



ISOLA[®]

VILLA

El Masria Developments is a fully Egyptian-owned group that has been actively operating in the local market since 1987.

Throughout its History, The Company has Successfully Delivered

More Than 10,000 Residential, Commercial, and Administrative Units.

Internationally, El Masria has introduced approximately seven projects to the Canadian market.

The Group also Holds a Substantial Privately Owned Portfolio of land and Ready-To-Deliver Units in Egypt,

Valued at Approximately EGP 20 Billion.



MORE THAN 1000
UNITS CURRENTLY BEING DELIVERED



DELIVERED MORE THAN
10,000 TURN-KEY UNITS

EXECUTED DIVERSE PROJECTS ACROSS VARIOUS SECTORS AND LOCATIONS



RESIDENTIAL



COMMERCIAL



ADMINISTRATIVE



CLINICS

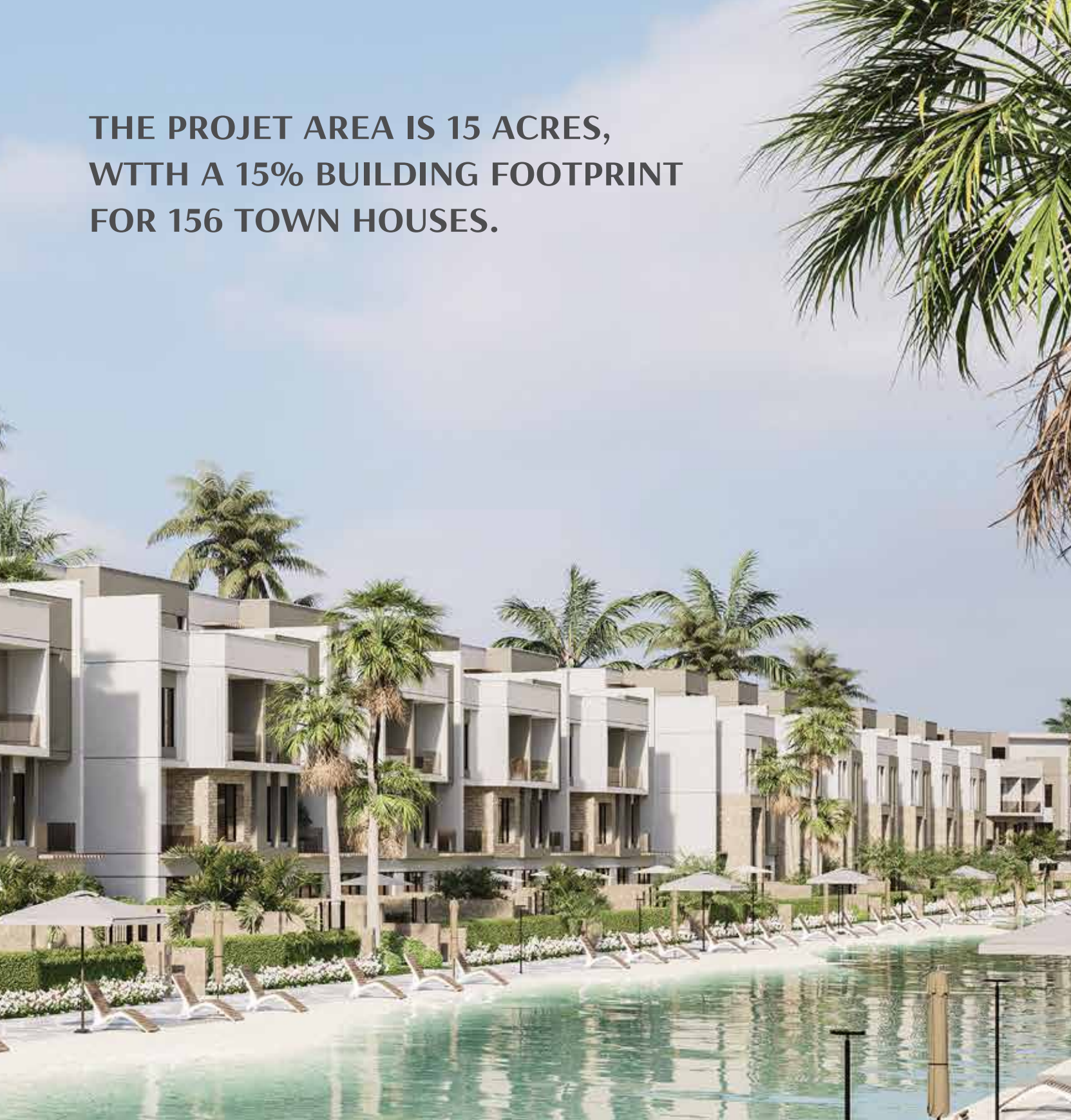
ISOLA[®]

VILLA

SIMPLE LIKE *Magic*



**THE PROJCT AREA IS 15 ACRES,
WTTT A 15% BUILDING FOOTPRINT
FOR 156 TOWN HOUSES.**



LOCATION

The project is located in the Green Belt area in Sheikh Zayed, on main axes for the Alexandria Desert Road and the Middle Ring Road, near the Boulevard axis and in close proximity to the largest service area, Juhayna Square and Mall of Arabia.



ISOLA[®]

VILLA

**CHOOSING YOUR HOME REQUIRES CAREFUL THOUGHT AND CONSIDERATION
BUT AT - ISOLA VILLAS,
YOU'LL BE CAPTIVATED AT FIRST GLANCE**

YOUR HOME IS YOUR SANCTUARY, YOUR RETREAT FROM THE WORLD.

IT'S WHERE YOU RELAX, RECHARGE, AND SPEND TIME WITH YOUR LOVED ONES, SO IT SHOULD BE A SOURCE OF JOY AND COMFORT, THAT'S WHY WE AT AL MASRIA HAVE ARDENTLY DEDICATED OURSELVES TO TURNING YOUR FUTURE HOME INTO A HAVEN WHERE YOU FEEL SAFEST AND MOST AT EASE.

EACH ASPECT OF ISOLA VILLAS HAS BEEN METICULOUSLY DESIGNED
KEEPING THE NEEDS OF ITS RESIDENTS IN MIND. FROM THE SPACIOUS VILLAS
WITH THEIR MODERN AMENITIES TO THE VERDANT GREEN SPACES,
LAKES AT EVERY CORNER SURROUNDING THE VILLAS GIVE A HOLISTIC
LIVING EXPERIENCE AND A PERFECT ENVIRONMENT FOR RELAXATION.







AT ISOLA “VILLAS”, YOU ARE NOT JUST INVESTING IN A PROPERTY, YOU ARE INVESTING IN A LIFESTYLE THAT ESTEEMS YOUR WELL-BEING AND TRANQUILITY AS SUPREME

IMAGINE WAKING UP TO THE SERENE VIEW OF A TRANQUIL LAKE, NESTLED IN THE COZINESS OF A HOME THAT BALANCES SIMPLICITY AND LUXURY.

OUR LAKE-SIDE HOMES, SURROUNDED BY LUSH PALM TREES, OFFER NOT JUST A PLACE TO LIVE, BUT ALSO TO REJUVENATE, AND SIMPLY BE YOURSELF IN AN ALL-ENCOMPASSING LIFESTYLE EXPERIENCE.

**THE ALLURE OF ELEGANCE AND COMFORT
AT THE HEART OF OUR PROJECTS,**

**YOU WILL FIND AN UNWAVERING COMMITMENT TO BOTH ELEGANCE AND
COMFORT, ADROITLY WOVEN INTO EVERY CONCEPT, LAYOUT, AND LANDSCAPE.**

**A SEAMLESS BLEND OF MODERN ARCHITECTURE AND HARMONIOUS DESIGN IS
OUR ETHOS.**



IMMERSE IN NATURE

WHAT SETS OUR BUILDINGS APART IS NOT JUST THE ARCHITECTURAL PROWESS BUT ALSO THE SURROUNDING GREEN LANDSCAPES AND WATERFRONT SCENERY ENVELOPING THE VILLAS IN A SERENE EMBRACE, THESE LUSH GREEN SPACES AND LAKES SERVE AS THE PERFECT ANTIDOTE TO THE BUSTLING CITY'S CHAOS.

IMMERSE YOURSELF IN THE TRANQUILITY OF NATURE, RIGHT AT YOUR DOORSTEP.

OUR EXPANSIVE LANDSCAPES, EMBELLISHED WITH LUSH GREENERY, PROVIDE THE PERFECT BACKDROP FOR YOUR HOME.

EASILY ACCESSIBLE FROM PEDESTRIAN GATES OR PARKING LOTS, THESE VERDANT SURROUNDINGS INVITE YOU TO RECONNECT WITH NATURE.

STROLL AMIDST VIBRANT FOLIAGE, AND LET THE SOOTHING SIGHTS AND SOUNDS OF NATURE REJUVENATE YOUR SPIRIT. IN ISOLA, WE BELIEVE IN CREATING A HARMONIOUS BLEND OF COMFORT AND NATURE.

MASTERFUL ARTISTRY

OUR VILLAS ARE MORE THAN MERE STRUCTURES; THEY ARE THE EMBODIMENT OF MASTERFUL ARTISTRY AND INNOVATIVE DESIGN CREATED BY A REVERED TEAM OF INTERNATIONAL DESIGNERS, OUR BUILDINGS FEATURE FLAT SLAB CEILINGS, OFFERING A SLEEK AESTHETIC AND FLEXIBILITY IN REDESIGN.

FURTHER ENHANCING THIS MODERN APPEAL ARE THE ELEGANT FACADES, A TESTAMENT TO THE PERFECT AMALGAMATION OF STYLE AND SOPHISTICATION.







A COMMUNITY YOU DESERVE

OUR PROJECT FACILITIES ARE CAREFULLY CURATED TO CREATE AN INVITING, WHOLESOME COMMUNITY.

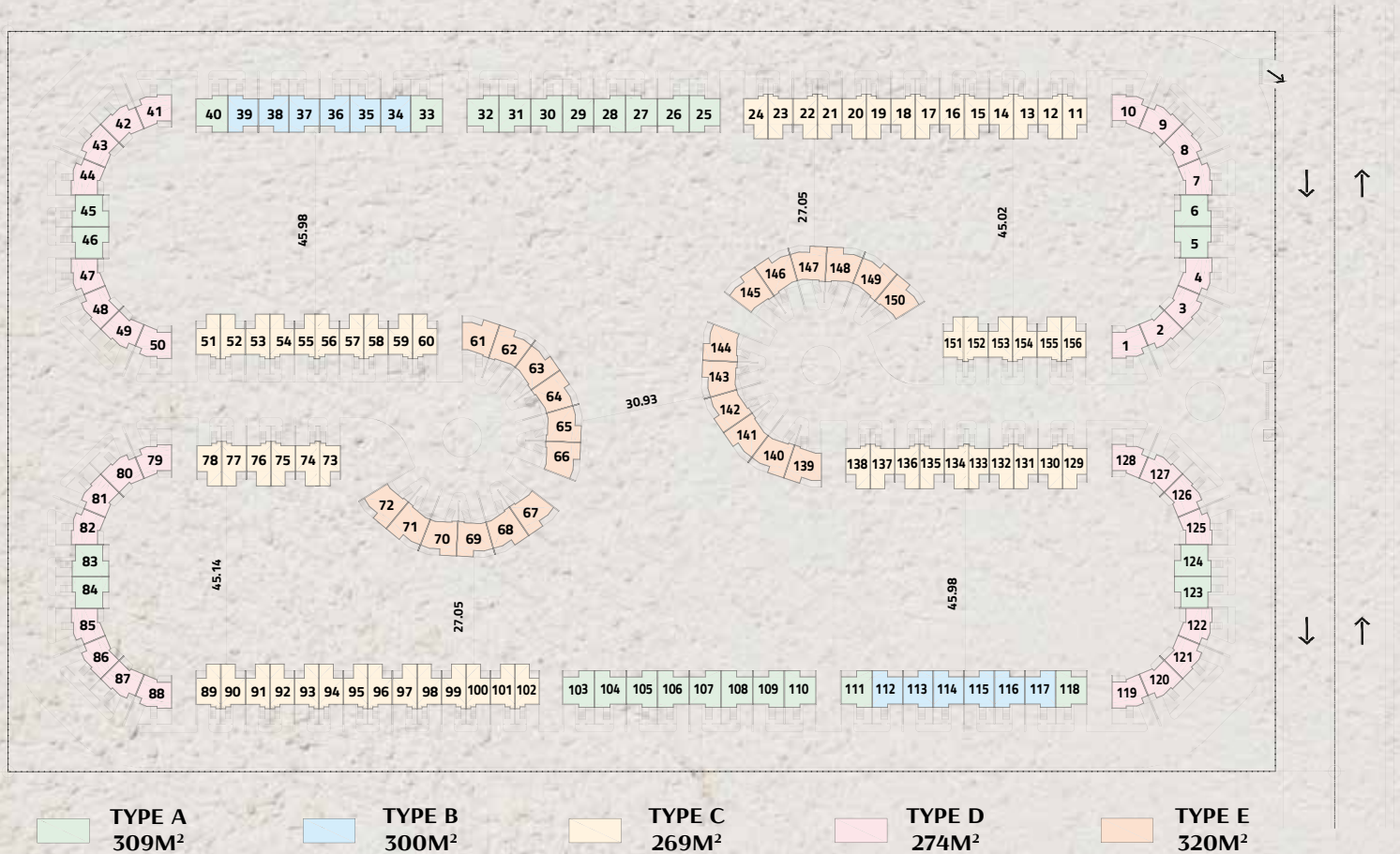
FROM LEISURE AMENITIES TO ESSENTIAL SERVICES, WE ENSURE THAT EVERYTHING YOU NEED IS WELL WITHIN YOUR REACH.

ISOLA TRANSCENDS THE ORDINARY BOUNDS OF THE USUAL RESIDENTIAL COMPOUND INTO A SERENE OASIS THAT YOU DESERVE, A PLACE WHERE EVERY DAY FEELS LIKE A GETAWAY.

MASTER PLAN



MASTER PLAN



PROJECT FACILITIES





KIDS AREA



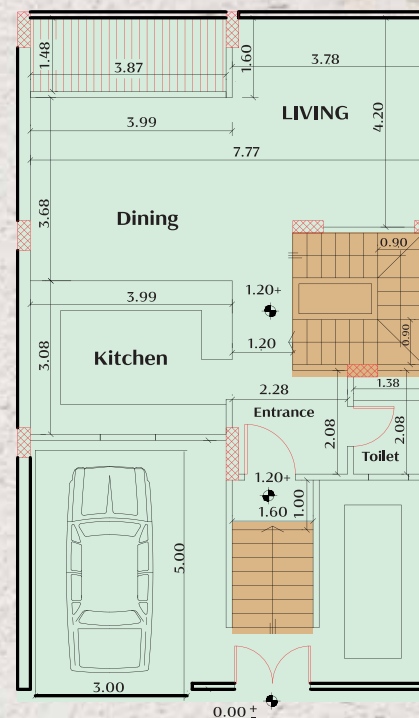
OUT DOOR GYM



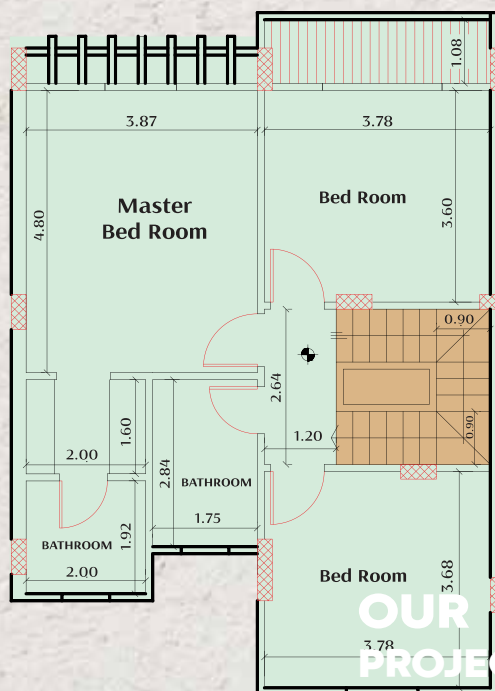
**LOWER
GROUND
74 M2**



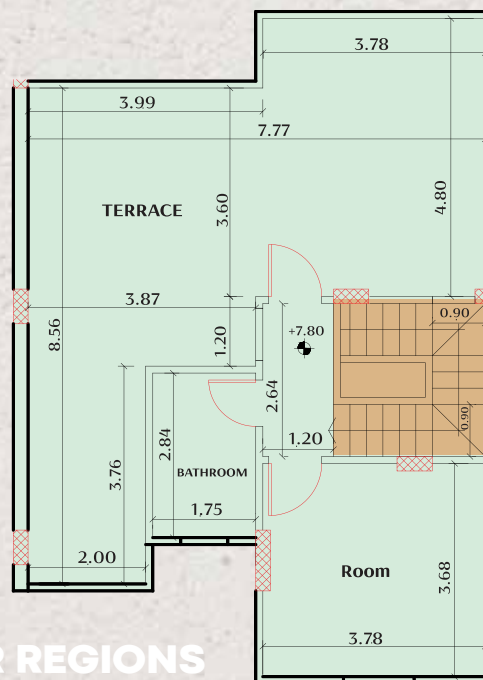
**GROUND
FLOOR
73 M2**



**FIRST
FLOOR
81 M2**



**ROOF
FLOOR
OPEN 41M²
CLOSE 40 M²**

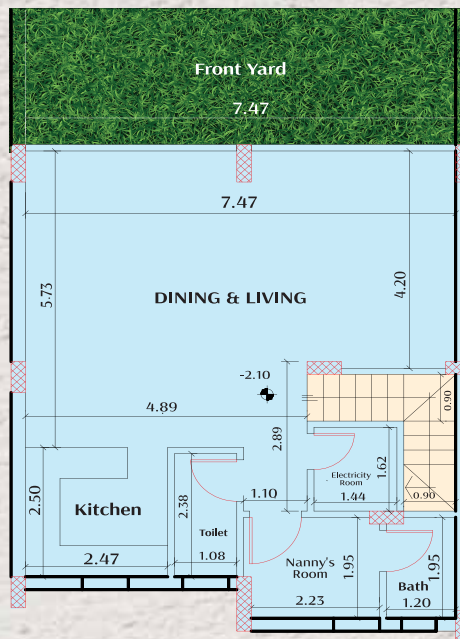


TYPE A : 309M²

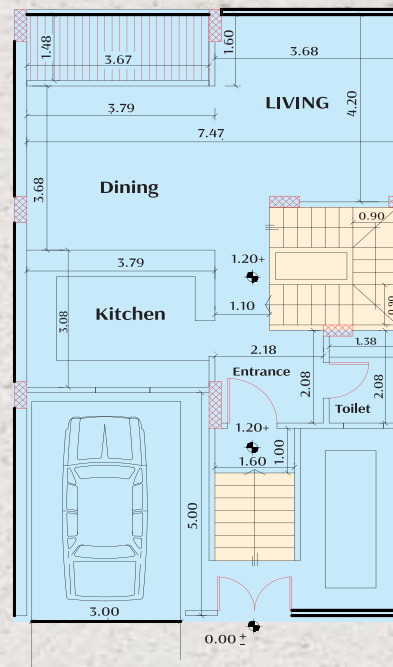
**OUR
PROJECTS IN OTHER REGIONS**



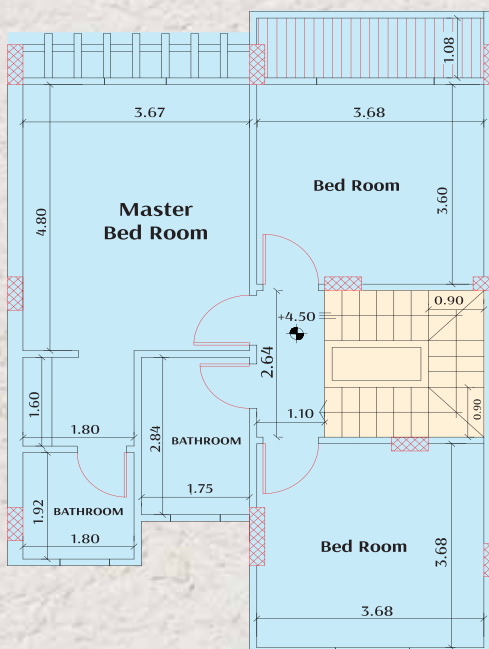
**LOWER
GROUND
72 M²**



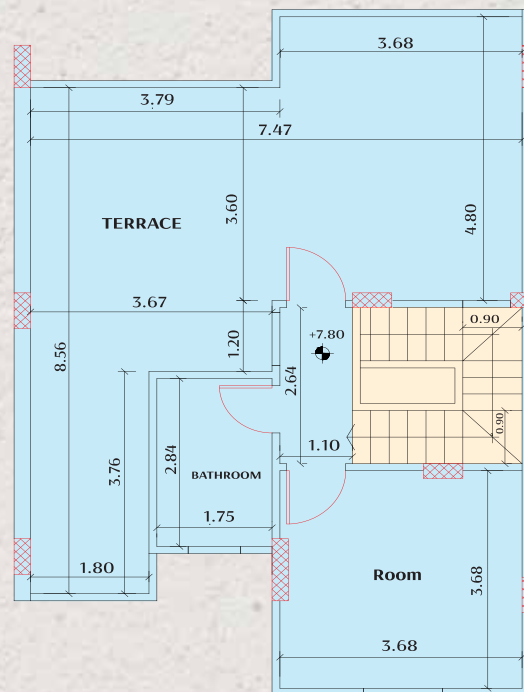
**GROUND
FLOOR
70 M²**



**FIRST
FLOOR
79 M²**



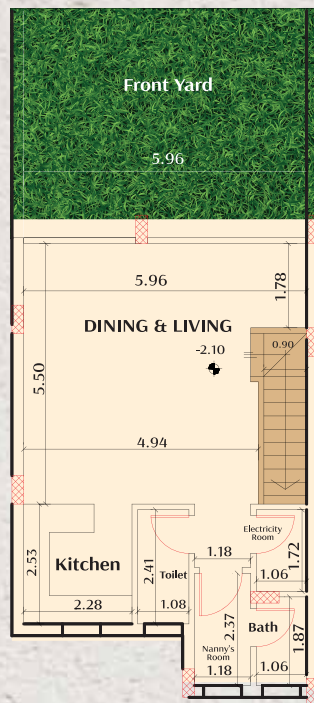
**ROOF
FLOOR
OPEN 41 M²
CLOSE 38 M²**



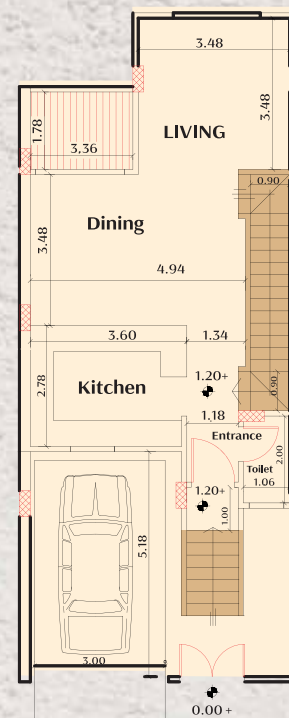
TYPE B : 300M²



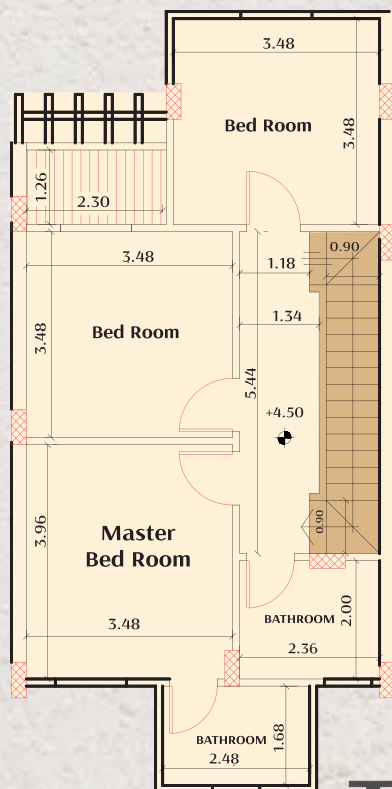
**LOWER
GROUND
64 M²**



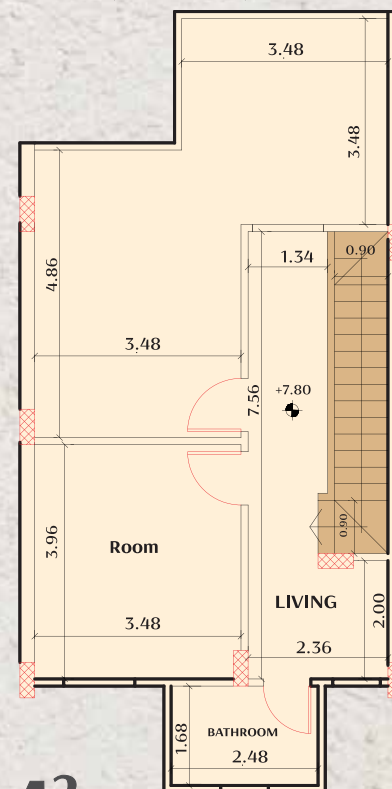
**GROUND
FLOOR
71 M²**



**FIRST
FLOOR
72 M²**



**ROOF
FLOOR
OPEN 30 M²
CLOSE 41 M²**



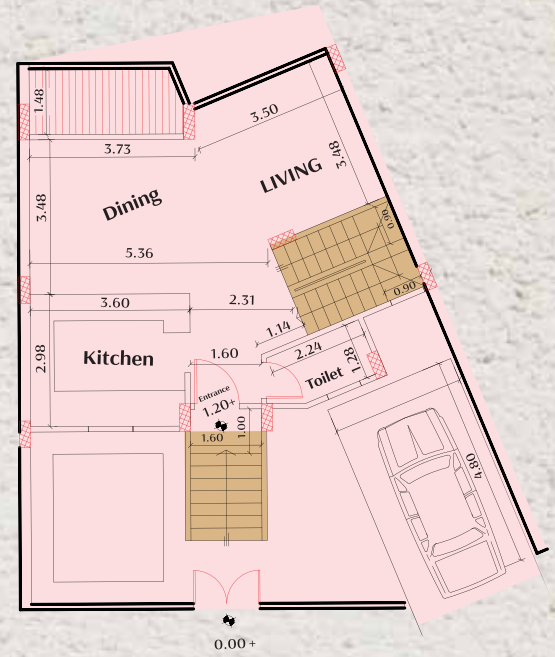
TYPE C : 269M²



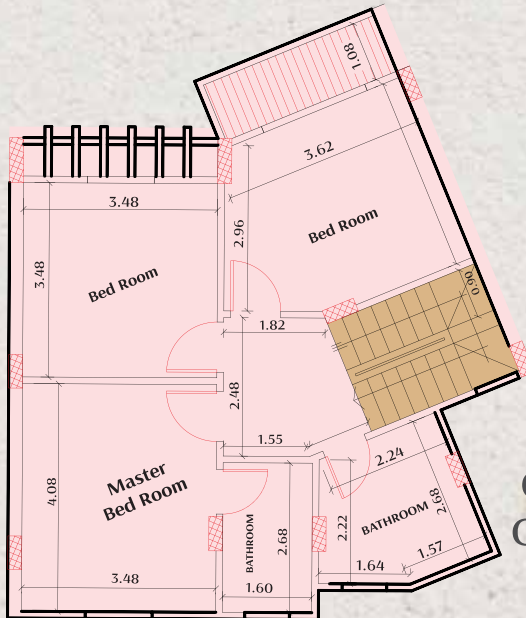
**LOWER
GROUND**
59 M²



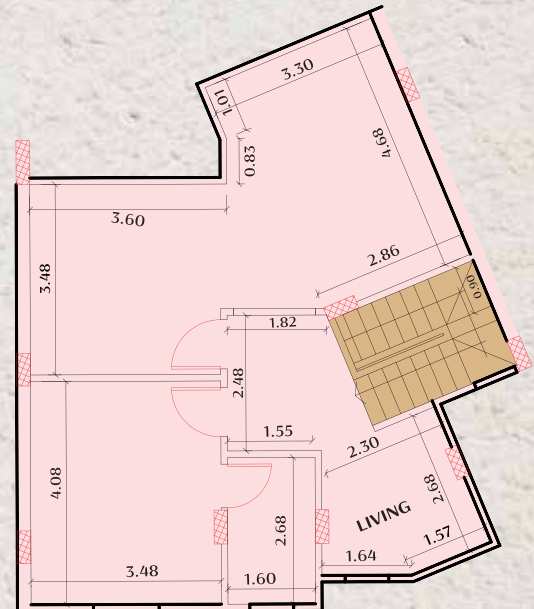
**GROUND
FLOOR**
65 M²



**FIRST
FLOOR**
75 M²



**ROOF
FLOOR**
OPEN 33 M²
CLOSE 42 M²



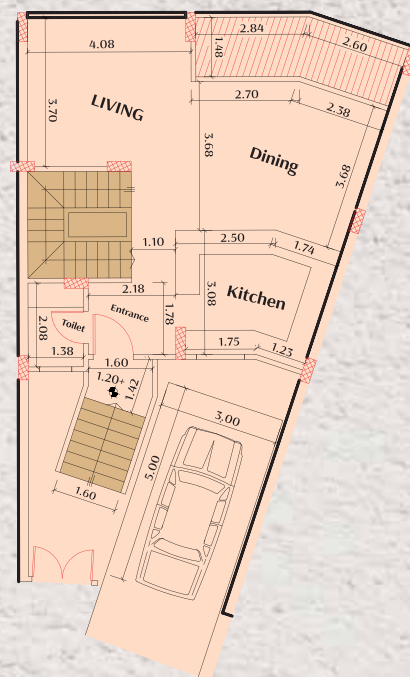
TYPE D : 274M²



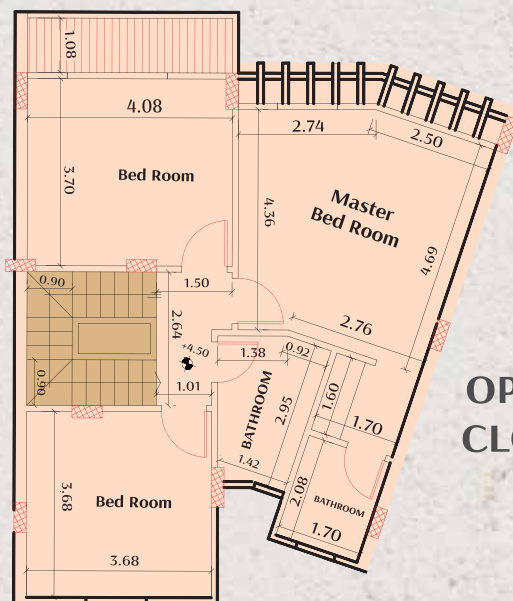
**LOWER
GROUND
75 M²**



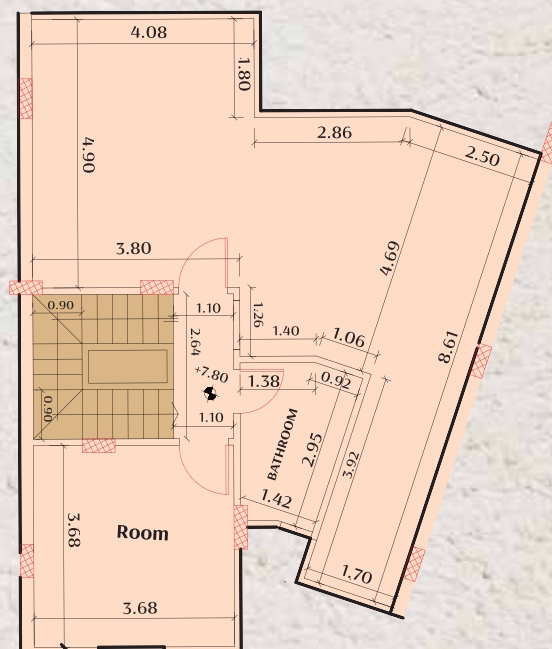
**GROUND
FLOOR
75 M²**



**FIRST
FLOOR
85 M²**



**ROOF
FLOOR
OPEN 43 M²
CLOSE 42 M²**



TYPE E : 320M²

**OUR
PROJECTS IN OTHER REGIONS**

ISOLA[®]
OCTOBER

October City

**OUR
PROJECTS IN OTHER REGIONS**



ISOLA[®]
SHERATON

Sheraton

**OUR
PROJECTS IN OTHER REGIONS**

ISOLA[®]
QUATTRO

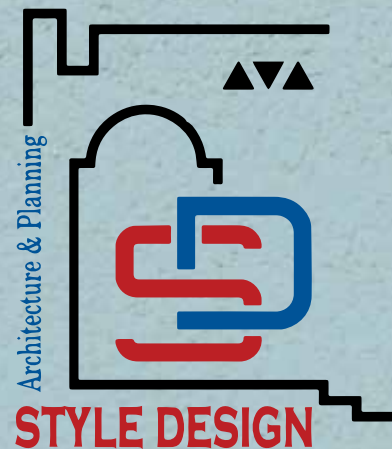
NEW CAIRO

**OUR
PROJECTS IN OTHER REGIONS**

ISOLA[®]
centra

NEW CAIRO

OUR PARTNERS





ELMASRIA
GROUP
DEVELOPMENT