

Sheikh Zayed



At DCM Developments, we believe in creating spaces that truly feel like home-places that bring comfort, value, and joy to our clients. We're proud to partner with Arman Developments, the visionary owners behind this project, to bring this shared dream to life. Together, we combine modern designs with thoughtful details, ensuring every step of the journey is rooted in quality and care.

في دى سى آم ، نؤمن بإنشاء مساحات تمنح شعورًا حقيقيًا بالدفء والانتماء –أماكن تجمع بين الراحة، والقيمة، والفرح لعملائنا. نحن فخورون بشراكتنا مع آرمن للتطوير العقارى، المالكين المبدعين وراء هذا المشروع، لتحقيق هذا الحلم المشترك. معًا، نمزج التصميم العصري مع التفاصيل المدروسة، مما يضمن أن كل خطوة في الرحلة مبنية على الجودة والاهتمام.

Dem Developments



About Calm Residence

Calm Residence is a calm and cozy residential compound in the heart of Sheikh Zayed, designed to provide a peaceful and private lifestyle With elegant Spanish-inspired architecture, lush greenery, and tranquil water features, it offers the perfect setting for those who seek a blend of beauty and calm in their home.

كالم ريزيدنس هو كمبوند سكني هادئ ومريح في قلب الشيخ زايد، مصمم لتقديم أسلوب حياة هادئ وخاص. بفضل تصميمه المعماري المستوحى من الطراز الإسباني، والمساحات الخضراء، والعناصر المائية الهادئة، بيقدم الكومباوند بيئة مثالية لكل من يبحث عن الراحة والجمال في منزلهم.





Close To Everything

Calm Residence is perfectly situated in one of Sheikh Zayed's most desirable areas, making life easier and more connected. With quick access to the 26th of July Corridor, Cairo-Alex Desert Road, and Dahshour Links, getting around is a breeze. You'll also find everything you need close by top schools, universities, clubs, malls, and hypermarkets all within reach, creating the perfect blend of convenience and comfort for a vibrant, hassle-free lifestyle.

يقع كمبوند كالم ريزيدنس في موقع مثالي في واحدة من أكثر المناطق المرغوبة في الشيخ زايد، مما يجعل الحياة أسهل وأكثر اتصالاً. مع سهولة الوصول إلى محور ١٦ يوليو وطريق القاهرة—الإسكندرية الصحراوي وطريق دهشور، يصبح التنقل سهلاً. ستجد أيضًا كل ما تحتاجه بالقرب منك — أفضل المدارس والجامعات والنوادي ومراكز التسوق والهايبر ماركت.

1 minute to Cairo University Sheikh Zayed Campus.

2 minutes to Hyper One.

3 minutes to Zed Park.

4 minutes toAl Ahly Club Sheikh Zayed.

5 minutes toCapital Business Park.

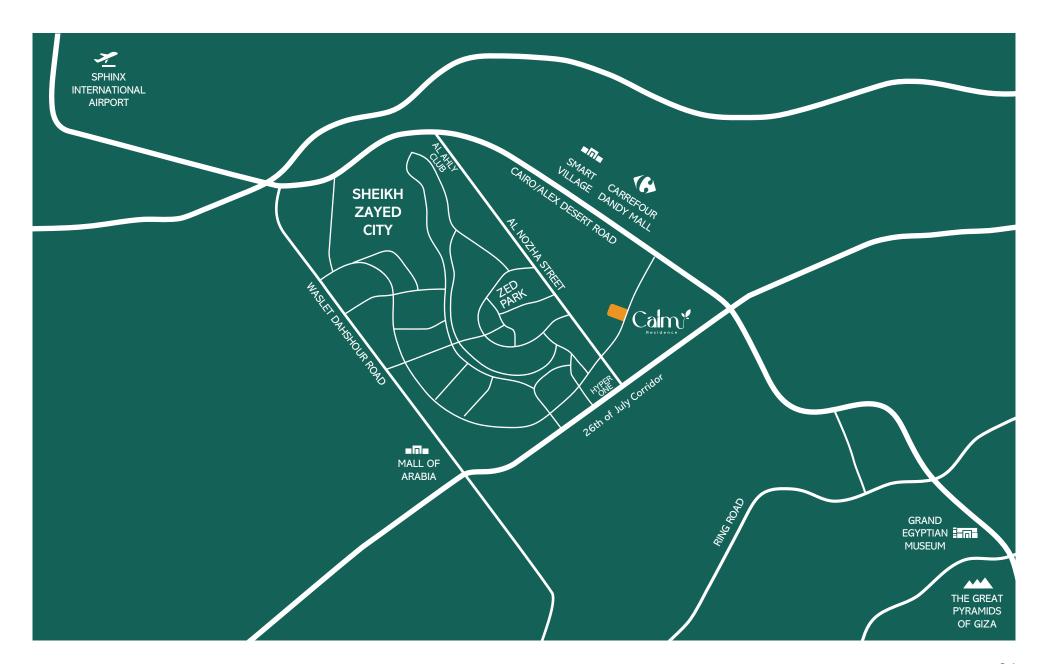
5 minutes toSmart Village.

10 minutes to Mall of Arabia.

10 minutes toThe Grand Egyptian Museum.

15 minutes to Lebanon Square

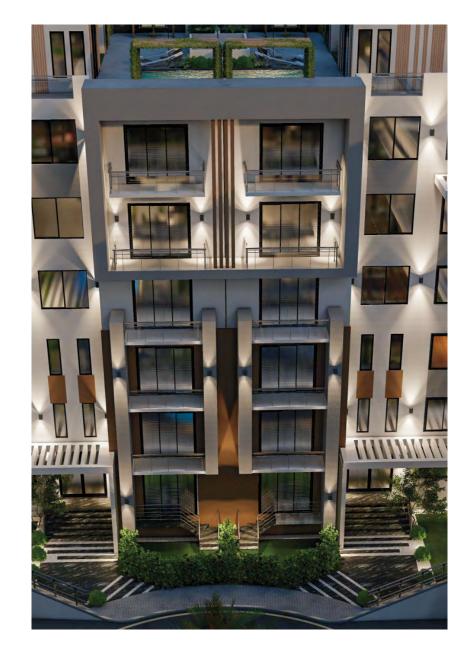
25 minutes toSphinx Internatinal Airport



Designed For Your Comfort And Calm

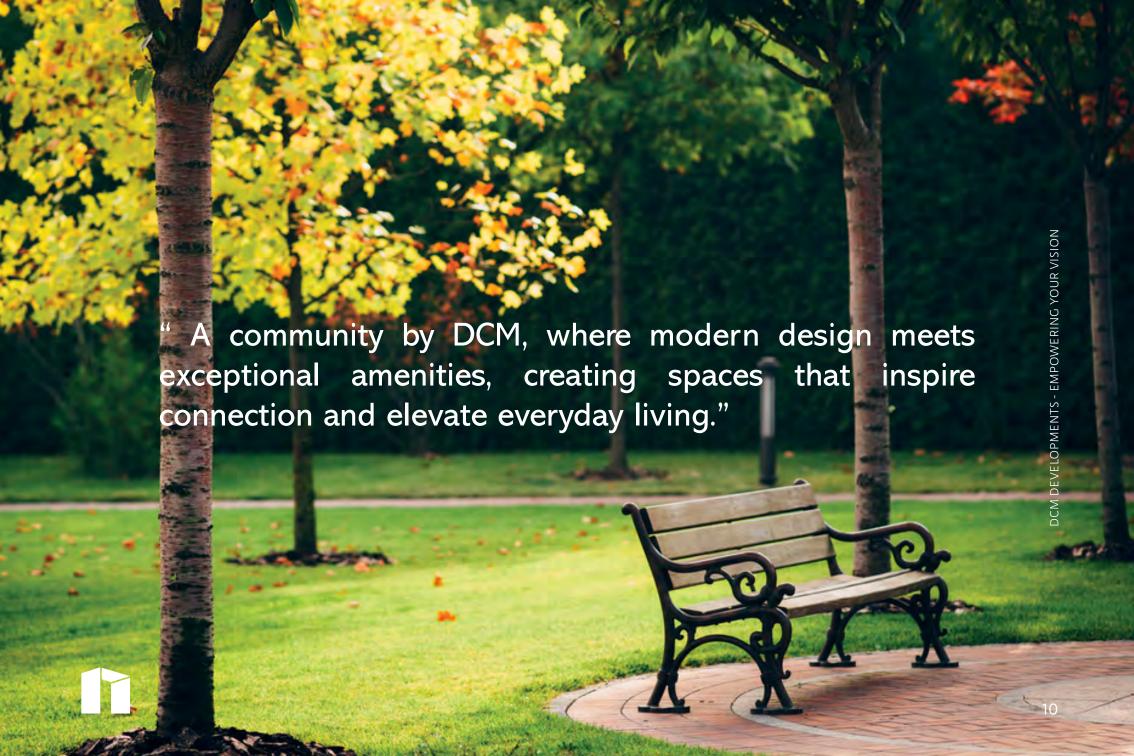
Calm Residence is a thoughtfully designed mini compound that consists of six residential buildings with 108 beautifully crafted apartments. Ground-floor units come with private gardens, while upper floors offer bright and spacious layouts. The community is surrounded by green landscapes, peaceful walkways, and calming water features, creating a serene and welcoming atmosphere.

كالم ريزيــدنس هو كمبوند صغير بتصميم مــدروس، مكــون من ٢ مباني سكنية تضم ١٠١ شقة بتصميمات مميزة. وحدات الدور الارضي بتوفر حدائق خاصة، بينما توفر الوحدات العلوية مساحات مشرقة وواسعة. الكومباوند محاط بمساحات خضراء، وممرات هادئة، ومسطحات مائية تضيف جوًا من الهدوء والترحاب.



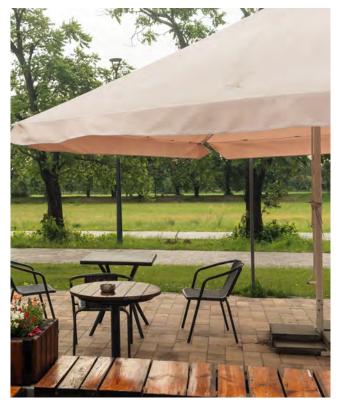












Kids area

A safe, engaging Kids Area thoughtfully designed to spark imagination, activity, and joyful moments, right within the community.

shopping mall

A well designed shopping center that is near your home and provides every day needs and lifestyle services.

Clubhouse

A modern clubhouse that serves as a social and entertainment haven for residents, intended to promote community life, organize events, and relaxation.







Sports Areas

Dedicated padel and street basketball courts designed to promote wellness, community spirit, and an active lifestyle.

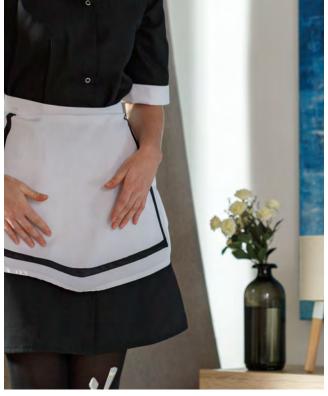
Car Service

Car care services, such as washing and oil changes, are provided on-site to give residents greater accessibility, utility, and peace of mind.

Laundry

Laundry services designed to satisfy everyday demands with performance, privacy, and outstanding service.







Prayer Place

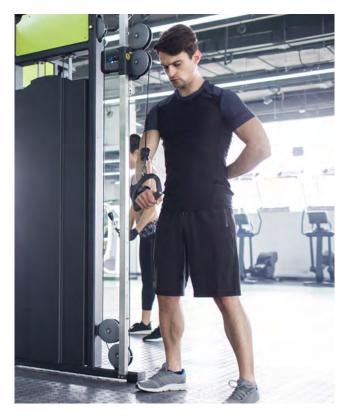
A dedicated prayer space designed for peace, reflection, and spiritual connection just moments from home.

Private Assistance Room

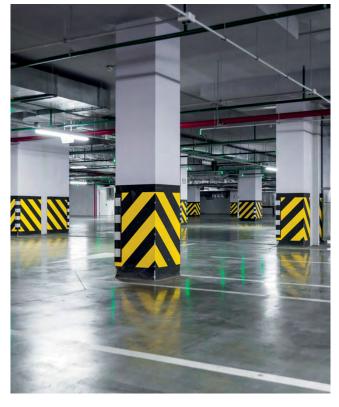
Rooms give personal drivers and housekeepers a private place to make sure each resident is comfortable and has their own space.

Community Hall

A fully equipped Community hall designed to support efficiency and flexibility of use, offering residents a dedicated space for meetings, focus, and Special occasions. 13







GYM

A fully equipped gym within the compound, designed for daily wellness with modern machines and a focus on balanced living.

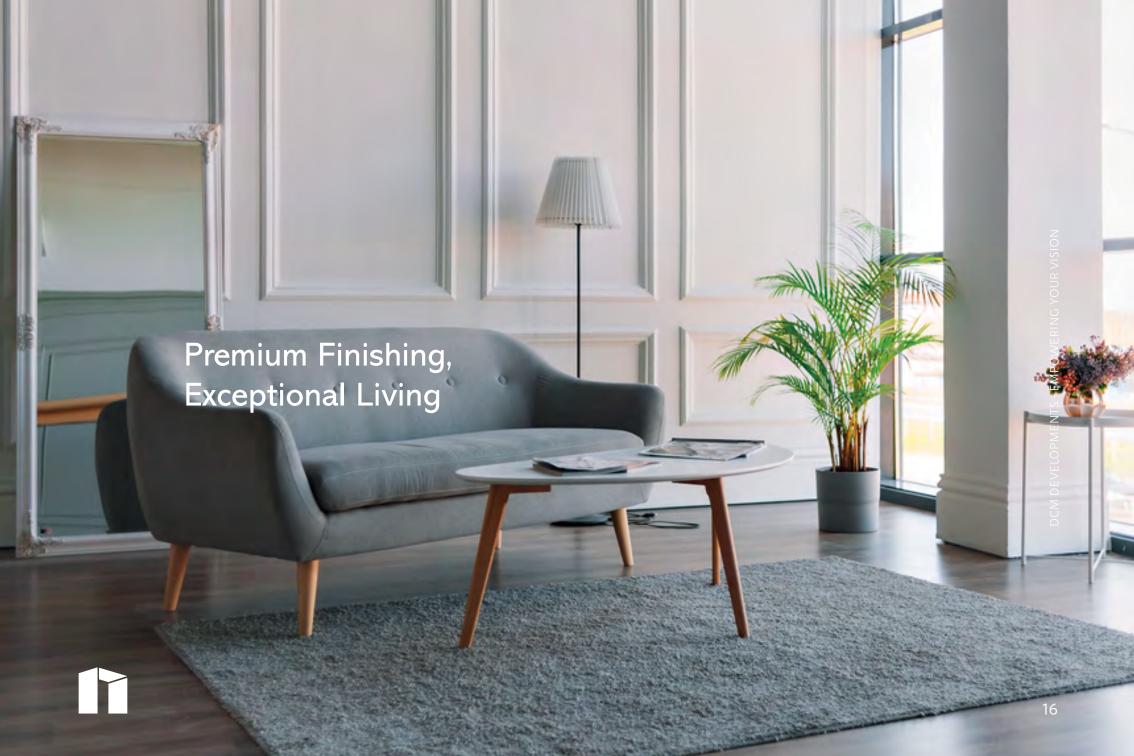
Secured Gate

A gated entrance with 7/24 hour security, surveillance cameras, and fire alarm systems ensures safety and peace of mind.

Underground Parking

Parking spaces are available to ensure smooth and simple access for residents and their guests.





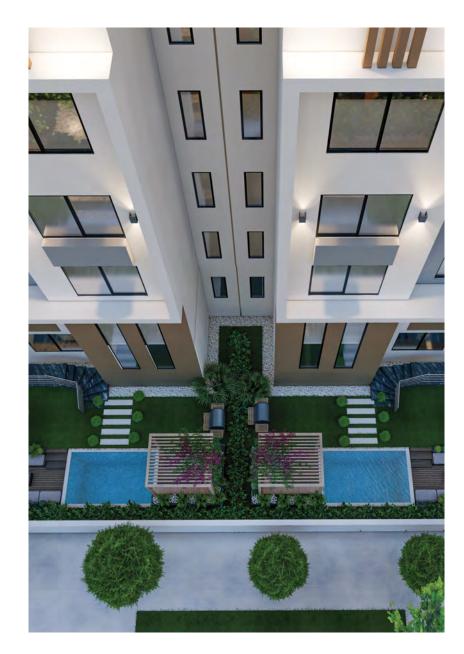
Floor Plans

No matter what type of home you're looking for, Calm Residence has the perfect option to match your needs. Each unit is thoughtfully designed to offer the space and flexibility you've always wanted.

بغض النظر عن نوع المنزل الذي تبحث عنه، فإن كالم ريزيدنس لديه الخيار الأمثل لتلبية احتياجاتك. تم تصميم كل وحدة بعناية لتوفير المساحة والمرونة التي لطالما أردتها.

Types of residential apartments

- Two-Bedroom Apartment
- Three-Bedroom Apartment



Ground Floor



Three-Bedroom Apartment

173 M²

1	RECEPTION	7.20	Χ	5.45	М
2	BATHROOM 1	1.55	Χ	1.20	М
3	KITCHEN	3.20	Χ	2.90	М
4	BEDROOM 1	4.15	Χ	3.80	М
5	BEDROOM 2	4.00	Χ	3.30	М
6	M. BEDROOM	4.00	X	3.70	М
7	BATHROOM 2	2.10	Χ	1.60	М
8	BATHROOM 3	2.95	Χ	2.00	
9	CORRIDOR	15 M ²	2		



GARDEN 98 M²

Disclaimer. 1. These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of %5 added or deducted from areas&values.

Two-Bedroom Apartment

90 M²

1	RECEPTION	4.95	3.65	М
2	KITCHEN	3.45	2.40	М
3	BEDROOM 1	3.85	3.50	М
4	M. BEDROOM	4.00	3.05	М
5	BATHROOM	1.50	1.45	М
6	CORRIDOR	2.00 M ²		



GARDEN 30 M²

Three-Bedroom Apartment

167 M²

1	RECEPTION	7.20	Χ	4.90	М
2	BATHROOM 1	1.70	Χ	1.20	М
3	KITCHEN	3.60	Χ	3.10	М
4	BEDROOM 1	3.80	Χ	3.60	М
5	BEDROOM 2	3.90	Χ	3.40	М
6	M. BEDROOM	4.00	Χ	3.60	М
7	BATHROOM 2	2.10	Χ	1.60	М
8	BATHROOM 3	2.90	Χ	1.60	М
9	CORRIDOR	15 M ²			



GARDEN 154 M²

Disclaimer. 1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of %5 added or deducted from areas&values.

Typical Floor



Three-Bedroom Apartment

130 M²

	· ·							
1	RECEPTION		8.50	>	(3.65	٨	Λ
2	TARRACE		4.00	>	<	1.50	١	1
3	KITCHEN		3.00	>	(2.00	٨	1
4	BEDROOM 1		3.85	>	(3.30	٨	1
5	BEDROOM 2		3.85	>	(3.30	٨	1
6	M. BEDROOM		3.80	>	(3.25	١	1
7	BATHROOM 1		2.10	>	(1.60	Ν	1
8	BATHROOM 2	,	3.00	>	(1.21	٨	1
9	CORRIDOR		$7M^2$					



Disclaimer. 1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of %5 added or deducted from areas&values.

Three-Bedroom Apartment

177 M²

_	DECEDION				
1	RECEPTION	7.20	Χ	4.90	М
2	TERRACE	4.00	Χ	1.50	М
3	BATHROOM	1.70	Χ	1.20	М
4	KITCHEN	3.60	Χ	3.10	М
5	BEDROOM 1	3.90	Χ	3.60	М
6	BEDROOM 2	3.90	Χ	3.50	М
7	M. BEDROOM	4.00	Χ	3.60	М
8	BATHROOM 1	2.10	Χ	1.60	М
9	BATHROOM 2	2.90	Χ	1.60	М
10	CORRIDOR	15 m ²			



Disclaimer. 1. These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Floor plans layout and furniture plans are for indicative purposes. 3. Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4. Diagrams are not to scale. 5. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6. Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7. Reserving the right to make minor alterations to the drawings of %5 added or deducted from areas&values.

Three-Bedroom Apartment

180 M²

1	RECEPTION	7.20	Χ	5.30	М
2	TARRACE	4.00	Χ	1.50	М
3	BATHROOM 1	1.55	Χ	1.20	М
4	KITCHEN	3.20	Χ	2.90	М
5	BEDROOM 1	4.15	Χ	3.80	М
6	BEDROOM 2	4.00	Χ	3.30	М
7	M . BEDROOM 1	4.00	Χ	3.70	М
8	BATHROOM 2	2.10	Χ	1.60	М
9	BATHROOM 3	2.90	Χ	1.60	М
10	CORRIDOR	15 m²			



Disclaimer. 1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of %5 added or deducted from areas&values.



4th floor, Office 402, Ritzy mall, Sheikh Zayed | Giza, Egypt info@dcm-developments.com www.dcm-developments.com

(19329