



Eastshire

SIGNATURE VILLAS

a project by



**EUROPEAN-INSPIRED LIVING,
EXCLUSIVELY YOURS IN THE
HEART OF NEW CAIRO.**

**INTRODUCING EASTSHIRE SIGNATURE
LIVING WHERE NATURE BELONGS**

Step into a green oasis of calm, inspiring you to elevate your everyday life into an art form while cultivating a sophisticated yet simple European charm, right in the heart of New Cairo.

EASTSHIRE introduces an exclusive vision of uninterrupted greenery on 26 acres of lush land, melding worlds of unrivaled privacy with top-grade amenities at your door to transform everyday ordinary into the exceptional.

Boasting a unique air of luxurious elegance, EASTSHIRE is home to a signature collection of luxury homes, as well as neighboring townhouses, designed in absolute harmony with natural surroundings to invite the outdoors inside for uninterrupted peace of mind.

The elemental edge of the project lies in its intimate boutique style, allowing residents to forge lifetime bonds with a likeminded community, in addition to connecting with tranquil nature and one another in inspired settings like no other.

EXCLUSIVE HOMES

DESIGNED WITH YOU & NATURE AT HEART.

 **Eastshire** VIEWS INSPIRING LIFE


At EASTSHIRE, it's hard to tell where nature begins and privacy ends.

The project is expertly designed to reflect an original indoor/outdoor concept where greenery and flowing water features come alive around every corner, as well as inside your home, wherever you are.

Artfully envisaged to mimic scenic European lifestyles, each of EASTSHIRE's homes are evenly spread out with mindful green spaces in between, guaranteeing a boutique experience of ultimate privacy that takes exclusivity to new heights.

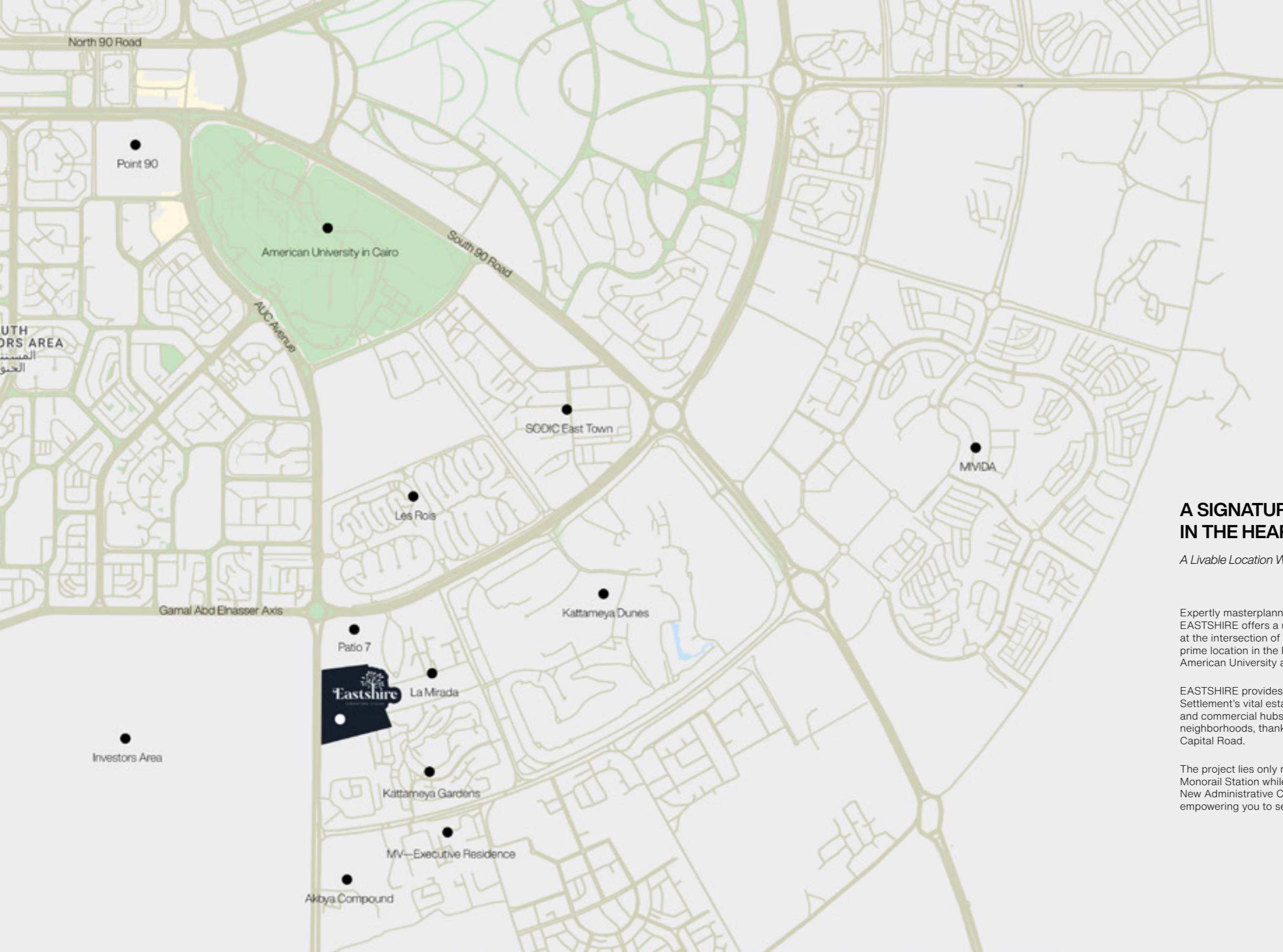
EASTSHIRE is in short, views for life and privacy for everyone alike, teleporting residents into a stress-free lifestyle where green rules in all its breathing forms.



An aerial architectural rendering of a residential development. The scene shows a cluster of modern, multi-story apartment buildings arranged in a grid-like pattern. The buildings are interspersed with lush green trees and landscaped courtyards. A road with a yellow center line runs along the left and bottom edges of the development. The overall lighting is dim, suggesting dusk or dawn, with some trees highlighted in a golden-yellow color. Two text overlays are present: 'AS CLOSE AS IT GETS TO CITY LIFE' on the left and 'AS CLOSE AS IT GETS TO NATURE' on the right.

**AS CLOSE AS
IT GETS
TO CITY LIFE**

**AS CLOSE AS
IT GETS
TO NATURE**



A SIGNATURE ADDRESS IN THE HEART OF NEW CAIRO.

A Livable Location With Life at Your Doorstep

Expertly masterplanned with residents' convenience in mind, EASTSHIRE offers a unique living experience that places your home at the intersection of life's most sought after happenings. Boasting a prime location in the heart of New Cairo, only 3 mins away from The American University and 5 mins from the East Ring Road.

EASTSHIRE provides seamless accessibility to all of the Fifth Settlement's vital establishments, as well as its leading business and commercial hubs while granting easy access to all of Cairo's neighborhoods, thanks to its close proximity to Suez Road and Sokhna Capital Road.

The project lies only minutes away from Street 90's Central Monorail Station while enjoying strategic connectivity with The New Administrative Capital, as well as Cairo International Airport, empowering you to seize the future, hassle-free.

NATURALLY, BLESSED MASTERPLAN

Masterplanned on 26 acres of land in collaboration with leading architect Raef Fahmy, EASTSHIRE is a blueprint of sustainable living in the heart of New Cairo.

The project is carefully designed with residents' ultimate privacy in mind by providing equal spaces between units while maximizing views on open landscapes for the outdoors and natural daylight to live inside.

Boasting a modern flare, the contemporary architecture style seamlessly blends in with nature while adding a serene sense of flowing tranquility with an exclusive sunken pool designed on varied gradings in the site's heart to offer world-class experiences of every kind.

Inspired by the functionality and aesthetic simplicity of European lifestyles, EASTSHIRE's masterplan puts seamless walkability at its forefront, providing lush promenades for daily recreation, in addition to communal areas for its residents to safely connect under the sun or retreat in the shade.

With a signature collection of exclusive villas, and elegantly appointed townhomes that lie separately on its masterplan, EASTSHIRE opens your eyes on an intimate community where nature, exclusivity and world-class amenities live at your door.



EVERYDAY, EXTRAORDINARY AT EASTSHIRE CLUBHOUSE

Peacefully nestled amidst green open landscapes to boast panoramic facades that bring you closer to beauty, EASTSHIRE Club House is an open invitation for residents to work or escape the stresses of daily life with friends and loved ones.

Impressively designed to accommodate every contemporary lifestyle, the clubhouse is the place to decelerate in a world-class spa, guaranteeing to restore balance to your mind, body and soul or simply connect with community members in an elegantly appointed lounge, perfected by exquisite dishes, cocktails and impeccable service. For the more energetic, EASTSHIRE Clubhouse offers an abundant variety of social activities and fun games, thanks to a fully-equipped room that inspires your inner child.



UNWIND, SPLASH, REWIND IN EASTSHIRE'S SERENITY POOL

Life at EASTSHIRE is a non-stop journey of floating beauty and water-filled memories for the whole family.

The project boasts a paradise-like serenity pool, set within the site's main valley which smartly capitalizes on its natural surroundings to offer you a masterpiece that is seamlessly integrated with the masterplan's different elevations.

Sit back, sunbathe and relax with a cocktail in hand while enjoying peaceful pool views or simply enjoy a good read indoors in the reading lounge.

Get inspired with epic ideas in any of the indoor co-working spaces then take a refreshing dip to recharge. When the day draws to an end, embark on a fine dining experience where culinary delights simply taste better with panoramic pool views.



**EXPERIENCE ELEVATED
EUROPEAN BEAUTY WITH
EASTSHIRE'S PIAZZA**

EASTSHIRE Piazza open your eyes on an elevated European experience, inspired by Spain's iconic Piazza.

An elegant refuge, boasting beauty at different heights, enveloped in manicured gardens and endless hours of sunshine.

Retreat with your loved ones for a brisk walk as you take in sweeping views of green shades and tranquil blues or simply sit back, relax and enjoy a memorable chat with a friend as the magnitude of the project unfolds before your eyes.

EASTSHIRE Piazza is a contemporary outlook on modern simplicity, inviting you to snap your best instagram moment, morning, day and night.





SIGNATURE VILLAS

Step into a true embodiment of unparalleled luxury, re-imagining space from an innovative perspective to surround you with a breathing living experience of utmost exclusivity.

EASTSHIRE Villas boast an unmatched variety of signature amenities, allowing you to privately relax at the comfort of your own home while enjoying nature inside every room. With an expansive layout that combines the best in function and form, as well as chic, inspired interiors, EASTSHIRE Villa is all you need to experience new born luxury in the heart of New Cairo.



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Signature Villas

BUA: 345 m²

Ground Floor 140 m²

01. Front Porch	6.85 m ²
02. Entrance & Lounge	4.00 × 3.85 m ²
03. Lobby 01	1.85 × 3.25 m ²
04. Lobby 02	2.15 × 2.30 m ²
05. Staircase	10.15 m ²
06. Reception	4.85 × 4.90 m ²
07. Living & Dining	3.40 × 8.00 m ²
08. Kitchen	4.30 × 3.80 m ²
09. Laundry	2.05 × 2.00 m ²
10. Maid's Room	2.25 × 2.00 m ²
11. Maid's Bathroom	2.25 × 2.15 m ²
12. Guest toilet	2.05 × 2.15 m ²
13. Ground Terrace	15 m ²
14. Back Garden	14.00 × 5.00 m ²



First Floor & Roof

Signature Villas

BUA: 345 m²

Ground Floor ————— 140 m²

01. Front Porch	6.85 m ²
02. Entrance & Lounge	4.00 × 3.85 m ²
03. Lobby 01	1.85 × 3.25 m ²
04. Lobby 02	2.15 × 2.30 m ²
05. Staircase	10.15 m ²
06. Reception	4.85 × 4.90 m ²
07. Living & Dining	3.40 × 8.00 m ²
08. Kitchen	4.30 × 3.80 m ²
09. Laundry	2.05 × 2.00 m ²
10. Maid's Room	2.25 × 2.00 m ²
11. Maid's Bathroom	2.25 × 2.15 m ²
12. Guest toilet	2.05 × 2.15 m ²
13. Ground Terrace	15 m ²
14. Back Garden	14.00 × 5.00 m ²



Signature Villas

BUA: 335 m²

First Floor ————— 147 m²

01. Bedroom 01	4.85 × 3.85 m ²
02. Lobby 01	1.30 × 2.35 m ²
03. Bathroom 01	2.70 × 2.35 m ²
04. Lobby 02	1.90 × 5.50 m ²
05. Staircase	11.45 m ²
06. Master Bedroom	4.30 × 4.30 m ²
07. Master Terrace	3.50 × 3.65 m ²
08. Dressing room	1.60 × 2.35 m ²
09. Master Bathroom	2.70 × 2.35 m ²
10. Lobby 03	1.60 × 1.45 m ²
11. Bathroom 02	2.70 × 1.95 m ²
12. Bedroom 02	4.00 × 3.80 m ²
13. Bedroom 03	1.60 × 4.60 m ²
	2.70 × 4.10 m ²



Signature Villas

BUA: 335 m²

Roof ————— 43 m²

01. Living room	4.50 × 3.45 m ²
02. Kitchenette	2.80 × 2.20 m ²
03. Bathroom 03	1.75 × 2.20 m ²
04. Terrace 03	83 m ²
05. Staircase	12 m ²



**RENAISSANCE
TOWNHOUSE**

EASTSHIRE's Renaissance Townhouse is a sleek statement of pure elegance, boasting a streamlined minimalist facade and a spacious layout, ideal for large families wishing to experience maximum privacy, as well as opulence redefined.





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Renaissance Townhouse BUA: 285 m²

Ground Floor 105 m²

01.	Front Porch	3.75 × 1.20 m ²
02.	Entrance	1.95 × 1.90 m ²
		3.15 × 1.30 m ²
03.	Guest Toilet	2.15 × 1.90 m ²
04.	Kitchen	3.95 × 4.35 m ²
05.	Staircase	7.5 m ²
06.	Laundry	1.65 × 1.05 m ²
07.	Main Dining	4.15 × 4.45 m ²
		1.90 × 1.30 m ²
08.	Reception	3.90 × 5.80 m ²
09.	Salon	4.15 × 3.20 m ²
10.	Lobby	2.3 m ²
11.	Ground Terrace	15 m ²
12.	Back Garden	8.00 × 5.25 m ²



First Floor & Roof

Renaissance Townhouse BUA: 285 m²



Ground Floor 105 m²

01.	Front Porch	3.75 × 1.20 m ²
02.	Entrance	1.95 × 1.90 m ²
		3.15 × 1.30 m ²
03.	Guest Toilet	2.15 × 1.90 m ²
04.	Kitchen	3.95 × 4.35 m ²
05.	Staircase	7.5 m ²
06.	Laundry	1.65 × 1.05 m ²
07.	Main Dining	4.15 × 4.45 m ²
		1.90 × 1.30 m ²
08.	Reception	3.90 × 5.80 m ²
09.	Salon	4.15 × 3.20 m ²
10.	Lobby	2.3 m ²
11.	Ground Terrace	15 m ²
12.	Back Garden	8.00 × 5.25 m ²

Renaissance Townhouse BUA: 285 m²



First Floor 108 m²

01.	Master Bedroom	4.10 × 5.35 m ²
02.	Master Lobby	1.20 × 2.65 m ²
03.	Dressing	2.75 × 2.65 m ²
04.	Master Bathroom	3.40 × 2.15 m ²
05.	Bathroom 01	1.95 × 3.40 m ²
06.	Staircase	8.45 m ²
07.	Lobby	1.25 × 3.15 m ²
08.	Bedroom 01	3.95 × 4.35 m ²
09.	Bedroom 02	3.95 × 4.70 m ²
10.	Terrace	4.5 m ²

Renaissance Townhouse BUA: 285 m²



Roof 57 m²

01.	Bedroom 03	4.10 × 3.85 m ²
02.	Living room & kitchenette	3.95 × 2.90 m ²
03.	Bathroom 02	1.90 × 2.20 m ²
04.	Lobby	1.95 × 1.30 m ²
		1.20 × 3.20 m ²
05.	Staircase	8.45 m ²
06.	Maid's room	2.15 × 2.15 m ²
07.	Maid's Bathroom	2.15 × 1.35 m ²
08.	Roof Terrace 01	17.6 m ²
09.	Roof Terrace 02	23.6 m ²



SHIREVILLE

ShireVille is a unique modern interpretation of family living at its best. Inspired by luxurious Victorian row houses where space is amplified, ShireVille is an ideal choice for small families wishing to bond in inspired settings while enjoying all the conveniences of modern life.





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Shireville

BUA: 261 m²

Ground Floor ————— 89 m²

01. Front Porch	2.50 × 1.20 m ²
02. Entrance	2.20 × 1.70 m ²
	3.25 × 1.05 m ²
03. Main Dining	5.70 × 3.90 m ²
04. Reception	6.75 × 4.15 m ²
05. Staircase	5.0 m ²
06. Laundry	2.40 × 1.65 m ²
07. Guest Toilet	1.75 × 1.65 m ²
08. Kitchen	4.15 × 2.95 m ²
09. Ground Terrace	13 m ²
10. Back Garden	6.75 × 4.00 m ²



First Floor & Roof

Shireville

BUA: 261 m²



Ground Floor ————— **89 m²**

- 01.** Front Porch 2.50 × 1.20 m²
- 02.** Entrance 2.20 × 1.70 m²
 3.25 × 1.05 m²
- 03.** Main Dining 5.70 × 3.90 m²
- 04.** Reception 6.75 × 4.15 m²
- 05.** Staircase 5.0 m²
- 06.** Laundry 2.40 × 1.65 m²
- 07.** Guest Toilet 1.75 × 1.65 m²
- 08.** Kitchen 4.15 × 2.95 m²
- 09.** Ground Terrace 13 m²
- 10.** Back Garden 6.75 × 4.00 m²

Shireville

BUA: 261 m²



First Floor ————— **101 m²**

- 01.** Master Bedroom 4.10 × 3.95 m²
- 02.** Dressing 4.65 × 2.15 m²
- 03.** Master Bathroom 2.70 × 2.80 m²
- 04.** Lobby 1.10 × 7.20 m²
 2.15 × 1.35 m²
- 05.** Staircase 7.75 m²
- 06.** Bedroom 01 4.65 × 4.15 m²
 2.20 × 0.70 m²
- 07.** Bathroom 2.00 × 2.30 m²
- 08.** Bedroom 2 4.15 × 3.80 m²

Shireville

BUA: 261 m²



Roof ————— **58 m²**

- 01.** Reading Corner 3.05 × 3.35 m²
- 02.** Living Room & Kitchenette 3.75 × 2.65 m²
 4.30 × 1.15 m²
- 03.** Lobby 01 1.40 × 5.55 m²
- 04.** Lobby 02 2.15 × 1.30 m²
- 05.** Staircase 5.85 m²
- 06.** Bathroom 02 2.15 × 2.25 m²
- 07.** Maid's Room 2.20 × 2.15 m²
- 08.** Maid's Bathroom 2.20 × 1.50 m²
- 09.** Roof Terrace 01 23.00 m²
- 10.** Roof Terrace 02 15.85 m²

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TOWNVILLE

EASTSHIRE's TownVille is a contemporary outlook on modern sophistication, combining a raw European design with the warmth of Egyptian lifestyles to dictate a one-of-a-kind living experience where less is certainly more.



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Townville

BUA: 166 m²

Ground Floor ————— 56 m²

01 . Front Porch	1 . 35 × 1 . 20 m ²
02 . Entrance	11 . 35 m ²
03 . Reception & Dining	4 . 50 × 5 . 70 m ²
04 . Guest Toilet	1 . 10 × 2 . 10 m ²
05 . Staircase	4 . 3 m ²
06 . Lobby 01	2 . 10 × 1 . 15 m ²
07 . Kitchen	3 . 05 × 3 . 80 m ²
08 . Front Ground Terrace	1 . 45 × 1 . 15 m ²
09 . Back Ground Terrace	7 m ²
10 . Back Garden	4 . 50 × 4 . 45 m ²



First Floor & Roof

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Townville

BUA: 166 m²



Ground Floor ————— **56 m²**

- 01.** Front Porch 1.35 × 1.20 m²
- 02.** Entrance 11.35 m²
- 03.** Reception & Dining 4.50 × 5.70 m²
- 04.** Guest Toilet 1.10 × 2.10 m²
- 05.** Staircase 4.3 m²
- 06.** Lobby 01 2.10 × 1.15 m²
- 07.** Kitchen 3.05 × 3.80 m²
- 08.** Front Ground Terrace 1.45 × 1.15 m²
- 09.** Back Ground Terrace 7 m²
- 10.** Back Garden 4.50 × 4.45 m²

Townville

BUA: 166 m²



First Floor ————— **68 m²**

- 01.** Master Bedroom 4.50 × 5.10 m²
- 02.** Master Bathroom 2.50 × 1.80 m²
- 03.** Lobby 01 4.8 m²
- 04.** Lobby 02 2.05 × 2.10 m²
- 05.** Staircase 5.4 m²
- 06.** Bedroom 01 3.85 × 3.90 m²
- 07.** Bathroom 01 2.50 × 1.80 m²

Townville

BUA: 166 m²



Roof ————— **35 m²**

- 01.** Bedroom 02 4.05 × 3.80 m²
- 02.** Bathroom 02 2.50 × 1.80 m²
- 03.** Lobby 03 2.05 × 1.70 m²
- 04.** Lobby 04 1.05 × 1.20 m²
- 05.** Staircase 5.0 m²
- 06.** Roof Terrace 25.55 m²
- 07.** Terrace 5.75 m²

disclaimer: 1. actual areas may vary from the stated area. drawings are not to scale. 2. the architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. all units are sold as unfurnished, without furniture and finishing, without white goods provisions, etc. 4. all images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. al qamzi developments reserves the right to make revisions/alterations, at its absolute discretion, and without liability. 6. each garden plot will vary based on the location of the building. 7. all room dimensions exclude wall finishes and construction tolerances. 8. all materials, dimensions and drawings are approximate, information subject to change without notice

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A LEGACY OF REGIONAL EXPERTISE

ABOUT ALQAMZI DEVELOPMENTS

Founded with a progressive vision that challenges the conventional norms of real estate, AlQamzi Developments is an Egyptian-Emirati pioneer and a leading member of AbduAllah AlQamzi Group; a game-changer in the field of construction and contracting both in Egypt and the UAE.

The company puts unrivaled quality and seamless integration at the forefront of its operations to craft benchmark communities that enrich every aspect of its homeowners' life, powered by an original alchemy that combines nature, leisure and living under one roof.

AlQamzi Developments has left an impressive mark on a variety of iconic projects, earning it a trusted reputation that sets it apart from competition in the field with numerous exemplary projects in prime locations across Egypt and the UAE.

Today, and after a remarkable 10 year journey in Egypt, AlQamzi has carved itself a competitive niche with its exceptional quality standards and operational excellence that not only set it as a top property and community developer in the region but also as an innovative and visionary leader, committed to re-shaping Egypt's future, one project at a time.



CONTACT US



16480

**161 Al Moltaqa Al Araby, Sheraton,
Cairo, Egypt.**

info@alqamzi.com

alqamzi.com

