

Story of
27 Residence



twenty seven

R E S I D E N C E

tāmeer
SINCE 1954 JOCI

Twenty Seven

*For a Luxury
life style*

Literal Exclusivity



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Modern Living,
Classic Principles

Chapter One

About tāmeer

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Modern Living, Classic Principles



Behind every
home, a visionary

Behind every great home is a visionary who sees more than just buildings — they see a way of life. tāmeer is that visionary.

For decades, and across 3 generations of clients, tāmeer has built not just structures but communities rooted in thoughtful design, lasting quality, and an unshakable commitment to excellence. Their work is defined by one simple truth: luxury isn't just about how a place looks, it's about how it feels — a deep, natural comfort that only comes from knowing every detail was crafted with purpose.

tāmeer is built with tomorrow in mind — and people at heart. They blend future-forward innovation with respect for culture and environment, making sure every project leaves a legacy that reaches into the future. The story of 27 Residence is a chapter in that legacy — a legacy marked by milestones every step of the way.

TWENTY SEVEN RESIDENCE



Life Leads,
Design Follows

Chapter Two

About Azad

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Life Leads, Design Follows

Landscape tells a Story

The birth of Azad happened with a customer centric insight. From that, a new kind of residential experience took shape — one that puts people before plans, and community before concrete. Homes sit quietly along the perimeter, framing a vast central park that anchors the entire compound. Green, sustainable, and alive.

At the heart of Azad is its community center, a space created not just for activity, but for families to gather, neighbors to meet, moments to turn into memories. Covering 60 acres in one of the city's most central and connected locations, Azad purposefully offers a way of living. Over 2,000 units form a vibrant, diverse cosmopolitan community, with more than 500 already delivered and lived in. Each one shaped by thoughtful architecture and guided by a clear principle: design should promote life, not restrict it.

The landscape tells the same story. Places to gather. Places to pause. Spaces for children, for quiet, for movement, for stillness. Azad doesn't impose a lifestyle. It simply gives you space to live yours more fully, more passionately, and with togetherness.



True Luxury is
an Unspoken Art

Chapter Three

Behind 27 Residence

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True Luxury is an Unspoken Art



Luxury isn't loud. It doesn't need to be

In a world that confuses attention with value, 27 Residence was created for a different kind of individual—those who recognize luxury not by its price tag, but by its presence.

The crown jewel of Azad, 27 Residence rises as the premiere-luxury chapter of Azad: a limited collection of 27 private rooftop villa, each perched at the peak of its own building.

This is luxury for those who understand what it means on a deeper level, who treat space the way a collector treats art—not as something to show off, but an object of priceless value to guard. Not designed to impress, but to be appreciated.

Just as our emblem implies, our philosophy is one of entry into a world built for connoisseurs. Of privacy, exclusivity, and timeless appeal. 27 Residence isn't about the show. It's about recognizing when something is truly worth staying for.

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Privacy that Preserves
the Soul

Chapter Four

Dimensions of Luxury

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Private Luxury

Privacy that Preserves the Soul

Picture this : early light pours in as you take a moment to appreciate the serene morning. You can clearly hear the breeze, and feel the sunlight on your face. No noise, just you, a black coffee, and panoramic view stretching ahead. There's no need to rush. No need perform. This place is for you—and you alone.

The most valuable square meter... is the one no one else can access. At 27 Residence, privacy isn't a feature—it's a foundation. Every detail has been designed for those who choose to live beyond the public eye. Not away from the world—but apart from its noise, in harmony. Real luxury, in the end, is peace.

In this calm, everything becomes richer—because true privacy doesn't just protect your life. It gives you the space to actually live it—to enjoy every moment more fully, more freely, more deeply. This isn't flashy luxury – it's soul-preserving luxury.



Functional Luxury

Freeing You Up to Live



Parking

Your vehicles? Always ready, always spotless. Two dedicated parking spots mean no waiting. And a daily car wash keeps your ride as polished as your life.

Azad's Gym

Your health? Steps away, with full access to **Azad's gym** for you and your family.

Concierge

Need something handled? The exclusive **concierge** is on call—whether support for bookings, a **dinner reservation**, and personalized assistance



Functional Luxury

Freeing You Up to Live



Multipurpose Room

Hosting a rare gathering? The **multipurpose room** is yours once a year—for celebrations that deserve privacy and style.

Cleaning

Deep cleaning of your residence, **once every 3 months**.

General cleaning, **twice per month**, scheduled at your convenience.

tāmeer App

And all your home services? Simple to book, with a 20% discount through the **tāmeer app**. Convenience, right in your pocket.



TWENTY SEVEN RESIDENCE

Location & Map

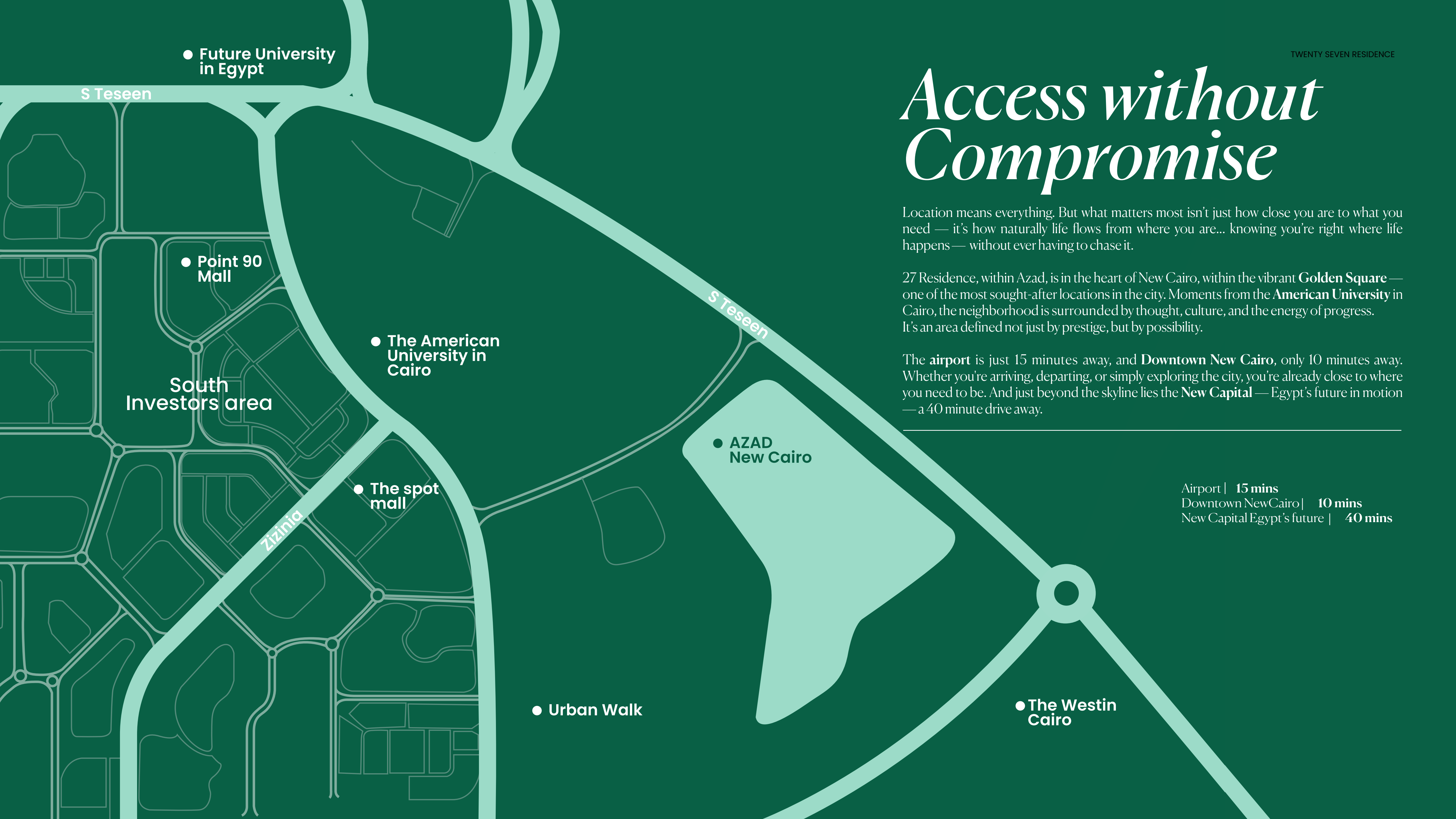
Access without Compromise

Location means everything. But what matters most isn't just how close you are to what you need — it's how naturally life flows from where you are... knowing you're right where life happens — without ever having to chase it.

27 Residence, within Azad, is in the heart of New Cairo, within the vibrant **Golden Square** — one of the most sought-after locations in the city. Moments from the **American University** in Cairo, the neighborhood is surrounded by thought, culture, and the energy of progress. It's an area defined not just by prestige, but by possibility.

The **airport** is just 15 minutes away, and **Downtown New Cairo**, only 10 minutes away. Whether you're arriving, departing, or simply exploring the city, you're already close to where you need to be. And just beyond the skyline lies the **New Capital** — Egypt's future in motion — a 40 minute drive away.

Airport | **15 mins**
 Downtown NewCairo | **10 mins**
 New Capital Egypt's future | **40 mins**



Where Connection
Comes Easy

Chapter Six

Facilities & Amenities

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Physical Wellness

Health is achieved Everywhere

Well-being here, in every one of its aspects, is all-encompassing, built into the rhythm of your day itself.

A **private gym** is your space to release tension or gather strength — from your casual morning stretch all the way to a focused workout. No rush. No crowd. Just the motivation to move with purpose.

Step outside and the movement continues — under open skies. Jogging tracks through tree-lined paths... **Bike lanes** offering room to breathe, to think, to feel the day shift as part of the outdoors. A **multifunctional sports court** brings energy to life in a variety of ways depending on your needs. Even the **outdoors workout area** is more than equipment in the sun — it's a quiet reminder that health is achieved everywhere, not just behind walls.

Life here doesn't make physical wellness feel like a task... but a privilege.

Spiritual & Emotional Wellness

Step into The Meditation

In a world that moves fast, this is where you slow down. A still space carved out for reflection, renewal, and return.

Step into the **meditation area** and the day softens as the noise washes away. The world pauses. You breathe deeper. You feel lighter.

Nearby, the **mosque** offers a space for spiritual grounding — a place not just of worship, but of silent peace.

Around you, **water flows** — not as decoration, but as a presence that fuels the mind and senses. Reflective surfaces, cascading waterways, and the soft rhythm of the **dry deck fountain** contribute to a feeling of balance. A daily exhale.

Social Engagement

Simply Being Together

Some of life's finest luxuries are the simplest: a shared laugh, a slow afternoon, a warm meal in good company. At 27 Residence, spaces are made for those moments. For gathering, for playing, for simply being together... because it's the people who make it home.

Children have their own world inside the community center — **a playroom** filled with books, games, and joyful chaos. It's a place built for imagination and growth, where 27 Residence's next generation finds space to explore, safely and freely.

Outside, connection continues. A **family swimming pool** welcomes you with pristine waters and serene vibes. The **outdoor cinema** takes the group theater experience to the next level. There's a **park** for your **pets** to roam, a **space for chess** to sharpen minds engagingly, and a **barbecue area** that turns simple meals into a shared ritual.



Convenience & Connectivity

Where Connection Comes Easy

We believe that our residents deserve to receive the same opportunities to socialize at their address as they would in a city. With the **Community Center**, we made sure to provide all the facilities needed for all the residents according to their age group, each with its own character, and to create a unique atmosphere that encourages people to get together.

At its heart is the **Social Lounge** — where connection comes easy. One moment, it's coffee and conversation. The next, a football game, a shared match on screen, or a quiet corner with a book. **Multi-purpose rooms** bring the community to life — transforming for events, celebrations, or spontaneous gatherings, and ready to adapt to the rhythm of your day. And when life gets busy, the **Service Center** and **Business Center** are always close. Practical support, thoughtful design — all within reach.



Every Detail Fits
in Your Life

Chapter Seven

Master Plan

Masterplan

Every detail Fits ...
in Your Life

The master plan is crafted to create a community that feels both vibrant and serene. With a natural flow between green landscapes, leisure areas, and residential spaces, it offers an environment where daily life becomes effortless. Every element is placed to ensure comfort, convenience, and connection from open walkways and gathering spots to peaceful corners that invite calm. It's more than a layout of buildings, it's a vision for how life can be lived seamlessly, surrounded by beauty and balance.

TWENTY SEVEN RESIDENCE



Spaces
with Soul

Chapter Eight

Architecture & Design

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*A space imagined by EKLIPSO ,
created by tāmeer*

All render visuals for
visualization purpose only

Spaces with Soul



At 27 Residence, every rooftop villa tells a story — not just of where you live, but who you are. That story is told by Eklego Design Studio, Cairo's award-winning creators.

Eklego's magic lies in blending global design sensibilities with the rich textures of Egyptian heritage. They work hand-in-hand with local artisans, weaving their craftsmanship intentionally into each surface, to make every rooftop villa a one-of-a-kind canvas with its own print.



















Project
Floor plans

Chapter Nine

Floor Plans

01
Type A1



Type A1

Fourth Floor

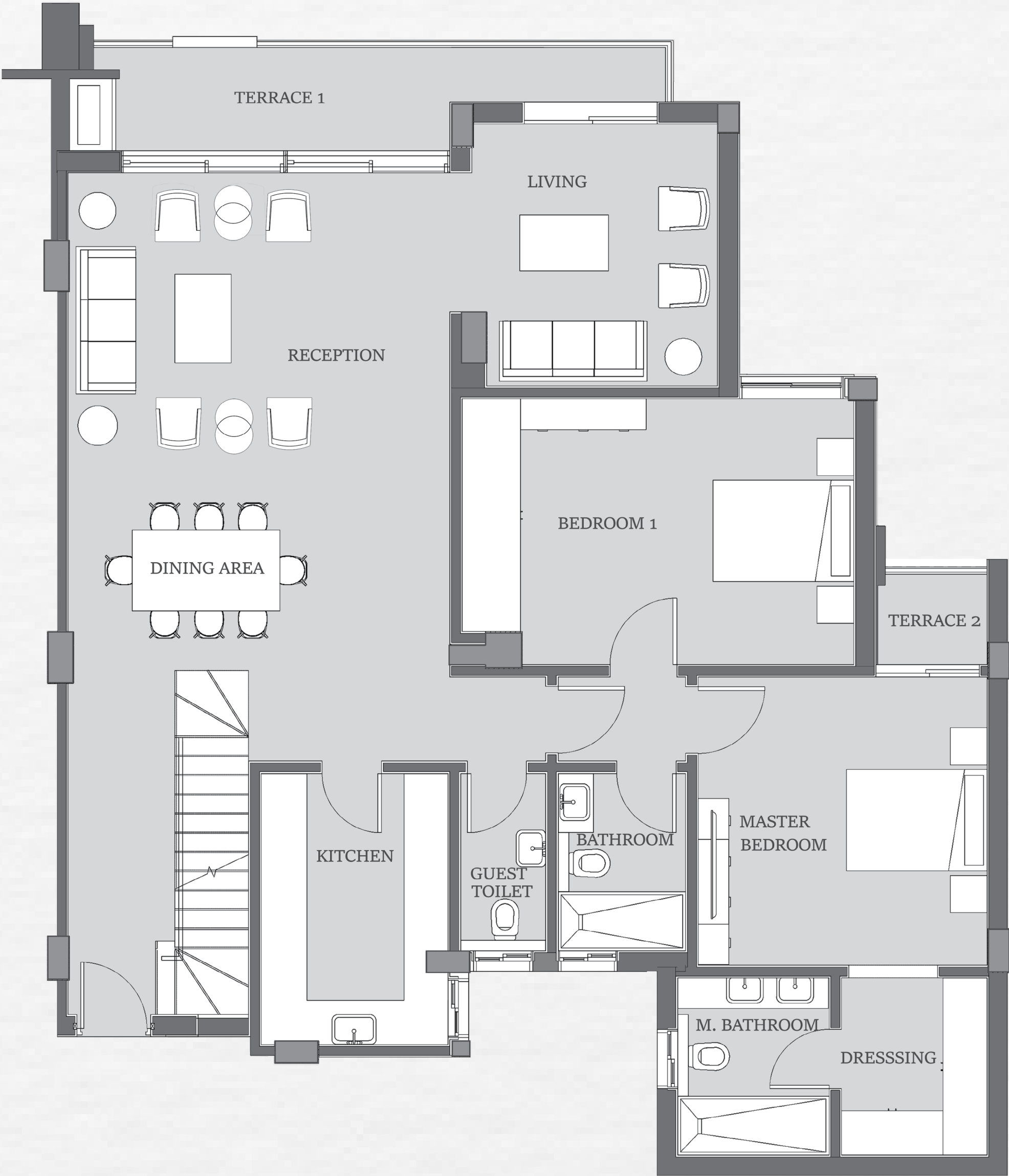
Reception Dining 7.96 X 5.16m
Kitchen 3.67X 2.53 m
Guest toilet 2.40 X 1.15 m

Living 3.55 X 3.32 m
Bedroom 01 3.60 X 5.30 m
Bathroom 2.40 X 1.72 m

Gross Area : 297 SQM
Terrace Area : 44 SQM

M. bedroom 3.91 X 3.90 m
Dressing 2.40 X 1.97 m
M. bathroom 2.40 X 2.05 m

Terrace 1 7.44 X 1.39 m
Terrace 2 1.50 X 1.22 m



Type A1

Fifth Floor

Family living
Maid's room
Maid's toilet

5.00 X 3.69 m
2.24 X 1.84 m
2.61 X 1.17 m

M. bedroom
Dressing 1
Dressing 2

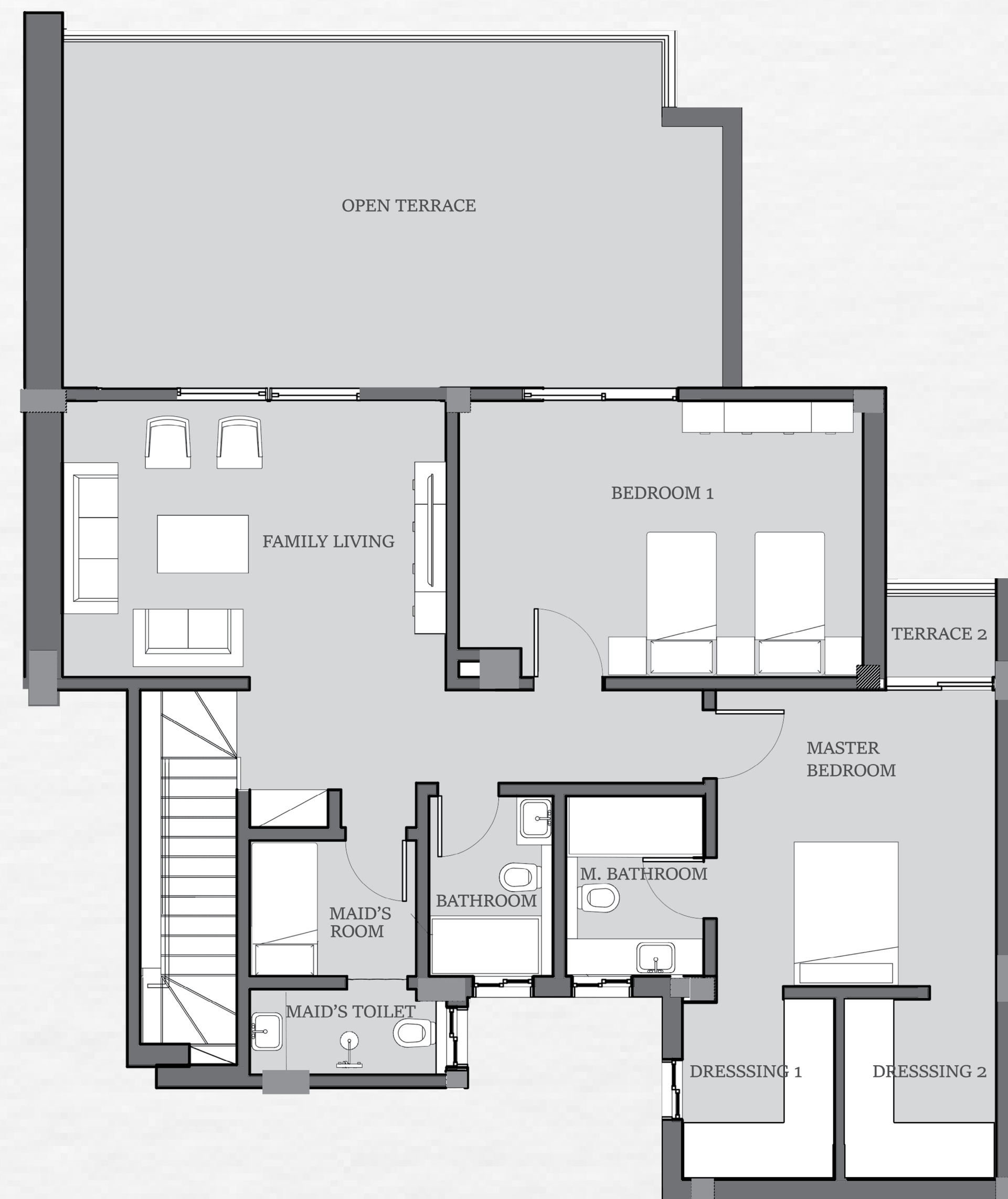
4.00 X 3.71 m
2.42 X 2.00 m
2.42 X 2.00 m

Bedroom 1
Bathroom

5.37 X 3.31 m
2.42 X 1.68 m

M. bathroom
Terrace 2

2.42 X 1.86 m
1.49 X 1.06 m



02
Type B1



Type B1

Fourth Floor

Reception	7.73 X 3.49 m	M. bedroom	3.58 X 3.06 m
Dinning	4.39 X 4.20 m	M. Dressing	1.86 X 1.35 m
Kitchen	3.95 X 3.30 m	M. bathroom	2.41 X 1.98 m
Guest toilet	2.15 X 1.41 m	Terrace 1	7.81 X 1.66 m

Gross Area : 261 SQM
Terrace Area : 13 SQM



Type B1

Fifth Floor

Family living
Bedroom 1
Dressing

4.26 X 3.36 m
3.59 X 3.06 m
1.98 X 1.89 m

Maid's room
Maid's toilet
M. bedroom

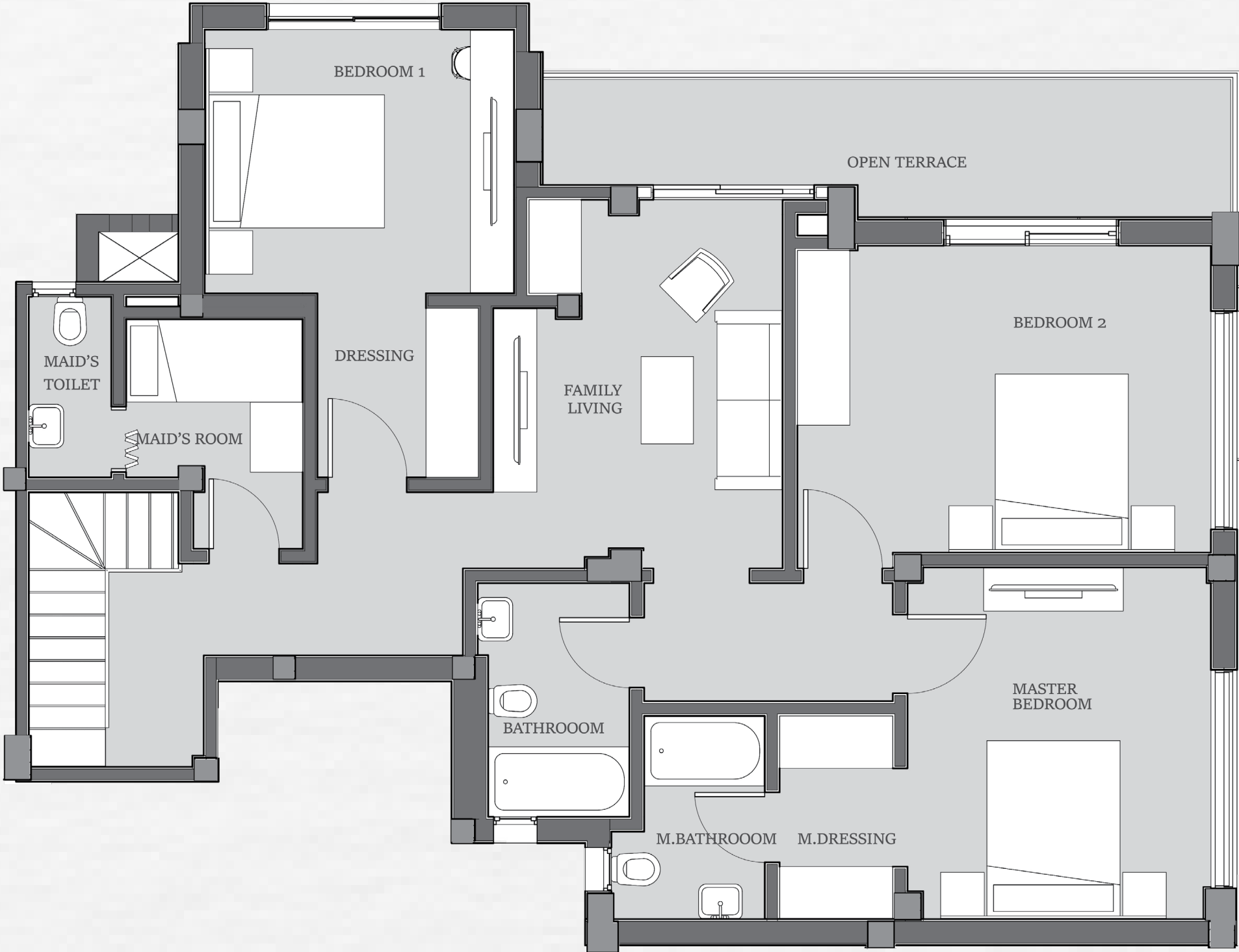
2.65 X 2.07 m
2.11 X 1.00 m
4.07 X 3.52 m

Bedroom 2
Bathroom

4.78 X 3.56 m
2.72 X 1.78 m

M. dressing
M. bathroom

2.37 X 1.34 m
2.37 X 1.80 m



Type B1

Fourth Floor

Reception	7.73 X 3.49 m	M. bedroom	3.58 X 3.06 m
Dinning	4.39 X 4.20 m	M. Dressing	1.86 X 1.35 m
Kitchen	3.95 X 3.30 m	M. bathroom	2.41 X 1.98 m
Guest toilet	2.15 X 1.41 m	Terrace 1	7.81 X 1.66 m

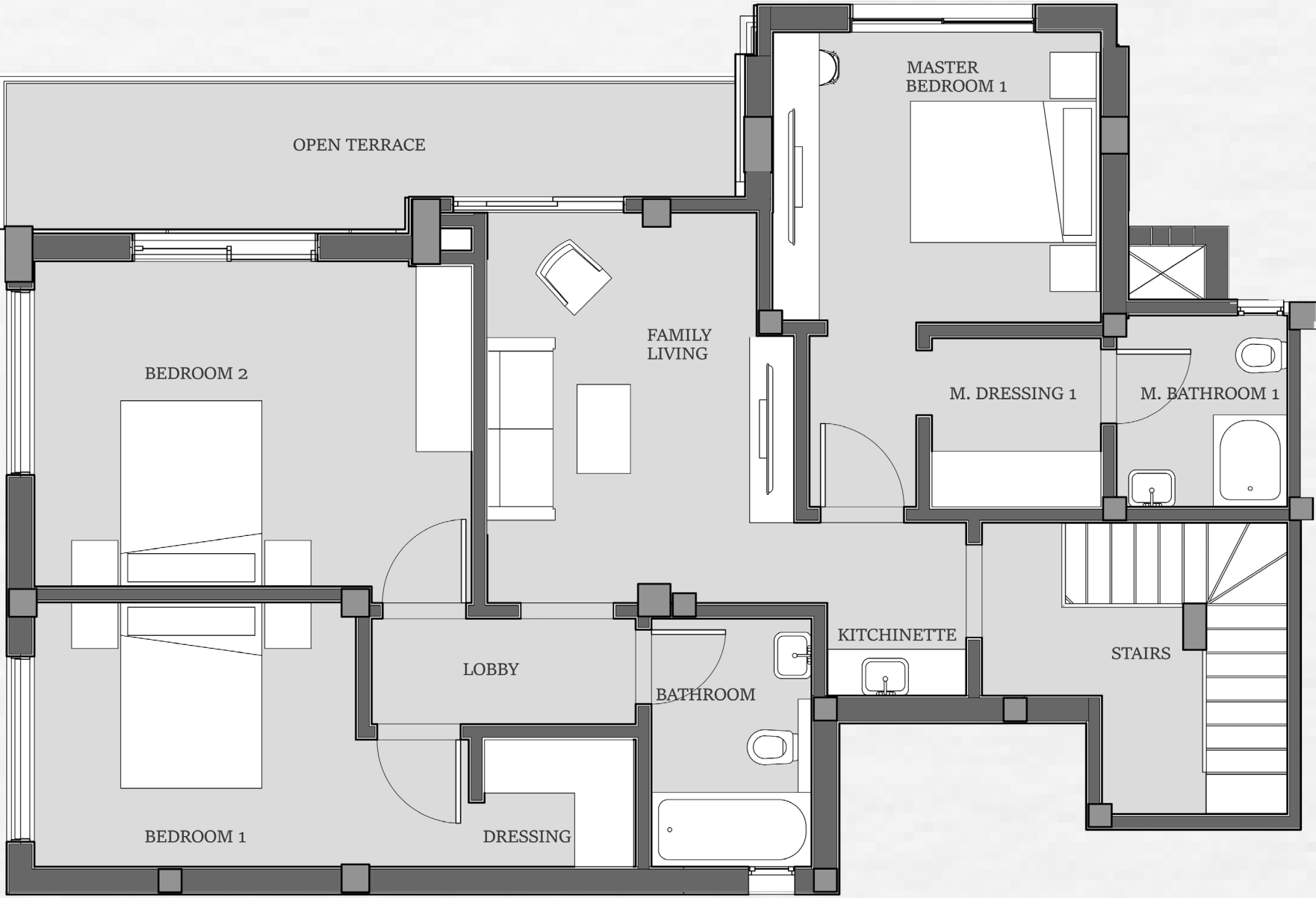
Gross Area : 246 SQM
Terrace Area : 13 SQM



Type B1

Fifth Floor

Family living	4.26 X 3.36 m	Kitchinette	1.92 X 1.55 m
Bedroom 1	3.52 X 2.90 m	M. bedroom	3.60 X 3.18 m
Dressing	1.42 X 1.68 m	M. dressing	1.87 X 1.87 m
Bedroom 2	4.78 X 3.56 m	M. bathroom	2.12 X 1.89 m
Bathroom	2.72 X 1.78 m		

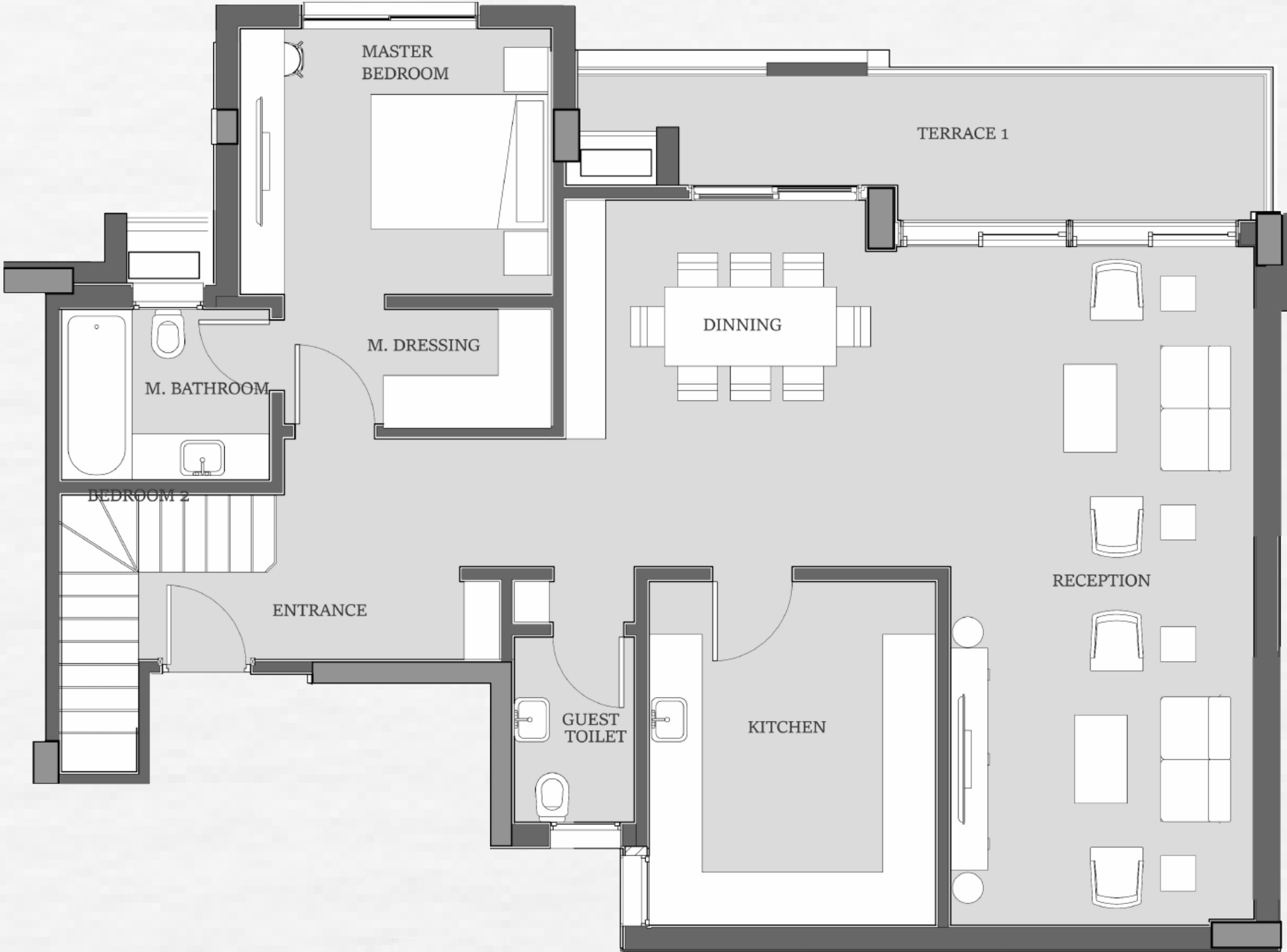


Type B1

Fourth Floor

Reception	7.73 X 3.49 m	M. bedroom	3.58 X 3.06 m
Dinning	4.39 X 4.20 m	M. Dressing	1.86 X 1.35 m
Kitchen	3.95 X 3.30 m	M. bathroom	2.41 X 1.98 m
Guest toilet	2.15 X 1.41 m	Terrace 1	7.81 X 1.66 m

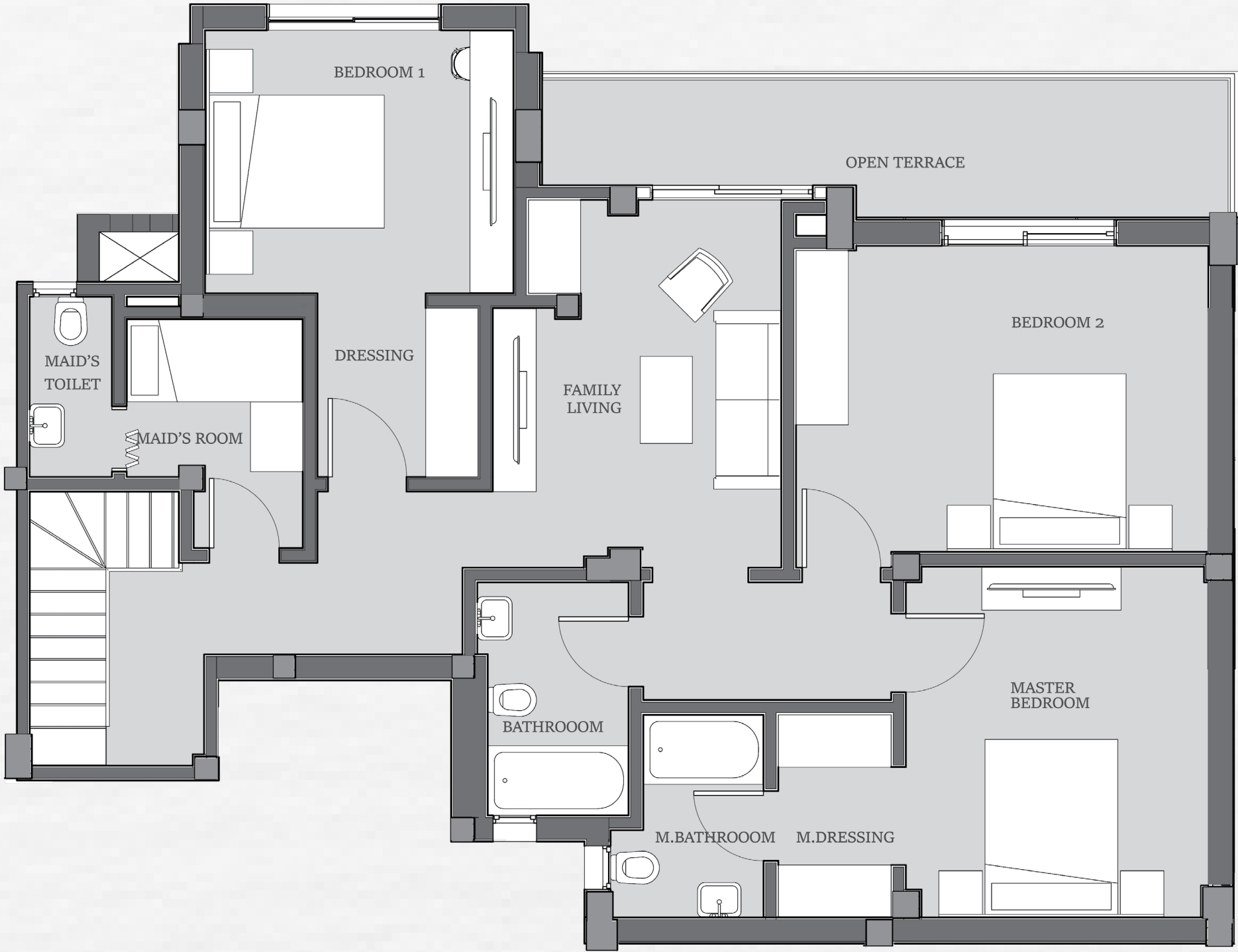
Gross Area : 256 SQM
Terrace Area : 17 SQM



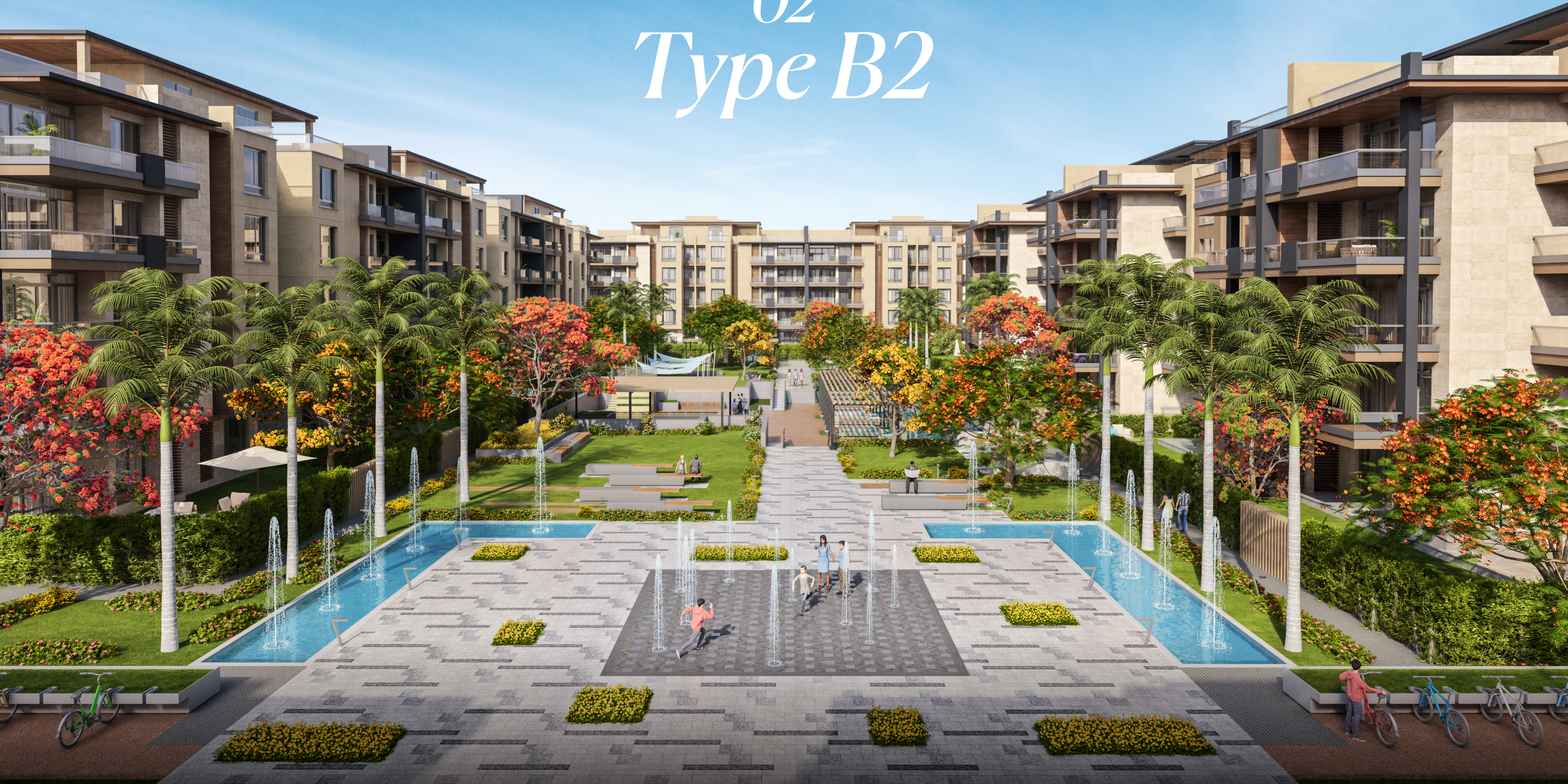
Type B1

Fifth Floor

Family living	4.26 X 3.36 m	Maid's room	2.65 X 2.07 m
Bedroom 1	3.59 X 3.06 m	Maid's toilet	2.11 X 1.00 m
Dressing	1.98 X 1.89 m	M. bedroom	4.07 X 3.52 m
Bedroom 2	4.78 X 3.56 m	M. dressing	2.37 X 1.34 m
Bathroom	2.72 X 1.78 m	M. bathroom	2.37 X 1.80 m



02
Type B2



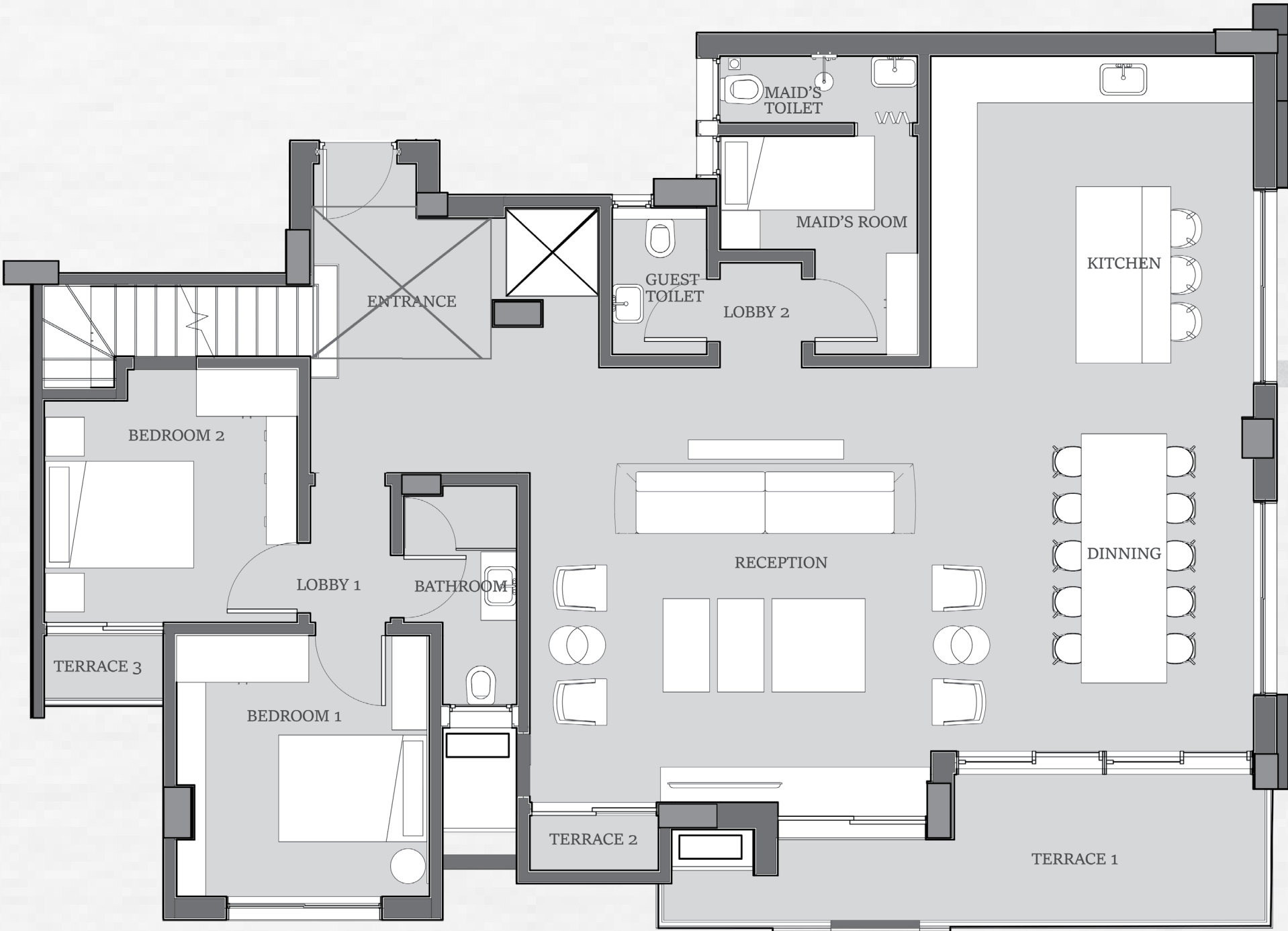
Type B2

Corner

Fourth Floor

Reception	5.81 X 5.15 m	Bathroom	2.85 X 1.50 m
Dinning	4.97 X 4.20 m	Bedroom 1	3.40 X 3.30 m
Kitchen	4.20 X 4.00 m	Bedroom 2	3.30 X 3.30 m
Guest toilet	1.93 X 1.26 m	Terrace 1	7.59 X 1.89 m
Maid's room	2.82 X 2.58 m	Terrace 2	1.70 X 0.75 m
Maid's toilet	2.58 X 0.90 m	Terrace 3	1.58 X 0.83 m

Gross Area : 301 SQM
Terrace Area : 32 SQM



Type B2

Corner

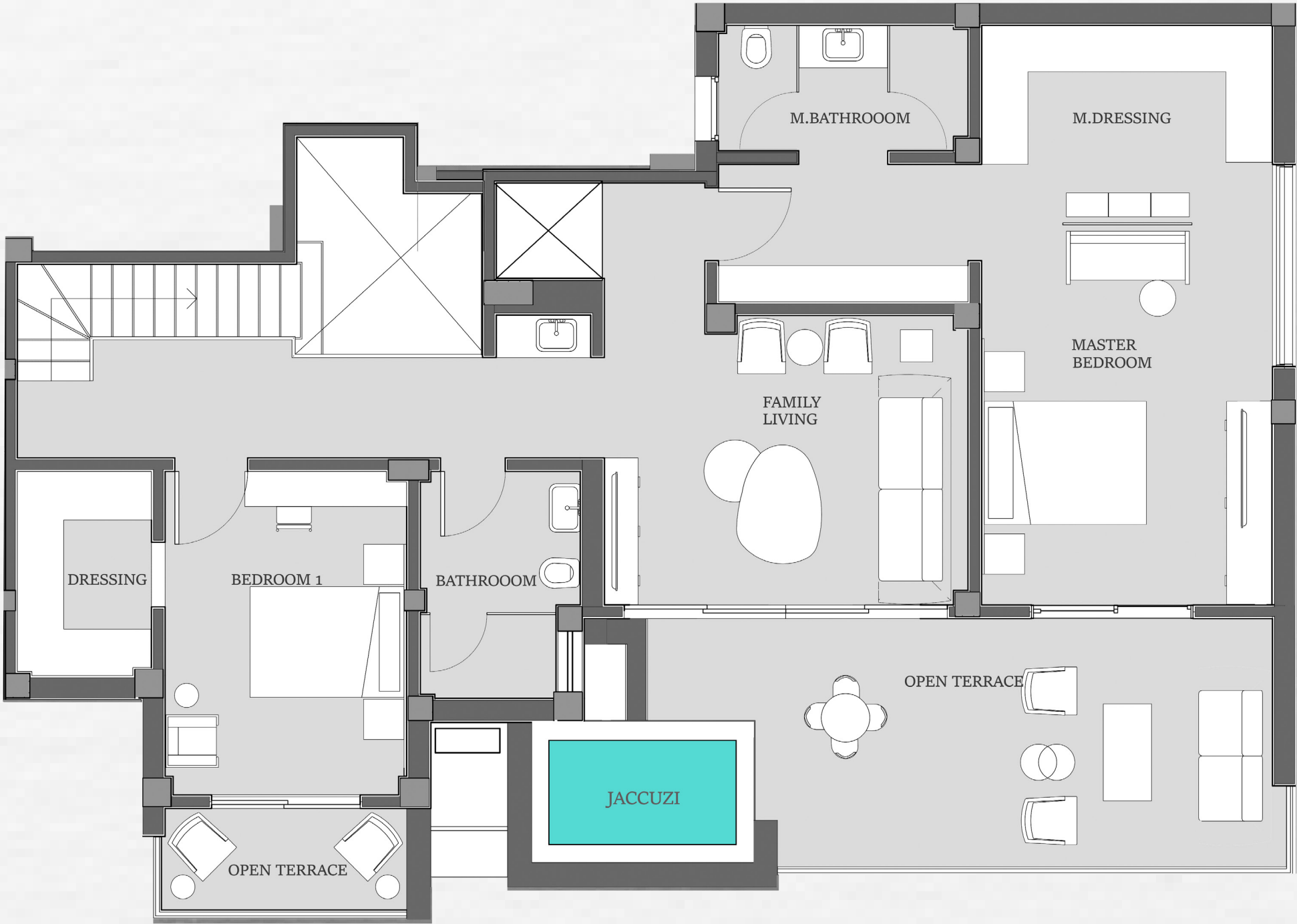
Fifth Floor

Family living
Bedroom 1
Dressing
Bathroom

4.55 X 3.63 m
4.05 X 3.04 m
2.57 X 1.71 m
2.85 X 2.03 m

M. bedroom
M. dressing
M. bathroom

4.70 X 3.50 m
3.65 X 2.46 m
3.13 X 1.60 m



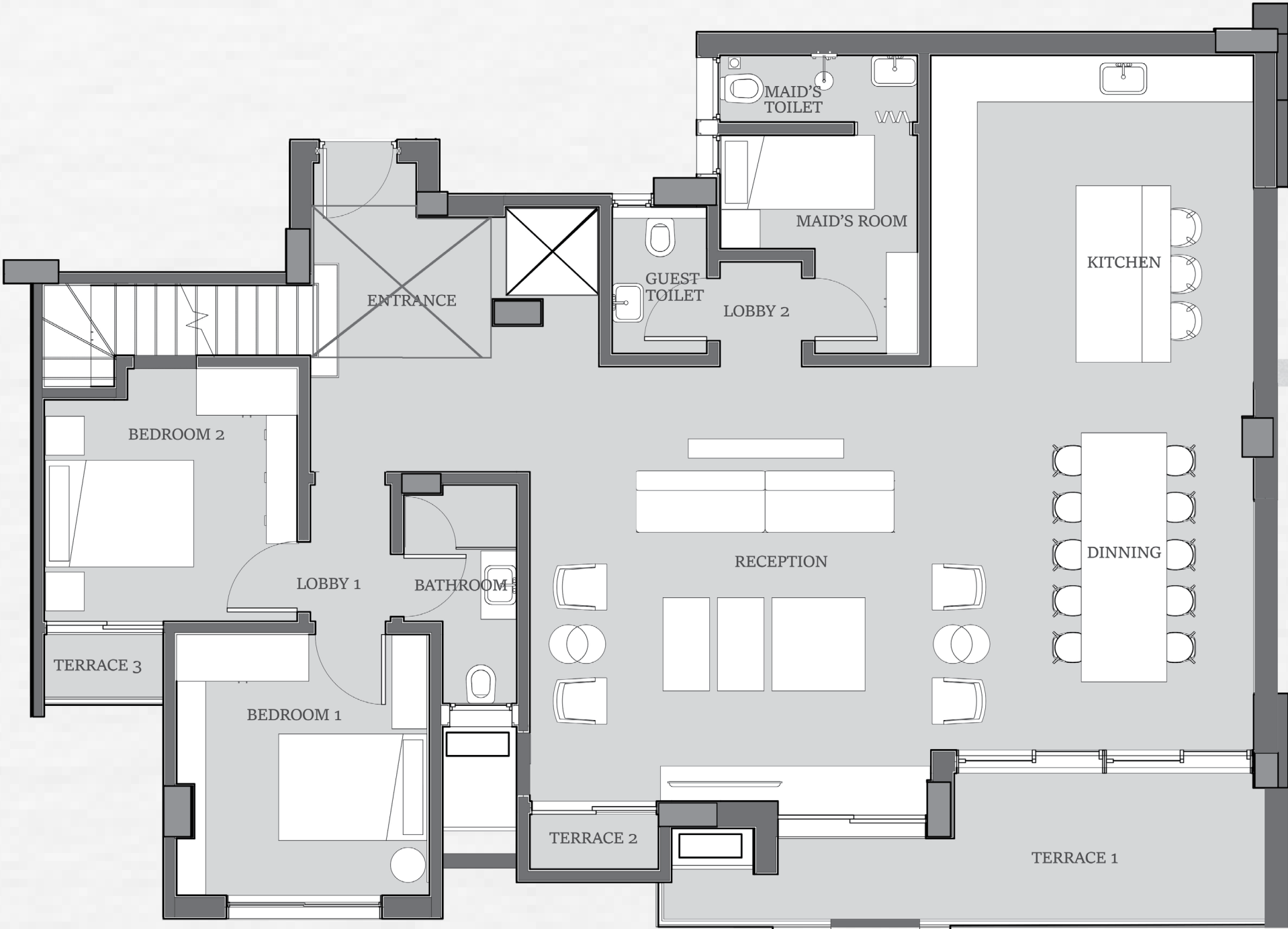
Type B2

Middle

Fourth Floor

Reception	5.81 X 5.15 m	Bathroom	2.85 X 1.50 m
Dinning	4.97 X 4.20 m	Bedroom 1	3.40 X 3.30 m
Kitchen	4.20 X 4.00 m	Bedroom 2	3.30 X 3.30 m
Guest toilet	1.93 X 1.26 m	Terrace 1	7.59 X 1.89 m
Maid's room	2.82 X 2.58 m	Terrace 2	1.70 X 0.75 m
Maid's toilet	2.58 X 0.90 m	Terrace 3	1.58 X 0.83 m

Gross Area : 301 SQM
Terrace Area : 32 SQM



Type B2

Middle

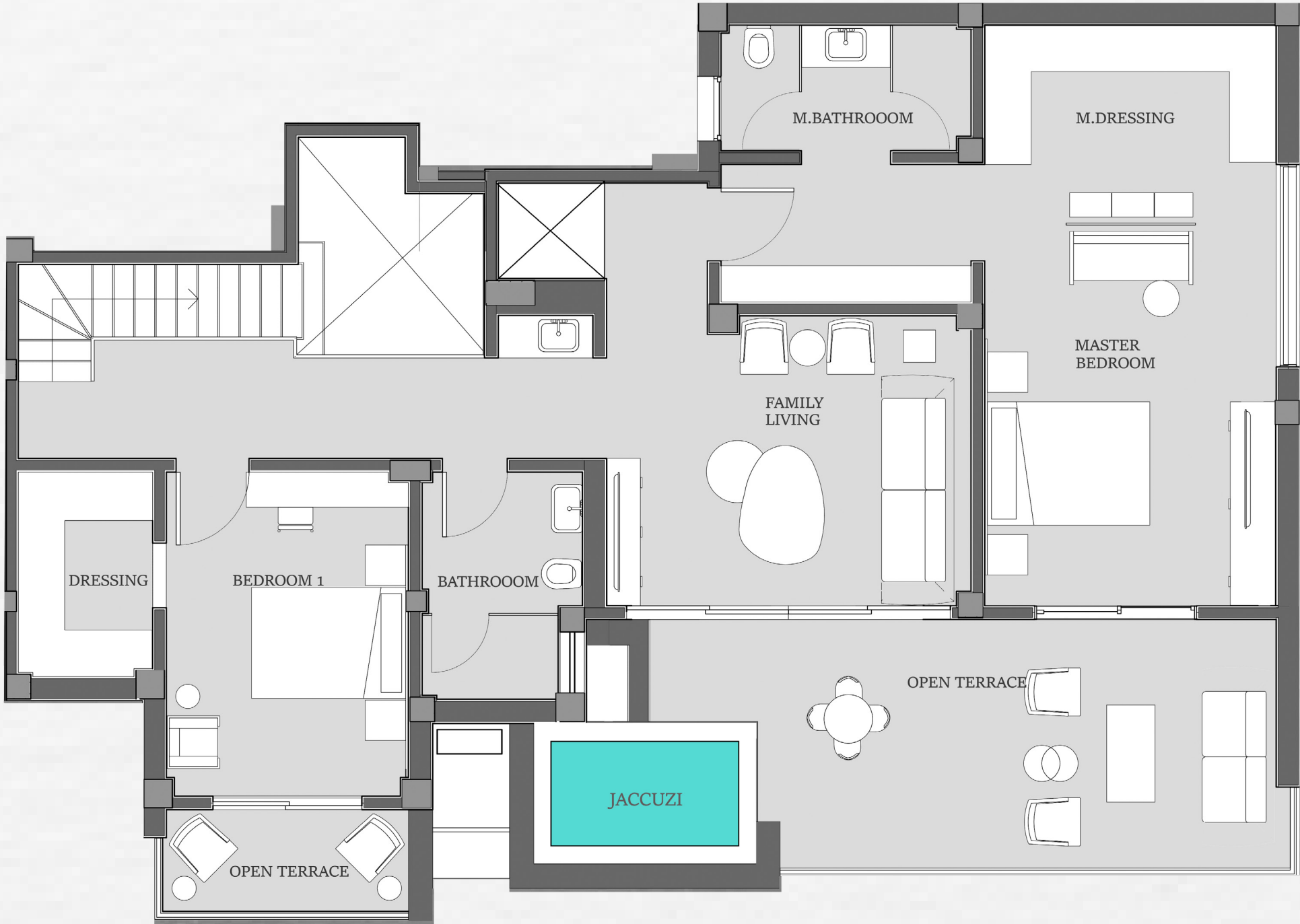
Fifth Floor

Family living
Bedroom 1
Dressing
Bathroom

4.55 X 3.63 m
4.05 X 3.04 m
2.57 X 1.71 m
2.85 X 2.03 m

M. bedroom
M. dressing
M. bathroom

4.70 X 3.50 m
3.65 X 2.46 m
3.13 X 1.60 m



03
Type D1



Type D1

Fourth Floor

Reception
Dinning
Guest Toilet

6.75 x 4.80 m
5.92 x 4.64 m
4.35 x 3.47 m

Maid's Room
Maid's Toilet
Bathroom

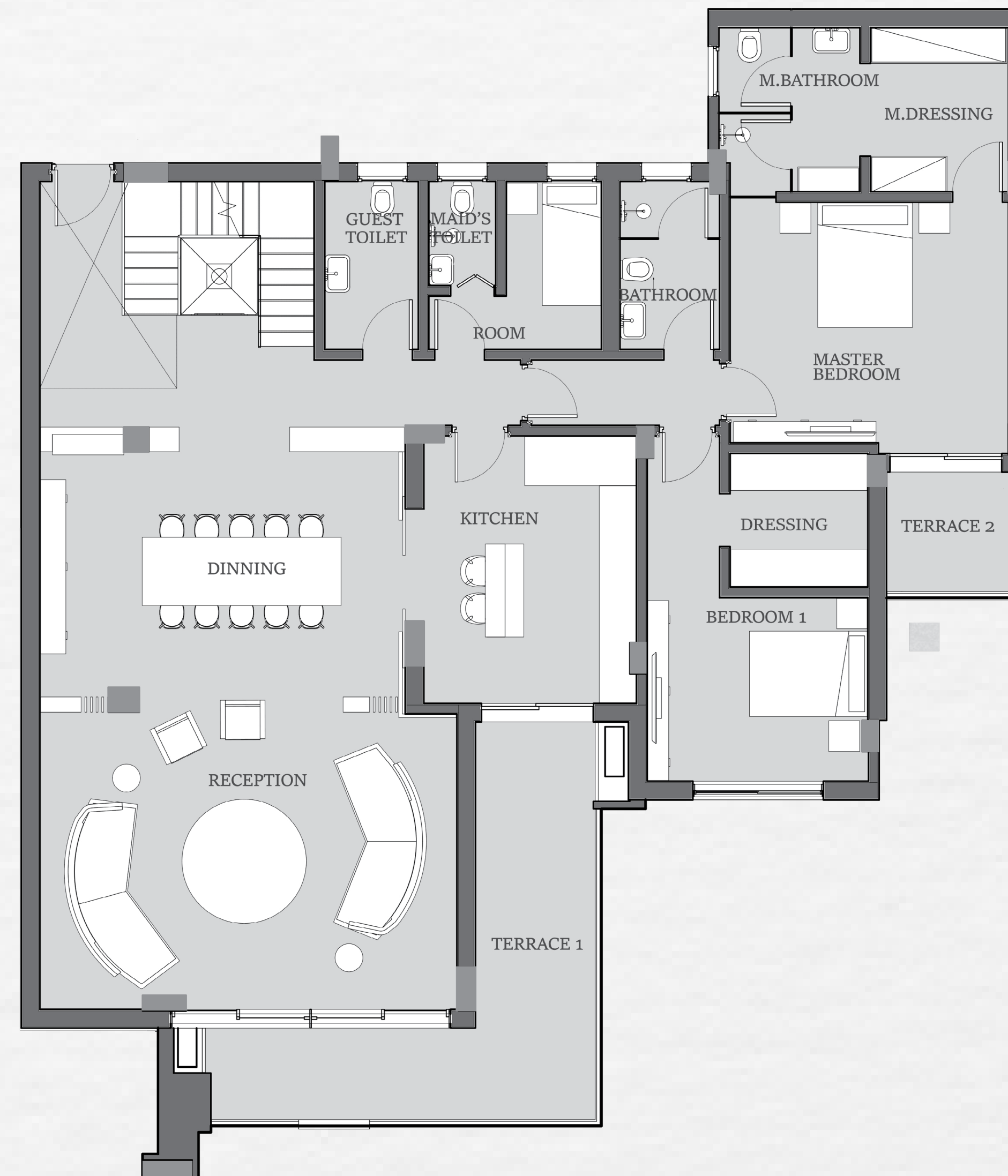
2.75 x 1.55 m
1.75 x 1.12 m
2.75 x 1.65m

Bedroom 1
Dressing
Master Bedroom

3.61x3.00 m
2.26x2.20 m
4.52x4.08 m

M.Dressing
M.Bathroom
Terrace 1 (6.27x1.47 m 6.42x1.95 m
Terrace 2
2.01x1.95 m

Gross Area : 404 SQM
Terrace Area : 55 SQM



Type D1

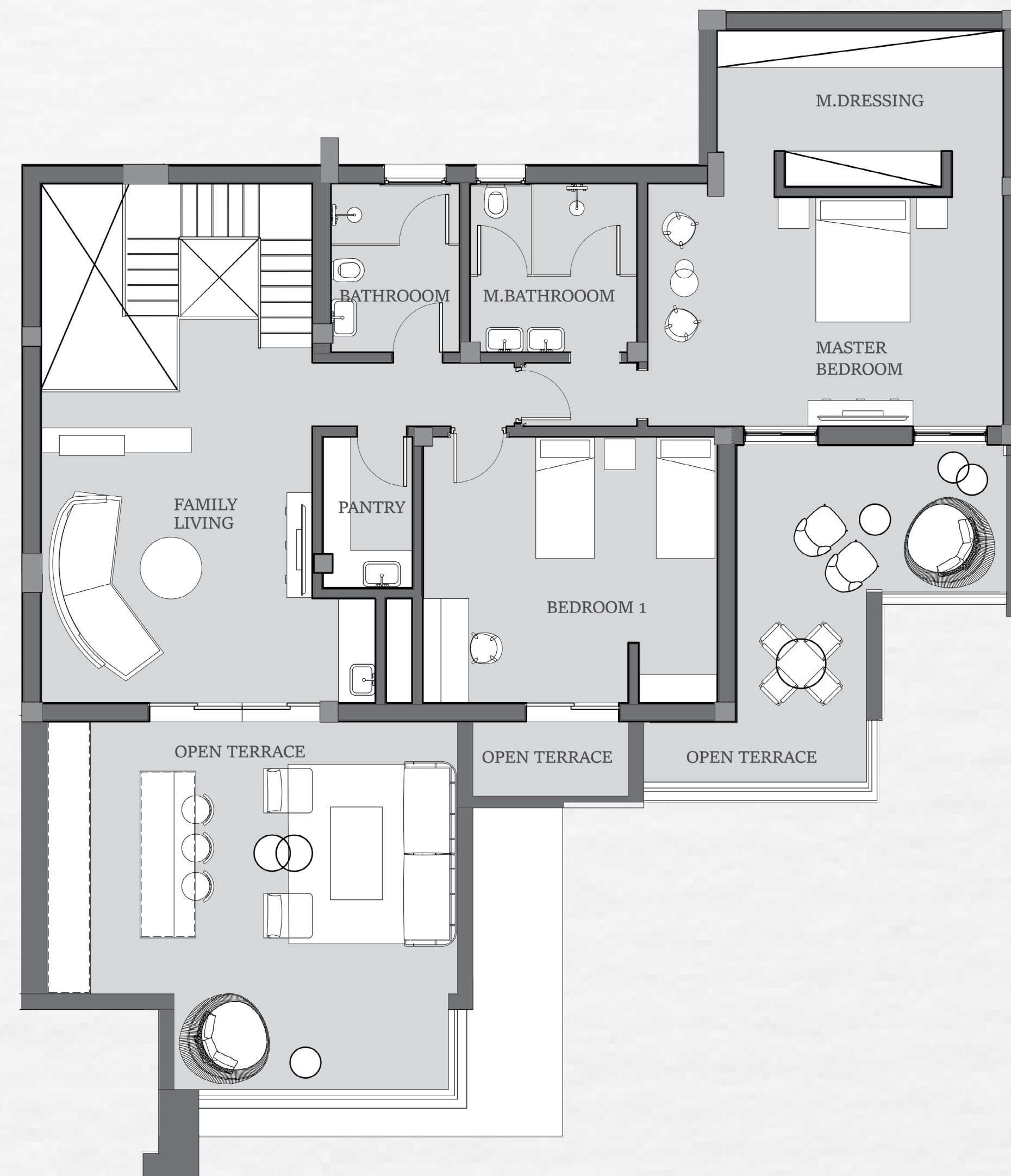
Fifth Floor

Family Living
Pantry
Bedroom 1
Bathroom

5.45x5.05 m
2.49x1.50 m
4.81x4.35 m
2.77x2.12 m

Master Bedroom
Master Dressing
Master Bathroom

5.80x3.76 m
4.68x2.57 m
2.75x2.75 m



03
Type D2



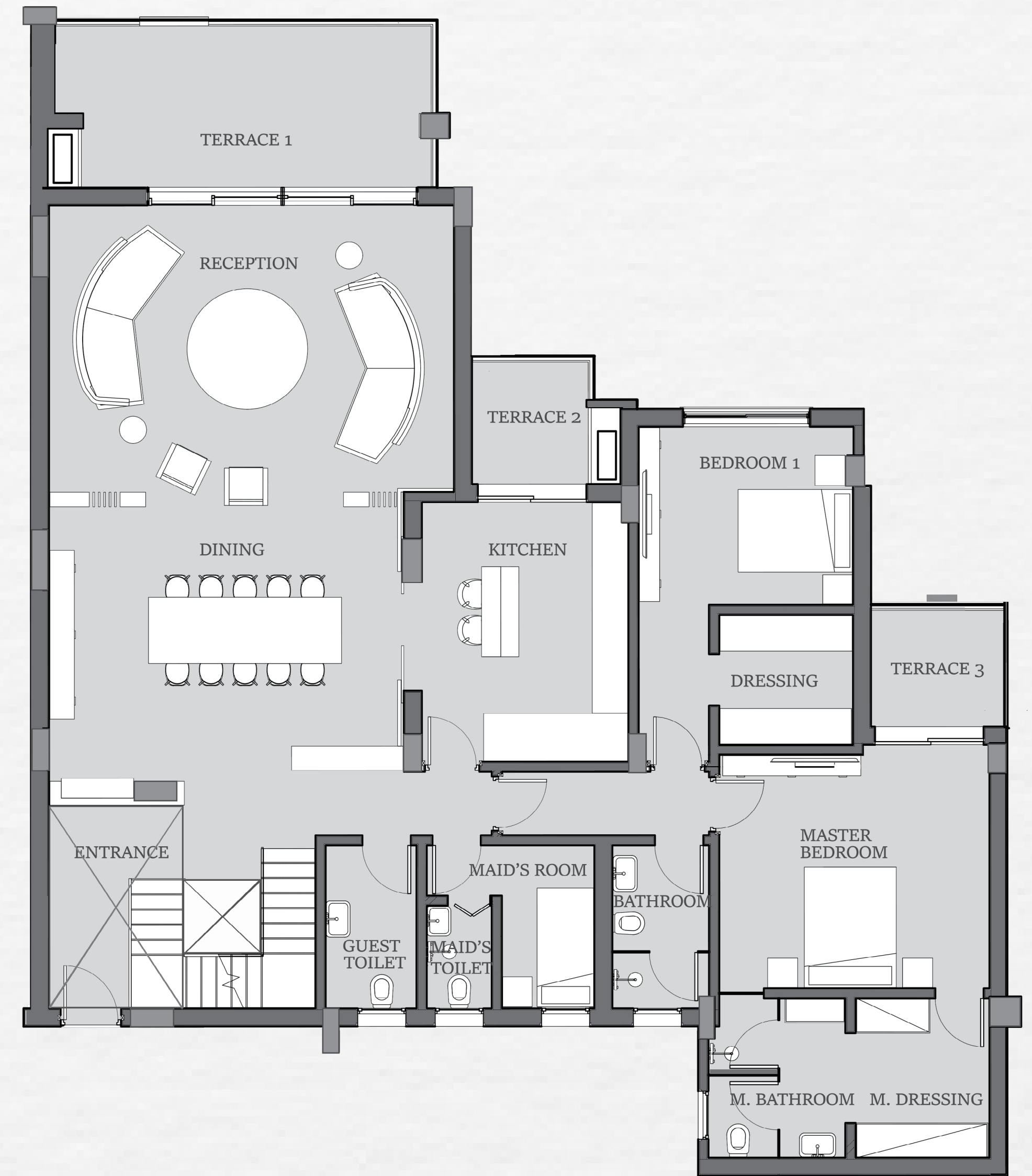
Type D2

Fourth Floor

Reception	6.75 x 5.02 m
Dinning	5.92 x 4.94 m
Kitchen	4.35 x 3.47 m
Guest Toilet	2.75 x 1.55 m
Maid's Room	2.82 x 2.75 m
Maid's Toilet	1.75 x 1.12 m
Bathroom	2.75 x 1.65 m
Bedroom 1	3.61 x 3.00 m

Dressing	2.26 x 2.20 m
Master Bedroom	4.52 x 4.08 m
M.Dressing	2.68 x 2.26 m
M.Bathroom	2.68 x 2.31 m
Terrace 1	6.23 x 2.70 m
Terrace 2	2.05 x 1.95 m
Terrace 3	2.01 x 1.95 m

Gross Area : 406 SQM
Terrace Area : 55 SQM



Type D2

Fifth Floor

Family Living
Pantry
Bedroom 1
Bathroom

5.45x5.05 m
2.49x1.50 m
4.81x4.35 m
2.77x2.12 m

Master Bedroom
Master Dressing
Master Bathroom

5.80x3.76 m
4.68x2.57 m
2.75x2.75 m

