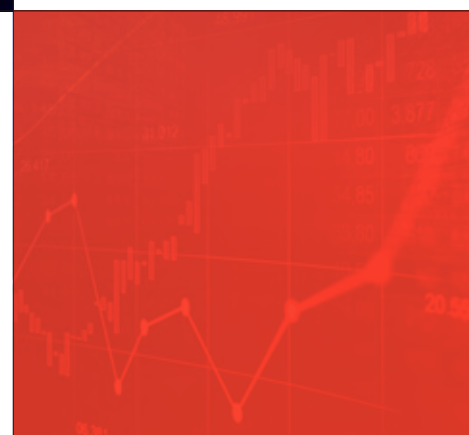


INVESTIGATE
THE VOICE OF REAL ESTATE



ANNUAL REPORT 2025

MAJOR REAL ESTATE UPDATES





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CONTENTS

ABOUT THIS REPORT	17
SECTION I Government Achievements in the Real Estate Sector	18
SECTION II Economic Snapshot	32
SECTION III New Cities Update	41
CONCLUSION	



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REPORT

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ABOUT THIS REPORT

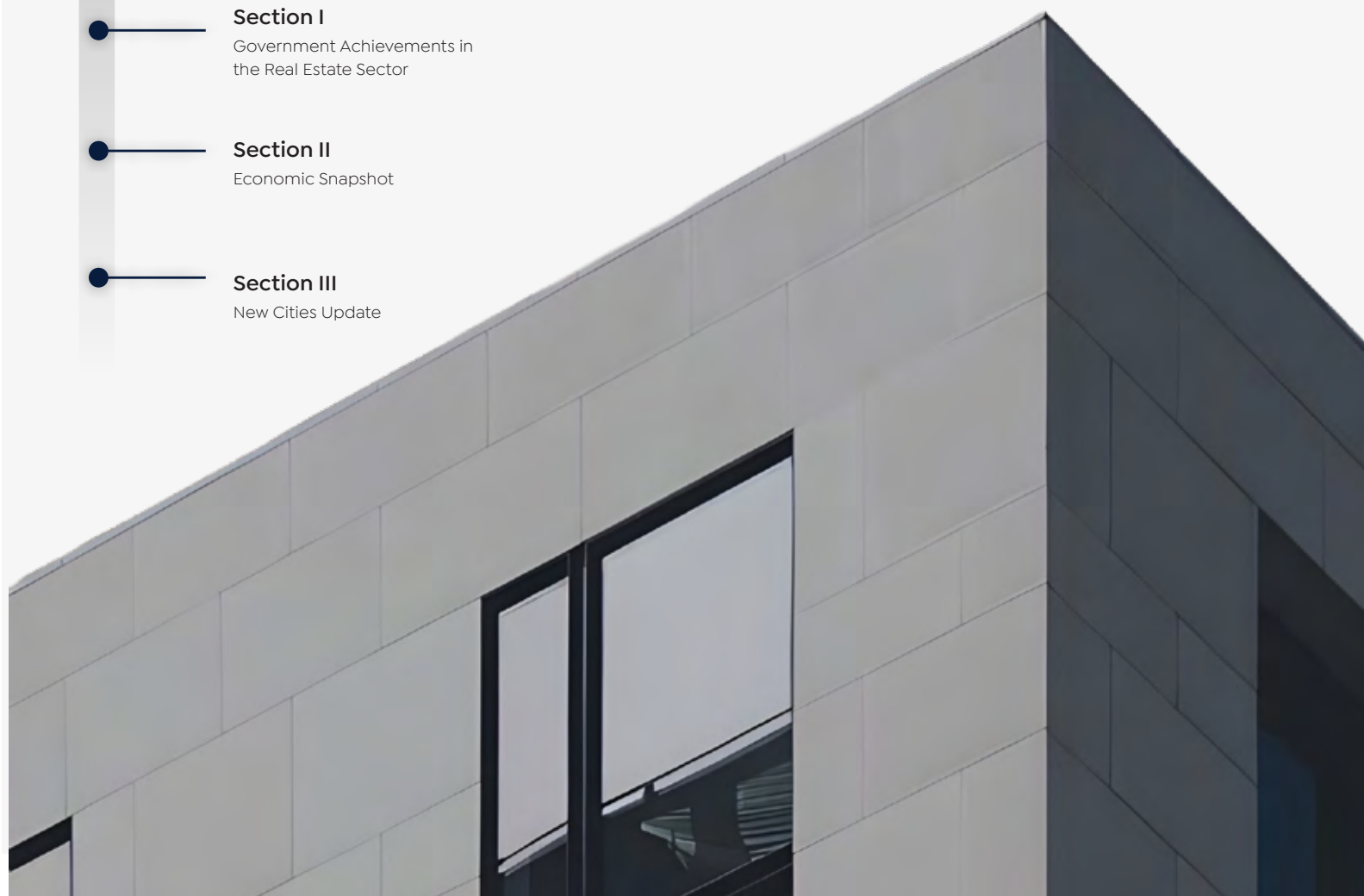
This annual report offers a holistic overview of the Egyptian real estate market, illuminating the market's performance over the past year. It provides a comprehensive analysis of the government's contributions in the real estate sector, including the achievements of the housing programs, projects, and initiatives to improve citizens' living standards and provide essential amenities significantly. The report also examines influential economic factors, like exchange rate fluctuations and interest rate changes, that affect the market. Furthermore, the report presents a comprehensive inventory of all new cities, categorized according to the four generations, with the latest developments. Ultimately, this report aims to equip stakeholders with the knowledge and tools necessary to make informed decisions and support the continued growth of Egypt's real estate market.

OUR METHODOLOGY:

This report provides analysis of real estate sector updates during 2025 based on verified data issued till 31 January 2026 by Egypt's primary regulatory and governmental bodies, including the Cabinet, the Ministry of Housing, Utilities and Urban Communities (MHUC), the New Urban Communities Authority (NUCA), the Egyptian Exchange (EGX), the Central Bank of Egypt (CBE) & other relevant institutions.

TO PROVIDE AN ACCURATE AND COMPREHENSIVE VIEW OF THE SECTOR'S ACHIEVEMENTS DURING THE PERIOD UNDER REVIEW, AND MONITOR THE PROGRESS OF PROJECTS AND STRATEGIC INITIATIVES, THE REPORT IS ORGANIZED INTO 3 INTEGRATED SECTIONS:

- **Section I**
Government Achievements in the Real Estate Sector
- **Section II**
Economic Snapshot
- **Section III**
New Cities Update



SECTION I:

GOVERNMENT ACHIEVEMENTS IN THE REAL ESTATE SECTOR

The government has played a pivotal role in the development of Egypt's real estate market over the past year through the provision of a substantial number of housing units and the completion of significant projects, which made substantial strides in improving the living standards of its citizens. So this section of the report will delve into the government's achievements in the real estate sector, including:

- The efforts of the Ministry of Housing, Utilities, and Urban Communities from 2014 to 2025 in providing diverse housing solutions and developing infrastructure, with approximately 1,469,200 housing units executed during this period.
- The national initiatives, such as the "Housing for All Egyptians" program, which executed 773,200 units benefiting around 695,000 citizens, alongside green building programs and other initiatives like "Diarna," "Your Home in Egypt," and "Beit Al-Watan," reflect the diversity of housing solutions across new and existing cities.
- Regional development programs that support urban expansion, notably in Sinai, the Canal Cities, and Upper Egypt. In Sinai, over 110,000 housing units were completed. Infrastructure indicators show significant progress: drinking water coverage rose to 96.5%, while sanitation coverage increased to 78% in 2025.
- Major projects such as "Alam Al-Roum," "Red Sea Marassi," and "Jirian City" that considered a successful Public-Private Partnerships, alongside fully state-led projects. These developments have provided tens of thousands of units and generated extensive employment opportunities, highlighting the vital role of public and private investment in sustainable urban growth.
- Brief overview of the performance indicators for the real estate, contracting, construction, and building materials sectors on the Egyptian Stock Exchange during 2025.

Noting that a detailed presentation of these achievements and indicators will be covered in the following pages.



MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS

2014-2025

Time Period



1,960,000

No. of Executed & Underway Housing Units



1,469,200

No. of Executed Housing Units



344,800

No. of Underway Housing Units



148,000

No. of Target Housing Units



61

Total No. of New Cities



39

No. of 4th Generation New Cities



12

No. of Urban Communities



Source: Cabinet

HOUSING FOR ALL EGYPTIANS INITIATIVE

773,200

No. of Executed Housing Units

250,000

No. of Underway Housing Units

38,000

No. of Target Housing Units

695,000

No. of Beneficiaries

31

No. of Financing Banks & Companies

EGP 104 bn

Total Mortgage Financing

EGP 10.4 bn

Cash Support



FOR LOW-INCOME

1,002,100

No. of Executed & Underway Housing Units

54,600

No. of Green Housing Units

651,837

No. of Beneficiaries

22

No. of Financing Banks

8

No. of Financing Companies

EGP 90 bn

Total Mortgage Financing



FOR MIDDLE-INCOME

37,000

No. of Offering Housing Units

28,000

No. of Executed & Underway Housing Units

11,799

No. of Beneficiaries

10

No. of Financing Banks

4

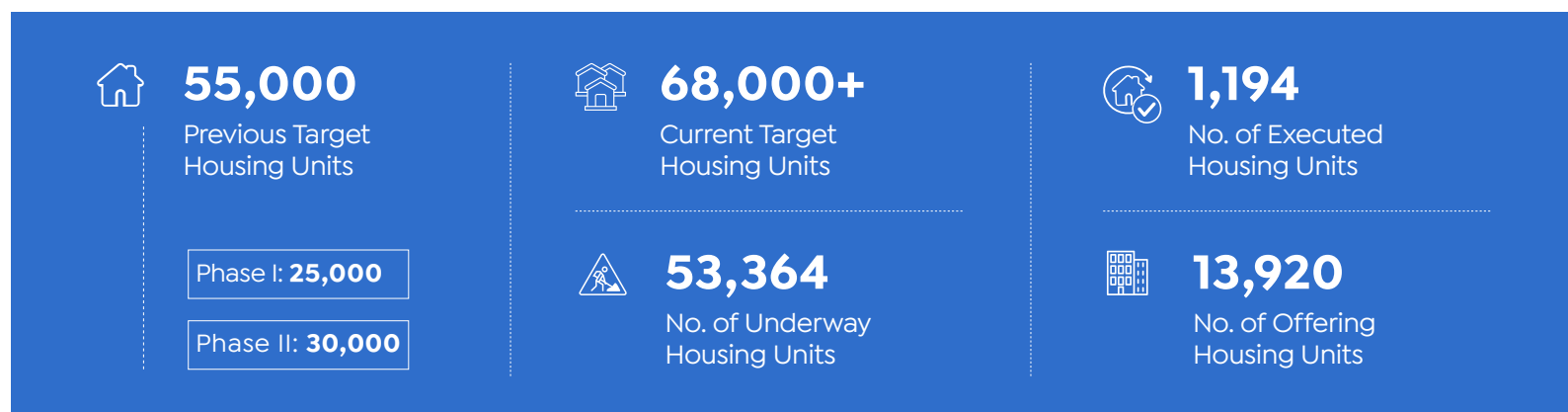
No. of Financing Companies

EGP 4 bn

Total Mortgage Financing

Source: Cabinet

GREEN HOUSING INITIATIVE



DIARNA PROJECT

60,008

No. of Target Housing Units



11,076 IN 23 NEW CITIES

No. of Underway Housing Units

GOZOR PROJECT FOR MIDDLE-INCOME



20,016

No. of Target Housing Units

YOUR HOME IN EGYPT INITIATIVE

PHASE I



5,055

No. of Housing Units



9 Cities

Location



Apartments & Villas

Unit Types

- Arabesque in Cairo Governorate (Units Area: **125-179 sqm**)
- Valley Towers in October Gardens (Units Area: **96-101 sqm**)
- R3 & R5 in New Capital (Units Area: **79-392 sqm**)
- Bliss Gates in El-Shiekh Zayed (Units Area: **80-220 sqm**)
- Madinaty in New Cairo (Units Area: **96-178 sqm**)
- Beach Towers & Latin Area in New Alamein (Units Area: **68-678 sqm**)
- Valley Towers East in New Obour (Units Area: **89-116 sqm**)
- Zahya in New Mansoura (Units Area: **360-504 sqm**)
- Sapa in 6th of October (Units Area: **95-141 sqm**)

Source: Cabinet

PHASE II

 **5,364**
No. of Mixed-Use Units

 **3,000**
No. of Offered Units

 **3**
No. of Residential Offerings

1st Offering: **Sep. 2025** | 2nd Offering: **Oct. 2025** | 3rd Offering: **Nov. 2025**

 **12**
No. of Target Cities

 **19**
No. of Target Projects

 **Residential, Commercial & Administrative Units**
Unit Types

PHASE III



3,000 IN MAR. 2026
No. of Target Mixed-Use Units

■ BEIT EL-WATAN INITIATIVE

37,517

No. of Allocated Plots

3,089

No. of Allocated Housing Units



41

No. of Allocated Service Plots

■ POTABLE WATER & SANITATION PROJECTS





POTABLE WATER PROJECTS

	2014	2025
Designed Capacity	24 mn m³/ Day	44 mn m³/ Day
Actual Capacity	24.7 mn m³/ Day	30.7 mn m³/ Day
Coverage Ratio	95% 	99% 



SANITATION PROJECTS

	2014	2025
Designed Capacity	10.9 mn m³/ Day	18.9 mn m³/ Day
Actual Capacity	10.5 mn m³/ Day	15.2 mn m³/ Day
Coverage Ratio	50% 	70% 

Source: Cabinet



DEVELOPMENT OF SINAI & CANAL CITIES



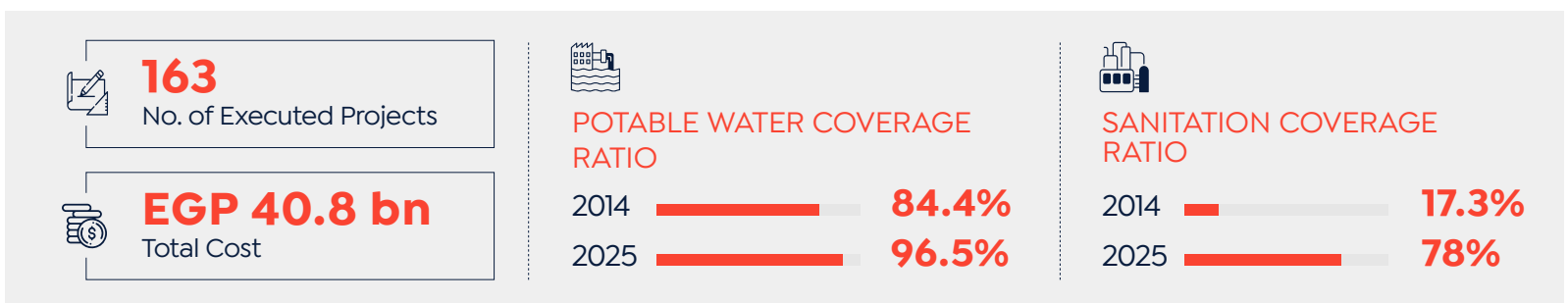
HOUSING COMMUNITIES IN NORTH & SOUTH SINAI



BEDOUIN COMMUNITIES



POTABLE WATER & SANITATION PROJECTS

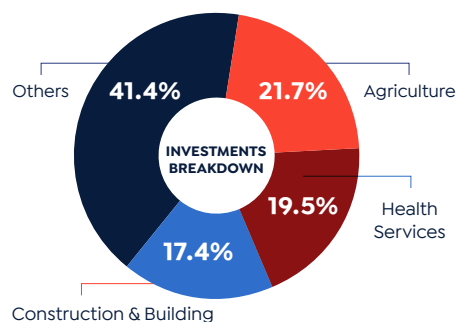


PUBLIC INVESTMENTS IN FY 2025/26

NORTH SINAI



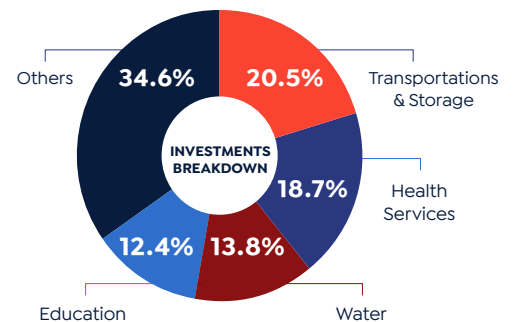
EGP 6.6 bn
Total Investments



SOUTH SINAI



EGP 3.6 bn
Total Investments



Source: Cabinet



UPPER EGYPT'S DEVELOPMENT

6,000+
No. of Projects

8.2 mn
No. of Beneficiaries

4
No. of Target Governorates
Sohag | Minya | Qena | Assiut

Public Investments in FY 2025/26



EGP 65.7 bn
Total Investments

EGP 31.7 bn
for South of Upper Egypt

EGP 21.8 bn
for North of Upper Egypt

EGP 12.3 bn
for Middle of Upper Egypt



ALAM AL-ROUM PROJECT



NUCA & Qatari Diar
Developer



4,500+
No. of Provided Hotel Rooms



USD 29.7 bn
Total Estimated Investments



Samla & Alam Al-Roum Area, Northwestern Coast, Matrouh
Location



250,000+
No. of Provided Direct & Indirect Job Opportunities



Cash Payment of USD 3.5 bn, to be Transferred before The End-2025



4,900.99 acres
(20,588,235 sqm)
Area



Artificial Lakes, Golf Courses, International Marina, 2 Local Marinas, Water Treatment Plants, Hospitals, Schools, Universities & Government Facilities

In-kind Component Valued at USD 1.8 bn in Residential Units

15% of The Project's Net Profits after Full Cost Recovery for NUCA



Residential, Tourism & Leisure Units
Unit Types

Facilities

Financial Structure

Source: Cabinet



MARASSI RED SEA PROJECT



JIRIAN CITY PROJECT (PARTNERSHIP WITH PRIVATE SECTOR)



Nations of Sky, Palm Hills & Mountain View

Private Partners



20,000+

No. of Housing Units



1,600 acres
(6.8 mn sqm)

1,000 acres
Residential Area

265 acres+
Commercial & Service Area

325 acres
Nile Area

Area



West Cairo, along Sheikh Zayed Axis

Location



250,000

No. of Provided Direct & Indirect Job Opportunities

Source: Cabinet



MASPERO TRIANGLE DEVELOPMENT PROJECT

TWO TOWERS FOR ALTERNATIVE HOUSING

936
No. of Housing Units

The Beneficiaries were Accommodated
Current Status

INVESTMENT TOWER

23
No. of Floors

134
No. of Housing Units

NILE TOWERS

3
No. of Towers

30
No. of Floors

Ground, 1st & 2nd Floors for Commercial, Administrative & Entertainment Activities

3 Underground Floors for Garage

Power Station
Supply Volume

ADMINISTRATIVE TOWER

Basement, Ground & 15 Floors
No. of Floors

MASPERO TOWERS

2
No. of Towers

8,419 sqm
Area

Hotel & Residential Tower

Administrative Tower
Tower Types



SAWARY PROJECT

West Carrefour, Alexandria
Location



414
Residential Units are Delivered

98
Villas are Delivered

Current Status

Source: Cabinet

1ST DEVELOPMENT AXIS

RESIDENTIAL TOWERS PROJECT

 **60 acres**
Area

 **64**
No. of Towers

 **3,068**
No. of Housing Units

 **130-280 sqm**
Units Area

VILLAS PROJECT

 **57 acres**
Area

 **310**
No. of Villas

2ND DEVELOPMENT AXIS

250 acres
Area

20
No. of Participated Developers

**Residential,
Commercial, Administrative &
Educational Activities**
Development Activities



THE GREAT TRANSFIGURATION PROJECT

MOUNTAIN HOTEL

 **12,900 sqm**
Area

 **144**
No. of Hotel Rooms & Suites

NEW VISITORS CENTER



3,170 sqm
Area



- Park
 - Souvenir Shops
 - Administrative Offices
 - Pharmacy
 - Lake
 - Restaurants & Cafes
 - Planetarium Showcasing 3D Films
 - Others
- Service Facilities

Source: Cabinet

NEW ECO-EXTENSION



THE MOUNTAIN TOURIST RESORT PROJECT

 **4 (Area: 520 sqm)**
No. of Villas

 **17 (Area: 3,660 sqm)**
No. of Chalets

 **16 (Area: 1,500 sqm)**
No. of Bazaars

OLD ECO-EXTENSION



ZAYTUNA DISTRICT DEVELOPMENT

 **21**
No. of Hotel Complexes

 **546**
No. of Hotel Units

 **100-230 sqm**
Units Area



WARRAQ ISLAND'S DEVELOPMENT PROJECT



ALTERNATIVE HOUSING

94

Total No. of Towers

4,092

Total No. of Housing Units

50

No. of Executed Towers

2,184

No. of Executed Housing Units

2,000+ Units
are Ready to be Delivered

Current Status

SERVICE PROJECTS

 **Services Complex**

 **Youth Center**

 **Commercial Center**

 **Nursery**

 **Primary & Secondary School**

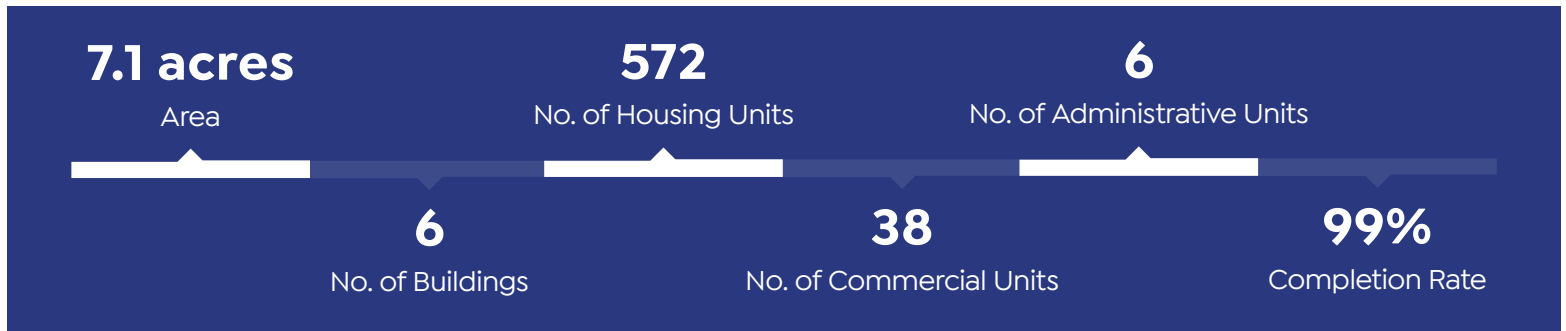
 **Medical Unit**

Source: Cabinet



RAWDAT EL-SAYEDA PROJECT

■ RAWDAT EL-SAYEDA 2



■ RAWDAT EL-SAYEDA 3



AL-FUSTAT HILLS PARK



■ INVESTMENT ZONE



Source: Cabinet

■ CULTURAL ZONE



ADVENTURE ZONE



3 Service Buildings, Kids' Areas & Others
Facilities

MARKETS ZONE



60,000 sqm

Area



19 Shops, Parking Spaces, Artificial Lake, Green Spaces & Hotel
Facilities

HILLS & VALLEY ZONE



3

No. of Hills

AL-QASABA HILL

13,000 sqm

Area

Tourist Hotel, Service Buildings, Car Parking, Artificial Lake, Waterfall, Pedestrian Bridge & Cafeteria

Facilities

EXCAVATIONS HILL

47 acres

Area

HERITAGE GARDENS HILL

Terraces, Visitor Buildings, Restaurants, Celebration & Entertainment Areas

Facilities



HAYAH KARIMA INITIATIVE

PHASE I



Till Jun. 2025

Time Period



1,477

No. of Target Villages



EGP 350 bn

Total Allocated Investments



20

No. of Target Governorates



23,000

No. of Target Projects



EGP 306 bn

Actual Finance



52

No. of Target Centers



18 mn

No. of Beneficiaries



89%

Completion Rate

Source: Cabinet

EXECUTED PROJECTS

261

No. of Potable Water Stations

1,350

No. of Potable Water Networks

365

No. of Ambulance Units

22

No. of Water Treatment Plants

591

No. of Sanitation Projects

15,000

No. of Classrooms

878

No. of Sanitation Networks

685

No. of Medical Units & Central Hospitals

925

No. of Youth Centers

UPPER EGYPT

9

No. of Target Governorates

34

No. of Target Centers

900

No. of Target Villages

11 mn

No. of Beneficiaries

68%

Allocated Investments (% of Total Investments)

9,658

No. of Executed Projects

PHASE II

20

No. of Target Governorates

52

No. of Target Centers

1,667

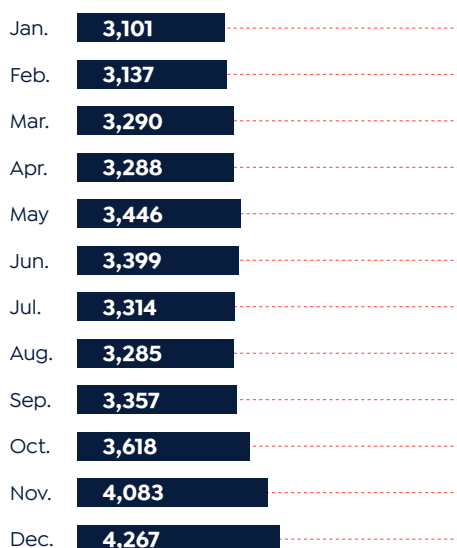
No. of Target Villages

21.3 mn

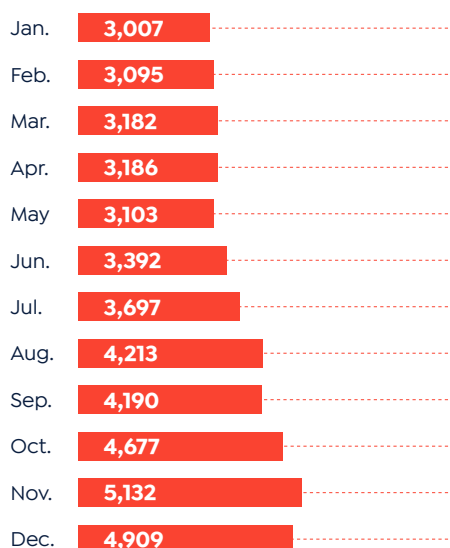
No. of Beneficiaries

PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX DURING 2025

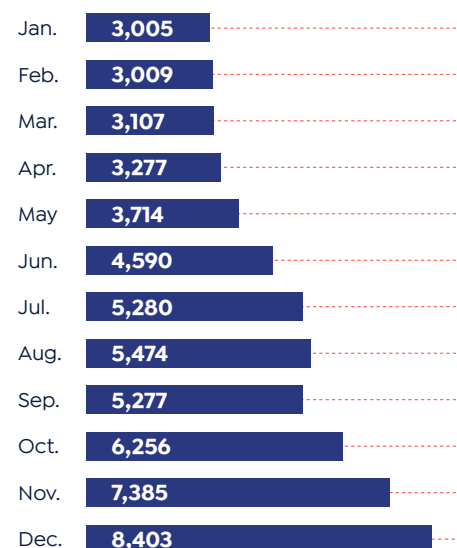
REAL ESTATE



CONTRACTING & CONSTRUCTION ENGINEERING



BUILDING MATERIALS



Source: Cabinet & EGX

SECTION II

ECONOMIC SNAPSHOT

Economic conditions significantly influence the real estate market, and the fluctuations in economic factors and indicators directly affect the decision-making processes of real estate developers and investors. Consequently, this section will delve into:

- Key macroeconomic indicators and their fluctuation during 2025, including Interest Rate, Inflation, Net International Reserves, Exchange Rate, and the Purchasing Managers' Index (PMI). Annual headline inflation declined to 10.3% in Dec. In comparison overnight deposit and lending rates declined to 20.00% and 21.00% in Dec., while Egypt's net international reserves (NIR) strengthened from \$47.27 billion in Jan. to \$51.45 billion in Dec.
- Performance of the Egyptian Exchange indicators and tracking movements in key indices such as EGX 30, EGX 70, and EGX 100, alongside specialized indices including EGX 33 Shariah and TAMAYUZ, as well as developments in the treasury bond market.
- Egypt's GDP performance over recent years. In FY 2024/25, Quarterly GDP growth rose from 3.53% in Q1 to 5% in Q4, with the annual growth rate reaching 4.4%.
- Investment trends across the economy and the shift toward stronger private-sector participation, which expanded significantly from EGP 474.7 billion in 2023/24 to EGP 590.7 billion in 2024/25.
- External sector performance, including developments in trade, remittances, and Suez Canal revenues. Egypt's trade deficit declined by 12% to \$30.3 billion during January–November 2025. Meanwhile, Suez Canal revenues grew by 17.3% to \$1.97 billion, while Egyptian remittances reached \$36.5 billion in FY 2024/25.
- The Egyptian government's targets, including the targeted public budget in 2025/26, where revenues are projected to rise by 24% and expenditures by 21%, green public investments that are planned to account for 70–75% of total public investments in 2029/30, and achieving 4.5% economic growth in 2025/26.
- International institutions' expectations, including the World Bank (WB), the International Monetary Fund (IMF), Fitch, S&P, and the United Nations (UN), for the economic growth rate and other economic indicators.

Noting that a detailed presentation of these indicators and their developments will be covered in the following pages.

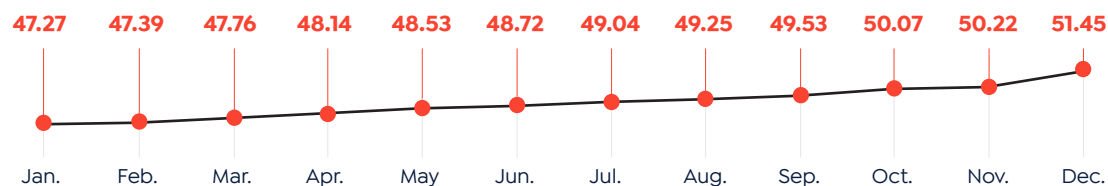
MACRO-ECONOMICS INDICATORS IN 2025

INTEREST RATES (%)

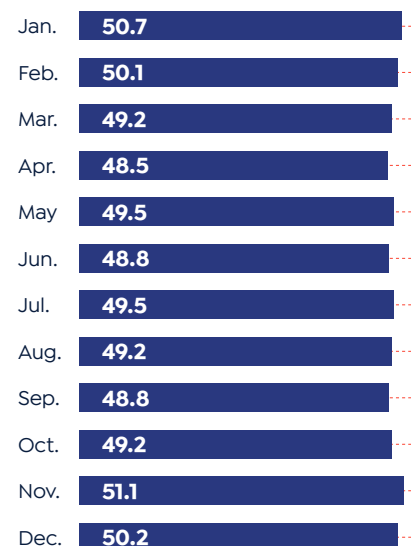
*Based on MPC Meeting

MONTHS	OVERNIGHT DEPOSIT RATE	OVERNIGHT LENDING RATE	RATE OF MAIN OPERATION	DISCOUNT RATE
20 Feb.	27.25%	28.25%	27.75%	27.75%
17 Apr.	25.00%	26.00%	25.50%	25.50%
22 May	24.00%	25.00%	24.50%	24.50%
10 Jul.	24.00%	25.00%	24.50%	24.50%
28 Aug.	22.00%	23.00%	22.50%	22.50%
02 Oct.	21.00%	22.00%	21.50%	21.50%
20 Nov.	21.00%	22.00%	21.50%	21.50%
25 Dec.	20.00%	21.00%	20.50%	20.50%

NET INTERNATIONAL RESERVES (USD BN)



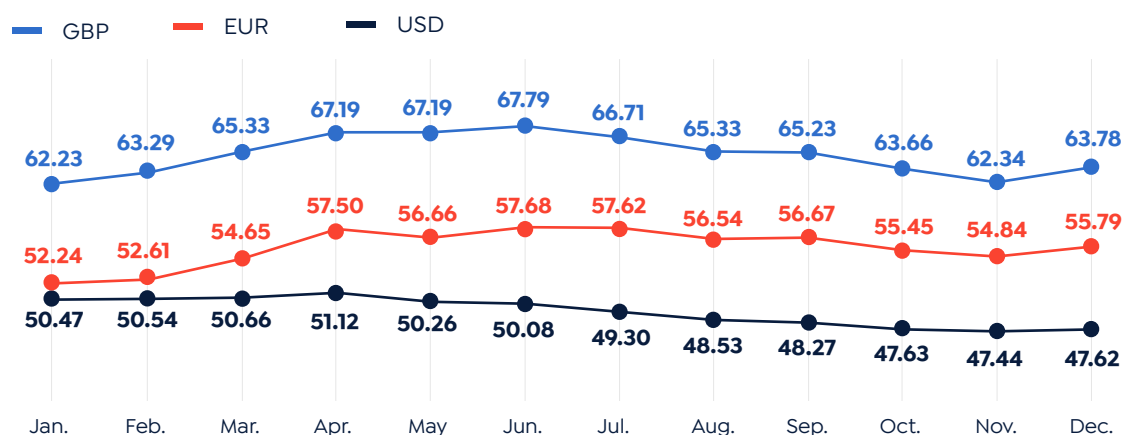
PURCHASING MANAGERS' INDEX (PMI)



ANNUAL HEADLINE INFLATION RATE (%)



EXCHANGE RATE



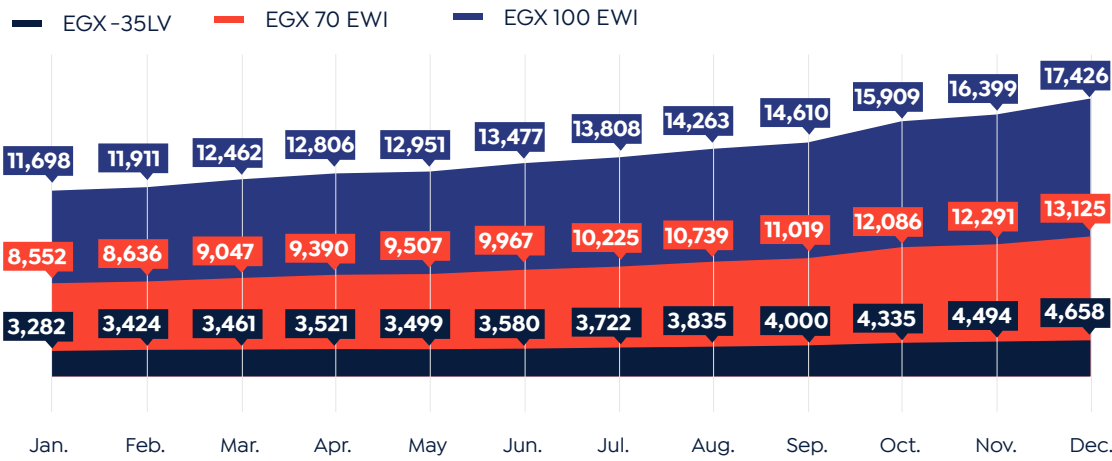
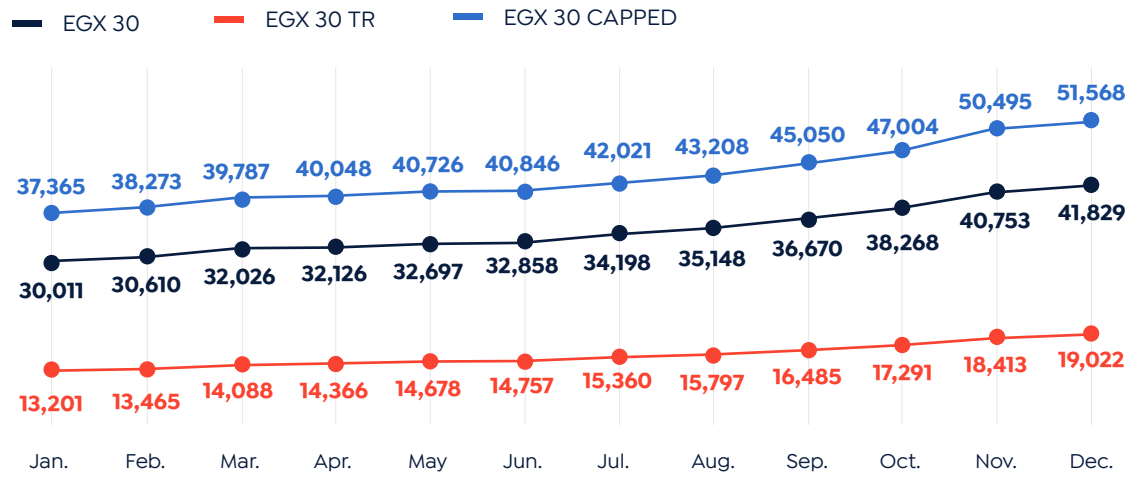
EGYPT CREDIT RATING

Agency	Rating	Outlook
Moody's	Caa1	Positive
S&P Global	B	Stable
Fitch	B	Stable

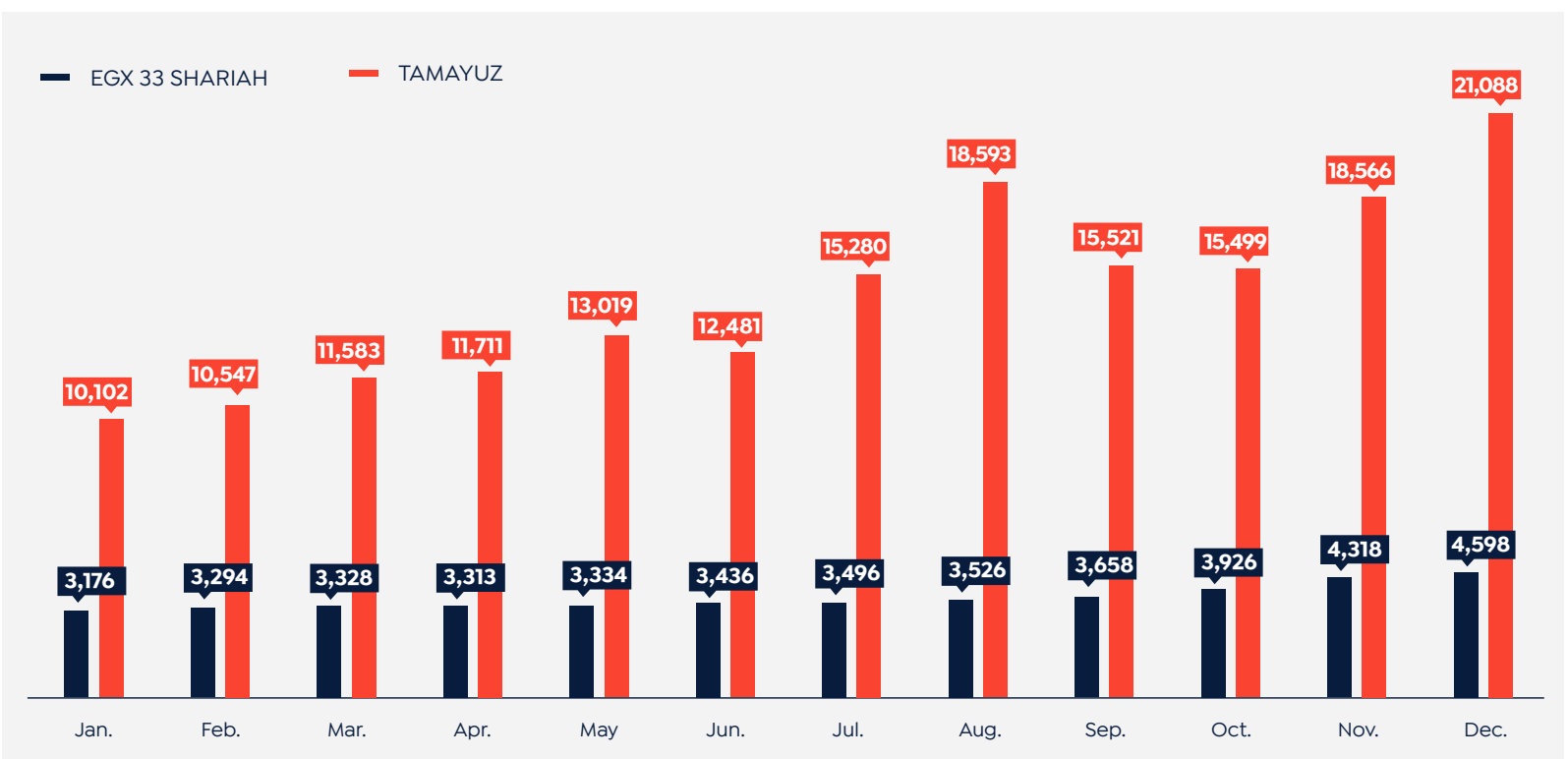
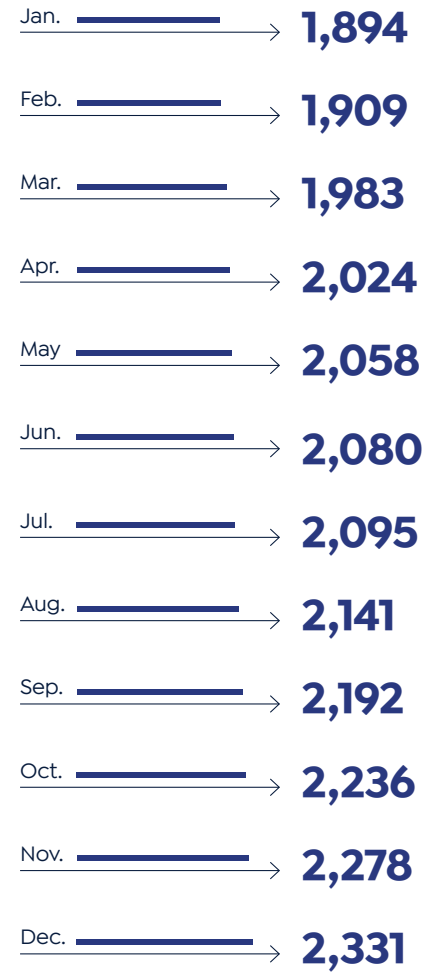
According to Last Review Date on Feb. 19, 2025
According to Last Review Date on Oct. 10, 2025
According to Last Review Date on Oct. 10, 2025

Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

EGX INDICATORS



T-BOND



Source : EGX

EGYPTIAN ECONOMIC PERFORMANCE

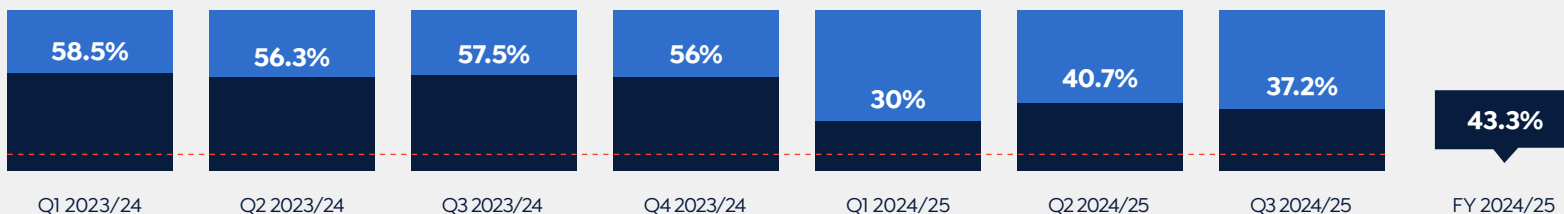
GDP (%)



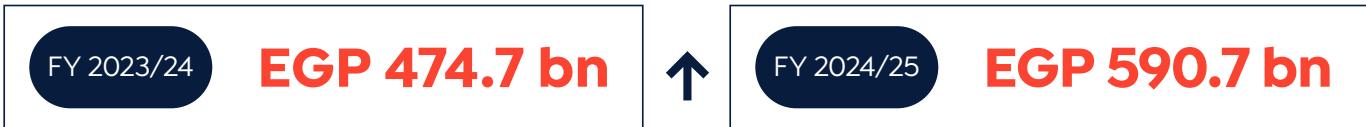
PUBLIC INVESTMENTS



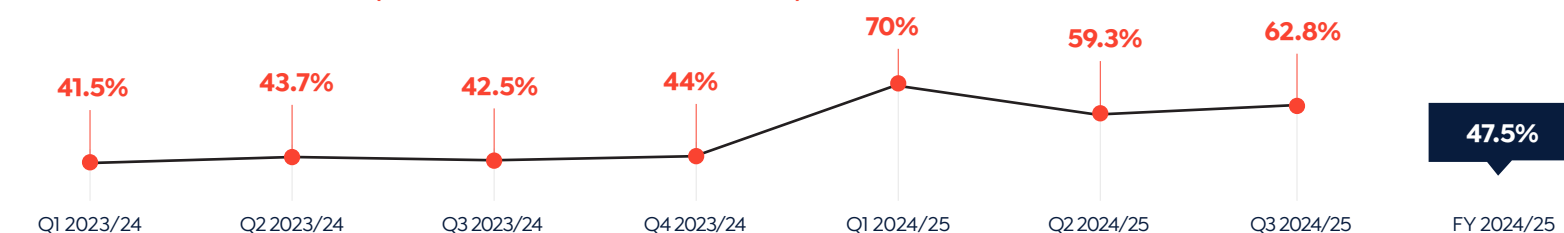
PUBLIC INVESTMENTS (% OF TOTAL INVESTMENTS)



PRIVATE INVESTMENTS



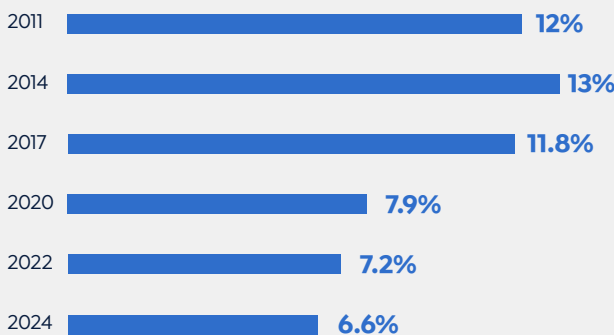
PRIVATE INVESTMENTS (% OF TOTAL INVESTMENTS)



INFLATION RATE FOR URBAN



UNEMPLOYMENT RATE



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



Source: MPED & Cabinet

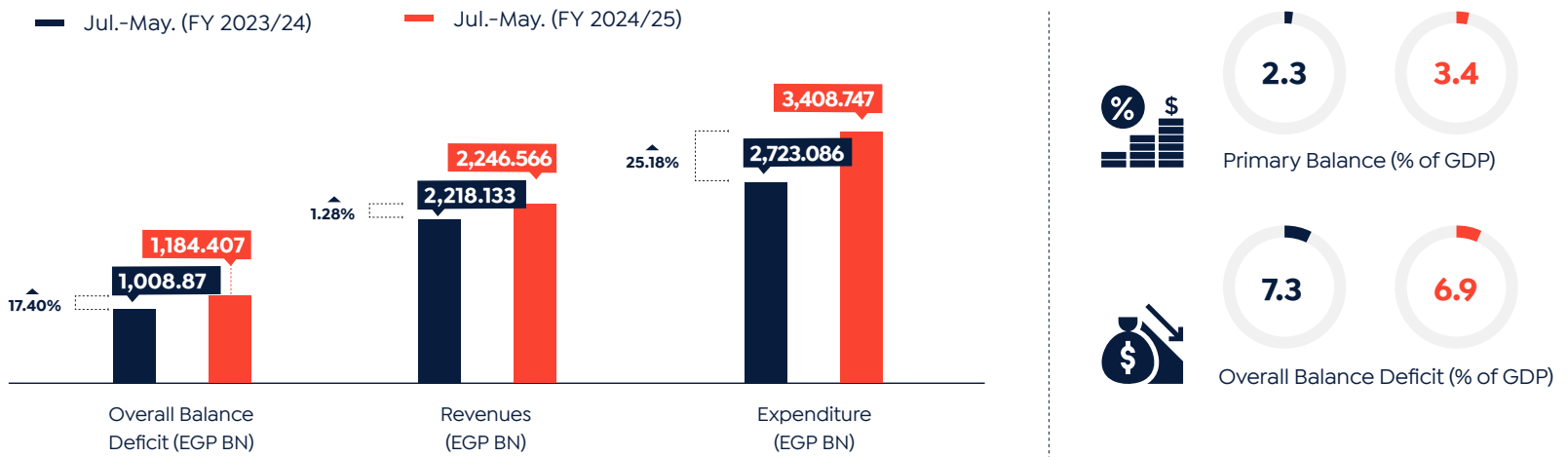
OTHER INDICATORS (FY 2024/25)

PRIMARY SURPLUS	EGP 629.2 bn	3.6% of GDP	SERVICE EXPORTS	USD 32.1 bn	6.3% Growth Rate
TAX REVENUES	EGP 2.2 tn (Growth Rate: 35%)		MERCHANDISE EXPORTS	USD 49.4 bn	16.5% Growth Rate
	EGP 290.3 bn From Treasury Bills & Bonds				
	EGP 26.1 bn From Securities		PUBLIC DEBT TO GDP	85.6%	
TOURISM REVENUE	USD 16.7 bn	16% Growth Rate	AVERAGE DOMESTIC DEBT MATURITY	1.6 Yrs	



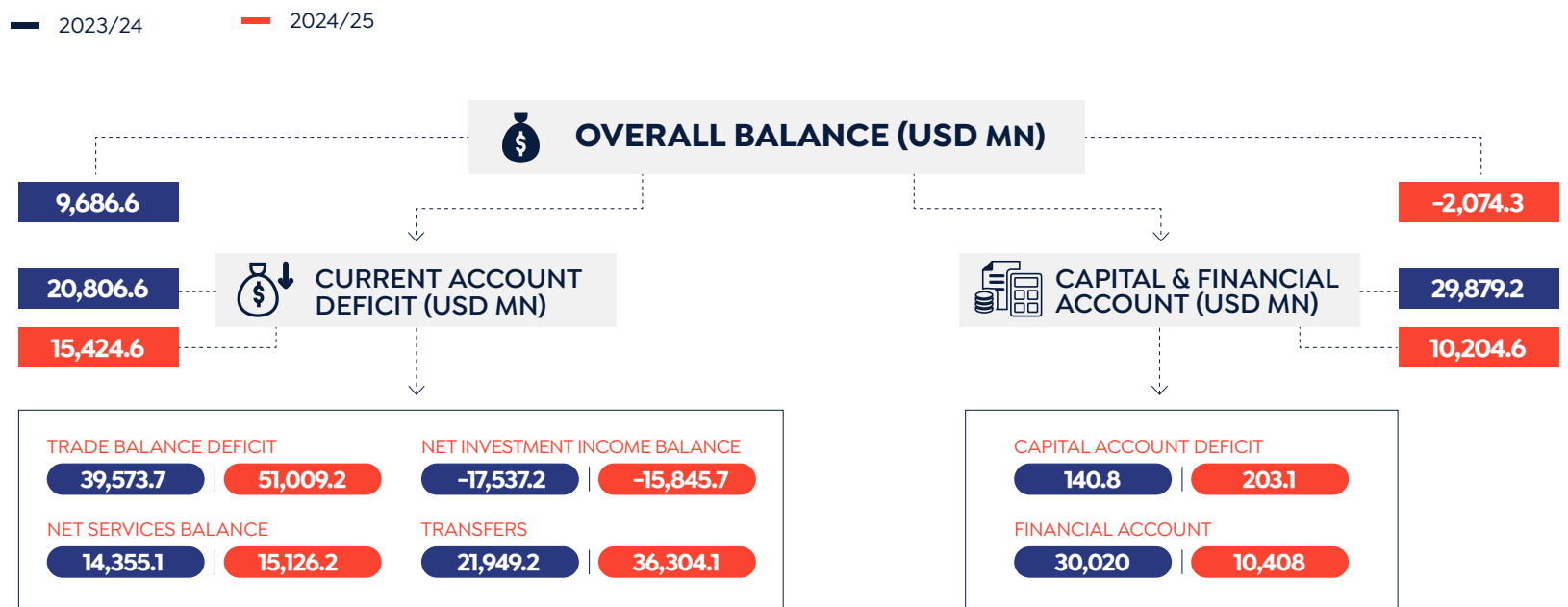
Source: MPED & Cabinet

FISCAL SECTOR PERFORMANCE



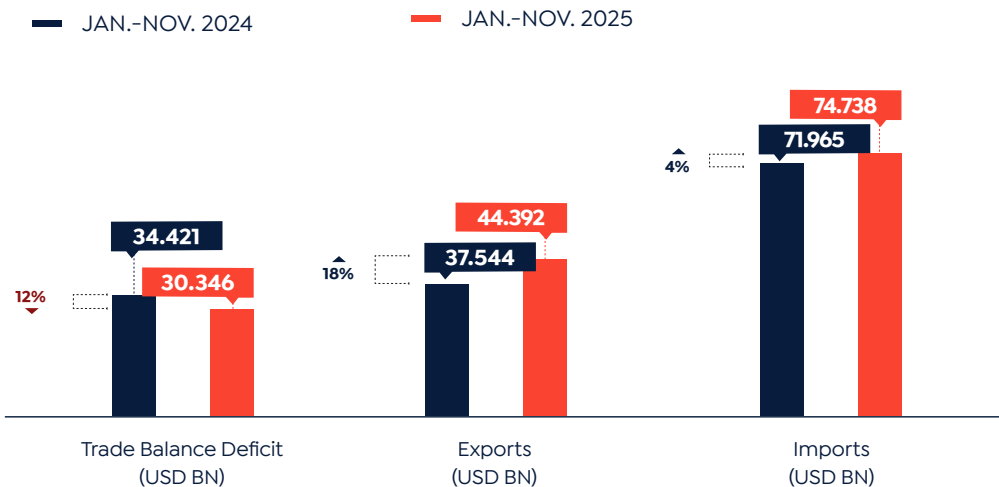
Source: MOF

Balance of Payments Performance (FY 2024/25)

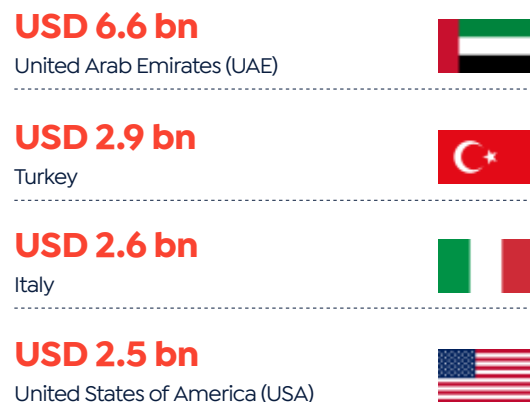


Source: CBE

TRADE BALANCE



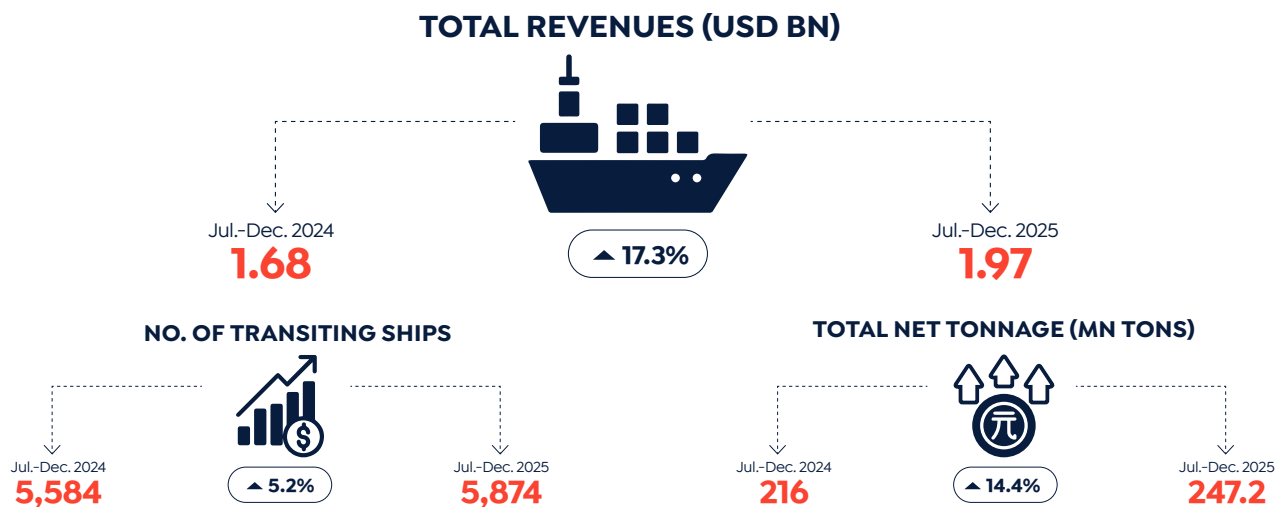
MAJOR IMPORTERS FROM EGYPT



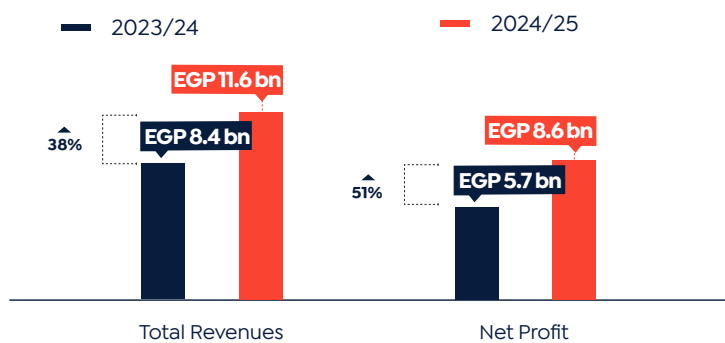
KEY EXPORT SECTORS



SUEZ CANAL



Suez Canal Economic Zone (FY 2024/25)



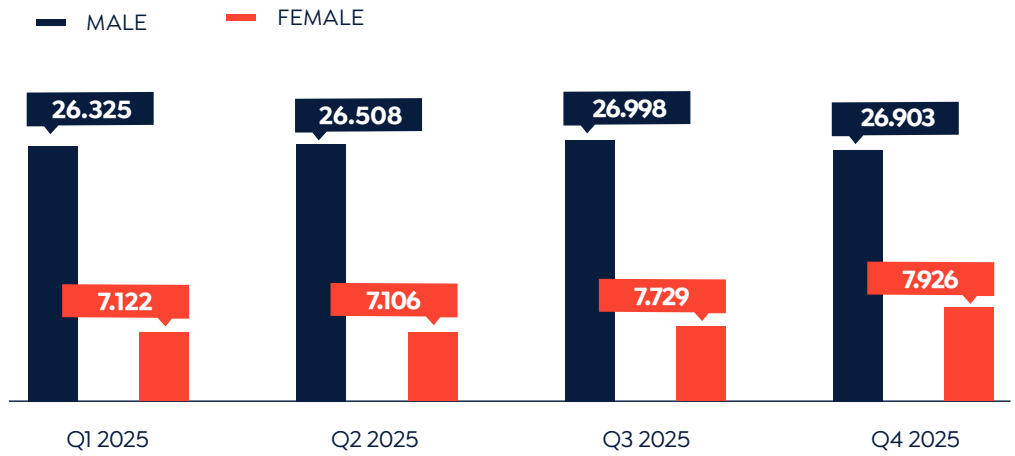
Source: Cabinet

LABOUR MARKET

LABOUR FORCE (MN PERSONS)



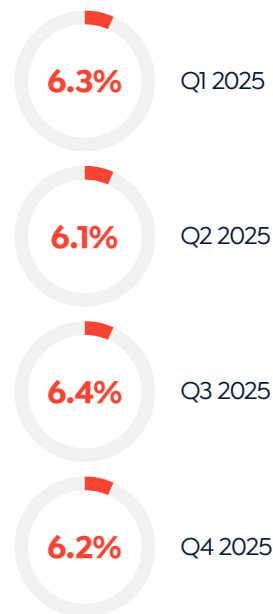
BY GENDER (MN PERSONS)



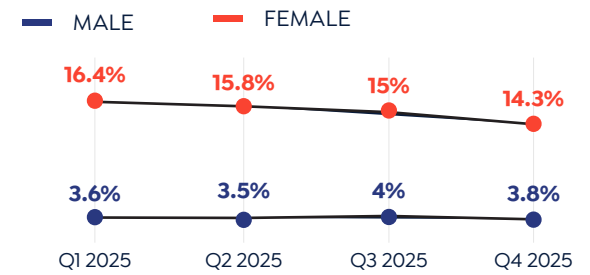
NO. OF UNEMPLOYEES (MN PERSONS)



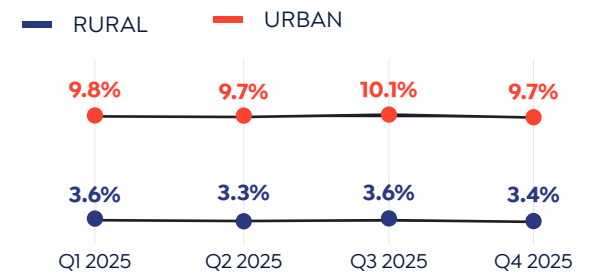
UNEMPLOYMENT RATE



BY GENDER



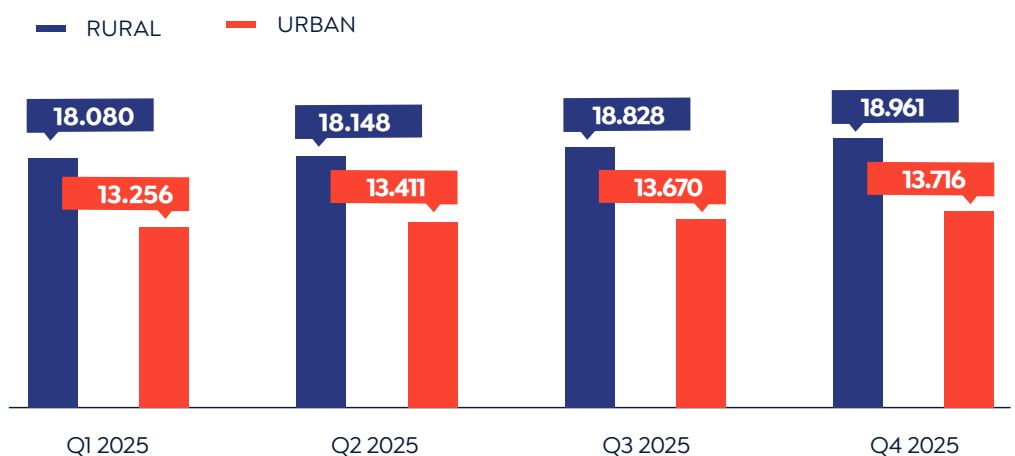
BY GEOGRAPHIC AREAS



NO. OF EMPLOYEES (MN PERSONS)



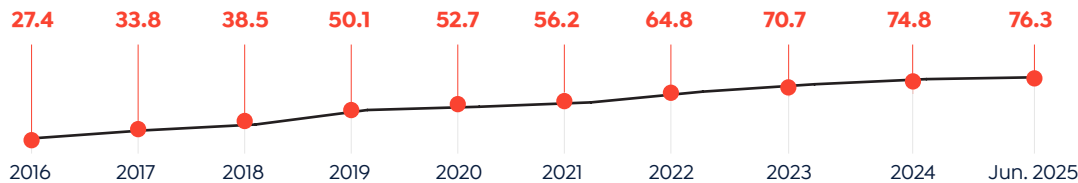
BY GEOGRAPHIC AREAS (MN PERSONS)



Source: CAPMAS

FINANCIAL INCLUSION INDICATORS

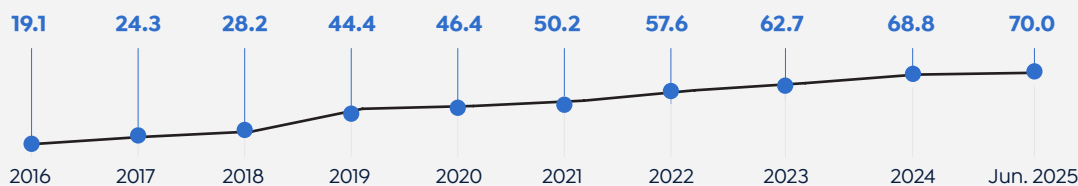
FINANCIAL INCLUSION RATE (15 YEARS & ABOVE) (%)



Youth's Financial Inclusion Rate (15-35 Years) (%)



WOMEN'S FINANCIAL INCLUSION RATE (%)



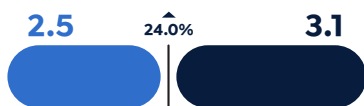
71% Growth Rate (2020-Jun. 2025)

Source: CBE

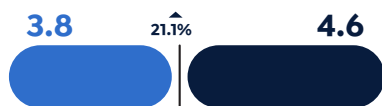
Target of Public Budget (FY 2025/26)

— 2024/25 — 2025/26

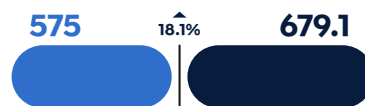
REVENUES (EGP TN)



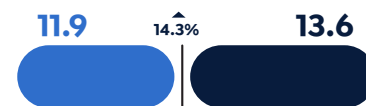
EXPENDITURE (EGP TN)



EMPLOYEE WAGES & COMPENSATIONS (EGP BN)



SOCIAL HOUSING SUBSIDY (EGP BN)



OVERALL BALANCE DEFICIT (% OF GDP)

7.6% | 7.3%

PRIMARY SURPLUS (% OF GDP)

3.5% | 4%

PUBLIC DEBT (% OF GDP)

85% | 81-82%

Source: Cabinet

Economic & Social Development Plan (FY 2025/26)

4.5%
Economic Growth Rate

EGP 9.1 tn
GDP at Constant Price

EGP 20.4 tn
(18% Growth Rate)
GDP at Current Price

27%
Final Consumption Expenditure

37%
Investment Expenditure

36%
Net Change in Exports

Sources of Economic Growth

TOTAL INVESTMENTS

Value

EGP 3.5 tn

Private Investments:
EGP 1.94 tn
(63% of Total Investments)

Public Investments:
EGP 1.16 tn
(37% of Total Investments)

17.1%
Investment Rate (% of GDP)

55%
Green Investments (% of Public Investments)

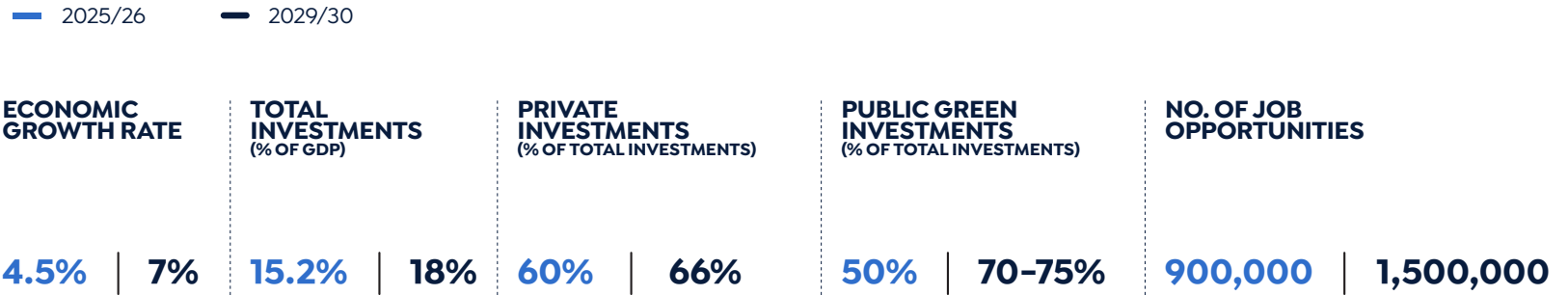
EGP 28 bn
Public Investments for Local Development

EGP 24.3 bn
Public Investments for Governorates

EGP 25 bn
Investments for Hayah Karima (Phase II)

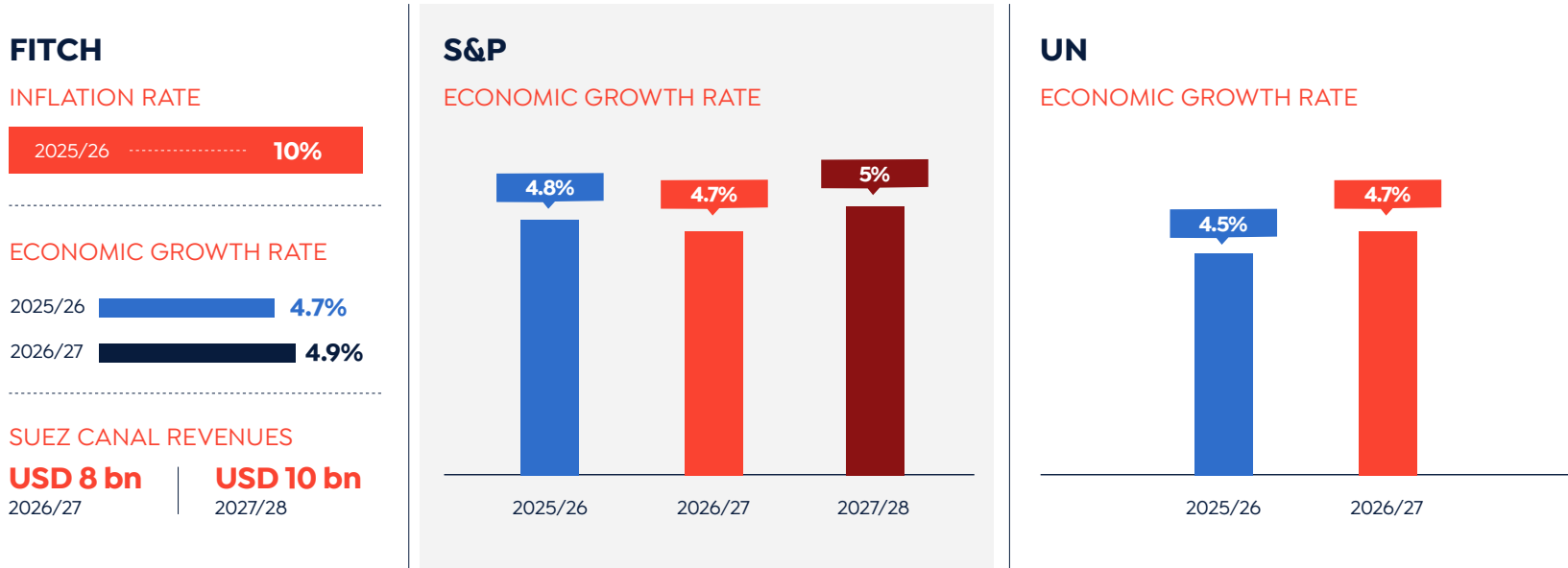
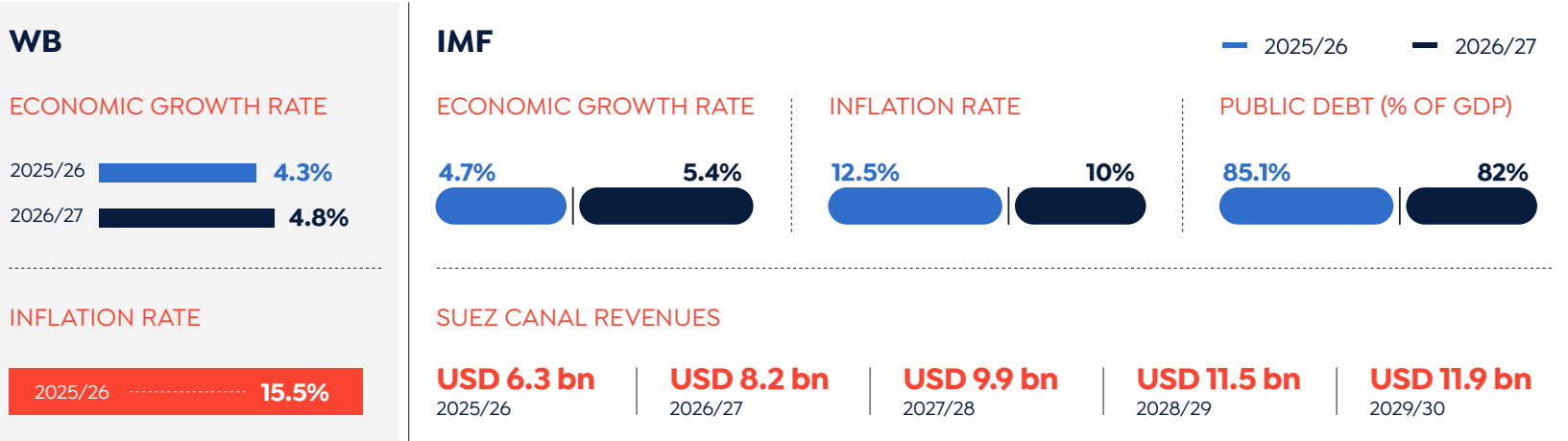
Source: MPED & Cabinet

TARGETS OF EGYPT'S NARRATIVE FOR ECONOMIC DEVELOPMENT



Source: MPED & Cabinet

INTERNATIONAL INSTITUTIONS' EXPECTATIONS



Source: MPED, MOF & Cabinet

SECTION III

NEW CITIES UPDATE

To address the challenges posed by rapid population growth, Egypt has embarked on the development of four successive generations of new cities. These cities aim to offer high-quality services and amenities to residents, foster investment and employment opportunities, and reduce the strain on existing urban centers. This report provides a detailed overview of the latest advancements in new cities by highlighting:

- The development progress of 4th Generation Cities, led by the New Capital (NC), which spans around 230,000 acres and is designed to accommodate 8–10 million residents across four phases. New Alamein which has emerged as a major coastal urban hub combining tourism, residential, and commercial functions and its phase I includes around 28,975 housing units, Capital Gardens which includes 131,548 executed and underway housing units, in addition to other major cities including, New Mansoura, New Obour, New October, New Suez, New Aswan, October Gardens, 10th of Ramadan Gardens, and New Nasser.
- Updates on 3rd Generation Cities, which primarily focus on expanding residential communities and supporting the growing demand for affordable and middle-income housing across different regions. These cities include New Cairo, which hosts several large residential projects such as JANNA, Dar Misr, and Sakan Misr, as well as Upper Egypt cities such as New Sohag, New Qena, and New Assuit, which provide targeted housing developments.
- The role of the 2nd Generation Cities in expanding housing supply for low- and middle-income segments, particularly in cities such as Badr City that offer thousands of units, New Minya that provides over 2,300 housing units for low-income units by Phases V and VI of “Housing For All Egyptians” initiative, New Beni-Suef which integrates low- and middle-income housing under the “Housing For All Egyptians” initiative and Diarna projects.
- The continued role of 1st Generation Cities as the foundation of Egypt’s planned urban expansion, including cities such as 6th of October City that focuses on different units through the Housing For All Egyptians Initiative for middle income, JANNA, and Saba Compound, 10th of Ramadan City that provides 81,736 social housing units, this generation also includes 15th May, Sadat City, and New Borg Al-Arab.

The following infographics will offer a more in-depth and comprehensive analysis of the four generations' updates

4TH GENERATION CITIES





NEW CAPITAL (NC)

 230,000 acres Area	 4 No. of Phases	 8-10 mn Population Capacity	 480 No. of Participating Developers
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PHASE I

2.4 mn No. of Target Population	8 (600,000 Housing Units) No. of Residential Districts	40 (500 Units) No. of Mixed Use Towers
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R3

 1,016 acres Area	 697 Residential Buildings (19,944 Housing Units)
 24,130+ No. of Housing Units	64 Mixed Residential Buildings (2,560 Housing Units)
 151,360 sqm Commercial & Administrative Zone Area	328 Villas
	157 Townhouses
	Include

NEW GARDEN CITY (R5)

 885 acres Area
 278 No. of Residential Buildings
 107 No. of Mixed Use Buildings
 633 No. of Commercial Units
 22,567 No. of Housing Units

CENTRAL BUSINESS DISTRICT (CBD)

 195 acres Area	 20 No. of Towers
--	--

10 MIXED USE TOWERS

 806,000 sqm Area
 80-175 m Height

5 RESIDENTIAL TOWERS

 1,700 No. of Housing Units		152-200 m Height	
 102,000 sqm Area			

CRESCENT TOWERS



4 Connected Towers

No. of Towers

Up to 64 m

Height

ICONIC TOWER



266,000 sqm

Area

400 m

Height



40

Floors for Administrative Units

10

Floors for Hotel Apartments (52 Apartments)

30

Floors for Hotel (183 Rooms)

No. of Floors

DIPLOMATIC DISTRICT

1,484 acres	200
Area	No. of Allocated Plots for Embassies

INCLUDE

- The Headquarters of United Nations Organizations
- African Export-Import Bank (Afreximbank)

KNOWLEDGE CITY

221 acres	6,000	57
Area	No. of Target Students	No. of Specialized Laboratories

INCLUDE

- Information Technology Institute
- National Telecommunication Institute
- Egypt University of Informatics
- National Academy for Information Technology for Disabilities
- Imhotep Center for Innovation and Development

SPORT CITY

105 acres	Covered Hall (Capacity: 7,000 Spectators)
Area	Supply Volume

- Swimming Pools
- Squash Complexes
- 14 Playgrounds

EGYPT UNIVERSITY OF INFORMATICS (EUI)

4	Engineering
No. of Faculties	Supply Volume

- Computing & Information Sciences
- Business Informatics
- Digital Arts & Design

MEDICAL CITY (CAPITAL MED)

400 acres	12	30
Area	No. of Executed Hospitals	No. of Target Hospitals

Hospitals, alongside Central Health Insurance Hospital

CITY OF ARTS & CULTURE

101 acres	New Opera House
Area	Supply Volume

- Arts Creativity Center
- Museum of Modern Art
- Vast Library

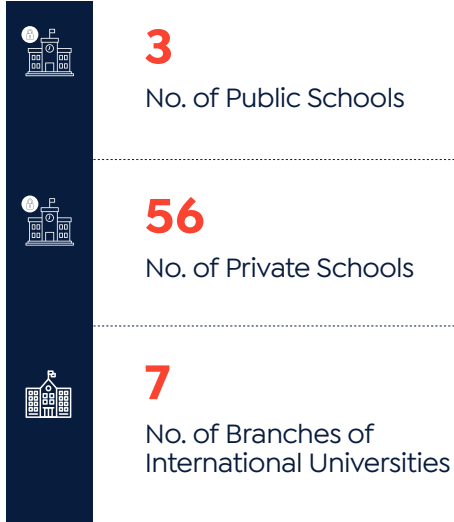
GOVERNMENT DISTRICT

400 acres	10 Government Complexes
Area	Supply Volume

- Parliament
- Senate

34	No. of Ministerial Buildings
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EDUCATIONAL PROJECTS



Source: NUCA & Cabinet

TRANSPORTATION

Yearly Capacity: **380,000 Passengers**
Capital International Airport

20 (12 Stations already Operational)
 No. of Stations

500,000 Passengers for Phase I & II
 Daily Capacity

Light Rail Transit (LRT)

22
 No. of Stations

500,000 Passengers
 Daily Capacity

Monorail (East Nile)

21
 No. of Stations

8
 No. of Regional Stations

13
 No. of Express Stations

High-Speed Electric Train

100 acres
 Area

Central Bus Station

NEW ALAMEIN

PHASE I




PHASE II



11,616

No. of Housing Units

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **83**
 No. of Buildings

 **1,992**
 No. of Housing Units

DIARNA PHASE II

 **East Sakan Misr Project**
 Location

 **1,404**
 No. of Housing Units

HERITAGE CITY

260 acres
 Area

70
 No. of Service Buildings

Many Service Buildings are Operating Now
 Current Status

LATIN AREA

398.79 acres

Area

65

No. of Housing Complexes

6

No. of Zones

10,597

No. of Housing Units

MAZARINE



700 acres

Area



7,956

No. of Housing Units



**Chalets,
Apartments &
Villas**

Unit Types



285

No. of Villas



116

No. of Delivered Villas

DOWNTOWN PROJECTS



33.79 acres

Area



1,320

No. of Housing Units



705

No. of Delivered
Housing Units



40

No. of Housing Buildings



90-300 sqm

Units Area



13

No. of Delivered
Commercial Units

DOWNTOWN EXTENTION



21.65 acres

Area



24

No. of Buildings



896

No. of Housing Units



125-245 sqm

Units Area



85%+

Completion Rate

TOWERS PROJECT

5

No. of
Housing
Towers

2,631

No. of
Housing
Units

231

No. of
Commercial
Units

114

No. of
Administrative
Units

ICONIC TOWER

465,000 sqm

Area

250 m

Height

68

No. of Floors

OTHER 4 TOWERS

320,000 sqm

Area

Each Tower: 200 m

Height

Each Tower: 56

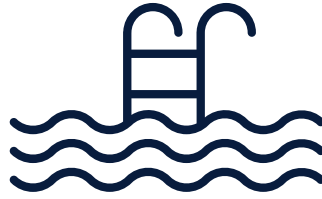
No. of Floors

DOWNTOWN LAGOON



15 acres

Area



7

No. of Islands



BEACH TOWERS

23
No. of Underway Towers

18 TOWERS

6,300

No. of Housing Units

759

No. of Commercial Units

Concrete Structure Work is Completed

Current Status

Before 30 Jun. 2025 for 15 Towers

Before 31 Mar. 2026 for The other 3 Towers

Delivery Date

MARINA TOWERS

7
No. of Target Towers

5
No. of Underway Towers

2,648
No. of Housing Units

MARINA 8



179 acres

Area



243

No. of Buildings



917

No. of Housing Units



Chalets, Apartments & Villas

Unit Types



Underway

Current Status

M8 BY THE LAKE



265,000 sqm

Area



330

No. of Buildings



1,183

No. of Housing Units



Chalets, Apartments, Villas & Townhouses

Unit Types



Underway

Current Status

Source: NUCA & Cabinet

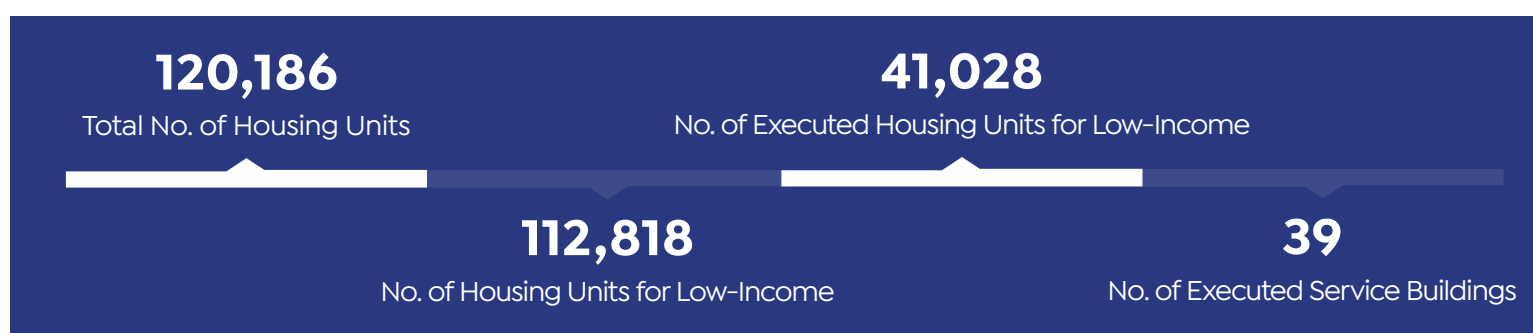
CAPITAL GARDENS



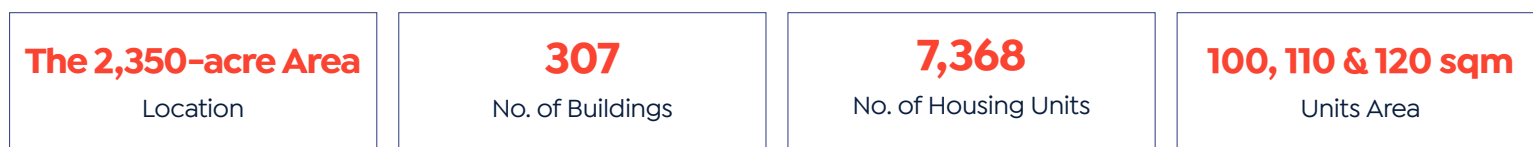
131,548

No. of Completed & Underway Housing Units

HOUSING FOR ALL EGYPTIANS INITIATIVE



FOR MIDDLE-INCOME



PHASE I



25

No. of Buildings



100 & 120 sqm

Units Area



600

No. of Housing Units



Under-Delivery

Current Status

DIARNA (PHASE I)

WEST NOOR CITY



12

No. of Buildings



104-154 sqm

Units Area



312

No. of Housing Units



Ground, 5 Upper & Penthouse Floors

No. of Floors

FOR LOW-INCOME (PHASE VI)

834

No. of Buildings

20,016

No. of Housing Units

Underway

Current Status

MOSTAQBAL NEIGHBORHOOD



37

No. of Buildings