# ADVIDA

THE BEST OF BOTH WORLDS

ADVA DEVELOPMENTS 15213

# ABOUT ADVA DEVELOPMENTS

ADVA DEVELOPMENTS is introducing its flagship project ADVIDA NEW ZAYED compound, stretching over 21,000 square meters. The project consists of 30 standalone villas, true to ADVA'S vision and core values of passion, respect,efficiency and integrity. The compound's design and structure invites you to experience a refined quality of life in a wholesome sustainable community, taste of the tech-oriented future and indulge in the mesmerizing beauty of nature enriched with practical vital zones and a set of offerings specially tailored for your family needs.

*Welcome to*

# ADVIDA

THE BEST OF BOTH WORLDS

# 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*

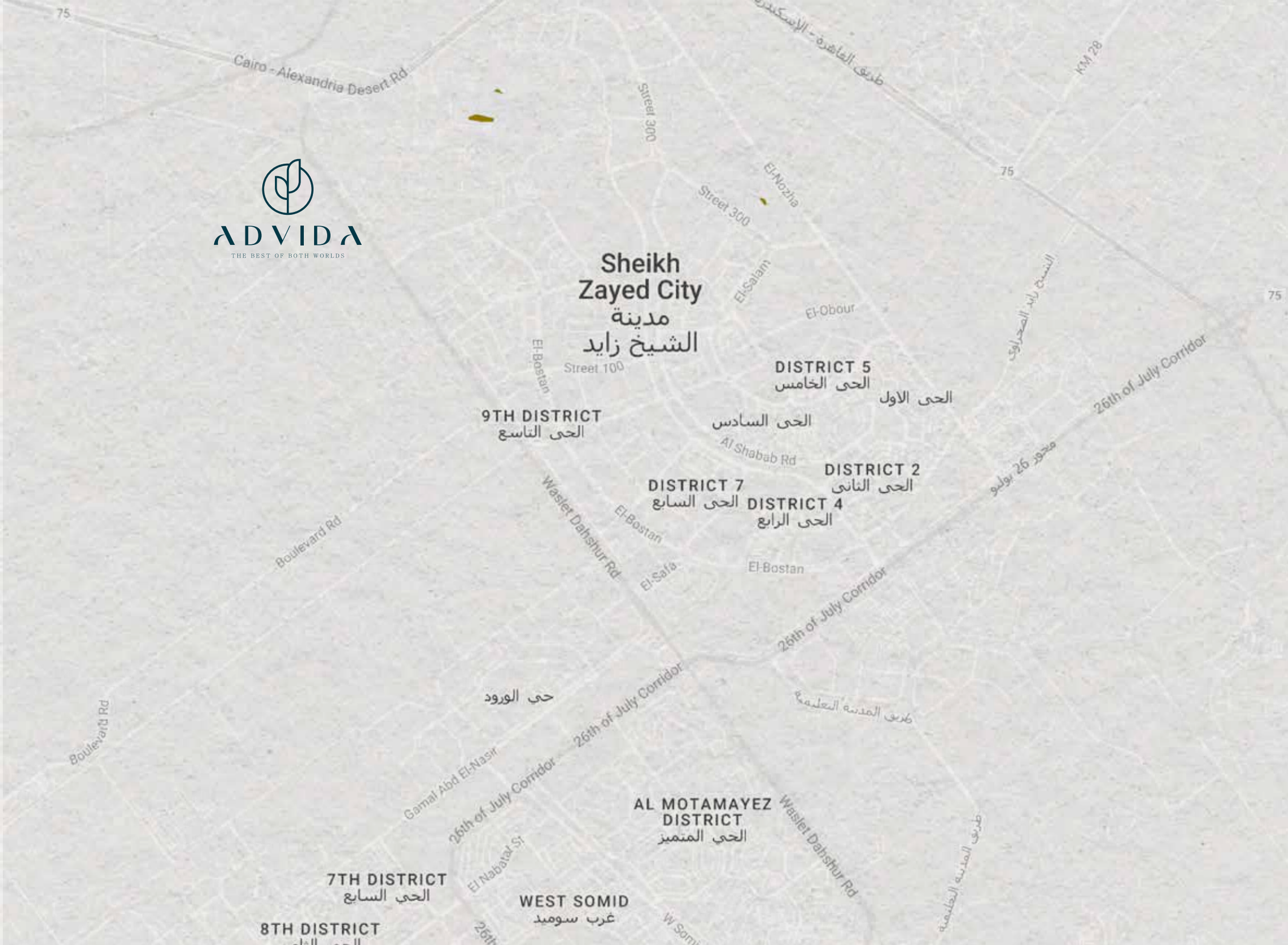
# NEW ZAYED CITY

# 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.

# LOCATION MAP:

10 Minutes from Mall of Arabia 10 Minutes from Smart Village 15 Minutes from Dandy Mall  20 minutes away from Downtown 25 Minutes from The Great Pyramids.


ADVIDA
THE BEST OF BOTH WORLDS
Sheikh Zayed City
مدينة الشيخ زايد
Cairo - Alexandria Desert Rd
طريق القاهرة - الإسكندرية
KM 28
75
Street 300
El-Nozha
El-Salam
El-Obour
Street 100
El-Bostan
DISTRICT 5
الحى الخامس
الحى الاول
9TH DISTRICT
الحى التاسع
الحى السادس
Al Shabab Rd
DISTRICT 2
الحى الثانى
DISTRICT 7
الحى السابع
DISTRICT 4
الحى الرابع
Wasler Dahshur Rd
Boulevard Rd
El-Safa
26th of July Corridor
محور 26 يوليو
حى الورود
طريق المدينة التعليمية
Gamal Abd El-Nasir
AL MOTAMAYEZ DISTRICT
الحي المتميز
El Nabatat St
7TH DISTRICT
الحي السابع
WEST SOMID
غرب سوميد
8TH DISTRICT

# 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 Eco- system, introducing green energy resources, smart home applications, advanced security systems and interactive sensory features

OK
27°C

Elegant Architectural 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.

# AN ARTISTIC LANDSCAPE CANVAS

# LANDSCAPE

The master plan is crafted to meticulously reflect ADVIVA'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

THE BEST OF BOTH WORLDS

# 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.

# WATER FEATURES

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

# CLUBHOUSE

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

# COMMERCIAL CENTER

Commercial center that efficiently serves  all your daily life needs.

# VILLA TYPE A

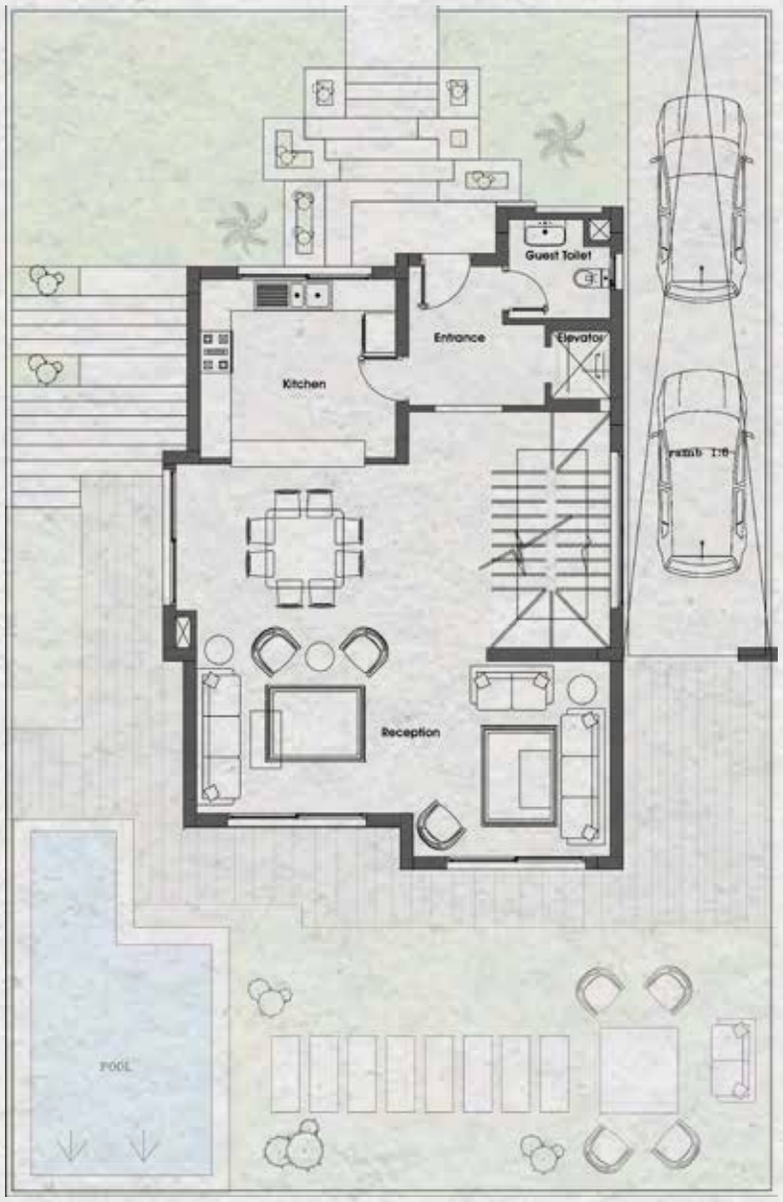
Total BUA: 360  Total Land Area: 345  Total Land Area: 396

05

# VILLA TYPE A

## GROUND FLOOR PLAN

| | |
|---|---|
| Reception | 6.33 X 8.54 |
| Stairs | 2.73 X 4.72 |
| Entrance | 2.98 X 2.77 |
| Guest Toilet | 2.47 X 2.37 |
| Kitchen | 4.18 X 3.79 |
| Elevator | 1.67 X 1.52 |
| BUA | 100 m2 |



# VILLA TYPE A

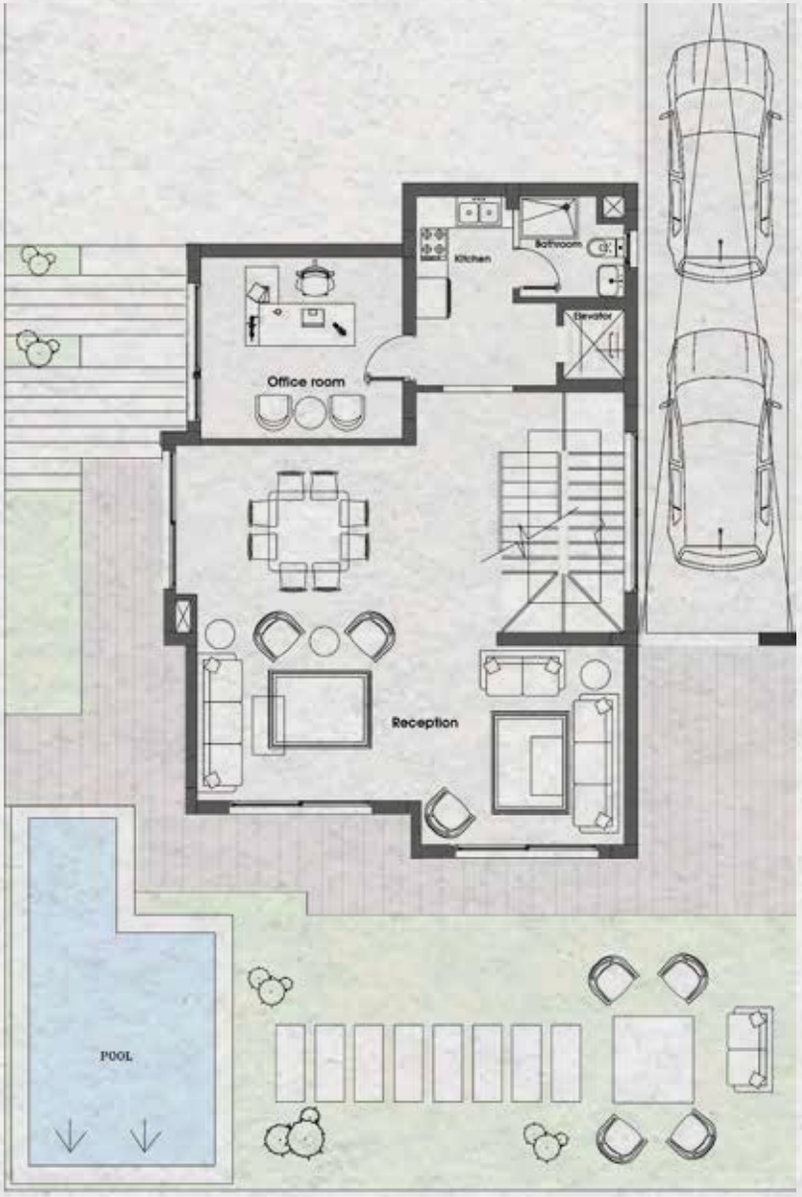
## FIRST FLOOR PLAN

| | |
|---|---|
| Master Bedroom | 4.11 X 4.43 |
| Master Bathroom | 3.11 X 1.83 |
| Master Dressing Room | 1.94 X 2.42 |
| Bedroom 1 | 4.27 X 4.19 |
| Bedroom 2 | 4.27 X 4.19 |
| Bathroom 1 | 3.11 X 1.82 |
| Living Room | 2.72 X 2.48 |
| kitchenette | 2.35 X 2.27 |
| Stairs | 2.73 X 4.72 |
| Corridor | 4.71 X 1.16 |
| | 1.23 X 1.94 |
| Elevator | 1.67 X 1.52 |
| Terrace | 1.8 X 2.55 |
| BUA | 110 m2 |

# VILLA TYPE A

## BASEMENT

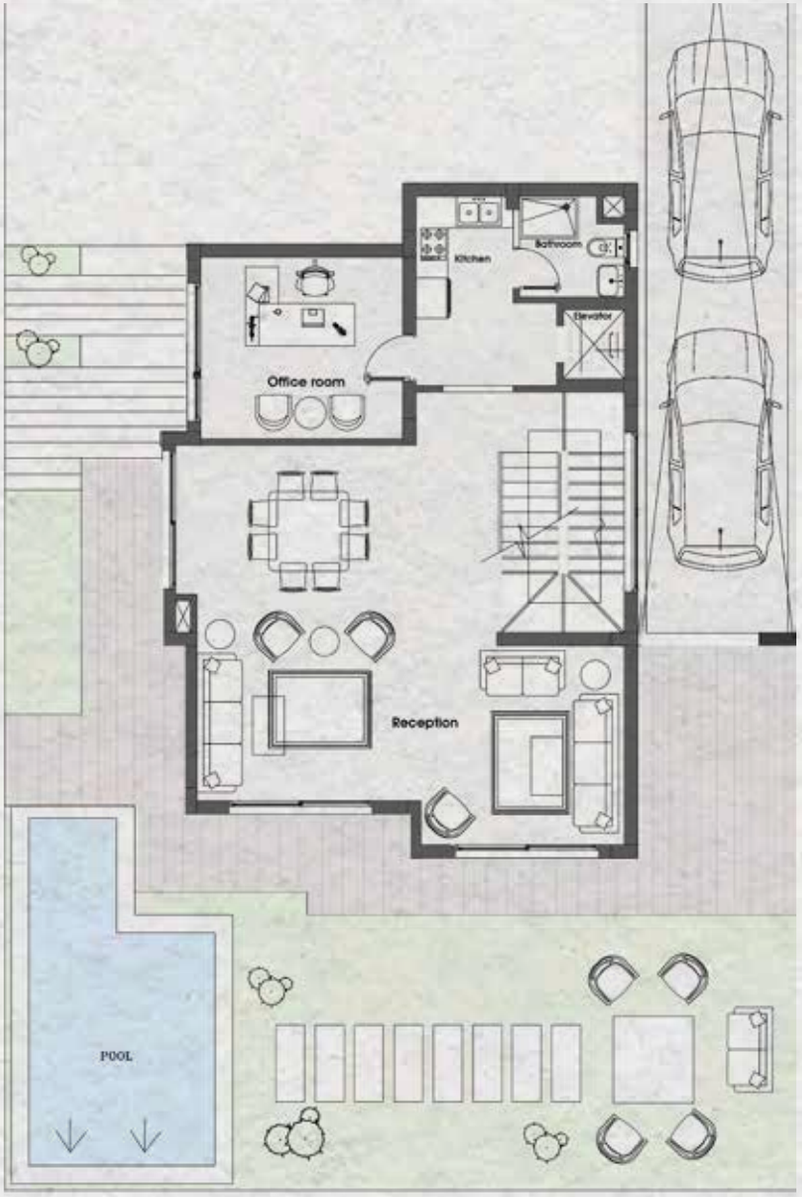
| | |
|---|---|
| Reception | 6.08 X 8.84 |
| Stairs | 2.73 X 4.72 |
| Office room | 4.18 X 3.73 |
| Bathroom | 2.27 X 2.28 |
| Kitchen | 3.88 X 2.77 |
| Elevator | 1.67 X 1.52 |
| BUA | 100 m2 |



# VILLA TYPE A

## ROOF FLOOR PLAN

| | |
|---|---|
| Bedroom | 3.51 X 2.87 |
| Bathroom | 1.57 X 1.19 |
| Stairs | 2.73 X 4.72 |
| Elevator | 1.67 X 1.52 |
| Pergola | 25m2 |
| BUA | 25m2 |
| Open Terrace | 60 m2 |



# VILLA TYPE A PLUS

Total BUA: 360m  Total Land Area: 386m  Total Land Area: 396m

05

# VILLA TYPE A PLUS

## GROUND FLOOR PLAN

| | |
|---|---|
| Reception | 6.33 X 8.54 |
| Stairs | 2.73 X 4.72 |
| Entrance | 2.98 X 2.77 |
| Guest Toilet | 2.47 X 2.37 |
| Kitchen | 4.18 X 3.79 |
| Elevator | 1.67 X 1.52 |
| BUA | 100 m2 |

# VILLA TYPE A PLUS

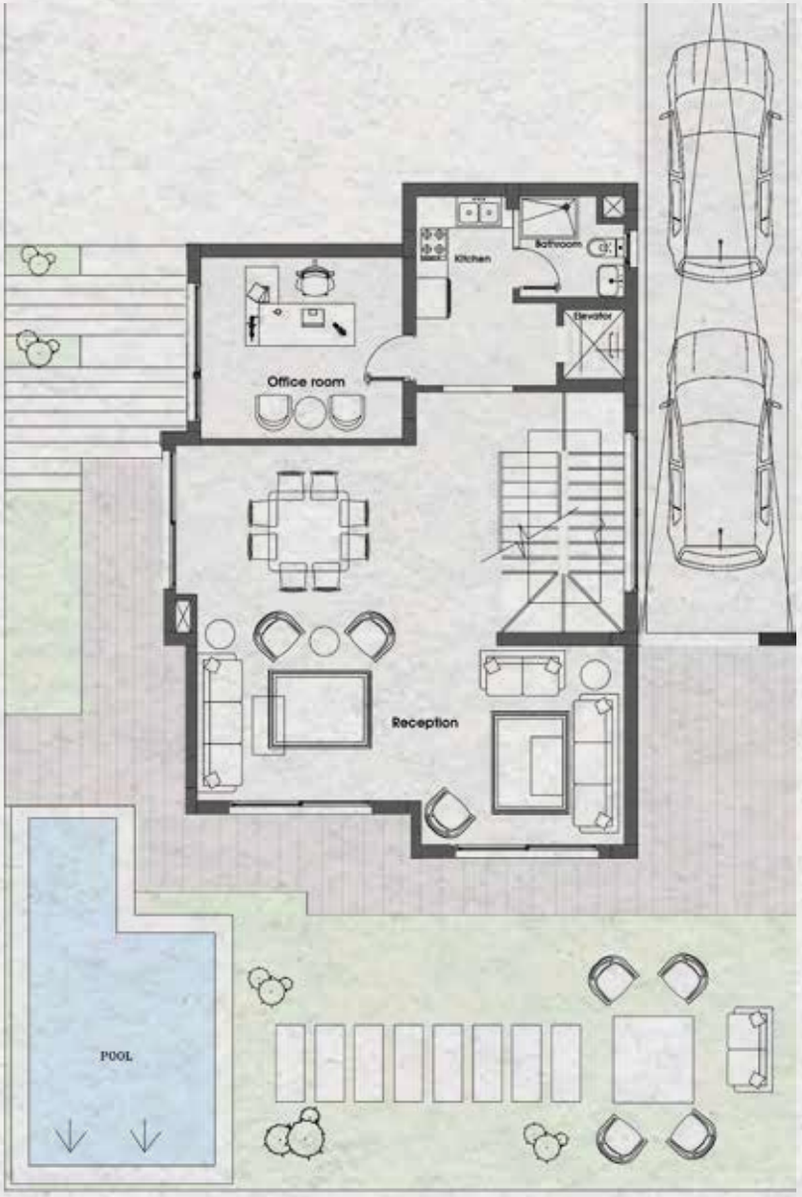
## FIRST FLOOR PLAN

| | |
|---|---|
| Master Bedroom | 4.11 X 4.43 |
| Master Bathroom | 3.11 X 1.83 |
| Master Dressing Room | 1.94 X 2.42 |
| Bedroom 1 | 4.27 X 4.19 |
| Bedroom 2 | 4.27 X 4.19 |
| Bathroom 1 | 3.11 X 1.82 |
| Living Room | 2.72 X 2.48 |
| kitchenette | 2.35 X 2.27 |
| Stairs | 2.73 X 4.72 |
| Corridor | 4.71 X 1.16 |
| | 1.23 X 1.94 |
| Elevator | 1.67 X 1.52 |
| Terrace | 1.8 X 2.55 |
| BUA | 110 m2 |

# VILLA TYPE A PLUS

## BASEMENT

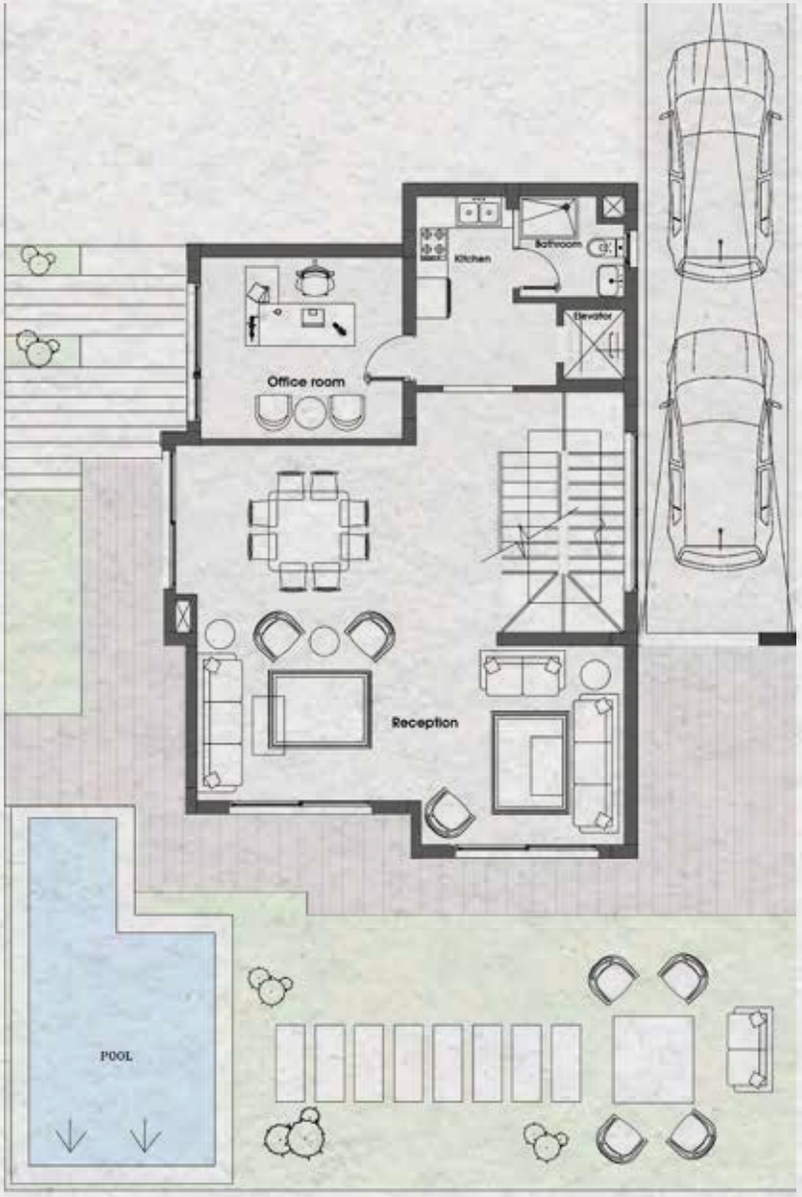
| | |
|---|---|
| Reception | 6.08 X 8.84 |
| Stairs | 2.73 X 4.72 |
| Office room | 4.18 X 3.73 |
| Bathroom | 2.27 X 2.28 |
| Kitchen | 3.88 X 2.77 |
| Elevator | 1.67 X 1.52 |
| BUA | 100 m2 |



# VILLA TYPE A PLUS

## ROOF FLOOR PLAN

| | |
|---|---|
| Bedroom | 3.51 X 2.87 |
| Bathroom | 1.57 X 1.19 |
| Stairs | 2.73 X 4.72 |
| Elevator | 1.67 X 1.52 |
| Pergola | 25m2 |
| BUA | 25m2 |
| Open Terrace | 60 m2 |



# VILLA TYPE B

Total BUA: 468  Total Land Area: 418

B-01
B-01

# VILLA TYPE B

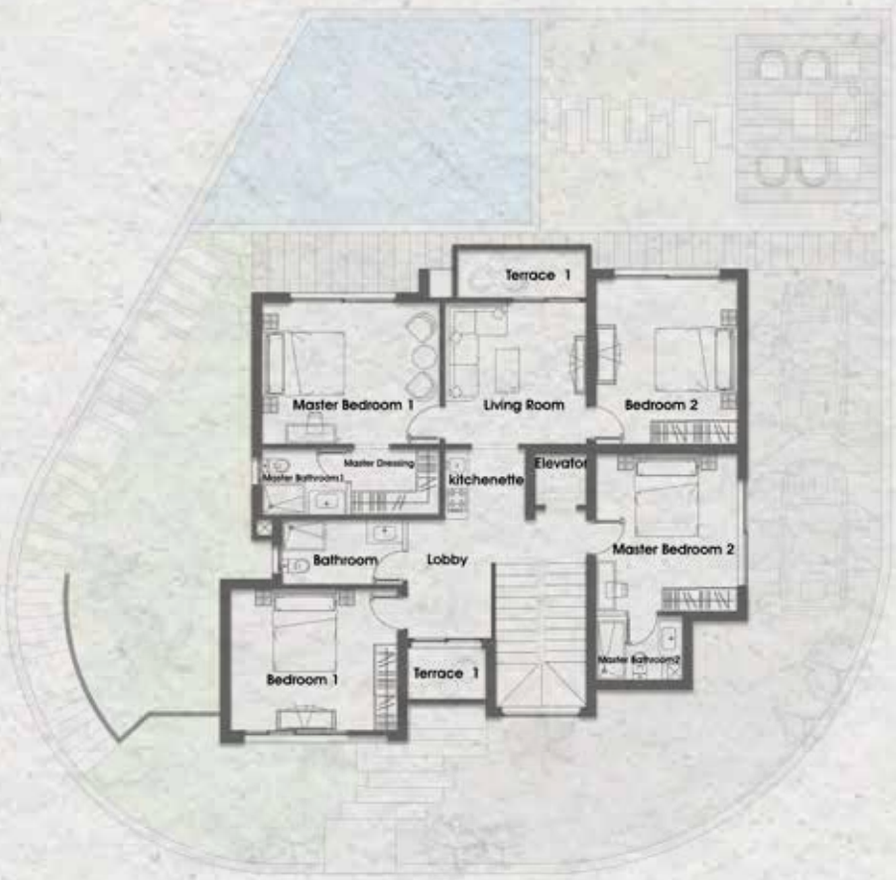
## GROUND FLOOR PLAN

| | |
|---|---|
| Reception | 8.35 X 4.57 |
| Dining Room | 4.62 X 4.44 |
| Master Bedroom | 4.19 X 3.98 |
| Master Bathroom | 2.58 X 1.94 |
| Kitchen | 4.62 X 3.49 |
| Guest Toilet | 2.11 X 1.77 |
| Stairs | 5.15 X 2.80 |
| Entrance | 3.27 X 3.45 |
| Elevator | 1.55 X 1.54 |
| BUA | 130 m2 |

# VILLA TYPE B

## FIRST FLOOR PLAN

| | |
|---|---|
| Master Bedroom 1 | 4.84 X 3.91 |
| Master Bathroom1 | 3.37 X 1.77 |
| Master Dressing Room | 2.38 X 1.80 |
| Bedroom 1 | 4.63 X 3.97 |
| Bedroom 2 | 4.55 X 4.10 |
| Master Bedroom 2 | 4.38 X 3.98 |
| Master Bathroom 2 | 2.46 X 1.80 |
| Bathroom | 2.58 X 1.94 |
| Living Room | 3.78 X 3.72 |
| Stairs | 5.02 X 2.80 |
| Lobby | 2.25 X 3.21 |
| kitchenette | 2.23 X 1.86 |
| Elevator | 1.67 X 1.55 |
| Terrace 1 | 2.55 X 1.55 |
| Terrace 2 | 3.52 X 1.41 |
| BUA | 143 m2 |



# VILLA TYPE B

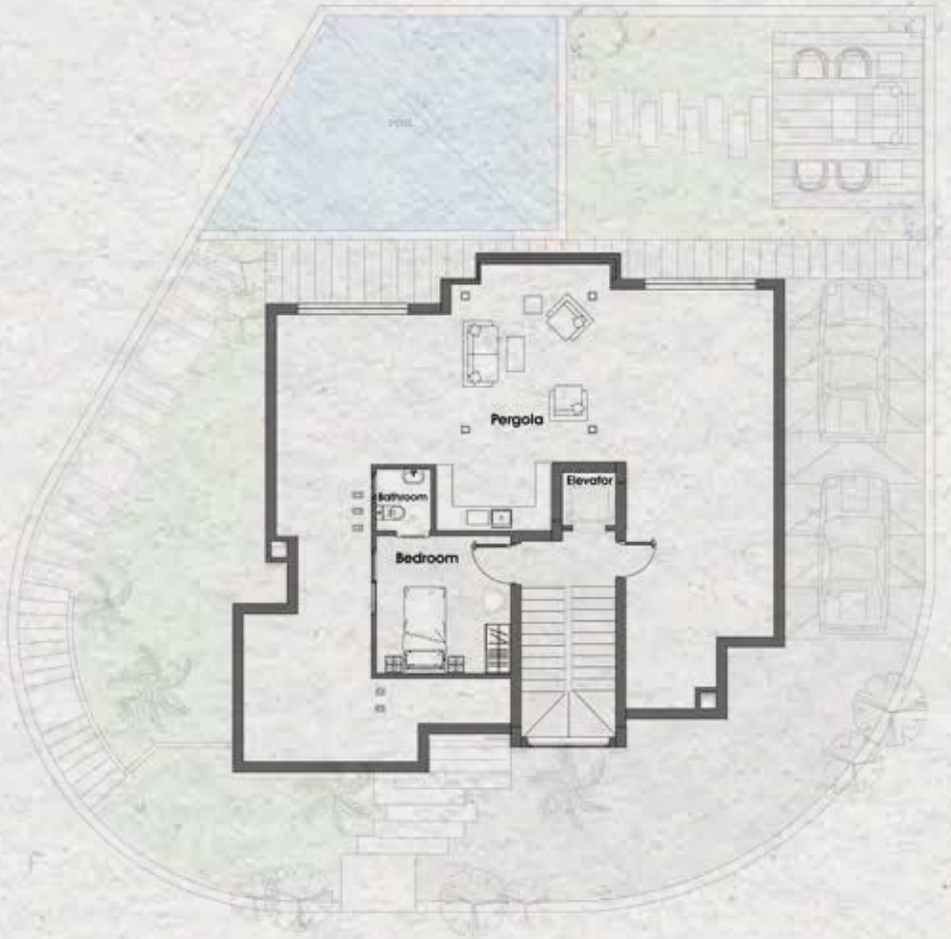
## BASEMENT

| | |
|---|---|
| Reception | 8.35 X 4.45 |
| kitchenette | 1.74 X 3.98 |
| Bedroom | 4.44 X 3.91 |
| Bathroom1 | 2.56 X 1.72 |
| Office Bathroom | 3.18 X 1.88 |
| Office Room | 6.88 X 3.91 |
| Maid Room | 3.98 X 2.76 |
| Maid Bathroom | 2.58 X 1.94 |
| Stairs | 5.02 X 2.67 |
| Elevator | 1.67 X 1.55 |
| BUA | 130 m2 |

# VILLA TYPE B

## ROOF FLOOR PLAN

| | |
|---|---|
| Bedroom | 3.53 X 3.52 |
| Bathroom | 1.68 X 1.57 |
| Stairs | 5.27 X 2.80 |
| Elevator | 1.80 X 1.67 |
| BUA | 32.50m2 |
| Pergola | 32.50 m2 |
| Open terrace | 78 m2 |



# VILLA TYPE C

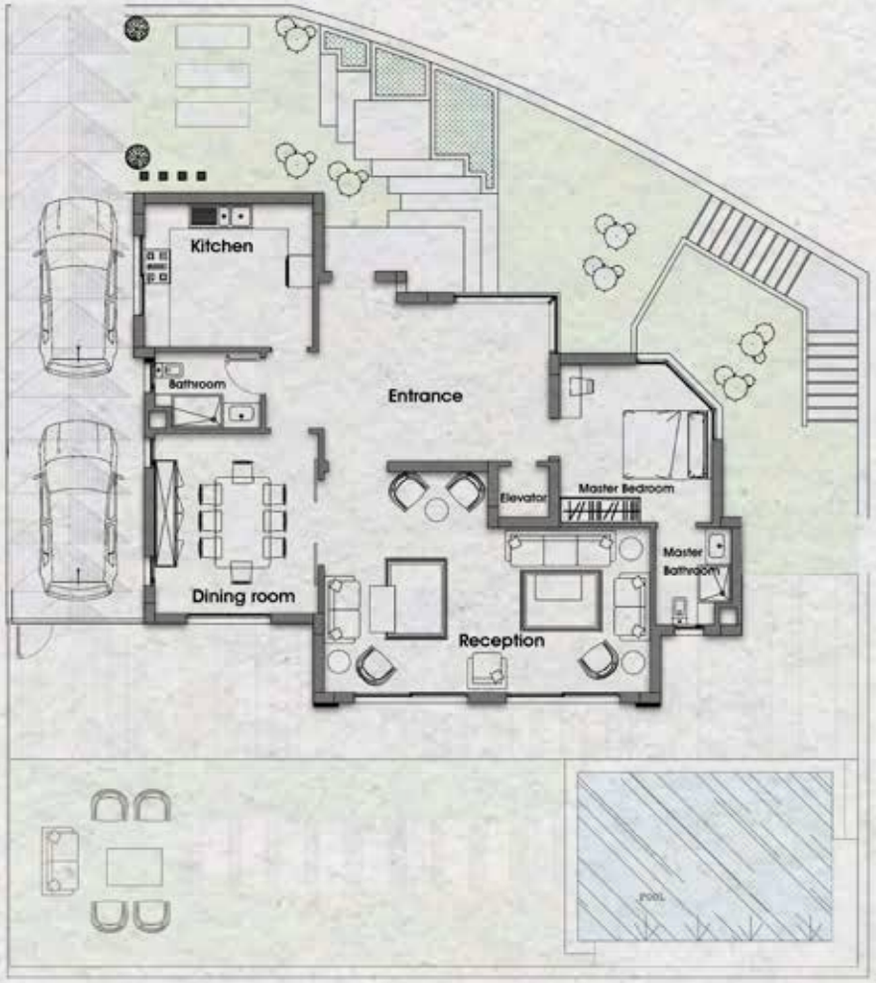
Total BUA: 468  Total Land Area: 431

C-01

# VILLA TYPE C

## GROUND FLOOR PLAN

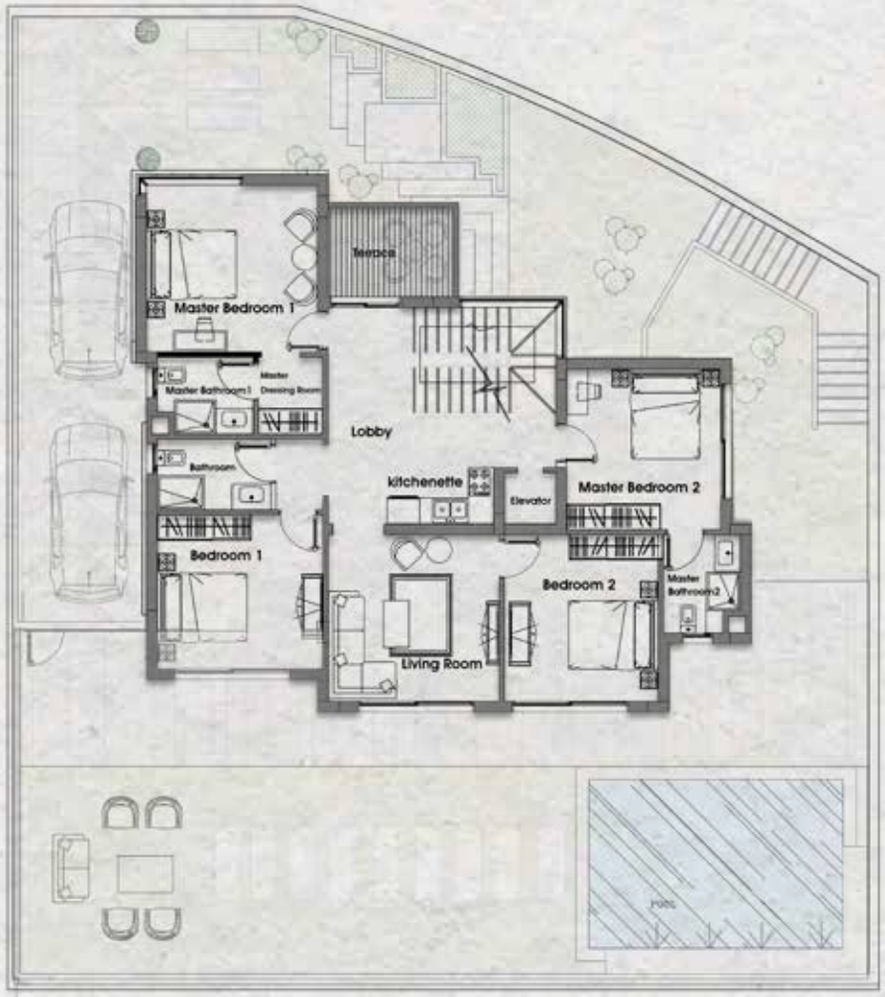
| | |
|---|---|
| Reception | 3.9 X 4.21 |
| | 4.25 X 5.62 |
| Dining room | 4.57 X 4.19 |
| Kitchen | 4.50 X 3.71 |
| Bathroom 1 | 2.81 X 1.95 |
| Master Bathroom | 2.61 X 2.11 |
| Master Bedroom | 4.06 X 3.98 |
| Stairs | 5.77 X 2.77 |
| Elevator | 1.57 X 1.45 |
| Entrance | 1.32 X 6.89 |
| BUA | 130 m2 |



# VILLA TYPE C

## FIRST FLOOR PLAN

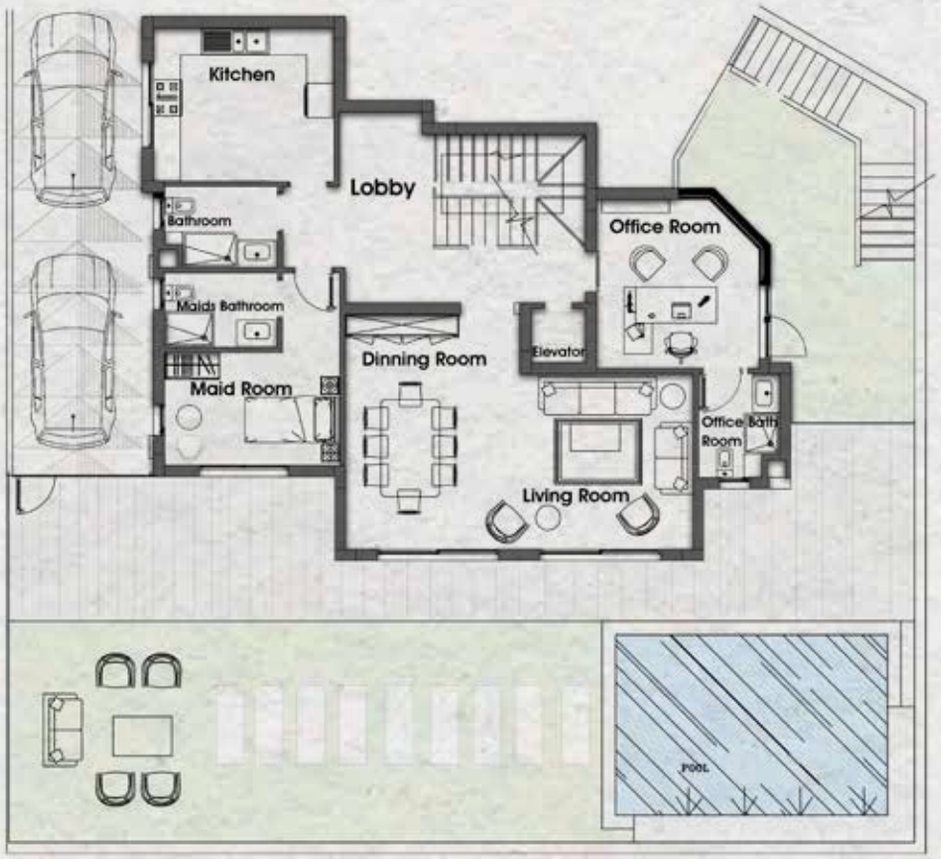
| | |
|---|---|
| Master bedroom | 4.50 X 4.21 |
| Bathroom 1 | 2.56 X 1.92 |
| Bressing room | 1.98 X 1.63 |
| Bedroom 1 | 4.19 X 3.91 |
| Bedroom 2 | 4.21 X 3.91 |
| Master Bedroom 2 | 4.08 X 3.98 |
| Bathroom2 | 2.97 X 1.77 |
| Bathroom3 | 2.61 X 2.05 |
| Living Room | 4.27 X 4.31 |
| Stairs | 5.52 X 2.52 |
| Lobby | 5.50 X 2.66 |
| Elevator | 1.45 X 1.57 |
| Terrace | 3.04 X 2.20 |
| BUA | 143 m2 |



# VILLA TYPE C

## BASEMENT

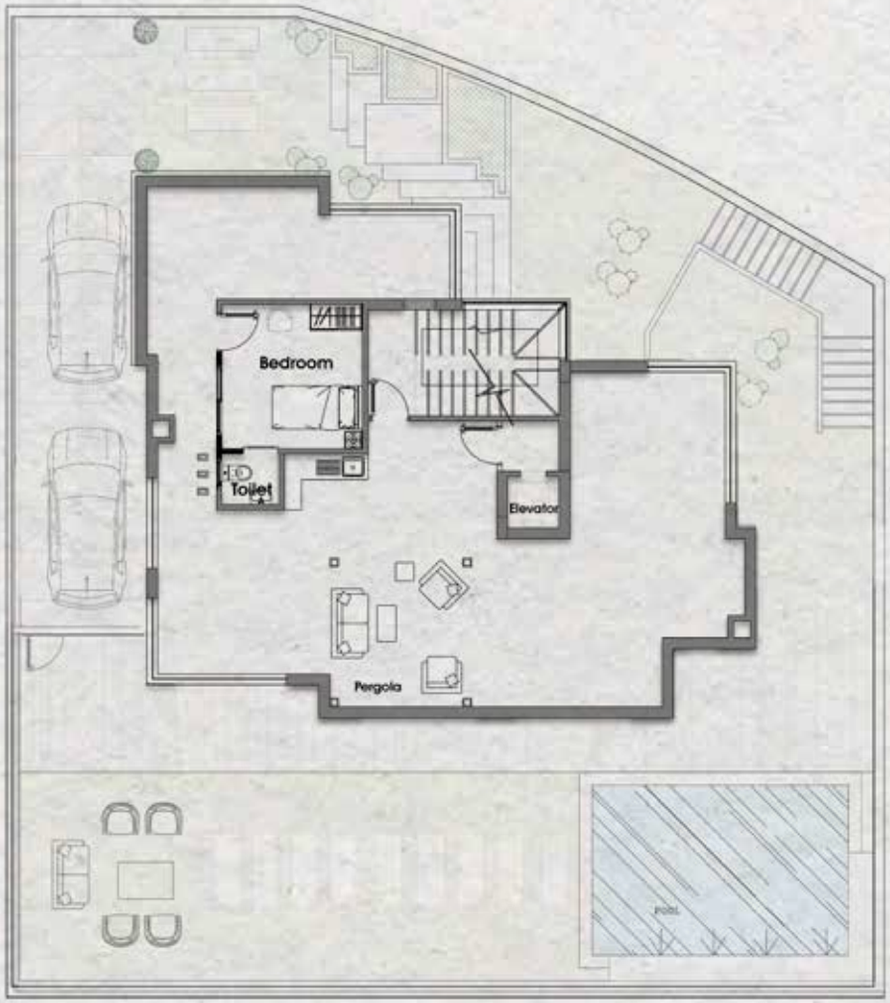
| | |
|---|---|
| Living Room | 4.31 X 3.9 |
| Dining Room | 3.94 X 5.6 |
| Kitchen | 4.31 X 3.71 |
| Office Room | 4.06 X 3.98 |
| Office Bath Room | 2.81 X 1.76 |
| Maid Room | 2.81 X 4.57 |
| Maid Bathroom | 2.81 X 1.92 |
| Bathroom | 2.61 X 2.10 |
| Stairs | 5.77 X 3.21 |
| Elevator | 1.45 X 1.57 |
| Lobby | 6.89 X 1.34 |
| BUA | 130 m 2 |



# VILLA TYPE C

## ROOF FLOOR PLAN

| | |
|---|---|
| Bedroom | 3.53 X 3.51 |
| Toilet | 1.36 X 1.57 |
| Stairs | 4.75 X 2.83 |
| Elevator | 1.70 X 1.57 |
| Lobby | 1.70 X 1.22 |
| Pergola | 32.50 m2 |
| Bua | 32.50 m2 |
| Open Terrace | 78 m2 |



# VILLA TYPE D

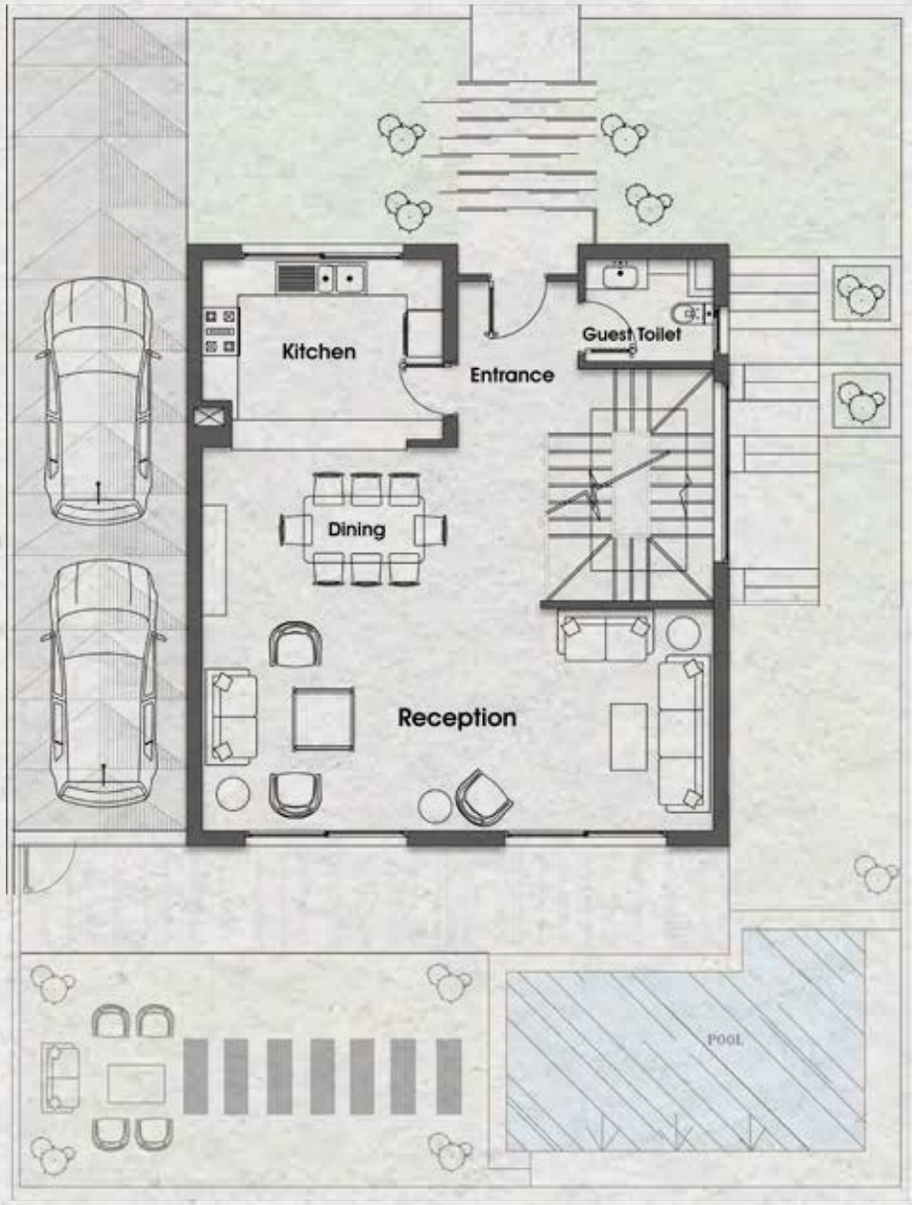
Total BUA: 324 Total Land Area: 300 Total Land Area: 360

D-01

# VILLA TYPE D

## GROUND FLOOR PLAN

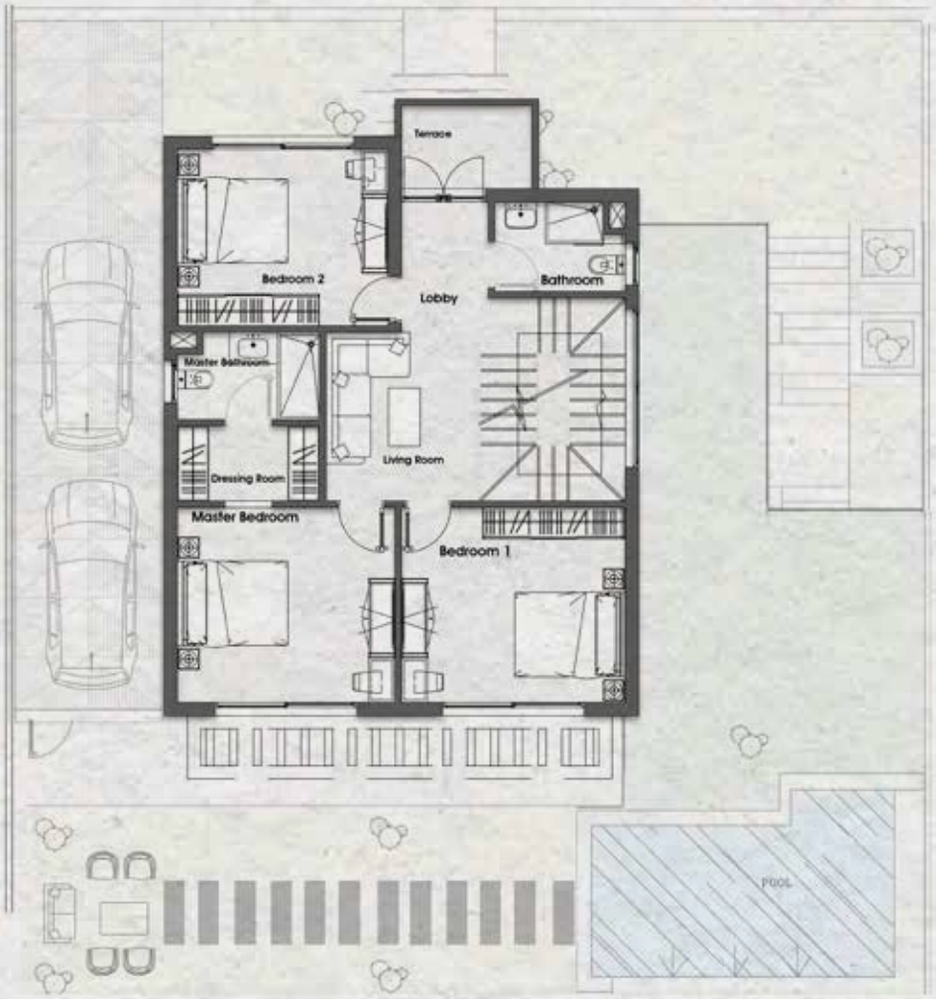
| | |
|---|---|
| Reception | 9.00 X 4.01 |
| Dining | 2.68 X 5.81 |
| Kitchen | 4.38 X 3.31 |
| Guest Toilet | 2.50 X 2.01 |
| Stairs | 3.98 X 3.05 |
| Entrance | 2.81 X 2.18 |
| BUA | 90 m2 |



# VILLA TYPE D

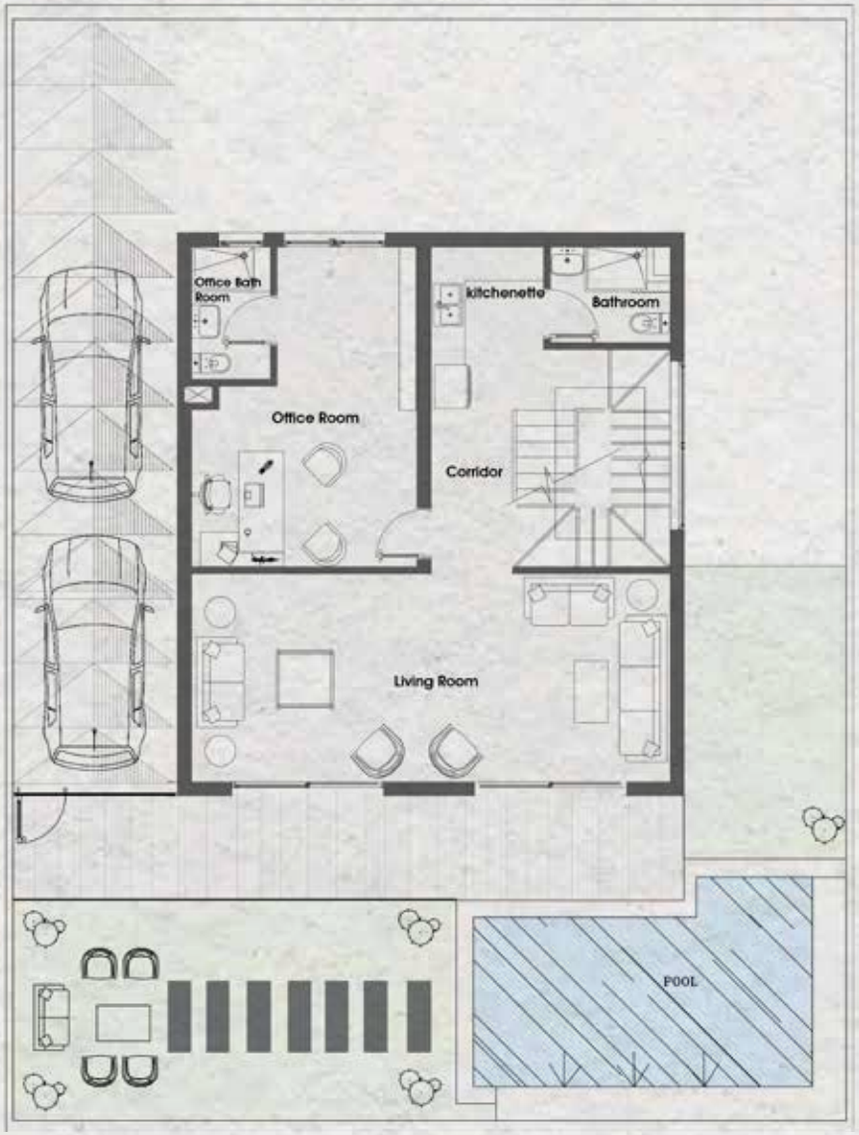
## FIRST FLOOR PLAN

| | |
|---|---|
| Master Bedroom | 4.44 X 4.01 |
| Dressing Room | 3.01 X 1.58 |
| Bedroom 1 | 4.37 X 3.66 |
| Bedroom 2 | 4.01 X 4.56 |
| Master Bathroom | 3.01 X 1.78 |
| Bathroom | 2.79 X 2.01 |
| Livingroom | 3.33 X 2.94 |
| Stairs | 3.05 X 3.98 |
| Lobby | 2.54 X 1.83 |
| Terrace | 2.72 X 1.82 |
| BUA | 99 m2 |



# VILLA TYPE D
## BASEMENT

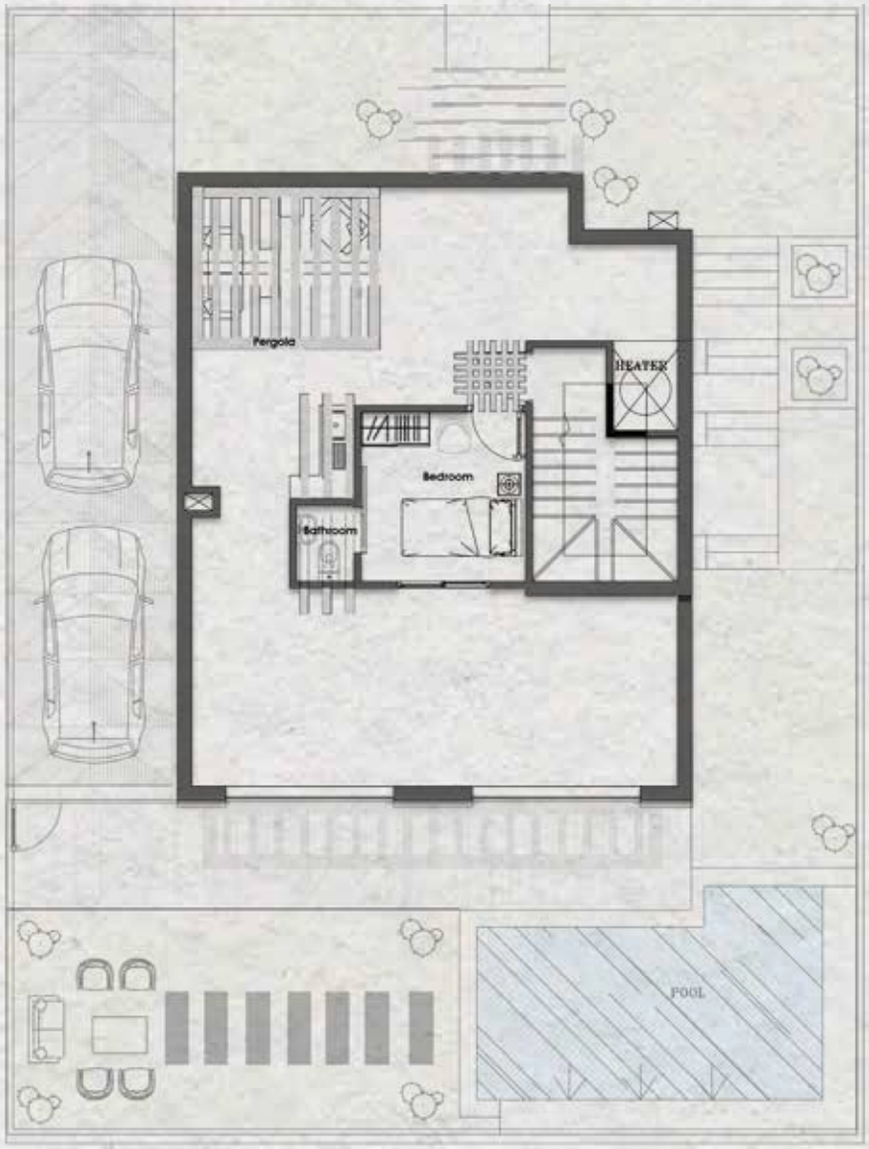
| | |
|---|---|
| Living Room | 9.00 X 4.01 |
| Office Room | 3.33 X 4.38 |
| | 2.66 X 2.53 |
| Office Bathroom | 2.66 X 1.71 |
| Bathroom | 2.44 X 2.01 |
| Stairs | 3.05 X 3.98 |
| kitchenette | 2.19 X 2.99 |
| Corridor | 1.57 X 2.88 |
| BUA | 90 m2 |



# VILLA TYPE D

## ROOF FLOOR PLAN

| | |
|---|---|
| Bedroom | 3.00 X 3.20 |
| Bathroom | 1.57 X 1.19 |
| Stairs | 2.85 X 4.46 |
| Pergola | 22.5m2 |
| BUA | 22.5 m2 |
| Open Terrace | 54 m2 |



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