

ZAHRA

ALL YEAR ROUND DESTINATION

ABOUT ZAHRA



STRATEGIC LOCATION
PARTNERS
A GLIMPSE
SUSTAINABILITY
LIFESTYLE
NORTHEAST
VILLAGES MANAGEMENT

ABOUT ZAHRA —————

AN ALL YEAR ROUND DESTINATION

Catering to **its local and international residents.**
With perfect balance, it combines both second and first homes.

All units in Zahra overlook
crystal blue waters
surrounded by lush greenery.



Zahra will keep you entertained
WITH ITS

- | | | |
|--------------------|-------------|-------------------|
| Theme Parks | Sports Club | Business District |
| Nightlife District | NORTHEAST | Water Promenade |



6
Beaches



40
Gated Villages



2
Hotels



950,000 SQM
Waterbodies



4km
Water
Promenade



3
Clubhouses



4,000,000 SQM
Total Land Area



98
Swimmable
Lagoons



200
Swimming Pools



400
Serviced
Apartments

ABOUT ZAHRA

STRATEGIC LOCATION

Zahra in the heart of New Alamein,
one of Egypt’s most beautiful destinations.

It is strategically located in the most premium
location.

THE GOLDEN SQUARE
right next to New Alamein and Marassi.



New Alamein, the emerging capital city, has witnessed a transformation in its
urban landscape, fueled by numerous foreign investments.

ZAHRA

10 MINS

AWAY FROM

THE ONLY


AIRPORT


UNIVERSITY


HOSPITAL





master plan

UNDER DEVELOPMENT

WATER PROMANADE

- Mini Golf
- F&B Trucks
- Water Activities
- Meditation Area

CLUB HOUSE

- Wellness Center
- Waterventure

NIGHTLIFE DISTRICT

- Nightclubs
- Bars

NORTHERD

- F&B
- Retail

THEME PARKS

- Wildlife Park
- Adventure Park

SPORT CLUB

- Football
- Padel
- Tennis
- Squash
- Basketball
- Swimming Pool
- Gym

BUSINESS DISTRICT

- Admin Spaces
- Fashion Avenue
- Medical Hub



MEDITERRANEAN BEACH



key plan

1 2 3 4 5
SANDRO

1 2
VIDA

• VERANO

• AZUL

• LUZ

• ARENA

• WATER PROMENADE

1 2 3 4 5 6
LUNA

1 2
JULES

1 2
DOWN TOWN

• CAPE



ABOUT ZAHRA

BUILDING HEIGHTS



- VILLAS
- GROUND + 2F
- GROUND + 2.5F
- GROUND + 3F
- GROUND + 5F
- GROUND + 5F



All units are overlooking
crystal blue swimmable lagoons,
swimming pools and lush greenery.



abrupt change in scale



transition of building heights

ABOUT ZAHRA

PARTNERS

MASTERPLAN

Mohamed Hadid is an American real estate developer renowned for his construction of luxury hotels and mansions, primarily situated in the Bel Air neighborhood of Los Angeles and the city of Beverly Hills, California. Zahra’s masterplan embodies visionary and elevated urban planning, focusing on delivering a luxurious user experience.



At VDP Design, headquartered in Amsterdam, they boast a robust team of creative professionals with diverse backgrounds, a quality that is reflected in the design of Zahra. Their avant-garde designs prioritize innovation and creativity.

Additionally, Diestadt, under the guidance of landscape architect Thomas Diestadt, introduces a crucial sustainability aspect through premium green spaces. Together, they elevate Zahra into a symbol of architectural innovation, interior magnificence, and ecological responsibility, establishing a new standard for luxury living.



URBAN PLANNERS ARCHITECTS & LANDSCAPERS

LANDSCAPE

Zahra’s landscape vision, created with the expertise of Diestadt, known for its focus on sustainability, HRZN, which specializes in seamlessly integrating nature into urban environments, and Nara Studios, renowned for transforming ideas into vivid reality, Zahra promises a unique blend of nature and innovation.

Together, they make Zahra more than just scenery—it’s a testament to great design, sustainability, and imagination.



86%
GREENERY AND
WATER FEATURES



14%
FOOTPRINT





NARASTUDIOS

HRZN

ARCHITECTURE

The design of Zahra, crafted by architects VDP, EKRAVD, Diestadt, and HRZN, embodies a modern, sustainable community with elegant contemporary architecture. EKRAVD, an internationally acclaimed architectural firm known for its avant-garde designs and cutting-edge concepts, brings a touch of uniqueness to Zahra's landscape. VDP emphasized open views and spaciousness, while HRZN integrated eco-friendly elements like turquoise water bodies. Diestadt ensured unique architecture, combined with sustainable features, creates a harmonious environment that sets Zahra apart as a modern oasis.



E K R A V D



PREMIUM TOUCHES

INTERNAL UNIT FINISHES



FULLY
FINISHED
UNITS

Real pictures
from Zahra

Bathrooms

Floors

Premium ceramic tiles, anti-bacterial and anti-slip.

Walls

Al Jazeera Paints, anti-bacterial, anti-water splash

Toilet

Duravit wall mounted toilets, for easy cleaning and chic design, 5 years guarantee.

Toilet Water tank

Flush tanks, for space saving and luxury design, 10 years guarantee.

Water basin

Duravit wall-mounted with wooden cabinets, for easy cleaning and extra storage, 5 years guarantee.

Tap-ware

Sarreguamines luxurious black taps, resistant to marks and scratches. Will not show fingerprints unlike chrome. Shower, 10 years guarantee

Shower heads

Sarreguamines luxurious black shower head, resistant to marks and scratches. Will not show fingerprints unlike chrome. Shower, 10 years guarantee.

Bedroom

Floors

Premium Ceramic tiles.

Walls

Al Jazeera Paints, water resistant, heat insulation.

Celing

Al Jazeera Paints, water resistant, heat insulation.

Doors

Wooden doors slim frame.

Kitchen

Floors

Anti-Bacterial Ceramic tiles.

Wall

Jazeera Paints, anti-bacterial, anti-water splash.

Ceiling

Jazeera Paints.



PREMIUM TOUCHES

EXTERNAL FINISHES



HIGHEST
QUALITY
MATERIALS

FOR
LOWEST
MAINTENANCE

External and Public Area Finishes

External Floors and Stairs

Artificial marble - Durability 50 years.

External Paints

Orchid Marble paints, Water resistant,
5 years warranty.

AC's Fixture

Concrete slabs, 0 maintenance.

Lighting

External Elevations

All buildings has external lighting fixtures.

Landscape

all landscape has external lighting fixtures.

Swimming Pools & Lagoons

all swming pools and lagoons have internal
and external lighting fixtures.

Public Patios

Floors

Artifical marble with brass accessories,
durability 50 years.

Walls

Orchid Marble paints, Water resistant, 5
years warranty.

Roof

Floors

Waterproofed roofing layers. Thermal
insulation and roofing tiles.

Walls

Orchid Marble paints, Water resistant,
5 years warranty.

Utilities

Tie In Points

El Sewedy Utilities

Power Potable Water

El Sewedy Utilities

Sewage

El Sewedy Utilities

Balconies/Terraces

Floors

Premium selection of outdoor tiles

Windows

Double glazed windows, thermal and
sound insulation.

Private Gardens:

Fences

Concrete, galvanized steel and trees.
Low maintenance. Harmonious design.

Water Source

Water source with private meter.

ABOUT ZAHRA

A GLIMPSE OF ZAHRA

DELIVERING NOW MAY 2024

6 MONTHS AHEAD OF SCHEDULE.

From cabanas surrounded by turquoise waters to modern chalets with breathtaking views, Zahra offers a wide variety of typologies to suit different lifestyles. All meticulously designed that to combine both luxury and serenity, zahra's exclusive community is like a tailored embrace.



STAND ALONE VILLAS
TOWN HOUSES
TWIN HOUSES
PENTHOUSE

DUPLEX
CABANA
CHALET
STUDIO

SUSTAINABILITY

IS A MAIN OBJECTIVE

we made sure to utilize all methods to ensure a positive impact on an environmental, social and economic level.



ECONOMIC

Using the highest quality building materials to ensure durability and low maintenance

Electric car charging stations to reduce energy consumption

Electric public transportation to reduce CO2

sustainably-sourced materials



SOCIAL

Prioritising the safety, accessibility, and well-being of both our residents and their animal companions

Endorsing a positive community through communal spaces to engage residents

Handicap consideration

Gated villages to ensure high safety standards and reduce noise pollution

ENVIRONMENT

Solar powered street lights

High energy-efficient infrastructure

Pedestrian-friendly landscape

Recycling

Urban farming

The use of waterbodies for evaporation to cool climate

Greenery to reduce air pollution



Bike Stations



Golf Car Areas



jogging Lanes



Bike Lanes



Shuttle Bus

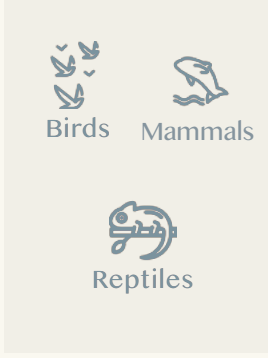
ABOUT ZAHRA

ENTERTAINMENT

|THEME PARKS

WILDLIFE PARK

An interactive and educational zoo featuring exotic, small, and friendly animals from a range of birds, reptiles, and mammals.



ADVENTURE PARK

Hit the bull's eye at the Archery range, go off-road on an ATV or get your need for speed on the Go Karts. Top it off with the bungee trampoline, paintball, bowling arena or arcade fun. So, are you ready to accept our challenge?



- Go Karting
- Archery
- Beach Buggy
- Bowling
- Arcade
- Paintball
- Bungee trampoline

ABOUT ZAHRA — | SANDY BEACHES

WATER FEATURES

SIGNATURE BEACH

A private beach for an unforgettable summer experience inviting residents and guests to indulge in moments of relaxation and joy.



RESIDENTS' BEACH

A vibrant, lively beach with beautiful turquoise waters as a backdrop. Bask in the warm sunlight, building sandcastles with loved ones and create cherished memories to last a lifetime.



ARTIFICIAL BEACH

the perfect combination between fresh sea water and tropical greenery, you couldn't tell the difference. Enjoy lounging in a serene environment with beach side services. A fun beach with a variety of activities for all ages.



ABOUT ZAHRA

WATER FEATURES

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SWIMMABLE LAGOONS

Are meticulously designed to offer fresh sea water under blue skies surrounded by tropical greenery. All residents can enjoy taking long swimming laps, regardless of weather conditions.

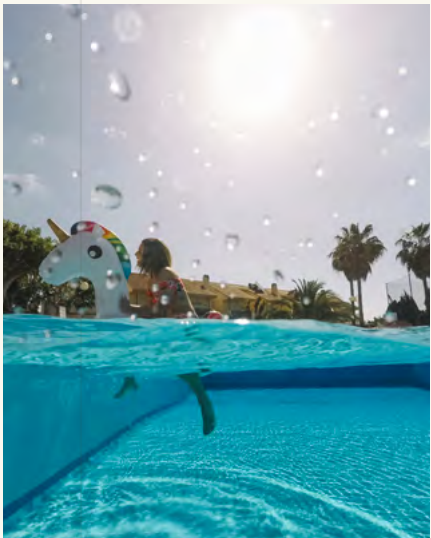
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Fixed seating
- 

Suitable for all weather conditions.
- 

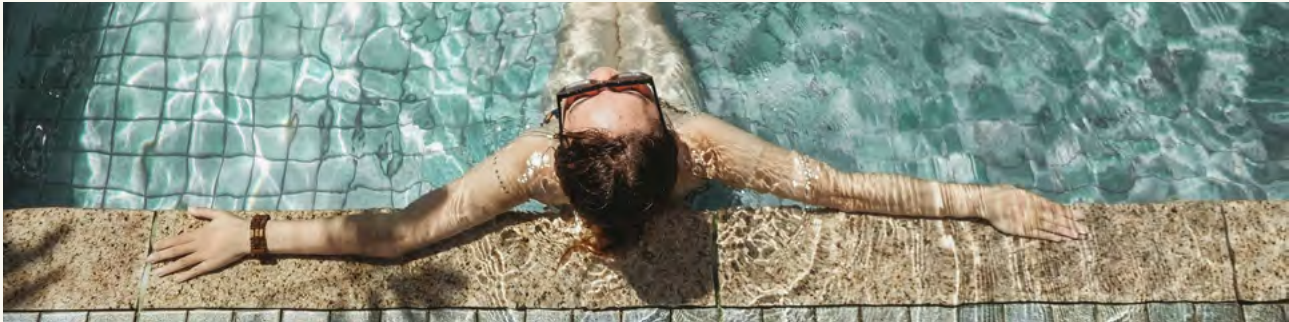
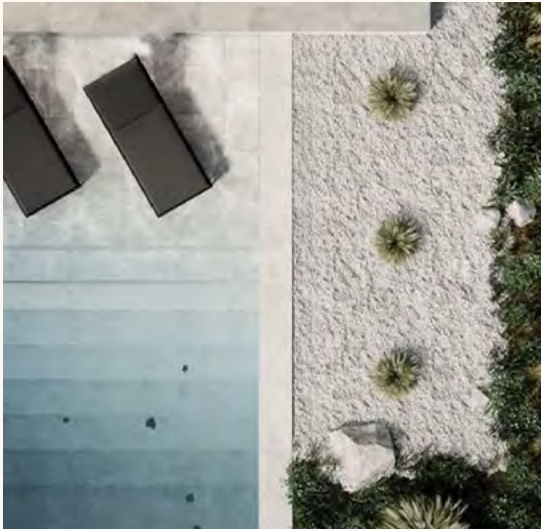
Different depths
- 

Fresh seawater circulation



POOLS

All gated villages have the privilege of enjoying multiple swimming pools catering to different ages. Individually designed for each parcel, ensuring total privacy and low density, our pools ensure that one can truly enjoy this relaxing experience.



ABOUT ZAHRA

WATER FEATURES

WATER ACTIVITIES

We offer a wide variety of water activities that everyone can enjoy, for an exciting and adventurous experience.





Canoeing



Surfing



Jet Skis



Wakeboarding




Kayaking




WATER PROMENADE


The water promenade is the beating heart of Zahra, extending all the way to the beach. Covering a length of 8 km, this promenade offers undeniable views of the stunning island surrounded by water. Here, you'll find a hub of activities, including water sports, retail shopping, delectable dining options, nightlife entertainment, and a top-notch lifestyle hotel. Spend your days and late nights at this unique destination.




Lifestyle hotel




Kids area




Nightclub




Mini golf




F&B carts




Meditation center



Retail shops



Restaurants and cafes



Water activities



WATER PROMENADE
Extends to the beach

ABOUT ZAHRA

HEALTH AND FITNESS

SPORTS ACTIVITIES

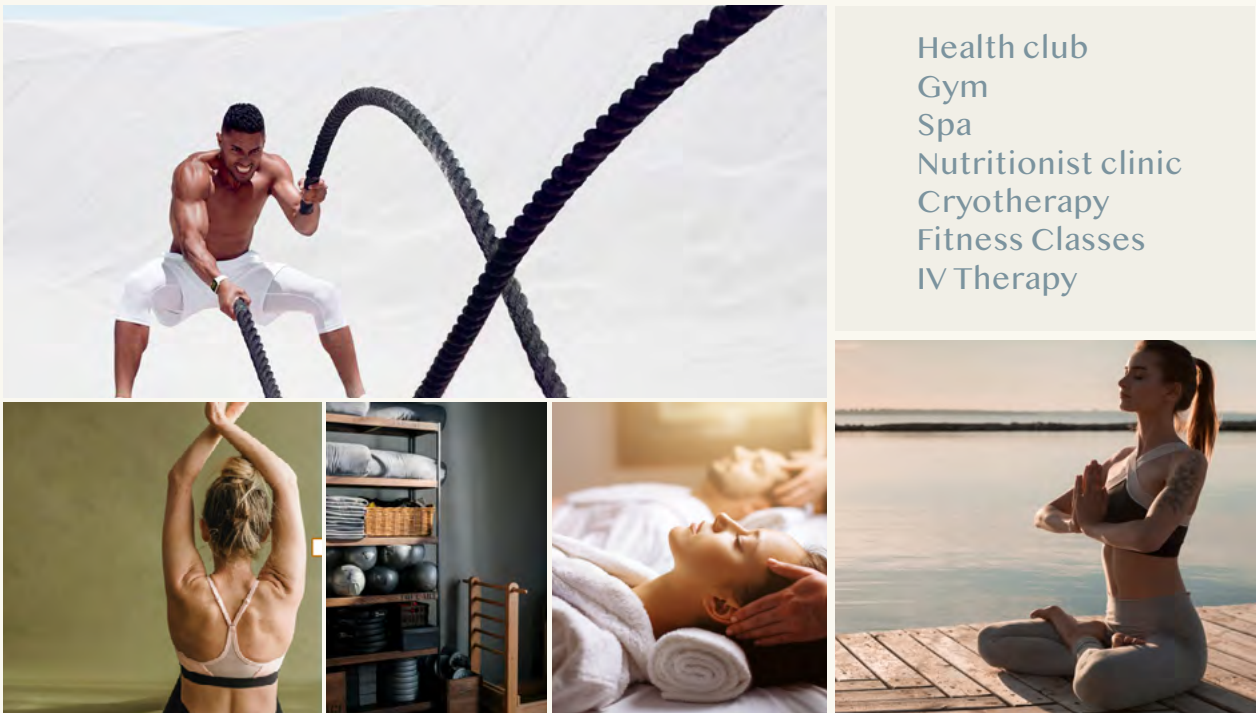
Pass the time & enjoy your favourite sports at our very own sports club, or throughout Zahra, with a variety of activities provided to enrich your lifestyle.



WELLNESS CENTER

BALANCE & DELIGHT

Recharge and rejuvenate at our very own Wellness center, with the latest equipment and services that ensure you don't miss out on your regular fitness & self-care routine.



EDUPLAY ACTIVITIES

Let your kids roam and explore their very own world.



Mini Movie Theatre



Make
believe World



360 Twister



Painting



Interactive Zone



Cooking School



Brick Land

WATERVENTURE ACTIVITES

Let your kids revel in the excitement of Waterventure, a dedicated fun-filled zone featuring shallow pools, a water playground and a host of exhilarating recreational activities.



ABOUT ZAHRA

VILLAGES' COMMUNITY MANAGEMENT

MCM IS A THIRD PARTY

between the developer and the residents. It's a dedicated after sales service team to support our community every step of the way, ensuring that they feel valued long after they have moved in. Its sole purpose is to ensure clear communication channel between both parties for a long lasting happy relationship



MOBILE APP

- Mailing system
- Recorded calls
- MCM groups
- Forms
- Mobile App



ABOUT ZAHRA

VILLAGES' COMMUNITY
MANAGEMENT

360 FACILITY & PAID
MANAGEMENT SERVICES



Maintenance services

- 1.Operation and Maintenance:
Regular maintenance and repairs of buildings, equipment, and infrastructure.
- 2.Cleaning and Janitorial Services:
Cleaning schedules, waste disposal, and janitorial services.
- 3.Security and Safety:
Access control, surveillance, and emergency response planning.
- 4.Landscaping:
Maintenance of outdoor spaces, including gardens, lawns, and green areas.
- 5.Tank Cleaning:
Clean and disinfect tanks to remove contaminants and ensure health and safety.



- 6.Integrated Pest Management:
Preventing pests from becoming a threat using different methods that are cost-effective and lowrisk.
- 7.Facade Cleaning:
Cleaning the exterior of the building of dirt, filth, stains, and other contaminants.
- 8.Space Management:
Facility managers plan layouts, allocate office space, and optimize storage areas.
- 9.Energy Management:
Monitor energy usage, implement energy-saving measures, and explore renewable energy options.
- 10.Vendor Management:
Work with external vendors for additional services. Negotiate contracts and oversee service quality.



Security personnel



Gated villages




QR code entry




CCTV


PAID SERVICES




Gardening




Plumbing




Car washing



Laundry



House keeping



Pet hotel

ABOUT ZAHRA

HOSPITALITY

LUXURY HOTEL

With mesmerising white sand beaches blending seamlessly into crystal waters, this retreat is a tropical paradise brimming with local charm, both in vibrant activities and blissful relaxation. We pride ourselves on providing top-tier services and facilities to ensure an unforgettable experience.



- 

House keeping
- 

Room service
- 


Wifi access
- 


Mobile check-in
- 


Greenery
- 


24-hour front desk



- 

Picturesque views
- 

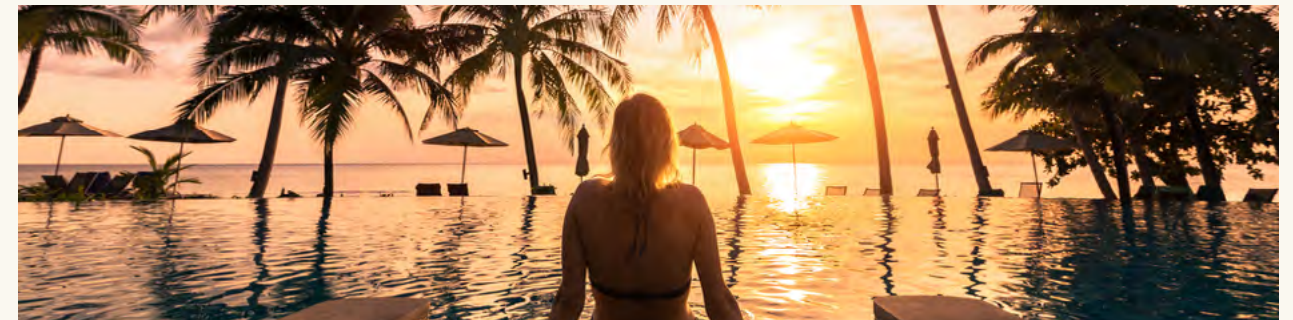
Private beach
- 

Swimming pool
- 

SPA

LIFESTYLE HOTEL

Keeping track of current trends in art, culture, and design, we aim to offer a distinctive experience that cannot be found at other properties, providing a one-of-a-kind getaway.





NIGHTCLUBS

Immerse yourself in the electrifying ambiance as you dance the night away to the hottest beats. Our vibrant nightclub offers an unforgettable nightlife experience in the heart of the North Coast. As the number one destination for partygoers, it brings together the finest music, dancing, and entertainment. The ultimate hotspot for those seeking an exceptional night out.



BARS

Those intimate hangouts we head to day or night that we become, almost instantly, emotionally attached to. Comfy food, exciting drinks and cool urban vibes are the core ingredients at this bars area; equally dished up, creating a fresh aesthetic and unparalleled atmosphere for a fully unique experience



ABOUT ZAHRA

BUSINESS DISTRICT

BUSINESS DISTRICT

Our Business District encompasses a variety of accessible services for a better and more enriched lifestyle, offering an edge that is unique to Zahra & caters to an all-year-round experience.



Clinics



Co-working spaces



Admin



Retail And Commercial



ABOUT ZAHRA

NORTHEED

NORTHEED COMMERCIAL DISTRICT



Northed is merely a taste of what Zahra and Morshedy group have in store. That's why we have collaborated with the top high end F&Bs, so whether you are alone or with a group of friends you will find all what you need and more.

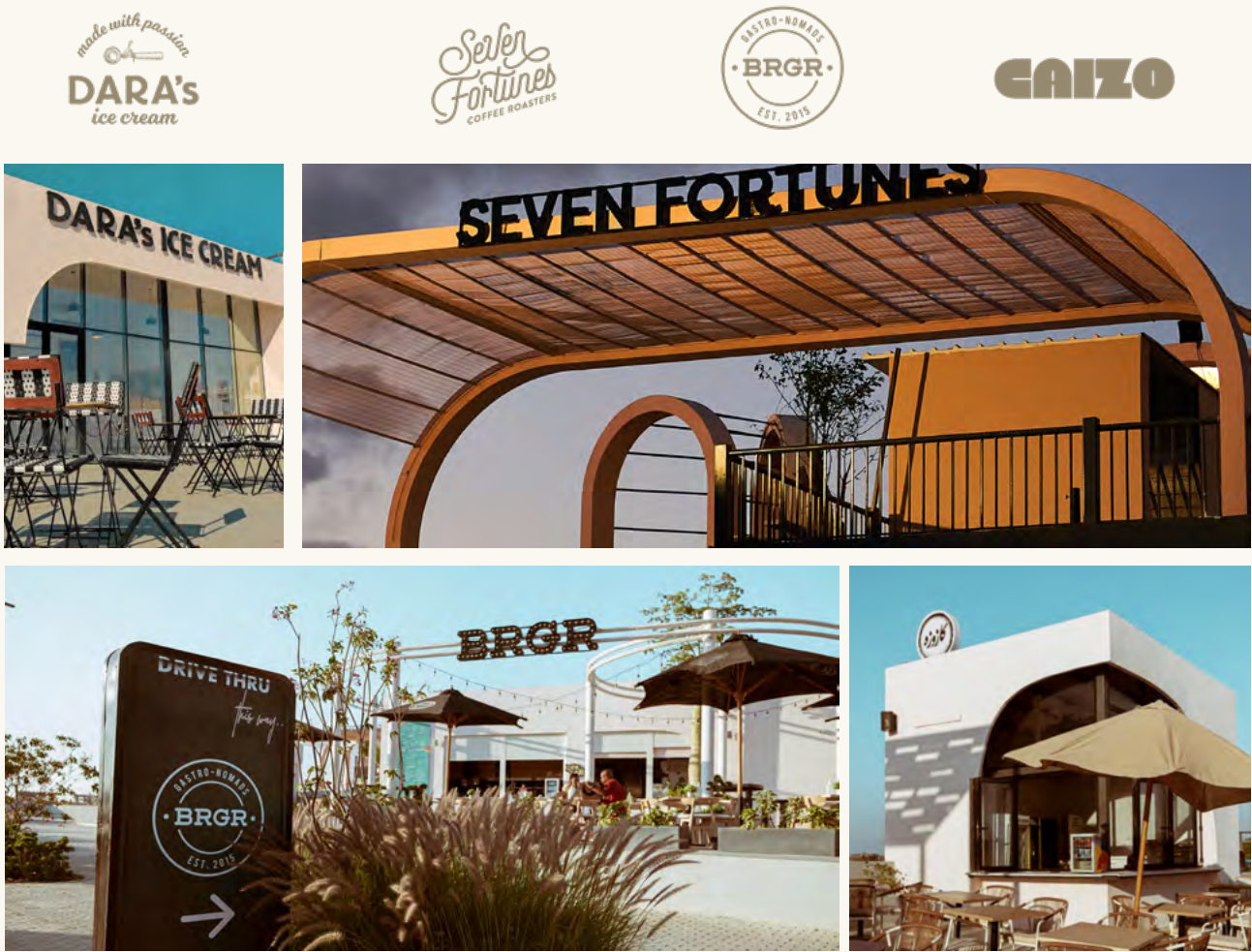
45 DAYS

Not to mention that Northed
was accomplished in just



ABOUT ZAHRA

NORTHERD



Northed is just phase one of Zahra’s commercial strip, offering flexibility in activities, food, and drinks that will suit all palates, like Caizo, Dara’s, What the Crust, BRGR, and TBS.





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WEBSITE