

Casette
NEW CAPITAL

Developed by

LAVERDE
DEVELOPMENTS

BEYOND
YOUR
EXPECTA
TIONS





ABOUT LA VERDE DEVELOPMENTS

La Verde Developments is a leading Real Estate company established in 2017 with a breakthrough vision steeped in unmatched quality, timeless architecture, and a passion for luxury and green living envisioned to bring families closer in one-of-a-kind verdant settings. This is a unique call to experience green and safe investment where every chapter in life is artfully balanced by nature to create cherished moments, measured by family laughter and well-being to ensure your investment value is effortlessly doubled.

La Verde Developments introduces captivating chapters of beauty and luxuries at your doorstep to provide you with peace and enjoyment in equal measure. A true testament to integrated contemporary living, set to forever change the way communities live, work, shop, and enjoy.



BEYOND YOUR EXPECTATIONS



Casette
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OUR BRAND NAME

"Casette" - La Verde's newest Project in the New Administrative Capital City, inspired by the Spectacular Roman Architecture that is known for its unique art carved on the walls , as well as its arches, columns & domes.
Casette meaning "Little Villas/Houses" in Italian

The name was chosen because of its meaning and because it gives the concept coziness and a sense of belonging.

These beautiful little Villas built in the midst of these large Green Landscapes with fully integrated advanced facilities were designed to fit the modern Italian lifestyle & architecture model that is rich in art and sophistication giving the future Egyptian inhabitant of "Casette" a true taste of the Modern Roman Italian Life.

Casette



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OUR VISION

To become the leading real estate developer of choice, renowned for its credibility and uncompromising quality standards while setting ourselves as the best investment partner, guaranteeing increasing market value, as well as enriching the overall value of our communities' life.

OUR MISSION

To establish a real estate development company with Egyptian hands competing locally and internationally, and participates strongly in all forums as the most substantial Egyptian real estate developer that aims to build urban communities that are by no means less than the European- level, whether in architecture, green spaces, sanitary buildings, and completed services for luxurious lifestyle.



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OUR VALUES

___Exceptional Quality

Quality is an integral part of our DNA and the guiding catalyst driving our journey towards success. That's why we are constantly committed to offering the highest in quality and safety standards through premium spaces and value-added products that take integrated living to new heights.

___Community

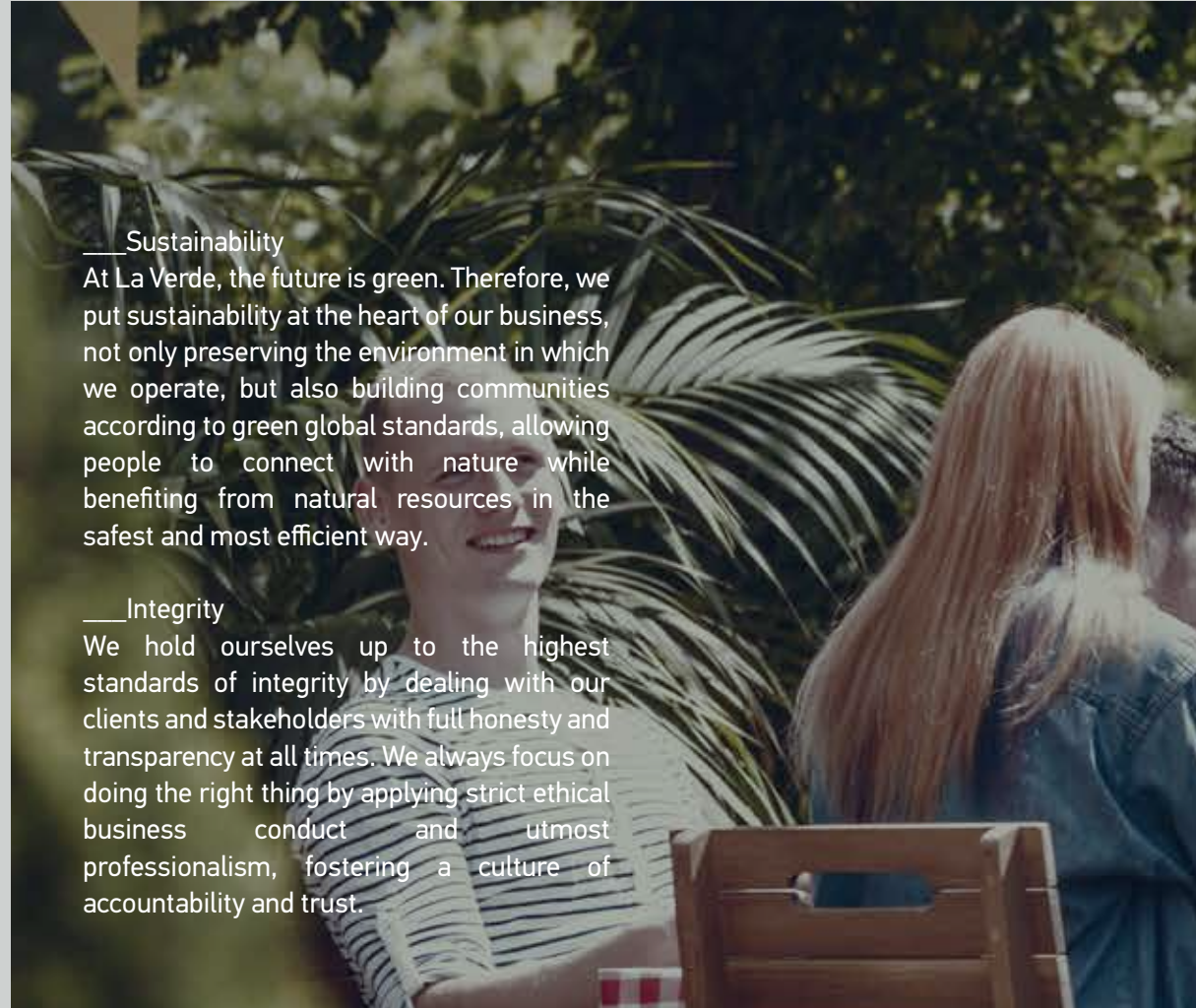
We put the wellbeing of our community at the forefront of all our operations. Internally, we care about our employees as our growing community and ensure that they collaborate to thrive while always feeling appreciated. Externally, we build value to enrich the lives of our community, guaranteeing a hassle-free living experience that allows them to grow and connect.

___Sustainability

At La Verde, the future is green. Therefore, we put sustainability at the heart of our business, not only preserving the environment in which we operate, but also building communities according to green global standards, allowing people to connect with nature while benefiting from natural resources in the safest and most efficient way.

___Integrity

We hold ourselves up to the highest standards of integrity by dealing with our clients and stakeholders with full honesty and transparency at all times. We always focus on doing the right thing by applying strict ethical business conduct and utmost professionalism, fostering a culture of accountability and trust.



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IBRAHIM LASHEEN

CHAIRMAN

“We are looking for sustainability by making fair profits and maintaining the trust relationship with our clients “To be the first choice of your clients, you have to pay attention to each detail, Our clients are always on the top of our priority list, this how we achieved success during the last year”

“We are looking forward to building urban and touristic communities all over Egypt to spread our vision of creating (Verde communities) green communities and restoring the majesty of classical architecture”



NAGLAA TAHOON

VICE
CHAIRMAN

Our motto in La Verde” Build a home for every client not only residential units”

“Our continued pursuit is to reach excellence; we are striving to offer civilized urban communities that respect privacy in the first place! We implement the latest technologies in managing our projects to guarantee the sustainability”

“Our clients are our success partners; the credibility is the core of all our sales transactions in the New Capital city. 50% of La Verde New Capital sold out in the first year which is a very satisfying result”



ALAA TAHOON

BOARD MEMBER
& GENERAL MANAGER

We are looking for sustainability by making fair profits and maintaining the trust relationship with our clients “To be the first choice of your clients, you have to pay attention to each detail, Our clients are always on the top of our priority list, this how we achieved success during the last year”

“We are looking forward to building urban and touristic communities all over Egypt to spread our vision of creating (Verde communities) green communities and restoring the majesty of classical architecture”



SALAH ELSHARKAWY

BOARD MEMBER & HEAD OF THE
ENGINEERING MANAGEMENT SECTOR

“We were the first to build residential communities inspired by the Roman and Andalusian classical architecture in R8; that architecture style became more authentic by time passing”

“The engineering planning and the architectural design is carried out depending on scientific proportion with taking into consideration the Egyptian climate.

We selected an architectural design that prioritizes privacy; provide shade to reduce the high temperature in summer, and good ventilation for low-cost operational capacities”

ABOUT LA VERDE CASSETTE

La Verde Casette is the first luxurious villa compound in R8 extended on 54 acres alongside the Green River in the heart of the New Administrative Capital city. The compound is planned to be; elite diminutive and gated community gathering 220 bijou villas designed by the majestic Roman architecture inspiration to delight you with time-honored and authenticity layouts.

Each of the 220 villas has a premium view on glistening water features and spacious green areas with a private pool to add joyful moments to your summer days and private garden to grant you the ample space you need for your family.

Pathways that walk you through fascinating parking and lagoons gladden you with the fresh air and the peace of mind you desire.



BEYOND YOUR EXPECTATIONS

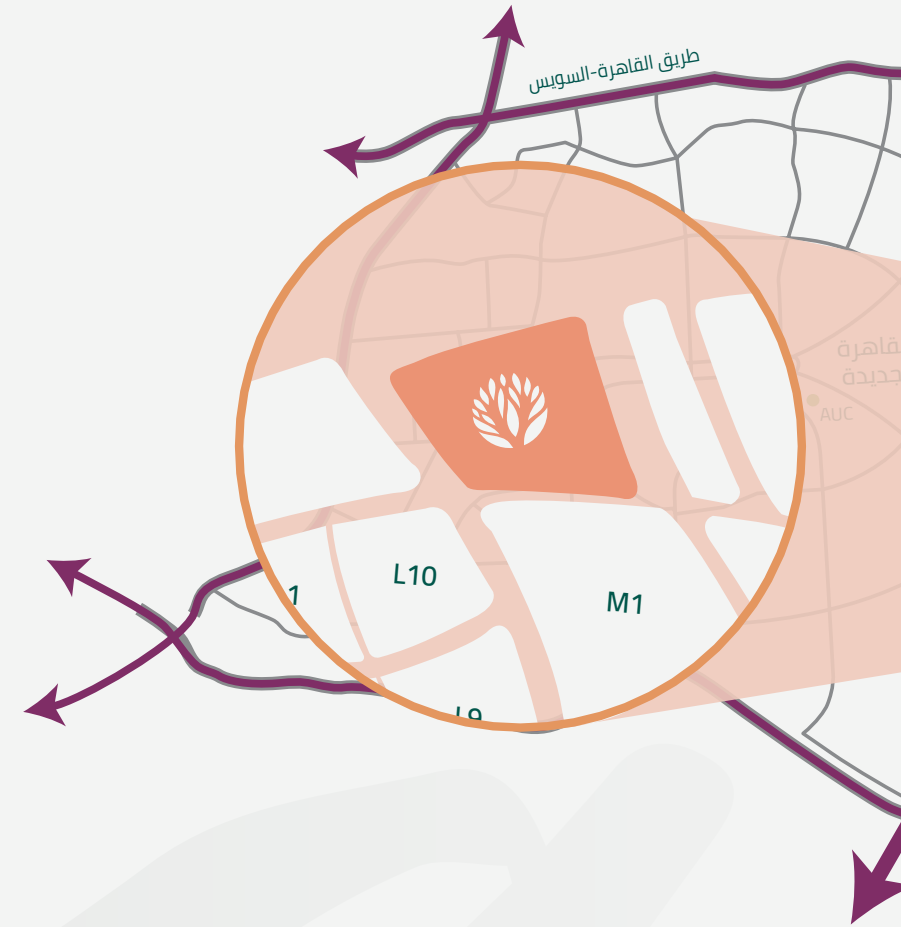


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OUR PRIME LOCATION

La Verde Casette is designed to be the home of 220 privileged families, so it had to be lies in the most prime location in R8 specifically in K1, right over the Ben Zayed axis and the Green River, The location gives you an access to all the lively destinations.







OUR MASTER PLAN

Circled designs inspired by Roman mythology and architecture

The circle scheme of the Villas in La Verde Casette is inspired by the Roman theatre and the symbolism of the Roman sol god, villas are put in circles with vast and green passages in between to provide adequate local and good ventilation.

La Verde Casette is designed to be the home of 220 privileged families, so it had to be lies in the most prime location in R8 specifically in K1, right over the Ben Zayed axis and the Green River, The location gives you an access to all the lively destinations.





THE ARCHITECTURAL DESIGN

Roman architectural features decorate the villas. The Villas are characterized by Roman architectural features. The dazzling pillars decorations with predominately white color, the large arched windows that are perfect for allowing significant daylight while providing beautiful views moreover very energy efficient, and the impressive marble staircase that completes the theme of old luxury Roman Palaces.



BEYOND YOUR EXPECTATIONS



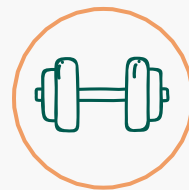
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FACILITIES & AMENITIES



Bike & Running Lanes



Gym & Spa



Padel



Private Garden



Private Parking



Club Houses



Mosque



Administrative Building



Pools



Shopping Mall



Lagoons



GALLERY

BEYOND YOUR EXPECTATIONS

On only 10% of the total space is dedicated to building 220 villas piccolas, while the rest 90% is dedicated to glee you with extra outdoor space of green landscapes and shimmering water features that deluges you with serenity and tranquility..

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BEYOND YOUR EXPECTATIONS



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PREMIUM VILLA

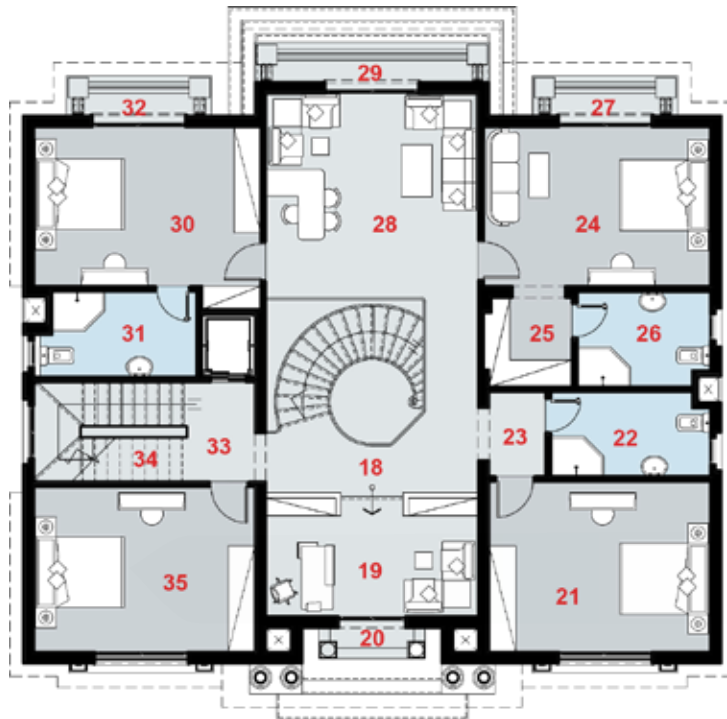
Average Plot area	618 m
Footprint area	217 m
Built-Up area	639 m
Average Garden area	401 m
Average pool area	30 m

GROUND FLOOR

217 m²

1. Entrance	4.35 x 2.10
2. Entrance lobby	5.10 x 5.07
3. Reception	12.40 x 5.40
4. Dinning Room	5.05 x 5.05
5. Terrace	6.50 x 1.70
6. Corridor	1.90 x 1.40
7. Kitchen	5.25 x 3.15
8. Maid's Room	2.80 x 2.15
9. Maid's Bathroom	2.80 x 1.90
10. Lobby	1.45 x 1.40
11. Washbasin	1.40 x 1.40
12. Toilet	2.55 x 1.40
13. Guest's lobby	1.75 x 1.45
14. Dressing Room	1.80 x 1.40
15. Guest's bathroom	2.55 x 1.80
16. Guest's Bedroom	5.40 x 3.25
17. Stairs	5.05 x 3.15

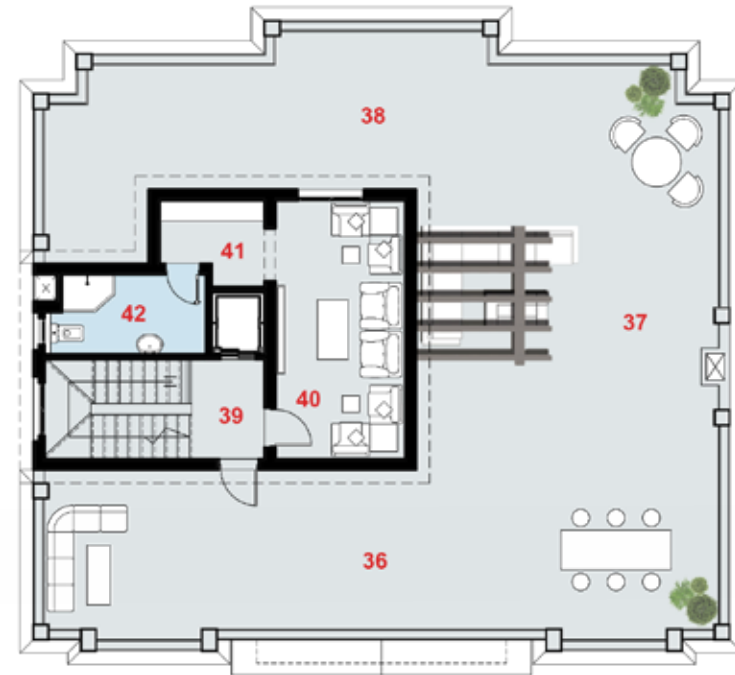




FIRST FLOOR
209 m²

18 . Lobby	5.05 x 4.40
19 . Office	5.05 x 3.05
20 . Terrace	2.40 x 0.70
21 . Bedroom 1	5.40 x 4.20
22 . Bathroom	3.95 x 2.05
23 . Lobby	2.05 x 1.50
24 . Master BD	5.45 x 4.00
25 . Dressing	2.20 x 2.15
26 . Master bathroom	3.35 x 2.30

27 . Terrace	3.30 x 0.90
28 . Family Living	4.95 x 4.90
29 . Terrace	5.00 x 0.90
30 . Bedroom 3	5.45 x 4.45
31 . Bathroom	4.00 x 2.05
32 . Terrace	3.30 x 0.90
33 . Lobby	1.75 x 2.40
34 . Stairs	3.65 x 2.40
35 . Bedroom 4	5.40 x 4.05



FIRST FLOOR
209 m²

36 . Front Terrace	15.80 x 3.80
37 . Side Terrace	7.10 x 6.35
38 . Back Terrace	15.80 x 4.10
39 . Corridor	2.55 x 1.85
40 . Home Cinema	6.35 x 3.35
41 . Kitchenette	2.80 x 2.35
42 . Bathroom	4.05 x 2.10



BEYOND YOUR EXPECTATIONS



Casette
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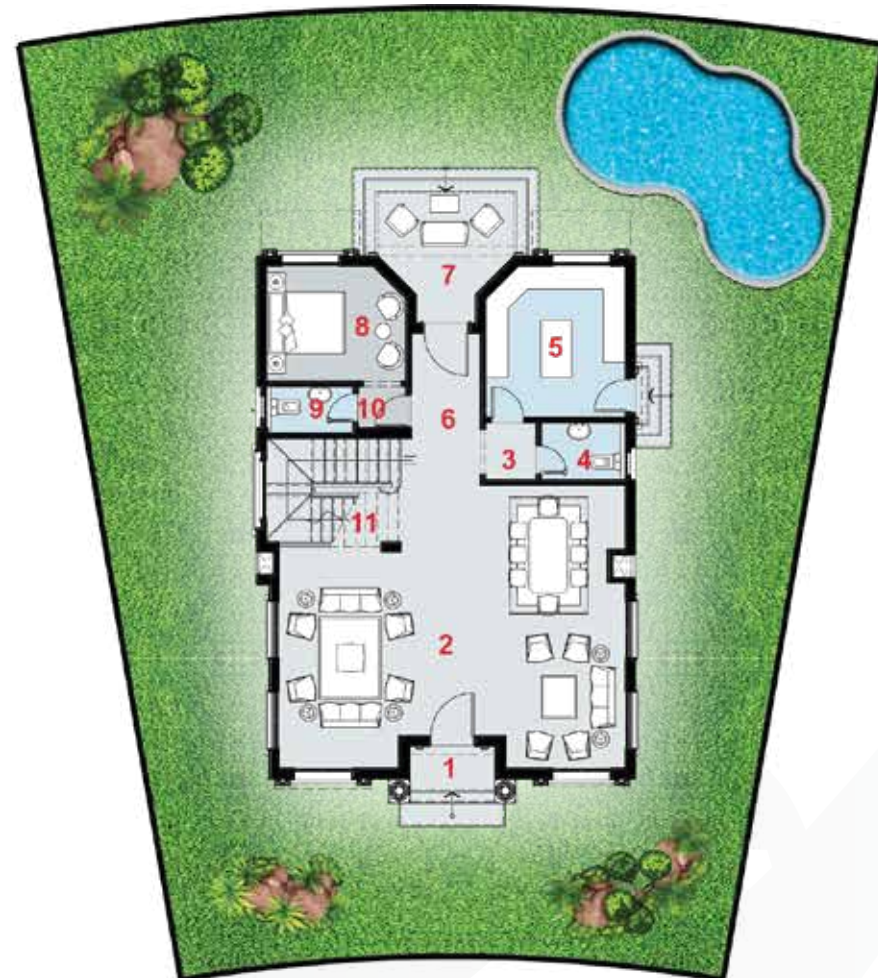
STANDALONE VILLA

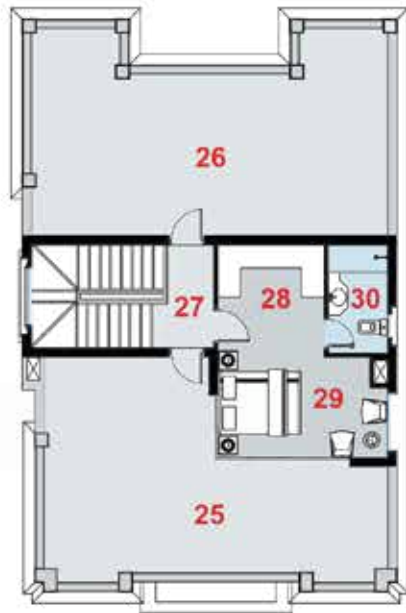
Average Plot area	455 m ²
Footprint area	149 m ²
Built-Up area	425 m ²
Average Garden area	306 m ²
Average pool area	30 m ²

GROUND FLOOR

149 m²

1. Entrance	2.25 x 2.10
2. Reception	9.50 x 7.70
3. Lobby	1.65 x 1.45
4. Toilet	2.55 x 1.65
5. Kitchen	4.30 x 4.15
6. Corridor	4.15 x 1.95
7. Terrace	4.85 x 4.05
8. Guest room	4.15 x 3.35
9. Guest bathroom	2.45 x 1.35
10. Guest room lobby	1.40 x 1.30
11. Stairs	3.75 x 2.90





ROOF FLOOR

140 m²

25. Front Terrace	9.50 x 6.15
26. Back Terrace	9.80 x 5.70
27. Corridor	3.20 x 1.60
28. Dressing	2.90 x 1.95
29. Bedroom	4.95 x 4.15
30. Bathroom	3.15 x 1.90



FIRST FLOOR

136 m²

12. Lobby	1.70 x 1.40	19. Master Bathroom	3.30 x 1.75
13. Bedroom 1	4.75 x 3.95	20. Bathroom	3.30 x 1.75
14. Bathroom	3.25 x 2.20	21. Bedroom 2	4.75 x 3.95
15. Lobby	3.25 x 2.70	22. Lobby	1.70 x 1.35
16. Livingroom	4.95 x 4.60	23. Terrace 1	2.60 x 1.20
17. Master Bedroom	4.95 x 4.70	24. Terrace 2	2.60 x 1.20
18. Dressing	3.45 x 2.15		



BEYOND YOUR EXPECTATIONS



Casette
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TOWN HOUSE VILLA

LEFT CENTER

Key plan



Average Plot area	156 m2
Footprint area	108 m2
Built-Up area	284 m2
Average Garden area	67 m2
Average pool area	20 m2



ROOF FLOOR

89 m²

18. Front Terrace	6.65 x 6.50
19. Back Terrace	6.50 x 4.95
20. Pantry	2.80 x 2.05
21. Toilet	2.30 x 1.85
22. Room	4.40 X 3.45



FIRST FLOOR

87 m²

9. Living Room	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.20
12. Bathroom	1.95 x 2.60
13. Corridor	2.75 x 2.15
14. Master Bedroom	4.30 x 3.80
15. Dressing Room	1.50 x 2.20
16. Master Bathroom	2.50 x 2.20
17. Terrace	2.60 x 1.20



GROUND FLOOR

108 m²

1. Entrance	2.10 x 1.70
2. Reception	6.50 x 6.45
3. Toilet	2.15 x 2.00
4. Corridor	2.75 x 2.00
5. Stairs	3.05 x 2.75
6. Kitchen	3.95 x 3.20
7. Living Room	3.95 x 3.30
8. Terrace	6.50 x 2.90

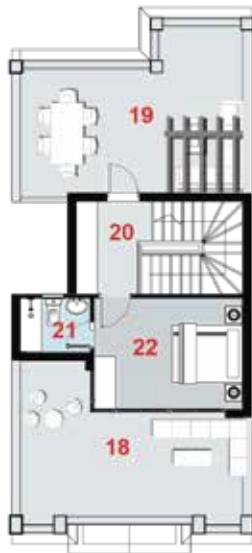
TOWN HOUSE VILLA

RIGHT CENTER

Key plan



Average Plot area	156 m ²
Footprint area	108 m ²
Built-Up area	284 m ²
Average Garden area	67 m ²
Average pool area	20 m ²



ROOF FLOOR

89 m²

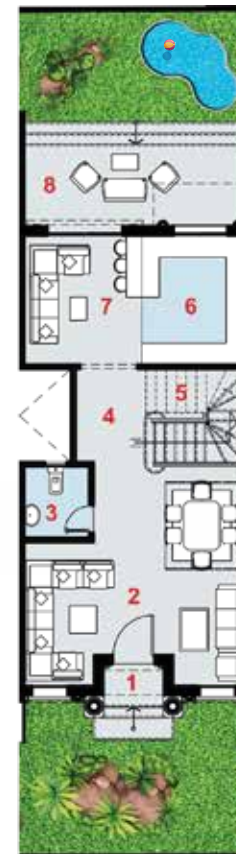
18. Front Terrace	6.65 x 6.50
19. Back Terrace	6.50 x 4.95
20. Pantry	2.80 x 2.05
21. Toilet	2.30 x 1.85
22. Room	4.40 X 3.45



FISRT FLOOR

87 m²

9. Living Room	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.20
12. Bathroom	1.95 x 2.60
13. Corridor	2.75 x 2.15
14. Master Bedroom	4.30 x 3.80
15. Dressing Room	1.50 x 2.20
16. Master Bathroom	2.50 x 2.20
17. Terrace	2.60 x 1.20



GROUND FLOOR

108 m²

1. Entrance	2.10 x 1.70
2. Reception	6.50 x 6.45
3. Toilet	2.15 x 2.00
4. Corridor	2.75 x 2.00
5. Stairs	3.05 x 2.75
6. Kitchen	3.95 x 3.20
7. Living Room	3.95 x 3.30
8. Terrace	6.50 x 2.90

TOWN HOUSE VILLA

LEFT CORNER

Key plan



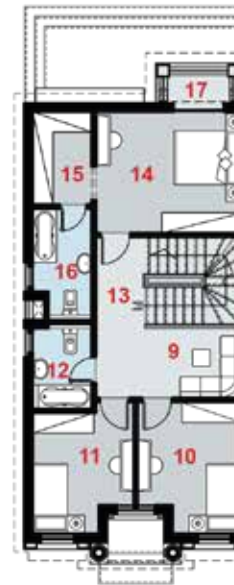
Average Plot area	232 m2
Footprint area	109 m2
Built-Up area	288 m2
Average Garden area	123 m2
Average pool area	20 m2



ROOF FLOOR

91 m2

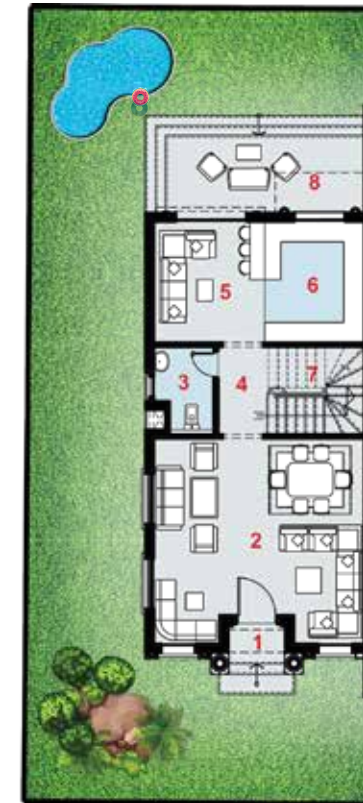
18. Front Terrace	6.65 x 6.65
19. Back Terrace	6.65 x 4.95
20. Pantry	1.95 x 1.65
21. Corridor	1.35 x 1.35
22. Toilet	2.90 x 1.75
23. Room	4.40 x 3.45



FISRT FLOOR

88 m2

9. Livingroom	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.35
12. Bathroom	2.65 x 2.10
13. Corridor	2.75 x 1.65
14. Master Bedroom	4.55 x 3.80
15. Dressing	3.10 x 2.10
16. Master Bathroom	3.45 x 2.10
17. Terrace	2.60 x 1.20



GROUND FLOOR

109 m2

1. Entrance	2.10 x 1.70
2. Reception	6.65 x 6.45
3. Toilet	2.75 x 2.10
4. Corridor	2.75 x 1.55
5. Livingroom	3.95 x 3.50
6. Kitchen	3.95 x 3.15
7. Stairs	3.05 x 2.75
8. Terrace	6.65 x 2.90

TOWN HOUSE VILLA

RIGHT CORNER

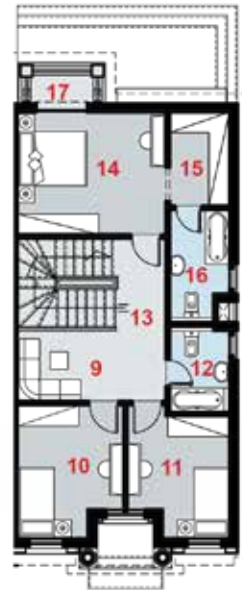
Key plan



ROOF FLOOR

91 m²

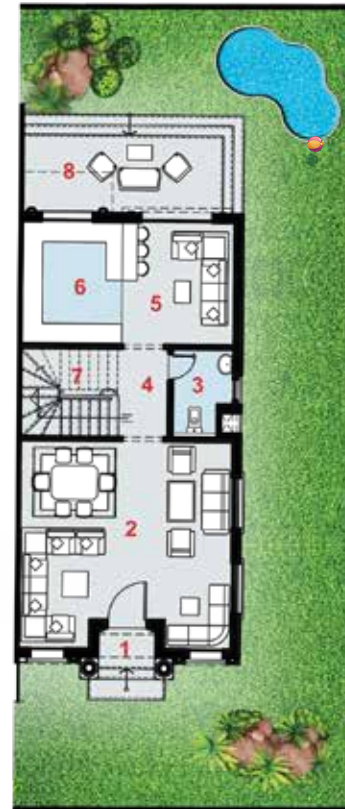
18. Front Terrace	6.65 x 6.65
19. Back Terrace	6.65 x 4.95
20. Pantry	1.95 x 1.65
21. Corridor	1.35 x 1.35
22. Toilet	2.90 x 1.75
23. Room	4.40 x 3.45



FIRST FLOOR

88 m²

9. Livingroom	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
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12. Bathroom	2.65 x 2.10
13. Corridor	2.75 x 1.65
14. Master Bedroom	4.55 x 3.80
15. Dressing	3.10 x 2.10
16. Master Bathroom	3.45 x 2.10
17. Terrace	2.60 x 1.20



GROUND FLOOR

109 m²

1. Entrance	2.10 x 1.70
2. Reception	6.65 x 6.45
3. Toilet	2.75 x 2.10
4. Corridor	2.75 x 1.55
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6. Kitchen	3.95 x 3.15
7. Stairs	3.05 x 2.75
8. Terrace	6.65 x 2.90

Average Plot area	232 m ²
Footprint area	109 m ²
Built-Up area	288 m ²
Average Garden area	123 m ²
Average pool area	20 m ²



BEYOND YOUR EXPECTATIONS



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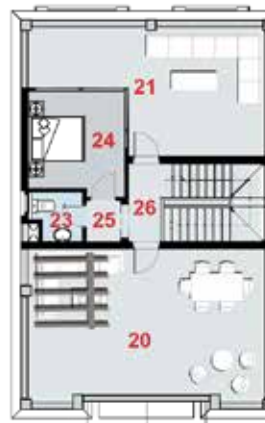
TWIN HOUSE VILLA

LEFT

Key plan



Average Plot area	309	m2
Footprint area	127	m2
Built-Up area	340	m2
Average Garden area	182	m2
Average pool area	25	m2



ROOF FLOOR

107 m2

20. Front Terrace	8.30 x 5.40
21. Back Terrace	8.30 x 4.60
23. Toilet	2.00 x 2.00
24. Bedroom 3	3.75 x 3.55
25. Corridor 1	1.70 x 1.35
26. Corridor 2	3.10 x 1.60



FIRST FLOOR

106 m2

10. Bedroom 1	5.25 x 4.10
11. Bedroom 2	4.25 x 3.95
12. Bathroom	3.35 x 1.80
13. Corridor	5.40 x 1.50
14. Living Room	4.35 x 3.75
15. Terrace 1	2.60 x 0.90
16. Master Bedroom	4.60 x 3.95
17. Terrace 2	3.20 x 0.90
18. Master Bathroom	2.75 x 1.85
19. Dressing Room	2.75 x 1.55



GROUND FLOOR

127 m2

1. Entrance	2.25 x 2.10
2. Reception	8.30 x 5.20
3. Toilet	2.85 x 2.05
4. Corridor	2.05 x 1.95
5. Kitchen	4.35 x 3.55
6. Living Room	5.15 x 4.80
7. Store	3.60 x 1.25
8. Stairs	3.60 x 2.80
9. Terrace	8.30 x 2.50

TWIN HOUSE VILLA

RIGHT
Key plan



ROOF FLOOR

107 m²

20. Front Terrace	8.30 x 5.40
21. Back Terrace	8.30 x 4.60
23. Toilet	2.00 x 2.00
24. Bedroom 3	3.75 x 3.55
25. Corridor 1	1.70 x 1.35
26. Corridor 2	3.10 x 1.60



FIRST FLOOR

106 m²

10. Bedroom 1	5.25 x 4.10
11. Bedroom 2	4.25 x 3.95
12. Bathroom	3.35 x 1.80
13. Corridor	5.40 x 1.50
14. Living Room	4.35 x 3.75
15. Terrace 1	2.60 x 0.90
16. Master Bedroom	4.60 x 3.95
17. Terrace 2	3.20 x 0.90
18. Master Bathroom	2.75 x 1.85
19. Dressing Room	2.75 x 1.55



GROUND FLOOR

127 m²

1. Entrance	2.25 x 2.10
2. Reception	8.30 x 5.20
3. Toilet	2.85 x 2.05
4. Corridor	2.05 x 1.95
5. Kitchen	4.35 x 3.55
6. Living Room	5.15 x 4.80
7. Store	3.60 x 1.25
8. Stairs	3.60 x 2.80
9. Terrace	8.30 x 2.50

Average Plot area	309	m ²
Footprint area	127	m ²
Built-Up area	340	m ²
Average Garden area	182	m ²
Average pool area	25	m ²

Partners of Success



SALAH ELSHARKAWY DESIGNS

With more than twenty five years of experiences in designing and executing palaces and hotels in Egypt, Oman, Turkey and Spain



MOHARRAM BAKHOUM

ACE is one of the oldest, largest and most experienced disciplinary engineering consultancy companies currently operating world wide, (city stars retail Centre, Manshiyyat Nasser Residential Complex, Grand Hyatt Hotel, Rod Elfarag Bridge)



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ÖKOPLAN is a full-service engineering consultancy firm established in Cairo, Egypt in 1993 (Al-Alamein district 700 Faddan-2018/ Lake View-2017 / oil village-LIBYATelal Al-Sokhna-2007.)



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Nature is a multi-discipline Design & Engineering Consultancy Firm , Established in 2000 . Porto October – Marina Heights – Palm Hills (The Crown) – Sodic (Villette) – Alex West) .



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