JiRIAN | Nations of Sky®

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The Core Nile Islands

The Nile Defines Eternal Living

BORN OF **WATER**

At the heart of New Zayed, where horizons meet possibility, a new story by the Nile unfolds. **Led by Nations of Sky, the master developer of JIRIAN City**, a 2200 feddan city not merely built, but imagined into being with a fully-integrated waterfront world where the river writes itself into every street, every view, every breath.



SHAPED BY **VISION**

Led by Nations of Sky as the master developer, the city unfolds with a vision as bold as the future itself. Nations of Sky aims at the scale of tomorrow—crafting a destination where architecture rises with light, where sustainability is not a promise but a pulse, and where the timeless Nile flows as the living spine of the city.



INTRODUCING
JIRIAN

JIRIAN, the only fully master-planned city in Egypt with the Nile flowing through its core, is shaping a vibrant, water-centric urban experience. With world-renowned design, it is proof that Egypt's future is bold and beautiful - rooted in the river at its center but flowing towards a new era of innovation.

Channeling the river's timelessness, JIRIAN is the epitome of modern living with villa islands, lush parks, and a lively corniche that brings culture and leisure together. Here, every element flows together - home, work, and pleasure unite in a unique city shaped by water and softened by nature.



360 DEGREES OF LIFE

145,000 m²
UPPERMOST HIGH-RISE IN WEST CAIRO

JIRIAN ON SITE
64 Villas
UNDER CONSTRUCTION



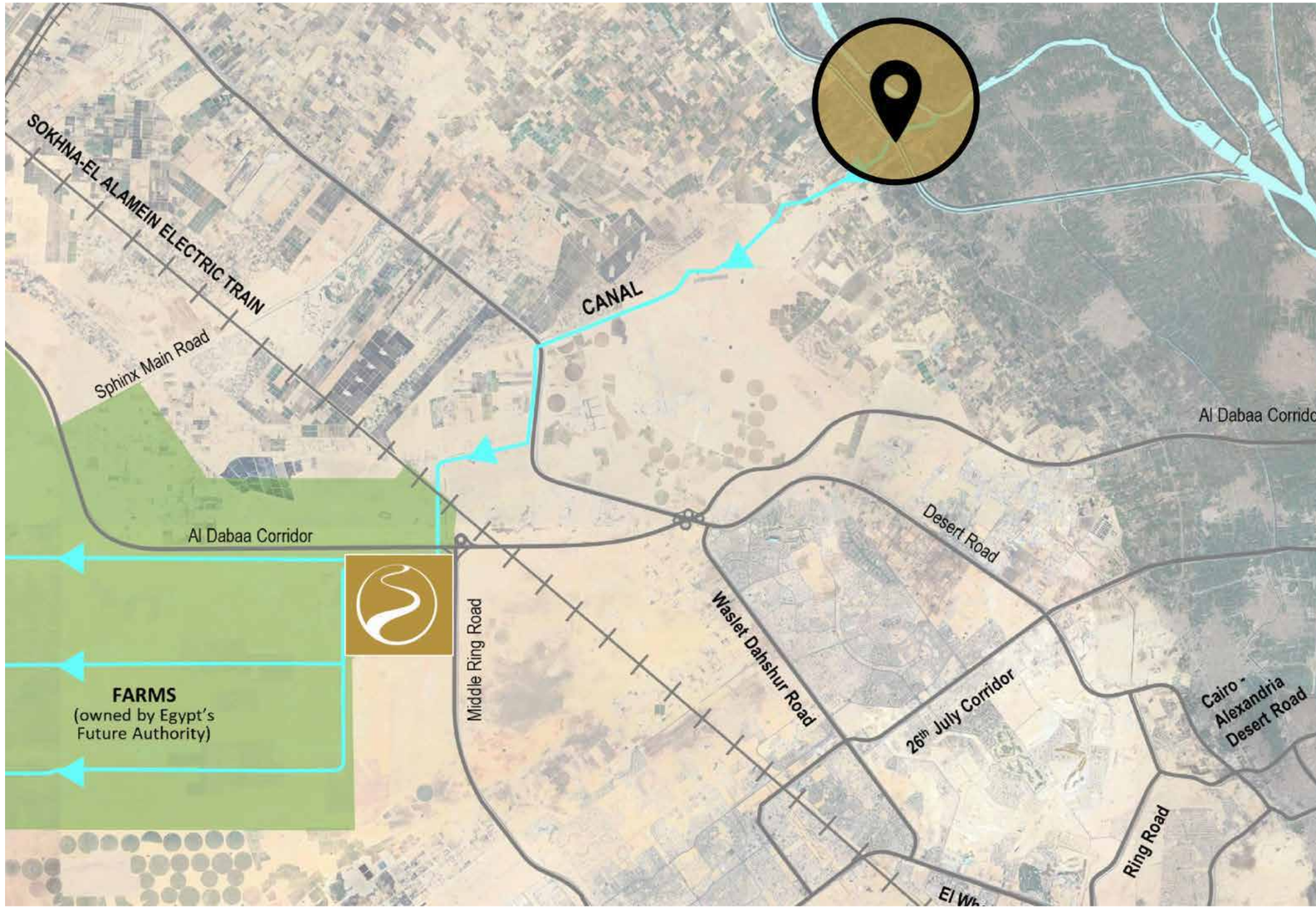
JIRIAN جیریان

INNOVATION CRADLED BY WATER. LUXURY INTERTWINED
BY NATURE. LIFE REDEFINED THROUGH CONNECTION,
OPENNESS, AND TIMELESS FLOW.

JIRIAN STORY

Strategic Location Selection

SCAN ME



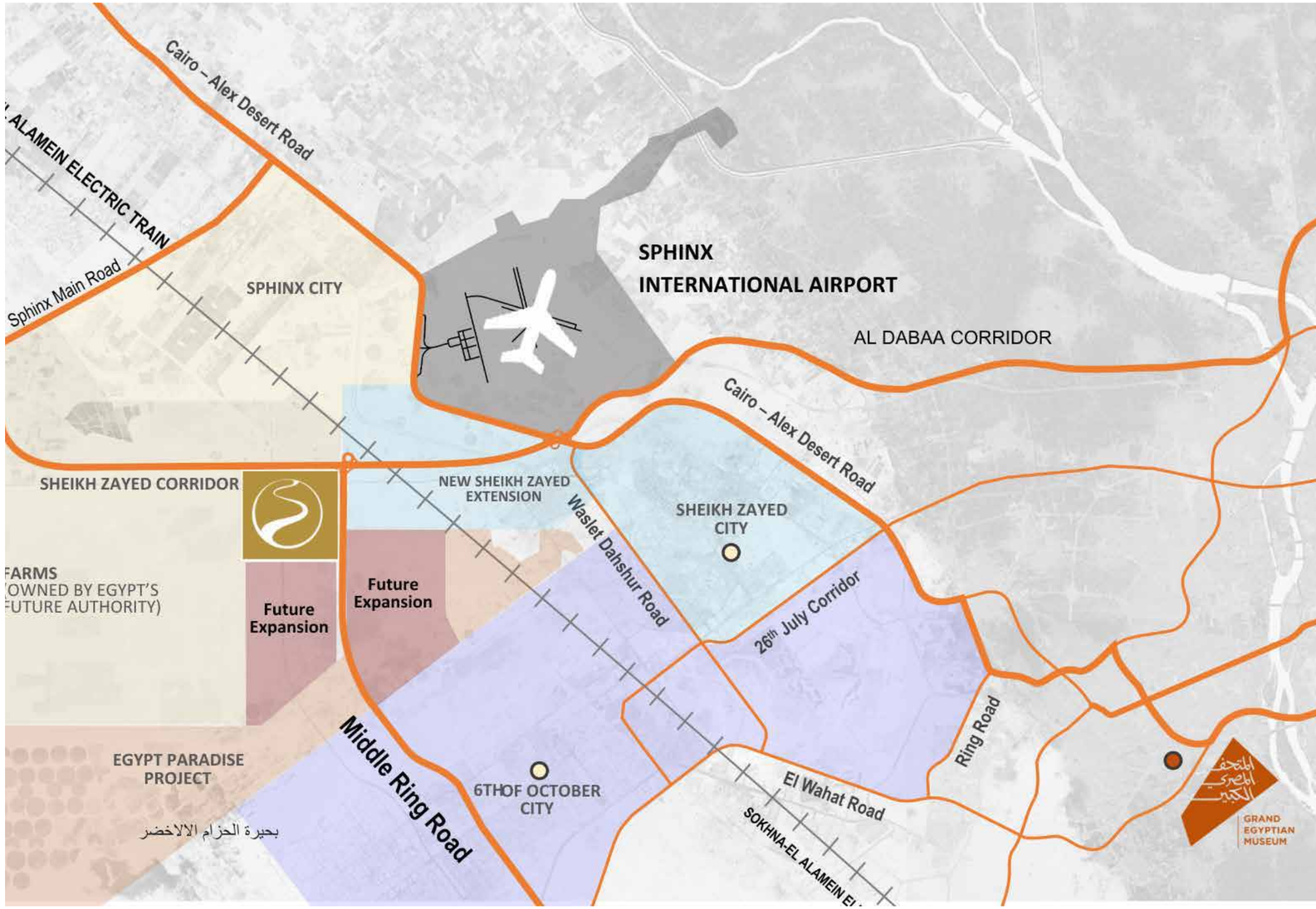
JIRIAN STORY

Direct Access
To Sheikh Zayed Corridor &
Middle Ring Road

5 mins
From Cairo/Alex Desert Road

10 mins
From Sphinx International Airport

15 mins
From Grand Egyptian Museum



REAL ESTATE VALUE DRIVERS

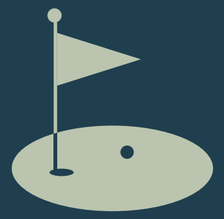
A WORLD WITHIN THE CITY



WATER FRONT LIVING



LUXURY RESIDNECS



RECREATIONAL



COMMERCIAL



LEISURE & WELLNESS



TOWERS

JIRIAN PROJECT FEATURES

WATER FRONT LIVING

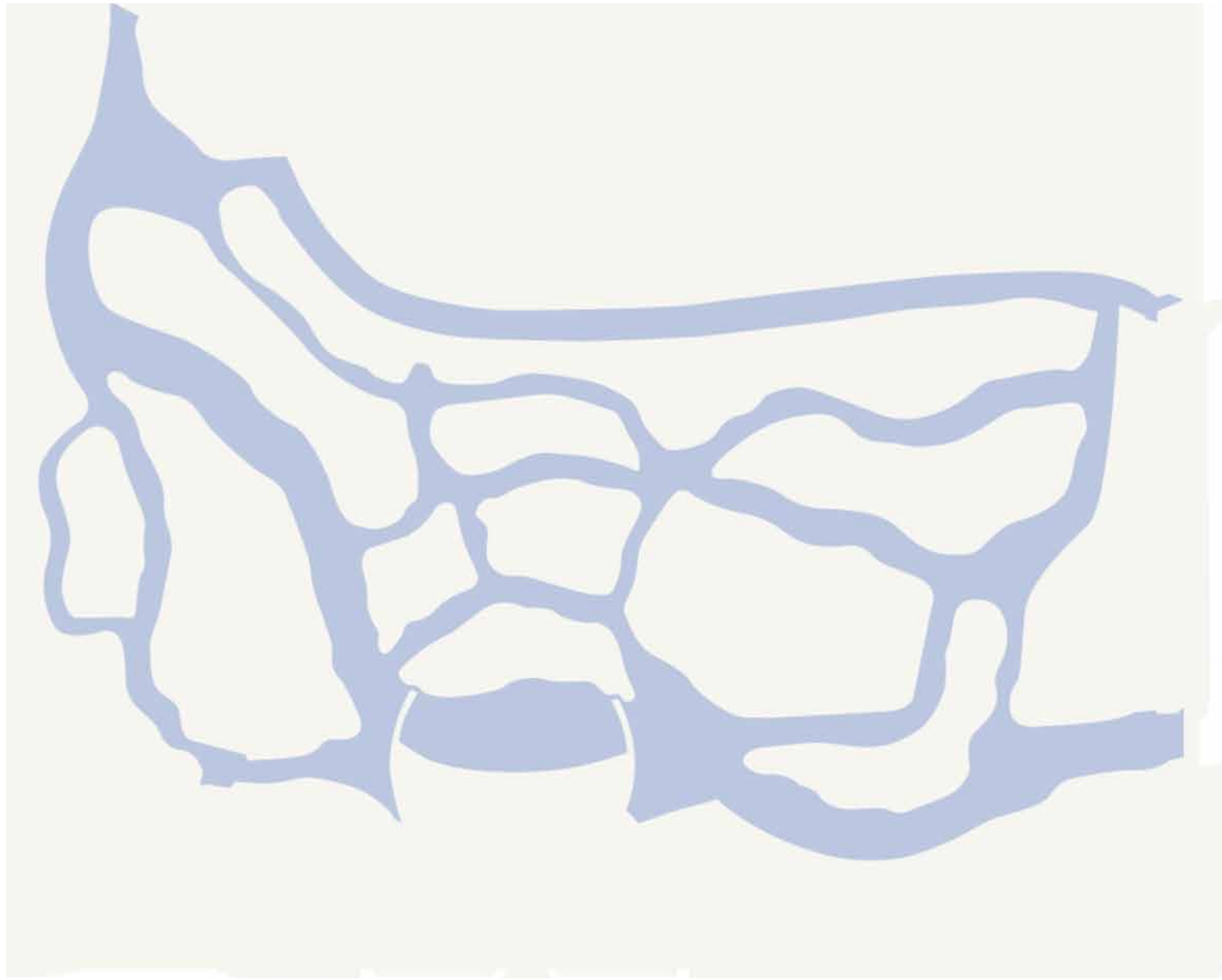
NILE NETWORK

22% → **485**

OF PROJECT AREA | FEDDAN

NILE WIDTH RANGE

60M TO 240M



THE MASTER PLAN

FROM VISION TO LEGACY

An elevated blueprint for Egypt's next generation of living where nature and innovation, flow in bold harmony



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The Core Nile Islands

NILE ISLANDS

Set across a series of exclusive islands, Core Nile Islands introduces a new benchmark of luxury living in Egypt, built around three defining features:



Leveled views

Signature Villas

Private Boat Docks

NILE ISLAND

PREMIUM ISLAND LOCATION

Total Area
90
Feddans

Product Mix
100%
Single Family Residence



NILE ISLAND

ELEVATED LIVING

Elevation

4

Levels

Views

90%

Nile View



NILE ISLAND
PRODUCT MIX

MANSION

STANDALONE VILLAS

TOWN HOUSES

100% SINGLE FAMILY RESIDENCE

THE ARCHITECTURAL VISION



THE ARCHITECTURAL VISION



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THE ARCHITECTURAL VISION



MANSION

UNIT SIZE RANGE

1,000 m²



STANDALONE

UNIT SIZE RANGE

390 m² to 460 m²



STANDALONE

UNIT SIZE RANGE

205 m² to 270 m²



TOWN HOUSE 4

UNIT SIZE RANGE

185 m² to 190 m²



INTERNATIONAL & LOCAL COLLABORATION

MASTER DEVELOPER

Nations of Sky®

INTERNATIONAL CONSULTANTS

OBMI

swa

DHI
The expert in WATER ENVIRONMENTS

Hydr

SHAKER
CONSULTANCY GROUP

JIRIAN | Nations of Sky®