

LWYYN

nakheel®

A PLACE THAT MOVES WITH LIFE

LIVYN is a signature residential development, strategically positioned directly on El Suez Road (El Shorouk City), one of East Cairo's fastest-growing residential destinations.

Developed across **19.5 feddans**, **LIVYN** introduces a low-rise concept of a **Ground + 4 floors (G+4)**, reinforcing a human-scale environment to foster privacy, openness, and a sense of belonging.

LIVYN reflects the belief that a residential development should be shaped around how life is actually lived, through routines, relationships, movement, and comfort. The concept behind the project is rooted in continuity rather than arrival, creating a stable and well-planned environment that supports daily life over time.

LIVYN positions itself as a **people-first neighborhood** where design decisions are guided by functionality, proportion, and long-term livability, ensuring that the experience of living remains effortless, natural, and sustainable.

CONNECTED TO WHAT MATTERS



WHERE LIFE FINDS BALANCE

LIVYN is thoughtfully designed to create a balanced living experience where nature, comfort, and community come together. The master plan integrates residential spaces with lush landscapes, water features, and essential amenities including a clubhouse, wellness center, medical hub, nursery, and hotel apartments. Every element is carefully positioned to offer privacy, accessibility, and a vibrant lifestyle within a connected and secure environment.



1 - Gate One

2 - Gate Two

3 - Hotel Apartments

4 - Medical Hub

5 - Gym & Wellness Center

6 - Pre-school & Nursery

7 - Landscape & Water Features

8 - Swimming Pool & Clubhouse

**EVERYTHING
WITHIN REACH**

HOTEL APARTMENTS



MEDICAL HUB



UNDERGROUND PARKING



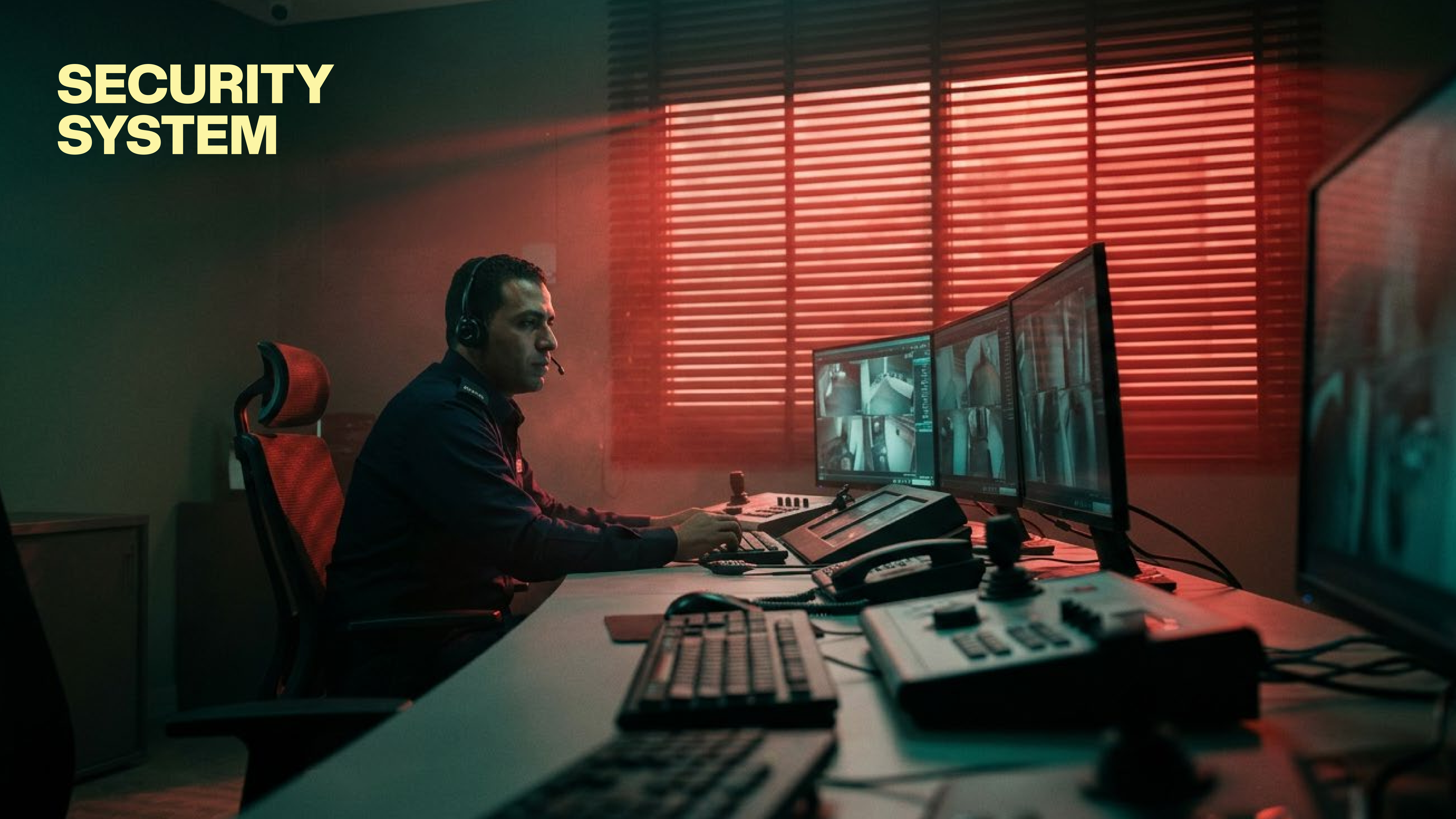
COMMERCIAL HUB



FIRE SAFETY SYSTEM



SECURITY SYSTEM



EV CHARGING



WIFI



PRE-SCHOOL & NURSERY



CHILDREN'S PLAY AREA



SWIMMING POOL



GYM



BIKE LANES



OUTDOOR AREAS



WELLNESS CENTER



DINING SPACES



A CLOSER LOOK

Architecture shaped around everyday living. Clean lines, open spaces, and a human-scale design. Simple, balanced, and naturally welcoming.

TYPE A DOUBLE



TYPE B



TYPE B DOUBLE



TYPE C



TYPE C DOUBLE









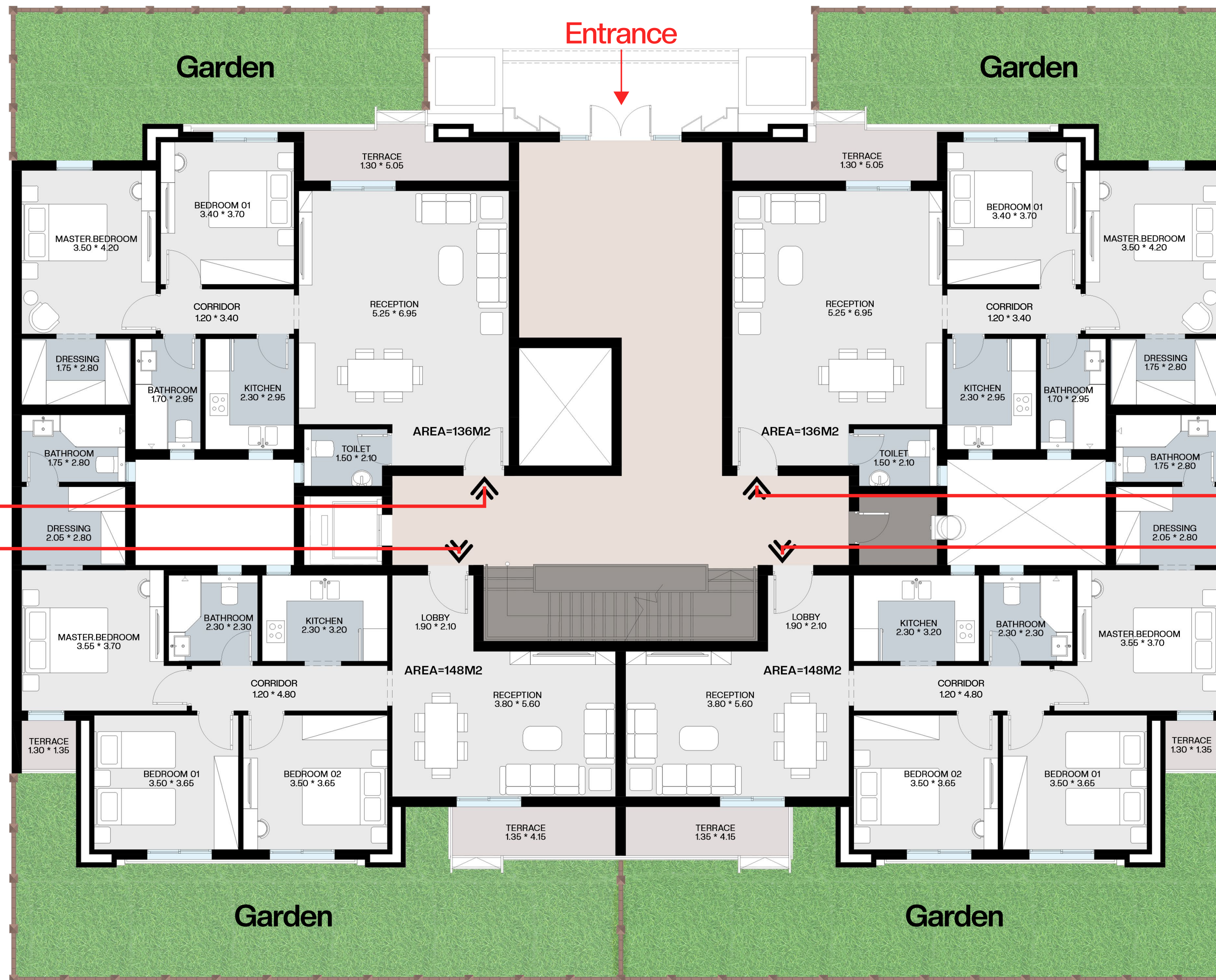






**SPACES THAT
WORK FOR YOU**

TYPE C Ground Floor



2 Bedrooms
AREA = 136 M²
+
Garden = 33 M²

2 Bedrooms
AREA = 136 M²
+
Garden = 33 M²

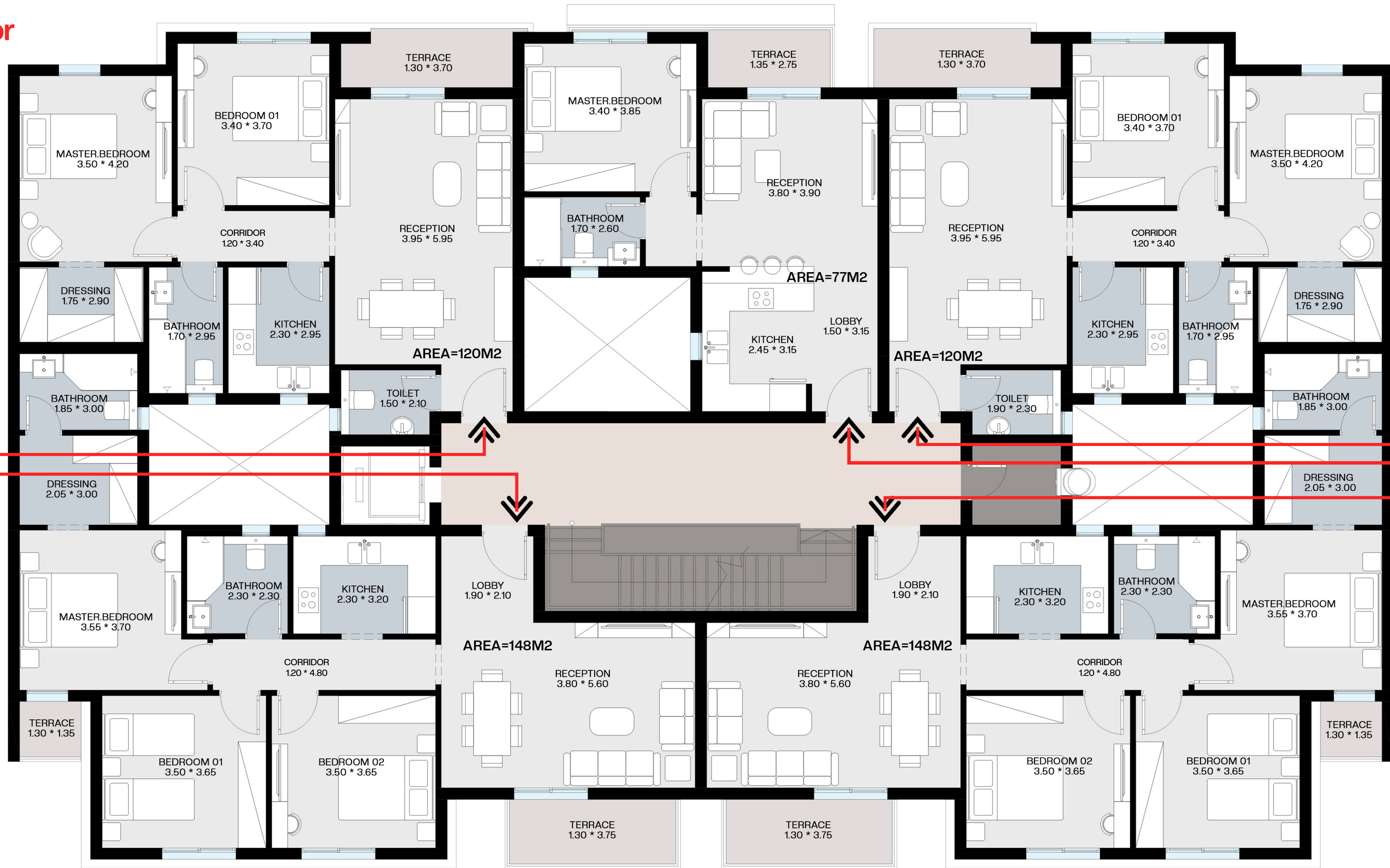
3 Bedrooms
AREA = 148 M²
+
Garden = 51 M²

3 Bedrooms
AREA = 148 M²
+
Garden = 51 M²

TYPE C

Typical Floor

1 Bedroom
AREA = 77 M²



2 Bedrooms
AREA = 120 M²

2 Bedrooms
AREA = 120 M²

3 Bedrooms
AREA = 148 M²

3 Bedrooms
AREA = 148 M²

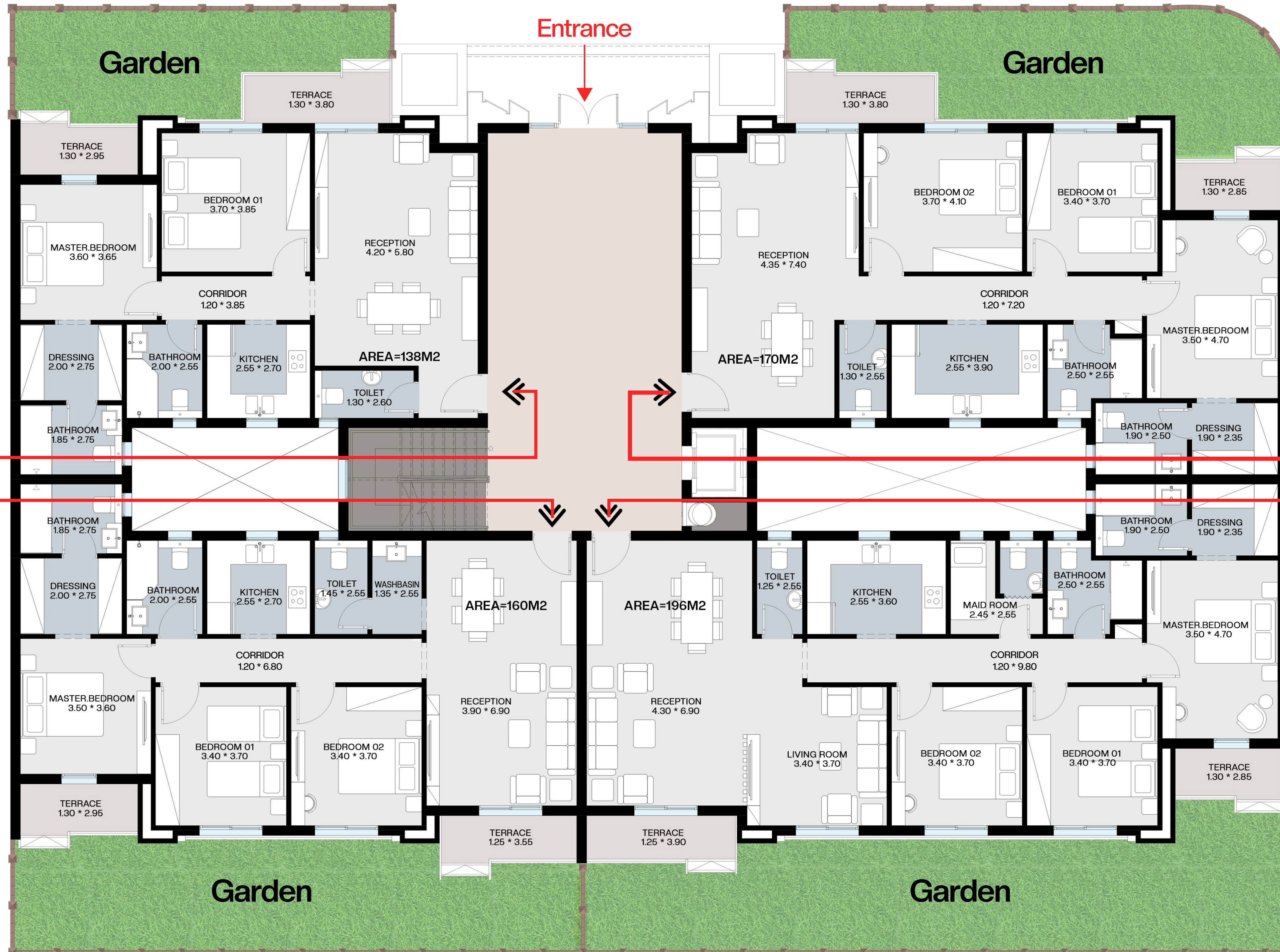
GRAND PHASE

FLOOR PLANS

A&B

TYPE A

Ground Floors
A1 - A3 - A5



2 Bedrooms

AREA = 138 M²
+
Garden = 25 M²

3 Bedrooms

AREA = 170 M²
+
Garden = 36 M²

3 Bedrooms

AREA = 160 M²
+
Garden = 42 M²

3 Bedrooms

+
Living Room & Maid Room
AREA = 196 M²
+
Garden = 55 M²

TYPE A

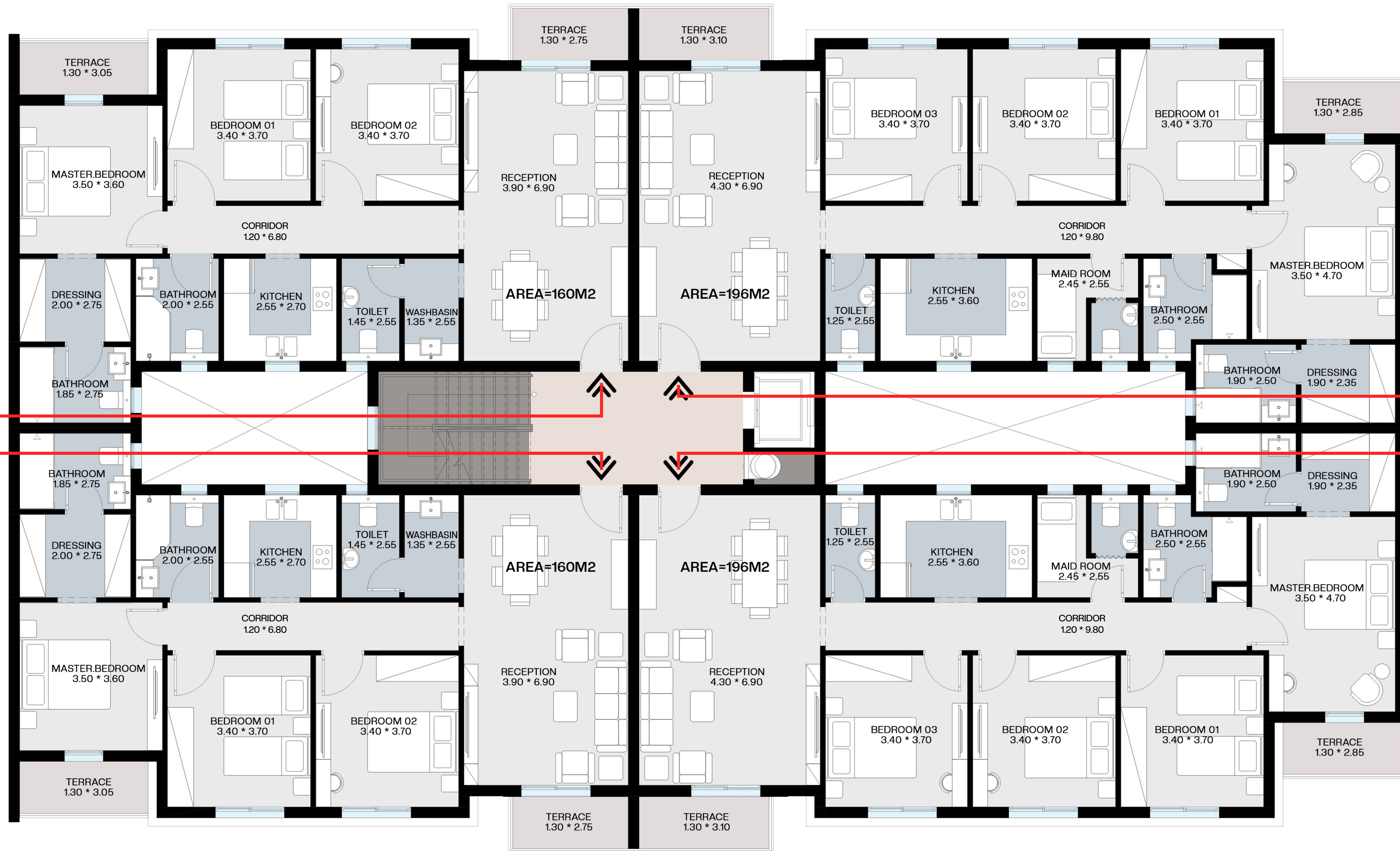
Typical Floors
A1 - A3 - A5

3 Bedrooms
AREA = 160 M²

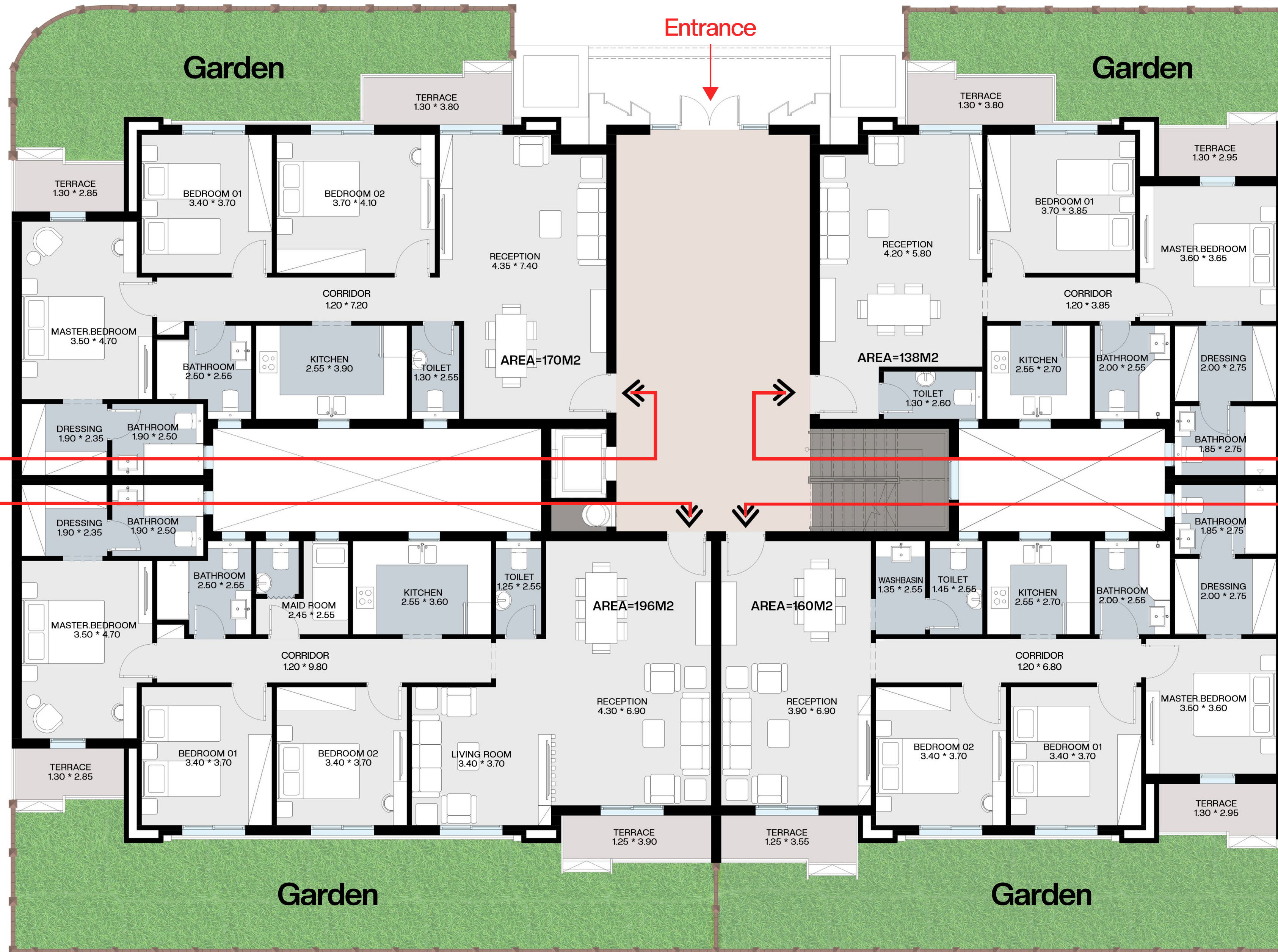
3 Bedrooms
AREA = 160 M²

4 Bedrooms
+
Maid Room
AREA = 196 M²

4 Bedrooms
+
Maid Room
AREA = 196 M²



TYPE A
Ground Floors
A2 - A4 - A6



3 Bedrooms
 AREA = 170 M²
 +
 Garden = 36 M²

2 Bedrooms
 AREA = 138 M²
 +
 Garden = 25 M²

3 Bedrooms
 +
 Living Room & Maid Room
 AREA = 196 M²
 +
 Garden = 55 M²

3 Bedrooms
 AREA = 160 M²
 +
 Garden = 42 M²

TYPE A

Typical Floors

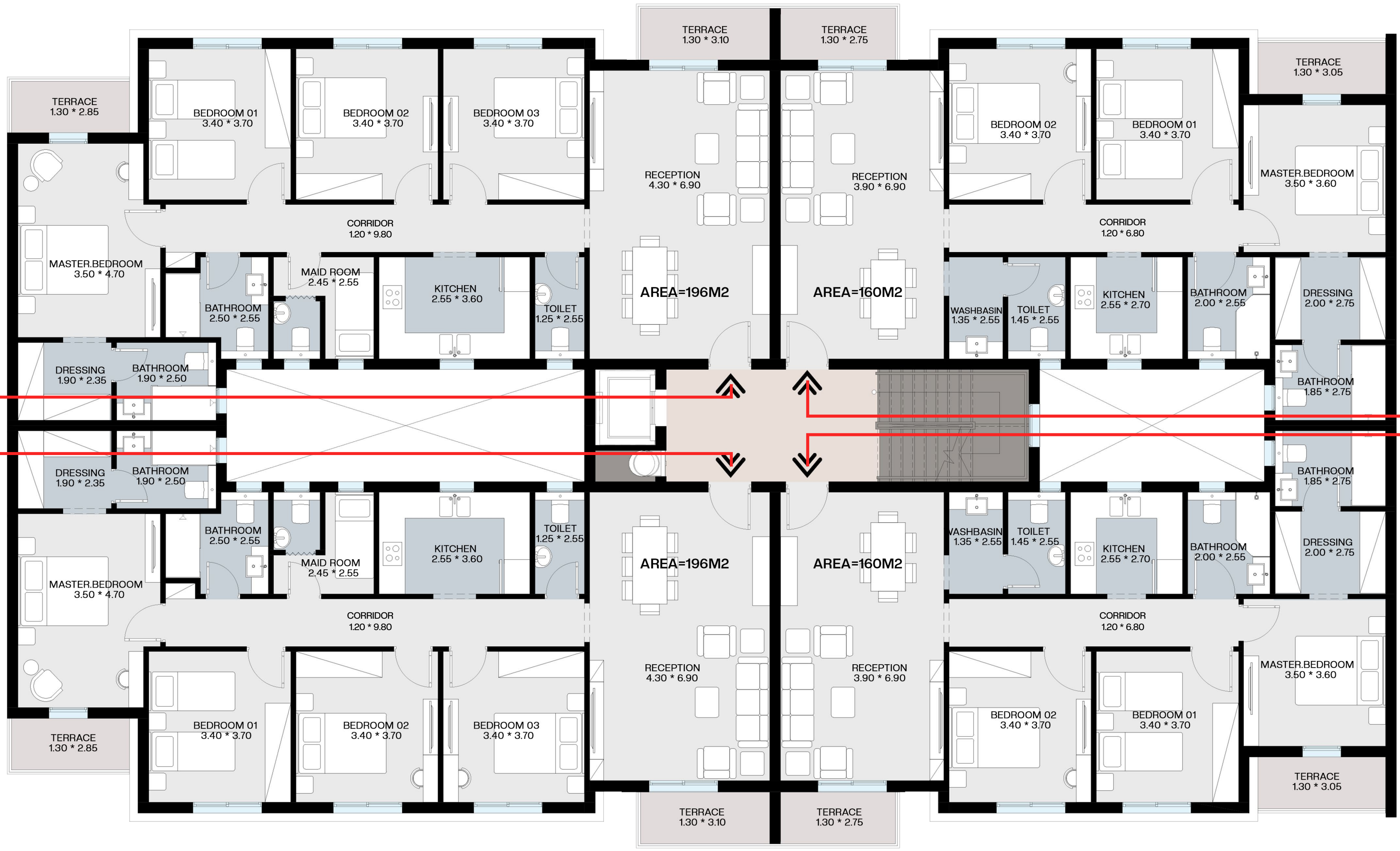
A2 - A4 - A6

4 Bedrooms
+
Maid Room
AREA = 196 M²

4 Bedrooms
+
Maid Room
AREA = 196 M²

3 Bedrooms
AREA = 160 M²

3 Bedrooms
AREA = 160 M²



TYPE B

Ground Floor



TYPE B

Typical Floor

3 Bedrooms
AREA = 162 M²

3 Bedrooms
AREA = 162 M²

3 Bedrooms
AREA = 162 M²

3 Bedrooms
AREA = 162 M²



**DESIGNED
BY VISIONARIES**

DCI[®]+

**ARCHITECTURE
& DESIGN CONSULTANCY**

Founded in 2003 by architect Waleed Morsy, DCI+ is an architectural and design consultancy specializing in architecture, urban planning, landscape, and interior design projects.

nakheel[®]

Nakheel Developments is a forward-thinking real estate company built on more than 15 years of proven success in the United Arab Emirates. The company established, completed, and managed over 20 high-quality residential compounds and luxury projects in the UAE, including Al Mehery Compound, Al Mansoury Compound, Al Zaabi Compound, Al Mashghoni Compound, Al Marzouky Compound, and Al Ahbaby Compound. With this strong foundation, Nakheel Developments expanded into Egypt, one of the region's most active and fast-growing real estate markets, delivering milestone projects such as Trio V Tower and Double Two Tower in The New Administrative Capital; mixed-use destinations designed to deliver smart, efficient, and future-ready environments. Today, Nakheel Developments continues to grow with a long-term vision driven by innovation, sustainability, and international expertise.



LIVYN

A LASTING RHYTHM

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