CITYSTARS
Park St.

17644

SKY innovo
DEVELOPMENTS

A DEFINED *DIRECTION*

VISION

To create timeless, exclusive communities in
exceptional locations, defined by wellness, value, responsibility, legacy, and innovation.

MISSION

We originate, develop, construct, operate, and steward timeless, exclusive communities, creating enduring quality and long-term value in exceptional locations.



TIMELESS *COMMUNITIES* CREATED *FOR LIVING*

Sky Innovo Developments is a strategic partnership between Sky Investments Holding and Innovo Group, brought together to create timeless communities in prime locations across Egypt, blending deep local insight, disciplined investment, and fully integrated capabilities.

This vision is expressed through Park St. Edition and continues with Citystars Park St., the next chapter in a shared pursuit of lasting, future-ready developments.

SKY innovo
DEVELOPMENTS


“A *CONTEMPORARY* NEIGHBORHOOD
TAKES *THE PERFECT FORM*”



THE *FIRST THING* YOU SEE IN *NEW CAIRO*, AN *ICONIC* DESTINATION

Drawing inspiration from Cairo's most enduring neighborhoods, Citystars Park St. transforms the city's character and scale through contemporary architecture and landscape design.


NEW ADMINISTRATIVE CAPITAL
CAIRO INTERNATIONAL AIRPORT
MOSTAKBAL CITY
SPHINX INTERNATIONAL AIRPORT
15 MAY BRIDGE
CITYSTARS
Park St.
S.TASEEN
GRAND EGYPTIAN MUSEUM
SHEIKH ZAYED
6TH OF OCTOBER BRIDGE
THE RING ROAD
GIZA PYRAMIDS
ASWAN AGRICULTURE ROAD
SOKHNA ROAD
MIDDLE RING ROAD

POSITIONED WITH *PURPOSE*

The first thing you see in New Cairo, spanning **140,000 sq.m**, with over one kilometre of prime Ring Road frontage.

CONNECTED TO NEW CAIRO'S ESTABLISHED AND EMERGING DESTINATIONS, OPTIMIZED FOR SMOOTH ACCESS.

AT THE CITY'S INTERSECTION

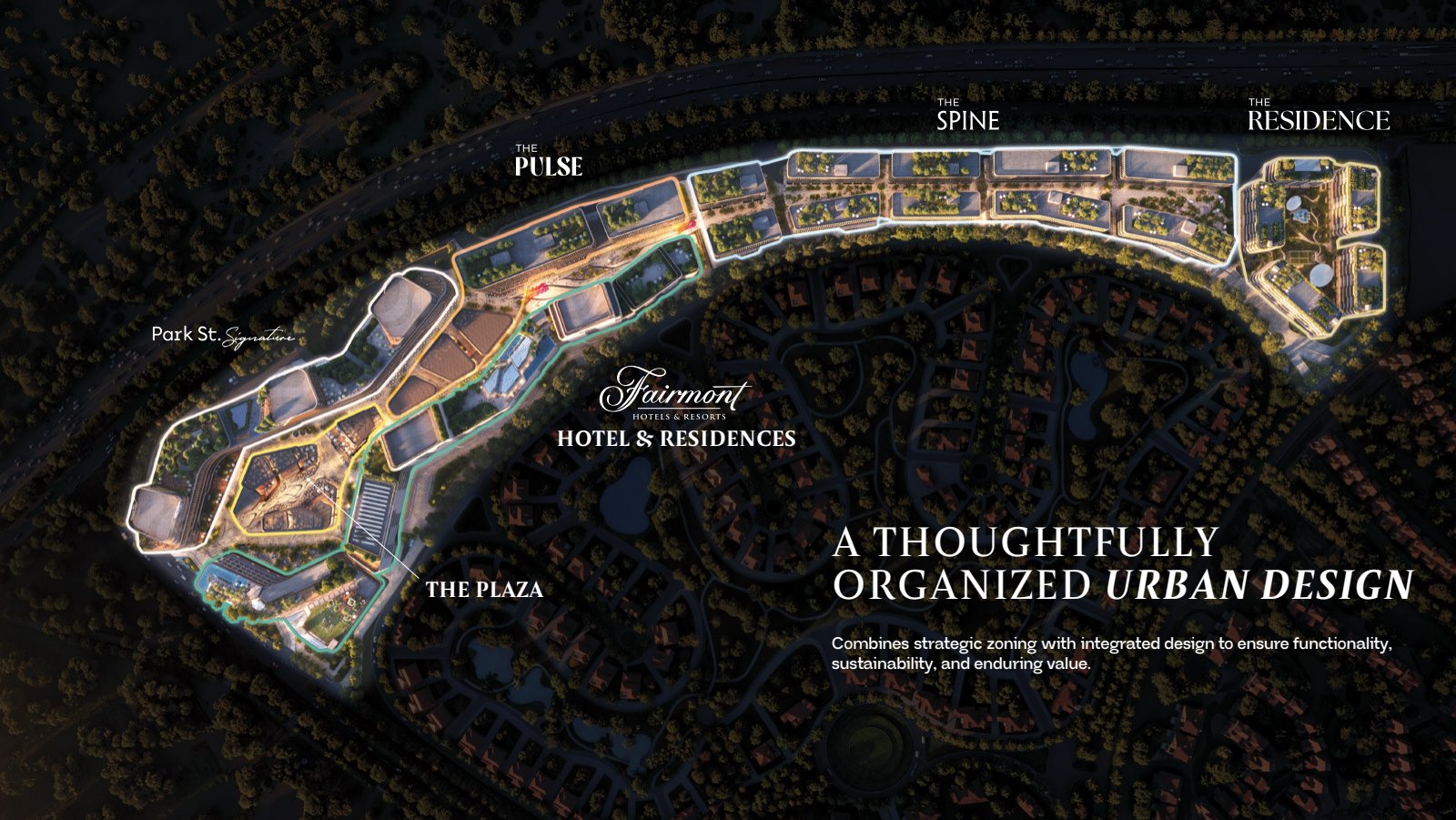
Sheikh Zayed	30 km - 40 mins
Park St. Edition	6 km - 10 mins
Park St. East	6 km - 10 mins
North Teseen St.	2 km - 5 mins
Citystars Mall	13 km - 25 mins
Downtown Cairo	25 km - 35 mins

CLOSE TO WHAT MATTERS

Katameya Heights	7 km - 8 mins
Cairo International Airport	21 km - 20 mins
American University in Cairo (AUC)	19 km - 25 mins
German University in Cairo (GUC)	11 km - 12 mins
American International School (AIS)	15 km - 19 mins
The International School of Choueifat	5 km - 7 mins



MASTER PLAN



A THOUGHTFULLY ORGANIZED *URBAN DESIGN*

Combines strategic zoning with integrated design to ensure functionality, sustainability, and enduring value.


HOSPITALITY


COMMERCIAL


RETAIL


RESIDENTIAL

WHERE ICONS *ALIGN*





A *DAY* AT *CITYSTARS PARK ST.*

From morning to evening, life at Citystars Park St. moves effortlessly through café terraces, landscaped promenades, vibrant workspaces, and fine dining, seamlessly connecting productivity and leisure.



PILLARS OF THE DEVELOPMENT

DESIGNED FOR ***PRODUCTIVITY*** AND ***ENHANCED WELLBEING***,OUR COMMUNITY BALANCES ***PROFESSIONAL AMBITION*** WITH ***PERSONAL TIME.***

WHERE ***WORKPLACES***, ***RESIDENCES***, ***HOSPITALITY*** AND ***SOCIAL SPACES*** ARE WOVEN TOGETHER.




THE *LUXURY* OF
SIMPLE PLEASURES



LIFESTYLE CONCEPT

A SENSE OF *BELONGING*, *COMMUNITY* AND *COMFORT*

Plazas, lush landscapes and public spaces are designed for people to meet, gather and connect.

A destination where everyday life unfolds naturally, and where people return not just for work or living, but for a sense of community and shared moments.



WALKABILITY AND CONNECTIVITY

A DESTINATION THAT MOVES WITH *YOU*

Shaded walkways, human-scaled design and thoughtfully placed amenities make every step intuitive, encouraging lively promenades, vibrant spaces and a healthier way of living.

SUSTAINABLY CRAFTED

Green corridors and landscaped plazas shape a masterplan that brings nature closer to everyday routines. Spaces are oriented to maximize natural light while minimizing heat gain, improving thermal comfort and walkability throughout the day.

Designed to uphold LEED standards, the development integrates high-performance glazing, climate-responsive louvers, and intelligent building management systems that reduce energy demand. Our sustainable design extends to EV charging infrastructure, supporting a more efficient, future-ready environment.



SUSTAINABILITY
FEATURES



LEED
Certified



High Performance
Glazing



Climate Responsive
Louvers



Smart Building
Controls



EV
Charging



Landscaped
Walkability

Park St. *Signature*


Park St. Signature



WORKSPACES THAT FEATURE ***REFINED FINISHES, EFFICIENT LAYOUTS*** AND ***ADVANCED BUILDING SYSTEMS,*** CREATING AN ENVIRONMENT WHERE ***PRODUCTIVITY*** AND ***SOPHISTICATION*** COEXIST.





ELEVATE DAILY WORK LIFE WITH ***EXECUTIVE AMENITIES, GYM, SPA,*** AND ***SOCIAL LOUNGES*** THAT SEAMLESSLY BLEND ***PERFORMANCE*** AND ***WELL-BEING.***

SIGNATURE *AMENITIES*



Rooftop Terraces



Juice & Wellness Bar



Locker Rooms



Luxury Spa & Recovery Areas



Dining & Retail



Gym & Strength Training Facilities



Events Spaces



Yoga Studio



Spinning Studio



Social Lounges

SIGNATURE *SERVICES*



Full-time
Security



Private
Road Access



Barista
Lounge



Technical
Support

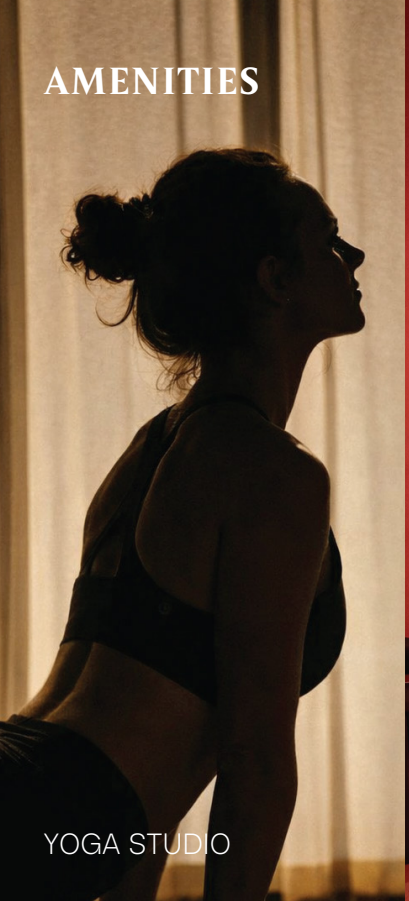


Valet &
Doorman



Signature
Concierge

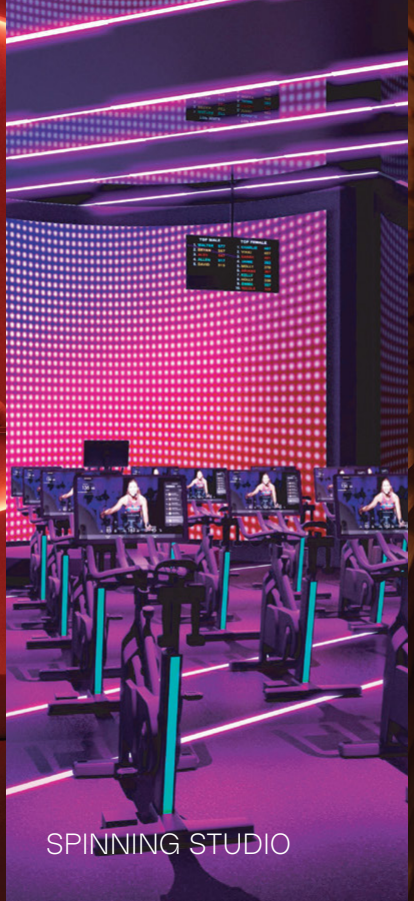
AMENITIES



YOGA STUDIO



THERAPY ROOM



SPINNING STUDIO



SPA



PRESIDENTIAL OFFICES

Occupying the uppermost floors, the Presidential Offices represent the most exclusive workplace offering within the development.

Enhanced specifications, expansive layouts and uninterrupted views create an environment built around the way leaders work.




THE PLAZA


The Plaza

CURATED *RETAIL*



Art
Gallery



Premium
Retail



Luxury
Cafes



Members
Club



Fine
Dining



Grand
Boulevard


ART GALLERY


RESTAURANTS



MEMBERS CLUB


CAFES


MULTIFUNCTIONAL
PLAZA



HOTEL, RESIDENCES & EXTENDED STAY



The acclaimed Fairmont Hotel brings its world-renowned hospitality to New Cairo, providing intuitive services and a warm, heartfelt welcome to every guest.


Fairmont
HOTELS & RESORTS
HOTEL, RESIDENCES
& EXTENDED STAY







Fairmont
HOTELS & RESORTS

HOTEL

Fairmont Hotel brings its legendary hospitality to New Cairo, where refined luxury meets effortless elegance.

Every detail is meticulously curated, from beautifully appointed rooms to bespoke services designed to anticipate every need.

Here, each guest is welcomed with genuine care and thoughtful attention, immersed in an atmosphere of timeless sophistication and exceptional comfort.

Fairmont
HOTELS & RESORTS

BRANDED RESIDENCES

Debuting in New Cairo, Fairmont Residences introduces its globally recognized hospitality experience to the destination.

Here, daily life unfolds with ease, combining the privacy and comfort of home with concierge services, housekeeping and access to hotel amenities.

Residents enjoy a seamless lifestyle where comfort of home is enhanced by the consistency and care of the Fairmont service.





Fairmont
HOTELS & RESORTS

EXTENDED STAY

The Fairmont Extended Stay Residences provide privacy and flexibility, with trusted hospitality and attentive service for international executives and long-term residents.


Fairmont

THE PULSE


THE
PULSE

WHERE *COMMUNITY* MEETS *CULTURE*

The Pulse blends daytime momentum with a vibrant evening atmosphere, creating a destination that feels lively, modern, and attuned to an active lifestyle.

Shaped by movement and connection, it brings together work, wellness, culture, and nightlife in one vibrant, energetic setting.




BRAND
BRAND
BRAND
Cartier


EXPERIENTIAL
DINING


SPINNING
STUDIO


BOOK
STORE


YOGA &
PILATES STUDIO

THE SPINE


THE
SPINE


THIS *CENTRAL* BUSINESS DESTINATION PROVIDES
FLEXIBLE, WELL-DESIGNED OFFICES.

WITH ***THOUGHTFUL*** ARCHTECTURE,***CONTEMPORARY***
WORKSPACES AND A ***PROFESSIONAL*** ATMOSPHERE.




SPA
CONCEPT STORE
SUPERMARKET


FINANCIAL SERVICES
CAR RENTAL
TELECOM PROVIDER

THE RESIDENCE

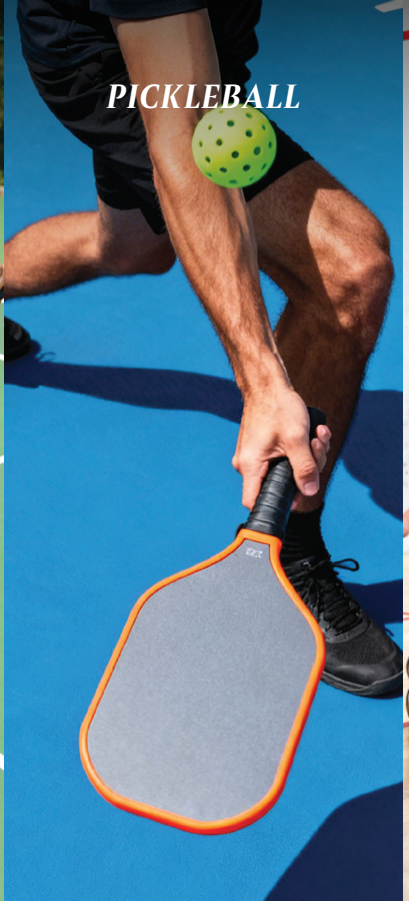

THE
RESIDENCE


GATED RESIDENTIAL COMMUNITY


A PRIVATE *RESIDENTIAL ENCLAVE*,
DESIGNED TO OFFER *PRIVACY*, *SECURITY*,
AND A *QUIETER PACE OF LIFE*.


PADEL


BADMINTON


PICKLEBALL


SQUASH



Disclaimer:

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and are for illustrative purposes only.
- Sky Innovo Developments Egypt reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- Unit area and design is subject to change.

OUR *PARTNERS*

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Fairmont
HOTELS & RESORTS

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SHAKER
CONSULTANCY GROUP

TiME
TURNER INTERNATIONAL MIDDLE EAST

innovo
BUILD

CITYSTARS Park St.

WHERE ICONS ALIGN

SKY innovo DEVELOPMENTS

NEW CAIRO

17644
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