

ESTD. **Bona  
nova** 2025  
Residence

Projected By



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## About AD

AD developments is a large real estate firm founded by Engineer Essam Abou Deif, with over 15 years of experience, in the field of real estate development. The company has delivered more than 1000 residential and commercial units, reflecting its commitment to quality and professionalism in all its projects. It has a strong reputation in the market thanks to its diverse projects, which include a range of luxurious residential units and innovative commercial developments. The company always strives to meet its clients' needs by providing integrated and smart real estate solutions, making it one of the leaders in the real estate sector.



# Introducing Bonanova

**B**onanova is a retro-inspired, exclusive residential compound that offers a refined and selective living experience. Designed for those who appreciate timeless elegance. Bonanova ensures a distinguished lifestyle for its residents, making it the perfect choice for those who seek both exclusivity and character in their living spaces. Bonanova is designed to blend elegance with convenience. With its strategic location and thoughtfully crafted design, this exclusive compound features five interconnected S-shaped buildings that ensure every home enjoys breathtaking landscape views, premium facilities, and a tranquil lifestyle just minutes from the city's main attractions.





# Shaping Tomorrow's Story..

# حكاية متقبل

**L**ocated in the heart of Sheikh Zayed, Bonnanova Compound offers a seamless blend of luxury, comfort, and modern living. Strategically positioned just 7 minutes from Smart Village, and only a short drive from Dandy Mall and Hyper One, this exclusive residential community spans 2.5 acres in the prestigious Green Revolution area. Designed with a distinctive S-shaped architectural layout, Bonnanova features five elegantly arranged buildings, creating a welcoming and harmonious atmosphere. Residents can enjoy top-tier amenities, including a rooftop swimming pool, padel courts, lush green spaces, and a dedicated parking garage for each building. Each building consists of multiple floors, thoughtfully designed to maximize space and comfort. With its prime location, exceptional amenities, and sophisticated design, Bonnanova Compound is more than just a residence it's where your future begins

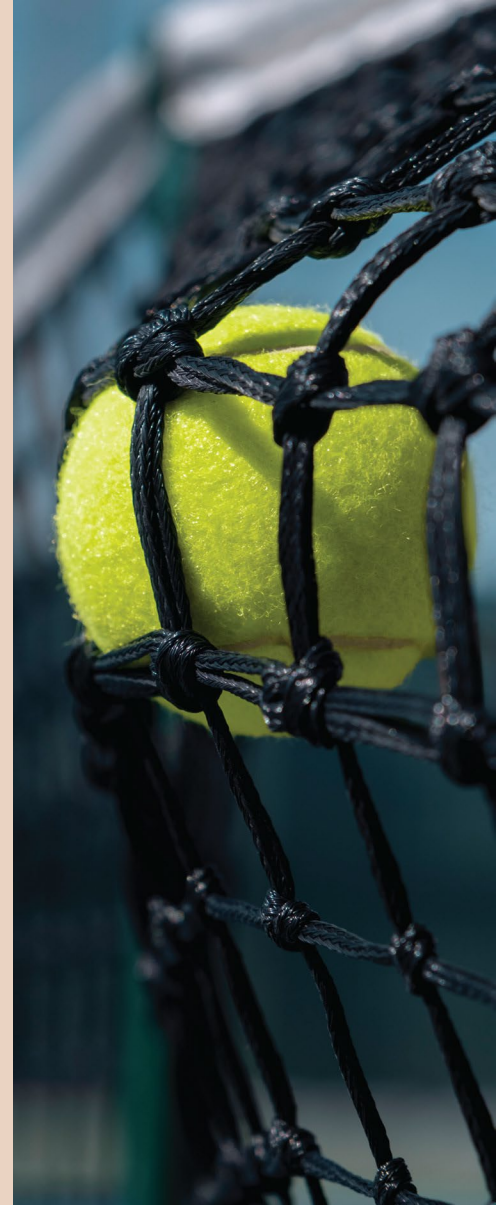




# Our Amenities



Bonanova offers a premium living experience with top-tier facilities for relaxation, fitness, and security. Stay active with a health club, outdoor gym, jogging & cycling tracks, and padel courts, or unwind at the rooftop swimming pool and quiet seating areas. Families enjoy a dedicated kids' area, while security and convenience are ensured with gated access, an intercom system, elevators, and a garbage chute. Plus, electric car charging stations support sustainable living. Bonanova blends wellness, entertainment, and modern comfort for an exceptional lifestyle.







## Amenities

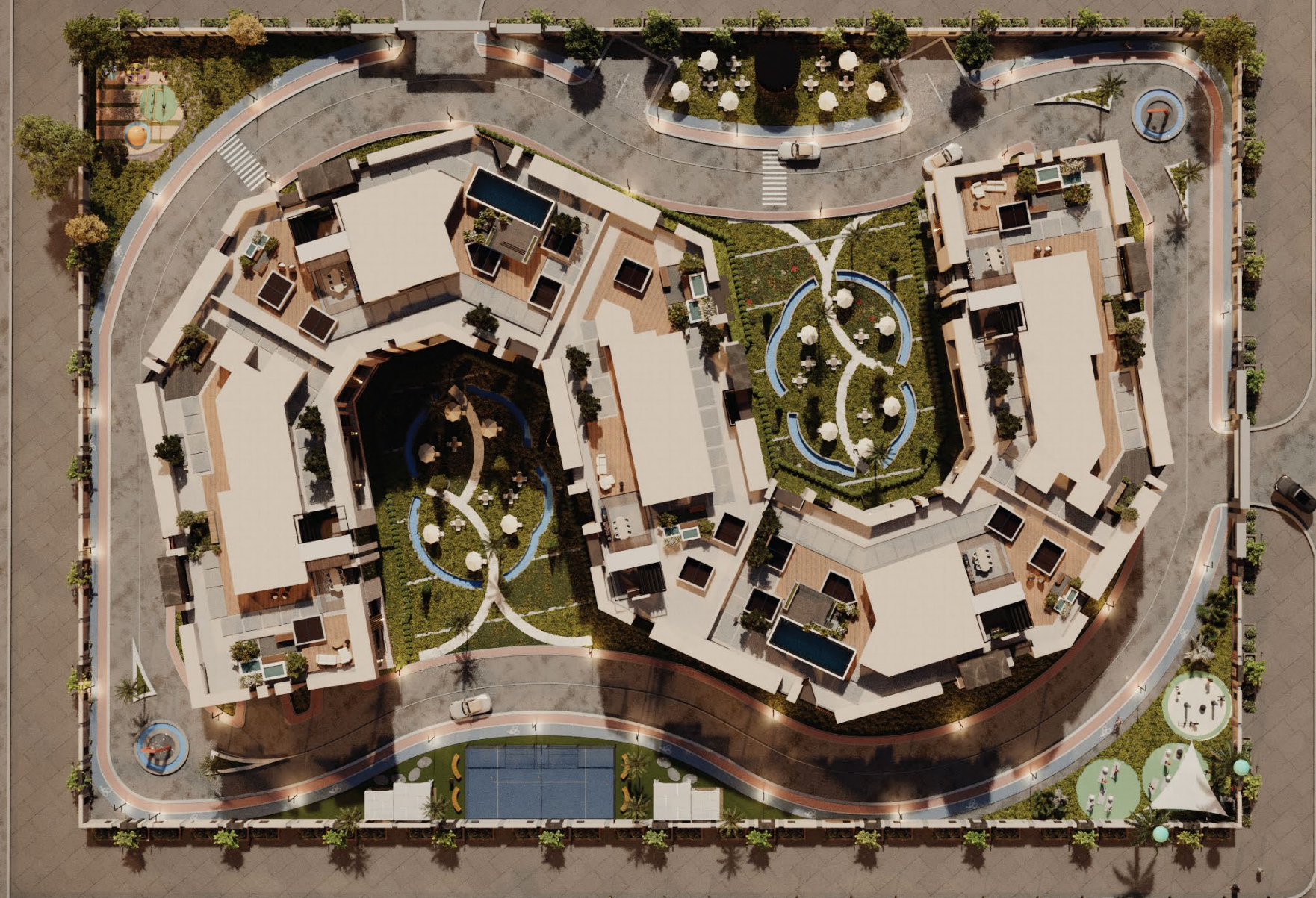
- Health club.
- Swimming pool.
- Outdoor gym.
- Padel courts.
- Security gated access.
- Electric car station.
- Landscapes and water features.
- Roof lounge.
- Underground parking.
- CCTV.





# Plan Master





## Master Plan

Bona Nova is a 2.5-acre residential compound featuring five architecturally designed buildings in an "S" shape, each with a distinct entrance and private elevators. The ground floor comprises five apartments with a lush garden, while the first, second, and third floors house six apartments each. The third floor offers exclusive access to a swimming pool, and all units enjoy the same breathtaking view. The development occupies only 27% of the total land area, ensuring ample green spaces and open areas for a refined and comfortable living experience.

# Location

Bonanova Compound is ideally situated in the heart of Sheikh Zayed on El Nozha Road, Road No. 5, offering quick access to major destinations. Just 1 minute from Alexandria Desert Road, 5 minutes from Hyper One, and 6 minutes from Arkan Plaza, it places you at the center of convenience. Located near Smart Village and Dandy Mall, Bonanova combines peaceful living with urban accessibility, making it the perfect address for a modern lifestyle.





# Diversification

Bonanova Compound is designed to offer a harmonious and breathtaking living experience, where every unit enjoys the same stunning panoramic view. Whether you're on the ground floor or the highest level, you'll always be surrounded by serenity and elegance. The third floor of every building features a rooftop swimming pool, creating an exclusive retreat where residents can unwind while enjoying the skyline. Meanwhile, the ground-floor units come with private gardens, blending nature with luxury for a refreshing lifestyle. Beyond residential comfort, Bonanova boasts a state-of-the-art commercial mall and a variety of entertainment activities, including padel courts for sports enthusiasts and a quiet seating area for those who seek relaxation.









# Plans

## Ground Floors

# Ground Floor

The ground floor consists of 4 apartments as well as studio units. It is equipped with an elevator for easy access. Additionally, the property offers a same-side view, providing a serene and picturesque atmosphere. A garden area enhances the surroundings, offering a refreshing green space for relaxation.





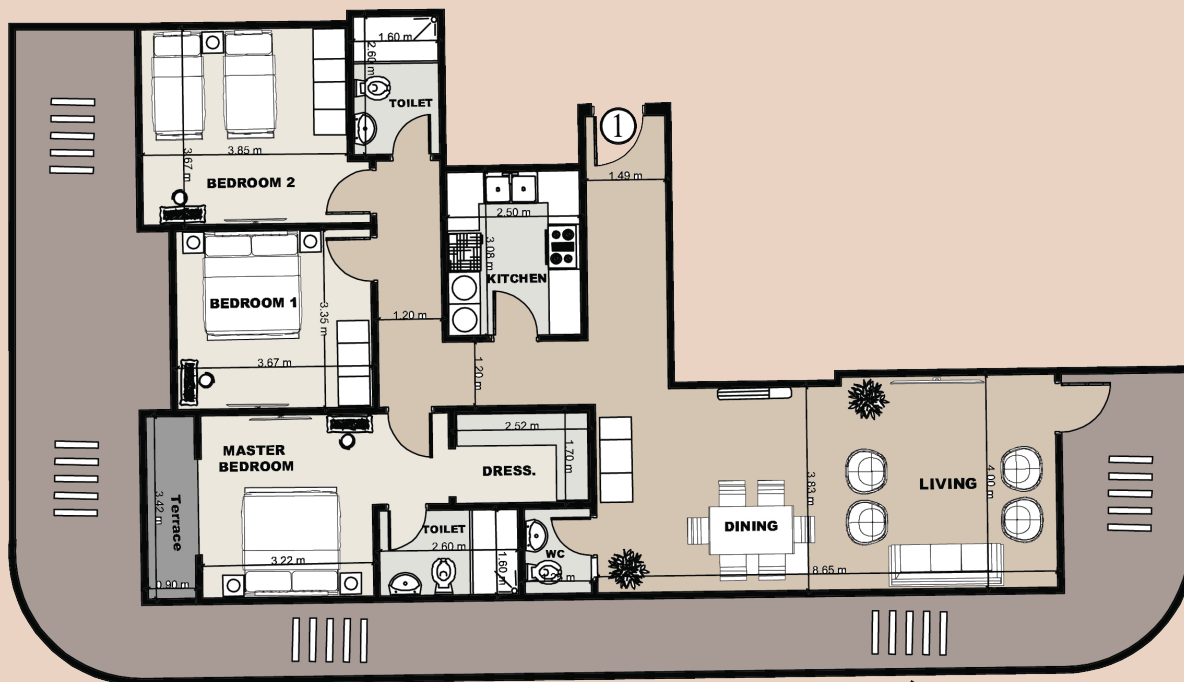




Unit : A-G01 & E -G01

Area: 172m<sup>2</sup>

Garden: 69m<sup>2</sup>



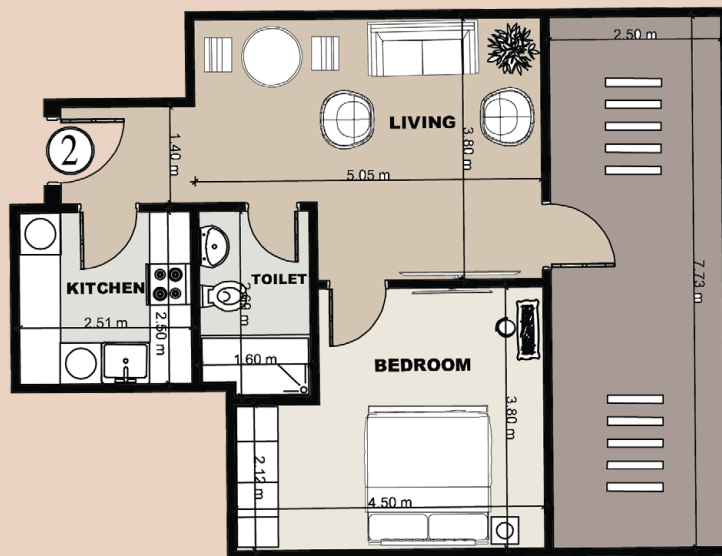
Space	Area
Reception	8.65 × 4.00
Master Bedroom	3.42 × 3.22
Bedroom 1	3.67 × 3.35
Bedroom 2	3.85 × 3.67
Toilet 1	2.60 × 1.60
Toilet 2	2.60 × 1.60
Kitchen	3.08 × 2.50



Unit: A-G02 & E -G02

Area: 67m<sup>2</sup>

Garden: 21m<sup>2</sup>



Space	Area
Reception	5.05 × 3.80
Bedroom	4.50 × 3.80
Toilet	2.69 × 1.60
Kitchen	2.51 × 2.50

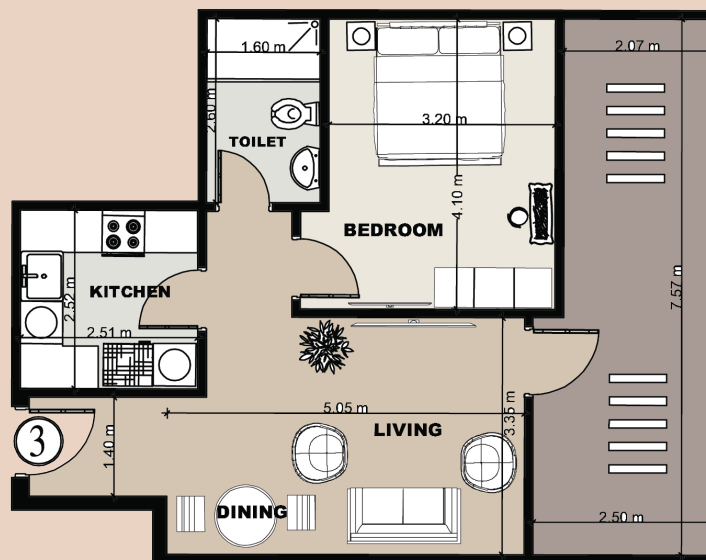




Unit: A-G03 & E -G03

Area: 67m<sup>2</sup>

Garden: 18m<sup>2</sup>



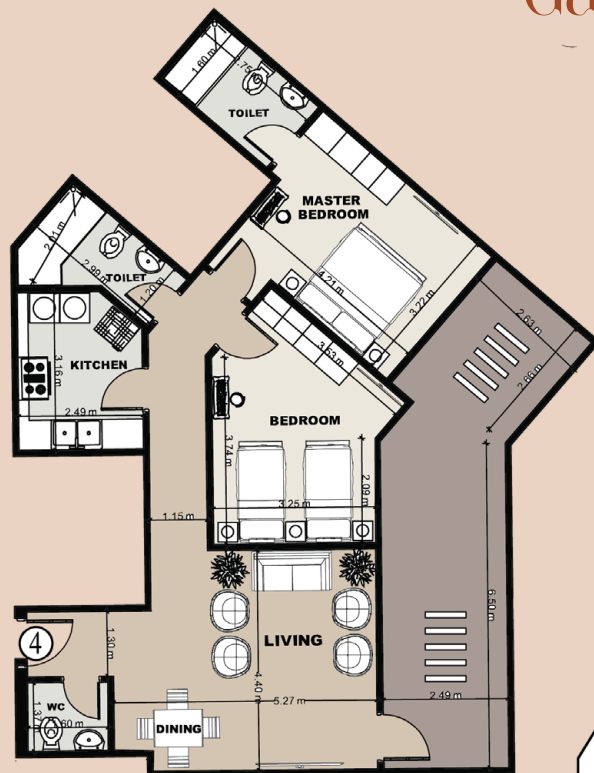
Space	Area
Reception	5.05 × 3.35
Bedroom	4.10 × 3.20
Toilet	2.60 × 1.60
Kitchen	2.52 × 2.51



Unit : A-G04 & E -G04

Area: 118m<sup>2</sup>

Garden: 26m<sup>2</sup>



Space	Area
Reception	5.27 X 4.40
Master Bedroom	4.21 X 3.22
Bedroom	3.74 X 3.25
Toilet 1	2.99 X 1.20
Toilet 2	2.75 X 1.60
Wc	1.60 X 1.37
Kitchen	3.16 X 2.49

Unit: A-G05 & E -G05

Area: 137m<sup>2</sup>

Garden: 38m<sup>2</sup>



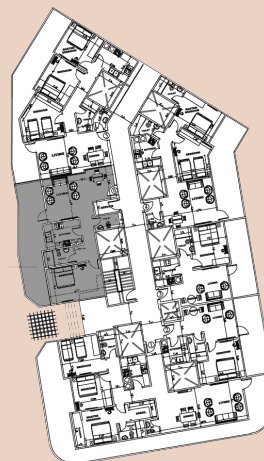
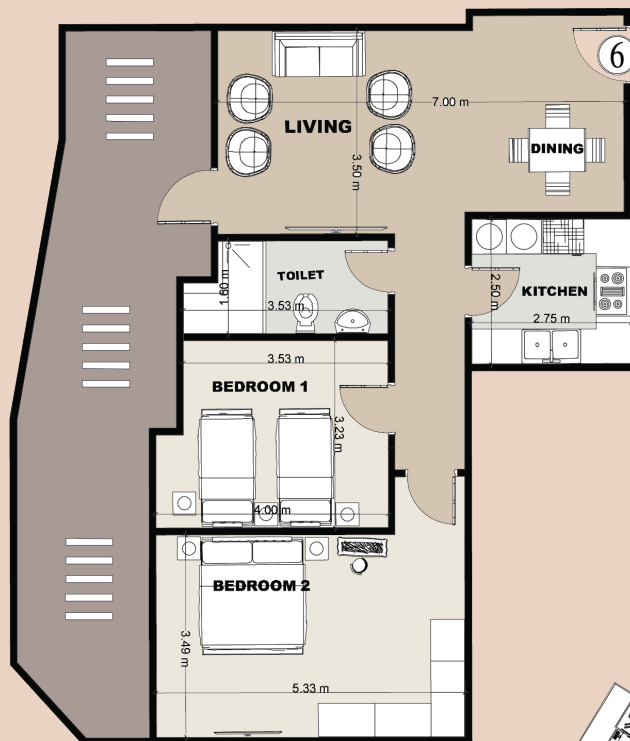
Space	Area
Reception	7.01 × 3.80
Master Bedroom	3.61 × 3.54
Bedroom 1	4.00 × 3.41
Bedroom 2	4.10 × 3.18
Toilet	2.98 × 1.60
Wc	1.93 × 1.27
Kitchen	3.78 × 2.50



Unit: A-G06 & E -G06

Area: 108m<sup>2</sup>

Garden: 31m<sup>2</sup>

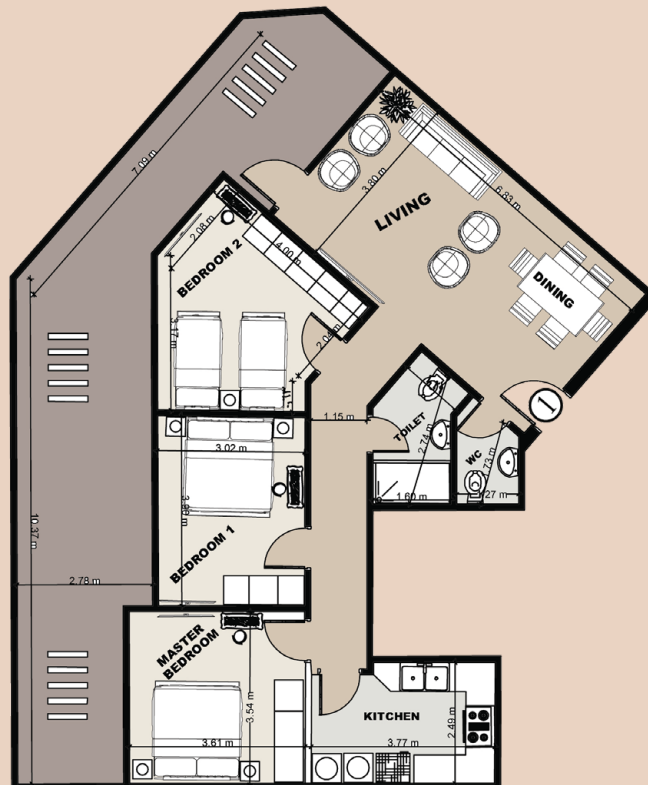


Space	Area
Reception	7.00 × 3.50
Bedroom 1	4.00 × 3.23
Bedroom 2	5.33 × 3.49
Toilet	3.53 × 1.60
Kitchen	2.75 × 2.50

Unit: B-G01 & D -G01

Area: 132m<sup>2</sup>

Garden: 47m<sup>2</sup>



Space	Area
Reception	6.83 × 3.80
Master Bedroom	3.61 × 3.54
Bedroom 1	3.90 × 3.02
Bedroom 2	4.00 × 3.17
Toilet	2.74 × 1.60
Wc	1.73 × 1.27
Kitchen	3.77 × 2.49



Unit: B-G02 & D -G02

Area: 127m<sup>2</sup>

Garden: 26m<sup>2</sup>



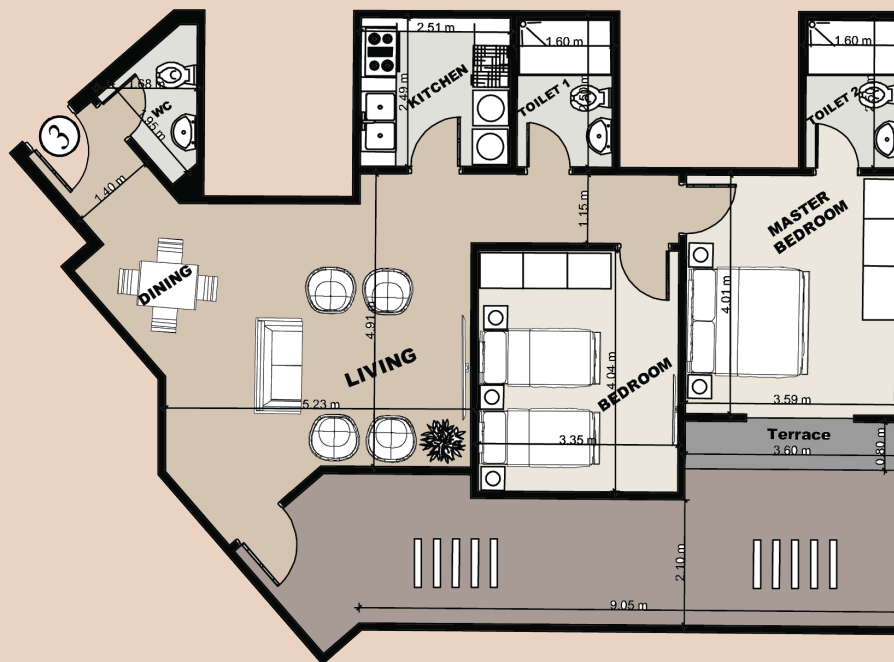
Space	Area
Reception	5.13 X 4.65
Master Bedroom	4.23 X 3.22
Bedroom	3.37 X 3.36
Toilet 1	2.50 X 1.60
Toilet 2	2.75 X 1.61
Wc	1.87 X 1.30
Kitchen	3.21 X 2.99



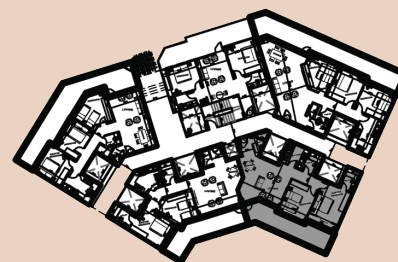
Unit: B-G03 & D -G03

Area: 124m<sup>2</sup>

Garden: 27m<sup>2</sup>



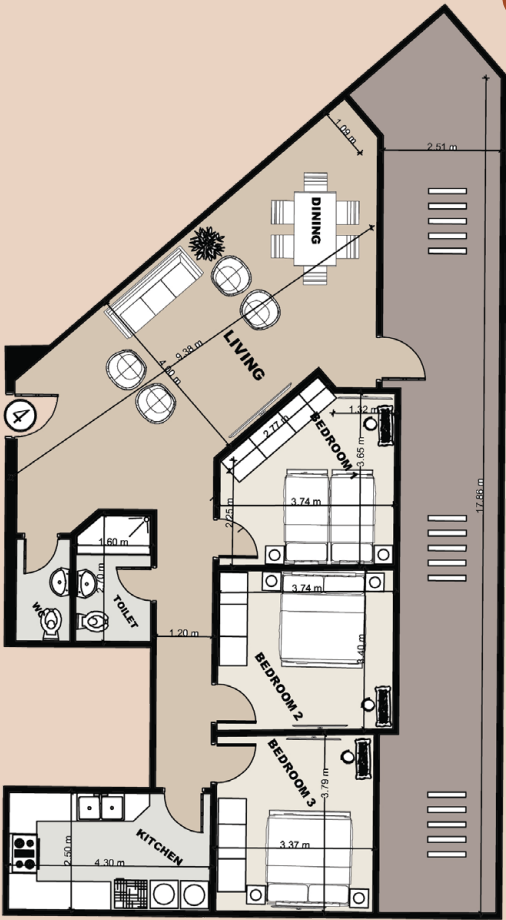
Space	Area
Reception	5.23 X 4.91
Master Bedroom	4.01 X 3.59
Bedroom	4.04 X 3.35
Toilet 1	2.50 X 1.60
Toilet 2	2.50 X 1.60
Wc	1.95 X 1.68
Kitchen	2.51 X 2.49



Unit : B-G04 & D -G04

Area: 150m<sup>2</sup>

Garden: 47m<sup>2</sup>



Space	Area
Reception	9.38 X 4.00
Bedroom 1	3.74 X 3.65
Bedroom 2	3.74 X 3.40
Bedroom 3	3.79 X 3.37
Bathroom	2.70 X 1.60
Kitchen	4.30 X 2.50





Unit: B-G05 & D -G05

Area: 94m<sup>2</sup>

Garden: 30m<sup>2</sup>



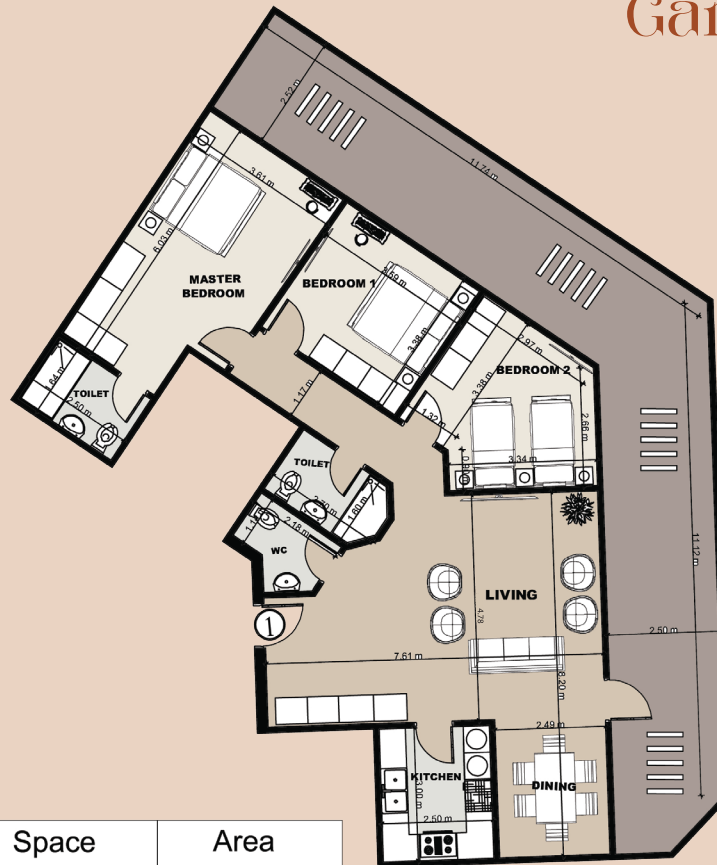
Space	Area
Reception	5.33 X 3.60
Bedroom 1	4.09 X 3.24
Bedroom 2	3.78 X 3.76
Bathroom	2.50 X 1.60
Kitchen	2.82 X 1.72



Unit: C-G01

Area: 165m<sup>2</sup>

Garden: 60m<sup>2</sup>

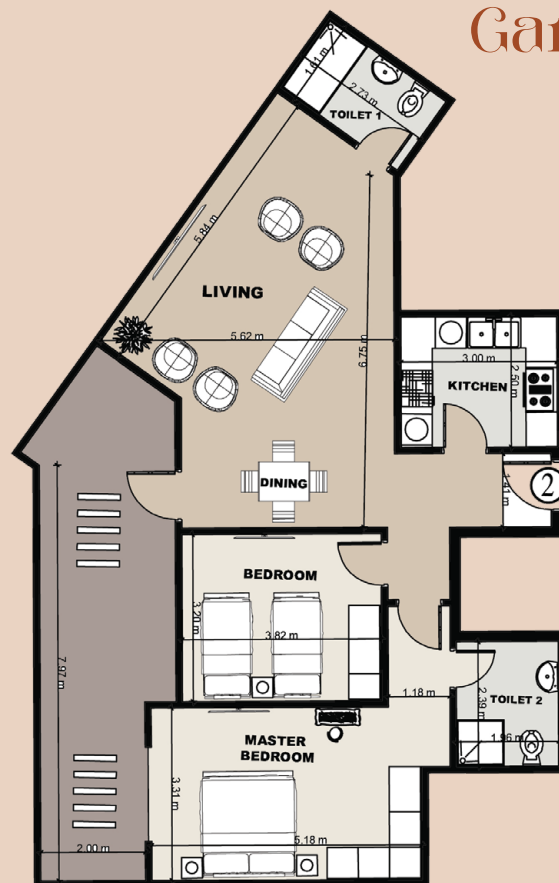


Space	Area
Reception	7.61 × 4.78
Master Bedroom	6.03 × 3.61
Bedroom 1	3.59 × 3.38
Bedroom 2	3.38 × 2.97
Toilet 1	2.70 × 1.60
Toilet 2	2.50 × 1.64
Wc	2.18 × 1.14
Kitchen	3.00 × 2.50

Unit: C-G02

Area: 129m<sup>2</sup>

Garden: 25m<sup>2</sup>



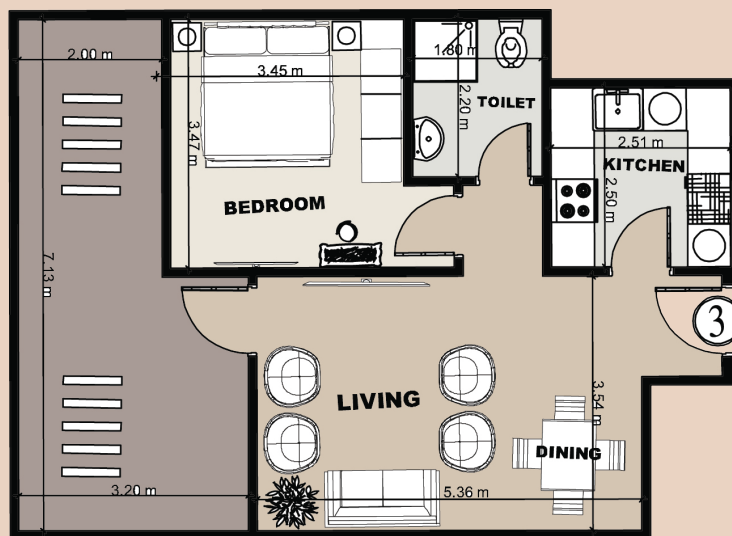
Space	Area
Reception	6.75 X 5.62
Master Bedroom	5.18 X 3.31
Bedroom	3.82 X 3.20
Toilet 1	2.73 X 1.61
Toilet 2	2.39 X 1.96
Kitchen	3.00 X 2.50



Unit: C-G03

Area: 65m<sup>2</sup>

Garden: 20m<sup>2</sup>



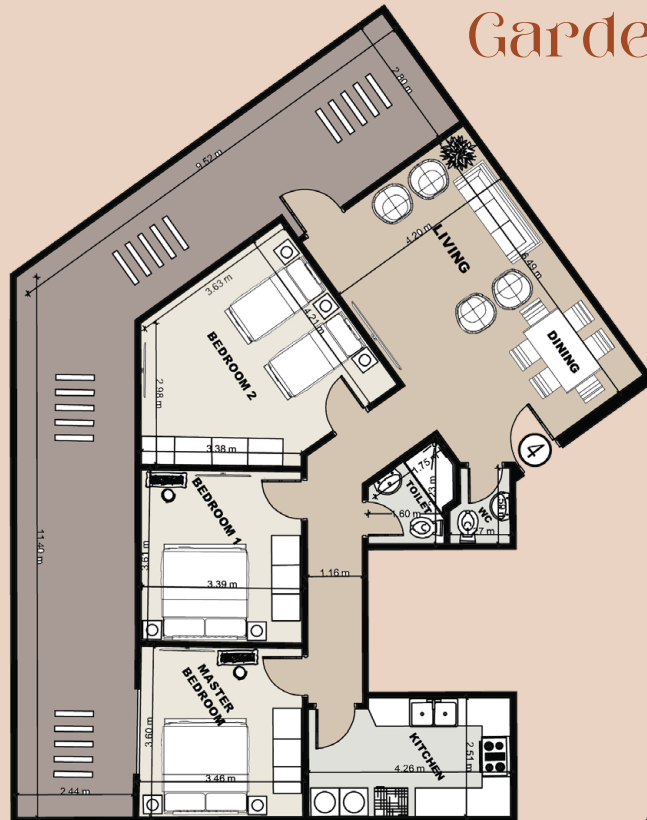
Space	Area
Reception	5.36 × 3.54
Bedroom	3.47 × 3.45
Toilet	2.20 × 1.80
Kitchen	2.51 × 2.50



Unit: C-G04

Area: 138m<sup>2</sup>

Garden: 52m<sup>2</sup>



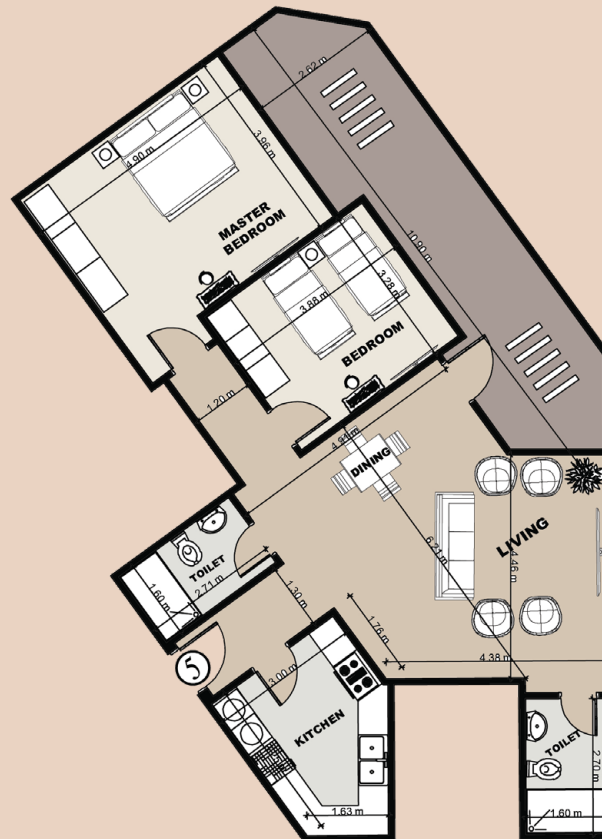
Space	Area
Reception	6.49 × 4.20
Master Bedroom	3.60 × 3.46
Bedroom 1	3.61 × 3.39
Bedroom 2	4.21 × 3.63
Toilet	2.23 × 1.60
Wc	1.59 × 1.27
Kitchen	4.26 × 2.51



Unit: C-G05

Area: 133m<sup>2</sup>

Garden: 26m<sup>2</sup>



Space	Area
Reception	6.21 × 4.91
Master Bedroom	4.90 × 3.96
Bedroom	3.88 × 3.28
Toilet 1	2.71 × 1.60
Toilet 2	2.70 × 1.60
Kitchen	3.00 × 2.25

# Plans

## Typical Floor

# Typical Floor

the first floor includes spacious apartments and studio units, designed for comfort and convenience. It is equipped with an elevator for easy access, and all units offer a same-side view, providing residents with a scenic and relaxing atmosphere.

The second floor mirrors the design of the first, featuring elegantly arranged apartments and studio units. With an elevator ensuring seamless accessibility, residents can enjoy the same-side view that enhances their living experience.

The third floor offers a refined and luxurious ambiance, complete with well-appointed apartments and studio units. It provides a partial view, adding to the charm of the living spaces.

Crowning the building is a stunning rooftop area, featuring a swimming pool



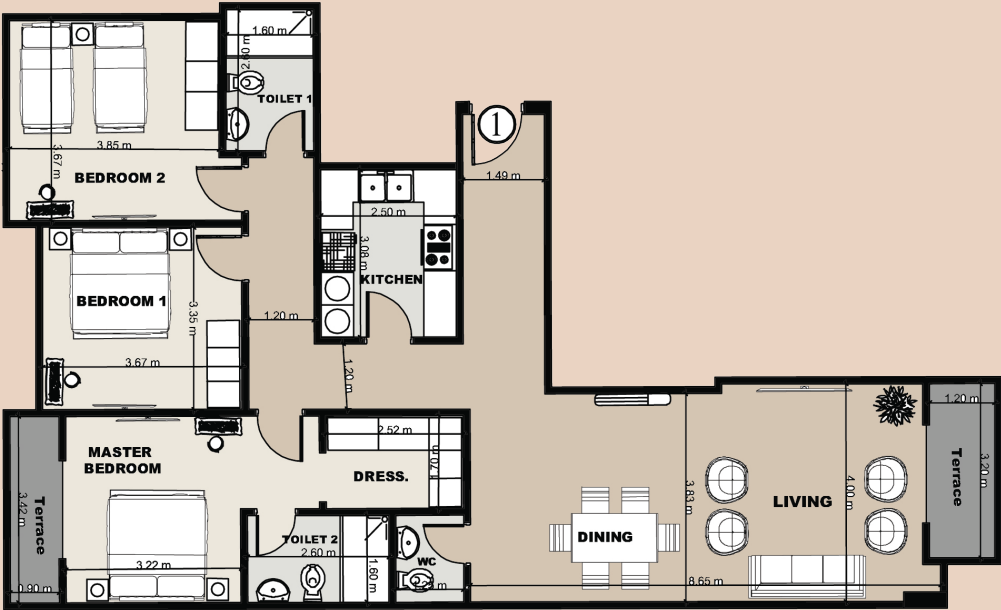




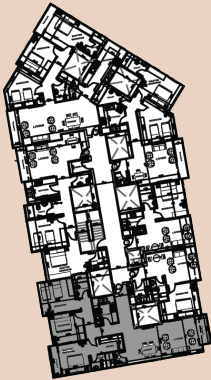


Unit: A-101 & E-101

Area: 176m<sup>2</sup>



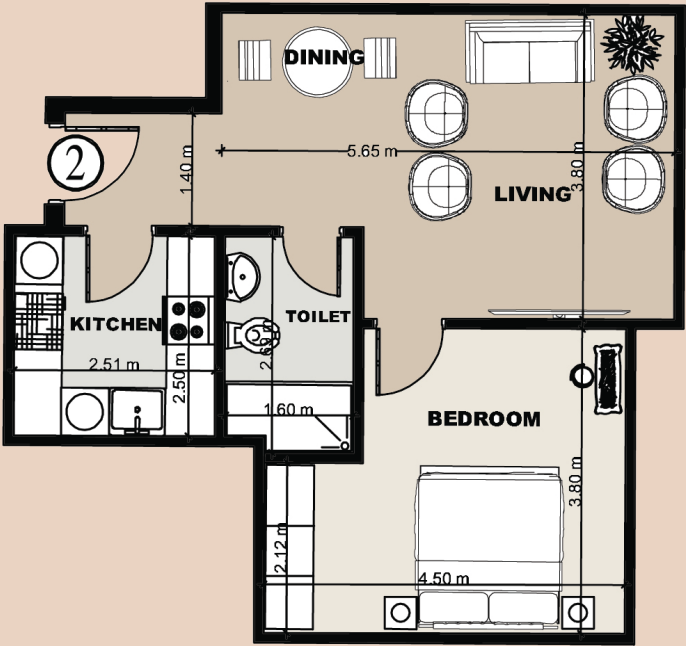
Space	Area
Reception	8.65 X 4.00
Master Bedroom	3.42 X 3.22
Bedroom 1	3.67 X 3.35
Bedroom 2	3.85 X 3.67
Toilet 1	2.60 X 1.60
Toilet 2	2.60 X 1.60
Kitchen	3.08 X 2.50



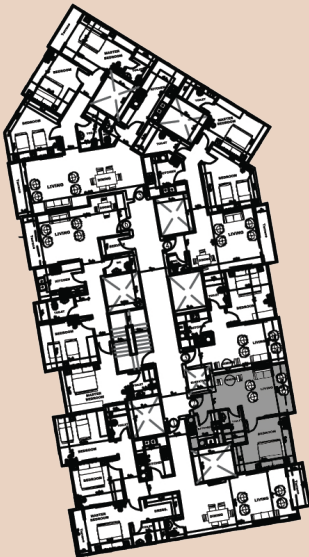


Unit:A-102 & E-102

Area: 70m<sup>2</sup>

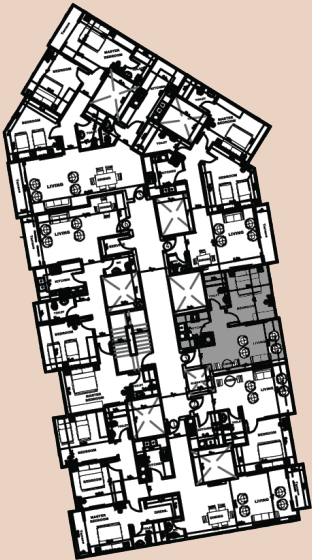
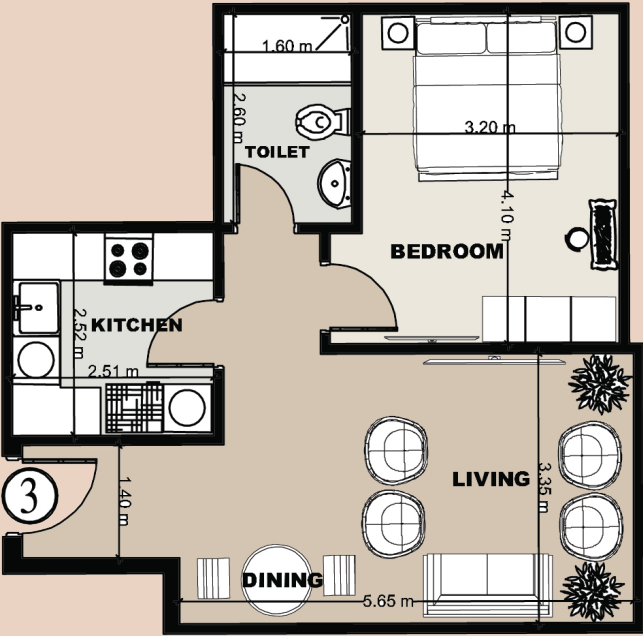


Space	Area
Reception	5.65 X 3.80
Bedroom	4.50 X 3.80
Toilet	2.69 X 1.60
Kitchen	2.51 X 2.50



Unit:A-103 & E-103

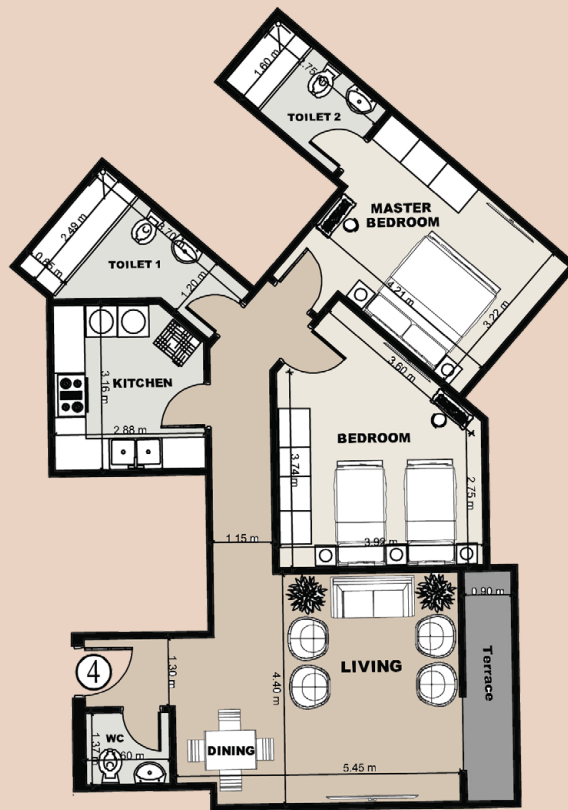
Area: 70m<sup>2</sup>



Space	Area
Reception	5.65 X 3.35
Bedroom	4.10 X 3.20
Toilet	2.60 X 1.60
Kitchen	2.52 X 2.51

Unit: A-104 & E-104

Area: 131m<sup>2</sup>



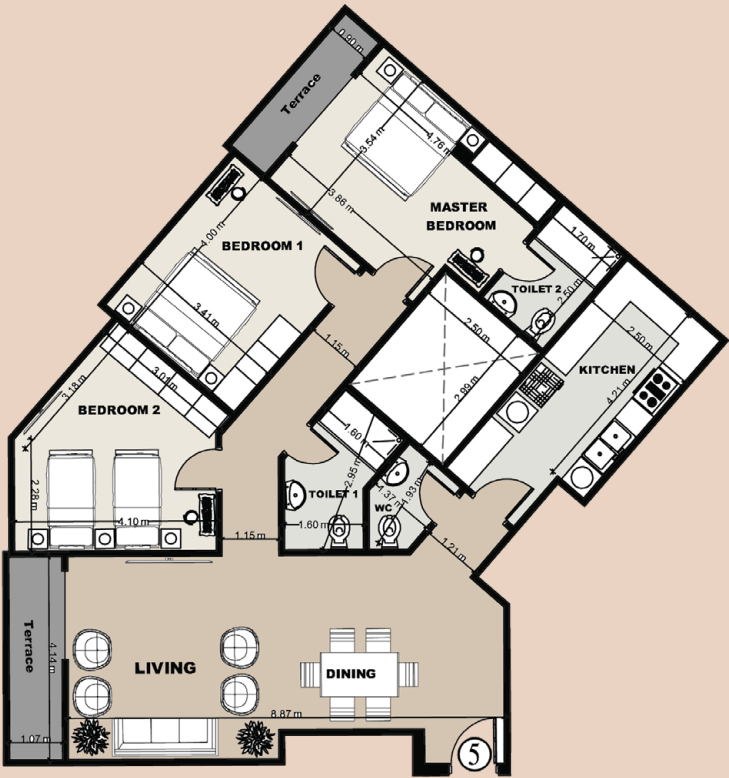
Space	Area
Reception	5.45 X 4.40
Master Bedroom	4.21 X 3.22
Bedroom	3.92 X 3.74
Toilet 1	3.70 X 1.20
Toilet 2	2.75 X 1.60
Wc	1.60 X 1.37
Kitchen	3.16 X 2.88



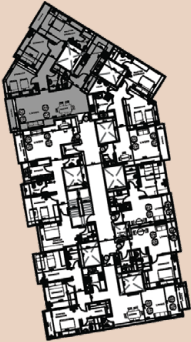


Unit:A-105 & E-105

Area: 176m<sup>2</sup>

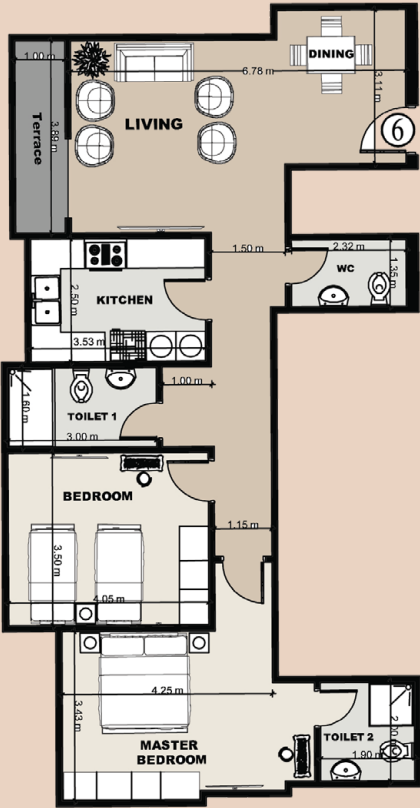


Space	Area
Reception	8.87 X 4.14
Master Bedroom	4.76 X 3.54
Bedroom 1	4.00 X 3.41
Bedroom 2	4.10 X 3.18
Toilet 1	2.95 X 1.60
Toilet 2	2.50 X 1.70
Wc	1.93 X 1.37
Kitchen	4.21 X 2.50

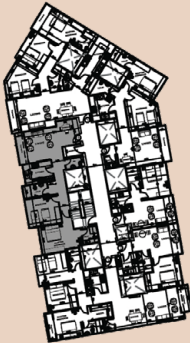


Unit:A-106 & E-106

Area: 135m<sup>2</sup>

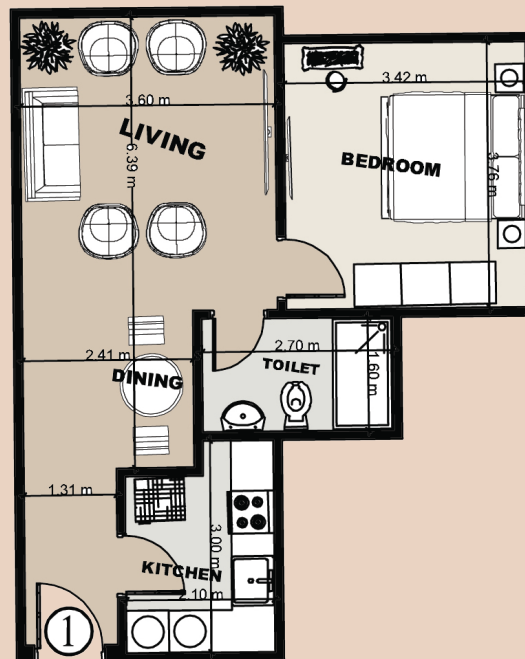


Space	Area
Reception	6.78 X 3.89
Master Bedroom	4.25 X 3.43
Bedroom	4.05 X 3.50
Toilet 1	3.00 X 1.60
Toilet 2	2.00 X 1.90
Wc	2.32 X 1.35
Kitchen	3.53 X 2.50



Unit: B-101 & D-101

Area: 68m<sup>2</sup>



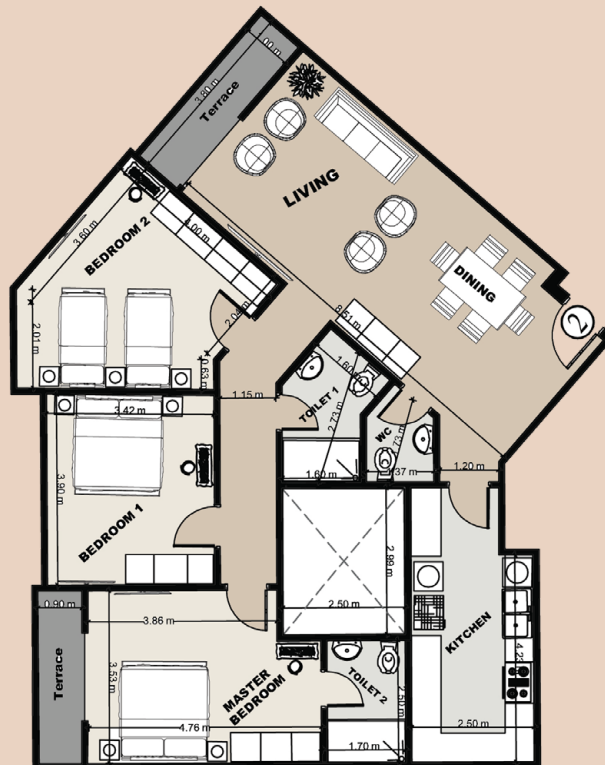
Space	Area
Reception	6.39 X 3.60
Bedroom	3.76 X 3.42
Toilet	2.70 X 1.60
Kitchen	3.00 X 2.10





Unit: B-102 & D-102

Area: 171m<sup>2</sup>

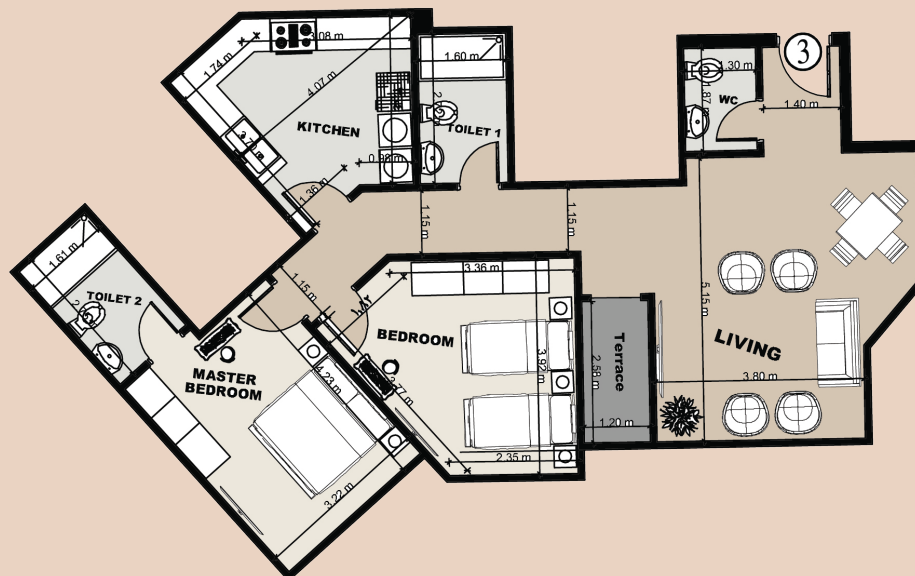


Space	Area
Reception	8.51 X 3.80
Master Bedroom	4.76 X 3.53
Bedroom 1	3.90 X 3.42
Bedroom 2	4.00 X 3.60
Toilet 1	2.73 X 1.60
Toilet 2	2.50 X 1.70
Kitchen	4.23 X 2.50

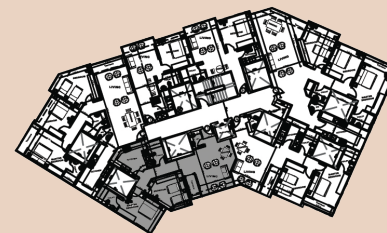


Unit: B-103 & D-103

Area: 133m<sup>2</sup>

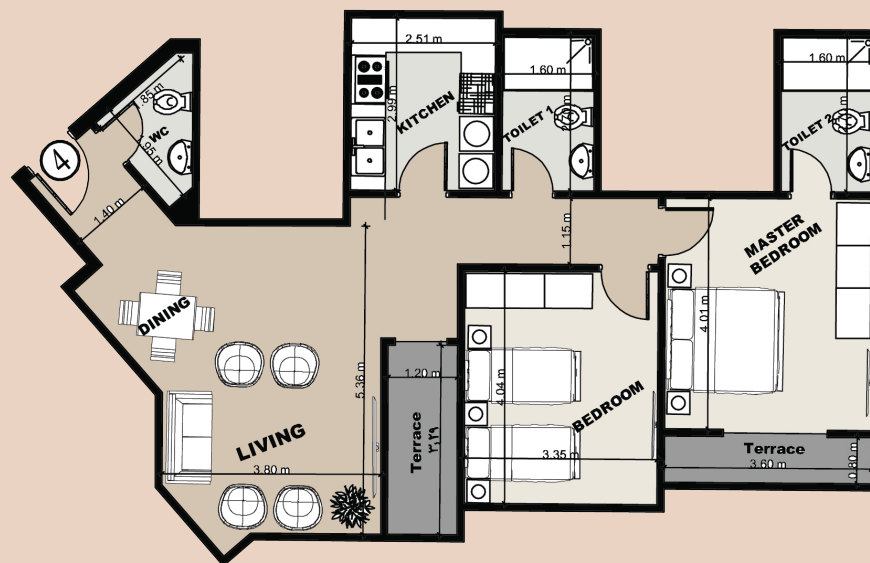


Space	Area
Reception	5.15 X 3.80
Master Bedroom	4.23 X 3.22
Bedroom	3.92 X 3.36
Toilet 1	2.72 X 1.60
Toilet 2	2.75 X 1.61
Wc	1.87 X 1.30
Kitchen	4.07 X 3.70



Unit: B-104 & D-104

Area: 130m<sup>2</sup>

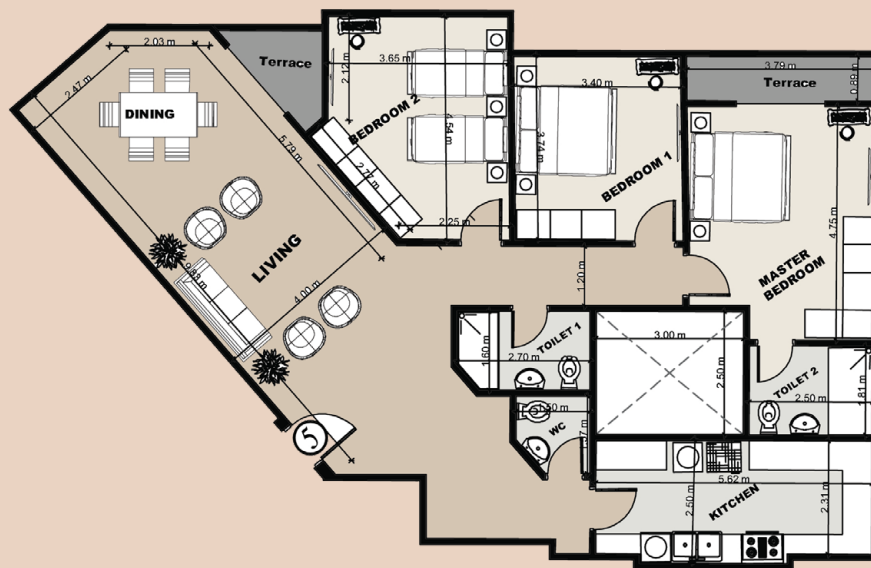


Space	Area
Reception	5.36 X 3.80
Master Bedroom	4.01 X 3.60
Bedroom	4.04 X 3.35
Toilet 1	2.70 X 1.60
Toilet 2	2.70 X 1.60
Wc	1.95 X 1.85
Kitchen	2.99 X 2.50



Unit: B-105 & D-105

Area: 189m<sup>2</sup>

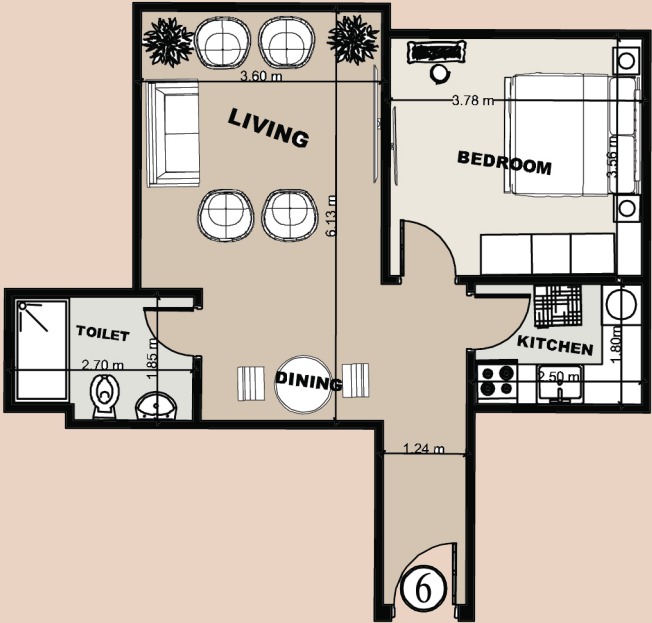


Space	Area
Reception	9.83 X 4.00
Master Bedroom	4.75 X 3.79
Bedroom 1	3.74 X 3.40
Bedroom 2	4.54 X 3.65
Toilet 1	2.70 X 1.60
Toilet 2	2.50 X 1.81
Wc	1.57 X 1.50
Kitchen	5.62 X 2.50



Unit: B-106 & D-106

Area: 72m<sup>2</sup>

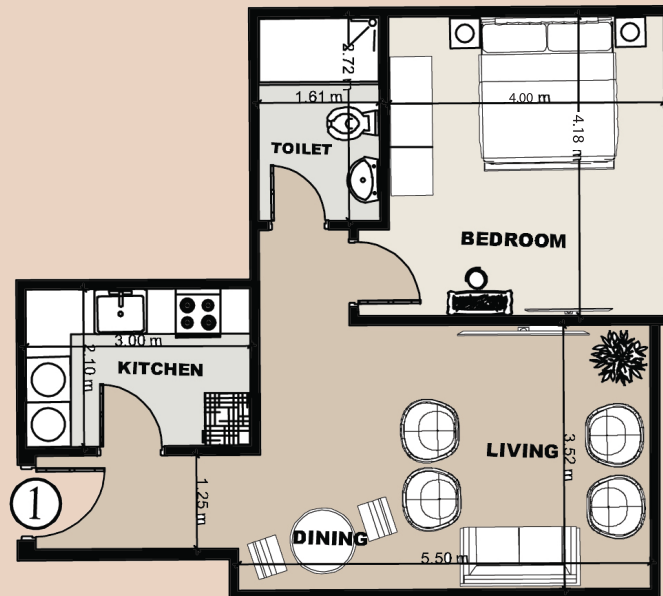


Space	Area
Reception	6.13 X 3.60
Bedroom	3.78 X 3.56
Toilet	2.70 X 1.85
Kitchen	2.50 X 1.80

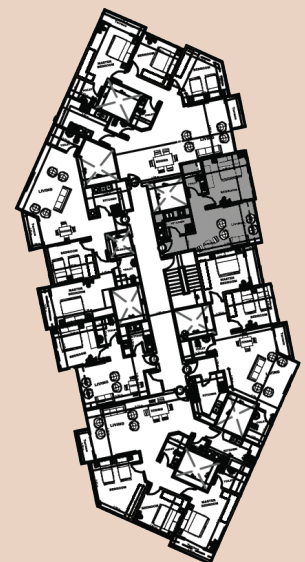


Unit:C-101

Area: 76m<sup>2</sup>



Space	Area
Reception	5.50 X 3.52
Bedroom	4.18 X 4.00
Toilet	2.72 X 1.61
Kitchen	3.00 X 2.10



Unit:C-102

Area: 178m<sup>2</sup>

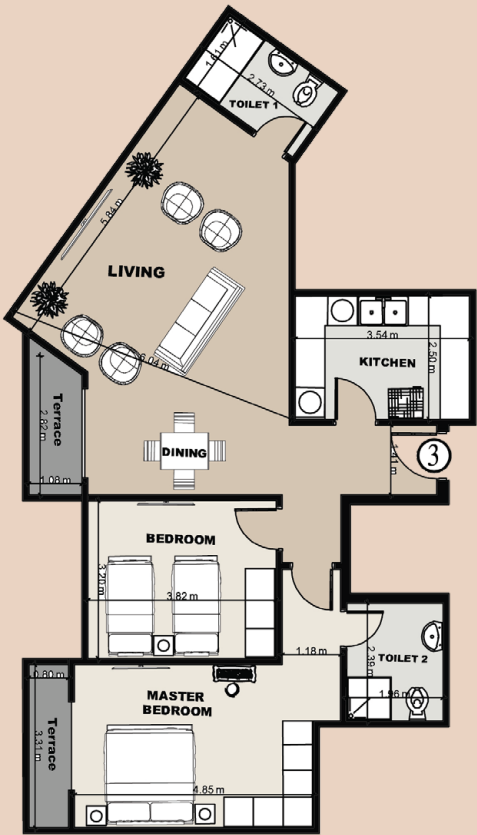


Space	Area
Reception	9.86 X 4.58
Master Bedroom	4.93 X 3.61
Bedroom 1	3.59 X 3.38
Bedroom 2	3.78 X 3.18
Toilet 1	2.65 X 1.60
Toilet 2	2.50 X 1.65
Wc	1.90 X 1.20
Kitchen	3.99 X 2.50



Unit:C-103

Area: 138m<sup>2</sup>



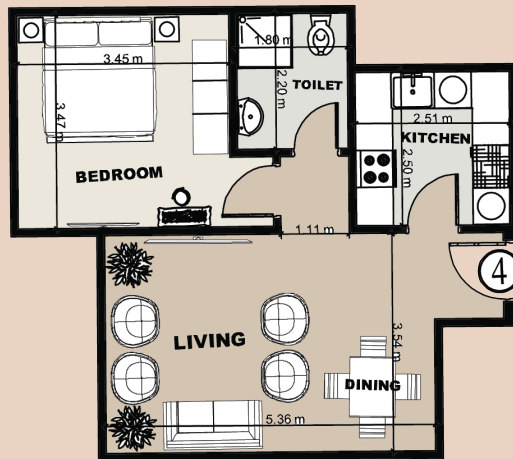
Space	Area
Reception	6.04 X 5.84
Master Bedroom	4.85 X 3.31
Bedroom	3.82 X 3.20
Toilet 1	2.73 X 1.61
Toilet 2	2.39 X 1.96
Kitchen	3.54 X 2.50





Unit: C-104

Area: 66m<sup>2</sup>

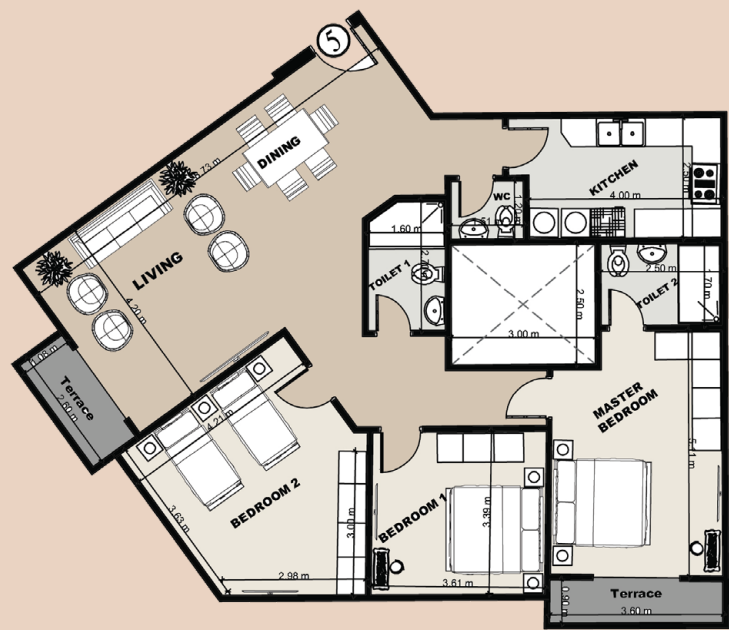


Space	Area
Reception	5.36 X 3.54
Bedroom	3.47 X 3.45
Toilet	2.20 X 1.80
Kitchen	2.51 X 2.50



Unit :C-105

Area: 174m<sup>2</sup>

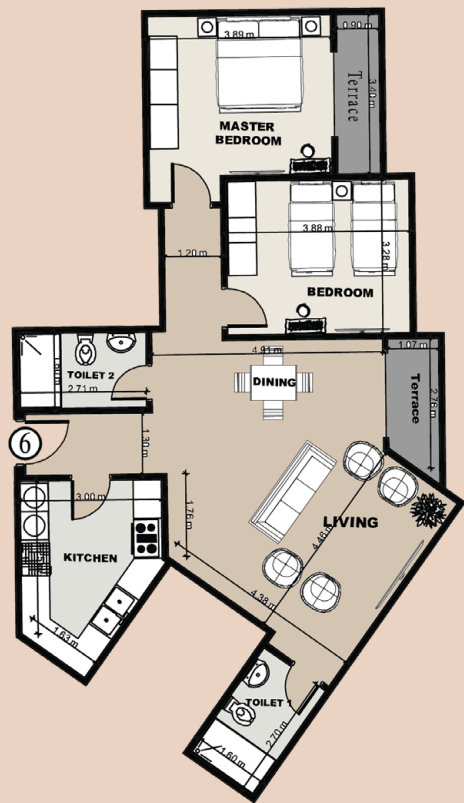


Space	Area
Reception	8.73 X 4.20
Master Bedroom	5.11 X 3.60
Bedroom 1	3.61 X 3.39
Bedroom 2	4.21 X 3.63
Toilet 1	2.70 X 1.60
Toilet 2	2.50 X 1.70
Wc	1.51 X 1.20
Kitchen	4.00 X 2.50



Unit:C-106

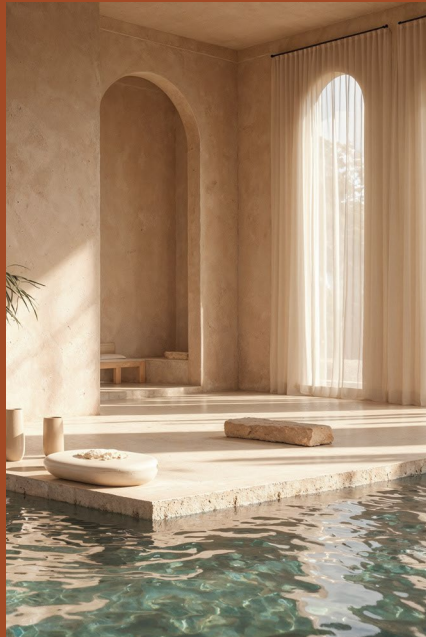
Area: 133m<sup>2</sup>



Space	Area
Reception	4.46 X 4.38
Master Bedroom	4.89 X 3.40
Bedroom	3.88 X 3.28
Toilet 1	2.70 X 1.60
Toilet 2	2.71 X 1.60
Kitchen	3.25 X 3.00



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At Bonanova, we offer a lifestyle where elegance, comfort, and modernity come together seamlessly. Whether you seek relaxation, recreation, or urban convenience, our thoughtfully designed community provides the perfect setting where your future begins.



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a vision for the future, Bonanova is more than just  
a residence, it's where your story unfolds.

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