

CÁI[®]
MA
zayed

life at your pace



Where Life Finds Its Balance

Born from vision and built with mastery, Calma is the story of two legacies coming together. A union of Palmier Developments — the boutique creator of elegant, private communities — and Al Tabarak Construction — the powerhouse builder since 1996, whose foundation runs deep in Egypt and Saudi Arabia. Together as Leaders Developments, they craft not just buildings, but living experiences. Calma is their promise of a home where every detail is shaped with people at heart.

A Sanctuary of Serenity

Calma is more than a residential compound — it is an orchestrated merging of architecture, landscape, and water that transforms daily life into an elevated experience. Homes and nature are not separate here, but symbiotically laced together to create a cool, serene, and health-conscious environment. At the heart of Calma lies a central linear spine — a pedestrian boulevard that is both a pathway and a social heart. Perfectly placed in the heart of Sheikh Zayed City.

Calma: a model of modern urbanism that unites comfort with ecological awareness, privacy with sociability.



An Experience

Within reach of city life, yet enveloped in privacy, it gives you the best of both worlds — accessibility without compromise, seclusion without distance. A home in Calma means you are at the center of it all, but always surrounded by peace.

Nature flows between homes, pathways, and gathering spots, ensuring that every step feels light, every view uncluttered. Calma is not simply where you live — it is where you pause, exhale, and truly belong.





A Life of Belonging

At Calma, life unfolds in spaces designed to gather moments, not just people. Every corner of the community invites you to pause, connect, and feel at ease.

From shaded walkways and intimate plazas to vibrant social hubs, each space is thoughtfully created to bring hearts closer and inspire meaningful connections. Here, belonging is not just a feeling — it's the rhythm of daily life, woven into the very fabric of the community.

Crafted for Everyday Ease

Beyond beauty, Calma is built with thoughtful touches that make each day seamless.

Life at Calma is designed to flow. Beyond beauty and architecture, it is the little details that shape how a day feels — the things you don't notice until they're missing, the comforts that quietly make life lighter.





Setting the Scene

Perfectly placed in the heart of Sheikh Zayed City, Calma connects you to everything while keeping you away from the noise. Spread across 7 acres, with only 27.5% of the land dedicated to buildings, Calma is designed to breathe — a community of just 7 buildings embraced by greenery and open space.



Location

Calma Zayed is strategically located just minutes away from 26th of July Corridor and Cairo–Alex Desert Road, the community is seamlessly connected to both central Cairo and the west. Surrounded by major destinations such as Dandy Mall, ZED Park, and Hyper One, residents enjoy the convenience of shopping, entertainment, and leisure within a short drive. With its prime setting, Calma Zayed blends accessibility with exclusivity—offering residents a lifestyle that is both connected and private.

- 5 minutes from 26th July Axis
- 5 minutes from Al Ahly Club
- 3 minutes from Cairo–Alex Road (Dandy Mall)
- 3 minutes from Zed Park

Masterplan







The Clubhouse

Your social anchor. A place where dining meets recreation, and relaxation meets community. Step inside and feel the warmth of a space designed for connection, whether through a shared meal, a quiet coffee, or a lively celebration.

Fitness & Play

Movement is life at Calma. A gym designed for energy, jogging paths that wind through greenery, and playgrounds that echo with children's laughter — every age finds joy in motion here.

Serviced Apartments

Calma's serviced apartments combine modern design with everyday convenience. With housekeeping, maintenance, and concierge support included, they offer a stylish, flexible lifestyle where comfort meets ease.



The Ladies' Indoor Pool

A serene, private retreat designed for comfort and confidence. Soft light, calm water, and a sense of ease—exclusively for ladies, in a space that feels considered and completely yours.





The Plaza

A vibrant open-air square where footsteps meet laughter, where families gather, and where evenings glow with events and casual encounters. The Plaza is not just a space — it's the heartbeat of Calma.

Swimming Pools

Days are brighter by the water. From refreshing outdoor swims under the open sky to a private ladies' indoor pool for serene comfort, the pools at Calma are where leisure flows naturally.





Co-Working Spaces

Quiet, inspiring, and modern. Work doesn't have to pull you away from home — here, productivity blends with comfort, so your professional life stays close to the things that matter most.

Facilities



Green Landscapes & Water Features



The Mini Market



The Mosque



Security & Peace of Mind





The site plan illustrates the layout of the Al-Farooq Residential Development. It features several building blocks, each with associated parking spaces and communal facilities. The blocks are labeled as follows:

- Block A01:** Located in the bottom right, featuring a plant room and parking spaces.
- Block A02:** Located in the bottom center, featuring a plant room and parking spaces.
- Block A03:** Located in the bottom left, featuring a plant room and parking spaces.
- Block B01:** Located in the top left, featuring a mosque and parking spaces.
- Block B04:** Located in the top center, featuring a plant room and parking spaces.
- Block B05:** Located in the top right, featuring a plant room and parking spaces.
- Block C01:** Located in the far right, featuring a plant room and parking spaces.

Communal facilities include a mosque, a market, and a security area. The plan also shows a central road with traffic flow indicated by arrows. A summary of parking spaces is provided in the bottom right corner:

- TOTAL PARKING: 335
- 720 COMMUNAL PARKING SPACES
- 32 COMMUNAL DISABLED PARKING SPACES
- 41 TOTAL SERVICED APARTMENTS PARKING SPACES



Final Touch

Every detail at Calma is completed with care, reflecting a balance of elegance and precision. From structure to surface, each home reaches its final touch through dedicated craftsmanship and thoughtful design. It's not just construction completed — it's the creation of spaces that feel refined, harmonious, and lasting.

And because every story needs your imprint, Calma homes come fully finished — leaving only the colors, furniture, and little details for you to add as your final touch.

Designed with Distinction

Calma is the result of a unique collaboration between ASQ Architecture and Bold Architecture. Founded in London and Cyprus, ASQ brings international expertise in bespoke, sustainable design, while Bold adds deep local insight. Together, they've created a residence where global standards meet Egyptian heritage — a timeless masterpiece of form and function.



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