

# PARKSIDE RESIDENCES

 ZED EL SHEIKH ZAYED





IDEAL FROM  
EVERY ANGLE

LUSH FOLDS OF GREENERY WILL FOLLOW YOU, NO MATTER WHERE YOUR HEAD MAY TURN. YOU TRULY INHALE BLOOMING FRESHNESS AS YOU GAZE OUT YOUR HOME.



# 01

## *The* MANIFESTO

# *Ideal from* EVERY ANGLE



*Time and time again,  
Your evocative self will find something new.  
You'll discover and reveal another side.  
Around you. Or in you.  
To discover. To bring forth.  
There's always a side of your life waiting to be explored.  
Or a side in you that you haven't seen before.  
We know how to connect you to that side. Where time is  
reimagined and your senses are heightened.  
Let your Park Side home be the most pleasant space  
to satisfy that desire. An abode that nurtures all of your multi-  
faceted spirits. The  
vivacious. The lush. The private. The exclusively mysterious, or  
the prestigious one.  
You and your life are too special to be one-dimensional.  
Live it all at Park Side Residences.*



# 02

*About*  
PARK SIDE RESIDENCES



# *The best side of* ZED EL SHEIKH ZAYED

*Park Side Residences is the premium green lifestyle development in ZED El Sheikh Zayed.*

*It's a high-end intimate, gated community in the larger picture of the development. The homes are works of art in a compound that speaks to the senses with an allure of private exclusivity, an array of eye-nourishing views, and impeccably high-end homes.*

*Excellence in standards, materials, and services are the pillars on which Park Side Residences stand. The living philosophy built in every aspect of the compound all sparks endless pleasure and excellence. It is a home for those who adore the finer things in life and dare to seek them out.*

*Park Side Residences by far, is one of Egypt's most prestigious, extravagant gated communities.*





# Service Apartments



Discover a new way of living where every detail is cared for and comfort is elevated to an art. Thoughtfully designed service apartments, complemented by tailored offerings that make life effortless—concierge assistance, pristine housekeeping, seamless car care, curated rental solutions, and elegant furnishing services. Here, convenience meets refinement, creating a home that serves you as beautifully as it inspires you.

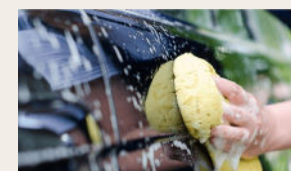


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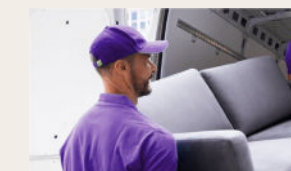
Concierge Service

②



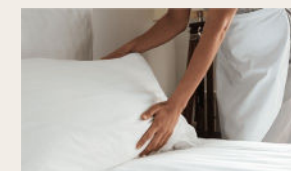
Car Cleaning

⑤



Furnishing Services

③



Housekeeping

④



Rental Services

# 03

## *The* PROJECT

# No angle UNEXPLORED



*At the edge of ZED El Sheikh Zayed's pristine views are homes waiting for those who value privacy, nature, and premium design standards.*

*As you enter the gate, you see beautifully designed homes overlooking the lush green panoramic landscape view of 65-acres worth of ZED Park's greenery. As you continue to walk, you'll see that every home is delicately placed amidst connecting green courtyards, generously spread out to give every home just enough privacy and green landscaping.*

*With interiors designed by Wimberly and WATG's master-planning and architectural vision, the design of the homes is impeccably put together, inside and out. It's the closest reality to a white picket fence dream.*

*No matter how you look at it, it only gets better with every detail.*



*It's the brighter,  
RICHER SIDE OF ZED*



# 04

## *The* LOCATION

# Getting to THE RIGHT SIDE



The esteemed homes of Park Side Residences are beautifully placed in an intelligently planned spot in El Sheikh Zayed City with excellent accessibility from the main Al Nozha Road, closely knit with the 26th of July Corridor and Alex Desert Road.

SPHINX INTERNATIONAL AIRPORT



# Zed El Sheikh ZAYED MASTERPLAN



# 05

## *The* VIEW

# A view TO LIVE FOR

*At Park Side Residences, lush folds of greenery will follow you, no matter where your head may turn. With the vast ZED Park right in front of it, you truly inhale the blooming freshness of 65-acres as you gaze out of your home.*

*The sun warms you up as you stand on your terrace, getting your body acquainted with the weather of the day. Stare out at the panoramic view and give your eyes and soul a refreshing cleanse to calibrate for your day ahead. Your home will never be interrupted by anyone else's. Internal spacing through the landscape design provides wholesomely generous space for every building to stand freely in the exclusive, gated community.*



06

*The*  
EXCLUSIVITY

# Where choices COME IN ABUNDANCE

*What could be more luxurious than unlimited freedom?*

*At Park Side Residences, we understand the thrilling rush of having so many options on how to experience and shape life.*

*That's why we've intertwined a flexible framework for our residents to enjoy their exclusive amenities while accessing ZED's facilities whenever they desire. While no one can access Park Side Residences, homeowners can indulge in the project, free from the concerns of the outside world.*

*Amidst the gated community itself, connecting courtyards are dispersed in a way that allows homes to be generously spread apart from one another.*

*This exclusivity and privacy level makes Park Residences spark a new paradigm shift in intimate living spaces.*



# 07

## *Architecture* AND DESIGN

# Every way SHAPE AND FORM

*Park Side Residences introduces a new architectural approach that isn't common to the real estate market. The building textures all have different facades, always giving homeowners something fresh to look at.*

*The choice of design elements and textures provide a sense of differentiation between it and other developments in ZED El Sheikh Zayed.*

*Modern elevations add another dimension to Park Side Residences. The high society look and feel simply stands out with a fresh and uplifting visual language.*





# 08

## *Finishing* AND INTERIOR

# The (inside) IS CALLING

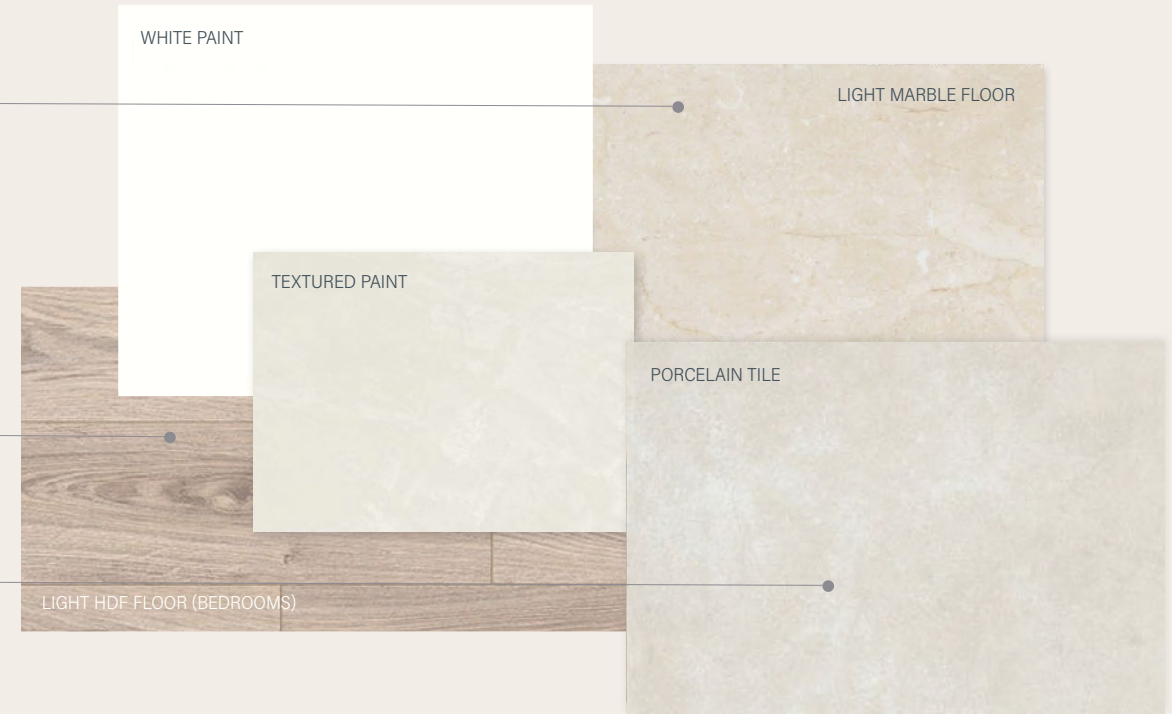


# The Powder Palette

*Reception and dining*

*Bedrooms*

*Toilets and kitchen*





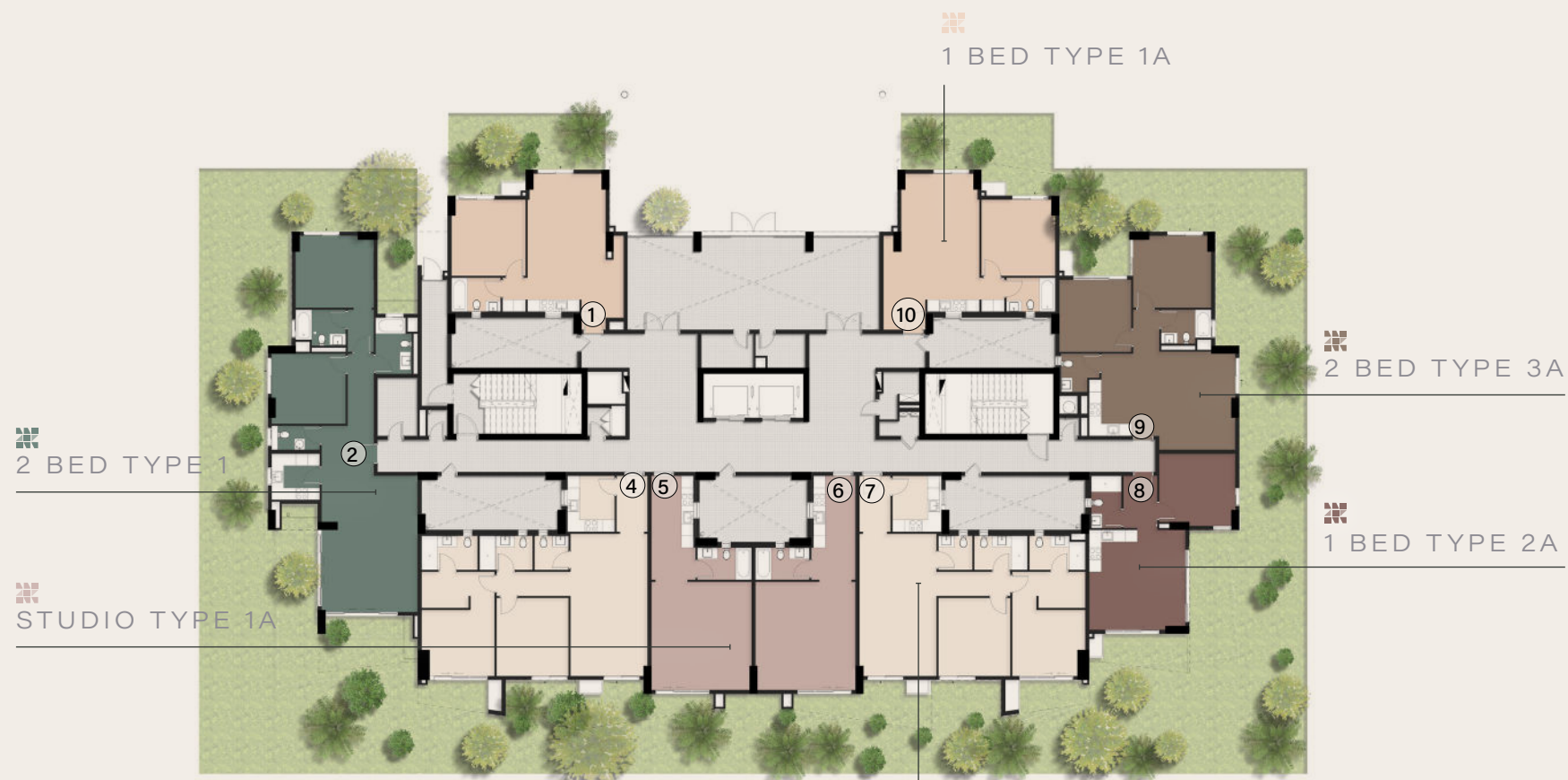
# 09

## *The* FLOORPLANS

# BUILDING 4

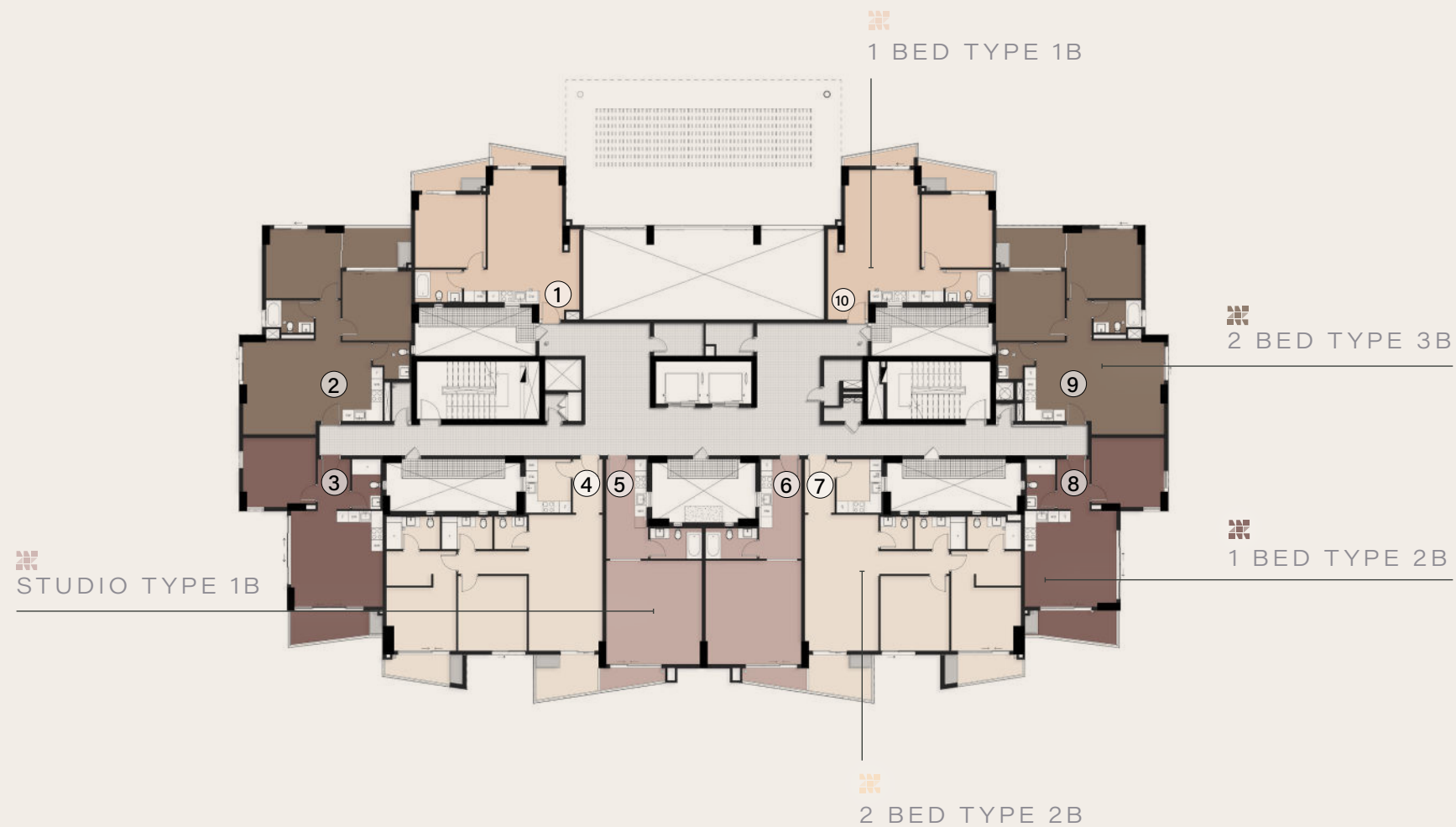


SHEIKH ZAYED VIEW

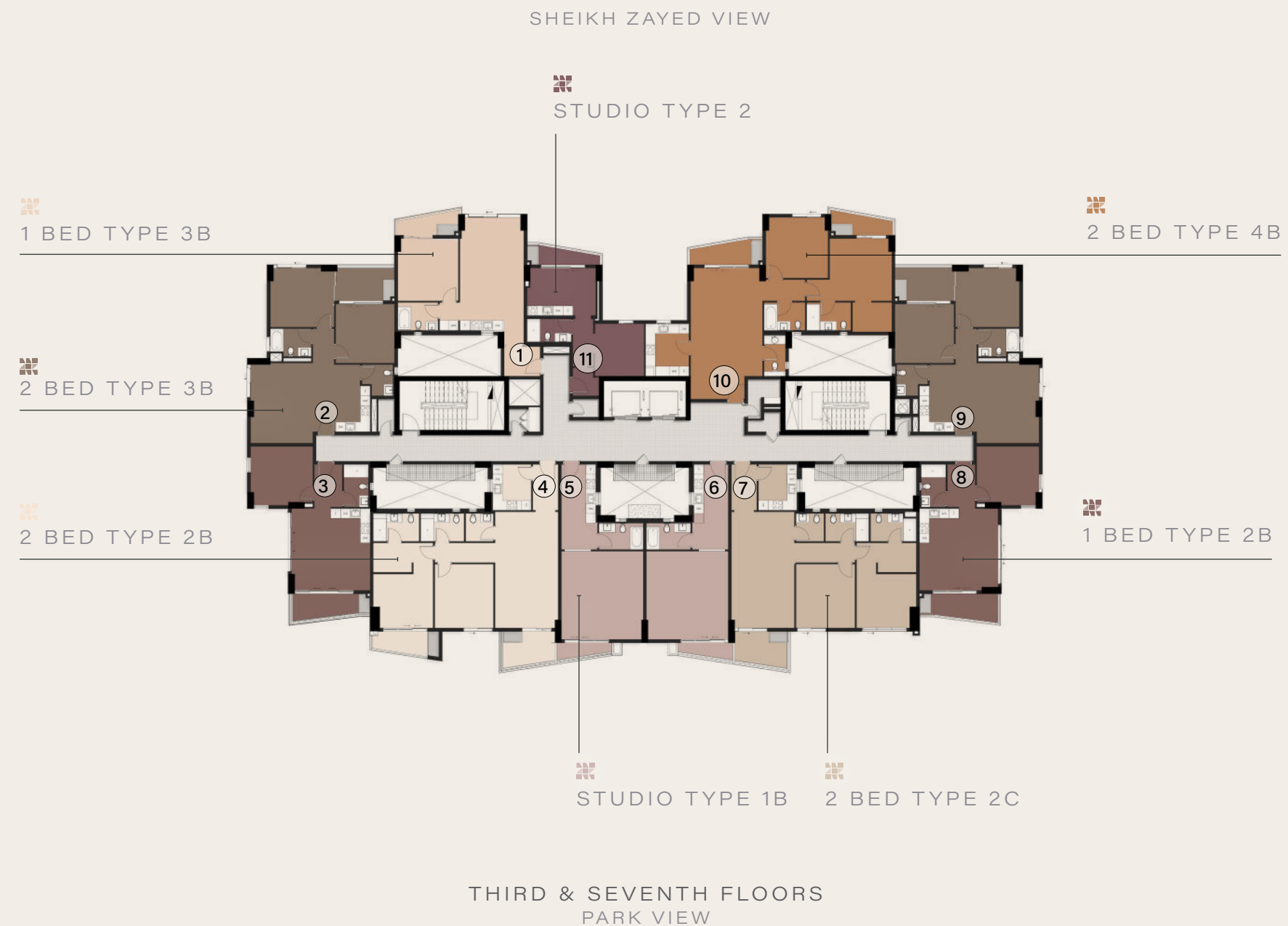
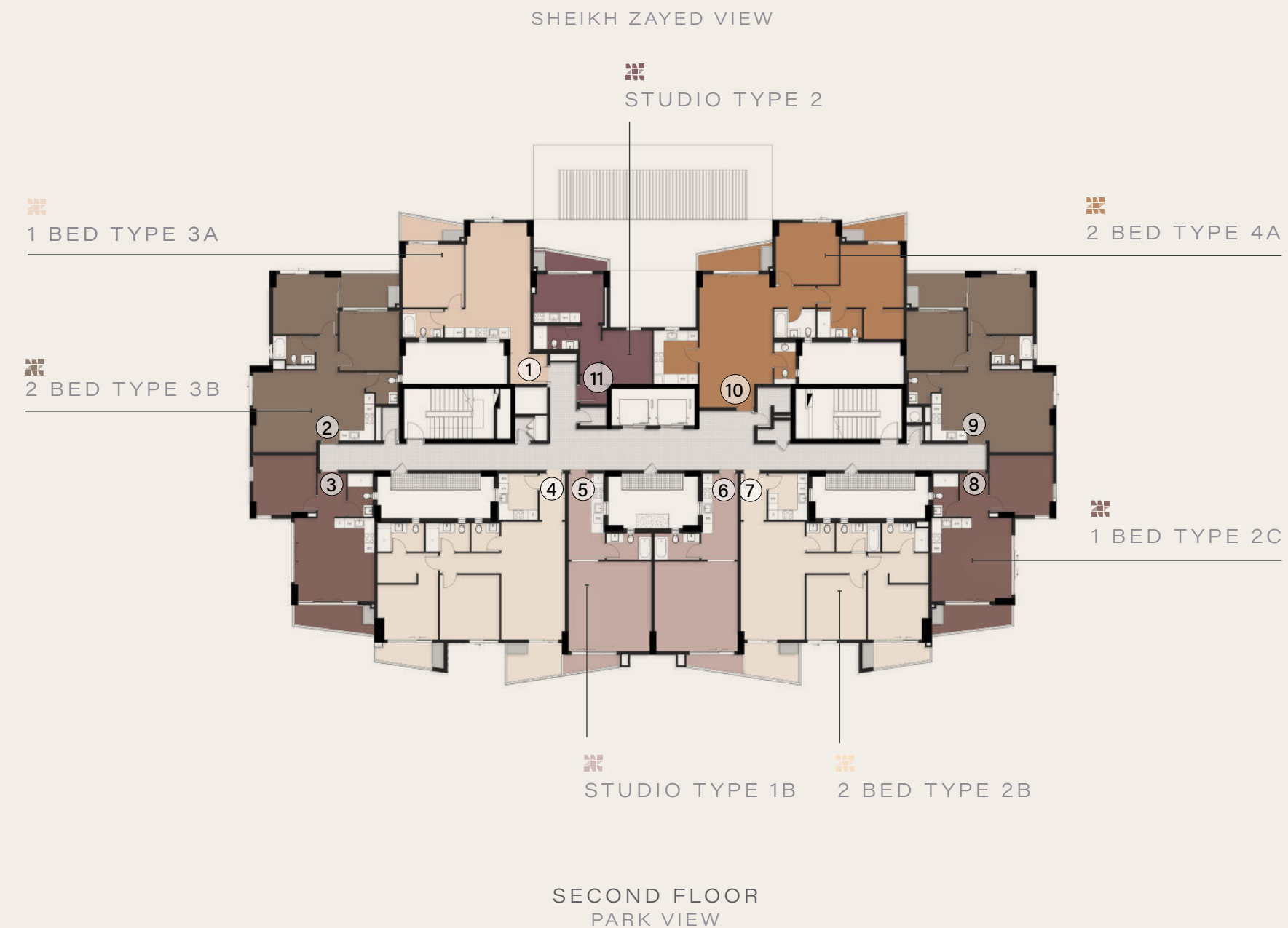


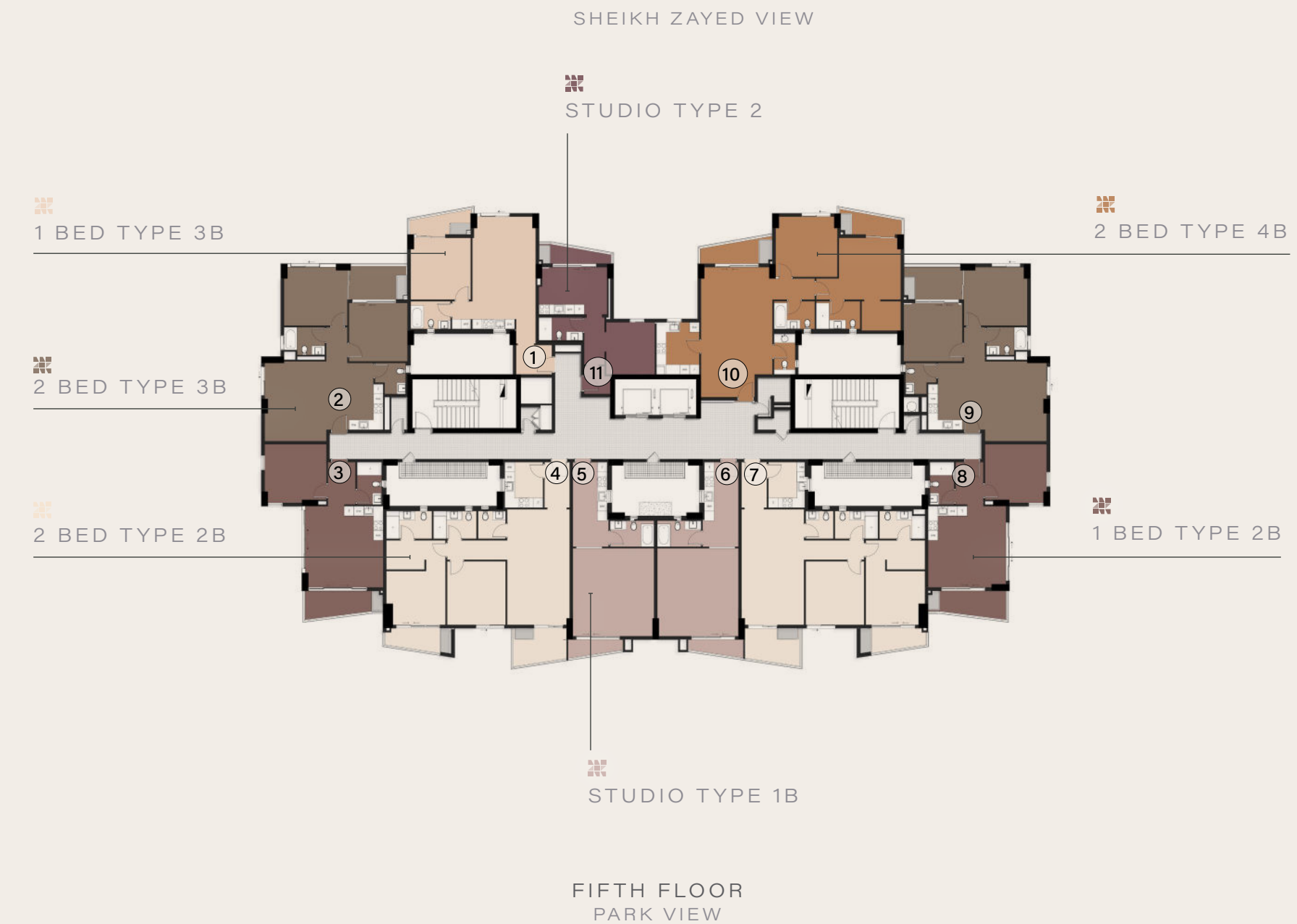
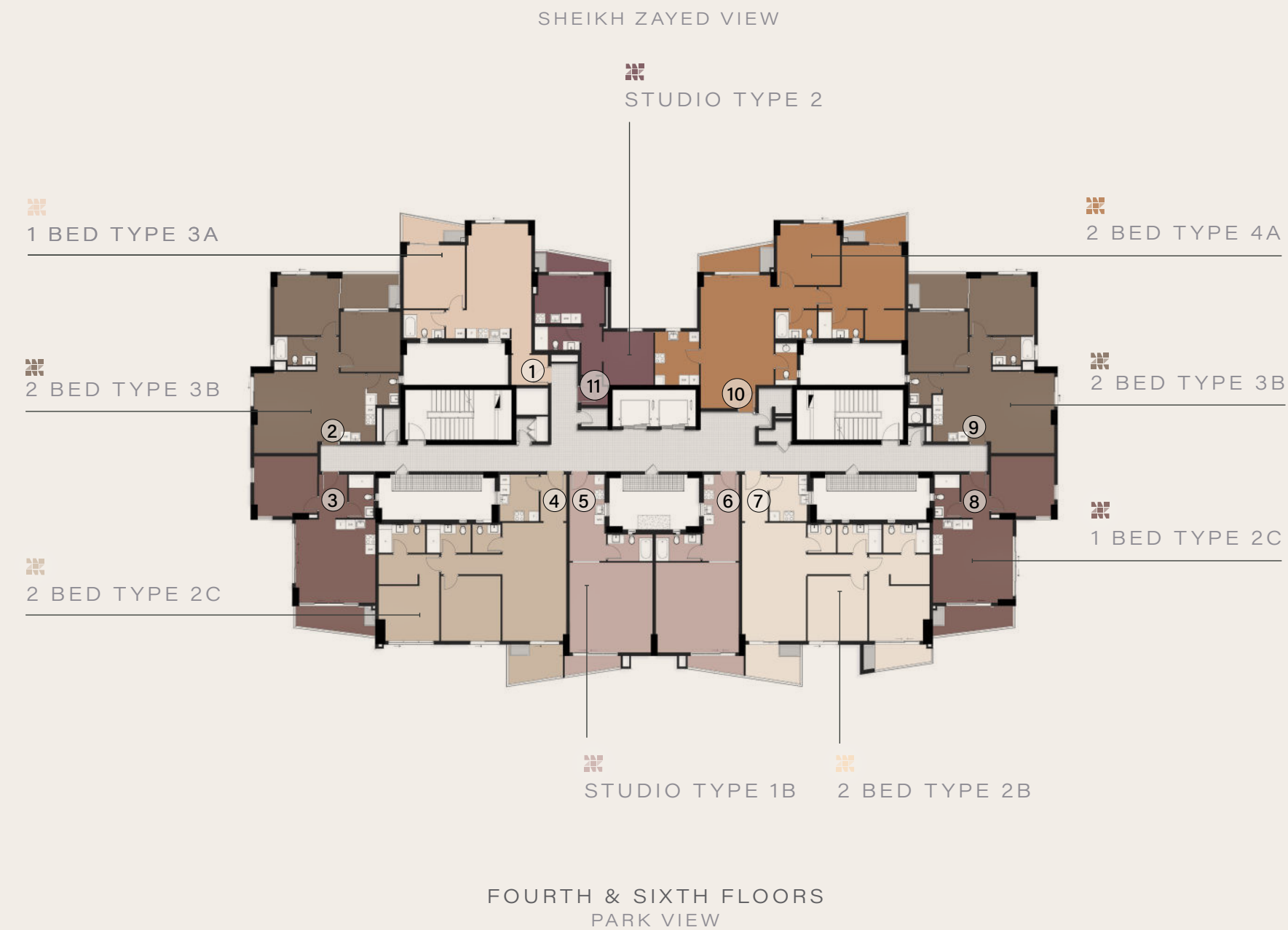
GROUND FLOOR  
PARK VIEW

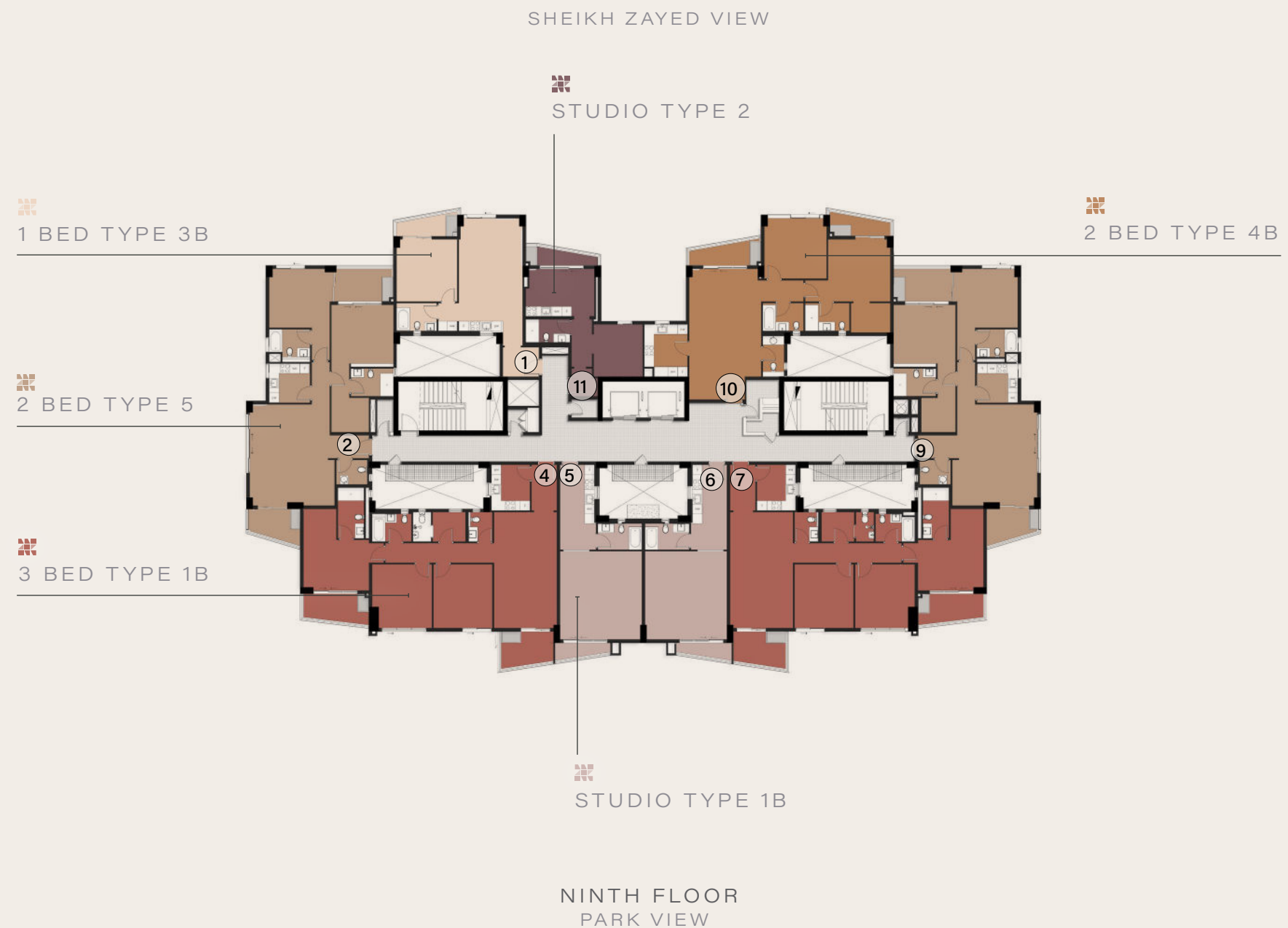
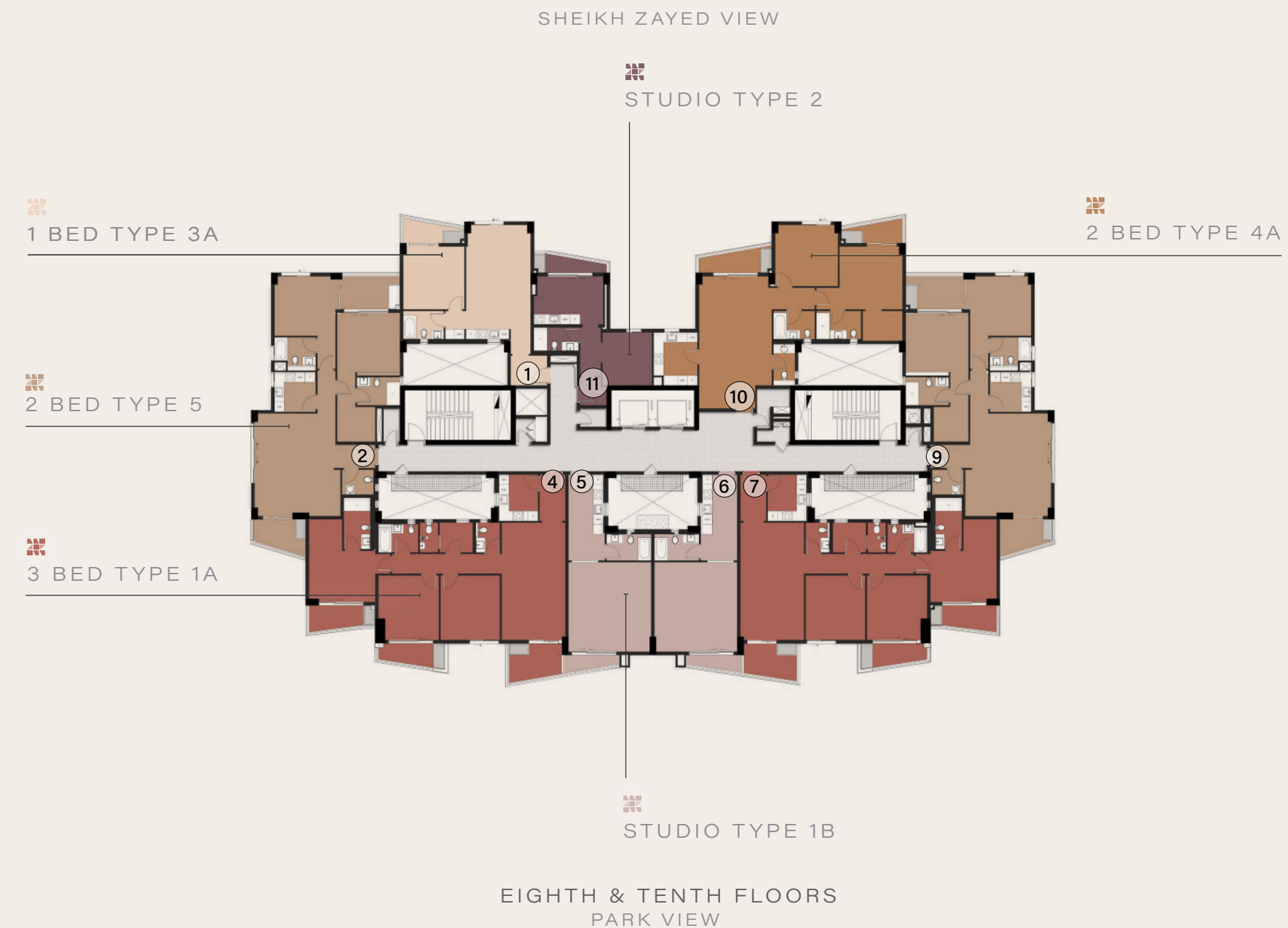
SHEIKH ZAYED VIEW



FIRST FLOOR  
PARK VIEW







# BUILDING 4

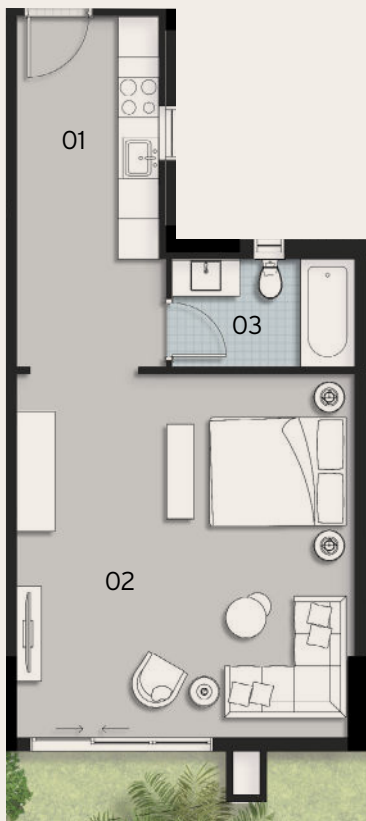
NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

GROUND FLOOR

## STUDIO TYPE 1A

TOTAL AREA: 60 M<sup>2</sup>  
GARDEN AREA: 24 M<sup>2</sup>

Nº	Room	Dimensions
1	Entrance Lobby / Kitchen	5.20 m x 2.20 m
2	Living / Bedroom	5.40 m x 5.00 m
3	Bathroom	2.70 m x 1.60 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

1ST TO 10TH FLOORS

## STUDIO TYPE 1B

TOTAL AREA: 65 M<sup>2</sup>  
INCL. TERRACE AREA: 5 M<sup>2</sup>

Nº	Room	Dimensions
1	Entrance Lobby / Kitchen	5.20 m x 2.20 m
2	Living / Bedroom	5.40 m x 5.00 m
3	Bathroom	2.70 m x 1.60 m
4	Terrace	3.40 m x 1.15 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

2ND TO 10TH FLOORS

## STUDIO TYPE 2

TOTAL AREA: 54M<sup>2</sup>  
INCL. TERRACE AREA: 6 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	1.60 m x 1.10 m
2	Bedroom	3.20 m x 3.00 m
3	Living / Kitchen	4.20 m x 2.90 m
4	Bathroom	2.70 m x 1.40 m
5	Terrace	4.45 m x 1.20 m



PARK VIEW

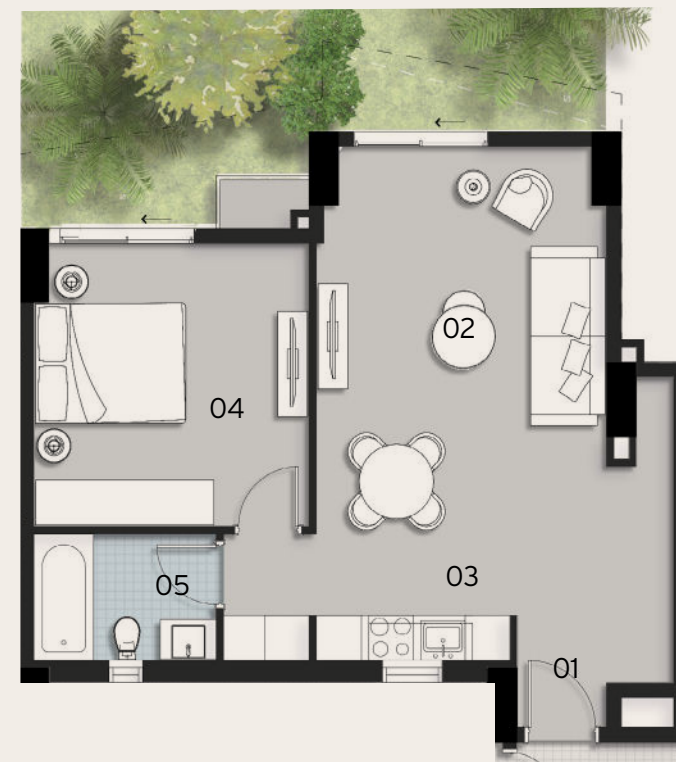
# BUILDING 4

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GROUND FLOOR

## 1 BED TYPE 1A

TOTAL AREA: 74 M<sup>2</sup>  
GARDEN AREA: 17 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.10 m x 1.50 m
2	Living / Dining	5.20 m x 3.90 m
3	Kitchen	2.60 m x 1.70 m
4	Master Bedroom	3.80 m x 3.70 m
5	Bathroom	2.45 m x 1.70 m



PARK VIEW

# BUILDING 4

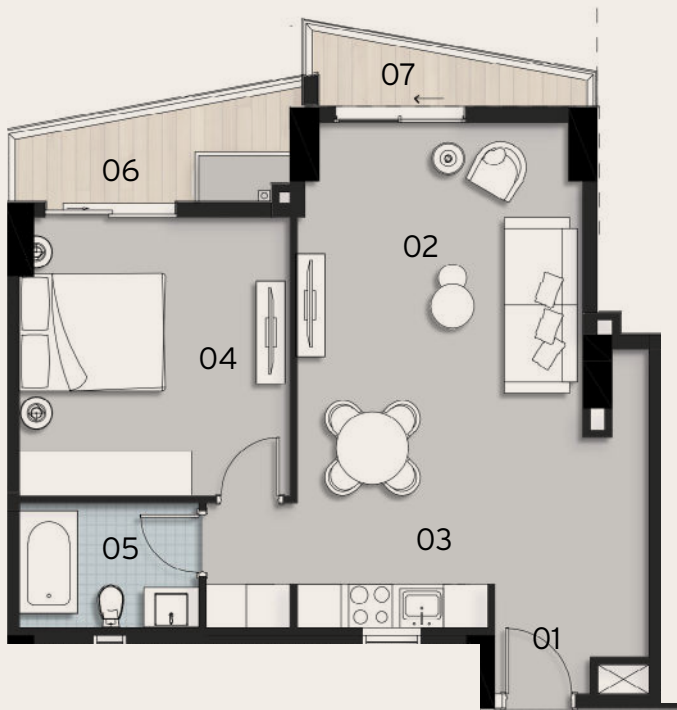
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1ST FLOOR

## 1 BED TYPE 1B

TOTAL AREA: 85 M<sup>2</sup>  
INC. TERRACE AREA: 11 M<sup>2</sup>

No	Room	Dimensions
1	Entrance Lobby	2.10 m x 1.50 m
2	Living / Dining	5.20 m x 3.90 m
3	Kitchen	2.60 m x 1.70 m
4	Master Bedroom	3.80 m x 3.70 m
5	Bathroom	2.45 m x 1.70 m
6	Terrace 1	3.80 m x 1.60 m
7	Terrace 2	3.75 m x 1.00 m



PARK VIEW

# BUILDING 4

NOTE:  
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GROUND FLOOR

## 1 BED TYPE 2A

TOTAL AREA: 65 M<sup>2</sup>  
GARDEN AREA: 132 M<sup>2</sup>

No	Room	Dimensions
1	Entrance Lobby	2.60 m x 1.70m
2	Living / Dining	5.00 m x 4.80m
3	Kitchen	2.40 m x 2.10 m
4	Master Bedroom	3.80 m x 3.60 m
5	Bathroom	2.60 m x 1.50 m



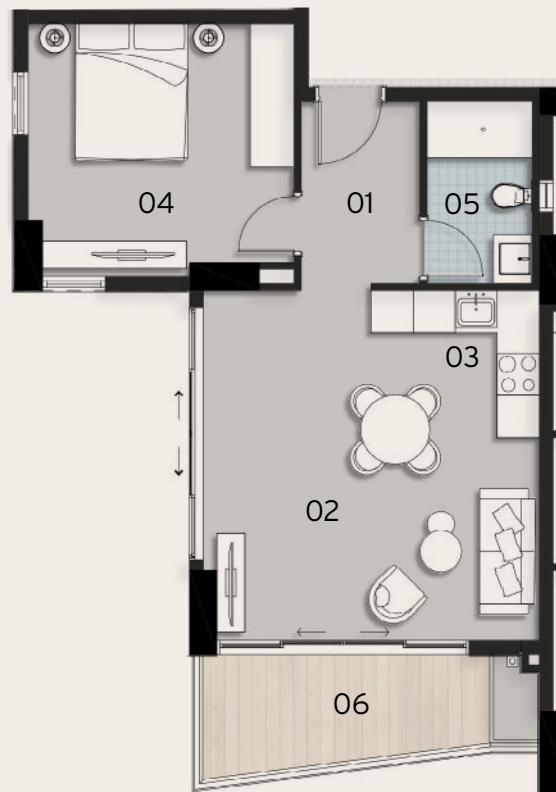
PARK VIEW

# BUILDING 4

NOTE:  
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## 1ST, 3RD 5TH, AND 7TH FLOORS *1 BED TYPE 2B*

TOTAL AREA: 75 M<sup>2</sup>  
INCL. TERRACE AREA: 10 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.60 m x 1.70 m
2	Living / Dining	5.00 m x 4.80 m
3	Kitchen	2.40 m x 2.10 m
4	Master Bedroom	3.80 m x 3.60 m
5	Bathroom	2.60 m x 1.50 m
6	Terrace 1	4.80 m x 1.80 m



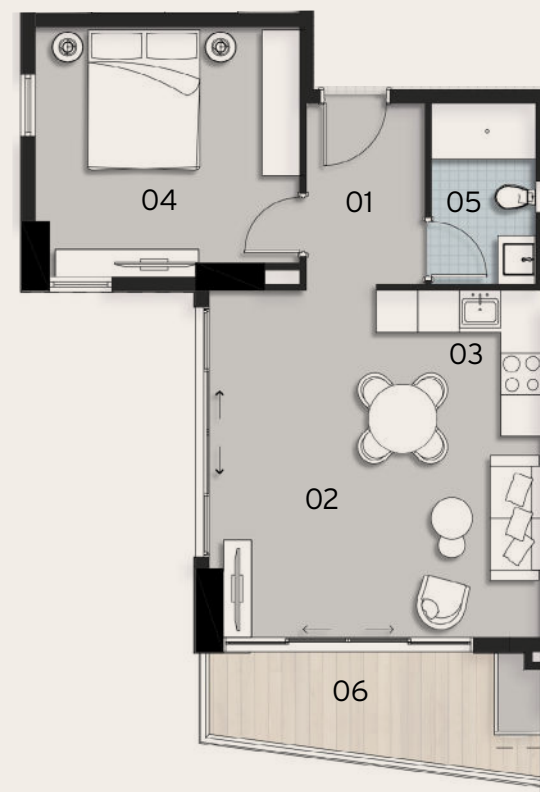
PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

## 2ND, 4TH AND 6TH FLOORS *1 BED TYPE 2C*

TOTAL AREA: 75 M<sup>2</sup>  
INCL. TERRACE AREA: 10 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.60 m x 1.70 m
2	Living / Dining	5.00 m x 4.80 m
3	Kitchen	2.40 m x 2.10 m
4	Master Bedroom	3.80 m x 3.60 m
5	Bathroom	2.60 m x 1.50 m
6	Terrace 1	4.80 m x 1.80 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

2ND, 4TH, 6TH, 8TH, 10TH FLOORS

## 1 BED TYPE 3A

TOTAL AREA: 81 M<sup>2</sup>  
INCL. TERRACE AREA: 7 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.20 m x 1.80 m
2	Living / Dining	5.20 m x 3.90 m
3	Kitchen	2.60 m x 1.70 m
4	Master Bedroom	3.80 m x 3.70 m
5	Bathroom	2.45 m x 1.70 m
6	Terrace 1	3.80 m x 1.60 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

3RD, 5TH, 7TH, 9TH

## 1 BED TYPE 3B

TOTAL AREA: 81 M<sup>2</sup>  
INCL. TERRACE AREA: 7 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.20 m x 1.80 m
2	Living / Dining	5.20 m x 3.90 m
3	Kitchen	2.60 m x 1.70 m
4	Master Bedroom	3.80 m x 3.70 m
5	Bathroom	2.45 m x 1.70 m
6	Terrace 1	3.80 m x 1.55 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

GROUND FLOOR

## 2 BED TYPE 1

TOTAL AREA: 130 M<sup>2</sup>  
GARDEN AREA: 194 M<sup>2</sup>



Nº	Room	Dimensions
1	Living / Dining	6.80 m x 4.80 m
2	Kitchen	4.00 m x 2.30m
3	Guest Toilet	4.00 m x 1.20 m
4	Master Bedroom	3.90 m x 3.60 m
5	Ensuite	2.50 m x 1.80 m
6	Bedroom	3.50 m x 3.70 m
7	Bathroom	2.80 m x 1.80 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

GROUND FLOOR

## 2 BED TYPE 2A

TOTAL AREA: 121 M<sup>2</sup>  
GARDEN AREA: 57 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.80 m x 1.55 m
2	Living / Dining	7.10 m x 3.85 m
3	Kitchen	2.80 m x 2.35 m
4	Master Bedroom	3.65 m x 3.30 m
5	Dressing	2.35 m x 1.80 m
6	Ensuite	2.80 m x 1.70 m
7	Bedroom	3.90 m x 3.60 m
8	Bathroom	2.65 m x 1.70 m
9	Guest Toilet	1.70 m x 1.70 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

1ST TO 7TH FLOORS

## 2 BED TYPE 2B

TOTAL AREA: 139 M<sup>2</sup>

INCL. TERRACE AREA: 18 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.80 m x 1.55 m
2	Living / Dining	7.10 m x 3.85 m
3	Kitchen	2.80 m x 2.35 m
4	Master Bedroom	3.65 m x 3.30 m
5	Dressing	2.35 m x 1.80 m
6	Ensuite	2.80 m x 1.70 m
7	Bedroom	3.90 m x 3.60 m
8	Bathroom	2.65 m x 1.70 m
9	Guest Toilet	1.70 m x 1.70 m
10	Terrace 1	3.25 m x 2.35 m
11	Terrace 2	4.05 m x 1.50 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

3RD, 4TH, 6TH, 7TH FLOORS

## 2 BED TYPE 2C

TOTAL AREA: 131 M<sup>2</sup>

INCL. TERRACE AREA: 10 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.80 m x 1.55 m
2	Living / Dining	7.10 m x 3.85 m
3	Kitchen	2.80 m x 2.35 m
4	Master Bedroom	3.65 m x 3.30 m
5	Dressing	2.35 m x 1.80 m
6	Ensuite	2.80 m x 1.70 m
7	Bedroom	3.90 m x 3.60 m
8	Bathroom	2.65 m x 1.70 m
9	Guest Toilet	1.70 m x 1.70 m
10	Terrace 1	3.25 m x 2.35 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

GROUND FLOOR

## 2 BED TYPE 3A

TOTAL AREA: 96 M<sup>2</sup>GARDEN AREA: 108 M<sup>2</sup>

Nº	Room	Dimensions
1	Living / Dining	5.00 m x 4.90 m
2	Kitchen	2.80 m x 2.10 m
3	Guest Toilet	1.90 m x 1.90 m
4	Bedroom 1	3.60 m x 3.60 m
5	Bedroom 2	3.90 m x 3.60 m
6	Bathroom	2.50 m x 1.70 m



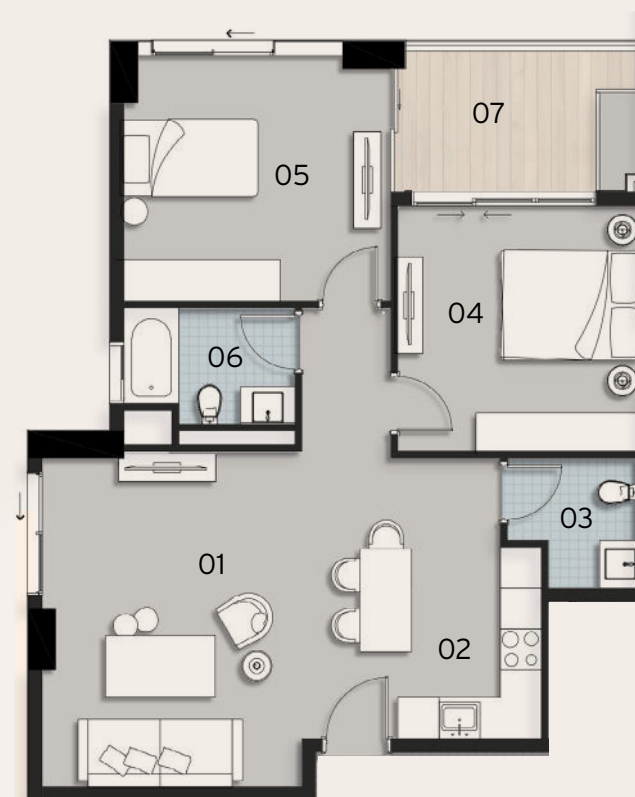
PARK VIEW

# BUILDING 4

NOTE:  
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1ST TO 7TH FLOORS

## 2 BED TYPE 3B

TOTAL AREA: 106 M<sup>2</sup>INCL. TERRACE AREA: 10 M<sup>2</sup>

Nº	Room	Dimensions
1	Living / Dining	5.00 m x 4.90 m
2	Kitchen	2.80 m x 2.10 m
3	Guest Toilet	1.90 m x 1.90 m
4	Bedroom 1	3.60 m x 3.60 m
5	Bedroom 2	3.90 m x 3.60 m
6	Bathroom	2.50 m x 1.70 m
7	Terrace	3.50 m x 2.05 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

2ND, 4TH, 6TH, 8TH, 10TH FLOORS

## 2 BED TYPE 4A

TOTAL AREA: 144 M<sup>2</sup>

INCL. TERRACE AREA: 15 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.80 m x 1.55 m
2	Living / Dining	7.10 m x 3.85 m
3	Kitchen	2.80 m x 2.45 m
4	Master Bedroom	3.65 m x 3.30 m
5	Dressing	2.35 m x 1.80 m
6	Ensuite	2.80 m x 1.70 m
7	Bathroom	2.65 m x 1.70 m
8	Guest Toilet	1.70 m x 1.70 m
9	Terrace 1	3.25 m x 2.35 m
10	Terrace 2	4.05 m x 1.50 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

3RD, 5H, 7TH, 9TH FLOORS

## 2 BED TYPE 4B

TOTAL AREA: 144 M<sup>2</sup>

INCL. TERRACE AREA: 15 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	3.30 m x 1.40 m
2	Living / Dining	6.60 m x 4.40 m
3	Kitchen	3.20 m x 2.65 m
4	Master Bedroom	3.80 m x 3.80 m
5	Dressing	2.40 m x 1.80 m
6	Ensuite	2.70 m x 1.80 m
7	Bedroom	3.80 m x 3.70 m
8	Bathroom	2.50 m x 1.80 m
9	Guest Toilet	2,50 m x 1,30 m
10	Terrace 1	4.45 m x 1.55 m
11	Terrace 2	3.75 m x 1.55 m



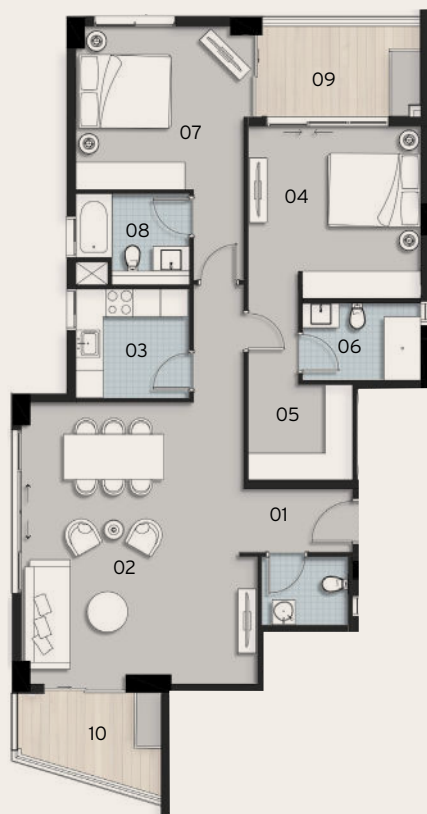
PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

## 8TH, 9TH, 10TH FLOORS *2 BED TYPE 5*

TOTAL AREA: 146 M<sup>2</sup>  
INCL. TERRACE AREA: 18 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.40 m x 1.40 m
2	Living / Dining	6.20 m x 5.20 m
3	Kitchen	2.50 m x 2.40 m
4	Master Bedroom	3.80 m x 3.60 m
5	Dressing	2.30 m x 2.10 m
6	Ensuite 1	2.60 m x 1.80 m
7	Bedroom	3.70 m x 3.60 m
8	Ensuite 2	2.50 m x 1.70 m
9	Terrace 1	3.65 m x 2.05 m
10	Terrace 2	3.20 m x 2.25 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

## 8TH AND 10TH FLOORS *3 BED TYPE 1A*

TOTAL AREA: 178 M<sup>2</sup>  
INCL. TERRACE AREA: 26 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	2.80 m x 1.55 m
2	Living / Dining	7.10 m x 3.85 m
3	Kitchen	2.80 m x 2.35 m
4	Master Bedroom	4.00 m x 3.10 m
5	Dressing	2.00 m x 1.90 m
6	Ensuite	3.10 m x 1.60 m
7	Bedroom 1	3.90 m x 3.65 m
8	Bedroom 2	3.90 m x 3.60 m
9	Bathroom	2.40 m x 1.70 m
10	Nanny's Room	2.00 m x 1.70 m
11	Nanny's Bathroom	1.00 m x 1.70 m
12	Guest Toilet	1.45 m x 1.70 m
13	Terrace 1	3.25 m x 2.35 m
14	Terrace 2	4.05 m x 1.50 m
15	Terrace 3	4.95 m x 1.70 m



PARK VIEW

# BUILDING 4

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

9TH FLOOR

## 3 BED TYPE 1B

TOTAL AREA: 171 M<sup>2</sup>

INCL. TERRACE AREA: 19 M<sup>2</sup>



No	Room	Dimensions
1	Entrance Lobby	2.80 m x 1.55 m
2	Living / Dining	7.10 m x 3.85 m
3	Kitchen	2.80 m x 2.35 m
4	Master Bedroom	4.00 m x 3.10 m
5	Dressing	2.00 m x 1.90 m
6	Ensuite	3.10 m x 1.60 m
7	Bedroom 1	3.90 m x 3.65 m
8	Bedroom 2	3.90 m x 3.60 m
9	Bathroom	2.40 m x 1.70 m
10	Nanny's Room	2.00 m x 1.70 m
11	Nanny's Bathroom	1.00 m x 1.70 m
12	Guest Toilet	1.45 m x 1.70 m
13	Terrace 1	3.25 m x 2.35 m
14	Terrace 2	4.95 m x 1.70 m



PARK VIEW





SHEIKH ZAYED VIEW



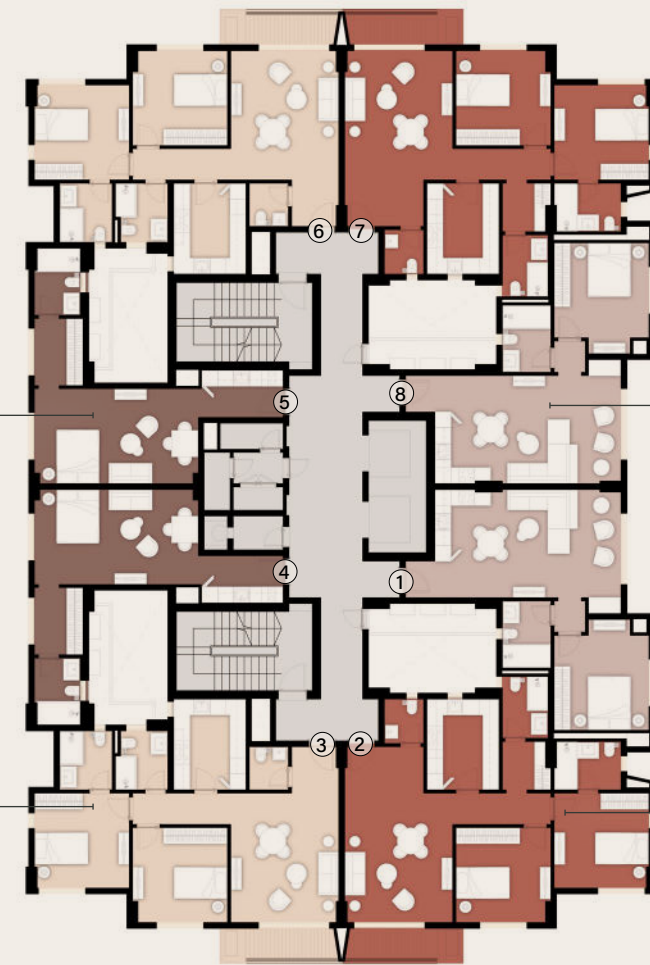
2 BED TYPE 2A

1 BED TYPE 1A

2 BED TYPE 1A

GROUND FLOOR  
PARK VIEW

SHEIKH ZAYED VIEW



STUDIO 1

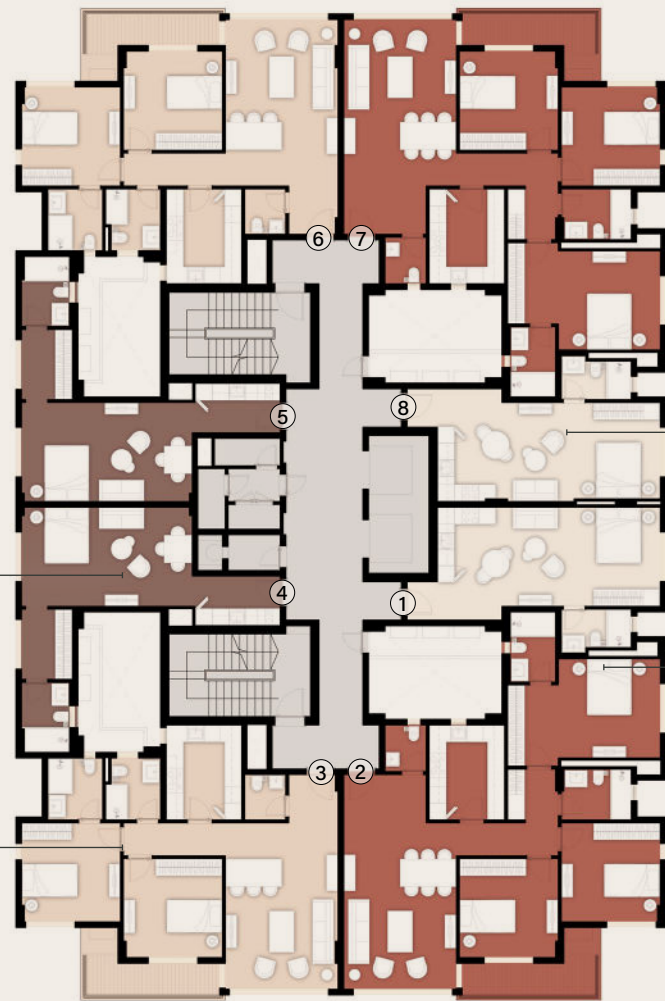
1 BED TYPE 1B

2 BED TYPE 2B

2 BED TYPE 1B

FIRST TO SEVENTH FLOORS  
PARK VIEW

SHEIKH ZAYED VIEW



STUDIO 1

STUDIO 2

3 BED TYPE 1

2 BED TYPE 2C

EIGHTH TO TENTH FLOORS  
PARK VIEW



# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

1ST TO 10TH FLOORS

## STUDIO 1

TOTAL AREA: 55 M<sup>2</sup>



No	Room	Dimensions
1	Kitchen	3.10 m x 1.80 m
2	Living / Dining / Bedroom	3.60 m x 6.20 m
3	Dressing Room	2.55 m x 1.85 m
4	Bathroom	2.55 m x 1.75 m



PARK VIEW

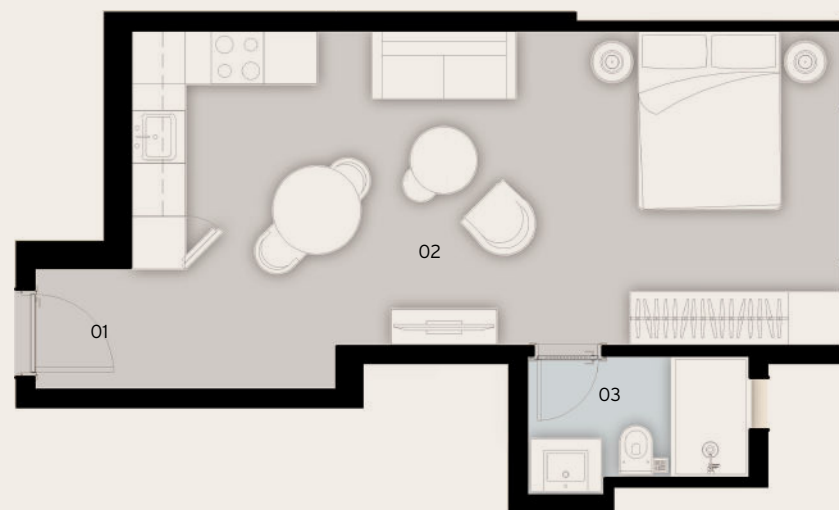
# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

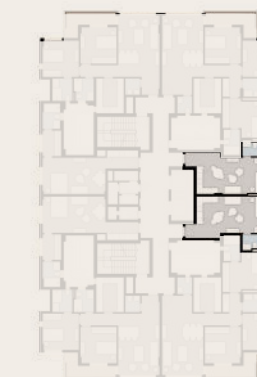
8TH TO 10TH FLOORS

## STUDIO 2

TOTAL AREA: 51 M<sup>2</sup>



No	Room	Dimensions
1	Entrance Lobby	1.40 m x 1.10 m
2	Living / Dining / Bedroom	8.10 m x 3.60 m
3	Bathroom	2.55 m x 1.60 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

GROUND FLOOR

## 1 BED TYPE 1A

TOTAL AREA: 73 M<sup>2</sup>  
GARDEN AREA: 37 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	1.40 m x 1.10 m
2	Living/ Dining / Kitchen	7.05 m x 4.10 m
3	Bedroom	3.60 m x 3.60 m
4	Bathroom	1.85 m x 2.55 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

1ST TO 7TH FLOORS

## 1 BED TYPE 1B

TOTAL AREA: 73 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	1.40 m x 1.10 m
2	Living / Dining / Kitchen	7.05 m x 4.10 m
3	Bedroom	3.60 m x 3.60 m
4	Bathroom	2.55 m x 1.85 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

## GROUND FLOOR

### 2 BED TYPE 1A

TOTAL AREA: 113 M<sup>2</sup>

GARDEN AREA: 55 - 69 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	3.00 m x 1.75 m
2	Living / Dining	4.90 m x 4.10 m
3	Kitchen	2.75 m x 3.45 m
4	Guest Toilet	1.70 m x 1.50 m
5	Bedroom 01	3.60 m x 3.60 m
6	Laundry	1.85 m x 1.85 m
7	Bathroom 01	2.35 m x 1.75 m
8	Bedroom 02	3.60 m x 3.60 m
9	Ensuite	2.55 m x 1.85 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

## GROUND FLOOR

### 2 BED TYPE 2A

TOTAL AREA: 106M<sup>2</sup>

GARDEN AREA: 68 - 79 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	1.80 m x 1.75 m
2	Living / Dining	4.90 m x 4.10 m
3	Kitchen	3.45 m x 2.75 m
4	Guest Toilet	1.65 m x 1.50 m
5	Bedroom 01	3.60 m x 3.60 m
6	Bathroom 01	2.25 m x 2.00 m
7	Bedroom 02	3.60 m x 3.60 m
8	Ensuite	2.25 m x 2.00 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

1ST TO 7TH FLOORS

## 2 BED TYPE 1B

TOTAL AREA: 121 M<sup>2</sup>

INTERNAL AREA: 8 M<sup>2</sup>



No	Room	Dimensions
1	Entrance Lobby	3.00 m x 1.75 m
2	Living / Dining	4.90 m x 4.10 m
3	Kitchen	3.45 m x 2.75 m
4	Guest Toilet	1.50 m x 1.70 m
5	Bedroom 01	3.60 m x 3.60 m
6	Laundry	1.85 m x 1.85 m
7	Bathroom 01	2.35 m x 1.75 m
8	Bedroom 02	3.60 m x 3.60 m
9	Ensuite	2.45m x 1.85 m
10	Terrace	3.50 m x 1.35 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

1ST TO 7TH FLOORS

## 2 BED TYPE 2B

TOTAL AREA: 114 M<sup>2</sup>

INCL. TERRACE AREA: 8 M<sup>2</sup>



No	Room	Dimensions
1	Entrance Lobby	1.75 m x 1.80 m
2	Living / Dining	4.90 m x 4.10 m
3	Kitchen	3.45 m x 2.75 m
4	Guest Toilet	1.65m x 1.50 m
5	Bedroom 01	3.60 m x 3.60 m
6	Bathroom 01	2.25 m x 2.00 m
7	Bedroom 02	3.60 m x 3.60 m
8	Ensuite	2.25 m x 2.00 m
9	Terrace	3.50 m x 1.35 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

8TH TO 10 FLOORS

## 2 BED TYPE 2C

TOTAL AREA: 123 M<sup>2</sup>

INCL. TERRACE AREA: 11 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	1.80 m x 1.75 m
2	Living / Dining	6.05 m x 4.10 m
3	Kitchen	3.45 m x 2.75 m
4	Guest Toilet	1.65 m x 1.50 m
5	Bedroom 01	3.60 m x 3.60 m
6	Bathroom 01	2.25 m x 2.00 m
7	Bedroom 02	3.60 m x 3.60 m
8	Esuite	2.25 m x 2.00 m
9	Terrace	5.05 m x 1.65 m



PARK VIEW

# BUILDING 7

NOTE:  
UNIT GROSS AND TERRACE AREAS MAY VARY ACCORDING TO THE UNIT'S FLOOR AND THE FACADE DESIGN. ARCHITECTURAL PLANS AND PERSPECTIVES MIGHT BE MODIFIED ACCORDING TO THE FINAL DESIGN AND AUTHORITIES REGULATIONS.

8TH TO 10TH FLOORS

## 3 BED TYPE 1

TOTAL AREA: 157 M<sup>2</sup>

INTERNAL AREA: 11 M<sup>2</sup>



Nº	Room	Dimensions
1	Entrance Lobby	3.00 m x 1.75 m
2	Living / Dining	6.05 m x 4.10 m
3	Kitchen	3.45 m x 2.75 m
4	Guest Toilet	1.70 m x 1.50 m
5	Bedroom 01	3.60 m x 3.60 m
6	Bedroom 02	3.60 m x 3.60 m
7	Laundry	1.85 m x 1.85 m
8	Bathroom 01	2.55 m x 1.85 m
9	Bedroom 03	3.70 m x 3.60 m
10	Dressing Room	2.95 m x 1.85 m
11	Ensuite	2.55 m x 1.65 m
12	Terrace	5.05 m x 1.65 m



PARK VIEW

# 10

*Zed*  
SPACES

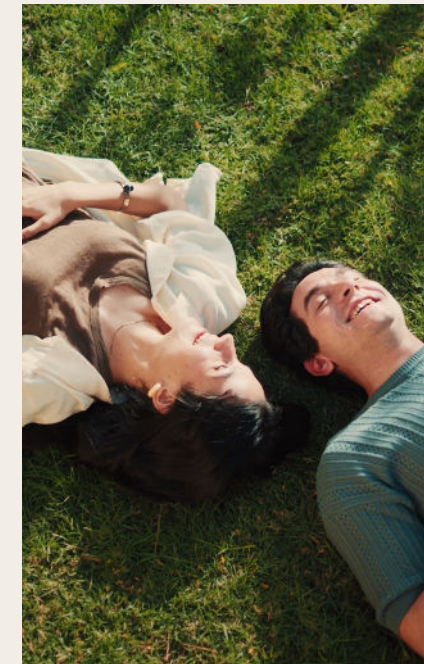
*The grass is*  
GREENER ON THIS SIDE



*Zed* PARK

*65 acres of a breathing soul, right in front of Park Side Residences homes.*

*Whether you're strolling through it, greeting it from your terrace, or picnicking on its surface, the pulsating breath of ZED Park has the power to ignite optimism and positivity for everyone.*



# Zed Sports COMPLEX

*A healthy space only stays well if the people in it are thriving too.*

*We consider it to be our responsibility to build truly happy individuals and set them up for a life sparking happiness, wellbeing, and strength.*

*That's why our Sports Complex is a premium space to nurture bodies, minds, and communities of people who aspire to greatness.*



# Cherishing YOUR WELL-BEING



# A charming PLACE TO INDULGE



# Tower MALL

*Luxury shopping. Incredible hospitality at international restaurants. Placed at the tip of ZED Park, Y Towers Mall gives visitors unlimited freedom to curate their commercial and F&B experience as they see fit. With a fluid yet structured design, the layout and highend offerings are all designed to give visitors twofloors-worth of extravagant and sensational commercial journeys.*



# Zed STRIP

*It's the urban silver lining to a grand garden under the name of ZED. A space that addresses every side of your personality, giving you the hustle and bustle of modernity.*

*A part of artfully blending urban and suburban living is to create a commercial strip to add kinetic momentum into the space. Zed Strip El Sheikh Zayed features working spaces, clinics, banks, shops, and dining areas from top-notch brands and services.*

*Find your way through the luxuriously vast complex, addressing all your needs conveniently and comfortably through so many possibilities.*



# A commercial strip WITH STELLAR STANDARDS





# 11

*About*  
ORA DEVELOPERS

.WE DREAM BIG

WE DESIGN TO MAKE A  
DIFFERENCE & BRING HAPPINESS.

WE EMBRACE CREATIVITY, INNOVATION,  
SUSTAINABILITY & HARMONY.

“**OGA** stands in a strong position holding the legacy which has been earned through credibility, a diversified portfolio, and offering the invaluable culture of happiness.”



**MR. NAGUIB SAWIRIS**  
Chairman & CEO

Eng. Naguib has been described as one of the most influential business people of his generation. Widely respected for his work in the telecommunication sector, his vision and insight has helped create a number of world-class businesses. His leading roles range from establishing Orascom Telecom Holding (OTH), which was acquired by VEON to create the world's sixth largest telecommunication firm, to heading up, chairing and advising market-changing companies in the financial services, energy, agro-industries, logistics and real estate sectors.

# REIMAGINING TIME

ORA is a developer with an ethos to deliver unmatched experiences built around nature, to transform the human experience. Reimagining time, our projects deliver on the promises of trust, happiness, and quality at destinations and experiences globally in Grenada, Greece, Cyprus, Egypt, UAE, Pakistan & Iraq.



12

*Get in*  
TOUCH

# Ready to Spark YOUR HAPPINESS?

*Get in Touch.*

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Zayed Central Park, Gate 3

**WHITE BY THE WATERWAY**  
Building B12 - Second Floor

**NILE CITY TOWERS**  
2005 c Nile City Towers, North Tower,  
13th Floor, Cornich El Nile



 ZED EL SHEIKH ZAYED

OGA