# ZAYARD Memora



ZAYARD
DEVELOPMENTS

ZAYARD Memora

A Place Where Memories Beign..

Spread across 7.5 acres, Zayard Memora is a refined expression of minimal luxury and thoughtful comfort crafted for those who aspire to elevate their living experience without stepping outside their comfort zone. Located in a prime, high-potential area, Memora isn't just a place to live; it's a smart investment in lifestyle and value. With a focus on understated elegance, convenience, and timeless design,

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Zayard Developments is an emerging force in the real estate sector, backed by deep-rooted experience and a vision for the future. While the name may be new to the developers' field, the foundation is built on years of industry insight and trusted relationships powered by Palmier developments' previous 6 Zayard Projects. Zayard is not reinventing itself, it's evolving. With its first official project now underway, the company marks a bold step forward, driven by the same values, expertise, and ambition that have shaped its journey so far.

# Value Proposition





Prime Location,
Effortless Connectivity



Smart design through
natural forces



A Sanctuary of Subtle
Luxury and Natural Beauty



Modern design,
rooted in culture



Minimal Luxury,
Effortless Upscale

# A Promising Community in the Heart of New Zayed

Zayard memora is located near Al Mehwar al Markazi Road. The community offers seamless access to all major axes, making your commute effortless and your lifestyle more connected.

| | |
|---|---|
| Waslet Dahshour | 9 min |
| EL Sheikh Zayed | 9 min |
| Sphinx Airport | 18 min |
| Mall Of Arabia | 11 min |
| International Cairo University | 9 min |
| EL Mehwar EL Markzi | 1 min |
| EL Dabaa Axis | 6 min |
| Alex Desert Road | 7 min |
| EL Wahat Road | 4,5 min |




Sphinx International Airport
Alex-Cairo Road
Alex Desert Road
Al Dabaa Axis
New Ext Of Nile
Jirian
Al Mehwar al Markazi
Dahshor Road
El Sheikh Zayed
New Zayed
26of July Corridor
Cairo Unversity
ZAYARD
Memora
Boulevard Road
Mall Of Arabia
6th of October City
Al Wahat Road

# Master Plan

1. Water Feature
2. Swimming Pool
3. Kids Area
4. Padel Court
5. Gathering Area
6. Running Track


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# EXPERIENCES BEYOND YOUR FRONT DOOR





## Water Feature

Soothing water elements that enhance relaxation and create a visually calming atmosphere



## Padel court

A lively space for fitness, fun, and friendly competition



## Swimming pool area

A serene pool designed for relaxation, enjoyment, and making lasting memories together



## Running Track

An energizing space to inspire movement, boost vitality, and support a healthy, active lifestyle



## Kids Area

A safe and playful space that nurtures well-being, sparks imagination, and creates childhood memories



## Gathering Area

A welcoming spot for barbecues, celebrations, and meaningful family or community events



## Clubhouse

A welcoming space to relax, socialize, and enjoy both quiet moments and lively gatherings



## Private Parking

Convenient dedicated parking for easy, stress-free access and peace of mind



## Pathway for the Visually Impaired

Thoughtfully designed pathways for safe, smooth, and independent movement



## Smart Gates

Quick, secure, and convenient access with smart gate technology




## Security Office

On-site 24/7 security providing constant safety and peace of mind




## Service Management

Dedicated management ensuring cleanliness, maintenance, and smooth daily operations





INTRODUCING

# Royal Villa



# Royal Villa

BUA=245 m2

## Guest Floor



# Royal Villa

BUA=245 m2

## Family Floor



# Royal Villa

BUA=245 m2

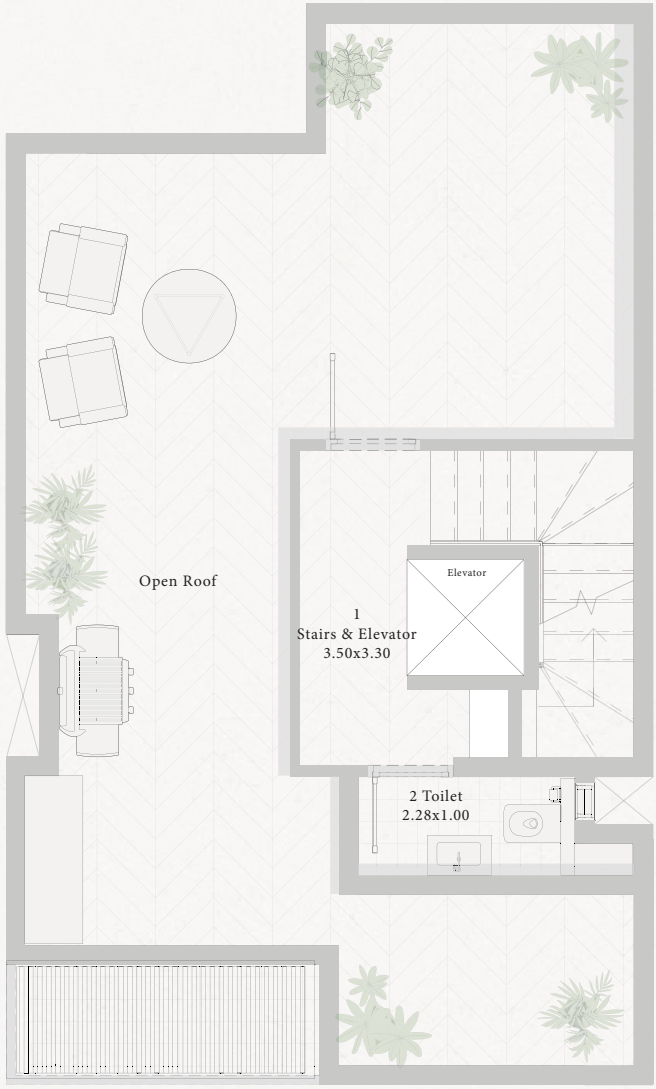
## Royal Floor



# Royal Villa

BUA=245 m2

## Roof Floor













INTRODUCING

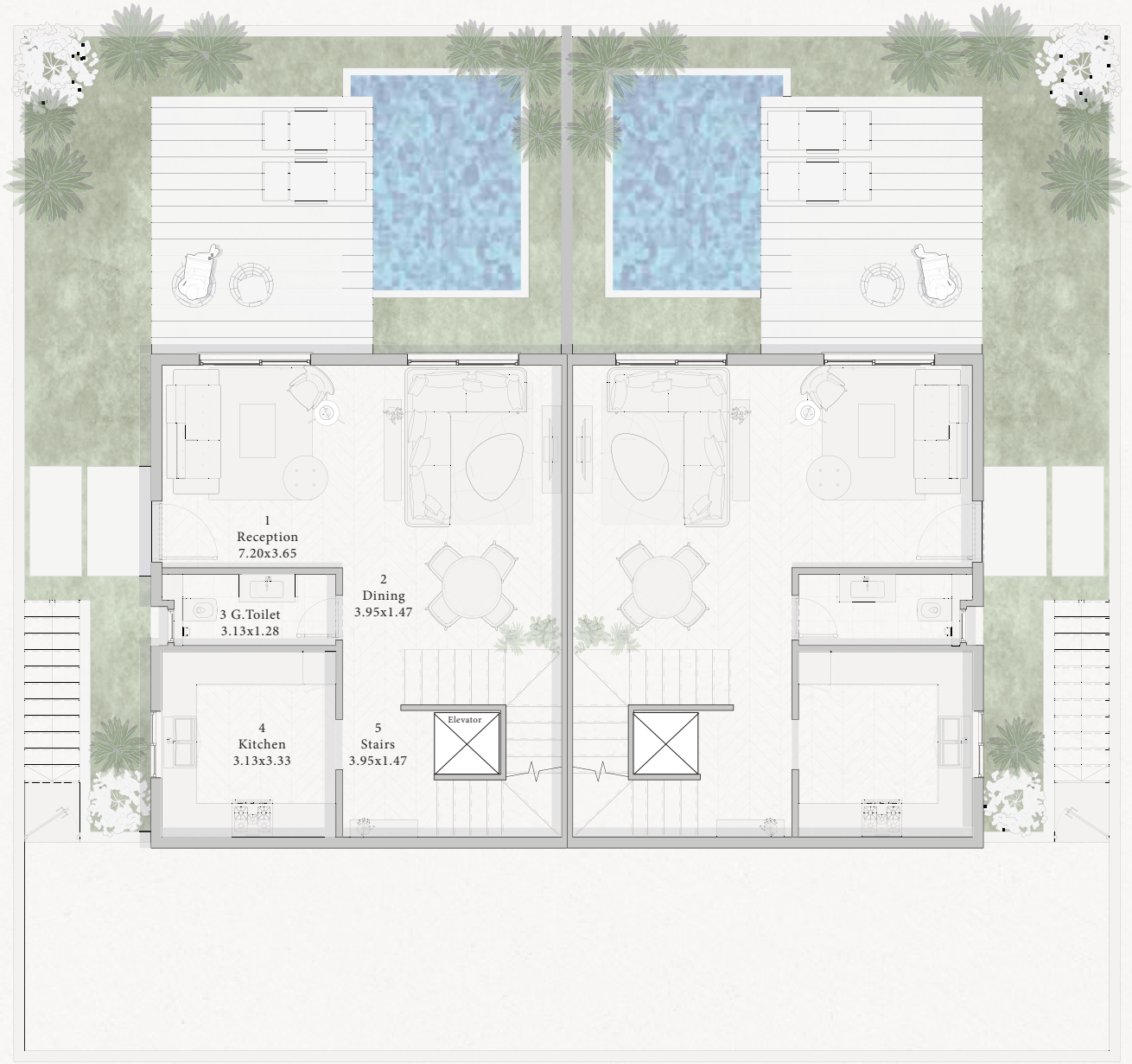
# Royal Twin



# Royal Twin

BUA=240 m2

## Guest Floor



# Royal Twin

BUA=240 m2

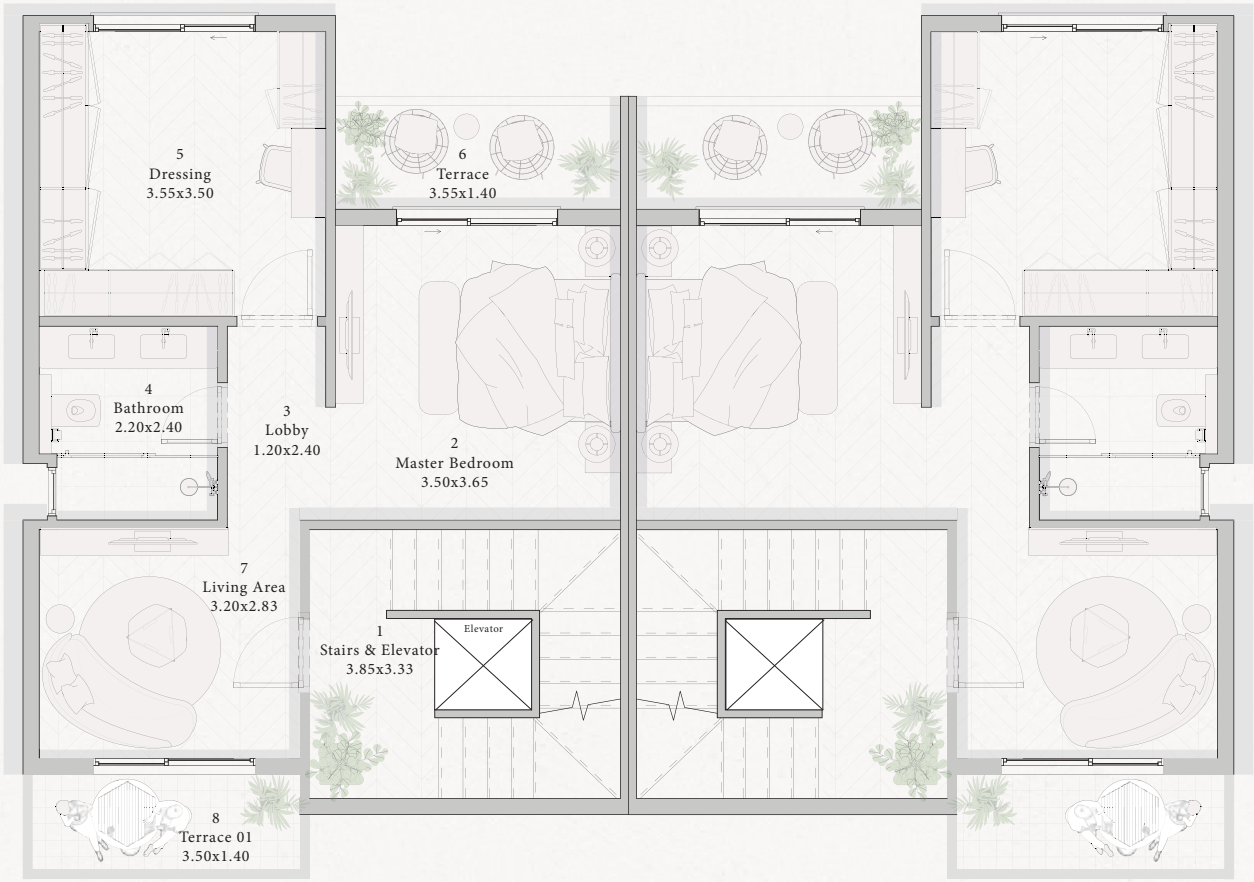
## Family Floor



# Royal Twin

BUA=240 m2

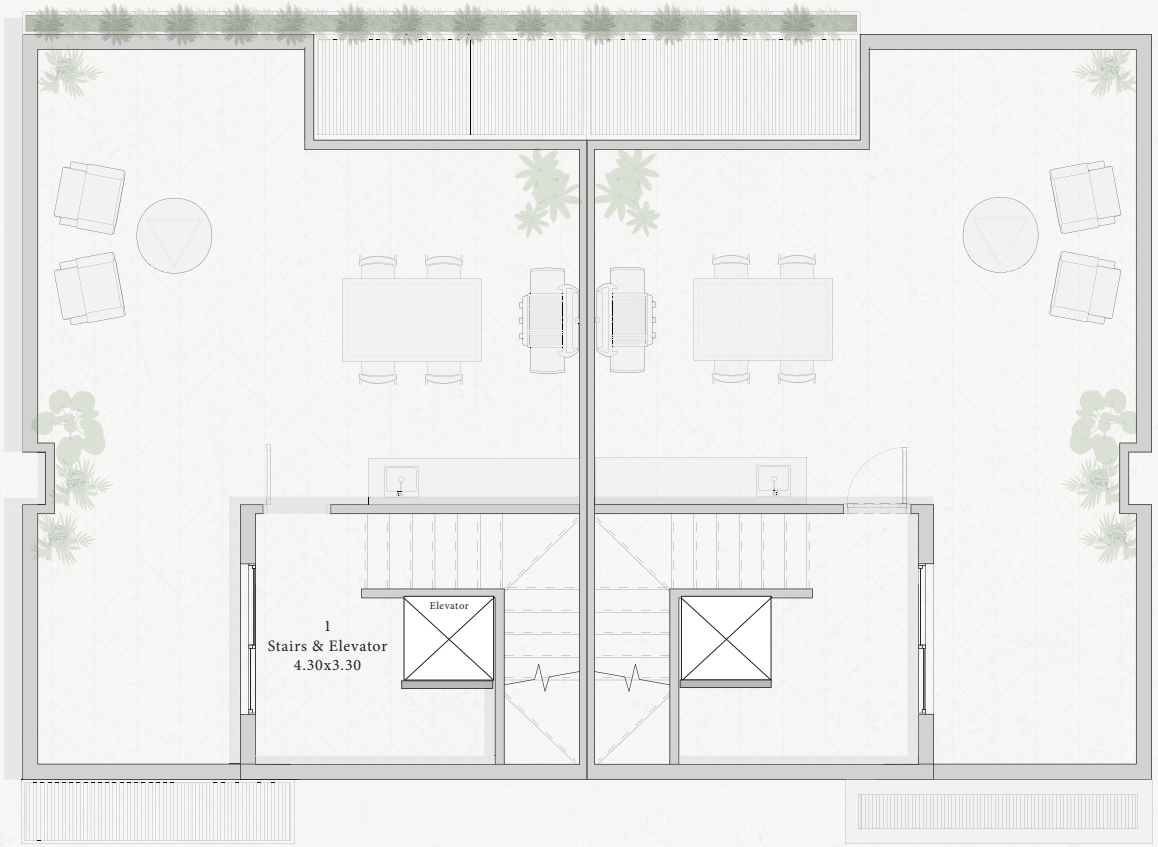
## Royal Floor



# Royal Twin

BUA=240 m2

## Roof Floor









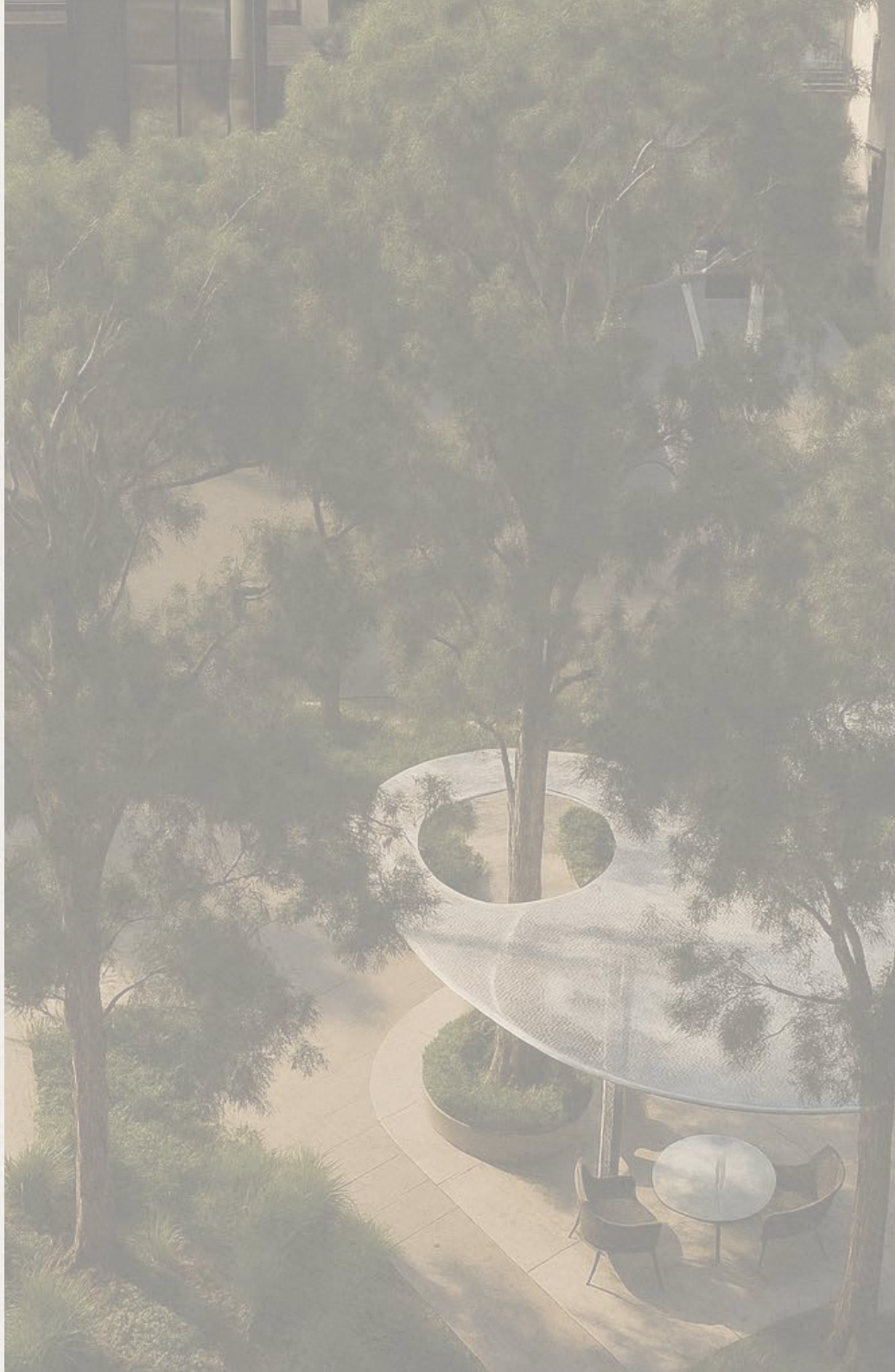
ASQ
ARCHITECTURE

+

BOLD.
ARCHITECTS

**ASQ Architecture**, an acclaimed design firm with roots in Cyprus and the UK, partners with **BOLD** in Egypt to bring a distinctive, multicultural approach to design, one deeply.

Interested in the connection between architecture + humanity: an architecture of experience + place-making. As designers, our role is to ensure cohesion+ connectivity by bringing together nature + human activity with architecture + urban elements. This creates a design narrative that connectscommunities with their context by encouraging them to engage.



*“More than a home, a memory.”*

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