

ZAHRA  
ALL YEAR ROUND DESTINATION

# TOWNHOUSE

WDA

ZAHRA ALL YEAR ROUND DESTINATION

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.



DIE STADT

URBAN PLANNERS ARCHITECTS & LANDSCAPERS

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





# 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   |



Beaches



Gated Villages



Hotels



Waterbodies



4km  
Water  
Promenade



3  
Clubhouses



4,000,000SQM  
Total Land Area



98  
Swimmable  
Lagoons



Swimming Pools



400  
Serviced  
Apartments



## 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 SEA



key plan

UNDER DEVELOPMENT

1 2 3 4 5  
SANDRO

1 2  
VIDA

• VERANO

• AZUL

• LUZ

• ARENA

VERANO

AZUL

SANDRO

WATER PROMENADE

LUNA

LUZ

VIDA

JULES

ARENA

CAPE

DOWN TOWN

• WATER PROMENADE

1 2 3 4 5 6  
LUNA

1 2  
JULES

1 2  
DOWN TOWN

• CAPE



# ABOUT ZAHRA — MASTER PLAN



*VDA*  
VILLAGE DESIGN ARCHITECTS

- ① **TWIN HOUSE**  
F.P=162.97 M<sup>2</sup> / NO.KEYS=2
- ② **TOWN HOUSE**  
F.P=398.94 M<sup>2</sup> / NO.KEYS=6
- ③ **CABANA**  
F.P=28.68 M<sup>2</sup> / NO.KEYS=1
- ④ **CLUB HOUSE**  
F.P=494.33M<sup>2</sup> / 3 FLOORS
- ⑤ **POOL**
- ⑥ **PARKING**
- ⑦ **RAMPS**



# 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





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.





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

Artificial marble with brass accessories, durability 50 years.

### Walls

Orchid Marble paints, Water resistant, 5years warranty.

## Roof

### Floors

Waterproofed roofing layers. Thermal insulation and roofing tiles.

### Walls

Orchid Marble paints, Water resistant, 5years 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

NORTHEED



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.



BOULEVARD



ABOUT ZAHRA \_\_\_\_\_

RENDERS

# ZIDA

ZAHRA ALL YEAR ROUND DESTINATION







VIDA

SAHRA ALL YEAR ROUND DESTINATION



# ABOUT ZAHRA

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## TOWN HOUSE VIDA

TYPE :TH ( 165M<sup>2</sup>)

TOWN HOUSE : TH 4

TERRACE : 3M<sup>2</sup> TH401  
TH403  
N BEDROOMS : 4 TH407  
N BATHROOMS : 4 TH409

## FLOOR PLANS

### GROUND FLOOR

LIVING&DINNING	2.25X3.30
	2.95X5.25
	3.25X3.15
TOILET	1.30X2.00
ENTRANCE	2.45X1.90
STAIR	1.25X5.40
LOBBY	1.10X1.30
KITCHEN	2.15X3.10
MAID'S ROOM	2.00X2.05
BATHROOM	1.40X1.55

### FIRST FLOOR

M.BEDROOM	3.15X3.30
	1.25X2.00
BATHROOM	2.00X2.05
CORRIDOR	1.20X1.15
	1.90X1.75
	1.80X1.95
KITCHENETTE	1.75X2.50
STAIR	1.25X3.50
BEDROOM	3.10X3.45
TERRACE	1.30X2.10
BATHROOM	0.40X0.90
	1.55X2.20

### PENT HOUSE

STAIR	1.25X3.45
	1.25X4.35
GARDEN	70 M <sup>2</sup>
ROOF	50 M <sup>2</sup>

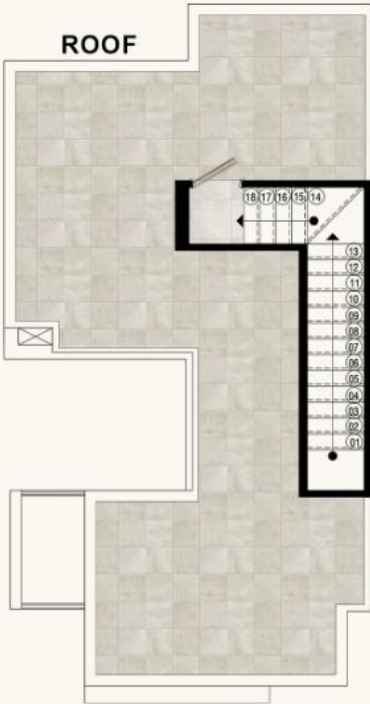
GROUND FLOOR



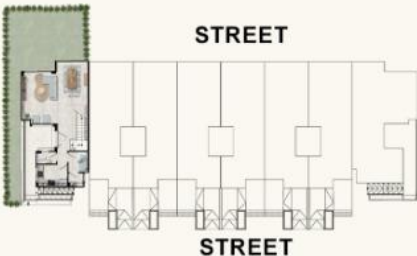
FIRST FLOOR



ROOF



STREET



STREET

VIDA

WAKAF AL-TANZIM BAKHTIAR



# TownHouse

ZAHRA-(TownHouse)

4bed		TownHouse	
17,500,000		سعر الشاليه علي ٧ سنوات	
16,625,000	سعر بعد الخصم	875,000	خصم
شاليه متشطب كامل		نوع التشطيب	
علي ٧ سنوات بدون فوائد		التقسيط	
طريقة التعاقد			
875,000		دفعة التعاقد المطلوبة ٥% (الجزء الاول من المقدم )	
يتم سداد المتبقي علي ٧ سنوات كالاتي:-			
عدد الاقساط	قيمة الاقساط ربع سنوي	اقساط ربع سنوي	
28	437,500		
3,500,000		دفعة عند سنتين ونصف	
1,662,500	وديعة صيانة ١٠% عند الاستلام		

