

ZAHRA
ALL YEAR ROUND DESTINATION

TWIN HOUSE

ZIDA

ZAHRA ALL YEAR ROUND DESTINATION

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.



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

NORTHEAST

- 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
SAVING A BETTER, BOUNDED DESTINATION

- ① **TWIN HOUSE**
F.P=162.97 M² / NO.KEYS=2
- ② **TOWN HOUSE**
F.P=398.94 M² / NO.KEYS=6
- ③ **CABANA**
F.P=28.68 M² / NO.KEYS=1
- ④ **CLUB HOUSE**
F.P=494.33M² / 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

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.



BOULEVARD



VIDA

ZAHRA ALL YEAR ROUND DESTINATION



VIDA

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TWIN HOUSE VIDA

TYPE :TW (185M²)

TWIN HOUSE : TW 1

TERRACE : 3M²

N BEDROOMS : 4

N BATHROOMS : 5

TW102	TW118	TW134
TW104	TW120	TW136
TW106	TW122	TW138
TW108	TW124	TW140
TW110	TW126	
TW112	TW128	
TW114	TW130	
TW116	TW132	

GROUND FLOOR



FLOOR PLANS

GROUND FLOOR

LIVING	5.10X3.40
KITCHEN	2.00X3.80
LOBBY	1.40X2.00
TOILET	2.05X1.45
CORRIDOR	1.20X3.80
STAIR	1.95X3.80
MAID'S ROOM	2.00X2.20
BATHROOM	1.75X2.55

FIRST FLOOR

BEDROOM	3.25X3.65
BATHROOM	1.65X2.55
STAIR	2.05X3.80
CORRIDOR	1.25X3.80
KITCHEN	1.70X2.70
M.BEDROOM	3.45X3.40
DRESSING	1.65X1.70
BATHROOM	1.65X2.75

PENT HOUSE

BEDROOM	3.35X3.65
BATHROOM	1.75X2.55
STAIR	1.15X3.80
LIVING& - KITCHENETE	3.95X3.80

GARDEN	90 M ²
ROOF	15 M ²



FIRST FLOOR



PENT HOUSE



TwinHouses

4bed		TwinHouses	
20,000,000		سعر الشاليه علي ٧ سنوات	
19,000,000	سعر بعد الخصم	1,000,000	خصم
شاليه متشطب كامل		نوع التشطيب	
علي ٧ سنوات بدون فوائد		التقسيط	
طريقة التعاقد			
1,000,000		دفعة التعاقد المطلوبة ٥% (الجزء الاول من المقدم)	
يتم سداد المتبقي علي ٧ سنوات كالاتي:-			
قيمة الاقساط ربع سنوي	عدد الاقساط	اقساط ربع سنوي	
500,000	28		
4,000,000		دفعة عند سنتين ونصف	
1,900,000	وديعة صيانة ١٠% عند الاستلام		

