

Velora Villa

N E W Z A Y E D



ABOUT US

with over 20 years of experience, HMD Development, is a leading force in shaping New Cairo's top communities. Guided by a belief that homes should inspire and connect, not just shelter, HMD delivers spaces defined by quality, privacy, and lasting value. Velora Villa is the latest reflection of their trusted legacy and commitment to excellence.

Velora Villa



Velora Villa Designed for those who value privacy, Velora Villa weaves together elegant architecture, open landscapes, and human connection.

Velora places you at the heart of everywhere you need to be, yet far enough to find peace.

Located in Hoz 15, just steps away from the Middle Ring Road (Zayed Axis), you are seamlessly connected to New Cairo, the New Administrative Capital, and the energy of the city.

Expansive living spaces where family memories unfold, gardens that turn into private retreats, and rooftops where the sky feels closer than ever.

inside Velora Villa, the world moves softer.

HMD

In Partnership With Al-Suwaidi



Velora Villa



PERFECTLY POSITIONED

Prime location of our project – one of its strongest advantages:

- **Located directly on the Middle Ring Road.**
- **Behind NEOM Compound & Mountain View Chillout.**
- **Just 7 minutes from Dahshour Axis – Zayed Gate 5.**
- **Only 10 minutes from Mall of Arabia and Juhayna Square.**

A strategic location that keeps you close to everything,

Project Overview



FACILITIES & AMENITIES



PHARMACY



KIDS AREA



YOGA AREA



PRIVATE CAR
CHARGING STATION



CLUB HOUSE



FITNESS CENTRE



GARDENS



TRACKS



ADDITIONAL
PARKING



WATER FEATURE



SMART LOCK



KIDS
AQUA PARK



GAME
CENTRE ARCADE



DAY
CARE CENTRE



SWIMMING
POOL



SPA



SECURITY



GOLF CARS



GYM



COMMERCIAL
STRIP MALL



CCTV SYSTEM



MOSQUE





Swimming Pool

"Dive into relaxation, right at your doorstep."

Kids Aqua Park

"Where endless fun meets safe adventures for your little ones."

Club House

"Your social hub for leisure, connection, and unforgettable moments."

Spa

"Indulge in serenity and rejuvenation without leaving home."

Gardens

"Stroll through lush greenery and breathe in pure tranquility."

Fitness Centre

"Stay in shape with world-class equipment just steps away."

Golf Cars

"Effortless rides that make every corner of the community accessible."

**WHERE LIFE FIND
ITS RHYTHM**



**EXPANSIVE LIVING SPACES WHERE FAMILY MEMORIES UNFOLD,
ROOFTOPS WHERE THE SKY FEELS CLOSER THAN EVER.**



MORE SPACE ... MORE LUXURY.



**FROM LIMITED SPACE...
TO ENDLESS HORIZONS.**









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The masterplan of Velora villa in New Zayed epitomizes modern luxury living, Harmonious Blend of Comfort and Elegance .

This residential compound in the heart of Sheikh Zayed offers a thoughtfully designed layout where each villa enjoys privacy, space, and seamless integration with nature.

The project features a central recreational spine with flowing pools, landscaped walkways, and serene sitting areas — creating a calm and refined atmosphere throughout.

Roads and access points are carefully planned to ensure smooth traffic flow and easy access to every unit, complemented by a distinguished main entrance and dedicated parking zones.

Striking the perfect balance between simplicity and sophistication, the master plan delivers an ideal setting for modern, upscale living.

Town House Villa

CORNER - 271 M²



TOWN HOUSE - 271 M²

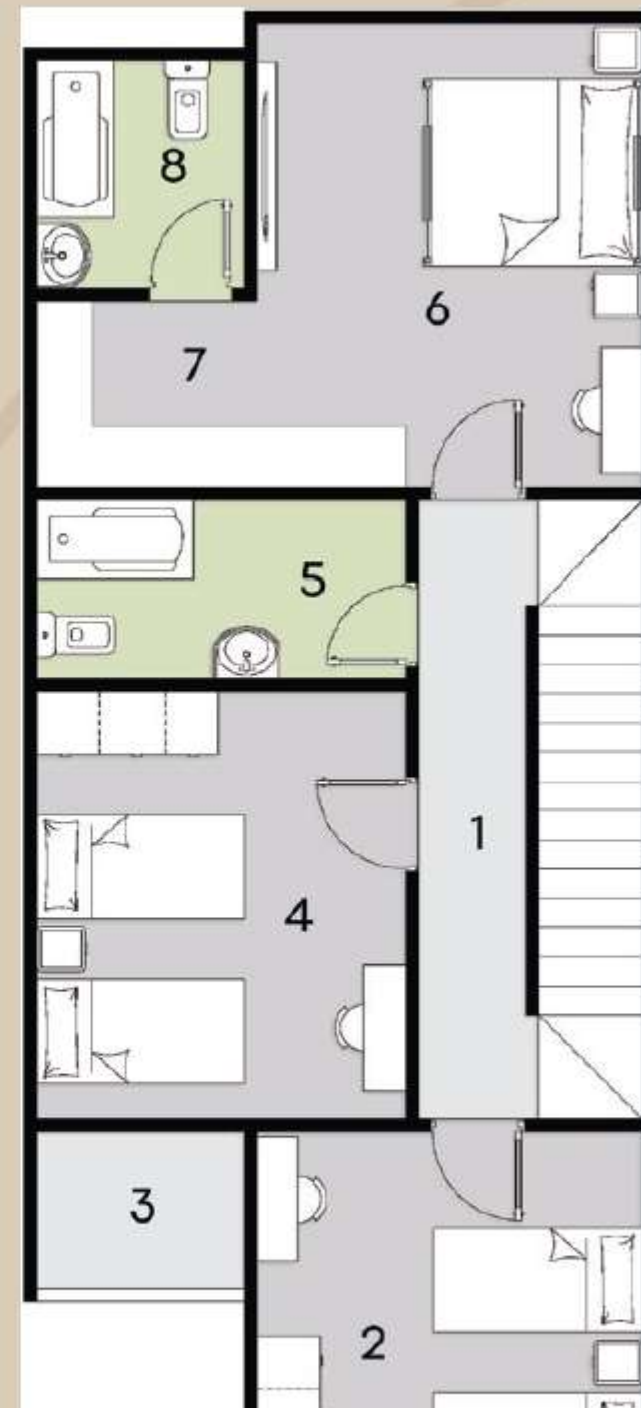
TOWN HOUSE VILLA CORNER GROUND FLOOR GROSS AREA (112 M²)

No	Location	Dimension
1	Looby	4.68 x 1.56
2	Dinning	4.82 x 3.50
3	Living 1	3.00 x 4.03
4	Living 2	3.00 x 4.03
5	Kitchen	3.68 x 3.22
6	WC	2.70 x 1.22



TOWN HOUSE VILLA CORNER
FIRST FLOOR GROSS AREA (131 M²)

No	Location	Dimension
1	Corridor	6.04 x 1.22
2	B.Room 1	3.88 x 3.82
3	Terrace	2.12 x 1.74
4	B.Room 2	4.16 x 3.72
5	Bath	3.72 x 1.82
6	M.B.Room	4.63 x 3.82
7	Dressing	2.18 x 1.91
8	M.Bath	2.37 x 2.18



TOWN HOUSE VILLA CORNER
ROOF FLOOR GROSS AREA (28 M²)

No	Location	Dimension
1	Living	3.21 x 4.04
2	WC	2.18 x 1.08





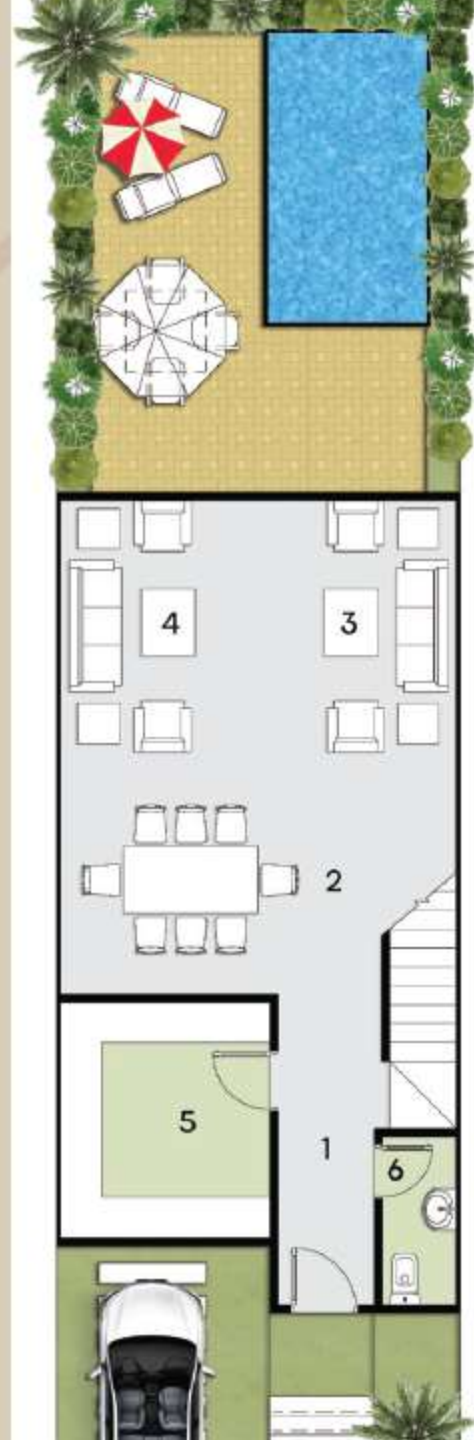
Town House Villa

MID - 271 M²

TOWN HOUSE - 271 M²

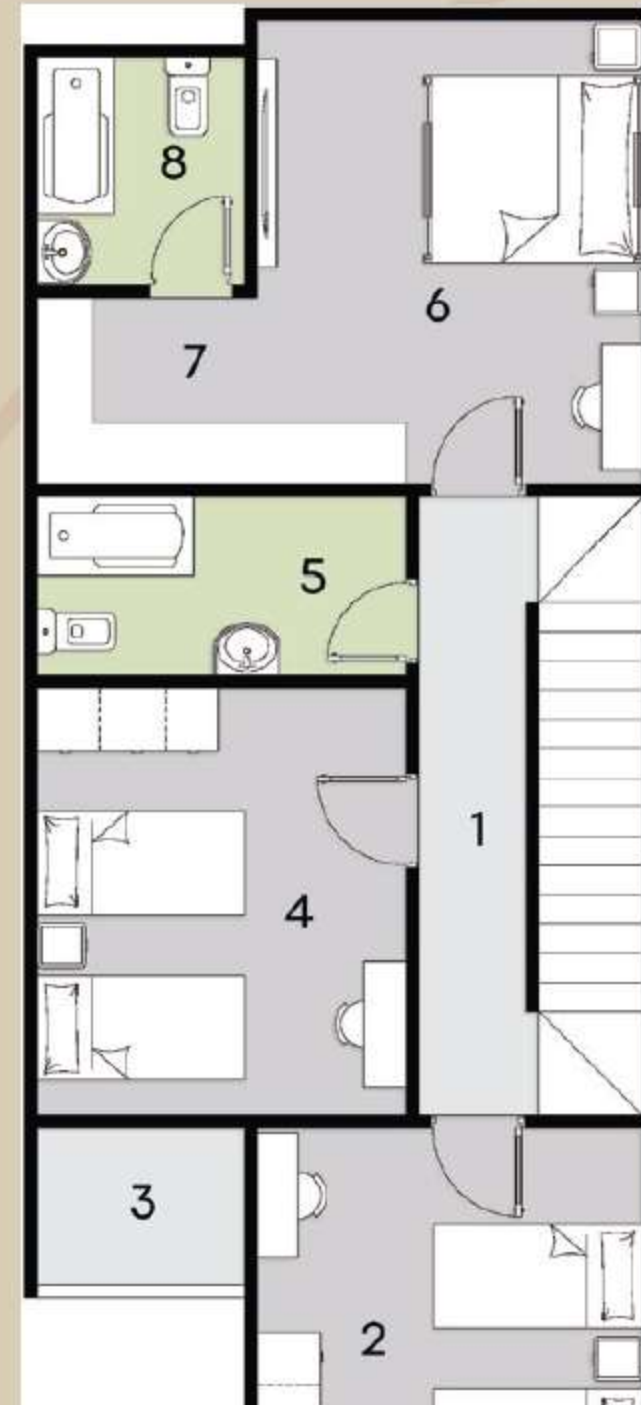
TOWN HOUSE VILLA MID GROUND FLOOR GROSS AREA (112 M²)

No	Location	Dimension
1	Looby	4.68 x 1.56
2	Dinning	4.72 x 3.50
3	Living 1	3.00 x 4.03
4	Living 2	3.00 x 4.03
5	Kitchen	3.68 x 3.22
6	WC	2.74 x 1.28



TOWN HOUSE VILLA MIDDLE
FIRST FLOOR GROSS AREA (131 M²)

No	Location	Dimension
1	Corridor	6.04 x 1.22
2	B.Room 1	3.88 x 3.82
3	Terrace	2.12 x 1.74
4	B.Room 2	4.16 x 3.72
5	Bath	3.72 x 1.82
6	M.B.Room	4.63 x 3.82
7	Dressing	2.18 x 1.91
8	M.Bath	2.37 x 2.18



TOWN HOUSE VILLA MIDDLE
ROOF FLOOR GROSS AREA (28 M²)

No	Location	Dimension
1	Living	3.21 x 4.04
2	WC	2.18 x 1.08



Twin House Villa

310 M²



TWIN HOUSE - 310 M²

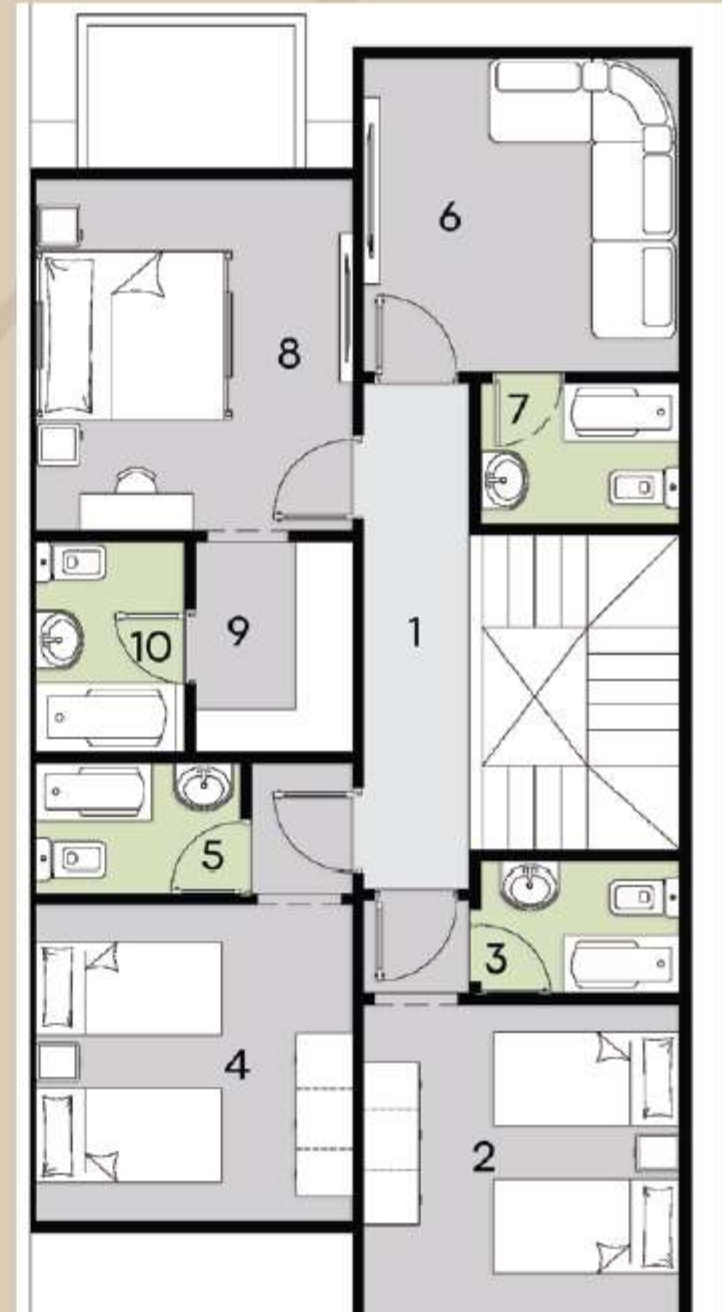
TWIN HOUSE VILLA GROUND FLOOR GROSS AREA (128 M²)

No	Location	Dimension
1	Looby	3.84 x 1.72
2	Dinning	4.86 x 3.50
3	Living 1	3.55 x 3.87
4	Living 2	3.55 x 3.87
5	Kitchen	4.03 x 3.52
6	WC	1.86 x 1.13
7	Nanny	1.86 x 1.63



TWIN HOUSE VILLA
FIRST FLOOR GROSS AREA (150 M²)

No	Location	Dimension
1	Corridor	5.40 x 1.34
2	B.Room 1	3.61 x 3.58
3	Bath	2.32 x 1.58
4	B.Room 2	3.58 x 3.55
5	Bath	2.32 x 1.50
6	Living	3.58 x 3.55
7	Bath	2.32 x 1.62
8	M.B.Room	4.01 x 3.52
9	Dressing	2.31 x 1.80
10	M.Bath	2.31 x 1.72



TWIN HOUSE VILLA
ROOF FLOOR GROSS AREA (32 M²)

No	Location	Dimension
1	Living	3.84 x 3.02
2	WC	2.18 x 1.28





Velora Villa

NEW ZAYED





Velora Villa
NEW ZAYED

**Your Next
Chapter Awaits!**



Velora Villa by **HMD Development**
Space to **live** . Space to dream . Space to **belong**.

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