

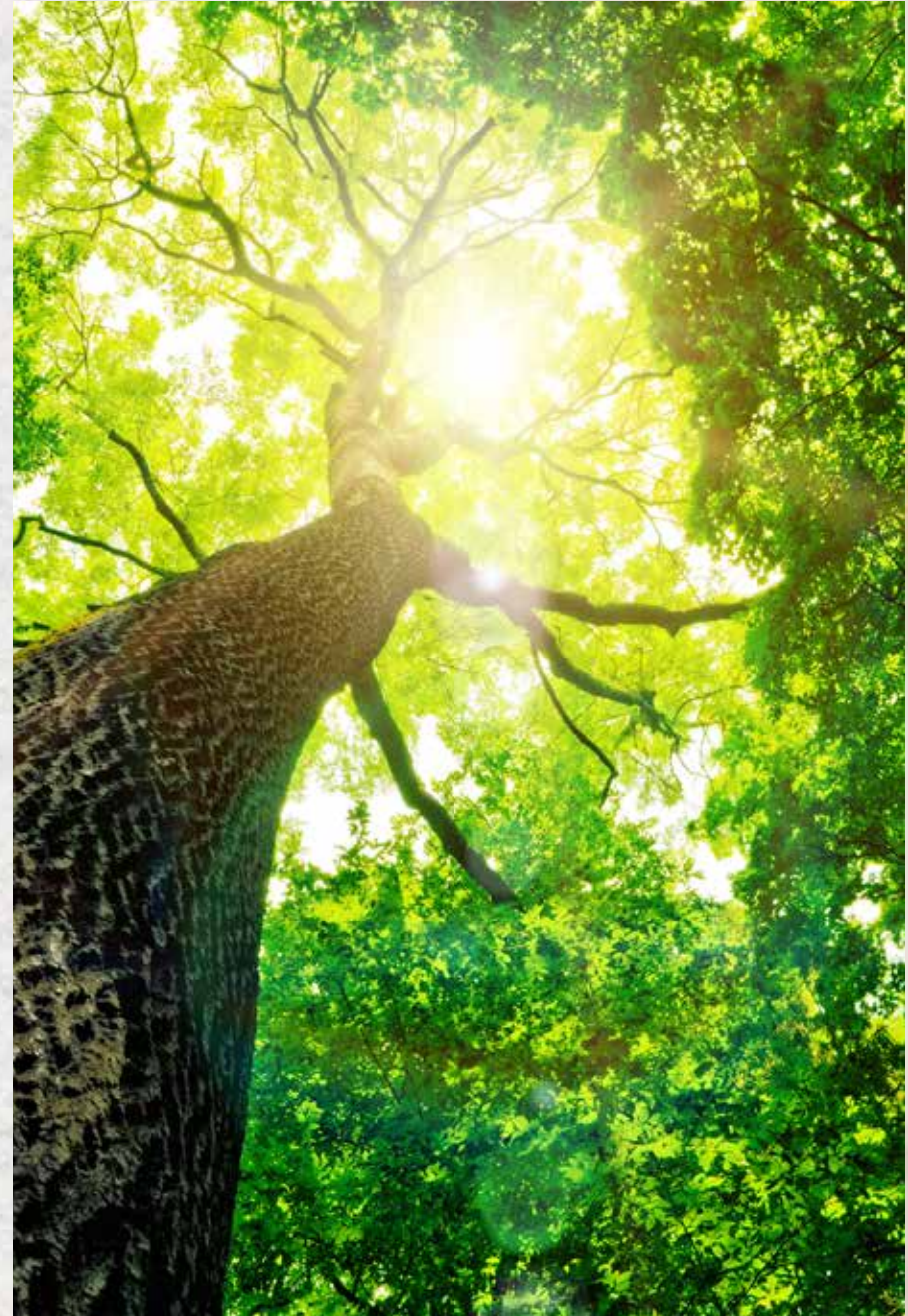


ADVIDA

THE BEST OF BOTH WORLDS

ADVA DEVELOPMENTS

ADVA DEVELOPMENTS is introducing its flagship project ADVIDA NEW ZAYED compound, stretching over 21,000 square meters. The project consists of 30 standalone villas, true to ADVA'S vision and core values of passion, respect, efficiency and integrity. The compound's design and structure invites you to experience a refined quality of life in a wholesome sustainable community, taste of the tech-oriented future and indulge in the mesmerizing beauty of nature enriched with practical vital zones and a set of offerings specially tailored for your family needs.



Welcome to



A close-up photograph of a hand holding a large, vibrant orange sunflower. The sunflower has a dark brown, textured center and bright orange petals. The background is a soft-focus field of green foliage and other sunflowers. The text "IN HARMONY WITH NATURE" is overlaid in white, serif, all-caps font on the lower left side of the image.

IN HARMONY WITH
NATURE



A SUSTAINABLE COMMUNITY

A wholesome sustainable community at the heart of NEW ZAYED, perfectly serving your daily life needs while blending seamlessly in harmony with surrounding nature. Designed to embrace the grace of nature, combining its organic beauty with advanced, ECO-friendly technologies & practical designs.







at the heart of

NEW ZAYED CITY



WEST CAIRO'S MOST VITAL LOCATION

Located in West Cairo's most vital venue, stretching over 21,000 square meters, ADVIDA is set in a strategic location within proximity of Sheikh Zayed's most prominent shopping centers, business districts, entertainment arenas, schools and universities. The compound is easily accessible from El-Dabaa Corridor, Cairo-Alexandria Desert Road, and the Middle Ring Road making it minutes away from everywhere.





LOCATION MAP

10 Minutes from Mall of Arabia

10 Minutes from Smart Village

15 Minutes from Dandy Mall

20 minutes away from Downtown

25 Minutes from The Great Pyramids.





SPHINX
INTERNATIONAL
AIRPORT

AL DABAA CORRIDOR

SMART
VILLAGE

CAIRO ALEXANDRIA DESERT ROAD

DANDY MALL

26TH OF JULY CORRIDOR

SHEIKH ZAYED
CITY

BEVERLY HILLS
ZAYED

EL-NOZHA

WASLET DAHSHOUR ROAD



Mall of Arabia



GRAND
EGYPTIAN
MUSEUM

RING ROAD



THE GREAT
PYRAMIDS

ADVIDA
THE BEST OF BOTH WORLDS

A man and a woman are riding a bicycle together, smiling broadly with their mouths open in a joyful expression. They are both wearing straw hats and dark sunglasses. The woman, on the left, has long blonde hair and is wearing a colorful plaid shirt. The man, on the right, has a short beard and is wearing a denim shirt over a white t-shirt. They are both holding the handlebars of the bicycle, and their arms are raised in the air. The background is a warm, golden-hued outdoor setting with trees and foliage, suggesting a sunny day. The overall mood is one of happiness and freedom.

LIFE TAILORED FOR YOUR
ULTIMATE COMFORT

ENHANCED LIVING EXPERIENCE

ADVIDA is your desired peaceful sanctuary to obtain the perfect balance between embracing your privacy and the modern, practical lifestyle of yours. The compound design and essence all revolves around providing the best of both worlds with a private gated community in a prime location for those seeking ultimate safety and privacy, yet accessibility to your daily life necessity, allied with ADVA Development's customer-centric strategy, and commitment to develop homes that enhance people's quality of life where new life stories are drawn.





SMART COMPOUND

Our Tech-Oriented approach in ADVIDA utilizes cutting-edge technologies according to sustainability standards in 4th generation cities, to ease people's life and facilitate everyday dynamic actions inspired by and with respect to our meticulous tech-oriented ECO-system, introducing green energy resources, smart home applications, advanced security systems and interactive sensory features





The background of the image consists of several wooden planks arranged diagonally, creating a strong sense of depth and texture. The wood has a warm, reddish-brown tone with visible grain patterns and subtle variations in color. The lighting is soft, highlighting the natural texture of the wood.

Elegant Architectural Design



ADVIDA's exquisite design portrays the beauty of nature in a contemporary-minimalist top tier urban city, With four different unique spacious interior design options that vary in total built-up area from 325 to 468 square meters and a garden that varies from 230 to 300 square meters, modeling an integrated community where family, friends and neighbors are brought together, in a beautifully designed portrait inspiring a heartwarming sense of community and wellbeing.

A full-page photograph of a family of three sitting on a grassy lawn in a park. The mother, wearing a white long-sleeved shirt and blue jeans, is holding a baby in a white outfit. The father, wearing a white t-shirt and blue jeans, is sitting next to her. They are all looking up at the sky with expressions of joy and wonder. The background is filled with large, leafy trees, and the lighting is soft and warm, suggesting late afternoon or early morning. The overall mood is peaceful and artistic.

AN ARTISTIC
LANDSCAPE CANVAS

LANDSCAPE

The master plan is crafted to meticulously reflect ADVIDA's design essence, consisting of a 15% built area and 85% greenery, containing a lively clubhouse and diverse commercial center, portrayed in a lush green Canvas harmoniously infused into the surrounding nature.







A Journey In



ADVIDA

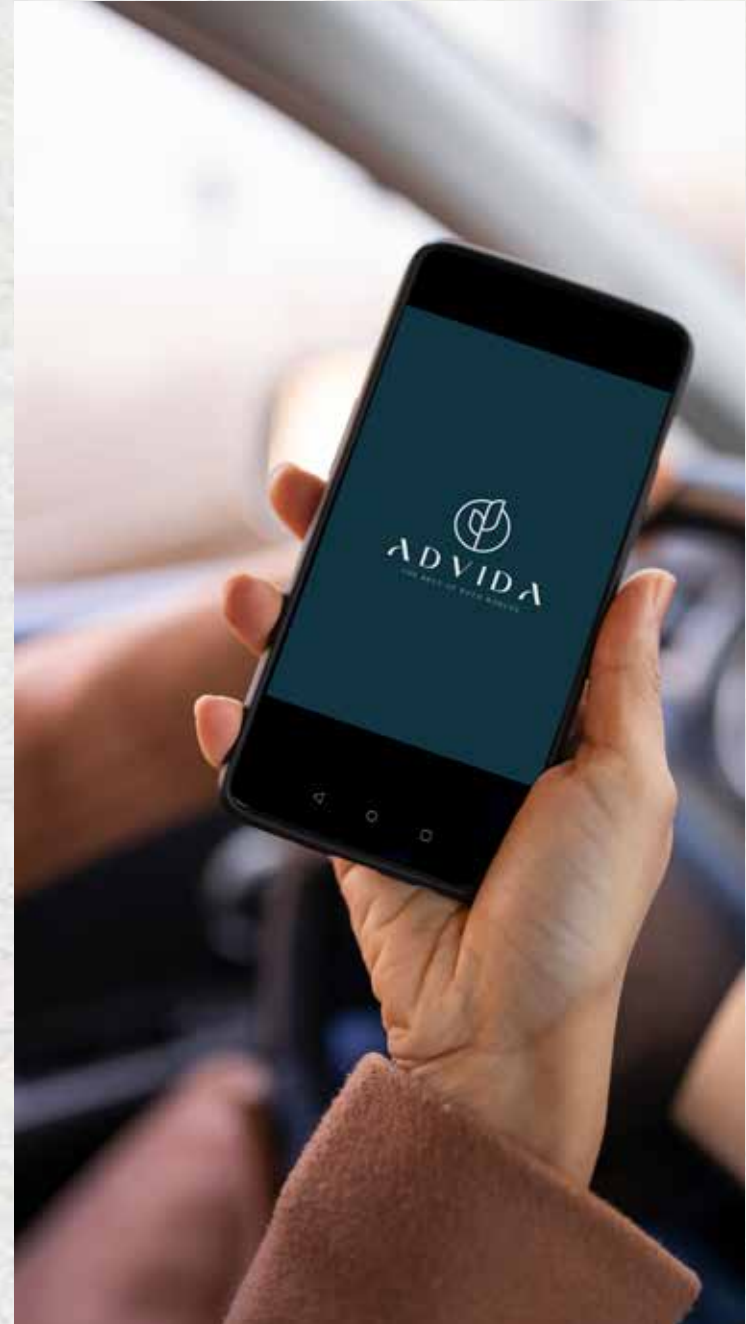
THE BEST OF BOTH WORLDS





SMART GATE

ADVIDA's smart electronic gates, offers an easy, elegant access with maximum security by our customized app and QR code features, in a parametric modern design inspired by the gliding eagle.







WATER FEATURES

With our beautifully designed interactive dancing fountains and water features you will be welcomed to your home in a result like experience







CLUBHOUSE

A cozy, diverse entertainment center that brings family, friends & community together where all members feel welcomed, involved and delighted and spend enjoyable outdoors outings.

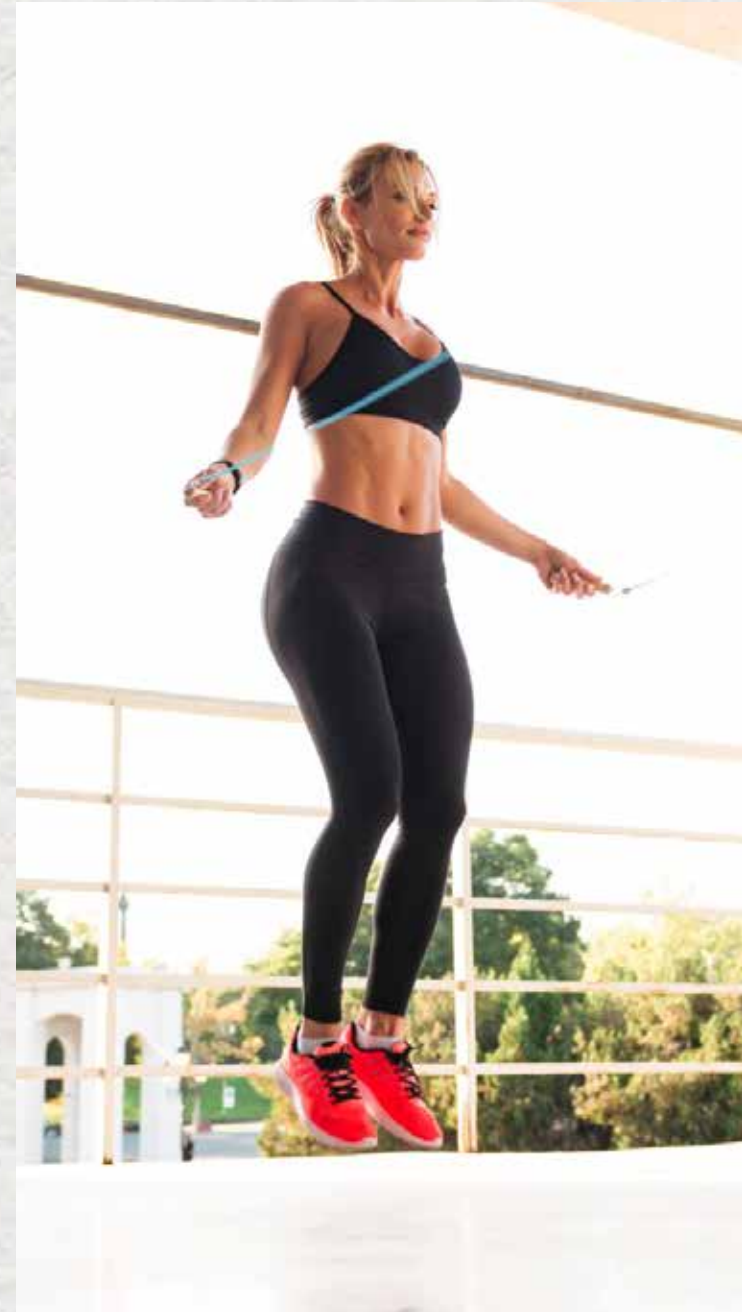






OPEN-AIR GYM

Enjoy the benefits of sunshine. Fresh outdoor air as natural light invigorate and provide more energy for the mind and body.







COMMERCIAL CENTER

Commercial center that efficiently serves all your daily life needs.







VILLAS





VILLA TYPE A

Total BUA: 360 Total Land Area: 345 Garden:245

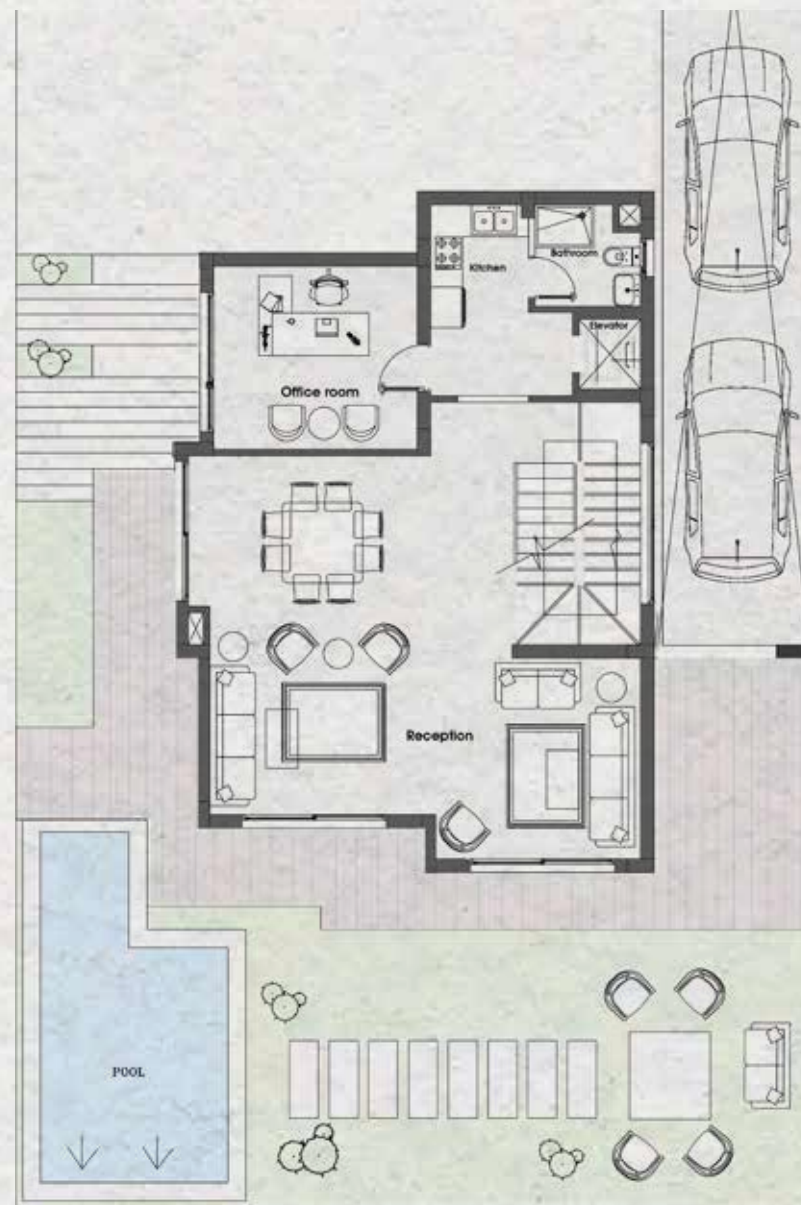




VILLA TYPE A

BASEMENT

Reception	6.08 X 8.84
Stairs	2.73 X 4.72
Office room	4.18 X 3.73
Bathroom	2.27 X 2.28
Kitchen	3.88 X 2.77
Elevator	1.67 X 1.52
BUA	100 m2







VILLA TYPE A

GROUND FLOOR PLAN

Reception	6.33 X 8.54
Stairs	2.73 X 4.72
Entrance	2.98 X 2.77
Guest Toilet	2.47 X 2.37
Kitchen	4.18 X 3.79
Elevator	1.67 X 1.52
BUA	100 m2



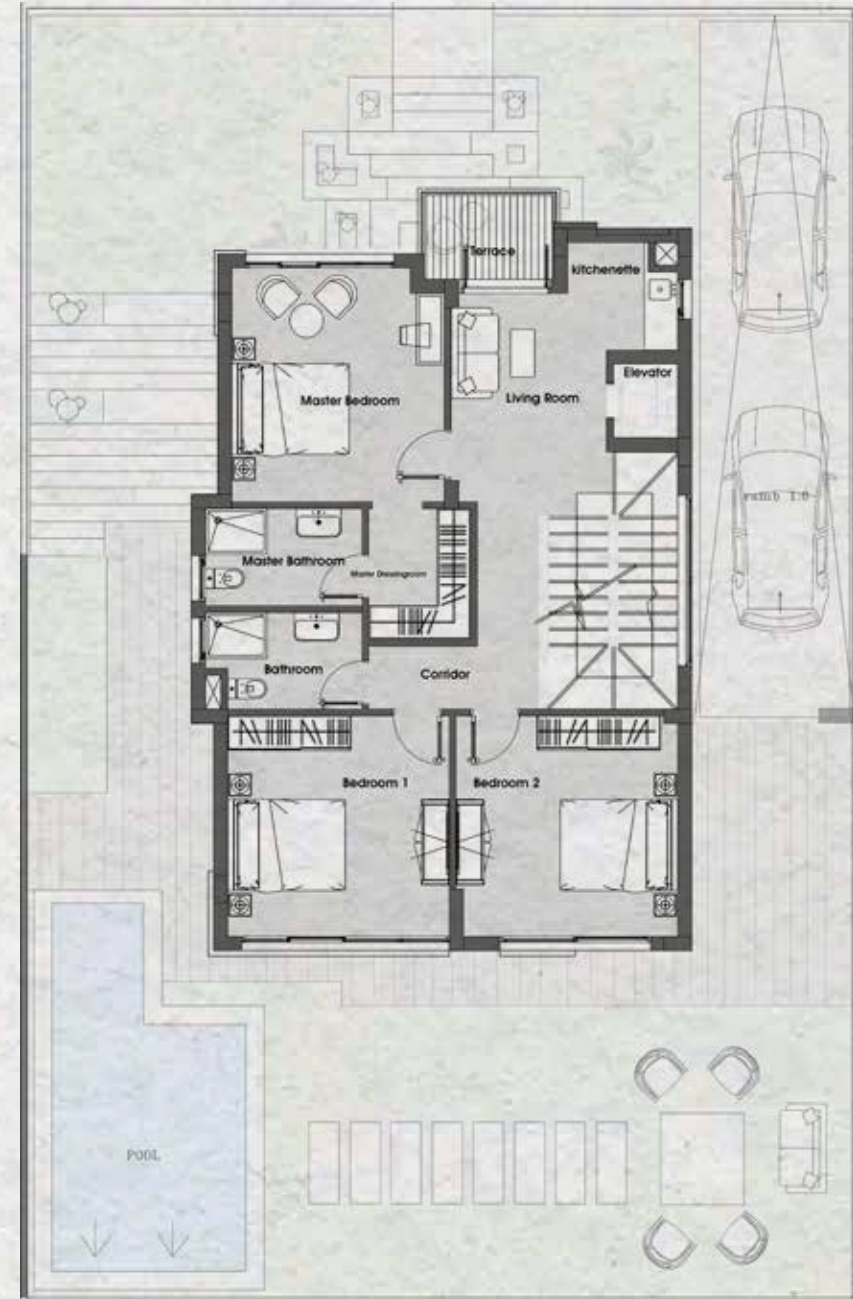




VILLA TYPE A

FIRST FLOOR PLAN

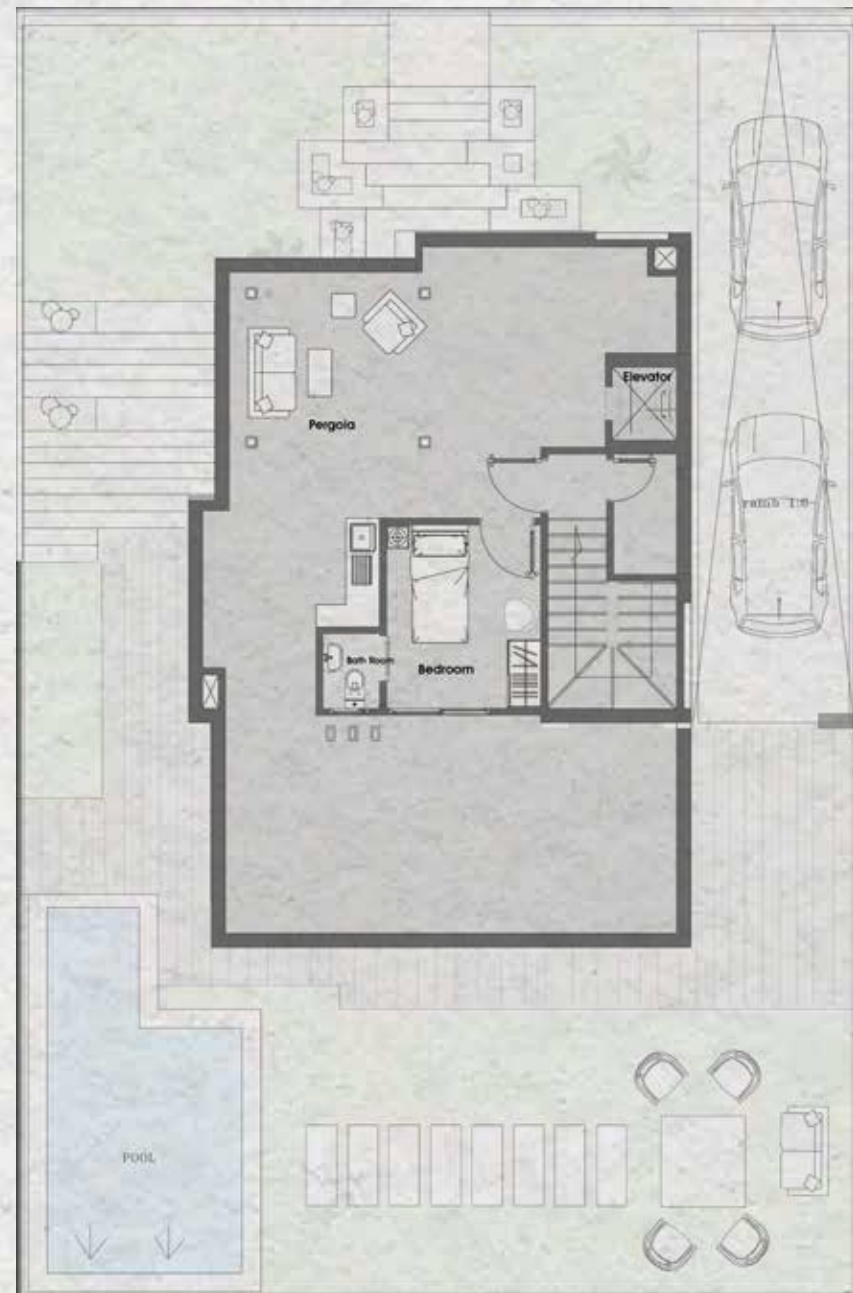
Master Bedroom	4.11 X 4.43
Master Bathroom	3.11 X 1.83
Master Dressing Room	1.94 X 2.42
Bedroom 1	4.27 X 4.19
Bedroom 2	4.27 X 4.19
Bathroom 1	3.11 X 1.82
Living Room	2.72 X 2.48
kitchenette	2.35 X 2.27
Stairs	2.73 X 4.72
Corridor	4.71 X 1.16
Corridor*	1.23 X 1.94
Elevator	1.67 X 1.52
Terrace	1.8 X 2.55
BUA	110 m2



VILLA TYPE A

ROOF FLOOR PLAN

Bedroom	3.51 X 2.87
Bathroom	1.57 X 1.19
Stairs	2.73 X 4.72
Elevator	1.67 X 1.52
Pergola	25m ²
BUA	25m ²
Open Terrace	60 m ²





VILLA TYPE B

Total BUA: 468 Total Land Area: 418 Garden: 288





VILLA TYPE B

BASEMENT

Reception	8.35 X 4.45
kitchenette	1.74 X 3.98
Bedroom	4.44 X 3.91
Bathroom1	2.56 X 1.72
Office Bathroom	3.18 X 1.88
Office Room	6.88 X 3.91
Maid Room	3.98 X 2.76
Maid Bathroom	2.58 X 1.94
Stairs	5.02 X 2.67
Elevator	1.67 X 1.55
BUA	130 m2







VILLA TYPE B

GROUND FLOOR PLAN

Reception	8.35 X 4.57
Dining Room	4.62 X 4.44
Master Bedroom	4.19 X 3.98
Master Bathroom	2.58 X 1.94
Kitchen	4.62 X 3.49
Guest Toilet	2.11 X 1.77
Stairs	5.15 X 2.80
Entrance	3.27 X 3.45
Elevator	1.55 X 1.54
BUA	130 m2



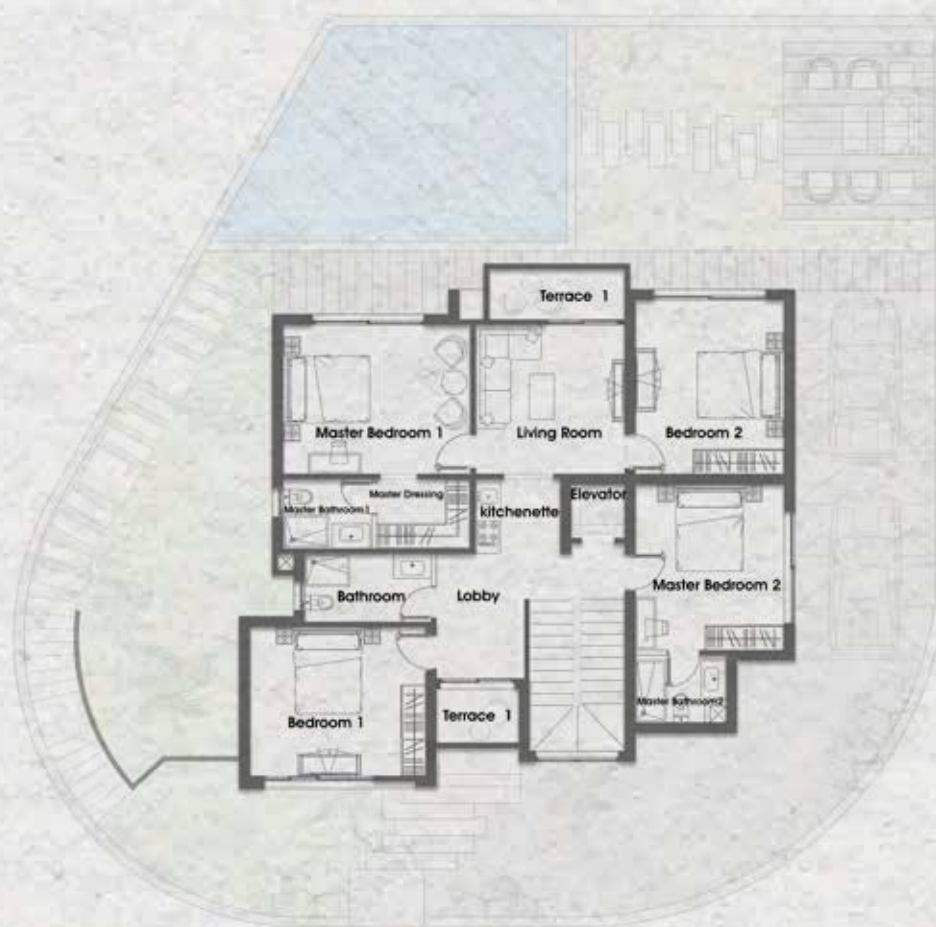




VILLA TYPE B

FIRST FLOOR PLAN

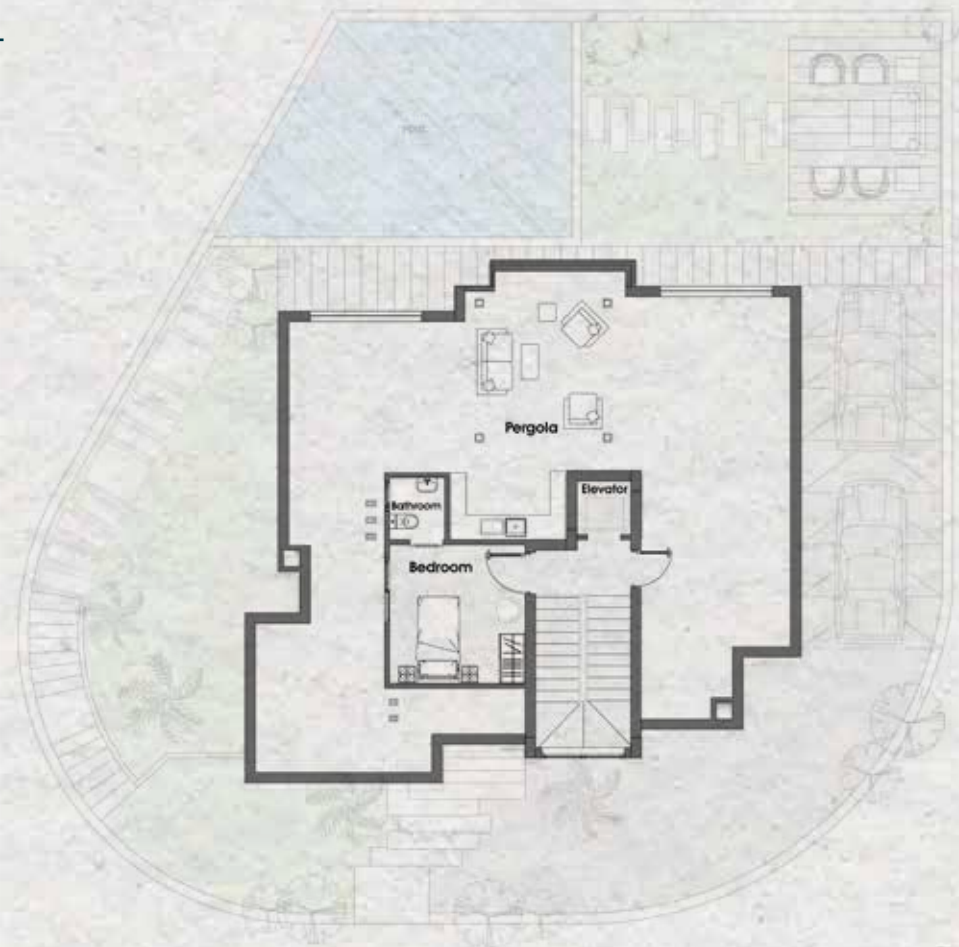
Master Bedroom 1	4.84 X 3.91
Master Bathroom1	3.37 X 1.77
Master Dressing Room	2.38 X 1.80
Bedroom 1	4.63 X 3.97
Bedroom 2	4.55 X 4.10
Master Bedroom 2	4.38 X 3.98
Master Bathroom 2	2.46 X 1.80
Bathroom	2.58 X 1.94
Living Room	3.78 X 3.72
Stairs	5.02 X 2.80
Lobby	2.25 X 3.21
kitchenette	2.23 X 1.86
Elevator	1.67 X 1.55
Terrace 1	2.55 X 1.55
Terrace 2	3.52 X 1.41
BUA	143 m2



VILLA TYPE B

ROOF FLOOR PLAN

Bedroom	3.53 X 3.52
Bathroom	1.68 X 1.57
Stairs	5.27 X 2.80
Elevator	1.80 X 1.67
BUA	32.50m ²
Pergola	32.50 m ²
Open terrace	78 m ²





VILLA TYPE C

Total BUA: 468 Total Land Area: 431 Garden:301.5

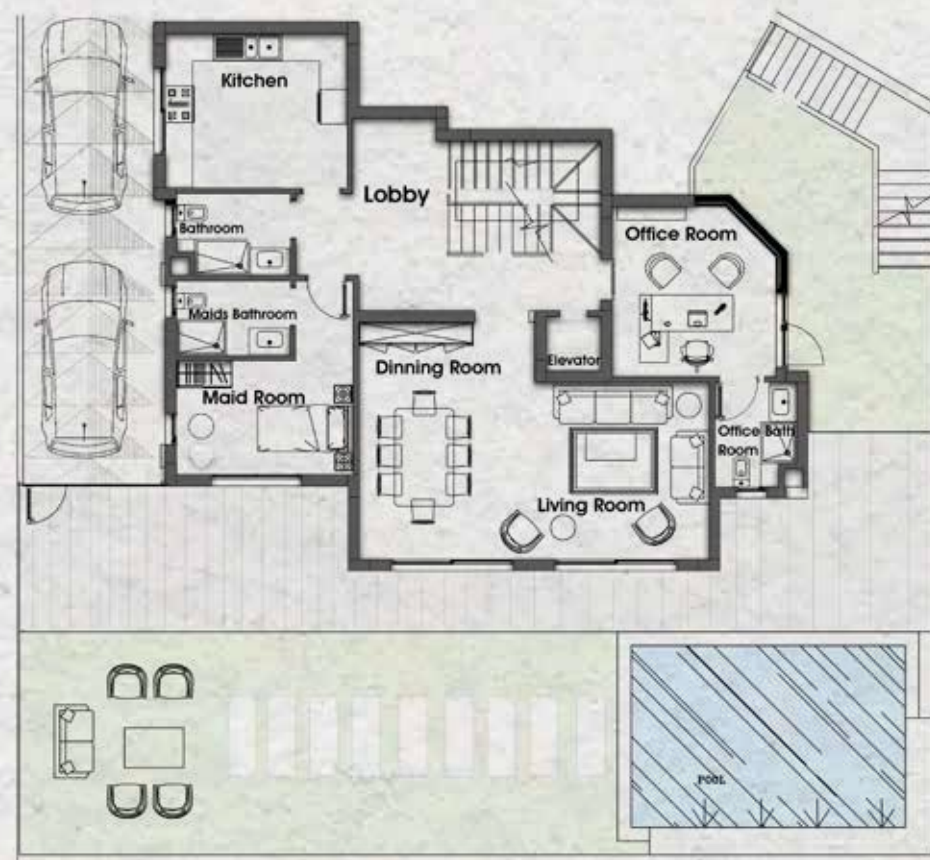




VILLA TYPE C

BASEMENT

Living Room	4.31 X 3.9
Dining Room	3.94 X 5.6
Kitchen	4.31 X 3.71
Office Room	4.06 X 3.98
Office Bath Room	2.81 X 1.76
Maid Room	2.81 X 4.57
Maid Bathroom	2.81 X 1.92
Bathroom	2.61 X 2.10
Stairs	5.77 X 3.21
Elevator	1.45 X 1.57
Lobby	6.89 X 1.34
BUA	130 m 2







VILLA TYPE C

GROUND FLOOR PLAN

Reception	3.9 X 4.21
Reception*	4.25 X 5.62
Dining room	4.57 X 4.19
Kitchen	4.50 X 3.71
Bathroom 1	2.81 X 1.95
Master Bathroom	2.61 X 2.11
Master Bedroom	4.06 X 3.98
Stairs	5.77 X 2.77
Elevator	1.57 X 1.45
Entrance	1.32 X 6.89
BUA	130 m2



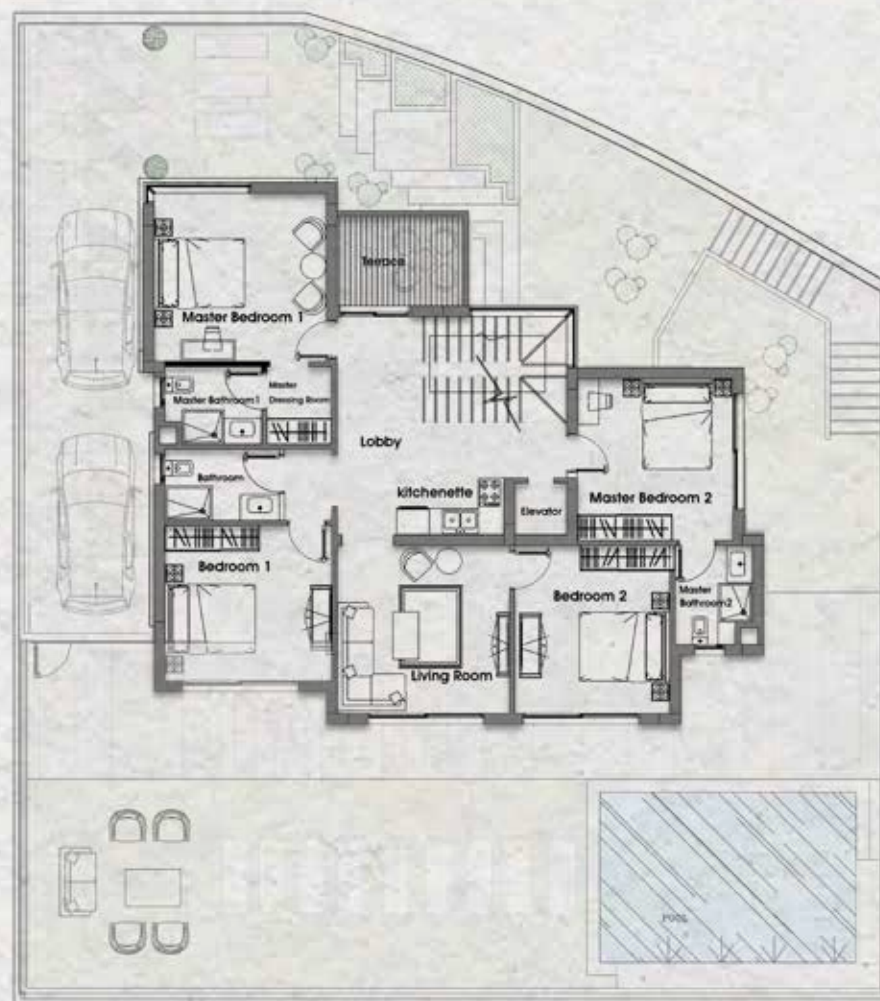




VILLA TYPE C

FIRST FLOOR PLAN

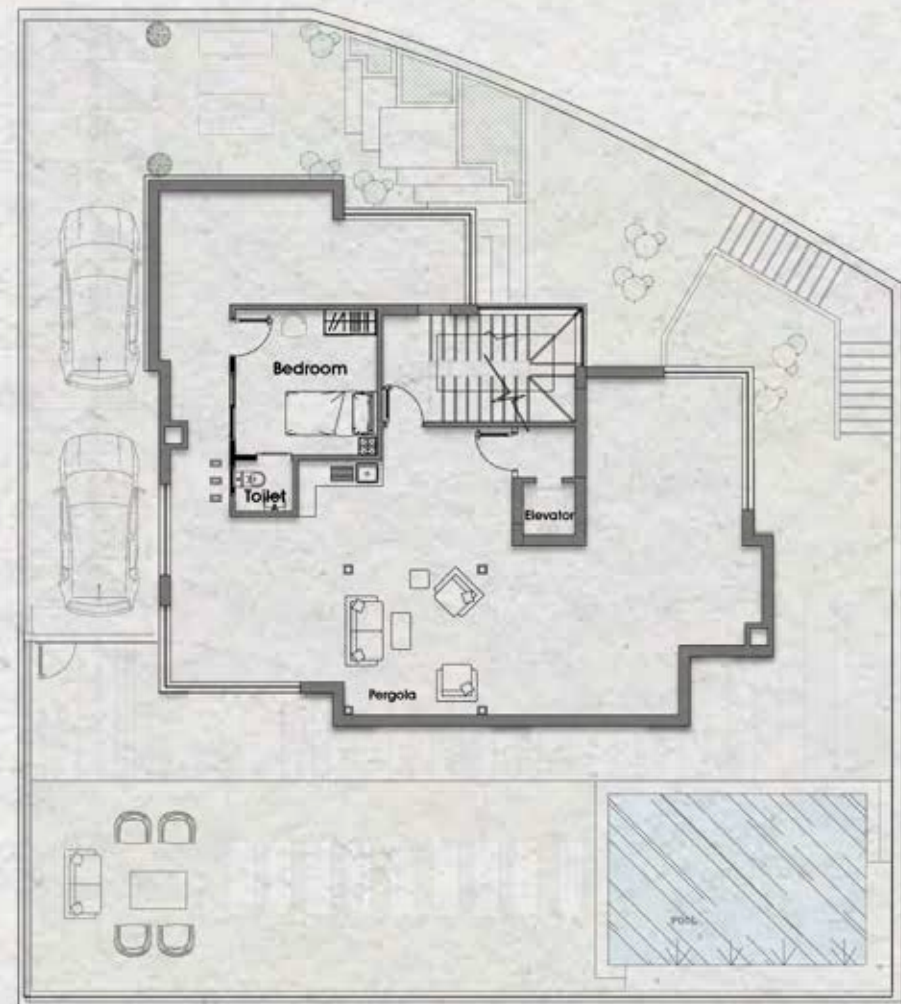
Master bedroom	4.50 X 4.21
Bathroom 1	2.56 X 1.92
Bressing room	1.98 X 1.63
Bedroom 1	4.19 X 3.91
Bedroom 2	4.21 X 3.91
Master Bedroom 2	4.08 X 3.98
Bathroom2	2.97 X 1.77
Bathroom3	2.61 X 2.05
Living Room	4.27 X 4.31
Stairs	5.52 X 2.52
Lobby	5.50 X 2.66
Elevator	1.45 X 1.57
Terrace	3.04 X 2.20
BUA	143 m2



VILLA TYPE C

ROOF FLOOR PLAN

Bedroom	3.53 X 3.51
Toilet	1.36 X 1.57
Stairs	4.75 X 2.83
Elevator	1.70 X 1.57
Lobby	1.70 X 1.22
Pergola	32.50 m2
Bua	32.50 m2
Open Terrace	78 m2





VILLA TYPE D

Total BUA: 324 Total Land Area: 300 Garden: 210

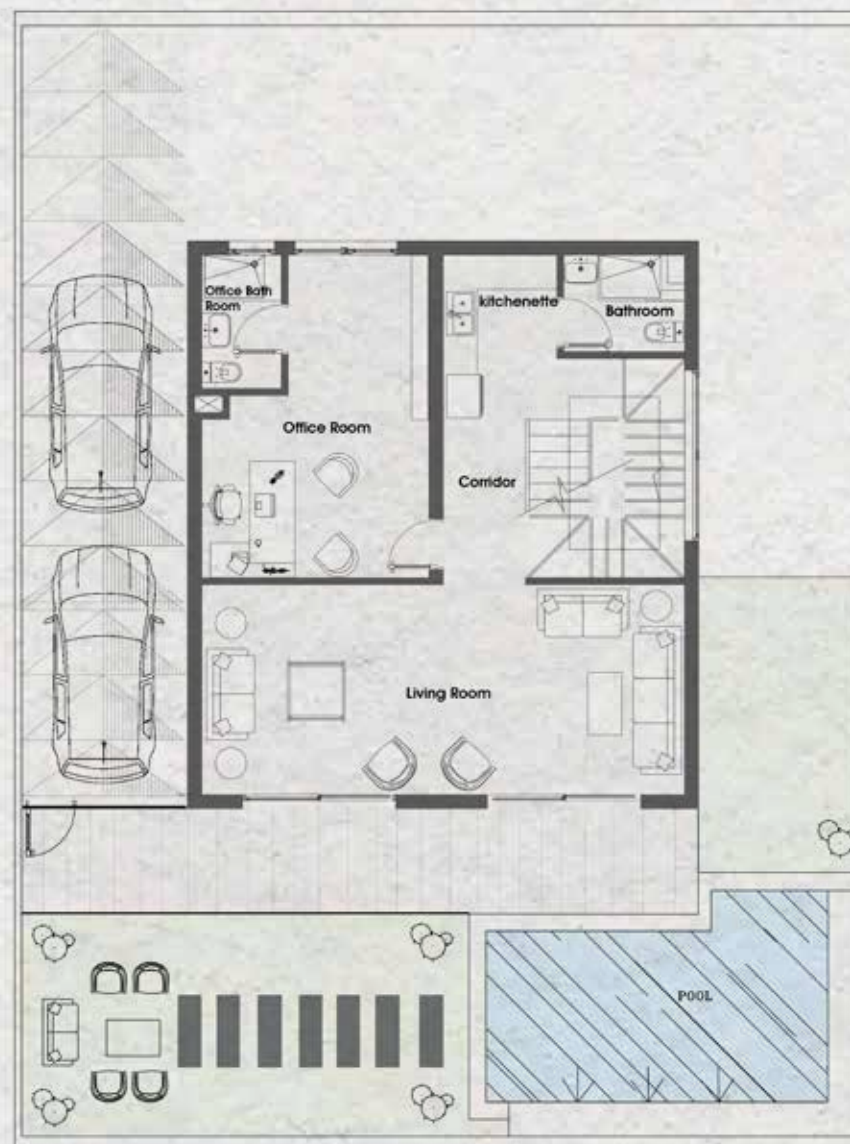




VILLA TYPE D

BASEMENT

Living Room	9.00 X 4.01
Office Room	3.33 X 4.38
Office Room*	2.66 X 2.53
Office Bathroom	2.66 X 1.71
Bathroom	2.44 X 2.01
Stairs	3.05 X 3.98
kitchenette	2.19 X 2.99
Corridor	1.57 X 2.88
BUA	90 m2



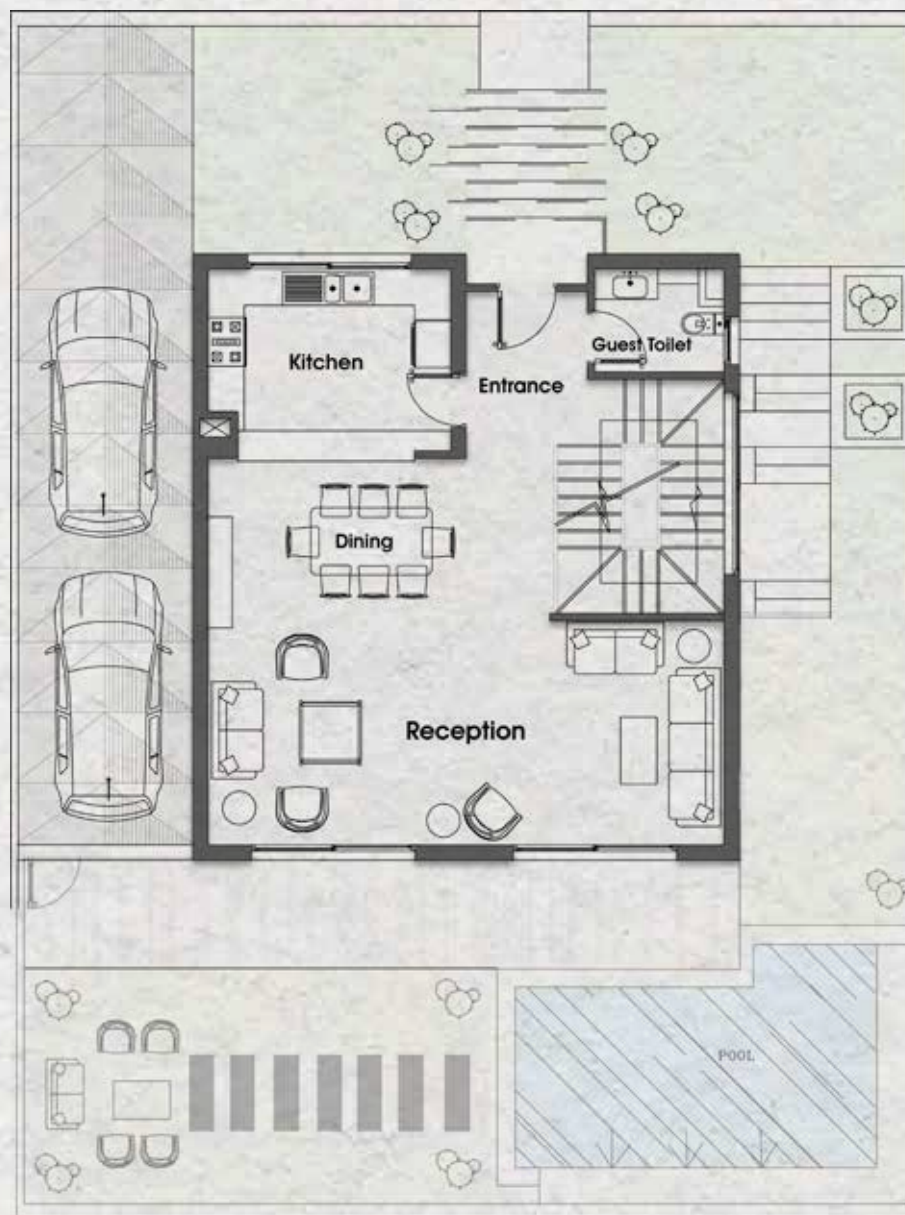




VILLA TYPE D

GROUND FLOOR PLAN

Reception	9.00 X 4.01
Dining	2.68 X 5.81
Kitchen	4.38 X 3.31
Guest Toilet	2.50 X 2.01
Stairs	3.98 X 3.05
Entrance	2.81 X 2.18
BUA	90 m2



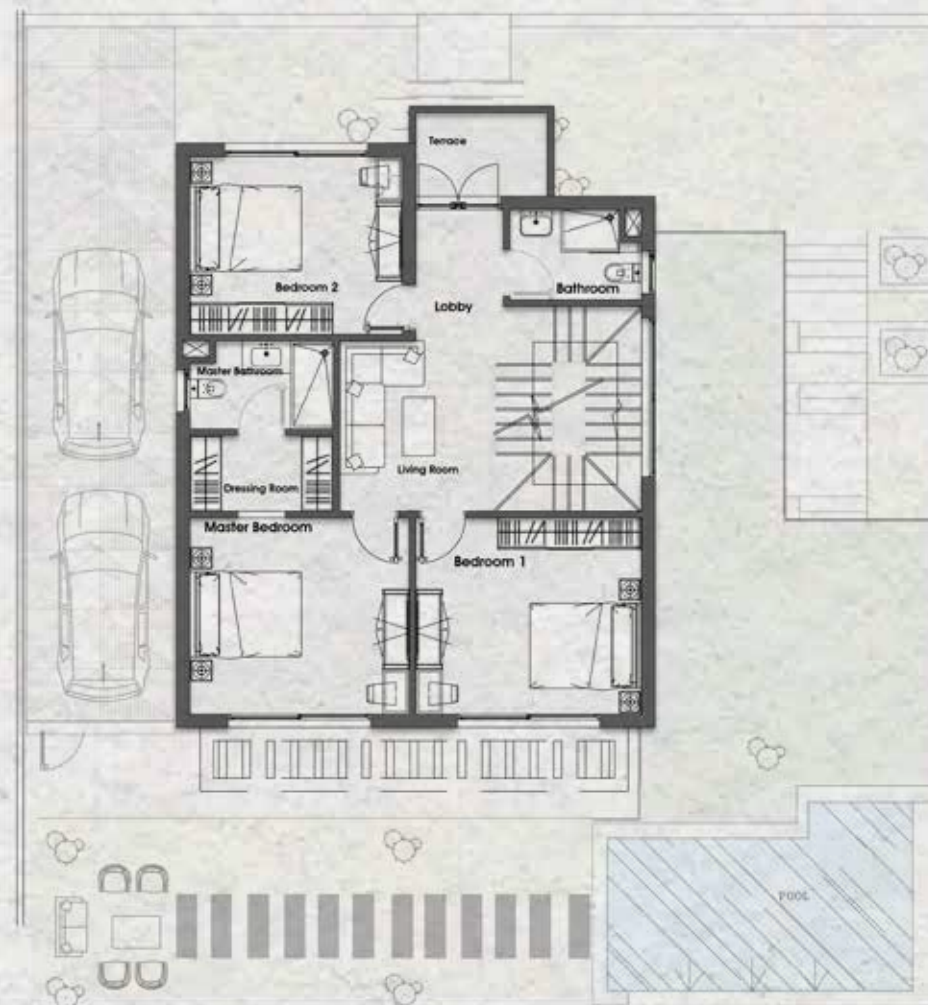




VILLA TYPE D

FIRST FLOOR PLAN

Master Bedroom	4.44 X 4.01
Dressing Room	3.01 X 1.58
Bedroom 1	4.37 X 3.66
Bedroom 2	4.01 X 4.56
Master Bathroom	3.01 X 1.78
Bathroom	2.79 X 2.01
Livingroom	3.33 X 2.94
Stairs	3.05 X 3.98
Lobby	2.54 X 1.83
Terrace	2.72 X 1.82
BUA	99 m2



VILLA TYPE D

ROOF FLOOR PLAN

Bedroom	3.00 X 3.20
Bathroom	1.57 X 1.19
Stairs	2.85 X 4.46
Pergola	22.5m ²
BUA	22.5 m ²
Open Terrace	54 m ²

