



HYDE PARK  
**WEST**

# TAWNY

6TH OF OCTOBER

A COLLECTION OF  
REFINED VILLAS

## ABOUT HYDE PARK DEVELOPMENTS

Hyde Park Developments is the main owner and developer of Hyde Park New Cairo. Spread over 6 million square meters, this project is nestled amidst the breath taking seemingly innate greenery of the 6 hundred thousand square meters' park. As the company's flagship project, it has been revamped with new zones and a new set of offerings and products in the company's efforts to tailor to its growing family of owners. With Hydeout, the projects commercial area currently launched and the upcoming Business District, swimming academy in partnership with Egyptian champion Farida Othman and Ryze Sporting Club, Hyde Park New Cairo will change East Cairo. Expanding its offering of a unique lifestyle, Hyde Park Developments now brings two projects to West Cairo extending over 424, 200 square meters.



A BOUTIQUE COMMUNITY

# WELCOME TO TAWNY



A BOUTIQUE COMMUNITY

## A BOUTIQUE DEVELOPMENT

Celebrating the serenity of life and bringing people together in a wholesome community full of flavour and colour, Tawny is the place to be. Combining practical designs with a select lifestyle, your home will truly be a place like no other.



A BOUTIQUE COMMUNITY

# CAIRO'S MOST THRIVING LOCALE



A BOUTIQUE COMMUNITY

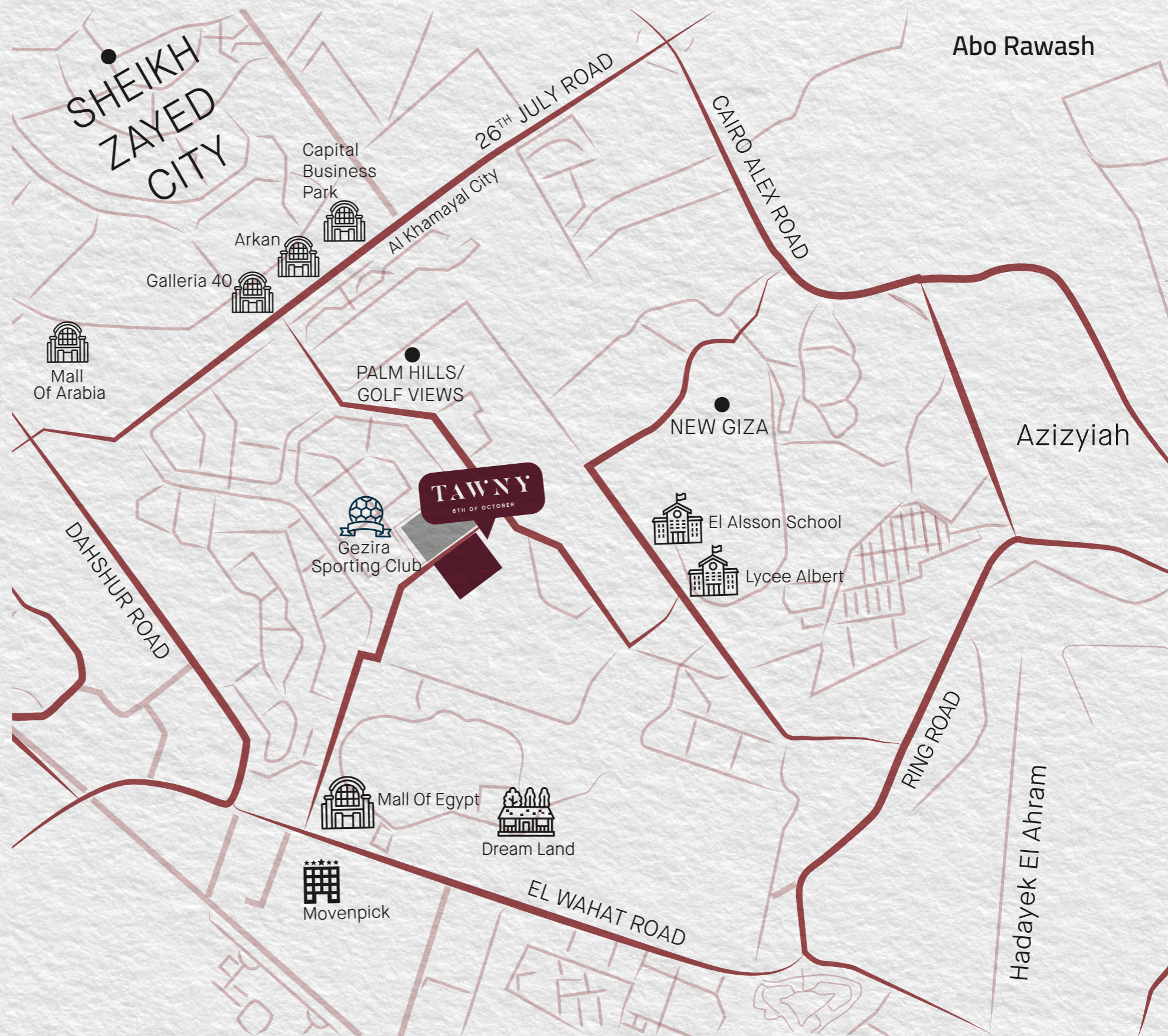
## WELCOME TO CAIRO'S MOST PROMINENT ADDRESS

Located in West Cairo's most thriving locale, Tawny is the ideal place to embrace the modern and practical lifestyle you've been seeking. The 31 acre gated community is home to a limited collection of meticulously designed homes, all of which are perfectly integrated with lush green spaces. Tawny is set in a strategic and private location immediately overlooking the Gezira Sporting Club, and within proximity of 6th of October city's most prominent shopping centres, business districts, schools and universities. This Boutique community is easily accessible from 26th of July Corridor, Cairo-Alexandria Desert Road, and the Wahat Road making it minutes away from everywhere.



## Location Map

- In-front of GAZIRA sporting club
- 3 Minutes from Mall of Egypt
- 3 Minutes from El Alsson School 15
- Minutes from Dandy Mall
- 25 Minutes from The Great Pyramids



A BOUTIQUE COMMUNITY

A REFINED  
LIFESTYLE THAT  
REFLECTS YOU



## YOUR OWN PERSONAL HAVEN

For those seeking their own personal haven, Tawny promises just that. True to Hyde Park Development's customer-centric strategy, and its promise to develop homes that reflect their homeowners', your home at Tawny is designed to offer you the unique yet chic lifestyle you seek.



A BOUTIQUE COMMUNITY

A photograph of a man and a woman embracing outdoors. The man is wearing a light-colored, long-sleeved button-down shirt and khaki pants. The woman is wearing a light-colored, sleeveless top and a wide-brimmed hat. They are holding hands and smiling. The background is a blurred outdoor setting.

# UNIQUE LIVING IN WEST CAIRO

## AN EXQUISITE LIVING EXPERIENCE

Tawny offers a melodious blend between the cosiness of a small town and the opulence of a modern-day urban city in a novel community that brings family, friends and neighbours together. The development exhibits a wealth of soulful vibrancy, inspiring wellbeing and setting new standards for a contemporary, refined lifestyle.



A BOUTIQUE COMMUNITY

# AVANT-GARDE ARCHITECTURE



A BOUTIQUE COMMUNITY

## AN ARCHITECTURAL CANVAS

Tawny stands as a captivating canvas painted with a soothing colour palette inspired by the serenity of nature. The avant-garde style of Tawny's homes and community spaces represent Hyde Park Development's constant commitment to excellence in both architecture and design. With façades that are sleek and contemporary in style, and meticulously designed spacious interiors, your home at Tawny will offer you a serene living experiences.



A BOUTIQUE COMMUNITY

MORE THAN JUST  
A MASTERPLAN



A BOUTIQUE COMMUNITY

## THE MASTERPLAN

Planned and designed as a masterwork of urban planning and state-of-the-art comforts, Tawny represents its own character and vibrancy while maintaining Hyde Park Development's flagship theme and signature quality. This dynamic community seamlessly blends with the surrounding nature and infuses more colour and life to the West Cairo neighbourhood.



A BOUTIQUE COMMUNITY



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# FLOORPLANS & RENDERS

FLOOR PLANS

# Standalone Villa I



RENDER



RENDER



## FLOORPLANS

# Standalone Villa I

Total area	446 m <sup>2</sup>	Ground floor	154 m <sup>2</sup>
Total built up area	350 m <sup>2</sup>	First floor	158 m <sup>2</sup>
		Penthouse	38 m <sup>2</sup>
		Roof terrace	96 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

### Disclaimer

All renders and visual materials are for illustrative purposes only. Actual areas may vary from the standard figures. All dimensions are measured to structural elements. HPD reserves the right to make minor modifications without notice.

FLOOR PLANS

# Standalone Villa II



RENDER



RENDER



INTERIOR



## FLOORPLANS

# Standalone Villa II

Total area	367 m <sup>2</sup>
Total built up area	288 m <sup>2</sup>

Ground floor	127 m <sup>2</sup>
First floor	129.5 m <sup>2</sup>
Penthouse	31.5 m <sup>2</sup>
Roof terrace	79 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

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FLOOR PLANS

# Twin Villa I



RENDER



RENDER



INTERIOR



FLOORPLANS

Twin Villa I

Total area	351 m <sup>2</sup>	Ground floor	120 m <sup>2</sup>
Total built up area	278 m <sup>2</sup>	First floor	128 m <sup>2</sup>
		Penthouse	30 m <sup>2</sup>
		Roof terrace	73 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

FLOOR PLANS

## Twin Villa II



RENDER



RENDER



# FLOORPLANS

# Twin Villa II

Total area	261 m <sup>2</sup>
Total built up area	208 m <sup>2</sup>

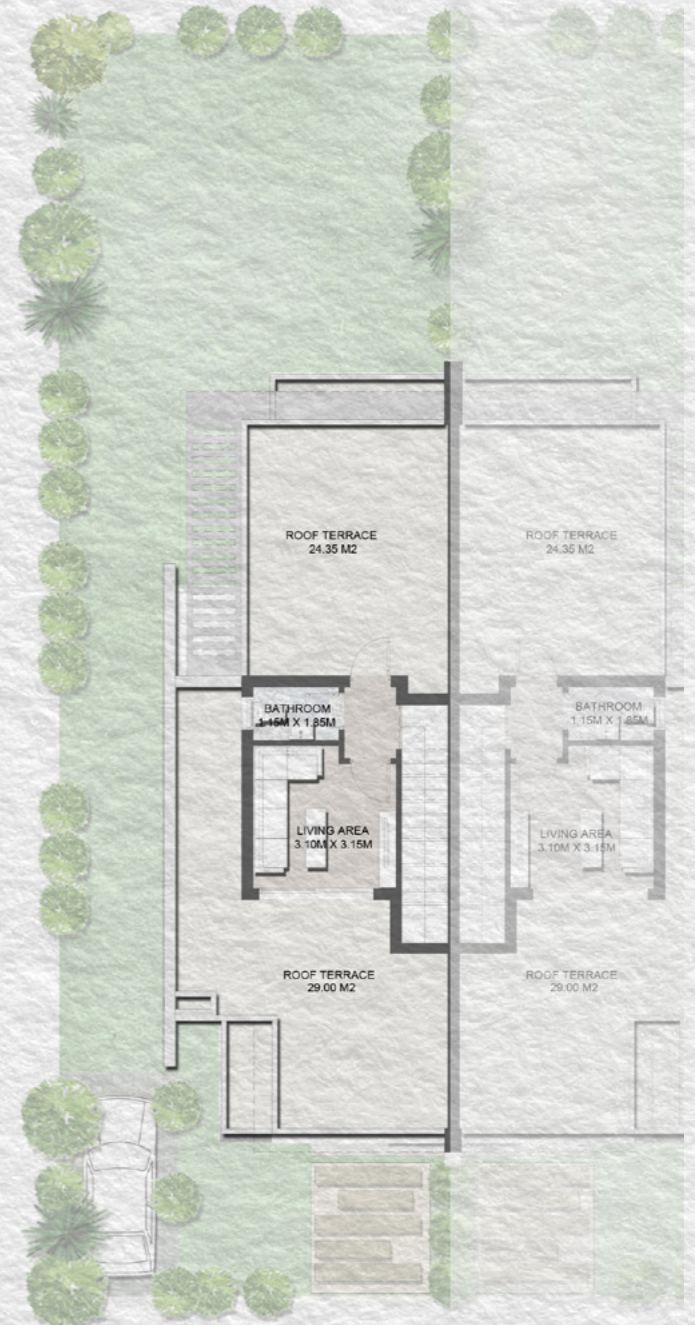
Ground floor	90 m <sup>2</sup>
First floor	95.5 m <sup>2</sup>
Penthouse	22.5 m <sup>2</sup>
Roof terrace	53 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

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FLOOR PLANS

# Townhouse I



RENDER



INTERIOR



## FLOORPLANS

# Townhouse - Corner I

Total area	333 m <sup>2</sup>	Ground floor	115.5 m <sup>2</sup>
Total built up area	260 m <sup>2</sup>	First floor	115.5 m <sup>2</sup>
		Penthouse	29 m <sup>2</sup>
		Roof terrace	73 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

FLOORPLANS

Townhouse - Middle I

Total area	320 m <sup>2</sup>
Total built up area	246 m <sup>2</sup>

Ground floor	107 m <sup>2</sup>
First floor	113 m <sup>2</sup>
Penthouse	26 m <sup>2</sup>
Roof terrace	74 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

FLOOR PLANS

## Townhouse II



RENDER



RENDER



## FLOORPLANS

# Townhouse - Corner II

Total area	261 m <sup>2</sup>
Total built up area	208 m <sup>2</sup>

Ground floor	90 m <sup>2</sup>
First floor	95.5 m <sup>2</sup>
Penthouse	22.5 m <sup>2</sup>
Roof terrace	53 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

FLOORPLANS

Townhouse - Middle II

Total area	261 m <sup>2</sup>
Total built up area	208 m <sup>2</sup>

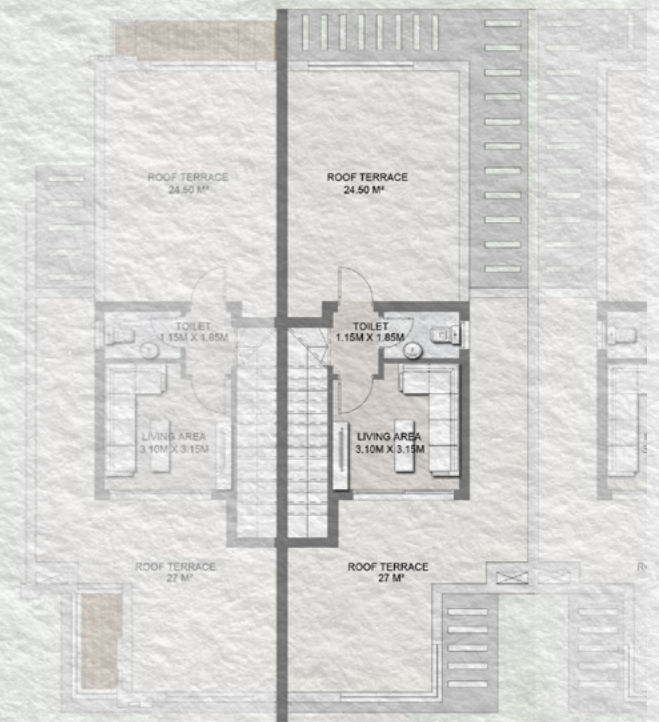
Ground floor	90 m <sup>2</sup>
First floor	95.5 m <sup>2</sup>
Penthouse	22.5 m <sup>2</sup>
Roof terrace	53 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

FLOOR PLANS

# Quad Villa



RENDER



95B

95B

RENDER



INTERIOR



## FLOORPLANS

# Quad Villa

Total area	308 m <sup>2</sup>	Ground floor	106.5 m <sup>2</sup>
Total built up area	240 m <sup>2</sup>	First floor	108.5 m <sup>2</sup>
		Penthouse	25 m <sup>2</sup>
		Roof terrace	68 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

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# TAWNY

6TH OF OCTOBER

— 16696 —

[www.hydeparkdevelopments.com](http://www.hydeparkdevelopments.com)