

elysium<sup>®</sup>

T I M E L E S S   L I V I N G   M O D E R N   S O U L

# CONTENT

1. THE STORY BEHIND LINE

2. ABOUT ELYSIUM

3. WHAT WE STAND FOR

4. A STRATEGIC LOCATION THAT PUTS YOU AHEAD

5. CONNECTED TO TOMORROW BY DESIGN

6. SPACES THAT GROW WITH YOU

7. LIFE-ENHANCING FACILITIES

8. YOUR INVESTMENT REWARD

9. MASTER PLAN

10. UNIT TYPES

# THE STORY BEHIND LINE

*Line Developments has been shaping the future of real estate in Egypt for over 15 years. Starting with a vision to build exceptional standalone properties, and grow into a leader in fully integrated, smart, and sustainable communities. With every line we draw, we blend innovation with timeless design, combining cutting-edge technology with modern architectural facades and green landscapes. Elysium is the natural evolution of this journey. A 15-acre sanctuary that reflects LINE's unwavering commitment to creating spaces that inspire, elevate, and endure*

LINE  
DEVELOPMENTS

# ABOUT ELYSIUM

*Inspired by Greek mythology's vision of paradise, Elysium brings a timeless sense of harmony to modern living. Strategically located in the heart of Sheikh Zayed, it blends sleek architecture, lush greenery landscapes, and modern designs to create a sanctuary that feels both vibrant and grounded.*

*Developed by LINE and brought to life through ADC's architectural concept and vision, Elysium offers a lifestyle shaped by thoughtful details, dynamic facades, sunlit interiors, and earthy tones that echo the surrounding greenery. Its gated layout integrates essential amenities and facilities with wellness features, creating a connected environment where every element serves comfort and ease*





# WHAT WE

**Creating Unique Lifestyle Opportunities:**

*Designing exceptional living experiences, guided by the same standards we envision for ourselves.*

**Sustainability and Innovation:**

*Blending technology, art, and ecology to create eco-friendly, sustainable projects that minimize environmental impact and preserve resources for future generations*



# STAND FOR

**Commitment to Excellence:**

*Upholding communication, commitment, and client care as our guiding principles, ensuring exceptional service that extends beyond the point of sale.*

**Long-term Relationships:**

*Building trust and loyalty by exceeding expectations, delivering consistent value, and maintaining lasting partnerships with customers, investors, and stakeholders.*



# GENERAL LOCATION



Road Al Farag Axis

Road Al Farag Axis

Smart Village

Cairo-Alexandria Desert RD.

Dandy Mega Mall

Cairo-Alexandria Desert RD.

Green Revolution



Waslet Dahshur Rd.

Sodic West

Al Ahly Club

Al Rabwa

ZED Park

Hyper One

Arkan Plaza

Nile University

Waslet Dahshur Rd.

26 July Axis



# DESIGNED TO INSPIRE

Every architectural detail at Elysium reflects a philosophy of sophisticated simplicity, where clean lines, expansive glass, and textured earthy tones create spaces that are both visually striking and deeply relaxing. Elysium transforms modern living into an art form, with each element carefully curated to inspire.



# RESIDENCES CURATED FOR LIFE

Our collection of 3-4 bedroom homes (115-220m<sup>2</sup>) and duplex penthouses has been designed to adapt to your evolving lifestyle. Open-plan living areas flow seamlessly into chef-inspired kitchens, while primary suites offer private retreats with spa-inspired bathrooms

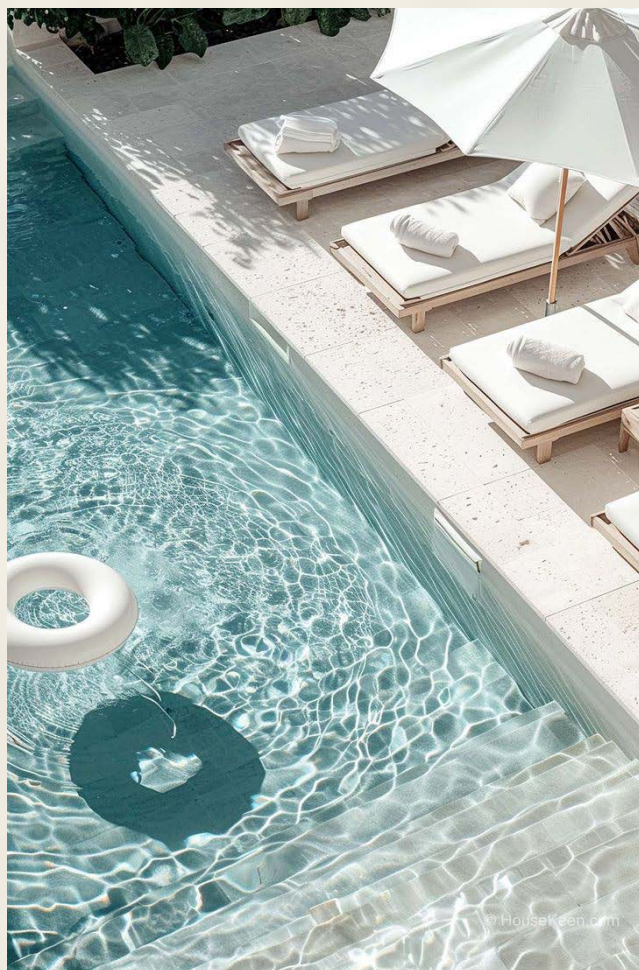




# EXPLORE NEXT DOOR



HYPERONE  
ZED PARK



AL AHLY CLUB  
AL NOZHA ST.



elysium

# LIFE ENHANCING FACILITIES



AT ELYSIUM, EVERYDAY LIVING TRANSFORMS INTO AN EXCEPTIONAL EXPERIENCE. OUR COMMUNITY INTEGRATES THOUGHTFUL DESIGN WITH PREMIUM AMENITIES - INCLUDING CURATED DINING VENUES, REFLECTIVE WATER LANDSCAPES, AND SEAMLESS PARKING SYSTEMS - TO ELEVATE DAILY ROUTINES INTO MOMENTS OF ENJOYMENT.

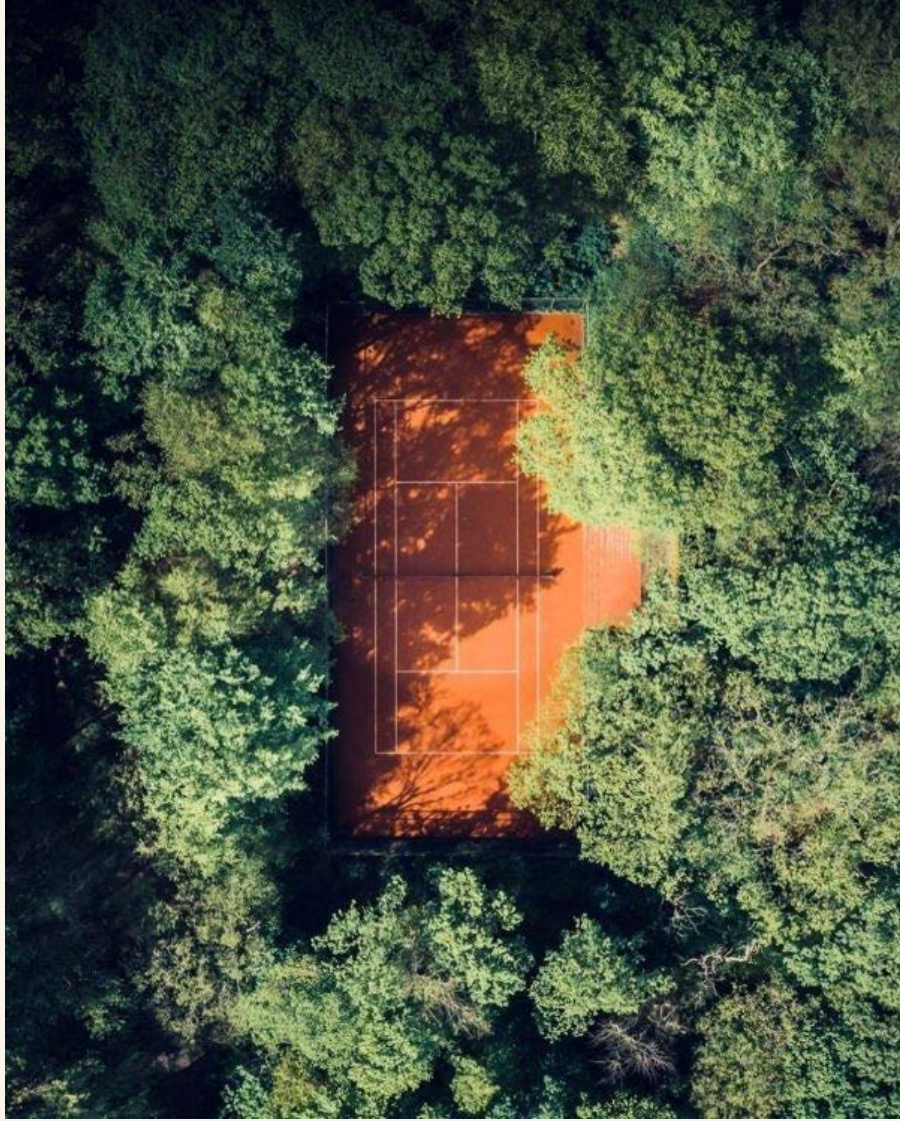


DESIGNED FOR CONTEMPORARY LIVING, ELYSIUM OFFERS A PROTECTED, SUSTAINABLE ENVIRONMENT. THE DEVELOPMENT FEATURES CLIMATE-RESPONSIVE DESIGN AND AN INTEGRATED RUNNING PATH, BLENDING PERSONAL WELLNESS WITH ENVIRONMENTAL CONSCIOUSNESS. THIS APPROACH EMBODIES LINE'S VISION OF CREATING SPACES THAT BALANCE HUMAN NEEDS WITH ECOLOGICAL RESPONSIBILITY - WHERE QUALITY LIVING MEETS THOUGHTFUL INNOVATION.



# WELLNESS

# elysium



# elysium



# COMMUNITY ACTIVITIES



- PADEL COURTS
- KIDS AREA
- JOGGING TRACK

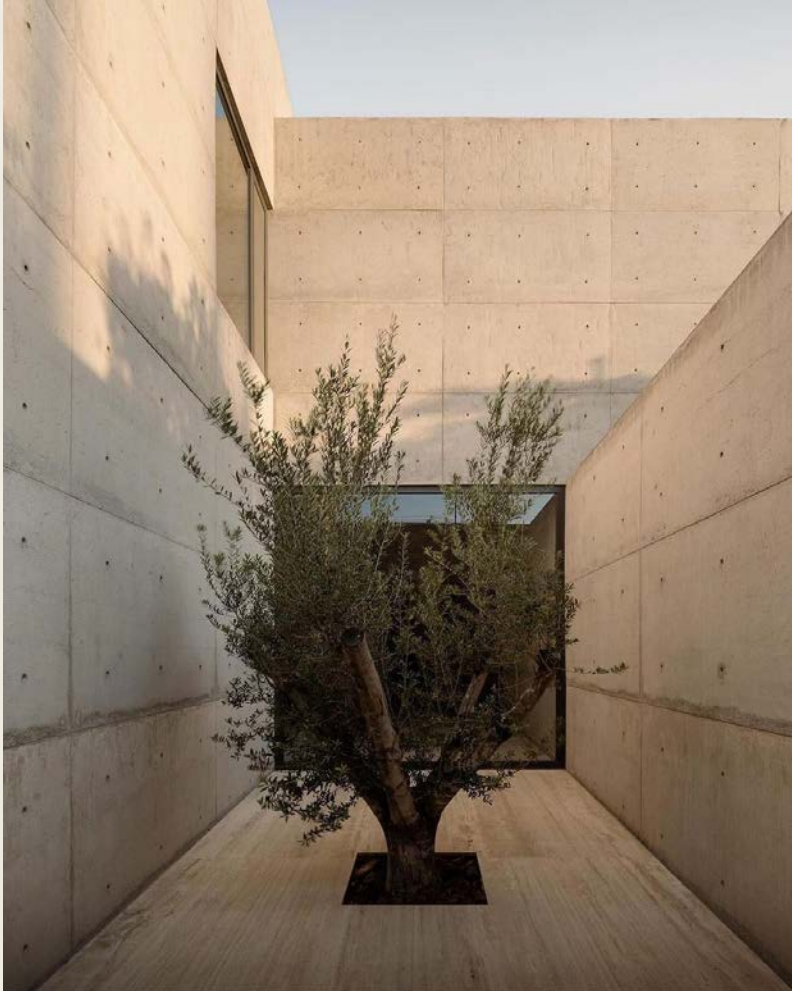


- GOURMET MARKETS  
AND CAFÉS
- CAR WASH



# SECURITY & CONVENIENCE

- COMPREHENSIVE CCTV SURVEILLANCE
- SMART ACCESS GATES
- FIRE SAFETY SYSTEMS
- ELEVATORS



# YOUR INVESTMENT ADVANTAGE

STRATEGICALLY LOCATED ON AL NUZHA STREET, ELYSIUM OFFERS UNPARALLELED CONNECTIVITY TO SHEIKH ZAYED'S BUSINESS HUBS, EDUCATIONAL INSTITUTIONS, AND LEISURE DESTINATIONS, WITH:

- FLEXIBLE PAYMENT PLANS SUIT ALL THE NEEDS
  - HIGH RENTAL DEMAND POTENTIAL
  - VALUE-APPRECIATION GUARANTEE
- ELYSIUM IS A STRATEGIC ASSET FOR YOUR FUTURE.





SHEKH ZAYED ELSUM  
SHEKH ZAYED ELSUM  
SHEKH ZAYED ELSUM



600m

# MASTER PLAN

RECONSIDERED THE LUXURY OF LIVING IN THE HEART OF SHEIKH ZAYED, IN ELYSIUM. EACH RESIDENCE IS DESIGNED TO REFLECT MODERN LUXURY AND SUSTAINABLE. WITH THE RAW BEAUTY OF THE INTERIORS SERVING AS A CANVAS FOR THEIR UNIQUE DREAMS.







# GROUND FLOOR

FOUR APARTMENTS



Type A

Type B

Type C





# TYPE B

AREA : 159 - M<sup>2</sup>  
+ GARDEN



# TYPE C

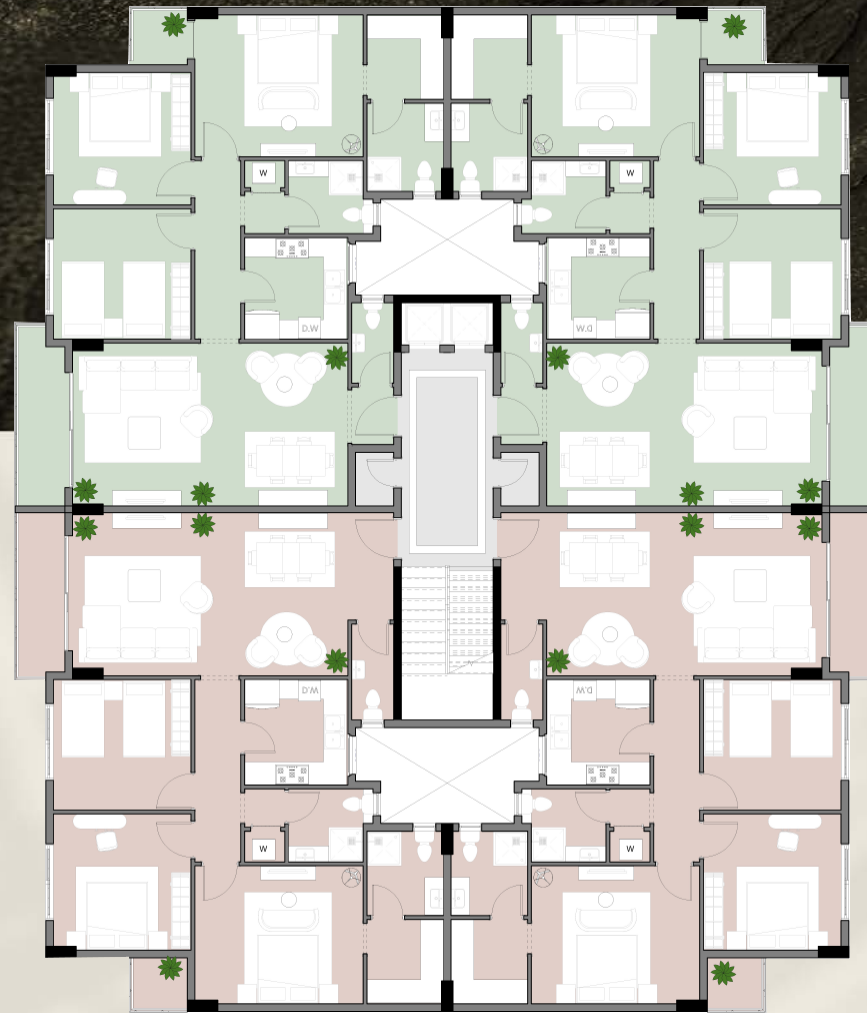
AREA : 122- M<sup>2</sup>  
+ GARDEN



# TYPICAL FLOOR



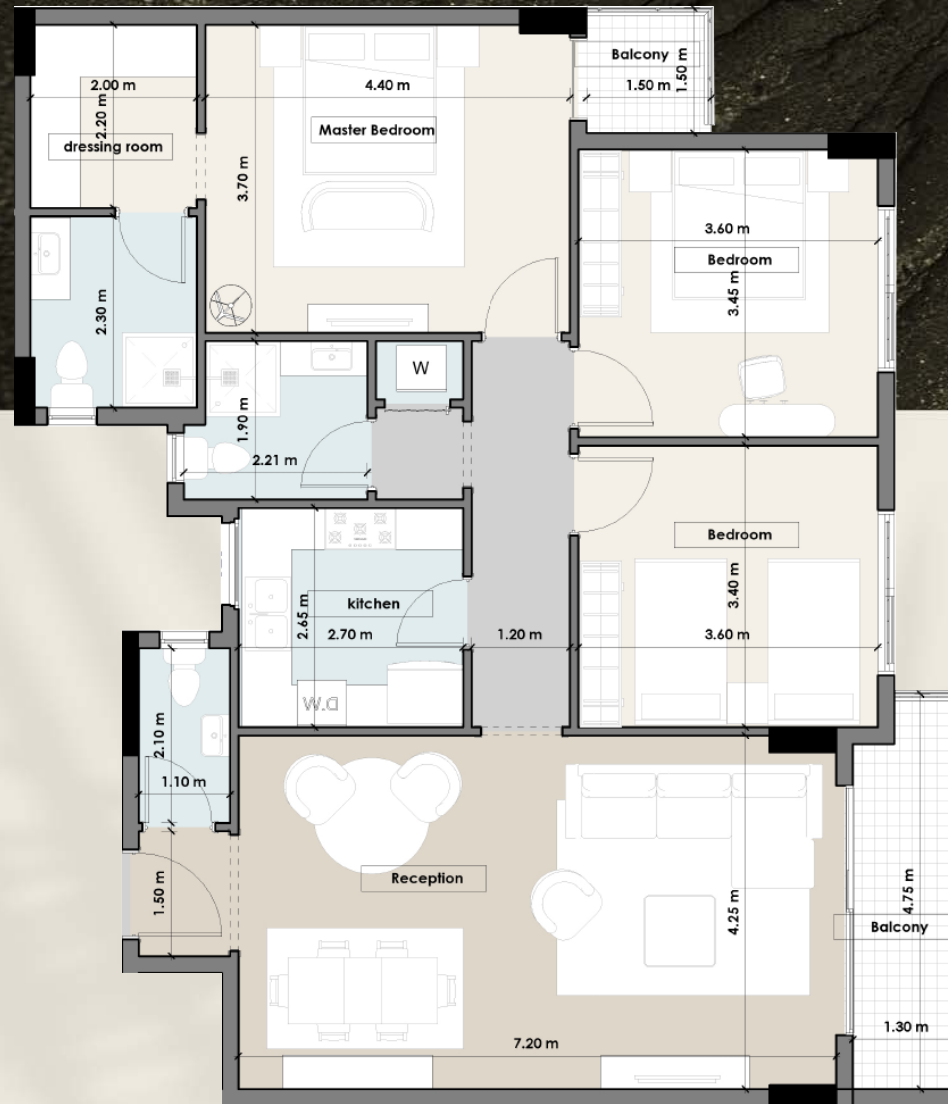
EIGHT APARTMENTS BUILDINGS



 *Type D*     *Type E*

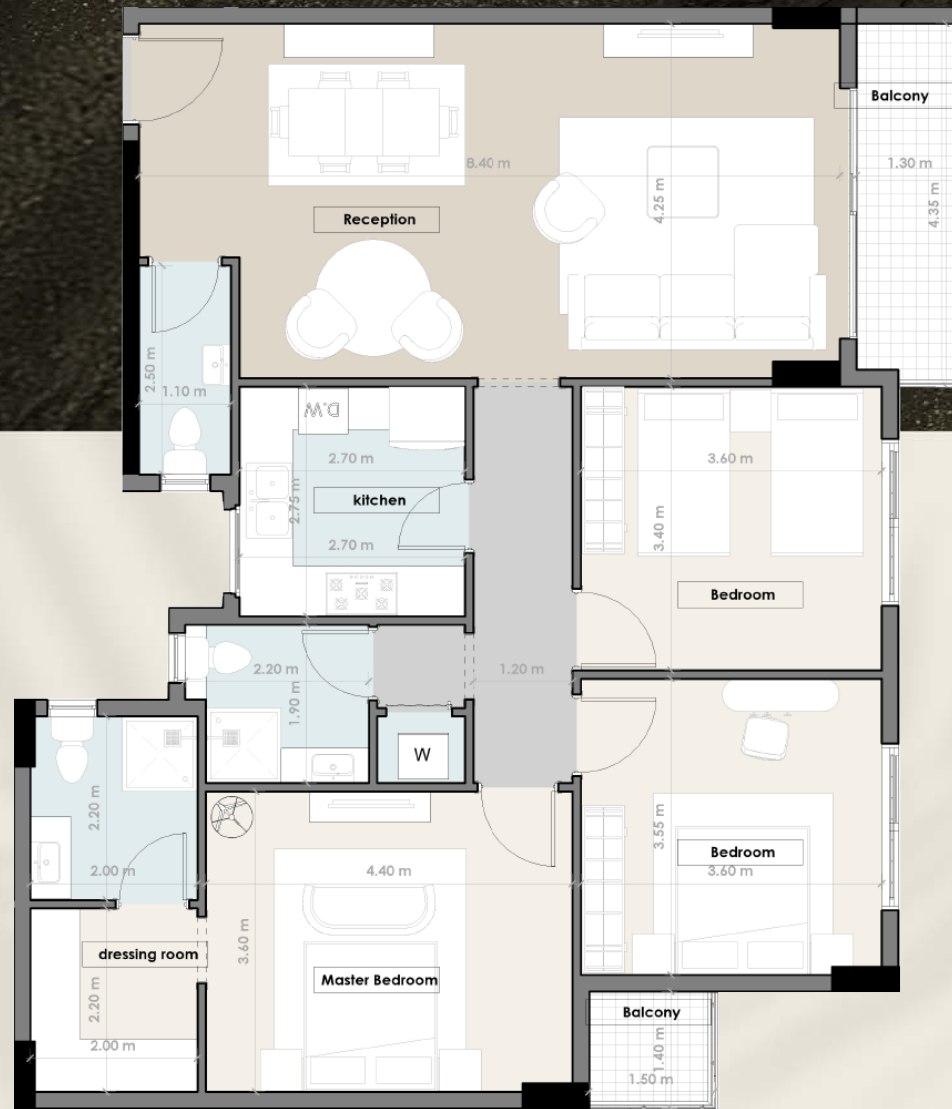
# TYPE D

AREA : 168 - M2

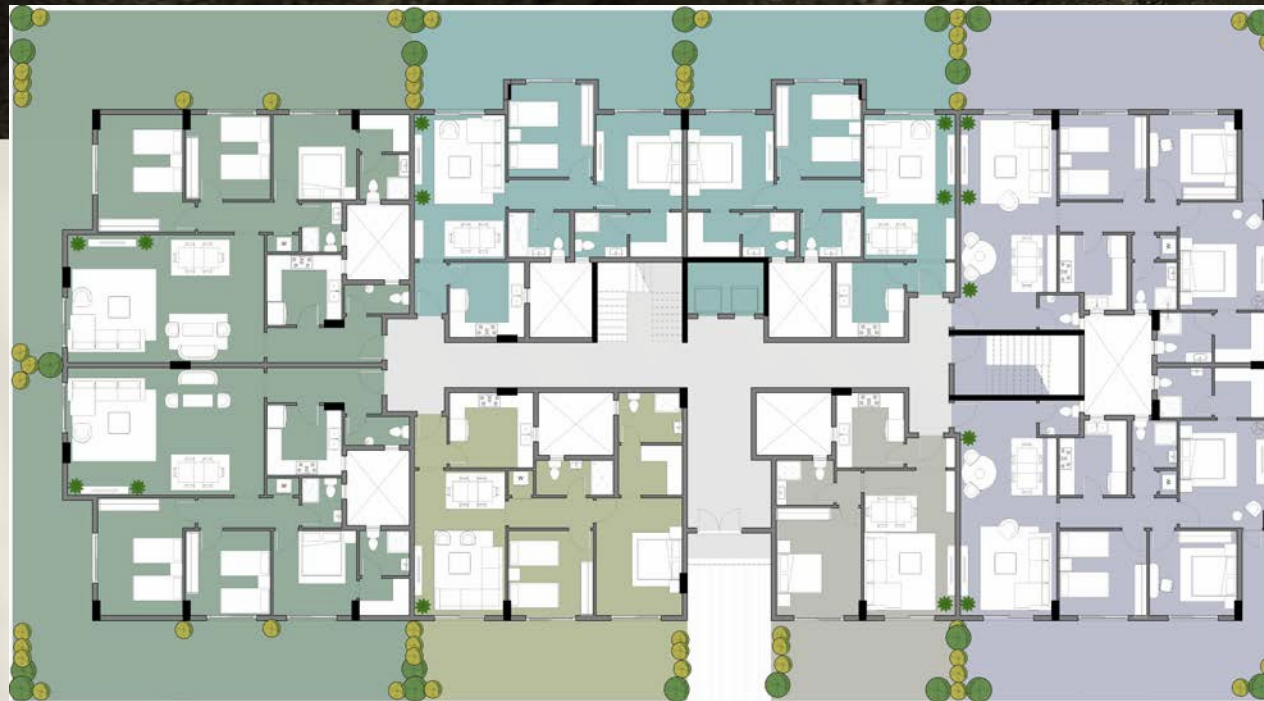


# TYPE E

AREA : 166- M<sup>2</sup>



# TYPICAL FLOOR



■ Type A   ■ Type B   ■ Type C   ■ Type D   ■ Type E

# TYPE A

AREA : 79 - M<sup>2</sup>  
+ GARDEN



# TYPE B

AREA : 149 - M<sup>2</sup>  
+ GARDEN



# TYPE C

AREA : 113- M<sup>2</sup>  
+ GARDEN



# TYPE D

+ AREA : 169 - M<sup>2</sup>  
+ GARDEN



# TYPE E

+ AREA : 124 - M<sup>2</sup>  
GARDEN



# JOIN THE ELYSIUM STORY

**EXPERIENCE THIS ARCHITECTURAL MASTERPIECE FIRSTHAND  
THROUGH PRIVATE VIP SHOWINGS. OUR DEDICATED TEAM STANDS  
READY TO GUIDE YOU.**



# TYPICAL FLOOR



# TYPE F

AREA : 158 - M<sup>2</sup>



# TYPE G

AREA : 125 - M<sup>2</sup>



# TYPE H

AREA : 195 - M<sup>2</sup>



# TYPE I

AREA : 123 - M<sup>2</sup>



# GROUND FLOOR



# TYPE A

# TYPE B



AREA : 128- M<sup>2</sup>  
+ GARDEN



AREA : 71- M<sup>2</sup>  
+ GARDEN



# TYPE C

# TYPE D

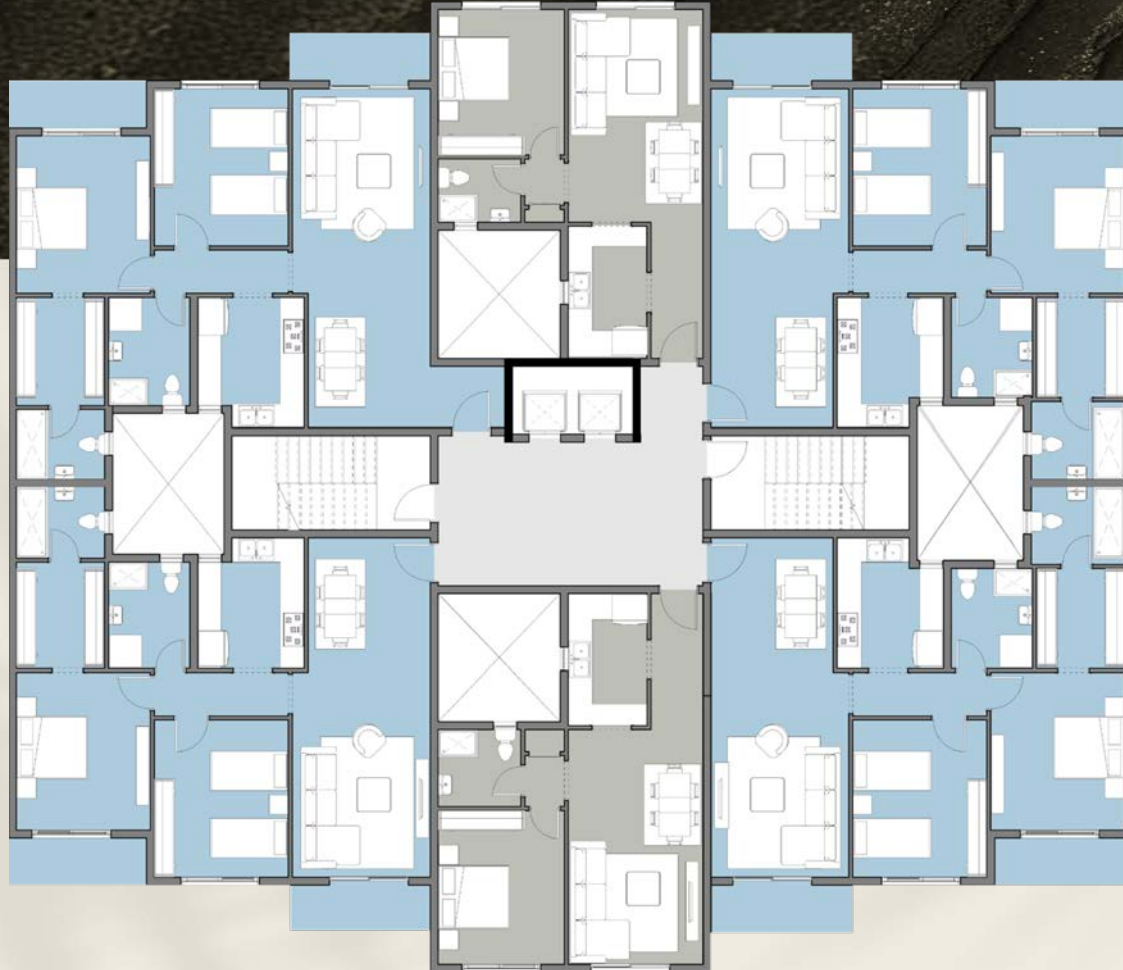


AREA : 133- M<sup>2</sup>  
+ GARDEN



AREA : 146- M<sup>2</sup>  
+ GARDEN

# TYPICAL FLOOR





AREA : 79 - M



AREA : 138 - M

# GROUND FLOOR





AREA : 101- M<sup>2</sup>  
+ GARDEN



AREA : 163- M<sup>2</sup>  
+ GARDEN



AREA :130 - M<sup>2</sup>  
+ GARDEN

# TYPICAL FLOOR





AREA : 144 - M<sup>2</sup>  
+ GARDEN



AREA : 167 - M<sup>2</sup>  
+ GARDEN



*TIMELESS  
LIVING*



*MODERN  
SOUL*

IN THE HEART OF SHEIKH ZAYED, ELYSIUM EMERGES AS A FORWARD-THINKING RESIDENTIAL DESTINATION THAT  
BLENDS ECO-CONSCIOUS LIVING WITH CUTTING-EDGE TECHNOLOGY.  
THE PROJECT IS DESIGNED AS A VIBRANT GREEN SPACE WHERE NATURE MEETS MODERNITY

# LINE

DEVELOPMENTS

*ONE LINE,  
ENDLESS  
POSSIBILITIES*

LINE IS A LUXURY, TECHNOLOGY-DRIVEN, AND SUSTAINABLE REAL ESTATE DEVELOPER AIMING TO SET NEW STANDARDS IN THE EGYPTIAN AND REGIONAL MARKETS. THE BRAND IDENTITY SHOULD REFLECT INNOVATION, EXCLUSIVITY, SUSTAINABILITY, AND MODERN DESIGN, DISTINGUISHING LINE AS MORE THAN JUST A DEVELOPER—AN ARCHITECT OF PREMIUM, FUTURE-READY COMMUNITIES



2025 ®

