



 *Zomra*  
East



Rare luxury doesn't ask to be found.

## *It Waits To Be Discovered*

Imagine evenings serenaded by orchestras beside a shimmering pool and candlelit dinners under constellations. Beyond the grandeur lies something even rarer; moments of stillness where moonlight spills like liquid silver to speak to your soul.



True Luxury is Rare

## Introducing Zomra

Tucked away on the last elevated land in the heart of New Cairo, Zomra rises as a new icon of refined living—a one-of-a-kind residential compound where elegance, privacy and individuality blend seamlessly. This is not just a place to live; it's a curated lifestyle, meticulously crafted to reflect your unique signature.

Here, the comforts of home meet the impeccable standards of a hotel. Imagine mornings that begin with delicious breakfasts with a view, afternoons spent unwinding at the wellness sanctuary and evenings embraced by the serenity of moonlight. At Zomra, every detail is designed to anticipate your needs before you speak them—from in-house dining and bespoke housekeeping to pet pampering and discreet security. Whether you're in your penthouse sanctuary or your private villa overlooking lit pathways, this is a community that runs on quiet sophistication and personalized care. Outside your door, discover a clubhouse crafted for connection, cycling and jogging trails that carve through green serenity and courts for paddle play at sunset. With a lively commercial area and lush, landscaped serenity, Zomra is not simply a residence—it's a world of its own.





## Proximity & Location

# Secluded At The Center

Where Privacy Meets the Pulse of New Cairo.

Perfectly positioned for those who desire both prestige and connectivity, Zomra enjoys a premium location in the very heart of New Cairo. With direct frontage on the North 90 Axis and seamless access to the Suez Road, residents are effortlessly connected to the city's most vital arteries. Surrounded by some of the most prominent developments within a 5 km radius, this exclusive enclave offers a rare blend of tranquility and proximity, where seclusion meets the center of everything.





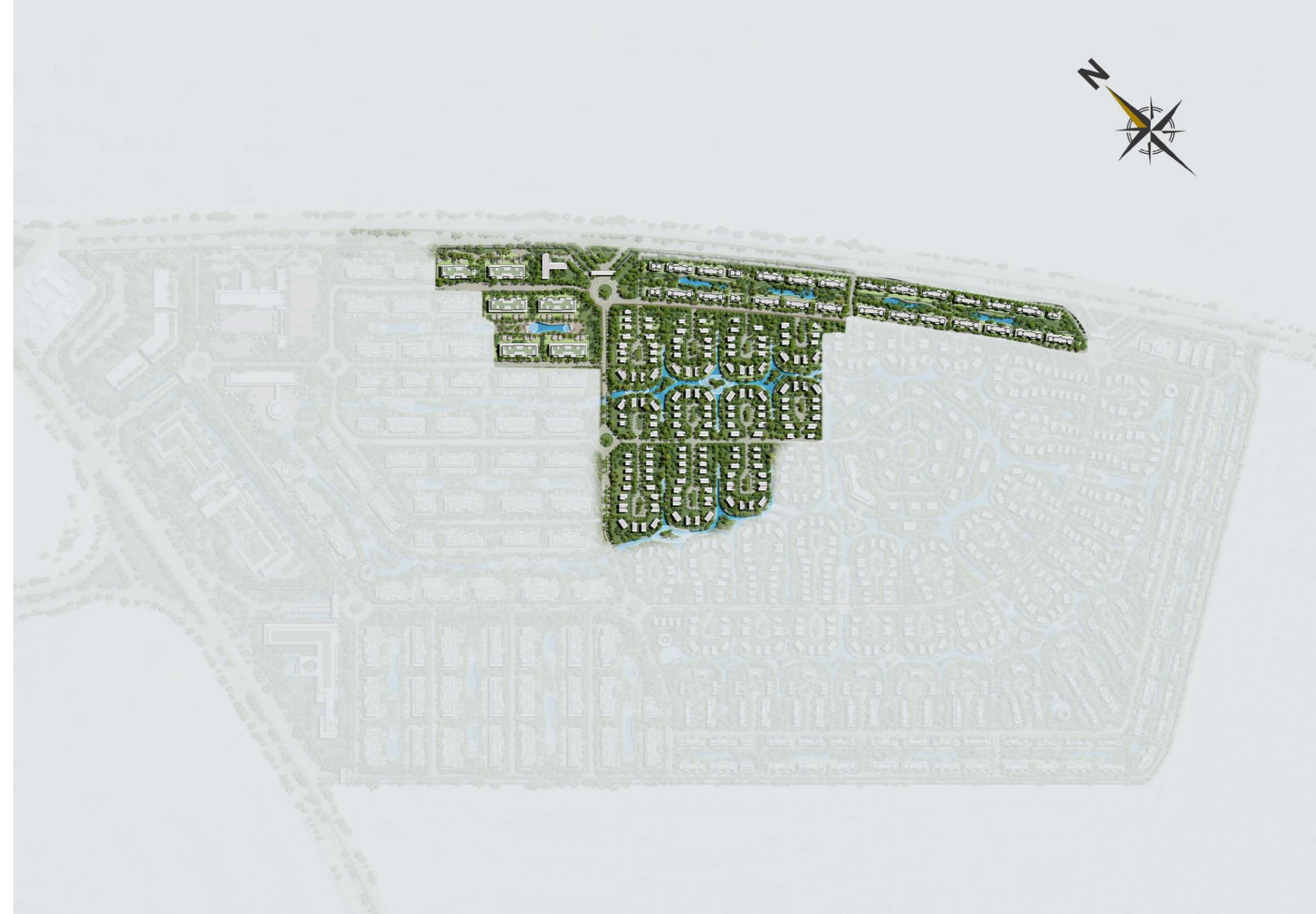
Where Home Feels Like a  
**Timeless Escape**

An address where warmth meets attentive service and every day unfolds with the comfort of home and the elegance of a luxury retreat. Here, hospitality isn't a service—it's a way of life.

## Master Plan

# Where Nature Shapes Exclusive Living

Zomra is masterfully designed to redefine urban living by harmonizing architecture with the natural terrain. Cascading down a lush hillside, the community is thoughtfully sculpted to follow the land's natural topography, creating a terraced urban fabric that flows organically between neighborhoods. At its summit, luxurious palaces enjoy unmatched privacy, abundant natural light and sweeping views of serene creeks and waterfalls. These water features are not merely decorative — they are living elements, gently descending into creeks that meander through the landscape, bringing movement, sound and tranquility. Greenery and water feature in concert to naturally cool the environment, fostering sustainability and environmental comfort throughout. Along the main road, a vibrant mixed-use zone pulses with life, offering residents and visitors alike a dynamic blend of commercial and leisure experiences.



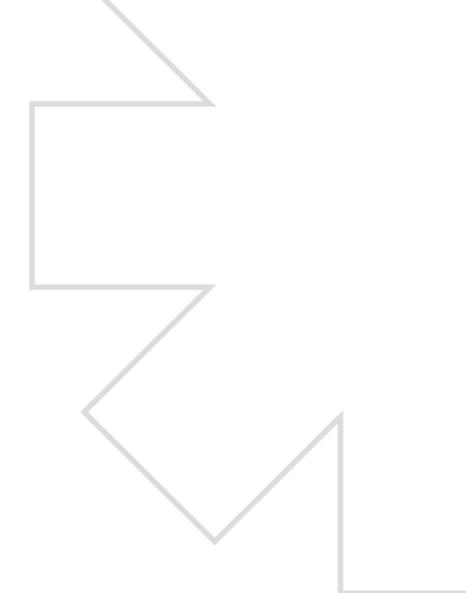


## The Sky As A Source Of **Inspiration & Life**

Zomra's architectural vision draws from the sky as a symbol of tranquility, elevation and transcendence, guiding every design element with a sense of lightness and purity. Vertical and horizontal lines blend seamlessly to express ascension, while transparent facades and slender forms connect each unit to the open sky. A soft, natural palette and airy materials evoke clarity and calm, with natural light serving as both a design principle and a daily presence, enriching every space with a luminous, uplifting atmosphere.



# The 7 Design Pillars



## Timeless Architectural Language

### 1. Sky-Bound Architecture

A visionary design that forges a profound connection between your home and the sky — celebrating light, openness, and a sense of vertical harmony.

### 2. Seamless Flow of Light

Spaces are meticulously crafted to invite natural light and expand visual perspectives, enhancing your well-being and creating an uplifting atmosphere.

### 3. Gradual Elevation

Structures evolve gracefully from land to sky, using pure and transparent materials that evoke calm and elevate the spatial experience.

### 4. Harmony With Nature

Every element—from water features to green expanses—echoes the fluidity of the sky, crafting a tranquil, organic balance throughout the landscape.



### 5. Organic Pathways

Curved walkways inspired by flowing creeks gently guide movement, bringing elegance and intention to every step.

### 6. Moments Of Stillness

Symbolic forms of ascension and reflection are thoughtfully integrated, inviting introspection and calm for those seeking to unwind and disconnect.

### 7. Timeless Fusion

Zomra's architecture embodies a timeless modernity, where clean lines, innovative forms, and forward-thinking design come together to create a refined and enduring aesthetic.

A wide-angle landscape photograph showing a field of wildflowers in the foreground. The flowers are in various stages of bloom, with some showing bright yellow heads. The background consists of a vast, open field stretching to a distant horizon. The sky is filled with large, billowing white and grey clouds, illuminated from below, creating a soft, golden glow. The overall color palette is dominated by the warm tones of the sunset or sunrise, with pinks, oranges, and yellows blending into a pale blue-grey at the top.

From Ground To Sky,

# A Journey Of Living



# Arrive To The Warmest Welcome

Personalized Welcome & Liaison Services

From the moment you arrive, you're more than a resident—you're a valued member of our community at Zomra. Our personalized welcome and liaison services ensure every detail is thoughtfully arranged from day one, whether it's a seamless move-in, curated home setup, or introducing you to your new community. It's hospitality with a personal touch, designed to make you feel at home instantly.



# Tastefully Served, Perfectly At Home

Indulge in the luxury of fine dining without leaving the comfort of your home. Zomra's in-house dining and gourmet service brings a curated culinary experience straight to your door—whether it's a chef-prepared breakfast on your terrace, a romantic dinner for two, or a private event catered with sophistication. With menus designed by top culinary talents and service tailored to your tastes, every meal becomes a moment to savor.

A gold-colored circle containing the text "In-house Dining & Gourmet Service" in white, sans-serif font. The circle is positioned over a photograph of a breakfast tray on a bed.

In-house  
Dining &  
Gourmet  
Service



Immaculate Living,  
Without Lifting A Finger

## Housekeeping & Bespoke Maintenance

Zomra's housekeeping and bespoke maintenance services ensure your home is always pristine, polished and perfectly in tune with your preferences. From attentive cleaning to specialized care for your most treasured pieces, every detail is handled with discretion and precision. Whether it's a seasonal refresh or a quick fix, comfort and order are never compromised—your home, effortlessly flawless.



# Seamless Celebrations, Effortless Elegance

Zomra's event planning and catering services offer a seamless transition from your personal space to an unforgettable occasion, whether it's an intimate gathering or a grand celebration. With expert planners handling every aspect—from tailored menus crafted by renowned chefs to bespoke décor and coordination—you can enjoy every moment without the stress. Here, your home becomes the backdrop for extraordinary events, where elegance and ease are always at the forefront.

A large, olive-green circle with a white border, containing the text "Event Planning & Catering".

Event Planning  
& Catering





## Nurturing Your Little Ones

# Child Services

At Zomra, we understand that your children are at the heart of your world. That's why we offer personalized childcare services and enriching educational activities tailored to their unique needs. From creative play to guided learning, our professional caregivers ensure your little ones are safe, happy and growing in a supportive environment. We're here to give you peace of mind—because your child's well-being is our highest priority.



Zomra  
Cares

## Zomra Cares: Giving Back Starts Here

At Zomra, we believe community isn't just what's inside our gates—it's all around us. Through our CSR efforts, we support local causes, empower youth and care for the environment. From clean-up drives and educational programs to charity events, it's a place to come together and give back. Building a better tomorrow starts at home.



Top-class Facilities —  
An Exclusive Lifestyle,

# A Whole New Level Of Convenience

Step into Zomra's exclusive world designed for living, where every facility, amenity and experience is tailored to perfection, right at your doorstep.

Endless Opportunities

## Distinct Clubhouse

Nestled amid lush greenery and shaded pathways, Zomra's clubhouse is the soul of the compound—a place where nature's calm meets the warmth of community. Designed with organic textures, open-air lounges and sunlight-drenched spaces, it invites residents to slow down and come together. Whether it's morning yoga on the terrace, coffee shared by the garden or weekend workshops that spark conversation, every corner is crafted to foster real connection. Here, friendships grow as naturally as the landscape around them—rooted in shared moments and a sense of belonging.



# Dive Into Everyday Escape

The pools at the heart of the compound offer more than just a refreshing dip—they're a daily retreat. Surrounded by landscaped decks, swaying palms and serene loungers, each pool is designed to bring a resort-style atmosphere to your doorstep. Whether you're swimming laps at sunrise or enjoying a playful afternoon with the kids, the space invites relaxation, recreation and togetherness. It's not just water—it's where summer memories are made, all year round.



Shimmering  
Pools



## The Ultimate Tracks For Fitness And Fun

Zomra is equipped with dedicated cycling and jogging tracks, providing residents with the perfect pathways to stay active while enjoying the outdoors. The cycling track winds through beautifully landscaped areas, offering a smooth, scenic route for cycling enthusiasts of all levels. Similarly, the jogging track is designed for runners to enjoy a comfortable and energizing experience with a soft cushioned surface and a route that stretches through serene green spaces. Thoughtfully designed to ensure safety and accessibility, the tracks allow residents to maintain an active lifestyle right within the community.



Paddle  
Courts

Game, Set, Match

## Paddle Courts For Active Living

Zomra offers Paddle courts, providing the perfect space for residents to engage in friendly competition or improve their skills. Whether you're a seasoned player or just starting out, these well-maintained courts cater to all levels of play. The paddle courts offer a more casual yet exciting alternative, ideal for socializing with friends or family. Surrounded by scenic views and lush landscaping, these courts not only offer great facilities but also create a fun and active environment for residents to stay fit, connect with neighbors and enjoy a healthy, dynamic lifestyle.



## The Heartbeat Of The Community

# Commercial District

Tucked within the comfort of Zomra lies a vibrant commercial district that brings energy and convenience to everyday life. This lively hub pulses with curated retail, artisanal cafes, gourmet dining and essential services— all just steps from your doorstep. It's where neighbors gather for weekend brunch, kids enjoy an ice cream after school, and families stroll through boutique-lined walkways in the golden afternoon light. More than just a place to shop, it's a space to connect, unwind, and experience community life in full color.





## Where Every Convenience Aligns

Zomra offers a comprehensive range of essential services and amenities right within the compound. From ATMs that make financial transactions easy and convenient, to grocery stores and household essentials—everything is at your fingertips. For spiritual well-being, a beautifully designed mosque offers a serene place for worship. With these amenities, Zomra brings comfort, convenience and everything you need, all within your reach.



## A Signature Product Mix

# Curated To Match Every Taste & Dream

At Zomra East, architectural elegance meets versatile living, crafting a sanctuary where every lifestyle finds its perfect expression. From regal palaces that whisper grandeur, to majestic standalone villas designed for serene family life, the community seamlessly blends sophistication with comfort. For those seeking harmony between privacy and connection, the twin villas and townhouses offer contemporary spaces that celebrate togetherness without compromise. Meanwhile, the sleek apartments—ranging from smartly designed studios to spacious 1-, 2-, and 3-bedroom residences—cater to urban dwellers and growing families alike, all wrapped in modern aesthetics and practical luxury.

## Light-filled Gems, Inspired By Timeless Views

# Apartments

At Zomra East, apartments are elevated expressions of modern calm—crafted to embrace both privacy and openness. Inside, streamlined design meets natural textures, creating spaces that feel both grounded and free-flowing. Expansive windows draw in soft daylight and sweeping views, while private balconies offer quiet moments above the greenery. Subtle lighting enriches the architectural rhythm, adding warmth to every detail. Every apartment is a quiet sanctuary—part of a larger canvas where thoughtful design and community come together in harmony.

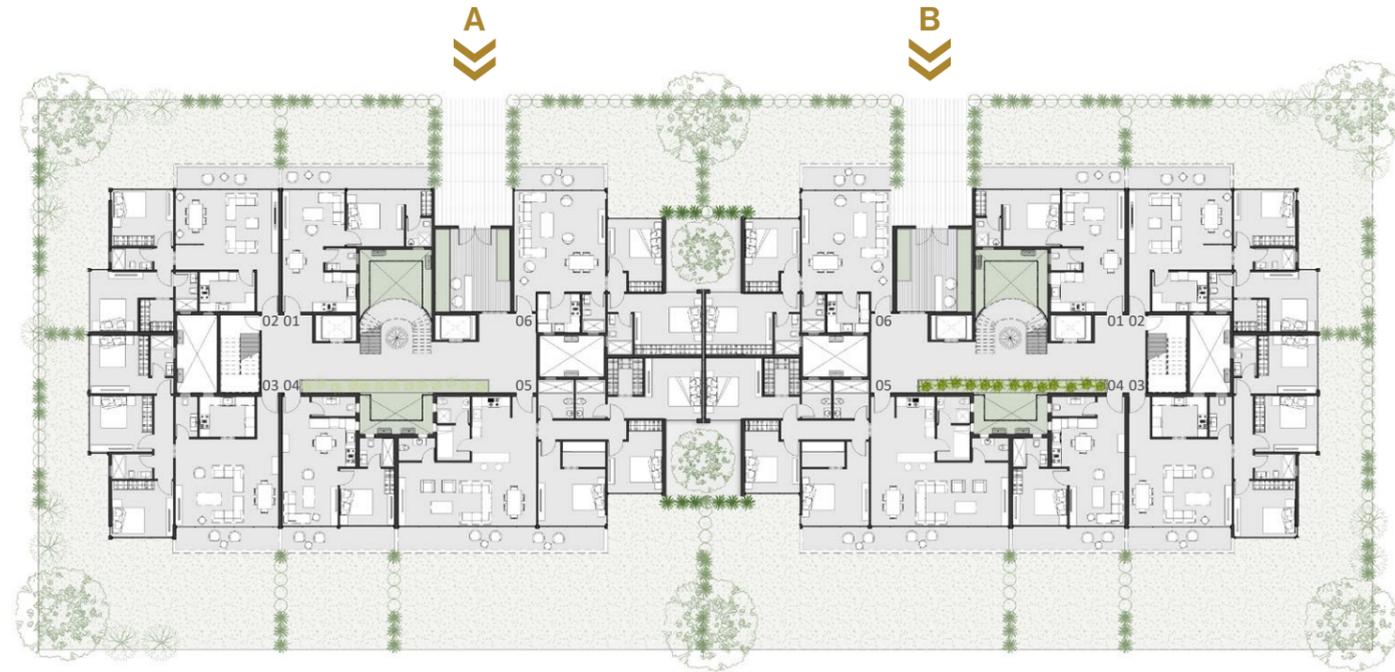


# Apartment Building

## TYPE A



**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**



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7. All pools are only for presentation purposes and not included with the unit



**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**

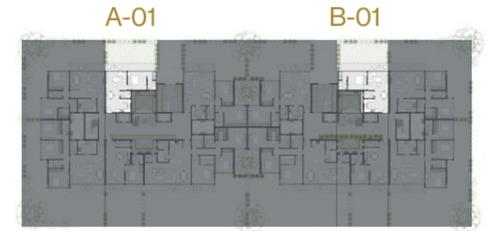
**Apartment 01  
1 Bedroom  
Area 90 m<sup>2</sup>**

Living Room	3.85 x 3.40
Dining Room	2.50 x 4.00
Kitchen	2.70 x 2.45
Master Bedroom	3.55 x 3.50
Bathroom	1.75 x 1.60
Guest Toilet	1.90 x 1.40



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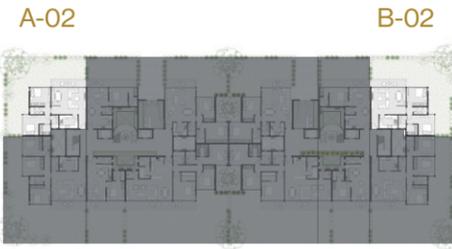
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**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**

Apartment 02  
2 Bedroom  
Area 130 m<sup>2</sup>

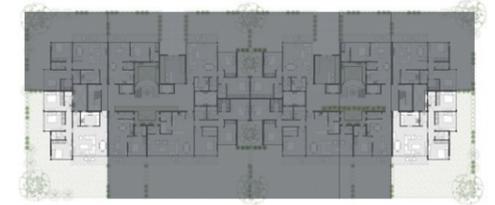
Living Room	4.60 x 5.00
Dining Room	1.75 x 3.40
Kitchen	2.50 x 3.40
Master Bedroom	3.80 x 5.00
Dressing	1.95 x 2.05
Master Bathroom	2.50 x 1.40
Bedroom	3.80 x 3.50
Bathroom	2.50 x 1.35



**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**

Apartment 03  
3 Bedroom  
Area 160 m<sup>2</sup>

Living Room	4.20 x 5.45
Dining Room	2.15 x 3.80
Kitchen	3.40 x 2.55
Master Bedroom	3.70 x 3.60
Master Bathroom	1.50 x 2.50
Bedroom 1	3.50 x 3.80
Bedroom 2	3.90 x 3.50
Bathroom	1.55 x 2.50



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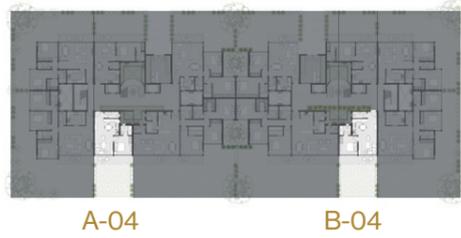
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**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**

**Apartment 04  
1 Bedroom  
Area 85 m<sup>2</sup>**

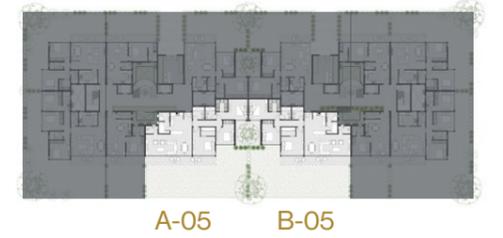
Living Room	3.70 x 3.40
Dining & Kitchen	4.50 x 3.00
Master Bedroom	3.60 x 3.35
Master Bathroom	1.80 x 2.10
Guest Toilet	2.70 x 1.20



**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**

**Apartment 05  
3 Bedroom  
Area 215 m<sup>2</sup>**

Living Room	3.95 x 5.72
Dining Room	2.70 x 2.75
Kitchen	4.10 x 2.75
Master Bedroom	3.50 x 3.75
Dressing	2.20 x 2.30
Master Bathroom	2.40 x 1.80
Bedroom 1	4.15 x 3.50
Dressing	2.65 x 1.60
Bedroom 2	3.85 x 3.35
Bathroom	2.40 x 2.20
Guest Toilet	1.40 x 2.25
Nanny's Room	2.00 x 2.20
Nanny's Bathroom	2.00 x 1.65



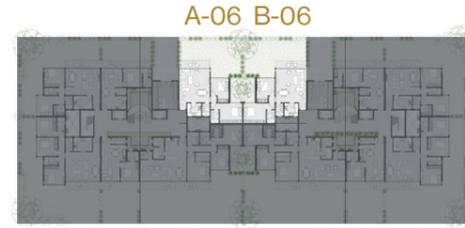
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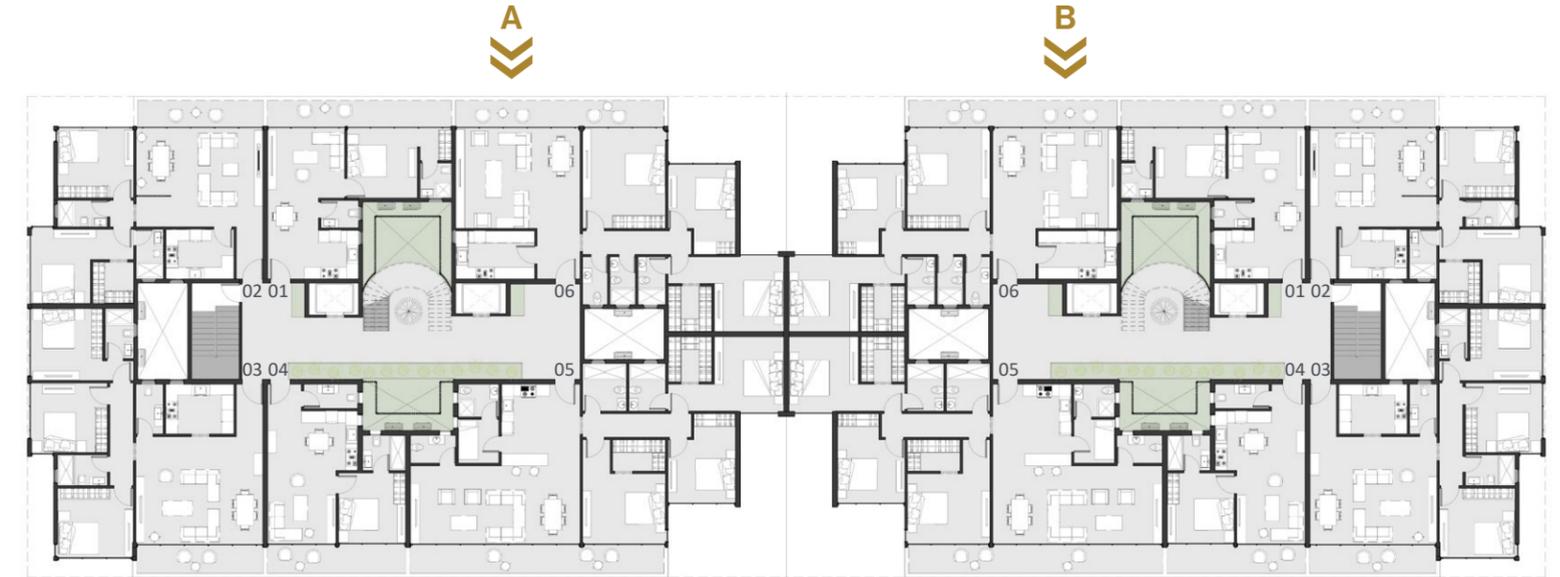
**APARTMENT BUILDING  
BUILDING TYPE A  
GROUND FLOOR**

Apartment 06  
2 Bedroom  
Area 130 m<sup>2</sup>

Living Room	4.15 x 5.60
Dining Room	3.70 x 2.40
Kitchen	2.60 x 2.45
Master Bedroom	3.45 x 3.75
Master Bathroom	2.50 x 1.50
Bedroom	3.90 x 3.35
Bathroom	2.40 x 1.40



**APARTMENT BUILDING  
BUILDING TYPE A  
TYPICAL FLOOR**



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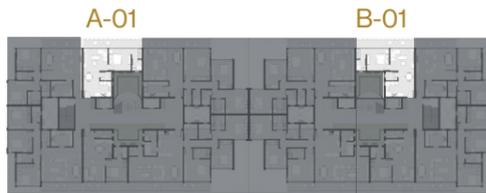
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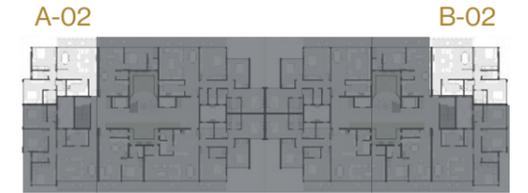
Living Room	3.85 x 3.40
Dining Room	2.50 x 4.00
Kitchen	2.70 x 2.45
Master Bedroom	3.55 x 3.50
Bathroom	1.76 x 1.60
Guest Toilet	1.90 x 1.40
Terrace	1.30 x 9.20



**APARTMENT BUILDING  
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Area 130 m<sup>2</sup>**

Living Room	4.60 x 5.00
Dining Room	1.75 x 3.40
Kitchen	2.50 x 3.40
Master Bedroom	3.80 x 5.00
Dressing	1.95 x 2.05
Master Bathroom	2.50 x 1.40
Bedroom	3.80 x 3.50
Bathroom	2.50 x 1.35
Terrace	1.30 x 6.30



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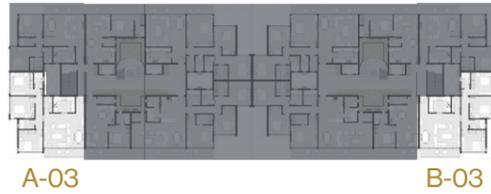
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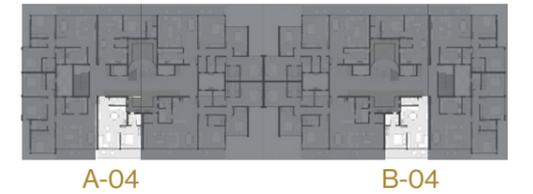
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Bathroom	1.55 x 2.50
Terrace	1.30 x 6.30



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Dining & Kitchen	4.50 x 3.00
Master Bedroom	3.60 x 3.35
Master Bathroom	1.80 x 2.10
Guest Toilet	2.70 x 1.20
Terrace	1.30 x 6.90



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Bathroom	2.40 x 2.20
Guest Toilet	1.40 x 2.25
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Nanny's Bathroom	2.00 x 1.65
Terrace	1.30 x 12.70



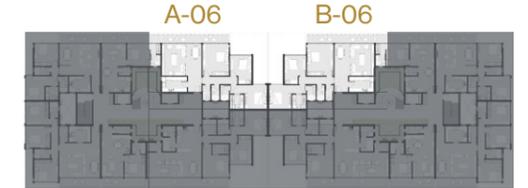
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**Apartment 06  
3 Bedroom  
Area 185 m<sup>2</sup>**

Living Room	3.70 x 5.00
Dining Room	2.40 x 3.20
Kitchen	2.40 x 4.00
Master Bedroom	3.50 x 3.75
Master Bathroom	1.40 x 2.40
Bedroom 1	4.15 x 5.10
Bedroom 2	3.40 x 4.50
Bathroom	1.25 x 2.40
Terrace	1.30 x 10.40



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7. All pools are only for presentation purposes and not included with the unit

APARTMENT BUILDING  
BUILDING TYPE A  
PENTHOUSE FLOOR



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APARTMENT BUILDING  
BUILDING TYPE A  
PENTHOUSE FLOOR

Apartment 01  
3 Bedroom  
Area 165 m<sup>2</sup>  
Roof Area 80 m<sup>2</sup>

Living & Dining Room	4.60 x 5.80
Kitchen	2.60 x 3.00
Master Bedroom	3.90 x 3.40
Dressing	2.30 x 1.75
Master Bathroom	1.50 x 2.30
Bedroom 1	3.50 x 3.80
Bedroom 2	3.80 x 3.40
Bathroom	2.10 x 1.65
Guest Toilet	2.00 x 1.50
Nanny's Room	2.10 x 2.10
Nanny's Bathroom	1.40 x 2.10



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**APARTMENT BUILDING  
BUILDING TYPE A  
PENTHOUSE FLOOR**

Apartment 02  
3 Bedroom  
Area 175 m<sup>2</sup>  
Roof Area 175 m<sup>2</sup>

Living Room	3.80 x 5.20
Dining Room	3.15 x 3.30
Kitchen	3.00 x 2.80
Master Bedroom	4.60 x 4.20
Master Bathroom	3.15 x 1.50
Bedroom 1	3.75 x 3.45
Bedroom 2	3.70 x 4.60
Dressing	2.30 x 1.90
Bathroom	1.50 x 2.60
Guest Toilet	2.90 x 1.30



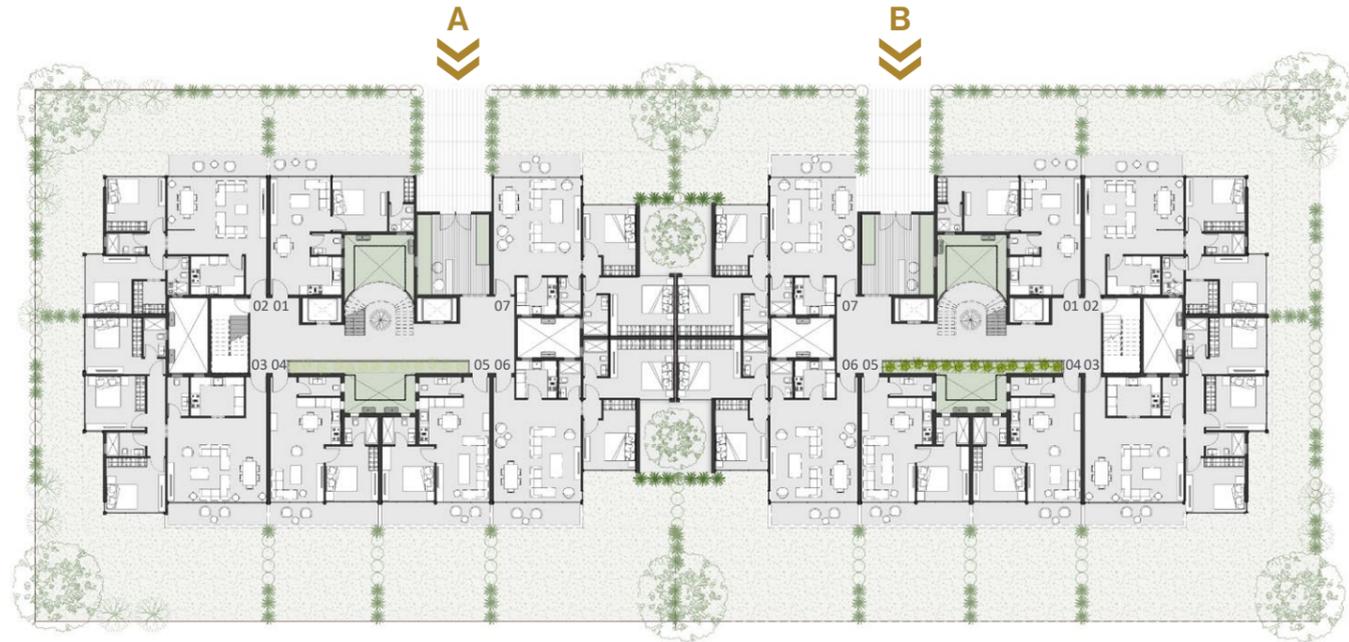
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# Apartment Building

TYPE B



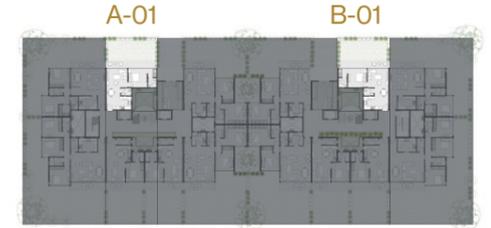
**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**



**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**

**Apartment 01  
1 Bedroom  
Area 90 m<sup>2</sup>**

Living Room	3.85 x 3.40
Dining Room	2.50 x 4.00
Kitchen	2.70 x 2.45
Master Bedroom	3.55 x 3.50
Bathroom	1.75 x 1.60
Guest Toilet	1.90 x 1.40



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**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**

Apartment 02  
2 Bedroom  
Area 130 m<sup>2</sup>

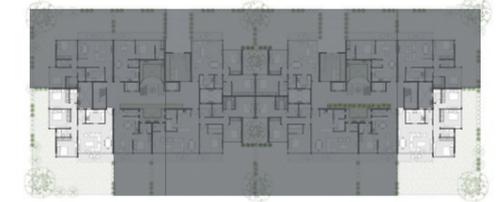
Living Room	4.60 x 5.00
Dining Room	1.75 x 3.40
Kitchen	2.50 x 3.40
Master Bedroom	3.80 x 5.00
Dressing	1.95 x 2.05
Master Bathroom	2.50 x 1.40
Bedroom	3.80 x 3.50
Bathroom	2.50 x 1.35



**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**

Apartment 03  
3 Bedroom  
Area 160 m<sup>2</sup>

Living Room	4.20 x 5.45
Dining Room	2.15 x 3.80
Kitchen	3.40 x 2.55
Master Bedroom	3.70 x 3.60
Master Bathroom	1.50 x 2.50
Bedroom 1	3.50 x 3.80
Bedroom 2	3.90 x 3.50
Bathroom	1.55 x 2.50



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**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**

Apartment 04/05  
1 Bedroom  
Area 85 m<sup>2</sup>

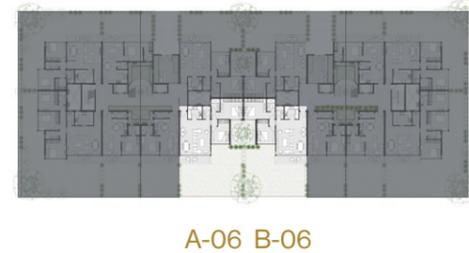
Living Room	3.70 x 3.40
Dining & Kitchen	4.50 x 3.00
Master Bedroom	3.60 x 3.35
Master Bathroom	1.80 x 2.10
Guest Toilet	2.70 x 1.20



**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**

Apartment 06  
2 Bedroom  
Area 130 m<sup>2</sup>

Living & Dining	5.60 x 6.50
Kitchen	2.40 x 2.60
Master Bedroom	3.75 x 4.00
Master Bathroom	1.60 x 2.35
Bedroom	3.35 x 4.50
Bathroom	1.40 x 2.40



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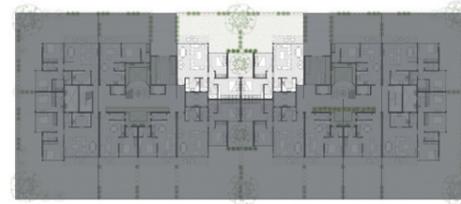
**APARTMENT BUILDING  
BUILDING TYPE B  
GROUND FLOOR**

Apartment 07  
2 Bedroom  
Area 130 m<sup>2</sup>

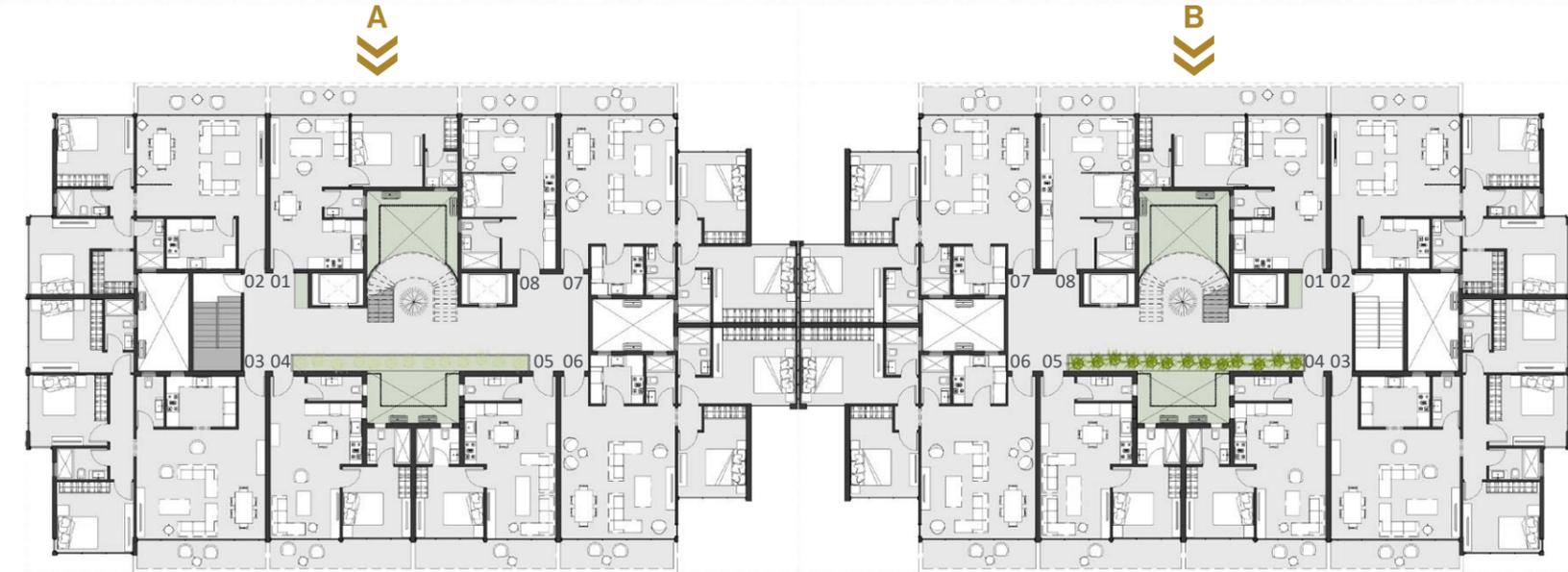
Living Room	4.15 x 5.60
Dining Room	3.70 x 2.40
Kitchen	2.60 x 2.45
Master Bedroom	3.45 x 3.75
Master Bathroom	2.50 x 1.50
Bedroom	3.90 x 3.35
Bathroom	2.40 x 1.40



A-07 B-07



**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**



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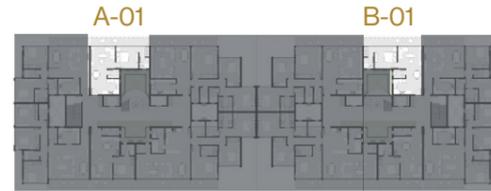
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**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

**Apartment 01  
1 Bedroom  
Area 90 m<sup>2</sup>**

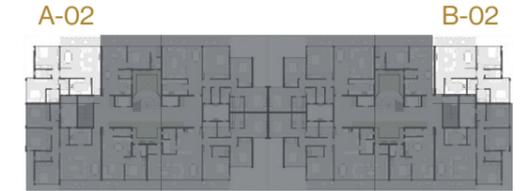
Living Room	3.85 x 3.40
Dining Room	2.50 x 4.00
Kitchen	2.70 x 2.45
Master Bedroom	3.55 x 3.50
Bathroom	1.76 x 1.60
Guest Toilet	1.90 x 1.40
Terrace	1.30 x 9.20



**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

**Apartment 02  
2 Bedroom  
Area 130 m<sup>2</sup>**

Living Room	4.60 x 5.00
Dining Room	1.75 x 3.40
Kitchen	2.50 x 3.40
Master Bedroom	3.80 x 5.00
Dressing	1.95 x 2.05
Master Bathroom	2.50 x 1.40
Bedroom	3.80 x 3.50
Bathroom	2.50 x 1.35
Terrace	1.30 x 6.30



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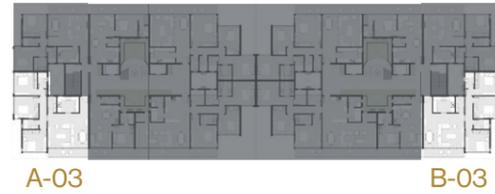
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**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

Apartment 03  
3 Bedroom  
Area 160 m<sup>2</sup>

Living Room	4.20 x 5.45
Dining Room	2.15 x 3.80
Kitchen	3.40 x 2.55
Master Bedroom	3.70 x 3.60
Master Bathroom	1.50 x 2.50
Bedroom 1	3.50 x 3.80
Bedroom 2	3.90 x 3.50
Bathroom	1.55 x 2.50
Terrace	1.30 x 6.30



**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

Apartment 04/05  
1 Bedroom  
Area 85 m<sup>2</sup>

Living Room	3.70 x 3.40
Dining & Kitchen	4.50 x 3.00
Master Bedroom	3.60 x 3.35
Master Bathroom	1.80 x 2.10
Guest Toilet	2.70 x 1.20
Terrace	1.30 x 6.90



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**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

Apartment 06  
2 Bedroom  
Area 130 m<sup>2</sup>

Living & Dining	5.60 x 6.50
Kitchen	2.40 x 2.60
Master Bedroom	3.75 x 4.00
Master Bathroom	1.60 x 2.35
Bedroom	3.35 x 4.50
Bathroom	1.40 x 2.40
Terrace	1.30 x 5.55



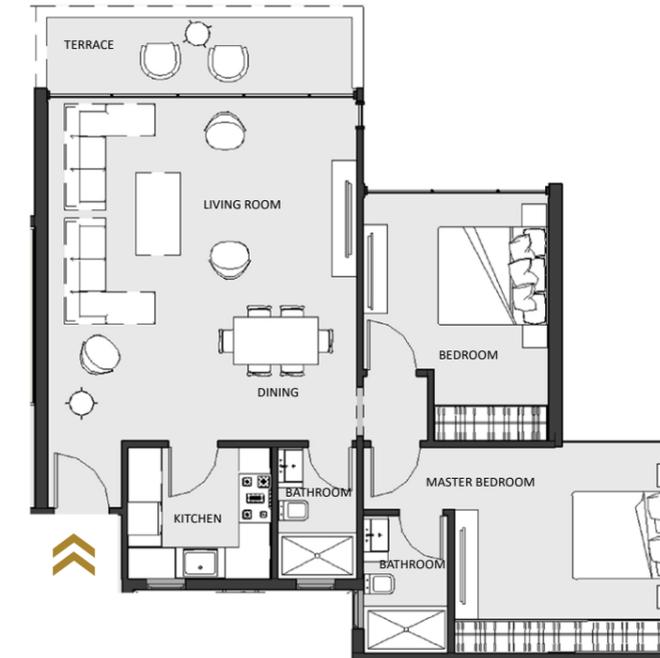
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**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

Apartment 07  
2 Bedroom  
Area 130 m<sup>2</sup>

Living Room	4.15 x 5.60
Dining Room	3.70 x 2.40
Kitchen	2.60 x 2.45
Master Bedroom	3.45 x 3.75
Master Bathroom	2.50 x 1.50
Bedroom	3.90 x 3.35
Bathroom	2.40 x 1.40
Terrace	1.30 x 5.60



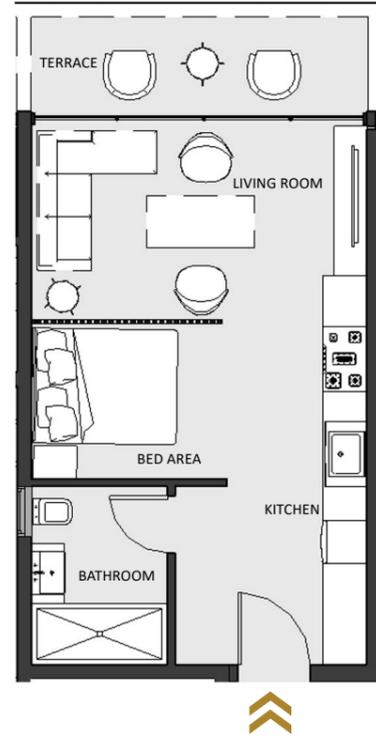
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**APARTMENT BUILDING  
BUILDING TYPE B  
TYPICAL FLOOR**

Apartment 08  
**STUDIO**  
Area 60 m<sup>2</sup>

Living Room	4.60 x 2.80
Bed Area	2.70 x 2.15
Kitchen	1.90 x 4.75
Bathroom	1.90 x 4.50
Terrace	1.30 x 4.65



**APARTMENT BUILDING  
BUILDING TYPE B  
PENTHOUSE FLOOR**



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**APARTMENT BUILDING  
BUILDING TYPE B  
PENTHOUSE FLOOR**

Apartment 01  
3 Bedroom  
Area 165 m<sup>2</sup>  
Roof Area 80 m<sup>2</sup>

Living & Dining Room	4.60 x 5.80
Kitchen	2.60 x 3.00
Master Bedroom	3.90 x 3.40
Dressing	2.30 x 1.75
Master Bathroom	1.50 x 2.30
Bedroom 1	3.50 x 3.80
Bedroom 2	3.80 x 3.40
Bathroom	2.10 x 1.65
Guest Toilet	2.00 x 1.50
Nanny's Room	2.10 x 2.10
Nanny's Bathroom	1.40 x 2.10



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**APARTMENT BUILDING  
BUILDING TYPE B  
PENTHOUSE FLOOR**

Apartment 02  
3 Bedroom  
Area 175 m<sup>2</sup>  
Roof Area 175 m<sup>2</sup>

Living Room	3.80 x 5.20
Dining Room	3.15 x 3.30
Kitchen	3.00 x 2.80
Master Bedroom	4.60 x 4.20
Master Bathroom	3.15 x 1.50
Bedroom 1	3.75 x 3.45
Bedroom 2	3.70 x 4.60
Dressing	2.30 x 1.90
Bathroom	1.50 x 2.60
Guest Toilet	2.90 x 1.30



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## Modern Poetry In Concrete and Glass

# Villas

Zomra East villas are a masterstroke of contemporary elegance, where sleek geometry dances gracefully with nature's textures. Vertical wooden slats soften the crisp lines of white concrete, while expansive glass façades dissolve the boundary between indoors and out—inviting golden twilight and reflections to become part of the living space. Verdant creepers cascade over clean edges, adding an organic flourish to the villas' minimalist sophistication. Inside, warm ambient lighting bathes the spaces in a tranquil glow, highlighting curated details that feel both refined and intimate. It's a home designed not just to impress but to inspire—capturing the serene balance between architectural precision and the soulful embrace of nature.



# Stand Alone Villa - Front

TYPE A - BUA 370 m<sup>2</sup>



# Stand Alone Villa - Back

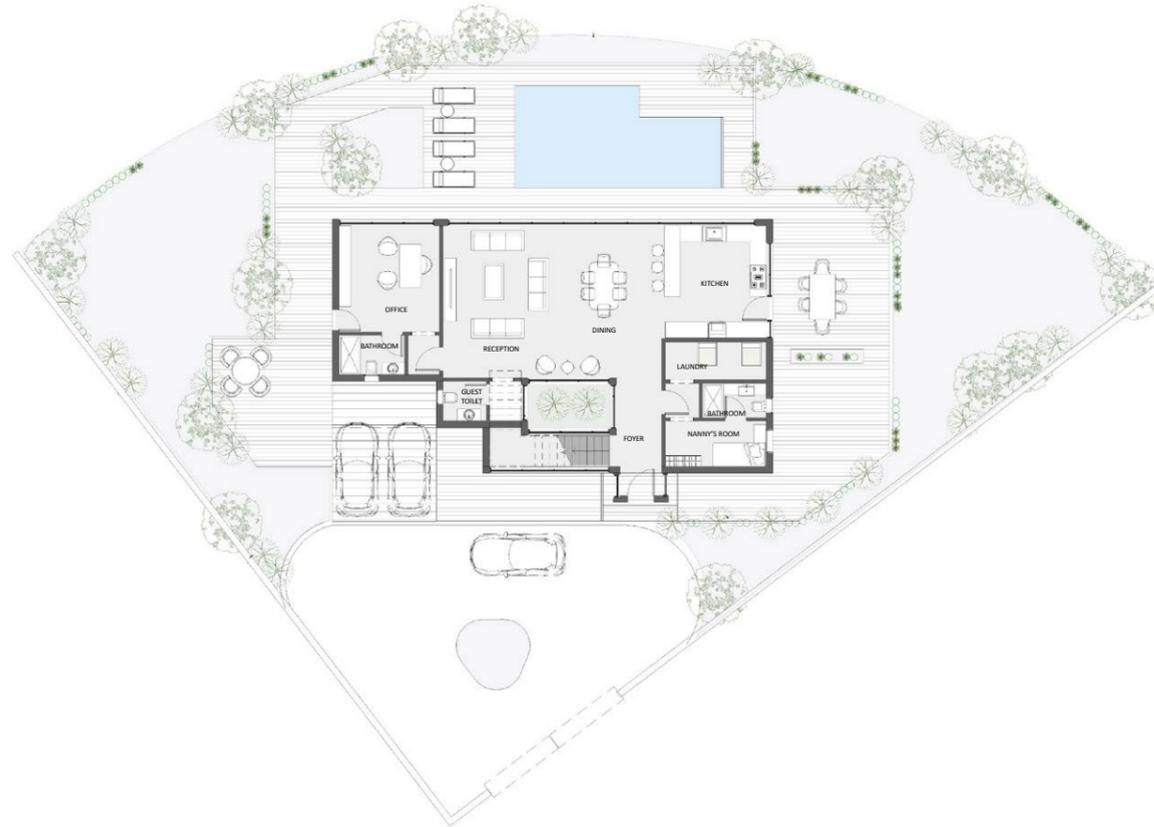
TYPE A - BUA 370 m<sup>2</sup>



**STAND ALONE VILLA  
BUILDING TYPE A  
BUA 370 m<sup>2</sup>**

**GROUND FLOOR**

Reception	5.30 x 4.25
Dining Room	5.30 x 3.35
Kitchen	4.10 x 4.40
Office	4.10 x 3.80
Office Bathroom	1.50 x 2.50
Guest Toilet	1.50 x 1.65
Nanny's Room	3.80 x 1.70
Nanny's Bathroom	1.30 x 2.40
Laundry Room	3.80 x 1.40



**Disclaimer:**

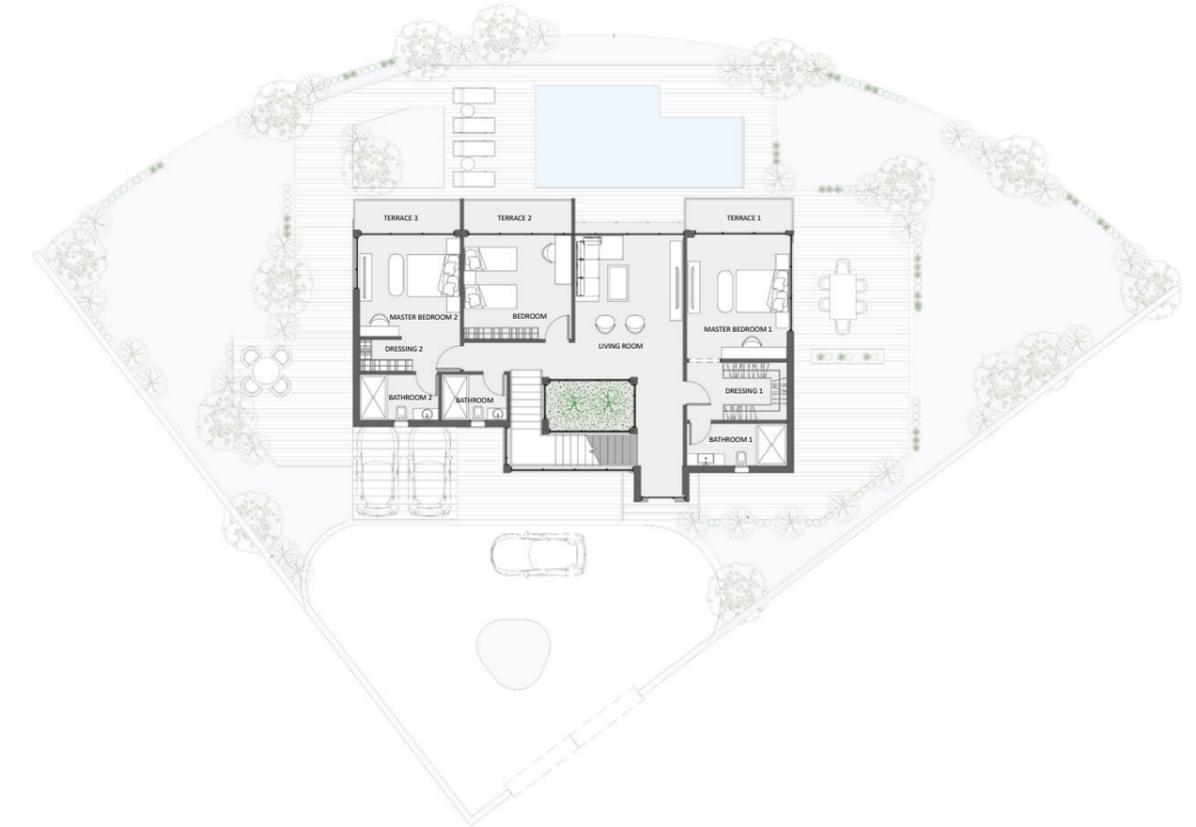
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**STAND ALONE VILLA  
BUILDING TYPE A  
BUA 370 m<sup>2</sup>**

**FIRST FLOOR**

Living Room	4.10 x 3.85
Master Bedroom 1	4.60 x 3.80
Bathroom 1	1.60 x 3.80
Dressing 1	2.20 x 3.80
Master Bedroom 2	3.80 x 3.80
Bathroom 2	2.95 x 1.70
Dressing 2	1.20 x 2.95
Bedroom	3.80 x 4.10
Bathroom	2.45 x 1.70
Terrace 1	1.10 x 3.55
Terrace 2	1.10 x 3.80
Terrace 3	1.10 x 4.10



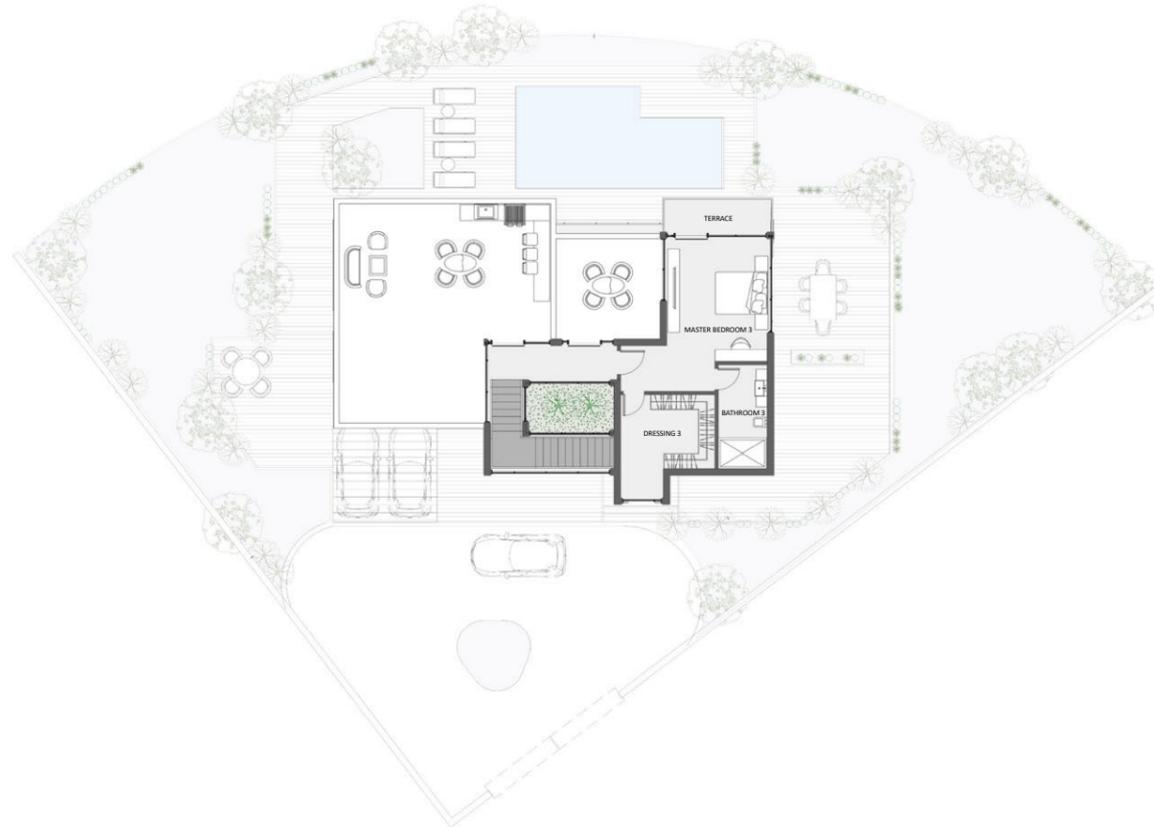
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7. All pools are only for presentation purposes and not included with the unit

**STAND ALONE VILLA**  
**BUILDING TYPE A**  
BUA 370 m<sup>2</sup>

**ROOF**

Master Bedroom 3	3.80 x 5.80
Dressing 3	2.80 x 3.60
Bathroom 3	1.85 x 3.95
Terrace	1.25 x 4.00



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# Stand Alone Villa - Front

TYPE B - BUA 315 m<sup>2</sup>



# Stand Alone Villa - Back

TYPE B - BUA 315 m<sup>2</sup>



**STAND ALONE VILLA**  
**BUILDING TYPE B**  
BUA 315 m<sup>2</sup>

**GROUND FLOOR**

Reception	5.16 x 6.10
Dining Room	3.60 x 3.25
Kitchen	3.60 x 4.20
Office	3.70 x 3.20
Office Bathroom	1.30 x 1.90
Guest Toilet	3.65 x 1.50
Nanny's Room	3.65 x 1.30
Nanny's Bathroom	1.55 x 1.85
Laundry Room	1.30 x 1.30



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**STAND ALONE VILLA**  
**BUILDING TYPE B**  
BUA 315 m<sup>2</sup>

**FIRST FLOOR**

Living Room	5.10 x 5.30
Master Bedroom 1	3.70 x 3.75
Dressing 1	2.40 x 3.75
Bathroom 1	1.60 x 3.70
Master Bedroom 2	5.10 x 3.35
Dressing 2	2.25 x 3.75
Bathroom 2	1.30 x 3.75
Master Bedroom 3	3.75 x 3.45
Dressing 3	1.40 x 1.85
Bathroom 3	2.25 x 1.85
Terrace	3.90 x 1.50



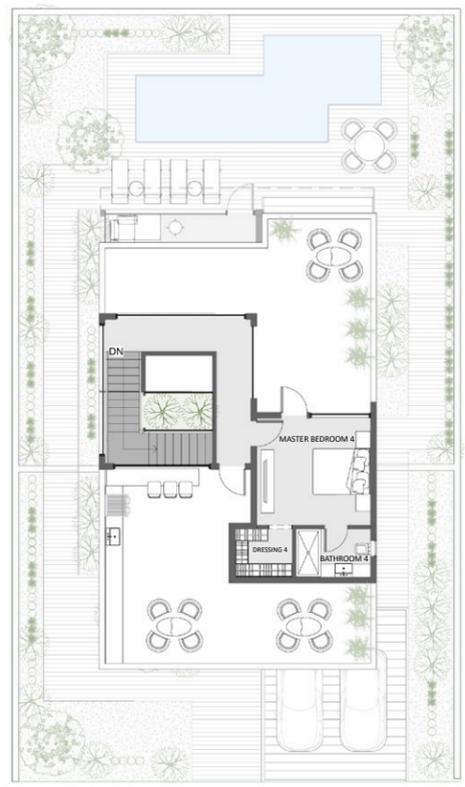
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**STAND ALONE VILLA**  
**BUILDING TYPE B**  
BUA 315 m<sup>2</sup>

**ROOF**

Master Bedroom 4	3.85 x 3.45
Dressing 4	1.30 x 2.30
Bathroom 4	2.60 x 1.70



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# Stand Alone Villa - Front

TYPE C - BUA 255 m<sup>2</sup>



# Stand Alone Villa - Back

TYPE C - BUA 255 m<sup>2</sup>



**STAND ALONE VILLA**  
**BUILDING TYPE C**  
BUA 255 m<sup>2</sup>

**GROUND FLOOR**

Reception	5.10 x 4.70
Dining Room	3.30 x 3.90
Kitchen	2.90 x 3.85
Guest Toilet	3.80 x 1.30
Nanny's Bedroom	1.60 x 3.80
Nanny's Bathroom	1.30 x 2.10
Laundry Room	1.60 x 1.30



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**STAND ALONE VILLA**  
**BUILDING TYPE C**  
BUA 255 m<sup>2</sup>

**FIRST FLOOR**

Living Room	3.55 x 5.95
Master Bedroom 1	3.50 x 5.45
Dressing 1	1.95 x 2.40
Bathroom 1	2.40 x 1.75
Master Bedroom 2	3.80 x 3.35
Dressing 2	2.50 x 1.50
Bathroom 2	2.50 x 1.50
Terrace 1	1.15 x 3.50
Terrace 2	3.55 x 1.25



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**STAND ALONE VILLA**  
**BUILDING TYPE C**  
BUA 255 m<sup>2</sup>

**ROOF**

Master Bedroom 3	4.00 x 3.85
Dressing 3	2.40 x 2.10
Bathroom 3	2.40 x 1.60



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# Stand Alone Villa - Front

TYPE D - BUA 230 m<sup>2</sup>



# Stand Alone Villa - Back

TYPE D - BUA 230 m<sup>2</sup>



**STAND ALONE VILLA**  
**BUILDING TYPE D**  
BUA 230 m<sup>2</sup>

**GROUND FLOOR**

Reception	4.25 x 6.10
Dining Room	3.50 x 3.80
Kitchen	3.95 x 2.40
Guest Toilet	2.00 x 1.50
Laundry Room	1.70 x 1.45
Nanny's Bedroom	3.80 x 1.45
Nanny's Bathroom	2.00 x 1.50



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**STAND ALONE VILLA**  
**BUILDING TYPE D**  
BUA 230 m<sup>2</sup>

**FIRST FLOOR**

Living Room	6.00 x 4.20
Master Bedroom 1	3.85 x 5.55
Dressing 1	1.75 x 1.35
Bathroom 1	2.40 x 1.75
Master Bedroom 2	3.80 x 3.40
Dressing 2	1.75 x 1.35
Bathroom 2	2.40 x 1.75
Terrace	3.95 x 1.35



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**STAND ALONE VILLA**  
**BUILDING TYPE D**  
BUA 230 m<sup>2</sup>

**ROOF**

Master Bedroom 3	3.80 x 3.45
Dressing 3	1.30 x 1.95
Bathroom 3	2.40 x 1.95



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# Twin Villa - Front

BUA 270 m<sup>2</sup>

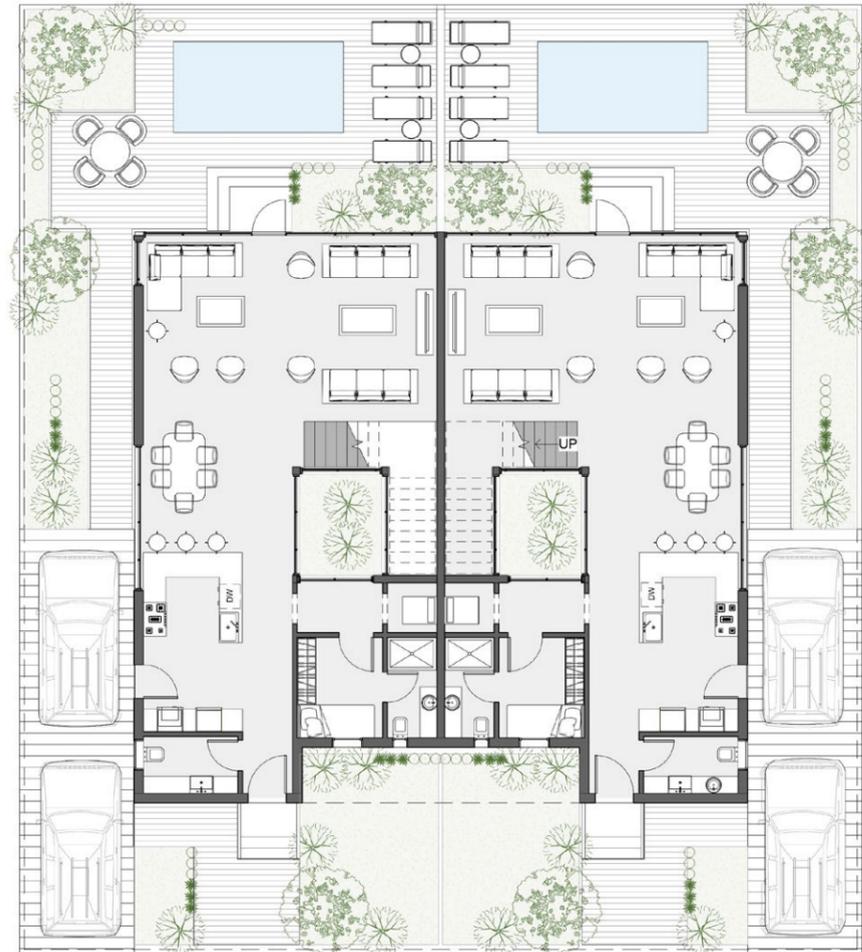


# Twin Villa - Back

BUA 270 m<sup>2</sup>



TWIN VILLA



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TWIN VILLA

BUA 270 m<sup>2</sup>

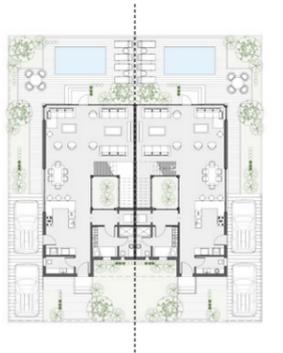
GROUND FLOOR

Reception	7.70 x 5.00
Dining Room	3.45 x 3.90
Kitchen	2.60 x 4.75
Guest Toilet	1.60 x 2.50
Laundry Closet	1.30 x 1.30
Nanny's Room	2.25 x 2.65
Nanny's Bathroom	1.30 x 2.65



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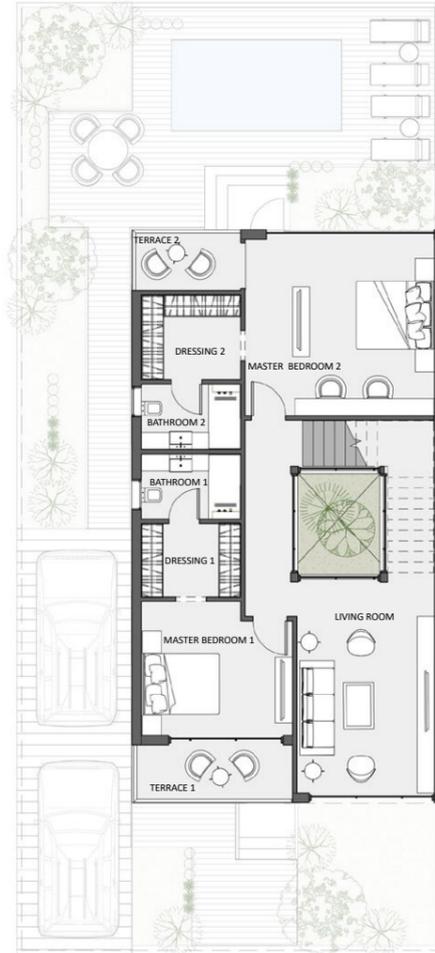


## TWIN VILLA

BUA 270 m<sup>2</sup>

### FIRST FLOOR

Living Room	3.60 x 5.55
Master Bedroom 1	3.55 x 3.95
Dressing 1	2.60 x 1.70
Bathroom 1	1.70 x 2.60
Master Bedroom 2	4.65 x 4.95
Dressing 2	2.25 x 2.60
Toilet 2	1.70 x 2.60
Terrace 1	1.45 x 4.10
Terrace 2	2.75 x 1.50



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## TWIN VILLA

BUA 270 m<sup>2</sup>

### ROOF

Master Bedroom 3	3.55 x 3.50
Dressing 3	2.20 x 1.60
Bathroom 3	2.40 x 1.60



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## A Shared Vision Of Graceful Living

# Townhouses

Zomra East townhouses embody refined modernity woven seamlessly into nature's tapestry. Bold, clean lines frame generous floor-to-ceiling glass that blurs the boundary between indoor elegance and the lush serenity outside. Layered terraces and balconies add dimension, while soft indirect lighting warms the crisp geometric architecture as dusk settles. Cascading greenery spills gently from planters and vertical accents, softening the structures contemporary edges and breathing organic charm into every level. The stepped landscaping invites quiet gatherings, private retreats and sunlit mornings by the pool—making each townhouse feel like its own sanctuary within a shared vision of graceful, connected living.



## Townhouse Three

BUA 215 m<sup>2</sup> - Corner Unit  
BUA 225 m<sup>2</sup> - Middle Unit



TOWN HOUSE 3



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TOWN HOUSE  
TYPE TH-3 / CORNER UNITS  
BUA 215 m<sup>2</sup>

GROUND FLOOR

Reception	3.80 x 4.60
Dining Room	3.20 x 3.35
Kitchen	3.65 x 3.00
Guest Toilet	1.85 x 1.60
Laundry Closet	1.15 x 1.85
Nanny's Room	2.50 x 2.10
Nanny's Bathroom	2.50 x 1.35



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**TOWN HOUSE**  
TYPE TH-3 / CORNER UNITS  
BUA 215 m<sup>2</sup>

**FIRST FLOOR**

Master Bedroom	3.75 x 3.95
Dressing	3.95 x 1.55
Master Bathroom	2.05 x 2.40
Bedroom 1	3.70 x 2.90
Bedroom 2	4.50 x 3.50
Bathroom	1.70 x 2.90
Terrace	1.30 x 3.95



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**TOWN HOUSE**  
TYPE TH-3 / CORNER UNITS  
BUA 215 m<sup>2</sup>

**ROOF**

Living Room	3.05 x 3.15
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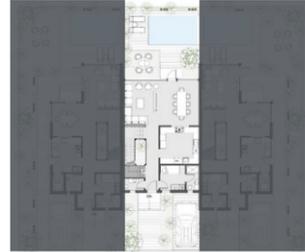
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**TOWN HOUSE**  
TYPE TH-3 / MIDDLE UNITS  
BUA 225 m<sup>2</sup>

**GROUND FLOOR**

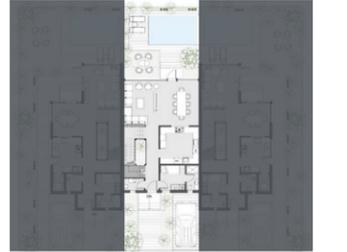
Reception	3.60 x 4.70
Dining Room	4.70 x 4.10
Kitchen	4.00 x 3.95
Guest Toilet	1.70 x 2.15
Nanny's Room	2.60 x 2.60
Nanny's Bathroom	1.25 x 2.60



**TOWN HOUSE**  
TYPE TH-3 / MIDDLE UNITS  
BUA 225 m<sup>2</sup>

**FIRST FLOOR**

Master Bedroom	4.10 x 3.95
Dressing	3.55 x 2.05
Master Bathroom	2.90 x 2.10
Bedroom 1	3.75 x 3.20
Bedroom 2	3.60 x 4.45
Bathroom	1.85 x 2.15
Laundry Closet	1.50 x 1.85
Terrace 1	2.90 x 2.10
Terrace 2	1.10 x 3.70



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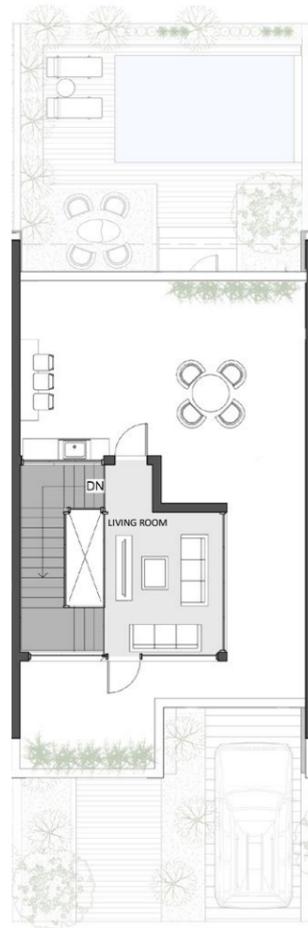
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**TOWN HOUSE**  
TYPE TH-3 / MIDDLE UNITS  
BUA 225 m<sup>2</sup>

**ROOF**

Living Room      3.35 x 3.90



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## Townhouse Six - Front

BUA 210 m<sup>2</sup> - Corner Unit

BUA 215 m<sup>2</sup> - Middle Unit



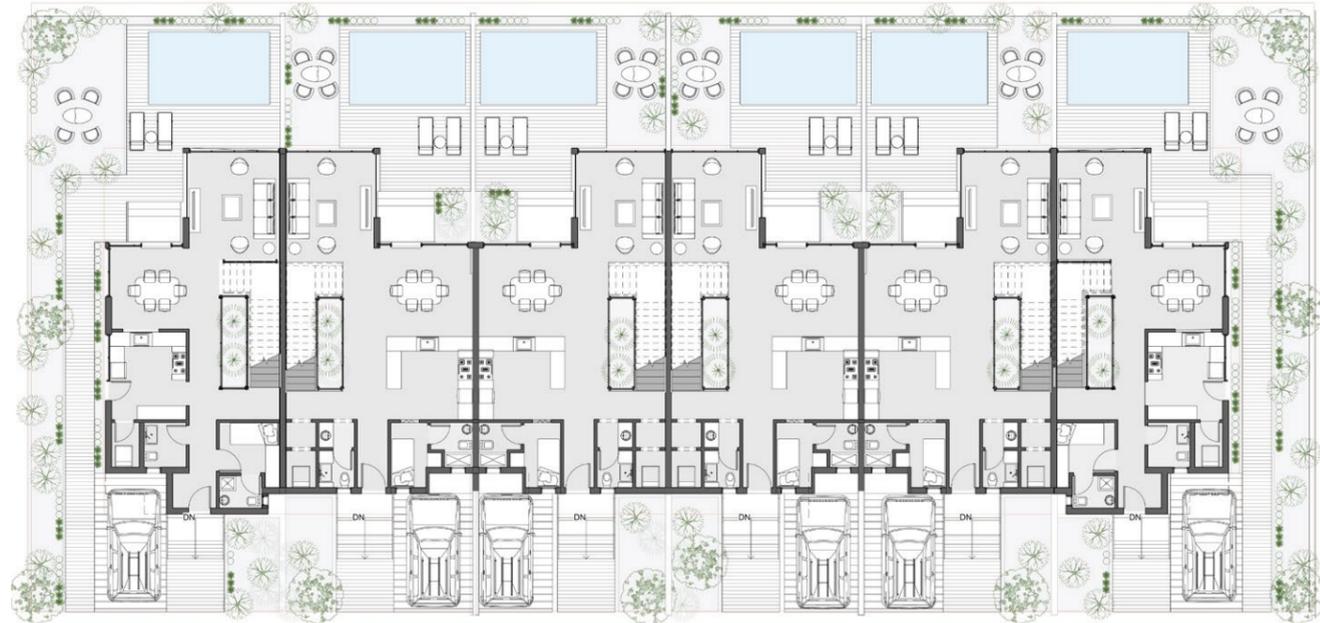
## Townhouse Six - Back

BUA 210 m<sup>2</sup> - Corner Unit

BUA 215 m<sup>2</sup> - Middle Unit



**TOWN HOUSE 6**



**Disclaimer:**

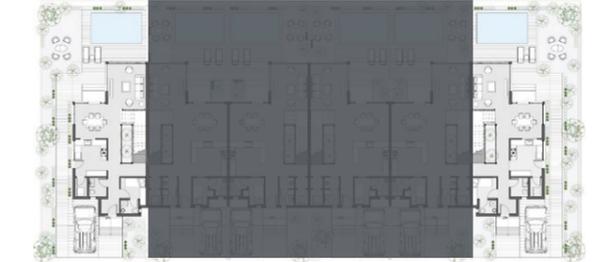
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**TOWN HOUSE**  
TYPE TH-6 / CORNER UNITS  
BUA 210 m<sup>2</sup>

**GROUND FLOOR**

Reception	4.40 x 3.70
Dining Room	3.20 x 3.35
Kitchen	3.20 x 3.65
Guest Toilet	1.75 x 1.35
Laundry Closet	1.85 x 1.15
Nanny's Room	2.50 x 2.10
Nanny's Bathroom	1.75 x 1.35



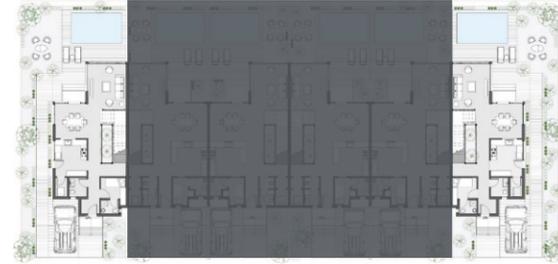
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**TOWN HOUSE**  
TYPE TH-6 / CORNER UNITS  
BUA 210 m<sup>2</sup>

**FIRST FLOOR**

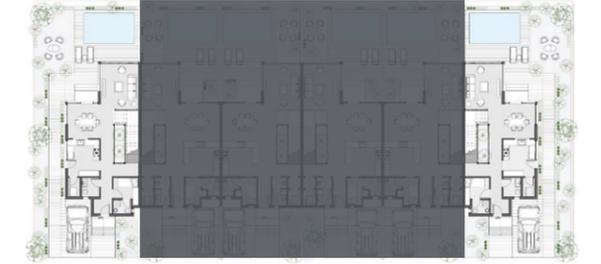
Master Bedroom	3.85 x 3.20
Dressing	1.95 x 3.20
Master Bathroom	1.45 x 2.30
Bedroom 1	3.55 x 3.95
Bedroom 2	3.60 x 4.60
Bathroom	1.65 x 3.80
Terrace	1.25 x 3.20



**TOWN HOUSE**  
TYPE TH-6 / CORNER UNITS  
BUA 210 m<sup>2</sup>

**ROOF**

Living Room	3.05 x 3.15
-------------	-------------



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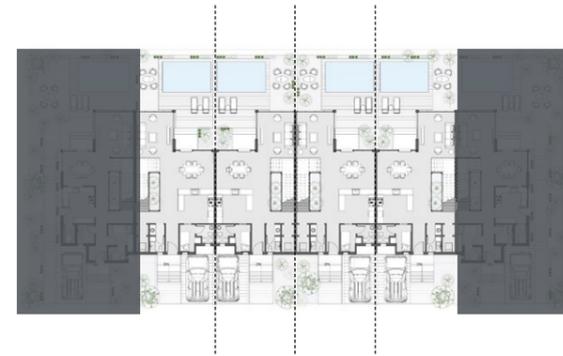
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**TOWN HOUSE**  
TYPE TH-6 / MIDDLE UNITS  
BUA 215 m<sup>2</sup>

**GROUND FLOOR**

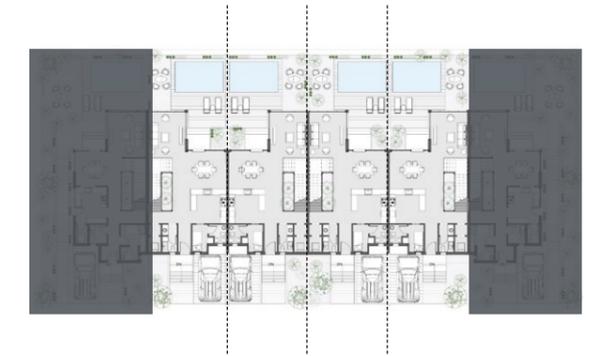
Reception	4.55 x 3.60
Dining Room	3.65 x 4.10
Kitchen	3.45 x 3.55
Guest Toilet	1.45 x 2.70
Laundry Closet	1.55 x 1.25
Nanny's Room	1.45 x 2.70
Nanny's Bathroom	1.75 x 1.85



**TOWN HOUSE**  
TYPE TH-6 / MIDDLE UNITS  
BUA 215 m<sup>2</sup>

**FIRST FLOOR**

Master Bedroom	3.75 x 3.95
Dressing	3.95 x 1.55
Master Bathroom	2.10 x 2.40
Bedroom 1	3.70 x 2.90
Bedroom 2	4.50 x 3.50
Bathroom	1.70 x 2.90
Terrace	1.30 x 3.95



**Disclaimer:**

1. All dimensions are approximate, measured to structural elements and exclude wall finishes
2. The developer reserves the right to make revision without notice
3. Layouts, Units Plans and their contents may vary according to the final construction drawings
4. All openings and windows may vary in size and location from the drawing above
5. Drawings are not to scale and the actual areas may vary from stated area
6. The dimensions and shapes of the gardens are subject to change, if the garden, or any part thereof, overlaps with a structural element, planting shall not be executed
7. All pools are only for presentation purposes and not included with the unit

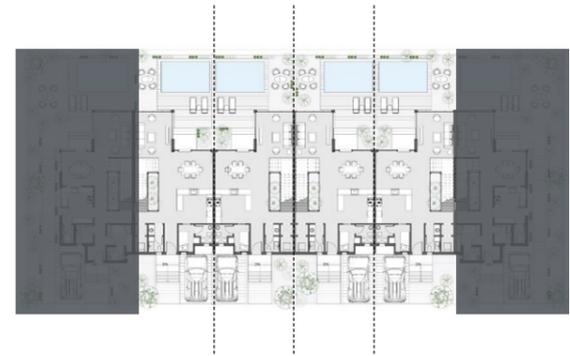
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**TOWN HOUSE**  
TYPE TH-6 / MIDDLE UNITS  
BUA 215 m<sup>2</sup>

**ROOF**

Living Room      3.75 x 3.95



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 **Zomra**  
East



 **Nations of Sky**<sup>®</sup>

