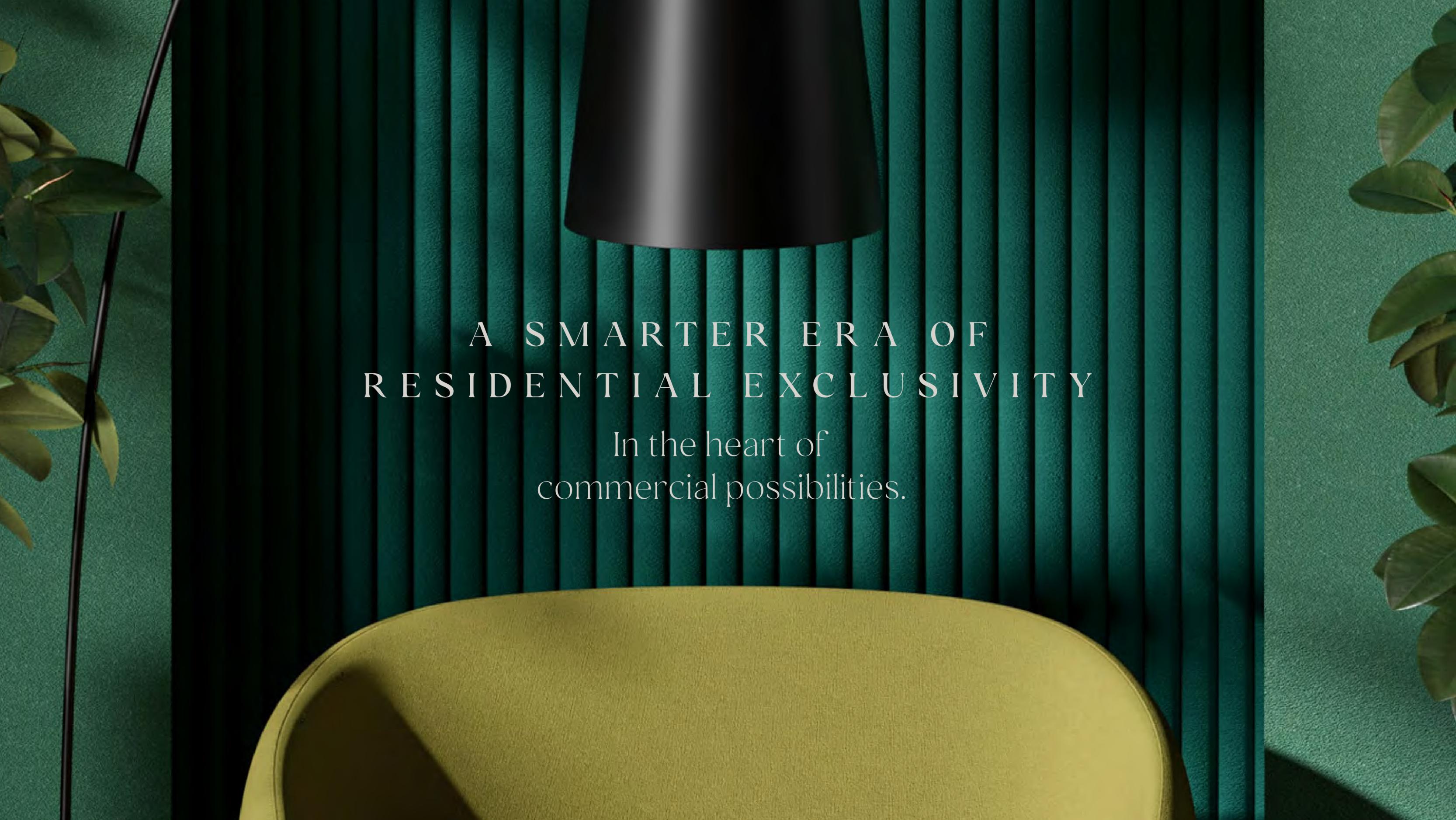




ONE RES1DENCE

BY EKLEGO

SKY AD.
DEVELOPMENTS

A modern interior scene featuring a green textured wall with vertical ribbing. A black lampshade hangs from the top, and a yellow armchair is visible at the bottom. Green plants are on the left and right sides.

A S M A R T E R E R A O F
R E S I D E N T I A L E X C L U S I V I T Y

In the heart of
commercial possibilities.

SKY AD. DEVELOPMENTS

ABOUT THE DEVELOPER

SKY AD. is owned by a regional market leader that has gained a strong foothold in Abu Dhabi and Al-Ein by setting the benchmark in integrated excellence; offering a multitude of residential and commercial components spanning schools, business parks, and best-in class utilities.

Boasting a vertically-integrated business model where the sky is the limit, SKY AD. Developments is a regional real estate developer, offering landmark mixed used developments that meld residential units with top-class leisure facilities to foster integration at every touchpoint.

SKY AD.'s vision is to satisfy the ever-evolving needs of the Egyptian real estate market by crafting sustainable and integrated communities of utmost quality and value, as well as successful partnerships with customers, steeped in an expanded investment portfolio.

ONE

INTRODUCING
ONE RESIDENCE



01

WHERE BESPOKE LIVING
MEETS NON-STOP RECREATION
AT YOUR DOORSTEP

One Residence presents a spirited living experience in the heart of the New Capital, promising to transform ordinary days into worlds of captivating wonder where commercial possibilities abound. Ideally situated in R8 district – directly overlooking Residence Eight promenade-, One Residence crowns a premium spot within Capital Avenue, granting residents direct access to a world of signature F&B concepts and retail luxuries, in addition to cutting-edge administrative offices, as well as medical clinics on more than 21,000 sqm.

With immaculate views overlooking evergreen landscapes and tranquil water features, One Residence's G+3 buildings open homeowners' eyes on an enriching reality, inviting them to live, work and recreate, year-long without having to leave their gated community. Moreover, owners get to experience one of the top leading mixed-use projects in Africa at their doorstep, awarded by African Property Awards.

INTELLIGENT LIVING SPACES

Inspiring memorable encounters.

BREATHING SPACES TO THE POWER OF ONE

Smartly master planned by Sky AD, One Residence challenges the confined norms of residential living by maximizing space at every touchpoint, thanks to an intelligent vision, offering 5 types of fully-finished one-bedroom apartments to suit every contemporary lifestyle.

Expertly designed in collaboration with acclaimed Eklego Studio, One Residence elevates new standards of modern functionality while glorifying aesthetics to immerse homeowners in their homes, curated around their needs. Ideal for professionals working in the New Capital, rising entrepreneurs in search of inspiration or students wanting to live where life comes alive, One Residence promises a unique address where everything is truly possible.

EKLEGO
STUDIO



ARTS CHI WING LO

TWO

A CENTRAL LOCATION
WHERE LIFE UNFOLDS
ALL AROUND

A photograph of a person's lower half, wearing black leather pants and black boots, walking on a brick-paved path. A brown bag is slung over their shoulder. The image is partially obscured by a large orange number '2' on the left side.

02

PROXIMITY & LOCATION

One Residence re-defines the optimum in accessibility with its strategic location on the entrance of R8's Diplomatic District, directly facing Residence Eight lush promenade while lying at very close proximity to the only sports club in the neighborhood. The lively development is just one minute away from Capital Avenue's commercial strip, allowing its community to recreate on foot, anytime of the day. Moreover, One Residence can be easily reached from any point in Greater Cairo, thanks to its prime spot on Mohamed Bin Zayed's Northern Axis.

Ideal for serenity seekers and entertainment enthusiasts alike, One Residence is an exclusive invitation to discover the New Capital's landmarks including the iconic Green River, the thriving Arts and Culture District, in addition to all leading educational hubs.

LOCATION MAP

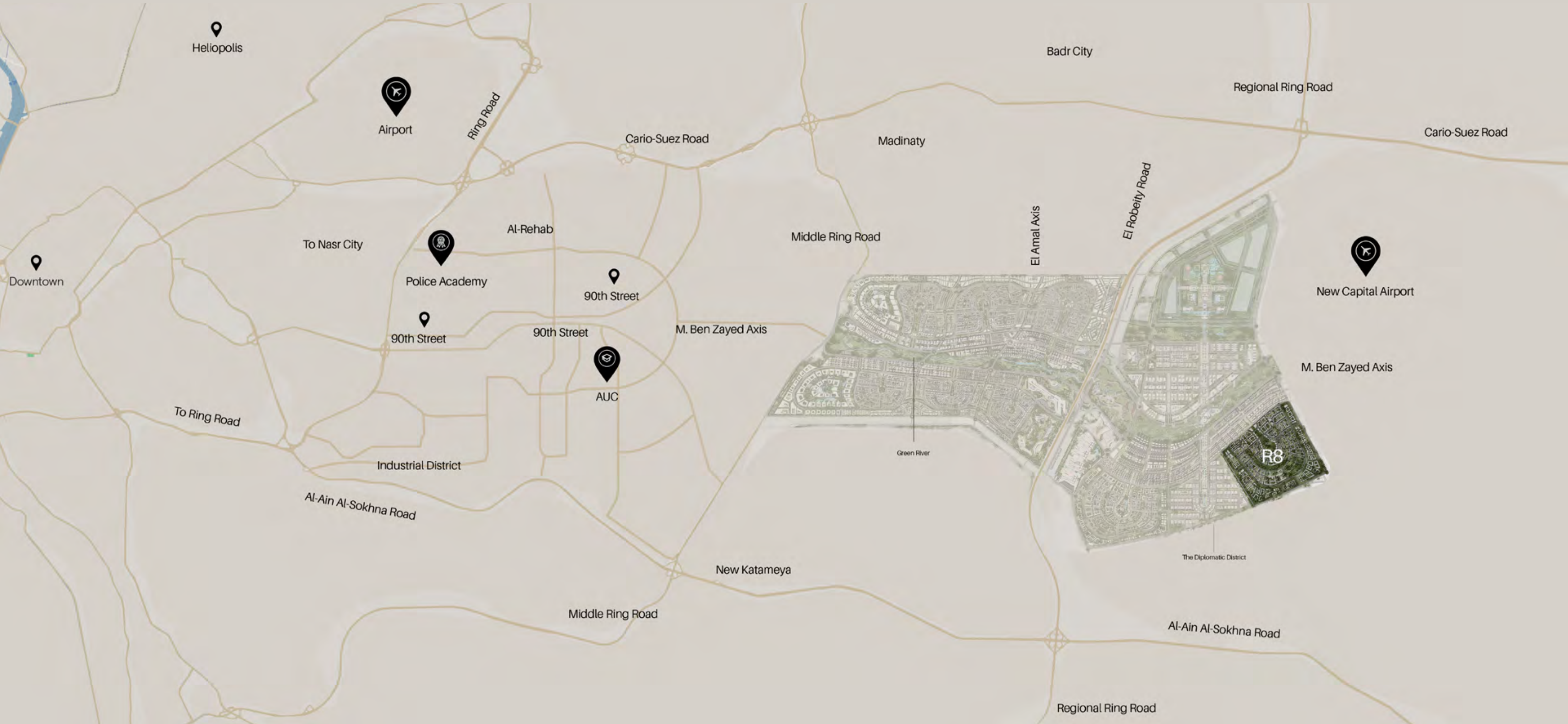
35 min. from New Cairo

25 min. from Suez Road










35 min. from Suez Airport

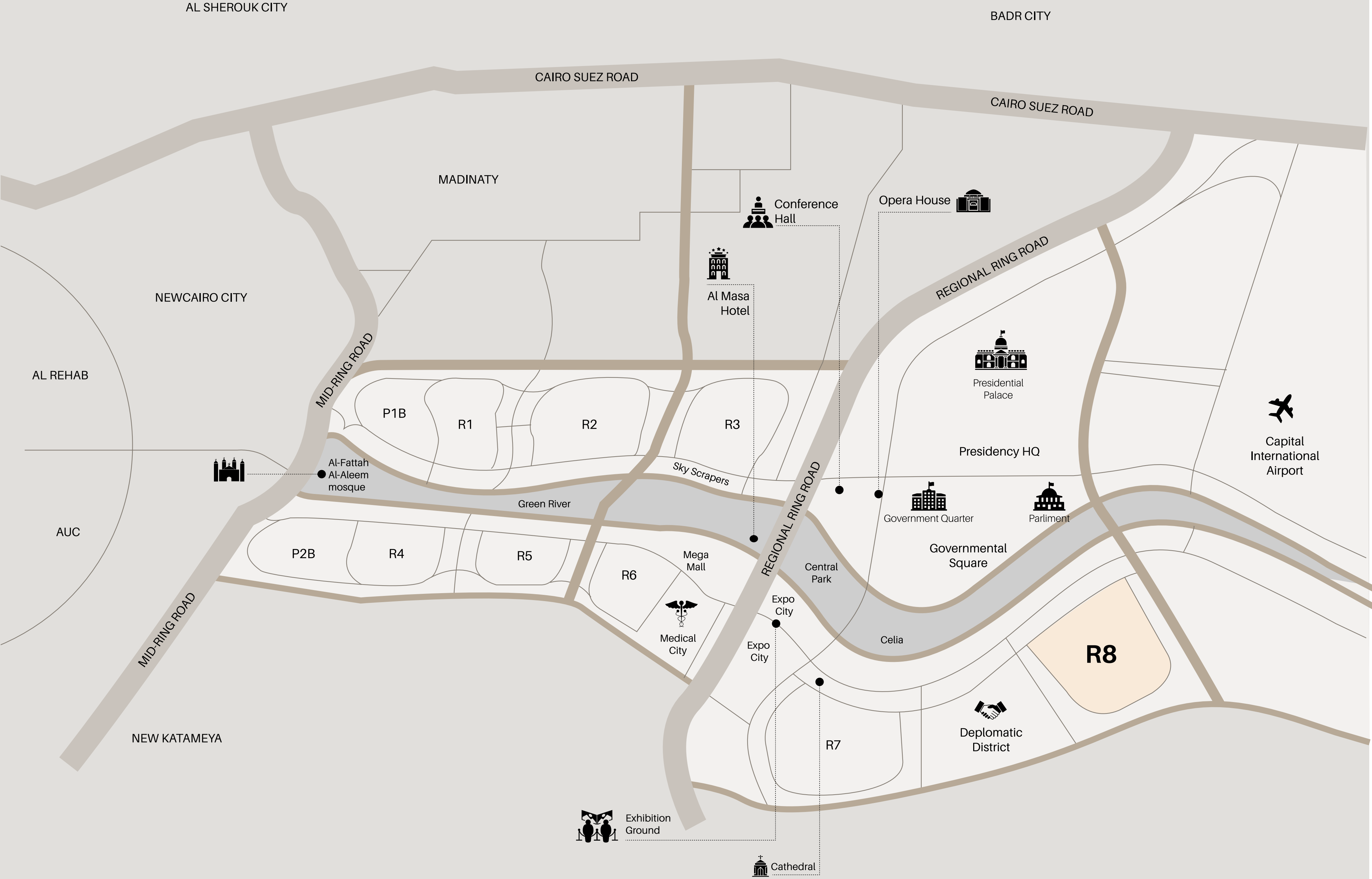
40 min. from Heliopolis

60 min. from Downtown



NEW CAPITAL AMENITIES

-  0.8 KM Diplomatic District
-  5.5 KM Investment Zone
-  2.5 KM New Capital Cathedral
-  3.2 KM New Capital Mosque
-  10 KM Airport
-  4.1 KM Gonverment Center
-  1.6 KM Opera
-  5.3 KM Medical City
-  4.8 KM Conference Center





A CONVENIENT LIFESTYLE WHERE EVERYTHING COMES ALIVE ON FOOT.

A world of endless possibilities
in every step walkability – one
minute philosophy.

Master planned to foster an active lifestyle where convenience reigns, One Residence puts seamless walkability at the heart of its masterplan, empowering the community to enjoy the best of life, on foot. The idyllic destination boasts manicured landscaping and recreational communal spots while adopting a smart 1 minute philosophy that brings residents closer to Capital Avenue's bustling commercial strip. Whether you wish to set your taste buds on a culinary adventure followed by a memorable shopping spree, get a quality check-up, go grocery shopping in a nearby hypermarket or simply want to work where productivity is guaranteed, One Residence promises you all that and much more, one minute away from home.

MASTERPLAN

ONE RESIDENCE
BY EKLEGO

CAPITAL
AVENUE

RESIDENCE
EIGHT



Disclaimer 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7.Parking and Ramps are under development and may vary master plan



THREE

A CONTEMPORARY REALITY
ELEVATING NEW STANDARDS OF
RESIDENTIAL DISTINCTION.



03

AN ICONIC STATEMENT OF MODERN DESIGN INSPIRED ARCHITECTURE

Mindfully designed by leading Eklego Studio, One Residence rises with residential ambitions to breakthrough heights, thanks to a contemporary design aesthetic that combines the best of function and form for your daily indulgence. All buildings boast modern facades, characterized by clean, unadorned lines while enjoying sweeping windows to invite prolonged hours of sunshine, as well as idyllic views inside.

With an eye on glorifying space and a commitment to cater to diverse needs, the fully-finished apartments enjoy an open layout that allows homeowners to experience a sense of breathing freedom, irrespective of the unit type.



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A WORLD OF COMFORTABLE LUXURY BEYOND IMAGINATION.

CONCIERGE FACILITY

One Residence boasts an attentive concierge facility on site to attend to every need, all day-long. Promising the ultimate in personalized luxury and exceptional customer care, One Residence's Concierge Facility are your trusted advisor fulfilling requests, managing logistics, and providing expert recommendations on any matter, our concierge is a master of creating seamless and unforgettable moments, so you need not worry about a thing.

CLEVER SPACES CURATED AROUND YOU.

The unique edge of One Residence lies in its progressive design that transforms each of its signature one bedroom apartment into an airy reality, evoking timeless sentiments of comfort. With a singular vision that solely offers **5 types of 1 bedroom**, residents can choose their own space range, depending on their needs while enjoying a collection of elegantly-appointed homes ranging from **70m² to 130m²**.





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FLOORPLANS

s t u d i o

70 m²

Lobby	2.39 × 1.90 m ²
Reception	4.21 × 4.36 m ²
Kitchen	4.15 × 3.87 m ²
Bathroom	2.64 × 2.45 m ²
Bedroom	3.69 × 2.45 m ²

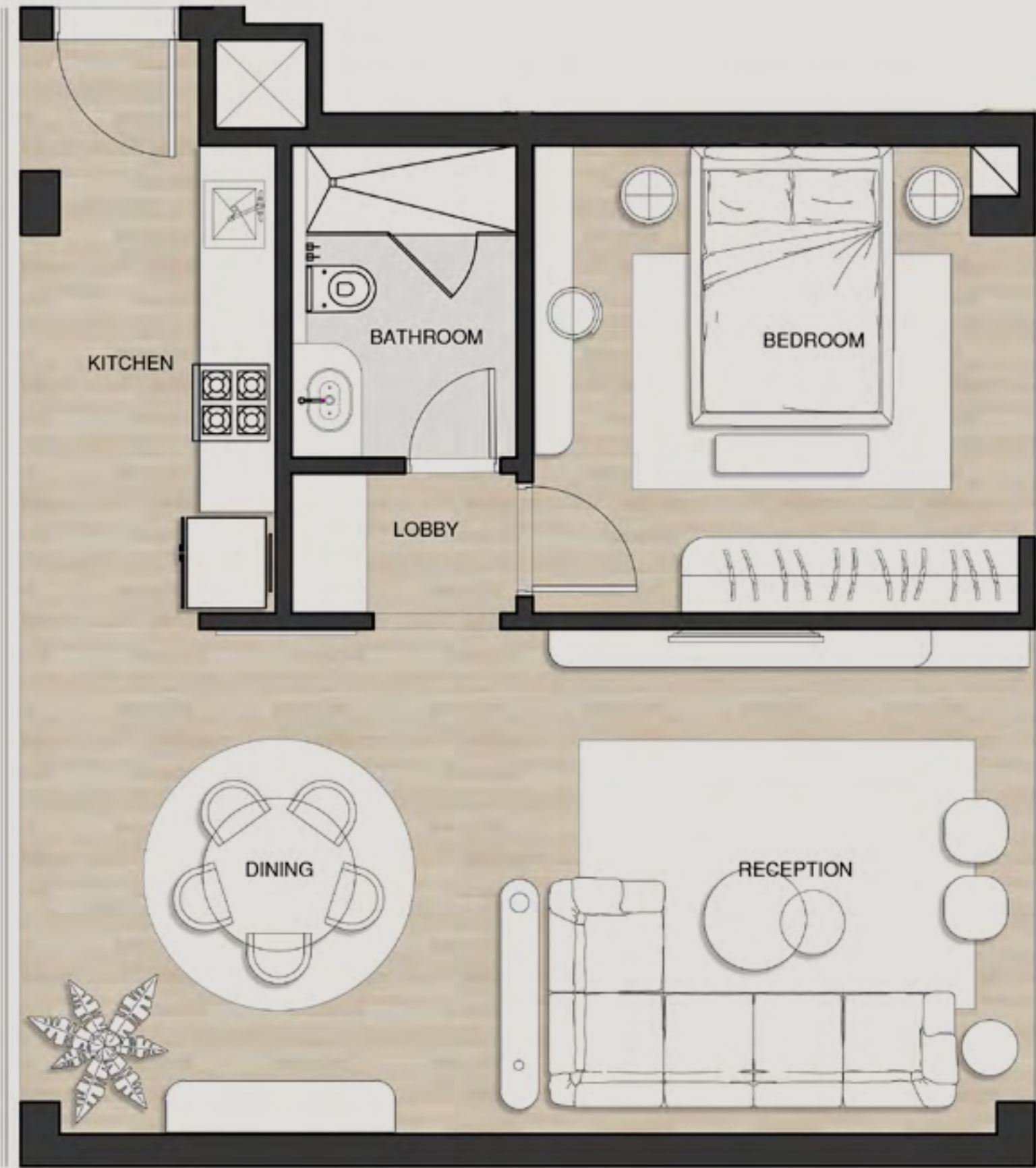


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studio

90 m²

Lobby	1.98 × 1.22 m ²
Reception	8.25 × 4.15 m ²
Kitchen	4.81 × 2.21 m ²
Bathroom	2.64 × 1.89 m ²
Bedroom	4.15 × 3.86 m ²



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studio

105 m²

Lobby	1.87 × 1.22 m ²
Reception	9.60 × 4.18 m ²
Kitchen	4.00 × 3.24 m ²
Bathroom	2.43 × 1.87 m ²
Bedroom	4.37 × 4.00 m ²



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studio

110 m²

Lobby	4.70 × 1.71 m ²
Reception	7.19 × 4.96 m ²
Kitchen	2.80 × 2.43 m ²
Bathroom	2.68 × 1.47 m ²
Bedroom	6.78 × 4.06 m ²



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s t u d i o

130 m²

Lobby	1.87 × 1.22 m ²
Reception	9.60 × 6.17 m ²
Kitchen	4.00 × 3.36 m ²
Bathroom	2.43 × 1.87 m ²
Bedroom	4.37 × 4.00 m ²



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A close-up photograph of a circular artwork, possibly a ceramic plate or a piece of paper, featuring abstract, organic shapes in shades of blue and white. A yellow flower on a thin stick is positioned at the top right, partially overlapping the artwork. A piece of white paper is visible in the bottom left corner. The background is a light, neutral color.

PARTNER IN SUCCESS

EKLEGO STUDIO

EKLEGO DESIGN IS A CAIRO-BASED ARCHITECTURE, INTERIOR, AND FURNITURE DESIGN FIRM THAT HAS GARNERED NUMEROUS PRESTIGIOUS AWARDS SINCE ITS ESTABLISHMENT IN 2000 BY DINA EL KHACHAB AND HEDAYAT ISLAM.

AT EKLEGO, THE COMPREHENSIVE SERVICES EXTEND BEYOND MERE CONSULTATION TO ENCOMPASS THE FULL SPECTRUM OF HIGH-END ARCHITECTURAL DESIGN PROJECT DELIVERY. THEY FIRMLY BELIEVE THAT A THOROUGH COMPREHENSION OF BOTH THE PROJECT AT HAND AND THE CLIENTS UNIQUE REQUIREMENTS IS PARAMOUNT IN THE CREATION OF DISTINCTIVE AND CONTEMPORARY ENVIRONMENTS.



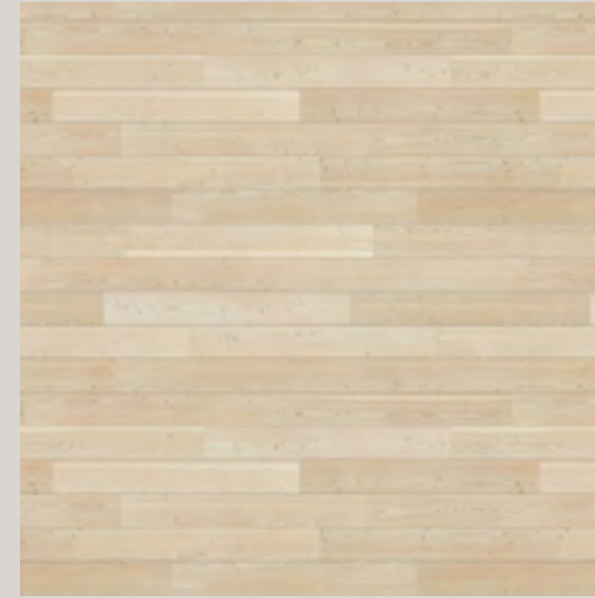


FINISHING SPECS

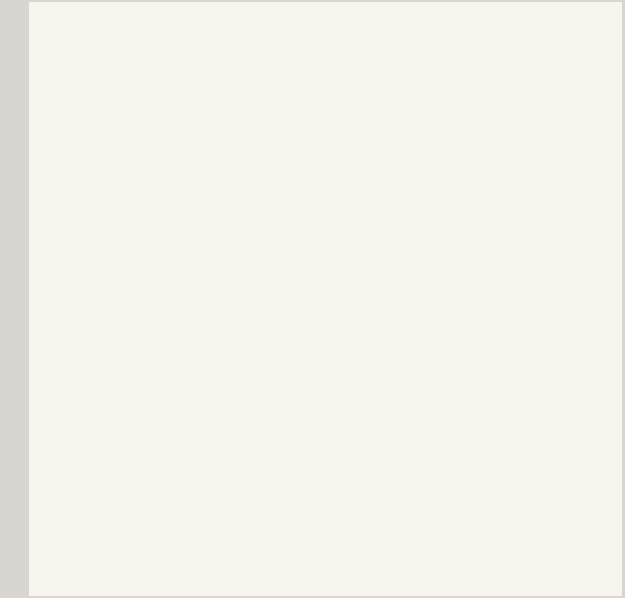


RECEPTION & DINING

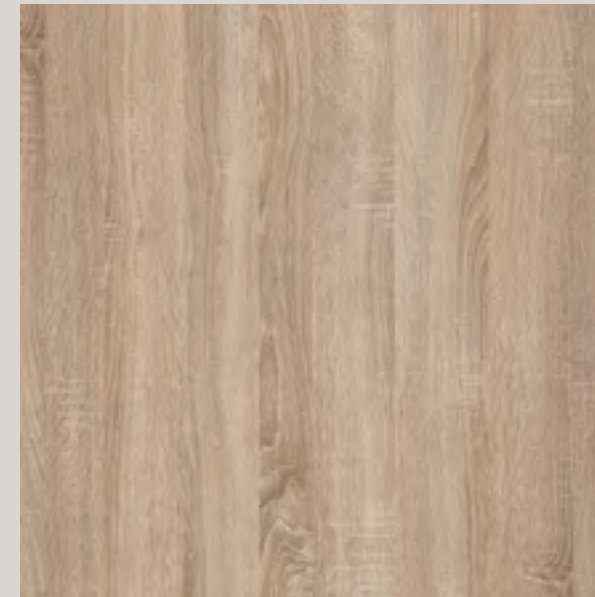
Light oak hdf flooring



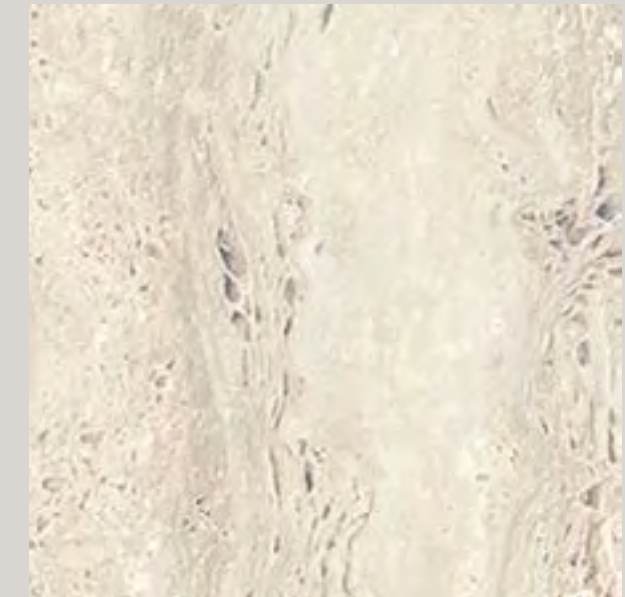
Cream matte wall paint



Light oak cladding



Travertine porcelain.
Marble look



Grey terrazzo



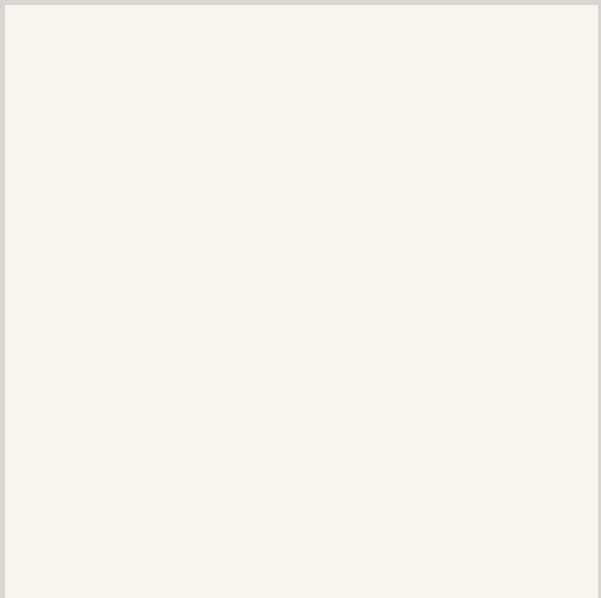


BATHROOM

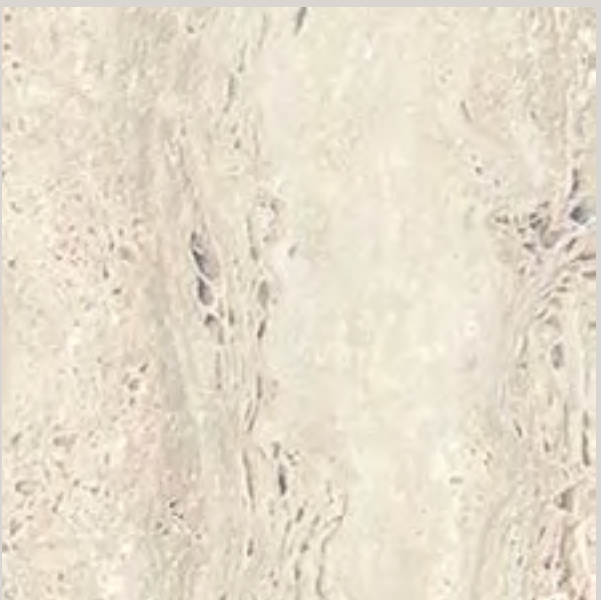
Light oak ribs cladding



Cream porcelain flooring



Travertine porcelain.
Marble look



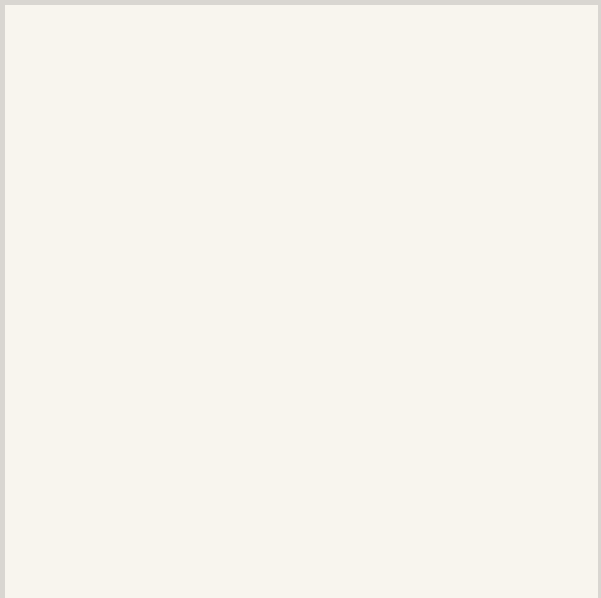


B E D R O O M

Light oak hdf flooring



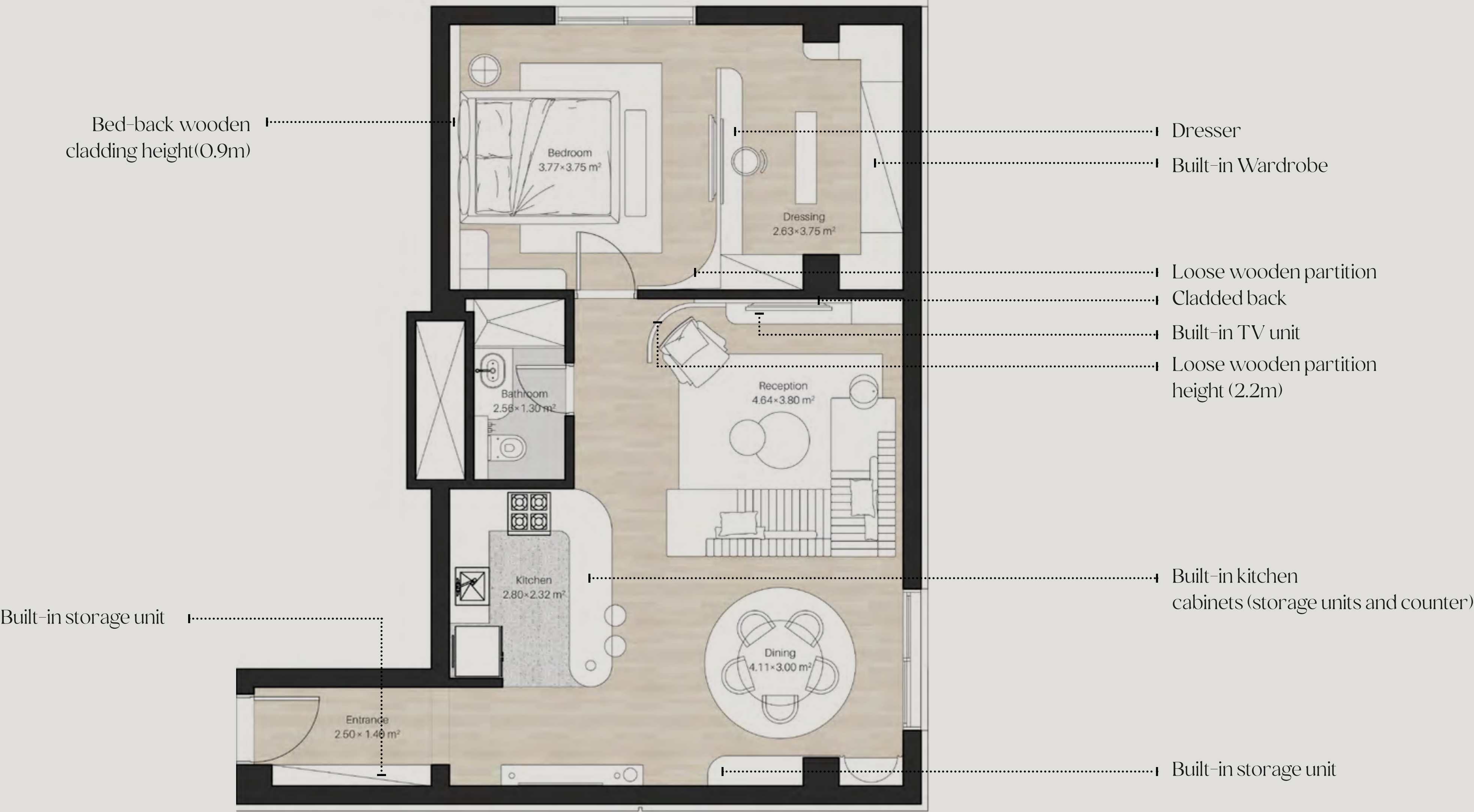
Cream matte wall paint



Wallpaper



CORNER STUDIO



ONE RES1DENCE

BY EKLEGO

SKY AD.
DEVELOPMENTS