

VINCI

NEW CAPITAL | DIPLOMATIC AREA

LUXURY, BOUTIQUE, LIVING

ICONIC
VILLAS

MESSAGE FROM HANY SAAD

Recognized for a visionary ability to blend disciplines, forms and dimensions crossing boundaries in art, design, and architecture, "I am honored to have been chosen to be the mastermind behind the boutique luxury compound".

"My work is known for being recognized as inventive and extravagant in the design scene and we have been provided with the creative freedom at HSI for developing an entirely unique design concept that marks a new chapter in boutique living".

We will embrace the elegance, sophistication and lush conceptualization that Vinci stands for. The HSI team is thrilled to present this showcase of iconic designs that will present the innovative concept of boutique living state in an upscale community:



CONCEPT - UALIZATION

The architecture of both interiors and exteriors brilliantly combines natural splendor with modern luxury in a haven of style and tranquility.

The exquisite modern architecture, the remarkable minimalist design, the ethnic elements, material surfaces and textures emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.



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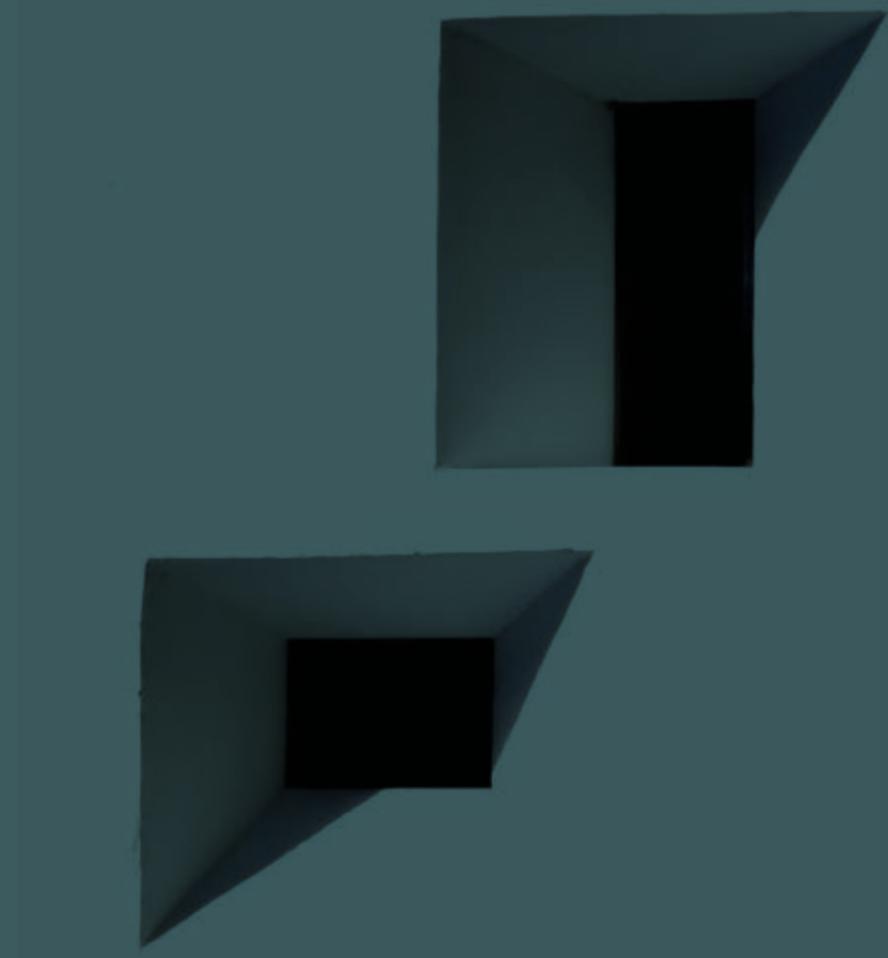
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EXTERIOR



Embodying the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice. It brilliantly combines the natural splendor with modern luxury in a haven of style and tranquility.

FRONT FACADE PREMIUM

The iconic villa with its glass curtain wall along the latitude of the staircase ensures line of sight among each level and breadth of space, both indoor and outdoor creating a harmonious feel between built structure and mother earth's beauty.

The exquisite modern architecture, the remarkable minimalist design, material surfaces and textures emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.





LANDSCAPE & GREENERY

Driven by the concept, the living state borrows the best elements of boutique notion - intimate and custom, in a community centered residential compound.



Designed to give you privacy while enjoying the garden and all it has to offer from Vinci's living state in its upscale community featuring exceptional designs that encapsulate the sunrays to the purifying greenery. With large floor to ceiling windows, that gives the interior spaces the best luminosity,

the facade plays with the delicate balance between buildings and light. The minimalist clear-cut lines of the facade are a statement of your contemporary elegant lifestyle.

Exterior finishing according to the contract appendix.

Back Terrace & Greenery | Premium

FRONT FACADE CUSTOMIZED

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

From the essence to the physical materials, Vinci is designed with facilities that inhabit opulent quality of life, and spaces that tend to signal a desire to connect with nature forming one community.



VINE WOOD
MARBLE OR
TRAVERTINE
MARBLE
CLADDING

IMPORTED MARBLE
CLADDING

TEAK WOOD
CLADDING

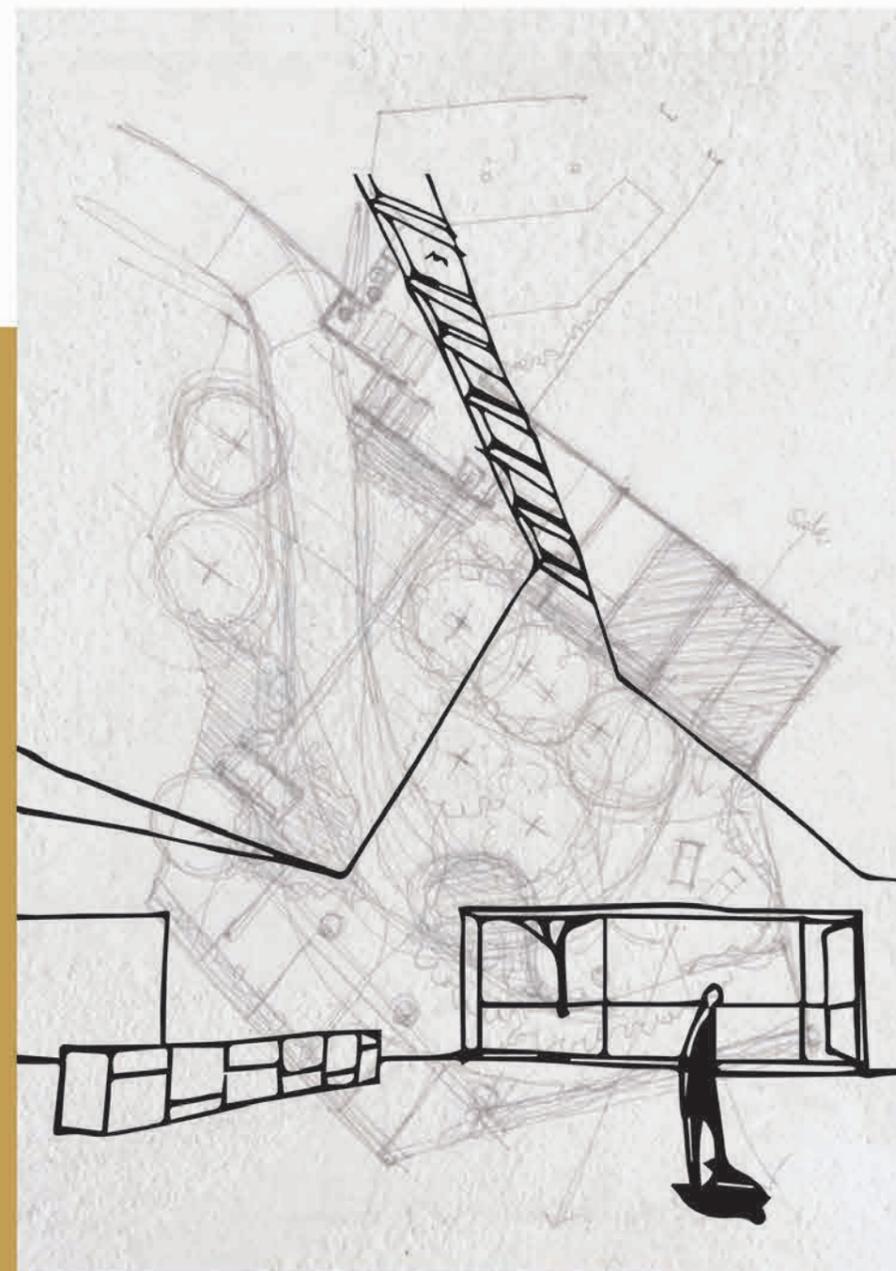


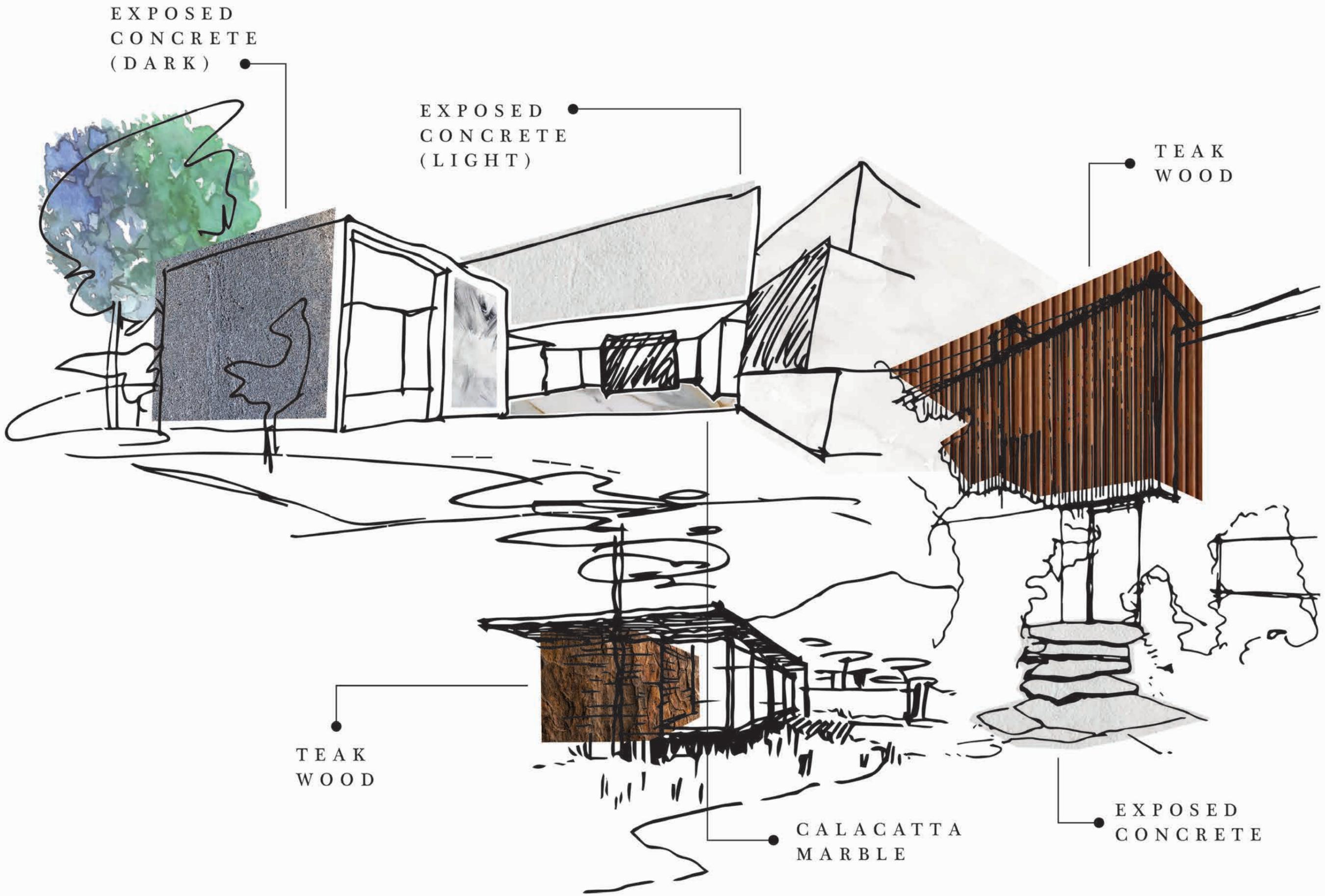
IMPORTED MARBLE
CLADDING

TEAK WOOD
CLADDING

EXTERIOR FULLY CUSTOMIZED

The building's materiality is fully customizable to the tenant's needs and desires; following through with the boutique concept. Material selection is a main element in the design as it has direct impact and contact with its users. The exclusivity in the luxury compound brings to life Hany Saad Innovations' designs, creating an entirely different atmosphere through the customizable concept where the materiality takes form in function and location.





EXPOSED
CONCRETE
(DARK)

EXPOSED
CONCRETE
(LIGHT)

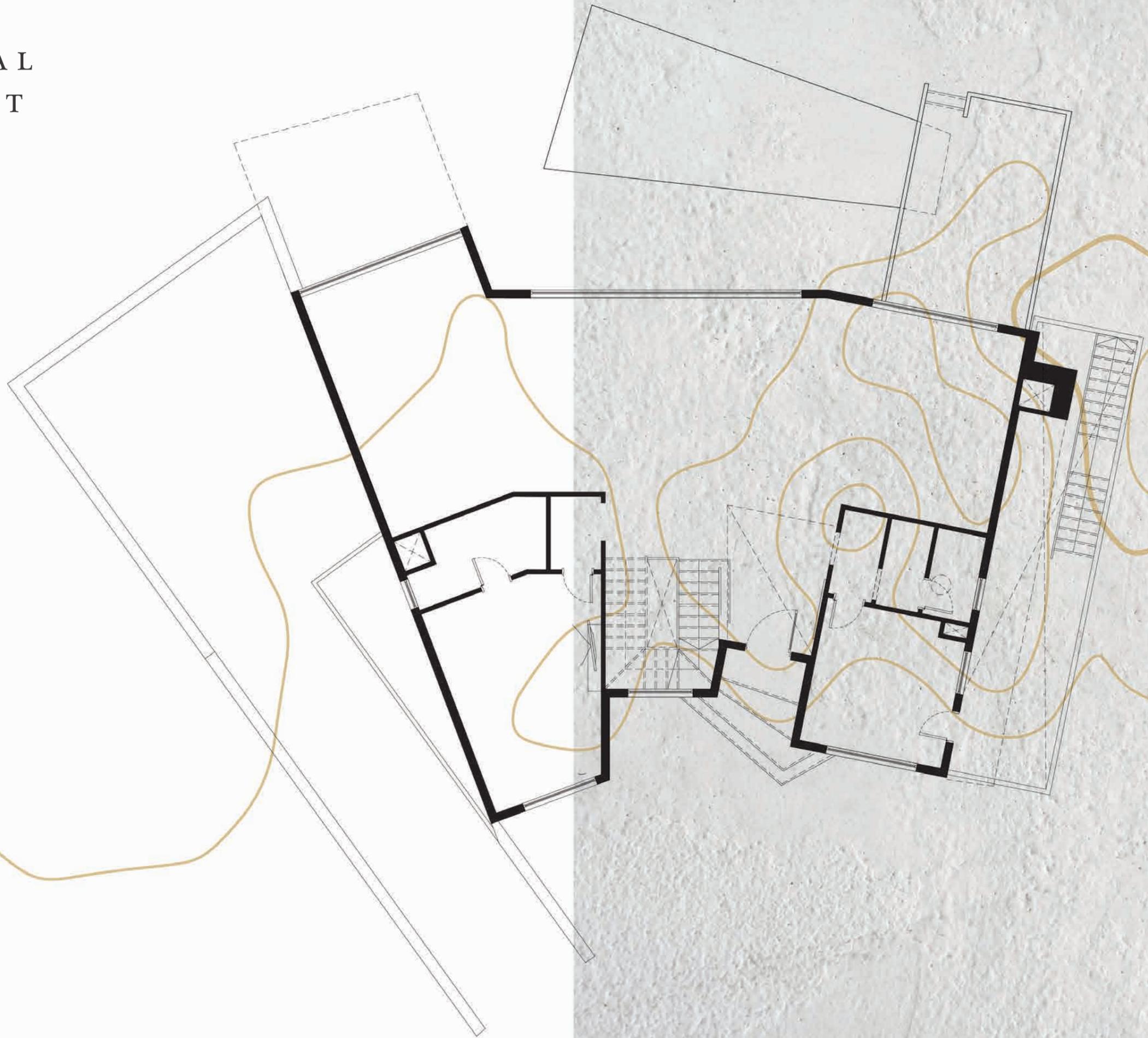
TEAK
WOOD

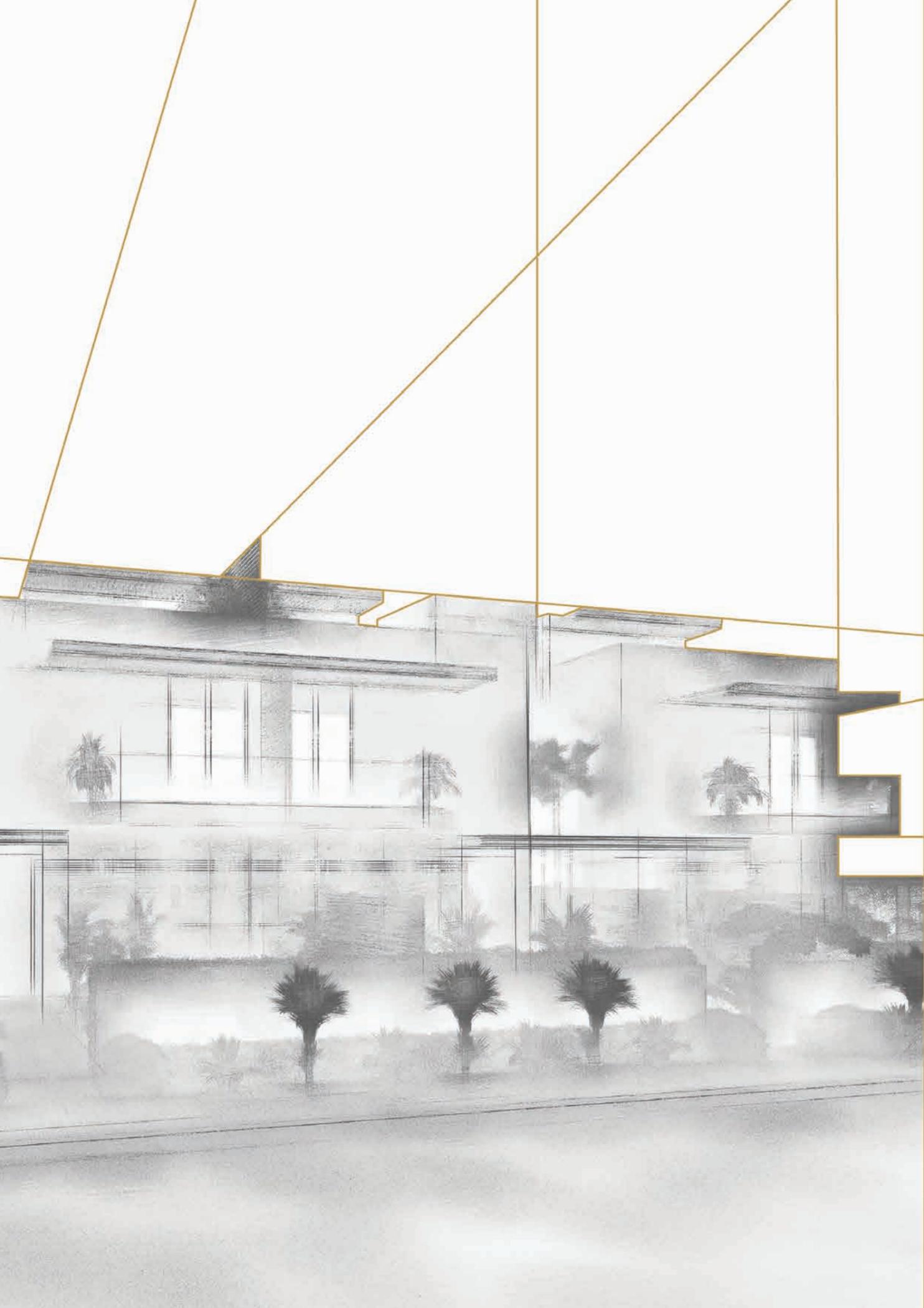
TEAK
WOOD

CALACATTA
MARBLE

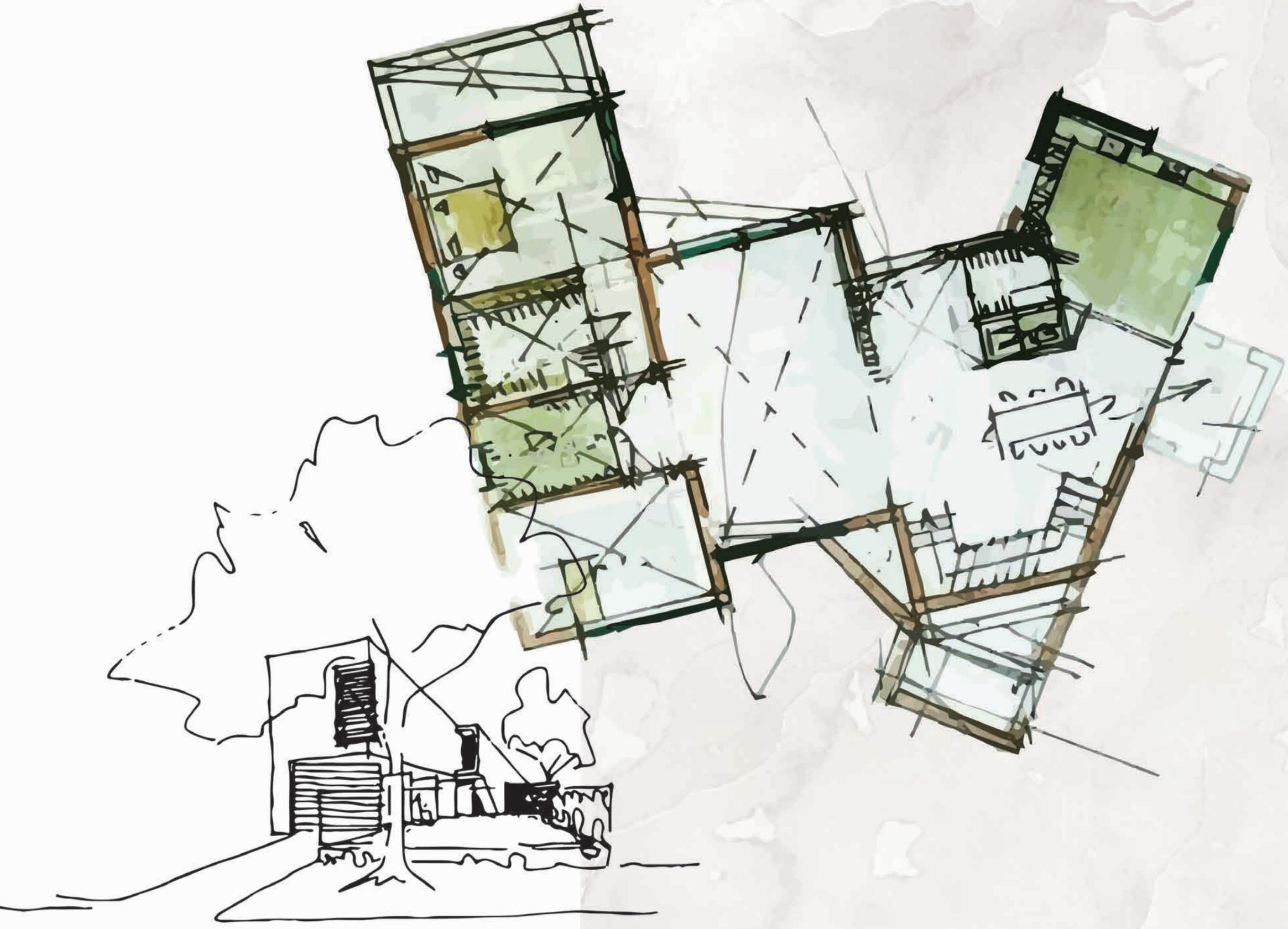
EXPOSED
CONCRETE

SPACIAL
LAYOUT

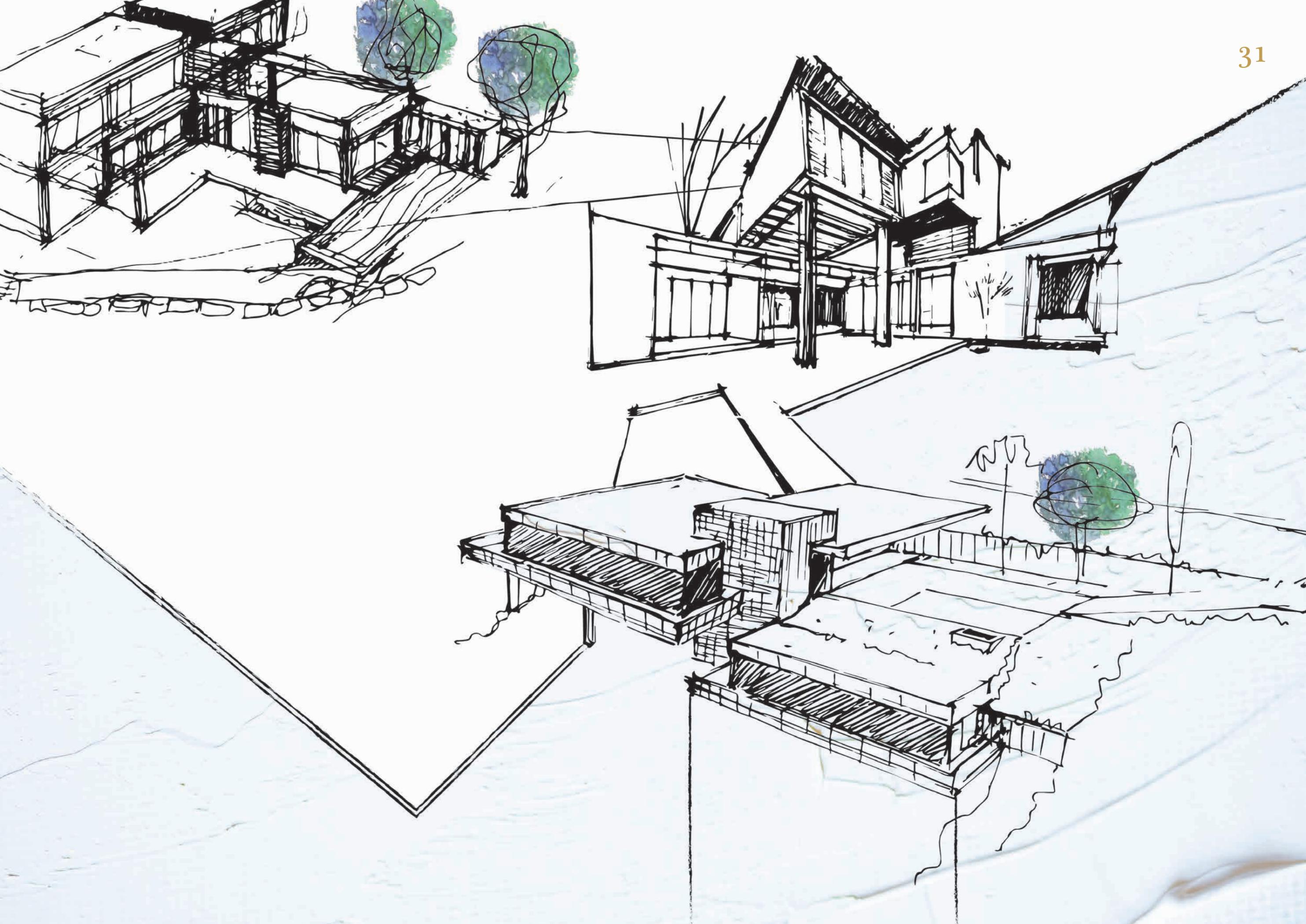




LINE OF SIGHT
AMONG LEVELS
CREATING HARMONY



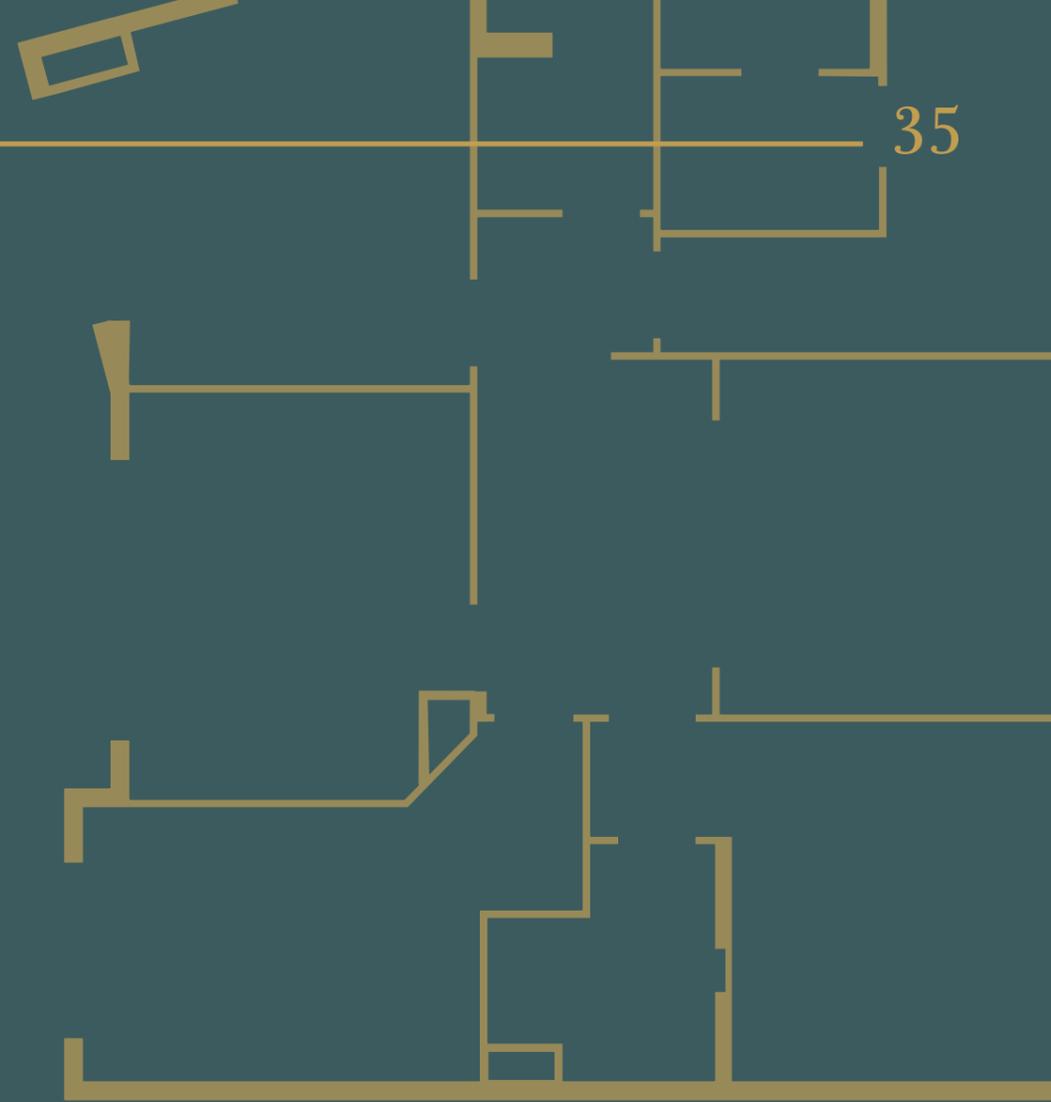
LAYOUT AND FLOW
CONCEPTUALIZATION



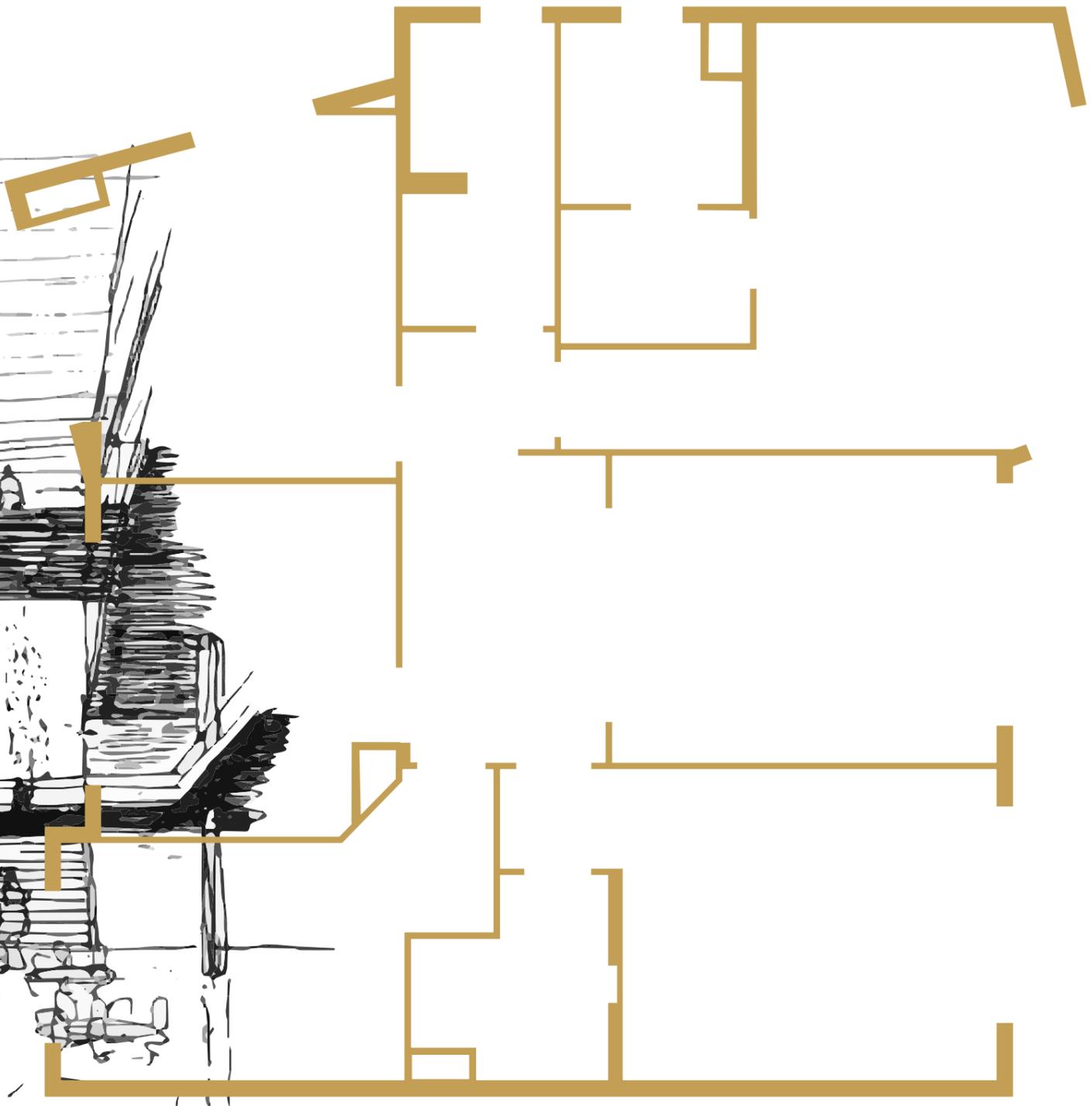
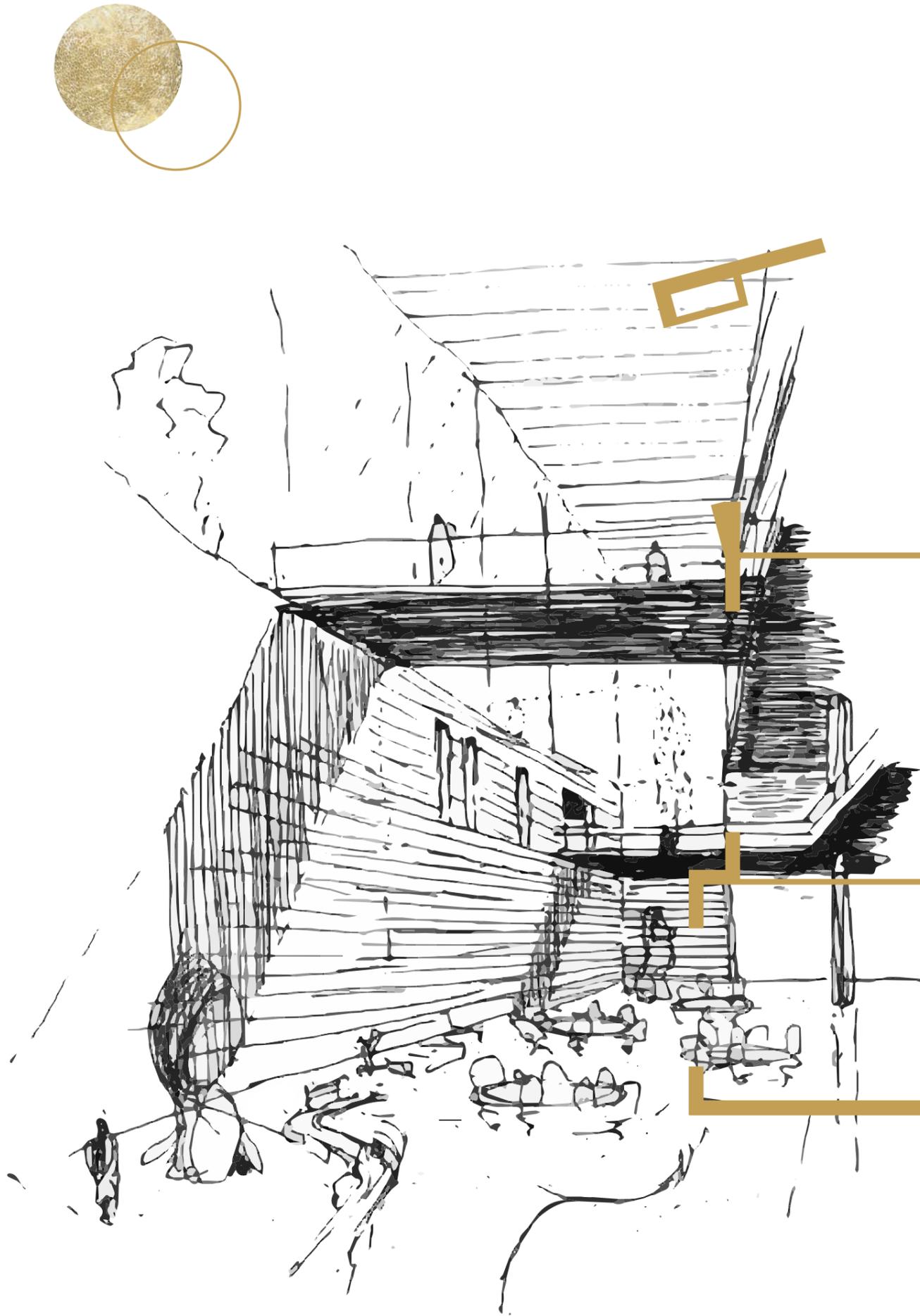


COMPOSED OF TEAK WOODEN CLADDING AND IMPORTED MARBLES, IT ALLOWS FOR ORGANIC COOLING IN A LIGHT AND HEAT-RESISTANT WAY, GENERATING FACADES WITH DIFFERENT TEXTURES, COLORS, AND TONES.

FLOOR PLANS



Upon entering, the naturally flowing space and openness tailored to your lifestyle, will greet you with light. The spatial design integrates all your needs effortlessly and with style.



FLOOR
PLANS

GROUND FLOOR PLAN

Total Area: 693 m²
Ground Floor Area: 237 m²



- 01. Guest Bedroom 5.32 x 2.80/4.57
- 02. Stairs 3.33 x 3.12
- 03. Guest Bathroom 1.84 x 3.98
- 04. Reception 11.37 x 4.33/4.86/6.43
- 05. Dining 6.03 x 4.21
- 06. Powder Room 2.41 x 2.19
- 07. Kitchen 3.60 x 3.60
- 08. Lobby (1) 1.10 x 2.14
- 09. Lobby (2) 1.27 x 1.84
- 10. Foyer 3.85 x 2.46/5.81

FIRST FLOOR PLAN

Total Area: 693 m²
First Floor Area: 240 m²



- 01. Master Bedroom 6.30 x 4.42
- 02. Master Bathroom 3.13 x 3.19/2.57
- 03. Dressing room 4.07/4.69 x 4.42/3.13
- 04. Terrace (1) 4.33 x 2.08
- 05. Lobby (1) 1.32 x 1.27
- 06. Lobby (2) 7.28 x 1.21/2.40/2.61
- 07. Bedroom (2) 3.70 x 4.84
- 08. Bathroom (2) 1.73 x 3.53
- 09. Terrace (2) 4.92 x 0.36/0.29
- 10. Bedroom (3) 3.60 x 4.81/3.56
- 11. Bathroom (3) 1.73 x 3.53
- 12. Bedroom (4) 4.83 x 3.60/5.44
- 13. Bathroom (4) 3.54 x 1.74
- 14. Living Room 5.80 x 4.05
- 15. Stairs 2.84 x 4.70
- 16. Terrace (3) 7.80 x 1.10

PENTHOUSE FLOOR PLAN

Total Area: 693 m²
 Penthouse Area: 60 m²
 Roof Terrace Area: 156 m²



- 01. Stairs 2.84 x 5.66
- 02. Guest Room (2) 6.08/3.81 x 5.50/3.13
- 03. Guest Bathroom 2.90 x 2.20
- 04. Bathroom 2.90 x 2.50
- 05. Roof Terrace 16.54 x 20.36

BASEMENT FLOOR PLAN

*Basement Floor Area: 236 m²



*Basement floor is an additional option at an extra cost.

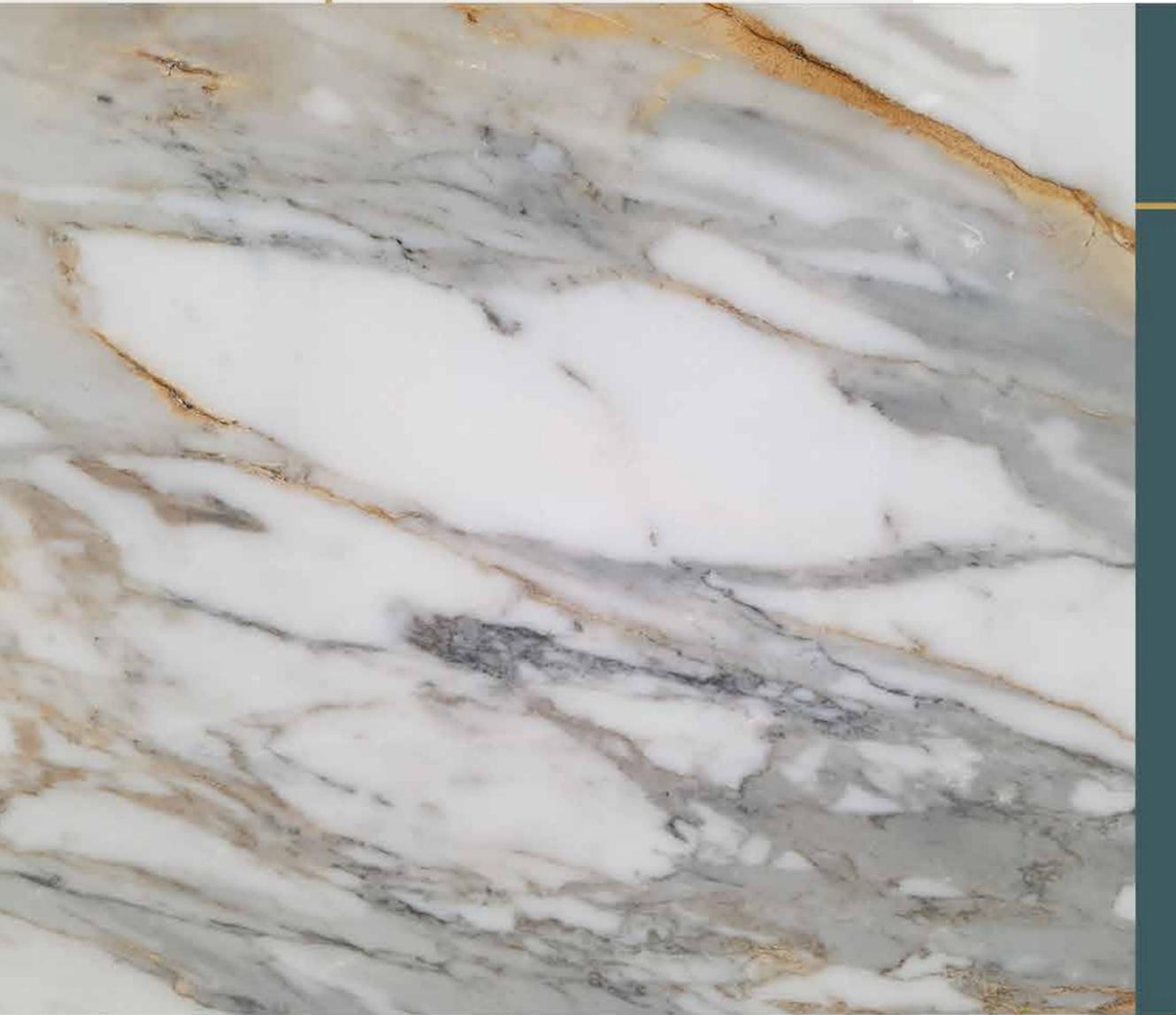
- 01. Entrance Lobby 7.08 x 2.45/1.69
- 02. Entertainment 4.61 x 5.66
- 03. Stairs 2.89 x 3.29
- 04. Laundry Room 2.49 x 2.29
- 05. Mech. Room 5.54/3.73 x 4.06/2.62
- 06. Hard Kitchen 3.98 x 7.02
- 07. Lobby (1) 1.57 x 2.28
- 08. Vestiaire 2.85 x 3.69
- 09. Nanny's Bedroom 2.05 x 3.16
- 10. Nanny's Bathroom 3.40 x 1.30
- 11. Court 7.67 x 2.50/11.21 x 2.43
- 12. Driver's Bedroom 3.29 x 2.07
- 13. Driver's Bathroom 2.90 x 1.43
- 14. Parking and Ramp 10.00 x 11.71

INTERIOR



A laid-back lifestyle that is natural to the environment is coupled with modern luxury to ensure natural lighting and a relaxing ambience for your comfort.

LIGHT
FINISHING



RECEPTION & DINING AREA

The furniture arrangement is framed by a separator that visually connects to the other living spaces while maintaining the character of the reception.

The light version of the reception is visually tranquil; with a harmony of light tones, accents are achieved through fabric textures. The colors of nature come into your home with this light color palette, which in the warm afternoon sun brings the warmth with the cool comfort of your home.



L U X U R Y
B O U T I Q U E
L I V I N G





DARK FINISHING

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors.

Combining different textures in one structure greatly exemplifies and enables the onlookers in visualizing and in getting a feel of an architectural expression of the space in which it is applied.

The materials of architecture communicate through resonance and composition, producing thought and sense-provoking qualities in the experience of a place. The designed structures encapsulate the luxuriousness through the material choice.

RECEPTION & DINING AREA

Let your imagination flow from the comfort of this sanctuary with its contemporary art and finishes that delight all the senses.

The reception is spacious, comfortable, and naturally lit by its long windows. The dark version of the reception is visually soothing and with minor accents that give a slight pop. The balance of color is as delicate as the choice of materials and textures.



L U X U R Y
B O U T I Q U E
L I V I N G



INTERIOR FULLY CUSTOMIZED

The use of forms, building materials and lighting enable architects to create remarkable atmospheres, whereby the selected surfaces for walls, ceilings, floors and furnishings play decisive roles. It is with these materials that design becomes reality; materials determine the atmosphere of spaces with their surfaces, colours and textures.

Users of the space come into direct contact with a building's interior surfaces much more than its facades. The perception is immediate; thus the visual and haptic, the acoustic and the olfactory qualities of materials acquire great importance and weight.





COMBINING DIFFERENT TEXTURES IN
ONE STRUCTURE GREATLY EXEMPLIFIES
AND ENABLES THE ONLOOKERS IN
VISUALIZING AND IN GETTING A FEEL OF
AN ARCHITECTURAL EXPRESSION OF THE
SPACE IN WHICH IT IS APPLIED.

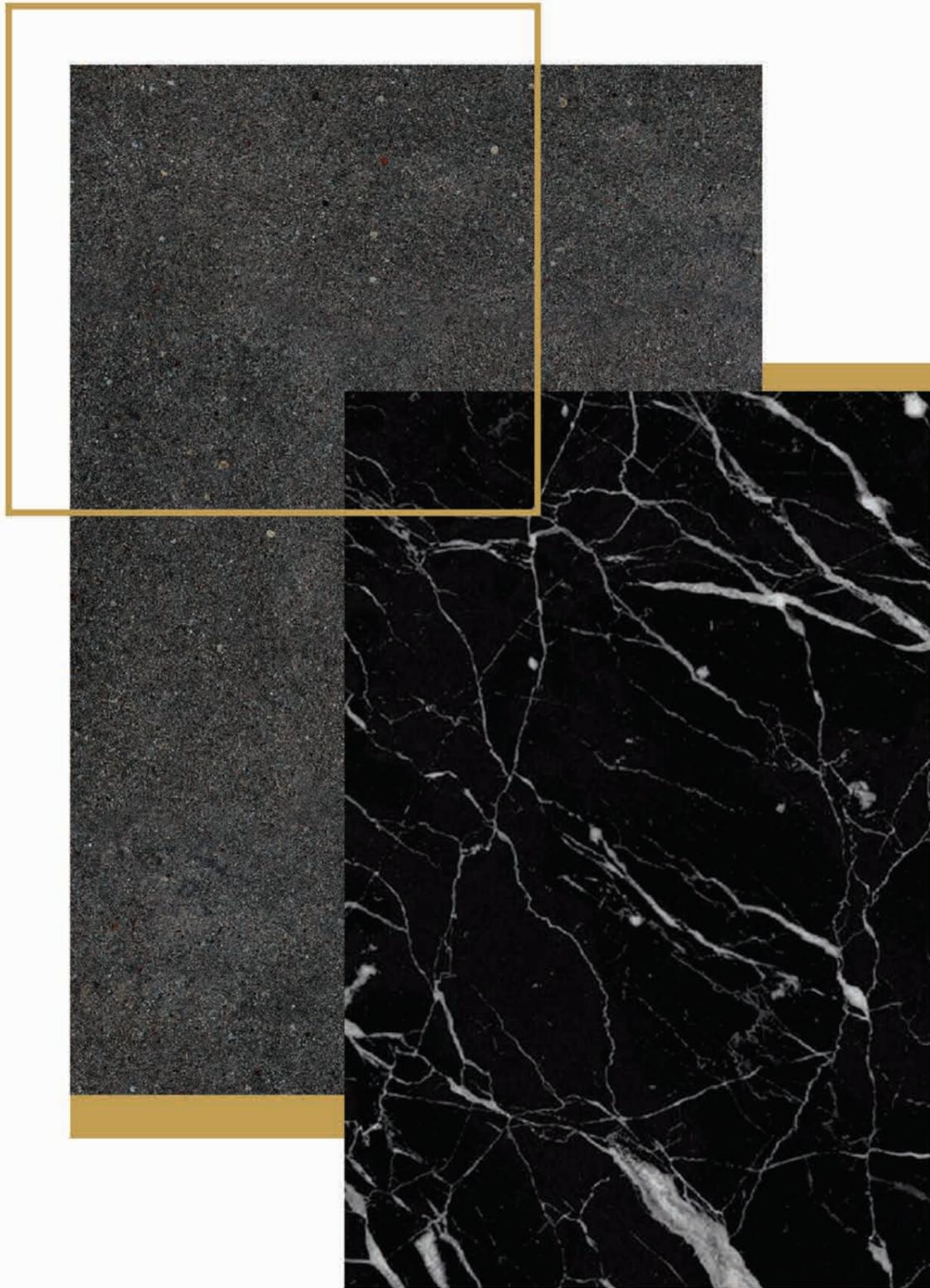


THE COLOR OF THE REFLECTION ON THE
MATERIALS ON THE WALL AND FLOOR
ALL HAVE INTEGRAL RELATIONSHIPS.
THE MATERIALS OF ARCHITECTURE
COMMUNICATE THROUGH RESONANCE
AND COMPOSITION, PRODUCING THOUGHT
AND SENSE-PROVOKING QUALITIES IN THE
EXPERIENCE OF A PLACE.



THE QUALITIES OF WOOD MAKE IT PROBABLY
THE MOST EXCEPTIONAL AND NOBLEST BUILDING
MATERIAL. WOOD MAINTAINS THE QUALITY OF A
LIVING ORGANISM, BRINGING THE OUTDOORS ESSENCE
INTO THE INTERIOR SPACE.





THE MATERIALS REFLECT THE RESIDENT'S SELF IMAGE AND SELF-CONCEPT. ENVISION YOU IN VINCI; THE WAY YOU SEE YOURSELF AND BELIEVE OTHERS SEE YOU IN VINCI'S BOUTIQUE LIFESTYLE. IT IS COMPOSITE OF MOTIVATIONS, NEEDS, AND WANTS AND IS INFLUENCED BY DESIGN FACTORS.

FINISHING

ICONIC VILLA FINISHING SPECS.

The exterior embodies the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, color combinations and schematic electric work layouts are complimentary. It includes details that inhabit an opulent quality of life, and integrate exclusive features within the residential spaces.

The interiors of Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

* All villas are delivered not finished, a separate contract for finishing with extra fees to be signed.

** Full interior design package to be finalized within 18 months after signing the contract.

*** Submission to happen 18 month prior to delivery.

**** Incase of using the same quantity and materials of the standard: these materials will be for free of charge. Fees applied incase of using extra quantity and materials.

***** Design to be finalized within 6 months after signing the contract.

EXTERIOR & FLOOR PLAN

	Premium	Customized	Fully Customized
3D Design	√	***√	*****√
Execution	√	With Extra Fees	**** With Extra Fees

FULL INTERIOR DESIGN PACKAGE

	Premium	Customized	Fully Customized
3D Design	**√ (Dark/Light)	**√ (Dark/Light)	**√

INTERIOR FINISHING

	Premium	Customized	Fully Customized
Execution	*Not Finished	*Not Finished	*Not Finished

SWIMMING POOL

	Premium	Customized	Fully Customized
3D Design	√	√	**√
Execution	Only skeleton with extra fees	Only skeleton with extra fees	Only skeleton with extra fees

VINCI

NEW CAPITAL | DIPLOMATIC AREA