



Zomra
East

ZOMRA EAST
SKYVILLAS
Life, Thoughtfully Refined.

Chapters

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ABOUT NATIONS OF SKY

Chapter One

*A way of living shaped around balance, intention, and
everyday comfort.*

ABOUT ZOMRA EAST



ABOUT ZOMRA EAST

A way of living shaped around balance, intention, and everyday comfort.

ZOMRA EAST is shaped around how life is lived.

It is a philosophy created for those who appreciate refinement that feels calm, natural, and confident, a refinement rooted in balance, intention, and spaces designed to support daily life with ease.

Here, architecture, landscape, and hospitality come together to create an environment where living feels personal, composed, and deeply considered. Every detail plays a role in enhancing everyday life through clarity, comfort, and purpose.

ZOMRA EAST is a place that grows with you — a way of living that becomes richer and more meaningful over time.





ZOMRA PHILOSOPHY

Life, thoughtfully refined — by design.

At ZOMRA EAST, refinement begins with intention.

Spaces are shaped around real human experience — how life moves, rests, connects, and unfolds throughout the day. Each element is carefully placed to support comfort, flow, and ease.

The environment naturally supports calm mornings, balanced days, and grounded evenings — creating a lifestyle that feels steady, fulfilling, and deeply human.

ZOMRA — THE VISION

The flow of life.

Born from the sky, shaped by water, and experienced through movement, ZOMRA EAST is envisioned as a serene oasis within New Cairo.

The community offers more than homes — it offers a complete lifestyle, a strong sense of exclusivity, and a natural flow that shapes everyday living. Life here feels open, connected, and thoughtfully paced.





ZOMRA EAST - THE OPPORTUNITY

A rare place defined by value and longevity.

ZOMRA EAST occupies a truly distinctive position.

The last elevated land in New Cairo.

The last premium frontage on 90 Street.

A location defined by rarity and enduring significance.

An opportunity shaped by place, vision, and time.

LOCATION

At the Core of Golden Square.

ZOMRA EAST enjoys a prime position with direct frontage on the North 90 Axis, offering immediate access to the city's most vital destinations.

Seamlessly connected to Suez Road, the location combines everyday convenience with a calm residential atmosphere.

Here, accessibility and prestige come together naturally.



Chapter **TWO**

Life unfolding across open space, movement, and connection.

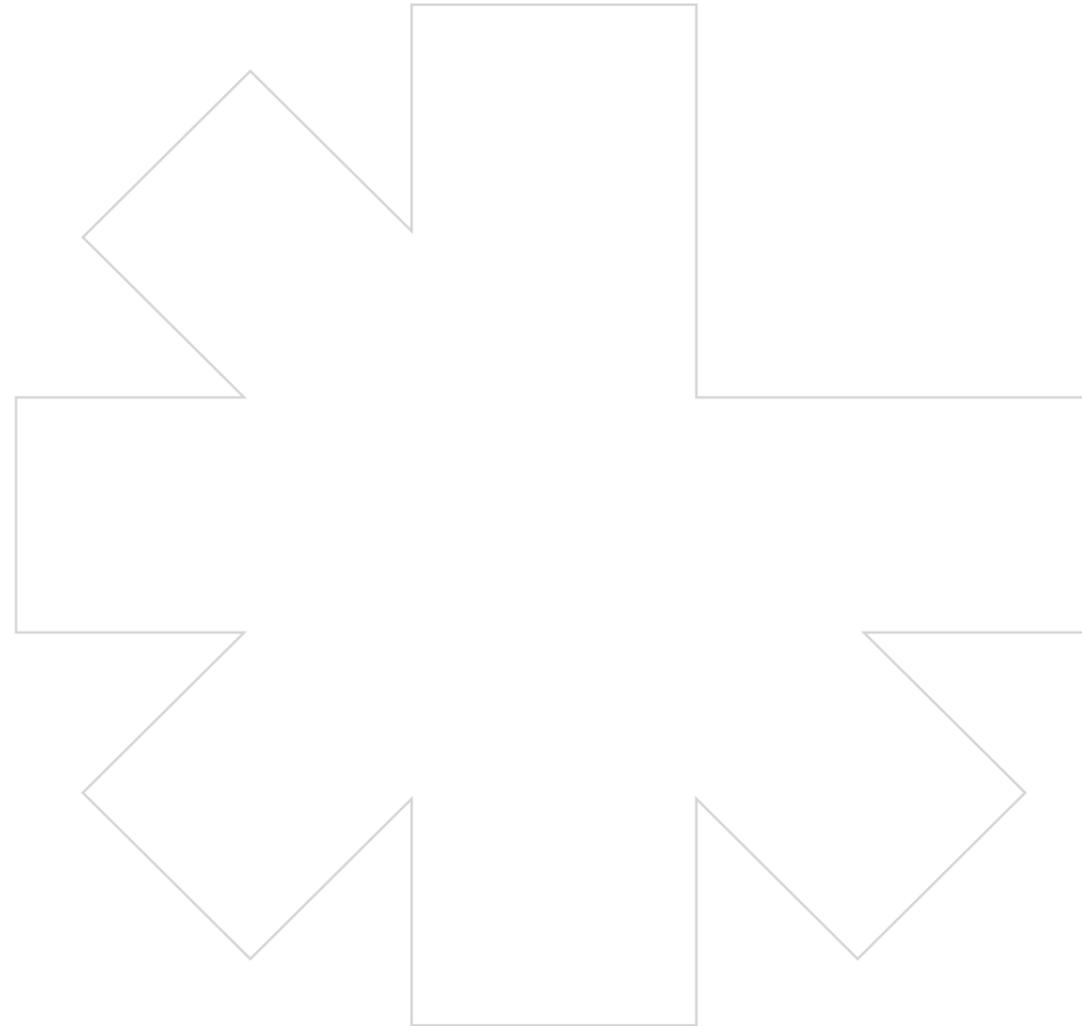
YOUR LIFESTYLE

INTRODUCING SKYVILLAS

The new chapter.

SKYVILLAS represent a refined evolution of villa living. They offer the comfort, privacy, and scale associated with villas, within a thoughtful design that enhances everyday life.

Personal space meets panoramic openness.
Privacy is carefully designed.



ZOMRA EAST SKYVILLAS

A living philosophy.

A refined way of life.

A place designed to grow with you.

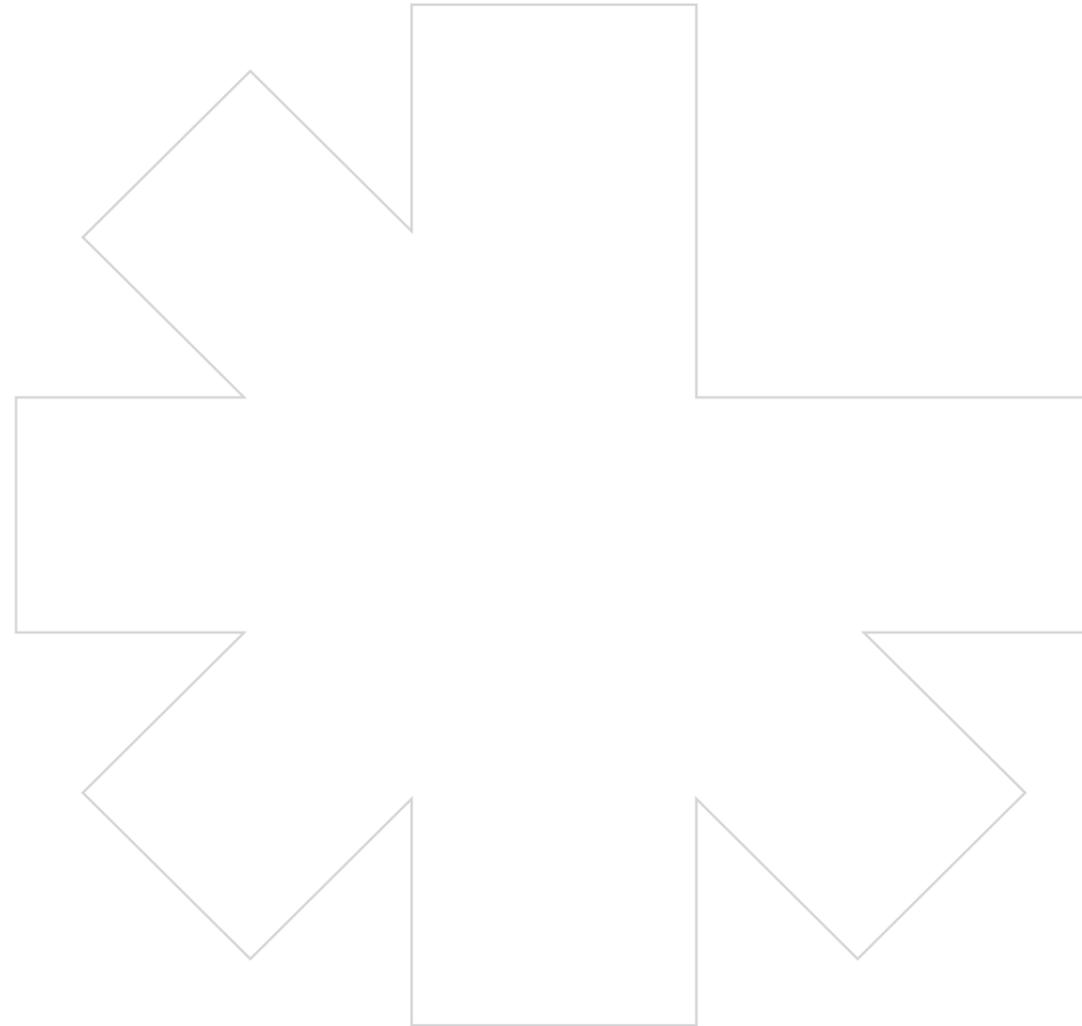
THE SKYVILLAS DISTRICT

Designed for comfort, clarity, and connection.

The SKYVILLAS district is planned to maximize comfort, accessibility, and long-term value.

Each building follows a consistent architectural structure to ensure visual harmony, while every home retains its individuality through layout, orientation, and views.

At the heart of the district lies ZOMRA SKY — a modern open plaza designed for relaxed community interaction and everyday gatherings.



ARCHITECTURAL SIGNATURE

Spaces designed to refine everyday living.

SKYVILLAS are guided by proportion, light, and flow.

Spatial planning prioritizes openness without exposure, comfort without excess, and elegance without formality. Homes feel calm, generous, and grounded — designed with longevity in mind.

Full-glass panoramic façades invite daylight deep into living spaces while framing views of landscape, water, and sky.

What Defines SKYVILLAS

Privacy by Design

A quiet exclusive living environment

Where space becomes a luxury

SKYVILLAS are designed to deliver a rare sense of space, privacy, and distinction.

Homes That Fit Your Life

A range of SKYVILLAS types allows you to choose the layout that matches your lifestyle from garden-level living to elevated open views.

A legacy of refined living

Spacious homes, designed with clarity and intention, position SKYVILLAS as a distinctly premium choice.





COMMUNITY LIVING AT ZOMRA EAST

Designed around space, flow, and everyday ease.

ZOMRA EAST is planned to create a generous sense of openness throughout the community.

Wide open areas, balanced built mass, and thoughtful circulation create space not only between buildings, but between moments. The environment supports movement, interaction, and comfort in a way that feels natural and effortless.

Every element contributes to a lifestyle that feels calm, fluid, and rewarding.



THE CREEK SPINE

The line that shapes everyday life.

Everything in ZOMRA EAST begins with water.

The Creek Spine forms the guiding line of the masterplan, shaping movement, connections, clusters, and daily rhythms. It balances built areas with open spaces and creates a continuous sense of flow throughout the community.

Along the creek, residents move freely through dedicated walking, cycling, and jogging tracks, with direct access to cafés, retail, and leisure hubs — always accompanied by water, landscape, and open views.

The Creek Spine becomes part of everyday living, defining how the community moves and feels.

*The Line
That Shapes*

SKYVILLE AS

ZOMRA EAST
MASTER PLAN



Master Plan
SKYVILLAS



The New Chapter SKYVILLAS is thoughtfully planned to maintain an atmosphere of exclusivity while maximizing comfort and accessibility.

Each building follows a consistent architectural structure, ensuring harmony across the phase while allowing each unit to retain its individuality.

THE NEW CHAPTER

SKYVILLAS



INSPIRED DESIGN

One timeless architectural language.

Zomra East is shaped by seven design pillars that define its architectural identity:

- Sky-bound architecture connecting home and horizon
- Seamless flow of natural light
- Gradual elevation from land toward the sky
- Harmony with nature through water and greenery
- Organic pathways inspired by flowing creeks
- Moments of stillness for reflection and calm
- A refined fusion of modernity and restraint

Together, these principles create an environment that feels composed, balanced, and enduring.



Chapter **Three**

A private world within a vibrant community.

YOUR HOME

DESIGN SIGNATURE

Spaces Designed to Refine Everyday Living

SKYVILLAS offer the comfort and privacy of villa living within an elevated setting. Generous spaces and layered layouts create a calm, independent lifestyle, a refined villa experience reimagined vertically.





WELL-BEING AS A NATURAL STATE

Nature, Seamlessly Integrated.

At SKYVILLAS greenery is more than a touch it's the essence. Our landscapes blend with architecture to create a sense of openness and clarity, bringing the beauty of nature into every aspect of life.

LIFE, FROM THE INSIDE

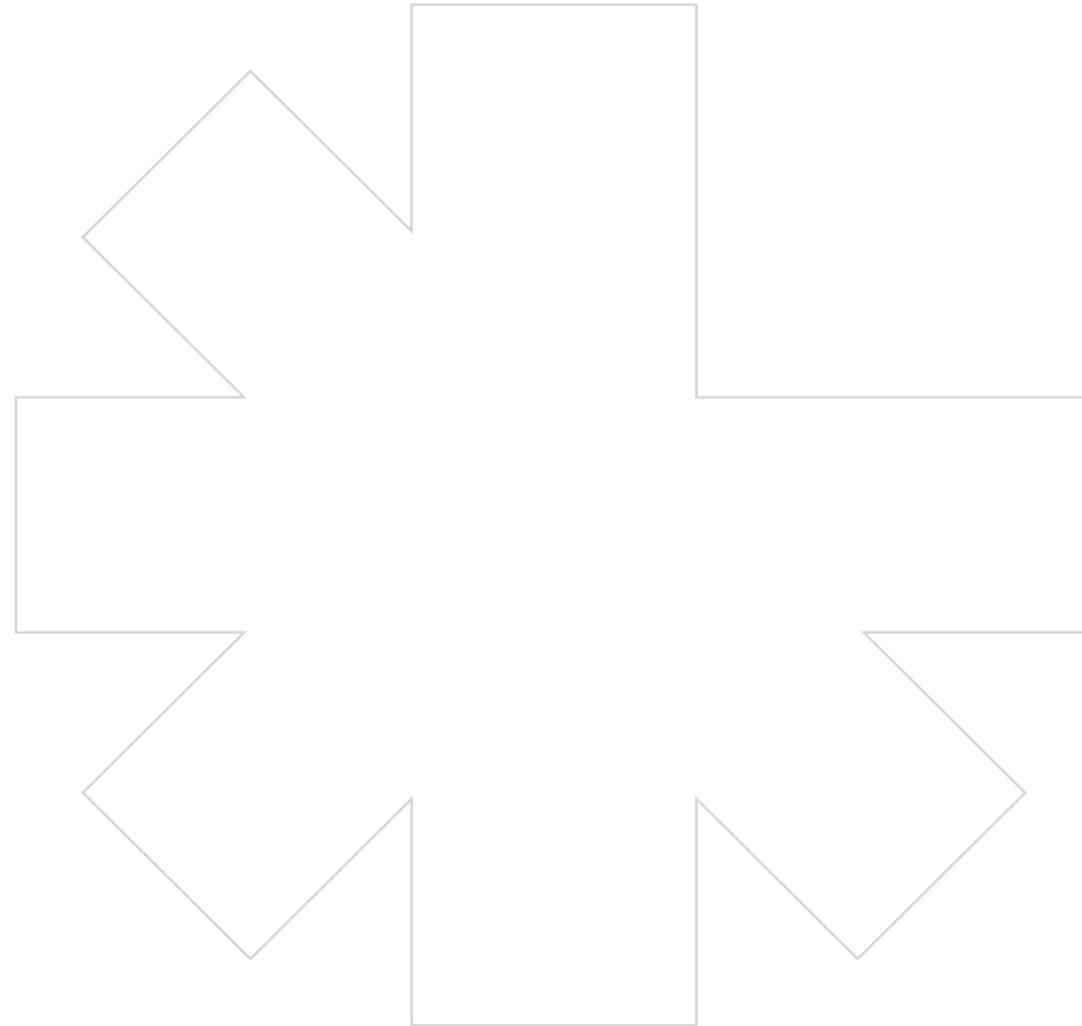
Where everyday moments feel open, calm, and personal.

Living areas are bright and expansive.

Bedrooms provide privacy and quiet.

A dedicated nanny's room — offering flexibility as life evolves.

The transition between inside and outside feels seamless, whether through a private garden or elevated panoramic views.



WELL-BEING AS A NATURAL STATE

A sense of balance built into everyday life.

Nature forms the foundation of life at SKYVILLAS.

Greenery blends with architecture. Creek flows alongside daily movement. Light shapes every space. Together, they create clarity, balance, and a lasting sense of ease that becomes part of everyday living.

FLOOR PLANS

Layouts shaped around comfort and flow.

Thoughtfully designed layouts balance function, flow, and comfort — allowing each home to adapt naturally to its residents while maintaining architectural integrity.



SKY GARDEN

THE NEW CHAPTER

SKYVILLAS



SKY VILLAS
BUILDING TYPE: SKY GARDEN
GROUND/FIRST FLOOR

A01
3 BED
200 AREA m²

-  1 Master Bedroom
2 Bedrooms
-  Nanny's Room
-  Laundry Room

LOWER FLOOR

Reception & Dining	5.25 X 6.00
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40x 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 6.25

UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.80 X 3.70
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00



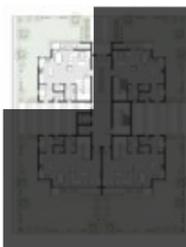
LOWER FLOOR



UPPER FLOOR

Disclaimer:

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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



SKY VILLAS
BUILDING TYPE: SKY GARDEN
GROUND/FIRST FLOOR

A02
3 BED
220 AREA m²

-  1 Master Bedroom
2 Bedrooms
-  Nanny's Room
-  Laundry Room

LOWER FLOOR

Reception & Dining	5.25 x 7.65
Kitchen	2.05 x 4.05
Nanny's Room	2.15 x 2.60
Nanny's Bathroom	1.40x 1.65
Guest Toilet	1.65 x 2.60
Laundry	1.10 x 1.65
Terrace	1.20 x 7.85

UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.80 X 3.70
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00



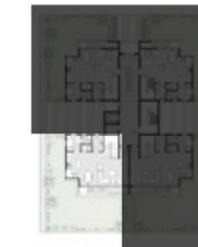
LOWER FLOOR



UPPER FLOOR

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SKY VILLAS
BUILDING TYPE: SKY GARDEN
GROUND/FIRST FLOOR

A03
3 BED
220 AREA m²

LOWER FLOOR

Reception & Dining	5.25 X 7.65
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40 X 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 7.85

UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.80 X 3.70
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00

-  1 Master Bedroom
2 Bedrooms
-  Nanny's Room
-  Laundry Room



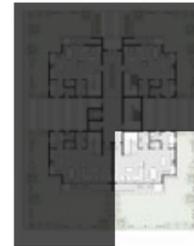
LOWER FLOOR



UPPER FLOOR

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SKY VILLAS
BUILDING TYPE: SKY GARDEN
GROUND/FIRST FLOOR

A04
3 BED
200 AREA m²

LOWER FLOOR

Reception & Dining	5.25 X 6.00
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40 X 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 6.25

UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.80 X 3.70
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00

-  1 Master Bedroom
2 Bedrooms
-  Nanny's Room
-  Laundry Room



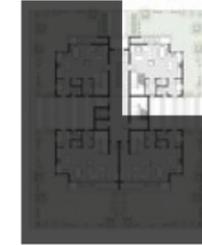
LOWER FLOOR



UPPER FLOOR

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SKY PANORAMA

THE NEW CHAPTER

SKYVILLAS



SKY VILLA
BUILDING TYPE: **SKY PANORAMA**
SECOND/THIRD/ROOF FLOOR

A21
3 BED
250 AREA m²

LOWER FLOOR

Reception & Dining	5.25 X 7.65
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40 X 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 7.85

UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.70 X 3.80
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00

ROOF FLOOR

Living Room	3.65 X 4.20
Bathroom	1.50 X 1.80



A21-LOWER FLOOR



A21-ROOF FLOOR



A21-UPPER FLOOR

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SKY VILLA
BUILDING TYPE: **SKY PANORAMA**
SECOND/THIRD/ROOF FLOOR

A22
3 BED
250 AREA m²

LOWER FLOOR

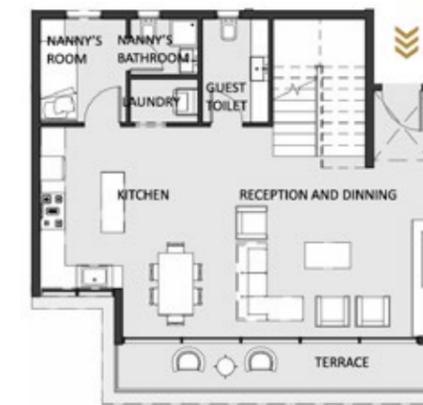
Reception & Dining	5.25 X 7.65
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40 X 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 7.85

UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.80 X 3.70
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00

ROOF FLOOR

Living Room	3.65 X 4.20
Bathroom	1.80 X 1.50



A22-LOWER FLOOR



A22-ROOF FLOOR



A22-UPPER FLOOR

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SKY VILLA
BUILDING TYPE: SKY PANORAMA
SECOND/THIRD/ROOF FLOOR

A23
3 BED
250 AREA m²

LOWER FLOOR

Reception & Dining	5.25 X 7.65
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40 X 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 7.85

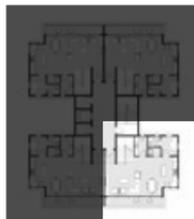
UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.70 X 3.80
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00

ROOF FLOOR

Living Room	3.65 X 4.20
Bathroom	1.50 X 1.80

-  1 Master Bedroom
-  2 Bedrooms
-  Nanny's Room
-  Laundry Room
-  Living Room



A23-ROOF FLOOR



A23-LOWER FLOOR



A23-UPPER FLOOR

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SKY VILLA
BUILDING TYPE: SKY PANORAMA
SECOND/THIRD/ROOF FLOOR

A24
3 BED
250 AREA m²

LOWER FLOOR

Reception & Dining	5.25 X 7.65
Kitchen	2.05 X 4.05
Nanny's Room	2.15 X 2.60
Nanny's Bathroom	1.40 X 1.65
Guest Toilet	1.65 X 2.60
Laundry	1.10 X 1.65
Terrace	1.20 X 7.85

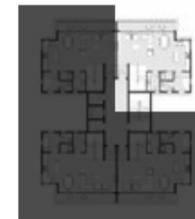
UPPER FLOOR

Master Bedroom	3.60 X 3.95
Dressing	1.55 X 1.85
Master Bathroom	1.55 X 2.00
Bedroom 1	3.80 X 3.85
Bedroom 2	3.80 X 3.70
Bathroom	1.65 X 2.95
Terrace	1.50 X 2.00

ROOF FLOOR

Living Room	3.65 X 4.20
Bathroom	1.80 X 1.50

-  1 Master Bedroom
-  2 Bedrooms
-  Nanny's Room
-  Laundry Room
-  Living Room



A24-ROOF FLOOR



A24-LOWER FLOOR



A24-UPPER FLOOR

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FINISHING SPECIFICATIONS

1. Entry Foyer:

Floors Marble - High Quality
Walls Plastic Paint
Ceiling Plastic Paint

2. Reception & Living:

Floors Marble - High Quality
Walls Plastic Paint
Ceiling Plastic Paint

3. Corridors

Floors Marble - High Quality
Walls Plastic Paint
Ceiling Plastic Paint

4. Doors

Entrance Wooden Door
Internal Doors MDF

5. Bedrooms

Floors HDF
Walls Plastic Paint
Ceiling Plastic Paint

6. Nanny's Room:

Floors HDF
Walls Plastic Paint
Ceiling Plastic Paint





7. Stairs (Indoor):

Floors Marble - High Quality
Walls Plastic Paint
Ceiling Plastic Paint

8. Windows

Aluminum + Double Glass – High Tear

9. Kitchen

Floors Ceramic – First Tear
Walls Ceramic – First Tear
Ceiling Plastic Paint

10. Bathrooms

Floors Ceramic – First Tear
Walls Ceramic – First Tear
Ceiling Plastic Paint

11. Nanny's Bathroom:

Floors Ceramic – First Tear
Walls Ceramic – First Tear
Ceiling Plastic Paint

13. Sanitary Ware:

Local – High Tear

15. Handrail (Indoor):

Metal - Electrostatic

12. Air Conditioning:

Internal A/C Connections
External A/C Holders

14. Electrical Wiring:

Local (All Wiring
Connections)

16. Appliances & Furniture:

Not Included



Chapter **Four**

Shaping places for today, tomorrow and decades from now.

ABOUT NATIONS OF SKY

ABOUT NATIONS OF SKY

Shaping places that stand the test of time.

At Nations of Sky, we create more than developments — we shape experiences and redefine the way communities are lived.

With a strong land bank and a diverse portfolio spanning residential, commercial, and communal destinations, our projects are designed to leave a lasting presence on every horizon they touch. Each development reflects a deep commitment to quality, purpose, and long-term value.

From refined residential sanctuaries to progressive lifestyle hubs and vibrant social spaces, every Nations of Sky project captures the essence of thoughtful design and human-centered planning.

We continuously push boundaries to craft innovative environments in prime locations — places where life, work, and leisure come together seamlessly.

Just as the sky knows no limits, neither do we.

 **Zomra** | Nations of Sky®
East

15555

www.nationsofsky.com