SARAI

ROYAL RESIDENCE

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SARAI

WELCOME TO SARAI

A destination built around a deeper connection to nature, community, and everyday moments. Spanning across 5 million square meters, Sarai is master-planned as a collection of vibrant neighborhoods woven together by expansive landscapes, shared experiences, and thoughtfully designed amenities.

With homes seamlessly connected to parks, promenades, retail, education, wellness, and leisure destinations, Sarai creates a lifestyle where convenience, tranquility, and community come together naturally.

More than a residential development, Sarai is a modern living destination designed to bring people closer to everything they value.

A STRATEGIC LOCATION

Located directly on the Suez Road, Sarai provides seamless access to East Cairo's most important destinations, including New Cairo, the New Administrative Capital, Mostakbal City, and Cairo International Airport.

The Butterfly	10 minutes
Madinaty	9 minutes
Talala	15 minutes
Mostakbal City	7 minutes
New Capital	13 minutes
Cairo International Airport	30 minutes
New Cairo	20 minutes
Capital International Airport	21 minutes
Downtown	50 minutes



DISCLAIMER:
1. Actual spaces areas may vary from the stated area in the location map.
2. Drawing is not to scale.

The
ESSENCE
of

SARAI

ROYAL RESIDENCE



IMAGINE A LIFE
that flows naturally.

A life where greenery accompanies every step, open spaces unfold between homes, and everyday experiences flow seamlessly from one moment to the next. At Sarai Royal Residence, nature, community, and daily convenience are thoughtfully woven together to create a lifestyle defined by balance, connection, and ease. Designed as a collection of connected experiences, the neighborhood immerses residents in expansive landscapes, walkways, water features, and shared spaces that encourage movement, interaction, and discovery. Here, every day unfolds naturally, creating a living experience shaped by comfort, belonging, and a sense of possibility.



DISCLAIMER:

All room dimensions are measured to structural elements and exclude wall finishes and construction tolerance. 2. All dimensions have been provided by our consultant architect. 3. All material, dimensions and drawings are approximate, and information is subject to change without notice. 4. Reserving the right to make minor alterations to the drawings of %5 added or deducted from areas & values. 5. Drawing areas are not to scale. 6. The developer reserves the right to make revisions. 7. Actual unit areas, windows, porches, terraces, and exterior trim detail may vary by elevation style. 8.The unit orientation will be shown in the master plan and not the floor plan. 9. Floor plans layout and furniture plans are for indicative purposes.

MASTERPLAN

Perfectly positioned within Sarai, Sarai Royal Residence offers a lifestyle that balances connectivity, convenience, and tranquility. Within Sarai, residents enjoy easy access to everyday essentials, retail destinations, leisure experiences, and open green spaces, creating a community where everything is within reach. Thoughtfully integrated into the wider masterplan, Vienta is a peaceful residential enclave at the heart of a vibrant, self-sustained destination.



DISCLAIMER:
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MASTERPLAN

25.4-acre masterplan

Pedestrian -friendly and walkable design

Two dedicated gateways for enhanced accessibility

4 residential clusters

Dedicated community hub with retail & services

Landscape pockets distributed across all clusters

Self-sufficient neighborhood within Sarai

Tranquil water features and outdoor gathering spaces

Designed around the philosophy of flow, inspired by the gentle movement of the wind

80% landscapes & open spaces



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ARCHITECTURAL DESIGN BRILLIANCE

Inspired by the effortless charm of Mediterranean living, Sarai Royal Residence's architecture is designed to evoke warmth, tranquility, and timeless elegance. Comprising G5+ residential buildings, the design is characterized by soft neutral tones, graceful proportions, and refined details that create a welcoming and sophisticated character.

Thoughtfully integrated within the landscape, the buildings maximize natural light, open views, and a seamless connection to greenery and water features. Expansive windows, balconies, and shaded outdoor spaces enhance the relationship between indoor comfort and outdoor living.

Rooted in a lifestyle of openness and connection to nature, Sarai Royal Residence offers a balanced living environment where architecture, landscape, and wellbeing come together effortlessly.

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The facade may undergo small changes without prior notice. 2. Specifications, materials, and colors may be altered depending on final design and availability.
3. Actual finishes for windows, porches, terraces, loggia, and exterior trim may vary by elevation styles and floor level. 4. The facade shown is for illustrative purposes only.

BOUNDLESS AMENITIES

LANDSCAPE & GREENERY

WATER FEATURES

CENTRALIZED SERVICE HUB

Sarai Royal Residence is designed to enrich everyday life by placing education, recreation, retail, dining, and social experiences within easy reach. Every element is thoughtfully integrated to create a seamless lifestyle, from nearby learning opportunities and active spaces to vibrant destinations that encourage connection and engagement.

Surrounded by expansive green spaces, shaded pathways, and tranquil water features, Sarai Royal Residence offers a natural environment that promotes wellbeing, relaxation, and a stronger connection with the community. Together, these amenities create a harmonious setting where learning, leisure, and nature become part of everyday living.

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DESIGN CONCEPT

Inviting outdoor spaces that foster privacy, wellbeing, and a strong sense of community.
Shaped by the natural flow of movement, the masterplan connects residents through pedestrian-friendly pathways, open vistas, and shared gathering spaces. A dedicated community hub, complemented by retail and daily conveniences, enhances the living experience, while two gateways and a well-connected circulation network ensure seamless accessibility throughout the development.

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FLOORPLANS

GROUND FLOOR

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Floorplans.

TYPICAL FLOOR

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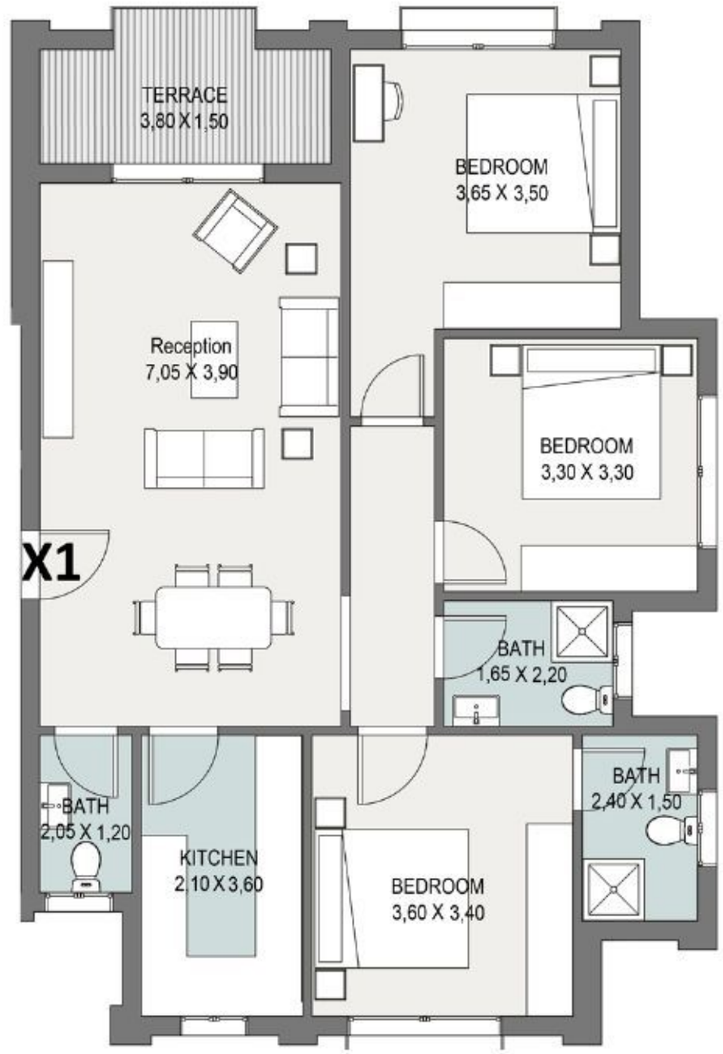
FLOORPLANS

X1

TOTAL AREA
127.70 M2

UNIT NUMBER
11, 21, 31, 41, 51





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