

# SKYVIEW3

IN THE

◆ CENTRE ◆

OF IT ALL

**amlak**<sup>®</sup>  
REAL ESTATE INVESTMENT

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02 CHAPTER TWO · VISION

# Defining premium living in *Sheikh Zayed*.

A fundamental shift in how premium residential communities are built. Rather than maximising density, we have prioritised space creating a development that feels more like a curated sanctuary than a construction project.

PILLAR 01

Green-space focused

PILLAR 02

Luxury oriented

PILLAR 03

Spacious living

SITE PLAN · SHEIKH ZAYED

8 MIN CLUB El Ahly Club

3 MIN HIGHWAY Cairo – Alex Rd

10 MIN AIRPORT Sphinx Airport

N  
DRIVE TIMES FROM GATE

6 MIN COMPOUND Allegria

3 MIN COMPOUND Al Rabwa Compound

5 MIN BUSINESS Smart Village

4 MIN MALL Hyper One

4 MIN AXIS 26 July Axis

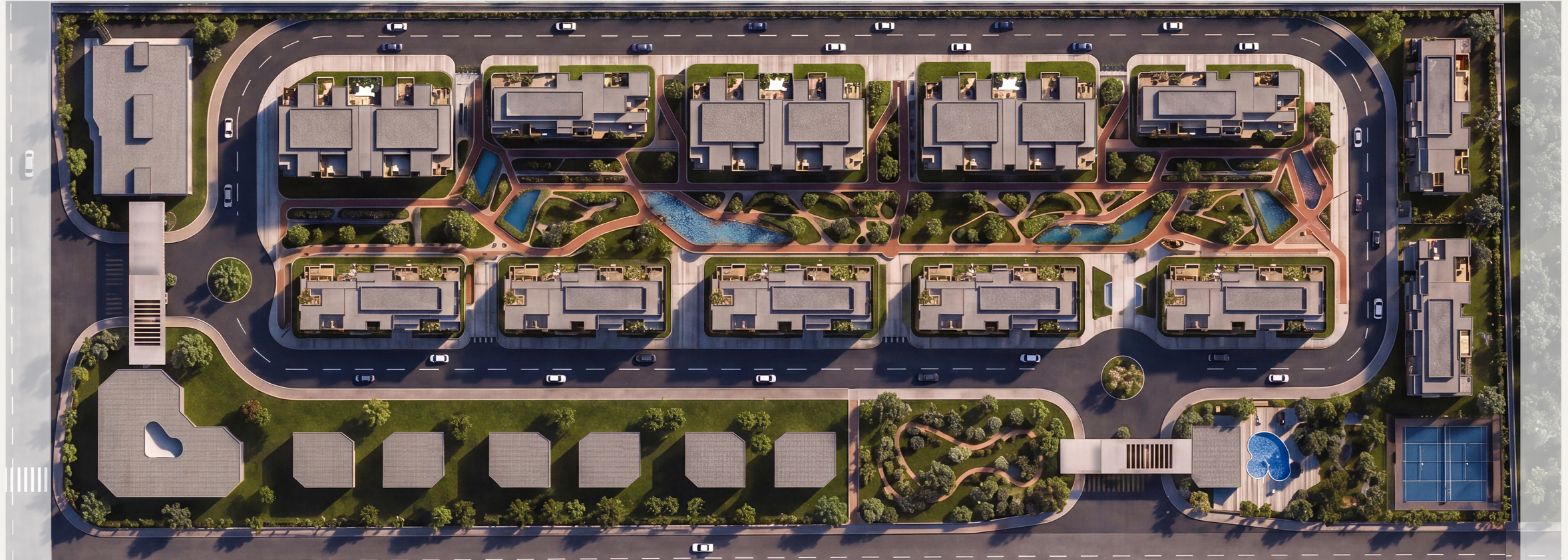
03 CHAPTER THREE · LOCATION  
**Central. Connected.  
Covered.**  
Positioned in the heart of El Sheikh Zayed - minutes from the city's defining axes, schools, clubs and aviation gateways.

SKYVIEW3



bitly

8 DESTINATIONS · WITHIN 15 MIN  
SCALE · INDICATIVE



LANDSCAPE · BUILT-UP SPLIT

85 / 15

85% Landscape, circulation & community

15%

■ Open landscape

■ Residential built-up

## 04 CHAPTER FOUR · MASTER PLAN

### Designed with intent. Built with *care*.

More space, less density. Of our 10-acre footprint, 85% is dedicated to landscape, circulation, water features and community - leaving most of the land untouched, so the few buildings that rise above it can breathe.

DENSITY STRATEGY

# LOW.

Premium · low-density master plan



## VIII FEATURED AMENITIES Curated *amenities* across the master plan.

08

SERVICES INCLUDED

**01** RESIDENTIAL  
**Low-density layout**  
 85% green & circulation across the site.

**02** MOVEMENT  
**Running & walking tracks**  
 Looped through the curated landscape.

**03** WELLNESS  
**Wellness centre**  
 Spa, fitness studios & recovery suites.

**04** COMMUNITY  
**Club house**  
 Resident lounges and event spaces.

**05** SAFETY  
**24/7 security**  
 Gated entrances, monitored perimeter.

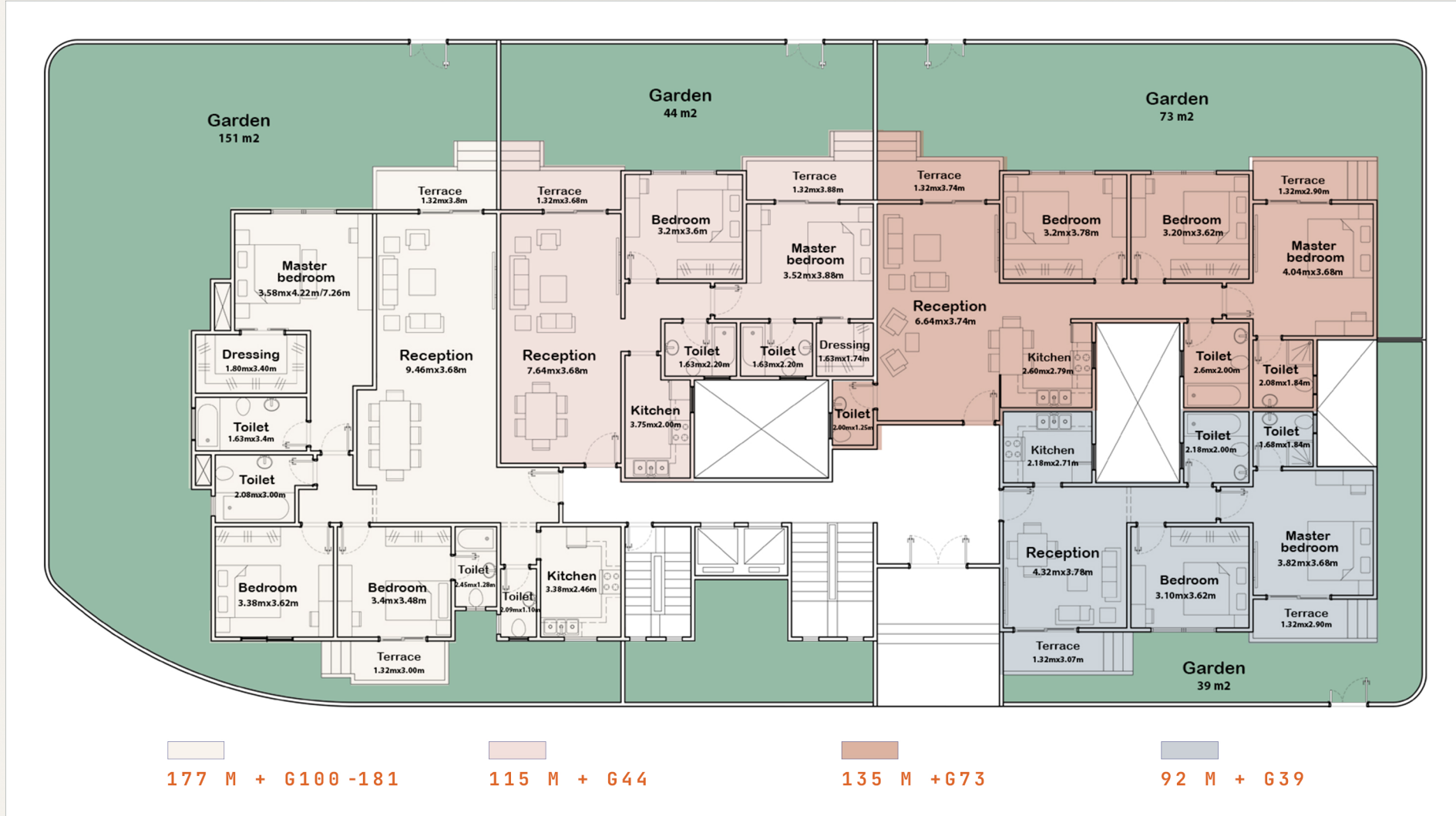
**06** LANDSCAPE  
**Water features**  
 Pools and reflective ponds throughout.

**07** MOBILITY  
**Underground parking**  
 Street level reclaimed for people.

**08** GREENERY  
**Curated landscape**  
 Native and ornamental planting palette.



TYPE  
**A**  
RENDER



TYPE A · FLOOR PLAN

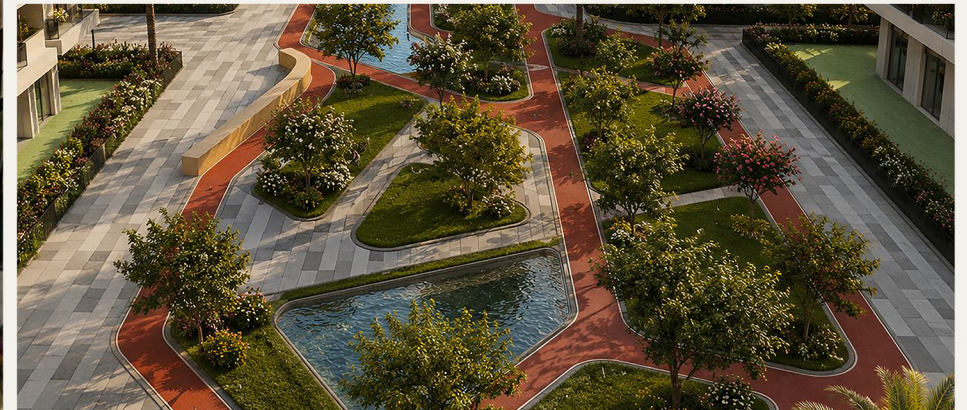
## Ground Floor

Lobby, entrances and ground-level residential units.

- G Ground
- T Typical
- L LightHouse
- S SkyRoof

TYPE A · GROUND FLOOR

## The *imagery.*





191 M

119 M

153 M

137 M

TYPE A · FLOOR PLAN

## Typical Floor

The repeated residential floor layout.

G Ground

T **Typical**

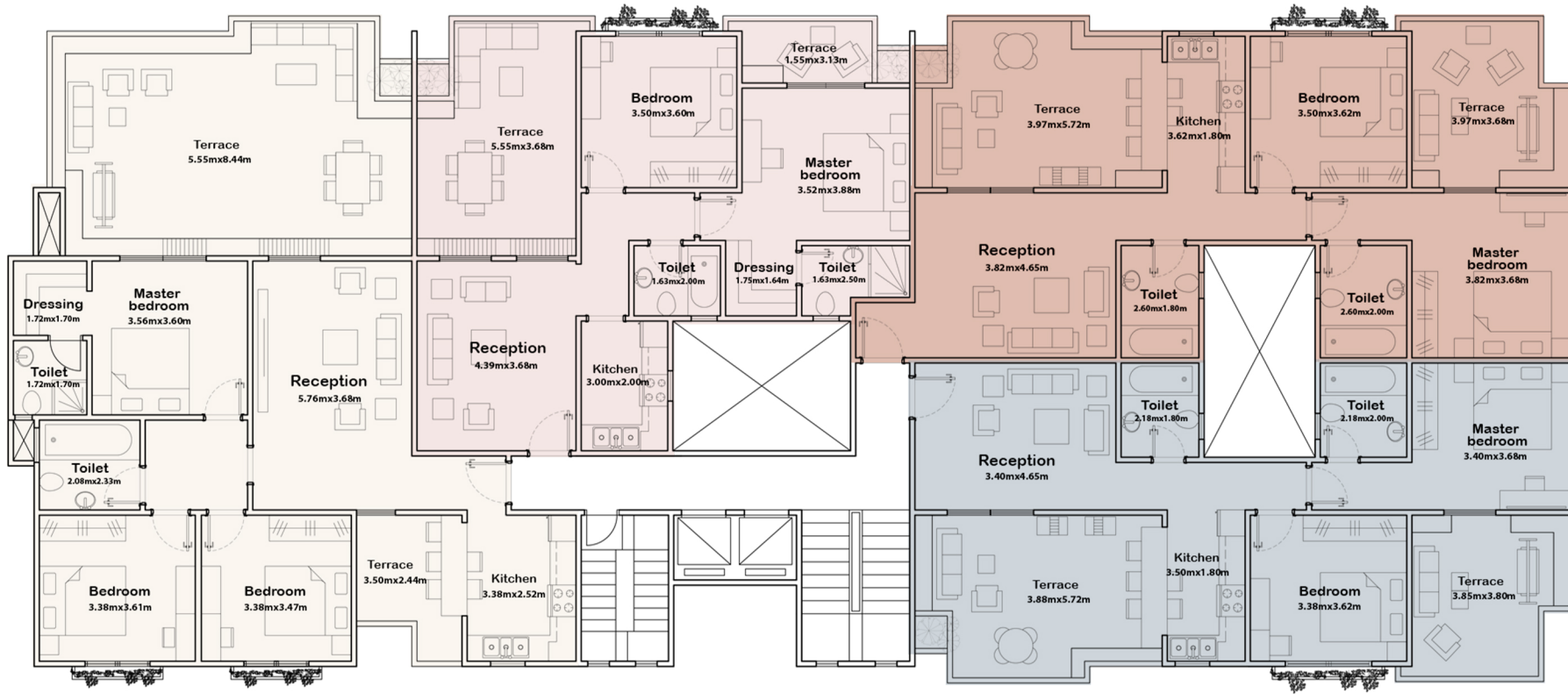
L LightHouse

S SkyRoof

• TYPE A · TYPICAL FLOOR

## The *imagery.*





TYPE A · FLOOR PLAN

## LightHouse

Elevated living with enhanced light and views.

G Ground

T Typical

L LightHouse

S SkyRoof

128M + ROOF 51M

97M + ROOF 24M

106M + ROOF 35M

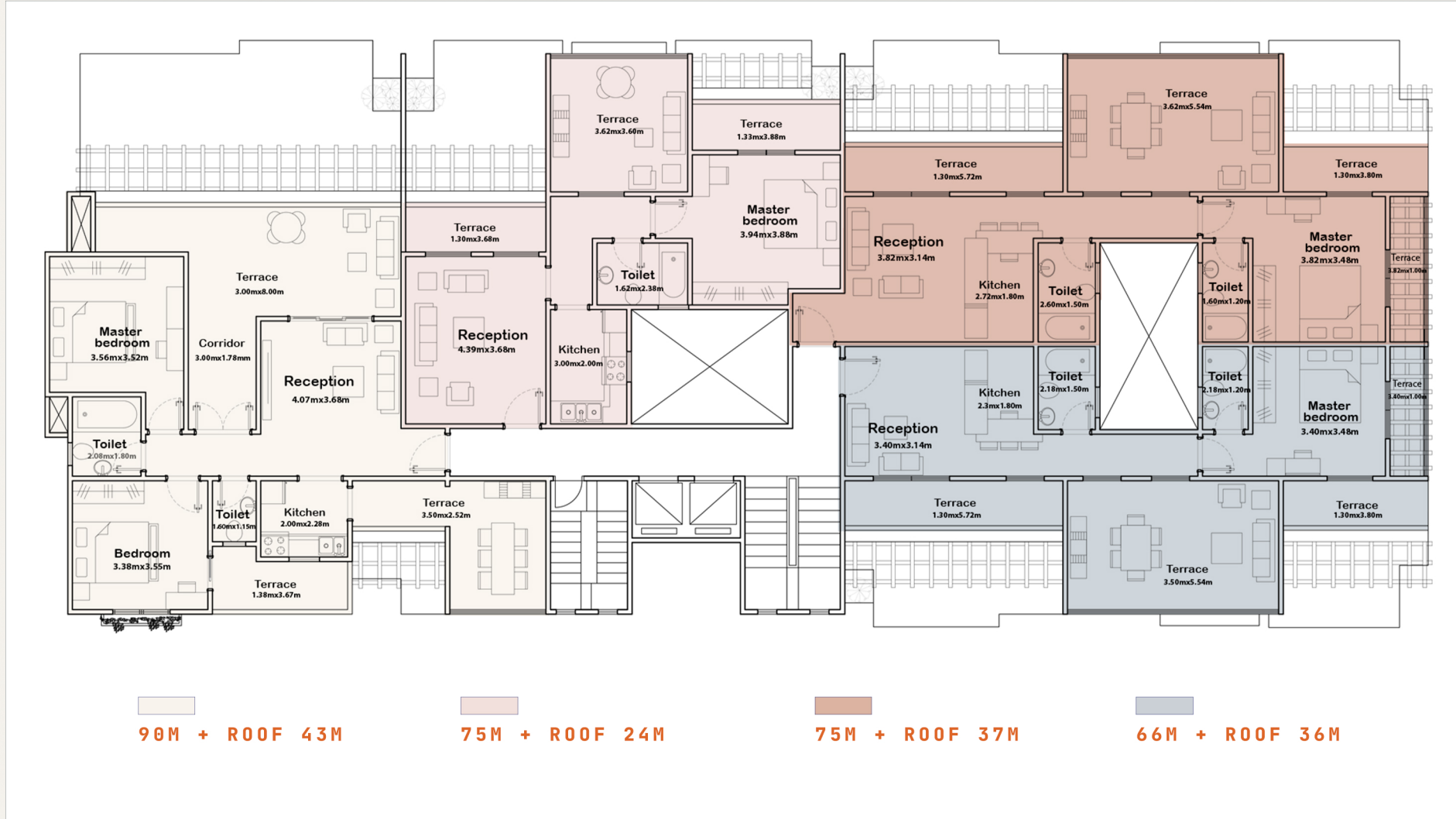
95M + ROOF 34M

• TYPE A · LIGHTHOUSE

## The *imagery.*

REFERENCE VISUALS - CONCEPTUAL





TYPE A · FLOOR PLAN

## SkyRoof Terrace

Crowning rooftop terrace living.

G Ground

T Typical

L LightHouse

S SkyRoof

• TYPE A · SKYROOF TERRACE

## The *imagery.*

REFERENCE VISUALS · SKYROOF TERRACE





TYPE  
*B*  
RENDER



102M + G37M

124M + G53M

107M + G43M

58M + G12M

34M + G9M

102M + G37M

124M + G53M

107M + G43M

58M + G12M

34M + G9M

TYPE B · FLOOR PLAN

## Ground Floor

Lobby, entrances and ground-level residential units.

6 Ground

01 Floors 1 · 3 · 5

02 Floors 2 · 4 · 6

• TYPE B · GROUND FLOOR

## The *imagery.*





TYPE B · FLOOR PLAN

## Floors 1.3.5

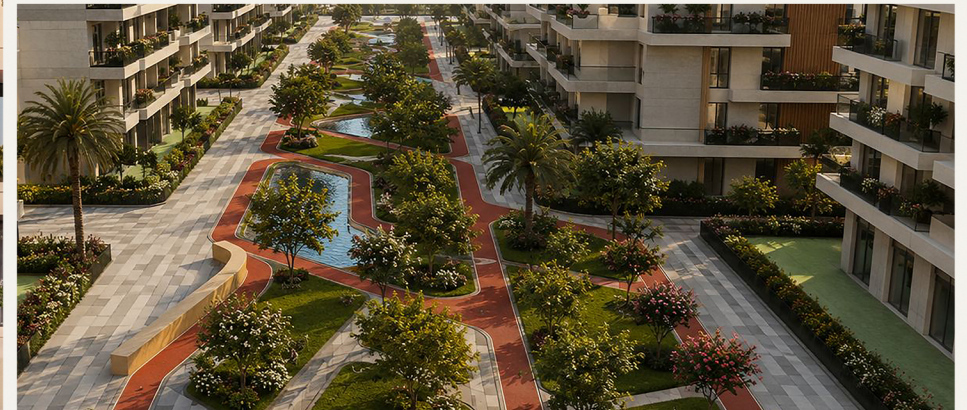
The odd-floor residential layout.

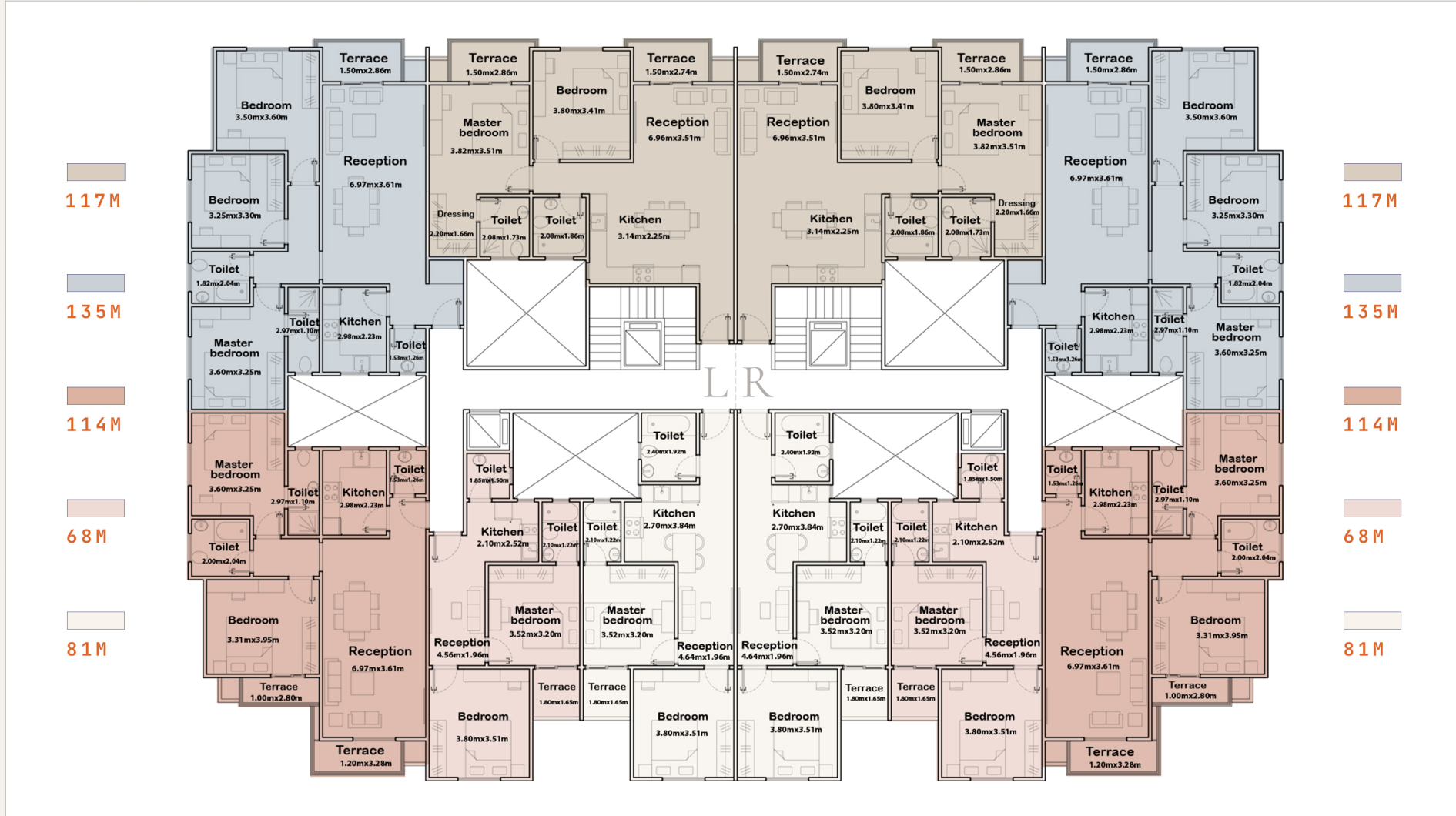
- 6 Ground
- 01 Floors 1 · 3 · 5
- 02 Floors 2 · 4 · 6

• TYPE B · FLOORS 1 · 3 · 5

## The *imagery.*

REFERENCE VISUALS - FLOORS 1





TYPE B · FLOOR PLAN

## Floors 2·4·6

The even-floor residential layout.

- 6 Ground
- 01 Floors 1 · 3 · 5
- 02 Floors 2 · 4 · 6

• TYPE B · FLOORS 2 · 4 · 6

## The *imagery.*

REFERENCE VISUALS - FLOORS 2, 4, 6



10 VISUAL GALLERY · ONE

## Renderings & *views.*



11 VISUAL GALLERY · TWO

## Landscape & *daylight.*



# SKYVIEW3

IN THE ◆ CENTRE ◆ OF IT ALL

# Let's *talk.*

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