EXPLORE

THE LARGEST MIXED USE BUILDING IN THE WORLD

SKYLINE



SKYLINE

THE LARGEST MIXED USE BUILDING IN THE WORLD

WELCOME TO

SKYLINE

Skyline is the largest mixed-use building in the world. It is a proud holder of a Guinness World record attempt, and was designed with a revolutionary, multi-dimensional vision in mind. Skyline is a residential, commercial, and administrative development, providing services that cater to your every need.

Advocating a greener future, Skyline is carefully crafted to ensure and facilitate sustainable living. It is truly one of Morshedy Group's most unique and outstanding mega projects.

1,262,000 M^2
Residential space

11,000
Residential Units

200,000 M^2
Admin space

2,000
Administrative Units

104,600 M^2
Commercial space

400
Retail Store



SKYLINE

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SKYLINE
EGYPT



6 HOURS

FLIGHT FROM MOST OF THE COUNTRIES IN THE WORLD.

64%

LOCATION

IN NEW CAIRO KATAMEYA ROAD

NEW CAPITAL
MIN 20

CAIRO INTERNATIONAL AIRPORT
MIN 14

MASR EL GEDIDA
MIN 15



SKYLINE

PARTNERS OF SUCCESS

savills



HADID

DESIGN & DEVELOPMENT GROUP



VAN DER PAS

SMART BUILDING
FOR SMART PEOPLE

SKYLINE

SMART STREET LIGHTS

INTERNET OF THINGS

WASTE MANAGEMENT

TRAFFIC MANAGEMENT

SMART PARKING

PUBLIC SAFETY

SMART ENERGY

SMART ENVIRONMENT

SMART BUILDINGS



SKYLINE — THE LARGEST MIXED USE BUILDING IN THE WORLD

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SUSTAINABILITY TO CHANGE THE WORLD



MASSING CONCEPT

PROBLEMS



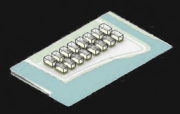
Crowded living condition

Seperate from Green Space

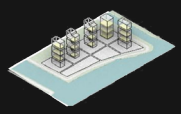
Disease Spreading

Mental problem

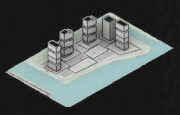
SKYLINE SOLUTION

1 

Push the space to introduce public realm

2 

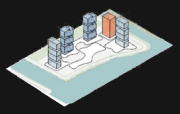
stacking the buildings to achieve functional modules across different levels

3 

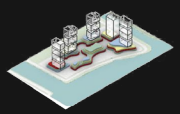
urban village: low rise building with programs on the ground floor

4 

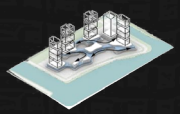
Build connections across podiums, shift circulation from inside to outside

5 

Create terraced podiums for commercial and leisure programs

6 

The shape of the public area defined by the program

7 

Assign public spaces with different identities to create community culture

8 

Apply landscape features in different public layers.

ARCHITECTURAL CONCEPT



LEVELS

SKY PARK

HOMETEL

Commercial

Sky Walk

SKYLINE — THE LARGEST MIXED USE BUILDING IN THE WORLD

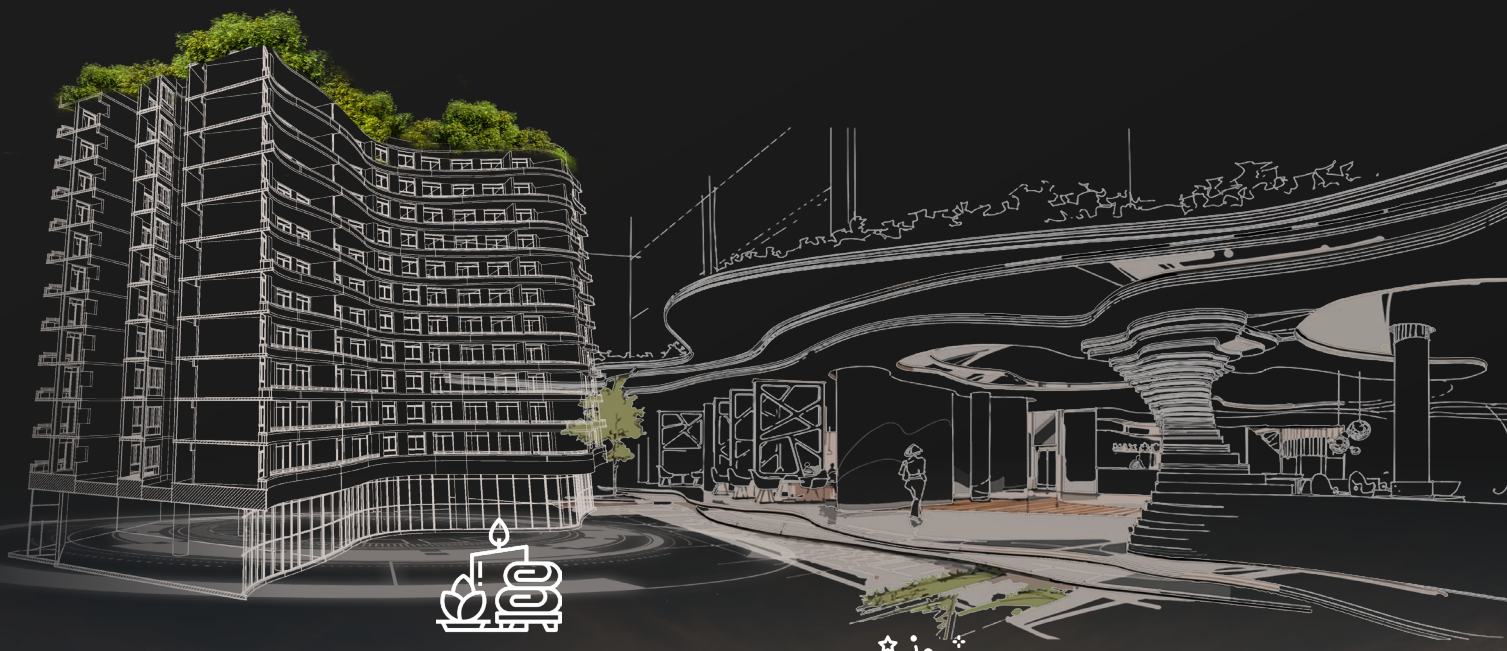
SKYLINE

SKY WALK

PUBLIC ACCESS WITH 400 RETAIL SPACES

AN OUTDOOR / INDOOR EXPERIENCE LIKE NO OTHER

SMART AMENITIES FOR A SMART COMMUNITY



SPA

OUTDOOR ENTERTAINMENT

WORLD CLASS CINEMA

ARCADE

RESTAURANTS

KIDS ZONE

INDOOR ENTERTAINMENT

SHOPPING RETAIL

THE LARGEST MIXED USE BUILDING IN THE WORLD

SKYLINE

SKY PARK

EXCLUSIVE ACCESS TO SKYLINE RESIDENTS ON SKYLINE'S ROOFTOP

SMART LOCATION FOR SMART LIFESTYLE

TOTAL PRIVACY & UNPARALLELED VIEWS

PING PONG

MINI GOLF

PADDLE TENNIS

KIDS AREA

SWIMMING POOL

EVENTS AREA

CLUB HOUSE

GYM

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HOMETEL

A NEW WAY OF LIVING

THE DIFFERENCE BETWEEN A HOMETEL AND SERVICED APPARTMENTS?

Serviced apartments are residential units in a standard residential building with hotel amenities.

A hometel is the edge of having your residential unit in building that is designed like a luxury hotel with all amenities included to ensure quality service.

DESIGNED LIKE A LUXURY



HOTEL
WITHIN THE COMFORT OF YOUR
HOME

HOMETEL

A NEW WAY OF LIVING



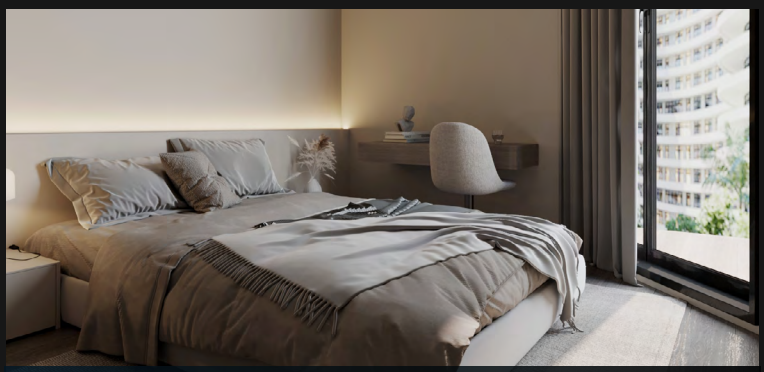
PRESIDENTIAL SUITE

AREA FROM 155M^2 - 175M^2

BEDS 4 | LIFETIME GUESTS 7 | BATHROOM 3

EXECUTIVE SUITE

AREA FROM 120M^2 - 140M^2



BEDS: 3 | LIFETIME GUESTS: 6 | BATHROOM: 3

SENIOR SUITE

AREA FROM 85M^2 - 110M^2



BEDS: 2 | LIFETIME GUESTS: 4 | BATHROOM: 2

JUNIOR SUITE

AREA FROM 60M^2



BEDS: 1 | LIFETIME GUESTS: 2 | BATHROOM: 1

STUDIOS

AREA FROM 40M^2 - 55M^2



LIFETIME GUESTS: 2 | BATHROOM: 1

SKYLINE

HOMETEL
FEATURES

- 24 HOURS FRONT DESK
- LOBBY
- KIDS' AREA
- TERRACE
- OVERALL WIFI
- ACCESS CARD
- PAID SERVICE
- SECURITY
- RESTAURANTS
- HOUSEKEEPING
- PRIVATE ENTRANCE
- GYM
- ACCESS TO SKY PARK
- LOUNGE



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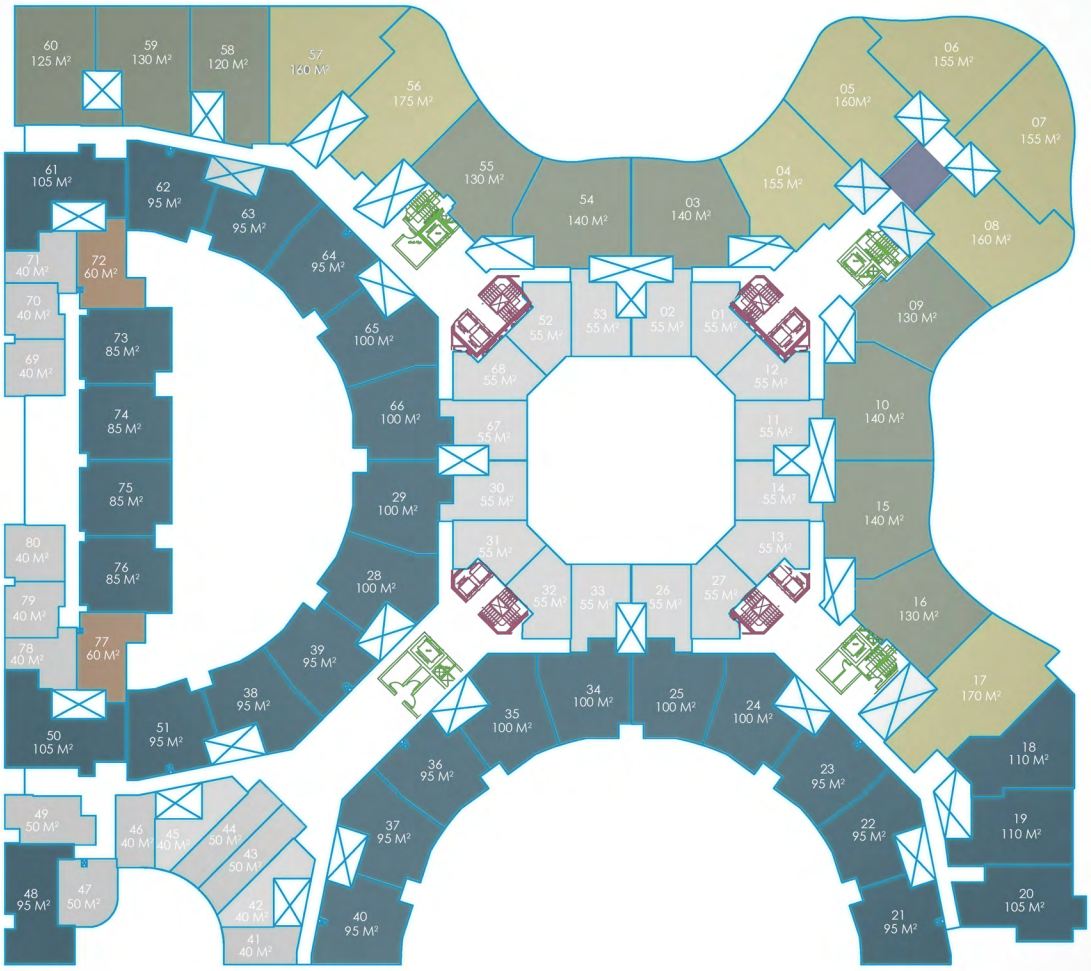
TOWER A4

HOMETEL

Devided into 5 seprate wings each one with a private entrance with 24/7 concierge service and a main lobby area on each floor.

Including a housekeeping and waste management facilities.

A total of 12 elevators per floor including 4 for furniture transportation.



PRESIDENTIAL SUITE
AREA FROM : 155M² - 175M²
4 BEDROOM

EXECUTIVE SUITE
AREA FROM : 120M² - 140M²
3 BEDROOM

SENIOR SUITE
AREA FROM : 85M² - 110M²
2 BEDROOM

JUNIOR SUITE
AREA : 60M²
1 BEDROOM

STUDIO
AREA FROM : 40M² - 55M²

Private lobby area for presidential suite

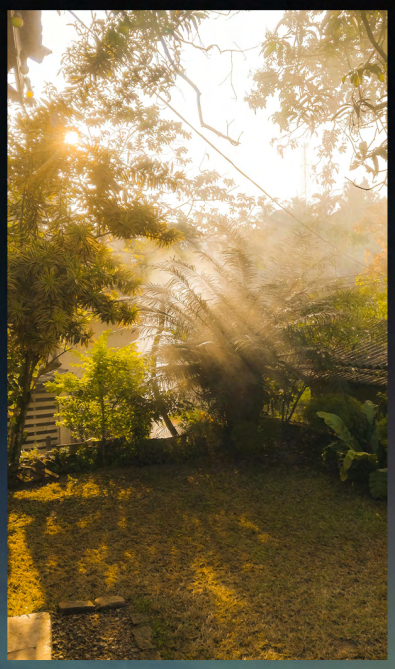
Main lobby area

Housekeeping and waste management facilities

SERENITY

IS THE UNMATCHED INTERNAL GREEN SCAPES WEAVING THROUGH THE BUILDING, TO CREATE ROOM TO BREATHE AND ENJOY BEAUTIFUL LUSH GREENERY ACCOMPANIED BY SMALL COMMUNAL SPACES EXCLUSIVE TO SKYLINE RESIDENTS. TOTAL NOISE CANCELLATION AND PRIVACY ~ FOR THOSE WHO ENJOY TOTAL SERENITY.





SKYLINE

BUSINESS DISTRICT

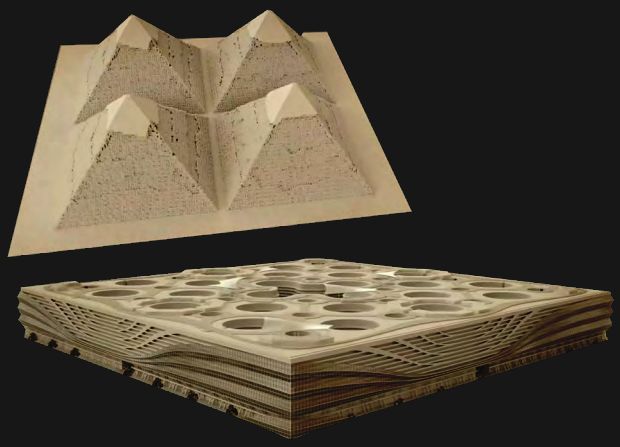
BY SKYLINE'S ICONIC MIRROR FACADE, PLACED ON WHAT CAN BE CALLED THE 'OUTSKIRTS' OF THE MIXED-USE COMPLEX.



SKYLINE — THE LARGEST MIXED USE BUILDING IN THE WORLD

SKYLINE VS WONDERS OF THE WORLD

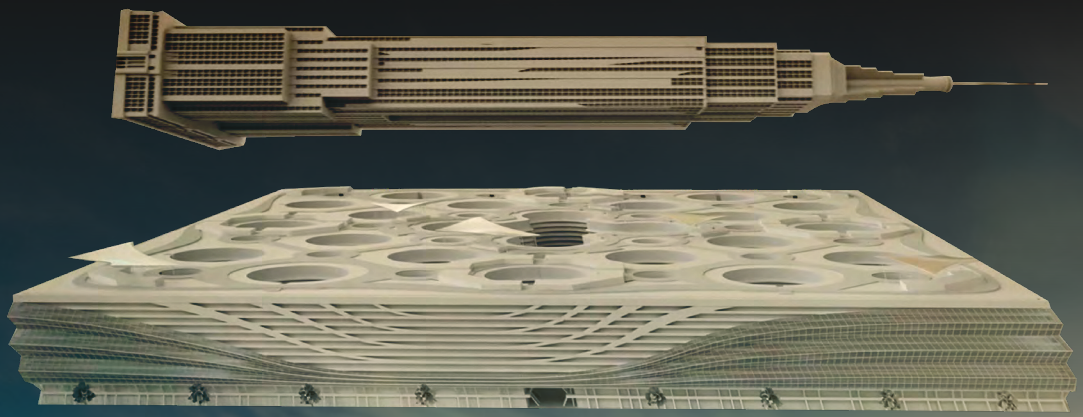
GREAT PYRAMIDS OF GIZA x4



To put this in perspective you can place four of the Great Pyramids on the space

EMPIRE STATE

If the **Empire State Building** in New York was placed on its side, it would be the length of one of the four front facades of Skyline.



450 M



MORSHEDY
GROUP

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