

ZiAPARK
RESIDENCE

PARKLIFE COMMUNITY

A SHARED VISION FOR A NEW ERA

A MESSAGE FROM THE DEVELOPERS

"At Hills Developments and PRD Development, we share one belief — that true progress lies in crafting communities where innovation, integrity, and human connection coexist in harmony. Together, we are turning dreams into realities."

Rooted in a legacy of trust and excellence, this partnership brings the creative vision of Hills Developments and the engineering mastery of PRD Development into perfect alignment. Guided by shared values of quality, innovation, and precision, both companies are redefining what modern living can be — delivering developments that inspire confidence, foster connection, and stand the test of time.

ZiaPark is the embodiment of this shared purpose — a community shaped by collaboration, driven by excellence, and designed to reflect a new standard of living in Egypt.



ZIAPARK INTRODUCTION — — A PARKLIFE COMMUNITY INSPIRED BY NATURE, PERFECTED BY DESIGN

ZiaPark is a contemporary Parklife Community where connection and nature define every experience. Designed around people and movement, it brings residents together through vibrant green expanses, serene walkways, and thoughtfully composed communal spaces.

At its heart lies an opulent landscape of lush promenades and landscaped corridors that weave seamlessly between homes, leisure zones, and gathering spaces — creating a fluid rhythm of interaction, balance, and belonging.

More than a place to live, ZiaPark is a living ecosystem — a connected sanctuary that embodies harmony, wellness, and modern sophistication. This is the essence of Parklife: a lifestyle guided by nature and perfected by design.



ZIAPARK INTRODUCTION — — LOCATION & CONNECTIVITY

Brilliantly Positioned in Sheikh Zayed

Ideally located in the heart of West Cairo, ZiaPark offers effortless access to the city's most dynamic destinations while maintaining the serenity of a private retreat. Its prime position ensures seamless connectivity to major roads, lifestyle hubs, and cultural landmarks, making everyday life both elevated and convenient.

Residents enjoy a rare equilibrium between proximity and privacy — close to everything that matters yet comfortably nestled within the true essence of home; designed for peace, connection, and ease.



ZIAPARK INTRODUCTION — — **MASTERPLAN VISION & COMMUNITY EXPERIENCE**

Where Community and Landscape Flow as One

At the heart of ZiaPark lies its defining feature: a lush Central Park that serves as the community's green spine and natural connector. Flowing through the development, it links residential clusters, leisure zones, and gathering spaces through a beautifully orchestrated network of pedestrian and cycling paths. Tranquil water features and reflective pools flow throughout the development, enhancing the community's natural harmony and evoking the calm sophistication that defines the Parklife experience.

From morning jogs beneath canopies of trees to evening strolls along tranquil walkways, every path invites connection — with nature, with neighbors, and with a slower, more meaningful way of life. Landscaped gardens, shaded seating areas, and communal lawns foster a sense of openness & belonging.





ZIAPARK INTRODUCTION — — RESIDENTIAL LIVING

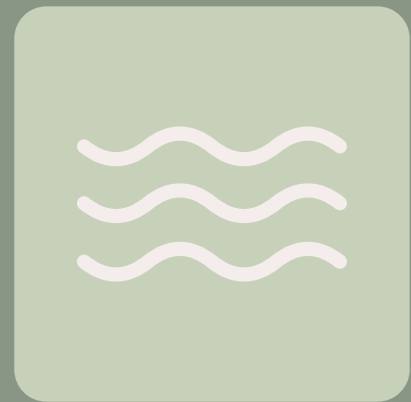
A Personal Sanctuary, Green by Design

ZiaPark's residences have been envisioned as serene sanctuaries within a vibrant, social environment, with 80% of the total area dedicated to green spaces. Each home combines contemporary architecture with functional elegance, celebrating natural light, refined materials, and harmonious landscapes.

Here, refined living meets a genuine sense of belonging — a home that is tranquil in spirit yet connected by design.



ZIAPARK INTRODUCTION —
— **LIFESTYLE AMENITIES
& COMMUNITY HUBS**



CLUBHOUSE



COMMERCIAL
AREA



JOGGING
TRACK



SWIMMING
POOLS AND
WATER
FEATURES



GREAT TOWN
AREA



PADDLE
COURTS



PET ZONE

ZIAPARK INTRODUCTION — — **COMMERCIAL AREA** A COMMUNITY THAT INSPIRES EVERY DAY

ZiaPark is alive with spaces that celebrate wellness, leisure, and connection — all seamlessly integrated within expansive greenery. The Commercial Strip forms the social heart of the community, surrounded by cafés, restaurants, and boutique outlets beside recreational zones for all ages, from padel and basketball courts to skating areas and pingpong tables.



ZIAPARK INTRODUCTION — — **LIFESTYLE AMENITIES** A TRUE PARKLIFE EXPERIENCE

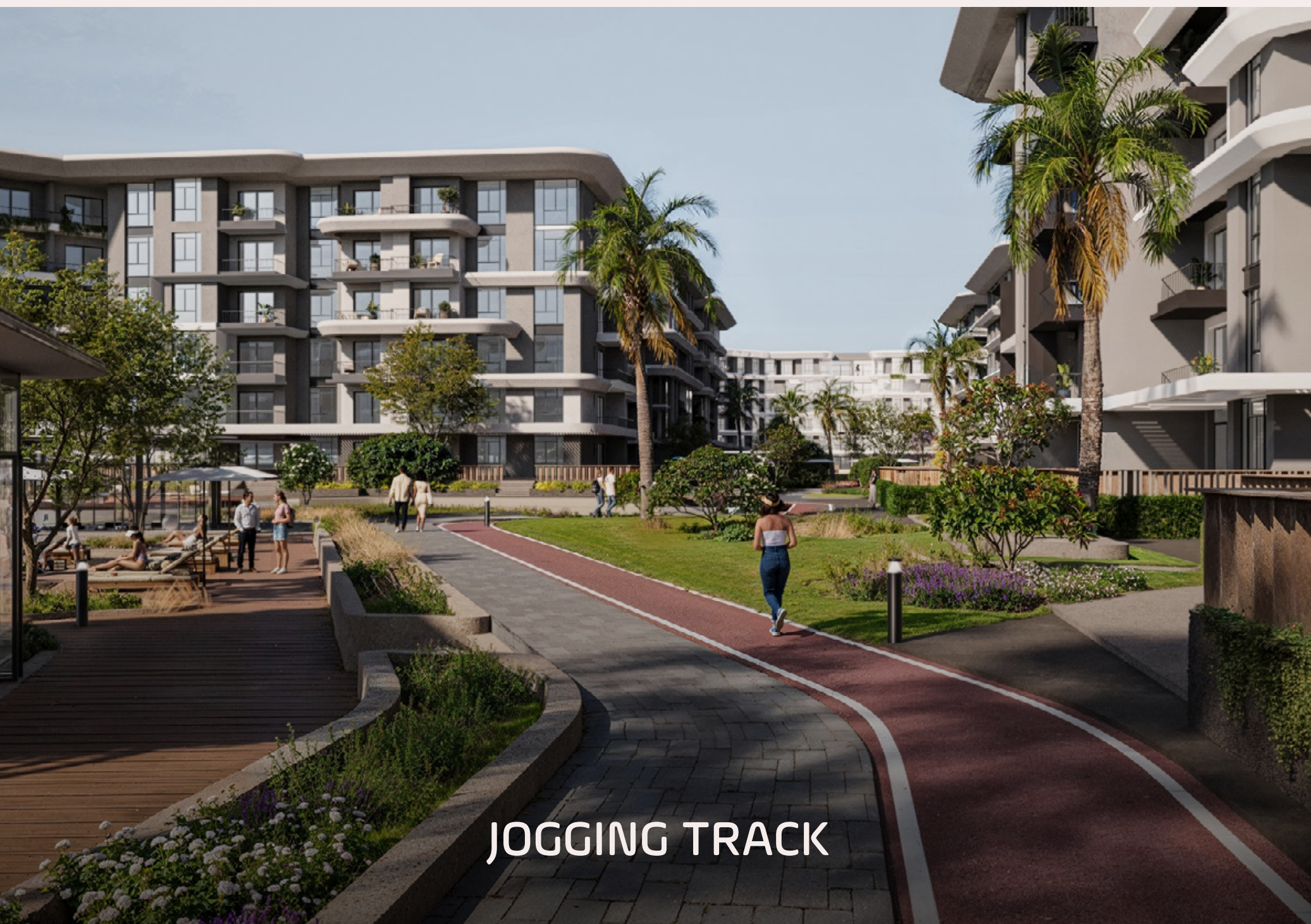
The Clubhouse serves as a sanctuary for wellbeing, featuring swimming pools, a children's pool, and open-air fitness spaces that foster an active, social lifestyle. Along the Great Promenade, yoga lawns, BBQ areas, and shaded gathering spots create opportunities to unwind, connect, and enjoy life amidst nature.



ZIAPARK INTRODUCTION — — LIFESTYLE AMENITIES **SWIMMING POOLS AND WATER FEATURES**



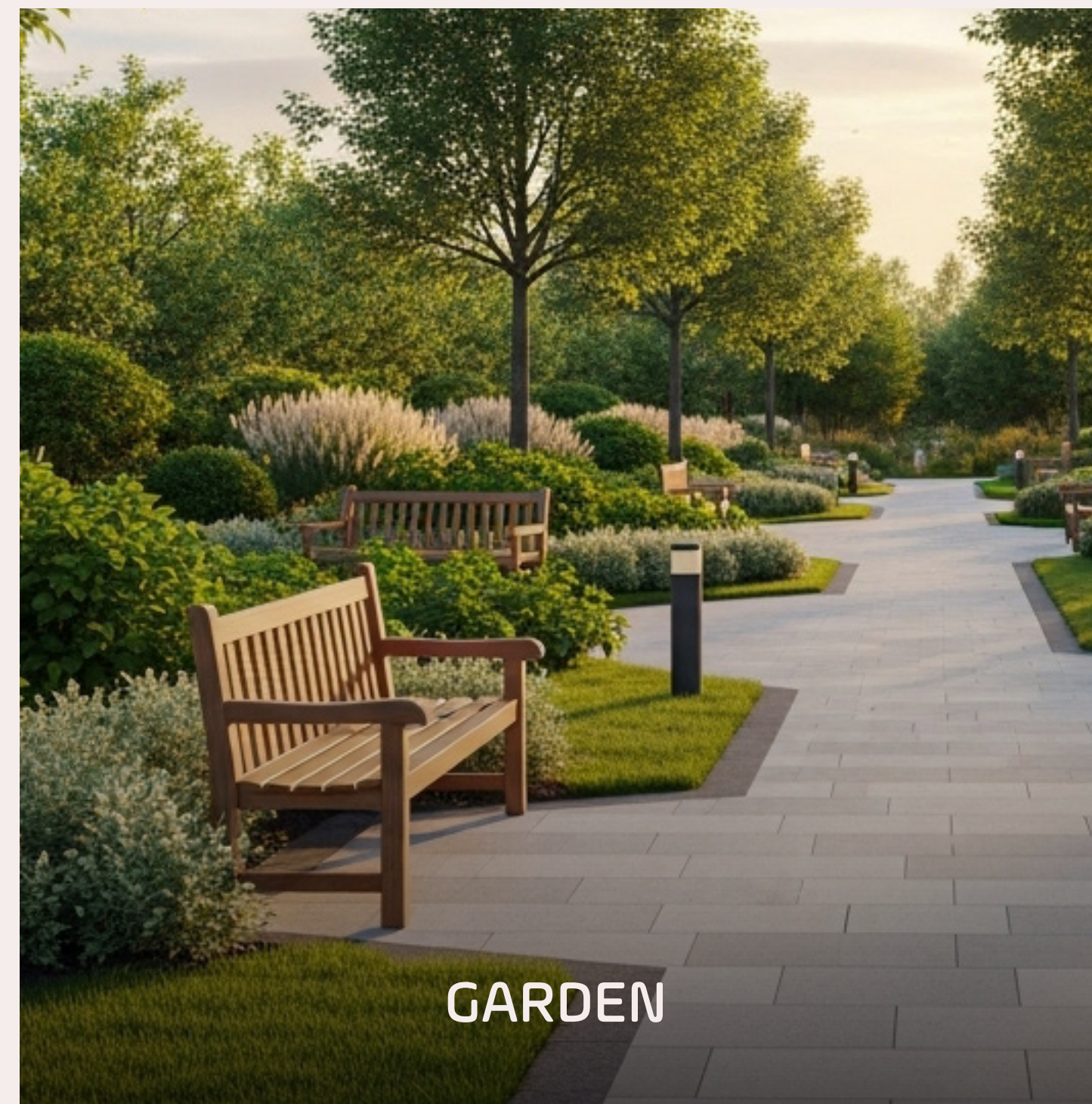
ZIAPARK INTRODUCTION — — LIFESTYLE AMENITIES **GREAT TOWN**



JOGGING TRACK



BARBECUE AREA



GARDEN

ZIAPARK INTRODUCTION — — A RELAXING LIFESTYLE

With 80% of the total area dedicated to green spaces, the project offers a serene, nature-inspired environment that promotes well-being, relaxation, and a healthier lifestyle — all within a vibrant, modern community.





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FLOORPLANS HOMES DESIGNED FOR HARMONY

Every residence at ZiaPark has been envisioned with intention — to create a natural flow between interior comfort and the surrounding landscape. Ground-floor Garden Units offer private outdoor havens immersed in greenery, while upper-level homes open onto panoramic vistas of tree-lined promenades and communal spaces.

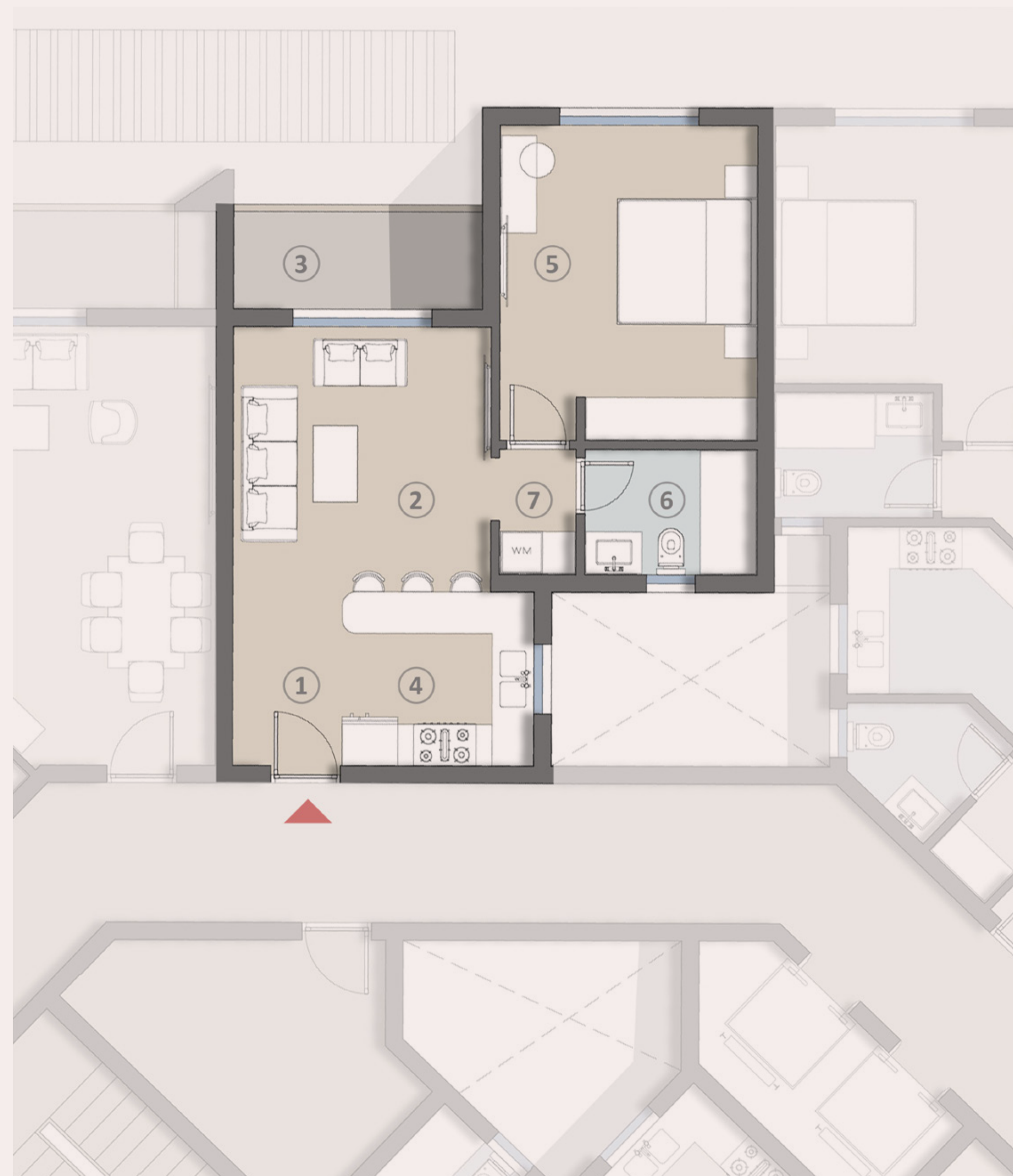
Thoughtfully planned with underground and outdoor parking, gated security, and pedestrian-friendly pathways, ZiaPark ensures both privacy and seamless connectivity within its wider community. Each home is a refined expression of balance — designed for beauty, ease, and belonging.



1 BEDROOM APARTMENT

SELLABLE AREA: **77** m²

1. ENTRANCE	1.60m X 2.50m
2. RECEPTION	3.70m X 3.80m
3. TERRACE	3.60m X 1.50m
4. KITCHEN	2.75m X 2.50m
5. BEDROOM	3.70m X 4.50m
6. BATHROOM	2.50m X 1.80m
7. CORRIDOR	1.10m X 1.80m



2 BEDROOM APARTMENT

SELLABLE AREA: **123** m²

1. RECEPTION	3.80m X 7.25m
2. TERRACE	3.70m X 1.20m
3. GUEST TOILET	1.45m X 1.60m
4. KITCHEN	2.70m X 2.85m
5. MASTER BEDROOM	3.80m X 3.70m
6. BATHROOM	2.50m X 1.80m
7. DRESSING	2.30m X 1.90m
8. BEDROOM	3.80m X 3.80m
9. LOBBY	1.10m X 1.60m
10. CORRIDOR	3.90m X 1.10m



3 BEDROOM APARTMENT

SELLABLE AREA: **176 m²**

1. RECEPTION	8.80m X 5.10m
2. TERRACE	1.45m X 4.10m
3. GUEST TOILET	1.50m X 2.00m
4. KITCHEN	3.05m X 3.40m
5. MASTER BEDROOM	3.60m X 3.70m
6. BATHROOM	1.60m X 2.20m
7. DRESSING	1.90m X 2.20m
8. TERRACE	3.75m X 1.30m
9. BEDROOM 1	3.70m X 3.80m
10. BATHROOM	1.30m X 2.50m & 1.20m X 1.80m
11. BEDROOM 2	2.70m X 3.70m
12. LAUNDRY	1.10m X 0.70m
13. CORRIDOR	6.30m X 1.10m



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