



SARAI

ROYAL RESIDENCE

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SARAI

WELCOME TO SARAI

A destination built around a deeper connection to nature, community, and everyday moments. Spanning across 5 million square meters, Sarai is master-planned as a collection of vibrant neighborhoods woven together by expansive landscapes, shared experiences, and thoughtfully designed amenities.

With homes seamlessly connected to parks, promenades, retail, education, wellness, and leisure destinations, Sarai creates a lifestyle where convenience, tranquility, and community come together naturally.

More than a residential development, Sarai is a modern living destination designed to bring people closer to everything they value.

A STRATEGIC LOCATION

Located directly on the Suez Road, Sarai provides seamless access to East Cairo's most important destinations, including New Cairo, the New Administrative Capital, Mostakbal City, and Cairo International Airport.

The Butterfly	10 minutes
Madinaty	9 minutes
Talala	15 minutes
Mostakbal City	7 minutes
New Capital	13 minutes
Cairo International Airport	30 minutes
New Cairo	20 minutes
Capital International Airport	21 minutes
Downtown	50 minutes



The
ESSENCE
of

SARAI

ROYAL RESIDENCE



IMAGINE A LIFE *that flows naturally.*

A life where greenery accompanies every step, open spaces unfold between homes, and everyday experiences flow seamlessly from one moment to the next. At Sarai Royal Residence, nature, community, and daily convenience are thoughtfully woven together to create a lifestyle defined by balance, connection, and ease. Designed as a collection of connected experiences, the neighborhood immerses residents in expansive landscapes, walkways, water features, and shared spaces that encourage movement, interaction, and discovery. Here, every day unfolds naturally, creating a living experience shaped by comfort, belonging, and a sense of possibility.

DISCLAIMER:

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ABOUT SARAI

ROYAL RESIDENCE

Introducing Sarai Royal Residence , Sarai's newest residential neighborhood, strategically located at the heart of the community along Al Amal Axis and Suez Road. Designed for modern living, Sarai Royal Residence brings together nature, convenience, and community in a balanced and connected environment. Offering a curated collection of one-, two-, and three-bedroom apartments, the neighborhood is set within expansive landscapes and open spaces that encourage wellbeing, movement, and a strong connection to nature. Thoughtfully designed to support everyday comfort, Sarai Royal Residence fosters a sense of openness, belonging, and effortless living. A dedicated community hub featuring retail, services, and daily essentials further enhances the experience, creating a vibrant and walkable destination where everything residents need is within easy reach.

MASTERPLAN

Perfectly positioned within Sarai, Sarai Royal Residence offers a lifestyle that balances connectivity, convenience, and tranquility. Within Sarai, residents enjoy easy access to everyday essentials, retail destinations, leisure experiences, and open green spaces, creating a community where everything is within reach. Thoughtfully integrated into the wider masterplan, Vienta is a peaceful residential enclave at the heart of a vibrant, self-sustained destination.

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MASTERPLAN



25.4-acre masterplan



Pedestrian -friendly and walkable design



Two dedicated gateways for enhanced accessibility



4 residential clusters



Dedicated community hub with retail & services



Landscape pockets distributed across all clusters



Self-sufficient neighborhood within Sarai



Tranquil water features and outdoor gathering spaces



Designed around the philosophy of flow, inspired by the gentle movement of the wind



80% landscapes & open spaces



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ARCHITECTURAL DESIGN BRILLIANCE

Inspired by the effortless charm of Mediterranean living, Sarai Royal Residence's architecture is designed to evoke warmth, tranquility, and timeless elegance. Comprising G5+ residential buildings, the design is characterized by soft neutral tones, graceful proportions, and refined details that create a welcoming and sophisticated character.

Thoughtfully integrated within the landscape, the buildings maximize natural light, open views, and a seamless connection to greenery and water features. Expansive windows, balconies, and shaded outdoor spaces enhance the relationship between indoor comfort and outdoor living.

Rooted in a lifestyle of openness and connection to nature, Sarai Royal Residence offers a balanced living environment where architecture, landscape, and wellbeing come together effortlessly.

DISCLAIMER:

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.

BOUNDLESS AMENITIES



LANDSCAPE
& GREENERY



WATER FEATURES



CENTRALIZED
SERVICE HUB

Sarai Royal Residence is designed to enrich everyday life by placing education, recreation, retail, dining, and social experiences within easy reach. Every element is thoughtfully integrated to create a seamless lifestyle, from nearby learning opportunities and active spaces to vibrant destinations that encourage connection and engagement.

Surrounded by expansive green spaces, shaded pathways, and tranquil water features, Sarai Royal Residence offers a natural environment that promotes wellbeing, relaxation, and a stronger connection with the community. Together, these amenities create a harmonious setting where learning, leisure, and nature become part of everyday living.

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DESIGN CONCEPT

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Inviting outdoor spaces that foster privacy, wellbeing, and a strong sense of community. Shaped by the natural flow of movement, the masterplan connects residents through pedestrian-friendly pathways, open vistas, and shared gathering spaces. A dedicated community hub, complemented by retail and daily conveniences, enhances the living experience, while two gateways and a well-connected circulation network ensure seamless accessibility throughout the development.



FLOORPLANS

GROUND FLOOR

DISCLAIMER:

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FLOORPLANS

KEY PLAN



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GROUND FLOOR

FLOORPLANS

TOTAL AREA
38.80 M2

UNIT NUMBER
01



GROUND FLOOR

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FLOORPLANS

TOTAL AREA
126.50 M2

UNIT NUMBER
02



GROUND FLOOR

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FLOORPLANS

TOTAL AREA
102.00 M2

UNIT NUMBER
03



GROUND FLOOR

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FLOORPLANS

TOTAL AREA
125.10 M2

UNIT NUMBER
05

GROUND FLOOR



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FLOORPLANS

TOTAL AREA
38.30 M2

UNIT NUMBER
05

GROUND FLOOR



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Floorplans.

TYPICAL FLOOR

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FLOORPLANS

KEY PLAN



TYPICAL FLOOR

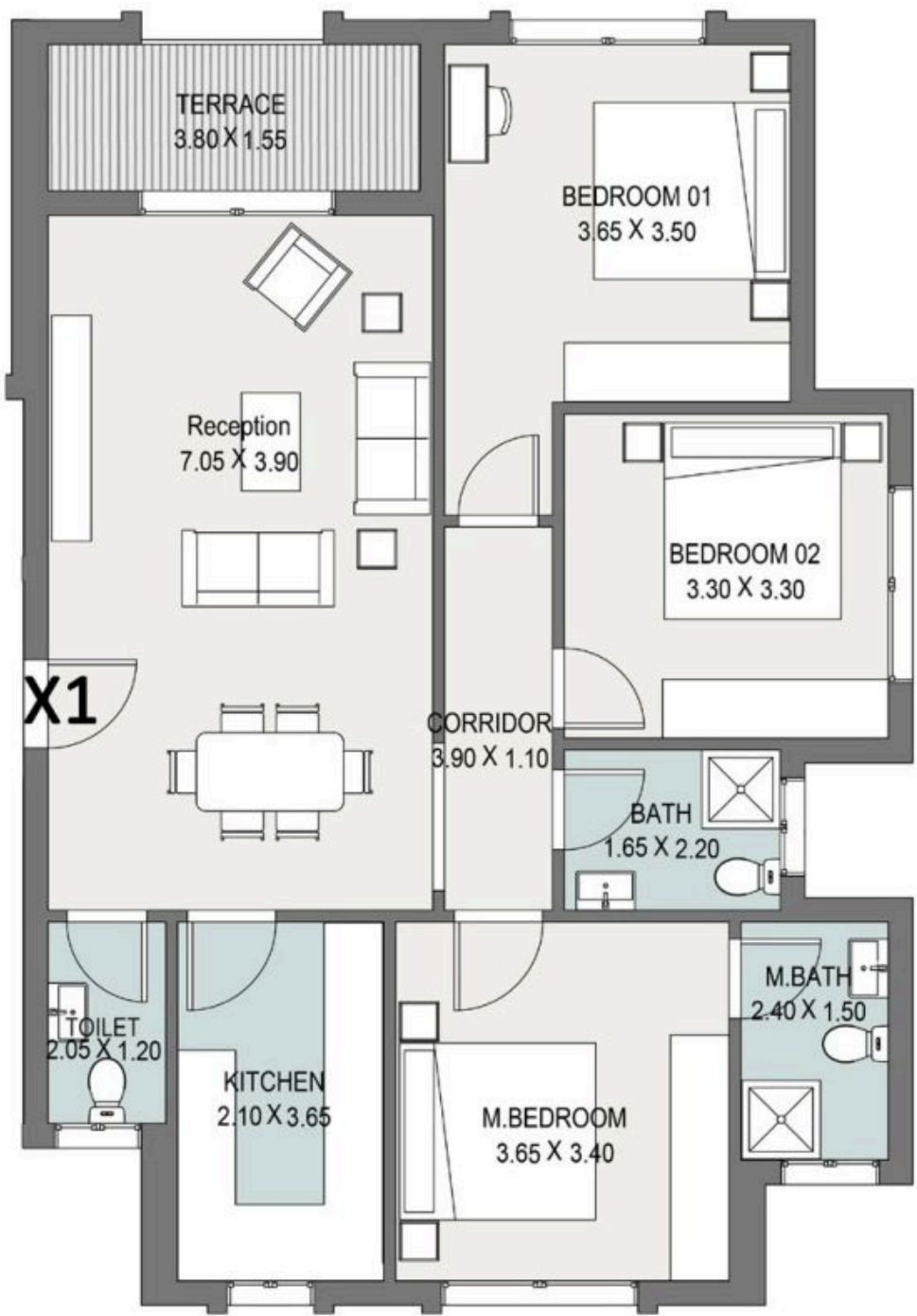
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FLOORPLANS

X1

TOTAL AREA
126.50 M2

UNIT NUMBER
11, 21, 31, 41, 51



TYPICAL FLOOR

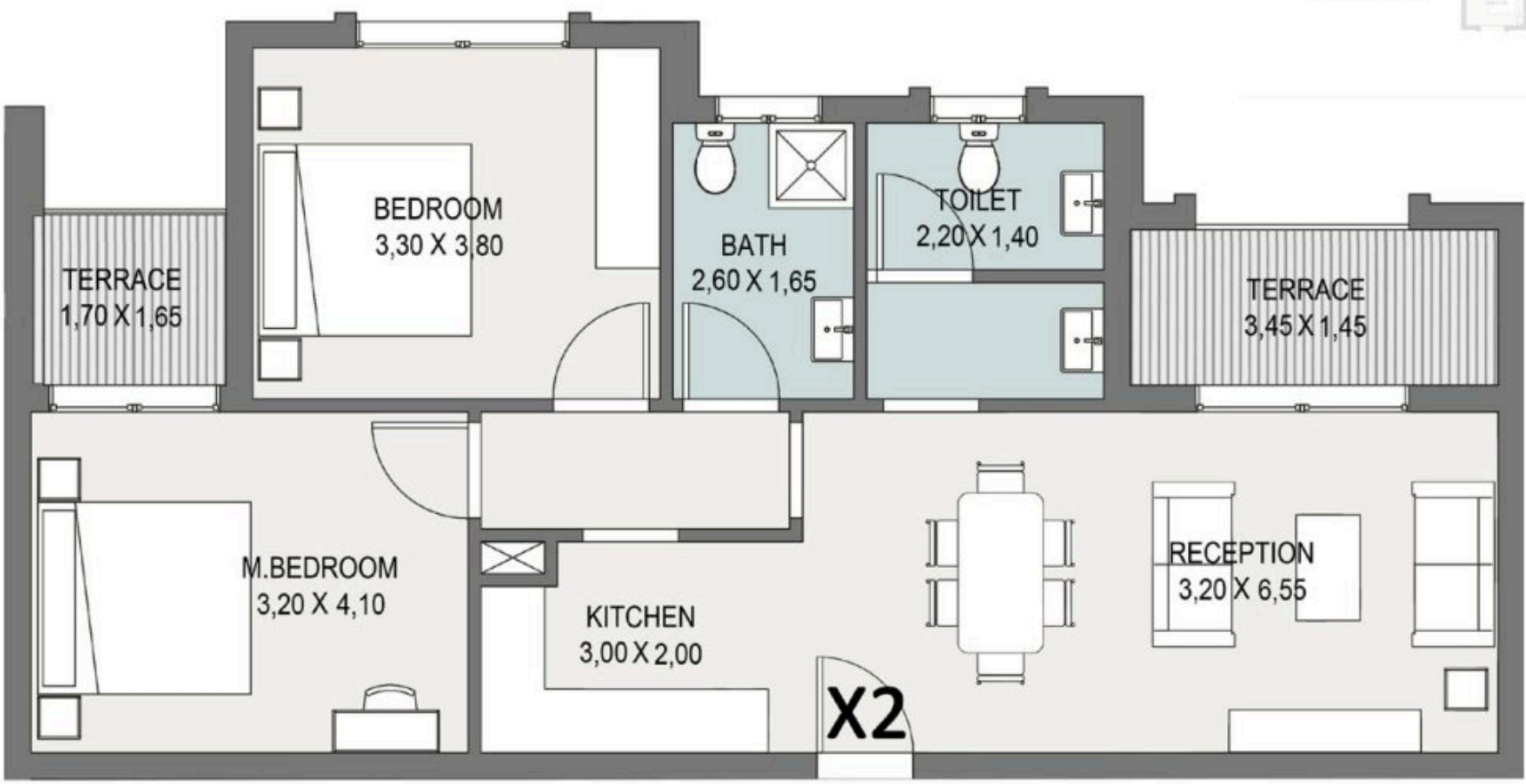
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FLOORPLANS

X2

TOTAL AREA
101.30 M2

UNIT NUMBER
12, 22, 32, 42, 52



TYPICAL FLOOR

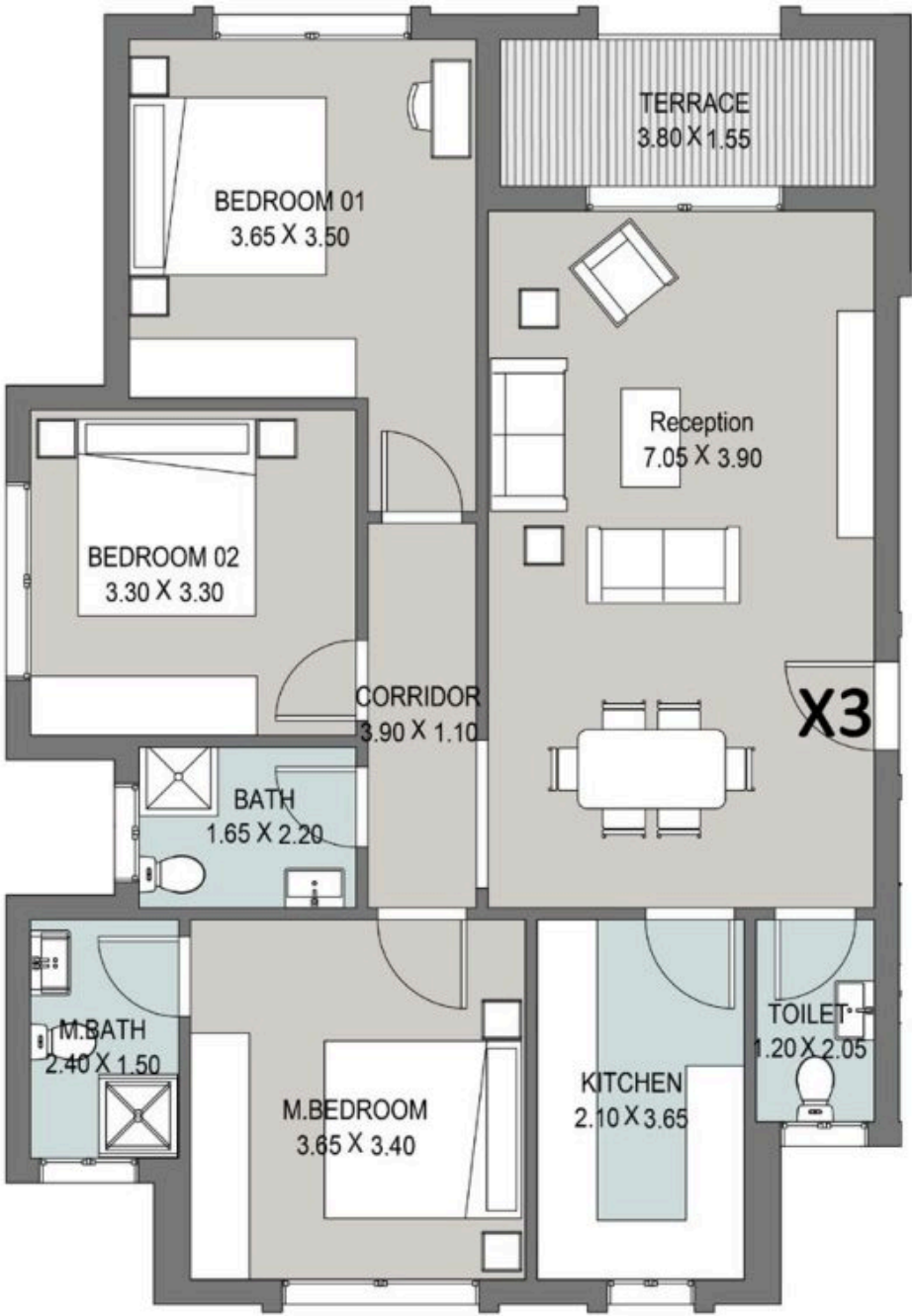
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FLOORPLANS

X3

TOTAL AREA
124.90 M2

UNIT NUMBER
13, 23, 33, 43, 53



TYPICAL FLOOR

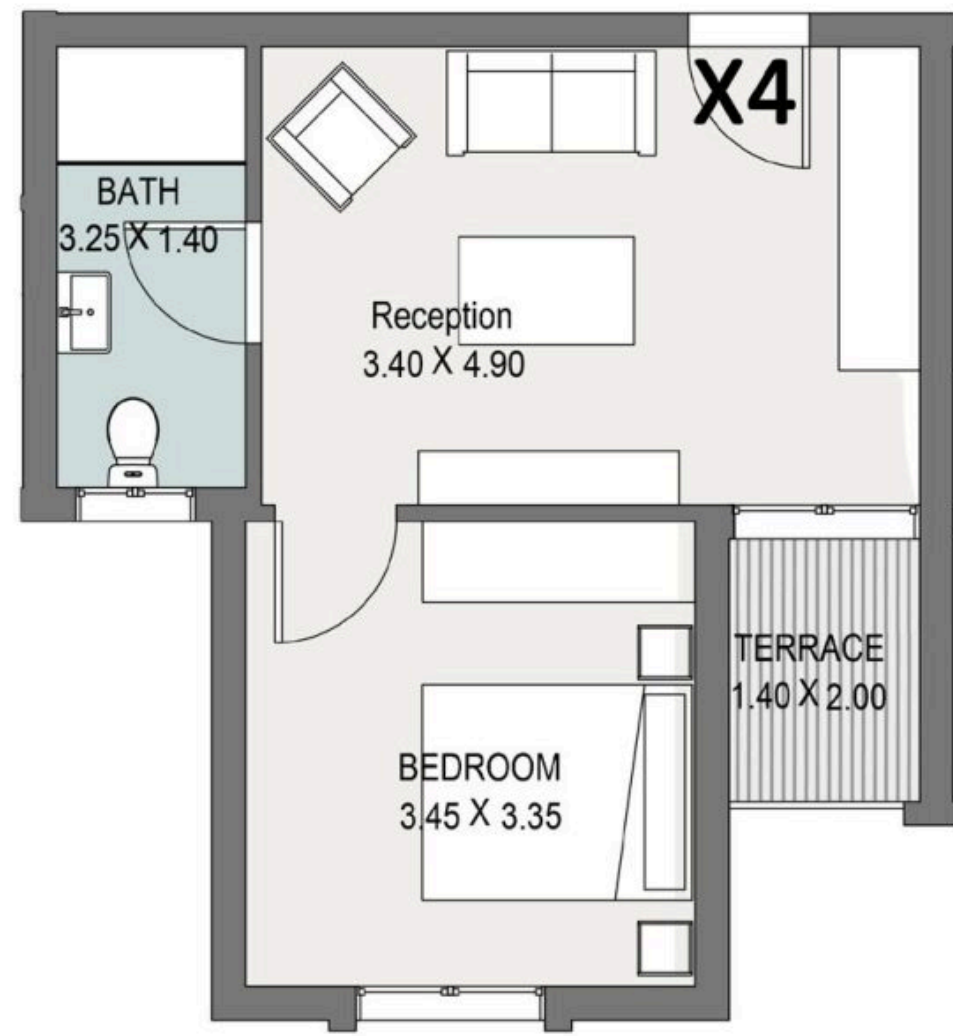
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FLOORPLANS

X4

TOTAL AREA
49.50 M2

UNIT NUMBER
14, 24, 34, 44, 54



TYPICAL FLOOR

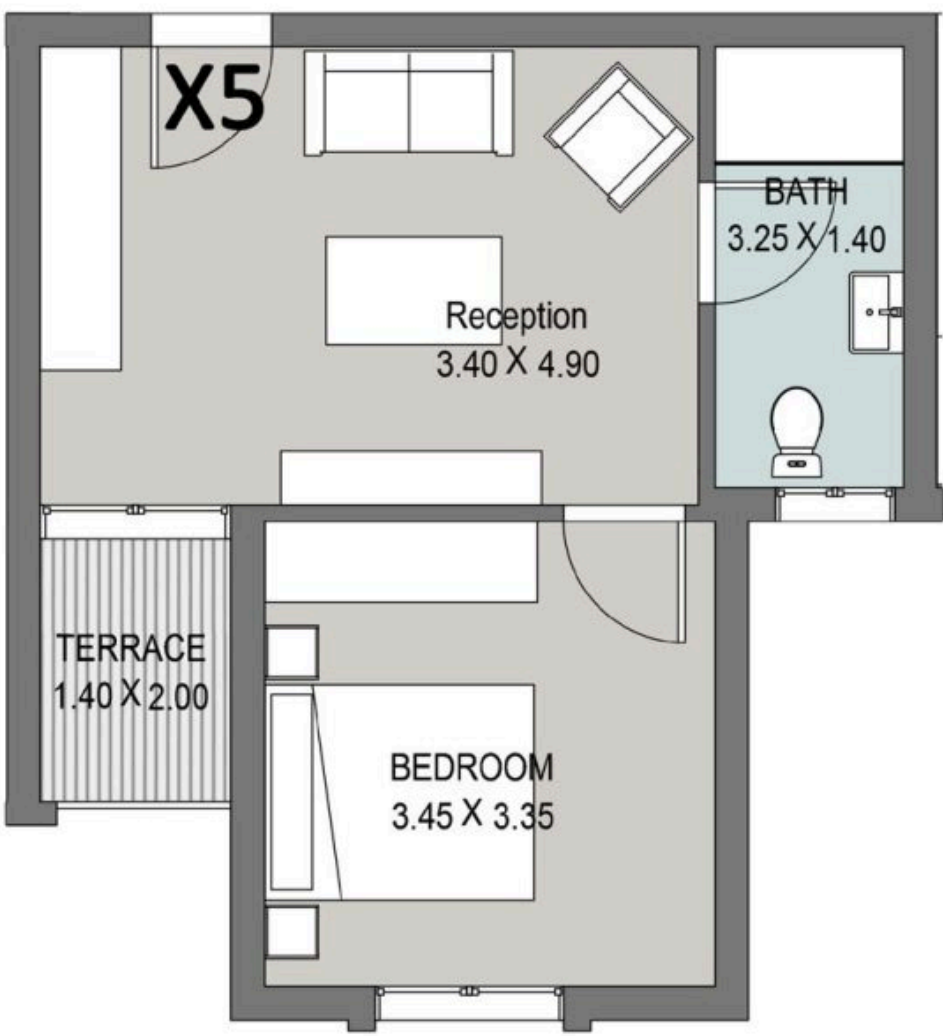
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FLOORPLANS

X5

TOTAL AREA
50.00 M2

UNIT NUMBER
15, 25, 35, 45, 55



TYPICAL FLOOR

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