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DEVELOPMENT



Modern design has another taste

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Master Plan Concept
- **Total project area: 21,000 sqm**
- **Built-up area: 15%**
- **Landscape & services: 85%**

This means the project is designed as an open, green lifestyle community with low building density and wide open spaces, making it a very strong selling point and an ideal environment for comfortable, high-quality living.

SAY HI TO THE PREMIUM LIFE





Master Layout

Exterior Shots

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Villa Shots

Shot 01

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Villa Shots

Shot 02

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Villa Shots

Shot 03

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Villa Shots

Shot 04

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Villa Shots

Shot 05

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Villa Shots

Shot 06

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Villa Shots

Shot 07

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Villa Shots

Shot 08

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Villa Shots

Shot 09

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Facilities & Amenities at Guzal New Zayed

Outdoor Spaces & Landscape

- Vast green areas covering most of the project (85%)
- Central gardens and walking areas
- Walking, jogging, and cycling tracks
- Outdoor seating and relaxation areas surrounded by nature
- Dedicated kids' areas
- BBQ and picnic areas
- Modern, architecturally designed landscape
- Quiet zones for reading and leisure

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Running
Shot

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Club House
Shot

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Paddle
Shot

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Leisure & Sports Facilities

- Swimming pools (for adults and kids)
- Health club / Gym
- Outdoor yoga and fitness areas
- Multi-purpose courts
- Social clubhouse for residents
- Areas for meetings and social activities

Daily & Retail Services

- Smart entry and exit gates
- 24/7 security and guarding
- CCTV surveillance cameras
- Professional operation and maintenance management
- Car garages
- Fire alarm and firefighting systems



Compound Mobile App

Compound Mobile App

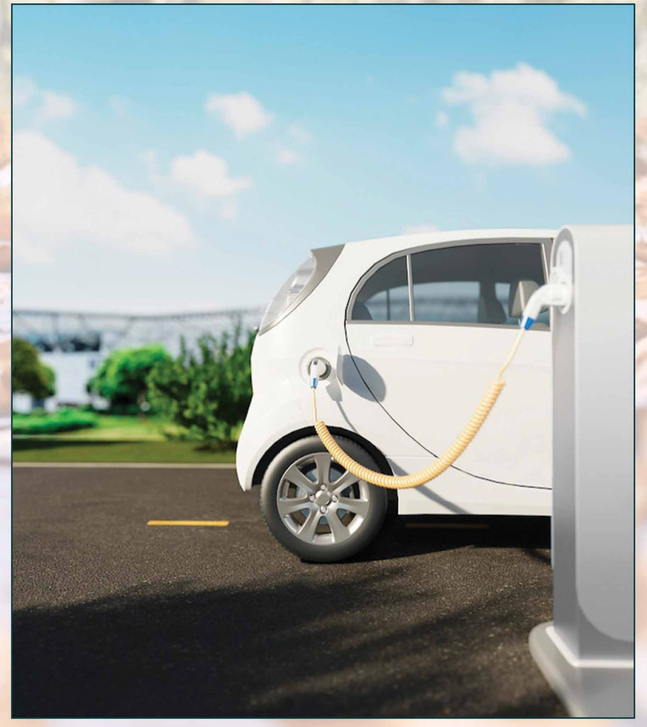
A smart mobile application to manage daily life inside Guzal New Zayed, including:

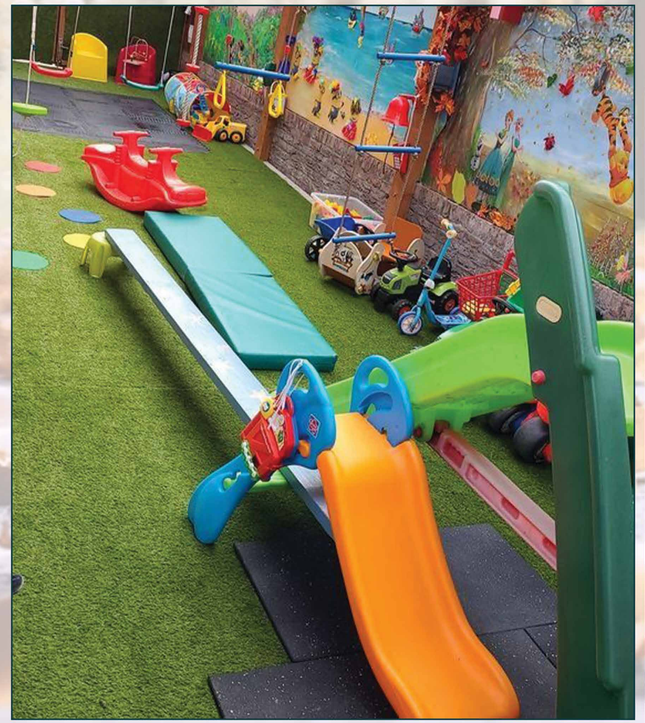
- Booking facilities and amenities (Clubhouse – Gym – Courts – etc.)
- Maintenance requests
- Customer complaints and suggestions
- Project news and construction updates
- Direct communication with compound management
- Smart access (QR / Digital Access)
- Housekeeping / cleaning service requests
- Booking cleaning schedules and tracking request status
- Service rating after completion

Electric Vehicle (EV) Charging

- EV charging points in front of villas and in dedicated areas داخل الكمبوند
- Infrastructure supporting sustainability and next-generation vehicles
- A strong added value for a modern, future-ready lifestyle inside the project

Car Charging Stations





Kids Area

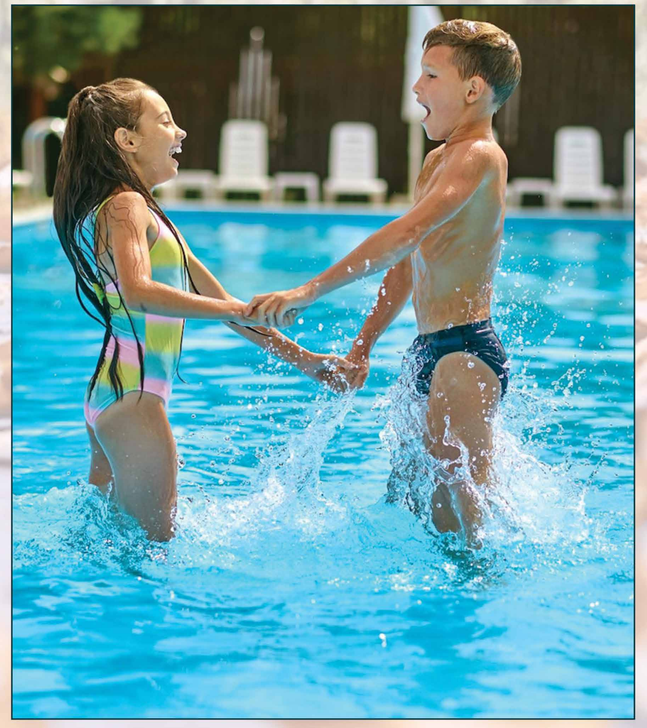
Green Areas





Intercom

Children Pools





Plans

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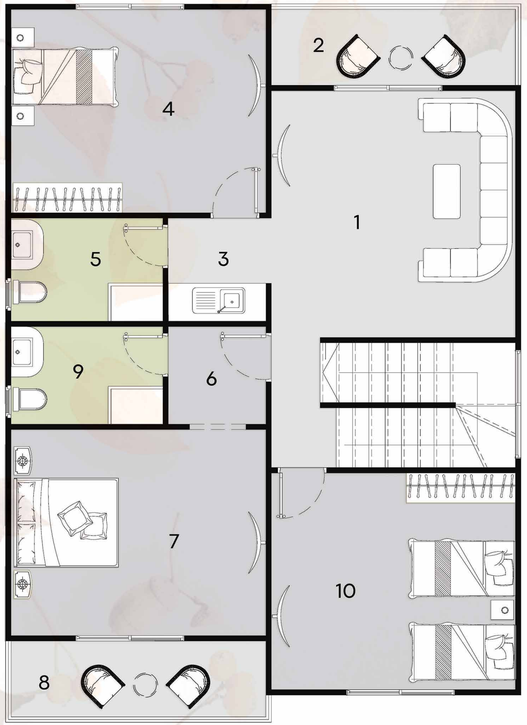
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Villa 97



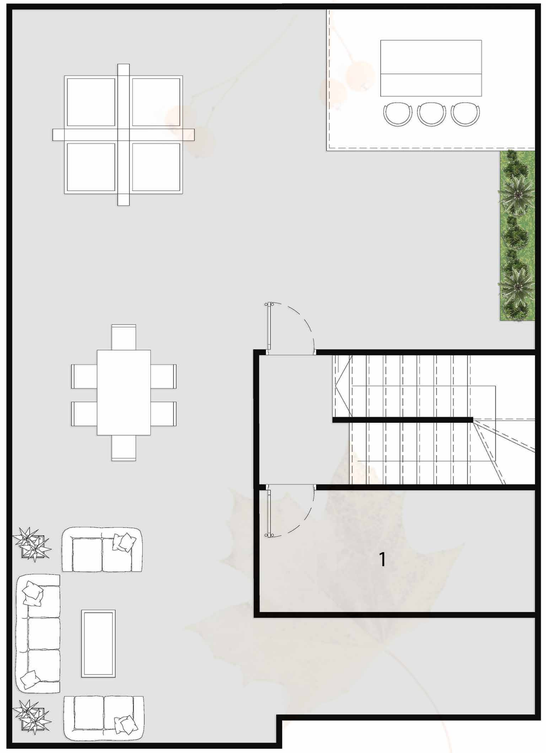
Villa
Typical Floor
Area : 150 M²

NO	Location	Dimension
1	Living	4.55 x 4.50
2	Terrace	4.50 x 1.50
3	Kitchenette	1.90 x 1.80
4	B.Room 1	4.80 x 3.75
5	Bath	2.80 x 1.90
6	M.Looby	1.80 x 1.90
7	M.B.Room	4.70 x 3.80
8	M.Terrace	4.70 x 1.50
9	M.Bath	2.80 x 1.80
10	B.Room 2	4.50 x 4.00



Villa
Ground Floor
Area : 130 M²

NO	Location	Dimension
1	Looby	1.85 x 1.50
2	Reception	9.32 x 6.50
3	Office	3.30 x 3.00
4	Kitchen	3.55 x 3.02
5	Toilet	1.85 x 1.20



Villa
Roof Floor
Area : 45 M²

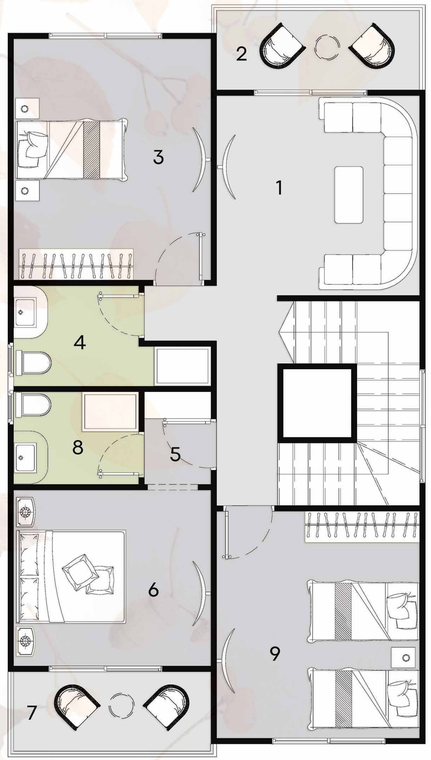
NO	Location	Dimension
1	Service	4.90 x 2.17



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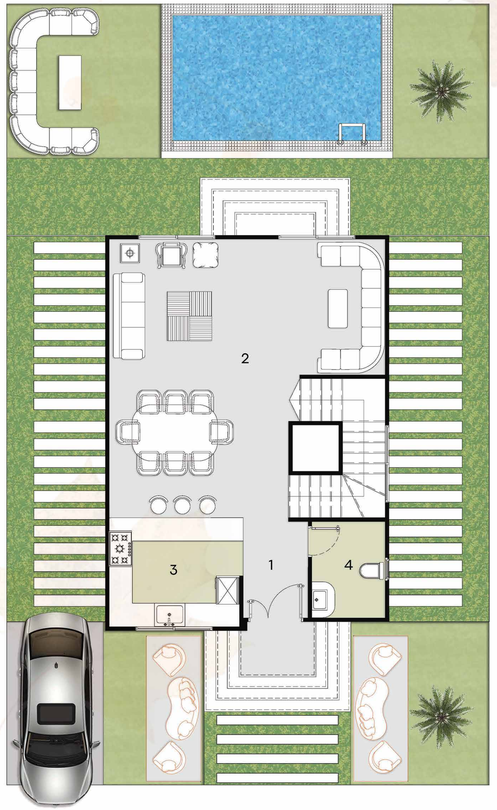
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Villa 74



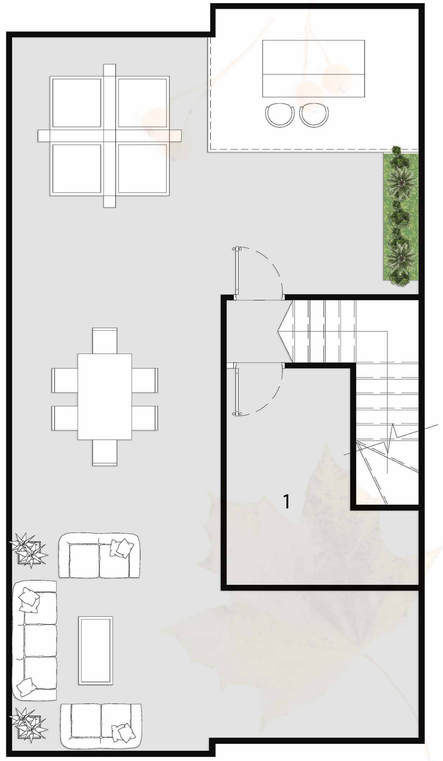
Villa
First Floor
Area : 115 M²

NO	Location	Dimension
1	Living	3.58 x 3.52
2	Terrace	3.68 x 1.50
3	B.Room 1	4.35 x 3.48
4	Bath	3.47 x 1.77
5	Dressing	1.63 x 1.17
6	M.B.Room	3.48 x 3.10
7	M.Terrace	3.58 x 1.50
8	M.Bath	2.20 x 1.63
9	B.Room 2	4.10 x 3.58



Villa
Ground Floor
Area : 100 M²

NO	Location	Dimension
1	Looby	2.50 x 1.68
2	Reception	7.22 x 7.15
3	Kitchen	3.38 x 2.83
4	Toilet	2.50 x 1.90



Villa
Roof Floor
Area : 35 M²

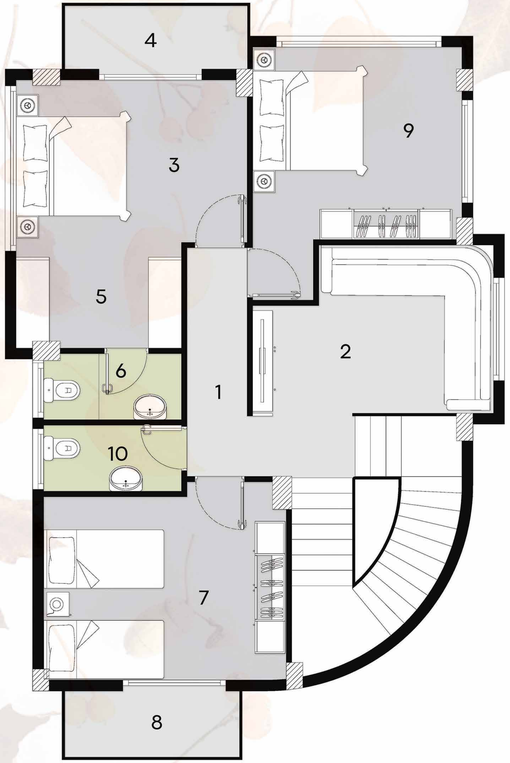
NO	Location	Dimension
1	Service	3.38 x 3.81



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DEVELOPMENT

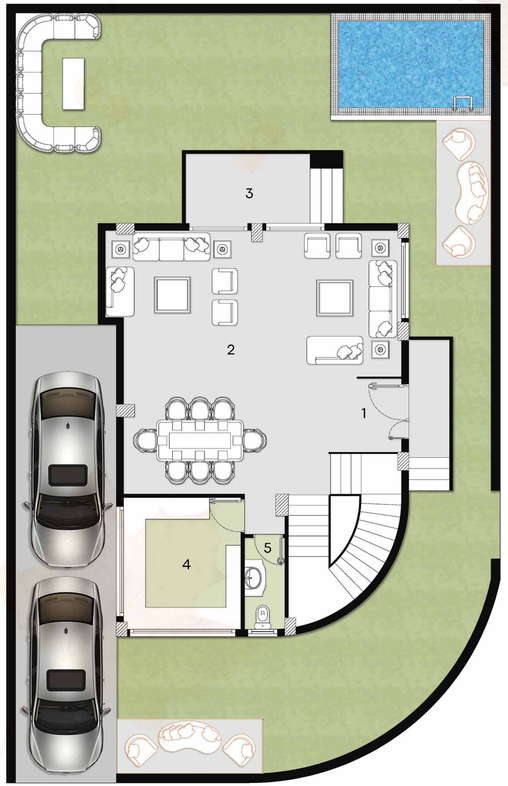
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Villa 25 J



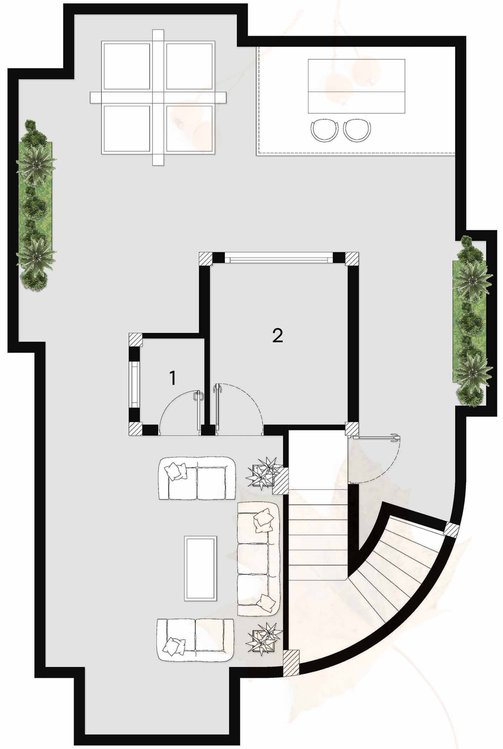
Villa 25 J
Typical Floor
Area : 138 M²

NO	Location	Dimension
1	Corridor	4.15 x 1.09
2	Living	4.37 x 3.11
3	M.B.Room	3.22 x 4.19
4	Terrace	3.42 x 1.20
5	Dressing	3.00 x 1.75
6	M.Bath	2.50 x 1.20
7	B.Room 1	4.41 x 3.60
8	Terrace	3.27 x 1.25
9	B.Room 2	3.80 x 3.50
10	Bath	2.50 x 1.20



Villa 25 J
Ground Floor
Area : 121 M²

NO	Location	Dimension
1	Reception	7.60 x 7.20
2	Terrace	3.50 x 2.00
3	Kitchen	3.60 x 3.21
4	Toilet	2.50 x 1.10



Villa 25 J
Roof Floor
Area : 44 M²

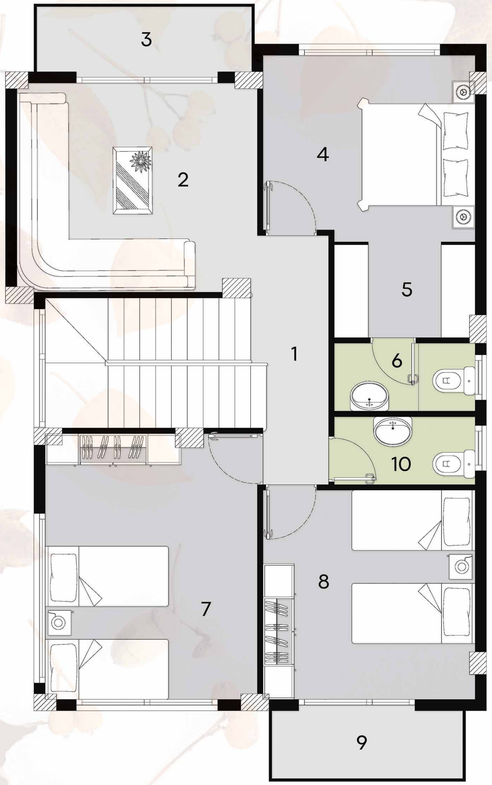
NO	Location	Dimension
1	Service	3.00 x 2.56
2	Store	1.60 x 1.20



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Villa 26 C



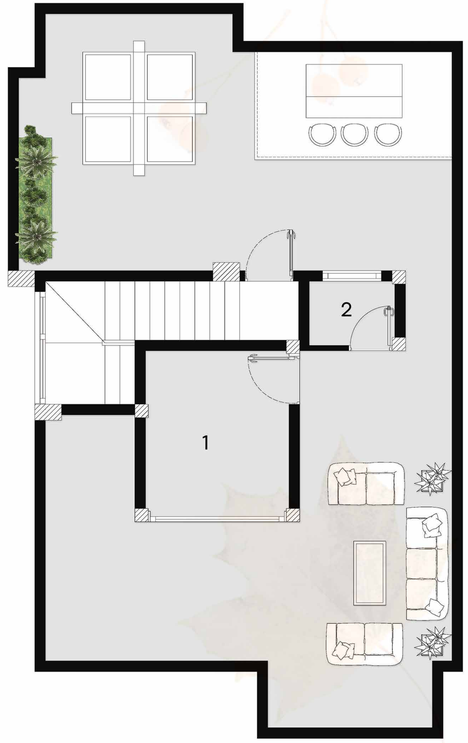
Villa 26 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 26 C
Ground Floor
Area : 121 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



Villa 26 C
Roof Floor
Area : 44 M²

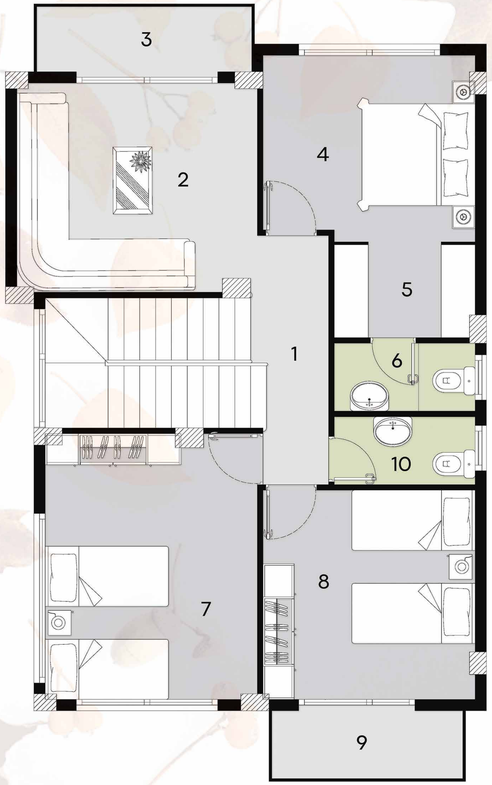
NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



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Villa 27 C



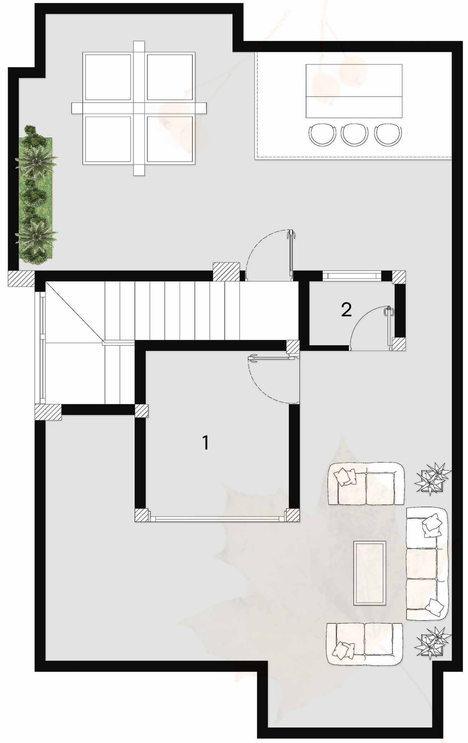
Villa 27 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 27 C
Ground Floor
Area : 121 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



Villa 27 C
Roof Floor
Area : 44 M²

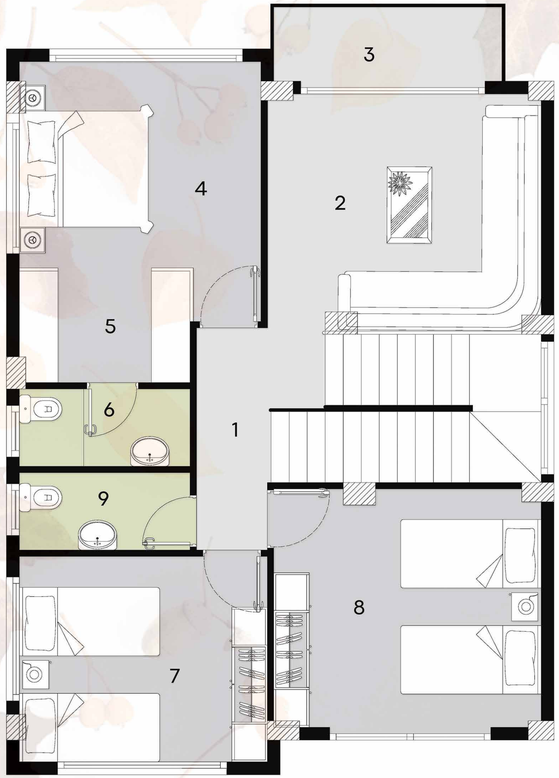
NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



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Villa 28 K



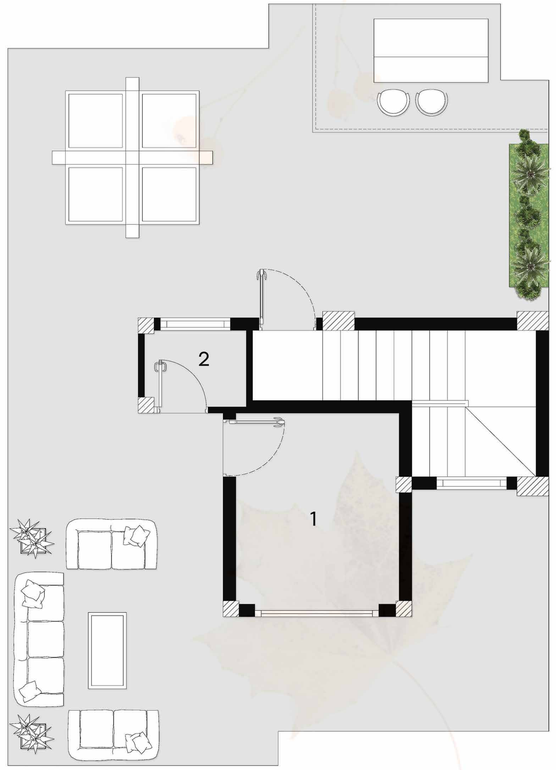
Villa 28 K
Typical Floor
Area : 138 M²

NO	Location	Dimension
1	Looby	3.45 x 1.16
2	Living	4.25 x 3.68
3	Terrace	3.64 x 1.20
4	M.B.Room	4.03 x 3.20
5	Dressing	2.70 x 1.78
6	M.Bath	2.65 x 1.20
7	B.Room 1	3.85 x 3.19
8	B.Room 2	4.15 x 3.80
9	Bath	2.65 x 1.20



Villa 28 K
Ground Floor
Area : 119 M²

NO	Location	Dimension
1	Looby	1.50 x 2.30
2	Reception	8.33 x 8.10
3	Kitchen	3.80 x 3.60
4	Toilet	1.95 x 1.40



Villa 28 K
Roof Floor
Area : 43 M²

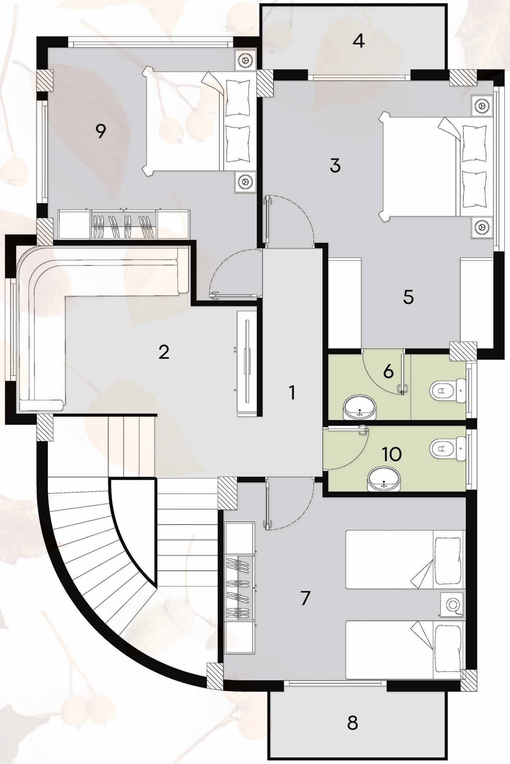
NO	Location	Dimension
1	Service	3.10 x 2.56
2	Store	1.60 x 1.20



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DEVELOPMENT

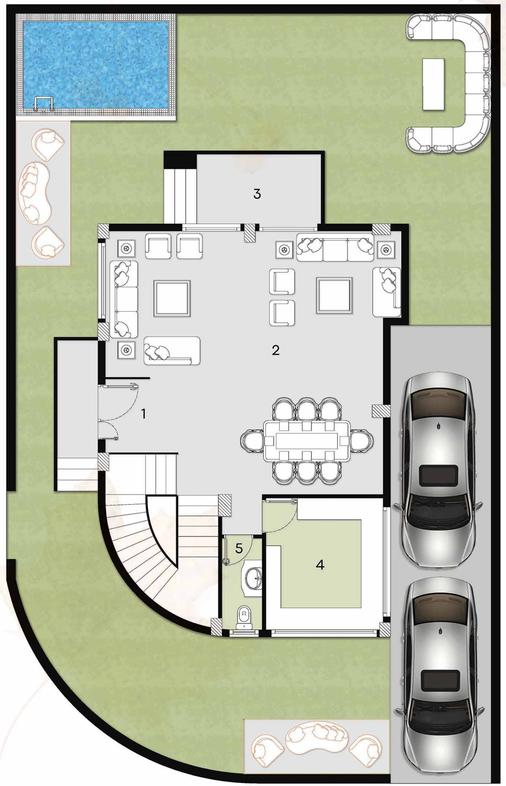
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Villa 29 J



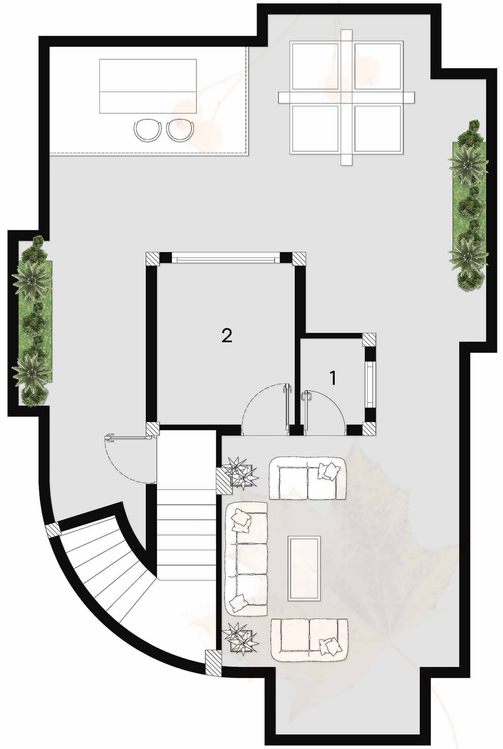
Villa 29 J
Typical Floor
Area : 138 M²

NO	Location	Dimension
1	Corridor	4.15 x 1.09
2	Living	4.37 x 3.11
3	M.B.Room	3.22 x 4.19
4	Terrace	3.42 x 1.20
5	Dressing	3.00 x 1.75
6	M.Bath	2.50 x 1.20
7	B.Room 1	4.41 x 3.60
8	Terrace	3.27 x 1.25
9	B.Room 2	3.80 x 3.50
10	Bath	2.50 x 1.20



Villa 29 J
Ground Floor
Area : 121 M²

NO	Location	Dimension
1	Reception	7.60 x 7.20
2	Terrace	3.50 x 2.00
3	Kitchen	3.60 x 3.21
4	Toilet	2.50 x 1.10



Villa 29 J
Roof Floor
Area : 44 M²

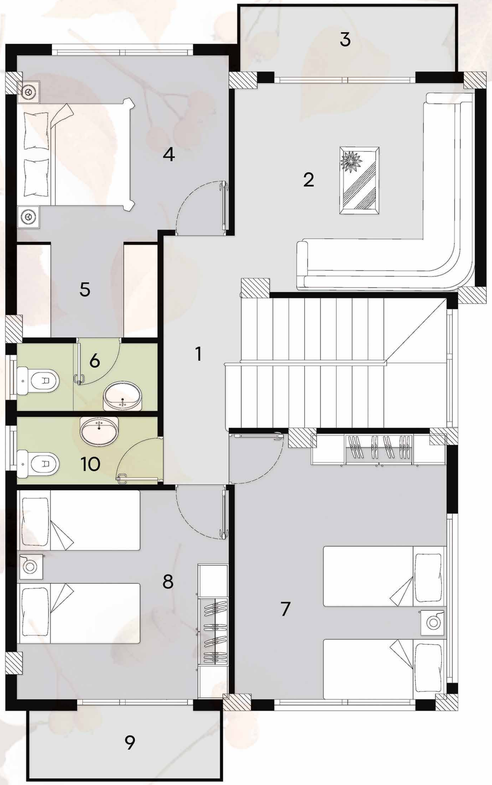
NO	Location	Dimension
1	Service	3.00 x 2.56
2	Store	1.60 x 1.20



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Villa 30 C



Villa 30 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 30 C
Ground Floor
Area : 121 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



Villa 30 C
Roof Floor
Area : 44 M²

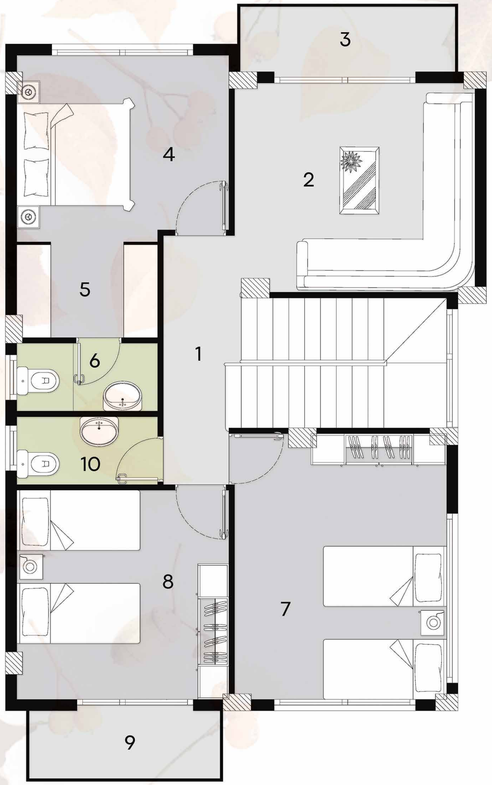
NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



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Villa 31 C



Villa 31 C
Typical Floor
Area : 140 M²

NO	Location	Dimension
1	Looby	4.40 x 1.10
2	Living	4.22 x 3.70
3	Terrace	3.90 x 1.20
4	M.B.Room	3.75 x 3.09
5	Dressing	2.49 x 1.90
6	M.Bath	2.49 x 1.20
7	B.Room 1	4.70 x 3.75
8	B.Room 2	3.75 x 3.70
9	Terrace	3.47 x 1.25
10	Bath	2.49 x 1.20



Villa 31 C
Ground Floor
Area : 121 M²

NO	Location	Dimension
1	Dinning	6.51 x 3.75
2	Reception	8.10 x 3.75
3	Toilet	2.70 x 1.20
4	Kitchen	3.75 x 3.40



Villa 31 C
Roof Floor
Area : 44 M²

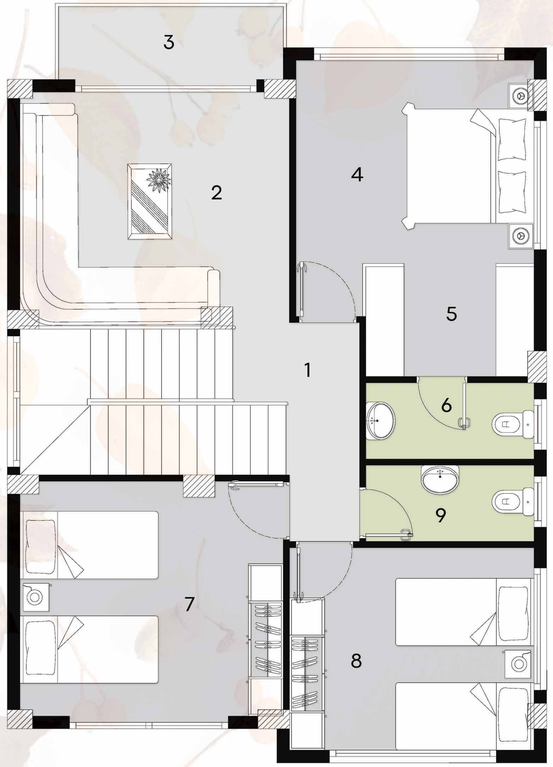
NO	Location	Dimension
1	Service	3.10 x 2.68
2	Store	1.60 x 1.20



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Villa 32 K



Villa 32 K
Typical Floor
Area : 138 M²

NO	Location	Dimension
1	Looby	3.45 x 1.16
2	Living	4.25 x 3.68
3	Terrace	3.64 x 1.20
4	M.B.Room	4.03 x 3.75
5	Dressing	2.70 x 1.78
6	M.Bath	2.65 x 1.20
7	B.Room 1	4.15 x 3.80
8	B.Room 2	3.85 x 3.19
9	Bath	2.65 x 1.20



Villa 32 K
Ground Floor
Area : 119 M²

NO	Location	Dimension
1	Looby	3.80 x 2.30
2	Reception	8.33 x 8.10
3	Kitchen	3.80 x 3.60
4	Toilet	1.95 x 1.50



Villa 32 K
Roof Floor
Area : 43 M²

NO	Location	Dimension
1	Service	3.10 x 2.56
2	Store	1.60 x 1.20

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Thanks

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Designed By

ARCHRETE

ENGINEERING CONSULTANCY