
ZONES OF GROWTH
DEVELOPMENTS
TM
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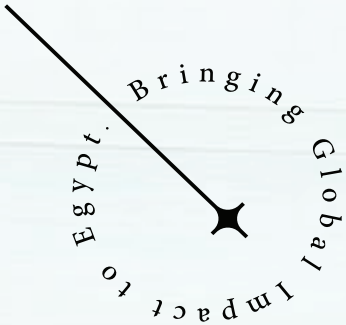
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Adding a FLW to our Zones of Growth



# OUR STORY

ZG Developments rooted in a legacy of construction excellence, ZG Developments emerges as a beacon of sophistication and luxury in the Egyptian real estate landscape. Founded in 1987 under Commercial Registration Number 261814, ZG Developments traces its lineage to the esteemed Nile Housing and Urban Development Company.

ZG

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# VISION

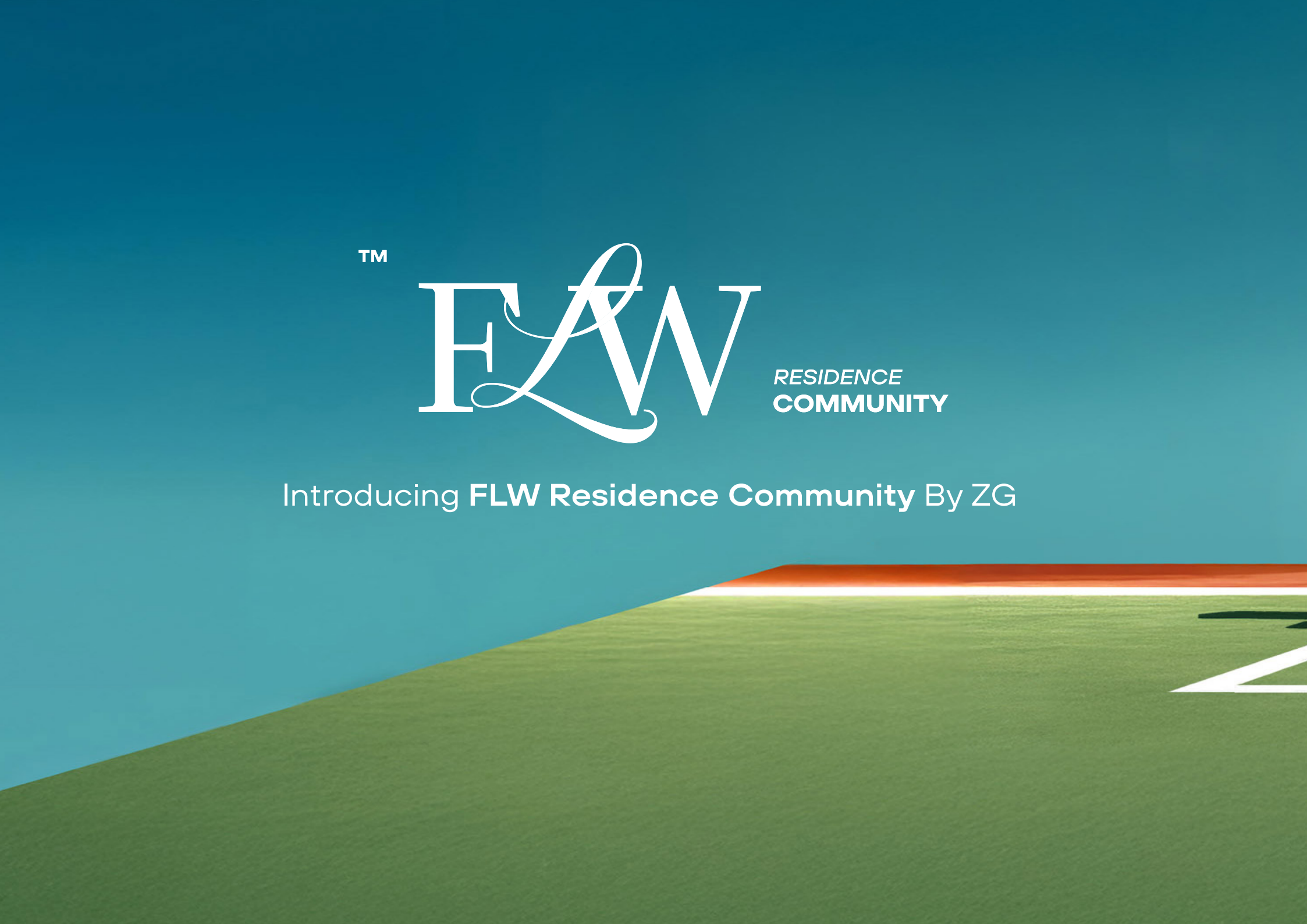
We envision being at the forefront of building exceptional communities, by meticulously designing, constructing, and managing every aspect of our property projects. We aspire to set the standard for quality and professionalism, crafting innovative living spaces that redefine luxury, and enrich quality of life.



# MISSION

We aim to grow through lasting partnerships, consistently elevating our standards in design, development, and construction. Our commitment goes beyond the build—crafting refined homes, vibrant communities, and delivering a seamless experience from vision to reality.




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Introducing FLW Residence Community By ZG

ZG ZONES OF GROWTH®
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From ZG Developments comes FLW — a thoughtfully curated residential community built to resonate with the needs, rhythms, and aspirations of modern residents.

Where Peace **Finds You**

™

FLW

*RESIDENCE*
**COMMUNITY**






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COMMUNITY

# Live in the **Flow of Life**

The world around you is beautiful when the world within you is peaceful.

At FLW, life moves in harmony. It is where serenity meets sophistication, where every space is designed to let you breathe, unwind, and truly live. Inspired by the effortless rhythm of nature and the elegance of simplicity, FLW is more than a place—it is a state of mind.

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# THE CONCEPT

Here, you do not just exist—you FLW. Through moments of stillness, through spaces that inspire, through a lifestyle that feels as natural as the breeze.

**Find your peace. Find your flow. Welcome to FLW.**





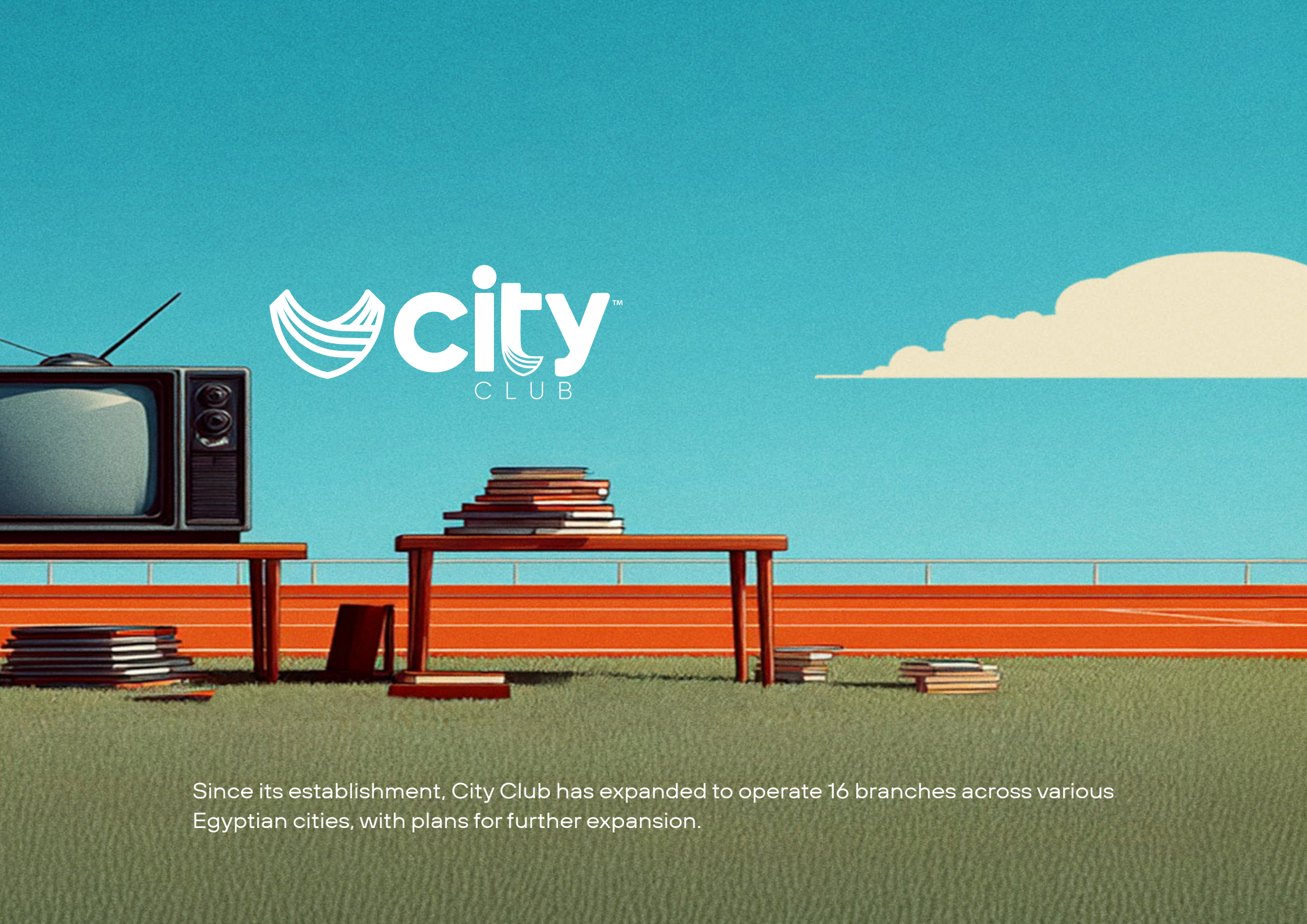

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city™
CLUB



# INTRODUCING CITY CLUB

City Club is a premier sports and social destination, managed by Estadat Sports Investment. It is one of Egypt’s leading chains of sports and social clubs, offering a comprehensive lifestyle experience that combines fitness, recreation, and community engagement.




Since its establishment, City Club has expanded to operate 16 branches across various Egyptian cities, with plans for further expansion.

The clubs provide state of art facilities including professional sports academies supervised by Olympic and world champions, fully equipped gyms, e-sports centers, children's play areas, women's centers, cultural spaces, theaters, conference halls, as well as retail outlets, restaurants, and cafes.

city™
CLUB



Recognized as Egypt’s first smart club, City Club integrates advanced technology to enhance the member experience. Through strategic partnerships with financial institutions, City Club offers flexible membership payment options such as installments, making a premium lifestyle accessible to a wider audience. This combination of excellence, innovation, and community focus positions City Club as a premier destination for anyone seeking a vibrant and balanced lifestyle in Egypt.



# THE COLLABORATION

As part of its commitment to offering a fully integrated and elevated lifestyle, ZG Developments has signed a strategic partnership with Estadat Sports Investment, granting exclusive City Club memberships to residents of FLW Residence in West Cairo.

Through this collaboration, homeowners will enjoy direct access to a wide range of sports, social, and family-oriented activities at the neighboring City Club branch — including Olympic-level sports academies, fitness facilities, cultural hubs, and entertainment zones.

It is more than convenience — **it is a lifestyle** rooted in wellbeing, connection, and everyday enrichment, designed to bring balance and joy to every member of the community.

# LOCATION

FLW Residence Community by ZG is where living flows effortlessly—blending smart design, vibrant community, and a location that connects it all. Situated on Al Wahat Road, in front of MSA University.



FLW Residence Community by ZG invites you to experience serenity without stepping away from life's vibrant flow with just

Stay close to everything that matters:

3 Minutes

Modern Sciences & Arts University (MSA)

4 Minutes

Wadi Degla Club, 6th of October

7 Minutes

Al Hosary Mosque (Hosary Square)

8 Minutes

Mall of Egypt

10 Minutes

Mall of Arabia

3 Minutes

City Club

Where convenience flows, life follows.







™

F&W

*RESIDENCE*
**COMMUNITY**

# FACILITIES

Mosque

Nursery

Landscapes

Water Features

Commercial Area

CCTV

Smart Gates

MOSQUE

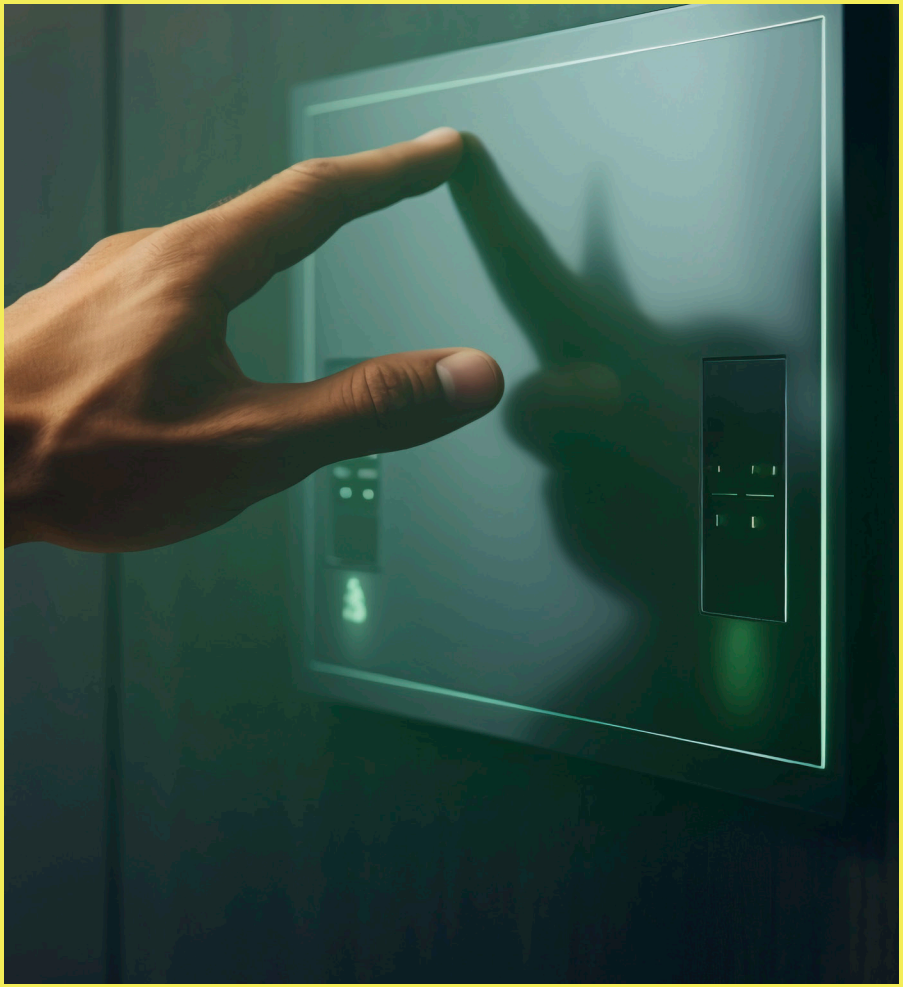




NURSERY

LANDSCAPES





SMART GATE

## CCTV





## WATER FEATURES

# COMMERCIAL AREA




Live in the Flow of Life


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# PARTNERSHIPS

FLW Residence stands as a testament to visionary collaboration. The project is proudly developed through a strategic partnership between ZG Developments and Estadat Sports Investment Company, combining real estate excellence with a deep-rooted commitment to community enrichment.

ZG ZONES OF GROWTH® DEVELOPMENTS

estadat SPORTS INVESTMENT

FLW™ RESIDENCE COMMUNITY

city CLUB

In addition, FLW Residence joins hands with City Club to bring residents a dynamic lifestyle experience—infused with wellness, recreation, and a true sense of belonging. These partnerships reflect our promise to create more than homes, but complete living environments designed around you.



# PROJECT HIGHLIGHTS

01

Residential Compound.

02

Commercial area.

03

Total Area: 8 acres.

04

Residential Buildings:
20 distinct residential buildings.

# PROJECT RENDERS
















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