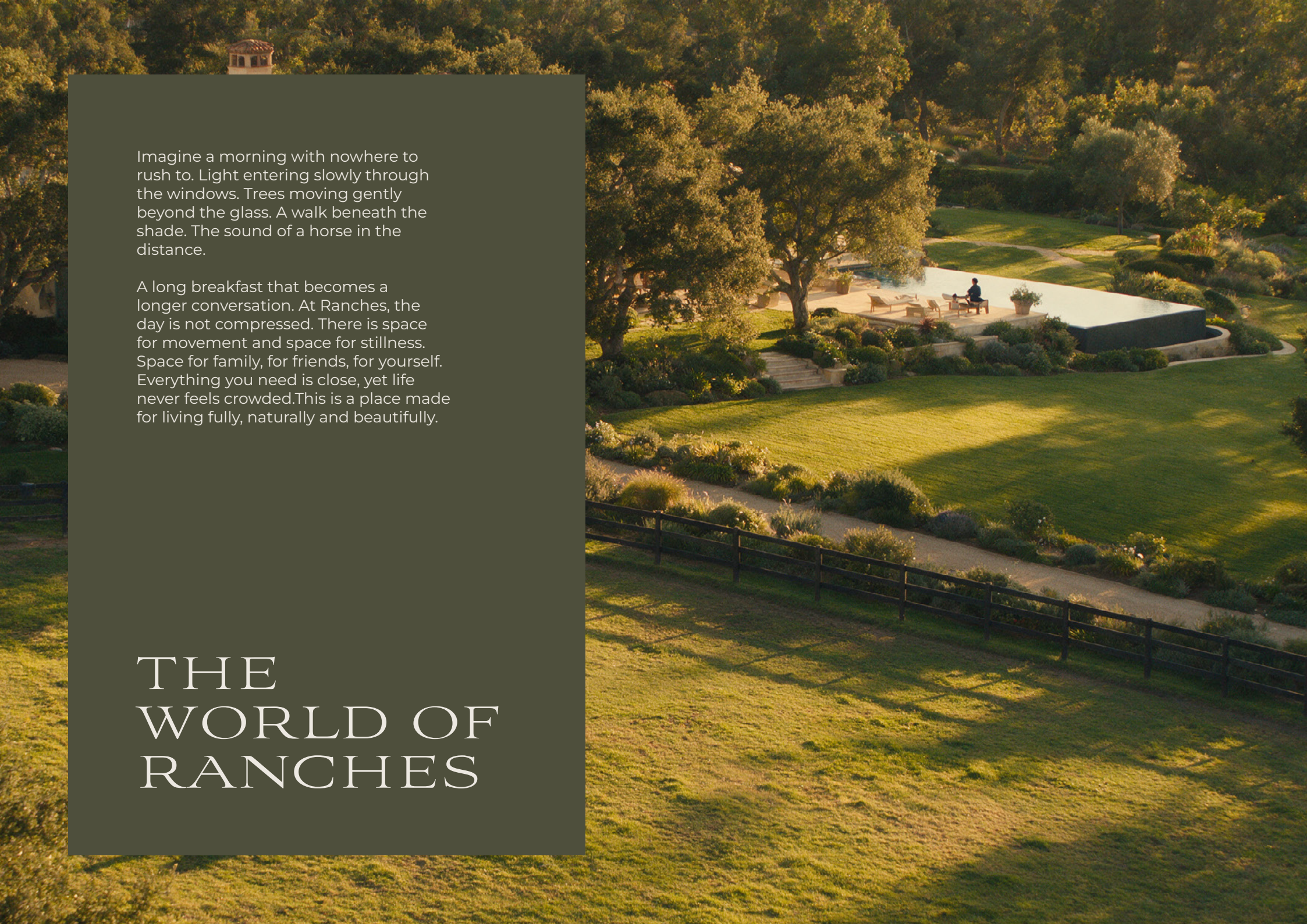


RANCHES

FACT SHEET



Imagine a morning with nowhere to rush to. Light entering slowly through the windows. Trees moving gently beyond the glass. A walk beneath the shade. The sound of a horse in the distance.

A long breakfast that becomes a longer conversation. At Ranches, the day is not compressed. There is space for movement and space for stillness. Space for family, for friends, for yourself. Everything you need is close, yet life never feels crowded.This is a place made for living fully, naturally and beautifully.

THE WORLD OF RANCHES

PROJECT OVERVIEW

Ranches is a high-end residential community designed for a more spacious and peaceful way of life, where low-density planning offers privacy, space, and tranquillity away from the crowds.

Surrounded by 10,000 trees, it brings residents closer to nature while creating a setting for relaxation and connection. With seamless connectivity, a vibrant commercial area, and a neighbourhood convenience hub, Ranches brings everyday essentials closer to home, balancing the serenity of nature with the convenience of modern living.

At its heart lies a spacious equestrian club, where the unique bond between humans and horses inspires positivity, relieves stress, builds confidence, and brings a renewed sense of freedom and well-being.

- TOTAL LAND AREA: 300 FD
- TOTAL NUNMBER OF UNITS: 900
- FOOTPRINT: 15%



LOCATION

5 mins	SPHINX AIRPORT
5 mins	SMART VILLAGE
10 mins	MEHWAR 26TH OF JULY
25 mins	GRAND EGYPTIAN MUSEUUM



FACILITIES & AMENITIES

EVERYTHING WITHIN REACH

- COMMERCIAL AREA
- NEIGHBOURHOOD CONVENIENCE CENTER
- EXCLUSIVE CLUBHOUSE
- SPORTS CLUB
- EQUESTRIAN CLUB & ACADEMY
- INTERNATIONAL SCHOOL
- BOUTIQUE HOTEL BY JAZ
- WELLNESS CENTER BY PREMEDION



THE MASTERPLAN



PHASE 1 MASTERPLAN



ZONE 1
MASTERPLAN





THE HOMES

ONE-STOREY HOMES

DESIGNED AROUND SPACE, COMFORT AND A MORE NATURAL WAY OF LIVING, RANCHES OFFERS A COLLECTION OF ONE-STOREY HOMES SUITED TO DIFFERENT LIFESTYLES.

STANDALONE VILLAS

BUILT UP AREAS RANGING FROM 350 M² TO 450 M²

TWIN HOUSES & TOWNHOUSES

BUILT UP AREAS RANGING FROM 285 M² TO 340 M²

RANCHES

A SIGNATURE
DEVELOPMENT BY

DORRA
DEVELOPMENTS

CO-DEVELOPMENT
MANAGEMENT

SID | SULTANS FOR INVESTMENT & DEVELOPMENT

HOSPITALITY
PARTNERS

JAZ
HOTEL GROUP

PREMEDION
HEALTH & SPA BUSINESS

SALES CENTER
CAPITAL BUSINESS PARK
26TH OF JULY CORRIDOR, SHEIKH ZAYED CITY, GIZA

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