

# Vert

N e w   Z a y e d

# Palmier

## DEVELOPMENTS

Palmier Developments, founded in 2016 as an S.A.E. company, aims to redefine luxury living in Egypt through innovative, high-quality real estate developments. From the beginning, it has focused on delivering unique and distinguished properties that stand out in the market. Specializing in boutique compound concepts, Palmier designs exclusive communities that combine privacy, sophistication, and modern living. With a strong commitment to quality, sustainability, and customer satisfaction, the company has built a reputation for excellence, serving a diverse and discerning clientele while steadily establishing itself as an industry leader.

# Palmier

## DEVELOPMENTS

ZAYARD *Elite*

 **ZAYARD**  
RESIDENCE  
New Zayed

 **ZAYARD**  
Sheikh Zayed

*Vert*

 **ZAYARD**  
— AVENUE —  
New Zayed

ZAYARD *prio*

**ZAYARD**  
NORTH STRIKE

*Vert*

# STRATEGIC PARTNERSHIP & ALLIANCES

Palmier | Melee |  QUEENS  
CLINIC |  TA  
DESIGN STUDIO



# Vert

Located in the best area in Sheikh Zayed - New Zayed,  
One minutes from Wasit Dhahshour &  
Five minutes from the most Elite Compounds in Sheikh Zayed  
(Emar-Sodic-Beverly Hills-Belle vie) & Ten minutes from  
Sphinx Airport

**Residential Compound - All Villas**  
**Living Compound Built on a High Hills**



## **Mission**

To deliver a wellness-centric, family-friendly community that blends modern neo-minimalist architecture with expansive green spaces, ensuring comfort, privacy, sustainability, and smart living for all generations.

## **Vision**

To set the benchmark for refined, eco-conscious villa living in New Zayed by harmoniously integrating nature and contemporary design, creating a serene, resort-like lifestyle where residents thrive physically, mentally, and socially.



Four different types for the standalone villas percentage is 75% from total Residential area.

Twin villa area percentage is 25% from total Residential area.

# 126,000

## SQUARE METER



Allowable Area  
18,900 m²



Clubhouse 1,000 m²



Retail 2,000 m²



# 85%

# LANDSCAPE

WELLNESS LIVING COMPOUNDS



# EVERY SINGLE VILLA AT VERT HAS A VIEW OF <sup>01/</sup> LUSH LANDSCAPES OR <sup>02/</sup> TRANQUIL WATER FEATURES



# FACILITIES & LIFESTYLE AMENITIES

Sustainable Design Features – Eco-friendly materials, smart water systems, and energy-efficient lighting.  
Property Management Services – Professional facility management for maintenance and operations.



# CLUBHOUSE & COMMUNITY HUB

A MODERN SOCIAL CENTER FEATURING LOUNGES, MEETING  
AREAS, AND EVENT SPACES FOR RESIDENTS' GATHERINGS.



# WELLNESS & FITNESS CENTER

GYM, YOGA STUDIOS, AND SPA FACILITIES PROMOTING A  
HEALTHY, BALANCED LIFESTYLE.





# SWIMMING POOLS

RESORT-STYLE POOLS DESIGNED  
FOR BOTH RELAXATION AND RECREATION.





# SPORTS FACILITIES

OUTDOOR COURTS FOR PADEL, TENNIS,  
AND BASKETBALL TO ENCOURAGE ACTIVE LIVING.



# LANDSCAPED GARDENS & GREEN ZONES

WIDE GREEN AREAS WITH WALKING PATHS AND  
SHADED SEATING FOR RELAXATION.



# JOGGING & CYCLING TRACKS

DEDICATED OUTDOOR TRACKS FOR FITNESS AND LEISURE.



# KIDS' PLAY AREAS

SAFE, ENGAGING ZONES FOR CHILDREN WITH CREATIVE AND EDUCATIONAL ELEMENTS.



# OUTDOOR LOUNGE & CAFÉ SPACES

SCENIC SPOTS FOR CASUAL DINING AND SOCIALIZING WITHIN  
THE COMMUNITY.



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# 24/7 SECURITY SYSTEM

GATED ACCESS AND SURVEILLANCE ENSURING PRIVACY AND PEACE OF MIND.

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# THE HIDDEN GARDENS

"À Place That Reveals Itself Slowly."  
Palmier Hidden Gardens Welcome  
to a world of hidden gardens and  
shifting paths. Skewed axes and  
veiled views create a journey of  
discovery, where nature wraps  
around walls, rooftops, and silence.  
Nothing is revealed all at once and  
that's the magic.



# VERT VIEW

*Vert*

[Palmierdevelopments.com](https://palmierdevelopments.com)



# MASTER PLAN





# Map key

- 1. Club House
- 2. Queens Clinic (london)
- 3. Olivier Villa - BUA = 275 Sqm
- 4. Acacia Villa - BUA = 314 Sqm
- 5. Sylva Villa - BUA = 335 Sqm
- 6. Le Varanda Villa - BUA = 400 Sqm
- 7. Le Lilas Villa - BUA = 258 Sqm





# KEY PLAN PHASE 1



# PROTOTYPES

*Lilas Villa*

**01/** Twin House Royal Villas  
258m<sup>2</sup>

*Varanda - Sylva - Acacia - Olivier*

**02/** Standalone Royal Villas  
Starting from 275m<sup>2</sup> to 400m<sup>2</sup>



# OLIVIER VILLA

## SIDE VILLA

**PRONUNCIATION:** OH-LIV-YAY VILLA

OLIVIER VILLA TAKES ITS NAME FROM THE OLIVIER, THE OLIVE TREE, A SYMBOL OF PEACE, NATURE, AND TIMELESS MEDITERRANEAN ELEGANCE. THIS IDENTITY PERFECTLY REFLECTS THE VILLA'S UNIQUE ARCHITECTURAL ADVANTAGE: A GENEROUS SIDE GARDEN THAT DEFINES ITS LIFESTYLE EXPERIENCE. CONCEPT THEME: THE VILLA WITH THE SIGNATURE SIDE GARDEN

**BRAND PERSONALITY:**

NATURAL · PRIVATE · FAMILY-ORIENTED







# Olivier Villa

Oh-liv-YAY villa

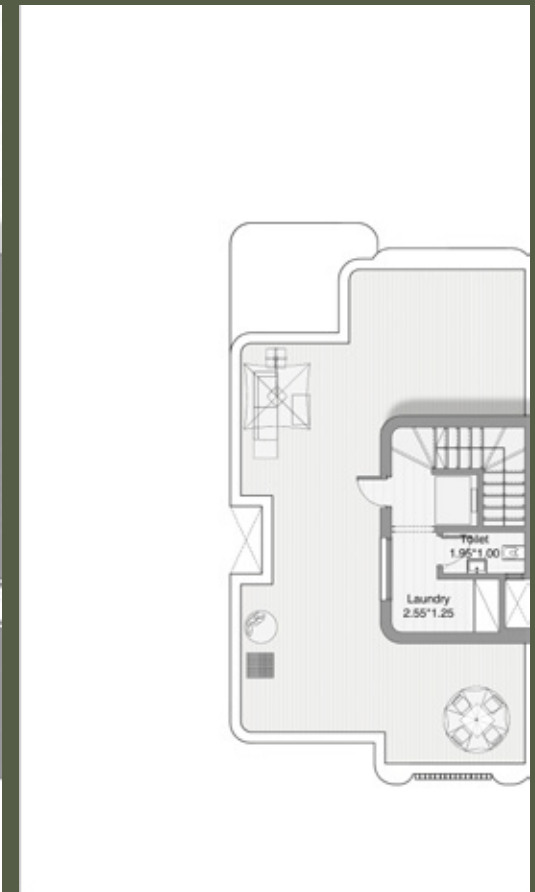
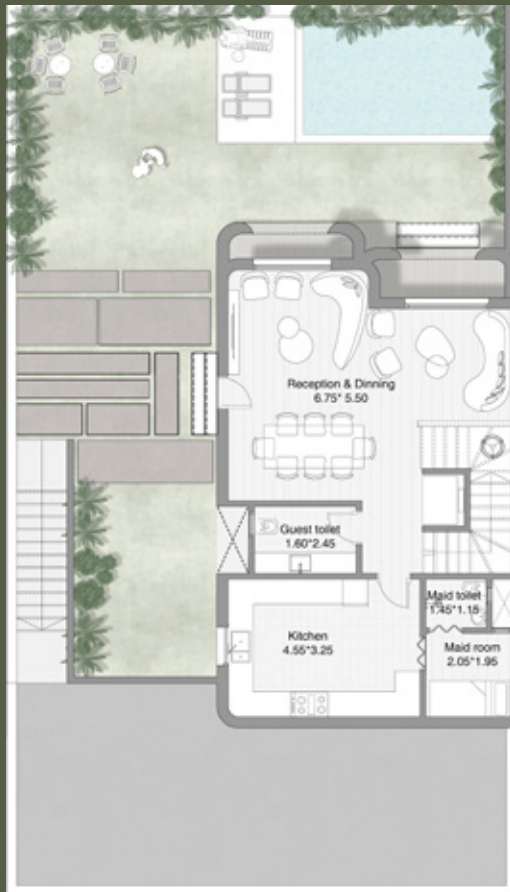
• BUA = 275 Sqm • Land Area Range = 255 : 350 Sqm

Guest floor

Family floor

Royal floor

Roof floor





# ACACIA VILLA

## STANDALONE

**PRONUNCIATION:** AH-KAH-SEE-AH VILLA

ACACIA VILLA TAKES ITS NAME FROM THE ACACIA TREE, A SYMBOL OF RESILIENCE, ELEGANCE, AND NATURAL BEAUTY. THE VILLA IS DESIGNED AS A LUXURIOUS STANDALONE HOME FULLY INTEGRATED WITH GREENERY, EMPHASIZING WELLNESS, PRIVACY, AND A CONNECTION TO NATURE.

**BRAND PERSONALITY:**

ELEGANT • PRIVATE • NATURE-CONNECTED •  
WELLNESS-FOCUSED









# Acacia Villa

ah-KAH-see-ah villa

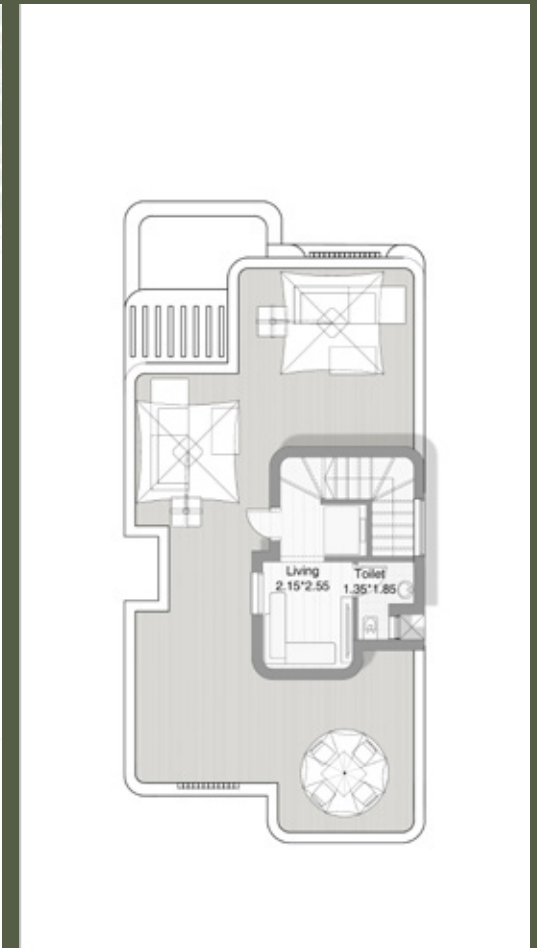
• BUA = 314 Sqm • Land Area Range = Sqm 270 : 285

Guest floor

Family floor

Royal floor

Roof floor





# SYLVA VILLA

## STANDALONE

**PRONUNCIATION:** SEEL-VAH VILLA

SYLVA COMES FROM THE CLASSICAL FRENCH/ LATIN WORD "SYLVA" MEANING FOREST, WOODLAND, NATURAL SANCTUARY. IT PERFECTLY MATCHES YOUR WELLNESS AND FOREST-THEMED DEVELOPMENT.

**BRAND PERSONALITY:**

ELEGANT • PRIVATE • NATURE-CONNECTED • WELLNESS-FOCUSED







# Sylva Villa

SEEL-vah villa

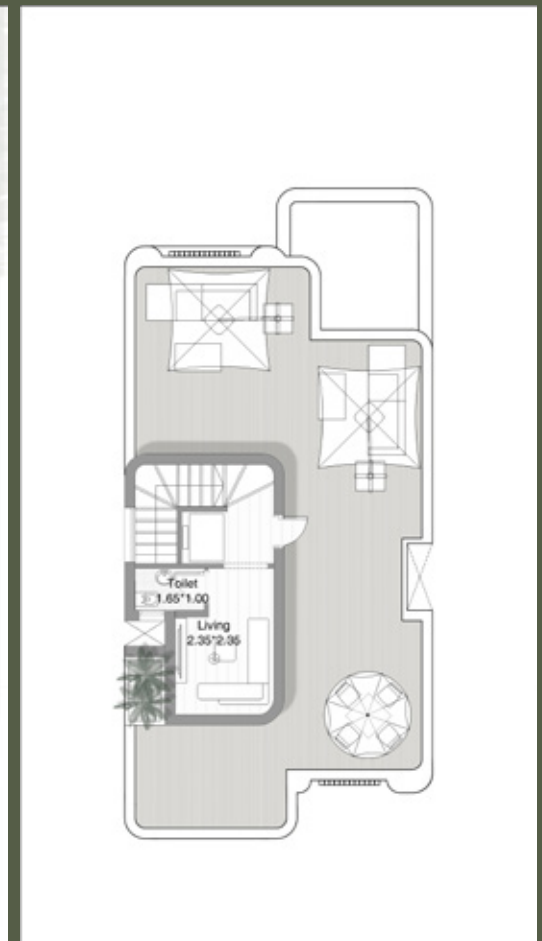
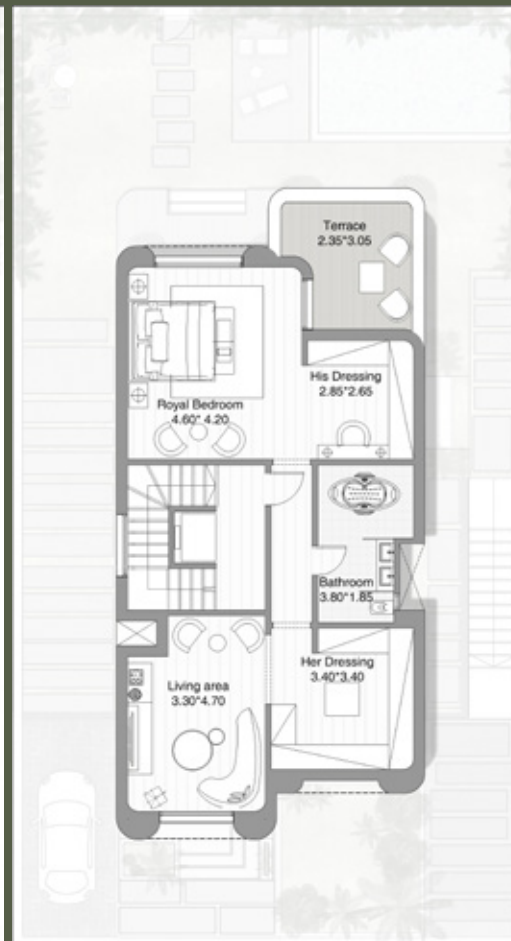
• BUA = 335 Sqm • Land Area Range = Sqm 280 : 455

Guest floor

Family floor

Royal floor

Roof floor





# LE VARANDA VILLA

## SPECIAL VILLA

**PRONUNCIATION:** LUH VAH-RAN-DAH

INSPIRED BY THE FRENCH WORD VÉRANDA, LE VARANDA REFLECTS OPENNESS, INDOOR-OUTDOOR HARMONY, AND EXPANSIVE LIVING. THE NAME INSTANTLY COMMUNICATES LIGHT, SPACE, AND UNOBSTRUCTED VIEWS, IDEAL FOR YOUR SPECIAL VILLAS LOCATED ON THE PROJECT'S PRIME SIGHTLINES.

**BRAND PERSONALITY:**  
ELEGANT • OPEN • PREMIUM • NATURE-- THE LARGEST VILLA TYPE, STRATEGICALLY POSITIONED FOR PREMIUM PANORAMAS OVER THE GREEN CORRIDORS, WATER FEATURES, OR MAIN LANDSCAPE AXIS. - INCLUDES A HUGE PRIVATE BACKYARD SUITABLE FOR A POOL, OUTDOOR LOUNGE, AND WELLNESS DECK.

**BRAND PERSONALITY:**  
ELEGANT • PRIVATE • NATURE-CONNECTED • WELLNESS-FOCUSED









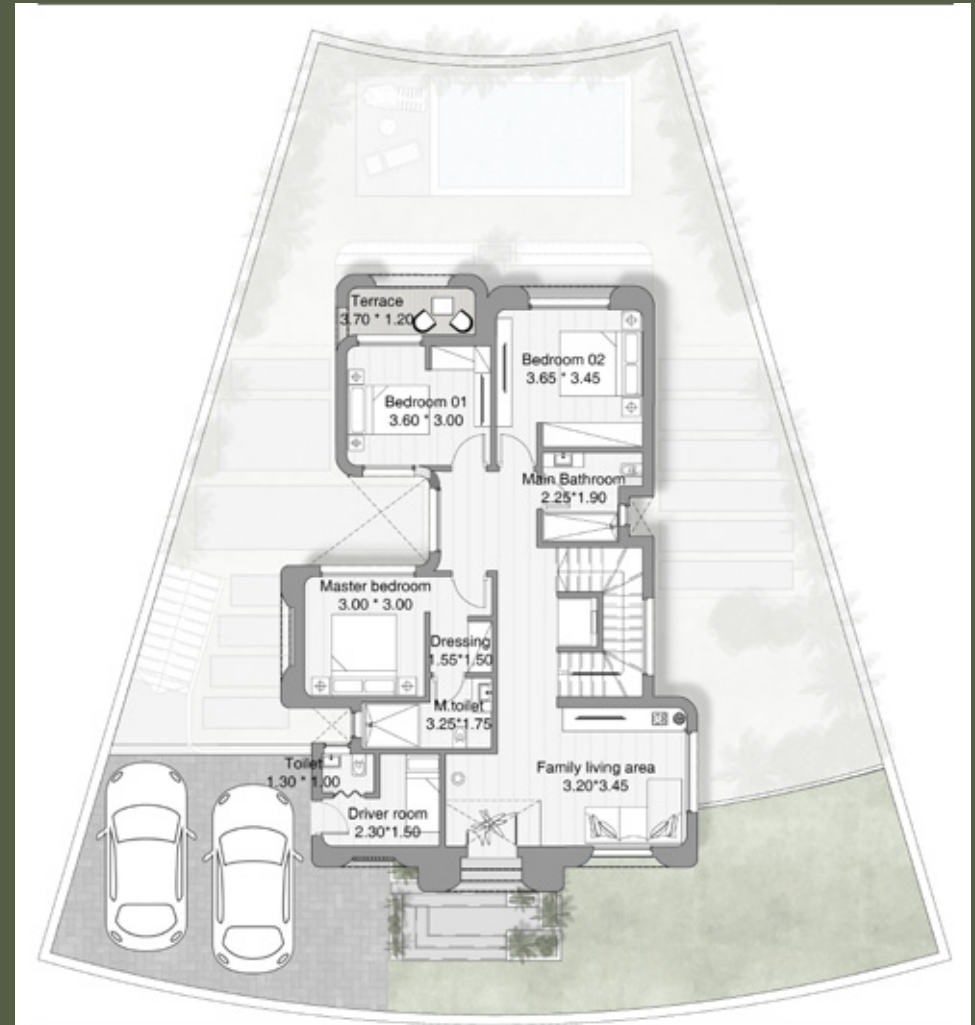
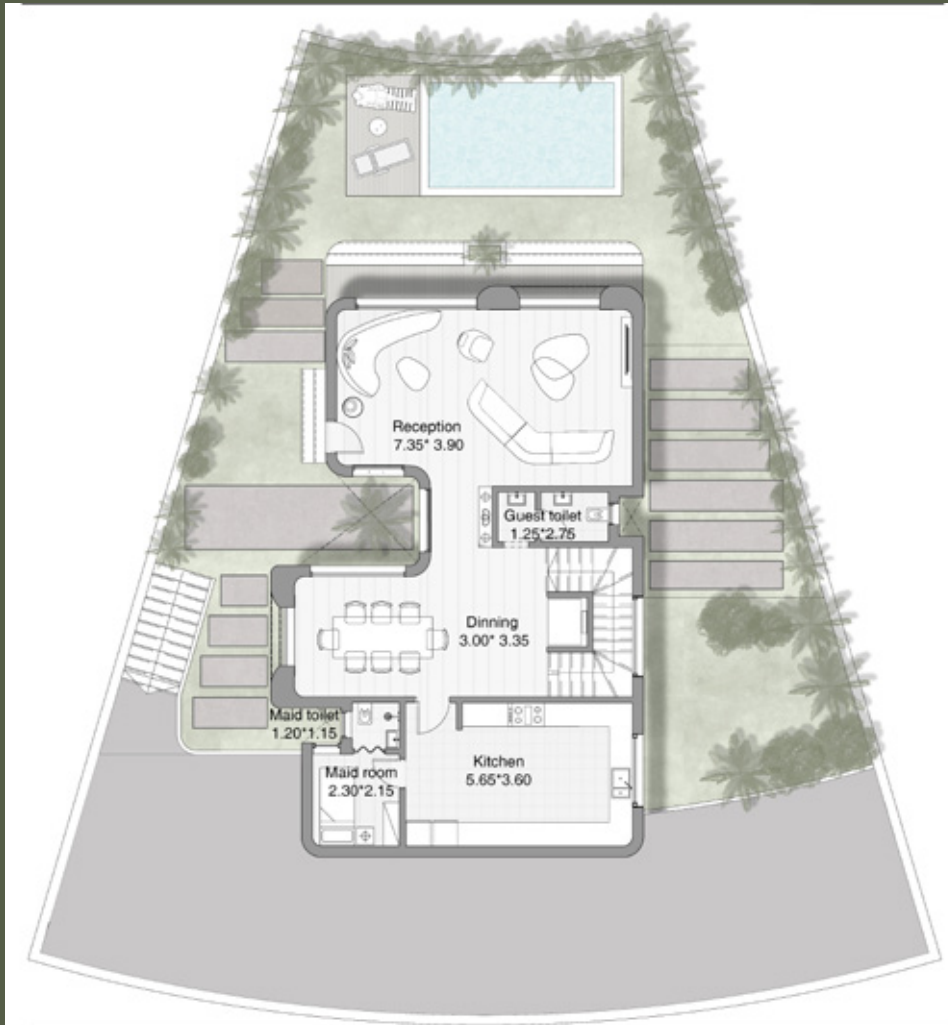
# Le Varanda Villa

luh vah-RAN-dah

• BUA = 400 Sqm • Land Area Range = 390 : 456 Sqm

Guest floor

Family floor

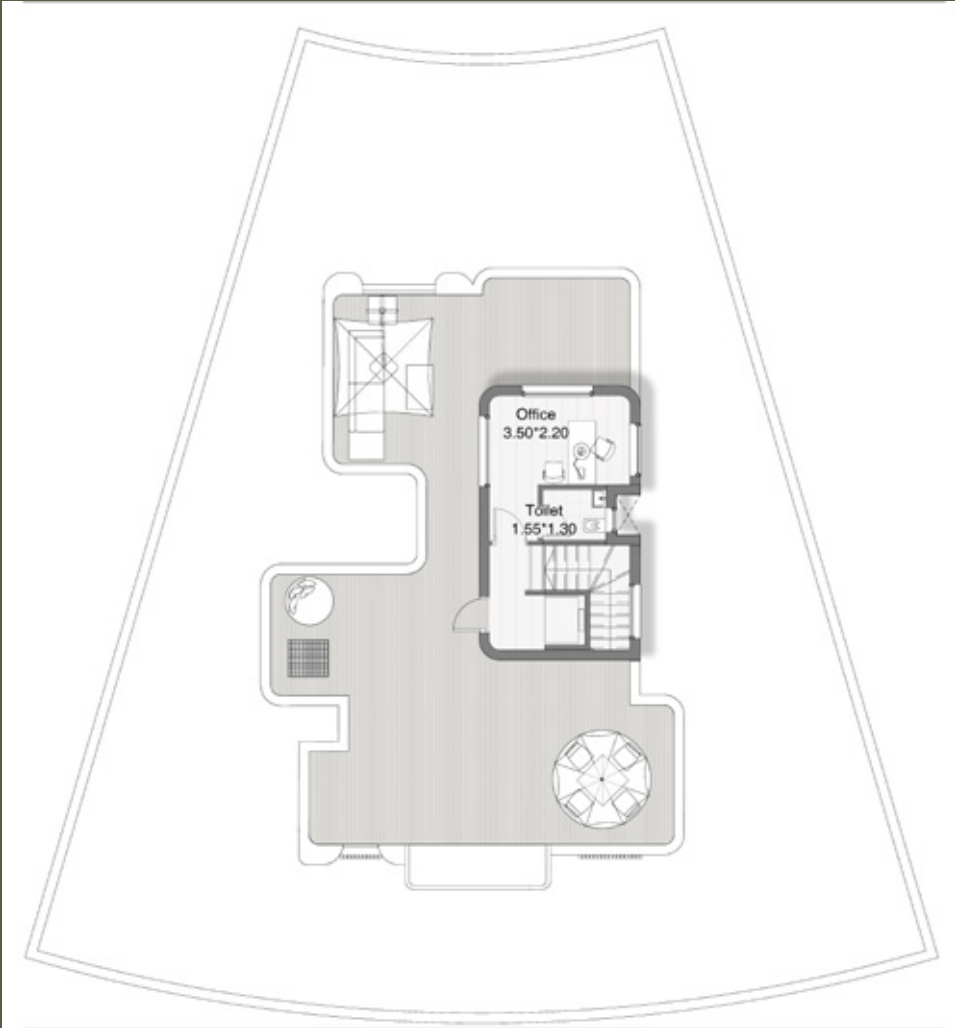




Royal floor



Roof floor





# LE LILAS VILLA

## TWIN VILLA

**PRONUNCIATION:** LUH LEE-LAH

LE LILAS IS INSPIRED BY THE LILAC FLOWER, WHICH SYMBOLIZES GRACE, ELEGANCE, AND GENTLE BEAUTY. ITS SOFT PETALS AND DELICATE FRAGRANCE CONVEY A SENSE OF REFINED RICHNESS AND CALM LUXURY, MAKING IT A PERFECT NAME FOR TWIN VILLAS DESIGNED FOR HARMONY AND SERENE LIVING

**BRAND PERSONALITY:**

ELEGANT • SOFT • REFINED •  
NATURE-CONNECTED • HARMONIOUS







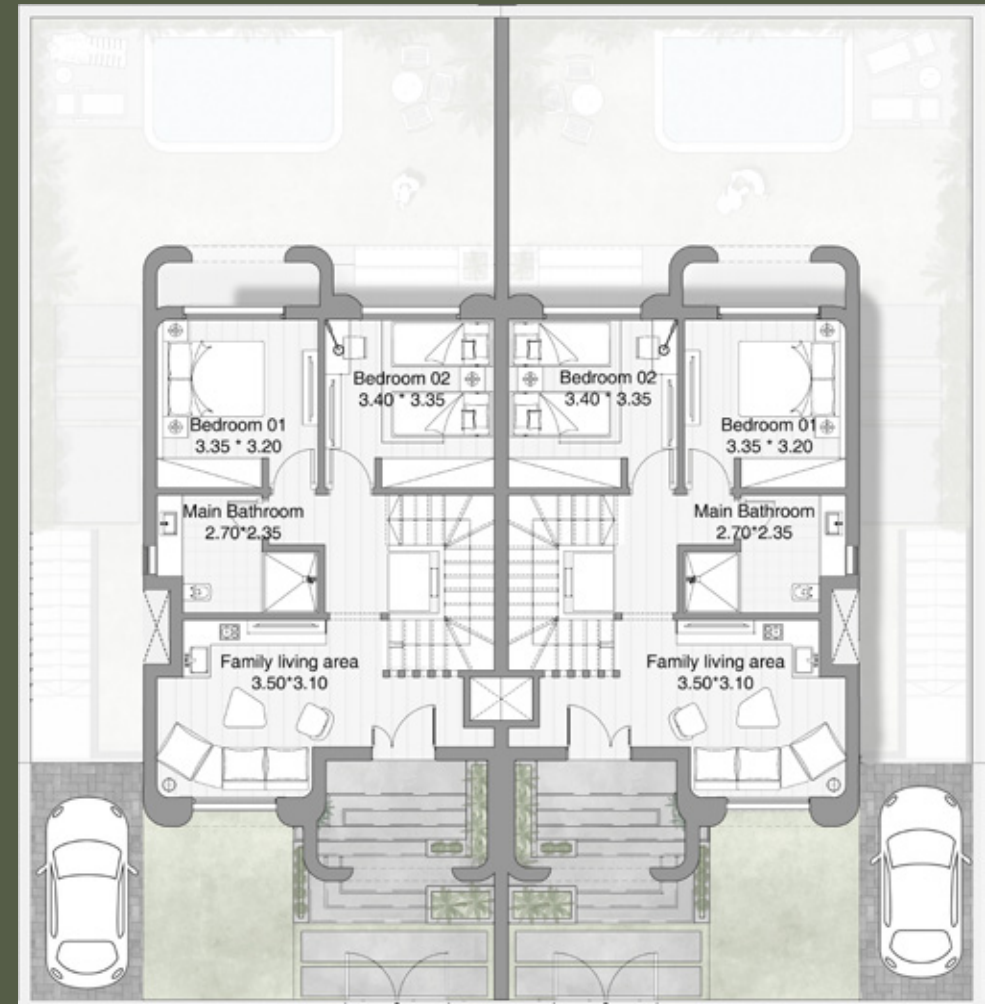
# Le Lilas Villa

Iuh lee-LAH

• BUA = 258 Sqm • Land Area Range = 190 : 285 Sqm

Guest floor

Family floor

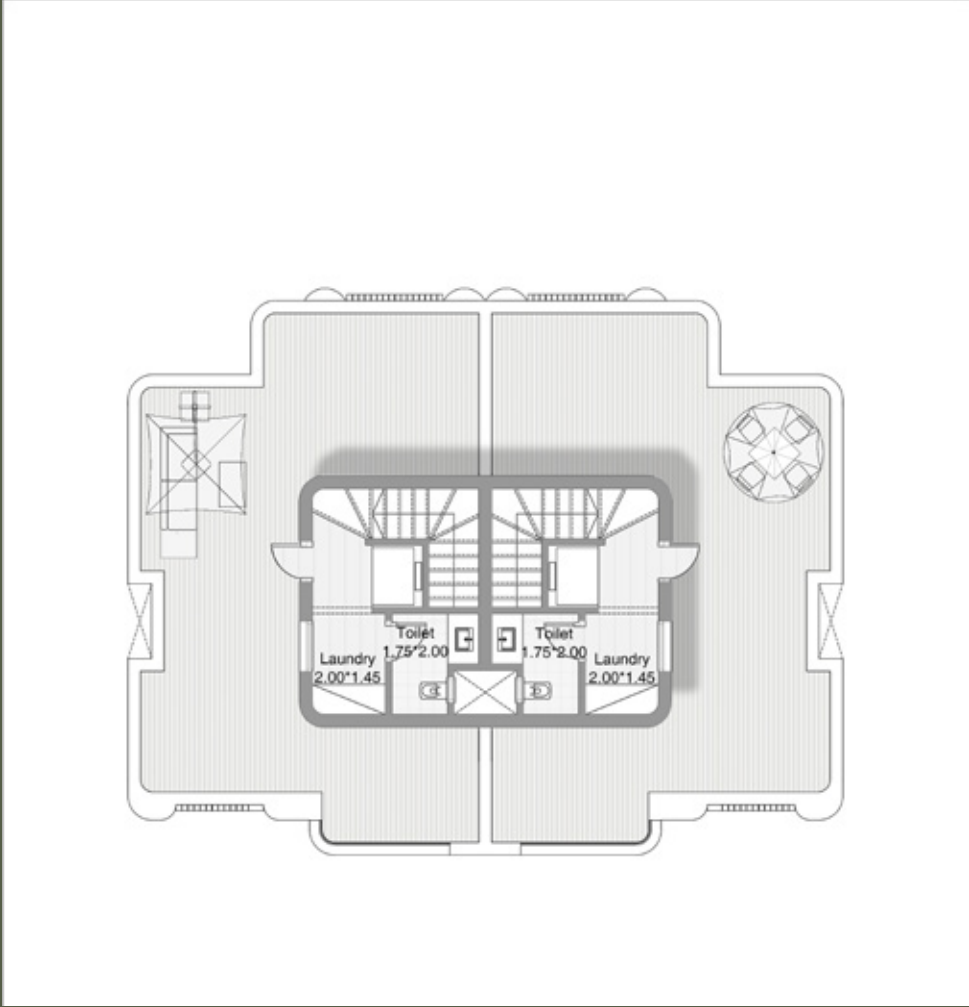




Royal floor



Roof floor





# Vert

New Zayed

Palmier | Melee |  QUEENS CLINIC |  TA  
DESIGN STUDIO

## 16831

**Palmier**  
DEVELOPMENTS

**Instagram**  
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[Palmierdevelopments.com](#)