



LAMM
ZED — EAST

SPARK – HAPPINESS

SPARK HAPPINESS

by ORA

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

SPARK
HAPPINESS

ZED
EAST
LIME



*Looking out the window.
We do it when we wait for something.
When we daydream.
When we need a moment alone.
To refuel and find something to be happy and
grateful for.
Our view from our homes shapes how we view
the world.
And seeing grey doesn't spark happiness.
We create ecosystems, where nature greets
you from your urban abode.
Where families grow at the pace of roots,
reaffirming themselves in the ground.
Where everything you need to live a purposeful
life, is close enough, but never in
your way.
Where connection doesn't mean escaping into
a screen.
It means looking out your window.
Or conversing with others around you.*

*Where it isn't about being impressive or on trend.
It's about being real, alive and well.*

*There is a way for modernity and nature to coexist
harmoniously. We know this to be true, because
we've done it before.*

*We were never about being the smartest, tallest
or biggest. But always about being the most real,
richest and healthiest. We may build with brick and
mortar, but our purpose is to create spaces that
spark happiness through nature and connection.*

*And when you put everything that matters to
human beings together harmoniously, you can
make that happen.*

*We view the world differently.
You can too.*

A BREATH OF FRESH AIR IN NEW CAIRO.

WE KNOW WHAT MAKES PEOPLE HAPPY.
WE'VE BEEN SPARKING IT ALL OVER EGYPT.
NOW IT'S TIME FOR NEW CAIRO TO LIGHT UP AS WELL.

The seed we planted for ZED East sprouted in the sands between New Cairo and the Capital City. Over 50% of the 400 feddan area is living greenery, stretched out in every corner of the project.

A replica of ZED El Sheikh Zayed, the gorgeous development includes retail, office and clinics to serve the residential-led community.

The project offers standalone villas, twin houses, town houses, chalets and duplexes, all connected to landscape gardens. The unlimited greenery follows all residents from every vantage point.

Think of expansive park stretches. Interconnected courtyards. A community of like-minded people who genuinely cherish the space that they call home.

With a pioneering sports club, commercial complex and university, ZED East dedicates itself to building people from the ground up, physically and psychologically.

Put people and nature together and watch that spark glow. Connect them to what matters, be it sports, retail, services or leisure, and watch that glow turn into full on fireworks.

Bringing happiness to the East, leaf by leaf, brick by brick.



THE ZEN OF URBAN LIVING



WHEN 50% OF A SPACE IS GREEN, YOU KNOW THAT LIVELINESS IS A GIVEN.

The residential offerings of ZED East are horizontal and vertical, versatile and catering everyone. Single-family clusters include standalone, twinhouses, townhouses, chalets and apartments. Some apartments overlook our lush green clusters while the club residence apartments enjoy the view of the vivacious club.

The university at ZED is a pioneering concept aiming to nurture the physical body and empowered souls of youth, bringing international sports academies to Egypt. We have partnered with ESLSCA University to reform the sports education sector in Egypt.

The aim is to expand the fields of application for sports, sport exercise, exercise science and sports management for athletes.

ZED Sports Club is for all sports enthusiasts wanting to integrate a healthy mode of living into their life. Spoiled with various sports courts and swimming pools, the club just needs one thing: your energy.

Zed East complex is the momentous area where social happenings occur without interrupting the zen nature of the space.

We dare to say that ZED East is an immaculately planned and calculated space that has an answer to everything we as humans desire.



LEAF BY LEAF, BRICK BY BRICK.

LOCATION

Although ZED East is a tranquil development, it is in tune with the future of Egypt, situating itself at the brim of the New Capital. In no time, it'll be the oxygen-beating heart of this ever-developing area.

It is strategically located at the end of South Teseen road, adjacent to New Cairo, ZED East is effortlessly connected to East Ring Road, Ain Al Sokhna Road and the regional Ring Road.

The development introduces a new variant amidst the traditional offerings of New Cairo's developments.





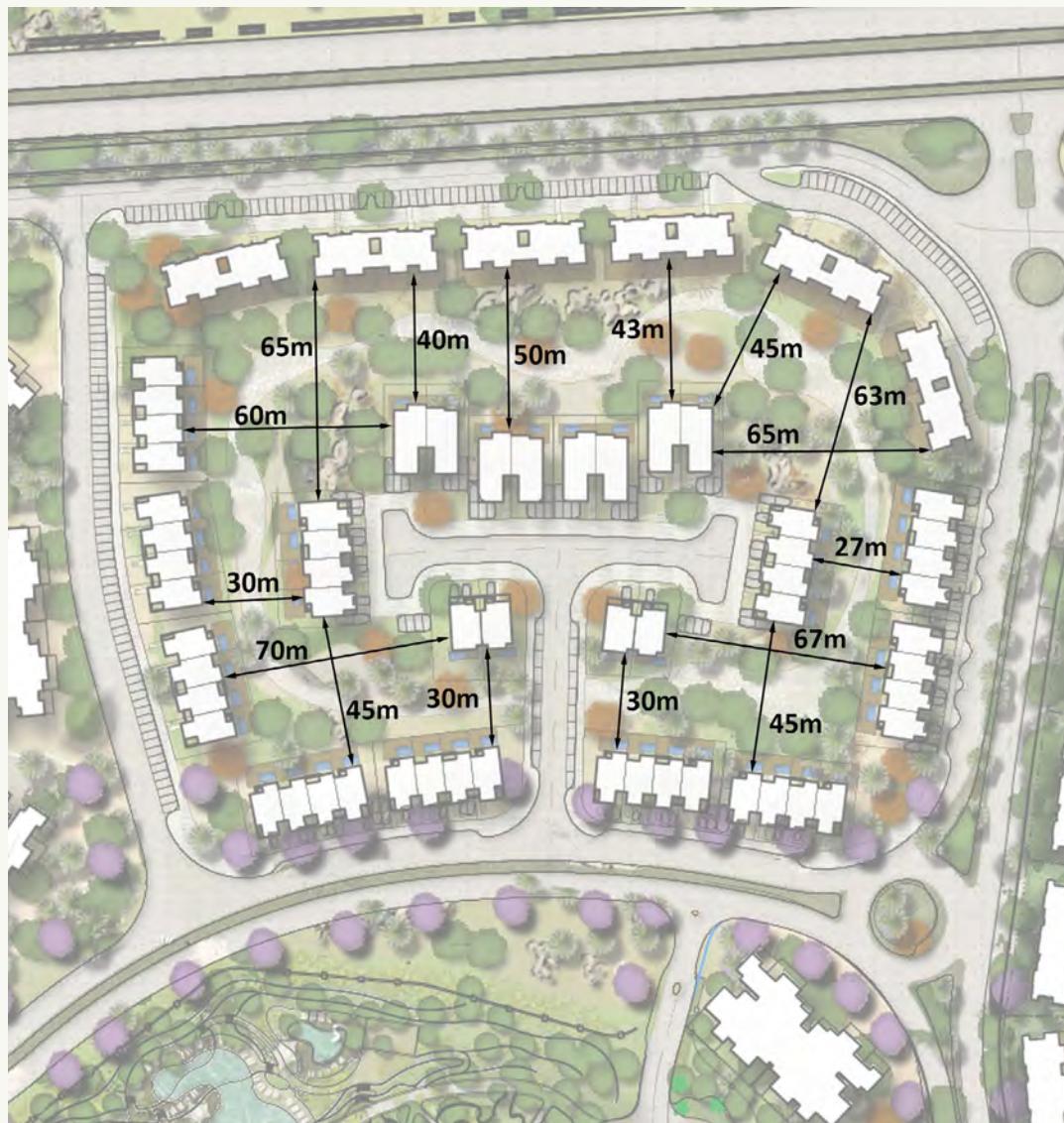
FUTURE EXTENSION

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- Sold units do not include any of the shown interior/ exterior furniture, pools, trees or greenery.

ZED EAST (LEGEND)

// LIME

LIME





Lime Twin and Townhouses
Crisp lines, earthy nuances, connected with a unifying wall. The twin and townhouses at ZED East are adorned with balconies and terraces, letting you view the world around you from a refreshing perspective.

LIME TWIN & TOWN HOUSES





TWIN {HOUSE}

TOTAL AREA: 226 M²

Room	Dimensions	
01	Entrance Lobby	4.15m x 5.15m
02	Living Room	4.50m x 6.00m
03	Dining	4.05m x 6.00m
04	Kitchen	3.60m x 3.25m
05	Maid's Room	2.50m x 2.25m
06	Maid's Bathroom	2.40m x 1.55m
07	Guest Toilet	2.20m x 1.65m
08	Master Bedroom	4.20m x 4.55m
09	Walk-in Wardrobe	1.70m x 2.40m
10	Master Bathroom	4.20m x 2.15m
11	Bedroom 2	4.15m x 5.05m
12	Bedroom 3	4.15m x 3.40m
13	Bathroom	2.50m x 2.00m
14	Hall & Stairs	1.80m x 4.70m
15	Bedroom 3 Terrace	2.20m x 1.80m
16	Master Bedroom Terrace	5.25m x 2.60m

PARK VIEW



GROUND FLOOR

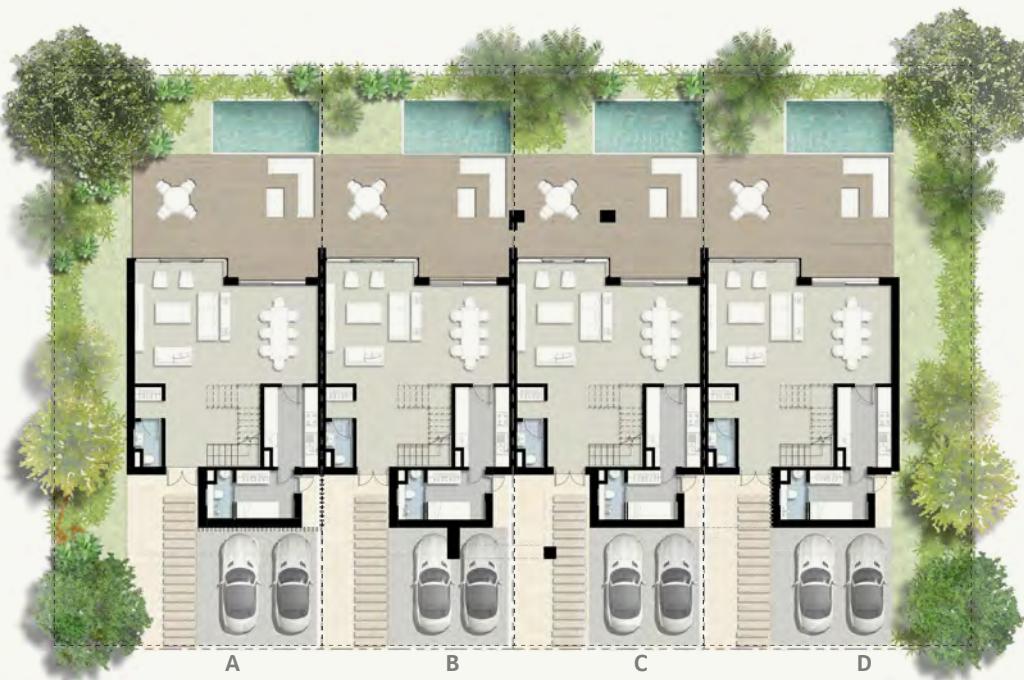
STREET VIEW



TOWN HOUSES WITH ANNEX



TOWN HOUSE





TOWN HOUSE (A)

TOTAL AREA: 265 M²

Room	Dimensions	
01	Entrance Lobby	4.25m x 3.70m
02	Living Room	3.85m x 5.35m
03	Dining	4.35m x 4.35m
04	Kitchen	2.40m x 3.55m
05	Maid's Room	2.55m x 2.15m
06	Maid's Bathroom	1.15m x 2.15m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 5.00m
09	Pantry	1.90m x 1.70m
10	Master Bedroom	4.05m x 5.40m
11	Walk-in Wardrobe	2.40m x 2.40m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	4.00m x 4.55m
14	Bedroom 3	4.15m x 3.40m
15	Bathroom 2/3	1.90m x 2.45m
16	Master Bedroom Balcony	1.65m x 1.45m
17	Bedroom 3 Balcony	1.35m x 3.60m
18	Family Living	3.25m x 3.65m
19	Terrace	8.25m x 5.05m



STREET VIEW



STREET VIEW



TOWN HOUSE (B)

TOTAL AREA: 262 M²

Room	Dimensions	
01	Entrance Lobby	4.25m x 3.70m
02	Living Room	3.85mx 5.35m
03	Dining	4.35m x 4.35m
04	Kitchen	2.40m x 3.55m
05	Maid's Room	2.55m x 2.15m
06	Maid's Bathroom	1.15m x 2.15m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 5.00m
09	Pantry	1.90m x 1.70m
10	Master Bedroom	4.05m x 5.35m
11	Walk-in Wardrobe	2.40m x 2.40m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.50m
14	Bedroom 3	4.15m x 3.40m
15	Bathroom 2/3	1.90m x 2.45m
16	Master Bedroom Balcony	2.10m x 1.45m
17	Bedroom 3 Balcony	1.15m x 2.05m
18	Family Living	3.25m x 3.65m
19	Terrace	8.15m x 5.10m





STREET VIEW



TOWN HOUSE (C)

TOTAL AREA: 261 M²

Room	Dimensions	
01	Entrance Lobby	4.25m x 3.70m
02	Living Room	3.85m x 5.35m
03	Dining	4.35m x 4.35m
04	Kitchen	2.40m x 3.55m
05	Maid's Room	2.20m x 2.20m
06	Maid's Bathroom	1.15m x 2.20m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 5.00m
09	Pantry	1.90m x 1.70m
10	Master Bedroom	4.05m x 5.35m
11	Walk-in Wardrobe	2.40m x 2.40m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.55m
14	Bedroom 3	4.20m x 3.40m
15	Bathroom 2/3	1.70m x 2.45m
16	Master Bedroom Balcony	1.65m x 1.40m
17	Bedroom 3 Balcony	2.35m x 2.00m
18	Family Living	3.25m x 3.65m
19	Terrace	8.20m x 4.75m



GROUND FLOOR

STREET VIEW

FIRST FLOOR

STREET VIEW



STREET VIEW



TOWN HOUSE (D)

TOTAL AREA: 265 M²

Room	Dimensions	
01	Entrance Lobby	4.25m x 3.70m
02	Living Room	3.85m x 5.35m
03	Dining	4.35m x 4.35m
04	Kitchen	2.40m x 3.55m
05	Maid's Room	2.55m x 2.15m
06	Maid's Bathroom	1.15m x 2.15m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 5.00m
09	Pantry	1.90m x 1.70m
10	Master Bedroom	4.05m x 5.35m
11	Walk-in Wardrobe	2.40m x 2.40m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.55m
14	Bedroom 3	4.15m x 3.40m
15	Bathroom 2/3	1.90m x 2.45m
16	Master Bedroom Balcony	1.80m x 1.45m
17	Bedroom 3 Balcony	2.20m x 3.60m
18	Family Living	3.25m x 3.65m
19	Terrace	7.80m x 5.10m





STREET VIEW



The Chalets of LIME come in two types: a ground floor chalet with a garden and a first floor chalet with a penthouse.

Clear, simple lines decorate the chalets as they soar with high ceilings. Well-thought out and structured, the chalets provide a clear palette for every homeowner to add their own personal touch.

The Duplexes of the LIME cluster are not short on space either. Treat it like your new intimate sanctuary, by allocating and partitioning your space however you see fit.

LIME CHALET TYPE 2



CHALET TYPE 2





SECOND FLOOR

STREET VIEW



CHALET TYPE 2

CHALET GROUND

TOTAL AREA: 175 M²

Room	Dimensions	
01	Entrance Lobby	1.15m x 1.85m
02	Living	5.15m x 8.05m
03	Dining	4.00m x 3.65m
04	Kitchen	3.35m x 2.40m
05	Maid's Room	2.10m x 2.75m
06	Maid's Bathroom	1.45m x 2.75m
07	Bathroom	1.80m x 2.40m
08	Guest Toilet	1.95m x 1.45m
09	Master Bedroom	3.35m x 3.60m
10	Master Bedroom	1.80m x 2.65m
11	Bedroom 02	3.35m x 3.90m
12	Bedroom 03	3.25m x 3.60m



GROUND FLOOR

STREET VIEW



CHALET TYPE 2

UPPER LEFT UNIT

TOTAL AREA: 180 M²

Room	Dimensions
01	Entrance Lobby
02	5.15m x 5.20m
03	Dining
04	4.10m x 4.00m
05	Kitchen
06	3.35m x 2.40m
07	Maid's Room
08	2.70m x 1.65m
09	Maid's Bathroom
10	2.70m x 1.30m
11	Bedroom 02
12	3.35m x 4.25m
13	Bedroom 03
14	3.25m x 3.60m
15	Bathroom 2/3
16	1.85m x 2.40m
17	Living Terrace
	4.85m x 3.25m
18	Dining Terrace
19	4.10m x 3.15m
20	Bedroom 2 Terrace
21	3.50m x 0.80m
22	Master Bedroom
23	3.60m x 3.45m
24	Walk-in Wardrobe
25	1.60m x 2.40m
26	Master Bathroom
27	1.80m x 2.40m
28	Master Bedroom Terrace
29	6.75m x 4.10m
30	Terrace
	6.70m x 4.05m



FIRST FLOOR

STREET VIEW



STREET VIEW



CHALET TYPE 2

UPPER RIGHT UNIT

TOTAL AREA: 180 M²

Room	Dimensions	
01	Entrance Lobby	2.30m x 5.70m
02	Living	5.15m x 5.20m
03	Dining	4.10m x 4.00m
04	Kitchen	3.35m x 2.40m
05	Maid's Room	3.35m x 1.65m
06	Maid's Bathroom	2.70m x 1.30m
07	Bedroom 02	3.35m x 4.25m
08	Bedroom 03	3.25m x 3.60m
09	Bathroom 2/3	1.85m x 2.40m
10	Living Terrace	4.85m x 3.25m
11	Dining Terrace	4.10m x 3.15m
12	Bedroom 2 Terrace	3.50m x 0.80m
13	Master Bedroom	3.60m x 3.45m
14	Walk-in Wardrobe	1.60m x 2.40m
15	Master Bathroom	1.80m x 2.40m
16	Master Bedroom Terrace	3.75m x 4.20m
17	Terrace	6.70m x 4.05m



FIRST FLOOR

STREET VIEW



LIME DUPLEX TYPE 2



LIME DUPLEX TYPE 2



G+3 {DUPLEX} TYPE 2 // APARTMENTS

GROUND FLOOR PLAN
LOWER LEVEL



3 BED CENTRAL DUPLEX

3 BED CORNER DUPLEX

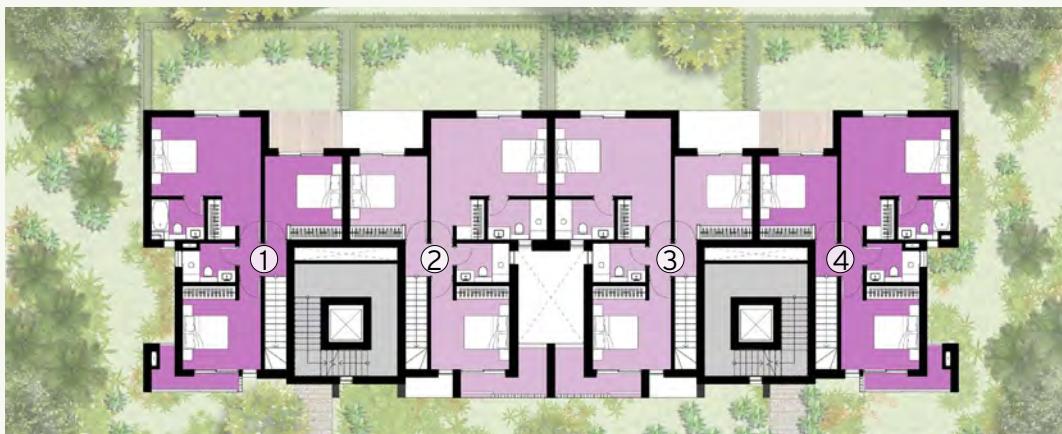
SECOND FLOOR PLAN
UPPER LEVEL



4 BED CORNER DUPLEX

3 BED CENTRAL DUPLEX

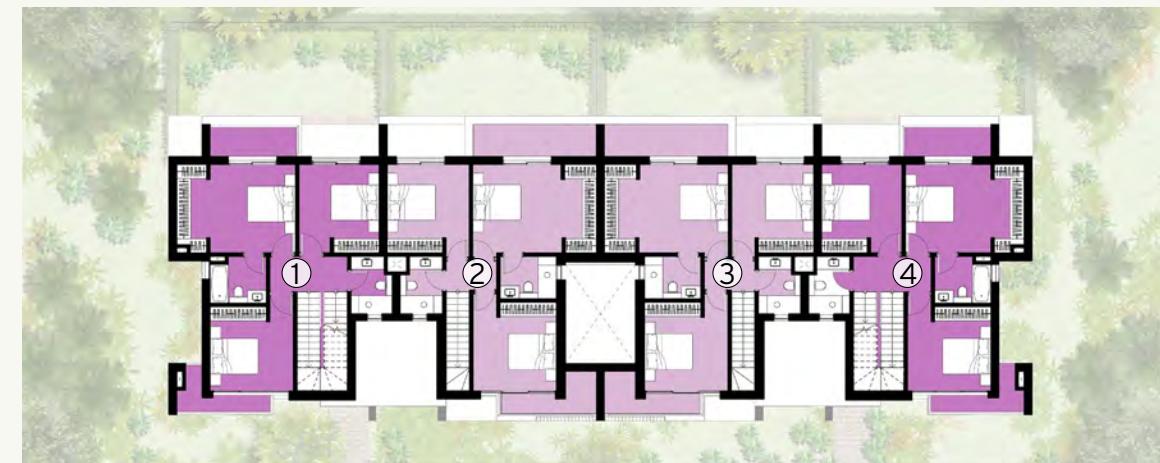
FIRST FLOOR PLAN
LOWER LEVEL



3 BED CENTRAL DUPLEX

3 BED CORNER DUPLEX

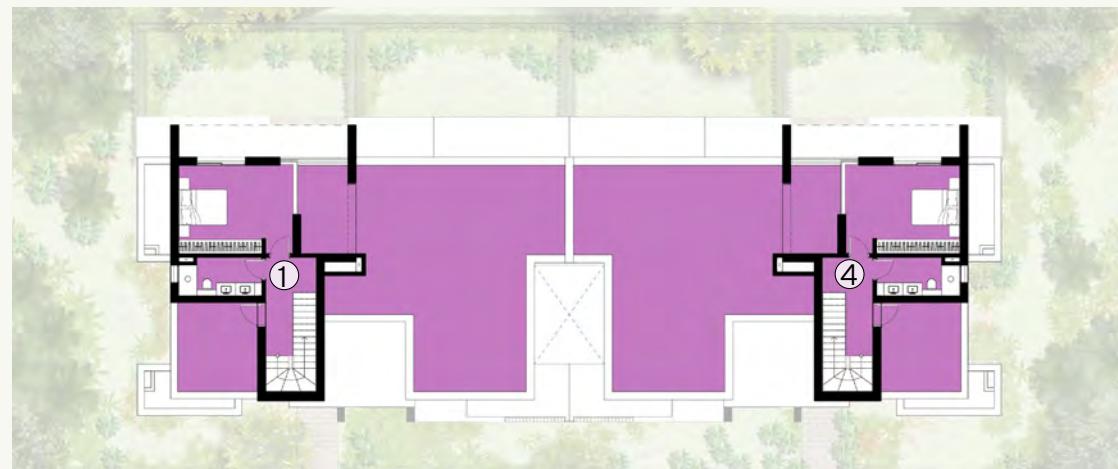
THIRD FLOOR PLAN
UPPER LEVEL



4 BED CORNER DUPLEX

3 BED CENTRAL DUPLEX

ANNEX FLOOR PLAN
UPPER LEVEL



■ 4 BED CORNER DUPLEX



G+3 {DUPLEX} TYPE 2 //APARTMENTS

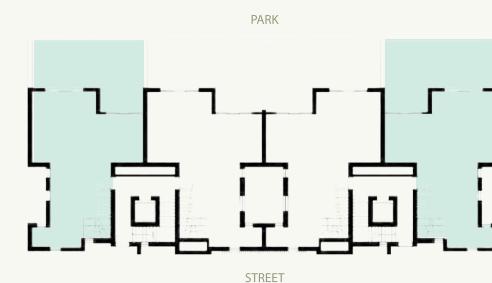
LOWER LEVEL |
3 BED CORNER DUPLEX

TOTAL AREA: 185 M²

AVERAGE GARDEN AREA: 40 M²

Room	Dimensions
01	Entrance Lobby & Staircase
02	Living
03	Dining
04	Guest Toilet
05	Kitchen
06	Maid's Room
07	Maid's Bathroom
08	Lobby
09	Master Bedroom
10	Master Bathroom
11	Bedroom 2
12	Bedroom 3
13	Bathroom
14	Terrace

PARK VIEW



GROUND FLOOR

STREET VIEW





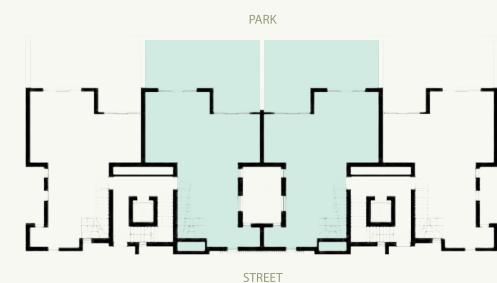
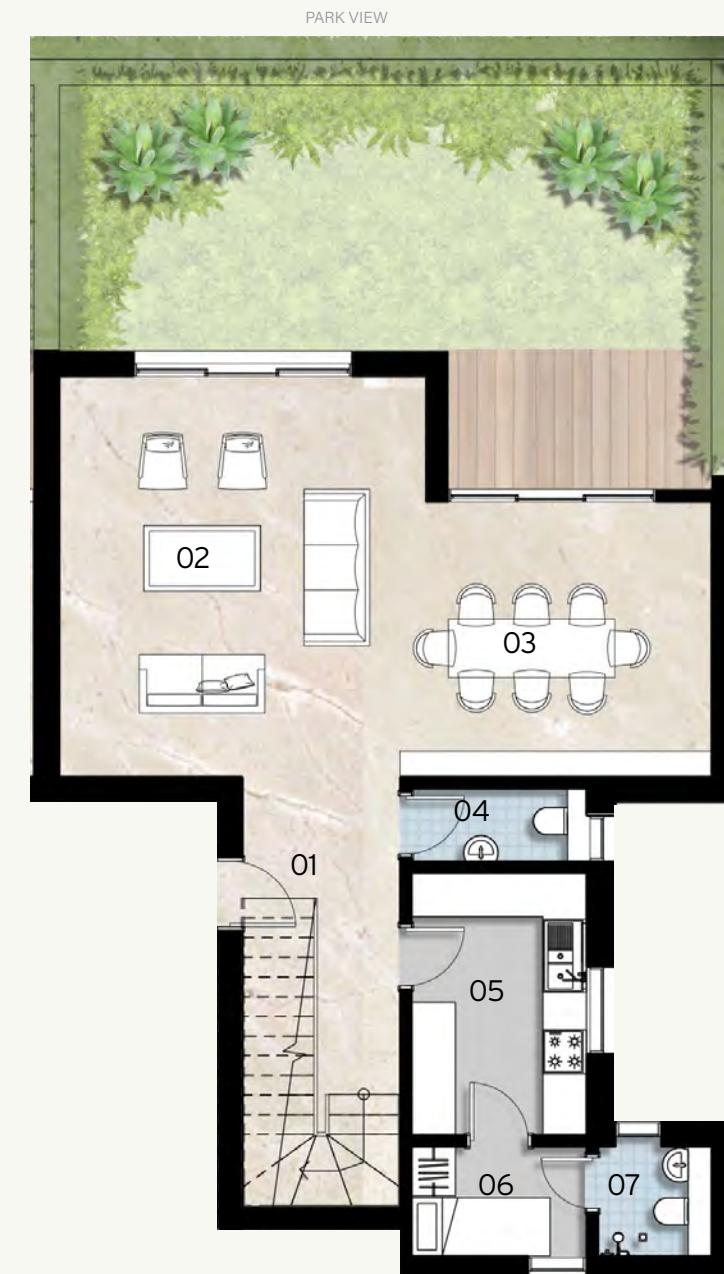
G+3 {DUPLEX} TYPE 2 //APARTMENTS

LOWER LEVEL |
3 BED CENTRAL DUPLEX

TOTAL AREA: 200 M²

AVERAGE GARDEN AREA: 40 M²

Room	Dimensions
01	Entrance Lobby & Staircase
02	5.00m x 5.55m
03	3.85m x 3.80m
04	2.40m x 1.00m
05	2.40m x 3.60m
06	2.40m x 1.55m
07	1.45m x 1.50m
08	2.20m x 1.55m
09	5.25m x 5.50m
10	2.65m x 1.80m
11	3.55m x 3.80m
12	3.60m x 3.85m
13	2.40m x 1.80m
14	3.85m x 0.90m



GROUND FLOOR

STREET VIEW

PARK VIEW



FIRST FLOOR

STREET VIEW



G+3 {DUPLEX} TYPE 2 //APARTMENTS

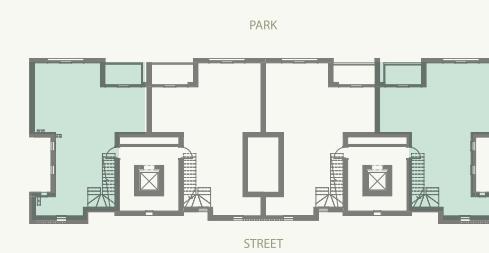
UPPER LEVEL |
4 BED CORNER DUPLEX

TOTAL AREA: 248 M²

Room	Dimensions
01	Entrance Lobby & Staircase
02	Living
03	Dining
04	Guest Toilet
05	Kitchen
06	Maid's Room
07	Maid's Bathroom
08	Terrace
09	Lobby
10	Master Bedroom
11	Master Bathroom
12	Bedroom 2
13	Bedroom 3
14	Bathroom 1
15	Terrace
16	Terrace
17	Hallway
18	Bedroom 4
19	Bathroom 2
20	Terrace
21	Terrace



PARK VIEW



STREET

SECOND FLOOR

STREET VIEW

PARK VIEW



THIRS FLOOR

STREET VIEW

PARK VIEW



PENTHOUSE FLOOR

STREET VIEW

G+3 {DUPLEX} TYPE 2 //APARTMENTS

UPPER LEVEL |
3 BED CENTRAL DUPLEX

TOTAL AREA: 190 M²

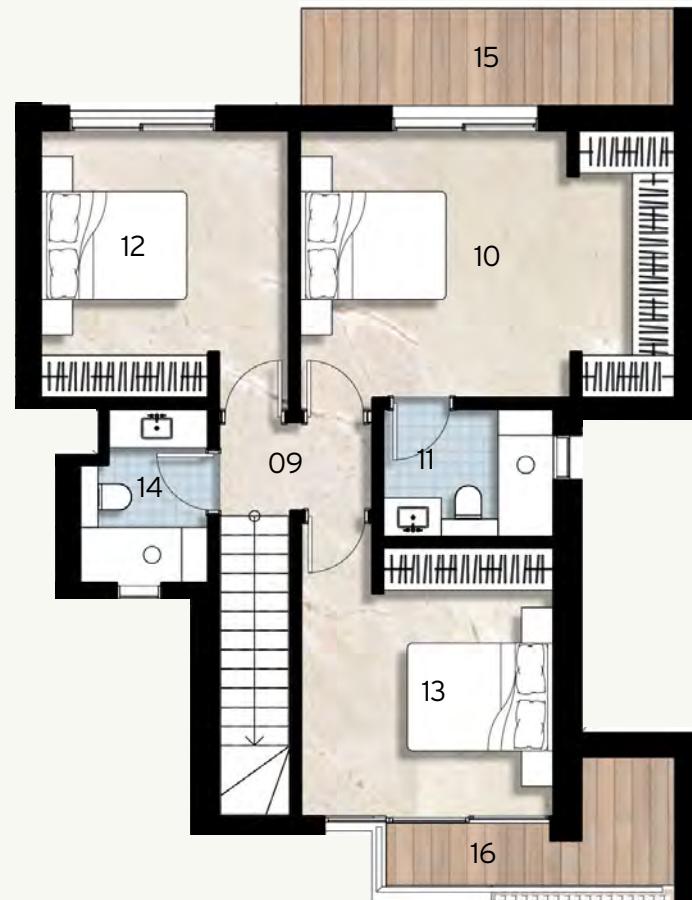
Room	Dimensions
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04	Guest Toilet
05	Kitchen
06	Maid's Room
07	Maid's Bathroom
08	Terrace
09	Lobby
10	Master Bedroom
11	Master Bathroom
12	Bedroom 2
13	Bedroom 3
14	Bathroom
15	Terrace
16	Terrace



SECOND FLOOR

STREET VIEW

PARK VIEW



THIRD FLOOR

STREET VIEW





READY TO (SPARK) {YOUR} HAPPINESS? // GET IN TOUCH.

CALL CENTER | 15003
WEBSITE | zed-egypt.com
EMAIL | info@oradeveelopers.com

SALES OFFICE | EL SHEIKH ZAYED
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

by ΟΓΔ

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