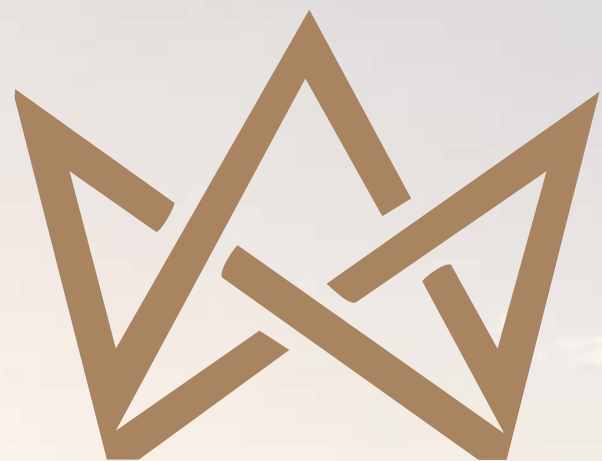




MODERN LIVING  
CROWNED







## ABOUT ALREHAB HEIGHTS

Alrehab Heights was not created overnight; it represents the natural evolution of more than three decades of deep-rooted experience in real estate and urban development. This journey is closely tied to the vision and leadership of its owner, Mr. Mohamed Abbas, whose hands-on approach has been instrumental in shaping the company's direction.

Founded in 2004, Alrehab Heights has successfully delivered more than 1,000 residential units across West Cairo—an achievement that reflects a strong track record of credibility, reliability, and commitment to its clients.

The foundation of this expertise was built through years of practical involvement in the field, where theory was consistently translated into real-world applications. Over time, this experience expanded beyond conventional frameworks, reflecting a strong commitment to delivering tangible value through well-executed developments.



**ALREHAB HEIGHTS**  
DEVELOPMENTS  
SINCE 2004





METAJ  
SHEIKH ZAYED





*More than a residential destination, METAJ is a statement of elevated living where innovation, design, and timeless elegance come together in perfect harmony. Crafted for those who seek a life ahead of its time.*

## MODERN LIVING CROWNED

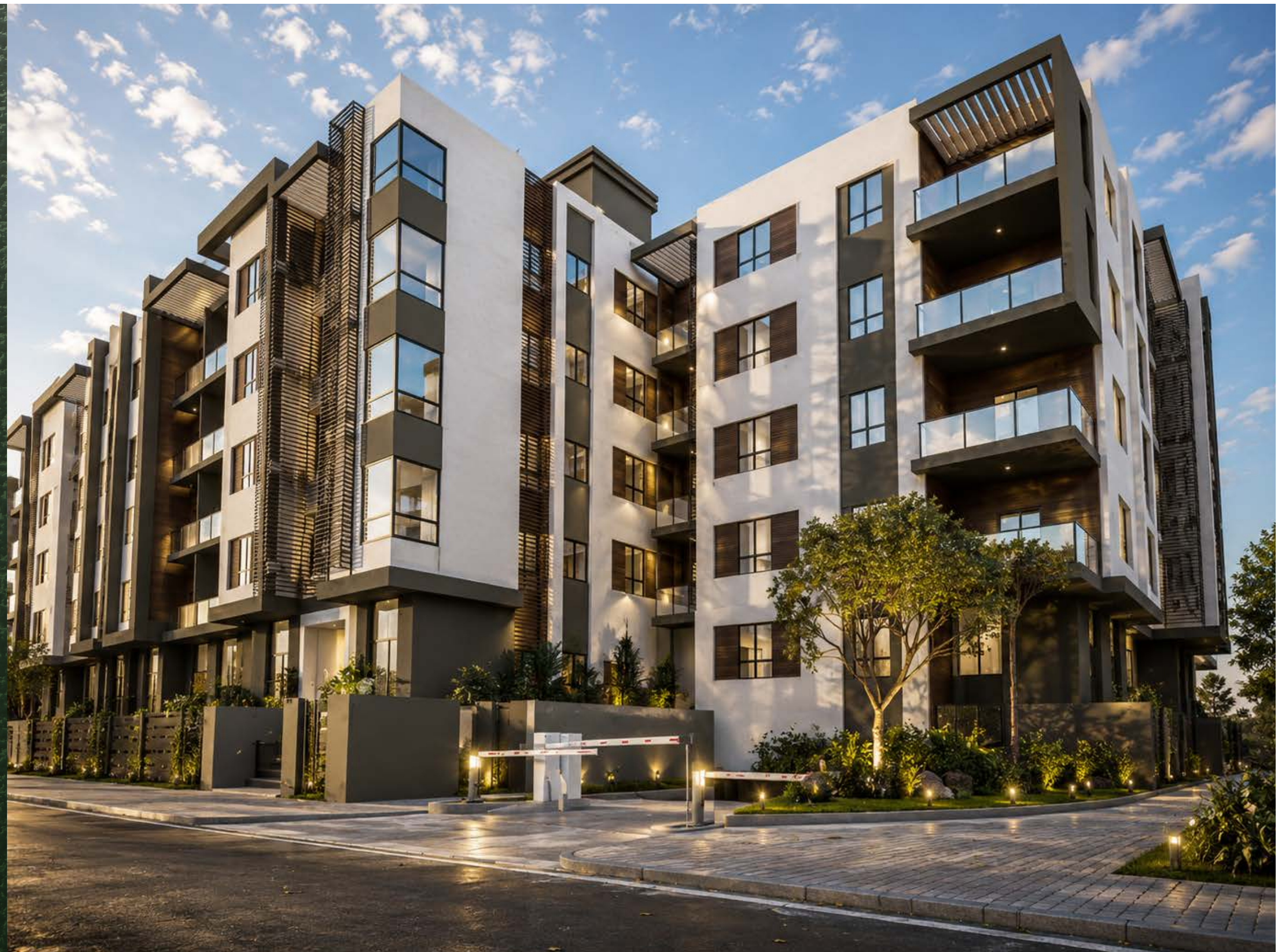




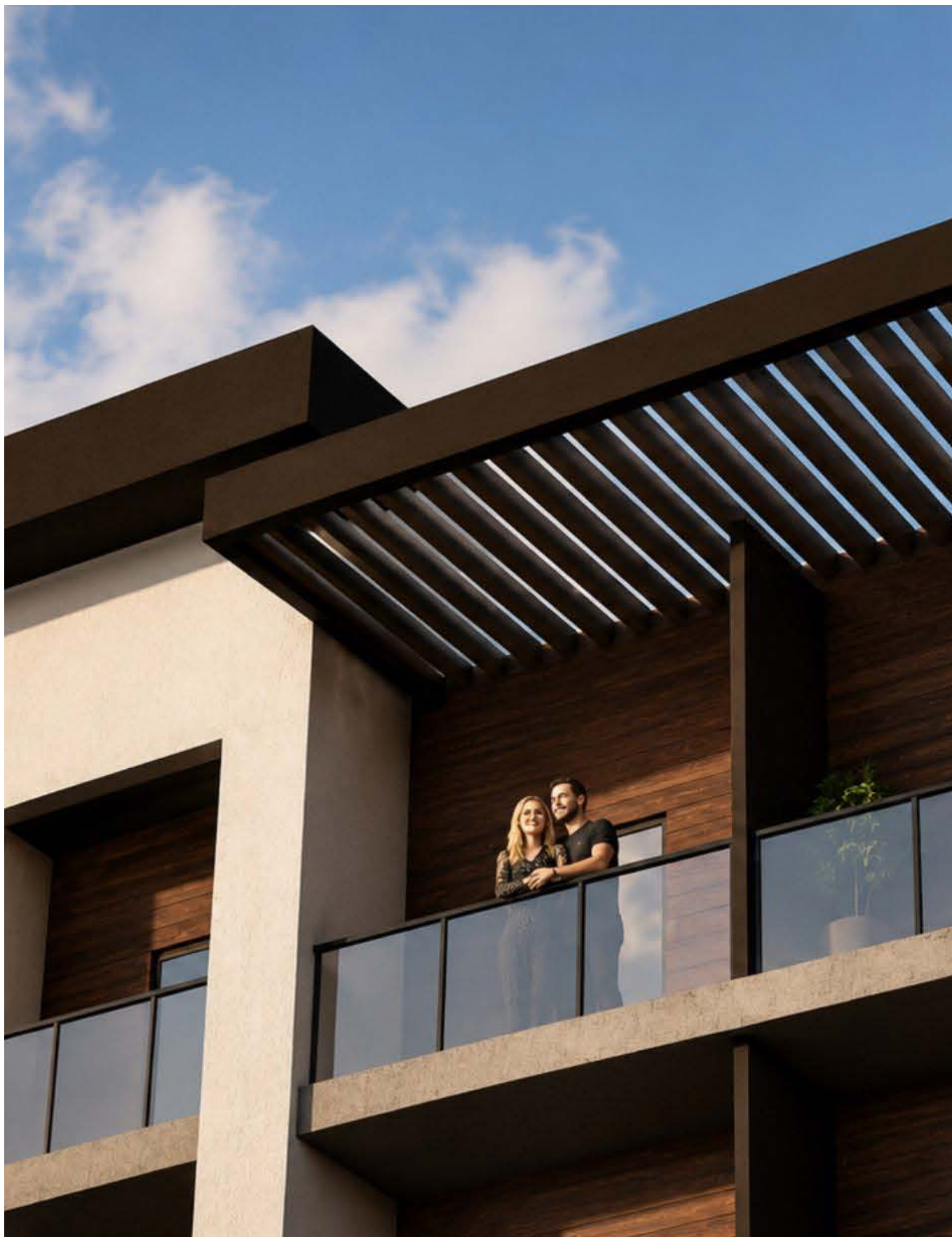
## ABOUT METAJ

METAj is a boutique residential community in Zayed City, thoughtfully crafted around a simple yet powerful vision: creating an exclusive living experience that prioritizes privacy, comfort, and a strong sense of belonging.

Strategically located in the heart of Zayed City, METAj enjoys a prime and vibrant location with seamless access to major roads, destinations, and everyday services. Surrounded by key amenities, educational institutions, retail destinations, and lifestyle attractions, the project offers residents the convenience of being close to everything while maintaining a peaceful and private living environment.







# J

In a market dominated by large-scale developments, METAj offers a more refined alternative—an intimate residential environment where every detail is designed to enhance everyday life. The project embraces a human-scale approach, fostering a peaceful atmosphere that allows residents to enjoy a greater sense of connection, balance, and well-being.

Designed with carefully planned residential buildings, landscaped open spaces, and contemporary architecture, METAj delivers a harmonious blend of elegance and functionality. Every residence is thoughtfully designed to maximize comfort, natural light, and efficient use of space, creating homes that feel both sophisticated and welcoming.

True to its boutique nature, METAj maintains a low-density concept that enhances privacy and exclusivity while preserving the project's tranquil character. It is a destination for those who appreciate quality, attention to detail, and a lifestyle away from the congestion of conventional compounds.

At METAj, we believe that exceptional living should be both attainable and rewarding. The project is carefully positioned to achieve the ideal balance between distinctive architectural design, premium quality, and fair value, offering residents and investors a compelling opportunity that combines lifestyle excellence with long-term value.





Complementing the residential experience, METAj integrates a selection of everyday conveniences and lifestyle amenities, ensuring residents enjoy seamless access to essential services while maintaining the calm and distinguished atmosphere that defines the community.

More than a residential compound, METAj is a carefully curated living experience where every element is designed around the resident—offering a lifestyle that is elevated, personal, and uniquely rewarding



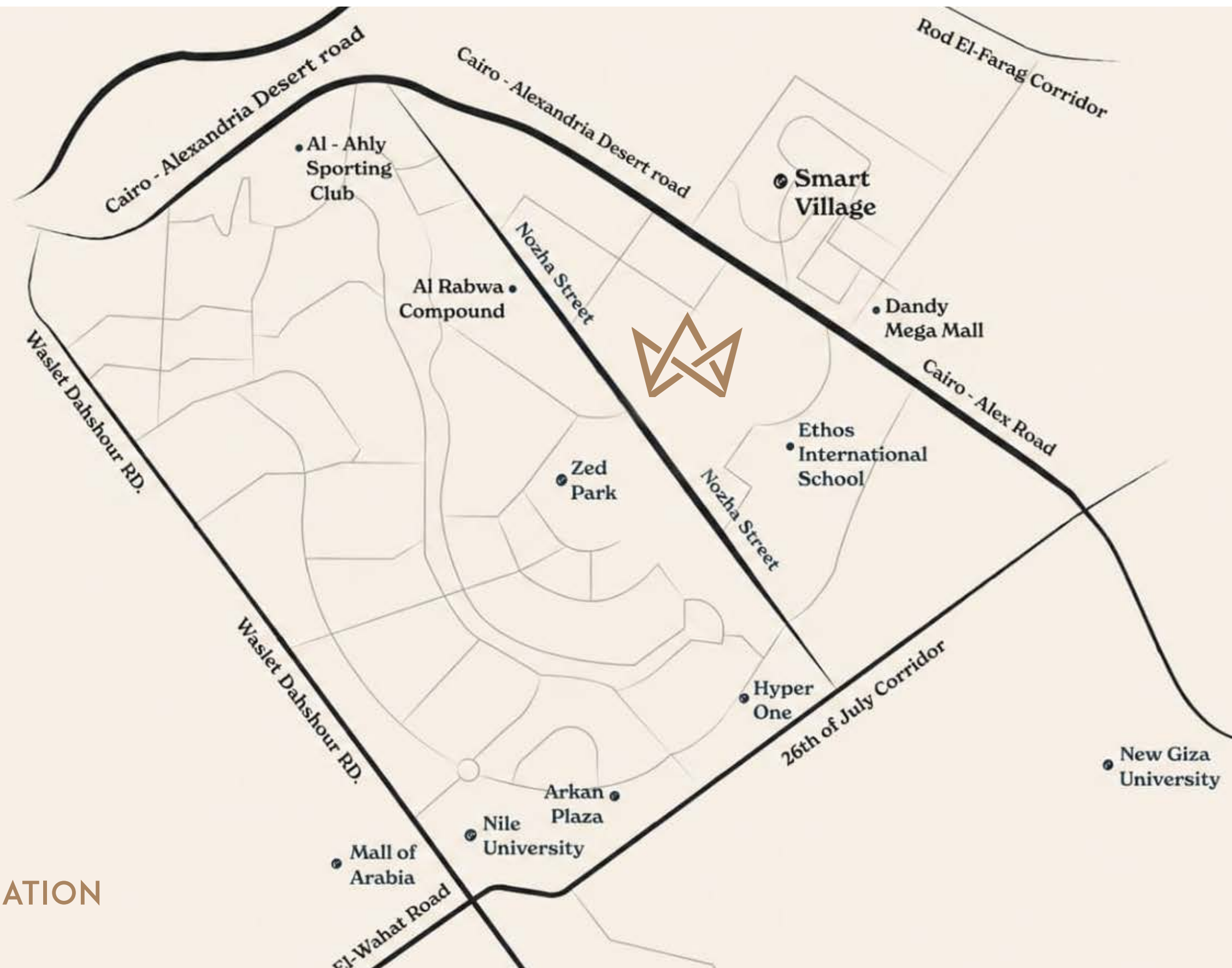




LOCATION



## LOCATION



## LOCATION DESIGNED FOR YOUR COMFORT

Located in one of Sheikh Zayed's most distinguished and vibrant districts, METAj offers an exceptional address that seamlessly connects residents to the city's finest destinations. Strategically positioned just minutes away from Hyper One, Al Ahly Club, El Nozha Street, the Cairo-Alexandria Desert Road, Dandy Mall, Smart Village, and Arkan Plaza, the project places every essential destination within effortless reach.



# LOCATION



METAj is designed for those who seek a lifestyle that combines accessibility, privacy, and sophistication. Surrounded by premium retail, entertainment, educational, and healthcare facilities, residents enjoy the convenience of a fully integrated urban environment while maintaining the serenity of an exclusive residential community.

While offering immediate access to Sheikh Zayed’s most dynamic landmarks and business hubs, METAj provides a peaceful retreat crafted around comfort, elegance, and everyday well-being. Its prime location not only enhances daily living but also reinforces the project’s long-term investment value in one of the city’s most sought-after destinations

- 1min NOZHA STREET
- 1min ZED TOWERS
- 2min CAIRO - ALEX ROAD
- 5min SMART VILLAGE
- 3min DANDY MALL
- 2min HYPER ONE
- 5min AL AHLY CLUB



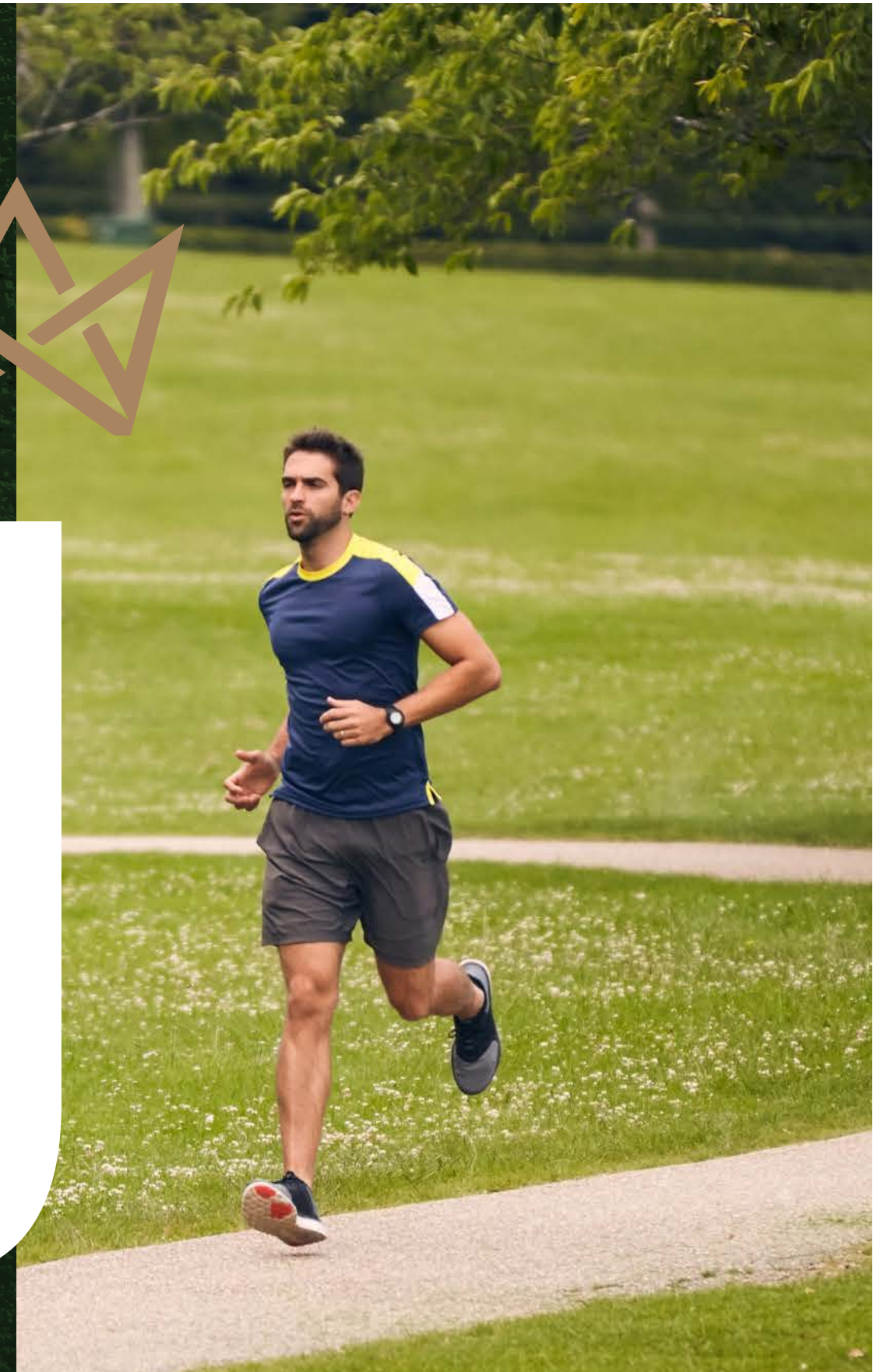
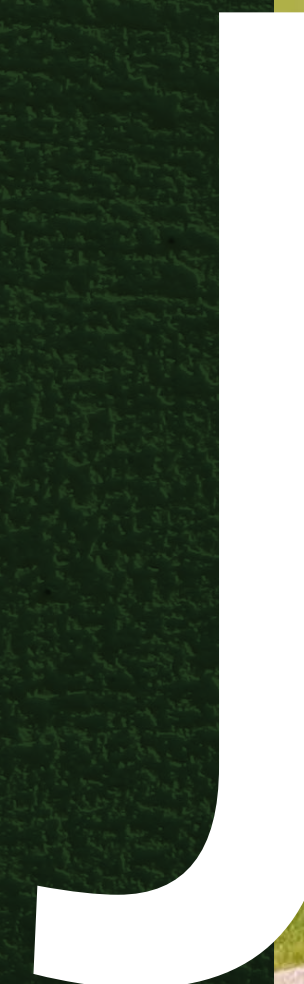
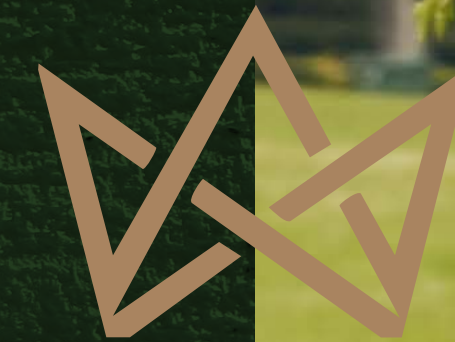


**FACILITIES**



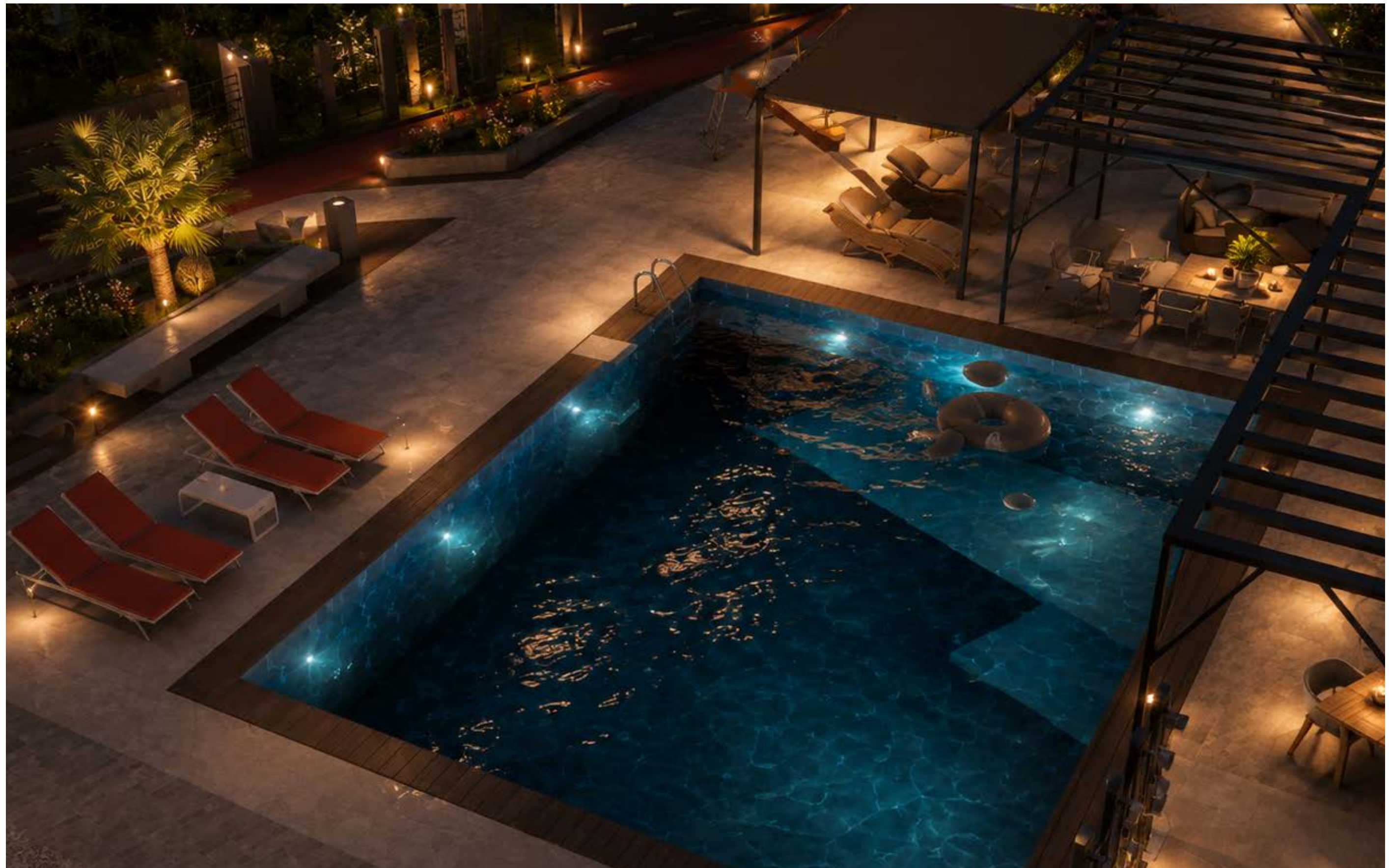
METAj is crafted to offer a seamless lifestyle where every detail enhances the resident experience. From moments of relaxation and family enjoyment to everyday convenience and peace of mind, the community brings together all the elements of modern living within a secure and welcoming environment.

## COMMUNITY FEATURES:





# SWIMMING POOL





## KIDS AREA





# JOGGING TRACK





# MOSQUE





# COMMERCIAL AREA



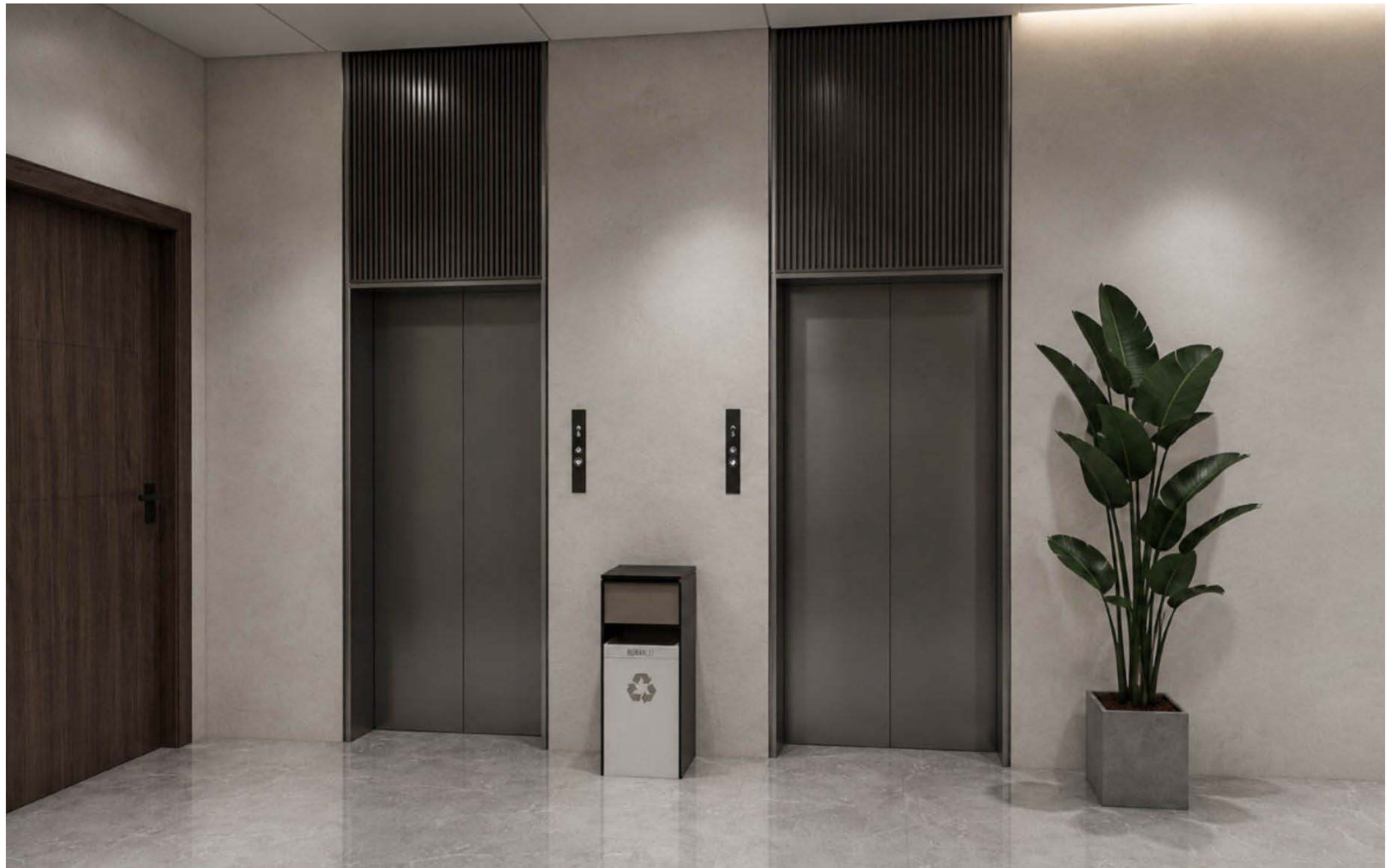


24/7  
SECURITY  
& CCTV  
SYSTEM



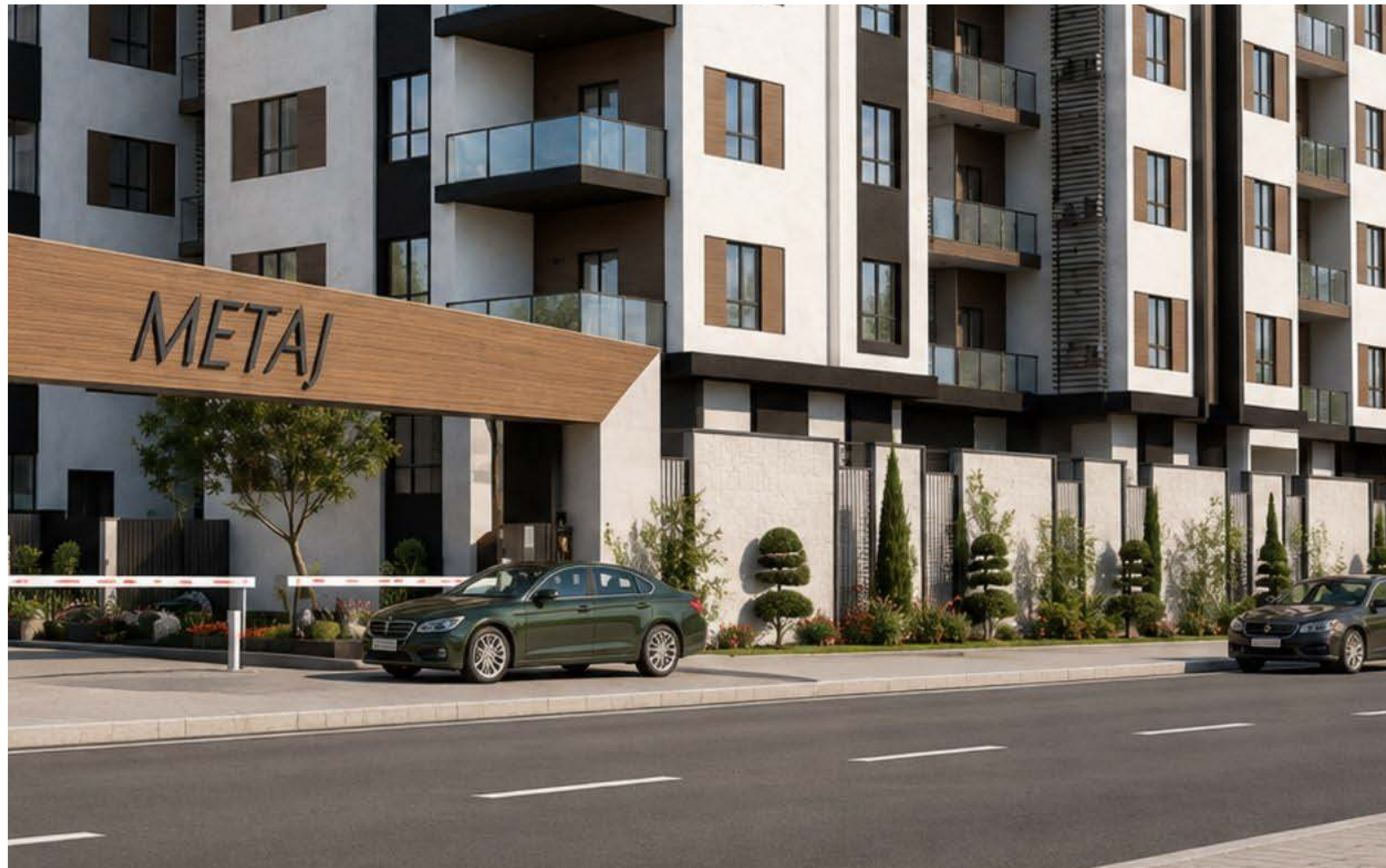


# MODERN ELEVATORS





DEDICATED  
PARKING







MASTER PLAN





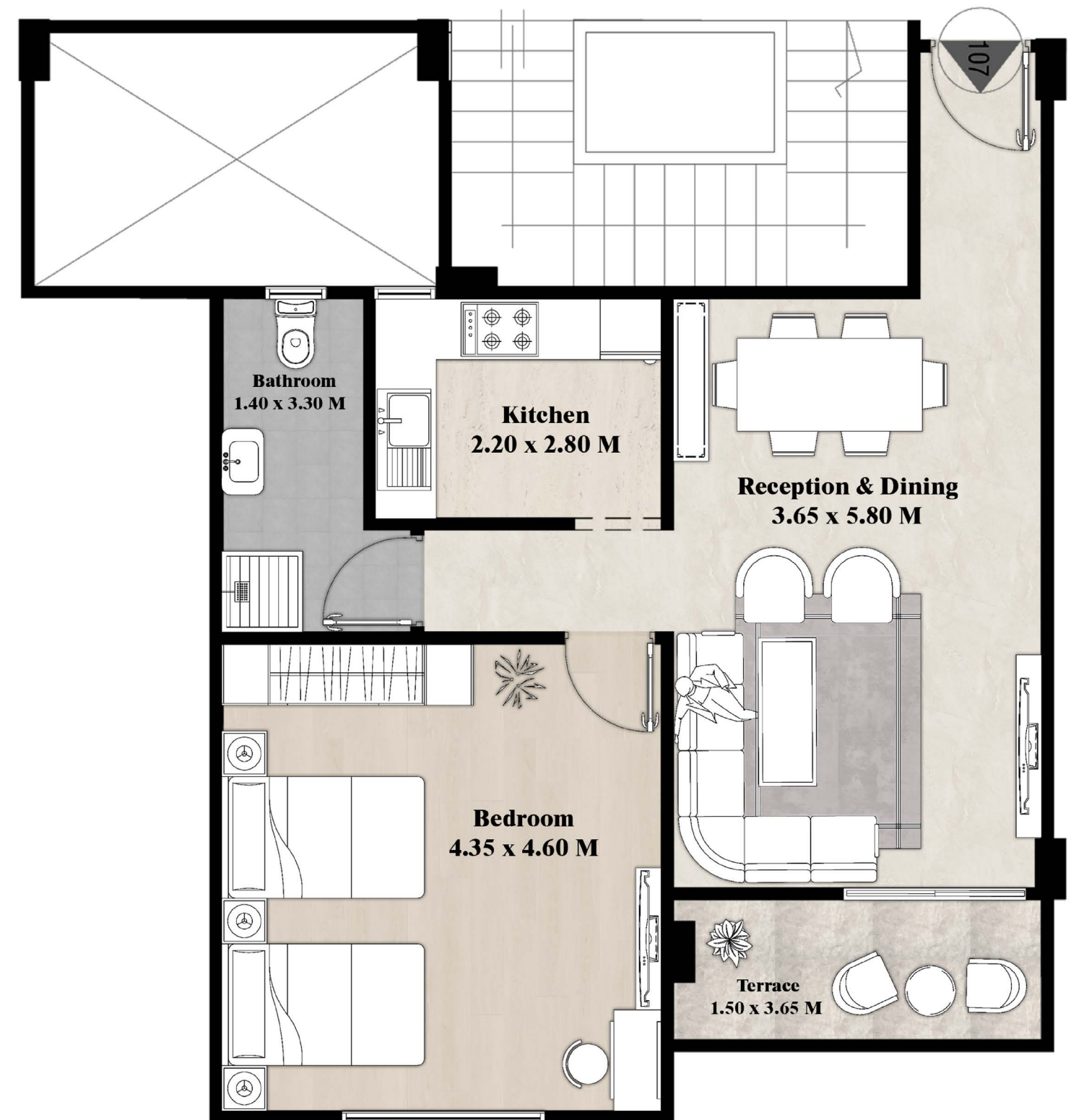
# MASTER PLAN





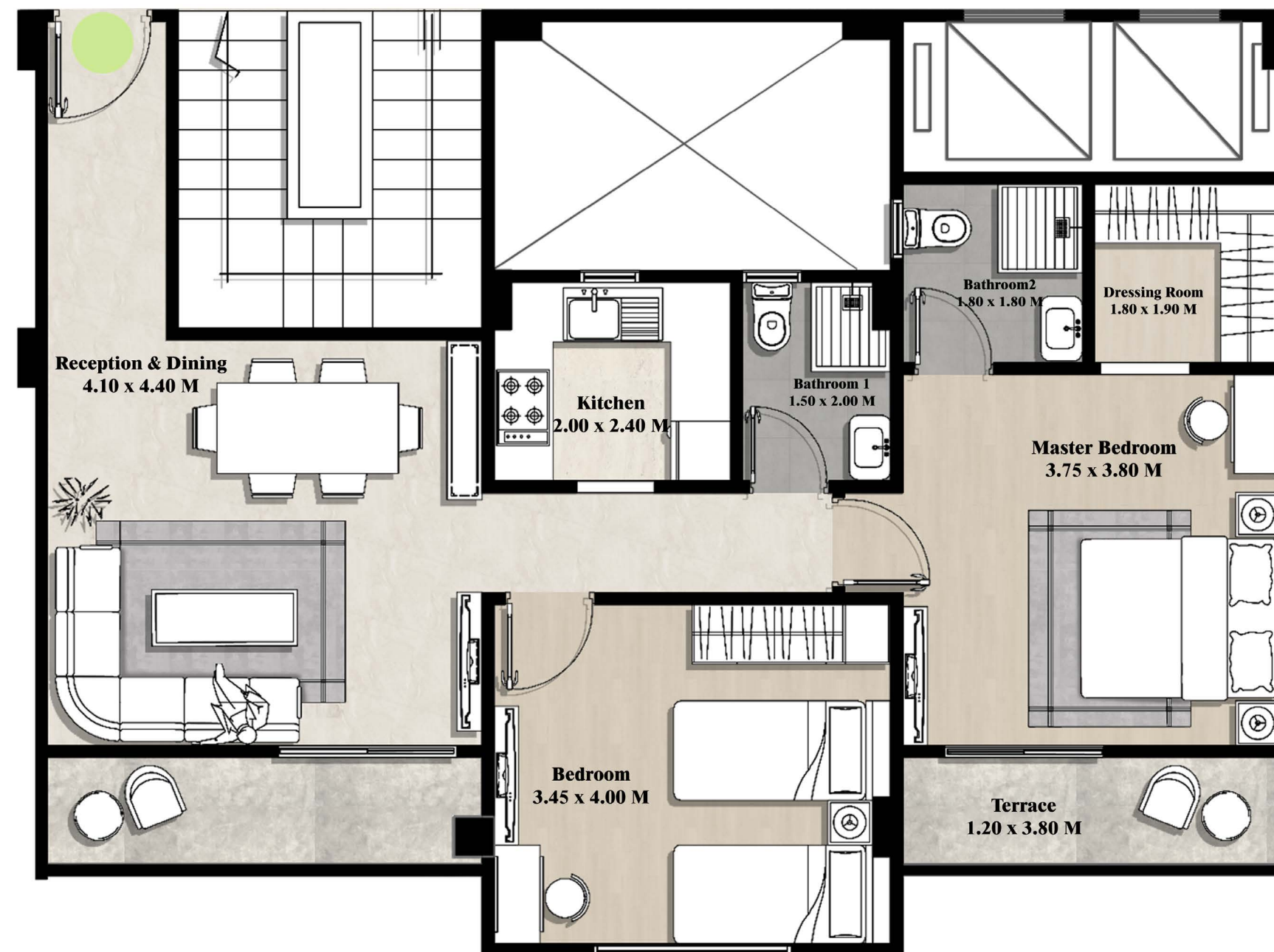
## TYPICAL FLOOR

( 1 BEDROOM )





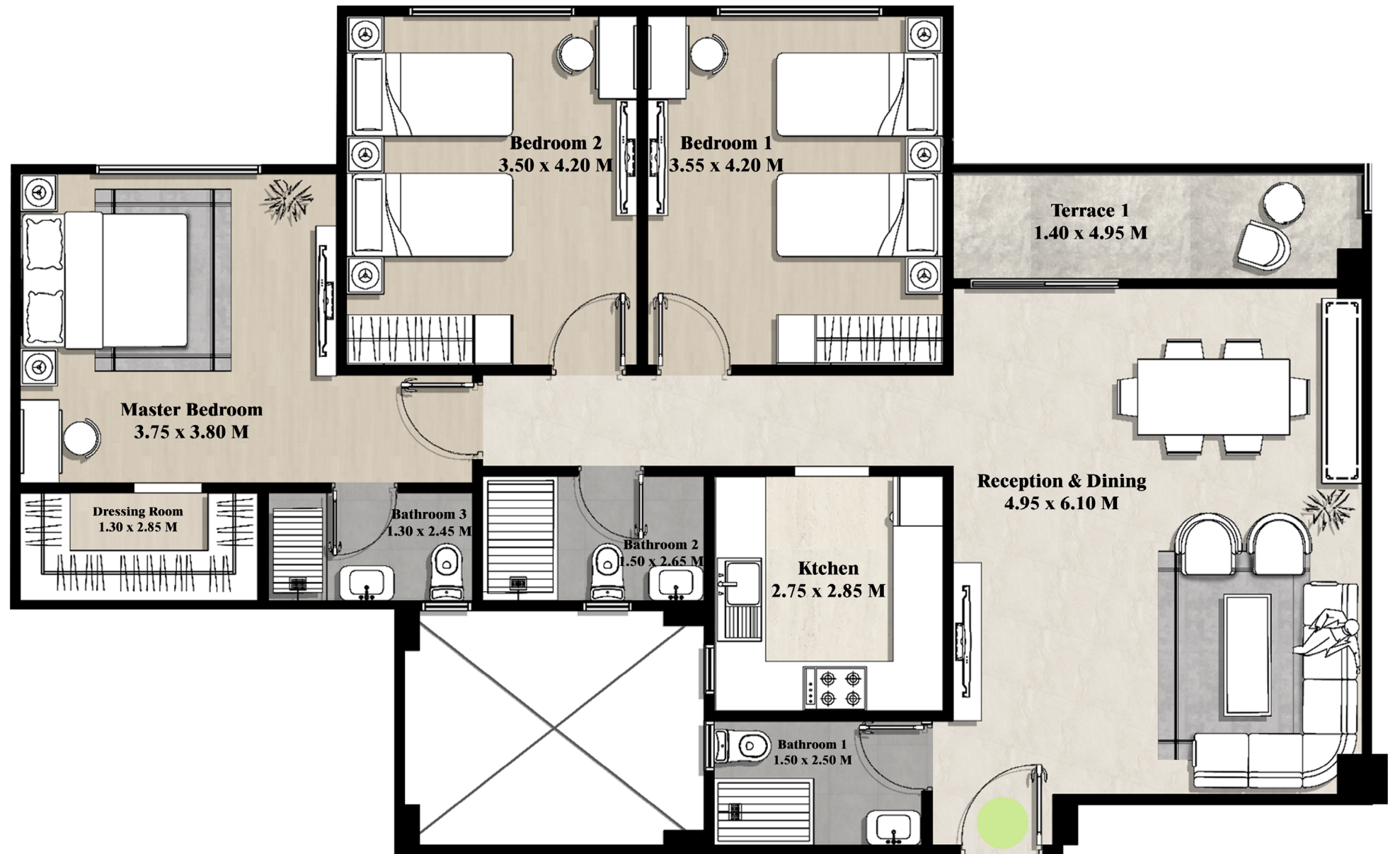
TYPICAL FLOOR  
( 2 BEDROOM )





## TYPICAL FLOOR

( 3 BEDROOM )





FIRST FLOOR

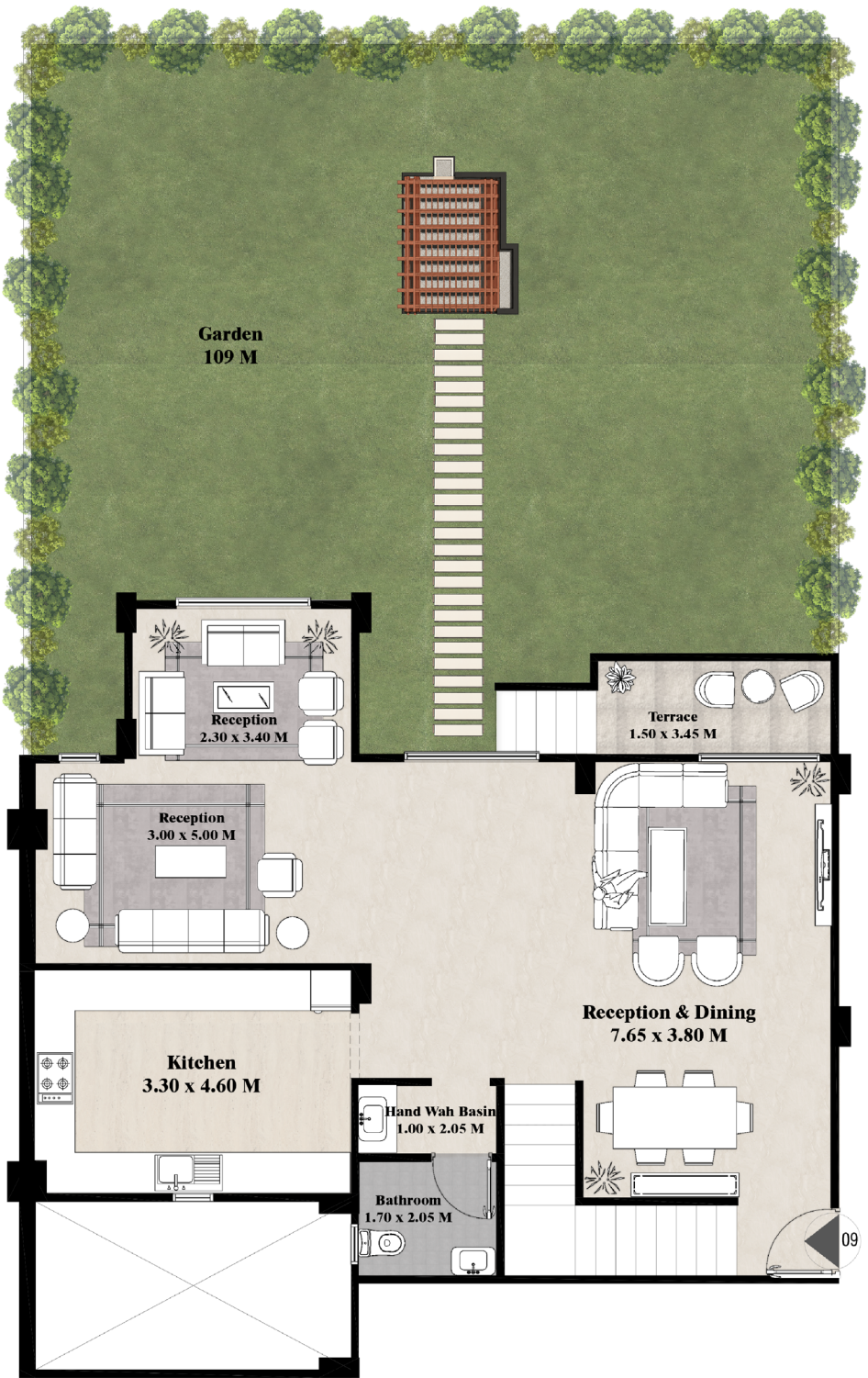
( DUPLEX )





GROUND FLOOR

( DUPLEX )







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