



iong RESIDENCE



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# ABOUT THE DEVELOPER

## **Khuta Developments – Every Step is a Journey of Purpose**

Every story begins with a step. For Khuta Developments, that step started in the UAE, where excellence, trust, and innovation shaped more than 350 landmark projects under the legacy of **Bin Shehab Developments**.

Expanding into Egypt, **Khuta Developments** brings this heritage forward with a new vision: to craft human-centered communities that redefine what it means to live with ease, refinement, and purpose.

**IONA Residence** stands as a reflection of this philosophy, a masterpiece where technology, lifestyle, and design blend seamlessly, setting new standards for refined and serene living in Egypt.



## Where Every Day Feels Like an Island Escape

In the heart of the city, where life never slows, rises IONA, a sanctuary inspired by the serene beauty of a secluded island.



Named after the legendary Scottish isle, it captures the essence of water's timeless embrace, with over 80% of its landscape devoted to shimmering lagoons and gentle streams.

**AN ISLAND ESCAPE**

Here, life flows effortlessly, as each home is surrounded by the tranquil rhythm of water and lush pathways that curve along crystal shores. More than a place to live, IONA is a daily voyage to serenity, an island within the city, where the world feels miles away.

# ABOUT THE PROJECT

IONA Residence by Khuta Developments is a distinctive residential retreat that redefines urban living through tranquility and natural harmony. Spanning a total area of **60,000 m<sup>2</sup>**, the project is nestled in the **6<sup>th</sup> Settlement** and surrounded by over 80% water features and lush greenery. Every element is thoughtfully designed to create an island-like escape that blends innovation, nature, and refined design setting a new benchmark for serene and future-ready living in Egypt.





A Sanctuary of Serenity in the Heart of the 6<sup>th</sup> Settlement

# PROJECT HIGHLIGHTS / FACTS



**TOTAL AREA**

**60,000 M<sup>2</sup>**

**BUILDING STRUCTURE**

**GROUND+6FLOORS**  
**GROUND+7FLOORS**

## UNIT SPACES

- o Apartments – 1 Bedroom: 53 m<sup>2</sup> – 61 m<sup>2</sup>
- o Apartments – 2 Bedrooms: 95 m<sup>2</sup> – 115 m<sup>2</sup>
- o Apartments – 3 Bedrooms: 135 m<sup>2</sup> – 152 m<sup>2</sup>
- o 1 Villa: 155 m<sup>2</sup> – 160 m<sup>2</sup> – 190 m<sup>2</sup> – 260 m<sup>2</sup>

# PROJECT HIGHLIGHTS / FACTS

## Architecture

Timeless elegance meets modern precision, harmonized with nature.

## Design Philosophy

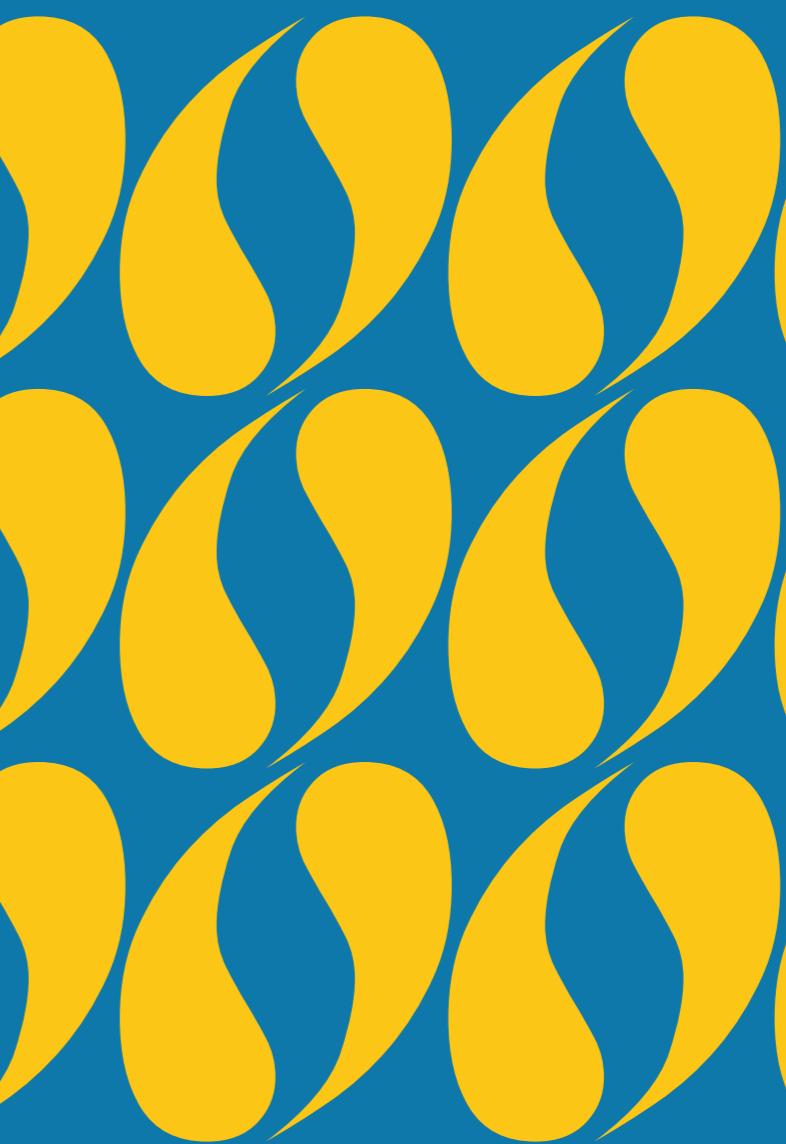
Functionality and tailored luxury converge in every unit.

## Landscape

Over 80% of the project is dedicated to water features and greenery.

## Location Advantage

Strategically situated in the **6<sup>th</sup> Settlement**, blending exclusivity with accessibility.



Smart, secure, and human-centered balancing privacy with connection.

# IONA STORY

Where Tranquility Finds a Home



In a world that moves at a relentless pace, **IONA Residence** offers a timeless retreat, a sanctuary where peace and purpose flow together.

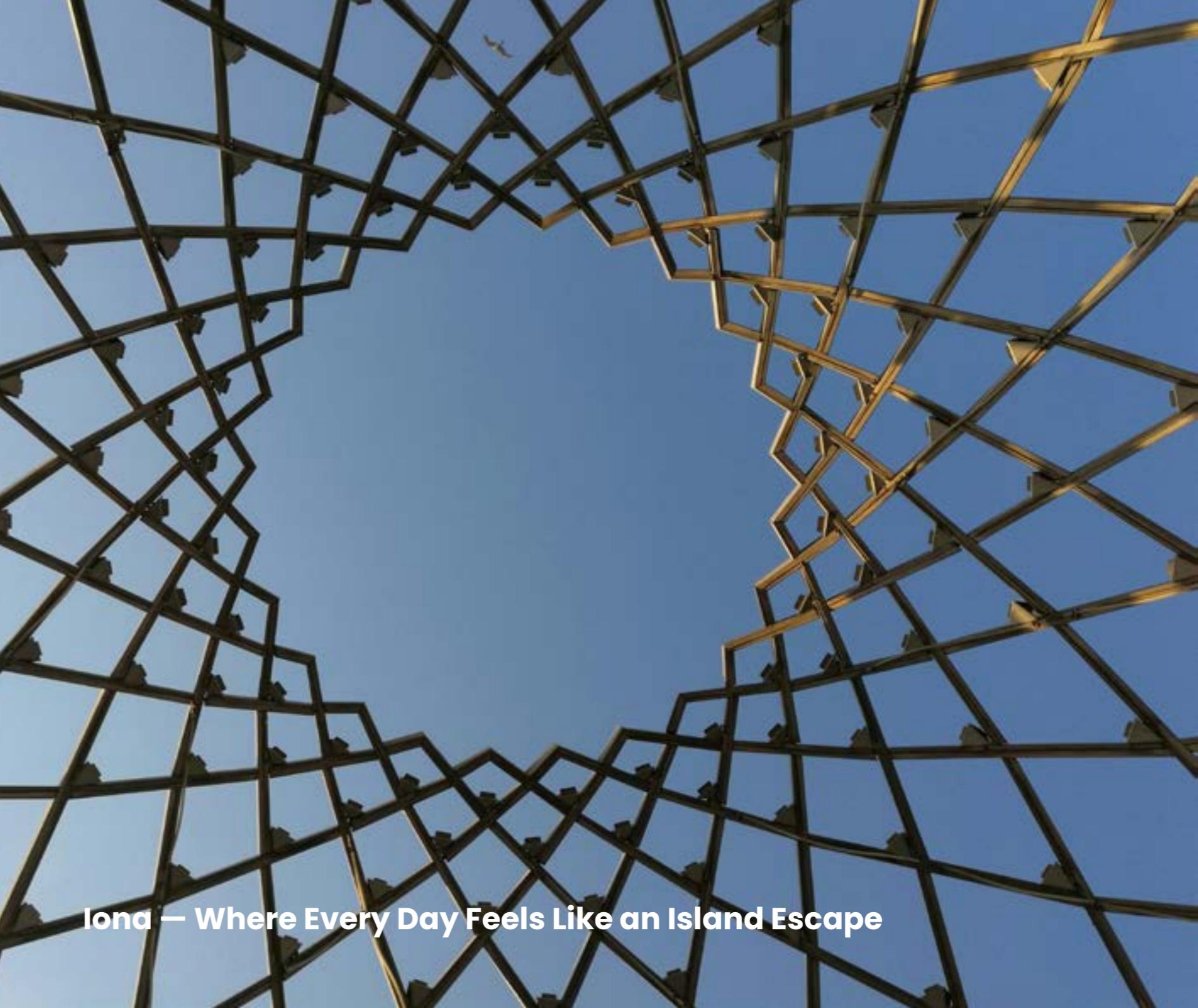
Inspired by the Scottish isle known for its spiritual calm, IONA reimagines urban life through the lens of water and nature. At IONA, life becomes more than residence; it becomes a story of harmony, belonging, and renewal, where the calm of water and the beauty of design meet in perfect balance.

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# VISION

## **Redefining Urban Serenity**

To redefine urban living by blending water, greenery, and modern architecture into a harmonious sanctuary, an island-inspired community where serenity flows effortlessly through every detail, and every day feels like a retreat from the ordinary.



**lonia — Where Every Day Feels Like an Island Escape**

# MISSION

To craft a modern living haven where elegant design, lush landscapes, and flowing water create a serene lifestyle, bringing balance and tranquility to everyday life.





## IONA'S ARCHITECTURAL DESIGN CAPTURES

the perfect harmony between modern sophistication and natural serenity.

07 Section

## DESIGN CONCEPT

### Where Contemporary Elegance Meets Nature's Flow

The buildings are designed with a contemporary vision that seamlessly blends architecture with nature. Featuring pools on both the rooftops and within the structures themselves, the design creates a refreshing lifestyle experience at every level. Expansive glass façades open the interiors to natural light and panoramic views, allowing residents to feel fully connected to the surrounding landscape.







08 Section

## FACILITIES & AMENITIES

### Tailored for Refined Living

IONA Residence presents a curated selection of amenities designed to refresh both body and soul. From scenic walkways and family zones to serene lounging decks and leisure areas, every space is thoughtfully crafted to inspire comfort, balance, and refined living.

# FACILITIES & AMENITIES



**Underground Parking** for convenience and safety.



**Exclusive Clubhouse** for social gatherings and relaxation.



**Fully Equipped Gym** to support an active, balanced lifestyle.



**Jacuzzi Area** offering moments of pure indulgence.



**Padel Court** for recreation and community engagement.



**Commercial Mall** providing premium retail and lifestyle experiences right within the community.

**Residents can enjoy a thoughtfully curated selection of facilities, including:**

Smart technologies and secure systems ensure peace of mind, while the community's design promotes privacy, wellness, and connection.



# LOCATION

**Near Middle Ring Road**  
**10 Mins from South 90 Street**  
**30 Mins from Ain Sokhna Road,**

**IONA Residence enjoys a location that perfectly balances accessibility and exclusivity.**

**It is surrounded by Cairo's key destinations, main roads, and essential services, yet remains enveloped in the calm of a self-contained community. Here, residents can embrace the rhythm of city life while retreating to a world defined by privacy, beauty, and balance.**



**Nestled in the 6th Settlement,**

10 Section

# MASTER PLAN

IONA Residence is centered around a harmonious integration of water, greenery, and architecture,

where every curve and pathway tells a story of balance and serenity.

Featuring a series of flowing pools and serene artificial lakes finished with natural, sand like textures, the landscape evokes the tranquil essence of a seaside escape. Beyond their recreational value, these water features infuse the community with a resort like ambiance, enhancing every resident's quality of life.

By day, IONA flourishes with light and vitality by night, it transforms into an illuminated retreat where soft lighting dances upon calm waters, creating an ambiance of tranquility and warmth.



# IONA Residence — Where Modern Living Meets the Calm of Nature



11 Section

# BUILDING TYPES

Type - A



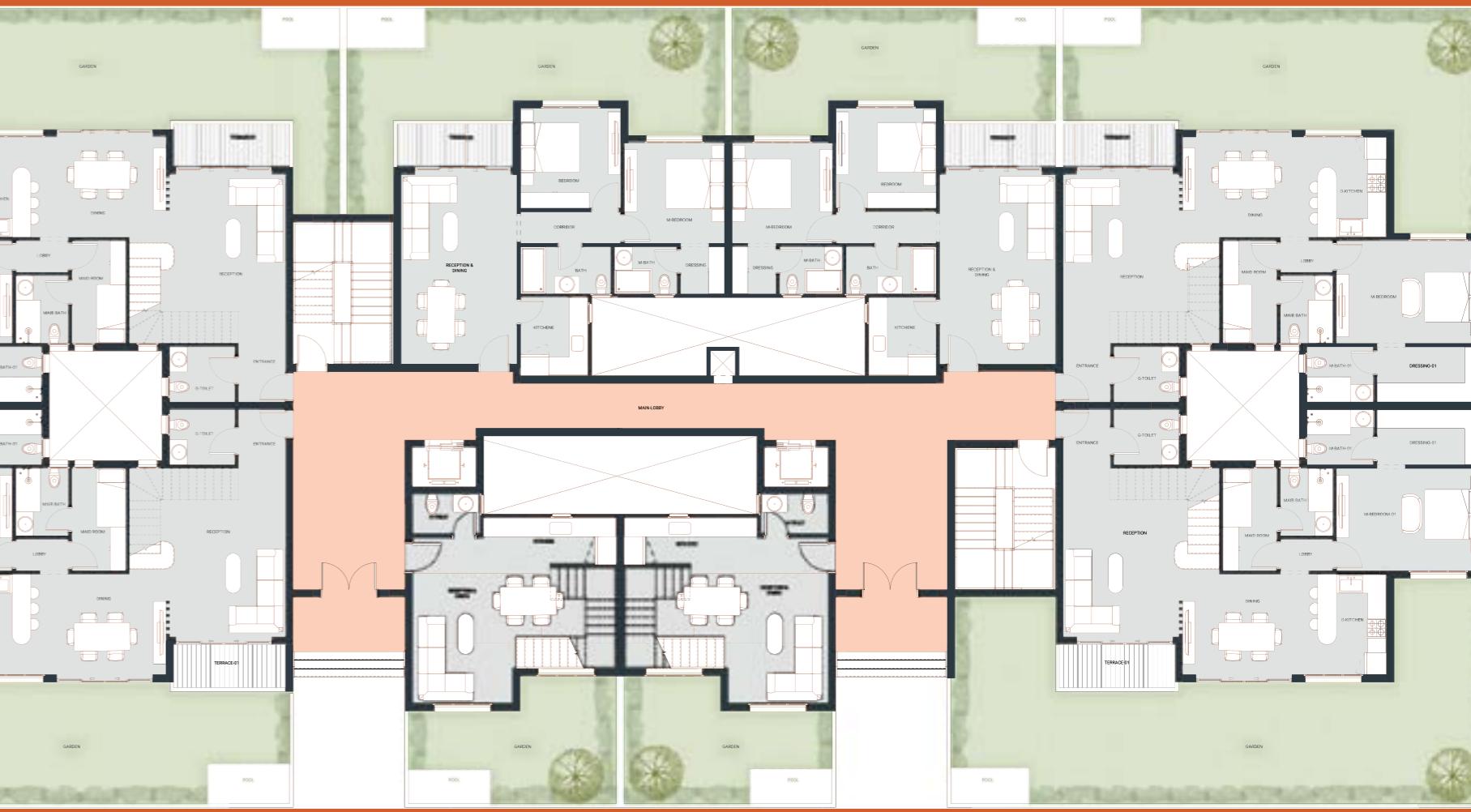




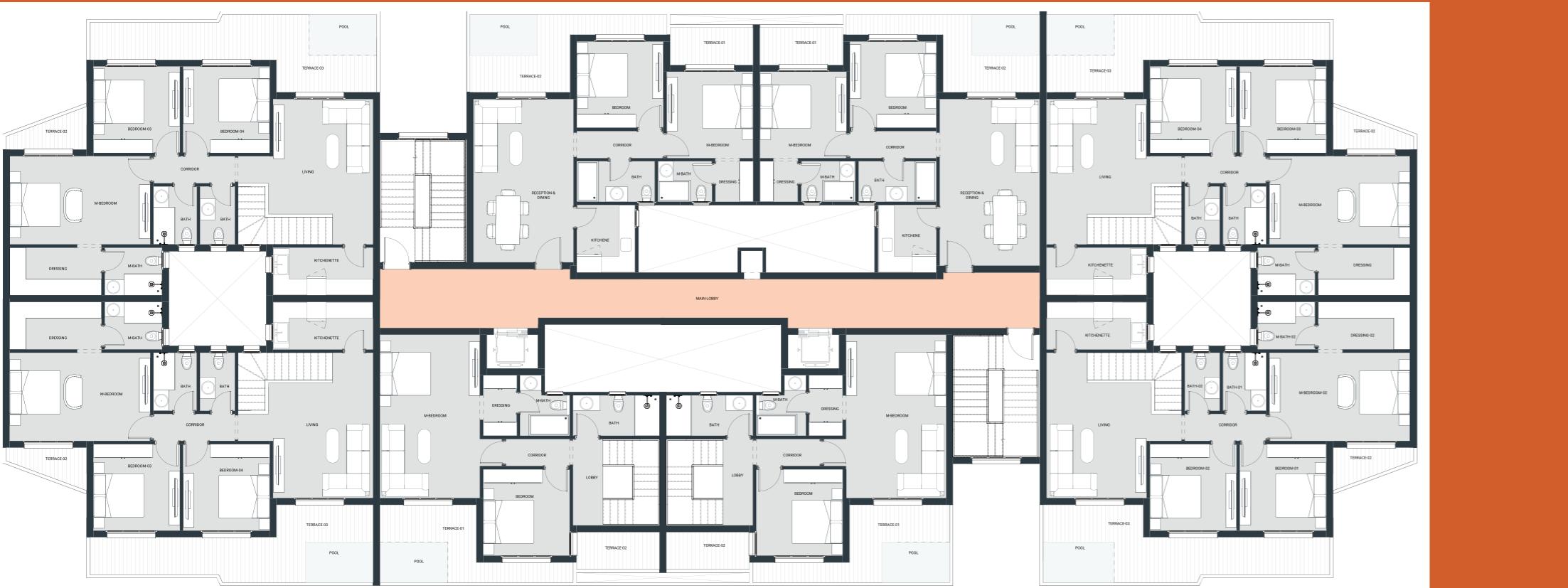


# FLOOR PLAN

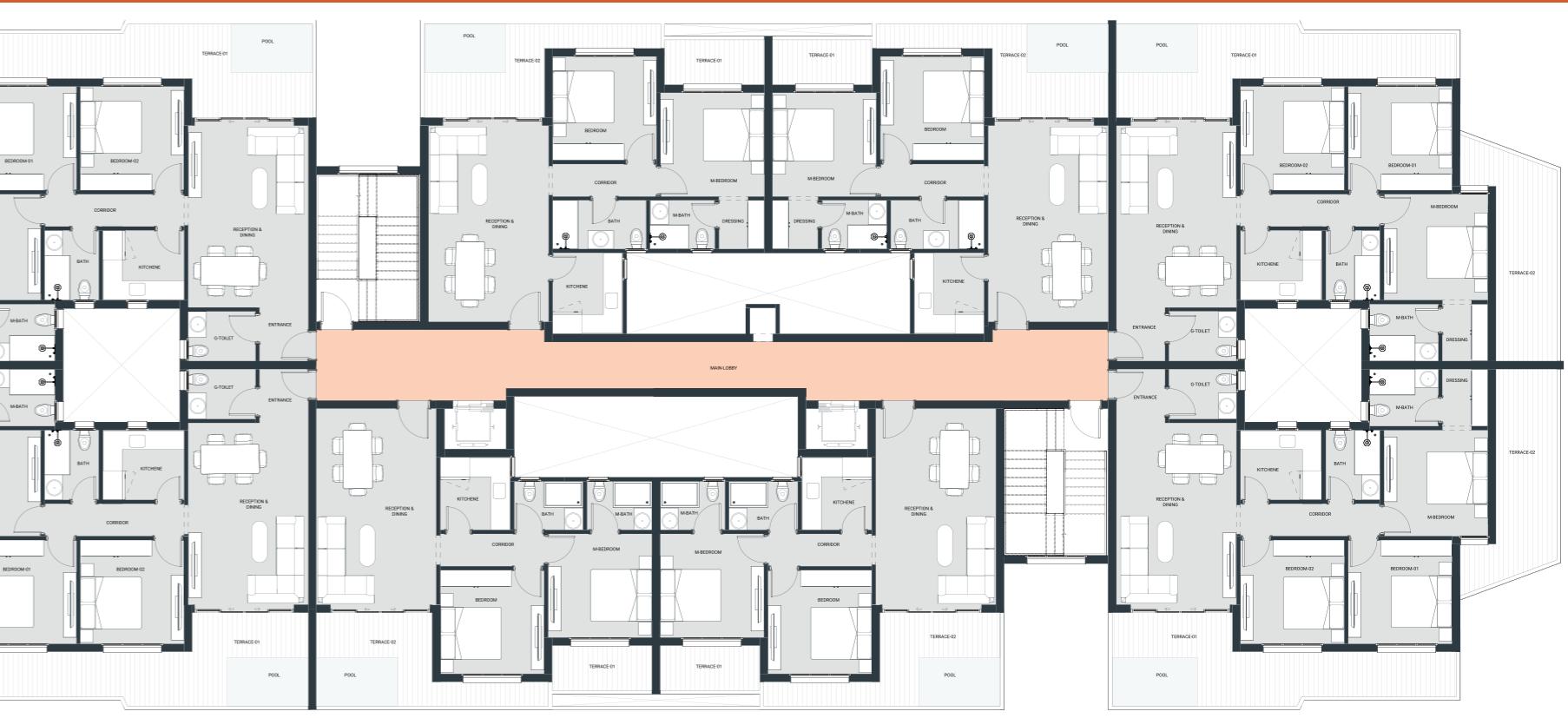
Type - A



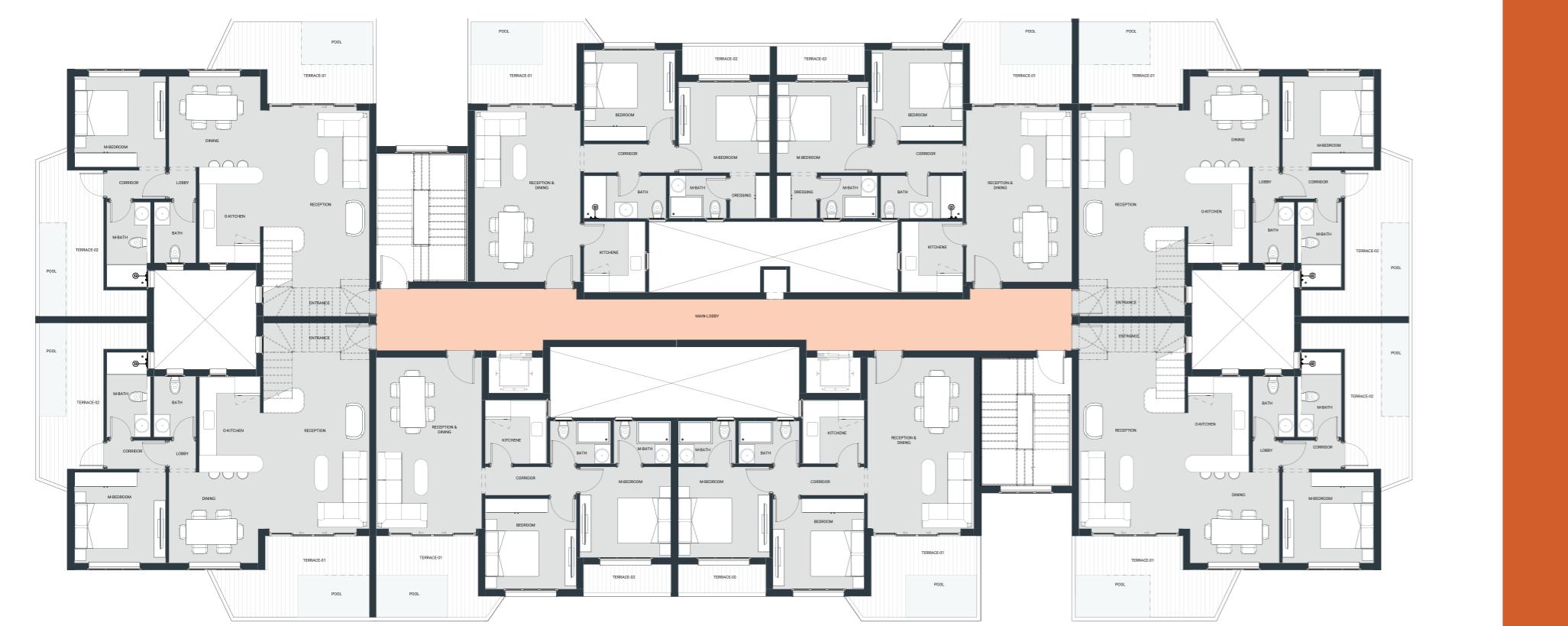
BUILDING-A  
GROUND FLOOR



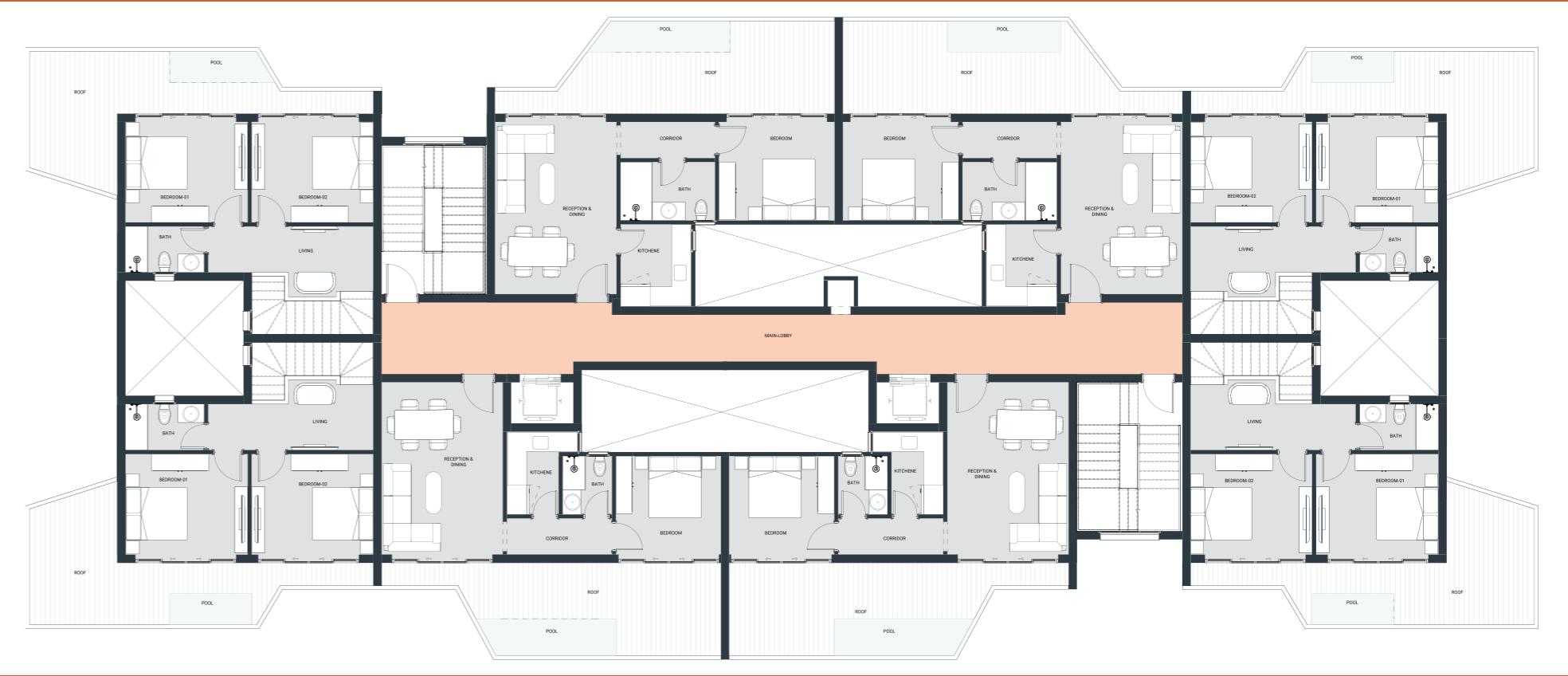
BUILDING-A  
FIRST FLOOR



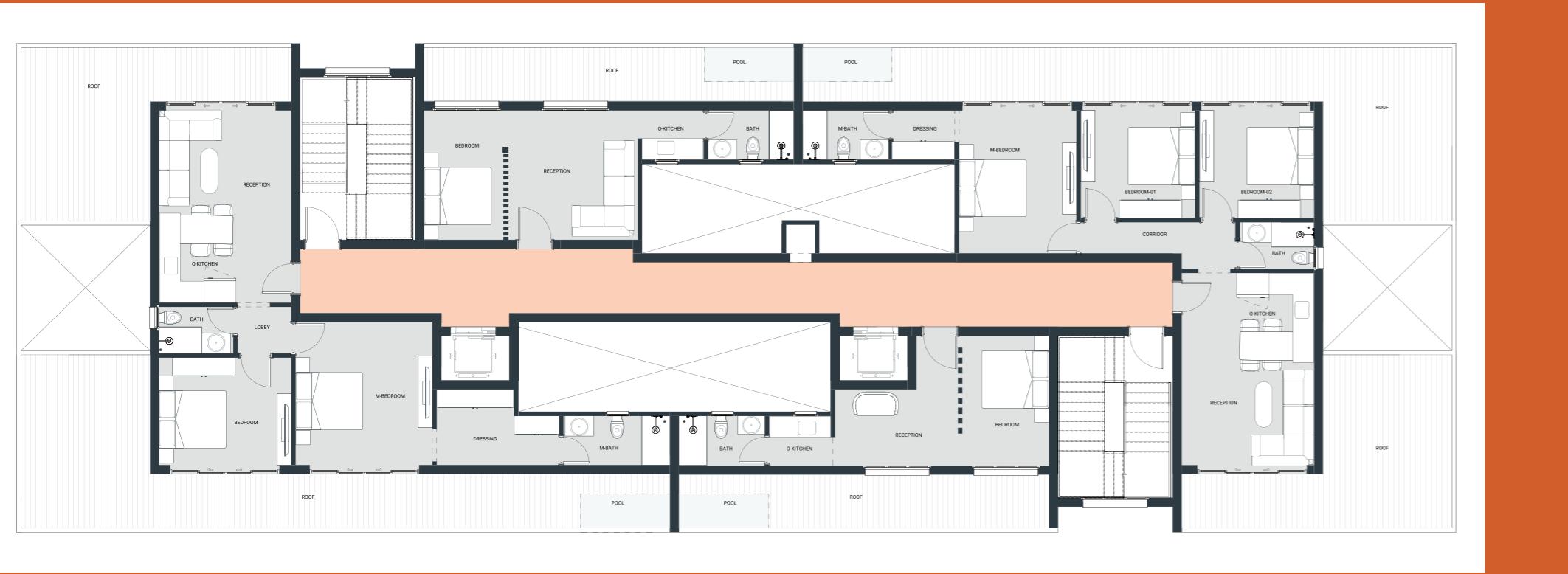
BUILDING-A  
SECOND FLOOR



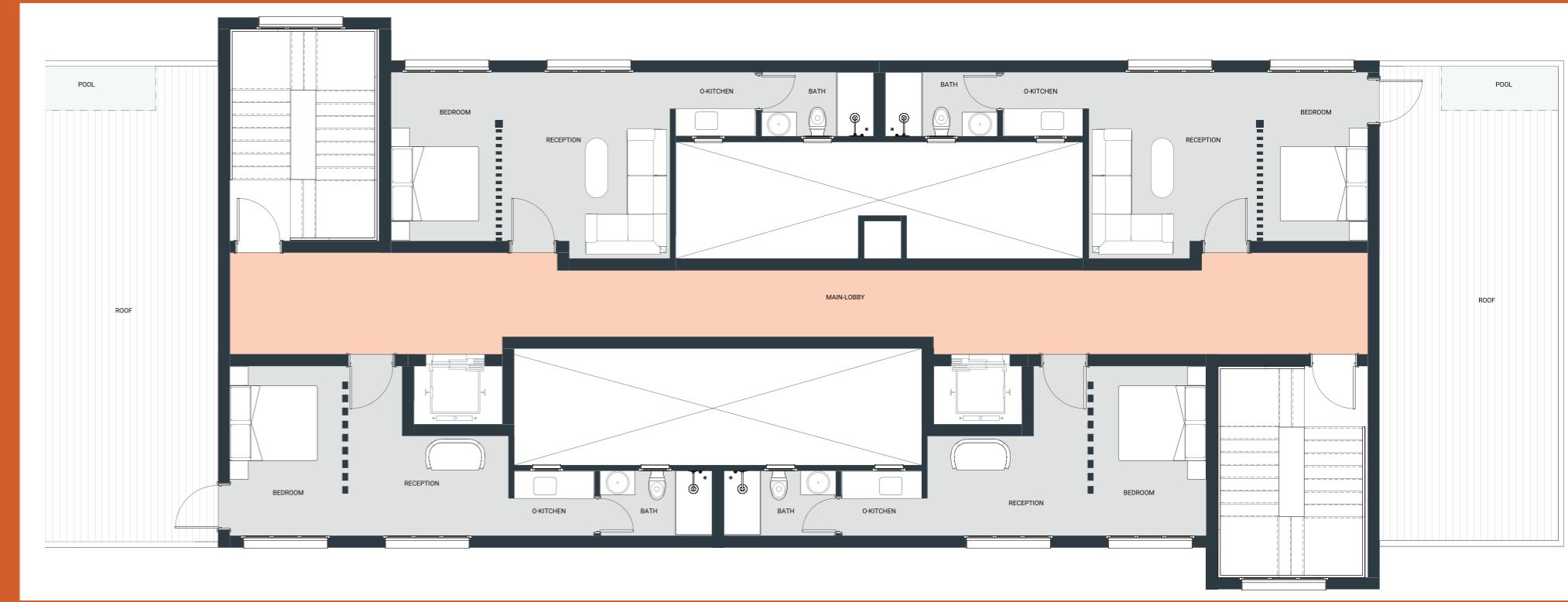
BUILDING-A  
THIRD FLOOR



BUILDING-A  
FORTH FLOOR



**BUILDING-A**  
**FIFTH FLOOR**



**BUILDING-A**  
**SIXTH FLOOR**

# BUILDING TYPES

Type – B

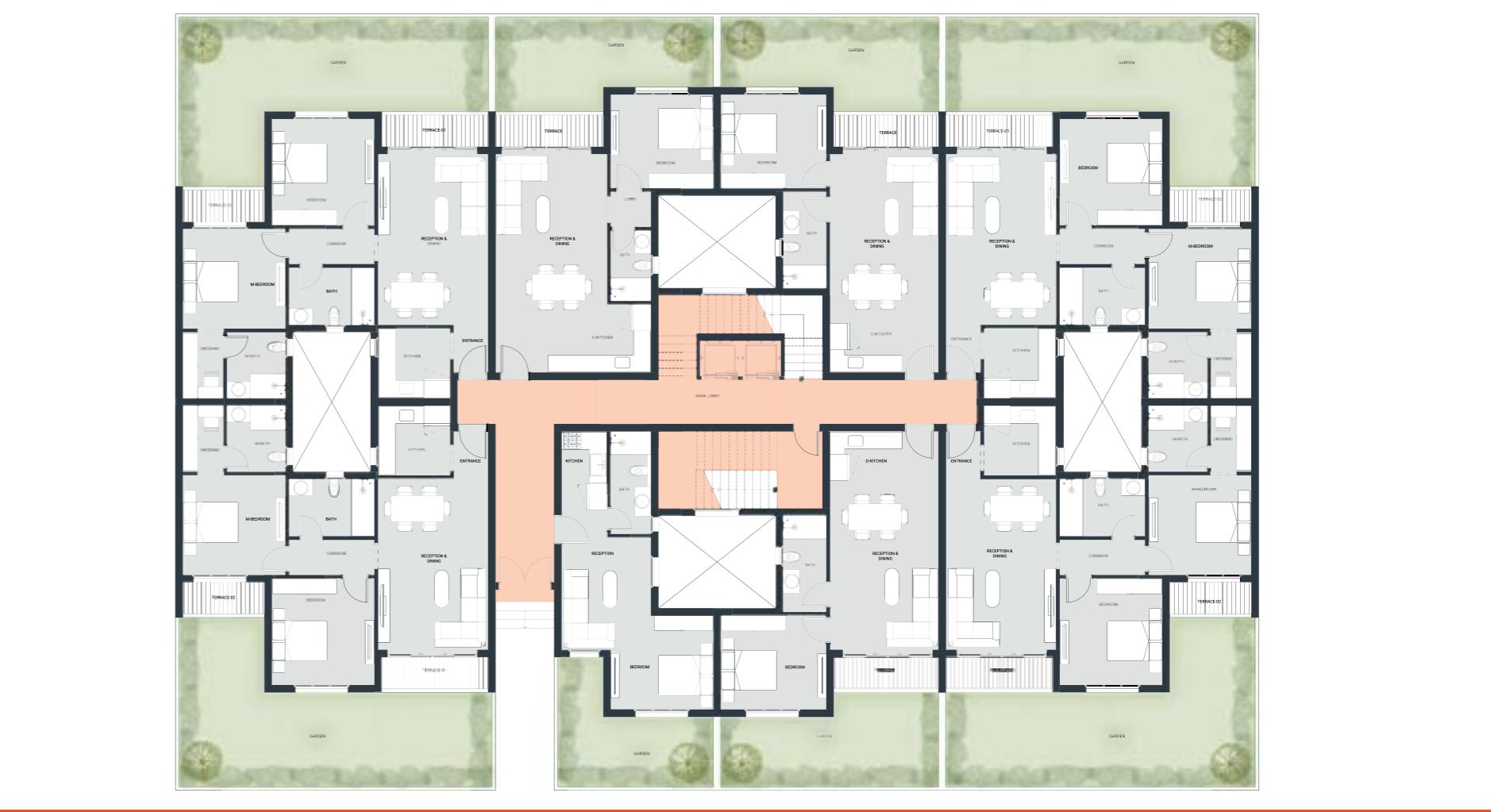




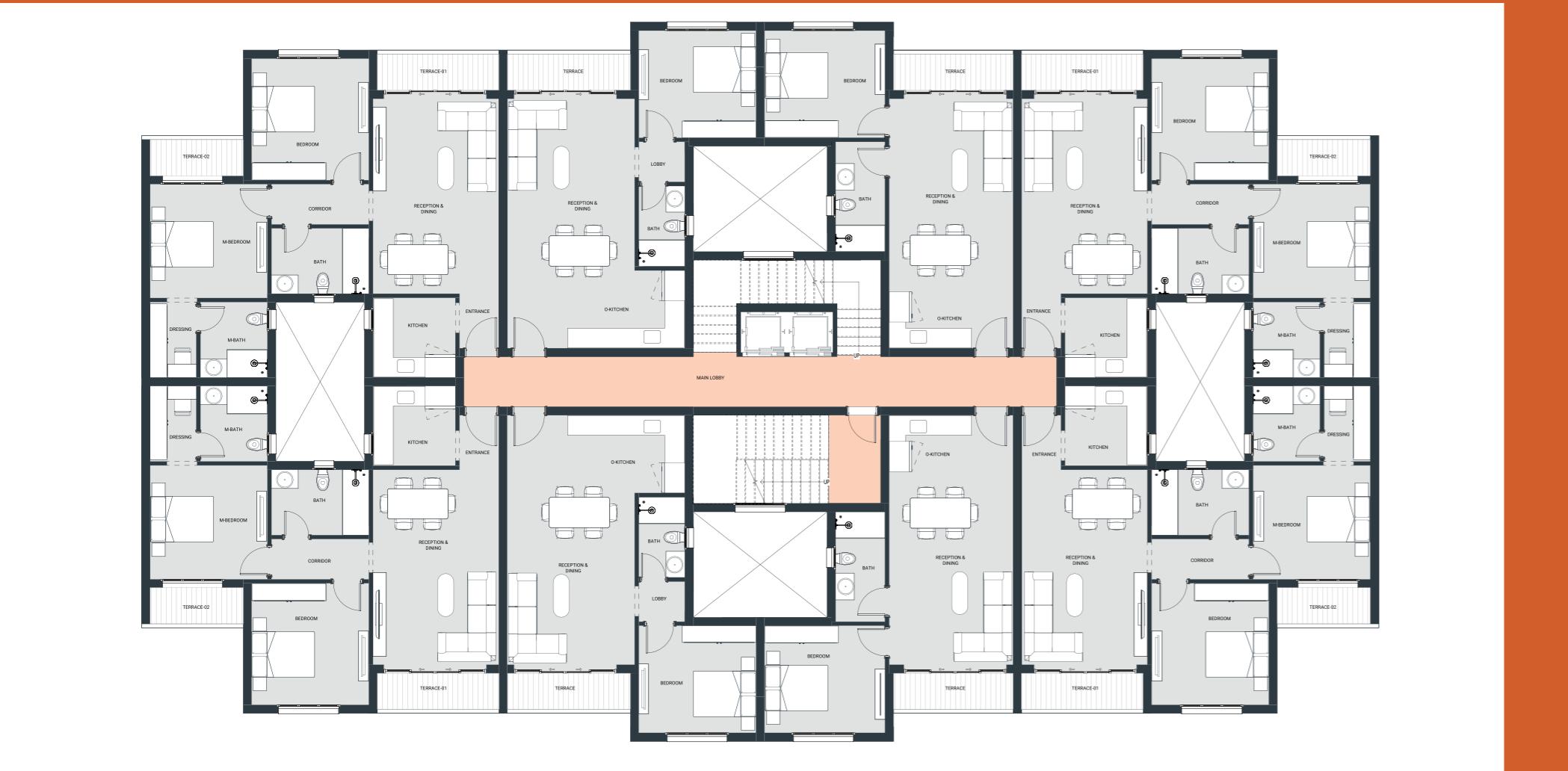


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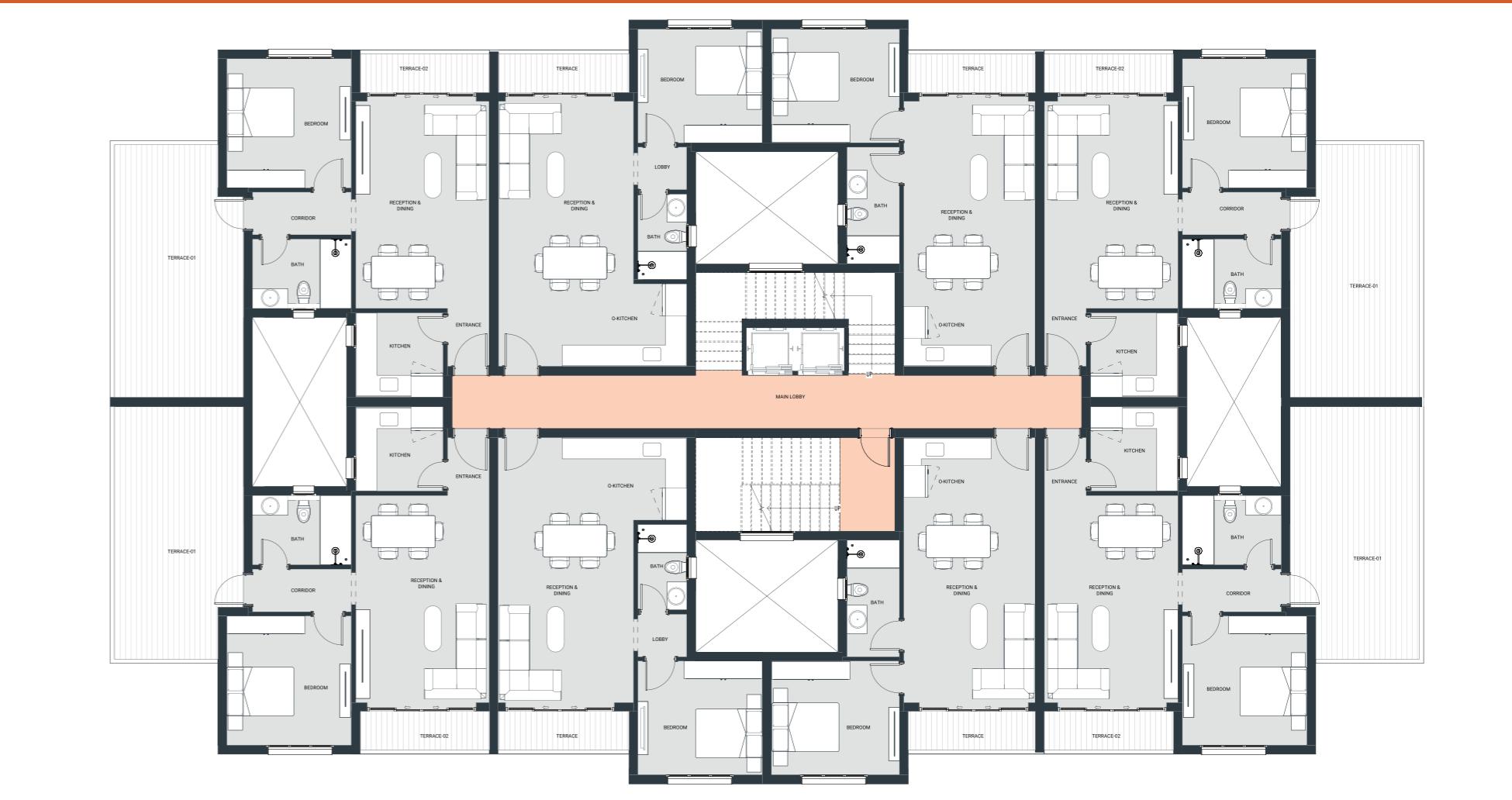
Type - B



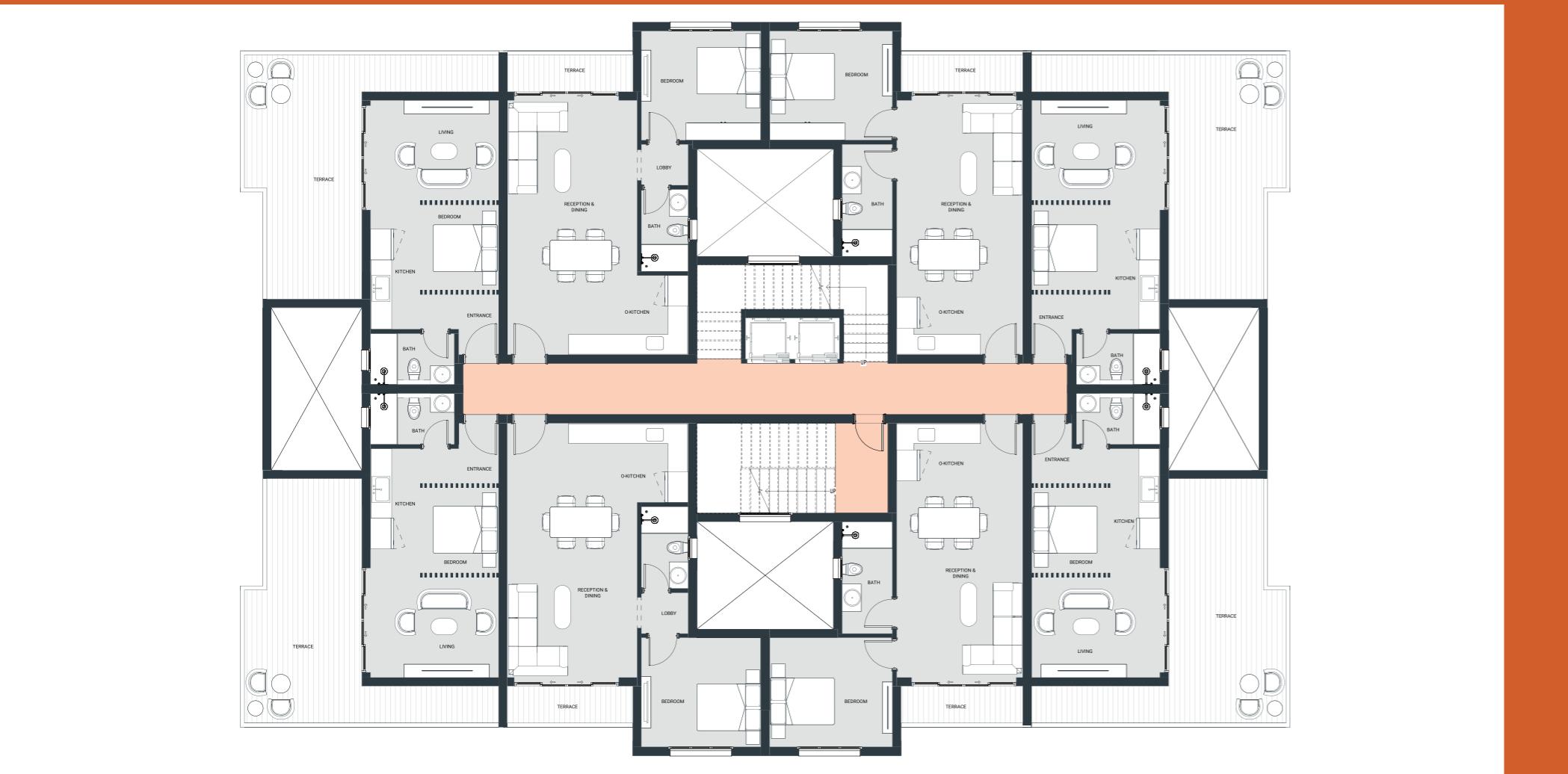
BUILDING-B  
GROUND FLOOR



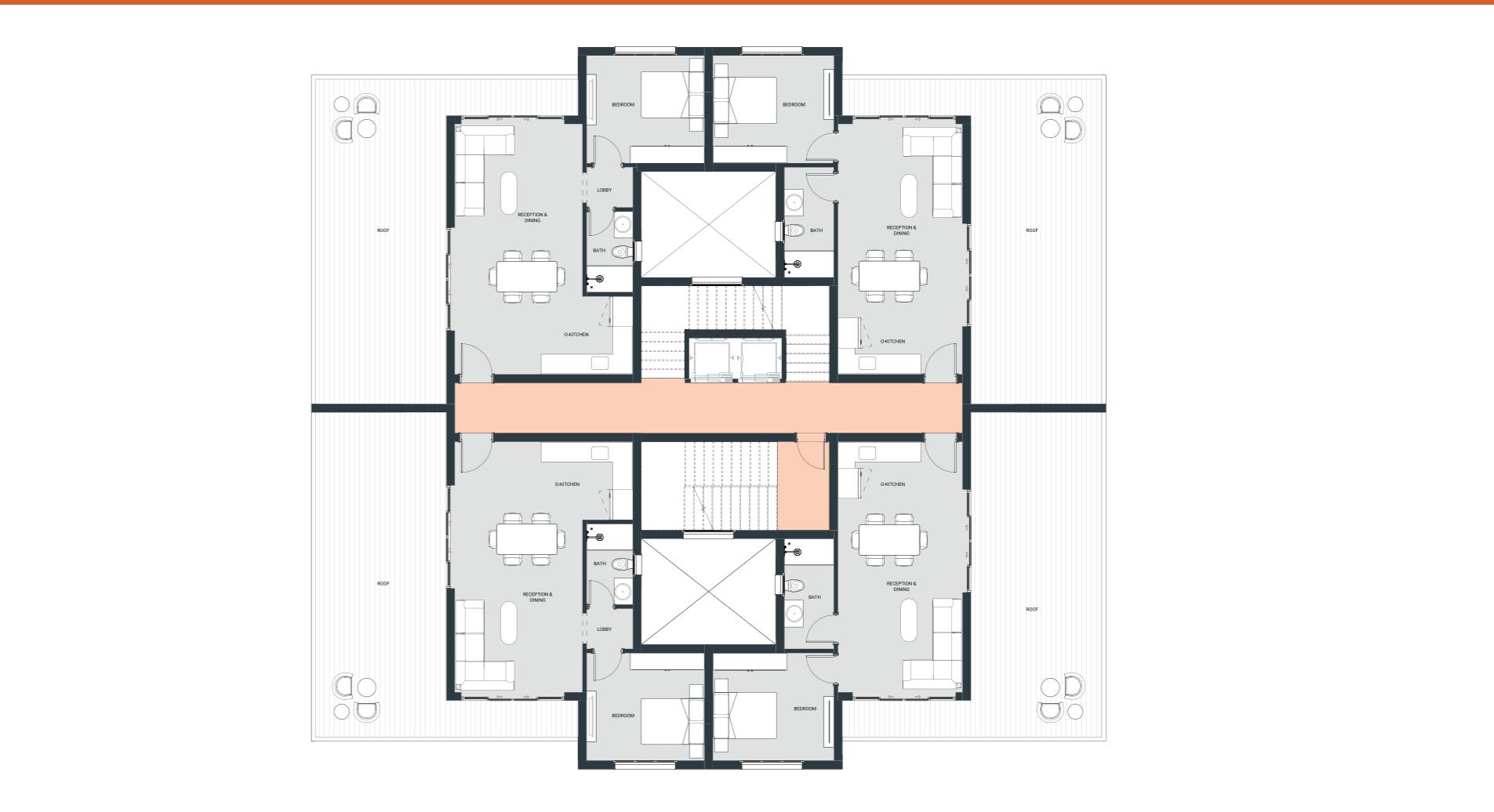
**BUILDING-B**  
**TYPICAL FLOOR**



**BUILDING-B**  
**FORTH FLOOR**



**BUILDING-B**  
**FIFTH FLOOR**



**BUILDING-B**  
**SIXTH FLOOR**

# BUILDING TYPES

Type – C

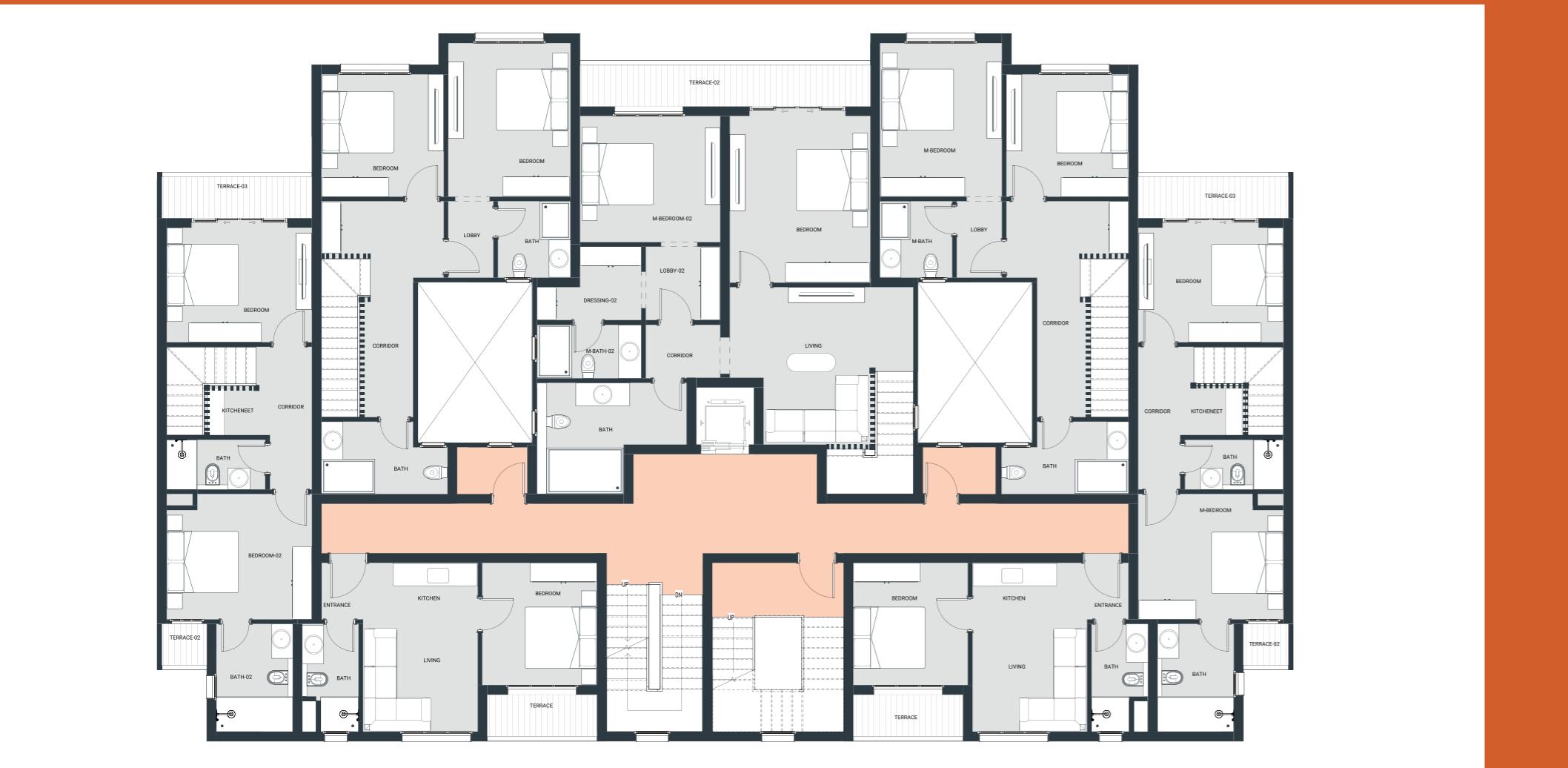


# FLOOR PLAN

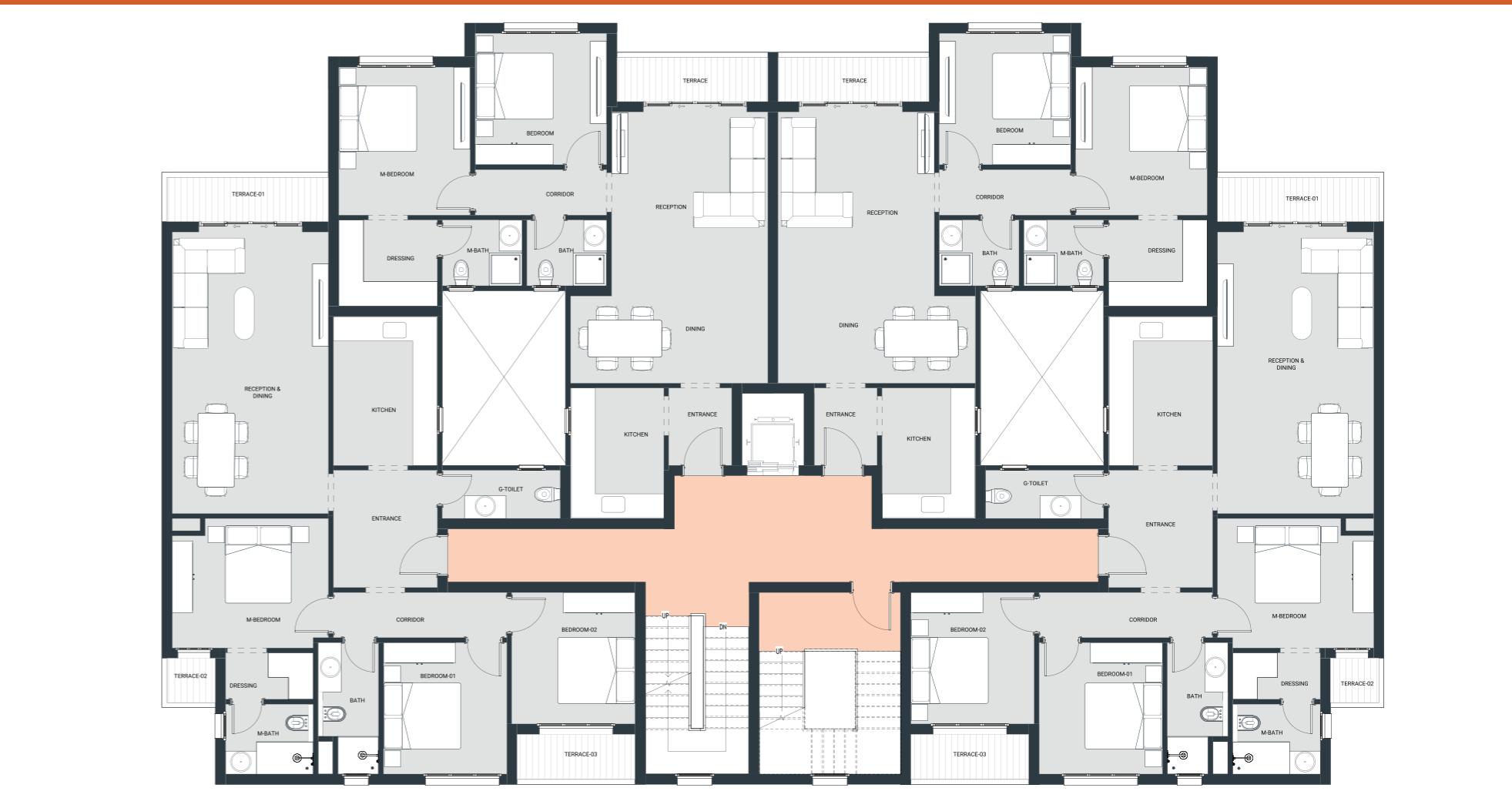
Type - C



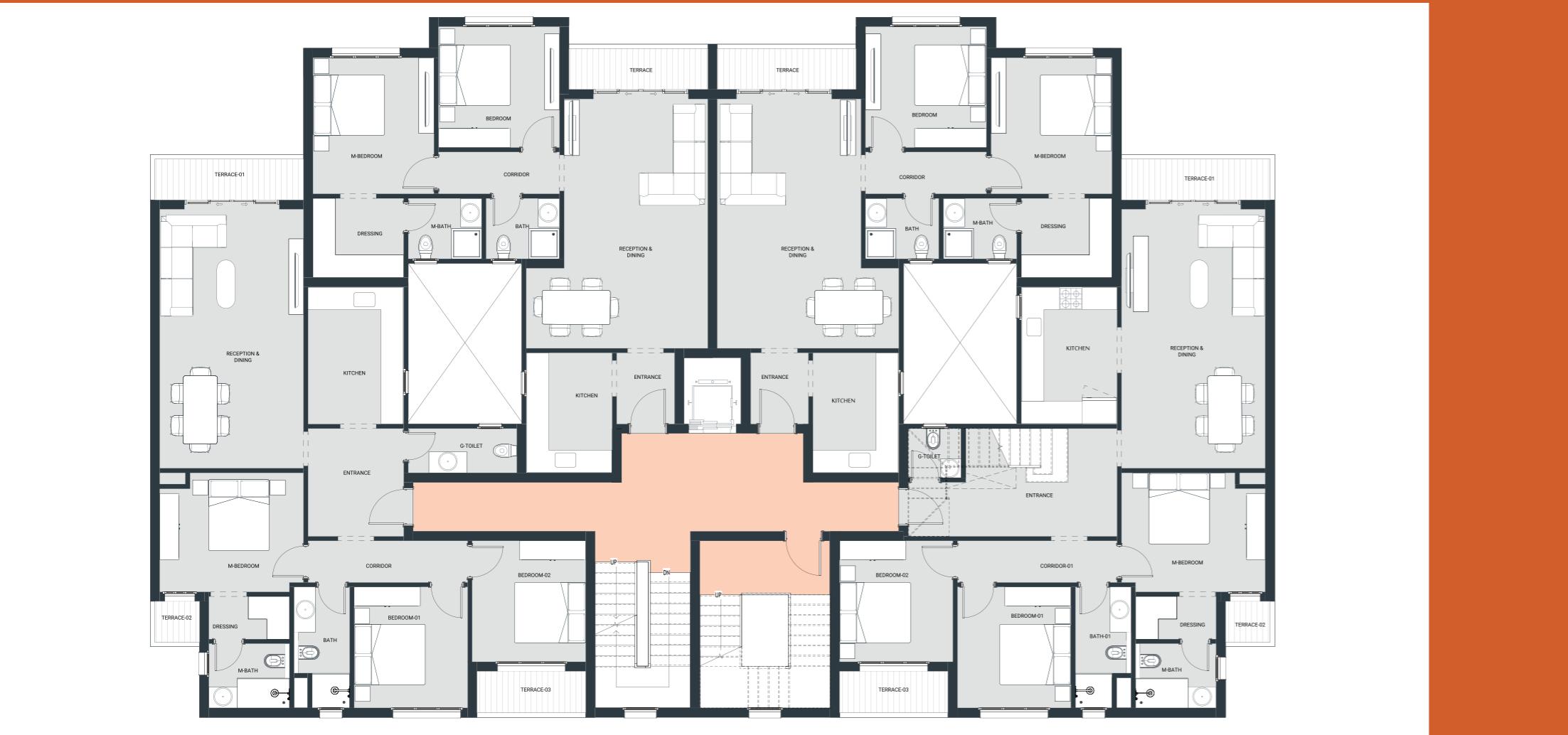
BUILDING-C  
GROUND FLOOR



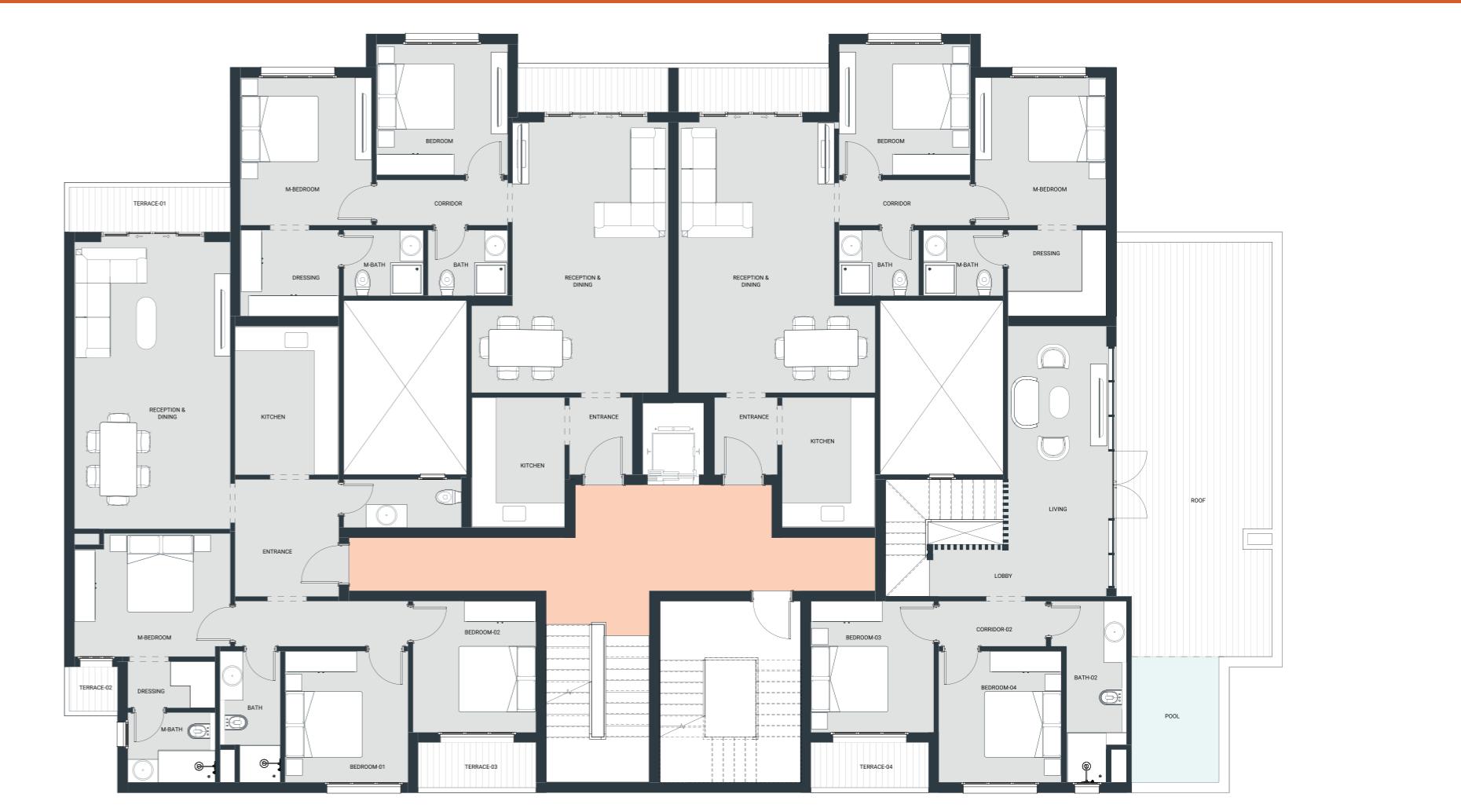
BUILDING-C  
FIRST FLOOR



BUILDING-C  
TYPICAL FLOOR



BUILDING-C  
SIXTH FLOOR



BUILDING-C  
SEVENTH FLOOR

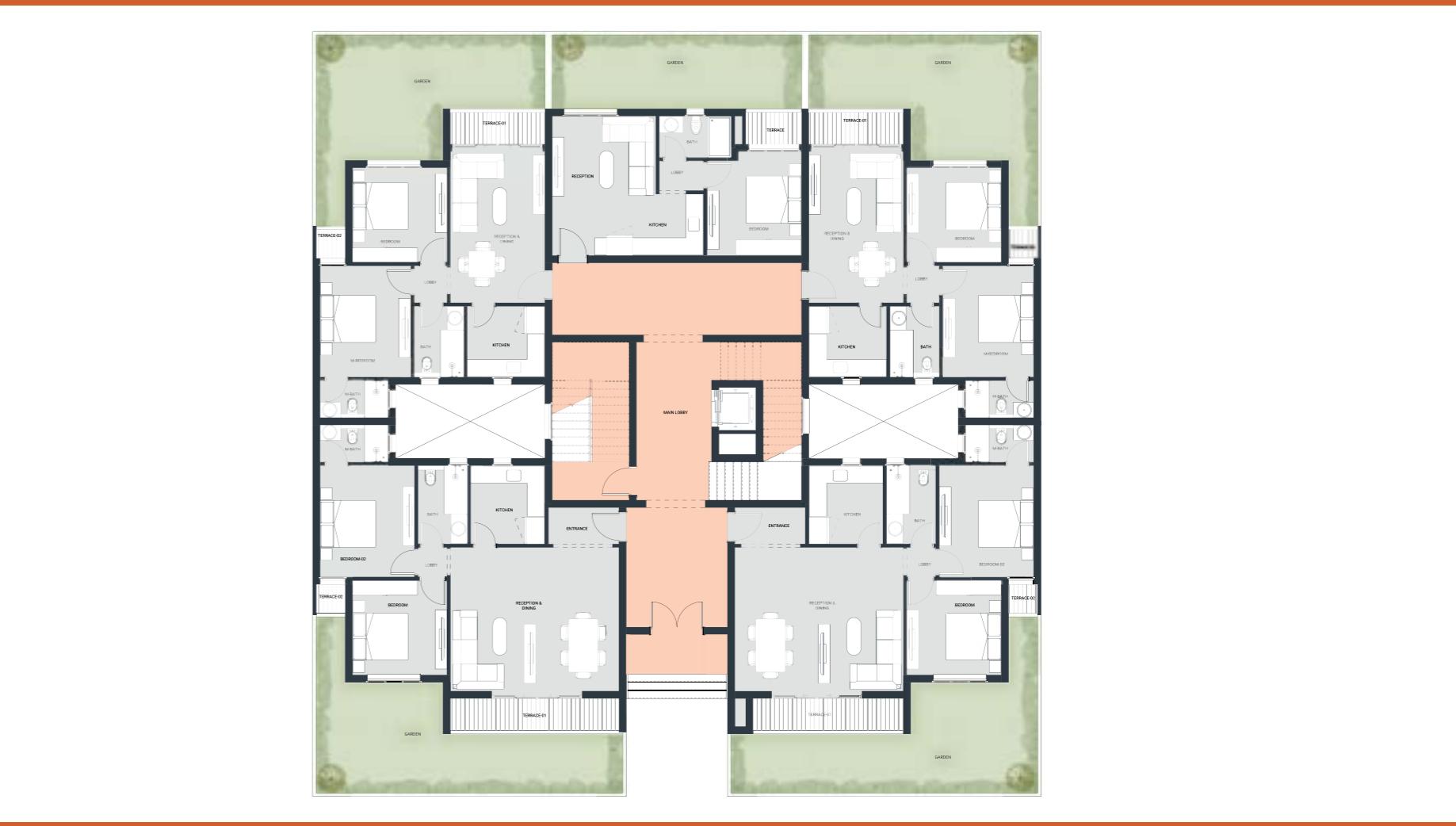
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Type - D

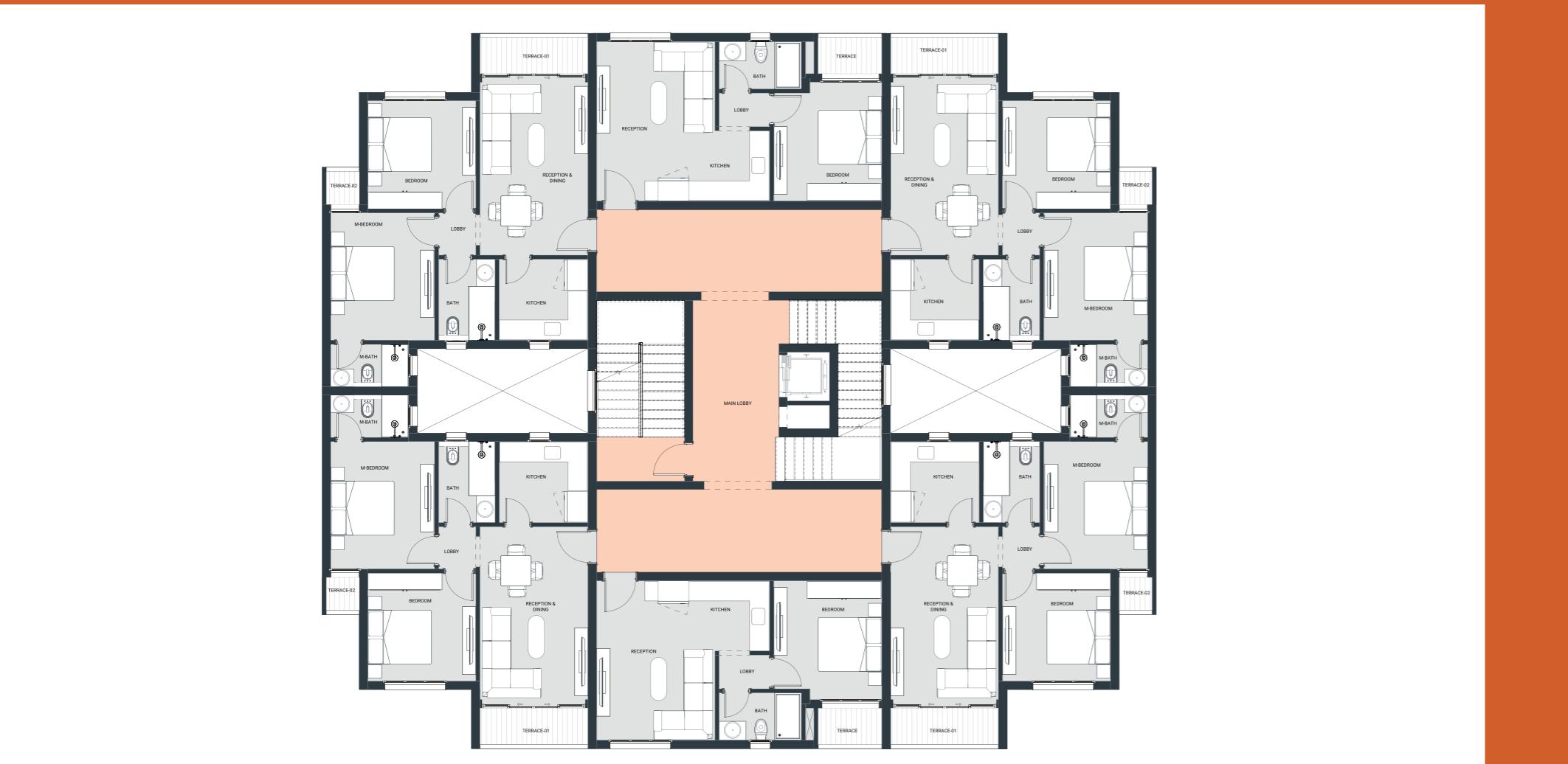


# FLOOR PLAN

# Type - D



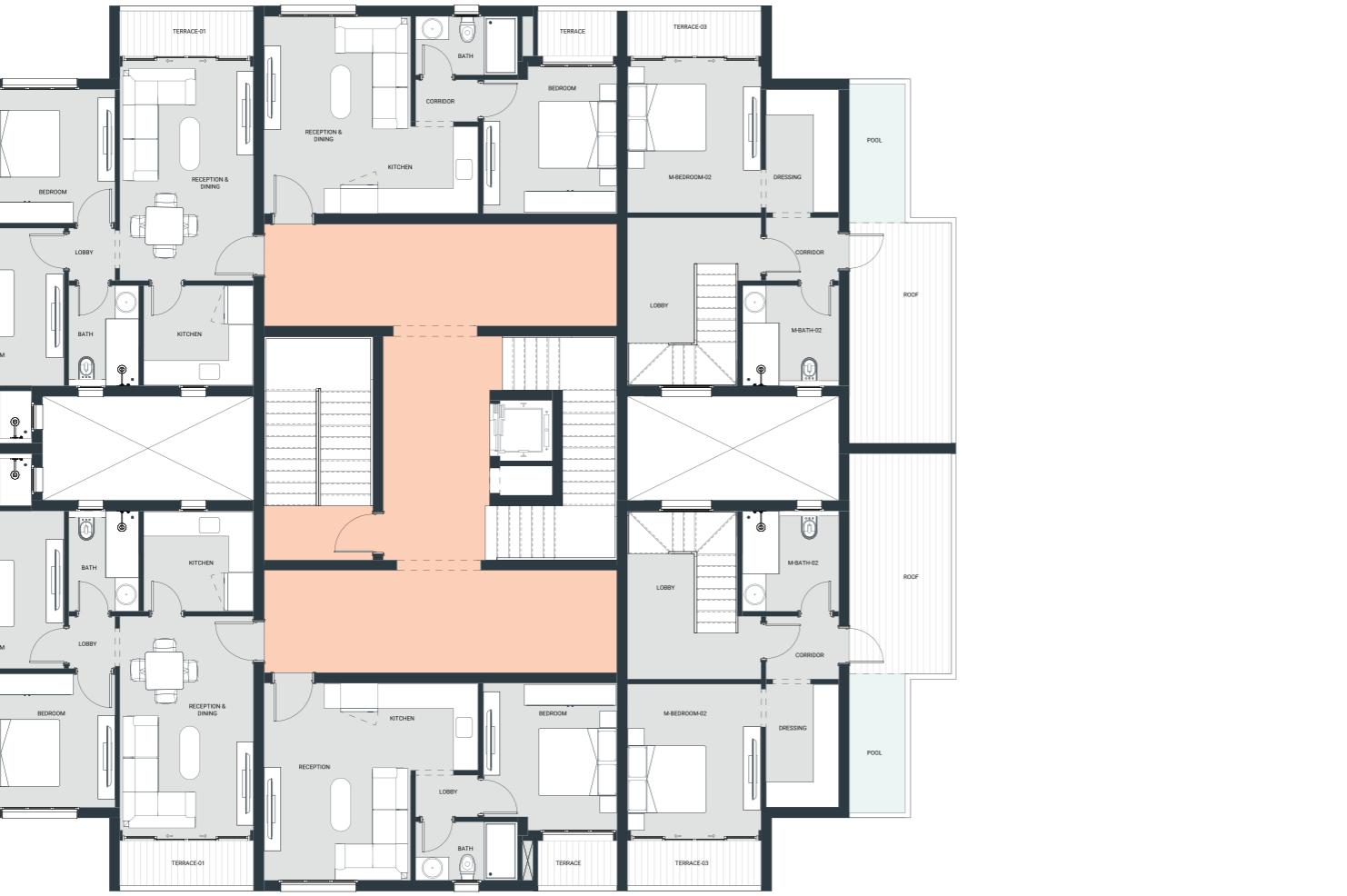
# LDING-D OUND FLOOR



**BUILDING-D**  
**TYPICAL FLOOR**



**BUILDING-D**  
**SIXTH FLOOR**



# BUILDING-D SEVENTH FLOOR





# UNIT TYPES

**IONA Residence** presents a variety of unit types designed to suit every lifestyle, from elegant one-bedroom apartments to spacious two- and three-bedroom homes, all blending modern design with a sense of calm and privacy.

The I Villas offer an exclusive retreat with generous spaces and refined finishes.

Each unit features pools on the rooftops and within the structures, complemented by serene water views and lush greenery, creating a resort like atmosphere that embodies true serenity.

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