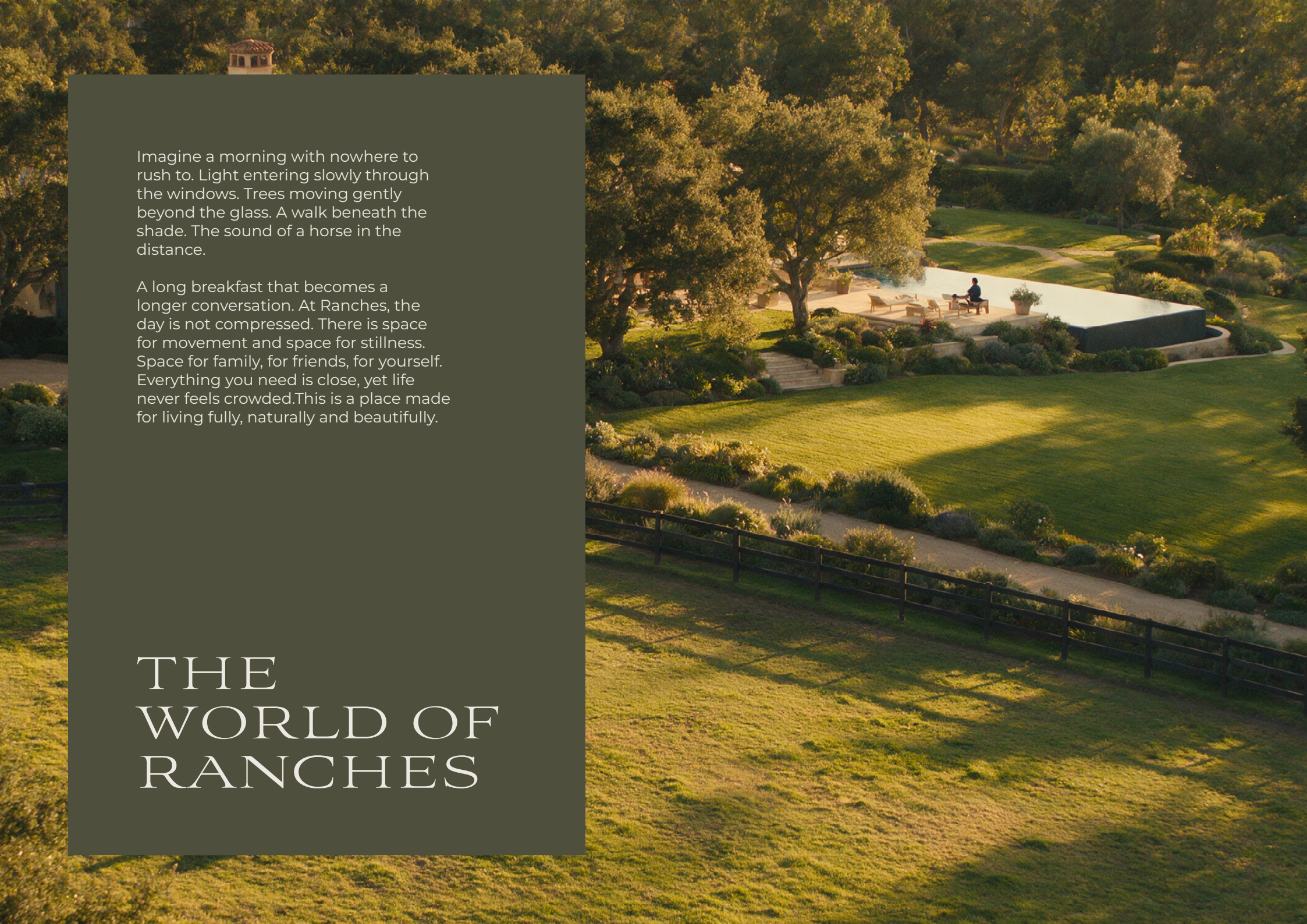


RANCHES

FACT SHEET



Imagine a morning with nowhere to rush to. Light entering slowly through the windows. Trees moving gently beyond the glass. A walk beneath the shade. The sound of a horse in the distance.

A long breakfast that becomes a longer conversation. At Ranches, the day is not compressed. There is space for movement and space for stillness. Space for family, for friends, for yourself. Everything you need is close, yet life never feels crowded.This is a place made for living fully, naturally and beautifully.

THE WORLD OF RANCHES

PROJECT OVERVIEW

Ranches is a high-end residential community designed for a more spacious and peaceful way of life, where low-density planning offers privacy, space, and tranquillity away from the crowds.

Surrounded by 10,000 trees, it brings residents closer to nature while creating a setting for relaxation and connection. With seamless connectivity, a vibrant commercial area, and a neighbourhood convenience hub, Ranches brings everyday essentials closer to home, balancing the serenity of nature with the convenience of modern living.

At its heart lies a spacious equestrian club, where the unique bond between humans and horses inspires positivity, relieves stress, builds confidence, and brings a renewed sense of freedom and well-being.

- TOTAL LAND AREA: 300 FD
- TOTAL NUNMBER OF UNITS: 938
- FOOTPRINT: 15%



LOCATION

5 mins	SPHINX AIRPORT
5 mins	SMART VILLAGE
10 mins	MEHWAR 26TH OF JULY
25 mins	GRAND EGYPTIAN MUSEUUM



FACILITIES & AMENITIES

EVERYTHING WITHIN REACH

- COMMERCIAL AREA
- NEIGHBOURHOOD CONVENIENCE CENTER
- EXCLUSIVE CLUBHOUSE
- SPORTS CLUB
- EQUESTRIAN CLUB & ACADEMY
- INTERNATIONAL SCHOOL
- BOUTIQUE HOTEL BY JAZ
- WELLNESS CENTER BY PREMEDION



THE MASTERPLAN



PHASE 1 MASTERPLAN



ZONE 1
MASTERPLAN





THE HOMES

ONE-STOREY HOMES

DESIGNED AROUND SPACE, COMFORT AND A MORE NATURAL WAY OF LIVING, RANCHES OFFERS A COLLECTION OF ONE-STOREY HOMES SUITED TO DIFFERENT LIFESTYLES.

STANDALONE VILLAS

BUILT UP AREAS RANGING FROM 330 M² TO 450 M²

TWIN HOUSES & TOWNHOUSES

BUILT UP AREAS RANGING FROM 250 M² TO 340 M²

VILLA TYPES

ONE-STOREY VILLA

350 SQM



ONE-STOREY VILLA

350 SQM



ONE-STOREY VILLA

TOTAL
UNIT AREA
350 SQM

1	ENTRANCE	3.2 x 2.7
2	LOBBY 1	3.8 x 3.0
3	LOBBY 2	4.3 x 3.0
4	RECEPTION	9.4 x 7.1
5	COVERED TERRACE	2.5 x 6.4
6	KITCHEN	4.0 x 4.0
7	NANNY ROOM	1.6 x 2.2
8	BATHROOM	1.2 x 2.2
9	LAUNDRY	2.9 x 1.6
10	JANITOR	1.0 x 1.6
11	GUEST TOILET	1.9 x 1.6
12	DRIVER'S ROOM	1.7 x 2.2
13	BATHROOM 6	1.2 x 2.2
14	CORRIDOR 1	1.2 x 5.5
15	OPEN COURT	4.0 x 3.9
16	MASTER BEDROOOM 1	4.0 x 4.1
17	DRESSING ROOM	2.4 x 1.7
18	BATHROOM	2.4 x 1.7
19	MASTER BEDROOOM 2	4.0 x 4.2
		2.3 x 1.3
20	BATHROOM	2.1 x 2.8
21	LIVING ROOM	3.6 x 4.7
22	CORRIDOR 2	1.2 x 2.7
23	MASTER BEDROOOM 3	4.8 x 5.1
24	DRESSING ROOM	3.0 x 2.3
25	BATHROOM	3.0 x 2.2
26	MASTER BEDROOOM 4	4.0 x 4.2
27	DRESSING ROOM	1.2 x 2.0
28	BATHROOM	2.0 x 2.8



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ONE-STOREY TWIN-HOUSE

250 SQM



ONE-STOREY TWIN-HOUSE

250 SQM



ONE-STOREY TWIN-HOUSE

TOTAL
UNIT AREA
250 SQM

1	MAIN ENTRANCE	3.4 x 2.7
2	LOBBY 1	4.9 x 2.9
3	LOBBY 2	3.3 x 1.8
4	MASTER BR 1	4.3 x 5.7
5	DRESSING ROOM 1	2.2 x 2.1
6	BATHROOM 1	2.2 x 2.1
7	MASTER BR 2	4.2 x 4.3
8	BATHROOM 2	2.1 x 2.4
9	MASTER BR 3	4.7 x 3.7
10	DRESSING ROOM 3	2.4 x 1.9
11	BATHROOM 3	2.2 x 1.9
12	RECEPTION	8.7 x 4.7
13	COVERED TERRACE	1.4 x 4.0
14	CORRIDOR	1.2 x 3.4
15	KITCHEN	5.5 x 3.1
16	NANNY'S ROOM	1.9 x 2.2
17	BATHROOM	1.9 x 1.0
18	JANITOR	1.2 x 1.9
19	GUEST TOILET	1.4 x 1.9
20	DRIVER'S ROOM	3.1 x 2.7
21	BATHROOM	1.2 x 2.7



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STANDALONE VILLA A

450 SQM



STANDALONE VILLA A

450 SQM



STANDALONE VILLA A

TOTAL
UNIT AREA
450 SQM

GROUND FLOOR

1	ENTRANCE	2.5 x 4.5
2	ENTRANCE	4.4 x 2.2
3	LOBBY	4.5 x 3.2
4	KITCHEN	6.1 x 4.1
5	JANITOR	1.7 x 1.1
6	GUEST TOILET	1.7 x 2.0
7	DRIVER'S ROOM	1.9 x 3.1
8	BATHROOM	1.4 x 3.1
9	STAIR	4.5 x 3.3
10	DINING ROOM	4.5 x 4.2
11	SALON	4.8 x 4.2
12	LIVING	7.1 x 6.1
13	COVERED TERRACE	3.4 x 4.7



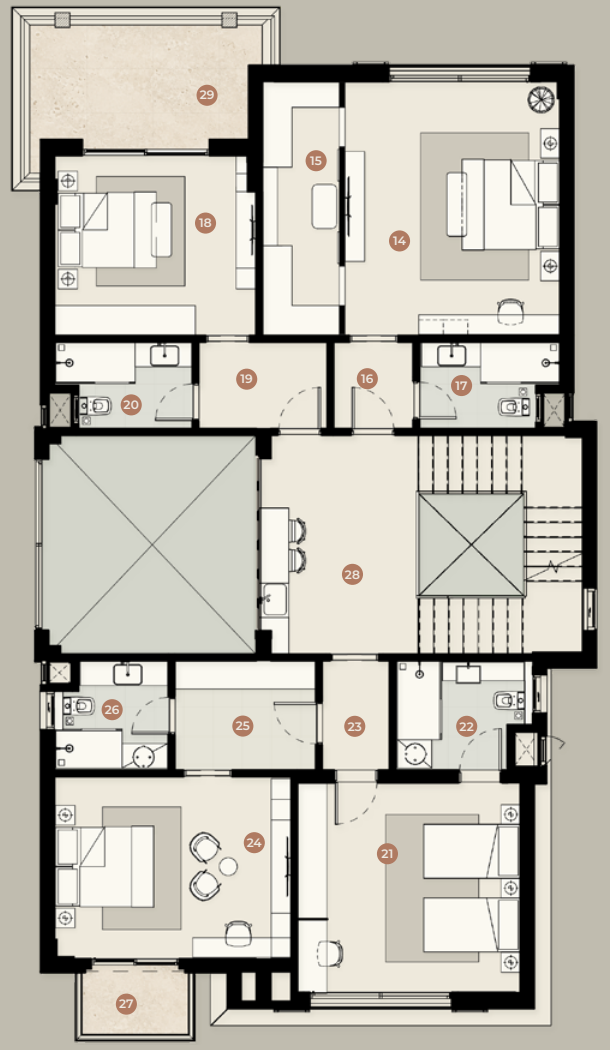
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STANDALONE VILLA A

TOTAL
UNIT AREA
450 SQM

FIRST FLOOR

14	MASTER BR 1	5.2 x 4.4
15	DRESSING ROOM 1	5.2 x 1.7
16	CORRIDOR	1.8 x 1.6
17	BATHROOM 1	1.8 x 2.9
18	MASTER BR 2	3.7 x 4.1
19	LOBBY	1.8 x 2.6
20	BATHROOM 2	1.8 x 2.8
21	MASTER BR 3	4.3 x 4.6
22	BATHROOM 3	2.2 x 2.8
23	CORRIDOR	2.2 x 1.4
24	MASTER BR 4	3.7 x 4.8
25	DRESSING ROOM 4	2.2 x 2.9
26	BATHROOM 4	2.2 x 2.3
27	TERRACE	1.3 x 2.2
28	STAIRS & LOBBY	4.5 x 6.6
29	TERRACE	2.4 x 4.8



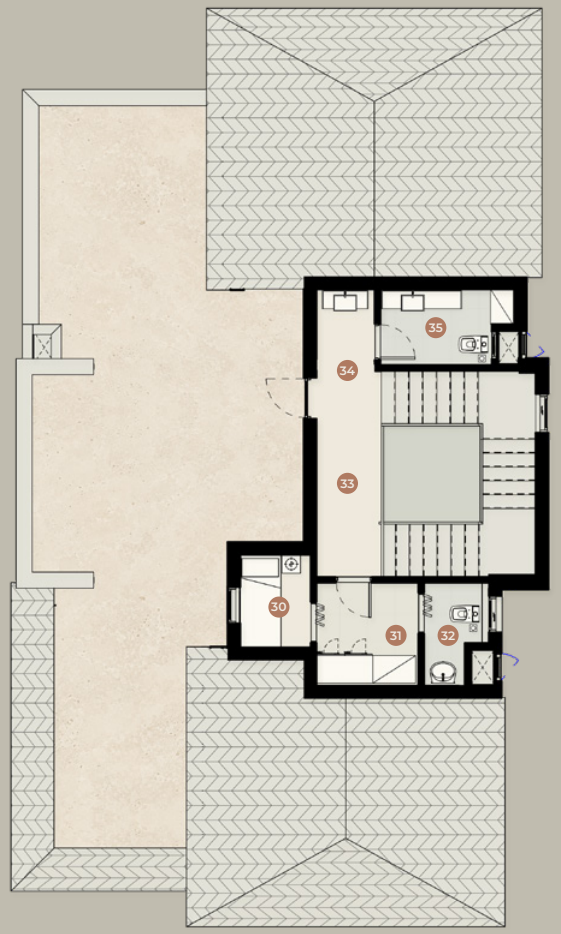
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STANDALONE
VILLA A

TOTAL
UNIT AREA
450 SQM

ROOF
FLOOR

30	NANNY ROOM	2.0 x 1.5
31	LAUNDRY	2.2 x 2.2
32	BATHROOM	2.2 x 1.3
33	STAIR	4.5 x 4.8
34	JANITOR	1.7 x 1.3
35	TOILET	1.7 x 2.9



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STANDALONE VILLA B

330 SQM



STANDALONE VILLA B

330 SQM



STANDALONE VILLA B

TOTAL
UNIT AREA
330 SQM

GROUND FLOOR

1	ENTRANCE	2.9 x 2.3
2	LOBBY	2.5 x 2.6
3	ELEVATOR	1.6 x 1.6
4	STAIR	3.3 x 4.7
5	SALON	6.2 x 3.8
6	DINING & LIVING	8.0 x 4.7
7	COVERED TERRACE	2.4 x 9.0
8	JANITOR	1.4 x 1.4
9	GUEST TOILET	1.4 x 2.2
10	LOBBY	1.8 x 1.3
11	NANNY ROOM	1.8 x 2.3
12	BATHROOM	1.9 x 1.7
13	KITCHEN	4.6 x 3.7
14	DRIVER'S ROOM	2.6 x 2.0
15	BATHROOM	1.2 x 2.0

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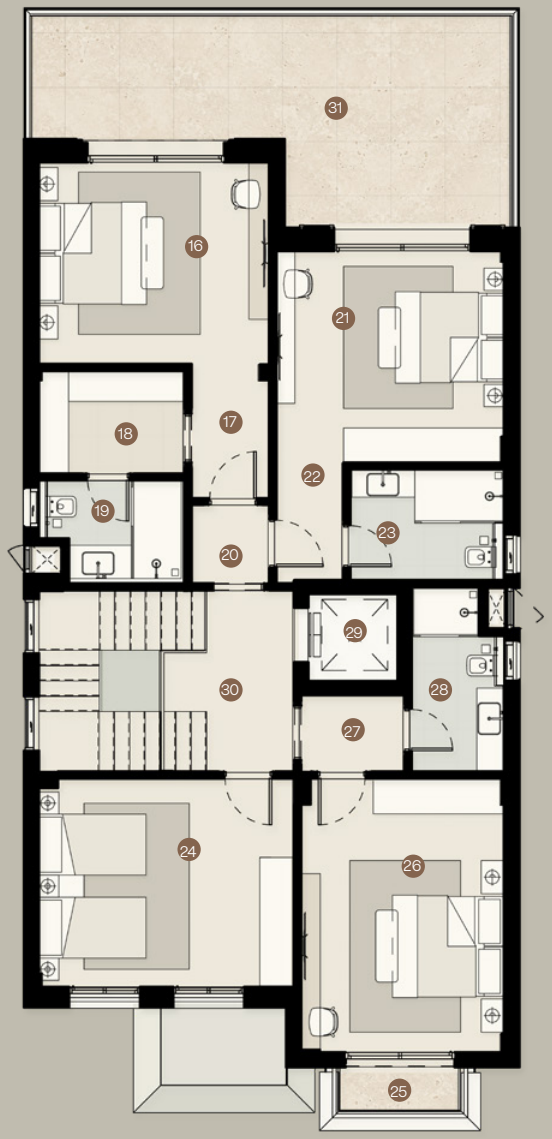


STANDALONE
VILLA B

TOTAL
UNIT AREA
330 SQM

FIRST FLOOR

16	MASTER BR 1	3.7 x 4.2
17	CORRIDOR	2.5 x 1.4
18	DRESSING ROOM	1.9 x 2.7
19	BATHROOM	1.9 x 2.7
20	LOBBY 1	1.4 x 1.4
21	MASTER BR 2	3.9 x 4.2
22	CORRIDOR	1.2 x 2.2
23	BATHROOM	2.0 x 2.8
24	BEDROOM 1	3.7 x 5.0
25	TERRACE	1.0 x 2.5
26	BEDROOM 2	3.8 x 4.7
27	LOBBY 2	1.9 x 1.4
28	BATHROOM	1.7 x 3.4
29	ELEVATOR	1.6 x 1.6
30	STAIR FOYER	2.2 x 3.3
31	OPEN TERRACE	4.7 x 2.3
		4.2 x 3.9



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TWIN HOUSE A

340 SQM



TWIN HOUSE A

340 SQM



TWIN HOUSE A

TOTAL
UNIT AREA
340 SQM

GROUND FLOOR

1	ENTRANCE	3.0 x 2.2
2	LOBBY	2.7 x 2.5
3	STAIR	4.2 x 5.0
4	JANITOR	1.3 x 2.2
5	GUEST TOILET	1.8 x 2.2
6	KITCHEN	5.3 x 3.6
7	DRIVER'S ROOM	2.4 x 2.2
8	BATHROOM	1.2 x 2.2
9	RECEPTION	7.5 x 8.5
10	COVERED TERRACE	2.0 x 4.3



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TWIN HOUSE A

TOTAL
UNIT AREA
340 SQM

FIRST FLOOR

11	MASTER BR 1	3.8 x 4.0
12	DRESSING ROOM 1	1.7 x 2.9
13	CORRIDOR	3.7 x 1.1
14	BATHROOM 1	1.7 x 2.8
15	MASTER BR 2	4.0 x 4.4
16	CORRIDOR	1.9 x 1.2
17	BATHROOM 2	1.8 x 3.1
18	OPEN TERRACE	1.4 x 4.3
19	LOBBY	4.0 x 2.4
20	STAIR	4.0 x 3.2
21	BEDROOM 3	3.7 x 4.1
22	OPEN TERRACE	0.8 x 4.7
23	BEDROOM 4	5.3 x 4.3
24	BATHROOM	3.2 x 1.7



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TWIN HOUSE A

TOTAL
UNIT AREA
340 SQM

ROOF
FLOOR

25	LAUNDRY	1.4 x 1.3
26	BATHROOM	3.0 x 1.2
27	LOBBY	1.5 x 1.3
28	BATHROOM	1.5 x 1.3
29	NANNY'S ROOM	1.7 x 2.6
30	STAIR	4.0 x 4.6



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TWIN HOUSE B

325 SQM



TWIN HOUSE B

325 SQM



TWIN HOUSE B

TOTAL
UNIT AREA
325 SQM

GROUND FLOOR

1	PATIO	1.9 x 5.2
2	ENTRANCE	2.8 x 1.9
3	LOBBY	3.4 x 2.2
4	STAIR	4.0 x 4.7
5	JANITOR	1.6 x 1.0
6	GUEST TOILET	1.6 x 1.6
7	KITCHEN	4.2 x 2.7
8	NANNY'S ROOM & BATHROOM	3.5 x 2.5
9	DRIVER'S ROOM	1.9 x 2.7
10	BATHROOM	1.3 x 2.7
11	RECEPTION	5.7 x 3.8
12	LIVING & DINING	7.1 x 3.8
13	COVERED TERRACE	2.8 x 3.5
14	STORAGE	1.5 x 2.5



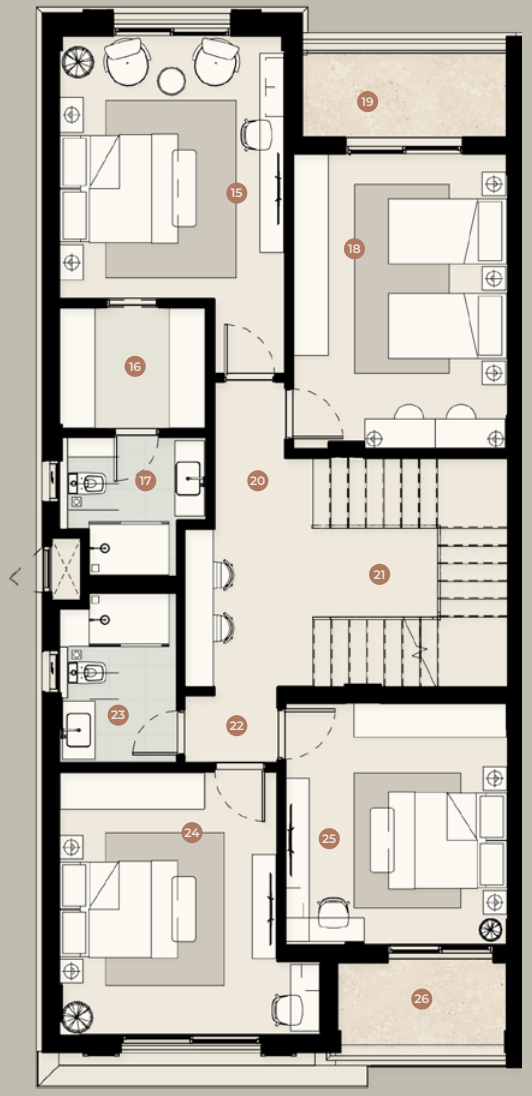
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TWIN HOUSE B

TOTAL
UNIT AREA
325 SQM

FIRST FLOOR

15	MASTER BEDROOM 1	4.5 x 3.8
	CORRIDOR	1.3 x 1.2
16	DRESSING ROOM 1	2.1 x 2.5
17	BATHROOM 1	2.4 x 2.5
18	BEDROOM 2	5.0 x 3.7
19	COVERED TERRACE	1.5 x 3.5
20	LOBBY & KITCHINETTE	5.2 x 2.2
21	STAIR	3.9 x 3.8
22	LOBBY	1.2 x 1.6
23	BATHROOM	2.9 x 2.0
24	BEDROOM 3	4.5 x 3.7
25	BEDROOM 4	4.1 x 3.8
26	COVERED TERRACE	1.5 x 2.9



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TWIN HOUSE B

TOTAL
UNIT AREA
325 SQM

ROOF FLOOR

27	LIVING ROOM	2.7 x 3.8
28	KITCHENETTE	2.2 x 2.1
29	BATHROOM	1.5 x 2.0
30	STAIR	3.9 x 1.8
31	LOBBY	1.7 x 2.2



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TOWNHOUSE CORNER

320 SQM



TOWNHOUSE CORNER

320 SQM



TOWNHOUSE CORNER

TOTAL
UNIT AREA
320 SQM

GROUND FLOOR

1	ENTRANCE	0.8 x 4.8
		2.0 x 3.2
2	LOBBY	5.5 x 1.9
3	STAIR	2.7 x 4.3
4	RECEPTION	5.5 x 8.8
5	DINING	3.8 x 4.5
6	OUTDOOR OPEN TERRACE	3.2 x 4.6
7	JANITOR	1.8 x 1.0
8	GUEST TOILET	1.8 x 1.4
9	NANNY ROOM	1.8 x 2.5
	LAUNDRY	1.7 x 1.0
10	BATHROOM	1.5 x 1.4
11	KITCHEN	4.1 x 4.1



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TOWNHOUSE CORNER

TOTAL
UNIT AREA
320 SQM

FIRST FLOOR

12	MASTER BR 1	4.0 x 4.6
	CORRIDOR	1.7 x 1.3
13	DRESSING ROOM 1	1.8 x 3.2
14	BATHROOM 1	1.8 x 3.2
15	LIVING ROOM	4.8 x 4.0
16	OPEN TERRACE	1.5 x 4.0
17	CORRIDOR	5.5 x 1.3
18	STAIR	2.7 x 4.2
19	BATHROOM	3.2 x 1.8
20	MASTER BR 2	3.4 x 4.5
21	OPEN TERRACE	0.9 x 4.5
22	BATHROOM 2	1.8 x 3.6
23	BEDROOM 3	4.1 x 4.1



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TOWNHOUSE CORNER

TOTAL
UNIT AREA
320 SQM

ROOF FLOOR

24	LIVING ROOM	3.8 x 3.1
25	STAIR	2.7 x 4.0
26	KITCHENETTE	1.7 x 1.3
27	BATHROOM	2.0 x 1.3



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TOWNHOUSE MIDDLE

290 SQM



TOWNHOUSE MIDDLE

290 SQM

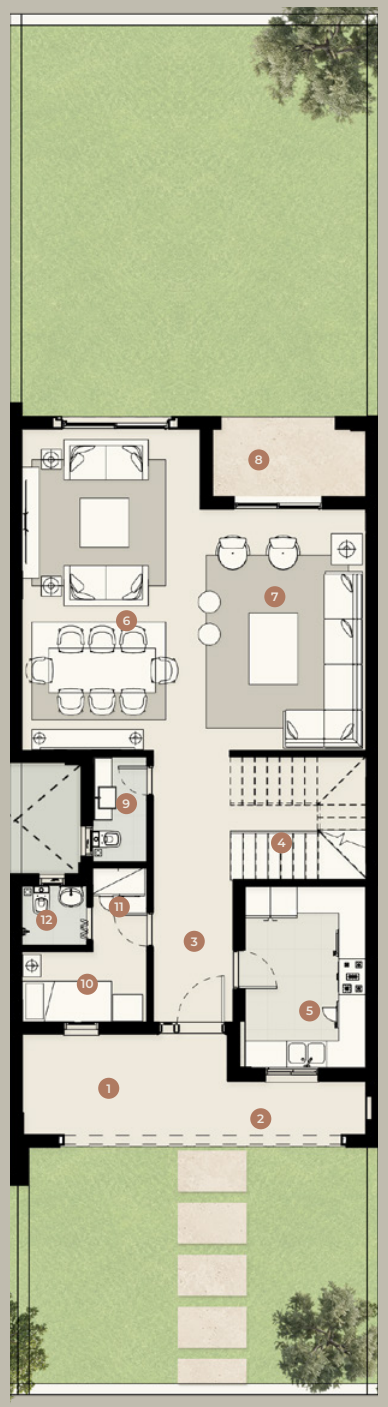


TOWNHOUSE MIDDLE

TOTAL
UNIT AREA
290 SQM

GROUND FLOOR

1	ENTRANCE	2.3 x 4.6
2	PATIO	1.2 x 3.1
3	LOBBY	6.1 x 1.7
4	STAIR	2.8 x 3.0
5	KITCHEN	4.1 x 2.7
6	LIVING & DINING	7.3 x 4.0
7	RECEPTION	5.5 x 3.7
8	COVERED TERRACE	1.6 x 3.5
9	GUEST TOILET	2.4 x 1.2
10	NANNY ROOM	1.6 x 2.8
11	LAUNDRY	1.9 x 1.4
12	BATHROOM	1.4 x 1.5



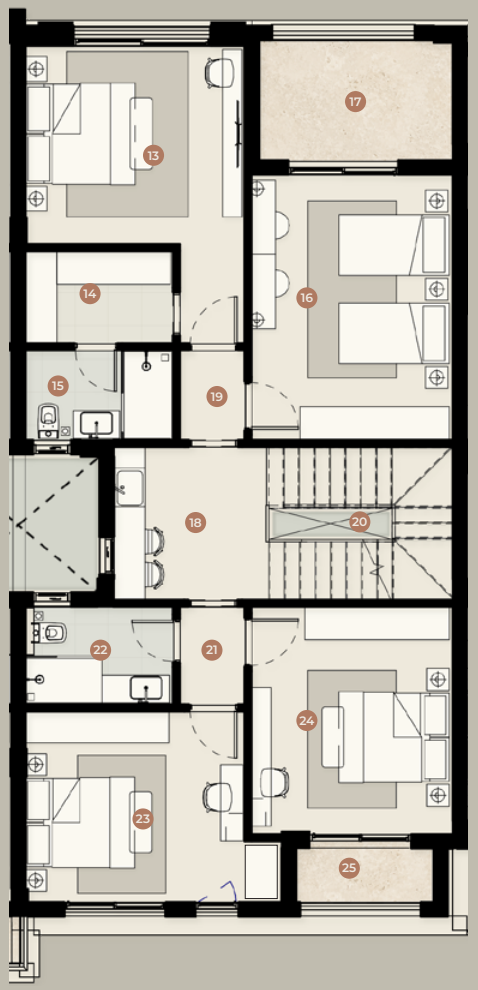
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TOWNHOUSE MIDDLE

TOTAL
UNIT AREA
290 SQM

FIRST FLOOR

13	MASTER BEDROOM 1	3.6 x 4.0
	CORRIDOR	1.9 x 1.2
14	DRESSING ROOM 1	1.7 x 2.7
15	BATHROOM 1	1.6 x 2.7
16	BEDROOM 1	4.8 x 3.7
17	COVERED TERRACE	2.2 x 3.5
18	LOBBY 1	2.8 x 2.8
19	LOBBY 2	1.6 x 1.2
20	STAIR	2.8 x 3.3
21	LOBBY 3	1.8 x 1.2
22	BATHROOM	1.8 x 2.7
23	BEDROOM 2	3.6 x 4.0
24	BEDROOM 3	4.1 x 3.7
25	COVERED TERRACE	1.0 x 2.5



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TOWNHOUSE MIDDLE

TOTAL
UNIT AREA
290 SQM

ROOF FLOOR

26	LIVING ROOM	2.7 x 4.2
27	CORRIDOR	2.8 x 1.4
28	STAIR	2.8 x 3.3
29	BATHROOM	2.7 x 1.3



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RANCHES

A SIGNATURE
DEVELOPMENT BY

DORRA
DEVELOPMENTS

CO-DEVELOPMENT
MANAGEMENT

SID | SULTANS FOR INVESTMENT & DEVELOPMENT

HOSPITALITY & WELLBEING
PARTNERS

JAZ
HOTEL GROUP

PREMEDION
HEALTH & SPA BUSINESS

SALES CENTER
CAPITAL BUSINESS PARK
26TH OF JULY CORRIDOR, SHEIKH ZAYED CITY, GIZA

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