



JiRIAN



Crafting
LANDMARKS OF
LIFE & LEGACY

About Nations Of Sky

Founded in 2024, Nations of Sky has quickly become one of the leading entities in Egypt's real estate development sector, aiming to provide innovative and advanced solutions that meet the needs of the Egyptian market.

Through strategic partnerships with top developers and a steadfast commitment to excellence, the company has successfully delivered exceptional, one-of-a-kind projects that reflect its passion for innovation, sustainability, and distinction.

Built on a foundation of expertise, vision, and global experience, Nations of Sky is dedicated to building integrated, sustainable communities that elevate the quality of life and earn the trust of a wide segment of clients and real estate investors across all its developments.

"From vision to reality — we build where dreams take form."





The Nile

From the river that gave Egypt life, comes a city that gives life new meaning.

The Nile has always been the source of continuity, inspiration, and rebirth — its eternal rhythm shapes the essence of JIRIAN, a place where water becomes the foundation of modern Egyptian life once again.

“The Nile inspires, we reimagine its legacy.”

Where The
Nile Flows,
LIFE FOLLOWS

About Jirian

JIRIAN is a visionary development located near Sphinx International Airport — born from a national ambition to reconnect Cairo with its historic lifeline, the Nile.

Through an awe-inspiring plan to extend the river's reach westward, this endeavor rekindles the memory of when the Nile once flowed beside the Great Pyramids.

Blending heritage with innovation, JIRIAN embodies sustainability, renewal, and cultural pride.

Its name, derived from the Arabic word for “flow of water,” reflects its essence — a seamless harmony between nature and modern design, and a powerful symbol of Egypt's enduring connection to its past and its future.

JIRIAN is Egypt's first fully masterplanned city where the Nile flows through its heart.

It is a living city where water leads design, movement defines space, and every horizon opens toward balance, connection, and beauty.

“Born by the Nile — built for tomorrow.”





At the Nile. At the Core. Connected to All.

Key Access Points:

-  Minutes from Sphinx International Airport — direct regional & global access.
-  Opposite the Grand Egyptian Museum — Egypt's cultural landmark.
-  5 minutes from El Sheikh Zayed & Waslet Dahshour.
-  Direct frontage on Middle Ring Road & (Mehwar El Sheikh Zayed) — unmatched connectivity.

“Every great journey begins by the water.”

THE SIX FORCES
OF THE NILE —
ELEMENTS THAT
SHAPE JIRIAN



The Islands

Where life rises from water into elegance — islands of serenity and sophistication.





The Riverbanks

The riverbank contains apartments and the island for villas.
Tiered villas built in harmony with the Nile's rise — every home embracing its own horizon.

The Green Parks

Vast ecological sanctuaries — luxury and wellbeing breathing together.





The Bridges

Architectural icons of flow and connection,
linking every heartbeat of the city.

The Corniche

A lively waterfront promenade — where culture, cuisine, and community meet.





The Iconic Towers

Landmarks of vision and vitality — rising gracefully above the Wellness Island.

Life Within Jirian

From branded hospitality and vibrant retail promenades to global wellness centers, cultural zones, and an 18-hole golf course, JIRIAN is designed for living well — a city of balance, activity, and inspiration.

It is Egypt's true lung — a green, breathable, sustainable city built for generations to come.

Disclaimer:
Visuals shown are for illustrative purposes only



THE CORE OF
Nile Living



Your Island. Your Horizon. Your Nile.

Nestled at the heart of JIRIAN, rises the **first and most distinguished Nile Island** by JIRIAN Nations of Sky — a sanctuary that redefines luxury living with timeless elegance and tranquility.

Spanning **92 feddans**, this private enclave unfolds across **four cascading levels, higher than the one below**, ensuring **uninterrupted panoramic Nile views** for nearly every home.

Surrounded by shimmering water, lush greenery, and serenity, **over 90% of the villas** overlook the Nile — blending privacy with boundless perspective. Each residence is complemented by a **private boat dock**, offering direct access to life on the water — where every day begins just steps from your home.

“Where exclusivity meets the eternal flow of the Nile.”



THE DISTINCTIVE
ELEMENTS OF
CORE NILE ISLAND

Villas-Only Island

An island devoted entirely to private living.

JIRIAN Nations of Sky Core Nile Island is a sanctuary of exclusivity — 500 signature villas, each crafted for those who value privacy, serenity, and belonging. No high-rises. Just expansive homes surrounded by water, nature, and light.

“Where the Nile becomes part of your home.”





Leveled Views

Where architecture follows the flow.

Each villa stands on one of four cascading levels, every level rising higher than the next, creating a natural amphitheater over the Nile. The result — unobstructed panoramic views from every home, every terrace, every morning light.

“A home shaped by the rhythm of the Nile.”

PRIVATE BOAT DOCKS

Life by the water, literally.

Mansions may offer the privilege of a private boat dock - your direct link to the Nile. Step outside your home, and your next journey begins on the river. This is not just waterfront living; it's living on the water itself.

"Where the Nile becomes part of your mansion"





The image is a detailed aerial architectural rendering of a masterplan for a coastal city. The central focus is a large, irregularly shaped island with a complex internal layout of roads, green spaces, and residential buildings. This central island is surrounded by a body of water, which is filled with numerous smaller, crescent-shaped islands and peninsulas, each densely packed with residential buildings. The water is a vibrant blue, and several bridges connect the various landmasses. In the background, a larger urban area is visible, featuring several tall, modern skyscrapers and a bridge spanning a wide channel. The overall scene depicts a highly planned, integrated urban environment with a strong emphasis on water and green spaces.

Masterplan



The masterplan of JIRIAN by Nations of Sky — its first and most distinguished Nile Island — unfolds like a living tapestry, a fluid composition where nature, architecture, and water coexist in perfect harmony.

Every district is positioned to capture the essence of flow, from the Nile's movement to the city's green lungs and open horizons.

"A vision that flows seamlessly into reality."

Architecture Theme

Each home at JIRIAN Nations of Sky Nile Island embodies the dialogue between modernity and authenticity.

Modern contemporary design merges with organic Egyptian forms — blending stone, glass, and light to create spaces that breathe.

“Where modernity bows to heritage — and together, they build the future.”





Design That Flows

Spacious interiors, seamless indoor-outdoor transitions, and panoramic Nile views from every level.

Each layout reflects the JIRIAN philosophy — clarity, comfort, and connection.

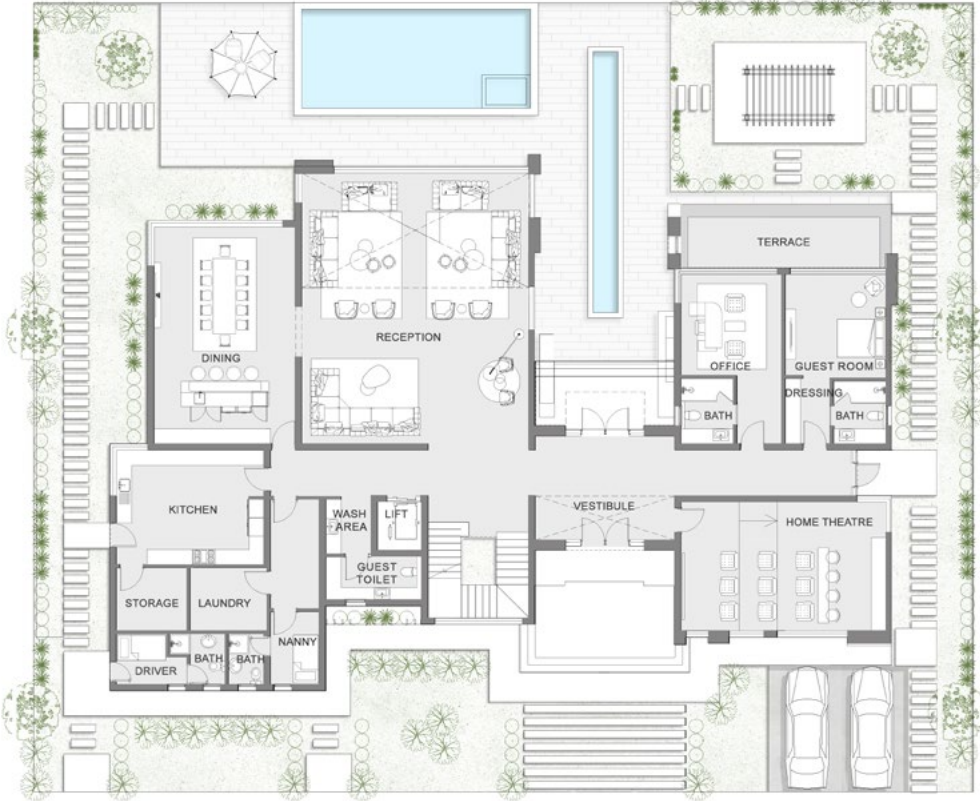
“Crafted for those who live by flow, not by walls.”



Mansion

Mansion - 1000 m² Ground Floor

	WIDTH	LENGTH
VESTIBULE	5.55	1.75
RECEPTION	9.00	10.75
DINING	5.60	8.60
HOME CINEMA	8.10	5.10
OFFICE	4.00	4.00
OFFICE BATH	2.10	2.60
GUEST ROOM	4.00	4.10
GUEST BATH	2.10	2.50
GUEST DRESSING	1.80	2.60
KITCHEN	5.85	4.55
GUEST TOILET	3.80	1.70
NANNY	1.95	2.90
NANNY BATH	1.55	2.00
DRIVER	2.80	2.00
DRIVER BATH	1.40	2.00
LAUNDRY	3.05	2.50
STORAGE	2.80	2.50
WASH AREA	1.80	2.15



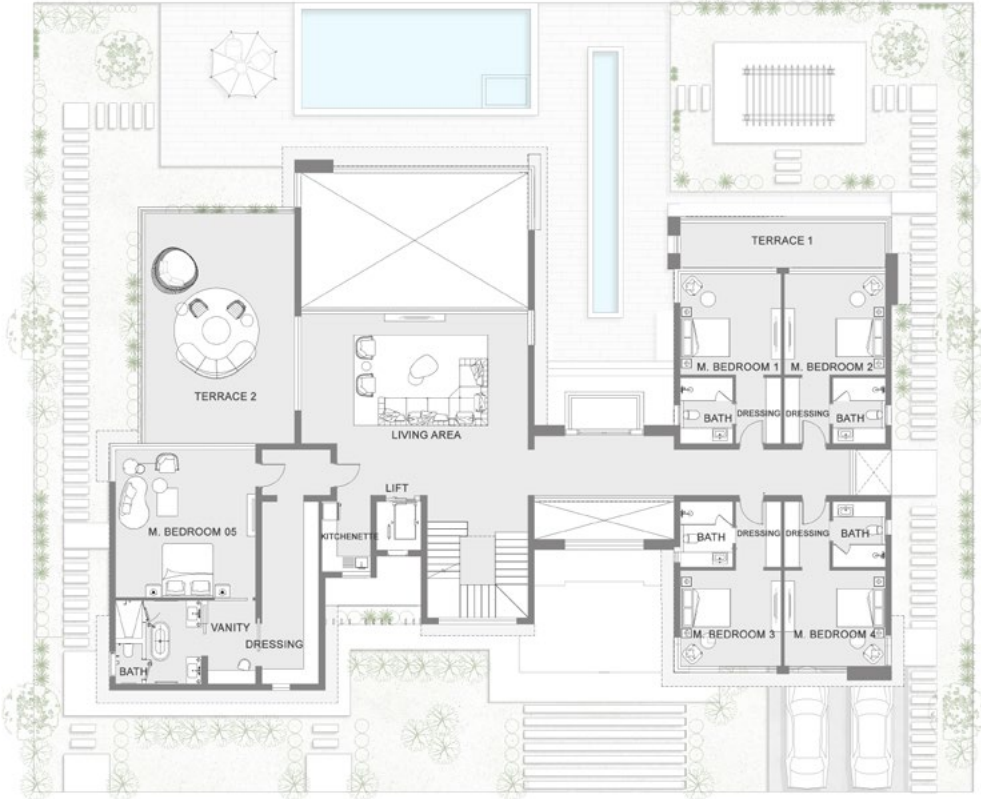
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Mansion - 1000 m²

First Floor

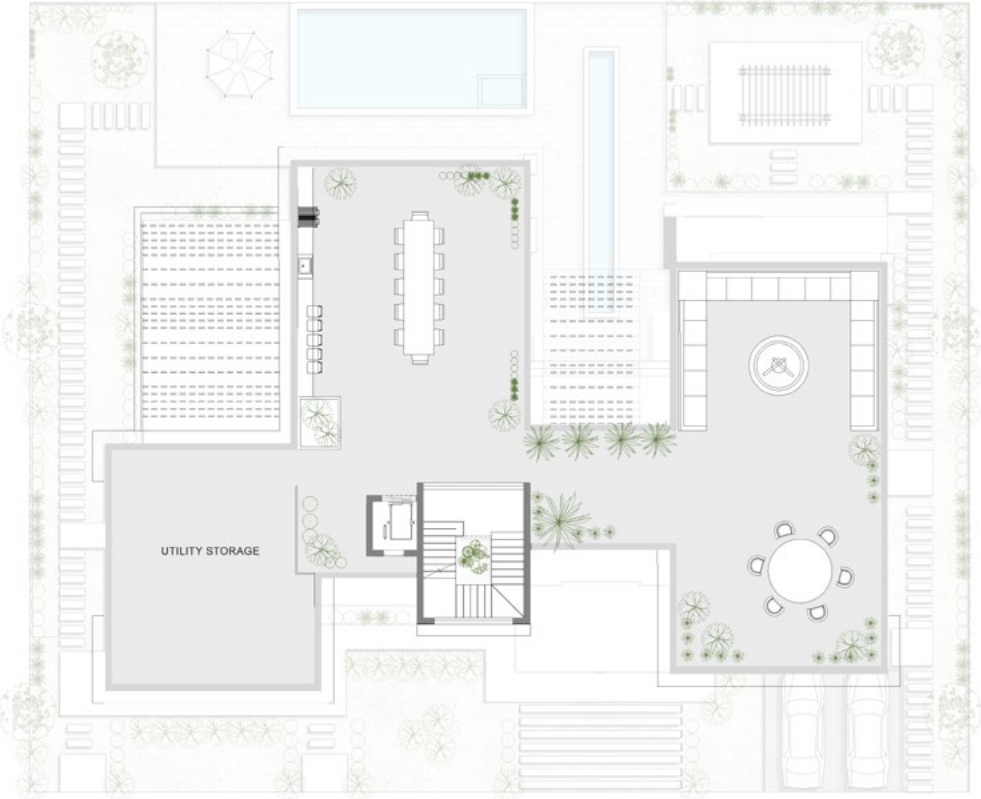
	WIDTH	LENGTH
LIVING ROOM	9.00	5.15
MASTER BEDROOM 1	4.00	4.00
DRESSING 1	1.80	2.60
M.BATH 1	2.10	2.60
MASTER BEDROOM 2	4.00	4.00
DRESSING 2	1.80	2.60
M.BATH 2	2.10	2.60
TERRACE 1	8.40	2.00
MASTER BEDROOM 3	4.00	3.80
DRESSING 3	1.80	2.60
M.BATH 3	2.10	2.60
MASTER BEDROOM 4	4.00	3.80
DRESSING 4	1.80	2.60
M.BATH 4	2.10	2.60
KITCHENETTE	1.95	2.75
TERRACE 2	5.95	9.10
MASTER BEDROOM 5	5.55	5.85
DRESSING 5	2.25	7.20
M.BATH 5	3.40	3.30
VANITY	1.90	3.30

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Mansion - 1000 m²

Roof



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Grand Villa

Grand Villa - 600 m² Ground Floor

	WIDTH	LENGTH
VESTIBULE	2.30	3.20
RECEPTION	12.30	8.05
DINING	4.80	4.15
GUEST BEDROOM	5.00	3.90
GUEST BATH	3.65	2.00
GUEST TOILET	3.70	1.40
KITCHEN	4.65	3.40
NANNY	2.35	2.20
NANNY BATH	1.55	2.20
DRIVER	2.40	2.20
DRIVER BATH	1.50	2.20

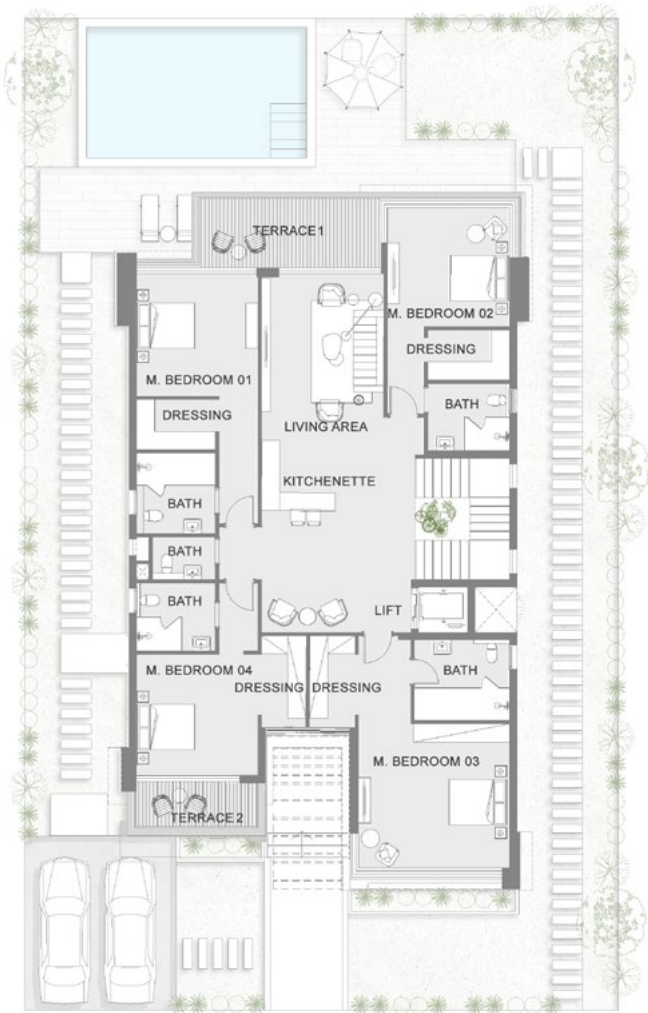
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Grand Villa - 600 m²

First Floor

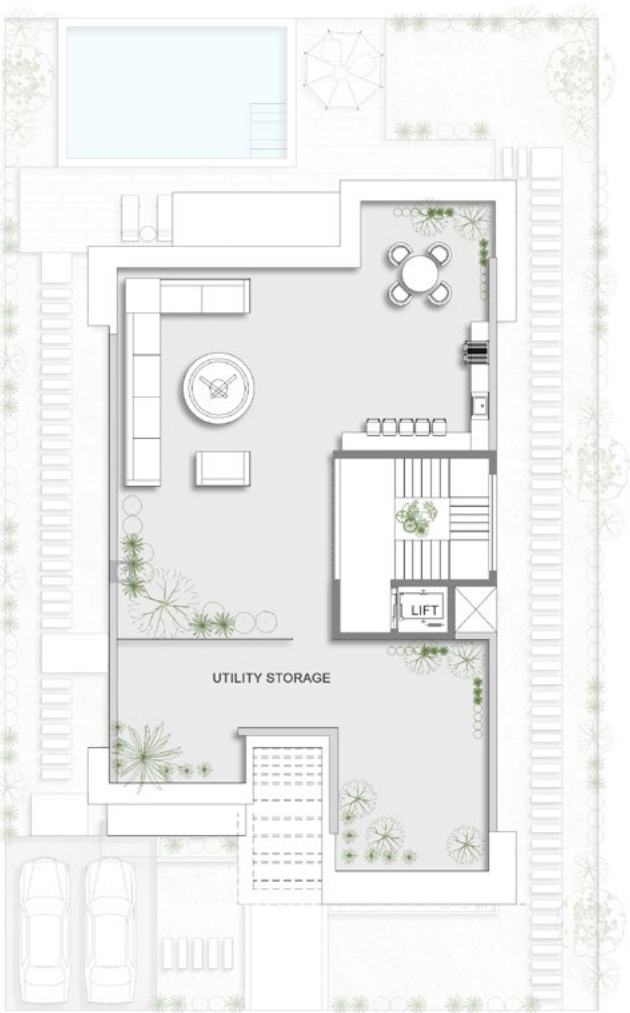
	WIDTH	LENGTH
LIVING AREA	5.00	11.75
MASTER BEDROOM 1	4.00	4.05
DRESSING 1	2.60	1.65
M.BATH 1	2.50	2.65
MASTER BEDROOM 2	4.25	3.95
DRESSING 2	2.70	1.65
M.BATH 2	2.70	2.20
TERRACE 1	6.20	2.50
MASTER BEDROOM 3	5.00	4.75
DRESSING 3	1.50	3.05
M.BATH 3	3.25	2.65
MASTER BEDROOM 4	4.00	4.00
DRESSING 4	1.45	3.05
M.BATH 4	2.60	2.25
TERRACE 2	4.05	1.50
BATHROOM	2.05	1.40



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Grand Villa - 600 m²

Roof



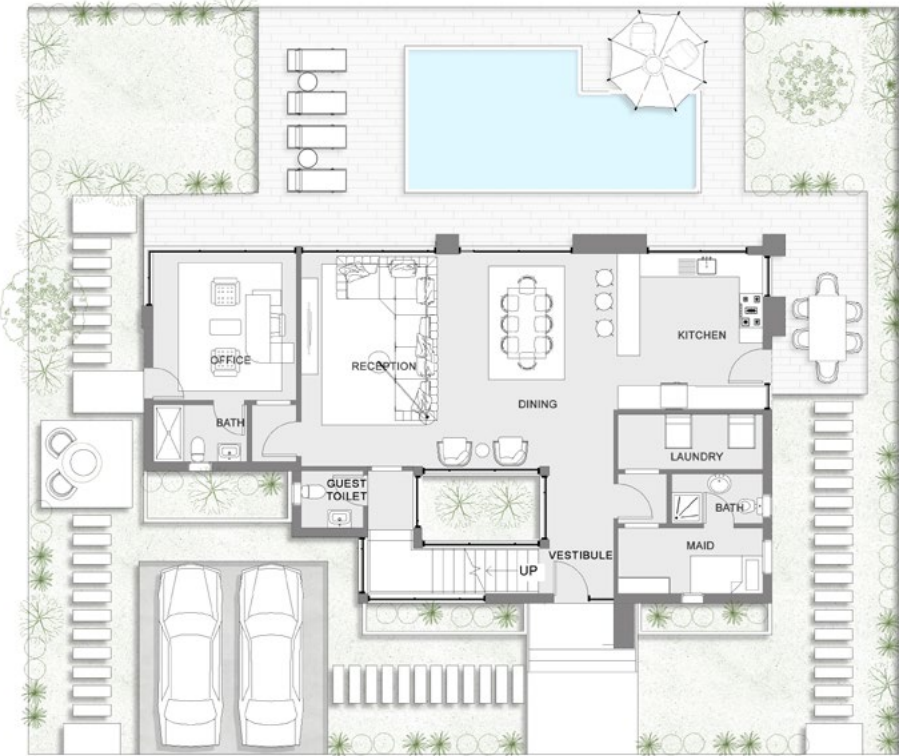
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Villa Type A

Villa Type A - 390 m² Ground Floor

	WIDTH	LENGTH
VESTIBULE	1.70	3.50
RECEPTION	4.20	5.65
DINING	4.10	5.65
OFFICE	3.80	3.90
OFFICE BATH	2.50	1.50
KITCHEN	3.95	4.15
GUEST TOILET	1.65	1.50
MAID	3.80	1.75
MAID BATH	2.40	1.30
LAUNDRY	3.80	1.45



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Villa Type A - 390 m²

First Floor

	WIDTH	LENGTH
LIVING AREA	4.10	5.60
MASTER BEDROOM 1	3.80	4.90
DRESSING 1	3.80	2.20
M.BATH 1	3.80	1.60
TERRACE 1	3.40	1.35
MASTER BEDROOM 2	3.75	4.10
DRESSING 2	3.75	1.20
M.BATH 2	2.95	1.75
BEDROOM 3	4.05	4.20
TERRACE 2	7.65	1.30
BATHROOM	2.45	1.75



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Villa Type A - 390 m²

Roof

	WIDTH	LENGTH
MASTER BEDROOM	3.90	4.95
DRESSING	3.40	2.80
M. BATH	2.05	3.95
TERRACE	3.30	1.35



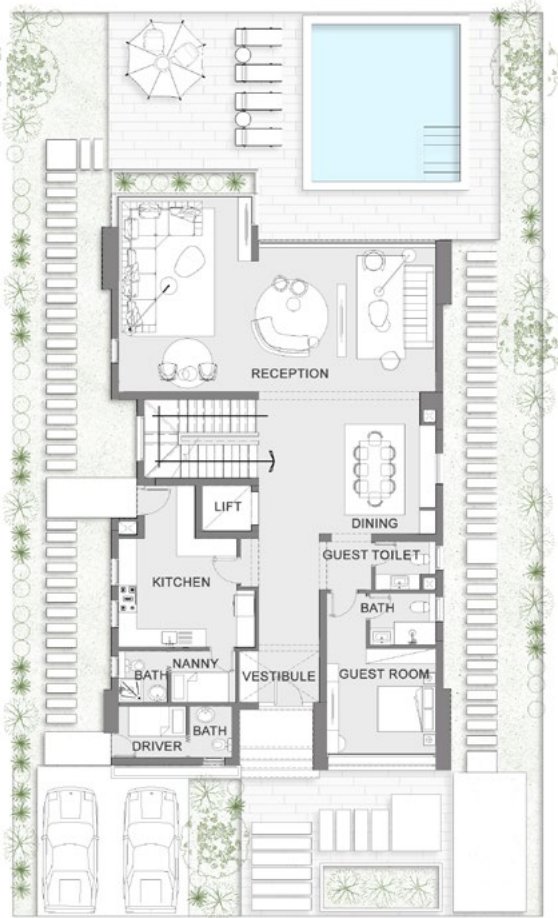
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Villa Type B

Villa Type B - 460 m² Ground Floor

	WIDTH	LENGTH
VESTIBULE	2.65	1.70
RECEPTION	10.50	6.40
DINING	5.85	4.45
GUEST ROOM	3.60	3.45
GUEST BATH	2.20	1.70
KITCHEN	4.35	5.35
GUEST TOILET	2.00	1.60
NANNY	2.15	1.70
NANNY BATH	1.60	1.70
DRIVER	2.45	1.70
DRIVER BATH	1.40	1.70

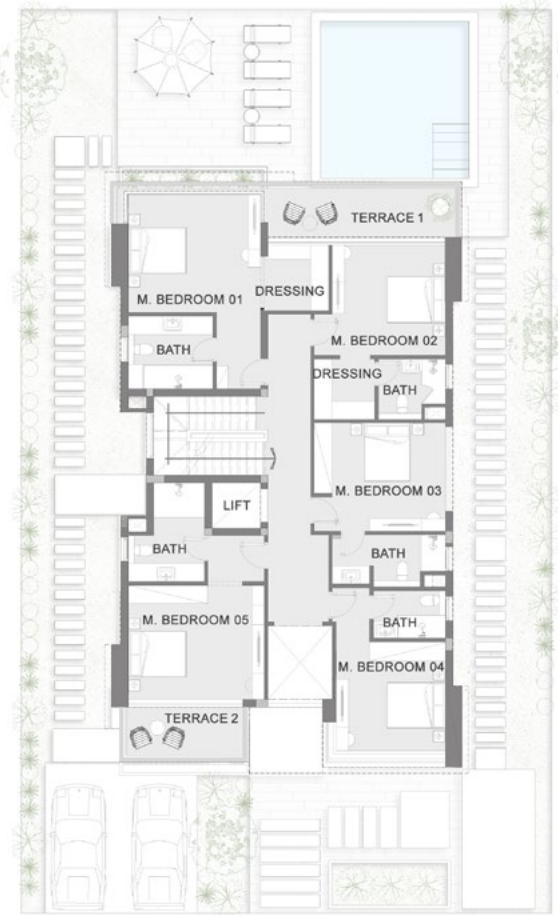


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Villa Type B - 460 m²

First Floor

	WIDTH	LENGTH
MASTER BEDROOM 1	4.35	3.90
DRESSING 1	2.15	2.15
M.BATH 1	2.80	2.40
MASTER BEDROOM 2	3.70	3.65
DRESSING 2	2.00	2.00
M.BATH 2	2.20	2.00
TERRACE 1	6.20	1.60
MASTER BEDROOM 3	4.35	3.55
M.BATH 3	3.75	1.75
MASTER BEDROOM 4	3.60	3.60
M.BATH 4	2.40	1.55
MASTER BEDROOM 5	4.50	3.80
M.BATH 5	2.50	1.50
TERRACE 2	3.85	1.60

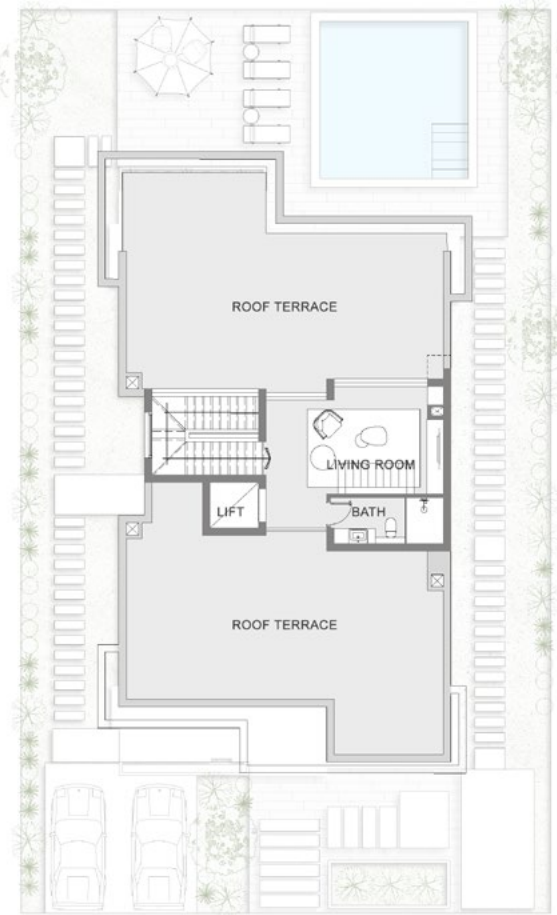


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Villa Type B - 460 m²

Roof

	WIDTH	LENGTH
LIVING ROOM	5.85	3.55
BATH	3.75	1.50



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Villa Type C

Villa Type C - 270 m²
Ground Floor

	WIDTH	LENGTH
VESTIBULE	1.50	2.00
RECEPTION	3.65	4.80
DINING	3.95	3.35
KITCHEN	3.80	2.90
GUEST TOILET	3.70	1.30
MAID	3.85	1.60
MAID BATH	2.15	1.30
LAUNDRY	1.60	1.30



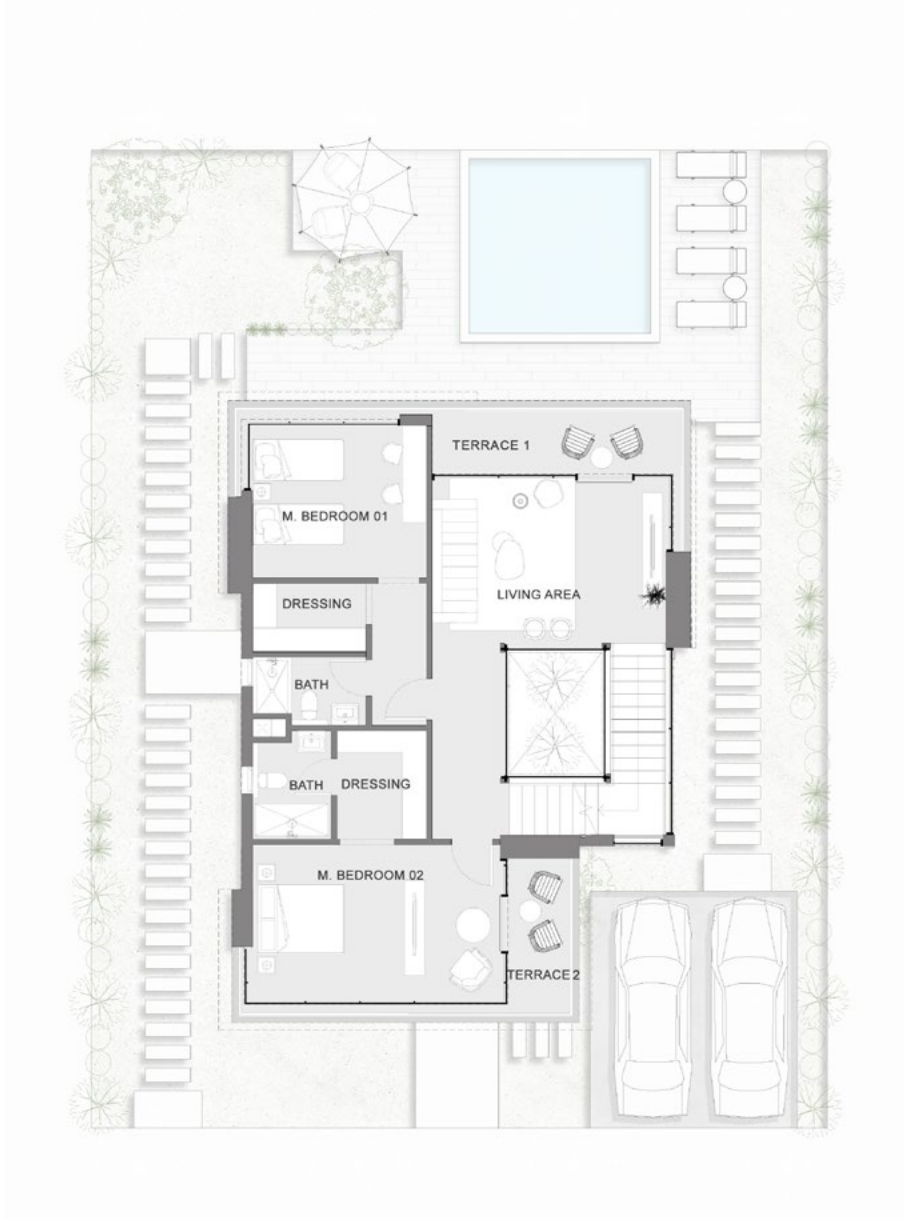
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Villa Type C - 270 m²

First Floor

	WIDTH	LENGTH
LIVING AREA	5.15	3.65
MASTER BEDROOM 1	3.80	3.40
DRESSING 1	2.50	1.50
M.BATH 1	2.50	1.50
TERRACE 1	5.50	1.40
MASTER BEDROOM 2	5.45	3.45
DRESSING 2	1.95	2.40
M.BATH 2	1.75	2.40
TERRACE 2	1.35	3.40

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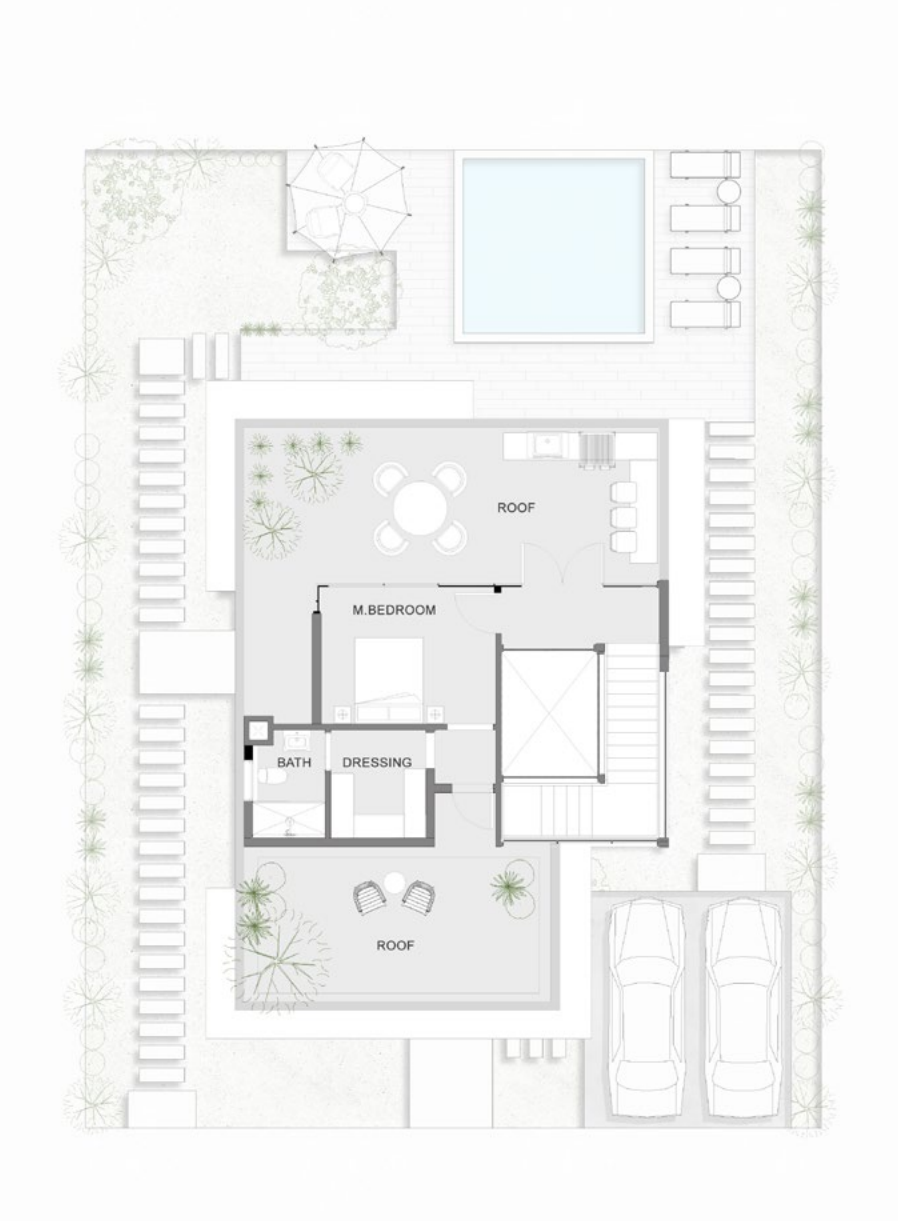


Villa Type C - 270 m²

Roof

	WIDTH	LENGTH
MASTER BEDROOM	3.85	3.05
DRESSING	2.10	2.40
M.BATH	1.60	2.40

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Villa Type D

Villa Type D - 250 m² Ground Floor

	WIDTH	LENGTH
RECEPTION	4.25	6.00
DINING	3.95	3.60
KITCHEN	3.90	2.40
GUEST TOILET	3.85	1.35
MAID	3.85	1.55
MAID BATH	2.50	1.60
LAUNDRY	1.20	1.60

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Villa Type D - 250 m²

First Floor

	WIDTH	LENGTH
LIVING AREA	4.20	5.95
MASTER BEDROOM 1	3.85	3.55
DRESSING 1	1.35	1.70
M.BATH 1	2.40	1.70
TERRACE	4.40	1.20
MASTER BEDROOM 2	3.85	3.40
DRESSING 2	1.35	1.65
M.BATH 2	2.40	1.65



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Villa Type D - 250 m²

Roof

	WIDTH	LENGTH
MASTER BEDROOM	3.75	3.50
DRESSING	1.30	1.85
M. BATH	2.35	1.85



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Villa Type E



Villa Type E - 205 m²

Ground Floor

	WIDTH	LENGTH
RECEPTION	3.80	5.70
DINING	2.85	5.70
KITCHEN	3.70	3.05
GUEST TOILET	1.95	1.20
MAID	2.10	1.70
MAID BATH	1.75	1.70



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Villa Type E - 205 m²

First Floor

	WIDTH	LENGTH
MASTER BEDROOM 1	3.80	3.65
DRESSING 1	2.35	2.50
M.BATH 1	2.70	2.15
MASTER BEDROOM 2	4.20	3.45
M.BATH 2	2.75	1.55
MASTER BEDROOM 3	4.20	3.50
M.BATH 3	2.40	1.70
KITCHENETTE	2.30	1.70



Disclaimer:
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2. The developer reserves the right to make revision without notice
3. Layouts, Units Plans and their contents may vary according to the final construction drawings
4. All openings and windows may vary in size and location from the drawing above
5. Drawings are not to scale and the actual areas may vary from stated area
6. All pools are only for presentation purposes and not included with the unit
7. The dimensions and shapes of the gardens are subject to change, if the garden, or any part thereof, overlaps with a structural element, planting shall not be executed

Townhouse



Townhouse

Corner Unit - 190 m²

Ground Floor

	WIDTH	LENGTH
RECEPTION	4.25	3.55
DINING	5.00	3.45
KITCHEN	3.25	3.45
GUEST BATH	1.35	1.80
MAID	1.60	1.95
MAID BATH	1.60	1.00



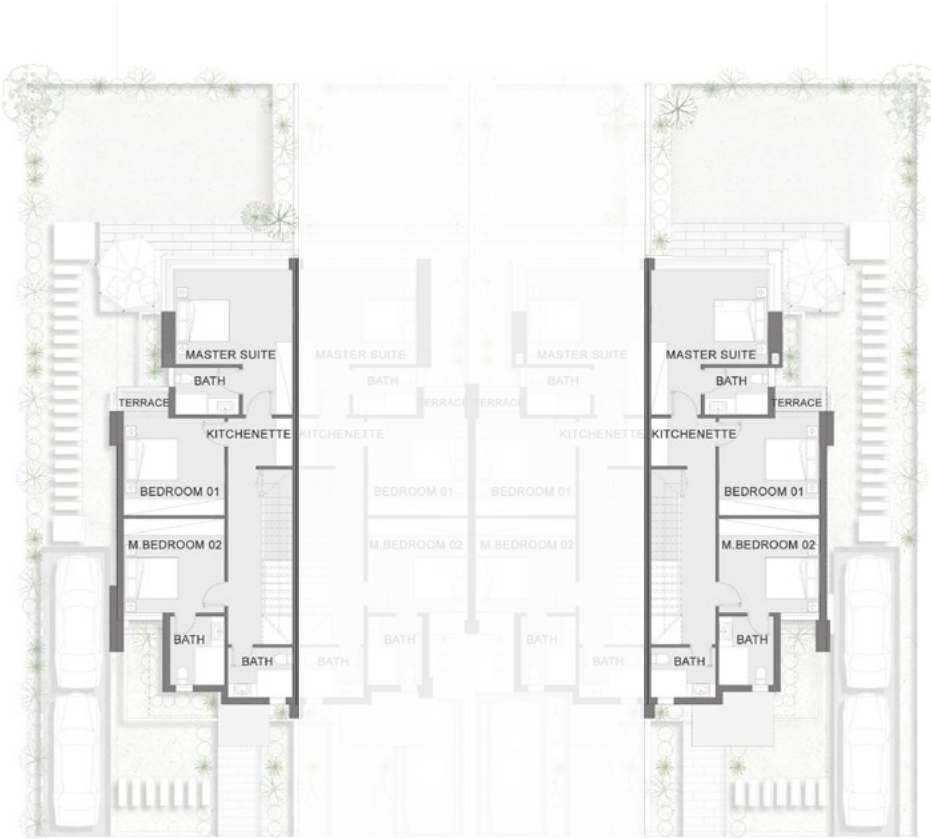
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Townhouse

Corner Unit - 190 m²

First Floor

	WIDTH	LENGTH
MASTER SUITE	4.25	3.40
M.BATH	2.30	1.70
MASTER BEDROOM 2	3.65	3.40
M.BATH 2	1.95	2.45
BEDROOM 1	3.65	3.50
BATHROOM	2.35	1.80
KITCHNETTE	2.35	1.70
TERRACE	1.60	0.85



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Townhouse

Middle Unit - 185 m²

Ground Floor

	WIDTH	LENGTH
RECEPTION	4.20	3.50
DINING	4.90	3.40
KITCHEN	3.20	3.40
GUEST BATH	1.35	1.80
MAID	1.60	1.90
MAID BATH	1.60	1.00



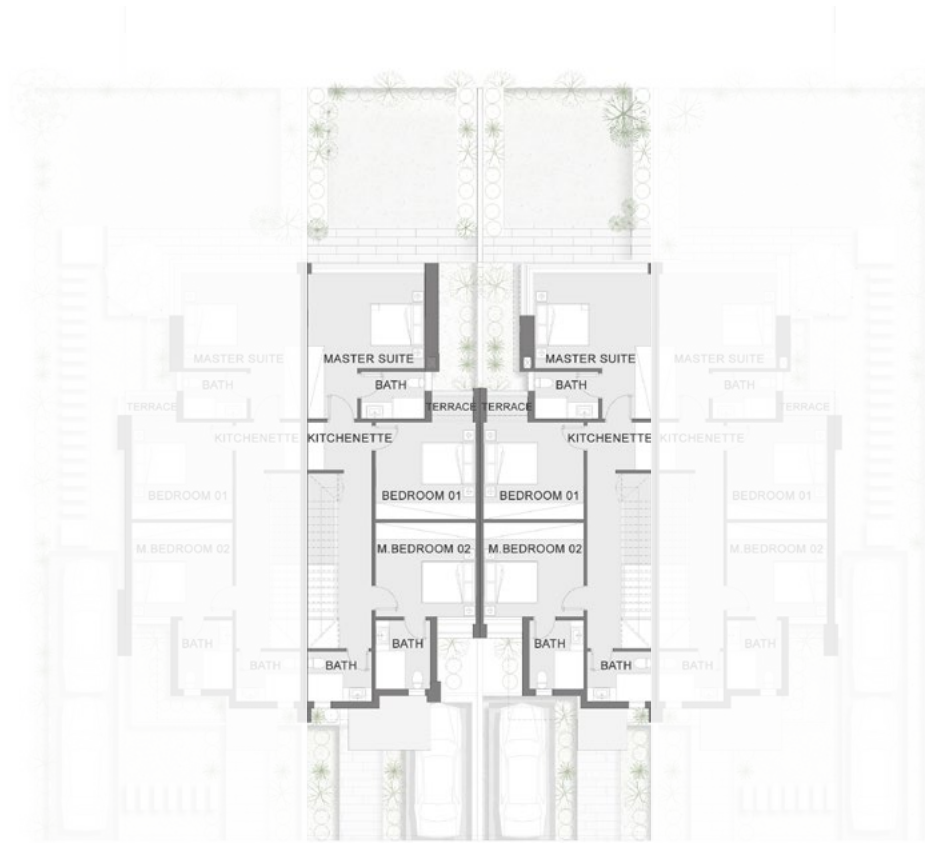
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7. The dimensions and shapes of the gardens are subject to change, if the garden, or any part thereof, overlaps with a structural element, planting shall not be executed

Townhouse

Middle Unit - 185 m²

First Floor

	WIDTH	LENGTH
MASTER SUITE	4.20	3.40
M.BATH	2.30	1.70
MASTER BEDROOM 2	3.60	3.40
M.BATH 2	1.90	2.40
BEDROOM 1	3.60	3.50
BATHROOM	2.30	1.80
KITCHNETTE	2.30	1.70
TERRACE	1.40	0.90



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At Nations of Sky, we don't just build cities —
we build legacies.

Every horizon we shape carries a story of
ambition, innovation, and life.

“Sky's the limit? We go beyond.”

