



ZAHRA



Where the *sky*
meets the *sea*



A lifestyle *of* LUXURY Awaits You

Sprawled on a total area of 890 feddans, Zahra, our newly-initiated North Coast gated-community, is the epitome of all that is opulent and exclusive.

Here, in our beautifully-crafted residences, each of our homeowners shall have the opportunity to live the high-end summer life and enjoy a uniquely-tailored experience.

L E T T E R F R O M T H E C E O



Memaar Al Morshedy would like to welcome you all to Zahra, our latest beachside residential community. After years of providing clients with premium locations all around Greater Cairo, we decided to head to Sahel's exclusive Sidi Abdelrahman to build our owners a seaside haven of spectacular international designs.

Homeowners can now enjoy a year-round second home in a residential compound of splendid magnitudes, delivering on a promise of grandeur and fine living with access to luxurious services, amenities and more. With countless perks and exclusive services, our owners are set to enjoy a secure community embracing a luxurious lifestyle that fulfills numerous day-to-day wants and needs.

Nestled between Hacienda Bay and Bo Islands, Zahra overlooks golden sand beaches, azure blue waters and picturesque scenery, in the midst of all the hustle and bustle of the north coast. These homes are at the center of an exclusive summer spot, at the heart of all that is going down in the Sahel scene, with the convenience and luxury features that thousands of Memaar Al Morshedy's homeowners enjoy around the world.

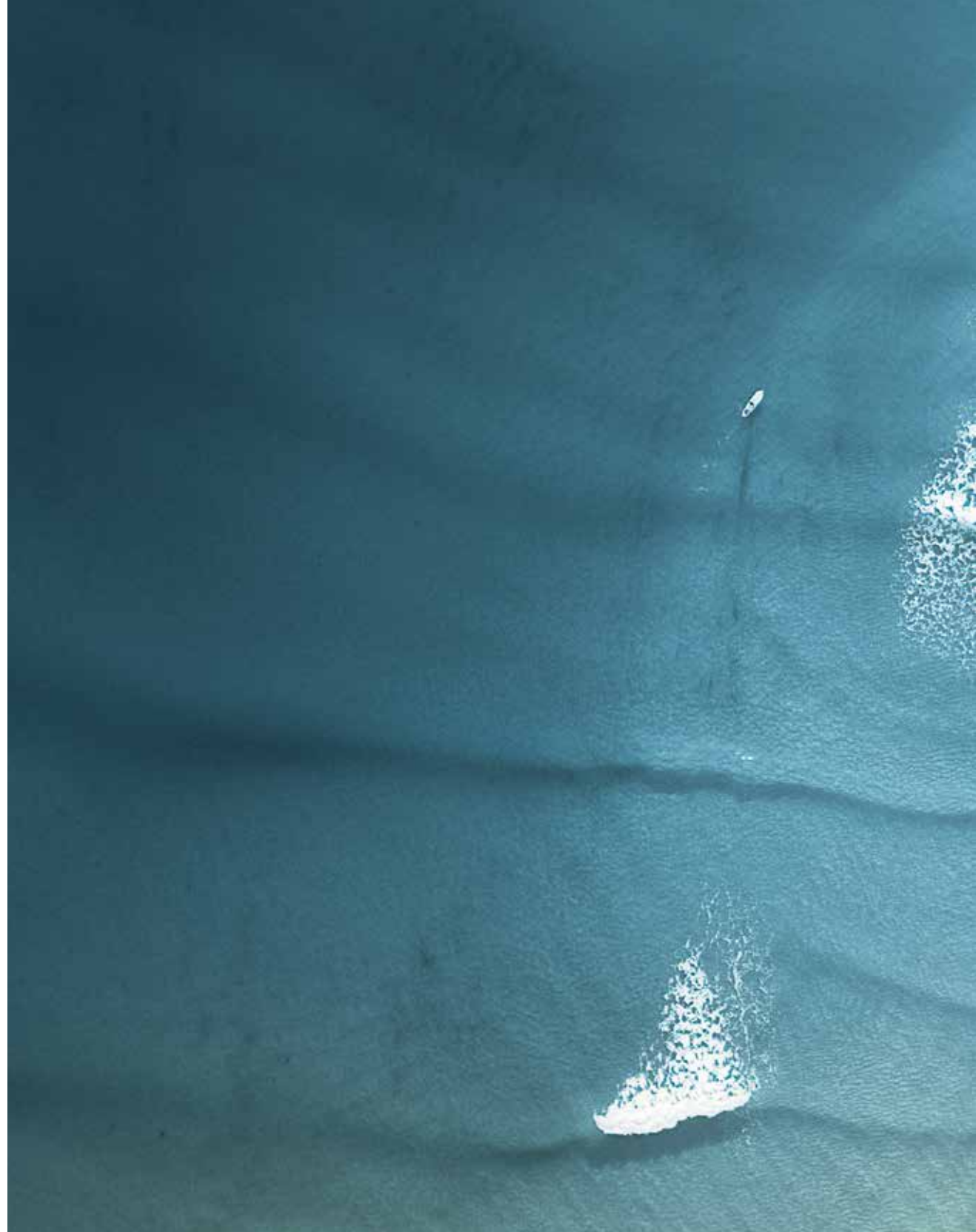
While designing, we always have the interest of our owners in mind and in striving to attain this vision, we will be providing them with exclusive access to restaurants, pool lounges, a sports club, central park and an international hotel chain.

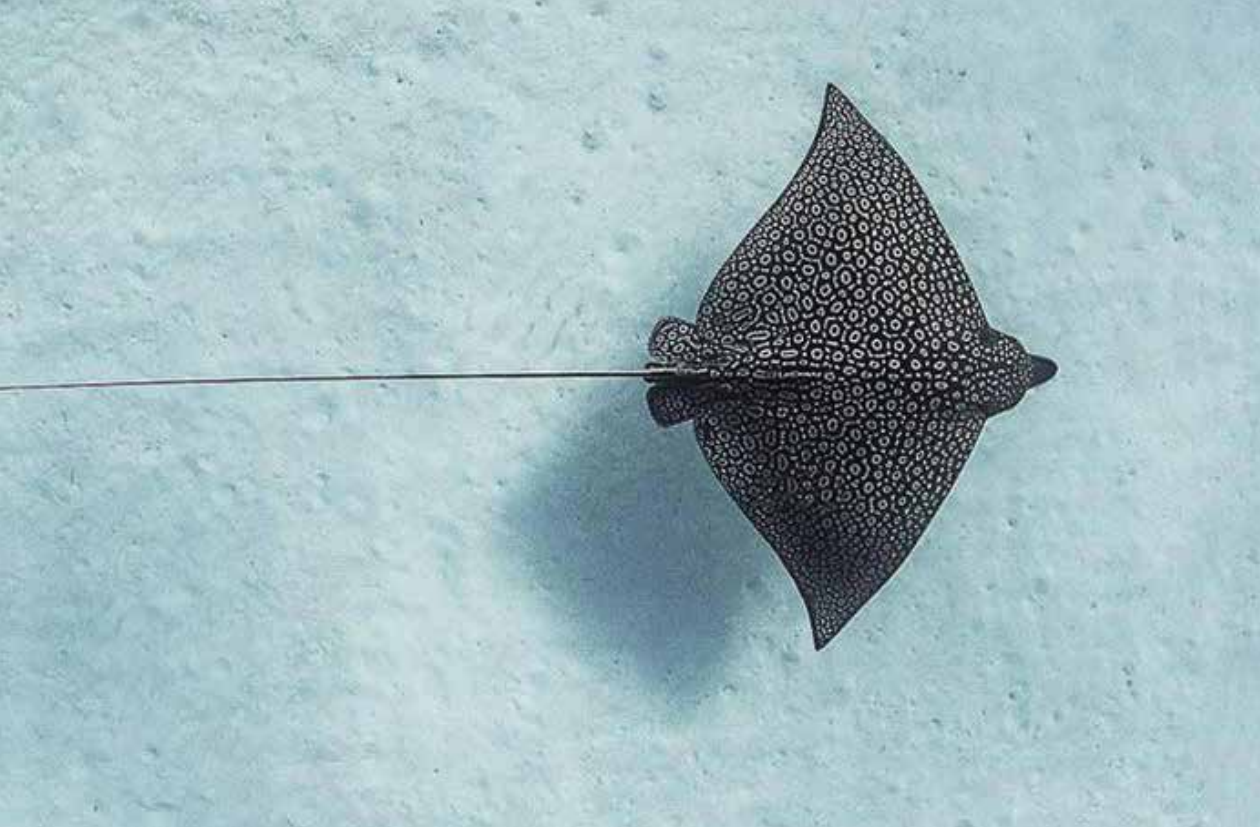
Hassan Morshedy
CEO

Within this gated community, our homeowners can indulge their senses with an unparalleled backdrop of blue scenery.

Zahra does not only offer exclusive beachside access with its 650-meter beachfront, but a series of internal la-

Each of these lagoons is equipped with private infinity pools tailored to cater to both adults and children.







**MEMAAR
ALMORSHEDY**

Since its founding in 1983, Memaar Al Morshedy adopted a clear business strategy, namely, to introduce innovative and streamlined architectural designs that are inherently creative and specifically tailored to the Egyptian market.

Around the globe, Memaar Al Morshedy is synonymous with comfort and opulence. With 35 years of experience under its belt, this senior property developer is renowned for its impeccable picturesque designs, spacious landscapes and luxurious amenities.

The Company's goal has always been to deliver real estate solutions that provide convenience and luxury to its clients worldwide.

DESIGNER



The Architects

RAEF FAHMI

This community-sensitive architectural firm aims to raise architectural awareness within Egypt and the MENA region by incorporating the infinite richness and diversity of the heritage and culture that distinguish our part of the world into modern workable architectural designs.

Taking initiative from the urban planning perspective, the firm understands the necessity of building architecturally-homogeneous societies that specifically-cater to the diverse needs of clientele.



The Designer

VAN DER PAS

With Principals Graham Van Der Pas and Dough Van Der Pas, the talented two men behind the name of the firm, on the forefront of VDP's vision, the Spanish Design Studio has delivered on a number of residential, hotel and commercial projects with a multitude of developers through out Asia, Europe, Africa, Russia, North America and the Middle East.

VDP has long established a brand that specializes in creating exceptional spaces for the commercial market. It has been a concept creator of projects for Marcel Wanders and Philippe Starck's YOO in Hong Kong, Spain, Egypt, USA and Germany.

VDP always looks forward to delivering its expertise in spatial design and



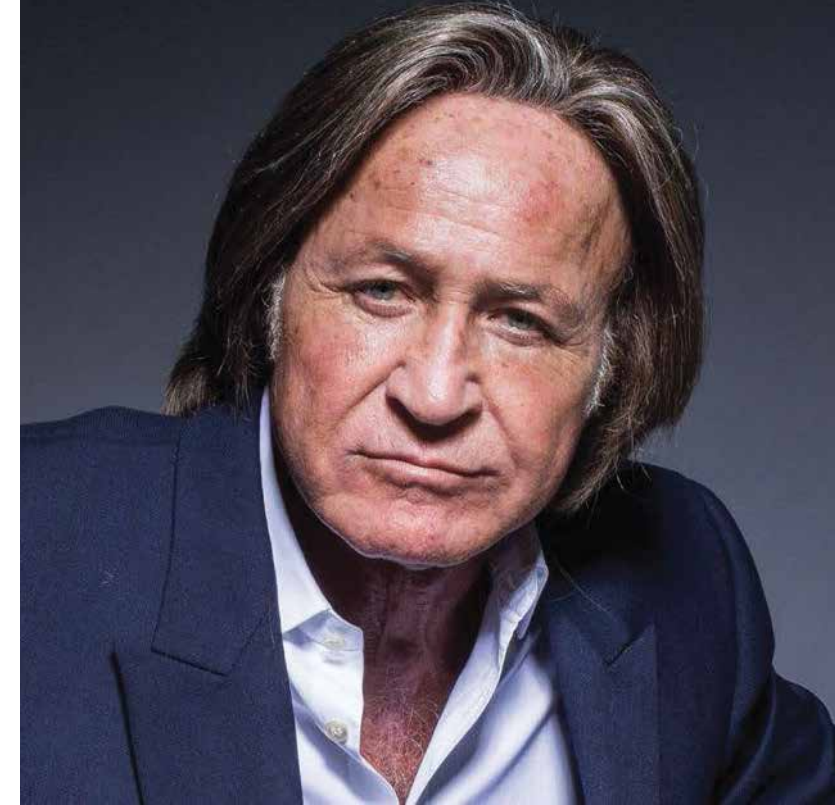
"We aim to help our developer clients compete successfully in the property marketplace, by providing excellence in spatial design."

The Architects

MOHAMED HADID

Ever since his early beginnings in Washington D.C., Mohamed Hadid, the man behind Hadid Developments, has been offering the world unsurpassed vision and development acumen.

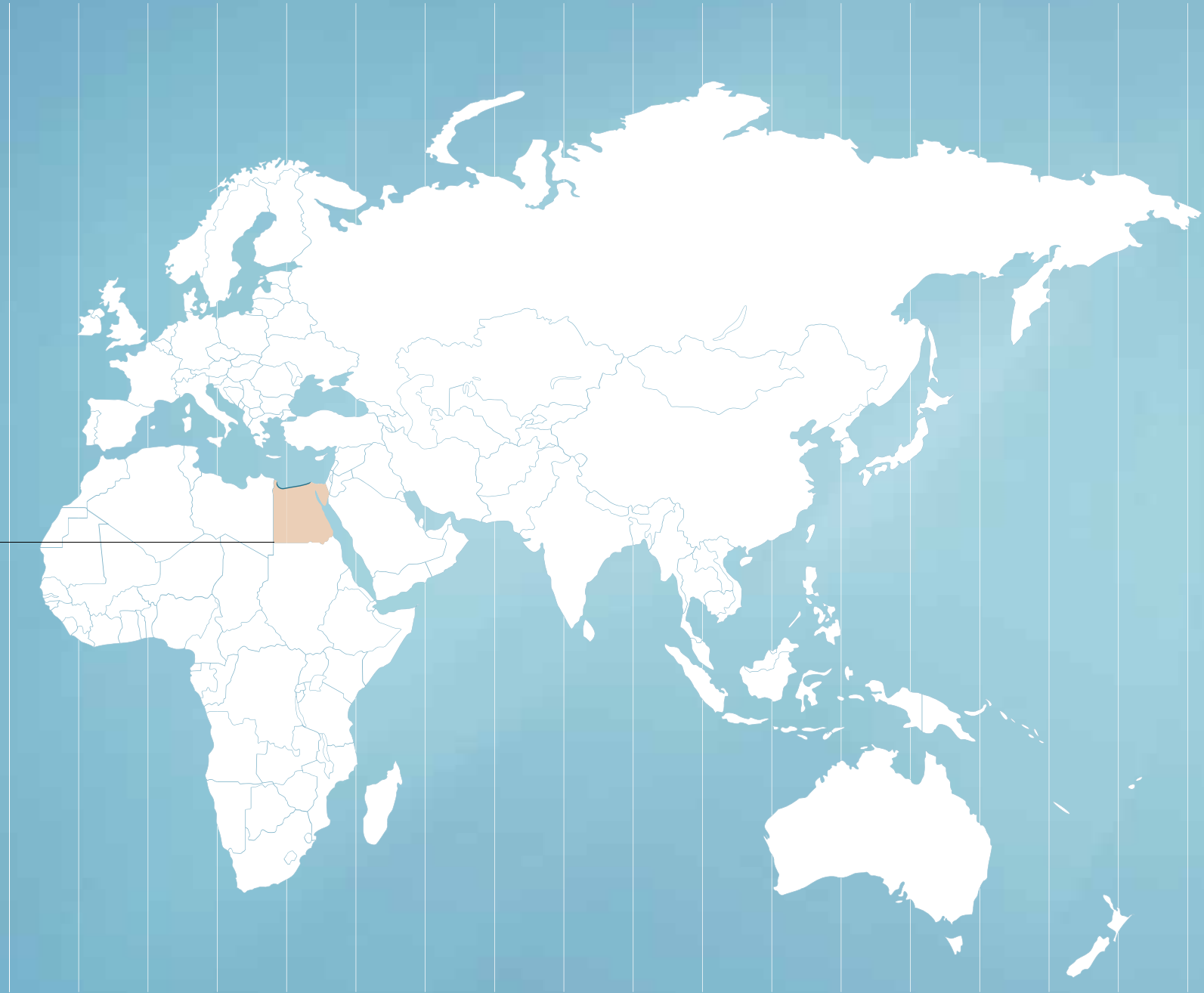
With more than 30 years of experience, Hadid is known for his work establishing office developments like no other at the heart of the American capital as well as residential developments and Ritz Carlton Hotels in Washington, New York, Aspen and Houston. Hadid further expanded his career to become one of the leading figures redefining exquisite estates in Aspen, Mexico and now Beverly Hills.





ZAHRA

EGYPT



MEDITERRANEAN SEA

ALAMEIN COASTLINE

Gazala

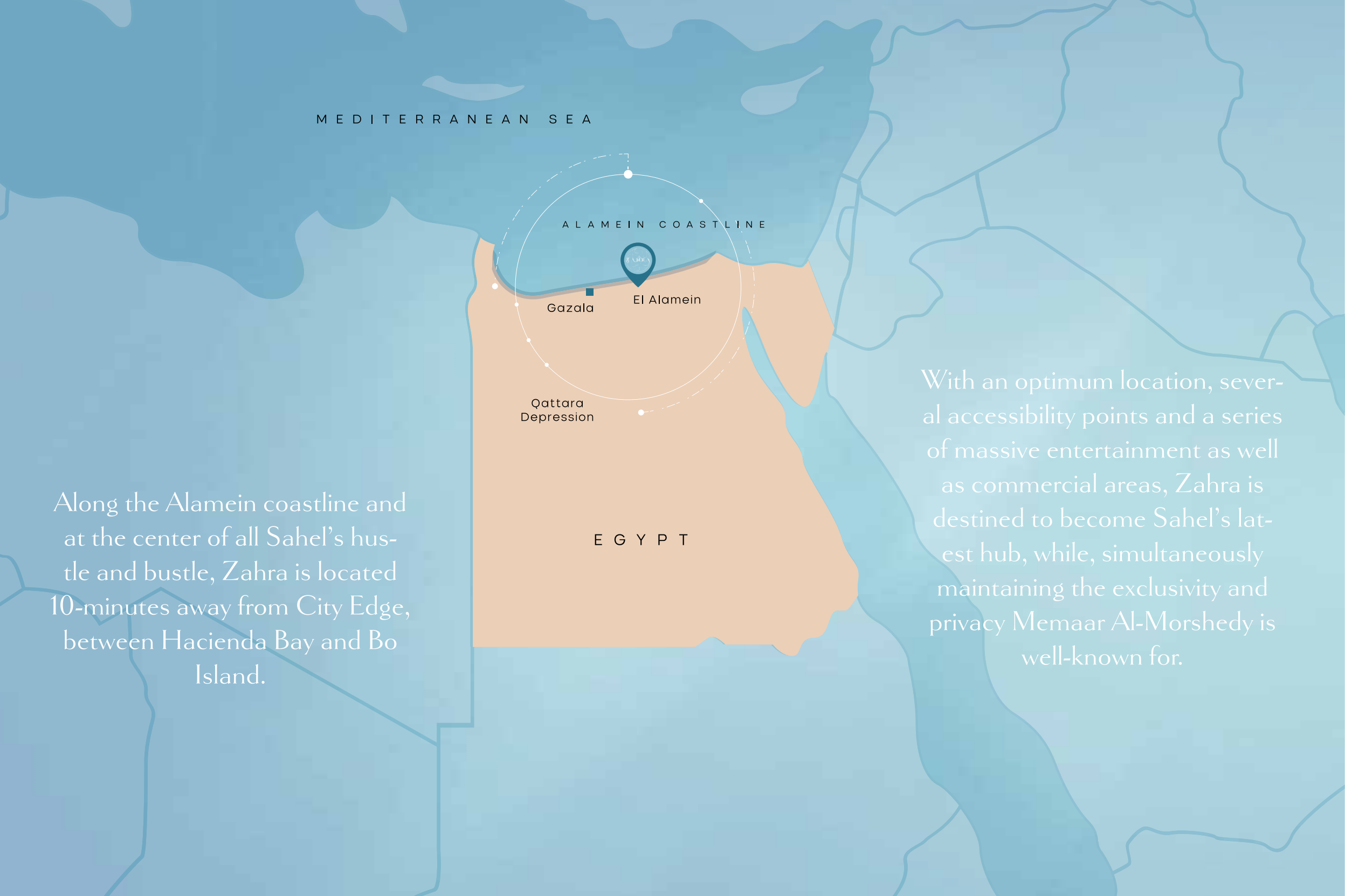
El Alamein

Qattara Depression

E G Y P T

Along the Alamein coastline and at the center of all Sahel's hustle and bustle, Zahra is located 10-minutes away from City Edge, between Hacienda Bay and Bo Island.

With an optimum location, several accessibility points and a series of massive entertainment as well as commercial areas, Zahra is destined to become Sahel's latest hub, while, simultaneously maintaining the exclusivity and privacy Memaar Al-Morshedy is well-known for.





M40

MARASSI
مراسي

HACIENDA BAY
هاسيندا باي

ZAHRA

EXCEPTIONAL LOCATION.
LIMITLESS POSSIBILITY.

Along the Alamein coastline and
at the center of all Sahel's hus-
tle and bustle, Zahra is located
10-minutes away from City Edge,
between Hacienda Bay and Bo
Island.



EXCEPTIONAL LOCATION. LIMITLESS POSSIBILITY.

At Zahra, residents have exclusive access to 650 meters of Mediterranean Sea coastline, where individuals or families can bask in the sun or enjoy the clear warm waters that make the North Coast a favorite summer destination.

The 6-zone project is to house around 3,000 units, 80 percent of which are provided with a marvelous view of the numerous internal fjord-like lagoons, while the remaining 20 percent overlook a soothing garden view of the many green areas of the project.

This beautiful spot will offer a suite of unique amenities such as an international hotel chain, water features, a sports club, club house, entertainment area, football club and a central park.

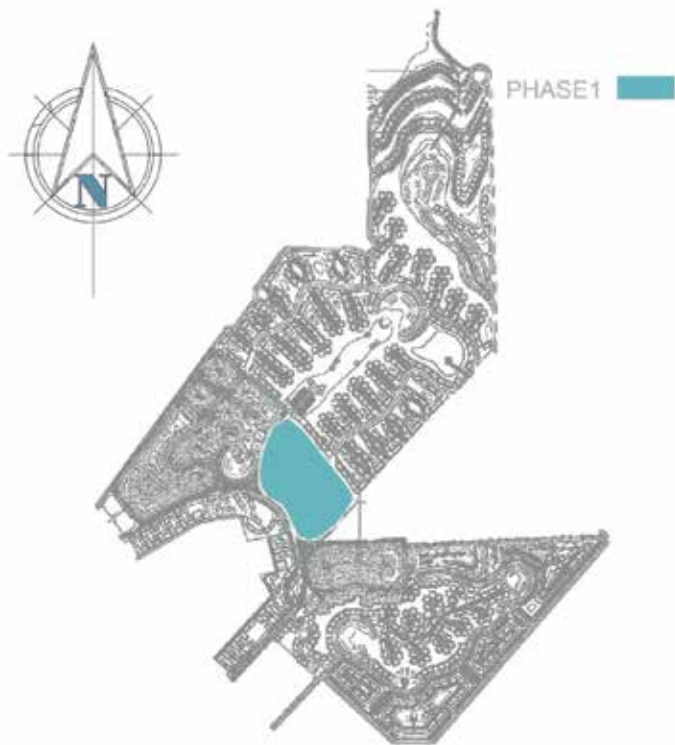


ZAHRA

M A S T E R P L A N

PHASE 1

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The first phase of the project, comprising Zone 1 and 2, shall include 1040 units as well as a total of 10 swimming pools. Each zone has its own private pools as well as kids pools and kids' area

These infinity pools are part of the non-swimmable, sea-connected internal lagoons that are distributed throughout the project, making for breathtaking scenery.

At the heart of each lagoon, a bridge-connected cabana with a private linear plunge pool - as well as a serving deck - is built for residents to sip on their summer drinks and socialize while enjoying a swim in the crystal waters of the pool.

ZONE 1 & 2 Ground Floor

FIRST EDITION DATE : 23-4-2020

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ملاحظة: الرسومات والابعاد الموضحة تقريبية و معمار المرشدي تحتفظ بحق تعديل الواجهات بدون اخطار مسبق وفقاً للرؤية المعمارية

ARCHITECTURE













COMBINING MODERN ARCHITECTURE WITH INNOVATIVE LANDSCAPING

Contemporary in form yet classical in function







Waterfront living is more than about the buildings. Each property is nestled in a community of its own, with first-class facilities, and amenities close at hand.









ZAHRA WILL FULFIL ALL
THAT YOUR HEART DESIRES











مركز
البحر
الزهر

Living
redefined

An aerial photograph of a speedboat moving across a vast expanse of deep blue water. The boat is positioned in the lower right quadrant, leaving a prominent white wake that fans out behind it. The water's surface is textured with fine ripples, and the overall color palette is dominated by various shades of blue, from deep navy to a lighter, shimmering turquoise where the wake is. The text 'LIFE AT THE WATER'S EDGE' is overlaid in the upper right corner in a white, serif font.

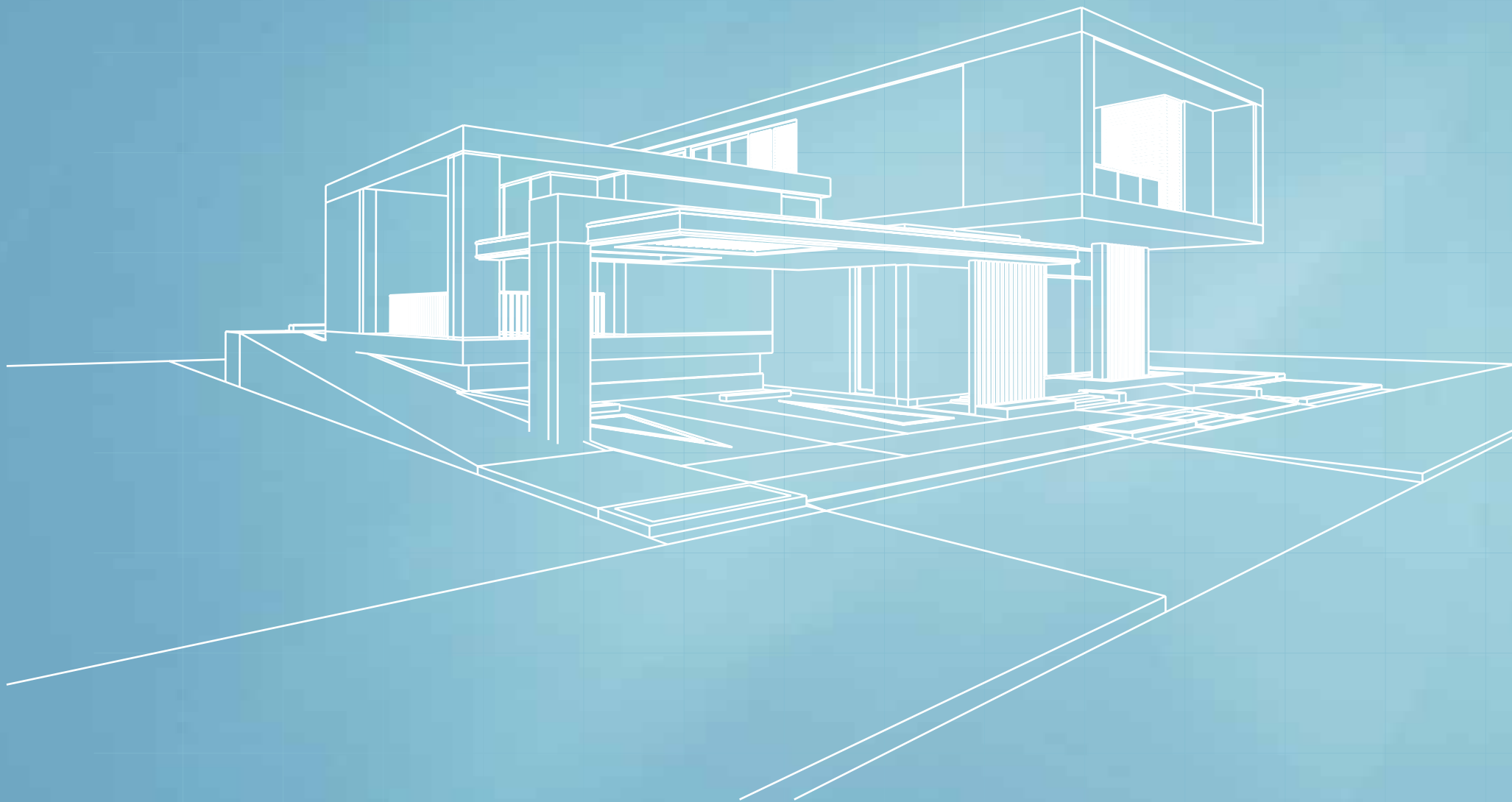
LIFE AT THE
WATER'S EDGE





Light, Bright Modernism
by Master Architects







UNLEASH
YOUR SPIRIT







ZAHRA WILL FULFIL ALL THAT YOUR HEART DESIRES

Here, the whole residential community is interconnected by a network of major multi-laned streets, jogging and cycling lanes, as well as an electric tram lane.

The entire property is accessible via 8 gates, which are all connected to Sahel's main roads.

Parking is not an issue here as each resident will have a private parking spot within the vicinity of their unit.





Whether you are swimming in your own private pool, relishing the sun's warmth on the golden sand beach or enjoying the many amenities Zahra has to offer, you will feel right at home.



INTERIOR DESIGN



Zahra's residences
combine contemporary elegance
with subtle,
signature *Zahra's style*



Zahra's residences combine contemporary elegance with the subtle signature style of Memaar Al-Morshedy.

Each unit is provided with state-of-the-art design elements optimized for the maximum level of comfort. Moreover, the degree of elegance within these living spaces is a product of grandiose international design crossing paths with the beauty of homegrown styles.

The residential community offers a myriad of spaces that start from 57 m² for units and 65 m² for bungalows.





Floor to ceiling windows
maximize sightlines and
bathe apartments in abun-
dant natural light.





Natural materials
such as marble,
wood and glass are
used to stunning
effect, their organic
patterns harnessed
as if artworks





COMBINING MODERN ARCHITECTURE
WITH INNOVATIVE LANDSCAPING

Contemporary in form but
classic in function





Membership grants access to a range of glamorous spaces where guests might be entertained, business ideas exchanged and new collaborations dreamed up.



Setting a new standard for
the high-rise living *EXPERIENCE*



FIRST CLASS
amenities

WHERE HOME MEETS EXCLUSIVE AMENITIES

From a wide-array of restaurants to a central park resembling that of New York City, Zahra's exclusive properties are accessible to its residents. Now, homeowners can enjoy a clubhouse, sports club, ice skating rink, bazaars and an entertainment area.

MARINA & YACHT CLUB

PRIVATE BEACH CLUB

CONCIERGE SERVICE

FITNESS CENTER SPA & WELLNESS

SPORT VILLAGE FAMILY FUN

GOLF COURSE CHILDREN'S
PLAYGROUNDS

SHOPPING MALL

RESTAURANTS

ZAHRA AQUARIUM



A SAILOR'S
PARADISE





Z.A.H.R.A

M A R I N A



Offering Riviera-style living in a modern aesthetic setting, with yachts moored along the shore and some of the city's best dining, entertainment and leisure facilities, Zahra Marina was designed to satiate your craving for an all-round waterfront lifestyle.



عاشق
نور
سیر
یا

Embracing
NATURE



All the units on a water feature “It’s
time to own a place that gives you re-
laxation, rest & tranquility”





An Oasis
reimagined



FINDING BALANCE

Discover Life Enhancing
Wellness Immersions





PATHWAYS TO EQUILIBRIUM

Start the new decade with a sense of
peace and inner stability.



Welcome to the place where the
forces of Nature are at your service



Essence of
WELLNESS

Essence of
WELLNESS

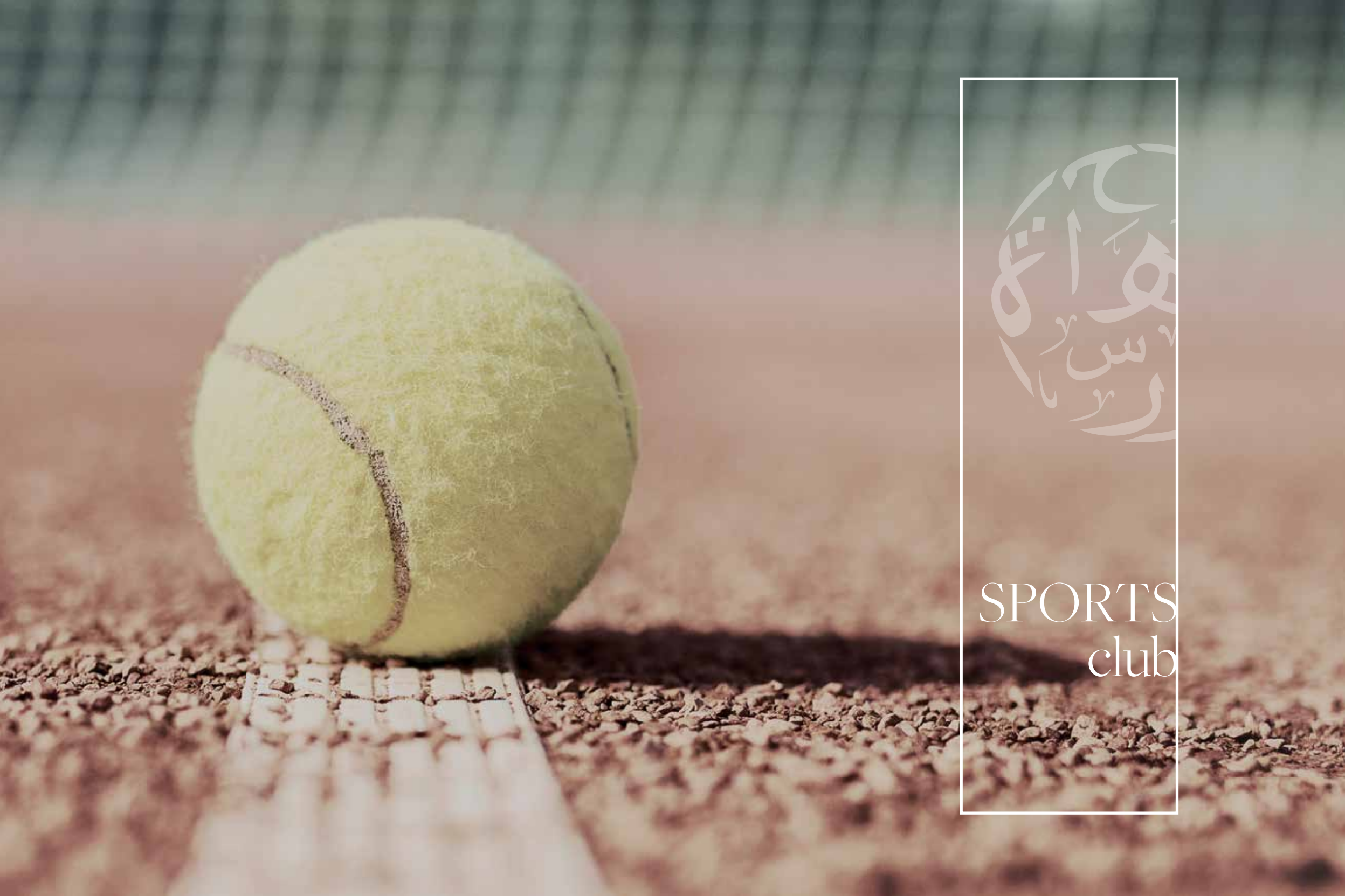


Living by the sea is no longer an ultimate dream







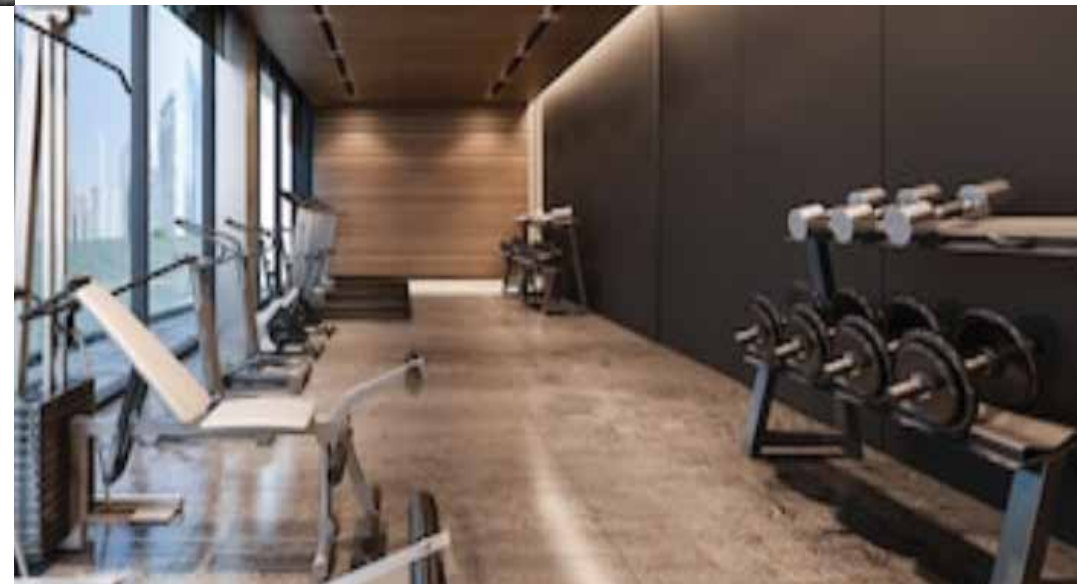


SPORTS
club



UNPARALLELED
QUALITY OF LIFE

Keep your fitness and maintain your health by exercising in one of the finest sports clubs in the region.







WHEN THE BEACH IS YOUR FRONT YARD

Whether it is yoga on the beach or weightlifting at the gym, residents will discover that our facilities are well-equipped for their preferred physical activity.





Fine dining
AT HOME

For Zahra's residents
dinner at mine
can always mean something
memorable





Enjoy a wide variety of restaurants bringing in cuisines from different parts of the world, located only a few minutes away from the comfort of your home.

Clients can relish their warm meals while admiring the beautiful scenery of azure-blue fjords and clear indigo skies.

At Zahra, a clubhouse of an area of 7.5 acres that is only accessible to residents awaits our homeowners for an unforgettable experience.

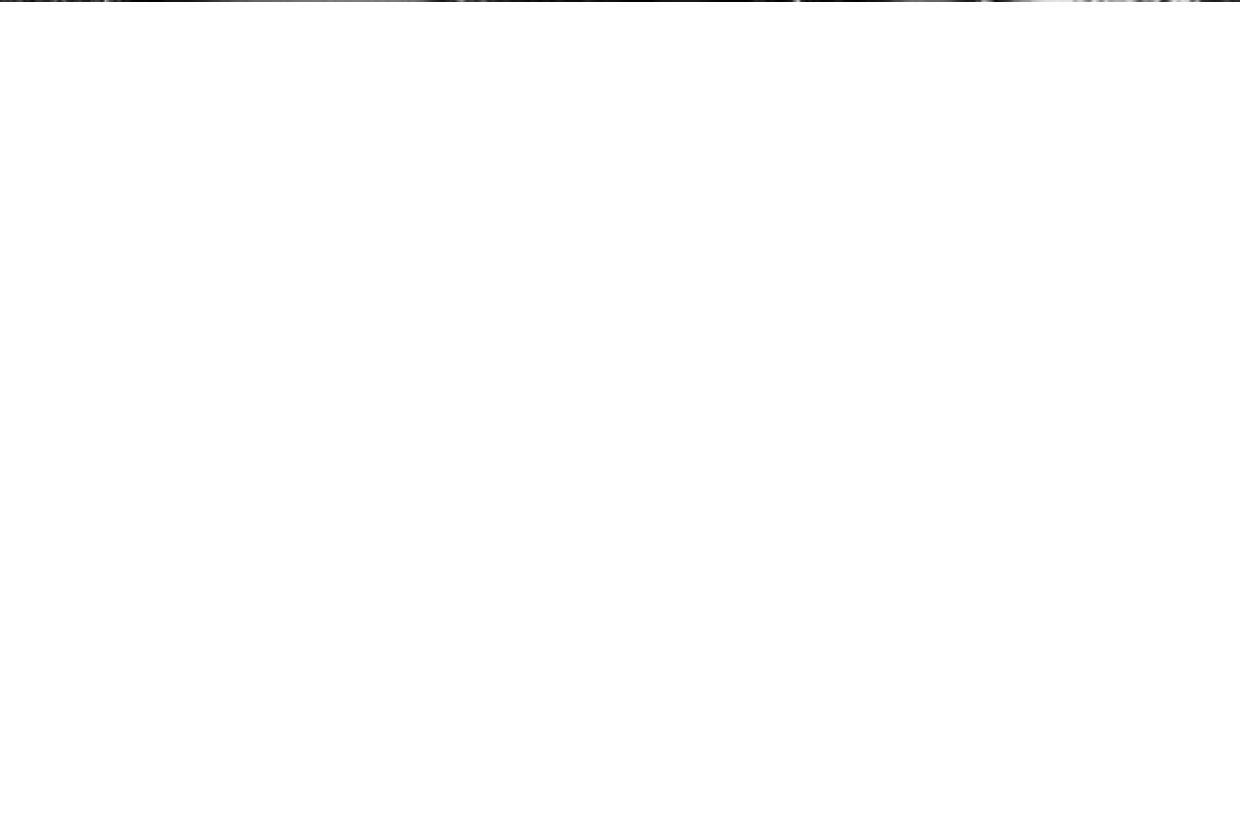




Shopping
center

New shopping experience located at our mega commercial strip that will fulfill all your needs and gives you more peace of mind







Meet, eat, sip, shop and
relax in Zahras Mall – an
all-day destination



A wide variety
of restaurants located in
premium spots that will
satisfy your craving all
day long





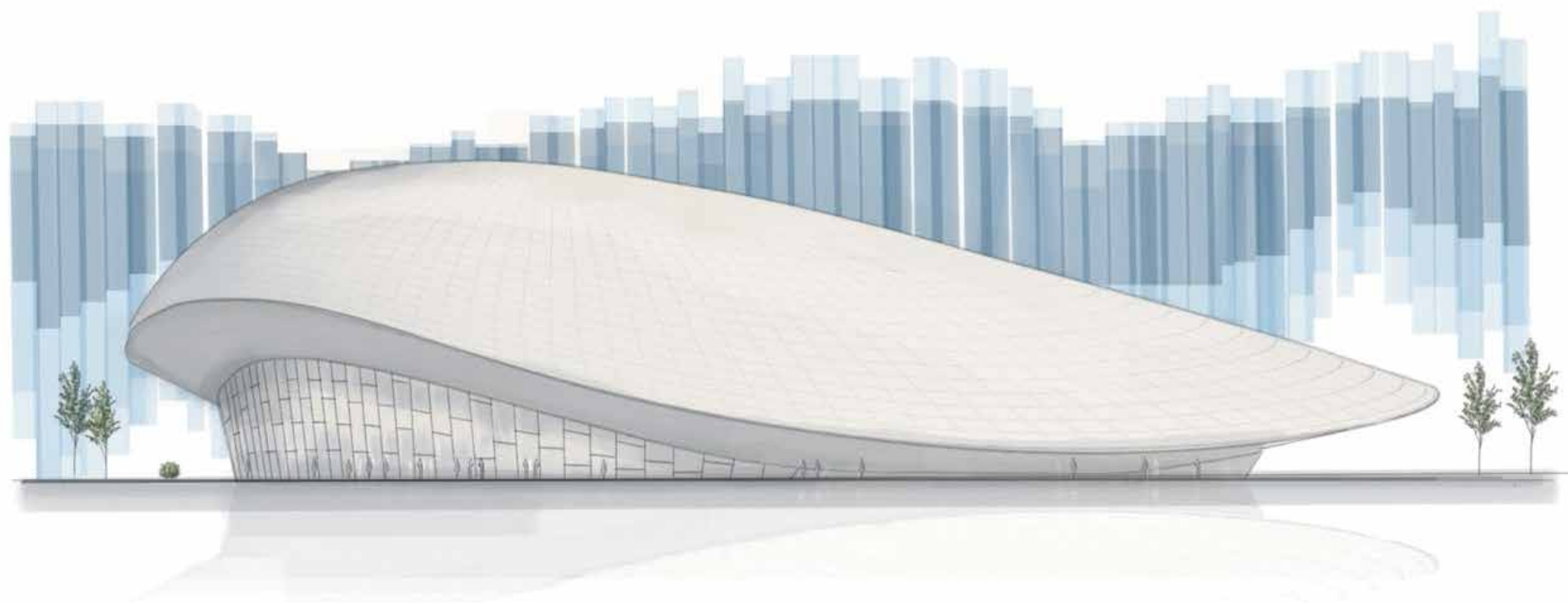
Our commercial strip
will provide you with
the best shopping expe-
rience that will fulfill all
your needs.



AQUARIUM
Park









S k y l i n e



R a y h a n a h P l a z a



C r y t a l P l a z a



L a k e f r o n t




SKYLINE


lakefront
6th October

ONE
KATTAMEYA


ZAHRA

DEGLA
VIEW

KATTAMEYA
GATE

CRYSTAL
PLAZA

RAYHANAH
PLAZA

 GRAND GATE

Bavaria
Town 


DEGLA LANDMARK
NASR CITY


دجلة تاورز
مدينة نصر

 RAYHANAH
RESIDENCE

RAYHANAH
AVENUE


Maadi Grand City
مغادى جراند سيتى

دجلة بالمز
السادس من أكتوبر

دجلة جاردنز
السادس من أكتوبر



19086

Tower 5, Bavaria Town, Kattameya, Ring road - Cairo - Egypt

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ملاحظة:

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ZAHRA