NOMAD

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OUR STORY

Maraf Developments is the reimagined identity of Memaar Makkah, building on more than 20 years of experience in the Egyptian real estate market. Over the years, the company has successfully delivered +160 standalone residential projects across prime locations in New Cairo, earning a strong reputation for reliability, discipline, and full execution.

This evolution does not replace the past, it refines it. Maraf Developments represents the next phase of growth, including the launch of its first compound development, while maintaining the same commitment to quality, delivery, and long-term value.

Today, Maraf continues to create well-planned residential projects with carefully considered design and strong location selection in well developed areas. Going beyond building homes, Maraf focuses on creating complete living experiences that offer everyday convenience and lasting value.


مَرَاف

15072 //

MARAF®

DEVELOPMENTS

وَكَأن وُجودك حَيَاة

OUR VISION

TO CREATE THOUGHTFULLY PLANNED COMMUNITIES THAT REDEFINE MODERN LIVING THROUGH BALANCE, COMFORT, AND LONG-TERM VALUE. WE ENVISION DEVELOPMENTS THAT FEEL CALM, GROUNDED, AND ENDURING. PLACES WHERE ARCHITECTURE SUPPORTS LIFE, NOT THE OTHER WAY AROUND, AND WHERE QUALITY IS FELT IN BOTH DESIGN AND EXPERIENCE.

OUR MISSION

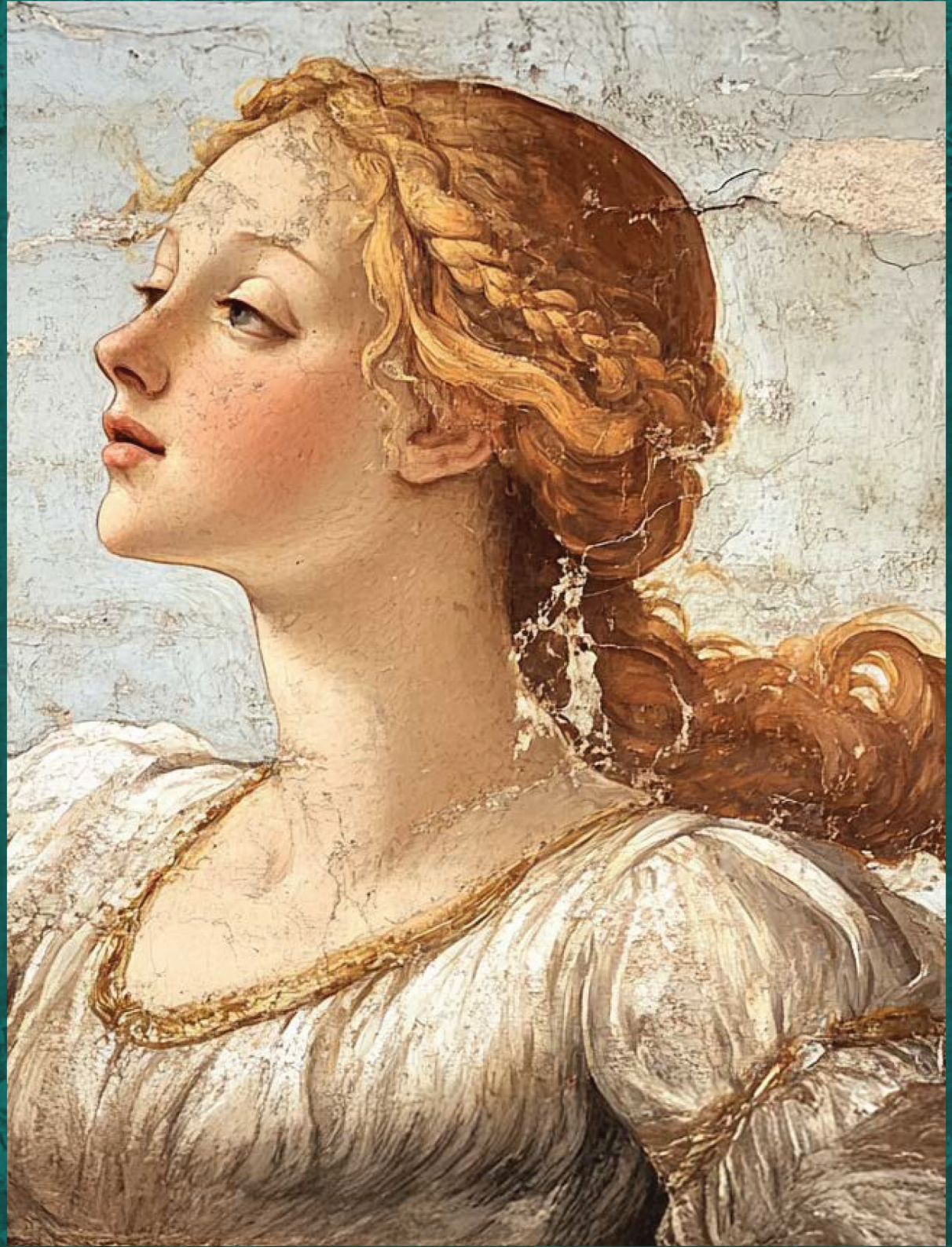
TO DEVELOP RESIDENTIAL ENVIRONMENTS THAT COMBINE PROVEN EXPERTISE WITH A HUMAN-CENTERED APPROACH.AT MARAF, WE DELIVER WITH CLARITY, TRANSPARENCY, AND RESPONSIBILITY. FROM SELECTING PRIME LOCATIONS TO EXECUTING EVERY DETAIL, OUR MISSION IS TO BUILD HOMES AND COMMUNITIES THAT PEOPLE CAN RELY ON, LIVE IN WITH EASE, AND INVEST IN WITH CONFIDENCE.

RESIDENCE / GOLDEN SQUARE

YOU ARE HOME NOW....

MARAF®

DEVELOPMENTS



THE CONCEPT



Nomad Residence is a residential destination in the heart of New Cairo by Maraf Developments, inspired by the modern way of living, flexible, dynamic, and free. It reflects a lifestyle where home is not just a fixed place, but a space built around you, where you're home now.

Designed for a life that changes naturally throughout the day, Nomad moves with your rhythm, ambitions, and everyday journey. From active mornings, to social afternoons, to calm evenings, every space is thoughtfully created to support each moment while staying connected to a complete, balanced living experience.



A LIFE THAT MOVES WITH YOU.

Here, in the heart of New Cairo, life flows at your pace in a home made for modern, effortless living.

THE PROJECT

In the heart of New Cairo, Nomad Residence by Maraf Developments is more than a home, it is a destination. Designed with fully underground parking, the community offers a serene, car-free lifestyle where everyday life flows effortlessly. Set in the Golden Square, directly in front of Patio Oro, this is a location that does not just hold value, it grows it.

MASTER PLAN

Here, you are home now. A life you have always imagined, flowing naturally from active mornings to calm evenings, with every space thoughtfully designed to move with you.

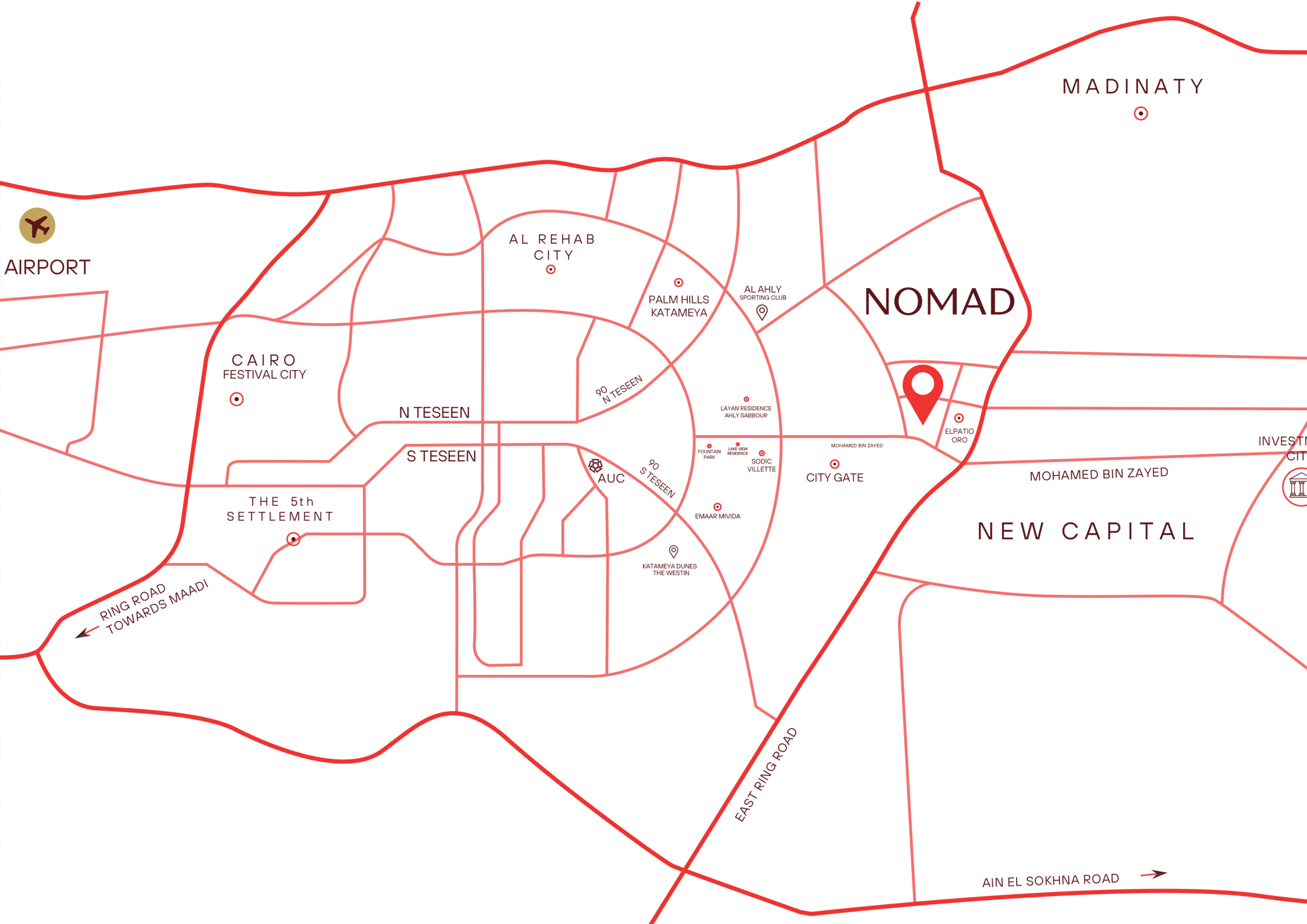



C1
C2
C3
C4
D1
D2
B1
B2
A1
A2
A3
A4
1
2
3
4
5
6
7

THE LOCATION

Located in the prestigious Golden Square of New Cairo, Nomad Residence holds a prime, strategic position in front of Patio Oro, offering exceptional access and a neighborhood designed for lifestyle and opportunity.

5 minutes from Layan Residence Ahly Sabbour
5 minutes from Palm Hills Katameya
7 minutes from Fountain Park
5 minutes from Sodic Villette
5 minutes from Lake View Residence
1 minute from Elpatio ORO
3 minutes from CityGate
1 minute from Mehwar Bin Zayed
10 minutes from New Administrative Capital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AIRPORT
AL REHAB CITY
PALM HILLS KATAMEYA
AL AHLY SPORTING CLUB
NOMAD
CAIRO FESTIVAL CITY
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LAYAN RESIDENCE AHLY SABBOUR
ELPATIO ORO
S TESEEN
FOUNTAIN PARK
LAKE VIEW RESIDENCE
SODIC VILLETTE
MOHAMED BIN ZAYED
AUC
90 S TESEEN
CITY GATE
MOHAMED BIN ZAYED
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NEW CAPITAL
KATAMEYA DUNES THE WESTIN
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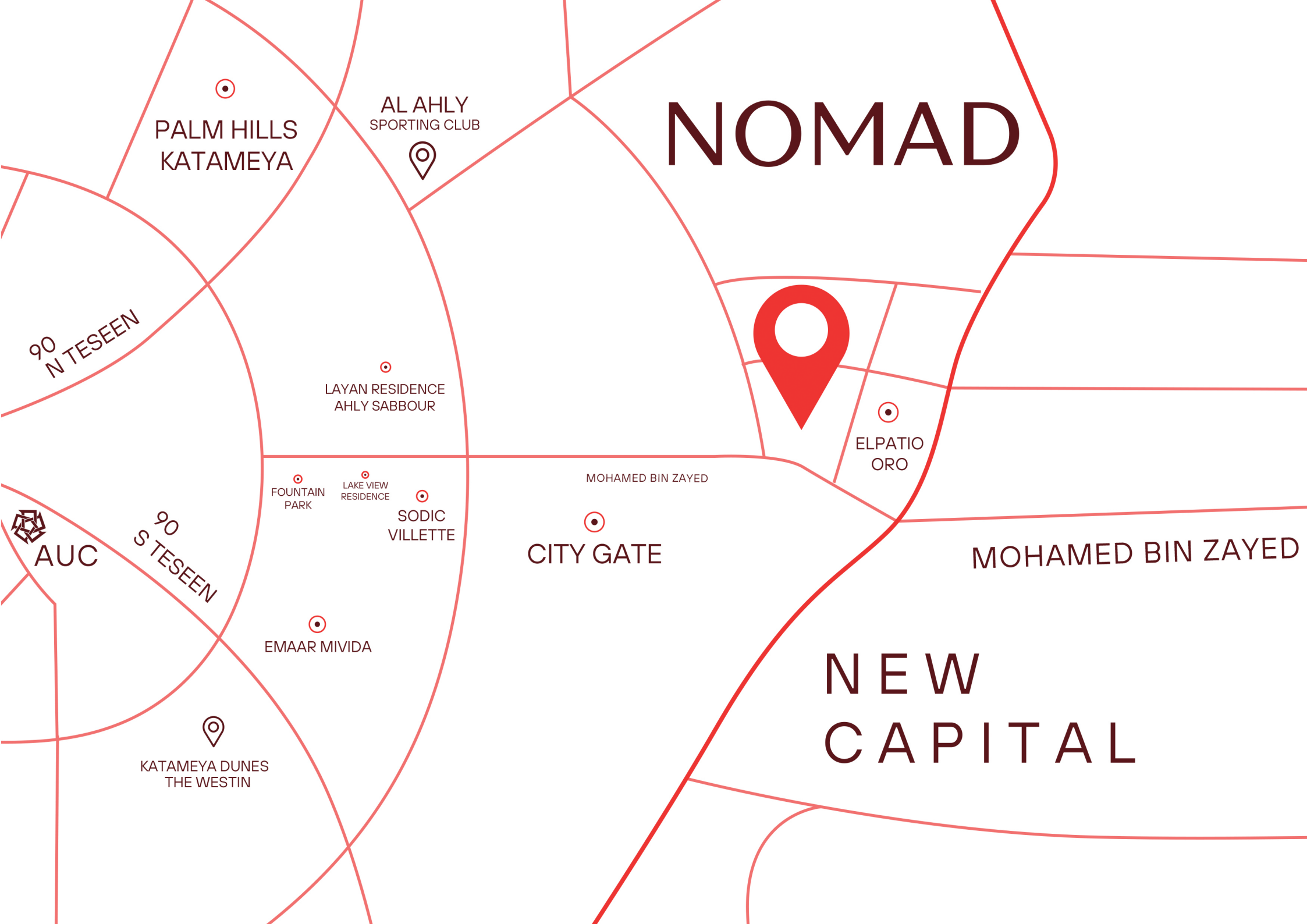
NOMAD
PALM HILLS
KATAMEYA
AL AHLY
SPORTING CLUB
90
N TESEEN
LAYAN RESIDENCE
AHLY SABBOUR
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MOHAMED BIN ZAYED
FOUNTAIN
PARK
LAKE VIEW
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CITY GATE
MOHAMED BIN ZAYED
EMAAR MIVIDA
NEW
CAPITAL
KATAMEYA DUNES
THE WESTIN

وَكَأن وُجودك حَيَاة

NOMAD



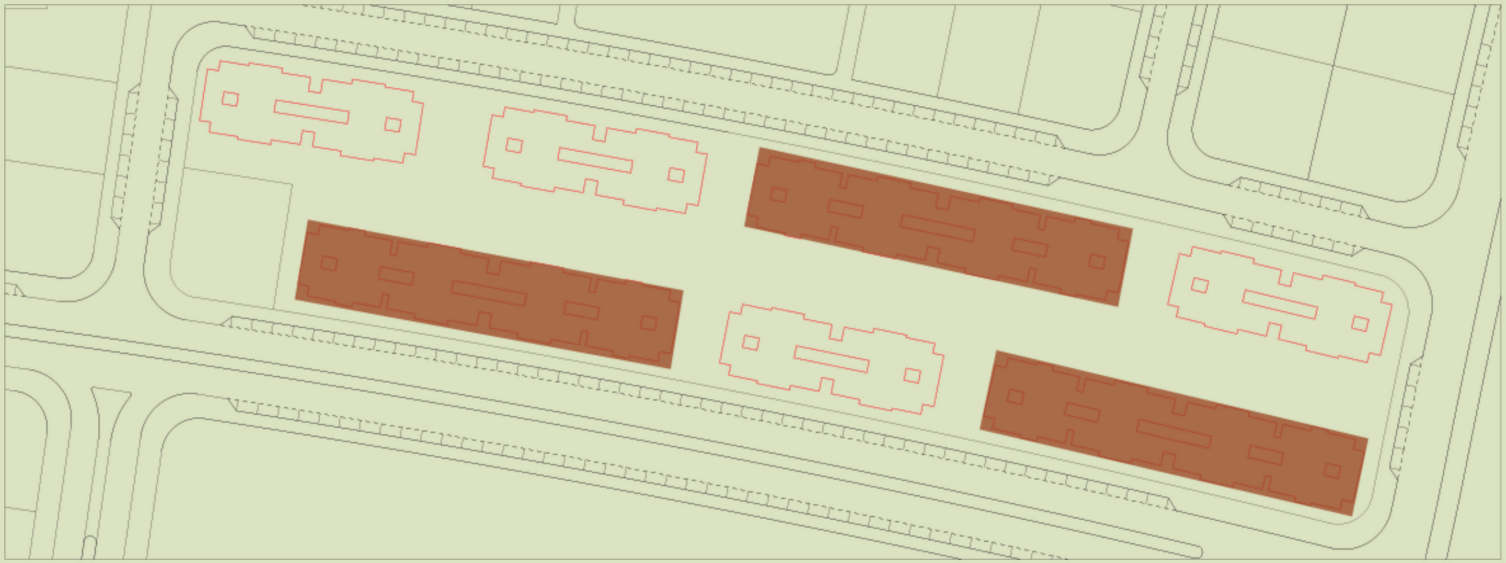
DISCOVER A NEW PERSPECTIVE ON MODERN RESIDENTIAL LIVING

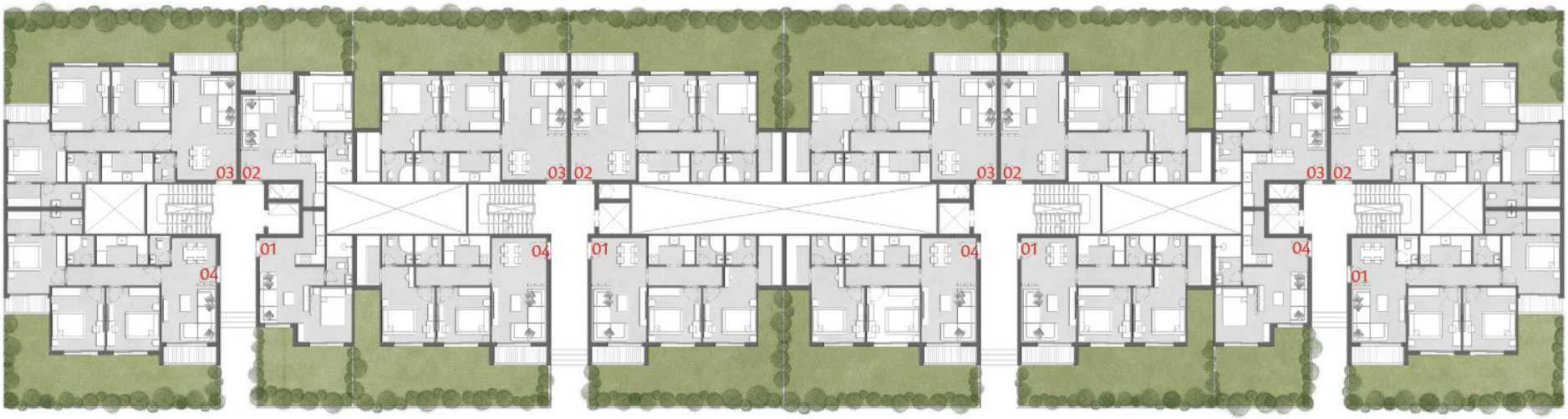
NOMAD

FLOOR PLANS
TYPE A



GROUND FLOOR

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GROUND FLOOR

GARDEN AREA **62** M²

AREA **132** M²



1	DININNG	2.94 X 2.89
2	RECEPTION	3.66 X 3.50
3	KITCHEN	1.87 X 3.12
4	BATH	1.87 X 1.70
5	M-BATH	2.54 X 1.51
6	DRESSING	2.23 X 1.51
7	M-BEDROOM	3.70 X 3.47
8	CORRIDOR	1.22 X 6.14
9	GUEST BATH	1.87 X 1.32
10	BEDROOM-01	3.22 X 4.01
11	BEDROOM-02	3.29 X 4.01
12	TERRACE-01	1.20 X 2.78
13	TERRACE-02	1.10 X 3.57



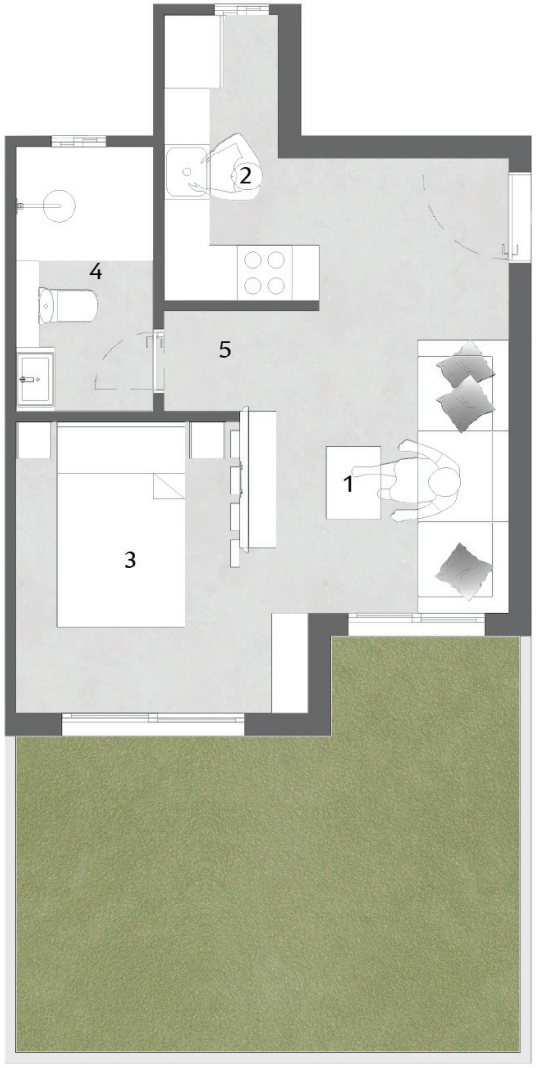
GROUND FLOOR

GARDEN AREA **32** M²

AREA **54** M²



1	RECEPTION & DININNG	2.53 X 5.50
2	KITCHEN	1.62 X 3.32
3	BEDROOM	3.25 X 3.51
4	BATH	1.68 X 3.09
5	LOBBY	1.22 X 1.56



GROUND FLOOR

GARDEN AREA **60** M²

AREA **106** M²

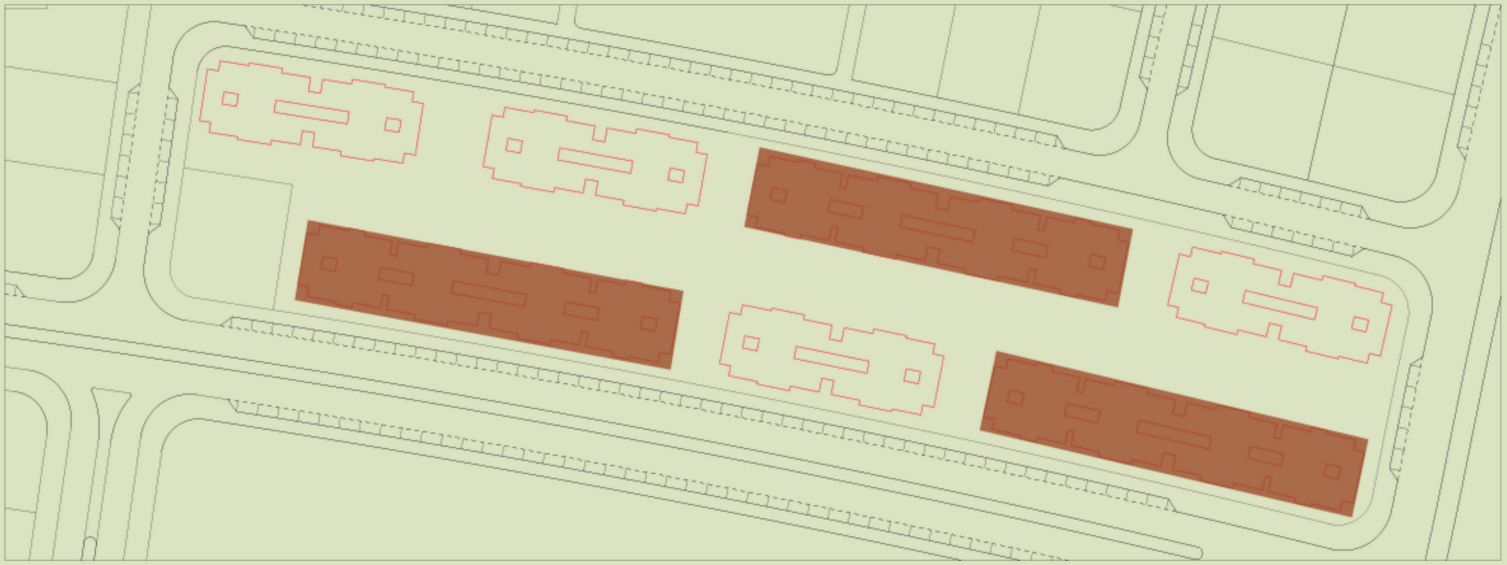


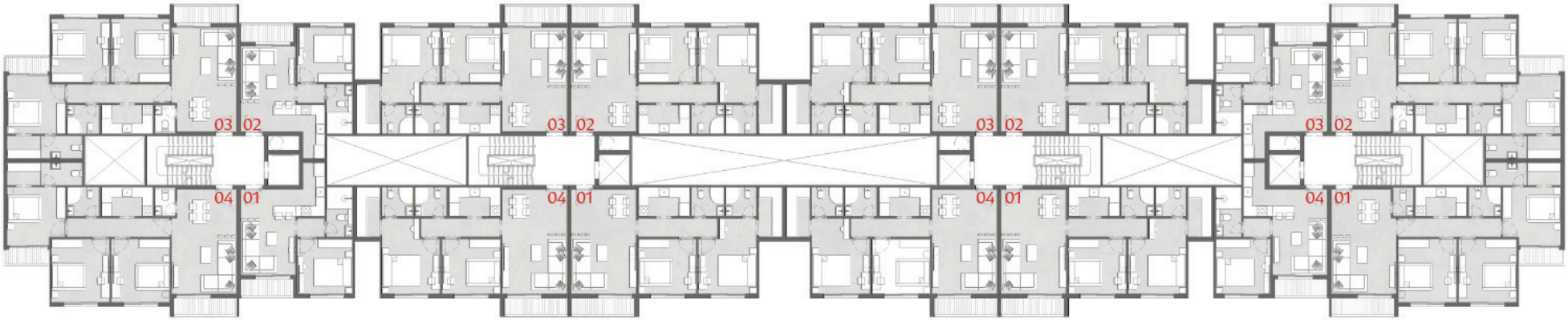
1	RECEPTION & DININNG	3.51 X 6.48
2	KITCHEN	1.87 X 2.82
3	M-BEDROOM	3.29 X 4.73
4	M-BATH	1.87 X 1.70
5	DRESSING	3.28 X 1.56
6	BEDROOM-01	3.22 X 3.51
7	BATH	1.87 X 1.92
8	CORRIDOR	1.22 X 3.22
9	TERRACE-01	1.22 X 3.58



NOMAD

TYPICAL FLOOR




03 02
04 01
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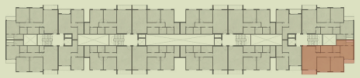
03 02
04 01

TYPICAL FLOOR

AREA **143** M²

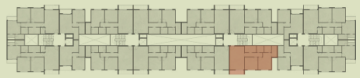


1	DININNG	2.84 X 3.67
2	RECEPTION	3.93 X 3.51
3	KITCHEN	1.87 X 3.12
4	BATH	1.87 X 2.00
5	M-BATH	2.54 X 1.51
6	DRESSING	2.23 X 1.51
7	M-BEDROOM	3.70 X 3.47
8	CORRIDOR	1.22 X 6.44
9	GUEST BATH	1.87 X 1.32
10	BEDROOM-01	3.59 X 4.01
11	BEDROOM-02	3.52 X 4.01
12	TERRACE-01	1.20 X 2.78
13	TERRACE-02	1.10 X 4.05



TYPICAL FLOOR

AREA **117** M²

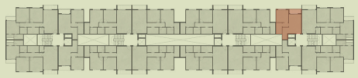


1	RECEPTION & DININNG	3.99 X 6.48
2	KITCHEN	1.87 X 3.12
3	M-BEDROOM	3.59 X 4.73
4	M-BATH	1.87 X 1.92
5	DRESSING	3.28 X 1.56
6	BEDROOM-01	3.52 X 3.51
7	BATH	1.87 X 2.00
8	CORRIDOR	1.22 X 3.52
9	TERRACE-01	1.22 X 4.06



TYPICAL FLOOR

AREA **67** M²



1	RECEPTION & DININNG	3.39 X 5.50
2	KITCHEN	1.70 X 3.32
3	BEDROOM	3.39 X 3.51
4	BATH	1.68 X 3.03
5	TERRACE	1.10 X 3.39
6	LOBBY	1.22 X 1.70

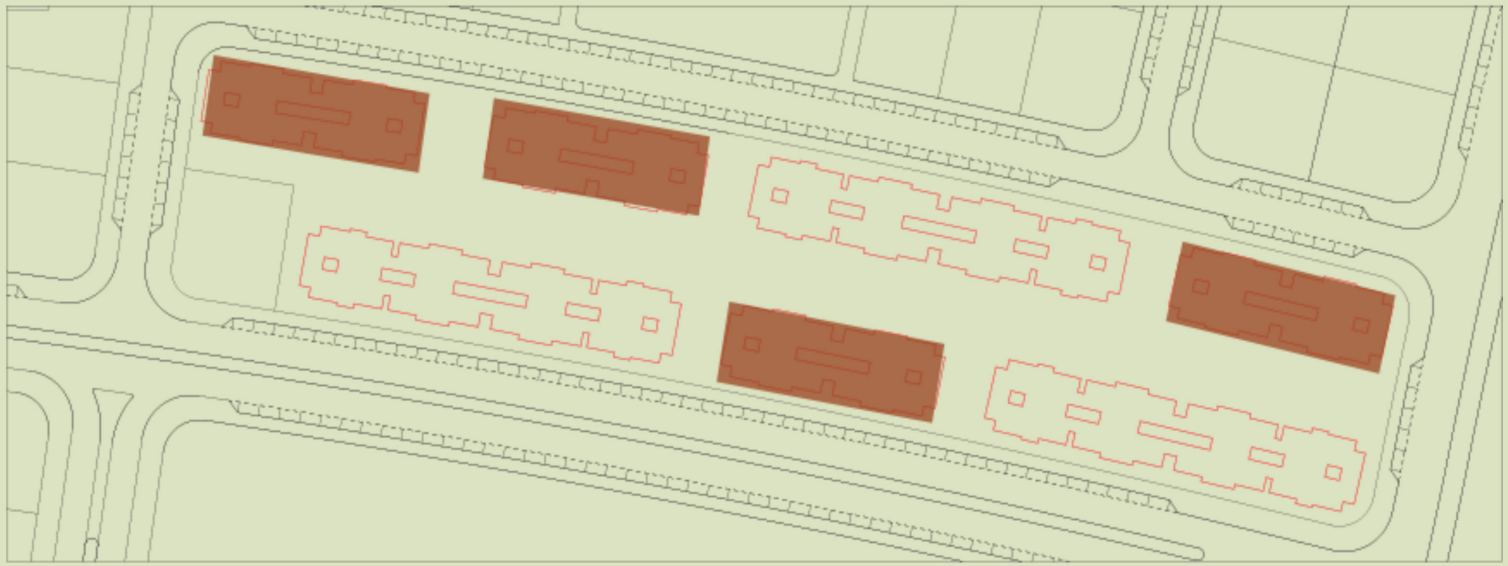


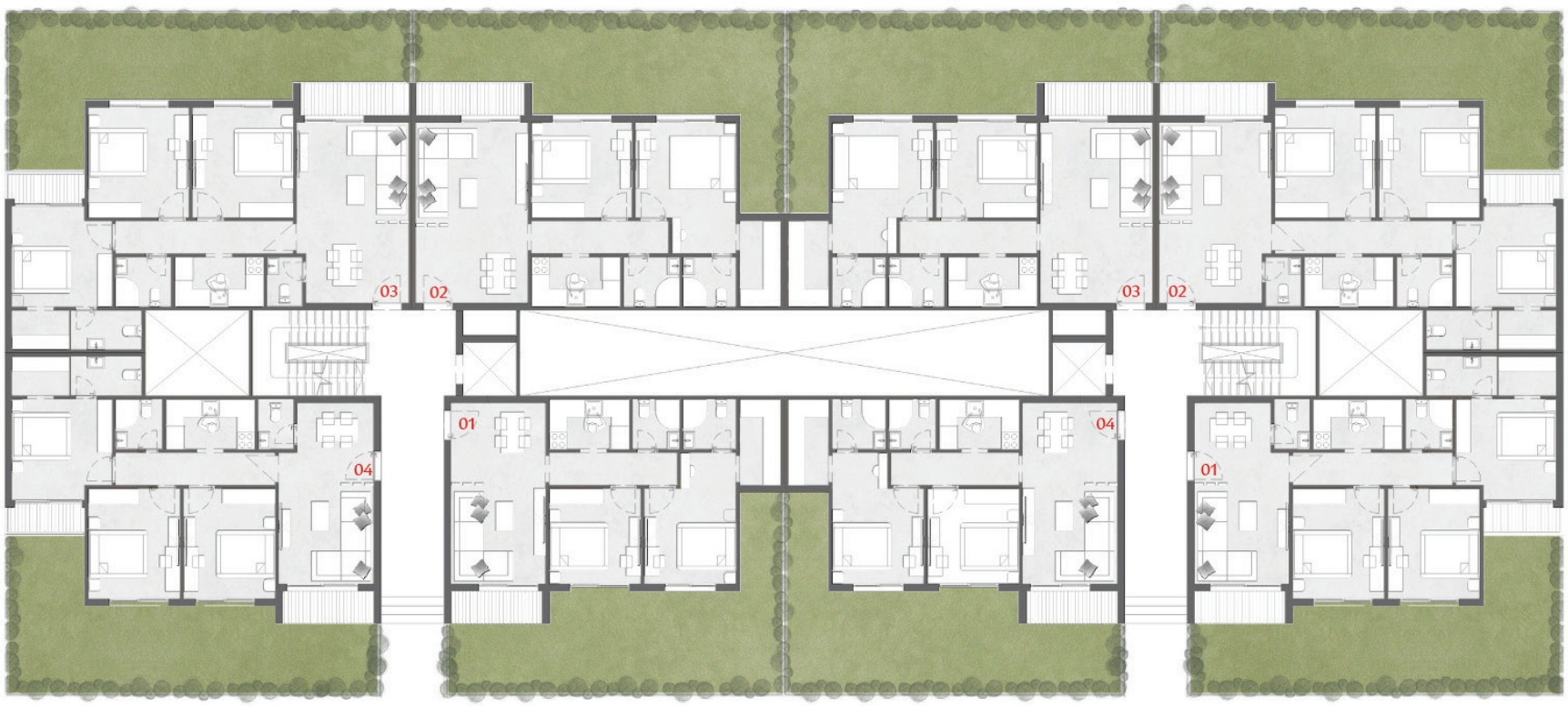
NOMAD

FLOOR PLANS
TYPE B



GROUND FLOOR

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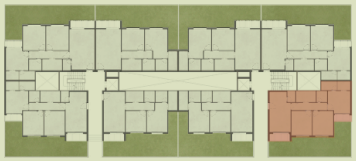
GROUND FLOOR

GARDEN AREA **60** M²

AREA **132** M²



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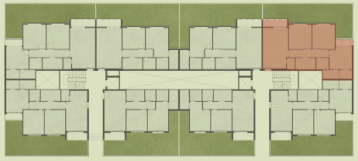
13	TERRACE-02	1.10 X 3.57



GROUND FLOOR

GARDEN AREA **65** M²

AREA **143** M²



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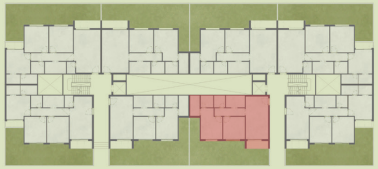
GROUND FLOOR

GARDEN AREA **60** M²

AREA **106** M²



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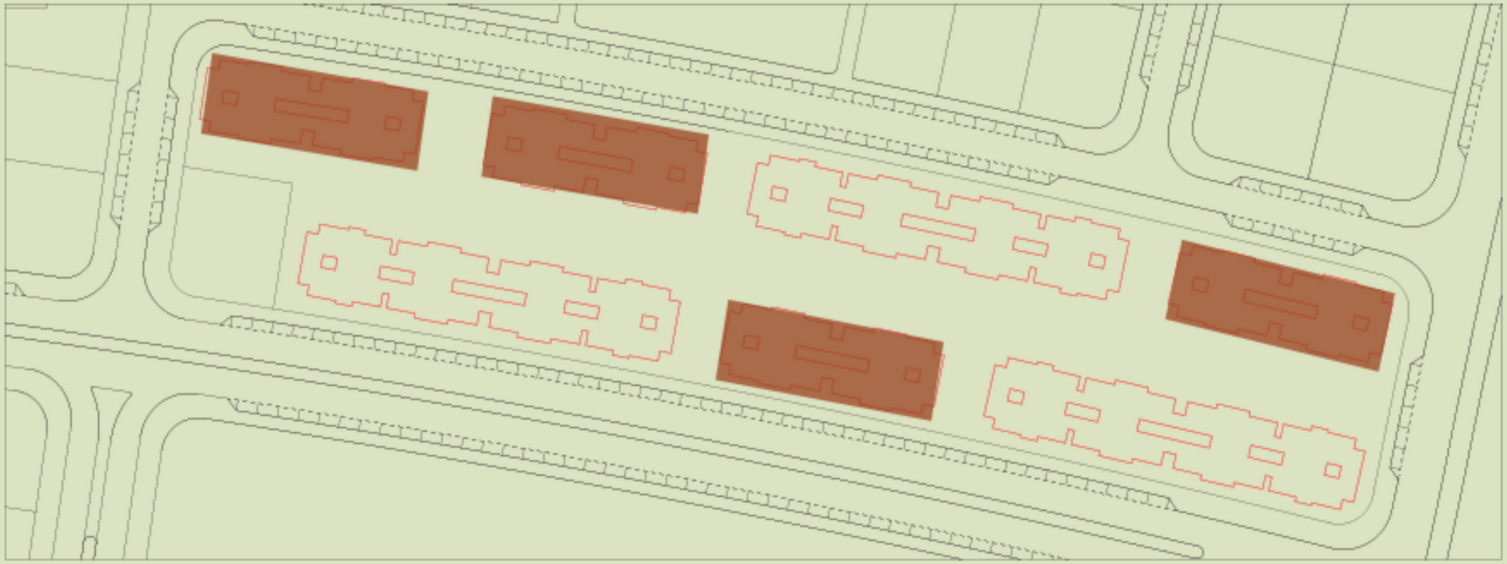
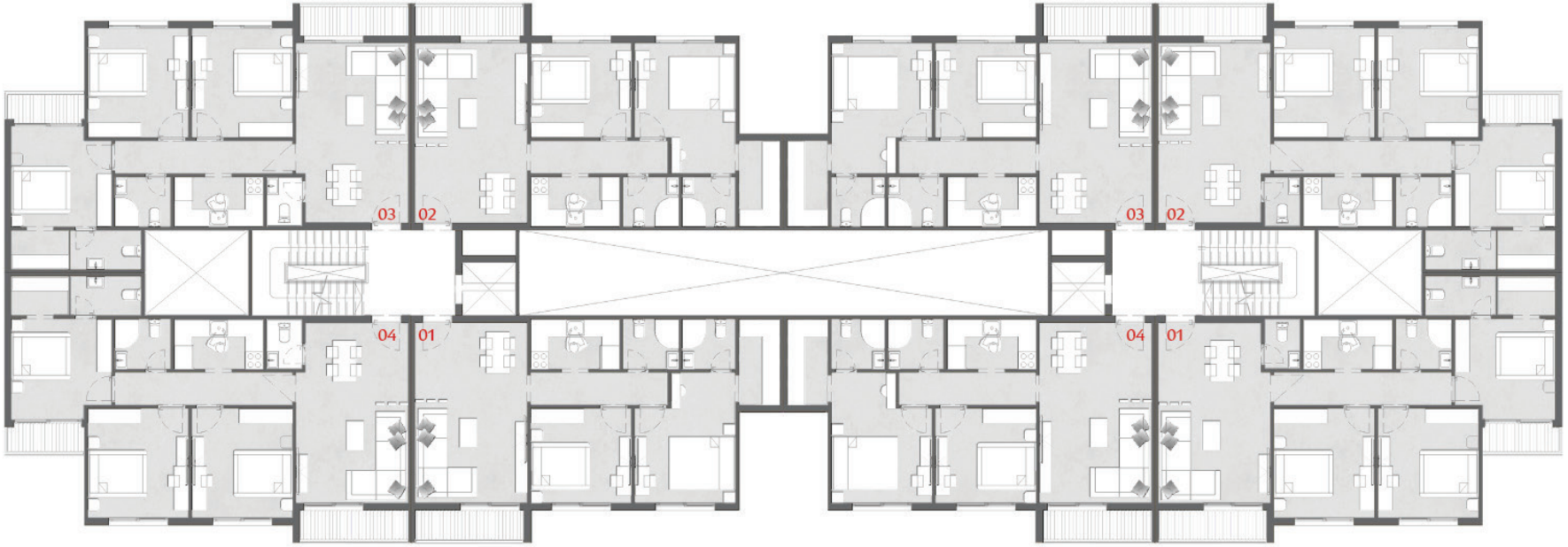
NOMAD

TYPICAL FLOOR

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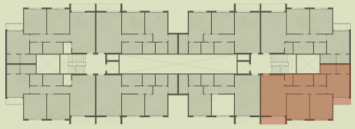
TYPICAL FLOOR

AREA **143** M²



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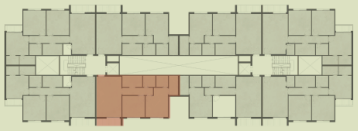
TYPICAL FLOOR

AREA **117** M²



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FACILITIES



LANDSCAPE


SMART GATES


7/24 SECURITY AND CCTV.


GREENERY AREAS


LAGOONS


KIDS AREA


WATER FEATURES


GYM.


TRACKS.


UNDERGROUND
PARKING.





And then there is the other side, Buy Now, Start Earning. This is smart living that pays off. Through a strategic collaboration with ABC Hotels, Nomad Residence introduces fully serviced apartments managed by a trusted hospitality name, elevating both the living experience and the investment value. Combined with its prime Golden Square address, your home becomes more than a place to live, it becomes a high-performing asset

ABC HOTELS

ATTENTION TO BASICS & CULTURE

Residents benefit from a range of essential hospitality services, including booking and reservation management, reception and check-in/check-out services, housekeeping, laundry, maintenance, and rental management. The experience is further enhanced by integrated technological solutions powered by Etisalat, offering internet connectivity, satellite TV, landline services, and a dedicated booking platform supported by a property management system designed to streamline reservations and daily operations.





ABC Hotels currently operates several hospitality and residential projects, including Rhactus Hotel New Alamein, Rhactus House Alexandria, and Concha Hotel New Alamein, reflecting its growing presence in the hospitality and serviced living sector.

PARTNERS

Nomad Residence is brought to life through a strategic collaboration between leading experts in hospitality management, branding, and architectural consultancy, ensuring a project that combines operational excellence, strong creative vision, and high standards of design and technical expertise.



ACADIO



zascon™

CONTACT US

for inquiries, site visits and more information, reach out to our dedicated team
Website : marafdevelopments.com / nomadcompound.com
Hotline : 15072
Visit Us : Tulip Hotel - Gate 4 - Fifth Settlement - New Cairo
Email : info@marafdevelopments.com

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