



أنش ONS



Family Living, Reimagined The Concept

“Homes beyond the walls” is a concept we are deeply devoted to. It embodies the culmination of our journey and beliefs, the kind of lifestyle that symbolizes the core of what we hold dear. ONS is the realization of this ambition, the destination that fully brings our true, unfiltered vision to life.

So what does it mean to live a life beyond boundaries? Imagine a place where the warm, cozy feeling of home is not only felt inside your own house, but where that same comfort is present everywhere you go within the compound... a space that feels at once tailor-made for you, while also being built with every single member of the family in consideration. A concept that takes your home and magnifies its borders to the entire compound, whether it is to study in the outdoors, enjoy a picnic with the whole family, work beyond your desk, or watch a match with friends and neighbors.

That feeling of ‘Ons’ – of closeness and companionship – will be the ongoing experience for our residents. Here, the barriers between generations are broken down, being encouraged to connect and engage through the shared common ground among them, while celebrating each individual stage of life and what makes it unique.



About ONS

From the very concept behind the name all the way to every aspect of its execution, ONS is a place that cares about what's most important in life. Just as the word ONS is all about weaving together loved ones in a sense of enveloped comfort and emotional connection, the compound itself – down to the very layout and masterplan – is woven together so that the intimate, nurturing bonds between all generations of the family echoes throughout every area. This 84-acre residential compound is all about taking you back to that feeling of a simple, carefree life.

We moved past more conventional design methods in favor of something more personal that perfectly complements our audience. The inventive 'woven-paths' layout pioneered in ONS targets every stage of life – from children, teens and adults, all the way to seniors. This gives the space a seamless flow, and means that getting around the compound is not only endlessly practical, but also that every single spot is engaging – holding its own impact, activity and vibe.

Sophistication and elegant design along with the atmosphere of evocative simplicity are naturally merged to form an exquisite vibe like no other. The low-density nature of the compound means that families can make the most of their time together away from the crowd, in a refreshingly cozy space that removes the noise and bustle of city life.

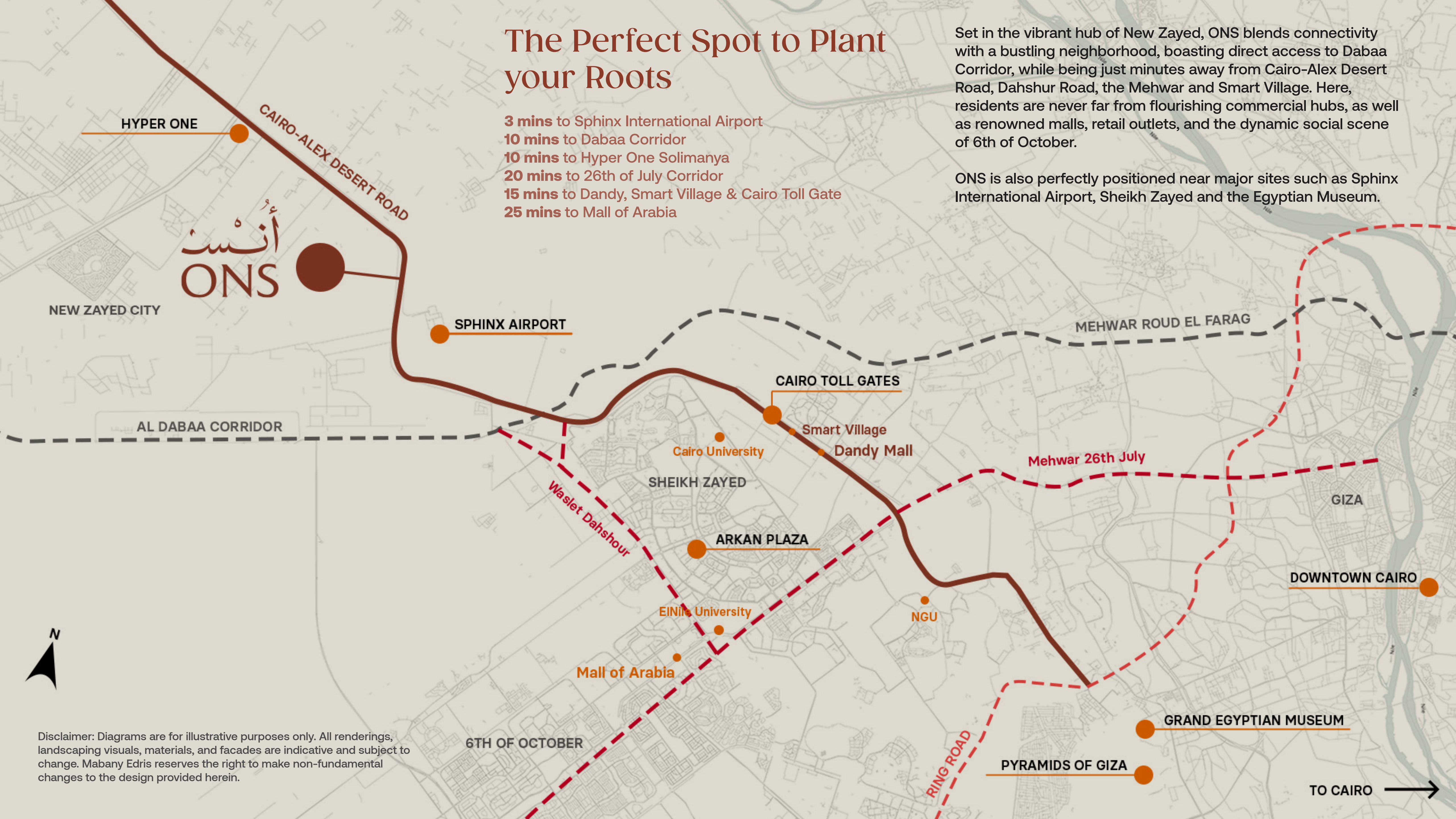


The Perfect Spot to Plant your Roots

- 3 mins to Sphinx International Airport
- 10 mins to Dabaa Corridor
- 10 mins to Hyper One Solimanya
- 20 mins to 26th of July Corridor
- 15 mins to Dandy, Smart Village & Cairo Toll Gate
- 25 mins to Mall of Arabia

Set in the vibrant hub of New Zayed, ONS blends connectivity with a bustling neighborhood, boasting direct access to Dabaa Corridor, while being just minutes away from Cairo-Alex Desert Road, Dahshur Road, the Mehwar and Smart Village. Here, residents are never far from flourishing commercial hubs, as well as renowned malls, retail outlets, and the dynamic social scene of 6th of October.

ONS is also perfectly positioned near major sites such as Sphinx International Airport, Sheikh Zayed and the Egyptian Museum.



Disclaimer: Diagrams are for illustrative purposes only. All renderings, landscaping visuals, materials, and facades are indicative and subject to change. Mabany Edris reserves the right to make non-fundamental changes to the design provided herein.

Masterplan



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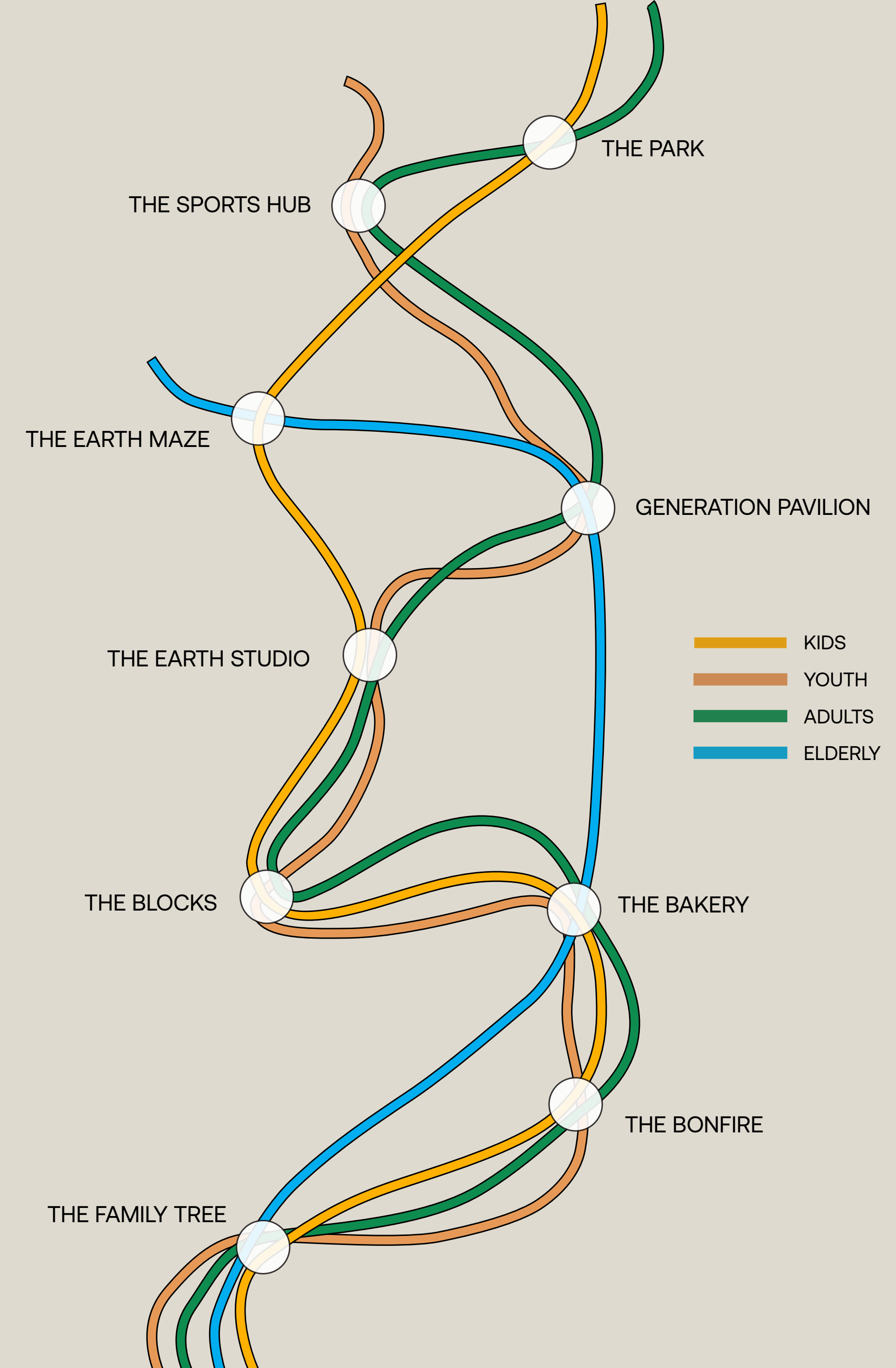
The Heart of the Masterplan

The Woven Paths

With our emphasis on unity, it follows that the features in ONS would be unified around the spirit of family and togetherness. The ‘Woven Paths’ masterplan is the heart that guides the experience in ONS – each path created to satisfy the distinct needs and desires of a certain age group, with their own personalized facilities.

The intersections between these paths are where ONS and its residents – literally – come together... creating shared spaces where different generations cross-over to naturally find mutual interests and cultivate unexpected lifetime bonds.

These interconnections are separated into 9 unique areas:



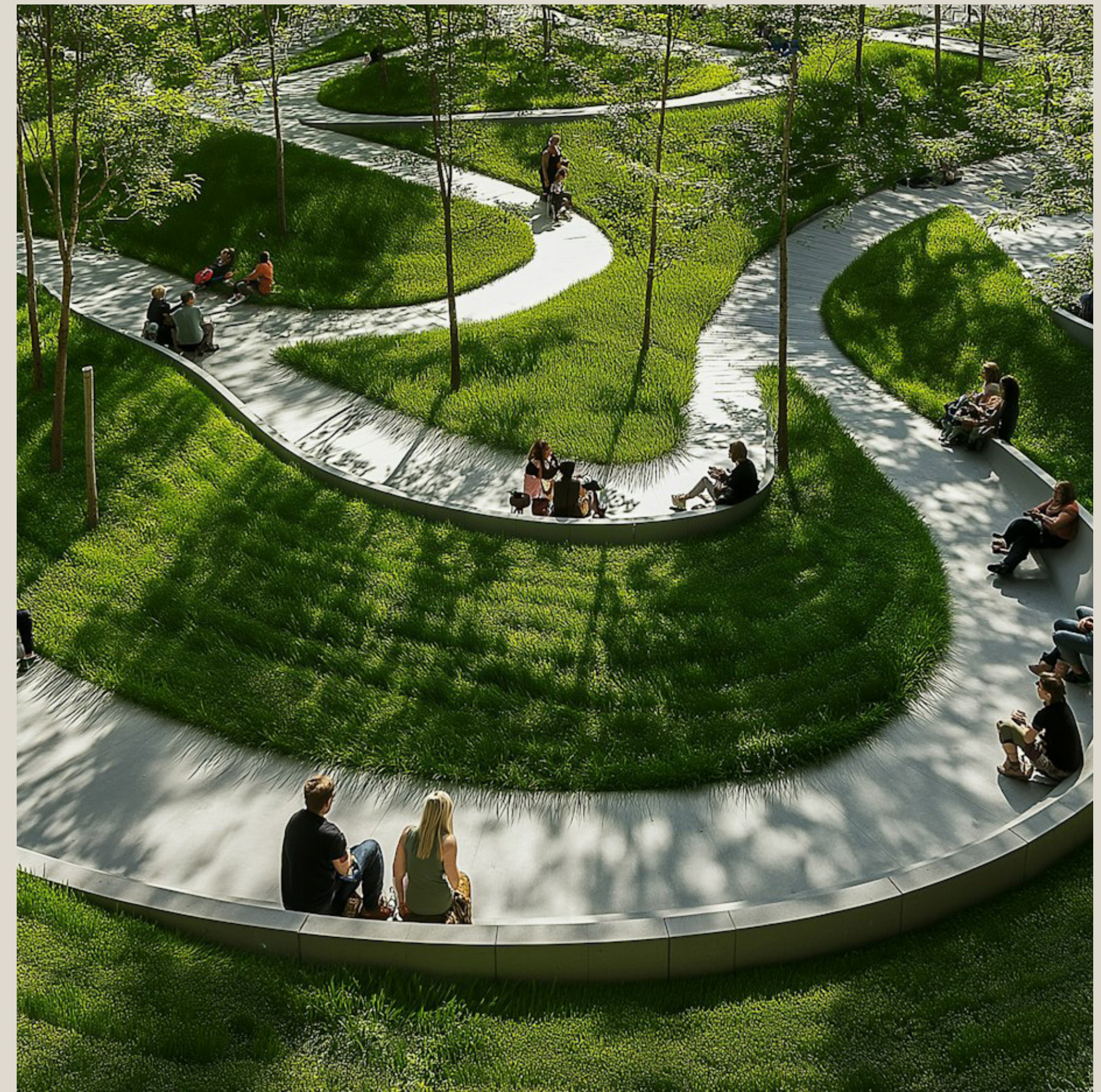
The Earthen Maze

Rediscover the simple yet captivating joy of exploration at the Earthen Maze. Here, residents - younger and older - can rekindle that childlike wonder of discovery as they engage their minds as well as their senses in whatever way they choose while they navigate this green network.



The FamilyTree Farm

This serene shared space serves as a hub for the entire community to gather and engage, under a picturesque canopy of trees. With its relaxing vibes and magnificent floral views, it naturally creates interactions and connection, from children to seniors.



The Bonfire

ONS is all about bringing people closer, and what better way to embody that than with a Bonfire? Here, you can savor the warmth of the radiant fire, as well as the loved ones around you in the embrace of inviting trees, gentle breezes and the open sky.



The Bakery

No matter your personality, age or interests, one thing ties all of us together... is a shared meal. We at ONS decided to bring that joy to the outdoors – allowing the bonding and natural pleasure of preparing your cuisine together to be extended to the loving neighbors and enduring friendships all across the compound.



The Blocks

The Blocks is where people different age groups and distinct interests bond over one thing : movement and activity. Its creative layout means that there is always something new to explore or discover, serving as a playground for countless possibilities – from play to fitness.



The Generation Pavilion

This is where teens and adults can relate over their passion for creativity, or their mutual love for a peaceful atmosphere. This soothing space – which doubles as a co-working space – allows the different age groups to get lost in novels, brainstorming sessions and creative projects.



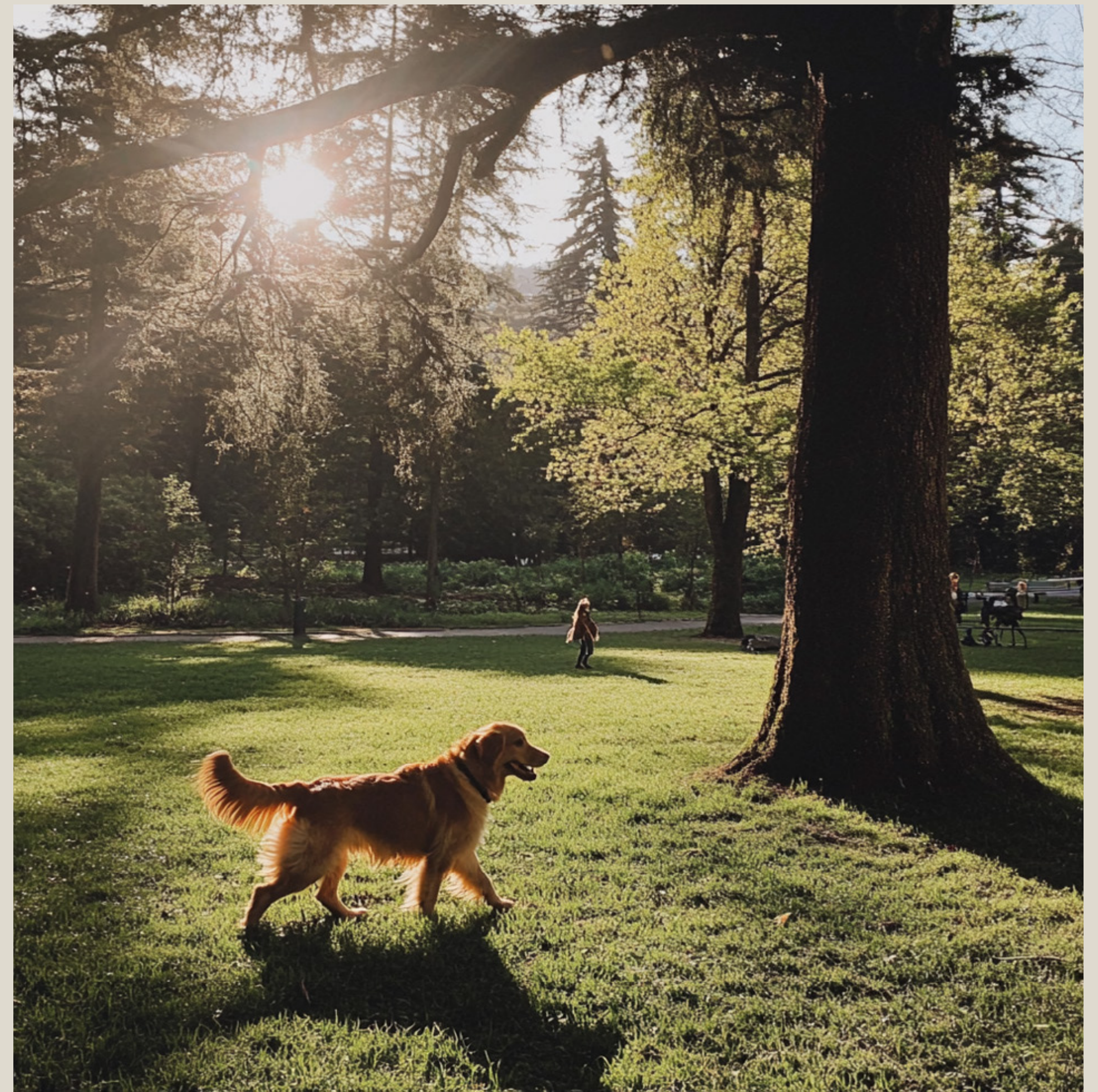
The Earth Studio

Whether it's a nostalgic experience or a creative outlet, those who crave a retreat to a moment of blissful simplicity – or being grounded in nature and the land – will find a place where every generation can participate in the joy of making, together... from pottery and painting, to hands-on projects.



The Park

At ONS' Dog Park, you can celebrate your ties with your furry buddies and let them roam freely, especially with the agility-structures designed to stimulate their senses and engage them in exciting play. Whether it's between enthusiastic pet-owners or the pets themselves, this space expands ONS' network of relationships to a new level.



The Sports Hub

Equipped with multi-purpose courts and open fields, The Sports Hub doesn't forget about the spirit of ONS, encouraging teamwork and friendly competition at every turn, and between all ages. Here, the goal isn't just to strengthen your body, but to build powerful relationships as well.



Timeless Aesthetics



A truly heartfelt and memorable living experience begins with waking up to an environment you can't wait to be a part of.

Whether you're walking through landscaped gardens, parks, and tree-lined pathways – or overlooking cascading fountains, pools and small lakes – the expansive green spaces and sublime water features not only add a character full of charm to the compound, but serve to immerse you in a healthier, cleaner and endlessly refreshing mindset.



Seamless Convenience



In order to truly appreciate the important moments with family and loved ones, it's crucial to get the stress of the mundane every-day events off your chest, and for these practical aspects to be as seamless as possible.

To immerse you in the ONS experience as much as possible, an integrated commercial district and centralized sports hub offer residents a curated mix of retail outlets, cafes, and essential services – and pushes them towards an active, healthy lifestyle – all without the need for a long drive. Furthermore, a veterinary clinic within the compound provides a caring and supportive environment for pets and their owners.



Everlasting Peace of Mind



At ONS, as we want nothing to distract residents from the deep joy and mental serenity of their everyday living. Contributing to this is the 24/7 advanced security system, a sophisticated set of safeguard measures which include 24/7 surveillance, controlled access points, smart security technologies, and a highly trained team.

Community management and facility services also serve to maintain the smooth operation and harmonious environment of the community, ensuring that both the people and the infrastructure within ONS remain safe, comfortable, and well-maintained, as well as enhancing overall satisfaction and efficiency.



Uplifted Lifestyle



At ONS, residents can enjoy the essence of togetherness, elevated by the upscale lifestyle cultivated through a variety of offerings... Starting with an in-compound boutique hotel for residents or visitors looking for premium hospitality, fine dining, and supreme leisure. For those who want to rejuvenate both mind and body in a lavish setting, the luxurious spa and wellness center offers relaxation treatments, sauna, steam rooms, and wellness therapies.

Rounding off ONS' accessibility and ease of living, three gated entrances minimize traffic congestion and make every road effortlessly traversable.





Unit Types

The Range of Unit Types at

Apartments

Standalone Villas

Twin Houses

Townhouses

Apartments O

Front





Apartments N

Front





Apartments S

Front





Standalone Villa A

Front





Standalone Villa B

Front





Twin House

Front





Townhouse

Front





A Developer Rooted in Family

The Beginning

In 2002, Mabany Edris embarked on its journey with the launch of «Green 1,» a pioneering residential project in El Sheikh Zayed. At a time when the district was considered remote and undeveloped, Mabany Edris, driven by its visionary approach and unwavering passion, achieved remarkable success, selling the project in record time. This initial triumph paved the way for the development of six subsequent «Green» projects within El Sheikh Zayed, fueled by a strong word-of-mouth reputation and a commitment to excellence. Meeting Diverse Needs

Driven by a commitment to fulfilling the needs of families, Mabany Edris has invested in creating a diverse portfolio of projects within El Sheikh Zayed. This includes a range of residential options, from apartments and duplexes to twin villas and standalone homes, catering to various budgets

and lifestyles. Recognizing the importance of accessible healthcare, Mabany Edris developed the renowned «Rofayda» medical complex, setting a new standard for comprehensive medical services in the region. To enhance the quality of life for residents, Mabany Edris developed «Tivoli Dome,» a popular entertainment destination, which is now being rebranded as «Central Avenue» to align with contemporary standards. Furthermore, the company ventured into mixed-use development with «The Block,» featuring international brands like «UFC» and a variety of other tenants. Expanding its reach beyond El Sheikh Zayed, Mabany Edris developed «Asayla,» the first gated villa community in New Assiut City, and «Asayla Medical Park,» bringing a new level of healthcare excellence to the region. In addition, Mabany Edris introduced «Koun,» the company's flagship North Coast development located in Ras El Hekma, offering a unique coastal living experience.

To create a family-oriented residential compound that pushes new boundaries in the market, we recognize the need for the best architects in the industry. Alchemy Architecture is celebrated for its ability to unlock unexplored dimensions and craft unmatched atmospheres that transcend the limits of everyday life. With a focus on enhancing the human experience, Alchemy's unique approach integrates art, history, and culture to deliver thoughtful, bespoke spaces that align with the diverse narratives of each project, integrating forms, materials, colors, lights, scents, and sounds to create curated living experiences that are truly transformative.



Alchemy architecture

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