

RiZA | ريزا  
COMPOUND ZAYED



*Where Serenity Finds Its Shape*

A new chapter by Eagles Developments,  
Crafted with precision. Built on trust. Designed for peace

◀◀ 15936

*A new dimension of comfort... a new definition of home*

In a world that never stops, Riza stands still, calm, balanced, and beautifully alive.

Every path leads you to greenery, every view opens to light, every detail whispers comfort.

Here, your day flows effortlessly, from sunrise to sunset, in harmony with nature and time itself.

The logo features the word "RiZA" in a large, elegant serif font, with the letter "i" in lowercase. Above the letters "i" and "Z" is a white outline of a house roof. Below "RiZA" is the text "COMPOUND ZAYED" in a smaller, all-caps sans-serif font.

RiZA  
COMPOUND ZAYED



RiZA



*About* Riza

## **INSPIRED BY SERENITY, DESIGNED FOR LIFE**

Riza isn't just a place to live, it's a feeling that stays with you. Named after the word "رضا", meaning contentment, the project reflects a lifestyle where peace isn't temporary, but ever-present.

Developed by Eagles Developments, with over 40 year of experience shaping trust and excellence,  
Riza embodies the art of creating homes that truly satisfy the heart and mind



VISION & PHILOSOPHY

## **MORE THAN BUILDINGS... A PHILOSOPHY OF HARMONY**

At Riza, architecture speaks softly.

Every building rises from a vision of balance, between space and soul, elegance and ease.

We believe a home should do more than shelter; it should soothe, inspire, and belong.

That's why every corner of Riza is crafted to mirror a lifestyle of peace, connection, and timeless beauty

# LIFESTYLE & EXPERIENCE



## A LIFE THAT FEELS RIGHT... EVERY SINGLE DAY.

Here, your mornings begin with calm,  
And your evenings end in quiet satisfaction.

Surrounded by lush greenery and refined spaces, Riza invites you to rediscover life, not in a rush, but in rhythm.

The feeling of belonging isn't just built; it grows with every sunrise over your home.











## **FACILITIES & AMENITIES**

Every detail designed for  
effortless living.



**Green Landscapes,** 76.5% of Riza dedicated to open spaces for peace and balance.



**Outdoor Cinema & Rooftop Lounges,** unwind above the city, under the stars.



**Clubhouse & Fitness Areas,** stay active, social, and inspired.



commercial area, premium cafés, dining,  
and everyday convenience.





**Family & Kids Zones**, laughter and play  
at the heart of your community.



**24/7 Security & Privacy**, and electric charging services,  
where safety meets serenity





# STRATEGIC LOCATION



In the heart of El Sheikh Zayed... close to everything, far from the noise.



AL-RABOUA

EL-YASMEN COMPOUND

ZAYED CENTRAL PARK

ZED TOWERS

ALKARAMA KAY

ATRIO

JANNA

TARA

DORA COMPLEX

WEST FLAG

BELLEVILLE

ETHOS

Zayed EDGE

MOON LAND

ZAYED 2000

ALPHA COMPOUND

ARKAN PLAZA

AMIRECAN PLAZA

CAPITAL BUSINESS PARK

دائري

ROYAL CITY  
MANSOUR

Cairo Alex Desert Road

SMART VILLAGE

RIZA



COMPOUND

**Minutes away from the city's landmarks, yet worlds apart in peace:**

Al Ahly Club – Dar El Fouad Hospital –  
Hyper One – ZED Club – Sky View – Village  
West – Lebanon Square – Cairo–Alex  
Desert Road – Smart Village – North Coast  
Highway.





**A location chosen not by chance,  
but by vision — to bring comfort  
closer to you.**





RiZA | ريزا  
COMPOUND ZAYED

# *Payment* Plans

## **Ease that matches your lifestyle**

### **Flexible payment plans designed for modern living:**

- Up to 10 years installment plans.
- Smart investment options with high value returns.
- Limited units available in the first phase; secure your place early.

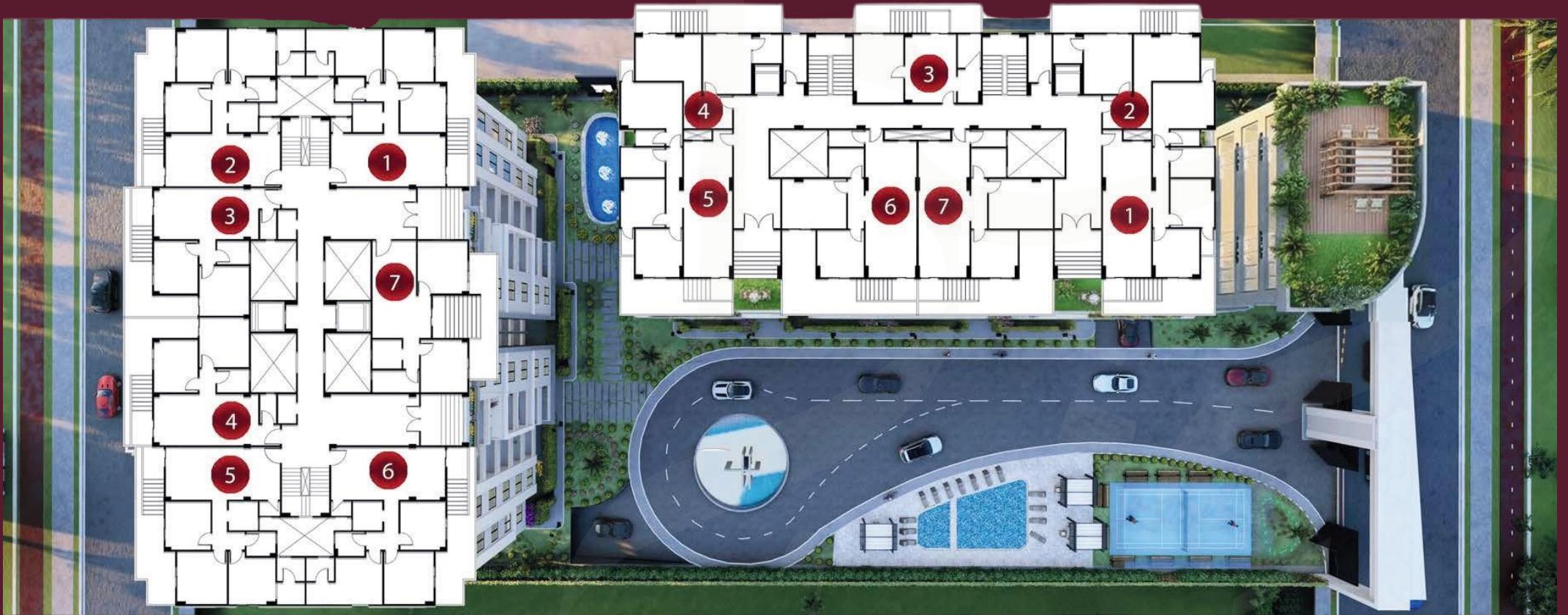
*Because comfort should start from the very first step.*



# MASTER PLAN FOR GROUND FLOOR

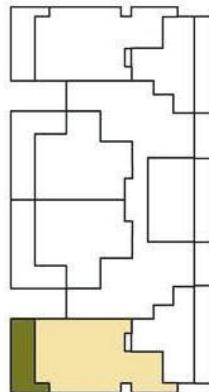
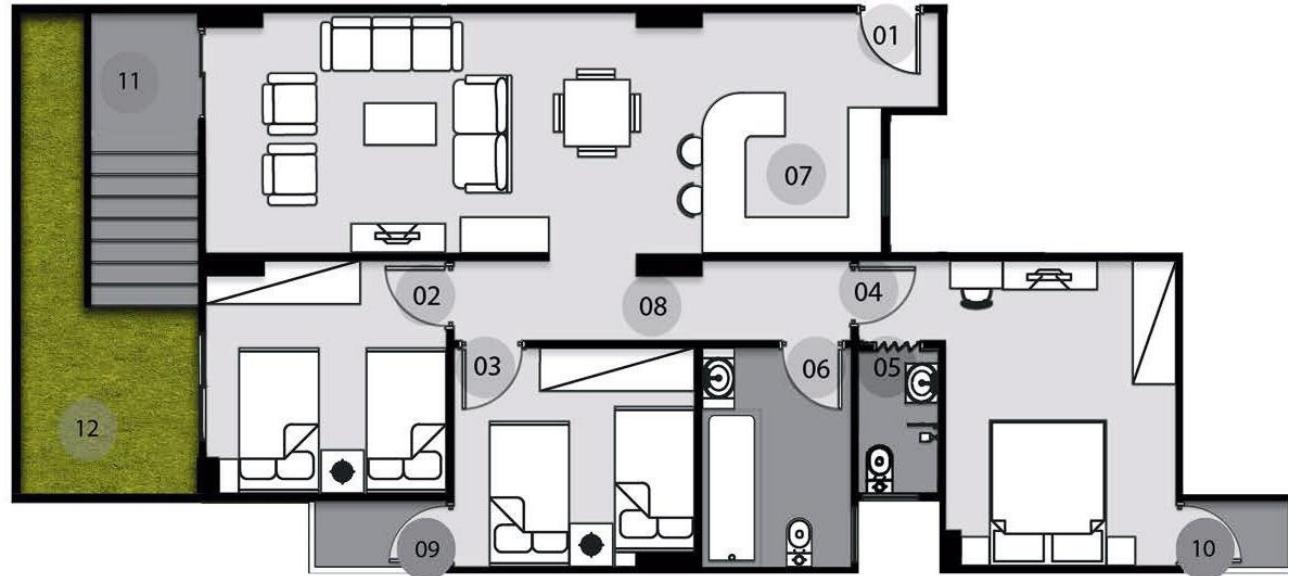
B

A



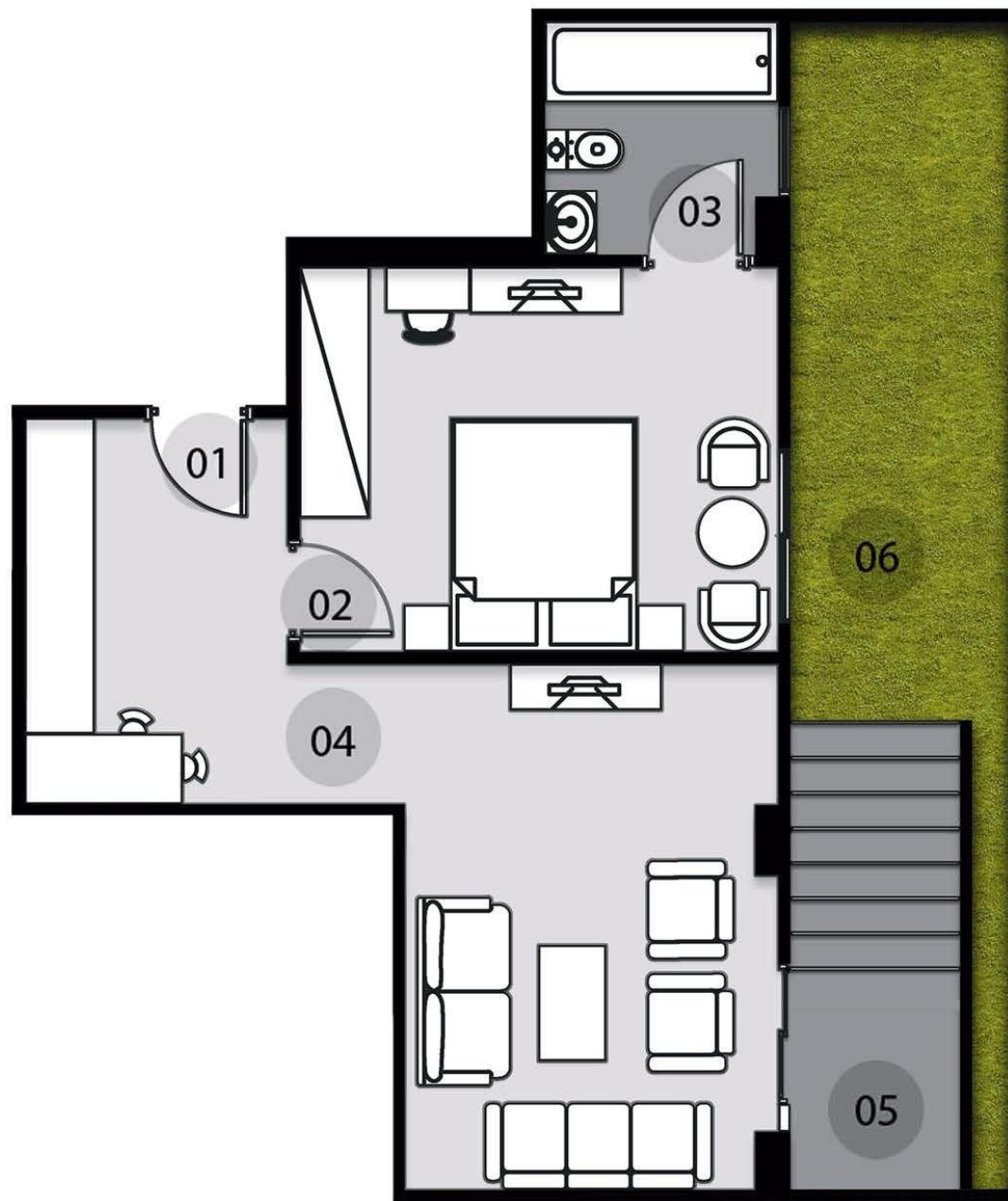
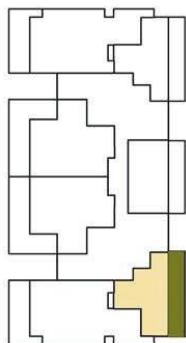
## A- G01

01 RECEPTION	9.50*3.45
02 BEDROOM 1	3.45*3.35
03 BEDROOM 2	3.40*3.20
04 BEDROOM 3	4.35*3.35
05 BEDROOM TOILET	2.20*1.20
06 TOILET	3.15*2.15
07 KITCHEN	2.50*2.30
08 LOBBY	5.45*1.10
09 TERRACE1	2.00*1.10
10 TERRACE2	2.00*1.10
11 TERRACE3	4.15*1.50
Total Area	125.00 M2
12 GARDEN	21.30 M2



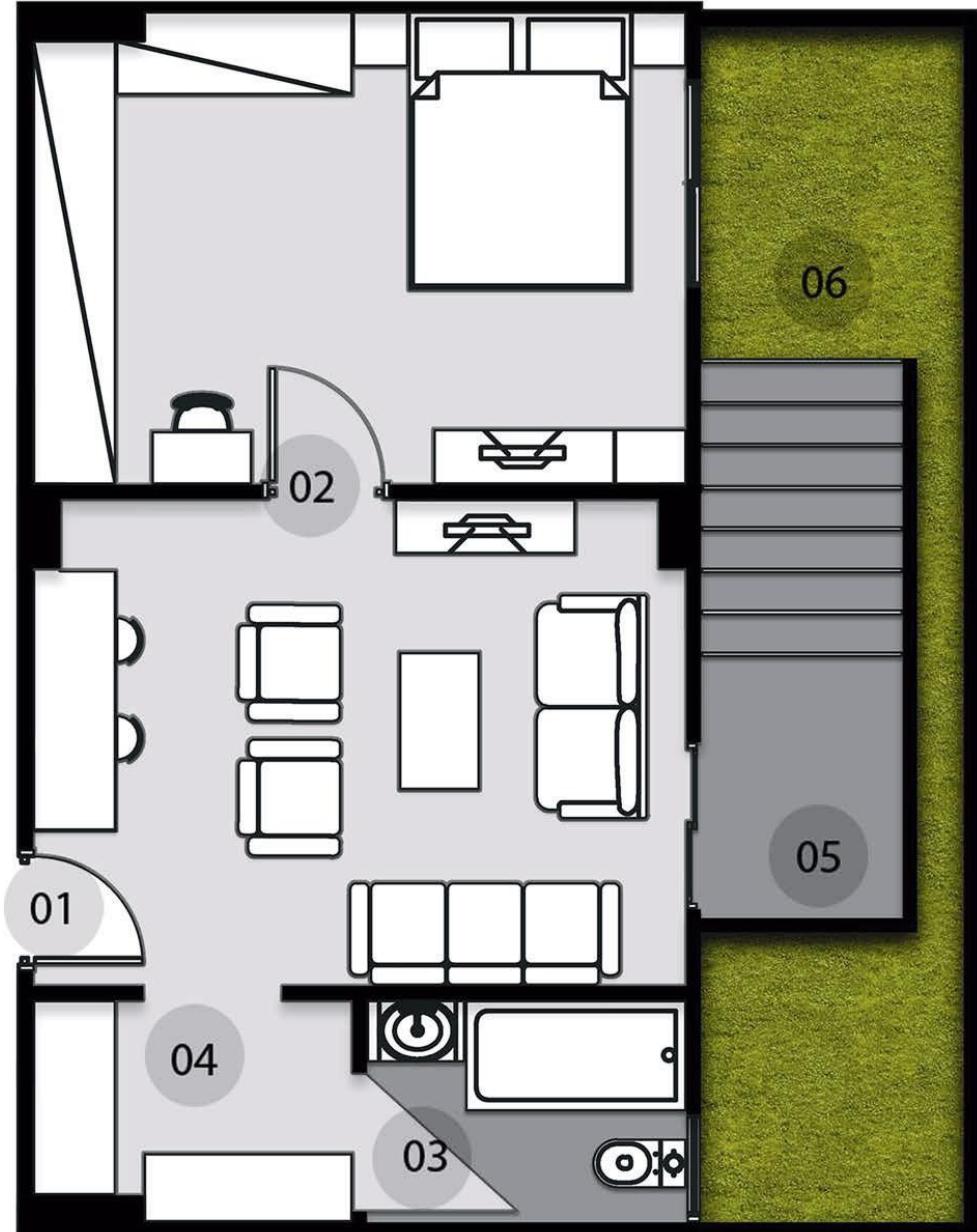
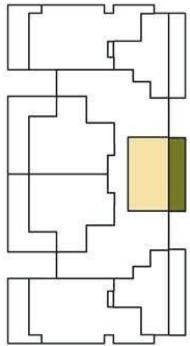
## A- G02

01 RECEPTION	4.65*3.35
02 BEDROOM 1	4.30*3.40
03 TOILET	2.20*2.20
04 LOBBY	3.45*2.40
05 TERRACE	4.10*1.50
<b>Total Area</b>	<b>60.00 M2</b>
06 GARDEN	20.40 M2



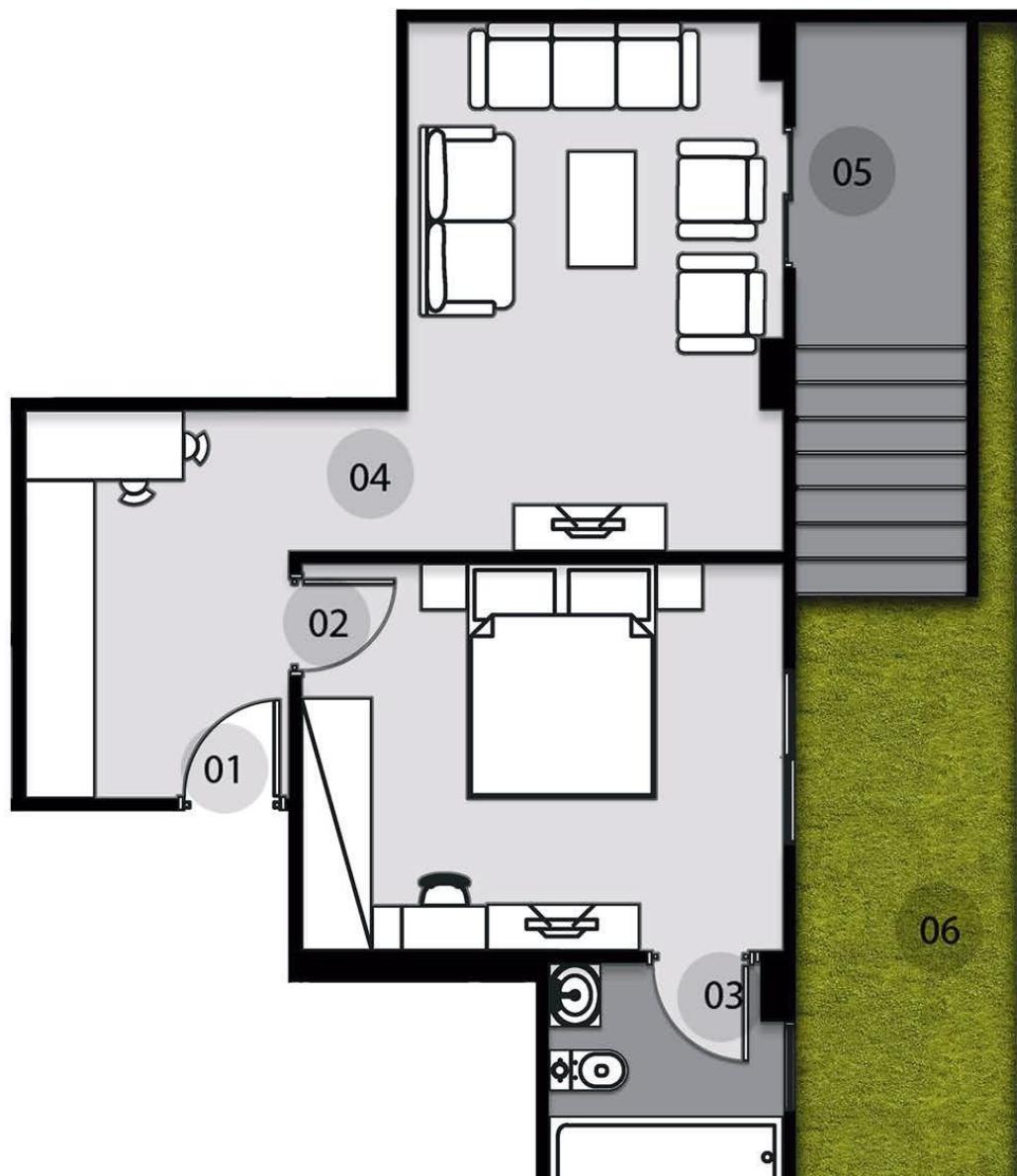
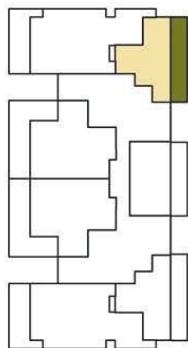
## A- G03

01 RECEPTION	4.90*3.60
02 BEDROOM 1	4.90*3.55
03 TOILET	2.45*1.75
04 LOBBY	2.45*1.75
05 TERRACE	4.10*1.50
Total Area	60.00 M2
06 GARDEN	17.60 M2



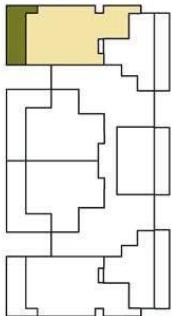
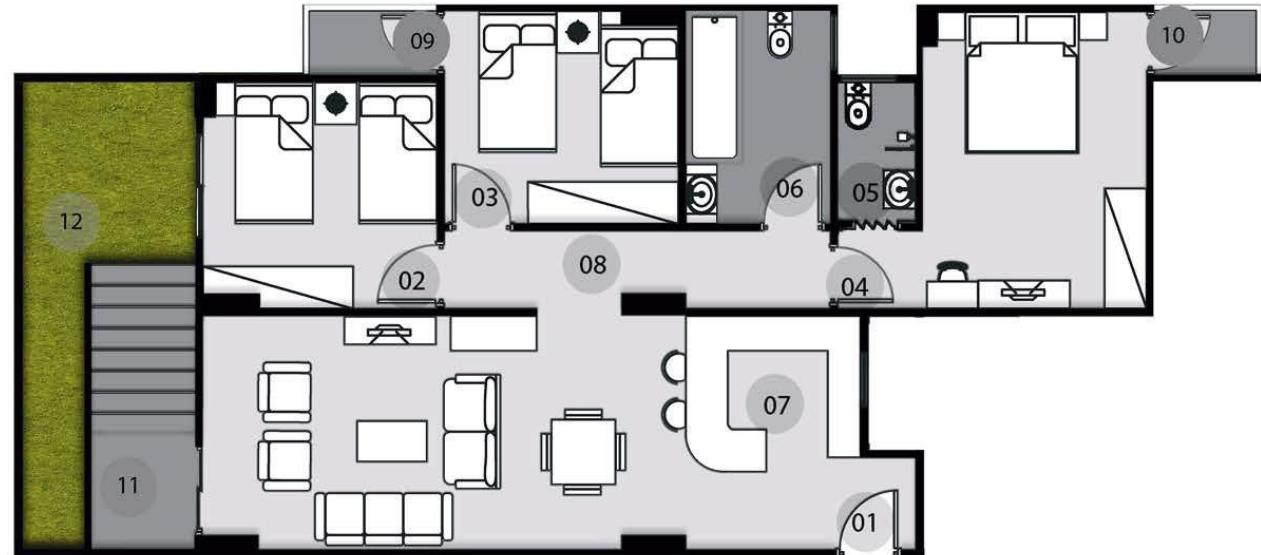
## A- G04

01 RECEPTION	4.65*3.35
02 BEDROOM 1	4.30*3.40
03 TOILET	2.20*2.20
04 LOBBY	3.45*2.40
05 TERRACE	4.10*1.50
Total Area	60.00 M2
06 GARDEN	20.40 M2



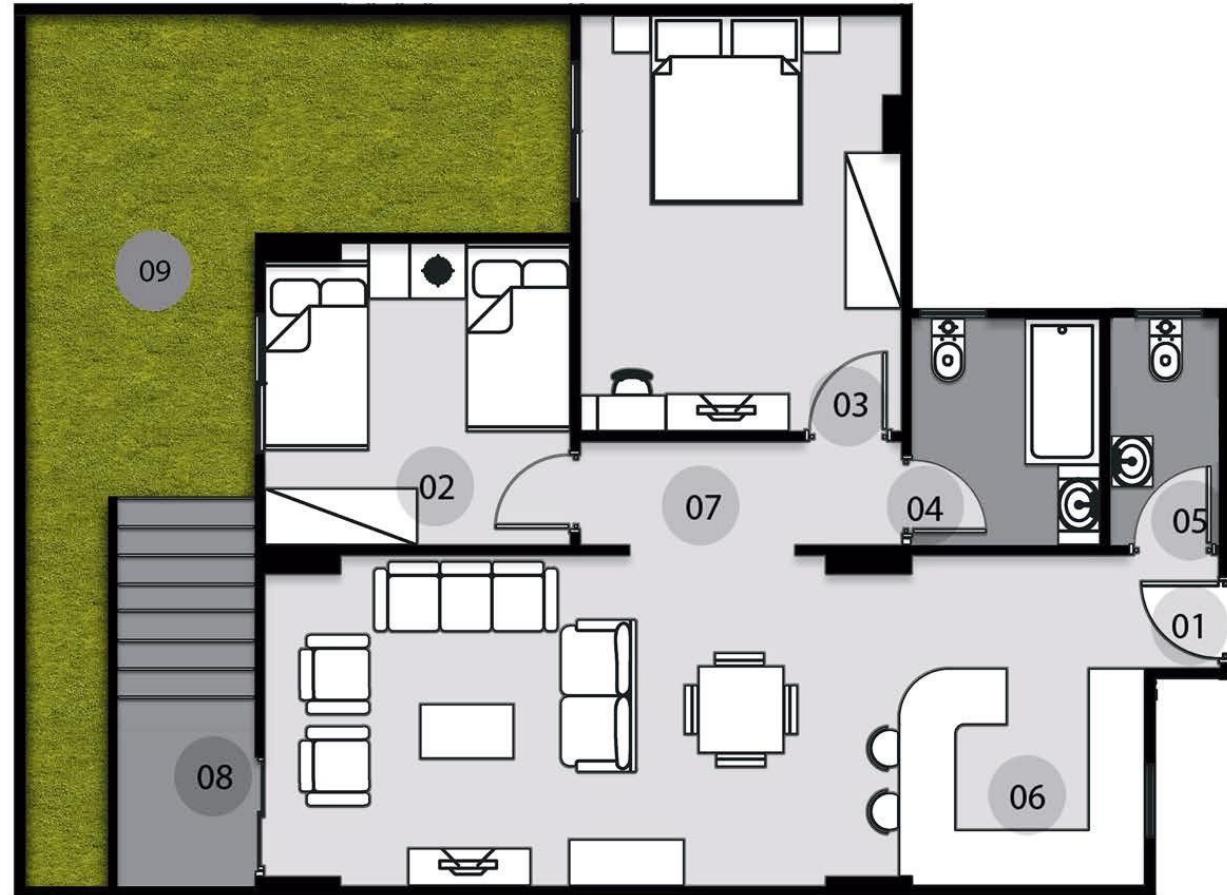
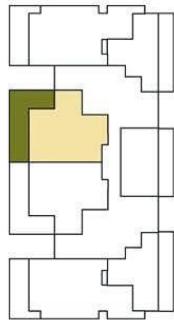
## A- G05

01 RECEPTION	9.50*3.45
02 BEDROOM 1	3.45*3.35
03 BEDROOM 2	3.40*3.20
04 BEDROOM 3	4.35*3.35
05 BEDROOM TOILET	2.20*1.20
06 TOILET	3.15*2.15
07 KITCHEN	2.50*2.30
08 LOBBY	5.45*1.10
09 TERRACE1	2.00*1.10
10 TERRACE2	2.00*1.10
11 TERRACE3	4.15*1.50
Total Area	125.00 M2
12 GARDEN	21.30 M2



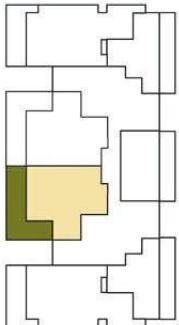
## A- G06

01 RECEPTION	9.50*3.60
02 BEDROOM 1	3.40*3.35
03 BEDROOM 2	4.60*3.60
04 TOILET	2.55*2.10
05 GUEST TOILET	2.55*1.30
06 KITCHEN	2.60*3.30
07 LOBBY	3.40*1.10
08 TERRACE	4.20*1.50
<b>Total Area</b>	<b>105.00 M2</b>
09 GARDEN	31.70 M2



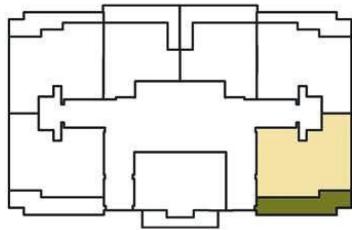
## A- G07

01 RECEPTION	9.50*3.60
02 BEDROOM 1	3.40*3.35
03 BEDROOM 2	4.60*3.60
04 TOILET	2.55*2.10
05 GUEST TOILET	2.55*1.30
06 KITCHEN	2.60*3.30
07 LOBBY	3.40*1.10
08 TERRACE	4.20*1.50
Total Area	105.00 M2
09 GARDEN	31.70 M2



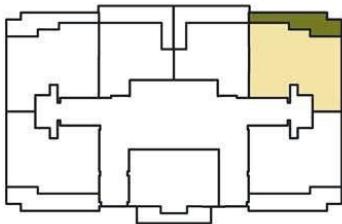
## B- G01

01 RECEPTION	8.00*3.80
02 BEDROOM 1	3.40*3.30
03 BEDROOM 2	3.80*3.60
04 BEDROOM 3	3.40*3.40
05 DRESSING	2.10*1.60
06 BEDROOM TOILET	2.00*1.70
07 TOILET	2.20*1.75
08 GUEST TOILET	1.50*1.10
09 KITCHEN	2.20*2.20
10 LOBBY	3.40*1.10
11 TERRACE	4.75*1.50
<b>Total Area</b>	<b>125.00 M2</b>
12 GARDEN	23.55 M2



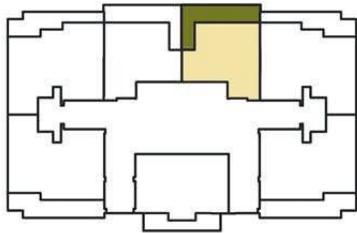
## B- G02

01 RECEPTION	8.00*3.80
02 BEDROOM 1	3.40*3.30
03 BEDROOM 2	3.80*3.60
04 BEDROOM 3	3.40*3.40
05 DRESSING	2.10*1.60
06 BEDROOM TOILET	2.00*1.70
07 TOILET	2.20*1.75
08 GUEST TOILET	1.50*1.10
09 KITCHEN	2.20*2.20
10 LOBBY	3.40*1.10
11 TERRACE	4.75*1.50
Total Area	125.00 M2
12 GARDEN	23.45 M2



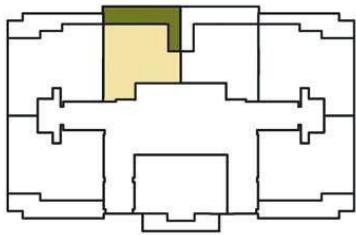
## B- G03

01 RECEPTION	7.35*3.70
02 BEDROOM 1	3.70*3.20
03 BEDROOM 2	3.60*3.60
04 TOILET	2.40*1.70
05 GUEST TOILET	2.20*1.20
06 KITCHEN	2.80*2.10
07 LOBBY	1.70*1.10
08 TERRACE	5.15*1.50
Total Area	85.00 M2
09 GARDEN	22.55 M2



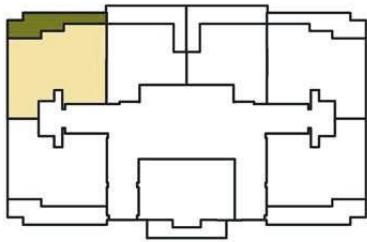
## B- G04

01	RECEPTION	7.35*3.70
02	BEDROOM 1	3.70*3.20
03	BEDROOM 2	3.60*3.60
04	TOILET	2.40*1.70
05	GUEST TOILET	2.20*1.20
06	KITCHEN	2.80*2.10
07	LOBBY	1.70*1.10
08	TERRACE	5.15*1.50
<b>Total Area</b>		<b>85.00 M2</b>
09	GARDEN	21.95 M2



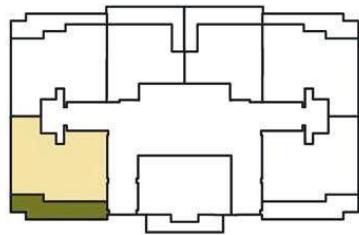
## B- G05

01	RECEPTION	8.00*3.80
02	BEDROOM 1	3.40*3.30
03	BEDROOM 2	3.80*3.60
04	BEDROOM 3	3.40*3.40
05	DRESSING	2.10*1.60
06	BEDROOM TOILET	2.00*1.70
07	TOILET	2.20*1.75
08	GUEST TOILET	1.50*1.10
09	KITCHEN	2.20*2.20
10	LOBBY	3.40*1.10
11	TERRACE	4.75*1.50
Total Area		125.00 M2
12	GARDEN	23.50 M2



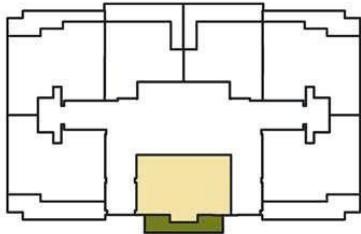
## B- G06

01	RECEPTION	8.00*3.80
02	BEDROOM 1	3.40*3.30
03	BEDROOM 2	3.80*3.60
04	BEDROOM 3	3.40*3.40
05	DRESSING	2.10*1.60
06	BEDROOM TOILET	2.00*1.70
07	TOILET	2.20*1.75
08	GUEST TOILET	1.50*1.10
09	KITCHEN	2.20*2.20
10	LOBBY	3.40*1.10
11	TERRACE	4.75*1.50
<b>Total Area</b>		<b>125.00 M2</b>
12	GARDEN	23.55 M2



## B- G07

01	RECEPTION	6.75*4.20
02	BEDROOM 1	3.80*3.40
03	BEDROOM 2	3.80*3.60
04	TOILET	3.30*1.60
05	KITCHEN	2.20*2.20
06	LOBBY	2.10*1.10
07	TERRACE	3.40*3.10
<b>Total Area</b>		<b>85.00 M2</b>
08	GARDEN	15.00 M2

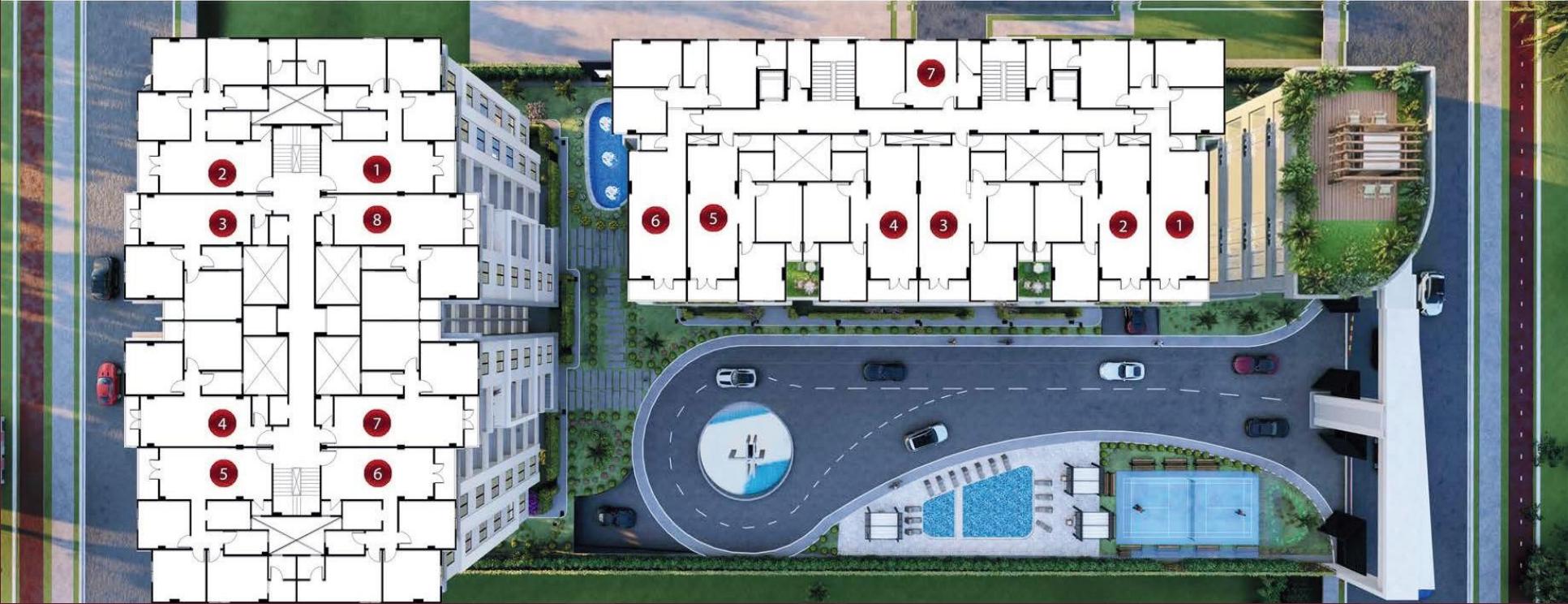




# MASTER PLAN FOR TYPICAL FLOOR

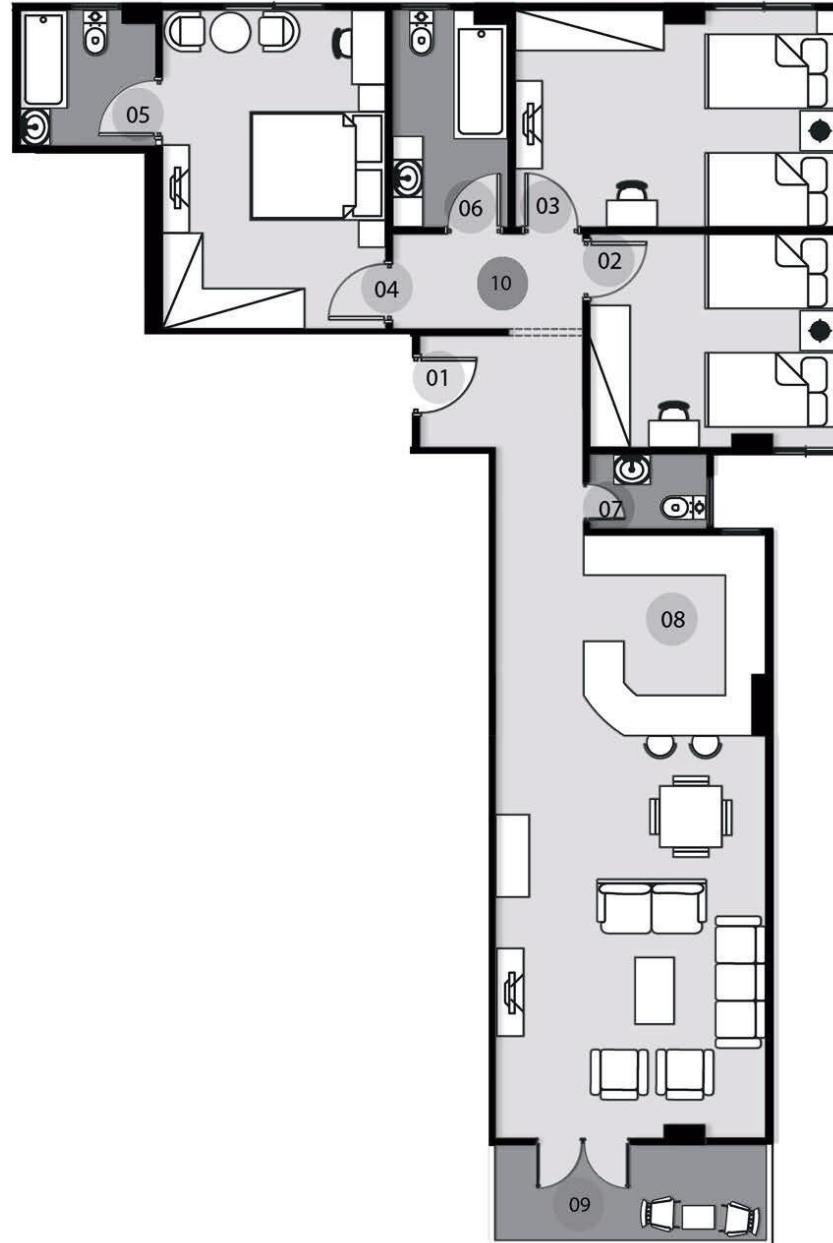
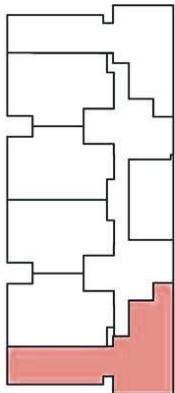
B

A



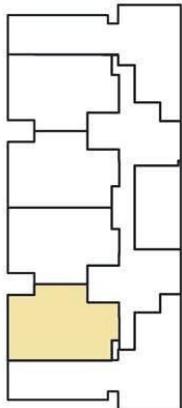
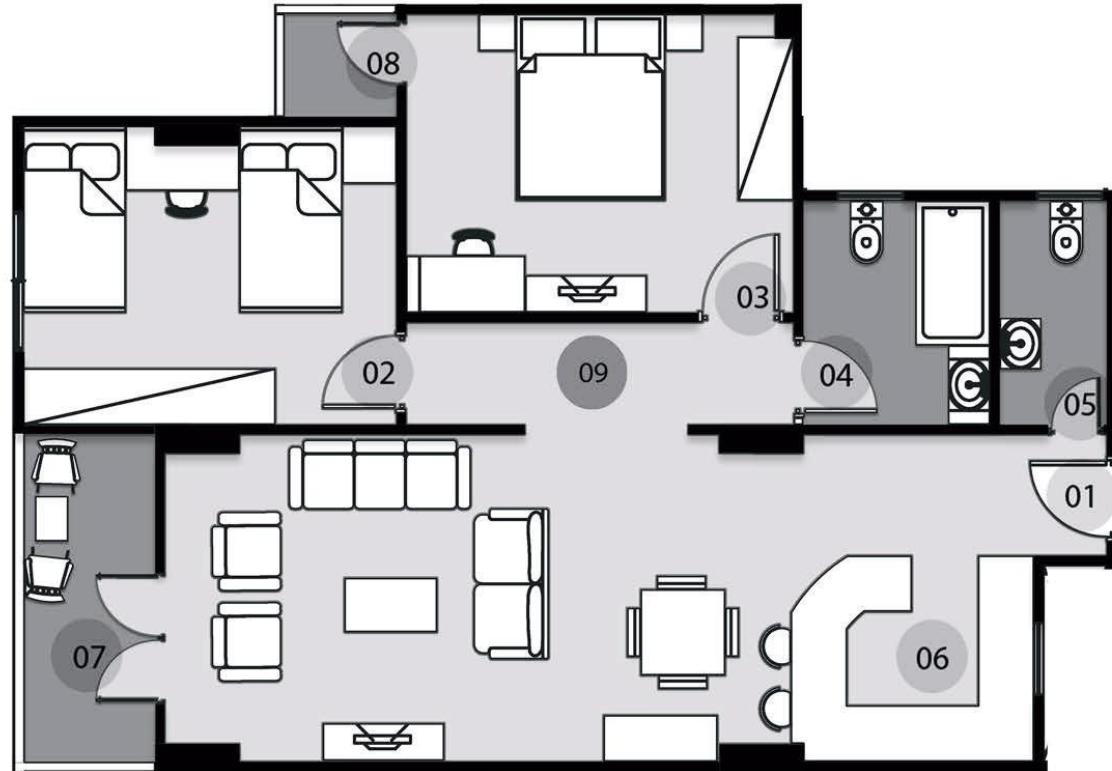
## A- T11

01 RECEPTION	9.10*4.15
02 BEDROOM 1	3.90*3.30
03 BEDROOM 2	4.95*3.35
04 BEDROOM 3	4.90*3.45
05 BEDROOM TOILET	2.20*2.20
06 TOILET	3.40*1.80
07 GUEST TOILET	1.90*1.20
08 KITCHEN	3.00*2.70
09 TERRACE	4.15*1.50
10 LOBBY	2.80*1.40
<b>Total Area</b>	<b>155.00 M2</b>



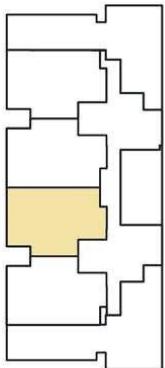
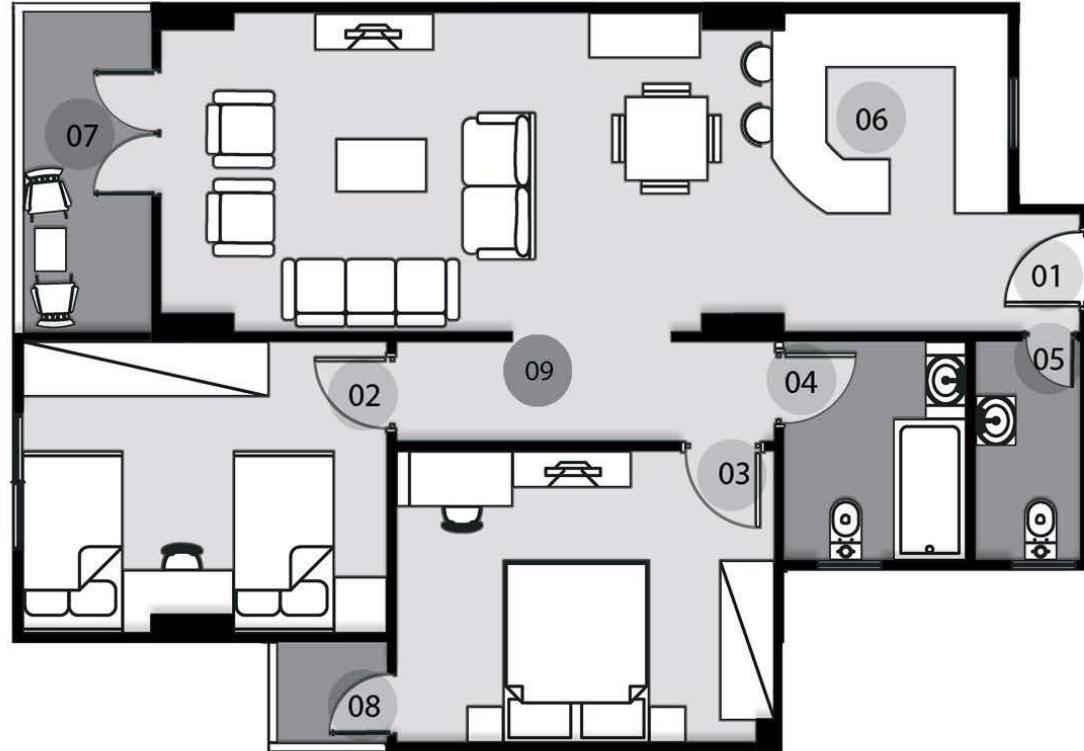
## A- T12

01 RECEPTION	9.50*3.60
02 BEDROOM 1	4.15*3.40
03 BEDROOM 2	4.30*3.35
04 TOILET	2.60*2.10
05 GUEST TOILET	2.60*1.30
06 KITCHEN	2.60*2.20
07 TERRACE 1	3.60*1.50
08 TERRACE 2	1.30*1.15
09 LOBBY	4.15*1.10
Total Area	115.00 M2



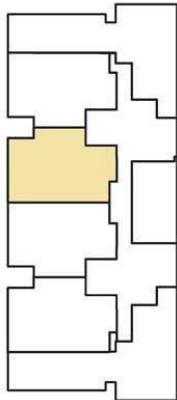
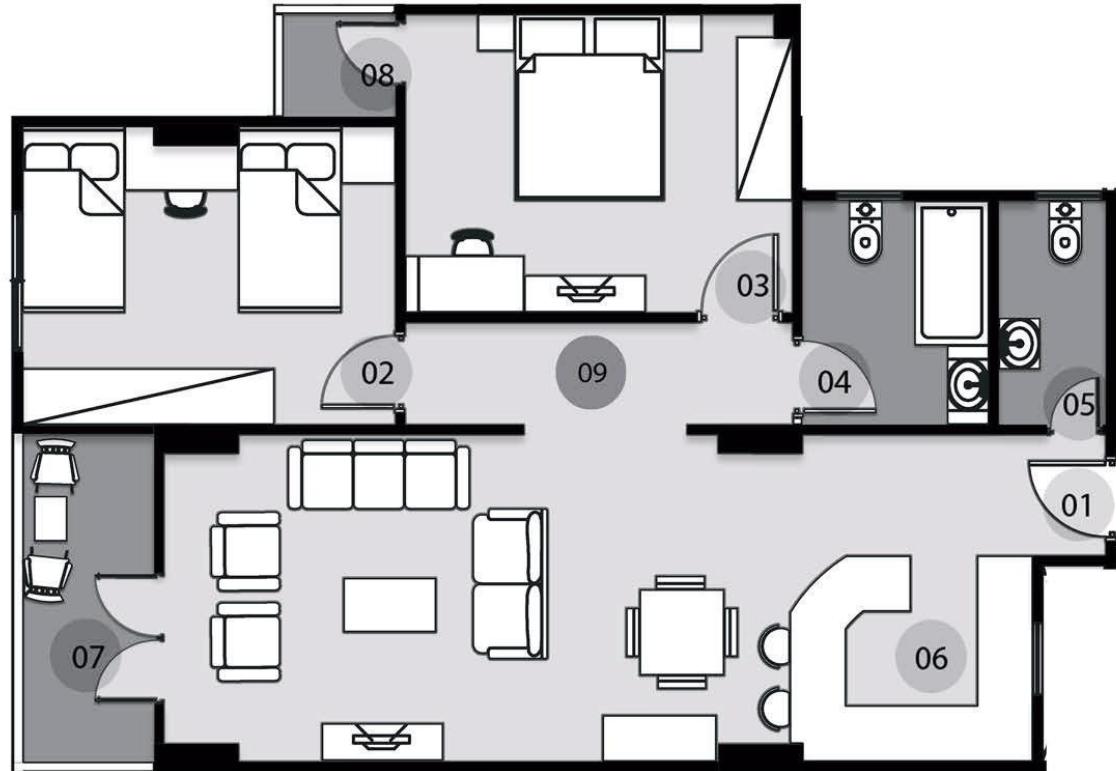
## A- T13

01 RECEPTION	9.50*3.60
02 BEDROOM 1	4.15*3.40
03 BEDROOM 2	4.30*3.35
04 TOILET	2.60*2.10
05 GUEST TOILET	2.60*1.30
06 KITCHEN	2.60*2.20
07 TERRACE 1	3.60*1.50
08 TERRACE 2	1.30*1.15
09 LOBBY	4.15*1.10
<b>Total Area</b>	<b>115.00 M2</b>



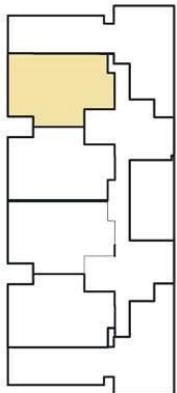
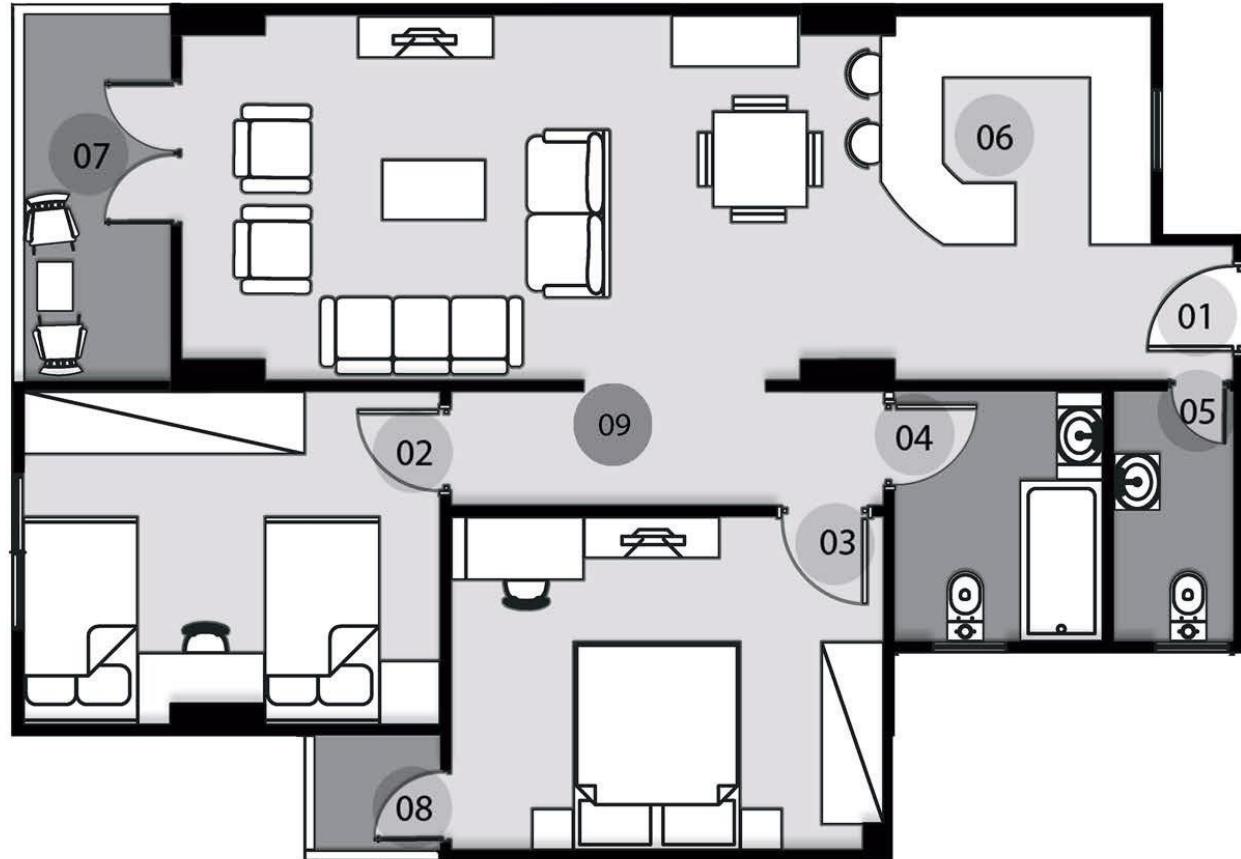
## A- T14

01 RECEPTION	9.50*3.60
02 BEDROOM 1	4.15*3.40
03 BEDROOM 2	4.30*3.35
04 TOILET	2.60*2.10
05 GUEST TOILET	2.60*1.30
06 KITCHEN	2.60*2.20
07 TERRACE 1	3.60*1.50
08 TERRACE 2	1.30*1.15
09 LOBBY	4.15*1.10
Total Area	115.00 M2



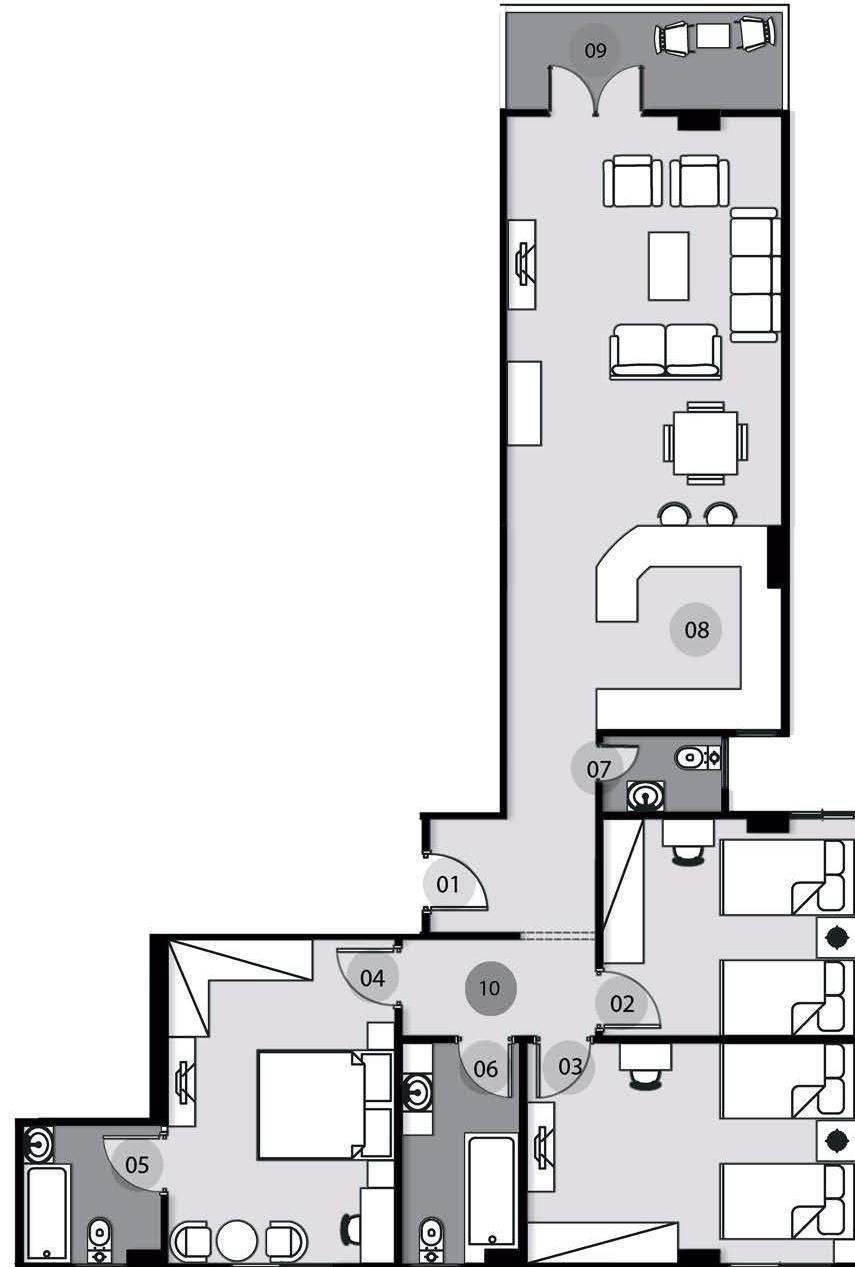
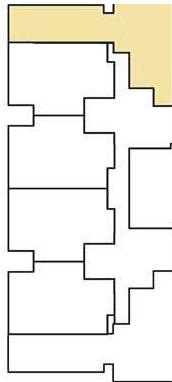
## A- T15

01 RECEPTION	9.50*3.60
02 BEDROOM 1	4.15*3.40
03 BEDROOM 2	4.30*3.35
04 TOILET	2.60*2.10
05 GUEST TOILET	2.60*1.30
06 KITCHEN	2.60*2.20
07 TERRACE 1	3.60*1.50
08 TERRACE 2	1.30*1.15
09 LOBBY	4.15*1.10
<b>Total Area</b>	<b>115.00 M2</b>



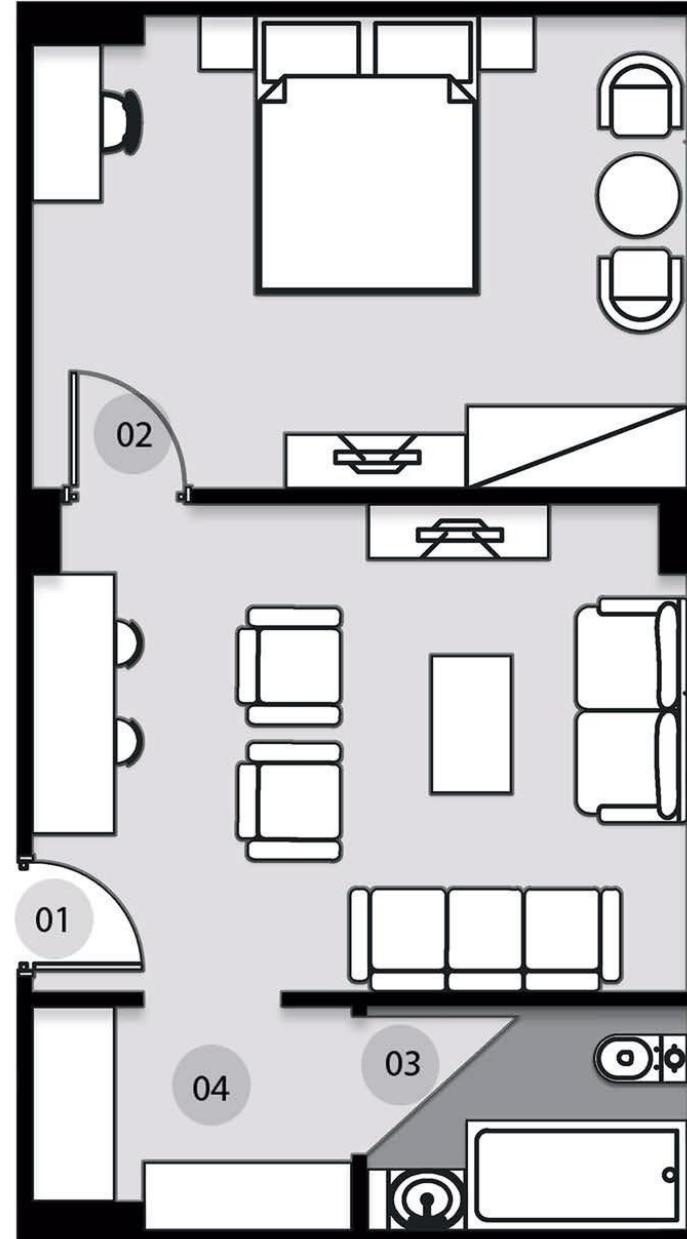
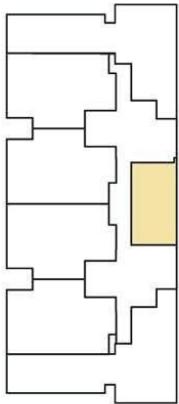
## A- T16

01 RECEPTION	9.10*4.15
02 BEDROOM 1	3.90*3.30
03 BEDROOM 2	4.95*3.35
04 BEDROOM 3	4.90*3.45
05 BEDROOM TOILET	2.20*2.20
06 TOILET	3.40*1.80
07 GUEST TOILET	1.90*1.20
08 KITCHEN	3.00*2.70
09 TERRACE	4.15*1.50
10 LOBBY	2.80*1.40
<b>Total Area</b>	<b>155.00 M2</b>



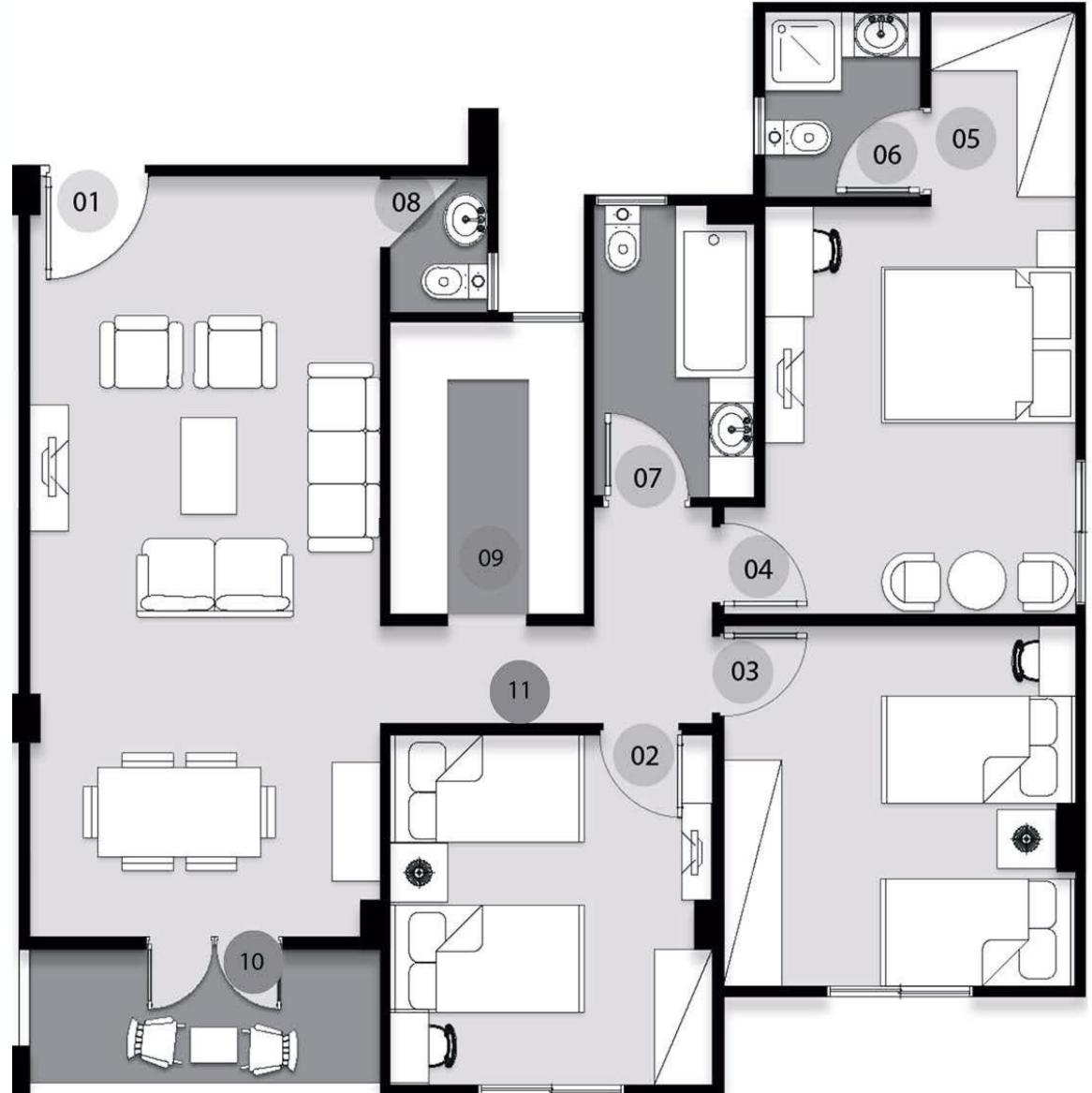
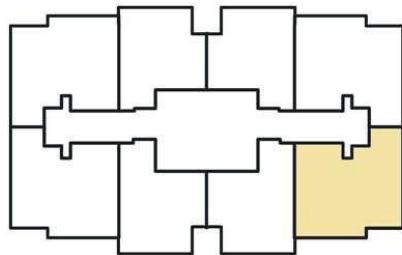
## A- T17

01	RECEPTION	4.90*3.60
02	BEDROOM	4.90*3.55
03	TOILET	2.50*1.75
04	LOBBY	2.45*1.75
Total Area		60.00 M2



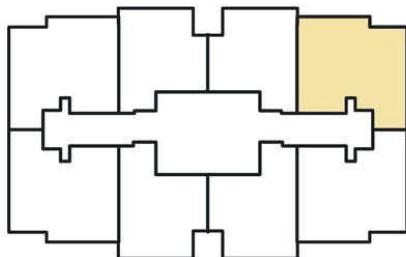
## B- T11

01 RECEPTION	8.00*3.70
02 BEDROOM 1	3.80*3.50
03 BEDROOM 2	3.80*3.70
04 BEDROOM 3	4.30*3.40
05 DRESSING	2.00*1.60
06 BEDROOM TOILET	2.00*1.70
07 TOILET	3.20*1.80
08 GUEST TOILET	1.50*1.20
09 KITCHEN	3.20*2.20
10 TERRACE	3.70*1.50
11 LOBBY	3.50*1.00
<b>Total Area</b>	<b>140.00 M2</b>



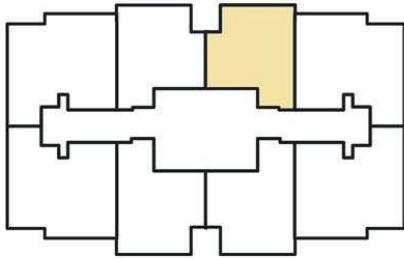
## B- T12

01 RECEPTION	8.00*3.70
02 BEDROOM 1	3.80*3.50
03 BEDROOM 2	3.80*3.70
04 BEDROOM 3	4.30*3.40
05 DRESSING	2.00*1.60
06 BEDROOM TOILET	2.00*1.70
07 TOILET	3.20*1.80
08 GUEST TOILET	1.50*1.20
09 KITCHEN	3.20*2.20
10 TERRACE	3.70*1.50
11 LOBBY	3.50*1.00
<b>Total Area</b>	<b>140.00 M2</b>



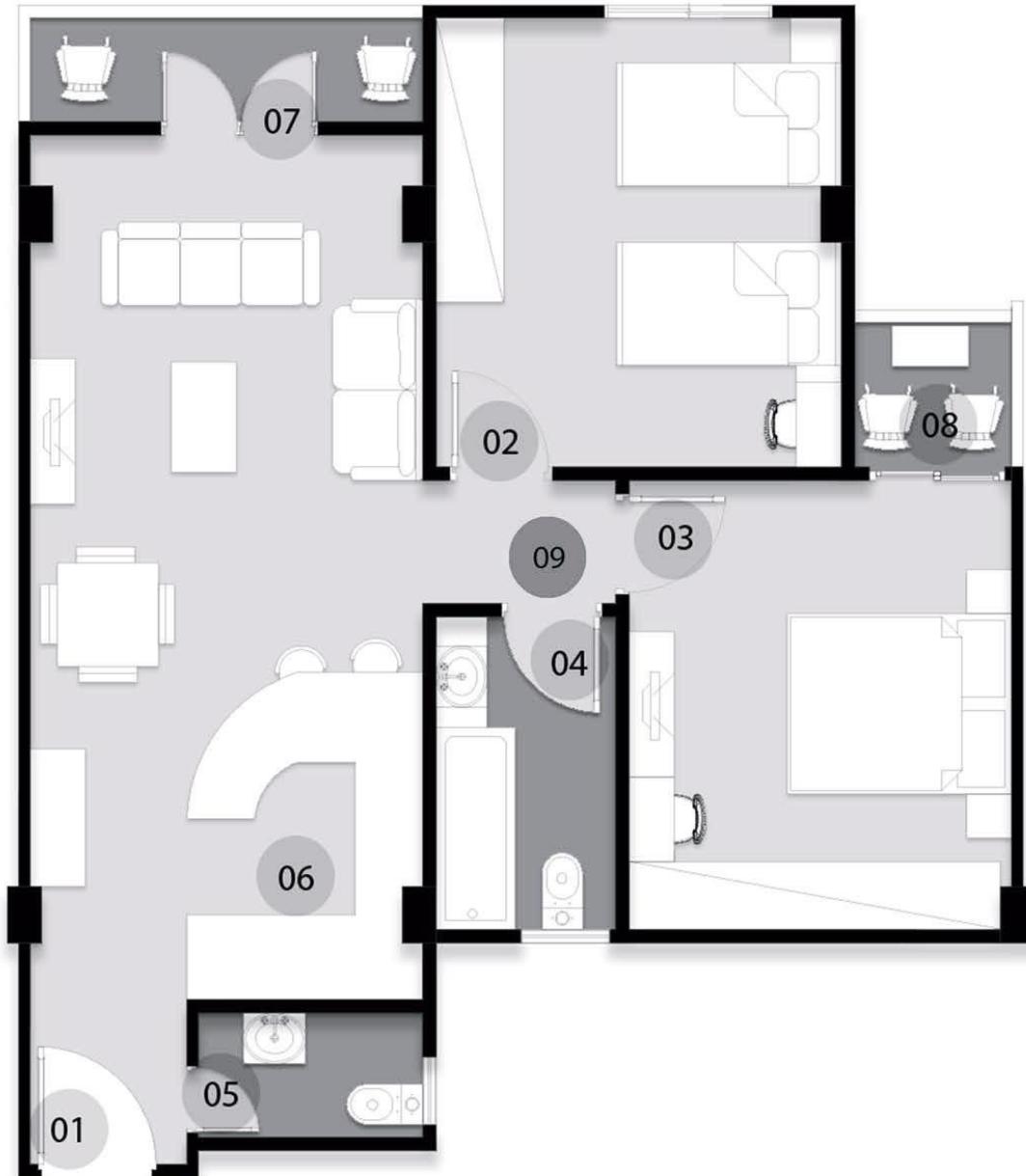
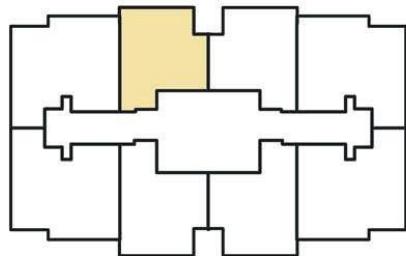
## B- T13

01 RECEPTION	8.00*3.70
02 BEDROOM 1	4.10*3.70
03 BEDROOM 2	4.20*3.50
04 TOILET	2.90*1.70
05 GUEST TOILET	2.10*1.20
06 KITCHEN	2.80*2.10
07 LOBBY	1.70*1.10
08 TERRACE 1	3.70*1.50
09 TERRACE 2	1.50*1.50
<b>Total Area</b>	<b>105.00 M2</b>



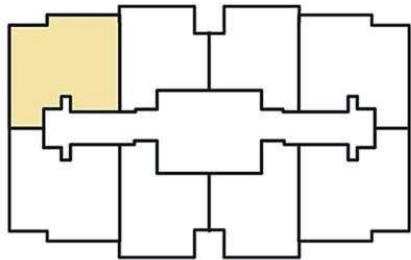
## B- T14

01 RECEPTION	8.00*3.70
02 BEDROOM 1	4.10*3.70
03 BEDROOM 2	4.20*3.50
04 TOILET	2.90*1.70
05 GUEST TOILET	2.10*1.20
06 KITCHEN	2.80*2.10
07 LOBBY	1.70*1.10
08 TERRACE 1	3.70*1.50
09 TERRACE 2	1.50*1.50
<b>Total Area</b>	<b>105.00 M2</b>



## B- T15

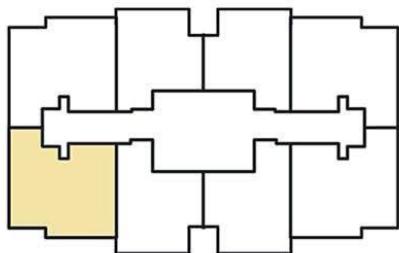
01 RECEPTION	8.00*3.70
02 BEDROOM 1	3.80*3.50
03 BEDROOM 2	3.80*3.70
04 BEDROOM 3	4.30*3.40
05 DRESSING	2.00*1.60
06 BEDROOM TOILET	2.00*1.70
07 TOILET	3.20*1.80
08 GUEST TOILET	1.50*1.20
09 KITCHEN	3.20*2.20
10 TERRACE 1	3.70*1.50
11 LOBBY	3.50*1.00
Total Area	140.00 M2



## B- T16

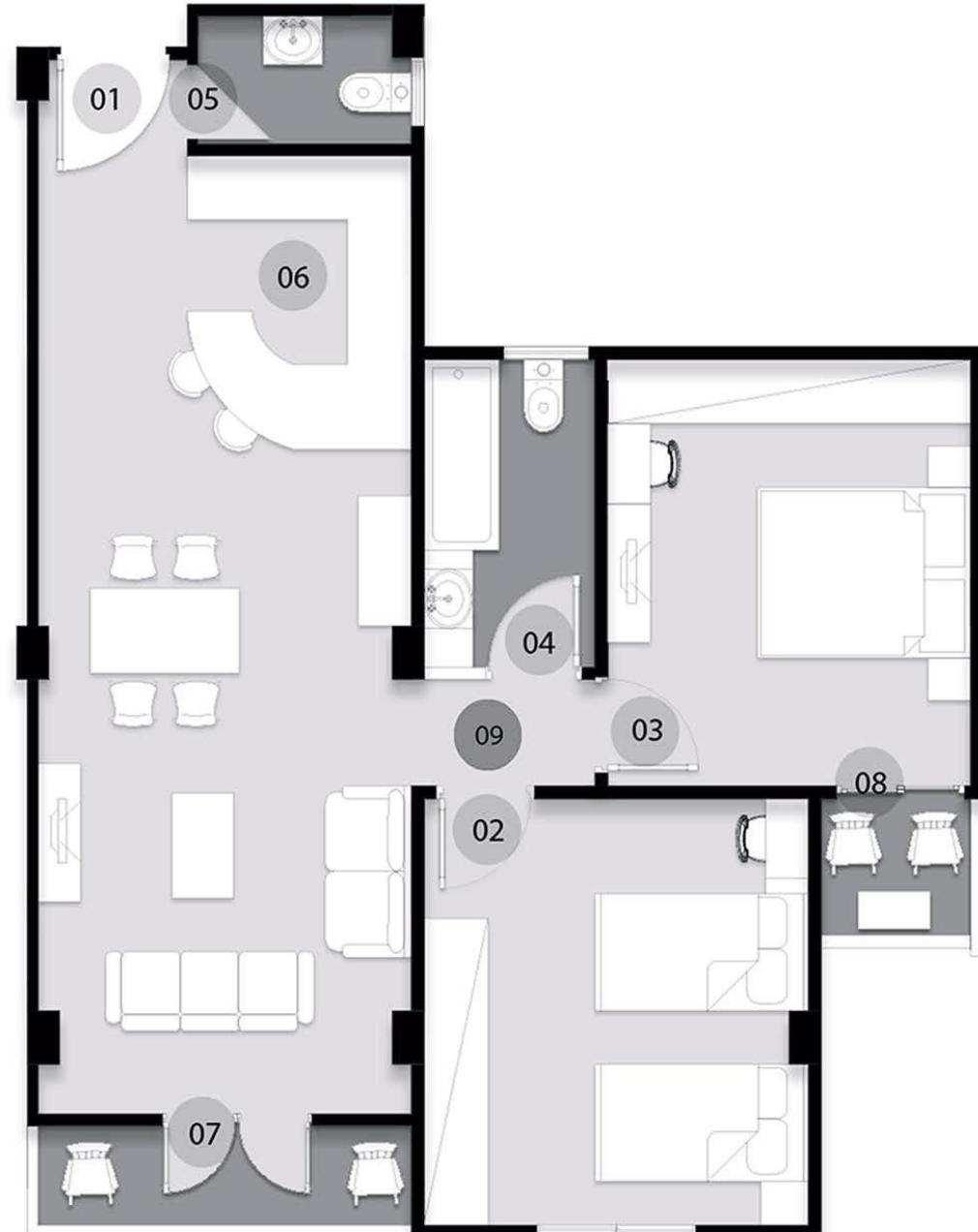
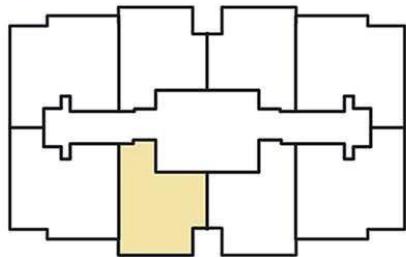
01 RECEPTION	8.00*3.70
02 BEDROOM 1	3.80*3.50
03 BEDROOM 2	3.80*3.70
04 BEDROOM 3	4.30*3.40
05 DRESSING	2.00*1.60
06 BEDROOM TOILET	2.00*1.70
07 TOILET	3.20*1.80
08 GUEST TOILET	1.50*1.20
09 KITCHEN	3.20*2.20
10 TERRACE 1	3.70*1.50
11 LOBBY	3.50*1.00

Total Area	140.00 M2
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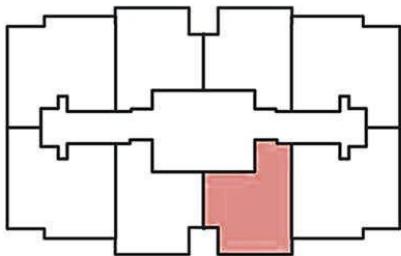
## B- T17

01 RECEPTION	8.80*3.70
02 BEDROOM 1	4.10*3.70
03 BEDROOM 2	4.20*3.50
04 TOILET	3.00*1.70
05 GUESTTOILET	2.10*1.20
06 KITCHEN	2.80*2.10
07 LOBBY	1.70*1.10
08 TERRACE 1	3.70*1.50
09 TERRACE 2	1.50*1.50
Total Area	110.00 M2



## B- T18

01 RECEPTION	8.80*3.70
02 BEDROOM 1	4.10*3.70
03 BEDROOM 2	4.20*3.50
04 TOILET	3.00*1.70
05 GUEST TOILET	2.10*1.20
06 KITCHEN	2.80*2.10
07 LOBBY	1.70*1.10
08 TERRACE 1	3.70*1.50
09 TERRACE 2	1.50*1.50
<b>Total Area</b>	<b>110.00 M2</b>



# MASTER PLAN FOR ROOF FLOOR

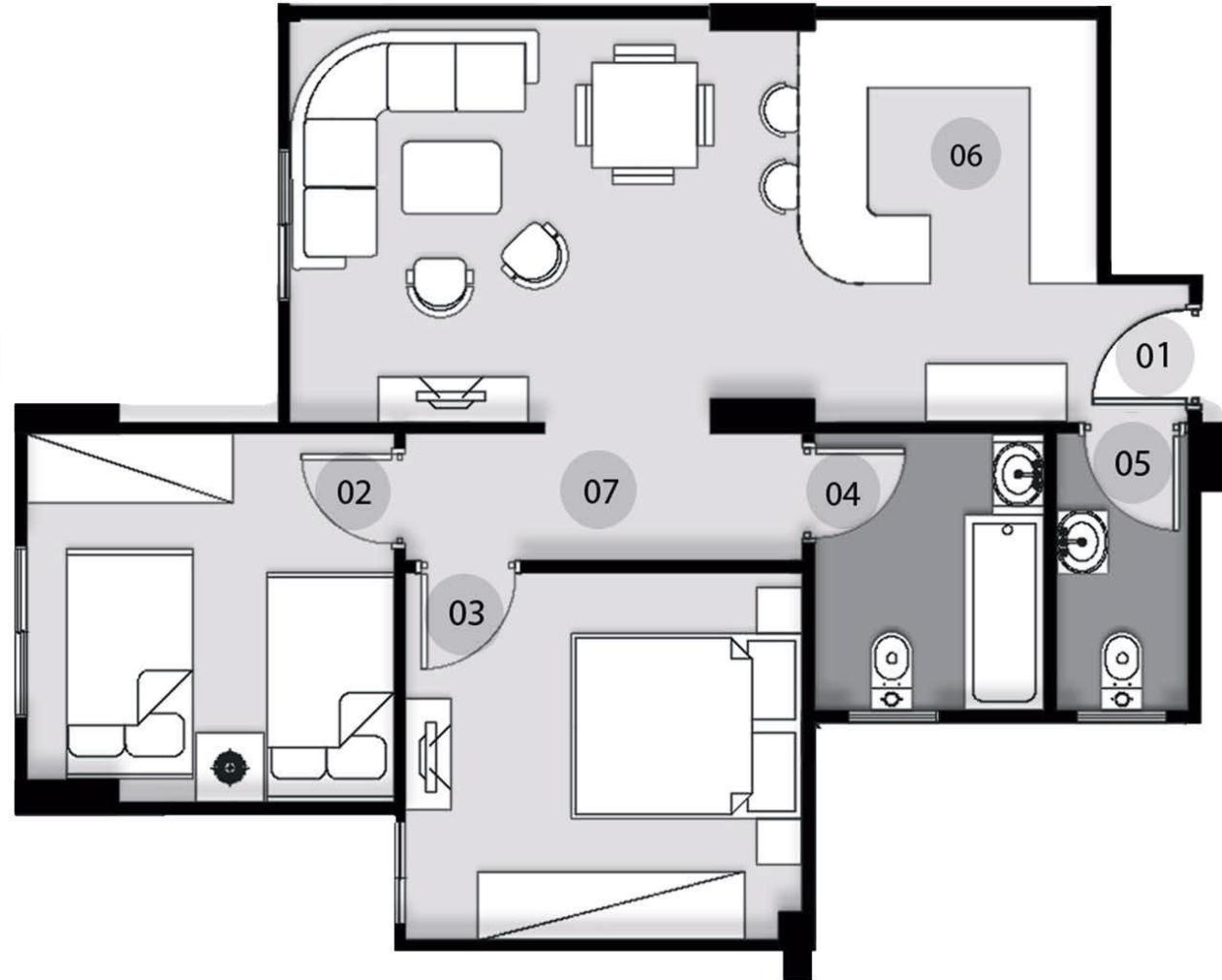
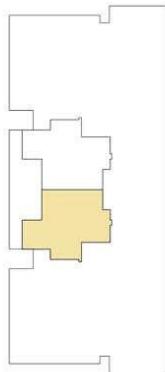
B

A



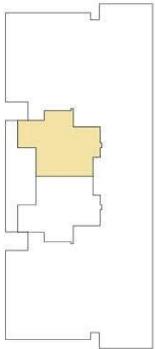
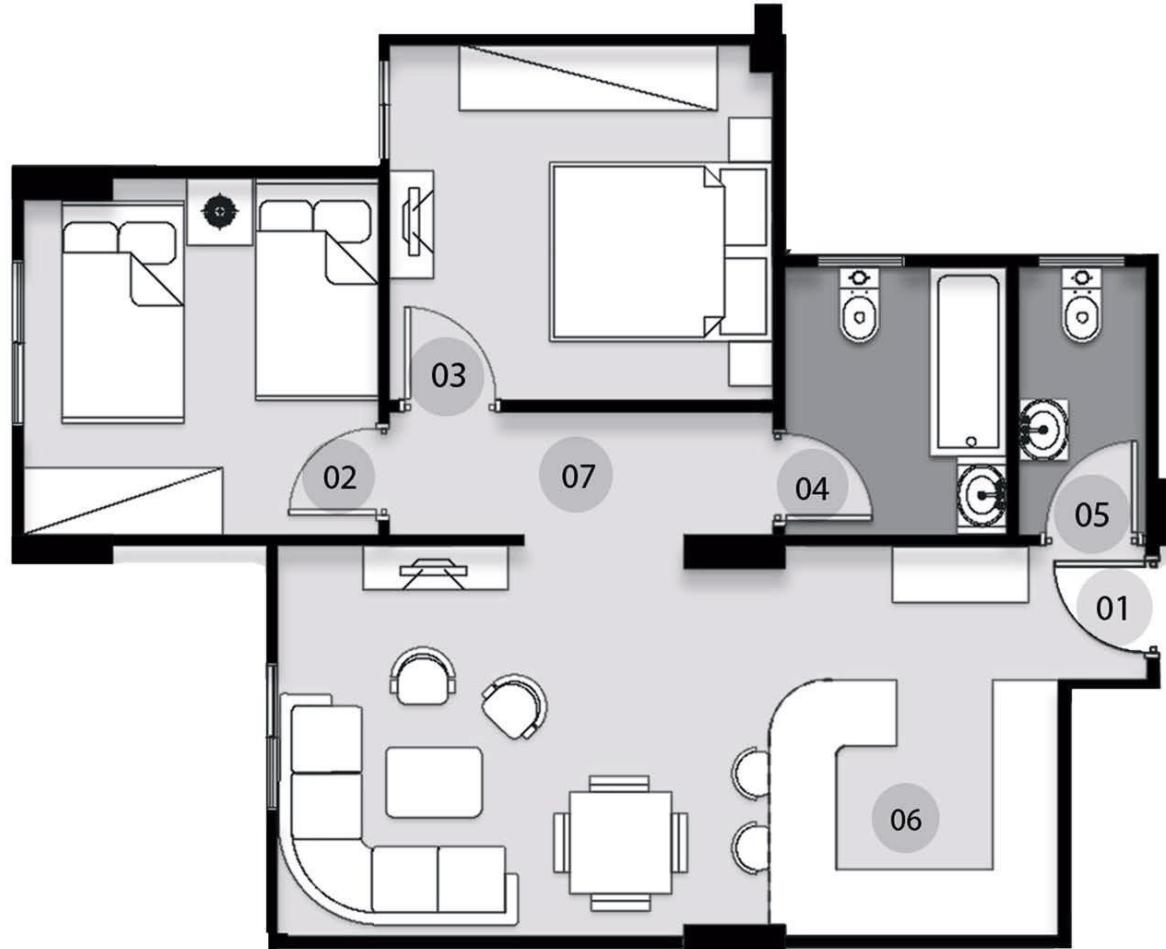
## A-R01

01	RECEPTION	7.20*3.60
02	BEDROOM 1	3.40*3.35
03	BEDROOM 2	3.65*3.40
04	TOILET	2.60*2.10
05	GUSET TOILET	2.60*1.30
06	KITCHEN	2.45*2.30
07	LOBY	3.45*1.10
Total Area		85.00 M2



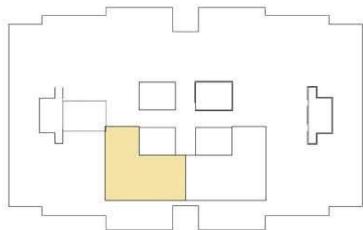
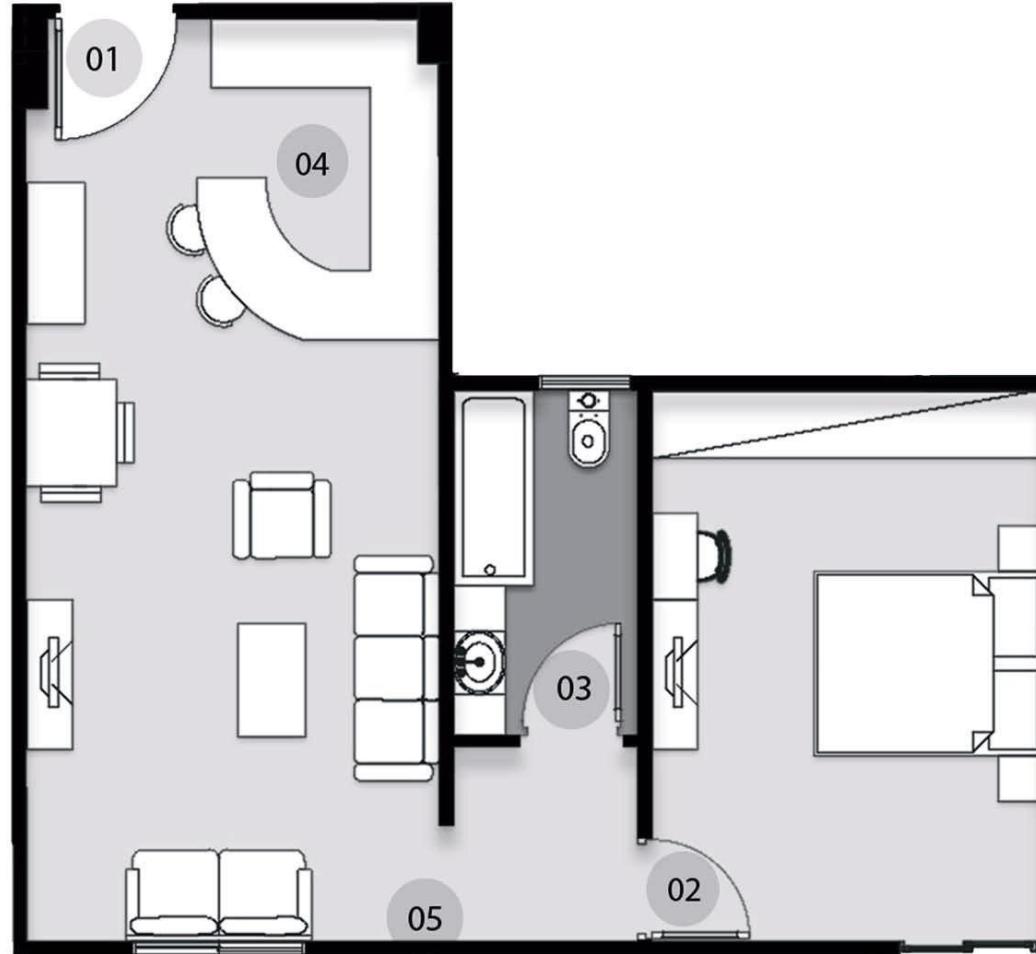
## A-R02

01	RECEPTION	7.20*3.60
02	BEDROOM 1	3.40*3.35
03	BEDROOM 2	3.65*3.40
04	TOILET	2.60*2.10
05	GUSET TOILET	2.60*1.30
06	KITCHEN	2.45*2.30
07	LOBY	3.45*1.10
Total Area		85.00 M2



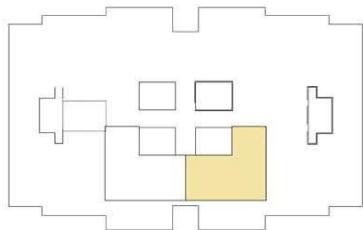
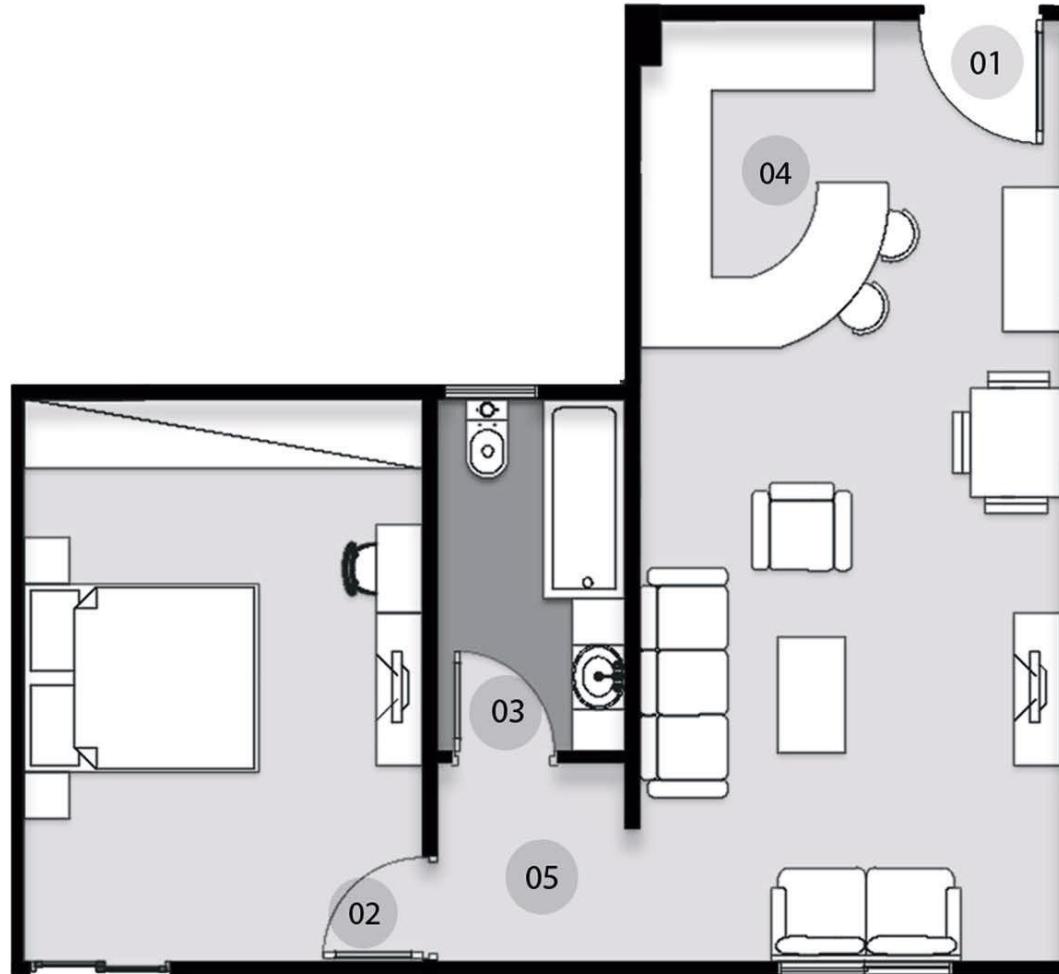
## B-R01

01	RECEPTION	8.15*3.80
02	BEDROOM	5.00*3.50
03	TOILET	3.20*1.70
04	KITCHEN	2.70*1.90
05	LOBBY	1.70*1.00
Total Area		77.00 M2



## B-R02

01	RECEPTION	8.15*3.80
02	BEDROOM	5.00*3.50
03	TOILET	3.20*1.70
04	KITCHEN	2.70*1.90
05	LOBBY	1.70*1.00
Total Area		77.00 M2





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