
ADVIDA
Midway. To Everywhere..


ADVIDA
GATE
1
ADVA
ADVIDA



ADVIDA

Introduction

ADVA DEVELOPMENTS believes that a home is more than just a place to live; it's a sanctuary...

Presenting “ADVIDA”, an exclusive enclave designed for having an elevated lifestyle amidst the beauty of Zayed.
Adva developments is introducing a luxury standalone villas concept that offers the perfect fusion of sophistication and comfort, tailored for discerning homeowners.
With a masterplan full of spacious landscapes enriched with calming water features, ADVIDA offers a timeless retreat from the hustle and bustle of everyday life.
Its modern designs embody elegance, while its smart living features seamlessly integrate technology to enhance residents daily lives.
Nestled in a prime location, ADVIDA is midway to everywhere, providing easy access to major landmarks and conveniences.


IN HARMONY WITH
Nature



A SUSTAINABLE COMMUNITY

A wholesome sustainable community at the heart of NEW ZAYED, perfectly serving your daily life needs while blending seamlessly in harmony with surrounding nature. Designed to embrace the grace of nature, combining its organic beauty with advanced, ECO-friendly technologies & practical designs.





At The Heart Of

AL-SHEIKH ZAYED CITY



WEST CAIRO'S MOST VITAL LOCATION

Located in West Cairo's most vital venue, stretching over 21,000 square meters, ADVIDA is set in a strategic location within proximity of Sheikh Zayed's most prominent shopping centers, business districts, entertainment arenas, schools and universities. The compound is easily accessible from El-Dabaa Corridor, Cairo-Alexandria Desert Road, and the Middle Ring Road making it minutes away from everywhere.

ADVIDA'S LOCATION

wherever you need to be,
you are already *Midway!*

5 mins	Cairo / Alex Toll Station
5 mins	Beverly Hills
18 mins	Sphinx International Airport
18 mins	Mall Of Arabia
19 mins	Al-Ahly Sporting Club
22 mins	Hyper One




A LIFE TAILORED FOR YOUR
Ultimate Comfort

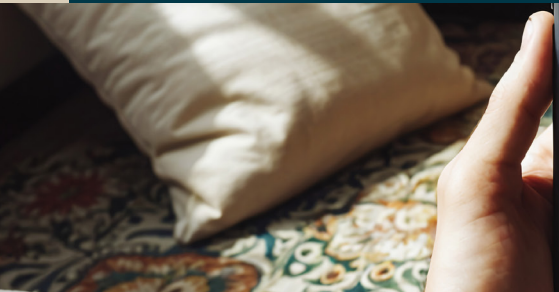


ENHANCED LIVING EXPERIENCE

ADVIDA is your desired peaceful sanctuary to obtain the perfect balance between embracing your privacy and the modern, practical lifestyle of yours.
The compound design and essence all revolves around providing the best of both worlds with a private gated community in a prime location for those seeking ultimate safety and privacy, yet accessibility to your daily life necessity, allied with ADVA Development's customer-centric strategy, and commitment to develop homes that enhance people's quality of life where new life stories are drawn.

SMART COMPOUND

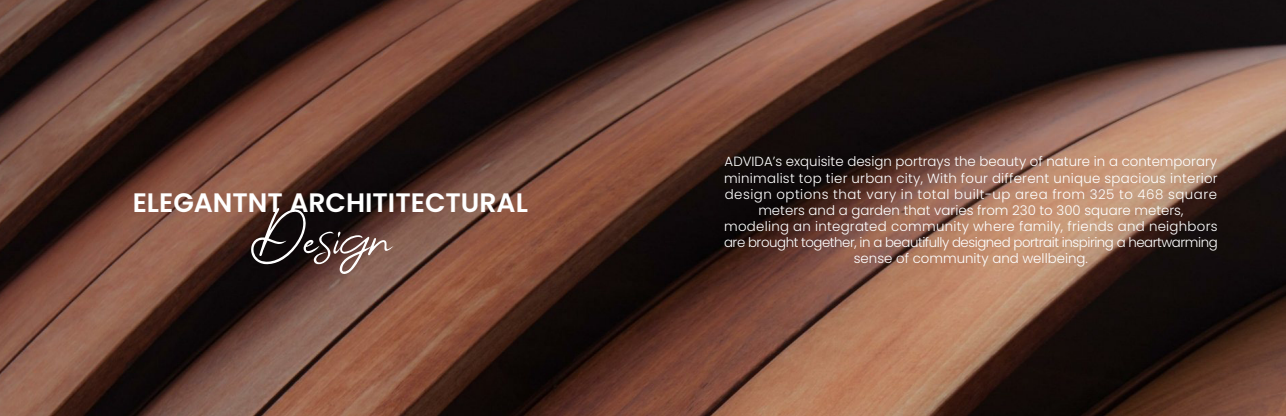
Our Tech-Oriented approach in ADVIDA utilizes cutting-edge technologies according to sustainability standards in 4th generation cities, to ease people's life and facilitate everyday dynamic actions inspired by and with respect to our meticulous tech-oriented ECO-system, introducing green energy resources, smart home applications, advanced security systems and interactive sensory features



ADVIDA




23°C



ELEGANTNT ARCHITITECTURAL *Design*

ADVIDA's exquisite design portrays the beauty of nature in a contemporary minimalist top tier urban city, With four different unique spacious interior design options that vary in total built-up area from 325 to 468 square meters and a garden that varies from 230 to 300 square meters, modeling an integrated community where family, friends and neighbors are brought together, in a beautifully designed portrait inspiring a heartwarming sense of community and wellbeing.



LANDSCAPE

The master plan is crafted to meticulously reflect ADVIDA's design essence, consisting of a 15% built area and 85% greenery, containing a lively clubhouse and diverse commercial center, portrayed in a lush green Canvas harmoniously infused into the surrounding nature.



A Journey In

ADVIDA




COMMERCIAL
PARK



SMART GATE

ADVIDA's smart electronic gates, offers an easy, elegant access with maximum security by our customized app and QR code features, in a parametric modern design inspired by the gliding eagle.


ADVIDA
THE BEST OF BOTH WORLDS
GATE
1
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WATER FEATURES

With our beautifully designed interactive dancing fountains and water features you will be welcomed to your home in a result like experience




PISCINA

CLUBHOUSE

A cozy, diverse entertainment center that brings family, friends & community together where all members feel welcomed, nvolved and delighted and spend enjoyable outdoors outings.



MADVA





SPORTS ARENA

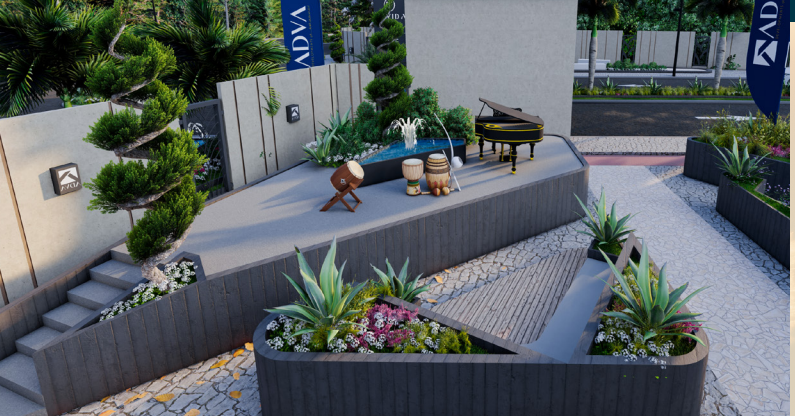
Enjoy the benefits of sunshine. Fresh outdoor air as natural light invigorate and provide more energy for the mind and body.





KIDS AREA

Designed with little ones in mind, ADVIDA's play area is the perfect spot for children to explore, create, and make memories. Following international safety and security measures, we introduce a creative play structure with a soft, grassy play area for your kids to have a blast making new friends and adventures.



MUSICALE

Our cozy MUSICALE is designed to bring families, friends, and neighbors together, fostering a sense of community belonging and delight. With a diverse range of artistic activities, every resident will feel welcomed and involved.

COMMERCIAL HUB

Commercial Hub that efficiently serves
all your daily life needs.





ADVIDA Masterplan







ADVIDA *Modern Design*

Experience the pinnacle of innovative design with ADVIDA, where modern luxury meets elevated sophistication. Our visionary approach redefines the boundaries of style and functionality, crafting spaces that are not only breathtakingly beautiful but also deeply functional and thoughtfully considered.



LUXURY

MODERN







UNIT Types


VILLA
A-25

ADVIDA TYPE A

Standalone Villa

BUA 360m²

LAND LOT 345m²

GARDEN AREA 245m²

STANDALONE VILLA

TYPE A



FRONT VIEW

BACK VIEW

BASEMENT FLOOR

Floor Area : 100m²



1.	Office :	3.42 X 3.80m
2.	Kitchen :	2.14 X 1.83m
3.	Guest Toilet :	1.89 X 1.97m
4.	Reception :	3.89 X 4.21m
5.	Dining :	2.81 X 4.57m
6.	Family Living :	3.83 X 3.75m
7.	Reception Lobby :	1.28 X 3.75m
8.	Staircase :	2.36 X 4.53m
9.	Staircase Lobby :	1.56 X 4.78m
10.	Elevator :	1.15 X 1.30m
11.	Elevator Lobby :	0.82 X 1.42m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
b. All materials, dimensions and drawings are approximate, information subject to change without notice.



Type "A"

ALL VILLAS HAS NORTH ORIENTATION

GROUND FLOOR

Floor Area : 100m²



1.	Guest Toilet :	1.89 X 1.97m
2.	Kitchen :	3.42 X 3.8m
3.	Entrance :	1.83 X 2.7m
4.	Reception :	3.89 X 4.21m
5.	Dining :	2.81 X 4.57m
6.	Family Living :	3.83 X 3.75m
7.	Reception Lobby :	1.28 X 3.75m
8.	Staircase :	2.36 X 4.53m
9.	Staircase Lobby :	1.56 X 4.78m
10.	Elevator :	1.15 X 1.30m
11.	Elevator Lobby :	0.82 X 1.42m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
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Type "A"

ALL VILLAS HAS NORTH ORIENTATION

FIRST FLOOR

Floor Area : 110m²



1.	Family Living :	2.08 X 3.70m
2.	Kitchenette :	1.89 X 1.97m
3.	Master Bedroom :	4.12 X 3.80m
4.	Master Dressing :	1.82 X 2.30m
5.	Master Bathroom :	1.71 X 2.80m
6.	Bathroom :	1.70 X 2.80m
7.	Bedroom 01 :	3.88 X 3.96m
8.	Bedroom 02 :	3.75 X 3.96m
9.	Staircase :	2.36 X 4.53m
10.	Staircase Lobby :	1.22 X 3.65m
11.	Elevator :	1.15 X 1.30m
12.	Elevator Lobby :	0.70 X 1.80m

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Type "A"

ALL VILLAS HAS NORTH ORIENTATION

ROOF FLOOR

Gross Area : 143m²
Floor Area : 33m² - Pergula : 33m²
Open Terrace : 77m²



1.	Guest Bedroom :	3.27 X 2.75m
2.	Guest Bathroom :	1.33 X 1.01m
3.	Outdoor Roof 01 :	32.00m²
4.	Outdoor Roof 02 :	32.22m²
5.	Kitchenette :	8.02m²
6.	Elevator :	1.15 X 1.30m
7.	Staircase :	2.36 X 4.53m

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Type "A"

ALL VILLAS HAS NORTH ORIENTATION

ADVIDA TYPE B

Standalone Villa

BUA 468m²

LAND LOT 418m²

GARDEN AREA 288m²

STANDALONE VILLA

TYPE B



FRONT VIEW

BACK VIEW

BASEMENT FLOOR

Floor Area : 130m²



1.	Reception :	4.20 X 4.25m
2.	Dining :	3.60 X 4.20m
3.	Kitchenette :	1.68 X 3.60m
4.	Lobby 01 :	1.67 X 2.45m
5.	Guest Bedroom :	3.60 X 4.13m
6.	Guest Bathroom :	1.76 X 2.87m
7.	Office :	3.60 X 4.13m + 1.88 X 2.37m
	• Bathroom 01 :	1.60 X 2.25m
8.	Lobby 02 :	1.14 X 1.76m
9.	Maid's Bedroom :	2.45 X 4.20m
10.	Maid's Bathroom :	1.62 X 2.20m
11.	Staircase :	2.29 X 3.72m
12.	Staircase Lobby :	1.05 X 3.82m
13.	Elevator :	1.30 X 1.30m
14.	Elevator Lobby :	0.25 X 1.30m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

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Type "B"

ALL VILLAS HAS NORTH ORIENTATION

GROUND FLOOR

Floor Area : 130m²



1.	Entrance :	1.92 X 2.13m
2.	Reception :	4.20 X 4.25m
3.	Family Living:	3.60 X 4.20m
4.	Dining :	4.13 X 4.31m
5.	Lobby 01 :	1.67 X 2.45m
6.	Guest Bedroom :	3.60 X 4.00m
7.	Guest Bathroom :	1.63 X 2.20m
8.	Kitchen :	3.00 X 4.25m
9.	Guest Toilet :	1.65 X 1.80m
10.	Lobby 02 :	1.14 X 1.76m
11.	Staircase :	2.29 X 3.68m
12.	Staircase Lobby :	1.095 X 4.55m
13.	Elevator :	1.30 X 1.30m
14.	Elevator Lobby :	0 .25 X 1.30m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

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Type "B"

ALL VILLAS HAS NORTH ORIENTATION

FIRST FLOOR

Floor Area : 143m²



1.	Family Living :	3.60 X 3.60m
2.	Master Bedroom 01 :	3.60 X 4.53m
3.	Master Dressing :	1.68 X 2.26m
4.	Master Bathroom 01 :	1.68 X 2.15m
5.	Master Bedroom 02 :	3.60 X 4.00m
6.	Master Bathroom 02 :	1.63 X 2.20m
7.	Bedroom 01 :	3.60 X 4.25m
8.	Bathroom 01 :	1.65 X 3.06m
9.	Bedroom 02 :	3.60 X 4.20m
10.	Kitchenette :	1.80 X 2.05m
11.	Lobby :	2.13 X 3.02m
12.	Staircase :	2.30 X 3.68m
13.	Staircase Lobby :	1.10 X 4.55m
14.	Elevator :	1.30 X 1.30m
15.	Elevator Lobby :	0.25 X 1.30m
16.	Terrace 01 :	1.23 X 4.00m
17.	Terrace 02 :	1.30 X 2.0m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

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Type "B"

ALL VILLAS HAS NORTH ORIENTATION

ROOF FLOOR

Gross Area : 143m²
Floor Area : 33m² - Pergula : 33m²
Open Terrace : 77m²



1.	Guest Bedroom :	3.27 X 13.35m
2.	Guest Bathroom :	1.33 X 1.50m
3.	Kitchenette :	1.67 X 2.82m
4.	Outdoor Roof 01 :	71.30m²
5.	Outdoor Roof 02 :	19.65m²
6.	Staircase :	2.30 X 3.70m
7.	Staircase Lobby :	1.065 X 2.30m
8.	Elevator :	1.30 X 1.30m
9.	Elevator Lobby :	0.25 X 1.30m



Type "B"

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
b. All materials, dimensions and drawings are approximate, information subject to change without notice.

ALL VILLAS HAS NORTH ORIENTATION

ADVIDA TYPE C

Standalone Villa

BUA 468m²

LAND LOT 431m²

GARDEN AREA 301m²

STANDALONE VILLA

TYPE C

FRONT VIEW

BACK VIEW

BASEMENT FLOOR

Floor Area : 130m²



1.	Office :	3.60 X 3.75m
2.	Kitchen :	3.4 X 4.00m
3.	Bathroom 01 :	1.80 X 2.30m
4.	Dining :	3.87 X 5.22m
5.	Reception :	3.84 X 3.90m
6.	Bathroom 02 :	1.80 X 2.50m
7.	Maid's Bedroom :	2.22 X 3.88m + 1.26 X 2.04m
	• Maid's Bathroom :	1.92 X 2.50m
8.	Lobby 01 :	1.84 X 4.24m
9.	Lobby 02 :	1.38 X 1.80m
10.	Staircase :	2.52 X 3.62m
11.	Staircase Lobby :	1.22 X 3.62m
12.	Elevator :	1.20 X 1.20m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

b. All materials, dimensions and drawings are approximate, information subject to change without notice.



Type "C"

ALL VILLAS HAS NORTH ORIENTATION

GROUND FLOOR

Floor Area : 130m²



1.	Guest Toilet :	1.80 X 2.50m
2.	Kitchen :	3.40 X 4.00m
3.	Entrance :	1.54 X 1.84m
4.	Lobby :	1.38 X 1.80m
5.	Reception :	3.84 X 3.90m
6.	Dining :	4.26 X 3.88m
7.	Family Living :	5.22 X 3.87m
8.	Guest Bedroom :	3.60 X 3.75m
9.	Guest Bathroom :	1.80 X 2.30m
10.	Staircase :	2.52 X 3.62m
11.	Staircase Lobby :	1.22 X 5.32m
12.	Elevator :	1.20 X 1.20m



Type "C"

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

b. All materials, dimensions and drawings are approximate, information subject to change without notice.

ALL VILLAS HAS NORTH ORIENTATION

FIRST FLOOR

Floor Area : 143m²



1.	Family Living :	3.90 X 4.00m
2.	Kitchenette :	1.32 X 2.57m
3.	Master Bedroom :	3.90 X 4.00m
4.	Master Dressing :	1.50 X 1.80m
5.	Master Bathroom :	1.80 X 2.25m
6.	Bathroom 01 :	1.65 X 2.66m
7.	Bedroom 01 :	3.60 X 3.88m
8.	Bedroom 02 :	3.60 X 3.90m
9.	Bedroom 03 :	3.60 X 3.75m
10.	Bathroom 02 :	1.80 X 2.30m
11.	Staircase :	2.52 X 3.34m
12.	Staircase Lobby :	1.22 X 5.32m
13.	Elevator :	1.20 X 1.20m
14.	Lobby 01 :	1.98 X 2.52m
15.	Lobby 02 :	1.10 X 1.65m
16.	Terrace :	2.08 X 2.92m

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Type "C"

ALL VILLAS HAS NORTH ORIENTATION

ROOF FLOOR

Gross Area : 143m²
Floor Area : 33m² - Pergula : 33m²
Open Terrace : 77m²



1.	Guest Bedroom :	3.27 X 3.35m
2.	Guest Bathroom :	1.18 X 1.33m
3.	Outdoor Roof 01 :	23.16m²
4.	Outdoor Roof 02 :	72.25m²
5.	Kitchenette :	1.30 X 1.94m
6.	Staircase :	2.46 X 4.44m
7.	Elevator :	1.20 X 1.20m
8.	Elevator Lobby :	1.16 X 1.33m

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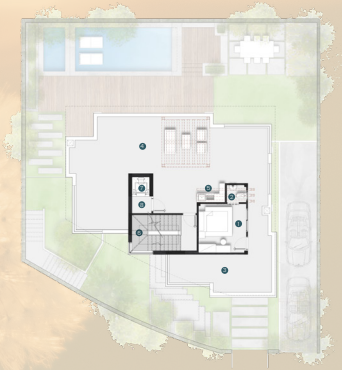

Type "C"

ALL VILLAS HAS NORTH ORIENTATION

V.29

ADVIDA TYPE D

Standalone Villa

BUA 324m²

LAND LOT 330m²

GARDEN AREA 240m²

STANDALONE VILLA

TYPE D

FRONT VIEW

BACK VIEW

BASEMENT FLOOR

Floor Area : 90m²



1.	Office :	1.52 X 2.66m + 2.61 X 3.02m
	• Maid's Bathroom :	1.40 X 2.35m
2.	Kitchen :	2.89 X 2.00m
3.	Bathroom :	1.70 X 2.13m
4.	Reception :	3.70 X 4.25m
5.	Family Living :	2.80 X 3.70m
6.	Reception Lobby :	1.45 X 3.70m
7.	Staircase :	2.80 X 3.86m
8.	Staircase Lobby :	1.45 X 2.91m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

b. All materials, dimensions and drawings are approximate, information subject to change without notice.



Type "D"

ALL VILLAS HAS NORTH ORIENTATION

GROUND FLOOR

Floor Area : 90m²



1.	Guest Toilet :	1.70 X 2.13m
2.	Kitchen :	3.00 X 4.00m
3.	Entrance :	1.45 X 2.00m
4.	Reception & Dining :	4.25 X 6.48m
5.	Family Living :	2.80 X 3.75m
6.	Staircase :	2.80 X 3.86m
7.	Staircase Lobby :	1.45 X 7.68m



Type "D"

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

b. All materials, dimensions and drawings are approximate, information subject to change without notice.

ALL VILLAS HAS NORTH ORIENTATION

FIRST FLOOR

Floor Area : 99m²



1.	Family Living :	2.88 X 3.21m
2.	Master Bedroom :	3.70 X 4.13m
3.	Master Dressing :	1.43 X 2.70m
4.	Master Bathroom :	1.66 X 2.70m
5.	Bathroom :	1.70 X 2.48m
6.	Bedroom 01 :	3.35 X 4.00m
7.	Bedroom 02 :	3.70 X 4.25m
8.	Terrace :	1.52 X 2.48m
9.	Staircase :	2.80 X 3.86m
10.	Lobby :	1.65 X 2.47m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

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Type "D"

ALL VILLAS HAS NORTH ORIENTATION

ROOF FLOOR

Gross Area : 99m²
Floor Area : 23m² - Pergula : 23m²
Open Terrace : 53m²



1.	Guest Bedroom :	2.73 X 2.93m
2.	Guest Bathroom :	1.33 X 1.01m
3.	Outdoor Roof 01 :	24.80m²
4.	Outdoor Roof 02 :	36.21m²
5.	Kitchenette :	1.13 X 1.6m
6.	Staircase :	2.74 X 2.93m
7.	Staircase Lobby :	0.93 X 1.05m

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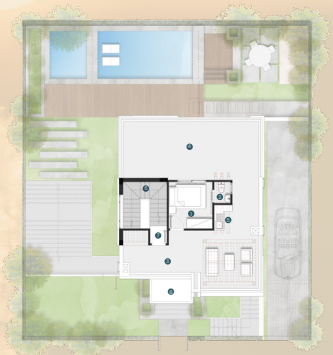

Type "D"

ALL VILLAS HAS NORTH ORIENTATION

V.30

ADVIDA TYPE D

Standalone Villa

BUA 324m²

LAND LOT 300m²

GARDEN AREA 210m²

STANDALONE VILLA

TYPE D

FRONT VIEW

BACK VIEW

BASEMENT FLOOR

Floor Area : 90m²



1.	Office :	1.52 X 2.66m + 2.61 X 3.02m
	• Maid's Bathroom :	1.40 X 2.35m
2.	Kitchen :	2.89 X 2.00m
3.	Bathroom :	1.70 X 2.13m
4.	Reception :	3.70 X 4.25m
5.	Family Living :	2.80 X 3.70m
6.	Reception Lobby :	1.45 X 3.70m
7.	Staircase :	2.80 X 3.86m
8.	Staircase Lobby :	1.45 X 2.91m

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Type "D"

ALL VILLAS HAS NORTH ORIENTATION

GROUND FLOOR

Floor Area : 90m²



1.	Guest Toilet :	1.70 X 2.13m
2.	Kitchen :	3.00 X 4.00m
3.	Entrance :	1.45 X 2.00m
4.	Reception & Dining :	4.25 X 6.48m
5.	Family Living :	2.80 X 3.75m
6.	Staircase :	2.80 X 3.86m
7.	Staircase Lobby :	1.45 X 7.68m

a. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.

b. All materials, dimensions and drawings are approximate, information subject to change without notice.



Type "D"

ALL VILLAS HAS NORTH ORIENTATION

FIRST FLOOR

Floor Area : 99m²



1.	Family Living :	2.88 X 3.21m
2.	Master Bedroom :	3.70 X 4.13m
3.	Master Dressing :	1.43 X 2.70m
4.	Master Bathroom :	1.66 X 2.70m
5.	Bathroom :	1.70 X 2.48m
6.	Bedroom 01 :	3.35 X 4.00m
7.	Bedroom 02 :	3.70 X 4.25m
8.	Terrace :	1.52 X 2.48m
9.	Staircase :	2.80 X 3.86m
10.	Lobby :	1.65 X 2.47m

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Type "D"

ALL VILLAS HAS NORTH ORIENTATION

ROOF FLOOR

Gross Area : 99m²
Floor Area : 23m² - Pergula : 23m²
Open Terrace : 53m²



1.	Guest Bedroom :	2.73 X 2.93m
2.	Guest Bathroom :	1.33 X 1.01m
3.	Outdoor Roof 01 :	24.80m²
4.	Outdoor Roof 02 :	36.21m²
5.	Kitchenette :	1.13 X 1.6m
6.	Staircase :	2.74 X 2.93m
7.	Staircase Lobby :	0.93 X 1.05m

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b. All materials, dimensions and drawings are approximate, information subject to change without notice.



Type "D"

ALL VILLAS HAS NORTH ORIENTATION




C-28




ADIVA
ADIVA
ADIVA






ADVA