SHEIKH ZAYED

Villaria

PRIME RESIDENCES

ANNEX BLOCK B & BLOCK C

A NEW DEVELOPMENT BY

MIRAD

DEVELOPMENTS

POWERED BY THE SUN. DESIGNED FOR *life.*

Villaria

PRIME RESIDENCES

WELCOME TO

VILLARIA PRIME RESIDENCES



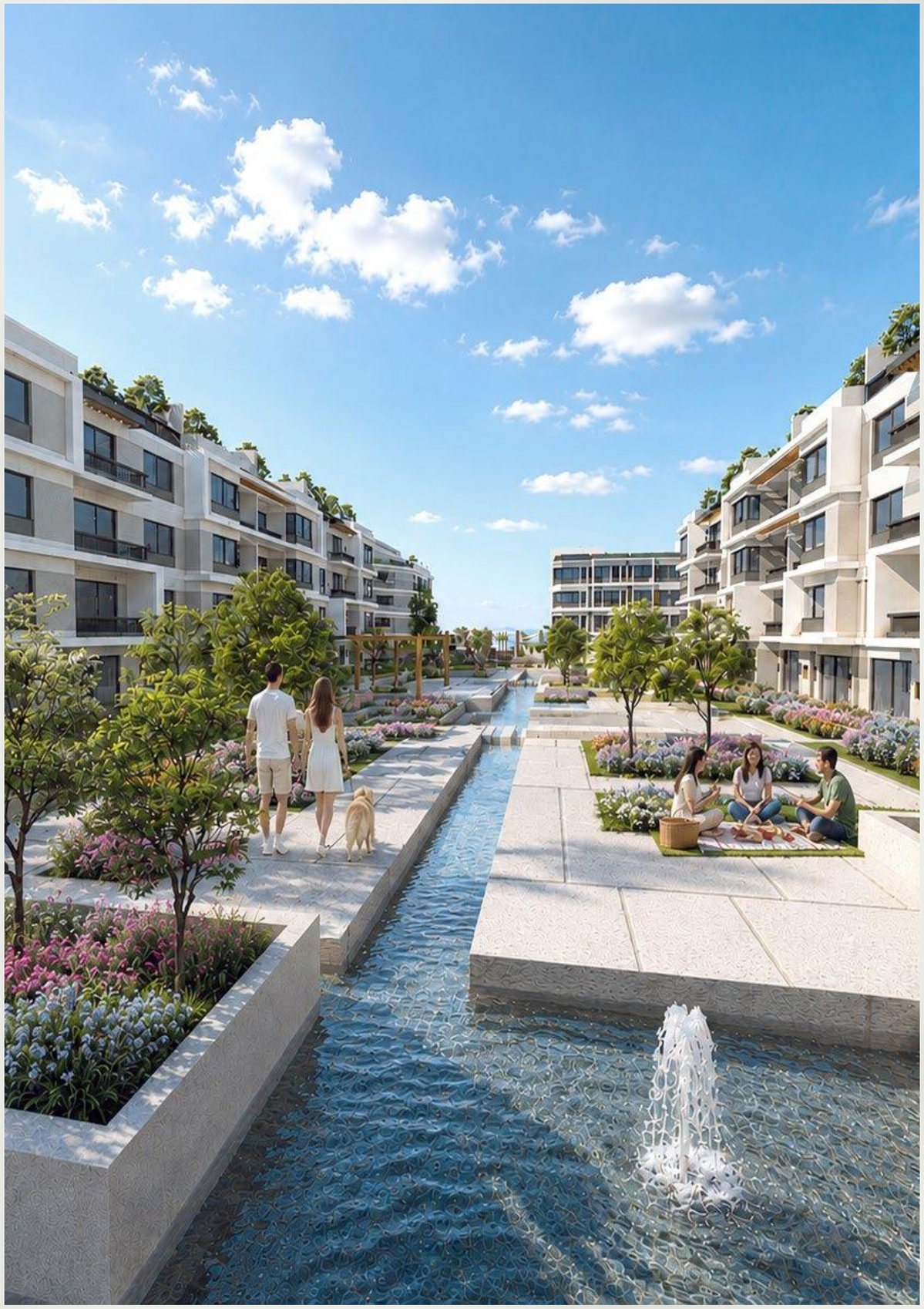
LIFE IN **VILLARIA**

A Contemporary Community, Thoughtfully Composed.

In the heart of Sheikh Zayed, Villaria emerges as a boutique residential address where modern architecture and natural surroundings exist in quiet harmony. Conceived as an intimate, self-contained community, the development offers a refined alternative to large-scale compounds—one that prioritizes quality of living over excess.

Here, space is not only measured in square meters, but in the way it is experienced. Landscapes are not decorative, but integral. Architecture is not imposing, but inviting. Every detail, from the positioning of buildings to the rhythm of open spaces, has been carefully considered to create a setting that feels balanced, human, and complete.

Villaria is not simply a place to reside—it is a place to settle into, to grow within, and to feel a lasting sense of belonging.



LOCATION

Positioned along Street 9 in Sheikh Zayed, Villaria occupies a location that is both established and evolving—offering residents the advantage of immediate connectivity within one of West Cairo's most sought-after districts.

Surrounded by everyday conveniences, educational institutions, retail destinations, and key road networks, the address ensures that daily life flows with ease. Yet within the boundaries of the community, a different rhythm takes hold—one defined by calm, privacy, and a sense of retreat from the surrounding city.

This duality—of connection and seclusion—is what defines the advantage of Villaria's premium location.



10 MIN to Arkan
15 MIN to Dandy Mall
15 MIN to Smart Village
17 MIN to Mall of Arabia

MASTERPLAN


Service Gate
Entrance Block C2
Entrance Block C1
Public garden
Water Features
Seating Area
Entrance Block B2
Entrance Block B1
Solar Panels
Compund square
Serviced Apartments
Commercial Building
Gym
Main gate
N

Solar Panels saving
up to 100% on
electricity bills



RESIDENTIAL OFFERING

Homes Designed for Every Way of Living

Villaria presents a curated collection of residences, including one- to three-bedroom apartments and duplex homes, with sizes ranging from 71 to 248 square meters. Each unit has been designed to maximize both space and experience—offering layouts that are efficient, adaptable, and filled with natural light.

Every home is positioned to benefit from views of landscaped areas or water features, ensuring that the relationship between the interior and the surrounding environment is always present—subtle, yet impactful.



BLOCK B

UNITS & FLOOR PLANS

THREE BEDROOM APARTMENT

Ground Floor

AREA :	195 M2
GARDEN AREA :	90 M2
CODE :	B2-01 B1-07
FLOOR :	Ground
BLOCK B :	1 & 2





GARDEN VIEW



STREET VIEW

THREE BEDROOM APARTMENT

Ground Floor

AREA : 145 M2

GARDEN AREA : 78 M2

CODE : B-03

FLOOR : Ground

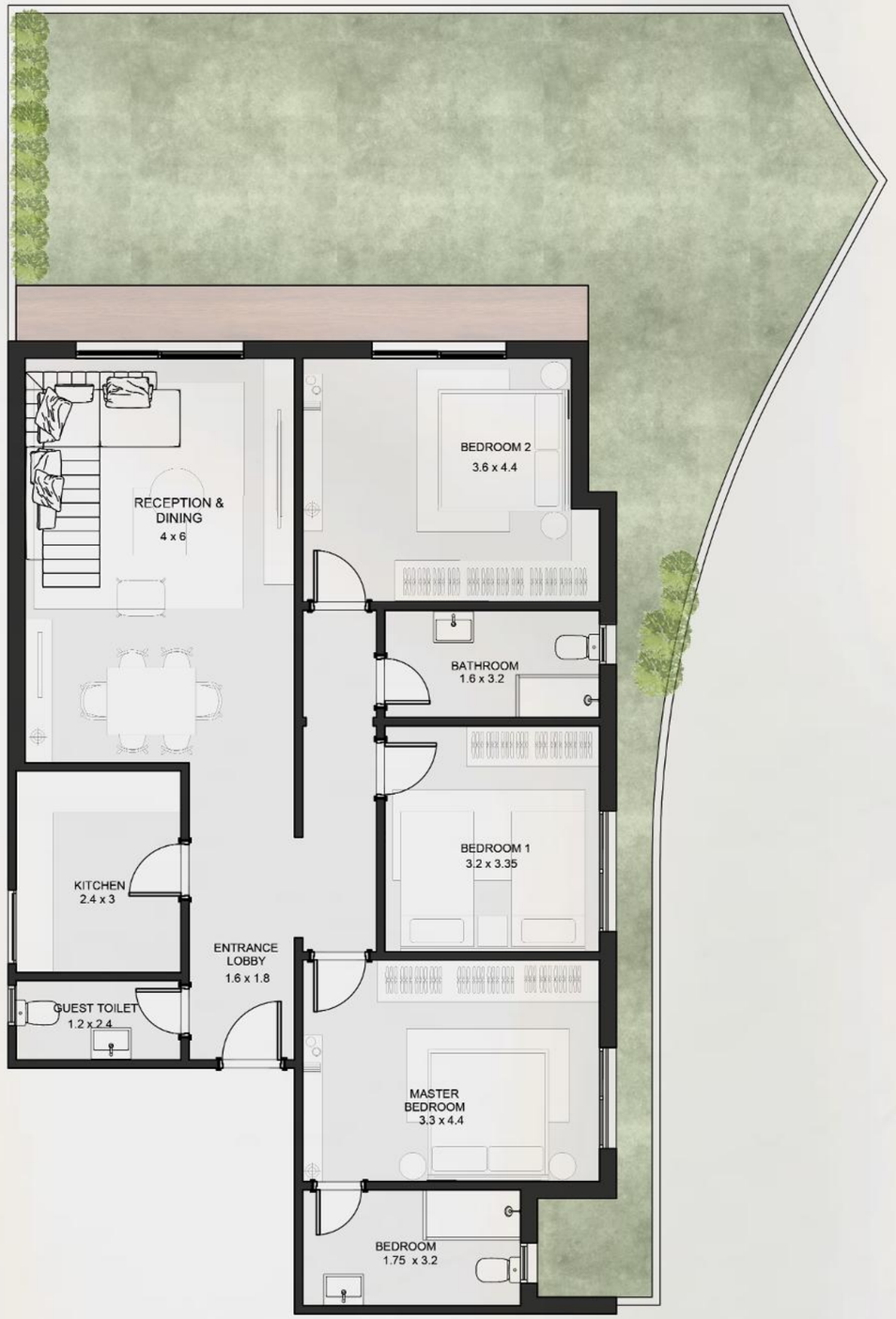
BLOCK B : 1 & 2



GARDEN VIEW



STREET VIEW



TWO BEDROOM APARTMENT

Ground Floor

AREA : 124 M2

GARDEN AREA : 60 M2

CODE : B-04 B-05

FLOOR : Ground

BLOCK B : 1 & 2



GARDEN VIEW



STREET VIEW



THREE BEDROOM APARTMENT

Ground Floor

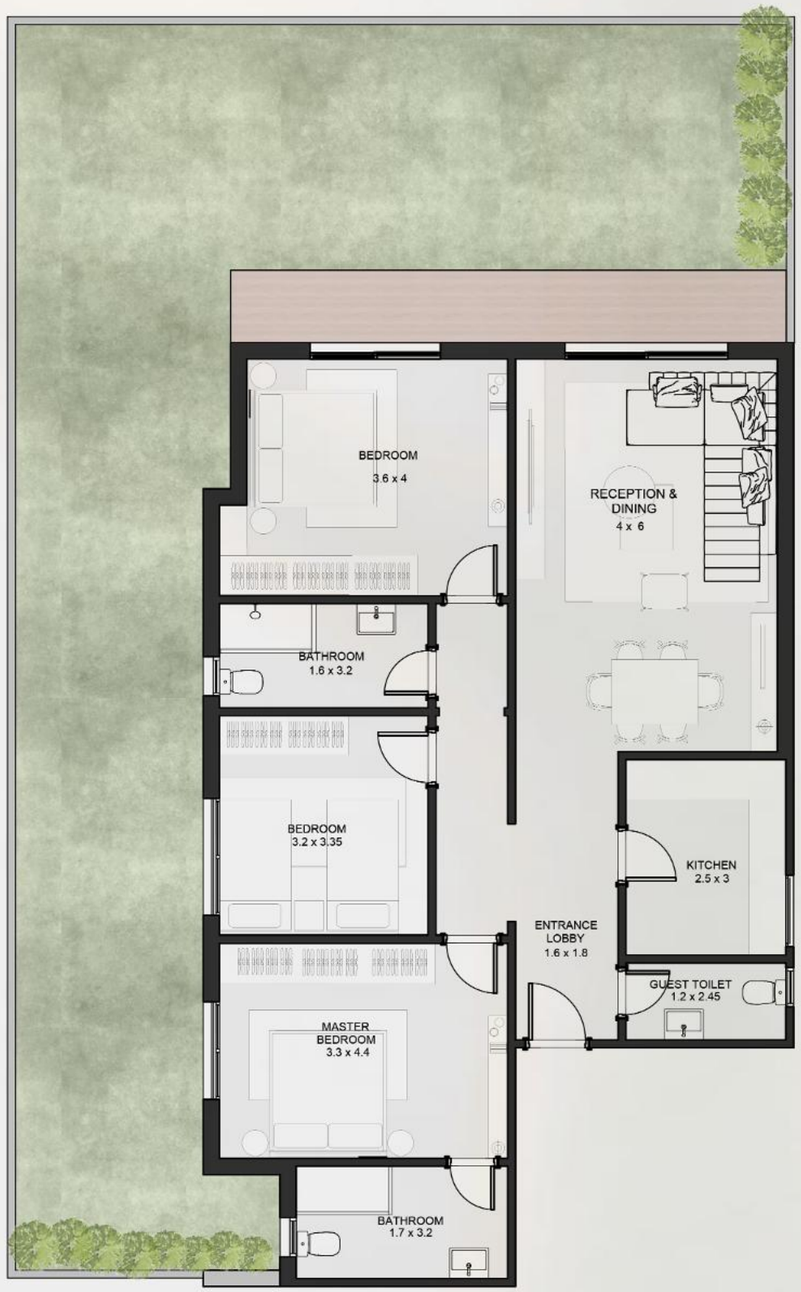
AREA :	145 M2
GARDEN AREA :	106 M2
CODE :	B-06
FLOOR :	Ground
BLOCK B :	1 & 2



GARDEN VIEW



STREET VIEW



THREE BEDROOM APARTMENT

Ground Floor

AREA :	195 M2
GARDEN AREA :	99 M2
CODE :	B1-01 B2-07
FLOOR :	Ground
BLOCK B :	1 & 2





GARDEN VIEW



STREET VIEW

TWO BEDROOM APARTMENT

Typical Floor

AREA : 117 M2

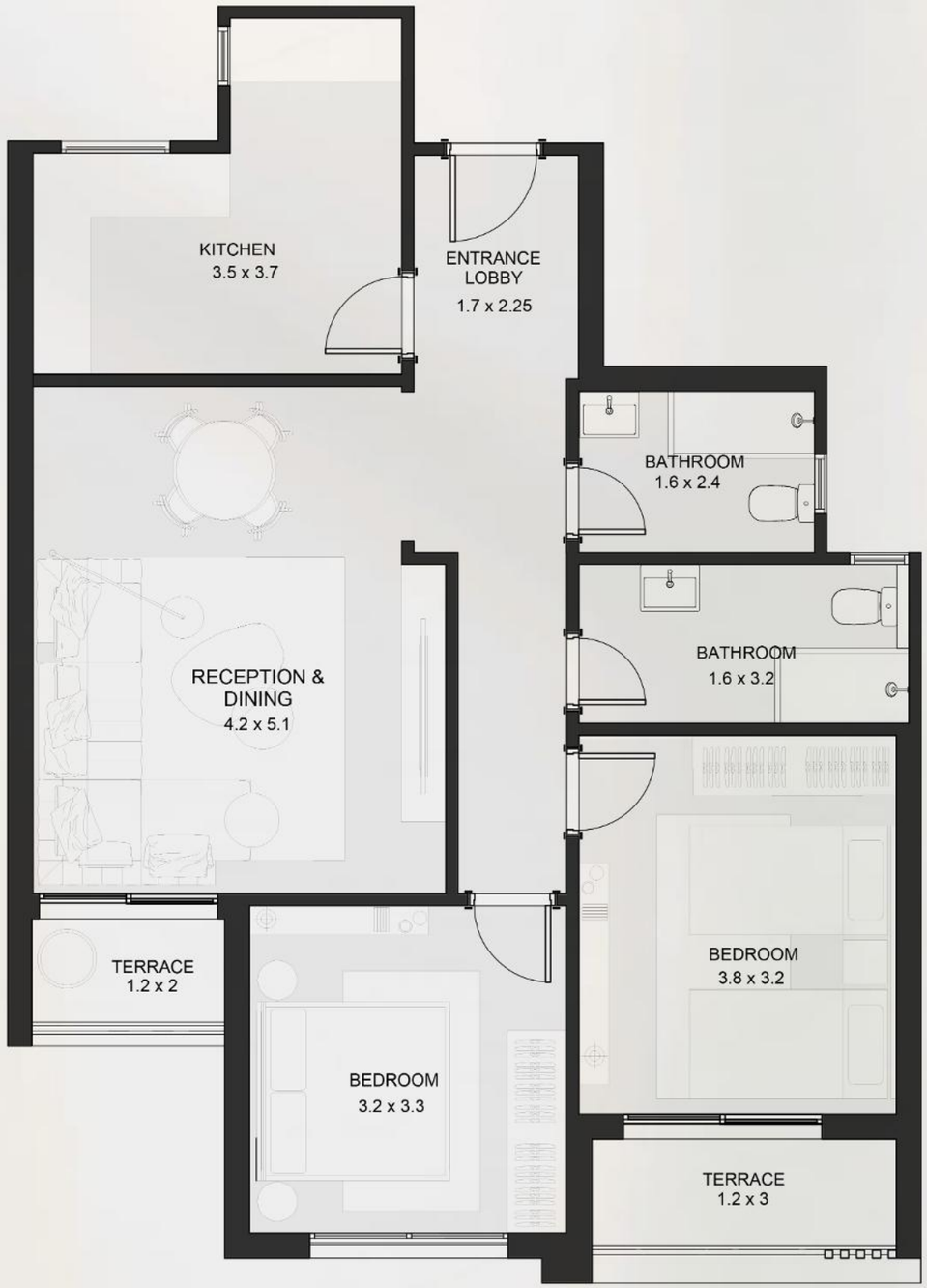
CODE : B-11 B-21 B-31
B-18 B-28 B-38

FLOOR : Typical

BLOCK B : 1 & 2







THREE BEDROOM APARTMENT

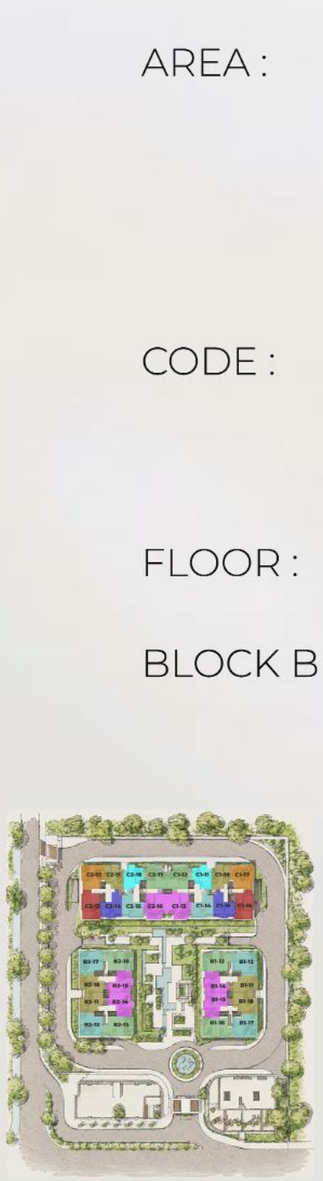
Typical Floor

AREA : 150M2

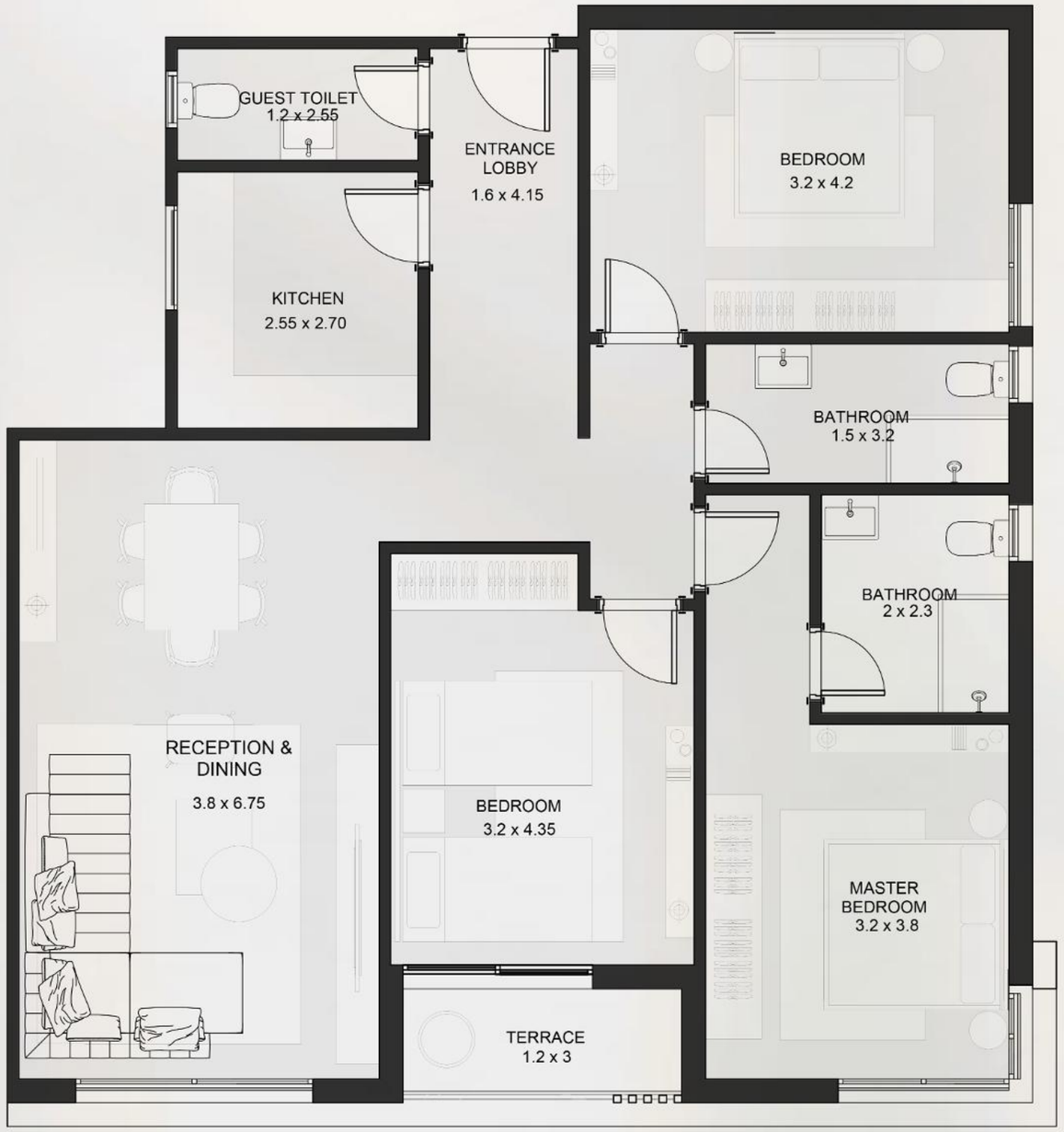
CODE : B-12 B-17

FLOOR : Typical

BLOCK B : 1 & 2







THREE BEDROOM APARTMENT

Typical Floor

AREA : 150M2

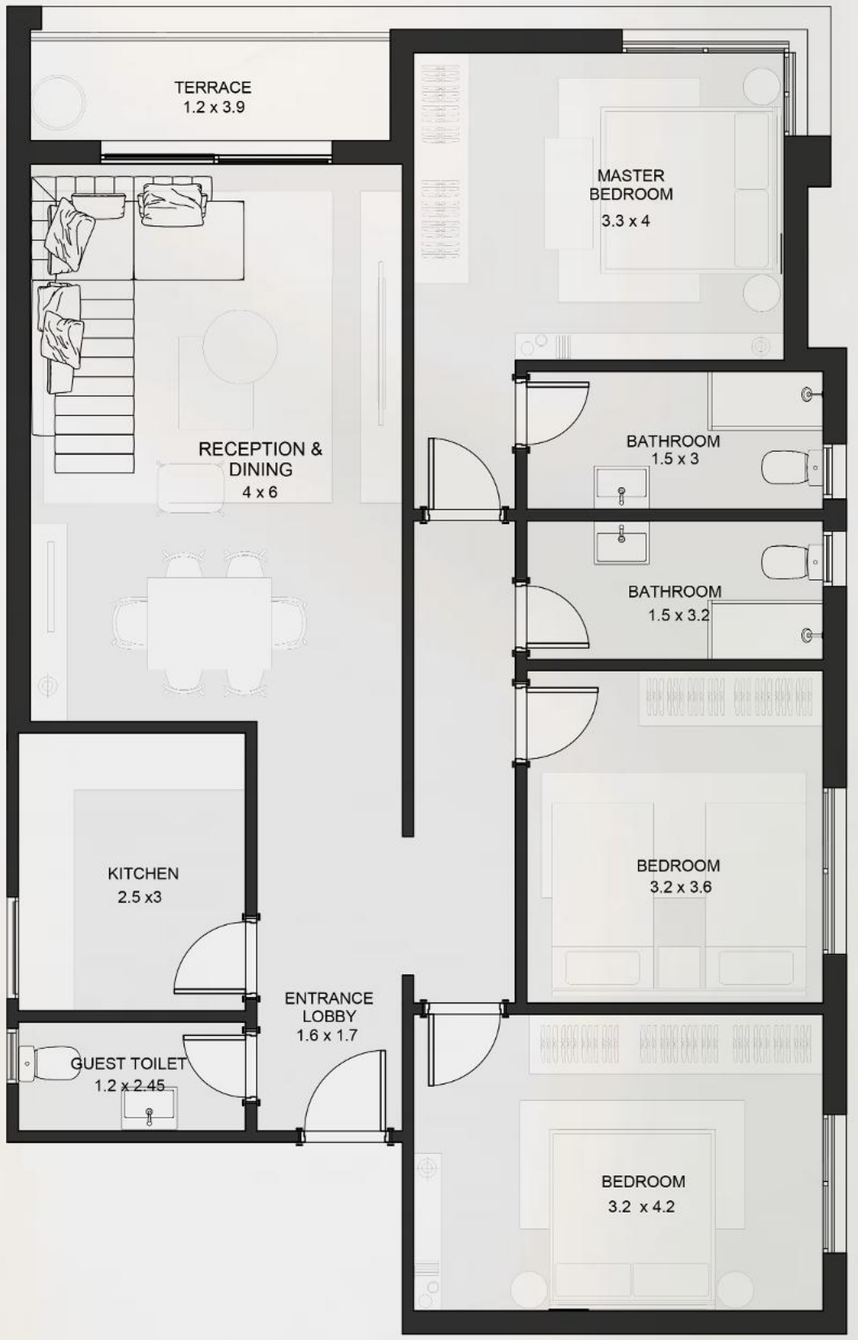
CODE : B-13 B-16

FLOOR : Typical

BLOCK B : 1 & 2







TWO BEDROOM APARTMENT

Typical Floor

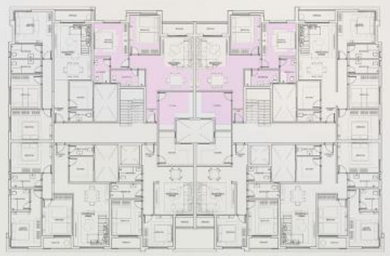
AREA : 129 M2

CODE : B-14 B-24
B-15 B-25

FLOOR : Typical

BLOCK B : 1 & 2







TWO BEDROOM APARTMENT

Typical Floor

AREA : 150M2

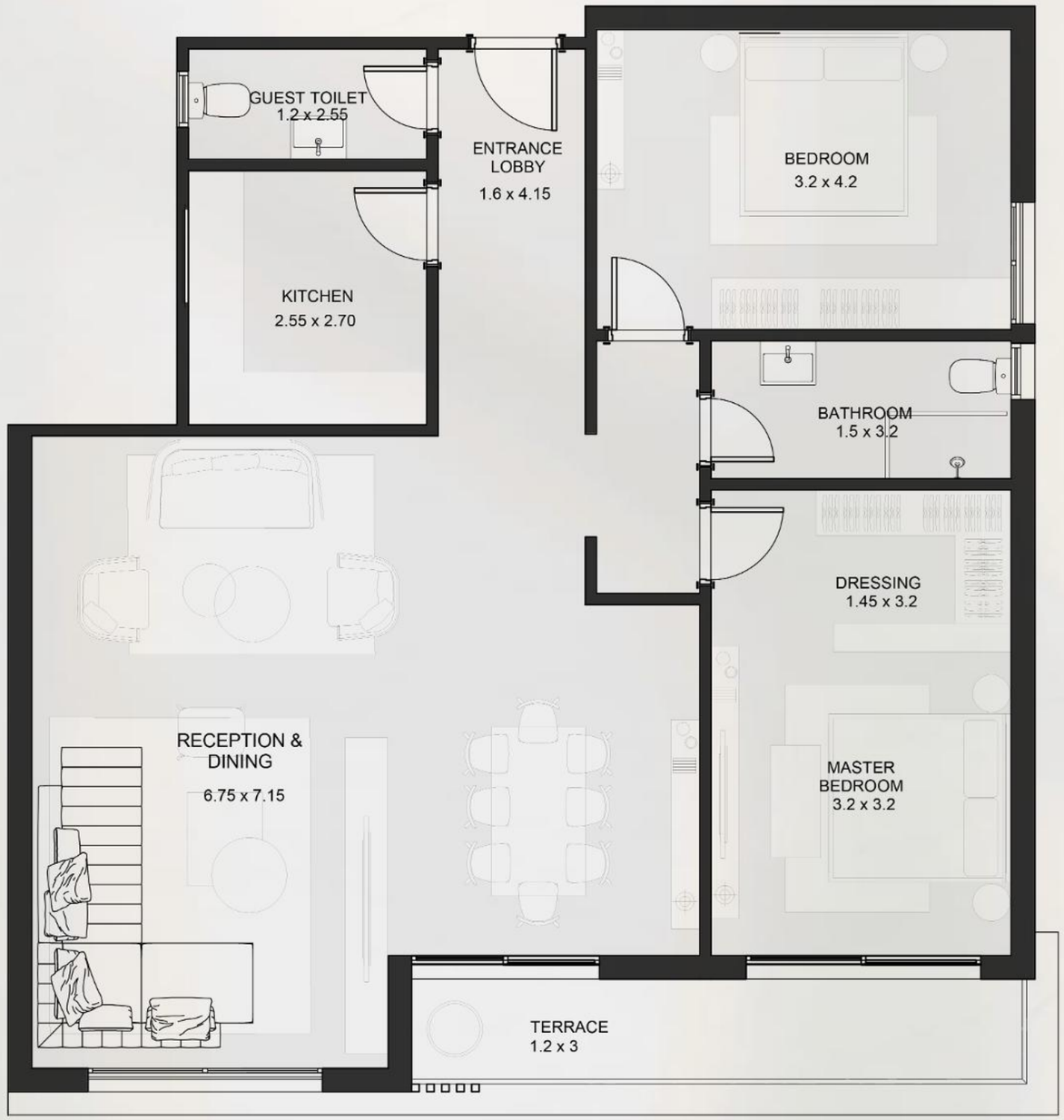
CODE : B-22 B-27

FLOOR : Typical

BLOCK B : 1 & 2







TWO BEDROOM APARTMENT

Typical Floor

AREA : 150M2

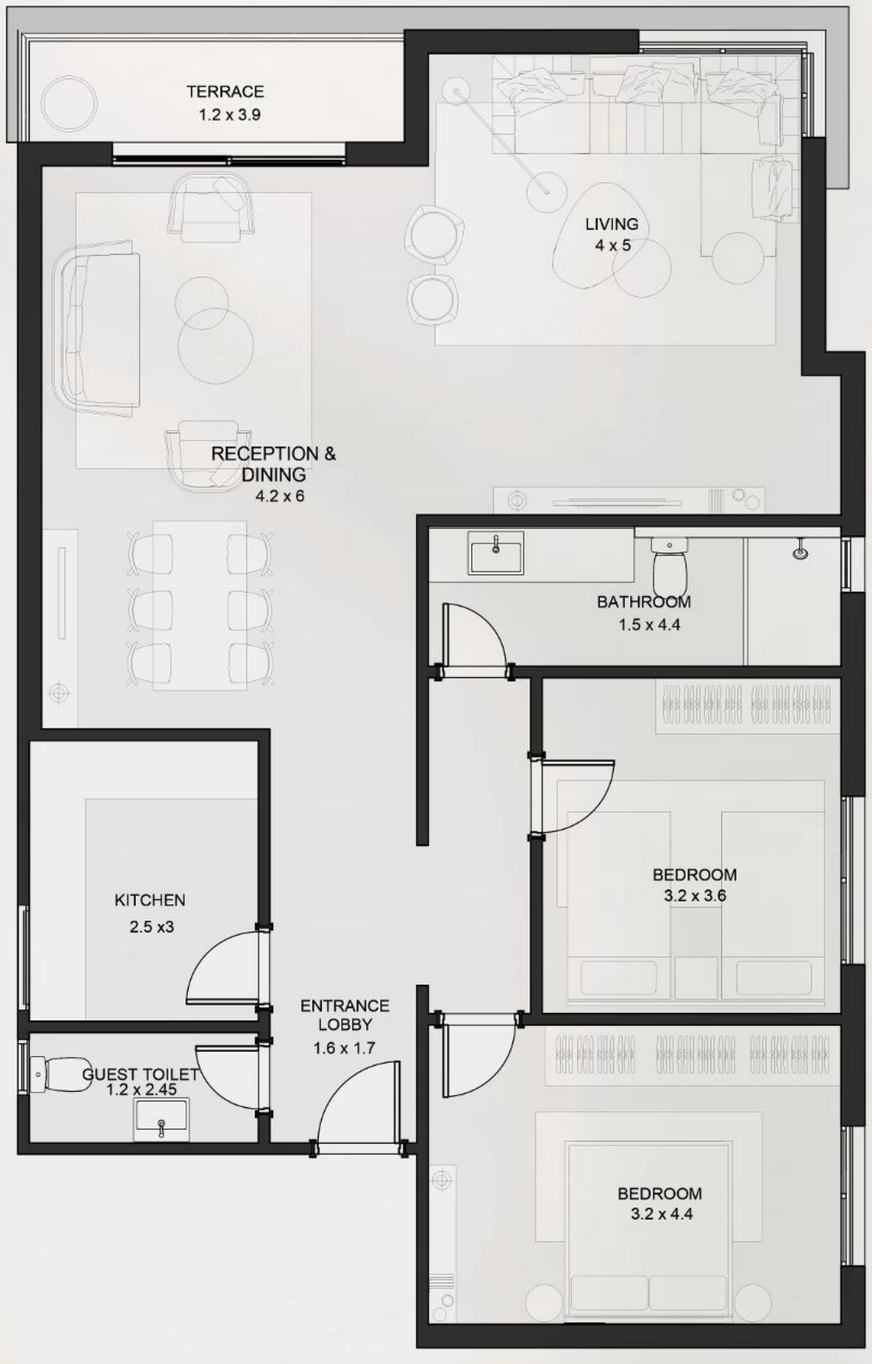
CODE : B-23 B-26

FLOOR : Typical

BLOCK B : 1 & 2







THREE BEDROOM APARTMENT

Typical Floor

AREA : 152M2

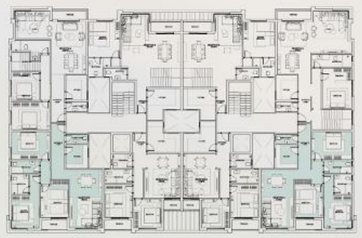
CODE : B-32 B-37

FLOOR : Typical

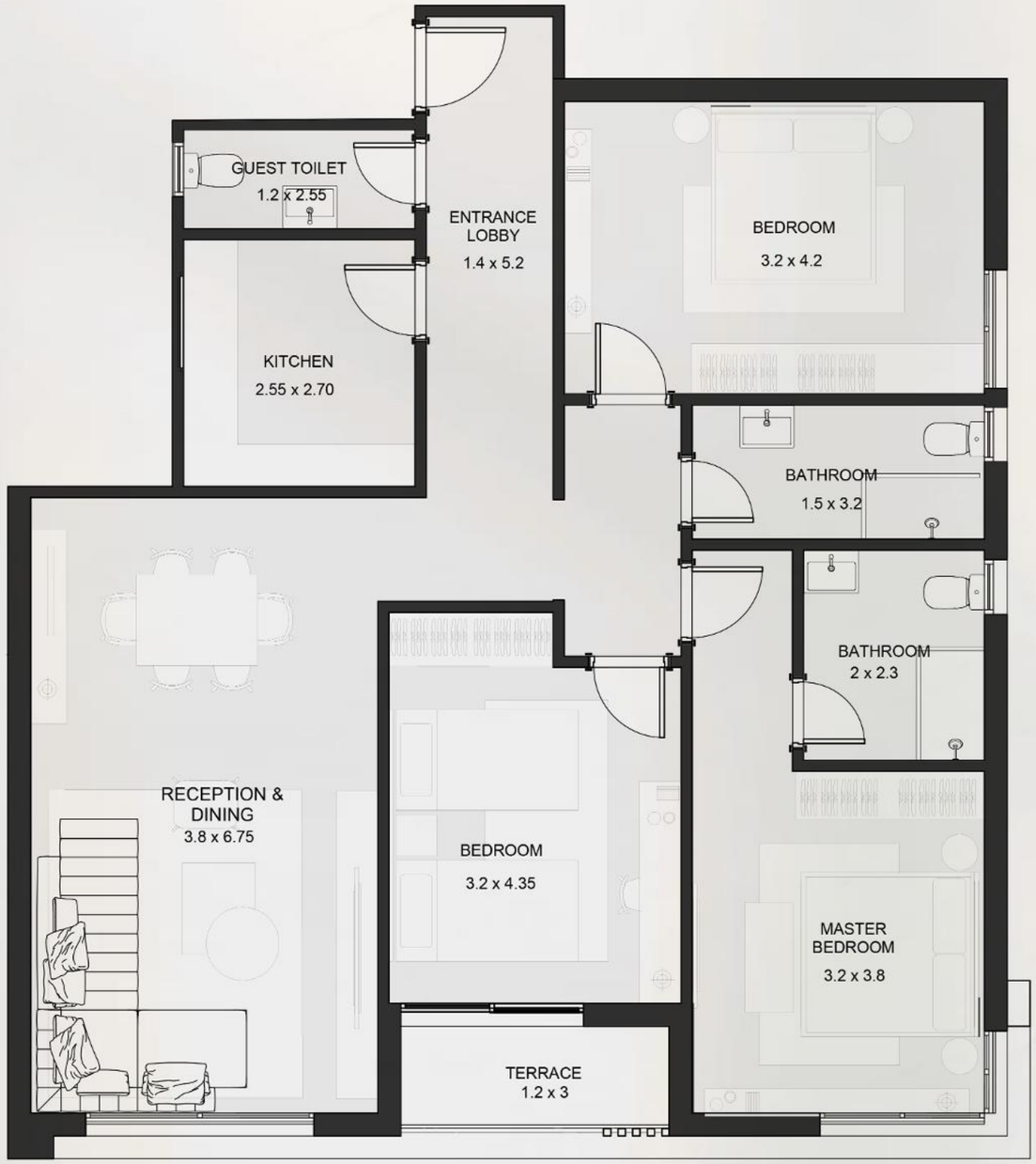
BLOCK B : 1 & 2



GARDEN VIEW



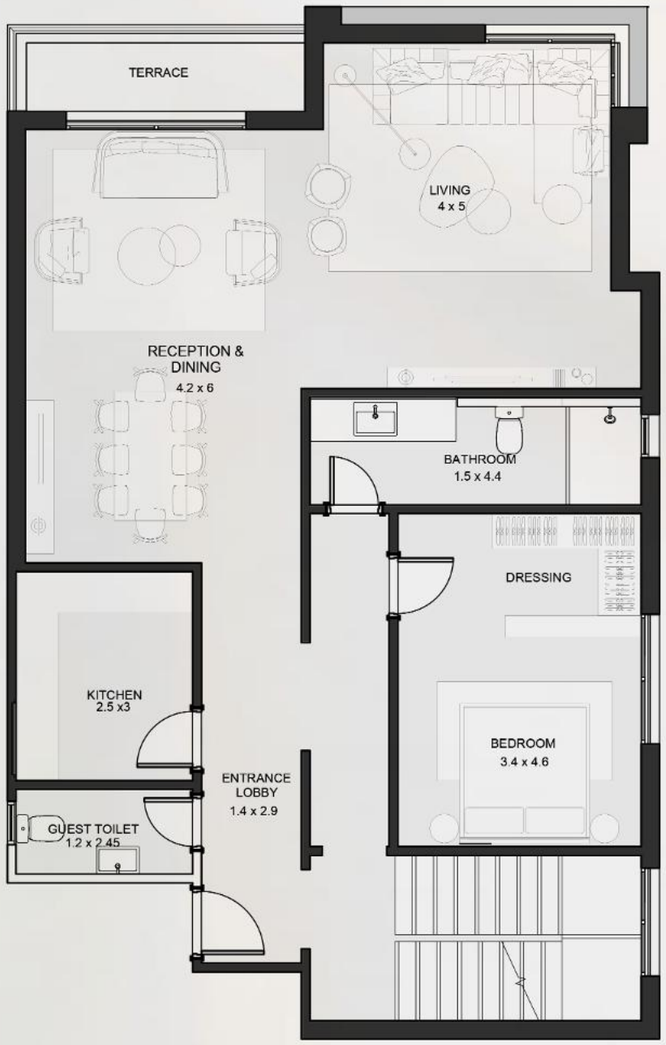
STREET VIEW



DUPLEX APARTMENT

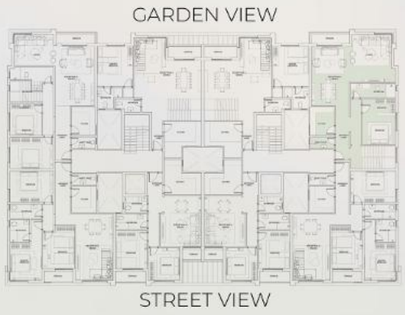
Third Floor

AREA :	260 M2
OUTDOOR AREA :	40 M2
CODE :	B2-33 B1-33
FLOOR :	Third
BLOCK B :	1 & 2









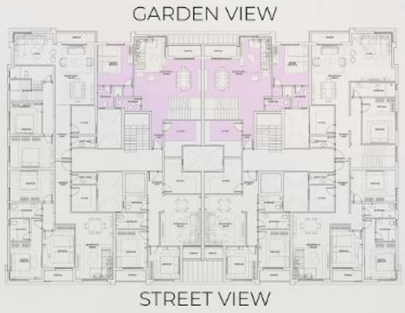
DUPLEX APARTMENT

Third Floor

AREA :	200 M2
OUTDOOR AREA :	42 M2
CODE :	B2-34 B2-35 B1-34 B1-35
FLOOR :	Third
BLOCK B :	1 & 2







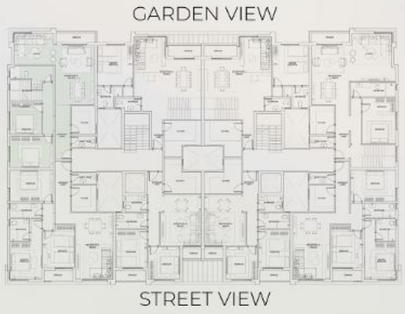
DUPLEX APARTMENT

Third Floor

AREA :	200 M2
OUTDOOR AREA :	32 M2
CODE :	B2-36 B1-36
FLOOR :	Third
BLOCK B :	1 & 2









BLOCK C

UNITS & FLOOR PLANS

THREE BEDROOM APARTMENT

Ground Floor

AREA :	191 M2
GARDEN AREA :	85 M2
CODE :	C 2-01 C 1-07
FLOOR :	GROUND
BLOCK C :	1 & 2







THREE BEDROOM APARTMENT

Ground Floor

AREA :	142 M2
GARDEN AREA :	124M2
CODE :	C 2-03 C 1-06
FLOOR :	GROUND
BLOCK C :	1 & 2







TWO BEDROOM APARTMENT

Ground Floor

AREA :	117 M2
GARDEN AREA :	72 M2
CODE :	C 2-04 C 1-05
FLOOR :	GROUND
BLOCK C :	1 & 2







TWO BEDROOM APARTMENT

Ground Floor

AREA :	117 M2
GARDEN AREA :	55 M2
CODE :	C 2-05 C 1-04
FLOOR :	GROUND
BLOCK C :	1 & 2







THREE BEDROOM APARTMENT

Ground Floor

AREA : 150 M2

GARDEN AREA : 67 M2

CODE : C 2-06
C 1-03

FLOOR : GROUND

BLOCK C : 1 & 2







THREE BEDROOM APARTMENT

Ground Floor

AREA :	196 M2
GARDEN AREA :	67 M2
CODE :	C 2-07 C 1-01
FLOOR :	GROUND
BLOCK C :	1 & 2







TWO BEDROOM APARTMENT

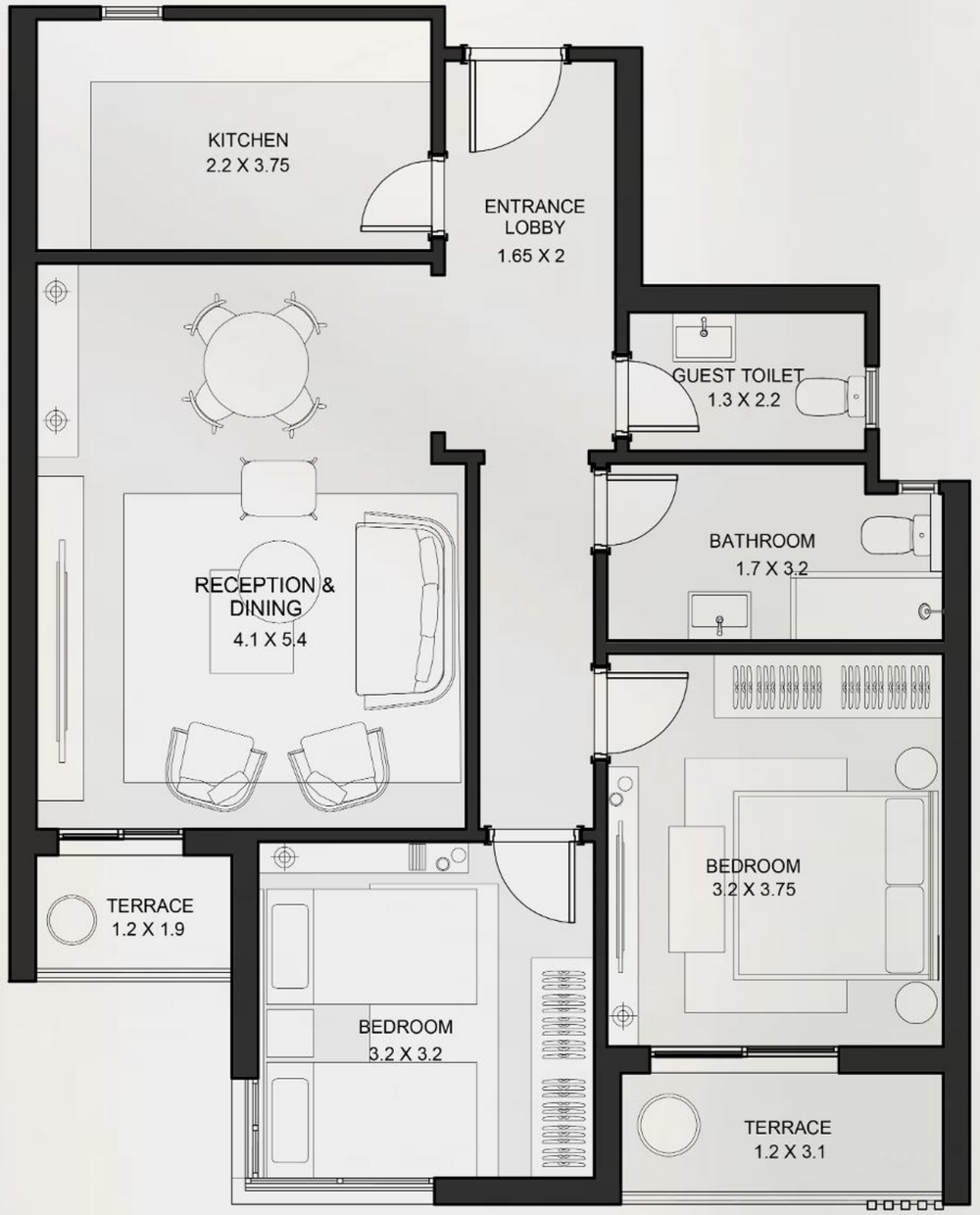
Typical Floor

AREA : 114 M2

CODE : C 2-11 C 2-21 C 2-31 C 2-41
C 1-18 C 1-28 C 1-38 C 1-48

FLOOR : Typical

BLOCK C : 1 & 2







THREE BEDROOM APARTMENT

Typical Floor

AREA : 144 M2

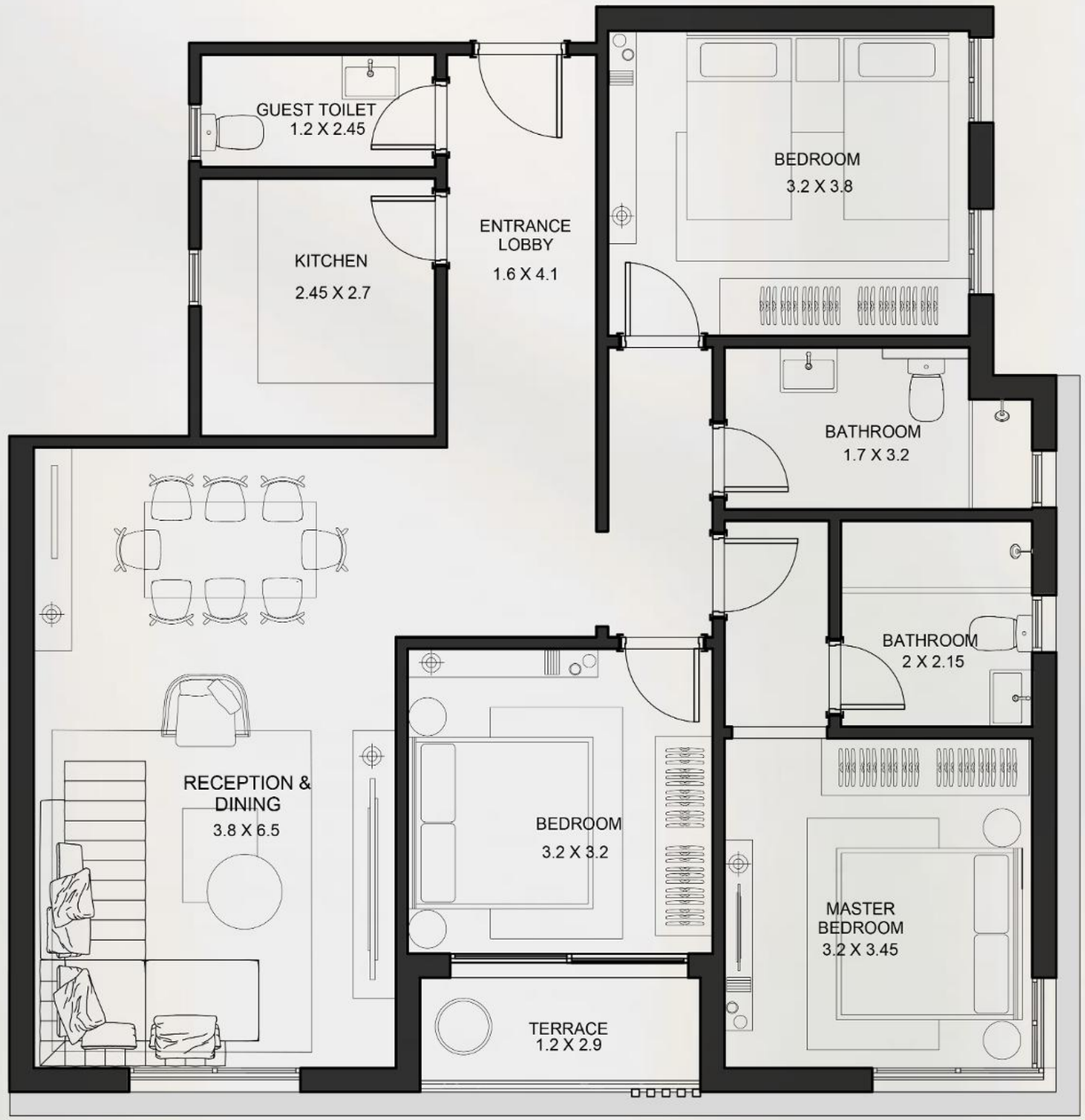
CODE : C 2-12 C 2-22 C 2-32 C 2-42
C 1-17 C 1-27 C 1-37 C 1-47

FLOOR : Typical

BLOCK C : 1 & 2







THREE BEDROOM APARTMENT

Typical Floor

AREA : 148 M2

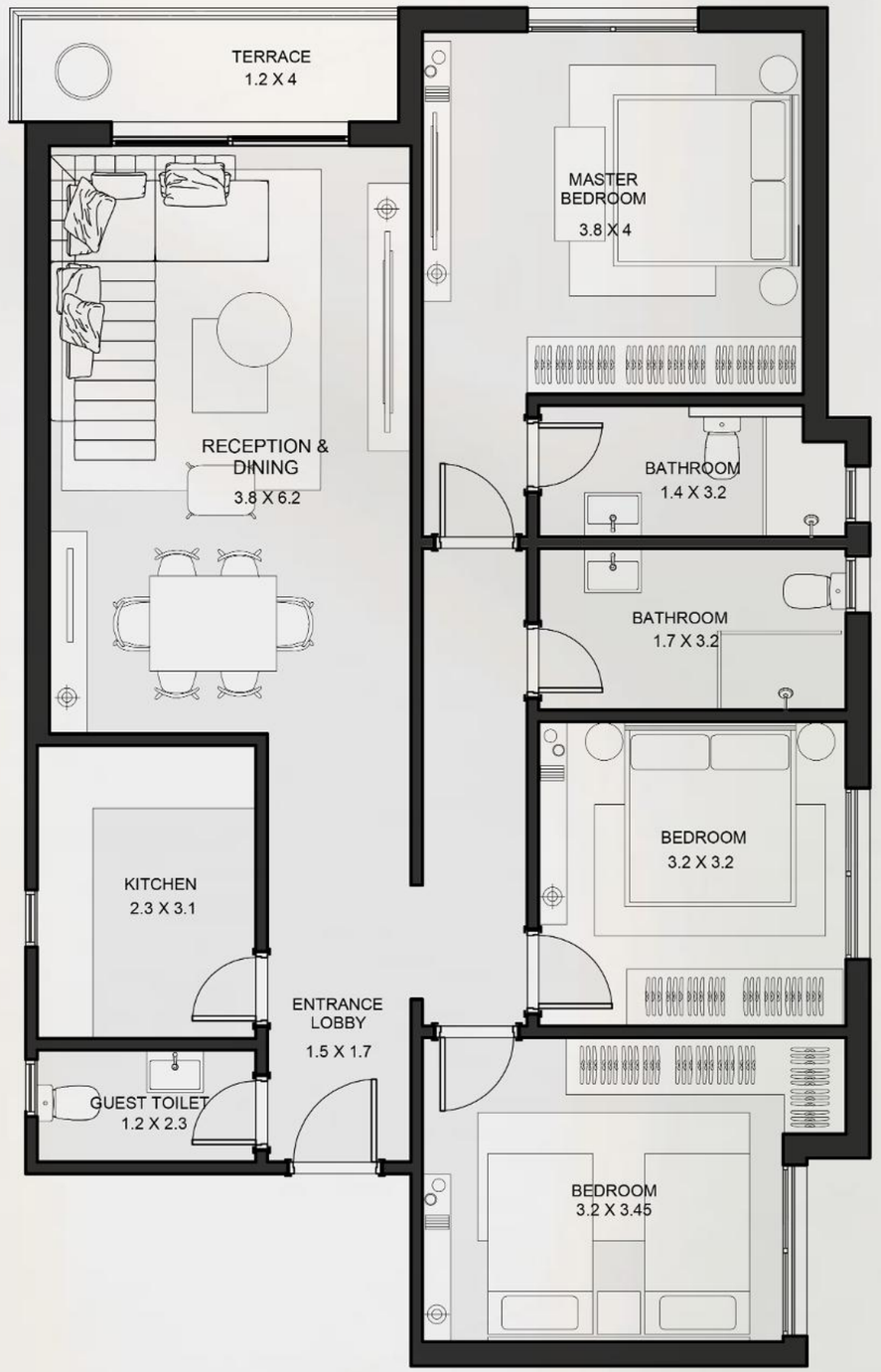
CODE : C 2-13 C 2-23 C 2-33
C 1-16 C 1-26 C 1-36

FLOOR : Typical

BLOCK C : 1 & 2







TWO BEDROOM APARTMENT

Typical Floor

AREA : 127 M2

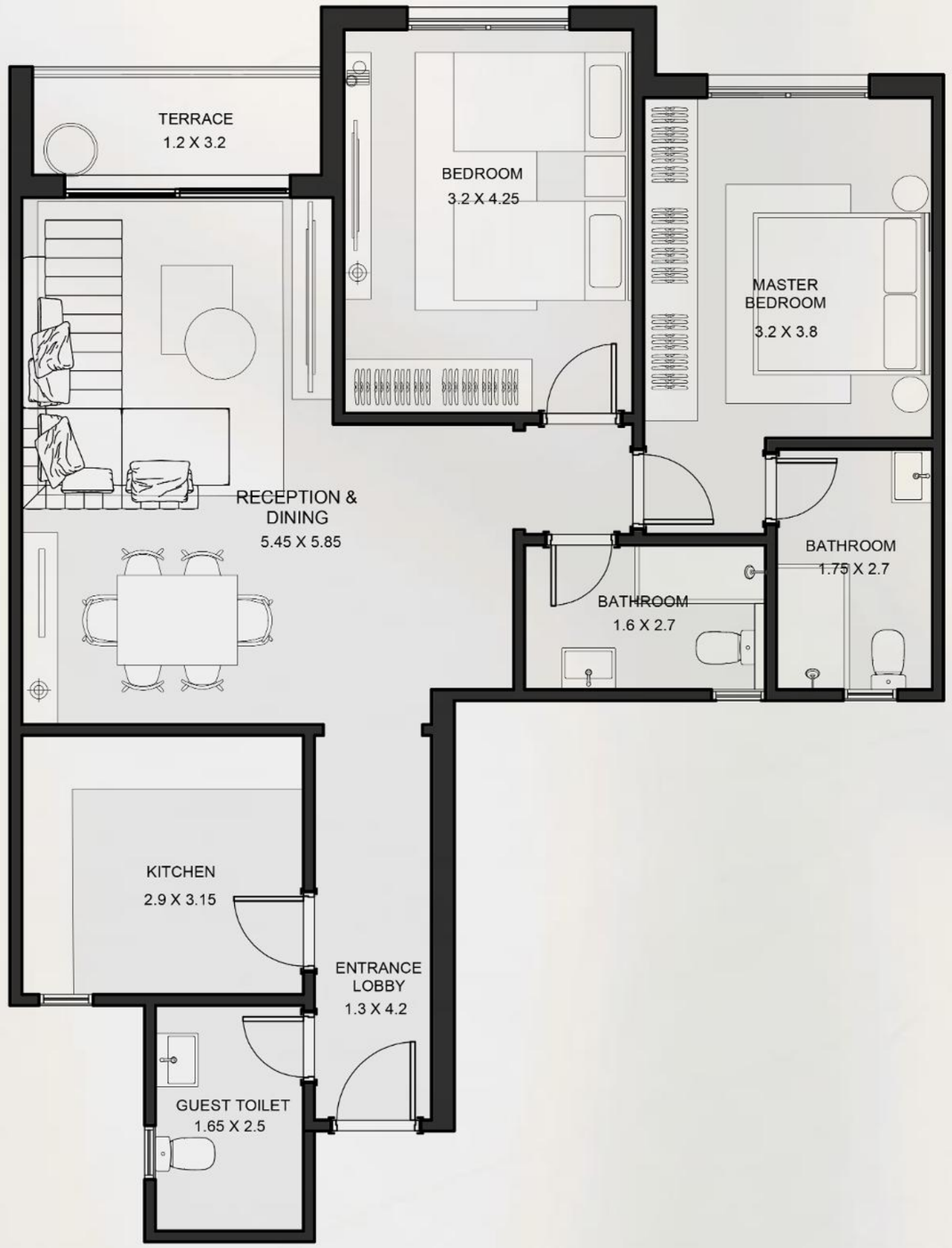
CODE : C 2-14 C 2-24 C 2-34
C 1-15 C 1-25 C 1-35

FLOOR : Typical

BLOCK C : 1 & 2







TWO BEDROOM APARTMENT

Typical Floor

AREA : 127 M2

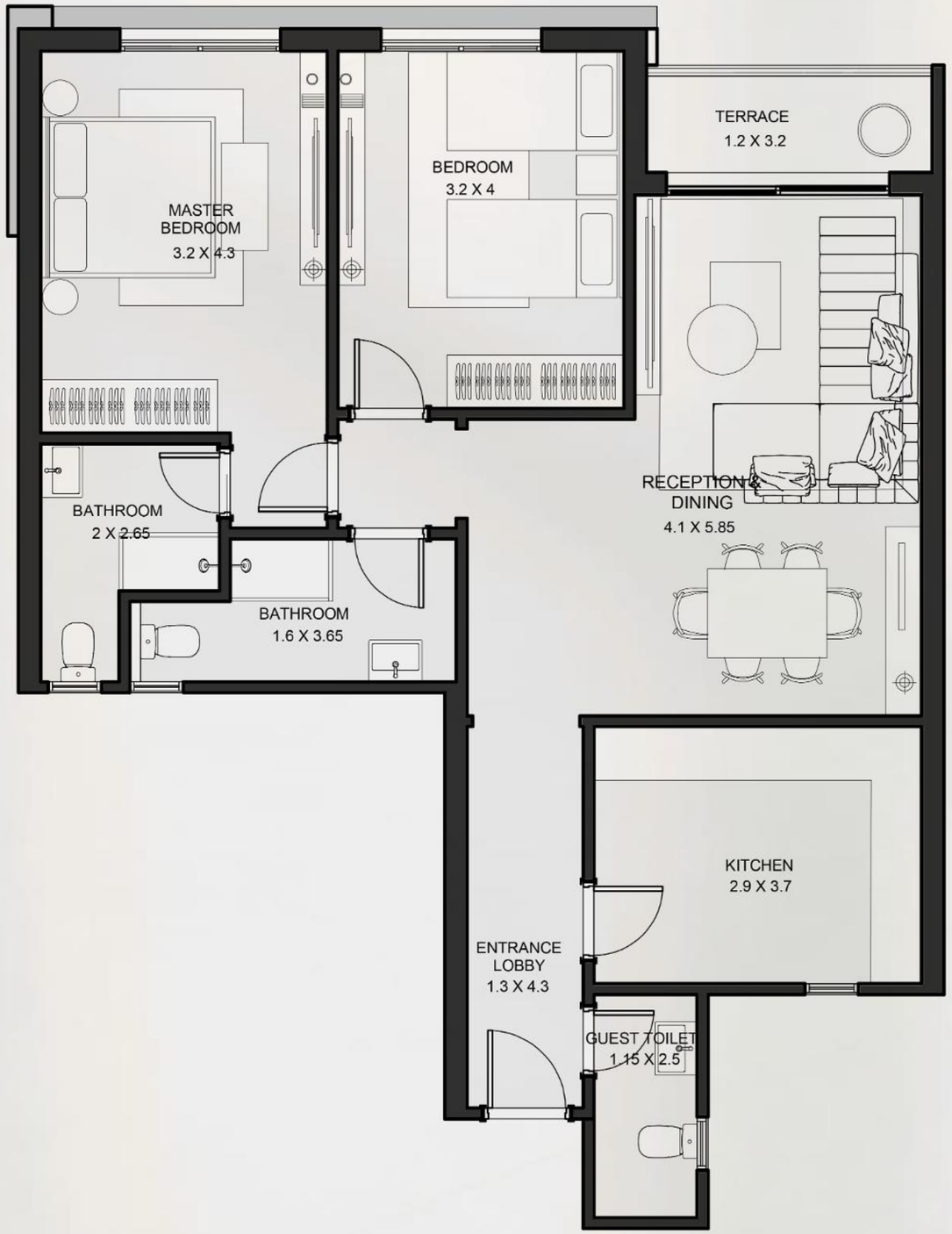
CODE : C 2-15 C 2-25 C 2-35
C 1-14 C 1-24 C 1-34

FLOOR : Typical

BLOCK C : 1 & 2







THREE BEDROOM APARTMENT

Typical Floor

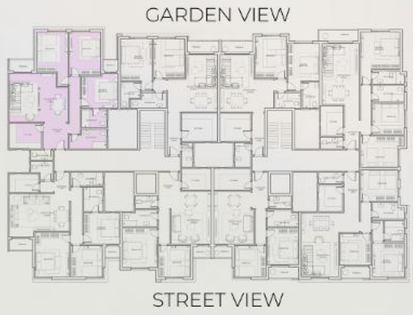
AREA : 160 M2

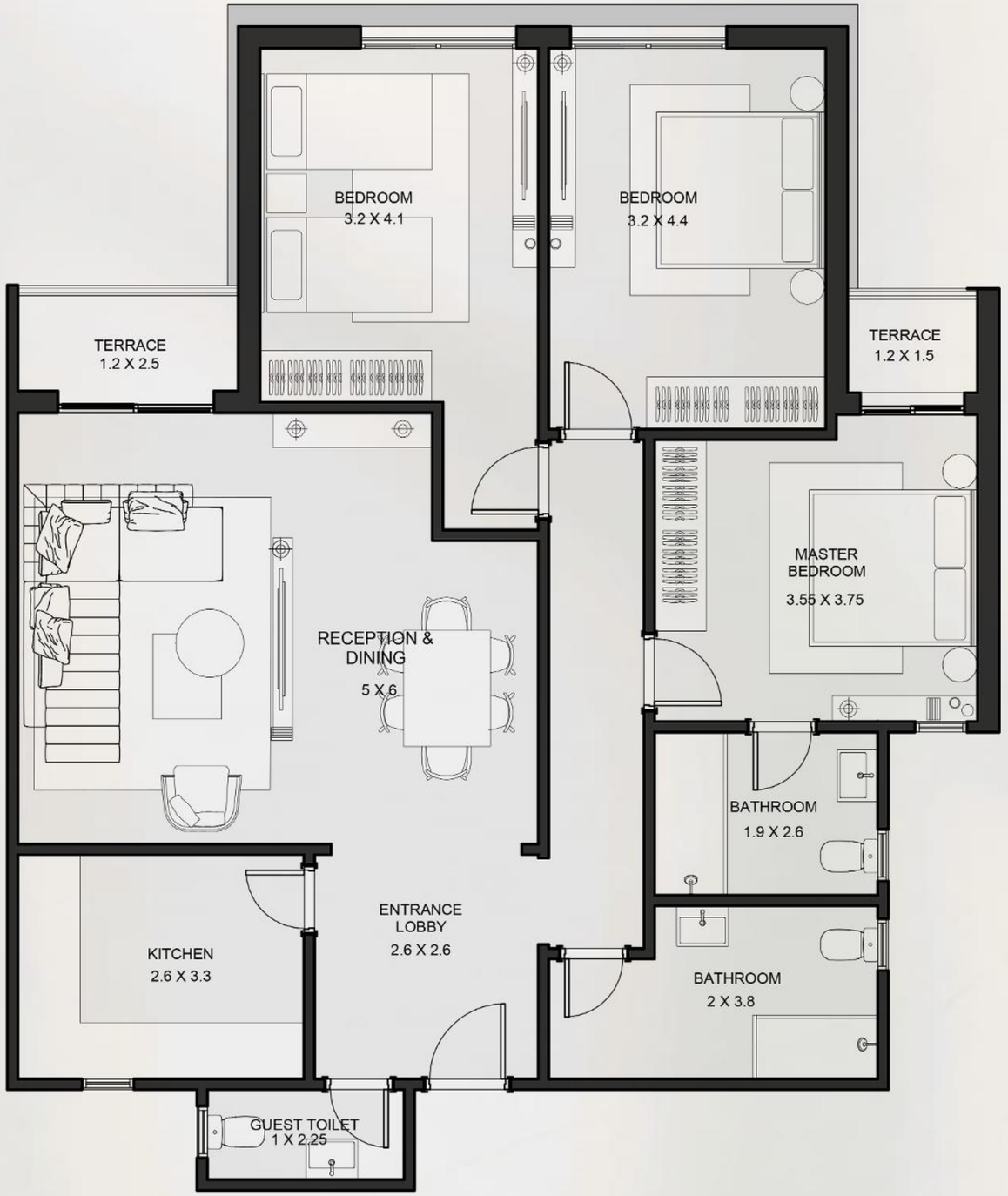
CODE : C 2-16 C 2-26 C 2-36
C 1-13 C 1-23 C 1-33

FLOOR : Typical

BLOCK C : 1 & 2







THREE BEDROOM APARTMENT

Typical Floor

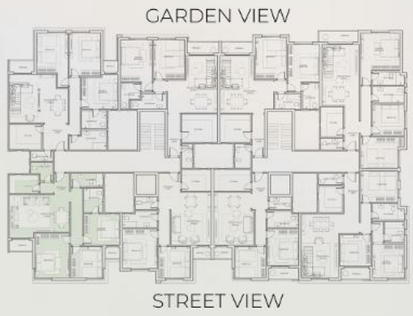
AREA : 144 M2

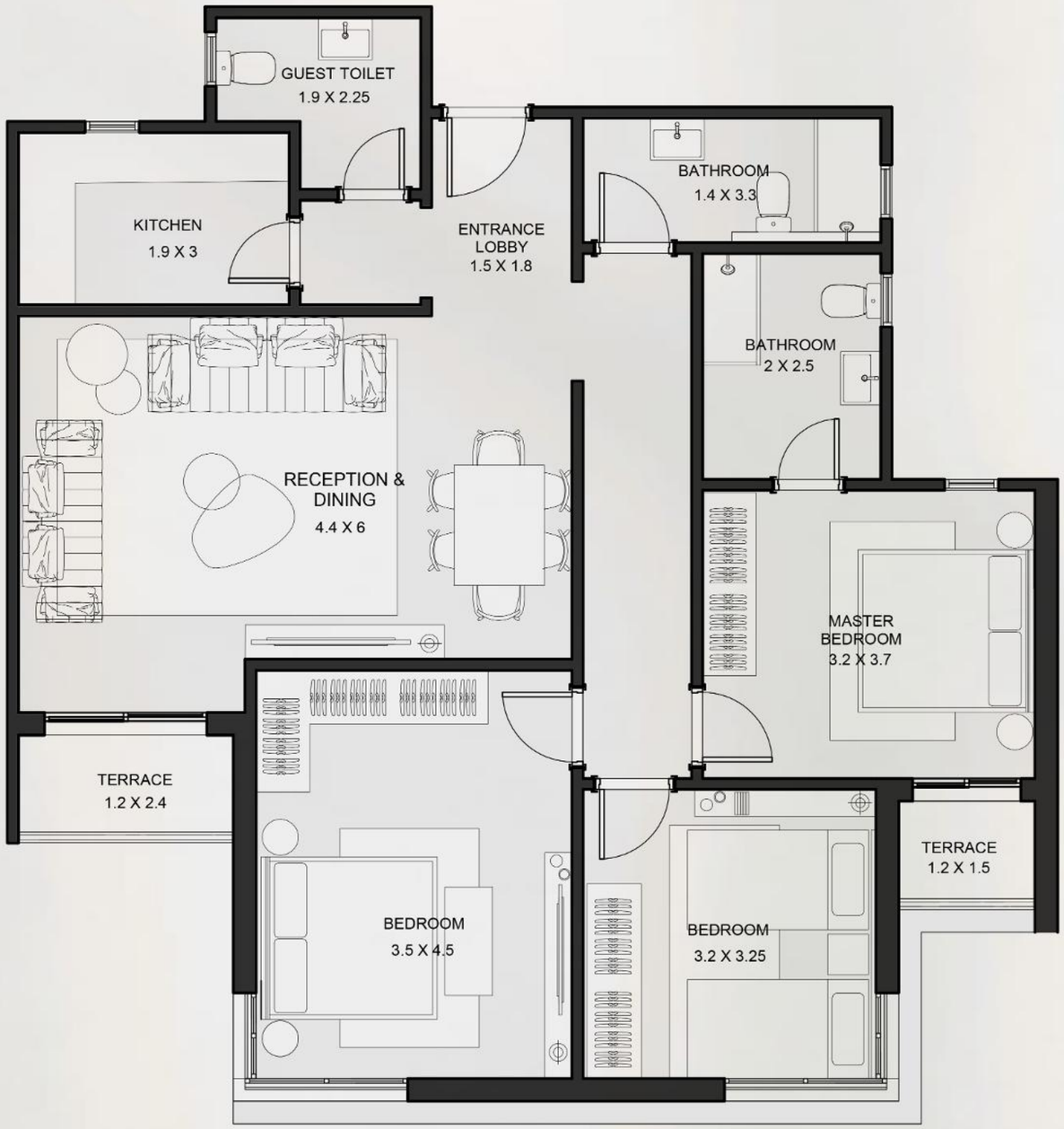
CODE : C 2-17 C 2-27 C 2-37 C 2-47
C 1-12 C 1-22 C 1-32 C 1-42

FLOOR : Typical

BLOCK C : 1 & 2







TWO BEDROOM APARTMENT

Typical Floor

AREA : 112 M2

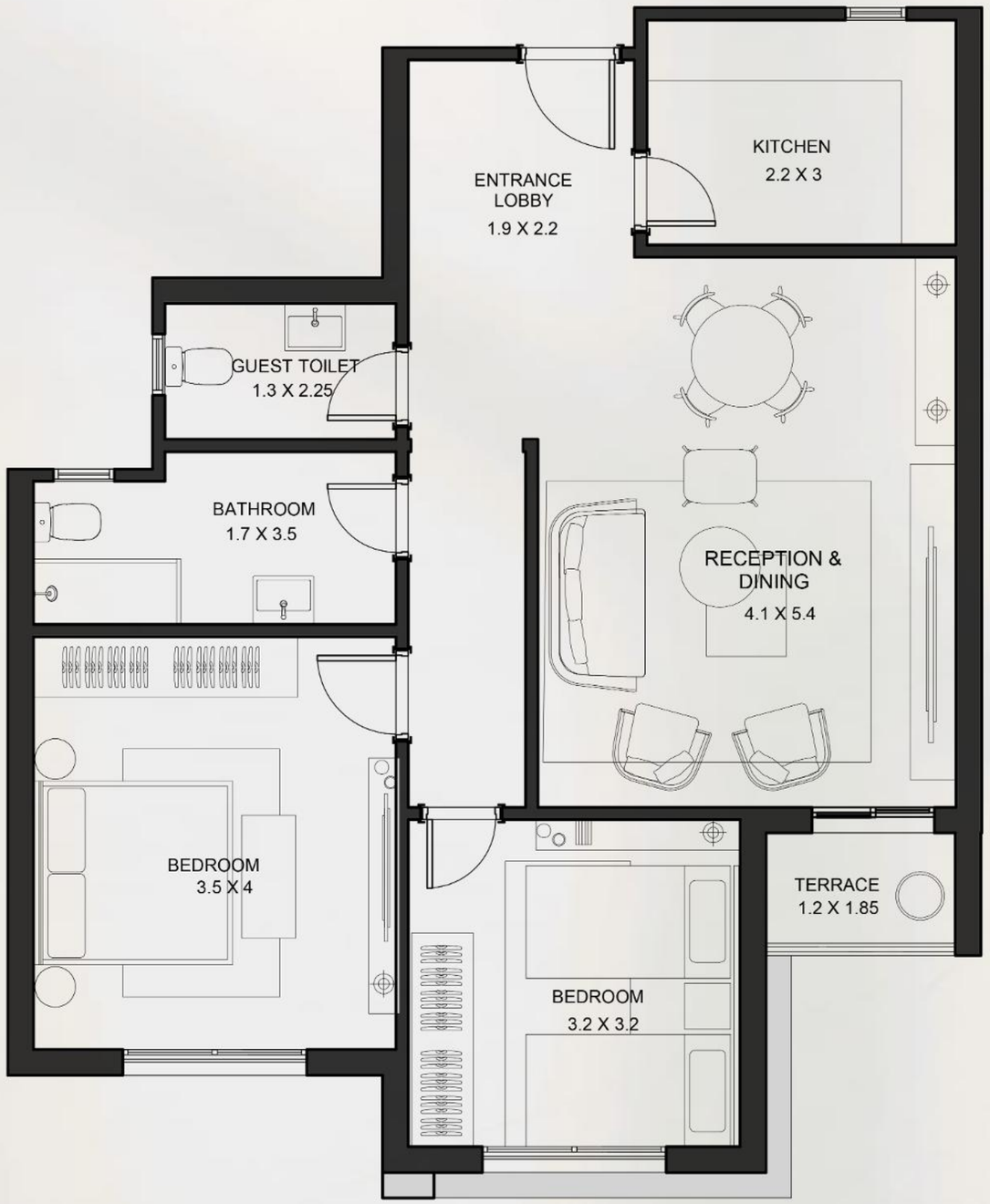
CODE : C 2-18 C 2-28 C 2-38 C 2-48
C 1-11 C 1-21 C 1-31 C 1-41

FLOOR : Typical

BLOCK C : 1 & 2







DUPLEX APARTMENT

Fourth Floor

AREA :	190 M2
OUTDOOR AREA :	32 M2
CODE :	C 2-43 C 1-46
FLOOR :	Fourth
BLOCK C :	1 & 2







DUPLEX APARTMENT

Fourth Floor

AREA :	197 M2
OUTDOOR AREA :	42 M2
CODE :	C 2-44 C 1-45
FLOOR :	Fourth
BLOCK C :	1 & 2



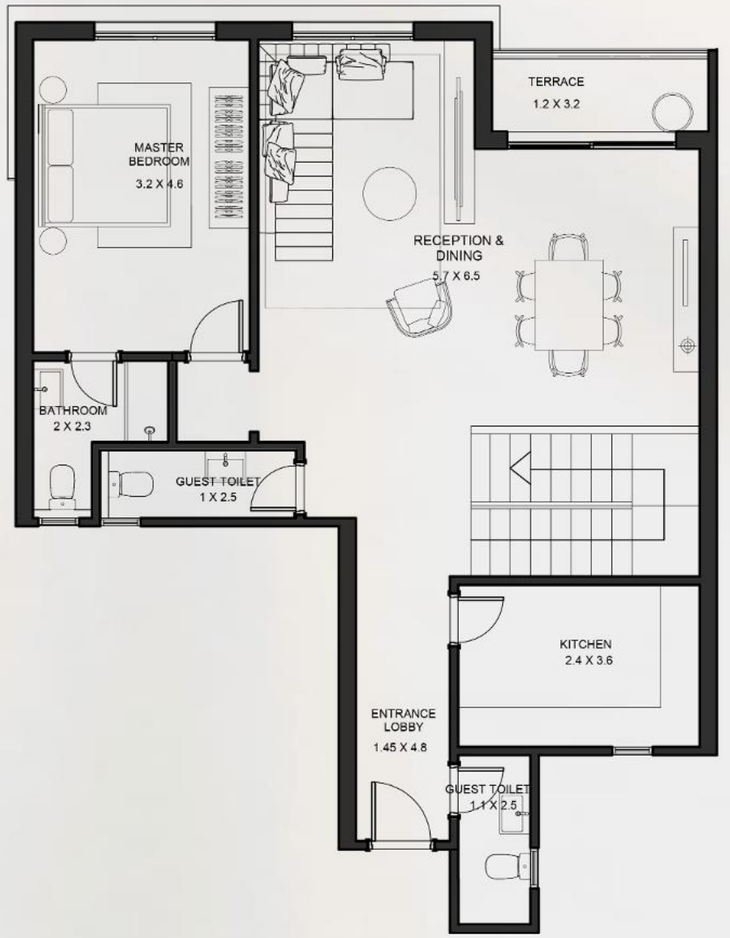




DUPLEX APARTMENT

Fourth Floor

AREA :	197 M2
OUTDOOR AREA :	42 M2
CODE :	C 2-45 C 1-44
FLOOR :	Fourth
BLOCK C :	1 & 2









DUPLEX APARTMENT

Fourth Floor

AREA :	246 M2
OUTDOOR AREA :	48 M2
CODE :	C 2-46 C 1-43
FLOOR :	Fourth
BLOCK C :	1 & 2









MIRAD

DEVELOPMENTS

PARTNERS OF SUCCESS

AHMED HAMDI

ARCHITECTS