



GRANDA

*Life*



## OUR VISION

EGYGAB utilizes its unrivaled heritage and expertise in various sectors to build iconic projects that foster the development of productive communities that flourish in a progressive and sustainable context, changing the face of Egypt's future.



# GRANDA LIFE

Granda Life is an integrated mixed-use compound spreading across 23 Acres of lush land to offer a diverse array of lifestyle options that suits every need. The project is made of 529 homes plus 49 Townhouses overlooking lagoons & wide landscape that naturally enhances the quality of life of our community. Offering a multiple unite types, with ultra- modern designs ranging from 116 SQM to 270 SQM.

# LOCATION

GRANDA LIFE is strategically located at the heart of Al Shorouk City, at the entrance of Al Shorouk 3 on the main street, 1 minute away from Suez Road. Its strategic location promises its residents a sense of security, privacy and full facilities.





# MASTER PLAN

Granda Life's master plan is designed carefully to cater all for your family's well-being, boasting a variety of top notch facilities and cutting edge amenities set amidst serene surroundings to ensure you truly experience the best of life. With utmost wide spaces up to 98 meters between units offering a spacious greenery and landscape.



# FACADES









## MODERN DESIGNS

Granda was designed to match the new modern space practicality with a unique architecture. Each unit is a masterpiece that will assure you comfort and happiness. The best thing about our units is the astonishing views and the good spaces between the buildings; we perfected the art of organizing interior space.



# COMMUNITY

Our community will create the kind of vibe that will make you feel safe and happy. Live in a like minded community that will respect your privacy and encourage you to be a better person. Granda Life is a promising place that will give the best returns in the future. With our serene lifestyle, enjoy the ultimate stress free life. Raise your children in a compound that offers an edge of one of a kind facilities that you won't find anywhere else, safety, clean air and an environment free of pollution among many other benefits.

# FACILITIES





## RELAXATION AREA

WE KNOW FOR SURE THAT, THE MOST PRODUCTIVE THING YOU CAN DO IS TO RELAX EVERY NOW AND THEN. THAT'S WHY WE CREATED FOR YOU A RELAXATION AREA THAT WILL ALWAYS KEEP YOU CHILL.



## SWIMMING POOLS & LAKES

BECAUSE TIME WASTED ON THE POOL IS TIME WELL SPENT! WE HAVE MANY SWIMMING POOLS & LAKES THAT WILL MAKE YOUR WORRIES WASH AWAY.



## GYM

WE HAVE A FULLY EQUIPPED GYM THAT WOULD ENCOURAGE YOU TO WORKOUT, EVERYDAY! ONE TRUE FACT ABOUT THE GYM, THAT YOU WON'T ALWAYS LOVE THE WORKOUT, BUT YOU WILL ALWAYS LOVE THE RESULT.



## KIDS AREAS

OUR KIDS AREA IS WHERE ALL THE FUN HAPPENS, YOUR CHILDREN WILL LEARN TO PLAY, LEARN AND CREATE.



## 24/H SECURITY & ELECTRONIC GATES

YOUR SECURITY IS OUR PRIORITY. OUR SECURITY SYSTEM STANDARDS ARE ON POINT TO ENSURE THE WELFARE OF YOUR FAMILY, IN ADDITION TO OUR ELECTRONIC GATES THAT ARE DESIGNED TO ENSURE HIGH SECURITY AND PRIVACY FROM THE ENTRANCE TO YOUR HOME.



## RUNNING TRACK

A GOOD RUN IS LIKE A CUP OF COFFEE, YOU'RE MUCH NICER AFTER YOU'VE HAD ONE! START YOUR DAY WITH A MORNING RUN AT OUR RUNNING TRACK.



## UNDERGROUND PARKING

YOU WON'T HAVE TO WORRY ABOUT PARKING YOUR CAR; IT'S ORGANIZED TO BE SECURE & FULLY ACCESSIBLE.



## FOOTBALL COURT

WHO DOESN'T LIKE TO PLAY/WATCH A NICE FOOTBALL GAME? PLAY YOUR FAVORITE SPORT NOW AT GRANDA LIFE. WE HAVE ALL THE FACILITIES THAT WILL KEEP YOU ENTERTAINED.



# UNIT TYPES



# APARTMENTS

Our apartments can prove to be a very convenient living arrangement. Other great benefits of apartment living are the social implications of the close proximity and connections one develops during their residency. The close proximity of apartment life enhances the probability of creating lifelong connections.



# CONDO VILLA

We take extreme pride in providing condo villas that are truly exceptional. Because memories with family and friends are among the real treasures of life, nothing makes those memories more special than the right setting. We have created a relaxing yet elegant decor in each condo that incorporates the latest in comfort and luxury.



# PENTHOUSE

Our penthouses carry an air of presumed exclusivity and instant desirability; with a top open view overlooking wide landscape, swimming pools and lagoons. Granda Life penthouses are elevated living at the highest standard for residents and their guests, as they have everything they need to enjoy the outside area throughout the day and night.





# TOWNHOUSE

Offering straight line modern architecture with a minimalist approach, Granda Life townhouses are perfect for families that are looking for calm, spacious and interactive spaces. Our townhouses all carefully considered to the smallest detail to ensure you benefit from the very pinnacle of luxury, modern living. Clear open spaces flooded with natural light and the very finest fittings to create an enviable home you would be proud to own.



**EGYGAB**  
**DEVELOPMENTS**  
BUILDING COMMUNITIES



# DEVELOPER

EgyGab was founded in 1977 with a history of building communities, working in a huge variety of fields and developing the community in every possible way. With a very rich record of establishments not only in the construction business, but also in the educational, agricultural, the trade and the industry business. Serving various sectors that include architectural design, contracting, construction management, civil planning and construction. Our main projects are The Egyptian Language School (ELS), The Canadian International College (CIC), Family City compound in New Cairo, The Fount Medical & Retail complex in New Cairo and Al Shorouk and Granda residential compound in Al Shorouk. EgyGab has a clear vision to build more communities that would reflect its professionalism in the market and get involved in the social progress Egypt is seeking.



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