



LUNARATM

VILLA COMMUNITY

TABLE OF CONTENTS



TOMORROW'S WORLD STARTS
WITH THE STRUCTURES WE
BUILD TODAY

ZAYTOUN
DEVELOPMENT

- ABOUT US
- VISION AND MISSION
- INTRODUCING IUNARA VILLA COMMUNITY
- WHY CHOOSE LUNARA VILLA COMMUNITY
- DESTINATION
- MAP
- FACILITIES AND AMENITIES
- UNIT TYPES
- CONTACT US

ABOUT US

FOR OVER FIVE DECADES, ZAYTOUN
DEVELOPMENT HAS BUILT A LEGACY
ROOTED IN INTEGRITY, QUALITY, AND VISION.



FROM OUR FIRST STEPS...
TO BECOMING A LEADER IN REAL ESTATE,
OUR JOURNEY HAS ALWAYS BEEN ABOUT
CREATING VALUE THAT LASTS.



WE BELIEVE THAT DEVELOPMENT IS NOT ONLY ABOUT
BUILDING STRUCTURES, BUT ABOUT SHAPING EXPERIENCES
THAT ENHANCE LIVES. TODAY, ZAYTOUN DEVELOPMENT
CONTINUES TO CRAFT RESIDENTIAL AND COMMERCIAL
DESTINATIONS THAT COMBINE MODERN DESIGN, REFINED
AESTHETICS, AND A DEEP UNDERSTANDING OF HOW PEOPLE
LIVE AND CONNECT.

MISSION

TO DESIGN LIMITED, ENVIRONMENTS THAT CELEBRATE
PRIVACY, REFINED TASTE, AND TIMELESS QUALITY.
WE ARE DEDICATED TO BUILDING HOMES THAT
INSPIRE BELONGING AND PEACE, MADE FOR THOSE
WHO APPRECIATE TRUE SOPHISTICATION.

VISION

TO REDEFINE BOUTIQUE LIVING IN EGYPT BY CREATING
EXCLUSIVE COMMUNITIES WHERE SERENITY, ELEGANCE,
AND COMFORT COME TOGETHER IN PERFECT HARMONY.



ZAYTOUN
DEVELOPMENT

SERENITY IN
EVERY CORNER

LUNARATM
VILLA COMMUNITY

20
26





INTRODUCING LUNARA VILLA COMMUNITY

SET ON 5 FEDDANS IN THE HEART OF OCTOBER CITY, LUNARA VILLA COMMUNITY BY ZAYTOUN DEVELOPMENT IS AN INTIMATE RESIDENTIAL HAVEN THAT OFFERS ONLY 33 VILLAS. EVERY DETAIL OF LUNARA HAS BEEN DESIGNED FOR A SELECT FEW WHO SEEK A PEACEFUL, PRIVATE, AND BEAUTIFULLY CRAFTED PLACE TO CALL HOME.



LUNARA FEATURES A BLEND OF TWIN VILLAS AND STANDALONE VILLAS, EACH REFLECTING A BALANCE OF CONTEMPORARY ARCHITECTURE AND NATURAL BEAUTY. EVERY HOME IS DESIGNED TO MAXIMIZE LIGHT, SPACE, AND PRIVACY, CREATING A CALM AND ELEGANT ATMOSPHERE THAT WELCOMES YOU EVERY DAY.

WHY CHOOSE LUNARA VILLA COMMUNITY?



- TRUE EXCLUSIVITY WITH ONLY 33 VILLAS FOR COMPLETE PRIVACY AND SERENITY.
- REFINED DESIGN WITH ELEGANT FAÇADES AND NATURAL FINISHES THAT EXPRESS QUIET LUXURY.
- A BOUTIQUE LIFESTYLE WHERE EVERY DETAIL IS THOUGHTFULLY DESIGNED FOR A SELECT COMMUNITY.
- PRIME LOCATION IN THE HEART OF OCTOBER CITY, CLOSE TO TOP SCHOOLS, SHOPPING, AND MAIN ROADS.



LUNARATM

VILLA
COMMUNITY

LUNARA IS FOR THOSE WHO BELIEVE THAT
TRUE LUXURY LIES IN SIMPLICITY, SPACE, AND
PEACE OF MIND.

THE DESTINATION

LOCATED IN 6 TH OF OCTOBER CITY, LUNARA BRINGS TOGETHER CONVENIENCE AND CALM. ITS STRATEGIC POSITION PLACES YOU CLOSE TO EVERYTHING YOU NEED, YET FAR ENOUGH TO ENJOY PRIVACY AND TRANQUILITY.

- 10 MINUTES FROM MALL OF EGYPT
- 5 MINUTES FROM MALL OF ARABIA

CLOSE TO MUST UNIVERSITY AND 6 TH OF OCTOBER UNIVERSITY EASILY ACCESSIBLE FROM AL WAHAT ROAD AND THE REGIONAL RING ROAD

LUNARA OFFERS A BALANCED LIFESTYLE WHERE COMFORT AND CONNECTION MEET IN PERFECT HARMONY







EVERY VILLA IN LUNARA REFLECTS THE HARMONY BETWEEN

ARCHITECTURE, COMFORT, AND UNDERSTATED LUXURY





FACILITIES AND AMENITIES

LUNARA VILLA COMMUNITY FOCUSES ON WHAT TRULY MATTERS.EVERY ELEMENT IS DESIGNED TO ENSURE PEACE, PRIVACY, AND ELEGANCE.

GATED PRIVATE COMMUNITY



7/24 SECURITY AND SURVEILLANCE



LANDSCAPED WALKWAYS AND GREENERY



DEDICATED PARKING SPACES



MODERN UNDERGROUND INFRASTRUCTURE



LUNARA OFFERS A PURE AND PEACEFUL LIVING EXPERIENCE, WHERE SIMPLICITY BECOMES A TRUE LUXURY

CENTRAL INTERCOM SYSTEM FOR EACH VILLA CONNECTED TO THE COMPOUND'S MAIN GATE



USE OF SOLAR ENERGY FOR PROJECT SERVICES



BICYCLE TRACK



PATHWAY FOR PEOPLE OF DETERMINATION



7 /24 MAINTENANCE SERVICES WITHIN THE PROJECT



ELECTRIC CAR CHARGING POINT FOR EACH VILLA



DEDICATED BBQ AREA FOR EACH VILLA
(**BUILT-IN GRILL IN EVERY GARDEN**)



WINDOW SYSTEMS DESIGNED TO ENHANCE VENTILATION
(**PVC SOUNDPROOF WINDOWS**)





LUNARA

VILLA
COMMUNITY



UNIT TYPES

TWIN VILLAS

STYLISH TWIN HOMES STARTING FROM 312 M ², FEATURING GENEROUS LAYOUTS, PRIVATE GARDENS, AND BRIGHT INTERIORS THAT OPEN TO NATURE.

STANDALONE VILLAS

SPACIOUS VILLAS STARTING FROM 340 M ², DESIGNED FOR COMPLETE INDEPENDENCE AND PRIVACY. EACH HOME COMBINES THOUGHTFUL DESIGN WITH OPEN VIEWS AND REFINED FINISHES.

LUNARATM
VILLA COMMUNITY

TWIN VILLA
TYPE A



Villa Twin Type A

BUA: 321 m2

BASEMENT FLOOR

Villa Twin Left

BASEMENT FLOOR	L	W
living	3.65	4.02
gym	3.85	4.72
reception	4.89	4.28
dinning	3.67	1.91
stairs	2.61	4.28
laundry	2.04	1.91
bath	1.79	1.91
toilet	1.79	1.54
maid's toilet	1.98	2.36
maid's room	3.73	2.30



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Villa Twin Type A

BUA: 321 m2

GROUND FLOOR

Villa Twin Left

GROUND FLOOR	L	W
Lobby	1.95	2.92
Kitchen	3.71	4.21
Guest toilet	1.84	1.78
Guest wash	1.84	1.38
Stairs	2.61	4.28
Dinning	4.89	4.58
Living	3.65	4.02
Reception	3.85	4.72



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Villa Twin Type A

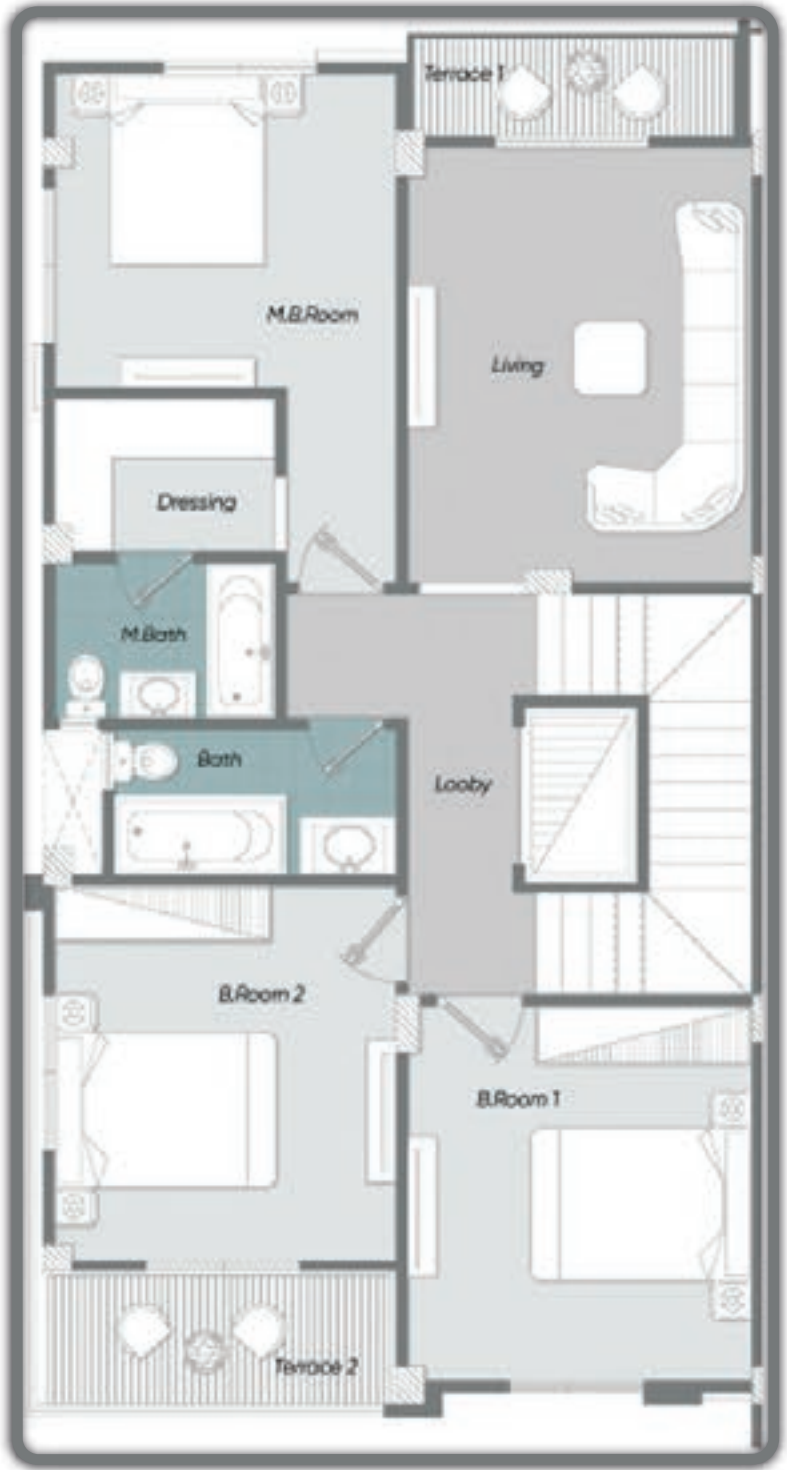
BUA: 321 m2

FIRST FLOOR

Villa Twin Left

FIRST FLOOR	L	W
stairs	2.61	4.28
corridor 1	1.16	2.88
corridor 2	2.42	1.28
living	3.77	4.78
living terrace	3.56	1.16
MB	3.73	3.57
MB lobby	1.26	2.10
MB dressing	2.47	1.72
MB toilet	2.47	1.72
Main bathroom	3.11	1.68
Bedroom 1	3.77	4.21
Bedroom 2	3.93	4.02
Bedroom terrace	3.93	1.51

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Villa Twin Type A

BUA: 321 m2

ROOF FLOOR

Villa Twin Left

ROOF FLOOR	L	W
Stairs	3.51	3.23
Room	3.37	4.10
BERGOLA	L	W
Pergola 1	7.50	0.97
Pergola 2	3.86	0.81
Pergola 3	3.51	1.68
Open area 1	3.59	3.72
Open area 2	3.91	4.58
Open area 3	3.51	3.52
Open area 4	3.86	3.65
	3.56	0.95

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VILLA COMMUNITY

**TWIN VILLA
TYPE B**





Villa Twin *Type B*

BASEMENT FLOOR

Villa Twin Left

BASEMENT FLOOR	L	W
living	3.85	5.08
gym	3.53	4.28
dinning	4.77	4.27
Kitchenette	4.50	1.33
stairs	2.61	4.28
laundry	1.40	2.07
Bath & toilet	1.47	2.19
maid's toilet	1.87	2.14
maid's room	4.50	2.08

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Villa Twin *Type B*

GROUND FLOOR

Villa Twin Left

GROUND FLOOR	L	W
Lobby	1.83	2.42
Kitchen	3.71	4.34
Guest toilet	1.84	1.78
Guest wash	1.84	1.38
Stairs	2.61	4.28
Dinning	4.76	4.52
Living	3.84	5.09
Reception	3.53	4.30

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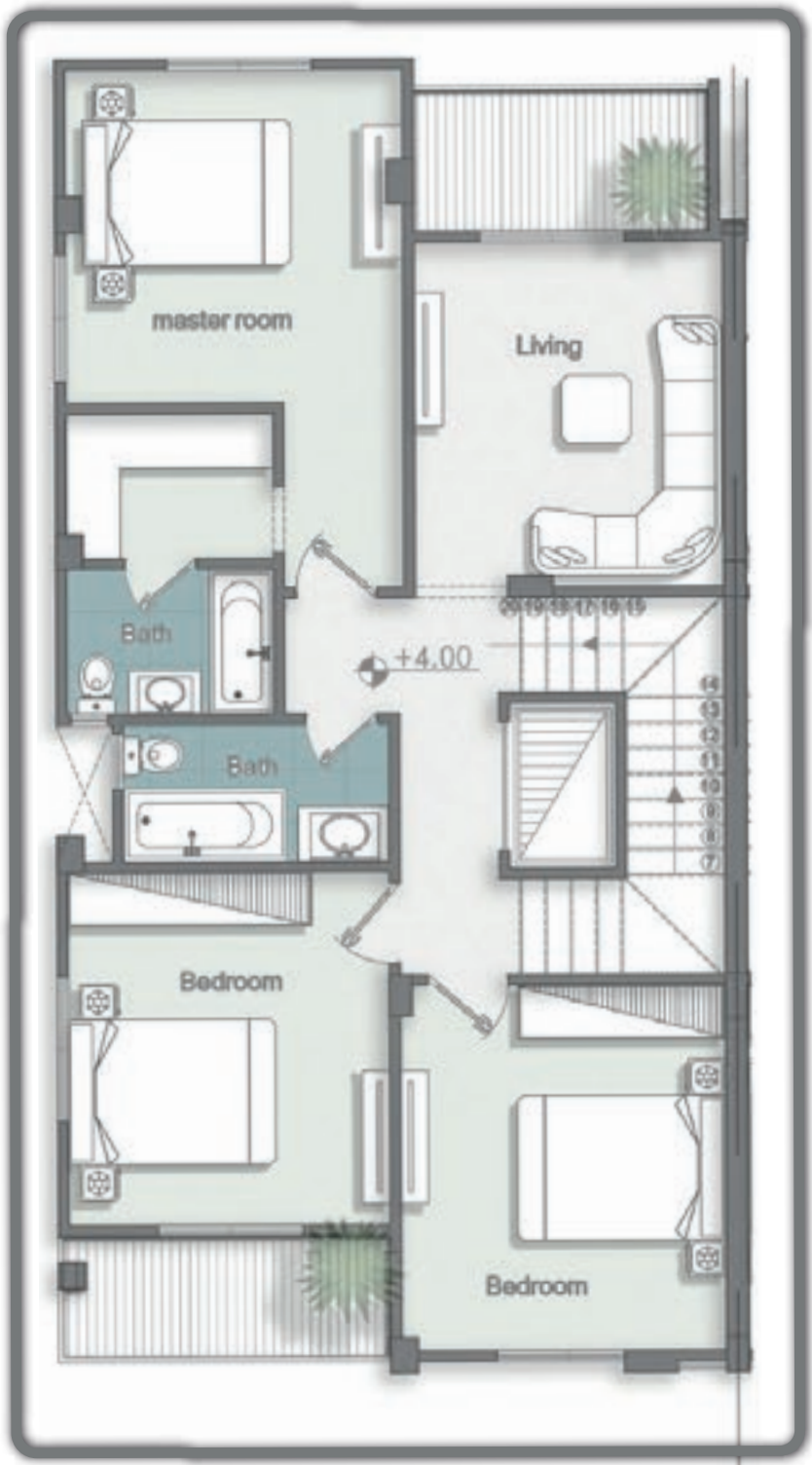


Villa Twin *Type B*

FIRST FLOOR

Villa Twin Left

FIRST FLOOR	L	W
stairs	2.61	4.28
corridor 1	1.04	2.88
corridor 2	2.24	1.28
living	3.46	3.92
living terrace	3.26	1.62
MB	3.91	3.86
MB lobby	1.44	2.13
MB dressing	2.47	1.72
MB toilet	2.47	1.72
Main bathroom	3.11	1.68
Bedroom 1	3.65	4.27
Bedroom 2	3.73	4.02
Bedroom terrace	3.73	1.39



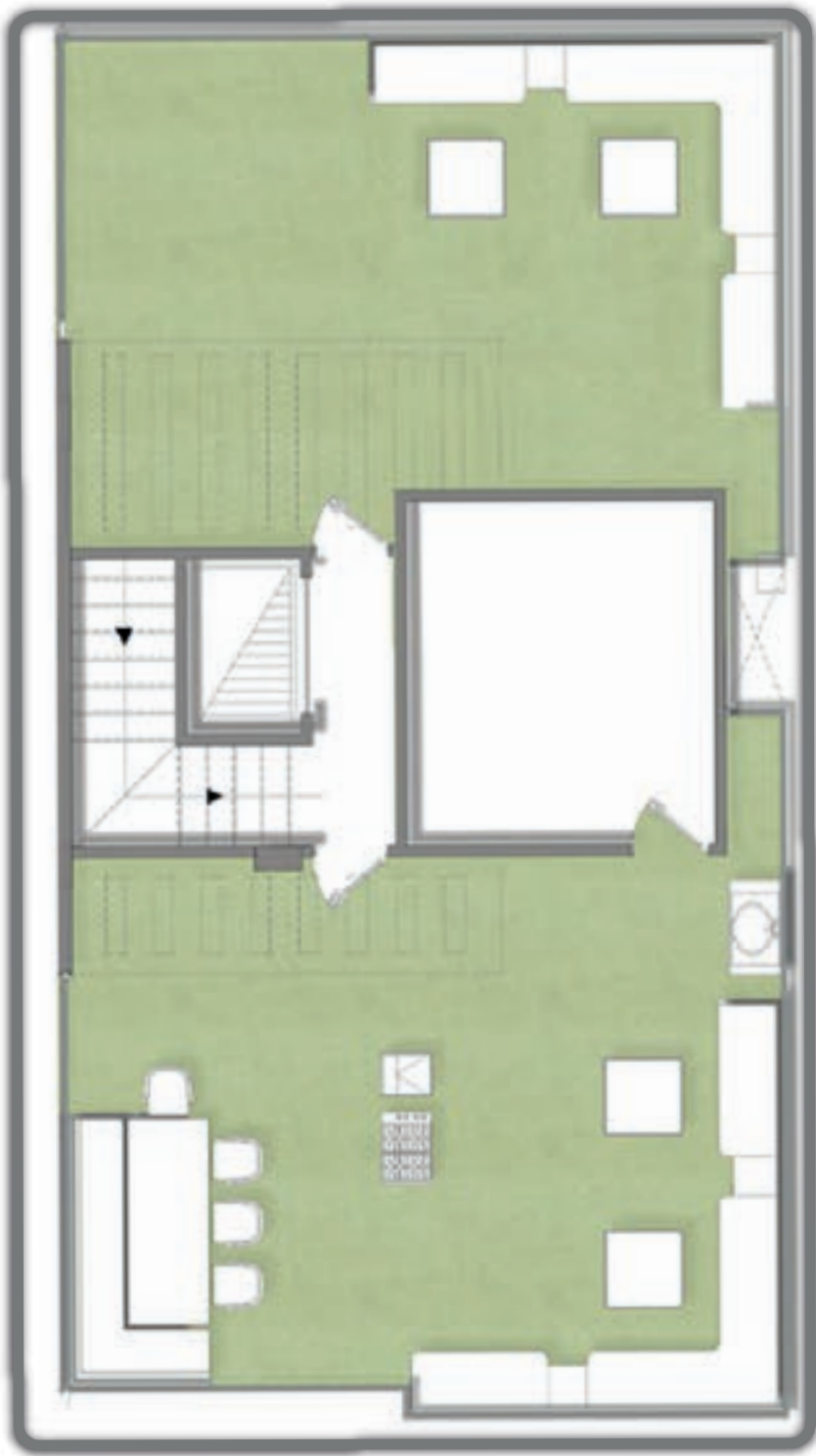
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Villa Twin *Type B*

ROOF FLOOR

Villa Twin Left

ROOF FLOOR	L	W
Stairs	3.51	3.23
Room	3.37	4.10
BERGOLA	L	W
Pergola 1	7.50	0.97
Pergola 2	3.86	0.81
Pergola 3	3.51	1.68
Open area 1	3.59	3.72
Open area 2	3.91	4.58
Open area 3	3.51	3.52
Open area 4	3.86	3.65
	3.56	0.95



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VILLA COMMUNITY

STANDALONE VILLA





VILLA STANDALONE Type A

BUA: 344 m2

BASEMENT FLOOR VILLA STANDALONE Type A

BASMENT FLOOR AREA: 103 m2

BASEMENT FLOOR	L	W
living	5.00	3.50
gym	4.05	3.50
Reception & dining	6.13	5.25
stairs	2.92	3.60
Laundry & kitchen	2.92	3.90
toilet	1.85	1.67
maid's toilet	1.74	2.25
maid's room	3.13	3.33

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VILLA STANDALONE Type A

BUA: 344 m2

GROUND FLOOR VILLA STANDALONE Type A

GROUND FLOOR AREA: 101 m2

GROUND FLOOR	L	W
Lobby	1.95	3.04
Kitchen	4.00	3.90
office	3.13	3.40
Guest toilet	1.84	1.52
Guest wash	1.27	1.52
Stairs	2.92	3.60
Dinning	6.01	4.05
Living	4.75	3.11
Reception	4.30	3.50

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VILLA STANDALONE Type A

BUA: 344 m2

FIRST FLOOR VILLA STANDALONE Type A

FIRST FLOOR AREA: 115 m2

FIRST FLOOR	L	W
stairs	2.92	3.60
corridor	2.23	3.48
Kitchenette	.70	1.86
living	4.24	3.50
living terrace	4.24	1.11
MB	4.81	3.04
MB lobby	1.18	1.72
MB dressing	3.63	1.96
MB toilet	3.04	1.62
Main bathroom	3.04	1.62
Bedroom 1	4.18	4.28
Bedroom 2	4.87	3.78
Bedroom terrace	4.92	1.10

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VILLA STANDALONE Type A

BUA: 344 m2

ROOF FLOOR VILLA STANDALONE Type A

ROOF FLOOR AREA: 25 m2

OPEN AREA & PERGOLA: 92 m2

ROOF FLOOR	L	W
Stairs	4.09	3.72
Room	2.59	3.72
BERGOLA	L	W
Pergola 1	8.00	1.20
Pergola 2	8.00	1.20
Pergola 3	1.30	3.70
Open area 1	4.00	3.00
Open area 2	5.00	3.70
Open area 3	4.20	3.50
Open area 4	4.90	3.40
Open area 5	1.10	6.10

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VILLA COMMUNITY

STANDALONE VILLA



VILLA STANDALONE *Type B*

BUA: 344 m²

BASEMENT FLOOR VILLA STANDALONE *Type B*

BASEMENT FLOOR AREA: 101 m²

BASEMENT FLOOR	L	W
living	4.15	4.02
gym	3.85	4.52
Reception	5.00	4.28
Dinning	3.78	3.13
stairs	2.42	4.28
kitchen	1.96	2.72
toilet	1.88	1.20
Laundry	1.88	1.52
maid's toilet	2.36	1.70
maid's room	2.86	3.14



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VILLA STANDALONE *Type B*

BUA: 344 m²

GROUND FLOOR VILLA STANDALONE *Type B*

GROUND FLOOR AREA: 101 m²

GROUND FLOOR TERRACES &
COVERED ENTRANCE AREA: 8.5 m²

GROUND FLOOR	L	W
Lobby & TABEL	5.73	1.88
Kitchen	3.84	3.92
Guest toilet	2.55	1.55
Guest wash	3.04	1.35
Stairs	2.54	4.34
Dinning	5.05	4.34
Living	4.15	4.14
Reception	3.85	4.52



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VILLA STANDALONE Type B

BUA: 344 m2

FIRST FLOOR VILLA STANDALONE Type B

FIRST FLOOR AREA: 116 m2

FIRST FLOOR	L	W
stairs	3.75	4.28
corridor & Kitchenette	1.12	3.78
living	4.22	4.14
living terrace	4.07	1.00
MB	3.84	4.78
MB dressing & lobby	3.84	2.36
MB toilet	2.66	1.91
Main bathroom	2.66	1.91
Bedroom 1	3.78	3.94
Bedroom 2	3.96	3.94
Bedroom terrace	3.41	1.80

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VILLA STANDALONE Type B

BUA: 344 m2

ROOF FLOOR VILLA STANDALONE Type B

ROOF FLOOR AREA: 26 m2

OPEN AREA & PERGOLA: 73 m2

ROOF FLOOR	L	W
Stairs	3.75	4.28
Room	2.76	3.48
BERGOLA	L	W
Pergola 1	1.00	3.10
Pergola 2	4.40	1.80
Pergola 3	1.70	3.60
Pergola 4	0.8	1.20
Open area 1	3.80	3.40
Open area 2	3.70	5.10
Open area 3	4.30	2.70
Open area 4	4.30	2.70

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LUNARATM

VILLA COMMUNITY

PARTNERS



ZAYTOUN
DEVELOPMENT