



VILLAS

tavala

LIVE A WORLD AWAY, MINUTES FROM ALL CITY CORNERS

Covering 5.5 million m², Sarai is strategically located on the Cairo-Suez Road. We've researched and invested in the best location, bringing Sarai to the heart of Cairo's most desirable future suburbs. It is far from the city's traffic, noise and pollution, and is in close proximity to New Cairo as well as the following attractions:

15
minutes
from the Ring Road.

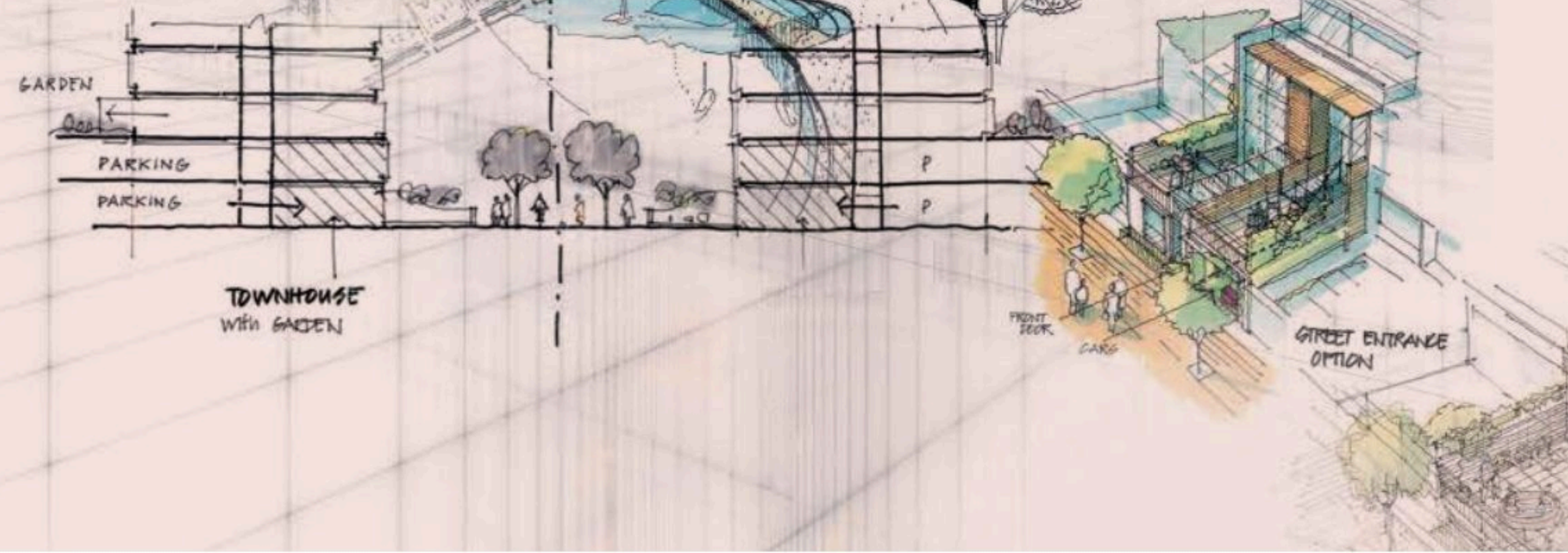
5
minutes
from the New Capital.

10
minutes
from the AUC Campus.



DIVERSITY UNLOCKS INNOVATION

Where there is diversity there is Sarai. A new concept of living led by the power of select choice and discovery, where you can explore new angles of private and public space, personalized for your own luxury. Tailor your home's layout from alternate designs to embody the true meaning of a private haven. Or even expand your home for a more nurturing lifestyle that invites warmth with your growing family. Sarai's key signature is its novelty and diversity – a first of its kind in Egypt. Explore Sarai's matchless lifestyle, where every step infuses a rhythm, and only you can set the pace.



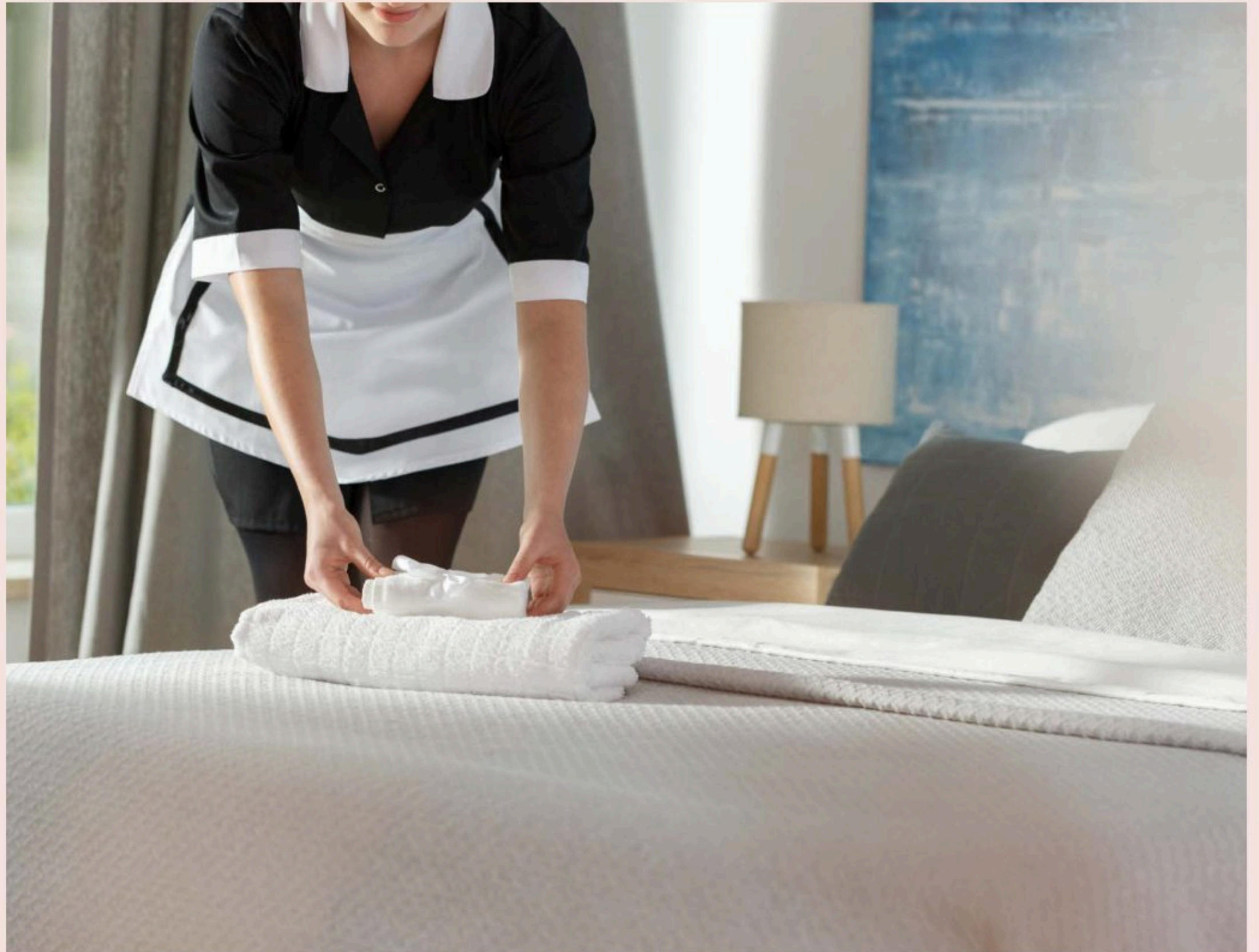


CAIRO'S BIGGEST LAGOON.

At Sarai, we've planned for our very own Croisette: a lifestyle that begins and ends by the water. Sarai's lagoons are the biggest Cairo has ever witnessed, spread across an area of 50,000 m². It's the pulsing heart of the community, surrounded by a perfect setting for top-notch entertainment, retail outlets and delightful eateries. Embrace the idea that nearby waterways are no longer an inaccessible luxury.

BRINGING THE FINEST HOTELIERS.

We've partnered with the world's most renowned luxury hotel chain. From state-of-the-art interiors to signature food outlets and five-star facilities, Sarai's hotel will set new standards for the capital. Explore the luxury of fine dining or a world-class spa treatment, where all your heart's desires are finally at your reach.





AN ADDRESS FOR BUSINESS OPPORTUNITIES.

Well-equipped office spaces and inspiring work environments are what truly set Sarai's business district apart. Stemming from the belief that great business can only flourish amidst motivating environments, we've designed spaces that speak to the business mind, encourage inspiration and enable collaborations. An equally ideal setting for start-ups to grow and establish businesses to prosper, the business district will bring together some of the country's key businesses together in one place.

ACCESS FIRST-CLASS EDUCATION.

We've set our school district minutes away from your doorstep to balance your most essential educational needs with recreation and security. Just imagine them walking to school, down a trail especially oriented for their own safety; better yet, strolling across a bicycle track, amidst a pollution-free, picturesque landscape, refreshed and integrated within a community of 21st - century citizens.





ENTICE YOUR TASTE BUDS AT SIGNATURE EATERIES.

From French cuisine restaurants and Spanish tapas bars, to Lebanese lounges and oriental cafés. At Sarai, we're providing dining options that cater to all tastes and types. From perfect date spots for the romantics, to great get-together hubs and bakeries, as well as takeaways for those on the go, we've thought of everyone and worked hard to make the culinary experience truly complete.

THE DELICACIES OF SHOPPING REDEFINED.

From everyday conveniences to occasional indulgences, a world-class mall is set to deliver a global shopping experience, just minutes away from your home; be it hypermarkets or gourmet grocers, international fashion brands or local designer boutiques. The mall is set to be the commercial hub for the community and beyond, set to appeal to all ages and ensuring fun for all family members.





EMBRACE A WALKING CULTURE.

We've secured smooth walkways for the young and old as well as all types of recreational use. Your typical car commute will drastically shift. No longer will pedestrianism be a challenge or a bore, whether you're strolling across our crystal lagoons or parallel to greenways, amidst shee-lit cafes. Step into our walking trails and start a true journey of discovery.

Sarai's Athletic Club and sports facilities are nothing short of exceptional. The Club boasts unprecedented facilities: a fully-fledged water sports arena, well-equipped football, handball, basketball and tennis courts; a swimming pool, indoor studios and a state-of-the-art gym; and also features certified trainers to coach both amateurs and professionals. At Sarai, the life we aspire to is one where well-being is a priority.

EXQUISITE LIVING BEYOND THE ORDINARY.

Sarai's exclusive homes bring you the comfort of community living: the joy of residing in privacy alongside urban amenities and beautiful green surroundings. Sarai homes are completely customizable, and that is the luxury of choice. Designs and variations make the most of space and cater to different homeowners, granting you the house you've always dreamed of and the investment truly worth investing in.



PERSPECTIVES & FLOOR PLANS

- V1 (G+3+R.)
- V2 (G+3+R.)
- V3 (G+3+R.)



SITE PLAN





Disclaimer

All dimensions shown above are axis to axis. Diagrams are not to scale, they don't include structural elements and are for illustrative purposes only. MNHD reserves the right to make minor alterations. As rendered, all are other visual materials, designs, facades are for demonstrative purposes only and are subject to change. The total built up area of the unit includes the walls thickness and the unit share of building utilities.



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CORNER VILLAS

Villa Corner Type V1-Plot 60 Villa A

Ground Floor Total Area 344.5 m²

Reception	10.10x10.30 m
Kitchen	3.70x3.50 m
Maid's Room	3.05x2.20 m
Toilet 1	2.85x1.05 m
Toilet 2	3.05x1.30 m
Bath	1.90x3.50 m
Guest Bedroom	4.00x4.40 m



Villa Corner Type V1-Plot 60 Villa A

First Floor

Master Bedroom	4.65x6.40 m
Terrace	3.15x2.10 m
Bedroom 2	3.65x4.35 m
Bedroom 3	3.85x4.35 m
Bath 1	3.05x3.35 m
Bath 2	4.15x3.50 m
Dressing	4.60x4.20 m
Living Room	4.00x3.65 m



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CORNER VILLAS

Villa Corner Type V1-Plot 60 Villa B

Ground Floor
Total Area 408.50 m²

Reception	8.65x12.10 m
Terrace	6.00x2.75 m
Kitchen	4.25x2.90 m
Maid's Room	3.00x2.10 m
Toilet 1	1.75x1.50 m
Toilet 2	2.65x1.00 m
Bath	1.80x3.50 m
Guest Bedroom	4.10x3.50 m



Villa Corner Type V1-Plot 60 Villa B

First Floor

Master Bedroom	5.30x3.90 m
Terrace	2.15x2.70 m
Bedroom 3	4.10x4.50 m
Bedroom 2	4.10x4.05 m
Bath 1	3.00x4.00 m
Bath 2	6.10x2.40 m
Dressing	4.60x4.20 m
Living Room	5.00x3.45 m



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CORNER VILLAS

Villa Corner Type V1-Plot 60
Villa B

PENTHHOUSE Floor Plan:
Total Area 408.50 m²

Living Room	4.55 x 4.45 m
Bath	3.05 x 1.95 m
Private Roof	79.85 m ²



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About the Developer

Madinet Nasr for Housing & Development (mnhd) is a company built on 60 years of history and expertise in real estate development. Madinet Nasr for Housing & Development's legacy comes from its well-curated team of global experts and local talents, who developed mega projects for a diverse portfolio of clients.

Continuing their commitment to developing harmonious communities in New Cairo, Madinet Nasr for Housing & Development created Taj City which is located on the extension of El Thawra St. Heliopolis. Taj City is the prime example of modern living communities. Combining both solid infrastructure and a comprehensive mix of amenities and utilities, Madinet Nasr for Housing & Development is setting forth a new era of real estate in Egypt.