



IVY
RESIDENCE®

The logo for Ivy Residence is displayed in a gold color. The word "IVY" is in a large, serif font, with the letter "V" featuring a decorative, swirling vine-like pattern. Below "IVY" is the word "RESIDENCE" in a smaller, all-caps, sans-serif font, followed by a registered trademark symbol (®). The entire logo is set against a dark teal background. A thin gold line forms a partial frame around the logo, and a large, faint, light blue decorative swirl pattern is visible in the upper right corner of the image.

IVY
RESIDENCE®







Some let time flies... While you become the pilot.
Some long for a moment ... You create a life time.
Some chase their dreams ... You go straight for the catch.
Some follow their desires... You lead them your way.
Some stand by ... You are always on the go.
Some live behind time ... You live ahead of yours.
Some wait for tomorrow... You make things happen today.

In your life dictionary, there is no waiting, no settling, and no limits.
You added your own meaning of time; Time is Priceless, Time is Yours,
Time is Now!

IVY Residence... Your Time Is Now





It's About Time

It's about time you explore a feeling with unspoken words. It's about time you find your muse in the melody of the rustling leaves. It's about time you open your eyes and shape your destiny. It's about time you stop wondering and start living.



"Who you are tomorrow begins with what you do today."

Tim Fargo

Today we announce with an absolute pleasure the birth of our beam of excellence **IVY RESIDENCE**

The first progeny to witness the seamless alliance between two of the most prestigious highly acclaimed Real- Estate figures **AGEC DEVELOPMENTS** and Al-Maadi for Development and Construction. Together we bring you the best of the 142 combined years of extensive expertise in the field of Construction and Developments, all encapsulated in a masterful work of art. IVY Residence is a collaborative, timely vision of proficient minds infused with a determined will of committed hands, together created a timeless masterpiece designed primarily to bring your utter desires to life. We strive to attain the paragon of the dynamic urban lifestyle. A harmonized community delicately polished with immersive full-integrated amenities designed to epitomize the authentic essence of life. This unique destination grants you the ethereal picture of the life you have always longed for. A life that sets the pace of time and defines how you live tomorrow. Our dedicated team vows to work around the clock to keep you persistently at the center of life.





The Developer

For more than two decades, **AGEC DEVELOPMENTS** the pride of the premium Egyptian Real-Estate Enterprises has been a transcendent in the world of Innovative Construction. Built on a philosophy of an optimum elegant living, we delivered a streak of luxurious pavilions that delineate the true meaning of flawless adequacy and sophistication. With an etched legacy that only got sturdier by time, AGEC Developments is the alleageable recipient of the ISO 9001:2015 Certification. In addition to earning the trust of the US Green Building Council, one of the most prominent global organizations aiming to transform the way buildings and communities are designed and operated, through preserving a prosperous environment and maintaining a sustainable as well as a healthy way of living. This time we thrived to bring you our latest sublime project while joining forces with non-other than the pioneers in the world of Real-Estate Al-Maadi for Development and Construction. For more than 117 years of remarkable triumphs, they have managed to build an unrivaled reputation that engraved its name on Egyptian landmarks. The time has finally come to witness the blossom of **AGEC DEVELOPMENTS** enviable vision coming to life in partnership with Al-Maadi for Development and Construction.







Prime Location

Be Close to all Past,
Present and Future...

Your time is valuable!



The pulse of
Shorouk city



Located on
Suez road



In-front of
Madinaty

10"

from the
New Capital

10"

from the
New Cairo

15"

from the
Cairo Airport

5"

from the
Regional Ring Road



Master Plan

Live In An Island



IVY Residence®...

Imagine
Your Life



IVY... an exquisite spot where time stand still
RESIDENCE®

We take pride in creating a lively destination with direct access to the city while maintaining the placidity of the gated suburbs.

IVY Residence® is designed with a gracious fusion of contemporary and classy units and wrapped by the breathtaking nature that boasts %60 of the total space.

We pledge to foresee your future yearnings; thus, we offer you a vast range of countless spiritual, innovative, and alluring facilities. From smart homes, green buildings, to a pulsating clubhouse and sports club along with a high-end vital commercial center. All ready for you to pave the way for your destined pursuit of living.



Facilities,,,

A Home Is More
Than a House



Peace Of Mind

Catch up with your thoughts; hang up on your worries. Ride on your will, dash through the breeze. Step on your limits; race your dreams. Put on your healthy suit, and lead the sunrays to your peerless destination. Unwind the tangles in your brain and fill your days with the unrivaled liberating feeling in **IVY** RESIDENCE.

2.5 Kilometers bike lanes and 1.5 Kilometers promenades and pedestrian passages; ideal for strolling, jogging, biking, and leisure. Surrounded by an adorned scenery.



Build A Community And Meet Your New Best Friends

The best formula for making a family of friends:

- Cheer them on with a smile.
- Mark your spot in their hearts, and team up for eternity.
- Relish ceaseless vibrant moments and handpick your suave community in our exclusive sterling fully integrated Clubhouse.
- Join the sports club inside the compound, enjoy various sports and social activities.



Ready To Live Your Future Memories?

Ever experienced...

A spot that is worth a thousand destinations. A bond that is worth a thousand relations. Behold your imminent, enduring, and exuberant memories in **IVY RESIDENCE** plush Commercial Center. A spot where kinships are forged, pleasure is celebrated, and trends are elevated. Indulge yourself with the eclectic eye-dazzling amenities catered to delight your every moment, feast your eyes with the posh fashion stores, flourish your heart with the amiable ambiance, and tempt your appetite by luscious palates from our delectable assorted cuisines.



Prime Units

Professional
Efficient Designs

EXTRAVAGANT, CHIC, SIMPLE or Cozy

Select from the tailor-made, ample choices apartment units with a size range of 125 – 207 meters square & duplexes from 235 - 291 meters square, in addition to our 65 palatial spacious town villas with area from 272 - 363 meters square. With maximum efficiency, we emphasize every detail, and we look beyond the number of square meters to make the most of every corner in an intuitive and innovative interior planning. Experience the idyllic vision of a suburban lifestyle in **IVY RESIDENCE**

All residential units are nuzzled with a harmonious heartwarming pleasure, and overlooking a true visual splendor. Secluded into your private temple, you are only seen by the divine leaves and the light beams striding its way all through your window. Give your new door handle a handshake, and let it welcome you to the beginning of your lifetime filled with priceless moments you will forever cherish.



IRIS



- Apartments 150 m² to 175 m²
- Duplex 291 m²



PANSY



- Apartments 125 m² to 207 m²
- Duplex 235 m²



MYRTEL



- Apartments 133 m² to 177 m²
- Duplex 279 m²



LIRIO



- Apartments 91 m² to 191 m²
- Duplex 280 m²



ORCHID



- Townhouses
- Land 210 m^2 to 390 m^2
- Building area 280 m^2 to 275 m^2



JAZMIN



- Townhouses
- Land 210 m^2 to 477 m^2
- Building area 280 m^2 to 275 m^2



VIOLET



- Townhouses
- Land 238 m² to 423 m²
- Buildings area 272 m² to 300 m²



LUVANDA



- Townhouses
- Land 237 m² to 488 m²
- Buildings area 283 m² to 300 m²







Your
Time
Is
Now...



Paramount Business Complex, Unit 7 ,1st floor
Sheraton Heliopolis, Cairo, Egypt.
T: +2 22686259 F: +2 22690124
www.agecdevelopment.com

15289

 agecdevelopments.com

 [agec.developments](https://www.facebook.com/agec.developments)

 [agec.developments](https://www.instagram.com/agec.developments)

 [agec-developments](https://www.linkedin.com/company/agec-developments)



Paramount Business Complex, Unit 7 ,1st floor
Sheraton Heliopolis, Cairo, Egypt.
T: +2 22686259 F: +2 22690124
www.agecdevelopment.com

15289

