

VOIRE

MODERN LUXURY LIVING
SHEIKH ZAYED

P
RE

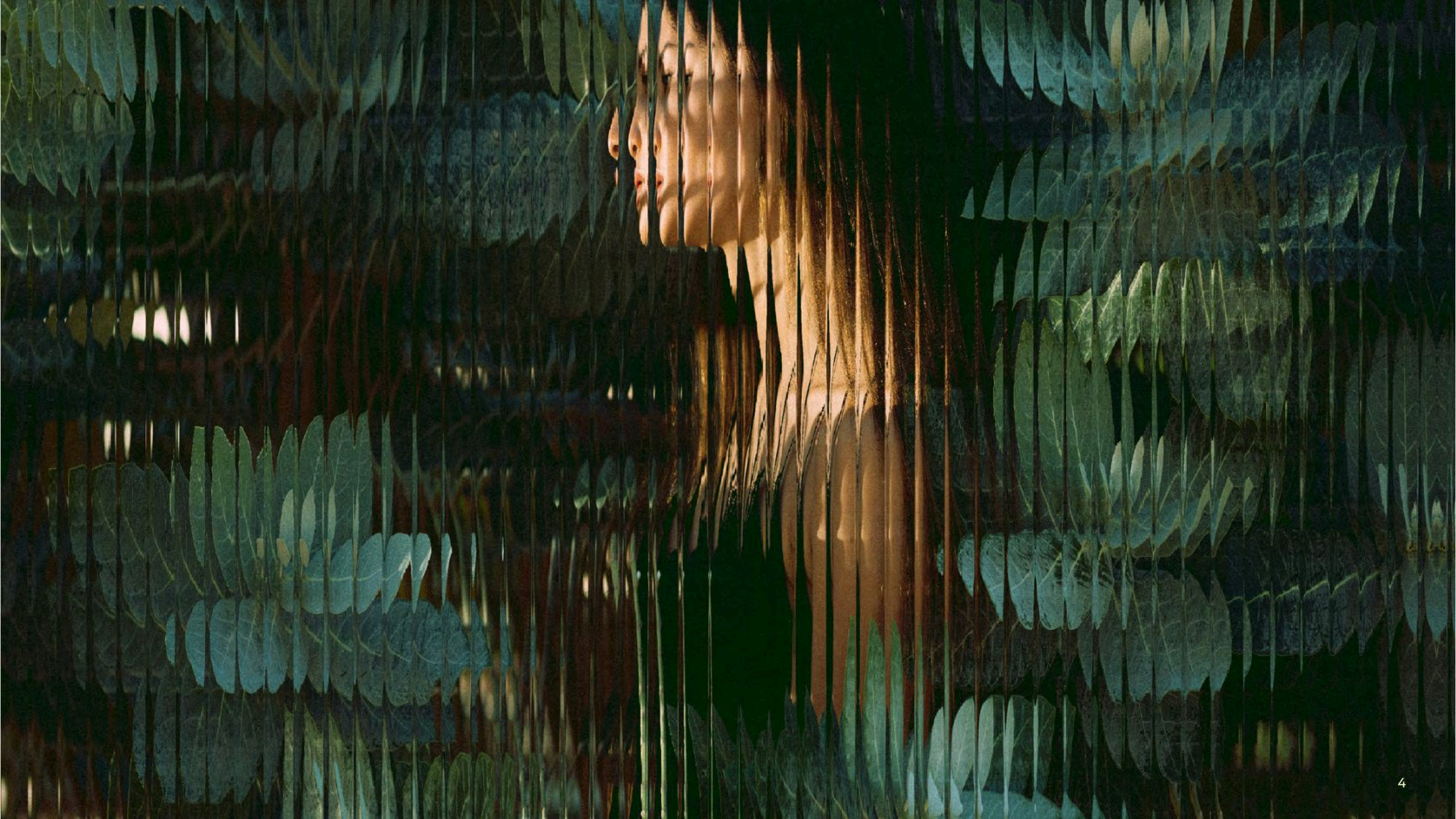
MODERN LUXURY LIVING

SHEIKH ZAYED

RE-INVENTING RESIDENTIAL LIVING.

Step into a signature world where every intricate detail is artfully looped around contemporary aspirations to re-imagine residential living from a breakthrough perspective, not offered elsewhere.

Ivoire promises a dream-like reality, boldly transforming the heart of Sheikh Zayed with evergreen possibilities, as well as inspirational views coming alive at your doorstep. Here, life follows a tranquil pace in-tune with flowing water features and fresh air while signature amenities reign supreme to elevate new standards of impeccable luxury.



A Masterpiece by Design Changing the Rules of Life in the West of Cairo.

Gracefully poised 180 meters high above sea level, Ivoire writes a new chapter of distinctive luxury in the beating heart of Sheikh Zayed. Rolling out on an impressive 77 acres, the residential gem elevates new standards of iconic design with a signature collection of elegantly-appointed units, combining the best in modern-day function and aesthetic form. Envisaged as a green oasis of calm, Ivoire glorifies the beauty of nature at every touchpoint, thanks to a unique indoor-outdoor philosophy that

lends all unit types an expansive air of breathing comfort while inviting natural daylight, as well as pristine views indoors. Immaculately designed to evoke timeless sentiments of serenity, the destination boasts flowing water features, as well as manicured gardens to immerse residents in a naturally-inspired living experience where contemporary architecture truly stands out.



IVOIRE

• Al Ahly Sporting Club

• El Patio Compound

• Etapa Compound

• El-Rabwa Compound

• Dandy Mega Mall

• Beverly Hills Zayed

• Mazar Mall

• Al Mostakbal

• Etapa Square

• Zed Park Zayed

• Arkan Plaza

• Nile University

Sheikh Zayed city

• Cairo University Sheikh Zayed Campus

• Hyper One

A HARMONIOUS LIVING EXPERIENCE.

Life at Ivoire breaks free from the conventional in every form, thanks to a sustainable vision that not only fosters an active lifestyle -designed for humans not cars-, but also envelops residents in boundless green spaces to inspire a healthier, more peaceful ambiance.

The destination boasts manicured gardens with exotic vegetation, flowing water features, as well as lush pocket parks, encouraging the community to connect with nature and one another where serenity truly abounds.

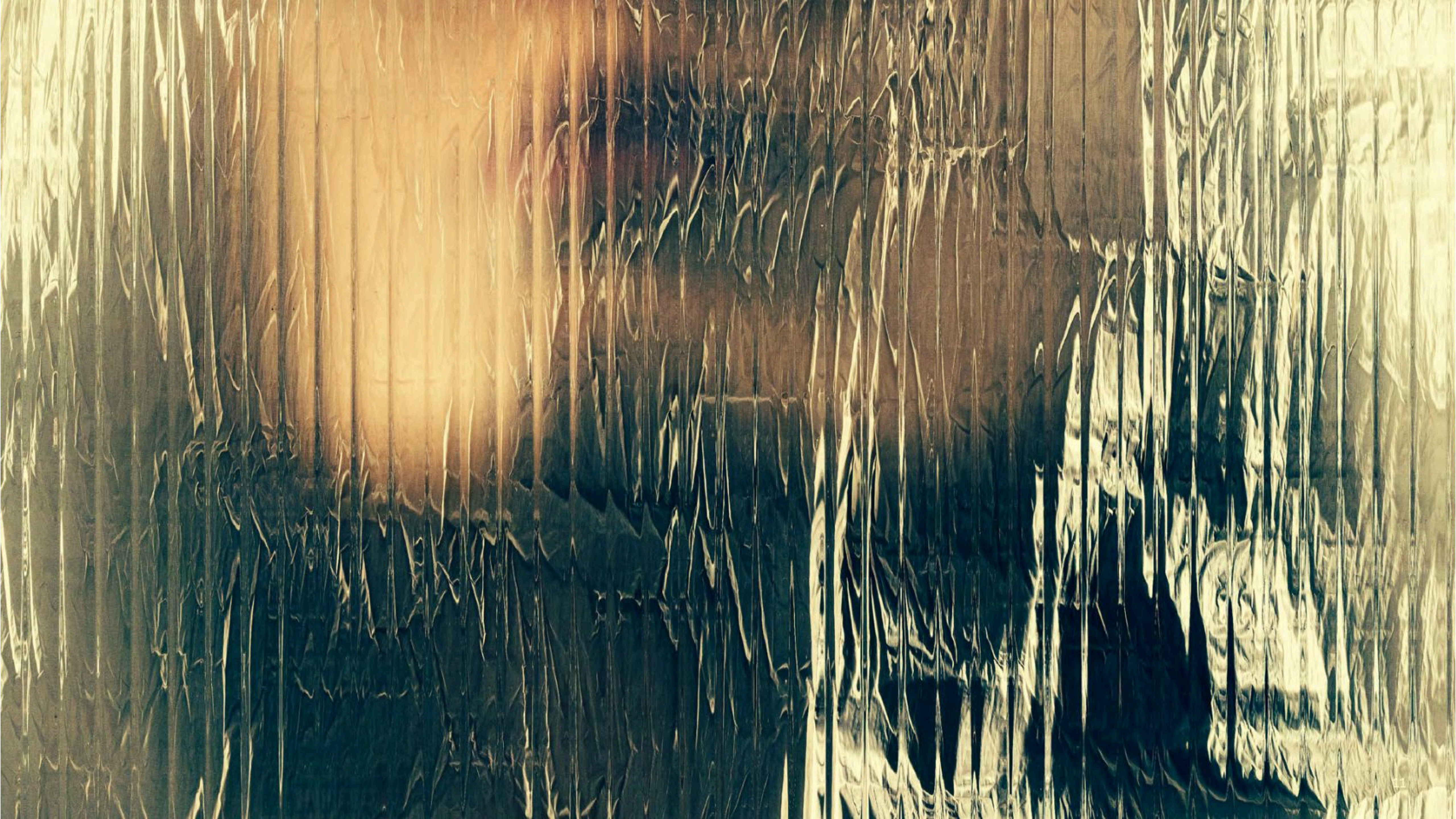


Ivoire presents a well-curated collection of signature unit types to suit every taste and lifestyle. Ideal for young couples with a reverence for the finer things in life or families wishing to settle in the beating heart of Zayed, the destination offers spacious duplex apartments and charming townhouses, in addition to expansive OS and Large villas. All spaces invite you to explore the seamless blend of unmatched style and intricate luxury, promising to teleport you into a modern living experience that rises with your ambitions high above ordinary limits.

YOUR SPACE.

OUR EXPERTISE.

**MODERN
LUXURY
FOUND A
PERMANENT
HOME.**



MASTERPLAN



UNIT TYPES

FLOORPLANS

OS & L VILLAS



OS VILLAS

V01

V02



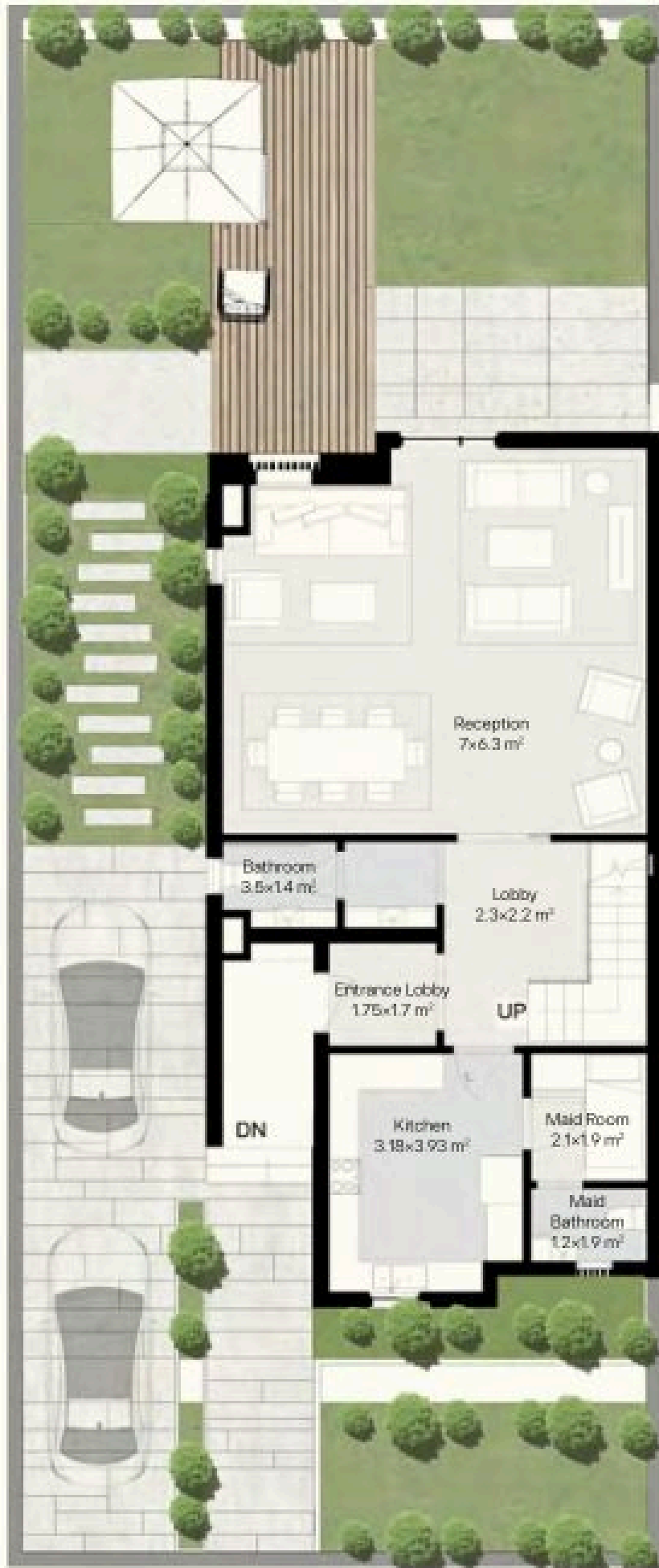
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OS VILLAS

Total Area: 278 m²



GROUND FLOOR

Floor Area
100m²

Reception
7.00×6.30 m²

Lobby
2.30×2.20 m²

Entrance Lobby
1.75×1.70 m²

Bathroom
1.40×3.50 m²

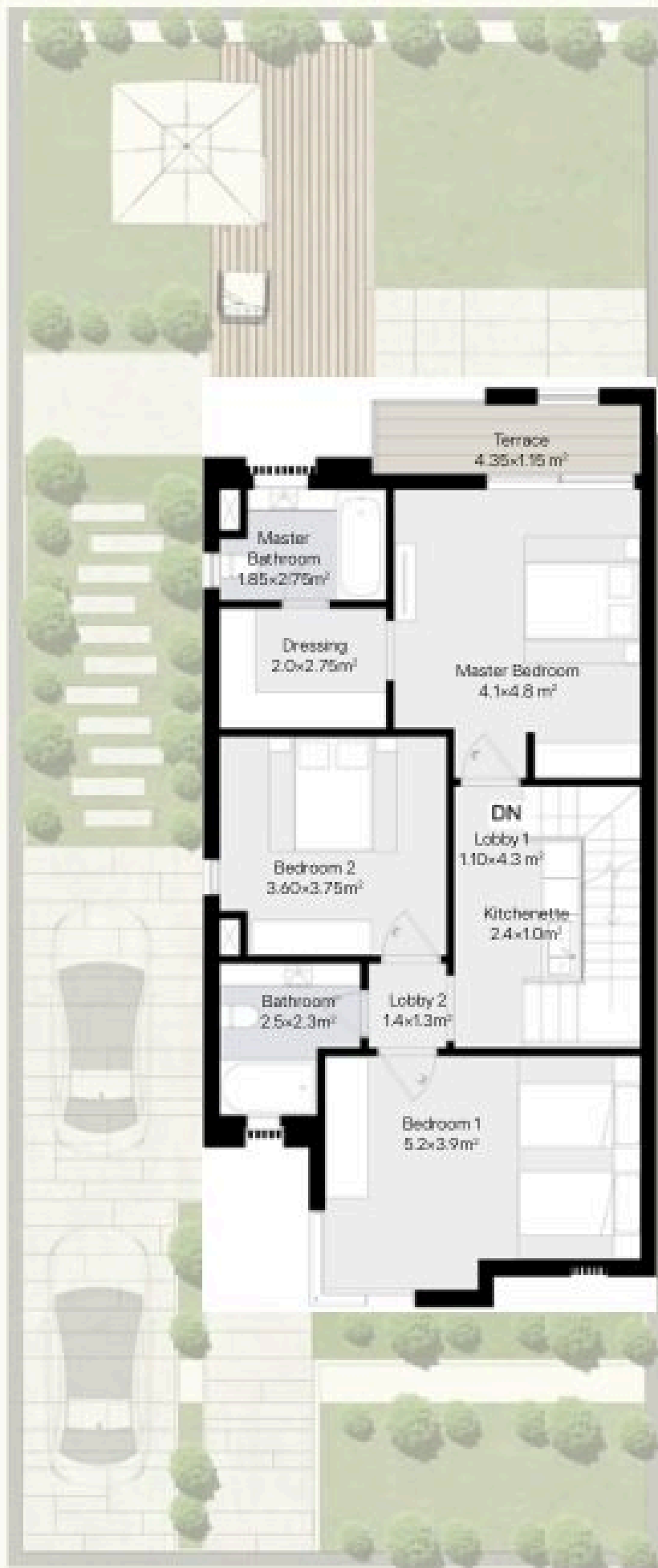
Maid Room
2.10×1.90 m²

Maid Bathroom
1.20×1.90 m²

Kitchen
3.18×3.93 m²

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OS VILLAS



FIRST FLOOR

Floor Area
104m²

Lobby 1

1.10 × 4.30 m²

Kitchenette

2.40 × 1.00 m²

Lobby 2

1.40 × 1.30 m²

Bedroom 1

5.20 × 3.90 m²

Master Bedroom

4.10 × 4.80 m²

Bedroom 2

3.60 × 3.75 m²

Master Bathroom

1.85 × 2.75 m²

Bathroom

2.50 × 2.30 m²

Dressing

2.00 × 2.75 m²

Terrace

4.35 × 1.15 m²

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OS VILLAS



ROOF FLOOR

Floor Area
74m²

Roof Area
30m²

Lobby
3.00×0.90 m²

Master Bedroom
4.80×4.30 m²

Master Bathroom
2.10×2.75 m²

Dressing
2.50×2.50 m²

Living Room
4.40×4.35 m²

Bathroom
1.45×2.45 m²

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L VILLAS



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L VILLAS

Total Area: 345 m²

GROUND FLOOR

Floor Area
133m²

Entrance
3.50×1.90 m²

Kitchen
3.00×3.80 m²

Lobby 1
5.00×1.50 m²

Bedroom
3.80×3.60 m²

Lobby 2
1.70×1.20 m²

Bathroom
1.90×1.20 m²

Reception
7.50×5.00 m²

Dining Room
6.00×3.15 m²

Maid Room
1.70×1.90 m²

Maid Bathroom
1.10×1.90 m²

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L VILLAS



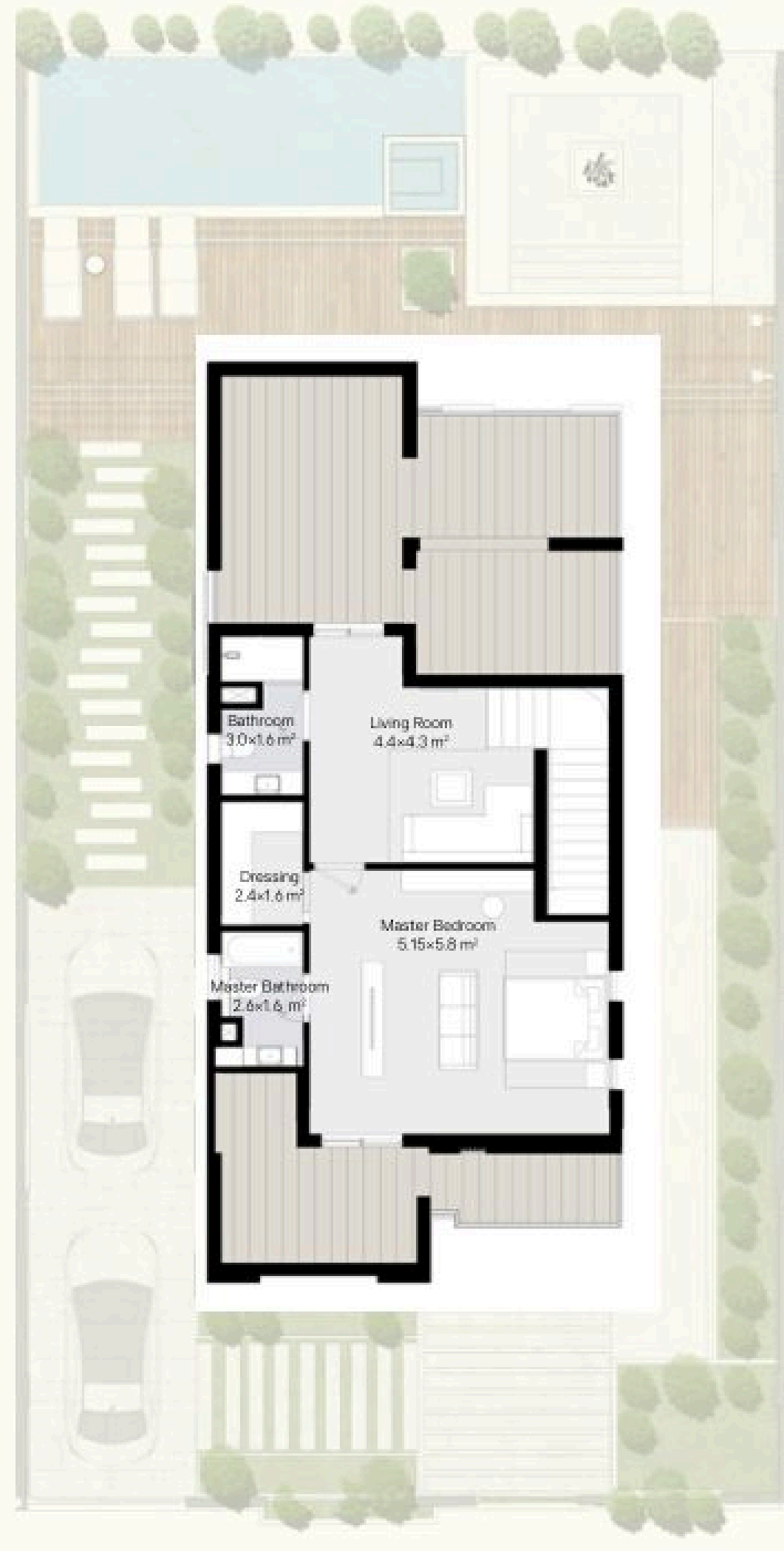
FIRST FLOOR

Floor Area
136m²

Lobby 1 1.60 × 1.20 m ²	Bedroom 2 4.2 × 3.80 m ²
Lobby 2 5.00 × 1.20 m ²	Bathroom 2 1.70 × 2.50 m ²
Master Bedroom 5.10 × 3.80 m ²	Bedroom 3 3.40 × 3.60 m ²
Kitchenette 2.70 × 1.20 m ²	Bathroom 3 1.50 × 2.30 m ²
Lobby 3 3.70 × 1.20 m ²	Terrace 1 3.80 × 1.10 m ²
Master Bathroom 1.80 × 2.45 m ²	Terrace 2 3.60 × 1.10 m ²
Dressing 2.55 × 3.80 m ²	
Bedroom 1 3.70 × 3.60 m ²	

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L VILLAS



ROOF FLOOR

—

Floor Area
76m²

Roof Area
60m²

Living Room
4.40 × 4.30 m²

Bathroom
3.00 × 1.60 m²

Master Bedroom
5.15 × 5.80 m²

Master Bathroom
2.60 × 1.60 m²

Dressing
2.40 × 1.60 m²

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UNIT TYPES

FLOORPLANS

CITY & VALLEY
DUPLEXES

An architectural rendering of a modern, multi-story duplex building. The building features a light-colored, textured facade with large, dark-framed windows and balconies. The structure is composed of several interconnected volumes, creating a complex, geometric form. The ground floor has large glass windows and doors, with small trees and shrubs planted in front. A silver sports car is parked on the street in front of the building. The sky is clear and blue, and there are trees and foliage in the background and foreground.

CITY DUPLEX



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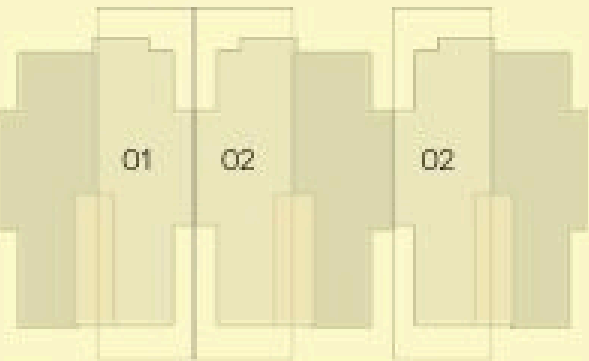
LOFT DUPLEX

CITY DUPLEX

LOWER GROUND FLOOR



Garden Duplex A Area
240m²



Living Room
4.80×4.80 m²

Reception & Dining
5.30×6.35 m²

Kitchen
3.50×3.50 m²

Maid Room
1.85×2.25 m²

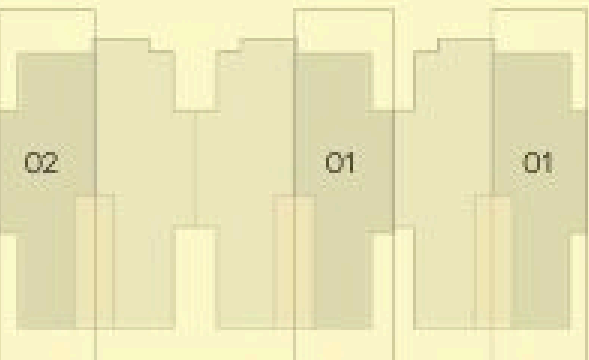
Maid Bathroom
1.85×1.65 m²

Guest Bathroom
1.85×2.05 m²

Lobby
1.05×1.65 m²

Corridor
1.10×5.25 m²

Garden Duplex B Area
235m²



Living Room
3.80×4.85 m²

Reception & Dining
5.30×6.35 m²

Kitchen
3.45×3.75 m²

Maid Room
2.20×2.00 m²

Maid Bathroom
1.80×1.85 m²

Guest Bathroom
1.80×2.15 m²

Lobby
1.00×1.85 m²

Corridor
1.10×5.25 m²

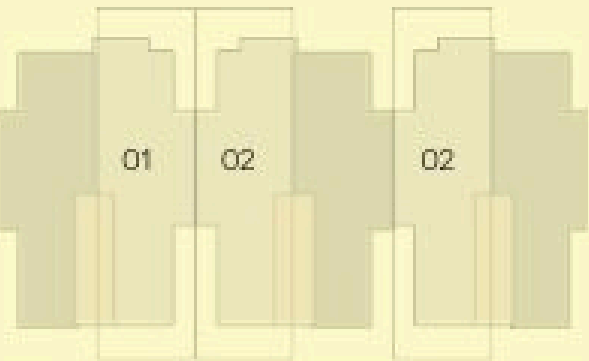
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CITY DUPLEX

GROUND FLOOR

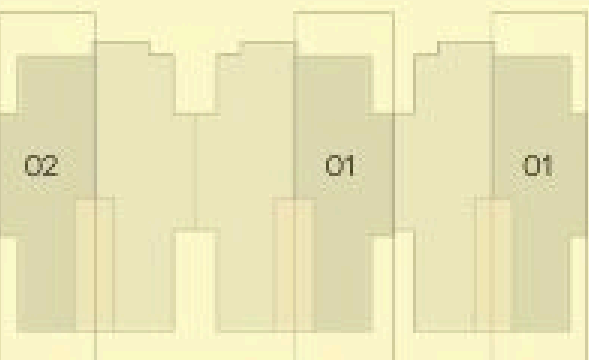


Garden Duplex A Area
240m²



- | | |
|--|--|
| Master Bedroom
3.00×3.20 m ² | Bedroom 1
3.65×3.50 m ² |
| Master Bathroom
3.80×1.75 m ² | Bathroom
2.40×1.95 m ² |
| Dressing
1.55×1.70 m ² | Bedroom 2
4.00×3.50 m ² |
| Lobby
1.30×1.80 m ² | Corridor
6.40×1.45 m ² |
| Living Room
3.50×6.35 m ² | |

Garden Duplex B Area
235m²

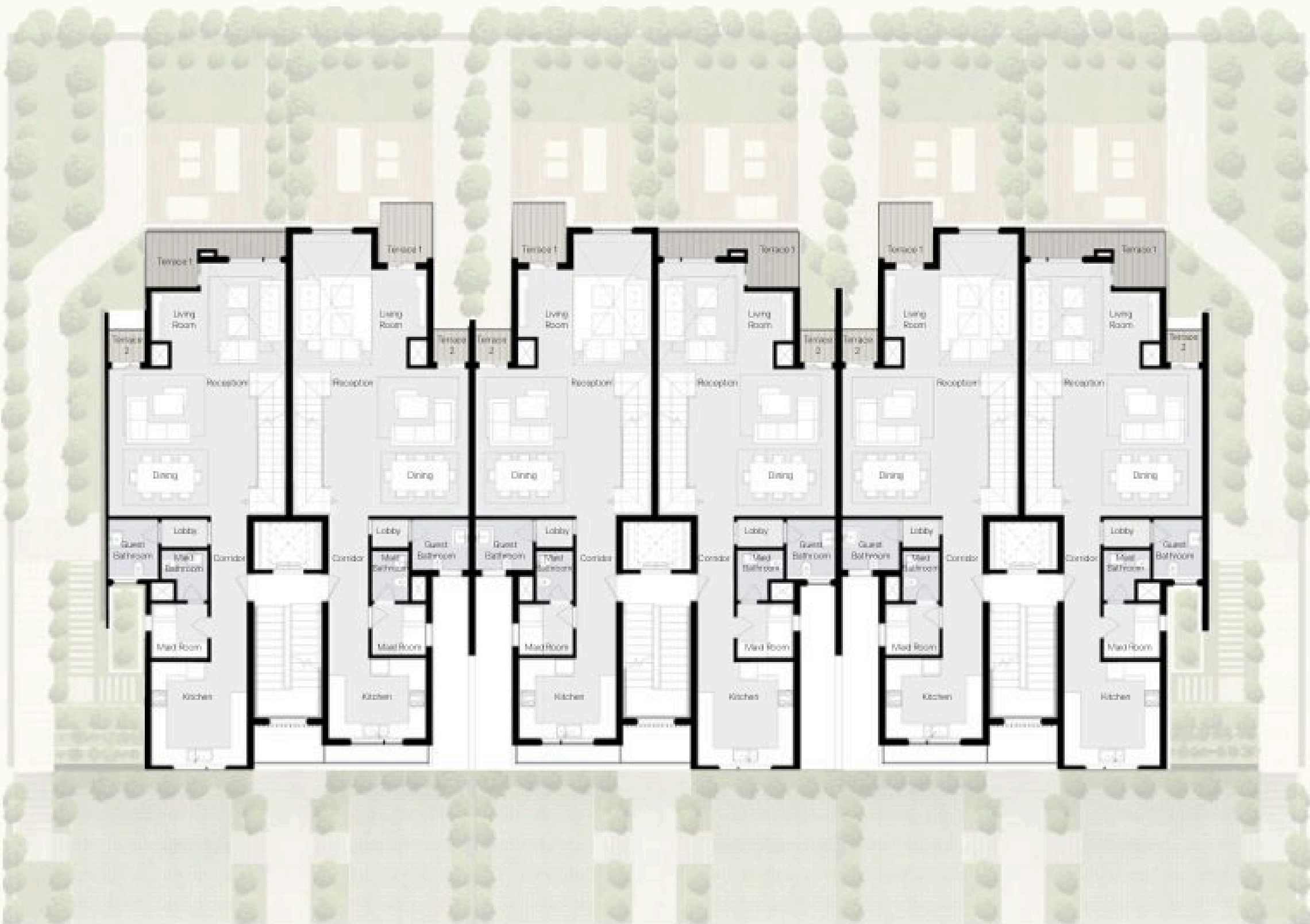


- | | |
|---|--|
| Master Bedroom
3.20×3.00 m ² | Terrace
2.55×1.30 m ² |
| Master Bathroom
2.10×2.00m ² | Bedroom 1
3.35×3.60 m ² |
| Dressing
2.15×1.45 m ² | Bathroom
2.05×1.75 m ² |
| Lobby
1.10×2.25 m ² | Bedroom 2
3.65×3.45 m ² |
| Living Room
6.35×3.15 m ² | Corridor
6.00×1.45 m ² |

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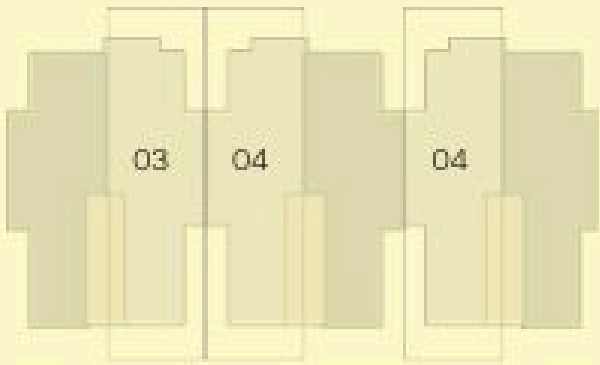
CITY DUPLEX

FIRST FLOOR



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Loft Duplex A Area 233m²



Living Room
4.80×4.85 m²

Maid Room
1.85×2.25 m²

Terrace 1
2.00×2.20 m²

Maid Bathroom
1.85×1.65 m²

Reception & Dining
5.30×6.35 m²

Guest Bathroom
1.85×1.65 m²

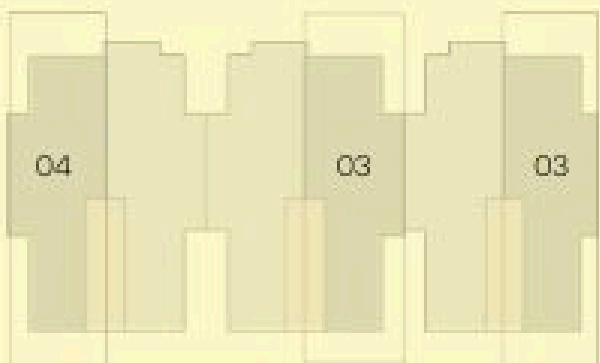
Terrace 2
1.20×1.25 m²

Lobby
1.05×1.65 m²

Kitchen
3.50×2.85 m²

Corridor
1.10×5.15 m²

Loft Duplex B Area 232m²



Living Room
4.85×3.80 m²

Maid Room
2.25×2.00 m²

Terrace 1
5.10×2.15 m²

Maid Bathroom
1.80×1.85 m²

Reception & Dining
5.30×6.35 m²

Guest Bathroom
1.80×2.15 m²

Terrace 2
1.20×1.30 m²

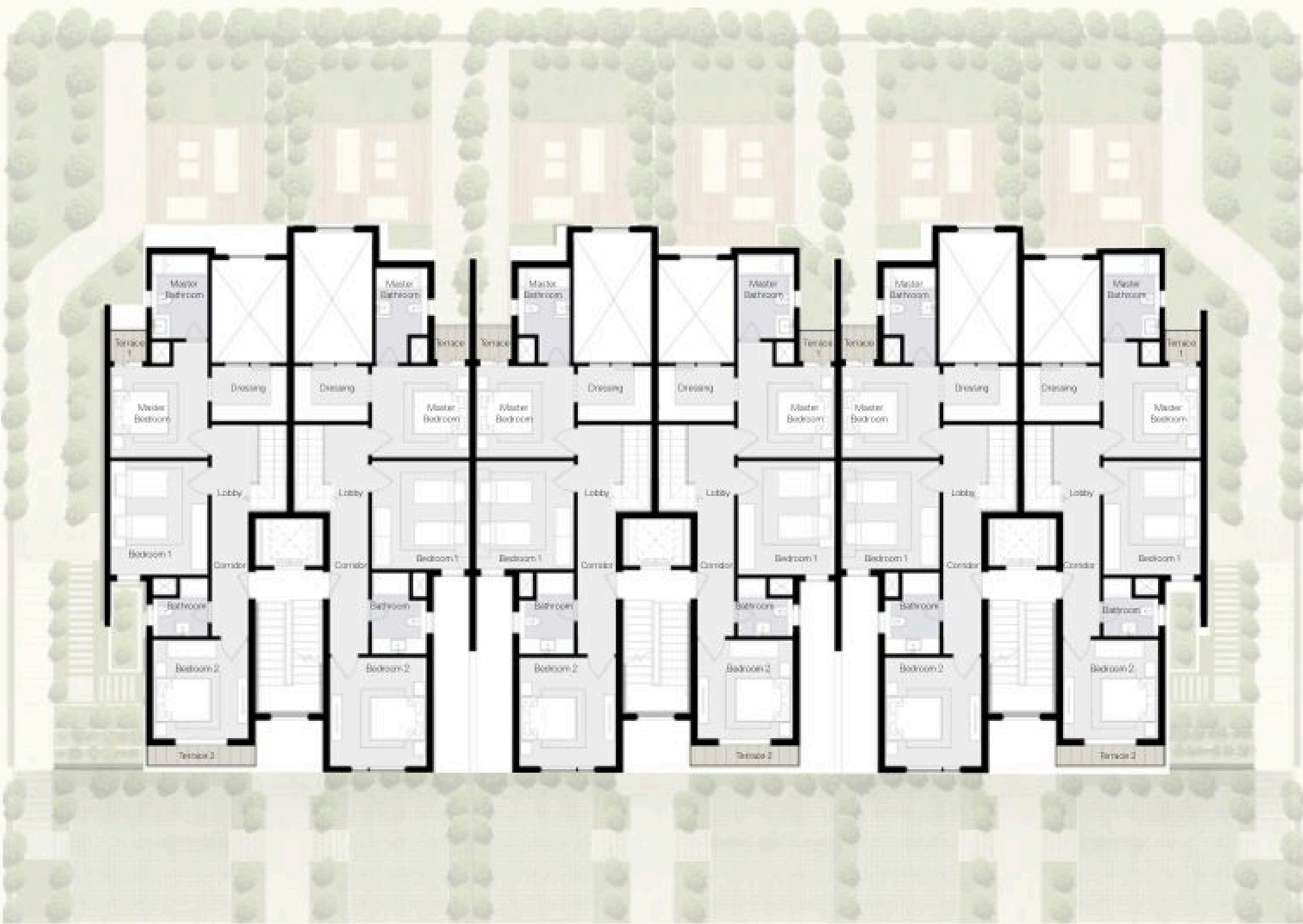
Lobby
1.00×1.85 m²

Kitchen
3.45×3.75 m²

Corridor
1.10×5.25 m²

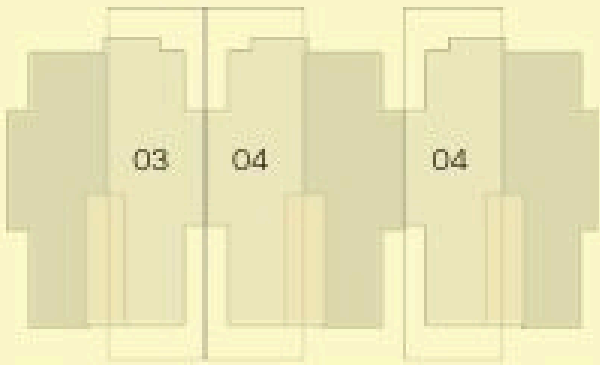
CITY DUPLEX

SECOND FLOOR



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Loft Duplex A Area 233m²



Master Bedroom
3.35×3.60 m²

Bathroom
2.95×2.05 m²

Master Bathroom
3.45×1.85 m²

Bedroom 2
3.95×3.50 m²

Dressing
2.70×2.00 m²

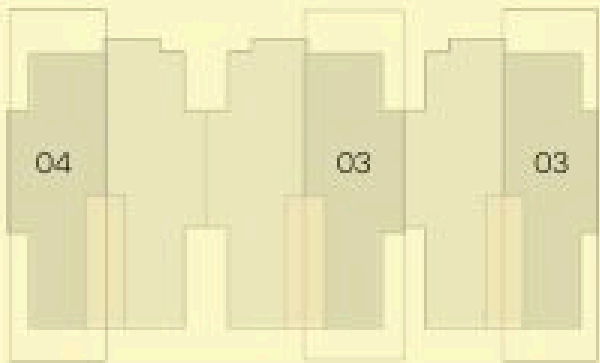
Lobby
2.70×3.15 m²

Terrace
1.20×1.25 m²

Corridor
5.15×1.35 m²

Bedroom 1
3.90×3.60 m²

Loft Duplex B Area 232m²



Master Bedroom
4.20×3.50 m²

Bathroom
2.10×2.00 m²

Master Bathroom
3.05×2.05 m²

Bedroom 2
3.60×3.45 m²

Dressing
2.70×2.00 m²

Terrace 2
3.95×0.80 m²

Terrace 1
1.20×1.30 m²

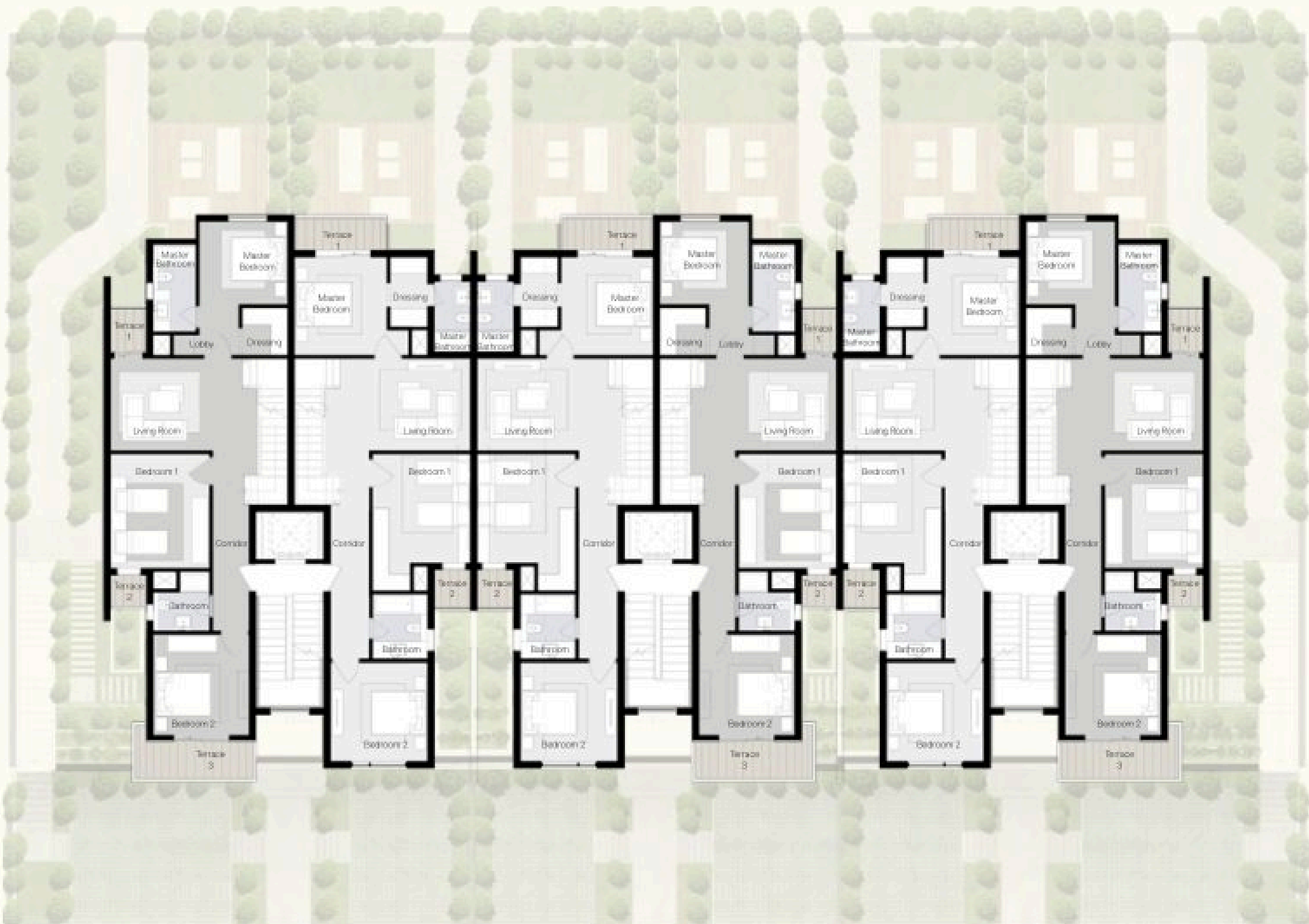
Lobby
2.70×3.15 m²

Bedroom 1
4.10×3.50 m²

Corridor
4.55×1.35 m²

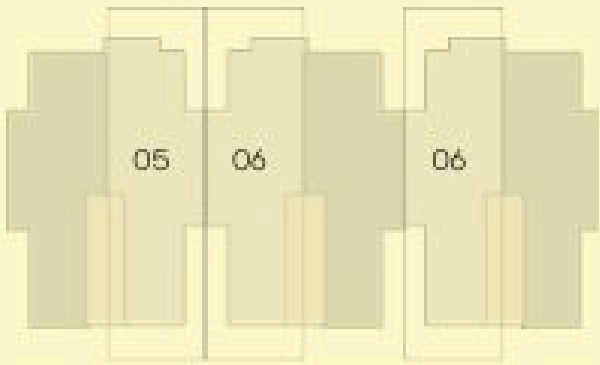
CITY DUPLEX

THIRD FLOOR



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Penthouse A Area 225 m²



Master Bedroom
4.00×3.50 m²

Bedroom 1
4.90×3.80 m²

Master Bathroom
2.50×1.30 m²

Bathroom
2.35×2.25 m²

Dressing
2.500×1.35 m²

Terrace 2
1.30×1.45 m²

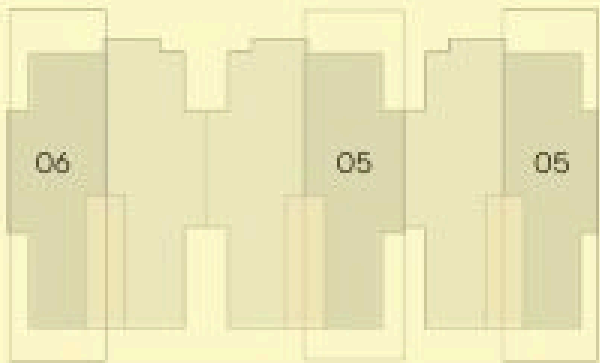
Living Room
6.35×3.35 m²

Bedroom 2
3.50×3.55 m²

Terrace 1
3.30×1.30 m²

Corridor
1.10×7.50 m²

Penthouse B Area 225 m²



Master Bedroom
3.20×3.00 m²

Bedroom 1
4.10×3.75 m²

Master Bathroom
3.15×1.55 m²

Bathroom
2.20×2.15 m²

Dressing
1.70×1.65 m²

Terrace 2
1.20×1.25 m²

Lobby
1.80×2.35 m²

Bedroom 2
3.60×3.45 m²

Living Room
6.35×3.35 m²

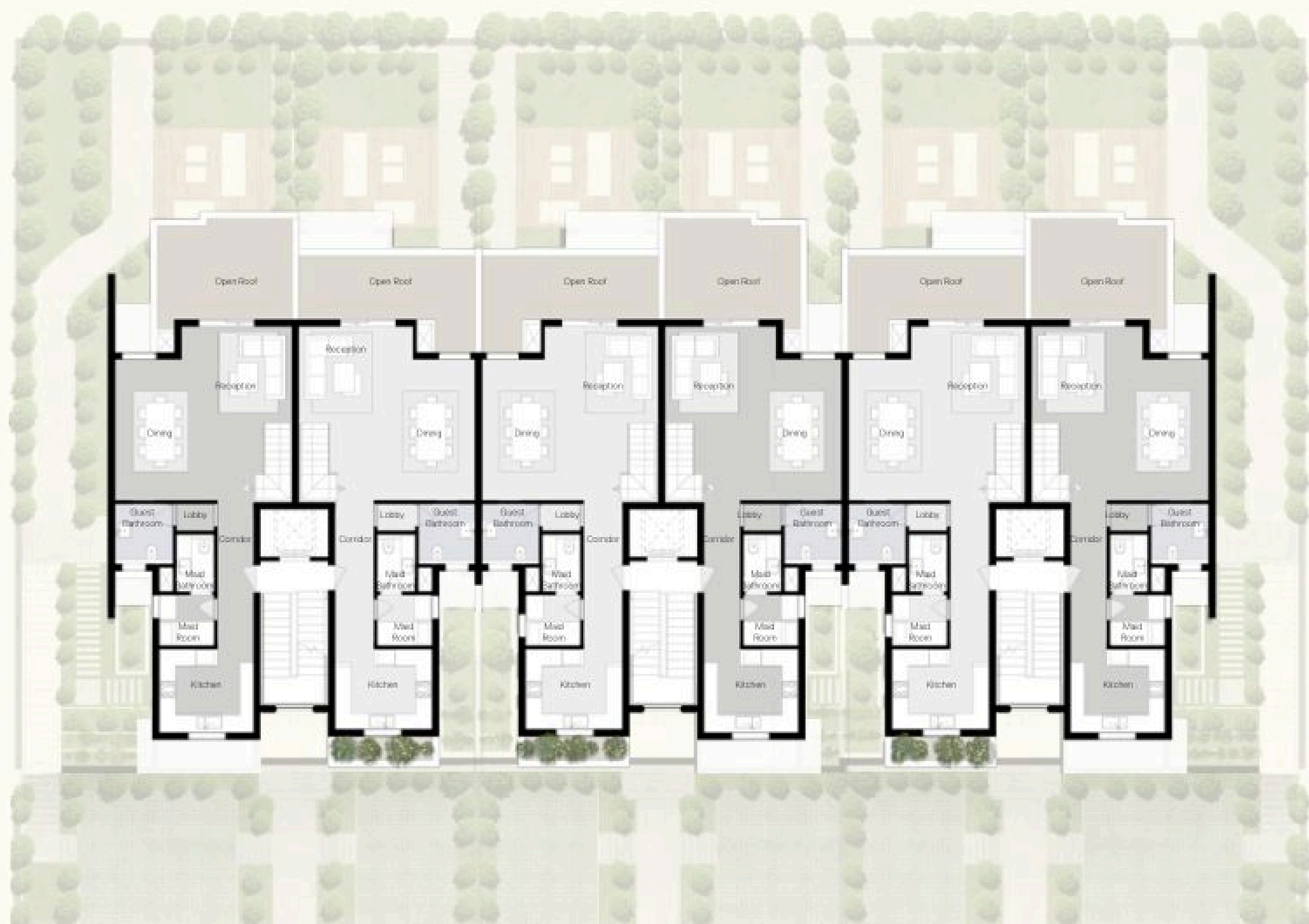
Terrace 3
4.45×2.15 m²

Terrace 1
1.25×1.65 m²

Corridor
1.10×6.50 m²

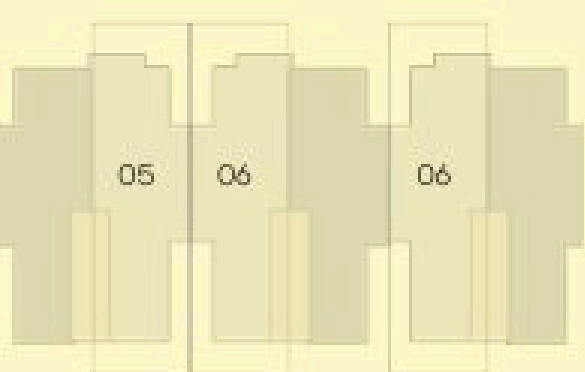
CITY DUPLEX

ROOF FLOOR



Penthouse A Area
225m²

Open Roof Area
19m²



Reception & Dining
6.25×6.35 m²

Lobby
1.00×1.45 m²

Kitchen
3.50×2.90 m²

Corridor
1.30×5.40 m²

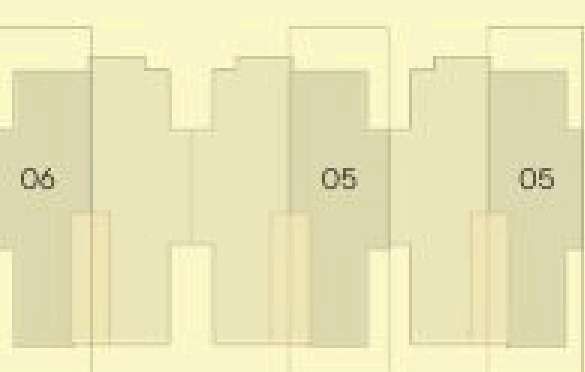
Maid Room
1.85×2.10 m²

Maid Bathroom
2.00×1.45 m²

Guest Bathroom
2.05×2.15 m²

Penthouse B Area
225m²

Open Roof Area
21m²



Reception & Dining
6.25×6.35 m²

Lobby
1.00×1.35 m²

Kitchen
3.40×3.00 m²

Corridor
1.30×5.40 m²

Maid Room
1.85×2.00 m²

Maid Bathroom
2.00×1.35 m²

Guest Bathroom
2.10×2.15 m²

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VALLEY DUPLEX



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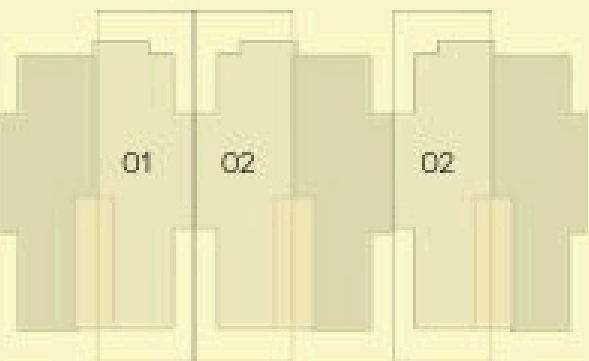
ROOF DUPLEX

VALLEY DUPLEX

LOWER GROUND FLOOR



Garden Duplex A Area
240m²



Living Room
4.80×4.80 m²

Reception & Dining
5.30×6.35 m²

Kitchen
3.50×3.50 m²

Maid Room
1.85×2.25 m²

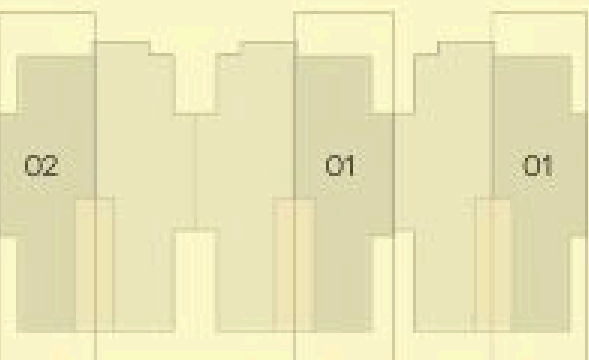
Maid Bathroom
1.85×1.65 m²

Guest Bathroom
1.85×2.05 m²

Lobby
1.05×1.65 m²

Corridor
1.10×5.25 m²

Garden Duplex B Area
240m²



Living Room
3.80×4.85 m²

Reception & Dining
5.30×6.35 m²

Kitchen
3.45×3.75 m²

Maid Room
2.20×2.00 m²

Maid Bathroom
1.80×1.85 m²

Guest Bathroom
1.80×2.15 m²

Lobby
1.00×1.85 m²

Corridor
1.10×5.25 m²

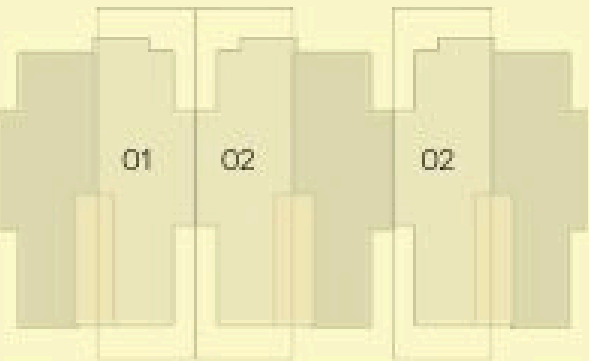
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VALLEY DUPLEX

GROUND FLOOR



Garden Duplex A Area
240m²



Master Bedroom
3.00×3.20 m²

Master Bathroom
3.80×1.75 m²

Dressing
1.55×1.70 m²

Lobby
1.30×1.80 m²

Living Room
3.50×6.35 m²

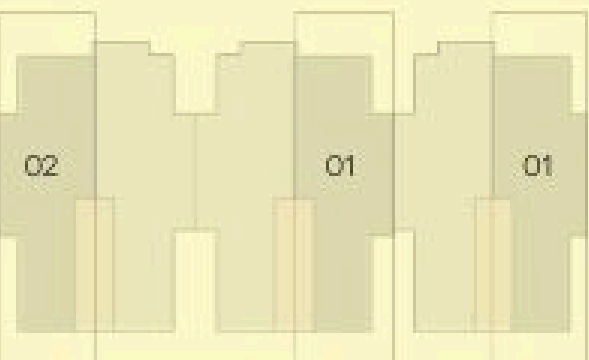
Bedroom 1
3.65×3.50 m²

Bathroom
2.40×1.95 m²

Bedroom 2
4.00×3.50 m²

Corridor
6.40×1.45 m²

Garden Duplex B Area
240m²



Master Bedroom
2.80×4.85 m²

Master Bathroom
2.00×2.10m²

Dressing
1.50×2.15 m²

Lobby
1.10×2.30 m²

Living Room
6.35×3.15 m²

Terrace 1
0.95×5.00 m²

Terrace 2
2.35×1.30 m²

Bedroom 1
3.60×3.50 m²

Bathroom
2.00×2.05 m²

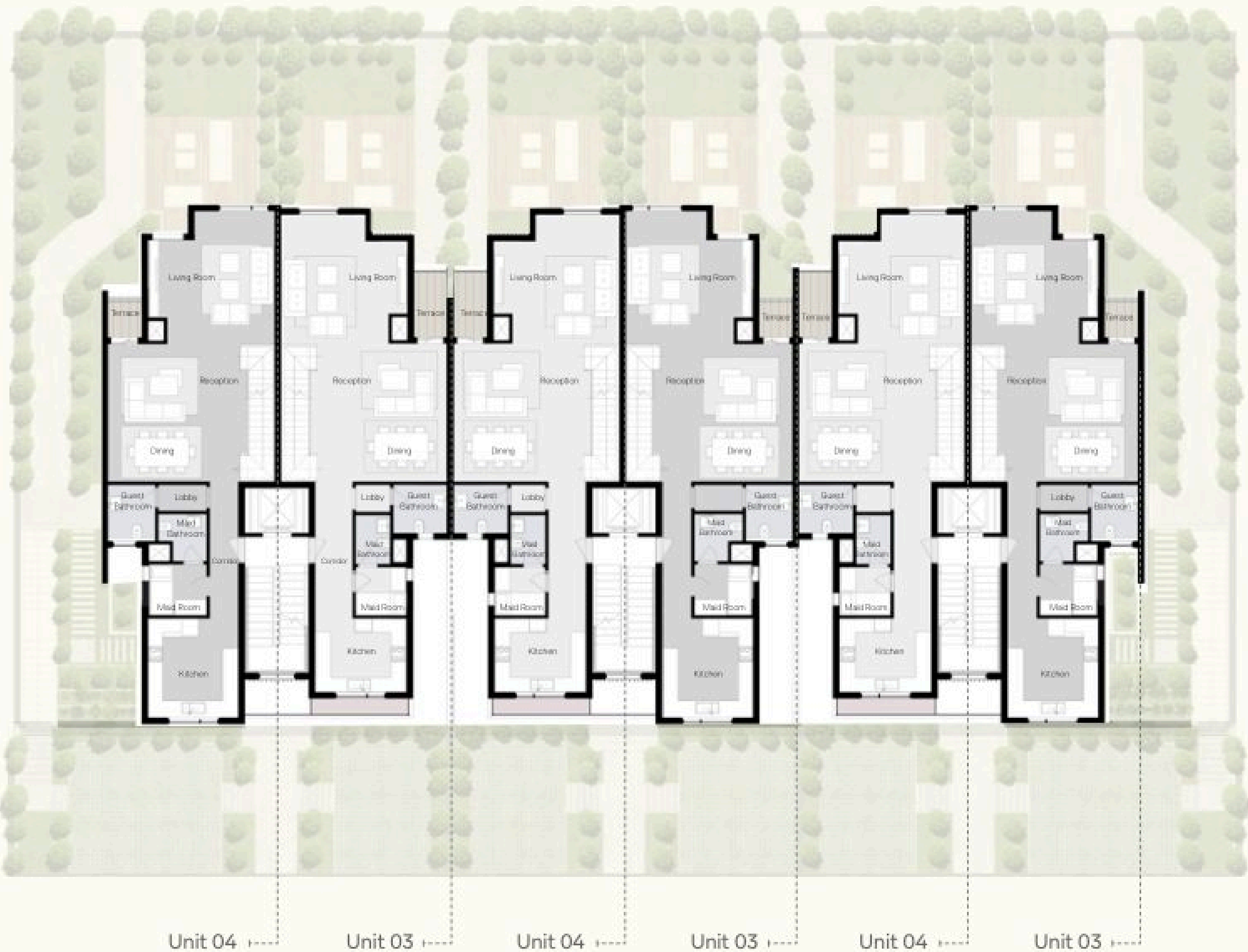
Bedroom 2
3.65×3.45 m²

Corridor
6.00×1.30 m²

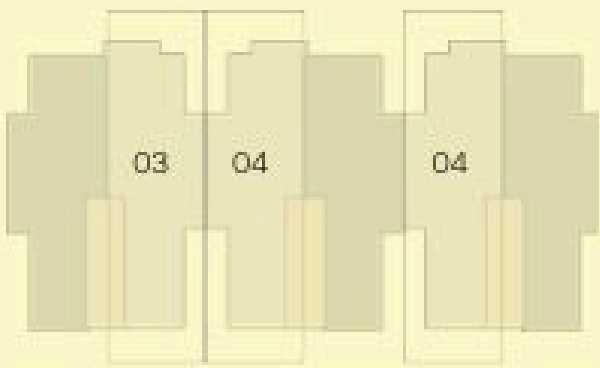
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VALLEY DUPLEX

FIRST FLOOR

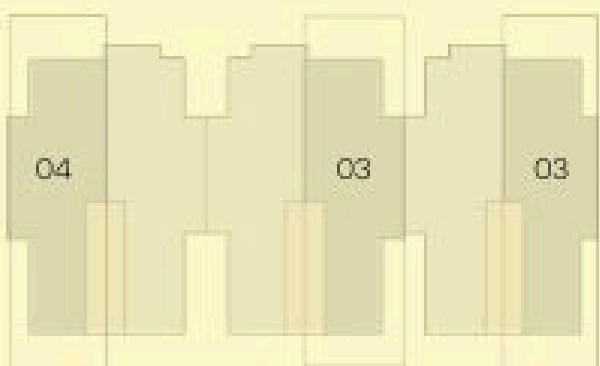


Roof Duplex A Area
313m²



- Living Room**
4.80×4.95 m²
- Reception & Dining**
5.30×6.35 m²
- Terrace**
5.55×1.25 m²
- Kitchen**
3.50×2.80 m²
- Maid Room**
1.85×2.25 m²
- Maid Bathroom**
1.85×1.65 m²
- Guest Bathroom**
1.85×2.05 m²
- Lobby**
1.05×1.65 m²
- Corridor**
1.10×5.25 m²

Roof Duplex B Area
318m²



- Living Room**
4.85×5.10 m²
- Reception & Dining**
5.25×6.35 m²
- Terrace**
1.55×1.30 m²
- Kitchen**
3.45×3.80 m²
- Maid Room**
2.25×2.00 m²
- Maid Bathroom**
1.80×1.85 m²
- Guest Bathroom**
1.80×2.15 m²
- Lobby**
1.00×1.85 m²
- Corridor**
1.10×5.25 m²

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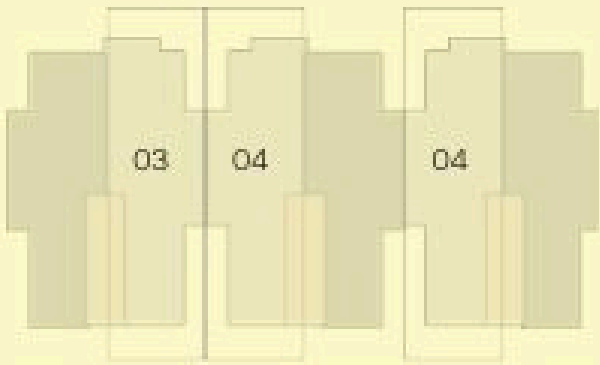
VALLEY DUPLEX

SECOND FLOOR



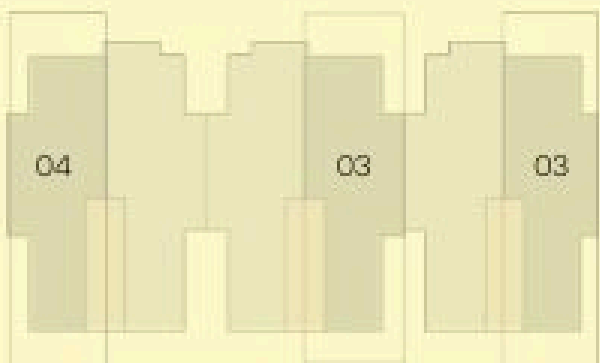
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Roof Duplex A Area 313m²



- Master Bedroom**
4.10×3.55 m²
- Master Bathroom**
2.50×1.30 m²
- Dressing**
2.80×1.35 m²
- Terrace 1**
1.15×3.35 m²
- Living Room**
3.30×6.35 m²
- Bedroom 1**
3.65×3.95 m²
- Bathroom**
2.60×2.10 m²
- Terrace 2**
1.20×1.30 m²
- Bedroom 2**
4.30×3.50 m²
- Corridor**
6.75×1.30 m²

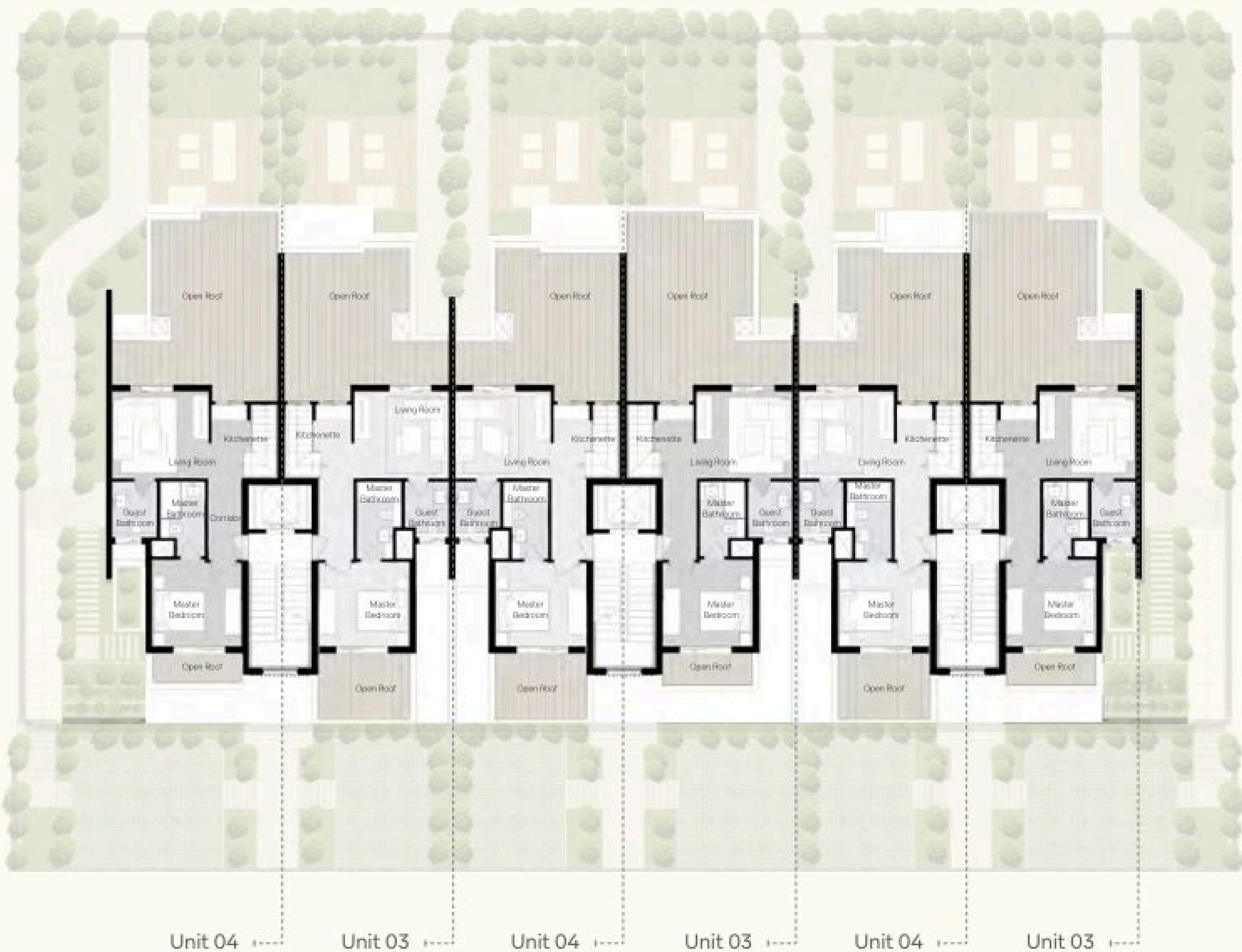
Roof Duplex B Area 318m²



- Master Bedroom**
3.20×3.00 m²
- Master Bathroom**
3.70×1.55 m²
- Dressing**
1.70×1.65 m²
- Lobby**
1.85×2.35 m²
- Terrace 1**
1.50×1.30 m²
- Living Room**
6.35×3.35 m²
- Bedroom 1**
3.55×4.10 m²
- Bathroom**
2.10×2.00 m²
- Terrace 2**
1.20×1.25 m²
- Bedroom 2**
3.60×3.45 m²
- Terrace 3**
4.00×0.80 m²
- Corridor**
6.00×1.30 m²

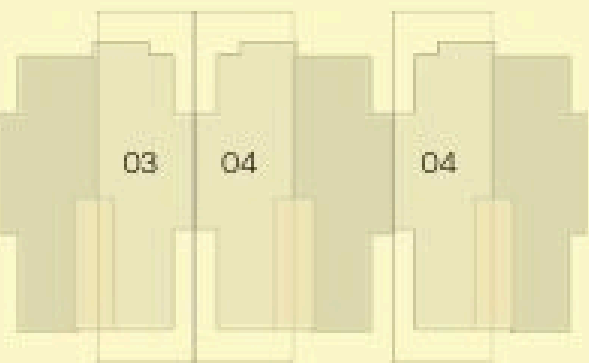
VALLEY DUPLEX

ROOF FLOOR



Roof Duplex A Area
313m²

Open Roof Area
44m²



Master Bedroom
3.25×3.55 m²

Guest Bathroom
2.15×1.70 m²

Master Bathroom
2.95×1.70 m²

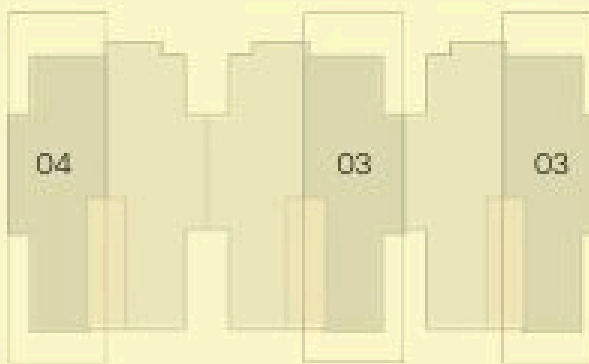
Kitchenette
1.50×1.50 m²

Living Room
3.35×3.70 m²

Corridor
1.30×3.15 m²

Roof Duplex B Area
318m²

Open Roof Area
47m²



Master Bedroom
3.35×3.45 m²

Guest Bathroom
2.15×1.70 m²

Master Bathroom
2.90×1.70 m²

Kitchenette
1.50×1.50 m²

Living Room
3.35×3.70 m²

Corridor
1.30×3.15 m²

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THE DEVELOPER

Since its inception in the market, PRE has gained a trusted reputation for its multidisciplinary expertise in the financial, and industrial sector, in addition to real estate development and construction.

The company aims at re-imagining integrated living from an innovative perspective to deliver exceptional communities that not only enrich the lives of its residents, but also inspire personal growth and natural harmony at every touch point.

PRE's track record of successes include an impressive portfolio of residential developments in prime locations across Egypt -from city to sea - including Stone Residences, New Cairo, Hadaba, 6th of October, Jebel Sokhna and finally The Brooks in the 5th Settlement.

The company's commitment to world-class quality, refined architecture and best in class amenities has resulted in 2790 satisfied clients, served by 156 dedicated employees in 5 branches to generate 8 Billion EGP in sales, as well as a timely delivery of 790 units.

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