

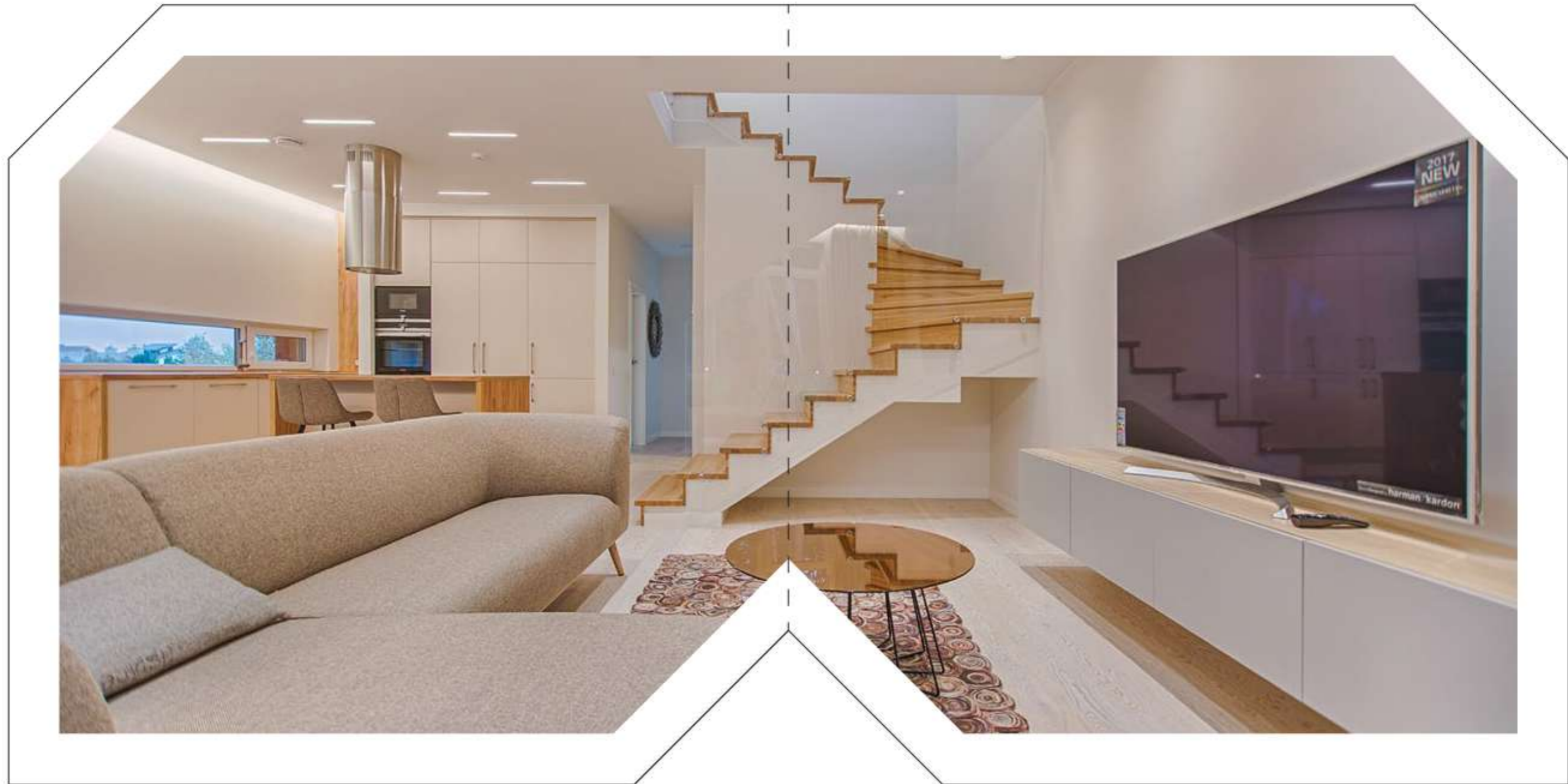
Developed by Palmier



**ZAYARD**  
Sheikh Zayed

16831

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[www.palmier-realestate.com](http://www.palmier-realestate.com)



## ABOUT PALMIER

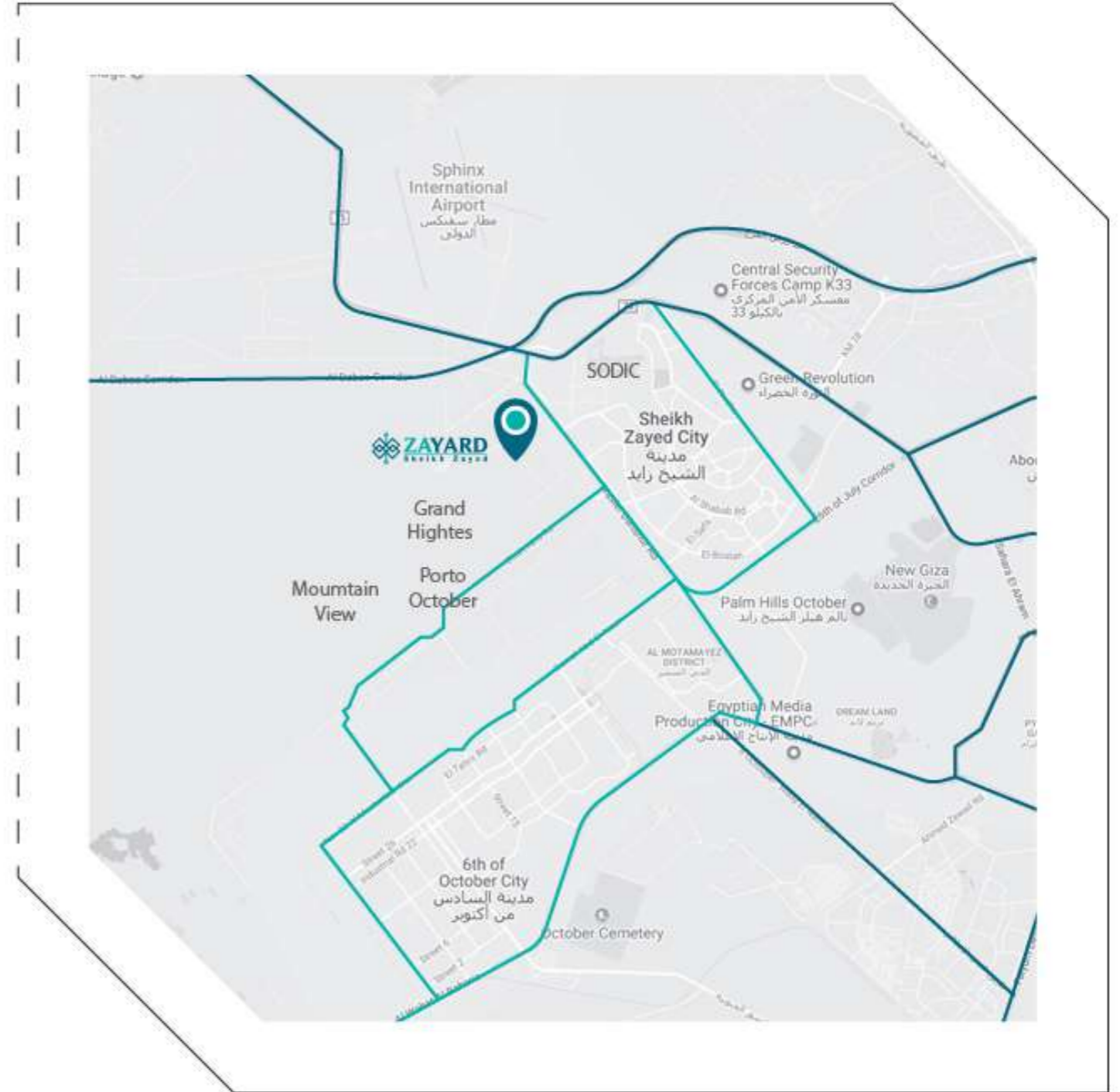
Since its starting in the Egyptian market, Palmier work according to a great vision aiming to have a leading role in the industry of the Real Estate.

Over the last years, we worked very hard to built a solid portfolio containing a set of reputable projects that had been launched in order to meet customers' needs and looking for their satisfaction.



ULTIMATE  
ACCESSABILITY

Move to a very prime location, and one of the most promising destination for either living or investment in Sheikh Zayed.





# LAYOUT

Ultra modern designs integrate with a huge space of greenery that exceeds 85% of the compound area to produce an iconic project where you can finally have your future home that you ever dreamed surrounded by the real meaning of greenery

Only Stand Alone Villas & Row Houses

Lake  
Open Gym  
Jungle Park  
Meditation Park

Picnic Park  
Juggling Trail  
Shopping Mall  
Mosque





Ultra Modern House  
in GREENERY

Live such a fancy life in your house with an amazing ultra modern design which created by a group of talented architects who chose to build it in a paradise of greenery.

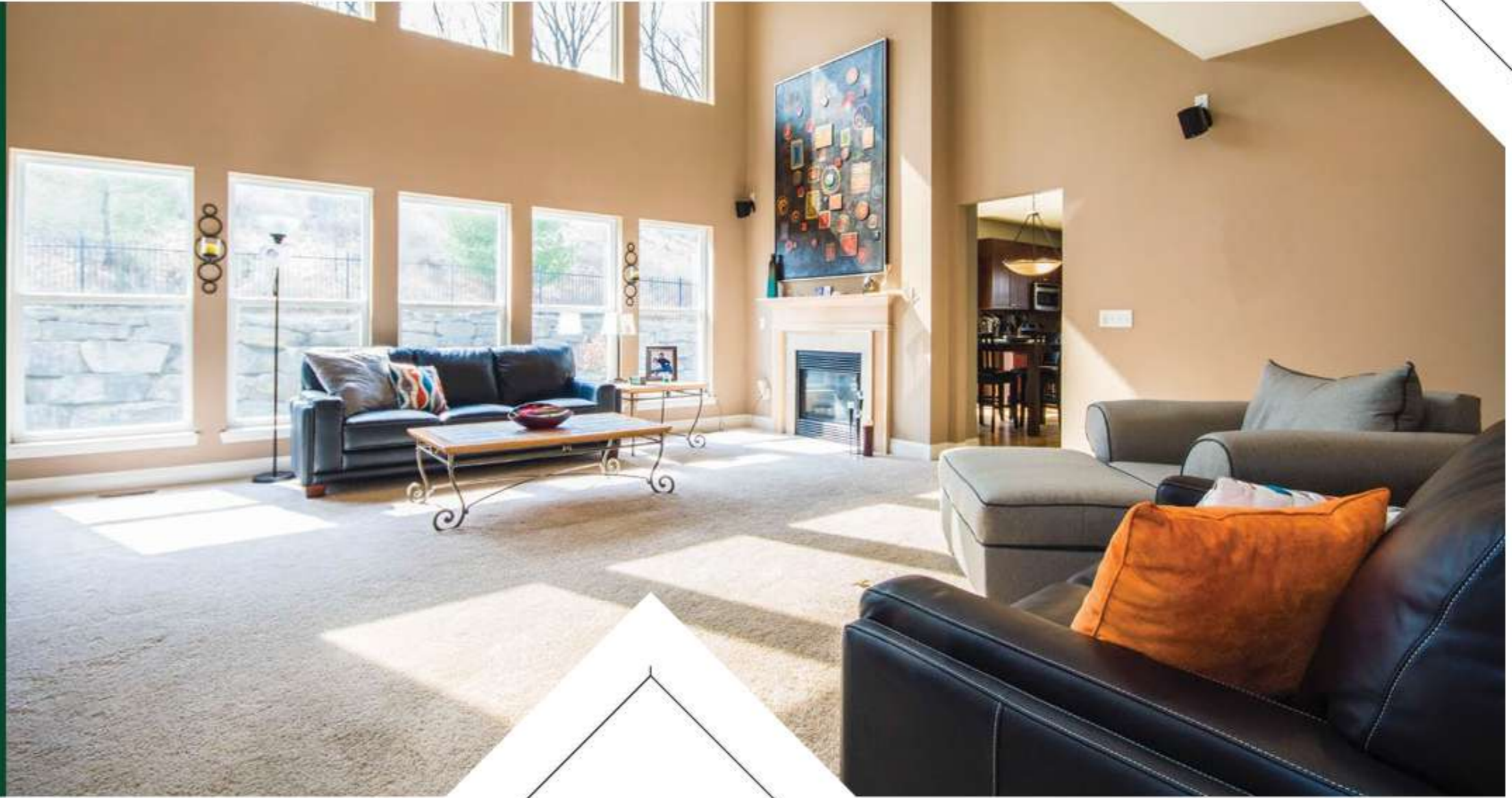


UNITS TYPES





STAND-ALONE  
VILLAS



## STAND-ALONE VILLA (A)

815 m<sup>2</sup> As BUA: 515 m<sup>2</sup>  
Garden : 300 m<sup>2</sup>



### Ground Floor

Space Name	Dimensions	Space Name	Dimensions	Space Name	Dimensions
Lobby	5.30x1.45 M <sup>2</sup>	Lobby	4.85x1.30 M <sup>2</sup>	Dining	5.15x3.05 M <sup>2</sup>
Stairs	4.35x2.90 M <sup>2</sup>	Office	4.15x3.05 M <sup>2</sup>	Reception	6.10x4.95 M <sup>2</sup>
Guest Toilet	2.65x2.60 M <sup>2</sup>	Maid Room	4.15x3.10 M <sup>2</sup>	Living	5.65x5.05 M <sup>2</sup>
Lobby	2.60x1.25 M <sup>2</sup>	Maid Room Bathroom	1.90x1.40 M <sup>2</sup>	Kitchen	4.95x3.55 M <sup>2</sup>

### First Floor

Space Name	Dimensions	Space Name	Dimensions	Space Name	Dimensions
Lobby	5.10x1.45 M <sup>2</sup>	Kitchen	3.90x2.45 M <sup>2</sup>	Master Bedroom	5.00x4.95 M <sup>2</sup>
Stairs	4.35x2.90 M <sup>2</sup>	Bathroom	3.90x2.55 M <sup>2</sup>	Master Terrace	4.95x1.70 M <sup>2</sup>
Living	6.15x4.25 M <sup>2</sup>	Bedroom-01	5.00x4.60 M <sup>2</sup>	Master Bathroom	2.75x2.45 M <sup>2</sup>
Terrace	8.15x1.10 M <sup>2</sup>	Bedroom-02	4.45x3.90 M <sup>2</sup>	Dressing	2.75x2.60 M <sup>2</sup>
Lobby	4.80x1.05 M <sup>2</sup>				

### Roof Floor

Space Name	Dimensions
Lobby	2.70x1.70 M <sup>2</sup>
Stairs	4.35x2.90 M <sup>2</sup>
Bathroom	2.55x2.00 M <sup>2</sup>



**STAND-ALONE VILLA(B)**  
**700 m<sup>2</sup>** As BUA :425m<sup>2</sup>  
 Garden : 275 m<sup>2</sup>



**Ground Floor**

Space Name	Dimensions	Space Name	Dimensions	Space Name	Dimensions
Lobby	5.40x1.10 M <sup>2</sup>	Lobby	3.90x1.80 M <sup>2</sup>	Lobby	3.10x1.20 M <sup>2</sup>
Stairs	4.60x2.65 M <sup>2</sup>	Store	2.65x1.15 M <sup>2</sup>	Living	4.20x3.80 M <sup>2</sup>
Guest Bedroom	4.00x3.80 M <sup>2</sup>	Ward Room	2.65x2.20 M <sup>2</sup>	Reception	4.85x3.90 M <sup>2</sup>
Guest Toilet	2.55x1.60 M <sup>2</sup>	Kitchen	3.30x3.25 M <sup>2</sup>	Dining	5.05x3.15 M <sup>2</sup>

**First Floor**

Space Name	Dimensions	Space Name	Dimensions	Space Name	Dimensions
Lobby	8.35x1.10 M <sup>2</sup>	BedRoom-D1	4.85x3.80 M <sup>2</sup>	Master Bedroom	4.25x3.85 M <sup>2</sup>
Stairs	4.60x2.65 M <sup>2</sup>	BedRoom-D2	5.05x3.85 M <sup>2</sup>	Master Terrace	4.20x1.20 M <sup>2</sup>
Living	5.40x4.00 M <sup>2</sup>	Bathroom	3.35x2.65 M <sup>2</sup>	Dressing	3.25x1.50 M <sup>2</sup>
Terrace	5.40x1.20 M <sup>2</sup>			Master Bathroom	3.25x1.85 M <sup>2</sup>

**Roof Floor**

Space Name	Dimensions
Lobby	2.50x1.35 M <sup>2</sup>
Stairs	4.80x2.65 M <sup>2</sup>
BedRoom	2.90x2.85 M <sup>2</sup>
Bathroom	2.85x1.85 M <sup>2</sup>



ROW HOUSE



# ROW HOUSE

390 m<sup>2</sup> As Bua : 290 m<sup>2</sup>  
Garden : 100 m<sup>2</sup>

Dining	3.85x2.65 M
Living	5.95x3.45 M
Kitchen	4.85x3.50 M
Stair	4.95x2.70 M
Lobby	1.75x2.20 M
Sweet Table	2.85x2.55 M



Bedroom-01	4.35x3.75 M	Master Terrace	3.55x2.20 M
Bedroom-02	4.15x3.80 M	Terrace	2.85x2.15 M
Bathroom	3.75x2.20 M	Stair	5.75x2.70 M
Master Bedroom	4.85x3.85 M	Lobby	2.75x2.25 M
Dressing	2.75x1.75 M		
Master Bathroom	2.75x1.55 M		



Lobby	2.70x1.20 M
Stair	4.95x2.70 M
Washing Room	3.85x2.70 M





OUR SERVICES



Running Track



Mini Market



jungle park



Mosque



Security



Pharmacy



Golf Cars



open gym

## Enjoy a balanced life

Give your body what it deserve, recharge your energy and be encouraged by your neighbors who will join you at the open area gym and they will be by your side in the jogging trail that pass by the magician view combining the greenery with the lake.



# Chill out your soul & mind

In the far quit space of greenery, we arrange a private appointment for you to meet your soul individually to chill out your soul and mind at the chill out park of ZAYARD.





taste the  
PICNIC differently

We payed a high attention to each single detail of your life while we were designing ZAYARD, so we know how much you need such a gathering with your childs and family to smell fresh air and have a lot of fun together. You can live such special moments at the Picnic Park of ZAYARD.



Let them  
GROW differently

Because we care of their growth as you do, we deducted a large space inside the greenery to build for them "Kids jungle Park" for the first time in Egypt, in order to let their bodies and minds grow healthy in a different smart way.



Get anything you  
NEED in a blink of an Eye

We designed our elegant project to give you a unique experience of excellence and freedom in getting anything you need just in a blink of an eye through the professional Concierge Service.





**ZAYARD**  
Sheikh Zayed

Beyond Greenery...

MOSQUE





MINI  
MARKET



RUNNING  
TRACK



GOLF CAR  
SERVICE



SECURITY



PHARMACY

