

10n
Smart Residence

• Created By



the Circle of smart living

About ION

ION created the convergence of innovation and facilitation to forge deep connections and transform the world into a smarter, more accessible ecosystem, making life easier and smarter for people in meaningful ways.

Embracing Smart Technologies for a Seamless Connected Experience In The R8

ION is situated in an exceptional location within the highly sought-after residential district of the New Capital, centrally located in the R8 and it is positioned on three main roads with widths of 60, 60, and 40. Nevertheless, **ION** stands out from neighboring compounds in the R8 by taking the integration of technology and lifestyle to the next level and making every aspect meticulously monitored by advanced sensor technology.

We Created A Place That Empowers People To Live Their Best Together In A Smart Way.

Smart Way

ION
Smart Residence



From manicured landscapes to tranquil water features, **ION** invites residents and visitors to embark on a journey of discovery through its flowing, interconnected pathways.

The project's master plan is designed with a focus on comfort and soothing life to ensure that residents have ample access to green spaces, where they can relax, unwind, and enjoy the natural beauty of their surroundings.

- 2 Min - Green River
- 3 Min - Diplomatic District
- 3 Min - Culture and Science City
- 4 Min - Cathedral of the Nativity
- 5 Min - El Masa Hotel
- 5 Min - Governmental District
- 10 Min - New Capital Int. Airport
- 11 Min - The Expo City
- 12 Min - New Opera House
- 12 Min - The Medical City
- 15 Min - Al Fatah El Aleem Mosque



Location

A close-up photograph of a woman's face, partially obscured by a bouquet of flowers. The woman has dark hair and is wearing a white lace-trimmed top. The bouquet consists of several large yellow daisies, smaller yellow flowers, and two prominent white daisies with yellow centers. The background is a soft, light blue color.

Beyond a Home

Discover a lifestyle

Designed for your comfort,
convenience,

and everyday

joy



Community Engagement

Kids Valley
Clubhouse

Sport Courts

Commercial Hub

Spa And Fitness Center

Vehicle Charging Area

Special Needs Facilities

Dynamic Water Features

Recreational Kids' Nursery

Jogging and Cycling Lanes

Seating And Gathering Areas

Relaxation And Yoga Spaces

Green Areas and Landscape Views

Connectivity

designed for security, ease, and efficiency

- Automated Access Control
- CCTV System - A/V Intercom - WI-FI
- Emergency Response
- Maintenance System
- Light Motion Detection
- Electronic Gates
- Smart Parking
- Smart Energy Efficiency System
- Smart Waste Management System
- Smart Water and Irrigation System



Smart Residence

Buildings 01 - 02 - 03 - 04

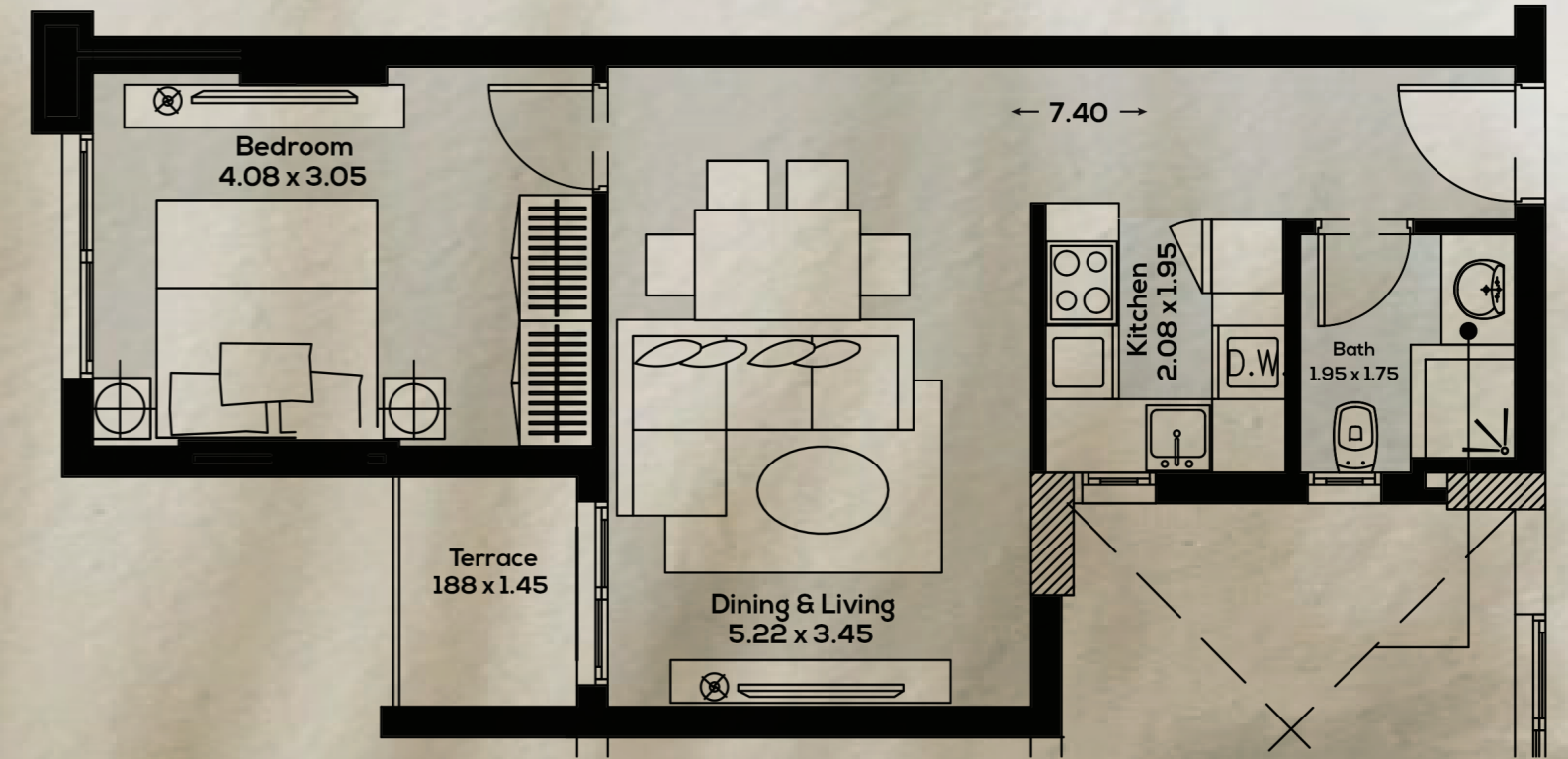




203

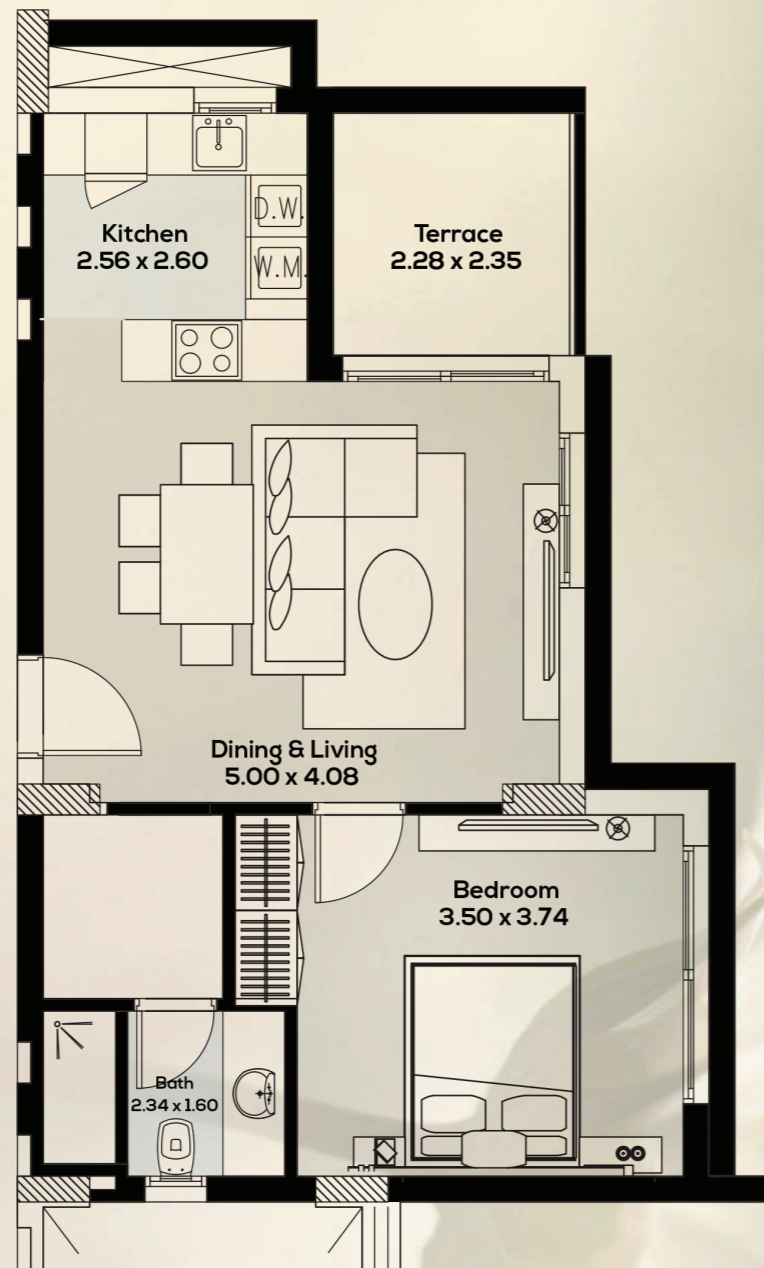
● **68 M²**
1 Bedrooms
Type 2

Smart Residence



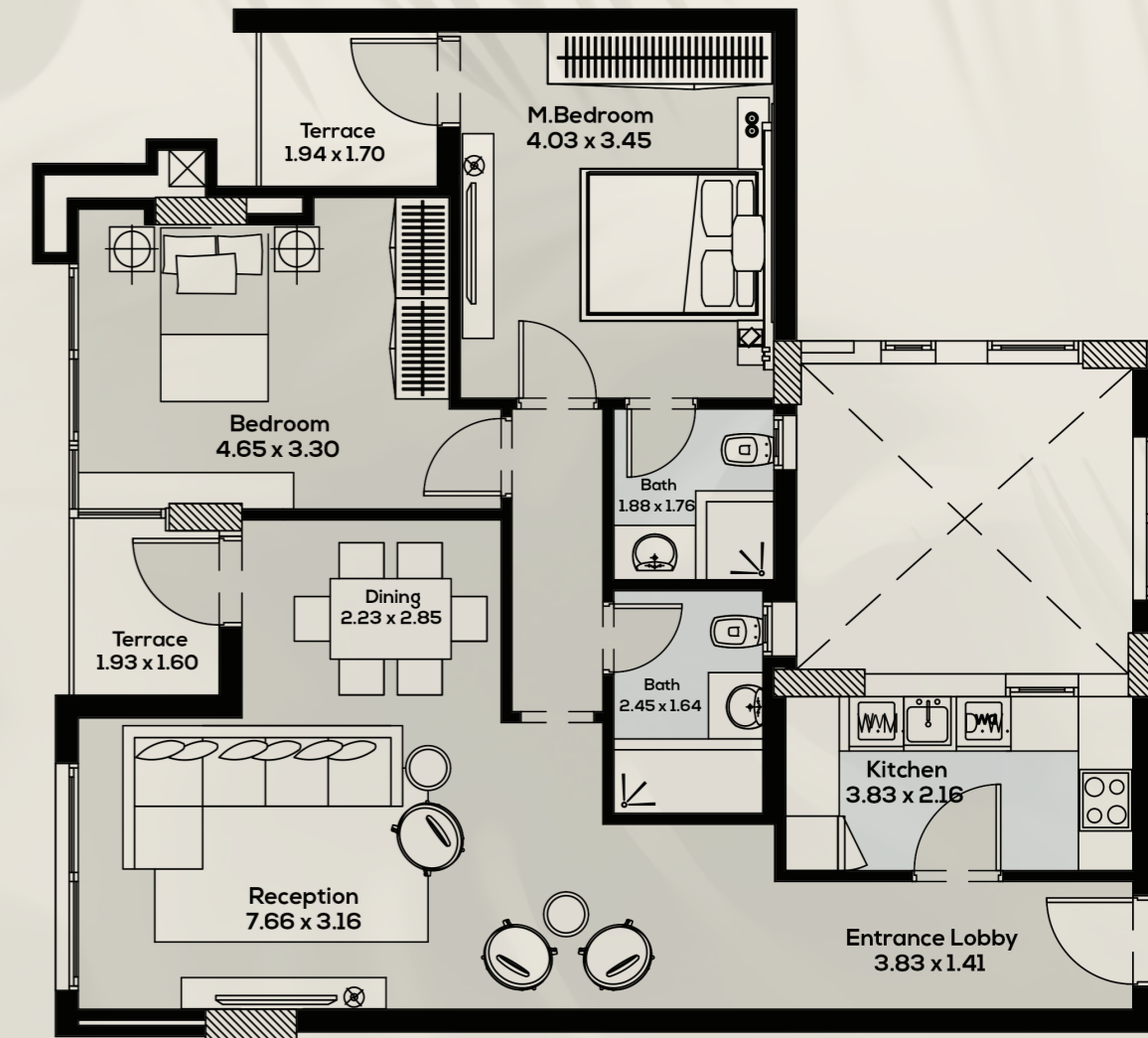
T - 07

● **79 M²**
1 Bedrooms
Type 1



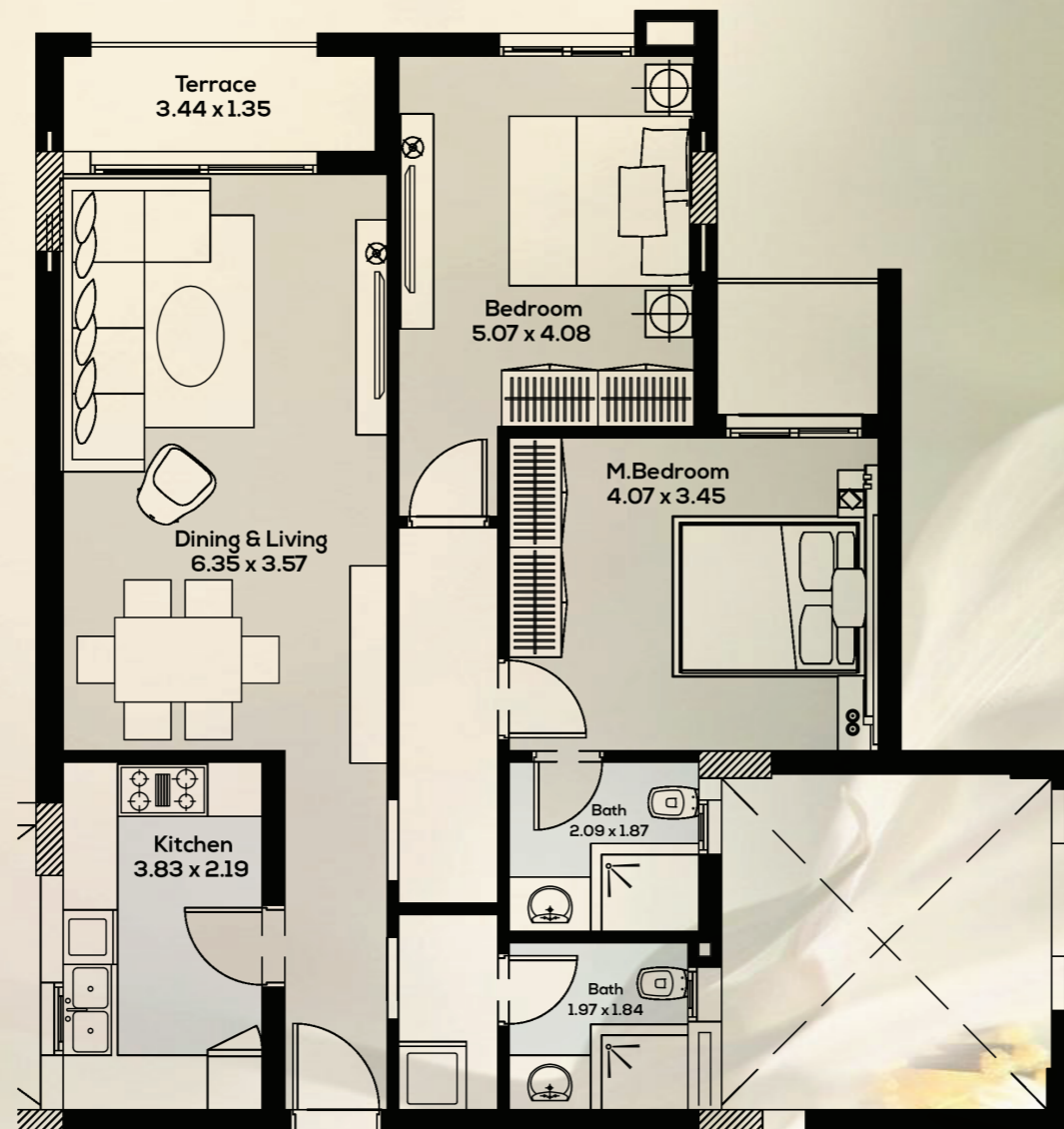
T - 02

● **123 M²**
2 Bedrooms
Type 3



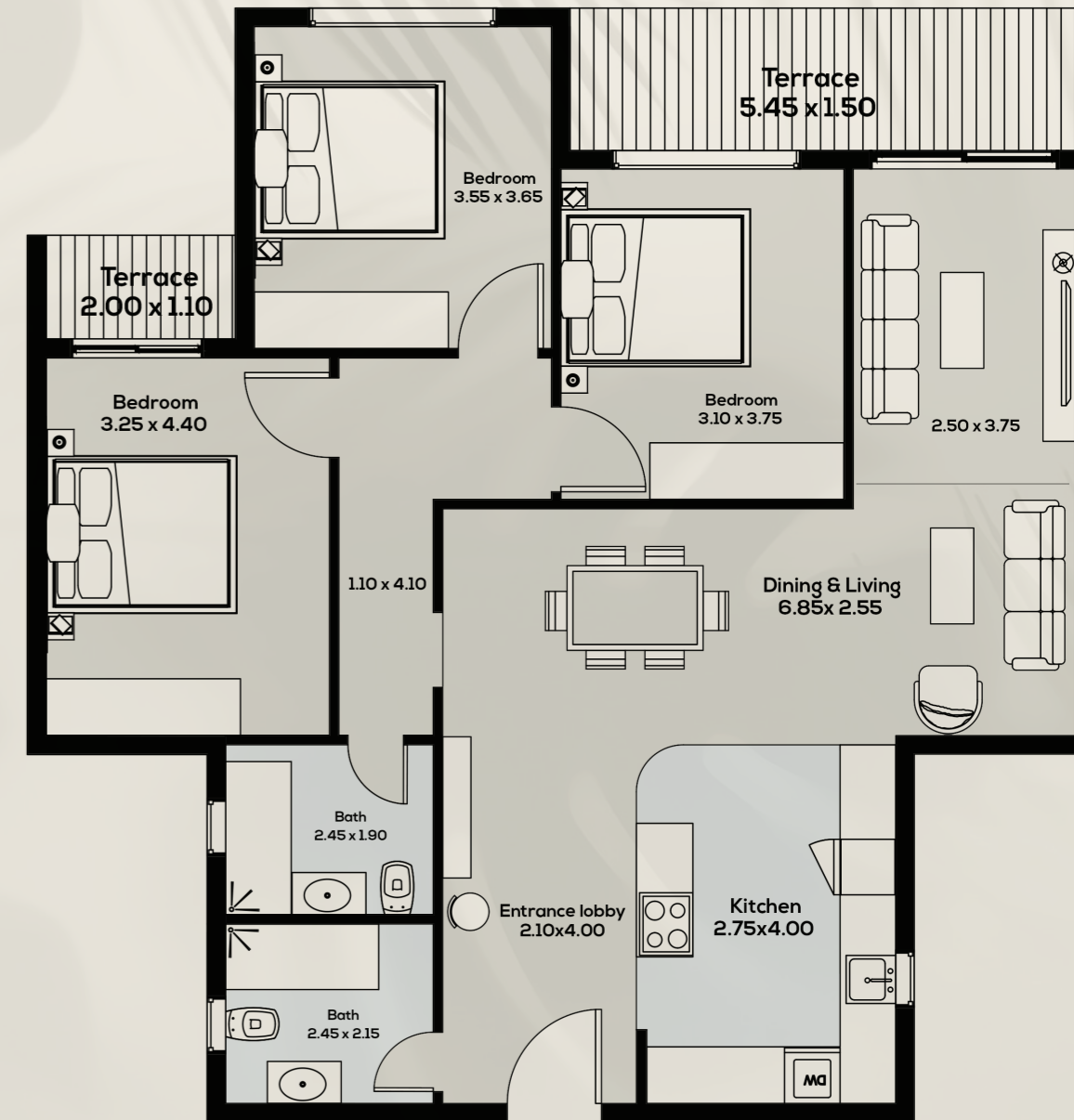
T - 04

● **124 M²**
1 Bedrooms
Type 1



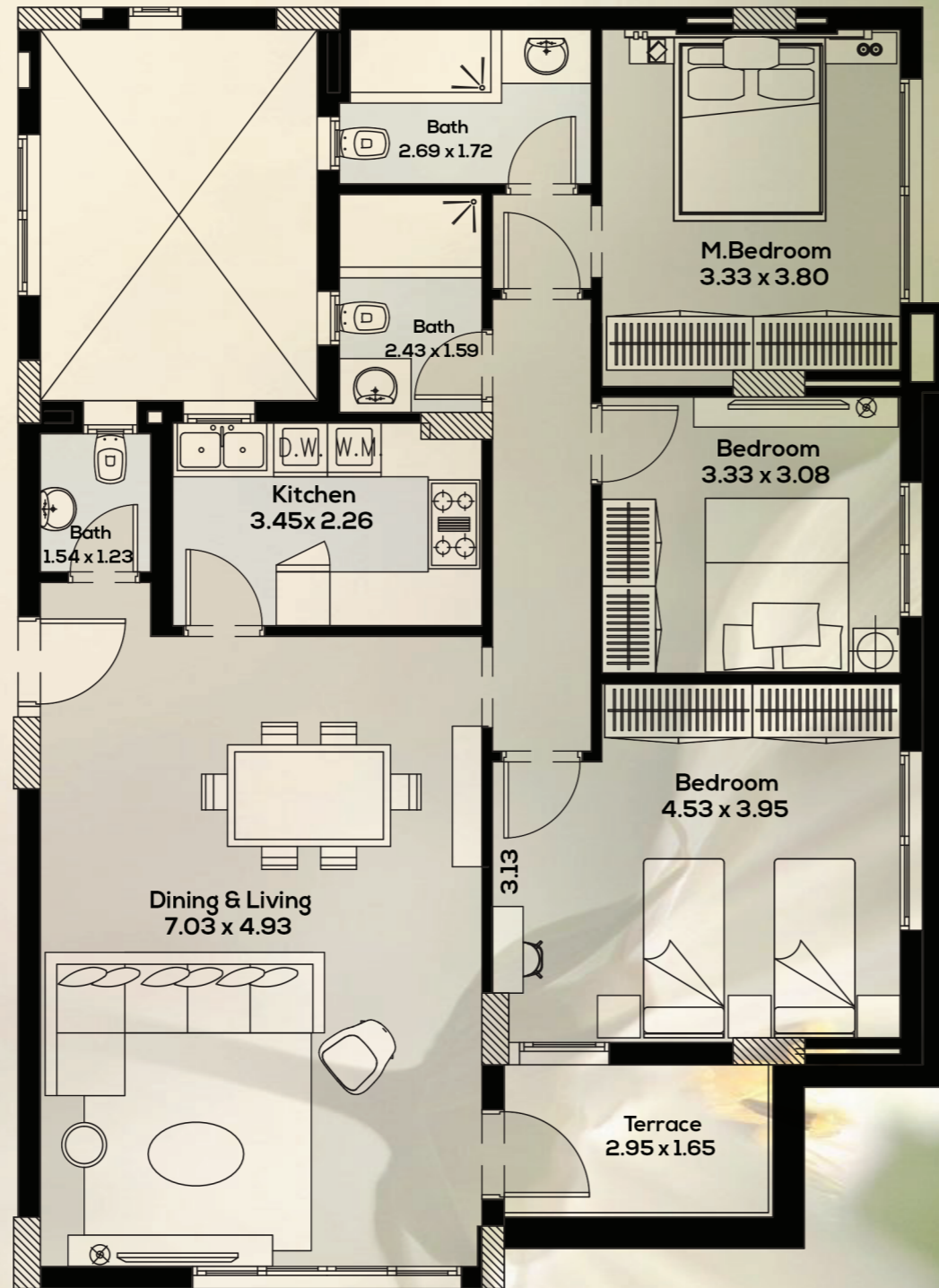
T - 12

● **140 M²**
3 Bedrooms
Type 5



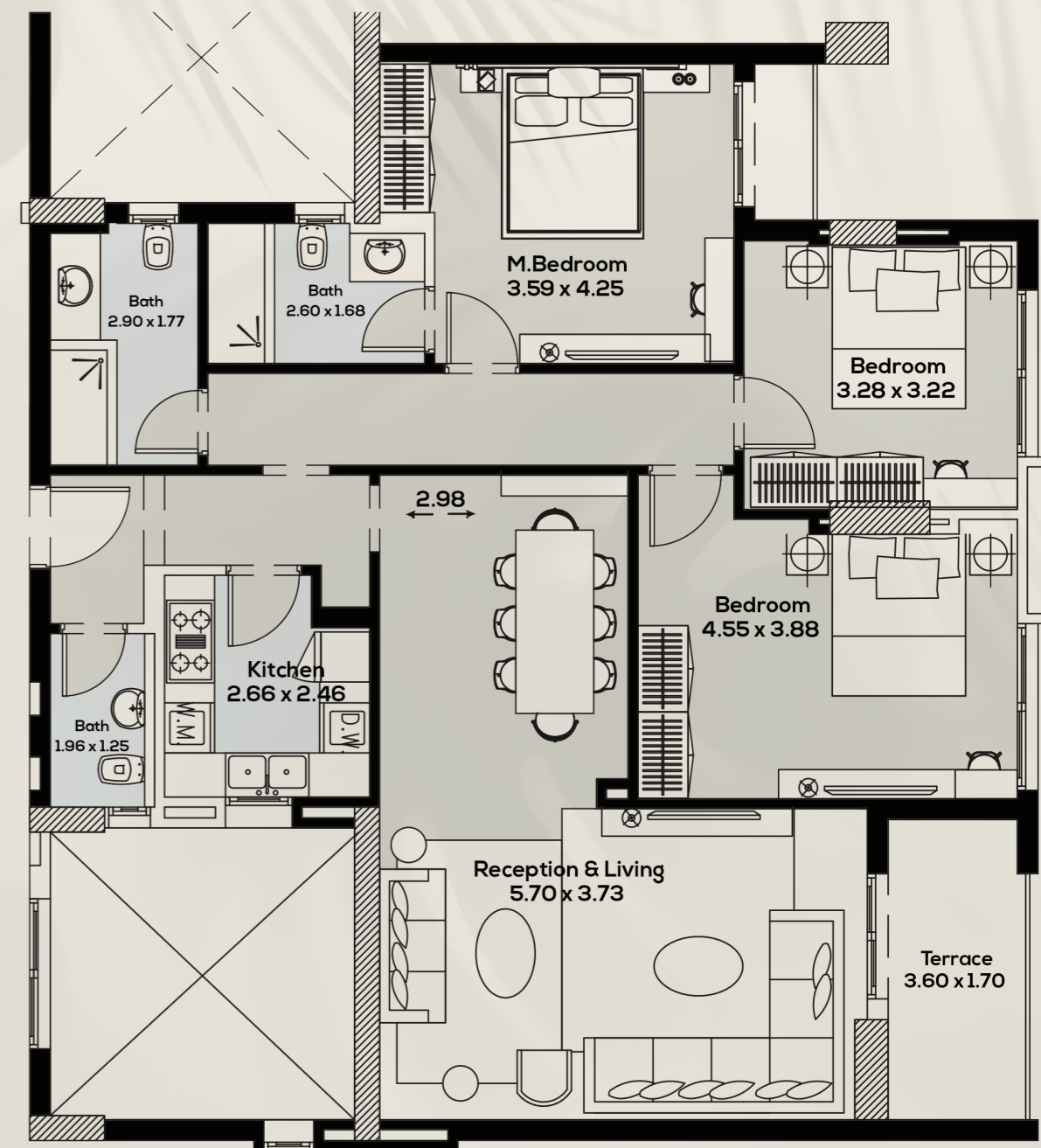
T - 06

● **149M²**
3 Bedrooms
Type 3



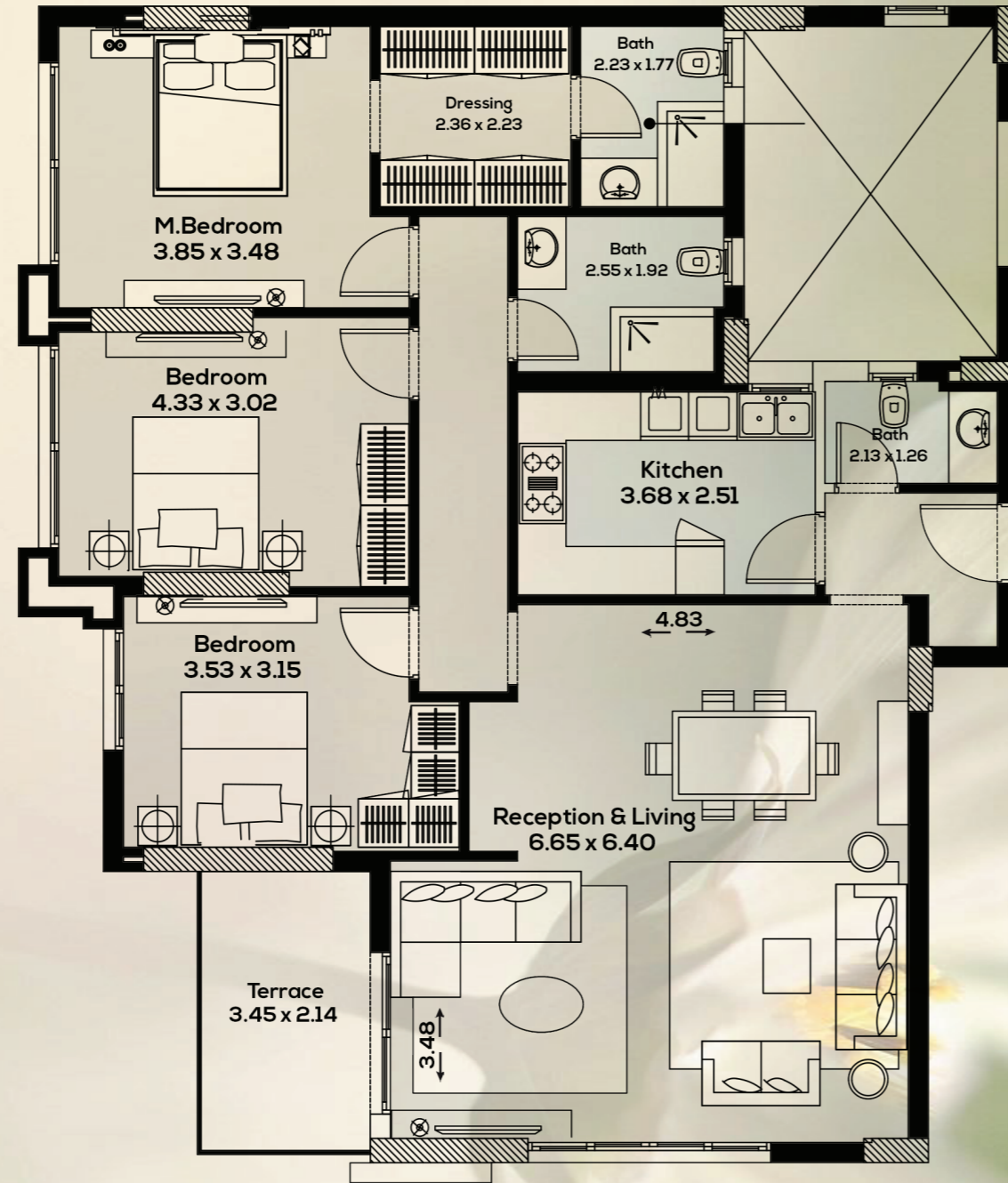
108

● **159 M²**
3 Bedrooms
Type 7



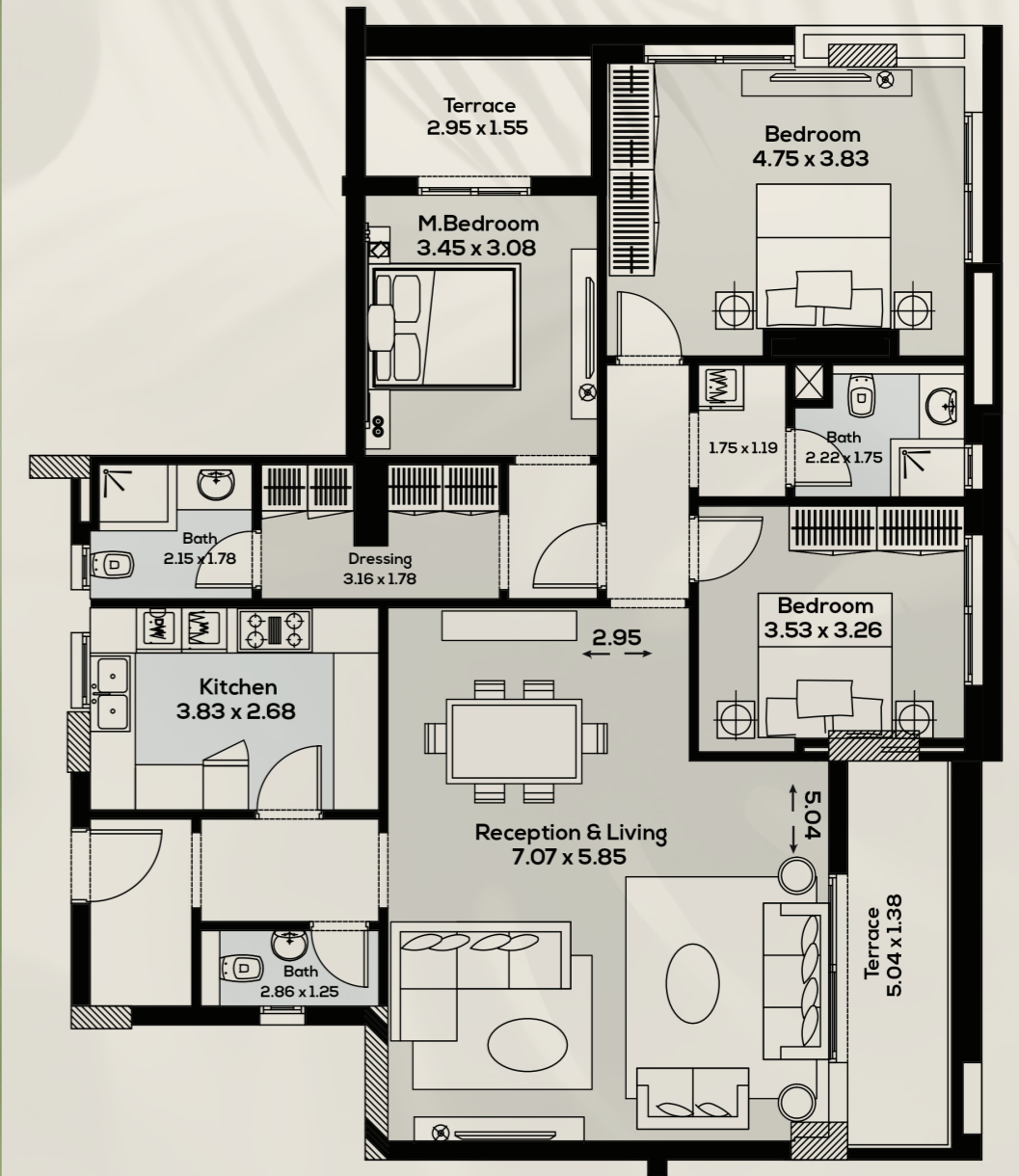
T - 05

● **169 M²**
3 Bedrooms
Type 4



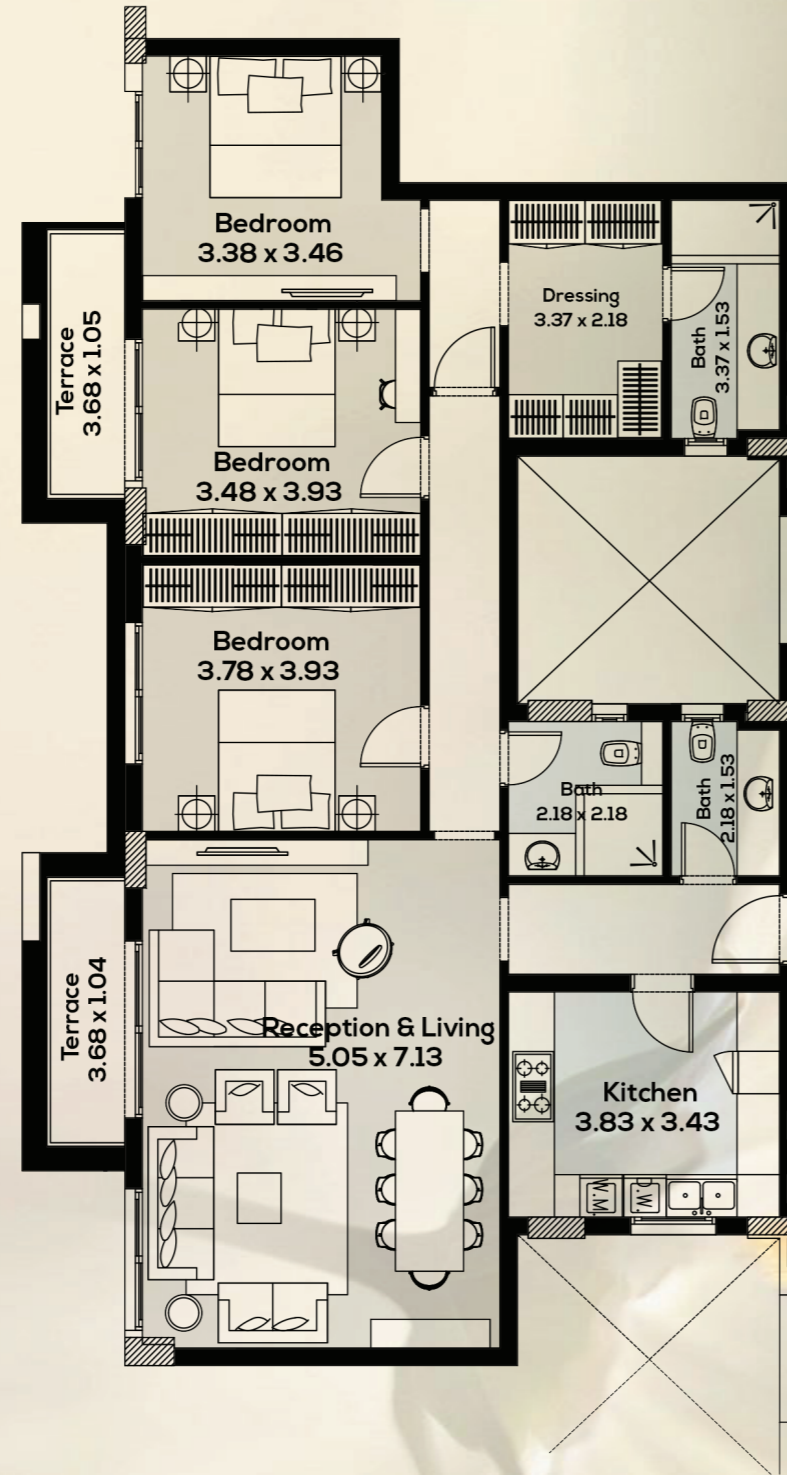
T - 01

● **183 M²**
3 Bedrooms
Type 6



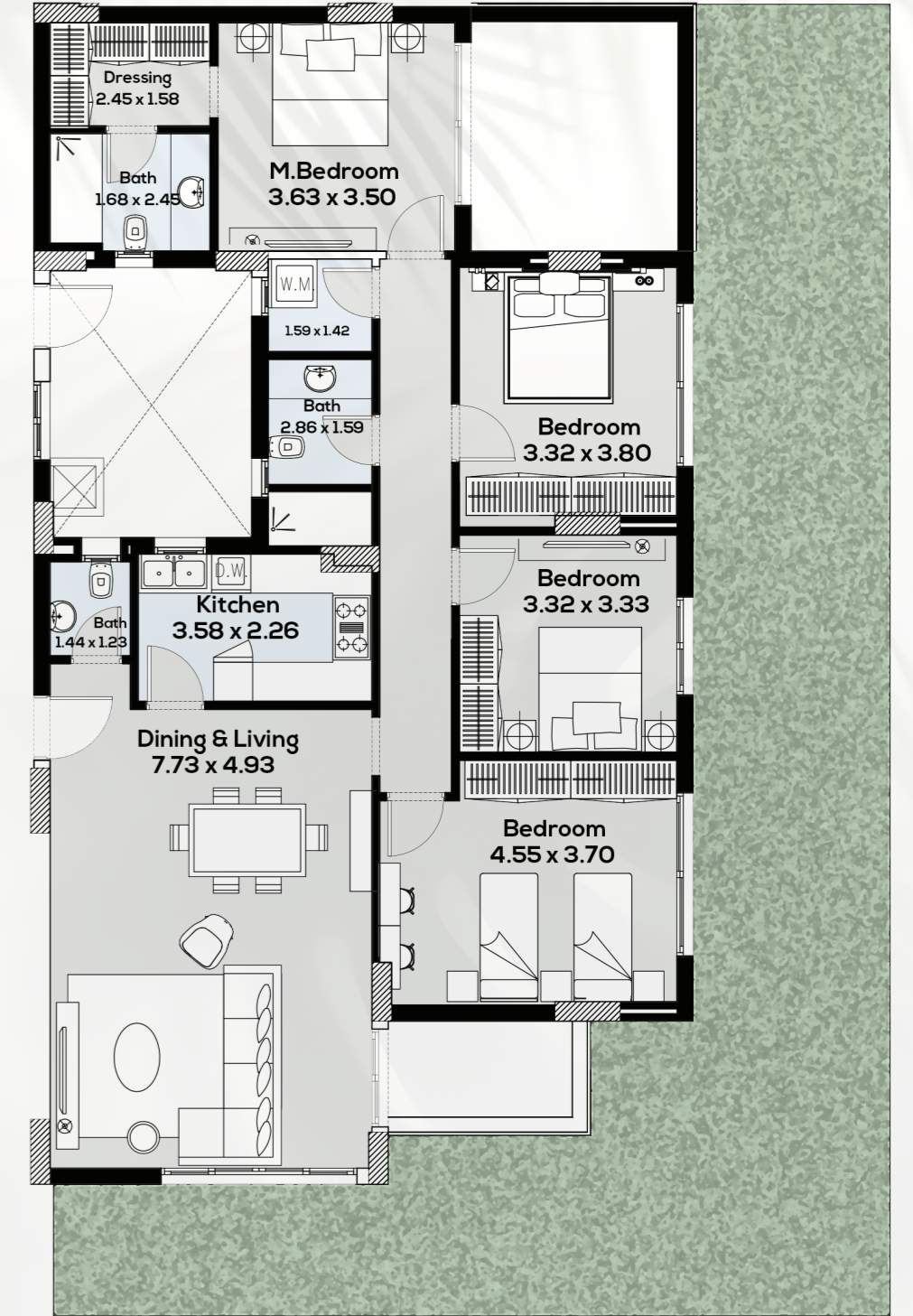
T - 08

● 190 M²
3 Bedrooms
Type 2



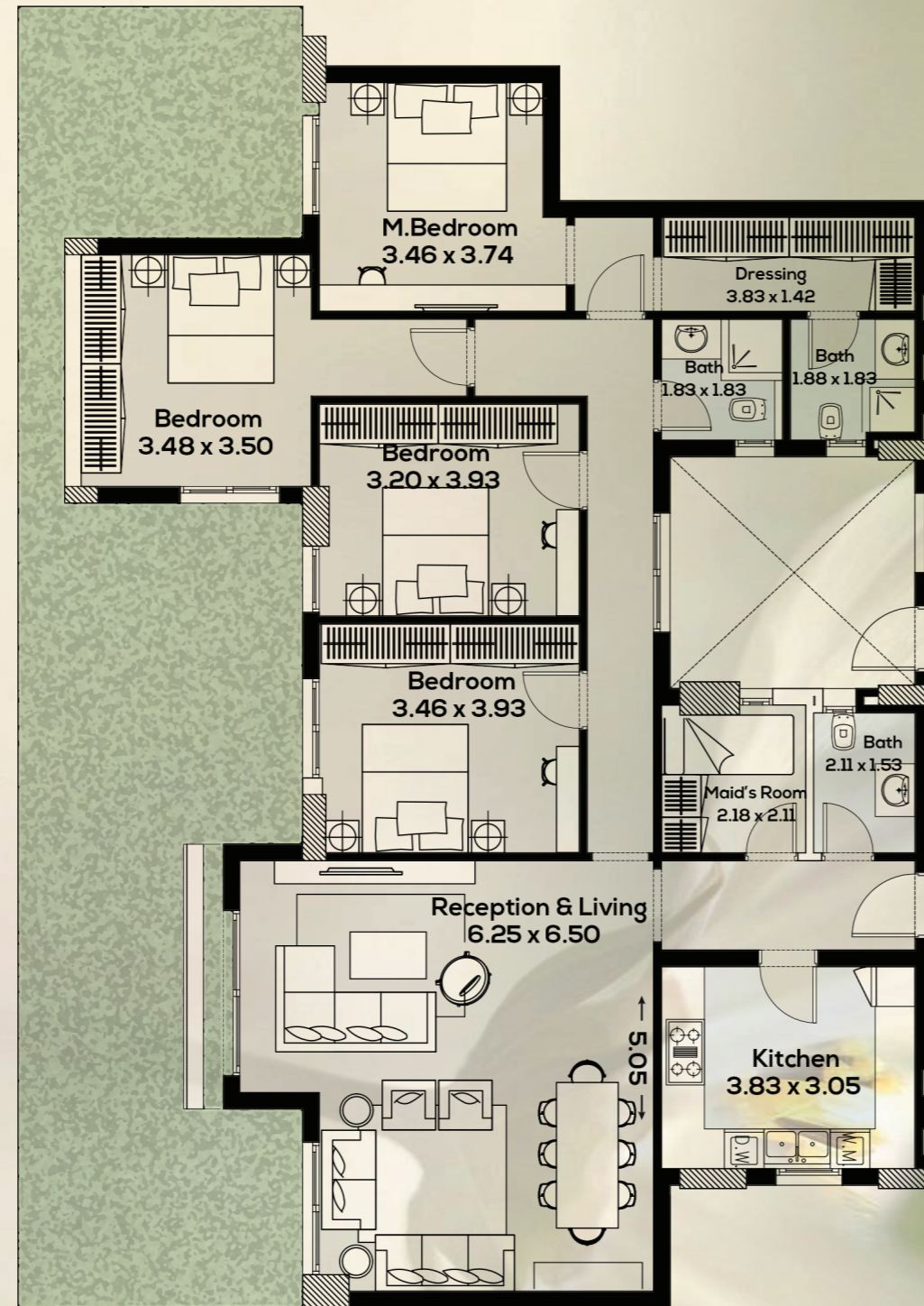
G - 04

● 197 M²
4 Bedrooms
Type 4



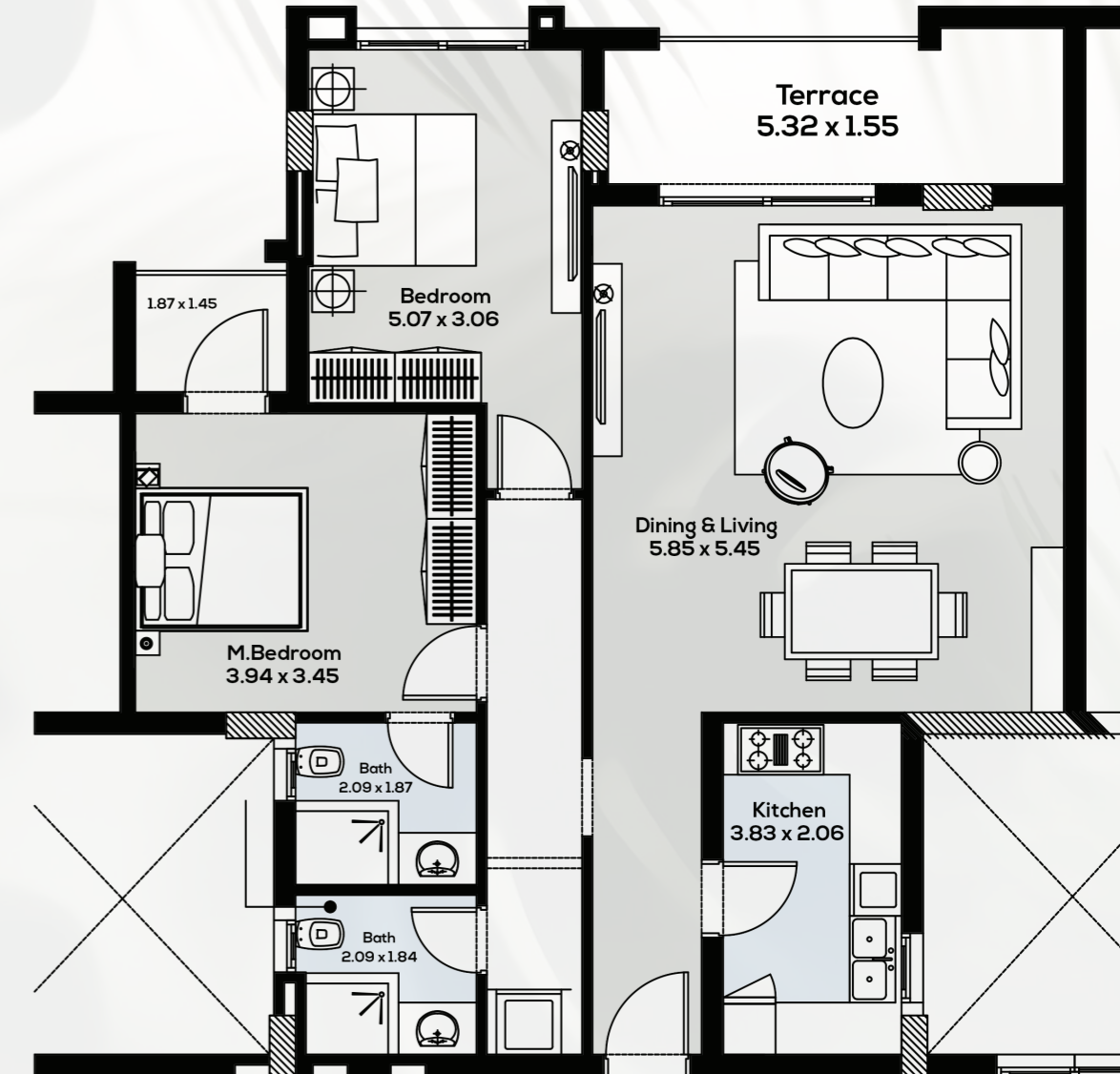
G - 05

● **200 M²**
4 Bedrooms
Type 3



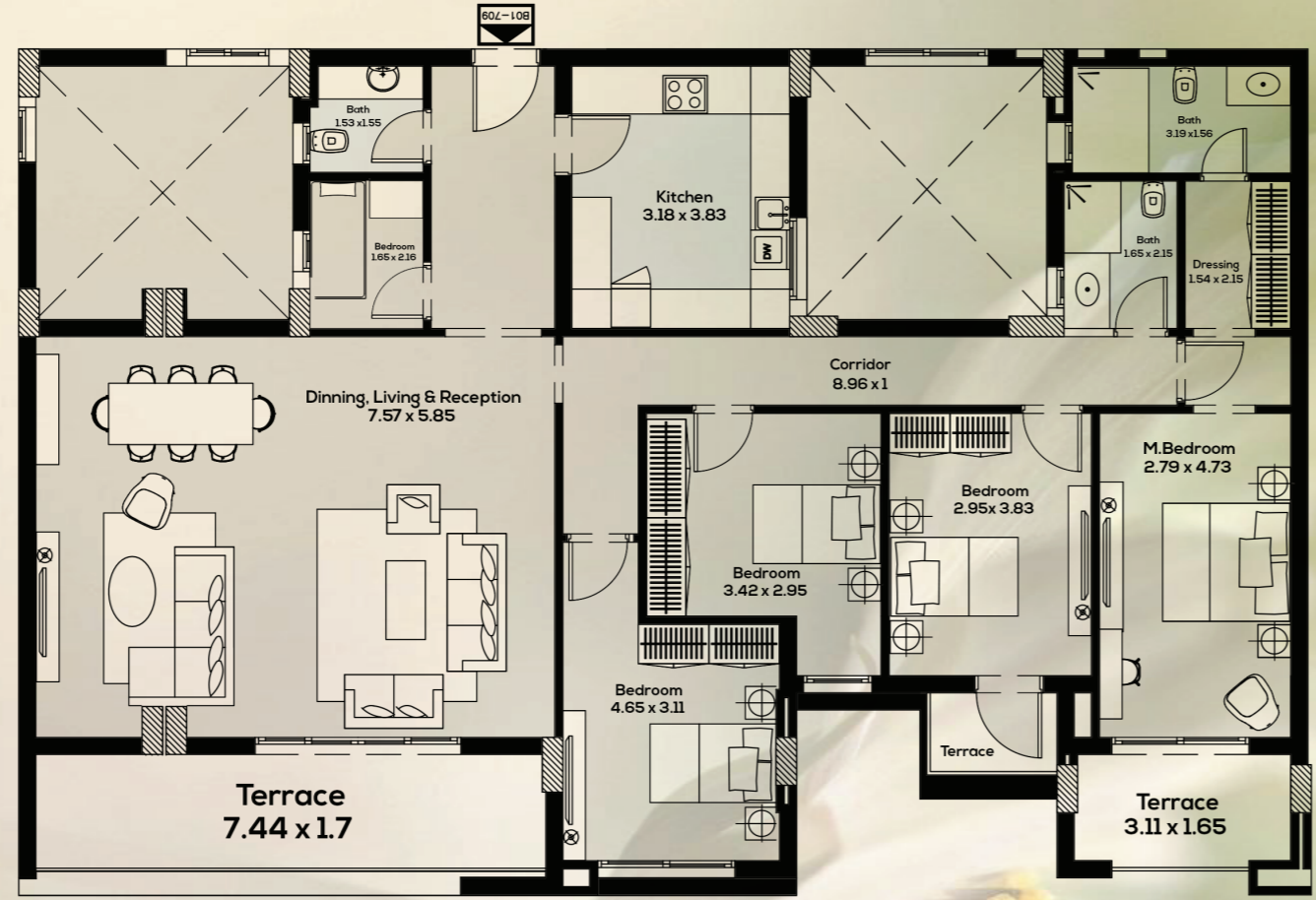
710

● **217M²**
3 Bedrooms
Type 1



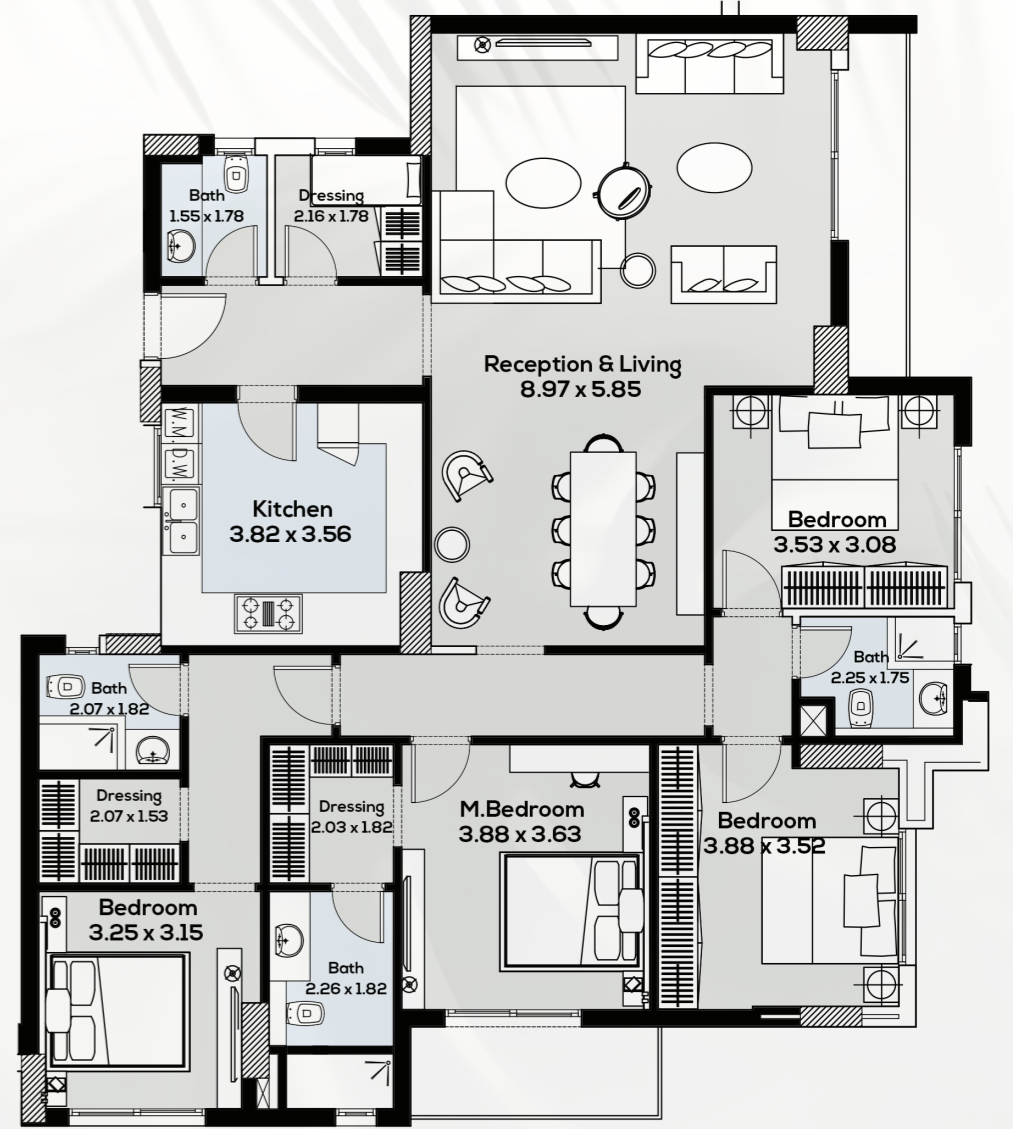
709

● **225 M²**
4 Bedrooms
Type 5



701

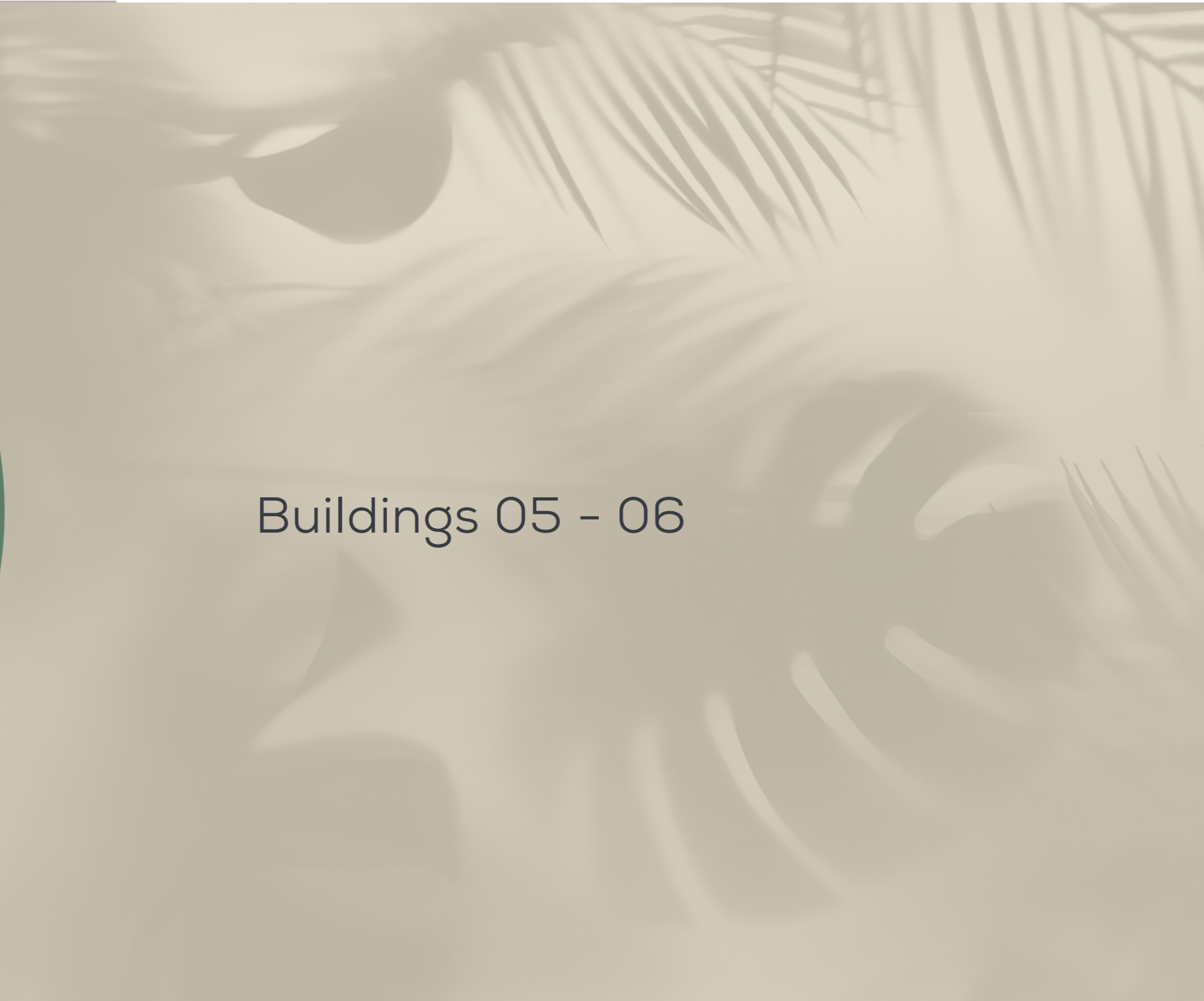
● **226M²**
4 Bedrooms
Type 1





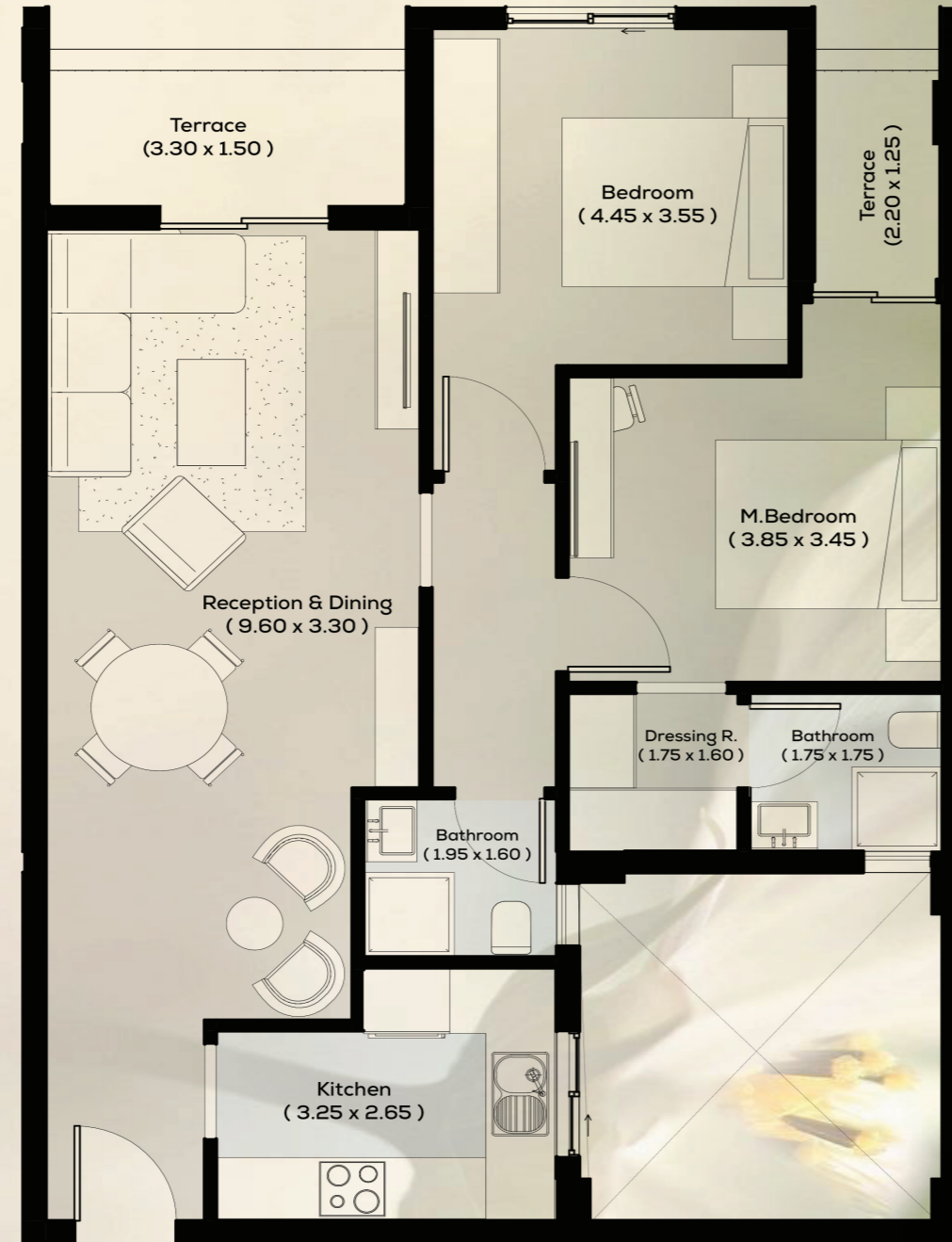
Smart Residence

Buildings 05 - 06



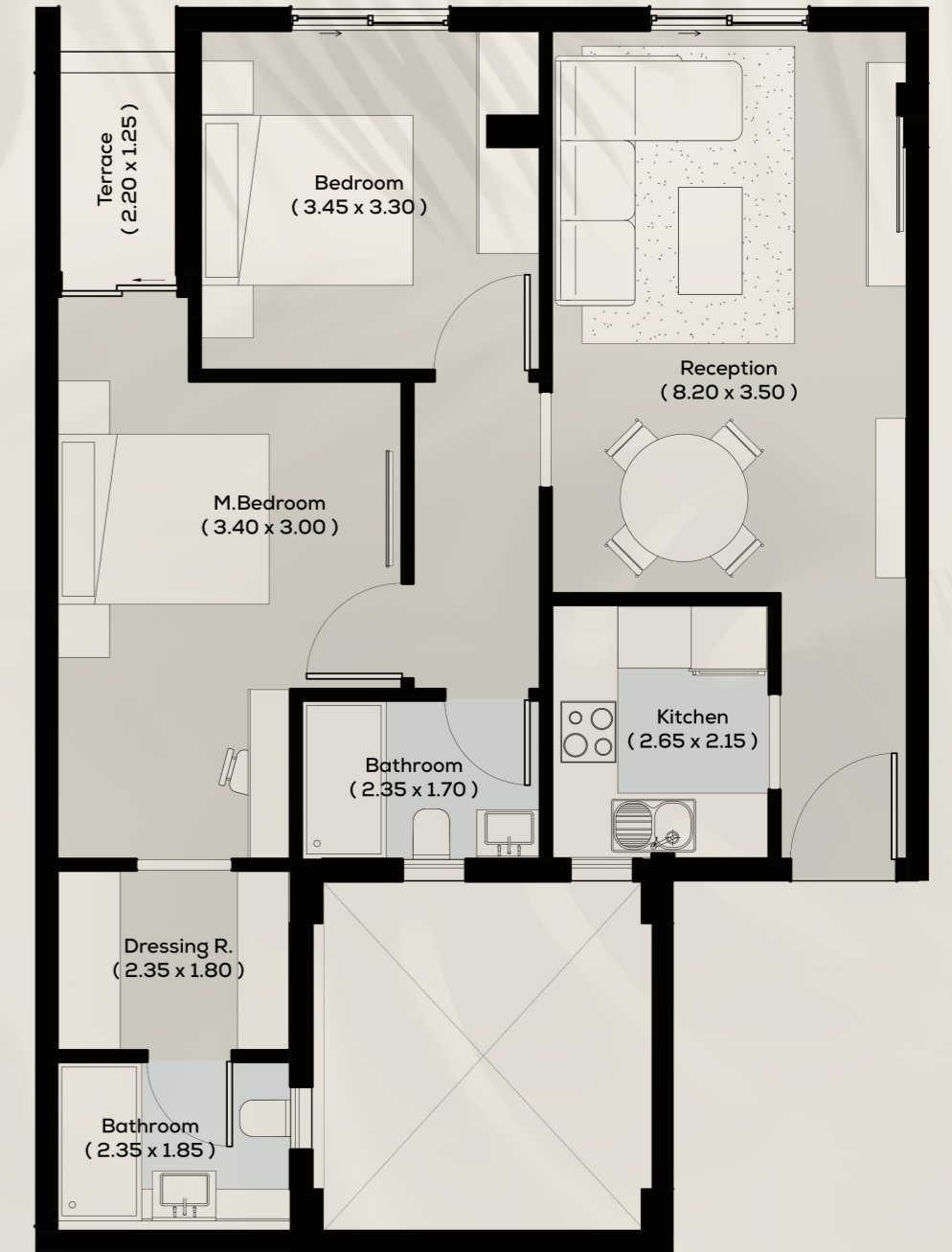
604 & 606
704 & 706

● **109 M²**
2 Bedrooms
Type A



604 & 606

● **102 M²**
2 Bedrooms
Type B





Where every detail connects

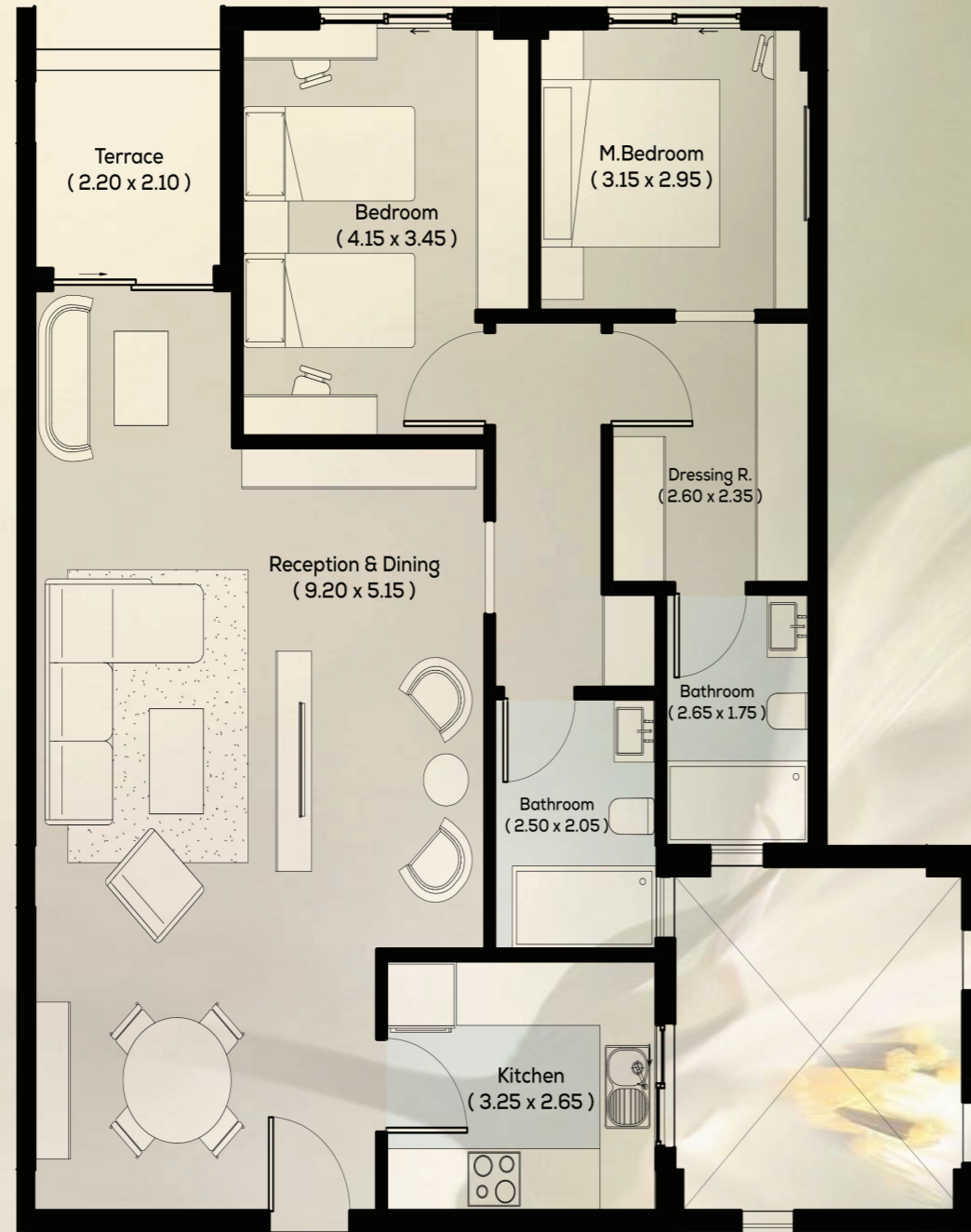
Smart Residence



● 2 Bedrooms
Type C

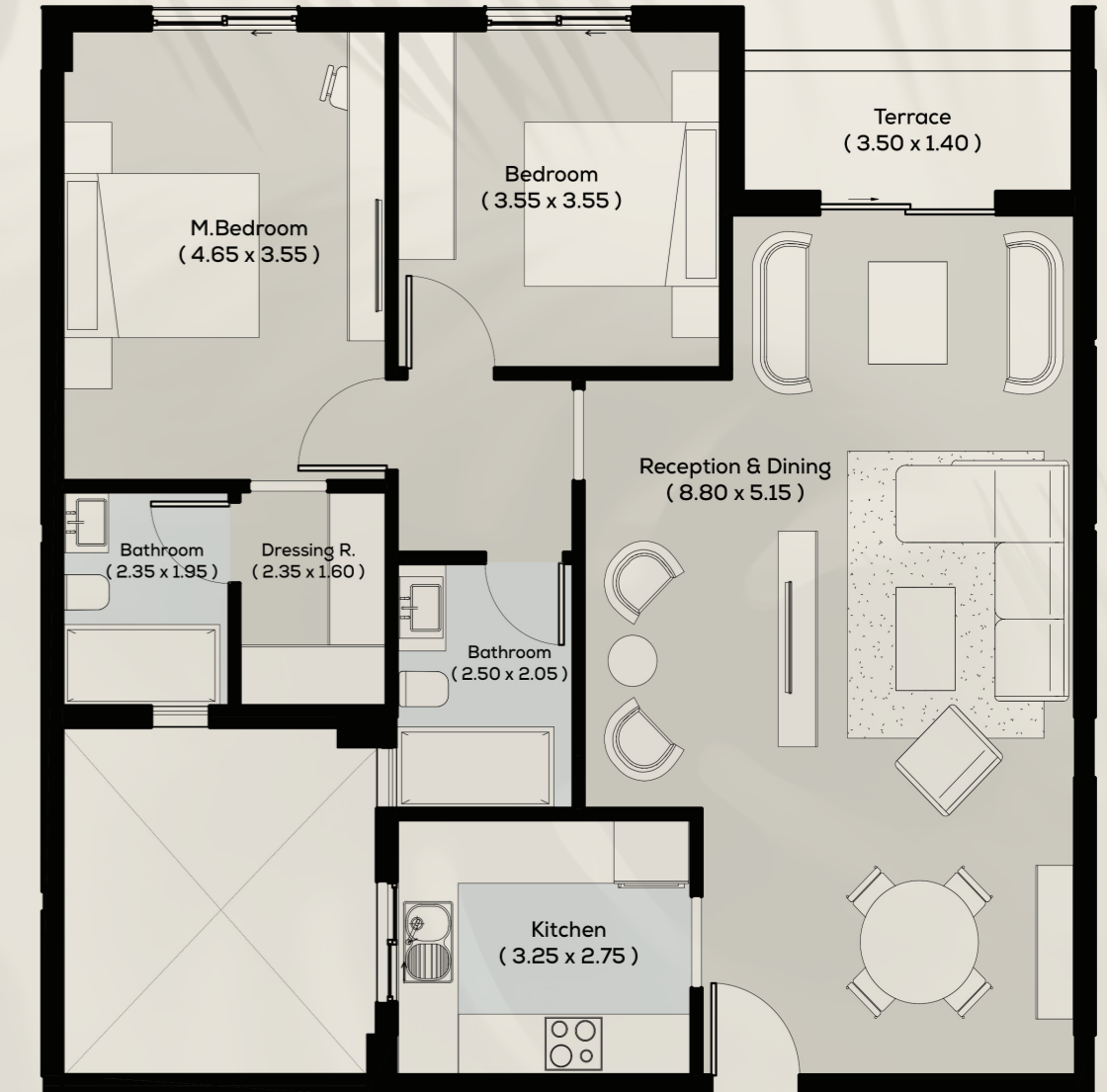
603 & 607
703 & 707

● **128 M²**
2 Bedrooms
Type C



606

● **130 M²**
2 Bedrooms
Type D

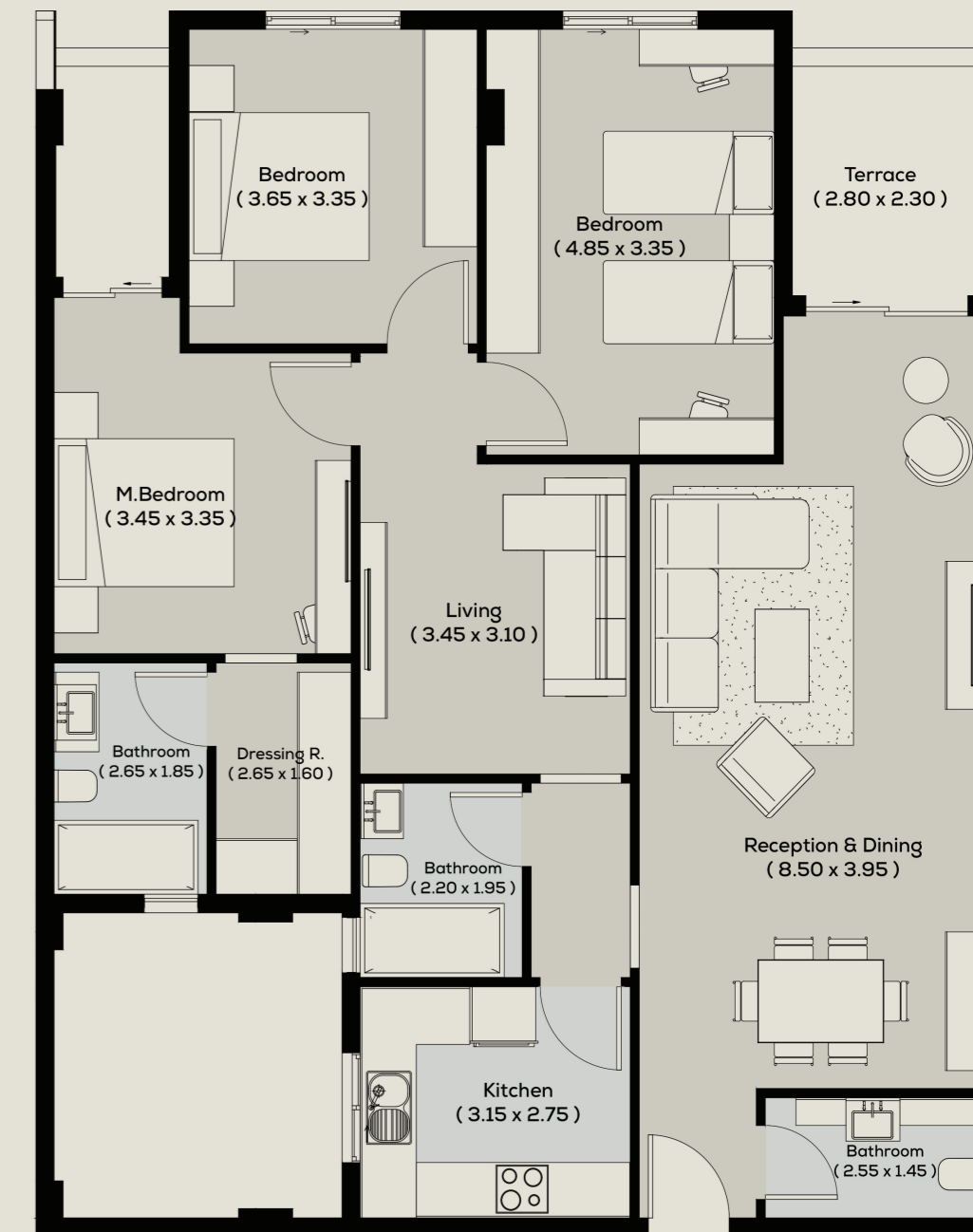




702

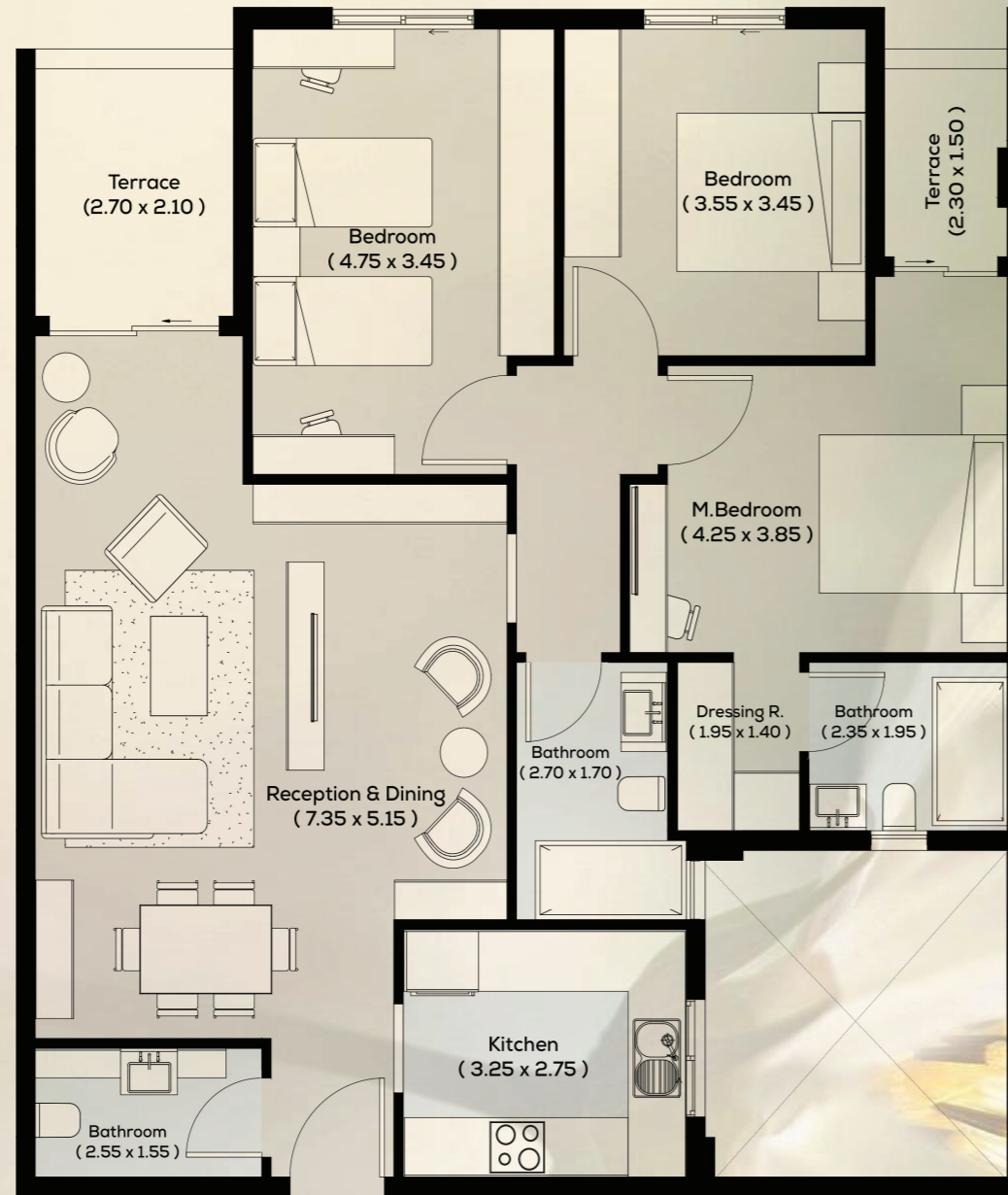
3 Bedrooms

- 168 M²
3 Bedrooms
+ Lv.
Type A



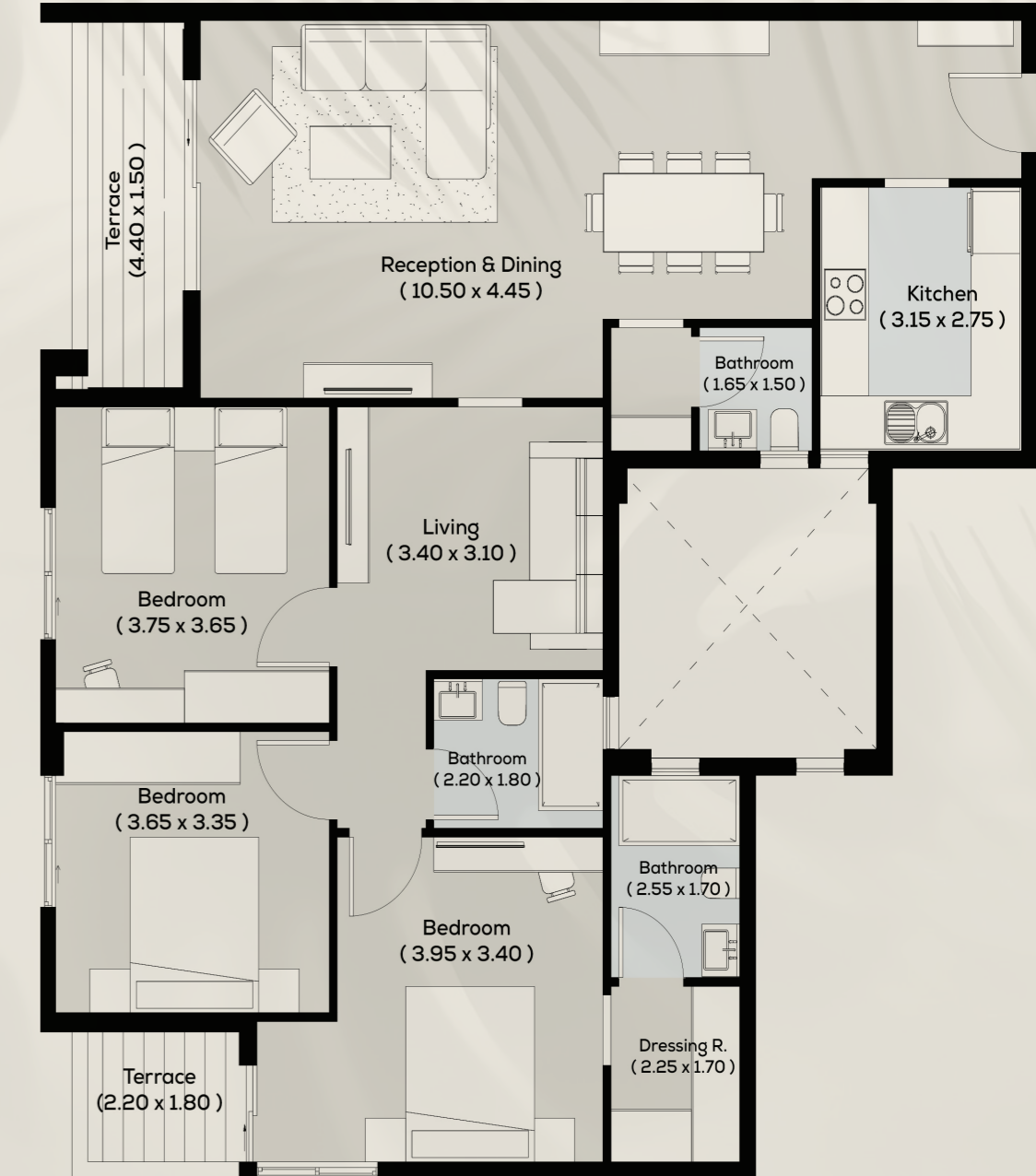
606

● **150 M²**
3 Bedrooms
Type A



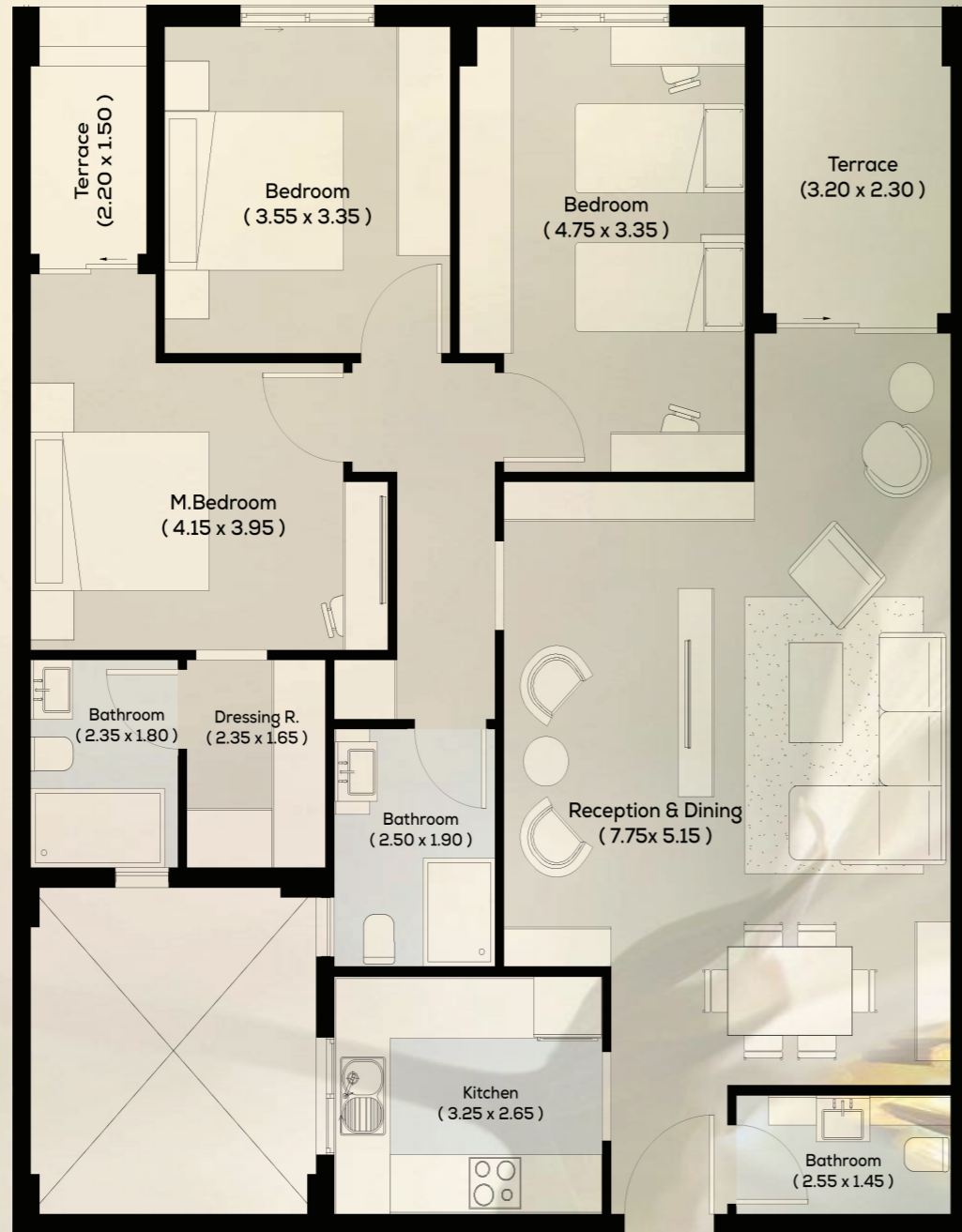
701

● **172 M²**
3 Bedrooms
+Lv.
Type B



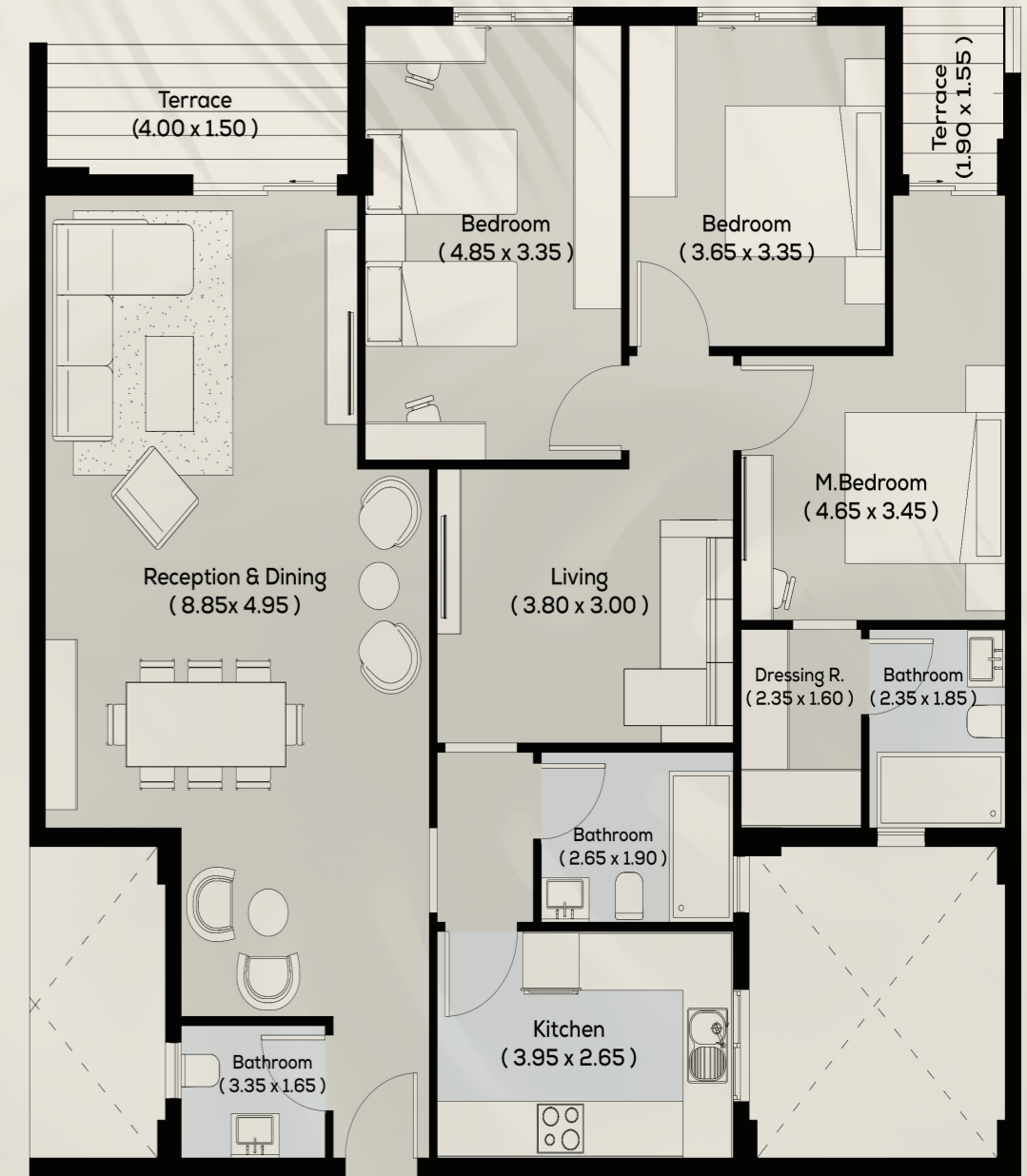
703

● **156 M²**
3 Bedrooms
Type B



T-04 & T-05

● **176 M²**
3 Bedrooms
+ Lv.
Type C





Connected community, seamless lifestyle

4 Bedrooms



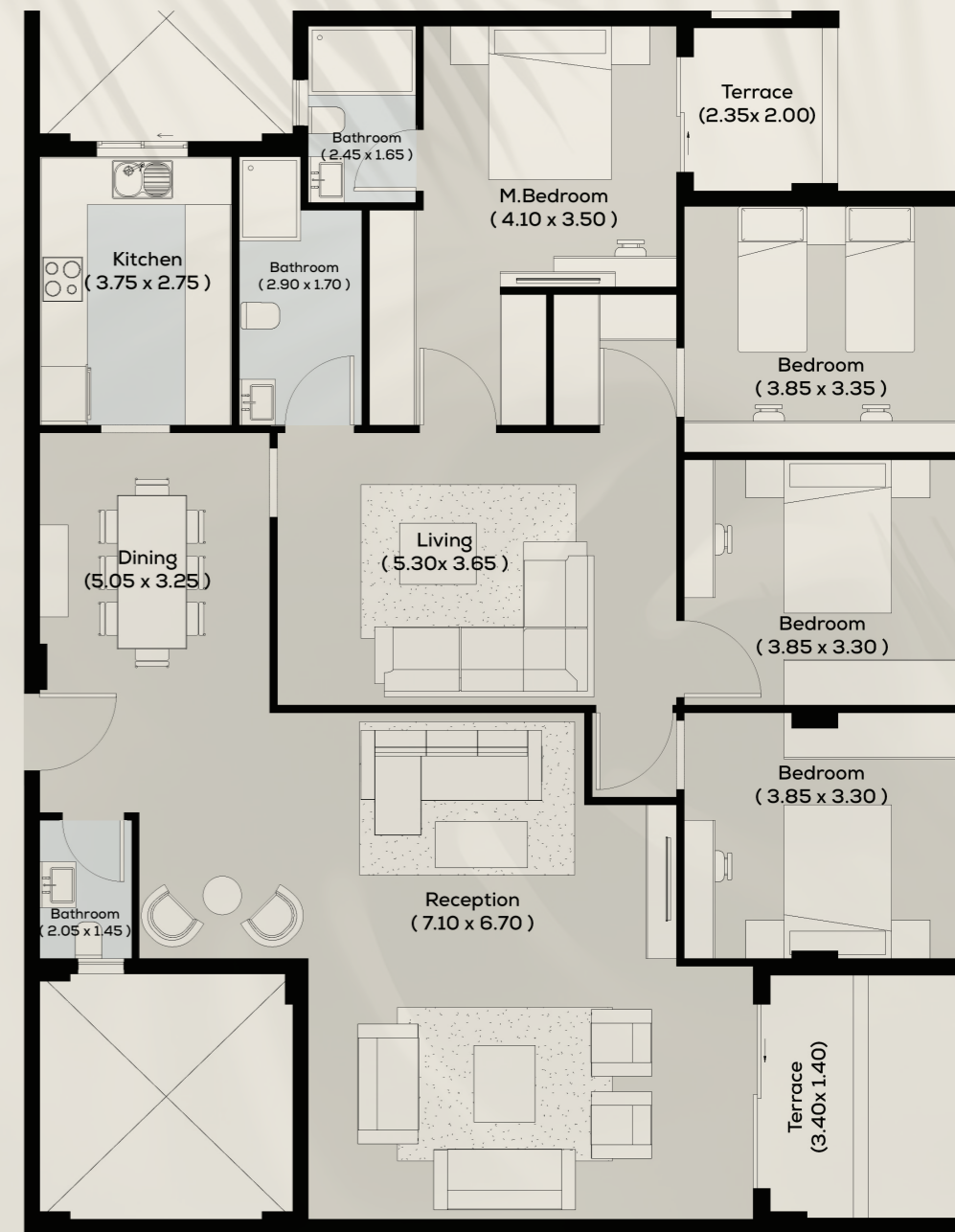
101

● **214 M²**
4 Bedrooms
+Lv.
Type A



T01

● **221 M²**
4 Bedrooms
+Lv.
Type B



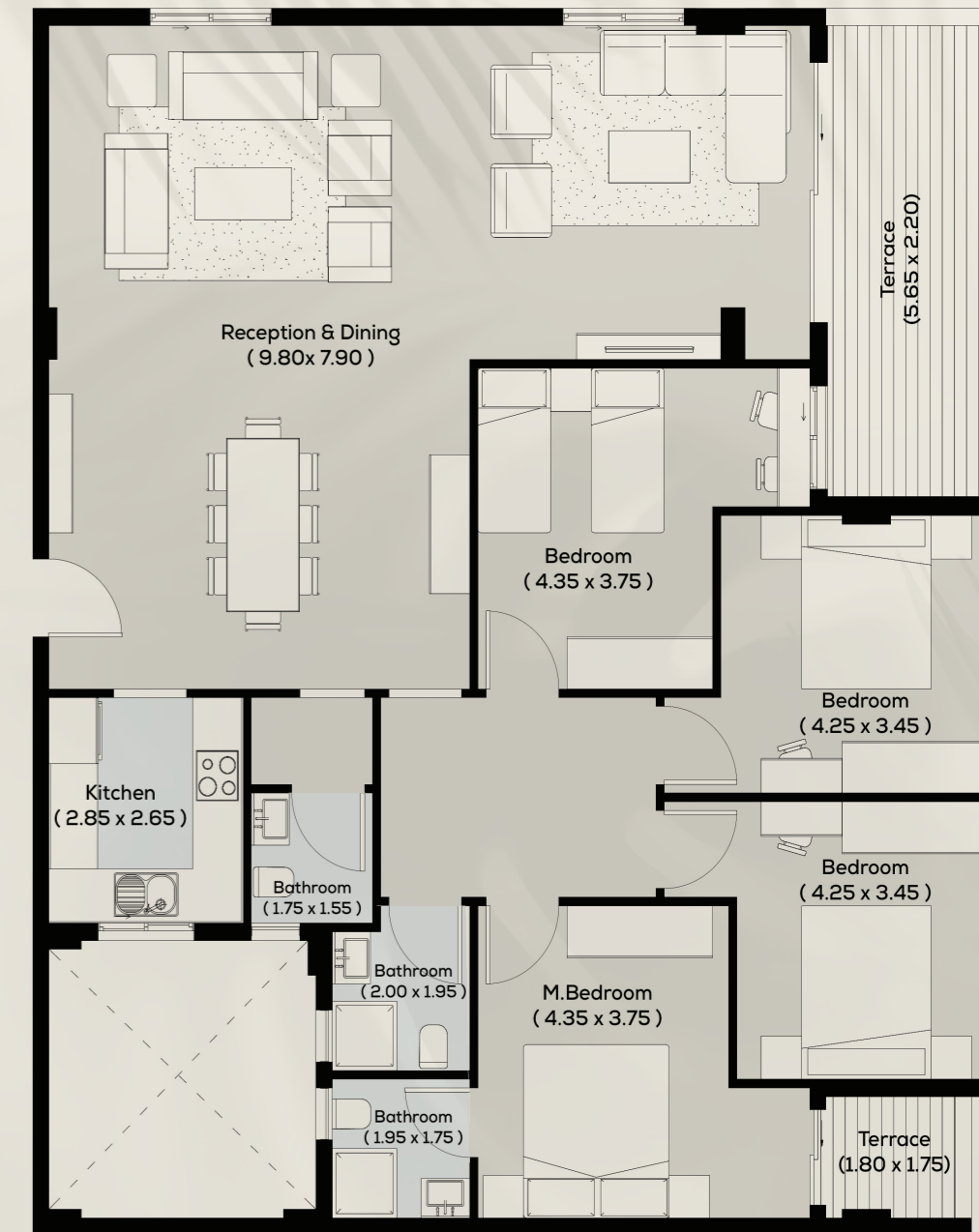
T01

● **181 M²**
4 Bedrooms
Type A



T-05 & T-06

● **206 M²**
4 Bedrooms
Type B





Duplexes

Duplex

● G05 - 261 M2

Type A



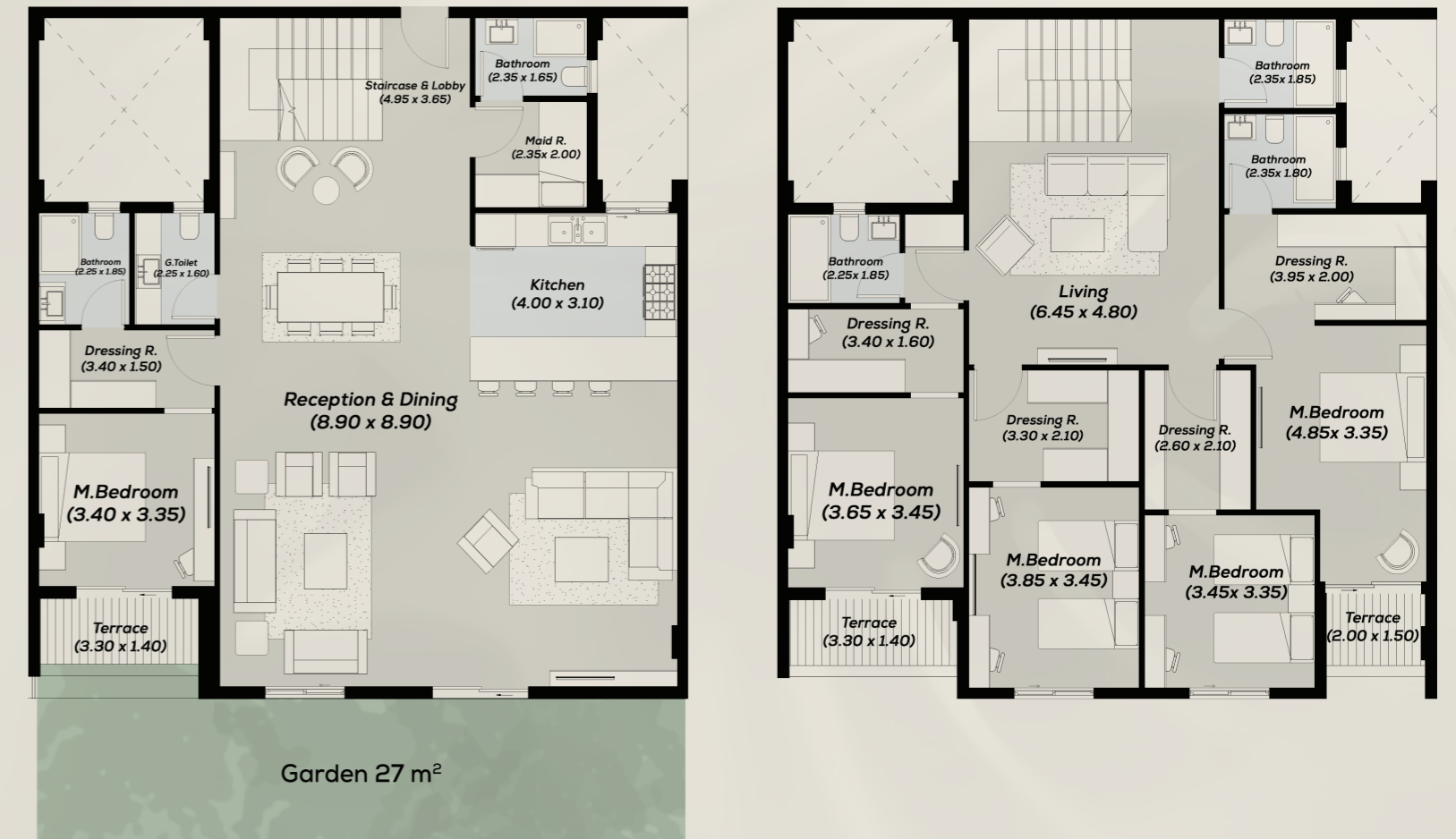
Duplex

- G04 - 311 M2
Type B



Duplex

- G03 - 351 M2
Type C



Duplex



● G01 - 394 M2
Type D

Designed for balance, Built for life



10n
Smart Residence

• Created By



15898

www.primedev-eg.com

HEADQUARTERS

Cairo Branch

340A Office Building - Second floor,
90th Street, New Cairo, Cairo, Egypt

Dubai Branch

Silver tower, business bay, Floor 30 office
3006, Dubai, United Arab Emirates

Assiut Branch

Al Gomhoria St., Wataniya Towers, Assiut

the Circle of smart living