



# AZZAR

## NEW CAIRO

CALIFORNIA Homes in NEW CAIRO

Twin House 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  
NEW CAIRO

AUC

VILLETTE  
SODIC

MIVIDA  
EMAAR





A close-up, underwater photograph of a person's face, smiling and looking towards the camera. They are wearing a vibrant, multi-colored snorkel mask with shades of purple, blue, green, and yellow. The water is clear, and numerous bubbles are visible around the person's head and mask. The lighting is bright, creating a sense of depth and clarity.

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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.





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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, low-angle shot of a person's legs and hands as they tie the laces of a black and orange running shoe. The person is wearing white socks and dark shorts. The background is a blurred sunset or sunrise over a running track, with warm orange and yellow light. The overall mood is one of focus and determination.

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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 back yard.



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TWIN HOUSE - B | FRONT



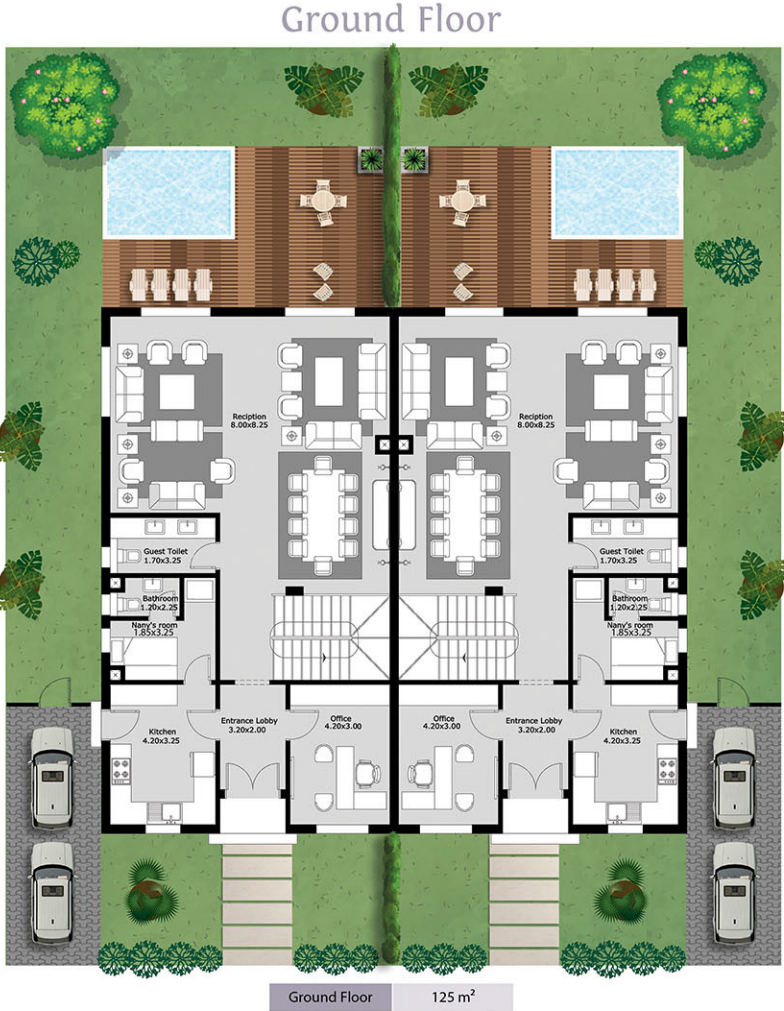
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TWIN HOUSE - B | BACK



# SITE PLAN

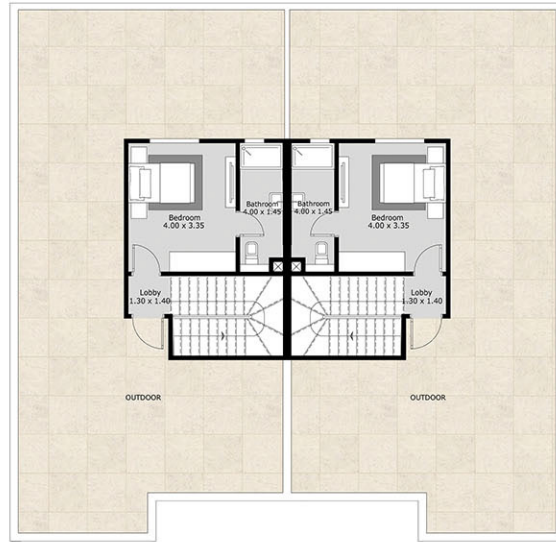
Ground Floor	125 m <sup>2</sup>
First Floor	135 m <sup>2</sup>
Roof Floor	31 m <sup>2</sup>
Total Area	291 m <sup>2</sup>



TWIN HOUSE - B

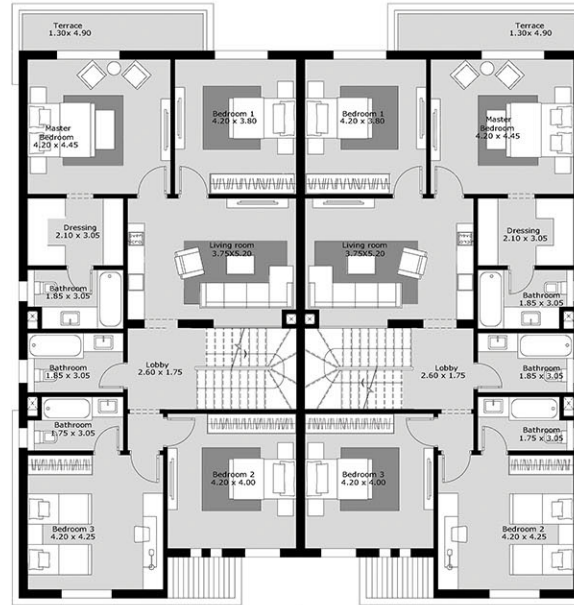


# Roof Floor



Roof Floor 31 m²

# First Floor



First Floor 135 m²

# Ground Floor



Ground Floor 125 m²

TWIN HOUSE - B

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MASTER LAYOUT

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MASTER LAYOUT



Standalone A	494 m <sup>2</sup>
Standalone B	439 m <sup>2</sup>
Twin House A	305 m <sup>2</sup>
Twin House B	291 m <sup>2</sup>
Townhouse Corner	287 m <sup>2</sup>
Townhouse Middle	247 m <sup>2</sup>

# SALES MASTER PLAN

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COMMERCIAL



# AZZAR

NEW CAIRO

Owned & Developed By



Project Management Consultant



Main Contractor



Project & Design Concept



Architecture Design



Urban & Landsscape Design



Head Office :

8 Wissa Wassef St. Princess Tower, 12th Floor, Giza, Egypt.

New Cairo Sales Office (Soon) :

Cairo Festival City - Building B2 - Business Park - 90th St. - New Cairo.

Website :

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