



ZAYARD
RESIDENCE
New Zayed



**Hi There ,
Welcome to
Zayard Residence**

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01

About.

Palmier is a prominent Real Estate Company established in 2016 that provides high quality and unique properties in different area of Egypt and have been growing in statue ever since.

We boast about the fanciful ambiance and top standards of living that we provide across all our properties .

ZAYARD Compound located in New Zayed , Palmier'a goal is to offer luxurious and elegant designed properties where quality shines from interior to exterior.



02

Introduction.

At ZAYARD Residence , you will always find a perfect home space for you and your family . Our homes gives you amazing spaces for an easy and adaptable experience.



Get The Lifestyle You Deserve To Have

03

The Power of Proximity

Our prime location gives you access to reach any place in less than half an hour .

Travel :

. Sphinx Airport - 10 minutes

Time Saver :

. Waslet Dahshur - 3 minutes

. Juhayna Square - 6 minutes

Schools :

. Beverly Hills school -5 minutes

. British school - 5 minutes

Hospitals :

. Dar El Foad Hospital - 10 minutes

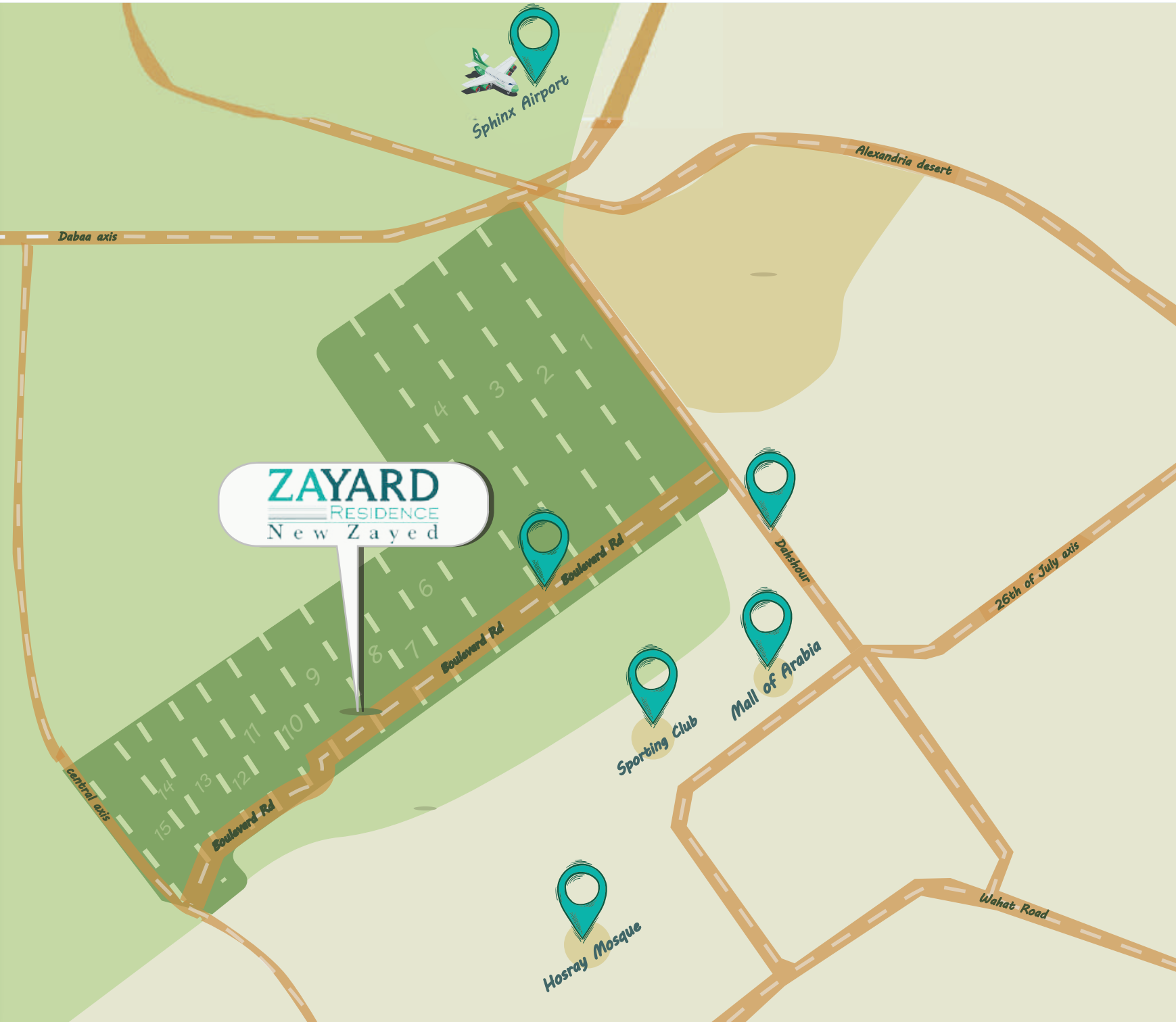
. El Nada Hospital - 10 minutes

Shopping and Entertainment :

. Arkan Plaza - 7 minutes

. Mall of arabia - 6 minutes

. Strip Mall - 5 minutes



04

Master Plan



05

Amenities



Smart Compound

Being a smart compound, the technology operating ZAYARD RESIDENCE is equipped with the most recent features and security methods, Starting from the street lighting , irrigation systems , security gates and surveillance cameras keeping you and your families safe and secure at all times.



Security System

Because security and safety comes first and foremost , that is why we have got the community covered from every angle and at every time throughout the day.

Trained security personnel , surveillance cameras , and gated entrances help keep you and your family in a safe and comforting enclosure.



Sports Facilities

To stay fit in today's busy life, swimming pools, multiuse courts, jogging tracks, and acres of greenery will come in handy.



Bike& Jogging Lanes.

Adding Our bike and jogging lanes will only make running and cycling part of your daily routine and bring you closer to sustainable, greener life.



High Standard Facility Management

The facility management at ZAYARD RESIDENCE ranges from looking after the landscapes, lifts and parks to fixing the fence at your backyard making sure you have a hassle free life.

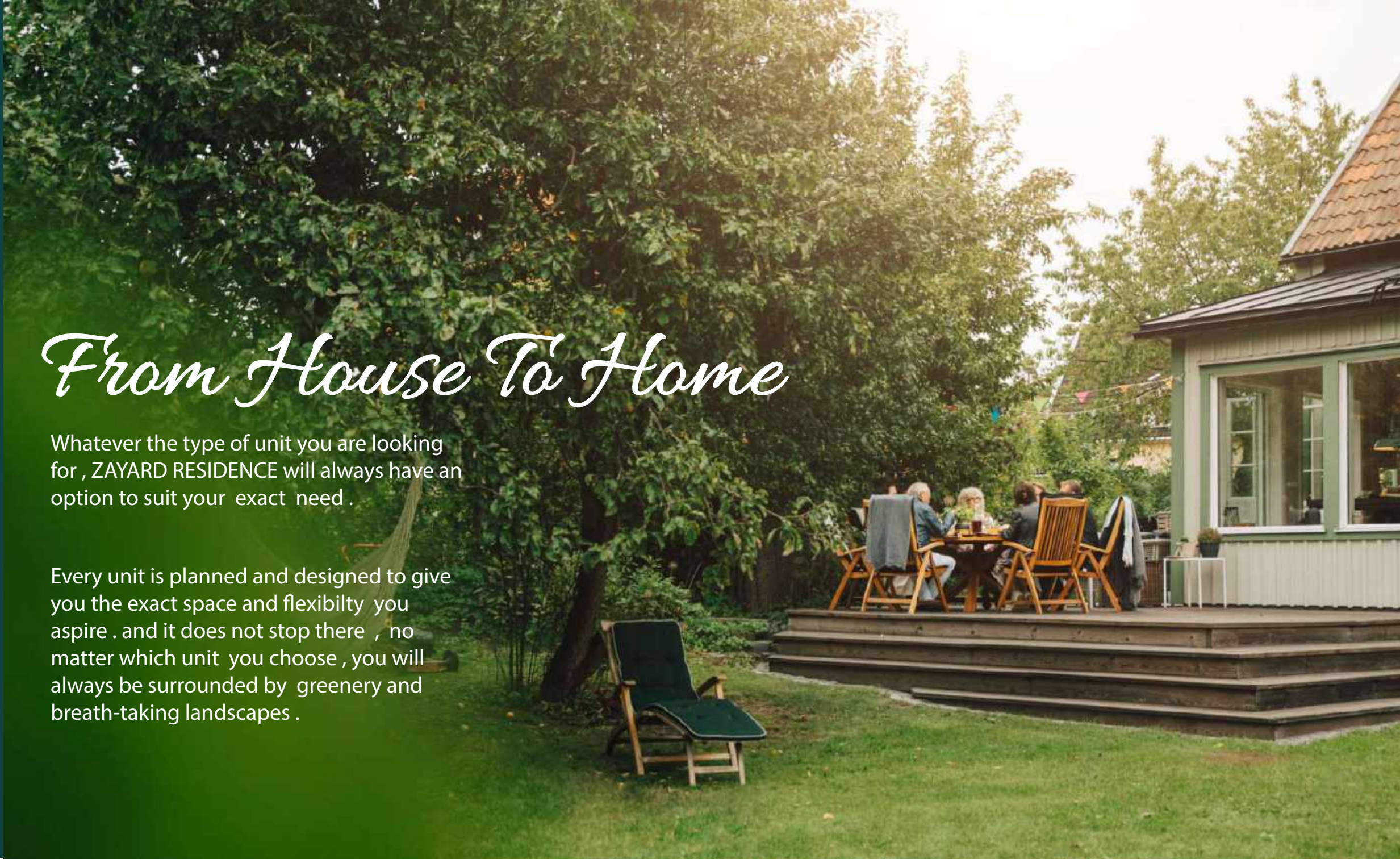
06

Floor Plans

From House To Home

Whatever the type of unit you are looking for , ZAYARD RESIDENCE will always have an option to suit your exact need .

Every unit is planned and designed to give you the exact space and flexibility you aspire . and it does not stop there , no matter which unit you choose , you will always be surrounded by greenery and breath-taking landscapes .





A-06

A-08

(Type -A- Apartment & PentHouse)



A-05

D-03

Type - A - Second Floor
Unit No.03 (PentHouse With Roof)

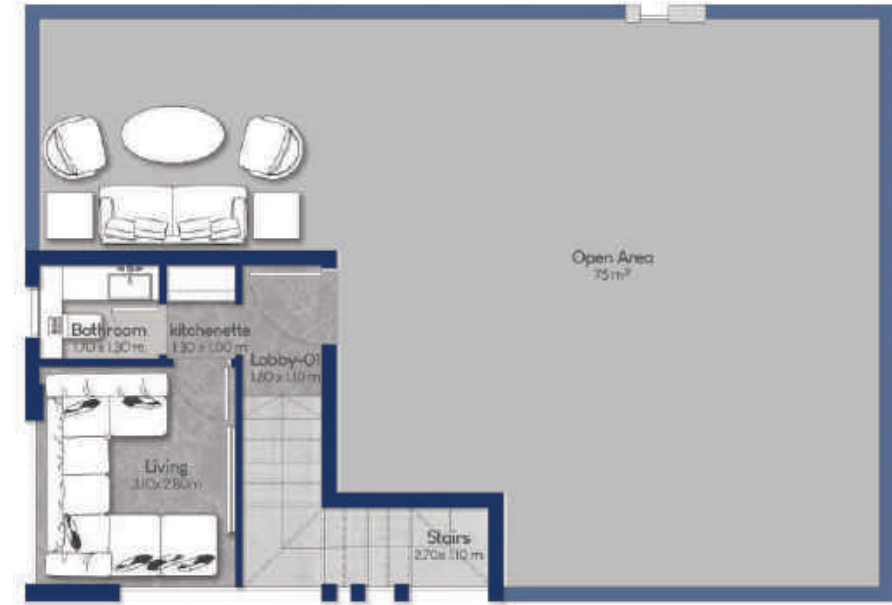


Space	Dimensions	Space	Dimensions
Lobby -01	1.80*1.30 m	Lobby -02	1.60*1.20 m
kitchen	3.00*2.50 m	Bathroom	2.90*1.60 m
Dinning	4.30*2.40 m	Master Bedroom	4.70*3.60 m
Living	3.70*2.90 m	Master Bathroom	2.50*1.70 m
		Terrace	2.60*1.00 m
		Bedroom-01	4.20*3.60 m

Total Area = 172 M²

Open Area = 75 M²
Second Floor Area = 135M²

Type - A - Roof Floor
Unit No.03 (PentHouse With Roof)



Space	Dimensions	Space	Dimensions
Lobby -01	1.80*1.10 m	Bathroom	1.70*1.30 m
kitchenette	1.30*1.00 m	Living	3.10*2.80 m

Total Area = 172 M²

Open Area = 75 M²
Roof Floor Area = 37M²



(Type -B- Apartment & PentHouse)



B-21

B-19

Type - B - Ground Floor
Unit No.01 (Apartment With Garden)

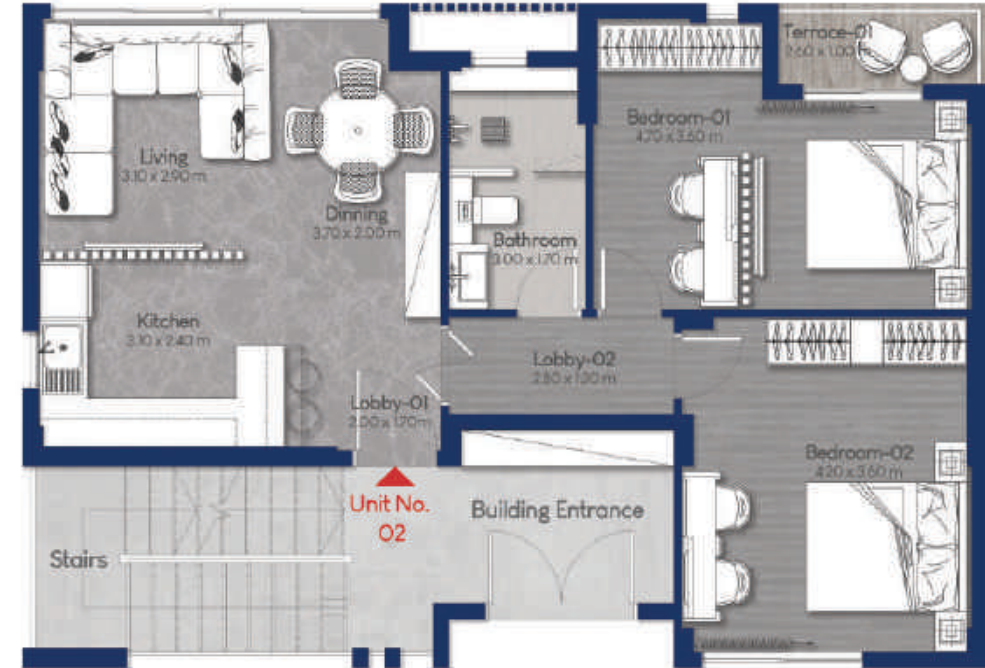


Space	Dimensions	Space	Dimensions
Lobby -01	2.00*1.70 m	G.Toilet	2.30*1.10 m
kitchen	3.00*2.50 m	Lobby-02	2.90*1.20 m
Dinning	4.30*2.40 m	Bathroom	2.90*1.60 m
Living	4.30*2.90 m	Bedroom-01	3.60*3.50 m
		Bedroom-02	4.20*3.60 m

Total Area = 126 M²

Total Garden Area = 145M²
Ground Floor Garden Area = 113 M²
First Floor Garden Area = 32 M²

Type - B - First Floor
Unit No.02 (Apartment With Garden)



Space	Dimensions	Space	Dimensions
Lobby -01	2.00*1.70 m	Lobby -02	2.80*1.20 m
kitchen	3.10*2.40 m	Bathroom	3.00*1.70 m
Dinning	3.70*2.00 m	Bedroom-01	4.70*3.60 m
Living	3.10*2.90 m	Terrace	2.60*1.00 m
		Bedroom-01	4.20*3.60 m

Total Area = 118 M²

Total Garden Area = 16 M²

Type - B - Second Floor
Unit No.03 (PentHouse With Roof)

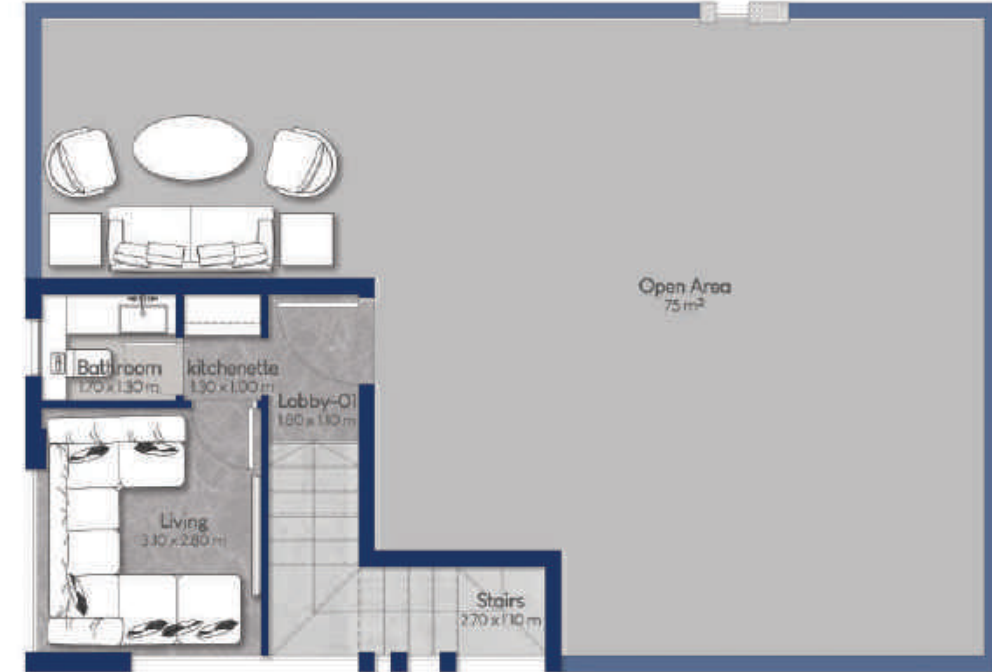


Space	Dimensions	Space	Dimensions
Lobby -01	1.80*1.30 m	Lobby -02	1.60*1.20 m
kitchen	3.00*2.50 m	Bathroom	2.90*1.60 m
Dinning	4.30*2.40 m	Master Bedroom	4.70*3.60 m
Living	3.70*2.90 m	Master Bathroom	2.50*1.70 m
Terrace	2.60*1.00 m	Bedroom-01	4.20*3.60 m

Total Area = 172 M²

Second Floor Area = 135 M²
Open Area = 75 M²

Type - B - Roof Floor
Unit No.03 (PentHouse With Roof)

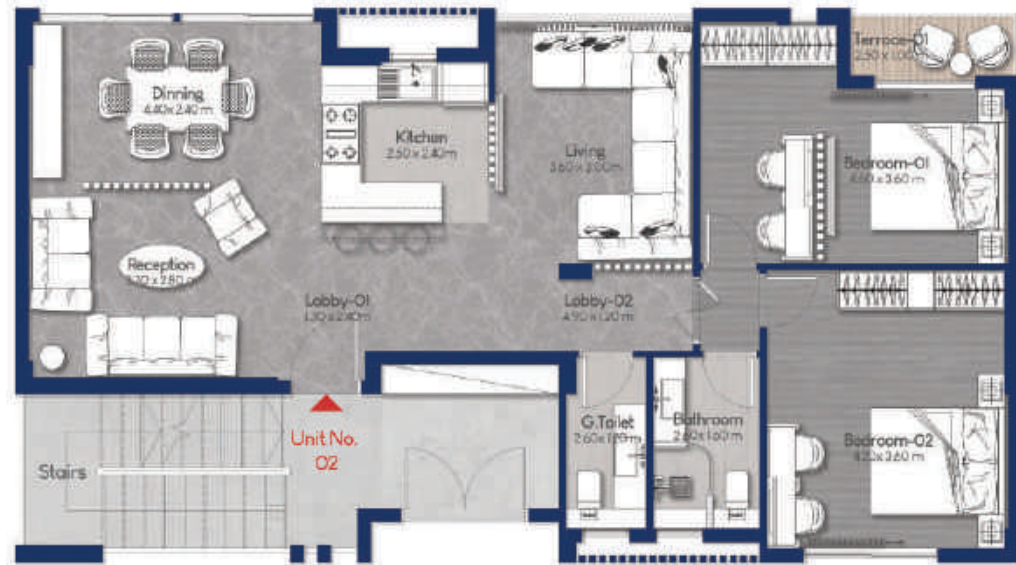


Space	Dimensions	Space	Dimensions
Lobby -01	1.80*1.10 m	Bathroom	1.70*1.30 m
kitchenette	1.30*1.00 m	Living	3.10*2.80 m

Total Area = 172 M²

Roof Floor Area = 37 M²
Open Area = 75 M²

Type - C - First Floor - Option 01
Unit No.02 (Apartment With Garden)

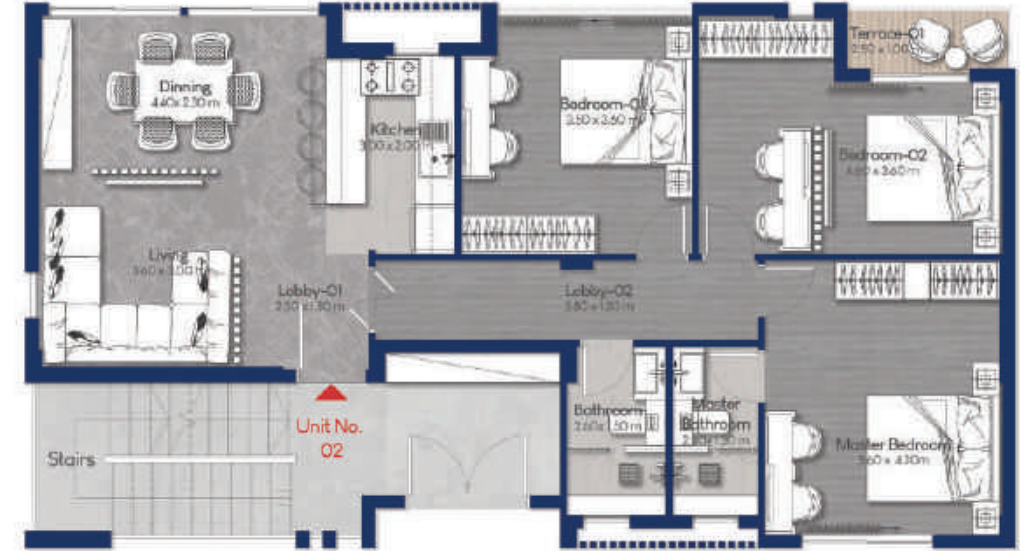


Space	Dimensions	Space	Dimensions
Lobby-01	1.30*2.40 m	Reception	3.70*2.80 m
Kitchen	2.50*2.40 m	Lobby-02	4.90*1.20 m
Dinning	4.40*2.40 m	G.Toilet	2.60*1.20 m
Living	3.60*3.00 m	Bedroom-01	4.70*3.60 m
		Bedroom-02	4.20*3.60 m
		Terrace 01	2.50*1.00 m
		Bathroom	2.60*1.60 m

Total Area = 156 M²

Total Garden Area = 16 M²

Type - C - First Floor - Option 02
Unit No.02 (Apartment With Garden)



Space	Dimensions	Space	Dimensions
Lobby -01	2.50*1.30 m	Lobby -02	5.80*1.20 m
kitchen	3.00*2.00 m	Bathroom	2.60*1.50 m
Dinning	4.40*2.30 m	Bedroom-01	3.50*3.60 m
Living	3.60*3.00 m	Bedroom-02	4.60*3.60 m
		Terrace 01	2.50*1.00 m
		Master Bedroom	3.60*4.20 m
		Master Bathroom	2.60*1.30 m

Total Area = 156 M²

Total Garden Area = 16 M²

C-07

C-08

(Type -C - Apartment & PentHouse)



Type - C - Ground Floor - Option 01
Unit No.01 (Apartment With Garden)

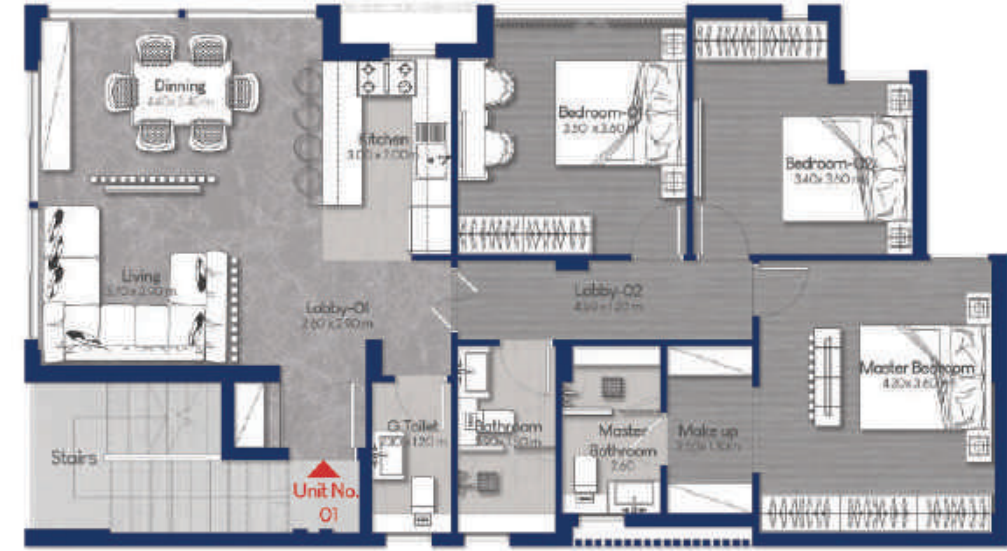


Space	Dimensions	Space	Dimensions
Lobby-01	1.30*1.00 m	Reception	4.40*2.40 m
Kitchen	2.95*2.80 m	Lobby-02	2.90*1.20 m
Dinning	3.10*2.00 m	Bathroom	2.60*1.50 m
Living	3.70*2.90 m	Bedroom-01	3.50*3.60 m
		Bedroom-02	3.60*3.40 m
		Master Bedroom	4.20*3.60 m
		Master Bathroom	2.60*1.30 m

Total Area = 165 M²

Total Garden Area = 185 M²
Ground Floor Garden Area = 152 M²
First Floor Garden Area = 33 M²

Type - C - Ground Floor - Option 02
Unit No.01 (Apartment With Garden)



Space	Dimensions	Space	Dimensions
Lobby -01	2.60*2.90 m	G.Toilet	2.30*1.20 m
kitchen	3.00*2.00 m	Lobby-02	4.50*1.20 m
Dinning	4.40*2.40 m	Bathroom	2.90*1.50 m
Living	3.70*2.90 m	Bedroom-02	3.60*3.40 m
Bedroom-01	3.50*3.60 m	Master Bedroom	4.20*3.60 m
Makeup	2.60*1.30 m	Master Bathroom	2.60*1.50 m

Total Area = 165 M²

Total Garden Area = 185 M²
Ground Floor Garden Area = 152 M²
First Floor Garden Area = 33 M²

Type - C - First Floor - Option 01
Unit No.02 (Apartment With Garden)

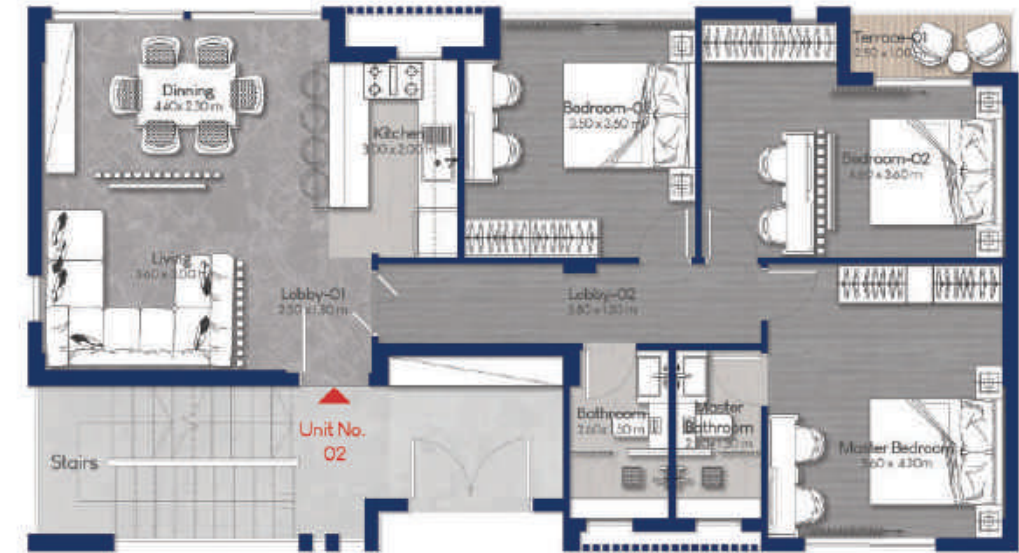


Space	Dimensions	Space	Dimensions
Lobby-01	1.30*2.40 m	Reception	3.70*2.80 m
Kitchen	2.50*2.40 m	Lobby-02	4.90*1.20 m
Dinning	4.40*2.40 m	G.Toilet	2.60*1.20 m
Living	3.60*3.00 m	Bedroom-01	4.70*3.60 m
		Bedroom-02	4.20*3.60 m
		Terrace 01	2.50*1.00 m
		Bathroom	2.60*1.60 m

Total Area = 156 M²

Total Garden Area = 16 M²

Type - C - First Floor - Option 02
Unit No.02 (Apartment With Garden)

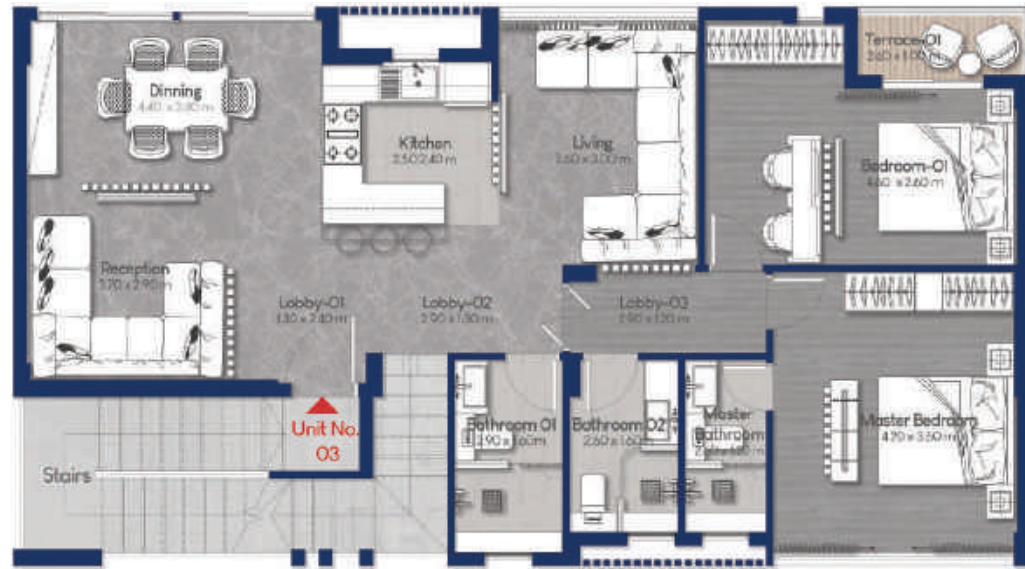


Space	Dimensions	Space	Dimensions
Lobby -01	2.50*1.30 m	Lobby -02	5.80*1.20 m
kitchen	3.00*2.00 m	Bathroom	2.60*1.50 m
Dinning	4.40*2.30 m	Bedroom-01	3.50*3.60 m
Living	3.60*3.00 m	Bedroom-02	4.60*3.60 m
		Terrace 01	2.50*1.00 m
		Master Bedroom	3.60*4.20 m
		Master Bathroom	2.60*1.30 m

Total Area = 156 M²

Total Garden Area = 16 M²

Type - C - Second Floor - Option 01
Unit No.03 (PentHouse With Roof)



Space	Dimensions	Space	Dimensions
Lobby-01	1.30*2.40 m	Reception	3.70*2.90 m
Kitchen	2.50*2.40 m	Lobby-02	2.90*1.30 m
Dinning	4.40*2.40 m	Bathroom-01	2.90*1.60 m
Living	3.60*3.00 m	Bedroom-01	4.60*2.60 m
Master Bathroom	2.60*1.20 m	Bathroom-02	2.60*1.60 m
Terrace 01	2.60*1.00 m	Master Bedroom	4.20*3.60 m

Total Area = 210 M²

Open Area = 100 M²
Second Floor Area = 170 M²

Type - C - Second Floor - Option 02
Unit No.03 (PentHouse With Roof)

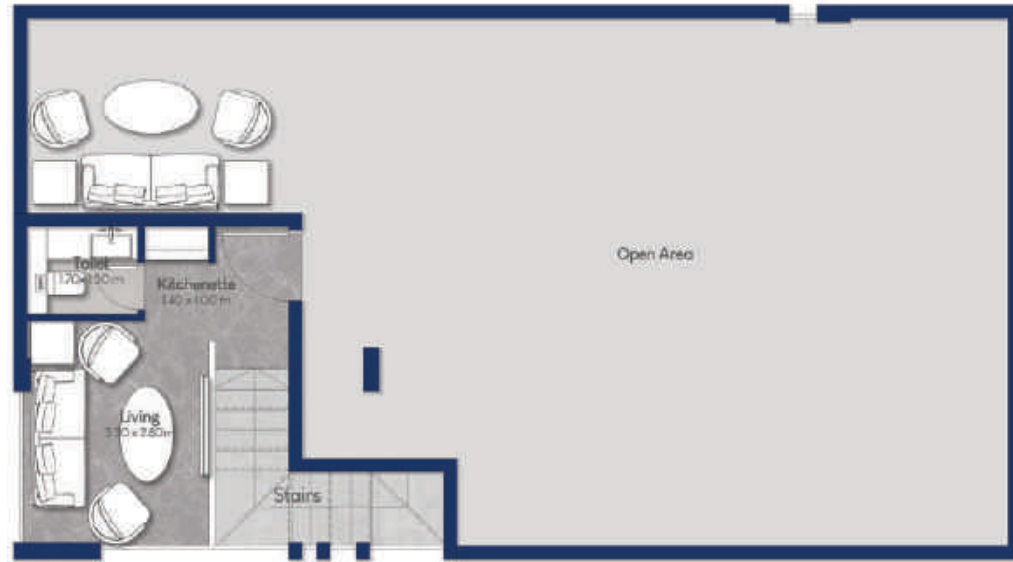


Space	Dimensions	Space	Dimensions
Lobby -01	2.60*1.70 m	Lobby -02	4.50*1.20 m
kitchen	2.00*3.00 m	Terrace - 01	2.60*1.00 m
Dinning	4.40*2.40 m	Bathroom	2.90*1.60 m
Living	3.70*2.90 m	Bedroom-02	4.60*3.60 m
Bedroom-01	3.60*3.50 m	Master Bedroom	4.20*3.60 m
Makeup	2.60*1.20 m	Master Bathroom	2.60*1.60 m

Total Area = 210 M²

Open Area = 100 M²
Second Floor Area = 170 M²

Type - C - Roof Floor
 Unit No.03 (PentHouse With Roof)

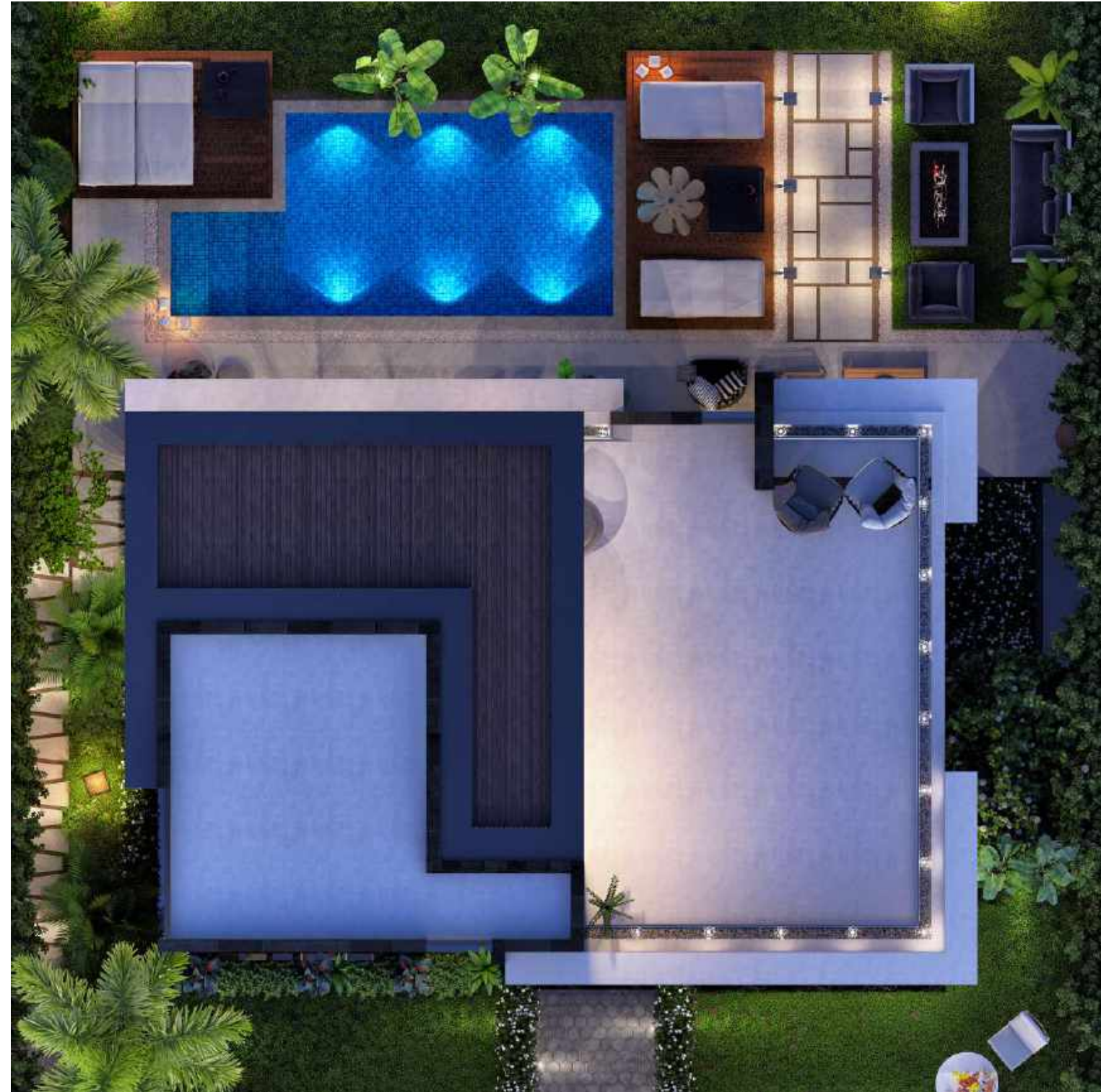


Space	Dimensions
Living	3.30*2.80 m
Kitchenette	1.40*1.00 m

Space	Dimensions
Toilet	1.70*1.30 m

Total Area = 210 M²

Open Area = 100 M²
 Roof Floor Area = 40 M²



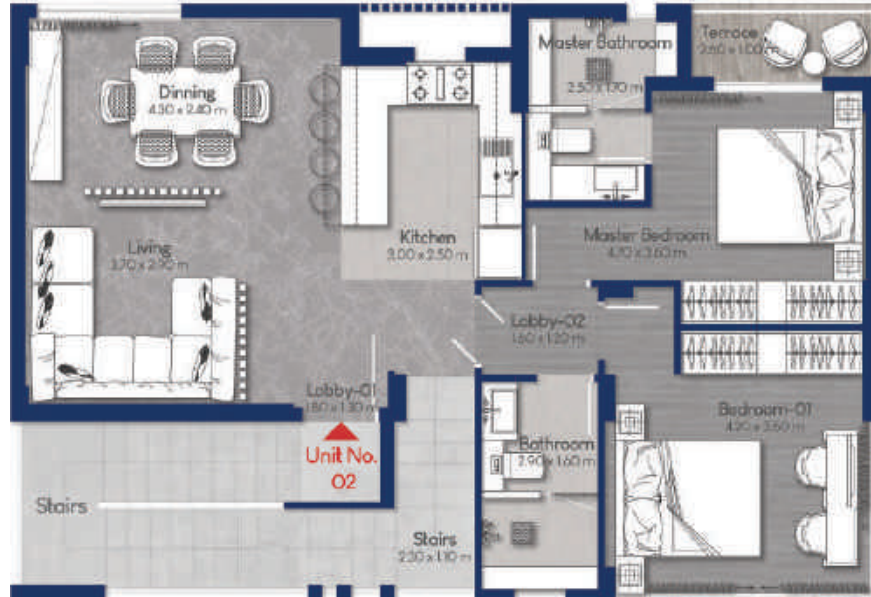


(Type -D-Duplex & PentHouse)





Type - D - Second Floor
Unit No.02 (PentHouse With Roof)

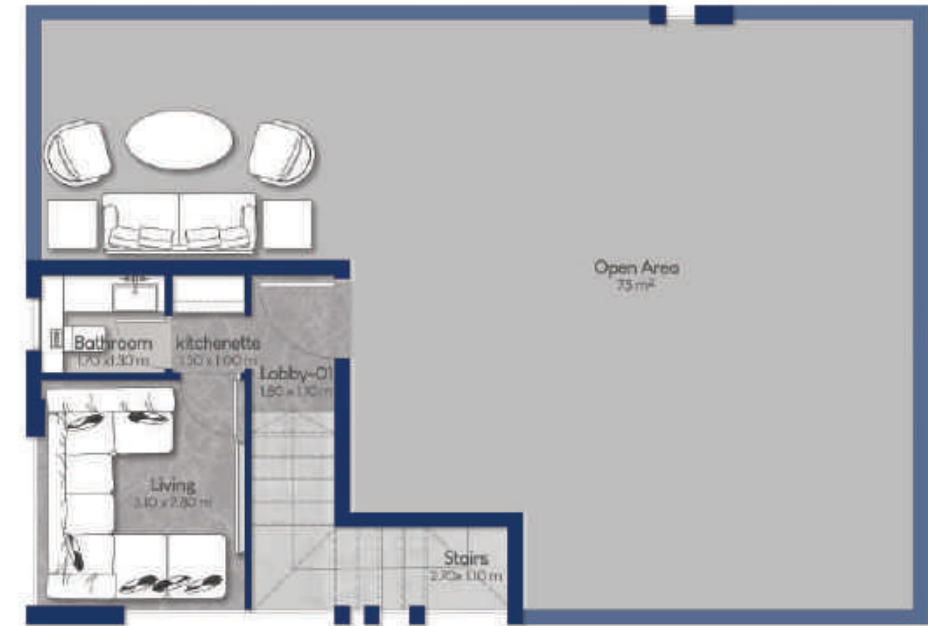


Space	Dimensions	Space	Dimensions
Lobby-01	1.75*1.30 m	Lobby-02	1.60*1.20 m
Kitchen	3.00*2.50 m	Bathroom	2.90*1.60 m
Dinning	4.30*2.40 m	Master Bedroom	4.70*3.60 m
Living	3.70*2.90 m	Master Bathroom	2.50*1.70 m
Terrace	2.60*1.00 m		
Bedroom-01	4.20*3.60 m		

Total Area = 172 M²

Open Area = 75 M²
Second Floor Area = 135 M²

Type - D - Roof Floor
Unit No.02 (PentHouse With Roof)



Space	Dimensions	Space	Dimensions
Lobby-01	1.80*1.10 m	Bathroom	1.70*1.30 m
Kitchenette	1.30*1.00 m	Living	3.10*2.80 m

Total Area = 172 M²

Open Area = 75 M²
Roof Floor Area = 37 M²

E-14

E-13

(Type -E-Duplex,Studio & PentHouse)

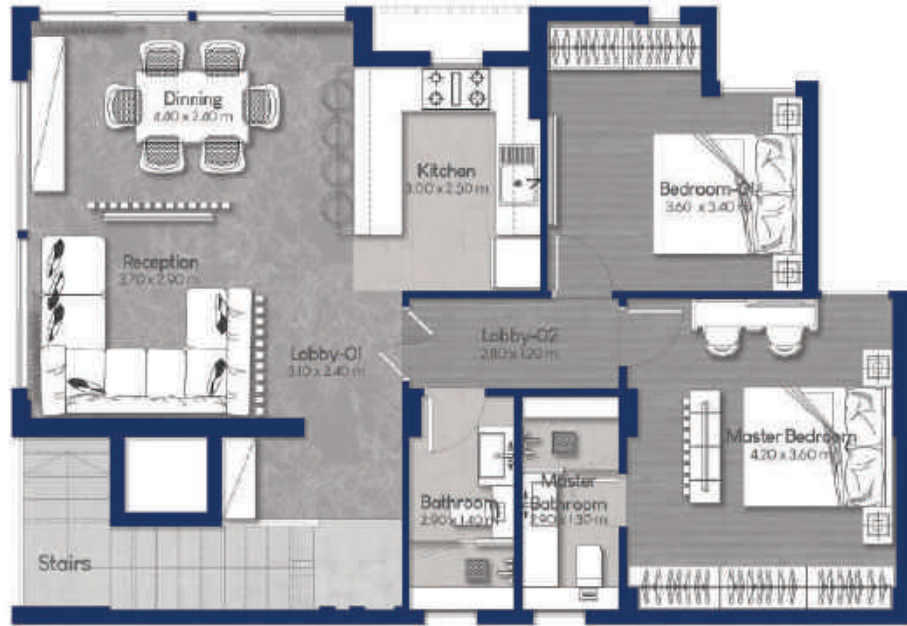




E-14

E-13

Type - E - Ground Floor
Unit No.01 (Duplex)



Space	Dimensions	Space	Dimensions
Stairs	5.10*1.10 m	Reception	3.70*2.90 m
Lobby-01	3.10*2.40 m	Lobby-02	2.80*1.20 m
Kitchen	3.00*2.50 m	Bathroom	2.90*1.40 m
Dinning	4.40*2.40 m	Bedroom-01	3.60*3.40 m
Master Bedroom	4.20*3.60 m		
Master Bathroom	2.90*1.30 m		

Total Area = 190 M²

Total Garden Area = 150 M²
Ground Floor Area = 140 M²
Ground Floor Garden Area = 115 M²

Type - E - First Floor
Unit No.01 (Duplex)

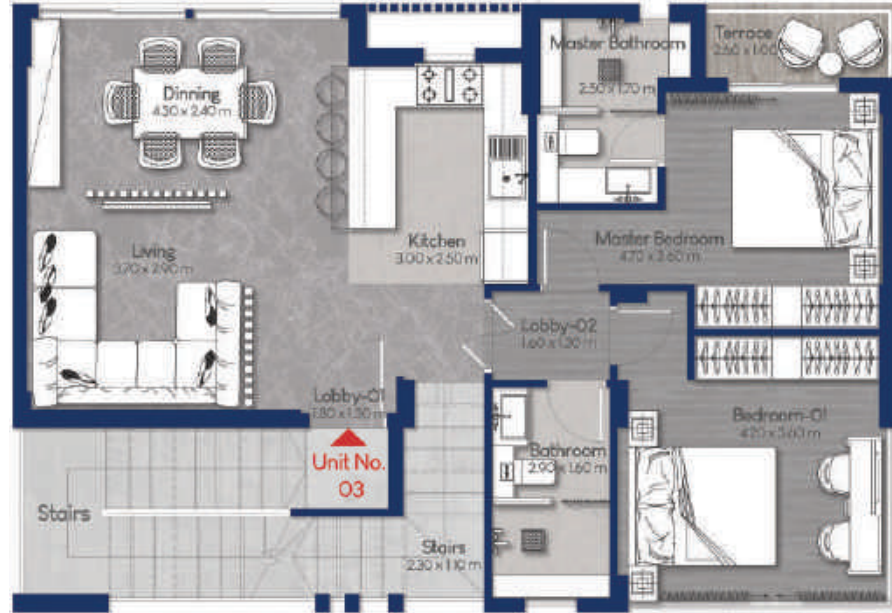


Space	Dimensions	Space	Dimensions
Stairs	2.80*1.20 m	Living	3.20*3.10 m
Lobby-03	1.30*1.10 m	Terrace	3.00*1.00 m
Kitchenette	3.60*1.90 m		
Bedroom-01	1.80*1.70 m		

Total Area = 190 M²

Total Garden Area = 150 M²
First Floor Area = 50 M²
First Floor Garden Area = 35 M²

Type - E - Second Floor
Unit No.03 (PentHouse With Roof)

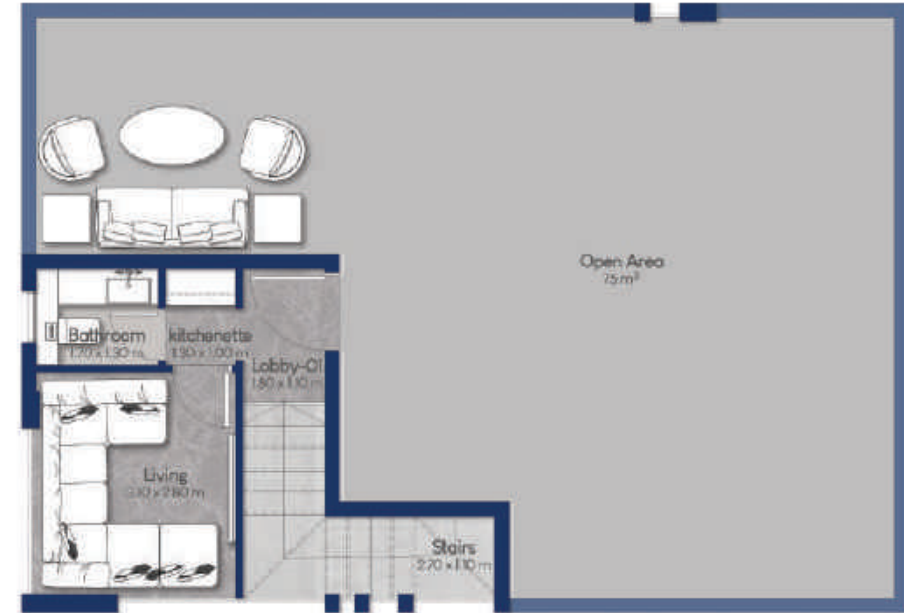


Space	Dimensions	Space	Dimensions
Lobby-01	1.75*1.30 m	Lobby-02	1.60*1.20 m
Kitchen	3.00*2.50 m	Bathroom	2.90*1.60 m
Dinning	4.30*2.40 m	Master Bedroom	4.70*3.60 m
Living	3.70*2.90 m	Master Bathroom	2.50*1.70 m
Terrace	2.60*1.00 m	Bedroom-01	4.20*3.60 m

Total Area = 172 M²

Open Area = 75 M²
Second Floor Area = 135 M²

Type - E - Roof Floor
Unit No.03 (PentHouse With Roof)



Space	Dimensions	Space	Dimensions
Lobby-01	1.80*1.10 m	Bathroom	1.70*1.30 m
Kitchenette	1.30*1.00 m	Living	3.10*2.80 m

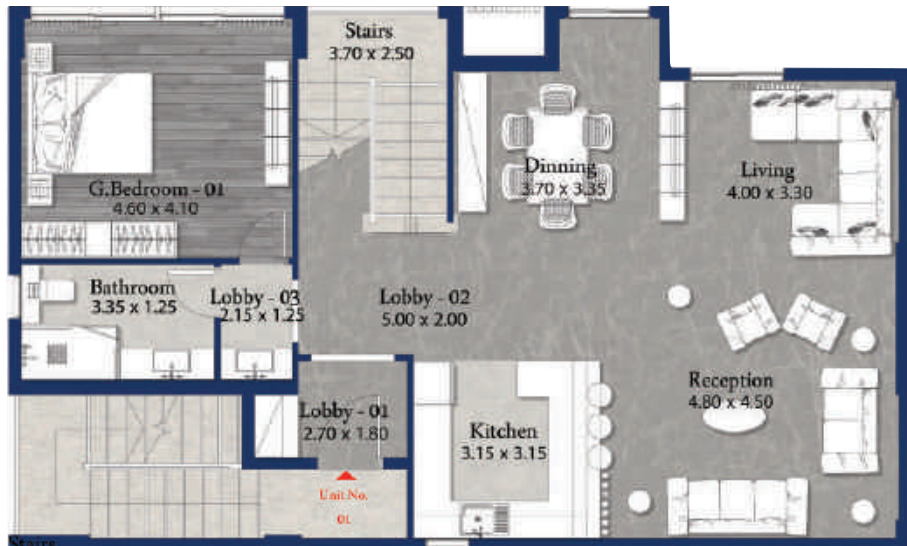
Total Area = 172 M²

Open Area = 75 M²
Roof Floor Area = 37 M²



(Type -F-Duplex & PentHouse)

Type - F - Ground Floor
Unit No.01 (Duplex)

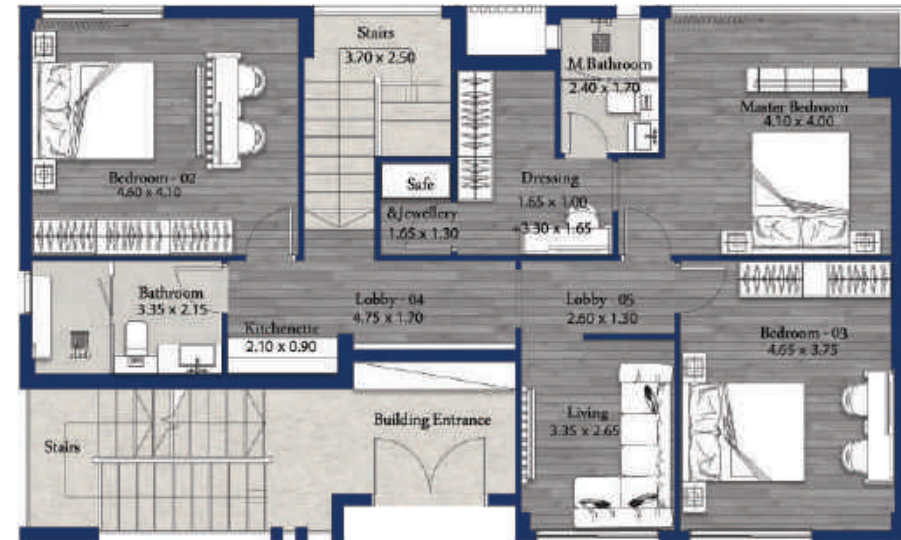


Space	Dimensions	Space	Dimensions
Lobby-01	2.70*1.80 m	G.Bedroom	4.60*4.10 m
Lobby-02	5.00*2.00 m	Stairs	3.70*2.50 m
Lobby-03	2.15*1.25 m	Kitchen	3.15*3.15 m
Bathroom	3.35*1.25 m	Reception	4.80*4.50 m
Dinning	3.70*3.35 m		
Living	4.00*3.30 m		

Total Area = 280 M²

Total Garden Area = 300 M²
Ground Floor Area = 140 M²
Ground Floor Garden Area = 260 M²

Type - F - First Floor
Unit No.01 (Duplex)



Space	Dimensions	Space	Dimensions
Stairs	3.70*2.50 m	Bathroom	3.35*2.15 m
Lobby-04	4.75*1.70 m	Lobby-05	2.60*1.30 m
Kitchenette	2.10*0.90 m	Living	3.35*2.65 m
Bedroom-02	4.60*4.10 m	Bedroom-03	4.65*3.75 m
MasterBedroom	4.10*4.00 m	Safe & Jewellery	1.65*1.30 m
M.Bathroom	2.40*1.70 m		
Dressing	1.65*1.00 m		
	3.30*1.65 m		

Total Area = 280 M²

Total Garden Area = 300 M²
First Floor Area = 140 M²
First Floor Garden Area = 40 M²

Type - F - Second Floor
Unit No.02 (PentHouse With Roof)

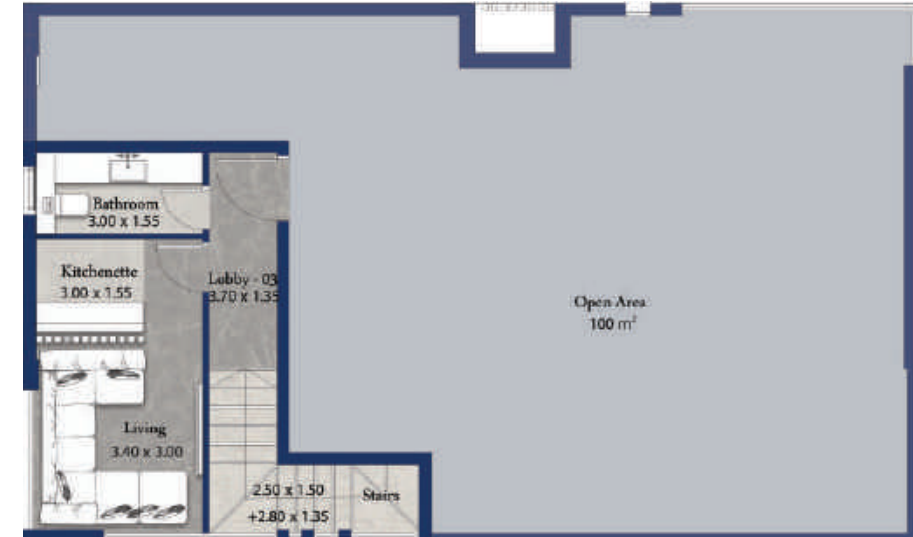


Space	Dimensions	Space	Dimensions
Lobby-01	3.45*1.20 m	G.Bathroom	3.35*1.10 m
Living	4.10*2.70 m	Lobby-02	2.25*1.30 m
Dinning	4.30*3.50 m	Bedroom-01	3.35*3.20 m
Kitchen	4.15*2.80 m	Bedroom-02	4.45*3.75 m
Bathroom	3.25*1.70 m		+1.10*1.00 m
M.Bathroom	2.75*1.70 m	MasterBedroom	4.00*3.30 m
			1.70*1.35 m

Total Area = 210 M²

Open Area = 100 M²
Second Floor Area = 170 M²

Type - F - Roof Floor
Unit No.02 (PentHouse With Roof)



Space	Dimensions	Space	Dimensions
Stairs	2.50*1.50 m	Kitchenette	3.00*1.55 m
	2.80*1.35 m	Living	3.40*3.00 m
Lobby-03	+3.70*1.35 m		
Bathroom	3.00*1.55 m		

Total Area = 210 M²

Open Area = 100 M²
Roof Floor Area = 40 M²

16831

Guezira Plaza, Tower 1 – 2nd Floor - 203 - Sheikh Zayed

    palmierdevelopments
www.palmierdevelopments.com