



EAST

SPARK HAPPINESS



*ONE SPARK*  
LEADS TO ANOTHER.



## *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*

WELCOME  
TO ZED.

*Spark Happiness*

*Zed's First Spark*

## SHEIKH ZAYED

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Across 165 feddan of luxurious real estate embracing the one of a kind Zayed Central Park in its heart.

With a brilliant state-of-the-art landscape design, the expansive park stretches to the entire development in a series of interconnected courtyards giving all residents access to generous and private landscape of open spaces.

But not only that, the project interweaves mixed-use, retail, entertainment facilities into the masterplan elevating ZED from a residential suburb to a new urban quarter.

In other words, ZED offers the ultimate opportunity for something magical to spark.



EL SHEIKH  
ZAYED

INTRODUCING *THE NEXT SPARK*



SPARK HAPPINESS

*Spark Happiness*

# **VISION**

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*EMERGING FROM THE SANDS  
OF NEW CAIRO*

Spark Happiness



## VISION

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### ZED EAST

Emerging from the sands of New Cairo and the New Capital City it comprises 400 feddan of prime land with more than 200 feddan of greenery. A rich mix of uses including retail, office, hotel and medical facilities form the core of a residential-led community.

At once open and green but compact and connected the development encourages the cyclist and the walker with a comprehensive network of paths and routes through beautiful landscaped streets and parks.

At the heart of the development, The club fuses together high-grade sporting and hospitality facilities in beautifully landscaped gardens. Consisting of a sports university, football and tennis academies and extensive swimming pools The club caters for casual and aspiring professional sportspeople alike. The clubhouse is positioned as the social hub for the development and has extensive food and beverage offerings along with lounges, function space and surrounding playspace.

# PROJECT OVERVIEW

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*LOCATION &*  
**MASTERPLAN**

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## LOCATION

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### *STRATEGICALLY LOCATED*

With a central location adjacent to New Cairo, it is in the end of South Teseen Road.

Connected through the East, El Ein el Sokhna road, and Regional ring road.

# LOCATION





## MASTERPLAN

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### *EASY ACCESS AND CIRCULATION*

The masterplan is built around the belief that space is a luxury. All units whether they are villas or apartments give onto either landscaped gardens, large open courtyards or the club. Commercial uses are condensed together to take advantage of the synergies between them and located at the heart

of the development to make access and circulation as easy as possible.

The 'grain' of streets and open spaces is organic and shifting in favour of emerging and shifting vistas and this means no two courtyards or streets are the same.

MASTERPLAN

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FUTURE  
EXPANSION

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# **SINGLE FAMILY**

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UNITS

floorplans

# SINGLE FAMILY CLUSTER

A



3/zed east

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# SINGLE FAMILY CLUSTER

A



DUPLEX

CHALET

TOWN HOUSE

TWIN HOUSE

STAND ALONE

CLUB HOUSE



## *VILLAS*

Enjoying a generous floor to floor height of 4m the villas are situated at the heart of the single-family community in the South-East corner of the masterplan.

Crisp, white render and warm local limestone define simple volumes with clean lines. Detail is added through the use of

louvres in the facades and pergolas that break the light and ensure an ever changing play of shadows.

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## **TYPE A**

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floorplans

# VILLA TYPE A

STREET FRONT



3/zed east

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## VILLA TYPE A

GARDEN VIEW



# VILLA - TYPE A

## PLANS



Room	Dimensions
01 Reception	1.70m x 5.36m
02 Living	6.07m x 6.08m
03 Dining	6.18m x 6.08m
04 Kitchen	4.71m x 3.21m
05 Maid's Room	3.05m x 1.83m
06 Maid's Bathroom	1.50m x 1.83m
07 Driver's Room	2.55m x 2.10m
08 Driver's Bathroom	1.05m x 2.10m
09 Laundry	1.20m x 1.60m
10 Cloak Room	1.20m x 1.08m

11	Guest Toilet	1.20m x 2.20m
12	Guest Bathroom	2.46m x 1.80m
13	Guest Bedroom	4.21m x 3.30m
14	Storage	0.89m x 3.66m
15	Family Room	5.80m x 4.07m
16	Bathroom 2	2.35m x 1.85m
17	Bedroom 2	4.05m x 3.91m
18	Master Bedroom	5.80m x 3.91m
19	Master Bathroom	2.08m x 4.06m

20	Walk-in Wardrobe	5.80m x 2.30m
21	Bedroom 4	3.30m x 4.09m
22	Bathroom	2.29m x 2.55m
23	Bedroom 3	4.10m x 5.26m
24	Terrace	2.19m x 3.66m
25	Terrace	1.99m x 6.79m
26	Balcony	1.75m x 0.90m

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## **TYPE B**

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floorplans

## VILLA TYPE B

STREET FRONT



3/zed east

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## VILLA TYPE B

GARDEN VIEW



# VILLA - TYPE B

## PLANS



Room	Dimensions
01 Reception	2.14m x 4.57m
02 Dining	5.33m x 6.33m
03 Living	4.92m x 7.45m
04 Kitchen	4.17m x 2.84m
05 Storage	3.22m x 0.84m
06 Guest Toilet	3.22m x 1.19m
07 Maid's Room	2.51m x 2.22m
08 Maid's Bathroom	1.50m x 2.22m

09	Master Bedroom	5.59m x 3.66m
10	Master Bathroom	3.95m x 2.05m
11	Bedroom 2	4.10m x 3.75m
12	Bathroom 2	2.40m x 1.80m
13	Bedroom 3	3.18m x 4.10m
14	Family Room	5.74m x 3.68m
15	Bedroom 4	3.95m x 3.30m
16	Bathroom 3/4	2.40m x 2.13m
17	Walk-in Wardrobe	5.59m x 2.22m

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## **TYPE C**

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floorplans

# VILLA TYPE C

STREET FRONT



3/zed east

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## VILLA TYPE C

GARDEN VIEW



3/zed east

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# VILLA - TYPE C

## PLANS



Room	Dimensions
01	Hall & Stair
02	Living
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Storage

09	Master Bedroom	5.17m x 3.66m
10	Walk in Wardrobe	3.91m x 2.20m
11	Master Bathroom	3.91m x 1.80m
12	Bedroom 2	3.93m x 4.20m
13	Bedroom 3	3.90m x 4.45m
14	Bedroom 4	5.20m x 3.20m
15	Bathroom	2.40m x 1.80m
16	Storage	2.40m x 2.11m
17	Hall & Stair	3.32m x 2.10m

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# **TWIN HOUSE**

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**floorplans**



## TWIN HOUSE

The twin houses are conceived as two separate buildings that speak the same language but are different in nature. Render and stone is used to describe deceptively simple volumes that enclose

balconies and shelter terraces. The alternating forms add variation and rhythm to the streetfront and roof profile.

# TWIN HOUSE

## STREET FRONT



3/zed east

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# TWIN HOUSE

GARDEN VIEW



3/zed east

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# TWIN HOUSE

## OVERALL PLANS



# TWIN HOUSE

## PLANS



Room	Dimensions	
01	Hall & Stair	4.12m x 5.14m
02	Living	4.47m x 5.97m
03	Dining	4.01m x 5.97m
04	Kitchen	3.60m x 3.25m
05	Maid's Room	2.50m x 2.24m
06	Maid's Bathroom	2.36m x 1.55m
07	Guest Toilet	2.19m x 1.63m

08	Master Bedroom	4.20m x 4.55m
09	Walk in Wardrobe	1.68m x 2.36m
10	Master Bathroom	4.20m x 2.15m
11	Bedroom 2	4.12m x 5.02m
12	Bedroom 3	4.12m x 3.39m
13	Bathroom	2.50m x 2.00m
14	Hall & Stairs	1.77m x 4.68m
15	Master Bedroom Terrace	5.23m x 2.58m
16	Bedroom 3 Terrace	2.16m x 1.76m

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# **TOWN HOUSE**

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**floorplans**



## TOWN HOUSE

The townhouses consist of four variations on a theme with a central portico element that punctuates the overall skyline silhouette. The simple palette of materials is employed in subtlety

different ways as solid, screen, louvre, wall and trellis to produce a form that changes when viewed from different directions.

# TOWN HOUSE

STREET FRONT



3/zed east

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# TOWN HOUSE

STREET FRONT



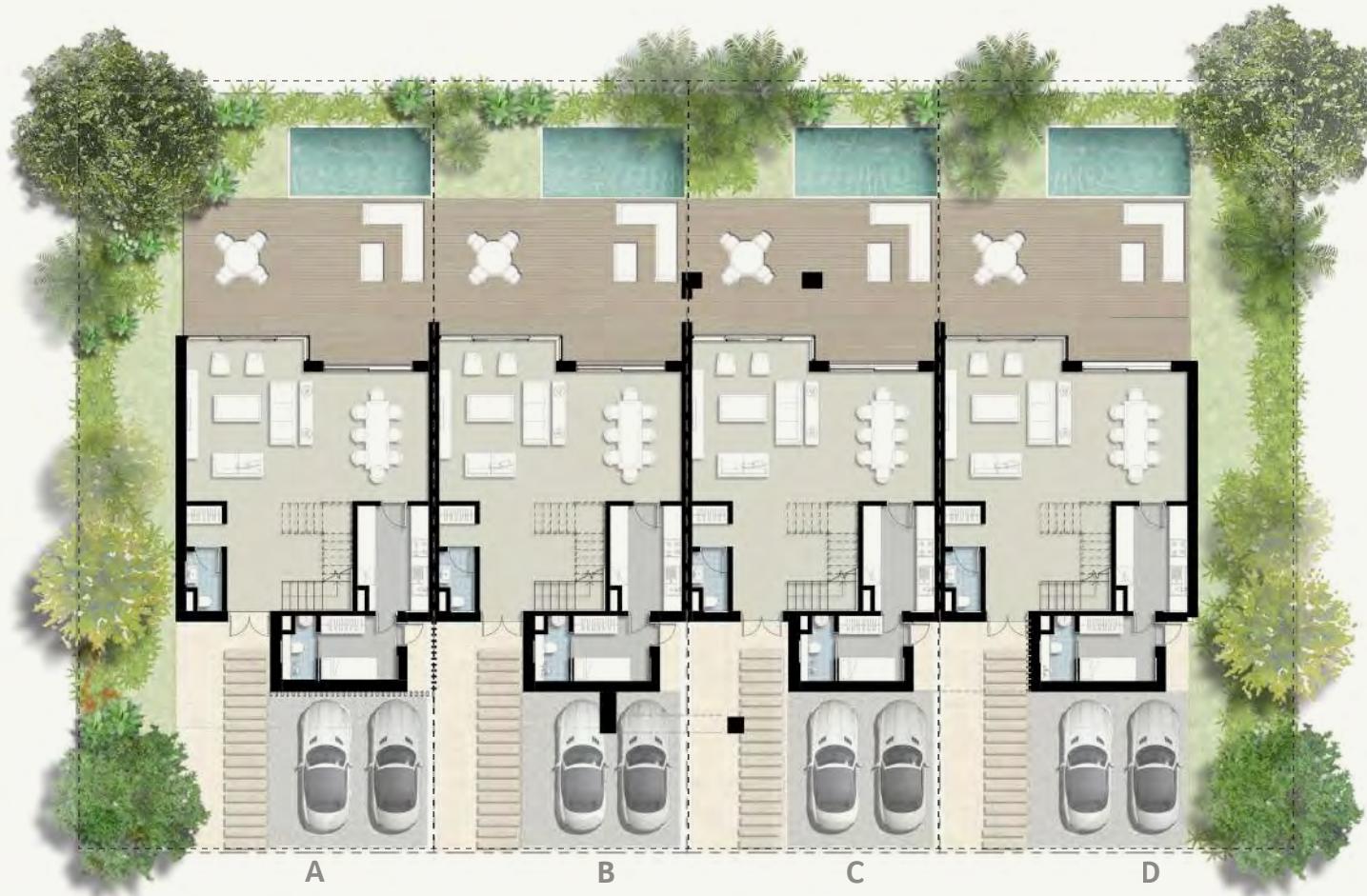
# TOWN HOUSE

## GARDEN VIEW



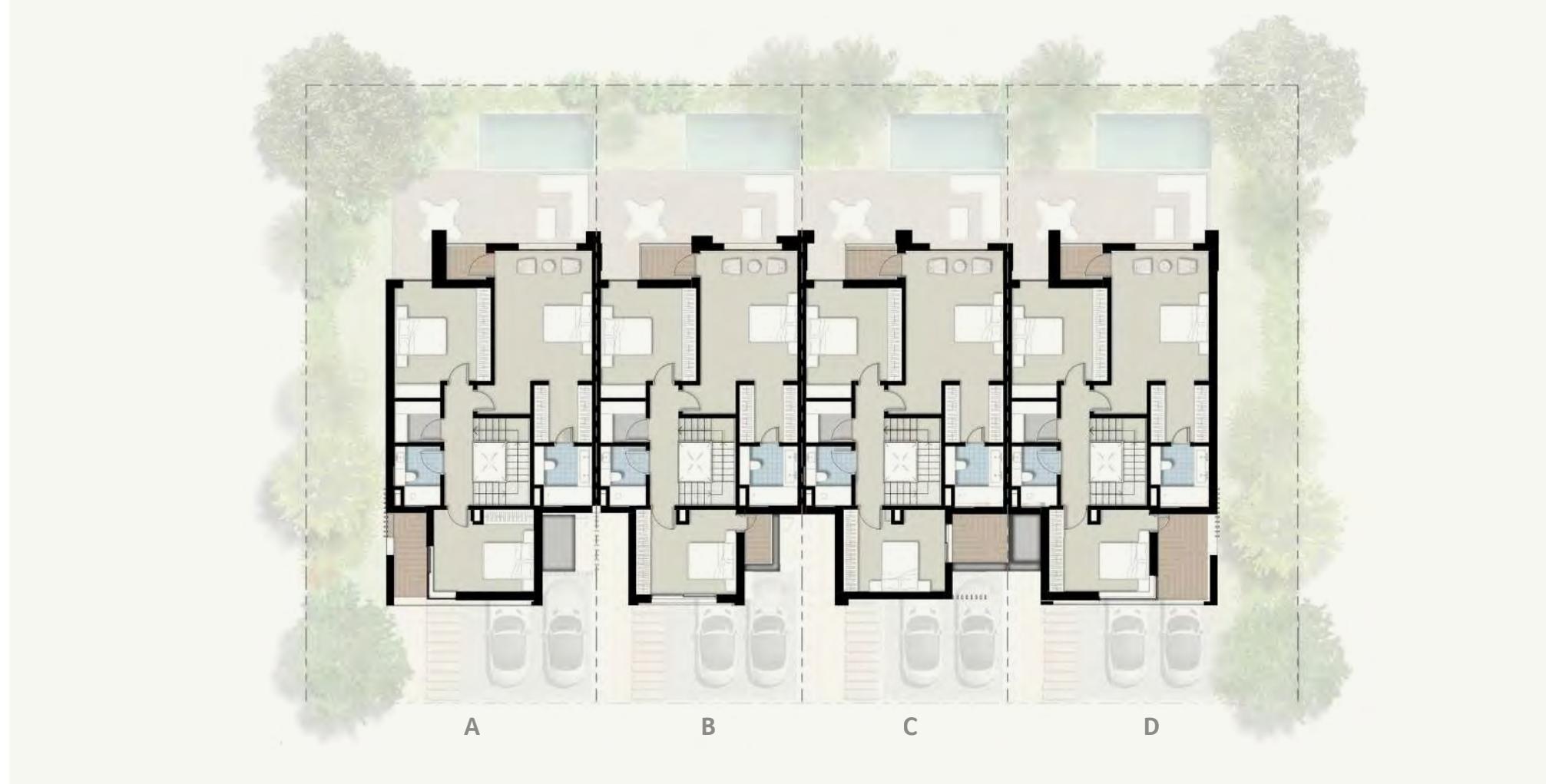
# TOWN HOUSE

## GROUND FLOOR PLAN



# TOWN HOUSE

## GROUND FLOOR PLAN



# TOWN HOUSE A



Room	Dimensions
01 Hall & Stair	4.23m x 3.70m
02 Living Room	3.81m x 5.33m
03 Dining	4.33m x 4.35m
04 Kitchen	2.40m x 3.53m
05 Maid's Room	2.55m x 2.14m
06 Maid's Bathroom	1.15m x 2.14m
07 Guest Toilet	1.20m x 2.00m
08 Corridor	1.20m x 4.98m
09 Pantry	1.86m x 1.68m

10	Master Bedroom	4.04m x 5.38m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.98m x 4.53m
14	Bedroom 3	4.14m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	1.64m x 1.42m
17	Bedroom 3 Balcony	1.35m x 3.60m



3/zed east

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# TOWN HOUSE B



Room	Dimensions
01 Hall & Stair	4.23m x 3.70m
02 Living Room	3.81m x 5.33m
03 Dining	4.33m x 4.35m
04 Kitchen	2.40m x 3.53m
05 Maid's Room	2.55m x 2.14m
06 Maid's Bathroom	1.15m x 2.14m
07 Guest Toilet	1.20m x 2.00m
08 Corridor	1.20m x 4.98m
09 Pantry	1.86m x 1.68m

10	Master Bedroom	4.04m x 5.33m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.53m
14	Bedroom 3	4.14m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	2.10m x 1.42m
17	Bedroom 3 Balcony	1.15m x 2.05m



# TOWN HOUSE C



Room	Dimensions
01 Hall & Stair	4.23m x 3.70m
02 Living Room	3.81m x 5.33m
03 Dining	4.33m x 4.35m
04 Kitchen	2.40m x 3.53m
05 Maid's Room	2.16m x 2.19m
06 Maid's Bathroom	1.13m x 2.19m
07 Guest Toilet	1.20m x 2.00m
08 Corridor	1.20m x 4.98m

09	Pantry	1.86m x 1.68m
10	Master Bedroom	4.04m x 5.33m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.53m
14	Bedroom 3	4.20m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m



3/zed east

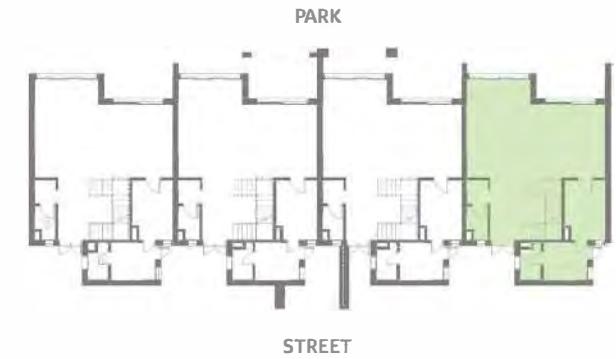
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# TOWN HOUSE D



Room	Dimensions
01 Hall & Stair	4.23m x 3.70m
02 Living Room	3.81m x 5.33m
03 Dining	4.33m x 4.35m
04 Kitchen	2.40m x 3.53m
05 Maid's Room	2.55m x 2.14m
06 Maid's Bathroom	1.15m x 2.14m
07 Guest Toilet	1.20m x 2.00m
08 Corridor	1.20m x 4.98m
09 Pantry	1.86m x 1.68m

09	Pantry	1.86m x 1.68m
10	Master Bedroom	4.04m x 5.33m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.53m
14	Bedroom 3	4.14m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	1.76m x 1.42m
17	Bedroom 3 Balcony	2.16m x 3.57m



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# CHALET

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floorplans



## CHALET

In keeping with the overall residential language simple materials and volumes combine to produce an overall form that is more than the kit of its parts.

A formal, tailored front elevation gives way to a more playful composition of stone and render volumes at the rear with private terraces giving onto a linear park.

# CHALET

STREET FRONT



# CHALET

## GARDEN VIEW



# CHALET

GARDEN VIEW



3/zed east

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# CHALET

## GROUND FLOOR PLAN



# CHALET

## FIRST & SECOND FLOOR PLAN



# CHALET

## 3 BED GROUND



TOTAL AREA: 175 M<sup>2</sup>

Room	Dimensions
01 Living	5.15m x 8.03m
02 Dining	4.02m x 4.72m
03 Kitchen	3.33m x 3.00m
04 Maid's Room	2.10m x 2.75m
05 Maid's Bathroom	1.43m x 2.75m
06 Corridor	1.24m x 7.50m
07 Master Bedroom	3.33m x 3.60m
08 Master Bathroom	1.80m x 2.62m
09 Bedroom 2	3.88m x 3.33m
10 Bedroom 3	3.24m x 3.60m
11 Bathroom 2/3	1.80m x 2.40m



3/zed east

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# CHALET A

## 3 BED UPPER



Room	Dimensions
01 Hall & Stair	2.30m x 5.67m
02 Living	5.12m x 5.20m
03 Dining	4.06m x 4.00m
04 Kitchen	3.33m x 2.40m
05 Maid's Room	3.33m x 1.64m
06 Maid's Bathroom	3.33m x 1.28m
07 Bedroom 2	3.33m x 4.23m
08 Bedroom 3	3.23m x 3.60m
09 Bathroom 2/3	1.83m x 2.40m
10 Living Terrace 1	4.85m x 3.21m
11 Dining Terrace 2	4.06m x 3.12m
12 Bedroom 2 Terrace	3.46m x 0.80m

13	Corridor	1.40m x 2.31m
14	Master Bedroom	3.56m x 3.45m
15	Walk in Wardrobe	1.60m x 2.40m
16	Master Bathroom	1.80m x 2.40m
17	Master Bedroom Terrace 3	6.75m x 4.10m
18	Terrace 4	6.70m x 4.05m



3/zed east

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# CHALET B

## 3 BED UPPER



Room	Dimensions
01 Hall & Stair	2.30m x 5.70m
02 Living	5.12m x 5.20m
03 Dining	4.06m x 4.00m
04 Kitchen	3.33m x 2.40m
05 Maid's Room	2.75m x 1.64m
06 Maid's Bathroom	3.33m x 1.28m
07 Bedroom 2	3.33m x 4.23m
08 Bedroom 3	3.23m x 3.60m
09 Bathroom 2/3	1.83m x 2.40m
10 Living Terrace 1	4.85m x 3.21m
11 Dining Terrace 2	4.06m x 3.12m
12 Bedroom 2 Terrace	3.40m x 0.80m

13 Corridor	1.40m x 2.11m
14 Master Bedroom	3.56m x 3.25m
15 Walk in Wardrobe	1.60m x 2.40m
16 Master Bathroom	1.80m x 2.40m
17 Master Bedroom Terrace 3	3.71m x 4.16m
18 Terrace 4	6.70m x 4.05m



3/zed east

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