

INVESTIGATE
THE VOICE OF REAL ESTATE



ANNUAL REPORT 2025

MAJOR REAL ESTATE UPDATES





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ABOUT INVESTGATE

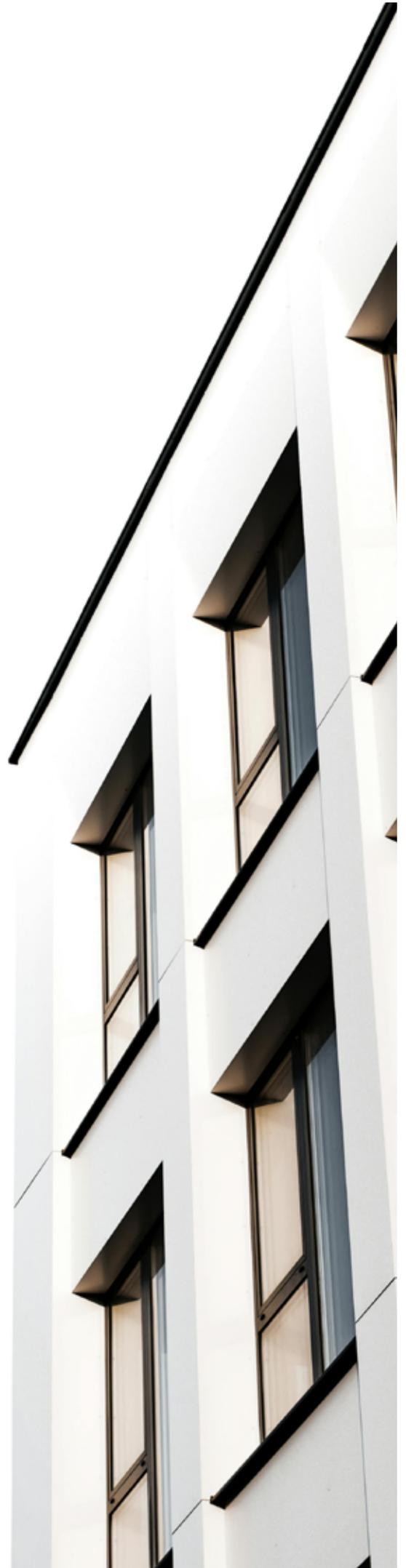
THE VOICE OF REAL ESTATE

Invest-Gate is one of Egypt's leading real estate information platforms, widely recognized as "The Voice of Real Estate" for delivering credible news, expert insights, and comprehensive market intelligence across the Egyptian property sector. Since its inception, Invest-Gate has successfully organized 27 high-level roundtable discussions, consistently introducing and debating forward-looking and emerging topics such as fractional real estate, Unlocking New Frontiers of Property Investment, and "The Post-Sales Era: Managing Projects, Communities & Cities" themes that reflect the evolving complexities of real estate strategy, operations, and investment in Egypt's market.

These roundtables bring together senior government officials, leading developers, investors, and industry experts to address key market dynamics and future growth strategies. In parallel, the platform publishes (4) in-depth analytical reports annually, in addition to more than 65 editions of its Market Watch series, offering data-driven insights, performance indicators, and sector analysis that support informed decision-making. Through its integrated approach combining journalism, research, and industry dialogue

Invest-Gate continues to serve as a central knowledge hub and strategic connector within Egypt's real estate ecosystem.

For inquiries, email info@invest-gate.me.



ABOUT THIS REPORT

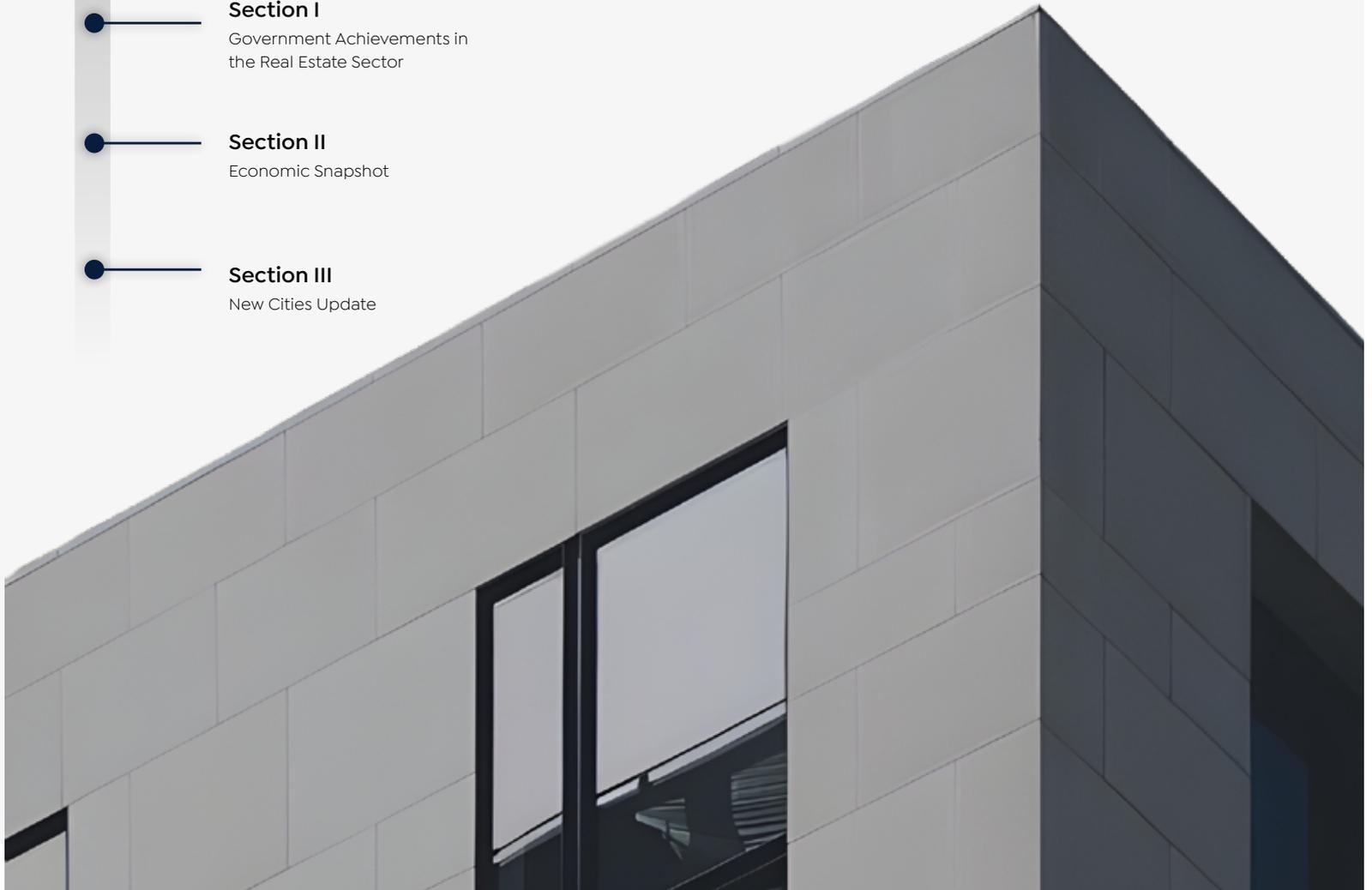
This annual report offers a holistic overview of the Egyptian real estate market, illuminating the market's performance over the past year. It provides a comprehensive analysis of the government's contributions in the real estate sector, including the achievements of the housing programs, projects, and 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

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



■ 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

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

 **Apartments & Villas**
Unit Types

 **9 Cities**
Location

- 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



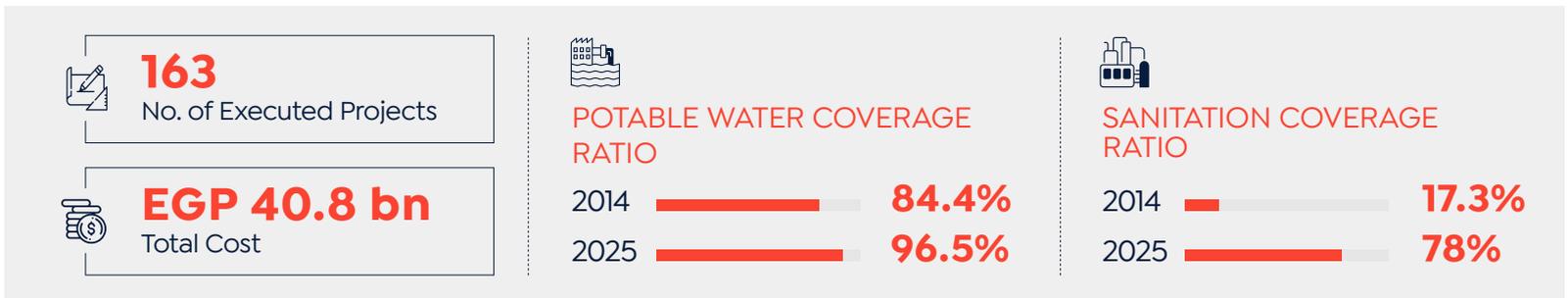
HOUSING COMMUNITIES IN NORTH & SOUTH SINAI



BEDOUIN COMMUNITIES



POTABLE WATER & SANITATION PROJECTS

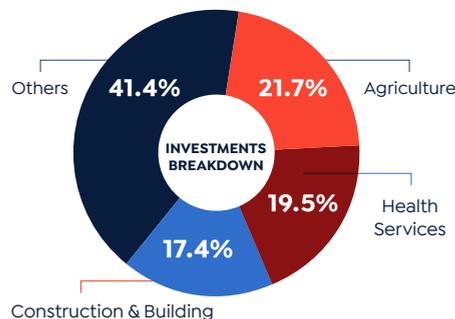


PUBLIC INVESTMENTS IN FY 2025/26

NORTH SINAI



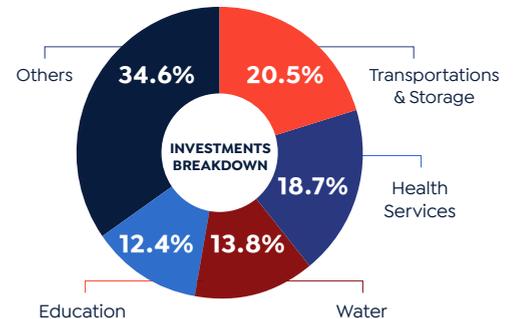
EGP 6.6 bn
Total Investments



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



Residential, Tourism & Leisure Units
Unit Types

Facilities

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

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



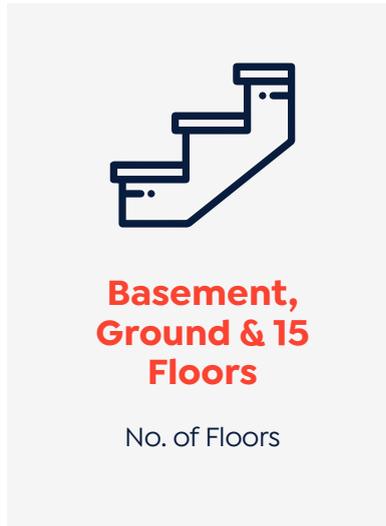
Ground, 1st & 2nd Floors for Commercial, Administrative & Entertainment Activities

3 Underground Floors for Garage

Power Station

Supply Volume

ADMINISTRATIVE TOWER



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

Current Status

98

Villas are Delivered

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

Service Facilities

- Restaurants & Cafes
- Planetarium
Showcasing 3D Films
- Others

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



CULTURAL ZONE



Source: Cabinet

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

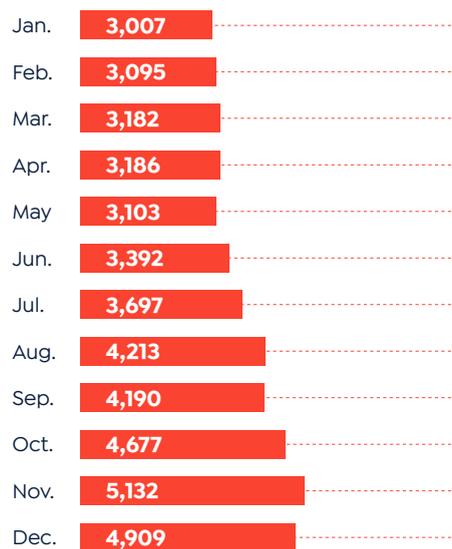
No. of Beneficiaries

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

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

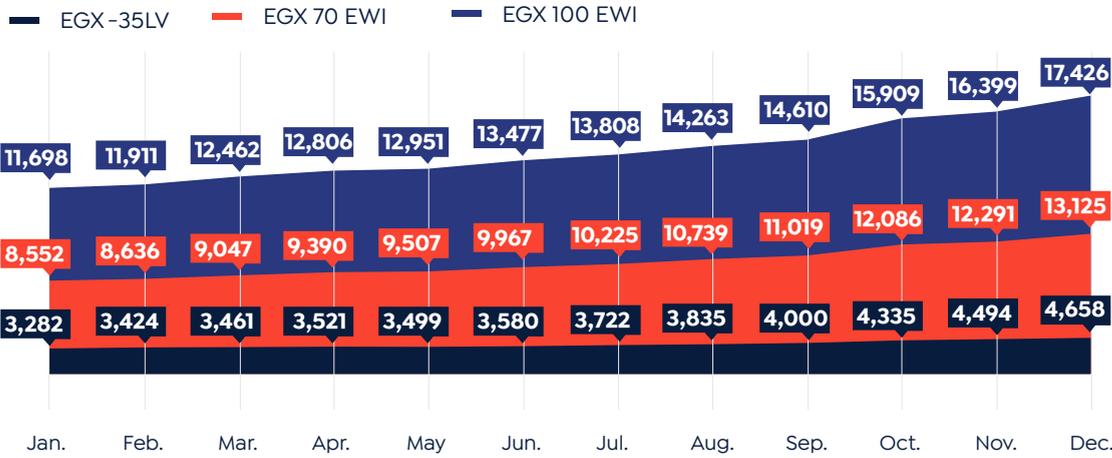
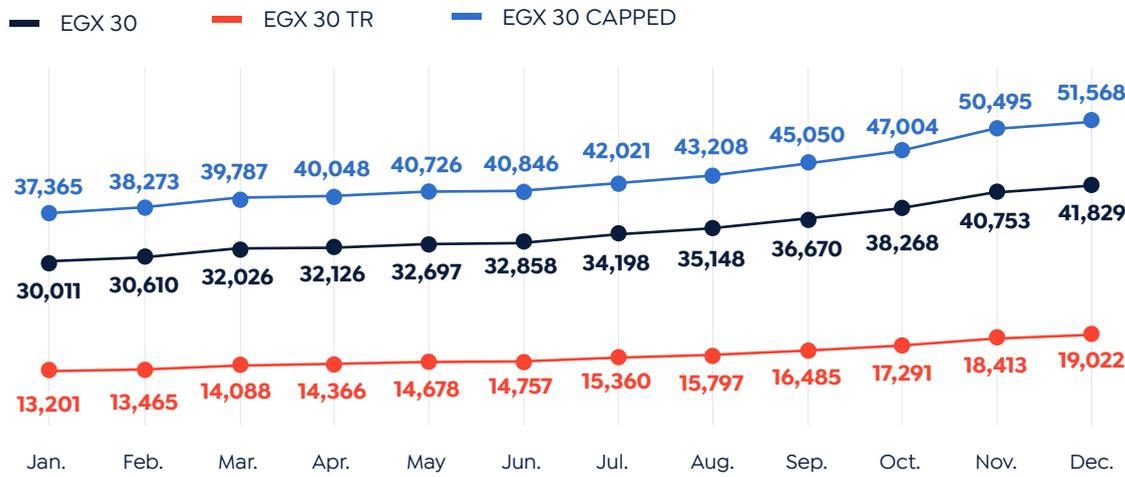
According to Last Review Date on Feb. 19, 2025

According to Last Review Date on Oct. 10, 2025

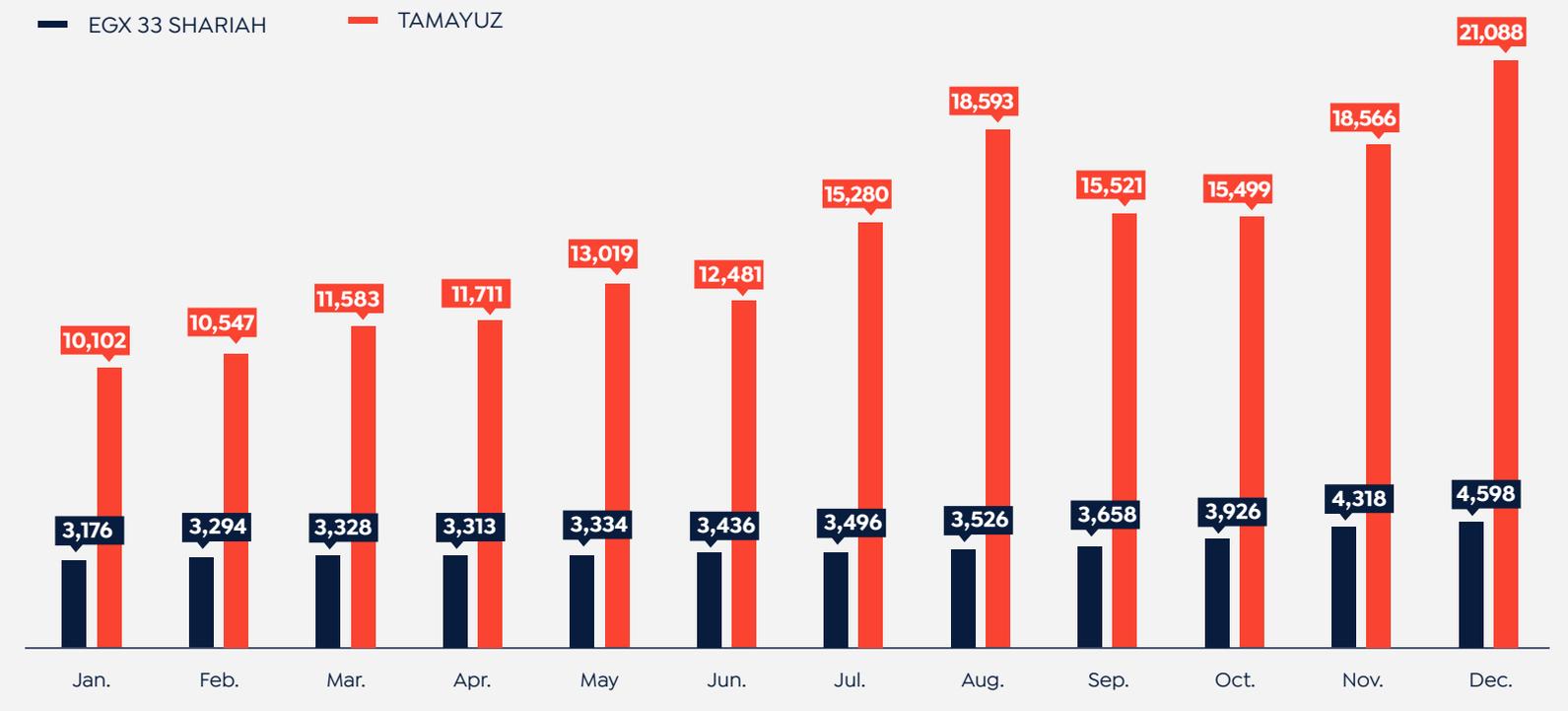
According to Last Review Date on Oct. 10, 2025

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

EGX INDICATORS



T-BOND



Source : EGX

EGYPTIAN ECONOMIC PERFORMANCE

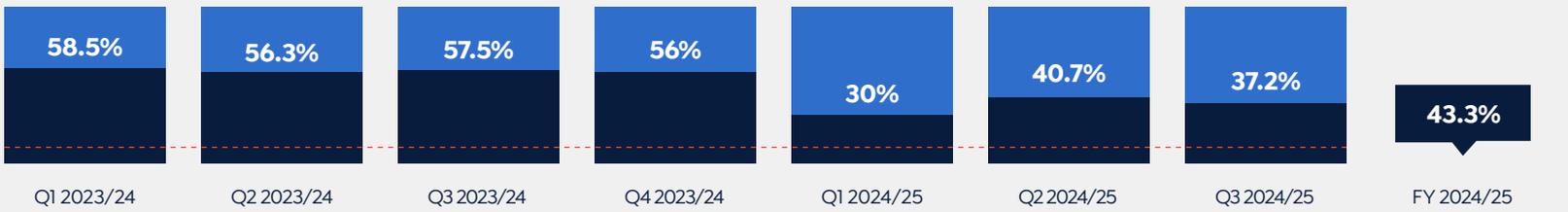
GDP (%)



PUBLIC INVESTMENTS



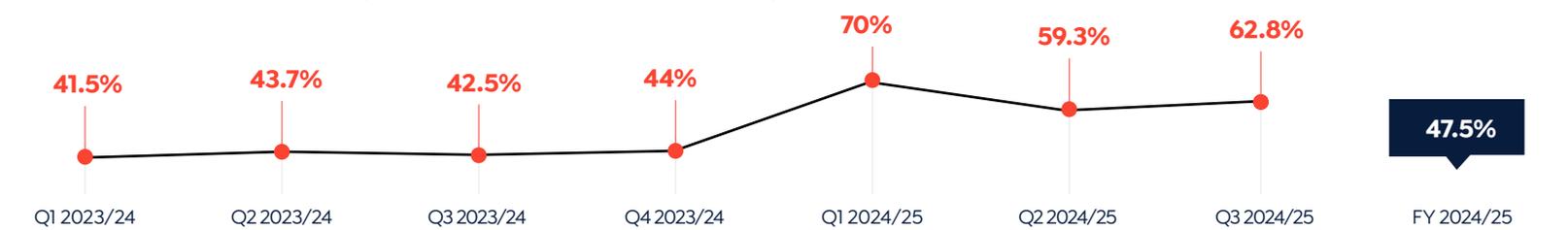
PUBLIC INVESTMENTS (% OF TOTAL INVESTMENTS)



PRIVATE INVESTMENTS



PRIVATE INVESTMENTS (% OF TOTAL INVESTMENTS)



INFLATION RATE FOR URBAN

8.5%
2021/22

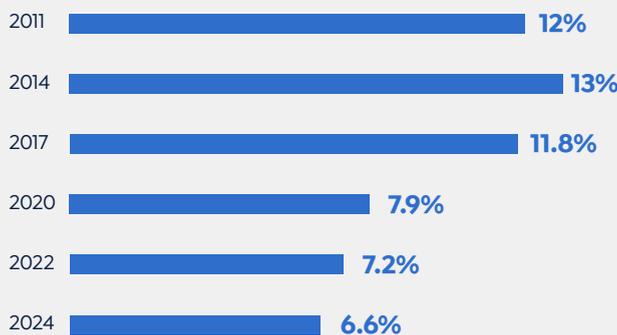
24.4%
2022/23

33.3%
2023/24

20.4%
2024/25



UNEMPLOYMENT RATE



REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)



Source: MPED & Cabinet

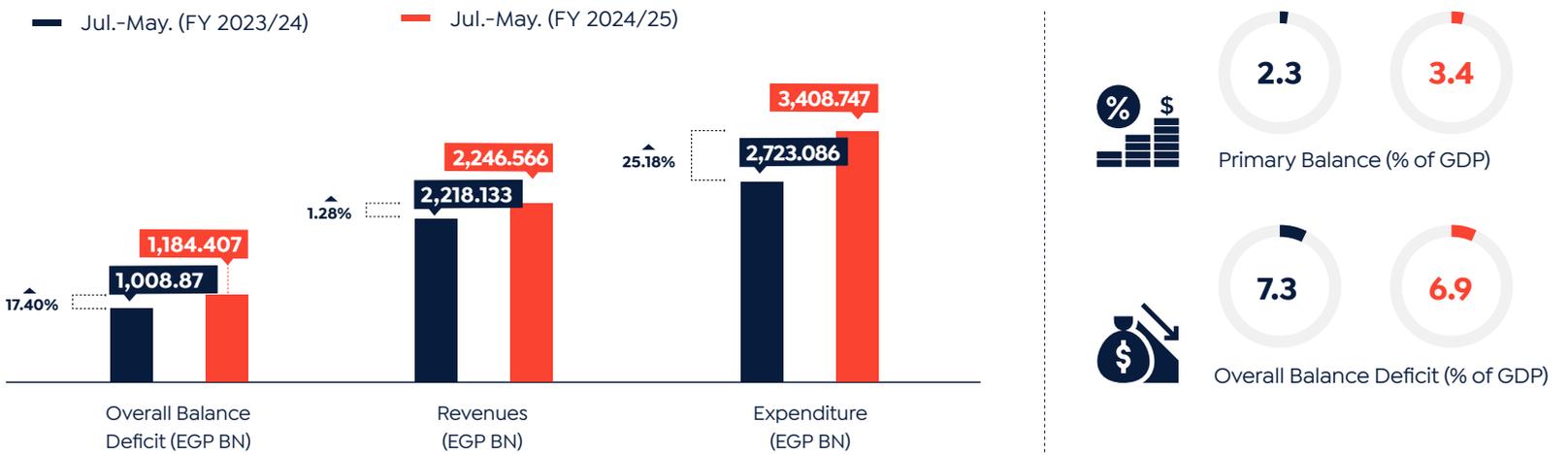
OTHER INDICATORS (FY 2024/25)

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		PUBLIC DEBT TO GDP	85.6%	
	EGP 26.1 bn From Securities		AVERAGE DOMESTIC DEBT MATURITY	1.6 Yrs	
TOURISM REVENUE	USD 16.7 bn	16% Growth Rate			



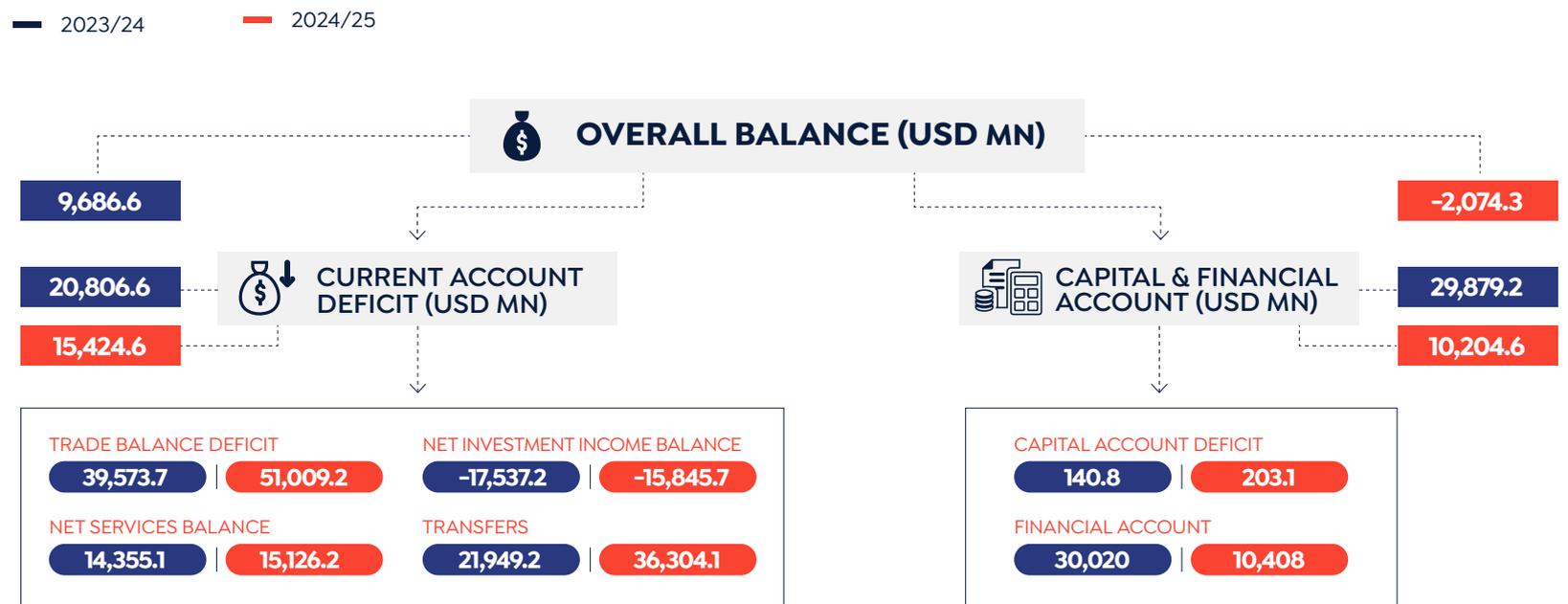
Source: MPED & Cabinet

FISCAL SECTOR PERFORMANCE



Source: MOF

Balance of Payments Performance (FY 2024/25)

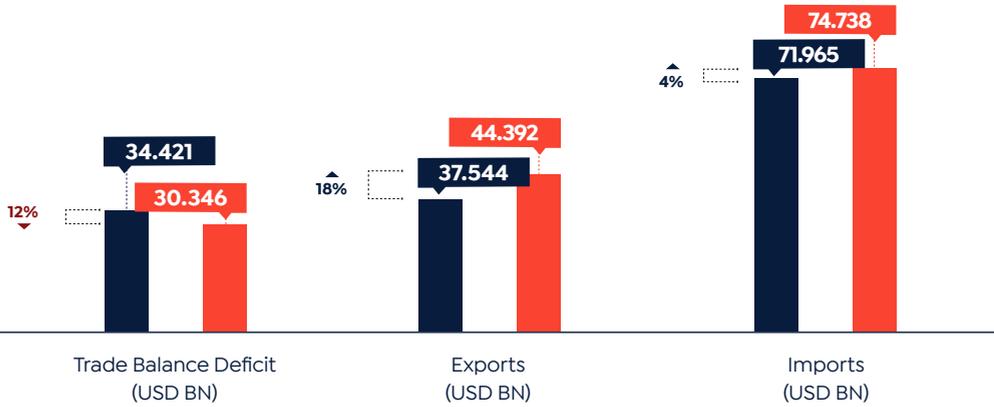


Source: CBE

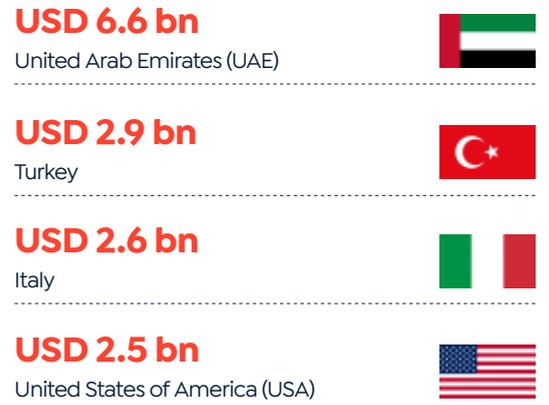
TRADE BALANCE

JAN.-NOV. 2024

JAN.-NOV. 2025



MAJOR IMPORTERS FROM EGYPT



KEY EXPORT SECTORS



USD 13.7 bn
Building Materials



USD 8.6 bn
Chemical Products & Fertilizers



USD 6.4 bn
Food Industries



USD 5.9 bn
Engineering & Electronic Goods



USD 3.1 bn
Ready-Made Garments



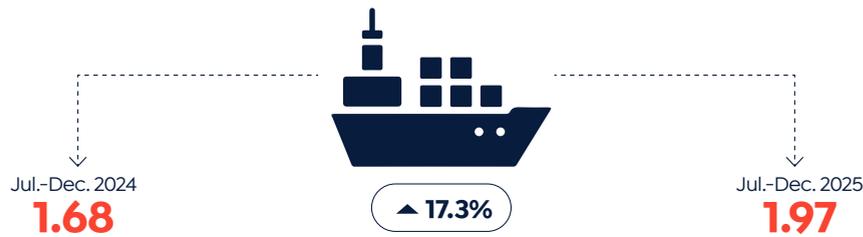
USD 1.1 bn
Yarn & Textiles



USD 898 mn
Medical Industries

SUEZ CANAL

TOTAL REVENUES (USD BN)



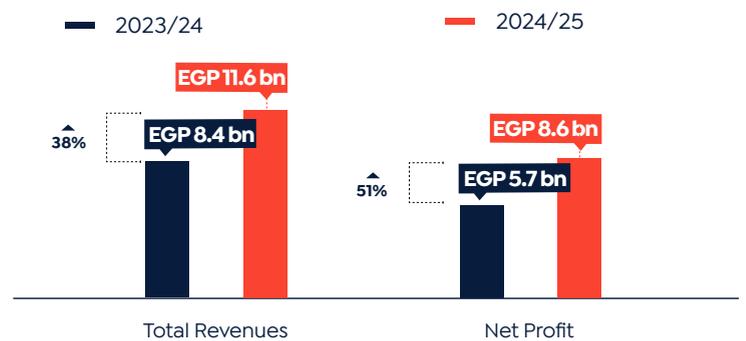
NO. OF TRANSITING SHIPS



TOTAL NET TONNAGE (MN TONS)



Suez Canal Economic Zone (FY 2024/25)



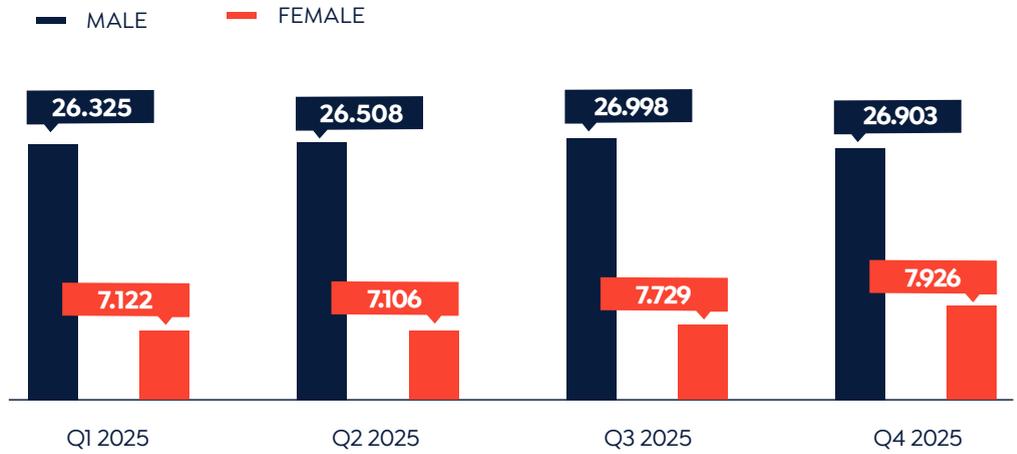
Source: Cabinet

LABOUR MARKET

LABOUR FORCE (MN PERSONS)



BY GENDER (MN PERSONS)



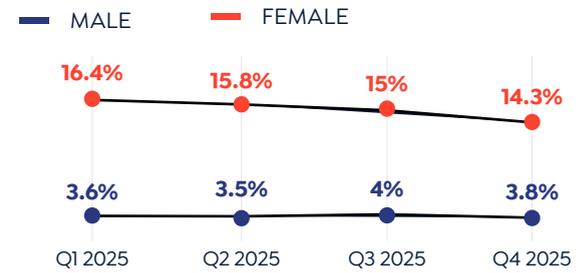
NO. OF UNEMPLOYEES (MN PERSONS)



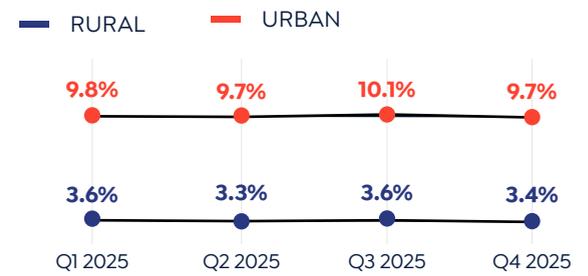
UNEMPLOYMENT RATE



BY GENDER



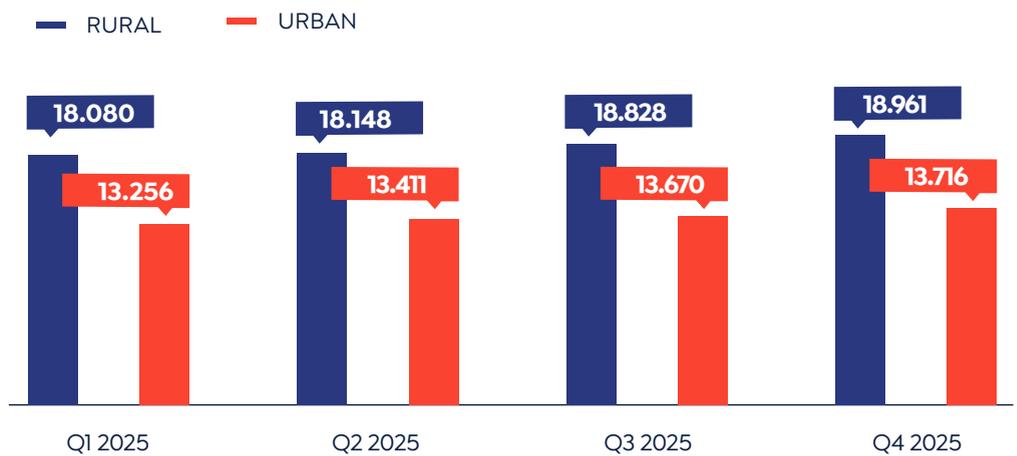
BY GEOGRAPHIC AREAS



NO. OF EMPLOYEES (MN PERSONS)



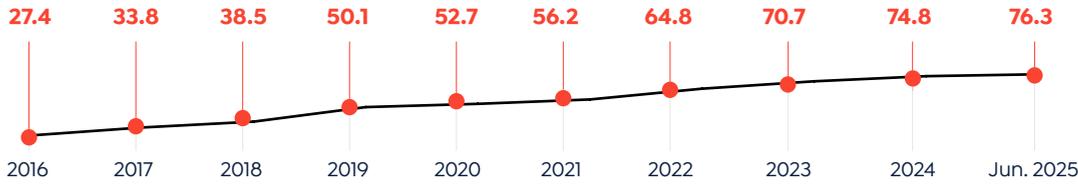
BY GEOGRAPHIC AREAS (MN PERSONS)



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

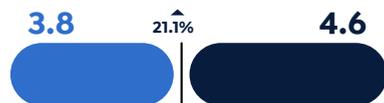
Target of Public Budget (FY 2025/26)

— 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)

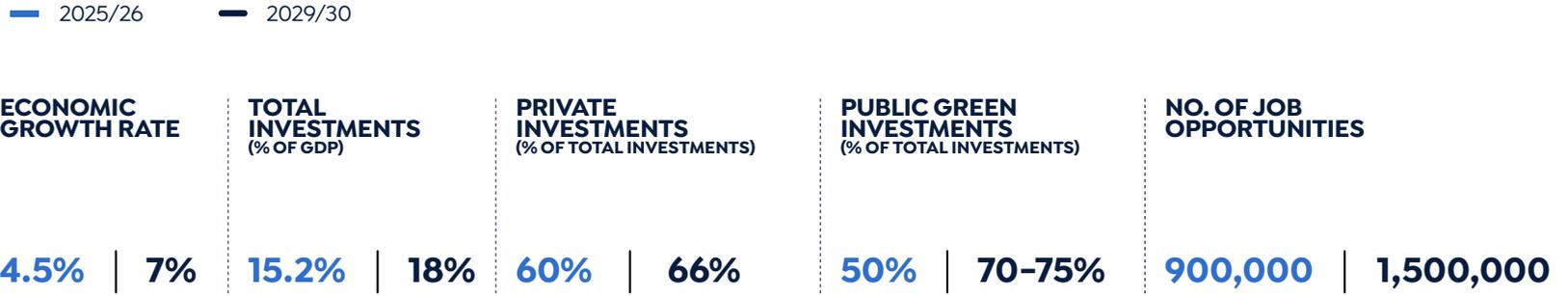
EGP 28 bn
Public Investments for Local Development

EGP 24.3 bn
Public Investments for Governorates

EGP 25 bn
Investments for Hayah Karima (Phase II)

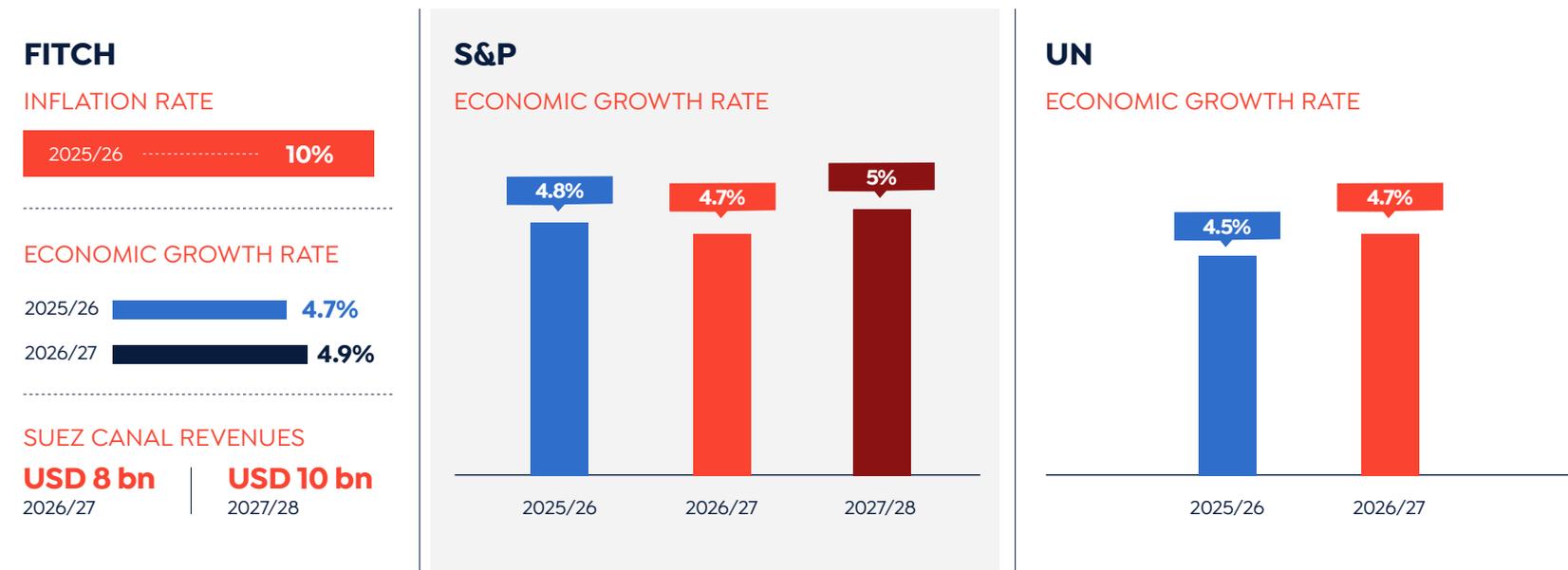
Source: MPED & Cabinet

TARGETS OF EGYPT'S NARRATIVE FOR ECONOMIC DEVELOPMENT



Source: MPED & Cabinet

INTERNATIONAL INSTITUTIONS' EXPECTATIONS



Source: MPED, MOF & Cabinet

Section III

NEW CITIES UPDATE

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
----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------

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
-------------------------------------------	------------------------------------------------------------------	--------------------------------------------------

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
Area

200
No. of Allocated Plots for Embassies

INCLUDE

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

KNOWLEDGE CITY

221 acres
Area

6,000
No. of Target Students

57
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
Area

Covered Hall (Capacity: 7,000 Spectators)

Swimming Pools

Squash Complexes

14 Playgrounds

Supply Volume

EGYPT UNIVERSITY OF INFORMATICS (EUI)

4
No. of Faculties

Engineering

Computing & Information Sciences

Business Informatics

Digital Arts & Design

MEDICAL CITY (CAPITAL MED)

400 acres
Area

12
No. of Executed Hospitals

30
Hospitals, alongside Central Health Insurance Hospital
No. of Target Hospitals

CITY OF ARTS & CULTURE

101 acres
Area

New Opera House

Arts Creativity Center

Museum of Modern Art

Vast Library

Supply Volume

GOVERNMENT DISTRICT

400 acres
Area

34
No. of Ministerial Buildings

10 Government Complexes

Parliament

Senate

Supply Volume

EDUCATIONAL PROJECTS



3
No. of Public Schools

56
No. of Private Schools

7
No. of Branches of International Universities

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

Source: NUCA & Cabinet

NEW ALAMEIN

PHASE I

28,975

No. of Housing Units

15,295

No. of Sold Housing Units

11,320

No. of Housing Units Ready to be Delivered

6,396

No. of Delivered Housing Units

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

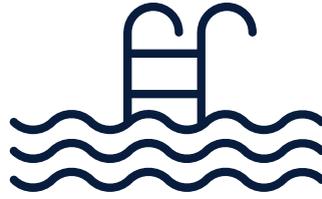
No. of Floors

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

CAPITAL GARDENS



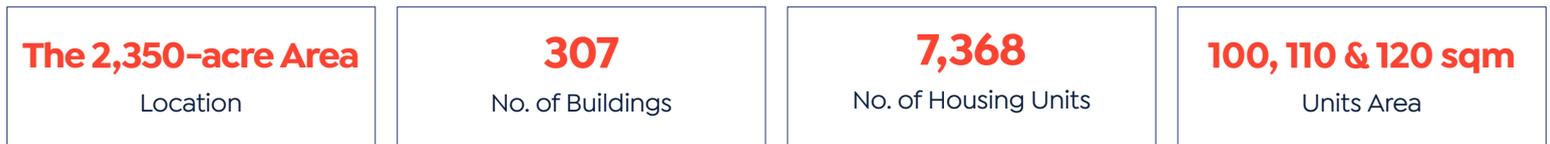
131,548

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

NEW MANSOURA

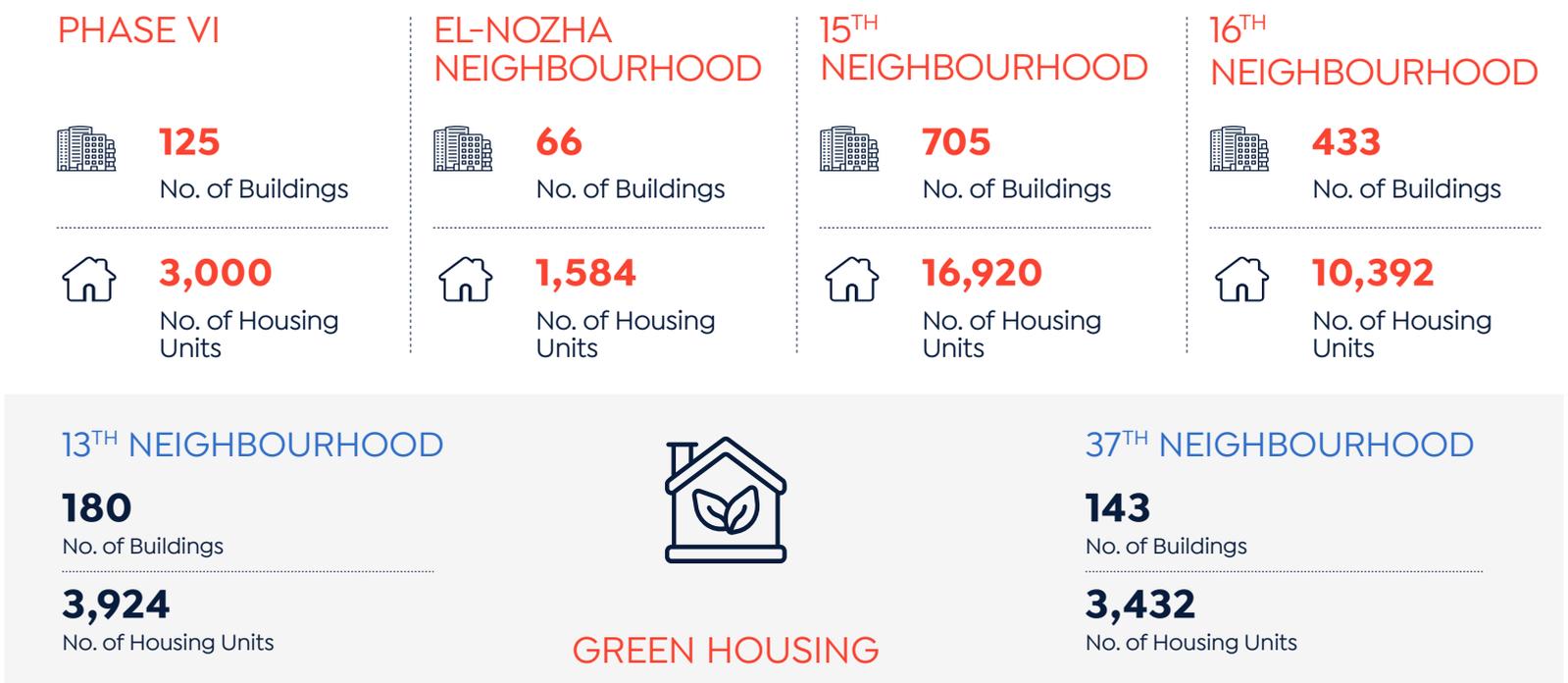


Source: NUCA & Cabinet

NEW OBOUR



SOCIAL HOUSING



DIARNA PHASE II

37th Neighbourhood
Location

1,690
No. of Housing Units

VALLEY TOWERS EAST PROJECT

14th Neighbourhood

Location

96

No. of Buildings

3,360

No. of Housing Units

89-116 sqm

Units Area



- Primary School
- Commercial Mall
- Medical Center
- Nursery
- Mosque
- Post Office

Service Buildings

Source: NUCA & Cabinet

NEW OCTOBER

151,000
No. of Housing Units

83
No. of Service Buildings



- Schools
- Nurseries
- Commercial Markets
- Medical Units

Include

- Playgrounds
- Youth Centers
- Social Club
- Others

HOUSING FOR ALL EGYPTIANS INITIATIVE

PHASE VI

55,000

No. of Housing Units for Low-Income

14,000

No. of Green Housing Units

Delivery is Soon

Current Status

WEST AIRPORT

104,000

No. of Housing Units

Housing Sector: **EGP 60 bn+**

Utilities & Infrastructure:

EGP 20 bn+

Total Investments

DIARNA

PHASE II



Inside Sakan Misr Project

Location



442

No. of Housing Units

Source: NUCA & Cabinet

NEW SUEZ

Suez Governorate Location	65,000 acres Total Area	2,218 acres Industrial Area	1.4 mn Target Citizens
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URGENT PHASE

300 acres

Area

86

No. of Buildings

2,064

No. of Housing Units



Commercial Market

Primary School

Nursery

Service Projects

DIARNA
PHASE II



104

No. of Housing Units

Source: NUCA & Cabinet

NEW ASWAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR LOW-INCOME



13,896

No. of Housing Units

FOR MIDDLE-INCOME



672

No. of Housing Units

Source: NUCA & Cabinet

OCTOBER GARDEN

HOUSING FOR ALL EGYPTIANS INITIATIVE



FOR MIDDLE-INCOME
PHASE V (VALERA GARDENS)

219

No. of Buildings

5,256

No. of Housing Units

100-120 sqm

Units Area

Each Building:
Ground & 5 Floors

No. of Floors

**2026 for 71
Buildings**

Delivery Date

FOR LOW-INCOME



146,664

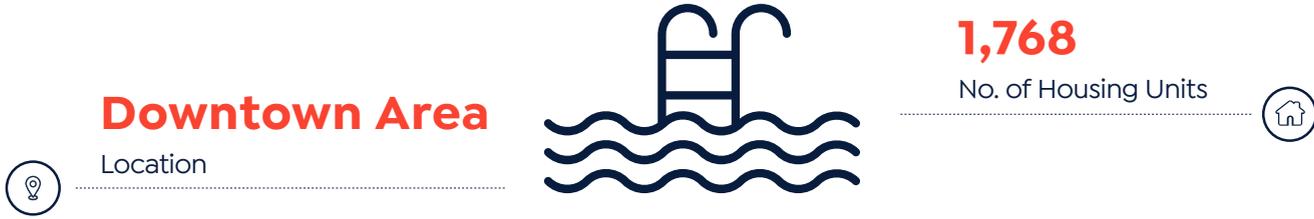
No. of Housing
Units



396

No. of Buildings
(Phase VI)

DIARNA PHASE II



Source: NUCA & Cabinet

10TH OF RAMADAN GARDENS

GREEN HOUSING

PHASE V

109

No. of Buildings

112

No. of Housing Units (75 sqm Model)

2,018

No. of Housing Units (90 sqm Model)



PHASE VI

258

No. of Buildings

6,192

No. of Housing Units

90 sqm

Units Area

Source: NUCA & Cabinet

NEW NASSER

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME



DIARNA PHASE II



Source: NUCA & Cabinet

3RD GENERATION CITIES

NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE

3rd Settlement

Location

222

No. of Buildings

5,328

No. of Housing Units

90-120 sqm

Units Area

JANNA

3rd Settlement

Location

365

No. of Buildings

8,760

No. of Housing Units

359

No. of Delivered Buildings

DIARNA



34

No. of Buildings



104-154 sqm

Units Area

DAR MISR

PHASE II

El-Andalos

Location

376

No. of Buildings

9,024

No. of Housing Units

Most Units have been Delivered

Current Status

SAKAN MISR



Fair Zone Area

Location



364

1st Zone: **196**
2nd Zone: **149**
3rd Zone: **19**

No. of Buildings



Medical Center
Nursery
Primary School
Retails
Others

Service Projects

Source: NUCA & Cabinet

NEW SOHAG

HOUSING FOR ALL EGYPTIANS INITIATIVE



36th Neighbourhood

Location



735 acres

Area



54

No. of Buildings



1,356

No. of Housing Units



Underway

Current Status

FOR MIDDLE-INCOME

 **49**
No. of Buildings

 **90 sqm**
Units Area

FOR LOW-INCOME

 **5**
No. of Buildings

 **75 sqm**
Units Area

■ DIARNA
PHASE II

 **8th Neighbourhood**
Location

 **260**
No. of Housing Units

Source: NUCA & Cabinet

NEW QENA

■ HOUSING FOR ALL EGYPTIANS INITIATIVE

1st Neighbourhood

Location

**552 (90 sqm Model)
180 (75 sqm Model)**

No. of Housing Units

Underway with Very Advanced Completion Rate

Current Status

■ DIARNA
PHASE II

Clubs Area

Location

162

No. of Housing Units

Source: NUCA & Cabinet

NEW ASSUIT

■ HOUSING FOR ALL EGYPTIANS INITIATIVE

PHASE VI



226-acre Area

Location



9

No. of Buildings



216

No. of Housing Units

Source: NUCA & Cabinet

2ND GENERATION CITIES

BADR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME

 <p>4th Neighbourhood Location</p>	 <p>44 No. of Buildings</p>	 <p>Interior Finishing Work of Some Units has been Completed Current Status</p>
-------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

GREEN HOUSING

 **112**
No. of Buildings

 **2,688**
No. of Housing Units

 **Jun. 2025**
Construction Beginning Date

 **Underway**
Current Status

RESIDENCES FOR NAC'S EMPLOYEES (ZHRAT EL-ASSIMA)

 **295**
No. of Buildings

 **7,080**
No. of Housing Units

 **202**
No. of Executed Buildings

 **93**
No. of Underway Buildings

DISTINGUISHED HOUSING PROJECT

 **92**
No. of Buildings

 **2,208**
No. of Housing Units

MIDDLE-INCOME HOUSING PROJECT

61
No. of Buildings

1,464
No. of Housing Units

SOCIAL HOUSING PROJECT

14
No. of Buildings

336
No. of Housing Units

DIARNA

PHASE II

The Eastern Extension of The City
Location

1,092
No. of Housing Units

LUXURY HOUSING PROJECT (ZELAL)

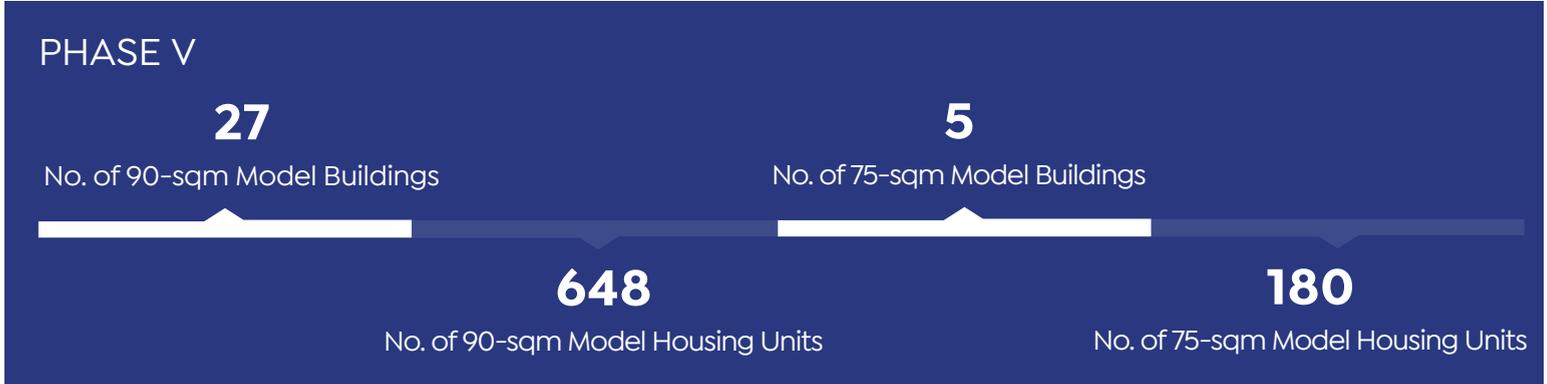
PHASE I

41
No. of Buildings

984
No. of Housing Units

NEW MINYA

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW-INCOME



PHASE VI



SAKAN MISR



DIARNA PHASE II



Source: NUCA & Cabinet

NEW BENI-SUEF



EGP 4.675 bn Total Investments till Jun.2025

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR LOW-INCOME



FOR MIDDLE-INCOME



DIARNA

PHASE II



Source: NUCA & Cabinet

1ST GENERATION CITIES

6TH OF OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME



JANNA



280
No. of Buildings

SABA COMPOUND

85
No. of Buildings

2,040
No. of Housing Units

100-142 sqm
Units Area

Source: NUCA & Cabinet

10TH OF RAMADAN

SOCIAL HOUSING



HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME



EL-NARGES NEIGHBOURHOOD

PHASE V



PHASE VI



EAST OF ANDALUSIA DISTRICT



NEIGHBOURHOOD NO.20



GREEN HOUSING FOR LOW-INCOME

PHASE V



PHASE VI



DIARNA FOR MIDDLE-INCOME

7th Neighbourhood

Location

13 acres (54,600 sqm)

Area

20

No. of Buildings

520

No. of Housing Units

110-131 sqm

Units Area

15TH MAY

HOUSING FOR ALL EGYPTIANS INITIATIVE

PHASE V

Low & Middle-Income

Target Income

888

No. of Underway Buildings

PHASE VI

Low-Income

Target Income

40

No. of Underway Buildings

EL-NARGES

Low-Income

Target Income

11,160

No. of Housing Units

465

No. of Buildings

90 sqm

Units Area

DIARNA PHASE II

170-acre Area

Location

754

No. of Housing Units

Source: NUCA & Cabinet

SADAT CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE



No. of Buildings: **82**

No. of Housing Units: **1,968**

Green Housing Project



No. of Buildings: **51**

Units Area: **90 sqm**

El-Nour District



No. of
Housing Units

2,180

El-Firdous District

DIARNA

PHASE II

El-Zohour Neighbourhood

Location

1,404

No. of Housing Units

Source: NUCA & Cabinet

NEW BORG AL-ARAB



EGP 9.4 bn+

Total Investments till Jun. 2025

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR MIDDLE-INCOME



364

No. of Housing Units

FOR LOW-INCOME (PHASE V)



9th Neighbourhood

Location



209

No. of Buildings



5,016

No. of Housing Units

SERVICE PROJECTS



2 Primary Schools



3 Commercial Markets



Mosque



2 Nurseries



Medical Unit

DIARNA

PHASE II

2nd & 3rd Neighbourhoods

Location

234

No. of Housing Units

CONCLUSION

Over the past year, it has become evident that the Egyptian government continues to play a central role in the development of the real estate sector. Through a wide range of housing initiatives and strategic partnerships with private developers, the state has significantly contributed to providing diverse and sustainable housing solutions for citizens across new and existing cities.

At the same time, Egypt's economy is showing signs of improvement and relative stability, with stronger investment flows, positive GDP growth, and more resilient macroeconomic indicators. This enhanced economic environment provides a favorable backdrop for both domestic and foreign investors, encouraging further participation in the real estate sector and boosting confidence in ongoing and upcoming projects.

The government's continued focus on expanding and developing new cities demonstrates its vision to address population growth, diversify housing options, and support urban planning across the country. Taken together, these developments highlight the strategic importance of Egypt's real estate sector and the state's dedication to fostering investment, ensuring sustainable growth, and creating opportunities for citizens and investors alike.



INVESTIGATE

RESEARCH & ANALYSIS

<https://invest-gate.me>