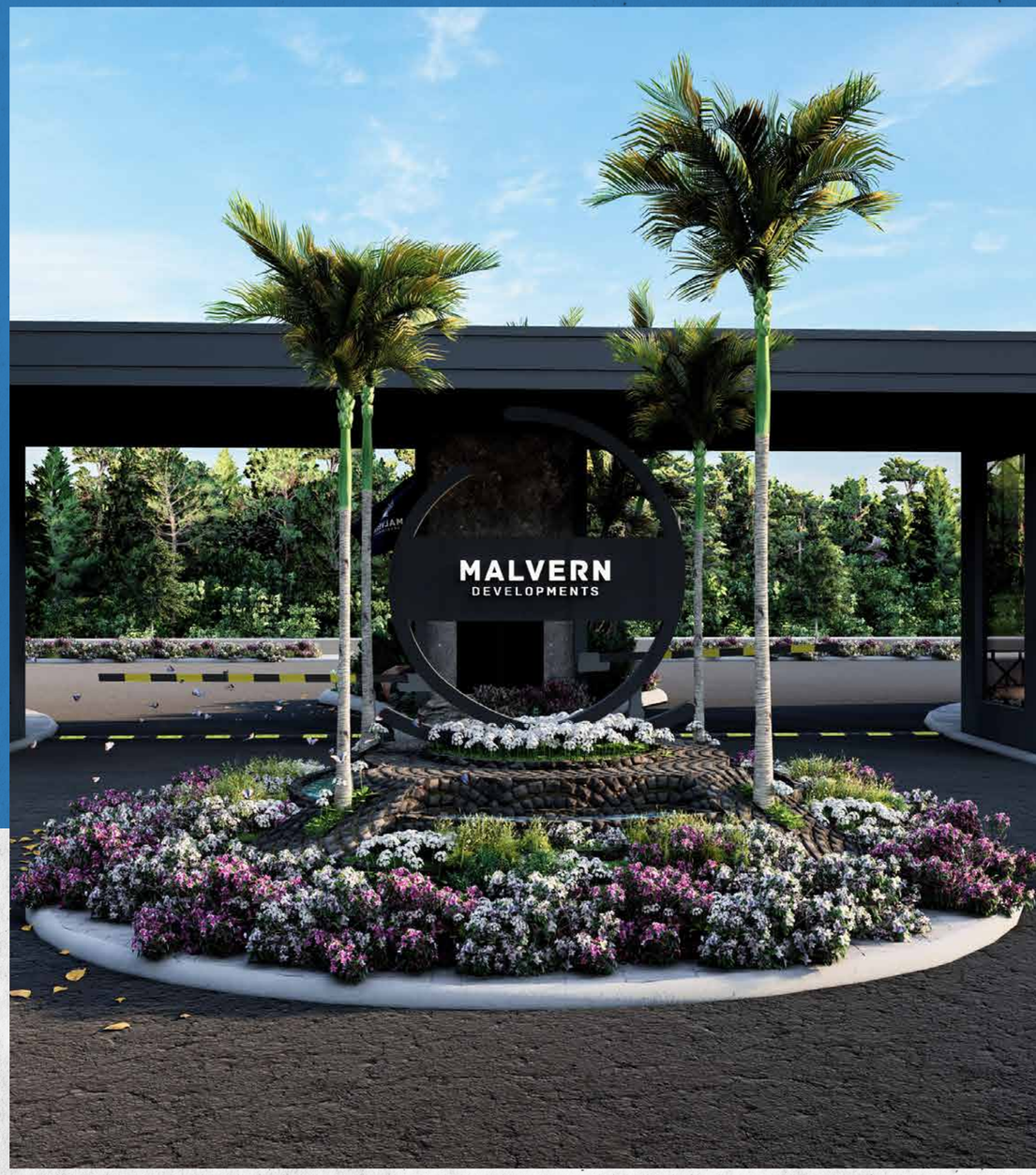

YAMOUR
New Zayed

ABOUT US.

At **MALVERN DEVELOPMENTS,** we specialise in creating boutique luxury compounds & summert resorts, in some of the country's most prime locations, including west Cairo & the north coast.

Backed by a pool of investors, **MALVERN DEVELOPMENTS** upholds international standards of quality & work together with highly qualified engineering & design firms & consultants to deliver projects that innovate to enhance the user's experience



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Introducing our newest compound, an exquisite haven boasting a vast and captivating landscape along with an array of top-notch facilities. Nestled amidst picturesque surroundings, this compound offers an enchanting escape from the hustle and bustle of city life. The sprawling grounds encompass lush gardens, serene lakes, and rolling green hills, providing a sense of tranquillity and visual delight. Furthermore, the abundance of facilities caters to your every need and desire.

LOCATION.

Your ideal spot

- **2** min from El Daery Awsaty.
- **10** minutes from Mehwar Eldabaa and Alexanderia desert road.
- In the heart of October's Golden Square.
- **5** min from Grand Heights, Nyom October Mountain view chillout park.
- **7** min from October Elhossary square.



MASTERPLAN.

Your dream is becoming real

Prime location in the heart of the golden square where every unit overlooks large landscape area.

- STAND ALONE **TYPE H**
- STAND ALONE **TYPE V**
- 3 TOWNHOUSE
- COMMERCIAL AREA



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COMMERCIAL AREA

Escape to tranquillity in our luxurious outdoor commercial area
with a relaxing & beautiful outdoor view.

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ELECTRIC GATES



COMMERCIAL AREA



COMMERCIAL AREA



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COMMERCIAL AREA





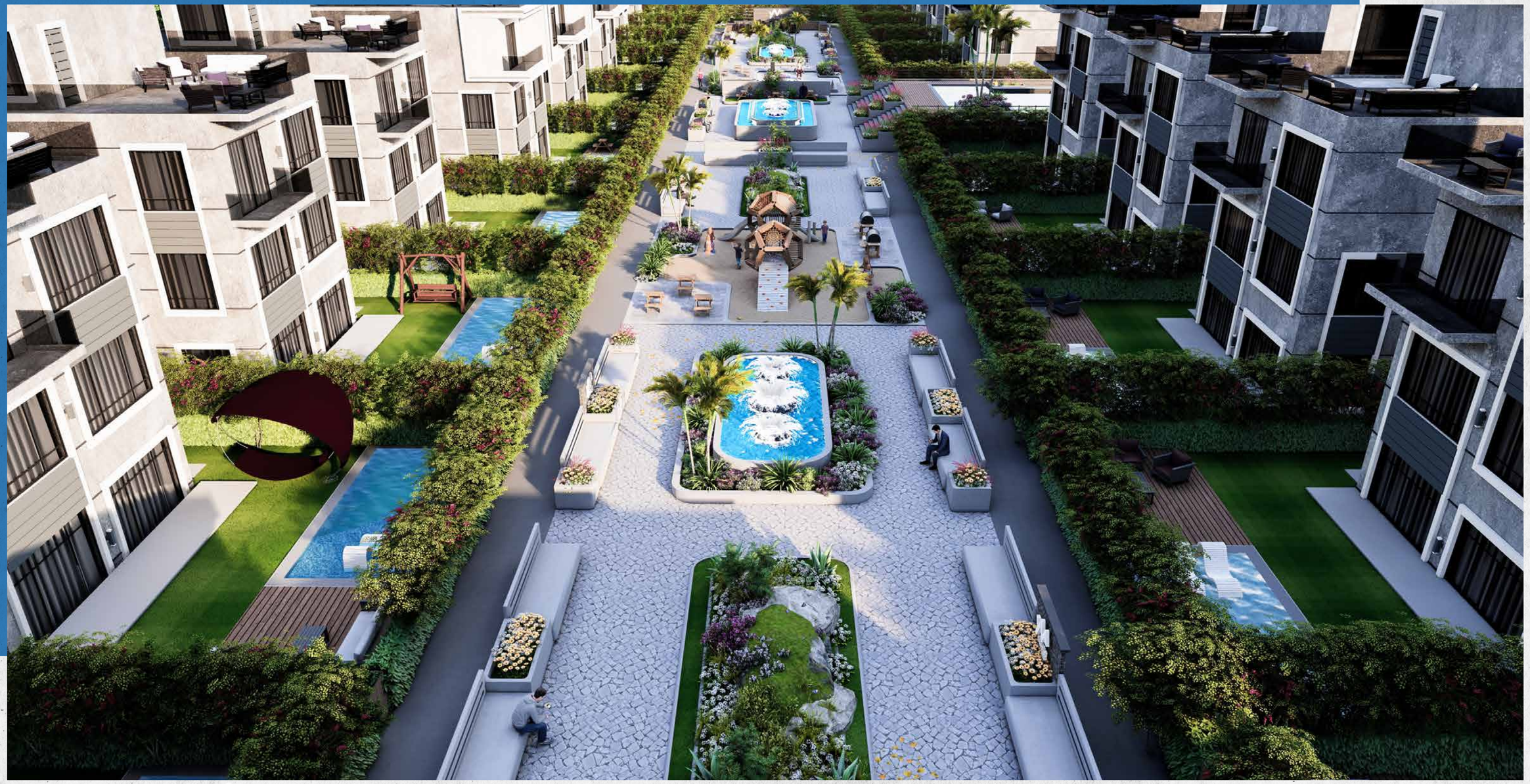
LANDSCAPE

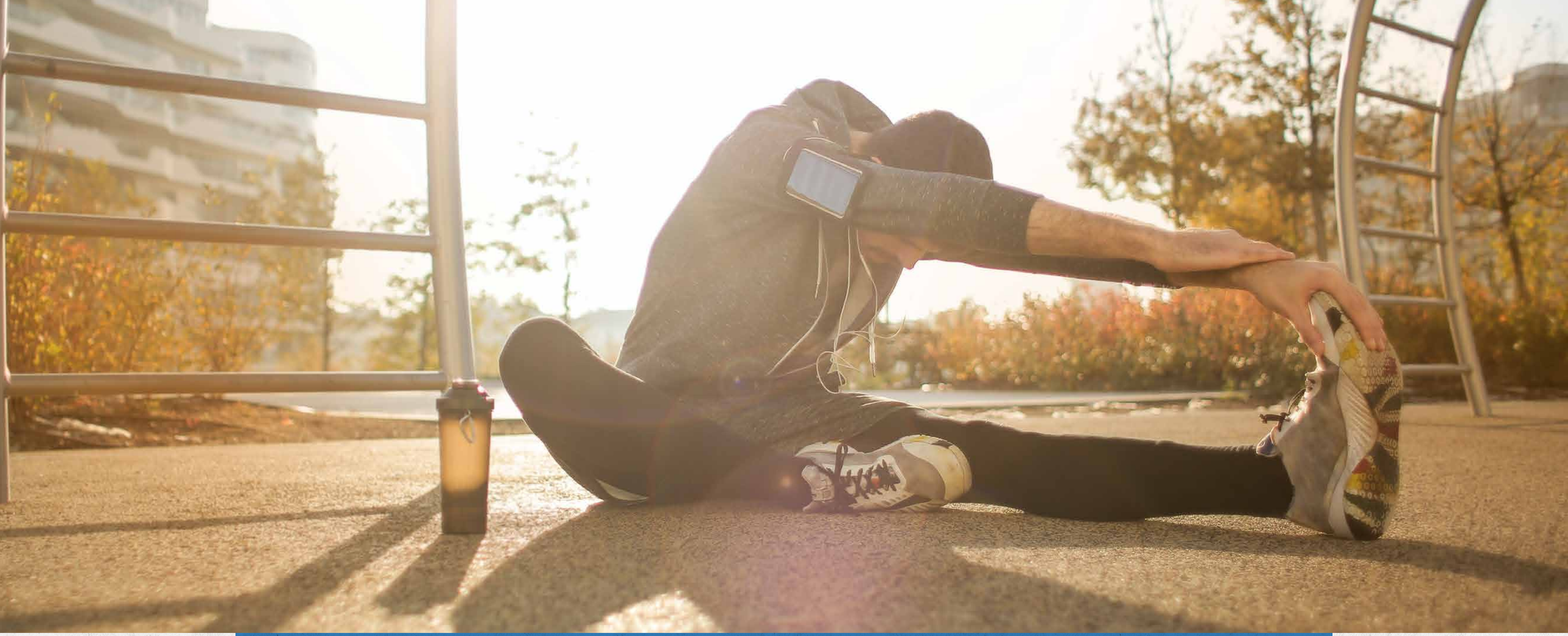
Embark on a journey through our compound's vast landscape, where every turn unveils a captivating scene straight out of a dream.

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LARGE LANDSCAPE AREA







FACILITIES

From fitness centres to community spaces, our compound offers something for everyone.

PADDLE COURT



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KIDS AREA



SWIMMING POOLS



OUTDOOR GYM





OUR VILLAS

Immerse yourself in the beauty of our architecturally stunning villas that blend seamlessly with their surroundings.

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STAND ALONE VILLA **TYPE V**



STANDALONE VILLA TYPE V



FRONT VIEW

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STANDALONE VILLA TYPE V

BACK VIEW

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STANDALONE VILLA TYPE V

BASEMENT FLOOR



B.U.A 538 M²
LAND LOT 363 M²
GARDEN AREA 234 M²

FLOOR AREA 128 M²

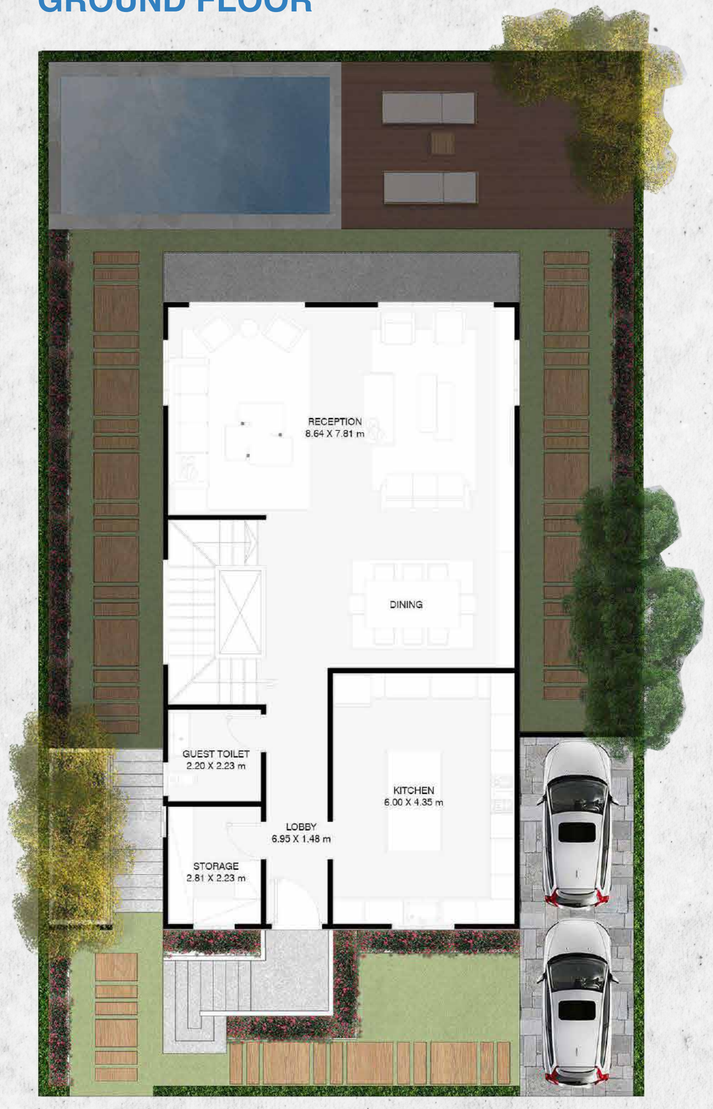
- **GYM:** 4.45 X 3.00 M
- **STORAGE:** 3.73 X 1.70 M
- **OFFICE:** 4.45 X 2.60 M
- **LOBBY:** 6.35 X 1.40M
- **SHARED BATHROOM:** 3.31 X 2.21 M
- **RECEPTION:** 8.30 X 4.97 M
- **KITCHEN:** 4.45 X 2.01 M
- **GUEST TOILET:** 4.45 X 1.70 M

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B.U.A 538 M²
LAND LOT 363 M²
GARDEN AREA 234 M²

STANDALONE VILLA TYPE V

GROUND FLOOR



FLOOR AREA 128 M²

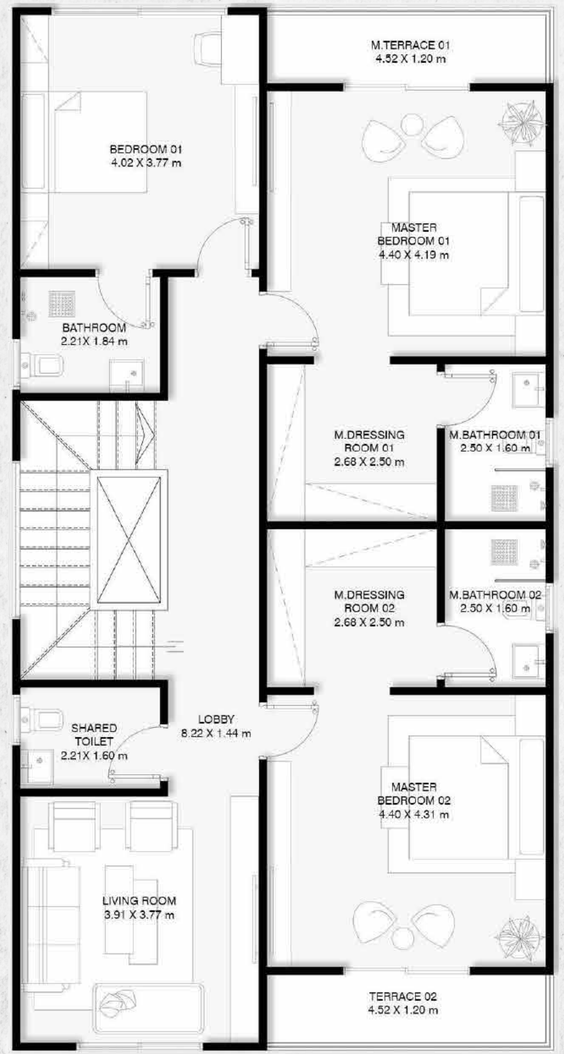
- **KITCHEN:** 6.00 X 4.35 M
- **STORAGE:** 2.81 X 2.23 M
- **GUEST TOILET:** 2.23 X 2.20 M
- **LOBBY:** 6.95 X 1.48 M
- **RECEPTION:** 8.64 X 7.81 M

YAMOUR

B.U.A 538 M²
LAND LOT 363 M²
GARDEN AREA 234 M²

STANDALONE VILLA TYPE V

FIRST FLOOR



FLOOR AREA 141 M²

MASTER BEDROOM:	4.40 X 4.19 M
M.DRESSING ROOM:	2.68 X 2.50 M
M.BATHROOM 01:	2.50 X 1.60 M
M.TERRACE 01:	4.52 X 1.20 M
MASTER BEDROOM 02:	4.40 X 4.31 M
M.DRESSING ROOM 02:	2.68 X 2.50 M
M.BATHROOM 02:	2.50 X 1.60 M
M.TERRACE 02:	4.52 X 1.20 M
BEDROOM 01:	4.02 X 3.77 M
BATHROOM:	2.21 X 1.84 M
LIVING ROOM:	3.91 X 3.77 M

YAMOUR New Zayed

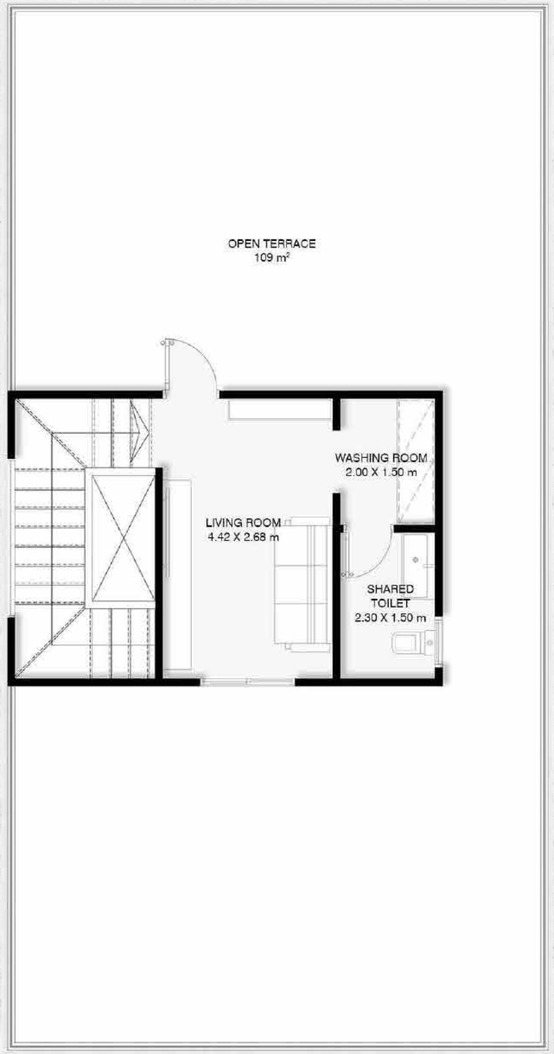
B.U.A 538 M²

LAND LOT 363 M²

GARDEN AREA 234 M²

STANDALONE VILLA TYPE V

ROOF



PENTHOUSE 32 M²

ROOF TERRACE 109 M²

- **LIVING ROOM:** 3.81 X 2.96 M
- **WASHING ROOM:** 3.81 X 2.96 M
- **SHARED TOILET:** 3.81 X 2.96 M

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STAND ALONE VILLA **TYPE H**



STANDALONE VILLA TYPE H



FRONT VIEW

STANDALONE VILLA TYPE H

BACK VIEW

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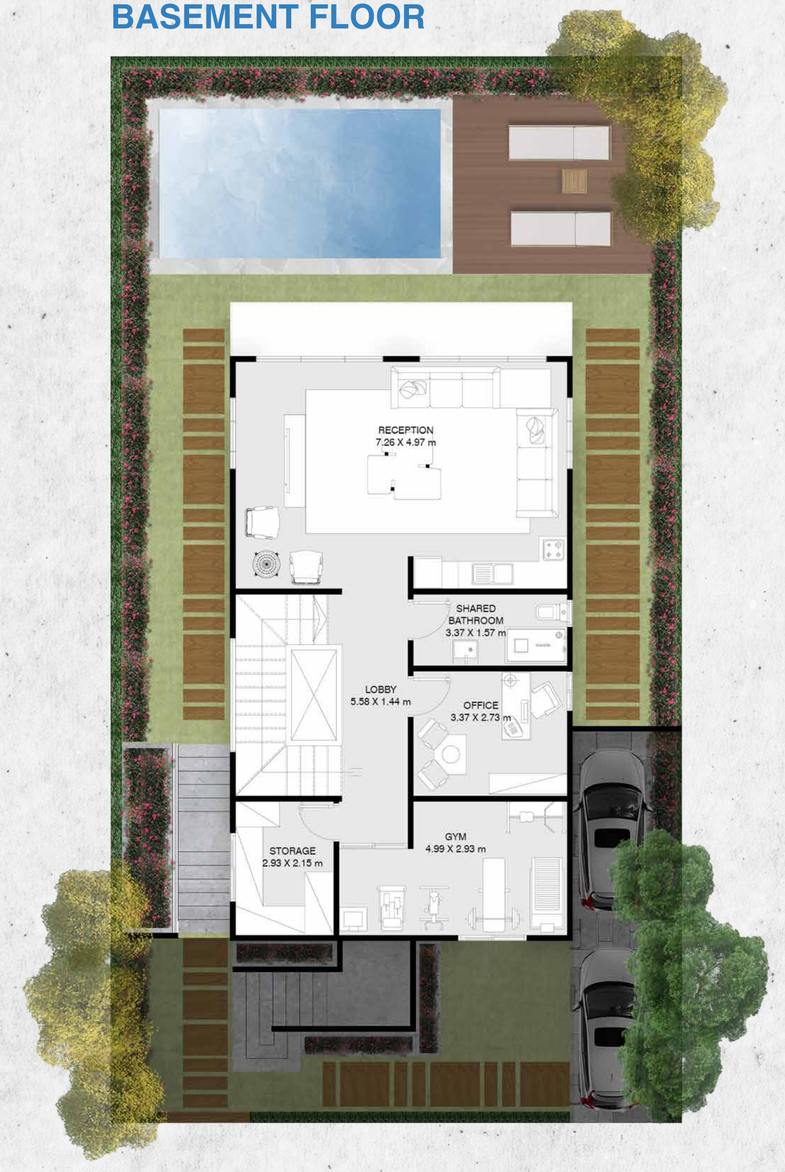
B.U.A 403 M²

LAND LOT 313 M²

GARDEN AREA 216 M²

STANDALONE VILLA TYPE H

BASEMENT FLOOR



FLOOR AREA 96 M²

- **GYM:** 4.99 X 2.93 M
- **STORAGE:** 2.93 X 2.15 M
- **OFFICE:** 3.37 X 2.73 M
- **LOBBY:** 5.58 X 1.44 M
- **SHARED BATHROOM:** 3.37 X 1.57 M
- **RECEPTION:** 7.26 X 4.97 M

YAMOUR

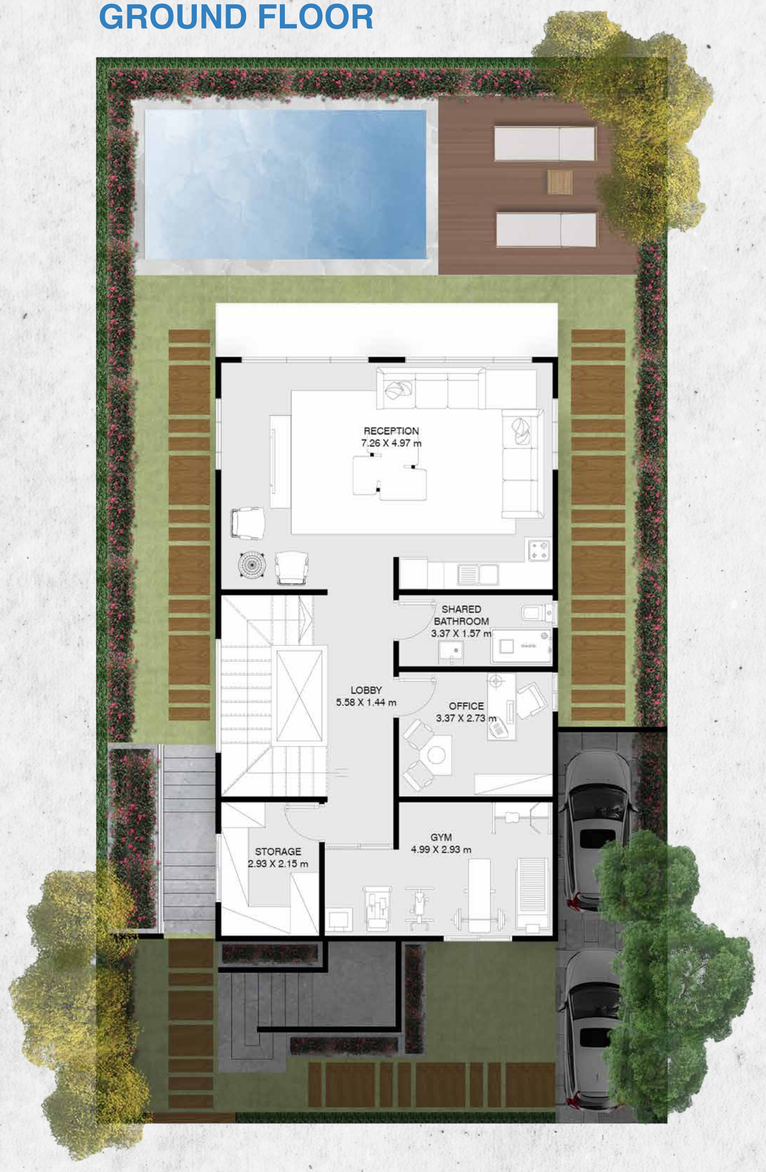
B.U.A 403 M²

LAND LOT 313 M²

GARDEN AREA 216 M²

STANDALONE VILLA TYPE H

GROUND FLOOR



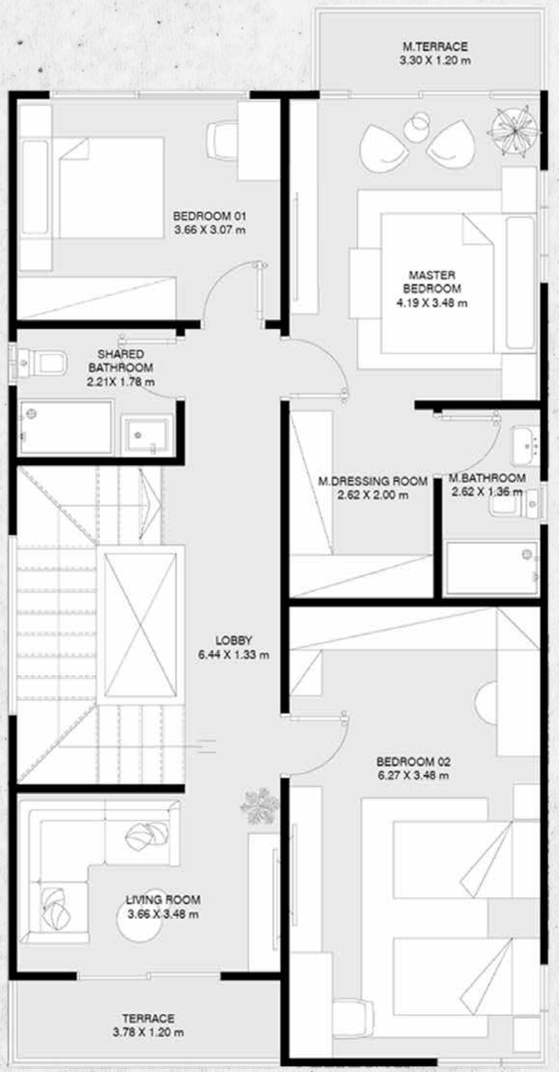
FLOOR AREA 96 M²

- **KITCHEN:** 4.63 X 3.30 M
- **STORAGE:** 2.22 X 1.40 M
- **GUEST TOILET:** 2.22 X 1.40 M
- **LOBBY:** 4.75 X 1.51 M
- **RECEPTION:** 7.81 X 7.26 M

YAMOUR
New Zayed

STANDALONE VILLA TYPE H

FIRST FLOOR



B.U.A 403 M²
LAND LOT 313 M²
GARDEN AREA 216 M²

FLOOR AREA 106 M²

MASTER BEDROOM:	4.19 X 3.48 M
M.DRESSING ROOM:	2.62 X 2.00 M
M.BATHROOM:	2.62 X 1.36 M
M.TERRACE:	3.30 X 1.20 M
BEDROOM 01:	3.66 X 3.07 M
SHARED BATHROOM:	2.21 X 1.78 M
LOBBY:	6.44 X 1.33 M
LIVING ROOM:	3.66 X 2.48 M
BEDROOM 02:	6.27 X 3.48 M
TERRACE:	3.78 X 1.20 M

YAMOUR
New Zayed

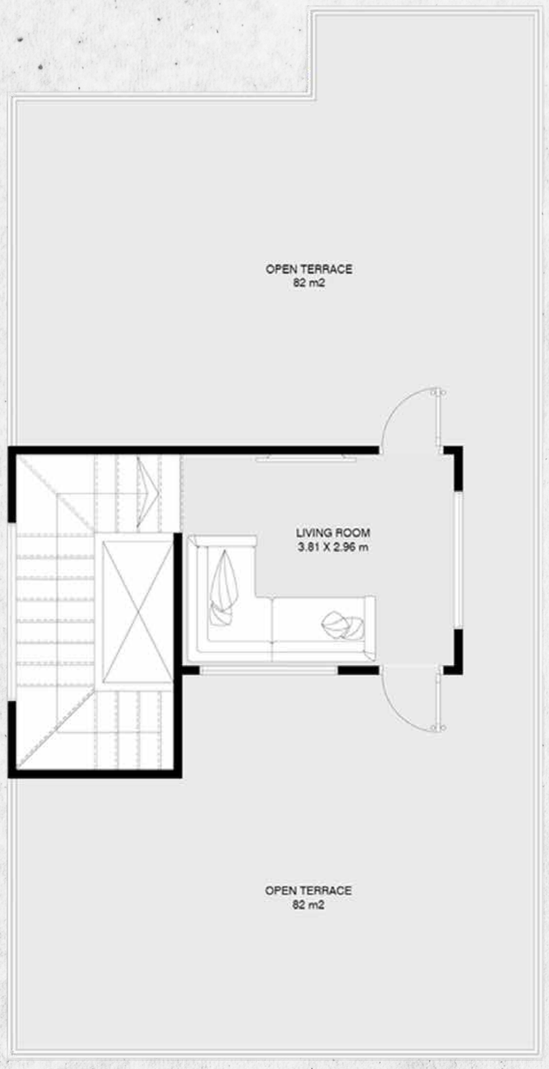
B.U.A 403 M²

LAND LOT 313 M²

GARDEN AREA 216 M²

STANDALONE VILLA TYPE H

ROOF



PENTHOUSE 24 M²

ROOF TERRACE 82 M²

- **LIVING ROOM:** 3.81 X 2.96 M

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TOWNHOUSE **CORNER TC - 12A**



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TOWNHOUSE CORNER TC-12A



FRONT VIEW

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TOWNHOUSE CORNER TC-12A



BACK VIEW

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TOWNHOUSE CORNER TC-12A

BASEMENT FLOOR



B.U.A 305 M²

LAND LOT 325 M²

GARDEN AREA 253 M²

FLOOR AREA 73 M²

- **GYM:** 4.26 X 3.35 M
- **OFFICE:** 3.35 X 2.38 M
- **LOBBY:** 3.94 X 1.44 M
- **GUEST TOILET:** 2.50 X 1.20 M
- **RECEPTION:** 6.76 X 4.03 M

YAMOUR New Zayed

B.U.A 305 M²
LAND LOT 325 M²
GARDEN AREA 253 M²

TOWNHOUSE CORNER TC-12A

GROUND FLOOR



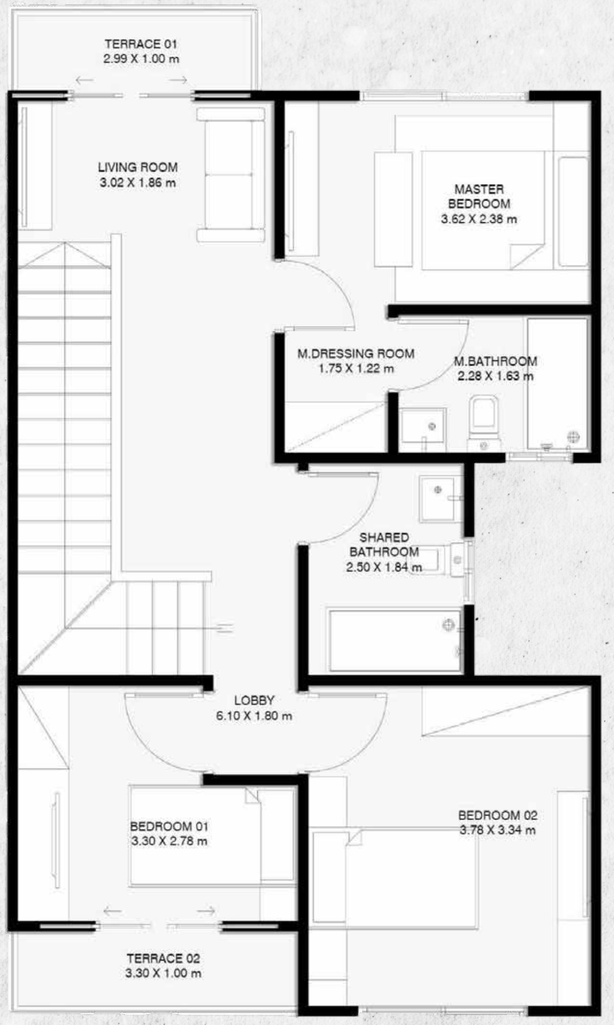
FLOOR AREA 73 M²

- **KITCHEN:** 2.70 X 3.35 M
- **DINING ROOM:** 3.35 X 2.38 M
- **GUEST TOILET:** 2.50 X 1.20 M
- **LOBBY:** 6.07 X 1.44 M
- **RECEPTION:** 6.76 X 4.03 M

YAMOUR
New Zayed

TOWNHOUSE CORNER TC-12A

FIRST FLOOR



B.U.A 305 M²
LAND LOT 325 M²
GARDEN AREA 253 M²

FLOOR AREA 80 M²

MASTER BEDROOM:	3.62 X 2.38 M
M.DRESSING ROOM:	1.75 X 1.22 M
M.BATHROOM:	2.28 X 1.63 M
TERRACE 01:	2.99 X 1.00 M
BEDROOM 01:	3.30 X 2.78 M
SHARED BATHROOM:	2.50 X 1.84 M
LOBBY:	6.10 X 1.80 M
LIVING ROOM:	3.02 X 1.86 M
BEDROOM 02:	3.78 X 3.34 M
TERRACE 02:	3.30 X 1.00 M

YAMOUR

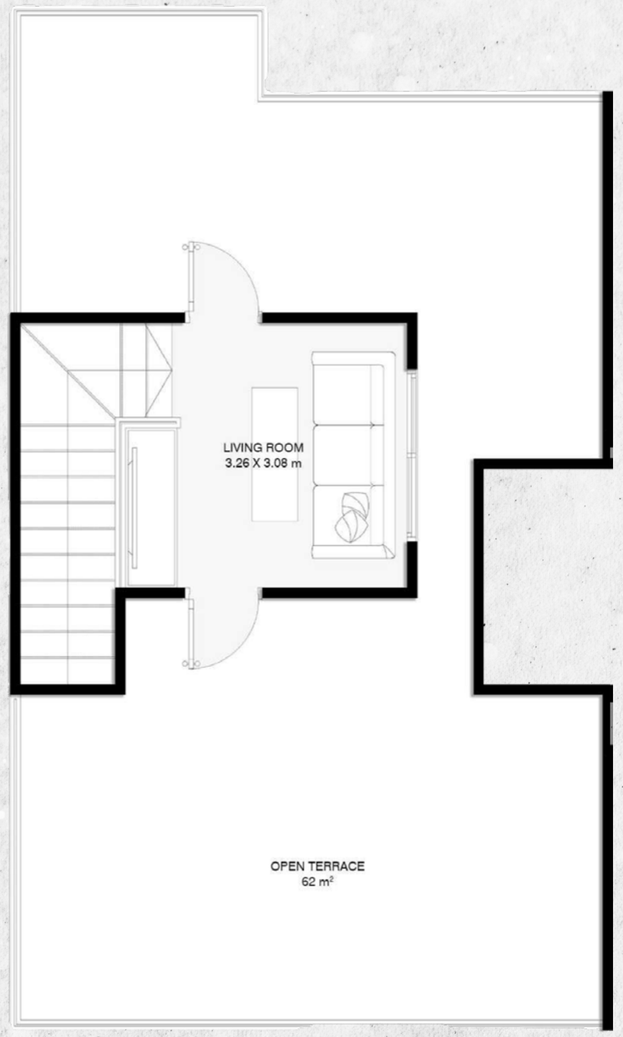
B.U.A 305 M²

LAND LOT 325 M²

GARDEN AREA 253 M²

TOWNHOUSE CORNER TC-12A

ROOF



PENTHOUSE 18 M²

ROOF TERRACE 62 M²

- **LIVING ROOM:** 3.26 X 3.08 M

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TOWNHOUSE **MIDDLE TM - 12B**



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TOWNHOUSE MIDDLE TM-12B



FRONT VIEW

YAMOUR
New Zayed

TOWNHOUSE MIDDLE TM-12B



BACK VIEW

YAMOUR
New Zayed

B.U.A 305 M²
LAND LOT 162M²
GARDEN AREA 89 M²

TOWNHOUSE MIDDLE TM-12B

BASEMENT FLOOR



FLOOR AREA 73 M²

- **GYM:** 4.26 X 3.35 M
- **OFFICE:** 3.35 X 2.38 M
- **LOBBY:** 3.94 X 1.44 M
- **GUEST TOILET:** 2.50 X 1.20 M
- **RECEPTION:** 6.76 X 4.03 M

YAMOUR
New Zayed

B.U.A 305 M²

LAND LOT 162 M²

GARDEN AREA 89 M²

TOWNHOUSE MIDDLE TM-12B

GROUND FLOOR



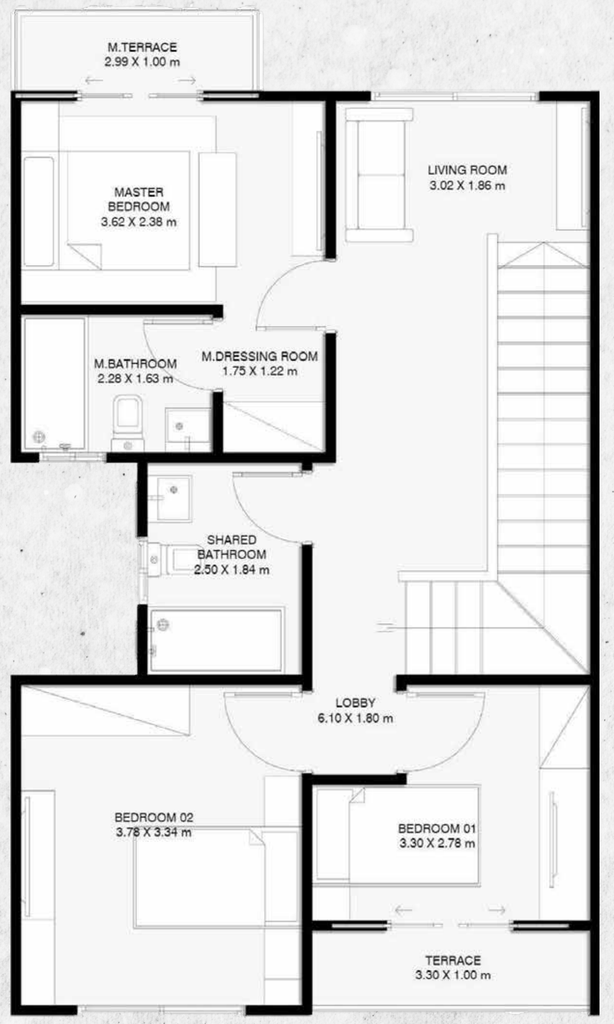
FLOOR AREA 73 M²

- **KITCHEN:** 2.70 X 3.35 M
- **DINING ROOM:** 3.35 X 2.38 M
- **GUEST TOILET:** 2.50 X 1.20 M
- **LOBBY:** 6.09 X 1.44 M
- **RECEPTION:** 6.76 X 4.03 M

YAMOUR
New Zayed

TOWNHOUSE MIDDLE TM-12B

FIRST FLOOR



B.U.A 305 M²
LAND LOT 162 M²
GARDEN AREA 89 M²

FLOOR AREA 80 M²

- **MASTER BEDROOM:** 3.62 X 2.38 M
- **M.DRESSING ROOM:** 1.75 X 1.22 M
- **M.BATHROOM:** 2.28 X 1.63 M
- **TERRACE 01:** 2.99 X 1.00 M
- **BEDROOM 01:** 3.30 X 2.78 M
- **SHARED BATHROOM:** 2.50 X 1.84 M
- **LOBBY:** 6.10 X 1.80 M
- **LIVING ROOM:** 3.02 X 1.86 M
- **BEDROOM 02:** 3.78 X 3.34 M
- **TERRACE 02:** 3.30 X 1.00 M

YAMOUR New Zayed

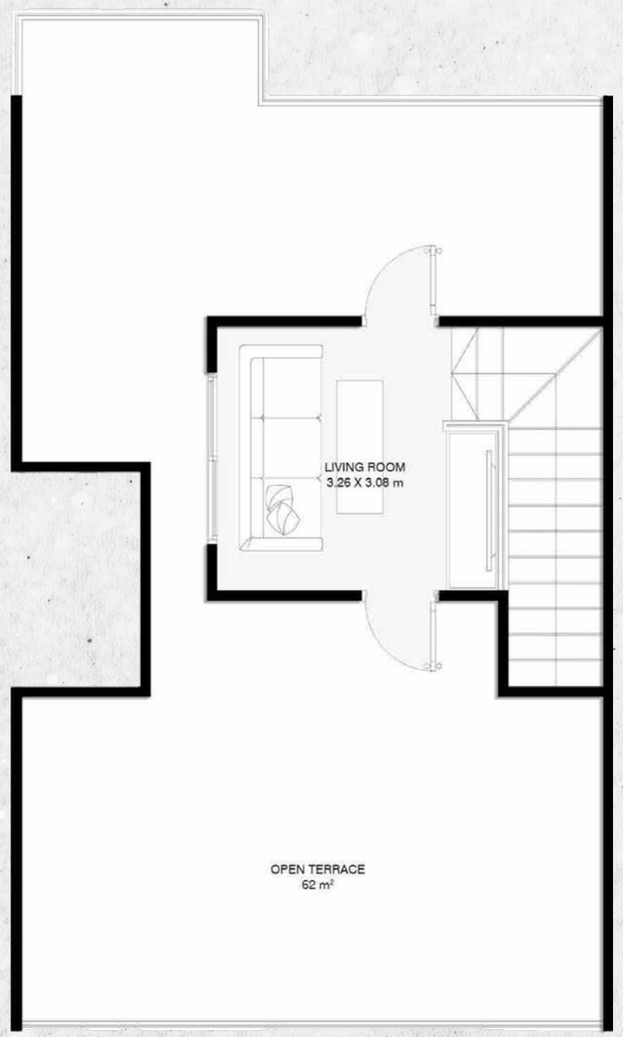
B.U.A 305 M²

LAND LOT 162 M²

GARDEN AREA 89 M²

TOWNHOUSE MIDDLE TM-12B

ROOF



PENTHOUSE 18 M²

ROOF TERRACE 62 M²

- **LIVING ROOM:** 3.26 X 3.08 M

YAMOUR

OUR PROJECTS

Selena NEW ZAYED

Selena2 NEW ZAYED

GiSelle NEW ZAYED

Bianca NEW ZAYED

Reeva NEW ZAYED

Ria NEW ZAYED

PARKWOODS

PARKDALE

YAMOUR New Zayed

DISCLAIMER

- ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL FINISHES OR ADDITIONAL CONSTRUCTION.
- DIAGRAMS ARE NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- **MALVERN DEVELOPMENTS** RESERVES THE RIGHT TO MAKE MINOR ALTERATIONS.
- ALL RENDERINGS AND OTHER VISUAL MATERIALS, DESIGNS, FACADES AND COLORS ARE FOR DEMONSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE.
- ALL LANDSCAPING VISUALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PROPERTY.

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DEVELOPMENTS