



ELM TREE

P A R K



S-VILLA



SARAI



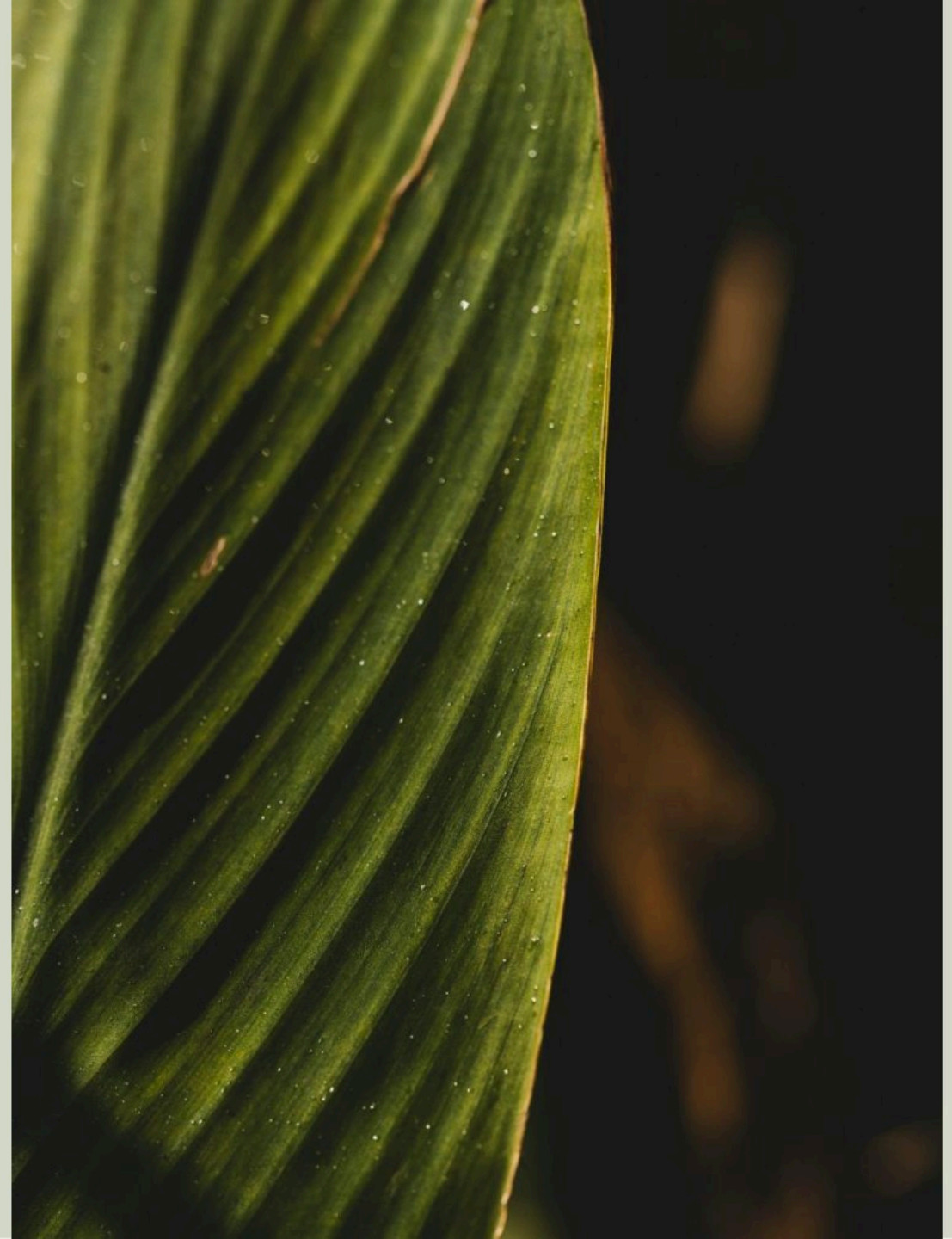
ELM TREE PARK PHILOSOPHY

Elm Tree Park is shaped around the belief that life flourishes when people and place exist in harmony. It is a community where calm and vitality, individuality and togetherness, nature and design all move in a shared rhythm that feels natural and complete.

Here, growth is not only about what is built, but about what is nurtured. Connection gives life to wisdom, and wisdom deepens connection, creating a continuous exchange between people, place, and purpose. In Elm Tree Park, the community becomes a living network of shared experiences where learning happens in subtle, everyday ways. It exists in a neighborly conversation, in time spent outdoors, and in the presence of a place that celebrates curiosity and discovery.

The name *Elm* carries a dual meaning that reflects this spirit. It evokes the elm tree, known for its strength, grace, and sheltering presence, and it softly mirrors the Arabic word for knowledge, "*elm*," a reminder that understanding is also something that grows and takes root. In this balance between nature and intellect, Elm Tree Park becomes a place where the mind feels as nurtured as the heart, and where growth feels both grounded and inspiring.

Elm Tree Park is more than a residential zone within Sarai. It is a place that brings together nature, knowledge, and community to create a balanced life that evolves gracefully with time. A place where every connection roots you deeper and every day inspires quiet growth.





ABOUT ELM TREE PARK

Elm Tree Park is the newest residential chapter within Sarai, envisioned as a self-contained neighborhood where life feels connected yet free. It brings together architecture, landscape, water, and open space in a seamless balance that celebrates thoughtful living. Every element of the project is designed with one purpose in mind: to create a setting where people can live, learn, and grow in a place that feels both natural and inspiring.

At the heart of the zone lies a serene lagoon that reflects the calm and openness of its surroundings. It serves as both a visual anchor and a living experience, inviting residents to walk along its edge, unwind by the water, or simply take in the changing light. Around it, green corridors and pedestrian pathways connect the neighborhood's homes and shared spaces, turning everyday movement into moments of connection and reflection.

The project is built around a clear design philosophy: spaces should not only look beautiful but should also support how people truly live. Architecture here is quietly expressive, modern yet warm, confident yet considerate. Homes open onto gardens, shaded walkways, and intimate courtyards, creating a natural flow between indoors and outdoors.

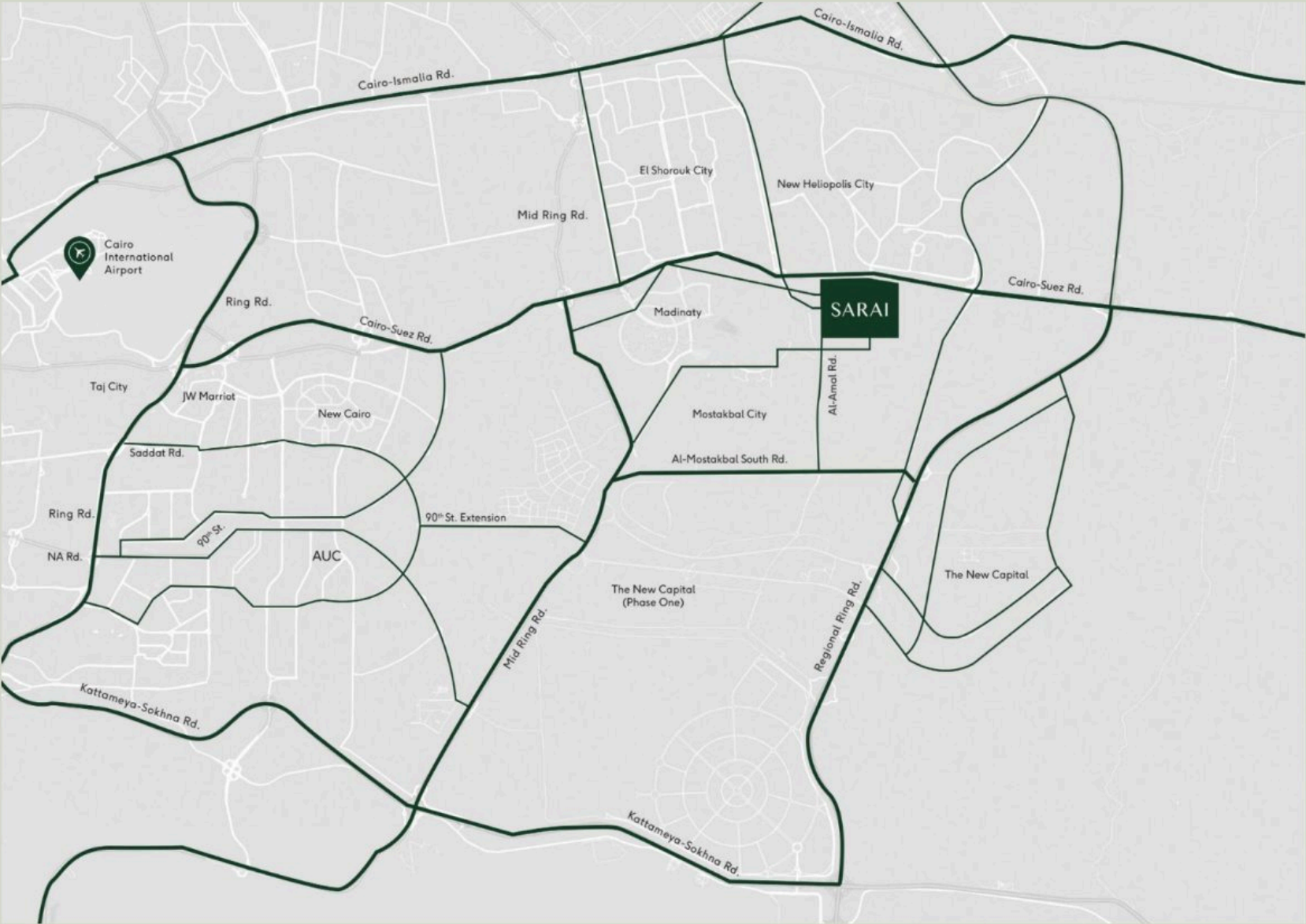
Elm Tree Park brings modern living to a human scale. Landscaped parks, calm water features, and community courtyards create a rhythm of openness and intimacy. Every view, pathway, and material choice is thoughtfully composed to evoke comfort, belonging, and continuity between the natural and the built, the personal and the collective, the mind and the landscape.

In every detail, Elm Tree Park reflects Sarai's evolving vision of integrated living. It is a place where architecture and landscape work together to shape a lifestyle that feels complete, rooted in connection, guided by purpose, and open to the quiet beauty of everyday life.

LOCATION MAP

Elm Tree Park occupies a prime position within Sarai, distinguished by its seamless accessibility and exceptional outlook. Set along the Suez Road, this exclusive zone commands a central location that connects residents to the city's most significant destinations.

Within minutes, residents can reach New Cairo, the New Administrative Capital, Mostakbal City, and Cairo International Airport, making Elm Tree Park both a tranquil retreat and a connected address. Its placement within Sarai ensures proximity to the community's key lifestyle offerings while maintaining an atmosphere of privacy and calm.



Disclaimer:
1. The facade may undergo small changes without prior notice. 2. Specifications, materials, and colors may be altered depending on final design and availability. 3. Actual finishes for windows, porches, terraces, loggia, and exterior trim may vary by elevation styles and floor level. 4. The facade shown is for illustrative purposes only

MASTERPLAN & DESIGN CONCEPT

Elm Tree Park is envisioned as a living landscape where architecture, water, and greenery form a seamless harmony. Spanning 117.5 acres, its revolutionary concentric masterplan ensures that most homes enjoy open, uninterrupted views of the central lagoon or the surrounding parks, allowing every resident to feel connected to nature and light.

At the heart of the community lies the lagoon, the defining element of life at Elm Tree Park. More than a visual centerpiece, it brings a refreshing rhythm to the neighborhood, offering residents a sense of calm and connection. Around it, landscaped parks, walking trails, and shaded green corridors create an immersive, park-like experience where every path leads to openness and tranquility.

The community unfolds through three distinctive residential zones. The Lagoon Front Residences offer a privileged waterfront lifestyle with villas that open directly onto the water. The Garden Residences are nestled within lush landscapes, offering an intimate connection with greenery and serenity. The Sky Residences rise along the outer ring, providing elevated homes with panoramic views of the entire neighborhood and skyline beyond.

Designed with a modern minimalist and functional architectural approach, Elm Tree Park offers an oasis of privacy and comfort. The inward-facing layout enhances peace, safety, and a sense of belonging, while the thoughtful integration of open spaces and natural vistas ensures that every home feels like part of a greater living ecosystem.



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1. These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Diagrams are not to scale. 3. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 4. Each garden plot shape will vary based on the location of the building in the masterplan.

AMENITIES

Life at Elm Tree Park unfolds in layers of calm, connection, and quiet inspiration. The community is designed to nurture both the individual and the collective spirit, blending the stillness of nature with the movement of daily life. Here, one wakes to the shimmer of water, walks through gardens that breathe, and lives within a rhythm that feels grounded yet ever evolving.

From the gentle embrace of the lagoon to the inviting pulse of the mixed-use heart, Elm Tree Park invites people to live, learn, and grow together. Its design reflects a belief that beauty and intelligence can coexist, that life's most meaningful moments are often found in simplicity. Within this setting, the presence of a university brings an atmosphere of curiosity and dialogue, turning everyday encounters into opportunities for growth and exchange.





LANDSCAPE & GREENERY

Nature is the quiet soul of Elm Tree Park. Lush green corridors weave through the community, connecting homes to parks and open spaces. Shaded pathways invite morning strolls and evening reflections. Each cluster is surrounded by gardens that extend the feeling of home beyond the walls, creating a seamless connection between architecture and the natural world.

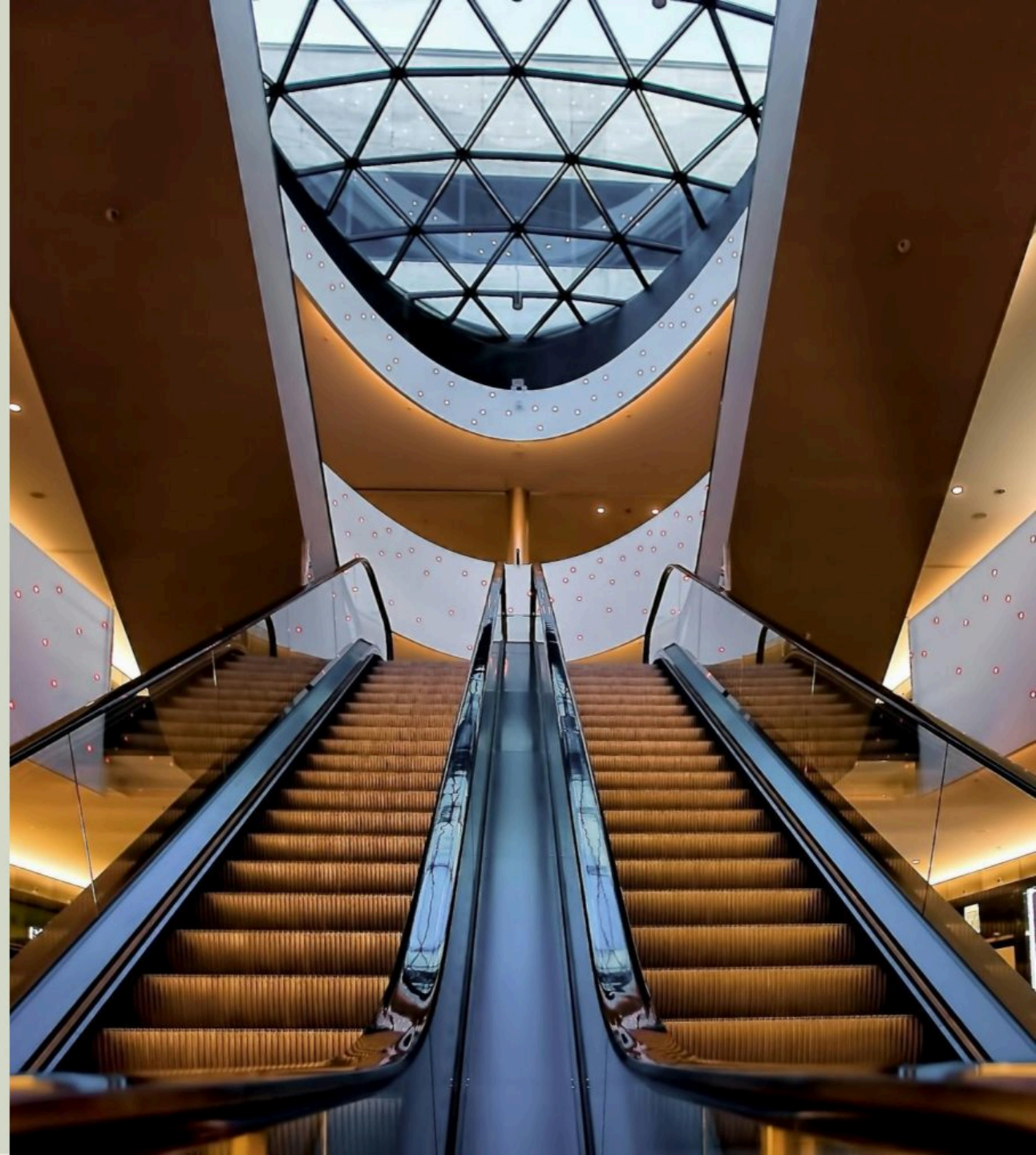
LAGOON & WATER FEATURES

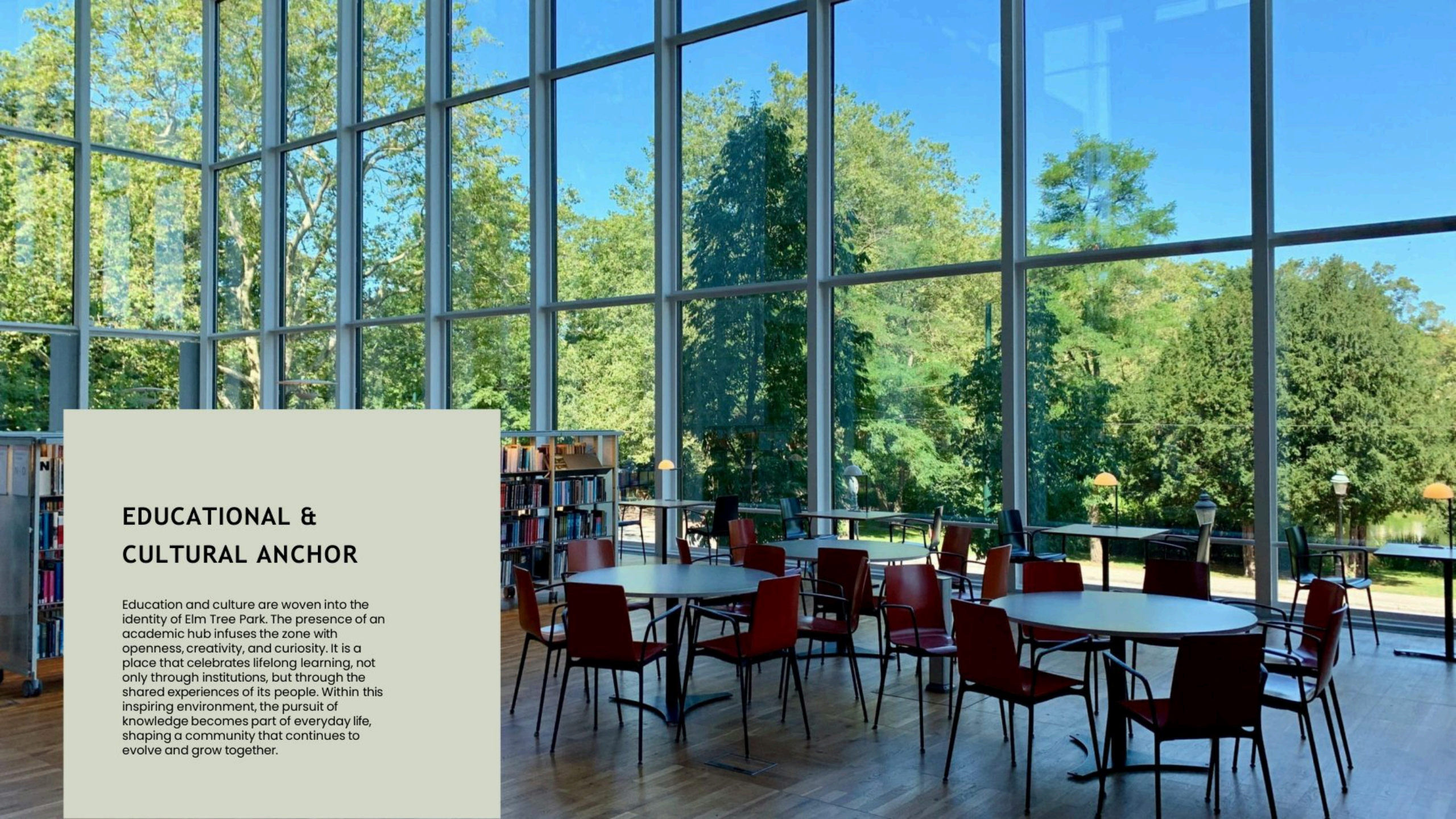
At the center of Elm Tree Park lies its shimmering lagoon, a serene mirror that reflects the essence of life within the community. Whether viewed from a terrace or explored by its edge, the lagoon offers both tranquility and energy. It becomes a daily retreat where families gather, children play, and moments of stillness flow naturally into moments of joy.



MIXED-USE AREA

The mixed-use heart brings vibrancy and movement to Elm Tree Park. This is where life unfolds beyond the home, in cafés filled with conversation, along boutique-lined walkways, and in welcoming spaces where neighbors meet. Designed to blend convenience with charm, the district captures the spirit of contemporary community living, where every encounter feels warm and personal.





EDUCATIONAL & CULTURAL ANCHOR

Education and culture are woven into the identity of Elm Tree Park. The presence of an academic hub infuses the zone with openness, creativity, and curiosity. It is a place that celebrates lifelong learning, not only through institutions, but through the shared experiences of its people. Within this inspiring environment, the pursuit of knowledge becomes part of everyday life, shaping a community that continues to evolve and grow together.



HOMES AT ELM TREE PARK

Homes at Elm Tree Park are designed to reflect a life of balance, elegance, and connection. The architecture embraces a Mediterranean modern sensibility that feels timeless yet refreshingly contemporary, where soft tones of beige and greige, generous proportions, and natural textures create an atmosphere of calm sophistication. Large arched windows frame views of greenery and sky, inviting light to fill every space and blurring the line between indoors and outdoors.

Each home is crafted to nurture both privacy and togetherness, offering a sense of sanctuary while keeping residents close to the vibrant rhythm of the community. The use of neutral palettes and refined materials lends every residence a sense of understated luxury that feels authentic and effortless.

From intimate apartments overlooking serene gardens to spacious villas that open onto the lagoon, every home is a thoughtful expression of design, comfort, and place, a reflection of life at its most graceful.

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Front Façade



S-VILLA

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S-VILLAS

The s-villas are designed for those seeking space, serenity, and style in equal measure. With elegant facades, generous terraces, and views that stretch across the parks and lagoon, these homes celebrate light and openness. Interiors flow effortlessly, offering flexible spaces for family life, work, and relaxation. Each semi-villa is a refined retreat, combining the intimacy of a home with the grandeur of a villa lifestyle.

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S-VILLA

Built-up Area 212m²
Type A

Ground Floor

Reception	7.15x4.40
Kitchen	3.70x4.00
Guest Bedroom Bathroom	1.65x2.25
Guest Bedroom	4.00x3.75
Nanny's Bedroom	1.35x3.25
Dining Room	2.30x4.40

First Floor

Living Room	2.95x3.30
Bedroom 01	3.65x3.50
Bedroom 02	3.60x4.00
Bathroom 01	3.40x2.50
Bathroom 02	2.15x2.00
Master Bedroom	3.30x4.35
Master Bedroom Dressing	1.90x4.25
Terrace	1.75x2.00



Disclaimer:
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Front Façade



S-VILLA

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S-VILLA

Built-up Area 239m²
Type B

Ground Floor

Reception	4.40x9.25
Kitchen	3.85x4.80
Guest Toilet	2.20x1.05
Guest Bedroom	3.40x4.45
Nanny's Bedroom	3.25x1.35
Guest Bedroom Bathroom	2.20x1.60

First Floor

Living Room	3.30x3.00
Bedroom 01	3.30x3.95
Bedroom 02	3.45x4.45
Bathroom 01	2.10x2.10
Bathroom 02	3.25x2.20
Master Bedroom	3.30x4.35
Master Bedroom Dressing	2.00x4.20
Terrace	1.65x1.70



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S-VILLA

Built-up Area

Type

239m²

B

Roof

Living Room	3.25x3.20
Bathroom	2.00x2.00
Terrace 01	3.40x7.75
Terrace 02	9.90x3.30



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