



EXPERIENCE A PLACE
WHERE YOU SET YOUR PACE

The rhythm is yours.



varana

LIFE AT YOUR OWN RHYTHM

VARANA IS NESTLED WITHIN THE TRANQUIL DISTRICT OF SARAI, OFFERING ITS RESIDENTS A TRULY PRIVATE LIVING COMMUNITY. WITH ITS UNIQUELY DESIGNED TOWNHOUSES, VARANA HOSTS DYNAMIC FLOOR PLANS TO SUITE ALL RESIDENT TYPES.



Live a World Away, Minutes from all City Corners

Covering 5.5 million m2, Sarai is strategically located on the Cairo-Suez Road. We've researched and invested in the best location, bringing Sarai to the heart of Cairo's most desirable future suburbs. It is far from the city's traffic, noise and pollution, and is in close proximity to New Cairo as well as the following attractions:

- 15 minutes
 From the Ring Road.
- 10 minutes
 From AUC campus.
- 5 minutes
 From the The New Capital.



Benoy, the World's Master Planning Leaders

With a global network in 60+ countries, Benoy is an established design brand, eminent for being the master planner of the Formula One race track. Signed by Benoy, Sarai's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality.

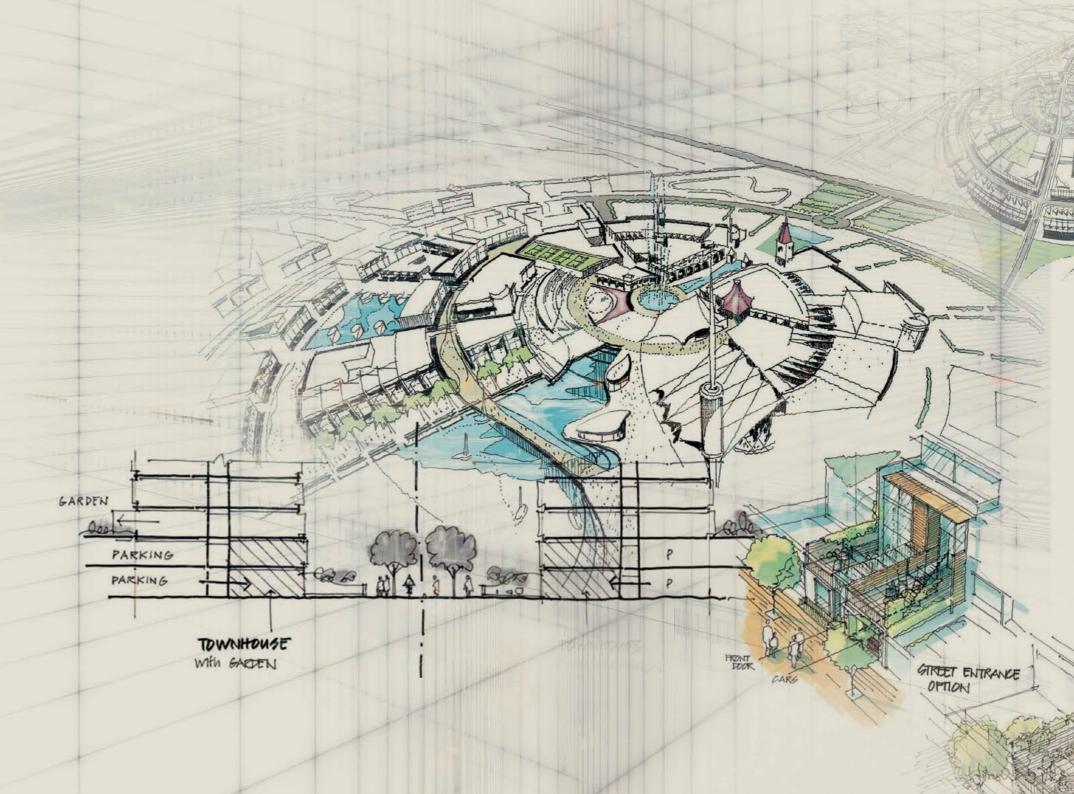
In addition to Benoy's global expertise, our local experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family.



Diversity Unlocks Innovation

Where there is diversity there is Sarai. A new concept of living lead by the power of select choice and discovery, where you can explore new angels of private and public space, personalized for your own luxury. Tailor your home's layout from alternate designs to embody the true meaning of a private haven.

Or even expand your home for a more nurturing lifestyle that invites warmth with your growing family. Sarai's key signature is its novelty and diversity – a first of its kind in Egypt. Explore Sarai's matchless lifestyle, where every step infuses a rhythm, and only you can set the pace.





Sarai, The Edge of Aspiration

Set amidst acres of lush landscapes and waterways, Sarai is where luxury, convenience and joy come together. It's a world of cossibilities, where couples settle, families grow, businesses flourish and children excel. Sarai is where you set your own pace – where he rhythm is yours.

Cairo's Biggest Lagoon

At Sarai, we've planned for our very own Croisette: a lifestyle that begins and ends by the water. Sarai's lagoons are the biggest Cairo has ever witnessed, spread across an area of 50,000 m2. It's the pulsing heart of the community, surrounded by a perfect setting for top-notch entertainment, retail outlets and delightful eateries. Embrace the idea that nearby waterways are no longer an inaccessible luxury.





The Pleasure of Waterside Living Unlocked

Fresh air, summer breeze, sunset horizons, lush greens and waterways that bring life to their surroundings – that is a glimpse of everyday life in Sarai's acres of outdoors. To cater to the nature lover in you, a Garden of Eden with swaying trees and flowing

waters is spread at your doorstep, welcoming you for a morning jog, an afternoon stroll, a friendly cup of coffee, or a family picnic. Sarai's landscaped outdoors will spoil you with the rare luxury of wide-open spaces.

Bringing the Finest Hoteliers

We've partnered with the world's most renowned luxury hotel chain. From state-of-the-art interiors to signature food outlets and five star facilities, Sarai's hotel will set new standards for the capital. Explore the luxury of fine dining or a world-class spa treatment, where all your heart's desires are finally at your reach.



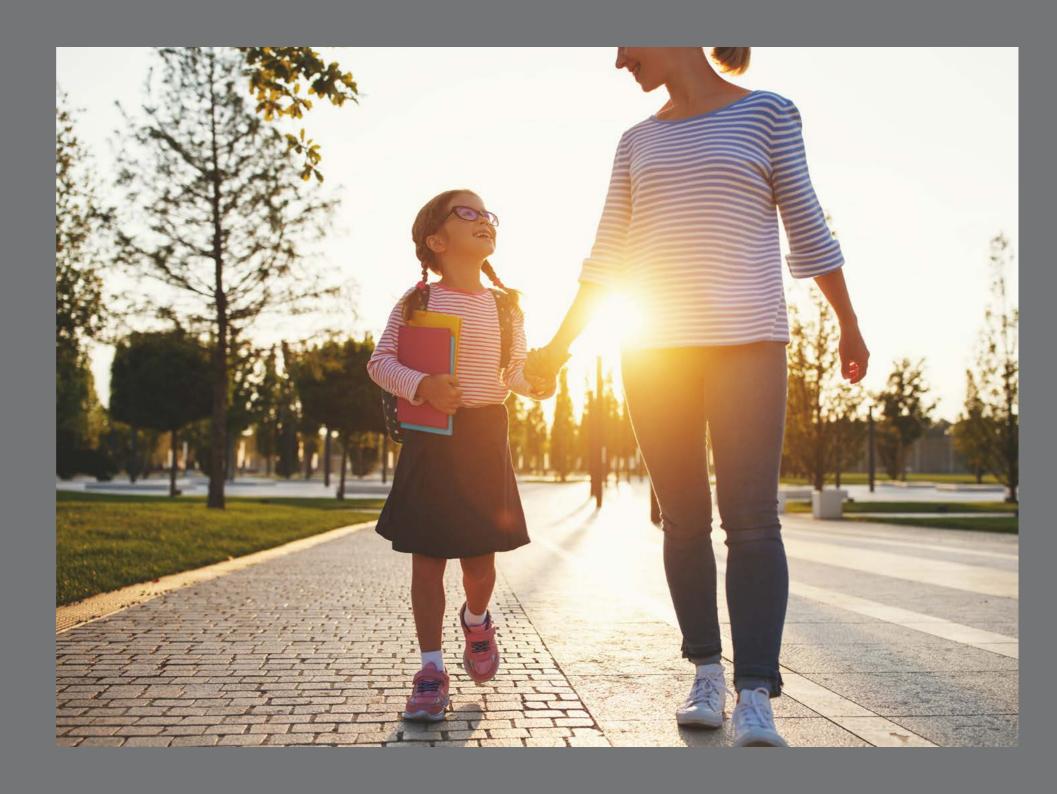


An Address for Business Opportunities

Well-equipped office spaces and inspiring work environments are what truly set Sarai's business district apart. Stemming from the belief that great business can only flourish amidst motivating environments, we've designed spaces that speak to the business mind, encourage inspiration and enable collaborations. An equally ideal setting for start-ups to grow and establish businesses to prosper, the business district will bring together some of the country's key businesses together in one place.

Access First-Class Education

We've set our school district minutes away from your doorstep to balance your most essential educational needs with recreation and security. Just imagine them walking to school, down a trail especially oriented for their own safety; better yet, strolling across a bicycle track, amidst a pollution-free, picturesque landscape, refreshed and integrated within a community of 21st century citizens.



Entice Your Taste Buds at Signature Eateries

From French cuisine restaurants and Spanish tapas bars, to Lebanese lounges and oriental cafés. At Sarai, we're providing dining options that cater to all tastes and types. From perfect date spots for the romantics, to great get-together hubs and bakeries, as well as takeaways for those on-the-go, we've thought of everyone and worked hard to make the culinary experience truly complete.





The Delicacies of Shopping Redefined

From everyday conveniences to occasional indulgences, a world-class mall is set to deliver a global shopping experience, just minutes away from your home, be it hypermarkets or gourmet grocers, international fashion brands or local designer boutiques. The mall is set to be the commercial hub for the community and beyond, set to appeal to all ages and ensuring fun for all family members.

Everything You Need for the Athlete Within

Sarai's Athletic Club and sports facilities are nothing short of exceptional. The Club boasts unprecedented facilities: a fully-fledged water sports arens well-equipped football, handba basketball and tennis courts, a swimming pool, indoor studios and a state-of-the-art gym; and also features certified trainers to coach both amateurs and professionals. At Sarai, the life we aspire to is one where well-being is priority.



Embrace a Walking Culture

We've secured smooth walkways for the young and old as well as all types of recreational use. Your typical car commute will drastically shift. No longer will pedestrianism be a challenge or a bore, whether you're strolling across our crystal lagoons, parallel to greenways, amidst sheer lit cafes, or spotting a pair of horses along the horizon. Step into our walking trails and start a true journey of discovery.





Exquisite Living beyond The Ordinary

Sarai's exclusive homes bring you the comfort of community living: the joy of residing in privacy alongside urban amenities and beautiful green surroundings. Sarai homes are completely customizable, and that is the luxury of choice. Designs and variations make the most of space and cater to different homeowners, granting you the house you've always dreamed of and the investment truly worth investing in.



P R E S E N T S

varana

LIFE

A T Y O U R

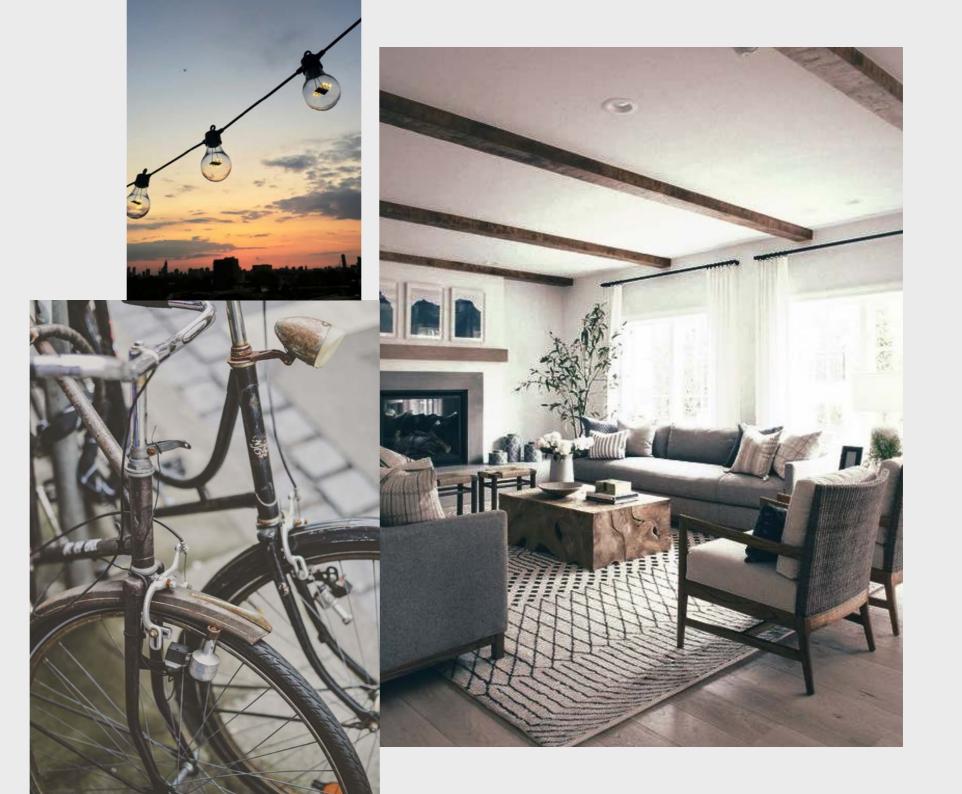
O W N

R H Y T H M

Where Aspiration Meets Infinity

Sarai is all about rhythm; we make sure this mantra is reflected on micro and macro scales across the entire development. We set out to create something where joy, luxury and convenience blend together seamlessly set amidst acres of waterways and lush

landscapes. It's a place where anything really is possible, a place where businesses can flourish, a place where families can grow, a place where children can excel, and a place where you can set your own pace; and live to the tune of your own rhythm.











A harmony of elements of beauty and allure redefine the perfect environment for your family to live in, promoting a healthy lifestyle supported by top-notch and luxurious facilities.







P E R S P E C T I V E S

& FLOORPLANS



Corner Unit Villa A

Total Area = 150 m^2

Ground Floor

| Reception | 5.80 x 7.00 |
|-----------|-------------|
| Kitchen | 3.60 x 2.40 |
| Toilet | 2.10 x 1.20 |
| Storage | 2.20 x 1.80 |

First Floor

| Bedroom 1 | 3.60 x 3.60 |
|------------|-------------|
| Bedroom 2 | 3.60 x 3.40 |
| Bedroom 3 | 3.60 x 3.60 |
| Bathroom 1 | 3.60 x 1.80 |
| Bathroom 2 | 2.10 x 1.50 |



Ground Floor



First Floor

- · All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.

- All materials, dimensions and drawings are approximate, information subject to change without notice.
 Actual villa area may vary from stated area, drawings not to scale, the developer reserves the right to make revisions.
 Any colored images shown are indicative only, actual colors may vary depending on the scanning and printing methods.
 Floor plans may be mirrored depending on location on master plan.
 In the case of garden level option, stair and terrace details may vary.

Middle Unit Villa A

Total Area = 165 m^2

Ground Floor

| Reception | 10.80 x 5.80 |
|-----------|--------------|
| Kitchen | 3.60 x 2.50 |
| Toilet | 1.80 x 1.20 |

First Floor

| Master Bedroom | 3.60 x 3.60 |
|-----------------|-------------|
| Master Bathroom | 2.60 x 1.70 |
| Bedroom 1 | 3.60 x 3.60 |
| Bedroom 2 | 3.60 x 3.60 |
| Bathroom 1 | 2.60 x 1.80 |
| Terrace | 2.00 x 1.55 |
| Balcony | 2.60 x 2.55 |







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Corner Unit Villa B

Total Area = 175 m^2

Ground Floor

| Reception | 5.80 x 7.00 |
|-----------|-------------|
| Kitchen | 3.60 x 2.30 |
| Toilet | 2.10 x 1.20 |
| Storage | 2.10 x 1.30 |

First Floor

| Master Bedroom | 3.60 x 3.40 |
|-----------------|-------------|
| Master Bathroom | 2.15 x 2.10 |
| Bedroom 1 | 3.60 x 3.60 |
| Bedroom 2 | 3.60 x 3.60 |
| Bathroom 1 | 2.50 x 2.10 |
| Terrace | 2.00 x 1.80 |

Penthouse

| Living | 3.60 x 3.40 |
|--------|-------------|
| Toilet | 2.40 x 1.20 |



Ground Floor





First Floor

Penthouse

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Middle Unit Villa B

Total Area = 175 m²

Ground Floor

| Reception | 5.80 x 7.00 |
|-----------|-------------|
| Kitchen | 3.60 x 2.30 |
| Toilet | 2.10 x 1.20 |
| Storage | 2.10 x 1.30 |

First Floor

| Master Bedroom | 3.60 x 3.40 |
|-----------------|-------------|
| Master Bathroom | 2.15 x 2.10 |
| Bedroom 1 | 3.60 x 3.60 |
| Bedroom 2 | 3.60 x 3.60 |
| Bathroom 1 | 2.50 x 2.10 |
| Terrace | 2.00 x 1.80 |
| Terrace | 2.00 x 1.80 |

Penthouse

| Living | 3.60 x 3.40 |
|--------|-------------|
| Toilet | 2.40 x 1.20 |



Ground Floor





First Floor

Penthouse

- · All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
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ABOUT THE DEVELOPER

MADINET NASR FOR HOUSING & DEVELOPMENT (MNHD) IS RECOGNIZED

FOR 60 YEARS WORTH OF HISTORY AND EXPERTISE IN REAL ESTATE

DEVELOPMENT. OVER THE YEARS, ITS TEAM OF GLOBAL SPECIALISTS AND

LOCAL TALENT HAVE DEVELOPED A GROUP OF MEGA PROJECTS THAT

CATER TO A DIVERSE PORTFOLIO OF CLIENTELE.

AMONG ITS MOST RECOGNIZED VENTURES IN NEW CAIRO BESIDES SARAI,
IS TAJ CITY, WHICH IS LOCATED ON THE EXTENSION OF EL THAWRA ST.
(HELIOPOLIS), SETS AN EXAMPLE OF BRILLIANCE. WITH ITS EVOLUTION IN
ADEPT INFRASTRUCTURE AND UTILITIES, MNHD IS SETTING-FORTH A NEW
ERA OF REAL ESTATE IN EGYPT.

Sales Offices

Cairo - Suez Rd.: Located on the extension of El Thawra St., in front of Cairo international airport.

