



ZAYAR *Elite*

The Luxury Life Redefined

Palmier Developments

Palmier's next stage will be totally and completely different in all its meaning. Our next stage is a facelift, a new brand identity to fit our newest addition and mega project Zayard Elite

The past is now our history, our beginning and a reference to what we are capable to achieve.

Welcome to **ZAYARD**lite



ZAYARD *Elite*

Zayard Elite is a 15 feddan residential luxury compound located in a distinct location in New-Zayed city on three main streets having the view of Sheikh Zayed city horizon. Zayard Elite consists of luxurious Standalone and twin house Villas , with a lot of facilities and a commercial strip overlooking the 50m wide main street .

Built on %15 and remaining %85 of landscape, commercial and roads.



Be Elite

Concept

Zayard Elite brings you a unique view of Sheikh Zayed Skyline with extreme variety of spaces for you to choose from.

Zayard Elite brings you the Elite experience. Never ending sensation of finally belonging to an Elite location , Elite community and Elite lifestyle.



Services

EVERYWHERE LIKE HOME.

"At Zayard Elite each and every corner was well thought and designed to make every step you take , feel like home. From the Outdoor Cinema to the Kids Area and the Outdoor Gym . Every step taken towards your home."



LIFE AT ZAYARD

Elite

Have you ever wanted to belong in a place where it was cozy , filled with joy and happiness. Life at Zayard Elite is a never ending sensation of finally being part of a story, your life at Zayard Elite will be like never before. Welcome to your story.



Landscape

The vast green spaces is seen in each corner of Zayard Elite. Nothing will beat the outdoor especially when surrounded by nature.

Shaded Seating Area

No matter how hot it gets, you can always find a shady spot to sit in Zayard Elite.



Outdoor Gym

Leave the stuffy and dark gym behind and do your workout in a fresh and bright setting outdoors; enjoying the multiple benefits of an outdoor workout at Zayard Elite.

Main Spine

Starting a new running habit doesn't have to be hard, Zayard Elite makes it easy to get started, get inspired and stay on track. Are you ready? Let's go.

Zayard Elite gives you enough space and freedom to let go and feel energized.





Main Pool

Soak up summer in your favorite poolside spot. Think about what makes your favorite summer memories so great. How do you want to make more of them?

Water Feature

The existence of water feature in Zayard Elite will give you all the relaxing and playful sensations.
Playing with water or around water is every kid dream .



Padel Tennis

Padel Connection is the opportunity to practice and learn padel in the best possible conditions.

As soon as you have a free time, playing this game make you get out of the routine while having fun.

Extremely fun, social and accessible for all, padel is a breath of fresh air that is revitalizing clubs with an activity complimentary to tennis.



Life is better on the court



Kids Area

The perfect space for your kids to run and play . it's time to let their imagination flow. Monkey bars , swings and slides are every kids dream.

Main Plaza

We decided to dedicate an area in the heart of Zayard Elite for you to enjoy our upcoming event , and be part of our elite community.



Outdoor Cinema

Take date night at home to the next level by bringing the fun outdoors. Instead of Netflix and chilling on the couch, set up your very own movie theater in the backyard for the coziest cinematic experience ever.

Gathering Area

Zayard Elite did no leave anything to the imagination , The Gathering Area in a place where you can gather or play around with your neighbour , Friends and family .
The Kids will definitely enjoy the space.





Parking Area

Zayard Elite did not leave any detail to the imagination with plenty of parking spaces to your family and visitors.



Cycling Track

At Zayard Elite , you can cycle around 62,000 m between greenery , and fresh air .Cycle your way through nature.



Commercial Area

At Zayard Elite all your necessities are just one step away with an extra touch of cafe's and an amazing night life.

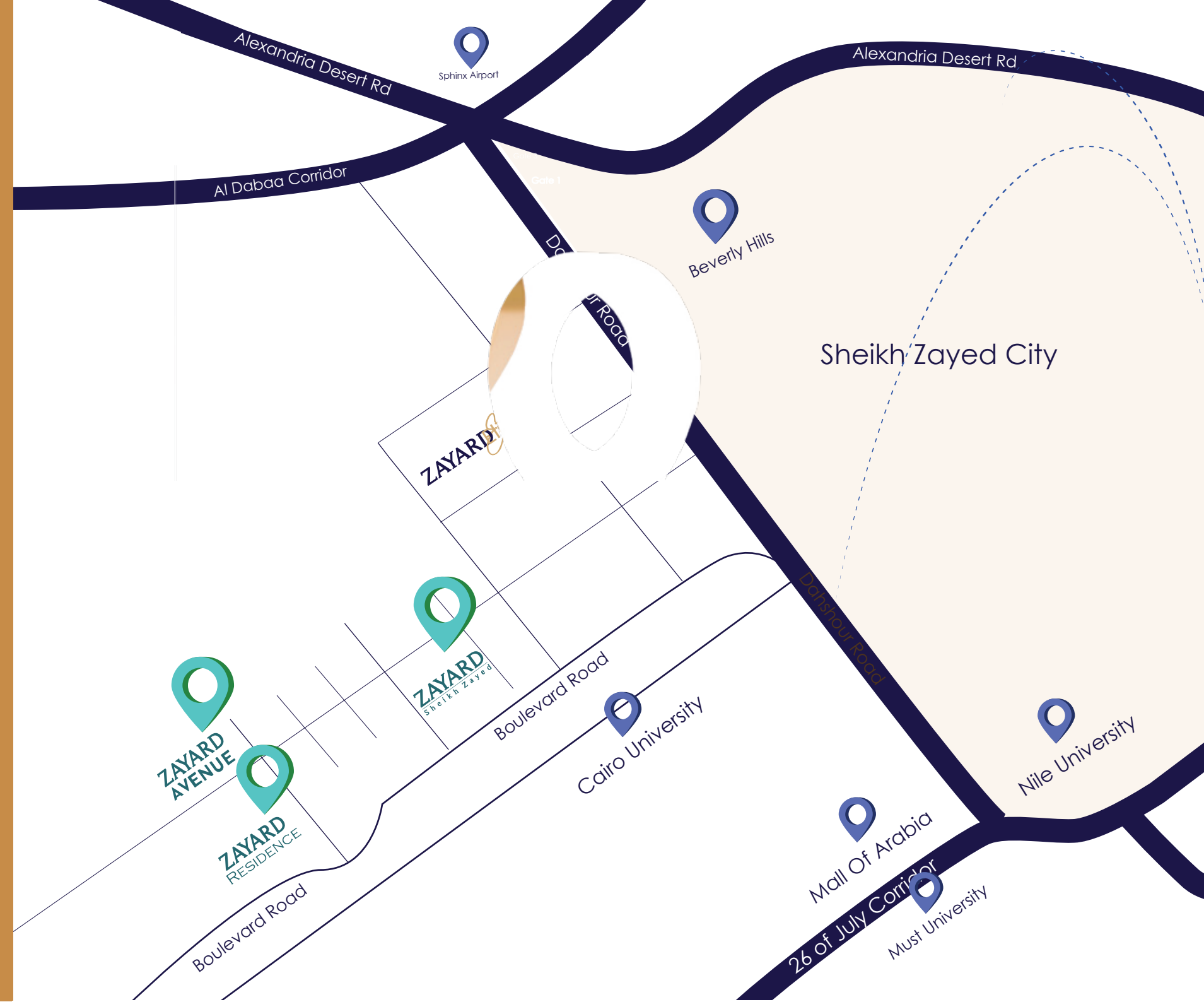
Meet and greet your friends in one of the many cafe's and restaurant and enjoy the light background music .



Our Prime Location

AlDabaa	3 min
Alexandria Desert Rd	2 min
Juhayna Square	5 min
Road Al Farag	3 min
Waslet Dahshour	40 sc

Cairo University	3 min	Nightlife	5 min
Nile University	5 min	Seoudi Market	1 min
Must University	7 min	Sphinx Airport	8 min



YOU

are

And So Should Be Your Home

Elite

Your Place On The Map
Close To Any Destination



- 01 Commercial
- 02 Commercial Seating
- 03 Main Entrance
- 04 Water feature
- 05 Gathering Area
- 06 Main Spine
- 07 Shaded Seating Area
- 08 Outdoor Cinema
- 09 Main Plaza
- 10 Outdoor Gym
- 11 Main Pool
- 12 Pool deck
- 13 Green Area
- 14 Padel Tennis
- 15 Parking Area

Twin Corner



Bird View



Main Gate



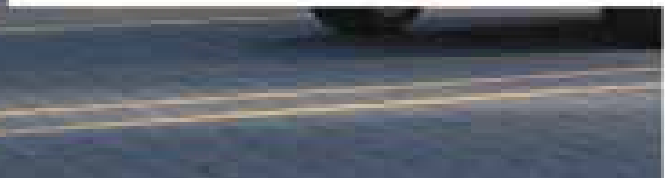
Water Feature



Entrance View



Standalone





Twin Roof





Main Swimming Pool





Kids Area



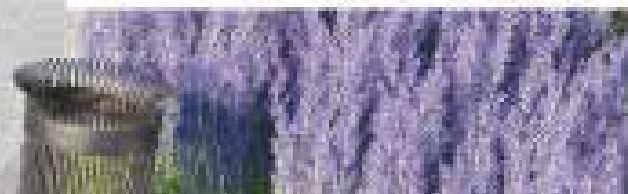


Outdoor Cinema





Outdoor Gym



Main Street





Commercial Area



Standalone 01 - Guest Floor



01	Lobby - 01	3.90 x 2.40 m
02	Living	4.20 x 4.00 m
03	Reception	4.00 x 3.00 m
04	Dinning	4.10 x 2.70 m
05	Lobby - 02	5.35 x 1.30 m
06	Kitchen	5.35 x 3.90 m
07	Elevator	1.40 x 1.30 m
08	Stairs	3.80 x 2.80 m
09	Lobby - 03	2.65 x 1.85 m
10	G.Toilet	2.65 x 1.85 m
11	Nanny's Room	4.20 x 1.85 m
12	Nanny's Bathroom	2.75 x 1.30 m

Guest Floor
Back Yard

Area 145 M²
Area 145 M²

Standalone 01 - Family Floor



01	Entrance Lobby	1.70 x 1.40 m
02	Lobby - 04	5.25 x 1.30 m
03	Elevator	1.40 x 1.30 m
04	Stairs	3.80 x 2.80 m
05	Family Living	4.40 x 3.90 m
06	Kitchenette	3.90 x 2.55 m
07	Lobby - 05	1.80 x 1.50 m
08	Bathroom	2.65 x 1.80 m
09	Bedroom - 01	4.15 x 3.85 m
10	Master Bedroom	3.85 x 3.85 m
11	Master Lobby	1.80 x 1.20 m
12	Master Bathroom	2.65 x 1.80 m
13	Master Terrace	4.00 x 1.20 m
14	Driver's room	2.70 x 1.85 m
15	Driver's Bathroom	2.80 x 1.30 m

Family Floor
Front Yard

Area 140 M²
Area 80 M²

Standalone 01 - Royal Floor



01	Elevator	1.40 x 1.30 m
02	Stairs	3.80 x 2.80 m
03	Lobby - 06	3.80 x 1.35 m
04	Home Cinema	4.35 x 4.30 m
05	Master Bedroom	5.15 x 3.85 m
06	Master Terrace	3.70 x 1.20 m
07	Master Bathroom	3.85 x 1.80 m
08	Royal Lobby	1.85 x 1.30 m
09	Royal Dressing	(4.15 x 2.15) + (2.80 x 1.50) m
10	Royal Living	3.85 x 2.35 m
11	Royal Bedarea	3.85 x 3.50 m
12	Royal Bathroom	3.90 x 1.80 m
13	Royal Terrace	4.00 x 1.20 m

Royal Floor

Area 155 M²

Standalone 01 - The Roof



01	Elevator	1.40 x 1.30 m
02	Stairs	3.80 x 2.80 m
03	Lobby - 07	3.80 x 2.70 m
04	Laundry Room	3.70 x 1.80 m

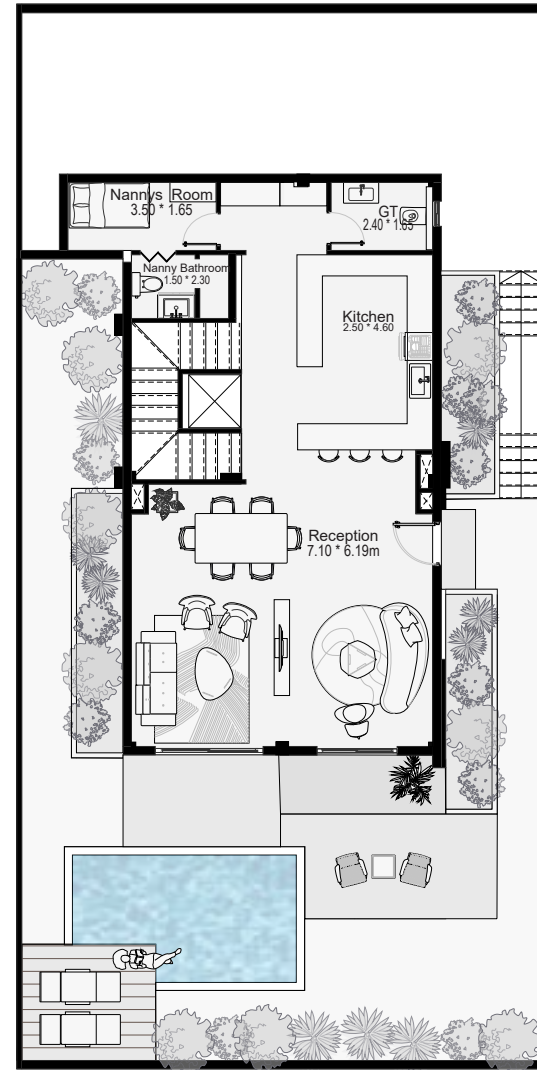
Roof Floor

Area 36 M²

Roof Terrace (Open Area)

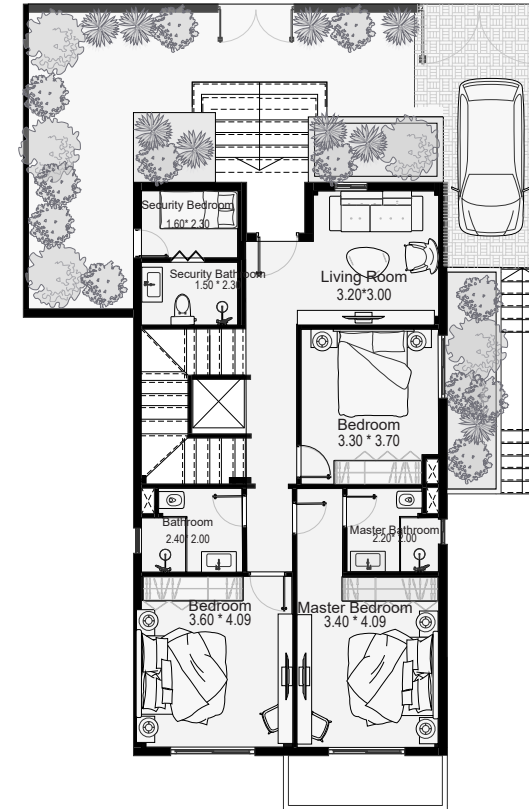
Area 84.25 M²

Standalone-02
BUA=450



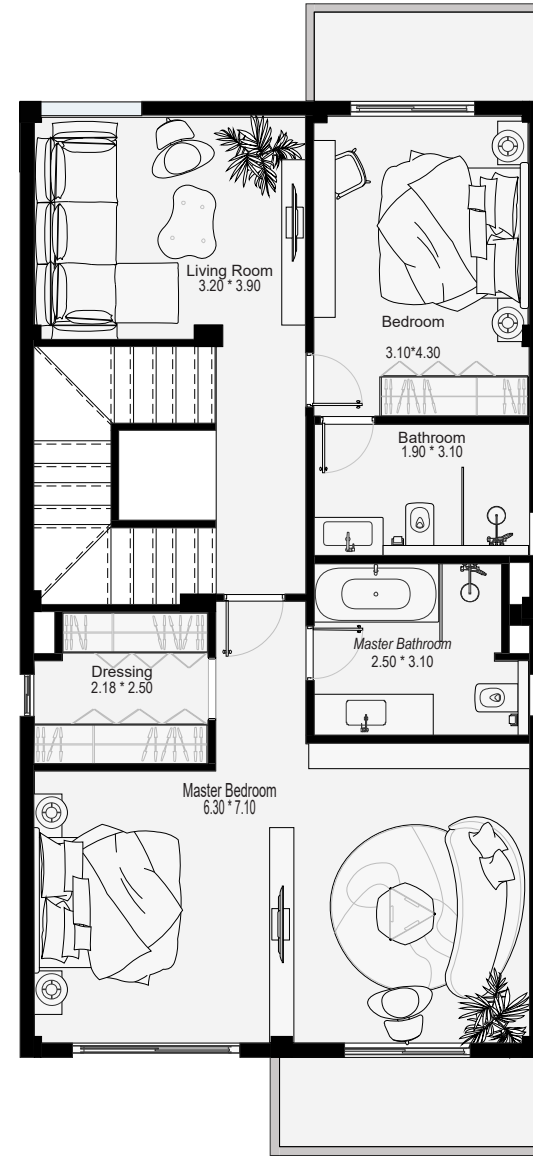
Lower Floor

Standalone-02
BUA=450



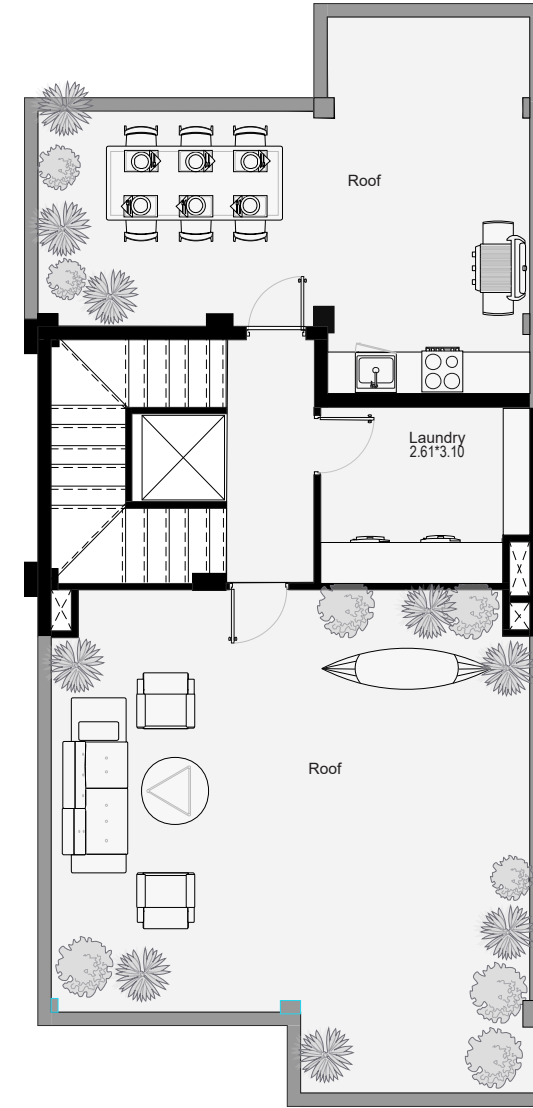
Upper Floor

Standalone-02
BUA=450



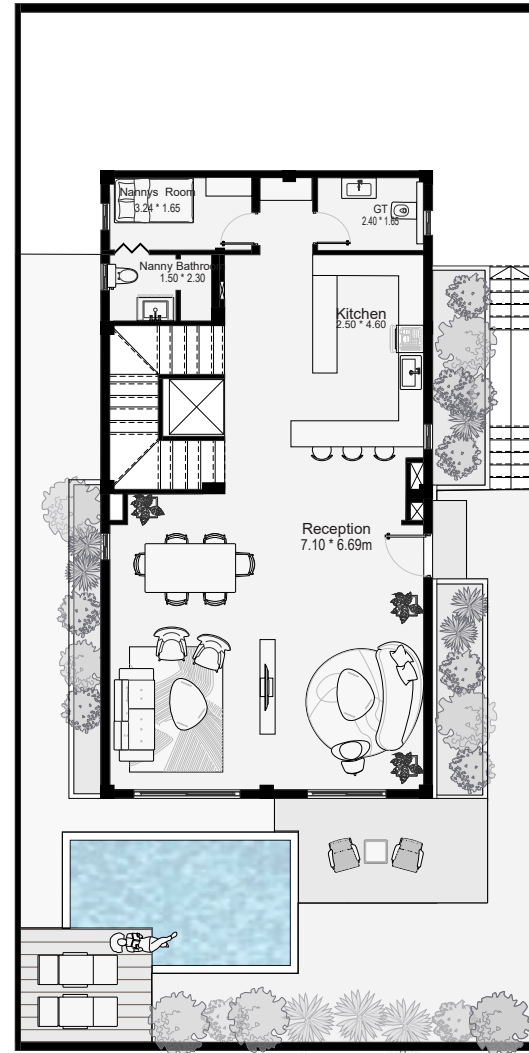
Frist Floor

Standalone-02
BUA=450



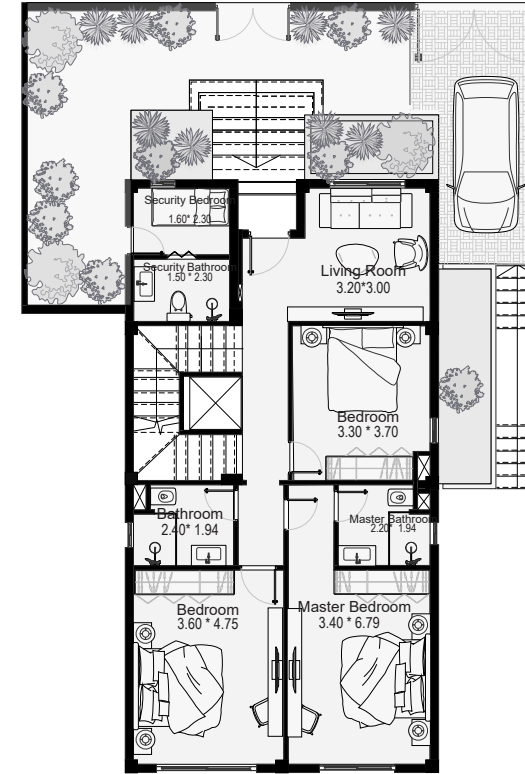
Roof Floor

Standalone03
BUA=475



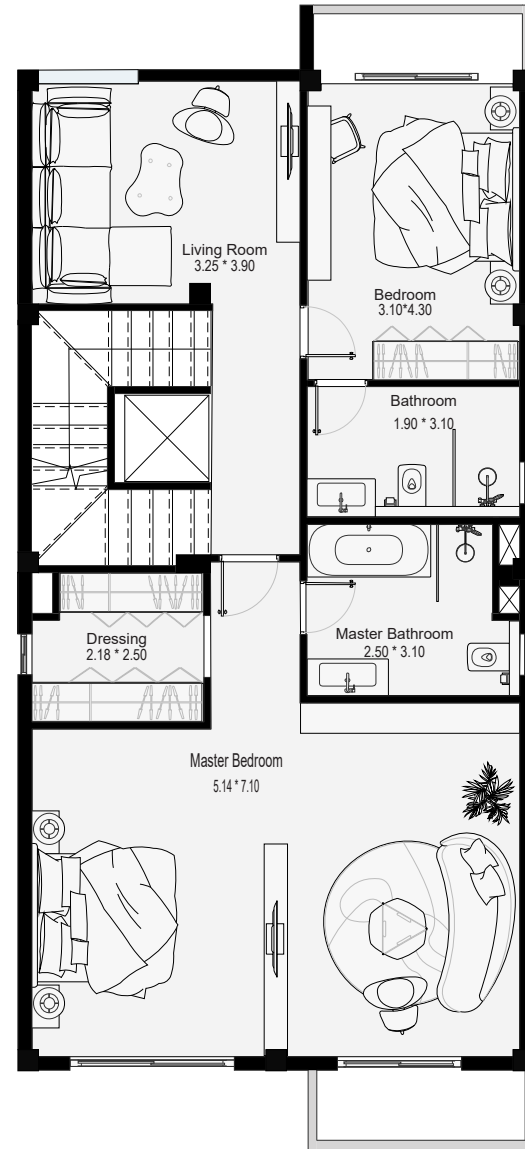
Lower Floor

Standalone03
BUA=475



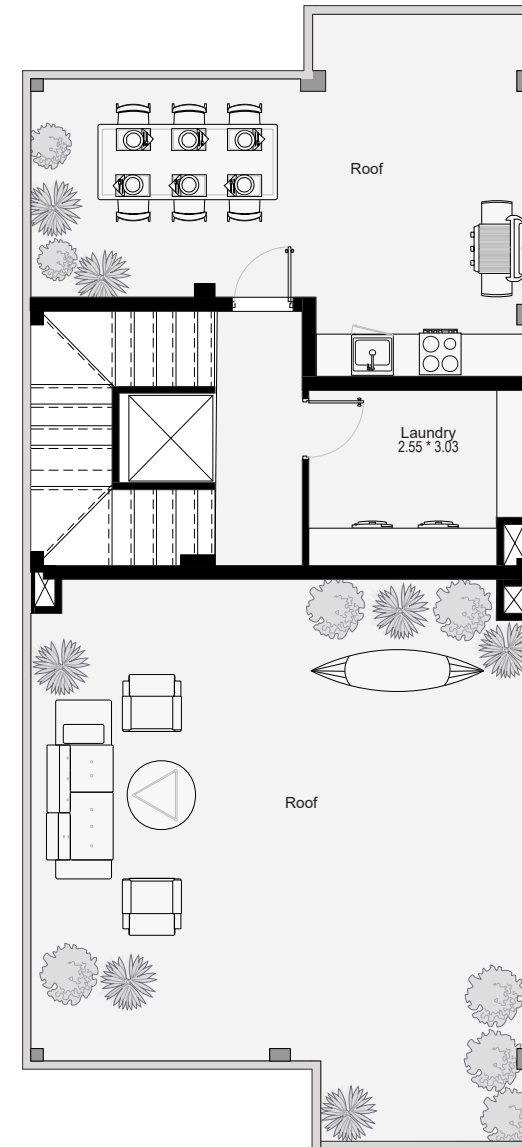
Upper Floor

Standalone03
BUA=475



Frist Floor

Standalone03
BUA=475



Roof Floor

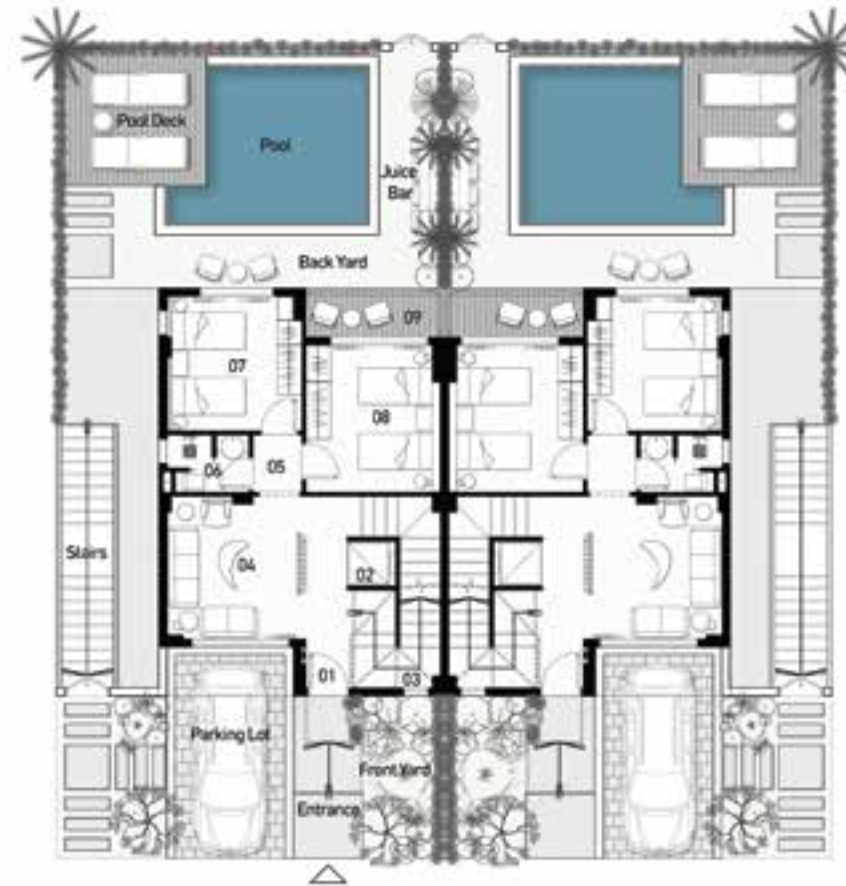
Twin Villa - 01 - Guest Floor



- 01 Lobby - 01 3.10 x 1.20 m
- 02 Reception 3.80 x 3.60 m
- 03 Living 3.60 x 3.40 m
- 04 Dinning 3.90 x 2.50 m
- 05 Kitchen 3.10 x 2.55 m
- 06 Lobby - 02 3.90 x 1.20 m
- 07 Elevator 1.30 x 1.30 m
- 08 Stairs 3.90 x 2.20 m
- 09 Lobby - 03 1.35 x 1.15 m
- 10 G.Toilet 2.25 x 1.20 m
- 11 Nanny's Room 2.05 x 2.05 m
- 12 Nanny's Toilet 2.05 x 1.45 m

Guest Floor Area 100 M²
 Back Yard Area 81.5 M²

Twin Villa - 01 - Family Floor



- 01 Lobby - 04 4.95 x 1.20 m
- 02 Elevator 1.30 x 1.30 m
- 03 Stairs 4.95 x 2.20 m
- 04 Family Living 3.75 x 3.60 m
- 05 Lobby - 05 1.50 x 1.30 m
- 06 Bathroom 2.25 x 1.50 m
- 07 Bedroom - 01 3.55 x 3.55 m
- 08 Bedroom - 02 3.85 x 3.45 m
- 09 Terrace 3.40 x 1.20 m

Family Floor Area 90 M²
 Front Yard Area 42.5 M²

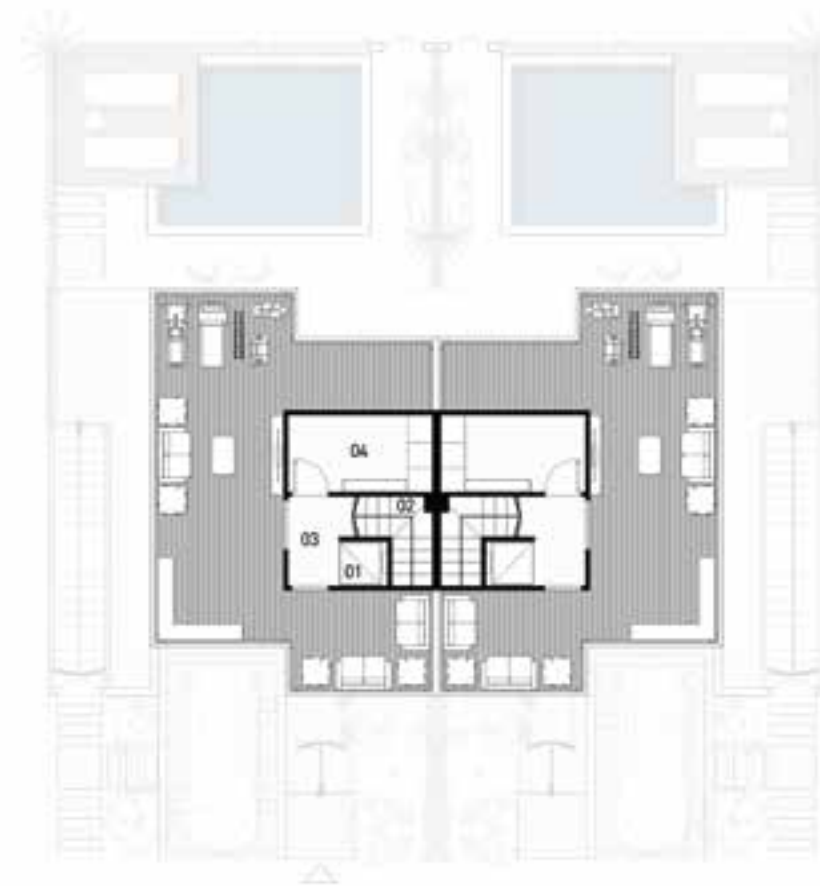
Twin Villa - 01 - Royal Floor



- 01 Elevator 1.30 x 1.30 m
- 02 Stairs 4.95 x 2.20 m
- 03 Lobby - 06 4.95 x 1.35 m
- 04 Royal Living 3.75 x 3.45 m
- 05 Living Terrace 3.30 x 1.20 m
- 06 Royal Dressing 5.05 x 1.85 m
- 07 Royal Bathroom 5.05 x 1.70 m
- 08 Bedarea 3.85 x 3.40 m
- 09 Royal Terrace 3.40 x 1.20 m

Royal Floor Area 97 M²

Twin Villa - 01 - The Roof



- 01 Elevator 1.30 x 1.30 m
- 02 Stairs 2.20 x 2.20 m
- 03 Lobby - 07 2.20 x 1.35 m
- 04 Laundry Room 3.75 x 2.00 m

Roof Floor Area 18 M²
 Roof Terrace (Open Area) Area 45.5 M²

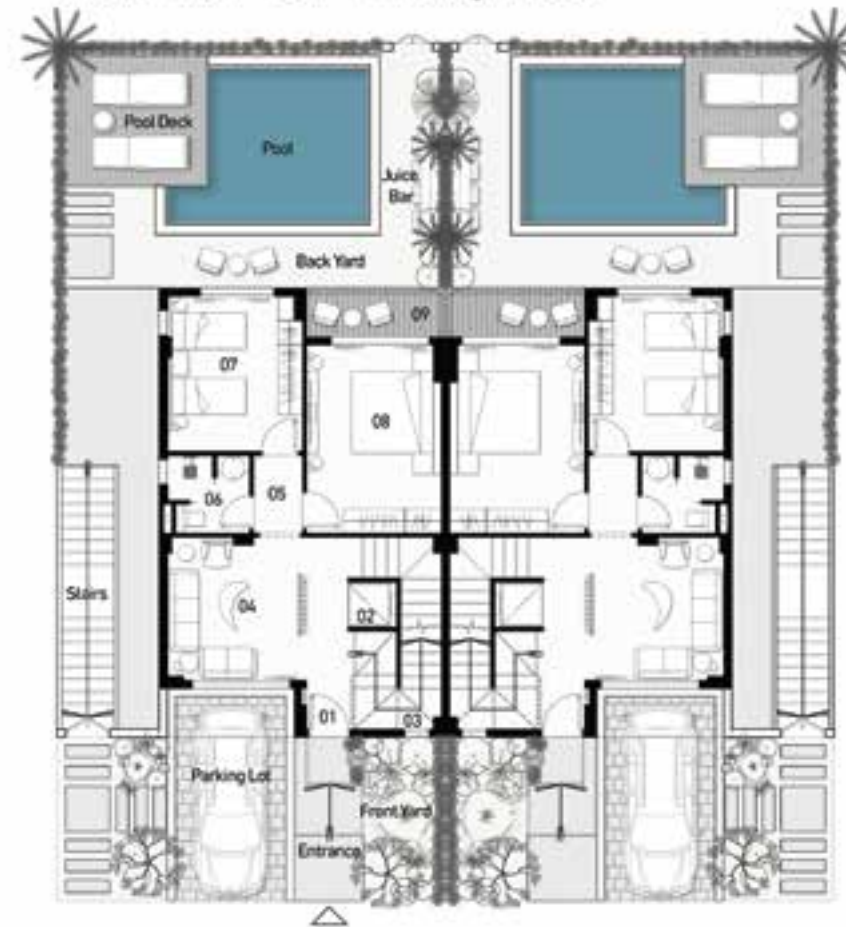
Twin Villa - 02 - Guest Floor



01	Lobby - 01	3.10 x 1.20 m
02	Reception	4.15 x 3.60 m
03	Living	4.20 x 3.40 m
04	Dinning	3.90 x 2.90 m
05	Kitchen	3.20 x 3.10 m
06	Lobby - 02	3.90 x 1.20 m
07	Elevator	1.30 x 1.30 m
08	Stairs	3.90 x 2.20 m
09	Lobby - 03	1.35 x 1.20 m
10	G.Toilet	2.25 x 1.20 m
11	Nanny's Room	2.05 x 2.05 m
12	Nanny's Toilet	2.05 x 1.45 m

Guest Floor Area 108 M²
Back Yard Area 84.5 M²

Twin Villa - 02 - Family Floor



01	Lobby - 04	4.95 x 1.20 m
02	Elevator	1.30 x 1.30 m
03	Stairs	4.95 x 2.20 m
04	Family Living	3.75 x 3.60 m
05	Lobby - 05	2.00 x 1.30 m
06	Bathroom	2.25 x 2.00 m
07	Bedroom - 01	4.05 x 3.55 m
08	Bedroom - 02	4.85 x 3.45 m
09	Terrace	3.40 x 1.20 m

Family Floor Area 100 M²
Front Yard Area 42.5 M²

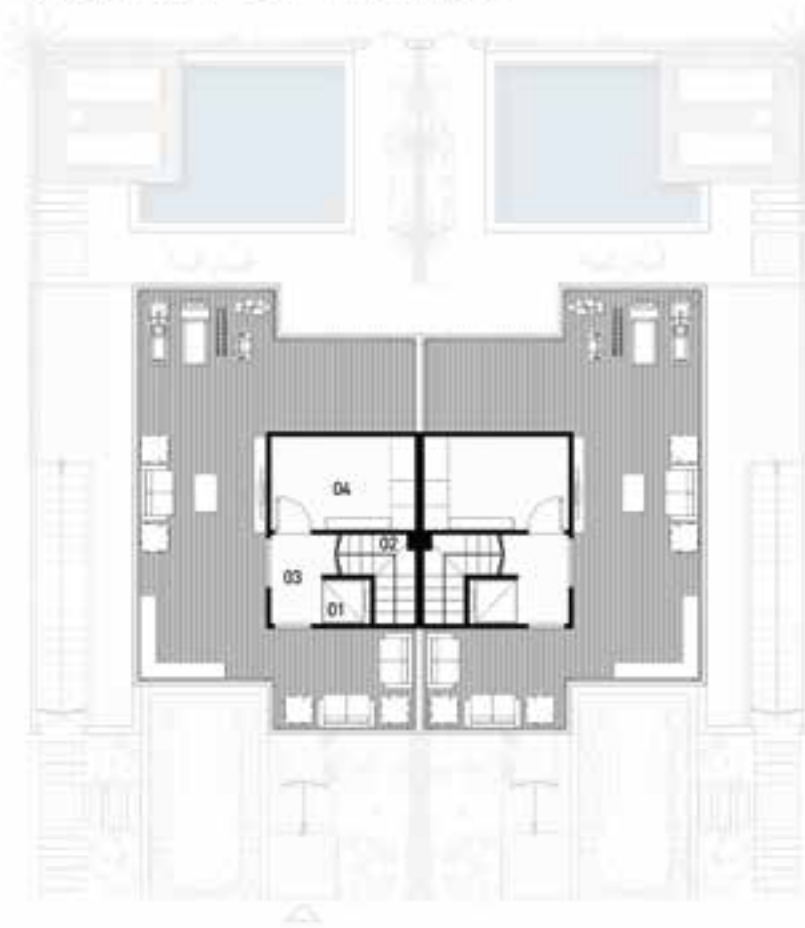
Twin Villa - 02 - Royal Floor



01	Elevator	1.30 x 1.30 m
02	Stairs	4.95 x 2.20 m
03	Lobby - 06	4.95 x 1.35 m
04	Royal Living	3.75 x 3.45 m
05	Living Terrace	3.30 x 1.20 m
06	Royal Dressing	6.05 x 1.90 m
07	Royal Bathroom	6.05 x 1.70 m
08	Royal Bedarea	4.85 x 3.40 m
09	Royal Terrace	3.40 x 1.20 m

Royal Floor Area 107 M²

Twin Villa - 02 - The Roof



01	Elevator	1.30 x 1.30 m
02	Stairs	2.20 x 2.20 m
03	Lobby - 07	2.20 x 1.35 m
04	Laundry Room	3.75 x 2.40 m

Roof Floor Area 20 M²
 Roof Terrace (Open Area) Area 51 M²

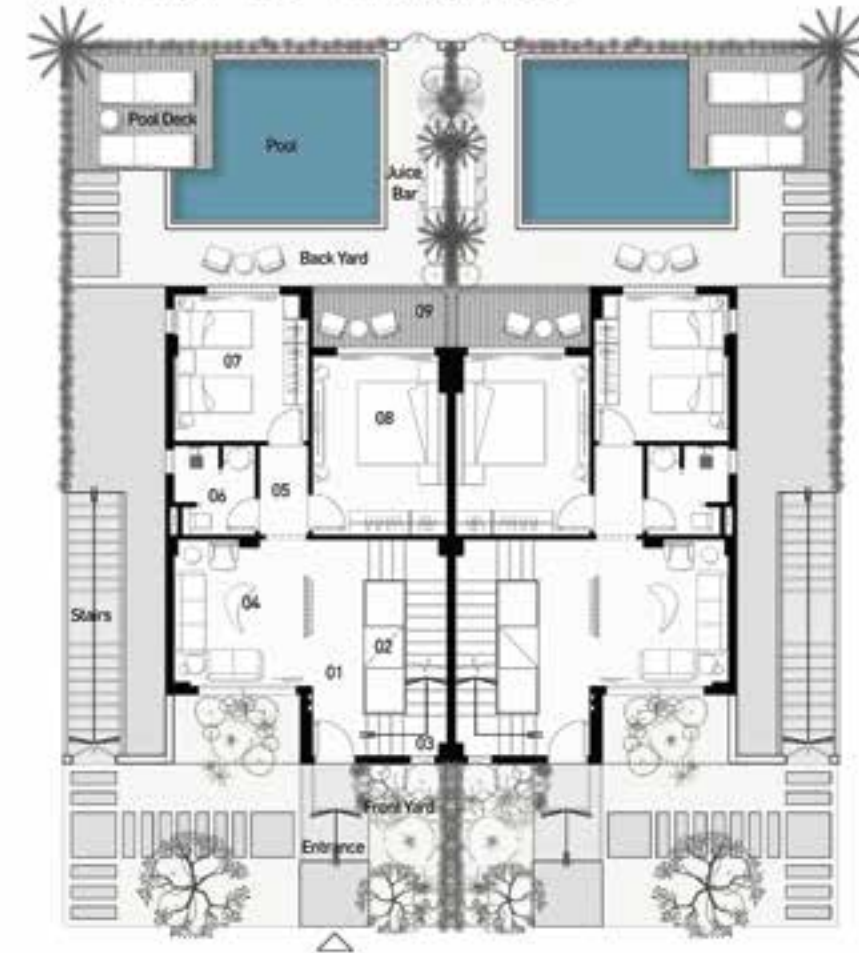
Twin Villa - 03 - Guest Floor



01	Lobby - 01	3.60 x 1.25 m
02	Reception	4.00 x 3.45 m
03	Living	4.40 x 3.60 m
04	Dinning	3.40 x 2.80 m
05	Kitchen	3.60 x 3.45 m
06	Lobby - 02	4.50 x 1.25 m
07 & 08	Stairs & Elevator	4.50 x 2.15 m
09	Lobby - 03	1.35 x 1.20 m
10	G.Toilet	2.25 x 1.20 m
11	Nanny's Room	2.75 x 2.00 m
12	Nanny's Toilet	2.75 x 1.45 m

Guest Floor Area 110 M²

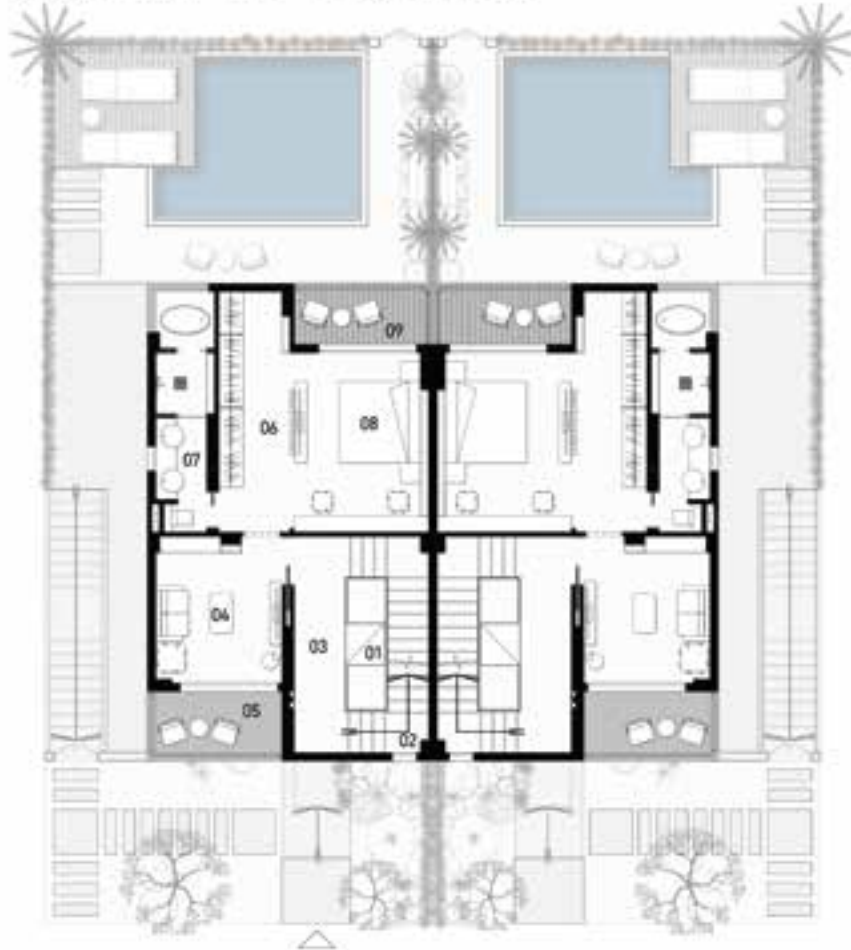
Twin Villa - 03 - Family Floor



01	Lobby - 04	5.55 x 1.25 m
02 & 03	Stairs & Elevator	5.55 x 2.15 m
04	Family Living	3.85 x 3.60 m
05	Lobby - 05	2.30 x 1.30 m
06	Bathroom	2.30 x 2.25 m
07	Bedroom - 01	3.85 x 3.55 m
08	Bedroom - 02	4.65 x 3.45 m
09	Terrace	3.40 x 1.50 m

Family Floor Area 103 M²

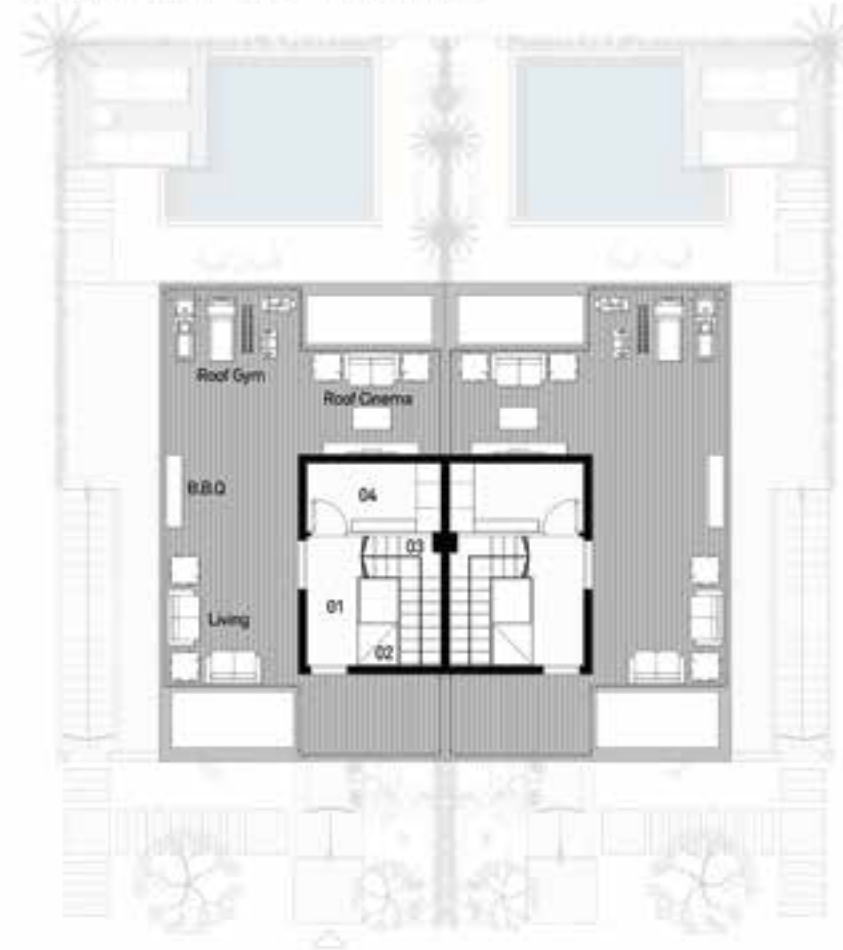
Twin Villa - 03 - Royal Floor



01 & 02	Stairs & Elevator	5.55 x 2.15 m
03	Lobby - 06	5.55 x 1.25 m
04	Royal Living	3.85 x 3.60 m
05	Royal Living Terrace	3.30 x 1.70 m
06	Royal Dressing	6.15 x 1.90 m
07	Royal Bathroom	6.15 x 1.70 m
08	Royal Bedarea	4.65 x 3.40 m
09	Royal Terrace	3.40 x 1.50 m

Royal Floor Area 110 M²

Twin Villa - 03 - The Roof



01 & 02	Stairs & Elevator	3.30 x 2.15 m
03	Lobby - 07	3.40 x 1.45 m
04	Laundry Room	3.60 x 1.95 m

Roof Floor Area 24 M²

Twin Villa-04-Guest Floor



01	Lobby - 01	1.15 x 3.65 m
02	Reception	3.4 x 3.8 m
03	Living	3.7 x 6.7 m
04	Dinning	3.4 x 2.3 m
05	Kitchen	3.2 x 3.6 m
06	G.toilet	2.25 x 1.3 m
07	Stairs&Elev.	5 x 2 m

Twin Villa-04- Family Floor



01	Lobby - 02	3.2 x 3.7 m
02	Stairs&Elev.	5.0 x 2.0 m
03	Family Living	4.8 x 3.45 m
04	Lobby - 03	1.8 x 1.30 m
05	Bathroom	1.9 x 2.25 m
06	Bedroom 01	4.75 x 3.30 m
07	Bedroom 02	4.75 x 3.55 m
08	Terrace 01	1.2 x 3.40 m

Twin Villa-04- Royal Floor



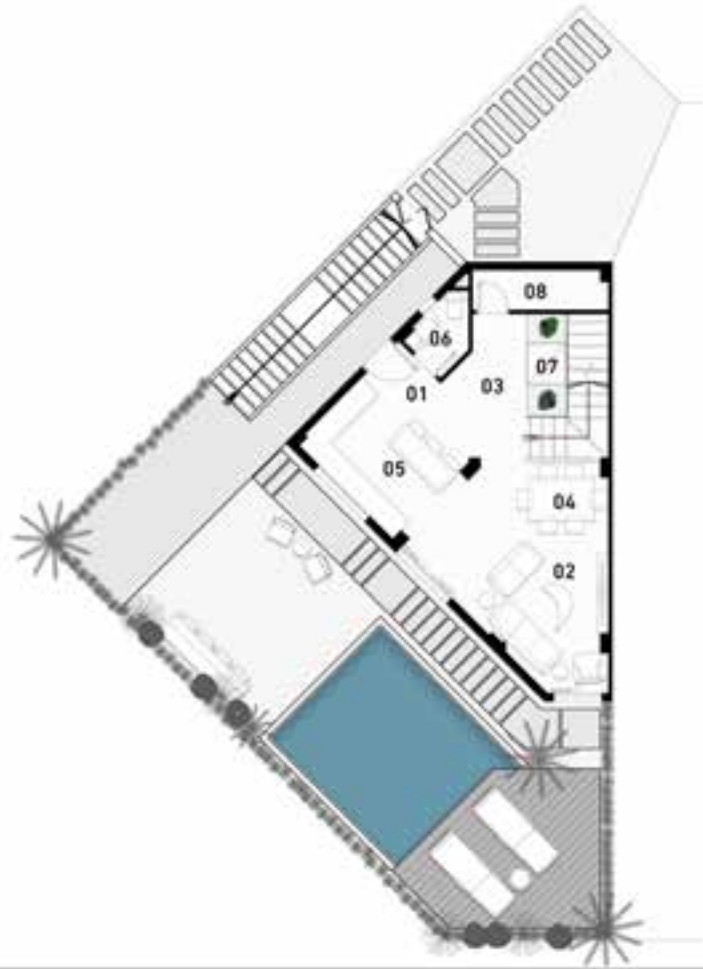
- 01 Lobby - 04 3.25 x 3.70 m
- 02 Stairs&Elev. 4.96 x 2.0 m
- 03 Bathroom 02 2.25 x 1.9 m
- 04 Lobby 05 1.90 x 1.35 m
- 05 Bathroom 03 1.95 x 2.25 m
- 06 Bedroom 03 3.55 x 4.0 m
- 07 Bedroom 04 4.55 x 3.55 m
- 08 Bedroom 05 4.85 x 3.45 m
- 09 Terrace 02 1.2 x 3.4 m

Twin Villa-04-Roof Floor



- 01 Lobby - 06 1.35 x 3.05 m
- 02 Stairs&Elev. 2.15 x 3.05 m
- 03 Laundry room 3.5 x 3.15 m

Twin Villa-05-Guest Floor



01	Lobby - 01	1.2 x 2.8 m
02	Reception	3.6 x 5.7 m
03	Lobby 02	2.0 x 1.2 m
04	Dinning	2.6 x 3.0 m
05	Kitchen	3 x 3.5 m
06	G.toilet	1.3 x 1.0 m
07	Stairs&Elev.	3.0 x 2.2 m
08	Storage	2.15 x 2.0 m

Twin Villa-05- Family Floor



01	Lobby - 03	1.45 x 4.9 m
02	Stairs&Elev.	4.9 x 2.2 m
03	Family Living	3.85 x 3.4 m
04	Bathroom	2.6 x 1.7 m
05	Bedroom 01	3.9 x 3.6 m
06	Terrace 01	1.3 x 2.5 m

Twin Villa-05-RoyalFloor



01	Lobby - 04	1.3 x 4.9 m
02	Stairs&Elev.	4.9 x 2.2 m
03	Bathroom 02	1.7 x 2.0 m
04	Bedroom 03	3.9 x 3.9 m
05	Bedroom 04	3.85 x 4.8 m
06	Terrace 02	1.3 x 2.5 m

Twin Villa-05-Roof Floor



01	Stairs&Elev.	3.5 x 3.9 m
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Be Elite

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www.palmierdevelopments.com

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