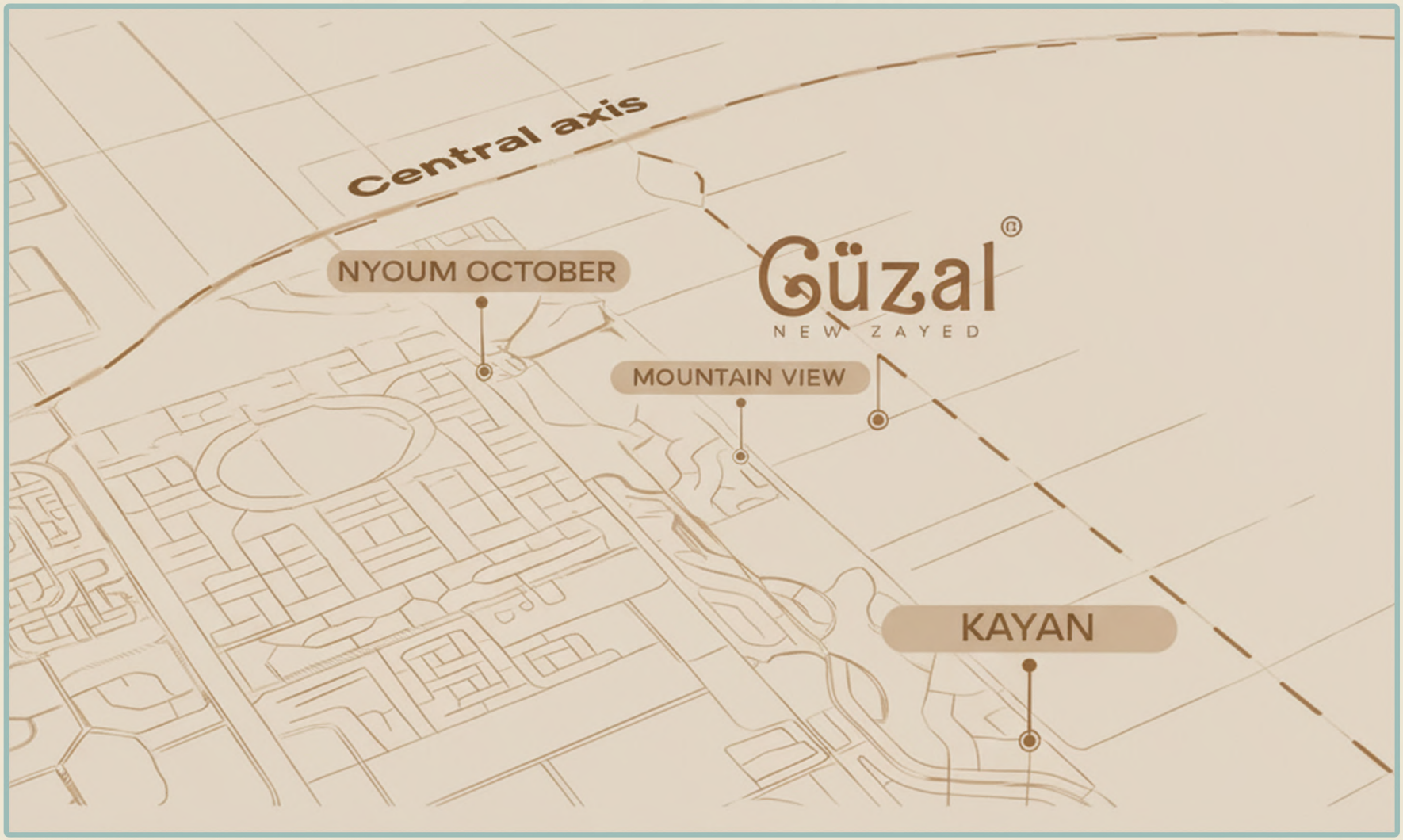

Güzal®
NEW ZAYED
PROJECT BY
ALKHALIJ®
DEVELOPMENT

PROJECT LOCATION





MODERN DESIGN HAS ANOTHER TASTE

MASTER PLAN CONCEPT

- TOTAL PROJECT AREA: 21,000 SQM
- BUILT-UP AREA: 15%
- LANDSCAPE & SERVICES: 85%

THIS MEANS THE PROJECT IS DESIGNED AS AN OPEN, GREEN LIFESTYLE COMMUNITY WITH LOW BUILDING DENSITY AND WIDE OPEN SPACES, MAKING IT A VERY STRONG SELLING POINT AND AN IDEAL ENVIRONMENT FOR COMFORTABLE, HIGH-QUALITY LIVING.

SAY HI TO THE PREMIUM LIFE



MASTER PLAN




Güzal®
NEW ZAYED
EXTERIOR SHOTS

SHOT 01



SHOT 02



SHOT 03



SHOT 04



SHOT 05



SHOT 06



SHOT 07



SHOT 08



FACILITIES & AMENITIES



OUTDOOR SPACES & LANDSCAPE

- VAST GREEN AREAS COVERING MOST OF THE PROJECT (85%)
- CENTRAL GARDENS AND WALKING AREAS
- WALKING, JOGGING, AND CYCLING TRACKS
- QUIET ZONES FOR READING AND LEISURE
- OUTDOOR SEATING AND RELAXATION AREAS SURROUNDED BY NATURE
- DEDICATED KIDS' AREAS
- BBQ AND PICNIC AREAS
- MODERN, ARCHITECTURALLY DESIGNED LANDSCAPE



RUNNING

SHOT



PADDLE
SHOT



CLUB HOUSE

SHOT

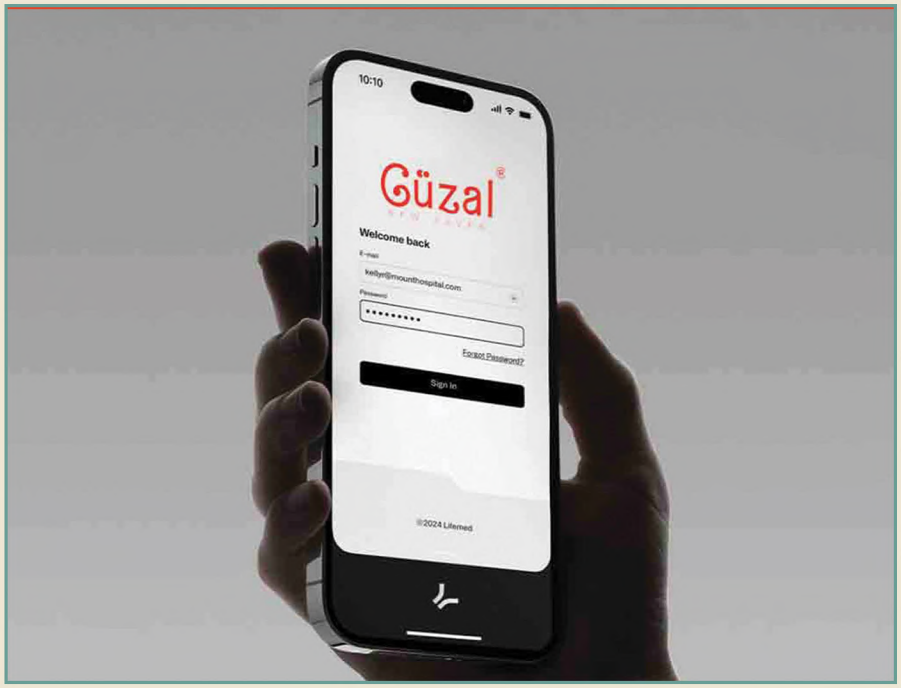


LEISURE & SPORTS FACILITIES

- SWIMMING POOLS (FOR ADULTS AND KIDS)
- HEALTH CLUB / GYM
- OUTDOOR YOGA AND FITNESS AREAS
- MULTI-PURPOSE COURTS
- SOCIAL CLUBHOUSE FOR RESIDENTS
- AREAS FOR MEETINGS AND SOCIAL ACTIVITIES

DAILY & RETAIL SERVICES

- SMART ENTRY AND EXIT GATES
- 24/7 SECURITY AND GUARDING
- CCTV SURVEILLANCE CAMERAS
- PROFESSIONAL OPERATION AND MAINTENANCE MANAGEMENT
- CAR GARAGES
- FIRE ALARM AND FIREFIGHTING SYSTEMS



COMPOUND MOBILE APP

A SMART MOBILE APPLICATION TO MANAGE DAILY LIFE INSIDE GUZAL NEW ZAYED, INCLUDING:

- BOOKING FACILITIES AND AMENITIES (CLUBHOUSE – GYM – COURTS – ETC.)
- MAINTENANCE REQUESTS
- CUSTOMER COMPLAINTS AND SUGGESTIONS
- PROJECT NEWS AND CONSTRUCTION UPDATES
- DIRECT COMMUNICATION WITH COMPOUND MANAGEMENT
- SMART ACCESS (QR / DIGITAL ACCESS)
- HOUSEKEEPING / CLEANING SERVICE REQUESTS
- BOOKING CLEANING SCHEDULES AND TRACKING REQUEST STATUS
- SERVICE RATING AFTER COMPLETION

ELECTRIC VEHICLE (EV) CHARGING

- EV CHARGING POINTS IN FRONT OF VILLAS AND IN DEDICATED AREAS
- INFRASTRUCTURE SUPPORTING SUSTAINABILITY AND NEXT-GENERATION VEHICLES
- A STRONG ADDED VALUE FOR A MODERN, FUTURE-READY LIFESTYLE INSIDE THE PROJECT





KIDS AREA



GREEN AREA



CHILDREN POOLS



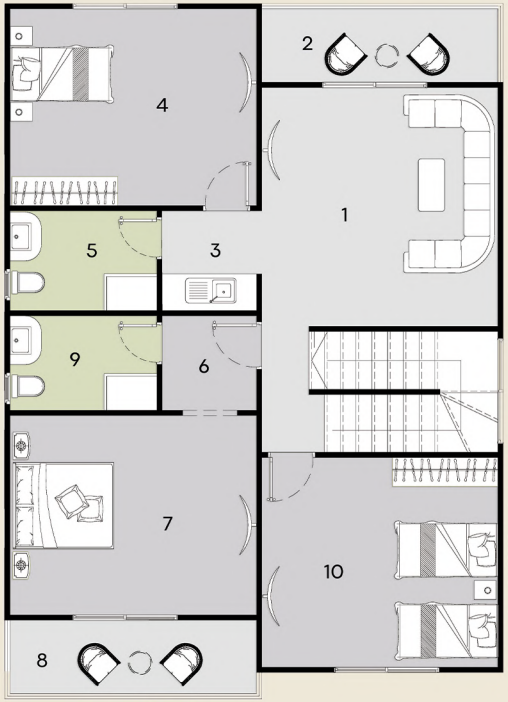
INTERCOM



Güzal®
NEW ZAYED

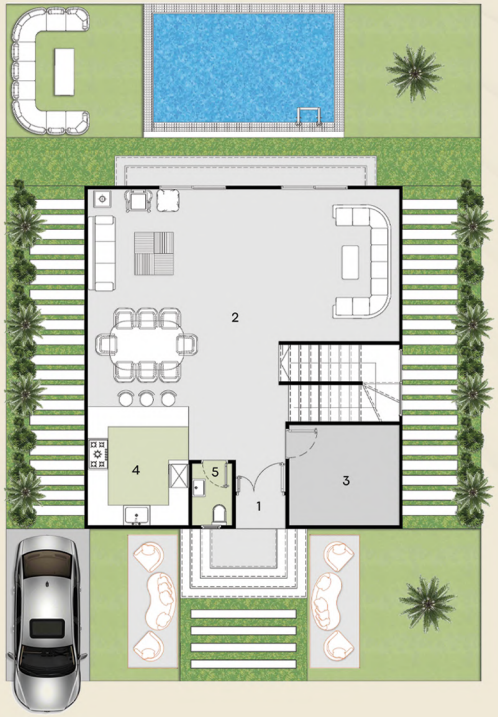
PLANS


VILLA
325 M²



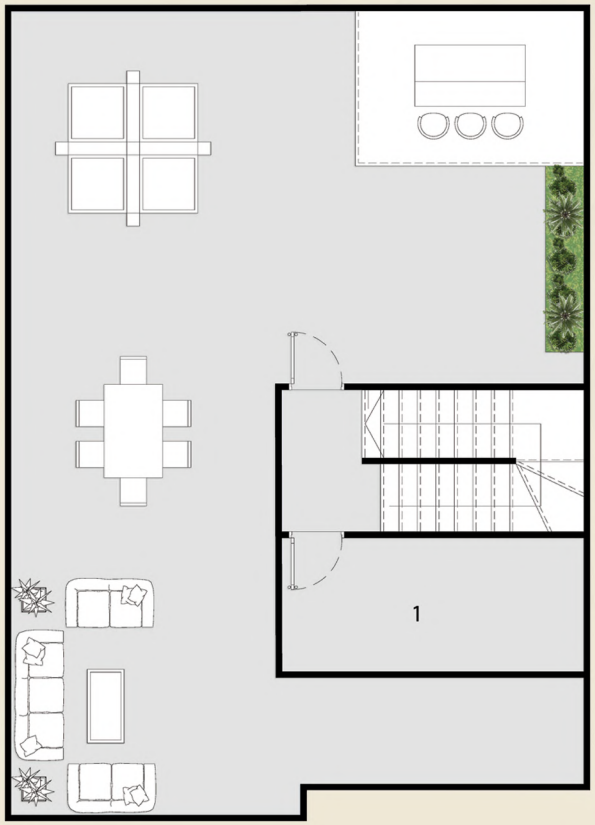
Villa
Typical Floor
Area : 150 M²

NO	Location	Dimension
1	Living	4.55 x 4.50
2	Terrace	4.50 x 1.50
3	Kitchenette	1.90 x 1.80
4	B.Room 1	4.80 x 3.75
5	Bath	2.80 x 1.90
6	M.Looby	1.80 x 1.90
7	M.B.Room	4.70 x 3.80
8	M.Terrace	4.70 x 1.50
9	M.Bath	2.80 x 1.80
10	B.Room 2	4.50 x 4.00



Villa
Ground Floor
Area : 130 M²
Garden : 200 M²

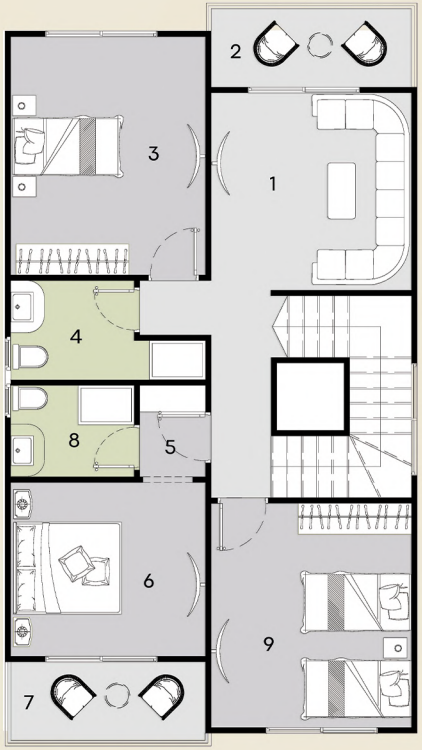
NO	Location	Dimension
1	Looby	1.85 x 1.50
2	Reception	9.32 x 6.50
3	Office	3.30 x 3.00
4	Kitchen	3.55 x 3.02
5	Toilet	1.85 x 1.20



Villa
Roof Floor
Area : 45 M²

NO	Location	Dimension
1	Service	4.90 x 2.17


VILLA
250 M²



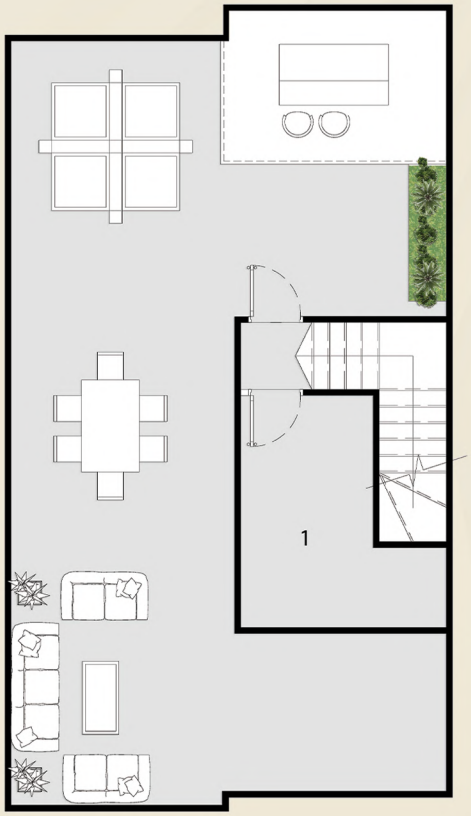
Villa
First Floor
Area : 115 M²

NO	Location	Dimension
1	Living	3.58 x 3.52
2	Terrace	3.68 x 1.50
3	B.Room 1	4.35 x 3.48
4	Bath	3.47 x 1.77
5	Dressing	1.63 x 1.17
6	M.B.Room	3.48 x 3.10
7	M.Terrace	3.58 x 1.50
8	M.Bath	2.20 x 1.63
9	B.Room 2	4.10 x 3.58



Villa
Ground Floor
Area : 100 M²
Garden : 175 M²

NO	Location	Dimension
1	Looby	2.50 x 1.68
2	Reception	7.22 x 7.15
3	Kitchen	3.38 x 2.83
4	Toilet	2.50 x 1.90



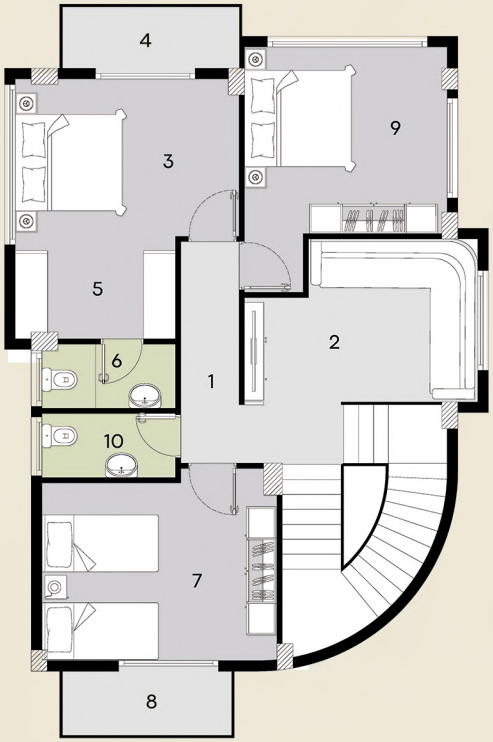
Villa
Roof Floor
Area : 35 M²

NO	Location	Dimension
1	Service	3.38 x 3.81



VILLA

305 M²



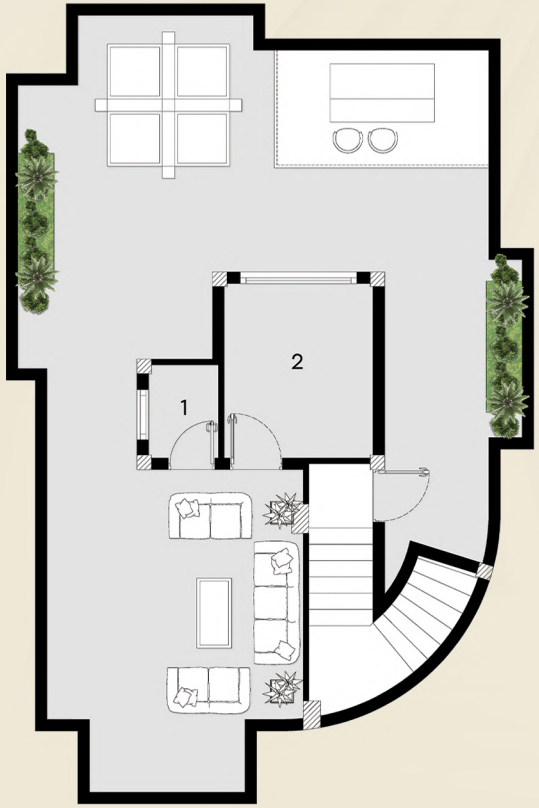
Villa 25 J
Typical Floor
Area : 138 M²

NO	Location	Dimension
1	Corridor	4.15 x 1.09
2	Living	4.37 x 3.11
3	M.B.Room	3.22 x 4.19
4	Terrace	3.42 x 1.20
5	Dressing	3.00 x 1.75
6	M.Bath	2.50 x 1.20
7	B.Room 1	4.41 x 3.60
8	Terrace	3.27 x 1.25
9	B.Room 2	3.80 x 3.50
10	Bath	2.50 x 1.20



Villa 25 J
Ground Floor
Area : 121 M²
Garden : 200 M²

NO	Location	Dimension
1	Reception	7.60 x 7.20
2	Terrace	3.50 x 2.00
3	Kitchen	3.60 x 3.21
4	Toilet	2.50 x 1.10



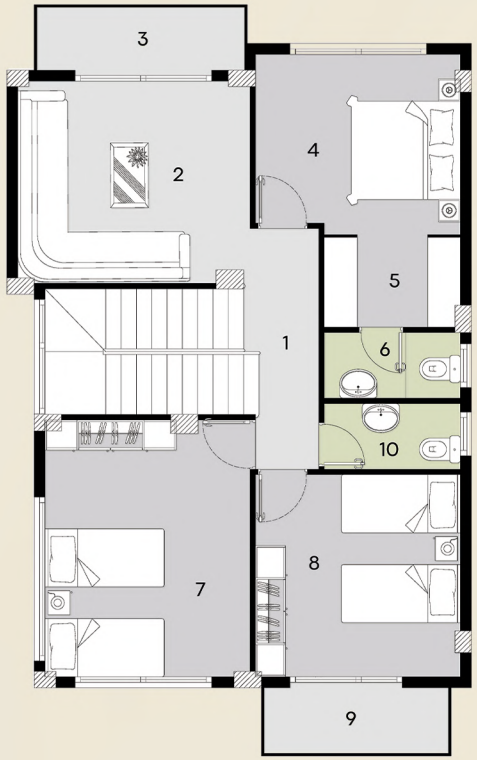
Villa 25 J
Roof Floor
Area : 44 M²

NO	Location	Dimension
1	Service	3.00 x 2.56
2	Store	1.60 x 1.20



VILLA

305 M²



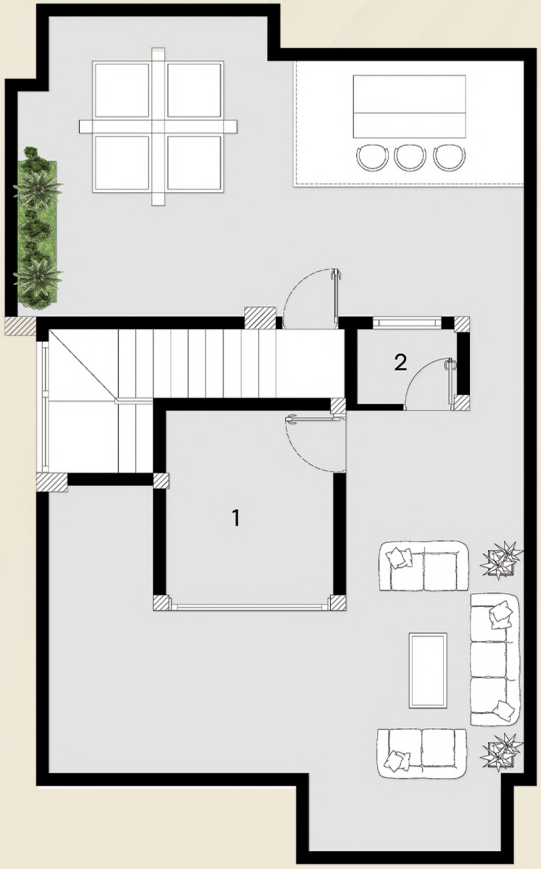
Villa 26 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 26 C
Ground Floor
Area : 121 M²
Garden : 200 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



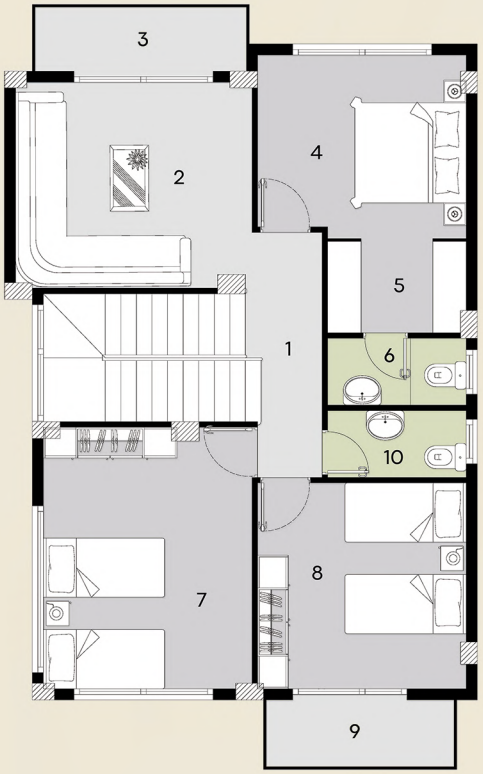
Villa 26 C
Roof Floor
Area : 44 M²

NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



VILLA

305 M²



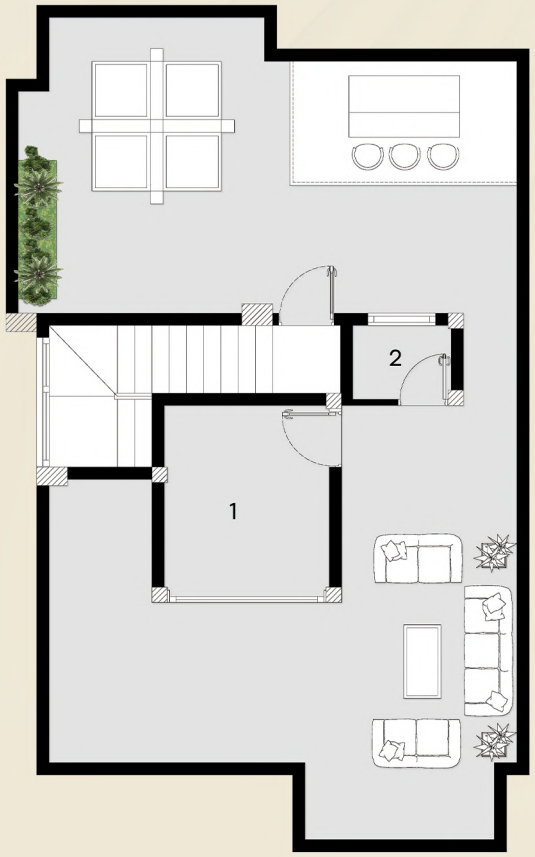
Villa 27 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 27 C
Ground Floor
Area : 121 M²
Garden : 200 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



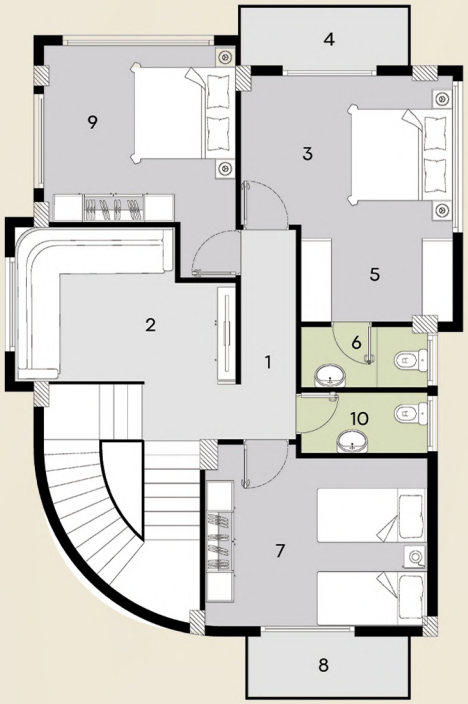
Villa 27 C
Roof Floor
Area : 44 M²

NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



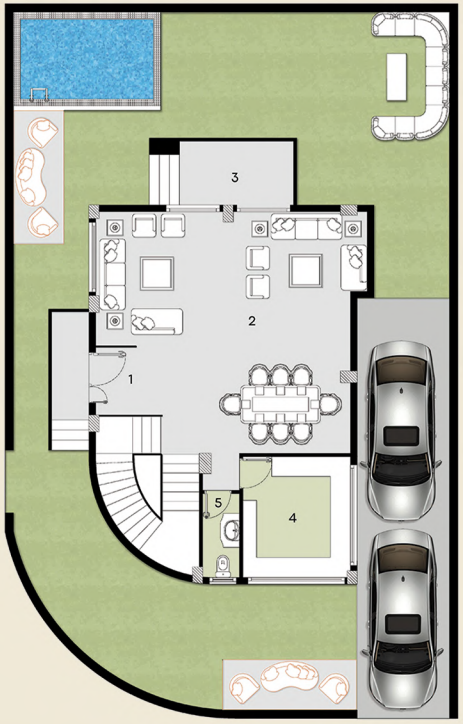
VILLA

305 M²



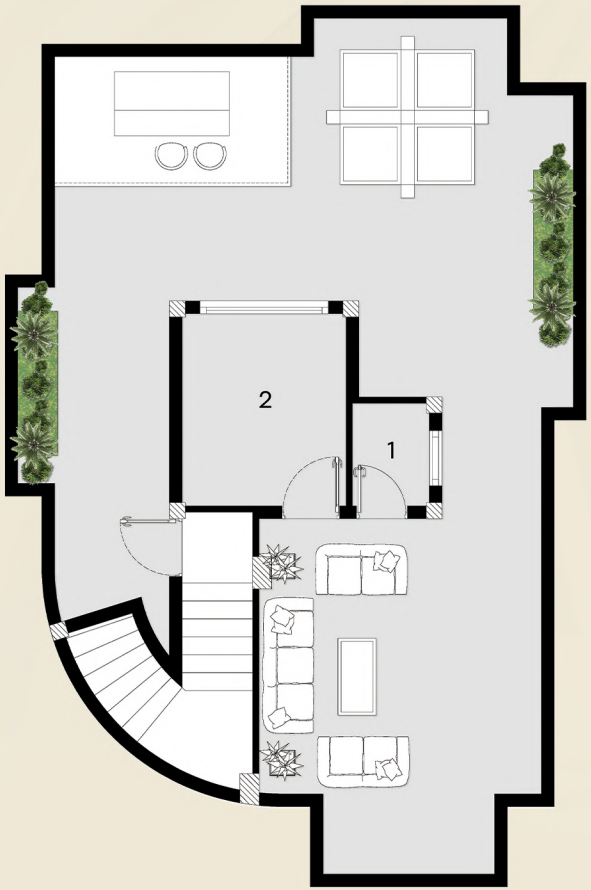
Villa 29 J
Typical Floor
Area : 138 M²

NO	Location	Dimension
1	Corridor	4.15 x 1.09
2	Living	4.37 x 3.11
3	M.B.Room	3.22 x 4.19
4	Terrace	3.42 x 1.20
5	Dressing	3.00 x 1.75
6	M.Bath	2.50 x 1.20
7	B.Room 1	4.41 x 3.60
8	Terrace	3.27 x 1.25
9	B.Room 2	3.80 x 3.50
10	Bath	2.50 x 1.20



Villa 29 J
Ground Floor
Area : 121 M²
Garden : 200 M²

NO	Location	Dimension
1	Reception	7.60 x 7.20
2	Terrace	3.50 x 2.00
3	Kitchen	3.60 x 3.21
4	Toilet	2.50 x 1.10



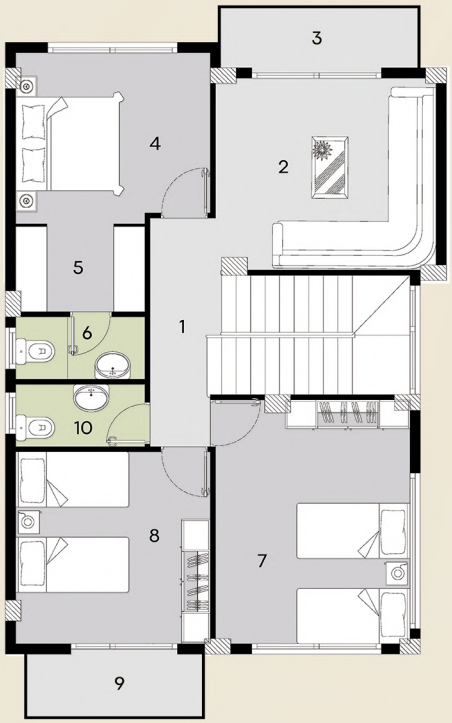
Villa 29 J
Roof Floor
Area : 44 M²

NO	Location	Dimension
1	Service	3.00 x 2.56
2	Store	1.60 x 1.20



VILLA

305 M²



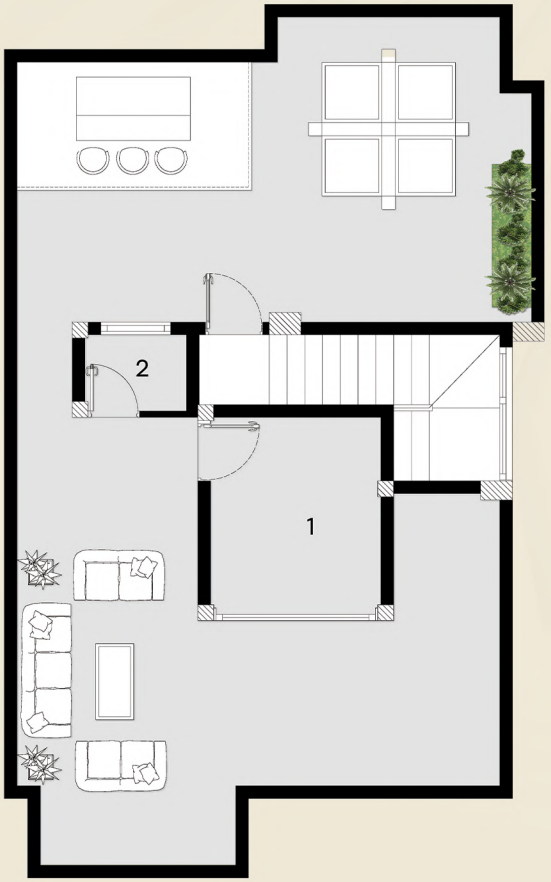
Villa 30 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 30 C
Ground Floor
Area : 121 M²
Garden : 200 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



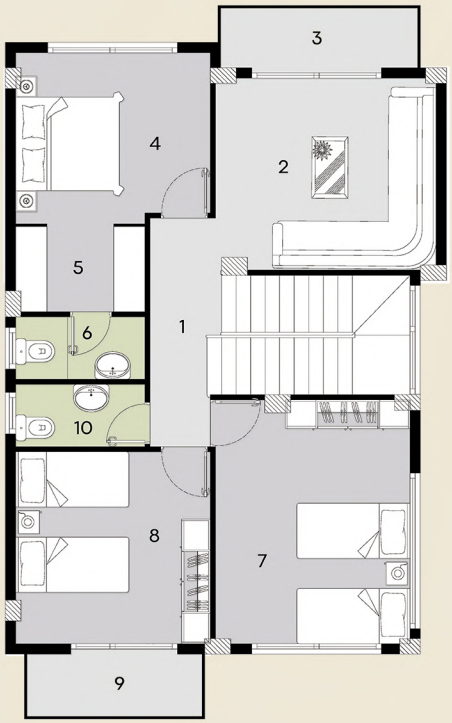
Villa 30 C
Roof Floor
Area : 44 M²

NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



VILLA

305 M²



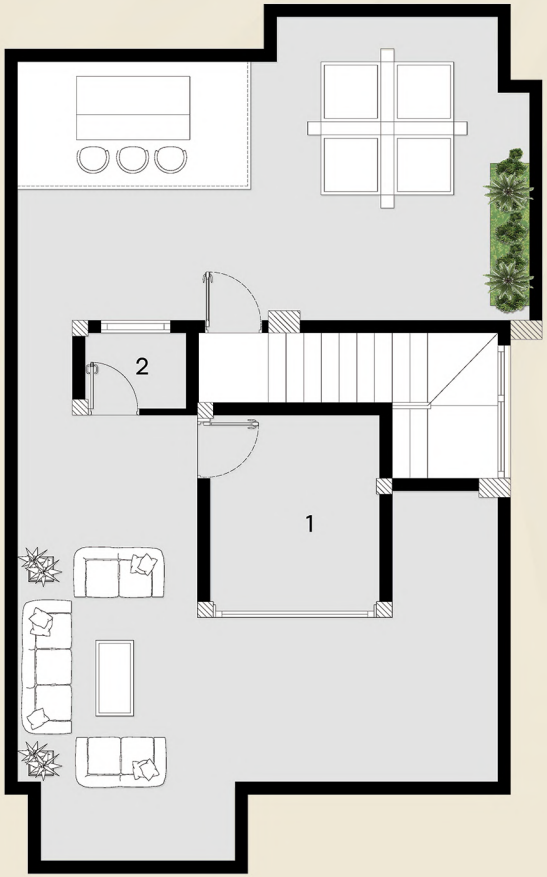
Villa 30 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 30 C
Ground Floor
Area : 121 M²
Garden : 200 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



Villa 31 C
Roof Floor
Area : 44 M²

NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20


Güzal®
NEW ZAYED
DESIGNED BY
ARCHRETE
17036