

J A Z E B E Y A

Proud member of
upwyde developments

upwyde>



Concept

INTRODUCING

J A Z E B E Y A

Our innovative residential and commercial project 40 Acres is set to bring a refreshing perspective to living in Six of October city. Drawing inspiration from the Arabic word for gravity, 'JAZEBEYA' reflects a down-to-earth approach to modern design, offering practicality and comfort in every detail. Strategically located in the heart of six of October , this development is designed to provide a harmonious balance between functionality and style, making it an ideal choice for both residential and commercial purposes.

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Experience a new standard of contemporary living at 'JAZEBEYA,' where thoughtful design meets everyday convenience. To cater to diverse wants and needs, 'JAZEBEYA' proudly offers a range of unit types, ensuring a variety of living spaces tailored to individual preferences.

Additionally, introducing lofts for the very first time, 'JAZEBEYA' pioneers a unique living experience, bringing a touch of modernity and exclusivity to our community.

J A Z E B E Y A



LOCATION



SHOOTING CLUB

Mercedes Benz

DAR EL FOUAD

MUST

Mall of Arabia

ARKAN PLAZA

HYPER ONE

26th of July Corridor

6TH OF OCTOBER CLUB

GAMAL ABDEL NASSER AXIS

EL MEHWAR EL MARKAZI

EL WAHAT ROAD

LOCATION

Nestled in the vibrant 6th of October, 'JAZEBEYA' enjoys a prime location surrounded by thriving communities and essential amenities. With easy access to major transportation hubs, shopping centers, and recreational facilities, this project seamlessly integrates convenience and connectivity for a well-rounded urban lifestyle.

J A Z E B E Y A



A black and white photograph of a hand holding a large, multi-petaled flower, possibly a peony. The hand is positioned on the right side of the frame, with fingers gently gripping the stem. The flower is on the left, with many layers of petals. A white circle is overlaid in the center of the image, containing the text "Master Plan".

Master Plan



Phase 2





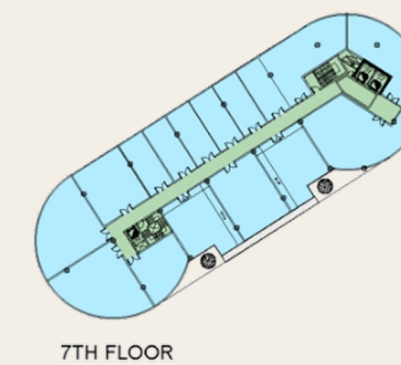
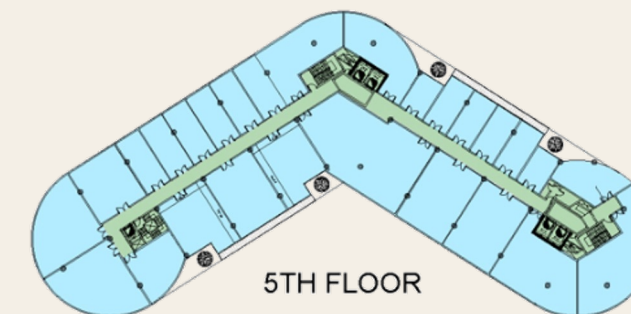
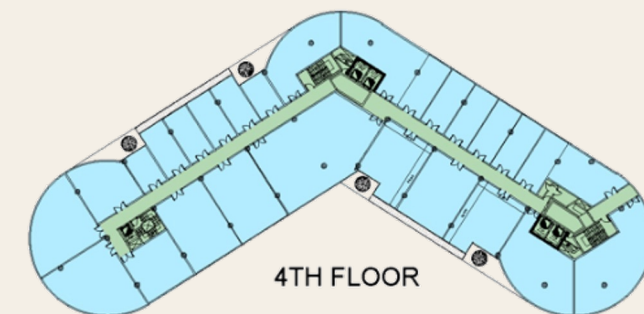
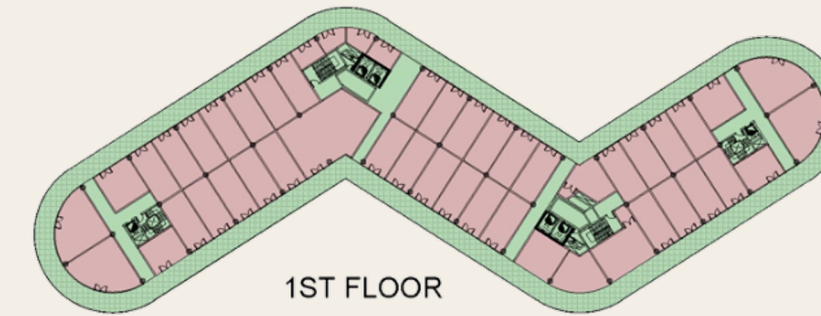
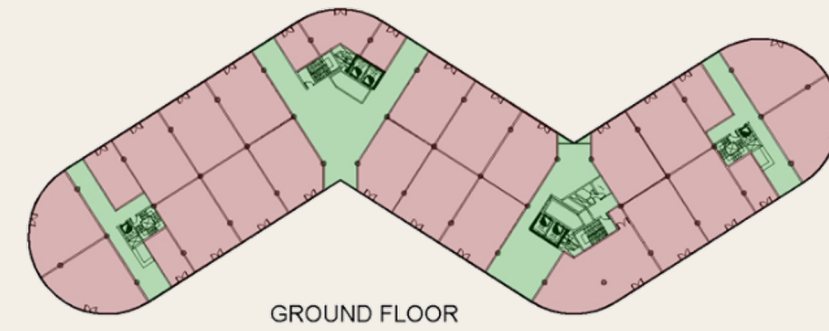
Commercial , Clinics and Administrative

Starting Areas

Commercial	Starting	55 m2
Clinics	Starting	50 m2
Administrative	Starting	60 m2

Building One

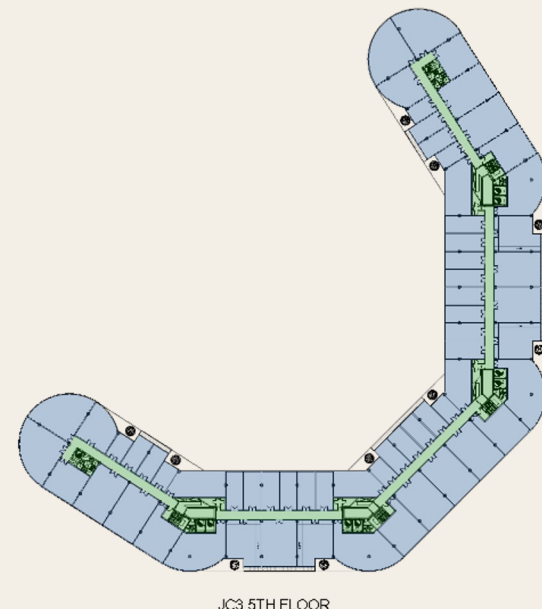
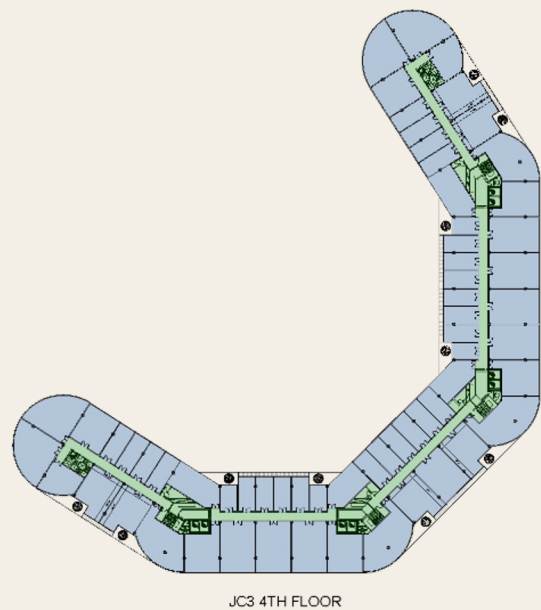
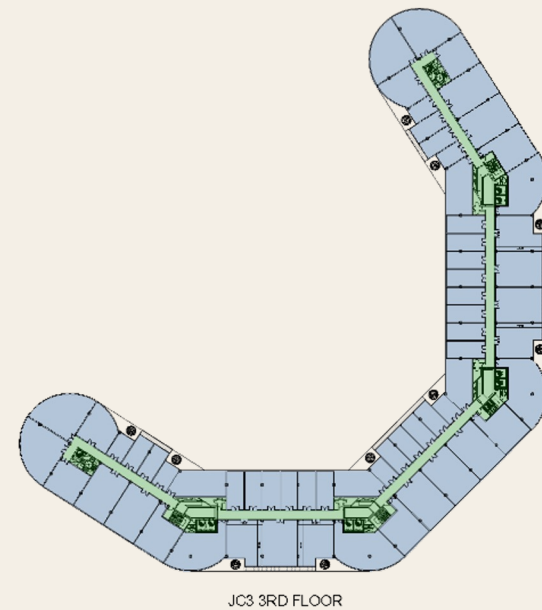
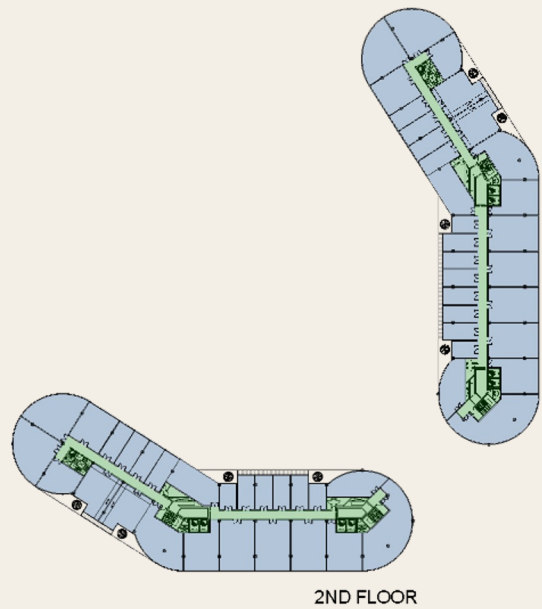
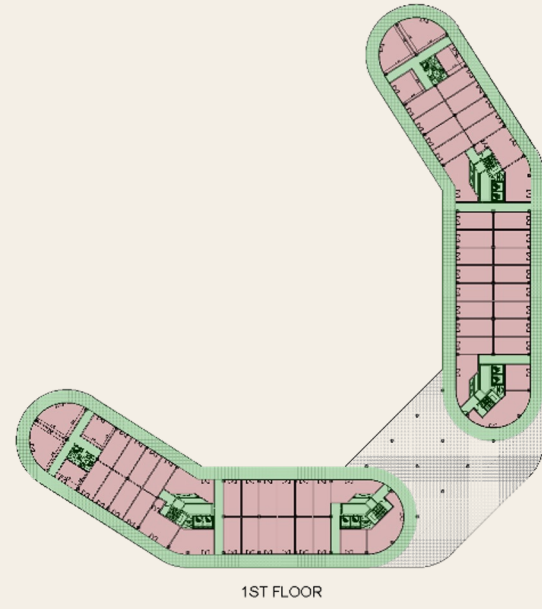
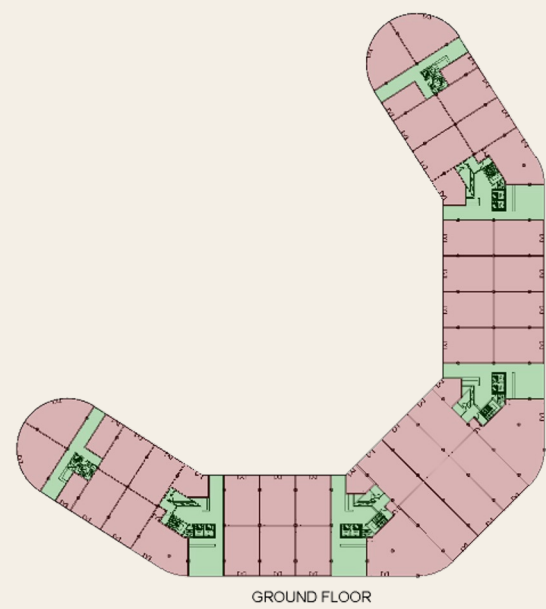
Clinics and Admin



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Building Two

Commercial and Admin



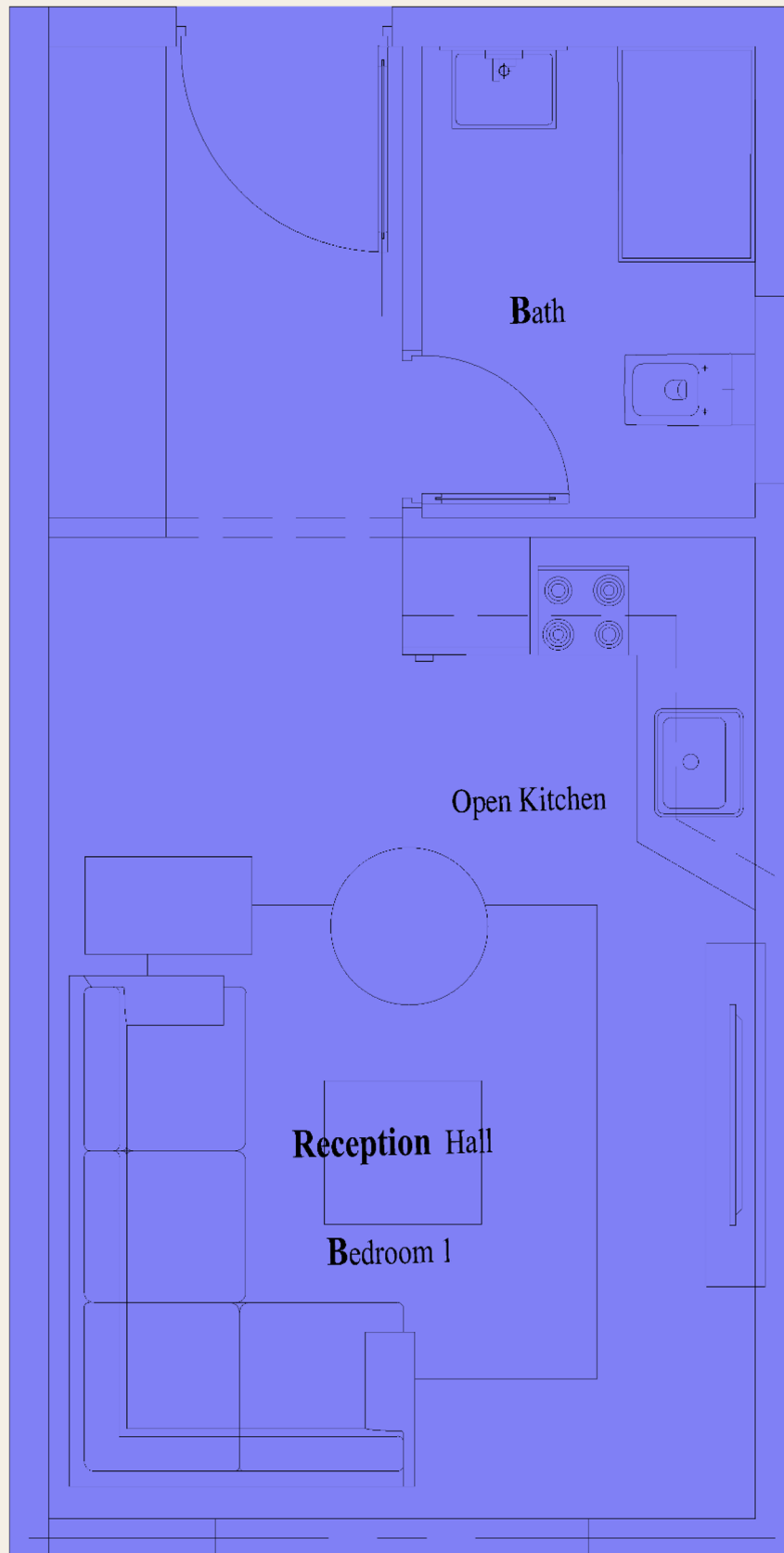


Residential

Types:

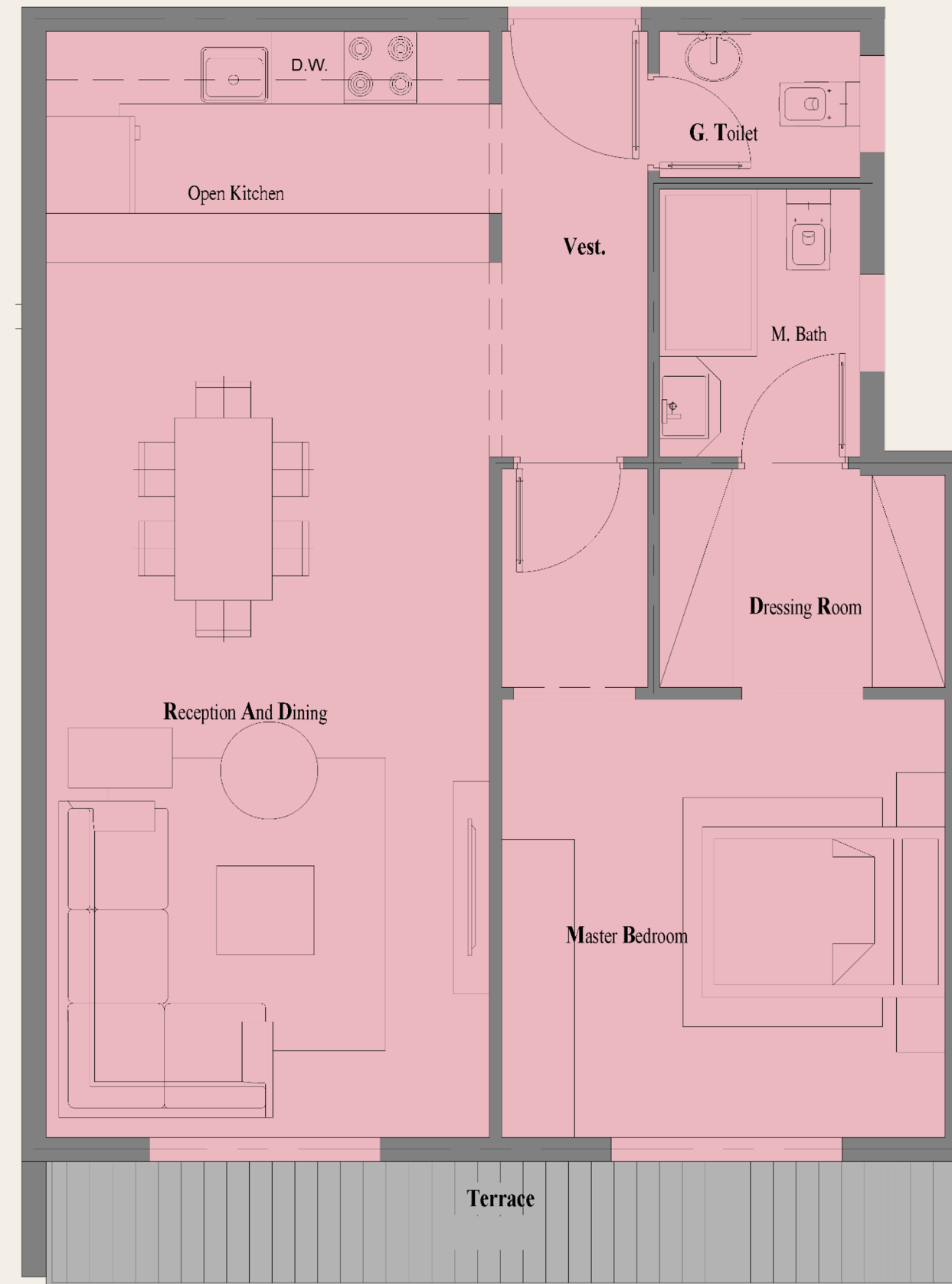
Studio
LOFT
1 bedroom
2 bedrooms
3 bedrooms
Duplex
Pent House

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Studio

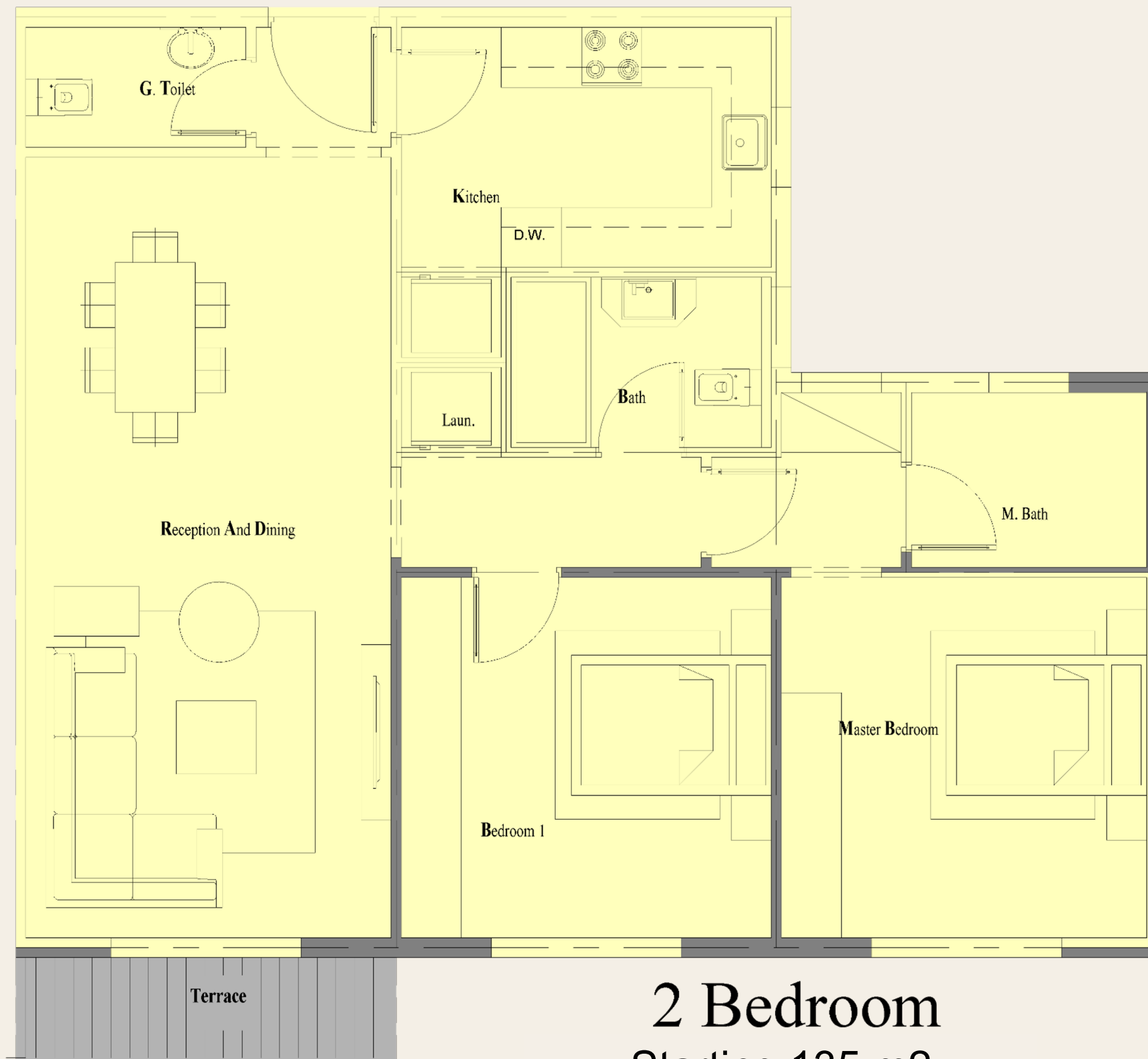
Starting 49 m2



1 Bedroom

Starting 79 m2

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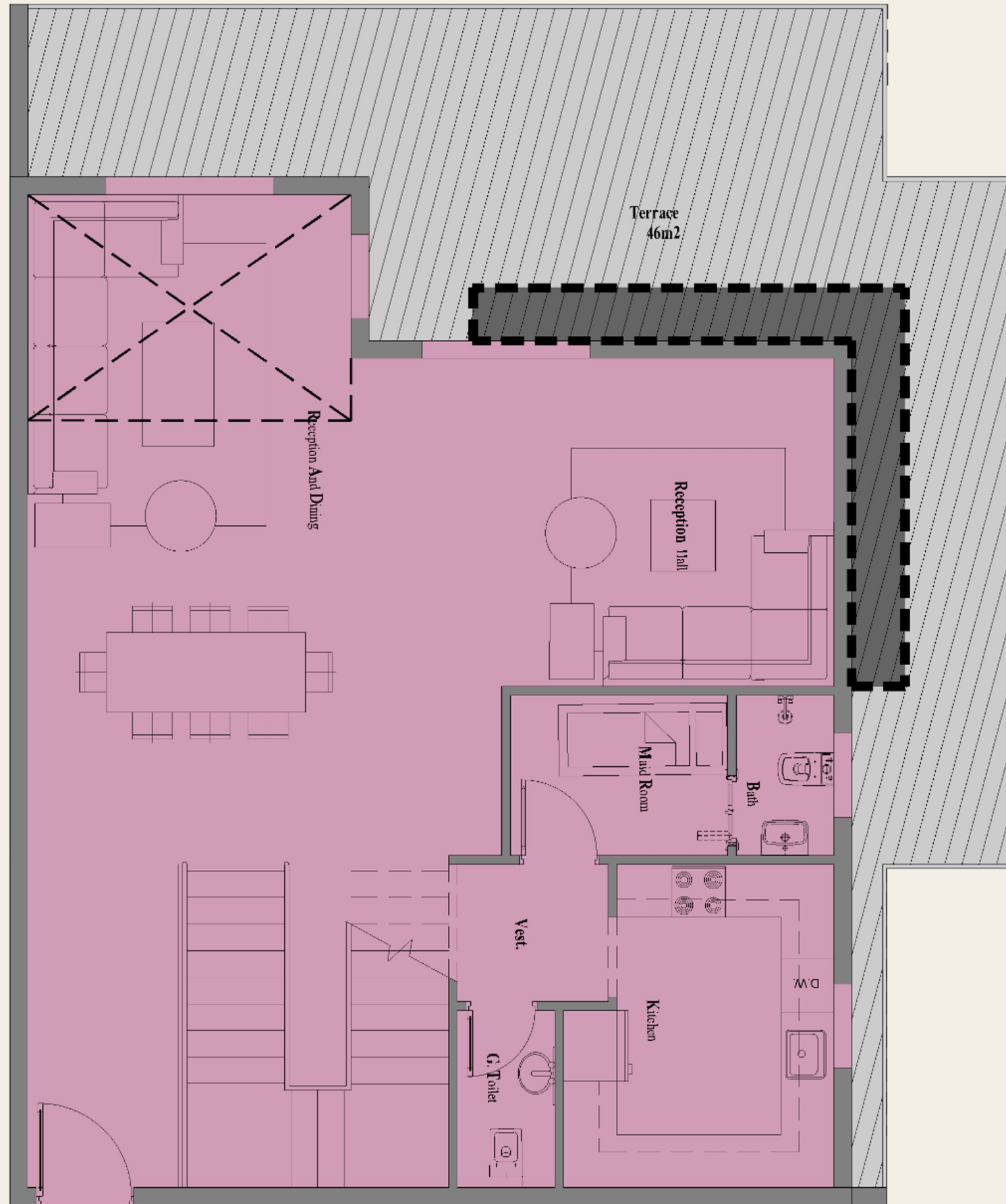


2 Bedroom
Starting 135 m2

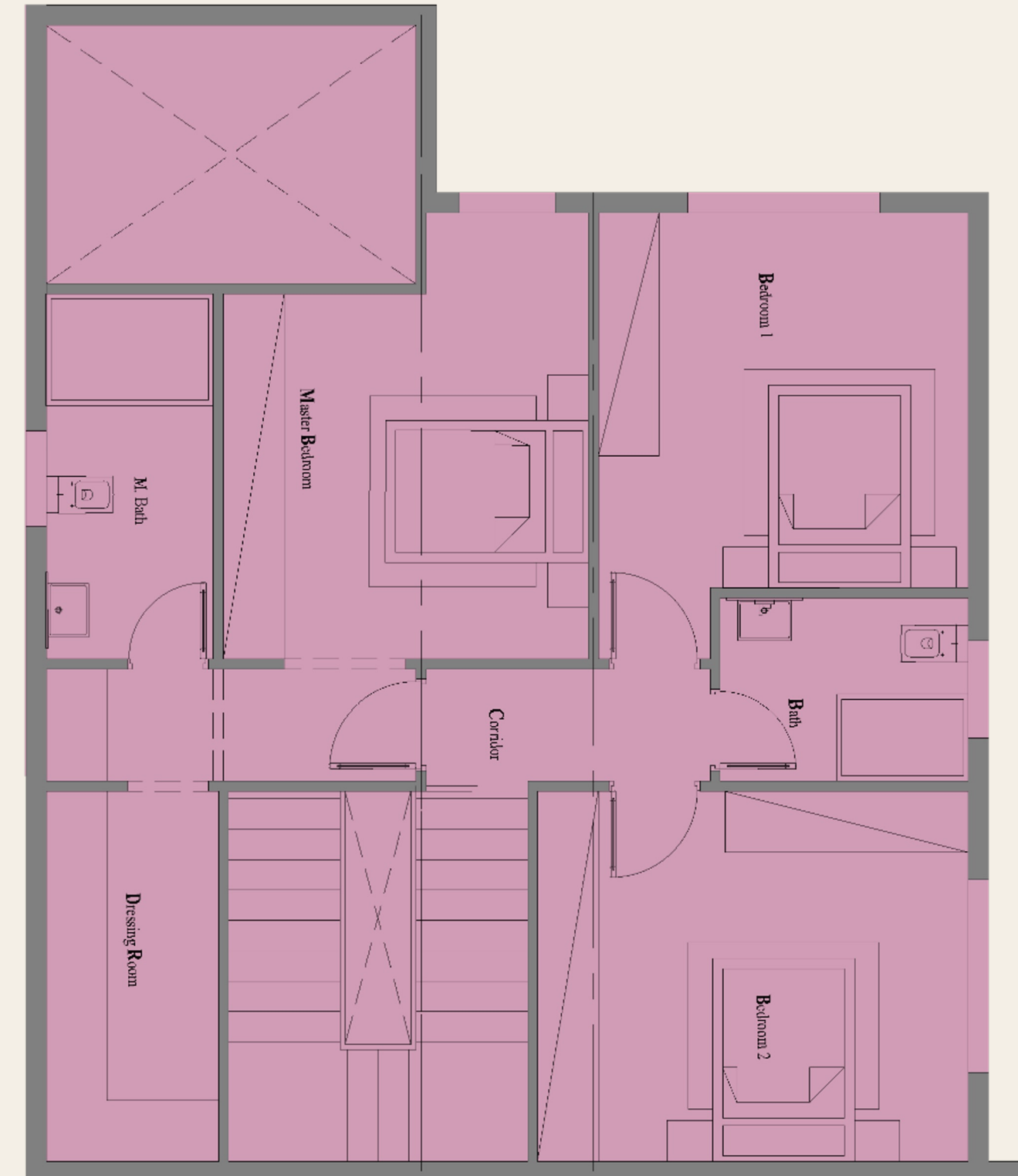


3 Bedroom
Starting 170 m2

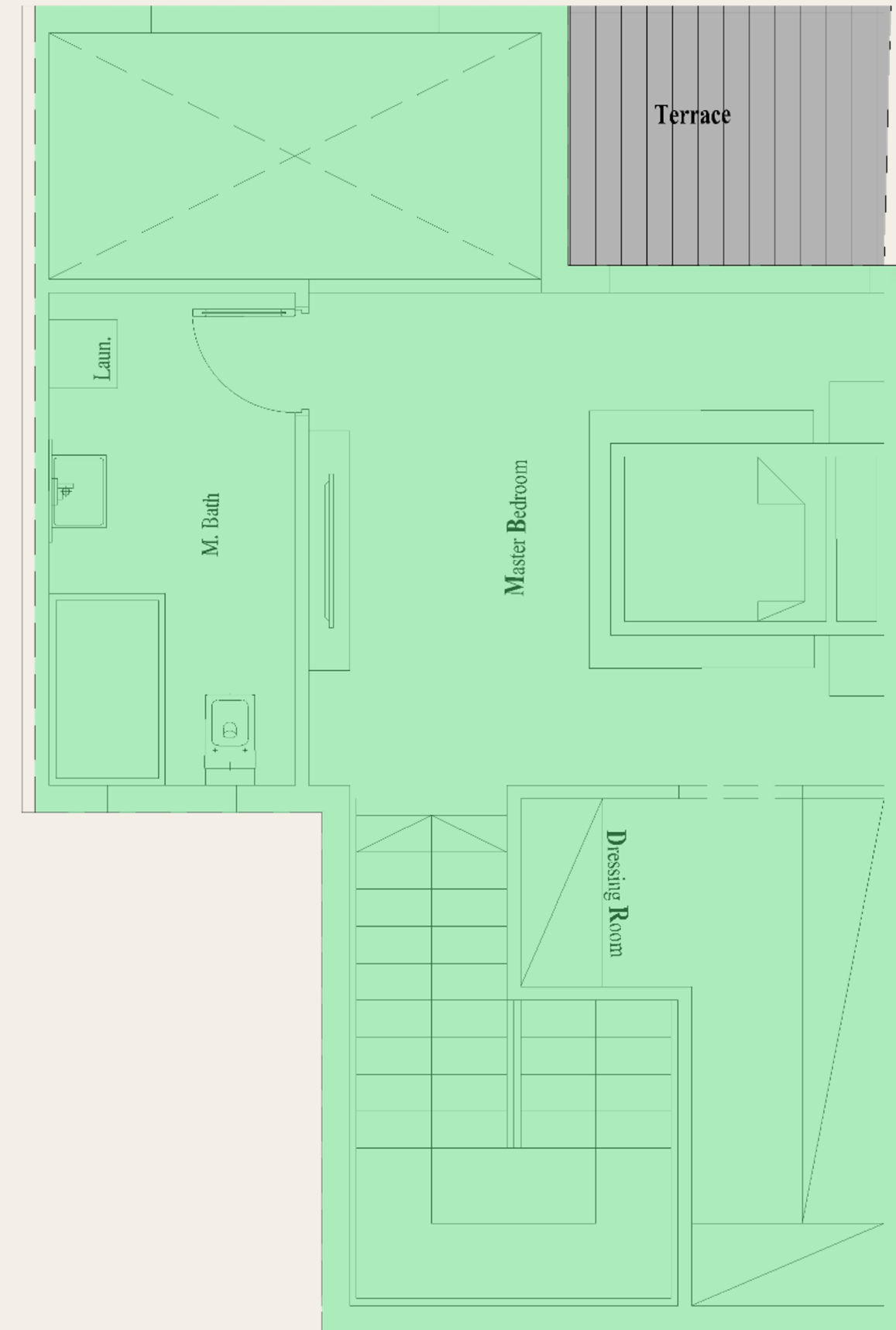
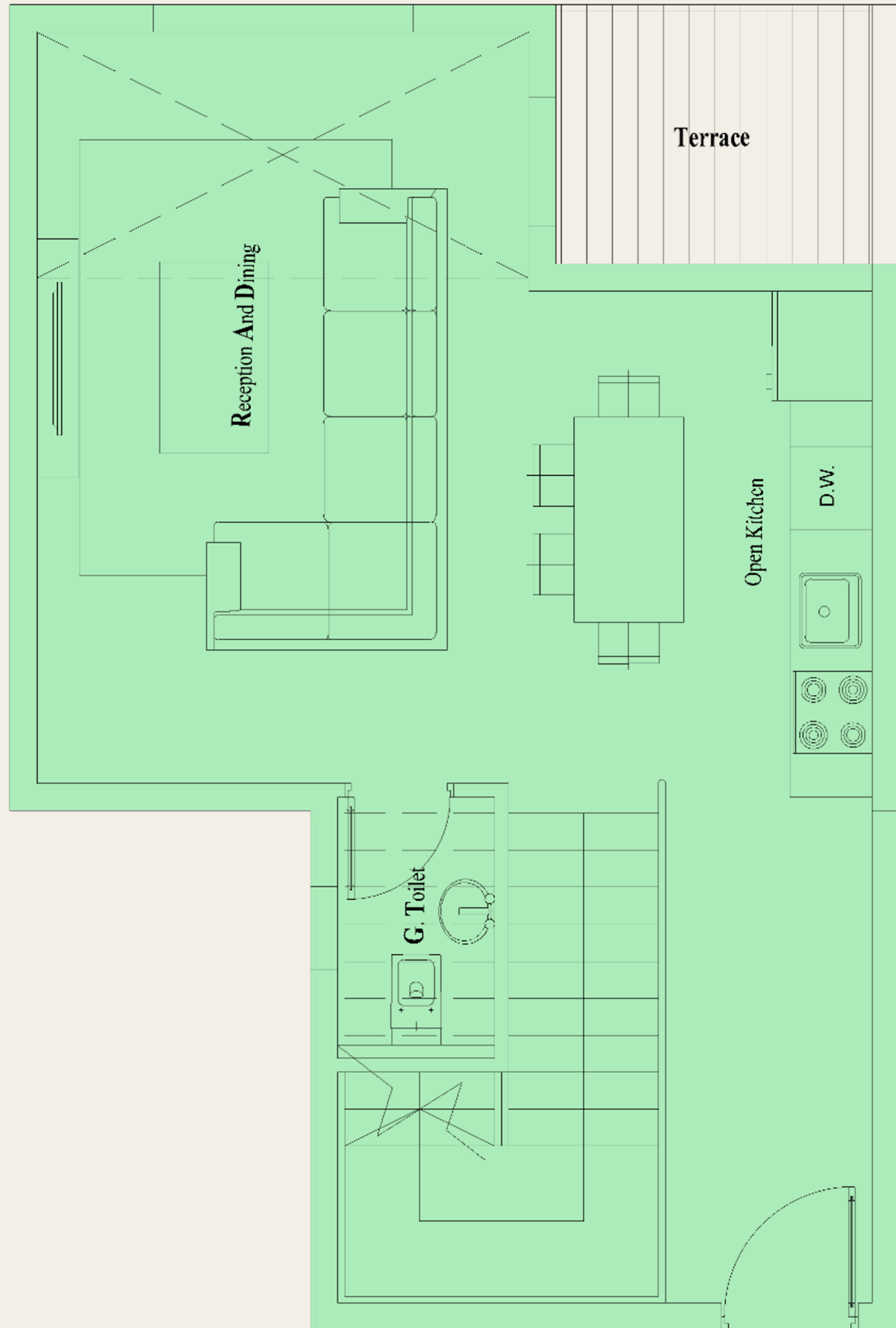
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DUPLEX
Starting 260 m2



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Loft
Starting 125 m2

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A person with dark hair, wearing a light-colored sweater, is holding a large, vibrant green leaf. The leaf is positioned on the left side of the frame, partially obscuring the person's face. The background is a textured, light grey surface. The entire image is framed by a dark green border with rounded corners. A white circle is centered over the leaf, containing the word "PRICES".

PRICES

Commercial Starting Prices

Ground floor: 220.000 EGP

First floor: 165.000 EGP

Medical: 80.000 EGP

Fully Finished

Offices. 65.000 EGP

Core& Shell

Offices. 78.000 EGP

Fully Finished





Residential Starting Prices

Studio : 3.250.000 EGP

1 bed : 4.500.000 EGP

Loft : 6.250.000 EGP

2 beds : 6.500.000 EGP

3 beds : 8.500.000 EGP

Duplexes : 13.500.000 EGP

The image features a hand with fingers spread, hovering just above a green cactus with numerous sharp, light-colored spines. The background is a solid, deep red. A large, white, semi-transparent circle is centered in the image, containing the text 'PAYMENT PLAN' in a black, sans-serif font. The entire composition is framed by a white border with rounded corners.

PAYMENT PLAN

Residential Payment Plan

5 Years: 0% Down payment

6 years: 5% Down payment
+ 5% Bulk after 2 years & half

7 years :10% Down payment
+ 10% Bulk after 2 years & half

EOI is 50,000 EGP and refundable

Commercial Payment Plan

5 years 10% Down Payment

6 years 15% Down Payment

7 years 20% Down Payment

8 years 25% Down Payment
+ 5% Bulk after 1 month

EOI is 50,000 EGP and refundable

EOI IS 50,000 EGP Refundable

DELIVERY

2027

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THANK YOU