



NOLL

*New Cairo*



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*New Cairo*

## Introducing Noll — New Cairo

There are places that you live in — and then there are places that live within you.



Noll is one of those rare places.

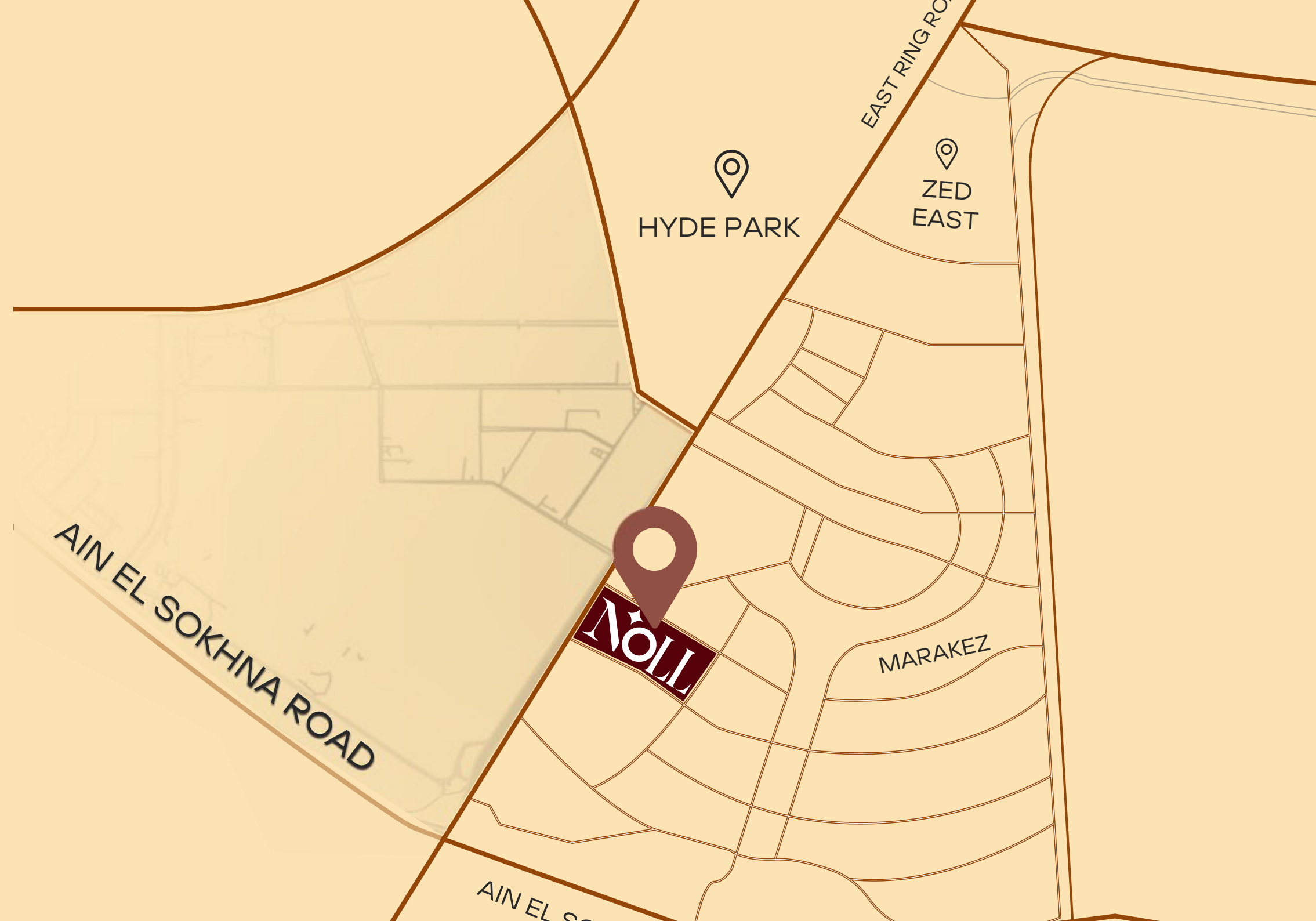
Set at the crown of New Cairo's 6th Settlement, Noll isn't just built on higher ground — it's built on higher purpose. A project designed for those who believe in life with depth, balance, and quiet elegance. With its elevated terrain and landmark presence, Noll commands the skyline with grace — making it more than a destination, but a declaration of lifestyle.

# Location

## 6<sup>th</sup> settlement

Noll rises from the highest point of the 6th Settlement in New Cairo. It is the crown of the district, surrounded by top-tier educational, commercial, and lifestyle destinations — yet far enough to feel like your private escape. Whether you're coming home from work or welcoming guests, *Noll's location makes every arrival feel like an entrance. With easy access to key roads and landmarks, and a -3year delivery timeline*, Noll is designed for those who seek both convenience and peace of mind.

- 2 minutes from Hyde Park
- 2 minutes Zed East
- 6 minutes from Mivida
- 8 minutes from Sodic
- 8 minutes from District 5
- 10 minutes from AUC
- 12 minutes from Ahly Sporting Club





# PROJECT DETAILS



Total Land Area

**90** Acres

A vast canvas for open  
skies and open hearts

Landscape Ratio

**80**% lush, layered, and  
luxuriously serene

Built-Up Area

**18**%

because we believe more  
green means more life

Loading Factor

**20**% a whisper of density,  
a world of space

*FULLY FURNISHED APARTMENTS*





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Delivery Timeline

3 years

With full high-end finishing

Payment Plan

0%  
Down Payment

UP TO

12 years

of installment flexibility





# *THE MASTER PLAN - A LIVING CANVAS*

Noll's masterplan is nothing short of visionary. With only 18 % of the land dedicated to buildings, the rest unfolds into a seamless blend of green landscapes, open-air paths, and curated moments of beauty. Every corner is a deliberate stroke of design, crafted to inspire joy, movement, and pause.

At the heart of this living masterpiece lies the largest infinity pool in the 6th Settlement a shimmering horizon that mirrors the sky. Surrounding it, lush walking trails, immersive greenery, and thoughtfully placed padel courts turn everyday routines into elevated experiences.

Noll isn't just a place you live in. It's a place that lives with you where every space is intentionally shaped for your senses to wander and your spirit to rest.





# UNIT TYPES

2 Bedroom Apartments *SQM*

*105-149*

3 Bedroom Apartments *SQM*

*167 - 209*

Duplexes with private rooftops

*381 + 77* *SQM*



[www.kleekdevelopments.com](http://www.kleekdevelopments.com)

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# Noll

*NEW CAIRO*

## Architecture & Design

In collaboration with the renowned Yasser El Beltagy, Noll was designed with one principle at heart: Expansive Harmony. This is not just architecture, it is poetry in form. A rhythm of symmetry, flow, and light. Every window is an invitation to the outside. Every pathway is a journey through calm.

The buildings are sculpted to echo nature, to breathe with the land, and to celebrate minimalism without compromising grandeur.

From intimate corners to panoramic terraces, every element is crafted to soothe the soul and elevate your everyday.





# KEY FEATURES & AMENITIES

At Noll, we believe luxury is not excess — it's ease, elegance, and thoughtful living. You will find more than just amenities. You will find experiences that elevate your days:



The Largest Infinity Pool in the 6th Settlement — floating between serenity and skyline



A Signature Clubhouse that becomes an extension of your living room



Seamless Walking Trails that meander through greenery, peace, and reflection

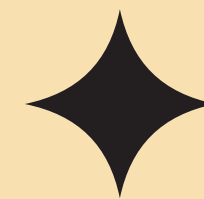


Family Zones & Gathering Spaces designed for connection, not congestion



Security & Smart Living Features — peace of mind, built-in

And most importantly, every unit is delivered fully finished to a high-end specification — so your only task is to move in and breathe out.



# PARTNERS













