

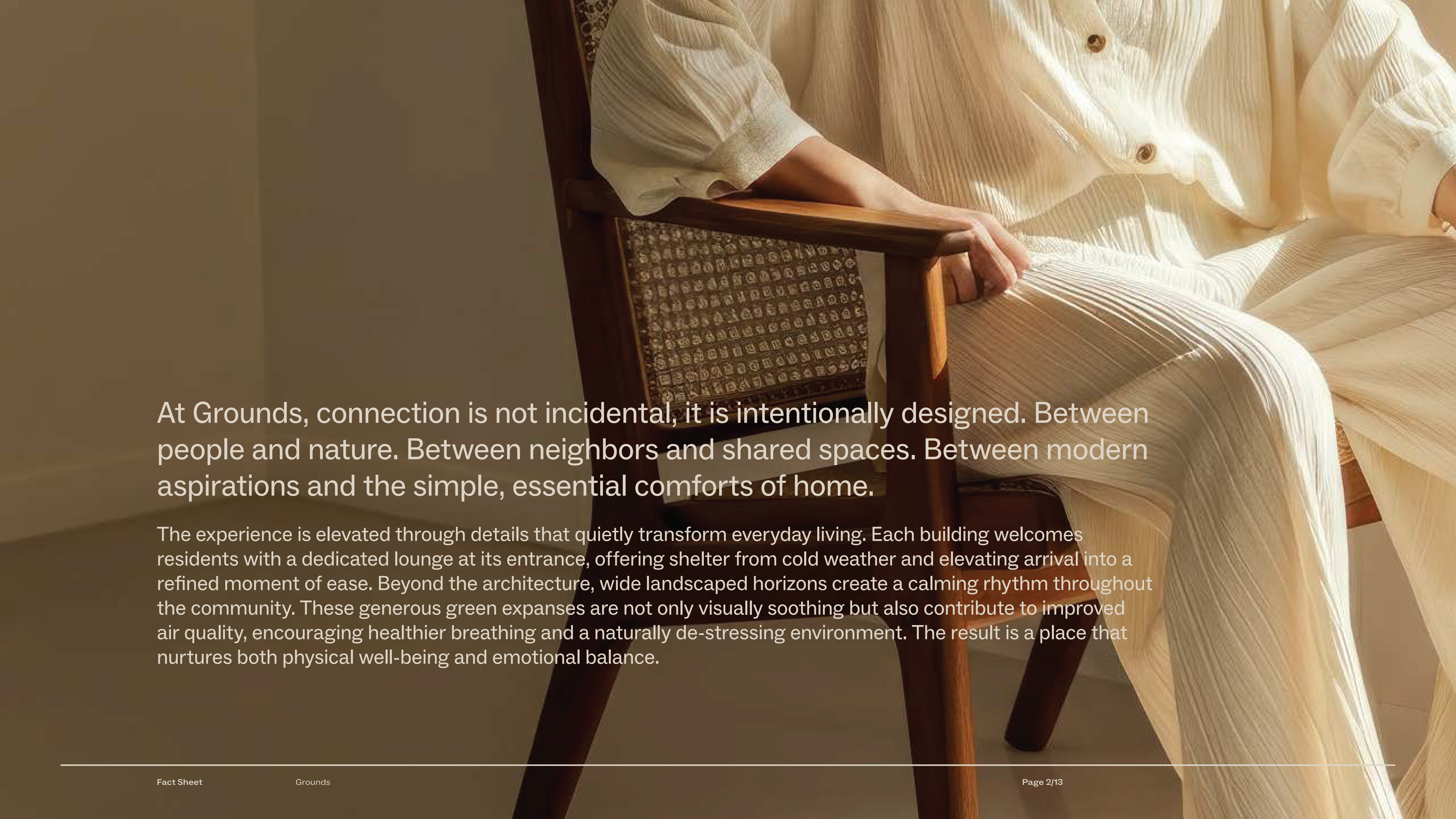
Grounds New Cairo
Fact Sheet

ONE / ONE
Grounds

Project Overview.

At the heart of New Cairo, Grounds unfolds as more than a destination; it is a living experience shaped by the Textures of Life.

Spanning 50 acres of thoughtfully composed spaces, it is where nature and architecture exist in quiet dialogue, redefining not just how modern living looks, but how it feels. Here, biophilic design is not an added feature; it is a guiding philosophy. Every path traced across the landscape, every textured surface, and every open skyline has intention behind it. Lush greenery breathes life into daily routines, while expansive open-air communal grounds invite spontaneous connection, shared moments, and a renewed sense of belonging.



At Grounds, connection is not incidental, it is intentionally designed. Between people and nature. Between neighbors and shared spaces. Between modern aspirations and the simple, essential comforts of home.

The experience is elevated through details that quietly transform everyday living. Each building welcomes residents with a dedicated lounge at its entrance, offering shelter from cold weather and elevating arrival into a refined moment of ease. Beyond the architecture, wide landscaped horizons create a calming rhythm throughout the community. These generous green expanses are not only visually soothing but also contribute to improved air quality, encouraging healthier breathing and a naturally de-stressing environment. The result is a place that nurtures both physical well-being and emotional balance.

Project Location.

The WESTIN
Cairo Golf Resort

Kattameya
Dunes

Mivida

RYZE
Sporting Club

Seoudi Market

Mosque

Mostakbal
City

South 90th St.

E-Ring Road

Zed Sports Club

Grounds

E-Ring Road

New Capital

Schools
& Universities Area

South 90th St.

Sokhna Rd.

E-Ring Road

Nestled in the vibrant heart of New Cairo's Sixth Settlement, Grounds offers a perfect balance of connectivity and tranquility. Here, every essential destination is just moments away, while your home remains a peaceful retreat, wrapped in nature and privacy.

Direct Access
to E-Ring Rd.

12 Minutes
from AUC.

2 Minutes
from Ain Sokhna Road.

25 Minutes
Cairo International Airport.

Masterplan.



Dimensional Masterplan.



Project Consultants.



EDSA Consultants

Master Planning & Landscape Consultant

EDSA is a globally renowned planning, landscape architecture, and urban design firm with over six decades of experience delivering impactful developments across six continents. The firm is recognized for its holistic approach to land use, combining environmental sensitivity, cultural understanding, and economic viability to create vibrant, human-centric destinations. Its distinguished portfolio includes landmark projects such as Atlantis The Palm in Dubai, Four Seasons Resort Dubai at Jumeirah Beach, and Four Seasons Bahrain Bay, each reflecting EDSA's ability to craft iconic, high-end environments. With a proven track record of transforming vision into reality, EDSA seamlessly integrates innovative design thinking with a deep understanding of the development process, ensuring sustainable and high-value outcomes for both clients and communities.



Innovation Design Studio

Architectural Typologies Consultant



Luxurious Double-Height
Entrances



11 Feddan
Central Park



APRAK COLLEET

B
EME

Services and Amenities.

Central Park

Jogging Experiences / Outdoor workout spaces / Club House
/ Kids playing area / Pet park / Roof Top Amenities

Commercial Zone

Padel & tennis Courts / Restaurants / Offices / Retail spaces
/ Medical clinics

The Village

Human scale pathways / Garden courtyards / Integrated landscape design
/ Retail and F&B