

elysium<sup>®</sup>

T I M E L E S S   L I V I N G   M O D E R N   S O U L

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# THE STORY BEHIND LINE

*Line Developments has been shaping the future of real estate in Egypt . Starting with a vision to build exceptional standalone properties, and grow into a leader in fully integrated, smart, and sustainable communities. With every line we draw, we blend innovation with timeless design, combining cutting-edge technology with modern architectural facades and green landscapes. Elysium is the natural evolution of this journey. A 15-acre sanctuary that reflects LINE's unwavering commitment to creating spaces that inspire, elevate, and endure.*

**LINE**  
DEVELOPMENTS

# ABOUT ELYSIUM

*Inspired by Greek mythology's vision of paradise, Elysium brings a timeless sense of harmony to modern living. Strategically located in the heart of Sheikh Zayed, it blends sleek architecture, lush greenery landscapes, and modern designs to create a sanctuary that feels both vibrant and grounded. Developed by LINE and brought to life through ADC's architectural concept and vision, Elysium offers a lifestyle shaped by thoughtful details, dynamic facades, sunlit interiors, and earthy tones that echo the surrounding greenery. Its gated layout integrates essential amenities and facilities with wellness features, creating a connected environment where every element serves comfort and ease.*



# WHAT WE

**Creating Unique Lifestyle Opportunities:**

*Designing exceptional living experiences, guided by the same standards we envision for ourselves.*

**Sustainability and Innovation:**

*Blending technology, art, and ecology to create eco-friendly, sustainable projects that minimize environmental impact and preserve resources for future generations*



# STAND FOR

**Commitment to Excellence:**

*Upholding communication, commitment, and client care as our guiding principles, ensuring exceptional service that extends beyond the point of sale.*

**Long-term Relationships:**

*Building trust and loyalty by exceeding expectations, delivering consistent value, and maintaining lasting partnerships with customers, investors, and stakeholders.*

# GENERAL LOCATION



A JOURNEY THROUGH LINE LEADS YOU TO ELYSIUM, A SHINING SYMBOL OF REFINED LIVING AT THE VIBRANT HEART OF ZAYED.

ELYSIUM COMES ALIVE WITH A RARE BLEND OF ACCESSIBILITY AND ELEGANCE, OFFERING A LOCATION THAT KEEPS YOU EFFORTLESSLY CONNECTED TO EVERYDAY DESTINATIONS. POSITIONED AT THE CROSSROADS OF CONVENIENCE, ELYSIUM ENSURES YOUR MOMENTS ARE AWAY FROM KEY ROADS AND PUBLIC TRANSPORT, KEEPING YOU CLOSE TO THE PULSE OF THE CITY.

LIVING AT ELYSIUM MEANS MORE THAN OWNING A HOME, IT'S A THOUGHTFULLY DESIGNED LIFESTYLE FOR THOSE WHO VALUE BALANCE AND CONNECTION. THE VISIONARY MINDS AT LINE DEVELOPMENT HAVE CREATED A LANDMARK OF MODERNITY, INTEGRATED, AND SUSTAINABLE LIVING, WHERE EVERY DETAIL RESONATES WITH PURPOSE AND BEAUTY.

COME FIND YOUR CENTER AT ELYSIUM .. WHERE SERENITY MEETS DESIGN, AND EVERY MOMENT FLOWS IN HARMONY



Road Al Farag Axis

Road Al Farag Axis

Smart Village

Cairo-Alexandria Desert RD.

Dandy Mega Mall

Cairo-Alexandria Desert RD.

Green Revolution



Waslet Dahshur Rd.

Sodic West

Al Ahly Club

Al Rabwa

ZED Park

Waslet Dahshur Rd.

Nile University

Arkan Plaza

Hyper One

26 July Axis

icana Plaza

# DESIGNED TO INSPIRE



EVERY ARCHITECTURAL DETAIL AT ELYSIUM REFLECTS A PHILOSOPHY OF SOPHISTICATED SIMPLICITY, WHERE CLEAN LINES, EXPANSIVE GLASS, AND TEXTURED EARTHY TONES CREATE SPACES THAT ARE BOTH VISUALLY STRIKING AND DEEPLY RELAXING.

ELYSIUM TRANSFORMS MODERN LIVING INTO AN ART FORM, WITH EACH ELEMENT CAREFULLY CURATED TO INSPIRE.

NATURE TAKES CENTER STAGE ACROSS 75% OF THE DEVELOPMENT, WHERE LUSH MEDITERRANEAN LANDSCAPING, SERENE LAKES, AND GATHERING AREAS FORM A VIBRANT GREEN OASIS. STONE PATHWAYS WIND THROUGH STRUCTURED GREENERY, WHILE CONTEMPORARY VERTICAL SLATS BLEND PRIVACY WITH OPENNESS, ALL ENHANCED BY SUBTLE AMBIENT LIGHTING.

ELYSIUM REFLECTS ADC'S VISION OF A BALANCED AND HARMONIOUS LIFESTYLE. EACH HOME COMBINES GREEK-INSPIRED ELEGANCE WITH MODERN, SLEEK DESIGN, CREATING A SPACE WHERE COMFORT, BEAUTY, AND FUNCTIONALITY COME TOGETHER TO ENHANCE EVERYDAY LIFE.



# RESIDENCES CURATED FOR LIFE

OUR COLLECTION OF 2-3-4 BEDROOM HOMES (115-220M<sup>2</sup>) HAS BEEN DESIGNED TO ADAPT TO YOUR EVOLVING LIFESTYLE. OPEN-PLAN LIVING AREAS FLOW SEAMLESSLY INTO CHEF-INSPIRED KITCHENS, WHILE PRIMARY SUITES OFFER PRIVATE RETREATS WITH SPA-INSPIRED BATHROOMS.





# EXPLORE NEXT DOOR



HYPERONE  
ZED PARK



AL AHLY CLUB  
AL NOZHA ST.



elysium

# LIFE ENHANCING FACILITIES



AT ELYSIUM, EVERYDAY LIVING TRANSFORMS INTO AN EXCEPTIONAL EXPERIENCE. OUR COMMUNITY INTEGRATES THOUGHTFUL DESIGN WITH PREMIUM AMENITIES - INCLUDING CURATED DINING VENUES, REFLECTIVE WATER LANDSCAPES, AND SEAMLESS PARKING SYSTEMS - TO ELEVATE DAILY ROUTINES INTO MOMENTS OF ENJOYMENT.



DESIGNED FOR CONTEMPORARY LIVING, ELYSIUM OFFERS A PROTECTED, SUSTAINABLE ENVIRONMENT. THE DEVELOPMENT FEATURES CLIMATE-RESPONSIVE DESIGN AND AN INTEGRATED RUNNING PATH, BLENDING PERSONAL WELLNESS WITH ENVIRONMENTAL CONSCIOUSNESS. THIS APPROACH EMBODIES LINE'S VISION OF CREATING SPACES THAT BALANCE HUMAN NEEDS WITH ECOLOGICAL RESPONSIBILITY - WHERE QUALITY LIVING MEETS THOUGHTFUL INNOVATION.



# WELLNESS

# COMMUNITY ACTIVITIES



- PADEL COURTS
- KIDS AREA
- JOGGING TRACK
- SWIMMING POOLS
- WATER FEATURES



- MARKETS AND CAFÉS
- CAR WASH
- SPA
- CLINICS
- GYM



# SECURITY & CONVENIENCE

- COMPREHENSIVE CCTV SURVEILLANCE
- SMART ACCESS GATES
- FIRE SAFETY SYSTEMS
- ELEVATORS





ELYSIUM  
SHEIKH ZAYED  
SHEIKH ZAYED

# MASTER PLAN



AT ELYSIUM, LINE SHAPES SPACES THAT INSPIRE MODERN LIVING. EVERY DETAIL IS DESIGNED TO CREATE AN ENVIRONMENT THAT BLENDS MODERN ARCHITECTURAL DESIGNS WITH NATURE, OFFERING A LIFESTYLE THAT ADAPTS TO YOUR NEEDS AND ENHANCES EVERYDAY EXPERIENCES. ELYSIUM HOMES ARE THOUGHTFULLY DESIGNED TO MAKE THE MOST OF EVERY SQUARE METER, WITH EFFICIENT LAYOUTS AND FLEXIBLE SPACES. EACH UNIT OFFERS THE FREEDOM TO PERSONALIZE YOUR HOME WITH EASE, ENSURING COMFORT AND FUNCTIONALITY IN EVERY CORNER. WITHIN THE COMPOUND, EVERY FACILITY HAS BEEN STRATEGICALLY PLACED TO ENSURE THE BEST USE OF SPACE. FROM LANDSCAPED PASSAGES TO COMMUNITY AREAS AND ZONES, EVERY ELEMENT HAS ITS DEDICATED, WELL-PROPORTIONED SPOT, CREATING A BALANCED ENVIRONMENT WHERE NOTHING FEELS CROWDED, AND EVERYTHING FEELS IN PLACE.



СЕРТИФИЦИРОВАННОЕ  
ОБЩЕСТВО С ОГРАНИЧЕННОЙ ОТВЕТСТВЕННОСТЬЮ  
"СЕРВИС-ЗАВЕРШЕНИЕ"





# GROUND FLOOR

FOUR APARTMENTS



Type A

Type B

Type C



# TYPE-A

AREA : 159 - M<sup>2</sup>  
+ GARDEN



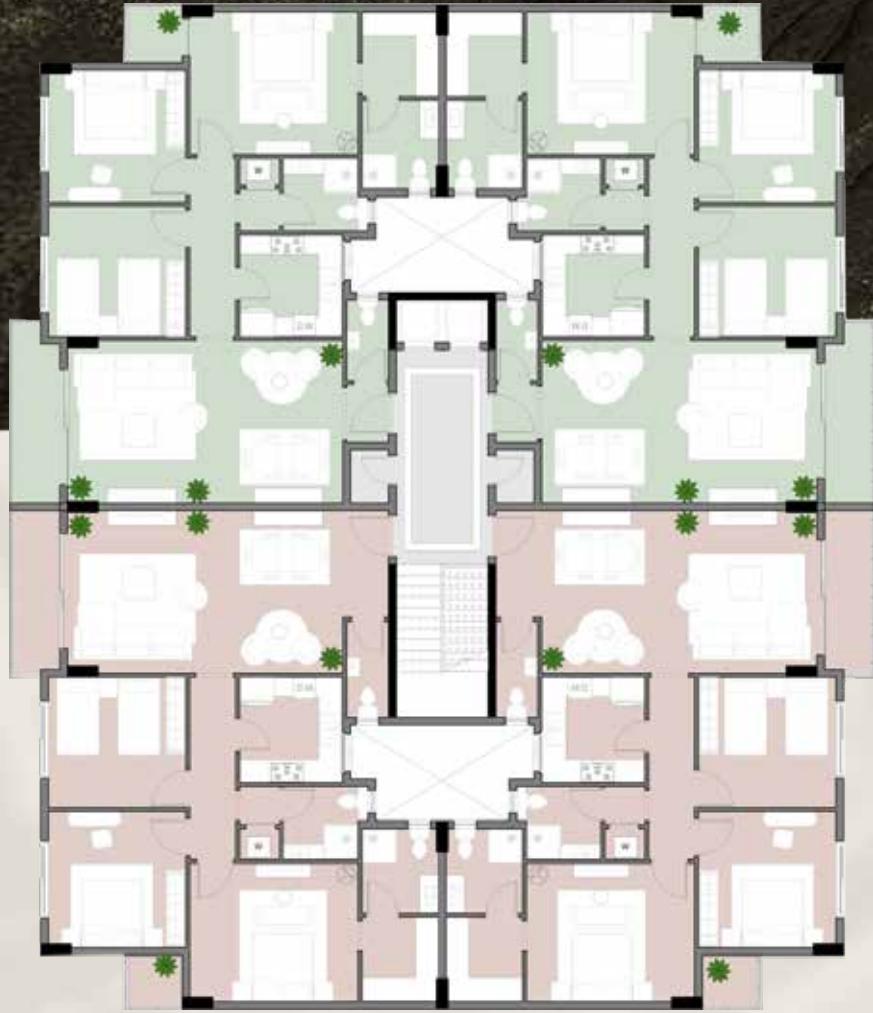


# TYPE-C

AREA : 122- M<sup>2</sup>  
+ GARDEN



# TYPICAL FLOOR



 Type D     Type E

TYPE-D

AREA : 166 - M<sup>2</sup>

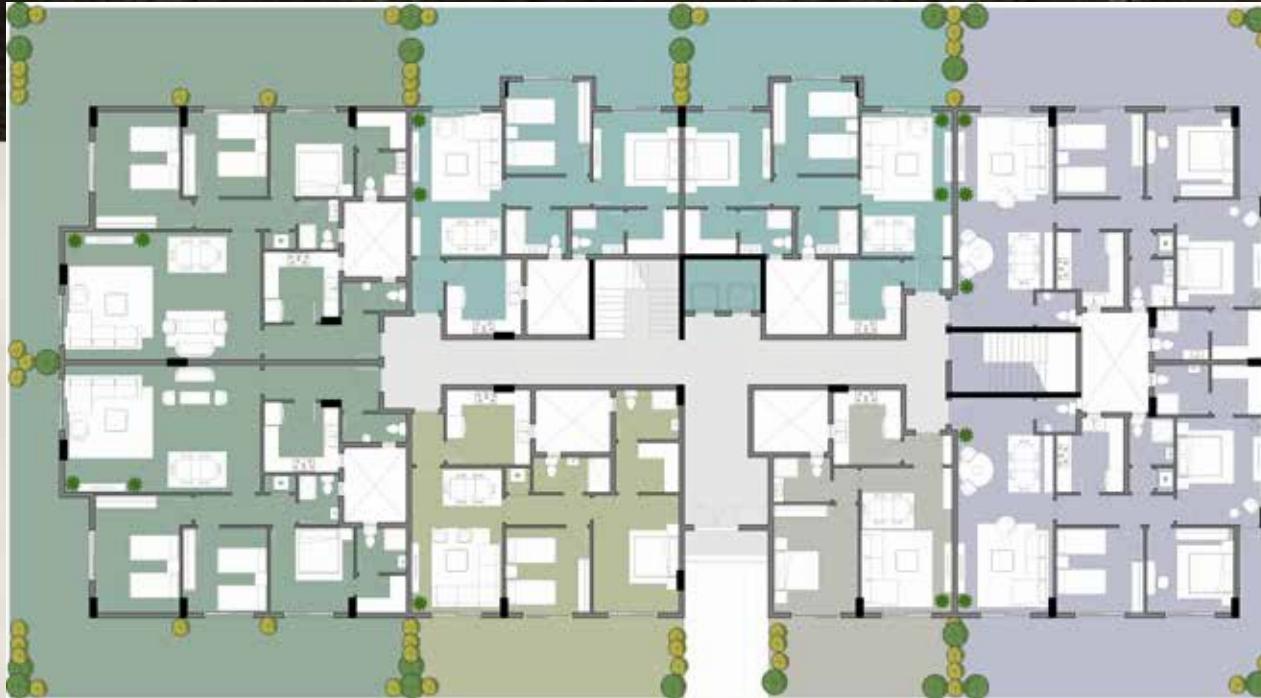


TYPE-E

AREA : 168- M<sup>2</sup>



# GROUND FLOOR



■ Type A   ■ Type B   ■ Type C   ■ Type D   ■ Type E

# TYPE-A

AREA : 79 - M<sup>2</sup>  
+ GARDEN



# TYPE-B

AREA : 149 - M<sup>2</sup>  
+ GARDEN





# TYPE-D

AREA : 169 - M<sup>2</sup>  
+ GARDEN



# TYPE-E

AREA : 124 - M<sup>2</sup>  
+ GARDEN



# JOIN THE ELYSIUM STORY



# TYPICAL FLOOR



# TYPE-F

AREA : 158 - M<sup>2</sup>



# TYPE-G

AREA : 125 - M<sup>2</sup>



# TYPE-H

AREA : 195 - M<sup>2</sup>



# TYPE - I

AREA : 123 - M<sup>2</sup>



# GROUND FLOOR



# TYPE - A



AREA : 128- M<sup>2</sup>  
+ GARDEN

# TYPE - B



AREA : 71- M<sup>2</sup>  
+ GARDEN

# TYPE-C



AREA : 133- M<sup>2</sup>  
+ GARDEN

# TYPE-D



AREA : 146- M<sup>2</sup>  
+ GARDEN

# TYPICAL FLOOR





AREA : 79 - M<sup>2</sup>



AREA : 138 - M<sup>2</sup>

# GROUND FLOOR





AREA : 101- M<sup>2</sup>  
+ GARDEN



AREA : 163- M<sup>2</sup>  
+ GARDEN



AREA :130 - M<sup>2</sup>  
+ GARDEN

# TYPICAL FLOOR





AREA : 144 - M<sup>2</sup>



AREA : 167 - M<sup>2</sup>



*TIMELESS  
LIVING*



*MODERN  
SOUL*

IN THE HEART OF SHEIKH ZAYED, ELYSIUM EMERGES AS A FORWARD-THINKING RESIDENTIAL DESTINATION THAT  
BLENDS ECO-CONSCIOUS LIVING WITH CUTTING-EDGE TECHNOLOGY  
THE PROJECT IS DESIGNED AS A VIBRANT GREEN SPACE WHERE NATURE MEETS MODERNITY

# LINE

DEVELOPMENTS

*ONE LINE,  
ENDLESS  
POSSIBILTIES*

LINE IS A LUXURY, TECHNOLOGY-DRIVEN, AND SUSTAINABLE REAL ESTATE DEVELOPER AIMING TO SET NEW STANDARDS IN THE EGYPTIAN AND REGIONAL MARKETS. THE BRAND IDENTITY SHOULD REFLECT INNOVATION, EXCLUSIVITY, SUSTAINABILITY, AND MODERN DESIGN, DISTINGUISHING LINE AS MORE THAN JUST A DEVELOPER—AN ARCHITECT OF PREMIUM, FUTURE-READY COMMUNITIES



2025 ®

**LINE**  
DEVELOPMENTS



**☎ 15733**

FIRST FLOOR BUILDING - B4 ESPANA PLAZA MALL , SHEIKH ZAYED