
NEW
BORG
EL ARAB
ملاز
MALAAZ

JDAR GROUP

چـــدار جـــروب

Jawaria Developments is the developer of **Malaaz** and a member of **Jdar Group**, a fully integrated real estate group operating through a unified model that combines development, construction, design, and property management. This integrated structure ensures consistent quality, operational efficiency, and long-term value across all projects.

The group's portfolio includes landmark developments such as Youd Ras El Hekma, Sea View Ras El Hekma, and Calma Sahl Hasheesh. At Malaaz, the group's collective expertise comes together to deliver a refined, professionally managed development designed to maintain its quality and value over time.

JDAR DEVELOPMENTS

JAWARIA DEVELOPMENTS

My Sketch

JAHEZ PROPERTY MANAGEMENT

S.A.E ALSARAYA CONTRACTOR

RAS EL HEKMA youd

CALMA SAHL HASHEESH

SEA VIEW RAS ELHEKMA

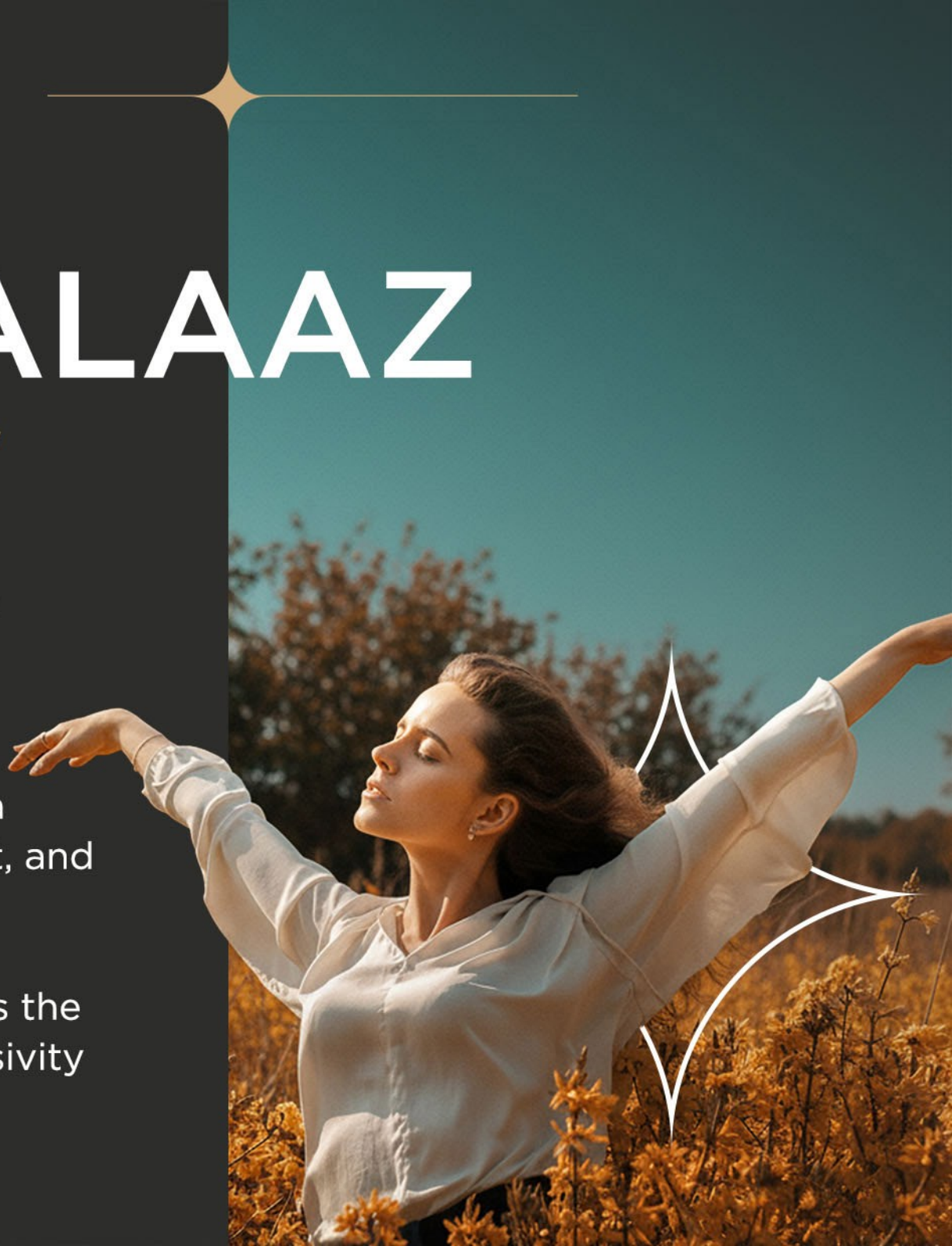
About MALAAZ

Where Serenity Meets Luxury

Malaaz is more than a residence, it is a sanctuary.

Designed to blend modern elegance with natural tranquility, Malaaz offers a lifestyle that balances privacy, comfort, and sophistication.

With villas thoughtfully planned across the community, every detail reflects exclusivity and refined living.

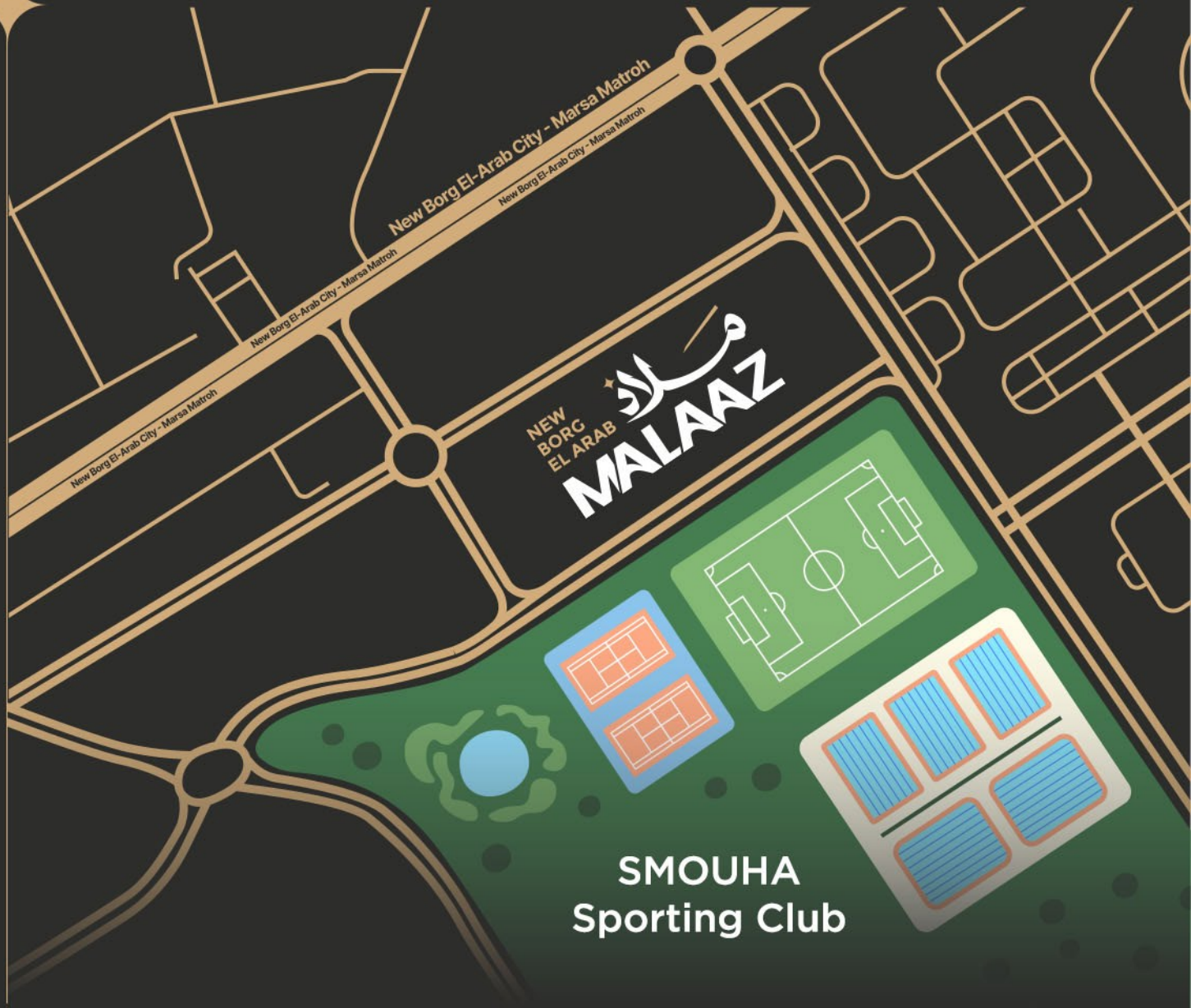


Strategic Location

Malaaz enjoys a strategic location in New Borg El Arab City, Alexandria, placing you at the center of everything.

With direct access to major roads and proximity to key landmarks, residents can enjoy both convenience and exclusivity.

Covering all aspects of modern living, Malaaz ensures that business, leisure, and family needs are always within reach.



POSITIONED for Life, Work, and Growth.

Malaaz enjoys a prime first-row location directly on Smouha Sporting Club, placing it at the heart of New Borg El Arab's most strategic destinations. The project offers seamless connectivity, being just 35 minutes from **Alexandria**, 15 minutes from **Borg El Arab Stadium**, and 10 minutes from **Borg El Arab International Airport**. Residents are also only 10 minutes away from **Egypt's North Coast** and 2 minutes from **Egypt-Japan University** of Science and Technology (E-JUST).

Malaaz is further distinguished by its proximity to New Borg El Arab Downtown, the Université Senghor, and the City of Scientific Research and Technological Applications, all within 2 minutes making it an exceptional address that balances accessibility, connectivity, and long-term value.

35 mins
Alexandria

15 mins
Borg El Arab Stadium

10 mins
Borg El Arab International Airport

10 mins
Egypt's North Coast

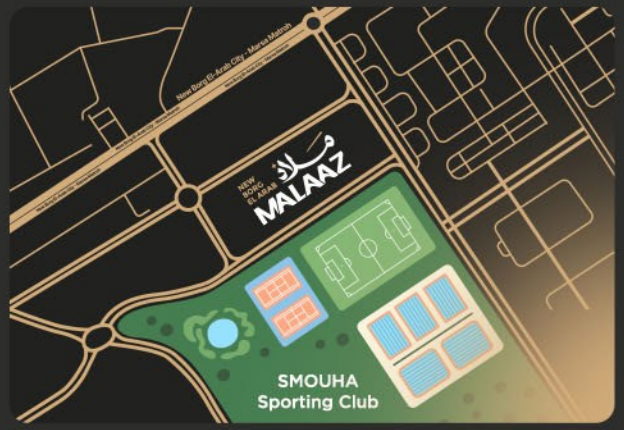
2 mins
(E-JUST) University

2 mins
Université Senghor

Our Facilities

Prime Location

Strategically situated with easy access to major roads and city hubs.



Exclusive Community

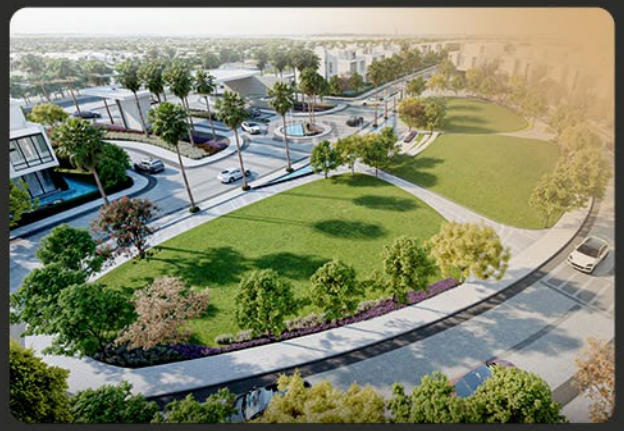
A villas only compound offering privacy and a refined neighborhood experience.





Architectural Elegance

Contemporary villa designs that combine modern aesthetics with timeless sophistication.



Green Landscapes

Covering %60 of the total area, wide open spaces and lush greenery bring serenity to everyday life.



Integrated Services

Security, maintenance, and lifestyle facilities designed for comfort and peace of mind.



MASTER PLAN

NEW BORG EL ARAB
ملاذ
MALAAZ



MASTER PLAN

NEW BORG EL ARAB
MALAAZ


First Raw on Smouha Club


First Raw on Smouha Club



The ClubHouse

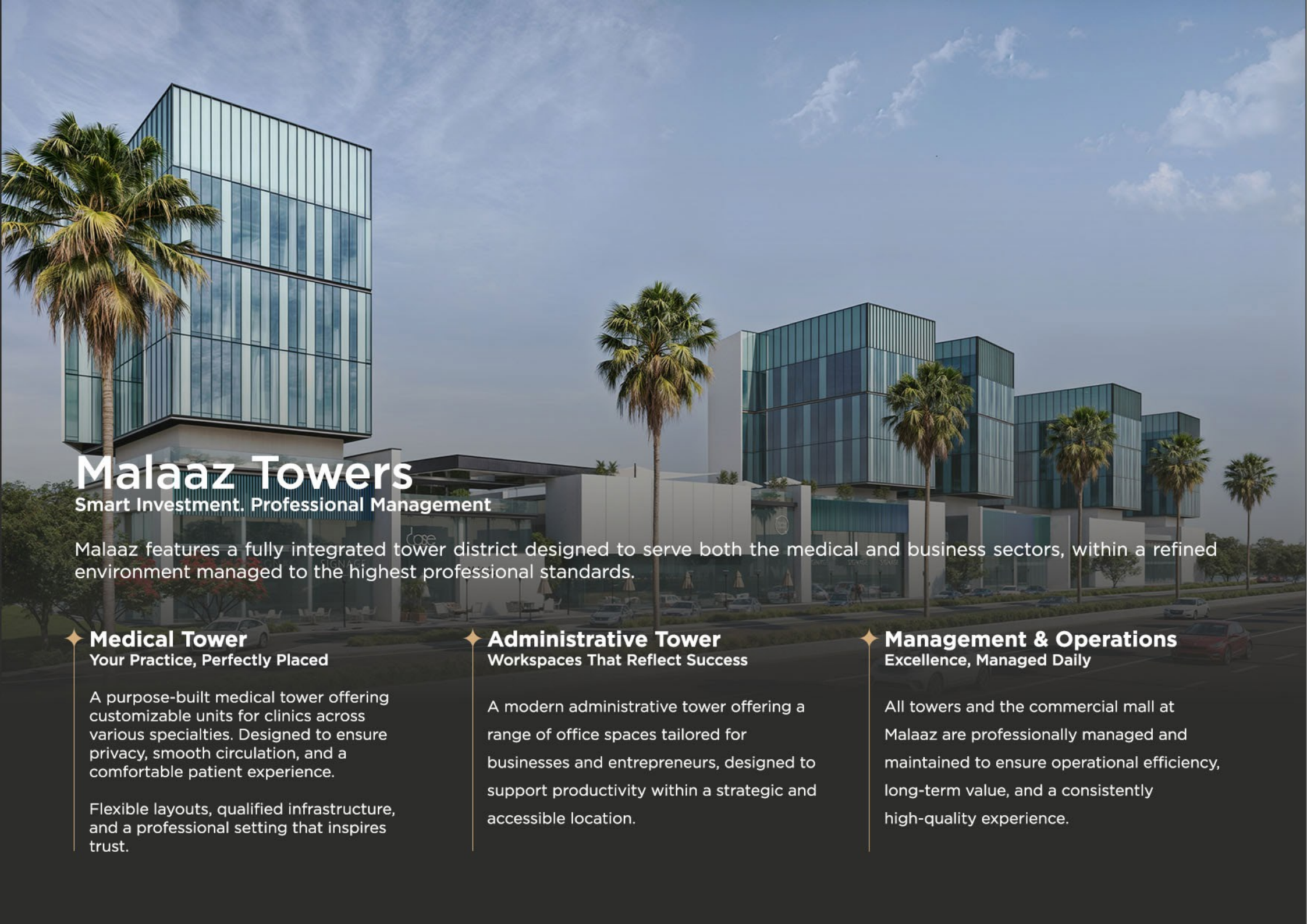

Open Spaces



The Gate



Malaaz Strip Mall



Malaaz Towers

Smart Investment. Professional Management

Malaaz features a fully integrated tower district designed to serve both the medical and business sectors, within a refined environment managed to the highest professional standards.

Medical Tower

Your Practice, Perfectly Placed

A purpose-built medical tower offering customizable units for clinics across various specialties. Designed to ensure privacy, smooth circulation, and a comfortable patient experience.

Flexible layouts, qualified infrastructure, and a professional setting that inspires trust.

Administrative Tower

Workspaces That Reflect Success

A modern administrative tower offering a range of office spaces tailored for businesses and entrepreneurs, designed to support productivity within a strategic and accessible location.

Management & Operations

Excellence, Managed Daily

All towers and the commercial mall at Malaaz are professionally managed and maintained to ensure operational efficiency, long-term value, and a consistently high-quality experience.

VILLA TYPES

Luxury Standalone

Prime Twin House

Elite Town House


Luxury Standalone


Luxury Standalone
C 05

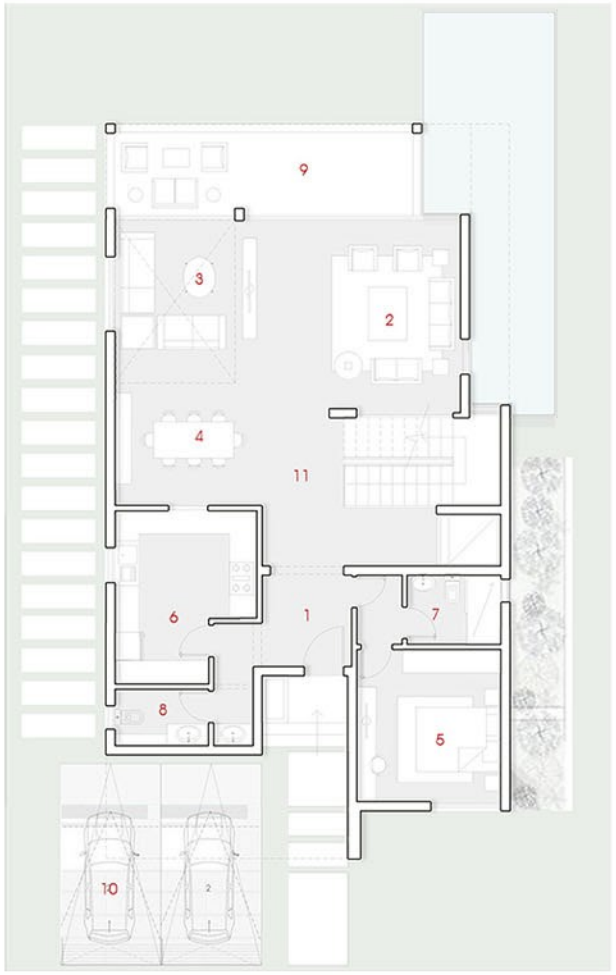

Luxury Standalone


Luxury Standalone

Luxury Standalone

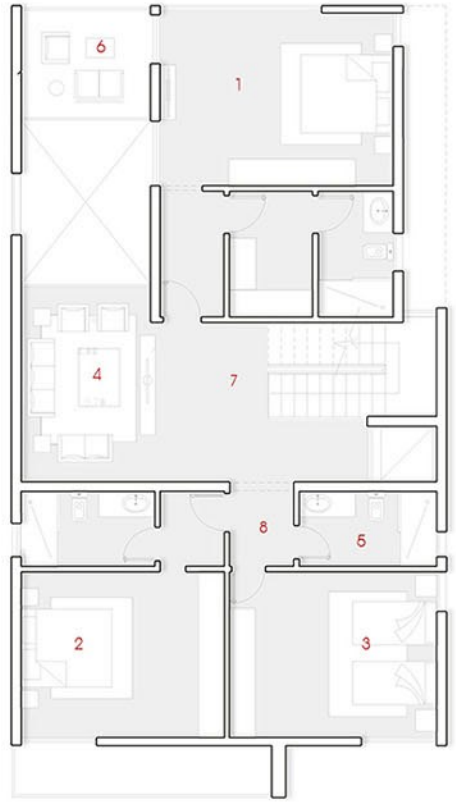
Built Up Area: **486 m²**

Land Area: **from 375 m² to 500 m²**



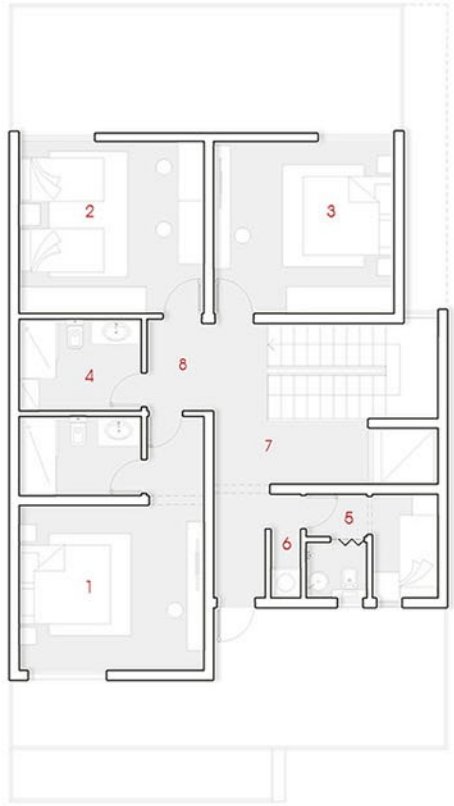
Ground Floor : 152 m²
Garden Area : from 225 m² to 350 m²

1.	Entrance	4.28 x 2.20
2.	Living Space	5.05 x 4.85
3.	Reception	4.04 x 3.00
4.	Dining Room	3.65 x 3.05
5.	Master Bedroom	5.65 x 3.60
6.	Kitchen	4.35 x 3.55
7.	Master Bathroom	2.35 x 1.75
8.	Guest Bathroom	3.45 x 1.43
9.	Terrace	7.80 x 2.20
10.	Parking Lot	2.50 x 5.00
11.	Stairs Corridor	3.75 x 5.95



First Floor : 171 m²

1.	Master Bedroom 1	7.05 x 5.40
2.	Master Bedroom 2	5.70 x 4.70
3.	Bedroom 1	4.80 x 3.85
4.	LivingSpace	4.50 x 3.00
5.	Bathroom	3.20 x 1.75
6.	Terrace	3.00 x 2.50
7.	Stairs Corridor	6.60 x 3.70
8.	Corridor	1.50 x 1.75



Second Floor : 163 m²

1.	Master Bedroom	5.85 x 4.25
2.	Bedroom 1	4.25 x 3.95
3.	Bedroom 2	4.15 x 3.95
4.	Bathroom	2.80 x 2.10
5.	Maids Room	3.05 x 2.40
6.	Laundry Room	1.55 x 0.70
7.	Stairs Corridor	3.70 x 5.15
8.	Corridor	1.52 x 2.12

Prime Twin House



Prime Twin House




Prime Twin House


Prime Twin House

Prime Twin House

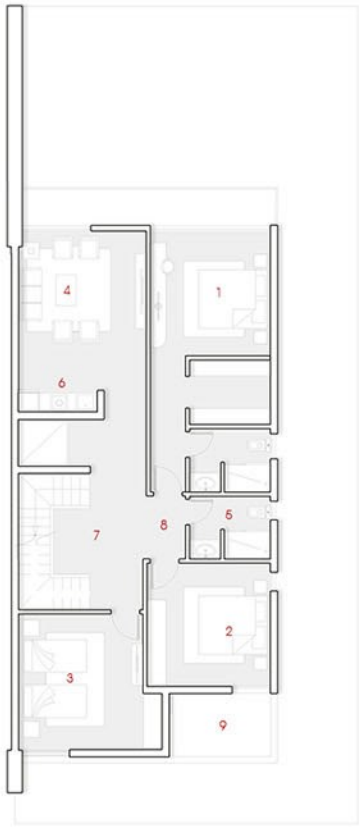
Built Up Area: **402 m²**

Land Area: **from 245 m² to 500 m²**



Ground Floor : 119 m²
Garden Area : from 130 m² to 380 m²

1.	Entrance	2.40 x 2.10
2.	Living Space	3.85 x 3.70
3.	Reception	3.15 x 3.00
4.	Dining Space	4.05 x 3.80
5.	Kitchen	3.70 x 3.43
6.	Bathroom	2.05 x 1.65
7.	Maids Room	3.10 x 2.20
8.	Laundry Room	1.70 x 1.40
9.	Electric Room	2.30 x 1.75
10.	Parking Lot	2.50 x 5.00
11.	Stairs Corridor	3.95 x 4.60
12.	Terrace	3.70 x 1.79
13.	Corridor	1.55 x 3.05



First Floor : 143 m²

1.	Master Bedroom	7.95 x 3.70
2.	Bedroom 1	3.80 x 3.80
3.	Bedroom 2	4.20 x 3.85
4.	Living Space	3.94 x 4.90
5.	Bathroom	2.50 x 1.95
6.	Kitchenette	2.44 x 0.70
7.	Stairs Corridor	5.68 x 3.95
8.	Corridor	1.30 x 1.95
9.	Terrace	1.95 x 3.11



Second Floor : 140 m²

1.	Master Bedroom	5.45 x 3.70
2.	Bedroom 1	3.70 x 3.65
3.	Bedroom 2	4.60 x 4.20
4.	LivingSpace	3.85 x 3.25
5.	Bathroom	2.50 x 1.55
6.	Terrace	7.60 x 1.50
7.	Terrace	3.03 x 1.80
8.	Stairs Corridor	5.86 x 3.85
9.	Corridor	1.10 x 1.57

Elite Town House




Elite Town House
D 01
D 02
D 03


Elite Town House


Elite Town House

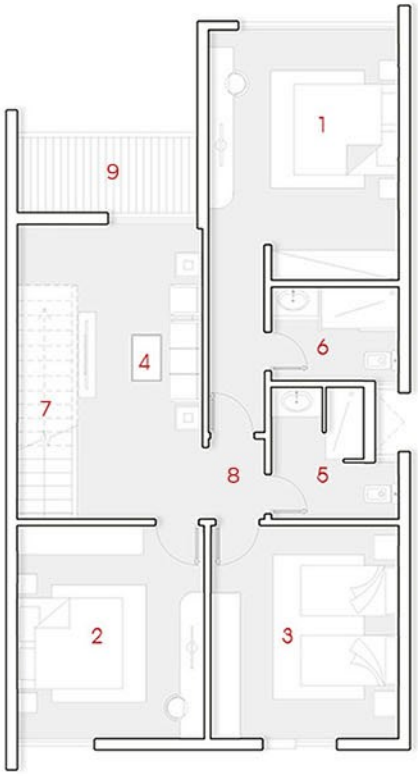
Elite Town House

Built Up Area: **295 m²** Land Area: **from 185 m² to 250 m²**



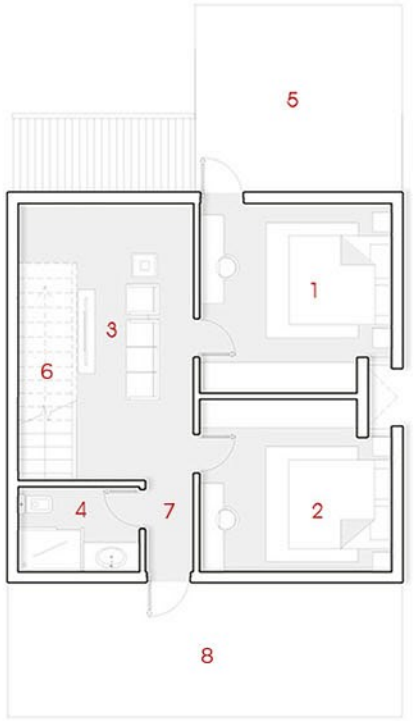
Ground Floor : 85 m²
Garden Area : from 100 m² to 165 m²

1.	Entrance	1.75 x 1.40
2.	Living Space	3.80 x 3.25
3.	Reception	3.40 x 3.78
4.	Dining Room	4.20 x 3.00
5.	Kitchen	3.30 x 3.35
6.	Guest Bathroom	2.55 x 1.15
7.	Parking Lot	2.50 x 5.00
8.	Stairs Corridor	2.80 x 3.70
9.	Corridor	1.40 x 1.40
10.	Terrace	1.50 x 4.65



First Floor : 108 m²

1.	Master Bedroom	7.00 x 3.80
2.	Bedroom 1	4.25 x 3.75
3.	Bedroom 2	4.25 x 3.75
4.	Living Space	2.50 x 5.90
5.	Bathroom	2.65 x 2.55
6.	Master Bathroom	2.55 x 1.90
7.	Stairs Corridor	1.20 x 5.90
8.	Corridor	1.23 x 1.60
9.	Terrace	1.60 x 3.60



Second Floor : 102 m²

1.	Bedroom 1	3.90 x 3.90
2.	Bedroom 2	3.90 x 3.50
3.	Living Space	2.38 x 5.65
4.	Bathroom	2.50 x 1.75
5.	Terrace	4.20 x 3.80
6.	Stairs Corridor	1.20 x 5.65
7.	Corridor	1.85 x 1.00
8.	Terrace	8.00 x 2.75