

**ARIA**





ARIA BY LMD



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# MANAZEL

Manazel Real Estate Development was established in 2006 as an investment arm for Manazel Holding company (Kuwaiti Shareholding Company) in the Egyptian real estate market.

Manazel is one of the most prominent companies specialized in real estate development, which was established to meet the growing needs of luxury real estate projects with a distinguished level as it owns a mature sense in real estate development based on experience, knowledge and ability to develop architectural and structural thinking and shape it in the form of real estate project that serves the needs of customers.

We also provide innovative and suitable housing solutions for the customers in terms of architectural style, tranquility, privacy and luxury.

In order to achieve this, we worked with a strategic partner such as LMD that has been chosen in the implementation of two projects in Egypt, namely Layan Residence and Aria, alongside the company's projects outside of Egypt.





ARIA BY LMD



LMD

**LMD°**

Founded by Engineer Ahmed Sabbour, one of the pioneers in the Egyptian real estate market, LMD was founded with the sole purpose of catering to the ever increasing demand in the real estate market, a demand for prime destinations and modern living spaces.

LMD was among a few Egyptian real estate companies that expanded business across borders, LMD has single handedly undertook projects such as the Continental tower in Dubai Marina and Rukan compound in Dubai land, Dubai, in addition to the historic themed building 91 in Muntaner street, Barcelona.

As LMD expands globally it does not overlook the promising Egyptian market. Some of LMD's currently active projects in New Cairo are Layan and ARIA.

LMD will continue developing luxurious prime locations and setting the bar higher every time by delivering superior services and high quality after-sale care.

LMD promises clients future, life, energy and sensation with material, composition and time in mind. Having all of the above in a premium location and having each compound delivered a standalone destination is LMD's true challenge.





# ABOUT ARIA

ARIA, a visionary real estate project located in Mostakbal City, is redefining the concept of modern living.

Nestled in the heart of Egypt's newest city destination, ARIA offers an extraordinary residential experience spanning over 11,000 acres. With a meticulous focus on design and innovation, ARIA seamlessly blends nature, technology, and sustainability to create a harmonious urban oasis. From its lush green landscapes to its cutting-edge facilities and avant-garde architectural designs, ARIA sets a new benchmark for contemporary living.

Every aspect of ARIA has been carefully crafted to provide residents with an unparalleled lifestyle, elevating the concept of home to new heights.



Suez Road

Madinaty

E Ring Road

Rehab City

El Rehab Extension

The Waterway

**ARIA**

Mostakbal City

2nd Ring Road

Lake View

South 90 St

AUC

MV Square

Mivida

Kattameya Dunes

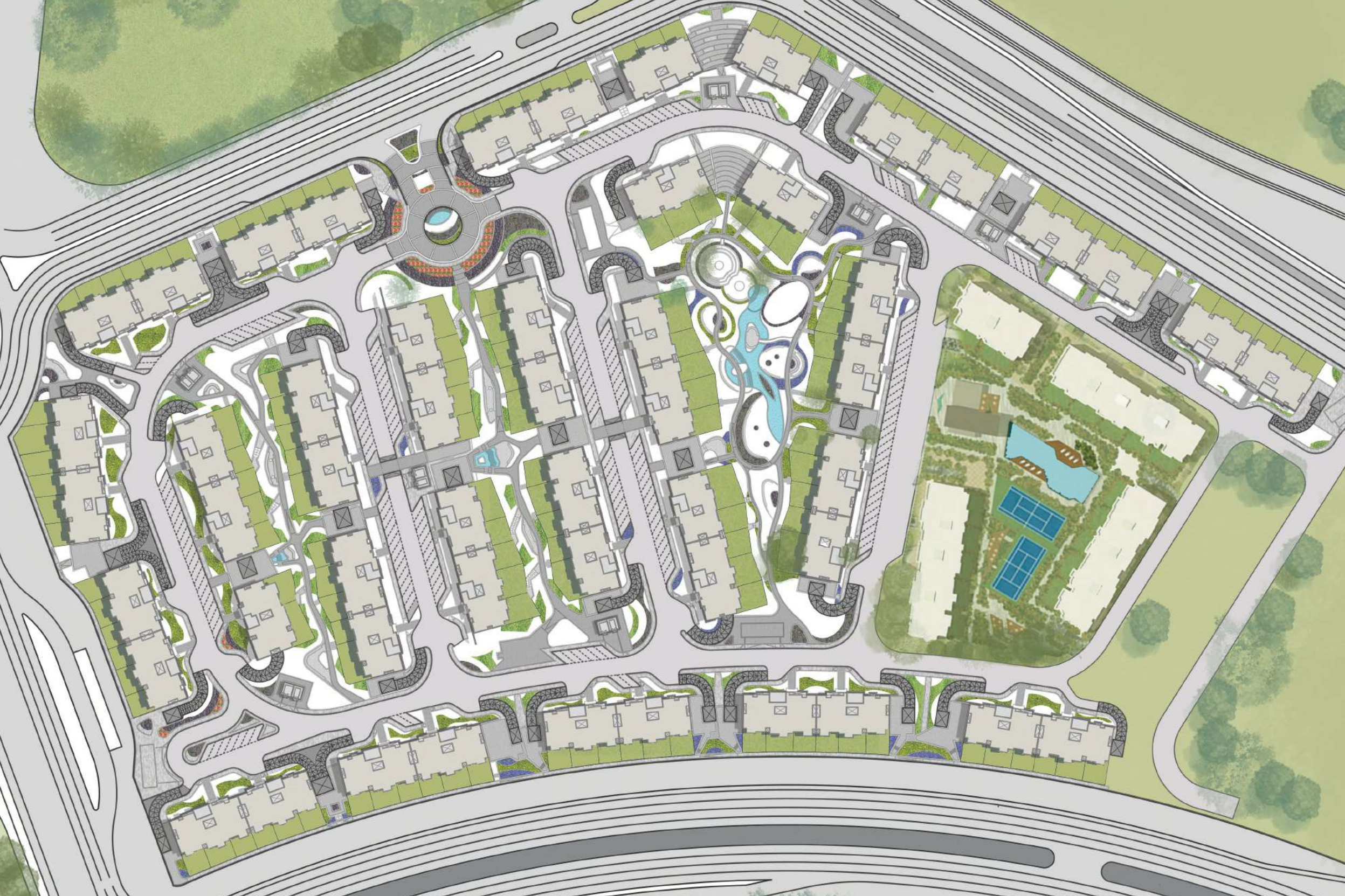
ARIA BY LMD



# LOCATION

Located at a strategic location in Egypt, the compound exists in Mostakbal City, close to Madinaty, Rehab and The New Capital. You can reach Aria through the Suez Road, and 90 st.







# MASTER PLAN

The masterplan is a testament to thoughtful urban design and meticulous attention to detail. Every element comes together seamlessly to create a harmonious and functional living environment. From the carefully curated residential clusters to the strategically placed amenities, the masterplan ensures that residents have everything they need within reach.



ARIA BY LMD



# ARCHITECTURE

Nada Moussa, the visionary architect behind ARIA, had a unique vision for the project. She aimed to create more than just a collection of homes; her goal was to craft a vibrant community where residents could enjoy a wealth of amenities and experiences. Inspired by the thoughtfully planned cities of Europe, Nada integrated elements such as lush landscapes, invigorating pools, and open spaces into the fabric of ARIA.

With a belief in enhancing the quality of life, she designed the project to offer everything from smart home automation to expansive parks, ensuring that ARIA would provide a truly exceptional living experience.

Throughout her design process, Nada envisioned ARIA as a reflection of her commitment to innovation and impeccable architecture. Her vision was to create an environment that surpassed the boundaries of traditional residential living. Nada wanted ARIA to be a place where residents not only found comfort within their own homes but also enjoyed a spirited and positive community.

By adhering to her design principles and incorporating a range of amenities, Nada's vision for ARIA embraced the concept of a higher standard of living, adding a touch of luxury and fulfillment to the lives of every homeowner.





# PHILOSOPHY

ARIA has a different look and feel to it and if you were to analyze it, you'd realize that the landscape to hardscape ratio is unique. Unique in the sense that the hardscape compliments the landscape, I believe having a controlled amount of green areas is the key to consistency, as hardscape tends to live longer since it's more durable than grass, providing sustainability and keeping the aesthetic factor unified. It's a more realistic approach that does not compromise anything, but as a matter of fact adds to the living experience.

Part of living in a properly planned city or compound is having public furniture provided, and in more advanced examples the furniture is fixed and part of the hardscape, for visual and durability purposes. The hardscape is not exclusively intended to be walkways but also apartment numbered parking spaces and bicycle lanes.

ARIA is a wonderful and radiant place during the day. But at night, the other side of the coin reveals itself and its hidden beauties, built-in lighting within the hardscape and landscape makes night-time outdoor activities more encouraging.

The smallest of details have been tended to in this project from the apartment numbers' signs, to the railing materials and building colors all the way to the manhole designs. Colored with a meticulous palette, the building designs sing in perfect harmony with the hardscape colors and designs giving ARIA a special tone of voice and character of its own.

The services at ARIA have been researched and put through all the tests, but what makes it all the more special is the application bestowed upon the residents. Yes, one application connects the whole compound's services to home owners. Services such as car wash, laundry, plumbing, window cleaning, electric work, and all kinds of odd jobs; it's like living in a hotel. Infrastructure at ARIA tends to the daily needs of its residents, a nursery, a mosque, a retail center, a club house, kids' park and more. A fully integrated compound to suit the needs of kids, adults and the whole family together.







# GREENERY AND THE VALLEY

ARIA is renowned for its lush greenery and captivating valley, creating a serene oasis amidst the bustling city. Immerse yourself in nature as you explore beautifully landscaped gardens, meandering walking trails, and vibrant parks. Take a moment to appreciate the breathtaking views of the valley, where scenic vistas fuse with tranquility.





# CLUBHOUSE

The ARIA clubhouse is the heart of the community, offering a wealth of amenities and opportunities for residents to connect and unwind. Delve into a world of leisure and relaxation. Whether you're hosting events or enjoying quality time with loved ones, the clubhouse provides the perfect setting for unforgettable memories.







# KIDS AREA

At ARIA, children's joy knows no bounds. The dedicated kid's area is designed to spark imagination and create magical moments for the little ones. From vibrant playgrounds to interactive play zones, children can unleash their creativity and indulge in endless adventures. With safety as a top priority, parents can have peace of mind while watching their children laugh, play, and forge lasting friendships in a secure environment tailored to offer boundless fun.









TYPES









TYPE A2



# Type 282 m<sup>2</sup>



## Ground Floor Corner

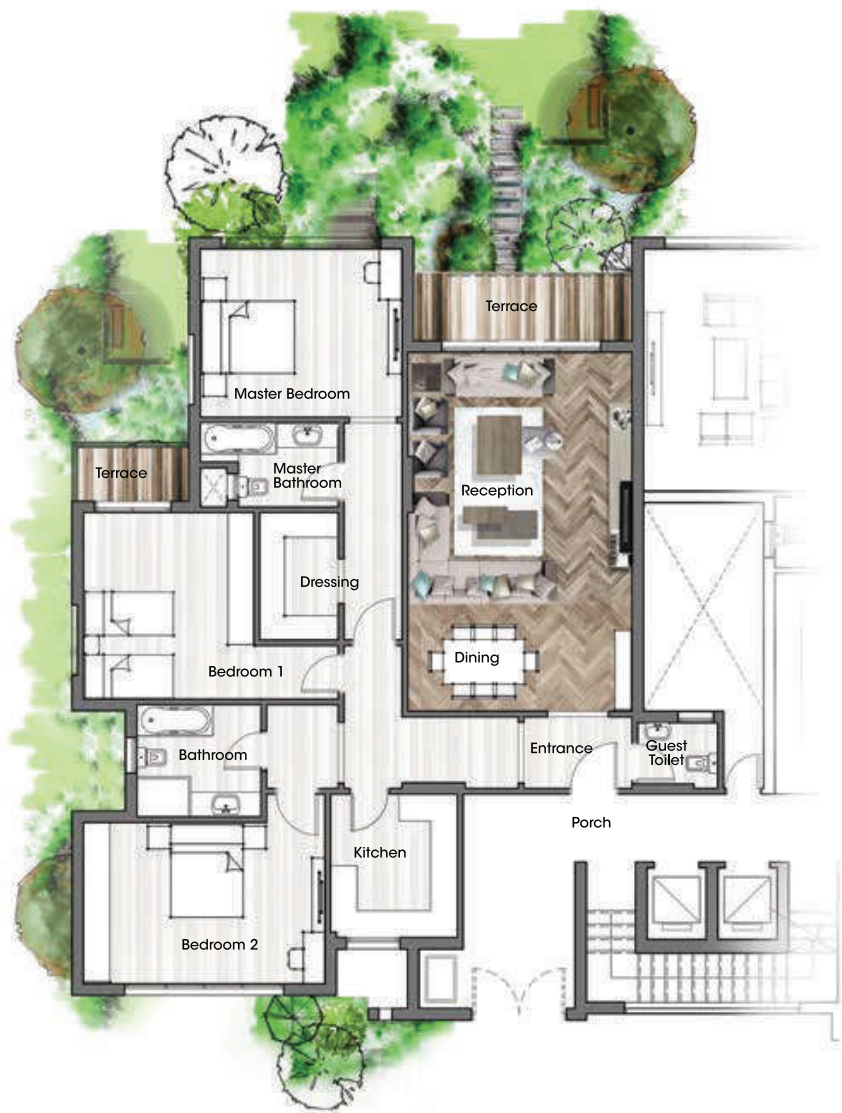
Entrance	1.80 x 1.80 m
Kitchen	4.80 x 4.00 m
Guest Toilet	2.20 x 1.60 m
Maid's Room	2.80 x 1.60 m
Maid's Toilet	2.30 x 1.50 m
Reception & Dining	8.80 x 5.40 m
Living Room	3.80 x 3.00 m
Bedroom 1	5.00 x 3.80 m
Bathroom 1	2.00 x 1.80 m
Bedroom 2	3.80 x 3.60 m
Bathroom 2	3.40 x 1.90 m
Bedroom 2 Dressing	3.60 x 1.80 m
Laundry	1.80 x 1.40 m
Master Bedroom	4.70 x 3.80 m
Master Bathroom	2.80 x 1.80 m
Dressing	3.90 x 1.80 m

## Key Plan





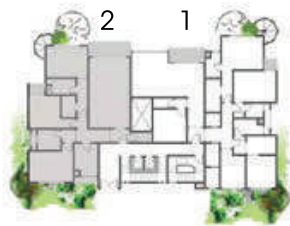
# Type 213 m<sup>2</sup>



## Ground Floor Corner

Entrance	2.40 x 1.60 m
Kitchen	3.20 x 2.80 m
Guest Toilet	1.80 x 1.50 m
Reception & Dining	8.00 x 5.00 m
Bedroom 1	4.20 x 3.80 m
Bedroom 2	5.40 x 3.60 m
Bathroom	2.80 x 2.50 m
Master Bedroom	4.50 x 3.80 m
Master Bathroom	2.20 x 1.90 m
Dressing	2.80 x 1.80 m

## Key Plan



# Type 282 m<sup>2</sup>



## Typical Floor Corner

Entrance	1.80 x 1.80 m
Kitchen	4.80 x 4.00 m
Guest Toilet	2.20 x 1.60 m
Maid's Room	2.80 x 1.60 m
Maid's Toilet	2.30 x 1.50 m
Reception & Dining	8.80 x 5.40 m
Living Room	3.80 x 3.00 m
Bedroom 1	5.00 x 3.80 m
Bathroom 1	2.00 x 1.80 m
Bedroom 2	3.80 x 3.60 m
Bathroom 2	3.40 x 1.90 m
Bedroom 2 Dressing	3.60 x 1.80 m
Laundry	1.80 x 1.40 m
Master Bedroom	4.70 x 3.80 m
Master Bathroom	2.80 x 1.80 m
Dressing	3.90 x 1.80 m

## Key Plan





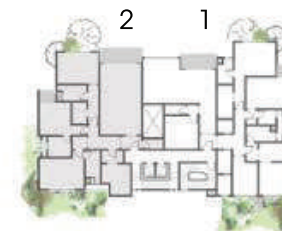
# Type 232 m<sup>2</sup>



## Typical Floor Corner

Entrance	2.40 x 1.60 m
Kitchen	3.50 x 3.10 m
Storage	2.20 x 1.50 m
Guest Toilet	2.80 x 1.50 m
Reception & Dining	8.00 x 5.00 m
Bedroom 1	4.20 x 3.80 m
Bathroom 1	2.80 x 2.50 m
Bedroom 2	5.40 x 3.60 m
Bathroom 2	3.30 x 1.90 m
Master Bedroom	4.50 x 3.80 m
Master Bathroom	2.20 x 1.90 m
Dressing	2.80 x 1.80 m

## Key Plan











TYPE A5



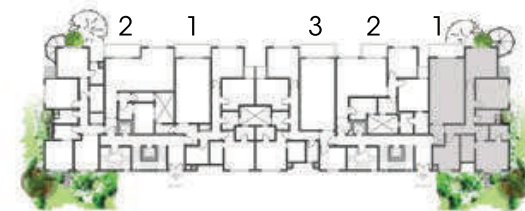
# Type 191 m<sup>2</sup>



## Ground Floor Corner

Entrance	2.70 x 2.20 m
Kitchen	4.60 x 3.50 m
Reception & Dining	8.50 x 4.40 m
Bedroom 1	4.10 x 3.60 m
Bedroom 2	4.00 x 3.60 m
Bathroom	3.10 x 1.80 m
Master Bedroom	4.10 x 3.70 m
Master Bathroom	2.30 x 1.80 m
Dressing	3.30 x 1.80 m

## Key Plan





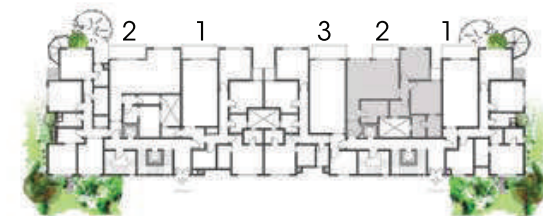
# Type 142 m<sup>2</sup>



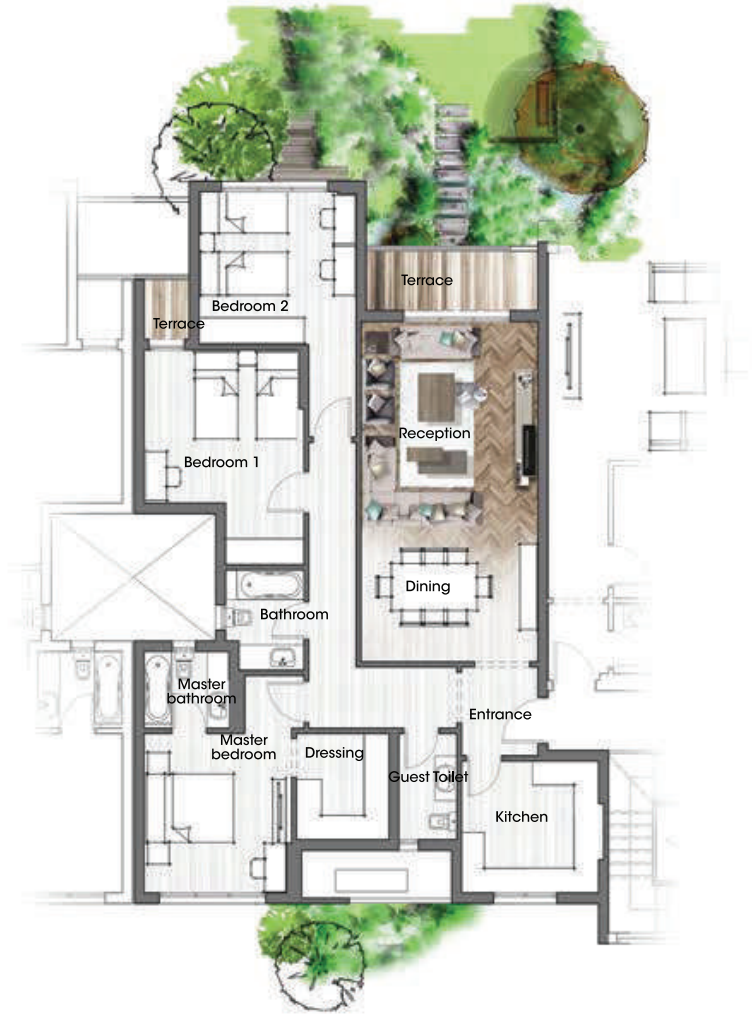
## Ground Floor Middle

Entrance	1.80 x 1.50 m
Kitchen	3.70 x 3.10 m
Guest Toilet	2.00 x 1.80 m
Reception & Dining	6.50 x 4.90 m
Bedroom	3.80 x 3.60 m
Bathroom	2.60 x 1.80 m
Master Bedroom	3.80 x 3.60 m
Master Bathroom	2.70 x 1.60 m
Dressing	2.70 x 1.80 m

## Key Plan



# Type 193 m<sup>2</sup>



## Ground Floor Middle

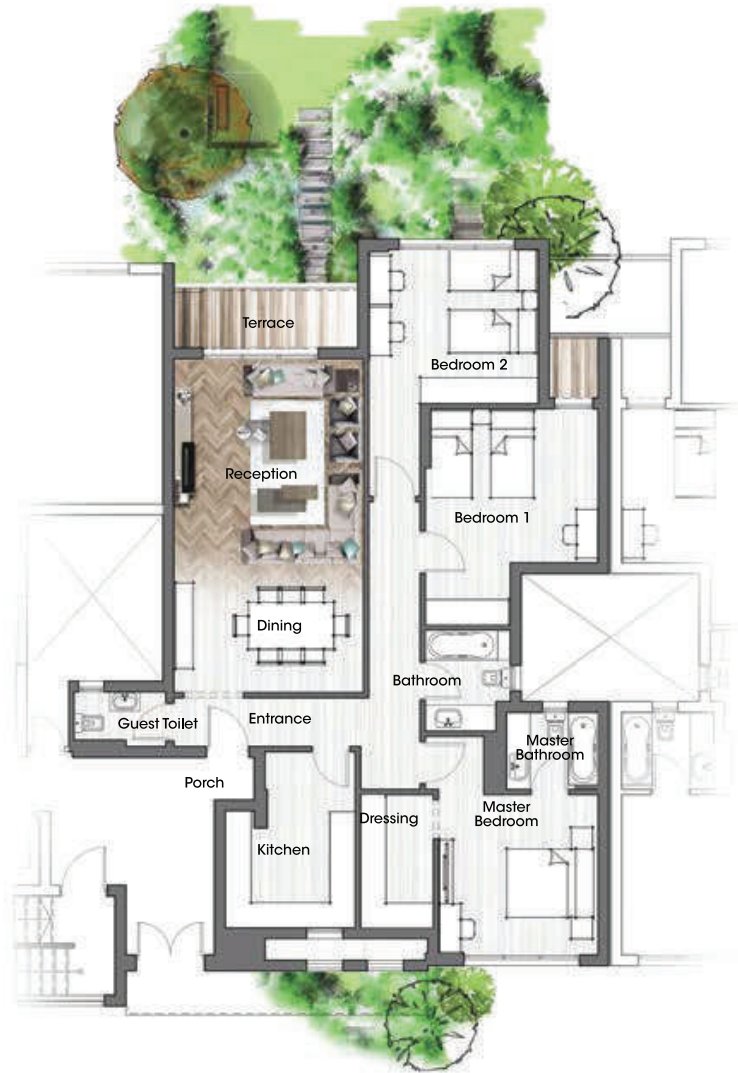
Entrance	2.10 x 1.90 m
Kitchen	3.60 x 3.10 m
Guest Toilet	2.50 x 1.50 m
Reception & Dining	8.00 x 4.50 m
Bedroom 1	5.10 x 4.00 m
Bedroom 2	4.00 x 3.60 m
Bathroom	2.40 x 2.00 m
Master Bedroom	5.10 x 3.70 m
Master Bathroom	2.20 x 1.80 m
Dressing	2.50 x 2.30 m

## Key Plan





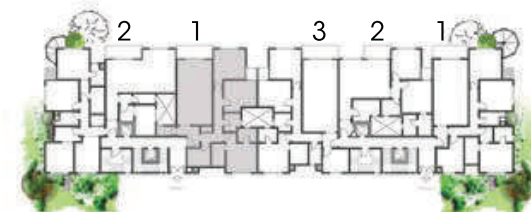
# Type 185 m<sup>2</sup>



## Ground Floor Middle

Entrance	4.60 x 1.10 m
Kitchen	4.10 x 3.00 m
Guest Toilet	2.20 x 1.30 m
Reception & Dining	7.80 x 4.40 m
Bedroom 1	5.10 x 4.00 m
Bedroom 2	4.00 x 3.60 m
Bathroom	2.40 x 2.00 m
Master Bedroom	5.10 x 3.70 m
Master Bathroom	2.10 x 1.80 m
Dressing	3.10 x 1.70 m

## Key Plan



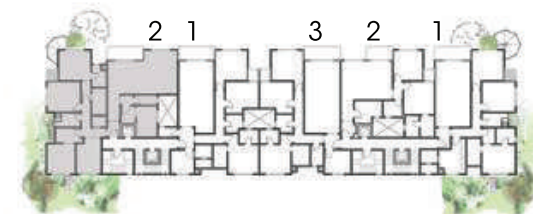
# Type 241 m<sup>2</sup>



## Ground Floor Corner

Entrance	2.00 x 1.60 m
Kitchen	3.80 x 3.70 m
Guest Toilet	2.20 x 1.40 m
Reception & Dining	9.00 x 5.40 m
Living Room	4.60 x 3.20 m
Bedroom 1	4.10 x 3.90 m
Bedroom 2	3.80 x 3.50 m
Bedroom 2 Dressing	3.20 x 1.90 m
Bathroom	3.10 x 1.80 m
Laundry	1.90 x 1.40 m
Master Bedroom	4.00 x 3.80 m
Master Bathroom	2.80 x 1.80 m
Dressing	3.20 x 1.90 m

## Key Plan





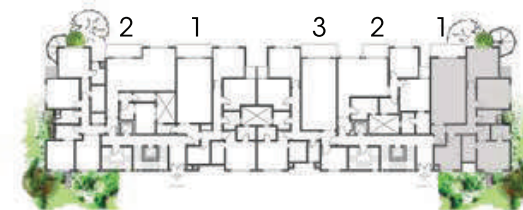
# Type 200 m<sup>2</sup>



## Typical Floor Corner

Entrance	2.70 x 2.40 m
Kitchen	3.00 x 3.00 m
Guest Toilet	1.60 x 1.30 m
Maid's Room	2.80 x 1.30 m
Maid's Toilet	1.60 x 1.30 m
Reception & Dining	8.50 x 4.40 m
Bedroom 1	4.10 x 3.60 m
Bedroom 2	4.00 x 3.60 m
Bathroom	3.10 x 1.80 m
Master Bedroom	4.10 x 3.70 m
Master Bathroom	2.30 x 1.80 m
Dressing	3.30 x 1.80 m

## Key Plan



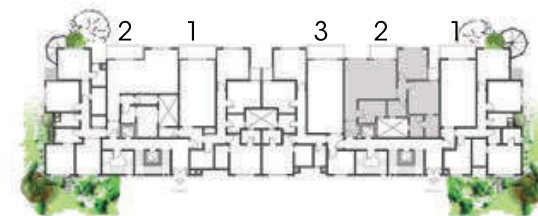
# Type 143 m<sup>2</sup>



## Typical Floor Middle

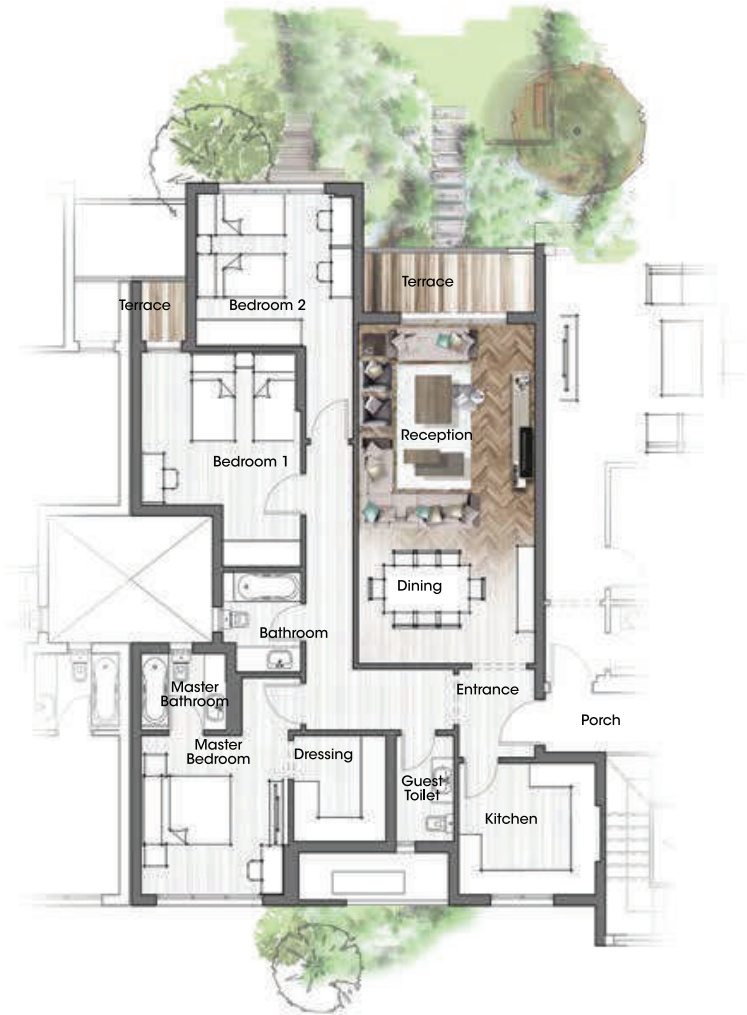
Entrance	1.80 x 1.60 m
Kitchen	3.70 x 3.10 m
Guest Toilet	2.00 x 1.80 m
Reception & Dining	6.50 x 4.90 m
Bedroom	3.80 x 3.60 m
Bathroom	2.60 x 1.80 m
Master Bedroom	3.80 x 3.60 m
Master Bathroom	2.70 x 1.60 m
Dressing	2.70 x 1.80 m

## Key Plan





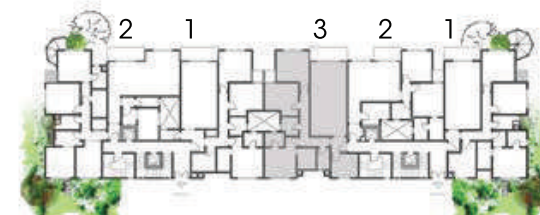
# Type 193 m<sup>2</sup>



## Typical Floor Middle

Entrance	2.10 x 1.90 m
Kitchen	3.60 x 3.10 m
Guest Toilet	2.50 x 1.50 m
Reception & Dining	8.00 x 4.50 m
Bedroom 1	5.10 x 4.00 m
Bedroom 2	4.00 x 3.60 m
Bathroom	2.40 x 2.00 m
Master Bedroom	5.10 x 3.70 m
Master Bathroom	2.20 x 1.80 m
Dressing	2.50 x 2.30 m

## Key Plan



# Type 202 m<sup>2</sup>



## Typical Floor Middle

Entrance	2.80 x 2.00 m
Kitchen	3.10 x 3.10 m
Guest Toilet	3.30 x 1.30 m
Reception & Dining	7.80 x 4.40 m
Maid's Room	2.20 x 1.90 m
Maid's Toilet	2.20 x 1.10 m
Bedroom 1	5.10 x 4.00 m
Bedroom 2	4.00 x 3.60 m
Bathroom	2.40 x 2.00 m
Master Bedroom	5.10 x 3.70 m
Master Bathroom	2.10 x 1.80 m
Dressing	3.10 x 1.70 m

## Key Plan





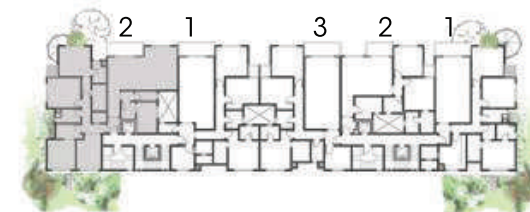
# Type 241 m<sup>2</sup>



## Typical Floor Corner

Entrance	2.00 x 1.60 m
Kitchen	3.80 x 3.70 m
Guest Toilet	2.20 x 1.40 m
Reception & Dining	9.00 x 5.40 m
Living Room	4.60 x 3.20 m
Bedroom 1	4.10 x 3.90 m
Bedroom 2	3.80 x 3.50 m
Bedroom 2 Dressing	3.20 x 1.90 m
Bathroom	3.00 x 1.80 m
Laundry	1.90 x 1.40 m
Master Bedroom	4.00 x 3.80 m
Master Bathroom	2.80 x 1.80 m
Dressing	3.20 x 1.90 m

## Key Plan











TYPE A6



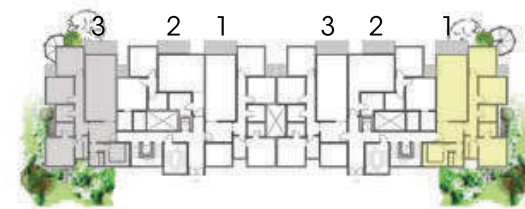
# Type 172 m<sup>2</sup>



## Ground Floor Corner

Entrance	3.30 x 2.60 m
Kitchen	3.00 x 3.00 m
Guest Toilet	1.80 x 1.60 m
Reception & Dining	7.50 x 3.90 m
Bedroom 1	3.80 x 3.60 m
Bedroom 2	3.80 x 3.60 m
Bathroom	2.40 x 2.10 m
Master Bedroom	3.60 x 3.60 m
Master Bathroom	2.40 x 1.80 m
Dressing	3.20 x 1.80 m

## Key Plan





# Type 136 m<sup>2</sup>



## Ground Floor Middle

Entrance	4.80 x 1.50 m
Kitchen	3.10 x 2.50 m
Reception & Dining	5.70 x 5.00 m
Guest Toilet	3.00 x 1.20 m
Bedroom	3.80 x 3.60 m
Bathroom	2.60 x 2.50 m
Master Bedroom	4.00 x 3.50 m
Dressing	3.00 x 1.70 m
Master Bathroom	3.00 x 1.60 m

## Key Plan



# Type 166 m<sup>2</sup>



## Ground Floor Middle

Entrance	3.10 x 2.30 m
Kitchen	3.20 x 2.90 m
Reception & Dining	7.50 x 3.90 m
Bedroom 1	4.50 x 3.70 m
Bedroom 2	3.70 x 3.60 m
Bathroom	2.20 x 2.10 m
Master Bedroom	3.80 x 3.70 m
Master Bathroom	2.20 x 1.90 m
Dressing	3.00 x 1.90 m

## Key Plan





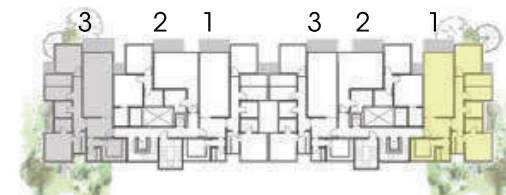
# Type 173 m<sup>2</sup>



## Typical Floor Corner

Entrance	3.30 x 2.60 m
Kitchen	3.00 x 3.00 m
Guest Toilet	1.80 x 1.60 m
Reception & Dining	7.50 x 3.85 m
Bedroom 1	3.80 x 3.60 m
Bedroom 2	3.80 x 3.60 m
Bathroom	2.40 x 2.00 m
Master Bedroom	3.60 x 3.60 m
Master Bathroom	2.40 x 1.80 m
Dressing	3.20 x 1.80 m

## Key Plan



# Type 138 m<sup>2</sup>



## Typical Floor Middle

Entrance	4.80 x 1.50 m
Kitchen	3.10 x 2.50 m
Guest Toilet	3.00 x 1.20 m
Reception & Dining	5.70 x 5.00 m
Bedroom	3.80 x 3.60 m
Bathroom	2.60 x 2.50 m
Master Bedroom	4.00 x 3.50 m
Master Bathroom	3.00 x 1.60 m
Dressing	3.00 x 1.70 m

## Key Plan





# Type 175 m<sup>2</sup>



## Typical Floor Middle

Entrance	3.20 x 2.30 m
Kitchen	3.10 x 3.00 m
Guest Toilet	1.80 x 1.70 m
Reception & Dining	7.50 x 3.90 m
Bedroom 1	4.50 x 3.70 m
Bedroom 2	3.70 x 3.60 m
Bathroom	2.20 x 2.10 m
Master Bedroom	3.80 x 3.70 m
Master Bathroom	2.20 x 1.90 m
Dressing	3.00 x 1.90 m

## Key Plan







# INTERIORS



These interior shots are just for reference and the furniture is not provided with any of the sold units.







# INTERIORS



These interior shots are just for reference and the furniture is not provided with any of the sold units.



# LMD°

atelier23°



Master Planner

**YBA**  
ARCHITECTS





Our Exclusive Partner



☎ 15685