
Aspect
Shaping Every Aspect of Life
aspect-dev.com



Expertise with Purpose.

UDesign, the foundation, is a leading Egyptian company operating since 2015 and specializes in high-quality construction and building materials trading.

Proudly partnered with :

SODIC

HASSAN ALLAM PROPERTIES

ALMARASEM DEVELOPMENT

ORA

LAVISTA DEVELOPMENTS



Partners of Success:

UDESIGN CONSTRUCTION

INVERSION
WE HAVE A PLAN!

Frontline®
CONSULTING

GRID
DESIGN & ENGINEERING


Welcome to
Aspect

Aspect

From Cairo to the UAE, Expanding with Purpose.
A Portfolio Designed to Inspire.

East Cairo

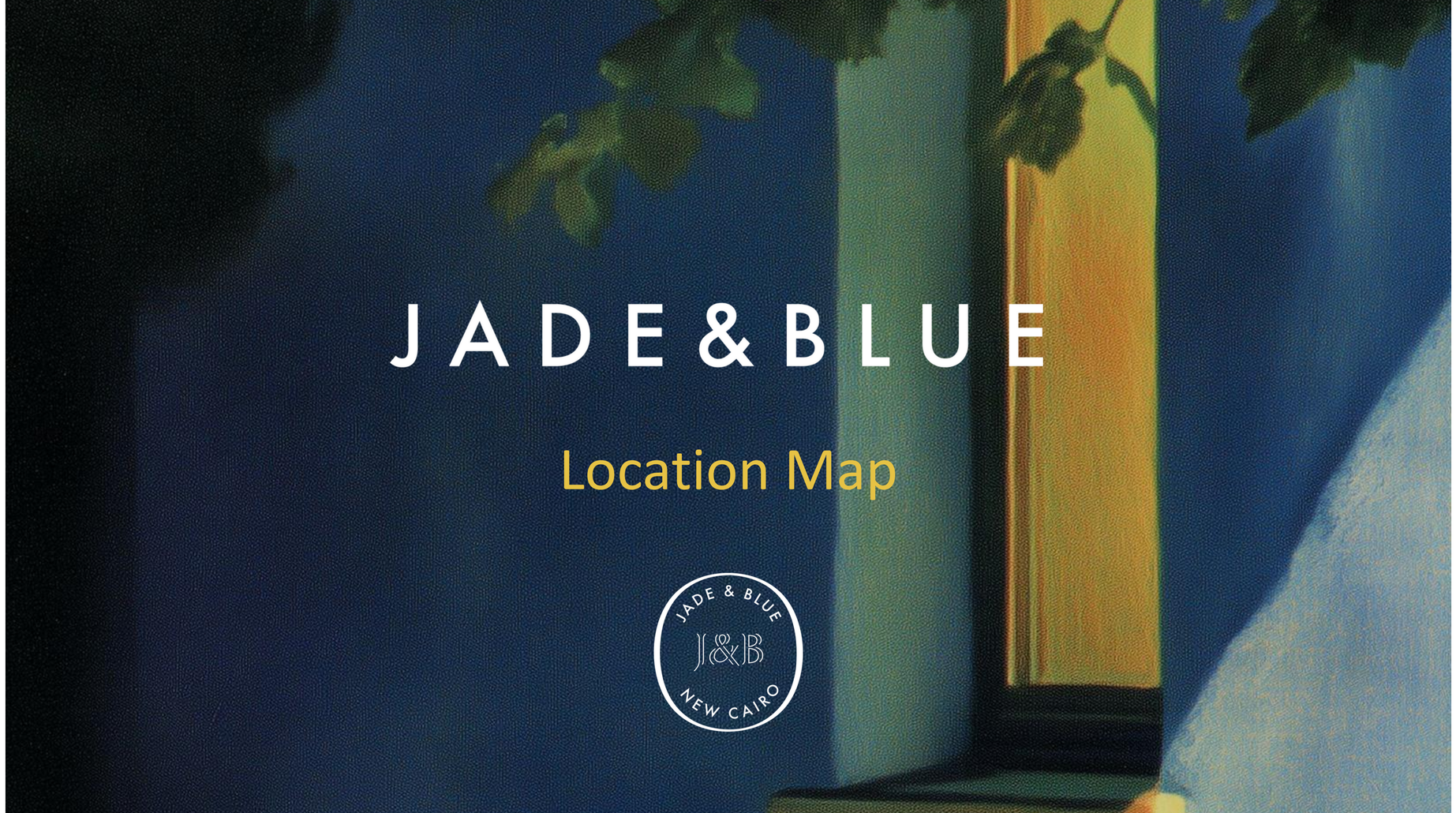
Abu Dhabi

Dubai

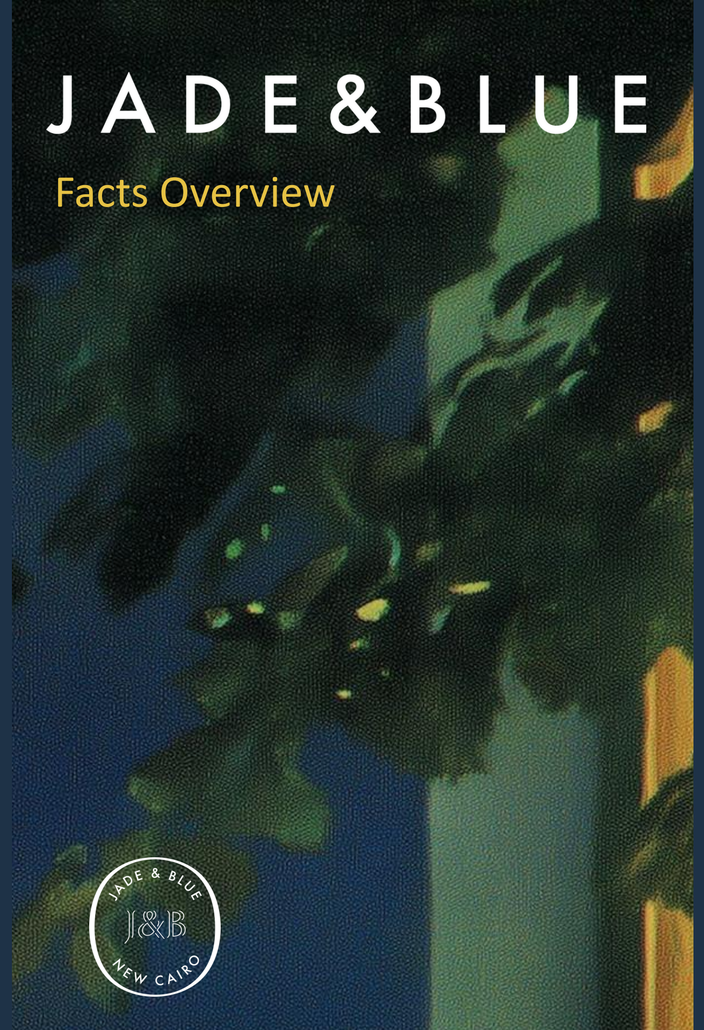
West Cairo




Aspect
Introducing
JADE & BLUE
The center of all Aspects
JADE & BLUE
J&B
NEW CAIRO


JADE&BLUE
Location Map
JADE & BLUE
J&B
NEW CAIRO


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Facts & Figures
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NEW CAIRO



THE PROJECT EXTENDS OVER	**12 FDN**	**Acres** In New Cairo
Landscape / Open Areas	**80%**	Of Land Area
Residential FP	**20%**	Of Land Area
Multi Family Buildings	G+4	
NO. Of Buildings	12	Buildings
NO. Of Units	270	Units
Units Configurations	1-4	Bedrooms

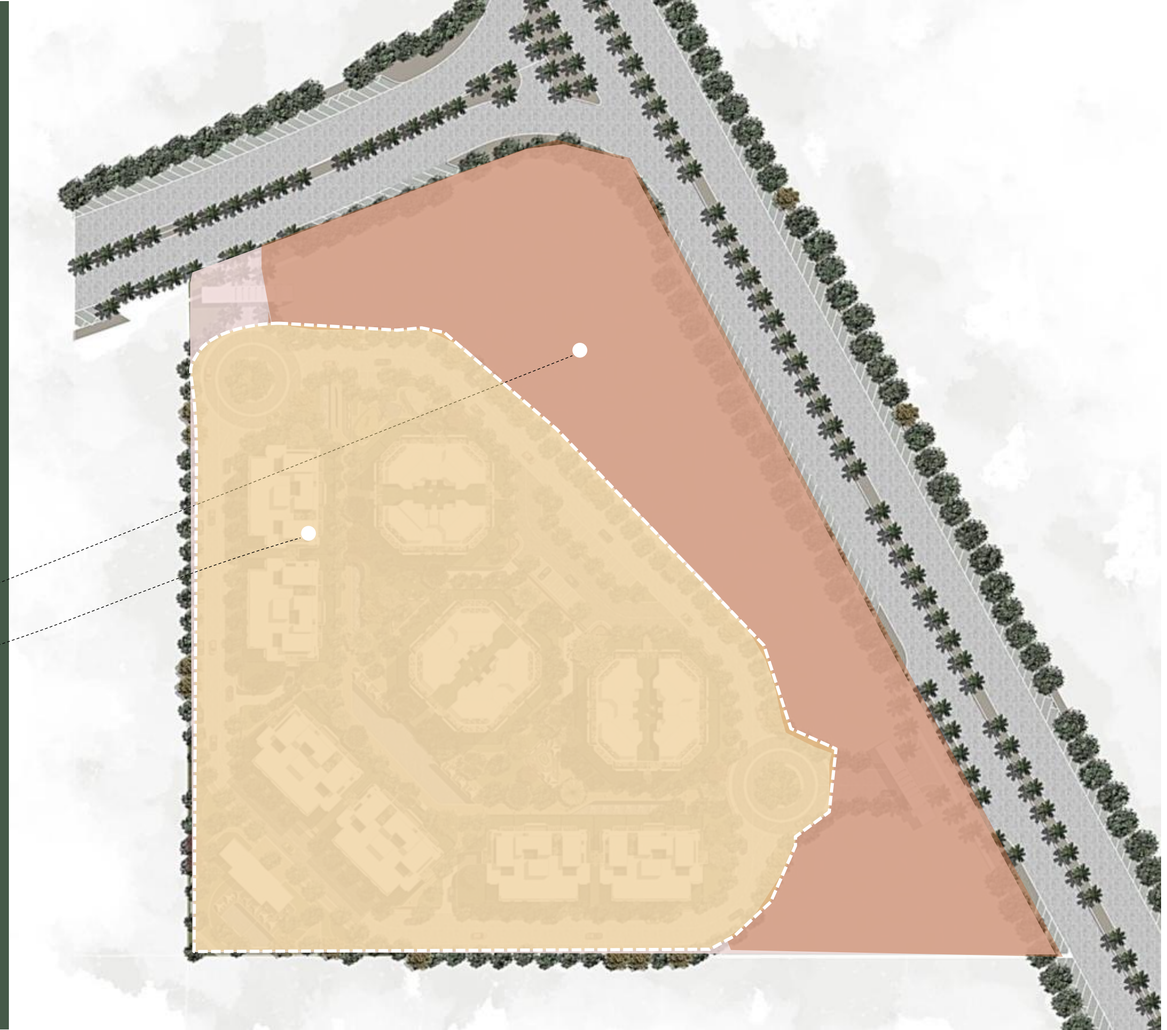
JADE&BLUE

Masterplan

J&B consists of 2 main parts that complement one another:

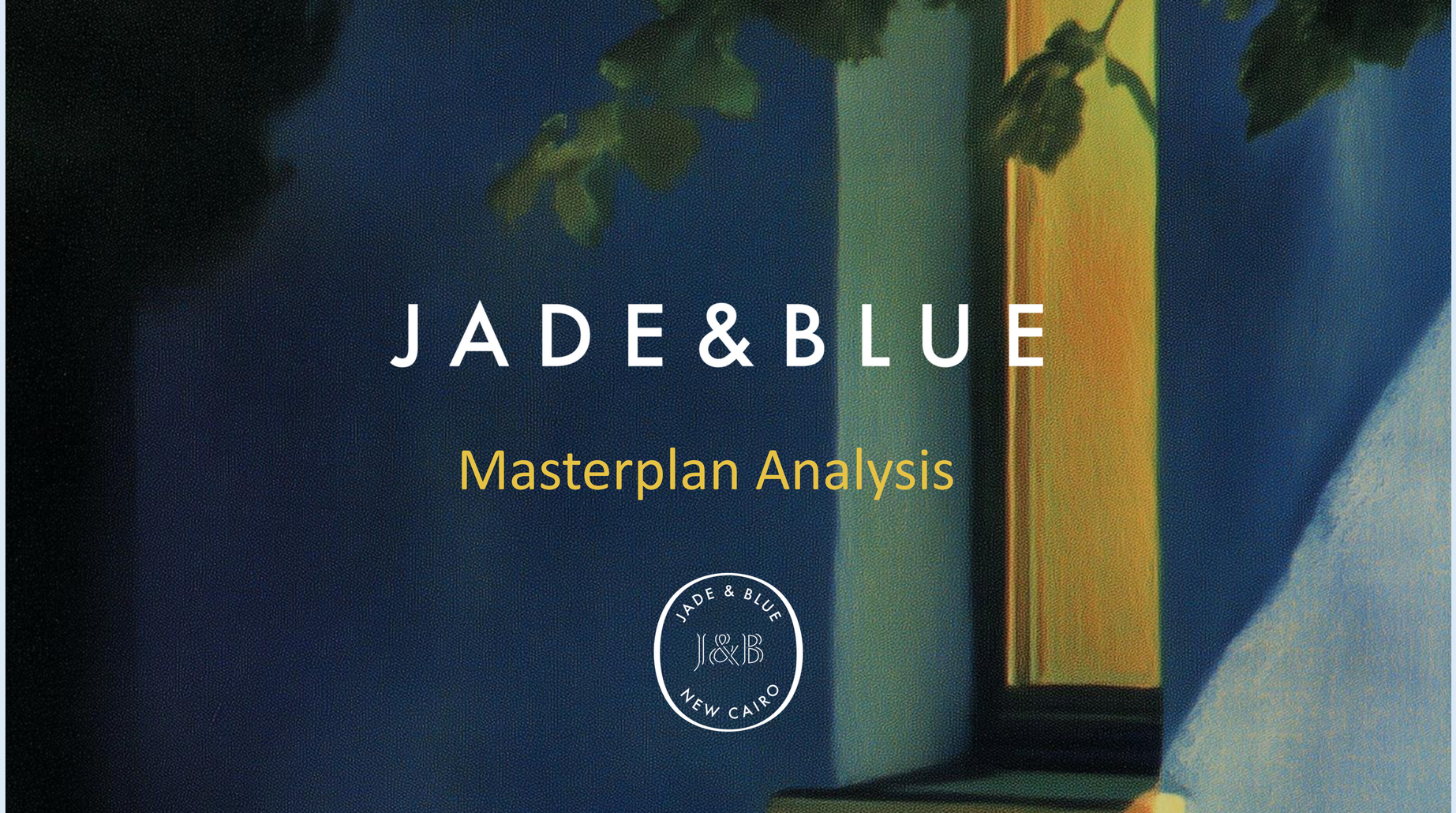
COMMERCIAL ZONE

RESIDENTIAL ZONE



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Masterplan Analysis
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J&B
NEW CAIRO

JADE&BLUE

Accessibility

2 Main Gates

A **Ring Road** Surrounding the project

Pedestrian Walk Connecting Masterplan vertically & Horizontally



JADE&BLUE

Amenities

- Central Park
- Secondary Park
- Swimmable Lagoon
- Barbecue Area.
- Social Gathering Area.
- Multipurpose Track (Jogging / Bike lane).
- Club House.
- Kids Area



JADE&BLUE

Masterplan Dimensions

Maximum Valley Space :100 M
Narrowest Valley Space : 25 M



JADE&BLUE

Building Types

Jade & Blue offers **2 different building types**, each with varying numbers of units and diverse configurations.

This broad range of options provides residents with the flexibility to select their ideal home at any location across the masterplan.




JADE&BLUE
Building Typoloigies
JADE & BLUE
J&B
NEW CAIRO

JADE&BLUE

Building Types

TYPE A

6 Buildings

Configurations:

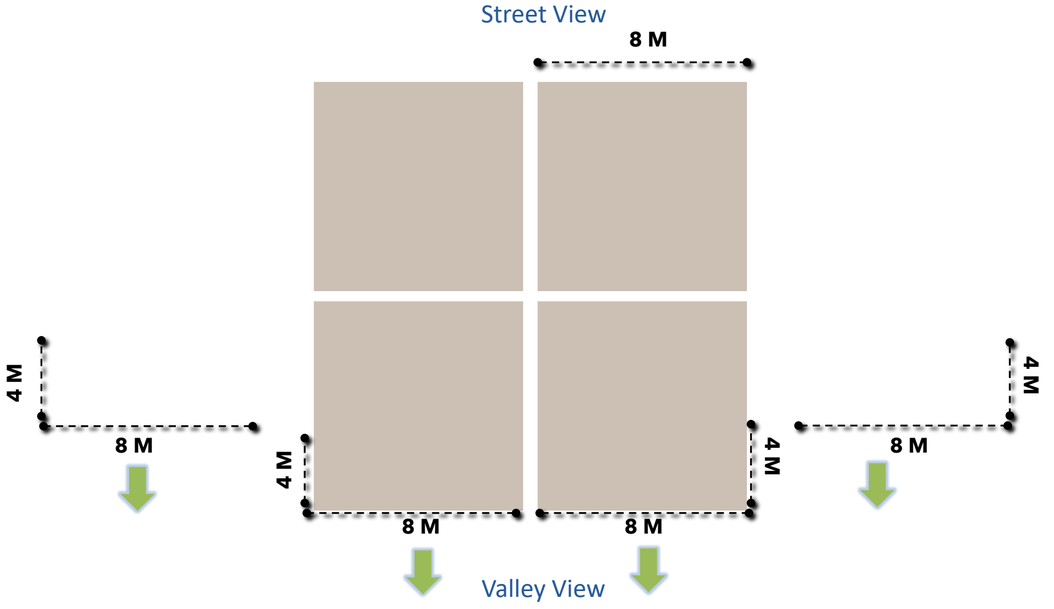
2 Bedrooms : 125~130
3 Bedrooms : 155~175
4 Bedrooms : 210~220



Type A

Concept Behind

- All Units with Landscape View.
- Elevation exposure increased from 8 m 18 m and more.
- Creation of semi-private space.




B2






A3



A Lift to Uplift

From Ground to Sky Through Light,
Nature & Stories.

The Panoramic Elevators.

A panoramic elevator glides along the inner façade, offering a vertical journey through calming scenery and curated narratives — from tranquil garden views to reflective water moments.



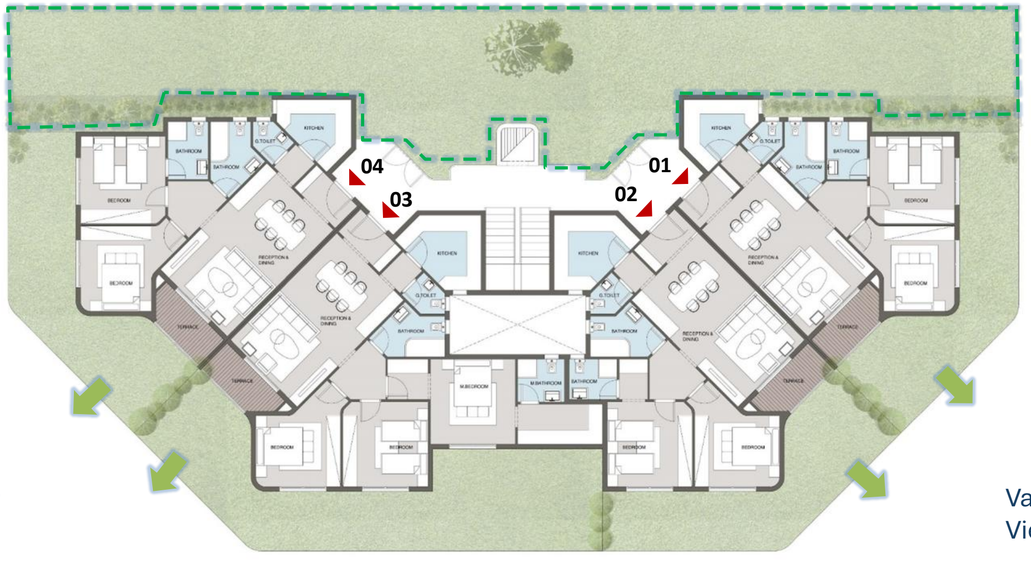
Type A - Floor Plans

Ground Floor

Semi - public space

TO Valley

From Street



Valley View

Valley View

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Building Types

TYPE B

6 Buildings

Configurations:

1 Bedroom : 75~90
2 Bedrooms : 120~125
3 Bedrooms : 150~160
4 Bedrooms : 205~220







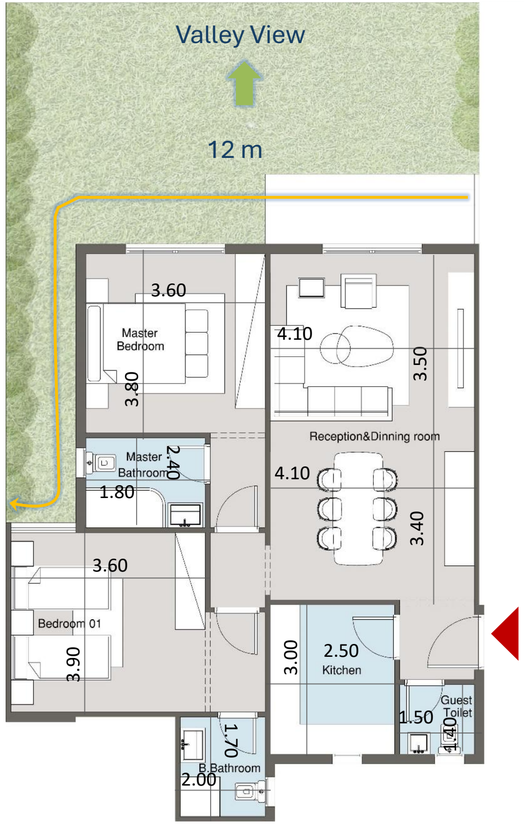
Type B

1 BDR - 90m2



Type B

2 BDR - 125m2



Type B

3 BDR - 155m2

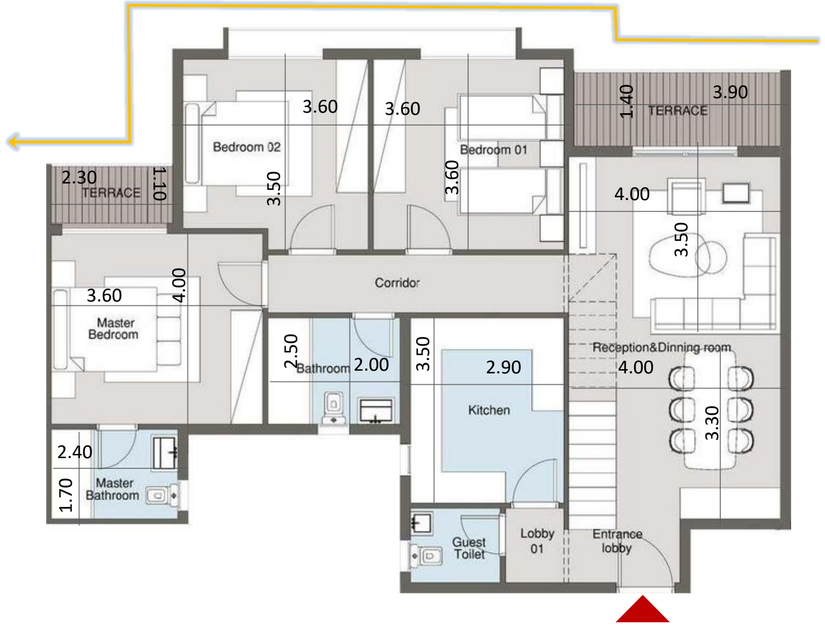


Type B

4 BDR - 205m2 - Duplex

15 m

Valley View





Roof Floor

JADE&BLUE

Project Summary

12 BUILDINGS

2 building types,
with several
Configurations.

01 LAGOON

Serve the
compound of 270
unit.

UNDERGROUND PARKIN

pedestrian friendly.

OPEN CONNECTED
Park

Horizontally Crossing The
Master Plan Connecting All
Amenities Together





Starting Prices & Payment Plan

Configuration	Area	Starting Price
1 Bedrooms	75~90 SQM	5,600,000
2 Bedrooms	120~130 SQM	6,900,000
3 Bedrooms	150~175 SQM	9,300,000
4 Bedrooms (Duplex)	200~220 SQM	13,540,000

5% DOWNPAYMENT

9 YEARS INSTALLMENTS



FINISHING SPECS	All Units will be Delivered Core and Shell Fully Finished Delivery (Optional)
MAINTENANCE	8 % Of The Total Value
DELIVERY DATE	3.5 Years From the contract


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Aspect
Distinctive by Design. Inspired by Stories.
Thank You.
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