

INTRODUCING  
PHASE 2



**ZED**

EL SHEIKH ZAYED

**SPARK  
HAPPINESS.**

**PARK TOWERS**



# 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*



Ora Developers brings you ZED El-Sheikh Zayed, the destination in the west. 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.

**SPARK  
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 cue 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 intertwined into the masterplan elevating it from a residential suburb to a new urban quarter.





**MASTERPLAN**  
PHASE 2



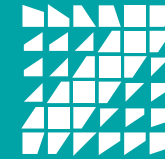
**ZED**  
TOWERS



**ZED**  
ZAYED PARK



**ZED**  
BOULEVARD



**ZED**  
BUSINESS

# 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.







# PARK TOWERS



**PARK TOWERS**





**PARK TOWERS**





**PARK TOWERS**





**PARK TOWERS**





**PARK TOWERS**

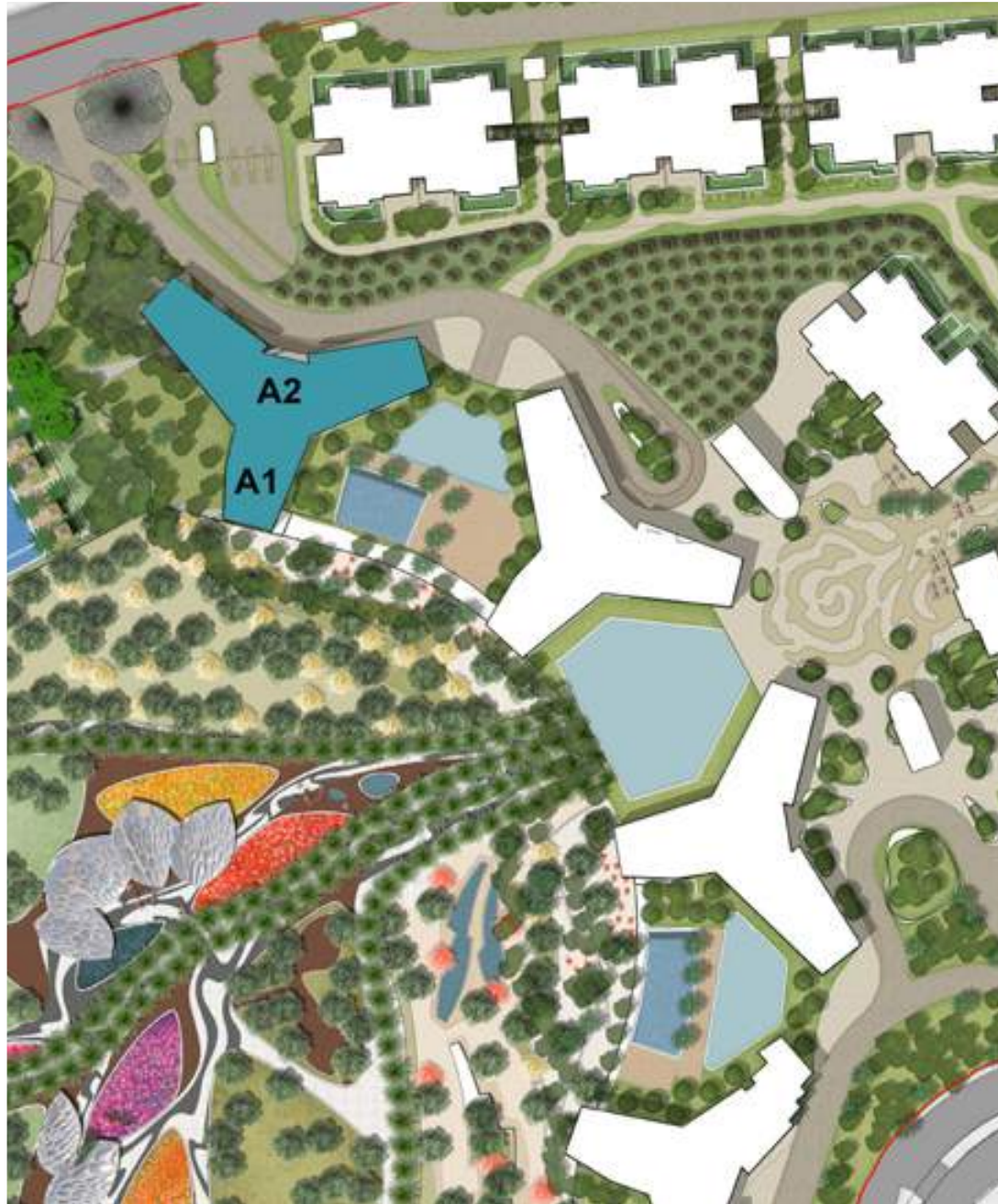


**PARK TOWERS**



# PARK TOWERS Y-A





**PARK TOWERS**  
LEVEL 0 TO LEVEL 3

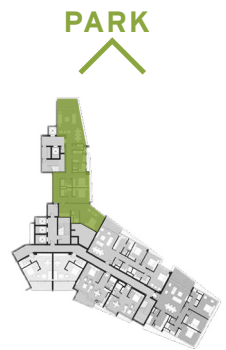
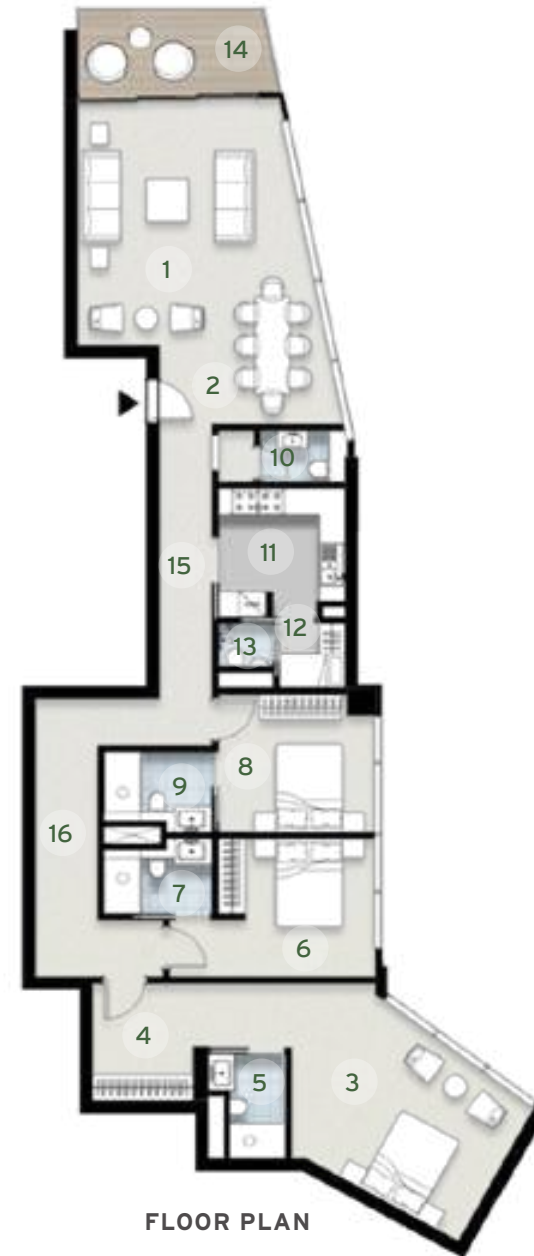


**PARK TOWERS**  
LEVEL 0 TO LEVEL 3

# 3 Bed Unit Premium

Total Area 218 m<sup>2</sup>

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

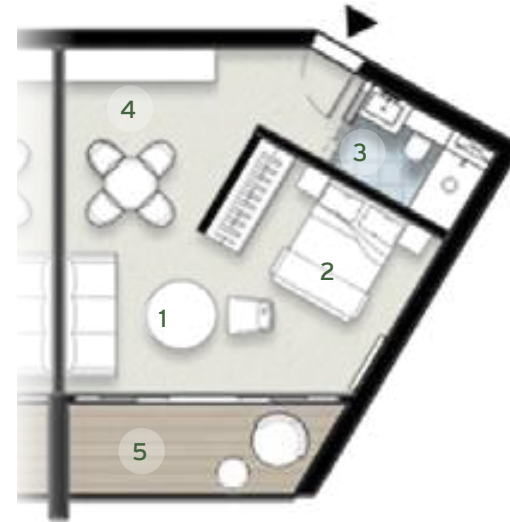


**PARK Y TOWERS**

# Studio Unit B

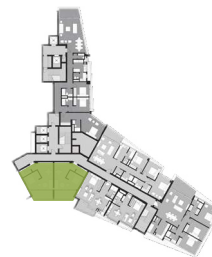
Total Area 59 m<sup>2</sup>

	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



FLOOR PLAN

PARK



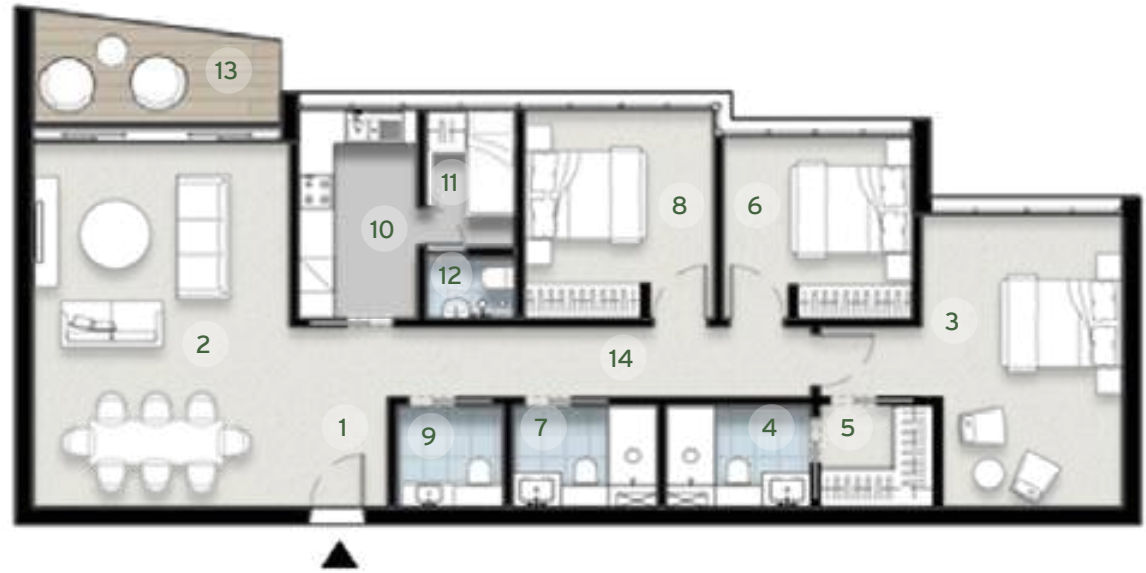
PARK Y TOWERS



# 3 Bed Unit A

Total Area 168 m<sup>2</sup>

	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 / 3	2.60m x 2.00m
8	Bedroom 3	3.35m x 3.85m
9	Guest Toilet	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



FLOOR PLAN

PARK



PARK Y TOWERS

# 3 Bed Unit Executive

Total Area 190 m<sup>2</sup>

	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	Walk-in Closet	2.70m x 1.60m
5	Bedroom 2	4.95m x 3.35m
6	Bathroom 2 / 3	3.00m x 2.00m
7	Bedroom 3	4.95m x 3.45m
8	Guest Bathroom	1.45m x 1.65m
9	Kitchen	2.40m x 4.00m
10	Nanny's Room	1.75m x 2.60m
11	Nanny's Bathroom	1.75m x 1.40m
12	Balcony	5.80m x 2.40m
13	Corridors	1.45m x 4.80m



FLOOR PLAN

PARK

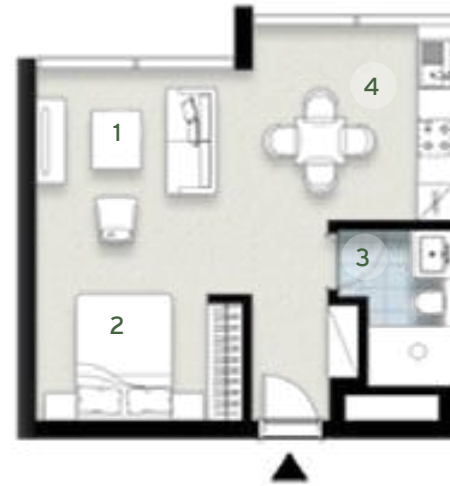


PARK Y TOWERS

# Studio Unit C

Total Area 55 m<sup>2</sup>

	Room	Dimensions
1	Living	3.85m x 3.40m
2	Master Bedroom	3.60m x 2.30m
3	Bathroom	3.30m x 2.10m
4	Kitchen / Dining	3.40m x 3.40m



FLOOR PLAN

PARK



PARK Y TOWERS

# Studio Unit A

Total Area 69 m<sup>2</sup>

	Room	Dimensions
1	Living	4.00m x 3.30m
2	Master Bedroom	4.25m x 2.70m
3	Bathroom	2.80m x 1.80m
4	Kitchen / Dining	3.90m x 3.70m
5	Balcony	4.45m x 2.10m



FLOOR PLAN

PARK



PARK Y TOWERS



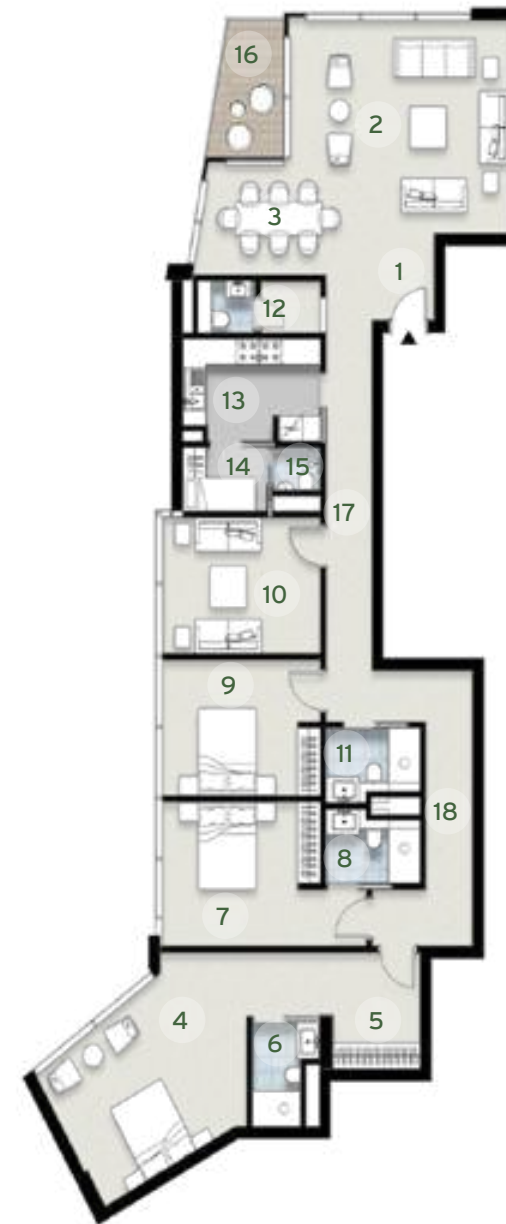


**PARK TOWERS**  
LEVEL 4 TO LEVEL 10

# 4 Bed Unit

Total Area 252 m<sup>2</sup>

	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



FLOOR PLAN

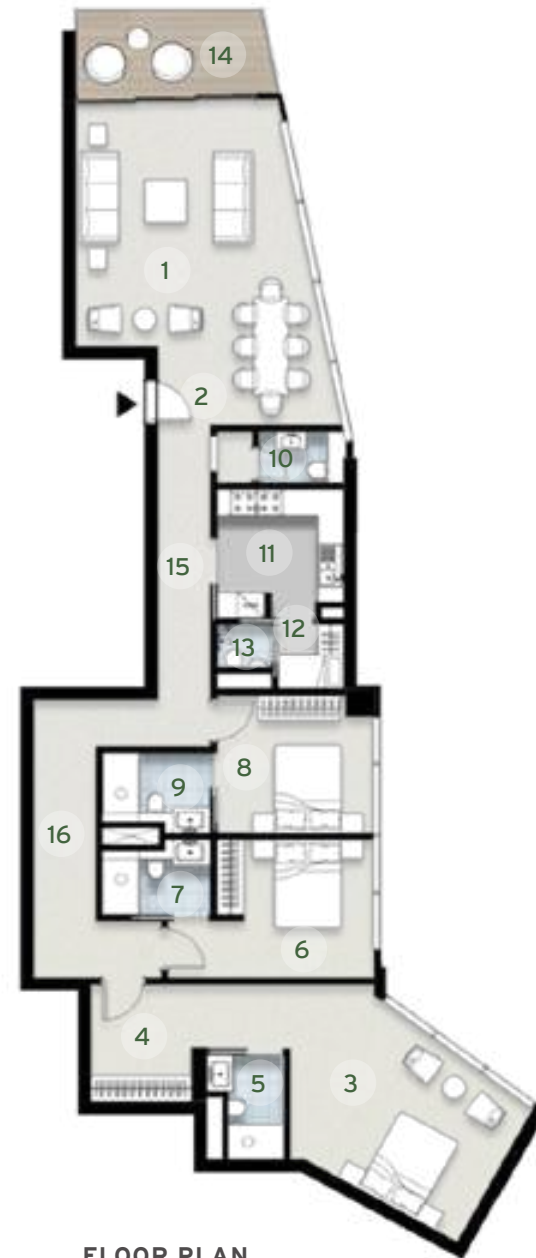


**PARK Y TOWERS**

# 3 Bed Unit Premium

Total Area 218 m<sup>2</sup>

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



FLOOR PLAN

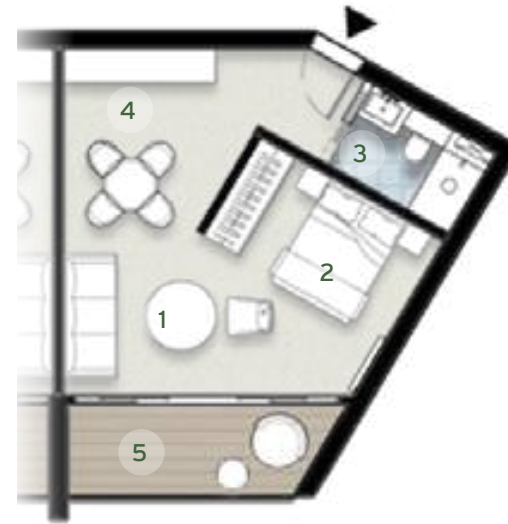


**PARK Y TOWERS**

# Studio Unit B

Total Area 59 m<sup>2</sup>

	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



FLOOR PLAN

## PARK Y TOWERS





# Studio Unit A

Total Area 69 m<sup>2</sup>

	Room	Dimensions
1	Living	4.00m x 3.30m
2	Master Bedroom	4.25m x 2.70m
3	Bathroom	2.80m x 1.80m
4	Kitchen / Dining	3.90m x 3.70m
5	Balcony	4.45m x 2.10m



FLOOR PLAN

PARK

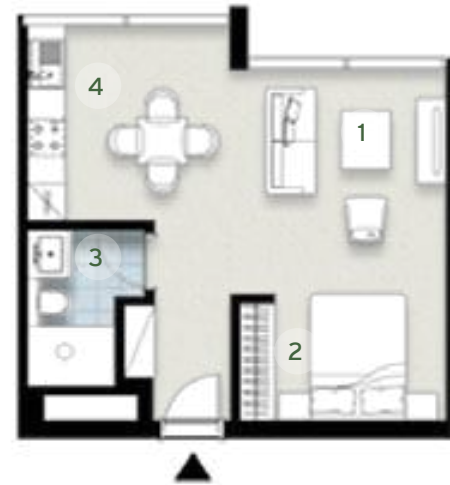


PARK Y TOWERS

# Studio Unit C

Total Area 55 m<sup>2</sup>

	Room	Dimensions
1	Living	3.85m x 3.40m
2	Master Bedroom	3.60m x 2.30m
3	Bathroom	3.30m x 2.10m
4	Kitchen / Dining	3.40m x 3.40m



FLOOR PLAN

PARK



PARK Y TOWERS

# 3 Bed Unit B

Total Area 168 m<sup>2</sup>

	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 Toilet	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



FLOOR PLAN

PARK



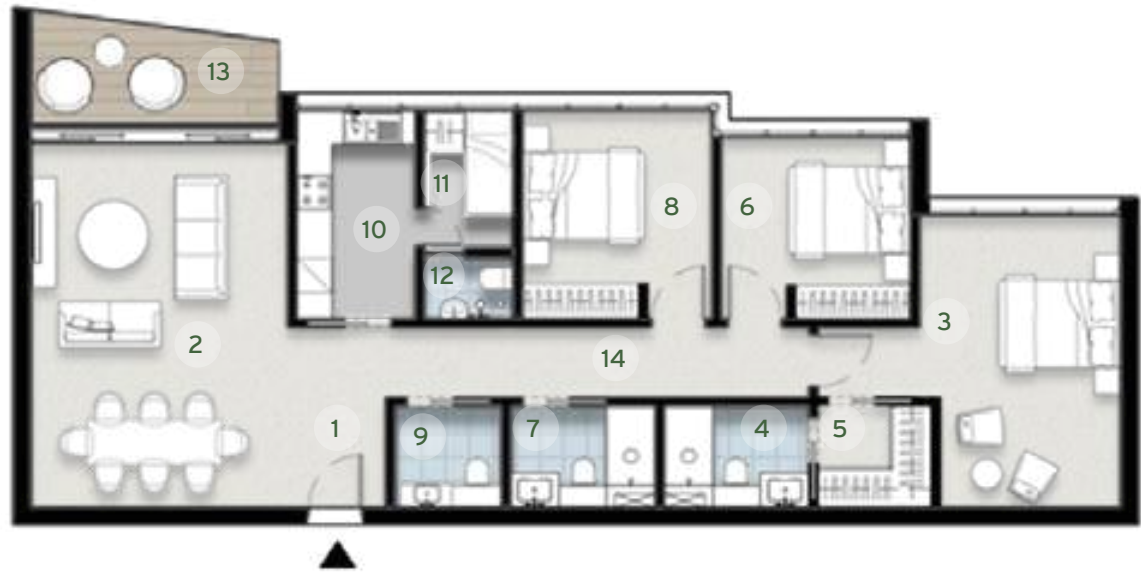
PARK Y TOWERS



# 3 Bed Unit A

Total Area 168 m<sup>2</sup>

	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 / 3	2.60m x 2.00m
8	Bedroom 3	3.35m x 3.85m
9	Guest Toilet	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



FLOOR PLAN

PARK



PARK Y TOWERS

# 3 Bed Unit Executive

Total Area 190 m<sup>2</sup>

	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	Walk-in Closet	2.70m x 1.60m
5	Bedroom 2	4.95m x 3.35m
6	Bathroom 2 / 3	3.00m x 2.00m
7	Bedroom 3	4.95m x 3.45m
8	Guest Bathroom	1.45m x 1.65m
9	Kitchen	2.40m x 4.00m
10	Nanny's Room	1.75m x 2.60m
11	Nanny's Bathroom	1.75m x 1.40m
12	Balcony	5.80m x 2.40m
13	Corridors	1.45m x 4.80m

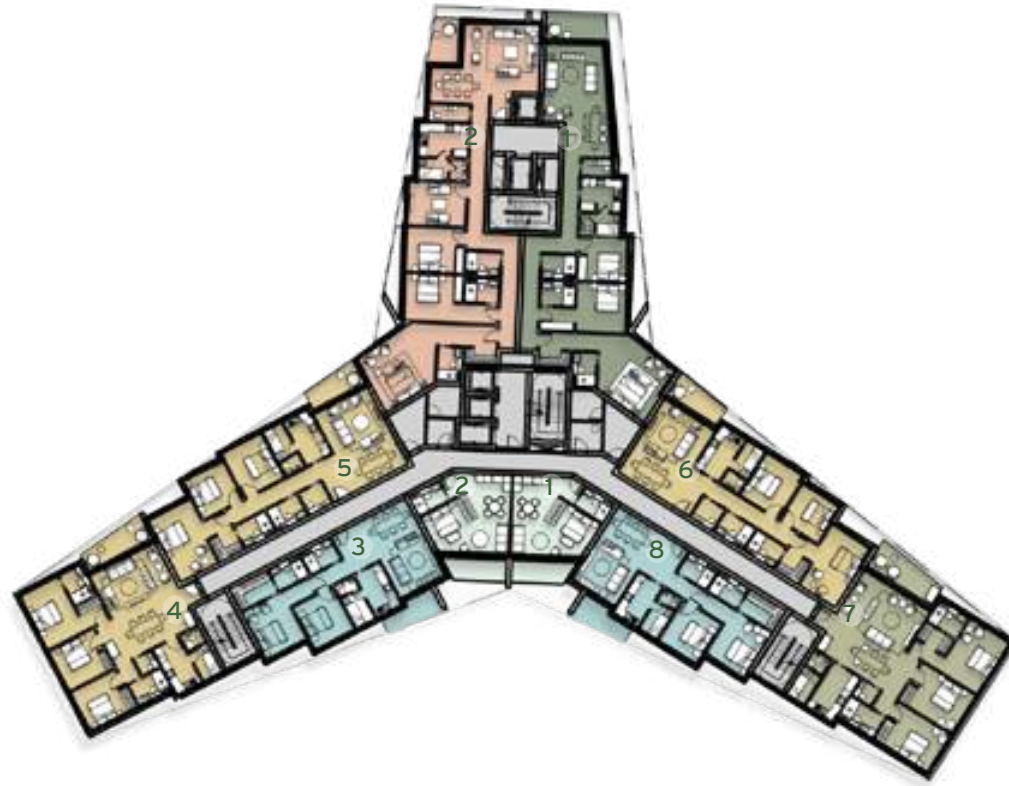


FLOOR PLAN

PARK



PARK Y TOWERS



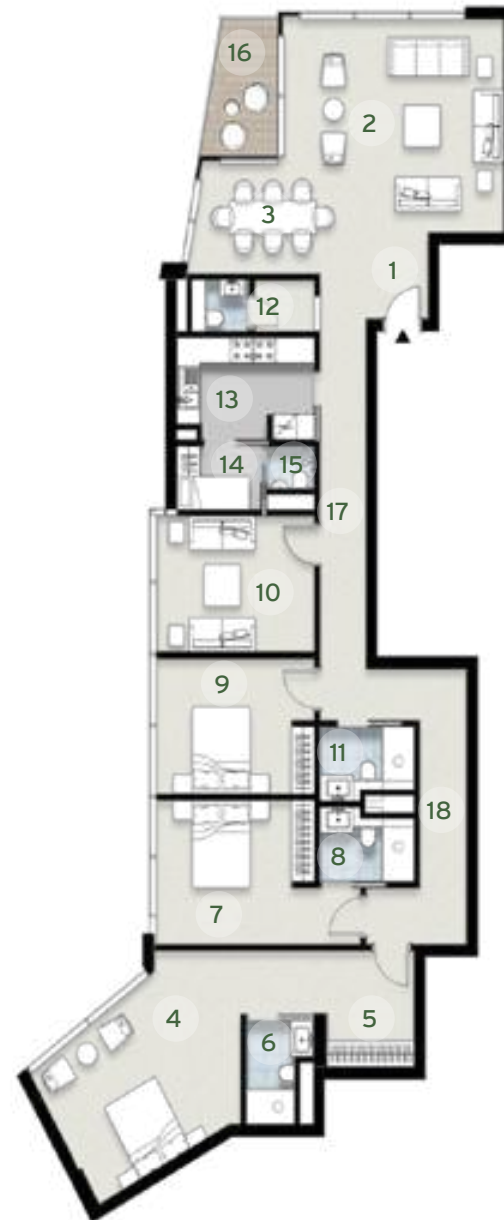
**PARK TOWERS**  
LEVEL 11 TO LEVEL 15



# 4 Bed Unit

Total Area 252 m<sup>2</sup>

	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



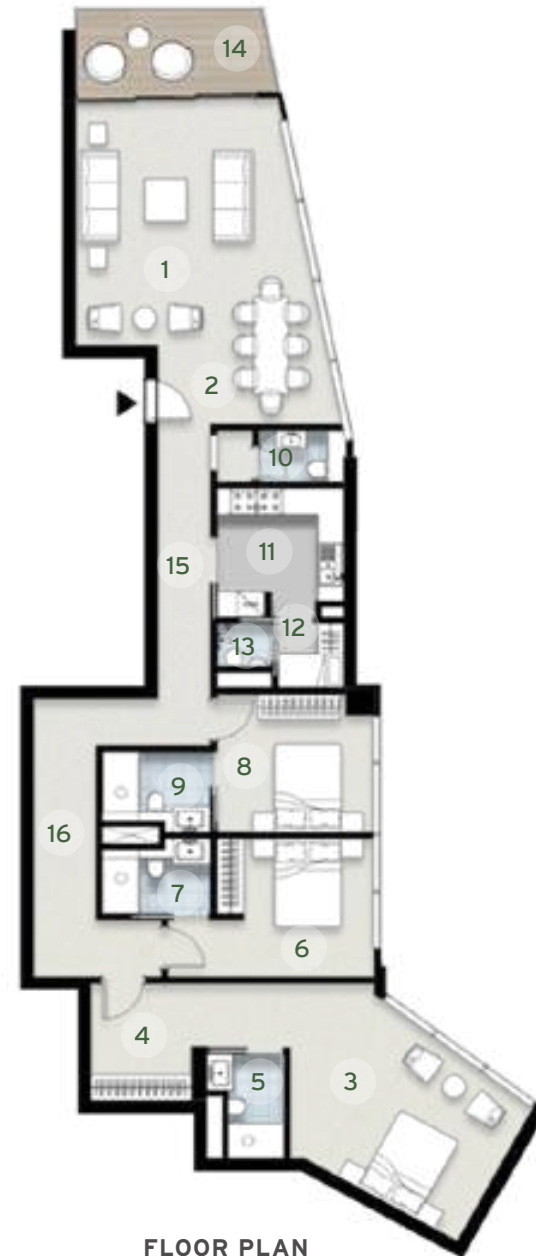
**PARK Y TOWERS**

FLOOR PLAN

# 3 Bed Unit Premium

Total Area 218 m<sup>2</sup>

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



FLOOR PLAN

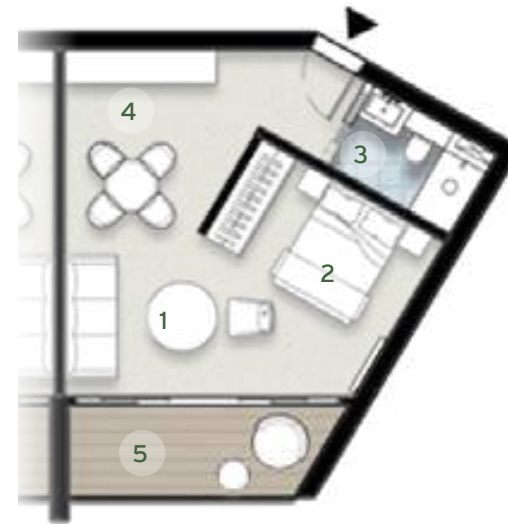


**PARK Y TOWERS**

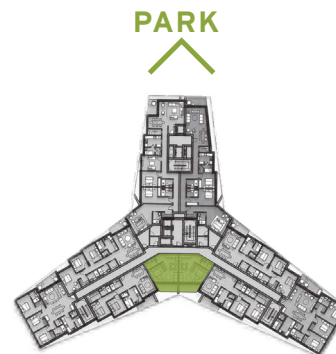
# Studio Unit B

Total Area 59 m<sup>2</sup>

	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



FLOOR PLAN



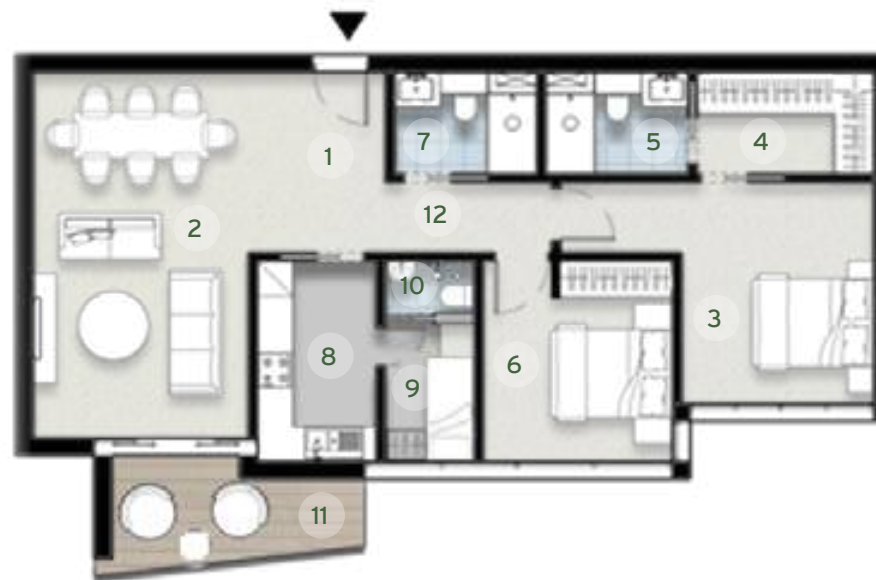
PARK Y TOWERS



## 2 Bed Unit Executive

Total Area 129 m<sup>2</sup>

	Room	Dimensions
1	Entrance	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 Toilet	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



FLOOR PLAN

PARK



PARK Y TOWERS

# 3 Bed Unit B

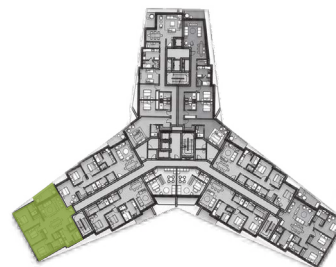
Total Area 168 m<sup>2</sup>

	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 Toilet	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



FLOOR PLAN

PARK

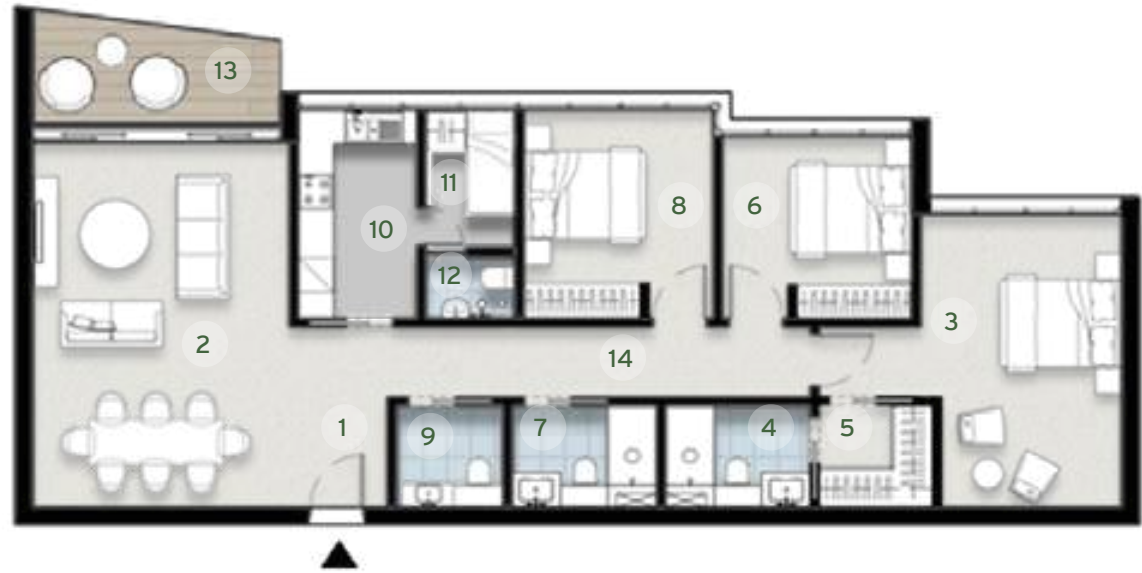


PARK Y TOWERS

# 3 Bed Unit A

Total Area 168 m<sup>2</sup>

	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 / 3	2.60m x 2.00m
8	Bedroom 3	3.35m x 3.85m
9	Guest Toilet	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



FLOOR PLAN

PARK



PARK Y TOWERS



# 3 Bed Unit Executive

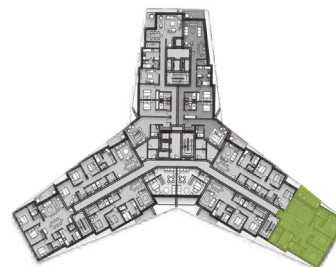
Total Area 190 m<sup>2</sup>

	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	Walk-in Closet	2.70m x 1.60m
5	Bedroom 2	4.95m x 3.35m
6	Bathroom 2 / 3	3.00m x 2.00m
7	Bedroom 3	4.95m x 3.45m
8	Guest Bathroom	1.45m x 1.65m
9	Kitchen	2.40m x 4.00m
10	Nanny's Room	1.75m x 2.60m
11	Nanny's Bathroom	1.75m x 1.40m
12	Balcony	5.80m x 2.40m
13	Corridors	1.45m x 4.80m



FLOOR PLAN

PARK



PARK Y TOWERS



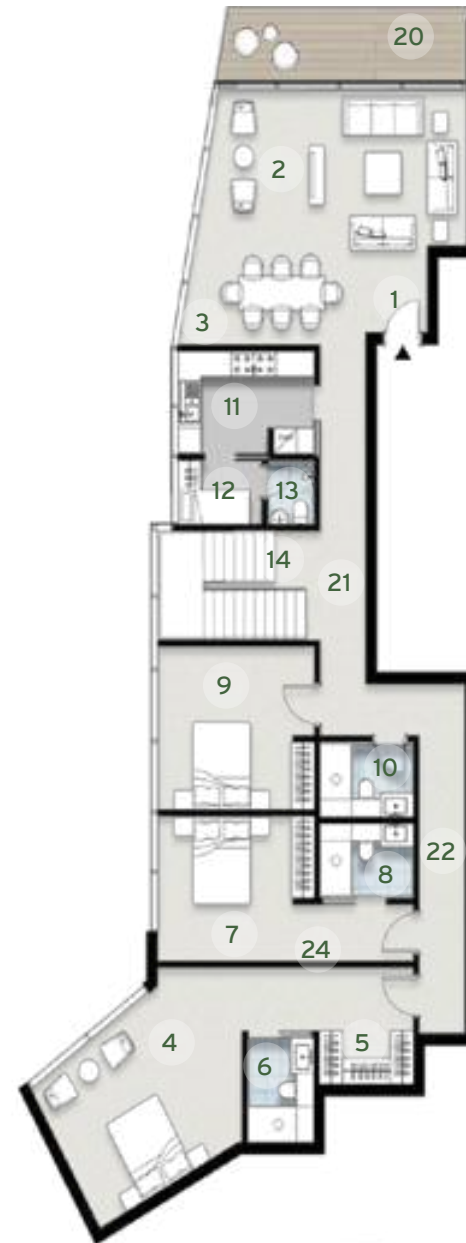
**PARK Y TOWERS**  
LEVEL 16 & LEVEL 17

# 6 Bed Unit Duplex

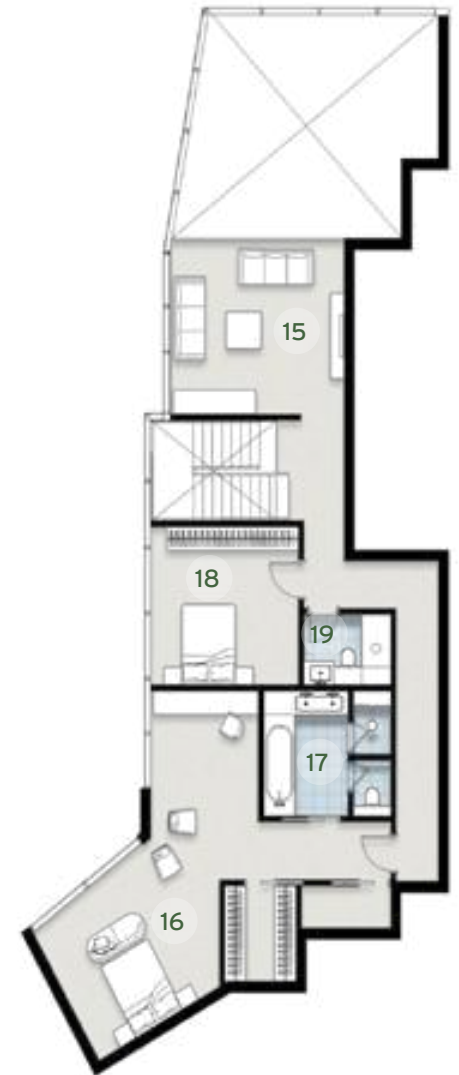
Total Area 483 m<sup>2</sup>

	Room	Dimensions
1	Entrance	1.60m x 2.00m
2	Living	6.65m x 4.00m
3	Dining	4.55m x 3.00m
4	Master Bedroom 1	4.50m x 4.85m
5	Master Wardrobe 1	2.50m x 2.65m
6	Master Bathroom 1	1.90m x 2.65m
7	Bedroom 2	3.80m x 3.95m
8	Bathroom 2	2.60m x 1.90m
9	Bedroom 3	3.80m x 4.20m
10	Bathroom 3 / Guest Toilet	2.60m x 1.90m
11	Kitchen	3.20m x 2.55m
12	Nanny's Room	2.00m x 1.65m
13	Nanny's Bathroom	1.35m x 1.65m
14	Stairs	3.20m x 2.65m
15	Living Room 2	4.60m x 4.45m
16	Bedroom 4	3.80m x 4.20m
17	Bathroom 4	2.60m x 1.90m
18	Bedroom 5	3.80m x 3.95m
19	Bathroom 5	2.60m x 1.90m
20	Terrace	5.55m x 1.80m
21	Corridors	1.43m x 10.5m
22	Corridors 2	1.43m x 8.55m

## PARK Y TOWTERS



LOWER FLOOR PLAN



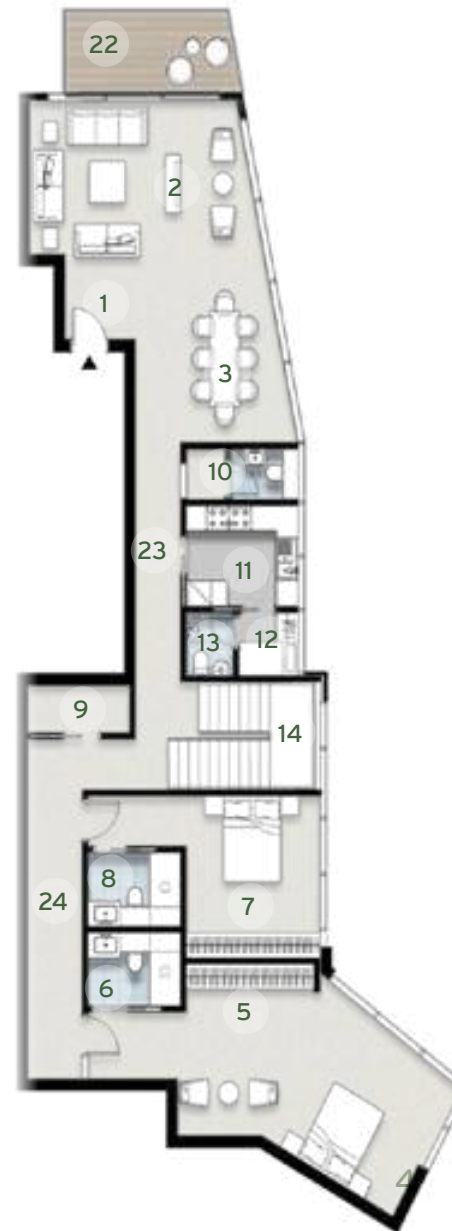
UPPER FLOOR PLAN

# 5 Bed Unit Duplex

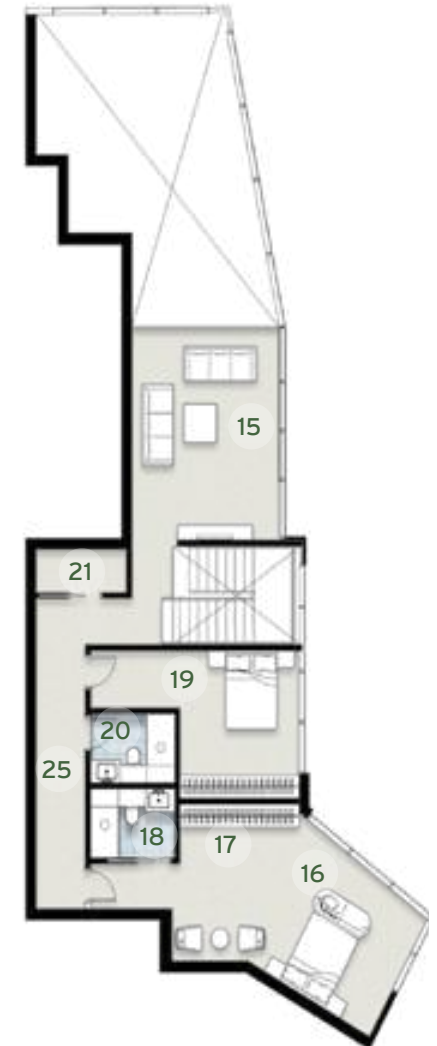
Total Area 443 m<sup>2</sup>

	Room	Dimensions
1	Entrance	1.60m x 2.00m
2	Living	5.85m x 3.95m
3	Dining	3.65m x 4.60m
4	Master Bedroom 1	4.00m x 4.45m
5	Master Wardrobe 1	2.05m x 2.35m
6	Master Bathroom 1	2.60m x 1.90m
7	Bedroom 2	3.80m x 3.95m
8	Bathroom 2	2.60m x 1.90m
9	Storage 1	2.65m x 1.30m
10	Guest Bathroom	2.50m x 1.35m
11	Kitchen	3.20m x 2.55m
12	Nanny's Room	2.00m x 1.65m
13	Nanny's Bathroom	1.35m x 1.65m
14	Stairs	3.20m x 2.65m
15	Living Room 2	4.60m x 5.55m
16	Master Bedroom 2	4.00m x 4.45m
17	Master Wardrobe 2	2.05m x 2.35m
18	Master Bathroom 2	2.60m x 1.90m
19	Bedroom 4	3.80m x 3.95m
20	Bathroom 4	2.60m x 1.90m
21	Storage 2	2.65m x 1.30m
22	Terrace	5.55m x 1.80m
23	Corridors	1.43m x 10.5m
24	Corridors 2	1.43m x 8.55m

## PARK Y TOWTERS



LOWER FLOOR PLAN



UPPER FLOOR PLAN



# 2 Bed Sky Unit A

Total Area 188 m<sup>2</sup>

	Room	Dimensions
1	Entrance	2.60m x 1.90m
2	Living/Dining	6.80m x 6.45m
3	Master Bedroom	6.20m x 4.35m
4	Master Wardrobe	2.70m x 1.80m
5	Master Bathroom	2.60m x 1.80m
6	Bedroom 02	4.30m x 4.20m
7	Bathroom 02	2.60m x 1.80m
8	Kitchen	3.00m x 2.60m
9	Nanny's Room	3.00m x 1.60m
10	Nanny's Bathroom	1.60m x 1.30m
11	Guest Toilet	2.60m x 1.90m
12	Balcony	4.50m x 2.40m
13	Storage	1.90m x 1.20m
14	Corridor	4.95m x 1.25m



FLOOR PLAN

PARK



PARK Y TOWERS

# Studio Sky

Total Area 59 m<sup>2</sup>

	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



FLOOR PLAN

PARK



PARK Y TOWERS

## 2 Bed Sky Unit B

Total Area 129 m<sup>2</sup>

	Room	Dimensions
1	Entrance	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 Toilet	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



FLOOR PLAN

PARK



PARK Y TOWERS

# 3 Bed Sky Unit B

Total Area 168 m<sup>2</sup>

	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 Toilet	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



FLOOR PLAN

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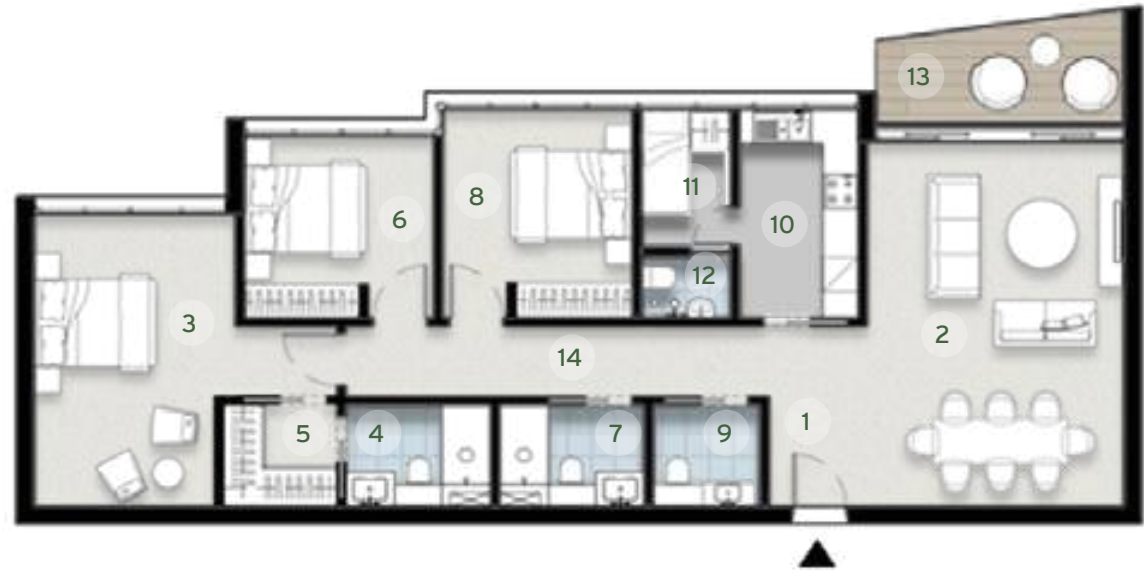
PARK Y TOWERS



# 3 Bed Sky Unit A

Total Area 168 m<sup>2</sup>

	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 / 3	2.60m x 2.00m
8	Bedroom 3	3.35m x 3.85m
9	Guest Toilet	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



FLOOR PLAN

PARK



PARK Y TOWERS

CONSTRUCTION PARTNER

***OCI***

DESIGN PARTNERS

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