



◁ PHASE №2 ▷

# 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.

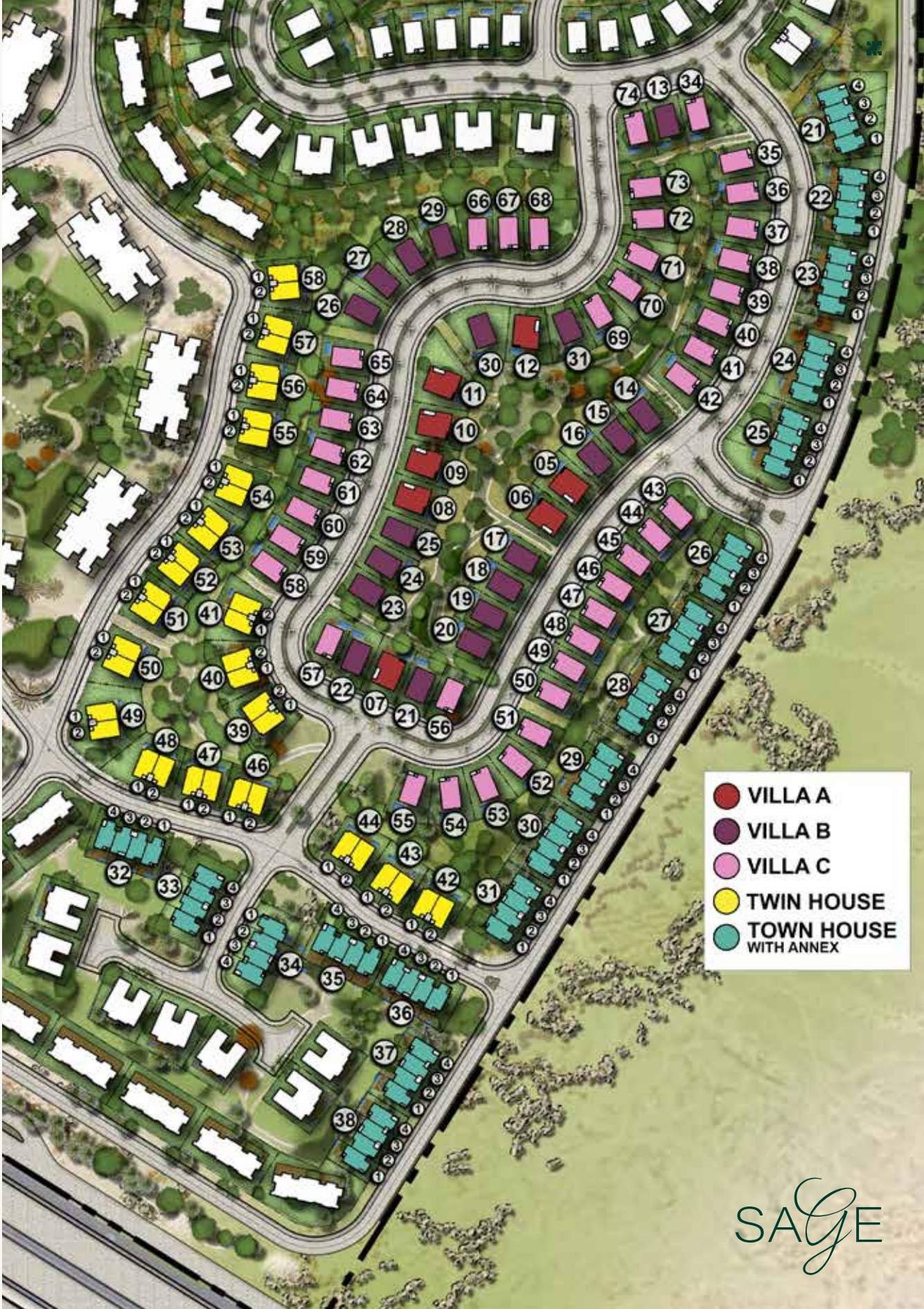


FUTURE  
EXTENSION

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



# ZED EAST (EXTENSION) // LEGEND









# VILLAS





# VILLA // TYPE (A)

TOTAL AREA: 354 M²

	Room	Dimensions
01	Entrance Lobby	1.70m x 5.40m
02	Living	6.10m x 6.10m
03	Dining	6.20m x 6.10m
04	Kitchen	4.75m x 3.25m
05	Maid's Room	3.05m x 1.85m
06	Maid's Bathroom	1.50m x 1.85m
07	Driver's Room	2.55m x 2.10m
08	Driver's Bathroom	1.05m x 2.10m
09	Laundry	1.20m x 1.60m
10	Cloak Room	1.20m x 1.10m
11	Guest Toilet	1.20m x 2.20m
12	Guest Bathroom	2.50m x 1.80m
13	Guest Bedroom	4.25m x 3.30m
14	Storage	0.90m x 3.70m
15	Family Room	5.80m x 4.10m
16	Bathroom 2	2.35m x 1.85m
17	Bedroom 2	4.05m x 3.95m
18	Master Bedroom	5.80m x 3.95m
19	Master Bathroom	2.10m x 4.10m
20	Walk-in Wardrobe	5.80m x 2.30m
21	Bedroom 4	3.30m x 4.10m
22	Bathroom	2.30m x 2.55m
23	Bedroom 3	4.10m x 5.30m
24	Terrace	2.20m x 3.70m
25	Terrace	2.00m x 6.80m
26	Balcony	1.75m x 0.90m



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# 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	1.50m x 3.95m
02	Living	4.90m x 6.45m
03	Dining	4.40m x 6.05m
04	Kitchen	4.25m x 3.00m
05	Maid's Room	2.60m x 1.90m
06	Maid's Bathroom	1.00m x 1.90m
07	Guest Toilet	3.25m x 1.25m
08	Storage	3.25m x 0.85m
09	Master Bedroom	5.20m x 3.70m
10	Walk-in Wardrobe	3.95m x 2.20m
11	Master Bathroom	3.95m x 1.80m
12	Bedroom 2	3.95m x 4.20m
13	Bedroom 3	3.90m x 4.45m
14	Bedroom 4	5.20m x 3.20m
15	Bathroom	2.40m x 1.80m
16	Storage	2.40m x 2.15m
17	Hall & Stair	3.35m x 2.10m
18	Master Bedroom Terrace	1.20m x 2.15m
19	Bedroom 3 Terrace	1.65m x 1.30m





SAGE













# TWIN HOUSES





PARK VIEW



GROUND FLOOR

STREET VIEW

PARK VIEW



FIRST FLOOR

STREET VIEW



# 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







B 21

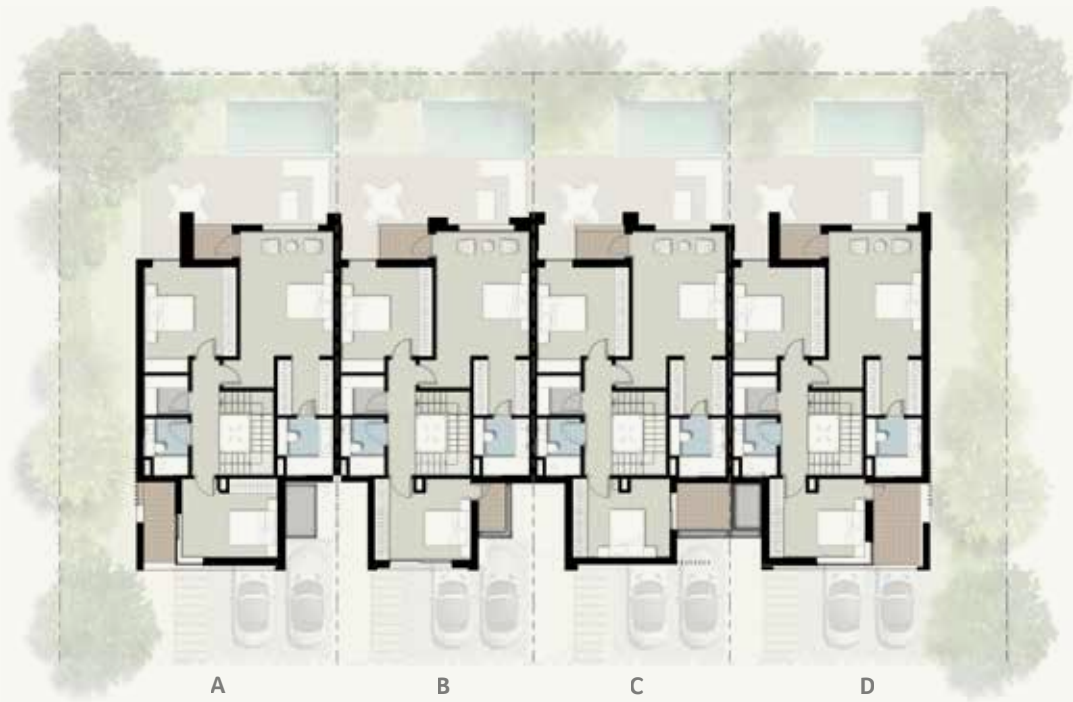
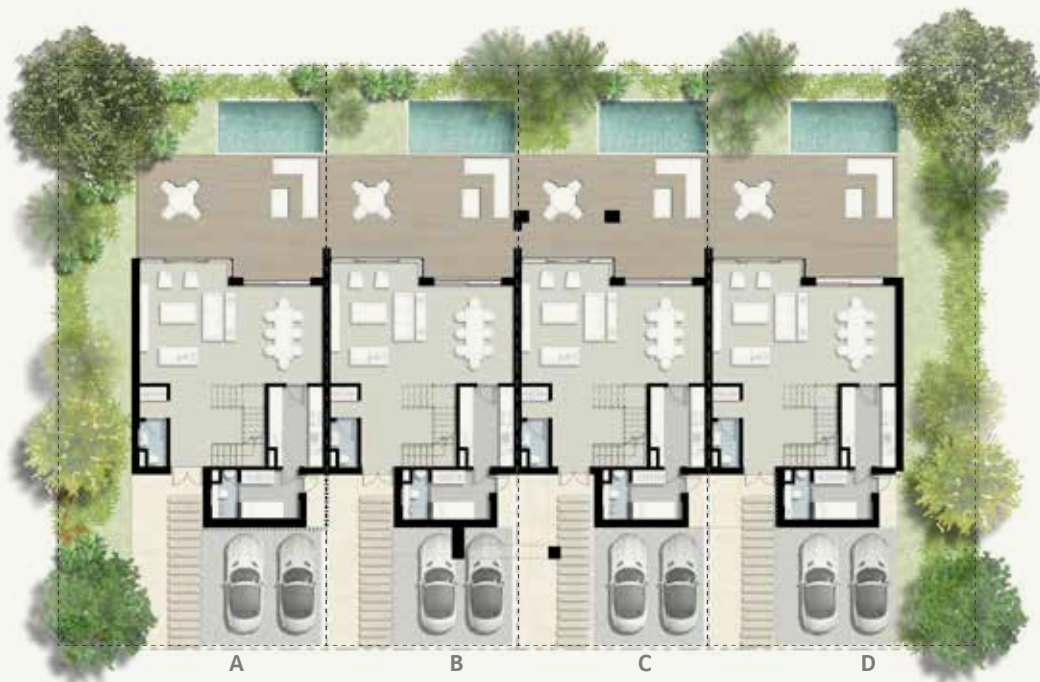


TOWN HOUSES WITH ANNEX





# TOWN HOUSE









# TOWN HOUSE (A)



TOTAL AREA: 265 M²

	Room	Dimensions
01	Entrance Lobby	4.25m x 3.70m
02	Living Room	3.85mx 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 5.40m
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)



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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STREET VIEW







# TOWN HOUSE (C)



TOTAL AREA: 261 M²

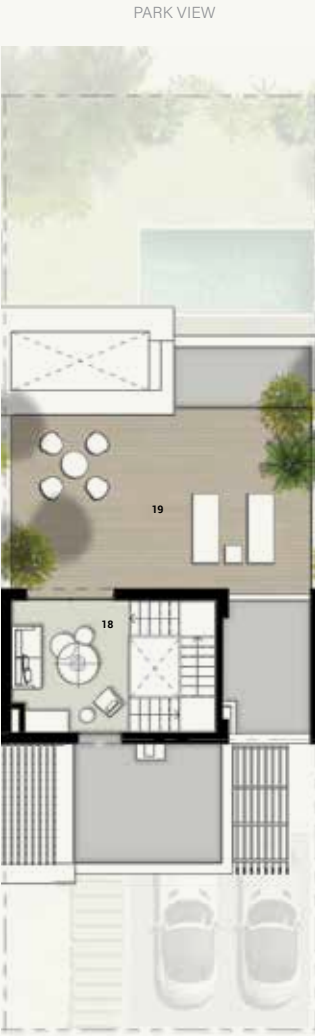
	Room	Dimensions
01	Entrance Lobby	4.25m x 3.70m
02	Living Room	3.85m x 5.35m
03	Dining	4.35m x 4.35m
04	Kitchen	2.40m x 3.55m
05	Maid's Room	2.20m x 2.20m
06	Maid's Bathroom	1.15m x 2.20m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 5.00m
09	Pantry	1.90m x 1.70m
10	Master Bedroom	4.05m x 5.35m
11	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



FIRST FLOOR



SECOND FLOOR







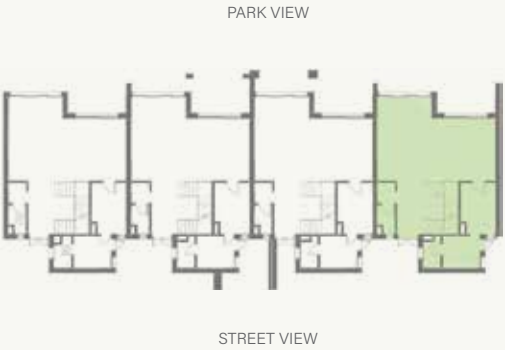


# TOWN HOUSE (D)



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





SAGE









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

CALL CENTER | 15003  
WEBSITE | [zed-egypt.com](http://zed-egypt.com)  
EMAIL | [info@oradeveelopers.com](mailto: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 OGA

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