
Rovan
VIEWS
360°
SHEIKH ZAYED


Discover life from a New angle



EGY PLAN DEVELOPMENTS
Real Estate Developments

WHO WE ARE?

EPD's Family has a longstanding history in real estate development, with over a decade of experience under the leadership of Chairman Mr. Haitham Taha Abdel Aziz. Over the years, we've successfully built more than 450 residential units, providing homes for countless families. Our commitment to excellence continues as we develop new projects that blend luxury and sophistication, catering to both current and future generations.

Our mission is to surpass expectations by delivering unparalleled quality and creating a lasting influence on the built environment. Fueled by a passion for excellence and a deep commitment to customer satisfaction, we aspire to be the top choice in real estate development. We're dedicated to setting new benchmarks and ensuring that every project we undertake leaves a meaningful and positive legacy.

Our Vision is strive to exceed expectations, aiming to become a leader in real estate development by overcoming all challenges and excelling beyond our competitors.



WHY ROVAN VIEWS 360?

The innovative design of Rovan Views 360 offers uninterrupted 360-degree views of the entire compound. Its strategic location, surrounded by three major roads—Cairo-Alexandria Road, the 26th of July Corridor, and Al Nozha Road—provides excellent connectivity from all directions. Additionally, its proximity to Sphinx Airport and the Egyptian Museum enhances its appeal. Together, these features ensure that Rovan Views 360 provides a complete living experience with stunning views and convenient access.

LOCATION

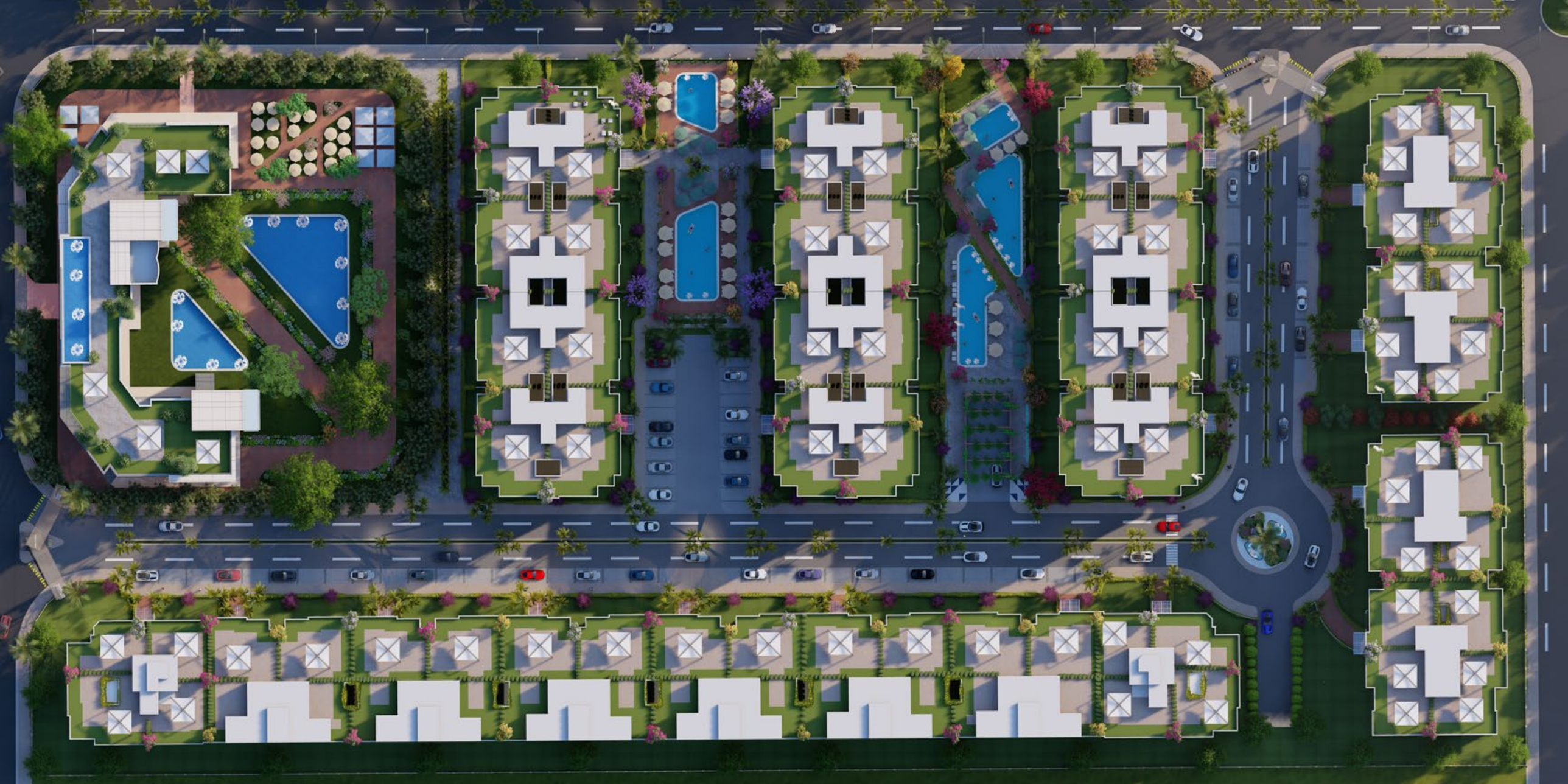
Rovan Views 360 is strategically located near key landmarks, offering both convenience and accessibility.

Situated close to Sphinx Airport and the Egyptian Museum, the development provides easy access to important cultural and transportation hubs.

Its prime location ensures that residents are well-connected to the city while enjoying the tranquility of a thoughtfully designed community.



- 2 MIN. ALEX-CAIRO ROADE
- 2 MIN. DANDY MALL
- 3 MIN. MEHWAR 26 JULY
- 5 MIN. ZED PARK
- 8 MIN. HYPER ONE
- 10 MIN. ARKAN
- 15 MIN. MALL OF ARABIA
- 20 MIN. MOHANDESEEN



MASTER PLAN

1. HOTEL
2. CLUBHOUSE | POOL | LOUNGE
3. COMMUNITY CENTER | CAFE
4. COMMUNITY CENTER | PARK
5. GATE 1 | GATE 2
6. GARAGE ENTRANCE/EXIT
7. ROVAN FOUNTAIN





ELEGANCE PERFECTED

Rovan Views 360 offers fully finished units that combine style and comfort. Each home is crafted with high-quality materials and attention to detail, ensuring a modern living environment. The units feature elegant interiors, premium finishes, and double-glazed exterior facades, providing both energy efficiency and sound insulation. Ready for residents to move in without additional work, these homes offer a hassle-free experience, making Rovan Views 360 an ideal choice for those seeking a luxurious and convenient lifestyle.











PREMIER HOSPITALITY

Rovan Views 360 proudly features a stunning 150-room hotel that enhances the compound’s appeal. This upscale hotel is designed to offer top-notch comfort and luxury, with each room elegantly furnished and equipped with high-quality amenities. Guests can enjoy a range of premium services, from gourmet dining to relaxing spa treatments. The hotel’s refined atmosphere and prime location within the compound make it an ideal choice for both short and long stays, adding significant value and charm to Rovan Views 360.







GREEN LIVING, REDEFINED

At Rovan Views 360, nature is at the forefront, with expansive green spaces that create a calm and refreshing atmosphere. Thoughtfully designed landscapes and lush gardens are integrated throughout the compound, offering residents a peaceful escape from the city. These green areas not only enhance the visual appeal but also promote a healthy, sustainable lifestyle. Complementing this commitment to sustainability, the compound features solar-powered lights and underground parking equipped with EV charging stations, making Rovan Views 360 a perfect blend of natural beauty, modern living, and eco-conscious design.






EV





DYNAMIC COMMUNITY CENTERS

Explore two distinct community centers designed to enrich your lifestyle. One features a vibrant kids' area perfect for family fun, while the other offers a selection of restaurants and cafés, ideal for dining and relaxation.







CLUBHOUSE EXPERIENCE

Relax at the luxurious clubhouse, featuring a refreshing swimming pool and serene water features. It’s the perfect retreat for unwinding and enjoying a tranquil living environment







LIFESTYLE SERVICES AND DINING

Enjoy the convenience of a commercial area that offers a thoughtful blend of services and dining options, all designed to enhance your daily living experience in a vibrant and accessible setting.

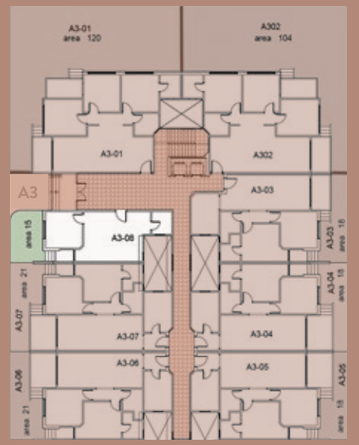


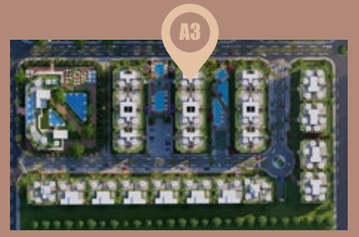


BUILDING A3

GROUND FLOOR

GROUND FLOOR	**60 M²**
Reception	4.5*5.3
kitchen	2.0*2.0
Toilet	1.8*2.0
Bedroom	3.3*3.3
GARDEN	**15 M²**



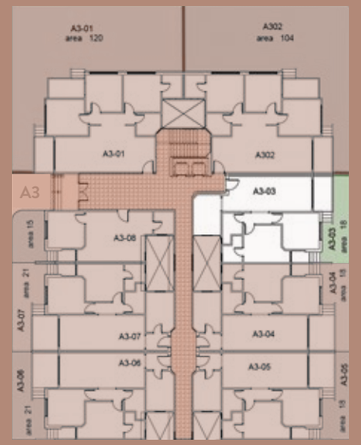




BUILDING A3

GROUND FLOOR

GROUND FLOOR	105 M²
Reception	8.1*3.2
kitchen	2.5*3.8
Toilet	2.8*1.8
Master Bedroom	3.5*3.4
Toilet	2.4*1.8
Bedroom	3.3*3.3
Terrace	1.8*3.2
GARDEN	15 M²



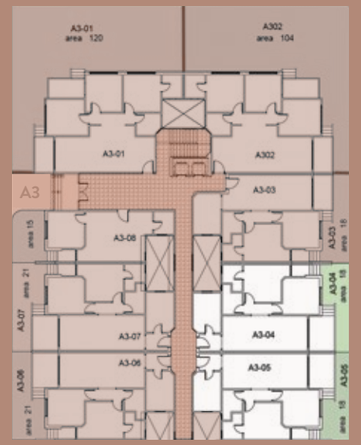




BUILDING A3

GROUND FLOOR

GROUND FLOOR	110 M²
Reception	7.7*3.2
kitchen	2.5*3.6
Toilet	1.8*2.7
Master Bedroom	3.4*3.4
Toilet	1.8*2.4
Bedroom	3.3*3.3
Terrace	3.2*2.0
GARDEN	**18 M²**



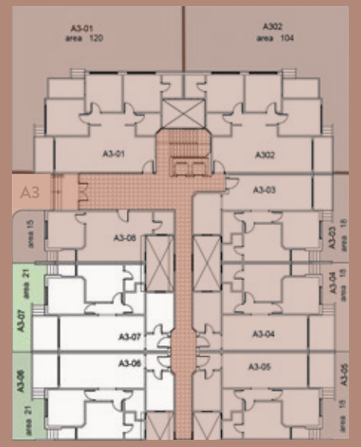




BUILDING A3

GROUND FLOOR

GROUND FLOOR	110 M²
Reception	7.7*3.2
kitchen	2.5*3.6
Toilet	1.8*2.7
Master Bedroom	3.4*3.4
Toilet	1.8*2.4
Bedroom	3.3*3.3
Terrace	3.2*2.0
GARDEN	**21 M²**



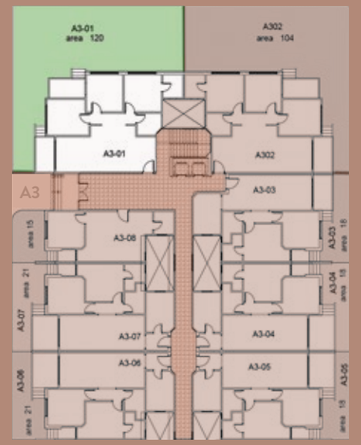




BUILDING A3

GROUND FLOOR

GROUND FLOOR	125 M²
Reception	6.8*4.2
kitchen	2.2*3.2
Toilet	2.2*2.0
Master Bedroom	3.4*3.4
Toilet	2.1*1.8
Bedroom 1	3.3*3.4
Bedroom 2	3.4*3.2
Terrace	3.2*1.7
GARDEN	**120 M²**



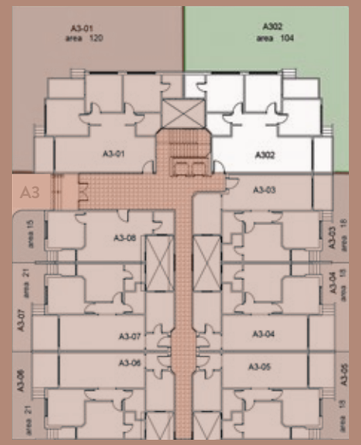




BUILDING A3

GROUND FLOOR

GROUND FLOOR	125 M²
Reception	6.8*4.2
kitchen	2.2*3.2
Toilet	2.2*2.0
Master Bedroom	3.4*3.4
Toilet	2.1*1.8
Bedroom 1	3.3*3.4
Bedroom 2	3.4*3.2
Terrace	3.2*1.7
GARDEN	**104 M²**



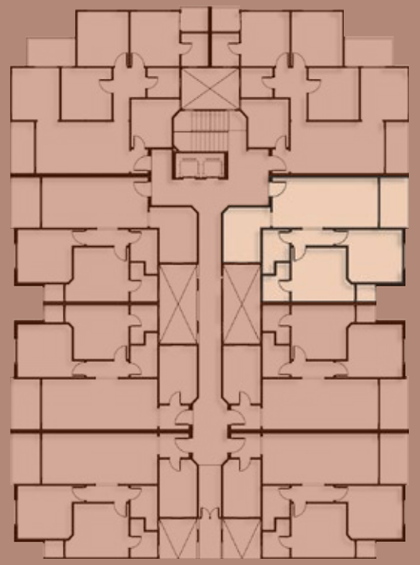




BUILDING A3

TYPICAL

TYPICAL	106 M²
Reception	7.4*3.2
kitchen	2.5*3.4
Toilet	1.8*2.8
Master Bedroom	3.6*3.4
Toilet	2.4*1.8
Bedroom	4.0*3.3
Terrace	1.6*3.2



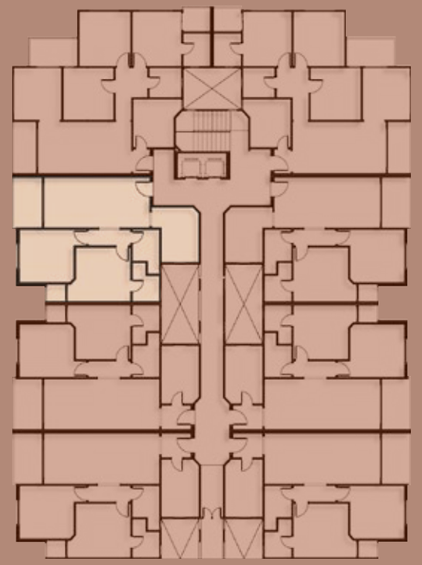




BUILDING A3

TYPICAL

TYPICAL	106 M²
Reception	7.4*3.2
kitchen	2.5*3.4
Toilet	1.8*2.8
Master Bedroom	3.6*3.4
Toilet	2.4*1.8
Bedroom	4.0*3.3
Terrace	1.6*3.2



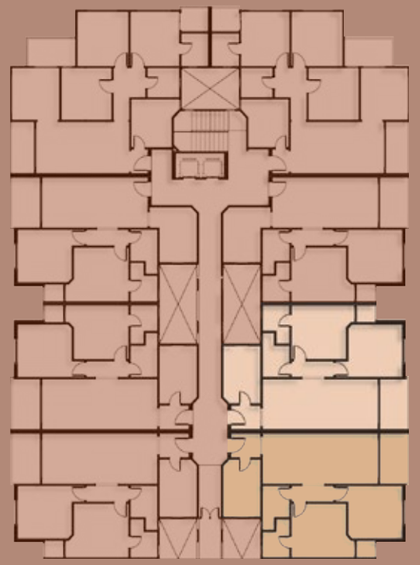




BUILDING A3

TYPICAL

TYPICAL	115 M²
Reception	7.7*3.2
kitchen	3.6*2.5
Toilet	1.8*2.6
Master Bedroom	3.6*3.4
Toilet	1.8*1.8
Bedroom	3.3*3.6
Terrace	2.0*3.2



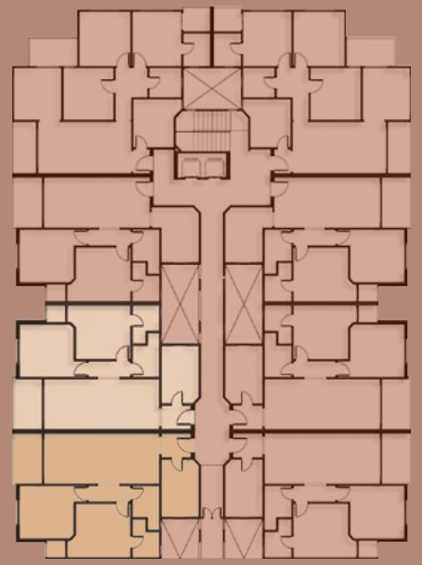




BUILDING A3

TYPICAL

TYPICAL	115 M²
Reception	7.7*3.2
kitchen	3.6*2.5
Toilet	1.8*2.6
Master Bedroom	3.6*3.4
Toilet	1.8*1.8
Bedroom	3.3*3.6
Terrace	2.0*3.2



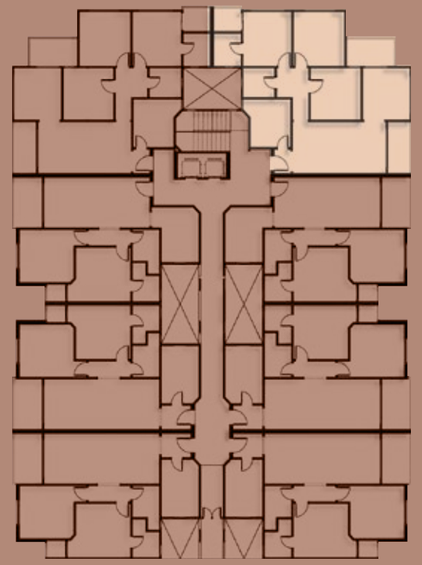




BUILDING A3

TYPICAL

TYPICAL	140 M²
Reception	3.2*6.2
kitchen	3.2*3.0
Toilet	2.1*1.8
Living Room	3.3*3.2
Terrace 1	2.0*1.8
Master Bedroom	3.2*3.4
Toilet	2.0*1.8
Terrace 2	1.6*1.8
Bedroom 1	3.3*3.3
Bedroom 2	2.0*1.8
Terrace 3	3.2*1.6



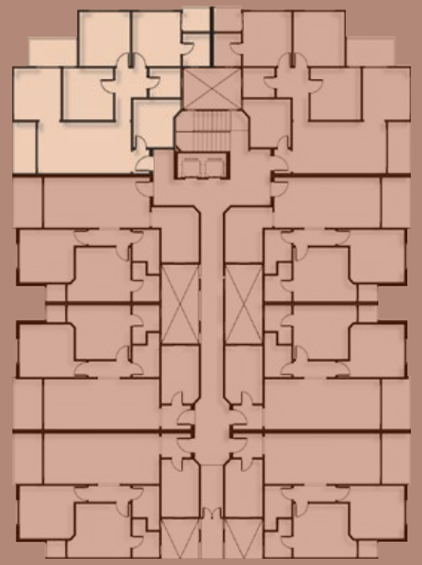




BUILDING A3

TYPICAL

TYPICAL	140 M²
Reception	3.2*6.2
kitchen	3.2*3.0
Toilet	2.1*1.8
Living Room	3.3*3.2
Terrace 1	2.0*1.8
Master Bedroom	3.2*3.4
Toilet	2.0*1.8
Terrace 2	1.6*1.8
Bedroom 1	3.3*3.3
Bedroom 2	2.0*1.8
Terrace 3	3.2*1.6







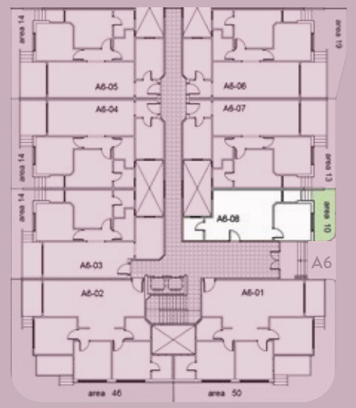




BUILDING A6

GROUND FLOOR

GROUND FLOOR	**60 M²**
Reception	4.5*5.3
kitchen	2.0*2.0
Toilet	1.8*2.0
Bedroom	3.3*3.3
GARDEN	**10 M²**



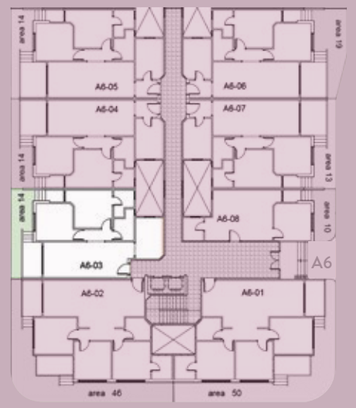




BUILDING A6

GROUND FLOOR

GROUND FLOOR	105 M²
Reception	8.1*3.2
kitchen	2.5*3.8
Toilet	2.8*1.8
Master Bedroom	3.5*3.4
Toilet	2.4*1.8
Bedroom	3.3*3.3
Terrace	1.8*3.2
GARDEN	**14 M²**



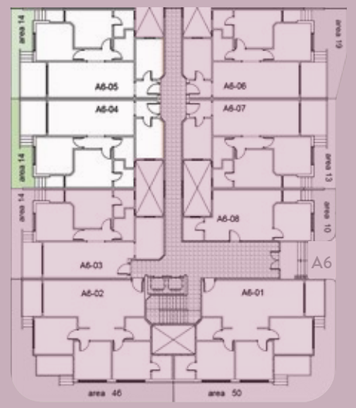




BUILDING A6

GROUND FLOOR

GROUND FLOOR	110 M²
Reception	7.7*3.2
kitchen	2.5*3.6
Toilet	1.8*2.7
Master Bedroom	3.4*3.4
Toilet	1.8*2.4
Bedroom	3.3*3.3
Terrace	3.2*2.0
GARDEN	**14 M²**



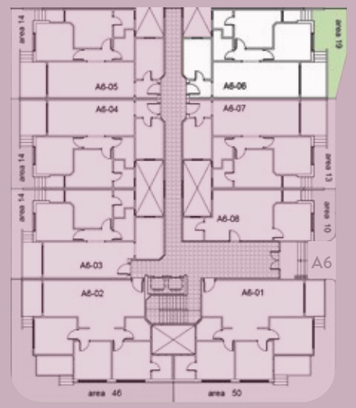


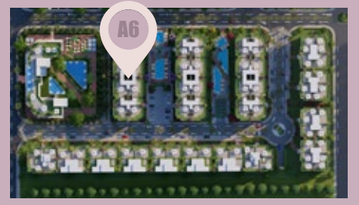


BUILDING A6

GROUND FLOOR

GROUND FLOOR	110 M²
Reception	7.7*3.2
kitchen	2.5*3.6
Toilet	1.8*2.7
Master Bedroom	3.4*3.4
Toilet	1.8*2.4
Bedroom	3.3*3.3
Terrace	3.2*2.0
GARDEN	**19 M²**



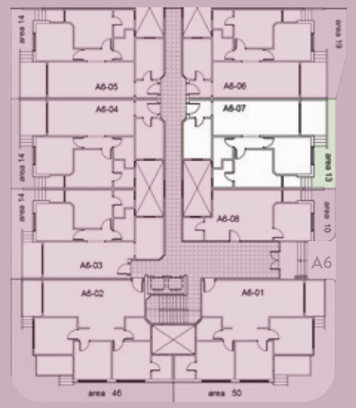




BUILDING A6

GROUND FLOOR

GROUND FLOOR	110 M²
Reception	7.7*3.2
kitchen	2.5*3.6
Toilet	1.8*2.7
Master Bedroom	3.4*3.4
Toilet	1.8*2.4
Bedroom	3.3*3.3
Terrace	3.2*2.0
GARDEN	13 M²



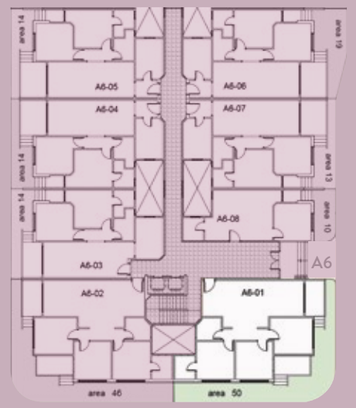




BUILDING A6

GROUND FLOOR

GROUND FLOOR	125 M²
Reception	6.8*4.2
kitchen	2.2*3.2
Toilet	2.2*2.0
Master Bedroom	3.4*3.4
Toilet	2.1*1.8
Bedroom 1	3.3*3.4
Bedroom 2	3.4*3.2
Terrace	3.2*1.7
GARDEN	**50 M²**



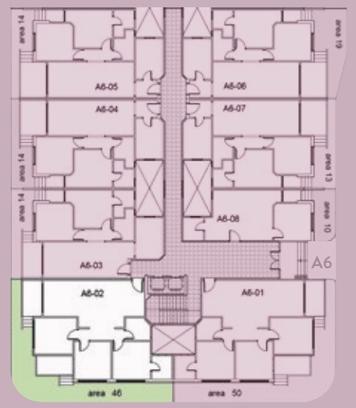




BUILDING A6

GROUND FLOOR

GROUND FLOOR	125 M²
Reception	6.8*4.2
kitchen	2.2*3.2
Toilet	2.2*2.0
Master Bedroom	3.4*3.4
Toilet	2.1*1.8
Bedroom 1	3.3*3.4
Bedroom 2	3.4*3.2
Terrace	3.2*1.7
GARDEN	**46 M²**



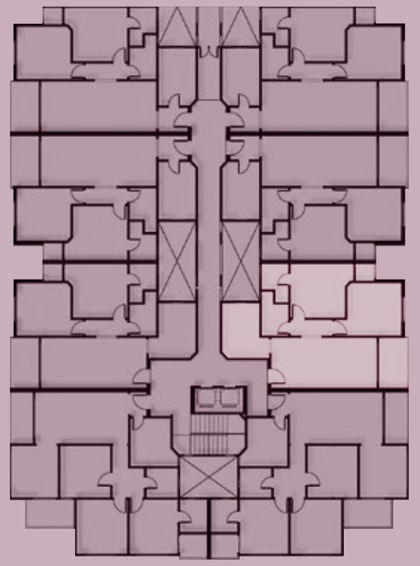


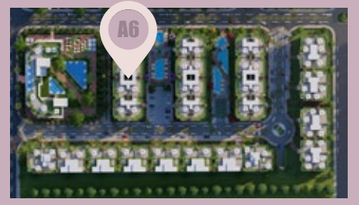


BUILDING A6

TYPICAL

TYPICAL	106 M²
Reception	7.4*3.2
kitchen	2.5*3.4
Toilet	1.8*2.8
Master Bedroom	3.6*3.4
Toilet	2.4*1.8
Bedroom	4.0*3.3
Terrace	1.6*3.2



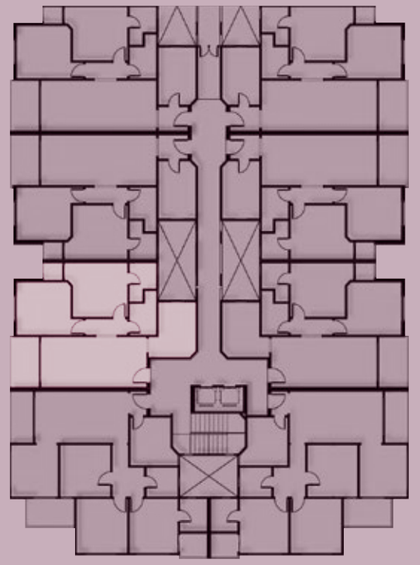




BUILDING A6

TYPICAL

TYPICAL	106 M²
Reception	7.4*3.2
kitchen	2.5*3.4
Toilet	1.8*2.8
Master Bedroom	3.6*3.4
Toilet	2.4*1.8
Bedroom	4.0*3.3
Terrace	1.6*3.2



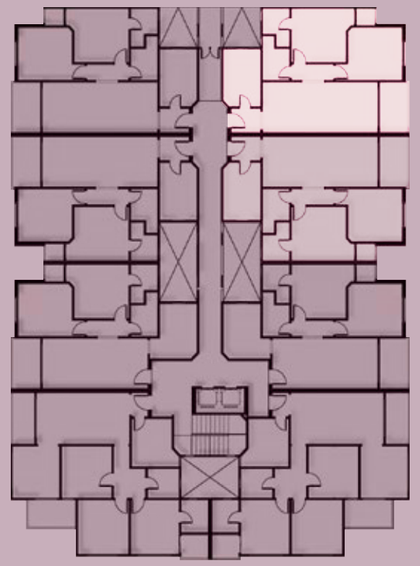




BUILDING A6

TYPICAL

TYPICAL	115 M²
Reception	7.7*3.2
kitchen	3.6*2.5
Toilet	1.8*2.6
Master Bedroom	3.6*3.4
Toilet	1.8*1.8
Bedroom	3.3*3.6
Terrace	2.0*3.2



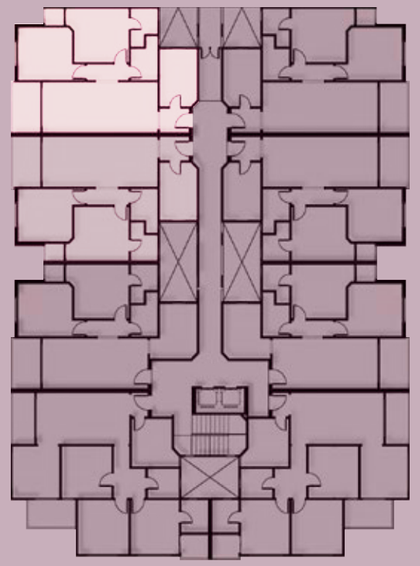




BUILDING A6

TYPICAL

TYPICAL	115 M²
Reception	7.7*3.2
kitchen	3.6*2.5
Toilet	1.8*2.6
Master Bedroom	3.6*3.4
Toilet	1.8*1.8
Bedroom	3.3*3.6
Terrace	2.0*3.2

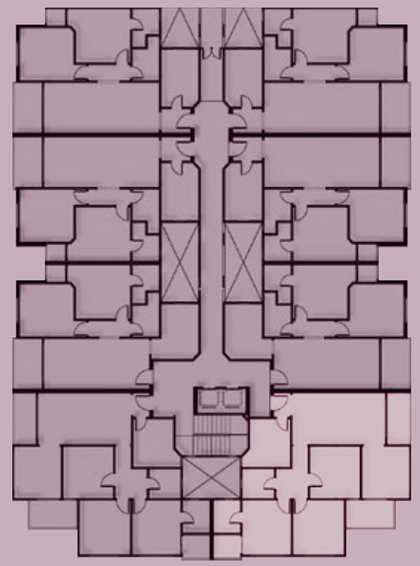






BUILDING A6
TYPICAL

TYPICAL	140 M²
Reception	3.2*6.2
kitchen	3.2*3.0
Toilet	2.1*1.8
Living Room	3.3*3.2
Terrace 1	2.0*1.8
Master Bedroom	3.2*3.4
Toilet	2.0*1.8
Terrace 2	1.6*1.8
Bedroom 1	3.3*3.3
Bedroom 2	2.0*1.8
Terrace 3	3.2*1.6



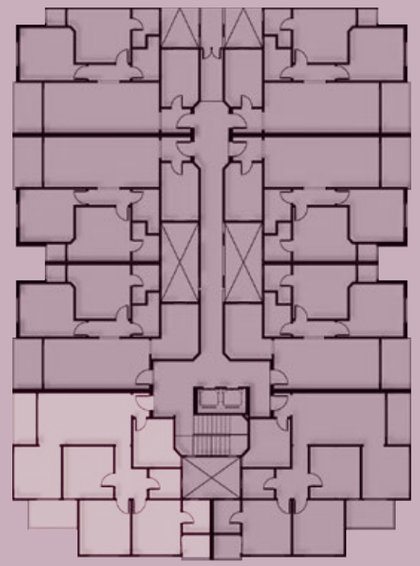




BUILDING A6

TYPICAL

TYPICAL	140 M²
Reception	3.2*6.2
kitchen	3.2*3.0
Toilet	2.1*1.8
Living Room	3.3*3.2
Terrace 1	2.0*1.8
Master Bedroom	3.2*3.4
Toilet	2.0*1.8
Terrace 2	1.6*1.8
Bedroom 1	3.3*3.3
Bedroom 2	2.0*1.8
Terrace 3	3.2*1.6







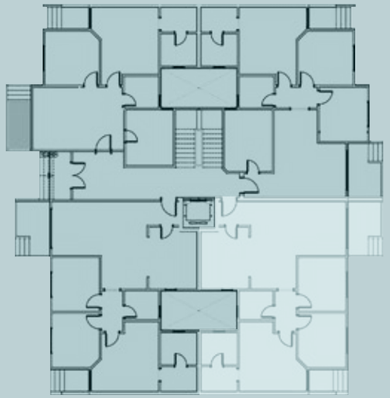




BUILDING B2

GROUND FLOOR

GROUND FLOOR	145 M²
Reception	3.2*3.4
Dining Room	5.5*3.0
kitchen	2.8*3.6
Toilet	2.1*1.8
Terrace 1	2.2*3.4
Master Bedroom	4.4*4.3
Toilet	2.3*3.6
Terrace 2	1.4*1.7
Bedroom 1	3.1*3.4
Bedroom 2	3.1*3.4
GARDEN	**143 M²**



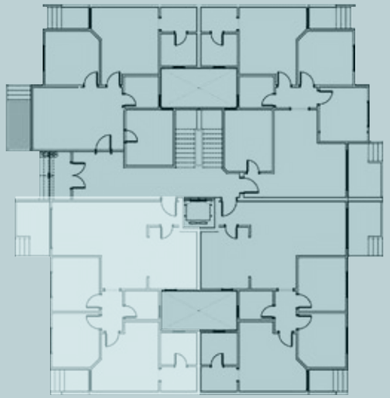




BUILDING B2

GROUND FLOOR

GROUND FLOOR	145 M²
Reception	3.2*3.4
Dining Room	5.5*3.0
kitchen	2.8*3.6
Toilet	2.1*1.8
Terrace 1	2.2*3.4
Master Bedroom	4.4*4.3
Toilet	2.3*3.6
Terrace 2	1.4*1.7
Bedroom 1	3.1*3.4
Bedroom 2	3.1*3.4
GARDEN	**70 M²**



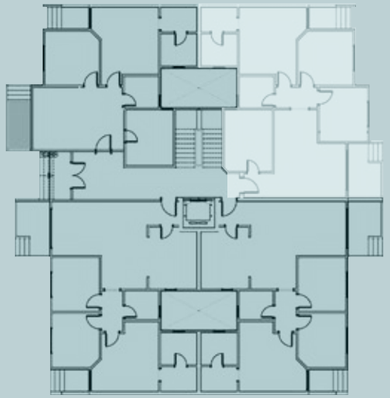




BUILDING B2

GROUND FLOOR

GROUND FLOOR	139 M²
Reception	2.7*3.4
Dining Room	5.5*2.8
kitchen	2.8*3.6
Toilet	2.0*2.2
Terrace 1	2.2*3.4
Master Bedroom	4.2*3.6
Toilet	2.3*3.6
Terrace 2	1.4*1.8
Bedroom 1	3.1*3.4
Bedroom 2	3.4*3.5
GARDEN	**77 M²**



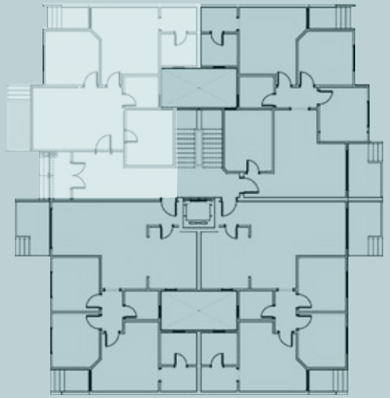




BUILDING B2

GROUND FLOOR

GROUND FLOOR	115 M²
Reception	3.9*5.7
kitchen	3.0*3.5
Toilet	2.0*2.1
Terrace 1	1.6*3.1
Master Bedroom	4.2*4.2
Dressnig Room	1.5*2.3
Toilet	2.1*2.3
Terrace 2	1.4*1.8
Bedroom 1	3.5*3.4
GARDEN	**43 M²**



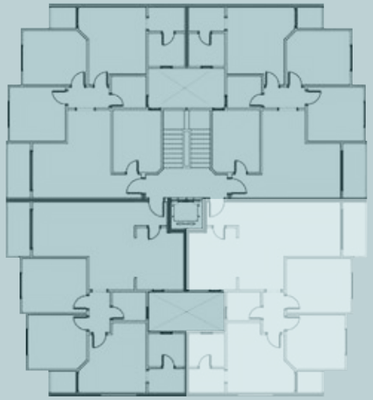




BUILDING B2

TYPICAL

TYPICAL	150 M²
Reception	3.4*3.5
Dining Room	3.0*5.5
kitchen	2.8*3.9
Toilet	1.2*1.8
Terrace 1	1.6*3.4
Master Bedroom	4.3*4.4
Dressnig Room	1.5*2.3
Toilet	2.1*2.3
Terrace 2	1.4*1.6
Bedroom 1	3.7*4.3
Bedroom 2	4.3*4.1



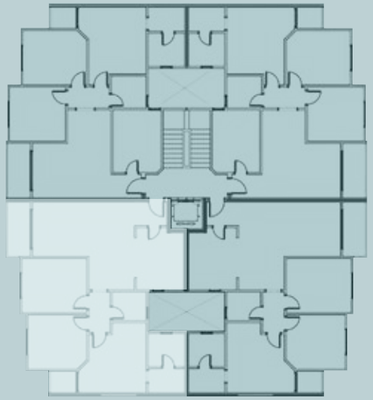




BUILDING B2

TYPICAL

TYPICAL	150 M²
Reception	3.4*3.5
Dining Room	3.0*5.5
kitchen	2.8*3.9
Toilet	1.2*1.8
Terrace 1	1.6*3.4
Master Bedroom	4.3*4.4
Dressnig Room	1.5*2.3
Toilet	2.1*2.3
Terrace 2	1.4*1.6
Bedroom 1	3.7*4.3
Bedroom 2	4.3*4.1



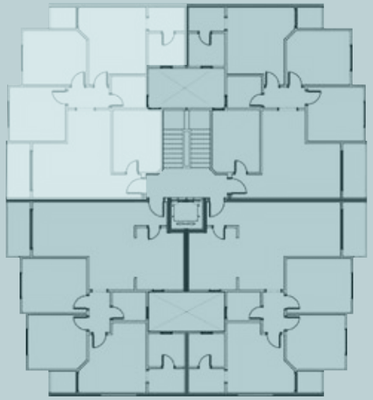




BUILDING B2

TYPICAL

TYPICAL	142 M²
Reception	2.2*3.4
Dining Room	5.5*2.9
kitchen	2.8*3.9
Toilet	2.2*2.0
Terrace 1	1.6*3.4
Master Bedroom	4.3*4.2
Dressnig Room	1.5*2.3
Toilet	2.1*2.3
Terrace 2	1.4*1.6
Bedroom 1	3.5*3.4
Bedroom 2	4.0*3.4



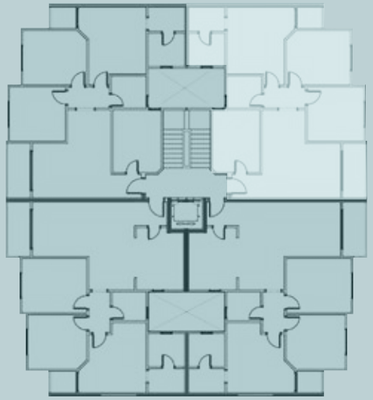




BUILDING B2

TYPICAL

TYPICAL	142 M²
Reception	2.2*3.4
Dining Room	5.5*2.9
kitchen	2.8*3.9
Toilet	2.2*2.0
Terrace 1	1.6*3.4
Master Bedroom	4.3*4.2
Dressnig Room	1.5*2.3
Toilet	2.1*2.3
Terrace 2	1.4*1.6
Bedroom 1	3.5*3.4
Bedroom 2	4.0*3.4







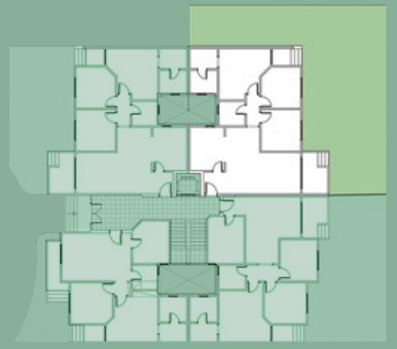




BUILDING C1

GROUND FLOOR

GROUND FLOOR	143 M²
Reception	3.2*3.4
Dining Room	5.5*3.0
kitchen	3.6*2.8
Toilet	2.1*1.8
Terrace 1	3.4*2.2
Master Bedroom	4.3*4.4
Toilet	2.1*2.3
Dressing Room	2.3*1.5
Terrace 2	1.7*1.4
Bedroom 1	3.4*3.1
Bedroom 2	3.4*3.1
GARDEN	**138 M²**



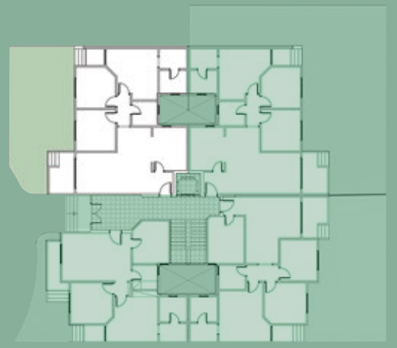




BUILDING C1

GROUND FLOOR

GROUND FLOOR	143 M²
Reception	3.2*3.4
Dining Room	5.5*3.0
kitchen	3.6*2.8
Toilet	2.1*1.8
Terrace 1	3.4*2.2
Master Bedroom	4.3*4.4
Toilet	2.1*2.3
Dressing Room	2.3*1.5
Terrace 2	1.7*1.4
Bedroom 1	3.4*3.1
Bedroom 2	3.4*3.1
GARDEN	**60 M²**



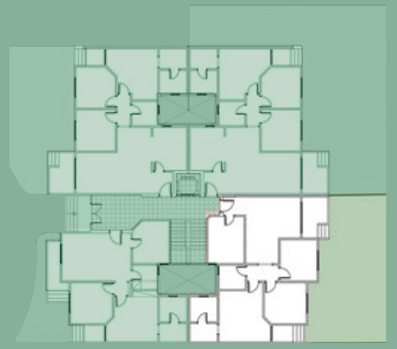




BUILDING C1

GROUND FLOOR

GROUND FLOOR	139 M²
Reception	1.9*3.4
Dining Room	5.5*2.8
kitchen	3.6*2.8
Toilet	2.0*2.2
Terrace 1	2.2*3.4
Master Bedroom	4.2*3.6
Toilet	2.3*2.1
Dressing Room	1.5*2.3
Terrace 2	1.8*1.4
Bedroom 1	3.5*3.4
Bedroom 2	3.4*3.1
GARDEN	**78 M²**

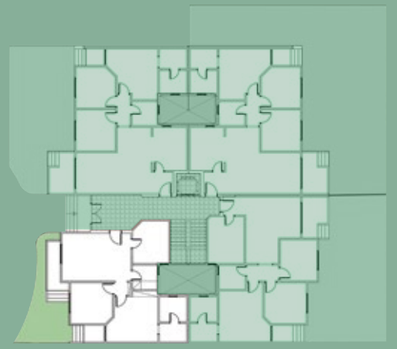






BUILDING C1
GROUND FLOOR

GROUND FLOOR	112 M²
Reception	3.9*5.7
kitchen	3.0*3.5
Toilet	2.0*2.1
Terrace 1	3.1*1.6
Master Bedroom	4.2*4.2
Toilet	2.3*2.1
Dressing Room	1.5*2.3
Terrace 2	1.8*1.4
Bedroom 1	3.5*3.4
GARDEN	**23 M²**



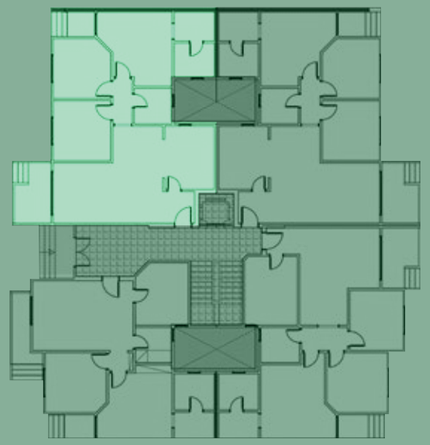




BUILDING C1

TYPICAL

TYPICAL	150 M²
Reception	3.4*3.4
Dining Room	2.8*5.5
kitchen	2.8*3.6
Toilet	2.1*2.0
Terrace 1	3.4*2.0
Master Bedroom	4.3*4.2
Toilet	2.0*2.3
Dressing Room	2.3*1.6
Terrace 2	1.4*1.6
Bedroom 1	3.9*3.4
Bedroom 2	3.4*4.3



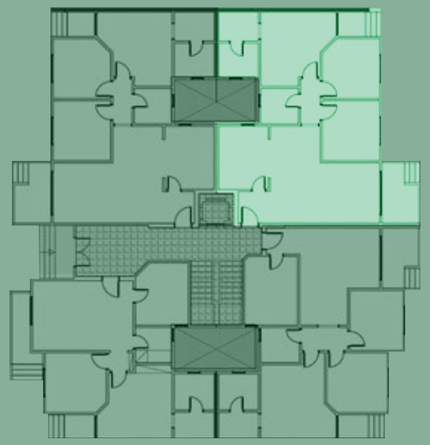




BUILDING C1

TYPICAL

TYPICAL	150 M²
Reception	3.4*3.4
Dining Room	2.8*5.5
kitchen	2.8*3.6
Toilet	2.1*2.0
Terrace 1	3.4*2.0
Master Bedroom	4.3*4.2
Toilet	2.0*2.3
Dressing Room	2.3*1.6
Terrace 2	1.4*1.6
Bedroom 1	3.9*3.4
Bedroom 2	3.4*4.3



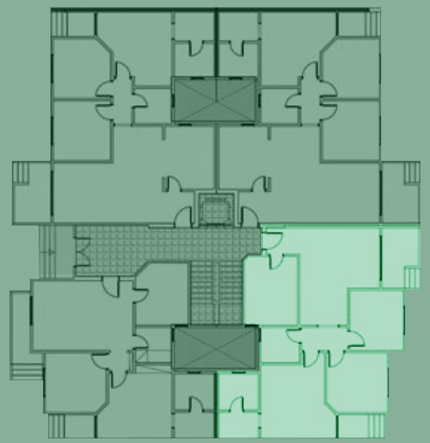




BUILDING C1

TYPICAL

TYPICAL	143 M²
Reception	2.9*2.1
Dining Room	4.7*3.4
kitchen	2.8*3.9
Toilet	2.0*2.2
Terrace 1	2.0*3.4
Master Bedroom	4.2*3.6
Toilet	2.3*2.1
Dressing Room	1.5*2.3
Terrace 2	1.6*1.4
Bedroom 1	4.0*3.4
Bedroom 2	3.4*3.5



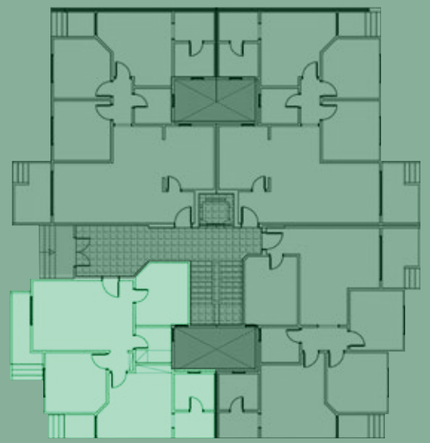




BUILDING C1

TYPICAL

TYPICAL	143 M²
Reception	2.9*2.1
Dining Room	4.7*3.4
kitchen	2.8*3.9
Toilet	2.0*2.2
Terrace 1	2.0*3.4
Master Bedroom	4.2*3.6
Toilet	2.3*2.1
Dressing Room	1.5*2.3
Terrace 2	1.6*1.4
Bedroom 1	4.0*3.4
Bedroom 2	3.4*3.5







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