



EZBA HEIGHTS  
عزبة هايتس



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EZBA HEIGHTS  
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OWN A MODERN  
RURAL LIFE



OWN A MODERN  
RURAL LIFE




# EZBA HEIGHTS

Ezba Heights is a unique, rural resort that allows you to enjoy life away from the chaos of the city. Here, you will find the simplicity of rural life mixed with the comfort of modern lifestyle. Ezba Heights serves as your escape to discover comfort and relaxation at every moment, surrounded by a beautiful lush green environment and expansive open areas.



# EZBA HEIGHTS





# WHY CHOOSE US?



RURAL LIFE



ELITE  
LIFESTYLE



SAFETY  
LIVING



INVESTMENT  
OPPORTUNITY



ASSET  
OWNERSHIP



FAMILY LIFE



HEALTHY  
LIVING



MENTAL HEALTH





## RURAL LIFE

Having your farmhouse in Ezba Heights allows you to experience the Egyptian rural life authenticity, with all its magnificence. Here, you can escape the chaos and pollution of cities to immerse yourself in nature, and enjoy the luxurious life you desire. Also, Ezba Heights allows you to achieve self-sufficiency through producing your organic food from your farm, ensuring the highest nutritive value and authentic taste.

We're allowing you to create your own world that blends the charm of simple rural life with modern-living technology, providing an ideal environment for you and your family.

Ezba Heights offers a lifestyle marked by fresh air, calmness, security, and privacy, ensuring that you enjoy the quality of life you deserve inside your private kingdom.





ELITE LIFESTYLE

In the midst of a growing number of daily expenses, it became challenging for individuals with special tastes and financial aspirations to find a place that provides a lifestyle combining safety, comfort, and luxury in one package.

Ezba Heights offers the ideal answer to this problem. It provides a range of premium facilities and services to address these unmet needs, as well as offering diversified investment opportunities with a team of experts managing your investments to ensure maximum returns.

SAFETY LIVING



As safety concerns have escalated and the need for a comfortable retreat from urban chaos has become urgent, many individuals struggle to locate a place that provides such an environment.

Ezba Heights offers an ideal solution, delivering a secure and cozy setting with gated access and surveillance throughout the community, facilitating on-the-go management of your entire farm. Moreover, the project's design ensures privacy for residential areas and gardens through green fences and trees surrounding each home.







## INVESTMENT OPPORTUNITY

Ezba Heights serves as a multifaceted investment destination, presenting various opportunities for investors to secure stable and guaranteed income through investments in fruit and vegetable harvesting, poultry, and livestock production. This combination of real estate and agricultural value renders it as a diversified investment hub.





## ASSET OWNERSHIP

Owning a farm-themed property in Ezba Heights is a stable and lucrative option due to its strategic location and modern design which ensures that the property is always attractive to buy and constantly increasing in value, enabling investors to grow their investment portfolio and maximize their financial return. Moreover, Ezba Heights project is characterized by its exclusivity and uniqueness, making it a one-of-a-kind investment that combines rising real estate value across the country and agricultural investment opportunities, making it the ideal for investment-minded individuals.





## FAMILY LIFE

The fast paced urban life has affected us as a whole, especially in our family life. In this fast-paced world, we find ourselves missing out on the time and interaction necessary to strengthen family ties. Ezba Heights has restored the idea of prioritizing family time by incorporating all necessary recreational amenities. This aims to bring family members closer together, strengthen familial ties, and enhance overall quality of life.

It creates a perfect setting for interaction and communication among family members and neighbours, with areas for families to partake in leisure activities like horseback riding, enjoying the social club, using the padel courts, and many other activities that cater to different tastes of family members





## HEALTHY LIVING

A study by the UK's Office for National Statistics shows that living in the countryside promotes longevity. In response to health challenges from pollution, Ezba Heights offers an ideal solution with its natural environment, green spaces, clean air, and the opportunity to grow fresh, healthy produce straight from your farms. These features make Ezba Heights a perfect choice for those seeking an improved quality of life, and healthy lifestyle for them and their families.







## IMPROVING MENTAL HEALTH



Ezba Heights is your sanctuary for mental health and relaxation, where nature meets lush, green spaces to give you an environment full of calmness and comfort. This is the perfect place to reconnect with your inner-self , meditate and get enveloped by positive vibes. At Ezba Heights, you will not be only surrounded by life, you'll be surrounded by an energetic, interactive environment that brings the life back to your spirit and restores your mental health.

# Our Projects

## 01. Reef Cairo

Reef Cairo is a project that demonstrates our commitment to sustainable development. Reef Cairo serves as a sustainability incubator by offering a community that blends the simplicity of rural life with modern luxuries, guaranteeing guests an exceptional level of satisfaction. In Reef Cairo, our guests can cultivate their own plants, enjoy the numerous amenities offered, and live their life to the fullest.

## 02. Ezbet Cairo

We are transforming the concept by diversifying our investment offerings to include agriculture, poultry, animal stock and agricultural greenhouses. This iterative approach ensures that residents are able to enjoy a healthy and fulfilling lifestyle within their estate, from growing crops to raising poultry and livestock. Ezbet Cairo provides an integrated and sustainable option individuals seeking a balanced and fulfilling life.

## 03. Ezba Heights

Ezba Heights is a distinct residential apprentice that combines quiet rural life with modern urban living. This is a perfect getaway due to its strategic location, social activities, sports center and lush green environment.







## EZBA HEIGHTS LOCATION IS CHARACTERIZED BY

Ezba Heights is characterized by a prime location close to service centers in the cities. The project is only 30 minutes away from the Pyramids, and the Egyptian Museum and 40 minutes from Zayed and October areas.

It is also 60 minutes away from Maadi and Heliopolis, and 75 minutes away from anywhere in Cairo.

This strategic location is a great advantage for Ezba Heights, as it provides easy access to the most important landmarks and vital areas in and around Cairo, making it an ideal choice for living and investing.



# EZBA HEIGHTS عزبة هايتس

30 MINUTES FROM THE  
GRAND EGYPTIAN  
MUSEUM

30 MINUTES FROM  
SHEIKH ZAYED

45 MINUTES FROM THE  
5TH SETTLEMENT

45 MINUTES FROM SPHINX  
INTERNATIONAL AIRPORT



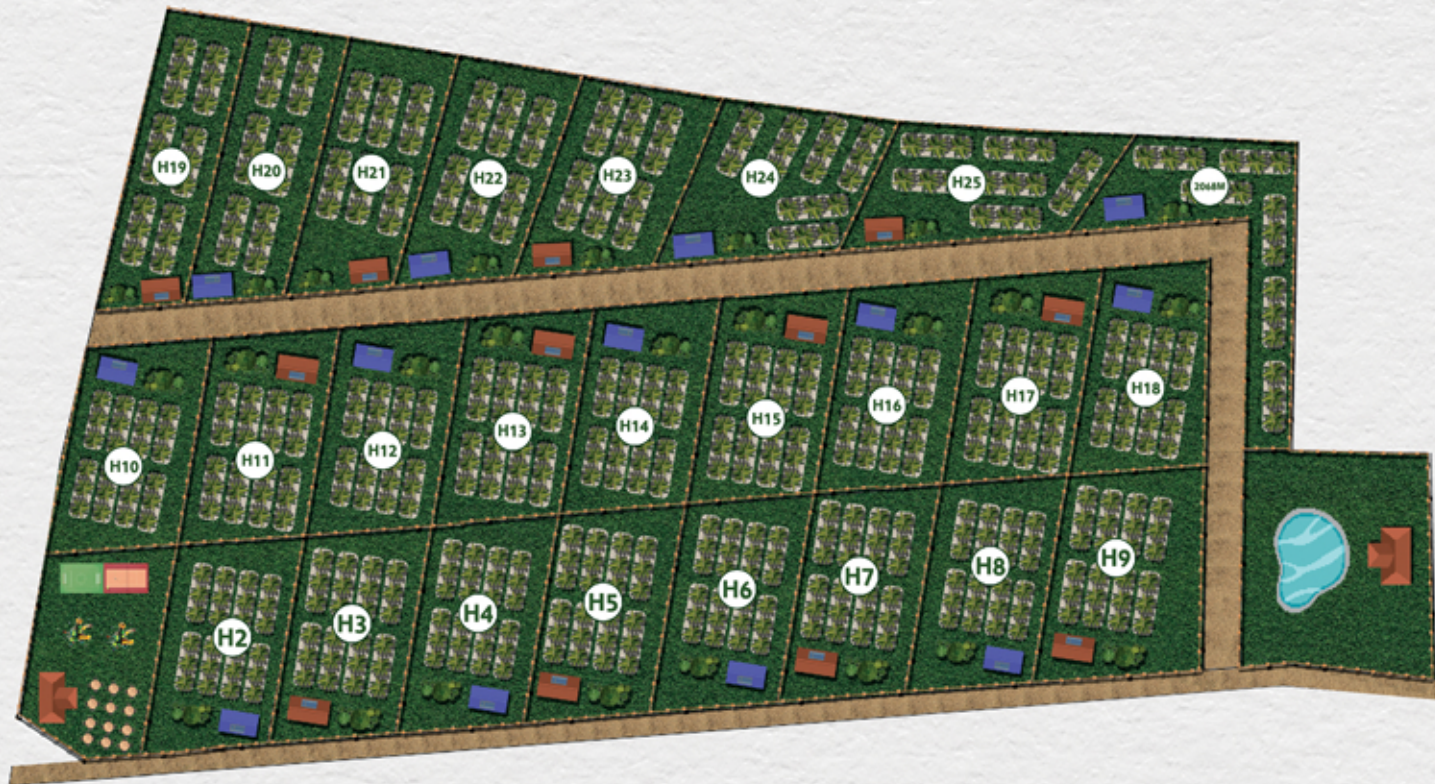


# GENERAL PLAN



# MASTER PLAN

## PHASE 2





## EZBA HEIGHTS FACILITIES

Ezba Heights features a variety of distinctive facilities that ensures a comfortable and enjoyable residential experience for residents. Facilities include amenities such as padel courts, horse stables, social clubs and beautiful green areas. Ezba Heights also provides security and guarding around the clock ,and dedicated parking lots. Commercial and recreational facilities are also present in the community.





PADAL  
COURT

EXPERIENCE THE EPITOME  
OF **RELAXATION**”





HORSE  
STABLE





SERVICE  
AREA

DISCOVER YOUR OWN SLICE  
OF **PARADISE**..



An aerial photograph of a large, rectangular garden area. The garden is filled with rows of plants, including palm trees and smaller shrubs, arranged in a grid-like pattern. The ground is covered in reddish-brown mulch. To the left of the garden, there is a paved area with a red-roofed building and a car. The garden is bordered by a green lawn on the right and top. The text "RIHANNA MODEL" is overlaid on the left side of the image.

# RIHANNA MODEL



# COMPONENTS OF THE UNITS

- 1- Land Area (4200)
- 2- 50 Palm Trees (French Barhy)
- 3- 5 Decorative Palm Trees
- 4- 20 Fruit Trees
- 5- A Tree Fence
- 6- Private Garden

RIHANNA  
MODEL











# MARVEL MODEL



# COMPONENTS OF THE UNITS

- 1- Land Area (2100)
- 2- 25 Palm Trees (French Barhy)
- 3- 3 Decorative Palm Trees
- 4- 10 Fruit Trees
- 5- A Tree Fence
- 6- Private Garden

MARVEL  
MODEL







SUCCESS  
PARTNERS



EZBA HEIGHTS  
عزبة هايتس



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