20 24

ROUDY

RESIDENCE

CRAFTED FOR FINE LIVING

ZAYA DEVELOPMENTS

The name ‘Zaya’ inherently embodies the essence of destiny, symbolizing a commitment to crafting destinations that enhance the quality of life.

For more than two decades, we demonstrated an unwavering commitment to crafting upscale residential communities in the new 6th of October and Zayed City, embarking on a new journey to fulfill the investment aspirations of our clients.

Over the course of 21 years, we aimed to redefine urban landscapes by creating integrated communities that seamlessly blend residential, commercial, and administrative spaces.

Through innovative design, and a dedication to enhancing the quality of life through the quality of design, location, flexibility, sustainable practices, and a commitment to excellence.

ZAYA DEVELOPMENTS





THE STORY BEHIND ROUDY RESIDENCE

Following the serial success of our LA CASTLE 6 projects, our goal of achieving premium quality of living continues at its escalating pace, steadfast in our commitment to providing our clients with a wide range of transformative products, locations, and experiences.

Roudy Residence is the epitome of fine living in New Zayed City.

With a wide range of Villas of different styles and similar elegance, the compound features high-quality facilities in every detail, composing an integrated yet exclusive experience for your tranquility and family’s relief.

LOCATION

NESTLED IN NEW ZAYED CITY - BASIN 11

Roudy Residence crowns the main road with a width of 60 meters, making it more accessible and minutes away from all your needs.

10
MINUTES FROM
CAIRO - ALEXANDRIA
DESERT RD

7
MINUTES FROM
DAHSHUR
LINK

7
MINUTES FROM
BEVERLY HILLS
ZAYED

10
MINUTES FROM
EL-SHEIKH ZAYED
CITY

10
MINUTES FROM
MALL OF
ARABIA

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6TH OF
OCTOBER CITY

3
MINUTES FROM
THE MIDDLE
RING ROAD

PRESENCE

WE’VE MADE WHAT YOU’RE LOOKING FOR ROUDY RESIDENCE

has a range of villa types; From spacious Stand-alone villas and well-balanced twin houses to urban townhouses.

You can find villas different in style and size, but they all share the same elegance and noble presence, making your home compound a destination for fine living in New Zayed.



EXCLUSIVITY

FREE FROM THE ABUNDANCE OF MODERN CONSTRUCTIONS

Roudy Residence’s first phase is built on an area of 5 acres where a mere 15% is dedicated to architectural structures, leaving a generous 85% devoted to greenery and water features.



Amidst the varied villa designs, the compound stands out for its sense of exclusivity. Here, a select number of units afford them, allowing for an unhurried appreciation of landscapes.



SECURITY

EMBRACING TECHNOLOGY IN YOUR FAMILY’S SAFETY

A gated community that embeds technology for our residents’ safety, with electric gates that identify residents reducing wasted time when entering your home compound, and 24-hour security to ensure you and your family live your best life with no worries in mind.

LANDSCAPE

ELEVATE YOUR WELL-BEING THROUGH EVERY SECOND OF YOUR LIFE

Exposure to nature has been linked to reduced stress levels and improved mental well-being. The calming effects of greenery and water features can positively impact mood and contribute to a sense of peace and contentment.

Beyond the functional benefits, green landscapes and water features add aesthetic value to your environment. For that, we've made a mere 15% of the compound dedicated to buildings while 85% is devoted to greenery and water features.

The visual appeal of lush greenery or the tranquility of a flowing stream creates a harmonious connection between urban living and the natural world.



COMMUNITY

FEEL YOURSELF IN A WORLD SIMILAR TO YOURS

In a diverse metropolis, we all look for similar people to share our neighborhoodwith, around whom we feel comfortable and involved, and who are closest to us.

In Roudy Residence, our neighborhood is our most valuable asset.

KIDS AREA

A PLACE WHERE YOUR CHILDREN WILL BE ATTACHED TO THEIR HOME

They will always want to connect with their neighborhood friends, spend time enhancing their skills, develop their personalities, and have fun with players of their age.





SPACES

CHANGE YOUR HOME STYLE HOWEVER, YOU WISH

Roudy Residence homes are designed in a flexible method that allows you to change the styles of your home in multiple ways without any restrictions or a specific design that fits your home structure.

We believe that your home should express your unique sense.





HIGH CEILING

A LIVING SPACE THAT TRANSCENDS THE ORDINARY

Enjoy the fine heights of your home, where you discover ambitious spaces tailored to your style – be it standalone villas, twin houses, or townhouses, high-ceiling homes create an atmosphere of opulence and sophistication.





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PHASE 1

SOLD OUT

MASTER PLAN - NEW PHASE

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PHASE 2

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ENTRANCE 1

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ENTRANCE 1

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TWIN HOUSE

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TWIN HOUSE

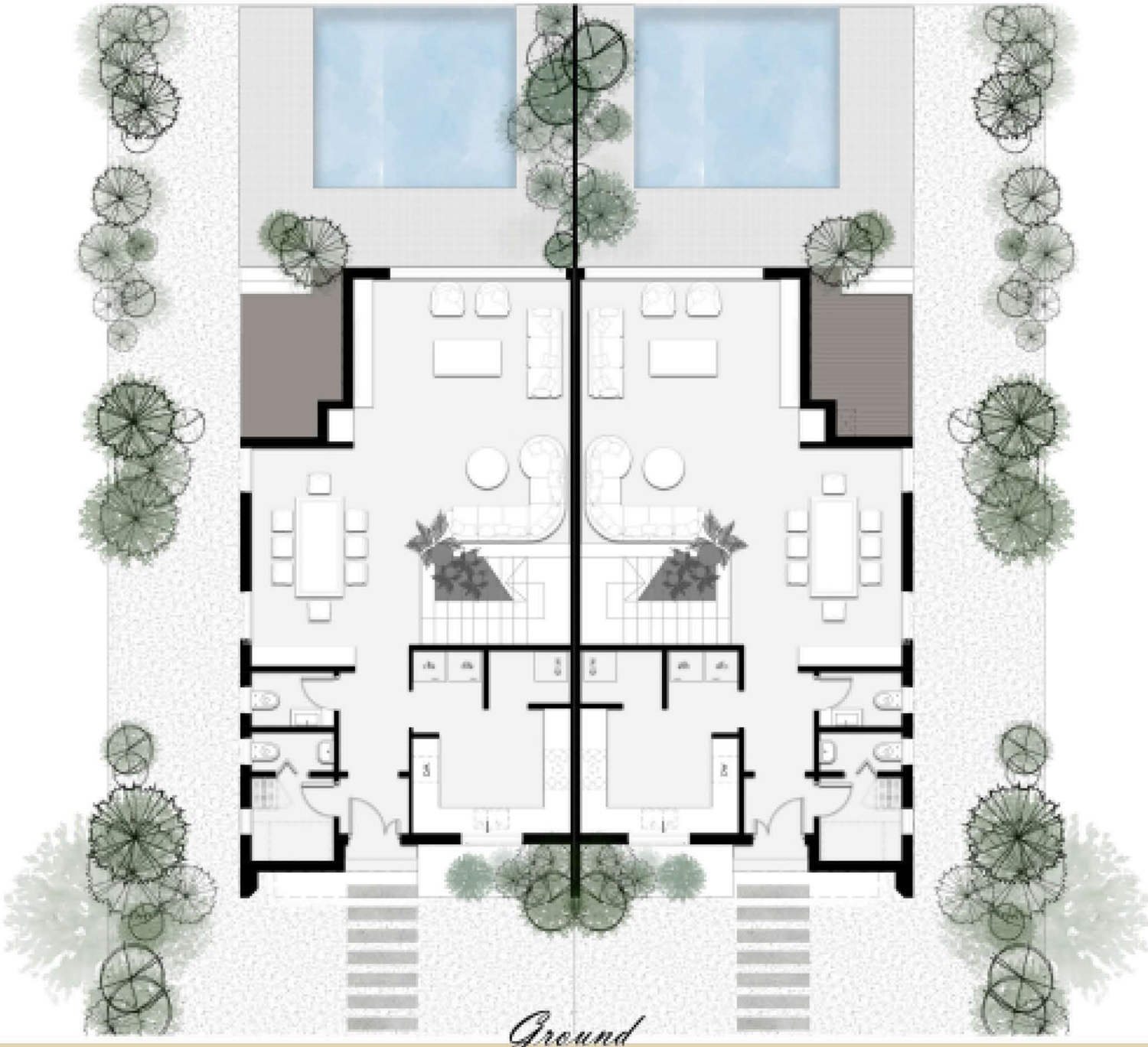
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TWIN HOUSE

280 m²



Ground
Floor Plan

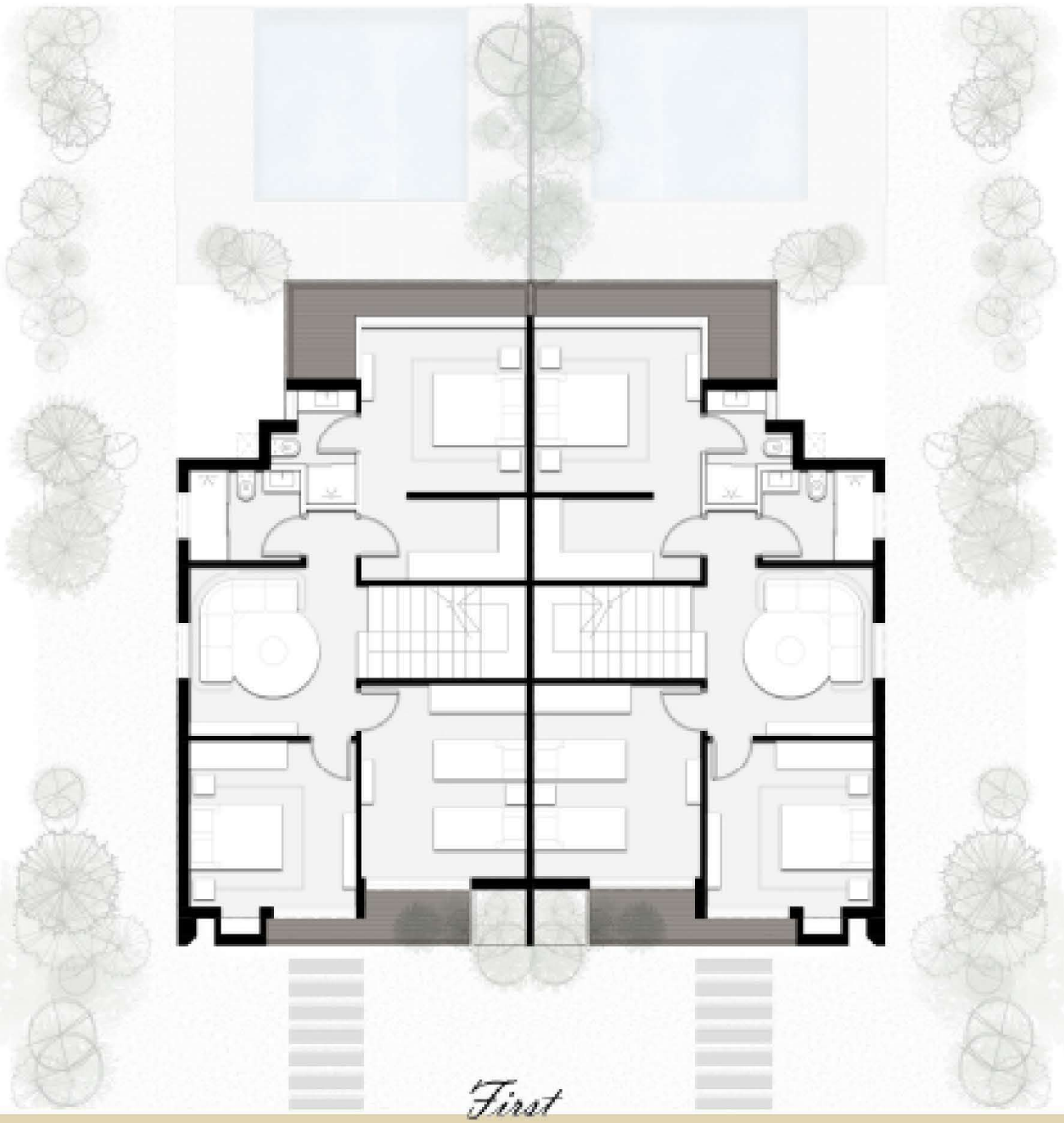
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TWIN HOUSE

280 m²



First

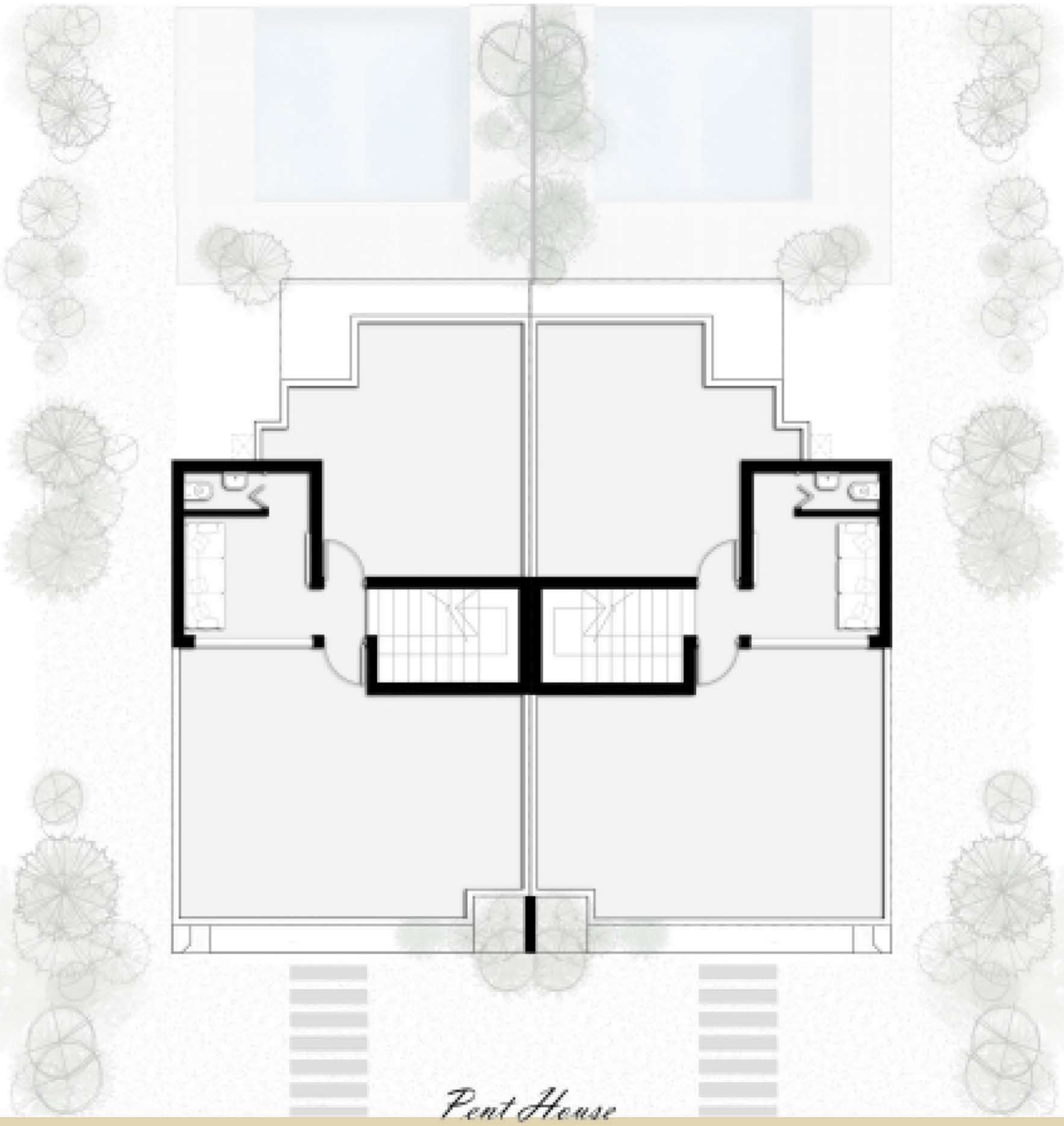
Floor Plan

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TWIN HOUSE

280 m²



Pent House

Floor Plan

ROUDY RESIDENCE

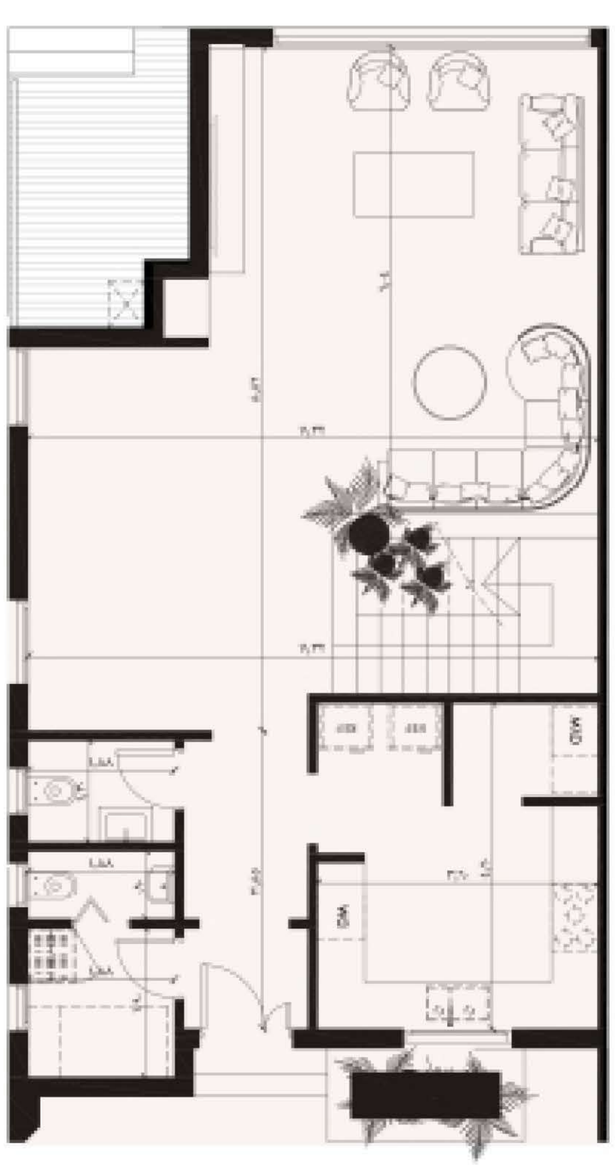
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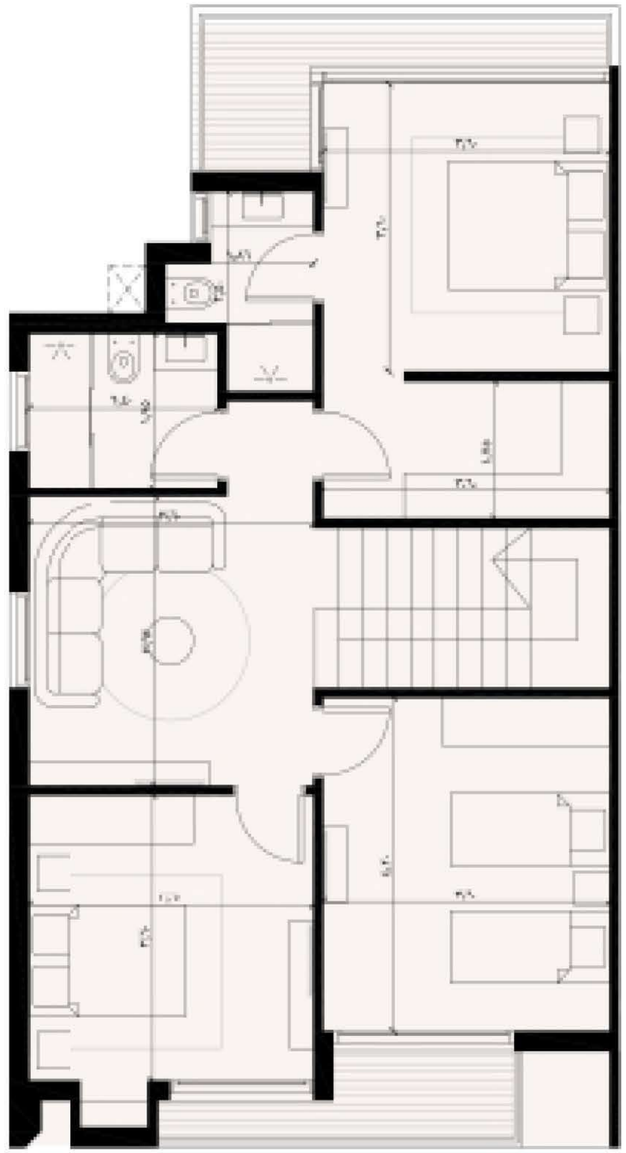
TWIN HOUSE

Built Up Area

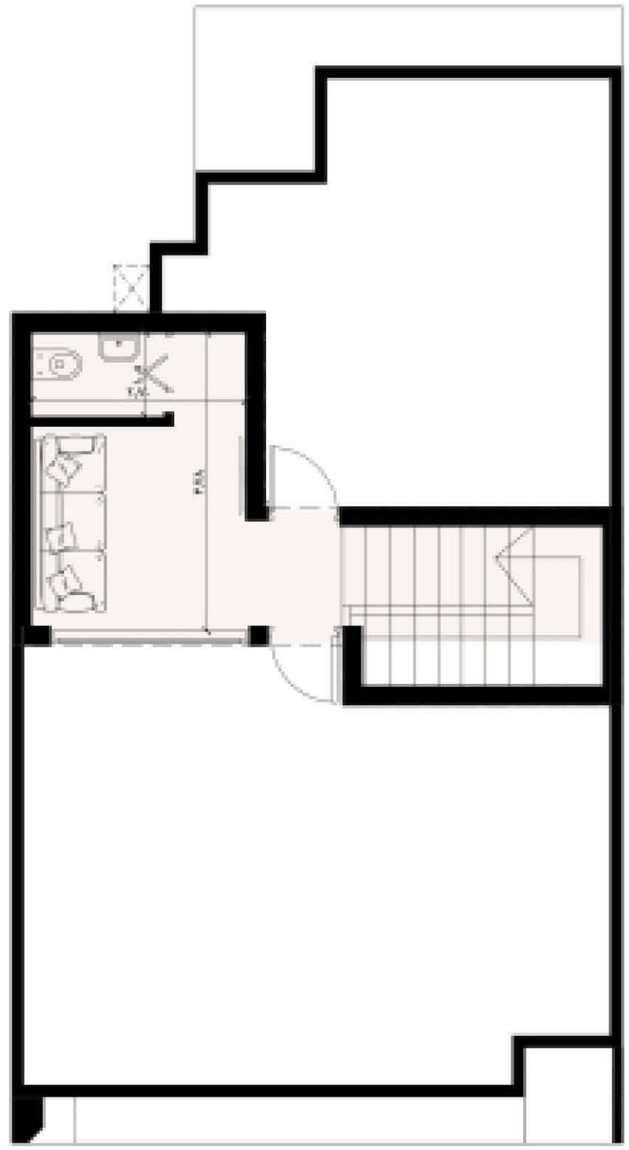
280 m²



Ground
Floor Plan



First
Floor Plan



Pent House
Floor Plan



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TOWN HOUSE

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TOWN HOUSE

260 m²



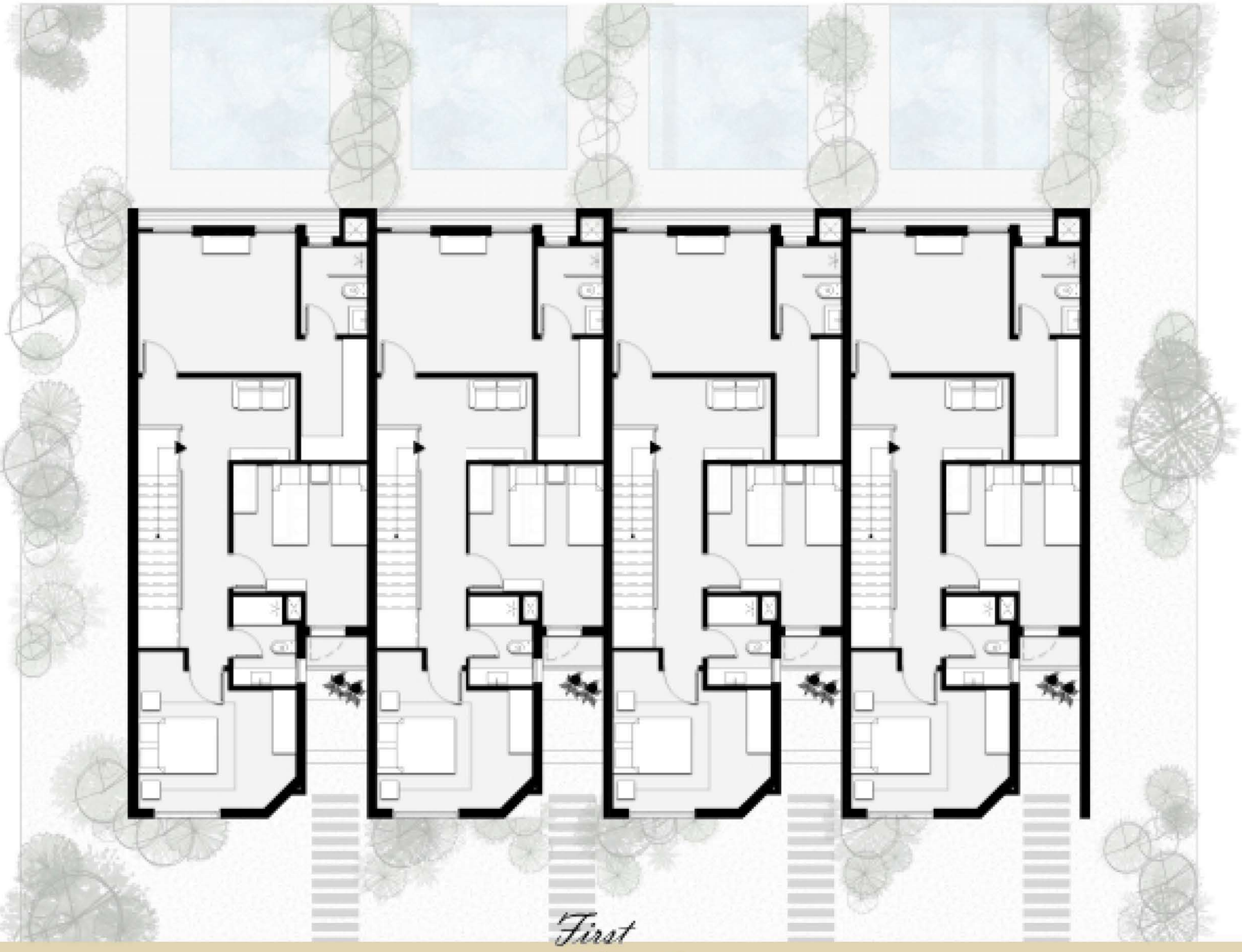
Ground
Floor Plan

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TOWN HOUSE

260 m²



First

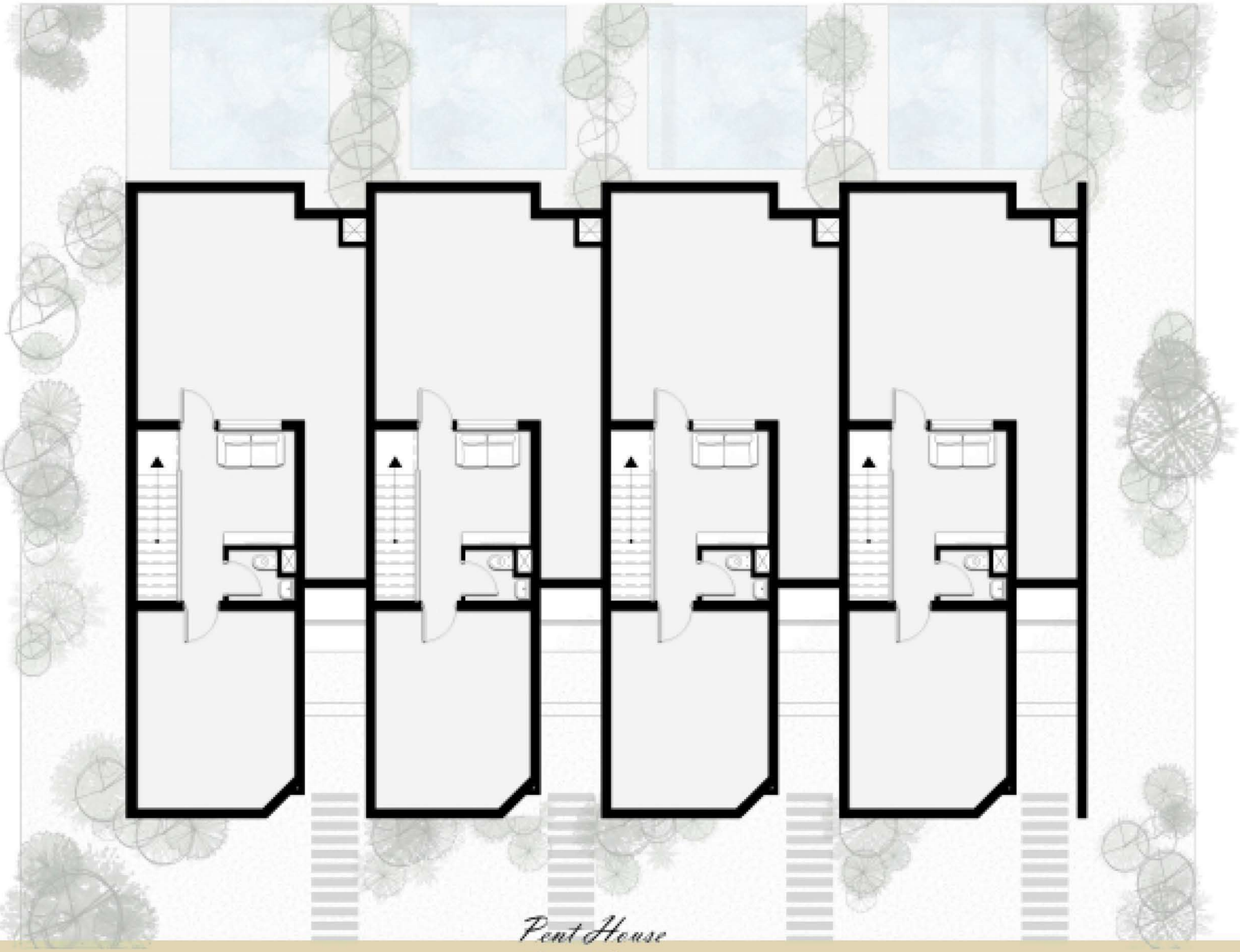
Floor Plan

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TOWN HOUSE

260 m²



Pent House

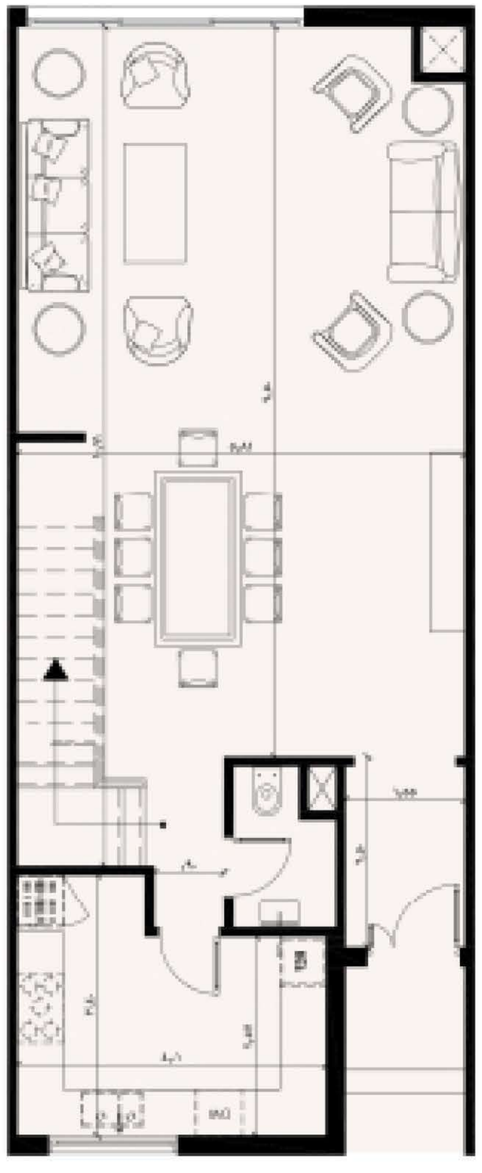
Floor Plan

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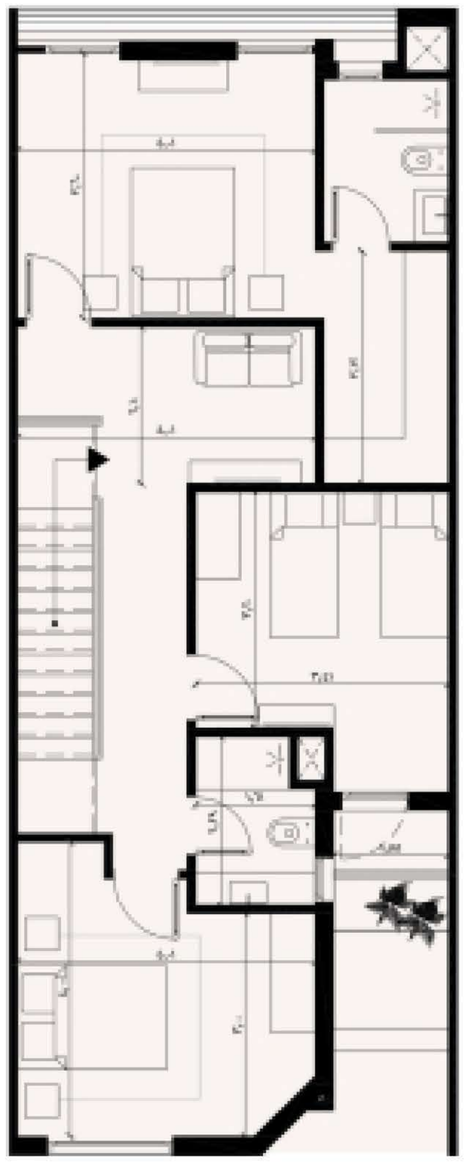
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TOWN HOUSE

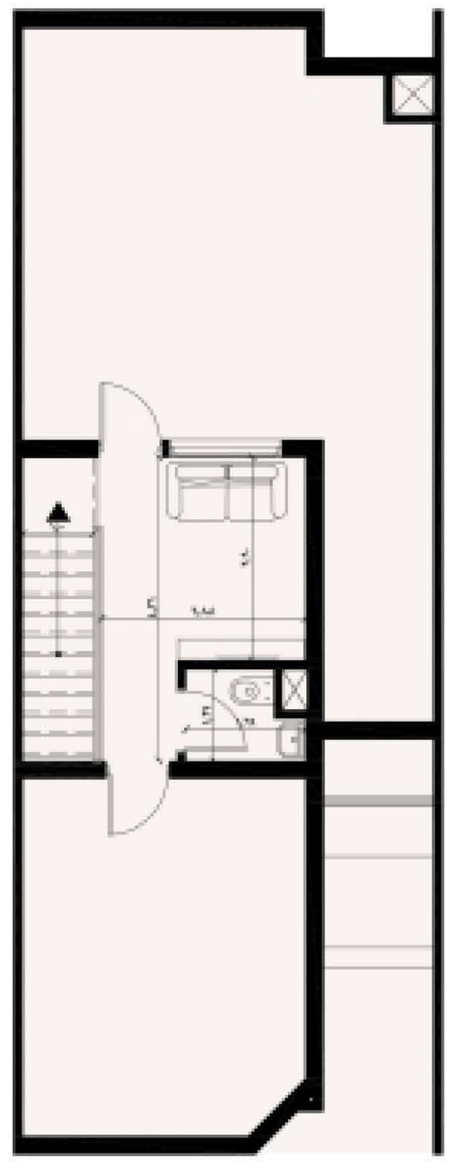
Built Up Area
260 m²



Ground
Floor Plan



First
Floor Plan



Pent House
Floor Plan

INTERIOR

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ROUDY BENEFITS

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CLUB HOUSE

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RUNNING TRACK

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GYM

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SECURITY CAMERAS

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ELECTRONIC GATES

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BBQ

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