

STEI8HT

New Cairo

TO DREAM,
TO IMAGINE ..
SENSE ..
BREATHE ..
TOUCH ..
MEDITATE ..

TO FALL IN LOVE ..

FEEL EVERY HEART BEAT ..
BE IN A CONSTANT STATE
OF LONGING ..

WISH FOR A CONSTANT
STATE OF BELONGING ..

SO WE CAN INNATELY
WONDER INTO THAT PLACE,
THAT POINT IN TIME,
THAT BRINGS US
THAT VERY SPECIAL STATE

..
THAT MAKES US WHOLE

STEI8HT
EIGHT NEIGHBOURHOODS
BUILT WITH MORE SPACE
TO GIVE ROOM
FOR EVERY STATE ..
OF YOU

A BELONGING STATE
IN THE MOST PARAMOUNT
LOCATION
OF NEW CAIRO.

Step into a captivating world of intricate luxury. A hand-picked community where daydreams are your picture-perfect reality.

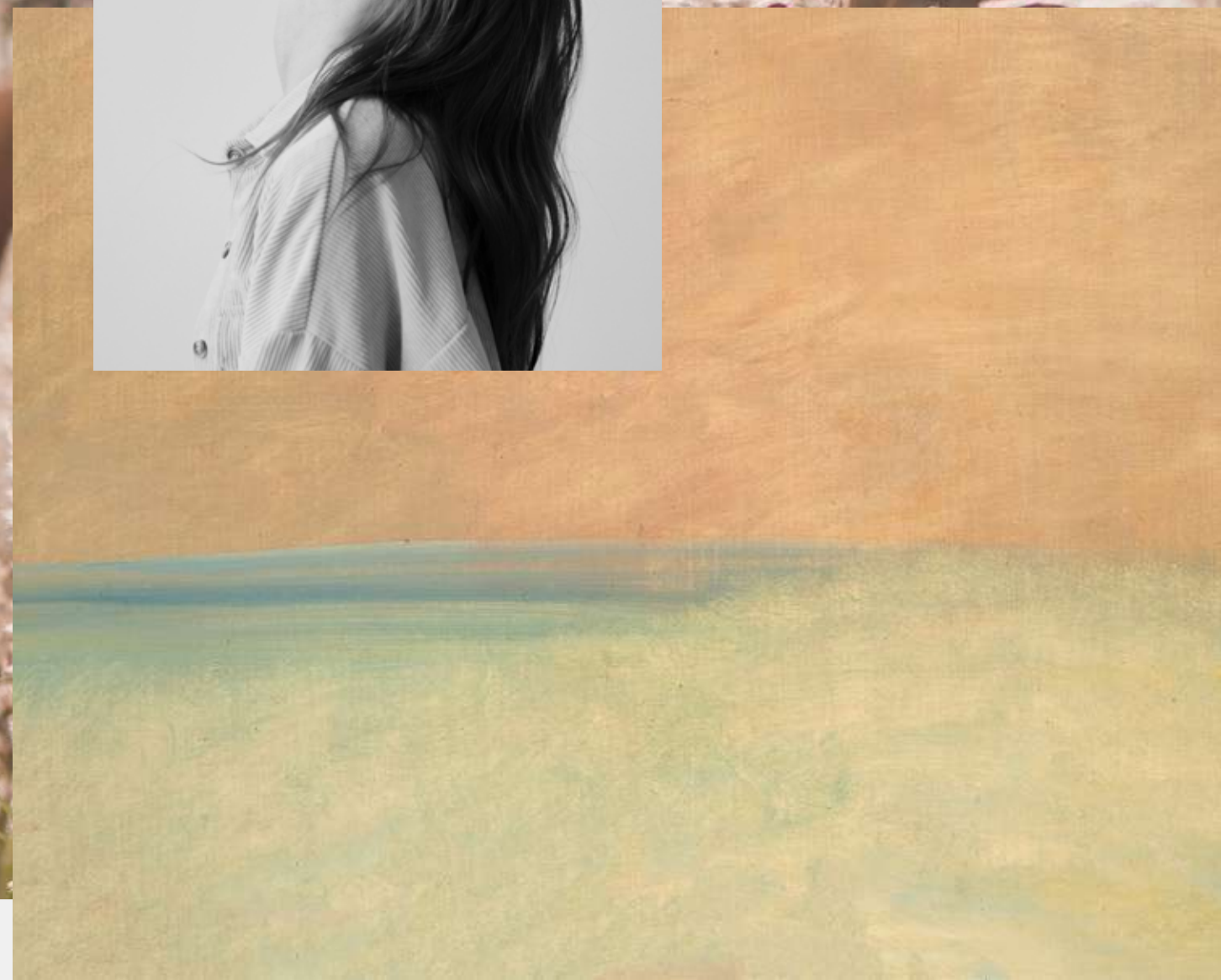
*Time has come to
experience
a private state
of your own,
state of the East*

Grand enough to mirror your aspirations, yet intimate enough to envelop your well-being in greenery and outdoor spaces. Stei8ht is a peaceful state of constant regeneration.

Introducing Steigh

Steigh is a signature statement. A residence meticulously crafted to help you achieve the ultimate state of wholeness.

A belonging state in the most paramount location in New Cairo.



Exclusive villas with limitless greenery



Skillfully brought to life by LMD in collaboration with internationally-acclaimed Alchemy and YBA, a green wonderland of unseen exclusivity, breathing on an impressive magnitude. Masterplanned as a gated state for people, not cars. Stei8ht's elemental edge lies in worlds of uninterrupted privacy with its villa-only philosophy. Stei8ht is formed of vertical altitudes that maximize views of open spaces and serene streams for ultimate peace.

One-of-a-kind location



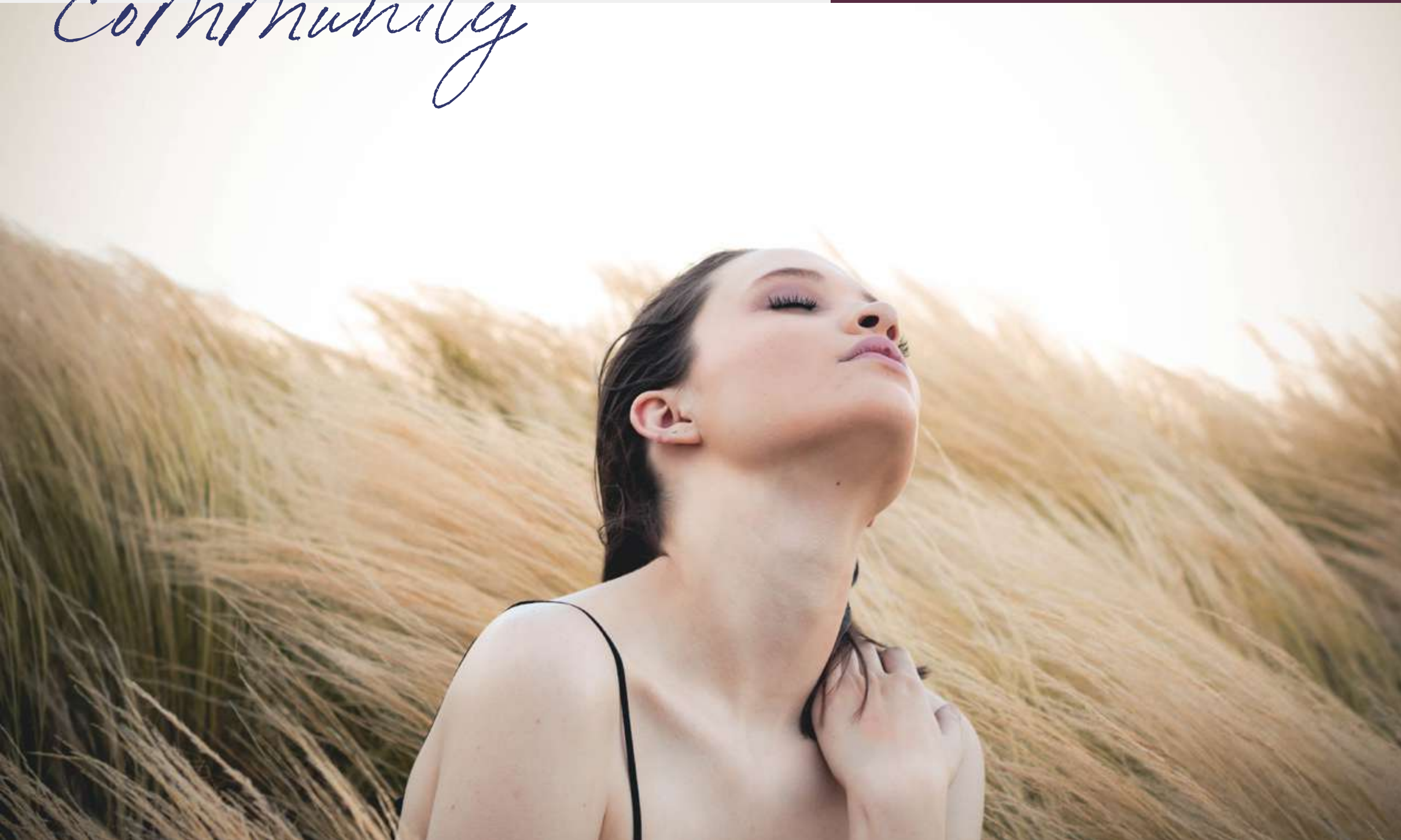
Inspired by life in every direction, Stei8ht is a true definition of utmost exclusivity made accessible. Thanks to its prime location with easy access to the East of Cairo and immediate access from Mohamed Naguib Road and Youssef Al Sebai Axis for your ultimate peace of mind.

UNMATCHED ACCESSIBILITY

15 mins From AUC
17 mins From Downtown Mall
20 mins To Cairo International Airport

20 mins Ain Sokhna Road
22 mins From Heliopolis
40 mins The new Administrative Capital

Gated communities within a gated community



WORLDS OF PRIVACY

Stei8ht has 8 gates within its gated community. An interconnected vision of harmonious sustainability and unpaired privacy where vertical elevations set your home before a theatre of skies, trees, and flowing streams. Here, privacy is your lifetime companion.



YBA DESIGN STATEMENT

Steigh8t is the new singular villas community in New Cairo, it is the conclusion of an unparalleled masterplan design that focuses on blending both sophisticated luxury and timeless lifestyle. The key standard was to create a home with a view and a view with a soul along the whole development. Hence the multi-district residence was generated.

The design promotes the ideal terms of health, wellness and safety through each corner of the project where all districts share one vast exclusive park mixed with an array of experiences through its embedded clubhouses and community centers, while each neighborhood also has the bonus benefit of an inclusive park of its own.

The project is also self-sustained with its enormous individual district of mixed-use development that adds a new dimension of occasional wants and daily needs to all users.

LMD provides the community with a phenomenal domain that offers the core essence of the “Steigh8t” of belonging.

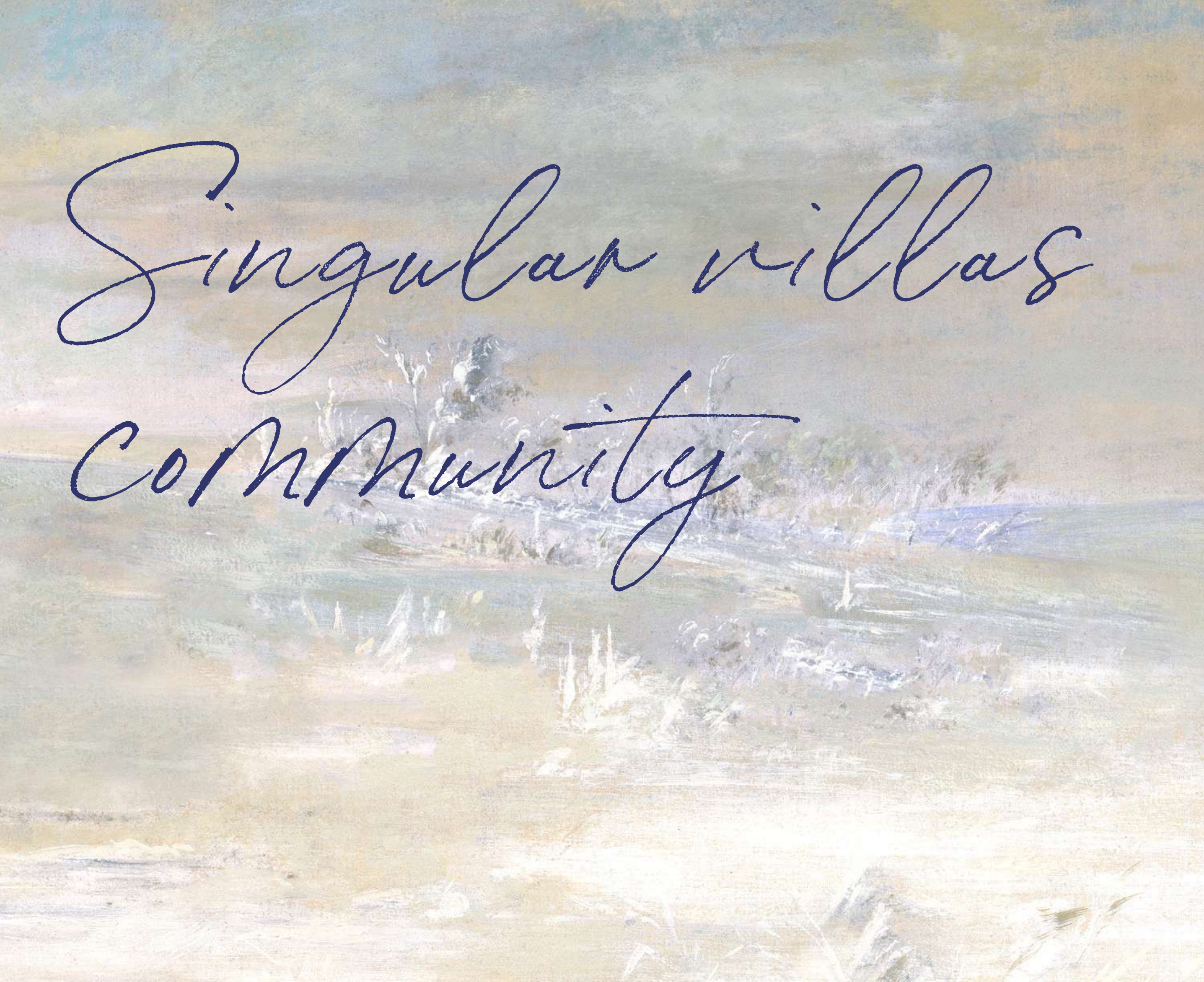


STATEMENT OF THE ARCHITECT

Stei8ht takes inspiration from the ongoing dialogue between living spaces, a dialogue that continues until a given settlement becomes a town. Articulated volumes of solid & void managed to create spatial experiences, known as the masses of architecture and its urban environment. Architecture emerges from the ground as the perfect flow of masses forming volumes that plays on a seamless integration between the indoor/outdoor experience.

The applied design approach is a balancing act between different textures and considerable openings with selected accents creating -at the end- a masterpiece on its own for everyday life. Here is the freedom to be who you are in a place where your state of being is what makes you belong. Here is the ultimate Stei8ht of belonging.

CEO of Alchemy Architecture
Mohamed Fares



Singular villas community

Master planned for a state of wholeness



Around 550 acres of lush landscapes with 85% open space and two entrances.
A whole world designed for your most elevated state of wholeness.

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Architectural distinction

REFINED HOME COMING

Stei8ht is the aesthetic brainchild of leading Alchemy, proudly standing as an exemplary reflection of architectural distinction and layered depth, thanks to sleek contemporary lines perfected by a grand facade with sweeping glass windows to welcome daylight and breathe nature into your living space. Your villa's entrance lays the growth foundation of your emerald trees to give your family moments absolute privacy.



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*Floor to ceiling windows with
rays of solace*



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Exterior excellence



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Impeccable interiors



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Introducing
Steigbt writ
types

TOWN CASA FLOOR PLANS

Jade Fields

STEI8HT

New Cairo



Disclaimer

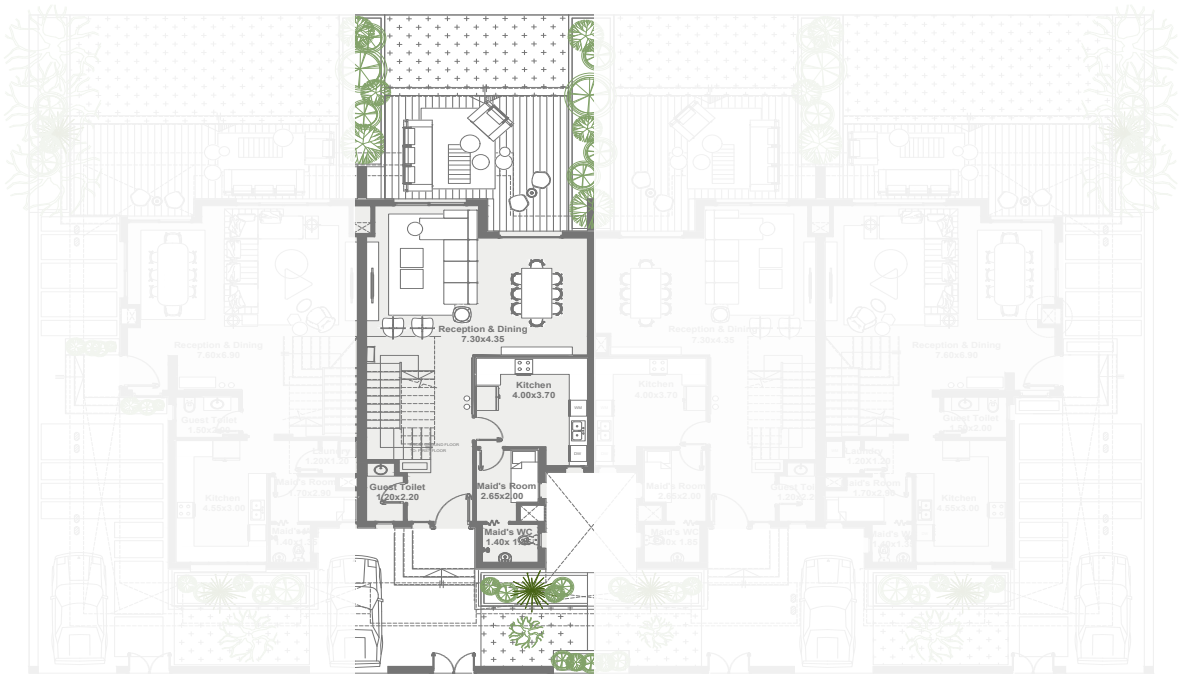
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MIDDLE TOWN CASA

LEFT

TOTAL AREA: 305 m²

BEDROOM: 3
DRIVER ROOM: N/A
NANNY'S ROOM: ✓
OFFICE: N/A



GROUND FLOOR



FIRST FLOOR



ROOFTOP FLOOR

DISCLAIMER
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Renders and accompanying visual materials are intended for illustrative purposes As well as All Landscaping and lagoons.
Windows, decks, porches, colors, cladding, terraces, and the exterior elements may vary upon elevation.

MIDDLE TOWN CASA

RIGHT

TOTAL AREA: 290 m²

BEDROOM: 3
DRIVER ROOM: N/A
NANNY'S ROOM: ✓
OFFICE: N/A



GROUND FLOOR



FIRST FLOOR



ROOFTOP FLOOR

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CORNER TOWN CASA

LEFT

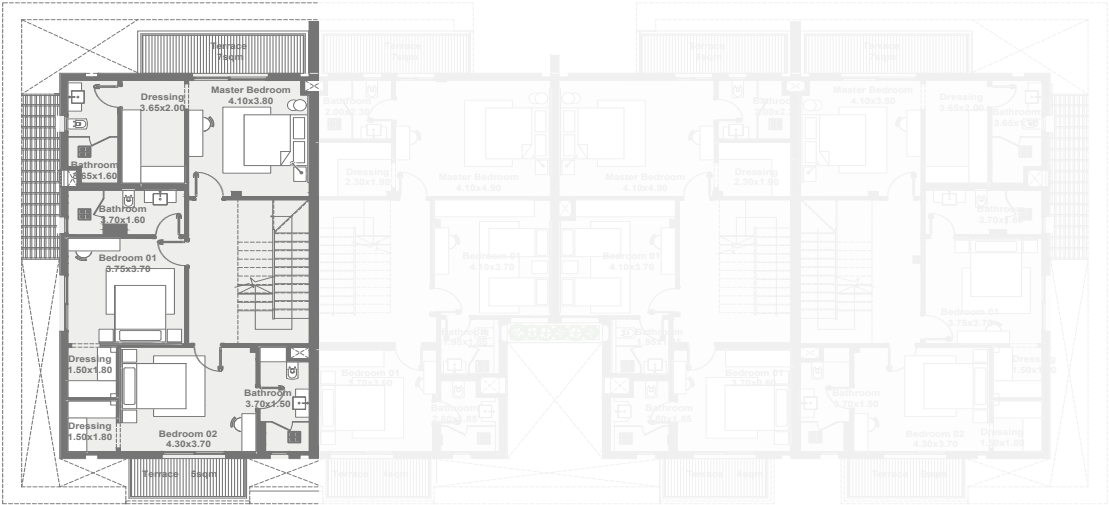


GROUND FLOOR

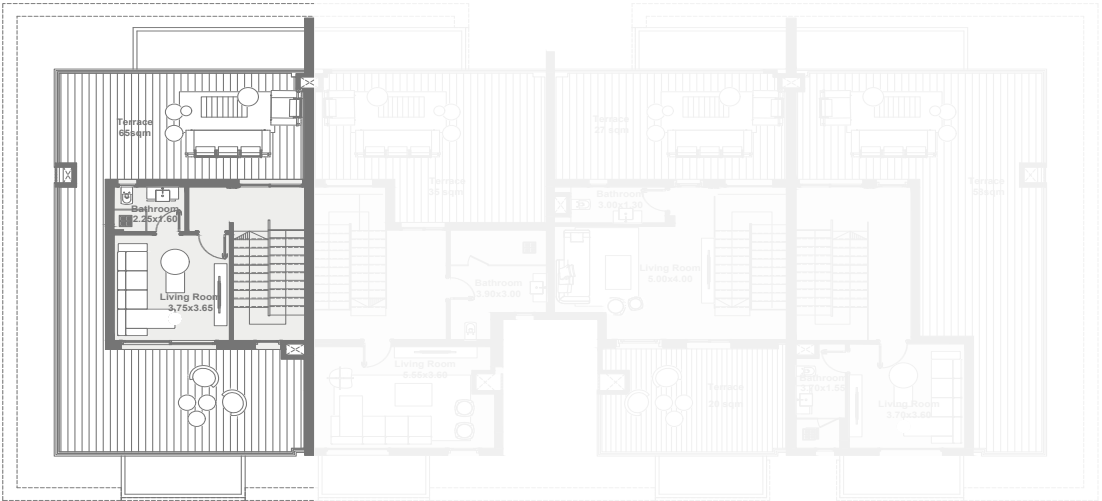
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TOTAL AREA: 328 m²

BEDROOM: 3
DRIVER ROOM: N/A
NANNY'S ROOM: ✓
OFFICE: N/A



FIRST FLOOR



ROOFTOP FLOOR

CORNER TOWN CASA

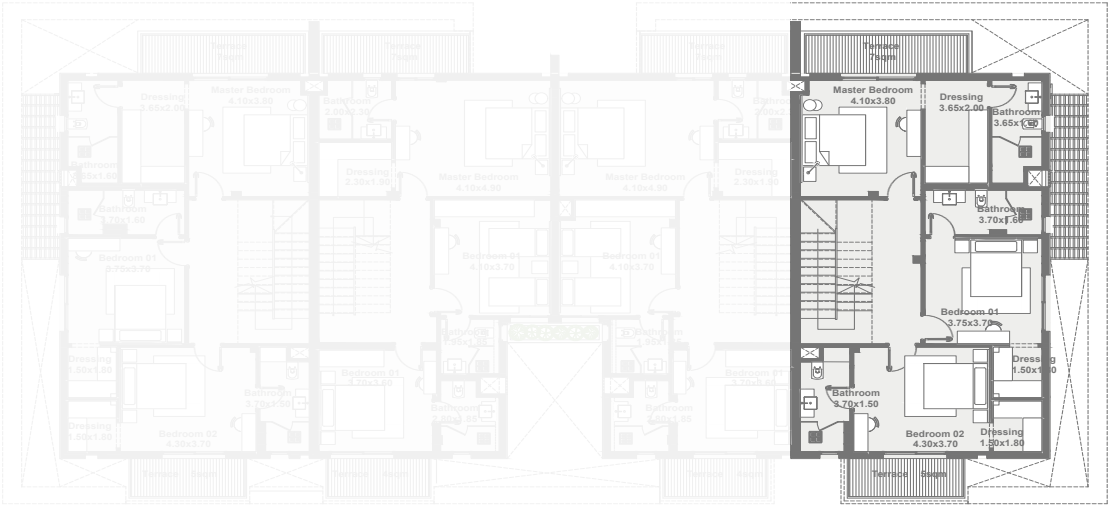
RIGHT

TOTAL AREA: 333 m²

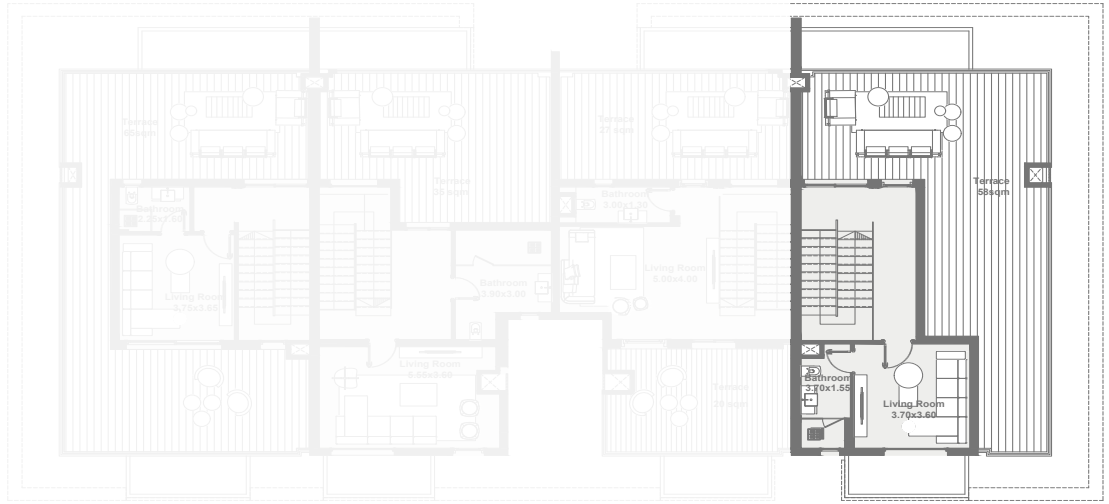
BEDROOM: 3
DRIVER ROOM: N/A
NANNY'S ROOM: ✓
OFFICE: N/A



GROUND FLOOR



FIRST FLOOR



ROOFTOP FLOOR

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TWIN CASA FLOOR PLANS

Jade Fields

STEI8HT

New Cairo

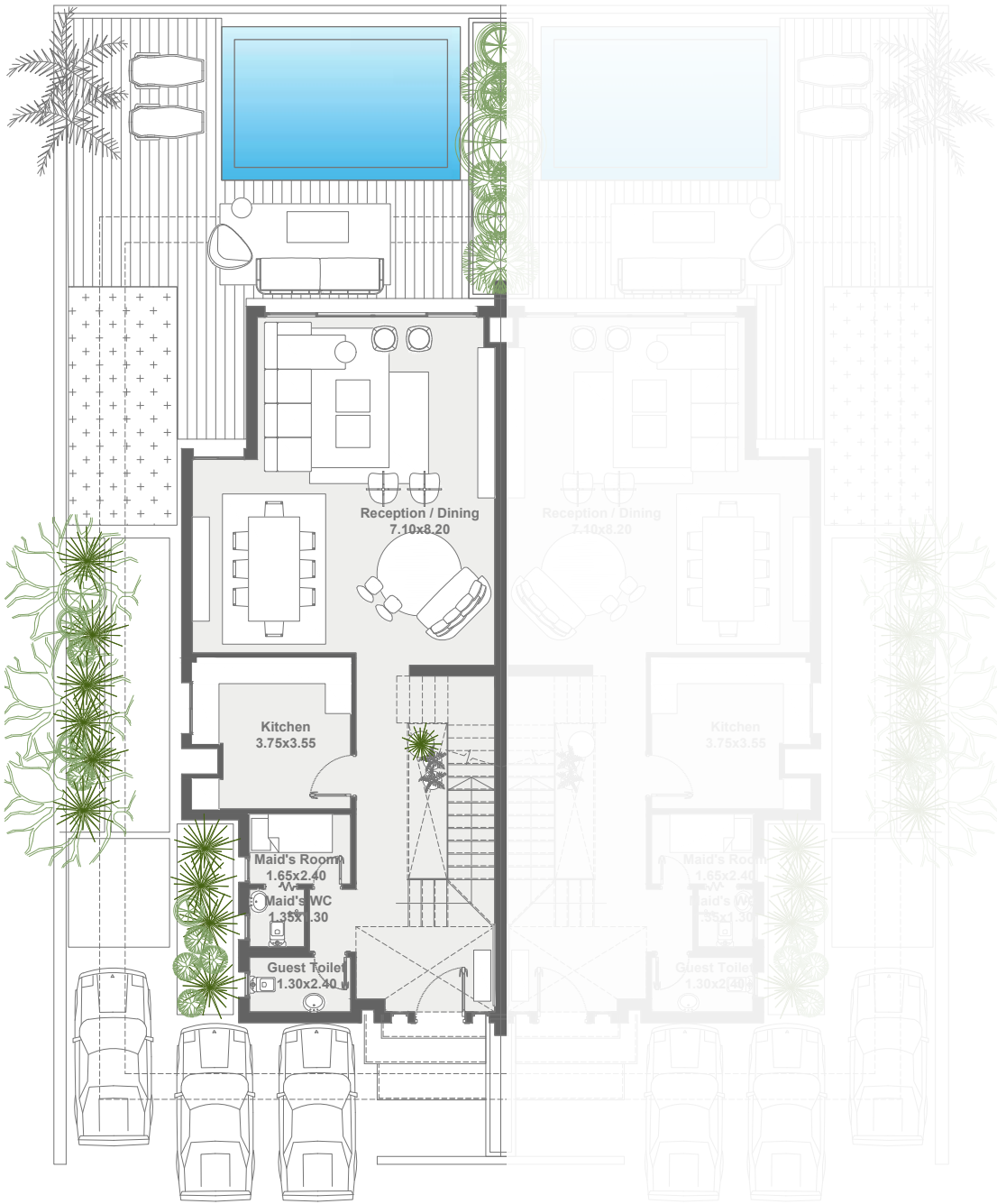


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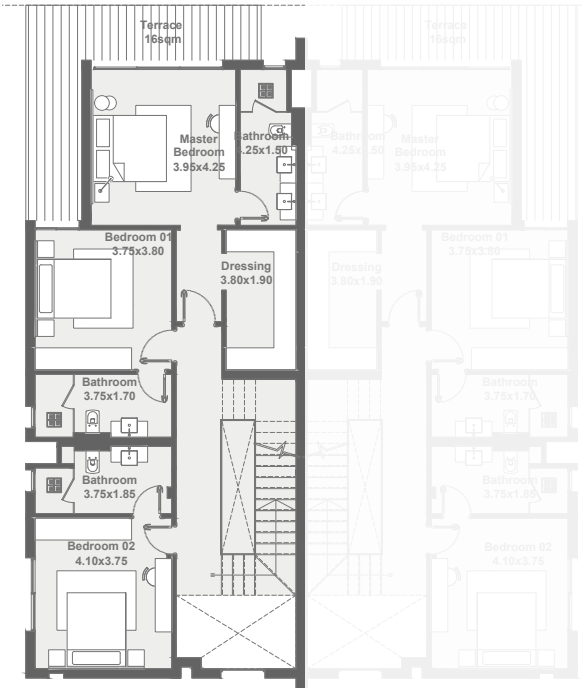
TWIN CASA

TOTAL AREA: 345 m²

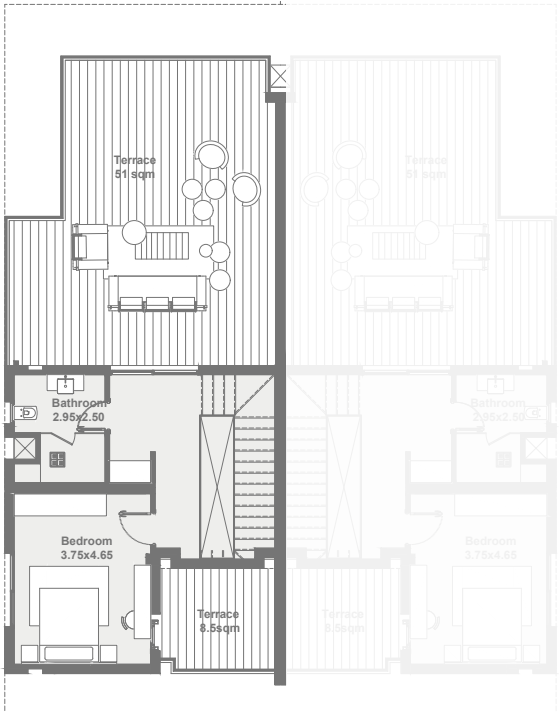
BEDROOM: 4
DRIVER ROOM: N/A
NANNY'S ROOM: ✓
OFFICE: N/A



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

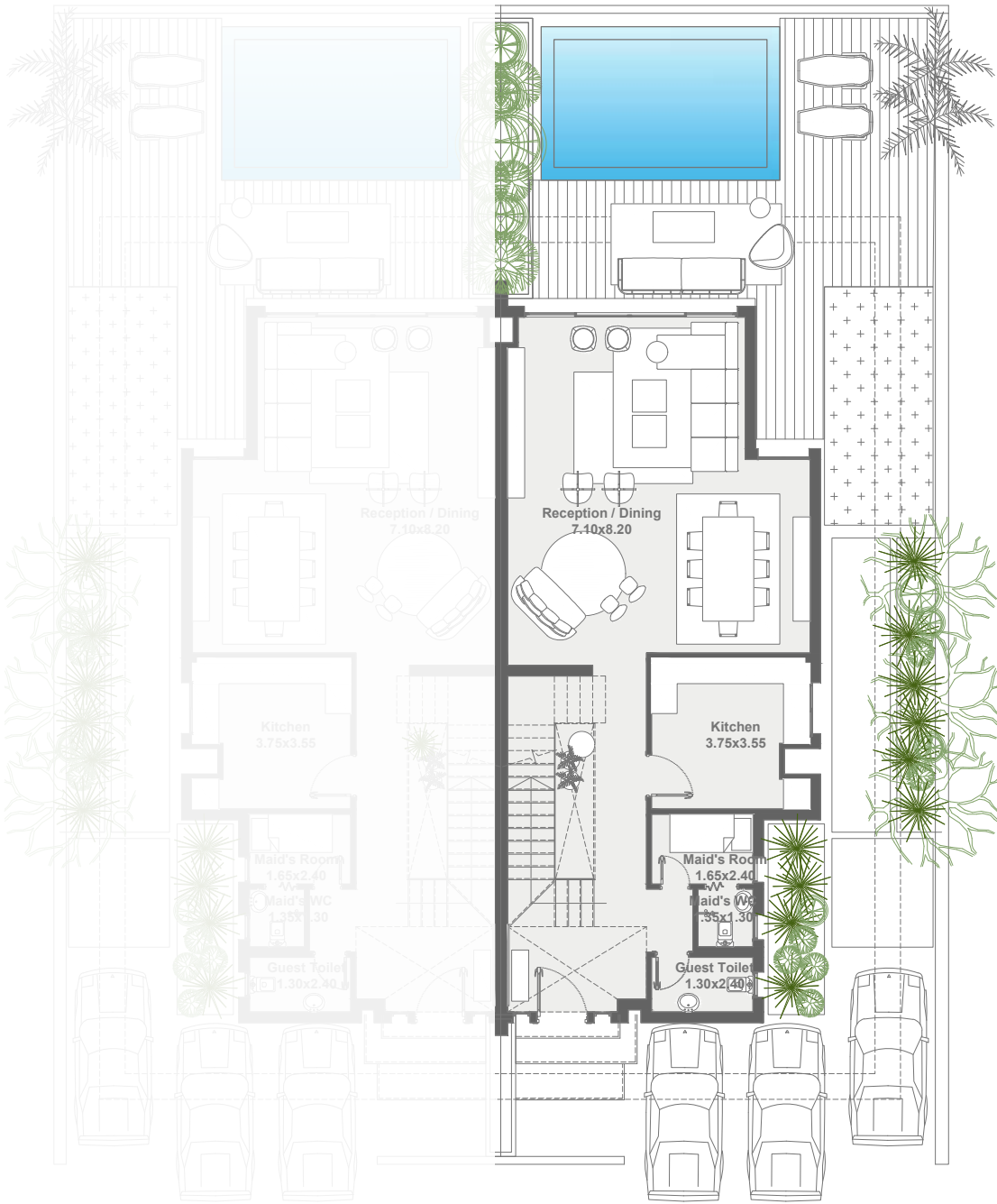
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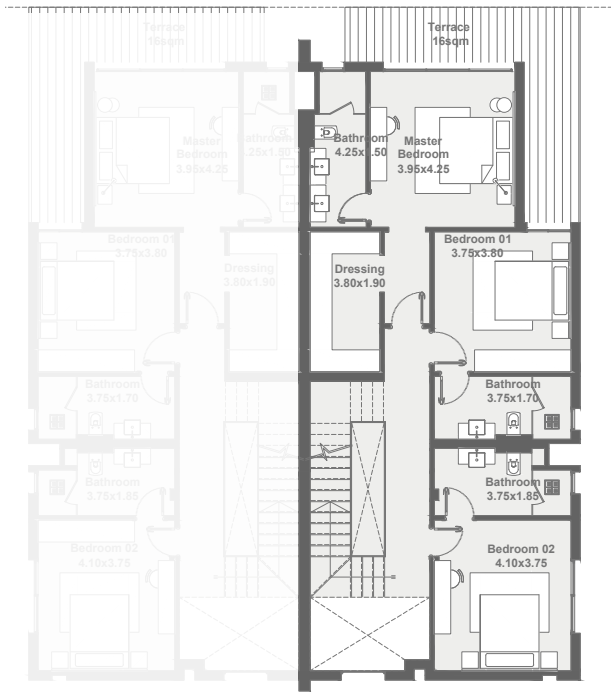
TWIN CASA

TOTAL AREA: 345 m²

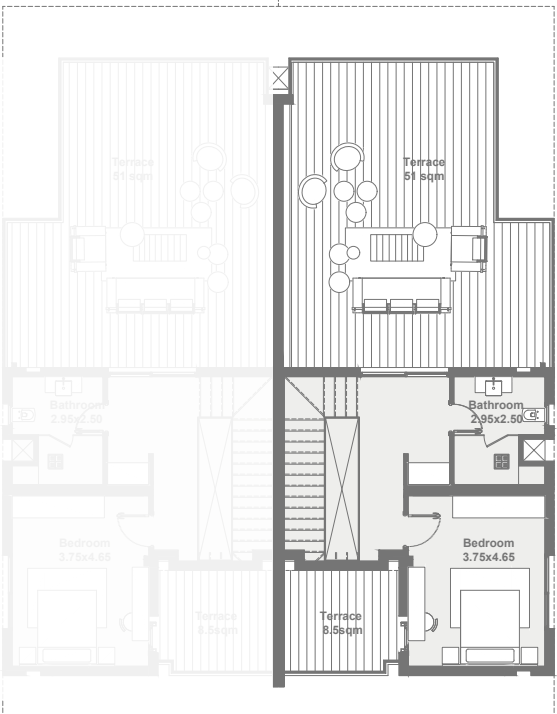
BEDROOM: 4
DRIVER ROOM: N/A
NANNY'S ROOM: ✓
OFFICE: N/A



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

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VILLAS FLOOR PLANS

Jade Fields

STEI8HT

New Cairo

SIGNATURE VILLAS



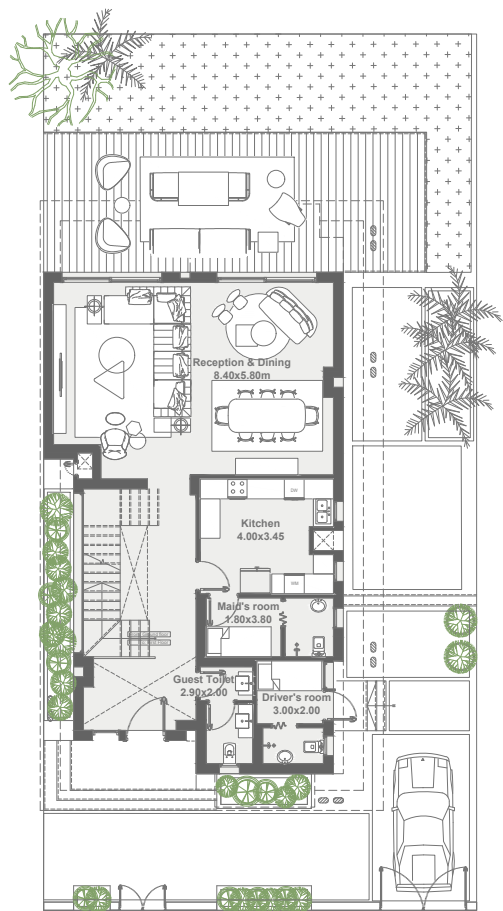
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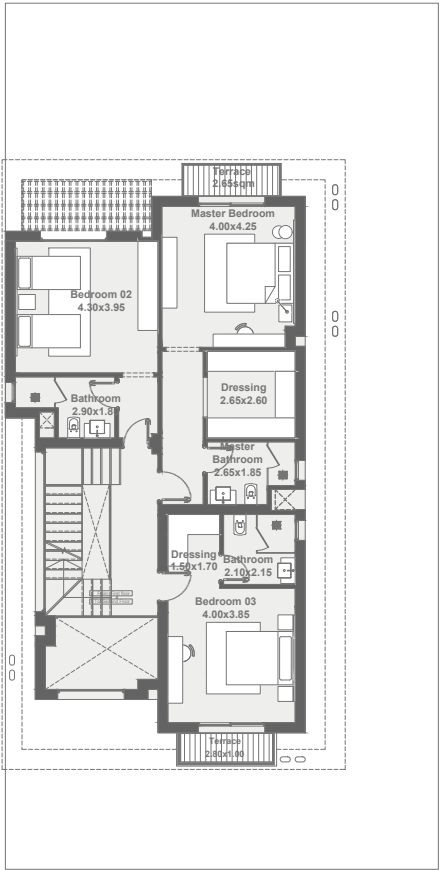
SIGNATURE VILLAS

TOTAL AREA: 390 m²

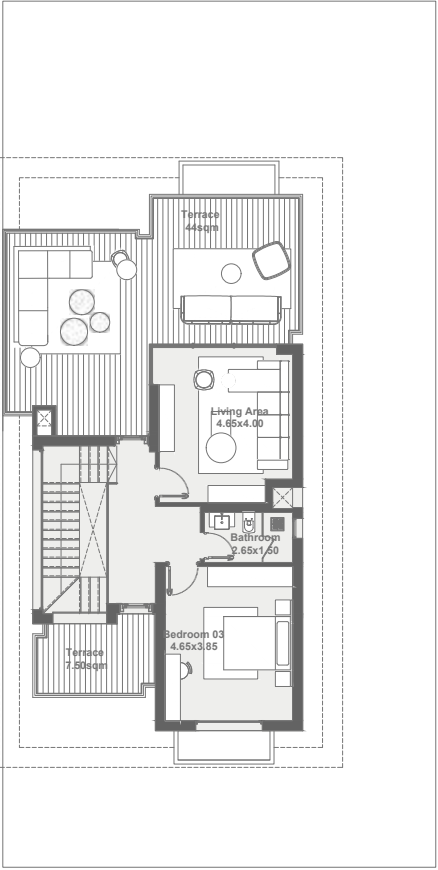
BEDROOM: 4
DRIVER ROOM: ✓
NANNY'S ROOM: ✓
OFFICE: N/A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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GRANDE VILLAS



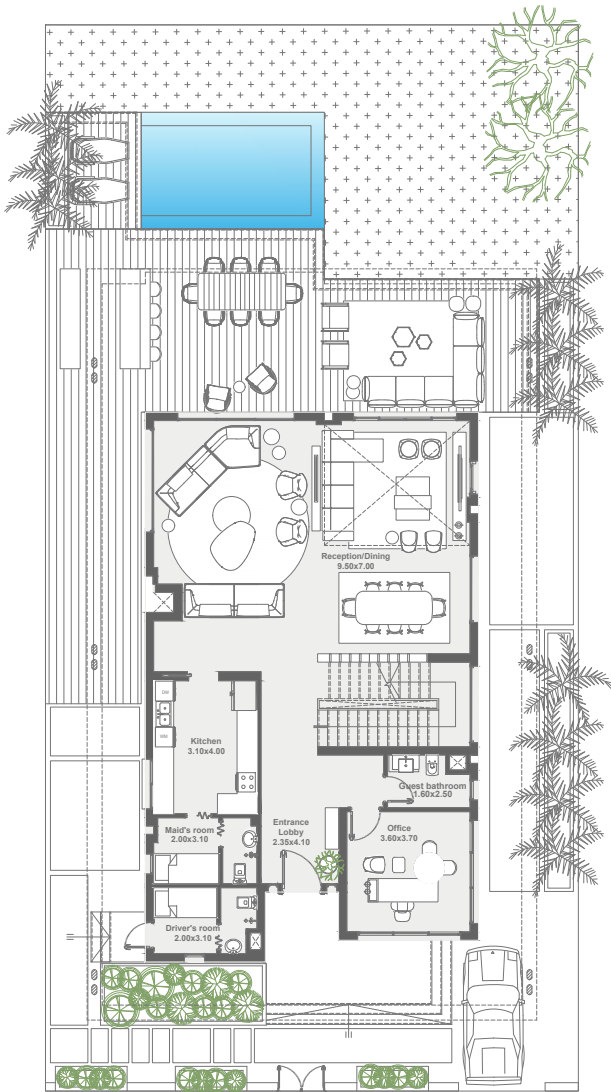
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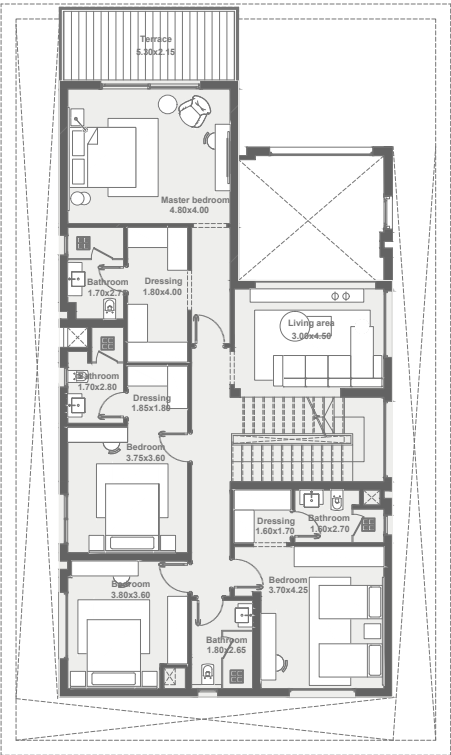
GRANDE VILLAS

TOTAL AREA: 484 m²

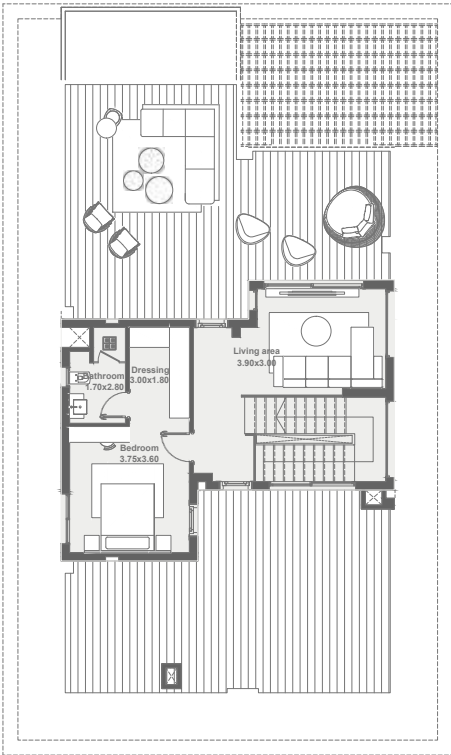
BEDROOM: 4
DRIVER ROOM: ✓
NANNY'S ROOM: ✓
OFFICE: ✓



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

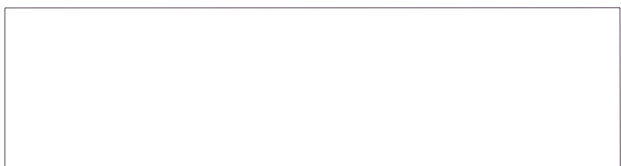
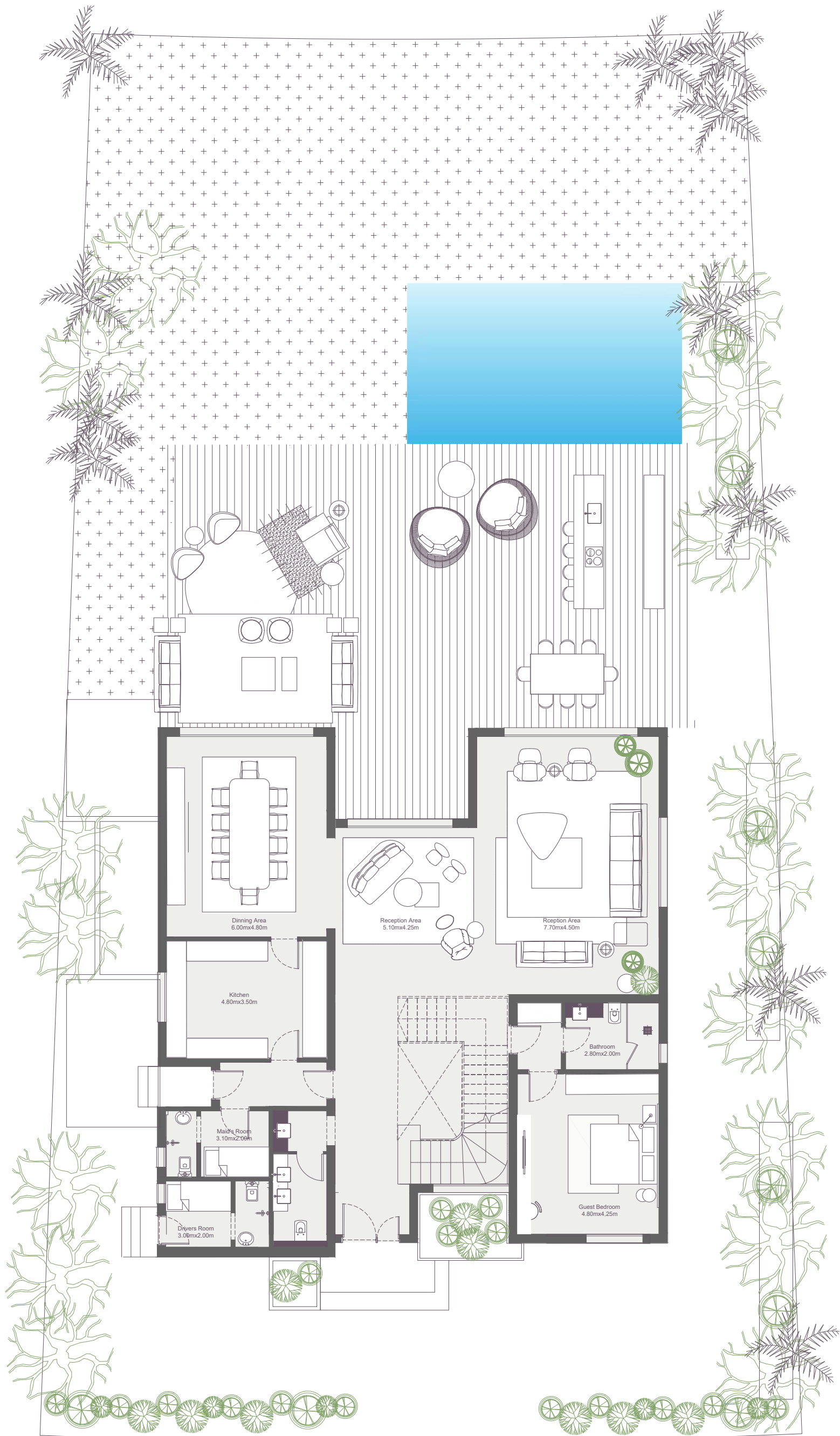
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LAVISH VILLAS



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*Introducing the 8 states of
living on the path of wholeness.*

A STATE OF ...

- 1- SCENIC VIEWS
- 2- SUSTAINABLE LIVING
- 3- ART & CULTURE
- 4- VIBRANT ACTIVITY
- 5- PLAYFULNESS
- 6- GLAMOUR
- 7- WELLBEING
- 8- EXECUTIVE FOCUS

1- A state of

SCENIC VIEWS

As the saying goes, you are whom you surround yourself with. At Stei8ht you're surrounding yourself with lush greenery embellished with colorful shades of blooming flowers. A scene portrayed to be pleasant on the eyes, complemented by the murmuring symphonies of the water features. A blend meant for you to enter a state of transcendence in the calming realms.

- MANICURED LANDSCAPES
- BLOOMING FLOWER PARKS
- WATER FEATURES



2- *A state of* SUSTAINABLE LIVING



A sustainable environment is a clean habitat. Stei8ht is a forwardthinking development. It relies on Solar-powered streets and Energysaving systems to minimize emissions while maximizing reliability. A clean community that is suitable for withholding and maintaining a clear state of mind.

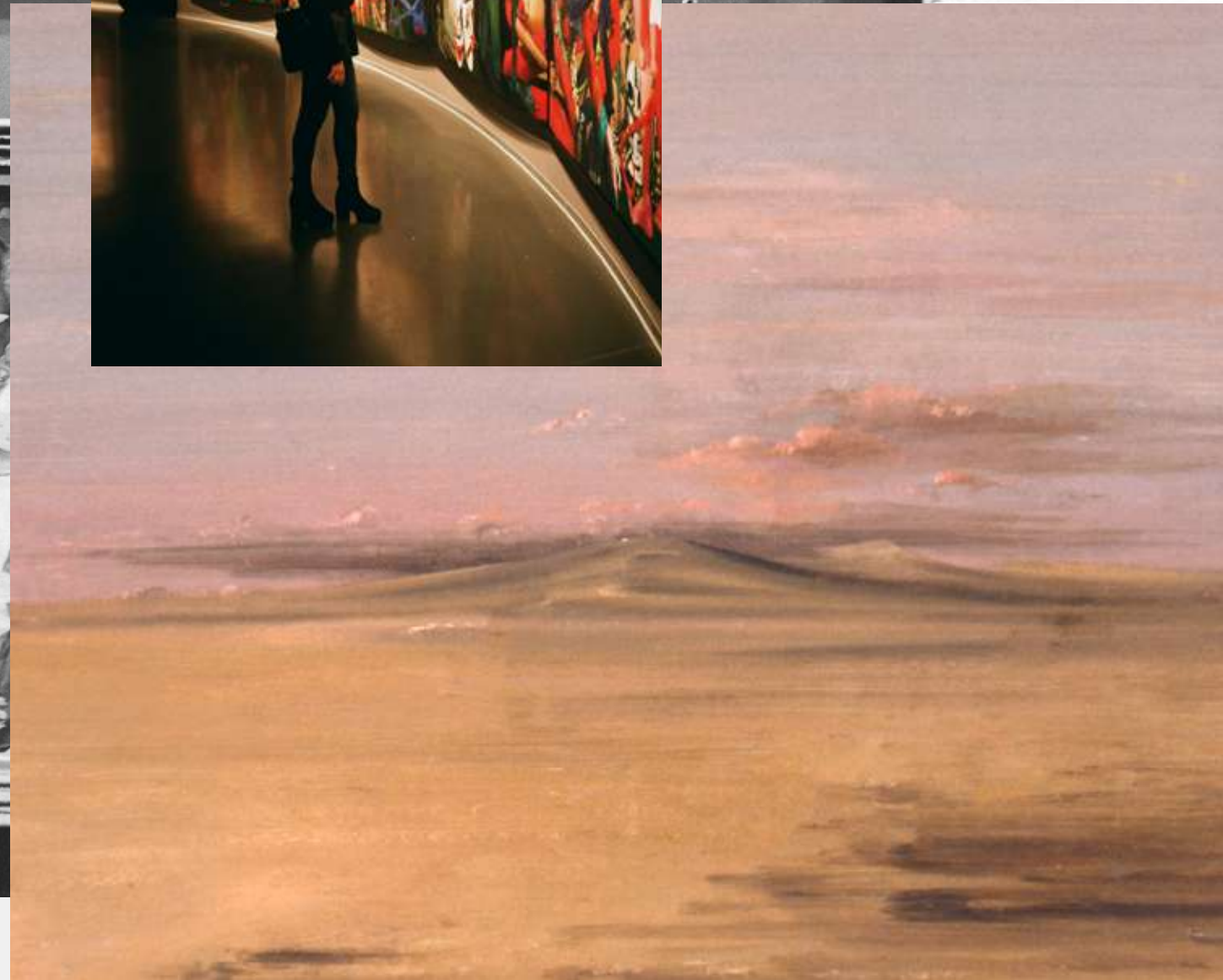
- OUTDOOR GREENHOUSE
- ENERGY SAVING SYSTEMS
- ELECTRIC CARS CHARGING STATIONS
- SOLAR-POWERED LIGHTS
- ECO-FRIENDLY SYSTEMS
- AQUATIC EFFICIENCY SOLUTIONS

3- A state of

ART & CULTURE

Beauty is in the eye of the beholder. Behold art from Stei8ht's perspective, home to all forms of art & continues literature growth. Whether you carry the brush or appreciate the interpretation, you will find all the shades that indulge your cultural state.

- ART GALLERY
- BOUTIQUE GALLERY
- CULTURAL HUB
- OUTDOOR READING

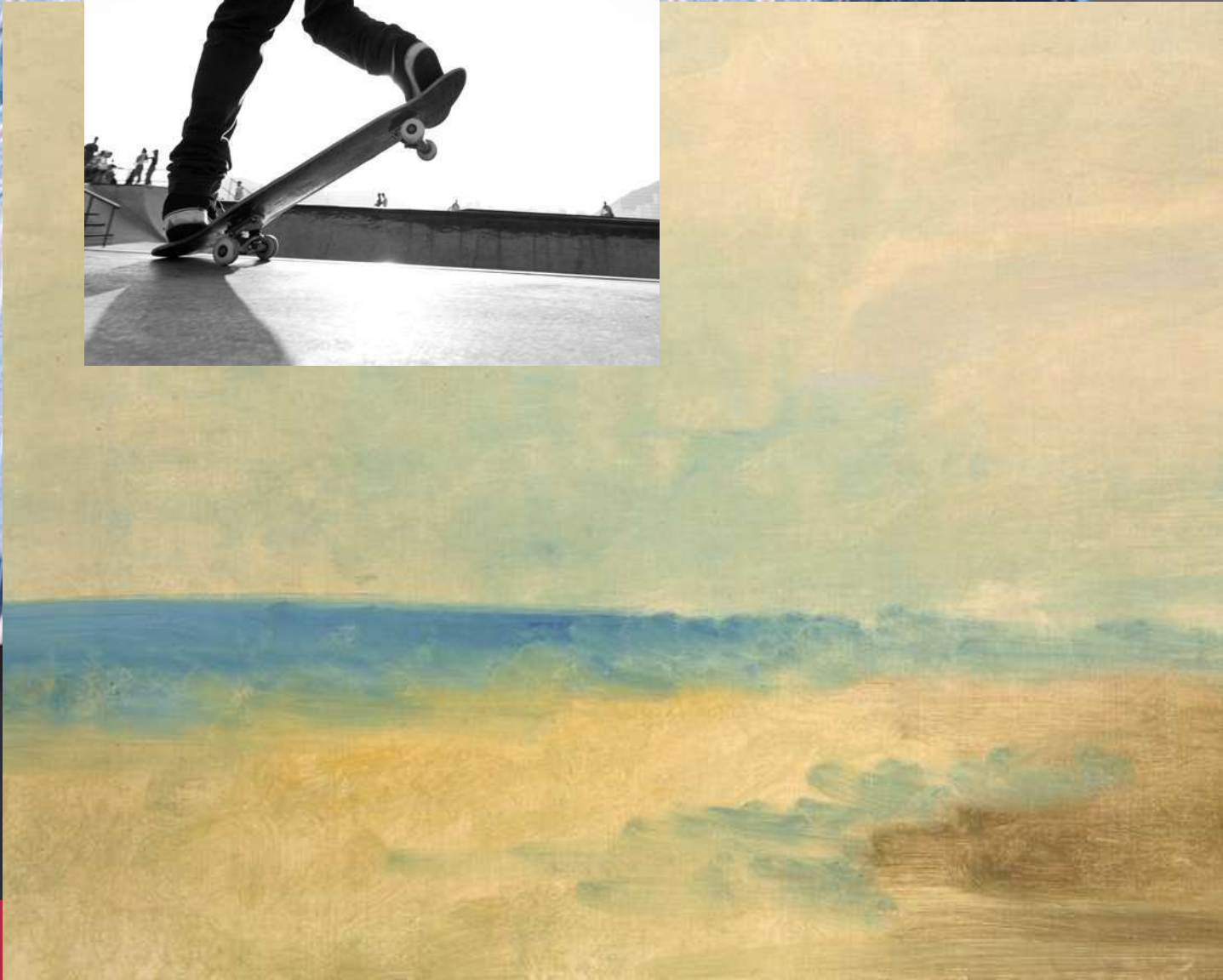


4- A state of

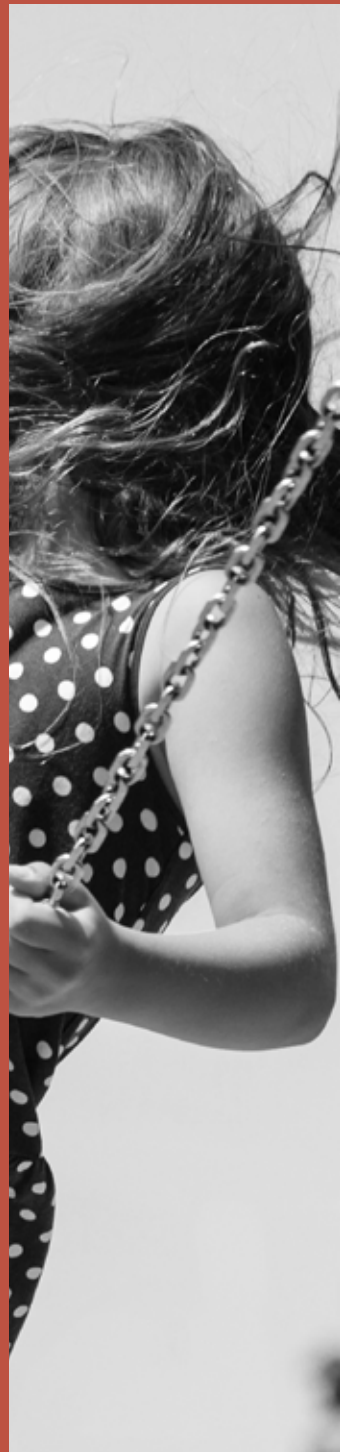
VIBRANT ACTIVITY

Stei8ht is the spot to replenish your lungs with pristine air and pump your heart with fun exercises. Fit for your kind of fit. Whether your favorite moves are on the wheels of a bicycle or lifting some steel, Stei8ht is equally equipped and ready for indoor and outdoor sports. For you to maintain being in a state of motion.

- OUTDOOR GYM
- MULTIPURPOSE SPORTS COURTS & GYM
- BIKE & JOGGING TRAILS
- SKATE PARK



5- *A state of* PLAYFULNESS



Kids' laughs live on as a memory in the making for them and their parents. Stei8ht provides a memorable upbringing for all the little ones by creating a world as big as their imagination. A place to stroke their creative bugs and find the right state to unleash their talents.

- KIDS PLAY AREA
- KIDS OUTDOOR DIY ZONES
- KIDS AMPHITHEATER
- BIRTHDAY ZONES

6- A state of GLAMOUR

Enter a Stei8ht where recreation is moments away. A place packed with entertainment of all miscellanies. Dynamic in nature. Pulsating with the joys of fashion lovers and the thrills of excitement chasers. With the ease of parking so that no time goes to waste on anything but your state of delight.

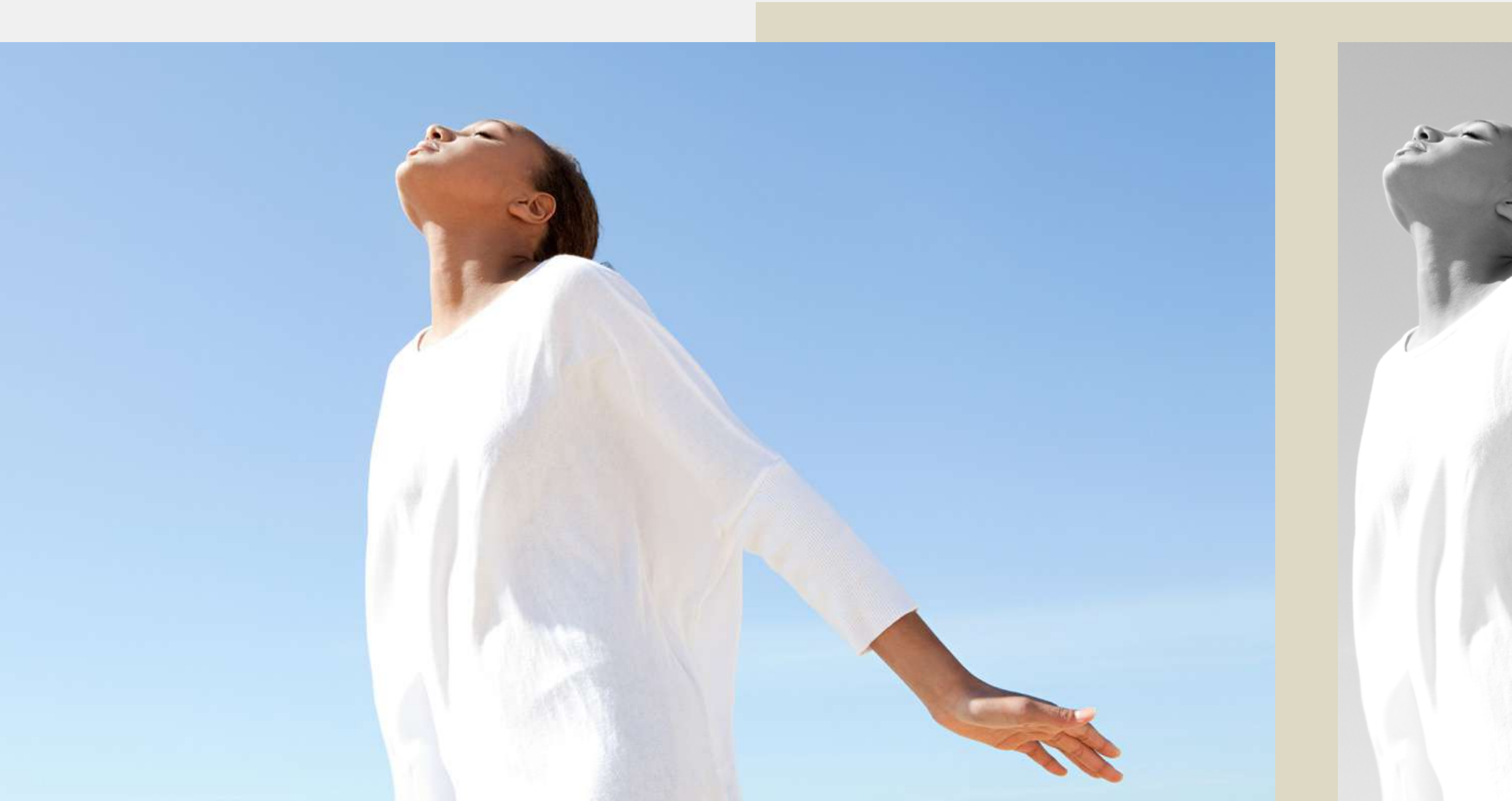
- COMMERCIAL ARCADE
- OUTDOOR SHOPPING PLAZA
- EASY ACCESS PARKING
- FINE DINING
- RETAIL SHOPS



7- A state of WELLBEING

Here you find your center, as the state of wellness encircles a significant space at Stei8ht. Reconnect within to find your core. Keep your temple clean with additive-free food from the organic garden or charcoal-grilled proteins in any of the Barbecue areas.

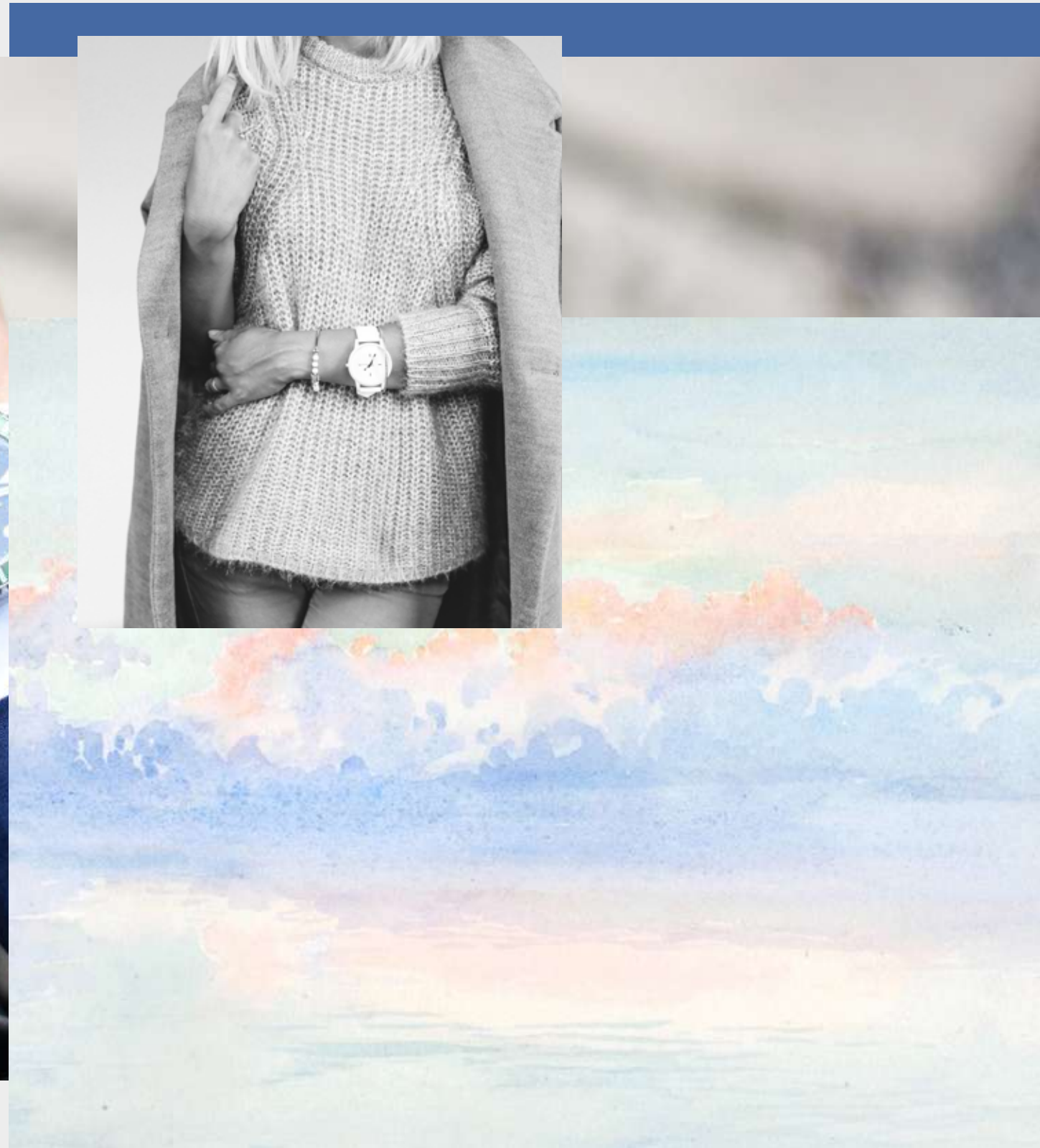
- YOGA & MEDITATION ZONES
- MEDICAL & WELLNESS CENTERS
- ORGANIC FOOD GARDEN
- BARBECUE AREAS
- RECREATION ZONES



8- *A state of* EXECUTIVE FOCUS

Here your state of accomplishment is ever-growing. An atmosphere set for thriving and supplied with the right tools to get work done. Take your ideas and networking to another level with Stei8ht's modular offices and webinar centers. Equipped with high-tech to match your highest ambitions.

- MODULAR OFFICE SPACES
- CONFERENCE ROOMS WITH DEDICATED LEASED LINES
- WEBINAR CENTERS
- OUTDOOR WORKING PODS
- PROGRESSIVE OFFICES





It's always
greener where
nature is alive.

All shades of serenity

Stei8ht's supercharged splendor is designed to remind residents with nature's significance in the greater scheme of things. Embrace true wellbeing and laid-back living with a signature collection of freestanding villas, embodying an abundance of luxurious space, understated elegance and a distinctly calming energy, thanks to crisp clean air and an eyeful of cinematic landscapes, guaranteeing to keep you in a state of euphoria.



Style in structure



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True to you

LMD°

Since its inception in 2007, LMD has been on a dedicated mission to craft transformative experiences through thriving communities & integrated destinations that put you & innovation at heart.

The company boasts a successful selection of projects, spanning first & second homes, as well as iconic mixed-use developments with a strong foothold in Dubai, Spain and Greece.

In Egypt, the journey began with two distinctive projects in New Cairo.

With an eye on excellence, a passion for impeccable taste and a commitment to exceed every expectation, LMD is renowned today for its strategic locations, generous spaces and the highest standards of quality.

The company strives to transform living spaces by crafting larger than life places where quality seamlessly merges with comfort & integrated excellence, dictating the LMD experience.

Projects & locations

LMD°

EGYPT

Stei8ht - Villas only home living - New Cairo

A peaceful state of constant regeneration, with a glorious vision of sustainable living and an eco-conscious lifestyle built on around 550 acres of land.

One Ninety - Mixed-use development - New Cairo

One Ninety is a mixed-use development encompassing a multitude of enchanting experiences with a masterplan framing a state of the art Urban Park, with a cutting edge Business Quarter, Branded Residences, W Cairo Residences & The Residences St. Regis New Cairo, world class hospitality at W Cairo and A Loft Hotels, shopping & dining at the The Design District & The Boulevard.

W Residences Cairo - Residential - New Cairo

W Residences Cairo is a part of Marriott International network, a signature hotel inspired living with exclusive access to world class hospitality where legendary services are just a touch of a single button on your residence phone.

3'Sixty - Commercial (Retail, Offices, Clinics) -

Golden Square, New Cairo

Completes the circle of life with arranged fine dining restaurants, shops, services, progressive offices & premium health care clinics for you to spend an entire day.

Zoya Ghazala Bay - Second Home - Coastal Living - Ghazala Bay, North Coast

ZOYA is an idyllic summer lifestyle of simplicity at Ghazala Bay by the Mediterranean Sea, offering a collection of units with a harmonious experience that lasts a lifetime.

Layan Residence - Residential - Golden Square, New Cairo

Inspired by the French luxury & art de vivre, Layan is home to a signature collection of villas,

twin houses & spacious town homes, evoking expansive feelings of chic French vibes.

Aria - Residential - Mostakbal City

Mindfully convinced to promote a healthier lifestyle, apartments in Aria are overlooking green landscapes & open spaces.

DUBAI, UAE

Continental Tower - Residential Marina - Dubai - United Arab Emirates

Ideally situated in the heart of Dubai Marina, the Continental Towers is the accommodation to explore Dubai, with exclusive access to the marina, taking luxury living to new heights.

Rukan - Residential - Dubai Land - Dubai - United Arab Emirates

Rukan crowns a central location in the heart of Wadi Al Safa, Dubai Land & next to the Arabian Ranches & Mudun. Rukan re-introduces authentic Arabian culture in a modern light.

BARCELONA, SPAIN

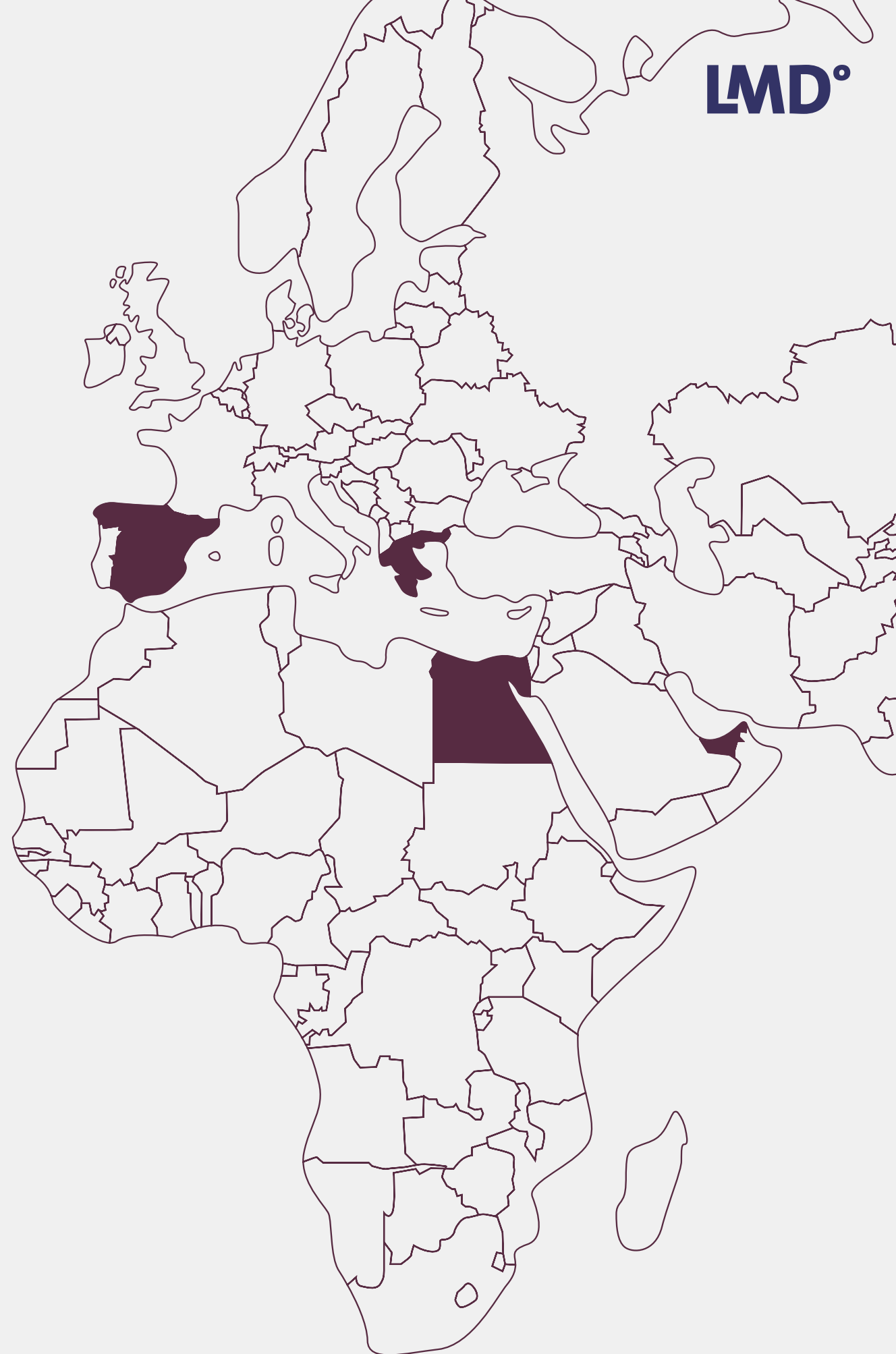
Muntaner 91 - Residential - Barcelona

Located in the heart of Barcelona's City Center, 91 Muntaner building is just a walking distance from the touristic Gothic Quarter and only 3 km away from Barcelona Beach.

VOULA, GREECE

Athines By the Sea

Athines By the Sea is the new Athens beach spot, nested amidst the Athenian Riviera, the metropolitan pulsing with beachside experience in Greece. Athines By the Sea operates all year to offer premium experiences, from pampering taste palettes with exquisite 4 restaurants and beach bars, treating yourself with fashionable shopping sprees, to keeping it healthy with Yoga, outdoor gyms, water sports, and Tennis Padel. Athines By the Sea is also a fun-packed destination set to ignite thrills with activities & exquisite events.



Our partners

LMD is committed to share its vision of progressive excellence with like minded global partners that have an eye on sustainable development.

Therefore, the company collaborates with leading pioneers in every field to bring a world of cosmopolitan distinction at your door.



Sabbour is one of the most experienced engineering consultancy firms in the Middle East. The company has successfully conducted numerous multidisciplinary projects in Egypt & abroad for a range of clients including governmental organizations, NGOs & the private sector.

Alchemyarchitecture

Curated Living Experiences
Spaces are marked by a correct, sustainable interpretation of design at the service of wellbeing in an overall organization of forms, materials, colors, lights, scents and sounds. Alchemy Architecture seeks to unleash unexplored dimensions and impalpable atmosphere that transcend everyday life.



Over the years, YBA has worked on more than 1,200 projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects. YBA's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions. Moreover, YBA won 26 global awards out of 37 competitions.

