



# CIERVO

NEW ZAYED

LIVING  
THE /  
5-STAR LIFE



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# LIVING THE / 5-STAR LIFE



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Beverly Hills El-Sheikh Zayed  
Gate 9 - Icon Mall, Giza, Egypt



**15286**

## / ABOUT THE DEVELOPER



EDIC Developments does more than shape skylines; it builds the future through innovation, quality, and a clear vision.

With over two decades of experience, strategic partnerships with industry leaders drive the delivery of pioneering projects that transform Egypt's real estate landscape.

This commitment goes beyond traditional development, focusing instead on sustainable growth, community impact, and long-term value.

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## / BEHIND THE NAME **CIERVO**

The Spirit of Grace, The Essence of Home.

The name Ciervo is the Spanish word for 'Deer', a creature that has long symbolized nobility, serenity, and a harmonious connection with nature.

At EDIC, we chose this name to represent the lifestyle we are crafting in our newest landmark.

Beyond the Ciervo Gates lies a sanctuary of prestige. With a signature Mini Park home to gentle deer and a refined Club House, Ciervo transforms nature's grace into a lifestyle of pure tranquility.





## / THE CONCEPT



LIVING  
THE /  
5-STAR LIFE

**Ciervo** stands as the first villa-only community to seamlessly integrate premium hotel services into the privacy of a personal residence. Rather than offering a simple home, **EDIC** provides a lifestyle defined by effortless ease and professional excellence.

Spanning 5 acres (**21,000 sqm**) of lush landscapes, Ciervo offers an intimate and exclusive atmosphere. The modern architectural style meticulously blends sleek design with functional elegance, ensuring every detail reflects the high standards of **EDIC**.





# / PARTNERS IN SUCCESS

Defined by Quality, Guided by Expertise.

Engineering Consultant  
**Eng. Ahmed Fouad Sabry**

A distinguished authority in the engineering field, Eng. Ahmed Fouad Sabry brings a wealth of experience and a track record of excellence to the structural foundation of Ciervo.

Executive Consultant  
**Eng. Mohamed El-Daly**

Recognized as a premier executive consultant, Eng. Mohamed El-Daly provides the strategic oversight and technical mastery essential to delivering Ciervo's uncompromising standards.

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## **/ LOCATION**

The Ultimate Address.

Experience the convenience of New Zayed's most central location. Nestled in Hood 1 at Gate 3, Ciervo offers an unparalleled connection to the area's key landmarks, ensuring that luxury and accessibility go hand in hand.





**Ciervo**  
New Zayed

# **/ MASTER PLAN**

Where Design Meets Nature.

/ 13

**Spanning 5 acres**  
**21,000 SQM**

of meticulously curated landscapes, Ciervo creates an atmosphere of secluded exclusivity.

The architectural vision seamlessly integrates sleek, modern aesthetics with high-performance functional elegance.



# **/ VILLAS TYPES**

Standalone Villas | Twin Houses | Townhouses

Every villa features a private administrative office located in the Ciervo Business Hub.





# / **STANDALONE VILLAS**

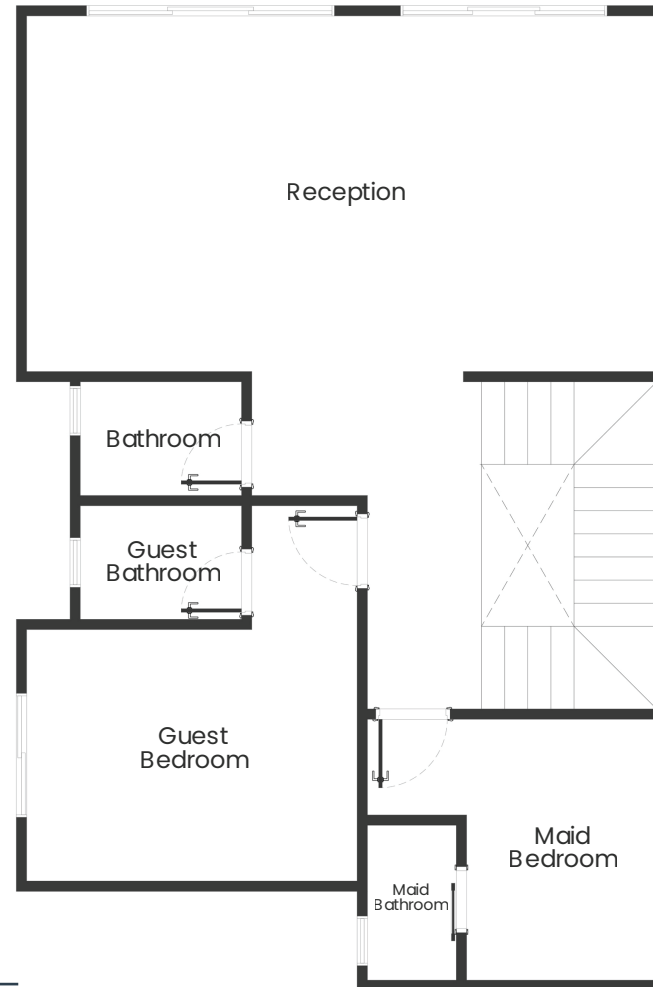
Unrivaled Space & Privacy.

Areas | 370<sup>m</sup> – 410<sup>m</sup>

The pinnacle of luxury at Ciervo, these villas offer architectural grandeur and ultimate seclusion.

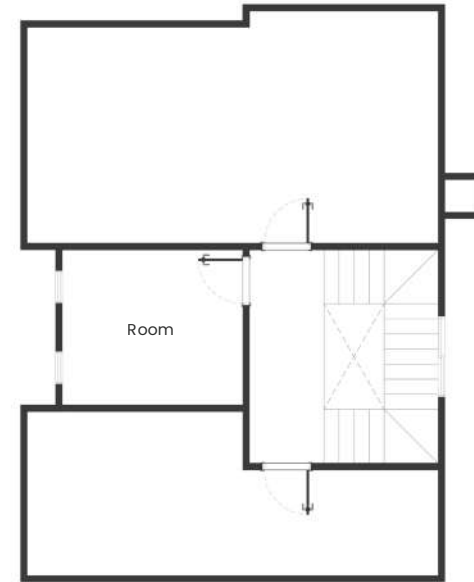
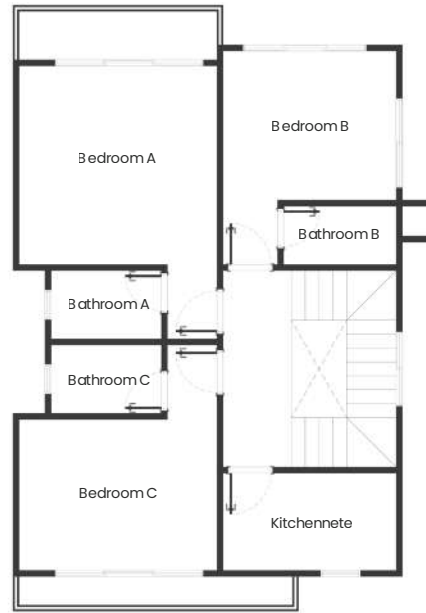
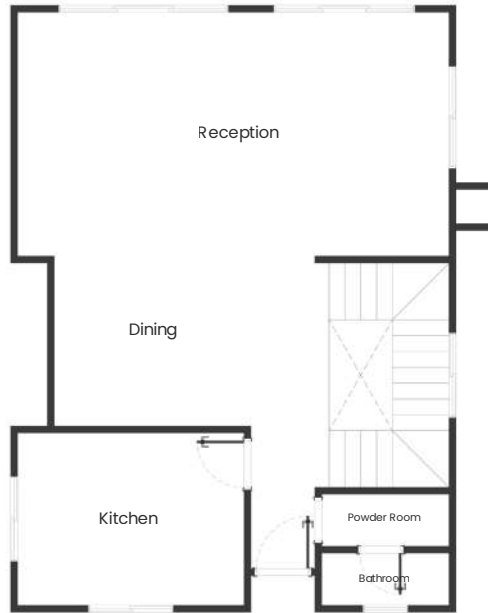
The expansive layouts are meticulously designed for those who demand the finest in modern, spacious living.

Basement \_\_\_\_\_



**Ciervo - Stand Alone Villa A**  
BUA = 370m<sup>2</sup> // Garden Area = 240m<sup>2</sup>

# / STANDALONE VILLAS



**Ciervo - Stand Alone Villa A**  
BUA = 370m<sup>2</sup> // Garden Area = 240m<sup>2</sup>

Ground Floor

First Floor

Roof

# / STANDALONE VILLAS

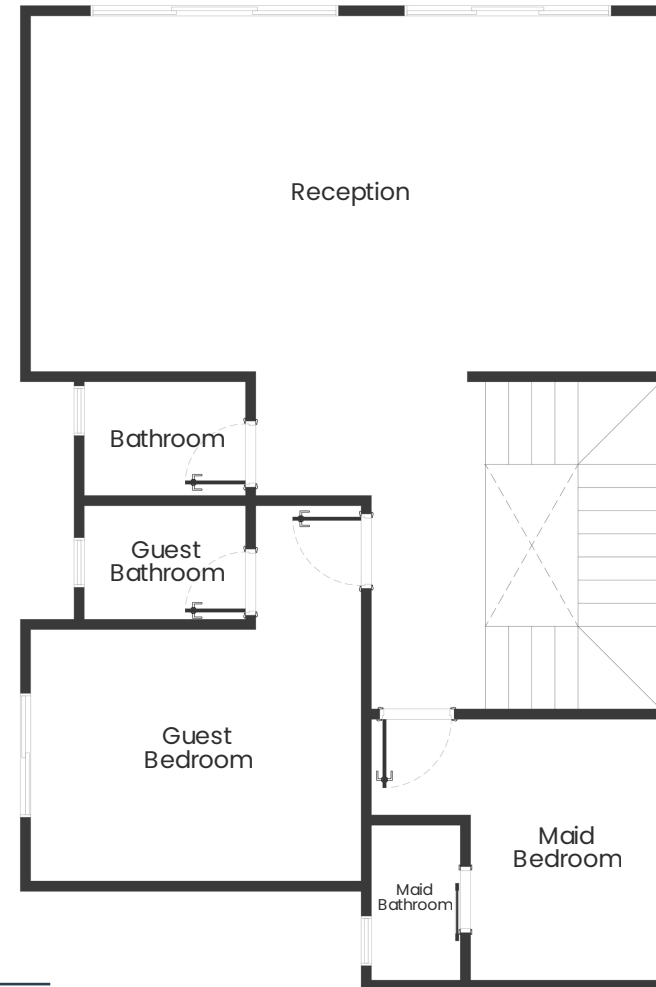
Unrivalled Space & Privacy.

Areas | 410m<sup>2</sup> – 254m<sup>2</sup>

The pinnacle of luxury at Ciervo, these villas offer architectural grandeur and ultimate seclusion.

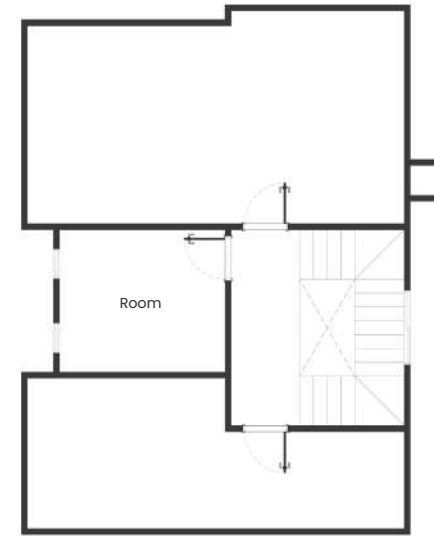
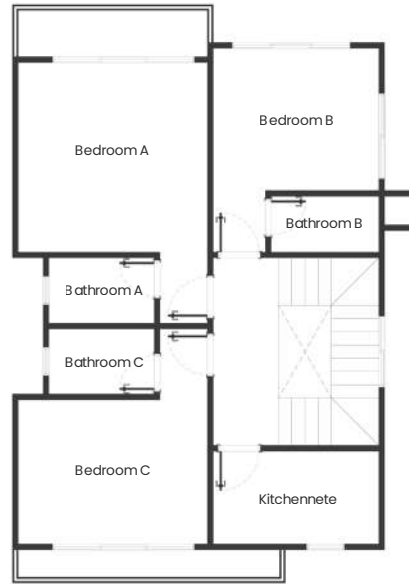
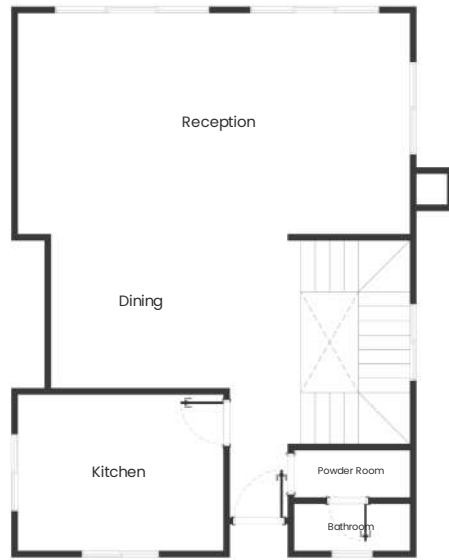
The expansive layouts are meticulously designed for those who demand the finest in modern, spacious living.

Basement \_\_\_\_\_



**Ciervo - Stand Alone Villa B**  
BUA = 410m<sup>2</sup> // Garden Area = 254m<sup>2</sup>

# / STANDALONE VILLAS



Ground Floor

First Floor

Roof

**Ciervo - Stand Alone Villa B**  
BUA = 410m<sup>2</sup> // Garden Area = 254m<sup>2</sup>





# / **TWIN HOUSES**

Balanced Elegance.

Areas    320<sup>m</sup>

The Twin Houses provide a perfect harmony of space and community, offering the feel of a standalone villa with a modern, symmetrical design that maximizes both privacy and natural light.

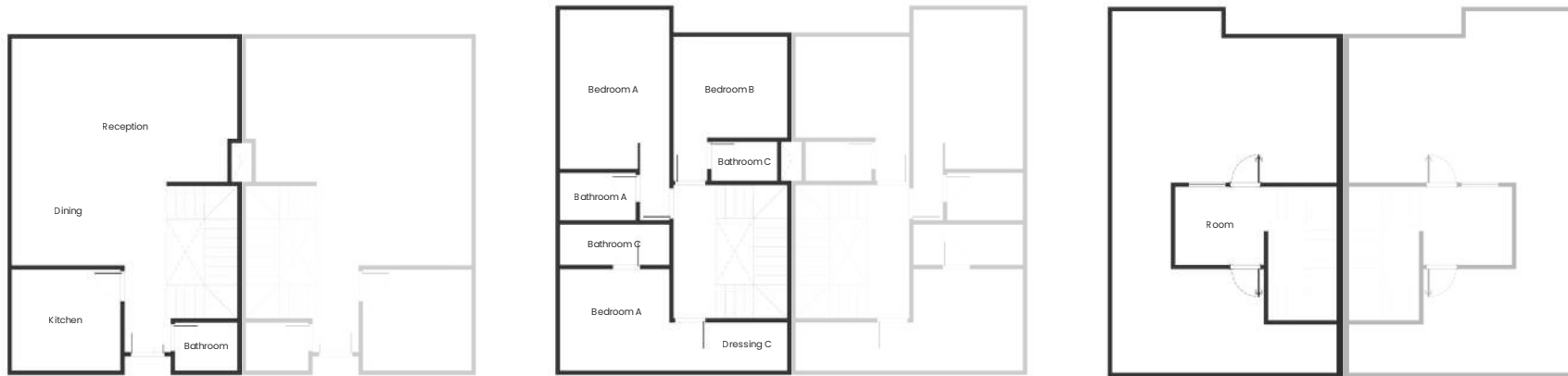


**Ciervo - Twin House**  
BUA = 320m<sup>2</sup> // Garden Area = 165/220m<sup>2</sup>

Basement \_\_\_\_\_

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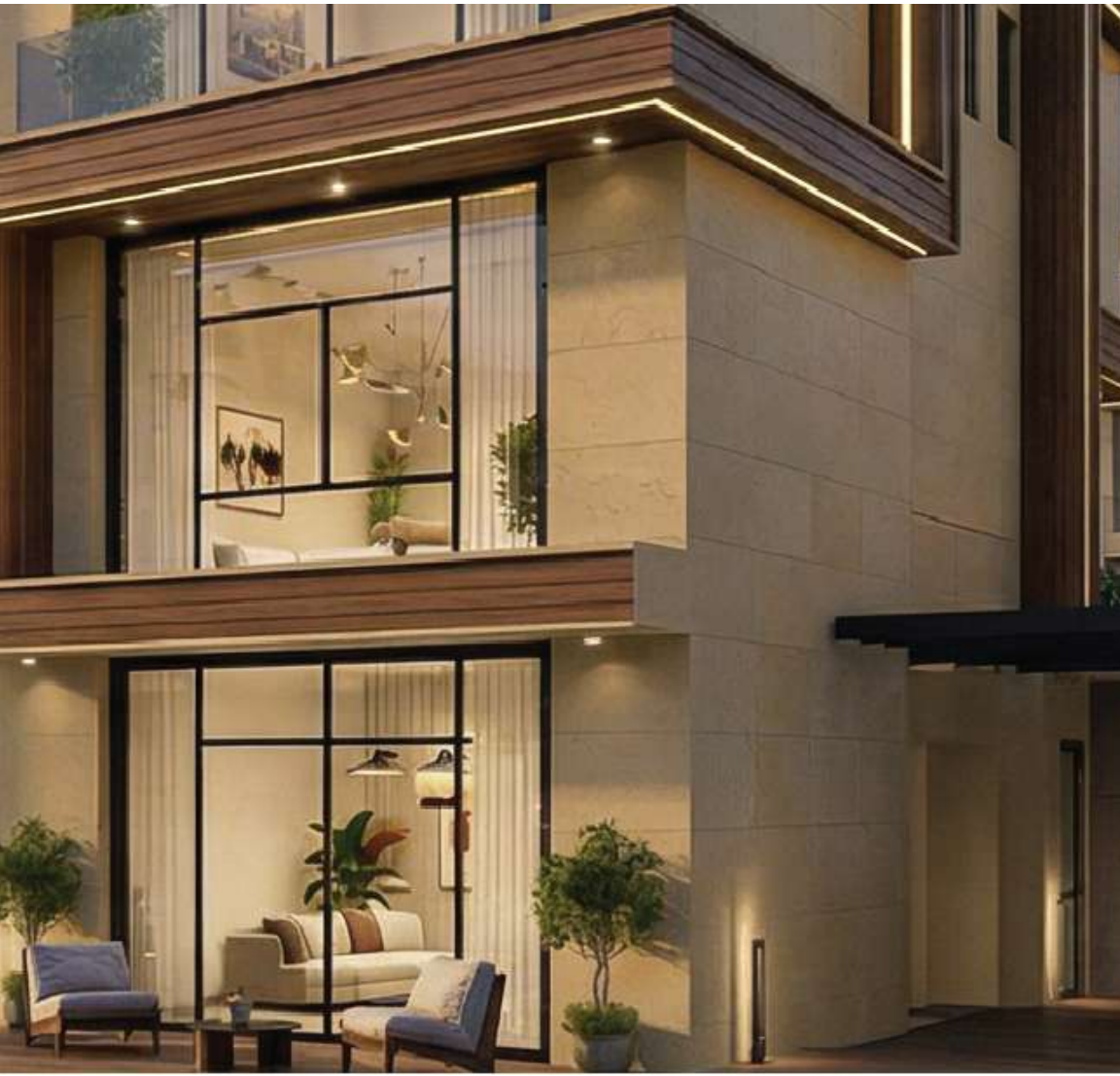
# / **TWIN HOUSES**



**Ciervo - Twin House**  
BUA = 320m<sup>2</sup> // Garden Area = 165/220m<sup>2</sup>

\_\_\_\_\_ Ground Floor \_\_\_\_\_ First Floor \_\_\_\_\_ Roof \_\_\_\_\_



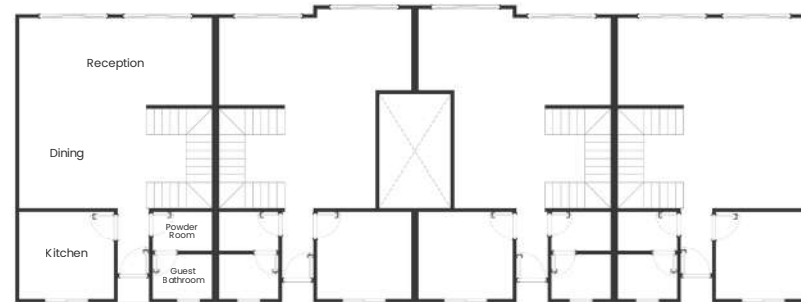


# / **TOWN HOUSES**

Sophisticated Urbanity.

Areas	210 <sup>m</sup> – 225 <sup>m</sup>
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The Townhouses offer a sleek, contemporary lifestyle that are ideal for the modern family, blending efficient, high-end design with the prestigious atmosphere of the Ciervo community.

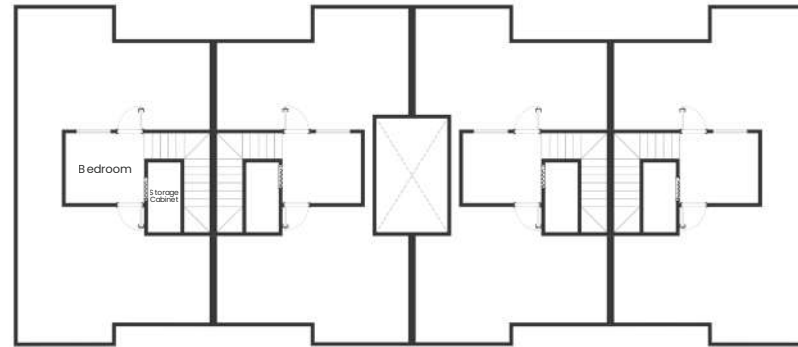
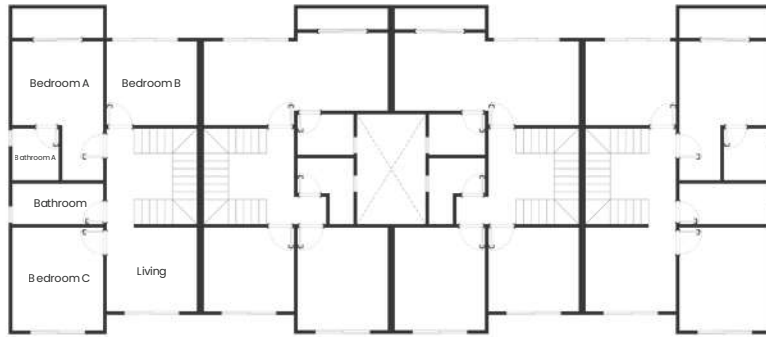


**Ciervo - Town House Corner**  
BUA = 320m<sup>2</sup> // Garden Area = 165/220m<sup>2</sup>

Ground Floor \_\_\_\_\_

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# / TOWN HOUSES



**Ciervo - Town House Corner**  
BUA = 320m<sup>2</sup> // Garden Area = 165/220m<sup>2</sup>

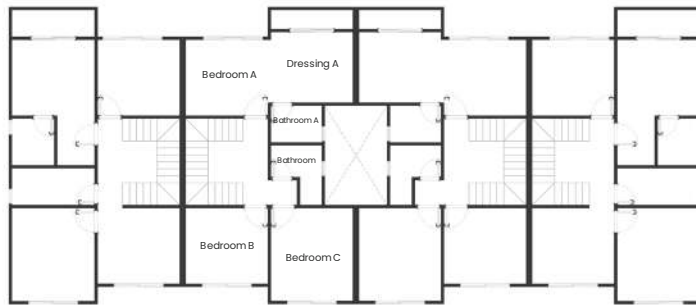
First Floor

Roof

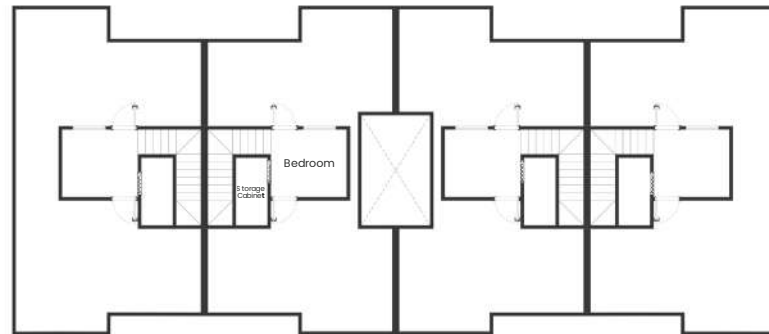
# / TOWN HOUSES



Ground Floor



First Floor



Roof

**Ciervo - Town House Middle**  
BUA = 210m<sup>2</sup> // Garden Area = 100m<sup>2</sup>



# **/ FACILITIES & AMENITIES**

The Ciervo 5-Stars Lifestyle



Ciervo is designed to provide a world-class living experience where every detail is curated for comfort, ease, and luxury.

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# / **FACILITIES & AMENITIES**

Natural Gazelle Reserve (Mini Park)



**Where Nature  
Finds its Grace**

In tribute to the project's name, Ciervo features a unique sanctuary where the grace of live gazelles meets lush greenery, creating a serene heart for the community.

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# **/ FACILITIES & AMENITIES**

Professional Housekeeping



**Perfection in  
Every Detail**

Experience the ease of hotel living with impeccable villa care provided by highly trained hospitality experts.

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# / **FACILITIES & AMENITIES**

The Private Chef Experience



## **Masterful Dining, At Your Table**

A dedicated culinary service offering unique dining experiences and professional kitchen management, exclusively for residents.

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# / **FACILITIES & AMENITIES**

Elite Tennis Courts



**Play with  
Precision**

Professional-grade courts designed for both competitive play and leisurely exercise, promoting an active and healthy lifestyle.

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# / FACILITIES & AMENITIES

## Clubhouse



**The Heart of  
Your Social Life**

A premier hub for wellness and social connection, with access fully included in the villa price.

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# / **FACILITIES & AMENITIES**

Administrative Hub



## **Elite Professional Integration**

Experience the ultimate work-life balance with a private administrative office for every villa, located in the compound's exclusive Administrative Hub.

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## / **CEO WORD**

Leading with Purpose

At EDIC Developments, we are not just shaping skylines; we are building the future with innovation, quality, and vision.

With over two decades of experience, our strategic partnerships with industry leaders have enabled us to deliver pioneering projects such as CELISTIA Mall, Icon Mall, and Golden Walk-transforming the real estate landscape in Egypt. Our commitment goes beyond traditional development, focusing on sustainable growth, community impact, and long-term value creation.

As we look ahead, we remain dedicated to exploring new frontiers and setting new standards of excellence, always driven by a passion to build a better tomorrow.

**Amr Zaky**

CEO. EDIC Developments

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Connect with the Extraordinary

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**Address :**

El Sheikh Zayed - Beverly Hills  
Gate 9 - Icon mall

**Hotline :**

**15286**



**GET IN TOUCH**

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