

YARU
RESIDENCE



LIFE THROUGH A PERSPECTIVE OF LUXURY





STORY BEHIND IT ALL

IN A WORLD WHERE THE HUSTLE OF DAILY LIFE OFTEN DROWNS THE SOUL IN NOISE, YARU EMERGES AS A DESTINATION OF LUXURY AND MODERNITY THAT REDEFINES WHAT HOME STANDS FOR, OFFERING EXPANSIVE SPACES BATHED IN NATURAL LIGHT, GREENERY AND ENDLESS FACILITIES THAT PROMISE A FULL COMMUNITY WITHIN ITS WALLS.



ABOUT THE DEVELOPER

QONTRAC, PART OF ABDELLAH'S SONS GROUP OF COMPANIES, HAS OVER 55 YEARS OF EXPERIENCE WITH OVER 185 PROJECTS IN EGYPT'S CONSTRUCTION AND INFRASTRUCTURE SECTORS. AS ONE OF 10 COMPANIES UNDER ABDELLAH'S SONS GROUP OF COMPANIES UMBRELLA, QONTRAC IS RECOGNIZED FOR ITS FIRST-CLASS CATEGORY DESIGNATION FROM THE EGYPTIAN FEDERATION FOR CONSTRUCTION AND BUILDING CONTRACTORS, REFLECTING OUR COMMITMENT TO QUALITY AND INNOVATION.

QONTRAC®

55

YEARS OF
EXPERTISE



185+

PROJECTS



1ST

CLASS



FOR OVER 55 YEARS, QONTRAC HAS
LED EGYPT'S CONSTRUCTION INDUSTRY,
DELIVERING IMPACTFUL PROJECTS THAT
SHAPE THE NATION

OUR LEGACY INCLUDES

ROADWORKS

ENHANCING CONNECTIVITY WITH MAJOR HIGHWAY PROJECTS, INCLUDING IN THE 5TH SETTLEMENT.

NATIONAL INFRASTRUCTURE

BUILDING ESSENTIAL SYSTEMS LIKE UTILITY TUNNELS AND SEWER NETWORKS, NOTABLY IN THE NEW ADMINISTRATIVE CAPITAL.

UTILITY SYSTEMS

IMPLEMENTING WATER, SEWAGE, AND ELECTRICAL SYSTEMS IN KEY HOUSING PROJECTS.

MEGA PROJECTS IN NEW CITIES

DRIVING URBAN EXPANSION WITH DEVELOPMENTS IN AREAS LIKE THE 3RD SETTLEMENT.

OUR COMMITMENT TO QUALITY AND INNOVATION MAKES QONTRAC A CORNERSTONE OF EGYPT'S PROGRESS, DELIVERING SUSTAINABLE, SOLUTIONS FOR THE FUTURE.

20%
BUILDINGS





80%

CONNECTION WITH
NATURE



0508 01

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VISION BEHIND YARU

YARU WAS BUILT WITH THE INTENTION OF PROVIDING THE TRANQUILITY AND QUIETNESS WE FIND WITHIN NATURE. THE RESIDENTIAL COMPOUND WAS DESIGNED WITH %20 OF IT BUILDINGS, LYING AMID AN %80 SPACE OF GREENERY, AS WELL AS A SMART INFRASTRUCTURE AND SOLAR POWER COVERAGE ACROSS %50 OF THE BUILDINGS. IT'S A COMBINATION OF LUXURY, ADVANCEMENT AND COMFORT.



DESIGNED WITHIN A CENTER



OF
// OPPORTUNITIES



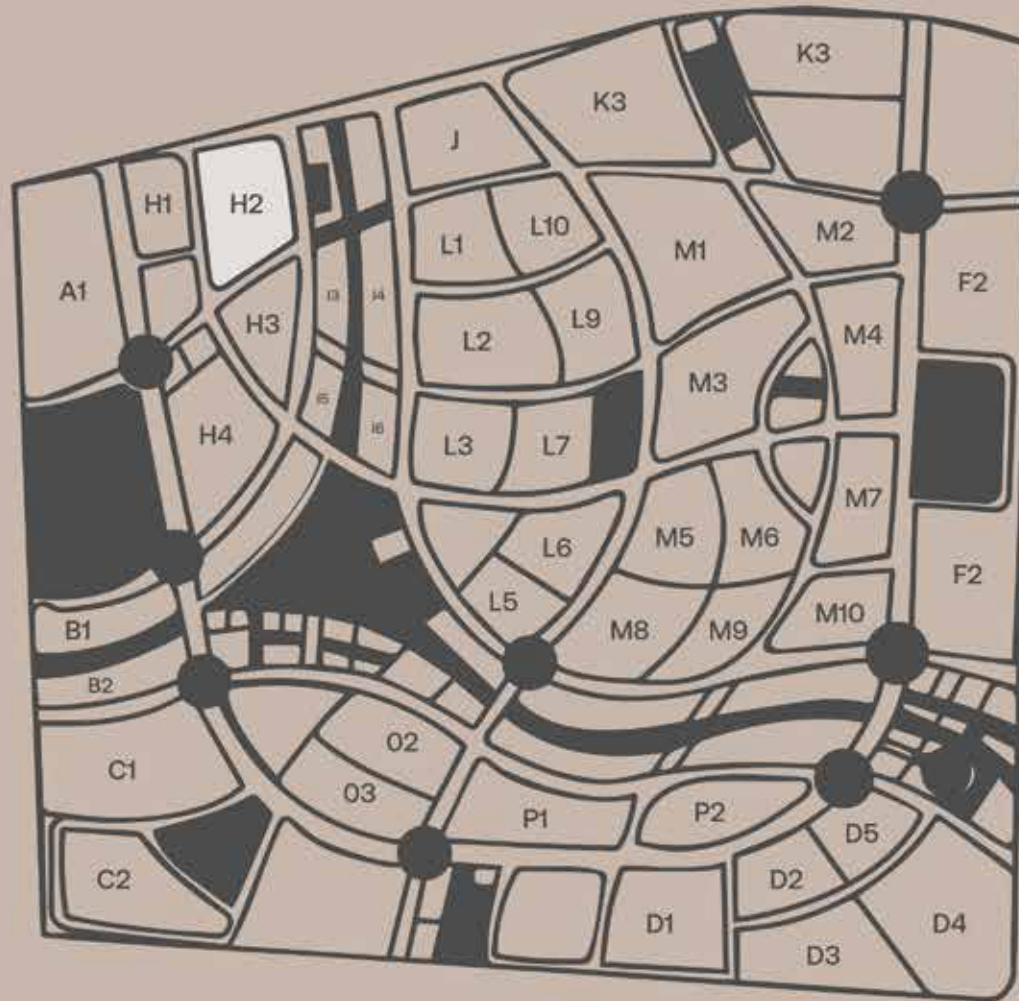


NEW CAPITAL LAND USE

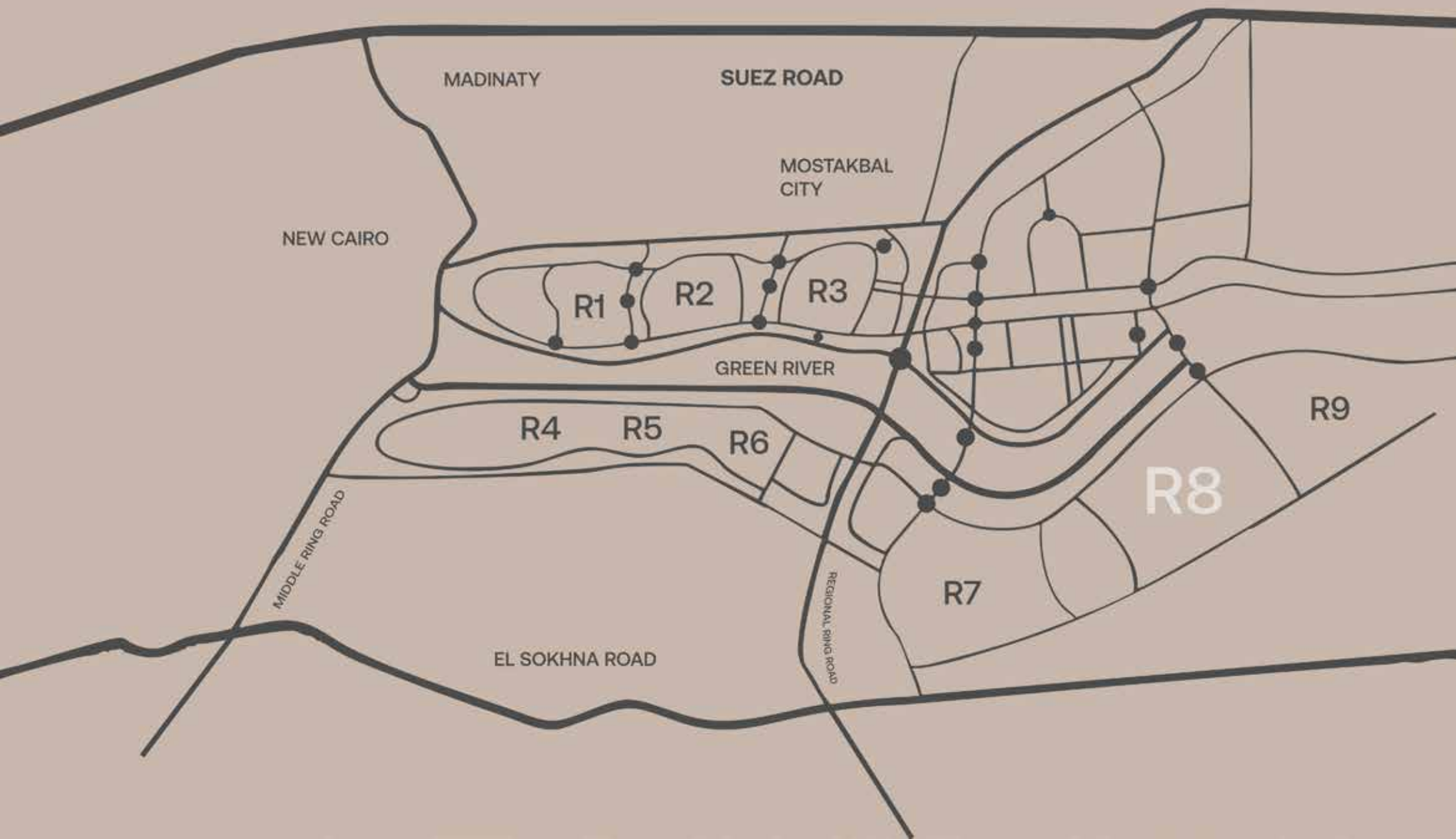
WHAT MADE THE NEW CAPITAL THAT ULTIMATE LOCATION FOR THE BIRTH OF YARU WAS ITS DIVERSE LAND USE, BUDGETED TO HOST ENDLESS GOVERNMENTAL ENTITIES AND SOCIAL FACILITIES THAT SHAPE THE FUTURE OF LIVING, MAKING YARU MORE THAN JUST A RESIDENTIAL PROJECT, BUT AN INVESTMENT IN A BETTER LIFE.



PLOT H2, LOCATED AT R8 IN THE NEW CAPITAL



THE PINNACLE OF A LAVISH FUTURE



CLOSE PREMISES TO EVERYWHERE

YARU'S STRATEGIC LOCATION THAT'S WITHIN THE CENTER OF EVERYTHING EASES YOUR DAILY JOURNEY TO SOME OF THE MOST SOUGHT-AFTER LOCATIONS.

500_M
DIPLOMATIC QUARTER

1.5_{KM}
AL MASSA HOTEL

2.0_{KM}
THE CATHEDRAL

250_M
THE GREEN RIVER

5.0_{KM}
GOVERNMENT
QUARTER

2.0_{KM}
EXHIBITION
GROUND

30^{MIN}
NEW CAIRO

25^{MIN}
5TH SETTLEMENT

10^{MIN}
MUSTAKBAL CITY

25^{MIN}
AUC

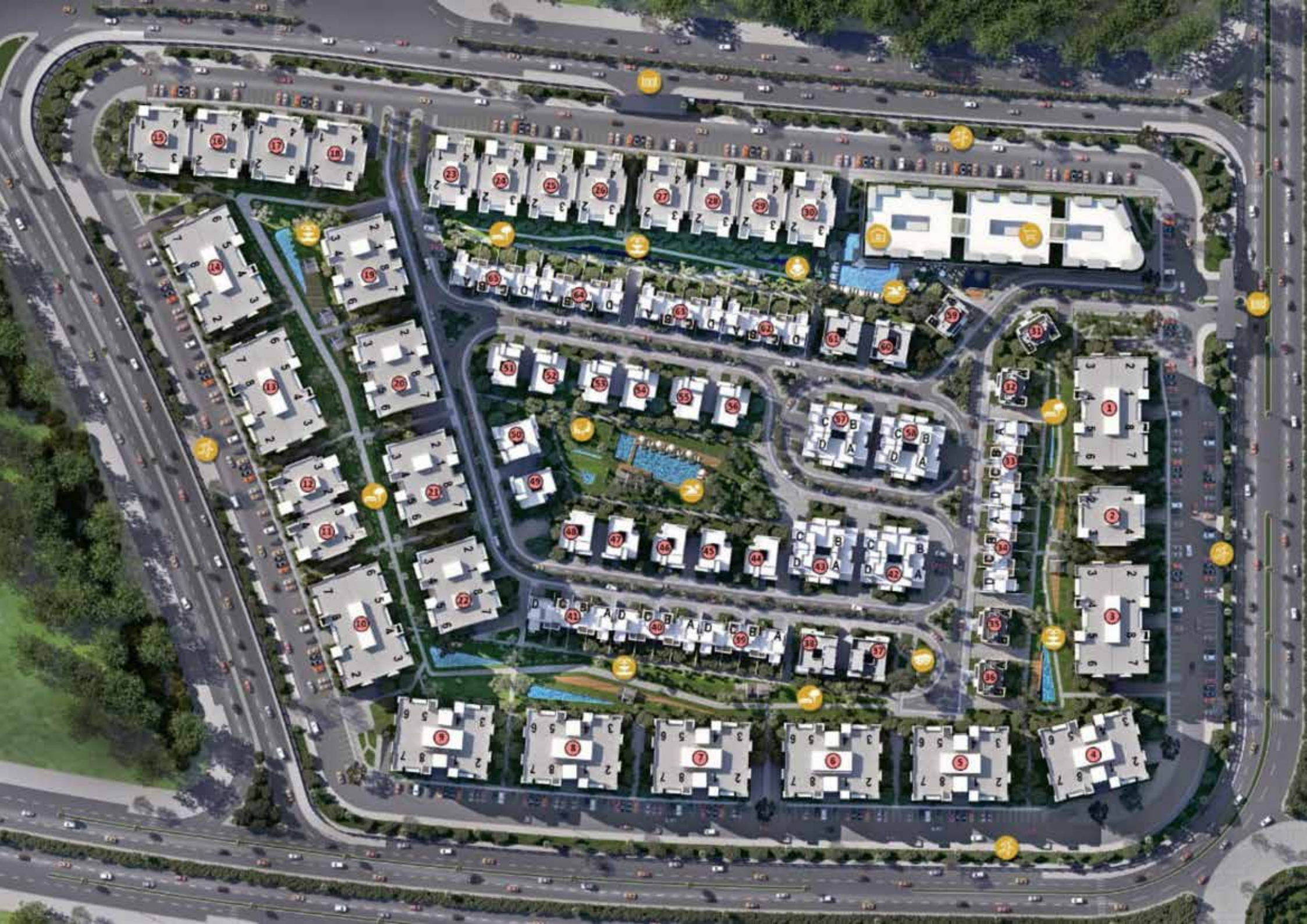
10^{MIN}
SUEZ ROAD

45^{MIN}
AIN SOKHNA

30^{MIN}
CFC MALL

30^{MIN}
CAIRO AIRPORT

10^{MIN}
MADINATY



DESIGNED TO ENSURE
YOUR COMFORT,



&
PRESERVE
YOUR
PRIVACY

YARU THROUGH





ITS OFFERED
SPACES

CLUBHOUSE

IT SERVES AS A PEACEFUL GATHERING PLACE, FEATURING LUXURIOUS AMENITIES THAT PROMOTE RELAXATION AND A SENSE OF COMMUNITY AMONG RESIDENTS.





VILLAS

THEY FEATURE ELEVATED DESIGNS THAT BLEND LUXURY WITH TRANQUILITY, PROVIDING SPACIOUS INTERIORS AND WIDE GREEN SPACES.

APARTMENTS

THESE MODERN APARTMENTS SHOWCASE REFINED AESTHETICS AND HIGH-END FINISHES, OFFERING RESIDENTS A COMFORTABLE LIVING SPACE.





HOTEL APARTMENTS

DESIGNED FOR BOTH LEISURE AND COMFORT,
THE HOTEL APARTMENTS PROVIDE LUXURIOUS
AMENITIES IN A CALM SETTING, PERFECT FOR
SHORT OR EXTENDED STAYS.

COMMERCIAL

THE COMMERCIAL STRIP IS THOUGHTFULLY
DESIGNED TO COMBINE UPSCALE SHOPS, INVITING
CAFES, CREATING A VIBRANT YET RELAXED
ENVIRONMENT FOR VISITORS AND LOCALS ALIKE.





MALL

IT OFFERS A CURATED SELECTION OF RETAIL, DINING AND ENTERTAINMENT EXPERIENCES, ALL WITHIN A COMFORTABLE ATMOSPHERE

ENTRANCE GATE

HIGH SECURED ENTRANCE TO THE
COMPOUND'S PREMISES





JOGGING LANE

AN ENTRY TO A HEALTHY LIFE
WITH FULL PRIVACY

WATER FEATURE

AN ADDITION OF AESTHETICS
THAT INDULGE THE SIGHT





KIDS AREA

HIGHLY ENGAGING AND PERFECTLY
SAFE FOR THEIR OWN FUN

POOL

A MERGE OF HEALTH,
RELAXATION AND LEISURE





MEDITATION PARK

A PLACE DESIGNED TO CONNECT
WITH ONESELF AND NATURE

AMPHITHEATRE

DESIGNED TO CATER TO THE
LURE OF ARTS



SECURITY SYSTEM CAMERAS & GUARDS



SECURED GATES



TRACKS FOR RUNNING & CYCLING



**CONSTRUCTION
UPDATE //**











PARTNERS IN SUCCESS



INNOVATIVE ARCHITECTURAL CONSULTING

PHENOMENA DELIVERS FORWARD THINKING
ARCHITECTURAL SOLUTIONS, BLENDING CREATIVITY
WITH FUNCTIONALITY TO SHAPE SPACES THAT
INSPIRE.



VISIONARY LEADERSHIP FOR TOMORROW'S PROJECTS

AS THE DRIVING FORCE BEHIND THE PROJECT, DREAM
TRANSFORMS IDEAS INTO REALITY WITH UNMATCHED
EXPERTISE AND COMMITMENT TO EXCELLENCE.



THE CREATIVE ZONE MARKETING AGENCY

AS OUR DEDICATED MARKETING AGENCY, THE CREATIVE ZONE PROVIDES INNOVATIVE AND STRATEGIC MARKETING SOLUTIONS THAT ENHANCE OUR BRAND VISIBILITY AND ENSURE OUR MESSAGING REACHES AND RESONATES WITH THE TARGET AUDIENCE.



EXPERT EXECUTION IN EVERY DETAIL

WITH A FOCUS ON PRECISE AND EFFICIENT IMPLEMENTATION, BAHIRY BCE ENSURES SEAMLESS EXECUTION THAT BRINGS EVERY PROJECT VISION TO LIFE.

BY/ QONTRAC®

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