ZAYA DEVELOPMENTS

one three one

Villas Compound



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Everyone Has A Story, His Own Unique Story.

Everyone Has A dream, an identity, Value and Impact.

All these stories Are Connected To one place

That place
is called
Home
That place
is called...

one three one

One Three One is a prestigious residential masterpiece in the heart of New Zayed, specifically in Plot 8 within the Green Belt, One Three One stands as an exceptional residential masterpiece, designed for those who seek more than just a home—a fully integrated community that harmoniously blends luxury, tranquility and exclusivity.

Dreams 131
in One
Perfect
Destination!

This project features collection of luxurious modern villas, designed with the highest standards of privacy and security, each residence offers breathtaking views and exceptional amenities, creating an environment where modern luxury and comfort blend effortlessly.

Amenities and Facilities Designed for your Unique Story

20 Feddan



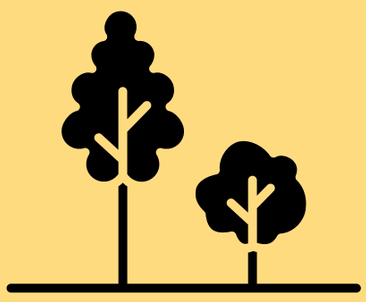
Water Features



Open Air Spaces



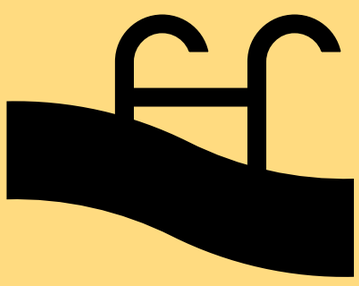
Open Air Spaces



Green Spaces



BBQ Area



Green Spaces



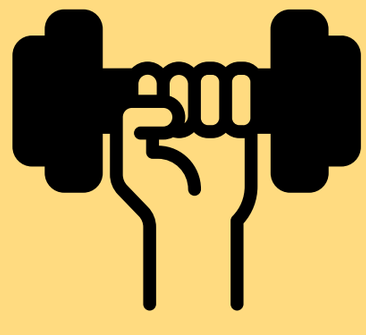
Clubhouse



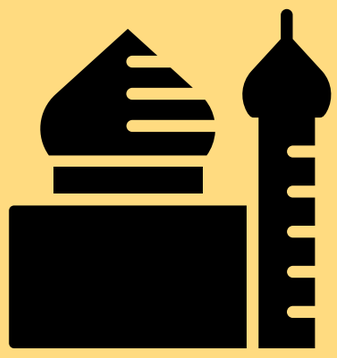
Running Tracks



Commercial Mall



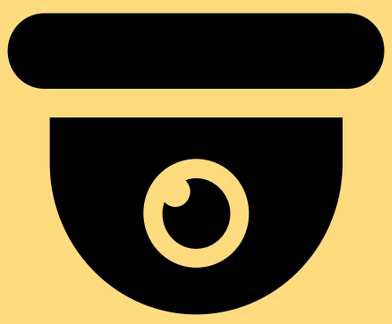
Gym



Mosque



Electronic Gate



Surveillance Cameras

Security & Privacy



13

Stories aren’t just told, They are Lived.


one three one
Villas Compound
5
MINUTES FROM
DAHSHUR
LINK
8
MINUTES FROM
CAIRO UNIVERSITY,
ZAYED BRANCH
10
MINUTES FROM
MALL OF
ARABIA
6TH OF
OCTOBER CITY
5
MINUTES FROM
THE MIDDLE
RING ROAD
15
MINUTES FROM
MALL OF
EGYPT
Here
you can start
your
own
story.

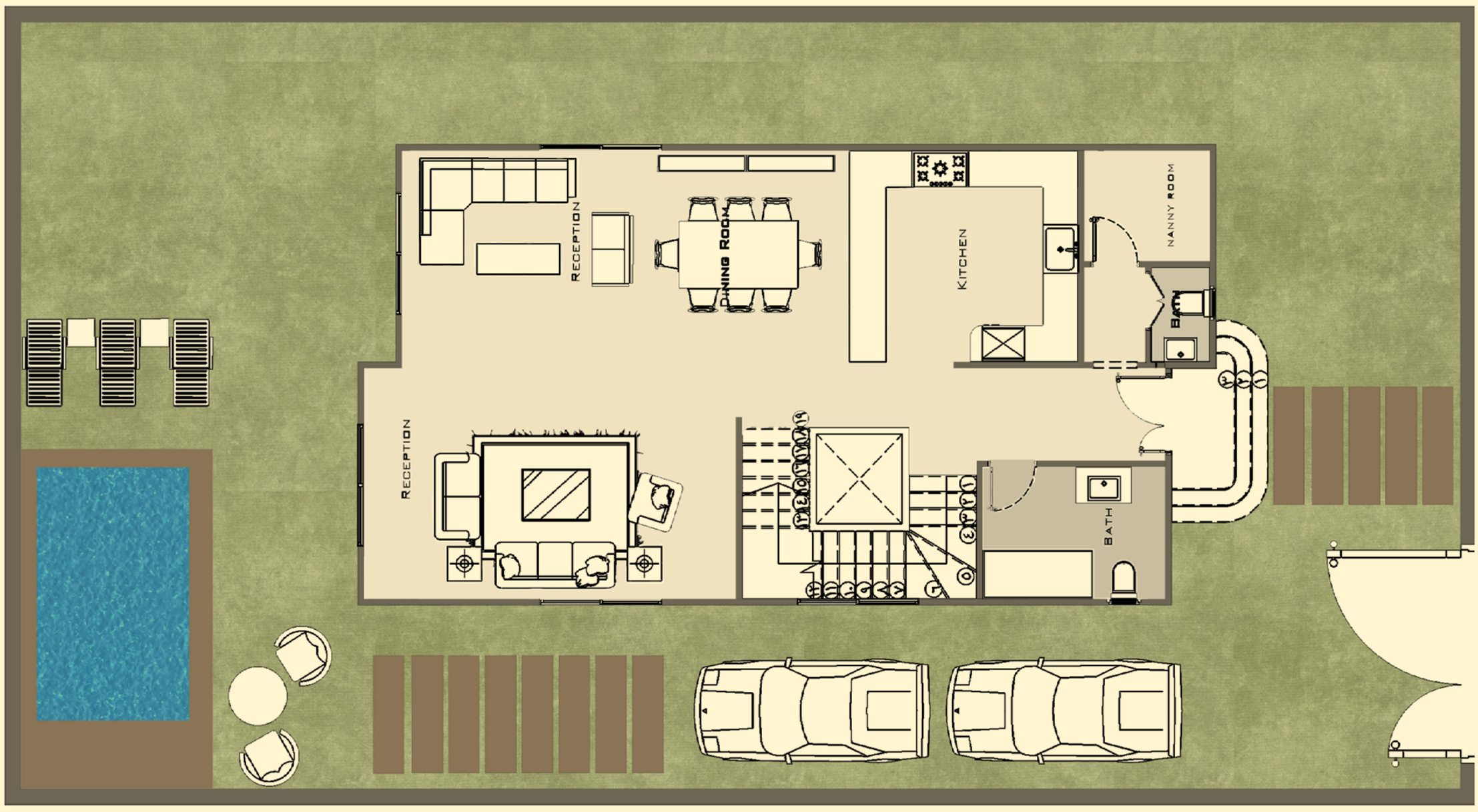


Unit Types & Floor Plans

StandAlone Villa

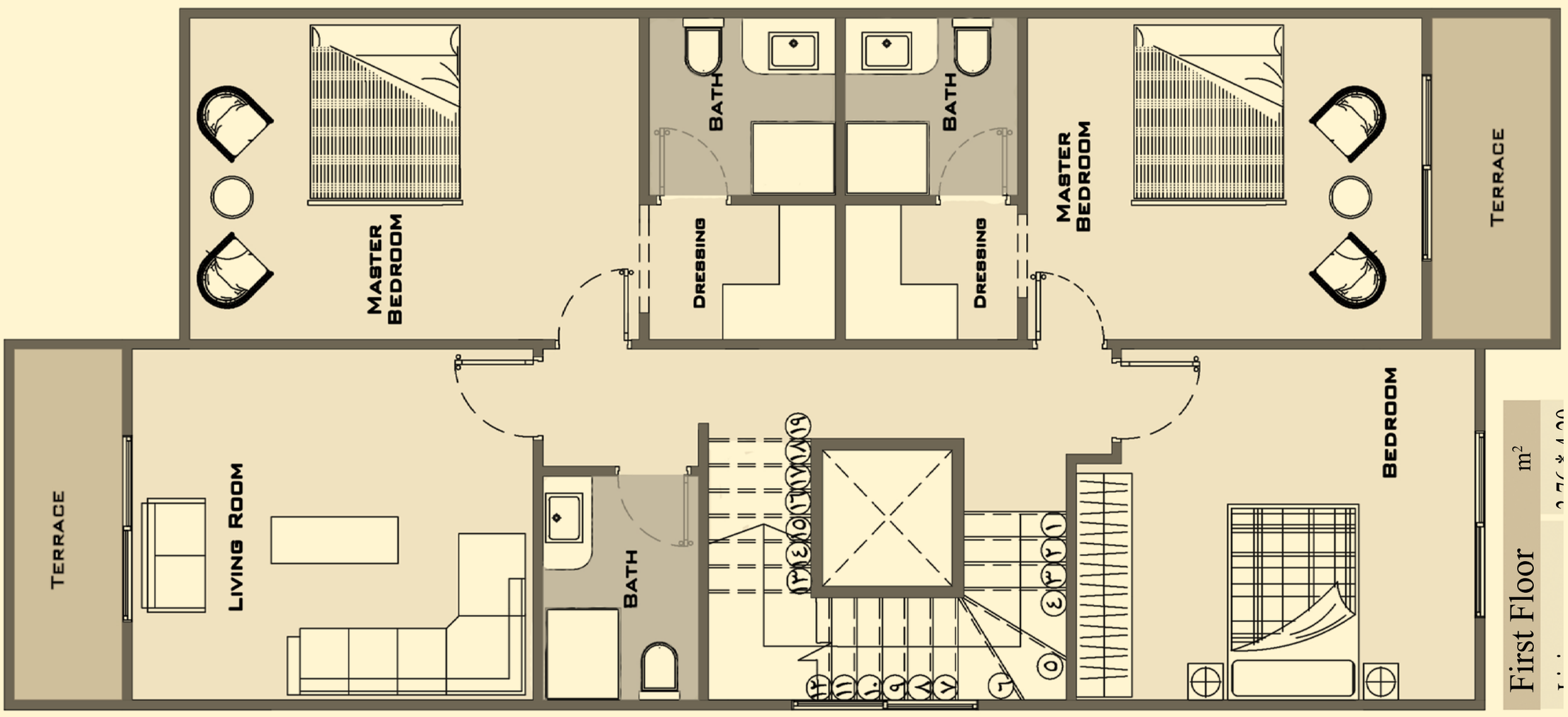


Total Space: 300 m²



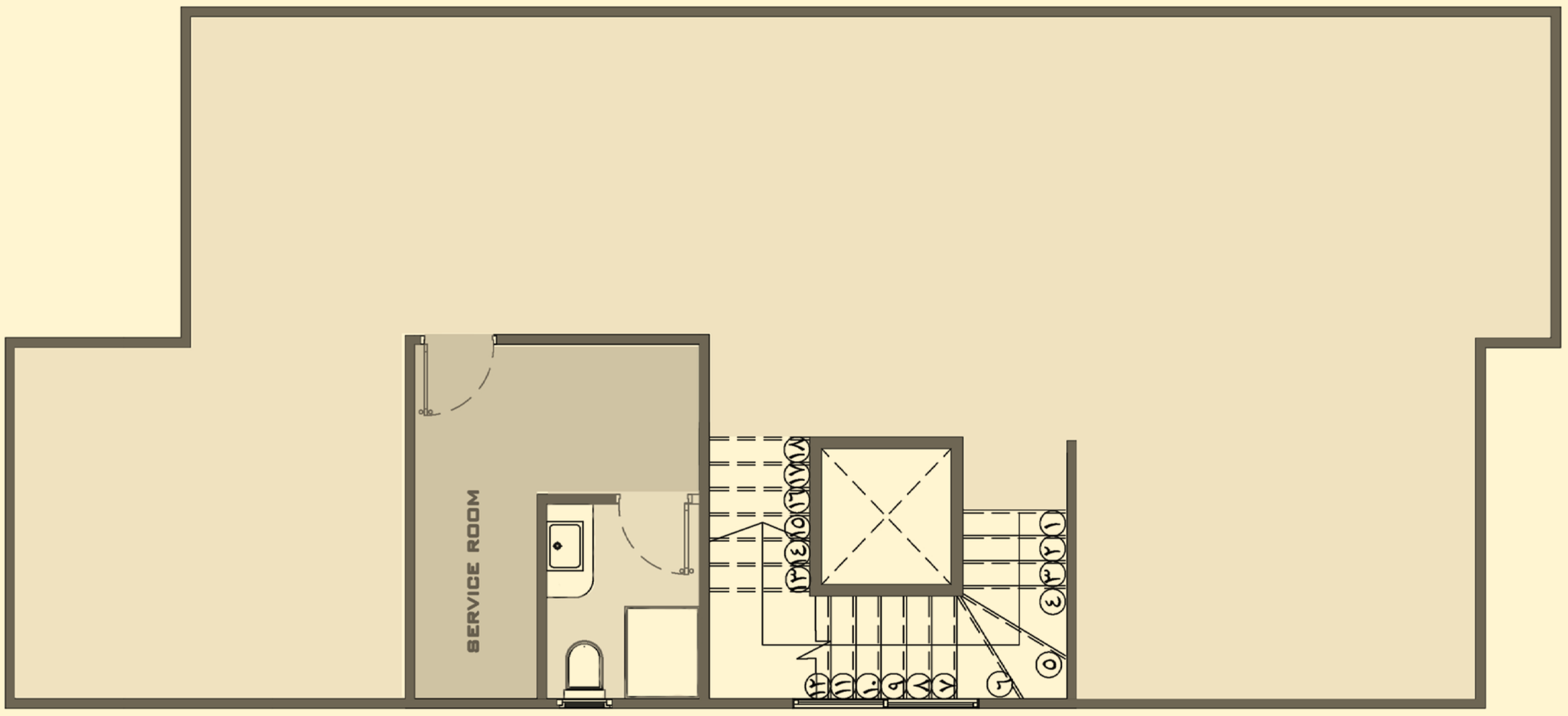
Ground Floor

Entrance	1.61 * 3.12	Bathroom	2.30 * 3.12
Reception	6.22 * 7.5	Nany Room	2.20 * 3.60
Stairs	3.06 * 3.93	Nany Bath	1.10 * 1.69
Dining Room	3.05 * 4.40		
Kitchen	3.78 * 3.60		



First Floor

Living Room	3.91 * 4.44	M.Bedroom 2	3.64 * 6.32
M.BedRoom 1	3.59 * 7.06	- M. Room	3.64 * 4.37
- M. Room	3.59 * 4.96	- M.Bath	2.05 * 1.95
- M. Bath	2.01 * 2.05	- Dressing	1.59 * 1.95
- Dressing	2.12 * 1.59	Bathroom	2.55 * 1.77
Bedroom	3.91 * 4.42	Stairs	3.93 * 3.06
		Terrace 1	3.96 * 1.26
		Terrace 2	3.64 * 1.38
		Lobby	1.00 * 5.70



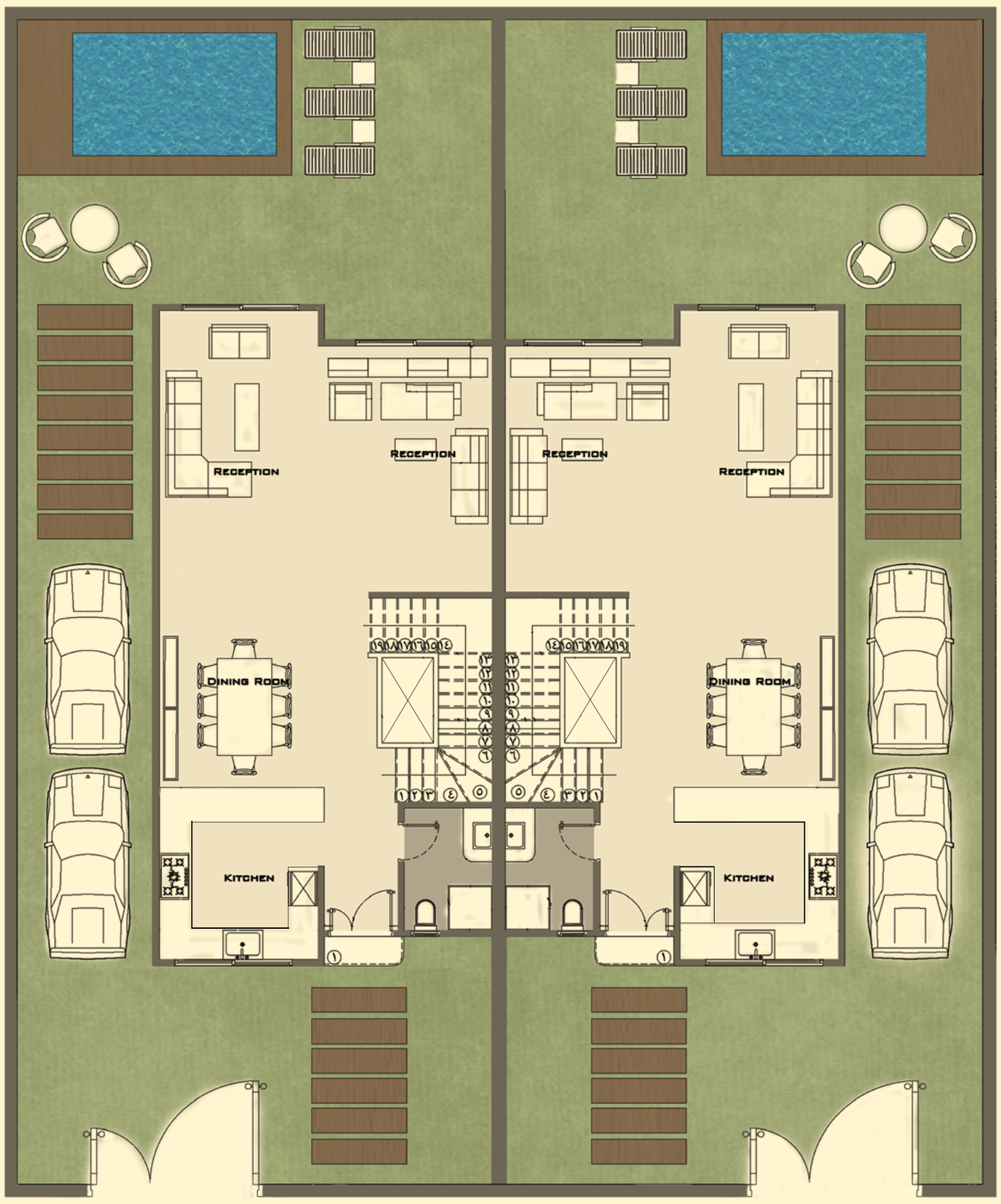
Roof

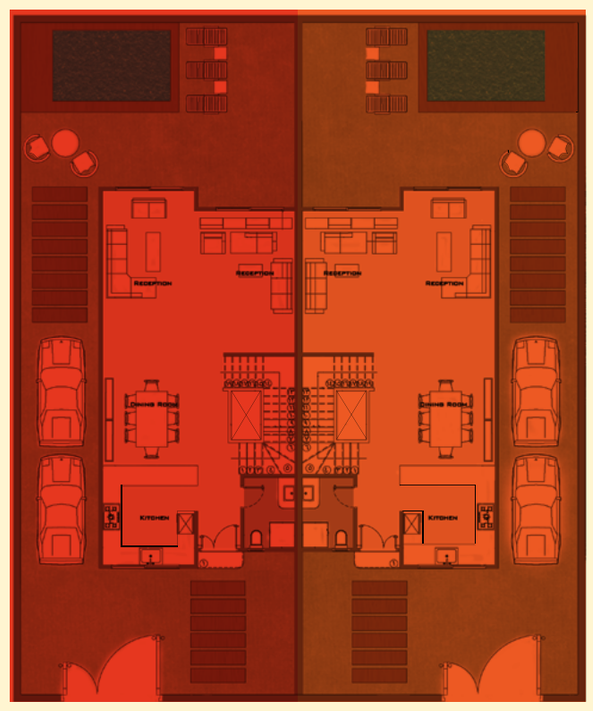
Service Room	3.85 * 3.25
Stairs	3.93 * 3.06
Open Area	90

Twin House



Total Space: 260 m²



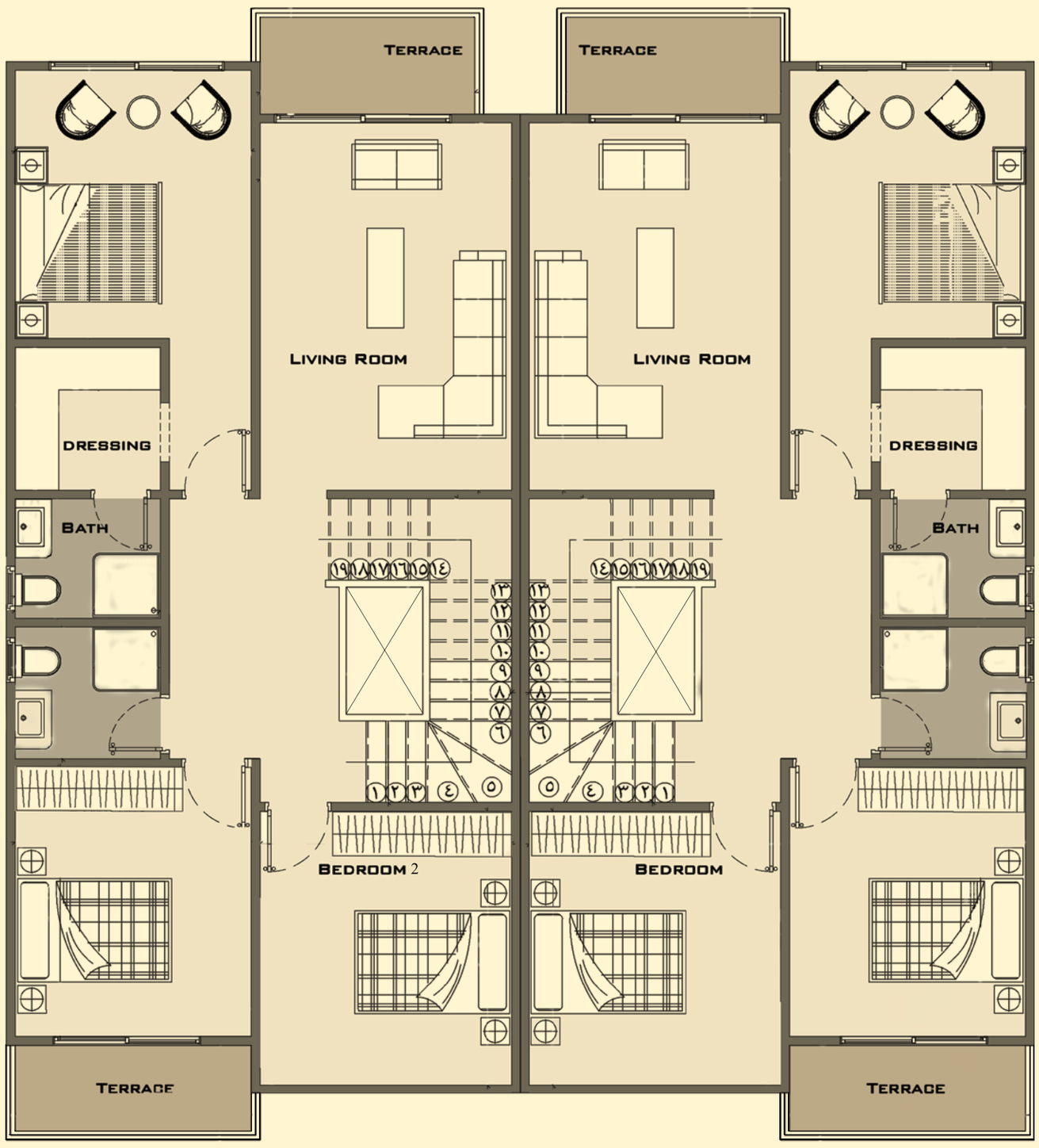


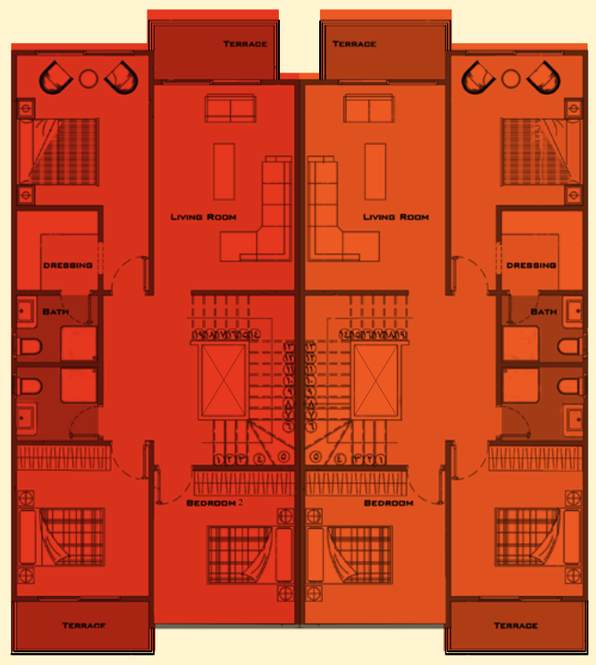
left

right

Ground Floor

Entrance	4.06 * 1.61	Dining Room	4.09 * 3.90
Reception	5.81 * 6.98	Kitchen	3.65 * 3.39
Stairs	2.89 * 4.30	Bathroom	2.64 * 1.98



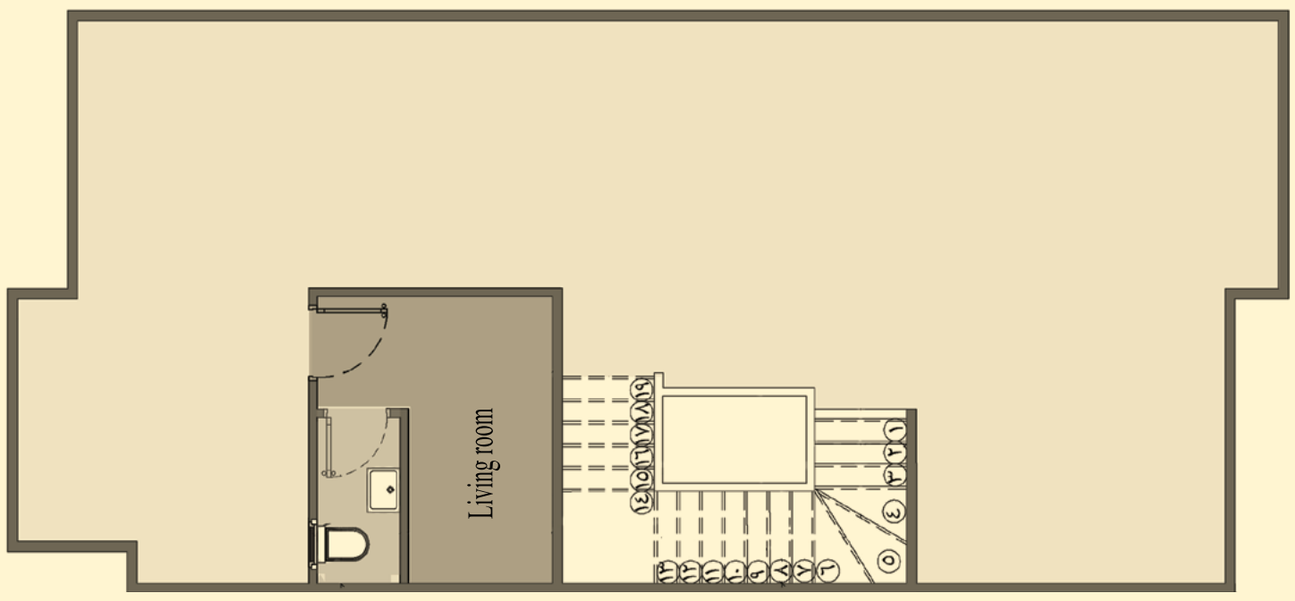


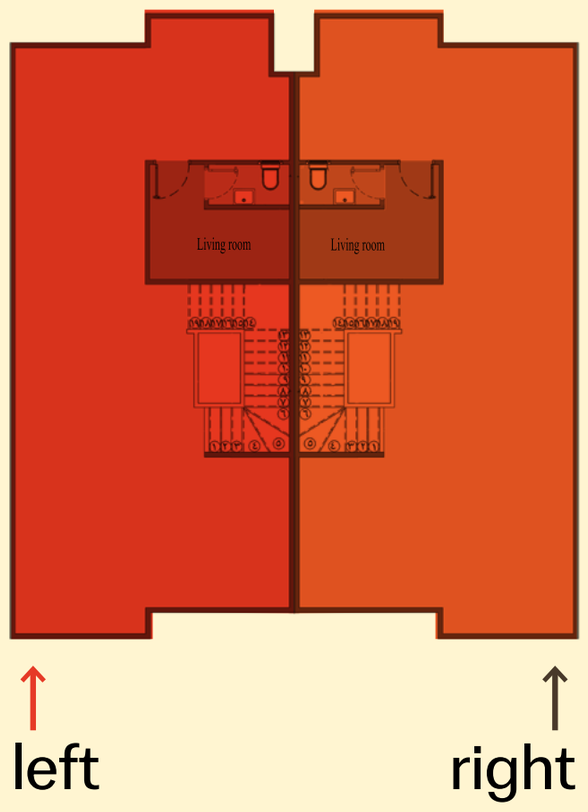
left

right

First Floor

Living Room	5.16 * 3.59	Bedroom 1	3.39 * 3.83
M.Bed Room	7.61 * 3.39	Bedroom 2	3.59 * 3.87
- M.Room	3.82 * 3.39	Bathroom	2.16 * 1.90
- M.Bath	1.74 * 2.16	Stairs	4.30 * 2.89
- Dressing	2.05 * 2.16	Terrace 1	3.15 * 1.43
		Terrace 2	3.45 * 1.28
		Lobby	4.24 * 1.93





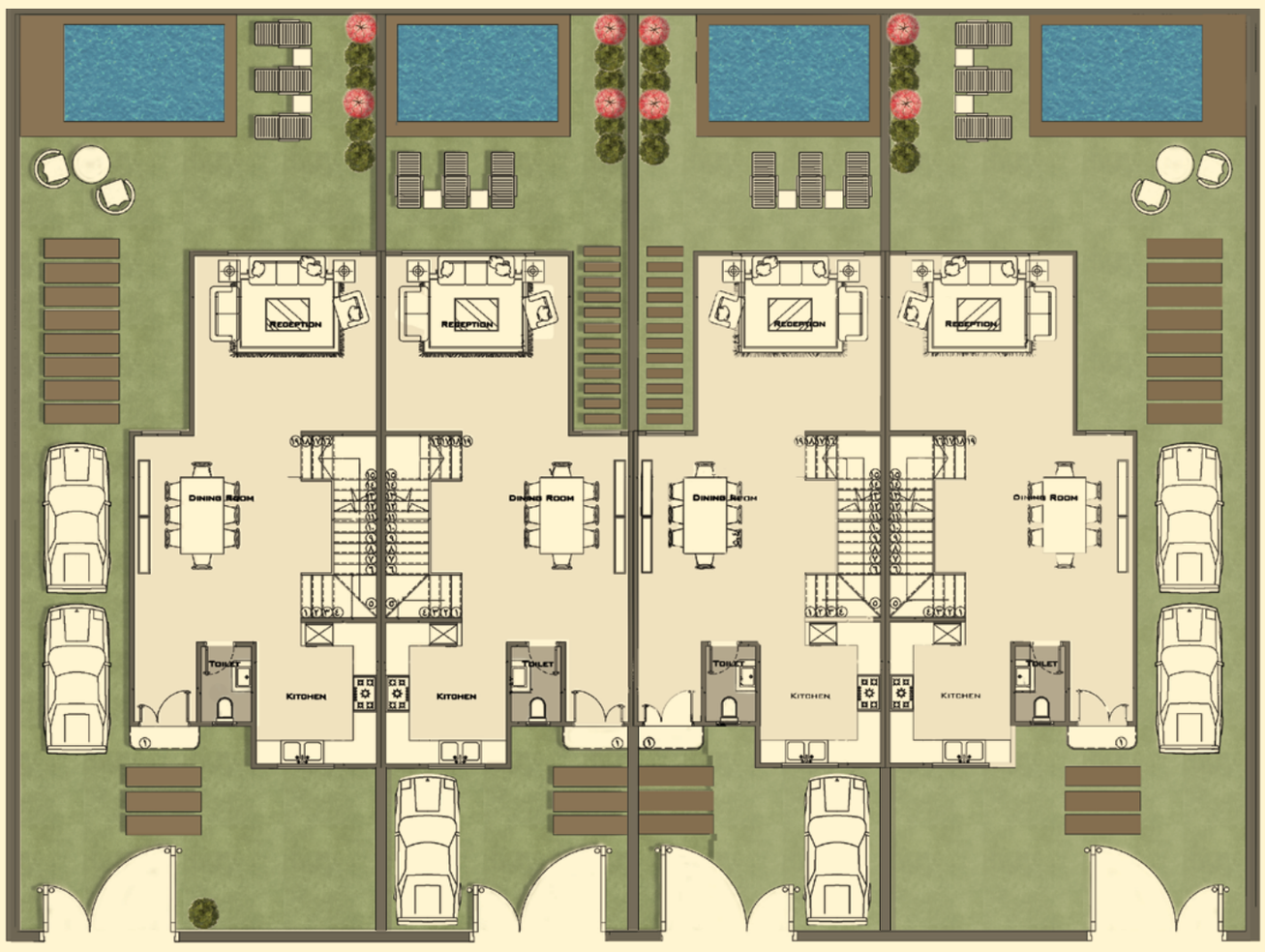
Roof

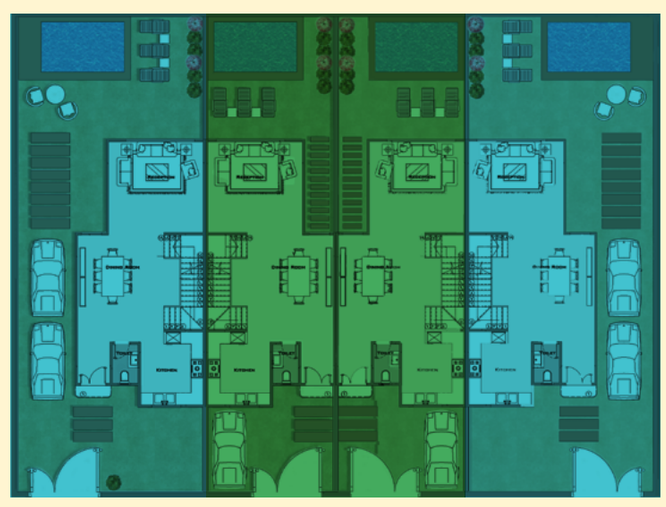
Living Room	3.04 * 3.66
Bathroom	2.16 * 1.10
Stairs	2.89 * 4.30
Open Area	79.65

Townhouse



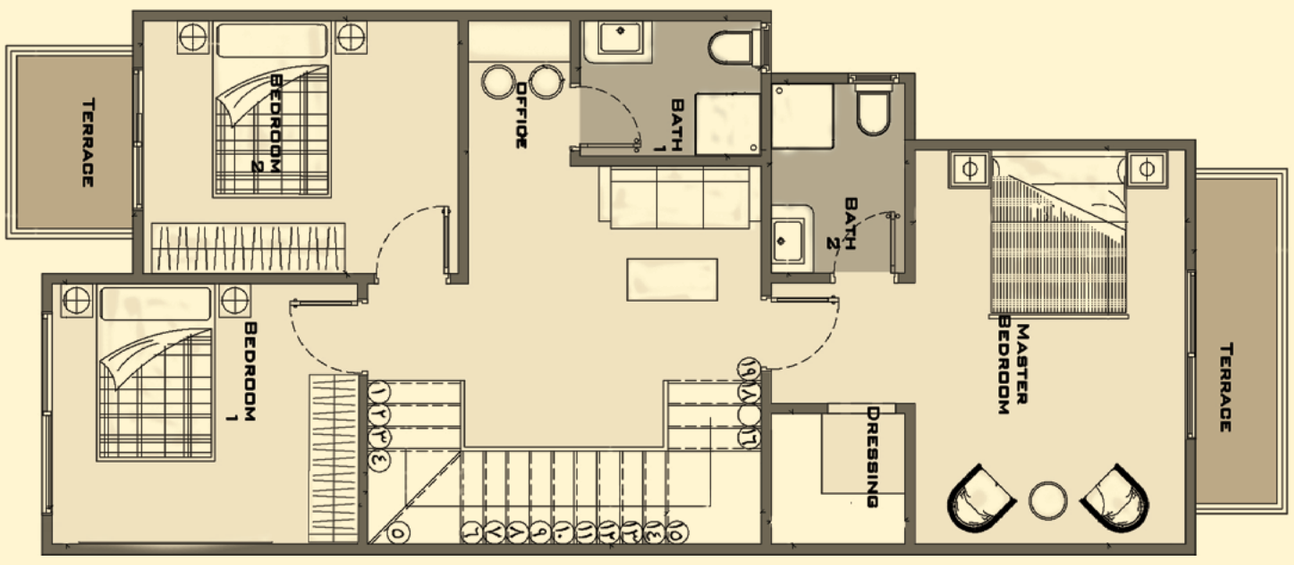
Total Space: 225 m²

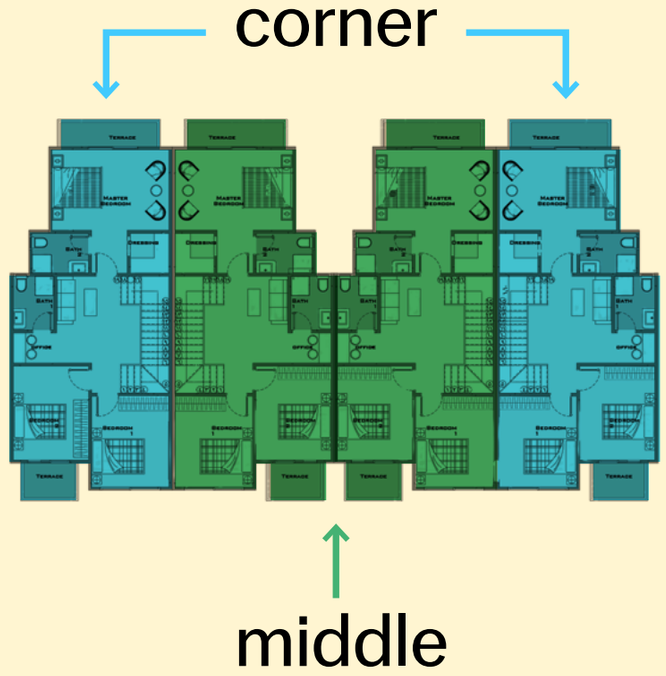




Ground Floor

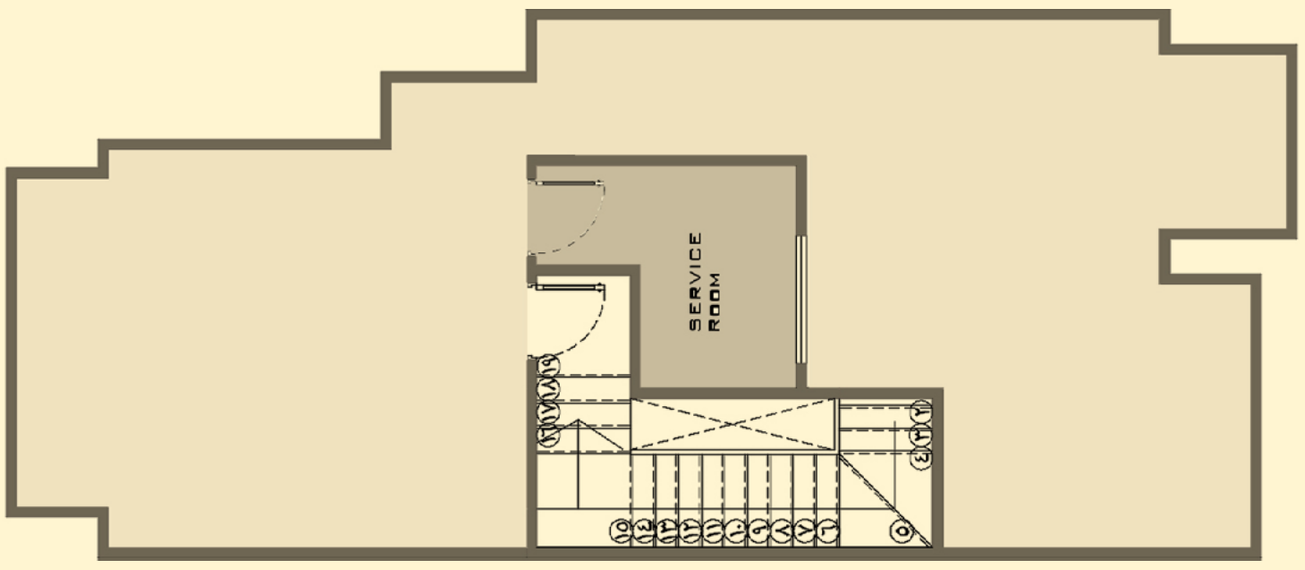
Entrance	3.14 * 1.78	Dining Room	4.39 * 5.40
Reception	4.91 * 4.61	Kitchen	3.80 * 3.27
Stairs	2.06 * 4.84	Bathroom	1.40 * 2.16

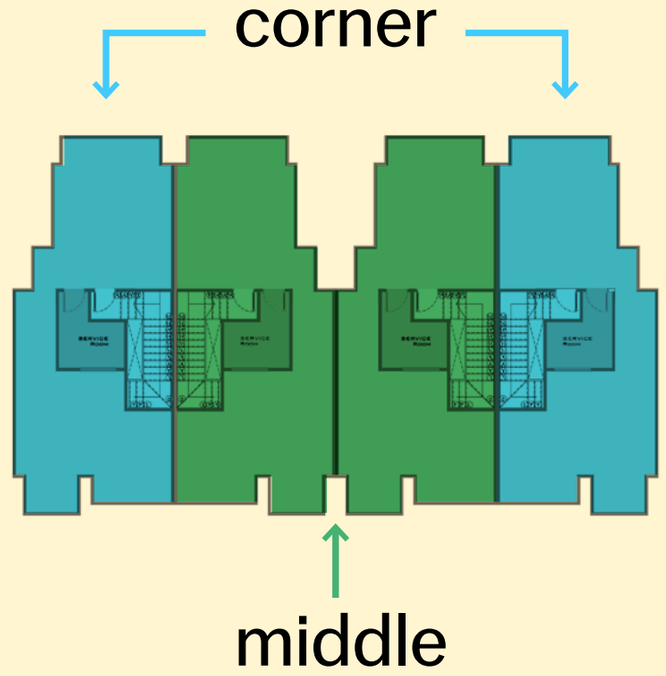




First Floor

Living Room	2.6 * 4.78	Bedroom 2	3.92 * 3.18
M.Bed Room	4.91 * 5.09	Bathroom	2.14 * 1.78
- M.Room	4.91 * 3.39	Stairs	2.06 * 4.48
- M.Bath	2.37 * 1.70	Terrace 1	2.29 * 1.50
- Dressing	1.79 * 1.70	Terrace 2	4.09 * 1.08
Bedroom 1	3.80 * 3.33	Office	1.32 * 1.78





Roof

Service Room	3.29 * 2.74
Stairs	4.90 * 1.99
Open Area	67.25

One Three

One

It is “standalone stories” that Matter!

Be one of this stories and let your dream take a shape!

is not just a number

Our Partners

Engineering Consultants

SABBOUR CONSULTING Since 1957

About ZAYA:

Zaya is not just a developer, it’s a new way of thinking with innovative designs that aim for an exceptional life.

For over 17 years, Zaya Developments has been shaping high-end residential communities, designed to meet the unique needs and ambitions of modern homeowners.

Over the years, Zaya has successfully completed distinguished projects in the most prestigious neighborhoods, establishing new standards in luxury living.

17 Years

one three one

Villas Compound

ZAYA DEVELOPMENTS