

aster.
RESIDENCE

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ABOUT TIMES

With a Journey of 35 Years of
real estate experience

After it's great success in our projects in West Cairo, TIMES DEVELOPMENT is now announcing launching it's first project in the East; Aster Residence, in the heart on New Cairo, in the Golden Square.

Eng. Ahmed Abdel Latif & Mr. Ahmed El Sergany, the owners of TIMES Development, are part of a group of well-known real estate developers & investors under names: Ofok, ElRabwa & Green Waves that develop in El Sheikh Zayed & North Coast .

where they contributed in projects like: Zayed Regency, Zayed Complex & Zayed Dunes which are all fully delivered & executed projects in Sheikh Zayed city.





aster.
RESIDENCE

IT IS TIME WE GUIDE YOU HOME



LOCATION

New Cairo GOLDEN SQUARE

Aster Residence is crowning the heart of New Cairo. It is located directly on one of the 5th Settlement's most attractive spots, offering a wide range of units, pedestrian streets, greenery, and water features. It openly overlooks New Cairo landmarks with numerous access points to all main roads. Moreover, It is situated inside the golden square, where everything is easily accessible.

- 5** MINS To Road 90
- 5** MINS To AUC Campus
- 15** MINS To Suez & Sokhna Roads
- 15** MINS To Main Ring Road & Eastern Ring Road
- 25** MINS To Cairo International Airport
- 30** MINS To New Capital



GATE

ENTER A WORLD OF
URBAN COMMUNITIES





LET THE GOOD TIMES ROLL

aster.
RESIDENCE





A NEW WORLD TO
ENTER EXPLORE
AND COMMUNICATE

aster.

RESIDENCE

Designed to be the most valuable and elite addition to The Golden Square in the 5th settlement.

Spread across 34 acres with only %18 of the suite built upon & the rest of the space has been transformed into vibrant green spaces, flawless landscape & intricate water features





DYNAMIC ZONE



Our Dynamic Zone is based on lively elements that encompass pristine and exquisite natural sceneries.

HARMONIC ZONE



Our Harmonic Zone reflects an element of utmost tranquility.

PACIFIC ZONE



Our Pacific Zone is built around the concept of meditative landscape views that create a peaceful ambience.

DYNAMIC ZONE

It covers areas that integrate between steps and softscape that overflow with water features. It is surrounded with luscious clusters of trees encircled by vibrant groundcover, showing off the beauty and dynamic views of nature.



HARMONIC ZONE

Its symmetrical gardens are filled with arched water steps that give off an aura of peace and comfort for those who need it. The Harmonic Zone also allows for one cohesive and thorough design that flows perfectly working to elevate your mood. It encompasses your property giving it a stunning view that is both beautiful and secure.



PACIFIC ZONE

The Pacific Zone is surrounded by green grass hills overlooking various bodies of water such as rivers and natural lakes. It includes a meditation area that is located among captivating visual artworks, crossing bridges and ponds that create a warm and friendly atmosphere.



DISCOVER ASTER

UNIT TYPES

The architectural foundation of Aster Residence is designed based on the lush Mediterranean concept, that perfectly weaves together Spanish, French & Arabian cultures to grant its resident's grandiosity; with a hint of simplicity and modernity in its classiest form.



UNITS

TYPES

BUILDING TYPE A



FLOOR PLANS



GROUND
FLOOR

BUILDING TYPE A

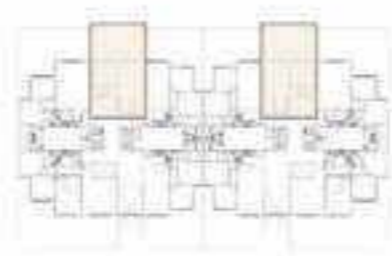


GROUND - 1 BEDROOM

Total Area : 88.00 m²



Room	Dimensions
Reception	2.76m x 4.10m
Dining	2.76m x 4.10m
Kitchen	2.30m x 3.14m
Terrace	1.50m x 3.53m
Master Bedroom	3.90m x 3.96m
Master Bathroom	1.80m x 2.60m
Garden	34 m ²

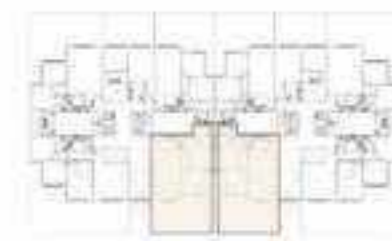


GROUND - 2 BEDROOMS

Total Area : 132.00 m²



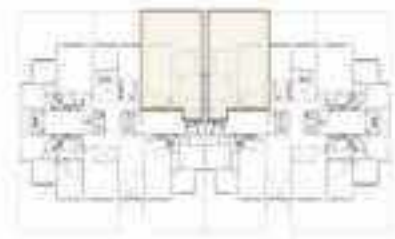
Room	Dimensions
Living	3.67m x 4.15m
Dining	3.67m x 4.15m
Terrace	1.50m x 3.80m
Kitchen	2.70m x 2.71m
Bathroom	2.30m x 2.95m
Master Bedroom	3.72m x 3.92m
Master Dressing	1.62m x 2.90m
Master Bathroom	1.91m x 2.90m
Bedroom 1	3.72m x 3.80m
Garden	42 m ²



GROUND - 2 BEDROOMS

Total Area : 132.00 m²

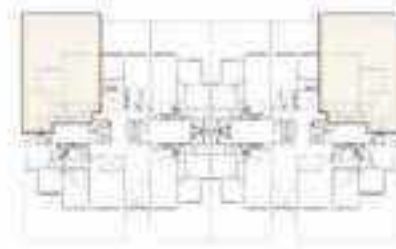
Room	Dimensions
Living	3.67m x 4.15m
Dining	3.67m x 4.15m
Terrace	1.50m x 3.80m
Kitchen	2.70m x 2.71m
Bathroom	2.30m x 2.95m
Master Bedroom	3.72m x 3.92m
Master Dressing	1.62m x 2.90m
Master Bathroom	1.91m x 2.90m
Bedroom 1	3.72m x 3.80m
Garden	50m ²



GROUND - 2 BEDROOMS

Total Area : 149.00 m²

Room	Dimensions
Reception	3.71m x 5.70m
Dining	3.71m x 5.70m
Terrace	1.50m x 4.70m
Toilet	1.40m x 1.45m
Kitchen	2.63m x 2.70m
Bathroom	1.94m x 2.63m
Master Bedroom	3.72m x 3.80m
Master Dressing	1.85m x 2.00m
Master Bathroom	1.92m x 2.00m
Bedroom 1	3.80m x 3.82m
Garden	70 m ²



GROUND - 3 BEDROOMS

Total Area : 180.00 m²



Room	Dimensions
Reception	2.91m x 5.60m
Dining	2.91m x 5.60m
Terrace	1.50m x 4.00m
Toilet	1.32m x 2.63m
Kitchen	2.63m x 2.70m
Bathroom	1.94m x 2.63m
Master Bedroom	3.72m x 3.80m
Master Dressing	1.85m x 2.00m
Master Bathroom	1.92m x 2.00m
Bedroom 1	3.80m x 3.82m
Bedroom 2	3.71m x 4.00m
Bedroom 2 Dressing	2.38m x 2.43m
Garden	76 m ²



FIRST FLOOR



TYPICAL FLOOR



FIRST - 2 BEDROOMS

Total Area : 149.00 m²



Room	Dimensions
Reception	2.91m x 4.15m
Dining	2.91m x 4.15m
Terrace 1	1.26m x 4.15m
Kitchen	2.50m x 2.95m
Toilet	1.22m x 2.74m
Living	3.10m x 4.00m
Bathroom	2.30m x 2.95m
Master Bedroom	3.72m x 3.92m
Master Dressing	1.62m x 2.90m
Master Bathroom	1.91m x 2.90m
Terrace 2	1.25m x 1.46m
Bedroom 1	3.72m x 3.80m



FIRST - 3 BEDROOMS

Total Area : 175.00 m²



Room	Dimensions
Reception	2.91m x 5.60m
Dining	2.91m x 5.60m
Terrace 1	1.79m x 4.00m
Toilet	1.32m x 2.63m
Kitchen	2.63m x 2.70m
Bathroom	1.94m x 2.63m
Master Bedroom	3.72m x 3.80m
Master Dressing	1.85m x 2.00m
Master Bathroom	1.92m x 2.00m
Bedroom 1	3.80m x 3.82m
Bedroom 2	4.00m x 4.47m
Terrace 2	1.25m x 1.97m



TYPICAL - 2 BEDROOMS

Total Area : 122.00 m²



Room	Dimensions
Reception	3.40m x 4.10m
Dining	3.40m x 4.10m
Terrace 1	1.25m x 4.10m
Kitchen	2.30m x 2.70m
Bathroom	1.71m x 2.43m
Master Bedroom	3.72m x 3.80m
Master Bathroom	1.70m x 2.84m
Terrace 2	1.73m x 1.84m
Bedroom 1	3.80m x 3.80m

First floor plan



Typical floor plan



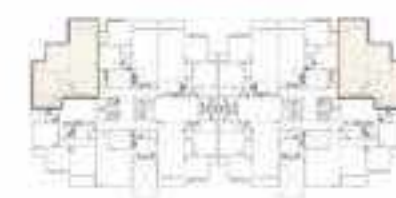
TYPICAL - 2 BEDROOMS

Total Area : 136.00 m²



Room	Dimensions
Reception	3.71m x 4.08m
Dining	3.71m x 4.08m
Terrace 1	1.25m x 4.08m
Kitchen	2.63m x 2.70m
Bathroom	1.94m x 2.63m
Master Bedroom	3.72m x 3.80m
Master Dressing	1.85m x 2.00m
Master Bathroom	1.92m x 2.00m
Terrace 2	1.25m x 1.97m
Bedroom 1	3.80m x 3.82m

First floor plan



Typical floor plan



TYPICAL - 2 BEDROOMS

Total Area : 136.00 m²



Room	Dimensions
Reception	3.88m x 4.10m
Dining	3.88m x 4.10m
Terrace 1	1.25m x 4.10m
Kitchen	2.70m x 2.71m
Bathroom	2.30m x 2.95m
Master Bedroom	3.72m x 3.92m
Master Dressing	1.62m x 2.90m
Master Bathroom	1.91m x 2.90m
Terrace 2	1.25m x 1.46m
Bedroom 1	3.72m x 4.10m

First floor plan



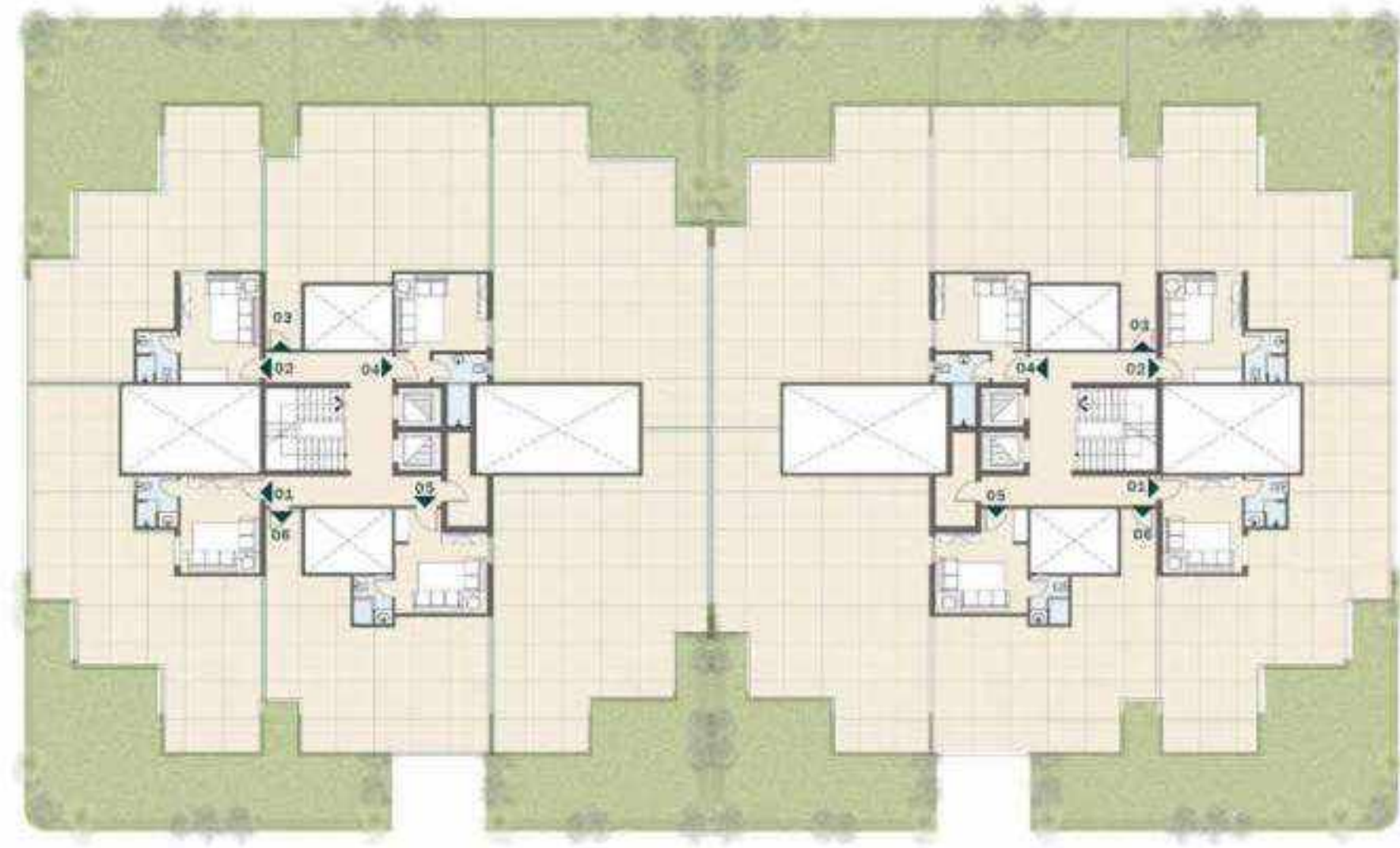
Typical floor plan



FIFTH FLOOR



ROOF



PENTHOUSE

Total Area : 122.00 m²



Room	Dimensions
Typical	Total area :122m ²
Reception	3.40m x 4.10m
Dining	3.40m x 4.10m
Terrace 1	1.25m x 4.10m
Kitchen	2.30m x 2.70m
Bathroom	1.71m x 2.43m
Master Bedroom	3.72m x 3.80m
Master Bathroom	1.70m x 2.84m
Terrace 2	1.73m x 1.84m
Bedroom 1	3.80m x 3.80m
Roof	Total area :00m ²
Roof terrace	63.00m ²

Typical floor plan



Roof floor plan



PENTHOUSE

Total Area : 122.00 m²

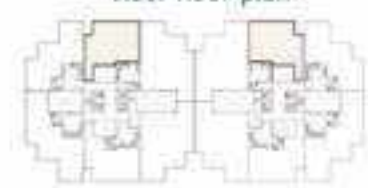


Room	Dimensions
Typical	Total area :122m ²
Reception	3.40m x 4.10m
Dining	3.40m x 4.10m
Terrace 1	1.25m x 4.10m
Kitchen	2.30m x 2.70m
Bathroom	1.71m x 2.43m
Master Bedroom	3.72m x 3.80m
Master Bathroom	1.70m x 2.84m
Terrace 2	1.73m x 1.84m
Bedroom 1	3.80m x 3.80m
Roof	Total area :00m ²
Roof terrace	72.00m ²

Typical floor plan



Roof floor plan



PENTHOUSE

Total Area : 166.00 m²



Room	Dimensions
Typical	Total area :136m ²
Reception	3.71m x 4.08m
Dining	3.71m x 4.08m
Terrace 1	1.25m x 4.08m
Kitchen	2.63m x 2.70m
Bathroom	1.94m x 2.63m
Master Bedroom	3.72m x 3.80m
Master Dressing	1.85m x 2.00m
Master Bathroom	1.92m x 2.00m
Terrace 2	1.25m x 1.97m
Bedroom 1	3.80m x 3.82m
Roof	Total area :30m ²
Living	3.62m x 4.70m
Bathroom	1.84m x 2.25m
Roof terrace	77m ²



PENTHOUSE

Total Area : 166.00 m²



Room	Dimensions
Typical	Total area :136m ²
Reception	3.88m x 4.10m
Dining	3.88m x 4.10m
Terrace 1	1.25m x 4.10m
Kitchen	2.70m x 2.71m
Bathroom	2.30m x 2.95m
Master Bedroom	3.72m x 3.92m
Master Dressing	1.62m x 2.90m
Master Bathroom	1.91m x 2.90m
Terrace 2	1.25m x 1.46m
Bedroom 1	3.72m x 4.10m
Roof	Total area :30m ²
Living	3.37m x 4.10m
Toilet	2.47m x 3.24m
Roof terrace	100 m ²



PENTHOUSE

Total Area : 166.00 m²



Room	Dimensions
Typical	Total area :136m ²
Reception	3.88m x 4.10m
Dining	3.88m x 4.10m
Terrace 1	1.25m x 4.10m
Kitchen	2.70m x 2.71m
Bathroom	2.30m x 2.95m
Master Bedroom	3.72m x 3.92m
Master Dressing	1.62m x 2.90m
Master Bathroom	1.91m x 2.90m
Terrace 2	1.25m x 1.46m
Bedroom 1	3.72m x 4.10m
Roof	Total area :30m ²
Living	4.10m x 4.54m
Bathroom	1.74m x 2.14m
Roof terrace	100 m2

Typical floor plan



Roof floor plan



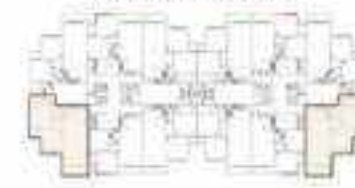
PENTHOUSE

Total Area : 166.00 m²



Room	Dimensions
Typical	Total area :136m ²
Reception	3.71m x 4.08m
Dining	3.71m x 4.08m
Terrace 1	1.25m x 4.08m
Kitchen	2.63m x 2.70m
Bathroom	1.94m x 2.63m
Master Bedroom	3.72m x 3.80m
Master Dressing	1.85m x 2.00m
Master Bathroom	1.92m x 2.00m
Terrace 2	1.25m x 1.97m
Bedroom 1	3.80m x 3.82m
Roof	Total area :30m ²
Living	3.55m x 4.22m
Bathroom	1.84m x 2.25m
Roof terrace	79m2

Typical floor plan



Roof floor plan





BUILDING TYPE B



FLOOR PLANS



GROUND
FLOOR

BUILDING TYPE B

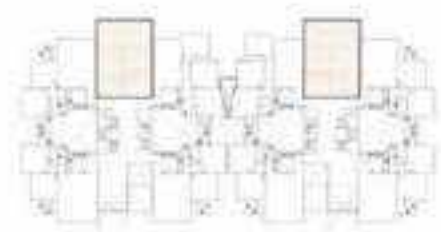


GROUND - 1 BEDROOM

Total Area : 65.00 m²



Room	Dimensions
Reception	3.70m x 4.40m
Bathroom	2.15m x 2.38m
Terrace	1.50m x 4.00m
Bedroom 1	3.80m x 3.90m
Garden	41 m2

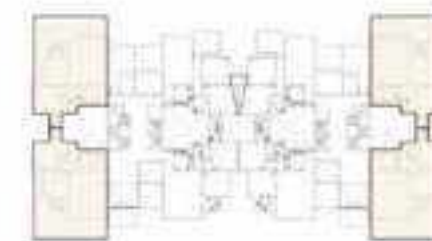


GROUND - 2 BEDROOMS

Total Area : 145.00 m²



Room	Dimensions
Reception	3.37m x 5.53m
Dining	3.37m x 5.53m
Terrace	1.50m x 4.00m
Toilet	1.30m x 2.50m
Kitchen	2.78m x 2.85m
Master Bedroom	3.81m x 3.83m
Master Dressing	1.30m x 2.50m
Master Bathroom	1.88m x 2.00m
Bedroom 1	3.78m x 3.82m
Bedroom 1 Bathroom	1.98m x 2.60m
Garden	63 m2



GROUND - 2 BEDROOMS

Total Area : 160.00 m²



Room	Dimensions
Reception	3.37m x 5.53m
Dining	3.37m x 5.53m
Terrace	1.50m x 4.00m
Toilet	1.28m x 2.52m
Kitchen	2.78m x 2.85m
Living	3.41m x 3.60m
Master Bedroom	3.74m x 3.89m
Master Dressing	1.28m x 2.52m
Master Bathroom	1.88m x 2.04m
Bedroom 1	3.78m x 3.82m
Bedroom 1 Bathroom	1.98m x 2.60m
Garden	69 m ²



GROUND - 3 BEDROOMS

Total Area : 150.00 m²



Room	Dimensions
Reception	3.37m x 4.18m
Dining	3.37m x 4.18m
Terrace	1.50m x 4.00m
Toilet	1.19m x 2.52m
Kitchen	2.78m x 2.85m
Master Bedroom	3.89m x 4.12m
Master Bathroom	1.88m x 2.04m
Bedroom 1	3.78m x 3.82m
Bedroom 2	3.78m x 3.88m
Garden	56 m ²



FIRST FLOOR



TYPICAL FLOOR



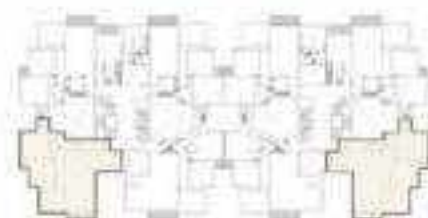
FIRST - 3 BEDROOMS

Total Area : 175.00 m²



Room	Dimensions
Reception	4.16m x 4.25m
Dining	4.16m x 4.25m
Terrace 1	1.37m x 4.24m
Kitchen	2.98m x 3.62m
Toilet	1.63m x 2.27m
Master Bedroom	3.88m x 4.18m
Master Bathroom	1.88m x 2.04m
Terrace 2	1.32m x 1.39m
Bedroom 1	3.78m x 3.88m
Bedroom 2	3.82m x 3.86m
Bathroom	2.19m x 2.44m

First floor plan



FIRST - 3 BEDROOMS

Total Area : 180.00 m²



Room	Dimensions
Reception	4.00m x 8.07m
Dining	2.70m x 3.54m
Terrace 1	1.37m x 4.24m
Kitchen	2.70m x 3.54m
Toilet	1.52m x 1.88m
Master Bedroom	3.94m x 5.03m
Master Bathroom	1.88m x 2.04m
Master Dressing	1.67m x 2.60m
Terrace 2	1.21m x 1.31m
Bedroom 1	3.78m x 3.88m
Bedroom 2	3.73m x 3.82m
Bathroom	2.56m x 2.60m

First floor plan



TYPICAL - 1 BEDROOM

Total Area : 75.00 m²



Room	Dimensions
Reception	3.68m x 7.14m
Terrace 1	1.37m x 3.62m
Kitchen	2.43m x 3.20m
Bathroom	1.62m x 2.62m
Bedroom	3.78m x 3.95m
Lobby	1.26m x 1.62m

First floor plan



Typical floor plan



TYPICAL - 3 BEDROOMS

Total Area : 155.00 m²

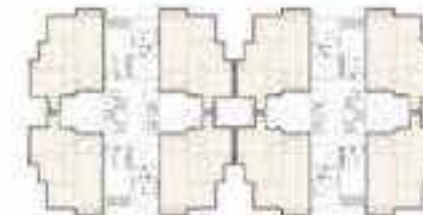


Room	Dimensions
Reception	3.55m x 4.18m
Dining	3.55m x 4.18m
Terrace 1	1.37m x 4.24m
Kitchen	2.78m x 2.85m
Bathroom	2.19m x 2.52m
Master Bedroom	3.83m x 4.18m
Master Bathroom	1.88m x 2.04m
Terrace 2	1.31m x 1.40m
Bedroom 1	3.78m x 3.82m
Bedroom 2	3.78m x 3.88m

First floor plan



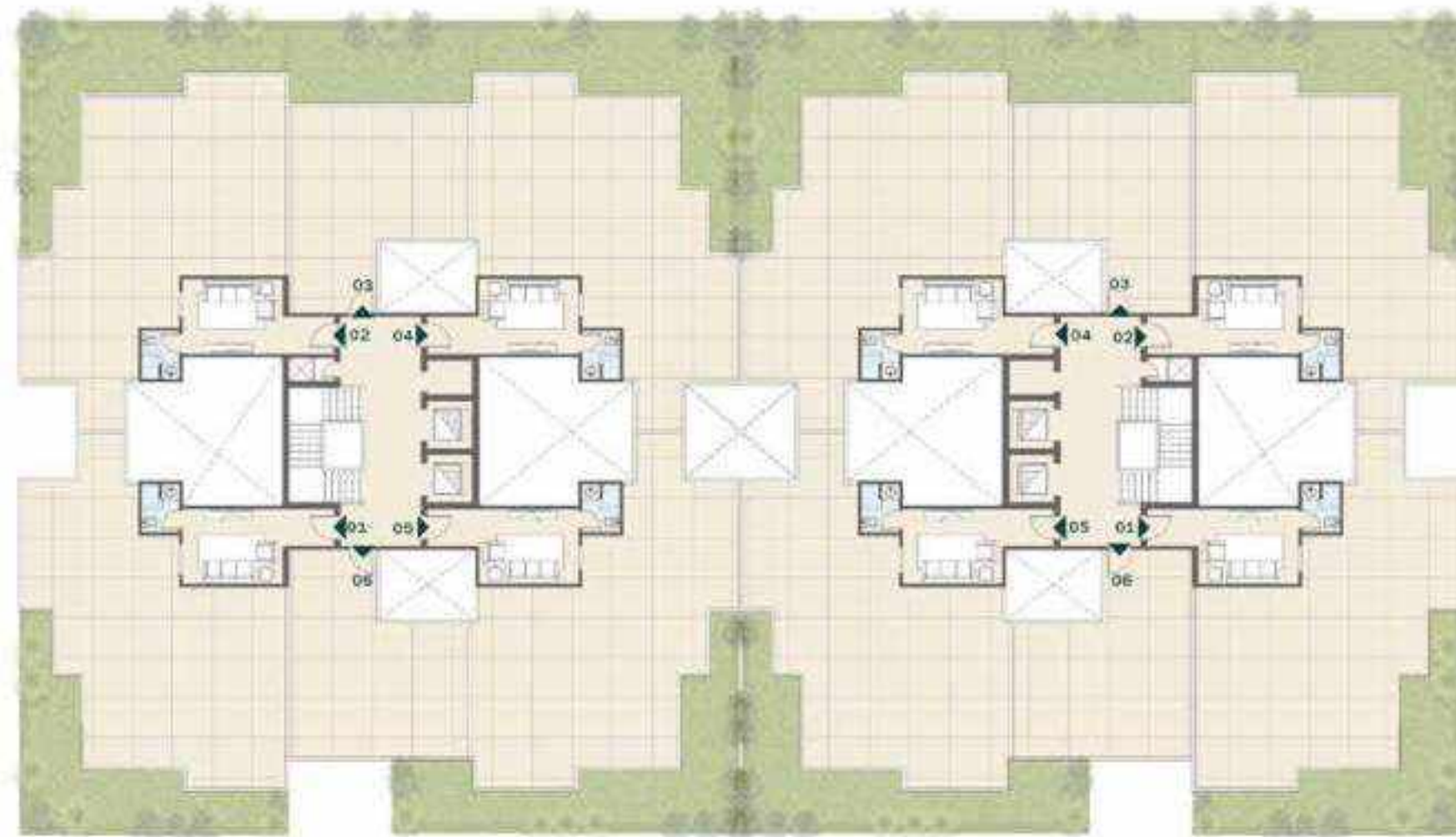
Typical floor plan



FIFTH FLOOR



ROOF



PENTHOUSE

Total Area : 186.00 m²



Room	Dimensions
Typical	Total area :155m ²
Reception	3.55m x 4.18m
Dining	3.55m x 4.18m
Terrace 1	1.37m x 4.24m
Kitchen	2.78m x 2.85m
Bathroom	2.19m x 2.52m
Master Bedroom	3.83m x 4.18m
Master Bathroom	1.88m x 2.04m
Terrace 2	1.31m x 1.40m
Bedroom 1	3.78m x 3.82m
Bedroom 2	3.78m x 3.88m
Roof	Total area :31m ²
Living	3.12m x 6.24m
Bathroom	1.64m x 2.04m
Roof terrace	96m ²

Typical floor plan



Roof floor plan



PENTHOUSE

Total Area : 188.00 m²

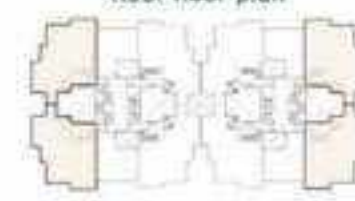


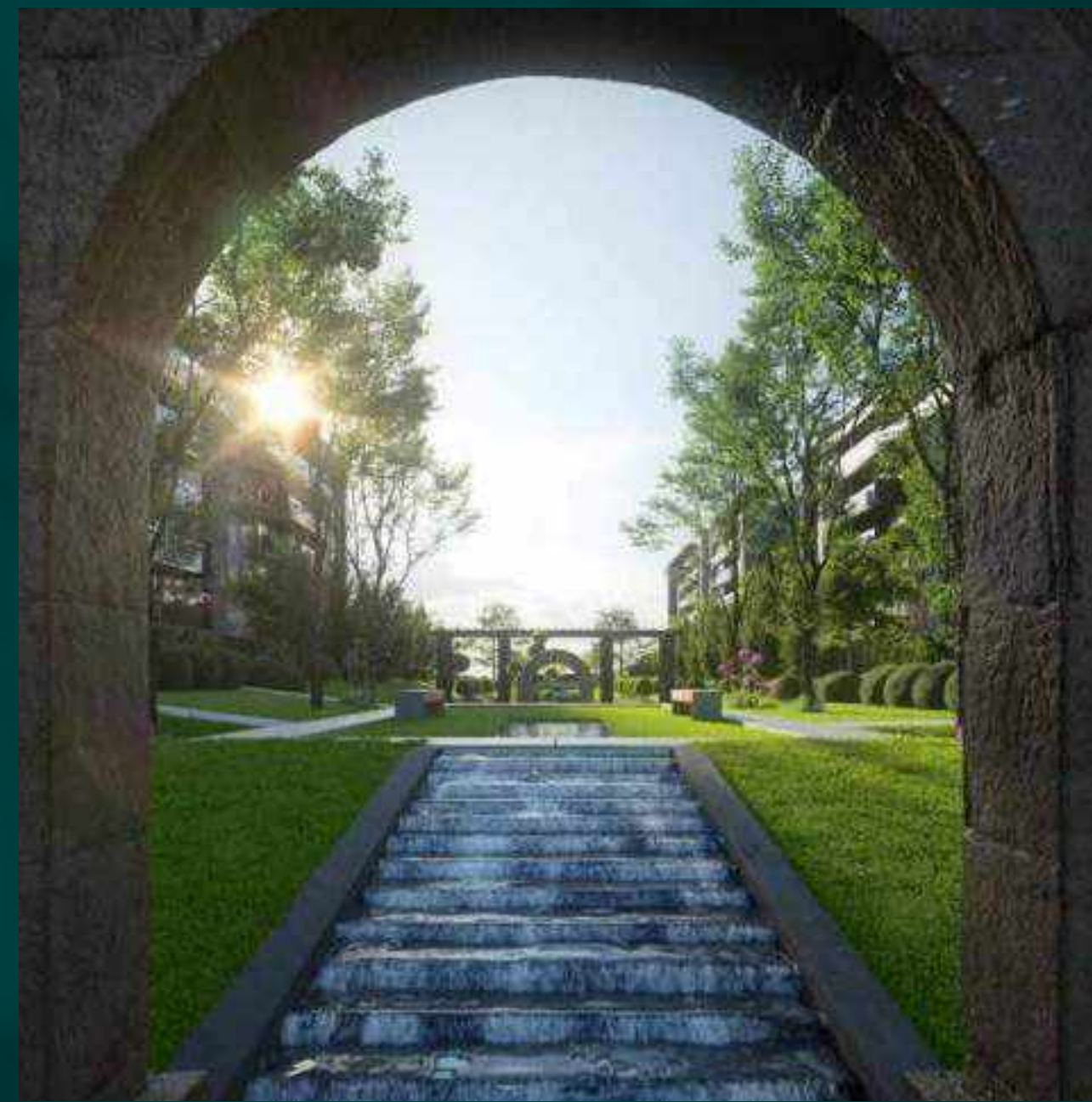
Room	Dimensions
Typical	Total area :155m ²
Reception	3.55m x 4.18m
Dining	3.55m x 4.18m
Terrace 1	1.37m x 4.24m
Kitchen	2.78m x 2.85m
Bathroom	2.19m x 2.52m
Master Bedroom	3.83m x 4.18m
Master Bathroom	1.88m x 2.04m
Terrace 2	1.31m x 1.40m
Bedroom 1	3.78m x 3.82m
Bedroom 2	3.78m x 3.88m
Roof	Total area :33m ²
Living	3.14m x 6.24m
Bathroom	1.64m x 2.04m
Roof terrace	97m ²

Typical floor plan



Roof floor plan





BUILDING TYPE C



FLOOR PLANS



GROUND FLOOR

BUILDING TYPE C



GROUND - 2 BEDROOMS

Total Area : 124.00 m²

Room Dimensions

Room	Dimensions
Reception	3.00m x 3.95m
Dining	3.00m x 3.95m
Kitchen	2.39m x 2.72m
Terrace	1.43m x 3.00m
Bathroom	1.70m x 3.00m
Master Bedroom	3.82m x 4.30m
Master Dressing	1.80m x 2.30m
Master Bathroom	2.00m x 2.30m
Bedroom 1	3.92m x 4.00m
Garden	39 m2



GROUND - 3 BEDROOMS

Total Area : 177.00 m²

Room Dimensions

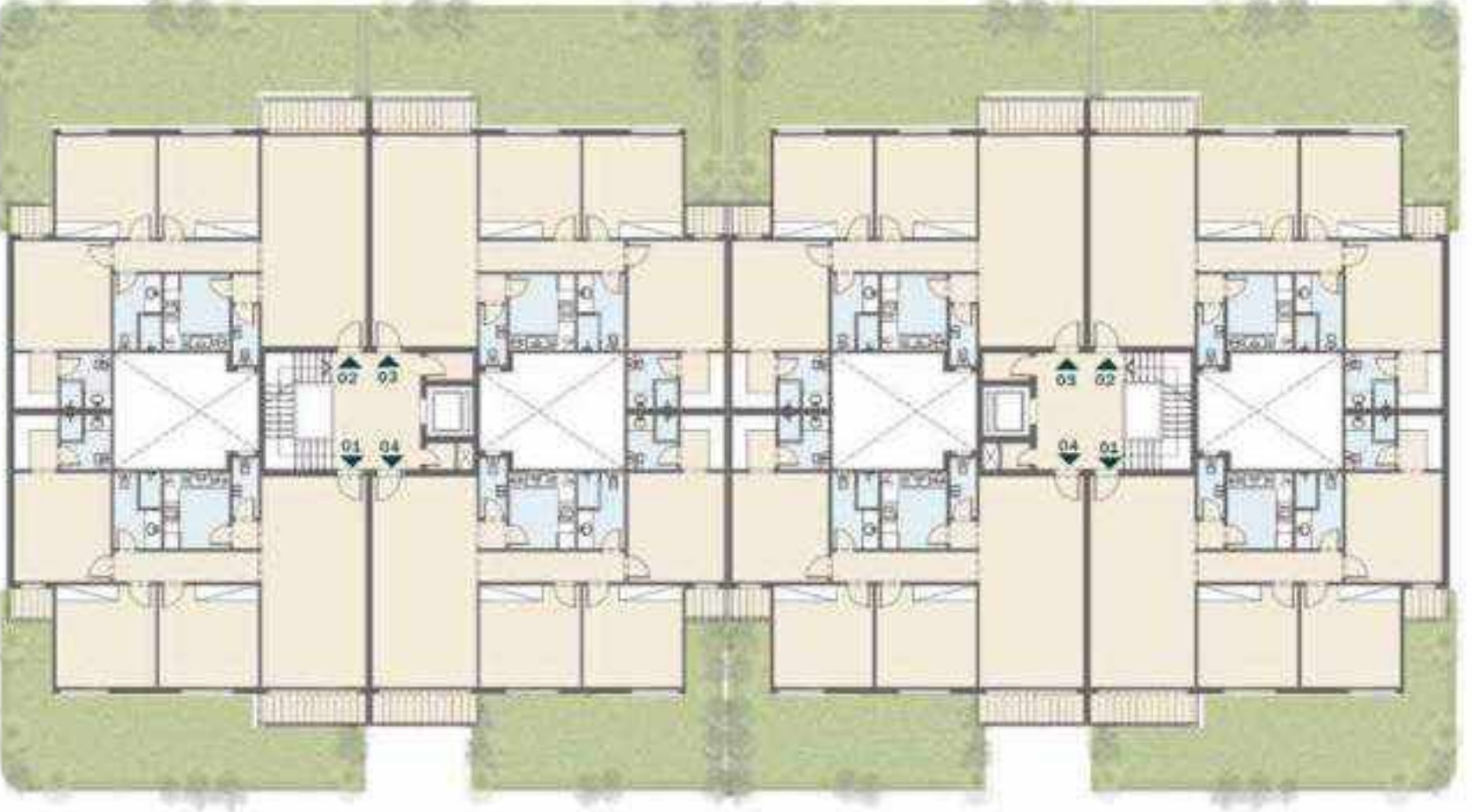
Room	Dimensions
Reception	4.00m x 4.18m
Dining	4.00m x 4.18m
Terrace	1.60m x 3.25m
Toilet	1.12m x 2.50m
Kitchen	2.62m x 3.00m
Bathroom	1.92m x 3.02m
Master Bedroom	3.82m x 4.36m
Master Dressing	1.80m x 2.28m
Master Bathroom	2.00m x 2.28m
Bedroom 1	3.92m x 4.00m
Bedroom 2	3.95m x 4.00m
Garden	54 m2



FIRST FLOOR



TYPICAL FLOOR



FIRST - 2 BEDROOMS

Total Area : 127.00 m²



Room	Dimensions
------	------------

Reception	2.34m x 3.95m
Dining	2.34m x 3.95m
Kitchen	1.40m x 2.70m
Toilet	1.25m x 2.00m
Terrace 1	1.31m x 3.81m
Bathroom	1.82m x 3.00m
Master Bedroom	3.72m x 4.30m
Master Dressing	1.80m x 2.30m
Master Bathroom	2.00m x 2.30m
Terrace 2	1.38m x 1.61m
Bedroom 1	3.92m x 4.30m



TYPICAL - 3 BEDROOMS

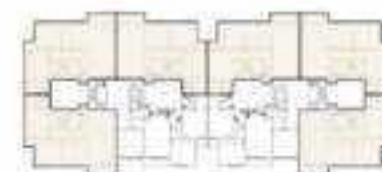
Total Area : 183.00 m²



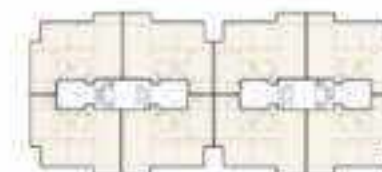
Room	Dimensions
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Reception	4.15m x 4.18m
Dining	4.15m x 4.18m
Terrace 1	1.35m x 4.18m
Toilet	1.12m x 2.50m
Kitchen	2.62m x 3.00m
Bathroom	1.92m x 3.00m
Master Bedroom	3.82m x 4.30m
Master Dressing	1.80m x 2.30m
Master Bathroom	2.00m x 2.30m
Terrace 2	1.37m x 1.60m
Bedroom 1	3.92m x 4.07m
Bedroom 2	3.95m x 4.07m

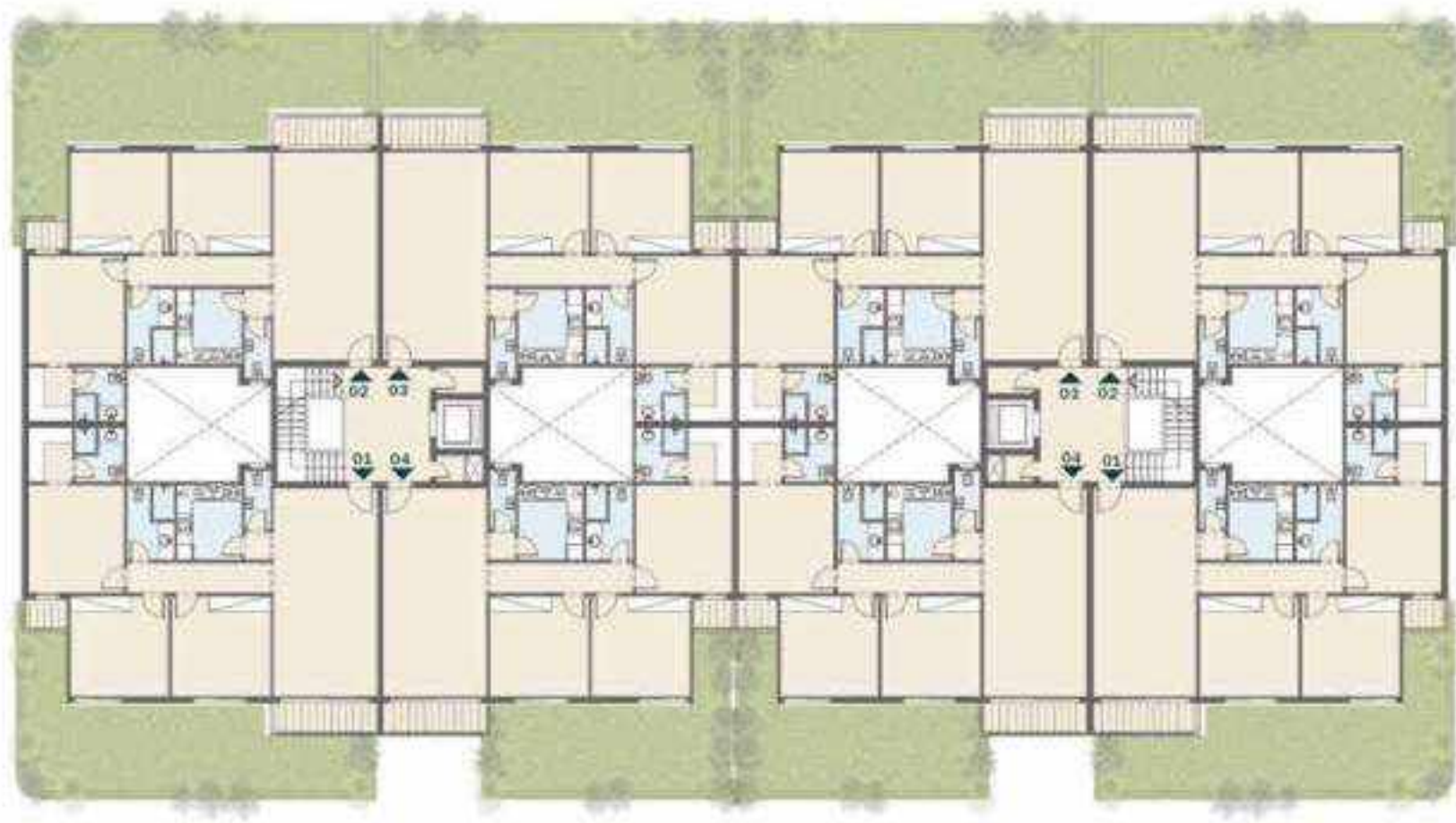
First floor plan



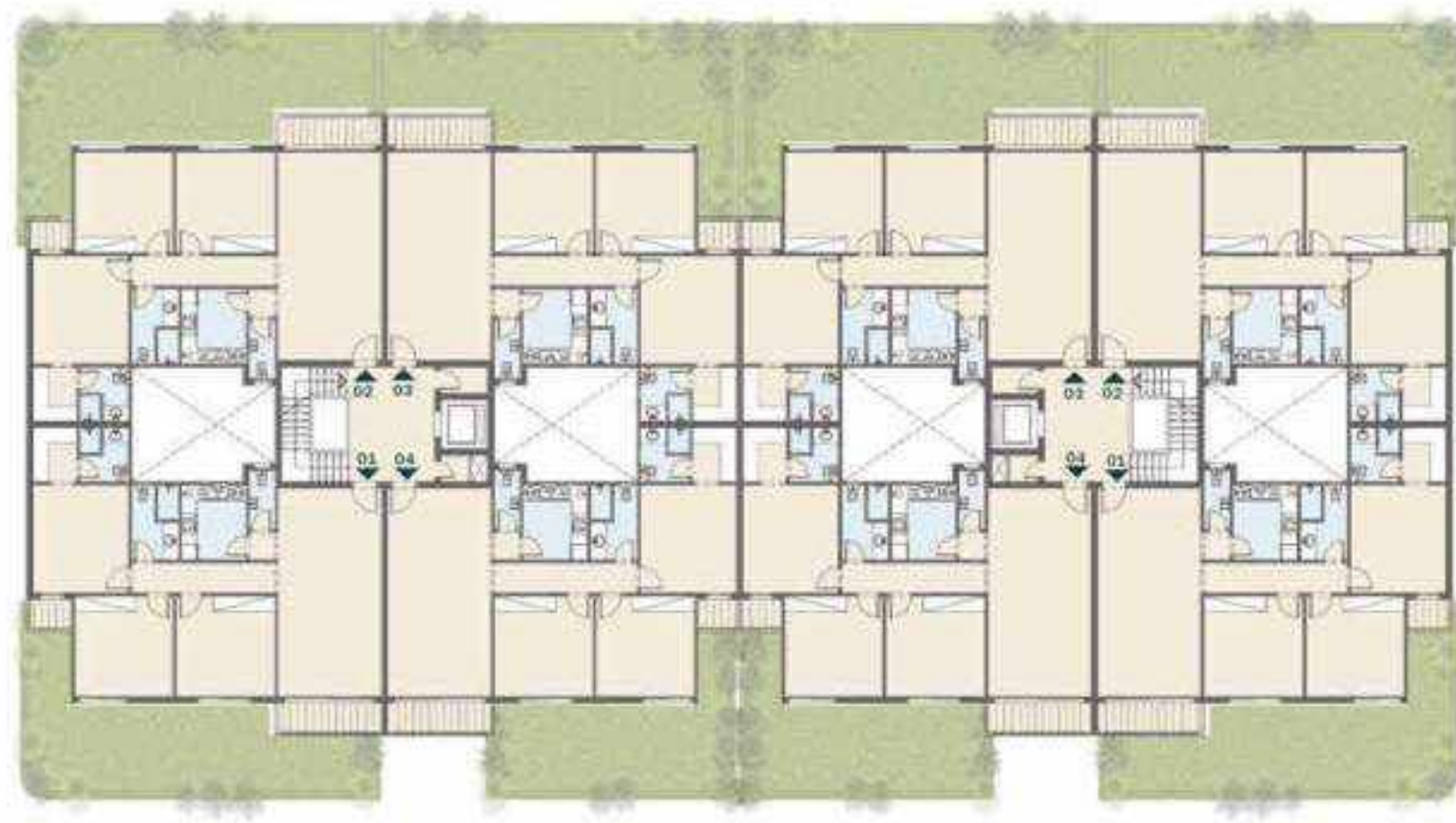
Typical floor plan



FIFTH FLOOR



ROOF



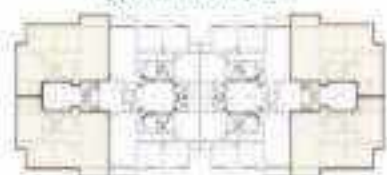
PENTHOUSE

Total Area : 216.00 m²

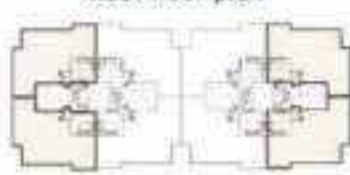


Room	Dimensions
Typical	Total area :183m ²
Reception	4.15m x 4.18m
Dining	4.15m x 4.18m
Terrace 1	1.35m x 4.18m
Toilet	1.12m x 2.50m
Kitchen	2.62m x 3.00m
Bathroom	1.92m x 3.00m
Master Bedroom	3.82m x 4.30m
Master Dressing	1.80m x 2.30m
Master Bathroom	2.00m x 2.30m
Terrace 2	1.37m x 1.60m
Bedroom 1	3.92m x 4.07m
Bedroom 2	3.95m x 4.07m
Roof	Total area :33m ²
Living	4.08m x 4.18m
Bathroom	1.92m x 2.47m
Roof terrace	108.00m ²

Typical floor plan



Roof floor plan



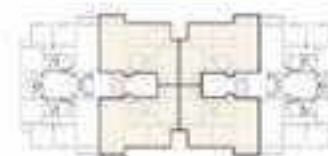
PENTHOUSE

Total Area : 216.00 m²

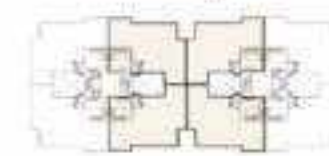


Room	Dimensions
Typical	Total area :183m ²
Reception	2.34m x 3.95m
Dining	2.34m x 3.95m
Kitchen	1.40m x 2.70m
Toilet	1.25m x 2.00m
Terrace 1	1.31m x 3.81m
Bathroom	1.82m x 3.00m
Master Bedroom	3.72m x 4.30m
Master Dressing	1.80m x 2.30m
Master Bathroom	2.00m x 2.30m
Terrace 2	1.38m x 1.61m
Bedroom 1	3.92m x 4.30m
Roof	Total area :33m ²
Living	4.08m x 4.18m
Bathroom	1.92m x 2.47m
Roof terrace	107.00m ²

Typical floor plan



Roof floor plan





FACILITIES

Aster Residence built you an entertainment clubhouse that rounds up activities for all ages; our spread lakes through our compound allows residents to jog around or simply relax as they gaze upon the sparkling water features.

A commercial strip that will surely satisfy your daily needed essentials, with the view of endless gardens & water features that stretches for miles & miles beyond.

CLUB HOUSE



aster.

- ◇ Bike track
- ◇ Paddle court
- ◇ Tennis court
- ◇ Football court
- ◇ Swimming pool

- ◇ Yoga open area
- ◇ Cross fit open area
- ◇ BBQ area
- ◇ Open area for events
- ◇ Kids area



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