

THE ESTATES
RESIDENCES
NEW ZAYED



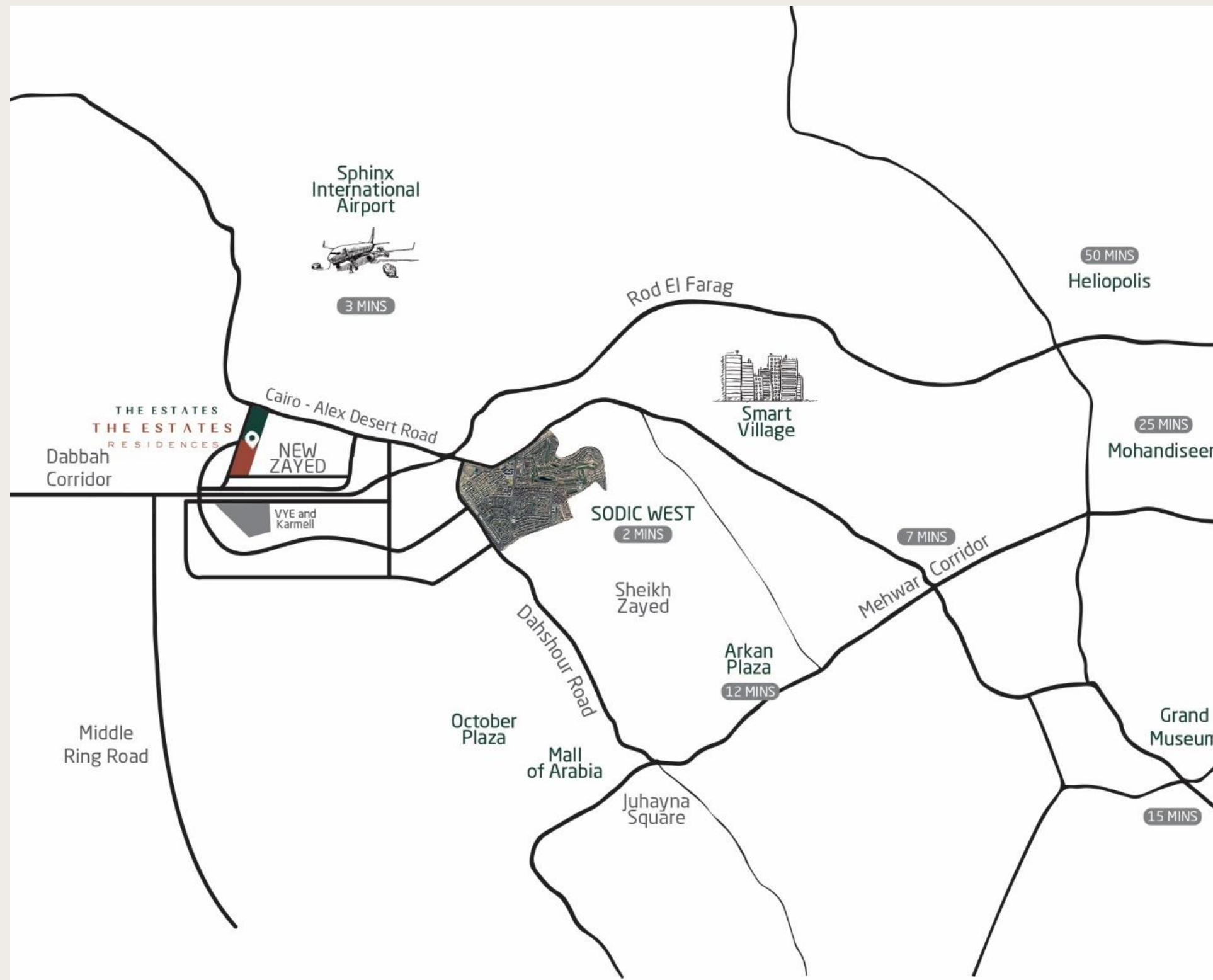


DEVELOPMENT OVERVIEW

The Estates Residences is a 124 acres destination ideally located in the heart of New Zayed in West Cairo, a location that is becoming increasingly appealing to high end communities. The signature development is designed to host endless greenways, lakes and outdoor recreational activities.

THE LOCATION

WELCOME TO NEW ZAYED, WELCOME TO THE ESTATES RESIDENCES...



Welcome to New Zayed, the modern-day prime location of west Cairo. In the heart of New Zayed, The Estates Residences is found neighboring The Estates, directly adjacent to the Cairo-Alex highway and parallel to the Dabaa Road, effortlessly reachable to all the services of the surrounding Sheikh Zayed. The community is a quick 6.5 km from SODIC West, 14 km from Juhayna Square, only 3.5 km to the Sphinx International Airport.

SODIC West (2 mins)	Sphinx Airport (3 mins)	Mehwar Corridor (7 mins)	Arkan Plaza (12 mins)
	Grand Museum (15 mins)	Mohandiseen (25 mins)	Heliopolis (50 mins)

A MODERN MASTERPIECE

Designed by Dewan, an international master-planner, the vision behind The Estates Residences was a project gone green, created by the same master planners behind The Estates. With a **17.5% footprint**, the project is filled with nature, creating a surreal outdoors experience for all age groups. **No crossroads disrupt the interconnectivity** of the entire low density, high-end, gated community.



DISCLAIMER:

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THE MASTERPLAN



NATURE AT IT'S FINEST

Wander in the **lavish green pathways** on foot or by bike, enjoying a healthy and safe trip in endless scenic parks. The meandering **green spine gracefully connecting all neighborhoods** offers pedestrian friendly community, connectivity, vibrant living environment, and healthy lifestyle.

THE LAKES

Journey toward whatever appeals to you in the moment at the parks of The Estates Residences, Take a break by the breathtaking serene water bodies surrounding the vast landscape havens, offering relaxation and great essence of nature, giving **prime views** for units, great **essence of nature**, and **relaxation**.



THE MASTERPLAN



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MADE ESPECIALLY
FOR THE SPORTS LOVERS

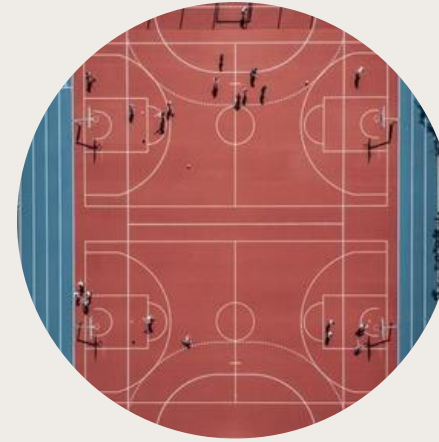


SPORTS FACILITIES

- Tennis courts
- Padel tennis courts
- 5aside football pitch
- Family & kids pool
- Leisure pool
- Lap pool
- Multipurpose court
- Outdoor gym
- Jogging track

AMENITIES

- Multipurpose room for intimate social gatherings.
- TV lounge
- Outdoor kids area
- F&B Trucks



SPORTS FACILITIES



CONVENIENCE STORES



A VILLAGE EXPERIENCE

ESSENTIALS CLOSE TO HOME



It won't take long for you to find all you're looking for, nearby your house located at The Estates convenience hub. Offering:

- Supermarket
- High-end laundromat
- Medical clinic
- Veterinary clinic
- Various F&B outlets
- Spacious outdoor retail experiences

THE RESIDENCES

FEATURES

The Estates Residences is meticulously designed for the effortless luxury seekers and detail-oriented communities, where every moment spent is exceptional.

Main building features are:

- Building height: **G+2** plus penthouse
- **Double height entrances**
- Elegant cladded facades
- Buildings A&B: **4 units** per core
- Buildings C1 & C2: **2-3 units** per core (**single loaded**)
- Surface parking
- Elevator reachable to penthouses





APARTMENT FEATURES

Main apartment features are:

- **Double glazing** for better sound, heat and wind insulation.
- Fully finished using **imported high end materials** and 2 schemes options.
- All **ACs are concealed** except in kitchens and nanny's room; provisions only.
- All units on the second floor have roof annexes with accessibility from outside the unit.

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THE EXPERIENCE





THE DUPLEXES

The fully-finished Duplexes offer wider windows to draw in more natural light into your home, and to enhance your viewing pleasure at the landscaped lawns outside. The tailored-to-your-specifications large residential spaces come with double heighted ceilings, **4 bedrooms, family living** and the duplexes have **their own private entrance.**

Only available in 1 building type.

THE ESTATES RESIDENCES



INTERIOR RENDERS



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INTERIOR RENDERS



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INTERIOR PALETTES

WALLS



Item: Acrylic Paint
Area of Use: Foyer; Corridors; Guest Toilet; Kitchen; Reception/Dining; Family Living Room; All Bedrooms



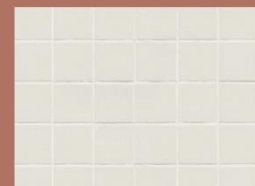
Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Porcelain
Area of Use: Guest Bathroom; Secondary Bathroom



Item: Local Ceramic
Area of Use: Nanny Bathroom

FLOORS



Item: Imported Marble
Area of Use: Foyer; Corridors



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Porcelain
Area of Use: Secondary Bathroom; Guest Bathroom

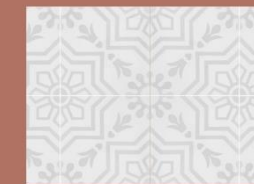


Item: Engineered Wood
Area of Use: Stairs (In Duplex Units)

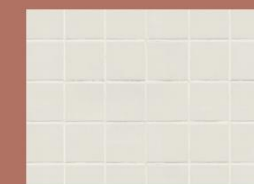
FLOORS



Item: Engineered Wood
Area of Use: Reception



Item: Cement Tiles
Area of Use: Kitchen



Item: Local Ceramic
Area of Use: Nanny Bedroom; Nanny Bathroom

FLOORS



Item: HDF
Area of Use: Family Living Room; Master Bedroom; Secondary Bedroom; Guest Bedroom



Item: Local Stone
Area of Use: Terraces



Item: Local Ceramic
Area of Use: Roof Terrace

INTERIOR PALETTES

WALLS



Item: Acrylic Paint
Area of Use: Foyer; Corridors; Guest Toilet; Kitchen; Reception/Dining; Family Living Room; All Bedrooms



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Marble
Area of Use: Master Bathrom

FLOORS



Item: Imported Marble
Area of Use: Foyer



Item: Imported Marble
Area of Use: Corridors



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Porcelain
Area of Use: Secondary Bathroom; Guest Bathroom

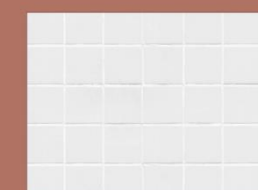
FLOORS



Item: Engineered Wood
Area of Use: Reception/Dining



Item: Imported Porcelain
Area of Use: Kitchen

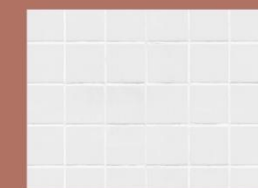


Item: Local Ceramic
Area of Use: Nanny Bedroom; Nanny Bathroom

WALLS



Item: Imported Porcelain
Area of Use: Secondary Bathroom; Guest Bathroom



Item: Local Ceramic
Area of Use: Nanny Bathroom

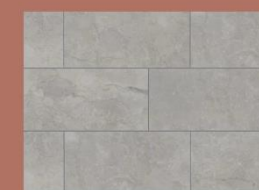
FLOORS



Item: HDF
Area of Use: Master Bedroom; Secondary Bedrooms; Guest Bedroom; Family Living Room



Item: Local Stone
Area of Use: Terraces



Item: Local Ceramic
Area of Use: Roof Terrace



Item: Engineered Wood
Area of Use: Stairs (In Duplex Units)