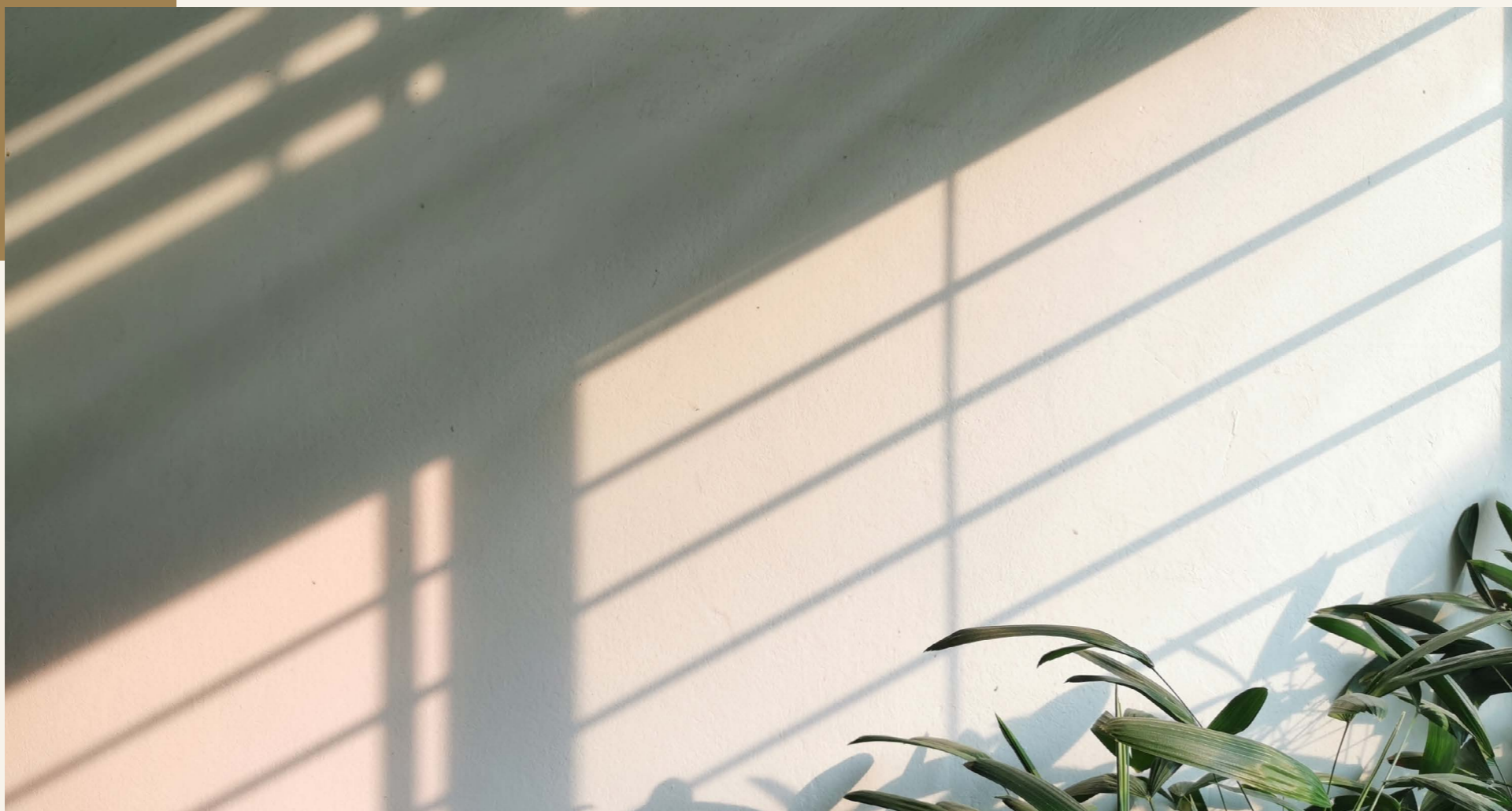




Terrace  
*Zayed*

  
**Terrace**  
*Zayed*

# HOUSING & DEVELOPMENT PROPERTIES



## A VISIONARY CATALYST FOR MODERN COMMUNITIES

Housing and Development Properties (HDP) represents a collective of youthful visionaries and pioneers, delivering innovative solutions for modern living. With a rich legacy that traces back four decades to the Housing Development Bank, HDP has showcased its ambition through a diverse real estate portfolio that caters to various communities. Specializing in bespoke residential and mixed-use projects, HDP aims at enhancing lifestyle experiences while ensuring a maximized return on investments. Leveraging prime locations, the company stands as a holistic real estate development, guided by an ethos of limitless innovation and comprehensive integration.



## WHERE SUBURBAN BLISS FINDS ITS MEANING

Welcome to Terrace Zayed, 130,000 sqm of suburban luxury in the heart of west Cairo, where 84% of the landscape is dedicated to green and open spaces, leaving just 16% built-up area to ensure a harmonious balance with nature. A pristine ambiance offers elevated views into Sheikh Zayed's spectacular horizon. At Terrace Zayed, every day is an invitation to relish in thoughtfully crafted homes within a modern, safe, and sustainable environment. Soak up the outdoor charm before engaging in joyful entertainments and sampling delights at the commercial plaza. Between morning jogs and relaxing sunset strolls through waterside bliss and lush greenery, your refined and private haven awaits.

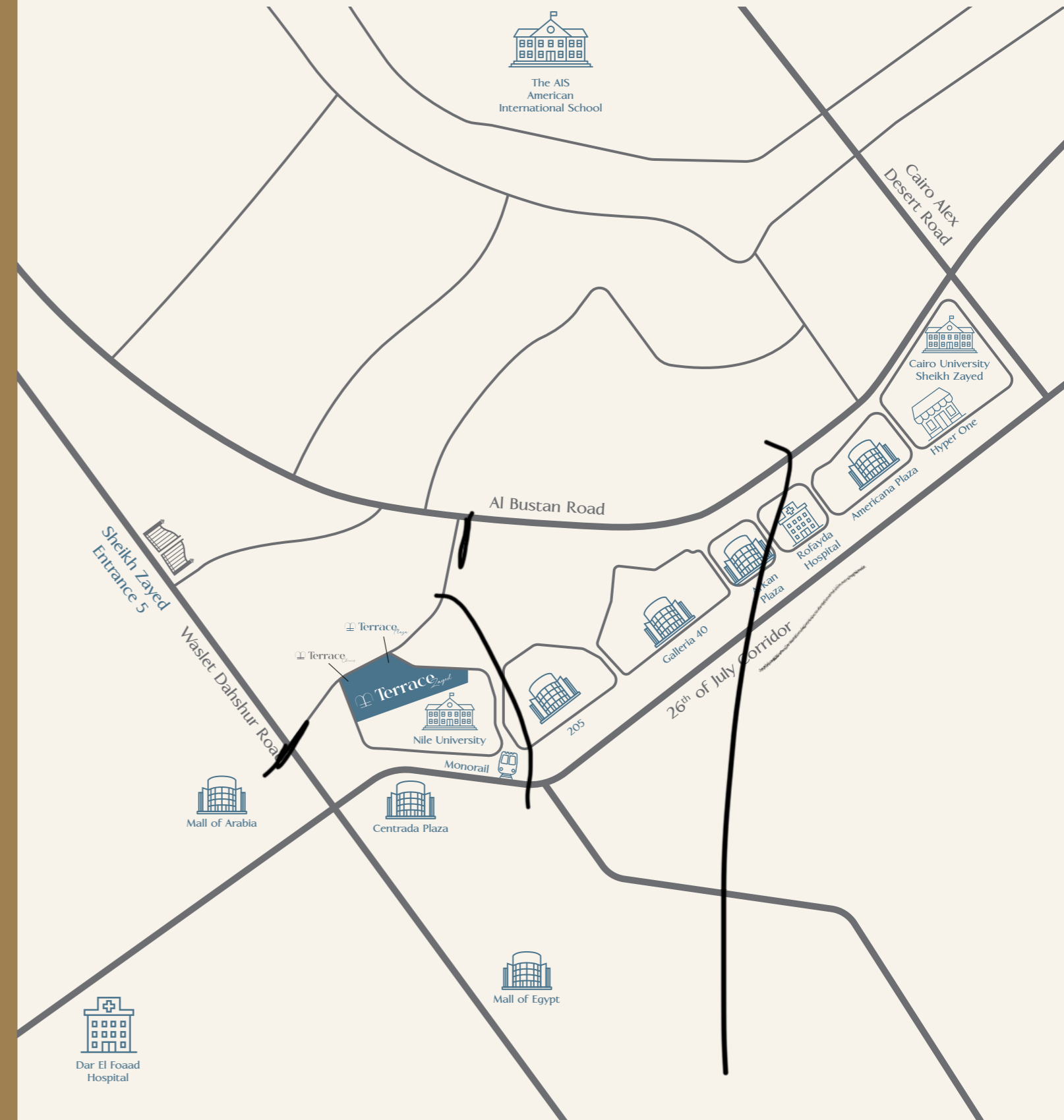


# A DESIRABLE LOCATION

## IN THE HEART OF SHEIKH ZAYED

Terrace is centrally located amidst Sheikh Zayed in the greater Cairo urban area. It is surrounded by well developed roads overlooking 26<sup>th</sup> of July Corridor and Waslet Dahshour. Commercial, educational and medical facilities are just a walk away from the compound. Terrace Zayed is a gated community in a developed area. Its prime location and design are meticulously planned to provide its residents with a suburban feeling in an urban environment.

- 26th of July Corridor 1MIN
- Nile University 1MIN
- Waslet Dahshur 1MIN
- Arkan Palm 205 1MIN
- Mall of Arabia 3MIN
- Americana Plaza 5MIN
- Galleria 40 5MIN
- Rofayda Hospital 5MIN
- Dar El Fouad 7MIN
- Alex/Cairo desert road Toll St. 15MIN
- Mall of Egypt 15MIN
- Sphinx Airport 25MIN



# WELCOME TO TERRACE ZAYED

A PRIVATE SANCTUARY  
AWAITS YOU



Enter through Terrace Zayed and emerge into a world of authenticity and natural splendor. Designed by the esteemed YBA to anticipate your every need, enrich your senses, and nurture a deep connection with your surroundings. More than a home, Terrace Zayed offers an immersive living experience nestled within lush landscapes, pristine waters, recreational facilities.

  
**Terrace**  
*Zayed*

# AN ELEVATED MASTER PLAN

## PANORAMIC, SPACIOUS & PICTURESQUE

Panoramic views, spacious homes and picturesque landscapes are more than just elements of life in Terrace Zayed. All designed within a prime address in Sheikh Zayed, where elevated terrains blend with immersive gardens, rejuvenating waters, and pedestrian-friendly trails – a master plan offering a calm suburban feel in a vibrant urban setting.

1. These renders are for illustrative purposes only; minor changes are applicable as per actual master planning design and construction.















# LIFESTYLE & AMENITIES



HDP | TERRACE ZAYED

## EXPERIENCE MEMORABLE MOMENTS

Rich in life, Terrace Zayed shares a love for blending nature, community and entertainment in one place. Inside and out, it is home for the senses, elevating your experiences one day at a time. Where community meets sunset skies and exceptional dining at the Club House, and wellbeing unfold at Terrace Zayed and The Terrace Clinics and Plaza, it all adds up to memorable experiences that make life simply perfect.

-  Swimming pool
-  Paddle Court
-  Walking track
-  Underground parking
-  Security cameras
-  Landscape & views
-  Commercial zone ( Clinics - offices )
-  Facility Management
-  Water features
-  Community center
-  Gathering areas
-  Pedestrian friendly



1. The facade may undergo small changes without prior notice. 2. Specifications, materials, and colors may be altered depending on final design and availability. 3. Actual finishes for windows, porches, terraces, loggia, and exterior trim may vary by elevation styles and floor level. 4. The façade shown is for illustrative purposes only.

# SOPHISTICATED ARCHITECTURE

DISCOVER  
TIMELESS LIVING



The concept behind Terrace Zayed's design is providing its residents with an incomparable quality in a contemporary compound with all their needs met. It is designed to minimize the effects of pollution and motivate healthy living through a pedestrian friendly design.

The Name Terrace is inspired by the high elevations of the compound and through its features such as the greenery and waterscapes within it. Each residential structure ensures the provision of interactive gardens, walking tracks, drop-off water features and green belts.

  
**Terrace**  
*Zayed*

# UNIT TYPES & FLOOR PLANS

## REFINED HOMES

Terrace offers spectacular double height entrances in its structures. With an underground parking facility strategically planned in accordance with the expected population. All its structures overlook scenic landscape and have access to pedestrian only areas. Each structure has its own corner terraces to guarantee a spectacular view.





## TYPE A

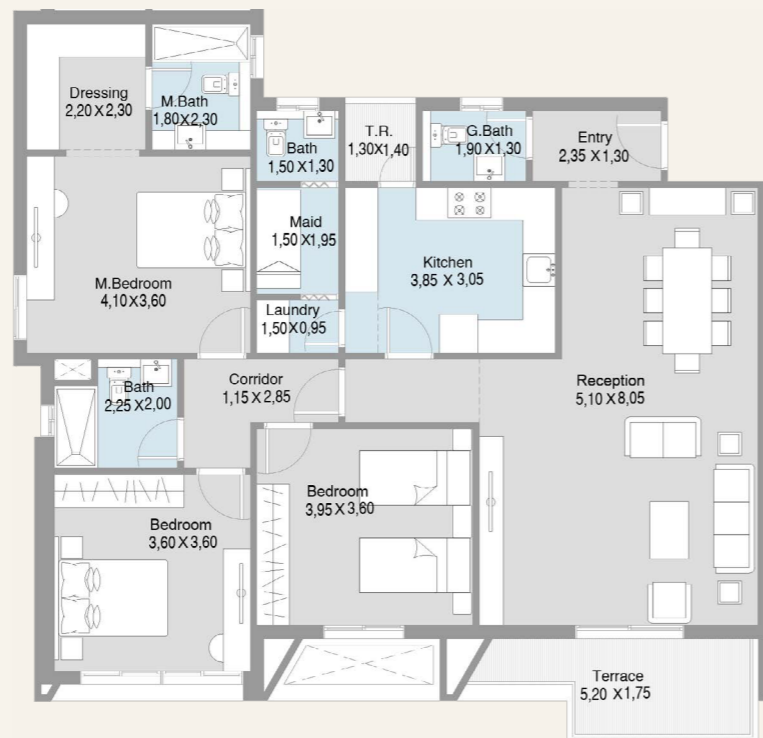
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# TYPE A

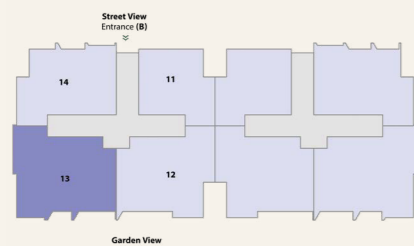
## ENTRANCE B

### UNIT 13

Unit Area	188 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3
Maid Room	



#### keyplan



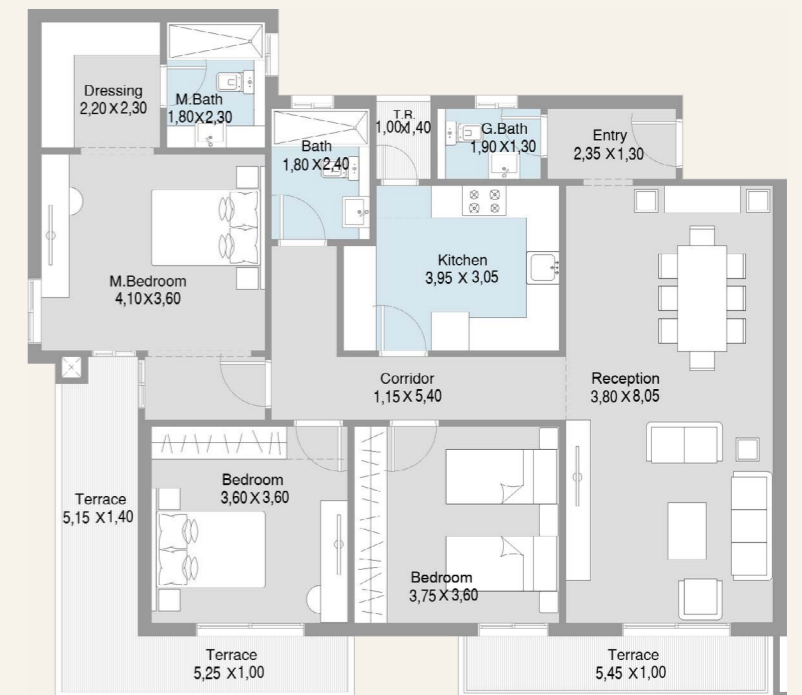
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# TYPE A

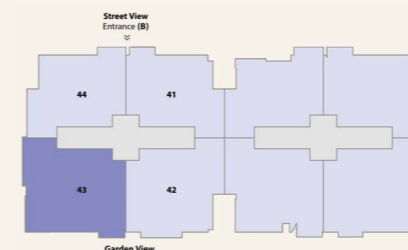
## ENTRANCE B

### UNIT 43

Unit Area	186 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



#### keyplan



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## TYPE A\*

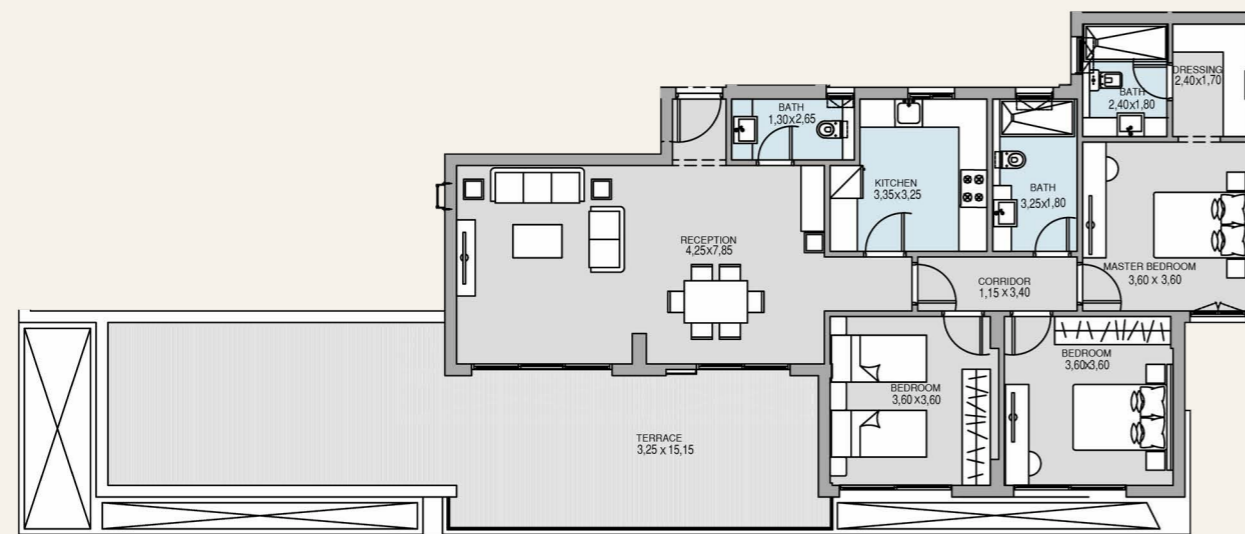
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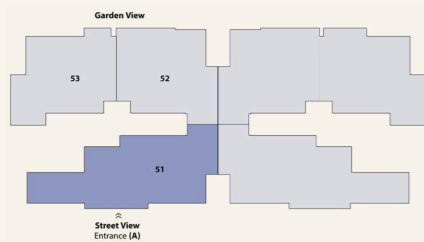
## ENTRANCE A

### UNIT 51

Unit Area	149 m <sup>2</sup>
Terrace Area	68.4 m <sup>2</sup>
Number of Bathrooms	3
Number of Bathrooms	3



#### keyplan



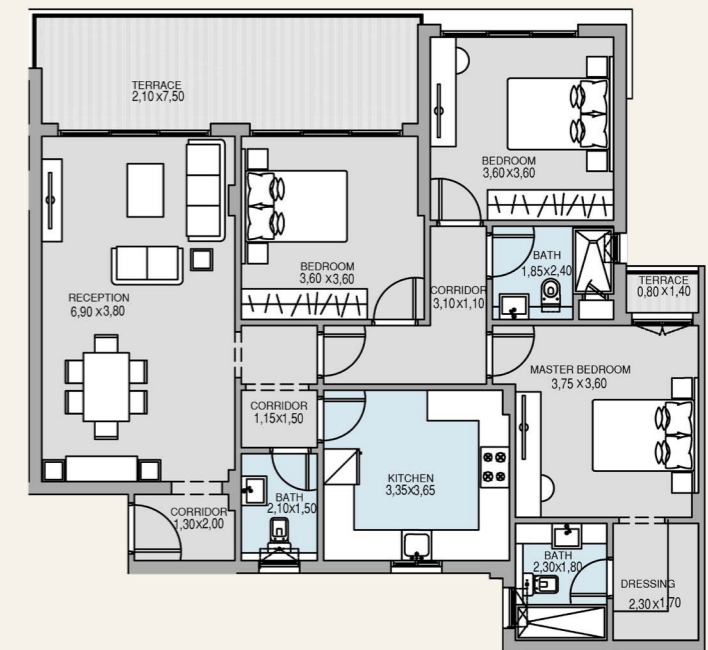
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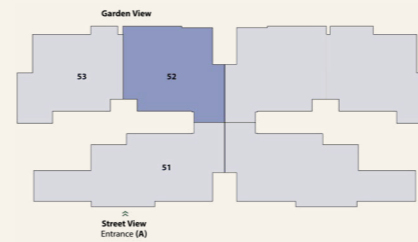
## ENTRANCE A

### UNIT 52

Unit Area	171 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



#### keyplan

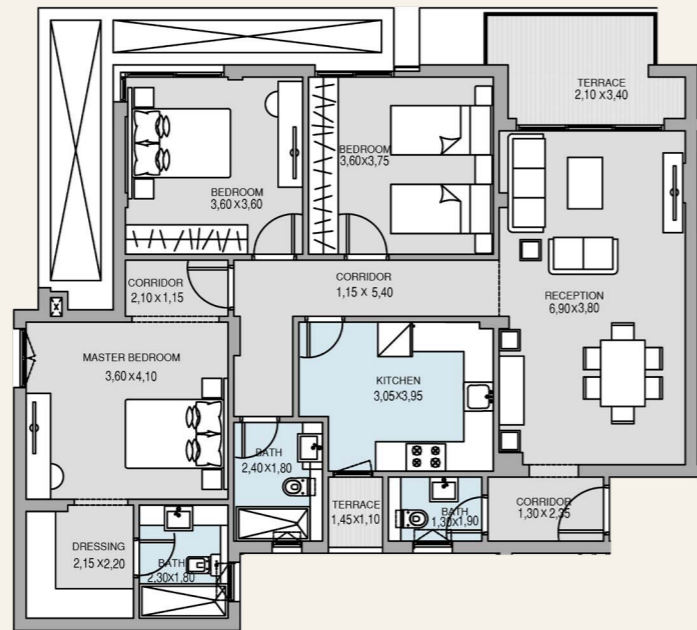


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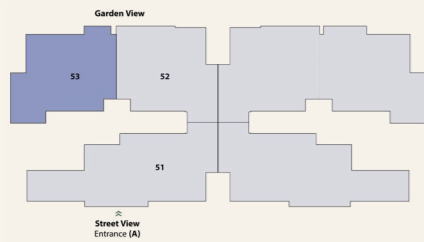
# TYPE A\*

## ENTRANCE A UNIT 53

Unit Area	166 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



### keyplan

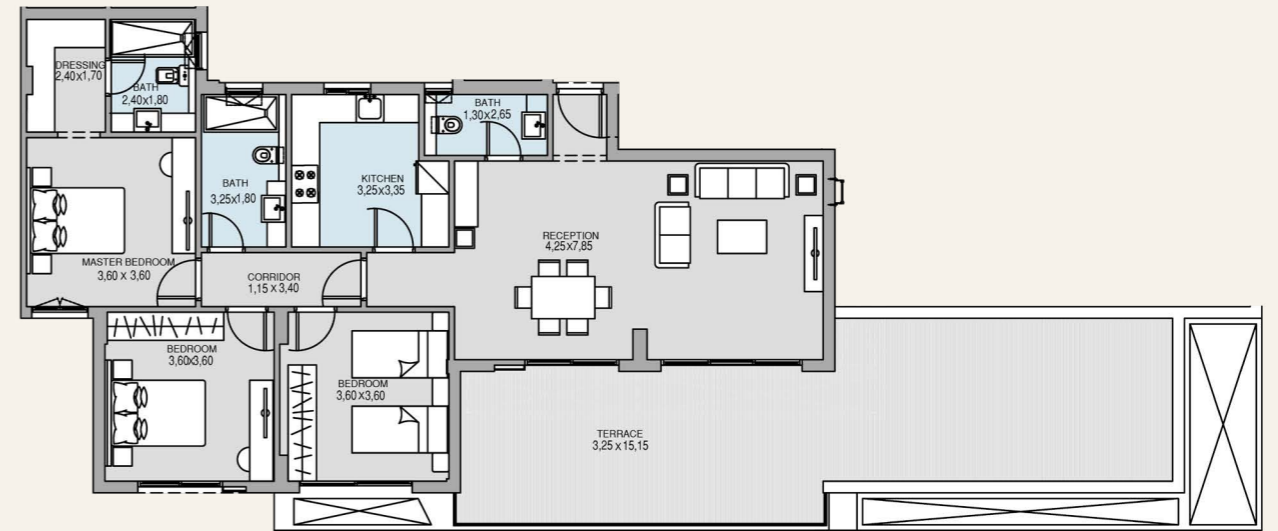


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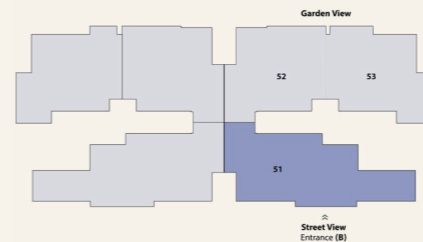
# TYPE A\*

## ENTRANCE B UNIT 51

Unit Area	149 m <sup>2</sup>
Terrace Area	68.4 m <sup>2</sup>
Number of Bathrooms	3
Number of Bathrooms	3



### keyplan

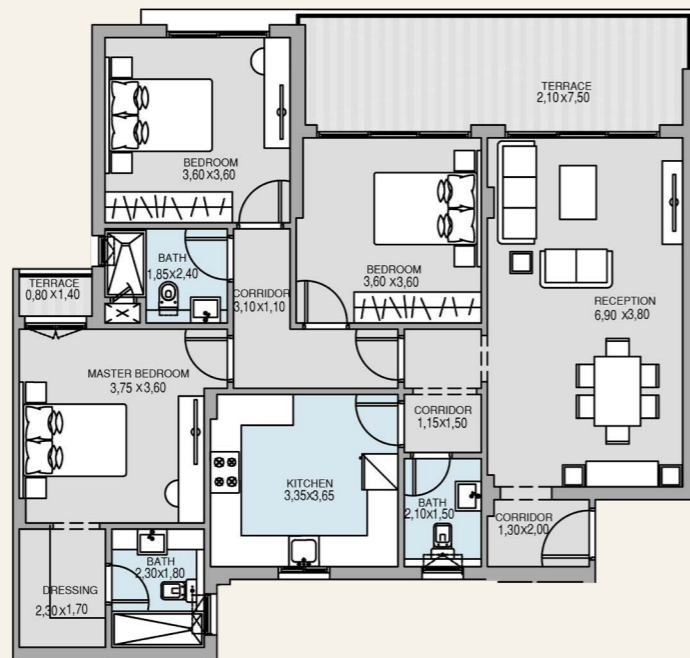


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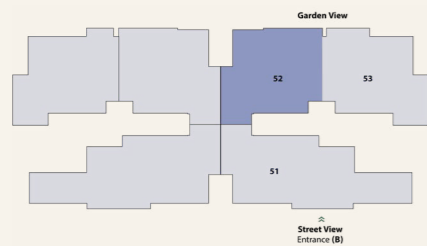
# TYPE A\*

## ENTRANCE B UNIT 52

Unit Area	171 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



keyplan

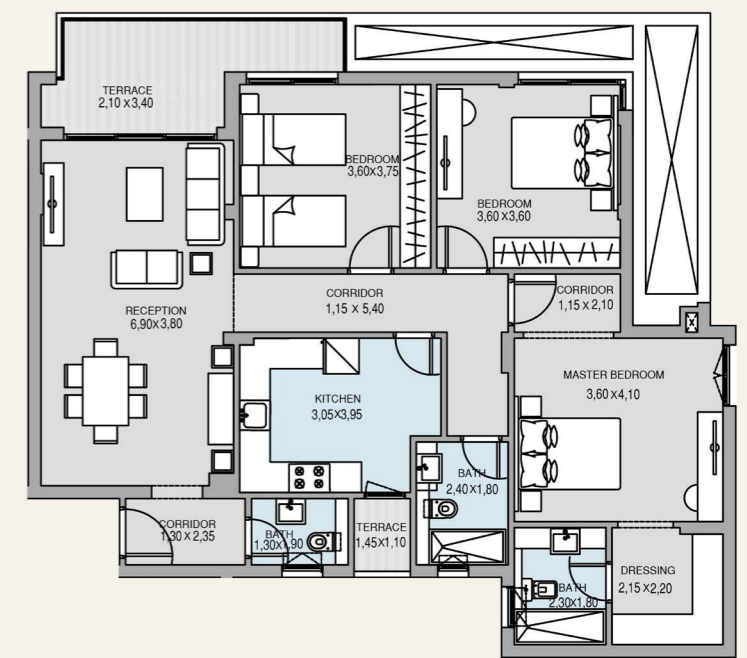


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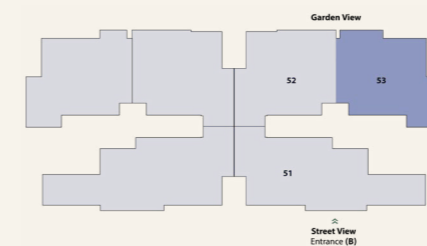
# TYPE A\*

## ENTRANCE B UNIT 53

Unit Area	166 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



keyplan



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## TYPE B

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# TYPE B

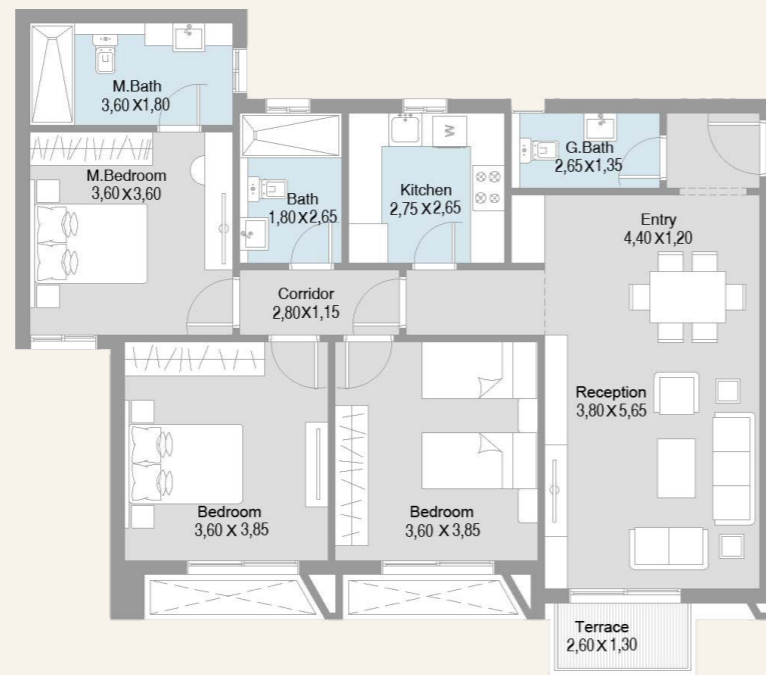
## ENTRANCE A

### UNIT 14

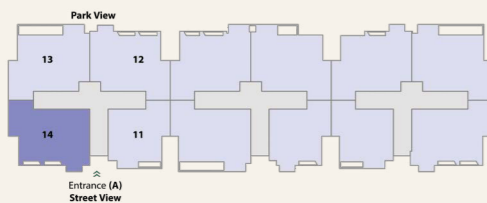
Unit Area 145 m<sup>2</sup>

Number of Bedrooms 3

Number of Bathrooms 3



#### keyplan



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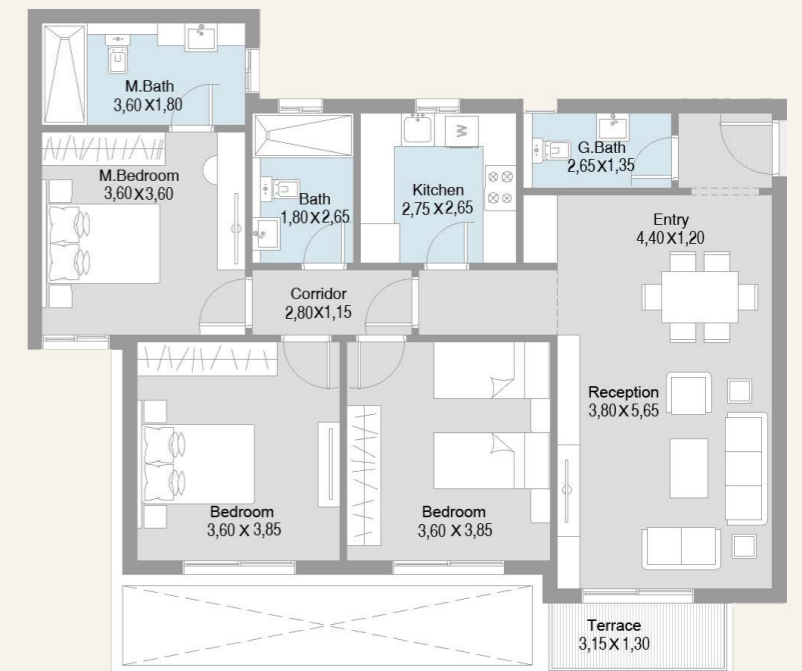
## ENTRANCE B

### UNIT 14

Unit Area 147 m<sup>2</sup>

Number of Bedrooms 3

Number of Bathrooms 3



#### keyplan



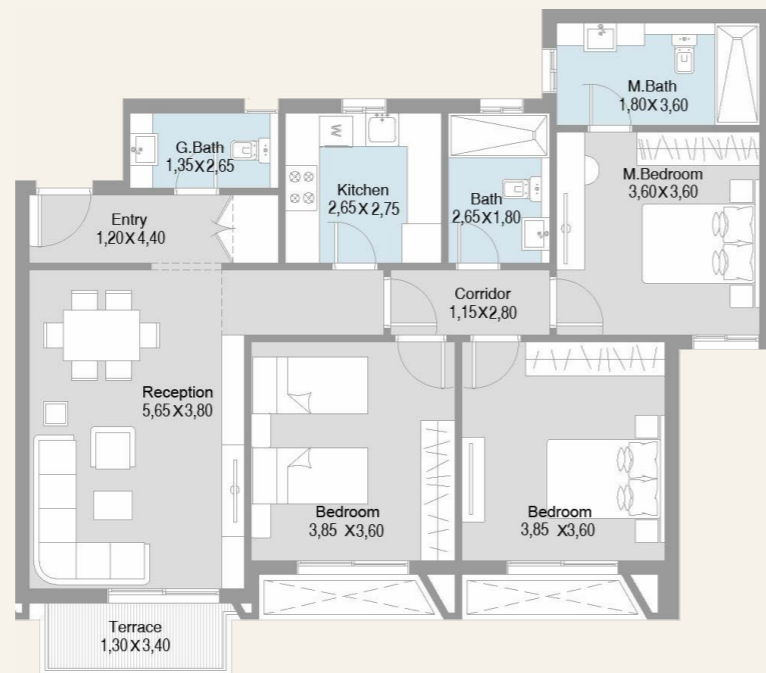
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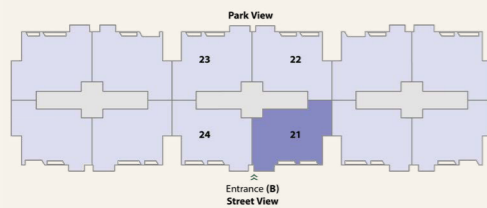
## ENTRANCE B

UNIT 21 - 31 - 41

Unit Area	139-140 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



### keyplan



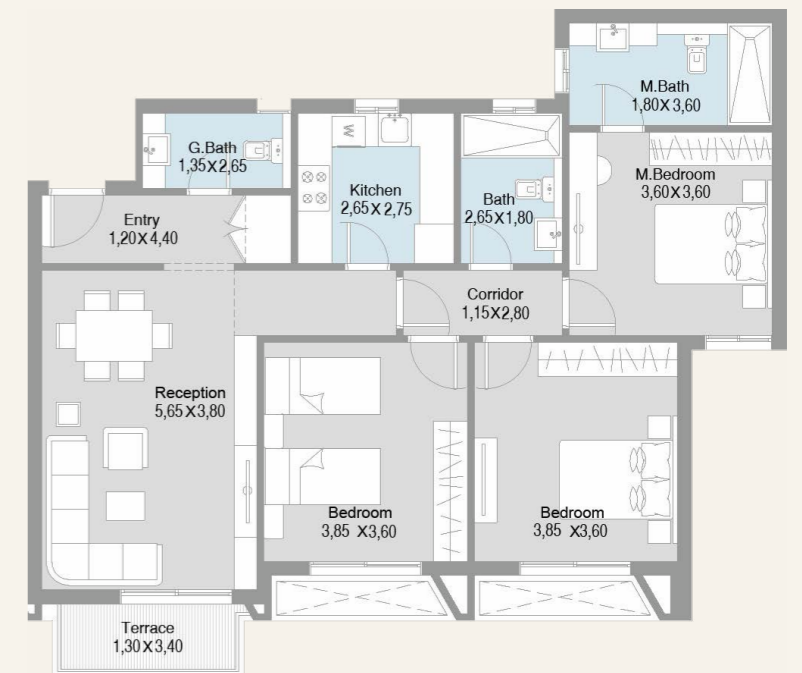
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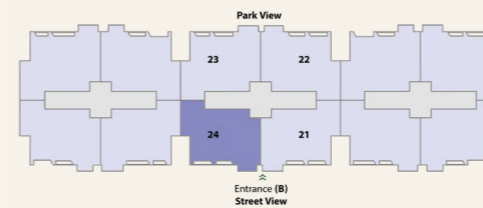
## ENTRANCE B

UNIT 24 - 34 - 44

Unit Area	140 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3



### keyplan



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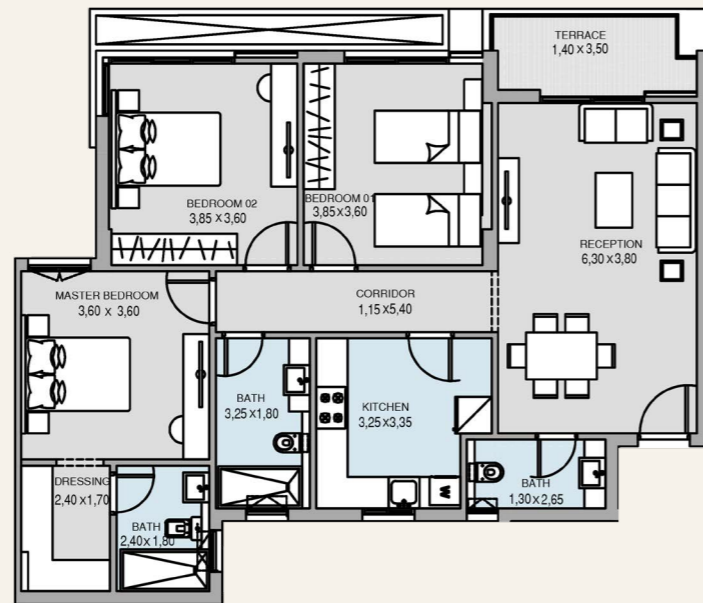
## ENTRANCE B

### UNIT 53

Unit Area 144 m<sup>2</sup>

Number of Bedrooms 3

Number of Bathrooms 3



#### keyplan



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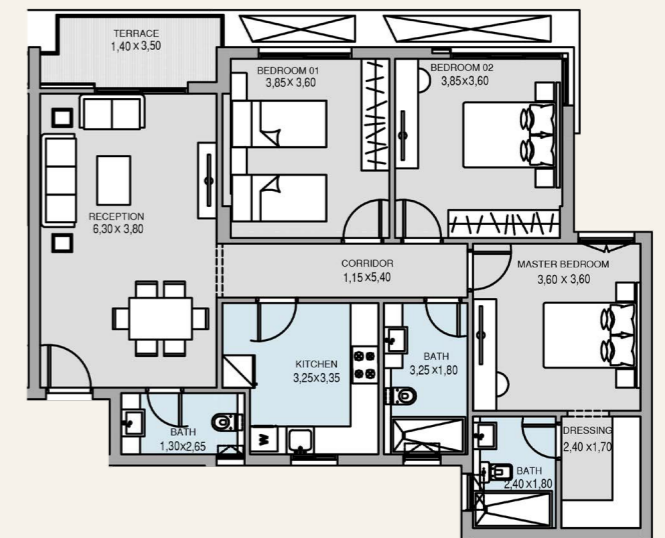
## ENTRANCE C

### UNIT 52

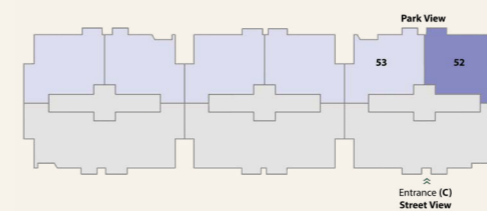
Unit Area 144 m<sup>2</sup>

Number of Bedrooms 3

Number of Bathrooms 3



#### keyplan



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FLOORPLANS

# TYPE B

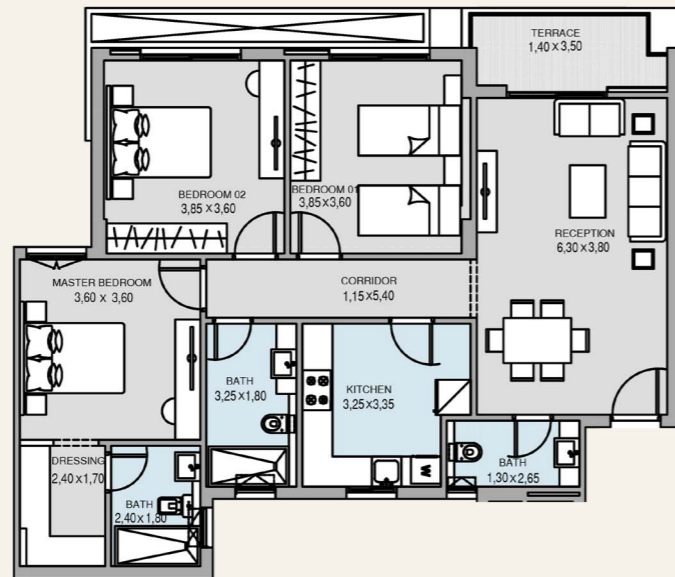
## ENTRANCE C

### UNIT 53

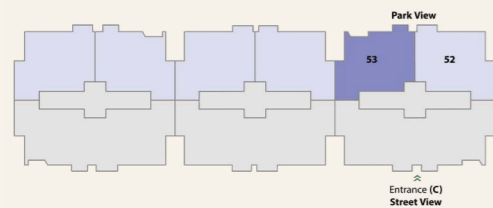
Unit Area 144 m<sup>2</sup>

Number of Bedrooms 3

Number of Bathrooms 3



keyplan



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## T-HOUSE

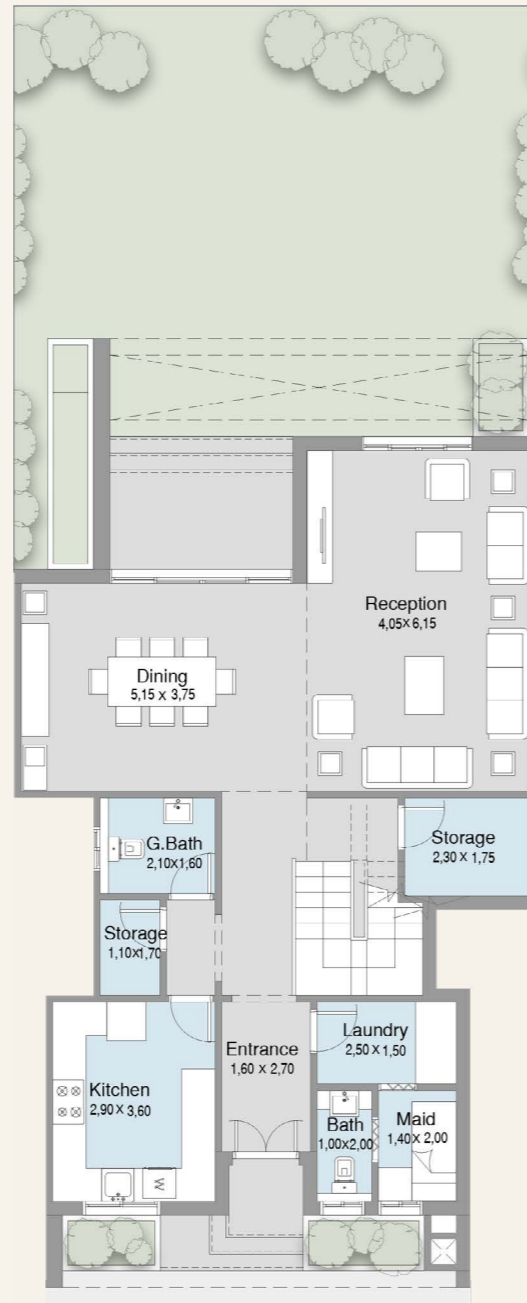
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# T - HOUSE

## ENTRANCE B

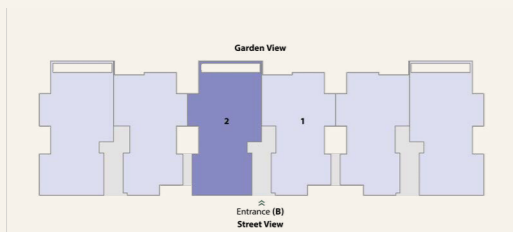
### T VILLA 2 (DUPLEX)

Unit Area	255 m <sup>2</sup>
Number of Bedrooms	3 + family Living
Number of Bathrooms	3
Allocated parking slots	2
Maid Room	
Laundry Room	
Storage Room	



GROUND FLOOR

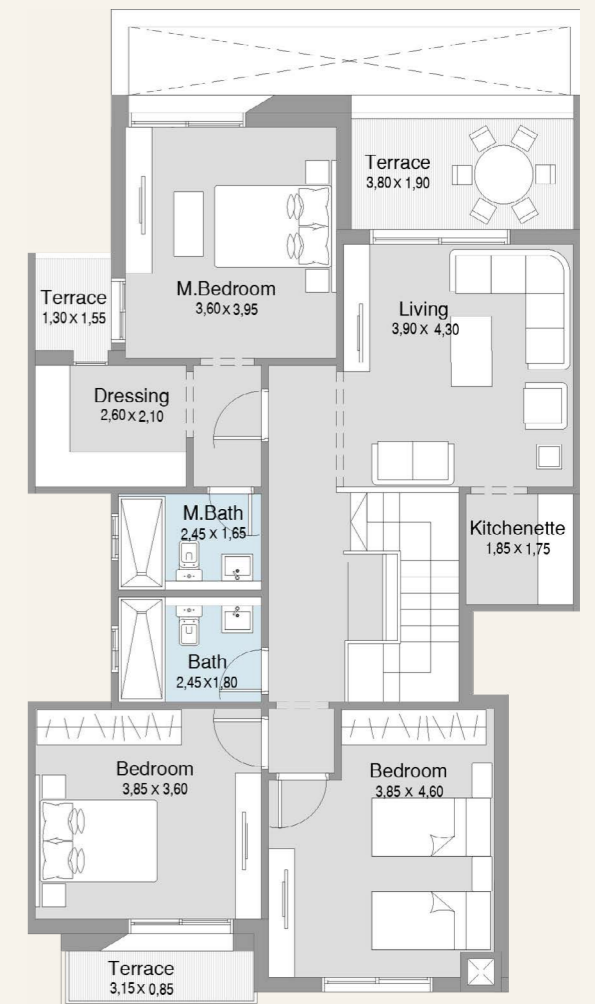
keyplan



# T - HOUSE

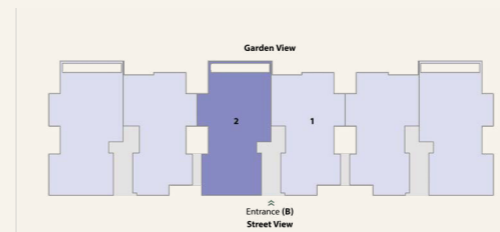
## ENTRANCE B

### T VILLA 2 (DUPLEX)



FIRST FLOOR

keyplan



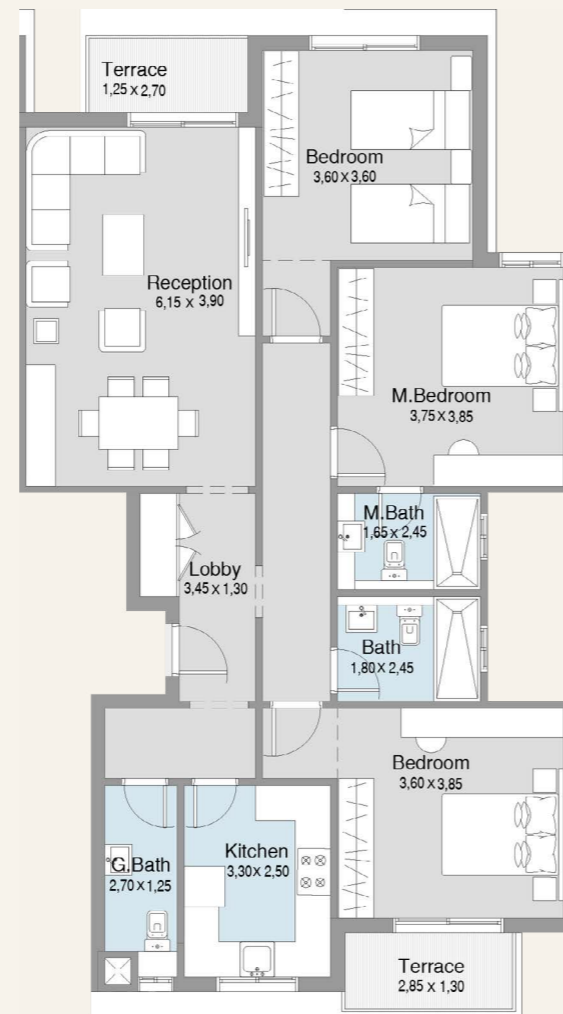
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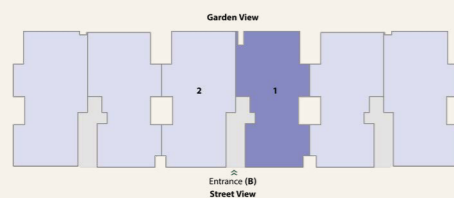
# T - HOUSE

## ENTRANCE B APARTMENT 41

Unit Area	160 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3
Allocated parking slots	1



keyplan



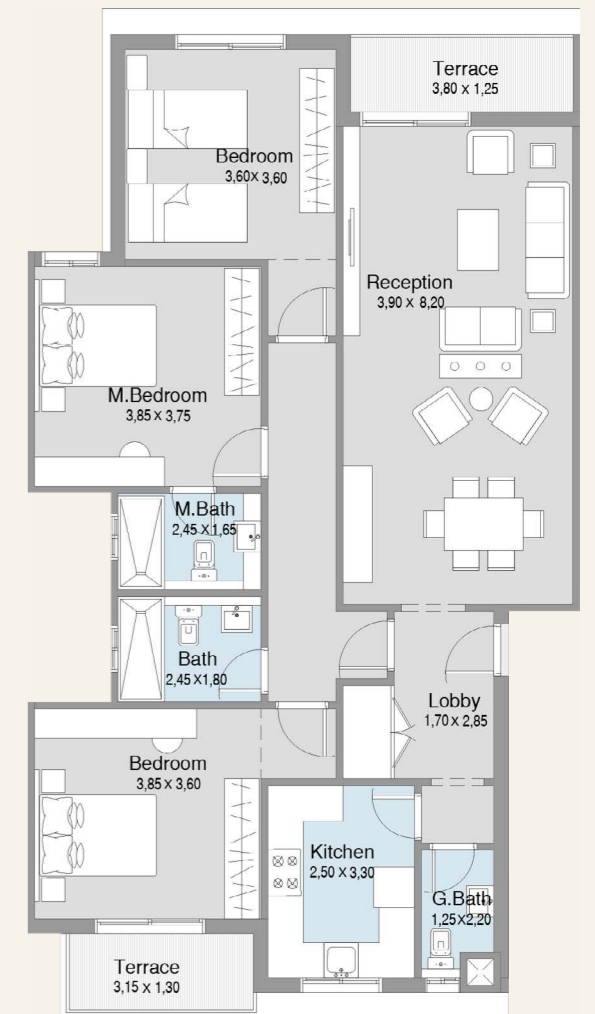
TYPICAL FLOOR

1. All room dimensions are measured internally and exclude wall finishes and construction tolerance. 2. All dimensions have been provided by our consultant architect. 3. All material, dimensions and drawings are approximate, and information is subject to change without notice. 4. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 5. Drawing areas are not to scale. 6. The developer reserves the right to make revisions. 7. Actual unit areas, windows, porches, terraces, and exterior trim detail may vary by elevation style. 8. The unit orientation will be shown in the master plan and not the floor plan.

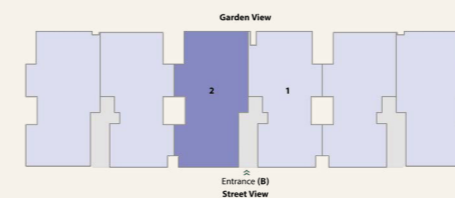
# T - HOUSE

## ENTRANCE B APARTMENT 42

Unit Area	166-168 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3
Allocated parking slots	1



keyplan



TYPICAL FLOOR

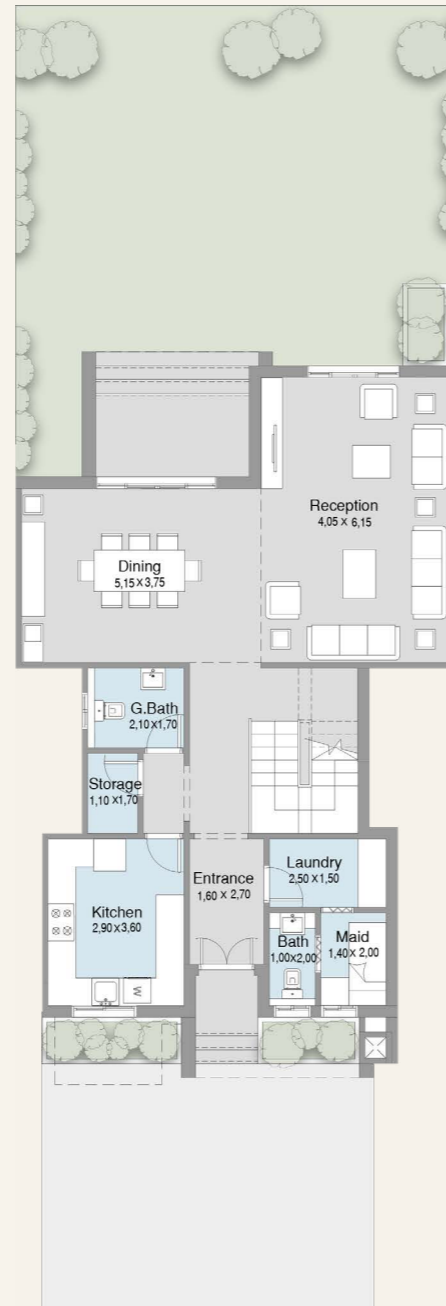
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# T - HOUSE

## ENTRANCE C

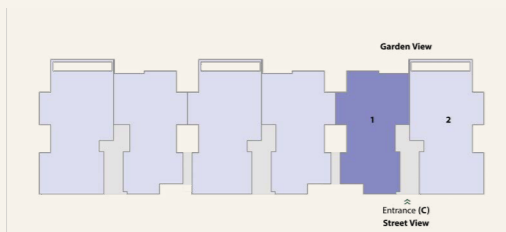
### T VILLA 1 (DUPLEX)

Unit Area	250 m <sup>2</sup>
Number of Bedrooms	3 + family Living
Number of Bathrooms	3
Allocated parking slots	2
Maid Room	
Laundry Room	
Storage Room	



GROUND FLOOR

keyplan

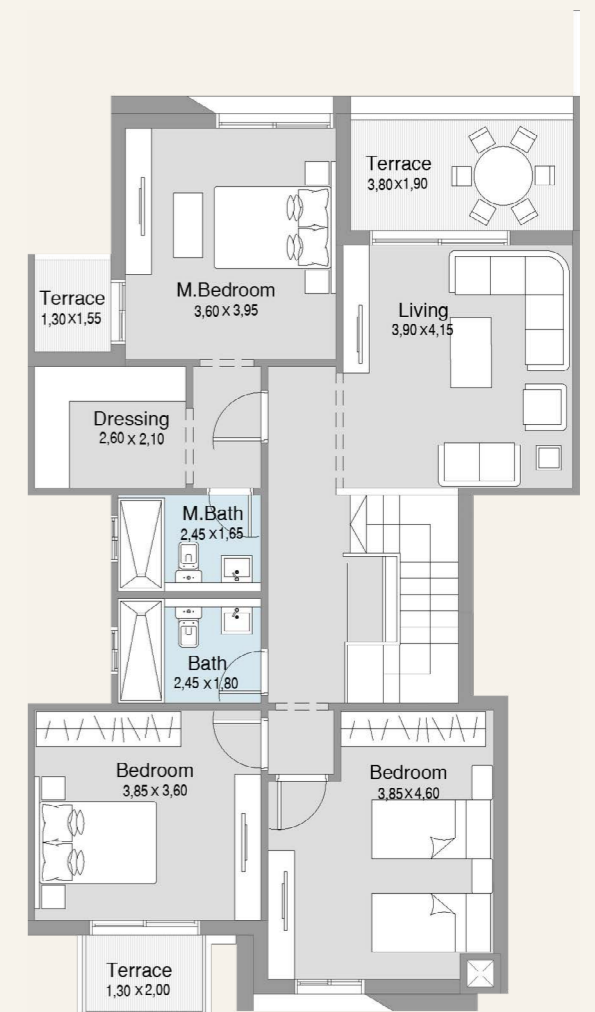


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# T - HOUSE

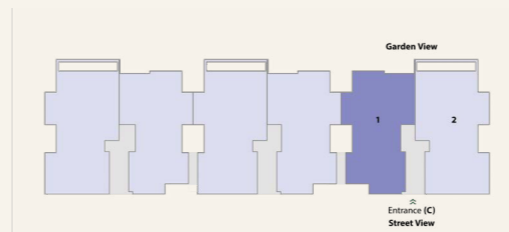
## ENTRANCE C

### T VILLA 1 (DUPLEX)



FIRST FLOOR

keyplan



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# T - HOUSE

## ENTRANCE C

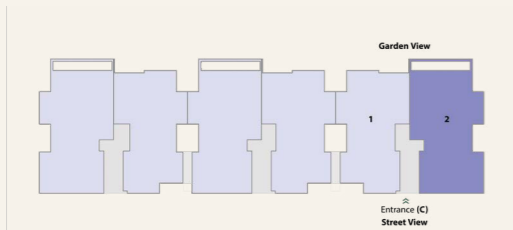
### T VILLA 2 (DUPLEX)

Unit Area	260 m <sup>2</sup>
Number of Bedrooms	3 + family Living
Number of Bathrooms	3
Allocated parking slots	2
Maid Room	
Laundry Room	
Storage Room	



GROUND FLOOR

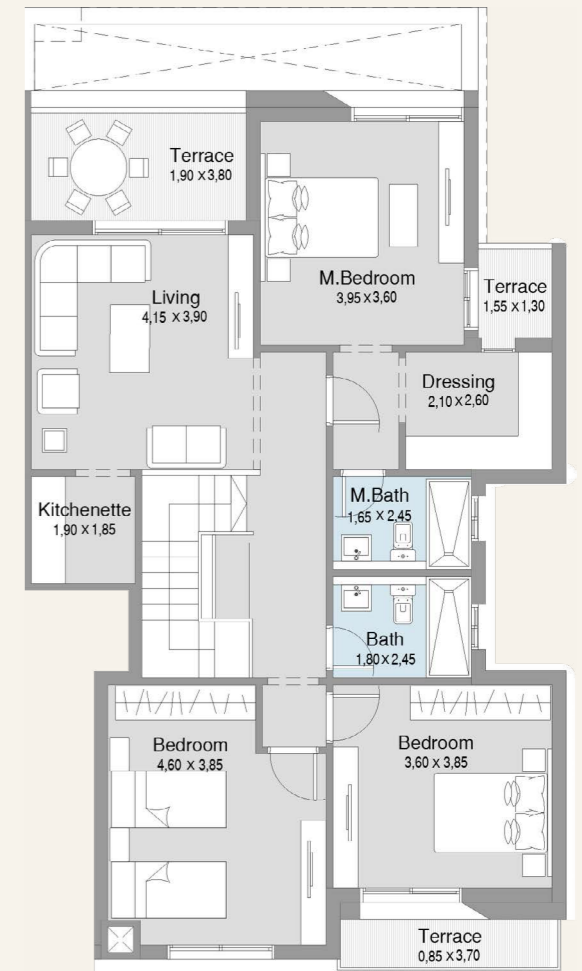
keyplan



# T - HOUSE

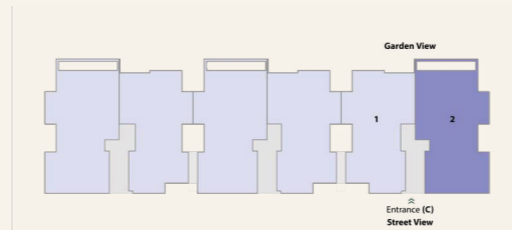
## ENTRANCE C

### T VILLA 2 (DUPLEX)



FIRST FLOOR

keyplan



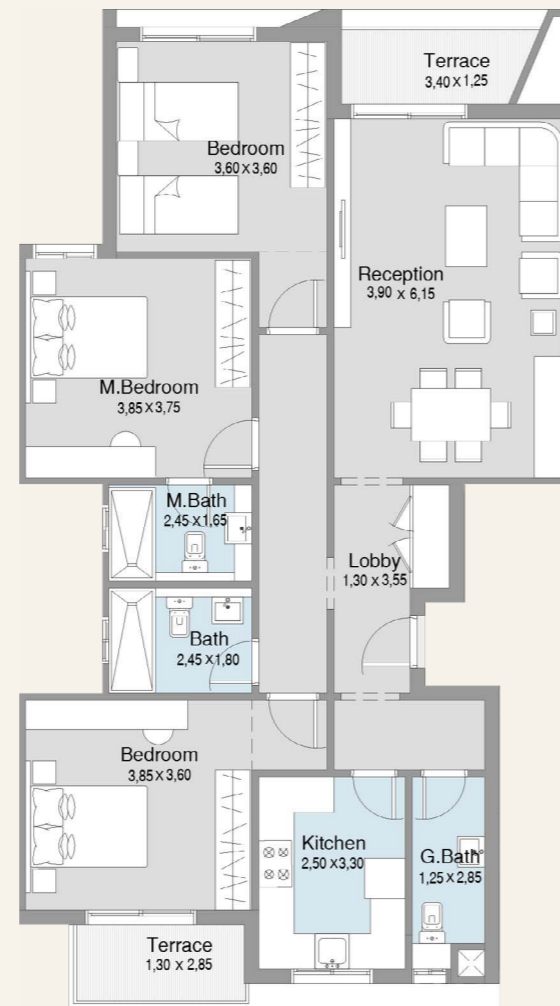
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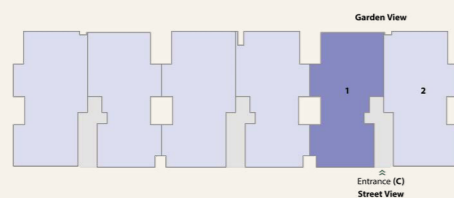
# T - HOUSE

## ENTRANCE C APARTMENT 21

Unit Area	161 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3
Allocated parking slots	1



keyplan



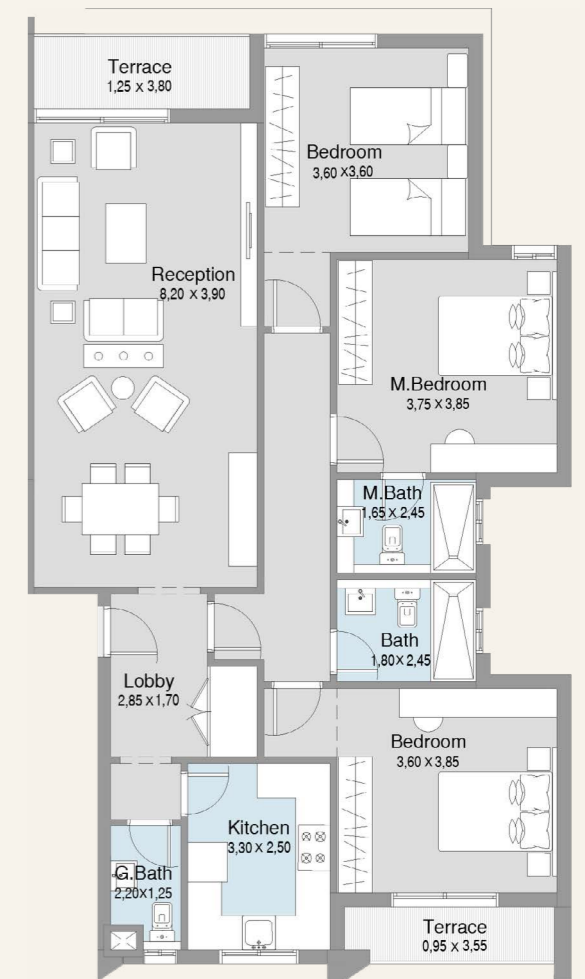
TYPICAL FLOOR

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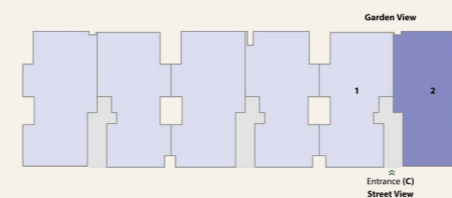
# T - HOUSE

## ENTRANCE C APARTMENT 22

Unit Area	166-167 m <sup>2</sup>
Number of Bedrooms	3
Number of Bathrooms	3
Allocated parking slots	1




keyplan




TYPICAL FLOOR

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#### SALES OFFICES

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- New Cairo - B4, Eastwalk, AUC Avenue.

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