



SPARK HAPPINESS

ONE SPARK

LEADS TO ANOTHER.



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

WELCOME

TO ZED.

Spark Happiness

Zeds First Spark

SHEIKH ZAYED

Across 165 acres of luxurious real estate embracing the one of a kind Zayed Central Park in its heart.

With a brilliant state-of-the-art landscape design, the expansive park stretches to the entire development in a series of interconnected courtyards giving all residents access to generous and private landscape of open spaces.

But not only that, the project interweaves mixed-use, retail, entertainment facilities into the masterplan elevating ZED from a residential suburb to a new urban quarter.

In other words, ZED offers the ultimate opportunity for something magical to spark.



EL SHEIKH
ZAYED

INTRODUCING *THE NEXT SPARK*



SPARK HAPPINESS

Spark Happiness

VISION

EMERGING FROM THE SANDS
OF NEW CAIRO

2/zed east



VISION

ZED EAST

Emerging from the sands of New Cairo and the New Capital City it comprises 400 feddans of prime land with more than 200 Feddans of greenery. A rich mix of uses including retail, office, hotel and medical facilities form the core of a residential-led community.

At once open and green but compact and connected the development encourages the cyclist and the walker over the driver with a comprehensive network of paths and routes through beautiful landscaped streets and parks.

At the heart of the development, The Club fuses together high-grade sporting and hospitality facilities in beautifully landscaped gardens. Consisting of a sports university, football and tennis academies and extensive swimming pools The Club caters for casual and aspiring professional sportspeople alike. The Clubhouse is positioned as the social hub for the development and has extensive food and beverage offerings along with lounges, function space and playspace surrounding.



Spark Happiness

PROJECT OVERVIEW

LOCATION &
MASTERPLAN

2/zed east



LOCATION

STRATEGICALLY LOCATED

With a central location adjacent to New Cairo, it is in the end of South Teseen Road.

Connected through the east ring road, El Ein el Sokhna road, and regional ring road.

LOCATION

CAIRO





MASTERPLAN

EASY ACCESS AND CIRCULATION

The masterplan is built around the belief that space is a luxury. All units whether they are villas or apartments give onto either landscaped gardens, large open courtyards or The Club. Commercial uses are condensed together to take advantage of the synergies between them and located at the heart

of the development to make access and circulation as easy as possible. The 'grain' of streets and open spaces is organic and shifting in favour of emerging and shifting vistas and this means no two courtyards or streets are the same.

FUTURE
EXPANSION



MASTERPLAN

Spark Happiness

SINGLE FAMILY

UNITS

floorplans

SINGLE FAMILY CLUSTER



SINGLE FAMILY CLUSTER



VILLAS

Enjoying a generous floor to floor height of 4m the villas are situated at the heart of the single-family community in the South-East corner of the masterplan.

Crisp, white render and warm local limestone define simple volumes with clean lines. Detail is added through the use of louvres in the facades and pergolas that break the light and ensure an ever changing play of shadows.



Spark Happiness

TYPE A

floorplans



VILLA TYPE A
STREET FRONT



VILLA TYPE A
GARDEN VIEW

VILLA - TYPE A PLANS

PARK VIEW



GROUND FLOOR

STREET VIEW

PARK VIEW



FIRST FLOOR

STREET VIEW

TOTAL AREA: 354 M²

	Room	Dimensions
01	Reception	1.70m x 5.36m
02	Living	6.07m x 6.08m
03	Dining	6.18m x 6.08m
04	Kitchen	4.71m x 3.21m
05	Maid's Room	3.05m x 1.83m
06	Maid's Bathroom	1.50m x 1.83m
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 1.08m
11	Guest Toilet	1.20m x 2.20m
12	Guest Bathroom	2.46m x 1.80m
13	Guest Bedroom	4.21m x 3.30m
14	Storage	0.89m x 3.66m
15	Family Room	5.80m x 4.07m
16	Bathroom 2	2.35m x 1.85m
17	Bedroom 2	4.05m x 3.91m
18	Master Bedroom	5.80m x 3.91m
19	Master Bathroom	2.08m x 4.06m
20	Walk-in Wardrobe	5.80m x 2.30m
21	Bedroom 4	3.30m x 4.09m
22	Bathroom	2.29m x 2.55m
23	Bedroom 3	4.10m x 5.26m
24	Terrace	2.19m x 3.66m
25	Terrace	1.99m x 6.79m
26	Balcony	1.75m x 0.90m

Spark Happiness

TYPE B

floorplans



VILLA TYPE B
STREET FRONT



VILLA TYPE B
GARDEN VIEW

VILLA - TYPE B PLANS

PARK VIEW



GROUND FLOOR

STREET VIEW

PARK VIEW



FIRST FLOOR

STREET VIEW

TOTAL AREA: 286 M²

	Room	Dimensions
01	Reception	2.14m x 4.57m
02	Dining	5.33m x 6.33m
03	Living	4.92m x 7.45m
04	Kitchen	4.17m x 2.84m
05	Storage	3.22m x 0.84m
06	Guest Toilet	3.22m x 1.19m
07	Maid's Room	2.51m x 2.22m
08	Maid's Bathroom	1.50m x 2.22m
09	Master Bedroom	5.59m x 3.66m
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	3.18m x 4.10m
14	Family Room	5.74m x 3.68m
15	Bedroom 4	3.95m x 3.30m
16	Bathroom 3/4	2.40m x 2.13m
17	Walk-in Wardrobe	5.59m x 2.22m

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TYPE C

floorplans



VILLA TYPE C
STREET FRONT



VILLA TYPE C
GARDEN VIEW

VILLA - TYPE C

PLANS



GROUND FLOOR

STREET VIEW



FIRST FLOOR

STREET VIEW

TOTAL AREA: 254 M²

	Room	Dimensions
01	Hall & Stair	1.50m x 3.92m
02	Living	4.88m x 6.44m
03	Dining	4.40m x 6.03m
04	Kitchen	4.22m x 3.00m
05	Maid's Room	2.56m x 1.90m
06	Maid's Bathroom	0.98m x 1.90m
07	Guest Toilet	3.22m x 1.25m
08	Storage	3.22m x 0.84m
09	Master Bedroom	5.17m x 3.66m
10	Walk in Wardrobe	3.91m x 2.20m
11	Master Bathroom	3.91m x 1.80m
12	Bedroom 2	3.93m 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 2.11m
17	Hall & Stair	3.32m x 2.10m
18	Master Bedroom Terrace	1.18m x 2.11m
19	Bedroom 3 Terrace	1.63m x 1.30m

Spark Happiness

TWIN HOUSE

floorplans

TWIN HOUSE

The twin houses are conceived as two separate buildings that speak the same language but are different in nature. Render and stone is used to describe deceptively simple volumes that enclose balconies and shelter terraces. The alternating forms add variation and rhythm to the streetfront and roof profile.





B 22

B 21

TWIN HOUSE
STREET FRONT



TWIN HOUSE
GARDEN VIEW

TWIN HOUSE

OVERALL PLANS

PARK VIEW



GROUND FLOOR

STREET VIEW



FIRST FLOOR

TWIN HOUSE

PLANS



GROUND FLOOR



FIRST FLOOR

TOTAL AREA: 226 M²

	Room	Dimensions
01	Hall & Stair	4.12m x 5.14m
02	Living	4.47m x 5.97m
03	Dining	4.01m x 5.97m
04	Kitchen	3.60m x 3.25m
05	Maid's Room	2.50m x 2.24m
06	Maid's Bathroom	2.36m x 1.55m
07	Guest Toilet	2.19m x 1.63m
08	Master Bedroom	4.20m x 4.55m
09	Walk in Wardrobe	1.68m x 2.36m
10	Master Bathroom	4.20m x 2.15m
11	Bedroom 2	4.12m x 5.02m
12	Bedroom 3	4.12m x 3.39m
13	Bathroom	2.50m x 2.00m
14	Hall & Stairs	1.77m x 4.68m
15	Master Bedroom Terrace	5.23m x 2.58m
16	Bedroom 3 Terrace	2.16m x 1.76m

Spark Happiness

TOWN HOUSE

floorplans

TOWNHOUSE

The townhouses consist of four variations on a theme with a central portico element that punctuates the overall skyline silhouette. The simple palette of materials is employed in subtly different ways as solid, screen, louvre, wall and trellis to produce a form that changes when viewed from different directions.





TOWN HOUSE
STREET FRONT



TOWN HOUSE
STREET FRONT



TOWN HOUSE
GARDEN VIEW

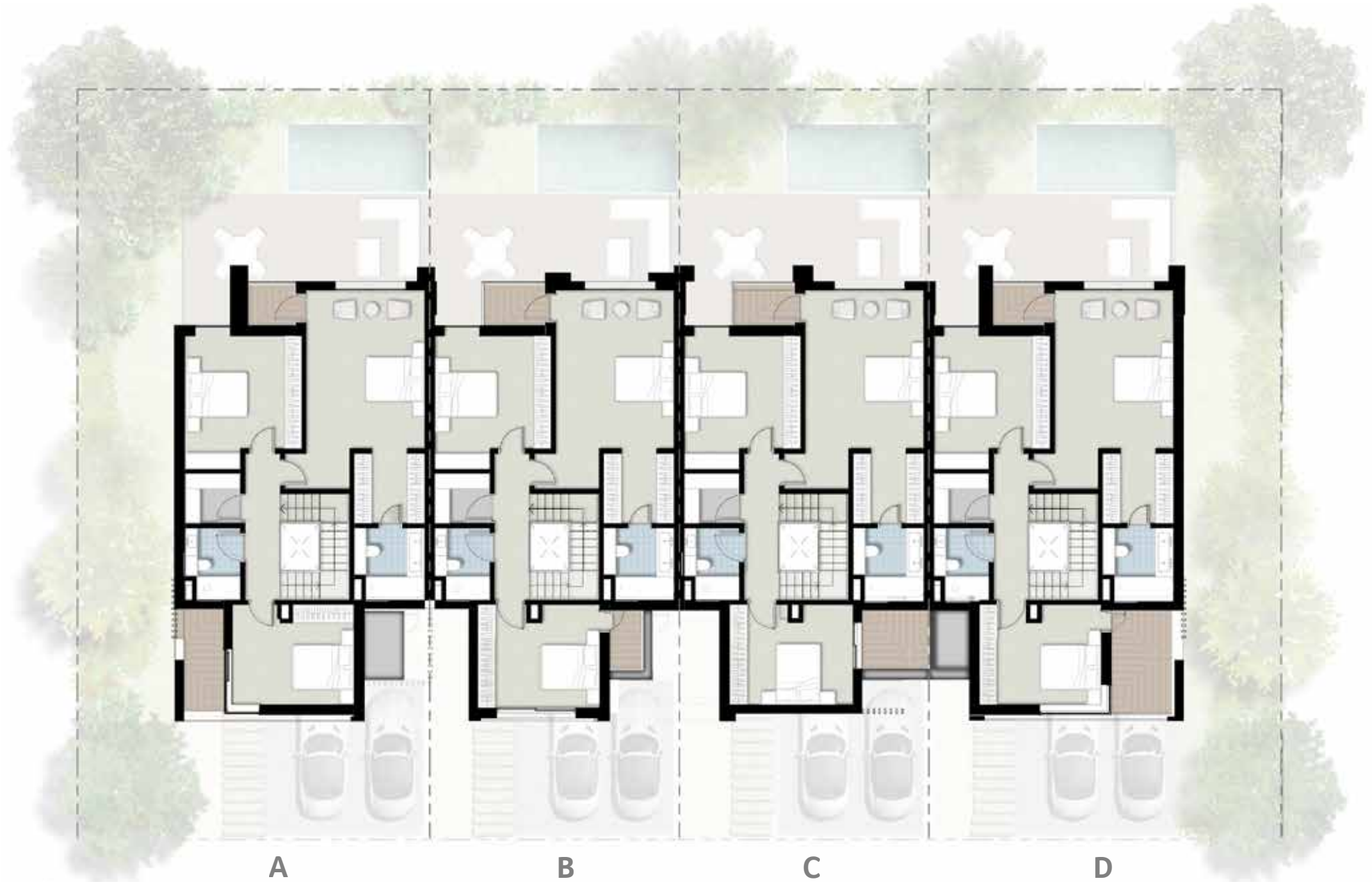
TOWNHOUSE

GROUND FLOOR PLAN



TOWNHOUSE

FIRST FLOOR PLAN



TOWNHOUSE A



GROUND FLOOR

PARK



FIRST FLOOR

TOTAL AREA: 199 M²

	Room	Dimensions
01	Hall & Stair	4.23m x 3.70m
02	Living Room	3.81m x 5.33m
03	Dining	4.33m x 4.35m
04	Kitchen	2.40m x 3.53m
05	Maid's Room	2.55m x 2.14m
06	Maid's Bathroom	1.15m x 2.14m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 4.98m
09	Pantry	1.86m x 1.68m
10	Master Bedroom	4.04m x 5.38m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.98m x 4.53m
14	Bedroom 3	4.14m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	1.64m x 1.42m
17	Bedroom 3 Balcony	1.35m x 3.60m



STREET

TOWNHOUSE B

PARK



GROUND FLOOR



FIRST FLOOR

STREET

TOTAL AREA: 197 M²

	Room	Dimensions
01	Hall & Stair	4.23m x 3.70m
02	Living Room	3.81m x 5.33m
03	Dining	4.33m x 4.35m
04	Kitchen	2.40m x 3.53m
05	Maid's Room	2.55m x 2.14m
06	Maid's Bathroom	1.15m x 2.14m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 4.98m
09	Pantry	1.86m x 1.68m
10	Master Bedroom	4.04m x 5.33m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.53m
14	Bedroom 3	4.14m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	2.10m x 1.42m
17	Bedroom 3 Balcony	1.15m x 2.05m



TOWNHOUSE C

PARK



GROUND FLOOR



FIRST FLOOR

TOTAL AREA: 195 M²

	Room	Dimensions
01	Hall & Stair	4.23m x 3.70m
02	Living Room	3.81m x 5.33m
03	Dining	4.33m x 4.35m
04	Kitchen	2.40m x 3.53m
05	Maid's Room	2.16m x 2.19m
06	Maid's Bathroom	1.13m x 2.19m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 4.98m
09	Pantry	1.86m x 1.68m
10	Master Bedroom	4.04m x 5.33m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.53m
14	Bedroom 3	4.20m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	1.64m x 1.40m
17	Bedroom 3 Balcony	2.32m x 2.00m



STREET

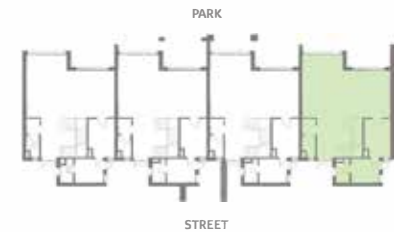
TOWNHOUSE D



TOTAL AREA: 200 M²

	Room	Dimensions
01	Hall & Stair	4.23m x 3.70m
02	Living Room	3.81m x 5.33m
03	Dining	4.33m x 4.35m
04	Kitchen	2.40m x 3.53m
05	Maid's Room	2.55m x 2.14m
06	Maid's Bathroom	1.15m x 2.14m
07	Guest Toilet	1.20m x 2.00m
08	Corridor	1.20m x 4.98m
09	Pantry	1.86m x 1.68m
10	Master Bedroom	4.04m x 5.33m
11	Walk in Wardrobe	2.40m x 2.37m
12	Master Bathroom	2.40m x 2.45m
13	Bedroom 2	3.95m x 4.53m
14	Bedroom 3	4.14m x 3.40m
15	Bathroom 2/3	1.86m x 2.45m
16	Master Bedroom Balcony	1.76m x 1.42m
17	Bedroom 3 Balcony	2.16m x 3.57m

STREET



Spark Happiness

CHALET

floorplans

CHALET

In keeping with the overall residential language simple materials and volumes combine to produce an overall form that is more than the kit of its parts.

A formal, tailored front elevation gives way to a more playful composition of stone and render volumes at the rear with private terraces giving onto a linear park.





C 14

CHALET
STREET FRONT



CHALET
GARDEN VIEW



CHALET
GARDEN VIEW

CHALET

GROUND FLOOR PLAN

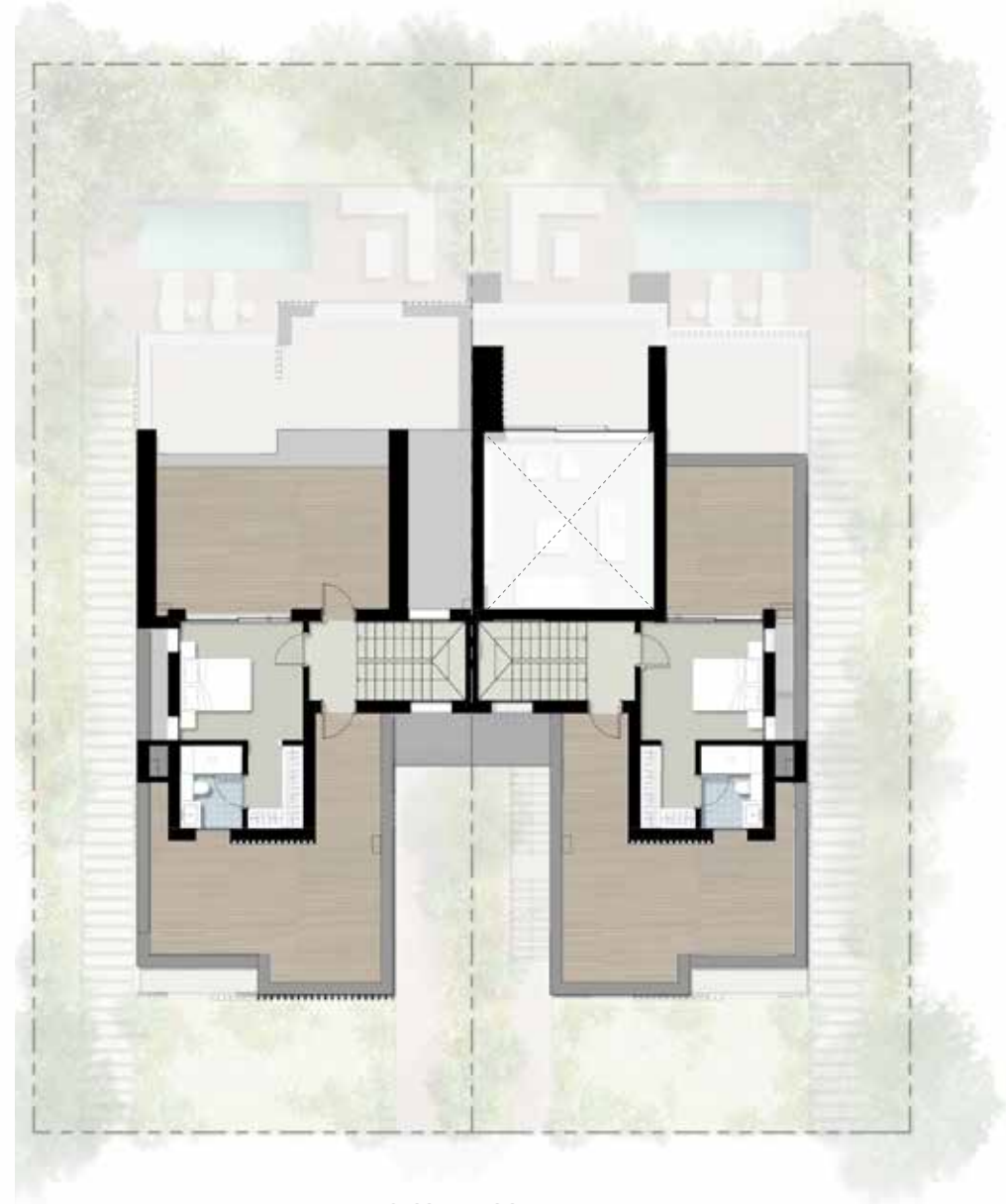


CHALET

FIRST & SECOND FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

CHALET

3 BED GROUND



TOTAL AREA: 175 M²

	Room	Dimensions
01	Living	5.15m x 8.03m
02	Dining	4.02m x 4.72m
03	Kitchen	3.33m x 3.00m
04	Maid's Room	2.10m x 2.75m
05	Maid's Bathroom	1.43m x 2.75m
06	Corridor	1.24m x 7.50m
07	Master Bedroom	3.33m x 3.60m
08	Master Bathroom	1.80m x 2.62m
09	Bedroom 2	3.88m x 3.33m
10	Bedroom 3	3.24m x 3.60m
11	Bathroom 2/3	1.80m x 2.40m



CHALET A

3 BED UPPER



FIRST FLOOR



SECOND FLOOR

TOTAL AREA: 180 M²

	Room	Dimensions
01	Hall & Stair	2.30m x 5.67m
02	Living	5.12m x 5.20m
03	Dining	4.06m x 4.00m
04	Kitchen	3.33m x 2.40m
05	Maid's Room	3.33m x 1.64m
06	Maid's Bathroom	3.33m x 1.28m
07	Bedroom 2	3.33m x 4.23m
08	Bedroom 3	3.23m x 3.60m
09	Bathroom 2/3	1.83m x 2.40m
10	Living Terrace 1	4.85m x 3.21m
11	Dining Terrace 2	4.06m x 3.12m
12	Bedroom 2 Terrace	3.46m x 0.80m
13	Corridor	1.40m x 2.31m
14	Master Bedroom	3.56m x 3.45m
15	Walk in Wardrobe	1.60m x 2.40m
16	Master Bathroom	1.80m x 2.40m
17	Master Bedroom Terrace 3	6.75m x 4.10m
18	Terrace 4	6.70m x 4.05m



CHALET B

3 BED UPPER



FIRST FLOOR



SECOND FLOOR

TOTAL AREA: 180 M²

Room	Dimensions	
01	Hall & Stair	2.30m x 5.70m
02	Living	5.12m x 5.20m
03	Dining	4.06m x 4.00m
04	Kitchen	3.33m x 2.40m
05	Maid's Room	2.75m x 1.64m
06	Maid's Bathroom	3.33m x 1.28m
07	Bedroom 2	3.33m x 4.23m
08	Bedroom 3	3.23m x 3.60m
09	Bathroom 2/3	1.83m x 2.40m
10	Living Terrace 1	4.85m x 3.21m
11	Dining Terrace 2	4.06m x 3.12m
12	Bedroom 2 Terrace	3.40m x 0.80m
13	Corridor	1.40m x 2.11m
14	Master Bedroom	3.56m x 3.25m
15	Walk in Wardrobe	1.60m x 2.40m
16	Master Bathroom	1.80m x 2.40m
17	Master Bedroom Terrace 3	3.71m x 4.16m
18	Terrace 4	6.70m x 4.05m

