



ريوشا®



"كُلُّ قِطْعَةٍ تَخْبِي قِصَّةً"

"Yuva is more than just a residential compound; it's a visionary community designed to redefine modern living. With its carefully planned smart infrastructure, expansive green landscapes, and a seamless balance between comfort, security, and innovation, Yuva creates an environment where families can grow, thrive, and enjoy a lifestyle that combines peace of mind, luxury, and future-forward design. It's not only a place to live, but a destination that embodies harmony, progress, and the true essence of modern serenity."

ABOUT US

In a city of noise, Yuva whispers calm.

A boutique villa community, crafted for families seeking more than a house—
A space to live, grow, and belong.

At Yuva, every villa is a smart move, every detail a step toward serenity.

A Community Designed for Clarity

Yuva is more than 36 villas—

It's a private sanctuary on 5 feddans, elevated above the ordinary.

Low-density, gated, and embraced by open views,

Where every line of design inspires peace, purpose, and permanence.

A home that blends innovation with intimacy,

An address that guarantees growth—

Today, tomorrow, and beyond.

LOCATION



STRATEGIC LOCATION

At the heart of **New Zayed**, Yuva brings you closer to everything that matters. Just 1 minute from **Waslet Dahshour**, 3 minutes from **26 July Corridor and Mall of Arabia**, 5 minutes from **the Cairo–Alex Desert Road**, 12 minutes **from Sphinx Airport**.

Yuva offers the perfect balance: the calm of a private sanctuary with the convenience of seamless connectivity.



MASTER PLAN



TYPE A





BASEMENT FLOOR

VILLA A

Basement Floor

Space	Length	Width
Living room	3.60 m ²	8.40 m ²
Kitchenette	1.20 m ²	3.00 m ²
Lobby	5.70 m ²	2.40 m ²
Bathroom	1.80 m ²	3.00 m ²
Maid bedroom	2.55 m ²	3.00 m ²
Maid bathroom	1.35 m ²	3.00 m ²
Laundry	1.80 m ²	3.00 m ²
Storage	1.80 m ²	3.00 m ²



GROUND FLOOR

VILLA A

Ground Floor

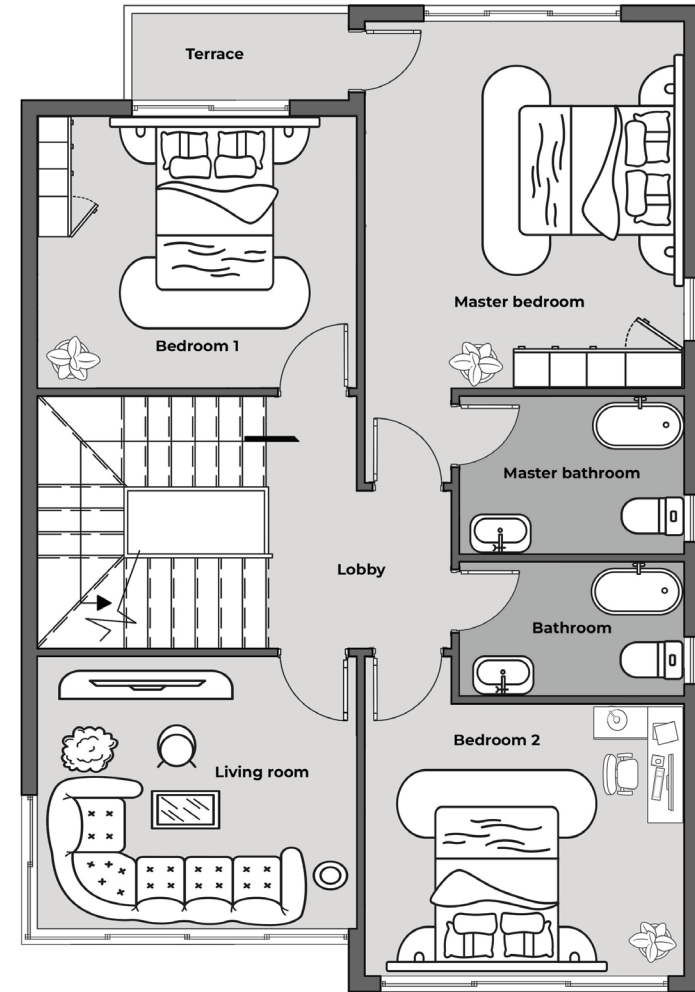
Space	Length	Width
Reception	3.60 m ²	8.40 m ²
Dining room	2.20 m ²	3.00 m ²
Lobby	5.80 m ²	2.40 m ²
Bathroom	1.80 m ²	3.00 m ²
Kitchen	3.00 m ²	3.00 m ²
Guest bedroom	3.60 m ²	3.00 m ²



VILLA A

First Floor

Space	Length	Width
Master bedroom	4.80 m ²	4.20 m ²
Master bathroom	2.10 m ²	3.00 m ²
Terrace	1.00 m ²	3.00 m ²
Bathroom	1.80 m ²	3.00 m ²
Bedroom 1	3.60 m ²	4.20 m ²
Bedroom 2	3.60 m ²	4.20 m ²
Living room	3.60 m ²	4.20 m ²



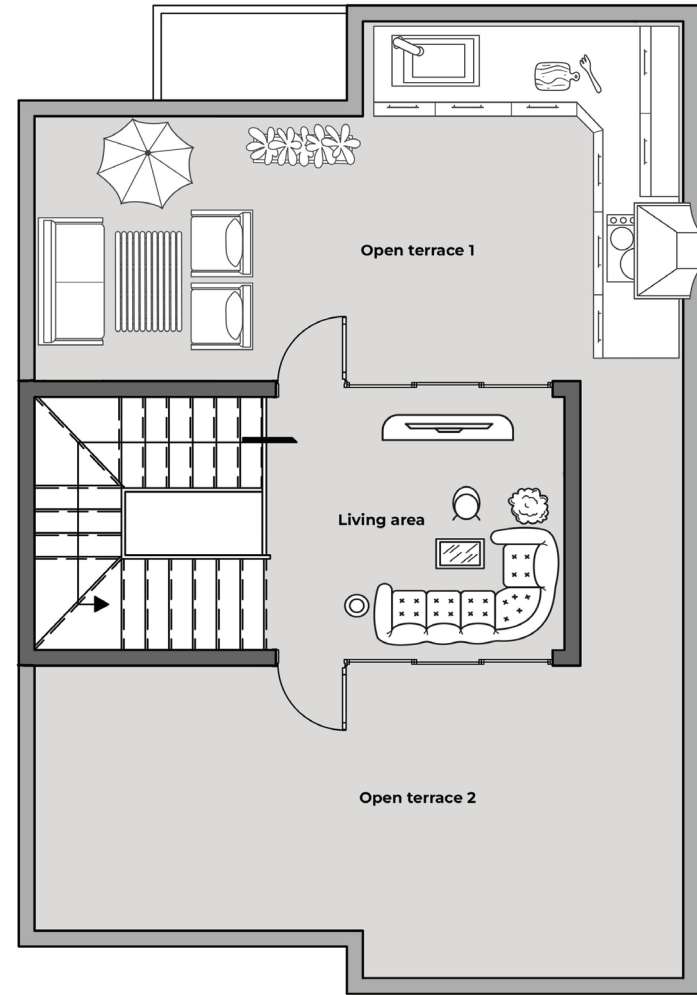
FIRST FLOOR

ROOF FLOOR

VILLA A

Roof Floor

Space	Length	Width
Living area	3.30 m ²	3.90 m ²
Open terrace 1	4.80 m ²	8.40 m ²
Open terrace 2	4.20 m ²	8.40 m ²





TYPE B





BASEMENT FLOOR

VILLA B

Basement Floor

Space	Length	Width
Living room	4.25 m ²	8.40 m ²
Lobby	4.15 m ²	2.10 m ²
Bathroom	3.00 m ²	1.25 m ²
Maid bedroom	3.00 m ²	3.05 m ²
Maid bathroom	3.00 m ²	1.15 m ²
Laundry	3.35 m ²	1.85 m ²



GROUND FLOOR

VILLA B

Ground Floor

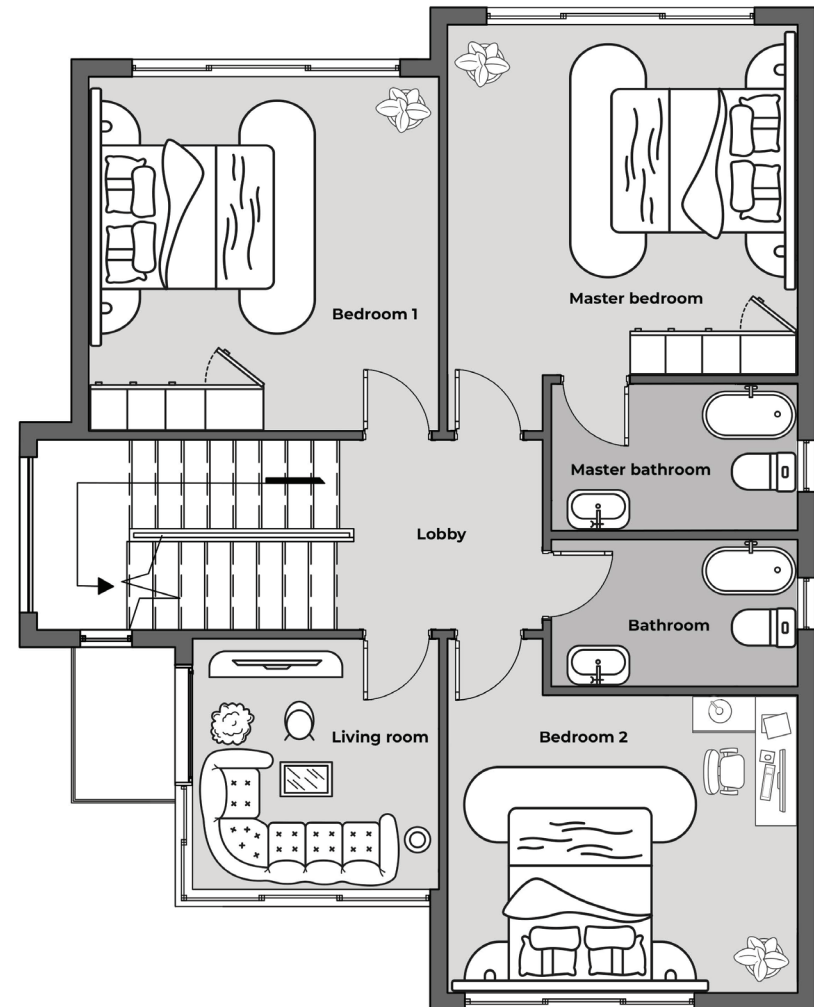
Space	Length	Width
Reception	4.25 m ²	8.40 m ²
Dining room	2.30 m ²	3.00 m ²
Lobby	4.15 m ²	2.40 m ²
Bathroom	1.80 m ²	3.00 m ²
Kitchen	3.00 m ²	3.05 m ²



VILLA B

First Floor

Space	Length	Width
Master bedroom	4.20 m ²	4.20 m ²
Master bathroom	3.00 m ²	1.80 m ²
Bedroom 1	4.25 m ²	4.20 m ²
Bedroom 2	3.60 m ²	4.20 m ²
Lobby	2.30 m ²	2.40 m ²
Bathroom	1.80 m ²	3.00 m ²
Living room	3.05 m ²	3.00 m ²
Terrace	1.90 m ²	1.30 m ²

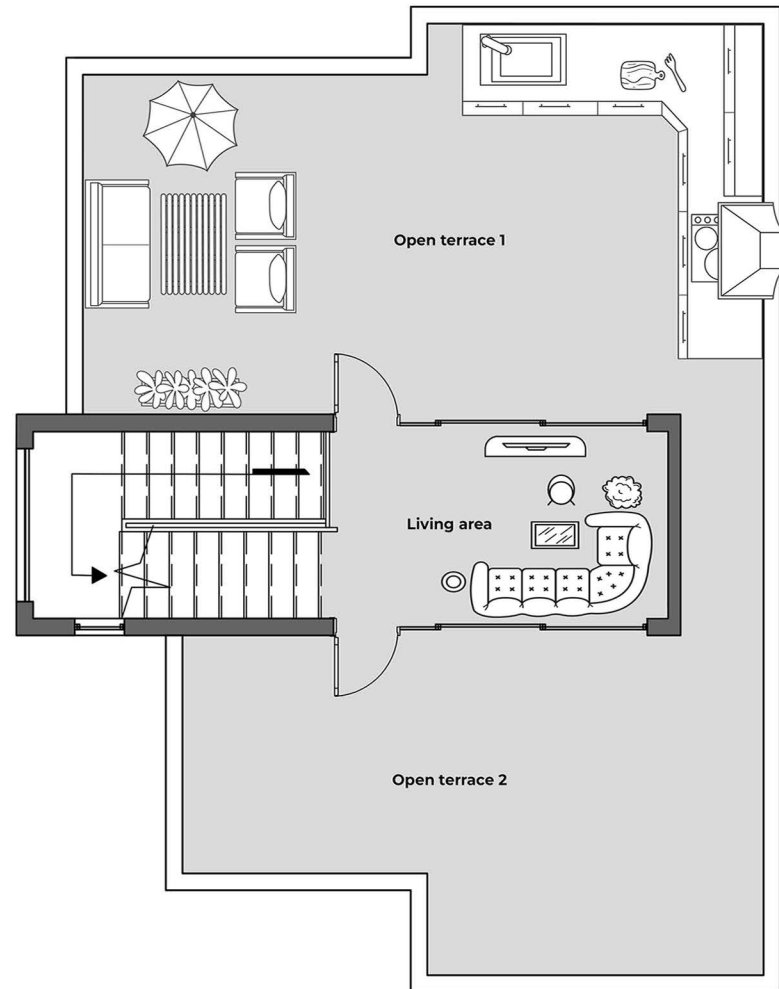


FIRST FLOOR

VILLA B

Roof Floor

Space	Length	Width
Living area	2.40 m ²	4.05 m ²
Open terrace 1	4.80 m ²	8.40 m ²
Open terrace 2	4.20 m ²	7.20 m ²







يوشا®
YUVA