
AZZAR

NEW CAIRO

CALIFORNIA Homes in NEW CAIRO



AZZAR
NEW CAIRO

BEYOND HOME

Azzar, a Reedy Group development project. Designed and brought to you from the USA, with a lot of heart and soul. With the understanding that a happy family needs to be supported by a healthy calming environment, Azzar has spared no expense to build a vibrant cohesive community. Azzar's master plan and landscape are drawn-up for you to enjoy a beautiful way of living.



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NEW CAPITAL

PALM HILLS

EMAAR MIVIDA

MOUNTAIN VIEW 2

KATAMEYA DUNE

ALREHAB

AUC

N 90 ROAD

S 90 ROAD

EL KORONFEL VILLAS

EL ANDALUS

NORTH INVESTORS AREA EXT

A man and a young child are splashing in a swimming pool. The man is on the left, shirtless, with a beard and sunglasses around his neck. The child is on the right, smiling, with water splashing around their face. An orange inflatable ring is in the water between them. The background shows green foliage and a blue sky.

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BEYOND LIGHTNESS

Within water, we are buoyant, floating, and free, untouched by the laws of gravity. With Azzar's swimming pool, at our feet, we feel the world relax. Diving into this different dimension, anytime we choose, we get in touch with the lighter side of being.



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BEYOND PLAY

Like seeds, the future flourishes in fresh air and sunlight, love and imagination. Azzar's recreational area for kids, enriches our youngest residents with a space to unfold their imagination and enjoy playfulness, key components to healthy development and life-long well-being.



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BEYOND MOVEMENT

On Azzar's street life is a smooth well-oiled bicycle, a sturdy yet fluid mechanism that allows us to feel the wind in our hair, the ease of movement and feeling of self-assuredness. With these lanes in and around the community, we can enjoy the freedom to move safely. At Azzar, we are the master of our flow.



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BEYOND WORKOUT

There's nothing like fresh, clean air and the grooves of nature to drive us to go further, to go deeper, to take that extra rep or to go a greater distance. At Azzar, exercising in the open air reminds us how alive we really are. It's in our nature to meet our best potential in the great outdoors.

A close-up photograph of a person's hands tying their black and orange running shoes on a track. The person is wearing white socks and dark shorts. The background is a bright, hazy sunset or sunrise, creating a warm, golden glow. The person's legs are visible, and they appear to be in a starting crouch.

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BEYOND THE FINISHING LINE

In life, being on the right track is as simple as making the right choices. Azzar understands the importance of us staying our course, with a - more than 500 meters - walking area, it's easy to stay in health so that we can keep to our goals. When we're on target, the good life seamlessly unfolds along our well-deserving path.

A beach volleyball with yellow, white, and dark blue panels sits on a mound of sand on a beach volleyball court. In the background, a green net is visible, and the scene is bathed in the warm, golden light of a sunset over the ocean.

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BEYOND SEASONS

We leap into the air, hands reaching towards the sky, feet stopping on the ground, toes combing through grains of summer. At Azzar, beach life is always a ball's throw away. With our beach volleyball area, we can enjoy infinite summer moments anytime of day, anytime of year.



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BEYOND THE SCREEN

The best experiences always widens our view, gives us new perspectives. Azzar revolutionizes near-home entertainment with its large wide outdoor screen, where we can enjoy our favorite movies, sports events, and shows in the fresh surrounding nature, practically in our back yard.

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BEYOND COFFEE CULTURE

Coffee culture has given us space like no other: meetings are synergistic, tables are our temporary offices, while each cup is filled with liquid inspiration. With a variety of coffee shops brands at Azzar, we can enjoy multidimensional quality experiences for work, for play, with friends or simply taking a quiet moment for ourselves.



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THE HEART AND BEYOND

The heart of all things pulsates with life, energy and infinite potential. At the center of New Cairo, Azzar is a vibrant community where living with nature is well balanced with many nearby amenities. Its easy access to many of the city's main arteries promotes not just convenience, but fluidity. Home is the source from which life flows.

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KIDS AREA



WET DECK AND INFINITY POOL



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LAGON POOL

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WATER FALLS



An aerial night view of a modern residential complex courtyard. The scene is illuminated with warm and cool lights. In the center, there is a long, narrow pool with blue LED lighting. To the left, a playground with slides and climbing structures is visible. The courtyard is surrounded by modern buildings with lit windows and balconies. The overall atmosphere is serene and contemporary.

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CHILLOUT ZONE



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BIRDS' EYE VIEW (MASTER LAYOUT)



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Standalone Villa A

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STANDALONE - A | FRONT

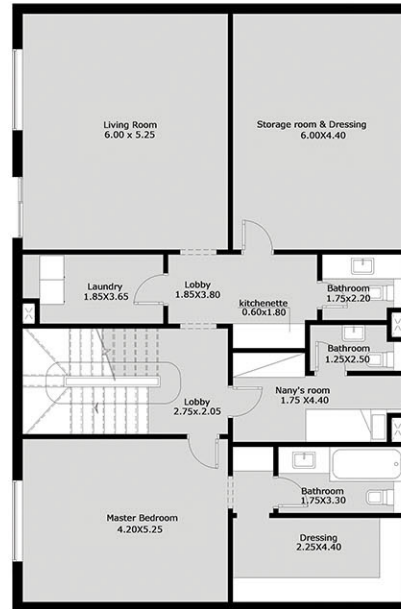
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STANDALONE - A | BACK

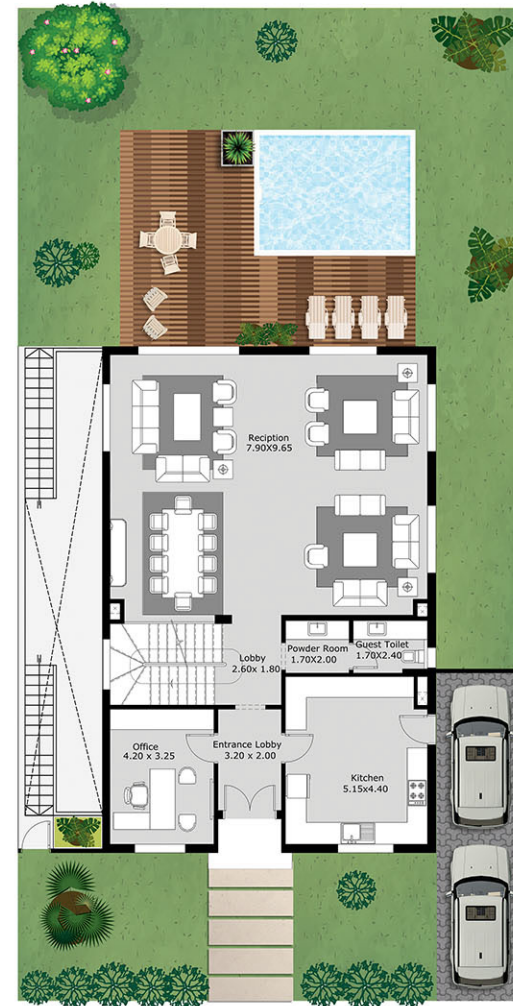


FLOOR PLAN

Basement	149 m ²
Ground Floor	149 m ²
First Floor	159 m ²
Roof Floor	37 m ²
Total Area	494 m ²

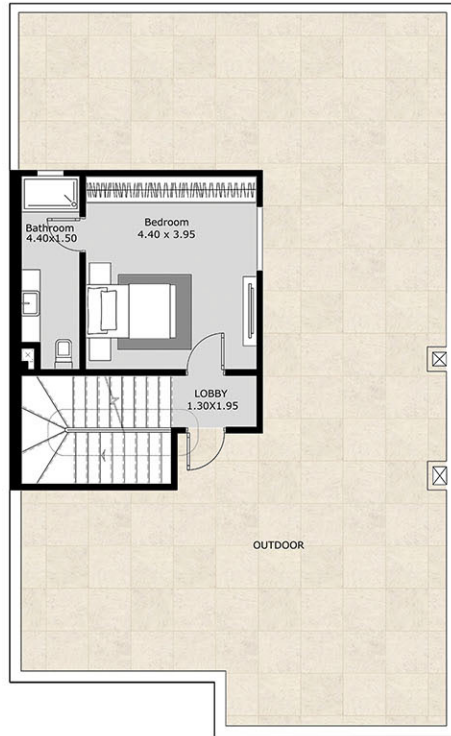


Basement 149 m²



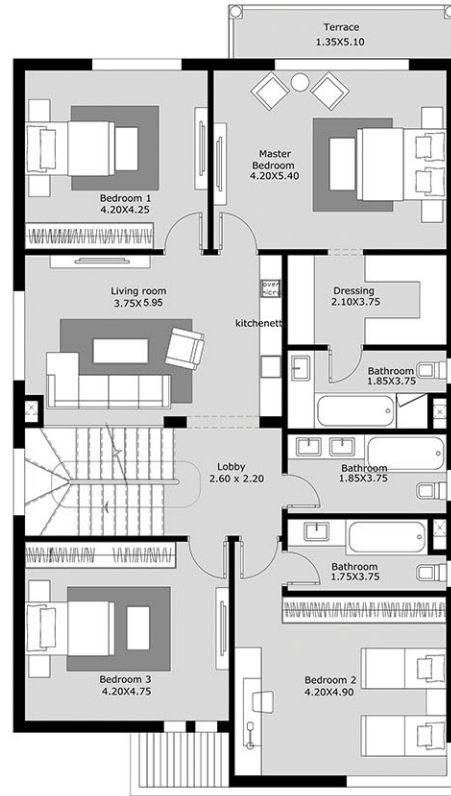
Ground Floor 149 m²

Roof Floor



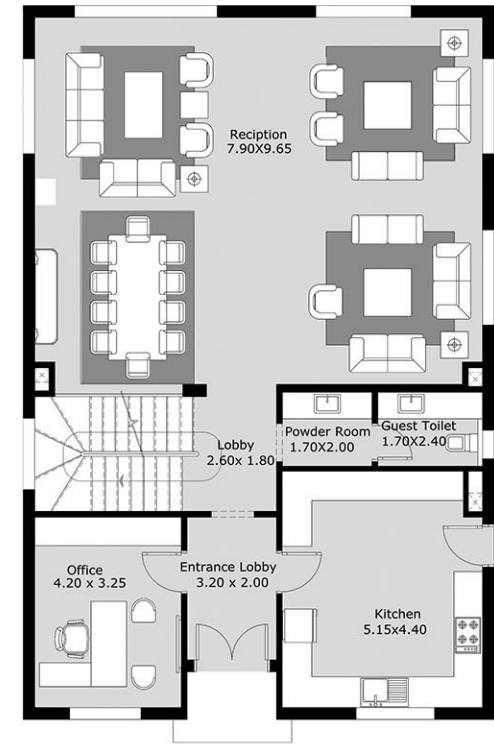
Roof Floor 37 m²

First Floor



First Floor 159 m²

Ground Floor



Ground Floor 149 m²



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Standalone Villa B

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STANDALONE - B | FRONT



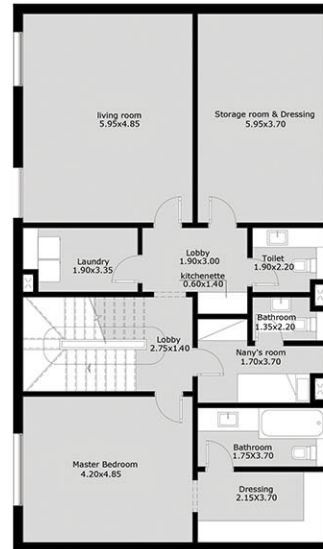
AZZAR
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STANDALONE - B | BACK



FLOOR PLAN

Basement	132 m ²
Ground Floor	132 m ²
First Floor	142 m ²
Roof Floor	33 m ²
Total Area	439 m²

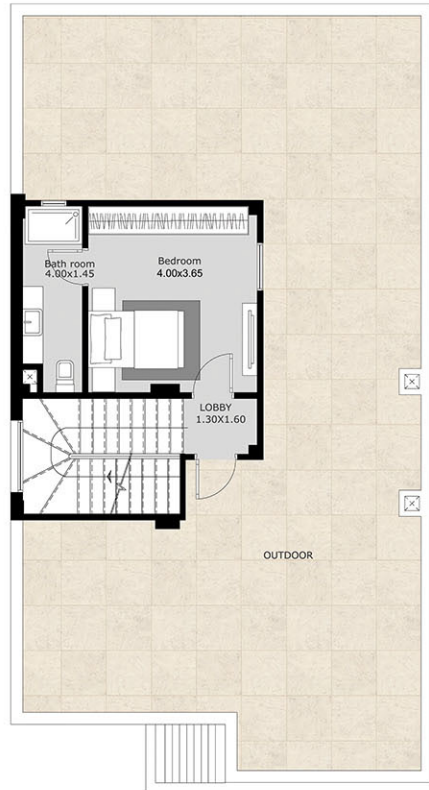


Basement 132 m²



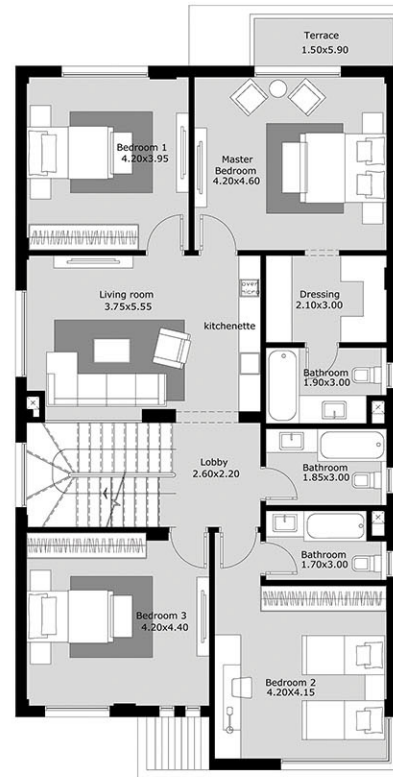
Ground Floor 132 m²

Roof Floor



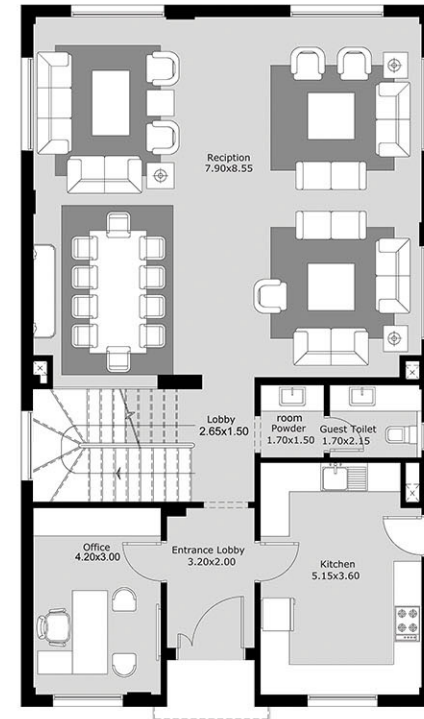
Roof Floor 33 m²

First Floor



First Floor 142 m²

Ground Floor



Ground Floor 132 m²



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Twin House Villa A

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TWIN HOUSE - A | FRONT



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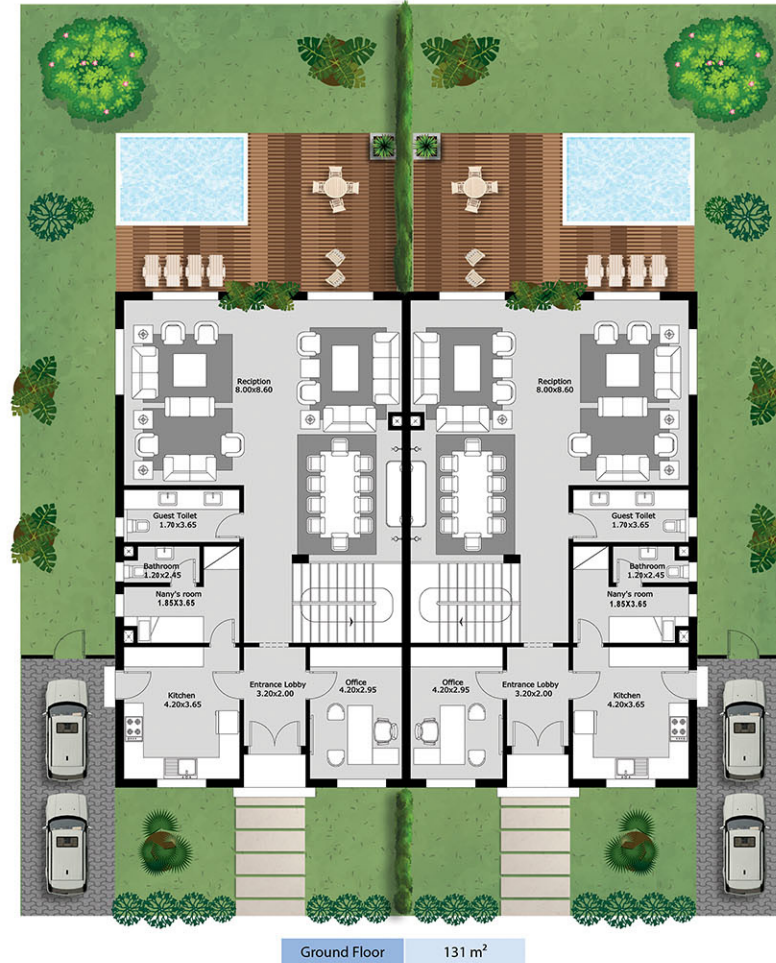
TWIN HOUSE - A | BACK



FLOOR PLAN

Ground Floor	131 m ²
First Floor	141 m ²
Roof Floor	33 m ²
Total Area	305 m ²

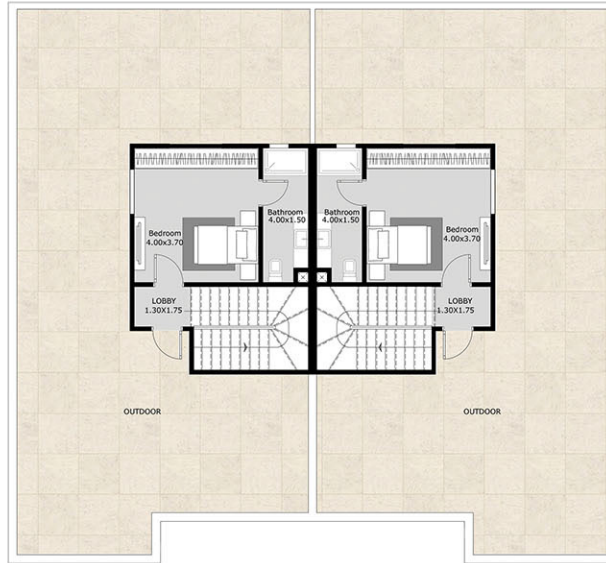
Ground Floor



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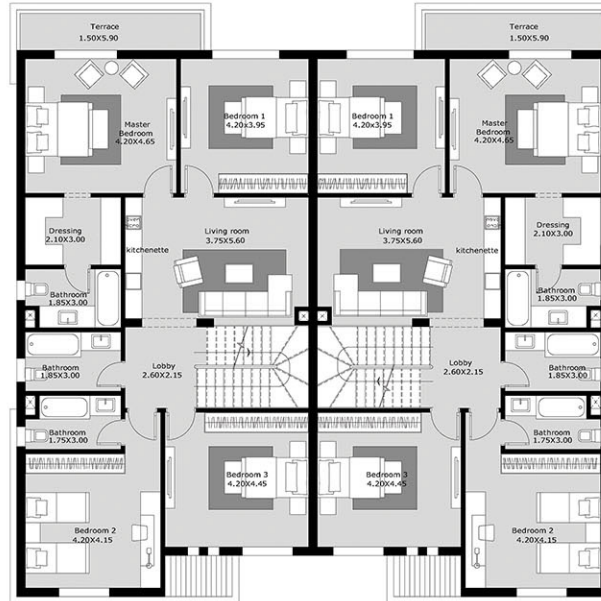
TWIN HOUSE - A

Roof Floor



Roof Floor 33 m²

First Floor



First Floor 141 m²

Ground Floor



Ground Floor 131 m²



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Twin House Villa B

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TWIN HOUSE - B | FRONT



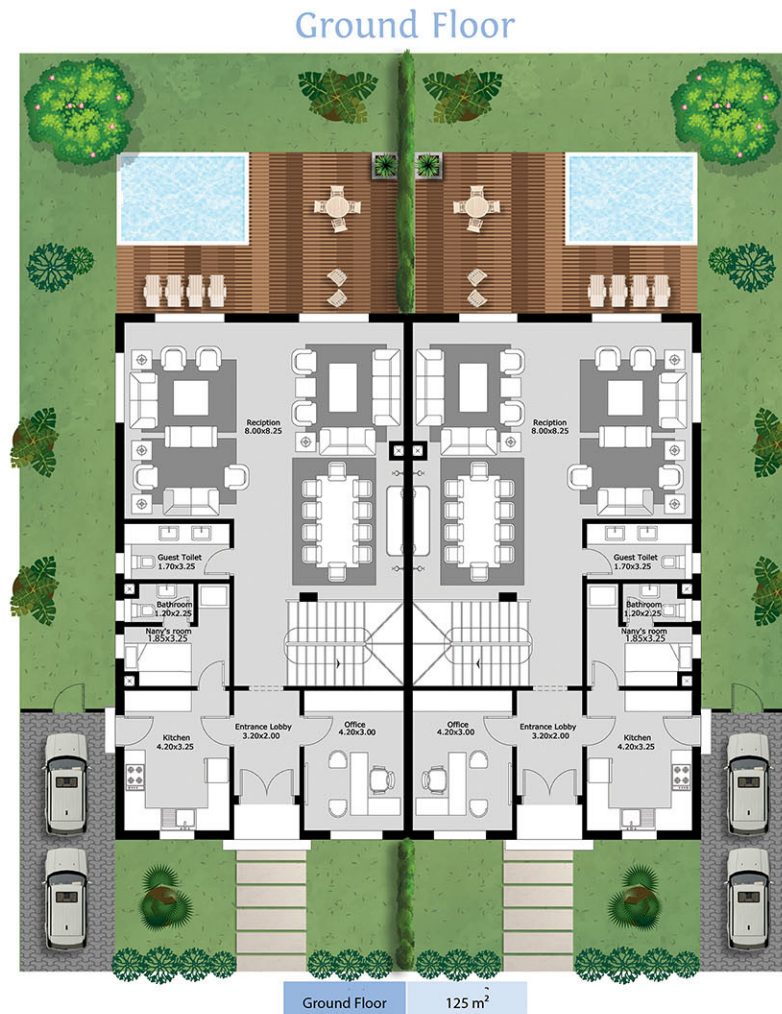
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TWIN HOUSE - B | BACK

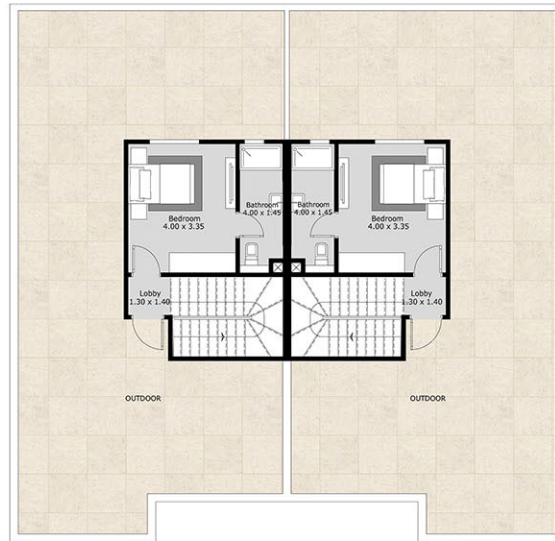


FLOOR PLAN

Ground Floor	125 m ²
First Floor	135 m ²
Roof Floor	31 m ²
Total Area	291 m ²



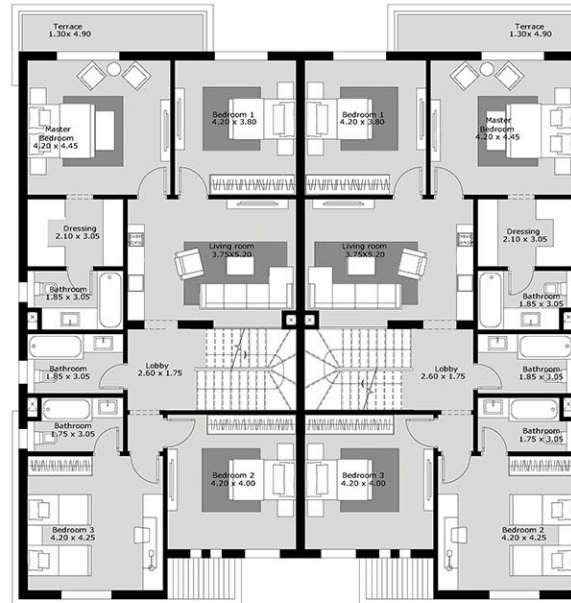
Roof Floor



Roof Floor

31 m²

First Floor



First Floor

135 m²

Ground Floor



Ground Floor

125 m²



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Town House Villa
(Corner & Middle)

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TOWN HOUSE | FRONT



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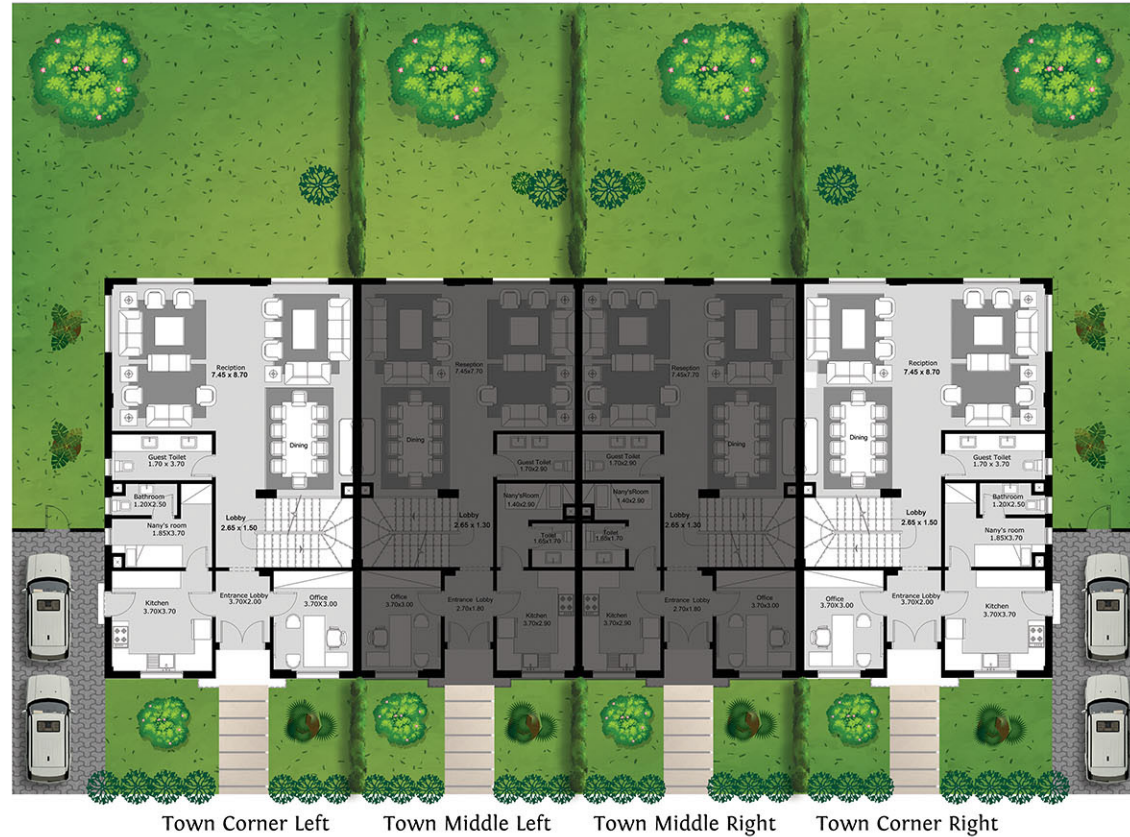
TOWN HOUSE | BACK



FLOOR PLAN

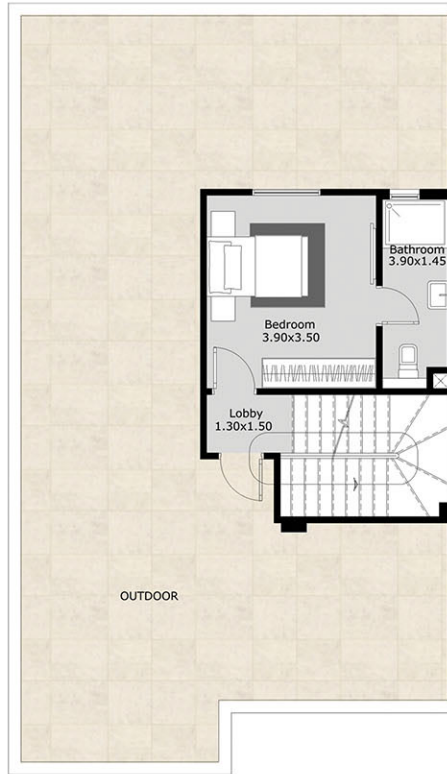
Ground Floor

Ground Floor	123 m ²
First Floor	133 m ²
Roof Floor	31 m ²
Total Area	287 m ²



Ground Floor 123 m²

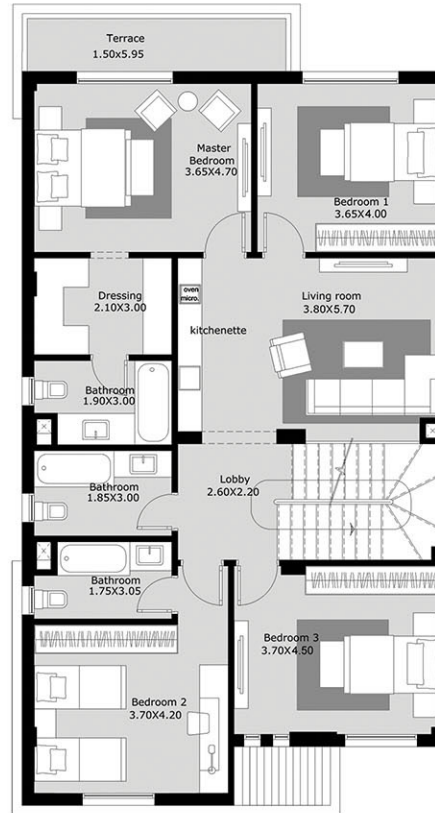
Roof Floor



Roof Floor

31 m²

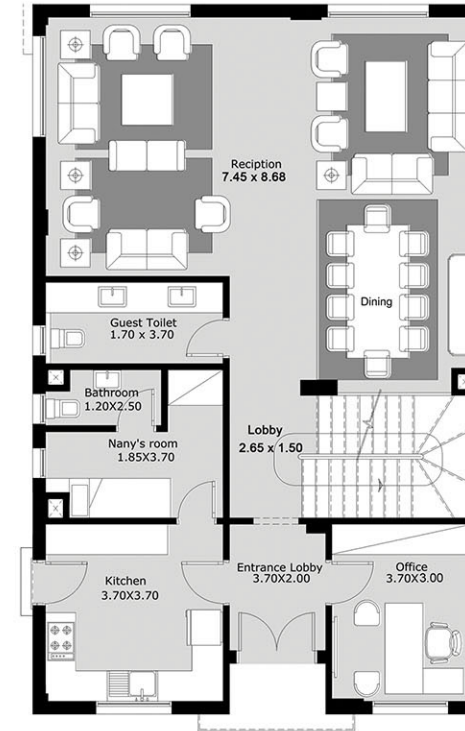
First Floor



First Floor

133 m²

Ground Floor



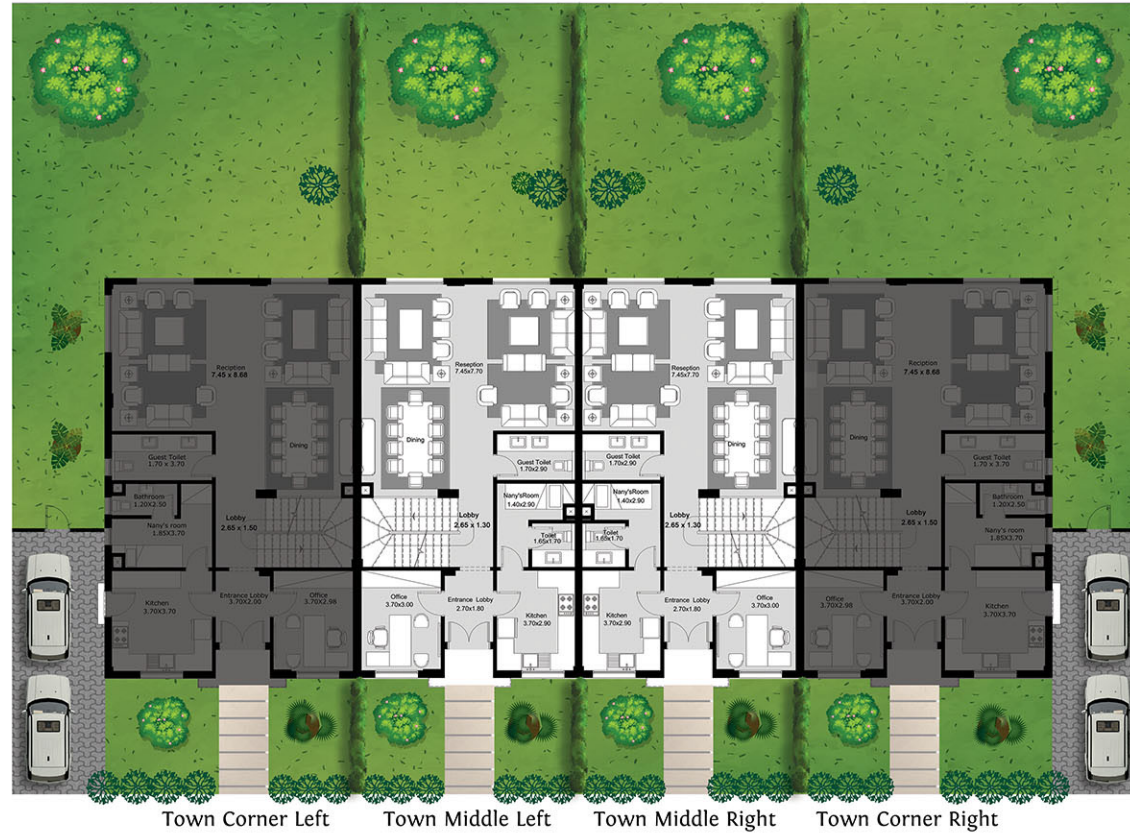
Ground Floor

123 m²

FLOOR PLAN

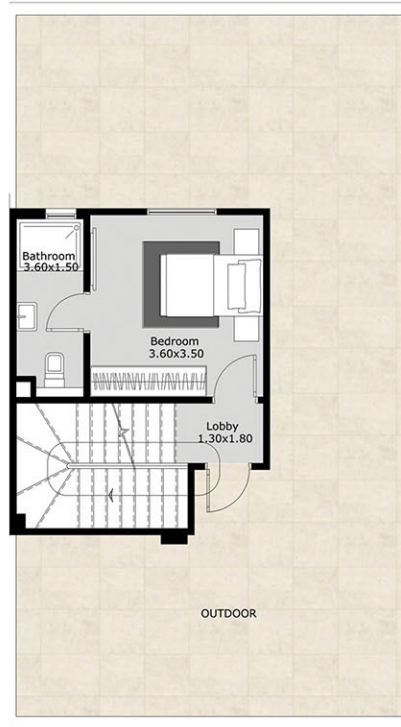
Ground Floor

Ground Floor	108 m ²
First Floor	112 m ²
Roof Floor	27 m ²
Total Area	247 m ²



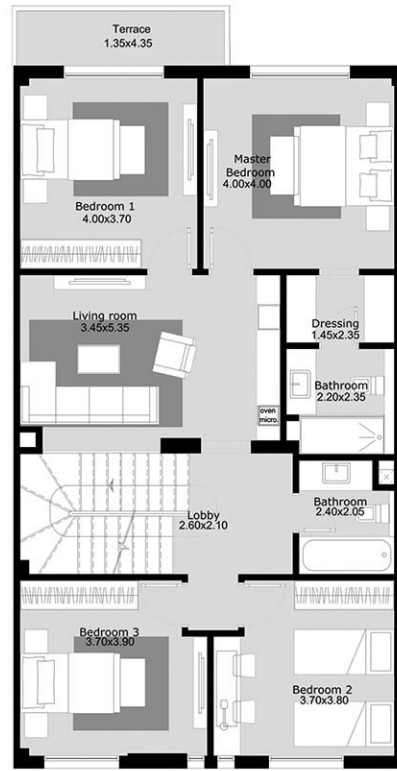
Ground Floor 108 m²

Roof Floor



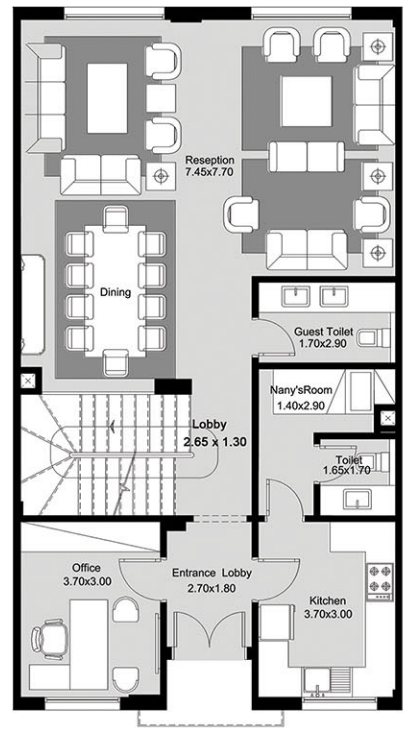
Roof Floor 27 m²

First Floor



First Floor 112 m²

Ground Floor



Ground Floor 108 m²

Standalone A	494 m
Standalone B	439 m
Twin House A	305 m
Twin House B	291 m
Townhouse Corner	287 m
Townhouse Middle	247 m





AZZAR
REDDY

TOTO

MOMO

Jo Malone

HOUSE

Homemade

FROM OUR KITCHEN TO YOURS

THE COFFEE
ACADEMICS

KAFE
CHAIWALLA & CO.
TRADE MARK

Gentlemen's

CAVIAR &
BANANAS

247 mini-market

COMMERCIAL

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NEW CAIRO

Owned & Developed By



Mechanical Consultant



Electrical Consultant



Architecture Design



Project & Design Concept



Project Management



Urban & Landscape Design



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