

New Capital Residence

**ZAVANI**

BUILDING A NEW GOLDEN ERA

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# ZAVANI

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IN 1925 CAIRO WON THE TITLE OF THE MOST BEAUTIFUL CITY IN THE WORLD

Inspired by the early 1920s when Cairo was voted the most beautiful city in the world, through its delicate beauty and unique style associated with both luxury and modernity. Zavani launched by Progate Development, perfectly borrows the glorious neighborhoods of the old capital and brings them to the new capital, by being infused with vast splendid scenery and breathtaking views reflecting Garden City's charm and community. Zavani introduces a warm ambiance and secure environment that is unified with Downtown's strategic location and convenience that spark the art of well-living through borrowing Zamalek's lifestyle to build a new golden era in the heart of the New Capital.





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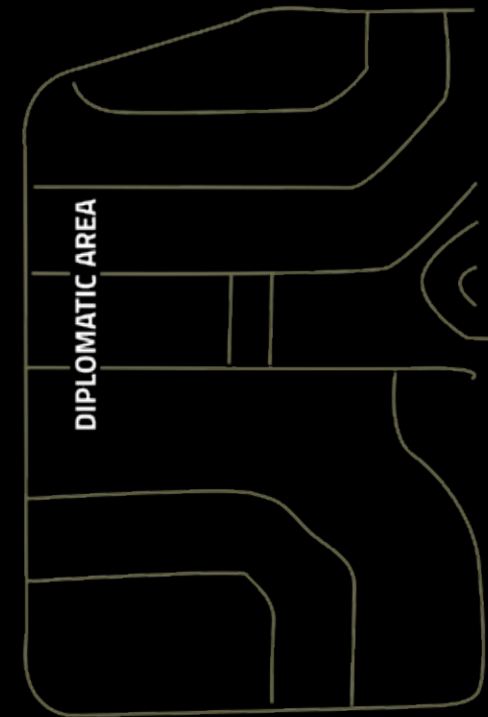
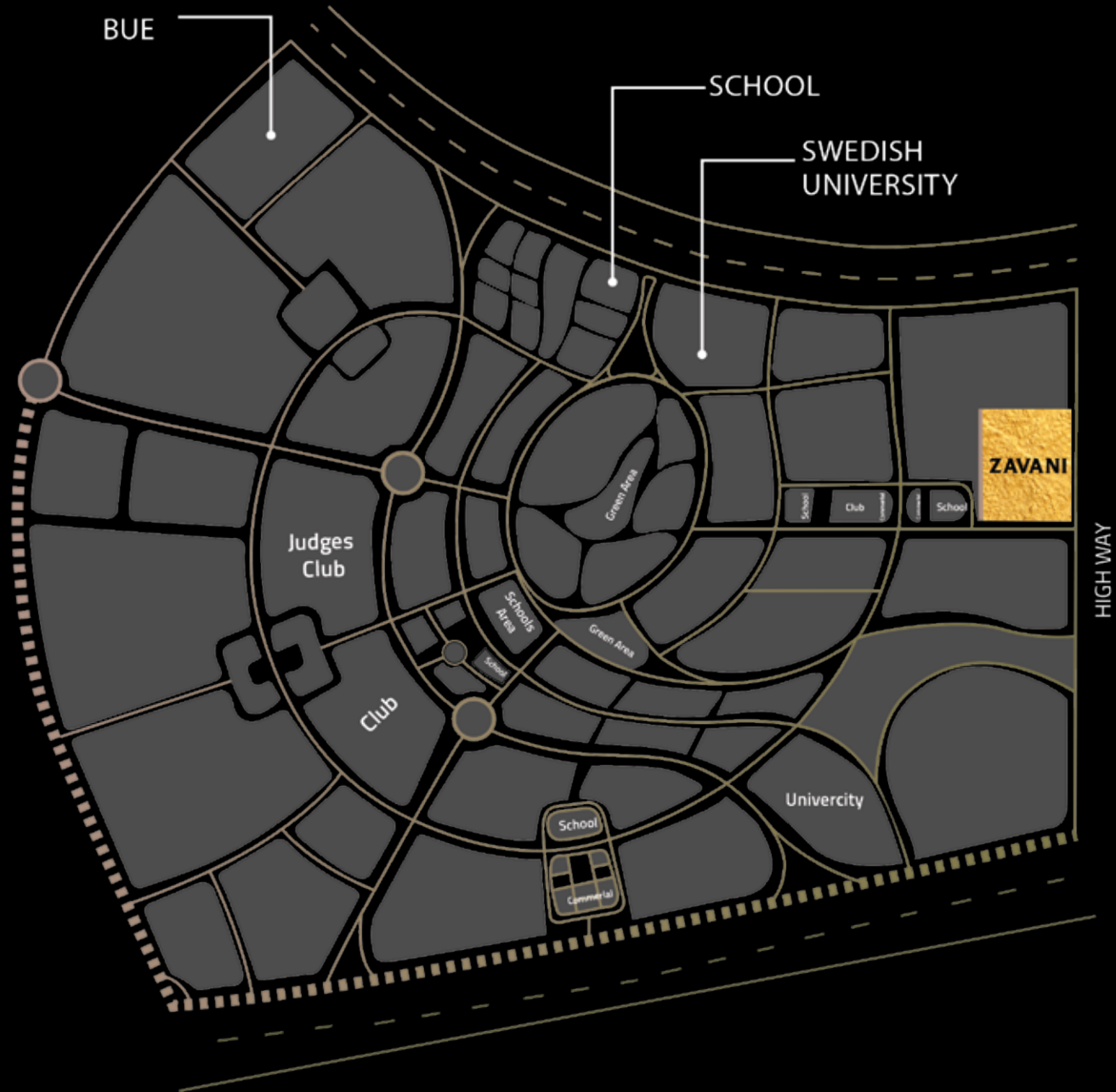
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STRATEGIC CENTRAL LOCATION

**ZAVANI**

With a strategic central location adjacent to R7's Diplomatic Village, Zavani is perfectly situated overlooking the main avenue. It is ideally located, benefiting from the main Metro Road and train station making it accessible to all of New Capital's areas to be positioned as Cairo's new capital.

# R7





1- MAIN ENTRANCE

2- SIDE ENTRANCE

3- RESIDENTIAL BUILDING

4- COMMERCIAL BUILDING

5- SWIMMING POOL

6- CLUBHOUSE

7- PLAY GROUND ZONE

Disclaimer

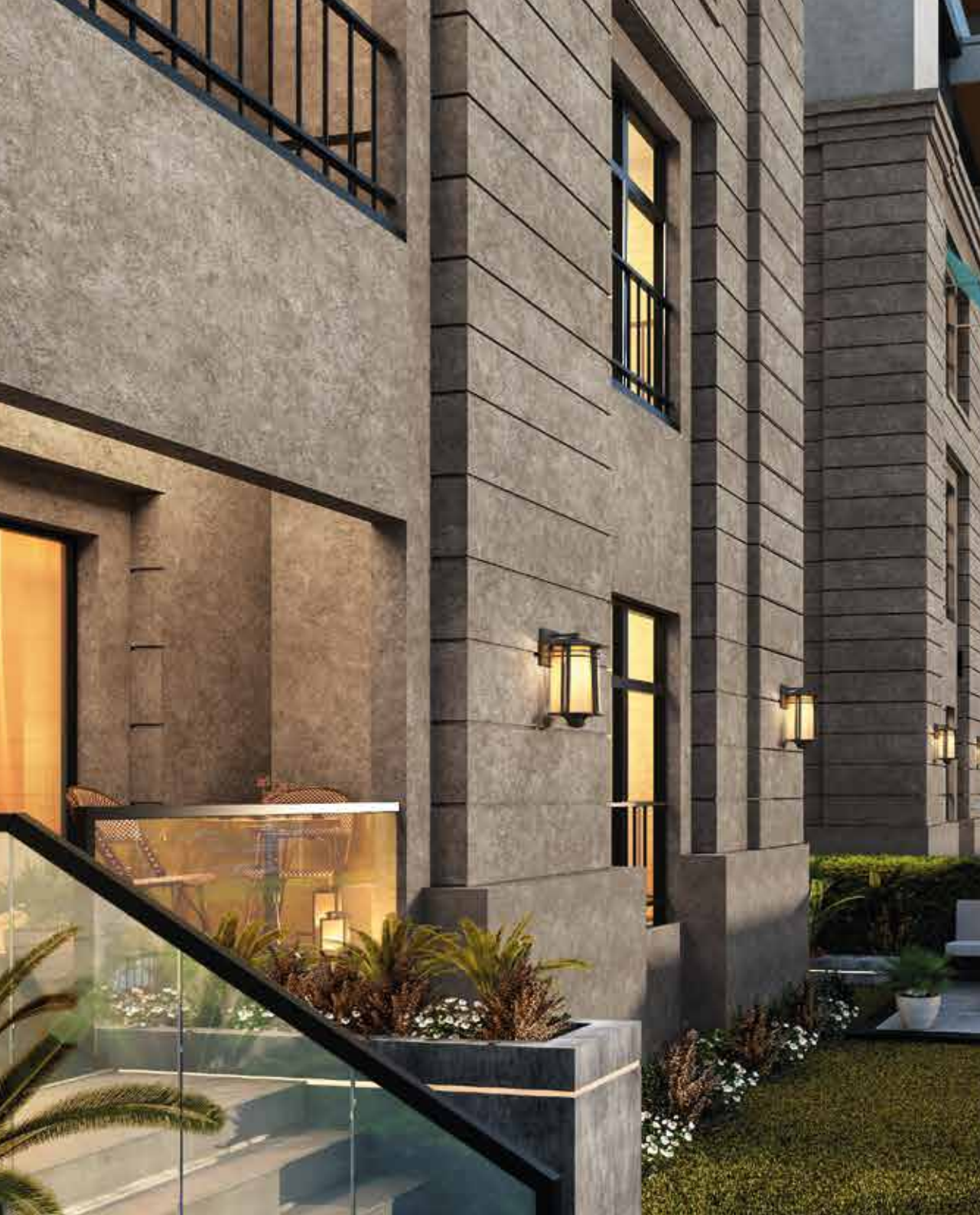
Diagrams are not to scale and are for illustrative purposes only

All finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only

All landscaping, lighting and specialty elements visuals are for illustrative purposes only

All renderings and other visual materials, designs facades are for demonstrative purposes only and are subject to change

Progate Development reserves the right to make alterations to the masterplan, building sections, floor plans and any other material presented



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## LIVING THE SPLENDOR

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### INFUSES CHARM AND DYNAMISM

Zavani's landscape is precisely designed to serve as the New Capital's downtown yet with a flawless balance by encompassing glamour everywhere for granting its residents an extraordinary experience. Having only 20% buildings and 80% greenery enables residents to freely spend their time relaxing, exercising or socializing within the compound's community centers, club house, cycling track and walking lanes that homogenously interconnect the project's clusters yet with the essence of privacy.



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## RELISHING THE VIBE

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### CLASSIC LUXURY AND MODERNITY

Our architecture is associated with both classic luxury and modernity, inspired by the glamour of downtown's classic architecture yet with a contemporary aspect and flavor. Using the futuristic accessibilities the New Capital provides, Zavani will be technologically advanced with its Triple Play, CCTV, high speed internet and full security.







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## CLUB HOUSE

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Our clubhouse is spread over a footprint area of 660m<sup>2</sup>, aiming to serve as a focal point to Zavani's residents and other neighboring compounds.



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## SWIMMING POOL

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With an area of 415m<sup>2</sup>, Zavani's pool area possesses services that will act as the residents' main attraction seeking leisure and an atmosphere that makes bonding among neighbors easy.

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## KIDS AREA

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As kids learn through play for brighter futures, we offer them an area of 430m<sup>2</sup> guaranteed to serve as a key attraction to our young residents with its irresistible playground fun experiences and safety.



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## STRIP MALL

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Our fully integrated Strip Mall will fulfill residents' day-to-day needs. With restaurants, cafes, shops and convenient stores, the Strip mall with its modernized downtown look and feel will live up to every family's needs whether in shopping, fun or recreation.



BEDROOM

DINING ROOM





LIVING ROOM

RECEPTION



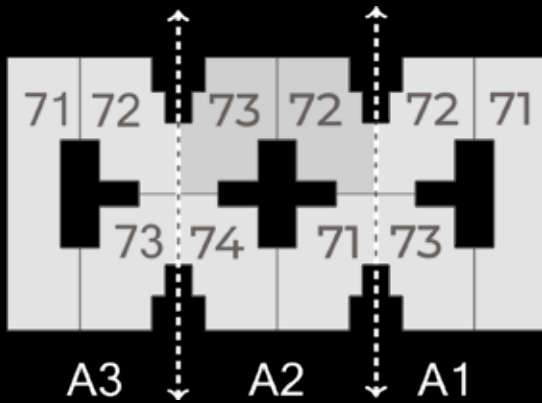
TYPE A

# PENTHOUSE

UNIT : A2/72 - A2/73

TOTAL GROSS AREA 258.1 M2  
ROOF TERRACE 68.9 M2

UNIT LOCATION :



Unit Components:  
7TH Floor :

Reception	4.10*7.57	m
Reception Terrace	3.97*1.52	m
Kitchen	3.20*3.05	m
Toilet	1.10*1.89	m
Bathroom	2.48*1.70	m
Master Bedroom	4.28*3.70	m
Master Bathroom	1.85*2.00	m
Master Dressing Room	2.31*2.00	m
Master Terrace	1.50*1.99	m
Bedroom 1	4.00*3.70	m
Bedroom 1 Terrace	1.52*1.69	m
Bedroom 2	3.70*3.70	m

Roof Floor :

Living Room	4.10*5.75	m
Toilet	1.10*2.92	m
Guest Room	4.15*3.70	m
Guest Bathroom	1.70*2.00	m
Guest Dressing Room	2.20*2.00	m
Bedroom 3	3.20*2.92	m

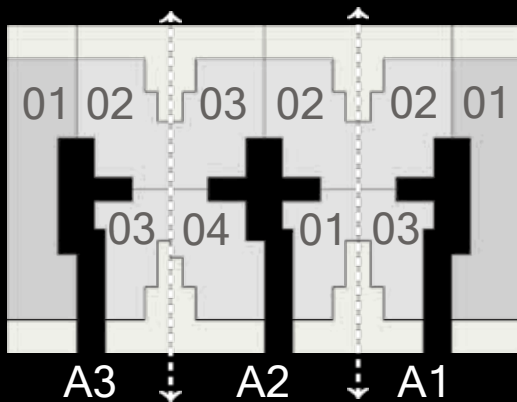
## TYPE A

# GROUND FLOOR

UNIT : A1/01 - A3/01

TOTAL GROSS AREA 279.2 M2  
GRADEN AREA 66.7 M2

### UNIT LOCATION :



### Unit Components:

Reception	3.82*5.86	m
Reception Terrace	4.18*7.58	m
Toilet	3.82*1.72	m
Kitchen	2.70*1.10	m
Maid Room	4.51*3.00	m
Maid Toilet	4.51*1.38	m
Living Room	2.70*1.10	m
Living Room Terrace	3.51*3.63	m
Master Bedroom	1.12*3.63	m
Master Bathroom	4.51*4.00	m
Master Dressing Room	2.40*1.90	m
Bathroom	1.99*1.90	m
Bedroom1	2.70*2.20	m
Bedroom2	4.23*3.70	m
Bedroom2 Terrace	3.90*4.40	m
Storage	3.00*1.32	m
	2.15*2.97	m



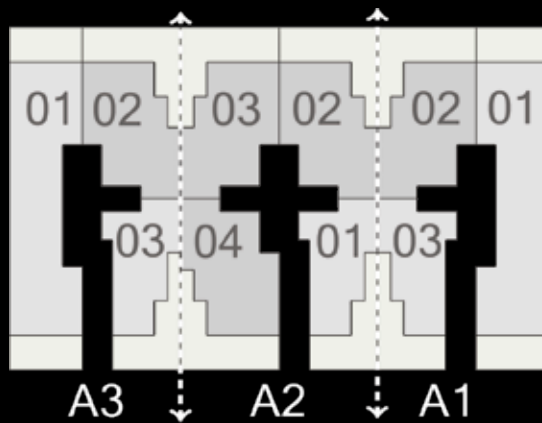
TYPE A

# GROUND FLOOR

UNIT : A1/02-A2/02-A2/03-A2/04-A3/02

TOTAL GROSS AREA 168.5 M2  
GARDEN AREA 62.2 M2

UNIT LOCATION :



Unit Components:

Reception	4.10*7.57 m
Reception Terrace	3.97*1.52 m
Kitchen	3.20*3.05 m
Toilet	1.10*1.89 m
Bathroom	2.48*1.70 m
Master Bedroom	4.28*3.70 m
Master Bathroom	1.85*2.00 m
Master Dressing Room	2.31*2.00 m
Master Terrace	1.50*1.99 m
Bedroom 1	4.00*3.70 m
Bedroom 1 Terrace	1.52*1.69 m
Bedroom 2	3.70*3.70 m



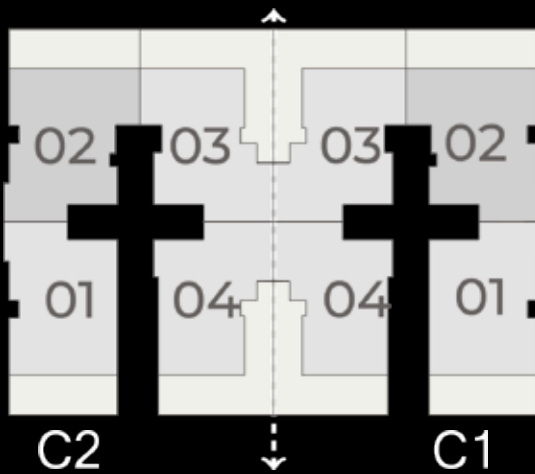
TYPE C

# GROUND FLOOR

UNIT : C1/02 - C2/02

TOTAL GROSS AREA 207.4 M<sup>2</sup>  
GRADEN AREA 52.2 M<sup>2</sup>

UNIT LOCATION :



Unit Components:

Reception	5.30*3.57 m
Reception Terrace	5.30*4.17 m
Toilet	5.17*1.69 m
Kitchen	1.10*2.20 m
Living Room	3.65*3.55 m
Master Bedroom	3.60*3.80 m
Master Bathroom	4.00*3.60 m
Master Closet	1.90*2.48 m
Bathroom	1.73*2.75 m
Bedroom1	2.65*2.00 m
Bedroom2	3.60*3.80 m
Bedroom2 Terrace	3.60*4.00 m
	3.47*1.20 m





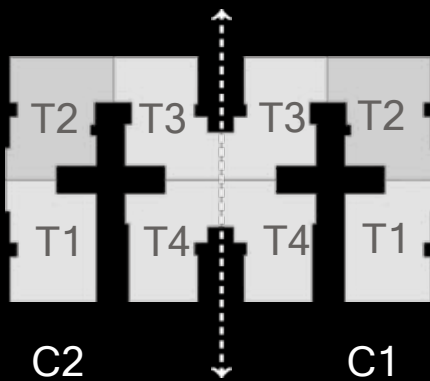
TYPE C

# TYPICAL FLOOR

UNIT : C1/T2 - C2/T2

TOTAL GROSS AREA 204.2 M2

UNIT LOCATION :



Unit Components:

Reception	5.30*3.57	m
Reception Terrace	5.30*4.17	m
Toilet	3.70*1.69	m
Kitchen	1.10*2.20	m
Living Room	3.65*3.55	m
Master Bedroom	3.60*3.80	m
Master Bathroom	4.00*3.60	m
Master Closet	1.90*2.48	m
Bathroom	1.73*2.75	m
Bedroom1	2.65*2.00	m
Bedroom2	3.60*3.80	m
Bedroom2 Terrace	3.60*4.00	m
	3.72*1.20	m



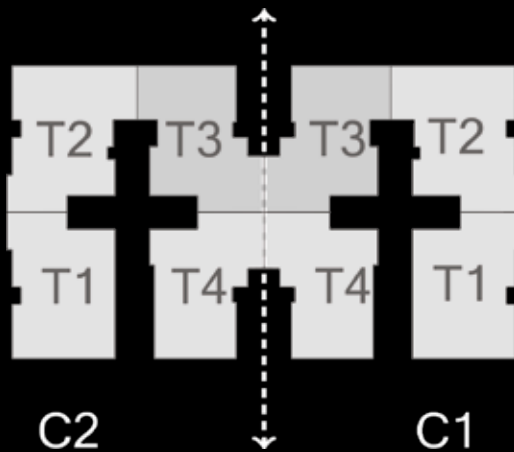
TYPE C

# TYPICAL FLOOR

UNIT : C1/T3 - C2/T3

TOTAL GROSS AREA 186.2 M2

UNIT LOCATION :



Unit Components:

Reception	6.24*3.57	m
Reception Terrace	4.02*2.83	m
Toilet	4.51*1.69	m
Kitchen	1.10*2.20	m
Master Bedroom	3.65*3.55	m
Master Bathroom	3.70*3.88	m
Master Dressing Room	2.10*1.80	m
Bathroom	2.60*1.40	m
Bedroom1	2.20*2.38	m
Bedroom2	3.70*3.80	m
Bedroom2 Terrace	4.38*3.60	m
	1.53*2.00	m



TYPE E

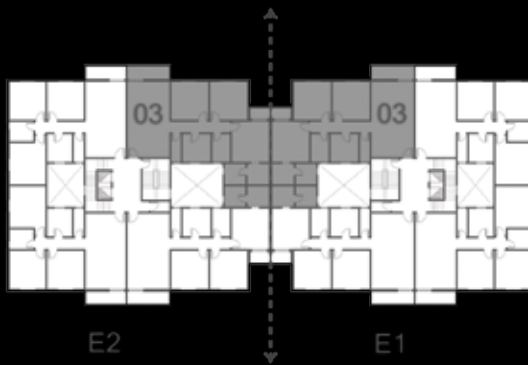
# PENTHOUSE

UNIT : E1/72 - E2/72

TOTAL GROSS AREA 218.3 M2  
ROOF TERRACE 68.3 M2



UNIT LOCATION :



Unit Components:

Reception	7.45*4.20 m
Reception Terrace	4.20*1.40 m
Kitchen	2.80*2.80 m
Toilet	2.80*1.00 m
Bathroom	2.80*1.80 m
Master Bedroom	4.00*3.70 m
Master Bathroom	2.10*2.10 m
Master Dressing Room	2.20*2.10 m
Master Terrace	2.00*1.25 m
Bedroom 1	3.80*3.70 m
Bedroom 2	3.80*3.70 m

Roof Floor :

Living Room	4.50*4.20 m
Bathroom	2.80*1.60 m
Bedroom 3	4.10*4.00 m

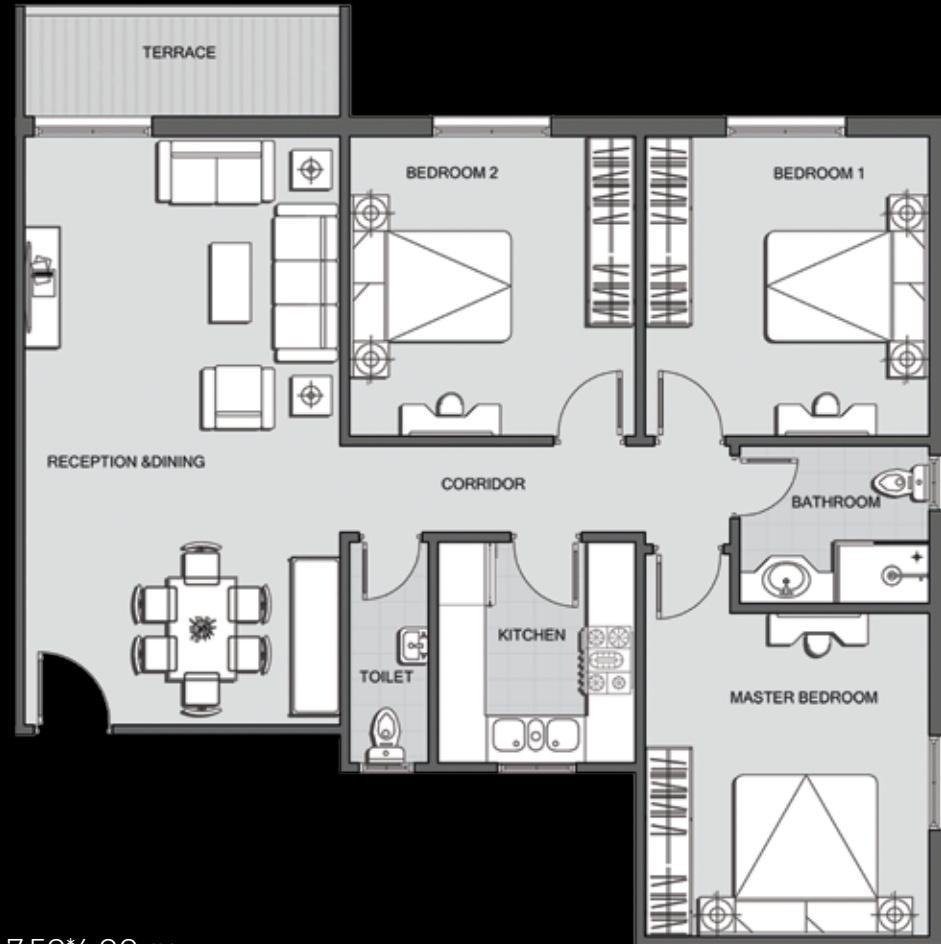
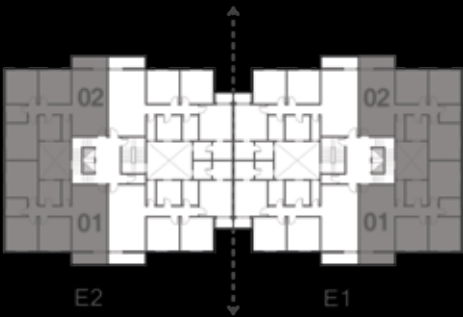
TYPE E

# TYPICAL FLOOR

UNIT : E1/01-E1/02-E2/01-E2/02

TOTAL GROSS AREA 137.75 M2

UNIT LOCATION :



Unit Components:

Reception	7.50*4.00 m
Reception Terrace	4.00*1.40 m
Toilet	2.70*1.00 m
Kitchen	2.70*2.50 m
Master Bedroom	4.10*3.60 m
Master Bathroom	2.40*2.00 m
Bedroom1	3.80*3.60 m
Bedroom2	3.80*3.60 m
Bedroom2 Terrace	

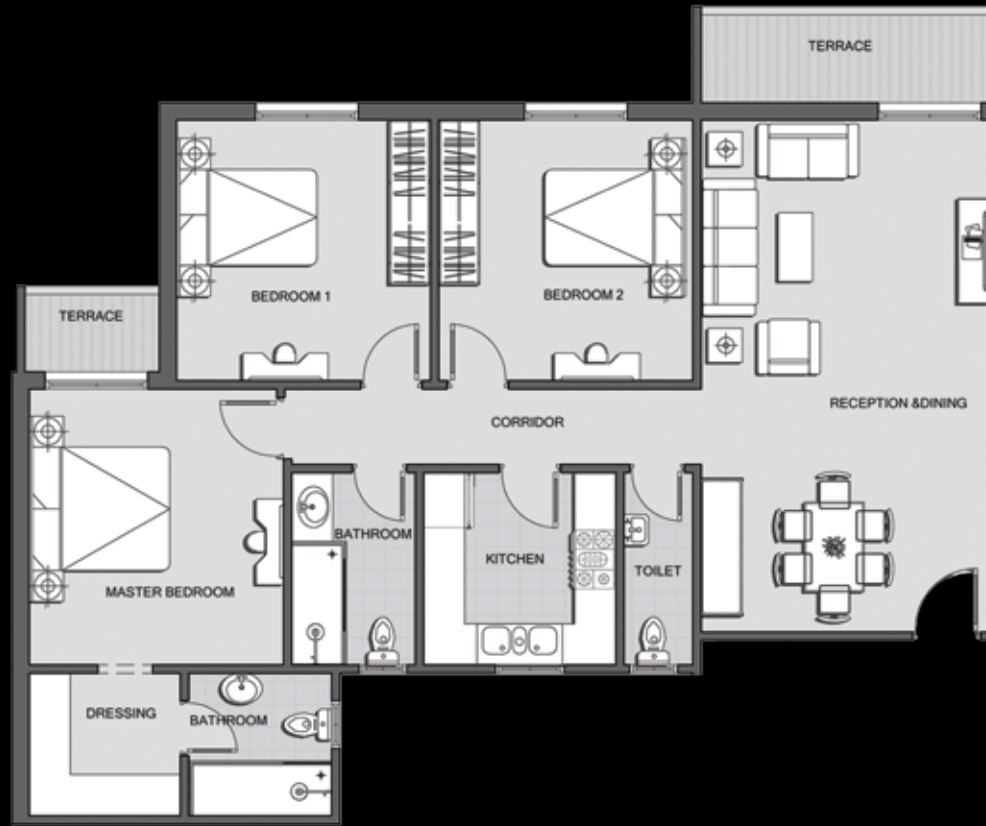
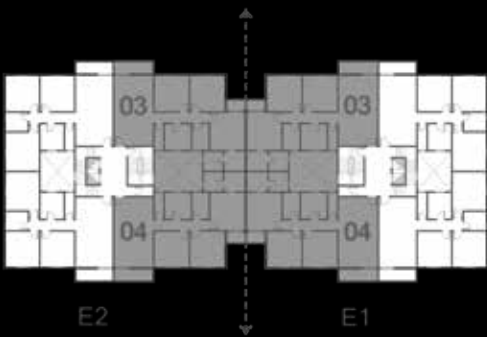
TYPE E

# TYPICAL FLOOR

UNIT : E1/03-E1/04-E2/03-E2/04

TOTAL GROSS AREA 158 M2

UNIT LOCATION :



Unit Components:

Reception	7.30*4.20 m
Reception Terrace	4.20*1.40 m
Toilet	2.80*1.00 m
Kitchen	2.80*2.80 m
Bathroom	2.80*1.80 m
Master Bedroom	4.00*3.70 m
Master Bathroom	2.10*2.10 m
Master Dressing Room	2.20*2.10 m
Master Terrace	2.00*1.25 m
Bedroom1	3.80*3.60 m
Bedroom2	3.80*3.60 m