



AZZAR

NEW CAIRO

CALIFORNIA Homes in NEW CAIRO

Standalone Villa - B



AZZAR
NEW CAIRO

BEYOND HOME

Azzar, a Reedy Group development project. Designed and brought to you from the USA, with a lot of heart and soul. With the understanding that a happy family needs to be supported by a healthy calming environment, Azzar has spared no expense to build a vibrant cohesive community. Azzar's master-plan and landscape are drawn-up for you to enjoy a beautiful way of living.

THE HEART AND BEYOND

The heart of all things pulsates with life, energy and infinite potential. At the center of New Cairo, Azzar is a vibrant community where living with nature is well balanced with many nearby amenities. Its easy access to many of the city's main arteries promotes not just convenience, but fluidity. Home is the source from which life flows.



MOUNTAIN
VIEW 2

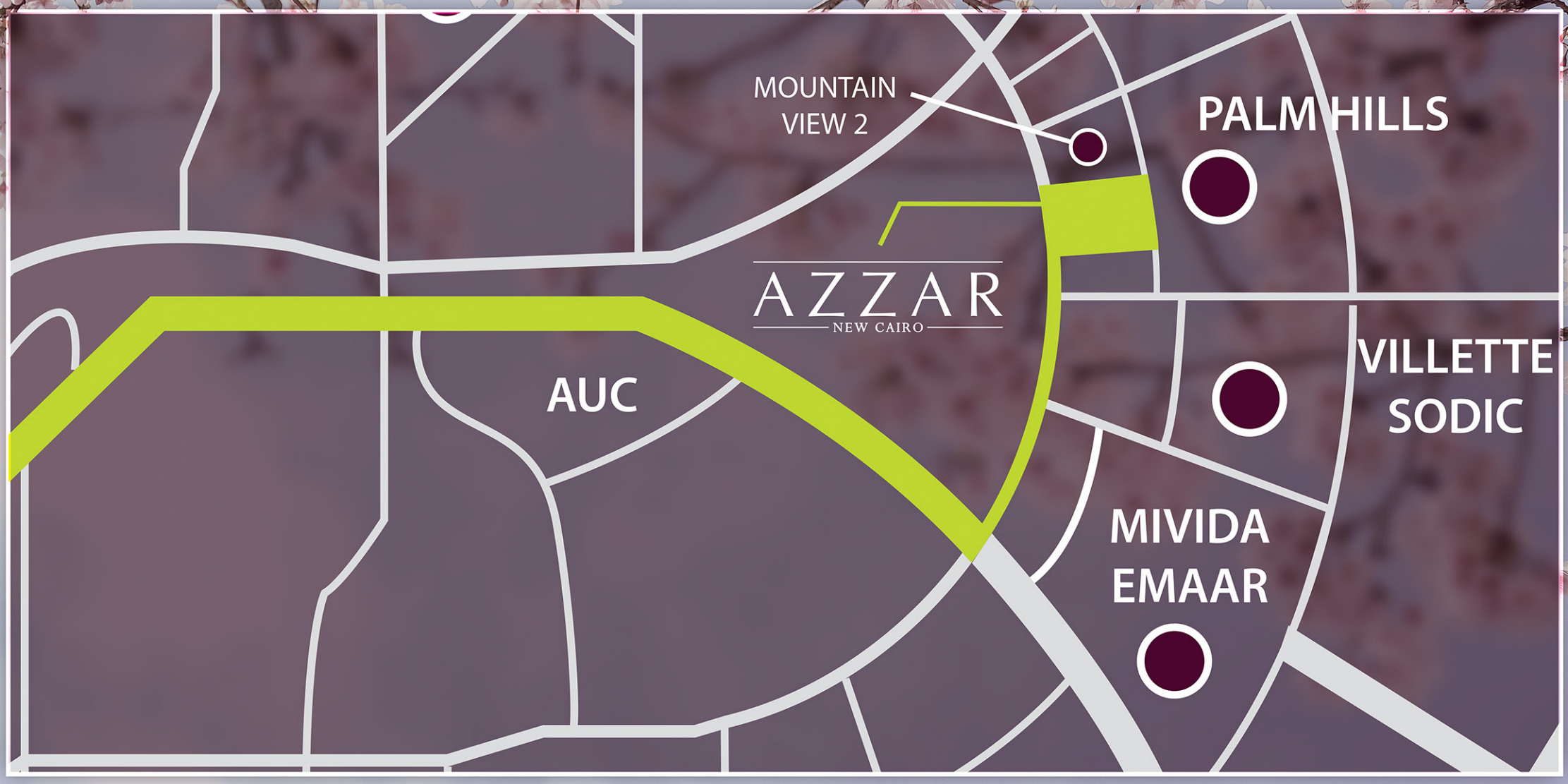
PALM HILLS

AZZAR
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AUC

VILLETTE
SODIC

MIVIDA
EMAAR





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BEYOND LIGHTNESS

Within water, we are buoyant, floating, and free, untouched by the laws of gravity. With Azzar's swimming pool, at our feet, we feel the world relax. Diving into this different dimension, anytime we chose, we get in touch with the lighter side of being.



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BEYOND PLAY

Like seeds, the future flourishes in fresh air and sunlight, love and imagination. Azzar's recreational area for kids, enriches our youngest residents with a space to unfold their imagination and enjoy playfulness, key components to healthy development and life-long well-being.

A woman and a young boy are riding bicycles on a paved path in a park. The woman is in the background, wearing a blue jacket and a yellow top. The boy is in the foreground, wearing a grey hoodie and blue pants, smiling. The path is surrounded by trees with autumn-colored leaves. The scene is bright and sunny.

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BEYOND MOVEMENT

On Azzar's street life is a smooth well-oiled bicycle, a sturdy yet fluid mechanism that allows us to feel the wind in our hair, the ease of movement and feeling of self-assuredness. With these lanes in and around the community, we can enjoy the freedom to move safely. At Azzar, we are the master of our flow.

A close-up photograph of a person's hands tying the laces of a black and orange running shoe. The person is wearing white socks and dark shorts. The scene is set outdoors on a track, with a bright, low sun in the background creating a warm, golden glow and lens flare. The person's legs are bent in a starting crouch.

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BEYOND THE FINISHING LINE

In life, being on the right track is as simple as making the right choices. Azzar understands the importance of us staying our course, with a - more than 500 meters - walking area, it's easy to stay in health so that we can keep to our goals. When we're on target, the good life seamlessly unfolds along our well-deserving path.



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BEYOND THE SCREEN

The best experiences always widens our view, gives us new perspectives. Azzar revolutionizes near-home entertainment with its large wide outdoor screen, where we can enjoy our favorite movies, sports events, and shows in the fresh surrounding nature, practically in our backyard.

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STANDALONE - B | FRONT

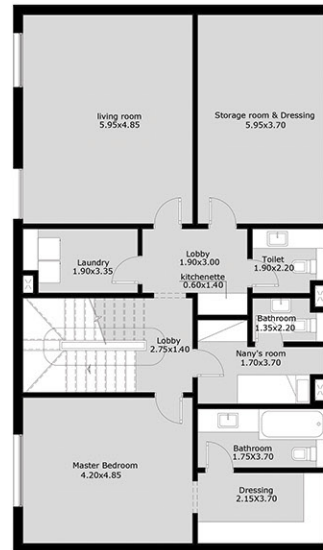


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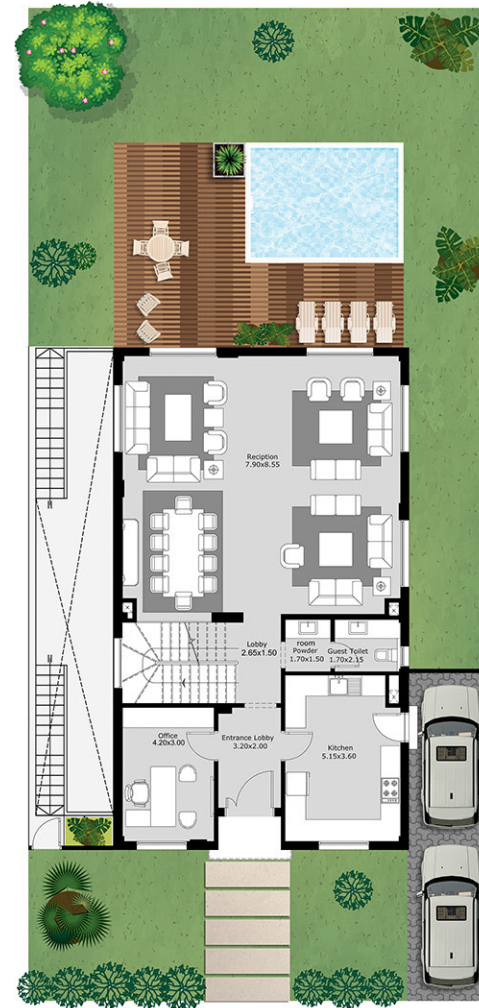
STANDALONE - B | BACK

SITE PLAN

Basement	132 m ²
Ground Floor	132 m ²
First Floor	142 m ²
Roof Floor	33 m ²
Total Area	439 m ²



Basement 132 m²

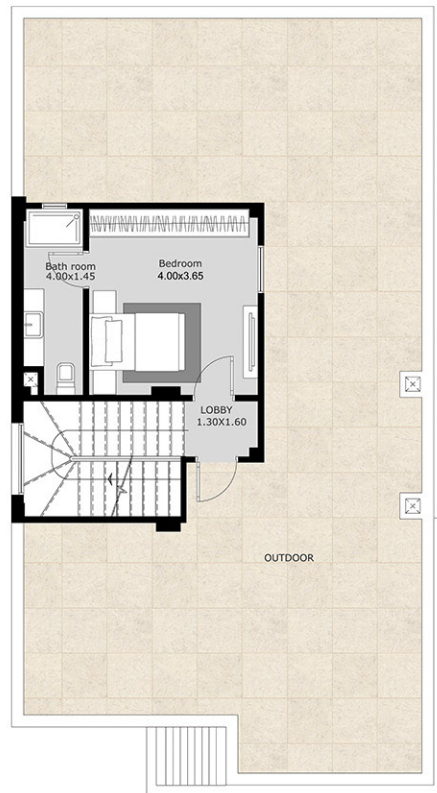


Ground Floor 132 m²

STANDALONE - B

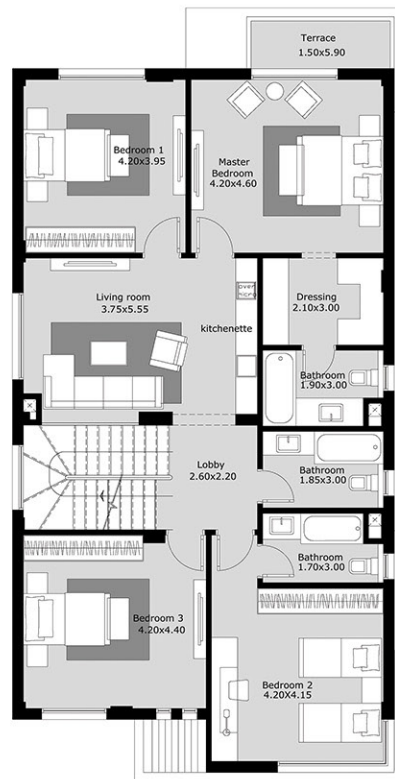
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Roof Floor



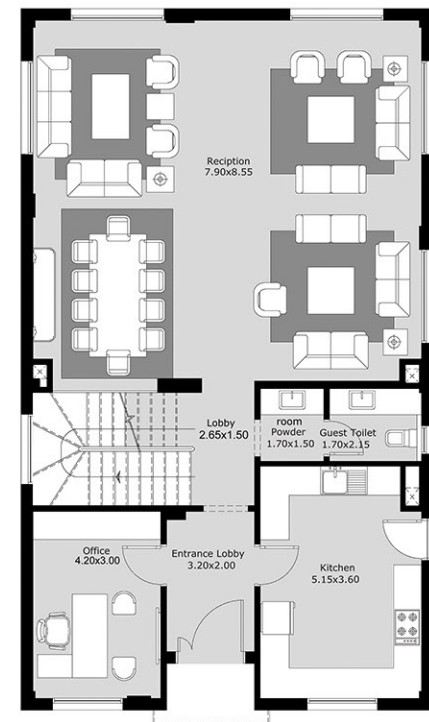
Roof Floor 33 m²

First Floor



First Floor 142 m²

Ground Floor



Ground Floor 132 m²

STANDALONE - B

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MASTER LAYOUT

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MASTER LAYOUT



- Standalone A — 494 m
- Standalone B — 439 m
- Twin House A — 305 m
- Twin House B — 291 m
- Townhouse Corner — 287 m
- Townhouse Middle — 247 m



SALES MASTER PLAN

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COMMERCIAL

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Owned & Developed By



Project Management Consultant



Main Contractor



Project & Design Concept



Architecture Design



Urban & Landscape Design



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