

THE
SEVEN



New Cairo
Bluetree.

SKY AD.
DEVELOPMENTS



01	ABOUT <i>the</i> DEVELOPER
02	INTRODUCING <i>Bluetree</i>
03	PROXIMITY & <i>Location</i>
04	MASTERPLAN
05	<i>Introducing</i> THE SEVEN
06	DESIGN CONCEPT & <i>Amenities</i>
07	<i>Types</i> + FLOORPLANS

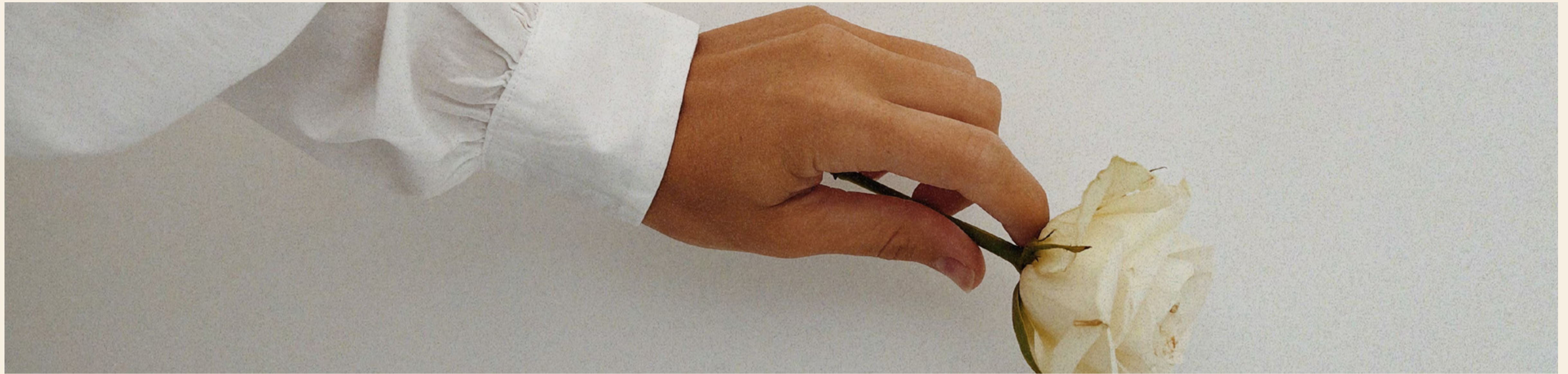
ABOUT

01
SKY AD.
DEVELOPMENTS

the
DEVELOPER

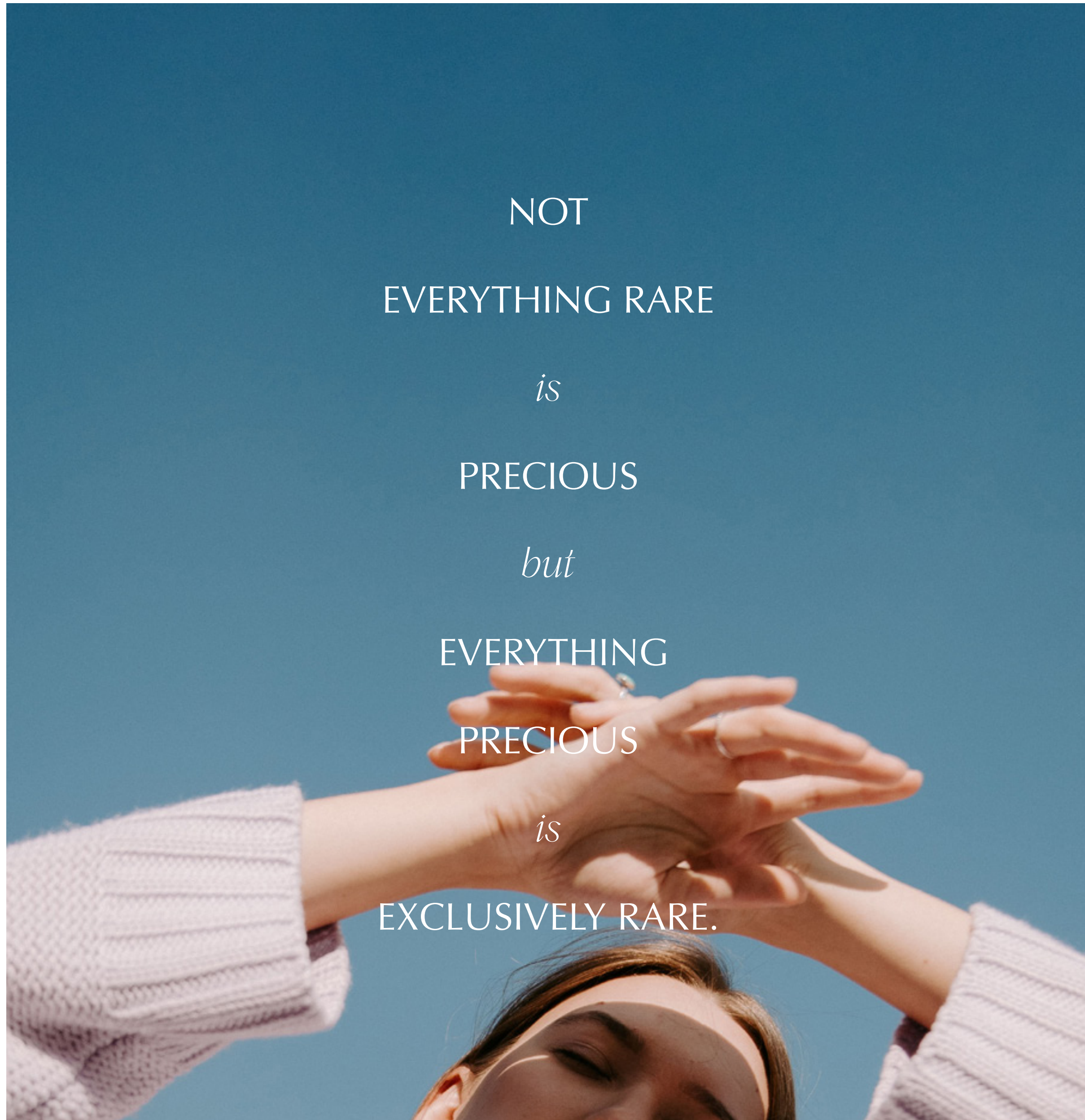
sky is the Limit.

SKY AD. is owned by a regional market leader that has gained a strong foothold in Abu Dhabi and Al-Ain by setting the benchmark in integrated excellence; offering a multitude of residential and commercial components spanning schools, business parks, and best-in class utilities.



Boasting a vertically-integrated business model where the sky is the limit, SKY AD. Developments is a regional real estate developer, offering landmark mixed used developments that meld residential units with top-class leisure facilities to foster integration at every touchpoint.

SKY AD.'s vision is to satisfy the ever-evolving needs of the Egyptian real estate market by crafting sustainable and integrated communities of utmost quality and value, as well as successful partnerships with customers, steeped in an expanded investment portfolio.



NOT
EVERYTHING RARE
is
PRECIOUS
but
EVERYTHING
PRECIOUS
is
EXCLUSIVELY RARE.

Set your imagination free & escape to a picture-perfect reality lined with towering trees, as well as boundless landscapes painting open fields of rare possibilities.

Life here, is an exclusive invitation to dream where the sky is absolutely the limit, as you forge a timeless connection with the natural world while immersing in precious family moments that just don't happen twice.

Bluetree is New Cairo's bespoke address; a unique celebration of life & loved ones embracing one another like trees in a forest but above all, a collection of precious memories that only happen once in a lifetime

Some feelings are just not felt twice.

WALKABLE. RARE. SOCIABLE. PURE.



AUTHENTIC. MINIMAL. LIVELY. SERENE.

MAGICAL. INSPIRING.



RELAXING. EXCITING.

CRISP. WARM. INTIMATE. HARMONIOUS.



COLORFUL. MAGNETIC. EXCLUSIVE.

Some places just don't exist twice.

INTRODUCING

02

Bluetree

New Cairo
Bluetree.

Imaginatively planned on 50 acres by SKY AD. in collaboration with world-renowned JZMK, Bluetree is a harmonious boutique experience where residential distinction and commercial excellence intimately intertwine with extensive nature. Envisaged as a holistic destination, the prime address captures a minimalist interpretation of modern-cozy living in the Golden heart of New Cairo, thanks to sleek G+5 family apartments with ultra modern facades that act as a natural extension to flowing water features, as well as limitless open spaces abounding by 81% across its masterplan.



Crisp, contemporary and more than meets the eye, living at Bluetree re-defines the ultimate in sustainability with a Mondrian art- inspired central park, boasting flowing water features, in addition to lush transitional spaces where residents can effortlessly walk or connect with peaceful settings, as well as their homes while taking in generous scenery.

Bluetree promises well-being in abundance, thanks to safe cycling lanes, a vast jogging track and numerous fitness and wellness spots, steeped in a well-oxygenated ambience, second to none.

IT

ONLY



HAPPENS

ONCE.

Living at Bluetree, is waking up to a breath of fresh air, perfected by sounds of chirping birds, echoing across shimmering water features.

Harmoniously designed with contemporary lifestyles in mind, the destination brings residents of all ages closer to a tranquil rhythm of life while dedicating an area of its land to commercial facilities for their ultimate enjoyment.

Collect

Memories



Not

Things.

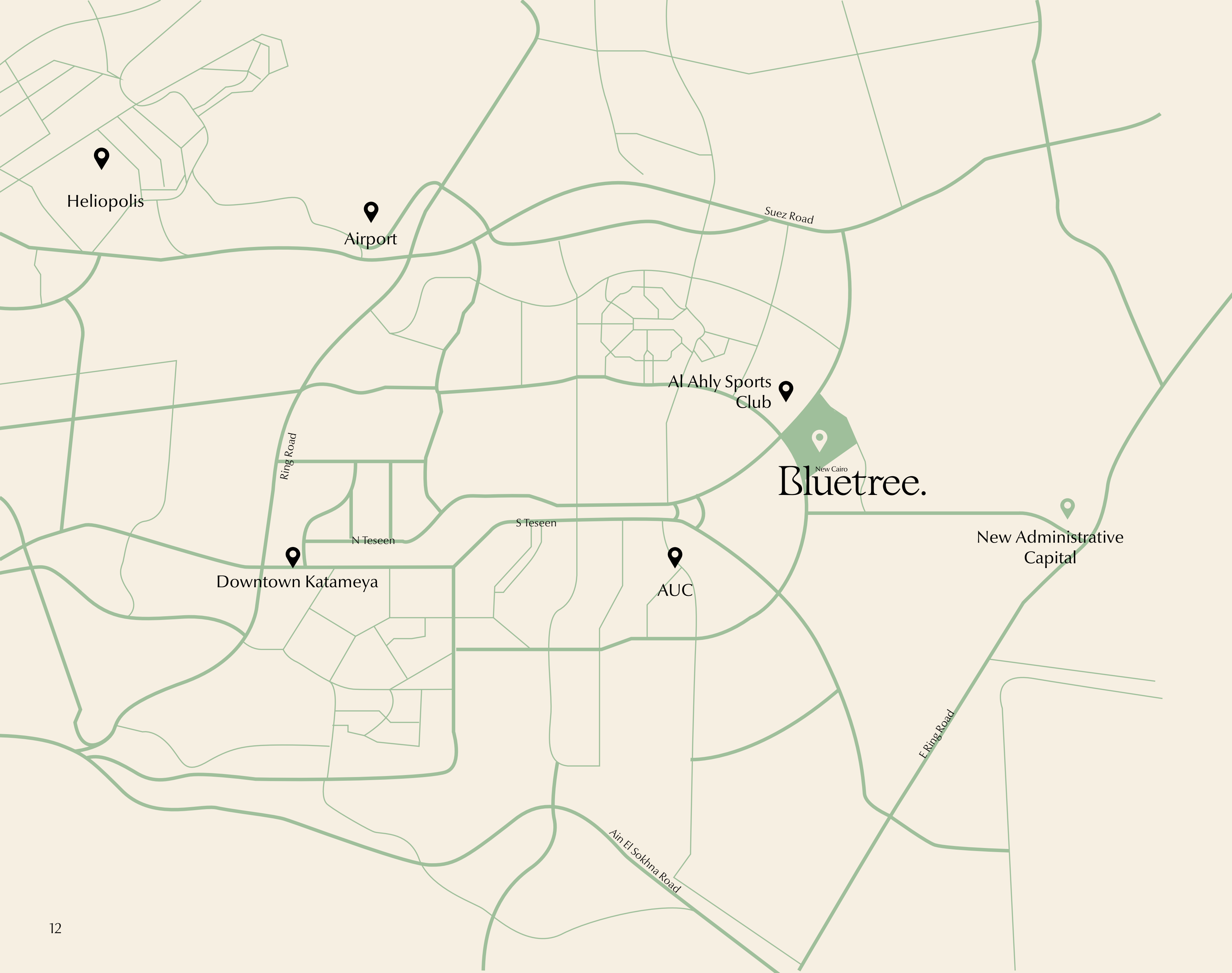
PROXIMITY

03
&

Location



LOCATION MAP



15 mins.
from AUC

25 mins.
from Downtown
Katameya

15 mins.
from airport

15 mins.
from the New
Administrative Capital

25 mins.
from Heliopolis

A slice of green paradise in the golden heart of New Cairo.



When art & nature come together precious moments unfold on every level.

Planned with ultimate connectivity in mind, Bluetree crowns a prime location in the 5th Settlement, in New Cairo's Golden Square.

The iconic destination places residents' life at the intersection of limitless tranquility and nonstop interaction, thanks to its ideal orientation, directly facing Al Ahly Club while lying minutes away from all residential compounds, 90th street and the American University in Cairo. Bluetree is easily accessible from any point in Greater Cairo via Mohamed Bin Zayed Road or Abbas Al Akkad Axis, in addition to lying at very close proximity to the central monorail station, connecting to the New Administrative Capital.

04

MASTERPLAN

*A breathing reality
to call home.*

Bluetree is expertly masterplanned on 50 acres to reflect a walkable, sociable and well-oxygenated boutique experience, thanks to horizontal and vertical compositions of geometric abstractions that reflect the essential elements of any mega compound. The destination dedicates 81% of its land to green & open spaces while boasting sleek, elevated family buildings to guarantee a balanced living experience where every apartment invites boundless views inside, in addition to prolonged hours of sunshine.



ELEVATING NEW STANDARDS

All building clusters are evenly spread out for ultimate privacy while enjoying a naturalistic theme, rooted in open landscapes to accentuate each other like trees in a forest. The elemental edge of the project lies in a huge, one-of-a-kind Mondrian art-inspired park set in the masterplan's heart to provide a daily refuge for residents while fostering a sense of well-being and social interaction.

Designed with varied age groups and lifestyles in mind, Bluetree boasts a commercial zone on its land to offer an unrivaled host of select activities to enrich daily life.

of
EXCLUSIVITY

BLUETREE & THE SEVEN MASTERPLAN



THE SEVEN



Disclaimer: The sales and purchase agreement constitutes all the rights and obligations agreed between the seller and the buyer, the content of this document is hereby considered as a "non-obligatory guiding draft".

INTRODUCING

05

THE
SEVEN



A PREMIUM LIVING EXPERIENCE

More than just an ordinary living experience. It's a premium sanctuary of calm, mindfully designed to maximize epic views on an ever-green park while immersing your home in lush surroundings evoking incomparable peace of mind. Ideally located in the beating heart of Bluetree, The Seven harmonizes the human experience with breathtaking nature, inviting people to connect with immaculate beauty and one another while enjoying worlds of inspirational privacy both indoors and outdoors.

The exclusive destination boasts 7 contemporary buildings with a select collection of breathing apartments, all mindfully planned utilizing a unique indoor-outdoor philosophy to welcome generous intervals of daylight and captivating views inside.

in nature's embrace.

AN

EXTRA ORDINARY



LIVING

EXPERIENCE.

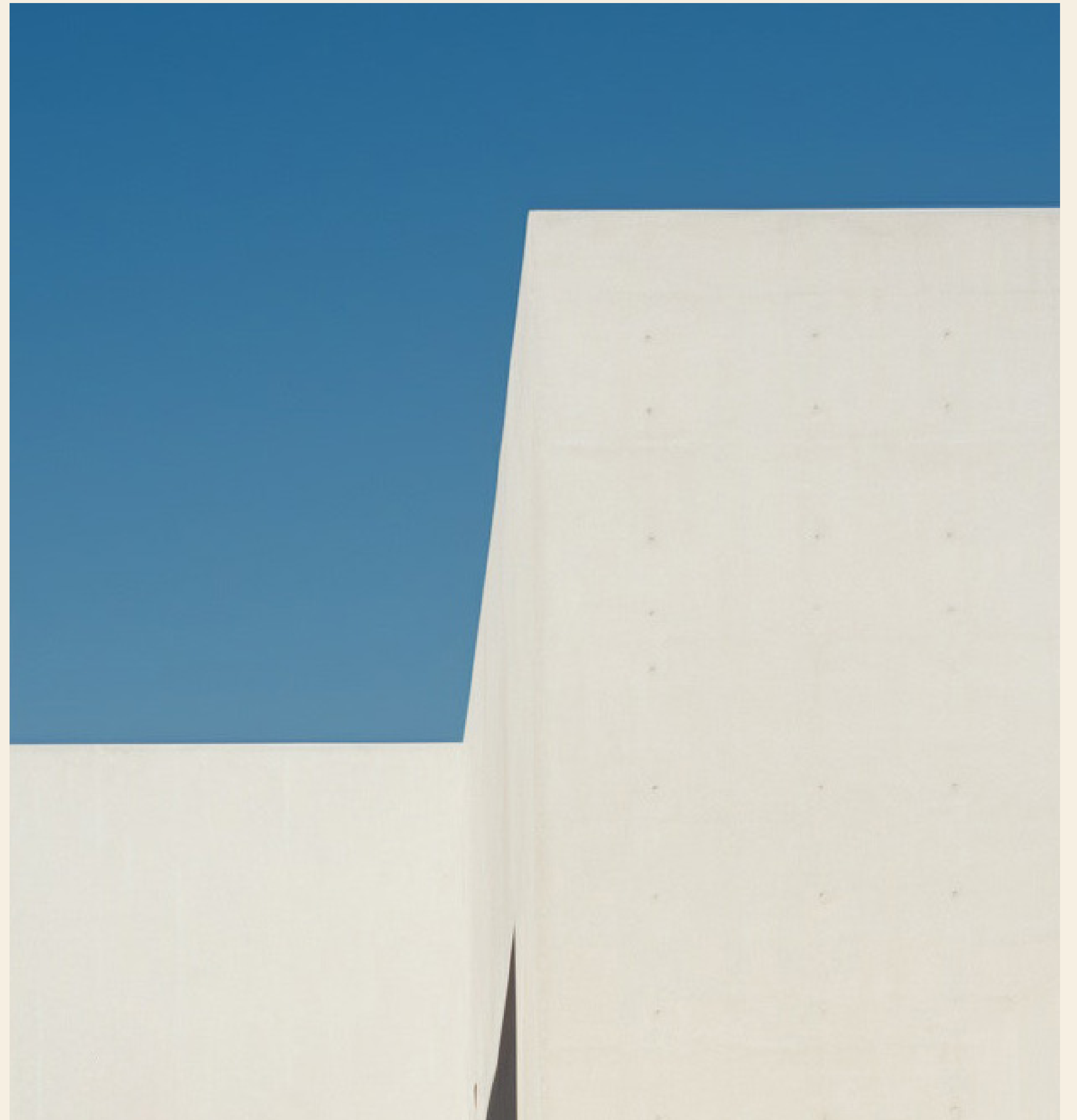




DESIGN
CONCEPT

06
&

Amenities



A photograph of a modern building facade with a woman on a balcony. The building features clean, minimalist lines and a series of horizontal slats. The woman is standing on a balcony with a glass railing, holding a baby. The balcony is decorated with various plants. The sky is a clear, light blue. The text is overlaid on the image in a white, serif font.

An
AVANT-GARDE
EXPRESSION
of
TIMELESS
SERENITY.

From a far Bluetree's ultra modern facades look like an iconic landmark, up close, an original flow of schematic avant-garde architecture boasts minimalist lines that gracefully emerge from within well sculpted green open spaces to evoke a harmonious design approach where nature comes one with homes. Inspired by the abstract modernity of Mondrian art, all buildings are elevated to guarantee unobstructed views on scenic landscapes while unifying residents in an all-harmonious aesthetic, thanks to a naturalistic theme, perfect by vast landscapes areas.











SOME

MOODS



A central park larger than life.



A pet-friendly community for your four-pawed friend.

A signature clubhouse for social interaction.

Seamless mobility for hassle-free enjoyment.



A cutting-edge gym for a healthier lifestyle.



JUST

DON'T

COME

TWICE.

TYPES

07

&
FLOOR PLANS

THE
SEVEN



FIRST FLOOR

Floor plans

Apartment 01
Total Area: 130 m²

2^{BRS}

G A R D E N

GROUND FLOOR

01. Entrance	4.60 × 1.15	06. Bedroom 01	4.40 × 4.10
02. Reception	4.45 × 4.65	07. Bathroom	1.80 × 2.70
03. Kitchen	2.75 × 4.25	08. Corridor	1.95 × 1.30
04. Master Bedroom	4.50 × 4.05	09. Terrace 01	4.05 × 1.30
05. Dressing	2.00 × 1.70	10. Terrace 02	2.10 × 1.30
06. Master Bathroom	2.60 × 2.00		



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

Apartment 02

Total Area: 240 m²

4 BRS

SIGNATURE GARDEN

GROUND FLOOR

01. Entrance	1.85 × 3.10	11. Maid Room	1.80 × 2.40
02. Reception	7.80 × 4.80	12. Maid Bathroom	1.80 × 1.20
03. Dining	3.60 × 3.70	13. Guest Bathroom	1.40 × 2.35
04. Kitchen	3.70 × 3.35	14. Bathroom	1.80 × 2.95
05. Master Bedroom	3.95 × 4.20	15. Corridor 01	1.25 × 2.75
06. Dressing	2.60 × 2.30	16. Corridor 02	1.30 × 3.80
07. Master bathroom	2.00 × 2.60	17. Lobby	1.95 × 1.40
08. Bedroom 01	5.05 × 3.70	18. Terrace 01	4.75 × 2.60
09. Bedroom 02	3.80 × 3.70	19. Terrace 02	1.30 × 2.10
10. Bedroom 03	3.75 × 4.40		



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7. Parking and Ramps are under development and may vary master plan

Apartment 04

Total Area: 170 m²

3^{BRS}

EXECUTIVE
GARDEN

GROUND FLOOR

01. Entrance	3.30 × 1.90	08. Bedroom 02	3.90 × 4.40
02. Reception	4.20 × 7.10	09. Bathroom	2.70 × 1.80
03. Kitchen	2.70 × 3.90	10. Guest Bathroom	2.40 × 1.45
04. Master Bedroom	4.10 × 4.20	11. Corridor 01	1.30 × 3.75
05. Dressing	1.70 × 2.00	12. Corridor 02	1.30 × 1.95
06. Master bathroom	2.00 × 2.60	13. Terrace 01	1.30 × 4.05
07. Bedroom 01	4.00 × 4.40	14. Terrace 02	1.30 × 2.10



Sub-park view



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7. Parking and Ramps are under development and may vary master plan

FIRST FLOOR

Floor plans

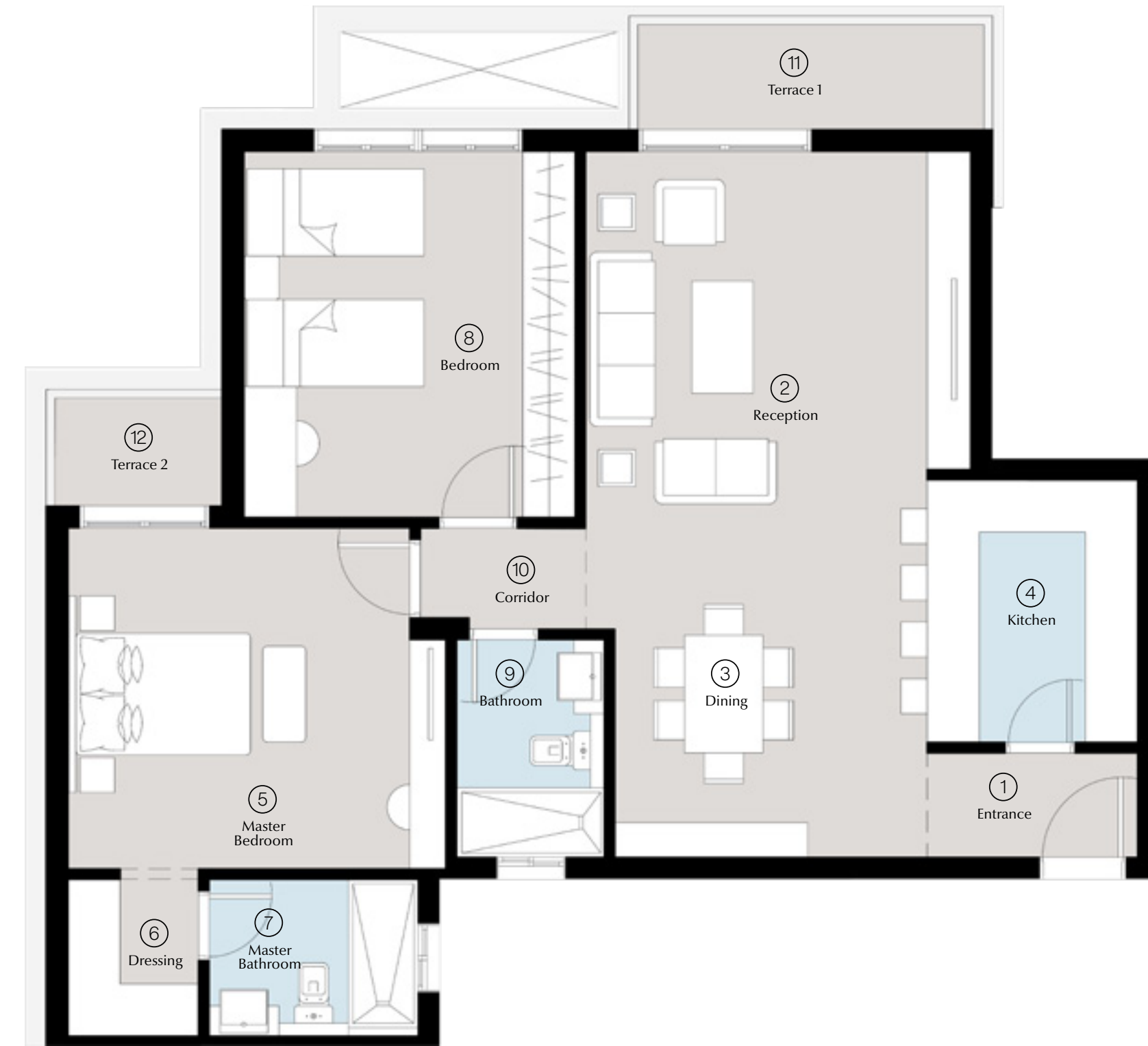
Apartment 11
Total Area: 135 m²

2^{BRS}

TYPICAL

FIRST FLOOR

01. Entrance	2.55 × 1.40	07. Master bathroom	2.60 × 2.00
02. Reception	4.45 × 4.65	08. Bedroom 01	4.40 × 4.00
03. Dining	4.00 × 3.65	09. Bathroom	1.80 × 2.70
04. Kitchen	3.20 × 2.55	10. Corridor	1.95 × 1.30
05. Master Bedroom	4.50 × 4.10	11. Terrace 01	4.00 × 1.30
06. Dressing	2.00 × 1.70	12. Terrace 02	2.10 × 1.30



Sub-park view



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7. Parking and Ramps are under development and may vary master plan

Apartment 12
Total Area: 240 m²

4 BRS

SIGNATURE

FIRST FLOOR

01. Entrance	1.85 × 3.10	11. Maid Room	1.80 × 2.40
02. Reception	7.80 × 4.80	12. Maid Bathroom	1.80 × 1.20
03. Dining	3.60 × 3.70	13. Guest Bathroom	1.40 × 2.35
04. Kitchen	3.70 × 3.35	14. Bathroom	1.80 × 2.95
05. Master Bedroom	3.95 × 4.20	15. Corridor 01	1.25 × 2.75
06. Dressing	2.60 × 2.30	16. Corridor 02	1.30 × 3.80
07. Master bathroom	2.00 × 2.60	17. Lobby	1.95 × 1.40
08. Bedroom 01	5.05 × 3.70	18. Terrace 01	4.75 × 2.60
09. Bedroom 02	3.80 × 3.70	19. Terrace 02	1.30 × 2.10
10. Bedroom 03	3.75 × 4.40		



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7. Parking and Ramps are under development and may vary master plan

Apartment 14

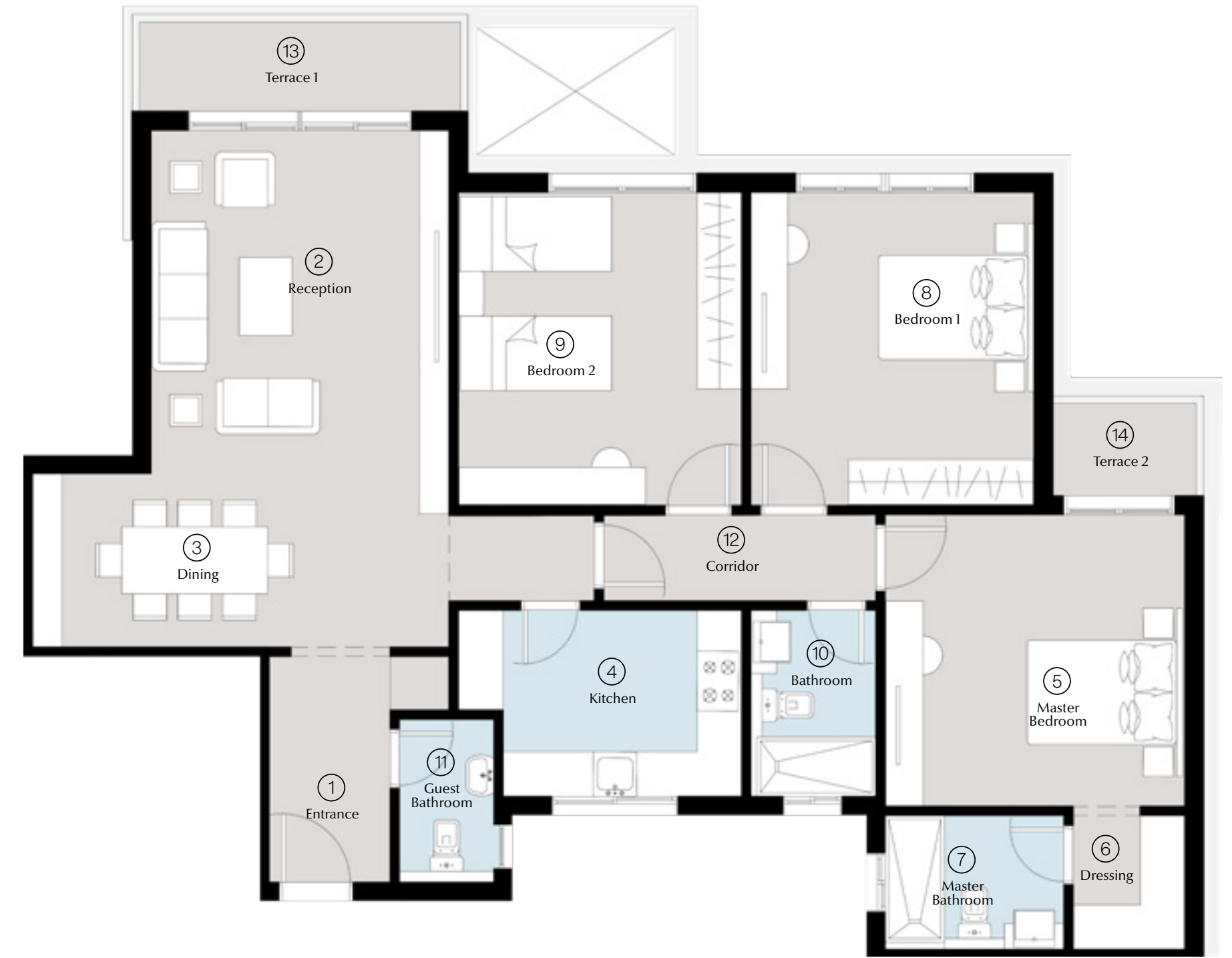
Total Area: 175 m²

3 BRS

EXECUTIVE

FIRST FLOOR

01. Entrance	3.30 × 1.85	08. Bedroom 01	4.00 × 4.40
02. Reception	4.20 × 4.75	09. Bedroom 02	3.90 × 4.40
03. Dining	5.75 × 2.60	10. Bathroom	2.70 × 1.80
04. Kitchen	2.70 × 3.90	11. Guest Bathroom	2.30 × 1.45
05. Master Bedroom	4.10 × 4.50	12. Corridor 01	1.30 × 5.85
06. Dressing	1.70 × 2.00	13. Terrace 01	1.30 × 3.80
07. Master bathroom	2.00 × 2.60	14. Terrace 02	1.30 × 2.10



Sub-park view



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7. Parking and Ramps are under development and may vary master plan

TYPICAL FLOOR

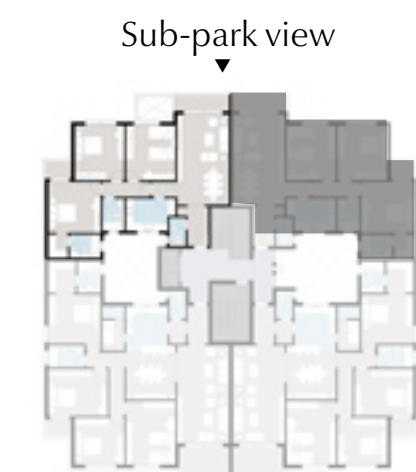
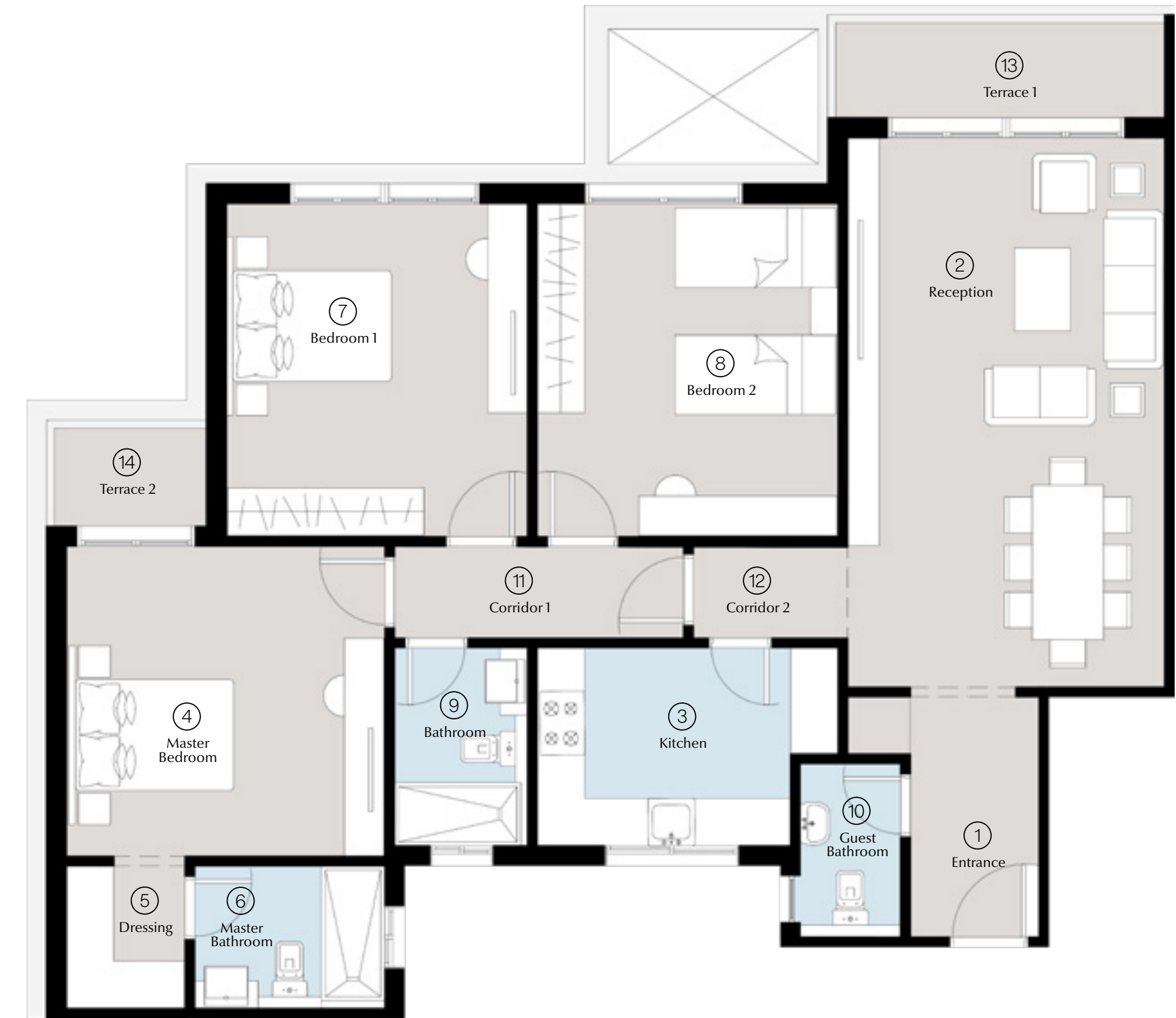
Floor plans

Apartment 21
Total Area: 175 m²

3 BRS

TYPICAL FLOOR

01. Entrance	3.20 × 1.80	08. Bedroom 02	3.90 × 4.40
02. Reception	4.20 × 7.10	09. Bathroom	2.70 × 1.80
03. Kitchen	2.70 × 3.90	10. Guest Bathroom	2.40 × 1.45
04. Master Bedroom	4.10 × 4.20	11. Corridor 01	1.30 × 3.75
05. Dressing	1.70 × 2.00	12. Corridor 02	1.30 × 1.95
06. Master bathroom	2.00 × 2.60	13. Terrace 01	1.30 × 3.90
07. Bedroom 01	4.00 × 4.40	14. Terrace 02	1.30 × 2.10



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

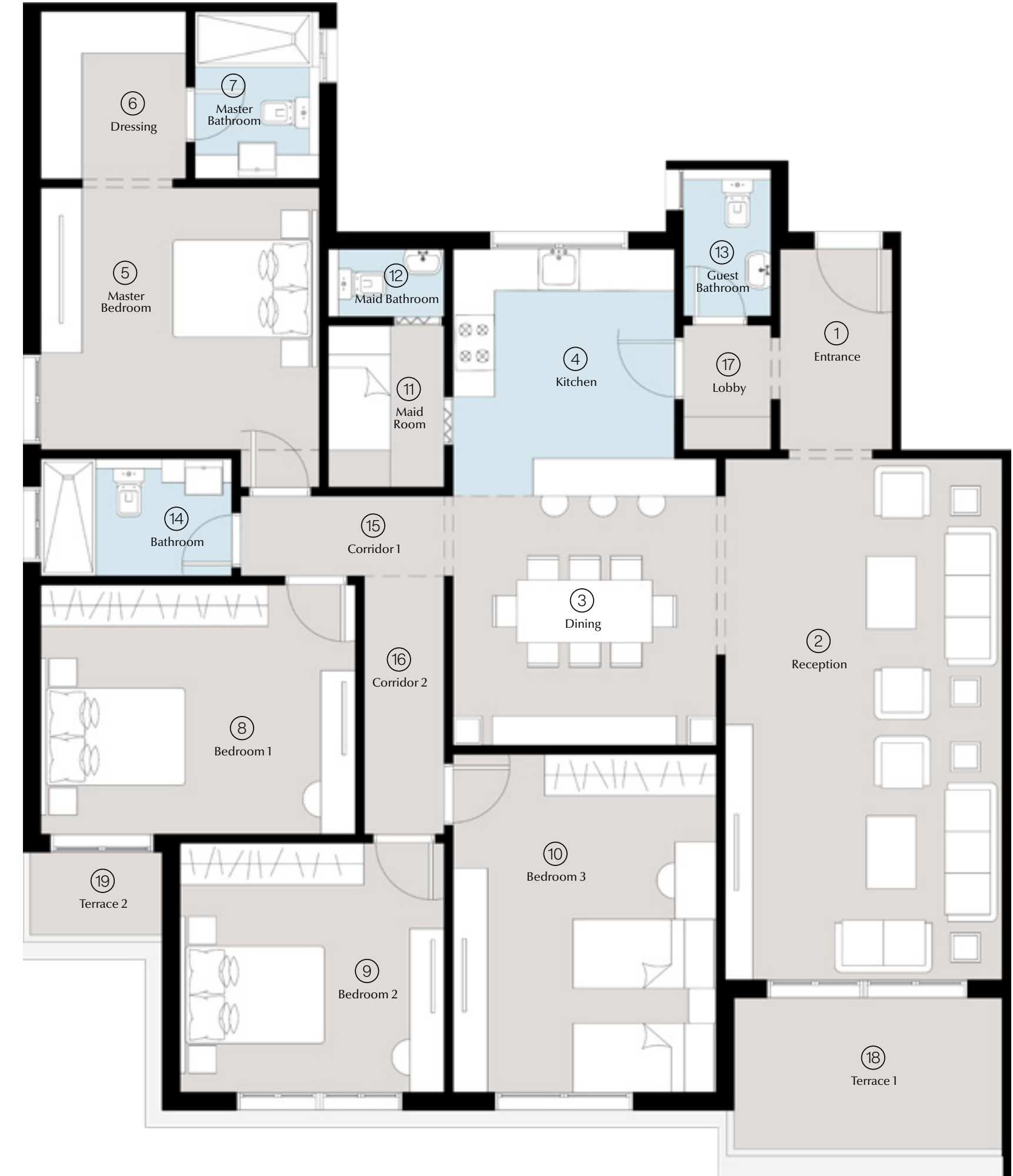
Apartment 22
Total Area: 240 m²

4 BRS

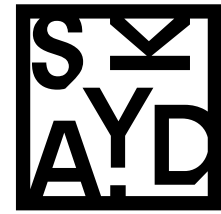
SIGNATURE

TYPICAL FLOOR

01. Entrance	1.85 × 3.10	11. Maid Room	1.80 × 2.40
02. Reception	7.80 × 4.80	12. Maid Bathroom	1.80 × 1.20
03. Dining	3.60 × 3.70	13. Guest Bathroom	1.40 × 2.35
04. Kitchen	3.70 × 3.35	14. Bathroom	1.80 × 2.95
05. Master Bedroom	3.95 × 4.20	15. Corridor 01	1.25 × 2.75
06. Dressing	2.60 × 2.30	16. Corridor 02	1.30 × 3.80
07. Master bathroom	2.00 × 2.60	17. Lobby	1.95 × 1.40
08. Bedroom 01	5.05 × 3.70	18. Terrace 01	4.75 × 2.60
09. Bedroom 02	3.80 × 3.70	19. Terrace 02	1.30 × 2.10
10. Bedroom 03	3.75 × 4.40		



Disclaimer: 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan



Plot No. 10B, Mohamed Naguib Axis,
O1 Mall, first floor, Fifth Settlement, New Cairo.

—

skyabudhabi.ae | 16881

**SKY AD.
DEVELOPMENTS**