AZZAR

NEW CAIRO

CALIFORNIA Homes in NEW CAIRO

BEYOND HOME

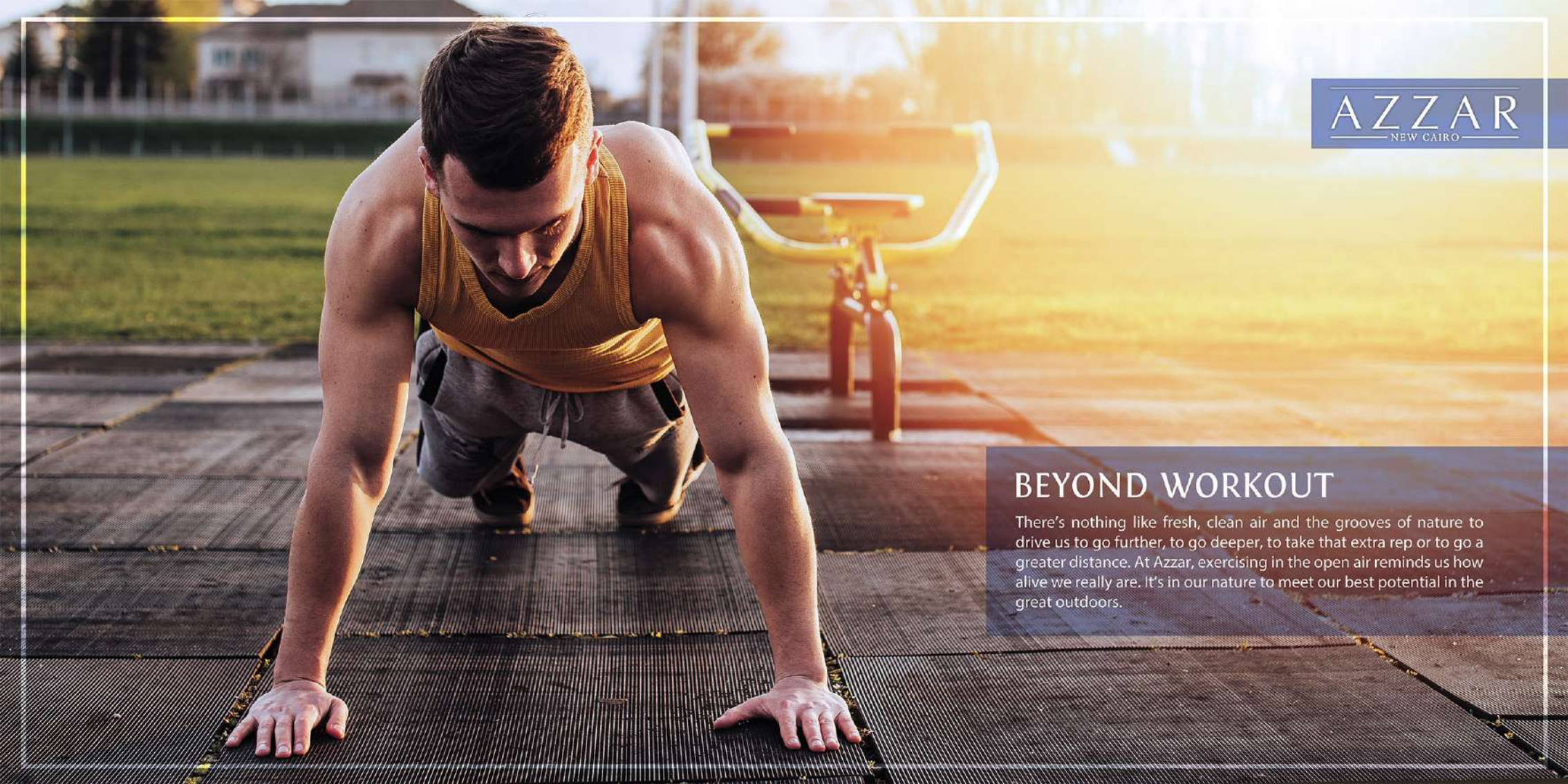
Azzar, a Reedy Group development project. Designed and brought to you from the USA, with a lot of heart and soul. With the understanding that a happy family needs to be supported by a healthy calming environment, Azzar has spared no expense to build a vibrant cohesive community. Azzar's master plan and landscape are drawn-up for you to enjoy a beautiful way of living.

AZZAR
NEW CAIRO
NEW CAPITAL
AZZAR
NEW CAIRO
PALM HILLS
MOUNTIN VIEW 2
EMAAR MIVIDA
EL KORONFEL VILLAS
KATAMEYA DUNE
EL ANDALOS
N 90
ROAD
S 90
ROAD
ALREHAB
AUC
NORTH INVESTORS AREA EXT

AZZAR
NEW CAIRO
BEYOND LIGHTNESS
Within water, we are buoyant, floating, and free, untouched by the laws of gravity. With Azzar's swimming pool, at our feet, we feel the world relax. Diving into this different dimension, anytime we choose, we get in touch with the lighter side of being.

AZZAR
NEW CAIRO
BEYOND PLAY
Like seeds, the future flourishes in fresh air and sunlight, love and imagination. Azzar's recreational area for kids, enriches our youngest residents with a space to unfold their imagination and enjoy playfulness, key components to healthy development and life-long well-being.

AZZAR
NEW CAIRO
BEYOND MOVEMENT
On Azzar's street life is a smooth well-oiled bicycle, a sturdy yet fluid mechanism that allows us to feel the wind in our hair, the ease of movement and feeling of self-assuredness. With these lanes in and around the community, we can enjoy the freedom to move safely. At Azzar, we are the master of our flow.



BEYOND WORKOUT

There's nothing like fresh, clean air and the grooves of nature to drive us to go further, to go deeper, to take that extra rep or to go a greater distance. At Azzar, exercising in the open air reminds us how alive we really are. It's in our nature to meet our best potential in the great outdoors.

AZZAR
NEW CAIRO
BEYOND THE FINISHING LINE
In life, being on the right track is as simple as making the right choices. Azzar understands the importance of us staying our course, with a - more than 500 meters - walking area, it's easy to stay in health so that we can keep to our goals. When we're on target, the good life seamlessly unfolds along our well-deserving path.

AZZAR
NEW CAIRO
BEYOND SEASONS
We leap into the air, hands reaching towards the sky, feet stopping on the ground, toes combing through grains of summer. At Azzar, beach life is always a ball's throw away. With our beach volleyball area, we can enjoy infinite summer moments anytime of day, anytime of year.

AZZAR
NEW CAIRO
BEYOND THE SCREEN
The best experiences always widens our view, gives us new perspectives. Azzar revolutionizes near-home entertainment with it's large wide outdoor screen, where we can enjoy our favorite movies, sports events, and shows in the fresh surrounding nature, practically in our back yard.

AZZAR
NEW CAIRO
BEYOND COFFEE CULTURE
Coffee culture has given us space like no other: meetings are synergistic, tables are our temporary offices, while each cup is filled with liquid inspiration. With a variety of coffee shops brands at Azzar, we can enjoy multidimensional quality experiences for work, for play, with friends or simply taking a quiet moment for ourselves.

AZZAR
NEW CAIRO
THE HEART AND BEYOND
The heart of all things pulsates with life, energy and infinite potential. At the center of New Cairo, Azzar is a vibrant community where living with nature is well balanced with many nearby amenities. Its easy access to many of the city's main arteries promotes not just convenience, but fluidity. Home is the source from which life flows.

AZZAR
NEW CAIRO
KIDS AREA

AZZAR
NEW CAIRO
WET DECK AND INFINITY POOL

AZZAR
NEW CAIRO
LAGON POOL

AZZAR
NEW CAIRO

WATER FALLS

AZZAR
NEW CAIRO
CHILLOUT ZONE

AZZAR
NEW CAIRO
BIRDS' EYE VIEW (MASTER LAYOUT)

AZZAR
NEW CAIRO
Standalone Villa A

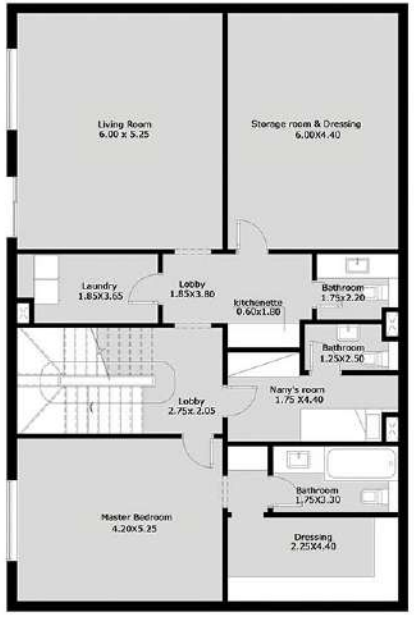
AZZAR
NEW CAIRO
STANDALONE - A | FRONT

AZZAR
NEW CAIRO
STANDALONE - A | BACK

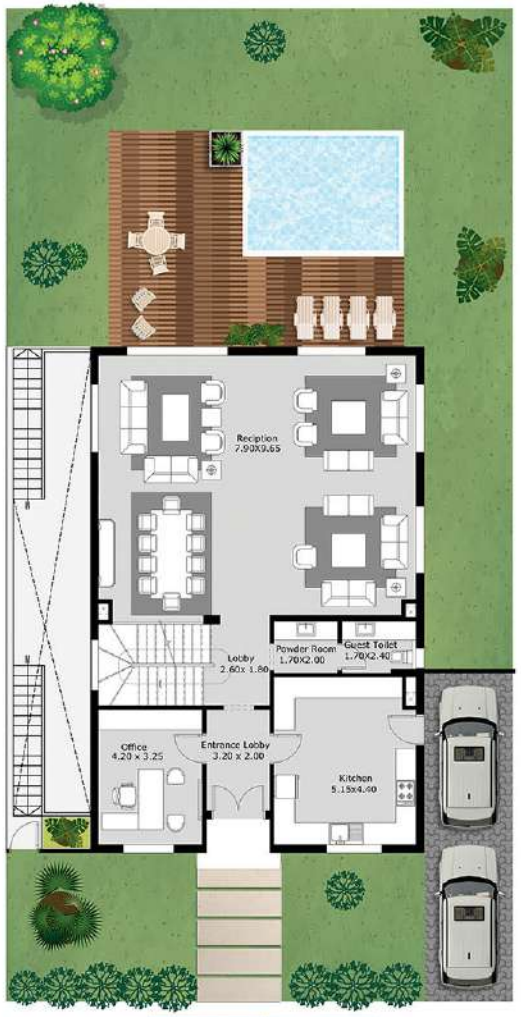
FLOOR PLAN

AZZAR
NEW CAIRO

Basement	149 m²
Ground Floor	149 m²
First Floor	159 m²
Roof Floor	37 m²
Total Area	494 m²



Basement 149 m²

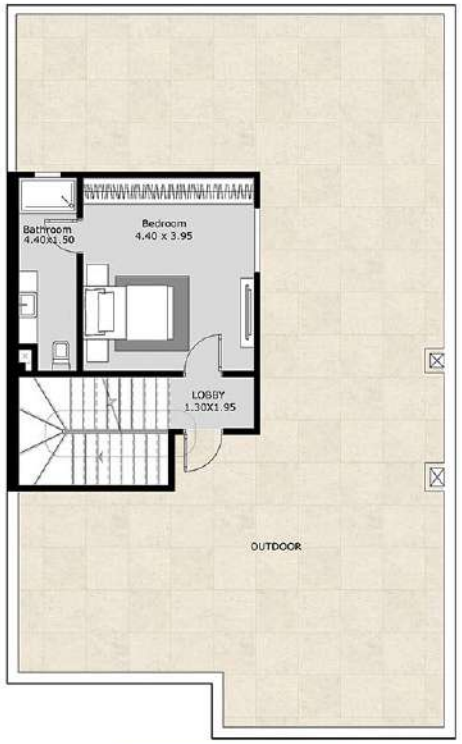


Ground Floor 149 m²

STANDALONE - A

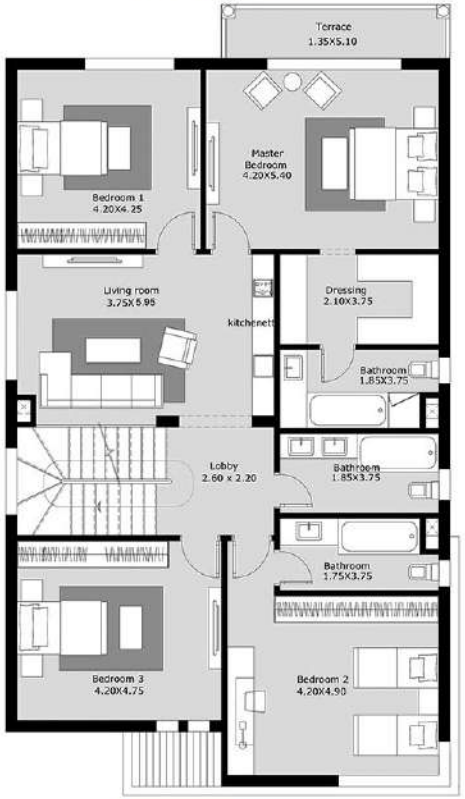
AZZAR
NEW CAIRO

Roof Floor



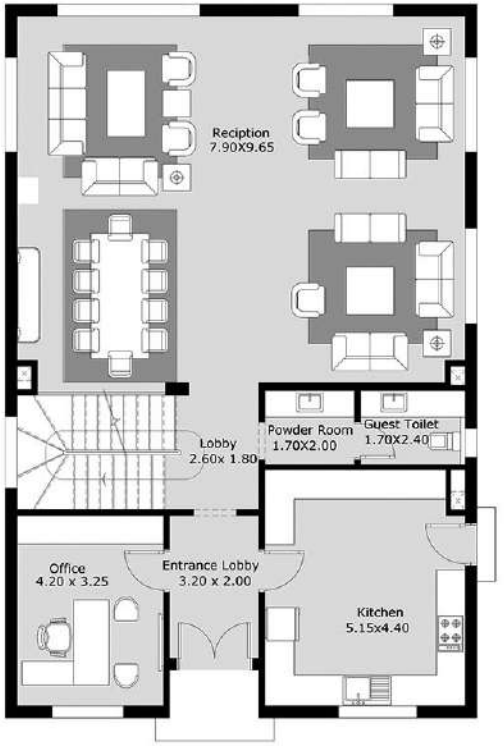
Roof Floor	37 m²

First Floor



First Floor	159 m²

Ground Floor



Ground Floor	149 m²

STANDALONE - A

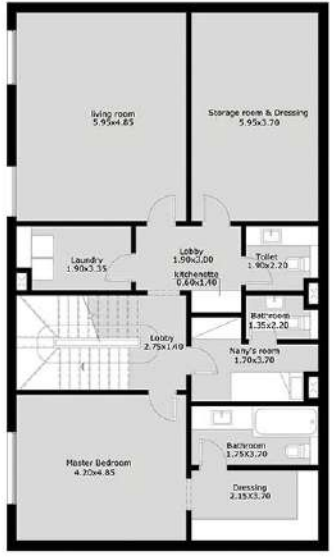
AZZAR
NEW CAIRO
Standalone Villa B

AZZAR
NEW CAIRO
STANDALONE - B | FRONT

AZZAR
NEW CAIRO
STANDALONE - B | BACK

FLOOR PLAN

Basement	132 m²
Ground Floor	132 m²
First Floor	142 m²
Roof Floor	33 m²
Total Area	439 m²



Basement 132 m²

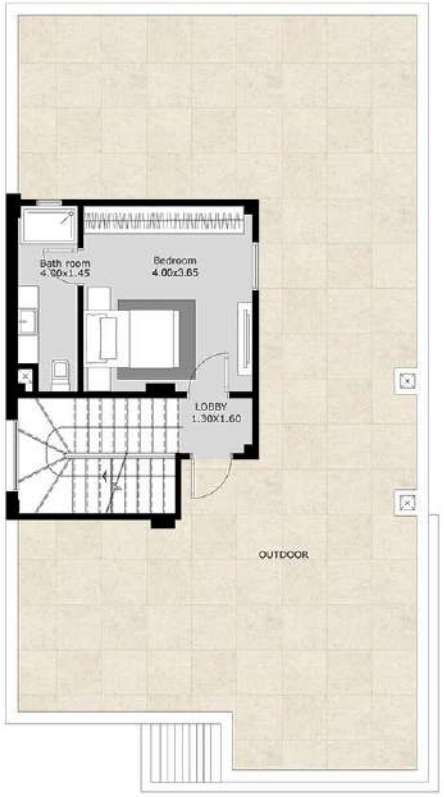
Ground Floor 132 m²

AZZAR
NEW CAIRO

STANDALONE - B

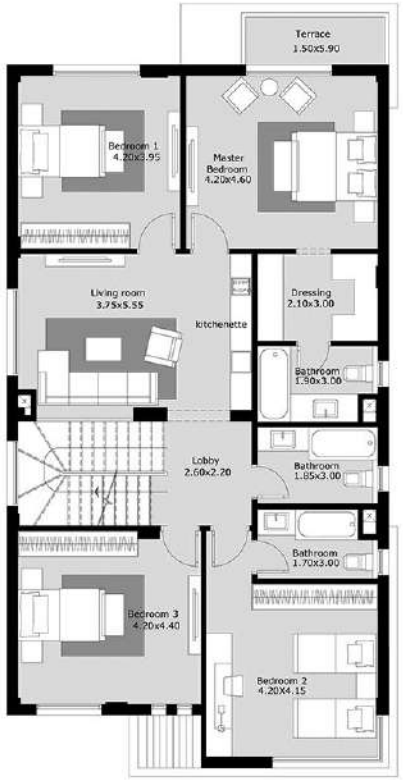
AZZAR
NEW CAIRO

Roof Floor



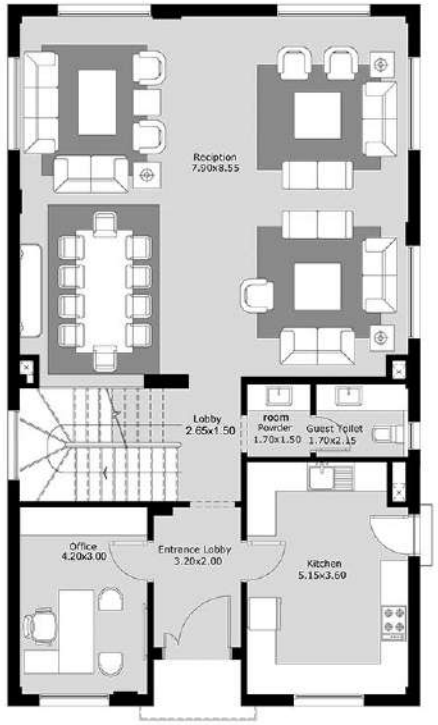
Roof Floor	33 m²

First Floor



First Floor	142 m²

Ground Floor



Ground Floor	132 m²

STANDALONE - B

AZZAR
NEW CAIRO
Twin House Villa A

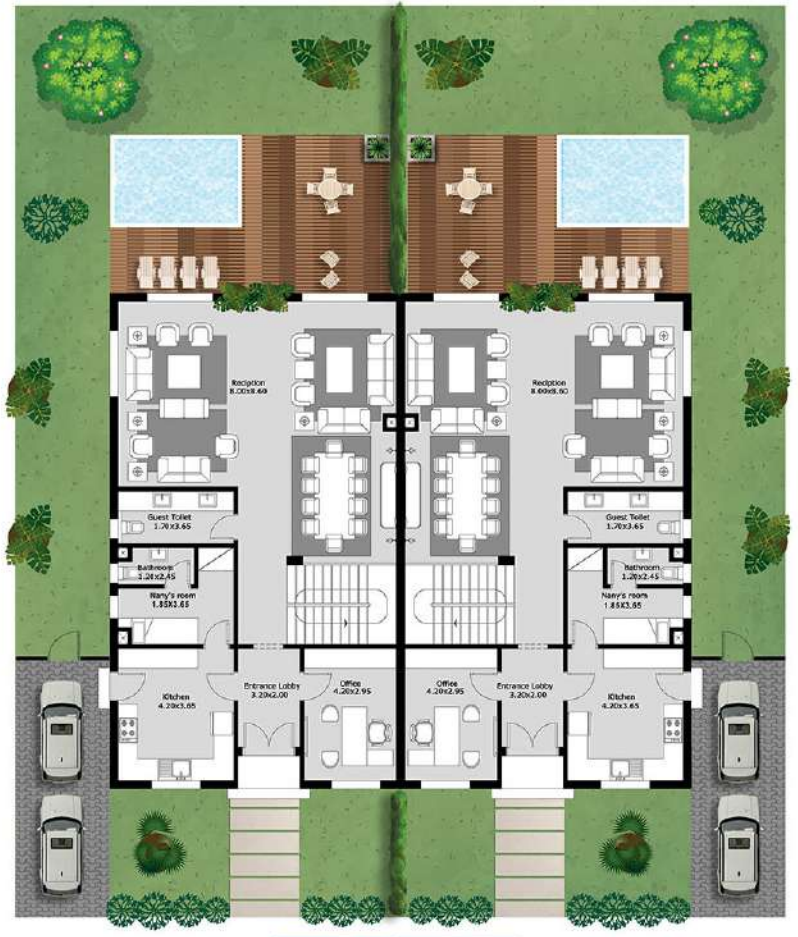
AZZAR
NEW CAIRO
TWIN HOUSE - A | FRONT

AZZAR
NEW CAIRO
TWIN HOUSE - A | BACK

FLOOR PLAN

Ground Floor	131 m²
First Floor	141 m²
Roof Floor	33 m²
Total Area	305 m²

Ground Floor



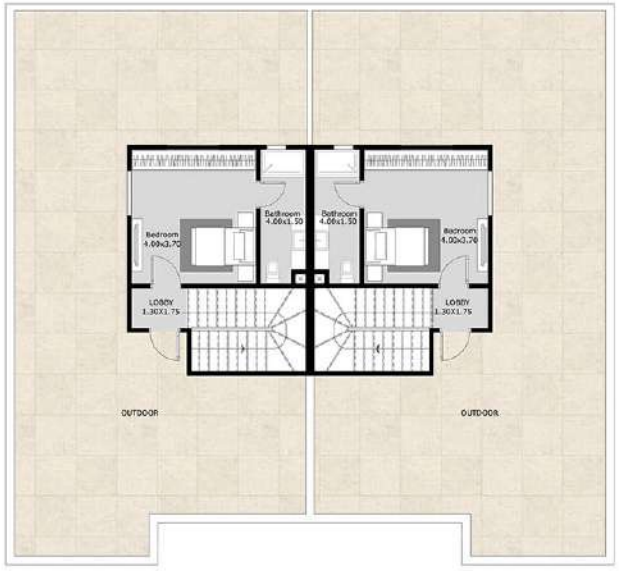
Ground Floor 131 m²

AZZAR
NEW CAIRO

TWIN HOUSE - A

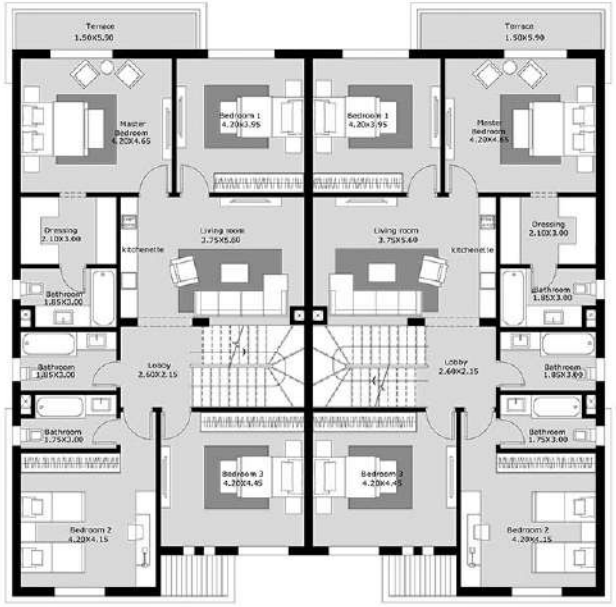
AZZAR
NEW CAIRO

Roof Floor



Roof Floor	33 m²

First Floor



First Floor	141 m²

Ground Floor

Ground Floor	131 m²

TWIN HOUSE - A

AZZAR
NEW CAIRO
Twin House Villa B

AZZAR
NEW CAIRO
TWIN HOUSE - B | FRONT

AZZAR
NEW CAIRO
TWIN HOUSE - B | BACK

FLOOR PLAN

Ground Floor	125 m^2
First Floor	135 m^2
Roof Floor	31 m^2
Total Area	291 m^2

Ground Floor

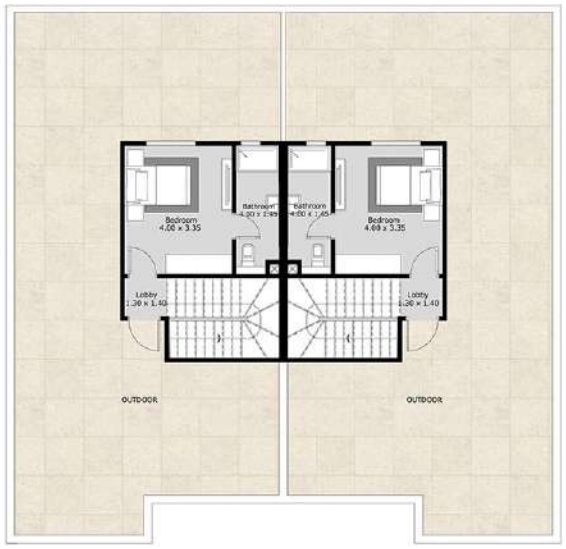
Ground Floor	125 m^2

AZZAR
NEW CAIRO

TWIN HOUSE - B

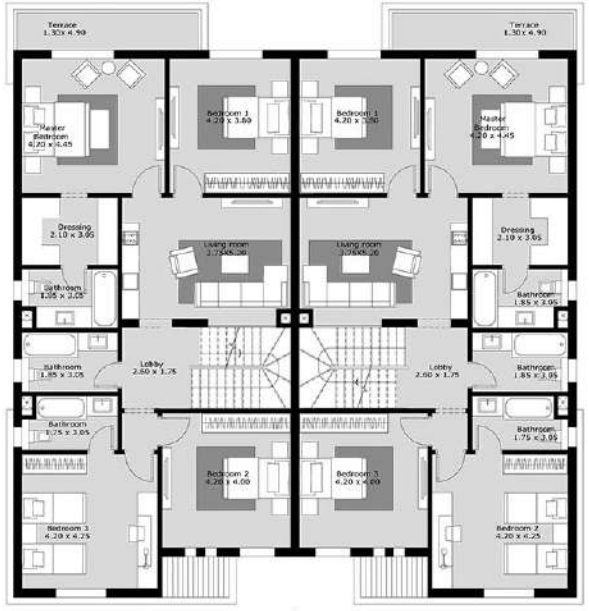
AZZAR
NEW CAIRO

Roof Floor



Roof Floor	31 m²

First Floor

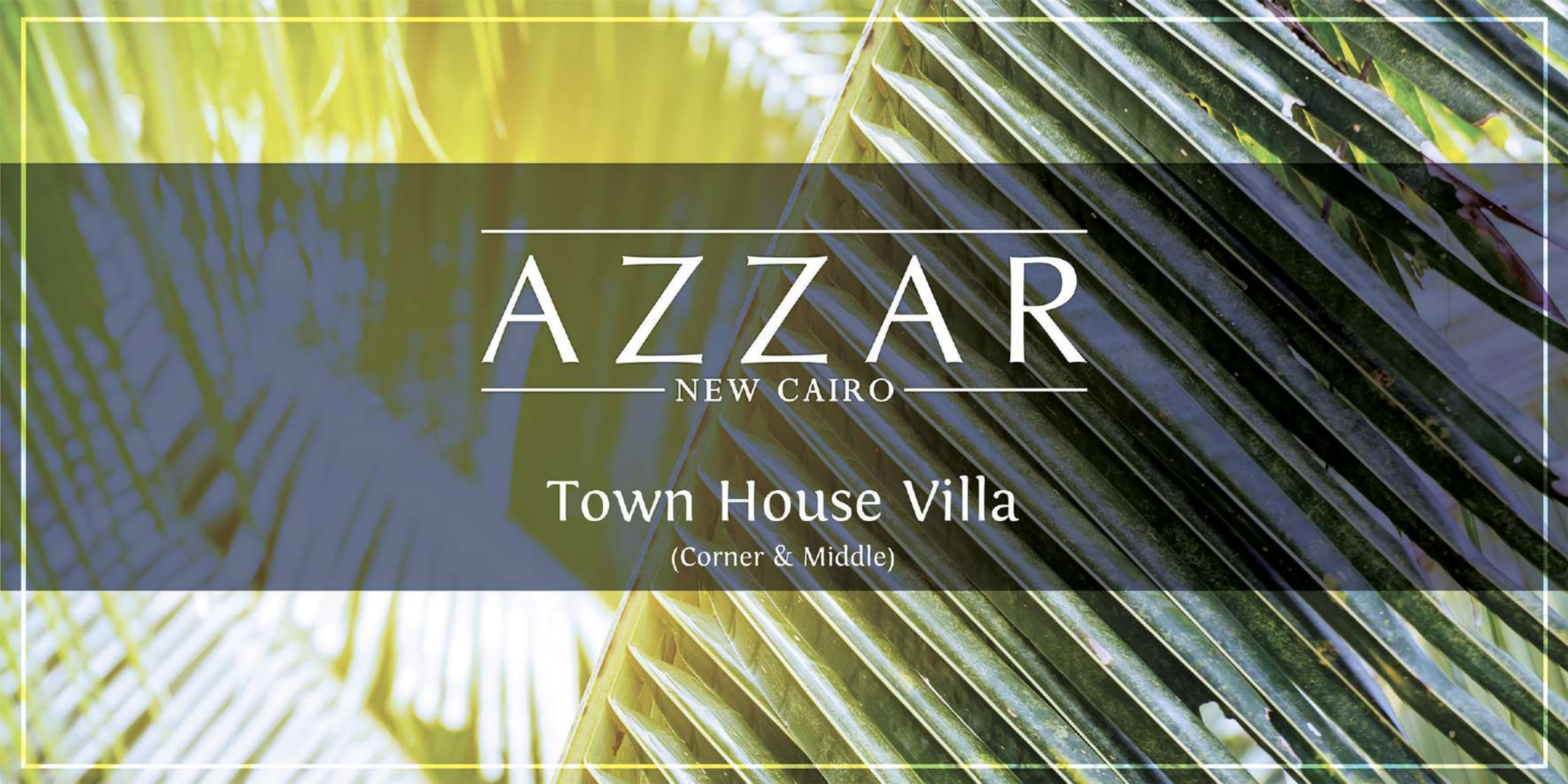


First Floor	135 m²

Ground Floor

Ground Floor	125 m²

TWIN HOUSE - B


AZZAR
NEW CAIRO
Town House Villa
(Corner & Middle)

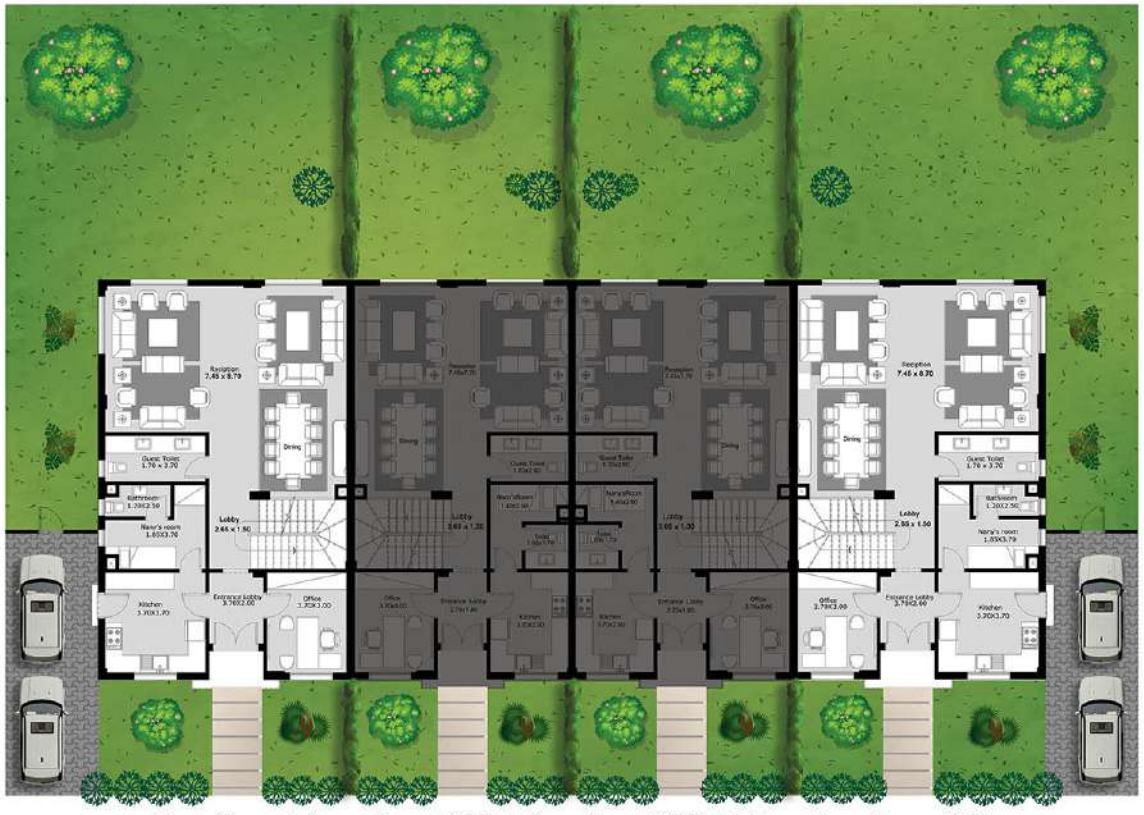
AZZAR
NEW CAIRO
TOWN HOUSE | FRONT

AZZAR
NEW CAIRO
TOWN HOUSE | BACK

FLOOR PLAN

AZZAR
NEW CAIRO

Ground Floor



Town Corner Left | Town Middle Left | Town Middle Right | Town Corner Right

Ground Floor	123 m²

Ground Floor	123 m²
First Floor	133 m²
Roof Floor	31 m²
Total Area	287 m²

TOWN HOUSE CORNER

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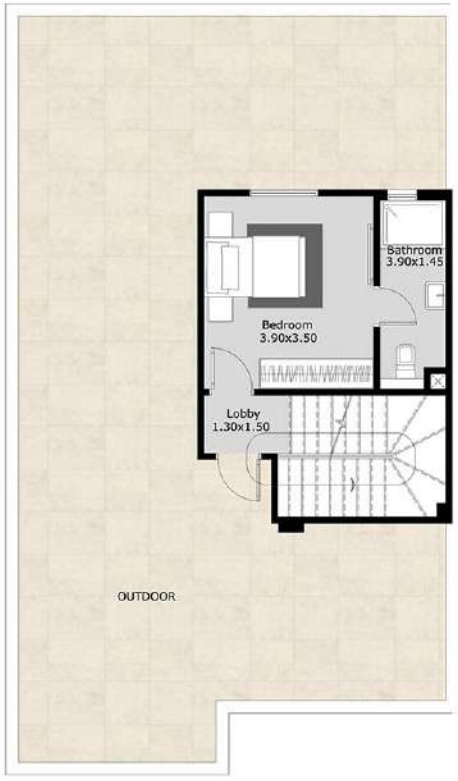
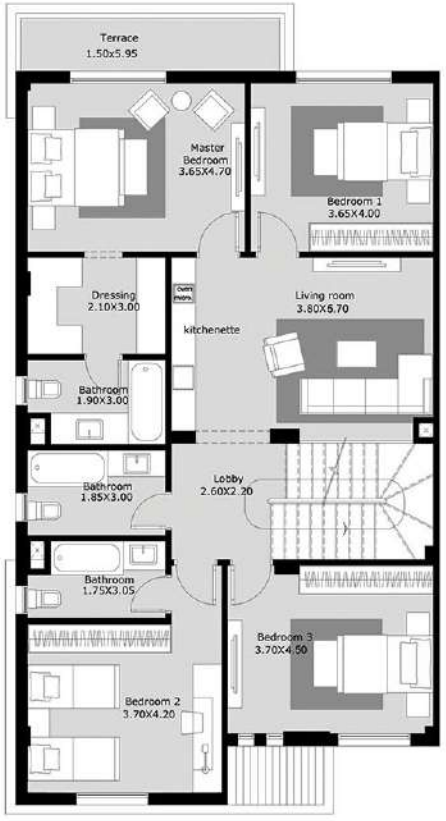
NEW CAIRO

Roof Floor



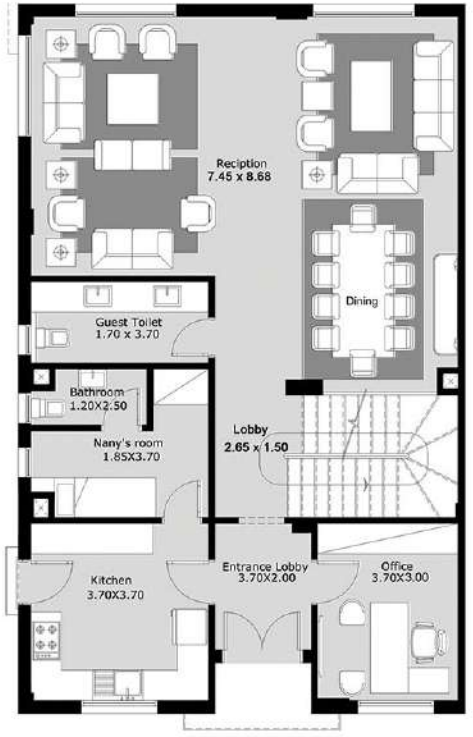
Roof Floor	31 m²

First Floor



First Floor	133 m²

Ground Floor



Ground Floor	123 m²

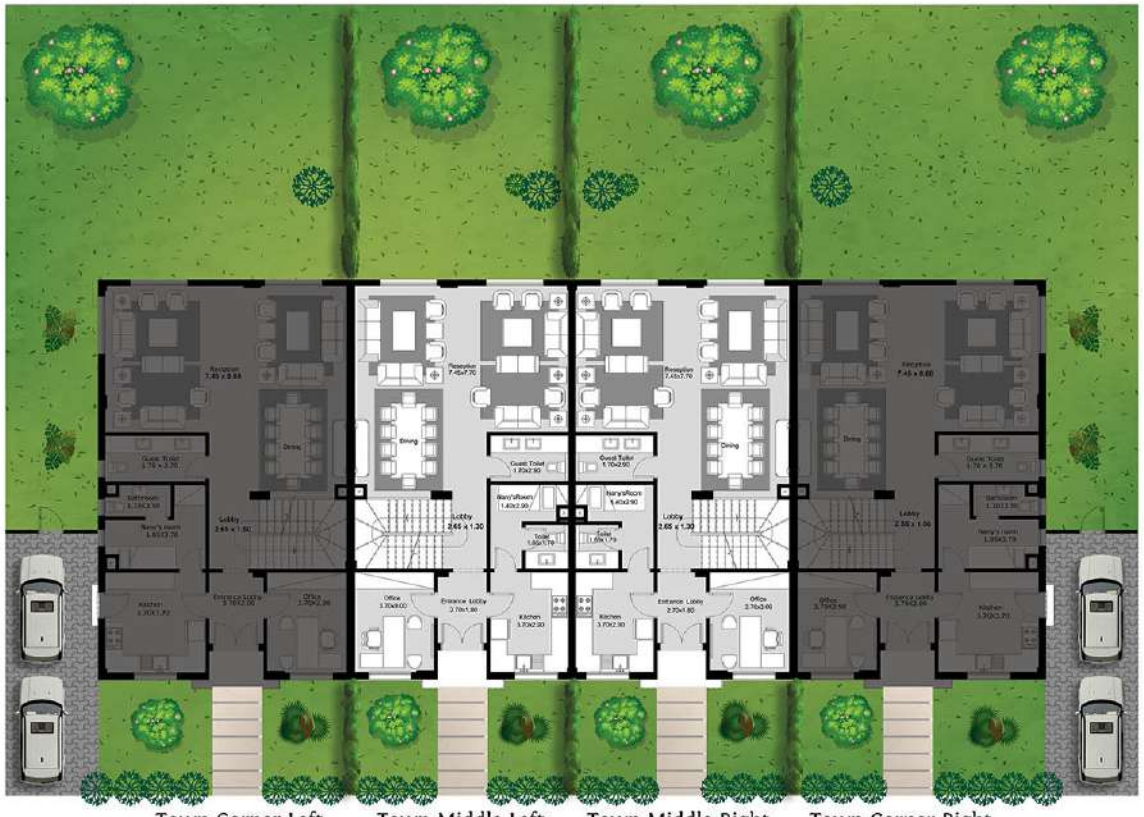
TOWN HOUSE CORNER

FLOOR PLAN

AZZAR
NEW CAIRO

Ground Floor	108 m^2
First Floor	112 m^2
Roof Floor	27 m^2
Total Area	247 m^2

Ground Floor



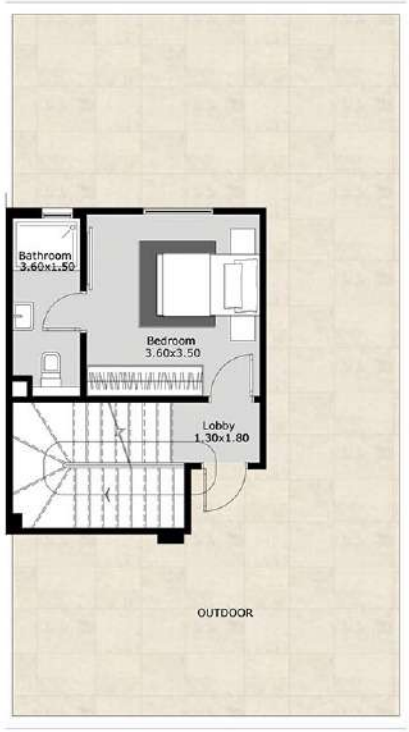
Town Corner Left | Town Middle Left | Town Middle Right | Town Corner Right

Ground Floor	108 m^2

TOWN HOUSE MIDDLE

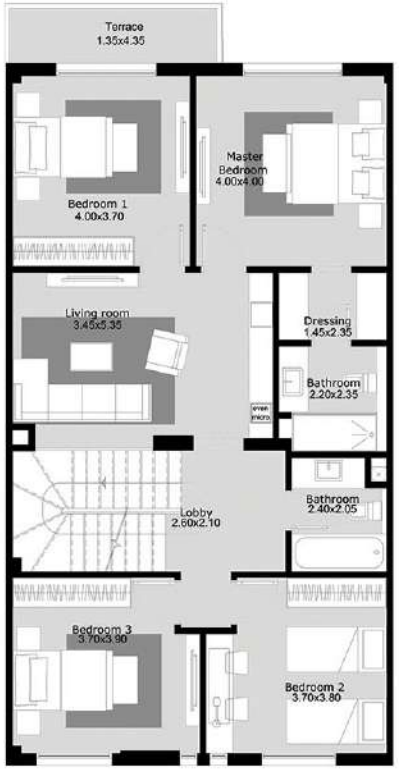
AZZAR
NEW CAIRO

Roof Floor



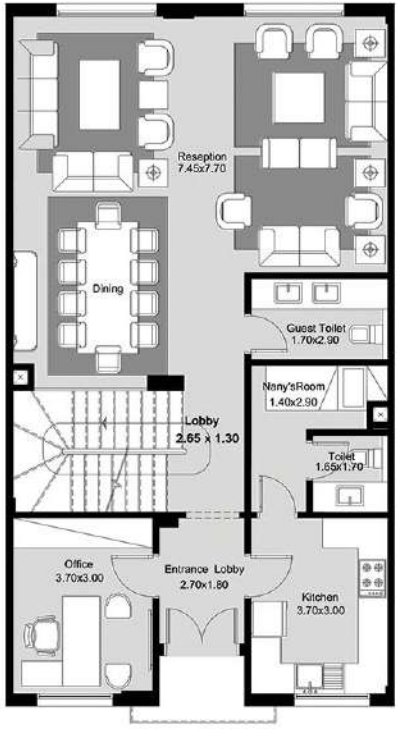
Roof Floor	27 m²

First Floor



First Floor	112 m²

Ground Floor



Ground Floor	108 m²

TOWN HOUSE MIDDLE

Standalone A 491 m
Standalone B 439 m
Twin House A 305 m
Twin House B 291 m
Townhouse Corner 287 m
Townhouse Middle 247 m
Commercial (2)
Commercial (1)
AZZAR
NEW CAIRO
MASTER PLAN

AZZAR
NEW CAIRO
AZZAR
REEDY
THE COFFEE ACADEMICS
Gentlemen's
CAVIAR & BANANAS
247 mini-market
Homemade
FROM OUR KITCHEN TO YOURS
KAFE
CHAIWALLA & CO.
TRADE
MARK
MOMO
JO MALONE
COMMERCIAL