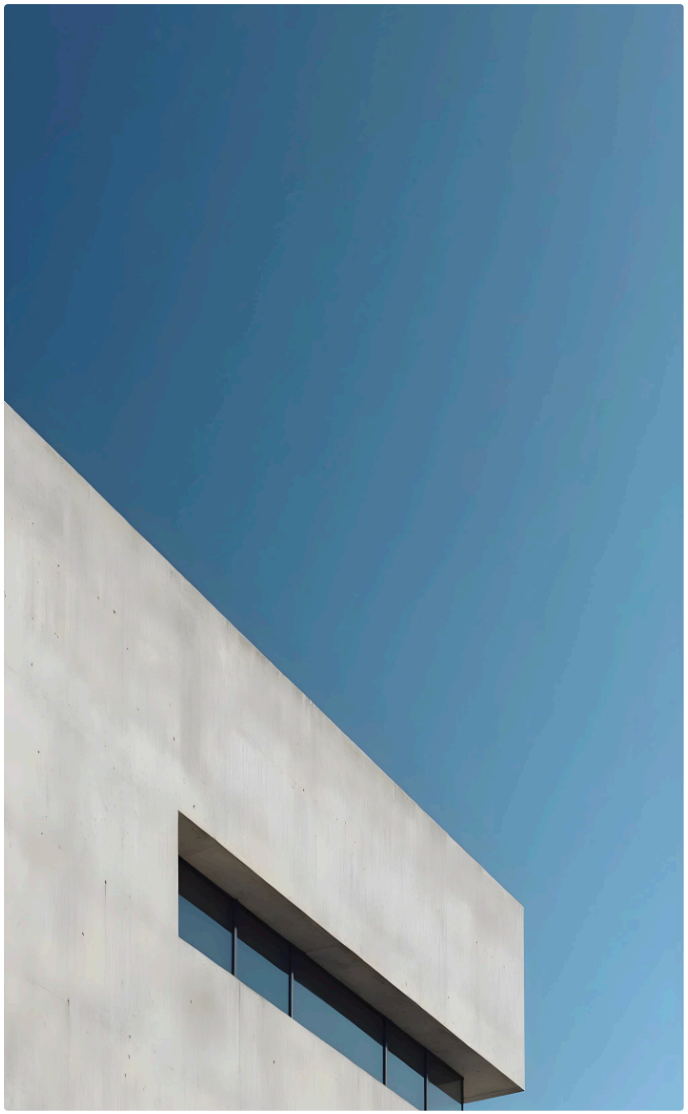
Nawy

Jirian - Nations of Sky

NATIONS OF SKY

01

ABOUT **DEVELOPER**



ABOUT
NATIONS OF SKY

Nations of Sky Developments is an innovative mind in the Egyptian real estate industry, founded in 2024. It is recognized for its creative solutions, highly skilled team, and global expertise. The company aims to provide its clients with groundbreaking projects that exceed their expectations.

Nations of Sky Company, Egypt, builds luxurious developments that redefine luxury living. It partners with some of the top developers in the country to craft perfectly integrated, sustainable communities.

With its diverse portfolio of strategically situated lands across Egypt's prominent destinations, Nation of Sky has been leaving its golden imprint on the real estate industry.

Facts About Nations of Sky Developments Egypt

Nations of Sky was established in **2024**. It aims to introduce unique perspectives into the Egyptian real estate landscape. Its mission is to provide its customers with innovative solutions that meet and exceed their needs.

It smartly studies the evolution of the real estate market in Egypt to offer its clients state-of-the-art communities where their lives thrive. The company is committed to its



ABOUT
THE PROJECT

Jirian by Nations of Sky is a prominent gated community developed as a partnership between three of the industry's gurus, Nations of Sky, Palm Hills, and Mountain View. The compound is unique for its premium location with the River Nile's newest branch in the New Delta running through it.

The Jirian by Nations of Sky Compound offers the residents many Nile-related experiences, all of which enjoy the unobstructed Nile views. The compound is also home to many upscale residential properties as well as premium facilities.

Jirian enjoys a prime location in New Zayed, on 26th of July Axis.

Major Facilities & Services in Jirian by Nations of Sky

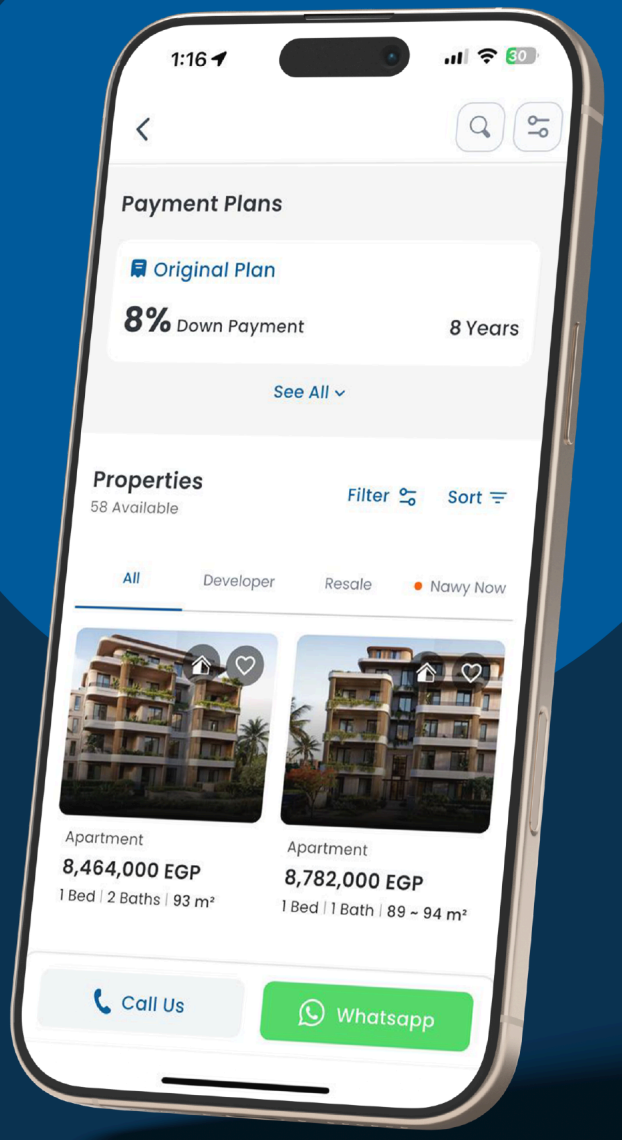
Thanks to its partnership with well-known developers such as Mountain View and Palm Hills Developments, Nations of Sky was able to craft a smart master plan for Jirian Zayed. The land plot of Jirian spans an area of 1400 acres.

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

NAWY APP

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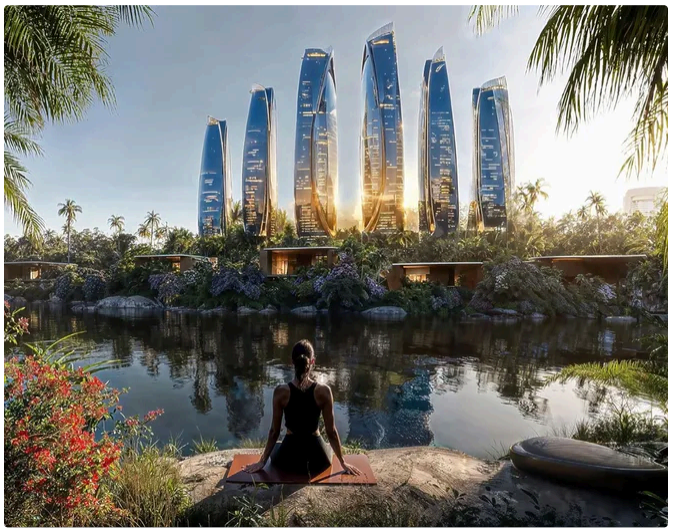


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02

THE **GALLERY**

THE **GALLERY**





03

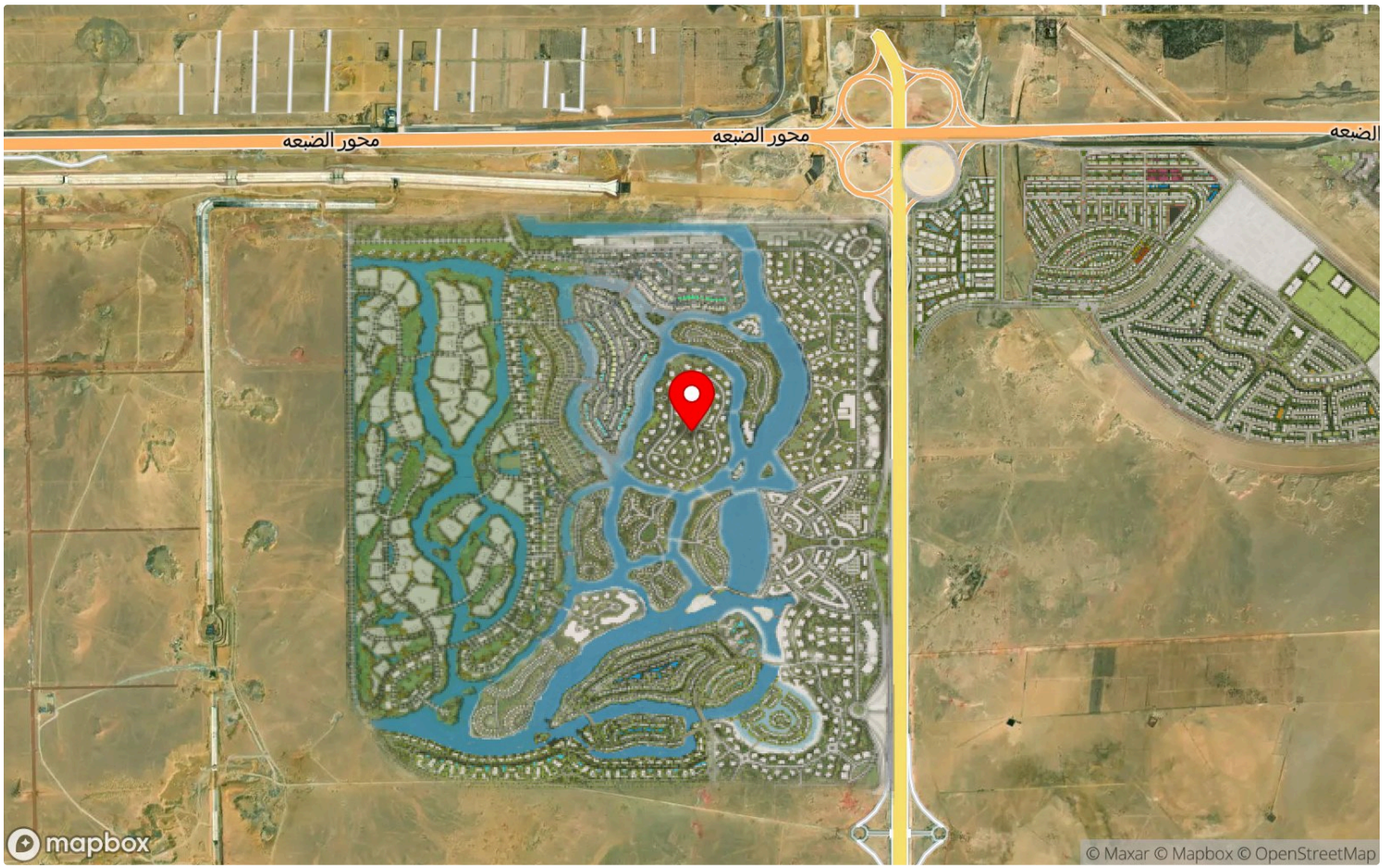
THE **MASTER PLAN**



04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

TOWNHOUSE 01

AREA ***185 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



VILLA 01

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



VILLA 01

Building Type	residential
Unit Name	390

Villa Type A - 390 m²
Ground Floor

JIRIAN | Nations of Sky

	WIDTH	LENGTH
VESTIBULE	1.70	3.50
RECEPTION	4.20	5.65
DINING	4.10	5.65
OFFICE	3.80	3.90
OFFICE BATH	2.50	1.50
KITCHEN	3.95	4.15
GUEST TOILET	1.65	1.50
MAID	3.80	1.75
MAID BATH	2.40	1.30
LAUNDRY	3.80	1.45



VILLA 02

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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VILLA 02

Building Type	residential
Unit Name	390

Villa Type **A - 390 m²**
First Floor

	WIDTH	LENGTH
LIVING AREA	4.10	5.60
MASTER BEDROOM 1	3.80	4.90
DRESSING 1	3.80	2.20
M.BATH 1	3.80	1.60
TERRACE 1	3.40	1.35
MASTER BEDROOM 2	3.75	4.10
DRESSING 2	3.75	1.20
M.BATH 2	2.95	1.75
BEDROOM 3	4.05	4.20
TERRACE 2	7.65	1.30
BATHROOM	2.45	1.75



Villa Type **A - 390 m²**
Roof

	WIDTH	LENGTH
MASTER BEDROOM	3.90	4.95
DRESSING	3.40	2.80
M.BATH	2.05	3.95
TERRACE	3.30	1.35



JRIAN | Nations of Sky

VILLA 03

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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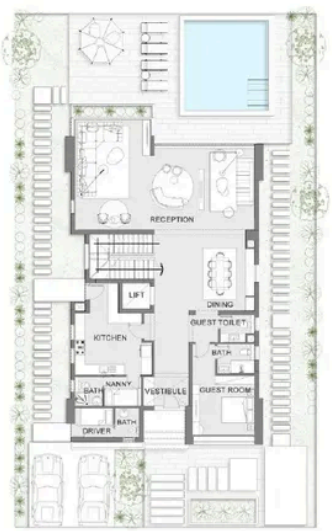
VILLA 03

Building Type	residential
Unit Name	460

Villa Type B - 460 m²
Ground Floor

JIRIAN | Nations of Sky

	WIDTH	LENGTH
VESTIBULE	2.65	1.70
RECEPTION	10.50	6.40
DINING	5.85	4.45
GUEST ROOM	3.60	3.45
GUEST BATH	2.20	1.70
KITCHEN	4.35	5.35
GUEST TOILET	2.00	1.60
NANNY	2.15	1.70
NANNY BATH	1.60	1.70
DRIVER	2.45	1.70
DRIVER BATH	1.40	1.70



VILLA 04

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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VILLA 04

Building Type	residential
Unit Name	460

Villa Type B - 460 m²
First Floor

	WIDTH	LENGTH
MASTER BEDROOM 1	4.35	3.90
DRESSING 1	2.15	2.35
M.BATH 1	2.80	2.40
MASTER BEDROOM 2	3.70	3.65
DRESSING 2	2.00	2.00
M.BATH 2	2.20	2.00
TERRACE 1	6.20	1.60
MASTER BEDROOM 3	4.35	3.55
M.BATH 3	3.75	1.75
MASTER BEDROOM 4	3.60	3.60
M.BATH 4	2.40	1.55
MASTER BEDROOM 5	4.50	3.80
M.BATH 5	2.50	1.50
TERRACE 2	3.85	1.60



Villa Type B - 460 m²
Roof

	WIDTH	LENGTH
LIVING ROOM	6.85	3.55
BATH	3.75	1.50



VILLA 05

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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VILLA 05

Building Type	residential
Unit Name	270

Villa Type C - 270 m²
Ground Floor

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	WIDTH	LENGTH
VESTIBULE	1.50	2.00
RECEPTION	3.65	4.80
DINING	3.95	3.35
KITCHEN	3.80	2.90
GUEST TOILET	3.70	1.30
MAID	3.85	1.60
MAID BATH	2.15	1.30
LAUNDRY	1.60	1.30



VILLA 06

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



VILLA 06

Building Type	residential
Unit Name	270

Villa Type C - 270 m²
First Floor

	WIDTH	LENGTH
LIVING AREA	5.15	3.65
MASTER BEDROOM 1	3.80	3.40
DRESSING 1	2.50	1.50
M.BATH 1	2.50	1.50
TERRACE 1	5.50	1.40
MASTER BEDROOM 2	5.45	3.45
DRESSING 2	1.95	2.40
M.BATH 2	1.75	2.40
TERRACE 2	1.35	3.40



Villa Type C - 270 m²
Roof

	WIDTH	LENGTH
MASTER BEDROOM	3.85	3.05
DRESSING	2.10	2.40
M.BATH	1.60	2.40



VILLA 07

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



VILLA 07

Building Type	residential
Unit Name	250

Villa Type D - 250 m²
Ground Floor

JIRIAN | Nations of Sky

	WIDTH	LENGTH
RECEPTION	4.25	6.00
DINING	3.95	3.60
KITCHEN	3.90	2.40
GUEST TOILET	3.85	1.35
MAID	3.85	1.55
MAID BATH	2.50	1.60
LAUNDRY	1.20	1.60



VILLA 08

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



VILLA 08

Building Type	residential
Unit Name	250

Villa Type D - 250 m²
First Floor

	WIDTH	LENGTH
LIVING AREA	4.20	5.95
MASTER BEDROOM 1	3.85	3.55
DRESSING 1	1.35	1.70
M.BATH 1	2.40	1.70
TERRACE	4.40	1.20
MASTER BEDROOM 2	3.85	3.40
DRESSING 2	1.35	1.65
M.BATH 2	2.40	1.65



Villa Type D - 250 m²
Roof

	WIDTH	LENGTH
MASTER BEDROOM	3.75	3.50
DRESSING	1.30	1.85
M.BATH	2.35	1.85



VILLA 09

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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CONTACT US

VILLA 09

Building Type	residential
Unit Name	205

Villa Type E - 205 m²
Ground Floor

	WIDTH	LENGTH
RECEPTION	3.80	5.70
DINING	2.85	5.70
KITCHEN	3.70	3.05
GUEST TOILET	1.95	1.20
MAID	2.10	1.70
MAID BATH	1.75	1.70



Villa Type E - 205 m²
First Floor

	WIDTH	LENGTH
MASTER BEDROOM 1	3.80	3.65
DRESSING 1	2.35	2.50
M.BATH 1	2.70	2.15
MASTER BEDROOM 2	4.20	3.45
M.BATH 2	2.75	1.55
MASTER BEDROOM 3	4.20	3.50
M.BATH 3	2.40	1.70
KITCHENETTE	2.30	1.70



VILLA 10

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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CONTACT US

VILLA 10

Building Type	residential
Unit Name	600

Grand Villa - 600 m²
Ground Floor

JIRIAN | Nations of Sky

	WIDTH	LENGTH
VESTIBULE	2.30	3.20
RECEPTION	12.30	8.05
DINING	4.80	4.15
GUEST BEDROOM	5.00	3.90
GUEST BATH	3.65	2.00
GUEST TOILET	3.70	1.40
KITCHEN	4.65	3.40
NANNY	2.35	2.20
NANNY BATH	1.55	2.20
DRIVER	2.40	2.20
DRIVER BATH	1.50	2.20



VILLA 11

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



VILLA 11

Building Type	residential
Unit Name	600

Grand Villa - 600 m²
First Floor

	WIDTH	LENGTH
LIVING AREA	5.00	11.75
MASTER BEDROOM 1	4.00	4.05
DRESSING 1	2.60	1.65
M.BATH 1	2.50	2.65
MASTER BEDROOM 2	4.25	3.95
DRESSING 2	2.70	1.65
M.BATH 2	2.70	2.20
TERRACE 1	6.20	2.50
MASTER BEDROOM 3	5.00	4.75
DRESSING 3	1.50	3.05
M.BATH 3	3.25	2.65
MASTER BEDROOM 4	4.00	4.00
DRESSING 4	1.45	3.05
M.BATH 4	2.60	2.25
TERRACE 2	4.05	1.50
BATHROOM	2.05	1.40



Grand Villa - 600 m²
Roof



VILLA 12

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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VILLA 12

Building Type	residential
Unit Name	1000

Mansion - 1000 m²
Ground Floor

	WIDTH	LENGTH
VESTIBULE	5.55	1.75
RECEPTION	9.00	10.75
DINING	5.60	8.60
HOME CINEMA	8.10	5.10
OFFICE	4.00	4.00
OFFICE BATH	2.10	2.60
GUEST ROOM	4.00	4.10
GUEST BATH	2.10	2.50
GUEST DRESSING	1.80	2.60
KITCHEN	5.85	4.55
GUEST TOILET	3.80	1.70
NANNY	1.95	2.90
NANNY BATH	1.55	2.00
DRIVER	2.80	2.00
DRIVER BATH	1.40	2.00
LAUNDRY	3.05	2.50
STORAGE	2.80	2.50
WASH AREA	1.80	2.15

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VILLA 13

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



VILLA 13

Building Type	residential
Unit Name	1000

Mansion - 1000 m²

First Floor

	WIDTH	LENGTH
LIVING ROOM	9.00	5.15
MASTER BEDROOM 1	4.00	4.00
DRESSING 1	1.80	2.60
M.BATH 1	2.10	2.60
MASTER BEDROOM 2	4.00	4.00
DRESSING 2	1.80	2.60
M.BATH 2	2.10	2.60
TERRACE 1	8.40	2.00
MASTER BEDROOM 3	4.00	3.80
DRESSING 3	1.80	2.60
M.BATH 3	2.10	2.60
MASTER BEDROOM 4	4.00	3.80
DRESSING 4	1.80	2.60
M.BATH 4	2.10	2.60
KITCHENETTE	1.95	2.75
TERRACE 2	5.95	9.10
MASTER BEDROOM 5	5.55	5.85
DRESSING 5	2.25	7.20
M.BATH 5	3.40	3.30
VANITY	1.90	3.30



VILLA 14

AREA ***390 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



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VILLA 14

Building Type	residential
Unit Name	1000

JIRIAN | Nations of Sky

Mansion - 1000 m²
Roof



06

THE **AMENITIES**



COMMERCIAL STRIP

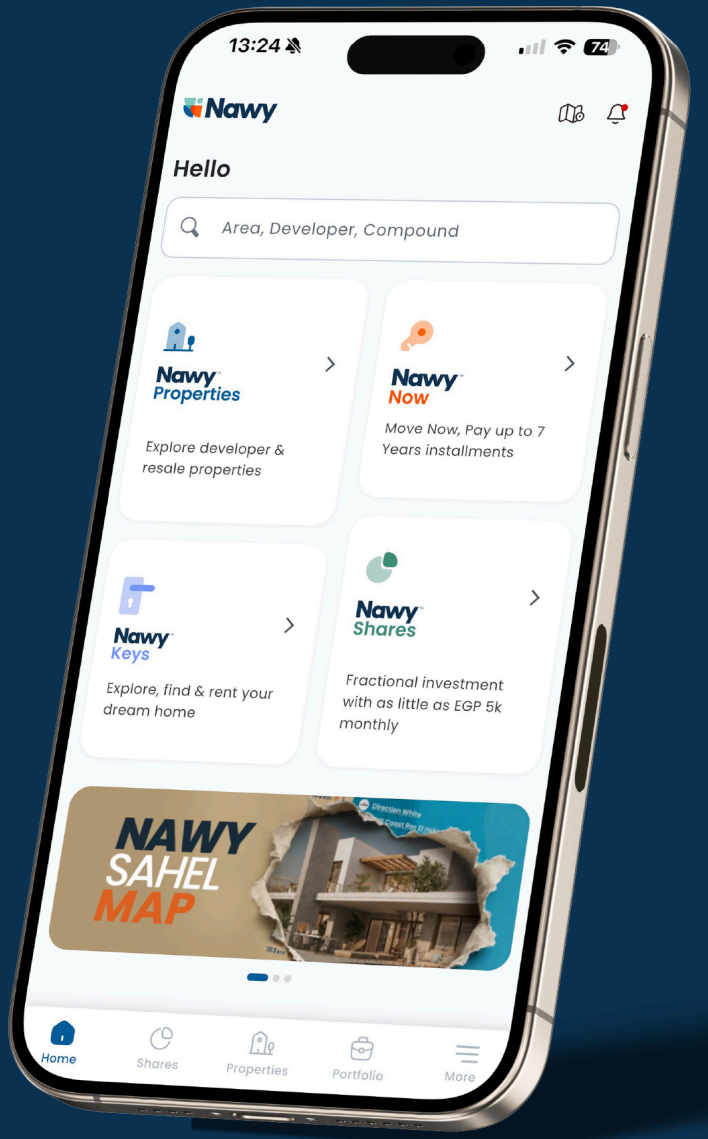
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