

New Cairo

ONE / ONE

Grounds

Unveiling a new benchmark in East of Cairo;

an urban retreat where the city slows, nature leads,
and everyday living reveals its richest textures.

ONE / ONE

The Developer

ONE / ONE

01



One of One was founded in 2025 by an entrepreneurial board renowned for its expertise in premium land acquisition and real estate development.

Driven by a vision to transform ideas into landmark realities, our leadership brings a proven track record in high-value projects and unmatched insight into the real estate industry.

At the heart of our mission lies an unwavering commitment to integrity, transparency, and community well-being. Every project we deliver is shaped not only to meet the needs of its owners but also to enrich the lives of the people and communities it touches.

Shaping value into legacy.

We believe in creating more than properties, we are building lasting relationships grounded in trust.

Our approach champions sustainable development, blending innovative design with environmental responsibility to craft spaces that elevate quality of life for our residents and all ONE / ONE stakeholders. With a people-centric DNA guiding every decision, we aim to redefine excellence in real estate, setting new benchmarks for design, sustainability, and human connection.



Introducing Grounds

Textures of life

02



At the heart of New Cairo, Grounds unfolds as more than a destination; it is a living experience shaped by the Textures of Life. Spanning 50 acres of thoughtfully composed spaces, it is where nature and architecture exist in quiet dialogue, redefining not just how modern living looks, but how it feels. Here, biophilic design is not an added feature; it is a guiding philosophy. Every path traced across the landscape, every textured surface, and every open skyline has intention behind it. Lush greenery breathes life into daily routines, while expansive open-air communal grounds invite spontaneous connection, shared moments, and a renewed sense of belonging.

**Where life
finds its ultimate
balance**

At Grounds, connection is not incidental, it is intentionally designed. Between people and nature. Between neighbors and shared spaces. Between modern aspirations and the simple, essential comforts of home.

The experience is elevated through details that quietly transform everyday living. Each building welcomes residents with a dedicated lounge at its entrance, offering shelter from cold weather and elevating arrival into a refined moment of ease. Beyond the architecture, wide landscaped horizons create a calming rhythm throughout the community. These generous green expanses are not only visually soothing but also contribute to improved air quality, encouraging healthier breathing and a naturally destressing environment. The result is a place that nurtures both physical well-being and emotional balance.





Life at Grounds is experienced through contrasts:

**Shade and light,
movement and
stillness, privacy and
community.**

Proximity & Location

Effortlessly close

03



03 Proximity & location.



Nestled in the vibrant heart of New Cairo's Sixth Settlement, Grounds offers a perfect balance of connectivity and tranquility. Here, every essential destination is just moments away, while your home remains a peaceful retreat, wrapped in nature and privacy.

Direct Access

to E-Ring Rd.

12 Minutes

from AUC.

2 Minutes

from Ain Sokhna Road.

25 Minutes

Cairo International
Airport.

Architecture / Masterplan

Shaped around life's textures

04



Master planning and Landscape.



EDSA is a globally renowned planning, landscape architecture, and urban design firm with over six decades of experience delivering impactful developments across six continents. The firm is recognized for its holistic approach to land use, combining environmental sensitivity, cultural understanding, and economic viability to create vibrant, human-centric destinations. Its distinguished portfolio includes landmark projects such as **Atlantis The Palm in Dubai**, **Four Seasons Resort Dubai at Jumeirah Beach**, and **Four Seasons Bahrain Bay**, each reflecting EDSA's ability to craft iconic, high-end environments.

With a proven track record of transforming vision into reality, EDSA seamlessly integrates innovative design thinking with a deep understanding of the development process, ensuring sustainable and high-value outcomes for both clients and communities.

04
Masterplan



04
Masterplan

Facilities Building

Clubhouse

Commercial
Zone

The Village

Central Park

High Rise
Buildings



Architectural Typologies Consultant.



Designed as a vibrant yet sustainable community, Grounds brings together residential, commercial, and lifestyle experiences within a thoughtfully connected master plan that places human well-being at its core. Guided by biophilic design principles, nature is not an addition but a foundation. Buildings are oriented to light and air, open spaces flow naturally between uses, and materials are carefully chosen for their warmth, longevity, and connection to the environment. Lush landscapes, shaded walkways, and interconnected courtyards shape a public realm that invites movement, pause, and encounter, blurring the boundary between indoors and out.

Here, architecture is gently woven into the landscape, creating moments of calm while encouraging community and shared experience. The result is a contemporary way of living; grounded, breathable, and consciously designed where people feel rooted in place and deeply connected to their surroundings.

Inspired architecture

A living ecosystem designed for tomorrow.

Rooted in sustainability and guided by innovative urban planning, Grounds creates a balanced ecosystem where energy efficiency, ecological responsibility, and human experience coexist effortlessly. Every element from building orientation to landscape density is designed to enhance comfort, reduce environmental impact, and create a naturally resilient community for generations to come.





Disclaimer : 1.All dimensions will be measured as carpet area measurement. 2.Actual area may vary from stated area. 3.Drawings are not to scale "Scale to fit". 4.The Developer might make revisions based on the technical development procedure. 5.Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles. 6.Parking & ramps are under development according to technical enhancement.



Luxurious double height entrances.

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11 Feddan Central Park.

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01 **Commercial Zone**

A vibrant hub designed to pulse with energy and activity.

Hosts modern offices and medical clinics.

Features diverse restaurants and dynamic retail spaces.

Seamlessly blends work, leisure, and everyday convenience.

Creates an active destination where business and lifestyle converge

Tennis & padel Courts

02 **The Village**

A charming, pedestrian-friendly environment

Composed of low and medium rise mixed-use buildings

Home to boutique shops and curated dining destinations

Designed to foster connection and a strong sense of community

Invites residents to experience a lively atmosphere where every corner tells a story

03 **Central Park**

The crown jewel and heart of the project

Surrounded by lush, landscaped greenery

Features medium and high rise buildings

Offers a range of residences including apartments, duplexes, and penthouses

Designed for comfort, elegance, and elevated living thanks to premium amenities including a clubhouse, a mosque, a fully equipped gym

Promotes a balanced lifestyle of wellness, connection, and effortless luxury

Experience life in every layer.

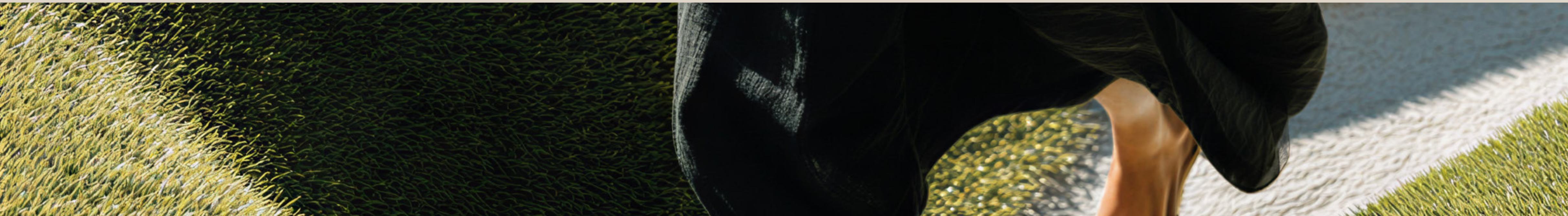
At Grounds, every zone is a carefully
crafted experience, celebrating the
textures of life.



Central Park

Designed for living

05



At the heart of Grounds, Central Park is more than a residential zone, it's a living, breathing community where every detail is designed to enhance daily life. Enter through double-height lobbies that welcome you with grandeur, then step into a world where convenience meets connection.

Wrapped in nature, designed for living



At Grounds, the landscape is not decoration but a carefully designed environmental and emotional infrastructure that shapes daily life. Central Park is conceived as a microclimatic and psychological relief system embedded within the urban fabric, where dense canopy trees, layered planting, shaded pathways, and integrated water features work in harmony to reduce ambient temperatures by up to 2–3°C, extend outdoor usability during peak summer months, buffer noise and visual stress, and create a healthier, more comfortable living environment. More than greenery, it is performance-driven landscape design where nature actively enhances well-being and elevates the quality of everyday living.



**Where every moment
blooms amid lush serenity.**



Nature in motion.

At Grounds, every outdoor space is thoughtfully designed to awaken the senses and invite exploration. Meandering pathways wind through lush landscapes, while sparkling water features create moments of calm and reflection. From tranquil corners for quiet relaxation to lively spots for social gatherings, the environment offers a variety of experiences that connect residents with nature at every turn.

Here, greenery and water aren't just scenery, they're an integral part of daily life, crafting a living environment that feels both refreshing and alive.





Elevated private gardens.

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05 Central Park Amenities

Jogging experience.

At Grounds, movement meets serenity with thoughtfully designed jogging tracks that weave through lush greenery and scenic landscapes. Whether it's an early morning run or an evening stroll, residents can enjoy a route that energizes the body and calms the mind. Along the way, every turn reveals a new perspective; trees, water features, and open spaces transforming exercise into an immersive connection with nature.

Stride Through Life.



Outdoor workout spaces.

At Grounds, staying active takes on a fresh perspective with outdoor workout areas designed to inspire movement and well-being. Surrounded by greenery and open skies, residents can exercise, stretch, or practice mindfulness in a setting that revitalizes both body and mind. Every session becomes more than a routine; it's an opportunity to connect with nature, feel the breeze, and enjoy the freedom of space. Here, fitness meets lifestyle, making health a natural part of everyday living.

Energize in the open.





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Clubhouse.

At Grounds, the clubhouse is more than a building, it's the social heartbeat of the community. Designed to bring residents together, it offers spaces for relaxation, gatherings, and recreation, where neighbors meet, friendships grow, and memories are made. From cozy lounges to activity zones, every corner is crafted to foster connection, comfort, and well-being. Here, life unfolds effortlessly, blending leisure, engagement, and the warm sense of belonging that makes a house feel like home.

Where community comes alive.



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05 Central Park Amenities

Kids playing area.

At Grounds, children's imagination and energy come alive in thoughtfully designed kids' play areas. Safe, vibrant, and full of interactive elements, these spaces encourage exploration, creativity, and joyful movement. From climbing structures to playful nooks, every corner is a little world where friendships bloom and laughter fills the air. Here, childhood is celebrated, and play becomes an essential part of a happy, healthy lifestyle.

Spaces that spark joy.



Pet park.

At Grounds, even our four-legged friends have a place to roam, play, and socialize. The pet park is a safe, vibrant space where dogs can run freely, explore, and make new friends, while owners enjoy a peaceful environment to relax and connect with the community. Thoughtfully landscaped and equipped for fun, it celebrates the bond between pets and their people, making every visit a joyful adventure.

A Playground for every paw.





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The Village

A walkable lifestyle experience

06



Within Grounds, the landscape unfolds as a contemporary village shaped by human scale, layered greenery, and a thoughtful dialogue between architecture and ground. Varying building heights — low-rise & medium-rise — create a natural rhythm that allows the environment to step down gradually, transitioning from structured promenades to intimate garden courts. Wide shaded walkways, textured paving, and tree-lined corridors define the outer edges, while inward, paths soften, greenery thickens, and communal spaces emerge. Here, hardscape and softscape are seamlessly interwoven, forming a continuous green fabric where movement, rest, and nature coexist creating not just a place to live, but a village to belong to.

A walkable lifestyle experience.

Graduated building heights.

The variation of low rise & medium rise building heights shapes the spatial experience, with taller buildings framing the edges and lower buildings nurturing intimacy at the core. This stepped composition allows light, air, and landscape to flow naturally between structures.



06 The Village

Human-scale pathways.

As the buildings descend, pathways narrow and curve, encouraging exploration. Warm-toned paving, interlocking patterns, and integrated planting beds create a tactile, pedestrian-friendly environment.

A journey of non-stop discovery.



Garden courtyards.

At the heart of the village, small lawns, flowering shrubs, edible gardens, and shaded seating areas foster a lived-in, communal atmosphere. These courtyards become natural gathering spaces for residents of all ages.

A community breathing with possibilities.



Integrated landscape design.

Hardscape and softscape merge seamlessly, trees rise through paving grids, seating edges extend from planted areas, and rainwater flows through bioswales alongside walkways, ensuring the landscape functions beautifully both visually and ecologically.

A sight of delight.



Commercial Zone

Defined by possibility

07



07 Commercial Zone

Rising at the edge of Grounds, the Commercial Hub stands as a confident and refined landmark that defines the project's public face and establishes its identity within the city. Conceived as the business front of the community, it forms a dynamic threshold where urban energy meets residential calm, creating a seamless transition between public vibrancy and private retreat. Clean architectural lines, expansive glazing, and carefully curated materials convey transparency, prestige, and professionalism, while landscaped walkways, shaded plazas, and water features soften the environment to ensure comfort and approachability.

By day, its façades reflect movement and activity; by night, it glows as an elegant beacon of vitality. Internally, flexible layouts, double-height lobbies, and shared social nodes foster interaction and adaptability, accommodating a range of uses from offices and clinics to retail and dining.

Where work, leisure, and lifestyle converge.



Padel & tennis courts.

The Padel and tennis courts introduce an active dimension to the hub, encouraging wellness and social engagement. Designed with high-quality finishes and integrated into landscaped surroundings, they offer residents and visitors a lively yet refined space to unwind, compete, and connect.

Active enjoyment made possible.



Restaurants.

A curated selection of restaurants brings flavor and vibrancy to the hub, creating inviting spaces for business lunches, casual gatherings, and evening dining. Indoor and outdoor seating areas animate the plazas and contribute to a lively atmosphere.

Where every flavor becomes an experience.



Commercial Zone Amenities

Modern offices.

The office spaces are crafted to support productivity and growth, featuring flexible layouts, contemporary finishes, and abundant natural light. They provide an inspiring professional environment where businesses can thrive within a prestigious address.

Inspiring year-round productivity.



Retail spaces.

Dynamic retail outlets activate the ground level, offering a diverse mix of boutiques and essential services. Designed for visibility and accessibility, they enrich daily life and transform the hub into a convenient, walkable destination.

Style, convenience, and everything in between.



Medical clinics.

Purposefully planned medical clinics ensure accessibility and comfort, offering modern facilities within a calm, professional setting. Their presence enhances everyday convenience while reinforcing the hub's role as a comprehensive service destination.

Healthcare at your fingertips.



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