**Iwan Developments**

Established in 2004, IWAN Developments is a leading Egyptian real estate development shareholding company. Founded on the vision of developing homes, built in feel-good neighborhoods with well-connected livable communities, we curate unique human experiences and elevated quality living. IWAN means a place of gathering, which is mirrored in its core belief of providing significance in the communities in which it develops.

With a versatile portfolio of 10 residential projects, spanning urban, coastal locations and various administrative, commercial projects, IWAN has earned its reputation as an established player in the Egyptian Real Estate market.

Our Vision

We focus on relevant innovation from idea to delivery. Our business is based on integration and attention to detail that brings value to our company and clients.

Every business decision is strategically made to play out in favor of the development of IWAN’s equity and business.

IWAN’s success is based on sustainability; we are committed to superior returns and sustainable development for future generations.

**Our Vision**

Diligence

Our eagerness to learn is our path to perfection.

Decency

Our transparency and ethics are the route to lasting relationships with our partners.

Distinction

Our commitment to excellence in everything we do.

Development

Our growth is a result of our belief in efficiency and continuous improvement.

Devotion

Our passionate views transcend the norm, contend the standard and achieve the satisfaction we seek.

Diversity

Our versatility and exposure are what make us different.

IWAN HISTORY

IWAN Established in 2004, IWAN Developments is a leading Egyptian real estate development shareholding company, founded on the vision of developing homes in feel good neighbourhoods with a well-connected liveable communities offering unique human experiences and elevating the quality of life.

JEERA

IWAN Developments first introduced our concept “Developing Feel-Good Neighborhoods” with JEERA’s inauguration. [JEERA](https://iwandevelopments.com/projects/jeera/) is one of the [most exclusive compounds in Sheikh Zayed](https://iwandevelopments.com/best-sheikh-zayed-compounds/), maintaining its status as a symbol for the surrounding community to be proud of.

JEWAR

This [modern apartment house complex](https://iwandevelopments.com/projects/jewar/), also located in Sheikh Zayed and built on an area of 12 acres, comprises 224 apartments with various specifications and sizes. The charming, tucked away community exudes openness and warmth with its open landscape architecture that portrays a number of water features.

JUBAIL

[Jubail](https://iwandevelopments.com/projects/jubail/) has come a calling, allowing you to leave the woes of the city behind and rise to where the air is fresh and the view is delightful. An exclusive and cozy community for the like- minded, Jubail is designed to enhance your lifestyle by meeting all the needs for modern day living.

JEDAR

The name “[JEDAR](https://iwandevelopments.com/projects/jedar/)”, classical (Original) Arabic for “Wall”, reflects the simplistic concept that the compound offers; a true balanced home, after all a home is comprised of walls. A home is all about its walls, the way the walls are designed, the way the walls are utilized, and the way the walls make you feel sheltered and at home.

ATRIO

ATRIO is introduced to the market as IWAN’s first turn–key project. You will purchase your home and move in to a fully finished compound and units; all you need to do is pack your bags.

ALMA

ALMA is in the heart of downtown, it still encompasses the serenity and peacefulness of a compound. Built over an area of 30 acres, the compound spans over 9 different models from separate villas to twin houses and duplexes.

THE AXIS

The AXIS is one such neighborhood that residents can derive the benefits of both natural and urban dwelling. Built to balance both worlds, this project is developed to create a sustainable, nourishing estate that brings back natural wonder to a world where the only sense of wonder left is what to do next.

MAJADA

Inspired from the word “ًماجادا”, which means ‘gloriously’ in Arabic, the name reflects the destination’s splendor, whilst also offering a magnificent magnitude of pleasure in one’s own experience.

A Committed Board Of Experts

With a wealth of experience and a dedication to  
guiding you through every step.

IWAN’S board of directors is comprised of recognized leaders across various areas of expertise, complementing IWAN’s mission and vision in diversity, professionalism and dedication.

Overcoming Challenges

As we welcome 2021, we’re proud to have come this far. We have stood proud and strong in the face of a vicious pandemic, overcoming unprecedented challenges, we thought would be crippling obstacles. Together, with every employee and staff member on IWAN’s team and every partner and member of our community, we have managed to stay afloat amidst a global crisis, striking numerous industries and economies.

For the meantime, we are gradually improving our methodology of approaching spontaneous challenges that arise in the market. We are setting innovative strategies that will help us continue to overcome any obstacles we may face, as well as devise new plans that enable us to thrive in any situation.

Strive For Growth

We are ready to embark on a new journey to enhance our operations and business approaches. In our mission to do so, we are harnessing our resources in order to be able to establish fully connected communities that grant our customers the unique lifestyles they deserve.

**Jeera**

“Choose your neighbors before choosing your home”. **JEERA** compound, the name is a derivative of neighborhood in Arabic, focusing on the importance of having a community where people can have a sense of belonging and the intimacy of a family.

**Location and Surroundings**

It’s located in Al Shabab Road, El Sheikh Zayed, Giza – Egypt. It’s developed over an area of 60 acres with various residential villas and twin houses, surrounded by various extracurricular activities. In front of Al Rabwa Compound and close to Al Yasmine Compound.

Jeera’s location is extraordinary being in the heart of Sheikh Zayed city. Here are some well-known facilities, shopping centers, parks, and sporting clubs near Jeera:

* **Zed Park, Mazar Mall:** less than 5 kilometers away. Less than 10 minutes by car.
* **Arkan Plaza**, **Capital Business Park**, **Galleria 40, Nile University, Hyper One, Majarrah Business Center, Al Ahli Sporting Club Sheikh Zayed:** 10 kilometers away or less. Less than 15 minutes by car.
* **Mall of Arabia**, **Walk of Cairo**, **New Giza University**: about 20 minutes by car.

Those are just some of the nearby facilities and services that you’ll enjoy when you join Jeera compound’s community!

**Services**

At our esteemed community, we understand that a well-rounded lifestyle encompasses convenience, entertainment, and physical well-being. Prepare to immerse yourself in a world of limitless possibilities, where every aspect of your lifestyle is taken care of, ensuring that you can truly make the most of every moment.

Embracing a healthy and active lifestyle, we have thoughtfully incorporated dedicated cycle lanes for bike enthusiasts.

For those seeking to maintain their fitness regime, our walkway lanes provide the ideal setting for invigorating walks and jogs, catering to the needs of fitness fanatics and gym enthusiasts alike. Additionally, our specialized swimming pools allow you to unwind and rejuvenate.

**Greenery vs Buildings**

As you step onto the premises, you’ll be greeted by the lush and vibrant gardens accompanying our villas, setting the stage for a truly mesmerizing experience.

**Facilities:** A state-of-the-art spa, gymnasium, a myriad of restaurants, swimming pools and kid’s areas are developed and orchestrated by the JEERA clubhouse. The JEERA clubhouse gives a rejuvenating breeze for all the residents and their friends. Moreover, the availability of numerous hot spots throughout the compound. At JEERA, you are effortlessly connected to the world.

CLUB HOUSE

COMMERCIAL HUB

CYCLE LANES

SPORTS CLUB

SWIMMING POOLS

WALKWAY LANES

**PHILOSOPHY:** For those who seek indulgence and peace of mind, you are living in a place where your neighbors are your friends. The feel- good neighborhood is comprised of a compound shared with friends and family that add to your existence. The more that join, the better you feel.

**About Capella:**

INTRODUCTION Engulfing its exclusive Clubhouse are a group of 15 luxurious villas. Spacious, intricately and masterfully created, the Capella villas leave nothing to be desired. Their simplistic yet artistic and elegant design is inspired by the Mediterranean design style that capitalizes on “less is more”. From the moment you set foot on to its accompanying lush garden, expect to be dazzled. We guarantee that you will never want to set foot outside your new home.

**JEWAR**

JEWAR, the younger sibling of [JEERA](https://iwandevelopments.com/projects/jeera/), shares a similar philosophy rooted in its Arabic namesake, which signifies proximity and closeness. While the core principles remain unchanged, JEWAR offers a distinctly residential experience characterized by luxurious apartments of the highest quality, accompanied by an unrivaled landscape that will captivate your senses.

**Location and Surroundings**

**Jewar Compound** benefits from its strategic location at the heart of Sheikh Zayed in the 6th of October City, right next to Jeera compound and specifically in the thirteenth district. This prime positioning allows for easy accessibility to and from the compound.

It is situated near various essential areas, major roads, and thoroughfares that connect it to the surrounding regions.

These include the 26th of July Axis, Alexandria Desert Road, Al Fayoum Road, and Waslat Dahshur Road.

The compound is also conveniently located near prominent shopping centers and entertainment complexes, such as:

* **Hyper One:** which serves as a primary shopping destination for residents of the 6th of October and Sheikh Zayed.
* **Mall of Arabia, and Mall of Egypt:** Notable shopping centers nearby.

**Services**

Welcome to our thriving community, where an abundance of amenities awaits to enrich your lifestyle.

For fitness enthusiasts, a dedicated jogging area beckons, offering a serene and refreshing space to pursue your passion for running or brisk walks.

Children are cherished within our community, and we have created a vibrant kids’ area where little ones can explore, play, and forge lasting friendships.

Indulge in an active lifestyle with our well-appointed sports club, offering a variety of recreational activities for all ages and skill levels. As well as well-crafted playgrounds, and for those who want to escape the heat, there are swimming pools to dive into. For those seeking a slower pace, there are walkway lanes.

This is a community for you that embraces all aspects of life in which each amenity has been carefully designed to cater to your needs, passions, and well-being.

**Greenery vs Buildings**

What truly sets JEWAR apart is the immersive landscape experience it offers. Immerse yourself in a sanctuary of natural beauty, where meticulously manicured gardens, serene pathways, and captivating vistas create a seamless connection between indoor and outdoor living. Each step you take within the grounds of JEWAR is a testament to our dedication to providing an unparalleled living environment that harmoniously blends aesthetics, comfort, and tranquility.

Facilities:

BBQ AREAS

SWIMMING POOLS

JOGGING AREA

WALKWAY LANES

KIDS AREA

NURSERY

PLAYGROUNDS

SPORTS CLUB

**JEDAR**

**JEDAR**, derived from the Arabic word for “Wall,” reflects the simplistic concept that the compound offers; a true balanced home, after all a home is comprised of walls. A home is all about its walls, the way the walls are designed, the way the walls are utilized, and the way the walls make you feel sheltered and at home.

**JEDAR compound** in 6 October city by default provides the essence of all IWAN projects; the concept of a “Balanced Home”. The way the compound is developed starting from the choice of the land plot through to the compound design and features are all aligned with the belief that today every one of us is searching for one thing, and one thing only in every aspect of our lives… that is “Balance”.

IWAN is creating a signature way of living; setting the trend to a healthier lifestyle through the “Balanced Home” Concept.

All the features that you would look for in a residential compound are considered prerequisites in JEDAR– why would you have to compromise any of the features that address your needs and lifestyle?? That is why JEDAR brings you more than just features, more than just basic conditions for a normal life… JEDAR brings you a fresh concept, an unprecedented idea, and a true innovation to the entire real estate industry.

**Location and Surroundings**

Situated in the center of the 6th of October City, JEDAR spans over an area of 43.5 acres offering a variety of living spaces that includes standalone villas, twin houses, and duplexes.

JEDAR ensures the ease of access to the 26th of July Corridor, the Ring Road, and key 6th of October attractions.

* **Hyper One:** Jedar is conveniently located just a 10-minute drive away from it.
* **Lebanon Square:** 15 minutes drive from Lebanon Square.
* **Mall of Egypt, Media Production City:** Jedar is perfectly adjacent to a range of essential amenities and destinations, such as the Mall of Egypt, which is situated near the Media Production City.
* **Mall of Arabia, Dar Al Fouad Hospital, and Nile University:** All located on Juhayna Square which is 5 minutes away from the compound.
* [**Jubail compound**](https://iwandevelopments.com/projects/jubail/)**:** a great alternative to Jedar, only 5 minutes away by car.

**Services**

Within this vibrant community, an exceptional array of services awaits, thoughtfully designed to cater to your every need.

Get ready to immerse yourself in our clubhouse. The clubhouse is still under construction, and soon, residents will be able to gather, socialize, and partake in a diverse array of recreational activities that will foster a strong sense of belonging and camaraderie. As construction progresses, we eagerly await the completion of it, where residents can enjoy an exclusive ambiance like no other.

Located in our vibrant compound, we proudly present “Khan Jedar”, a picturesque haven of lush greenery, designed to create a serene and welcoming environment for families and children to come together and enjoy quality time.

Elevating the experience for fitness enthusiasts, our community features dedicated walkway lanes, providing the perfect setting for walks, jogs, or runs.

**Greenery vs Buildings**

To ensure utmost privacy and safety, our community has been thoughtfully designed with an emphasis on creating a harmonious balance. The allocation of space within our compound reflects this commitment, with **18% dedicated to buildings and a significant 82% devoted to services and landscaping**.

**Facilities:**

CLUB HOUSE

KIDS AREA

PHARMACY

SUPER MARKET

WALKWAY LANES

Property Types in Jedar:  standalone villas, twin houses, and duplexes.

**JUBAIL**

Derived from one of Lebanon’s most exquisite cities, the name “JUBAIL” carries the essence of beauty and charm. Inspired by the captivating allure of its namesake, JUBAIL embraces the spirit of this remarkable city, capturing its grace and elegance in every aspect.

It offers an escape from the urban hustle and invites you to ascend to a realm where fresh air and delightful vistas await. Nestled within a serene environment, this exclusive and welcoming community is meticulously crafted for individuals who share a common mindset. Jubail is thoughtfully designed to elevate your lifestyle by seamlessly catering to the demands of contemporary living.

**Location and Surroundings**

The Jubail Compound is located in the first hights, along the 26th of July Corridor, close to various significant and bustling areas.

* **Hyper One:** Jubail is conveniently located just a 10-minute drive away from it.
* **Lebanon Square:** 15-minute drive from Lebanon Square.
* **Mall of Egypt, Media Production City:** Jubail is perfectly adjacent to a range of essential amenities and destinations, such as the Mall of Egypt, which is situated near the Media Production City.
* **Mall of Arabia, Dar Al Fouad Hospital, and Nile University:** All located on Juhayna Square which is 5 minutes away from the compound.

Discover a haven situated at the epicenter of the 6th of October, amidst prestigious residential developments, where Jubail resonates as a testament to refined living. You may also want to check [Jedar compound](https://iwandevelopments.com/projects/jedar/) which is a top-notch alternative and it’s only 5 minutes away by car from Jubail.

**Services**

Within this vibrant community, convenience is at your fingertips with a bustling commercial hub catering to your every need. Discover a diverse range of amenities designed to enhance your daily life.

For those who appreciate bikes, there are dedicated bike lanes awaiting you. Stroll along our walkway lanes, enveloped by the beauty of nature, and allow the stresses of the day to melt away.

The well-being of our residents is paramount, which is why we offer a conveniently located pharmacy, ensuring easy access to a comprehensive range of medical products and services.

For all your household needs, a well-stocked supermarket awaits, offering a wide selection of products to cater to your daily requirements. Maintaining a clean and tidy wardrobe is effortless with our well-equipped laundry facilities.

**Facilities:**

COMMERCIAL HUB

BIKE LANES

LAUNDRY

PHARMACY

SUPER MARKET

WALKWAY LANES

**ATRIO**

The name “ATRIO,” derived from the Italian term for “court” or “lobby”, pays homage to the elegant Italian architectural influence that permeates the units.

**ATRIO compound** stands as IWAN’s flagship turn-key project, embodying our dedication to creating exceptional living spaces.

By offering fully finished units within a meticulously designed and completed compound, we aim to exceed your expectations and provide a stress-free and convenient homeownership journey.

With ATRIO, you are not only acquiring a new home but also embracing a lifestyle of ease and convenience.

**Location and Surroundings**

Located on the main axis of Sheikh Zayed City, on El Nozha’s main street, ATRIO is conveniently connected to the heart of the city via the 26th July corridor.

Your home is minutes away from all the necessities, leisure, and entertainment, such as:

* **Hyper one:** 3 minutes away
* **Zed Towers/Park:** 2 minutes away
* **Allegria/Karma/Beverly Hills compounds:** 7 minutes away
* **Al Ahly Club:** is just down the road
* **Dandy Mall and Smart Village:**10 minutes away
* **Waslet Dahshour:**5 minutes away
* **New Monorail Station:** 3 minutes away

We recommend taking a look at two outstanding alternatives to ATRIO which are **[Jeera](https://iwandevelopments.com/projects/jeera/)** and **[Jewar](https://iwandevelopments.com/projects/jewar/)** compounds (both are less than 10 minutes away by car from ATRIO).

**Services**

ATRIO is not just a place to call home; it is a meticulously designed community that offers an array of amenities to enrich your lifestyle.

Step into the heart of ATRIO compound’s community, where a vibrant commercial hub awaits. Here, you’ll find various establishments catering to your everyday needs.

Take strolls along the serene walkway lanes, designed to offer moments of tranquility and connection with nature.

The clubhouse at ATRIO is under construction and it will serve as a social hub, inviting residents to gather, connect, and create lasting memories.

For those who seek an active lifestyle, ATRIO offers jogging areas that inspire fitness and well-being.

ATRIO is more than just a residential community; it is a holistic living experience.

**Greenery vs Buildings**

Within the meticulously planned layout of ATRIO, buildings occupy approximately 18% of the total area, allowing for an abundance of open spaces, landscapes, and captivating vistas.

As a result, an impressive **82% of the community is dedicated to lush green spaces**, creating an environment that is both visually appealing and conducive to a healthy and comfortable lifestyle.

PHILOSOPHY:

The name ATRIO , court or lobby in Italian, is inspired from the Italian architectural design of the units. With an aim to satisfy and exceed our customers’ expectations. ATRIO is introduced to the market as IWAN’s first turn-key project. At ATRIO, you will be able to purchase your fully finished home in a fully finished compound. The only thing left for you to do is to pack your bags.

**ALMA**

ALMA, comes from Latin and has Arabic roots meaning “the nourishing soul”. **ALMA compound** offers a unique living experience, where residents can enjoy the benefits of a central downtown location while embracing the peace and serenity of a well-designed compound.

With a diverse range of housing models and a design aesthetic that pays homage to iconic architectural styles, ALMA sets the stage for a vibrant and harmonious urban lifestyle.

Our design direction draws inspiration from the project’s prime downtown location, as well as the Art Deco style. By infusing Art Deco with a modern twist, we have created homes with strong character and simplistic details.

The Inspiration:

Project location was a key inspiration for our design direction, the word downtown immediately pops up to your mind when you see this location. When we come to architectural style, we were inspired by the style that marked famous cities around the world; Chicago, Paris and New York to name few, and most importantly Cairo during its prime. Art Deco is famous for its patterns, lines and strong presence. When it first emerged at the beginning of the modern era it affected everything in society, including fashion, art and music. We used Art Deco fused with a modern twist to create houses with strong characters with simplistic details.

**Location and Surroundings**

Located in downtown Sheikh Zayed, combines the convenience of a central location with the tranquillity of a compound. It enjoys a prime location just moments away from an array of restaurants and leisure activities, offering residents a delightful culinary and entertainment experience.

The compound is located near:

* **Hyper One**: 5 minutes away
* **Americana Plaza/Arkan/Park St**: 3 minutes away
* [**ATRIO compound**](https://iwandevelopments.com/projects/atrio/)**:** an exceptional alternative to ALMA, 6 minutes drive.

**Services**

Within the vibrant ALMA compound community, you’ll discover well-appointed amenities that cater to all your needs.

A commercial hub where you’ll find a diverse range of establishments, from convenient retail outlets to cozy cafes, ensuring that all your daily requirements are easily met within a few steps from your doorstep.

For those who prioritize an active lifestyle, ALMA offers a dedicated jogging area that caters to fitness enthusiasts.

**Master Plan**

Carefully master planned to ensure that each unit of our 168 units encompasses its very own share of landscape and greenery.

The 28-acre ALMA comprises 168 units built up on 20% of the total area with two main gates to ensure easy access to your home.

A promenade that spans over 165m and a clubhouse that ends your journey with a relaxing and breathtaking ambiance.

**Facilities:**

CLUB HOUSE

COMMERCIAL HUB

JOGGING AREA

**THE AXIS**

**The AXIS**, as the name implies, “all roads lead to”. A remarkable residential neighborhood designed to harmoniously blend the best of natural and urban living.

This thoughtfully crafted project aims to create a sustainable and nurturing environment, offering residents a revitalizing escape from a world where the sense of wonder is often lost in the rush of daily life.

The latest residential endeavor by IWAN, caters to those who yearn for the rejuvenating qualities of the countryside while enjoying the modern conveniences of city living.

Spanning 50 acres, this expansive development seamlessly integrates contemporary luxury with inspiration drawn from modern architecture and the organic beauty of naturally occurring textures and shapes.

**Location and Surroundings**

While homeowners remain sheltered from urban hassle, accessibility to and from the AXIS compound has been assured to afford residents the optimum level of modern convenience located at the intersection of Mehwar Road and Desert Road, seven minutes away from Sheikh Zayed City and 10 minutes away from Lebanon Square.

Close to:

* **Pyramids of Giza/The Grand Egyptian Museum:** 7 minutes away
* **New Giza:** 3 minutes away
* **Hyper One:**7 minutes away
* [**ALMA compound**](https://iwandevelopments.com/projects/alma/)**:** a magnificent alternative to The AXIS, less than 15 minutes away by car.

**Services**

Experience a world of luxury and leisure at AXIS, where every detail is crafted to elevate your living.

Immerse yourself in the thrill of our dedicated bike lanes, perfect for enthusiasts seeking both adventure and tranquility.

Unleash your fitness potential at our exclusive sports club, equipped with cutting-edge facilities to cater to every workout need.

Take a refreshing dip in our inviting swimming pools, which offer a serene oasis amidst the bustling energy of daily life.

Our meticulously designed kids’ area ensures a safe and engaging space for your little ones to play, and explore.

Every amenity is thoughtfully curated to not just meet but exceed your expectations. Elevate your lifestyle with us, where leisure meets sophistication, and where your home is a reflection of the extraordinary life you lead.

Looking for alternatives? We recommend taking a look at [ATRIO compound](https://iwandevelopments.com/projects/atrio/).

**Master Plan**

Spanning over a total area of 50 acres with a sublime beautiful mixture of greenery and urban development.

Designed to always maintain the balance between privacy and social companionship, aiming for an absolutely harmonious living.

**Facilities:**

BIKE LANES

KIDS AREA

SPORTS CLUB

SWIMMING POOLS

Property Types in The Axis: apartments – penthouses

**THE TRINE**

Welcome to The Trine, an exquisite project strategically located on the main axis of EL Sheikh Zayed City.  
With its prime location, The Trine offers easy accessibility to the city center and serves as the perfect starting point for your new lifestyle.  
Immerse yourself in a vibrant venue that boasts an array of high-end restaurants and cafes, surrounded by lush greenery and captivating water features.  
Over 60% of the buildings are visible from the main street, creating a lively and engaging ambiance.  
Experience the convenience of reaching this remarkable destination directly from the main road.

**Location & Surroundings**

Located on the main axis of El Sheikh Zayed City, it is conveniently surrounded by major shopping venues on both the East and West sides.

Hyper One: 3 minutes away  
Zed Park/Towers: 2 minutes away  
Smart Village: 10 minutes away  
Al Ahly Sporting Clube: 5 minutes away

This prime location ensures that you are at the heart of all the action and have easy access to essential amenities.

**Commercial Spaces**

Our commercial spaces at The Trine provide an exceptional environment for various businesses.

**Total Built-Up Area (T.BUA): 7,800 m2**

**Ground Floor:** The ground floor houses a diverse range of establishments, including restaurants, a pharmacy, and a bank, offering convenience and accessibility to visitors.

**Typical Floors:**The typical floors feature a blend of modern clinics and offices. These spaces are meticulously designed to provide an optimal working environment for professionals.

**Clinics:**

* Area Range: 30 to 110 m2
* Finishing: Fully Finished

**Offices:**

* Area Range: 70 to 230 m2
* Finishing: Core & Shell

**Facilities:**  
At The Trine, we prioritize the comfort and convenience of our customers, which is why we offer a comprehensive range of facilities.

* Housekeeping & Security: Our dedicated staff ensures a clean and secure environment.
* Underground Parking: Ample parking space is available for tenants and visitors.
* Storage Spaces: Convenient storage facilities are provided.
* Elevators: Smooth and efficient vertical transportation within the premises.
* Garbage Collection Rooms: Proper waste management facilities are in place.

**Clinics:**

* Reception with a Waiting Common Area
* Public Toilets per Floor

**Offices:**

* Public Toilets per Floor

**Services:**  
At The Trine, we strive to provide an unparalleled experience for our customers. Enjoy the following services tailored to meet your daily needs:

* **The Perfect Work Environment:** Our offices are designed to create an ideal work environment, promoting productivity and comfort.
* **Exceptional Dining Experience**Indulge in a diverse range of high-end restaurants and cafes, offering a culinary experience that caters to every taste.
* **Onsite Banking Experience:** Convenience is at your fingertips with our onsite banking services, ensuring hassle-free financial transactions.
* **World-Class Clinics 24/7 at Your Service:** Access top-notch healthcare services from our world-class clinics, available round the clock to cater to your medical needs.

**Pharmacies that Cater to Your Needs:** Our pharmacies are well-stocked and provide a wide range of pharmaceutical products, ensuring that your healthcare requirements are met.

**Majada**

Derived from the Arabic word “ماجادا,” meaning ‘gloriously,’ our destination embodies splendor, offering an unparalleled magnitude of pleasure in every individual’s experience.

**Majada** is meticulously designed to redefine the living experience in **Sokhna**, transforming it into a primary home that inspires creativity in mind, body, and soul. Breathe deeply and embrace freedom, authenticity, individuality, and adventure every day of the year—365 days of unbridled exploration and delight.

Perched atop one of the region’s most iconic mountain landmarks, Majada boasts a strategic location providing **direct access to the International Galala Marina and Resort**. This unique positioning ensures homeowners revel in a wealth of world-class amenities, including cutting-edge medical services, educational institutions, an exceptional yacht marina, and a myriad of enjoyable water activities and touristic services.

**Location and surroundings**

Majada magnificently rests 170 above sea level on the glorious Galala Mountain, **one of Ein El Sokhna’s signature landmarks**.

* **New Galala City:** only 9 minutes away, it offers direct access to commercial promenades, world-class hospitals, everyday facilities, and mixed-use entertainment.
* **Galala Marina and Water Park:** 3.3 km
* **Ein El Sokhna Port:** 30 km away
* **The Zaafarana road:** 46 km away
* **The New Administrative Capital:** 118 km away
* **New Cairo:** 126 km away

Majada’s 360-degree view of the rolling hills and shimmering seacoast allows an ultimate escape all year round, where untouched horizons greet you with everlasting indulgence and harmony.

**Greenery vs Buildings**

Majada majestically crowns a total area of 101 acres on the Galala Mountain, along a private 600-meter coastline. It dedicates **%13.5 to residential units**, that embrace vast private gardens, tailored luxuries, and a boutique hotel.

**Master Plan**

Majada is an exquisite retreat encompassing a sprawling 101.9-acre landscape, harmoniously blending land, sea, and green surroundings. This idyllic sanctuary is meticulously designed to offer the epitome of luxury and tranquility for your getaway home. It is thoughtfully divided into two distinctively crafted areas:

1. **Bonian:**
   * Land Area: 355,925 square meters
   * Built-Up Area (BUA): 181,027.58 square meters
   * Number of Units: 1,711 keys spread across 289 buildings
   * Product Mix: A diverse range of accommodations including villas, twin houses, townhouses, chalets, and lofts.
2. **Manazel:**
   * Back Land Area: 31,825.36 square meters
   * Front Land Area: 36,722.46 square meters
   * BUA: 10,893 square meters for the Front Land
   * Components: This section comprises cabanas, lofts, beach houses, and a beach clubhouse.
   * Total Manazel area: 69,547.82 square meters.

**Services**

At Majada, elevate your living experience with a stunning 90% SEA VIEW from our thoughtfully designed units.

Embrace a sense of community at our clubhouse, perfect for social gatherings, while hiking trails beckon to outdoor enthusiasts seeking adventure.

Immerse yourself in the harmonious blend of nature and art at our Art’s Garden, and discover convenience at our commercial hub catering to all your needs.

For the health-conscious, jogging lanes offer a picturesque route for a fulfilling and active lifestyle.

Indulge in beachfront bliss at our beach clubhouse, for your underwater passion the diving center is at your service, and find serenity at the meditation and yoga center.

For those who love paddling, explore our dedicated bike lanes, and enjoy a stroll at the embankments plaza. Prioritize your well-being with our onsite pharmacy and health center.

Experience luxury accommodation at our boutique hotel and savor culinary delights at our fine dining establishments.

Conveniently meet your daily needs at our supermarket, and ensure a playful environment for your little ones at the children’s park.

At Majada, we curate a lifestyle that seamlessly combines leisure, adventure, and convenience, ensuring every day is an extraordinary experience.

**Facilities:**

90% SEA VIEW UNITS

CLUB HOUSE

HIKING TRAILS

ART’S GARDEN

COMMERCIAL HUB

JOGGING LANES

BEACH CLUB HOUSE

DIVING CENTER

MEDITATION

BIKE LANES

EMBANKMENTS PLAZA

PHARMACY

BOUTIQUE HOTEL

FINE DINNING

SUPER MARKET

CHILDREN’S PARK

HEALTH CENTER

YOGA CENTER