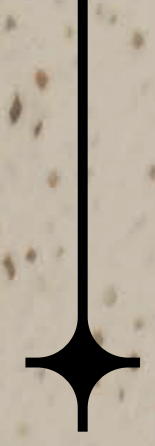


®

# SVN SHADES

**ZG Developments** is exceptionally proud to unveil '**SVN Shades**' Compound, its seventh distinguished project and a remarkable milestone in luxurious living within New Zayed. We have poured our expertise into transforming these 7.5 acres into a vibrant oasis where nature's embrace meets unparalleled comfort. 'SVN Shades' is designed as an intimate, cozy boutique compound, offering an exclusive and serene living experience where every corner is imbued with a sense of warmth and belonging.



From  
**the creators**  
of

**Zayed Greens**  
Compound 1

**Zayed Greens**  
Compound 2

**Zayed Greens**  
Compound 3

**Zayed Greens**  
Compound 4

**Tabah** WEST

**ELW**  
RESIDENCE  
COMMUNITY

**ZOG** ZONES OF GROWTH<sup>®</sup>  
DEVELOPMENTS

Bringing You

**SVN**<sup>®</sup> SHADES

Harmony

Blooms

Where

Connection

Grows



**GROW BOLDLY WITH ZG<sup>®</sup>**

IN ZONE OF GROWTH, WE'RE REDEFINING WHAT IT MEANS TO LIVE BOLD. THIS INNOVATIVE TREND IN THE MARKET INTRODUCES NEW ZONES DESIGNED TO HELP YOU GROW, OFFERING VIBRANT SPACES WITHIN A UNITED COMMUNITY.

Seamlessly Connected.

Naturally Inspired.

*Uniquely Yours.*

# SVN<sup>®</sup> SHADES

'SVN SHADES' IS A TRIBUTE TO ZG'S DEVOTION TO CRAFT NOT JUST HOMES, AND COMMUNITIES BUT HAVENS OF HARMONY AND ABUNDANCE.

EVERY SINGLE DETAIL HAS BEEN THOUGHTFULLY CRAFTED TO MANIFEST DEEP CONNECTIONS - WITH NATURE, WITH COMMUNITY, AND WITH ONESELF.

THE ESSENCE OF BOUTIQUE LIVING IS REDEFINED, INVITING YOU TO DISCOVER A NEW LIFE OF PEACE AND ELEGANCE AMIDST A BLOSSOMING LANDSCAPE.

# Masterplan



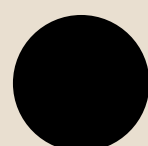
 Sphinx Airport

Smart Village →

Dabaa Axis Road

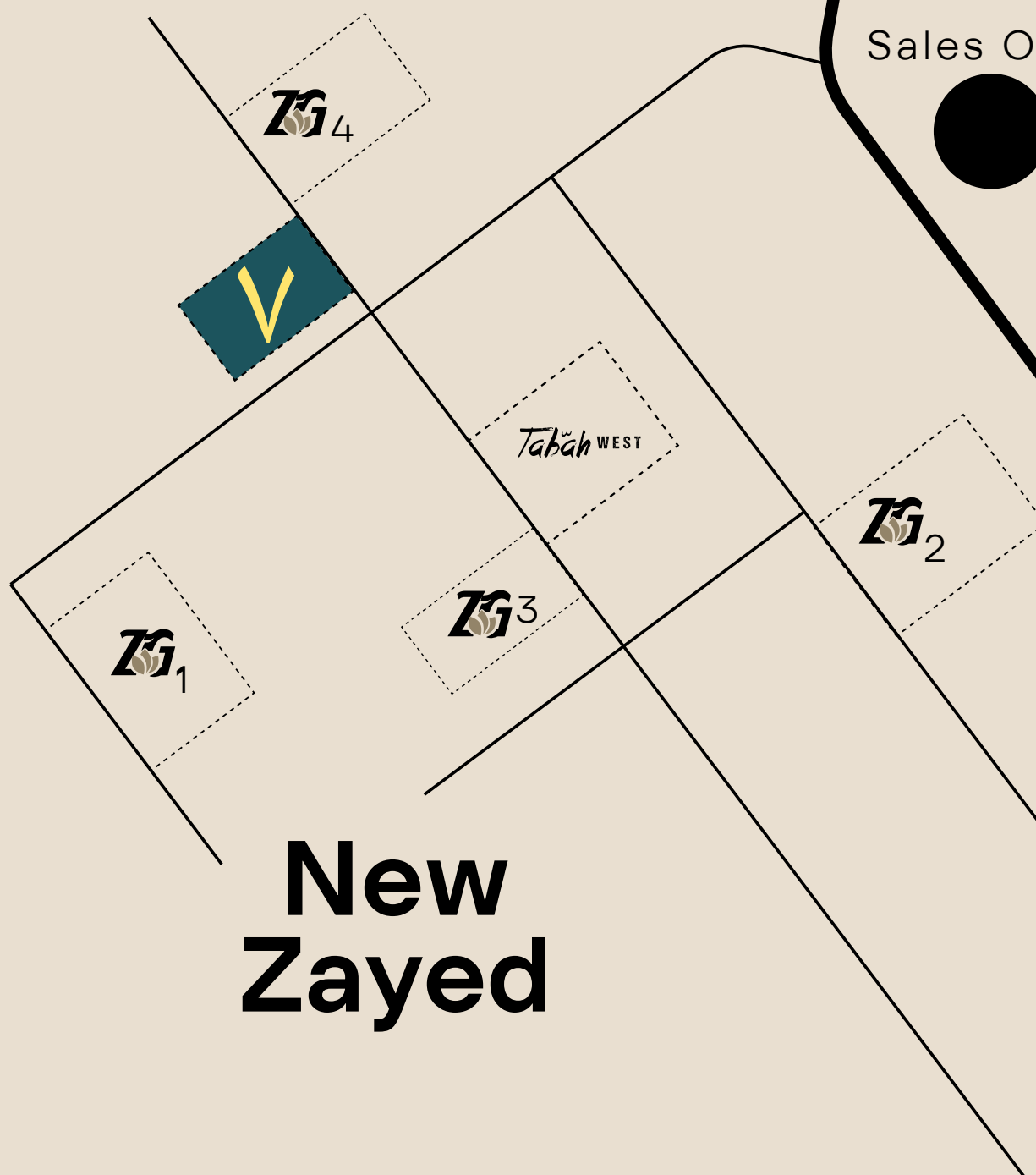
Cairo Alex Desert Road

Sales Office



# Sheikh Zayed City

## New Zayed



Boulevard Rd

Waslet Dahshour

Mall of Arabia ↓

Arkan Plaza ↓

*A Prime*  
**location**

balances accessibility and peace, offering convenience environment. It's an area that simply feels right, enhancing daily life.

- **2** Minutes from Waslet Dahshour
- **3** Minutes from Beverly Hills
- **6** Minutes from Mall of Arabia
- **10** Minutes from Arkan Plaza

SVN<sup>®</sup> SHADES

A New **Shade** of life

REDEFINING IS SHIFTING ITS LOOK TO ALIGN WITH TOMORROW'S THE FUTURE—VIBRANT, COLORFUL SPACES THAT FUEL GROWTH AND INSPIRE BOLD LIV-  
ING. WE'RE COMMITTED TO CREATING ENVIRONMENTS THAT ARE AS FORWARD-THINKING AND DYNAMIC AS THE COMMUNITIES THEY SUPPORT.

ZC

## Villa *Types*

Type **A**: 251 m<sup>2</sup>

Type **B**: 243 m<sup>2</sup>

Type **C**: 208 m<sup>2</sup>

Type **D**: 269 m<sup>2</sup>

Type **E**: 203.3 m<sup>2</sup>

Type **E<sup>+</sup>**: 203.3 m<sup>2</sup>

Seamlessly

Connected.

Naturally

Inspired.

***Uniquely***

***Yours.***

®

RENDERED MOCK-UPS



Twin House

# TWIN House



# TWIN House



Stand Alone

# STAND *Alone*



# STAND *Alone*



Town House

# TOWN House



# TOWN House



# Bliss in Every *Detail*

REDEFINING IS SHIFTING ITS LOOK TO ALIGN WITH THE FUTURE—VIBRANT, COLORFUL SPACES THAT FUEL GROWTH AND INSPIRE BOLD LIV-  
ING. WE'RE COMMITTED TO CREATING ENVIRONMENTS THAT ARE AS FORWARD-THINKING AND DYNAMIC AS THE COMMUNITIES THEY SUPPORT.

**SVN**SHADES<sup>®</sup>

# Type A

Stand Alone

## Ground

|   |                    |                                   |
|---|--------------------|-----------------------------------|
| 1 | Reception & Dining | 8.26 m X 6.43 m                   |
| 2 | Kitchen            | 3.79 m X 3.74 m                   |
| 3 | Entrance Lobby     | 2.09 m X 1.40 m                   |
| 4 | Guest Toilet       | 2.54 m X 1.24 m                   |
| 5 | Terrace            | 2.54 m X 2.42 m + 3.89 m X 1.25 m |

## 1<sup>st</sup> Floor

|    |                 |                 |
|----|-----------------|-----------------|
| 6  | Master Bedroom  | 3.94 m X 4.01 m |
| 7  | Dressing room   | 1.75 m X 2.54 m |
| 8  | Master Bathroom | 1.74 m X 2.54 m |
| 9  | Terrace         | 2.15 m X 1.22 m |
| 10 | Bedroom         | 3.54 m X 3.89 m |
| 11 | Bedroom         | 3.74 m X 3.89 m |
| 12 | Bathroom        | 2.69 m X 1.79 m |
| 13 | Living Room     | 2.71 m X 3.20 m |
| 14 | Terrace         | 2.15 m X 1.30 m |

## Roof

|    |             |                               |
|----|-------------|-------------------------------|
| 15 | Living room | 3.19 m X 3.19 m               |
| 16 | Terrace     | 6.43 m X 4.92 m + 6.43 X 6.19 |

|                      |                     |
|----------------------|---------------------|
| Total Built-up       | 251 m <sup>2</sup>  |
| Garden Area villa 35 | 167.5m <sup>2</sup> |
| Garden Area villa 34 | 166 m <sup>2</sup>  |

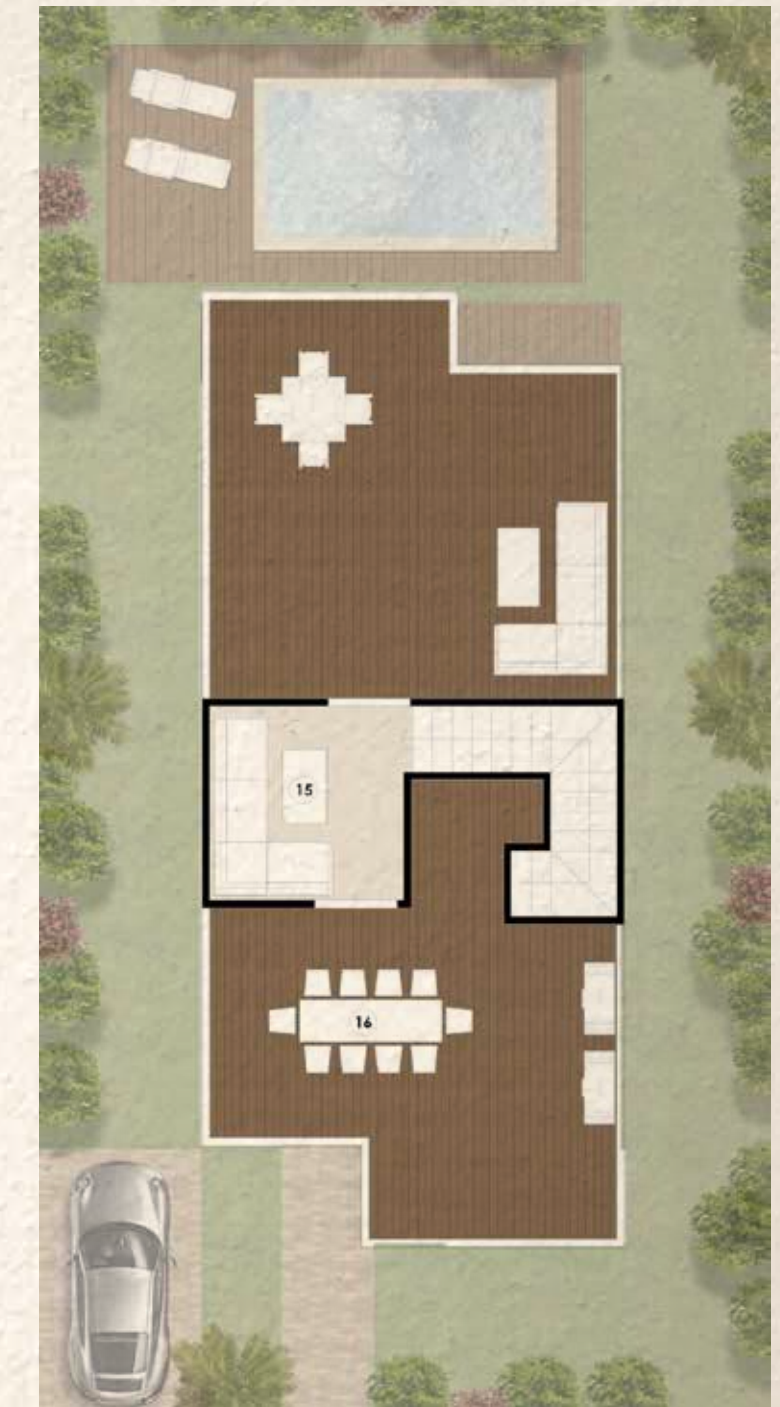
Ground



1<sup>st</sup> Floor



Roof



# Type **B**

Stand Alone

## Ground

- 1 Reception & Dining **3.11 X 6.43 + 4.41 X 4.72 + 3.30 X 3.31**
- 2 Kitchen **3.30 m X 3.37 m**
- 3 Guest Toilet **2.19 m X 1.34 m**
- 4 Terrace **6.43 m X 1.25 m**

## 1<sup>st</sup> Floor

- 5 Master Bedroom **4.14 m X 4.01 m**
- 6 Dressing room **1.27 m X 2.54 m**
- 7 Master Bathroom **1.84 m X 2.42 m**
- 8 Terrace **2.16 m X 1.10 m**
- 9 Bedroom **3.54 m X 3.89 m**
- 10 Bedroom **3.54 m X 3.94 m**
- 11 Bathroom **2.59 m X 1.79 m**
- 12 Living Room **3.19 m X 3.07 m**
- 13 Terrace **2.00 m X 1.05 m**

## Roof

- 14 Living room **3.61m X 3.83 m**
- 15 Terrace **6.43 m X 4.99 m + 6.43 X 5.12**

|                        |                    |
|------------------------|--------------------|
| Total Built-up         | 243 m <sup>2</sup> |
| Garden Area villa 1-10 | 261 m <sup>2</sup> |
| Garden Area villa 2    | 163 m <sup>2</sup> |

Ground



1<sup>st</sup> Floor



Roof



# Type **B**

## Twin Villa

### Ground

- 1 Reception & Dining **3.11 X 6.43 + 4.41 X 4.72 + 3.30 X 3.31**
- 2 Kitchen **3.30 m X 3.37 m**
- 3 Guest Toilet **2.19 m X 1.34 m**
- 4 Terrace **6.43 m X 1.25 m**

### 1<sup>st</sup> Floor

- 5 Master Bedroom **4.14 m X 4.01 m**
- 6 Dressing room **1.27 m X 2.54 m**
- 7 Master Bathroom **1.84 m X 2.42 m**
- 8 Terrace **2.16 m X 1.10 m**
- 9 Bedroom **3.54 m X 3.89 m**
- 10 Bedroom **3.54 m X 3.94 m**
- 11 Bathroom **2.59 m X 1.79 m**
- 12 Living Room **3.19 m X 3.07 m**
- 13 Terrace **2.00 m X 1.05 m**

### Roof

- 14 Living room **3.61m X 3.83 m**
- 15 Terrace **6.43 m X 4.99 m + 6.43 X 5.12**

|                       |                    |
|-----------------------|--------------------|
| Total Built-up        | 243 m <sup>2</sup> |
| Garden Area villa 29A | 120 m <sup>2</sup> |



# Type C

## Twin Villa

### Ground

|   |                |                                   |
|---|----------------|-----------------------------------|
| 1 | Reception      | 4.62 m X 2.79 m                   |
| 2 | Dining Room    | 3.64 m X 5.42 m                   |
| 3 | Kitchen        | 3.25 m X 3.45 m                   |
| 4 | Guest Toilet   | 1.90 m X 1.07 m                   |
| 5 | Entrance Lobby | 2.02 m X 1.35 m                   |
| 6 | Terrace        | 2.79 m X 3.22 m + 3.64 m X 1.30 m |

|                       |                    |
|-----------------------|--------------------|
| Total Built-up        | 208 m <sup>2</sup> |
| Garden Area villa 29A | 127 m <sup>2</sup> |

### 1<sup>st</sup> Floor

|    |                 |                 |
|----|-----------------|-----------------|
| 7  | Master Bedroom  | 3.89 m X 4.76 m |
| 8  | Master Bathroom | 1.67 m X 2.54 m |
| 9  | Terrace         | 2.20 m X 1.10 m |
| 10 | Bedroom         | 3.74 m X 3.54 m |
| 11 | Bedroom         | 3.64 m X 3.64 m |
| 12 | Bathroom        | 2.42 m X 1.79 m |
| 13 | Terrace         | 2.40 m X 1.10 m |

### Roof

|    |             |                               |
|----|-------------|-------------------------------|
| 14 | Living room | 2.54 m X 2.42 m               |
| 15 | Terrace     | 6.43 m X 5.94 m + 4.87 X 3.84 |

Ground



1<sup>st</sup> Floor



Roof



# Type *D*

## Town Corner

### Ground

|   |                 |                                   |
|---|-----------------|-----------------------------------|
| 1 | Reception       | 3.54 m X 4.14 m + 6.29 m X 4.24 m |
| 2 | Dining          | 3.22 m X 4.24 m                   |
| 3 | Kitchen         | 3.22 m X 3.62 m                   |
| 4 | Guest Toilet    | 2.11 m X 1.24 m                   |
| 5 | Maid's room     | 2.61 m X 2.69 m                   |
| 6 | Maid's toilet   | 1.02 m X 2.11 m                   |
| 7 | Entrance Lobby  | 6.43 m X 1.25 m                   |
| 8 | Terrace         | 4.85 m X 1.40 m + 2.30 m X 3.54 m |
| 9 | Kitchen Terrace | 1.50 m X 3.74 m                   |

### 1<sup>st</sup> Floor

|    |                 |                 |
|----|-----------------|-----------------|
| 10 | Master Bedroom  | 4.14 m X 3.84 m |
| 11 | Dressing room   | 1.67 m X 2.61 m |
| 12 | Master Bathroom | 1.84 m X 2.61 m |
| 13 | Terrace         | 2.50 m X 1.20 m |
| 14 | Bedroom         | 3.72 m X 3.84 m |
| 15 | Bedroom         | 3.92 m X 4.14 m |
| 16 | Bathroom        | 2.59 m X 1.84 m |
| 17 | Living Room     | 4.29 m X 4.23 m |
| 18 | Terrace         | 2.30 m X 1.15 m |

### Roof

|    |             |                                  |
|----|-------------|----------------------------------|
| 19 | Living room | 2.85 m X 3.59 m                  |
| 20 | Bathroom    | 1.60 m X 1.59 m                  |
| 21 | Terrace     | 7.86 m X 4.15 m + 5.07m X 4.02 m |

|                |                    |
|----------------|--------------------|
| Total Built-up | 269 m <sup>2</sup> |
| Garden Area    | 168 m <sup>2</sup> |

Ground



1<sup>st</sup> Floor



Roof



# Type **E+**

## Town Middle

### **Ground**

- 1 Reception **3.59 m X 6.76 m**
- 2 Dinning Room **2.53 m X 3.94 m**
- 3 Kitchen **3.56 m X 3.74 m**
- 4 Entrance Lobby **1.20 m X 1.79 m**
- 5 Guest Toilet **2.22 m X 1.24 m**
- 6 Terrace **2.41 m X 3.62 m + 1.30 m X 3.59 m**

### **1<sup>st</sup> Floor**

- 7 Master Bedroom **3.56 m X 3.62 m**
- 8 Dressing room **0.94 m X 2.42 m**
- 9 Master Bathroom **1.74 m X 2.54 m**
- 10 Terrace **2.50 m X 1.20 m**
- 11 Bedroom **3.94 m X 3.78 m**
- 12 Bedroom **3.79 m X 3.59 m**
- 13 Bathroom **2.66 m X 1.62 m**

### **Roof**

- 14 Living room **3.94 m X 3.59 m**
- 15 Terrace **6.00 m X 5.72 m + 3.43 X 3.59 + 2.41 X 3.94**

|                |                      |
|----------------|----------------------|
| Total Built-up | 203.3 m <sup>2</sup> |
| Garden Area    | 105 m <sup>2</sup>   |

Ground



1<sup>st</sup> Floor



Roof



# Type *E*

## Town Corner

## Town Middle

### Ground

|                |                                   |
|----------------|-----------------------------------|
| Reception      | 3.59 m X 6.76 m                   |
| Dinning Room   | 2.53 m X 3.94 m                   |
| Kitchen        | 3.56 m X 3.74 m                   |
| Entrance Lobby | 1.20 m X 1.79 m                   |
| Guest Toilet   | 2.22 m X 1.24 m                   |
| Terrace        | 2.41 m X 3.62 m + 1.30 m X 3.59 m |

|                |                      |
|----------------|----------------------|
| Total Built-up | 203.3 m <sup>2</sup> |
| Garden Area    | 128.5 m <sup>2</sup> |

|                |                      |
|----------------|----------------------|
| Total Built-up | 203.3 m <sup>2</sup> |
| Garden Area    | 64 m <sup>2</sup>    |

### 1<sup>st</sup> Floor

|                 |                 |
|-----------------|-----------------|
| Master Bedroom  | 3.56 m X 3.62 m |
| Dressing room   | 0.94 m X 2.42 m |
| Master Bathroom | 1.74 m X 2.54 m |
| 10 Terrace      | 2.50 m X 1.20 m |
| Bedroom         | 3.94 m X 3.78 m |
| 12 Bedroom      | 3.79 m X 3.59 m |
| 13 Bathroom     | 2.66 m X 1.62 m |

### Ground



### 1<sup>st</sup> Floor



### Roof



### Roof

|                |   |
|----------------|---|
| 14 Living room | 3.94 m X 3.59 m                             |
| 15 Terrace     | 6.00 m X 5.72 m + 3.43 X 3.59 + 2.41 X 3.94 |

# Harmony in Every *Shade*

REDEFINING IS SHIFTING ITS LOOK TO ALIGN WITH THE FUTURE—VIBRANT, SPACES COLORFUL SPACES THAT FUEL GROWTH AND INSPIRE BOLD LIV-  
ING. WE'RE COMMITTED TO CREATING ENVIRONMENTS THAT ARE AS FORWARD-THINKING AND DYNAMIC AS THE COMMUNITIES THEY SUPPORT.

**SVN**SHADES

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