EVERY DREAM BEGINS WITH AN IDEA — A VISION OF THE PERFECT PLACE CALLED **HOME.**



LUXURY ‘
RESIDENCE

DISCOVER **EV LUXURY RESIDENCE** — WHERE MODERN ELEGANCE MEETS EXCEPTIONAL LIVING. NESTLED IN THE HEART OF EL SHEIKH ZAYED, **EV** OFFERS A REFINED RESIDENTIAL EXPERIENCE DESIGNED FOR THOSE WHO VALUE PRIVACY, COMFORT, AND CONTEMPORARY SOPHISTICATION. WITH PREMIUM FINISHES, SMART SPACE PLANNING, AND BREATHTAKING GREEN VIEWS, EVERY DETAIL IS CRAFTED TO ELEVATE YOUR LIFESTYLE. ENJOY SEAMLESS ACCESS TO MAJOR ROADS, TOP SCHOOLS, SHOPPING DESTINATIONS, AND VIBRANT LEISURE SPOTS — ALL JUST MINUTES AWAY.
EV LUXURY RESIDENCE IS MORE THAN A HOME ... IT'S A STATEMENT OF STYLE, QUALITY, AND ELEVATED LIVING.

THE HEART OF ZAYED.
THE PEAK OF LIVING.

**LUXURY
RESIDENCE**



EV LUXURY RESIDENCE IS MORE THAN A HOME

IT’S A STATEMENT OF STYLE, QUALITY, AND ELEVATED LIVING.

LUXURY ‘
RESIDENCE

REDEFINING PREMIUM LIVING IN EL SHEIKH ZAYED

EXPERIENCE AN EXCLUSIVE RESIDENTIAL COMMUNITY DESIGNED WITH PRECISION, ELEGANCE, AND UNMATCHED ATTENTION TO DETAIL. EV LUXURY RESIDENCE COMBINES MODERN ARCHITECTURE WITH SERENE LANDSCAPES TO CREATE A SOPHISTICATED ENVIRONMENT THAT FEELS BOTH INSPIRING AND INVITING.

[LIVE THE EXCEPTIONAL.
LIVE EV LUXURY RESIDENCE.]

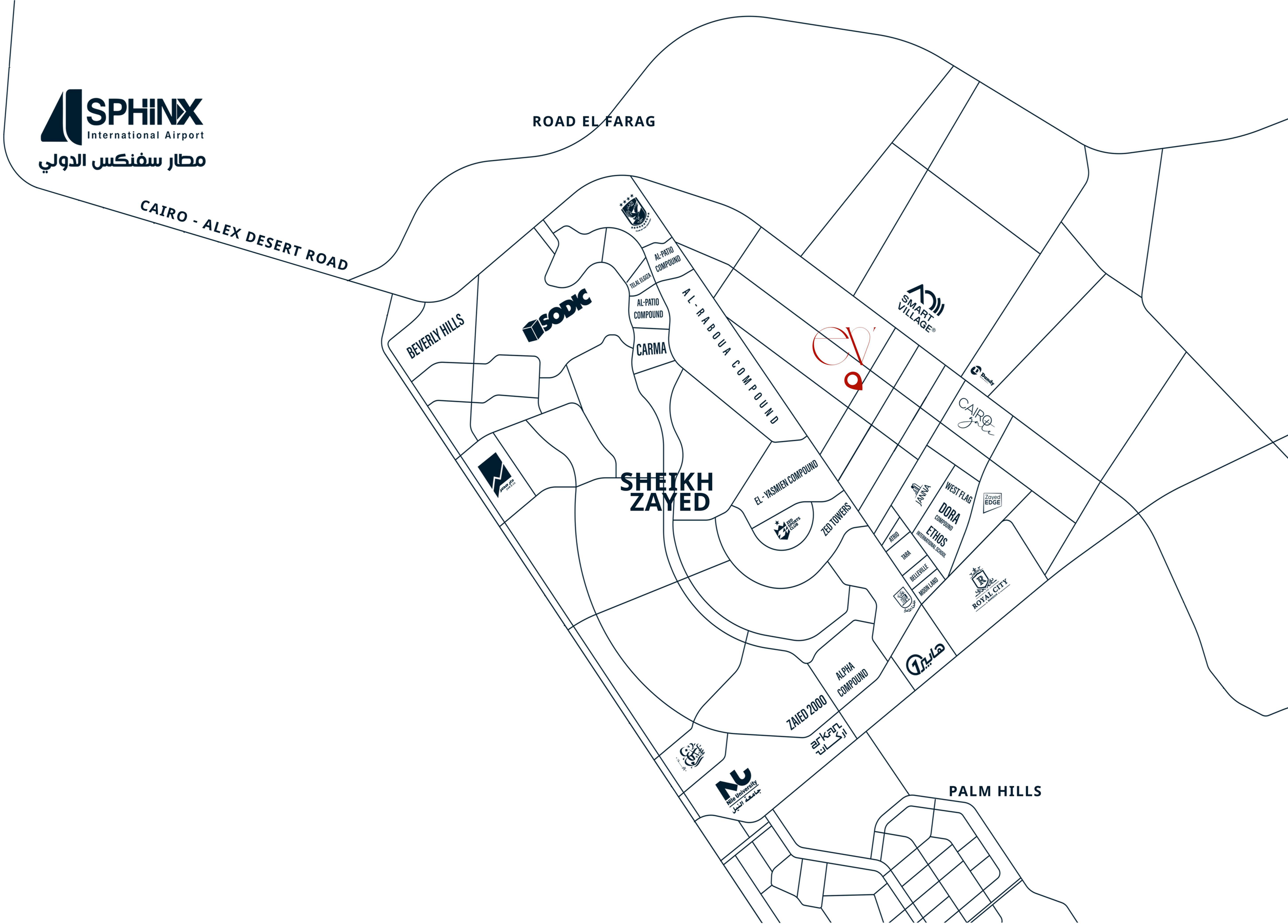


**LUXURY ‘
RESIDENCE**

LOCATION - SHEIKH ZAYED

EXPERIENCE AN EXCLUSIVE RESIDENTIAL COMMUNITY DESIGNED WITH PRECISION, ELEGANCE, AND UNMATCHED ATTENTION TO DETAIL




SPHINX
International Airport
مطار سفنكس الدولي
ROAD EL FARAG
CAIRO - ALEX DESERT ROAD
BEVERLY HILLS
SODIC
AL-PATIO COMPOUND
TEL AL-ELOIZA
AL-PATIO COMPOUND
CARMA
AL-RABOUA COMPOUND
SMART VILLAGE
ev
Thndr
CAIRO Gate
SHEIKH ZAYED
EL - YASMIEN COMPOUND
ZED SPORTS CLUB
ZED TOWERS
JANNA
WEST FLAG
DORA COMPOUND
Zayed EDGE
ETHOS INTERNATIONAL SCHOOL
ATRIO
TARA
BELLEVILLE
MOON LAND
ROYAL CITY
ALPHA COMPOUND
ZAIED 2000
arkan
Nile University
جامعة النيل
PALM HILLS

MASTERPLAN

IDEALLY SITUATED IN EL SHEIKH ZAYED, THE PROJECT OFFERS SEAMLESS CONNECTIVITY TO KEY DESTINATIONS, ENSURING CONVENIENCE WITHOUT COMPROMISING PRIVACY OR LUXURY. EVERY UNIT IS CRAFTED WITH HIGH-END FINISHES, SPACIOUS LAYOUTS, AND SMART DESIGN ELEMENTS THAT ELEVATE EVERYDAY LIVING.

LIVE THE EXCEPTIONAL.
LIVE EV LUXURY RESIDENCE.



LUXURY ‘
RESIDENCE



LUXURY ‘
RESIDENCE

[A PLACE FOR EVERYTHING]

[IDEALLY POSITIONED IN THE HEART OF EL SHEIKH ZAYED, THE PROJECT PLACES YOU STEPS AWAY FROM ESSENTIAL DESTINATIONS WHILE MAINTAINING AN ATMOSPHERE OF EXCLUSIVITY AND SERENITY. EACH RESIDENCE IS METICULOUSLY DESIGNED WITH PREMIUM FINISHES, GENEROUS SPACES, AND INTELLIGENT LAYOUTS—DELIVERING AN ELEVATED LIVING EXPERIENCE THATBLENDS COMFORT, ELEGANCE, AND MODERN CONVENIENCE.]



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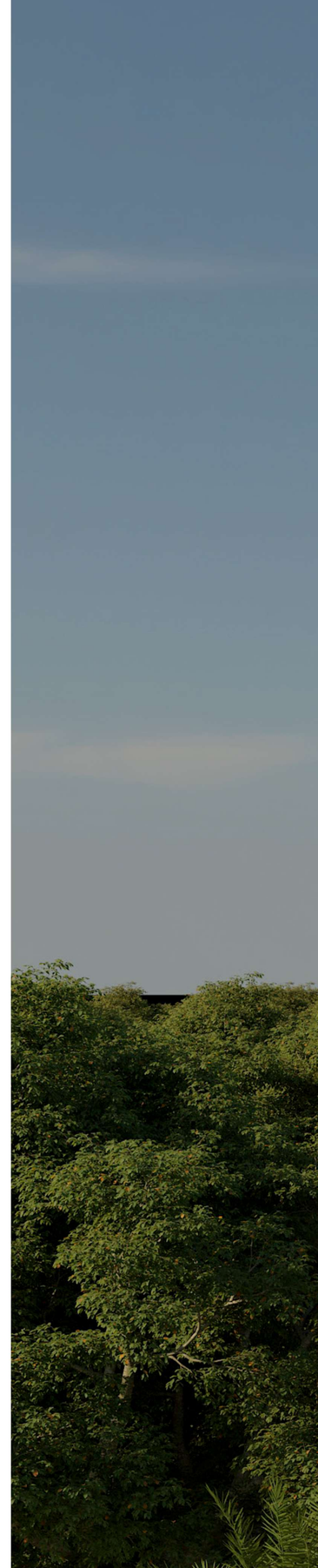


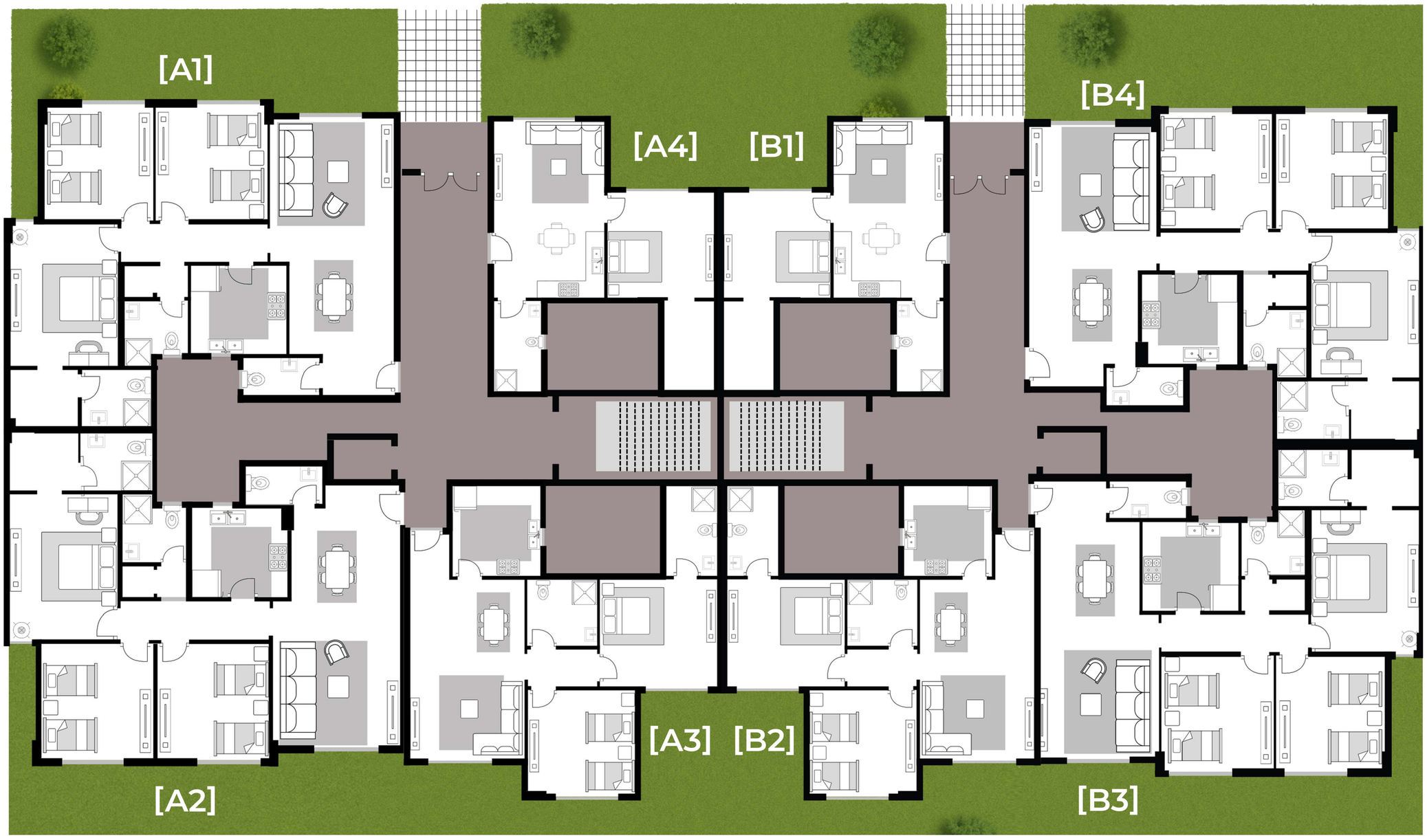
LUXURY ‘
RESIDENCE

[APARTMENT]

[BUILDING - A -B]

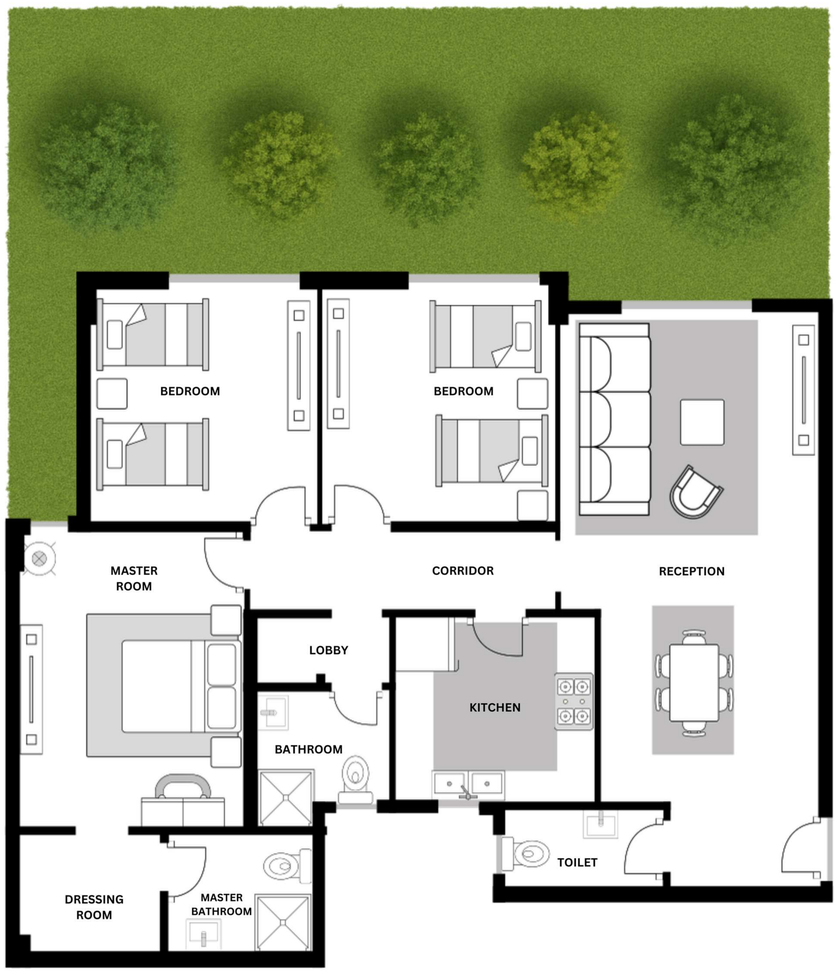


[GROUND - FLOOR]



LUXURY ‘
RESIDENCE

[APARTMENT] [A1] [B4]



162 M2

GARDEN	38.5 X3
RECEPTION	8.70 X4.5
TOILET	1.20X 2.40
KITCHEN	2.80X3.00
B. ROOM	3.60X3.50
BATHROOM	1.70X2.00
LOBBY	1.00X2.00
B.ROOM 2	3.60X3.45
M.B ROOM	4.50X3.40
DRESSING	1.80X2.15
M.BATH	1.80X2.20

[APARTMENT]

[A2] [B3]

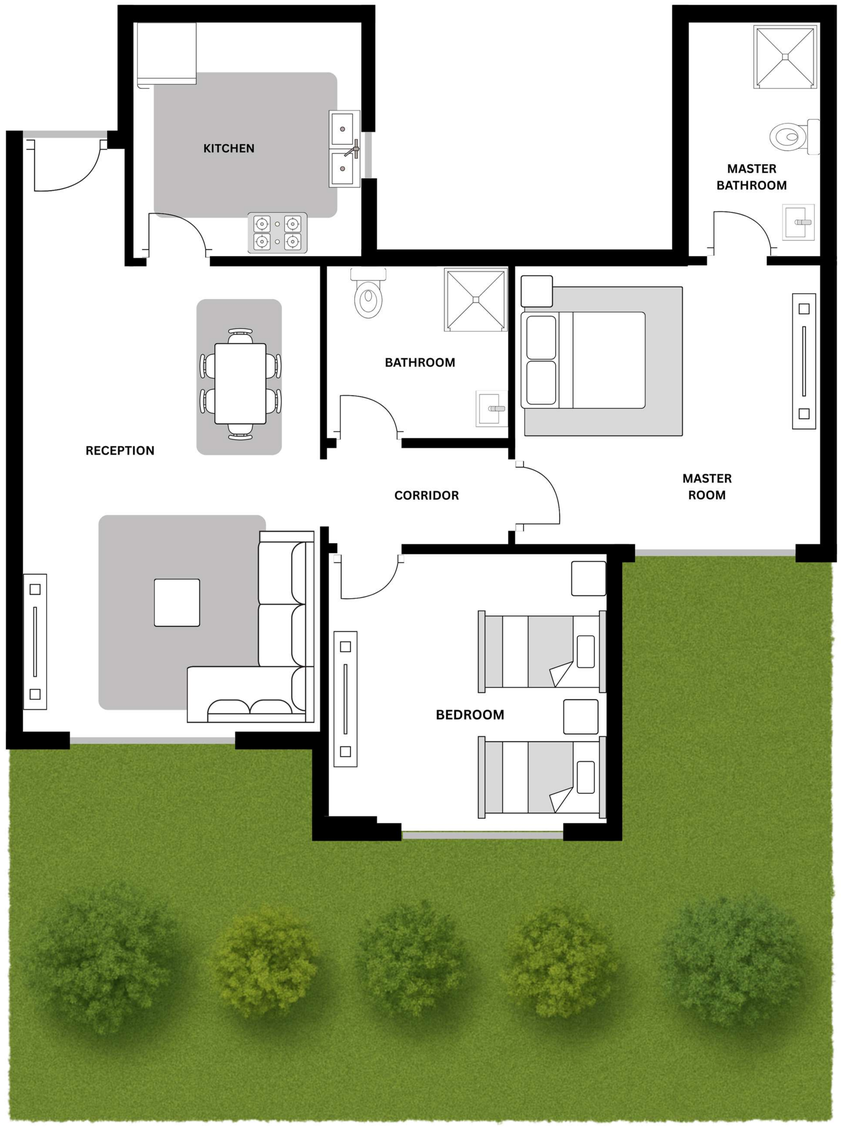
162 M2

GARDEN	38.5 X3
RECEPTION	8.70 X4.5
TOILET	1.20X 2.40
KITCHEN	2.80X3.00
B. ROOM	3.60X3.50
BATHROOM	1.70X2.00
LOBBY	1.00X2.00
B.ROOM 2	3.60X3.45
M.B ROOM	4.50X3.40
DRESSING	1.80X2.15
M.BATH	1.80X2.20



LUXURY ‘ RESIDENCE

[APARTMENT] [A3] [B2]



111 M2

KITCHEN	2.90X2.80
B.ROOM	3.35 X 3.40
RECEPTION	5.70X3.65
BATH	2.10X2.20
M.B.ROOM	3.40X3.70
M.BATH	2.90X1.60
CORRIDOR	1.20X2.20
GARDEN	73 X 6

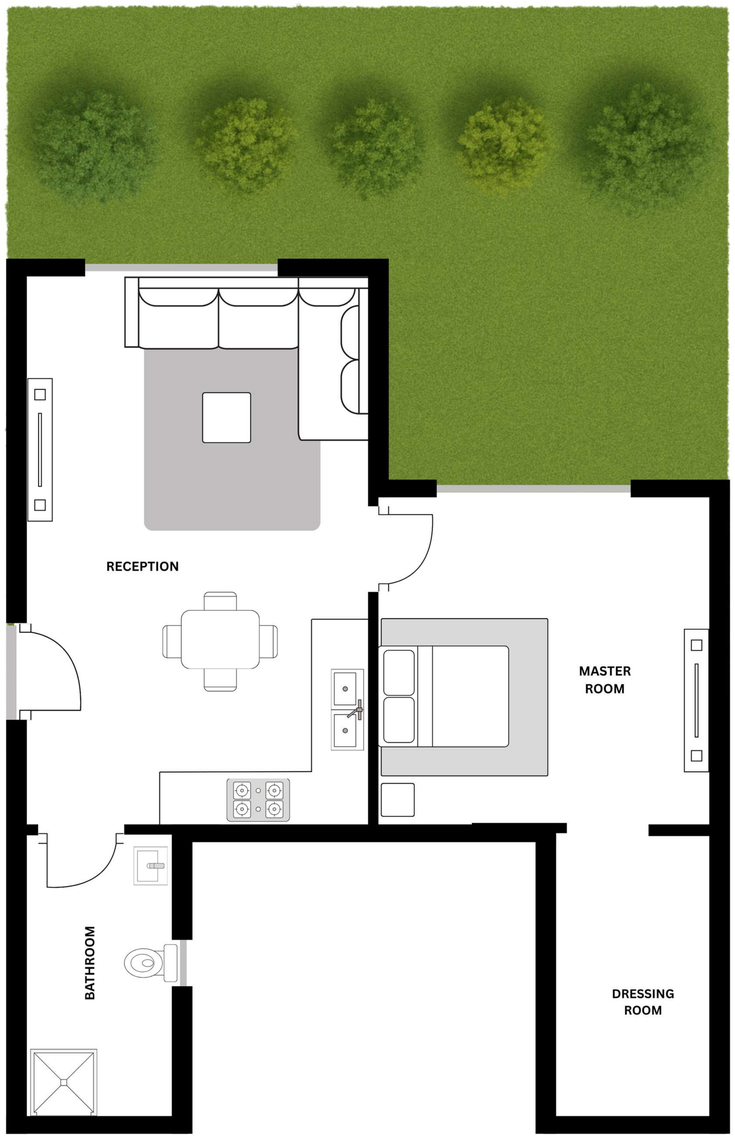


[APARTMENT]

[A4] [B1]

66 M2

GARDEN	30X 3
RECEPTION	5.70X3.55
BATH	2.90X1.50
M.B.ROOM	3.40X3.45
DRESSING	2.90X1.60



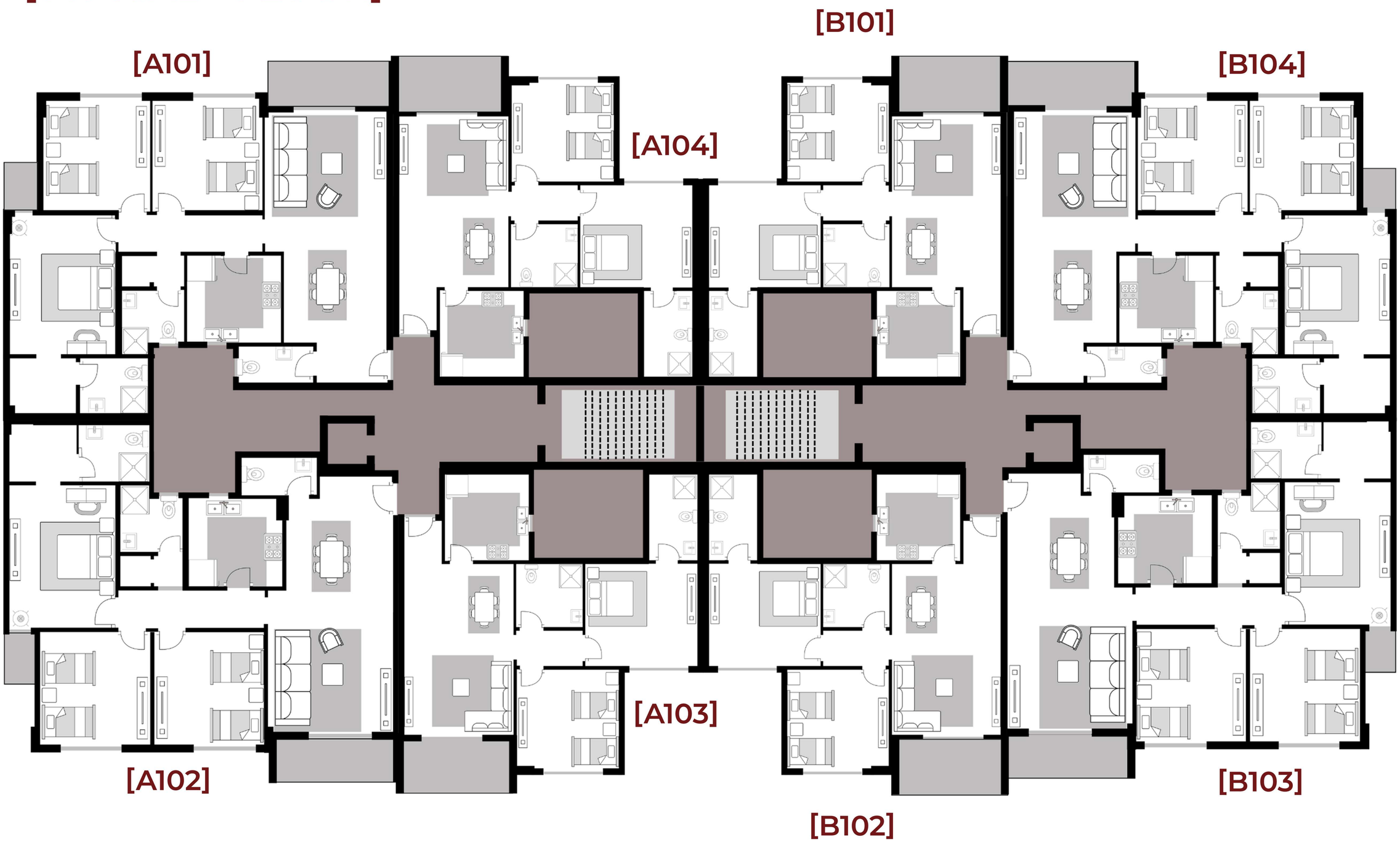
LUXURY ‘
RESIDENCE

[APARTMENT]

[BUILDING - A -B]



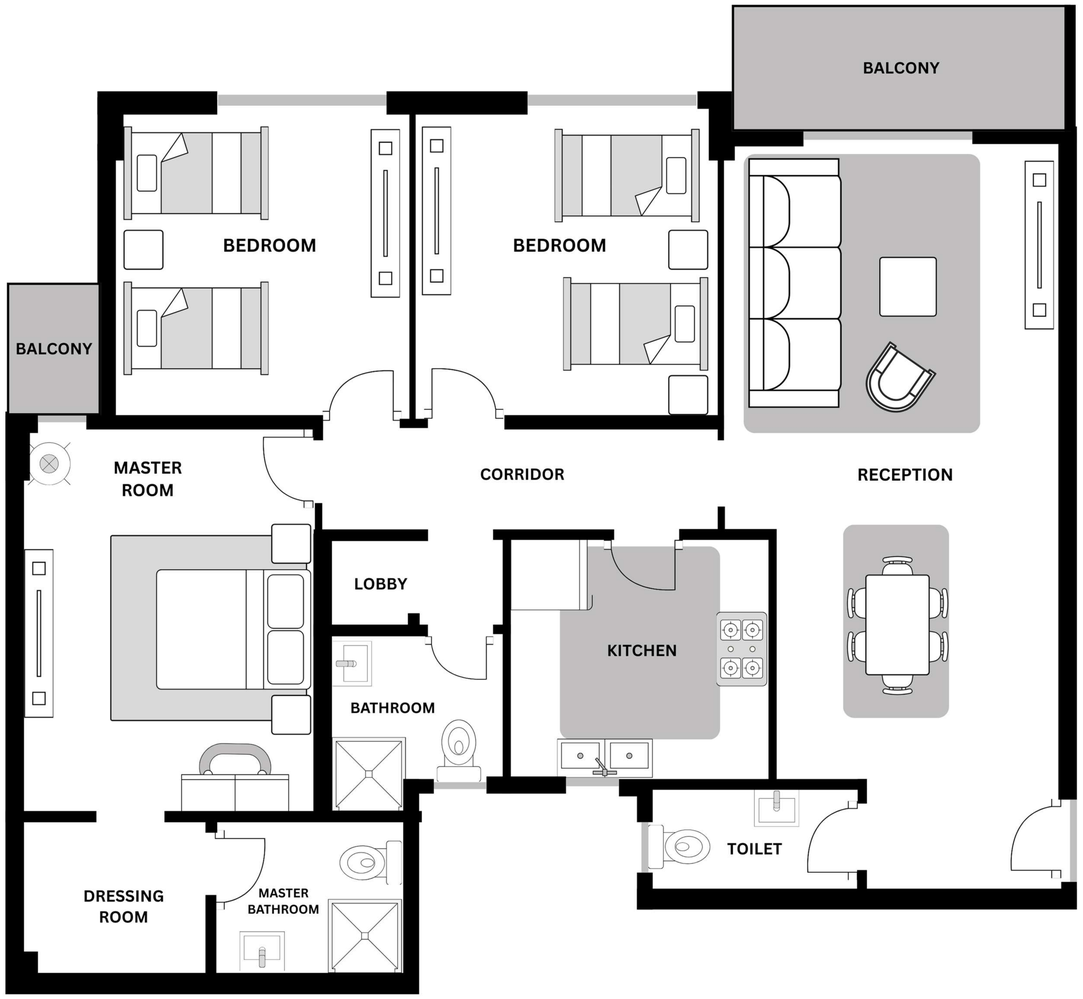
[TYPICAL - FLOOR]



LUXURY ‘ RESIDENCE

[APARTMENT]

[A101] [B104]



162 M2

BALCONY	1.20X0.85
M.BATH.R	1.80X2.20
RECEPTION	8.70X3.90
TOILET	1.20X2.40
BALCONY	1.20X3.80
CORRIDOR	1.20X4.60
KITCHEN	2.85X3.00
B.ROOM	3.60X3.50
B.ROOM 2	3.60X3.45
TOILET	1.70X2.00
M.B.ROOM	4.50X3.40
DRESSING	1.80X2.15

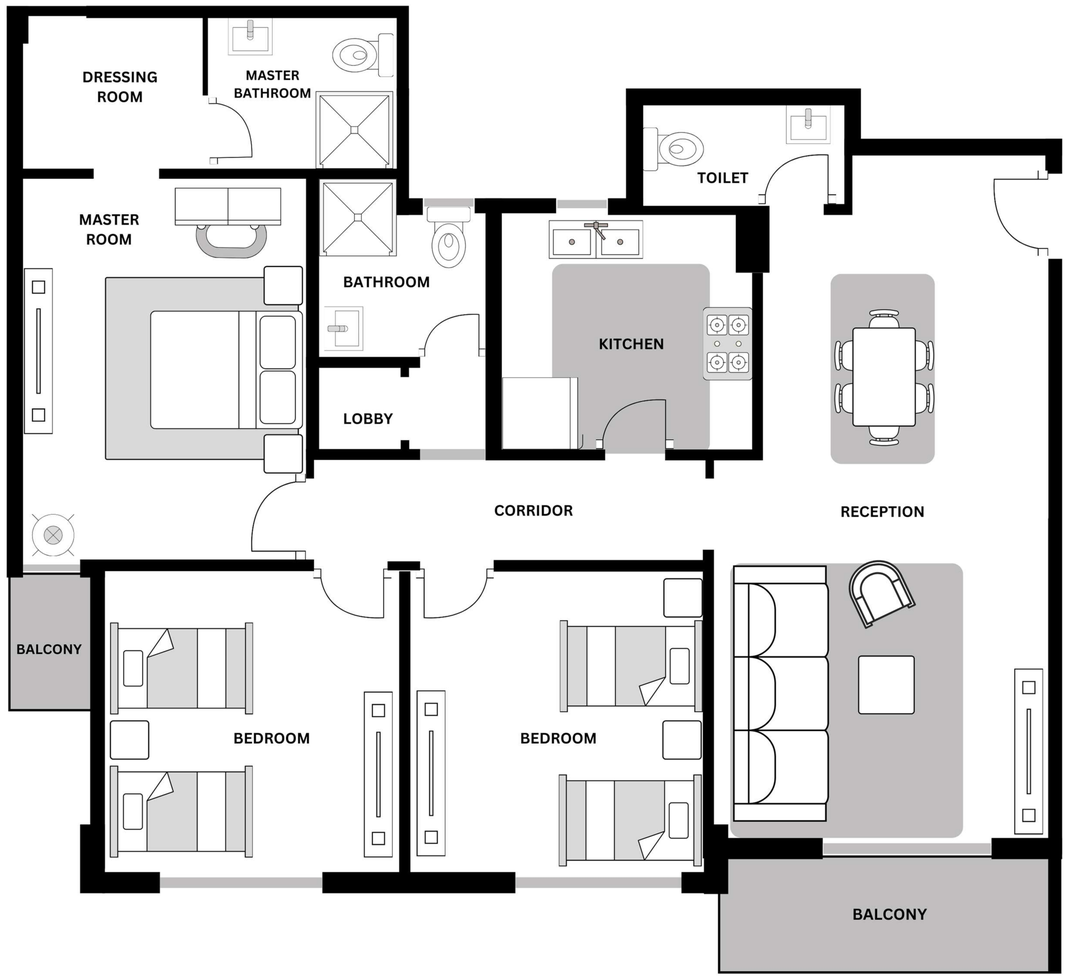


[APARTMENT]

[A102] [B103]

162 M2

BALCONY	1.20X0.85
BALCONY	1.25X3.90
BATHROOM	1.70X2.00
KITCHEN	2.85X3.00
BEDROOM	3.60X3.50
RECEPTION	8.10X3.95
BATH	1.20X2.40
M.B.ROOM	4.50X3.40
DRESSING	1.80X2.15
M.BATH.R	1.80X2.20
BEDROOM2	3.60X3.45
CORRIDOR	1.20X4.60



LUXURY ‘ RESIDENCE

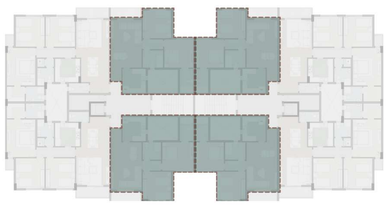
[APARTMENT]

[A103] [A104] [B102] [B101]



111 M2

BALCONY	1.20X3.55
KITCHEN	2.90X2.80
BEDROOM	3.35X3.40
RECEPTION	5.70X3.65
BATH	2.10X2.20
M.B.ROOM	3.40X3.70
M.BATH	2.90X1.60
CORRIDOR	1.20X2.20





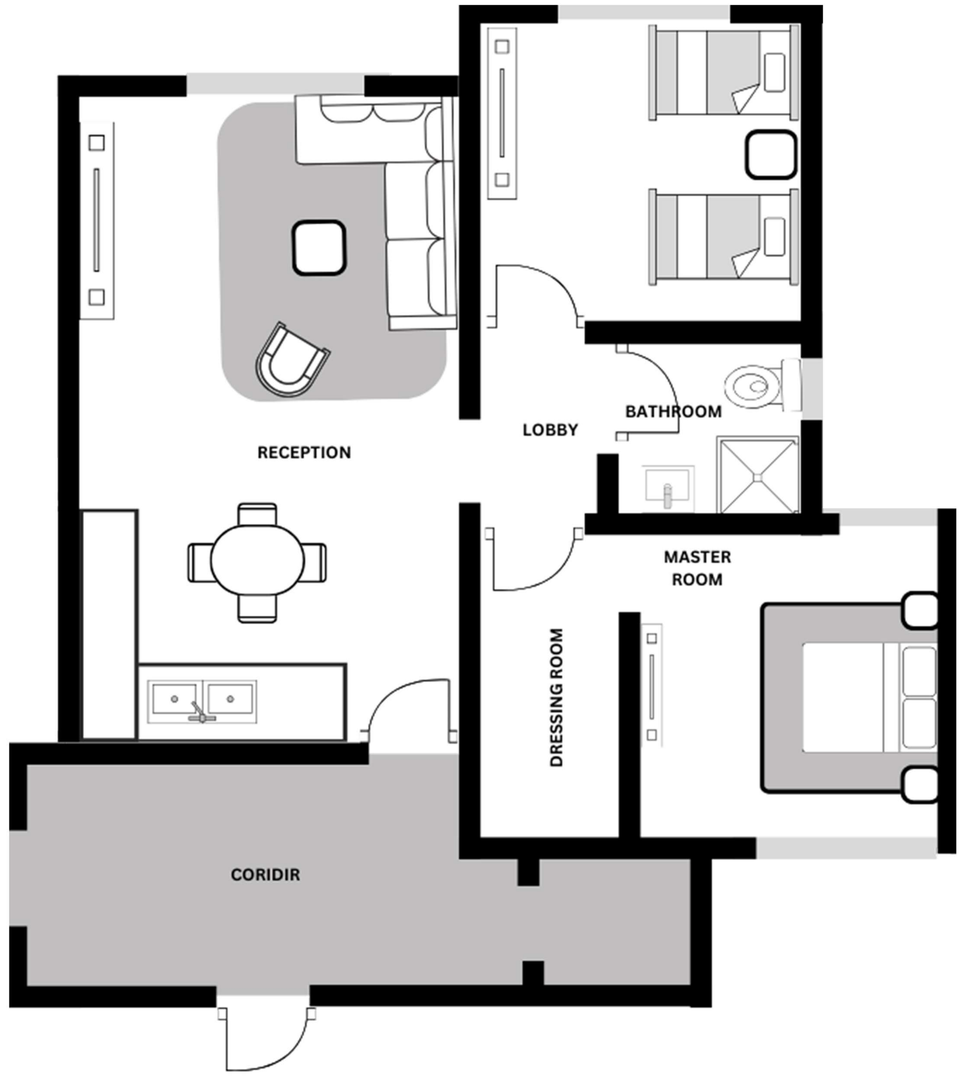
[APARTMENT]

59 M2

LOBBY	1.80X1.30
B.ROOM	3.40X3.40
RECEPTION	6.90X4.20
BATH	1.80X2.00
M.B.ROOM	3.30X3.30
DRESSING	1.00X0.80

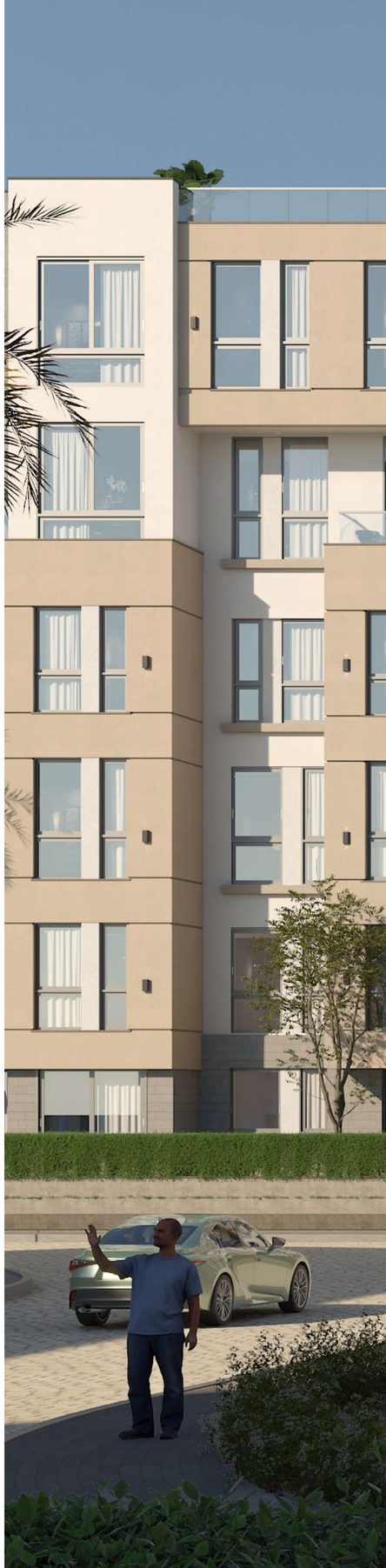


[ROOF - FLOOR]



LUXURY ‘
RESIDENCE



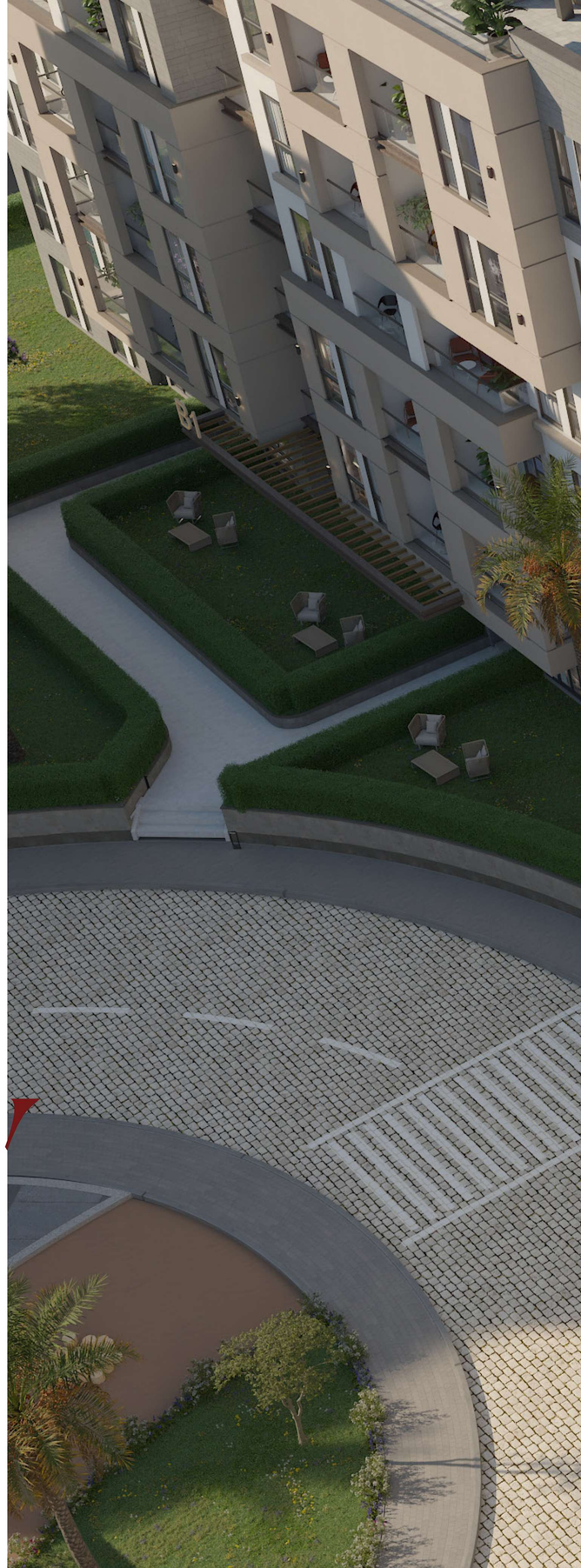


LUXURY ‘
RESIDENCE


B1

LUXURY ‘ RESIDENCE





LUXURY '
RESIDENCE




B1
B1

[LANDSCAPED GARDENS]

EV LUXURY RESIDENCE — THE LANDSCAPED GARDENS AT **[EV LUXURY RESIDENCE]** BRING NATURE TO THE HEART OF THE COMMUNITY. DESIGNED WITH LUSH GREENERY, WALKING PATHS, AND RELAXING SEATING POCKETS, THE OUTDOOR AREAS OFFER A PEACEFUL ESCAPE JUST STEPS FROM HOME. EVERY CORNER IS CRAFTED TO BLEND BEAUTY WITH FUNCTIONALITY, CREATING A REFRESHING ENVIRONMENT WHERE RESIDENTS CAN UNWIND, CONNECT, AND ENJOY A TRULY ELEVATED L I F E S T Y L E . .

ALL RIGHTS
RESERVED //

LAYERED GREENERY

**LUXURY ‘
RESIDENCE**

[PARKS AND PICNIC AREAS]

EV LUXURY RESIDENCE — FEATURES BEAUTIFULLY PLANNED PARKS AND PICNIC AREAS THAT BRING FAMILIES AND FRIENDS TOGETHER IN A RELAXED OUTDOOR SETTING. WITH OPEN GREEN SPACES, SHADED SPOTS, AND DEDICATED SEATING ZONES, THESE AREAS OFFER THE PERFECT PLACE TO UNWIND, ENJOY A MEAL, OR SPEND QUALITY TIME IN NATURE. IT'S A WELCOMING ENVIRONMENT DESIGNED FOR EVERYDAY COMFORT AND MEMORABLE MOMENTS..

ALL RIGHTS
RESERVED //

COMFORTABLE SEATING ZONES

LUXURY ‘
RESIDENCE

[WALKING TRAILS]

EV LUXURY RESIDENCE — OFFERS BEAUTIFULLY DESIGNED WALKING TRAILS THAT WEAVE THROUGH LUSH GREEN SPACES, CREATING THE PERFECT PATH FOR DAILY STROLLS, LIGHT EXERCISE, OR PEACEFUL MOMENTS IN NATURE. THESE WELL-LIT, SCENIC TRAILS PROVIDE RESIDENTS WITH A SAFE AND REFRESHING ENVIRONMENT TO STAY ACTIVE AND ENJOY THE OUTDOORS.

ALL RIGHTS
RESERVED //

THE PATHWAYS OFFER A CALM

LUXURY '
RESIDENCE

[SWIMMING POOLS]

EV LUXURY RESIDENCE — FEATURES MODERN SWIMMING POOLS DESIGNED FOR BOTH RELAXATION AND RECREATION. WITH CLEAN, ELEGANT LAYOUTS AND COMFORTABLE LOUNGING ZONES, THE POOL AREA OFFERS A REFRESHING ESCAPE FOR FAMILIES AND RESIDENTS ALIKE. WHETHER YOU'RE COOLING OFF, UNWINDING, OR ENJOYING A SUNNY DAY, IT'S THE PERFECT SPOT TO ELEVATE YOUR EVERYDAY LIFESTYLE.

ALL RIGHTS
RESERVED //

STYLISH SUNBEDS

LUXURY ‘
RESIDENCE

[SECURITY SYSTEM]

EV LUXURY RESIDENCE — IS EQUIPPED WITH A COMPREHENSIVE SECURITY SYSTEM TO ENSURE RESIDENTS' SAFETY AND PEACE OF MIND. FEATURING 24/7 SURVEILLANCE, CONTROLLED ACCESS POINTS, AND TRAINED PERSONNEL, THE COMMUNITY PROVIDES A SECURE ENVIRONMENT WHERE FAMILIES CAN LIVE, RELAX, AND ENJOY EVERY MOMENT WITHOUT WORRY.

ALL RIGHTS
RESERVED //

SECURE ENTRY POINTS

LUXURY ‘
RESIDENCE

[SHOPPING MALL]

EV LUXURY RESIDENCE — FEATURES A MODERN SHOPPING MALL AT THE HEART OF THE COMMUNITY, OFFERING RESIDENTS EASY ACCESS TO RETAIL, DINING, AND ENTERTAINMENT. WITH A VARIETY OF SHOPS, CAFÉS, AND LEISURE OPTIONS, IT PROVIDES A VIBRANT SOCIAL HUB WHERE CONVENIENCE MEETS LIFESTYLE, ALL JUST STEPS FROM HOME.

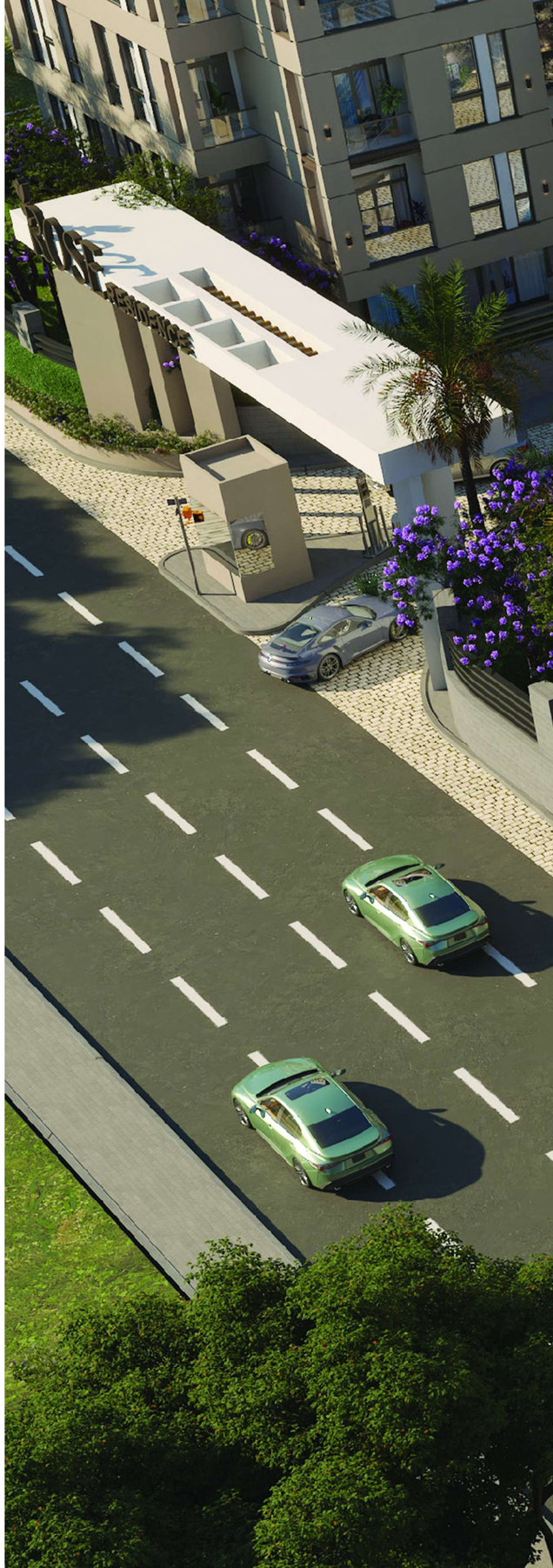
ALL RIGHTS
RESERVED //

SOCIALIZING WITHOUT LEAVING THE COMMUNITY

LUXURY ‘
RESIDENCE

[SHOPPING MALL]

ALL RIGHTS
RESERVED //




A1
B1

[PARKING FACILITIES]

EV LUXURY RESIDENCE — PROVIDES AMPLE, SECURE PARKING SPACES FOR RESIDENTS AND VISITORS. WITH WELL-ORGANIZED LAYOUTS AND EASY ACCESS, THE PARKING FACILITIES ENSURE CONVENIENCE, SAFETY, AND A HASSLE-FREE EXPERIENCE EVERY DAY.

ALL RIGHTS
RESERVED //

SECURE & CONVENIENT PARKING

LUXURY ‘
RESIDENCE

[OPEN-AIR RECREATION]

EV LUXURY RESIDENCE — OFFERS OPEN-AIR RECREATION SPACES WHERE RESIDENTS CAN RELAX, PLAY, AND ENJOY NATURE. THESE AREAS PROVIDE A REFRESHING ENVIRONMENT FOR FITNESS, LEISURE, AND QUALITY TIME OUTDOORS.

ALL RIGHTS
RESERVED //

REFRESHING SETTING

LUXURY ‘
RESIDENCE

[ELECTRIC VEHICLE CHARGING]

AT **EV LUXURY RESIDENCE** — SUSTAINABILITY MEETS CONVENIENCE. OUR ELECTRIC VEHICLE CHARGING STATIONS OFFER RESIDENTS A RELIABLE, MODERN, AND FAST-CHARGING EXPERIENCE. DESIGNED FOR TODAY'S ECO-FRIENDLY LIFESTYLE, THE EV CHARGING AREA MAKES GREEN LIVING EASIER THAN EVER — KEEPING YOU POWERED, C O N N E C T E D .

ALL RIGHTS
RESERVED //

READY FOR THE ROAD

LUXURY ‘
RESIDENCE

[BARBECUE AREA]

IMAGINE RELAXED AFTERNOONS FILLED WITH GOOD FOOD AND GOOD COMPANY. AT **EV LUXURY RESIDENCE**, THE BARBECUE AREA IS DESIGNED FOR HEARTWARMING MOMENTS — WHETHER IT'S A FAMILY GATHERING, A CASUAL GRILL NIGHT WITH FRIENDS, OR A WEEKEND CELEBRATION. WITH COMFORTABLE SEATING, BEAUTIFUL GREEN SURROUNDINGS, AND A COZY OUTDOOR AMBIANCE, IT'S THE PERFECT SPOT TO UNWIND AND SHARE DELICIOUS MEMORIES.

ALL RIGHTS
RESERVED //

HEARTWARMING MOMENTS

LUXURY ‘
RESIDENCE

[THE CLUBHOUSE]

WELCOME TO THE HEART OF **EV** — A CLUBHOUSE THAT BLENDS STYLE, COMFORT, AND COMMUNITY. FROM LOUNGE AREAS TO MULTIPURPOSE SPACES, IT'S A SOCIAL HUB WHERE RESIDENTS CAN RELAX, CONNECT, OR CELEBRATE. WHETHER YOU'RE HOSTING A PRIVATE EVENT, MEETING FRIENDS, OR TAKING A QUIET MOMENT FOR YOURSELF, THE CLUBHOUSE DELIVERS A PREMIUM EXPERIENCE.

ALL RIGHTS
RESERVED //

CONNECT, AND ENJOY LEISURE TIME.

LUXURY
RESIDENCE

[CAFÉ & RESTAURANT]

ENJOY A VIBRANT CULINARY DESTINATION DESIGNED TO ELEVATE YOUR DAILY ROUTINE. THE CAFÉ AND RESTAURANT AREA OFFERS A REFINED ATMOSPHERE WHERE RESIDENTS AND VISITORS CAN UNWIND, MEET FRIENDS, OR ENJOY A PREMIUM DINING EXPERIENCE. WITH A CURATED MENU, STYLISH INTERIORS, AND EXCEPTIONAL SERVICE, IT BECOMES THE PERFECT SPOT FOR MORNING COFFEE, BUSINESS LUNCHES, OR RELAXING EVENING MEALS.

A SPACE WHERE GREAT FLAVORS, COMFORT, AND ELEGANCE COME TOGETHER SEAMLESSLY.

ALL RIGHTS RESERVED //

A TASTE OF REFINED LIVING

LUXURY ‘
RESIDENCE



aloula Developments

EVERY DREAM BEGINS WITH AN IDEA — A VISION OF THE PERFECT PLACE CALLED HOME.

FROM CONCEPT TO COMPLETION, OUR TEAM BRINGS INNOVATION, PRECISION, AND PASSION TO EVERY PROJECT. YOUR IDEAS ARE THE FOUNDATION OF OUR WORK, BECAUSE YOUR DREAMS DESERVE MORE THAN IMAGINATION—THEY DESERVE A HOME WHERE IDEAS TRULY COME TO LIFE.

EV – **EL SHEIKH ZAYED**



— Where Vision Leads.

LUXURY’
RESIDENCE

PROJECT BY aloula Developments

HEADQUARTERS

15514

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