

An architectural rendering of a modern villa complex entrance. The scene features a wide, paved driveway leading towards a central area with a long, narrow reflecting pool. On either side of the pool are lush gardens with tall palm trees, flowering trees with red blossoms, and manicured hedges. In the background, a modern white villa with large glass windows is visible. A white SUV is parked on the right side of the driveway. The sky is a clear, light blue.

RIO Villas

GUP
DEVELOPMENTS

Vision

Our **MASTERPLAN** vision is acheiving a TRUE URBAN DESTINATION, CREATING NEW EXPERIENCED **RESIDENCES,COMMERCIAL,MIXED USE**.WITH A UNIQUE TOUCHES INSPIRED BY DESIGN,PRIVACY,QUALITY CREATING **A WELCOMING AND COMFORTABLE HOME AND ENVIRONMENT FOR ALL.**

- THE SITE IS LOCATED IN THE HEART OF EGYPT EXPANSION DIRECTION.
- THE **NEW ZAYED AREA** LOCATED BETWEEN THE EXISTING LIVE NEW ZAYED AND THE NEW 6TH OF OCTOBER EXTENSIONS.



-THE SITE IS LOCATED ON THE **NINTH PARCEL** IN NEW ZAYED CITY.OVERLOOKING **MAIN STREETS WITH 30 M WIDE.**

MINIMALISM

COMMUNITY GARDENS

FUTURISM

LANDSCAPING

LUXURY

COZY

FITNESS AREAS

PRIVACY

STREET SCAPING

OUTDOOR EXPERIENCES

SMART HOMES

CONNCETIONS

NIGHT WALKS

WALKING EXPERIENCE

The Residence

VIEWS

MEMORIES

PARKS

HOME

DAILY LIFE

LIFE STYLE

SMART CITY

LUXURY HOMES

GREENS

SPRING GARDENS

LIVABILTiy

OPEN ACTIVE SPACES

LAGONS

POOLS INTEGRATED

CLOSED RESIDENTIALS

RETAIL

URBAN SUSTAINABILITY

ENVIRONMENTAL

EXPERIENCE

CYCLING

INTEGRATION

OPENESS

NATURAL LAKES

JOGGING



A Perfect Portrait

Disclaimer

All Materials,dimensions and drawings are approximate. Information is subject to change.
Drawings are not to scale and the areas are the net carpet area, the walls not included.
The Developer reserves the right to make non-fundamental modifications to the design.



The Master Plan

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The Units





The Entrance

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The Entrance





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The Town House Unit

Total Area
240 m²

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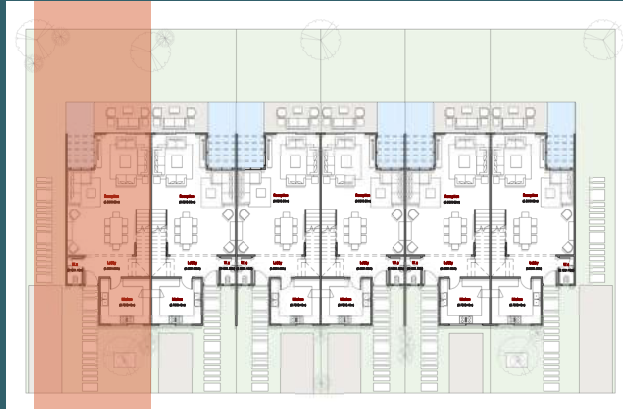


Town House Unit

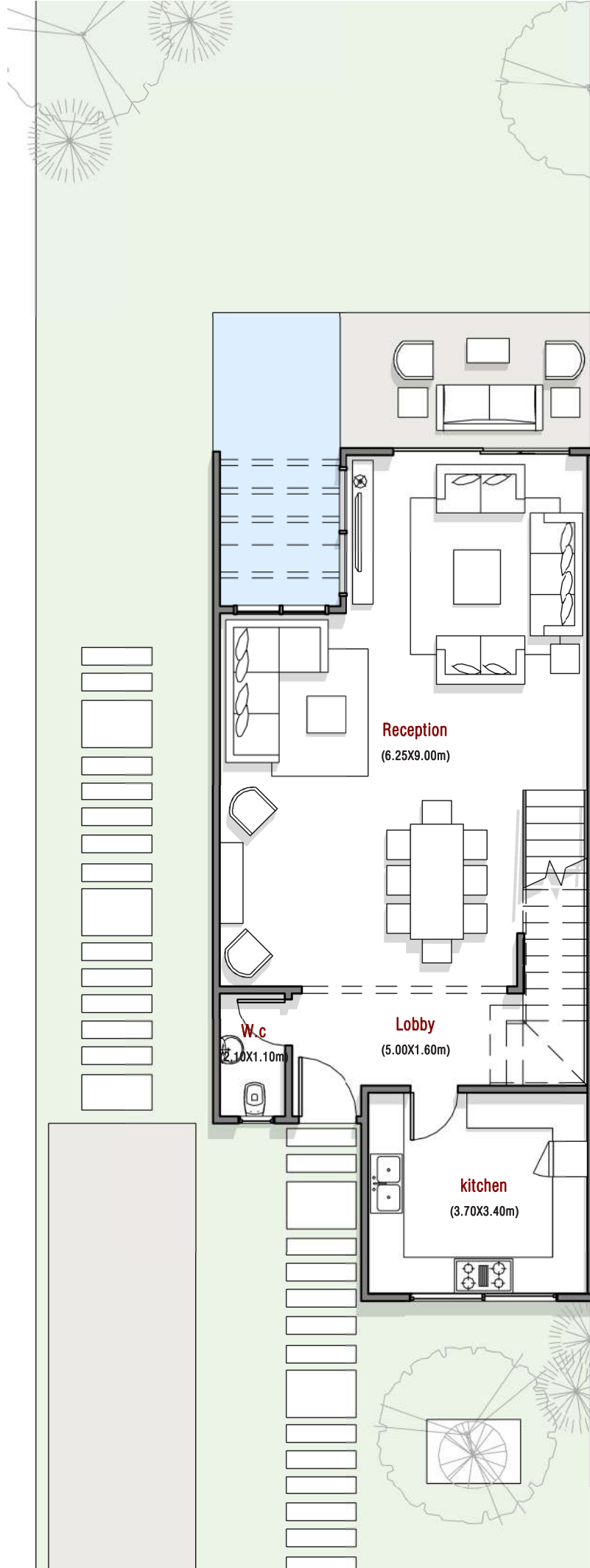
Ground Floor

Ground Area 79M2
B.U.A 240 M2

Reception & Dining 9.00 X 6.25
Lobby 5.00 X 1.60
Kitchen 3.70 X 3.40
W.C 2.10 X 1.10



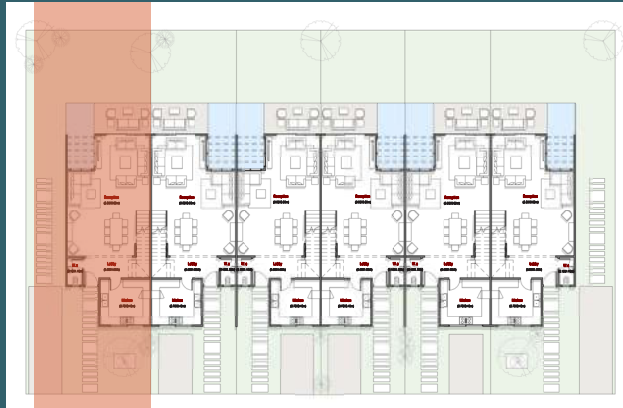
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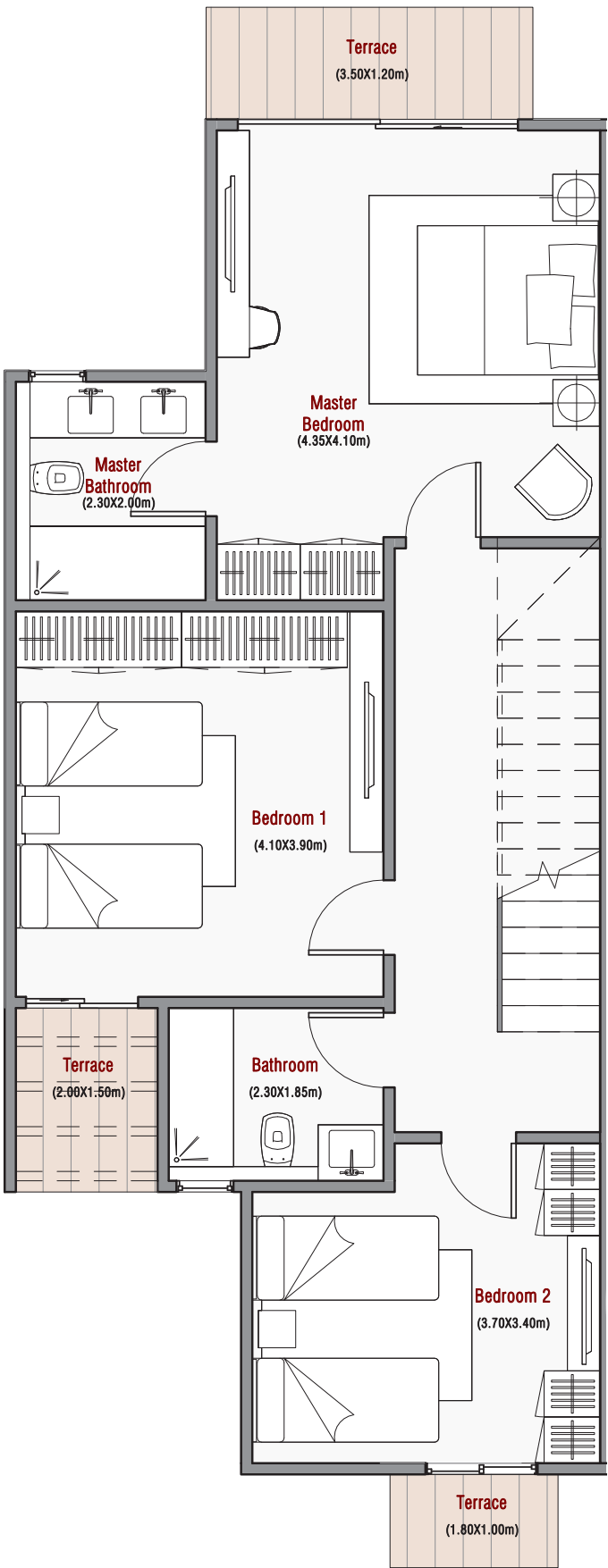
Town House Unit

First Floor

First Area	85M2
B.U.A	240 M2
Master Bedroom	4.35 X 4.10
Master Terrace	3.50 X 1.20
Master Bathroom	2.30 X 2.00
Bedroom 1	4.10 X 3.90
Terrace	2.00 X 1.50
Bathroom	2.30 X 1.85
Bedroom 2	3.70 X 3.40
Terrace	1.80 X 1.00



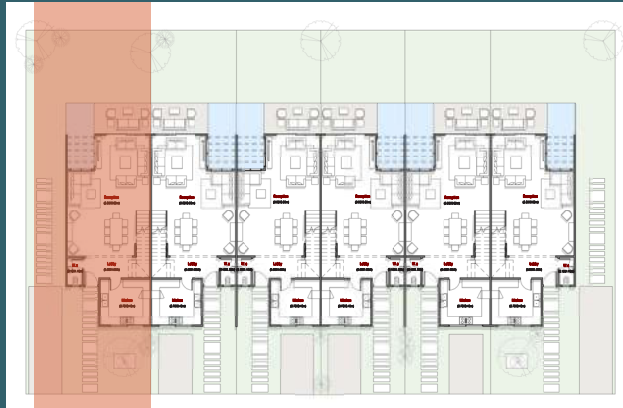
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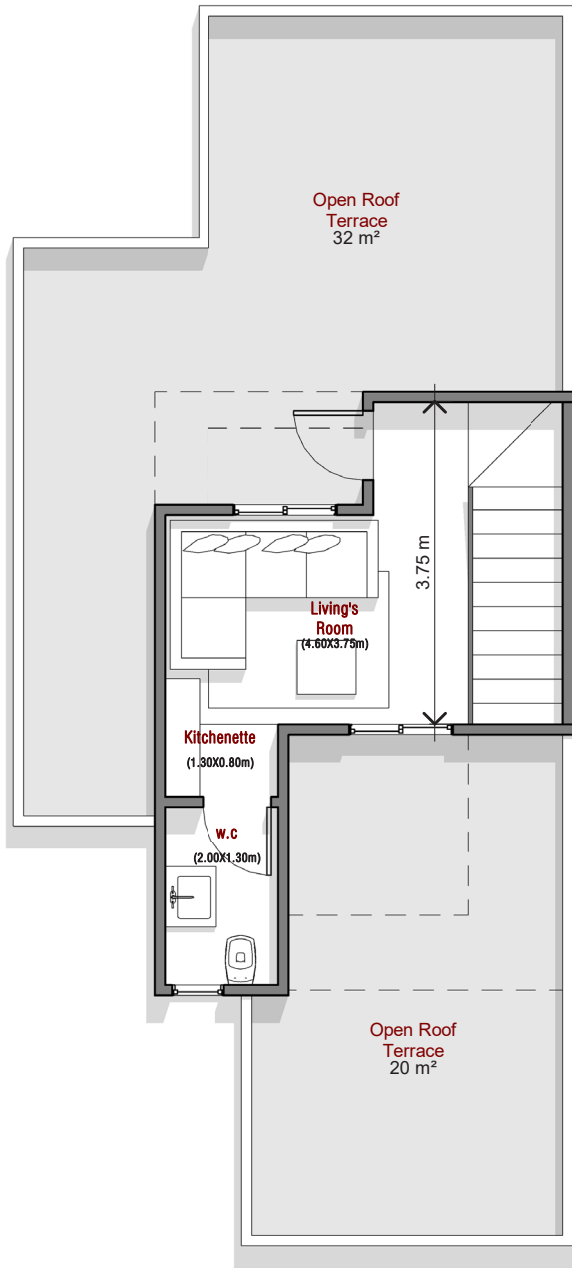
Town House Unit

First Floor

First Area	19M2
B.U.A	240 M2
Living's room	4.60 X 3.75
Kitchenette	1.30 X 0.80
W.c	1.30 X 2.00

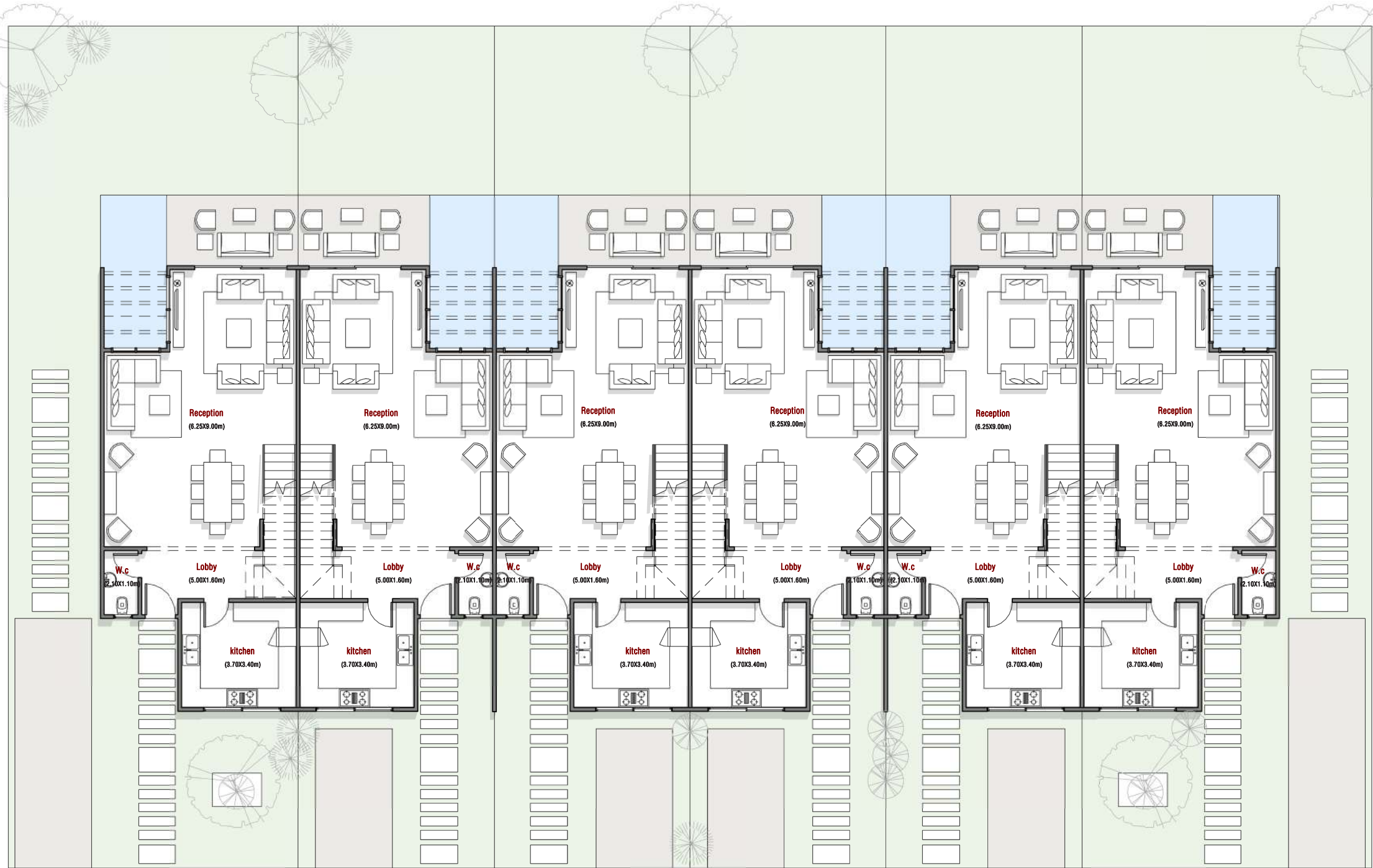


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Town House Unit

B.U.A
240 M2



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The Private Gardens



The Private Gardens



The Streets Vibes

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The Streets Vibes



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Landscaping Entrance



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Landscaping Entrance

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The Views

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The Views

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Thank You

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