



CREEK<sup>TM</sup> TOWN  
NEW CAIRO

[ILCAZAR.COM](http://ILCAZAR.COM)



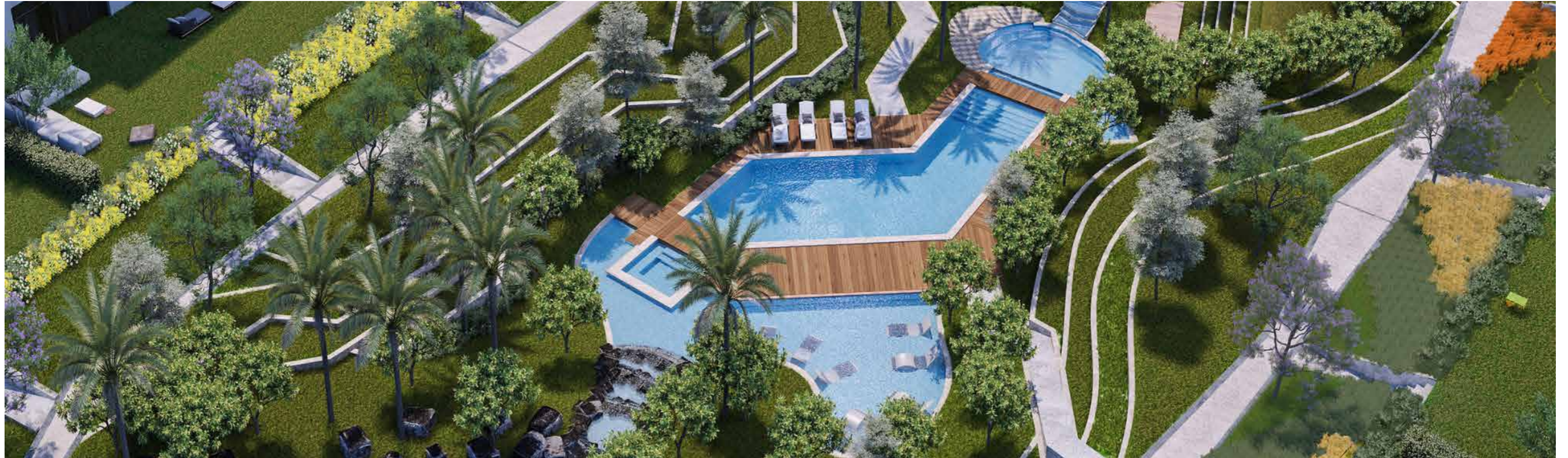
# about ilcazar

IL Cazar was established in 2019 under the name off Go Khozam with its flagship project in Heliopolis.

Inspired to conquer the real estate market, we decided to name the company il Cazar relating to Caesar who was one of the greatest conquerors of all time by being a force and that's who we are. IL Cazar aims to positively impact the community by contributing to the real estate industry in Egypt and always evolving by setting higher standards.



# 01 ABOUT US



## CREEK TOWN OVERVIEW

Located on the Suez Road, a prime location in the First Settlement of New Cairo, Creek Town is a 100-acres complex including standalones, twin houses, apartments and unparalleled amenities ranging between a clubhouse, a sports

area and a kid's playground. The project is designed to be 80% open spaces and green areas to boast a serene environment and tranquil view of water features transcending our residents' lifestyle.

# 02

## LOCATION

Creek Town is located on the New Suez Road and in the heart of the First settlement of New Cairo. Being 2 minutes away from Rehab City, 5 minutes from 90 North Road and Cairo International Airport, and 12 minutes from the New Capital which provides the residents easy access to all dynamic areas.



2 Minutes To **Rehab City**

5 Minutes To **90 North**

**Road**

5 Minutes To **Airport**

12 Minutes To **New Capital**

NEW SUEZ ROAD

CREEKTOWN

TOLIP

REHAB ENTRANCE #2

# 03

## MASTERPLAN



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# 04

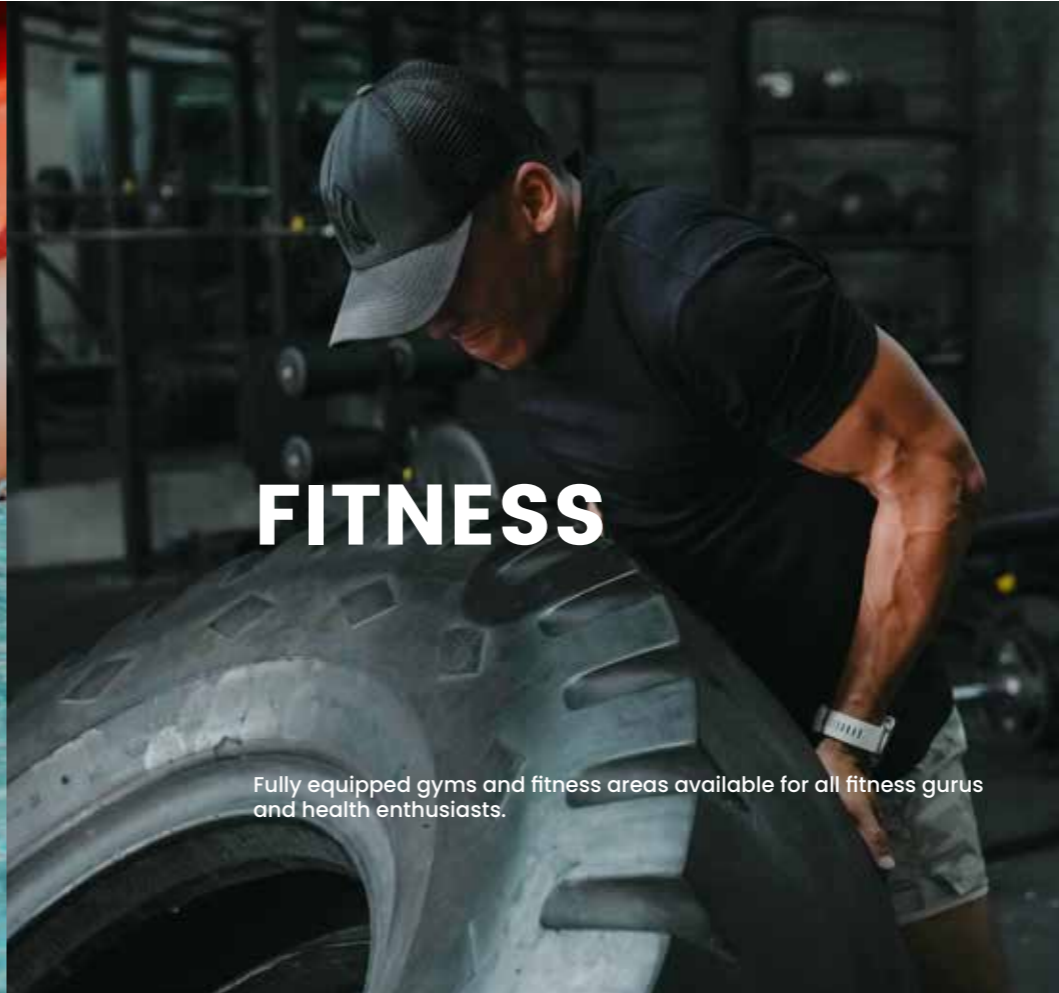
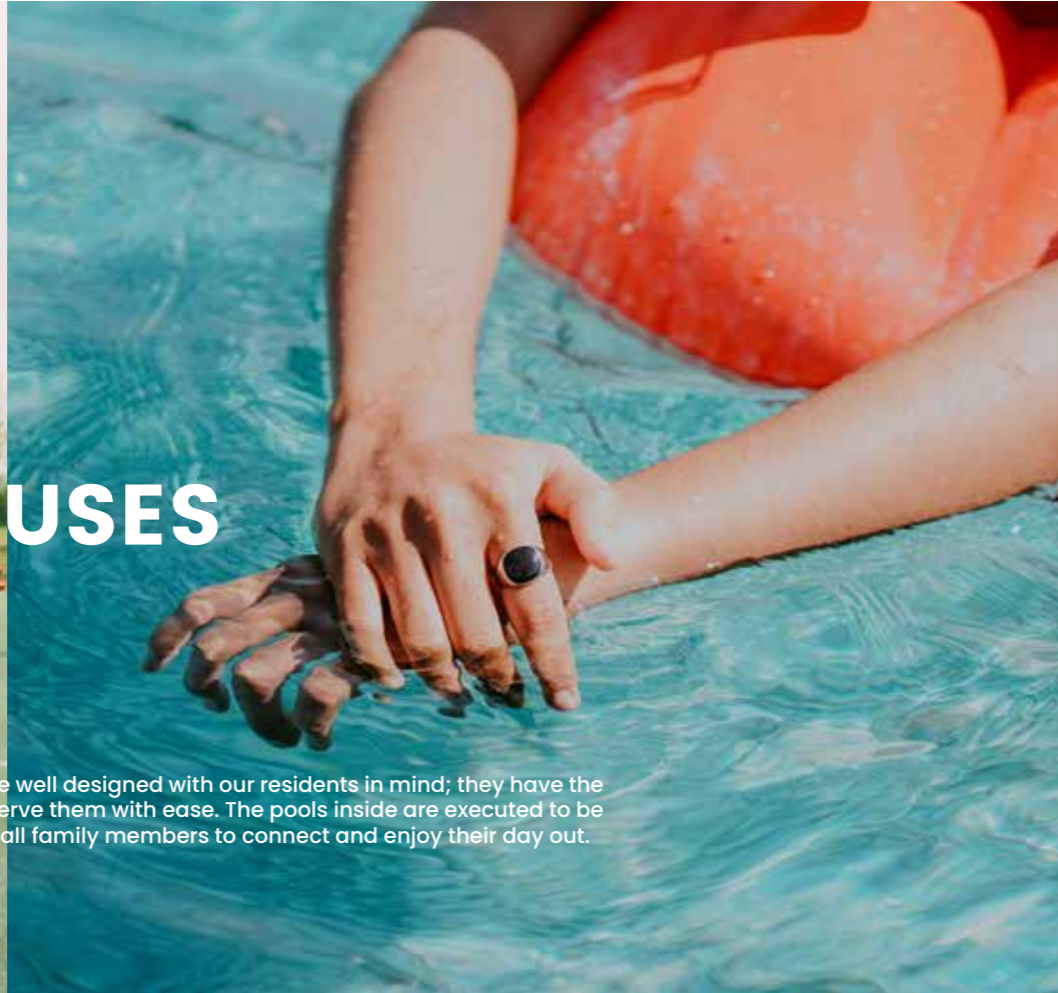
FACILITIES  
& AMENITIES





# CLUBHOUSES

The clubhouses at Creek Town are well designed with our residents in mind; they have the capacity to accommodate and serve them with ease. The pools inside are executed to be family and kids friendly, allowing all family members to connect and enjoy their day out.



# FITNESS

Fully equipped gyms and fitness areas available for all fitness gurus and health enthusiasts.





# SMART COMPOUND

Creek Town is a smart compound that fully operates with smart technology to make the life of our residents easier and more agreeable.



# CONCIERGE

A concierge service is available at Creek Town to offer our residents all sorts of business and day to day life assistance.



## BICYCLE LANES

There's nothing easier than moving around in Creek Town with the availability of club cars and bicycle lanes. Whether it's a quick errand or a recreational promenade, you'll get to enjoy it.



## COMMERCIAL FACILITIES

The commercial facility at Creek Town is inclusive of everything that guarantees a life of ease and luxury to our residents. From retail spaces with various shopping brands and restaurants with different international cuisines to administrative offices and clinics working around the clock.



# 04 UNIT TYPES

# PRIME VILLAS 420 M<sup>2</sup> TYPE K



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# GROUND FLOOR

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# FIRST FLOOR

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# PENTHOUSE

**BUILT UP AREA**  
420 M<sup>2</sup>

GROUND FLOOR 168 M<sup>2</sup>

FIRST FLOOR 182 M<sup>2</sup>

PENTHOUSE 70 M<sup>2</sup>

TERRACE 80 M<sup>2</sup>

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# STANDARD VILLAS 305 M<sup>2</sup> TYPE OK | OW

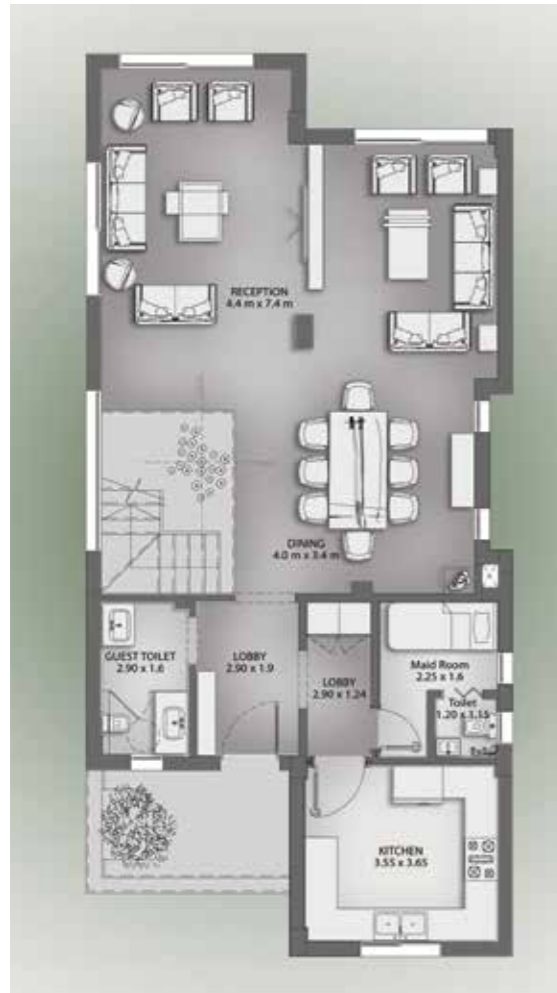


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# PENTHOUSE

**BUILT UP AREA**  
305 M<sup>2</sup>

GROUND FLOOR 125 M<sup>2</sup>

FIRST FLOOR 130 M<sup>2</sup>

PENTHOUSE 50 M<sup>2</sup>

TERRACE 55 M<sup>2</sup>

# STANDARD VILLAS 230 M<sup>2</sup> TYPE S | N

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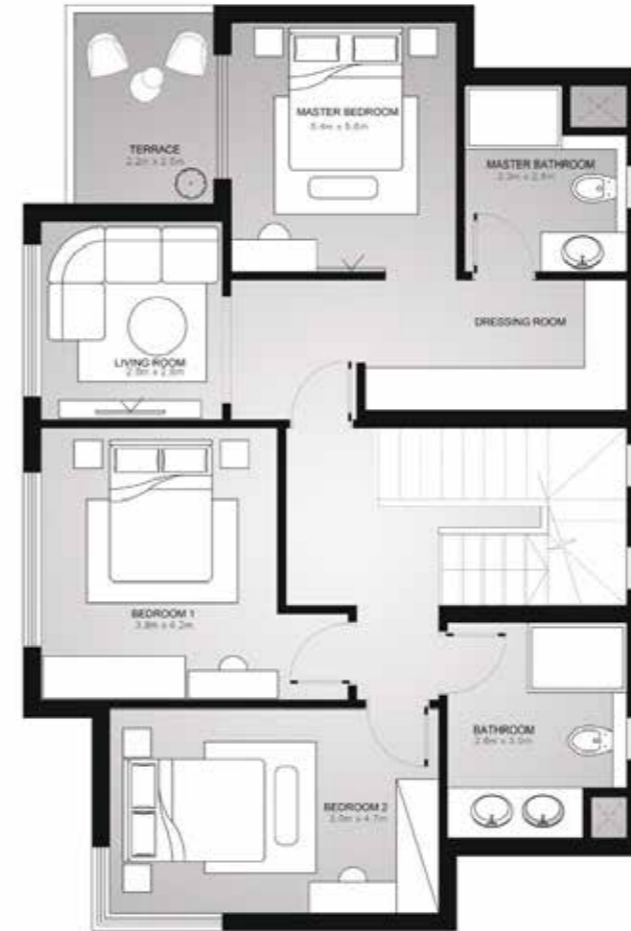


# GROUND FLOOR



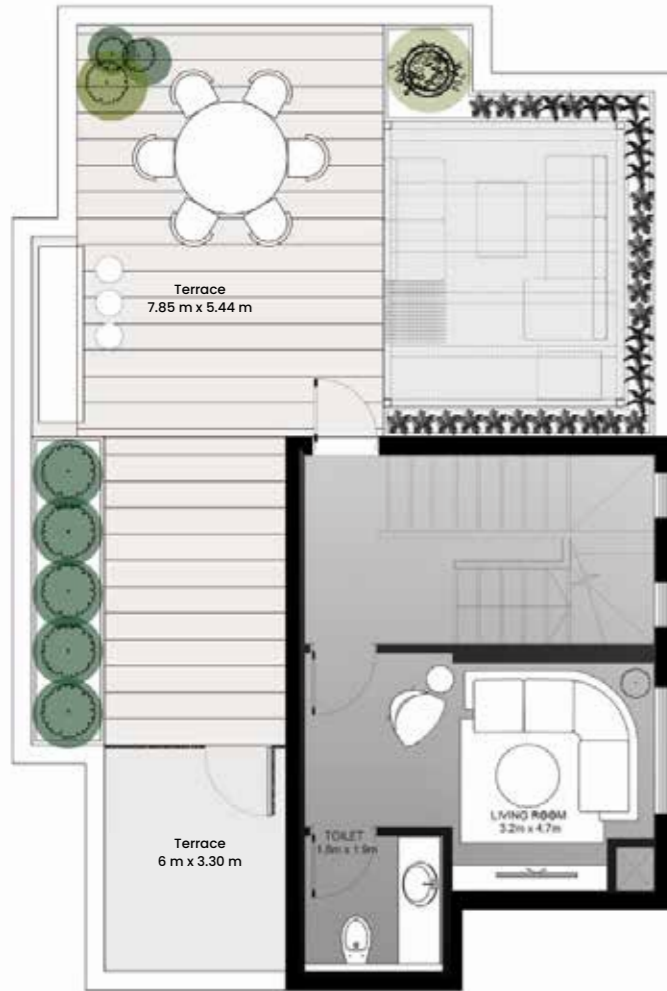
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# FIRST FLOOR



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# PENTHOUSE

**BUILT UP AREA**  
230 M<sup>2</sup>

GROUND FLOOR 95 M<sup>2</sup>

FIRST FLOOR 100 M<sup>2</sup>

PENTHOUSE 35 M<sup>2</sup>

TERRACE 65 M<sup>2</sup>

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# PRIME TWIN VILLAS 330 M<sup>2</sup> TYPE W



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# GROUND FLOOR

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# PENTHOUSE

**BUILT UP AREA**  
330 M<sup>2</sup>

GROUND FLOOR 133 M<sup>2</sup>

FIRST FLOOR 144 M<sup>2</sup>

PENTHOUSE 53 M<sup>2</sup>

TERRACE 70 M<sup>2</sup>

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# STANDARD TWIN VILLAS 240 M<sup>2</sup> TYPE C

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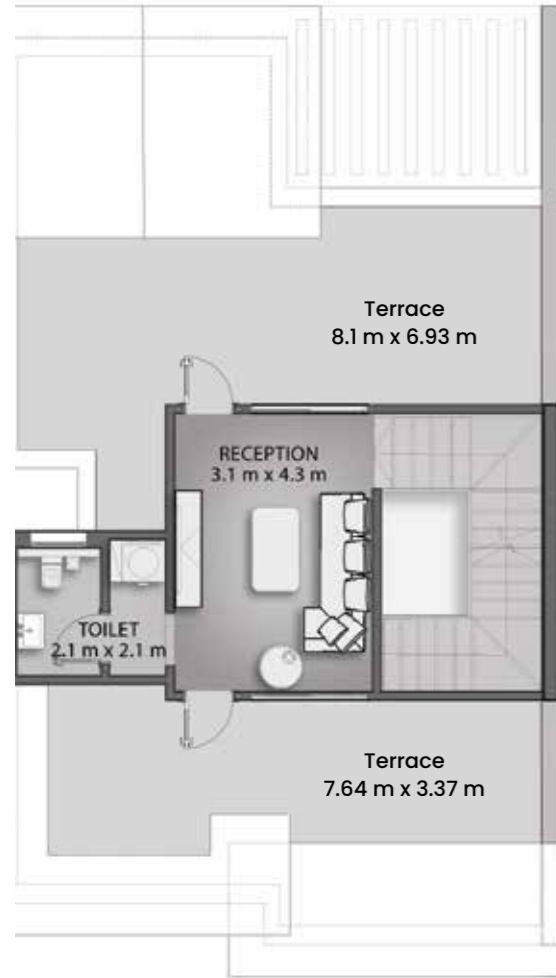
## GROUND FLOOR

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## FIRST FLOOR

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# PENTHOUSE

## BUILT UP AREA 240 M<sup>2</sup>

GROUND FLOOR 88 M<sup>2</sup>

FIRST FLOOR 112 M<sup>2</sup>

PENTHOUSE 40 M<sup>2</sup>

TERRACE 60 M<sup>2</sup>

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# TOWN VILLAS

## 210 M<sup>2</sup>

### TYPE R

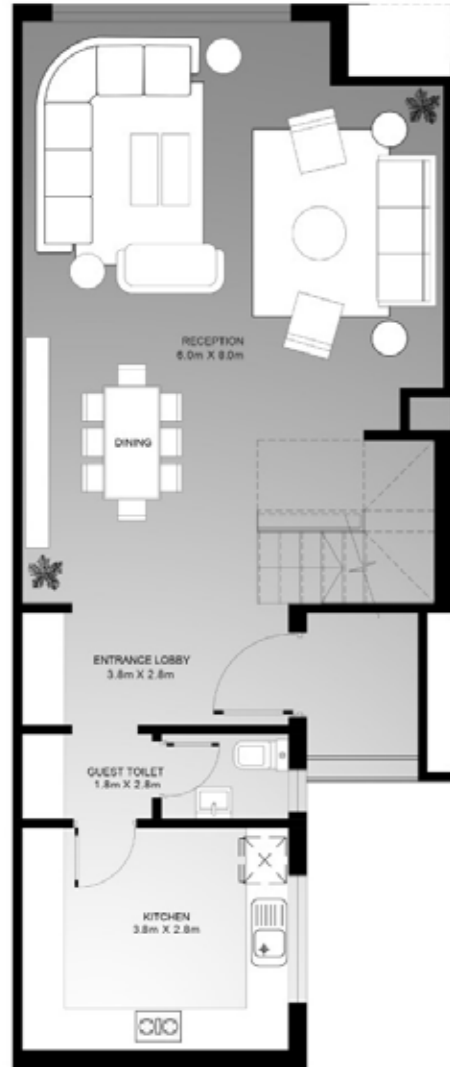
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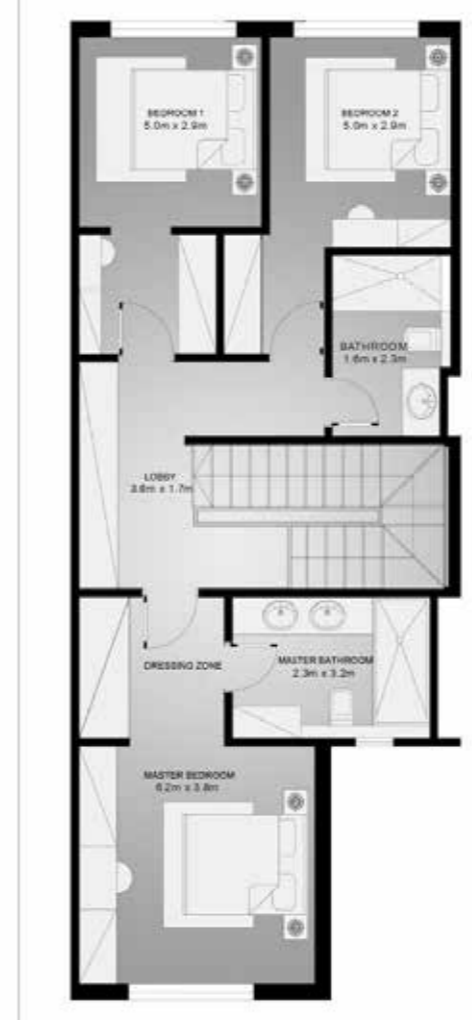
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# GROUND FLOOR



# FIRST FLOOR



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# PENTHOUSE

## BUILT UP AREA 210 M<sup>2</sup>

GROUND FLOOR 85 M<sup>2</sup>

FIRST FLOOR 90 M<sup>2</sup>

FIRST FLOOR 35 M<sup>2</sup>

TERRACE 45 M<sup>2</sup>

# TOWN VILLAS

## 185 M<sup>2</sup>

### TYPE T

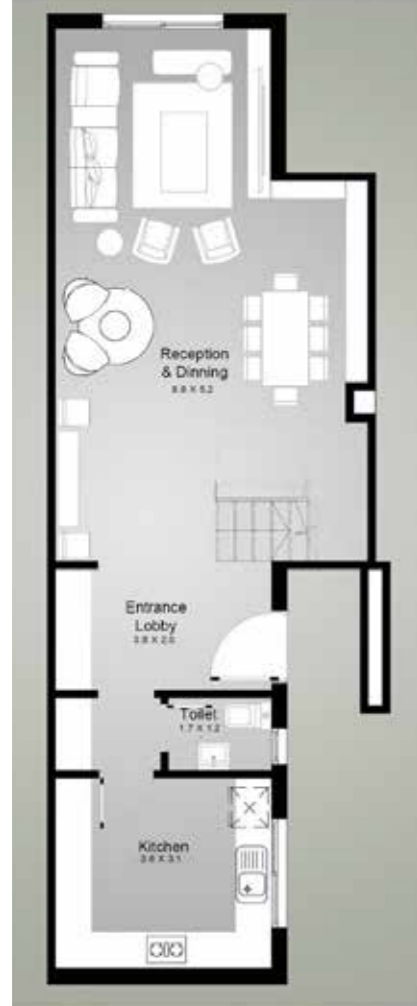
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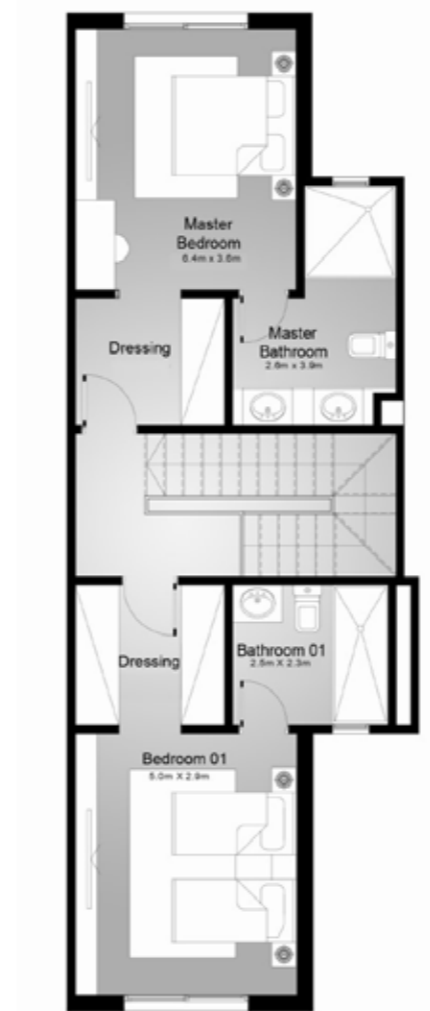






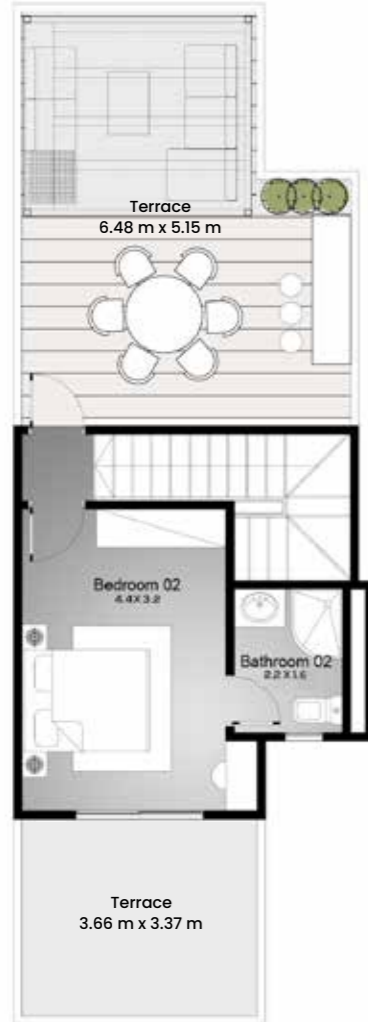
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# FIRST FLOOR

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# PENTHOUSE

**BUILT UP AREA**  
185 M<sup>2</sup>

GROUND FLOOR 76.6 M<sup>2</sup>

FIRST FLOOR 76.6 M<sup>2</sup>

FIRST FLOOR 32.1 M<sup>2</sup>

TERRACE 55 M<sup>2</sup>

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# APARTMENTS MODEL A



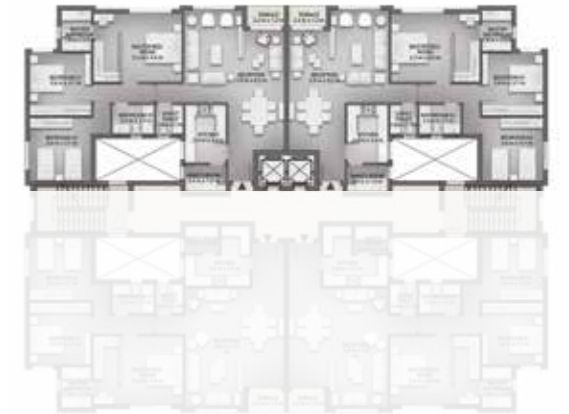
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**150 M<sup>2</sup>**  
**THREE**  
**BEDROOMS**

**165 M<sup>2</sup>**  
**THREE**  
**BEDROOMS**



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**170 M2**  
**THREE BEDROOMS**



**DUPLEX**  
**195 M<sup>2</sup>**  
GROUND FLOOR 98 M<sup>2</sup>  
FIRST FLOOR 97 M<sup>2</sup>



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# DUPLEX 220 M<sup>2</sup>

GROUND FLOOR 100 M<sup>2</sup>



# DUPLEX 220 M<sup>2</sup>

FIRST FLOOR 120 M<sup>2</sup>

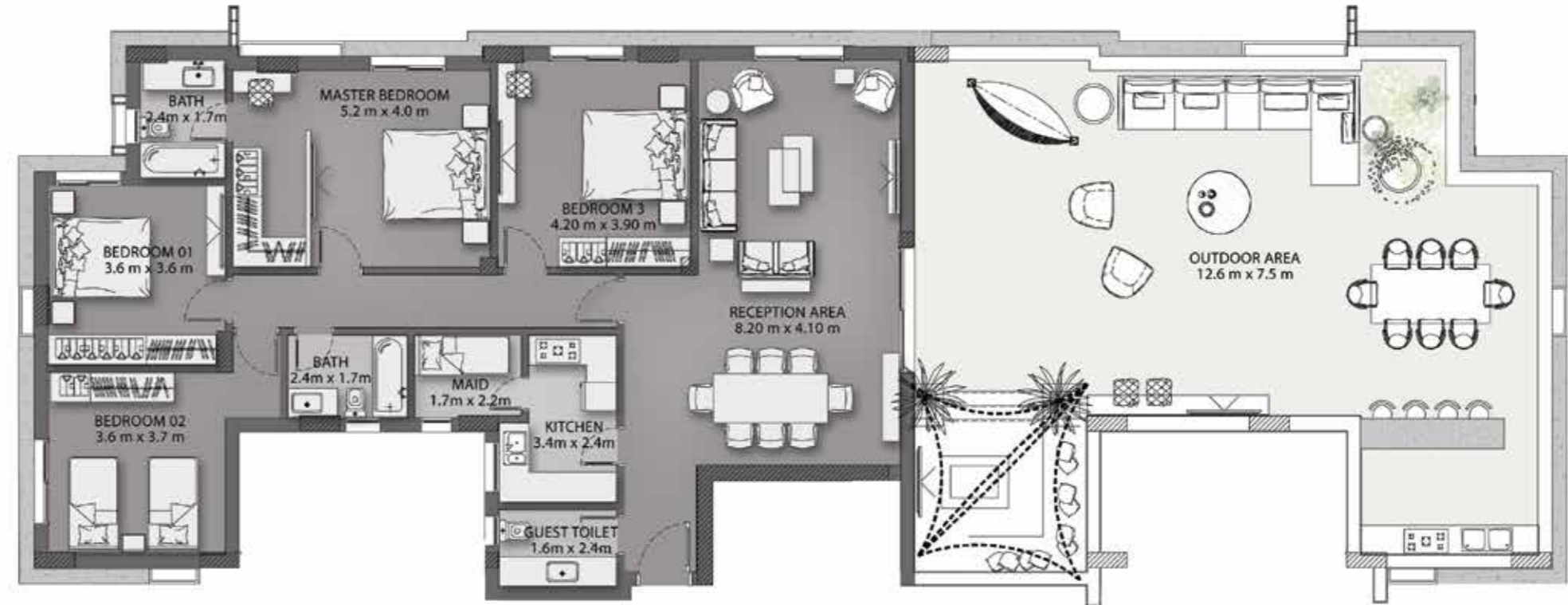


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# PENTHOUSE 220 M<sup>2</sup>

PENTHOUSE 200 M<sup>2</sup>  
TERRACE 110 M

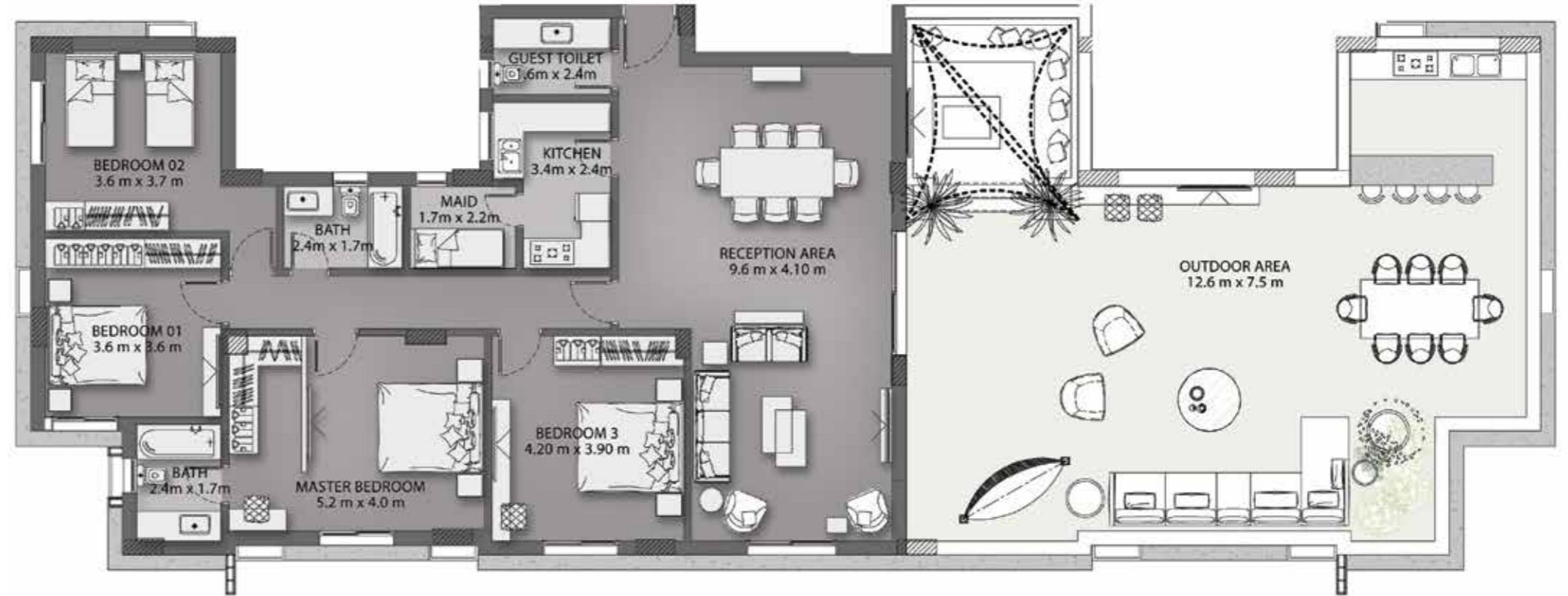


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# PENTHOUSE 224 M<sup>2</sup>

PENTHOUSE 200 M<sup>2</sup>  
TERRACE 110 M



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# APARTMENTS MODEL B

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**88 M<sup>2</sup>**  
**ONE**  
**BEDROOM**



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**128 M<sup>2</sup>**  
**TWO**  
**BEDROOMS**



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**130 M<sup>2</sup>**  
**TWO BEDROOMS**



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**130 M<sup>2</sup>**  
**TWO BEDROOMS**



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# 135 M<sup>2</sup> TWO BEDROOMS



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# 140 M<sup>2</sup> TWO BEDROOMS



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**212 M<sup>2</sup>**

**TWO BEDROOMS**

GROUND FLOOR



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**212 M<sup>2</sup>**

**TWO BEDROOMS**

FIRST FLOOR



Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials, and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. IL CAZAR reserves the right to make non-fundamental changes to the design provided herein without prior notice.



# PENTHOUSE 190 M<sup>2</sup>

TERRACE 50 M<sup>2</sup>



# PENTHOUSE 215 M<sup>2</sup>

TERRACE 75 M<sup>2</sup>



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# PENTHOUSE 220 M<sup>2</sup>

TERRACE 100 M<sup>2</sup>



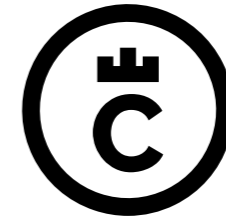
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DESIGNED BY



LANDSCAPING BY



CREEK<sup>TM</sup> TOWN  
NEW CAIRO