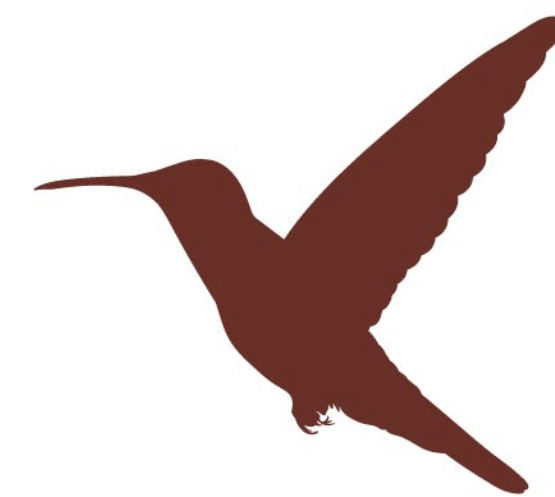


JAZZAL

DEVELOPED BY

 **LEGACY ESTATES**
DEVELOPMENTS



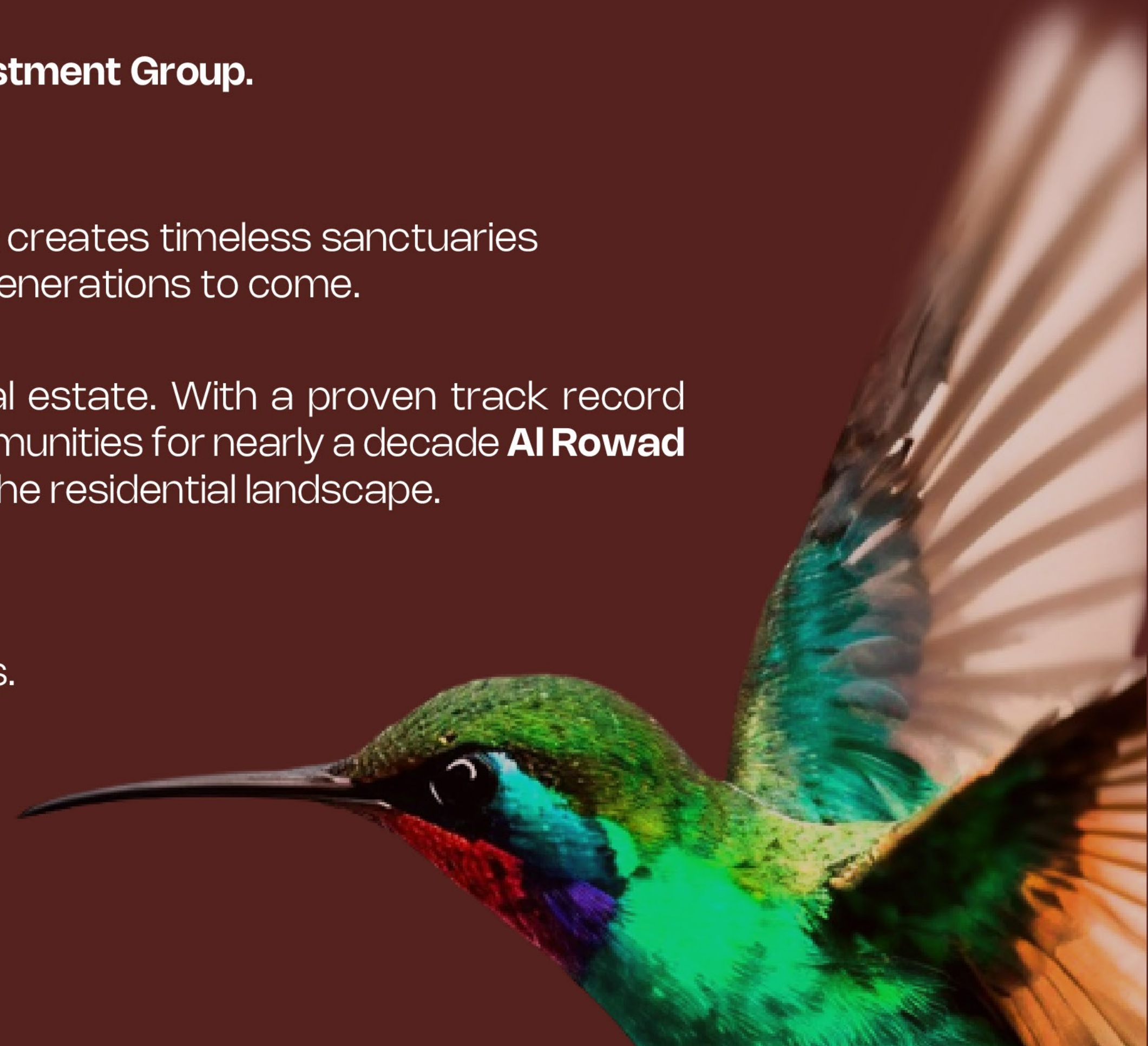
Our Legacy

Legacy Estates Developments is the luxury real estate arm of **Al Rowad Investment Group**.

Rooted in heritage and guided by purpose, Legacy crafts more than homes, it creates timeless sanctuaries for families to continue their stories, shaped by excellence and designed for generations to come.

A visionary conglomerate with deep roots in education, automotive, and real estate. With a proven track record through **GRM** Developments successfully delivering thoughtfully crafted communities for nearly a decade **Al Rowad** now introduces **Legacy Estates Developments** as its elevated expression in the residential landscape.

Jazal is where that **legacy** continues reimagined for today's quiet sophisticates.



WHERE

ASPIRATIONS

MEET

REALITY

JAZAL



About

Strategically located in the heart of **Sheikh Zayed**, an area known for its elegance and exclusivity. **Jazal** aims to set a benchmark for luxury living and is designed with the highest standards in mind, featuring modern amenities and sustainable practices.



MasterPlan

Jazal Compound is strategically located in the heart of **Sheikh Zayed**, an area known for its elegance and exclusivity. **Jazal** aims to set a benchmark for luxury living and is designed with the highest standards in mind, featuring modern amenities and sustainable practices.

Designed by **ADC** Architecture design.

▪ Hyper One	1 Min.
▪ 26th of July Axis	3 min.
▪ Arkan Plaza	6 min.
▪ Dahshor Road	8 min.
▪ Smart Village	15 min.
▪ Mohandessin	23 min.



Cairo Alexandria
Desert Road

Smart Village

Dandy Mall

St. 1

Riviera St.

26 July Axis

Waslet Dahshour
Axis

Al Ahly
Club

Beverly
Hills

Al Rabwa
Compound

Karma Kay

Zed
Park

Atrio

Hyper
One

Arkan

Mall Of
Arabia

JAZAL

Wellness & Recreation



Jogging Track



Indoor And Outdoor Gyms
(And Crossfit)



Yoga And Meditation Retreats



Indoor And Outdoor Swimming Pools



Barbecue Areas

Family and Community Living



Serviced Studios



Clubhouse And Venue



Mosque



Co-Working Spaces



Daycare And Kid's Area

General Amenities



24/7 A-Class Security



Commercial Strip Mall



Underground Parking



Landscape

Project Description

TOTAL COUNT OF UNITS

- 698 apartments & serviced studios

COMMERCIAL STRIP MALL

- F&B and retail
- Offices
- Clinics



Units Types



Rosée Apartments

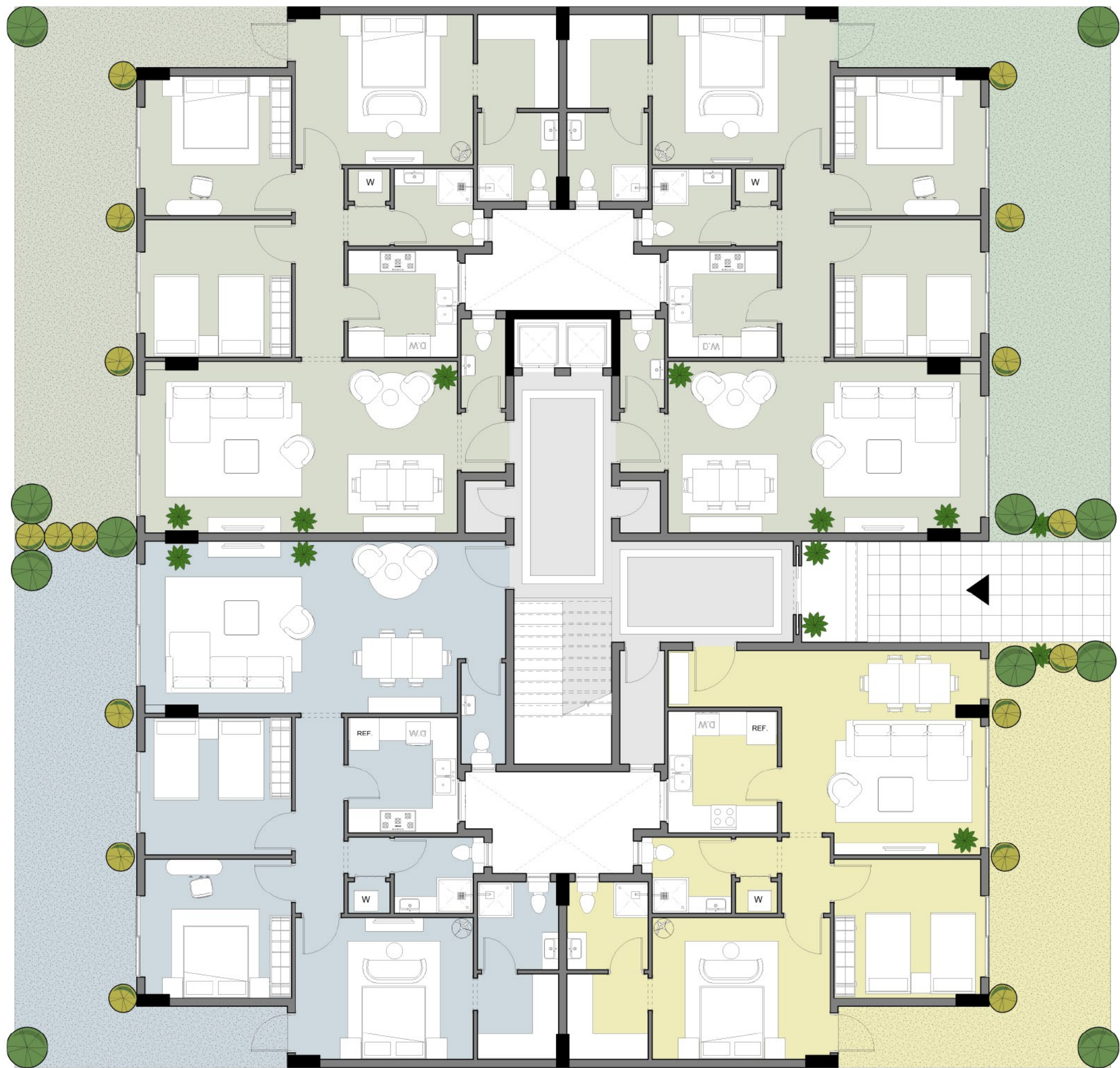
2025

ROSÉE APARTMENTS

AT JAZAL, EVERY FLOOR IS A QUIET CIRCLE OBELONGING —
BOUND BY CALM, SPACE, AND FAMILIARITY.



Ground Floor

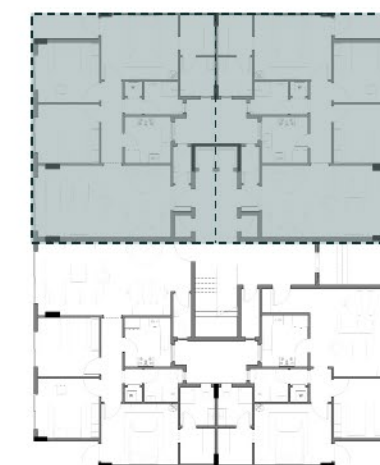


- Type A
- Type B
- Type C

Type A

Area: 158 m²

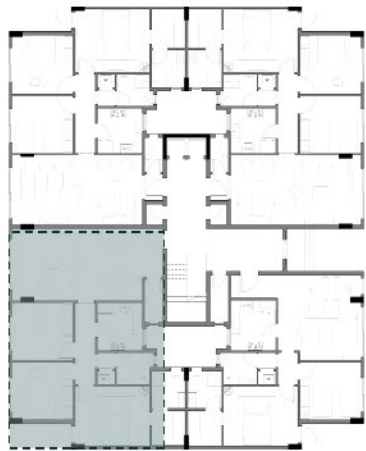
- **Bedroom 1** 3.45 m x 3.60 m
- **Bedroom 2** 3.40 m x 3.60 m
- **Master Bedroom** 3.70 m x 4.40 m
- **Dressing Room** 2.00 m x 2.30 m
- **Reception** 4.25 m x 7.70 m
- **Bathroom** 1.90 m x 2.20 m
- **Laundry** 1.05 m x 0.90 m
- **Kitchen** 2.70 m x 2.65 m
- **Toilet** 2.00 m x 1.10 m
- **Bathroom** 2.00 m x 2.20 m
- **Garden** 48 m² AVG.



Type B

Area: 158 m²

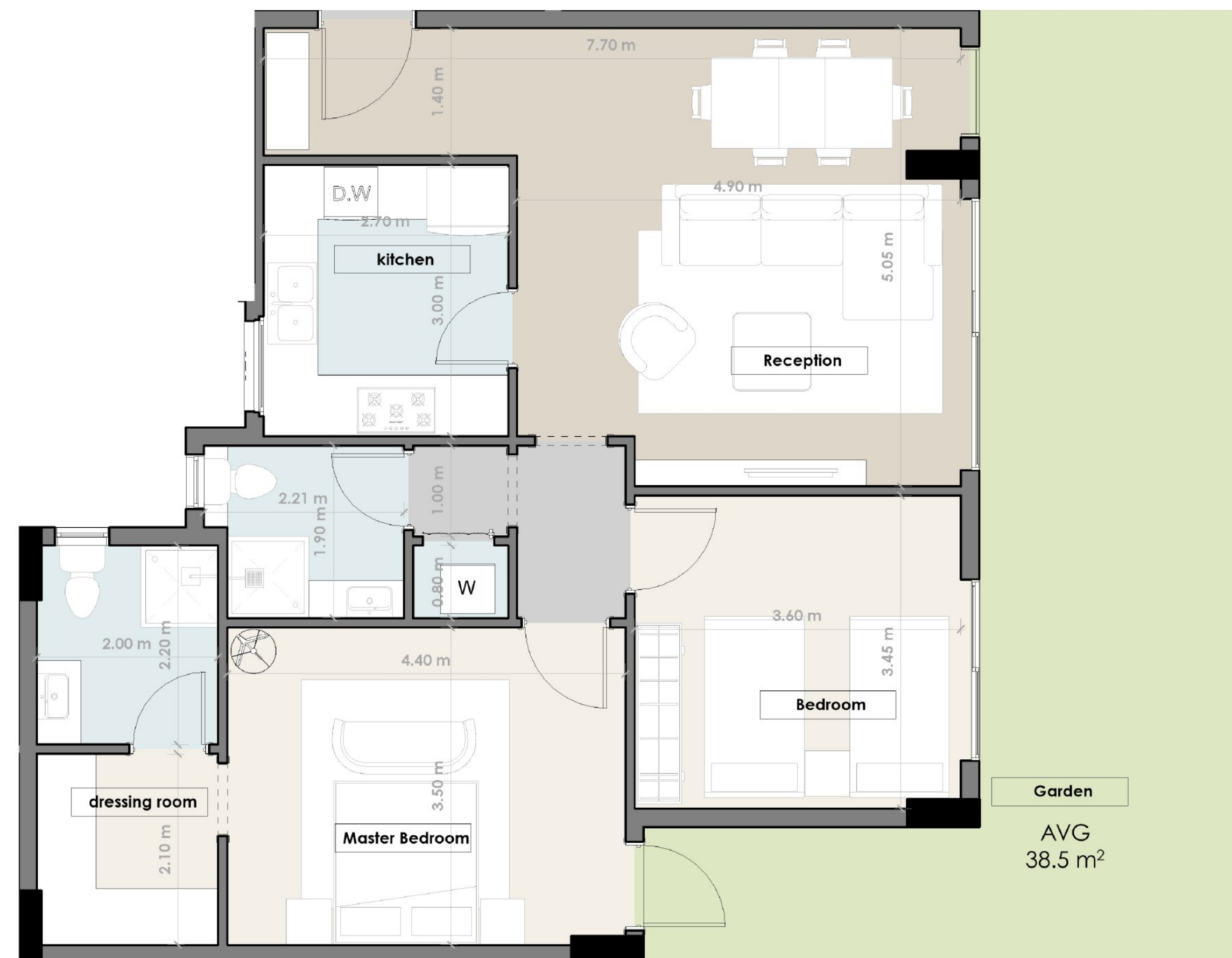
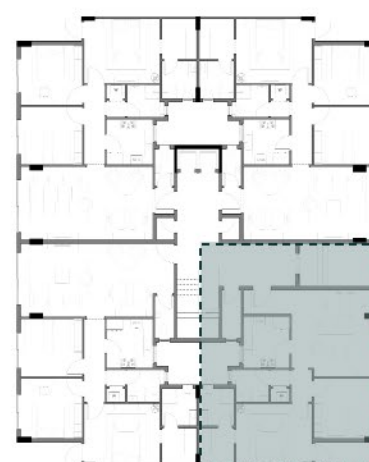
- **Bedroom 1** 3.45 m x 3.60 m
- **Bedroom 2** 3.40 m x 3.60 m
- **Master Bedroom** 3.70 m x 4.40 m
- **Dressing Room** 2.00 m x 2.30 m
- **Reception** 4.25 m x 7.70 m
- **Bathroom** 1.90 m x 2.20 m
- **Laundry** 1.05 m x 0.90 m
- **Kitchen** 2.70 m x 2.65 m
- **Toilet** 2.00 m x 1.10 m
- **Bathroom** 2.00 m x 2.20 m
- **Garden** 48m² AVG



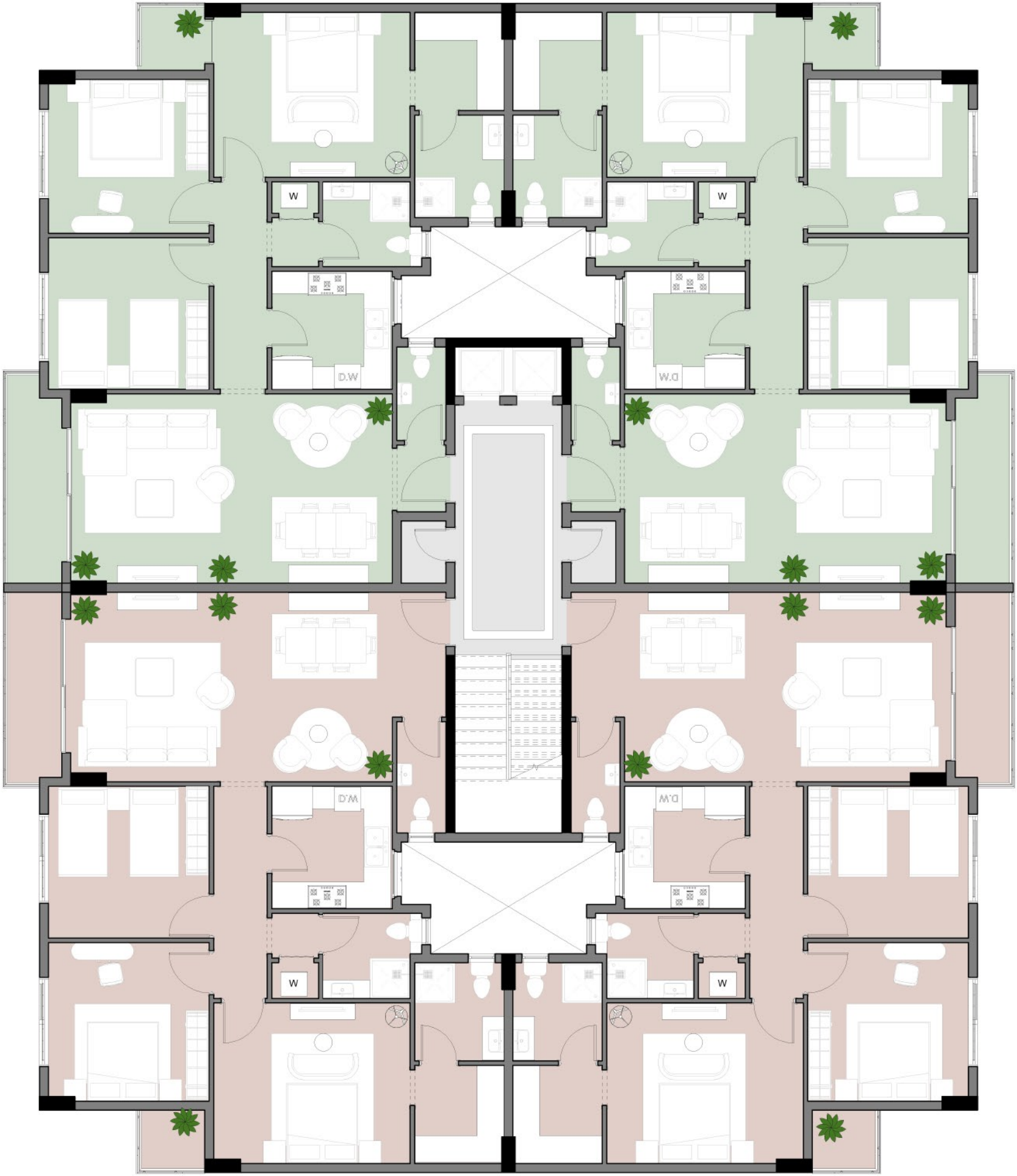
Type C

Area: 128 m²

- **Bedroom** 3.45 m x 3.60 m
- **Master Bedroom** 3.50 m x 4.40 m
- **Dressing Room** 2.00 m x 2.10 m
- **Reception** 4.90 m x 5.05 m
- **Bathroom** 1.90 m x 2.20 m
- **Laundry** 1.10 m x 0.80 m
- **Kitchen** 2.70 m x 3.00 m
- **Bathroom** 2.00 m x 2.20 m
- **Garden** 38.5 m² AVG.



Typical Floor

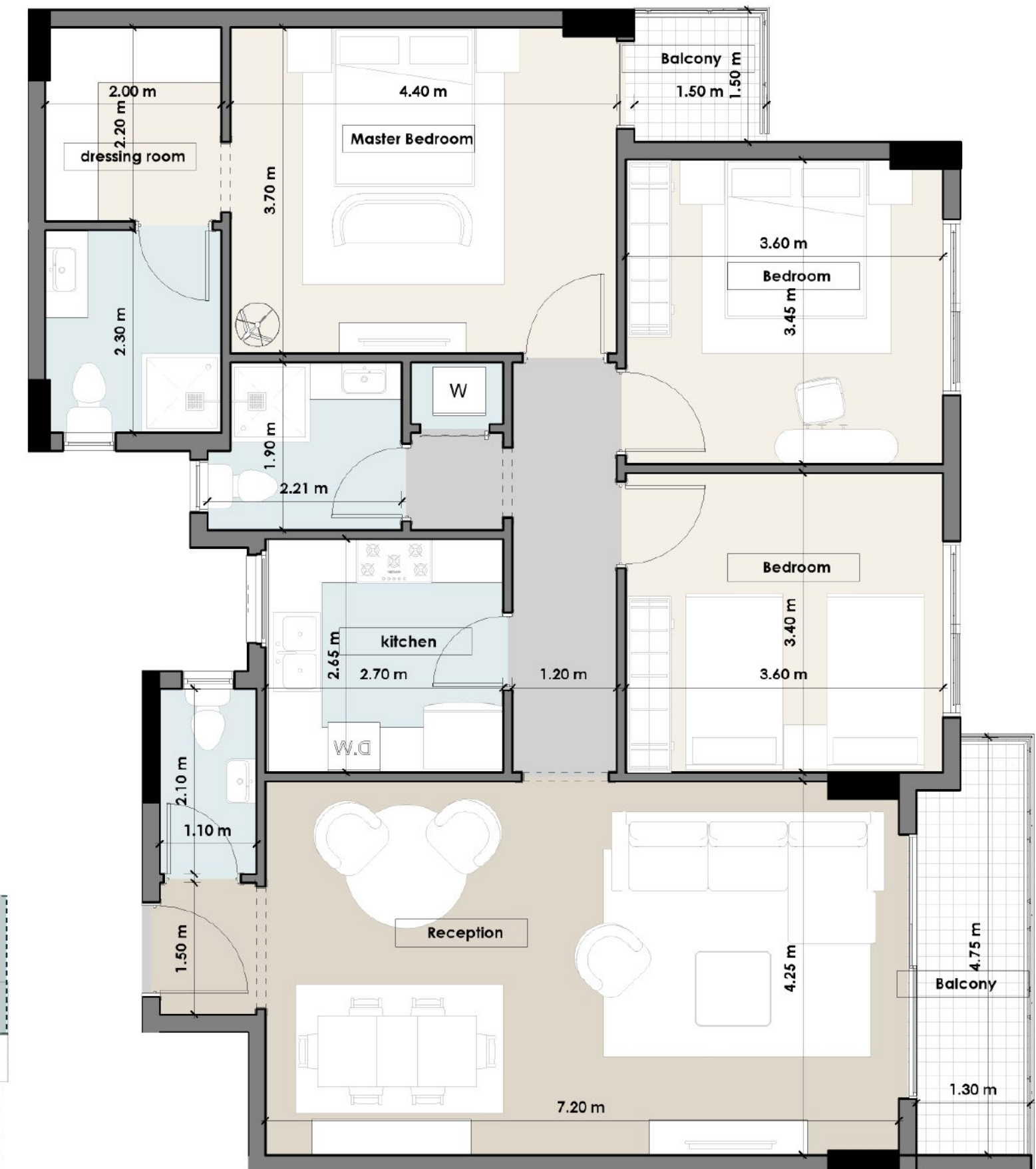
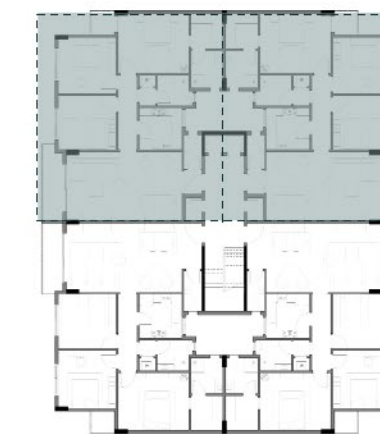


- Type D
- Type E

Type D

Area: 169 m²

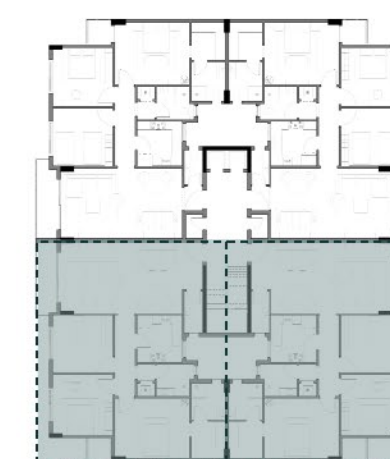
- **Bedroom 1** 3.40 m x 3.60 m
- **Bedroom 2** 3.45 m x 3.60 m
- **Master Bedroom** 3.70 m x 4.40 m
- **Dressing Room** 2.00 m x 2.20 m
- **Reception** 4.25 m x 7.20 m
- **Bathroom** 1.90 m x 2.20 m
- **Laundry** 1.10 m x 0.80 m
- **Kitchen** 2.70 m x 2.65 m
- **Toilet** 2.10 m x 1.10 m
- **Bathroom** 2.00 m x 2.30 m
- **Balcony 1** 1.30 m x 4.75 m
- **Balcony 2** 1.50 m x 1.50 m



Type E

Area: 168 m²

- **Bedroom 1** 3.40 m x 3.60 m
- **Bedroom 2** 3.55 m x 3.60 m
- **Master Bedroom** 3.60 m x 4.40 m
- **Dressing Room** 2.00 m x 2.20 m
- **Reception** 4.25 m x 8.40 m
- **Bathroom** 1.90 m x 2.270 m
- **Laundry** 1.10 m x 0.80 m
- **Kitchen** 2.70 m x 2.75 m
- **Toilet** 2.50 m x 1.10 m
- **Bathroom** 2.00 m x 2.20 m
- **Balcony 1** 1.30 m x 4.35 m
- **Balcony 2** 1.40 m x 1.50 m



Silène Apartments



Ground Floor



- Type A
- Type B
- Type C
- Type D
- Type E

Type A

Area: 152 m²

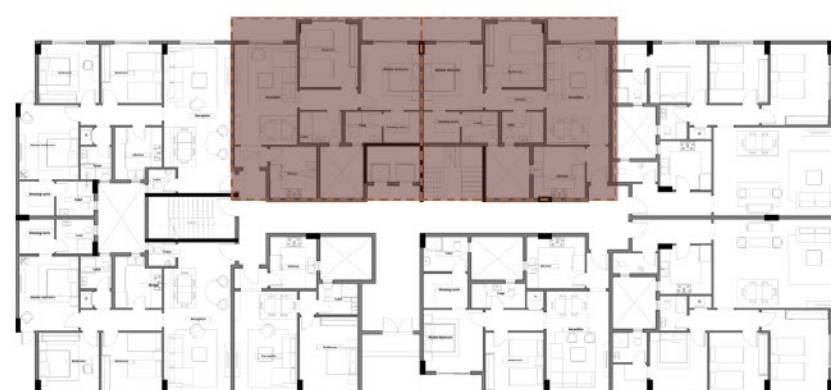
- **Bedroom 1** 3.40 m x 3.50 m
- **Bedroom 2** 3.40 m x 3.50 m
- **Master Bedroom** 3.45 m x 4.30 m
- **Dressing Room** 2.00 m x 2.05 m
- **Reception** 3.85 m x 8.60 m
- **Bathroom** 1.90 m x 1.80 m
- **Kitchen** 2.70 m x 3.00 m
- **Toilet** 1.60 m x 1.40 m
- **Bathroom** 2.00 m x 2.20 m
- **Garden** 54 m² AVG



Type B

Area: 113 m²

- **Bedroom** 3.40 m x 3.70 m
- **Master Bedroom** 3.45 m x 3.80 m
- **Dressing Room** 2.10 m x 1.800 m
- **Reception** 3.65 m x 5.80 m
- **Bathroom** 2.45 m x 1.80 m
- **Kitchen** 2.70 m x 3.005 m
- **Bathroom** 2.10 m x 1.80 m
- **Garden** 26 m² AVG



Type C

Area: 170 m²

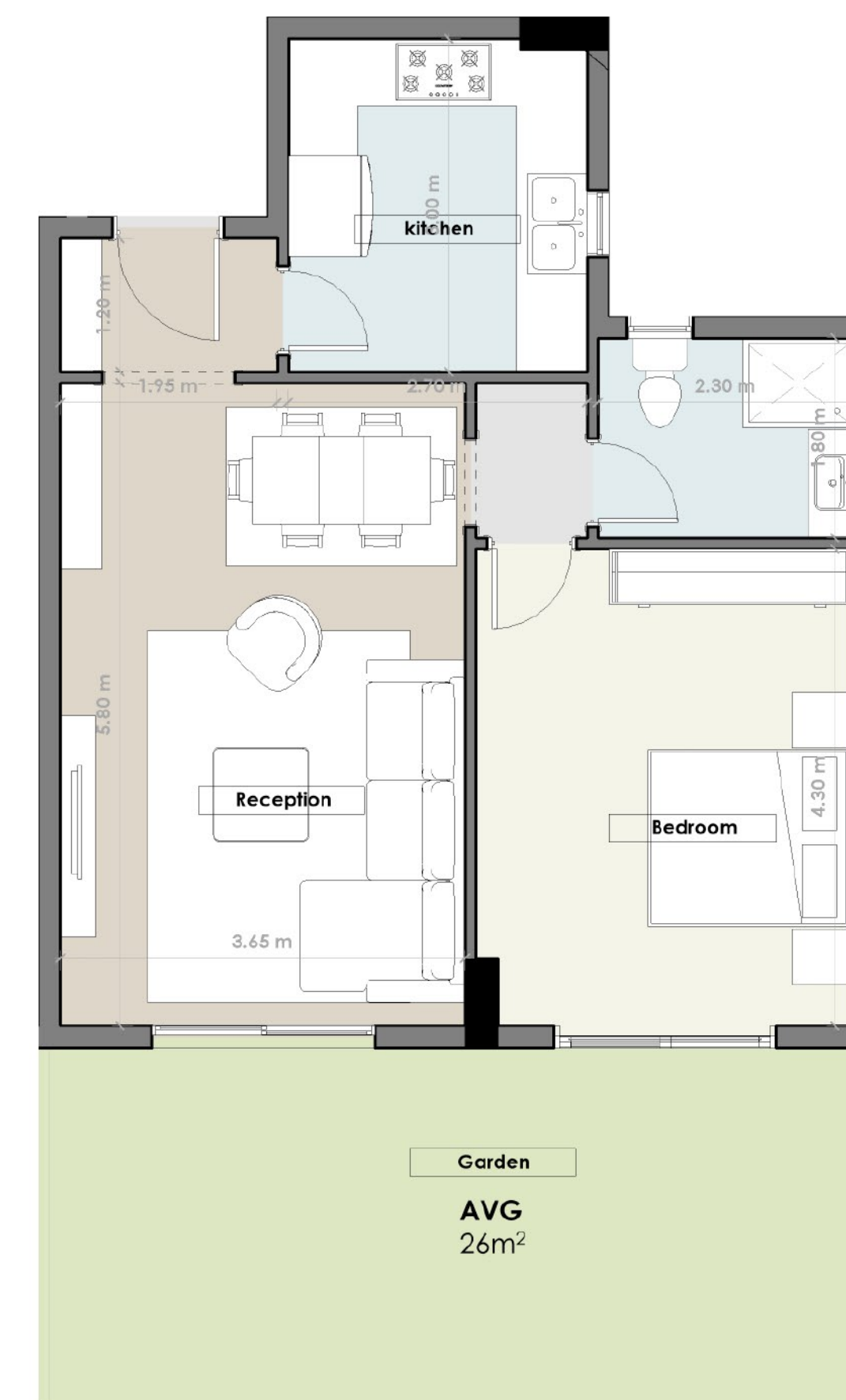
- **Bedroom 1** 3.40 m x 4.70 m
- **Bedroom 2** 3.40 m x 3.40 m
- **Master Bedroom** 3.35 m x 3.40 m
- **Dressing Room** 2.00 m x 1.50 m
- **Reception** 5.10 m x 7.85 m
- **Bathroom** 2.00 m x 1.60 m
- **Kitchen** 3.00 m x 2.80 m
- **Toilet** 2.60 m x 1.20 m
- **Bathroom** 2.00 m x 1.80 m
- **Garden** 58.5 m² AVG



Type D

Area: 79 m²

- **Bedroom** 4.30 m x 3.40 m
- **Reception** 3.65 m x 5.80 m
- **Bathroom** 1.80 m x 2.30 m
- **Kitchen** 2.70 m x 3.00 m
- **Garden** 26 m² AVG



Type E

Area: 124 m²

- **Bedroom** 3.40 m x 3.40 m
- **Master Bedroom** 3.45 m x 3.60 m
- **Dressing Room** 2.55 m x 2.00 m
- **Reception** 3.65 m x 5.80 m
- **Bathroom** 3.10 m x 1.40 m
- **Kitchen** 3.00 m x 3.35 m
- **Bathroom** 2.55 m x 2.00 m
- **Garden** 38.5 m² AVG



Typical Floor



- Type F
- Type G
- Type H
- Type I

TYPE F

Area : 161 m²

- **Bedroom 1** 3.50 m x 3.40 m
- **Bedroom 2** 3.50 m x 3.40 m
- **Master Bedroom** 3.45 m x 4.30 m
- **Dressing Room** 2.00 m x 2.05 m
- **Reception** 3.85 m x 8.60 m
- **Bathroom** 1.80 m x 1.90 m
- **Kitchen** 2.70 m x 3.00 m
- **Toilet** 1.60 m x 1.40 m
- **Bathroom** 2.00 m x 2.20 m
- **Balcony 1** 1.20 m x 4.00 m
- **Balcony 2** 1.20 m x 1.20 m



TYPE G

Area : 125 m²

- **Bedroom** 3.40 m x 3.70 m
- **Master Bedroom** 3.45 m x 3.80 m
- **Dressing Room** 2.10 m x 1.800 m
- **Reception** 3.65 m x 5.80 m
- **Bathroom** 2.45 m x 1.80 m
- **Kitchen** 2.70 m x 3.005 m
- **Bathroom** 2.10 m x 1.80 m
- **Balcony 1** 3.65 m x 1.20 m
- **Balcony 2** 3.35 m x 1.20 m



TYPE H

Area : 198 m²

- **Bedroom 1** 3.40 m x 3.40 m
- **Bedroom 2** 3.40 m x 3.40 m
- **Bedroom 3** 3.40 m x 3.20 m
- **Master Bedroom** 3.35 m x 3.40 m
- **Dressing Room** 2.00 m x 1.50 m
- **Reception** 4.40 m x 7.85 m
- **Bathroom** 2.00 m x 1.60 m
- **Kitchen** 2.80 m x 3.00 m
- **Toilet** 1.20 m x 2.60 m
- **Bathroom** 2.00 m x 1.80 m
- **Balcony 1** 1.20 m x 3.80 m
- **Balcony 2** 1.30 m x 2.90 m
- **Balcony 3** 1.20 m x 5.60 m



TYPE I

Area : 131 m²

- **Bedroom** 3.40 m x 3.40 m
- **Master Bedroom** 3.45 m x 3.60 m
- **Dressing Room** 2.55 m x 2.00 m
- **Reception** 3.65 m x 5.80 m
- **Bathroom** 1.40 m x 3.10 m
- **Kitchen** 3.35 m x 3.00 m
- **Bathroom** 2.55 m x 2.00 m
- **Balcony 1** 1.20 m x 3.80 m
- **Balcony 2** 1.20 m x 3.35 m



Renders















Delivery Details

Ministerial Decree issued. Number **(830 for Year 2023)**

Construction started in March **2025**

Delivery 3 years from the contract date



Thank You.

Sheikh Zayed, Nozha St, Jazal Compound
Giza, Egypt