

CLAVEL
RESIDENCE

NEW ZAYED



YOUR GUIDE

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OUR STORY

CLAVEL ZAYED is the result of a trusted partnership between EDIC Developments and AZ Developments, combining proven delivery with over 30 years of expertise.

Planned as the jewel of New Zayed's Green Belt, CLAVEL offers %75 green open space, timeless neo-classical architecture, and a refined mix of villas, twin houses, and townhouses.



With construction already underway and licenses secured before sales, CLAVEL delivers a rare blend of security, sophistication, and trust—a community where nature and architecture converge for generations.



PROJECT DESIGN PERSPECTIVE

CLAVEL ZAYED is a boutique gated community of only 72 exclusive residences—stand-alone villas, twin houses, and townhouses—crafted in timeless neo-classical design.

With %75 green open space and curated amenities including a clubhouse, outdoor lounges, kids' and meditation areas, walking and cycling tracks, and flowing water features, CLAVEL offers a serene, low-density lifestyle.



Every element is designed to harmonize privacy, community, and nature, reserved for just 72 families in New Zayed's Green Belt.



6A



NEO CLASSIC ECO

CLAVEL embraces timeless neo-classical elegance, with warm tones, airy spaces, and eco-conscious design.

A serene community where nature and architecture unite to create a home you'll cherish for years.





EARTH-TONED ELEGANCE

With warm, natural tones and graceful symmetry, CLAVEL offers timeless architecture that feels both grand and inviting.



LIGHT & FRESH AIR, EVERY DAY

Wide glass openings bring in natural light and fresh air, creating bright, uplifting spaces every day.





8B



YOUR PRIVACY, PERFECTLY PRESERVED

Layered setbacks ensure open views while keeping your privacy perfectly preserved.





SPACIOUS STREETS FOR COMFORTABLE LIVING

Clavel features generously wide internal streets, designed to enhance safety, ease of movement, and a welcoming, open community feel



YOUR OWN PRIVATE RETREAT

Every home features a private garden and pool—your personal haven for comfort and relaxation.





4C



A LANDSCAPE THAT INSPIRES CALM

Water streams, fountains, and meditation paths create a serene landscape that soothes the mind and soul.





HIGH PRIVACY, NATURALLY DESIGNED

Thoughtful landscaping and natural spacing
give every home privacy, peace, and
comfort.



ECO LAYOUT FOR WELLNESS

With %75 green spaces, CLAVEL offers fresh air, open breathing room, and a calm, low-density community.





6D



SHARED PEACE OF MIND

With just 72 families, every amenity at CLAVEL offers space, comfort, and freedom to truly unwind.





A DISTINCTIVE IDENTITY

Graceful arches and warm palettes give CLAVEL a timeless identity—welcoming, elegant, and instantly home.





TYPES OF UNITS :

- Stand Alone
- Twin House
- Town House





STAND ALONE

Clavel's standalone villas blend timeless design with open views, generous outdoor space, and complete privacy.



STAND ALONE TYPE A

BUA : 315 m² // GARDEN AREA : 310 m² - 320 m²

Ground Floor Area : 134 m²

| Type | SQM |
|-------------|---------------|
| Entrance | 4 x 1.85 m |
| Lobby | 3.25 x 2.10 m |
| Powder Room | 2.30 x 1.45 m |
| Reception | 8.35 x 4.75 m |
| Terrace | 9 x 2 m |
| Dinning | 5.10 x 3.90 m |
| Kitchen | 4.30 x 2.95 m |
| Nani Room | 2.95 x 2.30 m |
| Powder Room | 2.30 x 1.45 m |

Roof Area : 34 m²

| Type | SQM |
|-------------|---------------|
| Bedroom | 3 x 2.80 m |
| Powder Room | 2.80 x 1.65 m |

First Floor Area : 147 m²

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 4.30 x 3.65 m |
| Living Room | 4.30 x 3.90 m |
| Terrace | 4.30 x 2.20 m |
| Master Bedroom | 4.30 x 3.50 m |
| Dressing | 4.30 x 1.85 m |
| Master Bathroom | 2.35 x 2 m |
| Bathroom | 4.30 x 2.95 m |
| Laundry | 1.35 x 1 m |
| Bedroom Double | 5.10 x 4.30 m |
| Lobby | 1.35 x 1.35 m |
| Terrace | 4.30 x 1.50 m |



Ground



First



Roof



STAND ALONE TYPE B

BUA : 285 m2 // GARDEN AREA : 290 m2

Ground Floor Area : 122 m2

| Type | SQM |
|-------------|---------------|
| Entrance | 4.10 x 1 m |
| Lobby | 3.35 x 1.80 m |
| Powder Room | 3.35 x 2.30 m |
| Reception | 9.50 x 4.80 m |
| Terrace | 9.50 x 1.60 m |
| Dinning | 5 x 3.65 m |
| Kitchen | 4.50 x 3.90 m |

First Floor Area : 133 m2

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 4.30 x 4.10 m |
| Living Room | 4.20 x 4.10 m |
| Terrace | 4.10 x 1.75 m |
| Master Bedroom | 4.50 x 3.25 m |
| Dressing | 4.50 x 1.55 m |
| Master Bathroom | 3.50 x 1.65 m |
| Bathroom | 2.25 x 2.25 m |
| Laundry | 2.25 x 1.35 m |
| Bedroom Double | 4.50 x 3.90 m |

Roof Area : 30 m2

| Type | SQM |
|-------------|---------------|
| Bedroom | 3 x 2.85 m |
| Powder Room | 2.85 x 1.55 m |



Ground



First



Roof



STAND ALONE TYPE C

BUA : 285 m² // GARDEN AREA : 400 m² - 410 m²

Ground Floor Area : 122 m²

| Type | SQM |
|-------------|---------------|
| Entrance | 3.70 x 1.60 m |
| Lobby | 3.70 x 3.45 m |
| Powder Room | 3.35 x 2.30 m |
| Reception | 8.40 x 4.50 m |
| Terrace | 6 x 1.50 m |
| Dinning | 4.50 x 3.25 m |
| Kitchen | 3.50 x 3 m |
| Terrace | 6 x 1.50 m |
| Lobby | 2.15 x 1.70 m |
| Powder Room | 1.60 x 1.30 m |
| Nani Room | 1.60 x 2.40 m |

First Floor Area : 133 m²

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 4.50 x 3.30 m |
| Living Room | 3.35 x 1.80 m |
| Terrace | 4.50 x 1.50 m |
| Master Bedroom | 4.50 x 3.60 m |
| Dressing | 4.50 x 1.60 m |
| Master Bathroom | 3.15 x 2 m |
| Bathroom | 3.15 x 2 m |
| Lobby | 3.35 x 2.85 m |
| Bedroom Double | 4.50 x 3.30 m |
| Terrace | 4.50 x 1.50 m |

Roof Area : 30 m²

| Type | SQM |
|--------------|---------------|
| Bedroom | 2.70 x 2.55 m |
| Powder Room | 2.70 x 1.25 m |
| Storage Room | 1.50 x 1.30 m |



Ground



First



Roof



STAND ALONE

TYPE D

BUA : 260 m² // GARDEN AREA : 200 m² - 220 m²

Ground Floor Area : 112 m²

| Type | SQM |
|-------------|---------------|
| Entrance | 1.7 x 4 m |
| Powder Room | 1.85 x 3.90 m |
| Reception | 7.4 x 5 m |
| Terrace | 7.4 x 1.7 m |
| Dinning | 4.45 x 4.4 m |
| Kitchen | 3.8 x 4.45 m |

First Floor Area : 122 m²

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 3.45 x 4.9 m |
| Living Room | 5.5 x 3.7 m |
| Terrace | 1.4 x 3.7 m |
| Master Bedroom | 5.85 x 3.65 m |
| Master Bathroom | 2.45 x 2 m |
| Bathroom | 2.85 x 2 m |
| Lobby | 4.45 x 1.5 m |
| Bedroom Double | 3.95 x 5.5 m |
| Terrace | 3.55 x 1.2 m |

Roof Area : 26 m²

| Type | SQM |
|-------------|---------------|
| Bedroom | 2.65 x 3.25 m |
| Powder Room | 2.65 x 1.5 m |
| Lobby | 2.75 x 1.90 m |



Ground



First



Roof



STAND ALONE

TYPE E

BUA : 255 m² // GARDEN AREA : 220 m² - 280 m²

Ground Floor Area : 110 m²

| Type | SQM |
|-------------|--------------|
| Entrance | 1.7 x 3.3 m |
| Powder Room | 1.85 x 3.3 m |
| Reception | 8.10 x 5.1 m |
| Terrace | 8 x 1.8 m |
| Dinning | 3.85 x 3.5 m |
| Kitchen | 4.55 x 3.7 m |

First Floor Area : 122 m²

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 3.55 x 5.35 m |
| Living Room | 3.55 x 4.5 m |
| Terrace | 1.2 x 3.55 m |
| Master Bedroom | 4.5 x 5.1 m |
| Master Bathroom | 2.1 x 3.6 m |
| Bathroom | 1.4 x 3.6 m |
| Lobby | 3.5 x 1.5 m |
| Bedroom Double | 4.55 x 5.7 m |
| Terrace | 1.2 x 3.55 m |

Roof Area : 24 m²

| Type | SQM |
|-------------|---------------|
| Bedroom | 2.75 x 2.4 m |
| Powder Room | 2.75 x 1.25 m |
| Lobby | 1.55 x 3.65 m |



Ground



First



Roof



TWIN HOUSE

Where Privacy Meets Connection

Clavel's twin houses balance privacy and community, with airy layouts, private gardens, and refined design.



Twin House

TYPE A

BUA : 255 m² // GARDEN AREA : 160 m² - 220 m²

Ground Floor Area : 108.5 m²

| Type | SQM |
|-------------|---------------|
| Entrance | 3.70 x 1.80 m |
| Lobby | 2.30 x 1.80 m |
| Powder Room | 2.30 x 1.90 m |
| Reception | 7.90 x 3.70 m |
| Terrace | 8.70 x 2.20 m |
| Dinning | 4.80 x 4.40 m |
| Kitchen | 4.20 x 3.70 m |

First Floor Area : 119.5 m²

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 4.10 x 3.70 m |
| Living Room | 3.70 x 3.55 m |
| Terrace | 3.70 x 1.50 m |
| Master Bedroom | 4.20 x 3.90 m |
| Dressing | 2.50 x 1.70 m |
| Master Bathroom | 2.70 x 2 m |
| Bathroom | 2.50 x 1.70 m |
| Laundry | 1.45 x 1.10 m |
| Bedroom Double | 4.20 x 3.90 m |

Roof Area : 28 m²

| Type | SQM |
|--------------|---------------|
| Bedroom | 2.60 x 2.50 m |
| Powder Room | 2.60 x 2 m |
| Storage Room | 2.10 x 0.90 m |



Ground



First



Roof



Twin House

TYPE B

BUA : 245 m² // GARDEN AREA : 130 m² - 155 m²

Ground Floor Area : 105 m²

| Type | SQM |
|-------------|--------------|
| Entrance | 3.3 x 1.3 m |
| Lobby | 3.2 x 1.55 m |
| Powder Room | 3.2 x 1.7 m |
| Reception | 4.35 x 7 m |
| Terrace | 7 x 1.5 m |
| Dinning | 4.9 x 4.6 m |
| Kitchen | 4.5 x 3.7 m |

First Floor Area : 115 m²

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 3.4 x 5.6 m |
| Living Room | 3.4 x 4.8 m |
| Terrace | 1.5 x 3.4 m |
| Master Bedroom | 3.6 x 6 m |
| Dressing | 2 x 2.85 m |
| Master Bathroom | 2.55 x 2.45 m |
| Bathroom | 1.6 x 2.85 m |
| Bedroom Double | 3.75 x 5.5 m |

Roof Area : 28 m²

| Type | SQM |
|-------------|---------------|
| Bedroom | 2.25 x 3.45 m |
| Powder Room | 1.5 x 3.45 m |
| Lobby | 1.1 x 3.45 m |



Ground



First



Roof



TOWN HOUSE

Stylish Living, Designed for You

Clavel's townhouses offer modern elegance, spacious multi-level living, and private outdoor spaces at the heart of the community.



Town House

TYPE A (Corner)

BUA : 240 m2 // GARDEN AREA : 190 m2

Ground Floor Area : 102.5 m2

| Type | SQM |
|-------------|---------------|
| Entrance | 3.70 x 1.90 m |
| Lobby | 2.15 x 1.85 m |
| Powder Room | 2.15 x 1.85 m |
| Reception | 7.90 x 4.10 m |
| Terrace | 8.40 x 1.80 m |
| Dinning | 4.40 x 4.10 m |
| Kitchen | 4.20 x 3.80 m |

First Floor Area : 112 m2

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 3.70 x 3.15 m |
| Living Room | 4 x 3.70 m |
| Terrace | 3.70 x 1.10 m |
| Master Bedroom | 4.20 x 4.10 m |
| Dressing | 2.70 x 1.70 m |
| Master Bathroom | 2.70 x 1.50 m |
| Bathroom | 3.10 x 1.80 m |
| Bedroom Double | 4.20 x 3.85 m |

Roof Area : 26 m2

| Type | SQM |
|--------------|------------|
| Bedroom | 3 x 2 m |
| Powder Room | 3 x 1.45 m |
| Storage Room | 2 x 0.90 m |



Ground



First



Roof



Town House

TYPE A (Middle)

BUA : 240 m2 // GARDEN AREA : 110 m2

Ground Floor Area : 102.5 m2

| Type | SQM |
|-------------|---------------|
| Entrance | 3.40 x 1.90 m |
| Lobby | 2.15 x 1.85 m |
| Powder Room | 2.15 x 1.85 m |
| Reception | 7.90 x 4.10 m |
| Terrace | 8.40 x 1.80 m |
| Dinning | 4.40 x 4.10 m |
| Kitchen | 4.20 x 3.80 m |

First Floor Area : 112 m2

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 3.70 x 3.15 m |
| Living Room | 4 x 3.70 m |
| Terrace | 3.70 x 1.10 m |
| Master Bedroom | 4.20 x 4.10 m |
| Dressing | 2.70 x 1.70 m |
| Master Bathroom | 2.70 x 1.50 m |
| Bathroom | 3.10 x 1.80 m |
| Bedroom Double | 4.20 x 3.85 m |

Roof Area : 26 m2

| Type | SQM |
|--------------|------------|
| Bedroom | 3 x 2 m |
| Powder Room | 3 x 1.45 m |
| Storage Room | 2 x 0.90 m |



Ground



First



Roof



Town House TYPE B (Corner)

BUA : 230 m2 /// Garden : 165-215 m2

Ground Floor Area : 95 m2

| Type | SQM |
|-------------|--------------|
| Entrance | 3.3 x 1.3 m |
| Lobby | 2.5 x 1.6 m |
| Powder Room | 2.4 x 1.65 m |
| Reception | 7 x 3.6 m |
| Terrace | 7 x 1.3 m |
| Dinning | 3.7 x 5.9 m |
| Kitchen | 3.6 x 3.7 m |

First Floor Area : 105 m2

| Type | SQM |
|-----------------|--------------|
| Bedroom Single | 3.3 x 4.4 m |
| Living Room | 3.15 x 4.4 m |
| Terrace | 1.2 x 3.3 m |
| Master Bedroom | 3.7 x 5.35 m |
| Dressing | 3.2 x 1.35 m |
| Master Bathroom | 2.8 x 2.7 m |
| Bathroom | 3.2 x 1.45 m |
| Bedroom Double | 3.8 x 4.3 m |

Roof Area : 23.5 m2

| Type | SQM |
|--------------|--------------|
| Bedroom | 2.9 x 1.75 m |
| Powder Room | 1.15 x 2.9 m |
| Storage Room | 2.9 x 1.1 m |



Ground



First



Roof



Town House

TYPE B (Middle)

BUA : 200 m2 /// Garden : 90 m2

Ground Floor Area : 84 m2

| Type | SQM |
|-------------|---------------|
| Entrance | 3.15 x 1.35 m |
| Lobby | 1.6 x 2.5 m |
| Powder Room | 1.7 x 2.4 m |
| Reception | 3.7 x 6.1 m |
| Terrace | 6.2 x 1.3 m |
| Dinning | 6 x 2.9 m |
| Kitchen | 3.5 x 3.1 m |

First Floor Area : 93 m2

| Type | SQM |
|-----------------|---------------|
| Bedroom Single | 3.15 x 4.5 m |
| Lobby | 1.1 x 6 m |
| Terrace | 1.2 x 3.15 m |
| Master Bedroom | 4.55 x 3.15 m |
| Dressing | 3.1 x 3.9 m |
| Master Bathroom | 1.95 x 3.95 m |
| Bathroom | 3.1 x 1.6 m |
| Bedroom Double | 4.9 x 4.5 m |

Roof Area : 21 m2

| Type | SQM |
|---------|--------------|
| Bedroom | 4.65 x 1.9 m |
| Lobby | 4.65 x 1.1 m |



Ground



First



Roof



OUR LOCATION

Clavel rises at the first gate of New Zayed's Green Belt, blending tranquility with unmatched accessibility.

Close to malls, universities, and key destinations, it keeps you near everything that matters.

With quick access to major roads, downtown Cairo is always within easy reach.

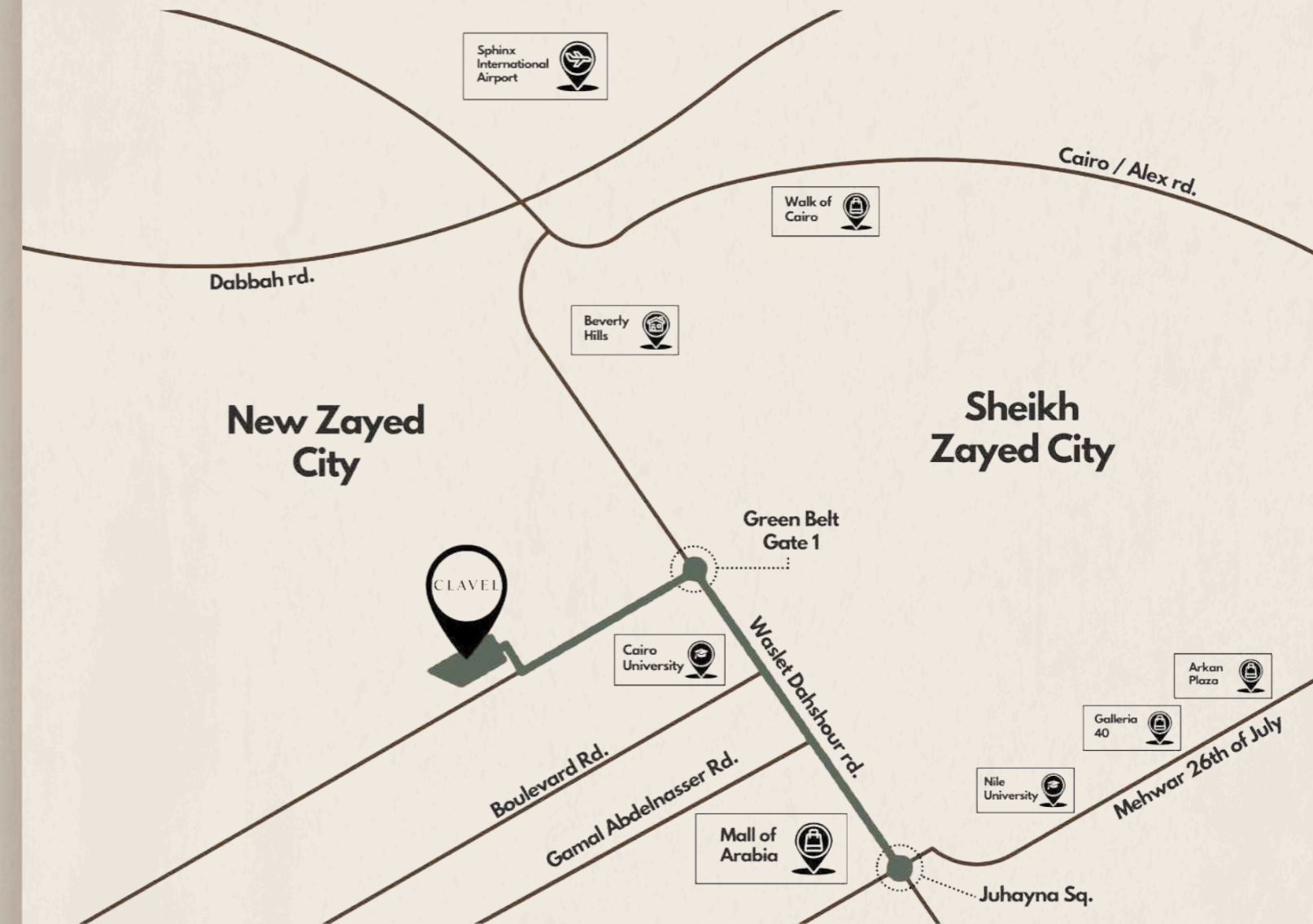
4 mins to Waslet Dahshour Rd.

6 mins to Juhayna Square

6 mins to Mall of Arabia

12 mins to Mall of Egypt

5 minutes from Cairo University.





PROJECT FACILITIES

Clavel offers more than homes – it's a lifestyle. With green spaces, fitness areas, family zones, and secure surroundings, every detail is designed to enhance well-being, leisure, and community.





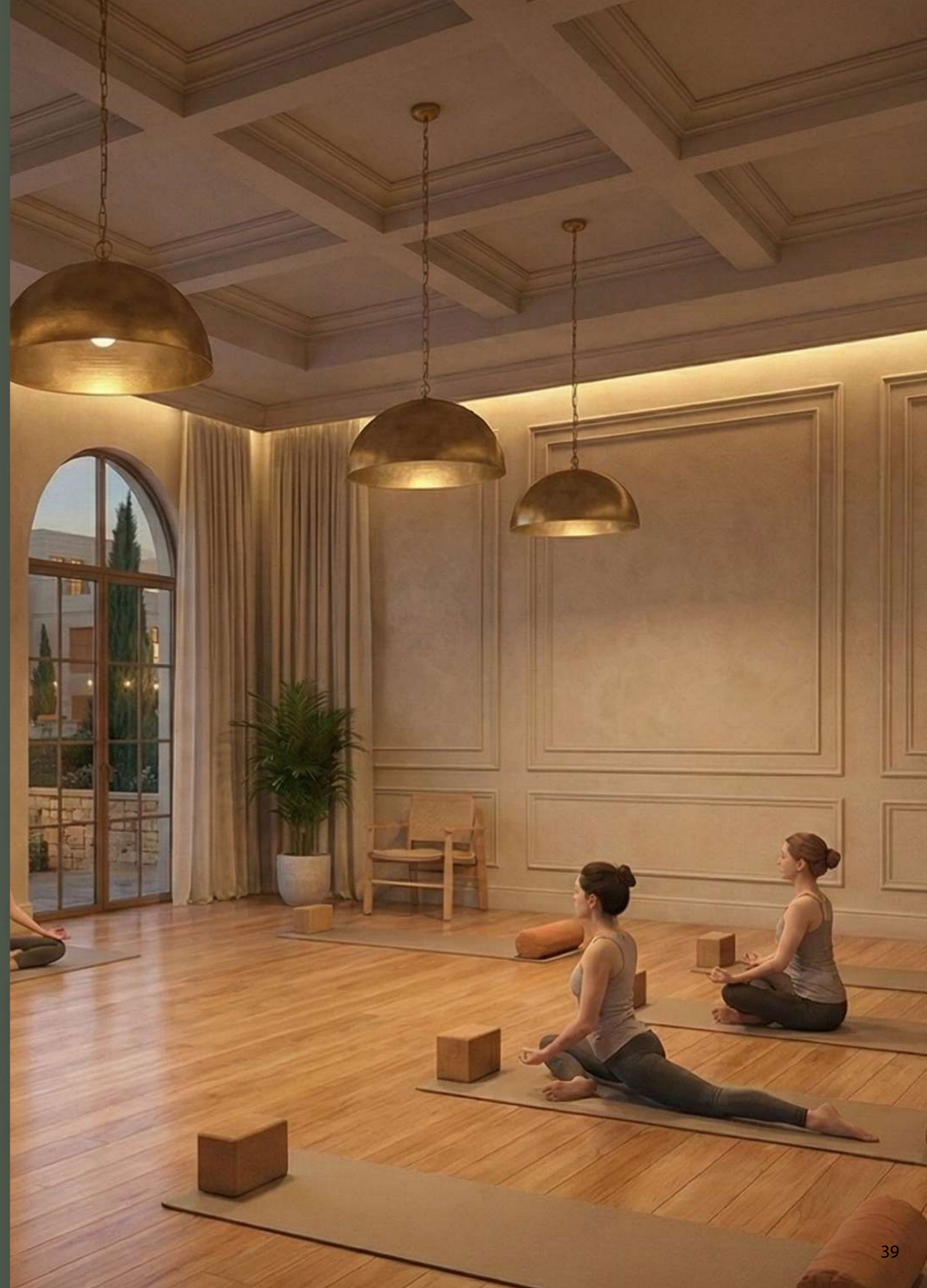
CLUB HOUSE

The Clavel Clubhouse offers stylish spaces for relaxation, socializing, and community connection.



YOGA CENTER

A peaceful sanctuary to relax, stretch, and reconnect — Clavel's Yoga Center nurtures mind and body.





KIDS AREA

Clavel's Kids Area is a safe, vibrant space for play, learning, and lasting friendships.





GATHERING AREA

Clavel's Gathering Area is a welcoming space to connect, celebrate, and create lasting memories.



BBQ AREAS

Clavel's BBQ areas offer the perfect outdoor setting to enjoy good food and great company.





OUTDOOR GYM

Clavel's outdoor gym lets you stay fit with modern equipment in a refreshing open-air setting.





BICYCLE TRACK

Clavel's bicycle track offers a safe, scenic route to stay active and enjoy the greenery.



EV CHARGER

Clavel features EV charging stations for convenient, future-ready living.





WHY CLAVEL!

Clavel isn't just a home — it's a lifestyle built on trust, not promises.

Here, timeless design meets thoughtful living in a prime location close to malls, hospitals, universities, schools, and major roads.

We offer the highest levels of security, a selective community, and unmatched value compared to everything we provide.

At Clavel, you don't just live... you belong, you grow, and you invest in a future of comfort, connection, and confidence.

Welcome to Clavel — your community, your home.



A project by



Hotline : 15286

E-Mail : info@edicdevelopments.com

Address : Beverly Hills Gate 9, Icon Mall Sheikh Zayed City, Egypt