NEW ZAYED

2026

kenan

PRIME COMMUNITY

حيث تسكن الذكريات

By ORIA DEVELOPMENTS

LIVE INSIDE LAYERS OF GREEN.

WHERE LIFE FINDS ITS RHYTHM.

EVERY SHOT TELLS A STORY



VIEW OF KENAN

KENAN COMPOUND | EVERY SHOT TELLS A STORY



By ORIA DEVELOPMENTS

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BREATHE , LAUGH , BELONG

A new life

IS BEGINNING

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Every
Space,
A Story.
WE DESIGN
YOUR EXPERIENCE
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10 PARTNERS





ENG

WALEID LAWENDY

CO-FOUNDER & CHAIRMAN OF ORIA DEVELOPMENTS

FOUNDER AND CHAIRMAN OF ORIA DEVELOPMENTS, AS WELL AS OF AL-LAWENDY CONTRACTING COMPANY. HIS VERSATILE NATURE HAS ENABLED HIM TO CARVE OUT A COMPETITIVE NICHE AS A VISIONARY PIONEER, BOASTING MORE THAN 20 YEARS OF EXTENSIVE EXPERIENCE IN THE CONTRACTING AND REAL ESTATE DEVELOPMENT FIELD. A PROMINENT MEMBER OF THE REAL ESTATE DEVELOPERS BOARD IN EGYPT, AND A LEADING HEAD OF THE ENGINEERING SECTOR AT NEW CAPITAL BUILDS COMPANY .

ENG. LAWENDY IS ALSO A VETERAN ARCHITECT WITH A SUCCESSFUL TRACK-RECORD OF TURN KEY PROJECTS HE STRONGLY BELIEVES THAT ARCHITECTURE IS THE PROFESSION OF CIVILIZATIONS AND STRIVES TO LEAVE A TIMELESS MARK ON ICONIC PROJECTS, CHARACTERIZED BY EFFICIENCY AND WHILE STANDING OUT IN TERMS OF DESIGN, FLAWLESS EXECUTION AND EFFICIENT OPERATION HE PARTICIPATED IN NUMEROUS CONFERENCES AND VITAL WORKSHOPS AIMED AT THE ADVANCEMENT OF EGYPT'S CONSTRUCTION AND REAL ESTATE SECTOR .



YOUR NEXT *Chapter*

01. ABOUT ORIA

A NAME THAT SIGNIFIES BEAUTY AND PRECISION, A BRAND THAT EXUDES A UNIQUE BRILLIANCE. AS A PIONEERING REAL ESTATE DEVELOPER, ORIA REDEFINES THE INDUSTRY WITH EXCEPTIONAL ATTENTION TO DETAILS. INSPIRED BY BEAUTY, INNOVATION, AND A COMMITMENT TO FOSTERING THRIVING COMMUNITIES, ORIA DELIVERS EXTRAORDINARY VALUE THROUGH UNIQUE PROJECTS. ORIA'S COMMUNITIES OFFER COMFORT, BELONGING AND ENHANCED QUALITY OF LIFE .

EMBRACING SUSTAINABLE DEVELOPMENT, ORIA LEVERAGES INNOVATIVE TECHNOLOGY SOLUTIONS TO CREATE PROJECTS THAT UNIQUELY HARMONIZE WITH NATURE. THROUGH THOUGHTFUL DESIGNS, LUSH GREEN SPACES, AND COMMUNAL AREAS. ORIA INSPIRES AND CREATES LASTING MEMORIES COMMITTED TO BUILDING ECO-FRIENDLY HOMES WITH GLOBAL QUALITY STANDARDS ORIA CREATES HEALTHY ENVIRONMENTS THAT PROMOTE SOCIAL INTERACTION AND MEET THE GROWING DEMAND FOR EXCEPTIONAL DEVELOPMENTS. STRATEGIC PARTNERSHIPS WITH LEADING PROPERTY AND COMMUNITY MANAGEMENT COMPANIES ENSURE THE ONGOING QUALITY AND MAINTENANCE OF ORIA'S PROPERTIES .

02. ABOUT Kenan

Kenan IS MORE THAN A PLACE TO LIVE; IT IS A THOUGHTFULLY CRAFTED WAY OF LIFE, WHERE TRANQUILITY, PRIVACY, AND COMFORT COME NATURALLY. SURROUNDED BY LUSH LANDSCAPES AND CAREFULLY DESIGNED SPACES, EVERY CORNER IS CREATED TO OFFER A SENSE OF CALM AND EFFORTLESS LUXURY. HERE, LIFE MOVES AT A SLOWER PACE GIVING YOU THE FREEDOM TO UNWIND, RECONNECT, AND ENJOY THE MOMENTS THAT TRULY MATTER

DESIGNED AROUND THE WAY PEOPLE TRULY WANT TO LIVE KENAN BRINGS TOGETHER REFINED ARCHITECTURE, GENEROUS GREENERY, AND THOUGHTFULLY CURATED SPACES THAT CREATE A SEAMLESS SENSE OF HARMONY THROUGHOUT THE COMMUNITY. FROM PEACEFUL MORNINGS SURROUNDED BY NATURE TO RELAXED EVENINGS SHARED WITH FAMILY AND FRIENDS, EVERY MOMENT IS SHAPED BY AN ENVIRONMENT THAT PUTS WELL-BEING AND COMFORT AT ITS HEART

الْبُيُوتُ لَا تُسْكَنُ... بَلْ تُعَاشُ



From
THE FIRST LINE

TO THE
WIDEST *View*



SOME PLACES GIVE
YOU WHAT YOU NEED

kenan

PRIME COMMUNITY

OTHERS UNDERSTAND
HOW YOU WANT TO FEEL

03. ACCESSIBLE LOCATION

Kenan is located in a prime destination that provides excellent accessibility

03 LOCATION

5 Minutes to SPHINX INTERNATIONAL AIRPORT

9 Minutes to VYE SODIC - NEW ZAYED

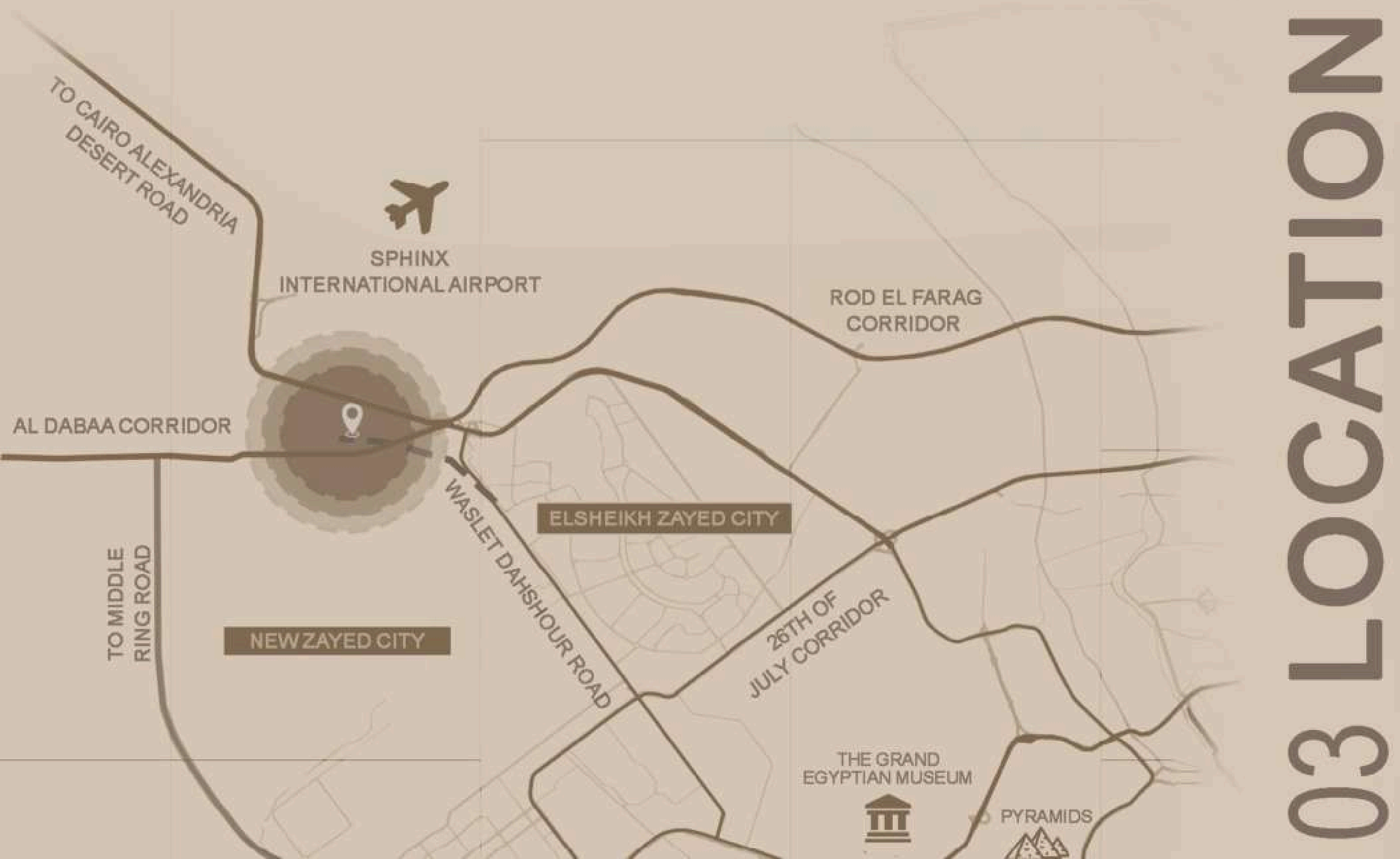
11 Minutes to BELLE VIE - EMAAR MISR

15 Minutes to THE BRITISH UNIVERSITY

19 Minutes to ZED PARK

20 Minutes to SHEIKH ZAYED SPECIALIZED HOSPITAL

26 Minutes to SMART VILLAGE



PRIME ADDRESS

Surrounded by established communities and landmark developments

SPHINX INTERNATIONAL AIRPORT

CAIRO - ALEX DESERT ROAD

DEJOYA

Kenan

ALLEGRIA SODIC

JIRIAN PALMHILLS

VYE SODIC NEW ZAYED

BELLE VIE EMAAR MISR

BEVERLY HILLS

SOLANA NEW ZAYED

ELSHEIKH ZAYED CITY

NEW ZAYED CITY

PRIME ADDRESS

Surrounded by established communities and landmark developments



PRIME ADDRESS

Surrounded by established communities and landmark developments



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THE HEART OF KENAN

KENAN COMPOUND | EVERY SHOT TELLS A STORY

04
MASTER PLAN VIEW

KENAN | WHERE LIFE CONNECTS IN EVERY DETAIL



CODED MASTER PLAN

STAND-ALONE CODED VILLAS



CODED MASTER PLAN

TWIN HOUSE CODED VILLAS



CODED MASTER PLAN

TOWN HOUSE CODED VILLAS

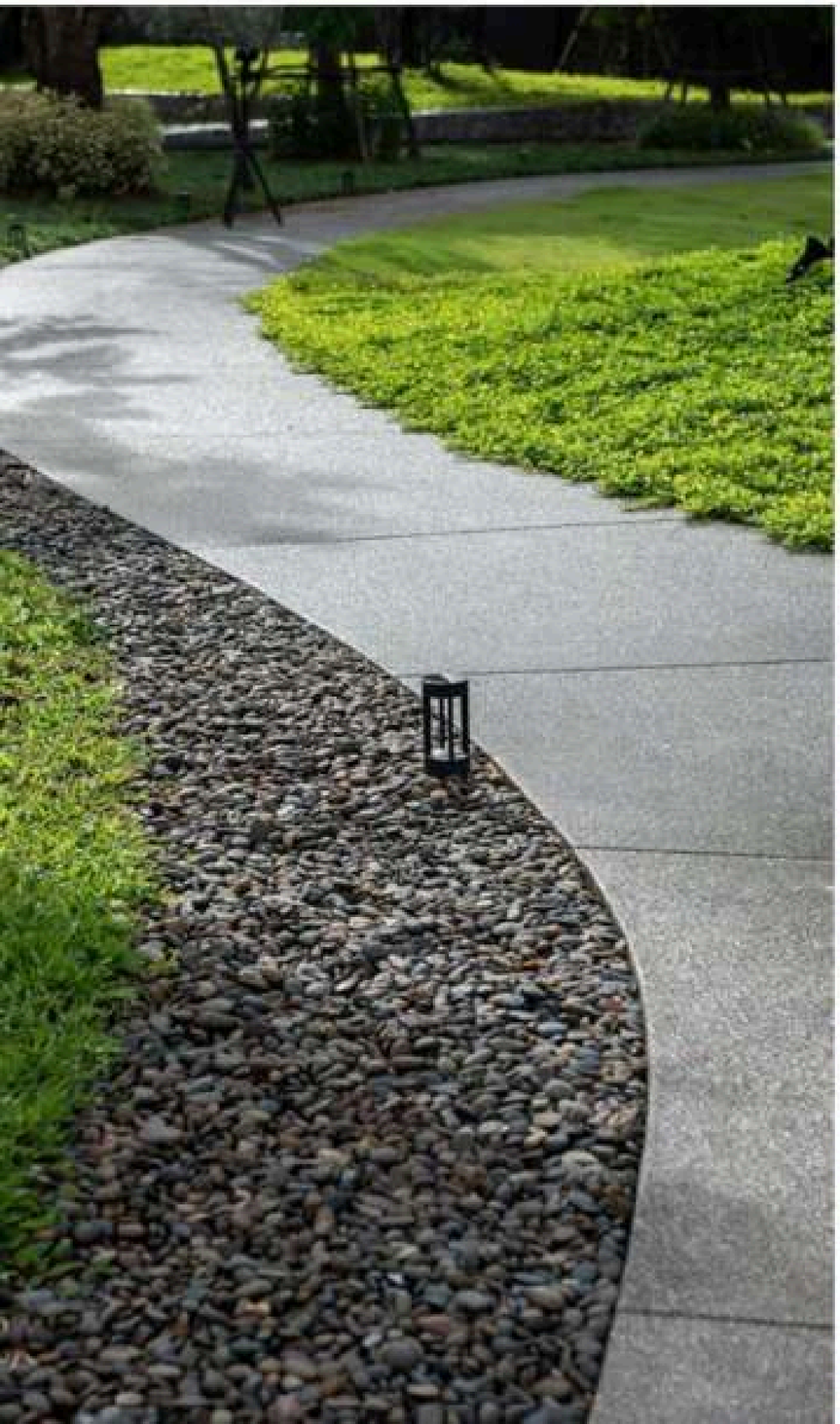


CODED MASTER PLAN

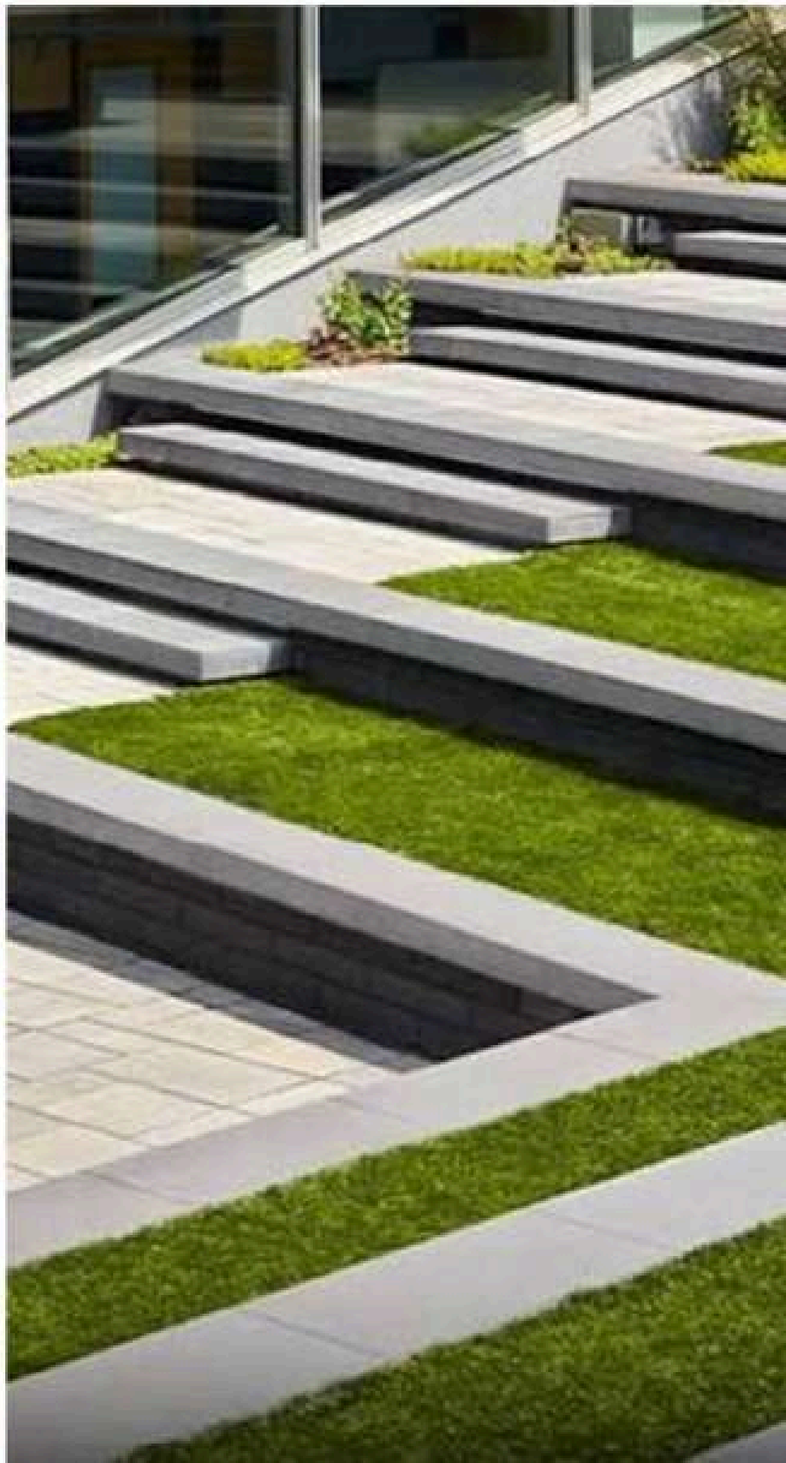
VILLA APARTMENT UNITS CODED



05
LANDSCAPE NARRATIVE STORY







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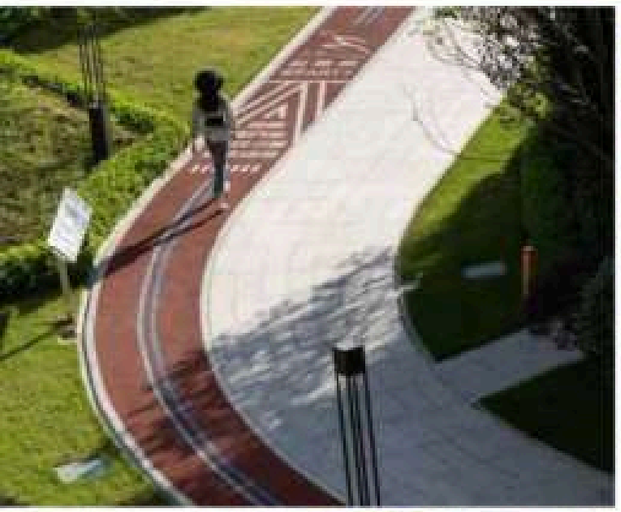
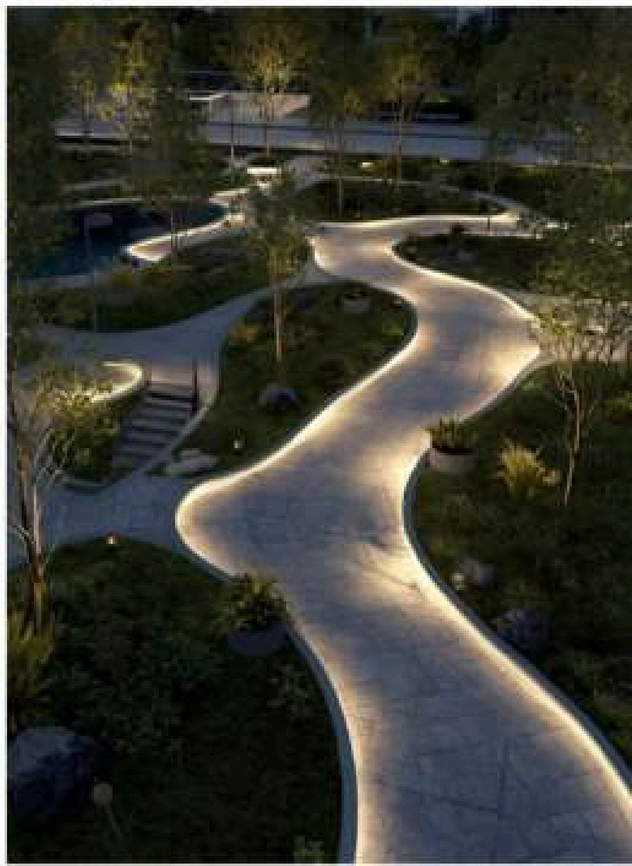
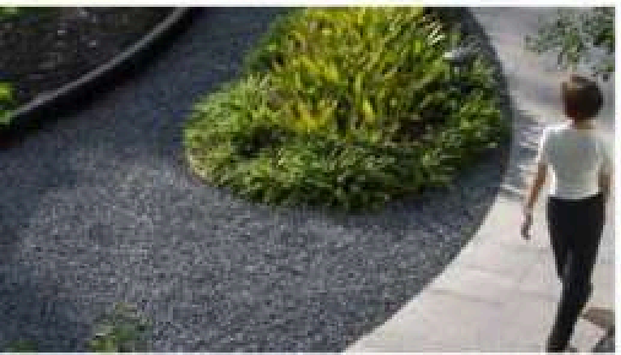
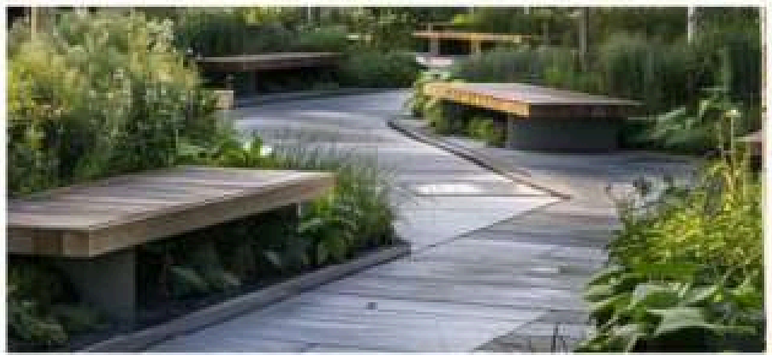
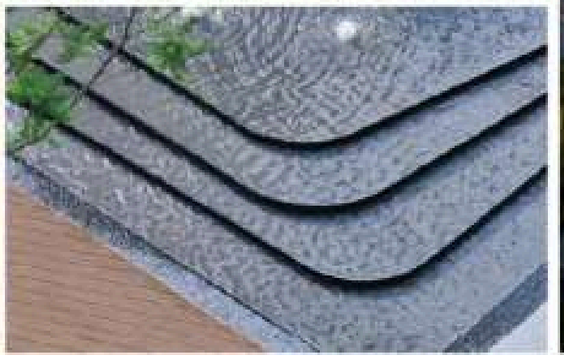
LANDSCAPE NARRATIVE STORY



06.

KENAN-COMPOUND

EVERY SHOT TELLS A STORY



06.

KENAN-COMPOUND

EVERY SHOT TELLS A STORY

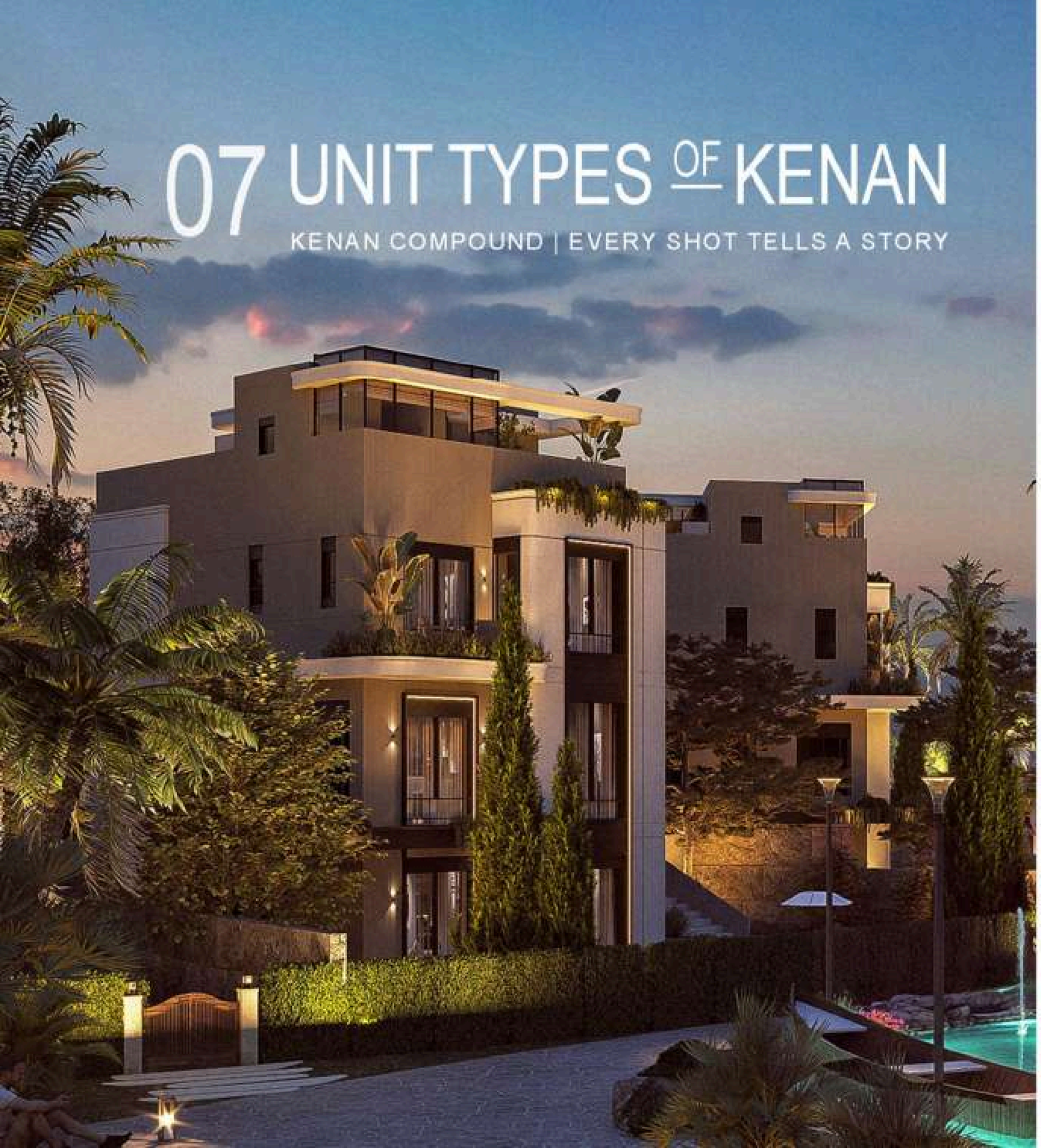




06.

KENAN-COMPOUND

EVERY SHOT TELLS A STORY



07 UNIT TYPES OF KENAN

KENAN COMPOUND | EVERY SHOT TELLS A STORY

01 STANDALONE (VILLA)

02 TWIN HOUSE (VILLA)

03 TOWN HOUSE (VILLA)

04 I-VILLAS

05 UNITS 2-BEDROOM

06 UNITS 3-BEDROOM

Homes that are intelligently designed with aesthetics and form taking equal spots on the scale of importance at kenan

VIEW OF KENAN

KENAN COMPOUND | EVERY SHOT TELLS A STORY

STANDALONE (G+1)

type

STANDALONE *type*

STANDALONE VILLA TYPE :- TOTAL AREA: 314 M²

LOWER GROUND FLOOR :-

1-STAIRCASE	3.65m *2.85m
2-LAUNDRY	1.85m *1.65m
3-KITCHENETTE	3.95m *2.95m
4-CORRIDOR 1	2.55m *1.15m
5- CORRIDOR 2	2.00m *1.55m
6- LIVING	4.10m *3.55m
7-BEDROOM	3.80m *2.85m
8-TOILET 1	2.25m *1.50m
9- TOILET 2	2,25m *1.20m
10-NANNY'S ROOM	2.25m *2.25m

GROUND FLOOR DIM :-

1-LOBBY	2.50m *1.80m
2-TOILET 1	2.50m *2.10m
3-KITCHEN	4.10m *3.05m
4-OFFICE	3.90m *3.30m
5-CORRIDOR	5.30m *1.70m
6-STAIRCASE	5.30m *2.15m
7-LIVING & DINING	5.15m *3.95m
8-LIVING	3.85m *3.55m





STANDALONE VILLA TYPE :- TOTAL AREA: 314 M²

FIRST FLOOR DIM :-

1-STAIRCASE	5.30m *2.90m
2-CORRIDOR	5.30m *1.00m
3-BEDROOM 1	3.90m *3.90m
4-BEDROOM 2	5.45m *3.90m
5-BATHROOM 1	3.90m *2.40m
6-MASTER BEDROOM	4.10m *3.55m
7-DRESSING	2.55m *1.70m
8-BATHROOM 2	2.55m *2.20m
9- TERRACE 1	3.70m *1.25m
10-TERRACE 2	3.70m *1.05m

ROOF FLOOR DIM :-

1-LOBBY	1.95m *1.20m
2-TOILET	2.75m *1.90m
3-BEDROOM	3.95m *3.25m





TWIN HOUSE *type*



TWIN HOUSE *type*



TWIN VILLA TYPE :- TOTAL AREA: 292 M²

GROUND FLOOR DIM :-

1-LOBBY	2.30m *2.05m
2-TOILET 1	3.55m *2.20m
3-KITCHEN	4.85m *3.15m
4-STAIRCASE	3.25m *3.20m
5-CORRIDOR	4.45m *2.15m
6-DINING	4.45m *2.35m
7-LIVING 1	3.70m *3.05m
8-LIVING 2	4.15m *4.00m

LOWER GROUND FLOOR :-

1-STAIRCASE	3.35m *2.75m
2-SERVICE	1.60m *1.35m
3-KITCHENETTE	3.60m *2.75m
4-CORRIDOR	2.70m *1.00m
5- LIVING	4.15m *4.00m
6-BEDROOM	3.90m *3.10m
7-TOILET 1	2.25m *1.55m
8-TOILET 2	2,25m *1.20m
9- NANNY'S ROOM	2.25m *2.25m





TWIN VILLA TYPE :- TOTAL AREA: 292 M²

FIRST FLOOR DIM :-

1-STAIRCASE	3.20m *2.80m
2-CORRIDOR	3.55m *1.00m
3-BEDROOM 1	3.80m *3.75m
4-BEDROOM 2	5.95m *3.90m
5-BATHROOM 1	3.90m *2.40m
6-MASTER BEDROOM	4.15m *3.80m
7-DRESSING	2.70m *1.70m
8-BATHROOM 2	2.70m *2.20m
9- TERRACE 1	3.70m *1.10m
10-TERRACE 2	3.60m *1.10m

ROOF FLOOR DIM :-

1-LOBBY	1.85m *1.45m
2-TOILET	2.55m *1.85m
3-FUN & WORKING ROOM	3.95m *3.45m





TOWN HOUSE

type



TOWN HOUSE *type*

CORNER TOWN VILLA TYPE :- TOTAL AREA: 278 M²

LOWER GROUND FLOOR :-

1-STAIRCASE	2.75m *2.10m
2-SERVICE STORAGE	2.70m *1.30m
3-LIVING	4.30m *4.00m
4-CORRIDOR 1	3.35m *1.50m
5-CORRIDOR 2	4.15m *1.05m
6-KITCHEN	3.75m *1.75m
7-TOILET 1	2.45m *1.20m
8-TOILET 2	2.45m *1.20m
9-NANNY ROOM	2.45m *1.80m
10-BEDROOM	4.00m *2.65m

GROUND FLOOR DIM :-

1-LOBBY	2.55m *2.10m
2-KITCHEN	4.35m *3.75m
3-BATHROOM 1	2.55m *1.85m
4-LIVING AND DINING	5.95m *3.70m
5-CORRIDOR	3.20m *1.25m
6-STAIRCASE	3.20m *2.75m
7-LIVING	4.30m *4.00m





CORNER TOWN VILLA TYPE :- TOTAL AREA: 278 M²

FIRST FLOOR DIM :-

1-STAIRCASE	3.20m *2.75m
2-CORRIDOR	3.20m *1.05m
3-BEDROOM 1	4.30m *3.80m
4-BEDROOM 2	3.90m *3.80m
5-LAUNDRY	2.05m *1.30m
6-BATHROOM 1	2.60m *2.05m
7-MASTER BEDROOM	4.35m *3.95m
8-DRESSING	2.55m *1.75m
9-BATHROOM 2	2.55m *2.20m
10-TERRACE 1	2.75m *1.55m
11-TERRACE 2	3.70m *1.05m

ROOF FLOOR DIM :-

1-LOBBY	2.10m *1.25m
2-TOILET	2.60m *2.10m
3-FUN & WORKING ROOM	3.85m *3.55m





MIDDLE TOWN VILLA TYPE :- TOTAL AREA: 242 M²

LOWER GROUND FLOOR :-

1-STAIRCASE	3.35m *2.75m
2-LIVING	4.30m *4.00m
3- BEDROOM	3.50m *3.80m
4- LOBBY	1.05m *0.75m
5- KITCHENETTE	3.25m *2.65m
6- TOILET	1.75m *1.30m

GROUND FLOOR DIM :-

1-LOBBY	2.55m *2.10m
2-KITCHEN	4.35m *3.75m
3-BATHROOM 1	2.75m *1.70m
4-LOBBY 2	3.40m *2.75m
5-STAIRCASE	3.20m *2.70m
6-DINING	3.60m *3.05m
7-LIVING	4.30m *4.00m



MIDDLE TOWN VILLA TYPE :- TOTAL AREA: 242 M²

FIRST FLOOR DIM :-

1-STAIRCASE	3.20m *2.75m
2-CORRIDOR	3.20m *1.00m
3-BEDROOM 1	4.30m *3.80m
4-BEDROOM 2	4.15m *3.80m
5-LAUNDRY	1.45m *1.35m
6-LOBBY	1.35m *0.90m
7-BATHROOM 1	2.35m *1.80m
8-MASTER BEDROOM	4.35m *3.95m
9-DRESSING	2.55m *1.75m
10-BATHROOM 2	2.75m *2.10m
11-TERRACE 1	2.75m *1.55m

ROOF FLOOR DIM :-

1-LOBBY	2.10m *1.25m
2-FUN & WORKING ROOM	3.85m *3.55m



VILLA APARTMENT UNIT *types*

I VILLA TYPE :- TOTAL AREA: 178 M²

GROUND FLOOR DIM :-

1-STAIRCASE	5.41m *2.10m
2-RECEPTION	5.41m *4.88m
3-DINNING ROOM	3.97m *2.85m
4-KITCHEN	4.10m *2.75m
5-BATHROOM	2.35m *2.00m
6-TERACE	1.75m *2.00m

FIRST FLOOR DIM :-

1-STAIRCASE	2.53m *2.79m
2-LOBBY	2.62m *1.24m
3-BEDROOM1	4.27m *3.86m
4-BEDROOM2	4.27m *3.37m
5-M.BEDROOM	3.68m *3.97m
6-D.ROOM	1.87m *2.00m
7-BATHROOM	2.35m *2.00m
8-MASTER BATHROOM	2.85m *2.35m
9-TERACE	1.75m *2.00m





2-BEDROOM TYPE :- TOTAL AREA: 106 M²



UNITS LOCATION



KEY PLAN

1-KITCHEN	4.47m *2.78m
2-LIVING	4.47m *4.43m
3-CORIDOR	5.15m *1.42m
4-BEDROOM1	3.44m *3.38m
5-BEDROOM2	4.38m *3.38m
6-BATHROOM	4.10m *2.45m
7-TERACE	4.34m *1.75m

3-BEDROOM TYPE :- TOTAL AREA: 129 M²



UNITS LOCATION



KEY PLAN

1-DINING	3.77m *2.78m
2-RECEPTION	4.98m *3.77m
3-CORIDOR	1.44m *4.62m
4-BEDROOM1	3.29m *3.66m
5-BEDROOM2	3.42m *3.66m
6-M.BEDROOM	3.97m *3.68m
7-DRESSING ROOM	2.00m *1.87m
8-BATHROOM	2.00m *2.35m
9-M.BATHROOM	2.00m *2.78m
10-KTCHEN	2.70m *2.78m
11- TERACE	2.00m *1.75m

3-BEDROOM TYPE :- TOTAL AREA: 143 M² (FIRST FLOOR)



UNITS LOCATION



KEY PLAN

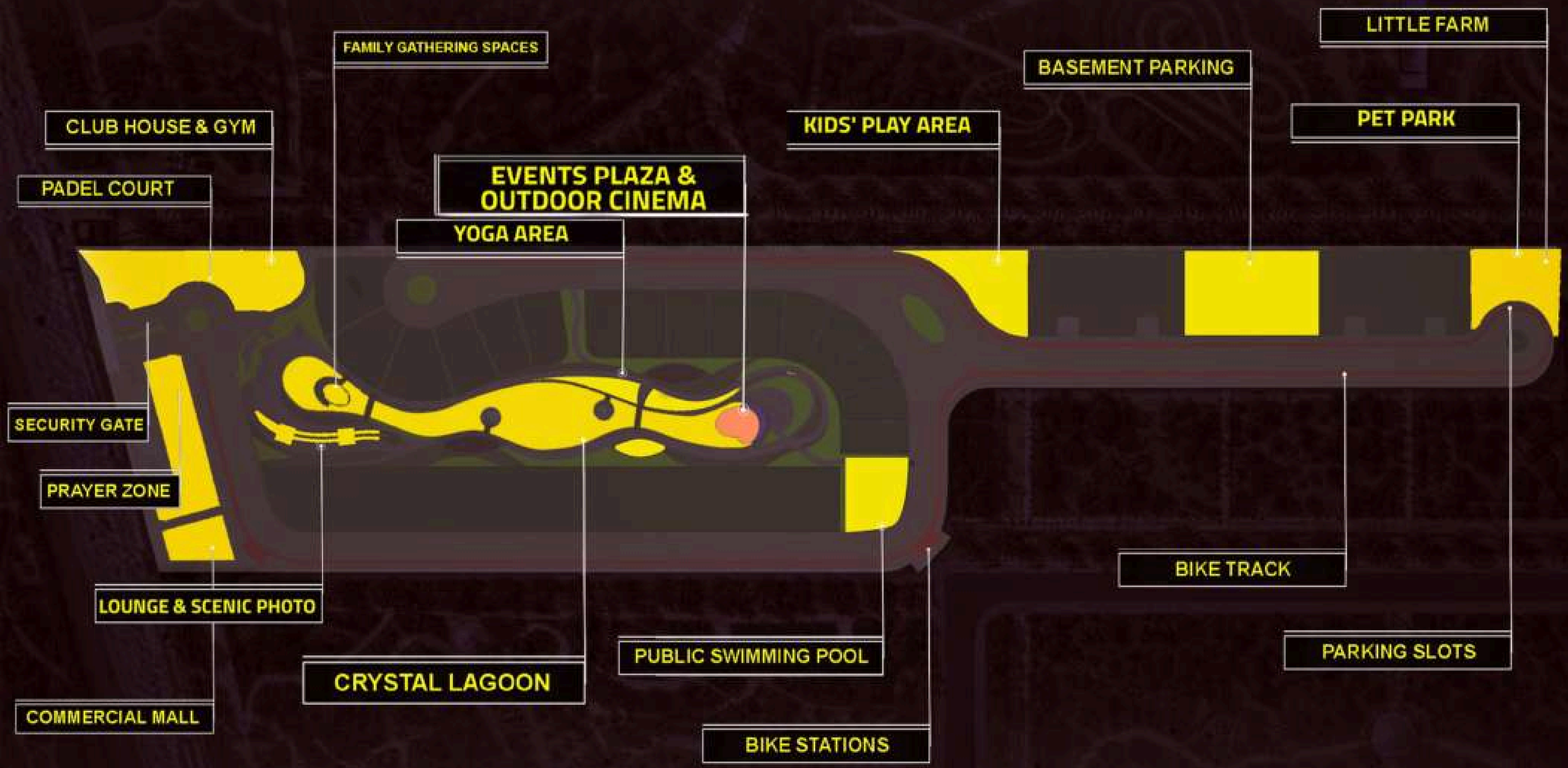
1-DINING	3.90m *3.38m
2-RECEPTION	3.90m *3.00m
3-CORIDOR	1.44m *5.73m
4-BEDROOM1	3.97m *3.64m
5-BEDROOM2	3.97m *3.64m
6-M.BEDROOM	3.97m *3.68m
7-DRESSING ROOM	2.00m *1.87m
8-BATHROOM	2.00m *2.35m
9-M.BATHROOM	2.00m *2.78m
10-KTCHEN	3.81m *2.78m
11- TERACE 1	1.62m *2.00m
12- TERACE 2	1.47m *3.84m



01 CLUBHOUSE
02 OUTDOOR FITNESS GYM
03 PADEL COURT
04 EVENTS PLAZA
05 OUTDOOR CINEMA
06 YOGA & MEDETATION AREA
07 KIDS' PLAY AREA
08 CRYSTAL LAGOON
09 PET PARK
010 SCENIC PHOTO AREA
011 SWIMMING POOL
012 PARKING SLOTS
013 PRIVATE PARKING FOR VILLAS
014 BASEMENT PARKING FLOORS
015 BIKE STATION
016 SECURITY GATES
017 FAMILY GATHERING SPACES
018 MULTI-PURPOSE TRACK
019 PRAYER ZONE
020 LITTLE FARM
021 COMMERCIAL MALL

08 FACILITIES OF KENAN

KENAN | EVERY SHOT TELLS A STORY



TO THE
CRYSTAL LAGOON *View*

TO THE

CLUB HOUSE *View*


kenan
TO THE
OUTDOOR GYM
View

TO THE

PADEL COURT *View*


Kenzan
TO THE
MULTI PURPOSE TRACKS
View

TO THE *View*

YOGA & **MEDTATION**

TO THE
EVENT ARENA *View*

TO THE
OUTDOOR CINEMA *View*


Kenan
PRIME COMMUNITY
PET PARK
TO THE
PETS PARK
View

TO THE

FAMILY GATHERING SPACES *View*



TO THE
LITTLE FARM *View*

TO THE
KIDS AREA

kenan

TO THE SWIMMING POOL *View*

TO THE
PHOTOGRAPHY AREA *View*



TO THE

APARTMENT PARKING *View*

TO THE

PRIVATE VILLA PARKING *View*



TO THE *View*

BIKE STATIONS


Kenan
PRIME COMMUNITY
Kenan
TO THE
SECURITY GATE
View

TO THE
PRAYER SPACE *View*

TO THE COMMERCIAL MALL *View*



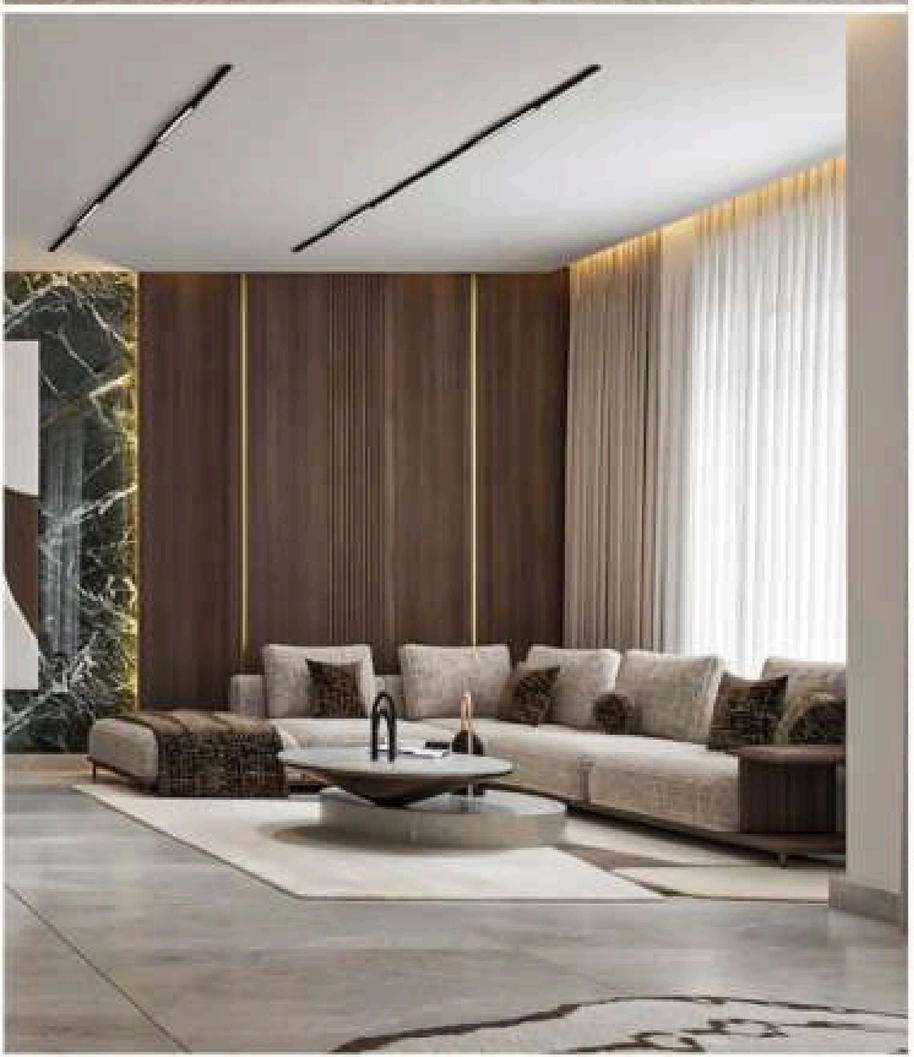
09 INTERIOR OF KENAN

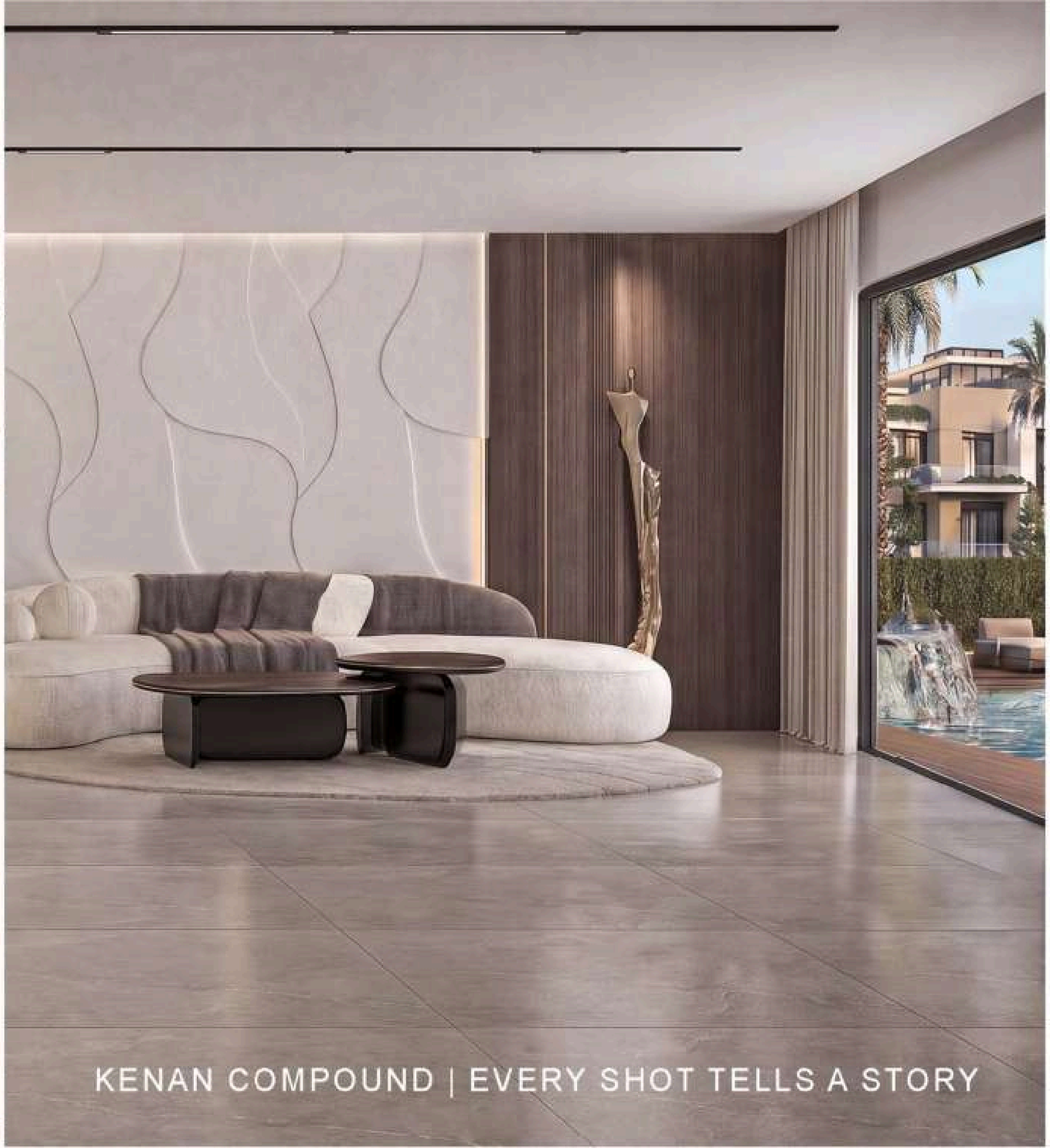
KENAN COMPOUND | EVERY SHOT TELLS A STORY




♪♪ In one jungle
The mighty jungle ♪♪
KENAN COMPOUND | EVERY SHOT TELLS A STORY



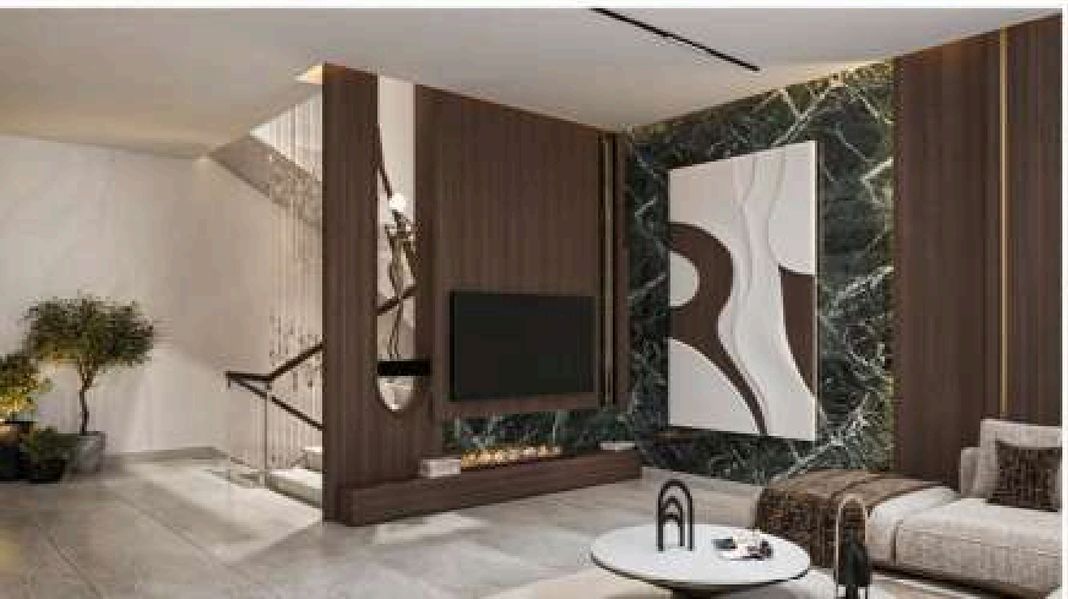




KENAN COMPOUND | EVERY SHOT TELLS A STORY

GROUND FLOOR | INTERIOR SPACES|

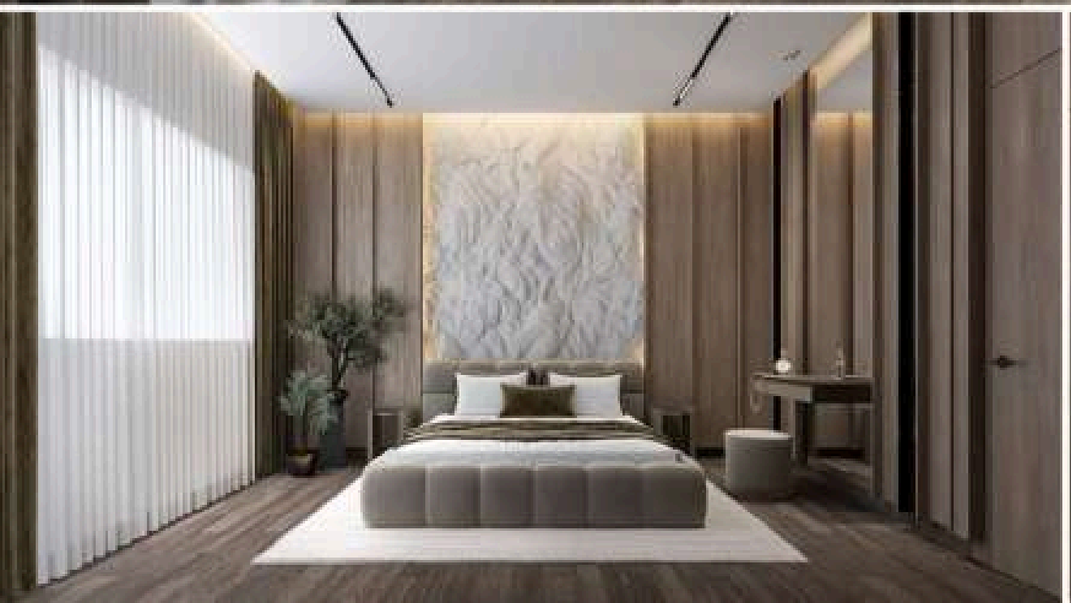


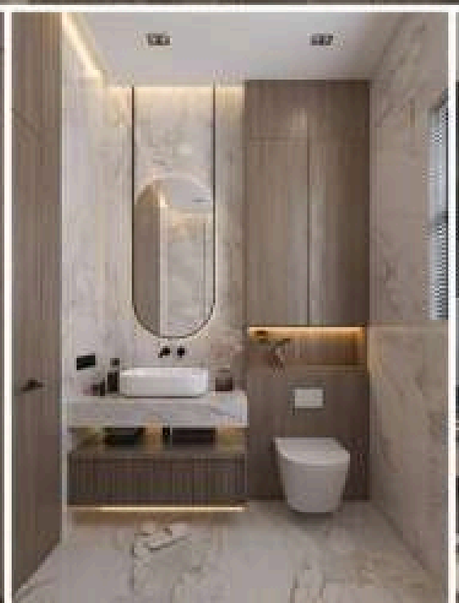


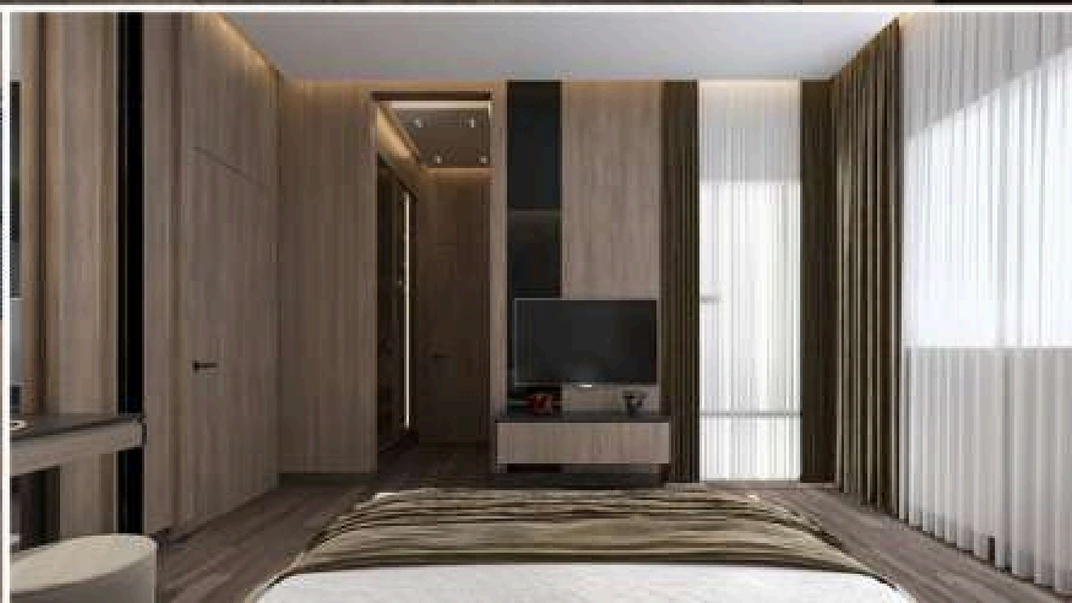




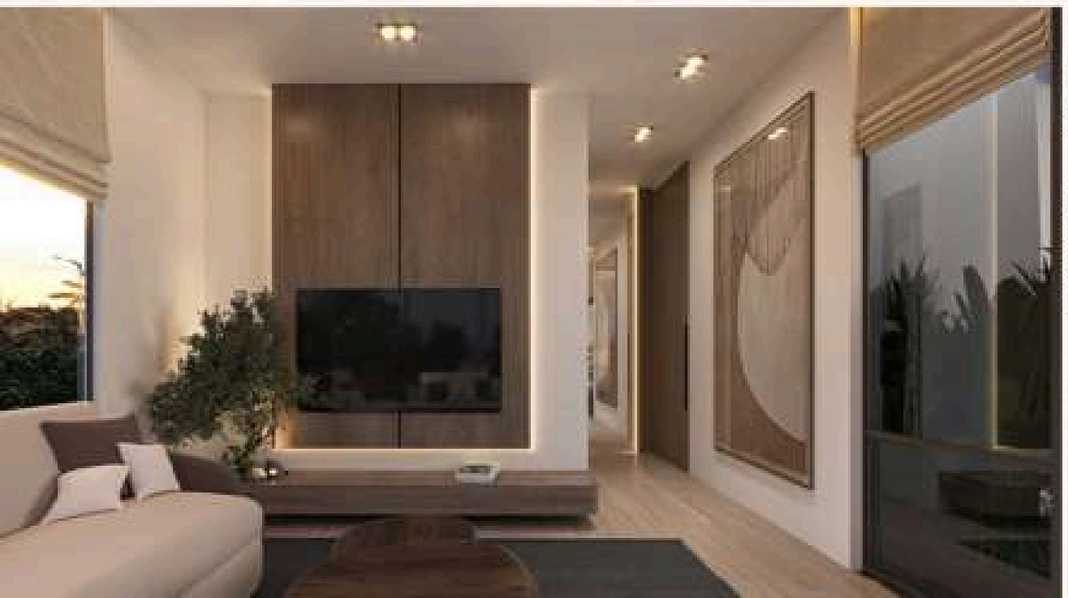


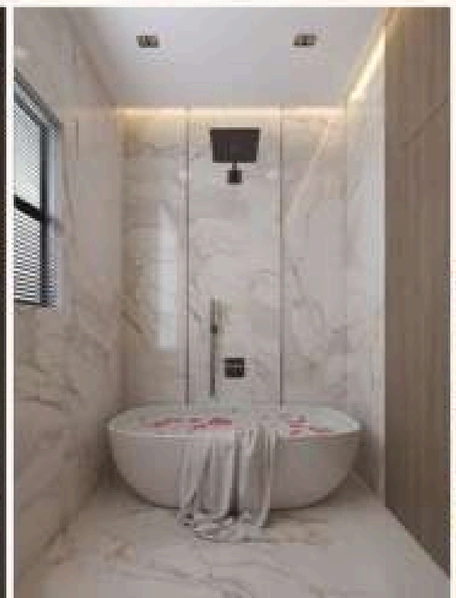






ROOF FLOOR | INTERIOR SPACES |







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