
INTRODUCING
ZED
EL SHEIKH ZAYED

WE DREAM BIG.

“We design to make a difference and bring happiness. we embrace creativity, innovation, sustainability and harmony. We are more than developers.”

Naguib Sawiris
Chairman

ZED

EL SHEIKH ZAYED

SPARK HAPPINESS.

Ora Developments brings you ZED, The destination in El Sheikh Zayed. Every space at ZED is a vantage point to spectacular views immersed in immaculately landscaped greenery. 165 feddans of walkable, mixed-use beauty with every detail designed to perfection and world class finishing. Wherever you are at ZED, just look around and there's always something to bring you Joy. At ORA, "we are more than developers," and ZED is our latest in a series of luxury lifestyle destinations around that world that translate/ express that statement to reality. It is an entire destination created exclusively to be the first step in/springboard of your own journey towards Happiness.



LOCATION

Located in the heart of El Sheikh Zayed city in Western Cairo , with excellent visibility from main road Al-Nozha Rd and with proximity to 26th of July Corridor and Alex Desert Rd.

MASTERPLAN

The project takes its que from the expansive park at its core extending it out through the entire development in a series of interconnected courtyards giving all residents access to generous and private landscaped open spaces.

Mixed-use, retail and entertainment uses have been intewoven into the masterplan elevating it from a residential suburb to a new urban quarter.



ZED
ZAYED PARK

ZED
TOWERS

ZED
BUSINESS

ZED
BOULEVARD

ZED SPACES

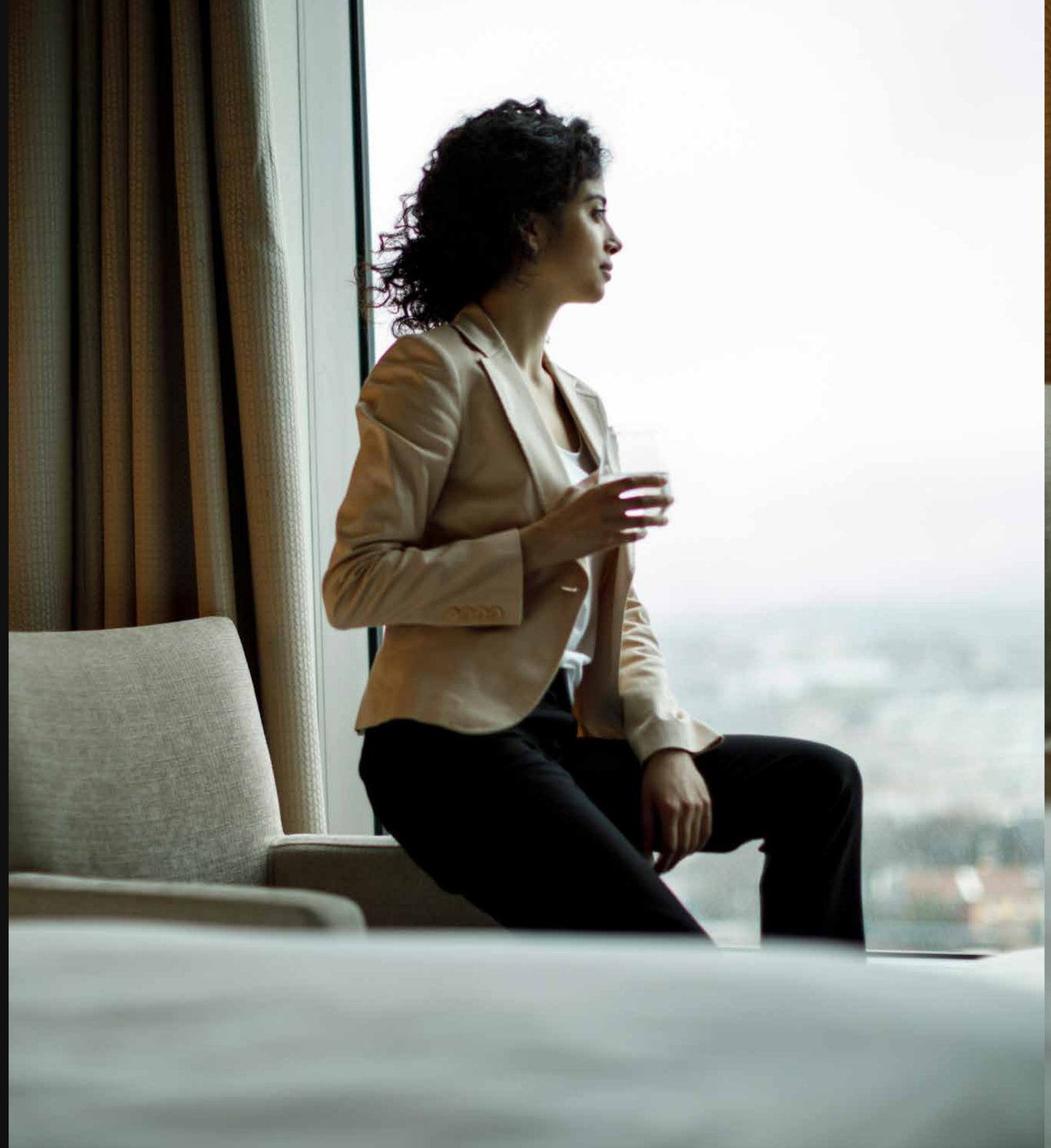
ORA DEVELOPERS

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ZED
TOWERS

The concept of Parkside living is carried through the entire development in a series of generous interconnected green spaces providing all residents with access to landscape gardens.



TOWERS

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TOWERS

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PARK TOWERS

The 60m Y-shaped towers announce the centre of the masterplan and celebrate their relationship with Zayed Central Park in a sweep along its bounding edge.

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ZED
TOWERS

FINISHING

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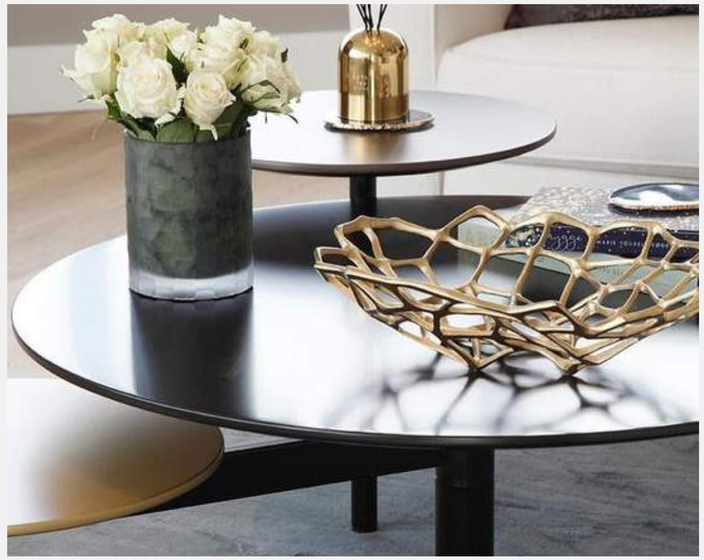
PARK TOWERS LOBBY

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Chloé —Attitudes

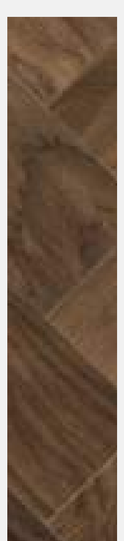






























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TOWERS

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RESIDENTIAL TOWERS

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FINISHING

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MORE THAN DEVELOPERS



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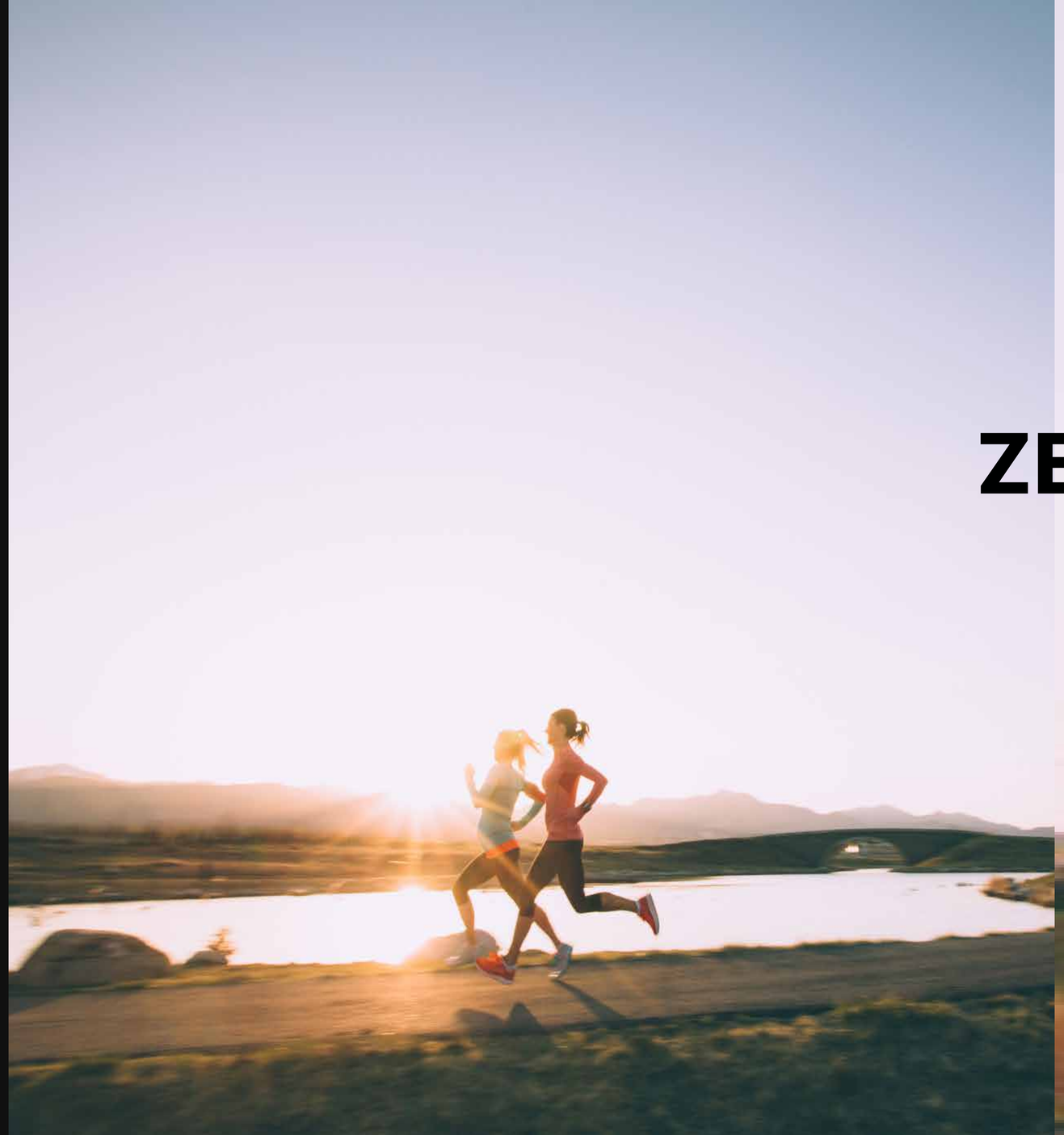
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ZED

ZAYED PARK

The newly completed Zayed Central Park provides a substantial open space amenity to all residents and users of the development. Exploring the potential to extend the park outwards into the masterplan for the benefit of all residents.



ZED PARK

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ZED

ZAYED PARK

LIVING PARKS

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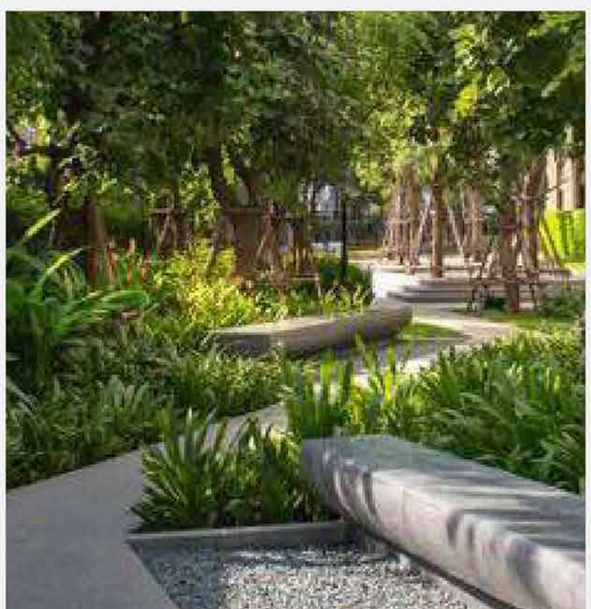
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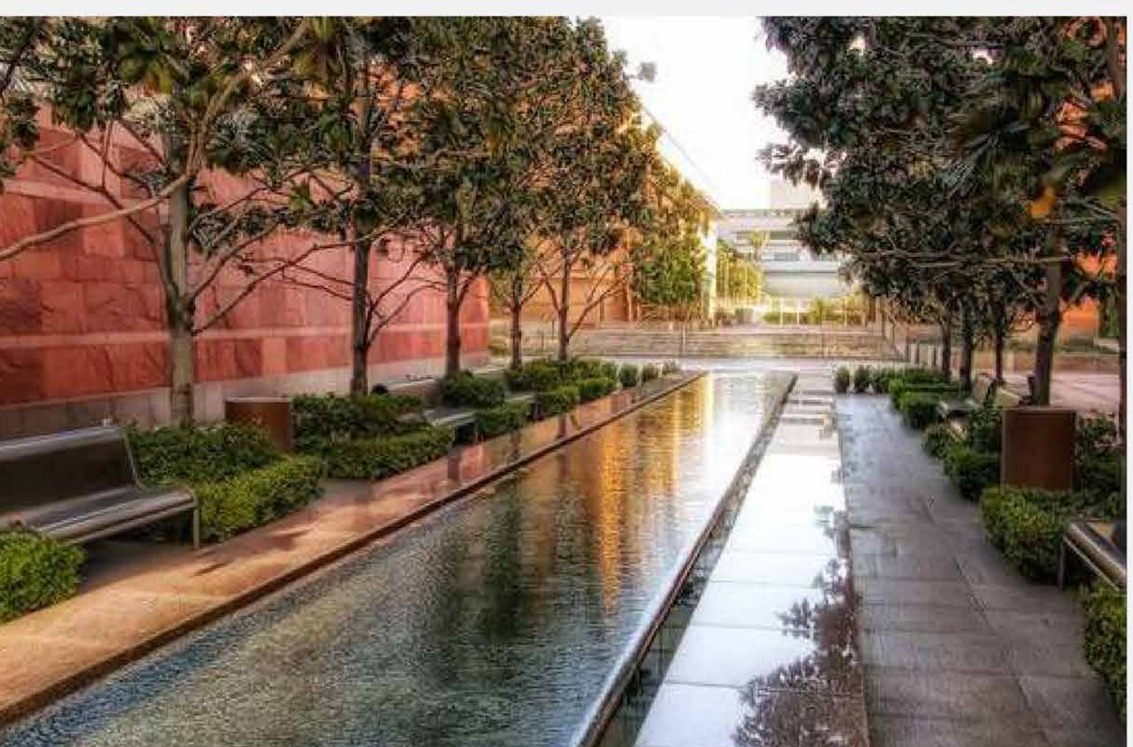
MORE THAN DEVELOPERS













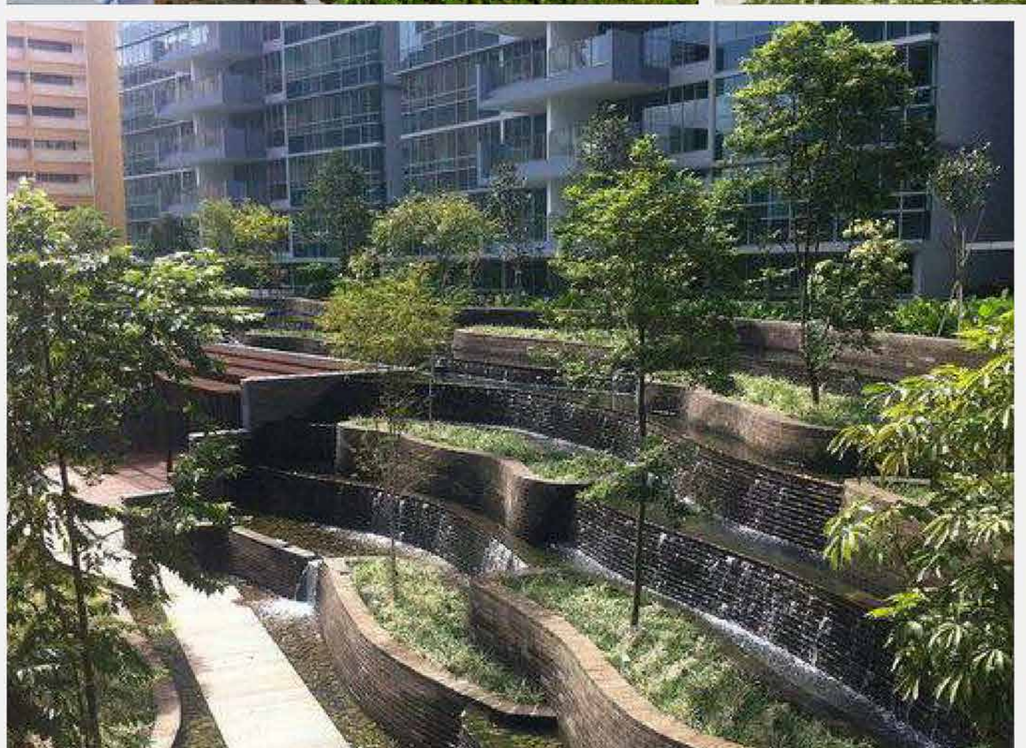














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BOULEVARD

BOULEVARD

ORA DEVELOPERS

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The Boulevard retail is arranged as a series of pavilions that twist and flow along the length of the site from the Eastern boundary to the park.

MORE THAN DEVELOPERS



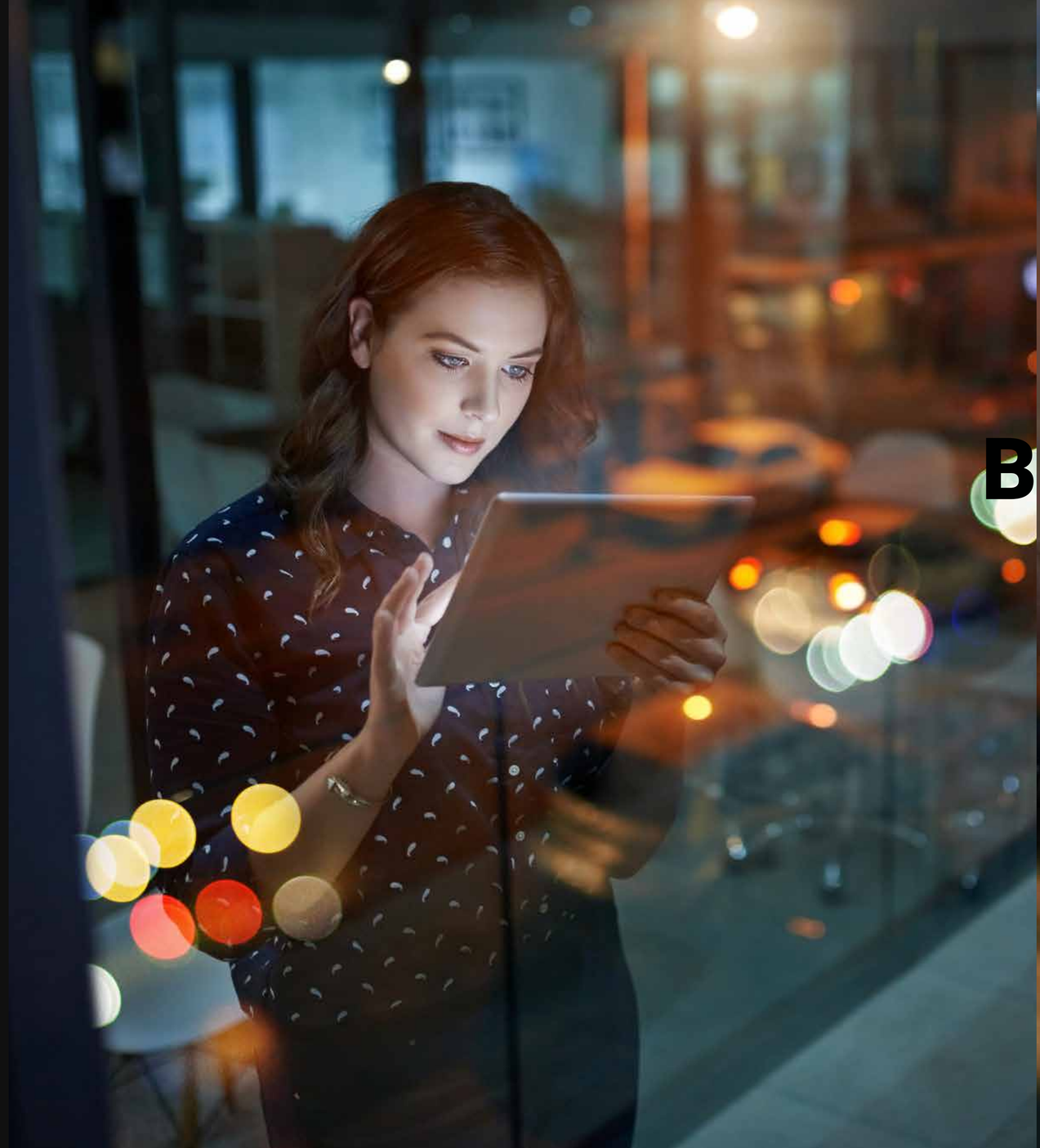
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ZED

BUSINESS



BUSINESS

Back in the days when we rushed to different offices all around the swarming streets of Cairo. Here comes ZED, a true testament to Ora's vision, offers an unconventional twist on commercial office spaces that will be a home to a wide array of major corporations and start-ups with an equally ideal setting which permits great businesses to flourish amidst a motivating environment.

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ZED
TOWERS

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ZED EL SHEIKH ZAYED

FLOOR PLANS

MORE THAN
DEVELOPERS



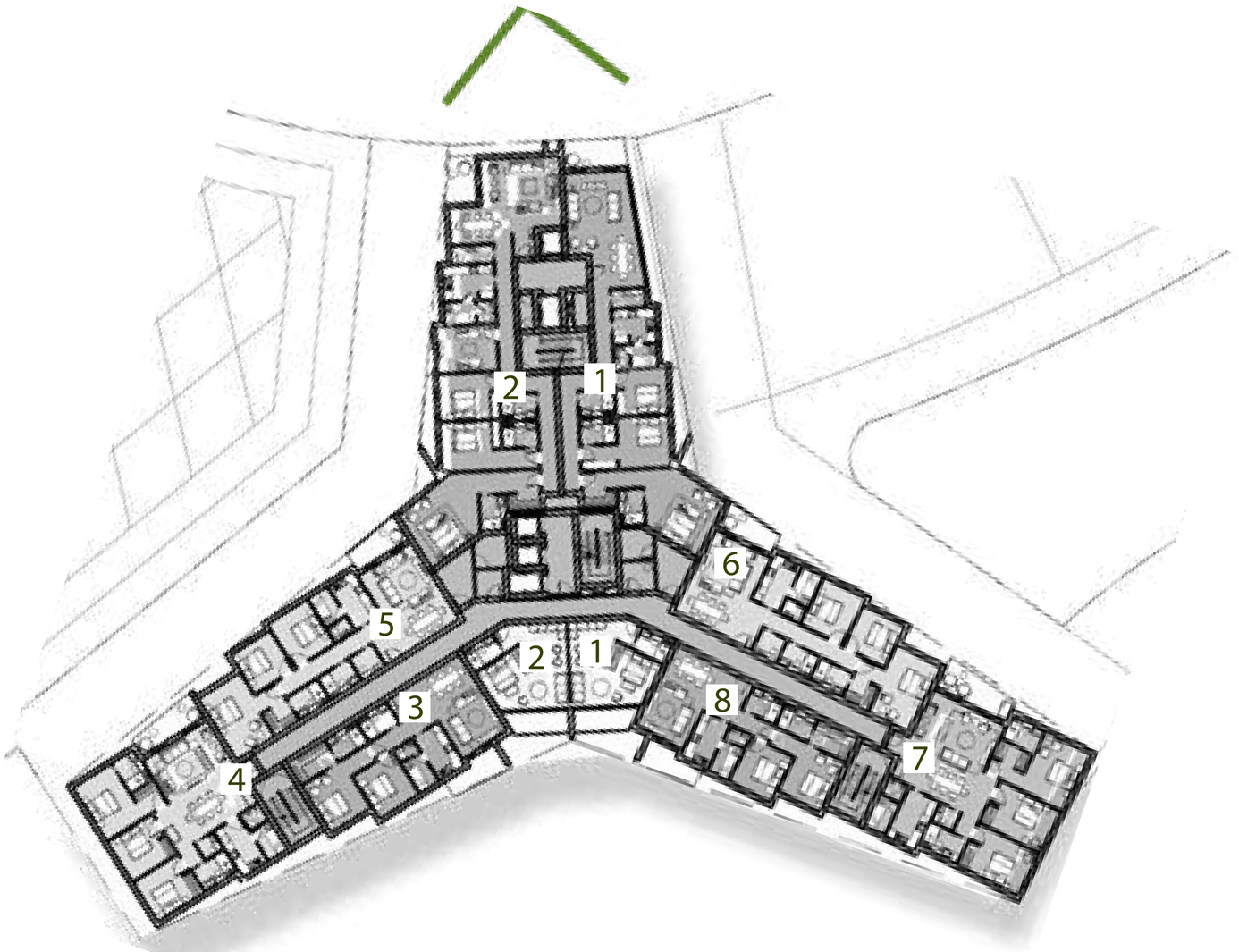
ZED
TOWERS

PARK TOWERS

ORA DEVELOPERS

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MORE THAN
DEVELOPERS


2
1
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RESIDENTIAL Y TOWER

STUDIO

Total Area 59.00 m²

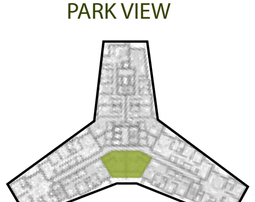


FLOOR PLAN

	Room	Dimensions
1	Living	5.10m x 2.45m
2	Master Bedroom	3.45m x 3.15m
3	Bathroom	2.60m x 1.80m
4	Kitchen / Dining	4.30m x 3.70m
5	Balcony	5.10m x 2.10m

TYPICAL LEVEL

PARK VIEW



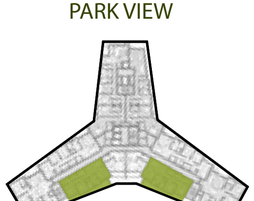
2 Bed Unit Executive

Total Area 132.00 m²

	Room	Dimensions
1	Entrace	2.40m x 3.35m
2	Living / Dining	3.80m x 6.60m
3	Master Bedroom	3.50m x 4.05m
4	Master Wardrobe	3.20m x 2.00m
5	Master Bathroom	2.58m x 2.00m
6	Bedroom 2	3.35m x 3.40m
7	Bathroom 2 / Guest Bathroom	2.55m x 2.00m
8	Kitchen	2.15m x 3.70m
9	Nanny's Room	1.65m x 2.60m
10	Nanny's Bathroom	1.65m x 1.05m
11	Balcony	4.45m x 2.10m
12	Corridors	2.80m x 1.45m

TYPICAL LEVEL

PARK VIEW





FLOOR PLAN

3 Bed Executive

Total Area 191.00 m²

	Room	Dimensions
1	Living	5.50m x 3.75m
2	Dining	6.90m x 3.30m
3	Master Bedroom	3.20m x 4.60m
4	Master Bathroom	2.65m x 2.00m
5	Master Wardrobe	1.90m x 1.80m
6	Bedroom 2	3.85m x 3.35m
7	Bathroom 2 / 3	2.75m x 2.00m
8	Bedroom 3	3.85m x 3.40m
9	Guest Bathroom	1.55m x 1.45m
10	Kitchen	2.15m x 4.00m
11	Nanny's Room	1.65m x 2.60m
12	Nanny's Bathroom	1.65m x 1.40m
13	Balcony	5.45m x 2.15m
14	Corridors	1.45m x 1.35m

TYPICAL LEVEL

PARK VIEW





FLOOR PLAN

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RESIDENTIAL Y TOWER

3 Bed Unit

Total Area 168.00 m²



FLOOR PLAN

	Room	Dimensions
1	Living / Dining	5.90m x 6.95m
2	Master Bedroom	3.45m x 3.55m
3	Master Bathroom	2.65m x 2.00m
4	Bedroom 2	4.95m x 3.35m
5	Bathroom 2 / 3	3.00m x 2.00m
6	Bedroom 3	4.95m x 3.45m
7	Guest Bathroom	1.45m x 1.65m
8	Kitchen	2.40m x 4.00m
9	Nanny's Room	1.75m x 2.60m
10	Nanny's Bathroom	1.75m x 1.40m
11	Balcony	5.80m x 2.40m
12	Corridors	1.45m x 4.80m

TYPICAL LEVEL

PARK VIEW





FLOOR PLAN

RESIDENTIAL Y TOWER

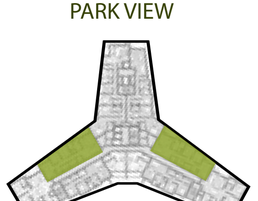
3 Bed Unit

Total Area 168.00 m²

	Room	Dimensions
1	Entrance	1.65m x 3.35m
2	Living / Dining	4.45m x 6.65m
3	Master Bedroom	3.25m x 5.25m
4	Master Bathroom	2.60m x 2.00m
5	Master Wardrobe	2.05m x 2.00m
6	Bedroom 2	3.45m x 3.40m
7	Bathroom 2	2.60m x 2.00m
8	Bedroom 3	3.35m x 3.85m
9	Bathroom 3 / Guest Bathroom	1.95m x 2.00m
10	Kitchen	2.15m x 3.85m
11	Nanny's Room	1.65m x 2.15m
12	Nanny's Bathroom	1.65m x 1.20m
13	Balcony	4.45m x 2.15m
14	Corridors	7.15m x 1.45m

TYPICAL LEVEL

PARK VIEW



RESIDENTIAL Y TOWER

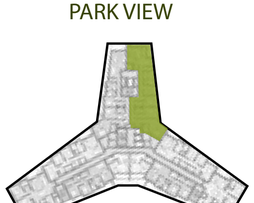
3 Bed Unit Premium

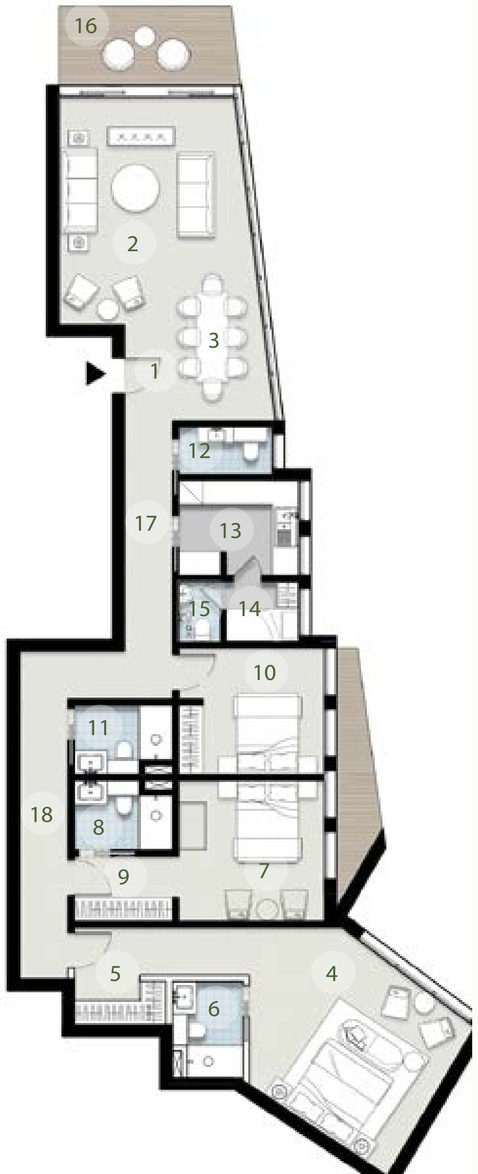
Total Area 218.00 m²

	Room	Dimensions
1	Entrance	1.20m x 2.50m
2	Living	4.90m x 6.00m
3	Dining	2.35m x 4.35m
4	Master Bedroom	4.50m x 4.85m
5	Master Wardrobe	2.50m x 2.65m
6	Master Bathroom	1.90m x 2.65m
7	Bedroom 2	3.80m x 3.70m
8	Bathroom 2	2.60m x 1.90m
9	Wardrobe 2	2.60m x 1.80m
10	Bedroom 3	3.80m x 3.35m
11	Bathroom 3	2.60m x 1.90m
12	Guest Bathroom	2.50m x 1.35m
13	Kitchen	3.20m x 2.55m
14	Nanny's Room	2.00m x 1.65m
15	Nanny's Bathroom	1.15m x 1.65m
16	Balcony	2.15m x 4.25m
17	Corridors	1.43m x 7.00m
18	Corridors 2	1.43m x 8.60m

TYPICAL LEVEL

PARK VIEW



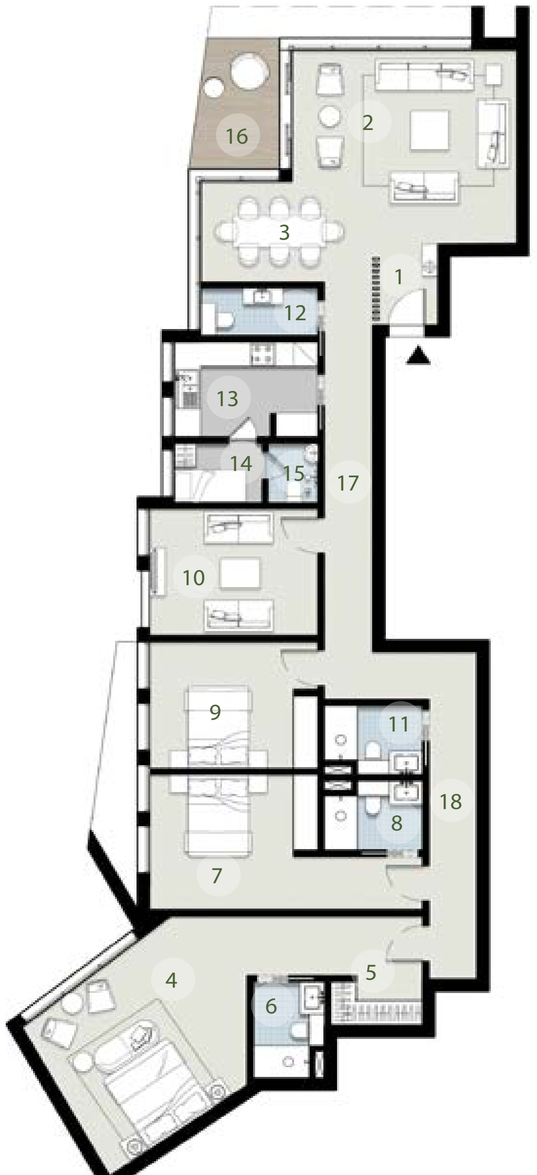


FLOOR PLAN

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FLOOR PLAN

RESIDENTIAL Y TOWER

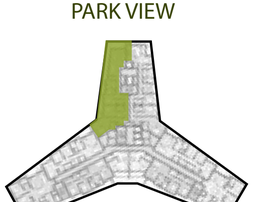
4 Bed Unit

Total Area 255. m²

	Room	Dimensions
1	Entrance	1.60m x 2.00m
2	Living	5.85m x 5.20m
3	Dining	3.10m x 2.75m
4	Master Bedroom	4.50m x 4.85m
5	Master Wardrobe	2.50m x 2.65m
6	Master Bathroom	1.90m x 2.65m
7	Bedroom 2	4.40m x 3.55m
8	Bathroom 2	2.60m x 1.90m
9	Bedroom 3	4.40m x 3.35m
10	Bedroom4/ Living	4.40m x 3.35m
11	Bathroom 3/4	2.60m x 1.90m
12	Guest Bathroom	2.50m x 1.35m
13	Kitchen	3.80m x 2.55m
14	Nanny's Room	2.40m x 1.65m
15	Nanny's Bathroom	1.35m x 1.65m
16	Balcony	2.30m x 3.45m
17	Corridors	1.43m x 9.35m
18	Corridors 2	1.43m x 7.15m

TYPICAL LEVEL

PARK VIEW



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TOWERS

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RESIDENTIAL TOWERS

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BUILDING 2

MORE THAN
DEVELOPERS

PARK VIEW



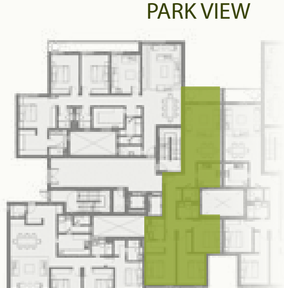
GROUND FLOOR

3 Bed Unit Ground

Total Area 161.00 m²

	Room	Dimensions
1	Reception	1.70m x 2.15m
2	Living / Dining	6.85m x 4.50m
3	Master Bedroom	3.70m x 3.60m
4	Master Wardrobe	2.30m x 1.55m
5	Master Bathroom	2.65m x 1.95m
6	Bedroom 2	3.40m x 3.75m
7	Bedroom 2 Wardrobe	2.55m x 1.80m
8	Bathroom 2/3	1.95m x 2.55m
9	Bedroom 3	4.00m x 3.40m
10	Guest Bathroom	1.50m x 1.95m
11	Kitchen	2.95m x 2.80m
12	Balcony	1.50m x 4.20m
13	Corridors 01	2.95m x 1.55m
14	Corridors 02	4.90m x 1.20m

PARK VIEW





FLOOR PLAN

3 Bed Unit Executive Ground

Total Area 179.00 m²



FLOOR PLAN

	Room	Dimensions
1	Reception	3.60m x 2.20m
2	Living / Dining	4.70m x 7.70m
3	Master Bedroom	3.40m x 3.50m
4	Master Wardrobe	1.50m x 2.00m
5	Master Bathroom	2.00m x 2.60m
6	Bedroom 2	3.60m x 3.95m
7	Bathroom 2	2.55m x 2.00m
8	Bedroom 3	3.60m x 3.95m
9	Guest Bathroom	1.90m x 1.60m
10	Kitchen	3.75m x 2.60m
11	Nanny's Room	1.75m x 2.15m
12	Nanny's Bathroom	1.95m x 1.25m
13	Balcony	4.35m x 1.55m
14	Corridors	5.50m x 1.35m

PARK VIEW

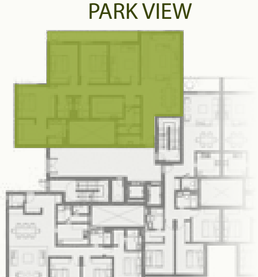


4 Bed Unit Ground

Total Area 243.00 m²

	Room	Dimensions
1	Reception	1.70m x 3.65m
2	Living / Dining	4.60m x 9.60m
3	Master Bedroom	5.20m x 3.80m
4	Master Wardrobe	4.20m x 3.15m
5	Master Bathroom	2.20m x 3.15m
6	Bedroom 2	3.45m x 4.75m
7	Bathroom 2	1.95m x 2.55m
8	Bedroom 3	3.35m x 4.75m
9	Bathroom 3	1.95m x 2.55m
10	Bedroom 4/Living	3.70m x 4.75m
11	Guest Bathroom	2.75m x 1.25m
12	Kitchen	3.75m x 2.40m
13	Nanny's Room	1.95m x 2.15m
14	Nanny's Bathroom	2.75m x 43586m
15	Balcony	10.40m x 1.25m
16	Corridors	9.70m x 1.35m

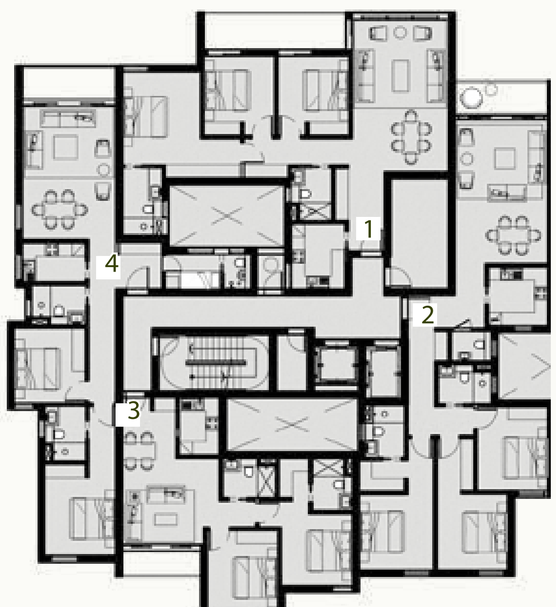
PARK VIEW





FLOOR PLAN

PARK VIEW



TYPICAL FLOOR



FLOOR PLAN

RESIDENTIAL EAST 1

2 Bed Unit

Total Area 100.00 m²

	Room	Dimensions
1	Living / Dining / Kitchen	3.90m x 7.06m
2	Kitchen	2.05m x 2.95m
3	Master Bedroom	3.45m x 3.55m
4	Master Bathroom	2.05m x 2.65m
5	Bedroom 2	3.45m x 3.95m
6	Bathroom 2	2.55m x 2.05m
7	Corridors	2.35m x 1.35m
8	Balcony	3.55m x 1.35m

PARK VIEW



2 Bed Unit Executive

Total Area 135.00 m²

	Room	Dimensions
1	Reception	2.45m x 2.00m
2	Living / Dining	6.35m x 4.20m
3	Nanny's Room	1.90m x 2.60m
4	Nanny's Bathroom	1.90m x 1.45m
5	Master Bedroom	4.40m x 3.45m
6	Master Bathroom	2.65m x 1.95m
7	Bedroom 2	3.60m x 3.40m
8	Bathroom 2/3	1.95m x 2.60m
9	Kitchen	1.95m x 3.05m
10	Balcony	1.55m x 4.50m
11	Corridors 01	7.50m x 1.40m

PARK VIEW





FLOOR PLAN

3 Bed Unit

Total Area 161.00 m²



FLOOR PLAN

	Room	Dimensions
1	Reception	1.85m x 4.00m
2	Living / Dining	4.55m x 7.30m
3	Master Bedroom	3.75m x 4.50m
4	Master Wardrobe	3.55m x 1.95m
5	Master Bathroom	2.00m x 3.35m
6	Bedroom 2	3.35m x 3.85m
7	Bathroom 2/3	1.95m x 2.55m
8	Bedroom 3	3.35m x 3.85m
9	Kitchen	2.60m x 3.20m
10	Balcony	6.40m x 1.65m
11	Corridors 01	4.90m x 1.20m

PARK VIEW



3 Bed Unit

Total Area 161.00 m²

	Room	Dimensions
1	Reception	1.70m x 2.15m
2	Living / Dining	6.85m x 4.50m
3	Master Bedroom	3.70m x 3.60m
4	Master Wardrobe	2.30m x 1.55m
5	Master Bathroom	2.65m x 1.95m
6	Bedroom 2	3.40m x 3.75m
7	Bedroom 2 Wardrobe	2.55m x 1.80m
8	Bathroom 2/3	1.95m x 2.55m
9	Bedroom 3	4.00m x 3.40m
10	Guest Bathroom	1.50m x 1.95m
11	Kitchen	2.95m x 2.80m
12	Balcony	1.50m x 4.20m
13	Corridors 01	2.95m x 1.55m
14	Corridors 02	4.90m x 1.20m

PARK VIEW





FLOOR PLAN

PARK VIEW



PENTHOUSE

4 Bed Unit Penthouse

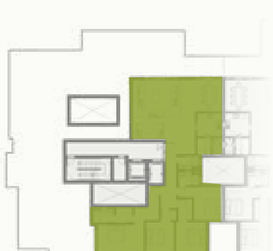
Total Area 232.00 m²



FLOOR PLAN

	Room	Dimensions
1	Reception 1	3.55m x 1.60m
2	Reception 2	2.60m x 1.60m
3	Living	7.24m x 6.05m
4	Dining	3.95m x 4.35m
5	Master Bedroom	43742m x 3.40m
6	Master Wardrobe	2.35m x 2.00m
7	Master Bathroom	2.60m x 2.50m
8	Bedroom 2	3.20m x 4.25m
9	Bedroom 2 Wardrobe	1.90m x 2.55m
10	Bathroom 4	2.60m x 1.90m
11	Bedroom 3	3.55m x 3.75m
12	Bedroom 3 Wardrobe	1.95m x 2.55m
13	Bedroom 4	3.40m x 4.00m
14	Guest Bathroom	2.30m x 1.90m
15	Kitchen	3.00m x 2.85m
16	Nanny's Room	1.75m x 2.10m
17	Nanny's Bathroom	1.30m x 2.10m
18	Corridors 1	1.40m x 3.50m

PARK VIEW



ZED
TOWERS

ORA DEVELOPERS

ZED EL SHEIKH ZAYED

BUILDING 1

MORE THAN
DEVELOPERS

PARK VIEW

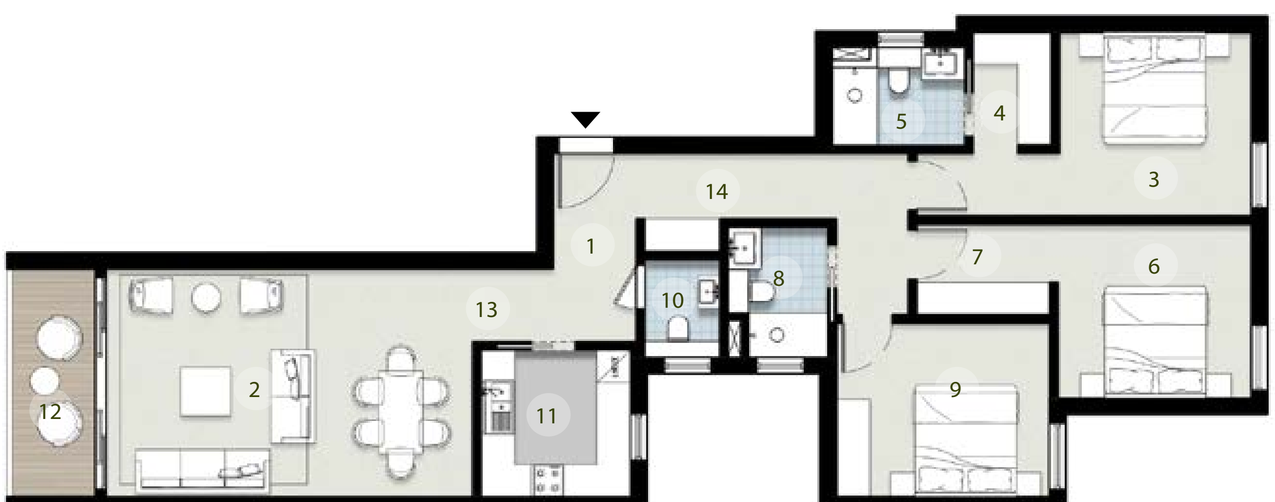


GROUND FLOOR

RESIDENTIAL EAST1

3 Bed Unit Ground

Total Area 161.00 m²



FLOOR PLAN

	Room	Dimensions
1	Reception	1.70m x 2.15m
2	Living / Dining	6.85m x 4.50m
3	Master Bedroom	3.70m x 3.60m
4	Master Wardrobe	2.30m x 1.55m
5	Master Bathroom	2.65m x 1.95m
6	Bedroom 2	3.40m x 3.75m
7	Bedroom 2 Wardrobe	2.55m x 1.80m
8	Bathroom 2/3	1.95m x 2.55m
9	Bedroom 3	4.00m x 3.40m
10	Guest Bathroom	1.50m x 1.95m
11	Kitchen	2.95m x 2.80m
12	Balcony	1.50m x 4.20m
13	Corridors 01	2.95m x 1.55m
14	Corridors 02	4.90m x 1.20m

PARK VIEW



ORA DEVELOPERS

ZED EL SHEIKH ZAYED

MORE THAN DEVELOPERS

3 Bed Unit Executive Ground

Total Area 184.00 m²

	Room	Dimensions
1	Reception	3.60m x 2.20m
2	Living / Dining	5.60m x 6.65m
3	Master Bedroom	3.40m x 3.50m
4	Master Wardrobe	1.50m x 2.00m
5	Master Bathroom	2.00m x 2.60m
6	Bedroom 2	3.60m x 3.95m
7	Bathroom 2	2.55m x 2.00m
8	Bedroom 3	3.60m x 3.95m
9	Guest Bathroom	2.80m x 1.45m
10	Kitchen	3.75m x 2.60m
11	Nanny's Room	1.75m x 2.15m
12	Nanny's Bathroom	1.95m x 1.25m
13	Balcony	5.25m x 1.55m
14	Corridors	5.45m x 1.35m

PARK VIEW





FLOOR PLAN

ORA DEVELOPERS
ZED EL SHEIKH ZAYED
MORE THAN DEVELOPERS

4 Bed Unit Ground

Total Area 247.00 m²



FLOOR PLAN

	Room	Dimensions
1	Reception	1.65m x 3.65m
2	Living / Dining	4.70m x 9.35m
3	Master Bedroom	4.50m x 3.80m
4	Master Bathroom	2.20m x 3.15m
5	Bedroom 2	3.45m x 4.75m
6	Bathroom 2	1.95m x 2.55m
7	Bedroom 3	3.35m x 4.75m
8	Bathroom 3	1.95m x 2.55m
9	Bedroom 4/Living	3.55m x 4.75m
10	Guest Bathroom	2.75m x 1.25m
11	Kitchen	3.75m x 2.40m
12	Nanny's Room	1.95m x 2.15m
13	Nanny's Bathroom	2.75m x 1.05m
14	Balcony	10.25m x 1.25m
15	Corridors	9.50m x 1.35m

PARK VIEW



PARK VIEW



TYPICAL FLOOR

2 Bed Unit

Total Area 100.00 m²

	Room	Dimensions
1	Living / Dining	3.90m x 7.05m
2	Kitchen	2.05m x 2.95m
3	Master Bedroom	3.45m x 3.55m
4	Master Bathroom	2.05m x 2.65m
5	Bedroom 2	3.45m x 3.95m
6	Bathroom 2	2.55m x 2.05m
7	Corridors	2.35m x 1.35m
8	Balcony	3.55m x 1.35m



FLOOR PLAN

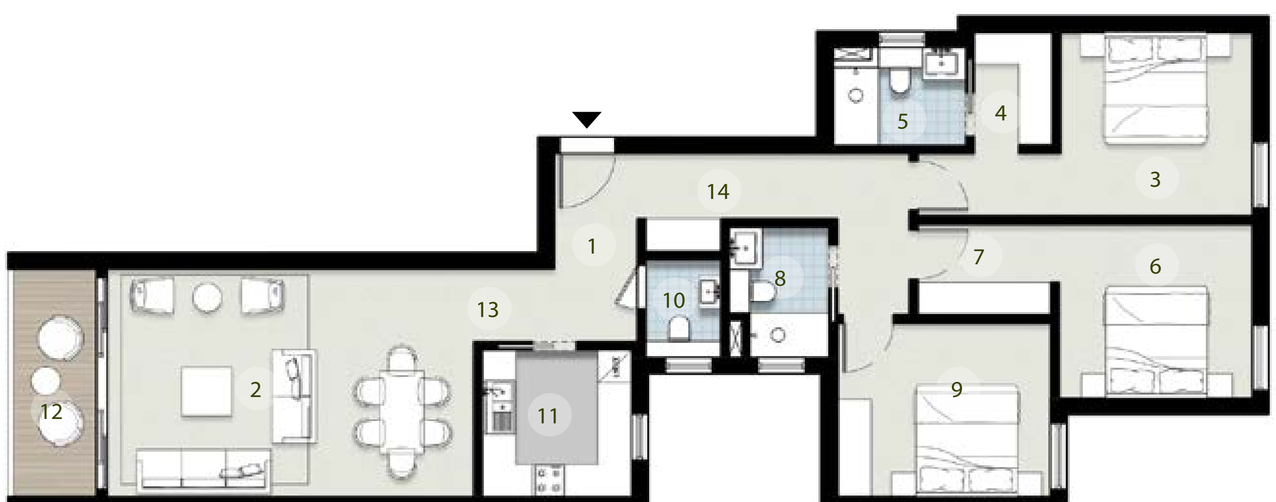
PARK VIEW



RESIDENTIAL EAST1

3 Bed Unit

Total Area 161.00 m²



FLOOR PLAN

	Room	Dimensions
1	Reception	1.70m x 2.15m
2	Living / Dining	6.85m x 4.50m
3	Master Bedroom	3.70m x 3.60m
4	Master Wardrobe	2.30m x 1.55m
5	Master Bathroom	2.65m x 1.95m
6	Bedroom 2	3.40m x 3.75m
7	Bedroom 2 Wardrobe	2.55m x 1.80m
8	Bathroom 2/3	1.95m x 2.55m
9	Bedroom 3	4.00m x 3.40m
10	Guest Bathroom	1.50m x 1.95m
11	Kitchen	2.95m x 2.80m
12	Balcony	1.50m x 4.20m
13	Corridors 01	2.95m x 1.55m
14	Corridors 02	4.90m x 1.20m

PARK VIEW



3 Bed Unit Executive

Total Area 184.00 m²



FLOOR PLAN

	Room	Dimensions
	Reception	1.90m x 1.60m
	Living / Dining	5.50m x 7.3m
	Master Bedroom	4.0m x 3.50m
	Master Wardrobe	2.15m x 1.95m
	Master Bathroom	2.85m x 2.00m
	Bedroom 2	3.35m x 3.55m
	Bathroom 2/3	1.95m x 2.60m
	Bedroom 3	3,35m x 4.05m
	Kitchen	2.55m x 4.05m
0	Nanny's Room	1.90m x 2.60m
1	Nanny's Bathroom	1.90m x 1.40m
2	Balcony	1.60m x 5.50m
3	Corridors 01	4.90m x 1.40m

PARK VIEW



MORE THAN DEVELOPERS ora

3 Bed Unit Premium

Total Area 211.00 m²

	Room	Dimensions
1	Reception	1.85m x 3.25m
2	Living / Dining	4.75m x 8.40m
3	Master Bedroom	3.65m x 5.35m
4	Master Wardrobe	2.30m x 1.65m
5	Master Bathroom	2.30m x 3.35m
6	Bedroom 2	3.35m x 5.35m
7	Bathroom 2/3	1.95m x 2.65m
8	Bedroom 3	3.35m x 5.35m
9	Guest Bathroom	2.65m x 1.95m
10	Kitchen	2.65m x 3.25m
11	Nanny's Room	2.70m x 1.80m
12	Nanny's Bathroom	1.45m x 1.80m
13	Balcony	2.15m x 6.40m
14	Corridors 01	2.95m x 1.55m
15	Corridors 02	4.90m x 1.20m

PARK VIEW





FLOOR PLAN

PARK VIEW



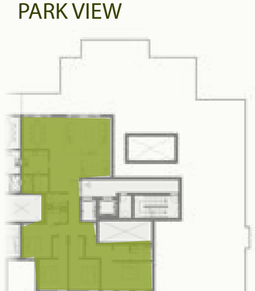
PENTHOUSE

4 Bed Unit Penthouse

Total Area 240.00 m²

	Room	Dimensions
1	Reception 1	3.55m x 1.60m
2	Reception 2	2.00m x 1.60m
3	Living	6.10m x 7.20m
4	Dining	4.20m x 3.90m
5	Master Bedroom	5.95m x 3.40m
6	Master Wardrobe	1.90m x 2.00m
7	Master Bathroom	2.60m x 2.00m
8	Bedroom 2	3.65m x 3.40m
9	Bedroom 2 Wardrobe	1.90m x 2.55m
10	Bedroom 3	3.65m x 3.40m
11	Bedroom 3 Wardrobe	1.90m x 2.55m
12	Bedroom 4	3.50m x 3.40m
13	Bathroom 4	2.60m x 1.90m
14	Guest Bathroom	2.25m x 1.90m
15	Kitchen	3.00m x 2.85m
16	Nanny's Room	1.75m x 2.10m
17	Nanny's Bathroom	1.30m x 2.10m
18	Corridors 1	1.40m x 3.50m
19	Corridors 2	1.40m x 6.65m

PARK VIEW





FLOOR PLAN

ORA DEVELOPERS

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CONSTRUCTION PARTNER

WATG !melk SHAKER CONSULTANCY COMPANY

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