



CIERVO

NEW ZAYED

LIVING
THE /
5-STAR LIFE

/ TABLE OF CONTENT

About The Developer

Behind The Name " Ciervo"

Renders

The Concept

Partners In Success

Location

Master Plan

Facilities & Amenities

CEO Word

Contact Us



LIVING
THE /
5-STAR LIFE

/ ABOUT THE DEVELOPER



EDIC Developments does more than shape skylines; it builds the future through innovation, quality, and a clear vision.

With over two decades of experience, strategic partnerships with industry leaders drive the delivery of pioneering projects that transform Egypt's real estate landscape.

This commitment goes beyond traditional development, focusing instead on sustainable growth, community impact, and long-term value.

/ BEHIND THE NAME **CIERVO**

The Spirit of Grace, The Essence of Home.

The name Ciervo is the Spanish word for 'Deer', a creature that has long symbolized nobility, serenity, and a harmonious connection with nature.

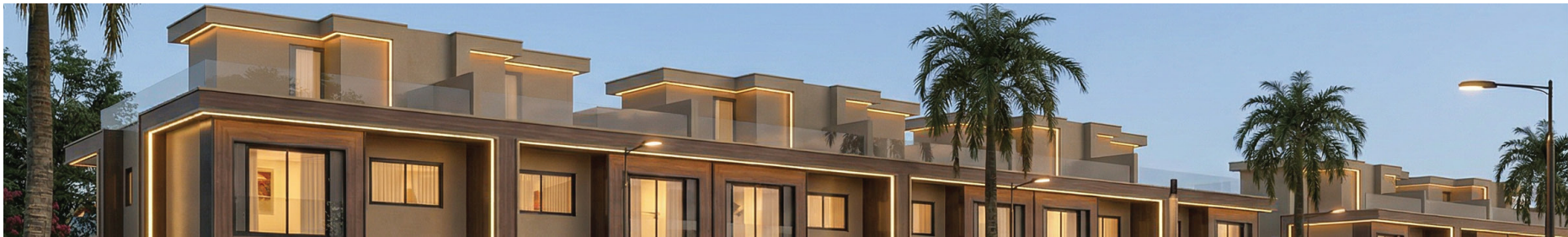
At EDIC, we chose this name to represent the lifestyle we are crafting in our newest landmark.

Beyond the Ciervo Gates lies a sanctuary of prestige. With a signature Mini Park home to gentle deer and a refined Club House, Ciervo transforms nature's grace into a lifestyle of pure tranquility.





/ THE CONCEPT



LIVING
THE /
5-STAR LIFE

Ciervo stands as the first villa-only community to seamlessly integrate premium hotel services into the privacy of a personal residence. Rather than offering a simple home, **EDIC** provides a lifestyle defined by effortless ease and professional excellence.

Spanning 5 acres (**21,000 sqm**) of lush landscapes, Ciervo offers an intimate and exclusive atmosphere. The modern architectural style meticulously blends sleek design with functional elegance, ensuring every detail reflects the high standards of **EDIC**.





/ PARTNERS IN SUCCESS

Defined by Quality, Guided by Expertise.

Engineering Consultant
Eng. Ahmed Fouad Sabry

A distinguished authority in the engineering field, Eng. Ahmed Fouad Sabry brings a wealth of experience and a track record of excellence to the structural foundation of Ciervo.

Executive Consultant
Eng. Mohamed El-Daly

Recognized as a premier executive consultant, Eng. Mohamed El-Daly provides the strategic oversight and technical mastery essential to delivering Ciervo's uncompromising standards.




/ LOCATION

The Ultimate Address.

Experience the convenience of New Zayed's most central location. Nestled in Hood 1 at Gate 3, Ciervo offers an unparalleled connection to the area's key landmarks, ensuring that luxury and accessibility go hand in hand.





Ciervo
New Zayed

/ MASTER PLAN

Where Design Meets Nature.

/ 13

Spanning 5 acres
21,000 SQM

of meticulously curated
landscapes, Ciervo creates an
atmosphere of secluded exclusivity.

The architectural vision seamlessly
integrates sleek, modern aesthetics
with high-performance functional
elegance.

Ciervo
New Zayed

/ 14



/VILLAS TYPES

Standalone Villas | Twin Houses | Townhouses

Every villa features a private administrative office located in the Ciervo Business Hub.





/ **STANDALONE VILLAS**

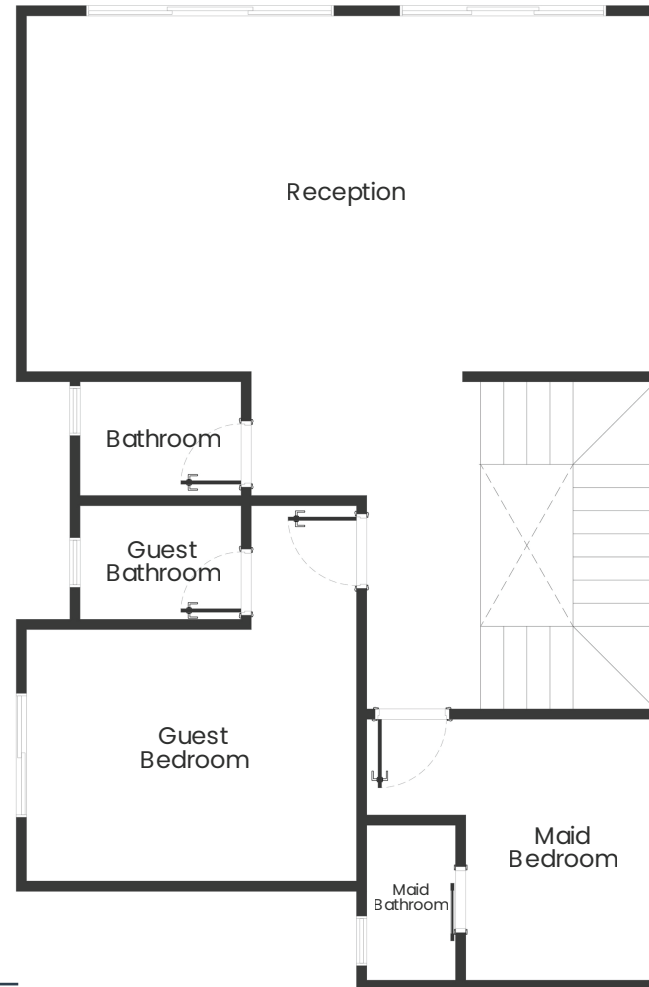
Unrivaled Space & Privacy.

Areas | 370^m – 410^m

The pinnacle of luxury at Ciervo, these villas offer architectural grandeur and ultimate seclusion.

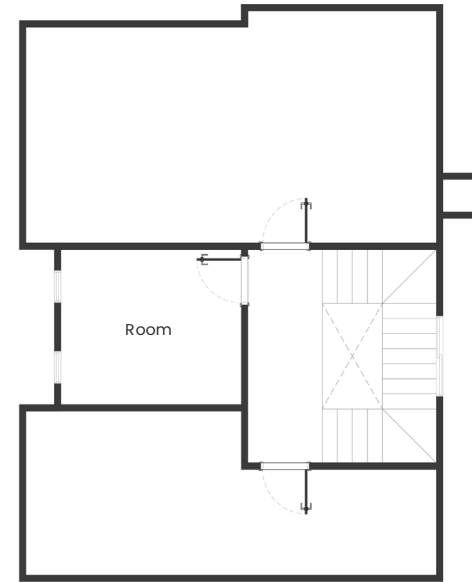
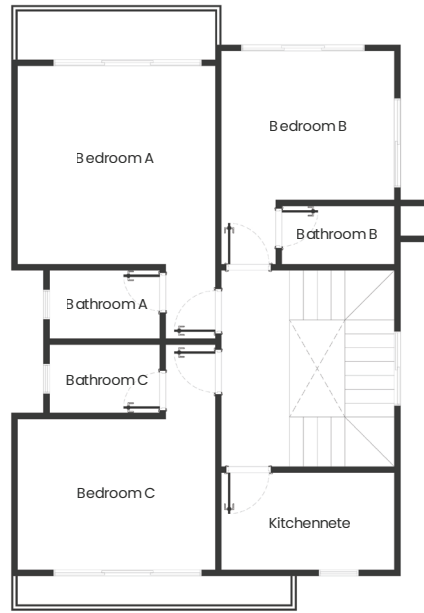
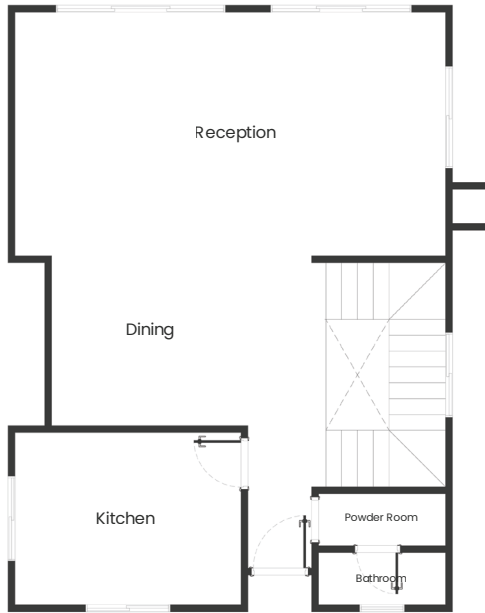
The expansive layouts are meticulously designed for those who demand the finest in modern, spacious living.

Basement _____



Ciervo - Stand Alone Villa A
BUA = 370m² // Garden Area = 240m²

/ STANDALONE VILLAS



Ciervo - Stand Alone Villa A
BUA = 370m² // Garden Area = 240m²

Ground Floor

First Floor

Roof

/ **STANDALONE VILLAS**

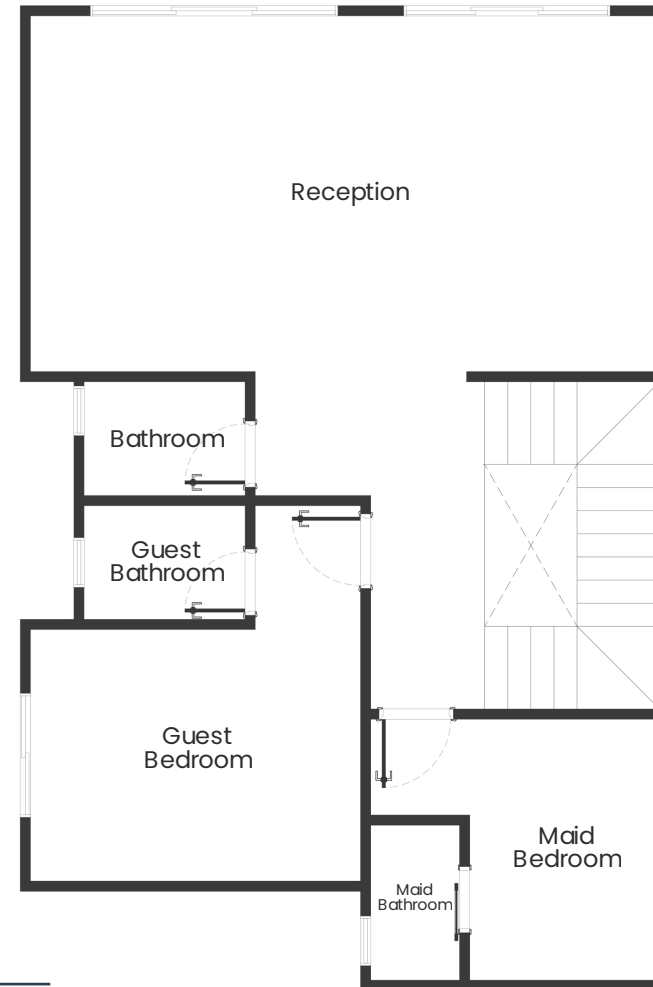
Unrivalled Space & Privacy.

Areas | 410m² – 254m²

The pinnacle of luxury at Ciervo, these villas offer architectural grandeur and ultimate seclusion.

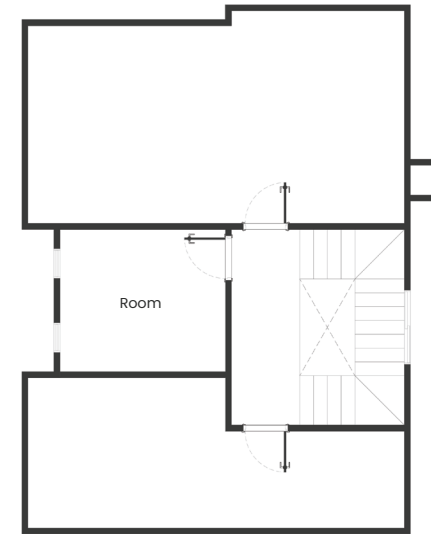
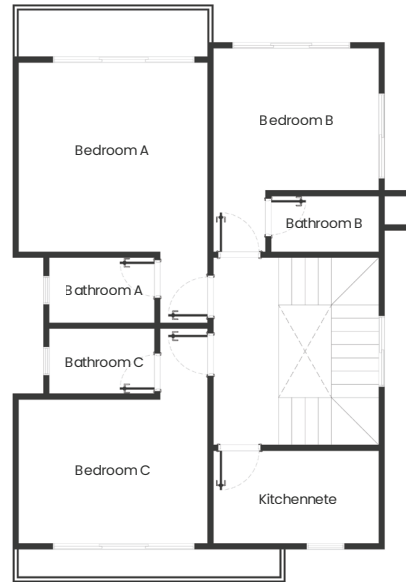
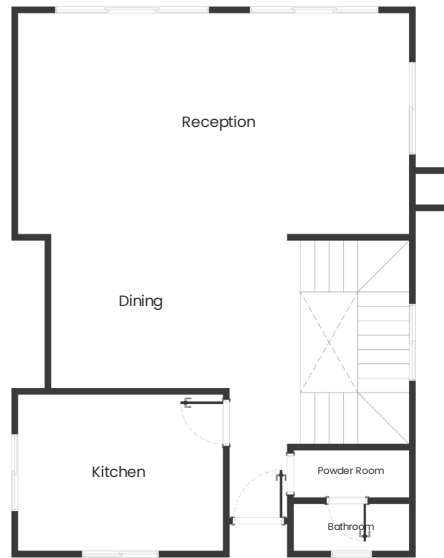
The expansive layouts are meticulously designed for those who demand the finest in modern, spacious living.

Basement _____



Ciervo - Stand Alone Villa B
BUA = 410m² // Garden Area = 254m²

/ STANDALONE VILLAS



Ground Floor

First Floor

Roof

Ciervo - Stand Alone Villa B
BUA = 410m² // Garden Area = 254m²



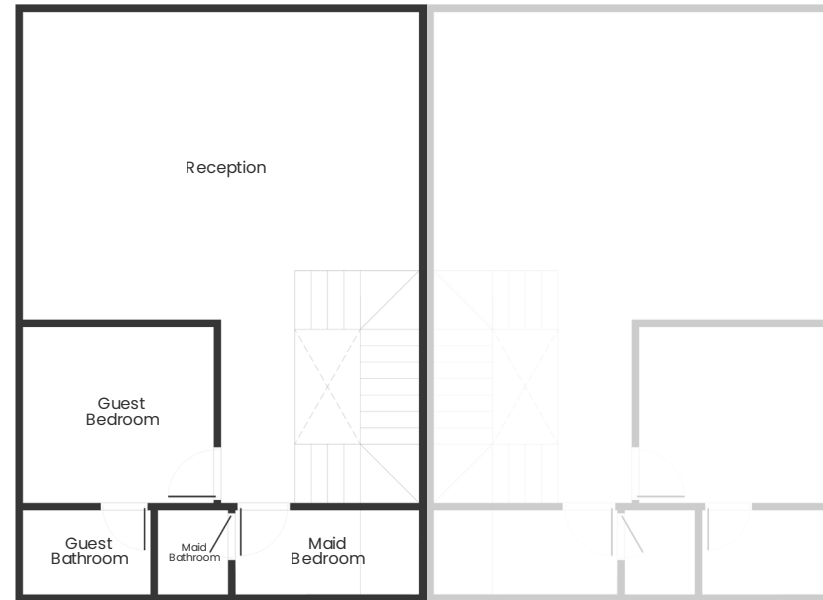


/ **TWIN HOUSES**

Balanced Elegance.

Areas | 320m²

The Twin Houses provide a perfect harmony of space and community, offering the feel of a standalone villa with a modern, symmetrical design that maximizes both privacy and natural light.



Ciervo - Twin House
BUA = 320m² // Garden Area = 165/220m²

Basement _____

/ TWIN HOUSES



Ciervo - Twin House
BUA = 320m² // Garden Area = 165/220m²

Ground Floor

First Floor

Roof



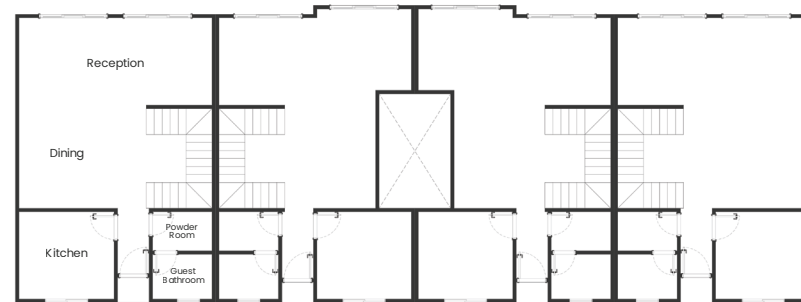


/ **TOWN HOUSES**

Sophisticated Urbanity.

Areas | 210^m – 225^m

The Townhouses offer a sleek, contemporary lifestyle that are ideal for the modern family, blending efficient, high-end design with the prestigious atmosphere of the Ciervo community.

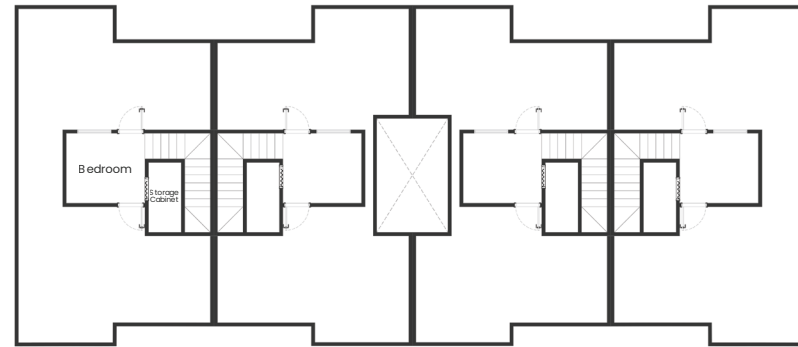
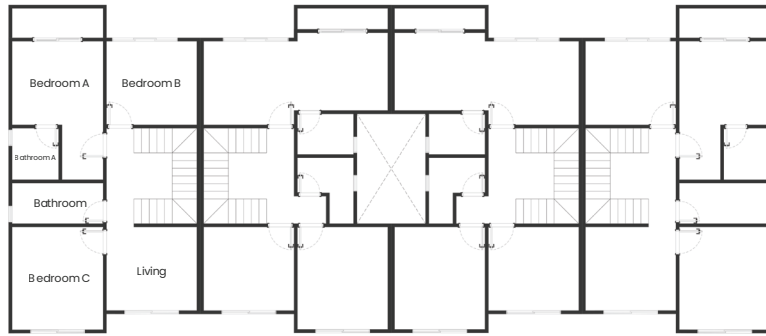


Ciervo - Town House Corner
BUA = 320m² // Garden Area = 165/220m²

Ground Floor _____



/ TOWN HOUSES

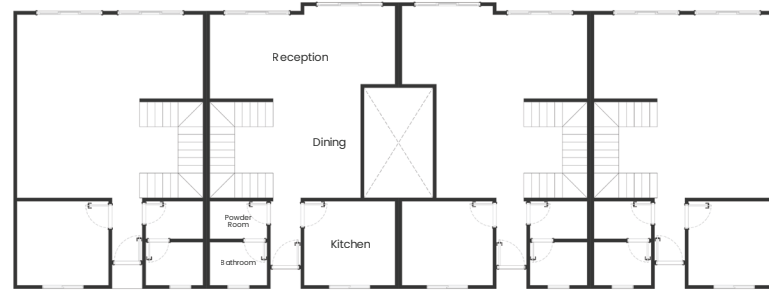


Ciervo - Town House Corner
BUA = 320m² // Garden Area = 165/220m²

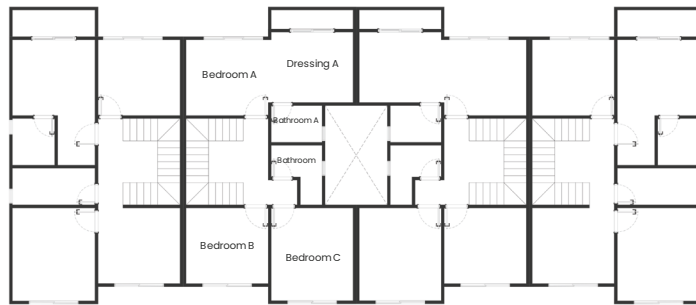
First Floor

Roof

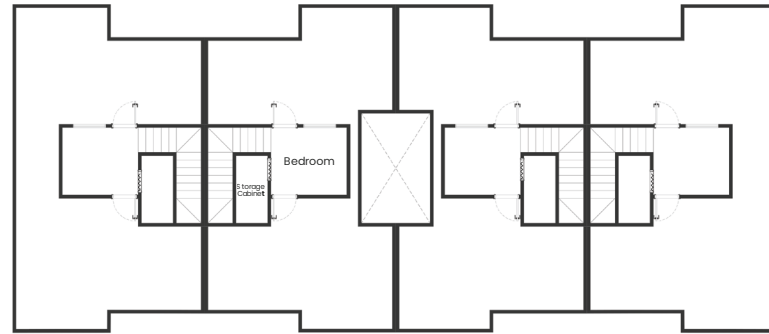
/ TOWN HOUSES



Ground Floor



First Floor



Roof

Ciervo - Town House Middle
BUA = 210m² // Garden Area = 100m²



/ FACILITIES & AMENITIES

The Ciervo 5-Stars Lifestyle



Ciervo is designed to provide a world-class living experience where every detail is curated for comfort, ease, and luxury.

/ **FACILITIES & AMENITIES**

Natural Gazelle Reserve (Mini Park)



**Where Nature
Finds its Grace**

In tribute to the project's name, Ciervo features a unique sanctuary where the grace of live gazelles meets lush greenery, creating a serene heart for the community.

/ FACILITIES & AMENITIES

Professional Housekeeping



**Perfection in
Every Detail**

Experience the ease of hotel living with impeccable villa care provided by highly trained hospitality experts.

/ **FACILITIES & AMENITIES**

The Private Chef Experience



Masterful Dining, At Your Table

A dedicated culinary service offering unique dining experiences and professional kitchen management, exclusively for residents.

/ FACILITIES & AMENITIES

Elite Tennis Courts



**Play with
Precision**

Professional-grade courts designed for both competitive play and leisurely exercise, promoting an active and healthy lifestyle.

/ FACILITIES & AMENITIES

Clubhouse



**The Heart of
Your Social Life**

A premier hub for wellness and social connection, with access fully included in the villa price.

/ FACILITIES & AMENITIES

Administrative Hub



Elite Professional Integration

Experience the ultimate work-life balance with a private administrative office for every villa, located in the compound's exclusive Administrative Hub.

/ **CEO WORD**

Leading with Purpose

At EDIC Developments, we are not just shaping skylines; we are building the future with innovation, quality, and vision.

With over two decades of experience, our strategic partnerships with industry leaders have enabled us to deliver pioneering projects such as CELISTIA Mall, Icon Mall, and Golden Walk—transforming the real estate landscape in Egypt. Our commitment goes beyond traditional development, focusing on sustainable growth, community impact, and long-term value creation.

As we look ahead, we remain dedicated to exploring new frontiers and setting new standards of excellence, always driven by a passion to build a better tomorrow.

Amr Zaky

CEO. EDIC Developments
