

GARNET RESIDENCE

SENSE OF
BELONGING™

GARNET®

NEW CAIRO

RESIDENCE

FOUNDATIONS FOR LIVING

JADEER.



JADEER marks a strategic evolution of a legacy built on expertise, structure, and long-term vision. Through a unified framework, JADEER brings together Grow Construction and Pantera In-Space as integrated subsidiaries operating under one clear mandate. Since 2006, the group has delivered projects defined by quality, innovation, and disciplined execution. Today, JADEER strengthens this foundation by creating well-considered, integrated developments that respond to contemporary needs and deliver sustainable, long-term value for communities.

EST. 2006

SENSE OF BELONGING

At Garnet Residence, belonging is intentionally fostered through design, community, and shared experiences, creating environments where people genuinely feel at home



NOT JUST
A RESIDENCE.
A WAY OF LIVING.

At Garnet, the design goes beyond housing to shape daily routines, encourage natural movement, foster familiarity, and create moments that feel effortless.

GARNET STORY

Inspired by the strength, protection, and timeless beauty of the garnet stone, Garnet is a thoughtfully designed residential community. More than a place to live, it is a sanctuary created to foster connection, with its surroundings, its people, and the lifestyle it supports. At Garnet, heritage and modernity coexist in natural harmony, shaping an environment that feels both grounded and contemporary. Every element is thoughtfully considered to create balance, comfort, and a lasting sense of belonging. At Garnet, belonging is not added—it grows naturally over time, beginning with familiarity.



**SEAMLESS SPACES
AND NATURAL FLOW**

JADEER.

SENSE OF
BELONGING™



OVER TIME,
life flows seamlessly through an integrated environment where
residential, commercial, hospitality, and wellness components come
together to enrich every moment.
YOU BELONG,
NOT BY INTENTION,
BUT BY FEELING.

DESIGN CONCEPT

Garnet is planned as a fully integrated environment where residential, social, and activity zones are strategically organized to ensure seamless movement and functional continuity. The spatial framework eliminates fragmentation, creating a cohesive experience across all areas. This deliberate approach to planning enhances usability while enabling residents to navigate and engage with their surroundings intuitively, reinforcing a consistent sense of comfort, clarity, and belonging.



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**A FULLY INTEGRATED AND
COHESIVE LIVING
ENVIRONMENT**

SENSE OF
BELONGING

Integrated Spatial Design for Seamless Living

A unified environment where residential, social, and activity spaces are thoughtfully aligned, creating an intuitive experience that supports comfort and belonging.

LIVE CONNECT BELONG




You live comfortably in spaces designed for everyday life. You connect through shared moments, paths, and places.

In time, belonging emerges, not by intention, but by feeling.

LOCATION

Everything is closed by.

Set within New Cairo's thriving North 90 district, Garnet enjoys a strategic location that brings business, education, healthcare, and entertainment closer to everyday life. Designed to integrate naturally with its surroundings, it offers both accessibility and a sense of belonging.

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- The map shows Garnet's location in the North 90 district of New Cairo. It is situated between North El Teseen Street to the north and South Teseen Street to the south. To the west, it is bounded by Waterway 1 and Waterway 2. To the east, it is bounded by El Tahrir Axis and North El Teseen Street. Key landmarks include Maxim Mall, Golden Square, AUC, and the American University in Cairo. The map also shows the proximity to Cairo International Airport and Cairo Festival City.
-  Cairo International Airport 20 Min.
 -  Cairo Festival City
 - 1 Min** From Maxim Mall
 - 2 Mins** From Waterway 2
 - 5 Mins** From Waterway 1
 - 8 Mins** From the American University in Cairo
 - 15 Mins** From Cairo Festival City Mall
 - 20 Mins** From Cairo International Airport

MASTER PLAN

The master plan thoughtfully integrates lush green landscapes, vibrant social spaces, and exclusive rooftop amenities, creating a harmonious environment that supports a balanced and fulfilling urban lifestyle.

Every element is carefully placed to foster community interaction, promote wellness, and provide residents with serene retreats—making Garnet not just a place to live, but a place to thrive in the heart of New Cairo.



GARNET NOT JUST
A PLACE TO LIVE,
BUT A PLACE TO
EXPERIENCE
LIFE FULLY.

Garnet is designed as more than a residential address. It is a place where daily life is shaped by meaningful experiences, connection, and moments that go beyond the home—creating a richer, more fulfilling way of living.

AMENITIES

At Garnet, amenities are thoughtfully integrated into a unified environment where residential, commercial, hospitality, and wellness components operate in harmony. This holistic framework enhances daily living by combining convenience, comfort, and connectivity, creating a vibrant community that supports well-being and elevates the overall living experience.



**A UNIFIED AMENITIES
ENVIRONMENT**

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SENSE of
BELONGING

Integrated Amenities for Everyday Living

A Thoughtfully Integrated Amenities Framework Designed to Enhance Comfort, Convenience, and Everyday Living

RED (G)[®]

HOTEL
INDIGO
BY IHG

INCLUDING HOTEL INDIGO BY IHG HOTELS & RESORTS, RETAIL, F&B OUTLETS, AND ESSENTIAL SERVICES.

A dynamic mixed-use destination designed to enhance community life. It integrates hospitality, healthcare, retail, and essential services into one cohesive environment, including Hotel Indigo by IHG Hotels & Resorts, retail and F&B outlets, and everyday services. With accessible healthcare through G Clinics, alongside professionally managed amenities and active retail and dining spaces, RED (G) brings convenience, energy, and continuity to daily life at Garnet.

(G)[®] CLINICS



REDEFINING NEW CAIRO'S MEDICAL EXPERIENCE.

(G) Clinics redefines the healthcare experience through a premium, purpose-designed concept that places people at its core. Seamlessly integrated within the Garnet community, it offers convenient access to advanced medical services in an environment shaped for comfort, clarity, and care. Every detail is considered to support personalized treatment, calm interaction, and a more human approach to everyday healthcare in New Cairo.

HOTEL INDIGO®

BY IHG



HOSPITALITY WOVEN INTO GARNET'S CORE

Hotel Indigo is an upper upscale boutique hotel brand focused on creating a unique, locally inspired experience in every destination. Each hotel reflects the culture, neighborhood, and character of its surroundings, delivering a distinctive sense of place.

JADEER.



REGENT



VIGNETTE COLLECTION

KIMPTON HOTELS & RESTAURANTS

HOTEL INDIGO

LUXURY & LIFESTYLE

IHG

HOTELS & RESORTS

PREMIUM

VOCO



EVEN

ESSENTIALS



Garnier

avid

SUITES

ATWELL SUITES



CANDLEWOOD SUITES

EXCLUSIVE PARTNERS



IHG ONE REWARDS

BELONGING
TAKES
SHAPE NATURALLY
OVER TIME.

Belonging forms gradually through everyday experiences, as familiarity and connection grow naturally over time.

Amenities that enrich the everyday and elevate life's details to the standard you expect.

A Seamless Amenities Ecosystem
Designed to Support Modern Lifestyles
and Everyday Convenience



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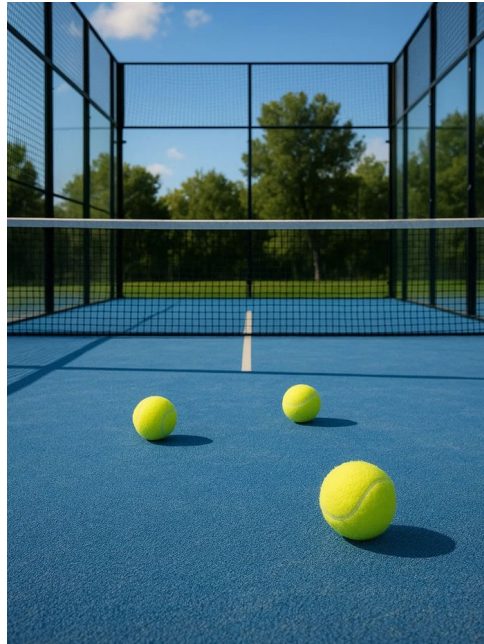
SENSE of
BELONGING™

AMENITIES IN PERFECT
HARMONY

AMENITIES IN PERFECT HARMONY



Live Moments Right At Home
An open-air amphitheater designed to host performances, cultural events, and community gatherings throughout the year, suitable for everyone.



Play, Your Way
A paddle court designed for friendly matches and energetic play, bringing residents together through sport and shared moments of joy.



Room to Play, Space to Grow
Safe and engaging playgrounds encourage children to explore, play, and grow, while families enjoy peace of mind in a warm, nurturing environment.



A Calming Flow
Cascades, fountains, and water features are thoughtfully woven throughout the landscape, enhancing serenity, movement, and visual harmony.

INTEGRATED LIVING THROUGH THOUGHTFUL AMENITIES



Leisure, Elevated
Rooftop pools and gyms offer a refreshing escape above the city, where wellness, relaxation, and panoramic views come together in perfect harmony.



Grow Together
Community gardening and green spaces invite residents to plant, nurture, and connect—fostering a stronger sense of belonging and collaboration.



Move at Your Own Pace
Dedicated jogging and cycling tracks seamlessly integrated into Garnet's lush green surroundings promote an active, healthy lifestyle for all residents.



The Heart of Everyday Life
A central plaza with landscaped seating areas offers a natural meeting point for relaxation, interaction, and vibrant daily social life.

INTERIOR EXPERIENCE

LIVING SPACES PERFECTED

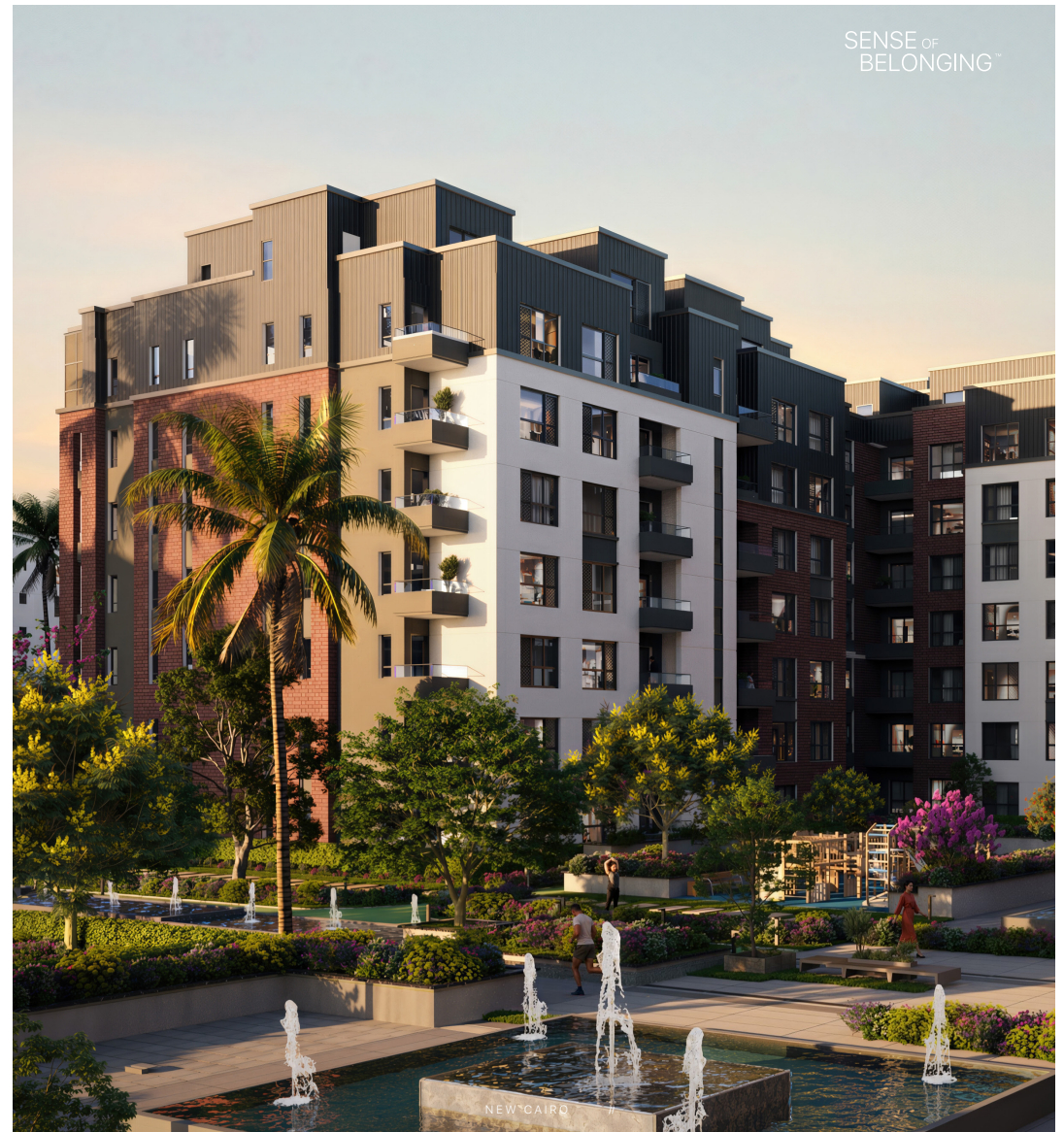
Garnet's interiors are thoughtfully designed for comfort, flow, and everyday living. Natural light and balanced layouts create spaces that feel calm, personal, and effortlessly functional.



BELONGING
IS NOT // CLAIMED. IT'S
DISCOVERED.

You don't claim belonging the moment you arrive.
You discover it gradually—when the space starts to feel familiar, when
movement feels effortless, and when life begins to flow without thinking.

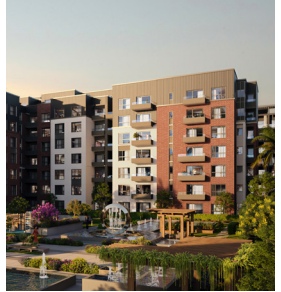
Garnet architecture is designed to let you feel a natural sense of flow and belonging







Walking areas designed to enhance the way you move, pause, and connect.



GARNET RESIDENCE

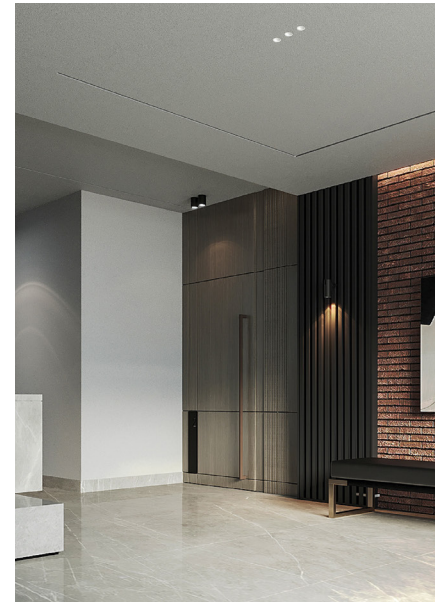
SENSE of BELONGING™



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NEW CAIRO

Garnet



Interior luxuriously designed to make every moment feel considered

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SENSE of
BELONGING™

Every wall detail, fabric, and brick element is designed to feel intuitive and naturally lived in.

JADEER.



GARNET
IS DESIGNED
TO BRING PEOPLE
CLOSER

OUR SUCCESS PARTNERS



PANTERA
IN-SPACES

CBRE

mimar
Architecture & Engineering

HOTEL
INDIGO
— BY IHG —



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SENSE OF
BELONGING™

We exclusively and skillfully picked all of our property owners and affiliates to only partner with the best entities to ensure we meet the benchmark of our aspirations.



Our collaborative spirit and desire to grow will help us achieve the goals we set together hand in hand.



NEW CAIRO

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