

SPARK —  
HAPPINESS

ZED ——— STRIP  
ELSHEIKH ZAYED ——— 

Clinics & Offices Edition

# 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***

## ZED SHEIKH ZAYED



## WHO WE ARE..

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

Residents are within arm's reach of private landscapes, breathtaking 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. In other words, ZED El Sheikh Zayed is the quintessential place for something magical to Spark!

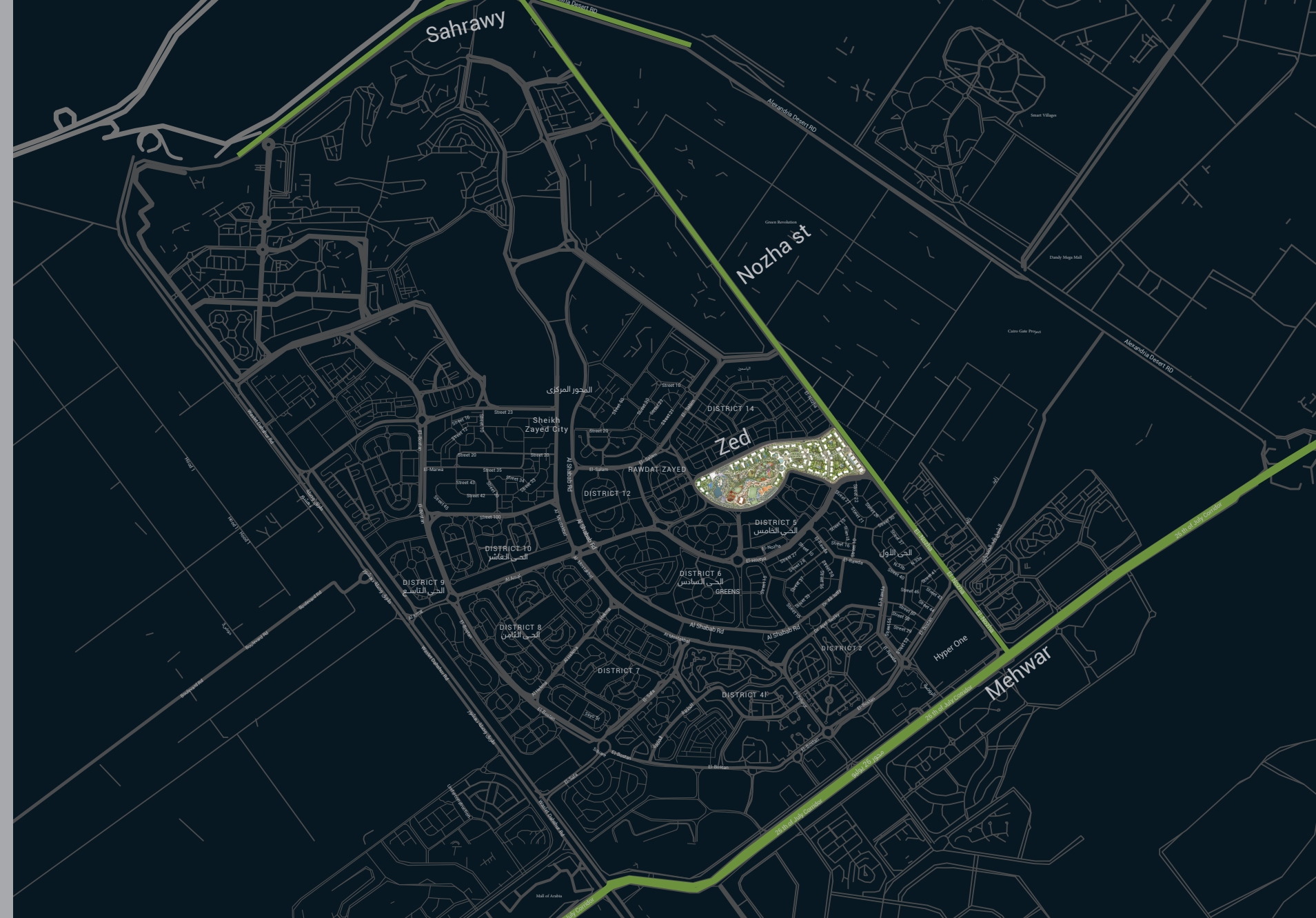




## LOCATION.

Keeping in line with our cutting-edge approach, we constructed the vision of not only a co-operative space, but also further advancing the community structure, with one place that offers you various services in a luxurious complex, the needs of everyday life are met in one single coherent environment.

Zed Strip is the newest addition to our Zed El Sheikh Zayed entity, located in the heart of El Sheikh Zayed on one of its -if not most- notable streets, El Nozha. Only minutes away from every popular destination at El Sheikh Zayed







## OUR NEW ADDITION

Spark happiness is our promise to elevate your lifestyle, up to the standard of each and every one of our projects.

Zed Strip is our latest addition to our model of perfection, where complementing a lifestyle is a commitment and a purpose.





**3 MINUTES AWAY**  
FROM HYPER ONE

**11 MINUTES AWAY**  
FROM ZAYED'S FAMOUS MEETING POINT  
(Juhayna square)

•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.





## FACILITIES & AMENITIES

All-in-one kind of strategic planning is clearly kept in mind, Zed Strip offers you a distinctive approach to the “next door” policy, where everything you need and want is just steps away.

With multiple banks, a cinema multiplex, a supermarket, an entertainment area for kids and their families, F&B outlets and meeting rooms, Zed Strip removes the hassle of completing your day-to-day needs, while easily maintaining your standard of living.

So, whether it's a beautifully designed workspace with an advanced architectural layout to spark your business, a practically designed clinic space for your healthcare necessities, or even a convenient area with multiple facilities to shop and dine for as long as you want, you'll easily maintain your lifestyle at Zed Strip on a daily basis.

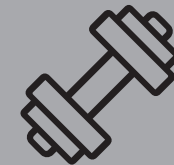
**LAND AREA: 37,155 M2 | TOTAL BUA: 133,450 M2**



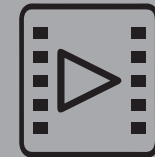
**723**  
OFFICES



**76**  
CLINICS



**1**  
GYM



**10**  
CINEMAS



**1**  
NURSERY/DAYCARE



**1**  
SUPERMARKET



**5**  
BANKS



**39**  
RETAIL / F&B



**4**  
MEDICAL LABS



**860**  
TOTAL















BUILDING F  
CLINICS

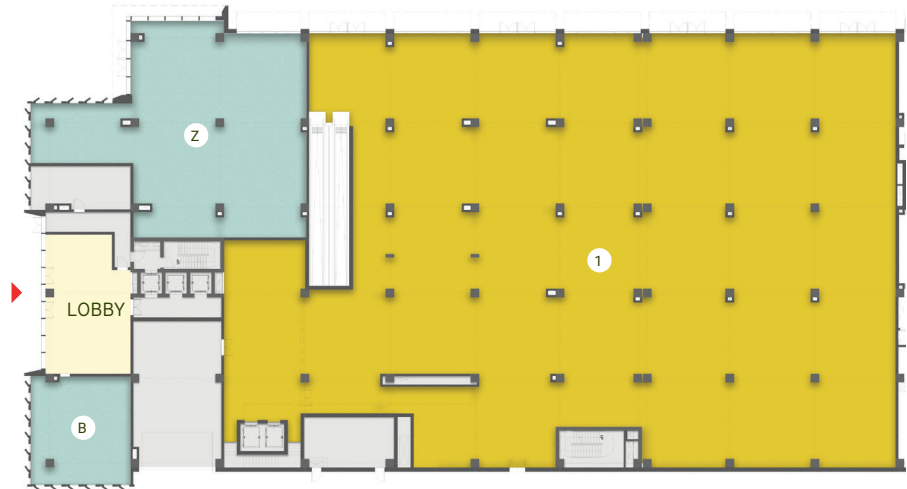


BUILDING F

GROUND FLOOR

	Unit Type	Dimensions	Area
B	Retail	9.40m x 10.15m	151 sqm
Z	Retail	25.95m x 20.40m	398.5 sqm
1	Supermarket	63.20m x 40.80m	2312 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.  
-Toilet locations shown in each unit are provision only.  
They were added to indicate the proposed locations and shall be executed by the tenant if needed.



FIRST FLOOR

	Unit Type	Dimensions	Area	Terrace
A	Laboratory	19.80m x 27.50m	463 sqm	
Z	Office	18.20m x 20.40m	419.5 sqm	121 sqm
H	Clinic	9.55m x 10.15m	139 sqm	41.5 sqm
I	Laboratory	18.45m x 22.00m	616.5 sqm	183 sqm
N	Clinic	7.55m x 9.40m	114.5 sqm	74.5 sqm
T1	Common Terrace			156.5 sqm



Note:  
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SECOND FLOOR

	Unit Type	Dimensions	Area
A	Laboratory	18.20m x 35.80m	885 sqm
H	Clinic	9.55m x 10.15m	139 sqm
I	Laboratory	18.40m x 34.60m	783 sqm



Note:  
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They were added to indicate the proposed locations and shall be executed by the tenant if needed.



THIRD FLOOR

Unit Type	Dimensions	Area
A Clinic	9.85m x 7.55m	123 sqm
B Clinic	9.65m x 9.85m	143.5 sqm
C Clinic	5.95m x 7.75m	76 sqm
D Clinic	7.35m x 9.65m	114 sqm
E Clinic	8.80m x 12.10m	181.5 sqm
F Clinic	8.55m x 8.00m	110.5 sqm
G Clinic	7.45m x 10.15m	119 sqm
H Clinic	9.55m x 10.15m	139 sqm
I Clinic	8.55m x 9.55m	131 sqm
J Clinic	8.55m x 12.10m	169.5 sqm
K Clinic	9.60m x 8.25m	130.5 sqm
L Clinic	7.55m x 7.75m	94.5 sqm
M Clinic	7.55m x 7.75.m	94.5 sqm
N Clinic	7.55m x 10.05m	125.5 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.  
-Toilet locations shown in each unit are provision only.  
They were added to indicate the proposed locations and shall be executed by the tenant if needed.



FOURTH FLOOR

Unit Type	Dimensions	Area
A Clinic	9.85m x 7.55m	123 sqm
B Clinic	9.65m x 9.85m	143.5 sqm
C Clinic	5.95m x 7.75m	76 sqm
D Clinic	7.35m x 9.65m	114 sqm
E Clinic	8.80m x 12.10m	181.5 sqm
F Clinic	8.55m x 8.00m	110.5 sqm
G Clinic	7.45m x 10.15m	119 sqm
H Clinic	9.55m x 10.15m	139 sqm
I Clinic	8.55m x 9.55m	131 sqm
J Clinic	8.55m x 12.10m	169.5 sqm
K Clinic	9.60m x 8.25m	130.5 sqm
L Clinic	7.55m x 7.75m	94.5 sqm
M Clinic	7.55m x 7.75.m	94.5 sqm
N Clinic	7.55m x 10.05m	125.5 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.  
-Toilet locations shown in each unit are provision only.  
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BUILDING F

FIFTH FLOOR

	Unit Type	Dimensions	Area	Terrace
A	Clinic	9.85m x 7.55m	123 sqm	
B	Clinic	9.65m x 9.85m	143.5 sqm	
C	Clinic	5.95m x 7.75m	76 sqm	
D	Clinic	7.35m x 9.65m	114 sqm	
E	Clinic	8.80m x 12.10m	181.5 sqm	
F	Clinic	8.55m x 8.00m	110.5 sqm	
G	Clinic	7.45m x 10.15m	119 sqm	
H	Clinic	9.55m x 10.15m	139 sqm	
I	Clinic	8.55m x 6.55m	94.5 sqm	
K	Clinic	10.40m x 8.25m	144.5 sqm	82 sqm
L	Clinic	7.55m x 7.75m	94.5 sqm	
M	Clinic	7.55m x 7.75.m	94.5 sqm	
N	Clinic	7.55m x 10.05m	125.5 sqm	
T5	Common Terrace			43 sqm



Note:  
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-Toilet locations shown in each unit are provision only.  
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BUILDING F

SIXTH FLOOR

	Unit Type	Dimensions	Area	Terrace
A	Clinic	9.85m x 7.55m	123 sqm	
B	Clinic	9.65m x 9.85m	143.5 sqm	
C	Clinic	5.95m x 7.75m	76 sqm	
D	Clinic	7.35m x 9.65m	114 sqm	
E	Clinic	8.80m x 12.10m	181.5 sqm	
F	Clinic	8.55m x 8.00m	110.5 sqm	
G	Clinic	7.45m x 10.15m	119 sqm	
H	Clinic	9.55m x 10.15m	139 sqm	
I	Clinic	8.55m x 6.55m	94.5 sqm	
K	Clinic	10.40m x 8.25m	144.5 sqm	
L	Clinic	7.55m x 7.75m	94.5 sqm	
M	Clinic	7.55m x 7.75.m	94.5 sqm	
N	Clinic	7.55m x 10.05m	125.5 sqm	



Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.  
-Toilet locations shown in each unit are provision only.  
They were added to indicate the proposed locations and shall be executed by the tenant if needed.

SEVENTH FLOOR

Unit Type	Dimensions	Area
A Clinic	9.85m x 7.55m	123 sqm
B Clinic	9.65m x 9.85m	143.5 sqm
C Clinic	7.35m x 7.75m	90.5 sqm
D Clinic	7.35m x 9.65m	114 sqm
E Clinic	8.80m x 12.10m	181.5 sqm
F Clinic	8.55m x 8.00m	110.5 sqm
G Clinic	7.45m x 10.15m	119 sqm
H Clinic	9.55m x 10.15m	139 sqm
I Clinic	8.55m x 6.55m	94.5 sqm
K Clinic	10.40m x 8.25m	144.5 sqm
L Clinic	7.55m x 7.75m	94.5 sqm
M Clinic	7.55m x 7.75.m	94.5 sqm
N Clinic	7.55m x 10.05m	125.5 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.  
-Toilet locations shown in each unit are provision only.  
They were added to indicate the proposed locations and shall be executed by the tenant if needed.



EIGHTH FLOOR

Unit Type	Dimensions	Area	Terrace
B Clinic	9.60m x 9.85m	143.5 sqm	
C Clinic	7.35m x 7.75m	90.5 sqm	
D Clinic	9.40m x 9.65m	146 sqm	
F Clinic	8.55m x 11.20m	156.5 sqm	86.5 sqm
G Clinic	7.45m x 10.15m	119 sqm	
H Clinic	9.55m x 10.15m	139 sqm	

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.  
-Toilet locations shown in each unit are provision only.  
They were added to indicate the proposed locations and shall be executed by the tenant if needed.





BUILDING E  
OFFICES

BUILDING E

FIRST FLOOR

	Room	Dimensions	Area (Sell.)	Terrace
A	Office	7.55m x 12.00m	142.5 sqm	96.5 sqm
D	Office	7.55m x 7.75m	92.5 sqm	69 sqm
G	Office	7.55m x 12.25m	143 sqm	109.5 sqm
H	Office	8.55m x 11.70m	185 sqm	63 sqm
J	Office	8.55m x 13.75m	152 sqm	57.5 sqm
K	Office	17.30m x 9.55m	247 sqm	89 sqm
M	Office	8.55m x 12.75m	164.5 sqm	57.5 sqm
N	Office	18.40m x 8.25m	243 sqm	63 sqm
O	Office	7.55m x 4.50m	56 sqm	
P	Office	7.55m x 7.90m	95.5 sqm	
R	Office	7.55m x 4.60m	58.5 sqm	
S	Office	7.55m x 5.00m	62 sqm	



Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.



SECOND FLOOR

	Room	Dimensions	Area (Sell.)	Terrace
A	Office	7.55m x 5.85m	74sqm	
B	Office	7.55m x 3.75m	46 sqm	
C	Office	7.55m x 3.75m	46 sqm	
D	Office	7.55m x 3.75m	46 sqm	
E	Office	7.55m x 3.75m	46 sqm	
F	Office	7.55m x 3.75m	46 sqm	
G	Office	7.55m x 8.25m	96.5 sqm	
H	Office	11.40m x 9.45m	155 sqm	
I	Office	4.85m x 7.75m	76 sqm	
J	Office	8.55m x 7.95m	106.5 sqm	
K	Office	9.55m x 9.55m	135 sqm	
L	Office	7.45m x 9.55m	111.5 sqm	
M	Office	18.40m x 14.85m	301 sqm	120.5 sqm
P	Office	7.55m x 3.80m	48 sqm	
Q	Office	7.55m x 3.80m	47.5 sqm	
R	Office	7.55m x 4.60m	58.5 sqm	
S	Office	7.55m x 5.00m	62 sqm	

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.



THIRD FLOOR

	Room	Dimensions	Area (Sell.)
A	Office	7.55m x 5.85m	74 sqm
B	Office	7.55m x 3.75m	46 sqm
C	Office	7.55m x 3.75m	46 sqm
D	Office	7.55m x 3.75m	46 sqm
E	Office	7.55m x 3.75m	46 sqm
F	Office	7.55m x 3.75m	46 sqm
G	Office	7.55m x 8.25m	96.5 sqm
H	Office	8.55m x 9.45m	155 sqm
I	Office	4.85m x 7.75m	76 sqm
J	Office	8.55m x 7.95m	106.5 sqm
K	Office	9.55m x 9.55m	135 sqm
L	Office	7.45m x 9.55m	111.5 sqm
M	Office	8.55m x 14.85m	196 sqm
O	Office	9.60m x 6.65m	105 sqm
P	Office	7.55m x 3.80m	48 sqm
Q	Office	7.55m x 3.80m	47.5 sqm
R	Office	7.55m x 4.60m	58.5 sqm
S	Office	7.55m x 5.00m	62 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.





FOURTH FLOOR

	Room	Dimensions	Area (Sell.)
A	Office	7.55m x 5.85m	74 sqm
B	Office	7.55m x 3.75m	46 sqm
C	Office	7.55m x 3.75m	46 sqm
D	Office	7.55m x 3.75m	46 sqm
E	Office	7.55m x 3.75m	46 sqm
F	Office	7.55m x 3.75m	46 sqm
G	Office	7.55m x 8.25m	96.5 sqm
H	Office	8.55m x 9.45m	155 sqm
I	Office	4.85m x 7.75m	76 sqm
J	Office	8.55m x 7.95m	106.5 sqm
K	Office	9.55m x 9.55m	135 sqm
L	Office	7.45m x 9.55m	111.5 sqm
M	Office	8.55m x 14.85m	196 sqm
O	Office	9.60m x 6.65m	105 sqm
P	Office	7.55m x 3.80m	48 sqm
Q	Office	7.55m x 3.80m	47.5 sqm
R	Office	7.55m x 4.60m	58.5 sqm
S	Office	7.55m x 5.00m	62 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.



FIFTH FLOOR

	Room	Dimensions	Area (Sell.)
A	Office	7.55m x 5.85m	74 sqm
B	Office	7.55m x 3.75m	46 sqm
C	Office	7.55m x 3.75m	46 sqm
D	Office	7.55m x 3.75m	46 sqm
E	Office	7.55m x 3.75m	46 sqm
F	Office	7.55m x 3.75m	46 sqm
G	Office	7.55m x 8.25m	96.5 sqm
H	Office	8.55m x 9.45m	155 sqm
I	Office	4.85m x 7.75m	76 sqm
J	Office	8.55m x 7.95m	106.5 sqm
K	Office	9.55m x 9.55m	135 sqm
L	Office	7.45m x 9.55m	111.5 sqm
M	Office	8.55m x 14.85m	196 sqm
O	Office	9.60m x 6.65m	105 sqm
P	Office	7.55m x 7.90m	95.5 sqm
Q	Office	7.55m x 9.85m	120.5 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.



SIXTH FLOOR

	Room	Dimensions	Area (Sell.)
A	Office	7.55m x 5.85m	74 sqm
B	Office	7.55m x 3.75m	46 sqm
C	Office	7.55m x 3.75m	46 sqm
D	Office	7.55m x 3.75m	46 sqm
E	Office	7.55m x 3.75m	46 sqm
F	Office	7.55m x 3.75m	46 sqm
G	Office	7.55m x 8.25m	96.5 sqm
H	Office	8.55m x 9.45m	155 sqm
I	Office	4.85m x 7.75m	76 sqm
J	Office	8.55m x 7.95m	106.5 sqm
K	Office	9.55m x 9.55m	135 sqm
L	Office	7.45m x 9.55m	111.5 sqm
M	Office	8.55m x 14.85m	196 sqm
O	Office	9.60m x 6.65m	105 sqm
P	Office	7.55m x 7.90m	95.5 sqm
Q	Office	7.55m x 9.85m	120.5 sqm

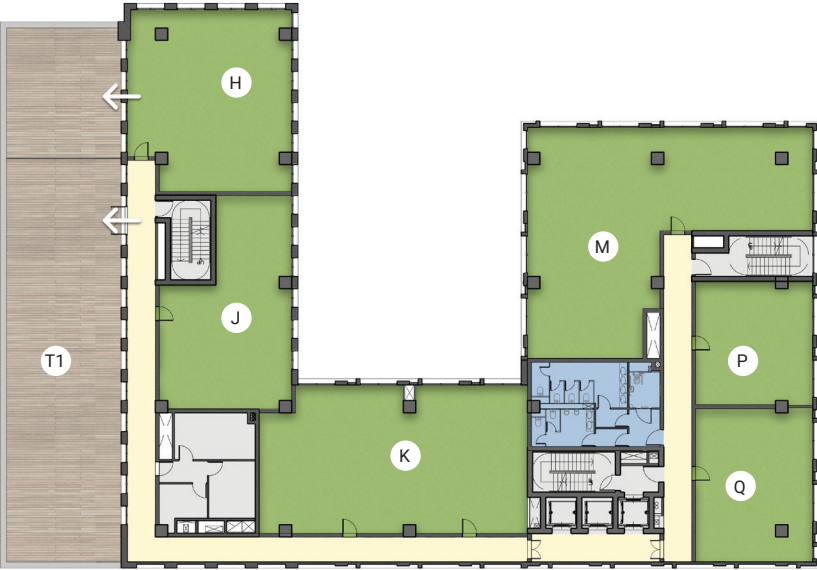
Note:  
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SEVENTH FLOOR

	Room	Dimensions	Area (Sell.)	Terrace
H	Office	10.60m x 11.70m	193 sqm	68.5 sqm
J	Office	8.55m x 13.75m	152 sqm	
K	Office	17.30m x 9.55m	247 sqm	
M	Office	18.40m x 14.85m	301 sqm	
P	Office	7.55m x 7.90m	95.5 sqm	
Q	Office	7.55m x 9.85m	120.5 sqm	
T1	Common Terrace			205.5 sqm

Note:  
-Terraces are not included in the unit area.  
-Unit dimensions listed are indicative for the Carpet Area.



BUILDING E

EIGHTH FLOOR

	Room	Dimensions	Area (Sell.)
M	Office	18.40m x 14.85m	301 sqm
P	Office	7.55m x 18.05	216 sqm
T1	Common Terrace		169.5 sqm

Note:  
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-Unit dimensions listed are indicative for the Carpet Area.



# CONTACT US

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SALES OFFICE |

EL SHEIKH ZAYED

Zayed Central Park, Gate 3.

WHITE BY THE WATERWAY

BUILDING B12 - SECOND FLOOR

NILE CITY TOWERS

2005c Nile City Towers, North Tower,

13<sup>th</sup> Floor, Cornich El Nile.

Brought to life by



Reimagining Time

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