



⟨ PHASE N°1 ⟩

SAGE

ZED

EAST

SPARK – HAPPINESS

Sage villas

The villas at ZED East are the embodiment of harmony. Their aesthetic palettes and unifying architectural structures, even though they come in four varying sizes.

Simple materials with playful designs make every unique ooze with a lively spirit, while still imbuing a zen energy.

With so much room to grow and flourish, the villas at ZED East will play a beautiful part in this chapter of your life.

Sage 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.



FUTURE
EXTENSION



All landscaping elements and interior/exterior furniture are shown for illustrative purposes only and are not legally binding. They are also subject for modification based on construction requirements and authorities regulations.

Architectural plans and perspectives might be modified according to the final design and authorities regulations.

Internal dimensions are linked to the structural elements and include plaster and wall finishes thickness.

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

ZED EAST (LEGEND) // SAGE 1



VILLAS



SAGE

VILLAS





VILLA // TYPE (A)

TOTAL AREA: 354 M²

Room	Dimensions
01	Entrance Lobby
02	Living
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Driver's Room
08	Driver's Bathroom
09	Laundry
10	Cloak Room
11	Guest Toilet
12	Guest Bathroom
13	Guest Bedroom
14	Storage
15	Family Room
16	Bathroom 2
17	Bedroom 2
18	Master Bedroom
19	Master Bathroom
20	Walk-in Wardrobe
21	Bedroom 4
22	Bathroom
23	Bedroom 3
24	Terrace
25	Terrace
26	Balcony







VILLA // TYPE (B)

TOTAL AREA: 286 M²

Room	Dimensions	
01	Entrance Lobby	2.15m x 4.60m
02	Dining	5.35m x 6.35m
03	Living	4.95m x 7.45m
04	Kitchen	4.20m x 2.90m
05	Storage	3.25m x 0.85m
06	Guest Toilet	3.25m x 1.20m
07	Maid's Room	2.55m x 2.25m
08	Maid's Bathroom	1.50m x 2.25m
09	Master Bedroom	5.60m x 3.70m
10	Master Bathroom	3.95m x 2.05m
11	Bedroom 2	4.10m x 3.75m
12	Bathroom 2	2.40m x 1.80m
13	Bedroom 3	3.20m x 4.10m
14	Family Room	5.75m x 3.70m
15	Bedroom 4	3.95m x 3.30m
16	Bathroom 3/ 4	2.40m x 2.15m
17	Walk-in Wardrobe	5.60m x 2.25m





VILLA // TYPE (C)

TOTAL AREA: 254 M²

Room	Dimensions
01	Entrance Lobby
02	Living
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Storage
09	Master Bedroom
10	Walk-in Wardrobe
11	Master Bathroom
12	Bedroom 2
13	Bedroom 3
14	Bedroom 4
15	Bathroom
16	Storage
17	Hall & Stair
18	Master Bedroom Terrace
19	Bedroom 3 Terrace









TWIN HOUSES





TWIN {HOUSE}

TOTAL AREA: 226 M²

Room	Dimensions
01	Entrance Lobby
02	Living Room
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Master Bedroom
09	Walk-in Wardrobe
10	Master Bathroom
11	Bedroom 2
12	Bedroom 3
13	Bathroom
14	Hall & Stairs
15	Bedroom 3 Terrace
16	Master Bedroom Terrace

PARK VIEW



GROUND FLOOR

STREET VIEW

PARK VIEW



FIRST FLOOR

STREET VIEW



VILLA XL

TOTAL AREA: 512 M²

Room	Dimensions	
01	Entrance Hall	8.75m x 1.70m
02	Living 1	5.80m x 7.20m
03	Dining	6.75m x 4.70m
04	Living 2	4.60m x 5.40m
05	Kitchen	3.60m x 5.65m
06	Bedroom 1	4.60m x 3.20m
07	Bathroom 1	2.45m x 1.80m
08	Lobby	1.40m x 1.75m
09	Guest Toilet	3.05m x 1.60m
10	Storage	1.20m x 1.80m
11	Laundry Room	1.50m x 1.80m
12	Maid's Room	2.75m x 1.80m
13	Maid's Bathroom	2.00m x 1.30m
14	Driver's Room	2.00m x 2.70m
15	Driver's Bathroom	2.00m x 1.30m
16	Living 3	6.75m x 5.85m
17	Master Bedroom	5.80m x 4.45m
18	Walk-in Wardrobe	2.45m x 4.55m
19	Master Bathroom	1.80m x 4.55m
20	Hall	3.20m x 1.80m
21	Bedroom 2	4.60m x 4.10m
22	Walk-in Wardrobe 2	1.30m x 2.85m
23	Bathroom 2	1.80m x 2.85m
24	Bathroom 3	3.25m x 1.80m
25	Bedroom 3	4.65m x 3.20m
26	Bedroom 4	4.40m x 3.20m
27	Walk-in Wardrobe 4	4.120m x 1.95m
28	Terrace 1	11.35m x 3.00m
29	Terrace 2	1.70m x 2.20m
30	Terrace 3	5.80m x 2.20m
31	Hall	4.75m x 1.20m
32	Living 4	4.60m x 4.50m
33	Bathroom 4	1.80m x 2.15m
34	Terrace 4	11.60m x 5.15m
35	Terrace 5	5.80m x 9.85m
36	Terrace 6	4.40m x 2.20m



SAGE

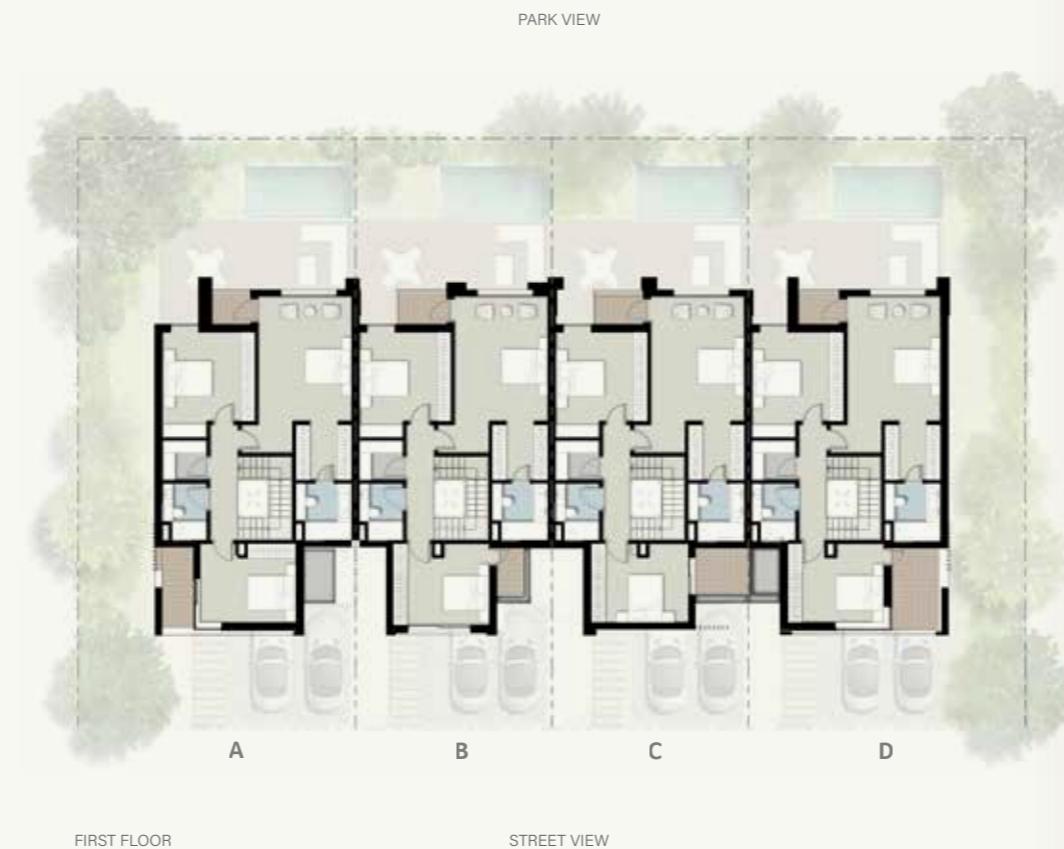
SAGE

TOWN HOUSES WITH ANNEX



TOWN HOUSE

WITH ANNEX





TOWN HOUSE (A)

WITH ANNEX

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

STREET VIEW



TOWN HOUSE (B)

WITH ANNEX

TOTAL AREA: 262 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 4.50m
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



GROUND FLOOR

STREET VIEW



STREET VIEW



FIRST FLOOR

STREET VIEW



SECOND FLOOR

STREET VIEW



TOWN HOUSE (C)

WITH ANNEX

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

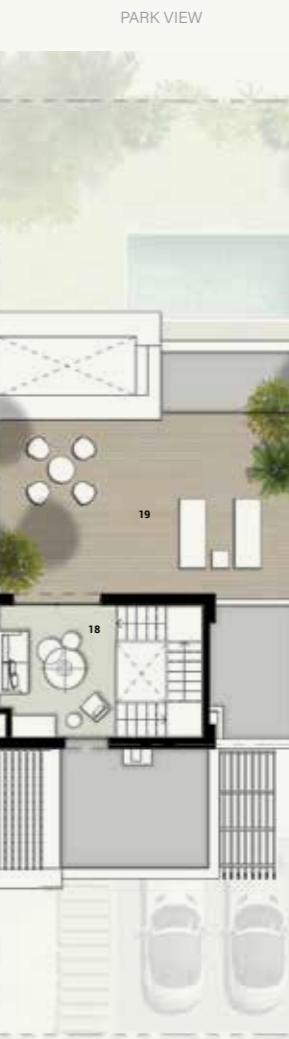


GROUND FLOOR



FIRST FLOOR

STREET VIEW



SECOND FLOOR

STREET VIEW



TOWN HOUSE (D)

WITH ANNEX

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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



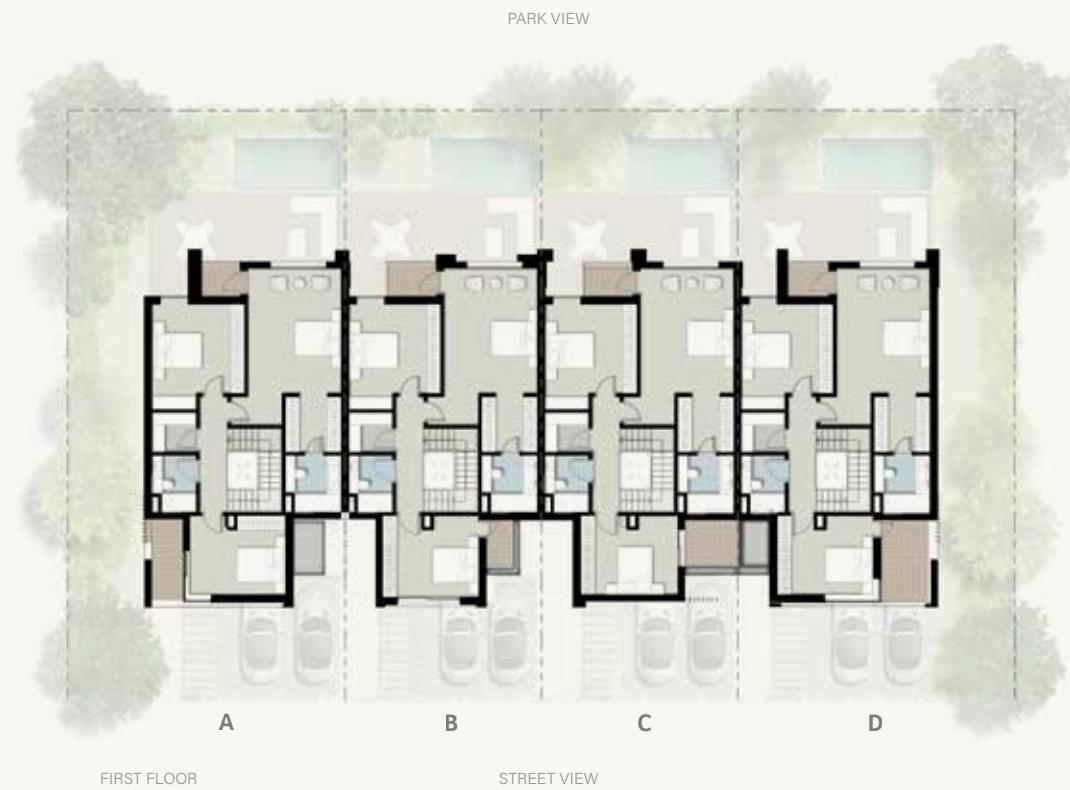
STREET VIEW



TOWN HOUSES



TOWN HOUSE



TOWN HOUSE (A)

TOTAL AREA: 199 M²

Room	Dimensions
01	Entrance Lobby
02	Living Room
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Corridor
09	Pantry
10	Master Bedroom
11	Walk-in Wardrobe
12	Master Bathroom
13	Bedroom 2
14	Bedroom 3
15	Bathroom 2/3
16	Master Bedroom Balcony
17	Bedroom 3 Balcony



STREET VIEW



GROUND FLOOR

PARK VIEW



FIRST FLOOR

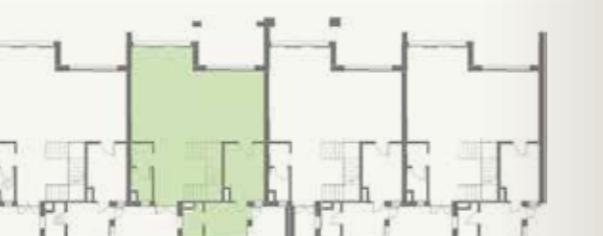
PARK VIEW



TOWN HOUSE (B)

TOTAL AREA: 197 M²

Room	Dimensions
01	Entrance Lobby
02	Living Room
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Corridor
09	Pantry
10	Master Bedroom
11	Walk-in Wardrobe
12	Master Bathroom
13	Bedroom 2
14	Bedroom 3
15	Bathroom 2/3
16	Master Bedroom Balcony
17	Bedroom 3 Balcony

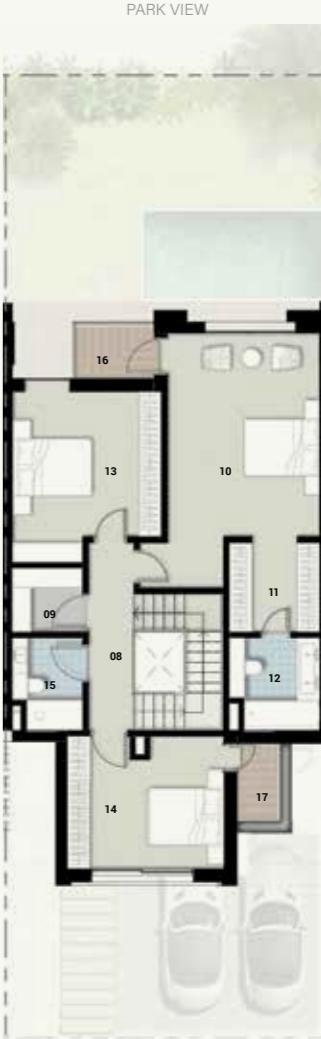


STREET VIEW



GROUND FLOOR

STREET VIEW



FIRST FLOOR

STREET VIEW





TOWN HOUSE (C)

TOTAL AREA: 195 M²

Room	Dimensions
01	Entrance Lobby
02	Living Room
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Corridor
09	Pantry
10	Master Bedroom
11	Walk-in Wardrobe
12	Master Bathroom
13	Bedroom 2
14	Bedroom 3
15	Bathroom 2/3
16	Master Bedroom Balcony
17	Bedroom 3 Balcony



STREET VIEW



PARK VIEW

GROUND FLOOR

STREET VIEW



PARK VIEW

FIRST FLOOR

STREET VIEW



TOWN HOUSE (D)

TOTAL AREA: 200 M²

Room	Dimensions
01	Entrance Lobby
02	Living Room
03	Dining
04	Kitchen
05	Maid's Room
06	Maid's Bathroom
07	Guest Toilet
08	Corridor
09	Pantry
10	Master Bedroom
11	Walk-in Wardrobe
12	Master Bathroom
13	Bedroom 2
14	Bedroom 3
15	Bathroom 2/3
16	Master Bedroom Balcony
17	Bedroom 3 Balcony



STREET VIEW



GROUND FLOOR

STREET VIEW



FIRST FLOOR

STREET VIEW



PARK VIEW



PARK VIEW







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

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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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