



J A D E & B L U E

INTRODUCTION

LOCATION MAP

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TYPES + FLOORPLANS

FACILITIES

PARTNERS

THE DEVELOPER

A woman with dark hair in a bun, wearing a dark blue off-the-shoulder dress, is sitting on a green sofa and reading a blue book. The room has light green floral wallpaper and a potted plant with dark leaves in the background. The word "ONE" is written in white, stylized letters across the center of the image.

ONE

INTRODUCTION

A LIFE WELL-LIVED BEGINS HERE

Step into a world where timeless elegance embraces contemporary living. At Jade & Blue, every corner echoes the romance of French architecture—graceful façades, refined detailing, and carefully manicured landscapes—seamlessly blended with the comforts of modern-day convenience.

This is more than a residence; it's a retreat crafted for those who seek beauty in the details, serenity in their surroundings and commercial excitement at their door.



A2

BREATHE,

Jade & Blue boasts only 12 residential buildings to redefine exclusivity from an intimate perspective while unfolding a commercial sanctuary of elevated experiences, promising unforgettable memories.

BELONG,

BECOME.



Nestled across 12 meticulously planned acres—split evenly between vibrant commercial life and tranquil residential living—Jade & Blue redefines refined living with a signature French-inspired architectural charm. This exclusive compound isn't just a place to reside; it's a lifestyle of ultimate privacy designed to elevate every moment.

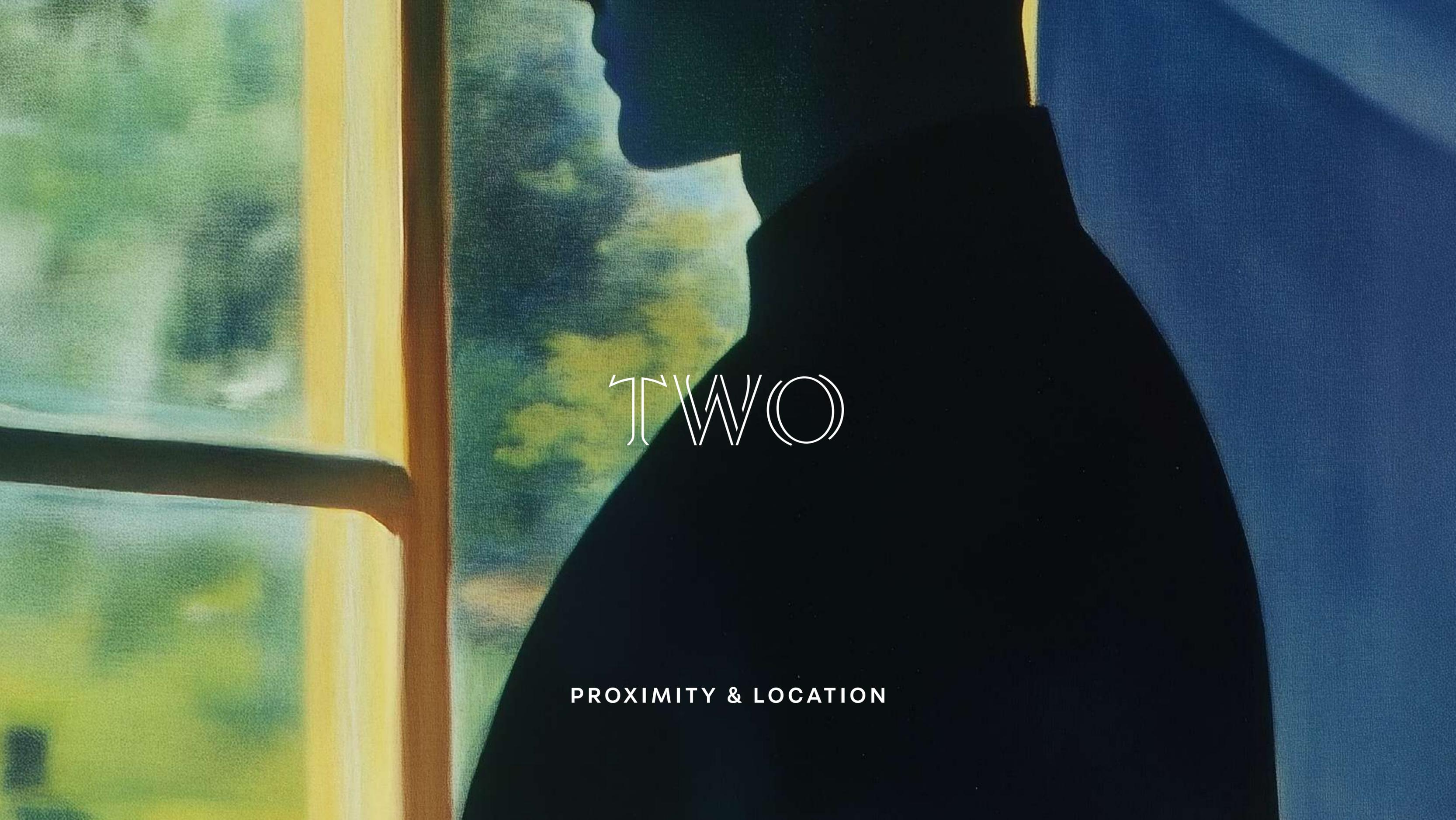
From its lush, landscaped walkways to its serene water features and thoughtfully curated amenities, Jade & Blue blends aesthetic beauty with purposeful function.

Whether you're sipping tea in a quiet wellness corner, cycling along the multipurpose track, or enjoying a film beneath the stars at the open-air cinema, every detail is crafted to inspire balance, joy, and timeless connection.

An illustration of a man with dark hair, shirtless, sitting in a swimming pool. He is looking out towards a lush garden with various green plants and red flowers. The scene is set in a modern, light-colored building. The text 'FLOW FREELY.' is overlaid on the garden area.

FLOW FREELY.

LIVE FULLY.

An abstract painting with a textured surface. The left side features a vertical strip of yellow and green, transitioning into a larger area of dark blue and black. The right side is dominated by a solid, deep blue. The overall composition is layered and atmospheric.

TWO

PROXIMITY & LOCATION

Close to It All,
Far from the Ordinary.

5 minutes from American University in Egypt (AUC)

4 minutes from point 90 Mall

10 minutes from Future University in Egypt (FUE)

14 minutes from Dusit Thani Lakeview Cairo

Just down the road from Mivida

Minutes away from the Westin Cairo Golf Resort & Spa

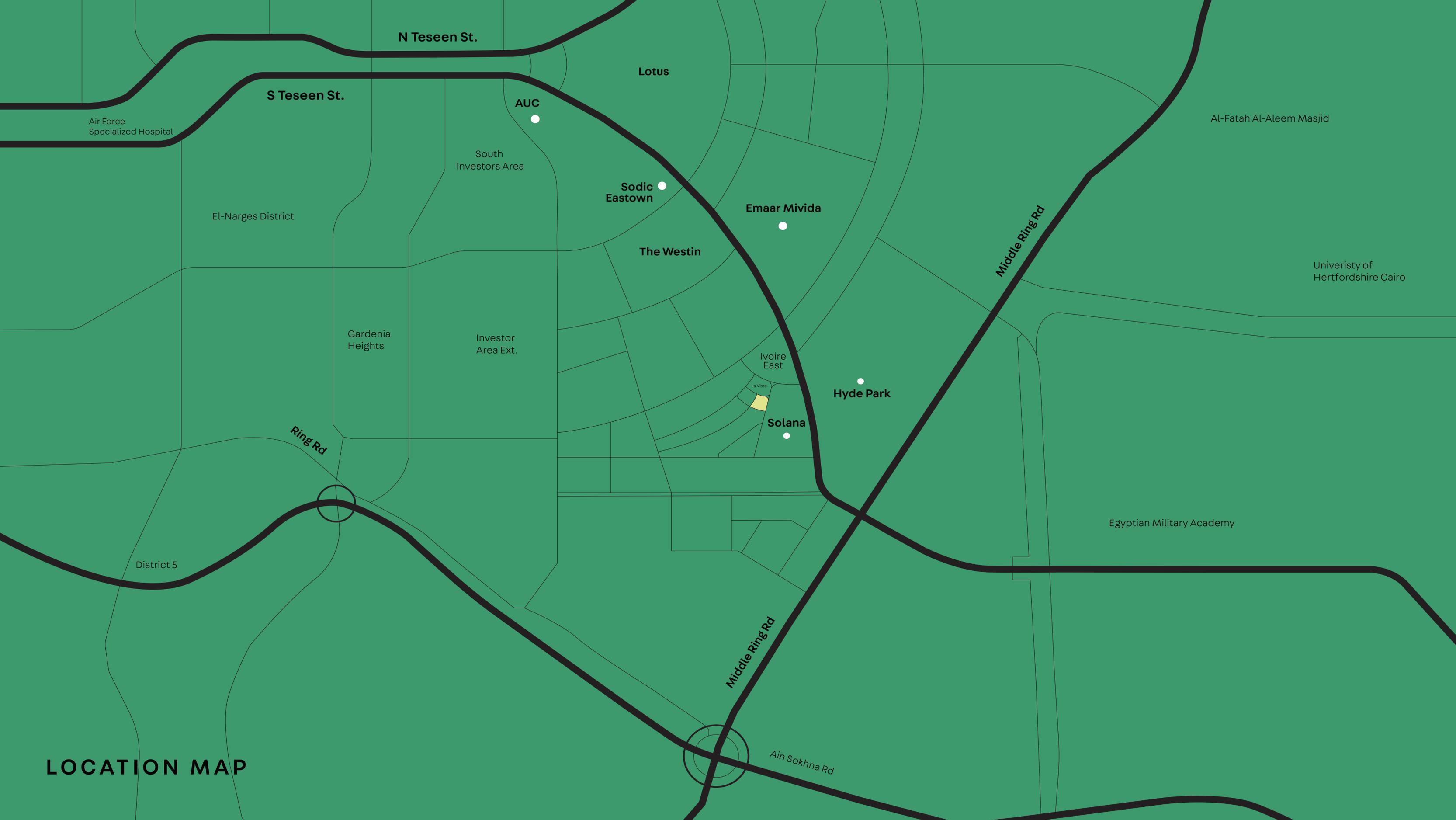
14 minutes from Maxim Mall

Across the street from Hyde Park New Cairo

15 minutes from Al Ahly Sporting Club

12 minutes from Concord Plaza Mall





N Teseen St.

S Teseen St.

Air Force
Specialized Hospital

El-Narges District

South
Investors Area

AUC

Lotus

Sodic
Eastown

Emaar Mivida

The Westin

Middle Ring Rd

Al-Fatah Al-Aleem Masjid

Univeristy of
Hertfordshire Cairo

Gardenia
Heights

Investor
Area Ext.

Ivoire
East

Hyde Park

Ring Rd

La Vista

Solana

Egyptian Military Academy

District 5

Middle Ring Rd

Ain Sokhna Rd

LOCATION MAP



THREE

MASTERPLAN

The masterplan of Jade & Blue is thoughtfully crafted to create a harmonious balance between everyday living and elevated enjoyment. Spanning 12 acres, the development is equally divided between residential serenity and dynamic commercial spaces, ensuring convenience is always within reach.

Lush greenery weaves throughout the compound, offering a natural buffer and a calming backdrop to daily life. Wide, tree-lined walkways, vibrant lawns, and tranquil water features foster a deep connection to nature.

Every amenity—from the multipurpose jogging and cycling track to the main mega pool, open-air cinema, clubhouse, spa, and yoga zones—has been strategically placed to enhance both wellness and social engagement.

Balancing Life, Leisure and Lush Green Living.





FLOWING WATER FEATURES, WELLNESS ZONES, AND
WIDE-OPEN GREEN-SCAPES TO CALL HOME.

MASTERPLAN



**JADE & BLUE
AMENITIES**

1. Club House.
2. Swimmable Lagoon.
3. Secondary Park.
4. Barbecue Area.
5. Central Park.
6. Kids Area.
7. Social Gathering Area.
8. Multipurpose Track (Jogging / Bike lane).
9. Main Gates.

**BUILDING
TYPES**

 TYPE A

 TYPE B

 COMMERCIAL





FOUR

BUILDING TYPOLOGIES

INSPIRED ARCHITECTURE
WHERE FRENCH GRACE MEETS MODERN LIVING

Inspired by the timeless elegance of French architecture, Jade & Blue embraces a design philosophy that blends beauty, functionality, and serenity.

Each building features an open central courtyard that invites natural light and fresh air, creating a bright, airy atmosphere.

Panoramic glass elevators provide sweeping views of the landscaped surroundings, while each courtyard offers its own character—whether adorned with lush greenery, refined seating areas, or tranquil water features.

The result is a living experience that feels both sophisticated and deeply connected to nature.

THE LIVING COURTYARDS.
TYPE A





A06

A05

A04

A03

A02

A01



A3

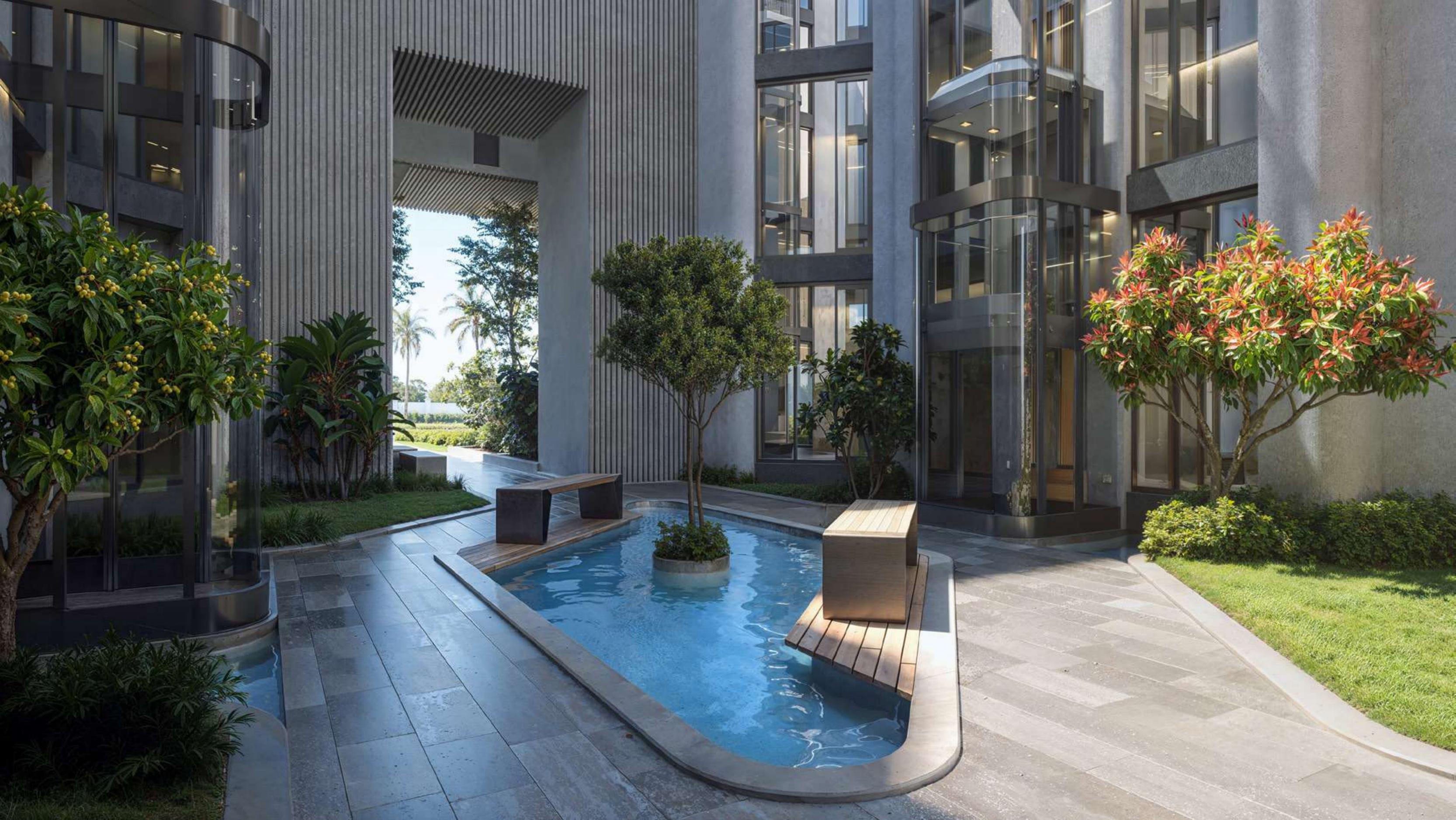


A2





PANORAMIC ELEVATORS.



TYPE A 2 BEDROOMS

125 SQM

GROUND, FIRST & SECOND

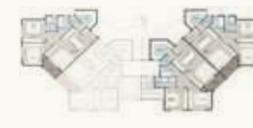
Entrance Lobby	2.5×1.3
Reception	4.0×3.5
Dining Room	4.0×3.0
Guest Toilet	1.8×1.3
Kitchen	3.1×3.0
Bedroom 01	3.6×3.6
Bedroom 02 Bathroom	2.5×1.7
Bedroom 02	3.6×3.6
Bathroom	3.2×1.7
Lobby 01	2.3×2.3
Lobby 02	1.3×1.2
Terrace	3.4×1.5



Key Plan



Ground Floor



First Floor



Second Floor

Disclaimer.

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2. The architectural details, dimensions, and area in this plan are approximate.
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4. Allowance of a 5% variance.

TYPE A

2 BEDROOMS

130 SQM

SECOND FLOOR

Entrance Lobby	2.5×1.3
Reception	4.0×3.5
Dining Room	4.0×3.0
Guest Toilet	1.8×1.3
Kitchen	3.7×3.2
Bedroom 01	3.6×3.6
Bedroom 01 Bathroom	2.0×1.7
Bedroom 01 Dressing	1.7×1.2
Bedroom 02	3.6 ×3.6
Bathroom	3.2×1.7
Lobby 01	2.3×2.3
Lobby 02	1.3×1.2
Terrace	3.4×1.5
Balcony 01	2.6×0.6
Balcony 02	2.6×0.6

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Key Plan



Second Floor

TYPE A

3 BEDROOMS

155 SQM

GROUND & FIRST FLOOR

Entrance Lobby	2.5×1.3
Reception	4.0×3.5
Dining Room	4.0×3.0
Guest Toilet	1.8×1.3
Kitchen	3.7×3.2
Bedroom 01	3.6×3.6
Bedroom 02	3.6×3.6
Master Bedroom	3.6×3.6
Maser Bedroom lobby	1.7×1.7
Master Bedroom Bathroom	2.0×1.8
Master Bedroom Dressing	3.6×1.7
Bathroom	3.2×1.7
Lobby 01	2.3×2.3
Lobby 02	1.3×1.2
Terrace	3.4×1.5



Key Plan



Ground Floor



First Floor

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TYPE A

3 BEDROOMS

160 SQM

SECOND FLOOR

Entrance Lobby	2.5×1.3
Reception	4.0×3.5
Dining Room	4.0×3.0
Guest Toilet	1.8×1.3
Kitchen	3.7×3.2
Bedroom 01	4.1×3.6
Bedroom 02	4.1×3.6
Master Bedroom	3.6×3.6
Maser Bedroom Lobby	1.7×1.7
Master Bedroom Bathroom	2.0×1.8
Master Bedroom Dressing	3.6×1.7
Bathroom	3.2×1.7
Lobby 01	2.3×2.3
Lobby 02	1.3×1.2
Terrace	3.4×1.5



Key Plan



Second Floor

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TYPE A 3 BEDROOMS

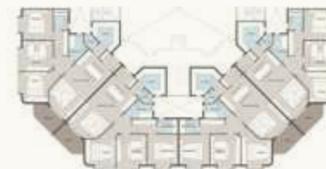
165 SQM

THIRD FLOOR

Entrance Lobby	2.5×1.3
Reception	5.0×4.0
Dining Room	4.0×3.0
Guest Toilet	1.8×1.4
Kitchen	3.7×3.2
Bedroom 01	4.1×3.6
Bedroom 02	4.1×3.6
Master Bedroom	4.1×3.6
Master Bedroom Bathroom	2.4×1.7
Master Bedroom Dressing	3.0×1.7
Bathroom	3.2×2.3
Lobby 01	2.3×2.3
Lobby 02	1.4×1.1
Terrace	4.0×2.0



Key Plan



Second Floor

Disclaimer.

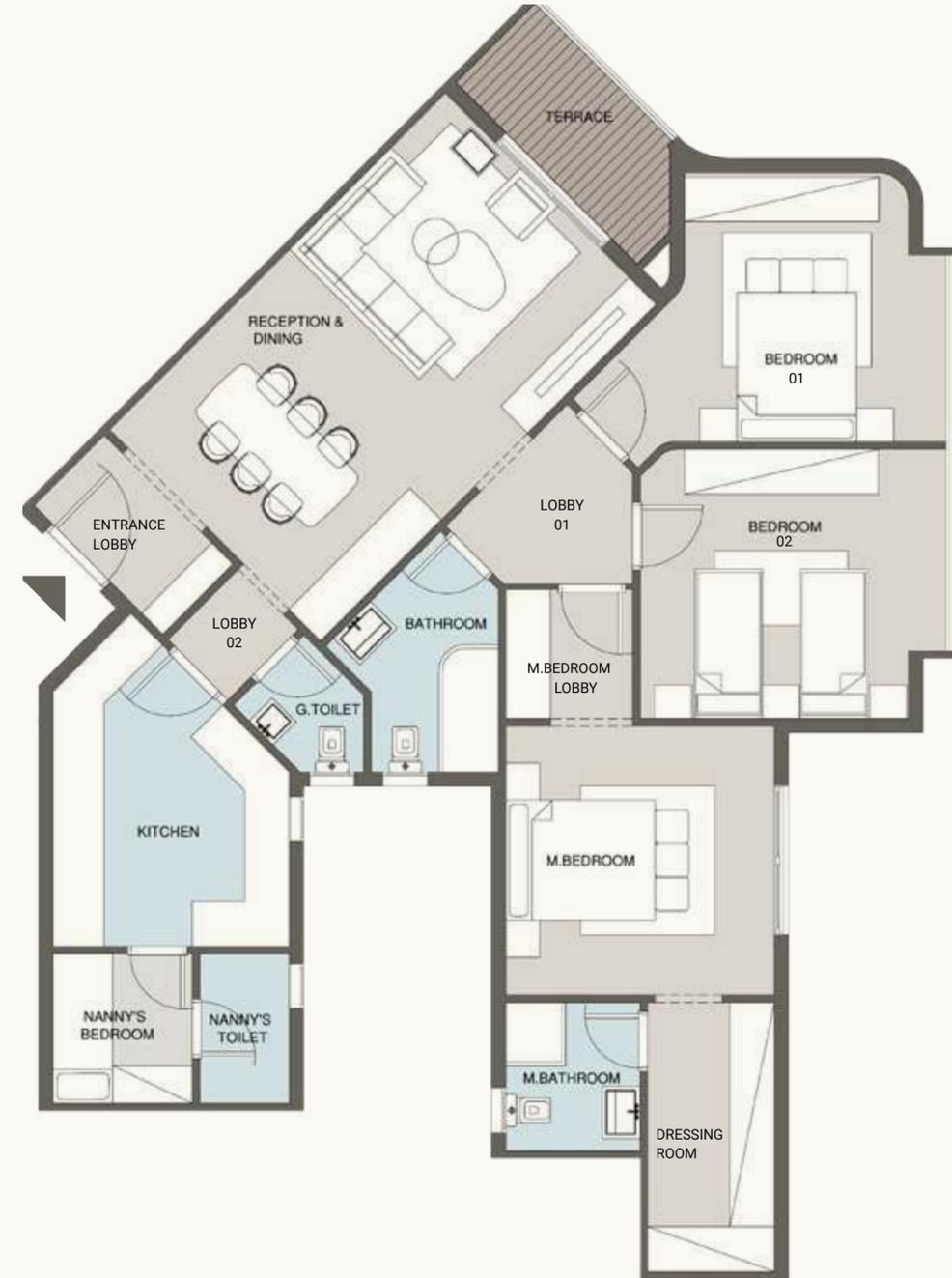
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TYPE A 3 BEDROOMS

175 SQM

SECOND & THIRD FLOOR

Entrance Lobby	2.5×1.3
Reception	5.0×4.0
Dining Room	4.0×3.0
Guest Toilet	1.8×1.4
Kitchen	4.5×3.2
Nanny's Bedroom	2.0×1.9
Nanny's Bathroom	2.0×1.2
Bedroom 01	4.1×3.6
Bedroom 02	4.1×3.6
Master Bedroom	4.1×3.6
Master Bedroom Bathroom	2.4×1.7
Master Bedroom Dressing	3.0×1.7
Bathroom	3.2×2.3
Lobby 01	2.3×2.3
Lobby 02	1.4×1.1
Terrace	4.0×2.0



Key Plan



Second Floor



Third Floor

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TYPE A

4 BR + MAID'S

210 SQM - Duplex

PENTHOUSE - FOURTH FLOOR

Entrance Lobby	3.7×1.4
Reception	5.0×4.0
Dining Room	4.0×3.0
Guest Toilet	1.8×1.4
Kitchen	3.7×3.2
Bedroom 01	3.6×3.6
Bedroom 02	3.6×3.6
Master Bedroom	3.6×3.6
Master Bedroom Bathroom	2.4×1.7
Master Bedroom Dressing	3.0×1.7
Bathroom	3.2×2.3
Lobby 01	2.3×2.3
Terrace	4.0×2.0
Balcony 01	1.8×0.6
Balcony 02	1.8×0.6
Balcony 03	1.8×0.6

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Key Plan



Fourth Floor

TYPE A

4 BR + MAID'S

59 SQM - Outdoor

PENTHOUSE - ROOF

Bedroom 04	3.8×3.8
Bedroom 04 Bathroom	2.5×1.5
Nanny's Bedroom	2.5×1.6
Nanny's Bathroom	1.6×1.6



Key Plan



Roof

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TYPE A

4 BR + MAID'S

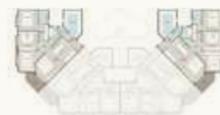
220 SQM - Duplex

PENTHOUSE - FOURTH FLOOR

Entrance Lobby	3.7×1.4
Reception	5.0×4.0
Dining Room	4.0×3.0
Guest Toilet	1.8×1.4
Kitchen	5.0×3.2
Bedroom 01	3.6×3.6
Bedroom 02	3.6×3.6
Master Bedroom	3.6×3.6
Master Bedroom Bathroom	2.4×1.7
Master Bedroom Dressing	3.0×1.7
Bathroom	3.2×2.3
Lobby 01	2.3×2.3
Terrace	4.0×2.0
Balcony 01	1.8×0.6
Balcony 02	1.8×0.6
Balcony 03	1.8×0.6



Key Plan



Fourth Floor

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TYPE A

4 BR + MAID'S

59 SQM - Outdoor

PENTHOUSE - ROOF

Bedroom 04	3.8×3.8
Bedroom 04 Bathroom	2.5×1.5
Nanny's Bedroom	2.5×1.6
Nanny's Bathroom	1.6×1.6



Key Plan



Roof

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LAGOON SERENITY.
TYPE B





B07

B08

B09

B10

B11

B12









B4

TYPE B

1 BEDROOM

75 SQM

GROUND FLOOR

Reception	3.6×3.5
Dining Room	3.6×2.0
Guest Toilet	1.7×1.4
Kitchen	2.7×1.9
Master Bedroom	3.6×3.2
Master Bathroom	2.0×1.7
Lobby 01	1.9×1.2



Key Plan



Ground Floor

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TYPE B

1 BEDROOM

90 SQM

GROUND FLOOR

Reception	5.5×3.6
Dining Room	3.6×2.7
Guest Toilet	1.7×1.4
Kitchen	2.7×2.0
Master Bedroom	4.6×3.6
Master Bathroom	1.8×1.7
Lobby 01	1.7×1.1



Key Plan



Ground Floor

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TYPE B

2 BEDROOM

120 SQM

FIRST, SECOND, THIRD & FOURTH

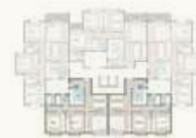
Entrance Lobby	2.7×1.8
Reception	4.1×3.7
Dining Room	4.1×3.0
Guest Toilet	2.0×1.5
Kitchen	3.0×2.6
Master Bedroom	3.6×3.4
Master Bedroom Lobby	1.2×1.2
Master Bedroom Bathroom	3.0×1.7
Bedroom 01	3.6×3.4
Bathroom	2.3×1.8
Corridor	3.8×1.1



Key Plan



First Floor



Second Floor



Third Floor



Fourth Floor

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TYPE B 2 BEDROOM

125 SQM

GROUND FLOOR

Entrance Lobby	1.5×1.5
Reception	4.1×3.5
Dining Room	4.1×3.4
Guest Toilet	1.5×1.4
Kitchen	3.0×2.5
Lobby 01	1.5×1.1
Master Bedroom	3.6×3.6
Master Bedroom Lobby	1.8×1.1
Master Bedroom Bathroom	2.4×1.8
Bedroom 01	3.9×3.6
Bedroom 01 Lobby	2.0×1.1
Bedroom 01 Bathroom	2.0×1.7



Key Plan



Ground Floor

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TYPE B

3 BEDROOM

150 SQM

FIRST, SECOND & THIRD

Entrance Lobby	1.6×1.5
Reception	4.1×3.5
Dining Room	4.1×3.3
Guest Toilet	1.5×1.4
Kitchen	3.0×2.5
Master Bedroom	3.6×3.6
Master Bedroom Lobby	1.9×1.1
Master Bed. Bathroom	2.4×1.8
Bedroom 01	3.9×3.6
Bedroom 02	3.6×3.6
Bathroom	2.4×1.7
Corridor	4.8×1.1
Terrace	4.2×1.4



Key Plan



First Floor



Second Floor



Third Floor

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TYPE B

3 BEDROOM

155 SQM

GROUND FLOOR

Entrance Lobby	1.5×1.5
Reception	4.1×3.5
Dining Room	4.1×3.3
Guest Toilet	1.5×1.4
Kitchen	3.0×2.5
Master Bedroom	3.6×3.6
Master Bedroom Lobby	1.9×1.1
Master Bedroom Bath- room	2.4×1.8
Bedroom 01	3.6×3.6
Bedroom 02	2.4×1.7
Bathroom	4.8×1.1
Corridor	

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Key Plan



Ground Floor



TYPE B

3 BEDROOM

155 SQM

GROUND & FIRST FLOOR

Entrance Lobby	1.8×1.2
Reception	4.0×3.5
Dining Room	4.0×3.3
Lobby 01	1.4×1.1
Guest Toilet	1.7×1.4
Kitchen	3.5×2.9
Master Bedroom	4.0×3.6
Master Bedroom Bathroom	2.4×1.7
Bedroom 01	3.6×3.6
Bedroom 02	3.6×3.5
Bathroom	2.5×2.0
Corridor	5.7×1.1



Key Plan



Ground Floor



First Floor

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TYPE B

3 BEDROOM

160 SQM

FIRST, SECOND & THIRD FLOOR

Entrance Lobby	3.0×1.4
Reception	4.1×3.5
Dining Room	4.1×3.3
Guest Toilet	2.5×1.5
Kitchen	3.0×2.6
Master Bedroom	3.6×3.6
Master Bedroom Lobby	1.9×1.1
Master Bed. Bathroom	2.4×1.8
Bedroom 01	3.9×3.6
Bedroom 02	3.6×3.6
Bathroom	2.4×1.7
Corridor	4.8×1.1
Terrace	4.1×1.4



Key Plan



First Floor



Second Floor



Third Floor

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TYPE B

3 BEDROOM

160 SQM

SECOND & THIRD FLOOR

Entrance Lobby	3.0×1.2
Reception	4.0×3.5
Dining Room	4.0×3.3
Lobby 01	1.4×1.1
Guest Toilet	1.7×1.4
Kitchen	3.5×2.9
Master Bedroom	4.0×3.6
Master Bedroom Bathroom	2.4×1.7
Bedroom 01	4.2×3.6
Bedroom 02	4.2×3.5
Bathroom	2.5×2.0
Corridor	5.7×1.1
Terrace 01	3.9×1.4
Terrace 02	2.3×1.1



Key Plan



Second Floor

Third Floor

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TYPE B

4 BR + MAID'S

200 SQM - Duplex

PENTHOUSE - FOURTH FLOOR

Entrance Lobby	1.6×1.5
Reception	4.1×3.5
Dining Room	4.1×3.3
Guest Toilet	1.5×1.4
Kitchen	3.0×2.5
Master Bedroom	3.6×3.6
Master Bedroom Lobby	1.9×1.1
Master Bedroom Bathroom	2.4×1.8
Bedroom 01	3.9×3.6
Bedroom 02	3.6×3.6
Bathroom	2.4×1.7
Corridor	4.8×1.1
Terrace	4.2×1.4
Balcony 01	1.8×0.6
Balcony 02	1.8×0.6

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Key Plan



Fourth Floor

TYPE B

4 BR + MAID'S

47 SQM - Outdoor

PENTHOUSE - ROOF

Bedroom 04	3.4×3.2
Bedroom 04 Bathroom	2.0×1.7
Nanny's Bedroom	2.0×1.6
Nanny's Bedroom Bathroom	1.7×1.1



Key Plan



Roof

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TYPE B

4 BR + MAID'S

205 SQM - Duplex

PENTHOUSE - FOURTH FLOOR

Entrance Lobby	3.3×1.2
Reception	4.0×3.5
Dining Room	4.0×3.3
Lobby 01	1.4×1.1
Guest Toilet	1.7×1.4
Kitchen	3.5×2.9
Master Bedroom	4.0×3.6
Master Bed. Bathroom	2.4×1.7
Bedroom 01	3.6×3.6
Bedroom 02	3.6×3.5
Bathroom	2.5×2.0
Corridor	5.7×1.1
Terrace 01	3.9×1.4
Terrace 02	2.3×1.1
Balcony 01	2.7×0.6
Balcony 02	2.7×0.6

Disclaimer.

1. Actual areas may vary from the stated area. Drawings are not to scale .
2. The architectural details, dimensions, and area in this plan are approximate.
3. The developer reserves the right to make revisions or alterations at its absolute discretion, and without liability.
4. Allowance of a 5% variance.



Key Plan



Fourth Floor

TYPE B

4 BR + MAID'S

42 SQM - Outdoor

PENTHOUSE - FOURTH FLOOR

Bedroom 04	3.6×3.2
Bedroom 04 Bathroom	2.6×1.5
Nanny's Bedroom	2.0×1.6
Nanny's Bedroom Bathroom	1.6×1.1



Key Plan



Roof

Disclaimer.

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4. Allowance of a 5% variance.

TYPE B

4 BR + MAID'S

210 SQM - Duplex

PENTHOUSE - FOURTH FLOOR

Entrance Lobby	3.0×1.4
Reception	4.1×3.5
Dining Room	4.1×3.3
Guest Toilet	2.5×1.5
Kitchen	3.0×2.6
Master Bedroom	3.6×3.6
Master Bedroom Lobby	1.9×1.1
Master Bedroom Bathroom	2.4×1.8
Bedroom 01	3.9×3.6
Bedroom 02	3.6×3.6
Bathroom	2.4×1.7
Corridor	4.8×1.1
Terrace	4.1×1.4
Balcony 01	1.8×0.6
Balcony 02	1.8×0.6



Key Plan



Fourth Floor

Disclaimer.

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2. The architectural details, dimensions, and area in this plan are approximate.
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4. Allowance of a 5% variance.

TYPE B

4 BR + MAID'S

47 SQM - Outdoor

PENTHOUSE - ROOF

Bedroom 04	3.4×3.2
Bedroom 04 Bathroom	2.0×1.7
Nanny's Bedroom	2.0×1.6
Nanny's Bedroom Bathroom	1.7×1.1



Key Plan



Disclaimer.

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4. Allowance of a 5% variance.

A woman wearing a wide-brimmed straw hat and a blue patterned dress is sitting on a stone ledge next to a swimming pool. She is holding an open book and reading. The scene is set outdoors with a wooden fence in the background and shadows of leaves cast on the wall behind her. The overall atmosphere is peaceful and leisurely.

FIVE

AMENITIES

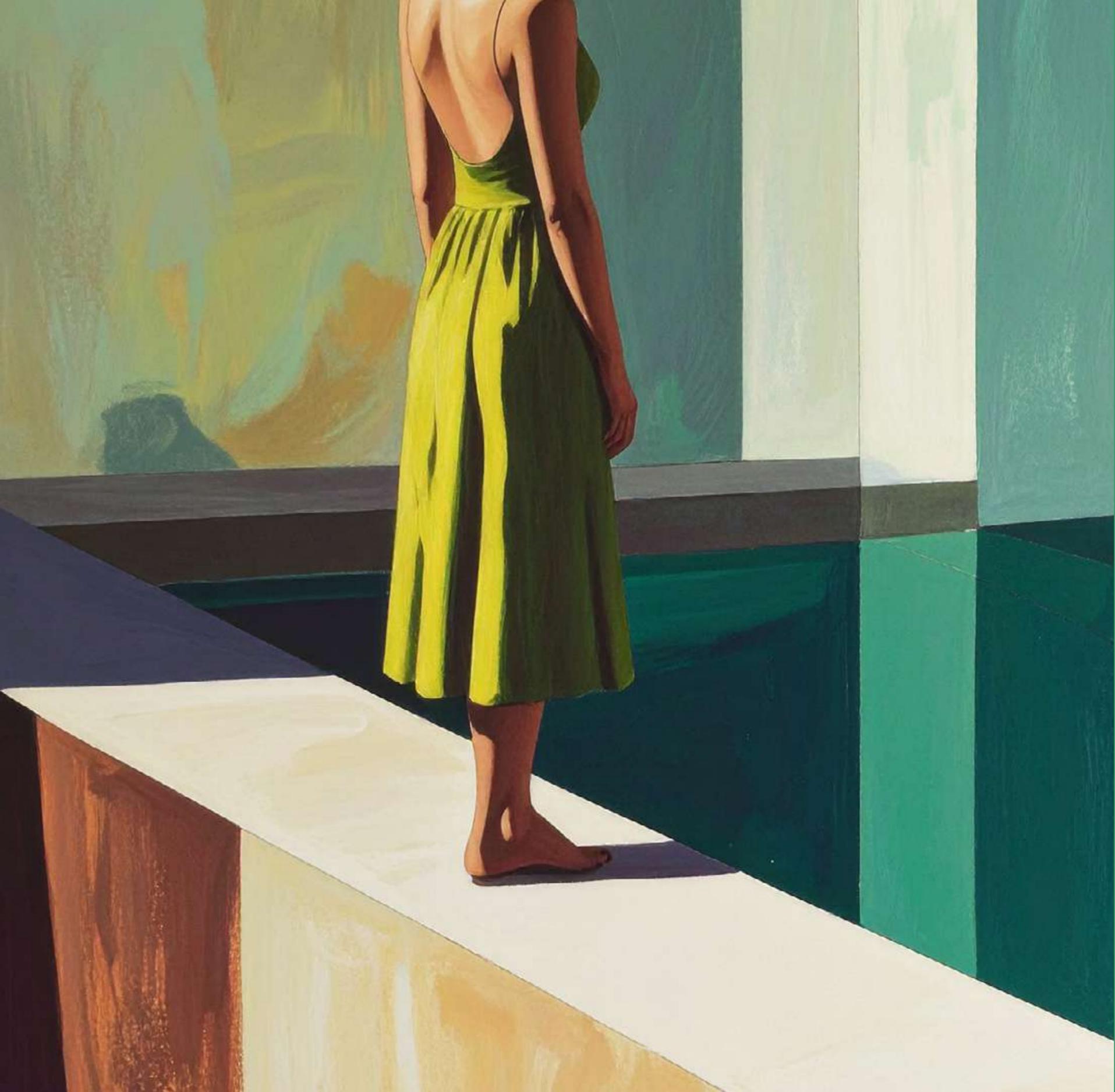
At Jade & Blue, every moment is an invitation to relax and live it up.

Whether you're unwinding in your tranquil courtyard, enjoying a peaceful yoga session, or socializing with friends by the main pool, this is a place where relaxation and excitement coexist in perfect harmony.





Jade & Blue Clubhouse



A SOULFUL DESTINATION
WHERE DREAMS ARE MADE REAL

Multipurpose Track & Water features

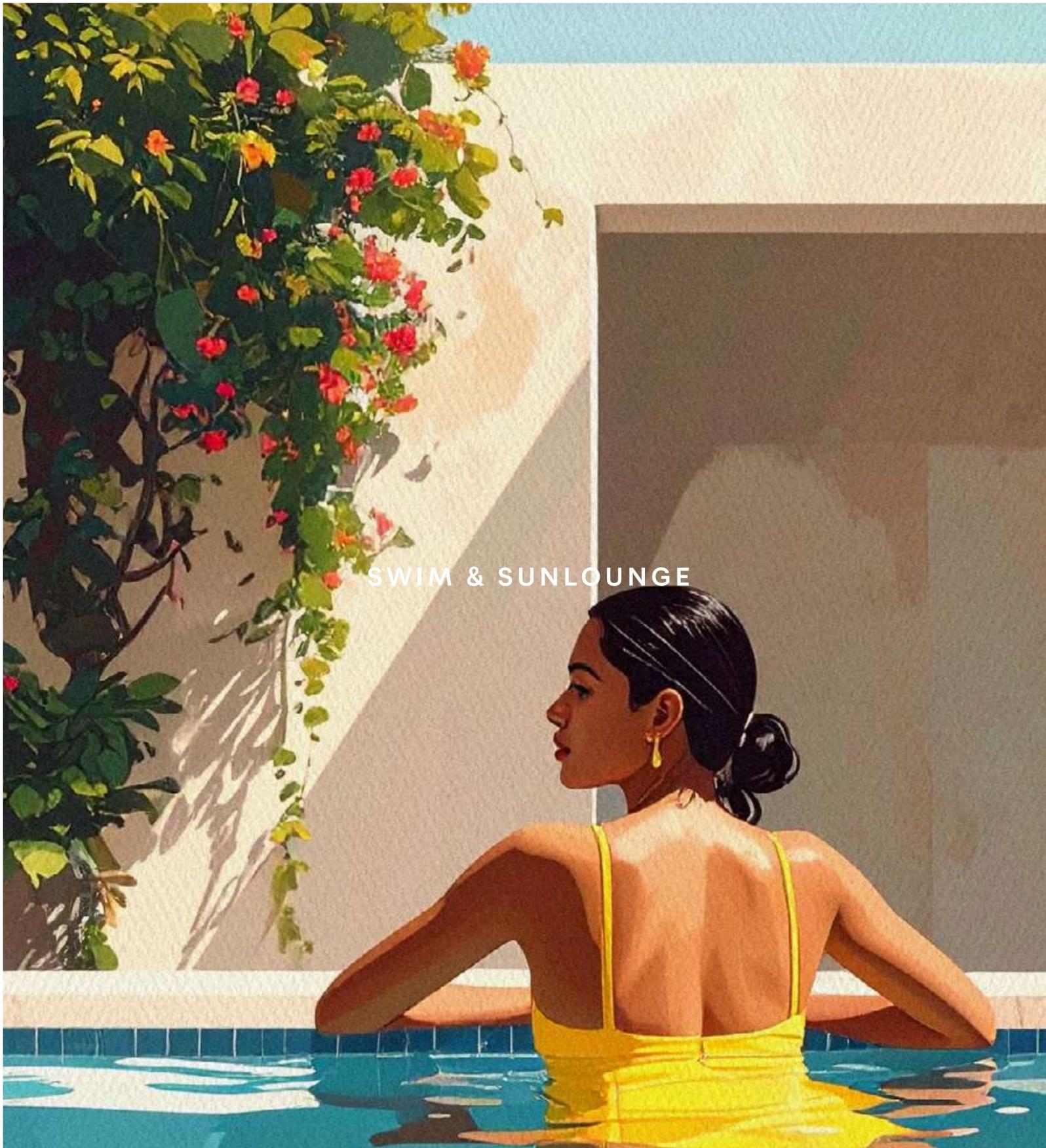
At Jade & Blue, staying healthy and connected to nature is an eternal promise. Residents can take advantage of the multipurpose track, ideal for jogging, cycling, or simply walking, offering a perfect space to stay active while surrounded by the beauty of the outdoors.

The beautifully designed water features throughout the compound add an extra layer of tranquility, creating serene spots to pause and reflect.

With every step, residents are invited to breathe in the fresh air, embrace the calming presence of nature, and enjoy a balanced lifestyle that nurtures both body and mind.



STAY ACTIVE, STAY CONNECTED



SWIM & SUNLOUNGE

Swimmable Lagoon

At Jade & Blue, the Swimmable Lagoon becomes your perfect escape for relaxation and leisure. Whether you're swimming under the sun or lounging by the water's edge, the serene environment offers a peaceful retreat.

Relax and Recreate

Jade & Blue's clubhouse serves as the heart of wellness and recreation, offering residents an oasis for both physical and mental rejuvenation. From the fully equipped gym to the tranquil spa, every corner is designed to nurture your well-being.

The peaceful yoga area provides the perfect space for mindfulness and stretching, while the dedicated quiet zone invites you to relax with a cup of tea and unwind. It's more than just a clubhouse; it's a sanctuary where you can embrace health, find balance, and escape the everyday hustle.





Communal Areas

For those special moments with loved ones, dedicated gathering areas for barbecues provide the ideal space to socialize, enjoy delicious meals, and create lasting memories with family and friends.



SIX

PARTNERS

EXPERTISE

WITH

PURPOSE.

PARTNERS

CONSTRUCTION



From a History of Precision, To a Future of Possibility.

UDesign Holding is a leading Egyptian company headquartered in Cairo, operating through three integrated business arms: UDesign Construction, UDesign Trading and Aldeyar. Since its establishment in 2015, the company has steadily grown to become a trusted player in Egypt's construction and building materials sectors.

Combining expertise in project execution with the strength of a reliable supply chain, UDesign Holding delivers complete solutions tailored to meet the evolving needs of the Egyptian market. Over the years, the company has built a strong reputation for reliability, innovation, and excellence, driven by a commitment to delivering quality on time.

SEVEN

THE DEVELOPER

Aspect

**Expanding with Purpose.
A Portfolio Designed to Inspire.**

A vision that challenges convention and
inspires connection.

Shaping boutique compounds in East Cairo,
West Cairo, Abu Dhabi and Dubai that speak
to every aspect of life.

FROM CAIRO TO THE UAE

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New Cairo, Egypt.