



# SPARK - HAPPINESS



by ORA

# SPARK - HAPPINESS



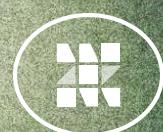
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{SECTION I}

ZED



ZED  
ELSHEIKH  
ZAYED

MANIFESTO

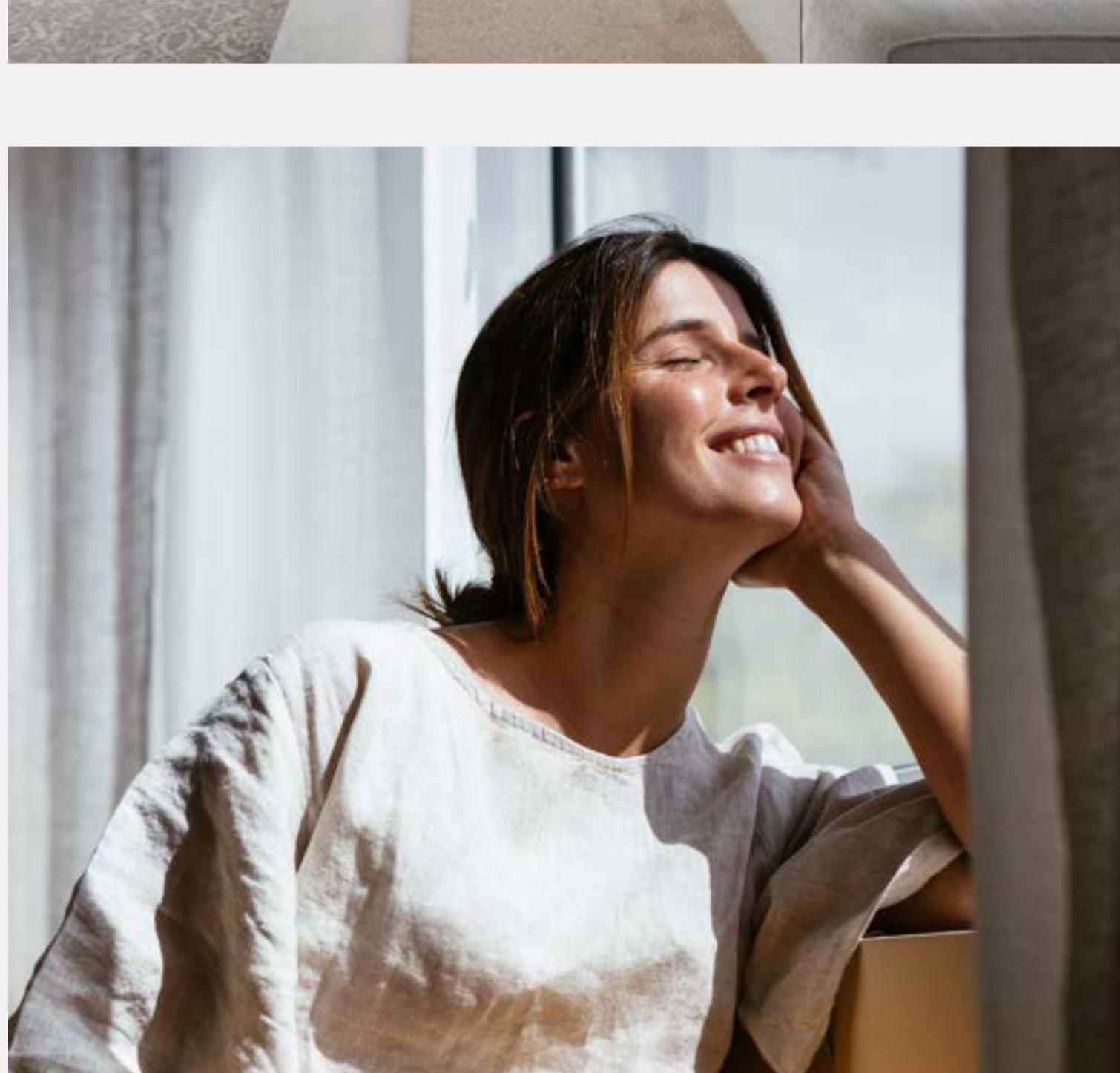
SPARK – HAPPINESS

# ///WHAT REALLY MAKES IT {SPARK}

The mother of all good feelings, This dormant euphoric beauty within, is it the smell of fresh paint in your new home, those tantalizing flavors that play with your tastebuds, or a captivating view that takes your breath away?

# ///WHAT REALLY MAKES IT {TICKLE}

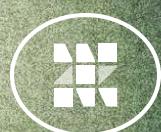
# WHAT REALLY/// {PROVOKES} IT



# +INDEED, WE'RE IN (PURSUIT) OF HAPPINESS////

{SECTION II}

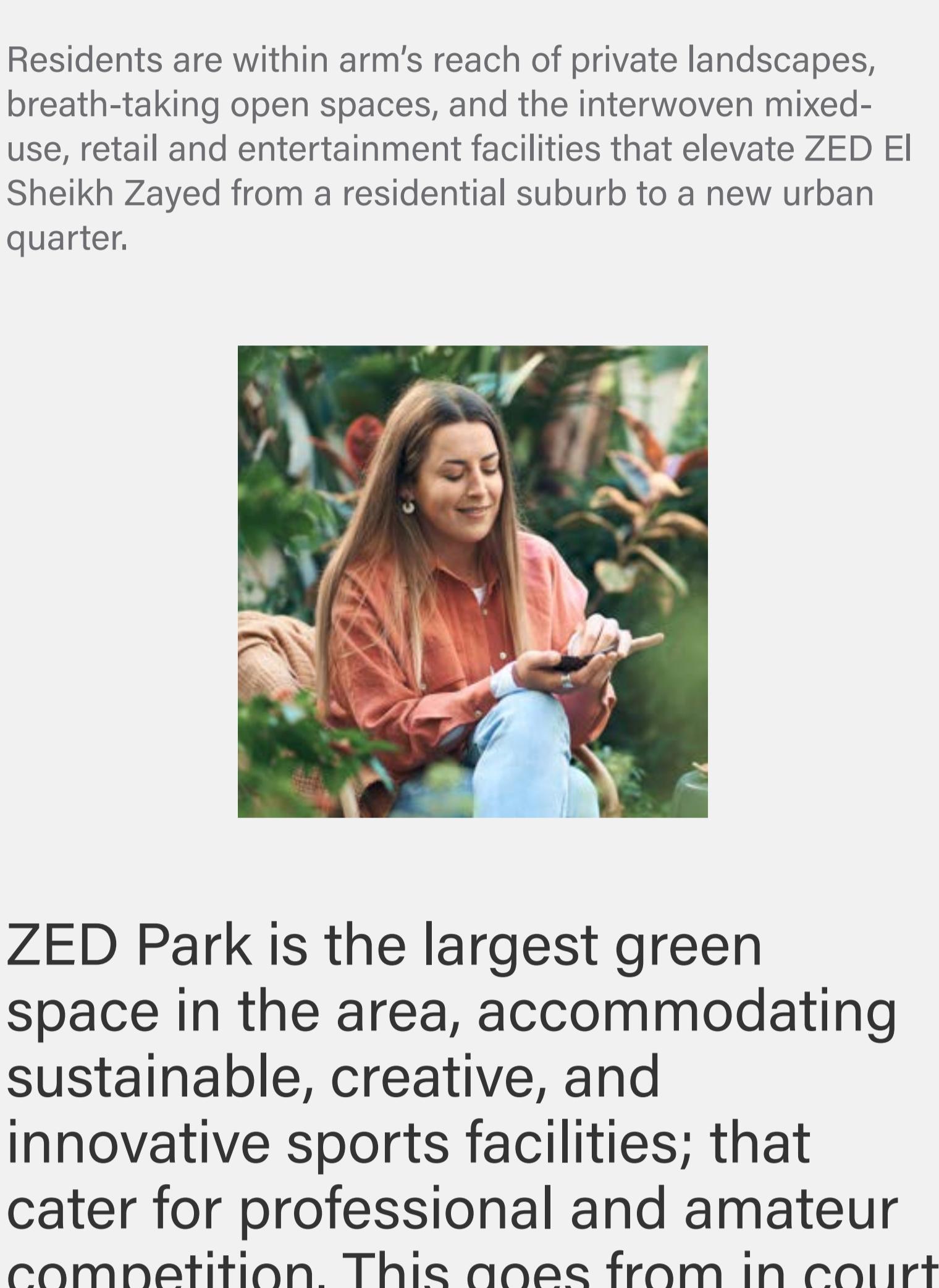
# ABOUT



ZED

SPARK – HAPPINESS

# THE {LARGEST} (GREEN) SPACE IN ++THE AREA//



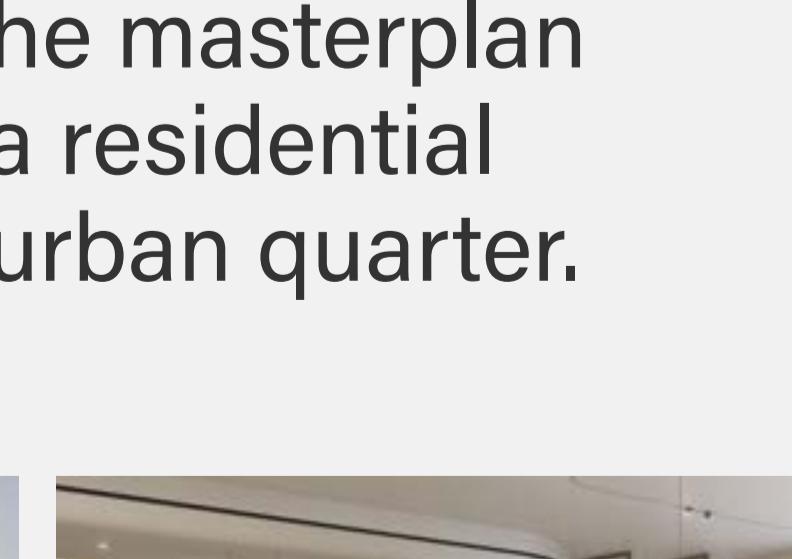
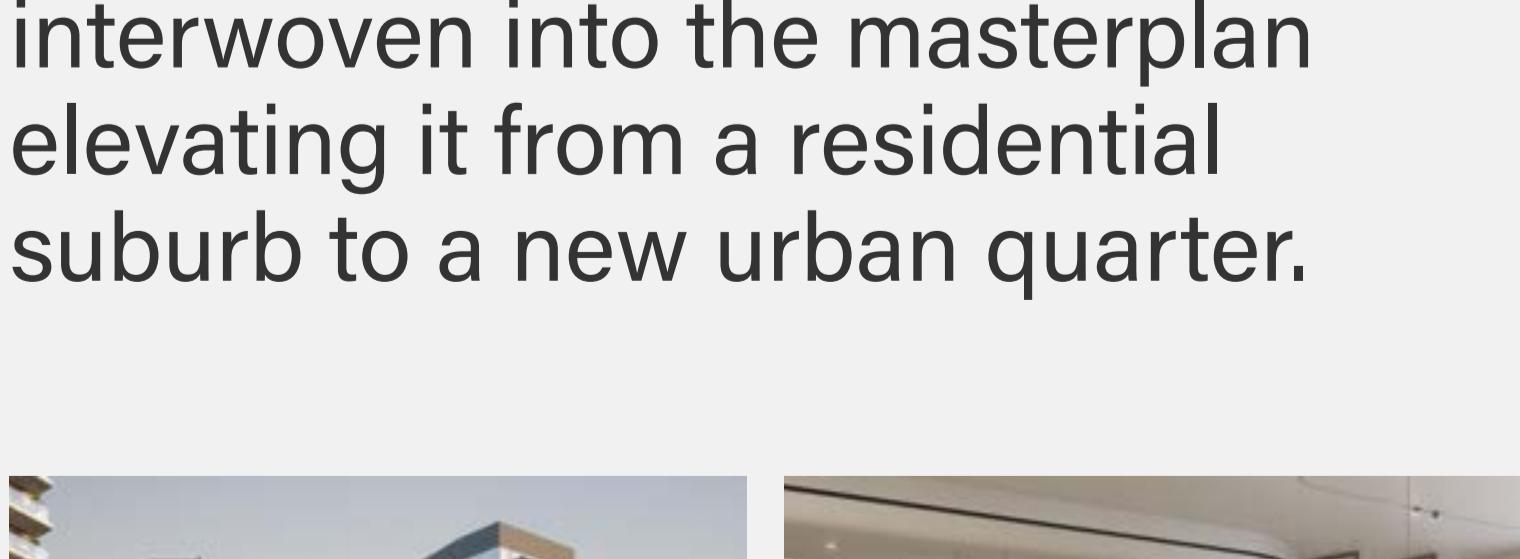
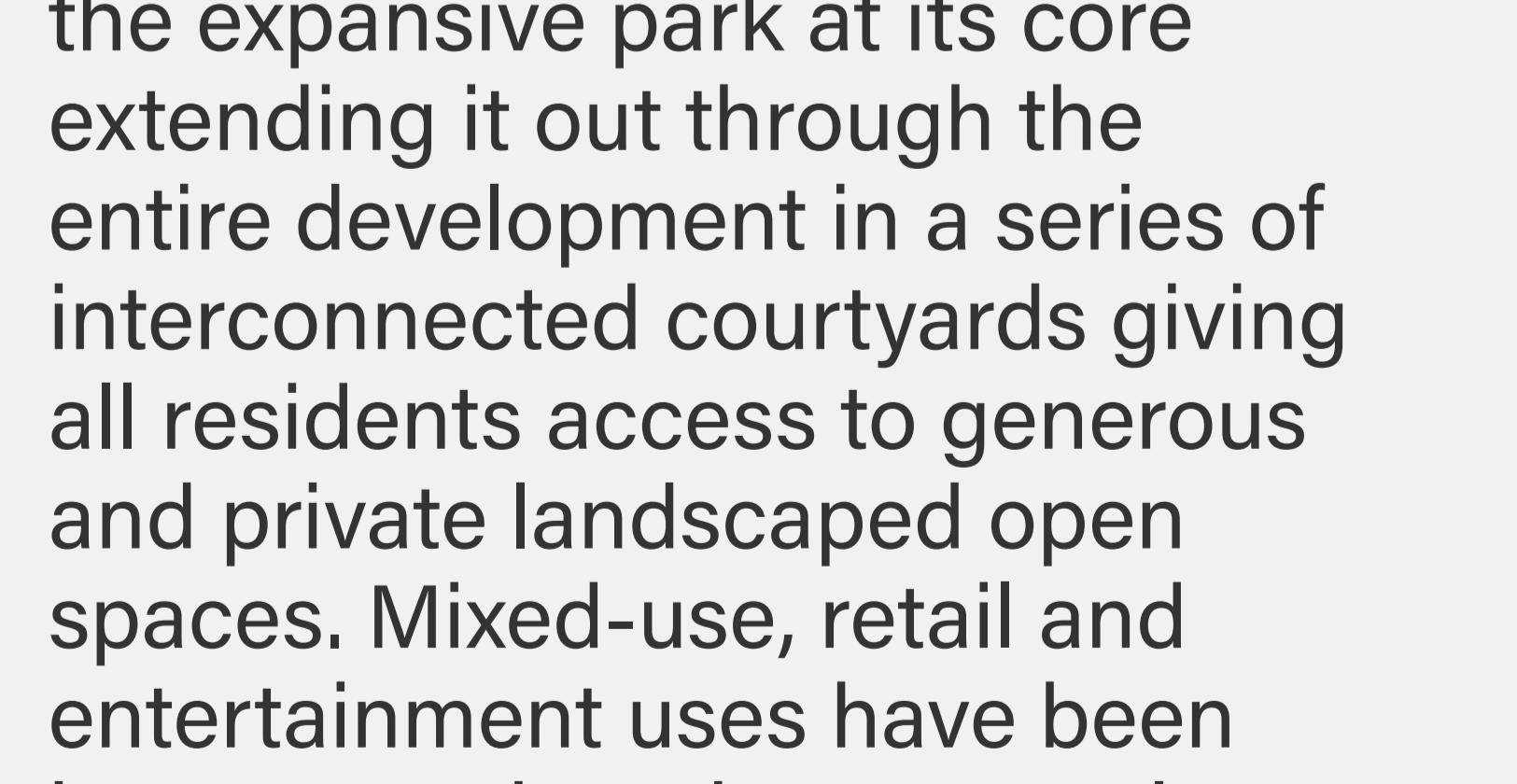
ZED El Sheikh Zayed is 165 feddan of luxurious real estate surrounding the one-of-a-kind ZED Park. With a brilliant, state-of-the-art landscape design, the expansive park spans the entire development in the series of interconnected courtyards.

Residents are within arm's reach of private landscapes, breath-taking open spaces, and the interwoven mixed-use, retail and entertainment facilities that elevate ZED El Sheikh Zayed from a residential suburb to a new urban quarter.



ZED Park is the largest green space in the area, accommodating sustainable, creative, and innovative sports facilities; that cater for professional and amateur competition. This goes from in court sessions, to fitness, jogging and yoga sessions within ZED Park's own greenery. ZED Sport's' facilities location within the park ensures that everyone can enjoy the social aspects of sports participation – beyond the training sessions. In other words, ZED El Sheikh Zayed is the quintessential place for something magical to Spark!

## +MASTERPLAN//



### RESIDENTIAL



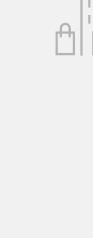
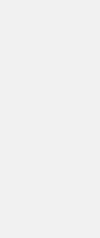
4,640

MF Units



82,455 SQM

Offices &amp; Clinics &amp; Banks



37,100 SQM

Retail (ZED Strip &amp; Towers Mall)

{SECTION III}

# RESIDENTIAL



# PROJECTS

SPARK – HAPPINESS



{SECTION III}

# PARK TOWERS



ZED  
ELSHEIKH  
ZAYED

ZED

EL SHEIKH  
ZAYED

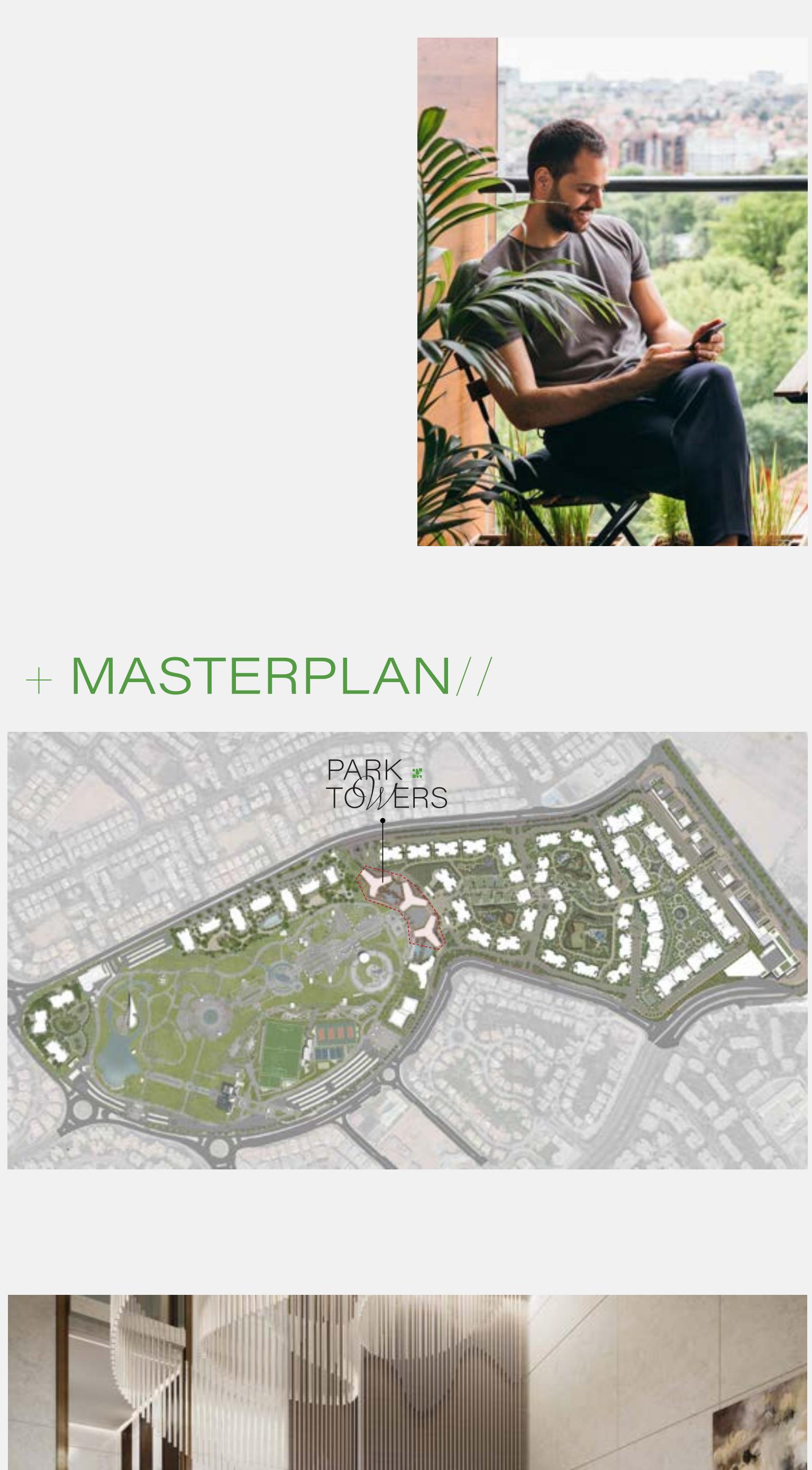
{RESIDENTIAL PROJECTS}

SPARK – HAPPINESS

# PARK TOWERS

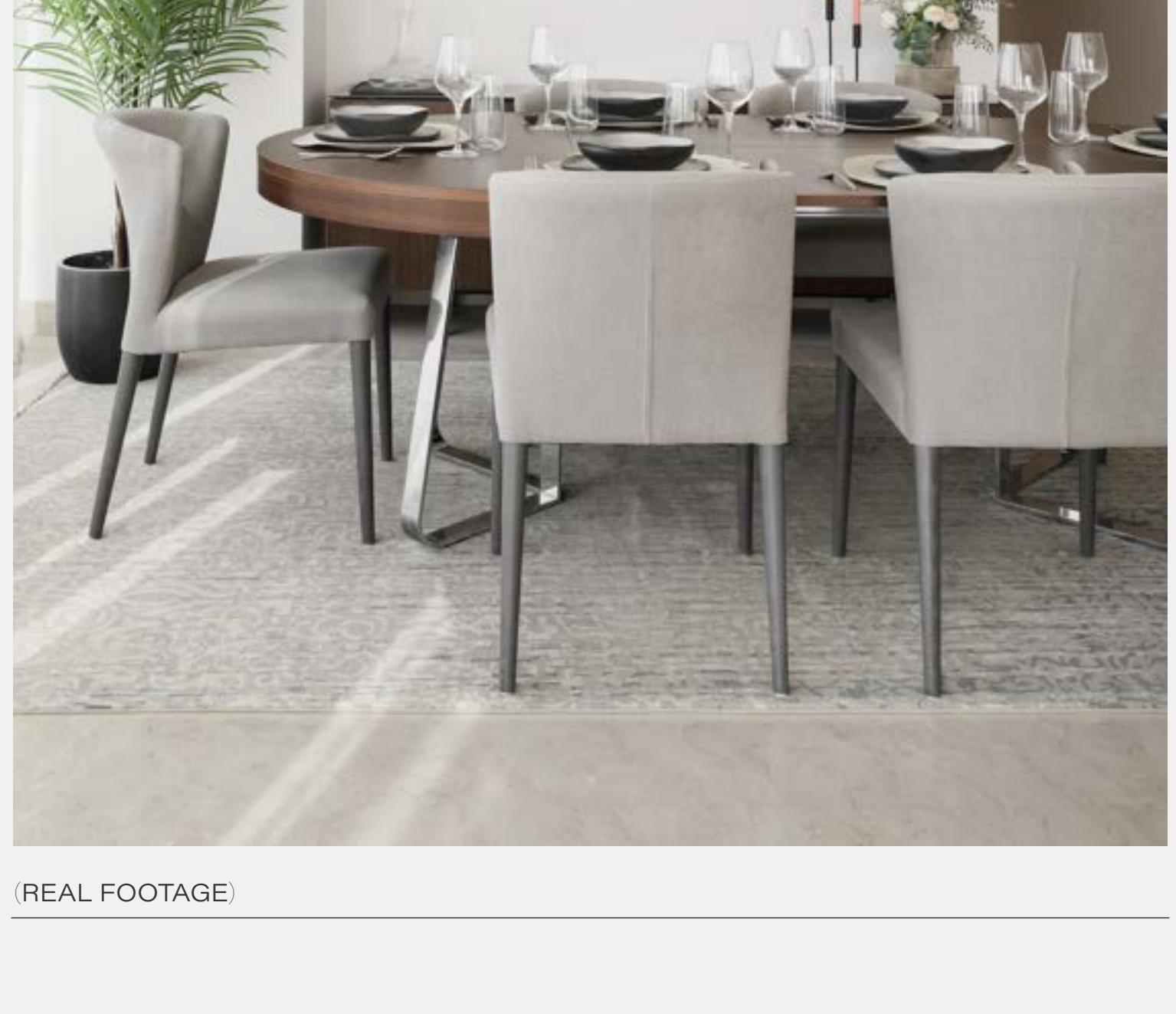
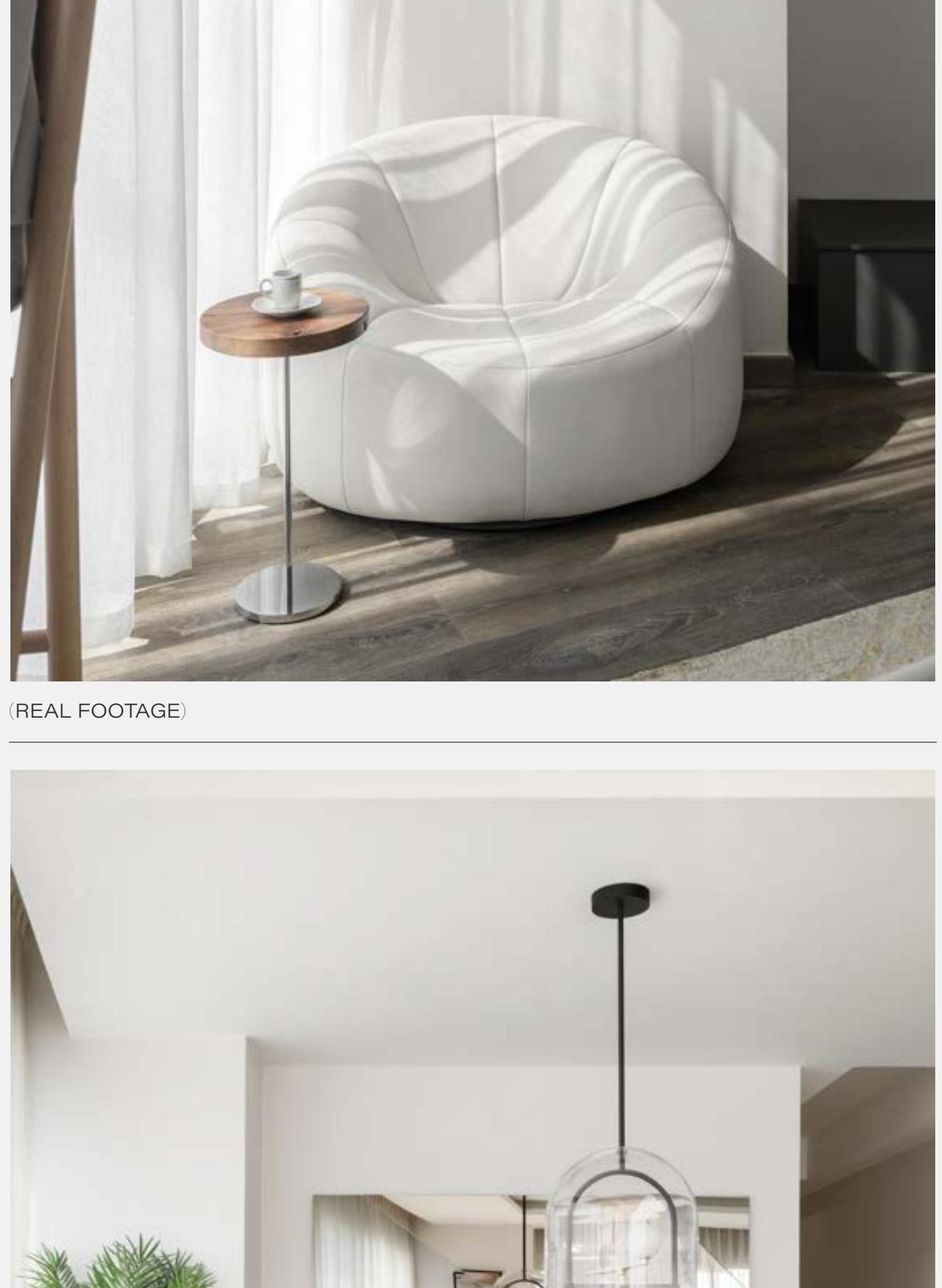
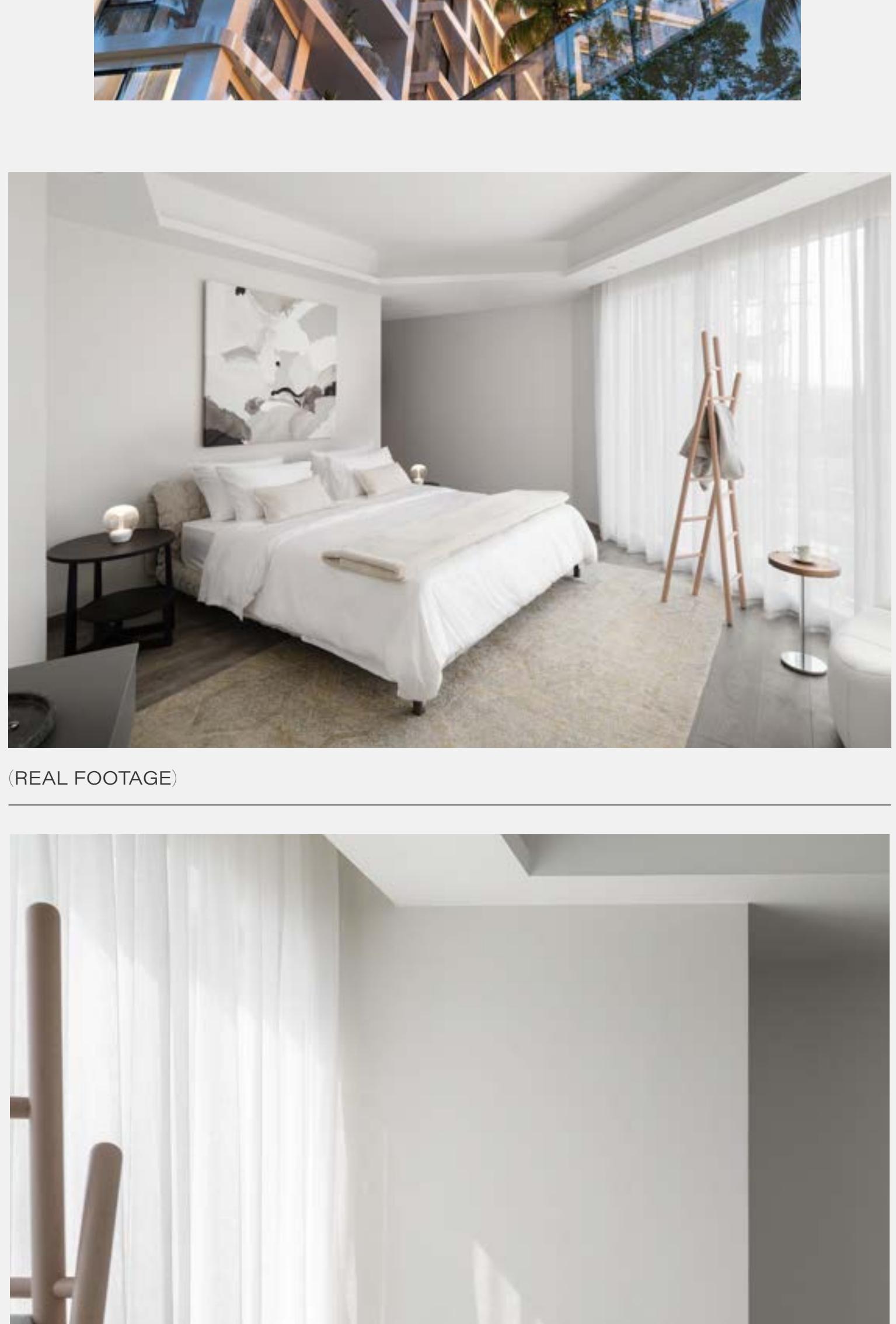
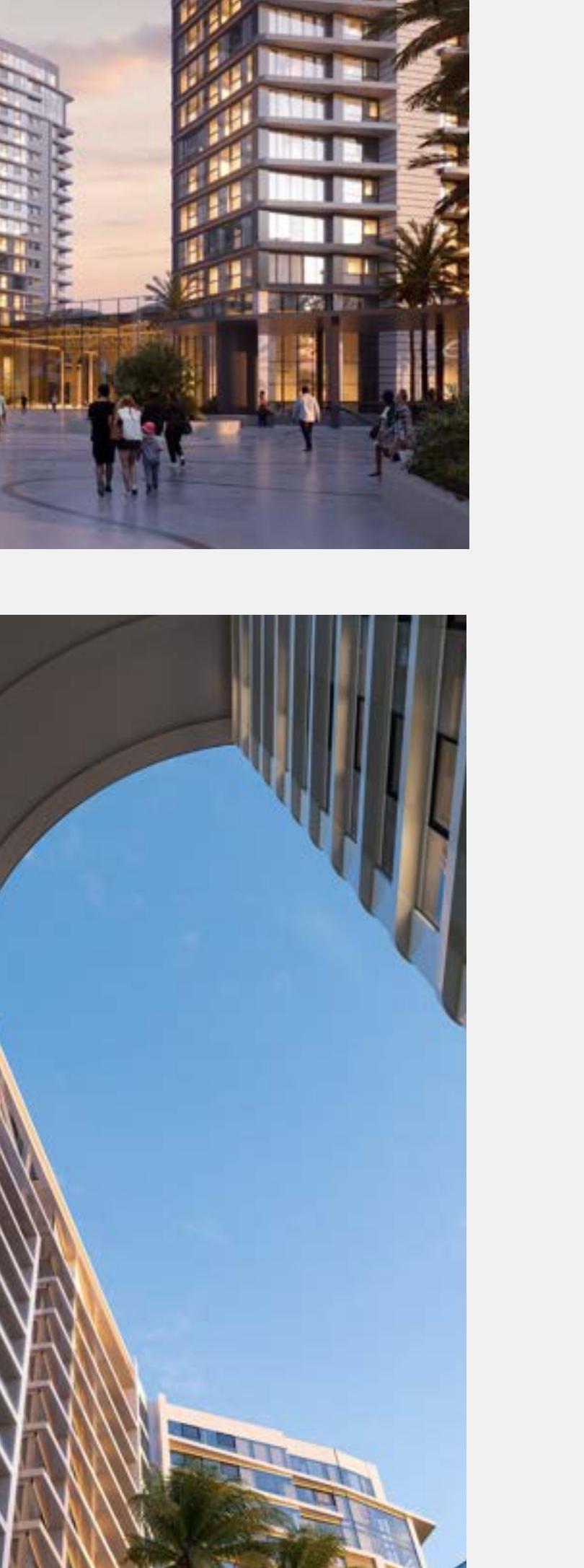


ZED ————— EL SHEIKH ZAYED



THERE IS ALWAYS (SOMETHING) THERE TO INSPIRE TRANQUILITY AND ++ PEACE OF {{MIND}} //

Distinctive in form and material, the 60m Y-shaped towers are located squarely in the center of the masterplan, along the outskirts of ZED Central Park. The arrangement and slender definition of the elements that combine to create the towers give delicate detail to the largest buildings in the masterplan and allows them to dissolve into the sky. The view from any of the towers' spaces extends for miles and miles into the horizon. Depending on how far you can see, there is always something there to inspire tranquility and peace of mind.



{SECTION III}

RESIDENTIAL  
TOWERS

ZED

EL SHEIKH  
ZAYED



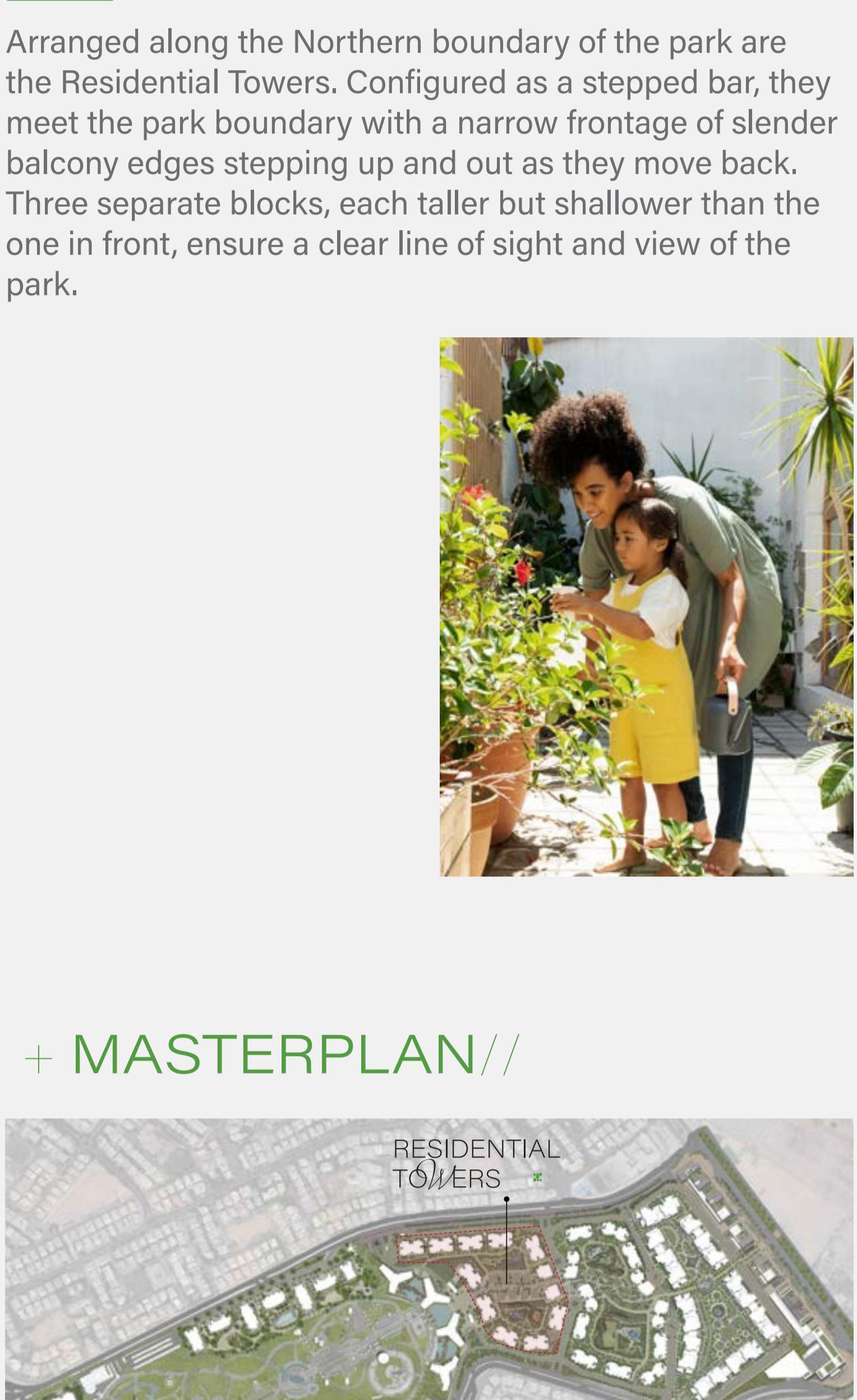
ZED  
ELSHEIKH  
ZAYED

{RESIDENTIAL PROJECTS}

SPARK – HAPPINESS

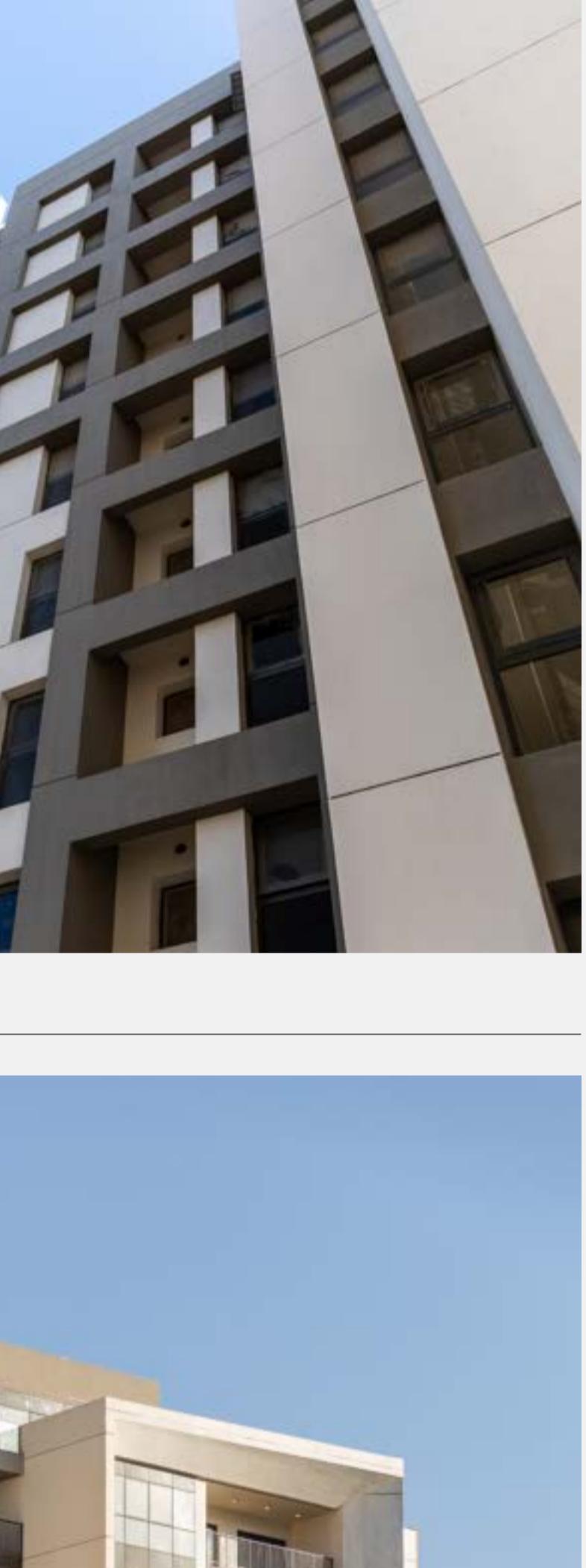
# RESIDENTIAL TOWERS

ZED

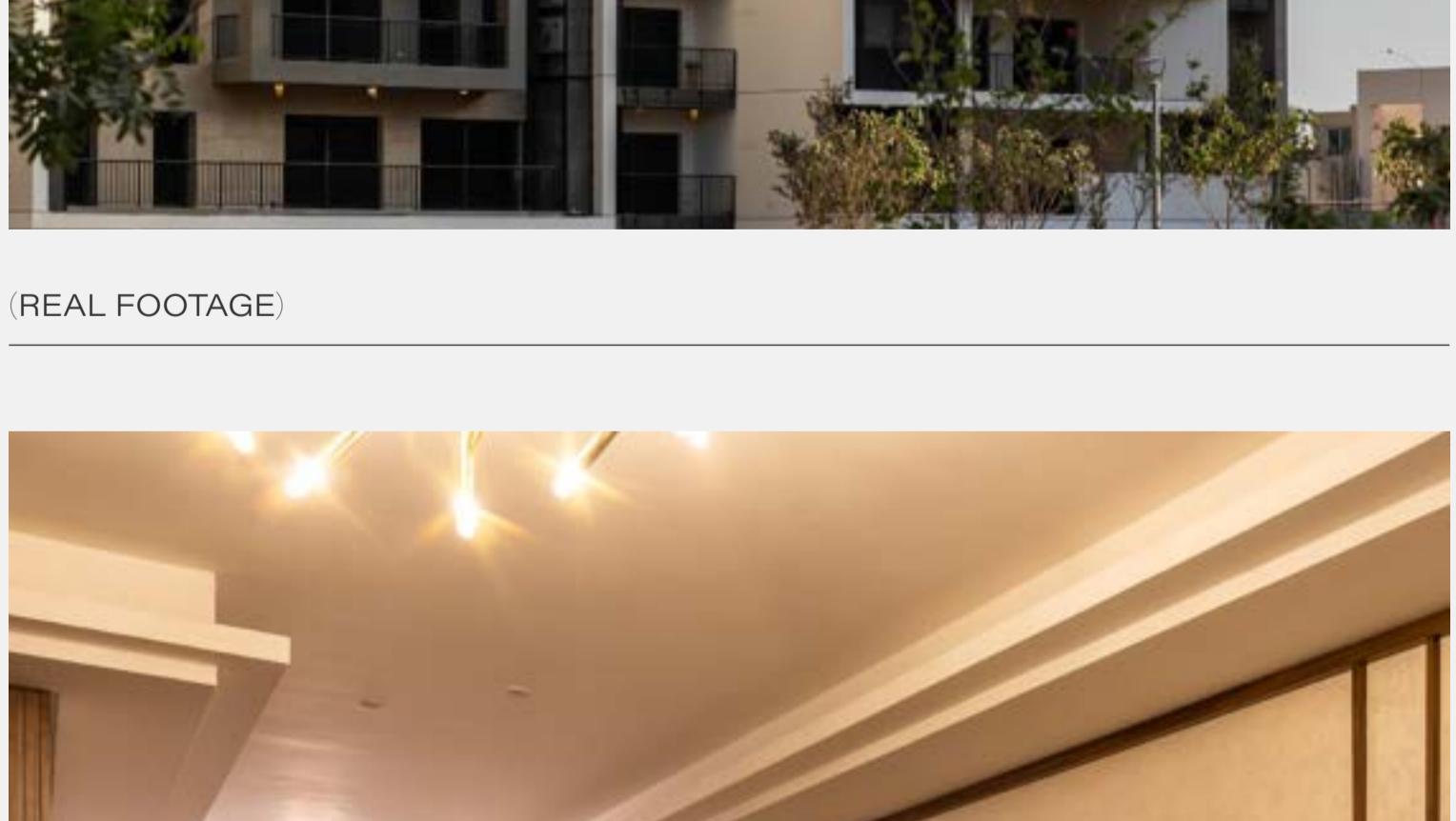
EL SHEIKH  
ZAYED

## BEYOND (BOUNDARIES) — STEPPED DESIGN FOR PERFECT {{PARKSIDE LIVING}} //

Arranged along the Northern boundary of the park are the Residential Towers. Configured as a stepped bar, they meet the park boundary with a narrow frontage of slender balcony edges stepping up and out as they move back. Three separate blocks, each taller but shallower than the one in front, ensure a clear line of sight and view of the park.



## + MASTERPLAN //



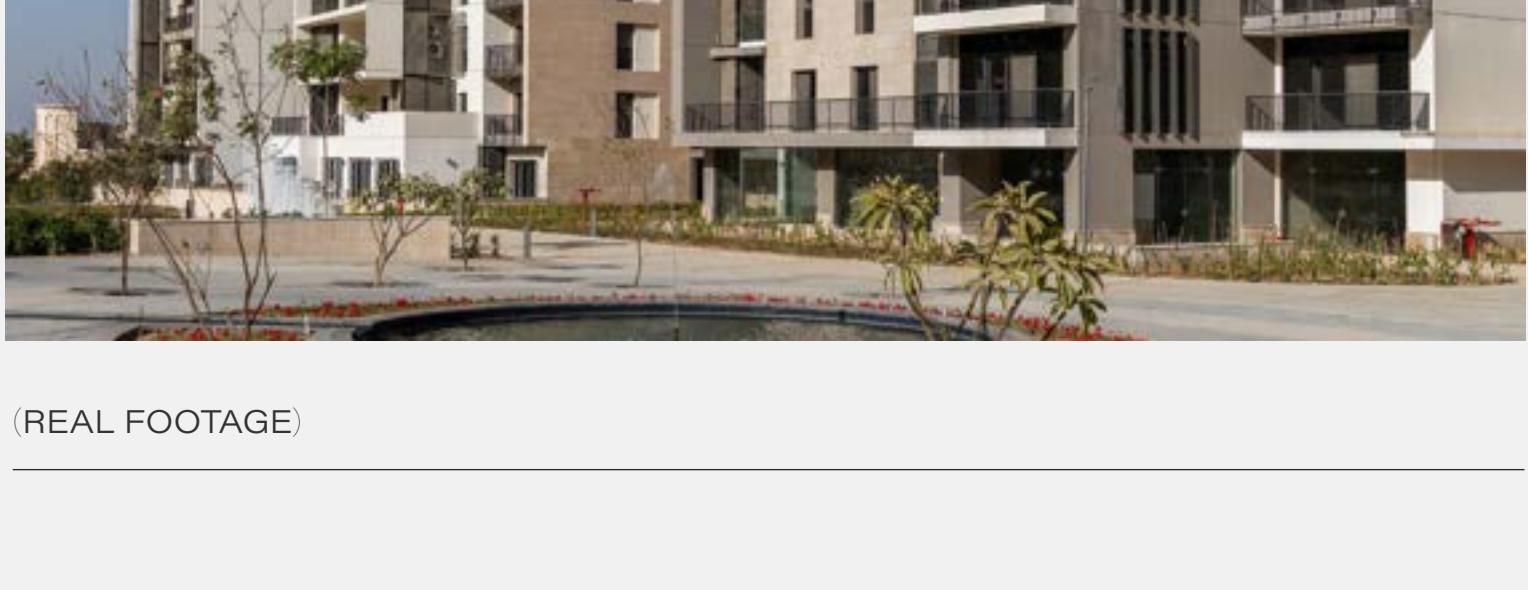
(REAL FOOTAGE)



(REAL FOOTAGE)



(REAL FOOTAGE)



(REAL FOOTAGE)



(REAL FOOTAGE)

{SECTION III}

THE  N



ZED

EL SHEIKH  
ZAYED



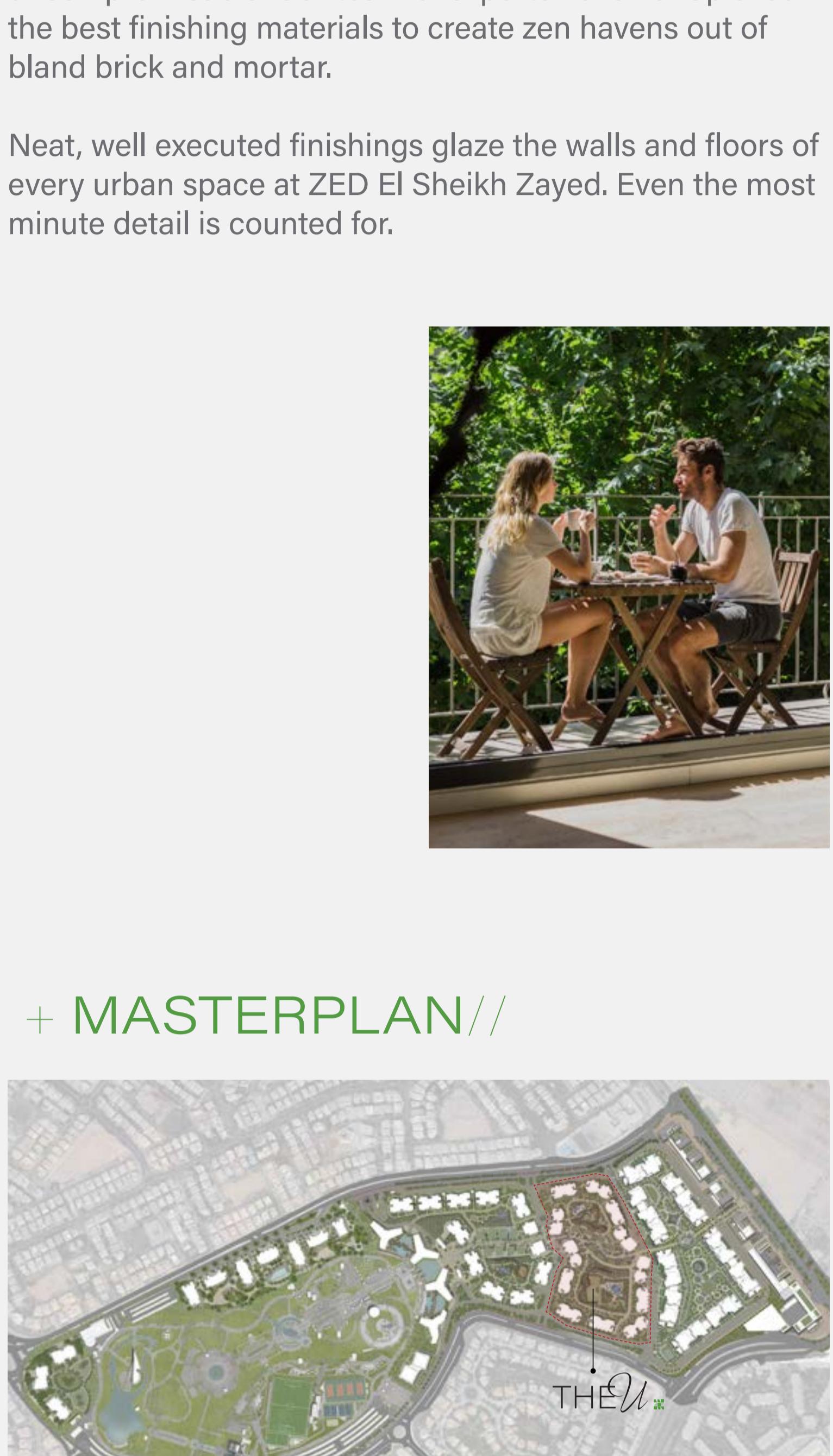
ZED  
ELSHEIKH  
ZAYED

{RESIDENTIAL PROJECTS}

SPARK – HAPPINESS

# THE U

ZED — EL SHEIKH  
ZAYED

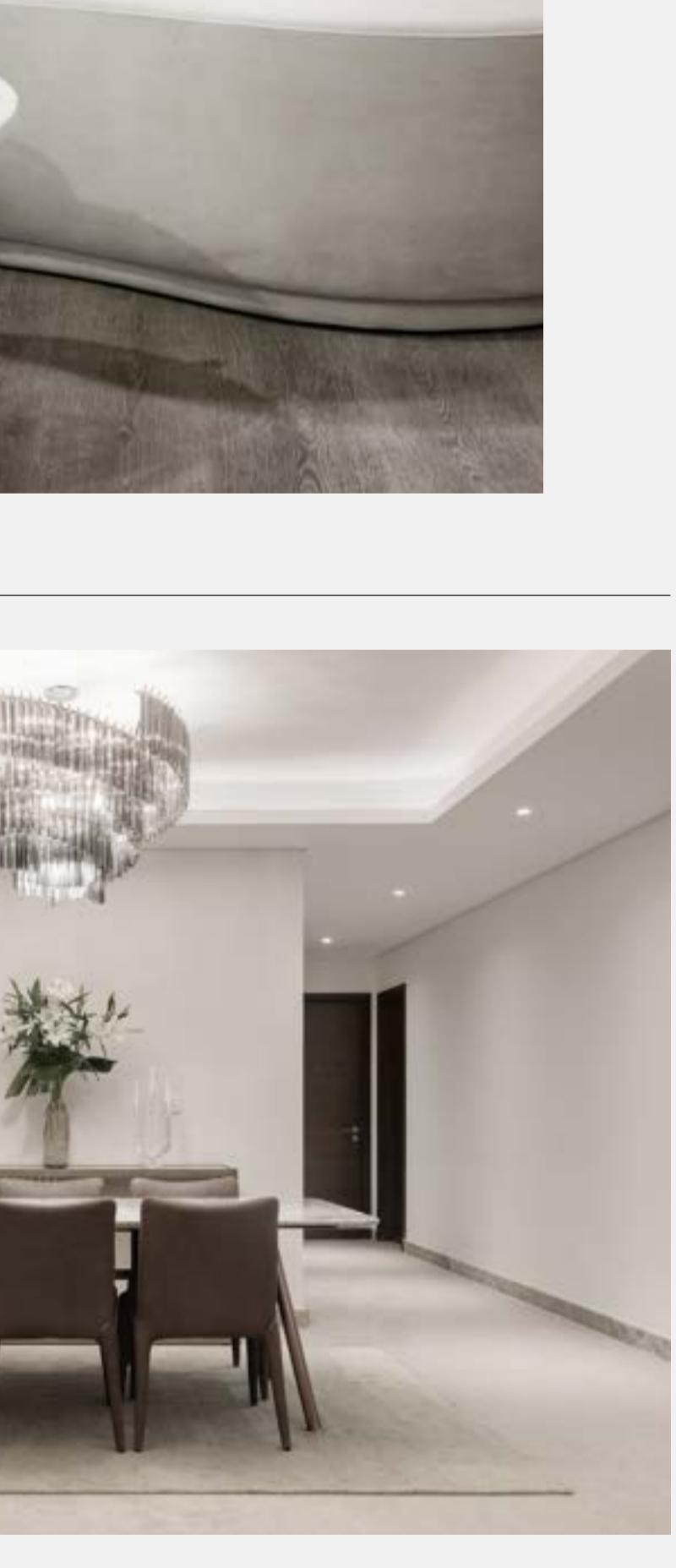


## THE ULTIMATE (DEFINITION) // OF PARK & ++ GREEN LIVING WITH THE {BEST} // VIEW

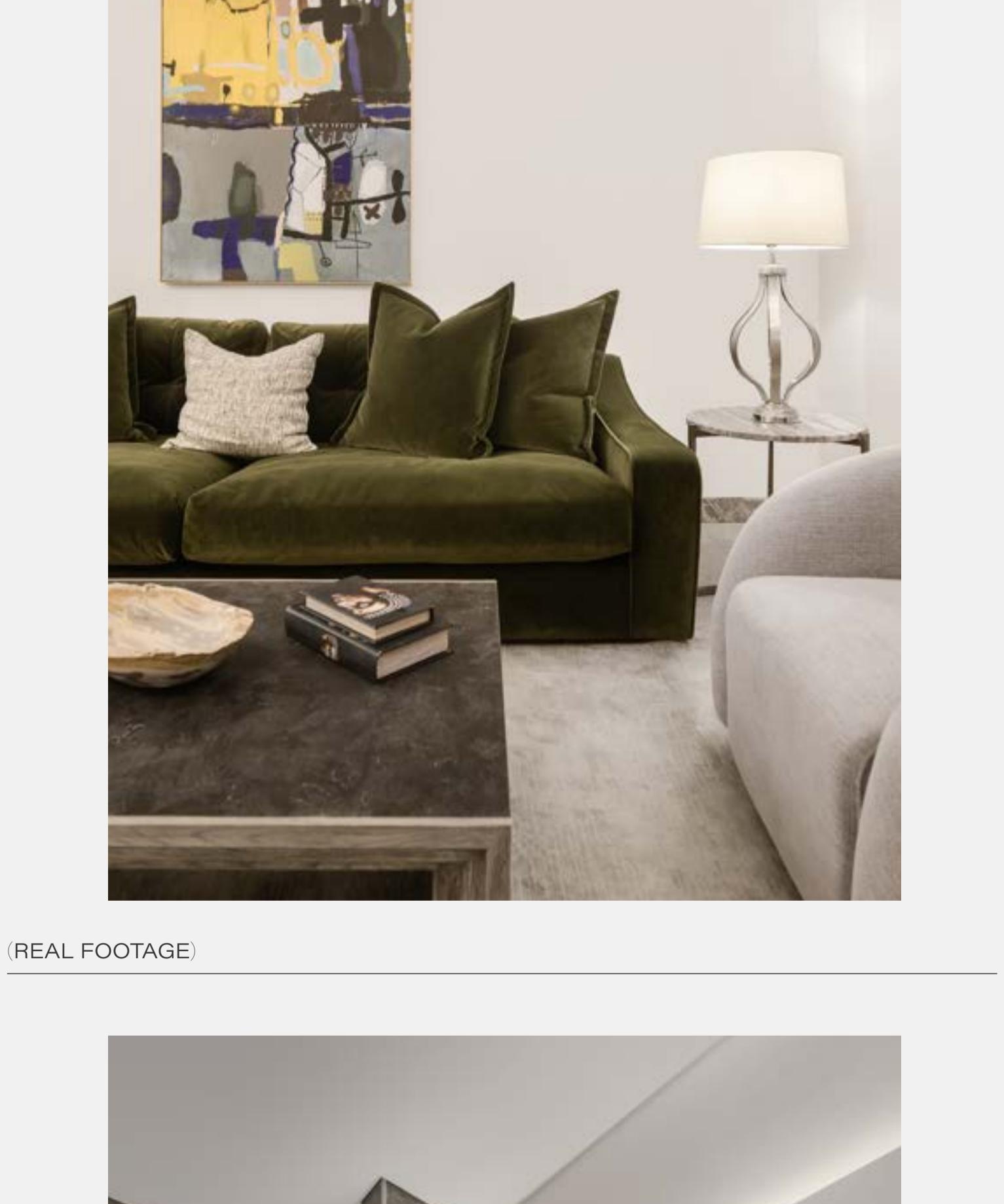
Our premium phase with the best view in ZED El Sheikh Zayed. Enjoy the biggest and largest you in Zed El Sheikh Zayed with 180 degree view of greenery! The U is the ultimate definition of park & green living with the best view.

Upholding the premium standards of ZED is uncompromisable. Our team of experts have handpicked the best finishing materials to create zen havens out of bland brick and mortar.

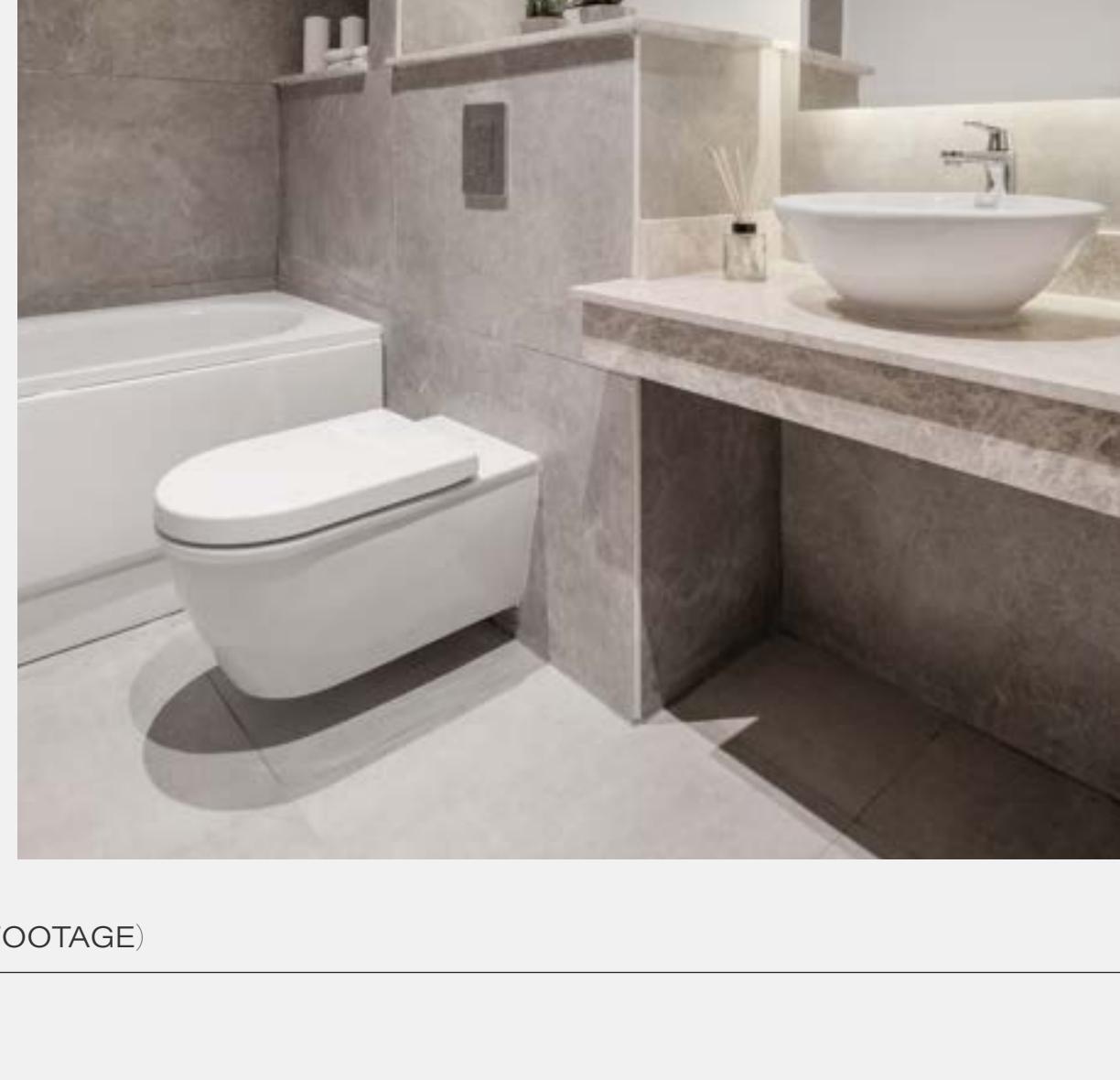
Neat, well executed finishings glaze the walls and floors of every urban space at ZED El Sheikh Zayed. Even the most minute detail is counted for.



(REAL FOOTAGE)



(REAL FOOTAGE)



(REAL FOOTAGE)



(REAL FOOTAGE)

{SECTION III}

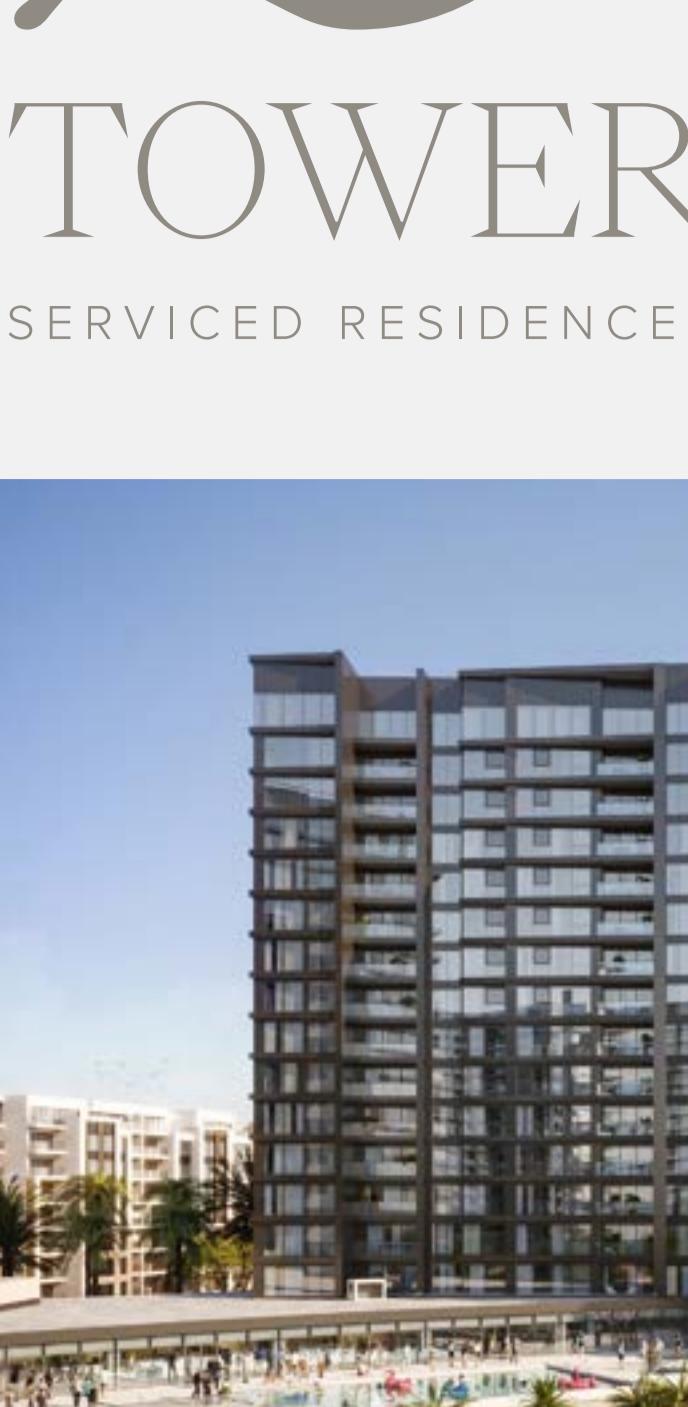


TOWER

SERVICED RESIDENCES

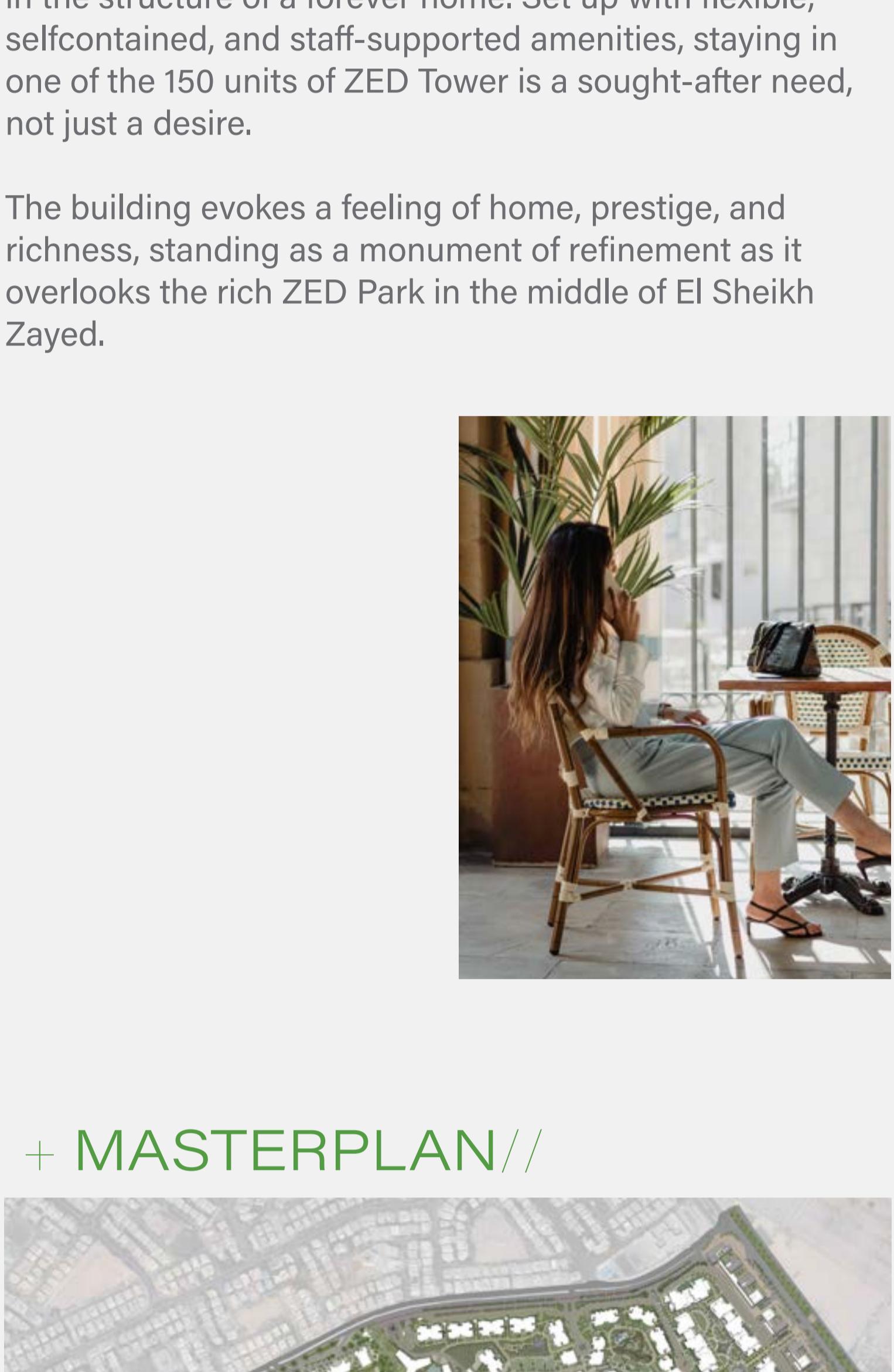
{RESIDENTIAL PROJECTS}

SPARK – HAPPINess



# TOWER

SERVICED RESIDENCES

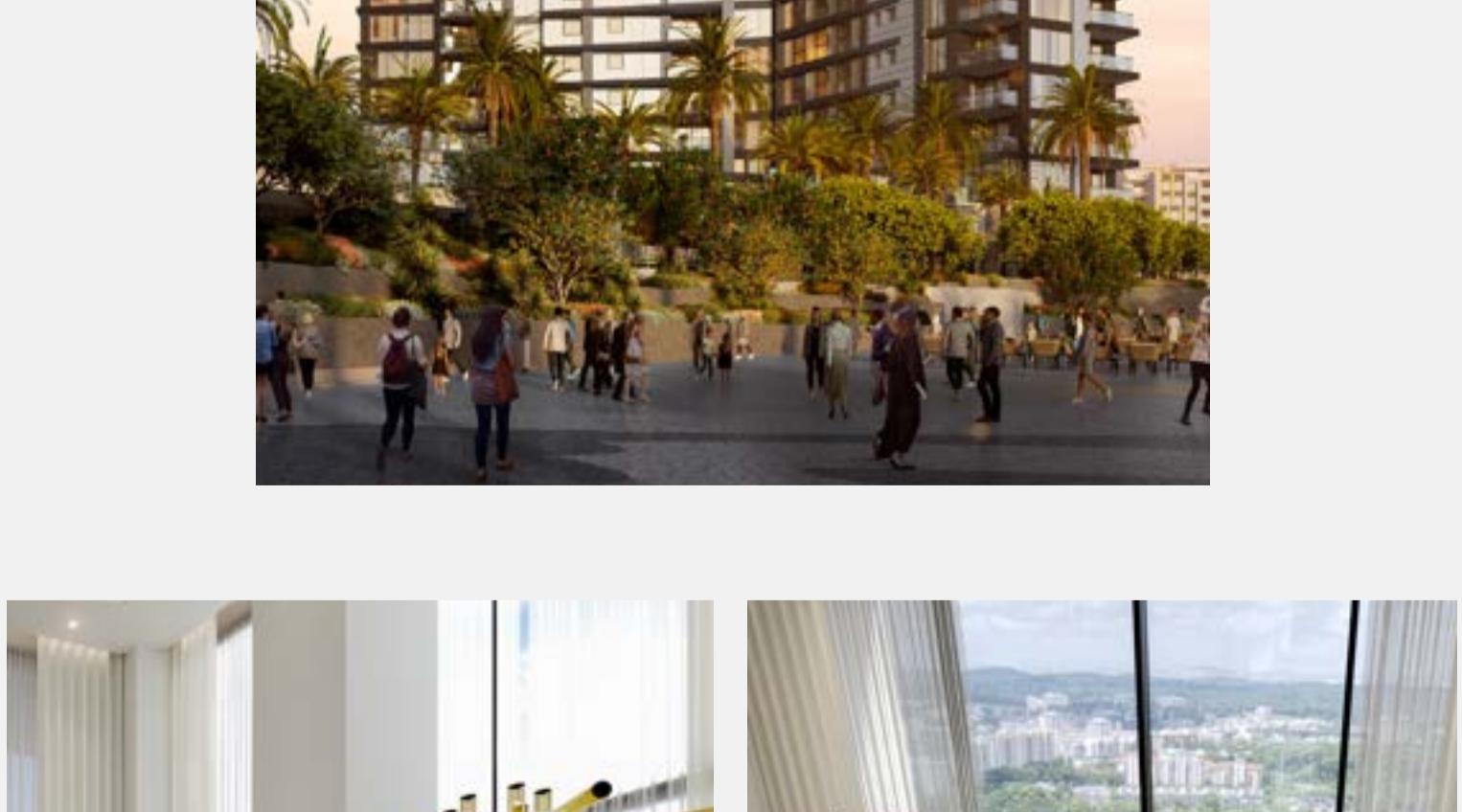


## NOT JUST A {DESIRE} — A NEED

Disrupting the property industry once again, ZED's final Tower, ZED Tower, is dedicated to elevating the concept of refinement even further than any development in Cairo.

ZED Tower is the upscale rendition of a holiday built in the structure of a forever home. Set up with flexible, self-contained, and staff-supported amenities, staying in one of the 150 units of ZED Tower is a sought-after need, not just a desire.

The building evokes a feeling of home, prestige, and richness, standing as a monument of refinement as it overlooks the rich ZED Park in the middle of El Sheikh Zayed.

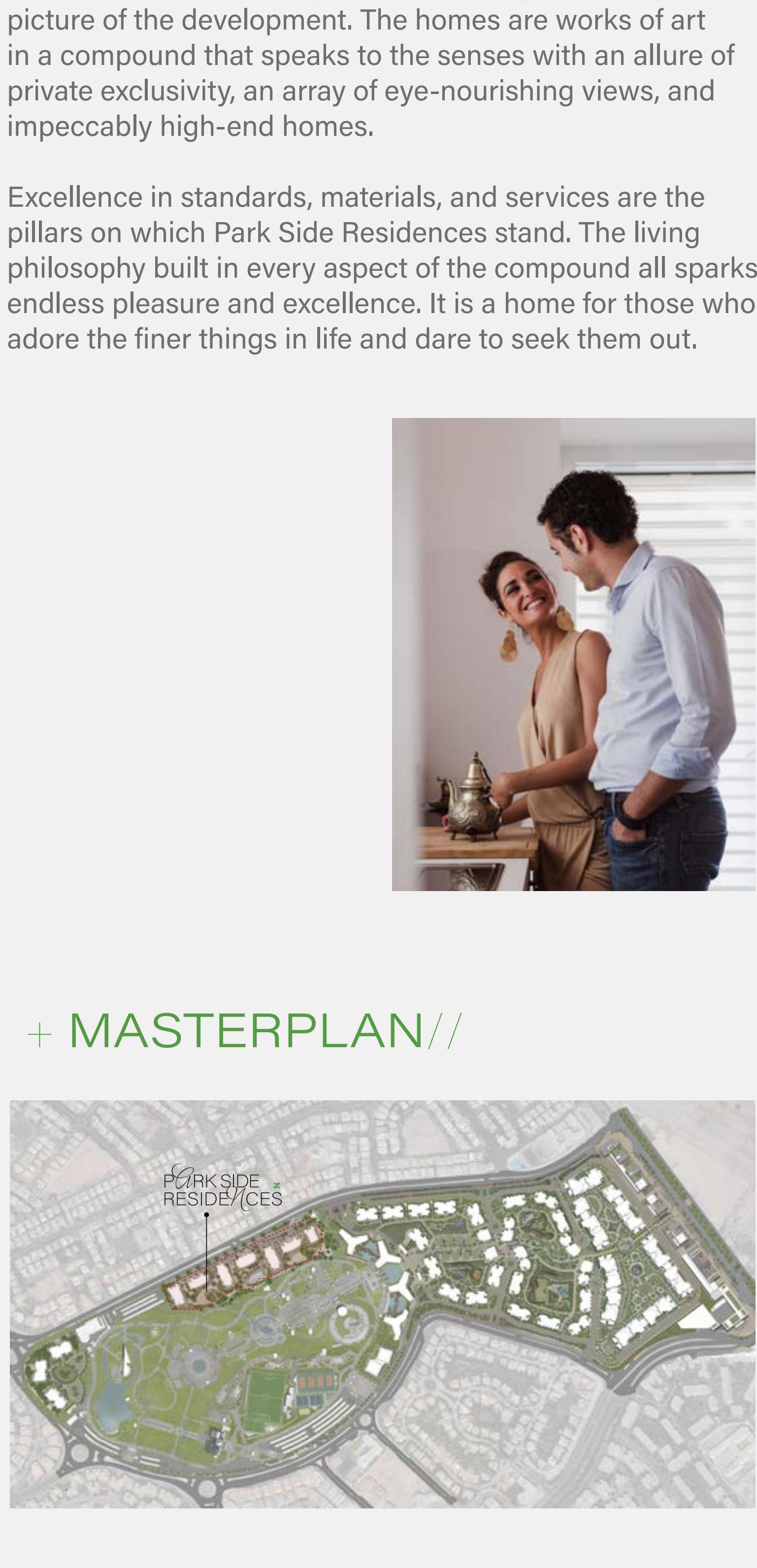


{SECTION III}

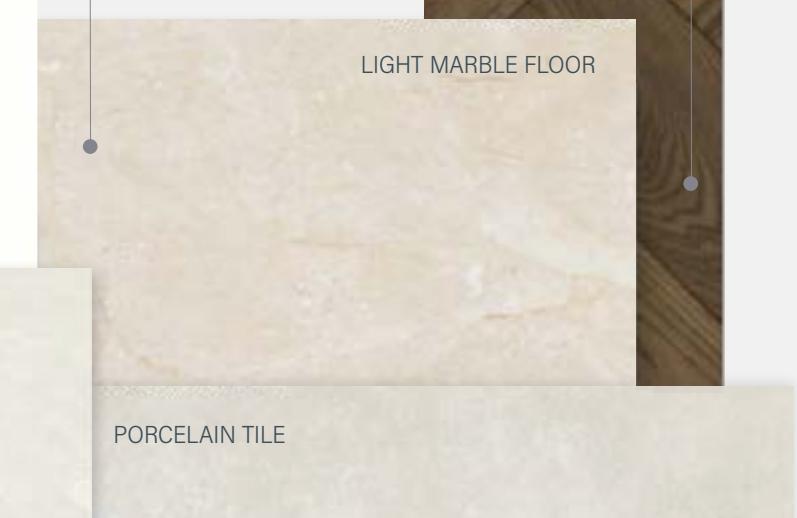
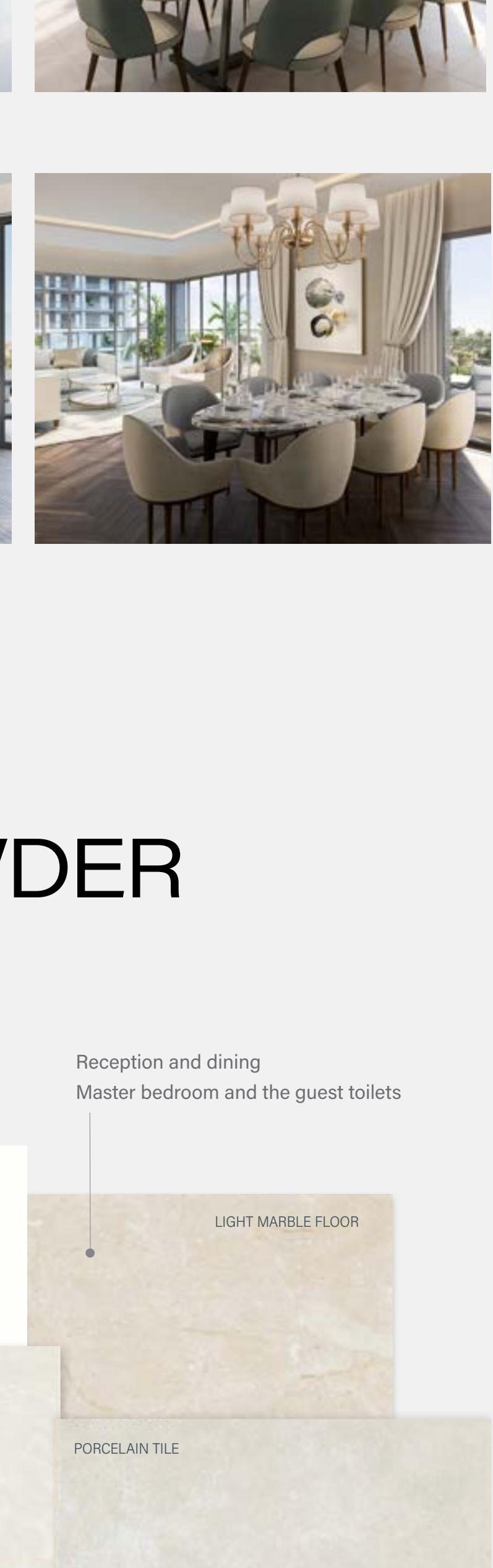


{RESIDENTIAL PROJECTS}

SPARK – HAPPINESS



A rendering of a modern building's entrance. The entrance features a large, cantilevered roof supported by four thick, light-colored columns. The building's facade is made of large glass windows and doors, with warm interior lights visible. In the foreground, there is a paved area with a low, rectangular planter box containing small flowers. A silver sports car is parked near the entrance. The background shows lush green trees and the tops of other buildings.



All homes are delivered fully finished kitchen cabinets in place. And since having choices, homeowners at Parkland choose from three aesthetic palettes.



{SECTION III}

# THE VILLAGE NEWS

ZED

EL SHEIKH  
ZAYED



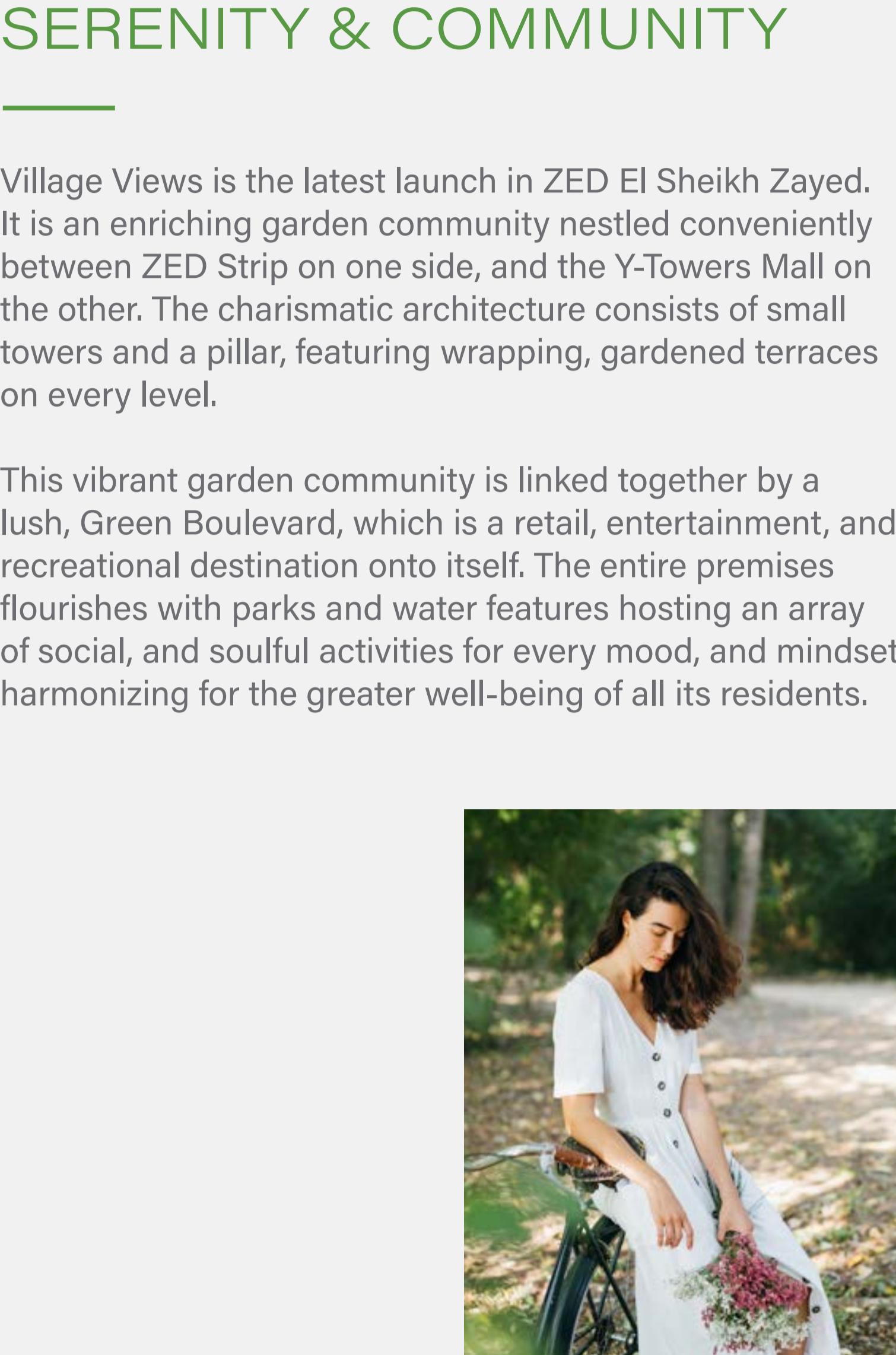
ZED  
ELSHEIKH  
ZAYED

{RESIDENTIAL PROJECTS}

SPARK – HAPPINESS

# THE VILLAGE VIEWS

ZED ————— EL SHEIKH  
ZAYED



## DISCOVER THE (( PERFECT )) { BALANCE } // BETWEEN SERENITY & COMMUNITY

Village Views is the latest launch in ZED El Sheikh Zayed. It is an enriching garden community nestled conveniently between ZED Strip on one side, and the Y-Towers Mall on the other. The charismatic architecture consists of small towers and a pillar, featuring wrapping, gardened terraces on every level.

This vibrant garden community is linked together by a lush, Green Boulevard, which is a retail, entertainment, and recreational destination onto itself. The entire premises flourishes with parks and water features hosting an array of social, and soulful activities for every mood, and mindset harmonizing for the greater well-being of all its residents.



{SECTION III}

CASA D'OR



STYLED AND FURNISHED BY

ARMANI / CASA

ZED  
ELSHEIKH  
ZAYED

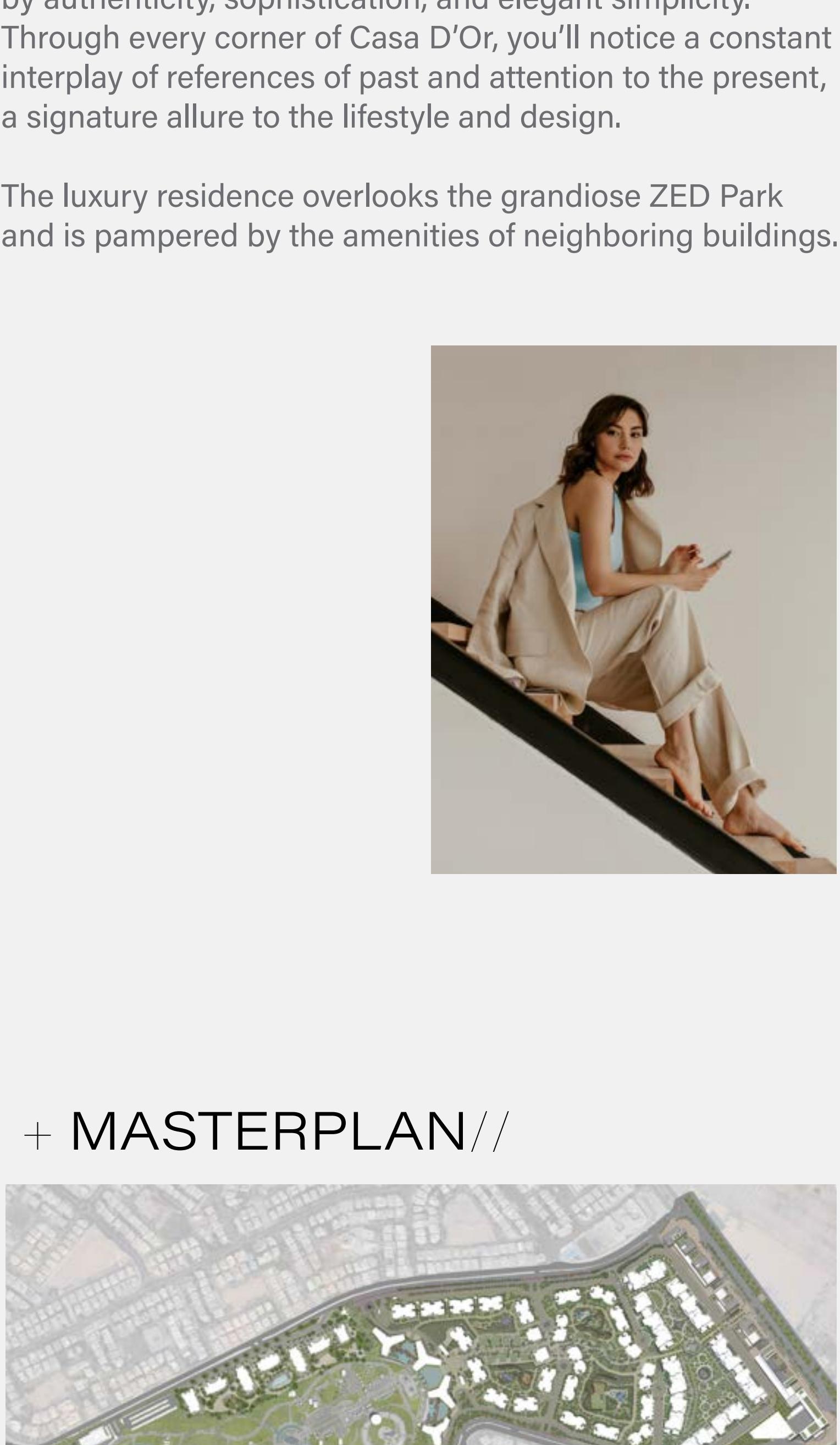
{RESIDENTIAL PROJECTS}

SPARK – HAPPINESS

# CASA D'OR

STYLED AND FURNISHED BY

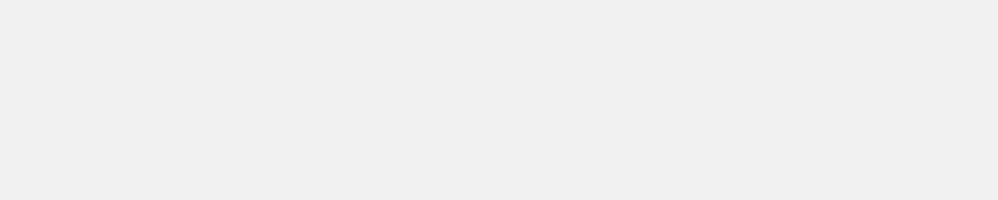
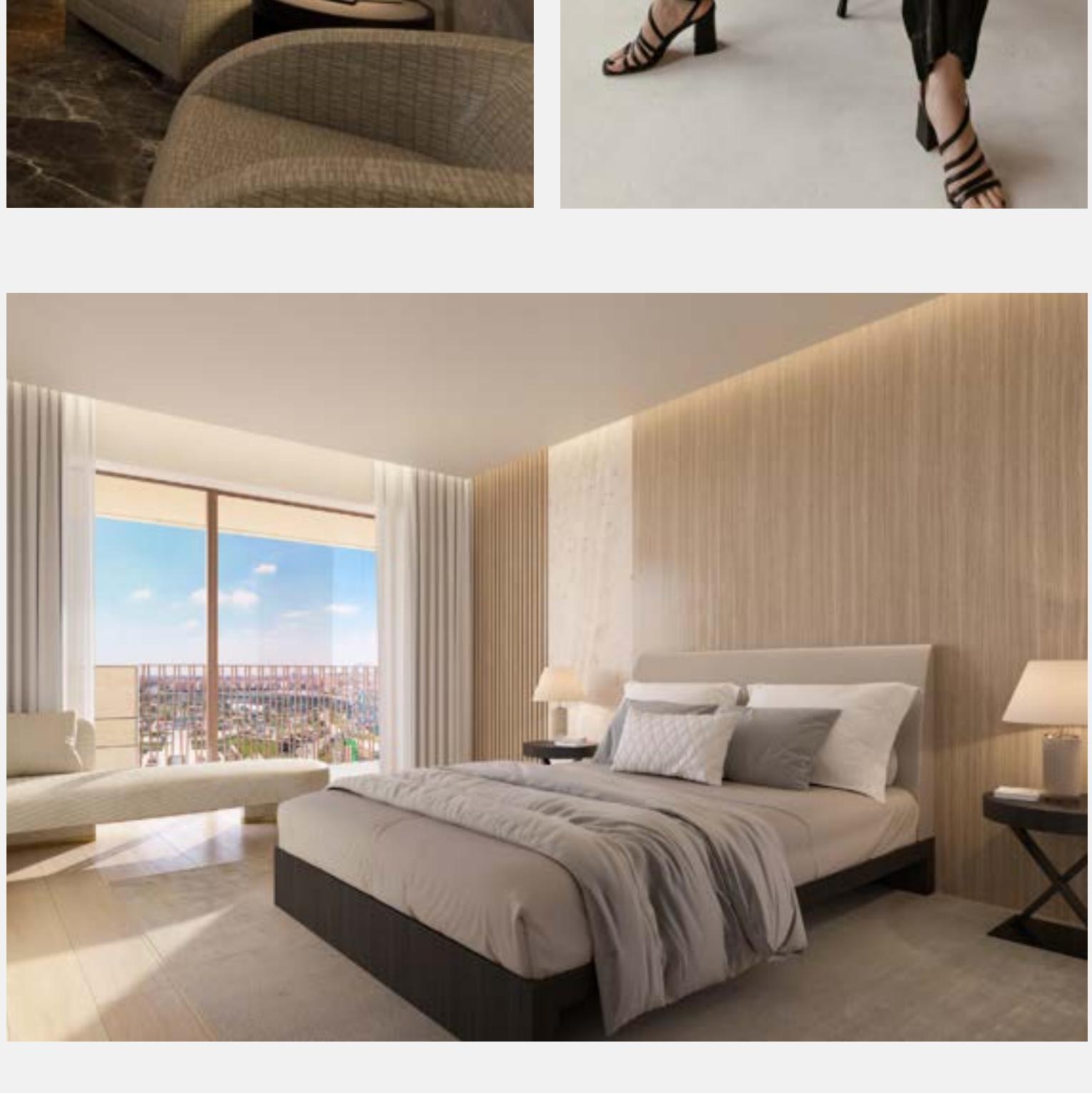
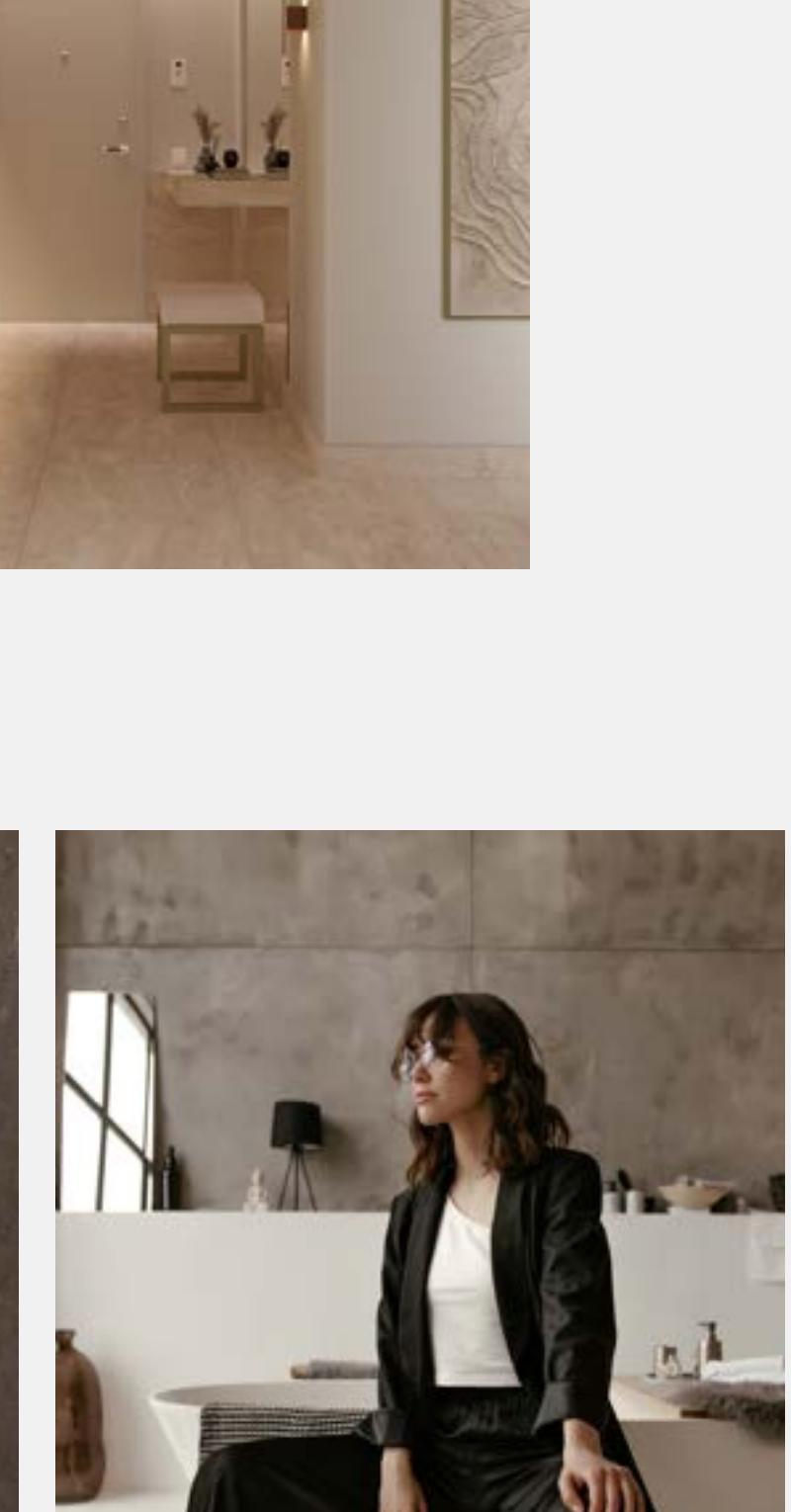
ARMANI/CASA



THE {HOMES} OF CASA D'OR ARE READY TO HOUSE+DISTINGUISHED INDIVIDUALS WITH AN ADORATION FOR — GOOD TASTE.

Living in Casa D'Or means embracing a lifestyle inspired by authenticity, sophistication, and elegant simplicity. Through every corner of Casa D'Or, you'll notice a constant interplay of references of past and attention to the present, a signature allure to the lifestyle and design.

The luxury residence overlooks the grandiose ZED Park and is pampered by the amenities of neighboring buildings.



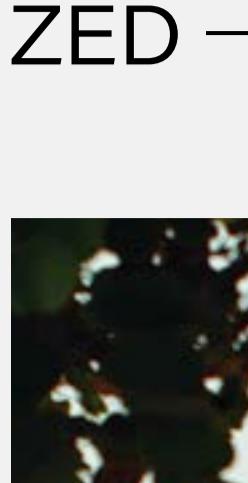
{SECTION IV}

ZED



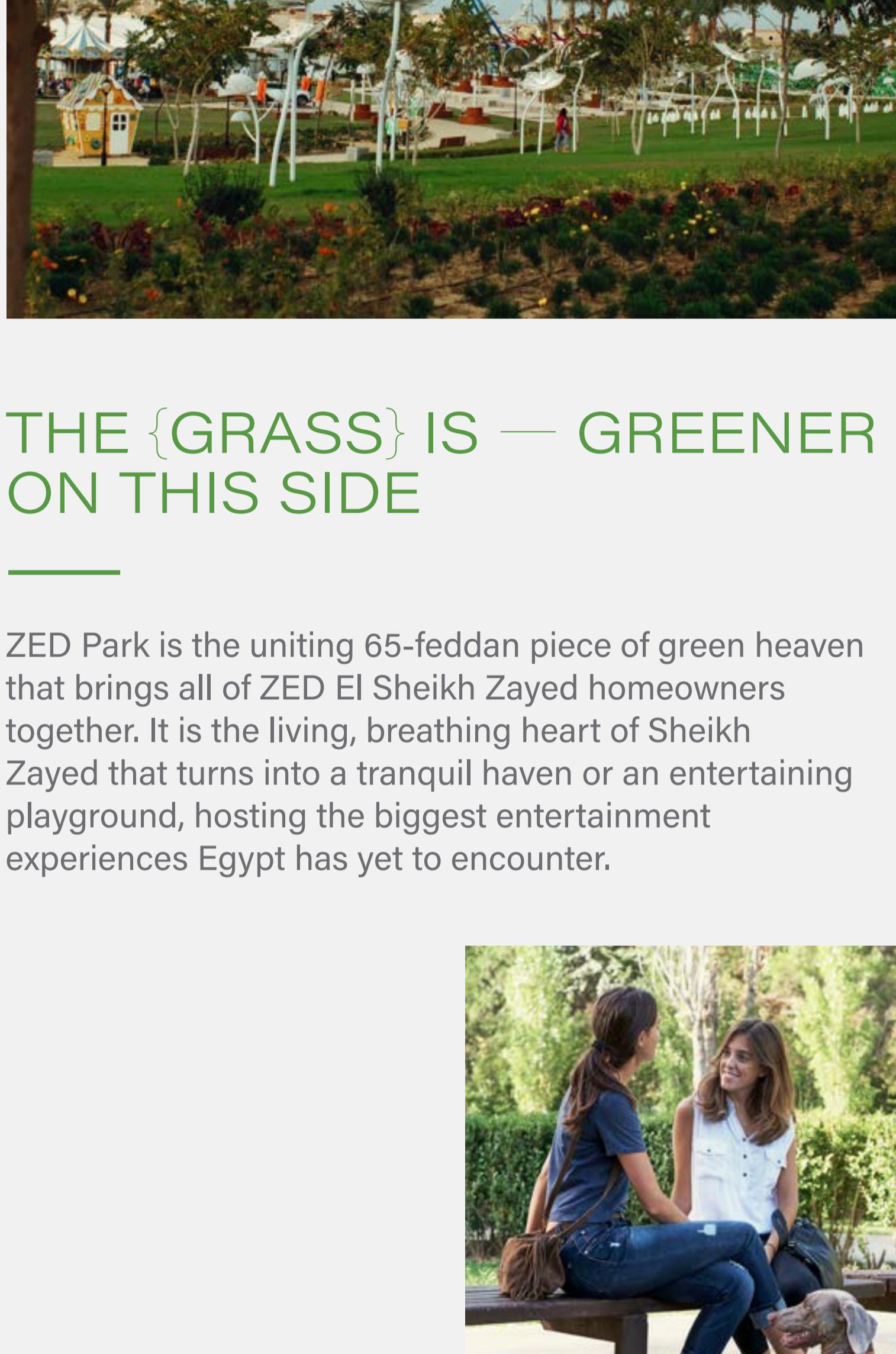
SPACES

SPARK – HAPPINESS



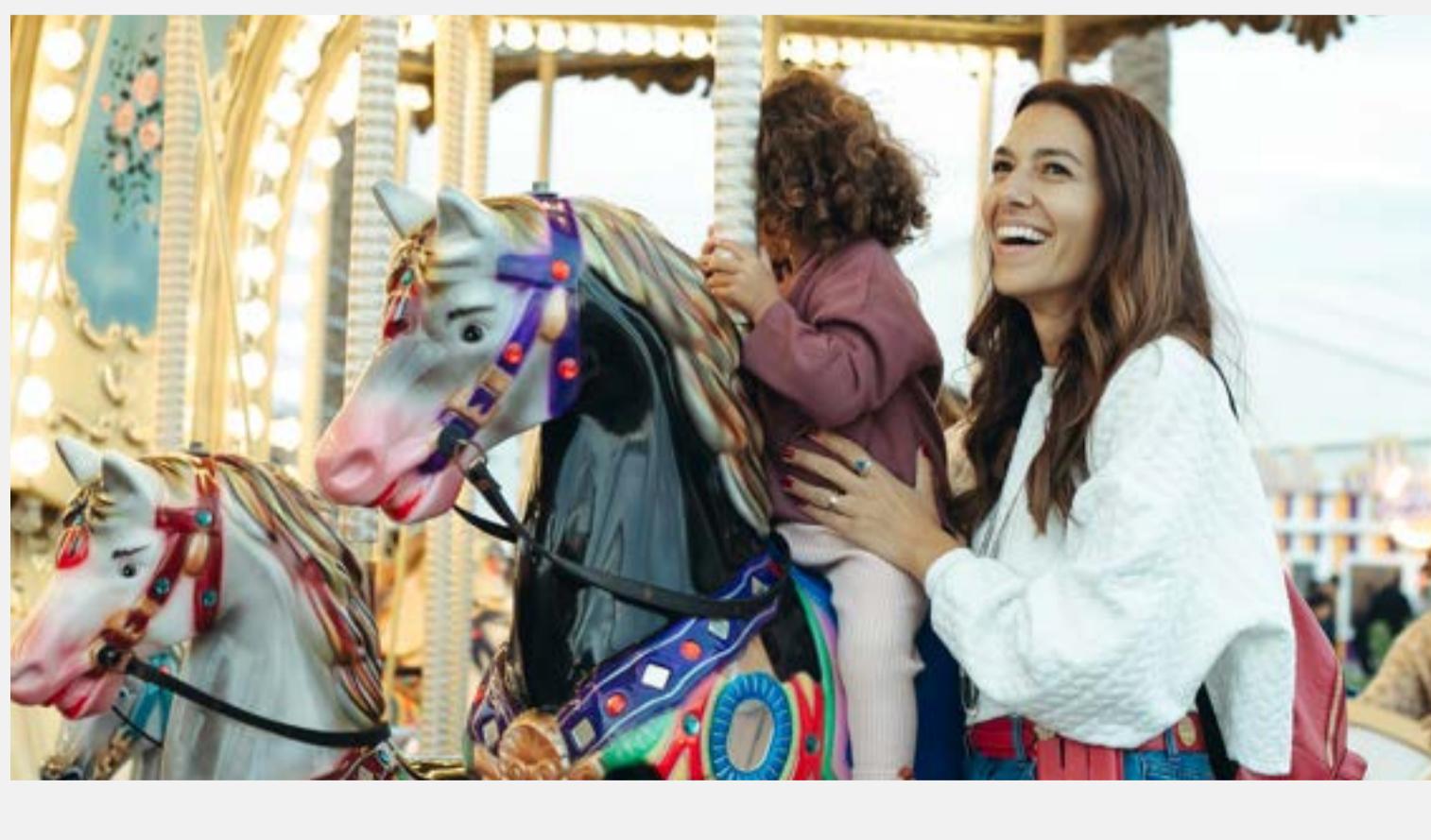
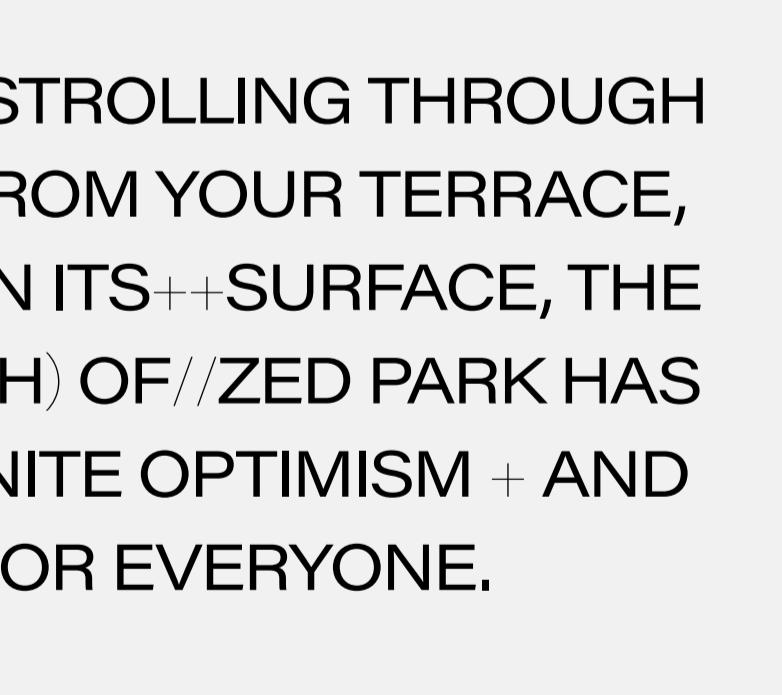
# PARK

ZED

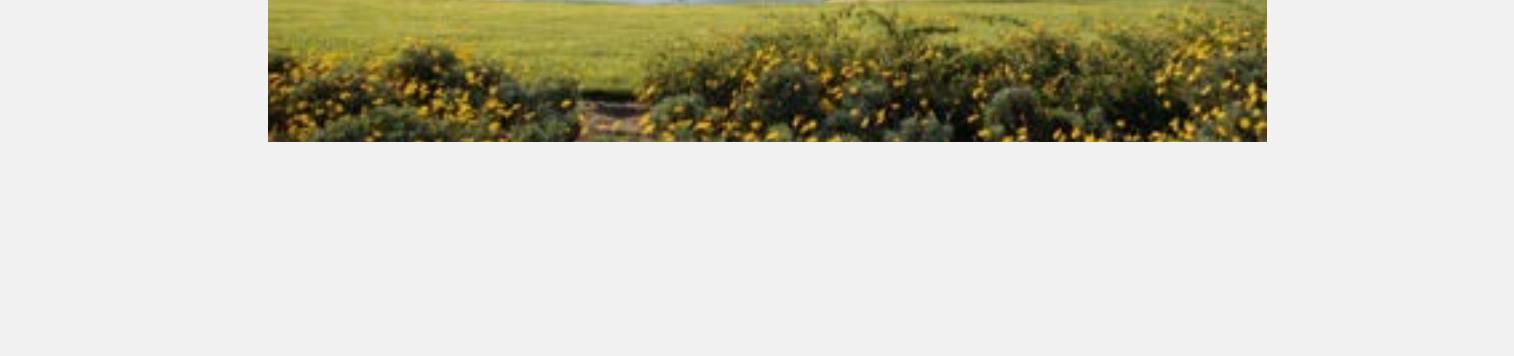
ELSHEIKH  
ZAYED

## THE {GRASS} IS — GREENER ON THIS SIDE

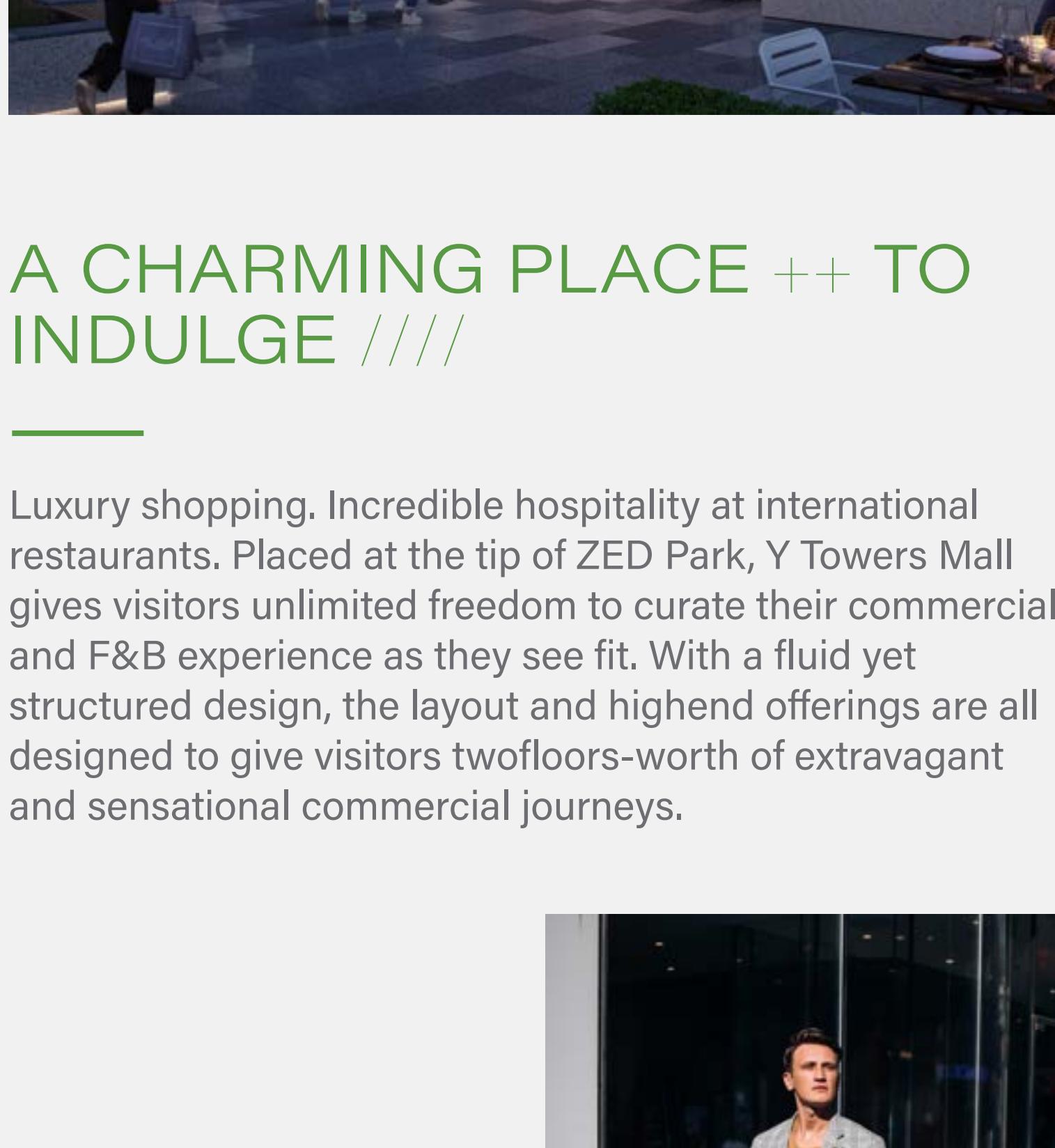
ZED Park is the uniting 65-feddan piece of green heaven that brings all of ZED El Sheikh Zayed homeowners together. It is the living, breathing heart of Sheikh Zayed that turns into a tranquil haven or an entertaining playground, hosting the biggest entertainment experiences Egypt has yet to encounter.



WHETHER YOU'RE STROLLING THROUGH IT, // GREETING IT FROM YOUR TERRACE, OR {PICNICKING} ON ITS++ SURFACE, THE PULSATING (BREATH) OF // ZED PARK HAS THE POWER TO IGNITE OPTIMISM + AND POSITIVITY FOR EVERYONE.

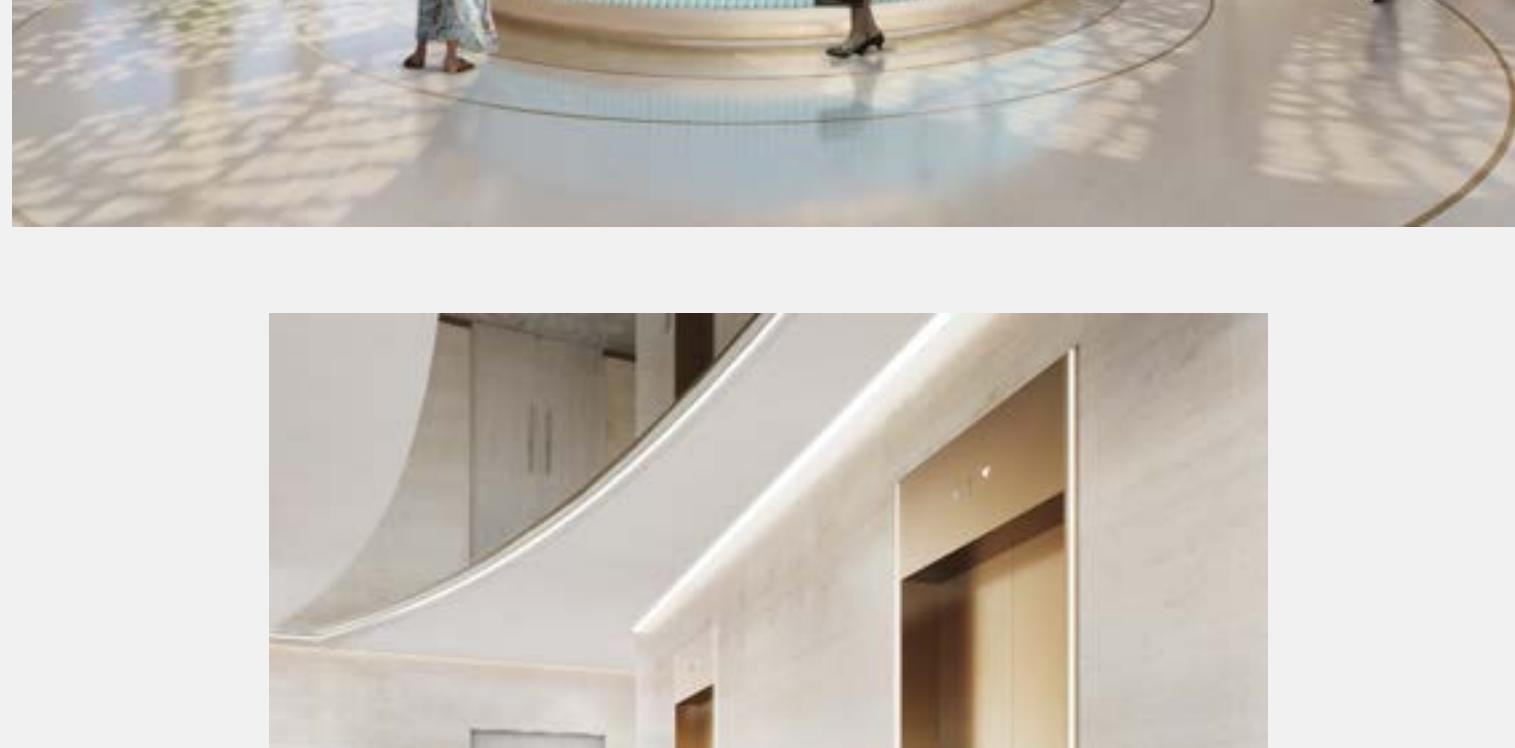


# TOWER MALL



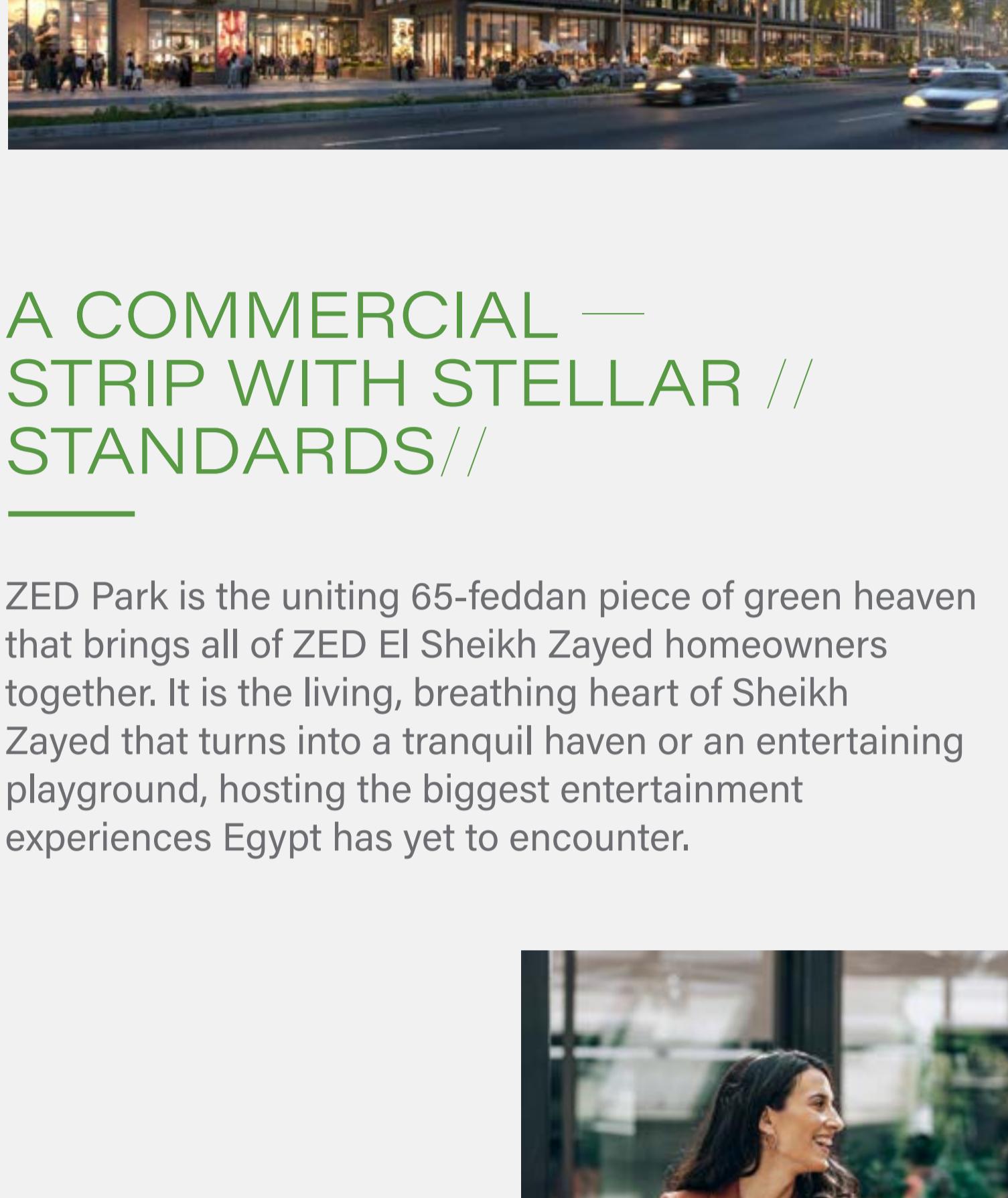
## A CHARMING PLACE ++ TO INDULGE ////

Luxury shopping. Incredible hospitality at international restaurants. Placed at the tip of ZED Park, Y Towers Mall gives visitors unlimited freedom to curate their commercial and F&B experience as they see fit. With a fluid yet structured design, the layout and highend offerings are all designed to give visitors twofloors-worth of extravagant and sensational commercial journeys.



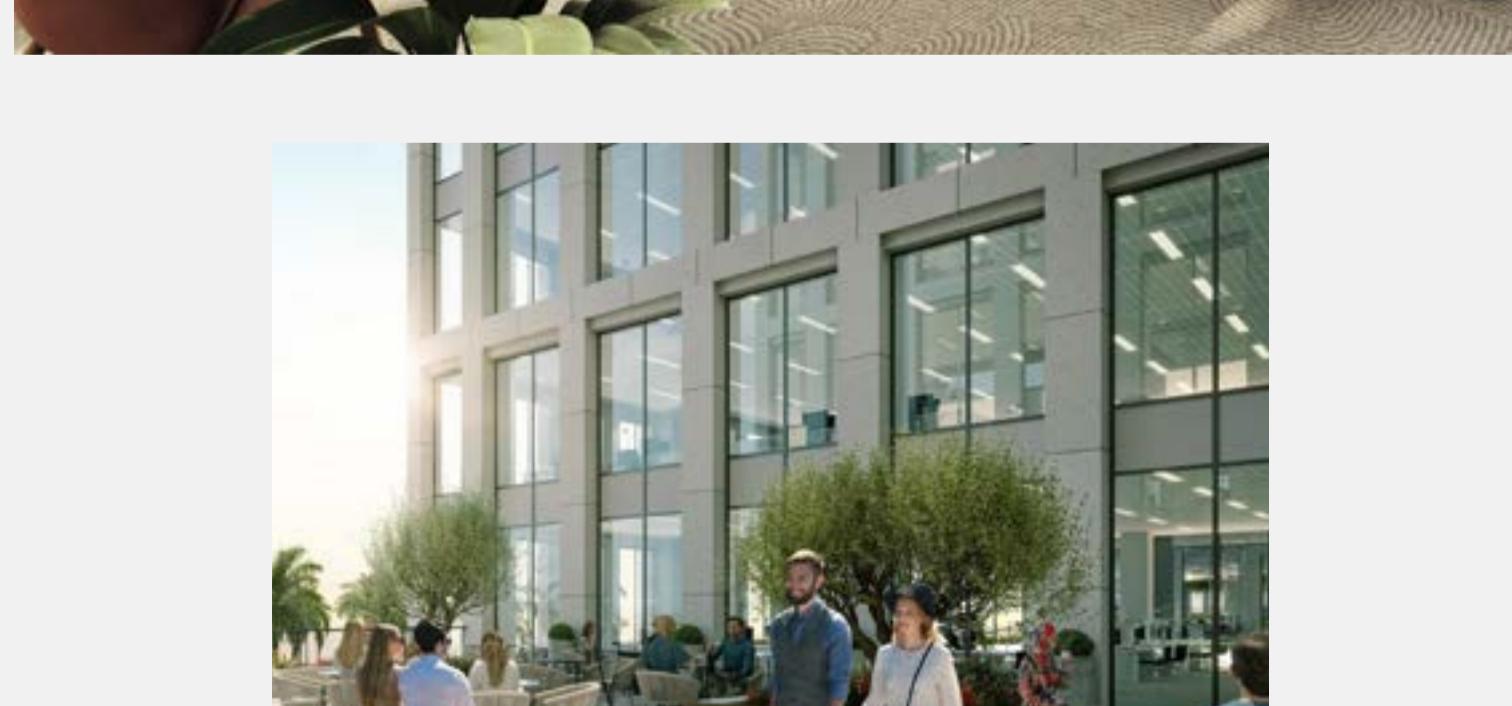
# ZED —— STRIP

## ELSHEIKH ZAYED



## A COMMERCIAL — STRIP WITH STELLAR // STANDARDS//

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{SECTION V}

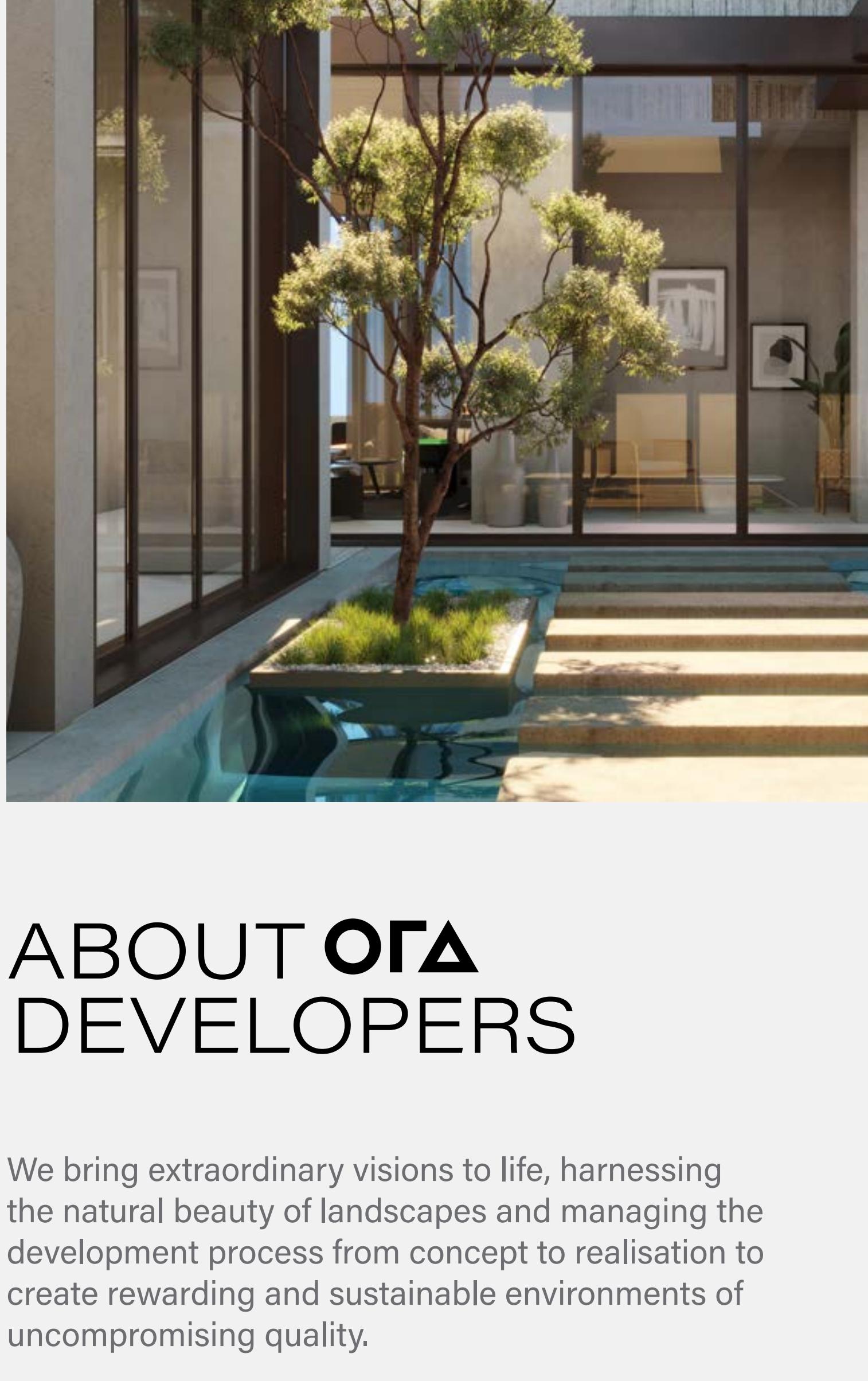
# ABOUT



# ΟΓΔ

SPARK – HAPPINESS



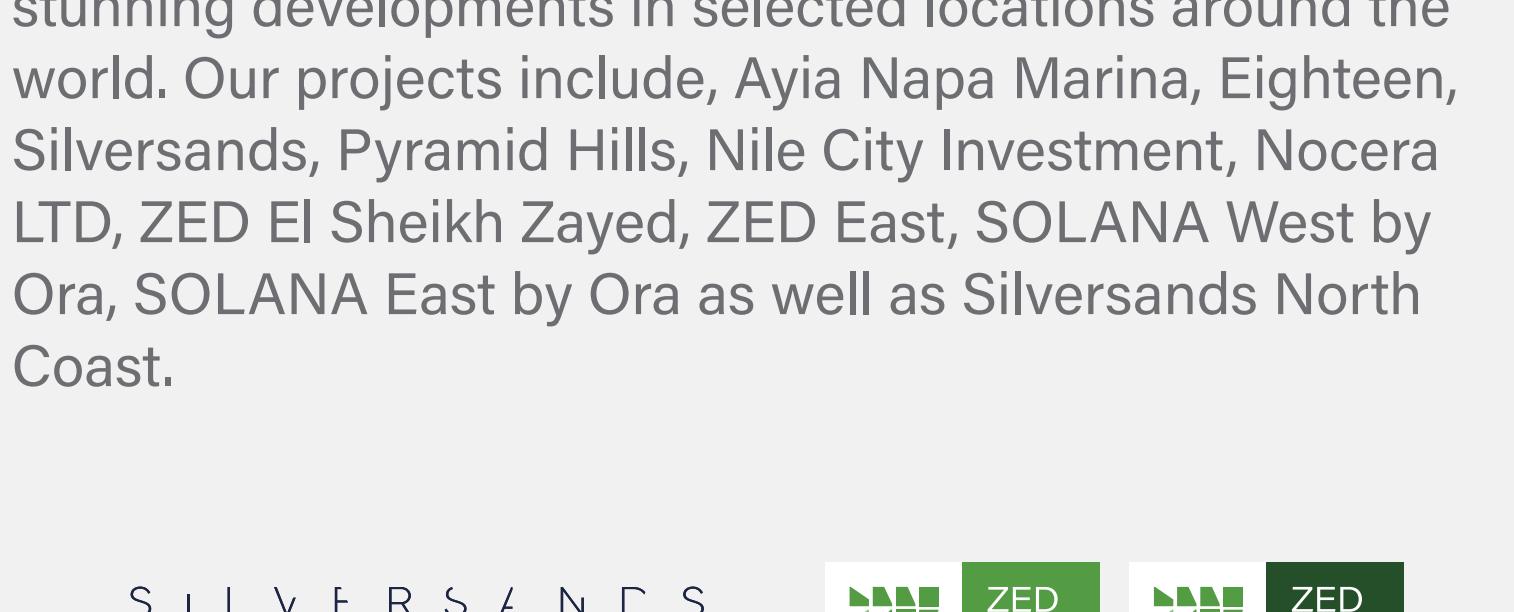


## ABOUT **ΟΓΑ** DEVELOPERS

We bring extraordinary visions to life, harnessing the natural beauty of landscapes and managing the development process from concept to realisation to create rewarding and sustainable environments of uncompromising quality.

Ora Developers has a proven track record of creating beautiful environments that balance exceptional thinking with enduringly sensitive design.

We cherish the natural world around us, taking great care to design, develop and construct high-quality living environments that not only sit comfortably within their surroundings, but have sustainability at their core. Our developments are living, breathing lifestyle destinations with a real sense of community spirit – bringing opportunity for all and offering a wide range of enjoyable lifestyle experiences.

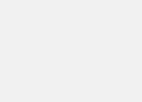
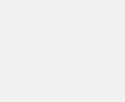


## **ΟΓΑ** VISION

Our expanding portfolio of projects spans a rich variety of stunning developments in selected locations around the world. Our projects include, Ayia Napa Marina, Eighteen, Silversands, Pyramid Hills, Nile City Investment, Nocera LTD, ZED El Sheikh Zayed, ZED East, SOLANA West by Ora, SOLANA East by Ora as well as Silversands North Coast.

SILVERSANDS

NORTH COAST

ZED  
ELSHEIKH  
ZAYEDZED  
EASTSOLANA™  
WEST BY ΟΓΑSOLANA™  
EAST BY ΟΓΑ

PYRAMID HILLS

{SECTION VI}

GET IN

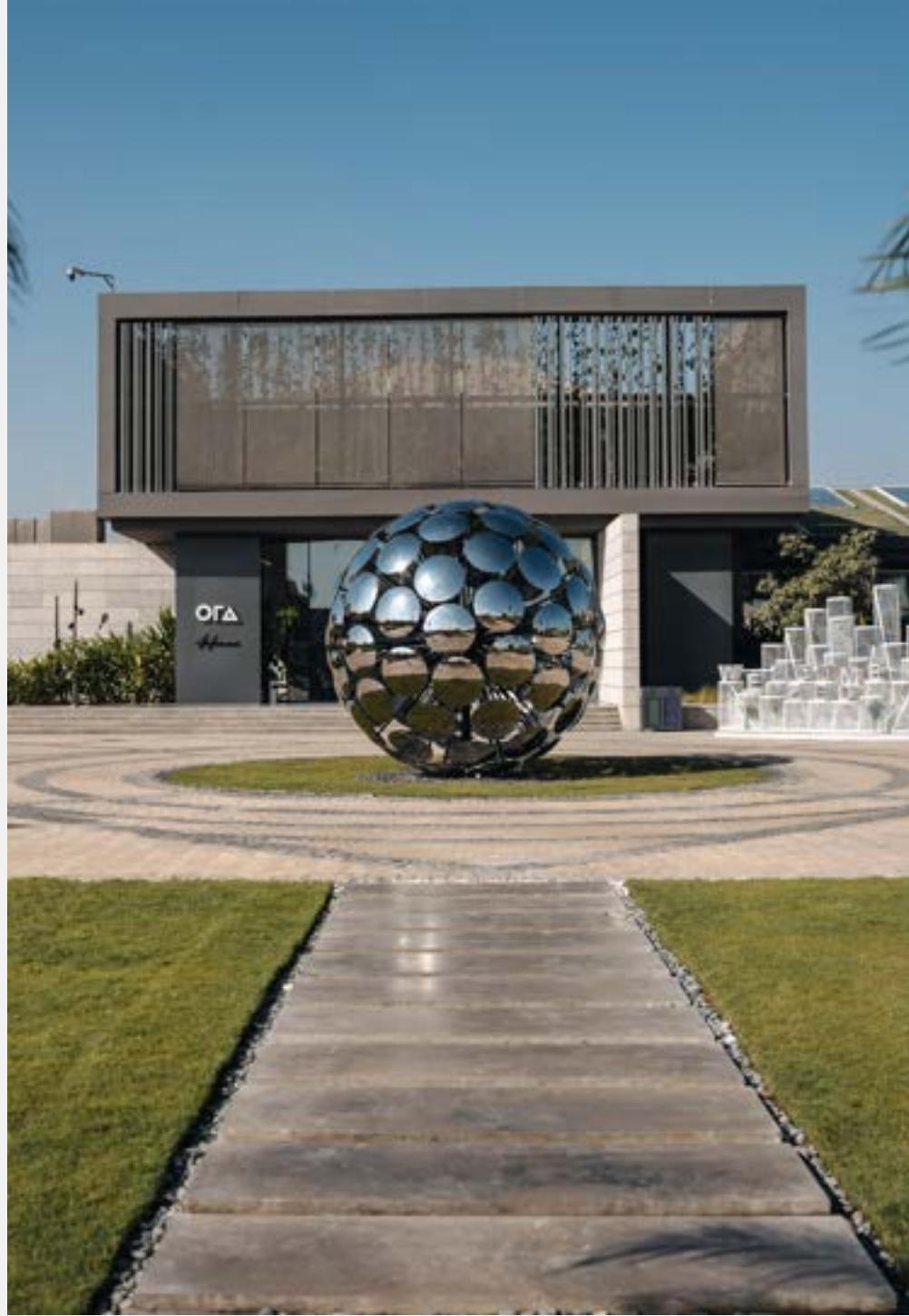


TOUCH

SPARK – HAPPINESS



# READY TO SPARK YOUR HAPPINESS?



## GET IN TOUCH

Call Center | 15003

Website | [ora-egypt.com](http://ora-egypt.com)

Email | [info@oradevelopers.com](mailto:info@oradevelopers.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

# DELIVERING — HAPPINESS



by ORA

# DELIVERING — HAPPINESS