

Asayla Views

A Legacy of Refinement

1- Introduction

The Legacy of Mabany Edris

Since its inception in 1998, Mabany Edris has evolved into much more than a traditional real estate developer; we are the visionary creators of enduring, integrated communities. With over twenty years of distinguished expertise, our corporate history is anchored by the foundational pillars of trust, credibility, and an uncompromising commitment to timely project delivery. We believe in crafting more than just physical structures; we create a philosophy that has cemented our reputation across West Cairo and Upper Egypt for delivering high-quality projects that prioritize the aspirations of our residents.

This legacy of tangible success is nowhere more evident than in New Assiut, where our journey is defined by a proven track record and deep-rooted community trust. Building upon the prestige of our original Asayla compound—which is now completely sold out—we have already achieved the milestone of delivering Phase 1, where families are already residing and experiencing the hallmark Mabany Edris lifestyle.

In direct response to the evolving needs of our esteemed clients, we further expanded this vision with the development of the Asayla Medical Park, a specialized landmark for healthcare professionals that is now almost entirely sold out. It is this sustained history of excellence and our profound commitment to our residents that brings us to our newest and most sophisticated chapter yet: the launch of Asayla Views.



2- Asayla Views

A New Perspective on Luxury

Welcome to Asayla Views, the latest and most exclusive chapter in our journey within New Assiut. Designed as a premium extension of the successful Asayla community, Asayla Views is where privacy meets panoramic beauty.

Spanning across 7.5 acres, this gated compound features 38 villas with various sizes, each thoughtfully positioned to enjoy its own landscape view, ensuring privacy, tranquility, and a seamless connection with nature.

Curated for those who seek an elevated lifestyle, Asayla Views offers a harmonious blend of modern living and serene natural surroundings, creating a refined residential experience in the heart of New Assiut.



3- The Heart of New Assiut

Connected to What Matters Asayla Views enjoys a strategic, prime location in New Assiut, ensuring you are never far from the city's pulse while remaining tucked away in a private sanctuary. Our location is chosen specifically to provide easy accessibility to main roads, educational institutions, and essential services, making it the most coveted address in the region.





4- Designs & Master Plan

Architecture with Purpose

At Asayla Views, the architecture is a refined reflection of sophistication, where a meticulously crafted master plan ensures that every residence enjoys an unobstructed panorama of lush greenery and expansive landscapes.

Our contemporary designs harmonize modern aesthetics with an emphasis on abundant natural light and a sense of boundless spaciousness, creating an atmosphere of airy grandeur.

The seamless integration of the landscape prioritizes a pedestrian-friendly layout, featuring winding paths and generous green buffers that enhance the privacy between villas.

This commitment to excellence is anchored by unmatched quality, utilizing premium materials from the foundation to the final finishing touches to ensure a legacy of longevity and timeless appeal.



5- Exclusive Offering A Rare Opportunity

A Final Masterpiece This is a rare, limited invitation to join an ultra-exclusive community. Asayla Views presents a curated selection of premium residences, featuring architectural Standalone Villas, elegant Twin Houses, and sophisticated Townhouses.

Mabany Edris represents the very last residential compound featuring villas in New Assiut. It stands as your definitive opportunity to secure a home within a signature Mabany Edris gated community in this premier and highly coveted location.



Commercial Area

6- Facilities & USPs Designed for Excellence

Discover a sanctuary of refined elegance at Asayla Views, where every facility is designed to transcend the ordinary. This elite gated community ensures supreme privacy through 24/7 professional security and advanced surveillance, allowing you to live with complete peace of mind.



Outdoor Gym & Fitness Area





Jogging and Walking Paths

To ensure a seamless and worry-free lifestyle, our dedicated on-site management team provides a comprehensive suite of hospitality and maintenance services. This includes meticulous landscape maintenance to preserve the lush beauty of your surroundings, along with expert electrical and plumbing support to ensure your home functions flawlessly. For ultimate convenience, residents can also enjoy professional housekeeping and cleaning services, delivered with the highest attention to detail. At Asayla Views, we don't just provide a residence; we manage every aspect of your environment so you can focus on what truly matters.



Pedestrian Walkways



Clubhouse



Bicycle Lanes



Kids' Area

7- A Vibrant Community Spirit

Beyond the physical comforts of your home, our dedicated Community Department is committed to redefining your living experience through a curated calendar of social engagements. We believe in pampering our residents, especially during official occasions and festive holidays, by hosting bespoke events that bring neighbours together in celebration.

From themed holiday gatherings and elegant seasonal festivities to exclusive community activations, every detail is meticulously planned to foster a sense of belonging. At Asayla Views, we don't just build houses; we cultivate a warm, pampered lifestyle where every milestone is celebrated with style and sophistication.



8- Amenities Designed for Excellence

The project is defined by its lush landscapes, where each villa is meticulously positioned to overlook its own tailored botanical view, inviting the serenity of nature into your daily life.

Enhancing this experience, the masterplan is thoughtfully designed with a wide range of amenities, including a clubhouse, jogging and pedestrian circulation paths, dedicated street pedestrian walkways, bicycle tracks, an outdoor gym and fitness area, sitting and relaxation areas, a lake café, a sports area, and a kids' area—all carefully integrated to create a vibrant and balanced lifestyle.

9- The Experience Living the "Views"

A Neighborhood That Thrives Experience the true meaning of "Asayla Views"—the connection of generations in a thriving neighborhood.

Life at Asayla Views is about waking up to the sight of perfectly manicured landscapes, enjoying a morning walk in a secure environment, and knowing your family is surrounded by a community that shares your values. It is a life where every detail is managed so you can focus on making memories.



10- Conclusion
**Where Architecture
Meets the Horizon**

A Vision of Elegance Asayla Views is the culmination of our architectural vision and our respect for the natural landscape.

By balancing bold structural lines with soft, sweeping views, we have created a destination that is as beautiful to look at as it is to live in.



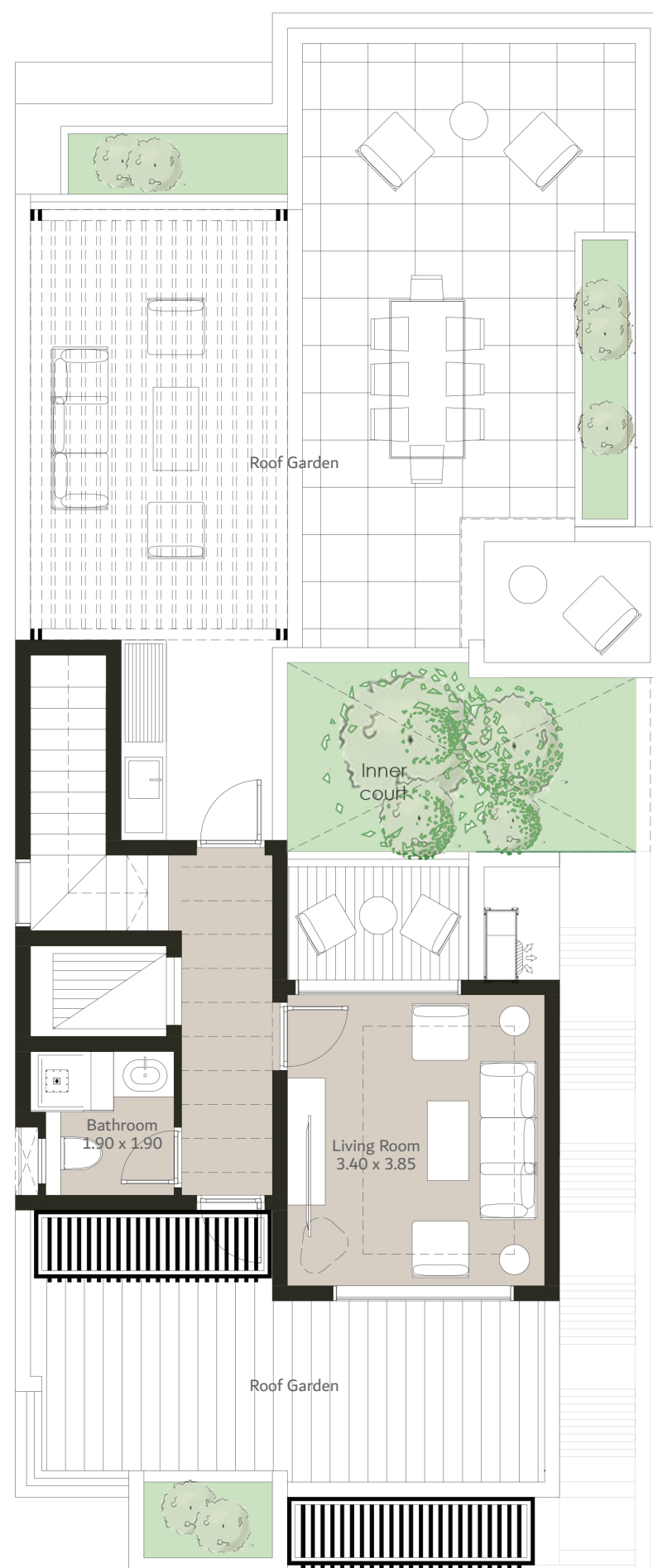
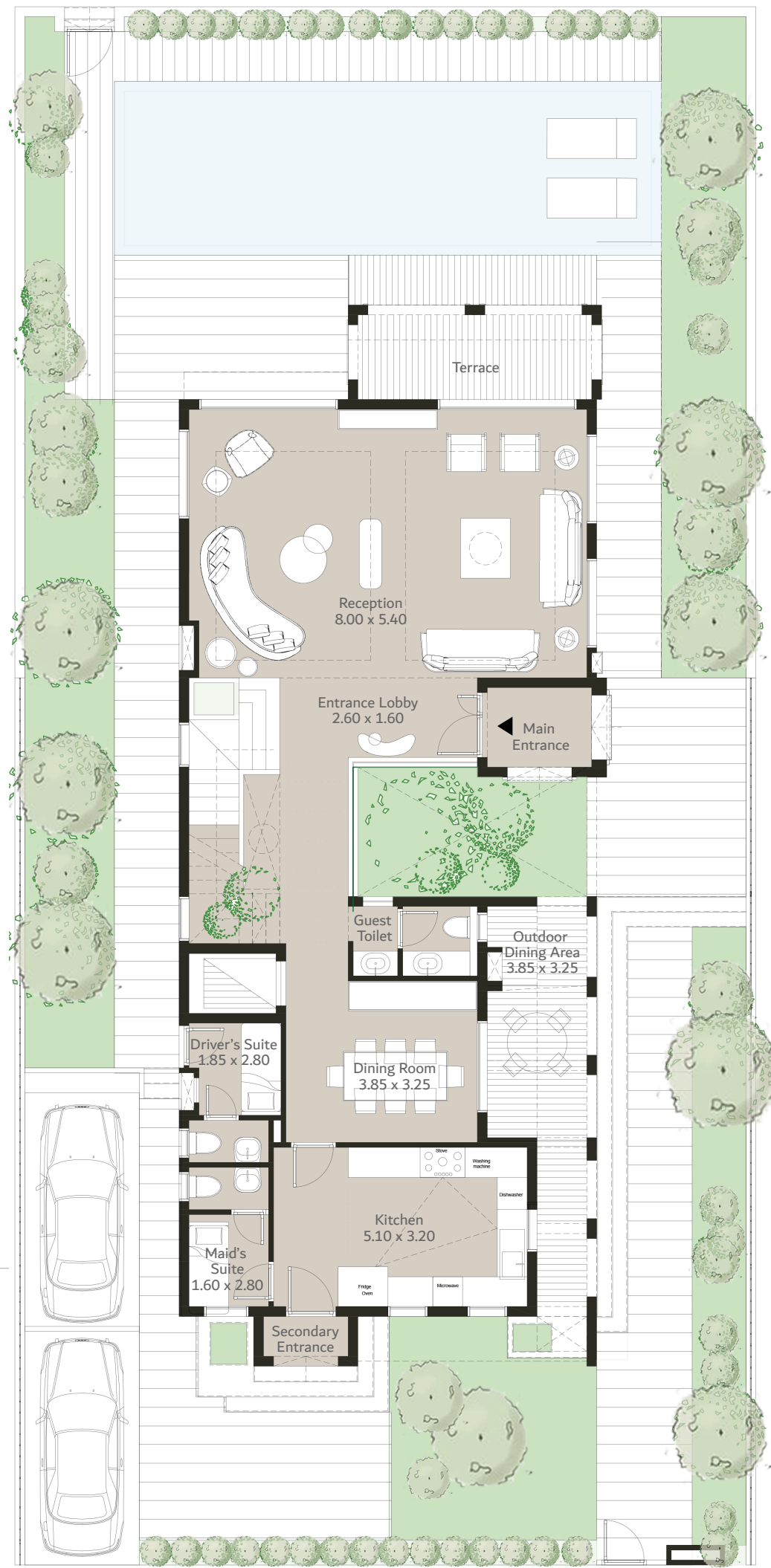
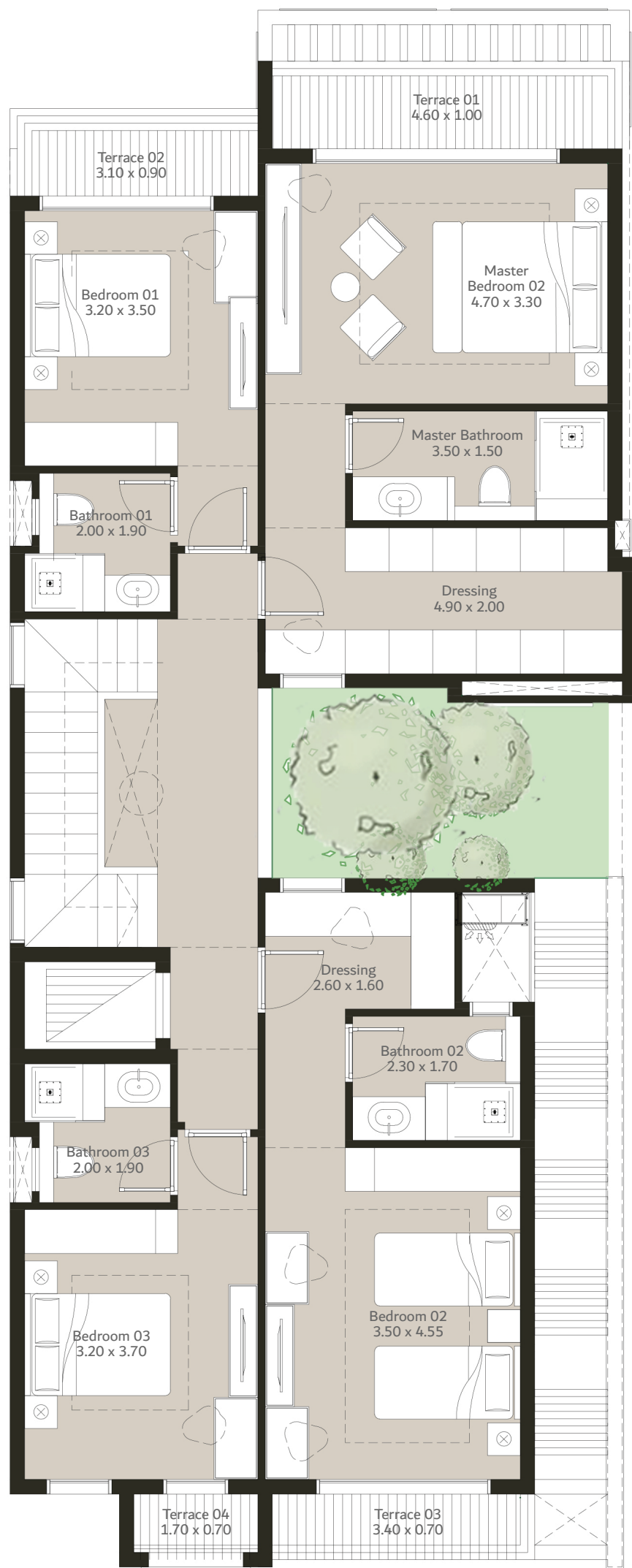
**OWN YOUR VIEW. OWN YOUR FUTURE
WELCOME TO THE FINAL MASTERPIECE
IN NEW ASSIUT.**





Architecture Prototypes
Standalone Villa Type L

BUA 325 m²
Land Area 485 m²

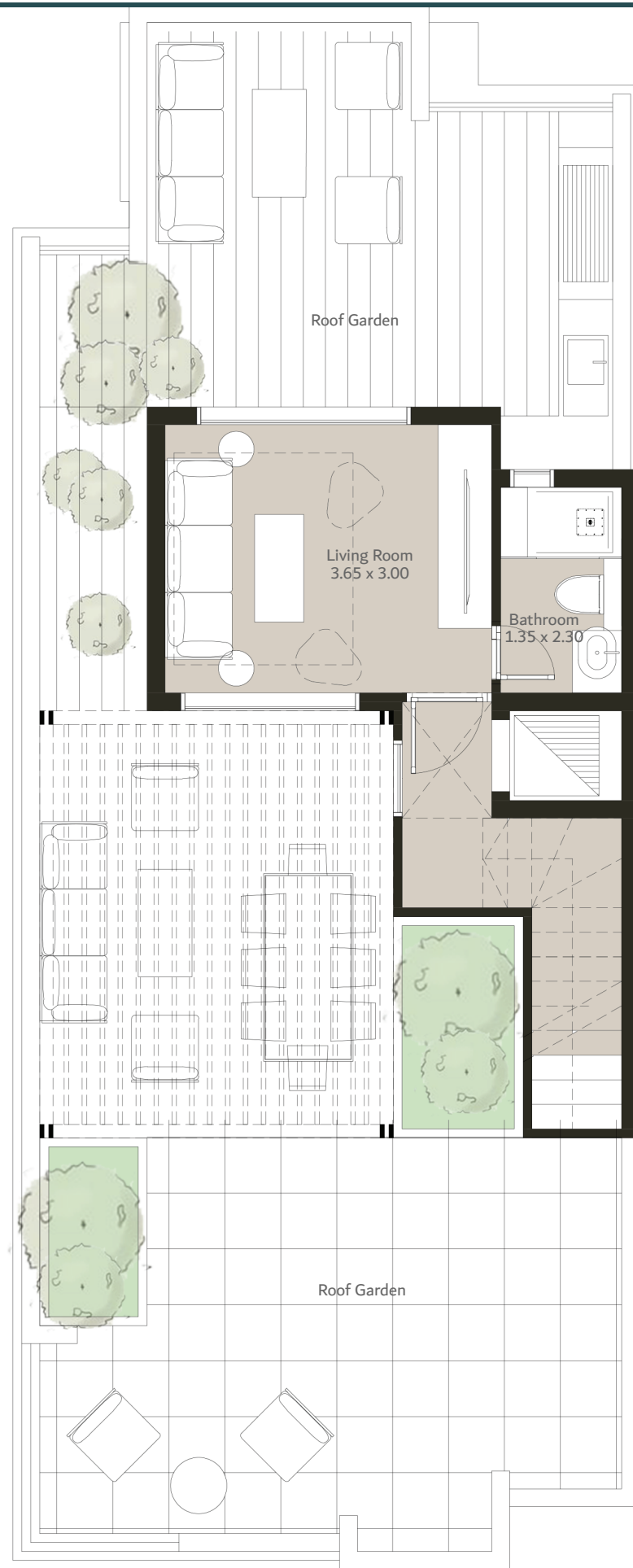
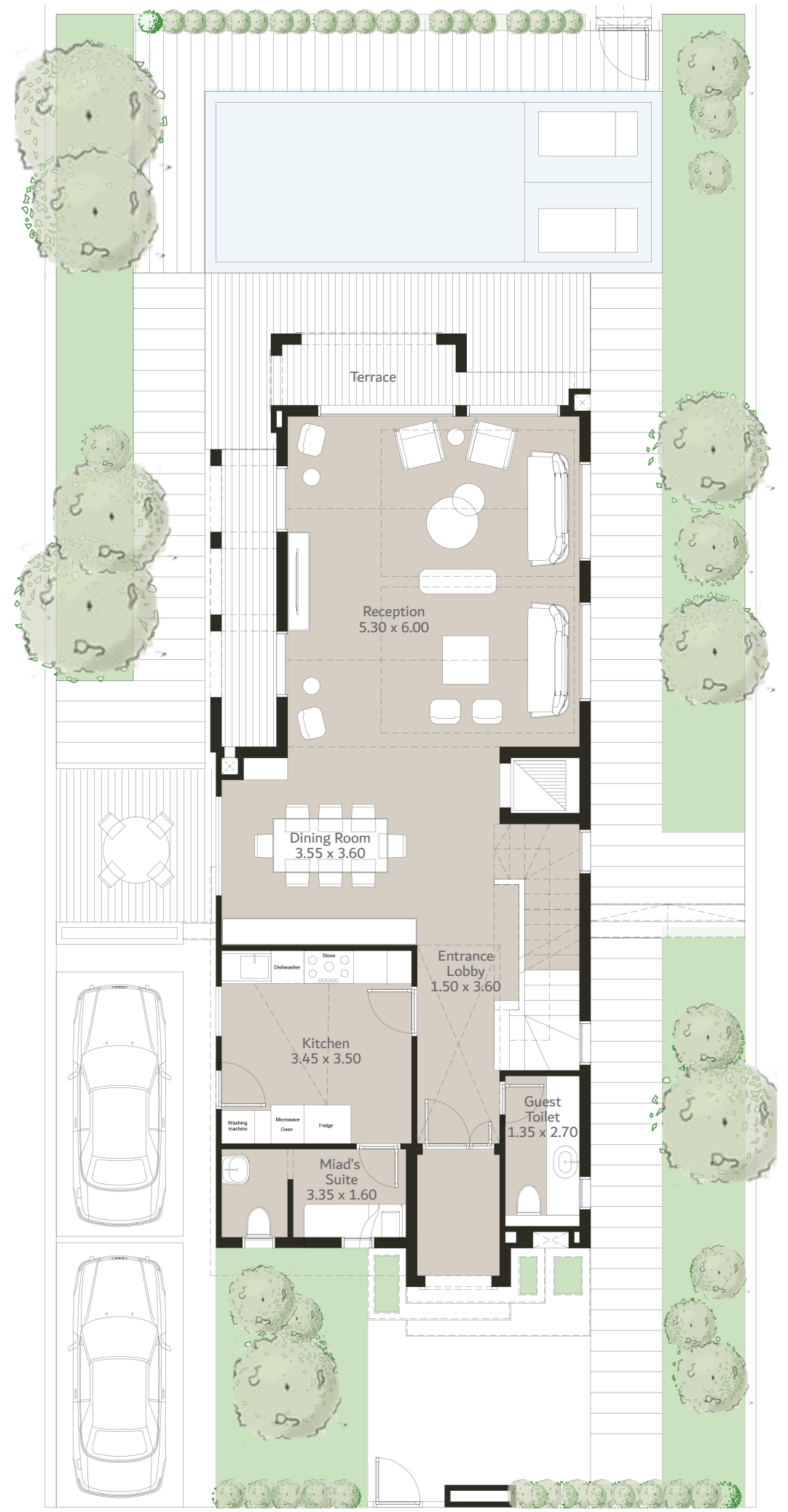
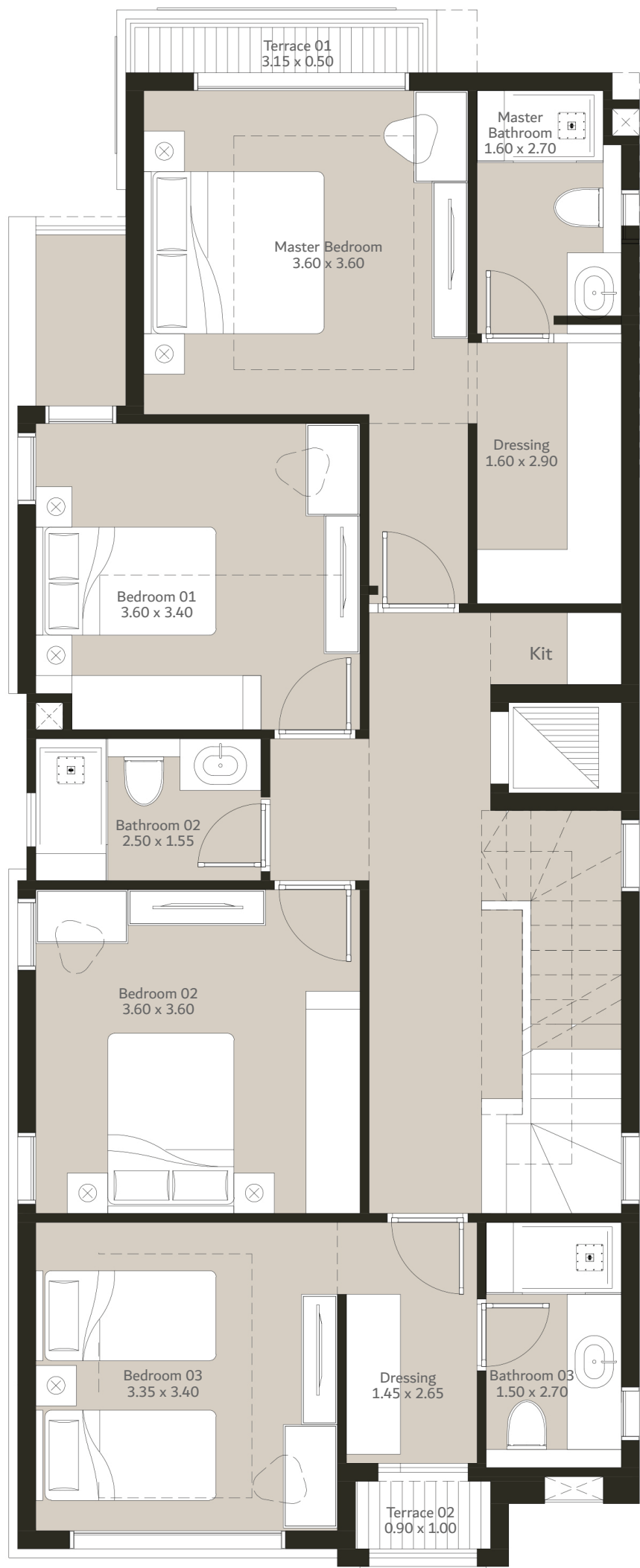


Standalone Villa L
 BUA 325 m² – Land Area 485 m²



Architecture Prototypes
Standalone Villa Type S

BUA 245 m²
Land Area 330 / 400 m²



Standalone Villa S

BUA 245 m² – Land Area 330 / 400 m²

Asayla Views

A Legacy of Refinement

16392

📍 150 Thawra Street, next to Assiut Governorate, Nile Corniche. Assiut, Egypt.

📘 MabanyEdris 📸 mabanyedrisegypt 📞 mabanyedris 🌐 mabanyedris.com 📺 Mabany Edris

