FiORi
COMPOUND

developed By

Zhour
DEVELOPMENTS

Consultant

PDG
PLATOON
DESIGNS GROUP

Developed By

Zhour

DEVELOPMENTS

Zhour Developments

is a leading real estate developer with over 25 years of proven experience in delivering high-quality residential and mixed-use projects.

Since its establishment, the company has been committed to building not just properties, but trusted relationships—through consistent delivery, engineering excellence, and a strong dedication to client satisfaction.

Over **25 years** of experience

More than **3,000 delivered** residential units

Over 20 completed projects

A strong reputation **built on trust** and commitment

Consultant

PDG

PLATOON

DESIGNS GROUP

Platoon Design Company

An Egyptian company with approximately 25 years of experience since its establishment in 2000.

Founders:

*** Prof. Dr. Tamer Abdel Aziz,**
Executive Director of the company, and a professor of urban planning at the Department of Architecture, Faculty of Engineering, Cairo University, and a senior urban planner at the General Organization for Urban Planning.

*** Asc. Prof. Dr. Hossam Moftah,**
Chairman of the Board of Directors of the company, and Assistant Professor at the Faculty of Engineering, British University in Cairo.

The company's expertise encompasses planning and several projects, as well as all integrated engineering design work, including planning, technology, construction, communication networks, site design, interior design, and construction supervision.

The company utilizes all the latest software and modern design tools that facilitate and expedite the design and implementation process, while also meeting all user needs and market demands.

The company undertakes numerous projects at both the governmental and private levels, both locally and internationally, and has implemented more than 30 residential areas and compounds, in addition to several malls and integrated urban centers.



Where Life is Designed Through Its Finest Details

In the heart of 6th of October City, and in a prime strategic location just minutes away from the Middle Ring Road, Fiori emerges as a modern urban landmark—where residential units are not merely built, but a complete lifestyle is thoughtfully designed.


B02

Spanning 55 acres , with a total built-up area of 235,000 square meters, the project introduces an integrated residential community carefully developed across three master-planned phases, ensuring structured growth, phased execution, and long-term sustainability.

Fiori includes 131 residential buildings, designed according to contemporary architectural and engineering standards, offering approximately 3,850 residential units with a wide variety of layouts and sizes to accommodate diverse lifestyles and needs.



Facilities:

The units are surrounded by greenery and water features, along with more than 10 amenities such as malls, restaurants, a mosque, kids' area, a clubhouse, padel court, swimming pools, a gym, underground parking, and clinics. The entire compound is gated and equipped with smart gates and hundreds of security cameras to ensure security is at each glance.


Swimming pool


Padel court



Club house


Kids' area


Commercial mall


Restaurant


Mosque


Outdoor seating


Clinics


Gym


Parking


Security camera


Water feature


Landscape


Roof top facilities

LOCATION

Fiori Compound enjoys a prime and highly strategic location:

Directly on the Middle Ring Road
Less than 1 minute from Wahat Square
Less than 10 minutes from Fayoum Road
Less than 25 minutes from Sphinx International Airport
Less than 15 minutes from Al-Hosary District

In addition, the project is just minutes away from a wide range of universities and major shopping destinations.

And that's not all...
Fiori also features multiple commercial malls within the compound itself, offering a fully integrated lifestyle.




محور الضبعة
طريق القاهرة - الإسكندرية
الشيخ زايد
زايد الجديدة
JRIAN
HYPER
٦ أكتوبر
Palm Hills
Mabet Egypt
محور البوليفارد
الدائري الاوسطي
KINGSWAY
FIORI
COMPOUND
حدائق أكتوبر
طريق الفيوم
محطة المونوريل
الدائري الاوسطي
طريق الواحات
Badyā
طريق أويل
مطار أكتوبر

SITE LAYOUT

Layout Concept – Fiori

A rising community spanning a 55-acre land area along the middle ring road, the compound is designed to have a central elliptical landscape node that acts as a focal point. The units are aligned along this node and different landscape spines to ensure each unit gets a fair share of the extensive landscape views.


mall
mall
mosque
clubhouse
WATER FEATURE
D
E
F 01
F 02
G
H
I
M

GENERAL PERSPECTIVE

Facade concept –

The facades are designed to be a homogeneous piece of art, creating a rhythm with the balconies and frames. The colors and materials are chosen to be grounding, making the houses more relaxing. At ground level, the entrances are clearly defined to give a strong and welcoming sense of arrival. The unit numbers are engraved on each building.








Club House






Culture & Arts Festival
Global Electronics
Café Chirone
6th October
Start Your Day With
a Small Coffee..
or 'Good Morning' Coffi
6th October



FIORI
COMPOUND

حِينَ تَعْشَقُ الحَيَاةَ



MODEL A



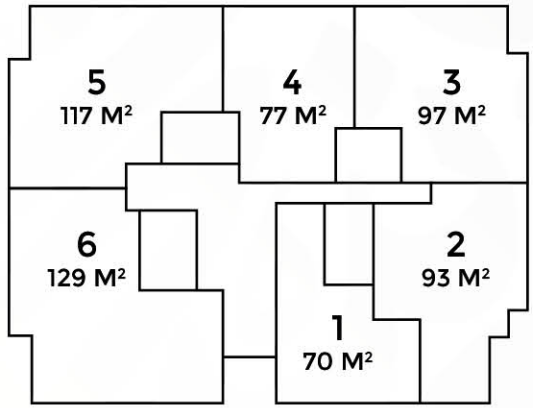

A01
A02


A01
A02

MODEL A



GROUND FLOOR PLAN



APARTMENT 01

Ground Floor Plan (Model A)

Area 70 M²



SPACE	DIM
Reception	4.01X 4.79
Kitchen	2.53 X 3.26
G.Bathroom	1.31 X 2.52
Master Bedroom	3.56 X 4.34
Bathroom	2.72 X 1.94



APARTMENT 02

Ground Floor Plan (Model A)

Area 93 M²



SPACE	DIM
Reception	5.63 X 4.72
Kitchen	2.52 X 3.51
Bathroom	2.41 X 2.71
Master Bedroom	3.64 X 3.54
Bedroom	3.42 X 3.51
Terrace	1.12 X 2.44



APARTMENT 03

Ground Floor Plan (Model A)

Area 97 M²



SPACE	DIM
Reception	6.48 X 4.51
Kitchen	3.80 X 2.94
Bathroom	3.15 X 1.73
Master Bedroom	4.31 X 3.22
Bedroom	3.80 X 3.52
Terrace	1.12 X 2.44



APARTMENT 04

Ground Floor Plan (Model A)

Area77 M²



SPACE	DIM
Reception	3.52 X 6.35
Kitchen	2.55 X 3.75
G.Bathroom	1.32 X 2.92
Master Bedroom	3.53 X 3.52
Bathroom	2.33 X 2.10



APARTMENT 05

Ground Floor Plan (Model A)

Area 117 M²



SPACE	DIM
Reception	4.82 X 5.66
Kitchen	3.22 X 3.22
Bathroom	2.18 X 2.10
Master Bedroom	3.32 X 3.52
Bedroom 01	3.47 X 3.89
Bedroom 02	3.47 X 3.89
Terrace	1.20 X 2.30



APARTMENT 06

Ground Floor Plan (Model A)

Area 129 M²



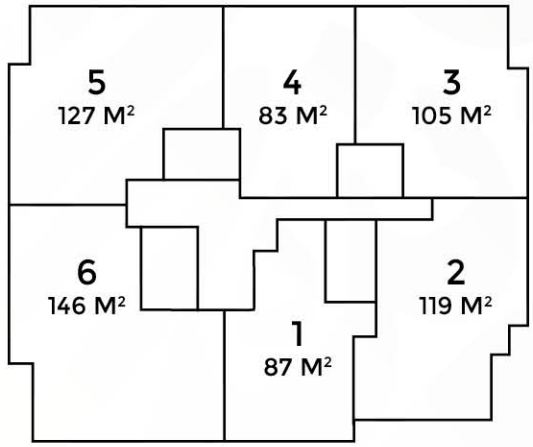
SPACE	DIM
Reception	4.20 X 6.79
Kitchen	2.72 X 3.11
G.Bathroom	2.72 X 1.34
Master Bedroom	3.35 X 4.54
Bedroom 01	3.49 X 3.14
Bedroom 02	3.29 X 4.14
Bathroom	3.29 X 1.72
Terrace	1.20 X 2.30



MODEL A



TYPICAL FLOOR PLAN



APARTMENT 01

TYPICAL Floor Plan (Model A)

Area 87 M2



SPACE	DIM
Reception	3.70 X 5.89
Kitchen	2.66 X 4.41
Bathroom	3.34 X 2.04
Master Bedroom	3.54 X 5.64
Terrace	3.53 X 1.28



APARTMENT 02

TYPICAL Floor Plan (Model A)

Area 119 M²



SPACE	DIM
Reception	5.63 X 4.74
Kitchen	2.42 X 3.51
Bathroom	2.42 X 2.71
Master Bedroom	3.64 X 3.54
Bedroom 01	3.42 X 3.51
Bedroom 02	3.56 X 4.34
Terrace 01	1.08X 2.13
Terrace 02	3.57 X 1.28



APARTMENT 03

TYPICAL Floor Plan (Model A)

Area 105 M²



SPACE	DIM
Reception	6.48 X 4.42
Kitchen	3.80 X 2.94
G.Bathroom	2.15 X 1.73
Master Bedroom	4.31 X 3.92
Bedroom	3.80 X 4.22
Terrace	1.02X 2.44



APARTMENT 04

TYPICAL Floor Plan (Model A)

Area 83 M²



SPACE	DIM
Reception	3.52 X 7.05
Kitchen	2.61 X 3.74
G.Bathroom	1.32 X 2.92
Master Bedroom	3.53 X 4.22
Bathroom	2.33 X 2.10



APARTMENT 05

TYPICAL Floor Plan (Model A)

Area 127 M²



SPACE	DIM
Reception	4.82 X 6.35
Kitchen	3.22 X 2.48
G.Bathroom	3.22 X 1.45
Master Bedroom	3.32 X 4.00
Bedroom 01	3.47 X 4.00
Bedroom 02	3.47 X 4.00
Bathroom	2.18 X 2.33
Terrace	1.20 X 1.72



APARTMENT 06

TYPICAL Floor Plan (Model A)

Area 146 M²



SPACE	DIM
Reception	6.08 X 6.79
Kitchen	2.72 X 3.11
G.Bathroom	2.72 X 1.34
Master Bedroom	3.35 X 4.54
Bedroom 01	3.49 X 4.32
Bedroom 02	3.29 X 4.14
Bathroom	3.29 X 1.72
Terrace 01	1.30 X 1.72
Terrace 02	3.36 X 1.28
Terrace 03	3.23 X 1.28



MODEL B



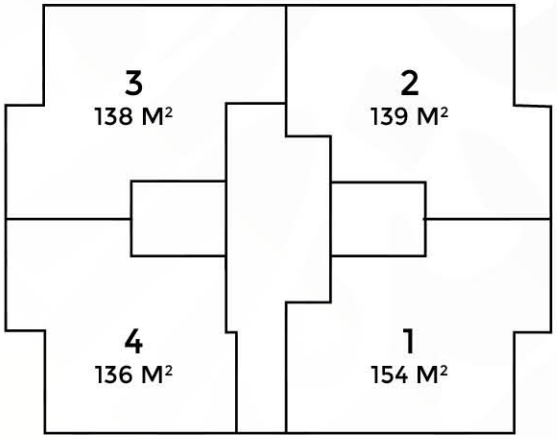

B02


B02

Model B



GROUND FLOOR PLAN



APARTMENT 01

Ground Floor Plan (Model B)

Area 154 M²



SPACE	DIM
Reception	3.81 X 7.03
Kitchen	2.97 X 3.96
G.Bathroom	1.43 X 2.96
Master Bedroom	5.62 X 4.72
M.Bedroom Bathroom	2.35 X 1.86
Bedroom 01	3.38 X 4.30
Bedroom 02	3.22 X 4.81
Bathroom	3.38 X 2.32
Terrace	1.22 X 2.99



APARTMENT 02

Ground Floor Plan (Model B)

Area 139 M²



SPACE	DIM
Reception	4.17 X 7.40
Kitchen	2.96 X 3.61
G.Bathroom	1.43 X 2.95
Master Bedroom	4.50 X 4.87
M. Bedroom Bathroom	2.34 X 1.86
Bedroom 01	3.38 X 3.92
Bedroom 02	3.22 X 4.23
Bathroom	3.38 X 1.72



APARTMENT 03

Ground Floor Plan (Model B)

Area 138 M²



SPACE	DIM
Reception	4.17 X 6.10
Kitchen	2.96 X 3.61
G.Bathroom	1.42 X 2.95
Master Bedroom	4.49 X 4.86
Bathroom	3.38 X 1.72
Bedroom 01	3.38 X 3.92
Bedroom 02	3.22 X 4.22
M.Bedroom Bathroom	2.34 X 1.86



APARTMENT 04

Ground Floor Plan (Model B)

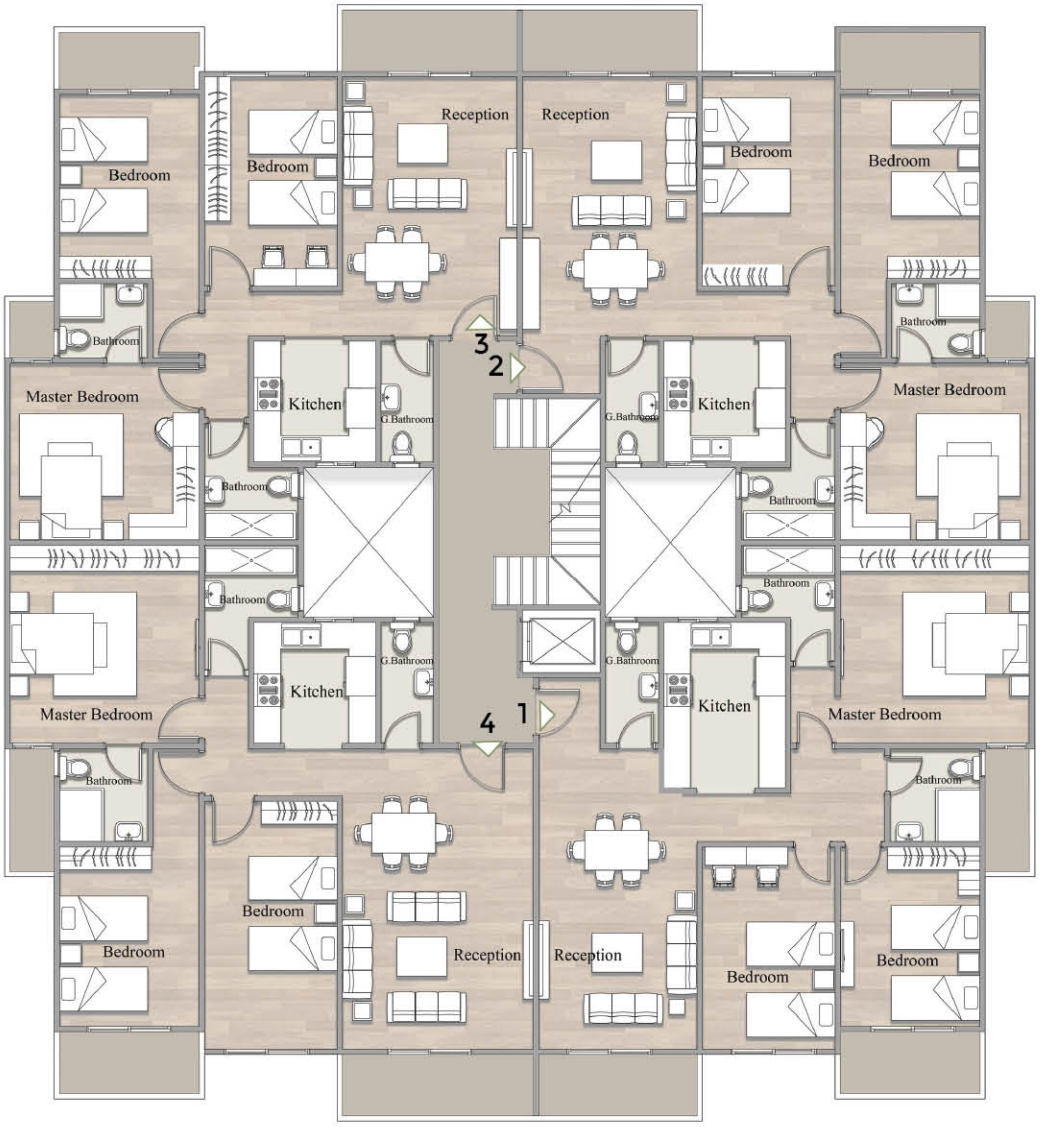
Area 136 M²



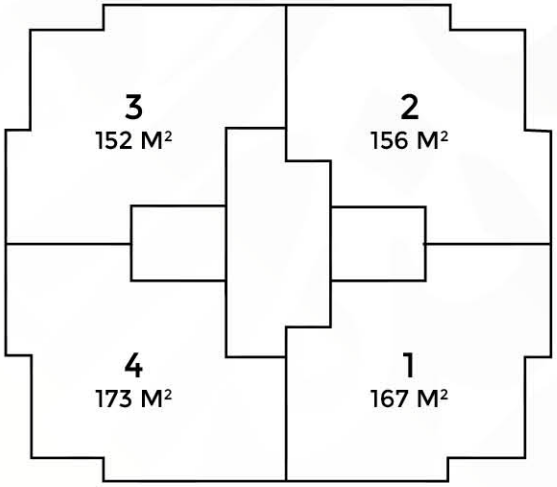
SPACE	DIM
Reception	5.41 X 7.04
Kitchen	2.97 X 2.95
G.Bathroom	1.41 X 2.96
Master Bedroom	4.50 X 4.71
M.Bedroom Bathroom	2.34 X 1.86
Bedroom	3.38 X 4.30
Bathroom	2.26 X 2.32
Terrace	1.22 X 2.99



Model B



TYPICAL FLOOR PLAN



APARTMENT 01

Typical Floor Plan (Model B)

Area 167 M²



SPACE	DIM
Reception	3.79 X 7.04
Kitchen	2.97 X 3.96
G.Bathroom	1.43 X 2.95
Master Bedroom	4.50 X 4.72
M.Bedroom Bathroom	2.34 X 1.86
Bedroom 01	3.40 X 4.30
Badroom 02	3.22 X 4.82
Bathroom	2.25 X 2.32
Terrace 01	1.22 X 2.99
Terrace 02	3.50 X 1.62
Terrace 03	4.23 X 1.60



APARTMENT 02

Typical Floor Plan (Model B)

Area 156 M²



SPACE	DIM
Reception	4.17 X 6.10
Kitchen	2.97 X 2.96
G.Bathroom	1.43 X 2.96
Master Bedroom	4.50 X 4.22
M.Bedroom Bathroom	2.21 X 1.90
Bedroom	3.38 X 6.20
Bathroom	3.20 X 4.98
Terrace 01	4.17 X 1.60
Terrace 02	3.50 X 1.62
Terrace 03	1.22 X 1.50



APARTMENT 03

Typical Floor Plan (Model B)

Area 152 M²



SPACE	DIM
Reception	4.17 X 6.10
Kitchen	2.97 X 2.95
G.Bathroom	1.41 X 2.95
Master Bedroom	4.50 X 4.22
M.Bedroom Bathroom	2.22 X 1.90
Bedroom	3.38 X 4.40
Bathroom	3.22 X 4.98
Terrace 01	4.17 X 1.60
Terrace 02	3.50 X 1.50
Terrace 03	1.22 X 1.50



APARTMENT 04

Typical Floor Plan (Model B)

Area 173 M²



SPACE	DIM
Reception	4.55 X 7.04
Kitchen	2.97 X 2.95
G.Bathroom	1.40 X 2.95
Master Bedroom	4.50 X 4.71
M.Bedroom Bathroom	2.34 X 1.86
Bedroom	3.38 X 4.30
Bedroom	3.22 X 5.84
Terrace 01	4.54 X 1.48
Terrace 02	3.50 X 1.61
Terrace 03	1.22 X 2.99



MODEL C



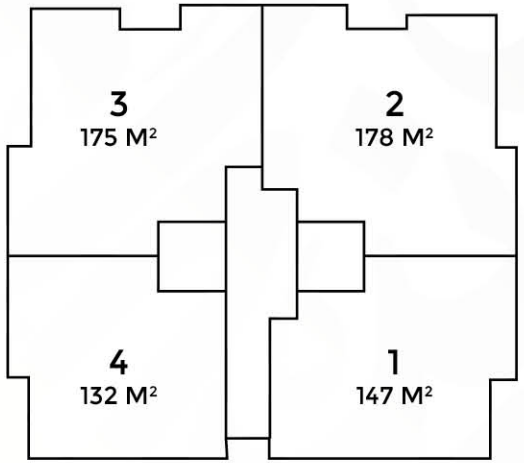

C01
C02


C01
C02

MODEL C



GROUND FLOOR PLAN



APARTMENT 01

Ground Floor Plan (Model C)

Area 147 M²



SPACE	DIM
Reception	4.19 X 5.54
Kitchen	2.97 X 2.95
G.Bathroom	1.43 X 2.95
Master Bedroom	6.62 X 4.70
M.Bedroom Bathroom	2.23 X 1.86
Bedroom	4.00 X 5.54
Badroom	3.22 X 4.11
Terrace	1.22 X 1.50



APARTMENT 02

Ground Floor Plan (Model C)

Area 178 M²



SPACE	DIM
Reception	4.17 X 7.95
Kitchen	2.97 X 2.95
G.Bathroom	1.43 X 2.95
Master Bedroom	6.62 X 4.21
M.Bedroom Bathroom	2.23 X 1.86
Bedroom	4.38 X 5.73
Bedroom	3.22 X 5.53
Bathroom	3.29 X 2.39
Terrace	1.22 X 1.50



APARTMENT 03

Ground Floor Plan (Model C)

Area 175 M²



SPACE	DIM
Reception	4.17 X 7.95
Kitchen	2.96 X 2.95
G.Bathroom	1.40 X 2.96
Master Bedroom	6.62 X 4.21
M.Bedroom Bathroom	2.10 X 1.86
Bedroom	4.38 X 5.73
Bedroom	3.22 X 5.53
Bathroom	3.29 X 2.39
Terrace	1.22 X 1.50



APARTMENT 04

Ground Floor Plan (Model C)

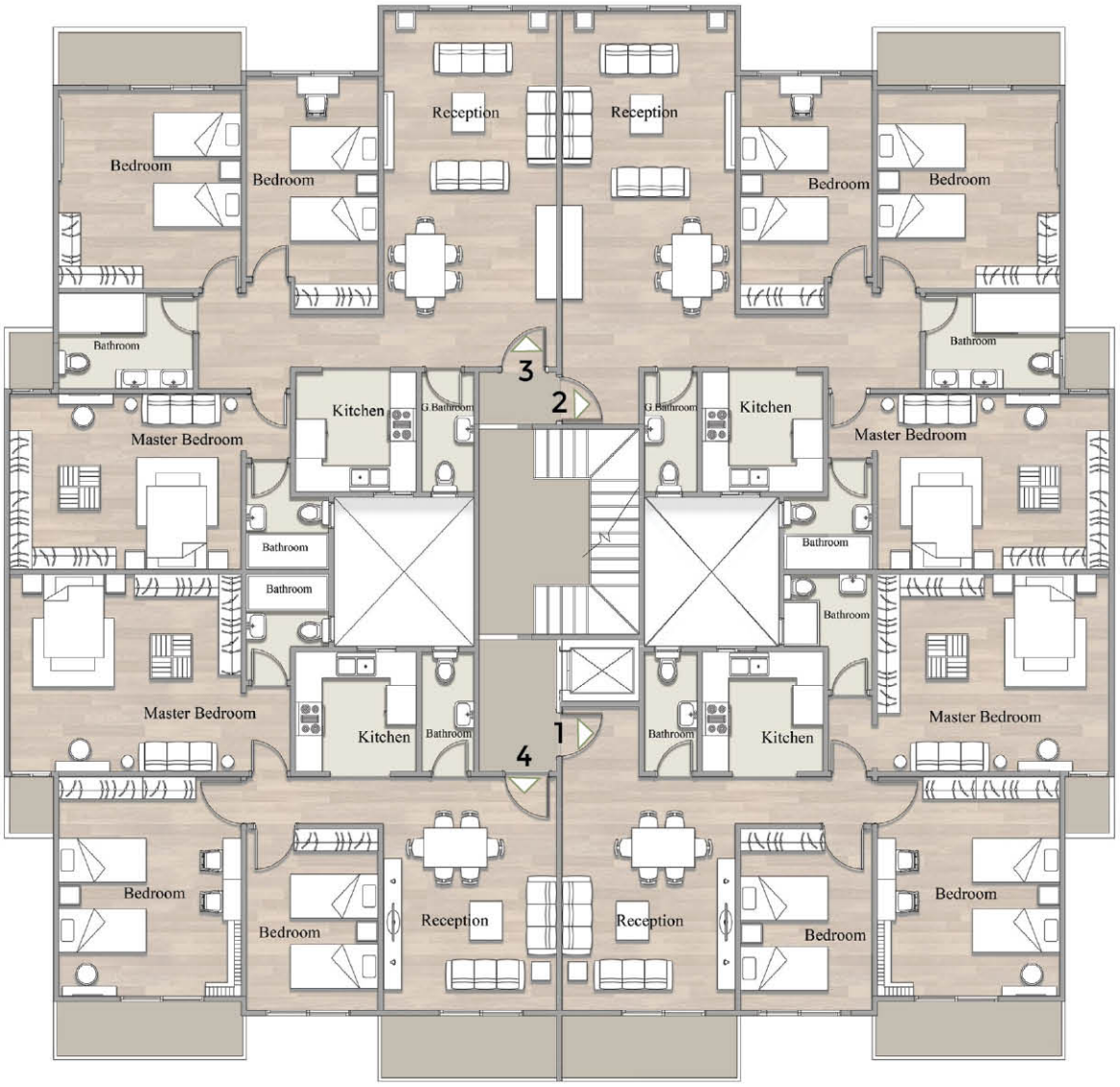
Area 132 M²



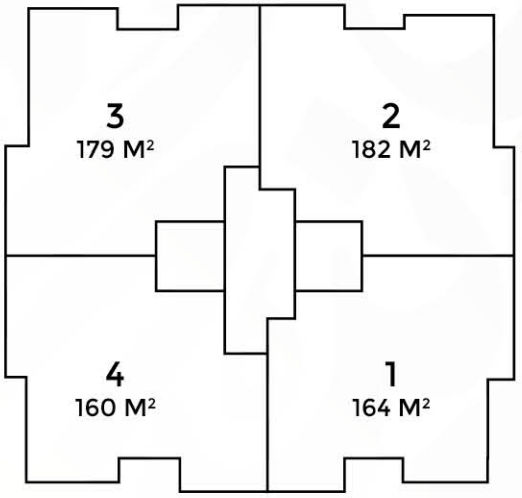
SPACE	DIM
Reception	5.58 X 5.55
Kitchen	2.97 X 2.96
G.Bathroom	1.40 X 2.95
Master Bedroom	6.62 X 4.70
M.Bedroom Bathroom	2.10 X 1.86
Bedroom	4.20 X 5.55
Terrace	1.22 X 1.50



MODEL C



TYPICAL FLOOR PLAN



APARTMENT 01

TYPICAL Floor Plan (Model C)

Area 164 M²



SPACE	DIM
Reception	4.16 X 5.54
Kitchen	2.97 X 2.96
G.Bathroom	1.43 X 2.96
Master Bedroom	6.62 X 4.70
M.Bedroom Bathroom	2.23 X 2.86
Bedroom 01	4.38 X 5.22
Bedroom 02	3.22 X 4.35
Terrace 01	1.10 X 1.38
Terrace 02	4.34 X 1.34
Terrace 03	4.09 X 1.52



APARTMENT 02

TYPICAL Floor Plan (Model C)

Area 182 M²



SPACE	DIM
Reception	4.17 X 8.35
Kitchen	2.96 X 2.95
G.Bathroom	1.42 X 2.96
Master Bedroom	5.50 X 4.22
M. Bedroom Bathroom	2.23 X 2.64
Bedroom 01	4.38 X 4.72
Bedroom 02	3.22 X 5.53
Bathroom	3.29 X 2.69
Terrace 01	4.26 X 1.30
Terrace 02	1.10 X 1.38



APARTMENT 03

TYPICAL Floor Plan (Model C)

Area 179 M²



SPACE	DIM
Reception	4.17 X 8.35
Kitchen	2.96 X 2.95
G.Bathroom	1.42 X 2.95
Master Bedroom	5.50 X 4.22
Bedroom 01	3.22 X 5.53
Bedroom 02	4.38 X 4.73
Bathroom	3.29 X 2.39
Terrace 01	4.50 X 1.42
Terrace 02	1.22 X 1.50



APARTMENT 04

TYPICAL Floor Plan (Model C)

Area 160 M²



SPACE	DIM
Reception	4.17 X 5.54
Kitchen	2.97 X 2.96
G.Bathroom	1.40 X 2.95
Master Bedroom	6.62 X 5.50
Bedroom 01	4.38 X 5.23
Bedroom 02	3.12 X 4.35
M. Bedroom Bathroom	2.10 X 2.64
Terrace 01	4.23 X 1.60
Terrace 02	4.50 X 1.42
Terrace 03	1.22 X 1.50



FIORI
COMPOUND

Developer

ZHOUR
DEVELOPMENTS

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