

The logo for 'elora.' is displayed in a white, lowercase, sans-serif font. The letters are bold and clean, with a period at the end. The logo is centered within a large, solid orange circle that occupies the left half of the image. To the right of this circle, there are two more orange shapes: a semi-circle and a quarter-circle, both in the same shade of orange as the background, creating a layered, abstract effect.

elora.

New Zayed.



# elora.

New Zayed.

Where Life Begins and  
Dreams Take Shape..



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Next Step?



01

# The Arabia Journey



## Building Dreams

For over 25 years, Arabia Development has been shaping Egypt's real estate market, creating communities where families grow and businesses thrive. With projects spanning both east and west Cairo, we've built homes and spaces that stand the test of time. Our work includes residential, commercial, and mixed-use projects like Elora in New Zayed, Sun Capital in October, Galleria Residence, and Moon Valley in New Cairo. We're proud of our journey and continue to focus on building places that people love calling home.

# O2

Welcome to Elora,  
New Zayed





# Your New Chapter

Elora is more than just another development—it's a place where your story begins. Spread across 227 acres in New Zayed, it offers a mix of modern design and timeless elegance. Whether you're starting a family or simply looking for your next adventure, Elora is the perfect setting. Imagine a community where parks, water features, and everyday conveniences are within reach. That's Elora: a place designed for living, working, and growing.



Perfectly Placed  
for Life

03



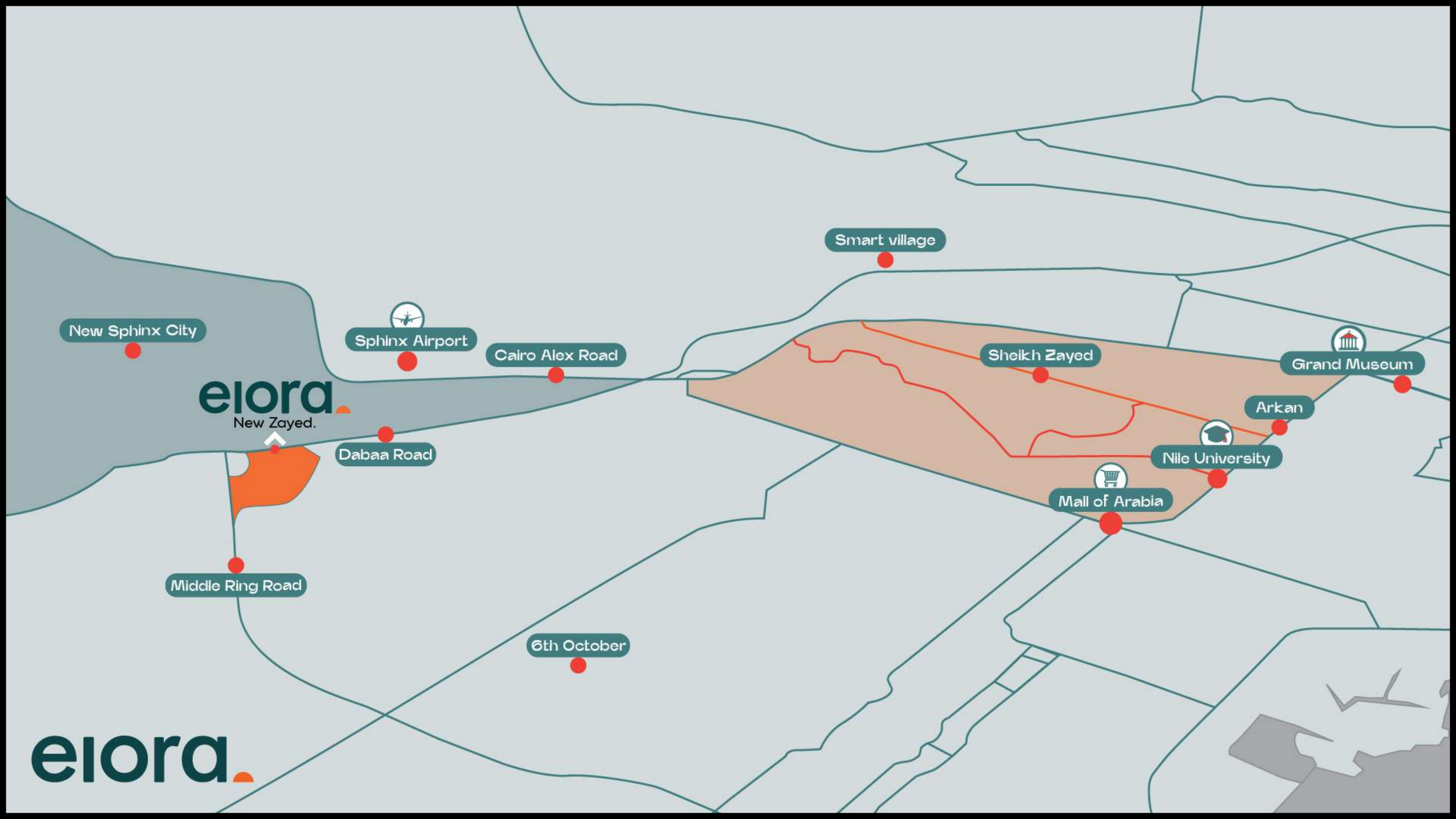
# Close to Everything, Yet Miles Away from the Rush

Tucked away in New Zayed, Elora offers the best of both worlds—peace and quiet, but still close to all the action.

With easy access to Al Dabaa and Al Awsaty roads, Elora lets you enjoy both the convenience of city life and the tranquility of suburban living.



- 35 min to lebanon square
- 10 mins to mall of arab & Nile university /
- 10 mins to the great Egyptian museum
- 45 mins to 5th settlement



New Sphinx City

Sphinx Airport

Cairo Alex Road

Smart village

Sheikh Zayed

Grand Museum

Arkan

Nile University

Mall of Arabia

Dabaa Road

Middle Ring Road

6th October

eiora.  
New Zayed.

eiora.



ALEXANDRIA DESERT ROAD

EL DABAA MEHWAR

elora.

EL AWSATY

SOLANA

SODIC  
VYE

EMMAR  
BELLE VIE



# Master Plan

## Thoughtfully Designed for Living

Elora is designed with your lifestyle in mind. Spread over 227 acres, more than 80% of it is dedicated to green spaces, parks, and serene lakes, giving you space to breathe. Whether it's strolling around the lakes or unwinding in the park, Elora offers plenty of room to relax.

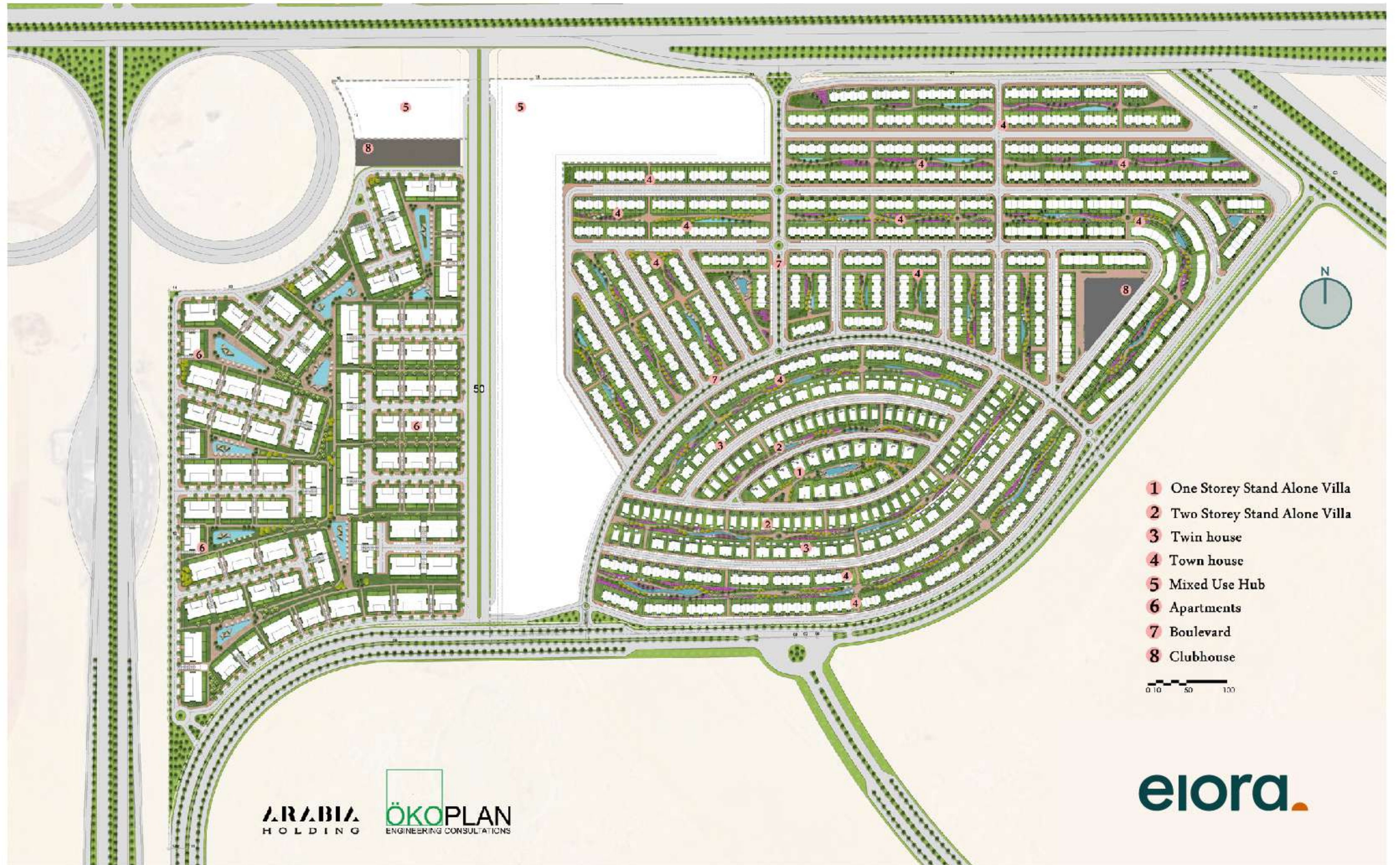
Every detail is thought out to make life easier and more enjoyable.



- Townhouses: Spacious, perfect for families.
  - Twinhouses: Ideal for those who enjoy community with a touch of privacy.
  - Double- Storey Villas: Big, luxurious, and built for privacy.
  - Single-Story Villas: Simple, modern, and comfortable.
- Commercial Hub: Shops, cafes, and restaurants right at your doorstep.







05

Experience  
Life Elevated



## Everything You Need, All in One Place



**Pools:** Take a dip, relax or swim some laps.



**Paddle Courts:** Play with friends or family for some active fun.



**Restaurants & Cafes:** Enjoy a coffee or a meal without having to leave the community.



**Green & Sustainable Living:** Elora features over 80% green spaces, designed for eco-friendly and refreshing, clean air.

Elora offers more than just beautiful homes.  
It's packed with features that make everyday life fun and convenient.



**Clubhouse & Gym:** Whether you want to work out or just hang out, we've got you covered.



**Clinic & Offices:** Essential services are right here, making life a little easier.



**Cycling & Jogging tracks:** Enjoy scenic cycling and jogging tracks right at your doorstep for an active, healthy lifestyle.



**24/7 Smart Security:** Elora ensures 24/7 safety with smart security, round-the-clock surveillance, and gated access for your peace of mind.

06



Homes Tailored for You

# Homes That Fit Your Life



No matter where you are in life, Elora has a home that's perfect for you.

Each home is built to make the most of natural light, with large windows and open spaces. Whether you want a cozy retreat or something a little grander, there's a home for you at Elora.

# Townhouse Type A

Spacious homes designed with families in mind.

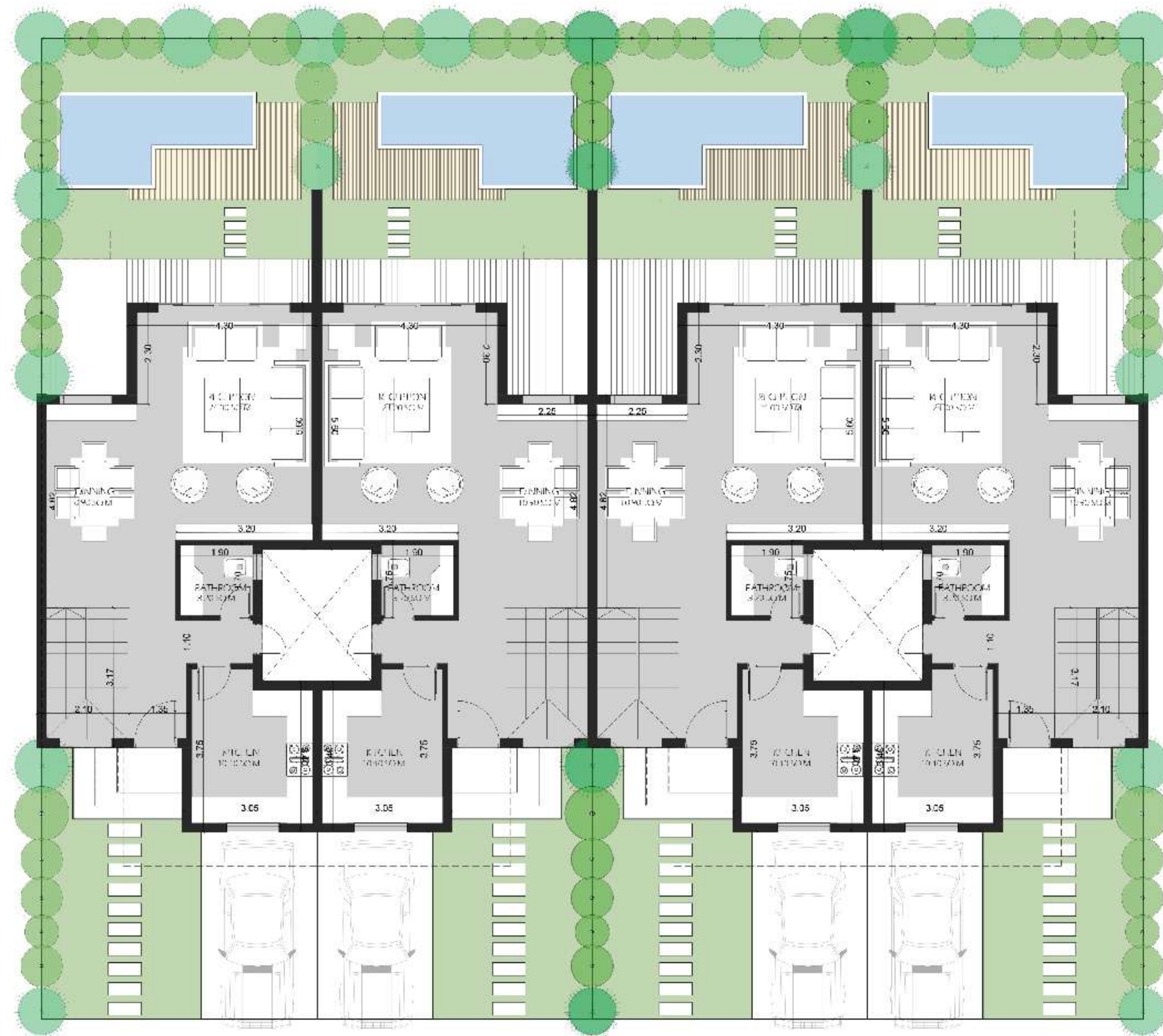


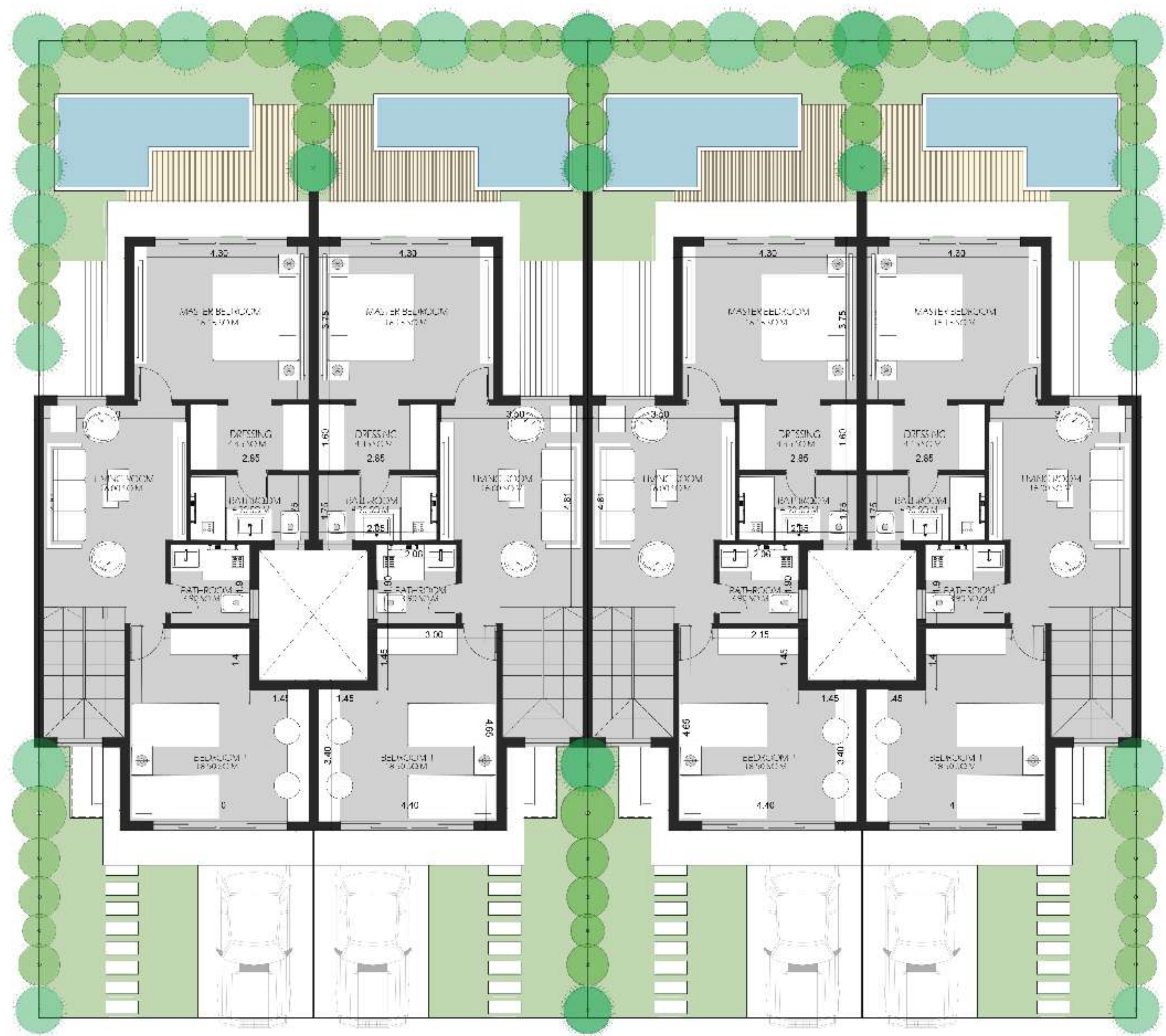


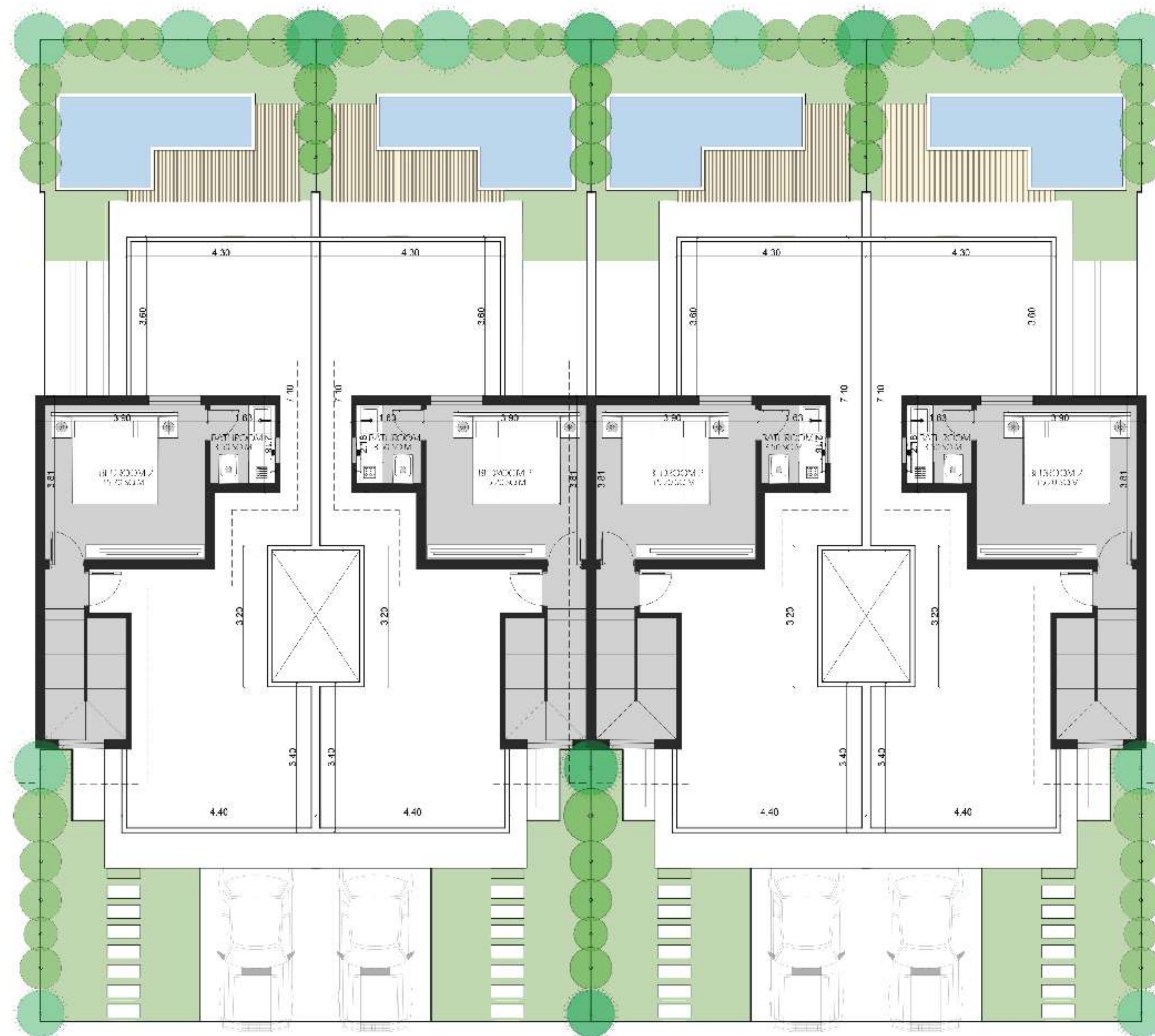




- Built up area
  - 174 sqm
- Average land area
  - Middle 140 sqm
  - Corner 205 sqm







# Townhouse Type B

Spacious homes designed with families in mind.









- Built up area
  - 214 sqm
- Average land area
  - Middle 181 sqm
  - Corner 245 sqm







# Twin House

Ideal for those who enjoy community with a touch of privacy.

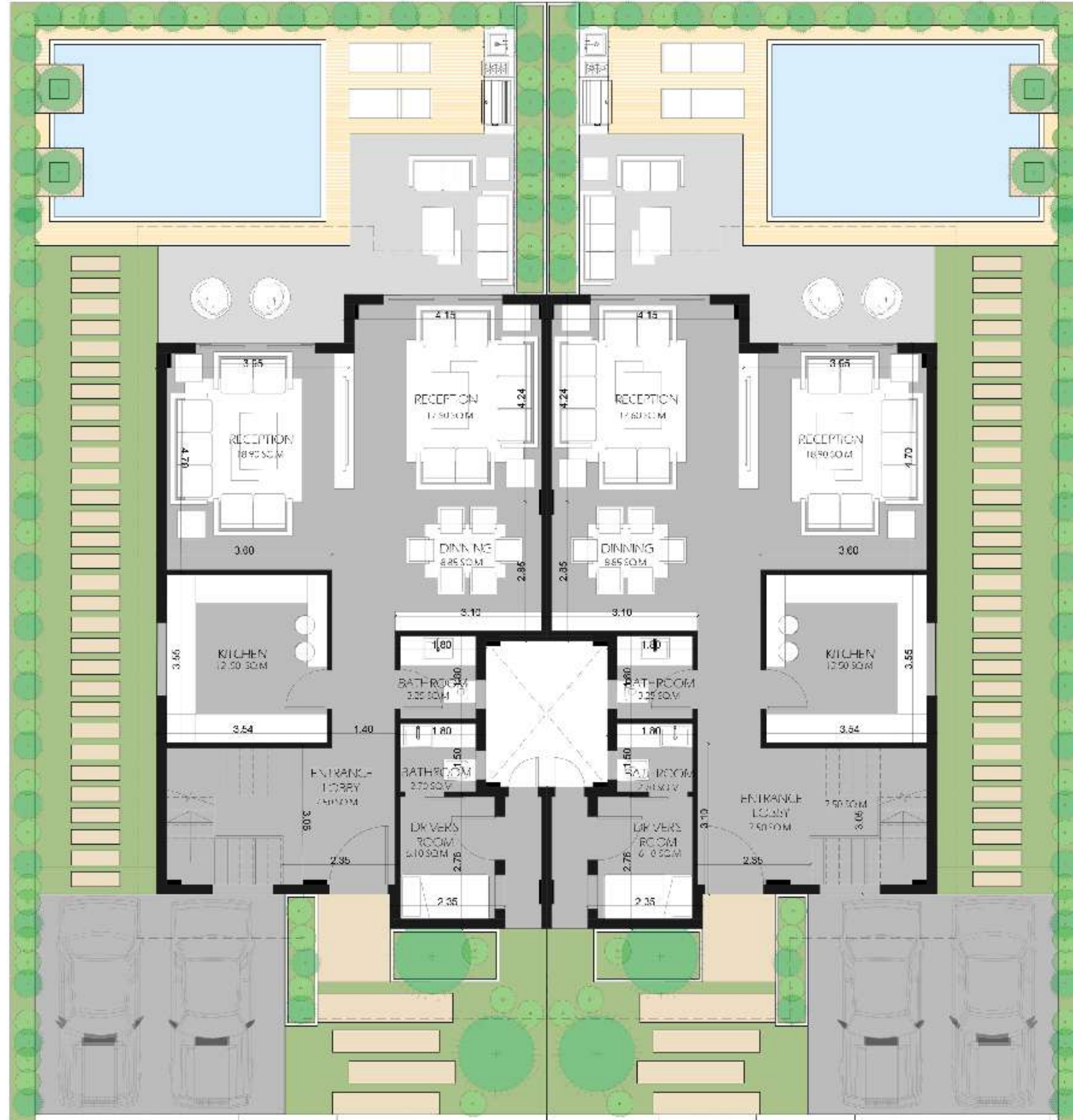


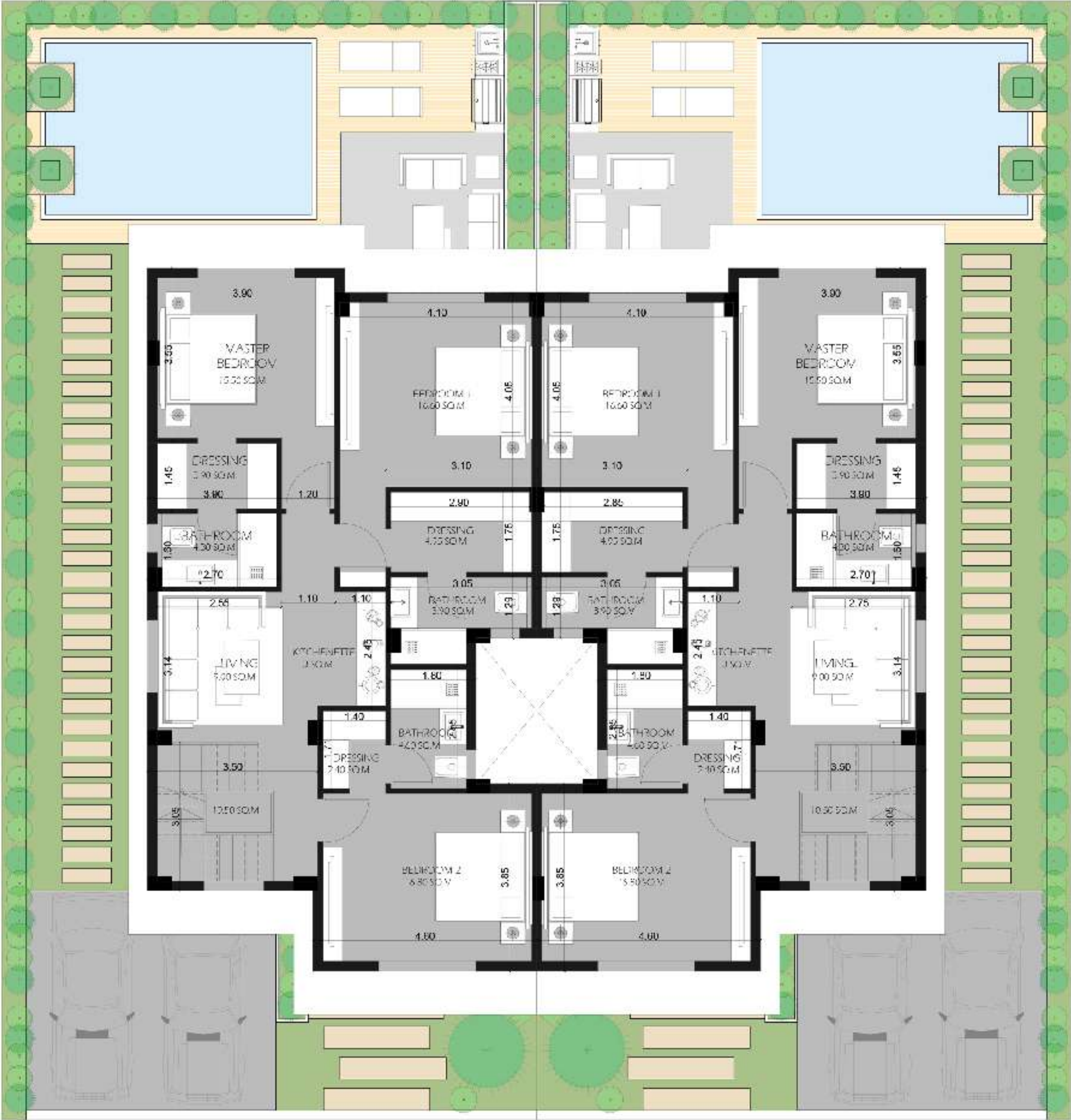


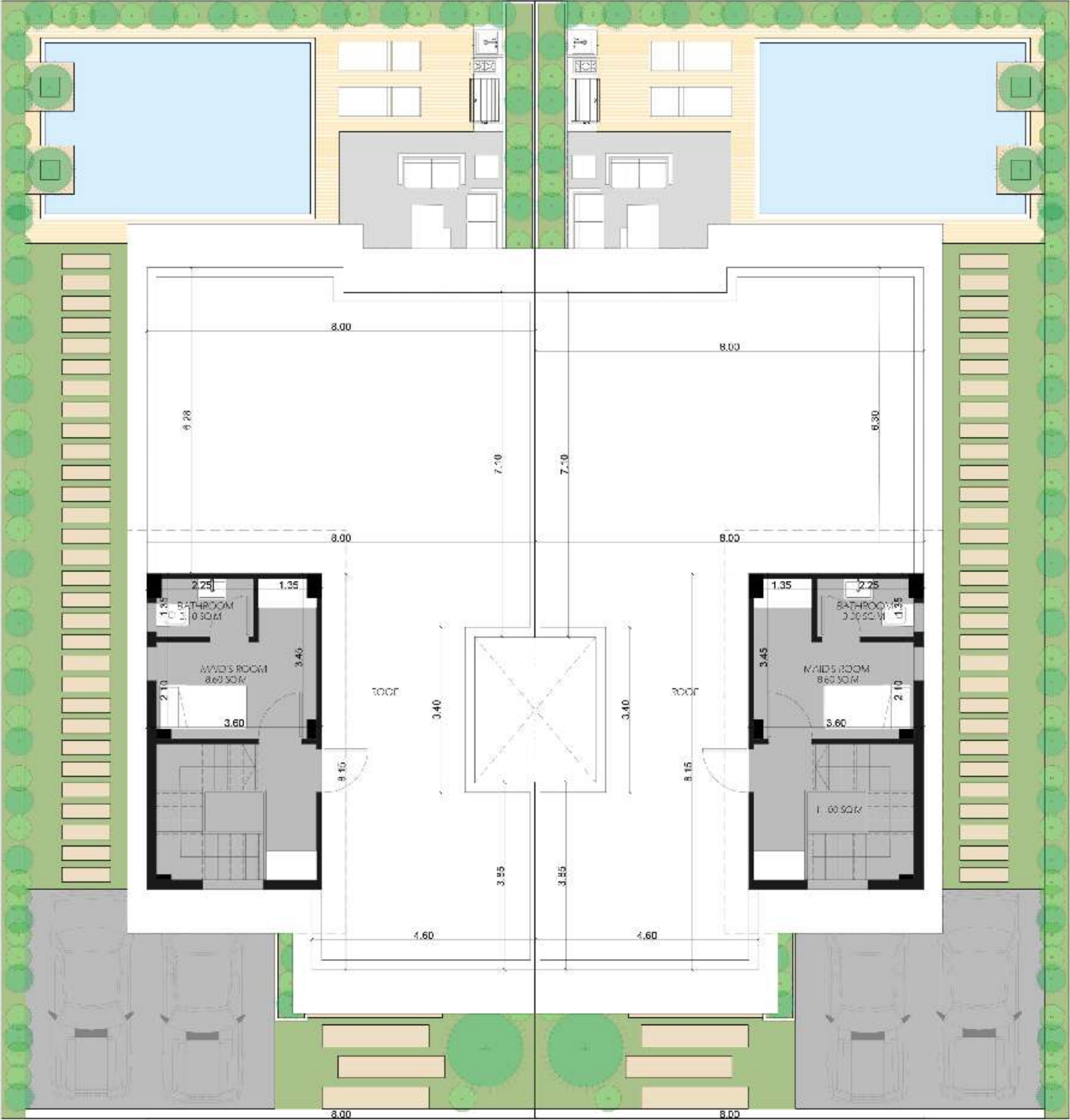




- Built up area
  - 234 sqm
- Average land area
  - 267 sqm







# Double-Storey Villas

For those who need extra room and want a bit of luxury.









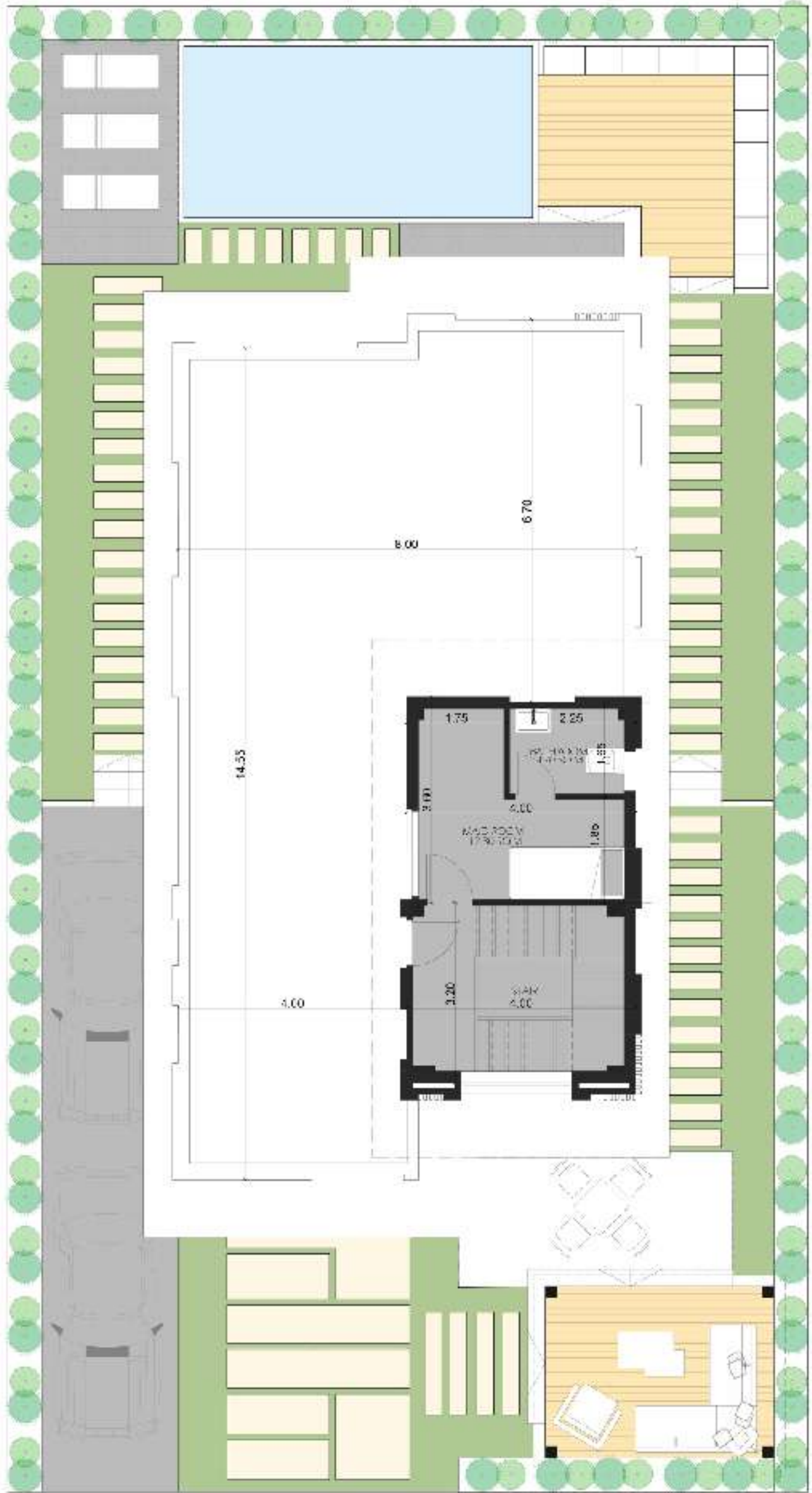


- Built up area
  - 262 sqm
- Average land area
  - 375 sqm





FIRST FLOOR PLAN



# Single-Storey Villas

Modern and simple,  
designed for easy living.

















- Built up area
  - 289 sqm
- Average land area
  - 600 sqm

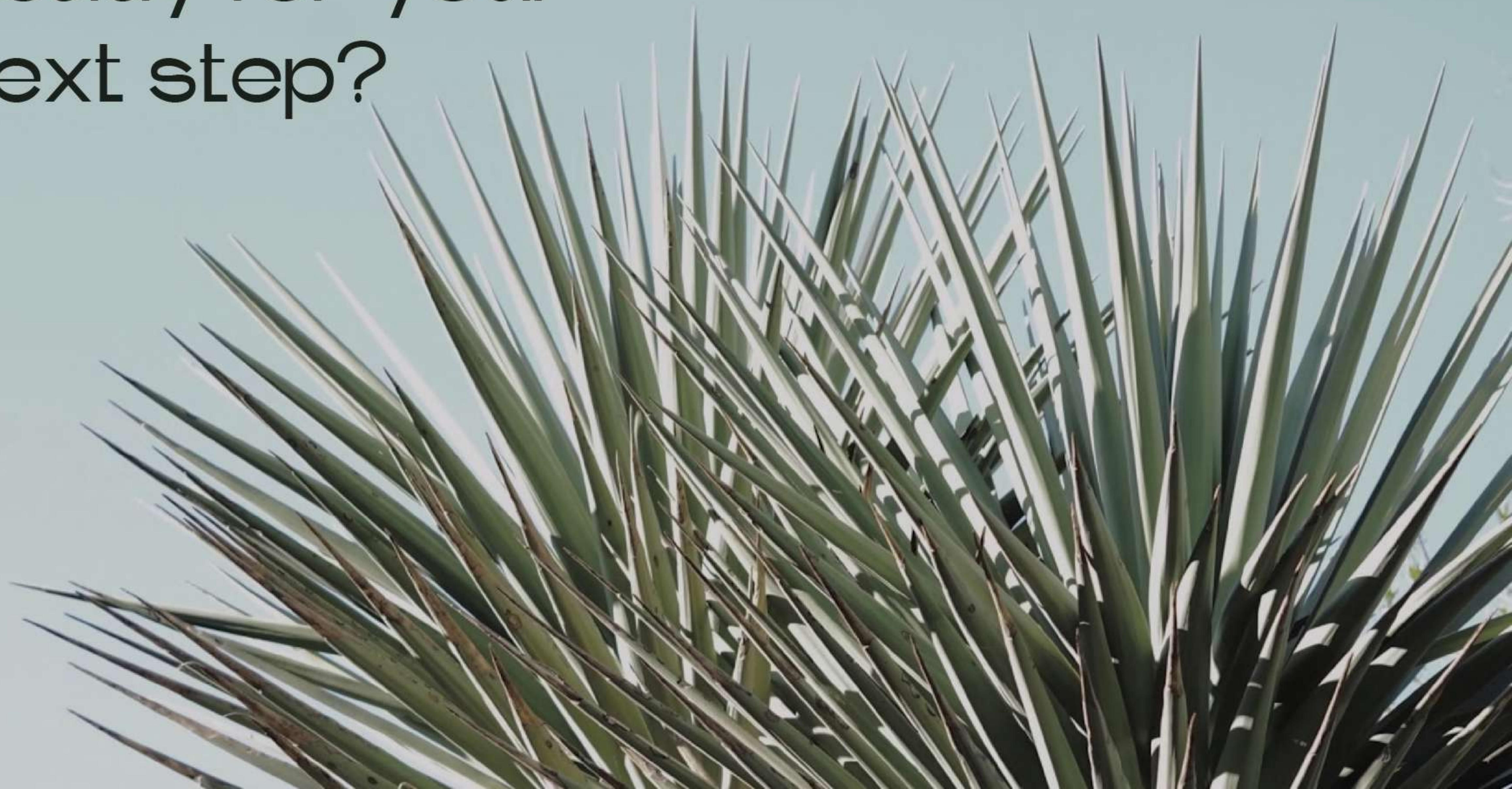


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ready for your  
next step?





# Your Future Starts at Elora

Elora is more than just a place to live—it's a community that helps you grow, connect, and create lasting memories. Whether it's the thoughtfully designed homes, the peaceful green spaces, or the friendly atmosphere, Elora is ready to be the backdrop for your next chapter. It's time to start writing the next part of your story.

# Arabia Partners



## Disclaimer

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