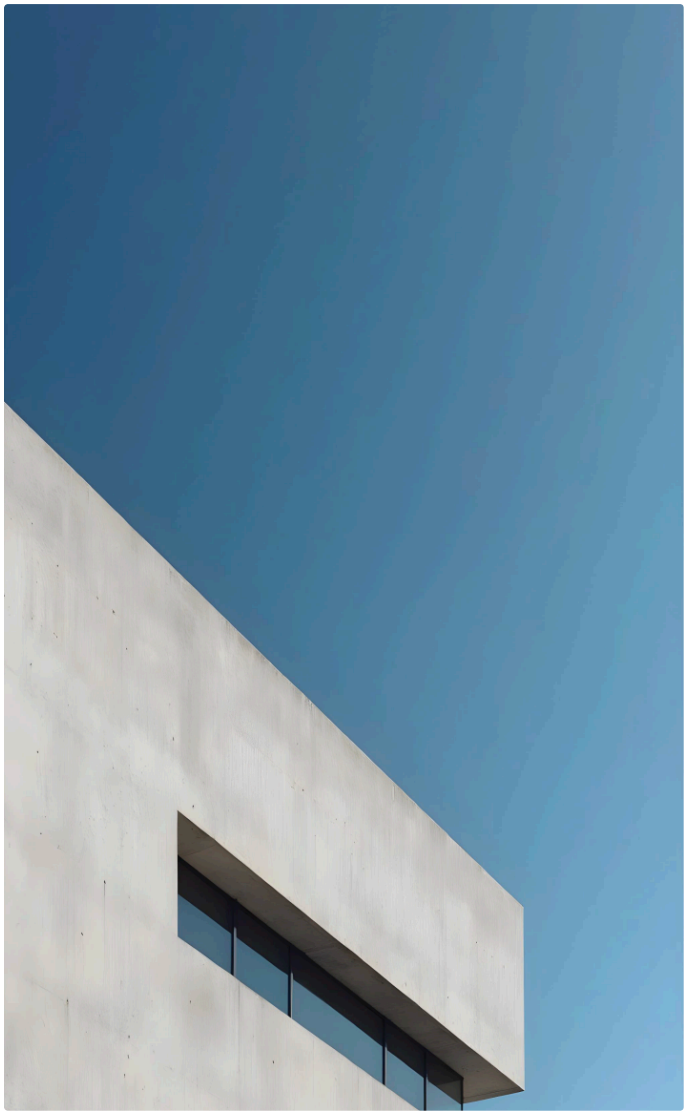
Nawy

IRA

EL GABRY DEVELOPMENTS

01

ABOUT **DEVELOPER**



ABOUT
EL GABRY DEVELOPMENTS

El Gabry Developments is one of the very prominent names in the Egyptian real estate arena. The company has more than 15 years of professional experience in the field, which has been reflected in its top-tier projects.

Also, to adapt to the rapidly changing real estate market, El Gabry Developments has extended its projects to the new area in the west, New Zayed.

El Gabry Developments diversified its project portfolio by creating different high-end residential compounds and commercial projects.

The company has been driven since **2019** by a strong force of ambition under the leadership of its founders, **Mohamed ElGabry and Ehab ElGabry**.



ABOUT
THE PROJECT

IRA Compound New Zayed represents the epitome of luxury living, seamlessly blending neo-classic and modern architectural styles. Derived from its meaning "The Earth," this exquisite compound features 118+ villas comfortably resting on 20.5 acres.

It's more than just a residential complex; IRA creates a harmonious connection between nature and opulence. Residents can experience the grandeur of spacious interiors and enjoy breathtaking views, all while indulging in a lifestyle that is truly unparalleled.

IRA Compound Location - New Zayed

IRA is located in the heart of New Zayed City, in close proximity to many key attractions. The IRA New Zayed location is:

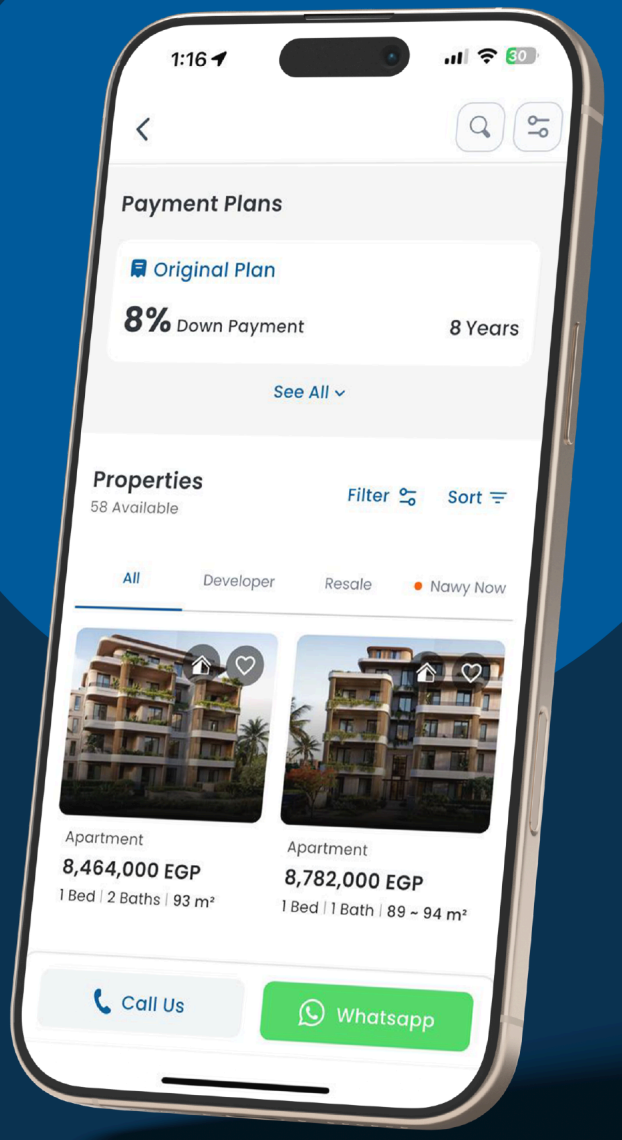
Only 5 minutes away from Waslet Dahshour
5 minutes away from Beverly Hills
Just 15 minutes away from Media City Production
10 minutes away from Juhayna Square
10 minutes away from Mall of Arabia

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02

THE **GALLERY**

THE **GALLERY**











03

THE **MASTER PLAN**


IRA
NEW ZAYED
Consultant
Dr/eng/ Mohammed Shendy
MASTER PLAN

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

VILLA 01

AREA ***338 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

VILLA 01

GROUND FLOOR PLAN

FOOT PRINT = 144M²

Entrance	4.60 *2.15 M
Reception	11.00*6.75 M
Kitchen	3.70 *3.60 M
Toilet	2.40 *1.30 M
Maid	4.80 *1.95 M
Outdoor Seating	11.00*2.80 M



VILLA 02

AREA ***338 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

VILLA 02

FIRST FLOOR
FOOT PRINT = 158M²

Master Bedroom	3.65*3.70 M
Dressing	3.75*1.45 M
M.Bath	2.40*1.60 M
Living	3.75*4.45 M
Bath	2.40*1.70 M
Bedroom 1	4.00*3.35 M
Bedroom 2	3.35*4.00 M
Dressing 2	1.85*1.15 M
Bath 2	1.80*1.85 M
Kitchente	1.35*1.60 M
Terrace 1	4.00*1.15 M
Terrace 2	2.00*1.50 M
Terrace 3	1.75*1.20 M



ROOF FLOOR
FOOT PRINT = 36M²

Living	4.30*3.35 M
Toilet	2.20*1.80 M
Outdoor Terrace	75 M



VILLA 03

AREA ***338 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

VILLA 03

GROUND FLOOR PLAN

FOOT PRINT = 114M²

Entrance	2.20*1.40 M
Reception	6.70*8.400M
Kitchen	2.60*4.00 M
Toilet	2.40*1.45 M
Maid	1.75*4.00 M
Outdoor Seating	4.40*1.50 M



VILLA 04

AREA ***338 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

VILLA 04

FIRST FLOOR
FOOT PRINT = 125M²

Master Bedroom	4.65*4.10 M
Dressing	2.00*2.20 M
M.Bath	2.00*1.85 M
Living	4.70*3.15 M
Bath	1.80*2.50 M
Bedroom 1	3.60*3.60 M
Bedroom 2	4.40*3.80 M
Terrace 1	3.60*1.30 M
Terrace 2	2.30*1.25 M



ROOF FLOOR
FOOT PRINT = 29M²

Living	2.85*3.00 M
Toilet	2.85*1.35 M
Outdoor Terrace	62 M



VILLA 05

AREA ***338 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

VILLA 05

GROUND FLOOR PLAN

FOOT PRINT = 125M²

Entrance	1.80*1.65 M
Reception	8.60*8.25 M
Kitchen	3.10*3.30 M
Toilet	1.35*2.75 M
Maid	3.25*2.00 M
Outdoor Seating	2.00*3.00 M



VILLA 06

AREA ***338 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

VILLA 06

FIRST FLOOR
FOOT PRINT = 138M²

Master Bedroom	3.65*3.70 M
Dressing	3.75*1.45 M
M.Bath	2.40*1.60 M
Living	3.75*4.45 M
Bath	2.40*1.70 M
Bedroom 1	4.00*3.35 M
Bedroom 2	3.35*4.00 M
Dressing 2	1.85*1.15 M
Bath 2	1.80*1.85 M
Kitchente	1.35*1.60 M
Terrace 1	4.00*1.15 M
Terrace 2	2.00*1.50 M
Terrace 3	1.75*1.20 M



ROOF FLOOR
FOOT PRINT = 31M²

Living	3.00*2.30 M
Toilet	2.00*1.50 M
Outdoor Terrace	75 M



TOWNHOUSE 01

AREA ***250 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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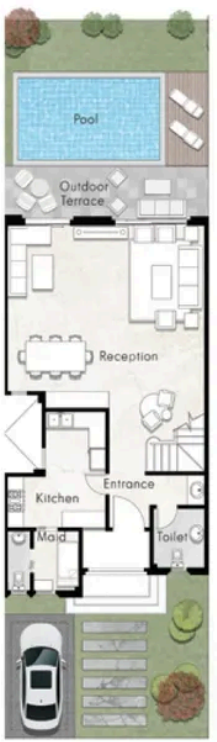
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TOWNHOUSE 01

GROUND FLOOR PLAN

FOOT PRINT = 106M²

Entrance	1.35*2.00 M
Reception	7.25*6.75 M
Kitchen	3.65*4.25 M
Toilet	2.05*3.50 M
Maid	2.75*2.30 M
Outdoor Seating	7.25*1.85 M



TOWNHOUSE 02

AREA ***250 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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TOWNHOUSE 02

FIRST FLOOR
FOOT PRINT = 117M²

Master Bedroom	3.75*5.05 M
Dressing	2.40*1.20 M
M.Bath	2.35*1.60 M
Living	3.50*3.90 M
Bath	2.20*1.60 M
Bedroom 1	3.50*4.25 M
Bedroom 2	3.75*4.30 M
Terrace 1	3.50*1.35 M



ROOF FLOOR
FOOT PRINT = 27M²

Living	2.60*3.80 M
Outdoor Terrace	67 M



TWINHOUSE 01

AREA ***266 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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TWINHOUSE 01

GROUND FLOOR PLAN

FOOT PRINT = 113M²

Entrance	1.65*4.35 M
Reception	7.50*7.10 M
Kitchen	3.55*3.60 M
Toilet	2.30*3.50 M
Maid	3.50*2.15 M
Outdoor Seating	8.50*1.50 M



TWINHOUSE 02

AREA ***266 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



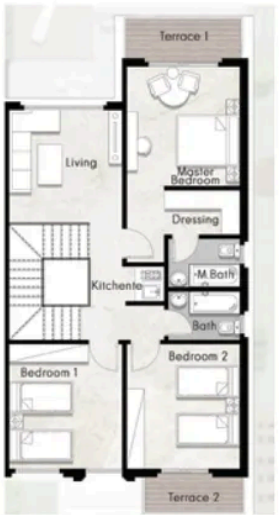
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TWINHOUSE 02

FIRST FLOOR
FOOT PRINT = 125M²

Master Bedroom	3.80*3.95 M
Dressing	2.50*1.50 M
M.Bath	2.50*1.65 M
Living	3.75*3.65 M
Bath	2.45*1.65 M
Bedroom 1	3.75*4.10 M
Bedroom 2	3.75*4.10 M
Kitchente	1.30*1.30 M
Terrace 1	3.65*1.40 M
Terrace 2	3.25*1.30 M



ROOF FLOOR
FOOT PRINT = 28M²

Living	3.00*2.70 M
Toilet	2.20*1.15 M
Outdoor Terrace	65 M



06

THE **AMENITIES**



CLUBHOUSE



CHILDREN'S PLAY AREA

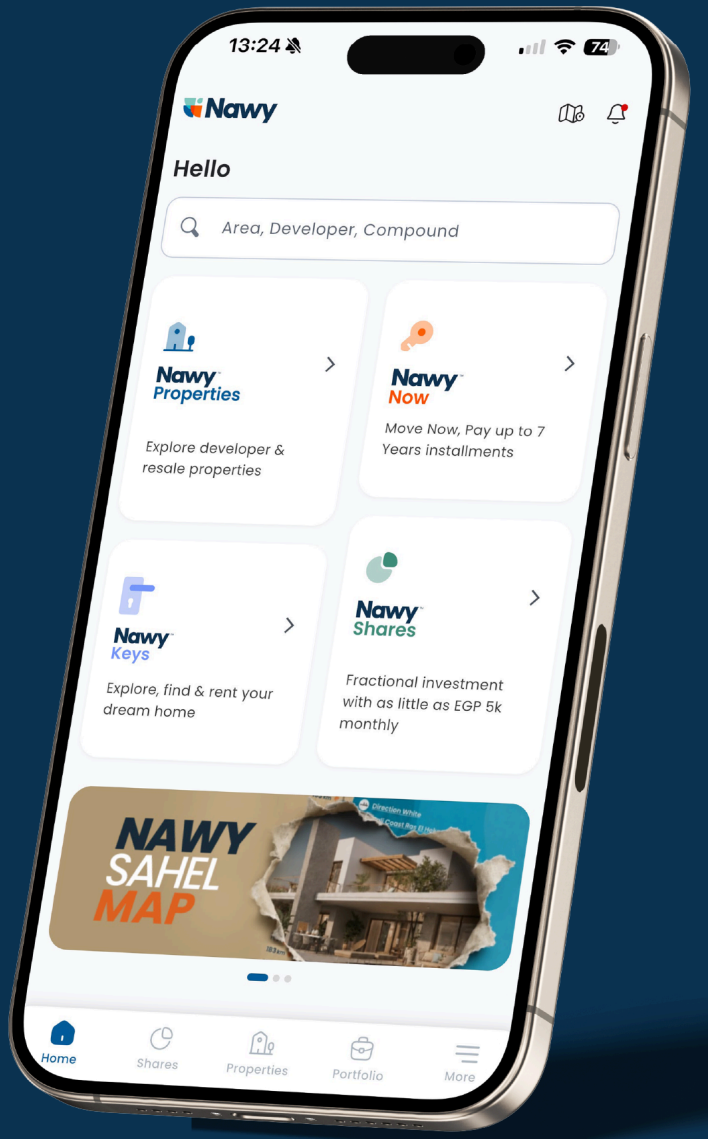
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