



FOR THE FINEST FEW



“

Ritz is crafted for those who appreciate the finest things in life.

Every element, from the grand entrances to the bespoke interiors, speaks of excellence. It's not just another project, it's a landmark of distinction, redefining what it means to live in true luxury.

”



ABOUT RITZ

Ritz is our signature development in New Zayed, offering exclusive, high-end Residential units with breathtaking views of flourishing greenery and a symphony of flowing water.

Blending the convenience of Residential living with elegance and prestige that make the RITZ community exceptional, and it delivers a residential experience like never before.

NEW ZAYED

A Future Destiny Of Elevated Living.

New Zayed is rapidly shown as a premier destination for refined and well-connected lifestyles.

Living in New Zayed means embracing a harmonious balance between quiet urban vibes and natural serenity.

Designed with modern infrastructure, expansive green spaces, and premium developments, this area redefines contemporary living with artfully residential compounds, vibrant commercial hubs, and world-class amenities.





MASTER PLAN

Homes Carved by nature.

Covering 16 acres, Ritz residence offers living spaces that blend views, luxury, convenience, and innovation, creating environments where you can thrive and enjoy life's best moments.

The flowing waterways sway elegantly through the community, enhancing the sense of inspiration and serenity, while the well arranged buildings are open for natural light and privacy.

LIVING IN BALANCE

Structured Around Serenity

Ritz's master plan connects homes, nature, and community through a seamless, calming experience, to elevate everyday into the exceptional.

20%
BUILDINGS

30%
LAGOONS &
REENERY





EXTERIORS

Homes with a character.

These stunning facades at Ritz Residence, reflect a perfect harmony between modern design and timeless sophistication.

By day, The architecture exudes a sense of lightness and vibrancy, illuminated by natural sunlight and surrounded by serene water elements that mirror its form.

By night, it transforms into a glowing beacon of refined living, where surrounding lighting clarifies every architectural detail and invites a sense of calm and exclusivity.







LOCATION

Homes with an access.

Ritz is existing in a prime location a prime location, just a short distance from key highways that provide seamless connectivity to various areas and neighboring cities. It is conveniently close to:

Cairo-Alexandria Desert Road
Sphinx International Airport
Mall Of Arabia
El Sheikh Zayed City

05 mins
08 mins
15 mins
05 mins

Waslet Dahshur
Smart Village
Dabaa Road
Beverly Hills

03 mins
12 mins
Right on
05 mins



SPHINX AIRPORT

ROD EL FARAG AXIS

BEVERLY HILLS

SHEIKH ZAYED CITY

MALL OF ARABIA

NORTH COAST >>>
AL DABAA AXIS

Ritz
NEW ZAYED



UNIT TYPES

Homes with a view

The community features Wonderful, sleek units with unique interiors and breathtaking views, spacious townhouses with open-plan living and private gardens, and elegant villas designed for the ultimate in luxury and comfort.







APARTMENTS & STUDIOS

Perfect for modern living

The apartments and studios in Ritz are designed to maximize space, sunlight, and natural views. Whether overlooking serene water features or lush greenery, each residence combines luxury with smart layouts, ensuring comfort, style, and effortless living.

Crafted for those who value simplicity and elegance.





GARDEN VILLA

Where elegance meets serenity

Garden Villas offer spacious layouts and your own private garden, made for peaceful mornings and timeless gatherings.





SKY VILLA (WITH PRIVATE POOL)

Elevated living at its finest

The Sky Villa crowns your lifestyle with panoramic views and a private pool, blending exclusivity, luxury, and limitless sky.







TOWNHOUSES

Privacy Meets Connection

Designed for those who seek the harmony of privacy and connection, our townhouses offer a seamless blend of modern design and functional spaces.

With elegant facades, spacious interiors, and private gardens, these homes provide the ideal choice for family living within a vibrant, connected community.



STANDALONE VILLAS

A Statement of Prestige And Privacy

For those who appreciate heritage, elegance, and exclusivity, our standalone villas are nestled in verdant landscapes with breathtaking lake or garden views, each villa offers expansive indoor and outdoor spaces, and sophisticated architectural detailing ensuring an unmatched lifestyle.









AMENITIES

Where Every Detail Elevates Your Lifestyle

Every amenity has been carefully designed to bring balance, comfort, and enjoyment to your everyday life.

Whether you're seeking serene green spaces, fitness facilities, recreation areas, or premium community services, our compound offers an all-inclusive environment that caters to every lifestyle.





COMMERCIAL HUB

The Heartbeat of Our Community

Designed to cover residents' needs and visitors alike, this commercial hub offers everything from trendy cafés and gourmet restaurants to boutique shops and daily conveniences all within walking distance.

Whether you're shopping, dining, or simply unwinding, our Commercial Hub will bring you life and energy to your doorstep.

CLUB HOUSE

Where Fun & Frolic Never Ends

Our clubhouse serves as the beating heart of the community, designed to elevate everyday living, it features a modern fitness center, a serene pool area, and elegant lounges for relaxation.

Whether enjoying a gourmet meal, gathering with friends, or focusing on moments of wellness, the clubhouse provides you a space that feels both exclusive and welcoming.





CCTV SURVEILLANCE

Security At Every Corner

Our residential compound is equipped with a secured CCTV surveillance system, strategically placed to monitor all key areas around the clock.

Feel safe everyday knowing that your home is safeguarded by advanced security technology, providing peace of mind.

KIDS AREA

Green Spaces, Happy Faces

As we have one main goal to give a space for everyone at Ritz, our little ones are in mind, we craft for them a world of fun & exploration.

The kids' area is designed to inspire creativity, adventure, and joy in a safe and engaging environment.



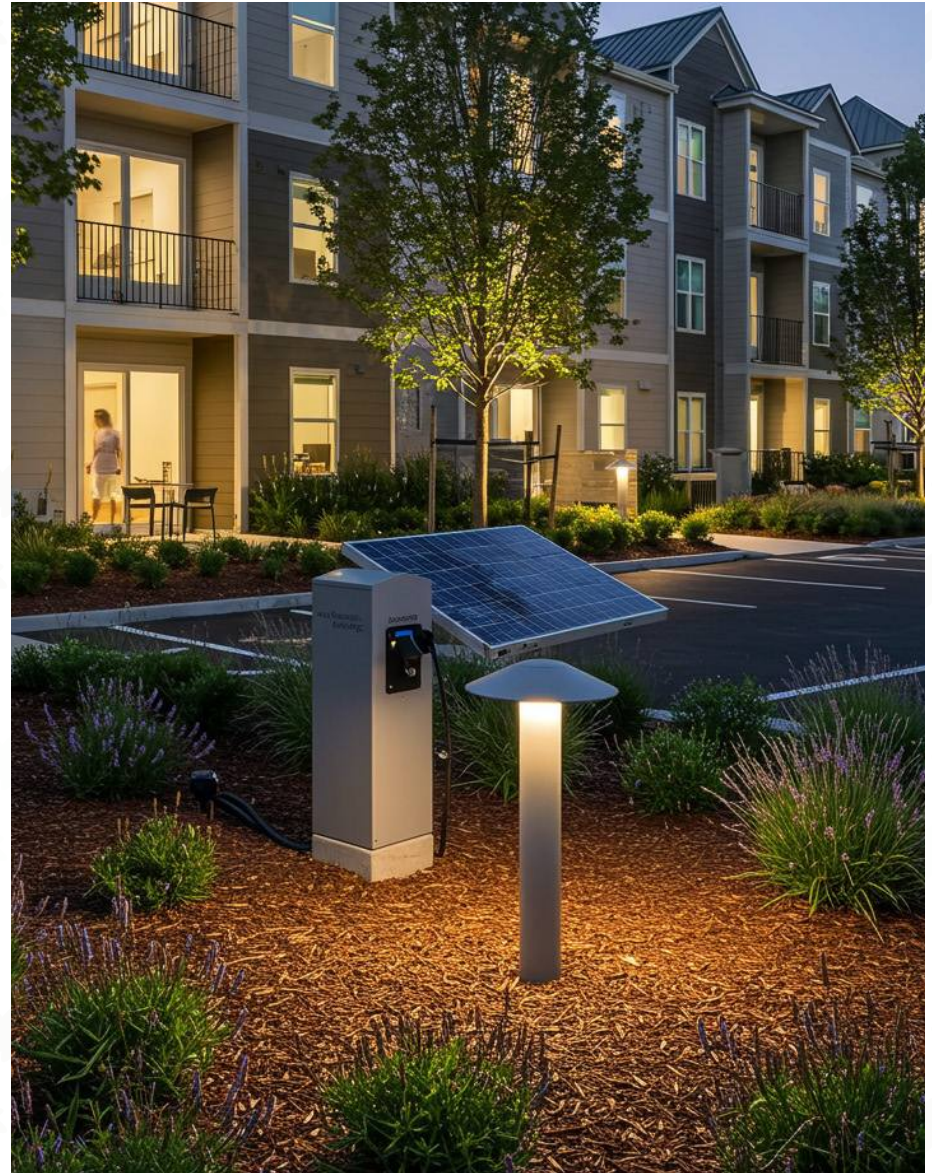
EV CHARGING & SOLAR LIGHTS

Enjoy Sustainable Living

Experience a community where innovation meets sustainability, creating a cleaner, more energy-efficient lifestyle.

Ritz includes Electric Vehicle Charging Stations (EVCS), ensuring convenience for eco-conscious residents.

Additionally, our solar energy system powers outdoor and landscape lighting, providing sustainable illumination while reducing environmental impact.



RITZ NURSERY

A Joyful Start For Bright Futures

Our nursery is designed to provide a safe, stimulating, and caring environment where children can learn, play, and grow.

With dedicated educators, engaging activities, and thoughtfully designed spaces, we ensure that parents have peace of mind while fostering early childhood development.



BUS STATION

Effortless Connectivity

A bus station ensures seamless transportation for residents. Strategically located within the community, it provides access to key destinations, making commutes smoother and more efficient.







STUDIO

TOLOAL AREA 69,50 M²



TOTAL AREA = 69,5 M ²		
SPACE		AREA
Kitchen		2.70 x 2.40 m ²
Reception and Dinning		7.30 x 3.90 m ²
Bedroom		3.60 x 3.40 m ²
Bathroom		2.45 x 2.00 m ²
GARDEN = 30 M ²		

STUDIO
TOLOAL AREA 73,50 M²



SPACE	AREA
Kitchen	2.70 x 2.40 m
Reception and Dinning	7.30 x 3.90 m
Bedroom	3.60 x 3.40 m
Bathroom	2.45 x 2.00 m
Total Terraces	5.91 m2
TOTAL AREA = 73,50 M ²	



STUDIO

TOLOAL AREA 79,46 M²



TOTAL AREA = 79,46M ²	
SPACE	AREA
Kitchen	3.10 x 2.40 m ²
Reception and Dinning	4.80 x 4.40 m ²
Master Bedroom	3.70 x 3.60 m ²
Dressing	2.50 x 1.40 m ²
Bathroom MB	2.10 x 1.80 m ²
Bathroom	2.40 x 1.80 m ²
GARDEN = 78 M ²	

APARTMENT

TOLOAL AREA 114 M²

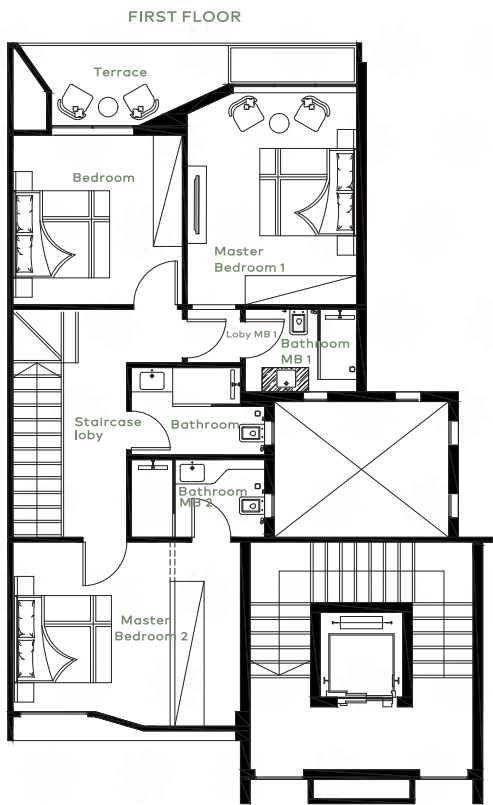
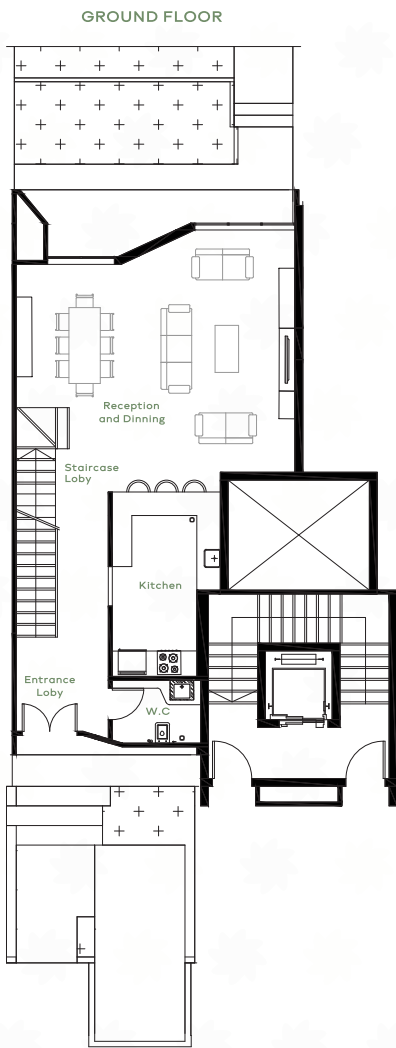


SPACE	AREA
Kitchen	3.10 x 2.40 m ²
Reception and Dinning	6.60 x 4.20 m ²
Master Bedroom	3.60 x 3.30 m ²
Dressing	2.40 x 1.08 m ²
Bathroom MB	2.10 x 1.70 m ²
Bathroom	2.40 x 1.80 m ²
Bedroom	3.60 x 3.40 m ²
Total Terraces	10.45 m ²

TOTAL AREA = 114 M²

GARDEN VILLA

TOLOAL AREA 195 M²



GROUND FLOOR

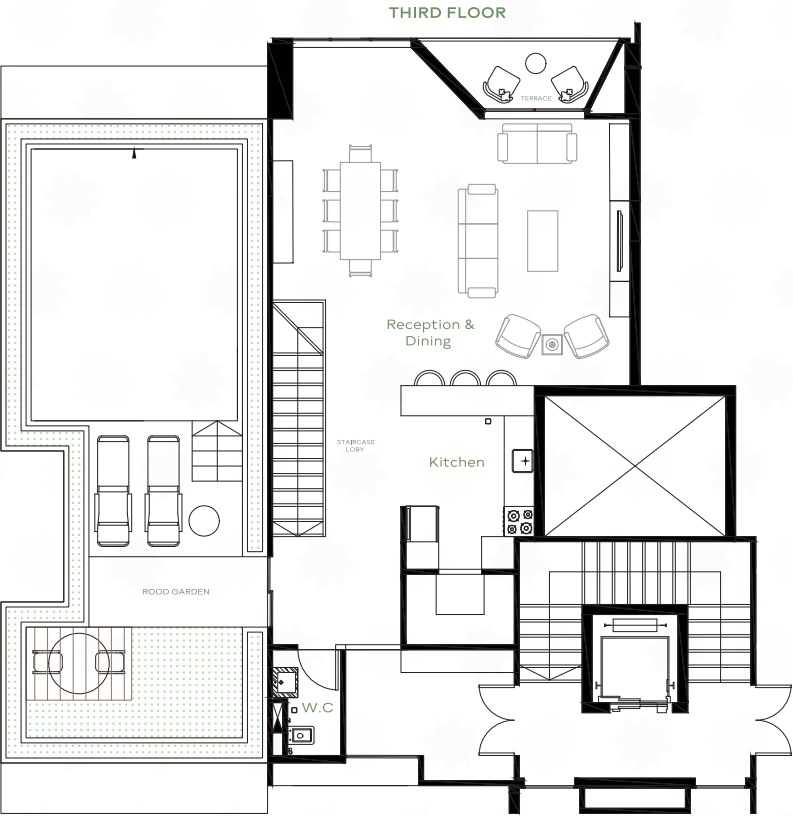
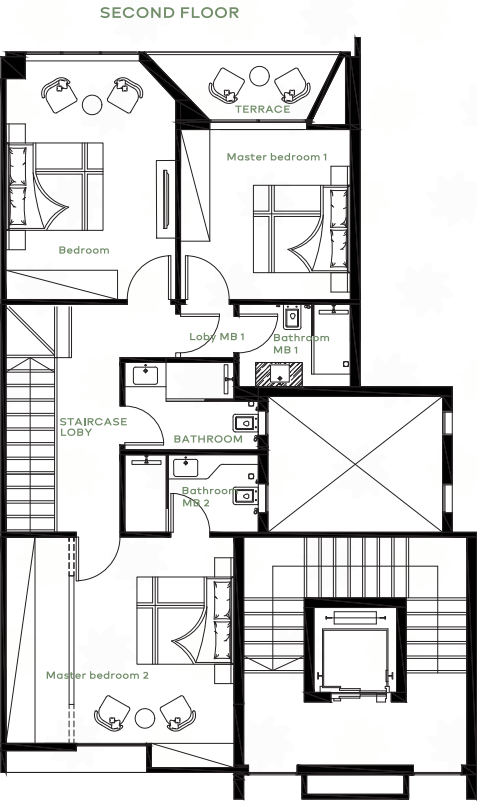
SPACE	AREA
Entrance Lobby	3.35 x 2.10 m ²
Reception and Dining	7.10 x 5.50 m ²
Kitchen	5.25 x 2.65 m ²
Foyer & Staircase lobby	2.40 x 2.50 m ²
Guest Toilet	2.00 x 1.35 m ²
Front Terrace	4.3 m ²

FIRST FLOOR

SPACE	AREA
Staircase lobby	4.70 x 2.40 m ²
Master bedroom 1	3.50 x 3.50 m ²
Lobby MB 1	1.0 x 1.10 m ²
Bathroom MB 1	2.30 x 1.70 m ²
Terrace	4.30 m ²
Master bedroom 2	4.70 x 3.70 m ²
Bathroom MB 2	2.70 x 1.60 m ²
Bedroom	5.10 x 3.50 m ²
Bathroom	2.75 x 1.80 m ²

TOLOAL AREA 195 M ²
GARDEN = 61 M ²

SKY VILLA (WITH PRIVATE POOL) TOLOAL AREA 216 M²



SECOND FLOOR

SPACE	AREA
Staircase lobby	4.70 x 2.40 m ²
Master bedroom 1	3.50 x 3.50 m ²
Lobby MB 1	1.0 x 1.10 m ²
Bathroom MB 1	2.30 x 1.70 m ²
Terrace	4.30 m ²
Master bedroom 2	4.70 x 4.25 m ²
Bathroom MB 2	2.70 x 1.60 m ²
Bedroom	5.10 x 3.60 m ²
Bathroom	2.75 x 1.80 m ²

THIRD FLOOR

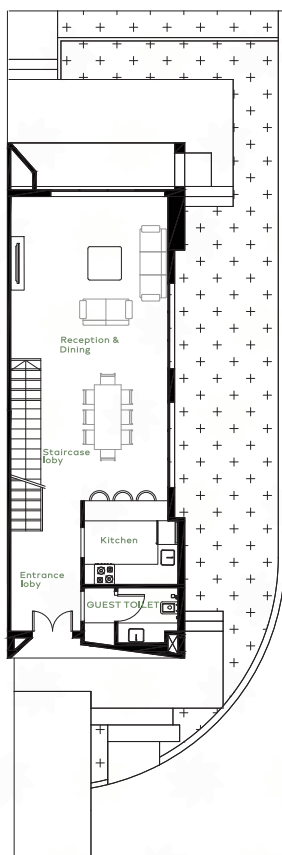
SPACE	AREA
Entrance Lobby	3.35 x 2.10 m ²
Reception and Dinning	7.10 x 5.50 m ²
Kitchen	5.25 x 2.65 m ²
Foyer & Staircase lobby	2.40 x 2.50 m ²
Guest Toilet	2.00 x 1.35 m ²
Front Terrace	4.3 m ²

VILLA AREA = 216 M²
 ROOF = 64.0 m² Average dim 12.80 * 5.40M²

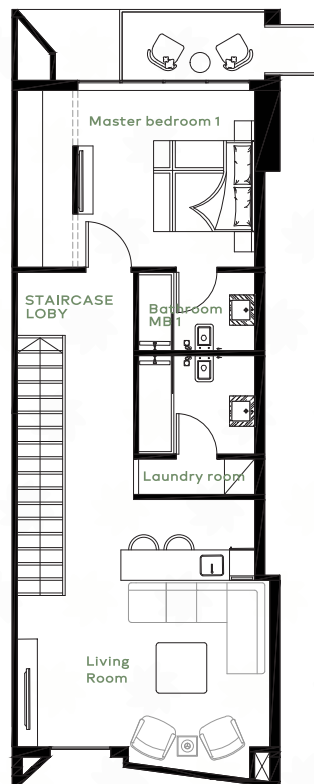
TOWN HOUSE

TOLOAL AREA 260 M²

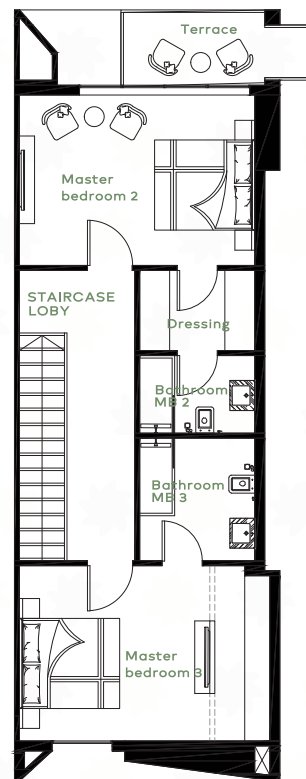
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

SPACE	AREA
Entrance Lobby	3.00 x 2.10 m ²
Reception and Dinning	9.10 x 4.70 m ²
Kitchen	2.80 x 2.75 m ²
Foyer & Staircase lobby	2.40 x 2.50 m ²
Guest Toilet	2.8 x 1.10 m ²
Front Terrace	4.3 m ²

FIRST FLOOR

SPACE	AREA
Staircase lobby	6.40 x 0.95 m
Master bedroom 1	4.70 x 3.50 m
Bathroom MB 1	2.30 x 1.60 m
Terrace	5.00 m
Bathroom	2.30 x 1.95 m
Laundry room	2.30 x 0.70 m
Living	5.00 x 5.40 m

SECOND FLOOR

SPACE	AREA
Staircase lobby	6.40 x 0.95 m
Master bedroom 2	4.70 x 3.40 m
Dressing	2.30 x 1.60 m
Bathroom MB 2	2.30 x 1.60 m
Terrace	5.00 m
Master bedroom 3	5.00 x 3.50 m
Bathroom MB 3	2.30 x 1.60 m

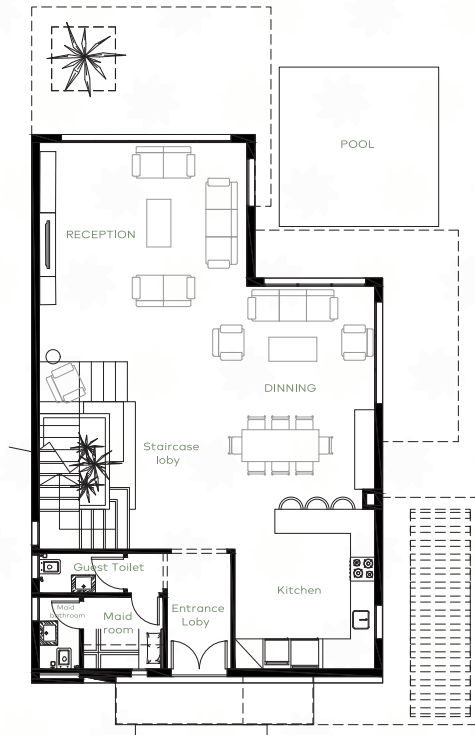
TOTAL AREA = 260 m²

GARDEN = 109 M²

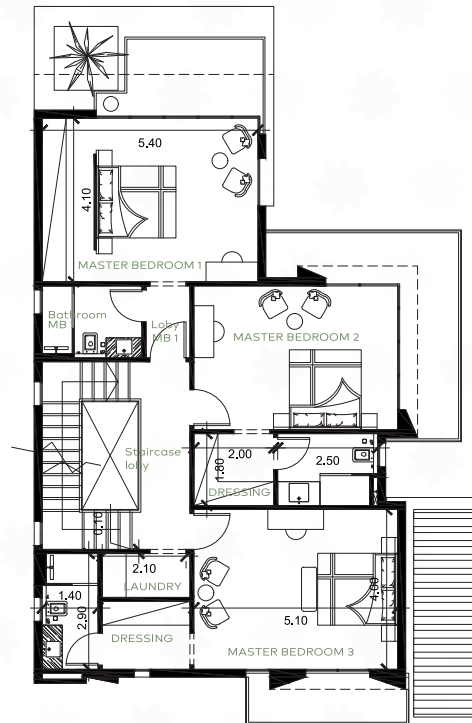
STAND ALONE VILLA

TOLOAL AREA 303 M²

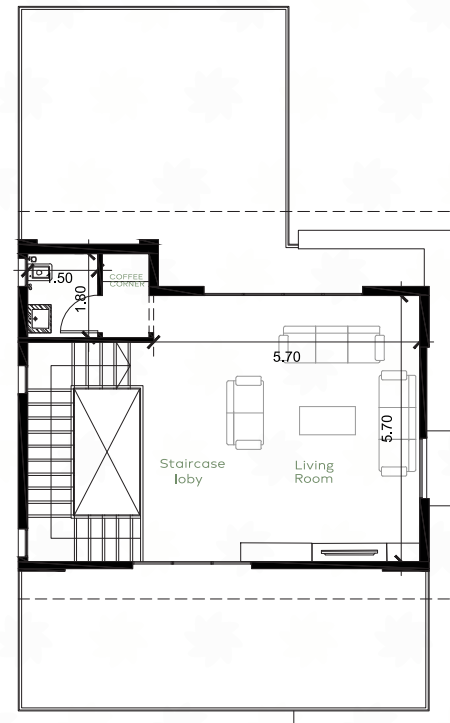
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

SPACE	AREA
Entrance Lobby	2.90 x 1.60 m
Maid room	2.10 x 1.80 m
Maid bathroom	1.00 x 1.80 m
Guest Toilet	2.10 x 1.00 m
Reception	5.20 x 3.60 m
Dinning	8.40 x 5.60 m
Staircase lobby	4.70 x 2.75 m

FIRST FLOOR

SPACE	AREA
Staircase lobby	4.70 x 2.75 m ²
Master bedroom 1	5.40 x 4.10 m ²
Lobby MB 1	1.80 x 1.10 m ²
Bathroom MB 1	2.50 x 1.80 m ²
Terrace	7.00 m ²
Master bedroom 2	5.10 x 3.60 m ²
Bathroom MB 2	2.50 x 1.80 m ²
Dressing	2.00 x 1.80 m ²
Master bedroom 3	5.10 x 3.60 m ²
Bathroom MB 3	2.90 x 1.40 m ²
Dressing	2.10 x 1.70 m ²
Laundry	2.10 x 1.10 m ²
Terrace	5.20 m ²

SECOND FLOOR

SPACE	AREA
Staircase lobby	4.70 x 2.75 m ²
Living	5.10 x 3.30 m ²
Coffe Corner	5.10 x 3.50 m ²
W.C	1.80 x 1.50 m ²

GARDEN = 226 m2

TOTAL AREA = 303 M²



ARQA DEVELOPMENT GROUP

The Developer's Legacy

With a strong presence in both East and West Cairo, since 2007, ARQA Development Group has built a promise for delivering premium business complexes that redefine commercial excellence.

Our expertise in strategic locations, innovative designs, and high-end developments has set us apart in the real estate market.

Ritz is our first residential masterpiece, bringing the same level of quality that has defined our previous successes.

FROM VISION TO REALITY

Built. Delivered. Operating

ARQA Mall - South 90 St. New Cairo. (Delivered)

Mall 94 - M.Nageb Axis. New Cairo. (Delivered)

Mall 238 - North 90 St. New Cairo. (Delivered)

IBusiness Park - New Administrative Capital (Under Construction).

ANNEX 26 - on the 6th of July axis. 6th of October City (Under Construction).



FOR THE FINEST FEW...
IT'S MORE THAN A HOME.
IT'S A PROMISE OF WHAT YOU DESERVE.



V1.2452025

ARQA Mall, Building 311, Fifth Settlement.
Melanite Mall, 6th of October.
www.arqadevelopments.com