

USAAIL
RESIDENCE



ROOTED IN NATURE ELEVATED IN SPIRIT



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THE BRANDED
REAL ESTATE VENTURES

Investment Opportunities: Discover investment opportunities that not only yield returns but also offer a lifestyle of sophistication.

Maximizing Equity: Our developments are strategically crafted to maximize equity, ensuring that your investment grows over time.

Details Oriented: Our detail-oriented approach ensures that every aspect of our developments contributes to a harmonious living experience.

Maximizing Return on Investment: We prioritize maximizing ROI through innovative design, strategic location, and high-demand amenities that attract discerning buyers.

Niche Community: Join a niche community that values exclusivity and sophistication, tailored for those who seek a distinctive lifestyle.

Luxury Branded Lifestyle: Experience a luxury branded lifestyle, where every home reflects elegance, comfort, and an elevated standard of living.





THE CREATORS OF



Zia
BUSINESS COMPLEX

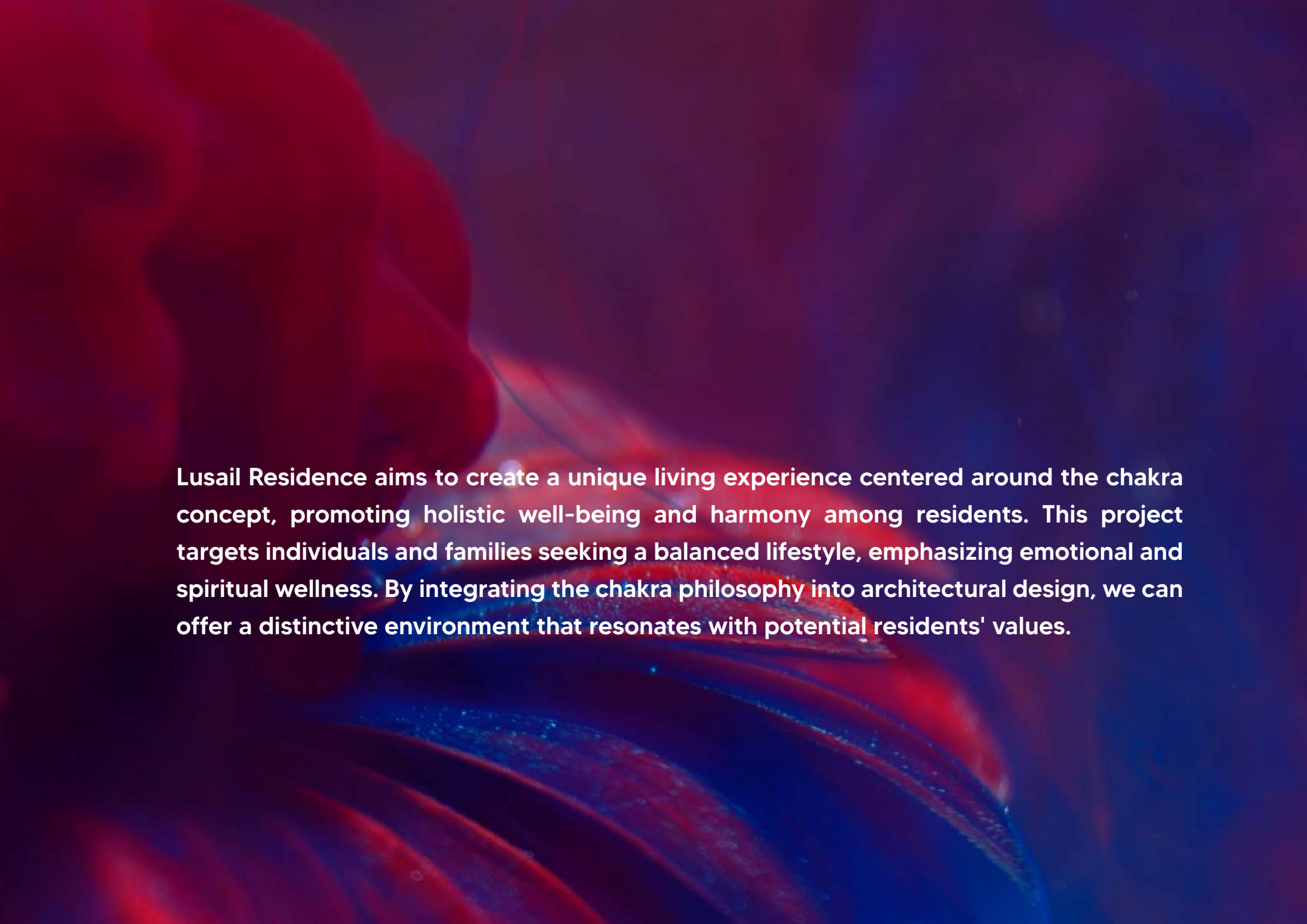



SHERATON
The Residences at
Mostakbal City, New Cairo




EGYPT NEW CAPITAL
APARTMENTS & SUITES

THE STORY BEHIND
USAIL RESIDENCE



Lusail Residence aims to create a unique living experience centered around the chakra concept, promoting holistic well-being and harmony among residents. This project targets individuals and families seeking a balanced lifestyle, emphasizing emotional and spiritual wellness. By integrating the chakra philosophy into architectural design, we can offer a distinctive environment that resonates with potential residents' values.



Suez Road

Madinty

Al Sadat Axis

Mostakbal City

Ring Road

North teseen

El Lotus

AUC
EastTown
Sodic

South teseen

South teseen

Mivida

E Ring Road

Al-Fattah
Al-Aleem

New Capital

Gamal Abdel Nasser

The Westin Cairo
Golf Resort & Spa

Hyde
Park

Al Andalus

La Vista
New Capital

Al Amal City

Regional Ring Road

Ain El Sokhna Road

Church of
Saint Mark
the Apostle

Z
East

Cred

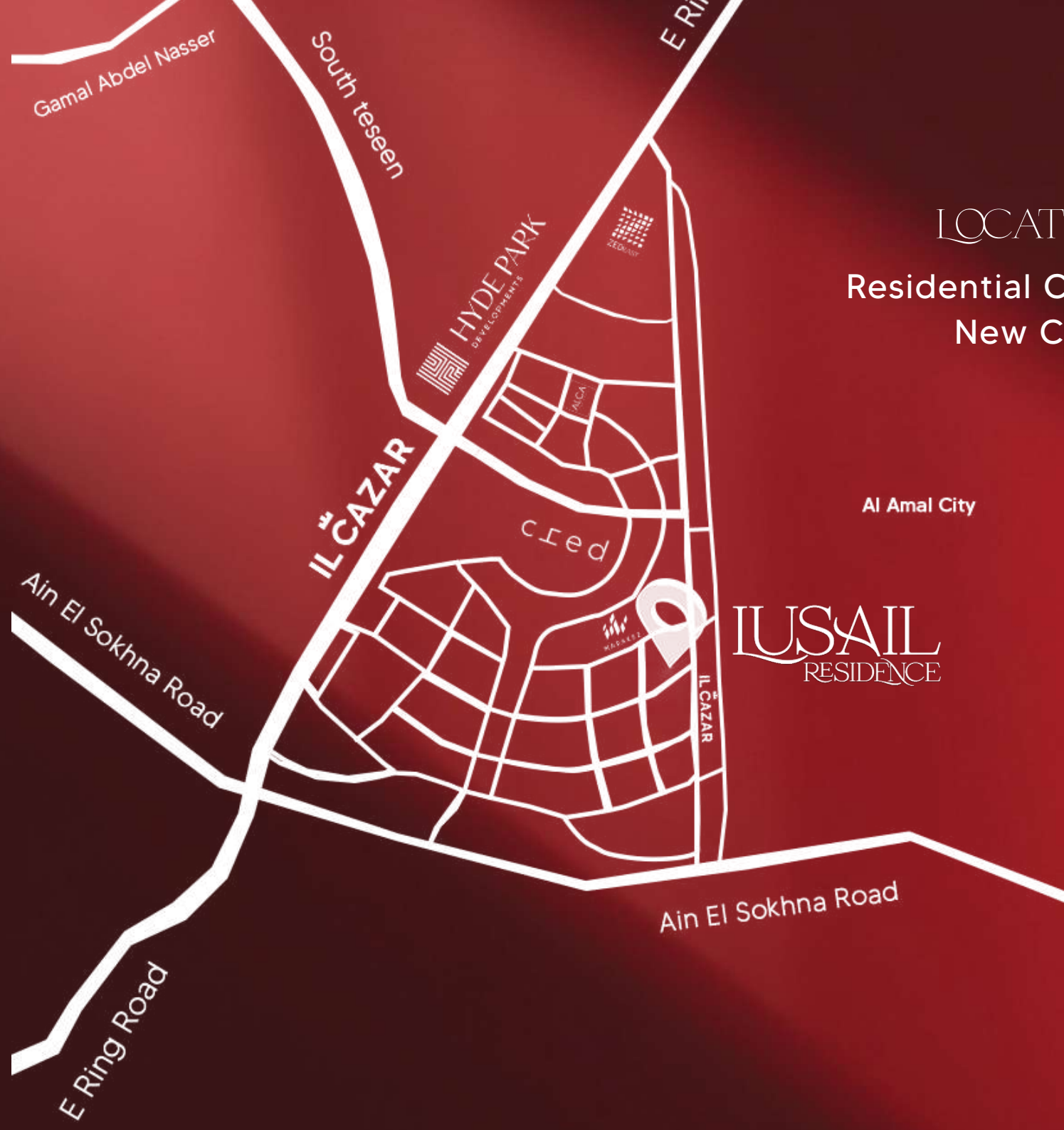
Marsa K...

IL CAZAR

IUSAIL
RESIDENCE

E Ring Road

Ain El Sokhna Road



LOCATION

Residential Compound
New Cairo

Al Amal City

IUSAIL
RESIDENCE

USAIL PROJECT OVERVIEW

SITE AREA 30 ACRE

FOOT PRINT 16%

NUMBER OF BUILDINGS 25

RESIDENTIAL - SERVICED APARTMENTS - HOTEL & RETAIL

NUMBER OF FLOORS G+6 WITH LOFT

NUMBER OF PARKING SLOTS 1350

TOTAL BUA 135,000M

WITHOUT HOTEL BUILDING

ARCHITECTURE STYLE MODERN

TYPES

1 BED - 2 BED - 3 BED - 4 BED - LOFT
SERVICED APARTMENTS (STUDIO)

NUMBER OF EACH TYPE

1 BED 133

2 BED 292

3 BED 511

4 BED 56

LOFT 85

TOTAL NUMBER OF UNITS 1077

LOADING RATIO 25%

FINISHING

FULLY FINISHED - SEMI FINISHED

GREENERY & WATER FEATURES 84%

A close-up photograph of a large, dark red flower, possibly a lily, with a bright yellow center. The flower is the central focus, with its petals showing deep red and dark purple hues. The background is dark and out of focus, emphasizing the flower's vibrant colors and intricate details.

CHAKRAS
& USAIL RESIDENCE

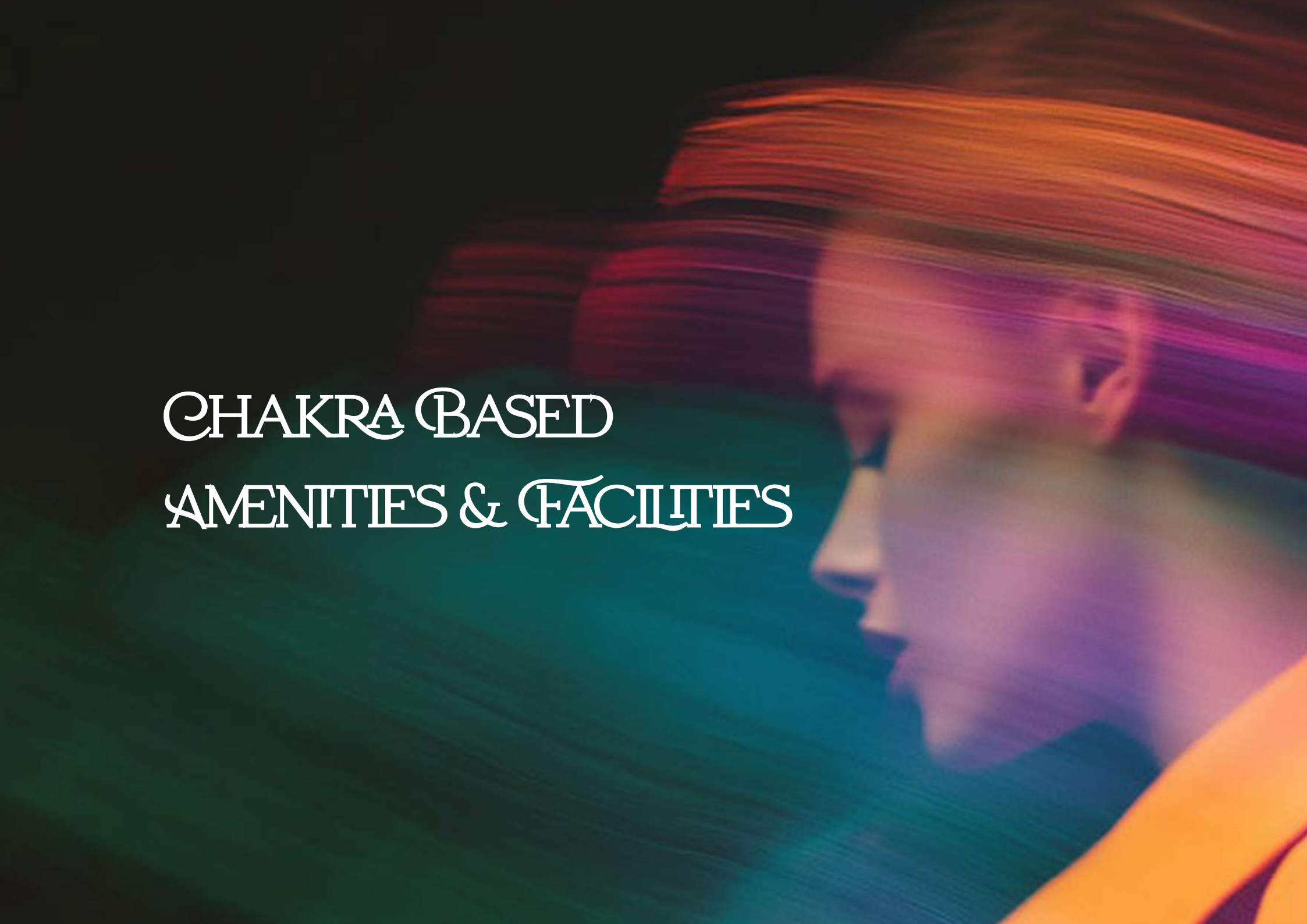


Lusail Residence is a chakra-inspired residential community where architecture seamlessly blends with the philosophy of chakras, promoting a harmonious environment that nurtures the mind, body, and spirit of its residents. Here's how this connection comes to life:

Holistic Living: Lusail Residence integrates the philosophy of the chakras into its design, amenities, and activities to provide a holistic living experience.

Facilities Reflecting Chakras: Each facility within Lusail Residence is inspired by a specific chakra, offering amenities that cater to various aspects of well-being associated with that energy center.

Promoting Balance: By incorporating chakra-inspired elements, the compound aims to create a harmonious environment that supports residents in achieving balance and alignment in their lives.



CHAKRA BASED AMENITIES & FACILITIES

Root Chakra: Grounding, stability, security
Sacral Chakra: Creativity, pleasure, relationships
Solar Plexus Chakra: Personal power, confidence, identity
Third Eye Chakra: Intuition, insight, perception
Crown Chakra: Spirituality, enlightenment, connection
Heart Chakra: Love, compassion, connection
Throat Chakra: Communication, expression, truth



ROOT CHAKRA





Jogging Track



Mini Golf



Vibrant Gardens



Gathering Areas





SACRAL CHAKRA





Indoor & Outdoor
swimming pools



Waterfall
Swimming Pools



Spa & Wellness
Centers



Fine Dining
restaurants

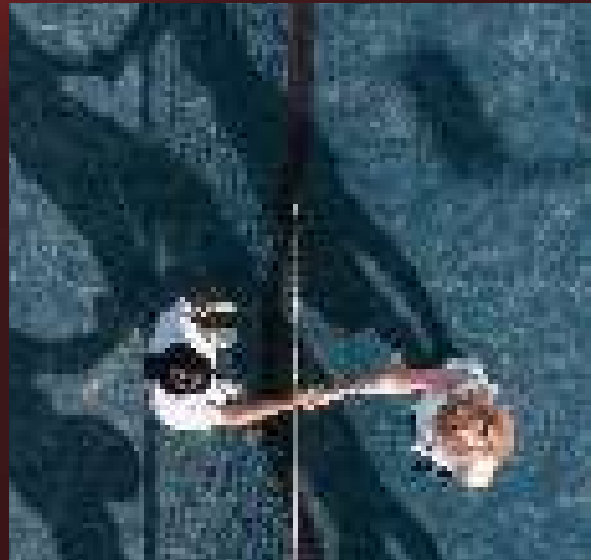




SOLAR PLEXUS CHAKRA



Fitness Center



Paddle Tennis
Courts



Cycle Trails





HEART CHAKRA





Outdoor BBQ
Areas



Casual Cafes



Outdoor Events
Spaces





THROAT CHAKRA



Reading Lounges



Art Galleries





THIRD EYE CHAKRA





Yoga Classes



Serene Gardens



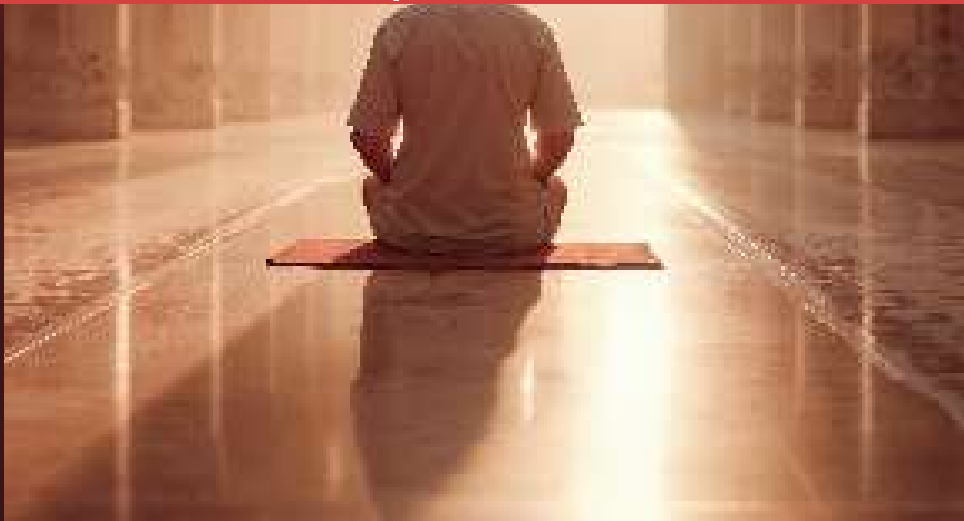


CROWN CHAKRA





Prayers Rooms



Meditation Spaces



Club House



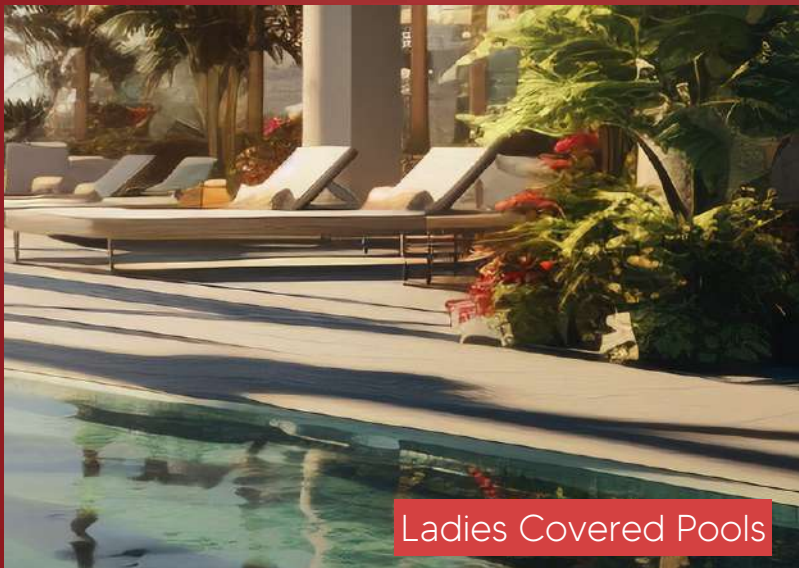
Waterfall Pools



Outdoor Jacuzzi



Spa



Ladies Covered Pools



Wellness center



Outdoor Events



Mini Golf



Crossfit Area



Daycare services



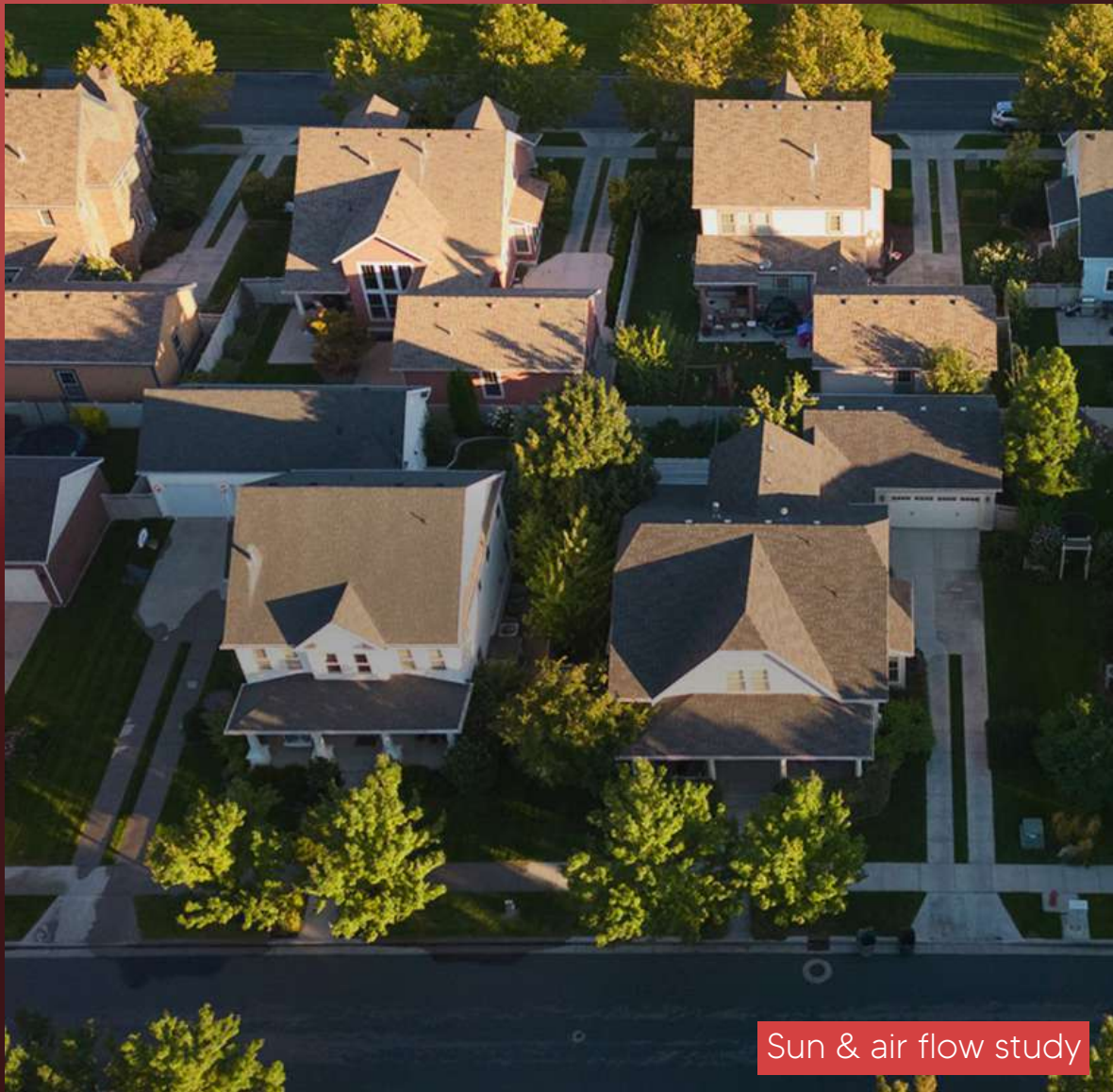
★★★★★ Hotel



Serviced Apartments



Concierge Services



Sun & air flow study



Retail Shops

FACILITIES



Fire Alarm



MATV System



Smart System



Data



Fire-Fighting



CCTV System



Generator



Security



Solar Energy



Private Parkings



Thermal



Mosque







EXTERIORS

Sun and air flow and greenery and Symmetric modern building, were built to allow light and fresh air to enter the units with wide window overlooking the green fields.



THE SAITL RESIDENCE

L01



LUSAIL























GREENCUP COFFEE







INTERIORS

Modernity with a touch of authenticity assembles a notable mark on Lusail's interiors. Methodical colors bring soothing vibes to one's eyes and soul.



















MASTERPLAN

