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INVESTIGATE
— RESEARCH & ANALYSIS —

BUILDING THE FUTURE: A COMPREHENSIVE ANALYSIS OF THE REAL ESTATE SECTOR IN UPPER EGYPT

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TABLE OF CONTENTS

03 ABOUT INVEST-GATE

05 ABOUT THIS REPORT

07 SECTION I Government Investments for Upper Egypt Development

16 SECTION II Local Development Program in Upper Egypt

22 SECTION III Pioneering Urbanization in Upper Egypt: The Rise of New Cities

35 SECTION IV PRIVATE SECTOR IN UPPER EGYPT

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A B O U T INVESTIGATE

THE VOICE OF REAL ESTATE

Invest-Gate is Egypt's leading real estate think tank, providing investors, customers, and other stakeholders in the market with the latest trends in the Egyptian real estate sector.

With over 20 roundtables, Invest-Gate has taken the lead in addressing the top challenges facing the Egyptian real estate market with key industry leaders, executives, and officials from different entities across the Egyptian investment landscape.

We are on a mission to empower our readers with the latest trends and unbiased information through our website, magazine, as well as our extensive and impactful social media presence.

Invest-Gate is embarking on an exciting new chapter, poised to redefine the Egyptian real

estate industry on regional and global scales. With a lineup of monumental events on the horizon, including top-notch real estate exhibitions and one-of-a-kind conventions, we are driving transformation and innovation in the sector.

Our elite team of experts and specialists in the Research and Analysis (R&A) department contribute to economic knowledge through data-rich studies and uniquely crafted "Market Watch" reports.

As we set our sights on the future, we are committed to fostering a dynamic ecosystem that propels the Egyptian real estate industry to new heights of success and prominence.

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ABOUT



Greene Avenue Compound

EBNY DEVELOPMENTS: SHAPING THE FUTURE OF REAL ESTATE IN EGYPT

Founded in 2012, EBNY Development has redefined Egypt's real estate landscape by creating integrated communities that elevate lifestyles and set new benchmarks for quality living. With innovation, sustainability, and excellence at its core, EBNY has successfully delivered 15 out of 20 major projects across the country, including over 1,000 residential units, 500+ commercial units, 400+ administrative units, 100+ hospitality units, and 80+ medical units. Its developments are more than just buildings; they are destinations designed to enhance the way people live and work. With a strong presence in Cairo and Upper Egypt, EBNY Development is committed to shaping a better future through smart, sustainable, and high-quality living environments.

The company's legacy is driven by its visionary Founder & Chairman, Dr. Abdallah Kamel, who expanded into real estate despite the economic challenges post-2011. Coming from a family known for the Modern Arab Association, creators of Selah El-Telmeez, Dr. Kamel launched EBNY with an initial capital of \$1 million, debuting with Ebny Towers in Heliopolis and Nasr City. Today, the company stands among Egypt's leading real estate companies, with investments exceeding \$200 million.

For years, Upper Egypt's real estate sector lacked the modern infrastructure and niche residential communities available in other regions. Since 2020, EBNY has pioneered real estate development in Upper Egypt, becoming the first developer to introduce smart gated communities that set new standards for luxury, innovation, and modern living. One of its most ambitious projects, New Sohag City, reflects its commitment to reshaping the region with modern infrastructure, thoughtfully designed residential communities, and dynamic commercial developments that drive economic growth. Signature projects such as Greene Avenue, the first smart compound in Upper Egypt developed in collaboration with Vodafone Egypt, along with Azalia Resort, Azalia Mall, and West Way Mall showcase EBNY's vision of blending smart technology with sustainable design and premium amenities. To ensure the highest quality, EBNY collaborates with top consultants and design firms, including renowned designer Yasser El Beltagi, Fathallah Fawzy Real Estate Development Consultancy (Mena Group), Inversion Consultancy, Sabbour Engineering Consultant, Home Gate Construction, Moharram & Associates, Vanilla Studio, Asass Construction and more, reinforcing its dedication to building not just structures but vibrant, thriving destinations.

Beyond Upper Egypt, EBNY has made a strong impact on Cairo's real estate market with a diverse portfolio of residential, commercial, administrative, and hospitality projects in prime locations such as Heliopolis, New Cairo, and Nasr City.

EBNY Development's success is built on trust, innovation, and an unwavering commitment to quality. As the company continues to expand, its vision remains clear: to create vibrant communities where people thrive, shaping a future where real estate is more than just buildings, it's a way of life.

“At EBNY Development, we believe in building more than just properties; we create communities where people thrive. Our legacy is built on trust, innovation, and commitment to quality. Together, we shape a future where dreams are transformed into reality.”

Dr. Abdallah Kamel, Chairman of EBNY Developments



ABOUT THIS REPORT

Upper Egypt is emerging as a dynamic region within the real estate sector, driven by a combination of government-led initiatives and private-sector investments. With a focus on sustainable urban development and infrastructure expansion, the region is undergoing transformative changes aimed at improving living standards, fostering economic growth, and attracting both local and foreign investment.

The Egyptian government has launched several ambitious projects in Upper Egypt, including the development of new cities and residential areas, to bridge the urban-rural divide and unlock the region's potential.

This report provides a comprehensive overview of the real estate landscape in Upper Egypt, highlighting key government investments, projects, and new cities. Additionally, it incorporates findings from extensive surveys that examine supply dynamics and developer strategies in the area.

By combining project insights with data-driven analysis, this report offers a holistic perspective on the opportunities and challenges within Upper Egypt's real estate sector. It serves as a valuable resource for stakeholders looking to engage in this burgeoning market.

A SPECIAL THANK YOU TO **EBNY DEVELOPMENTS**

We at Invest-Gate would like to thank EBNY DEVELOPMENTS for sponsoring this report. The real estate major developer is seen as one of the leading market developers with projects of exceptional features and that cater to all needs.





SECTION I:

GOVERNMENT INVESTMENTS FOR UPPER EGYPT DEVELOPMENT

Upper Egypt has seen unprecedented government investment aimed at transforming the region into a hub of economic growth and social progress. With a total investment allocation of EGP 71.4 billion for the fiscal year 2023/24, the government has prioritized key development sectors such as infrastructure, transportation, housing, education, health, and agriculture. This strategic focus reflects the state's commitment to addressing regional disparities, enhancing the quality of life for residents, and fostering sustainable economic opportunities.

Investments have been thoughtfully distributed across the northern, middle, and southern regions of Upper Egypt, ensuring equitable resource allocation and targeted growth initiatives. This section will delve into the strategic development axes and government investments across all Upper Egypt governorates.

STRATEGIC DEVELOPMENT AXES OF THE UPPER EGYPT DEVELOPMENT AUTHORITY

THE AGRICULTURAL DEVELOPMENT AXIS



PROJECTS' BREAKDOWN

- Establishment of an Integrated Poultry Complex
- Upgrading Operation of the Poultry Farm & Automatic Slaughterhouse
- Reclamation & Cultivation of **450** Acres in Abu Tartour - El-Wadi El-Gedid
- Upgrading & Development of the Integrated Poultry Farm in Al-Azab Village
- Establishing Agricultural Greenhouse Complex for Sugarcane Seedling production
- Development & Upgrading of **21** Veterinary Units
- Upgrading of Table Egg Production Poultry Farms

THE INDUSTRIAL DEVELOPMENT AXIS



PROJECTS' BREAKDOWN

- Enhancing Black Honey Factory Efficiency - Tuna El-Gebel, Malawi Center
- Food Industries & Packaging Complex - Tomato & Vegetable Drying - Esna Center
- Enhancing Dates Packing Efficiency - Al Kharga Center
- Upgrading Agricultural Waste Wood Factory
- Food Industries & Packaging Complex - Vegetables & Fruits

THE SOCIAL DEVELOPMENT AXIS



THE ENVIRONMENTAL DEVELOPMENT AXIS



THE LOGISTIC DEVELOPMENT AXIS



GOVERNMENT INVESTMENTS IN UPPER EGYPT (FY 2023/24)

UPPER EGYPT'S INVESTMENT SHARE



INVESTMENTS' BREAKDOWN

- EGP **35.9** bn for South of Upper Egypt (**50.3%**)
- EGP **24.9** bn for Middle of Upper Egypt (**34.9%**)
- EGP **10.6** bn for North of Upper Egypt (**14.8%**)

NORTH OF UPPER EGYPT'S INVESTMENTS' BREAKDOWN



ACCORDING TO GOVERNORATES

- 43.4%** Minya Governorate
- 34.9%** Beni Suef Governorate
- 21.7%** Fayoum Governorate



ACCORDING TO ECONOMIC SECTORS

- 18.6%** Education
- 17%** Health
- 35%** Other Services

MIDDLE OF UPPER EGYPT'S INVESTMENTS' BREAKDOWN



ACCORDING TO GOVERNORATES

- 53.4%** El-Wadi El-Gedid Governorate
- 46.6%** Assiut Governorate



ACCORDING TO ECONOMIC SECTORS

- 61%** Transportation & Storage
- 17.6%** Other Services

SOUTH OF UPPER EGYPT'S INVESTMENTS' BREAKDOWN



ACCORDING TO GOVERNORATES

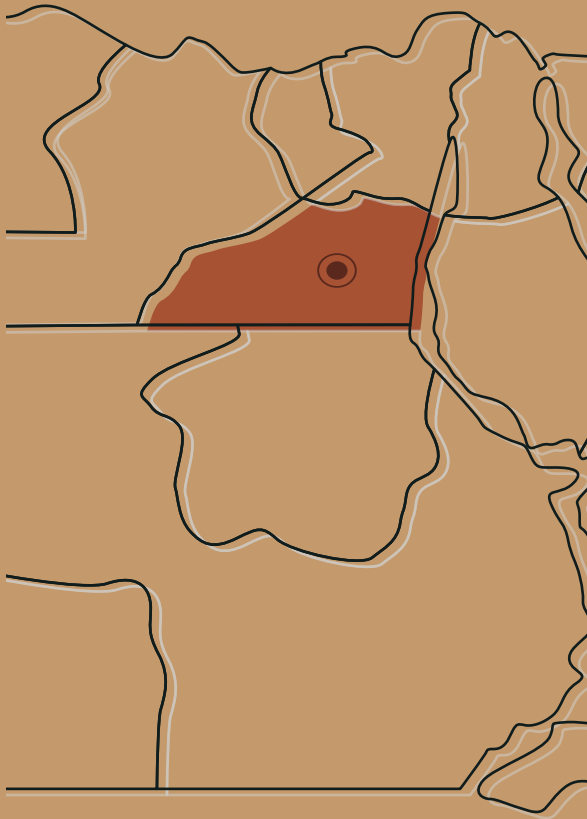
- 34.2%** Aswan Governorate
- 21.4%** Luxor Governorate
- 18.3%** Sohag Governorate
- 14.7%** Red Sea Governorate
- 11.4%** Qena Governorate



ACCORDING TO ECONOMIC SECTORS

- 21.3%** Transportation & Storage
- 20.5%** Agriculture & Reclamation
- 9.7%** Education
- 8.4%** Health
- 20.5%** Other Services

CITIZEN INVESTMENT PLAN (2023/24)



NORTH OF UPPER EGYPT

Fayoum Governorate
Beni Suef Governorate
Minya Governorate

NORTH OF UPPER EGYPT

FAYOUM GOVERNORATE



Total Area

5,406 km²



Population (2023)

4 mn



Total Investments

EGP **2.2** bn



No. of Projects

245



Investments' Breakdown

33%

EGP **738** mn

Local Development

14%

EGP **315** mn

Higher Education & Scientific Research Sector

10%

EGP **228** mn

Pre-University Education Sector

10%

EGP **210** mn

Housing Sector

6%

EGP **139** mn

Agricultural Sector

27%

EGP **575** mn

Others

BENI SUEF GOVERNORATE



Total Area
10,800 km²



Population (2023)
2.6 mn



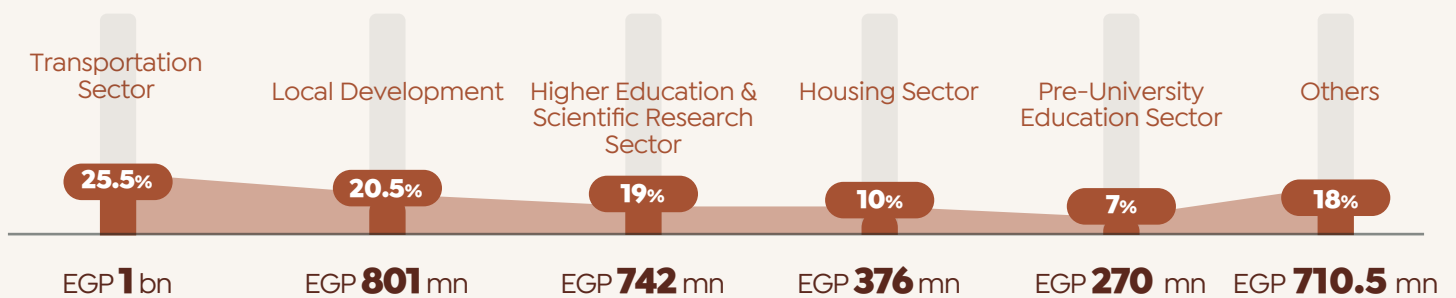
Total Investments
EGP **3.9** bn



No. of Projects
274



Investments' Breakdown



MINYA GOVERNORATE



Total Area
31,279 km²



Population (2023)
6 mn



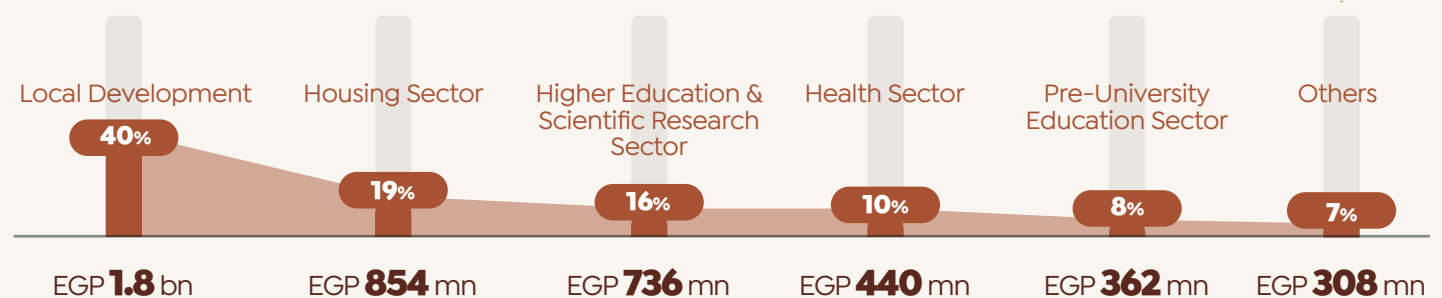
Total Investments
EGP **4.5** bn

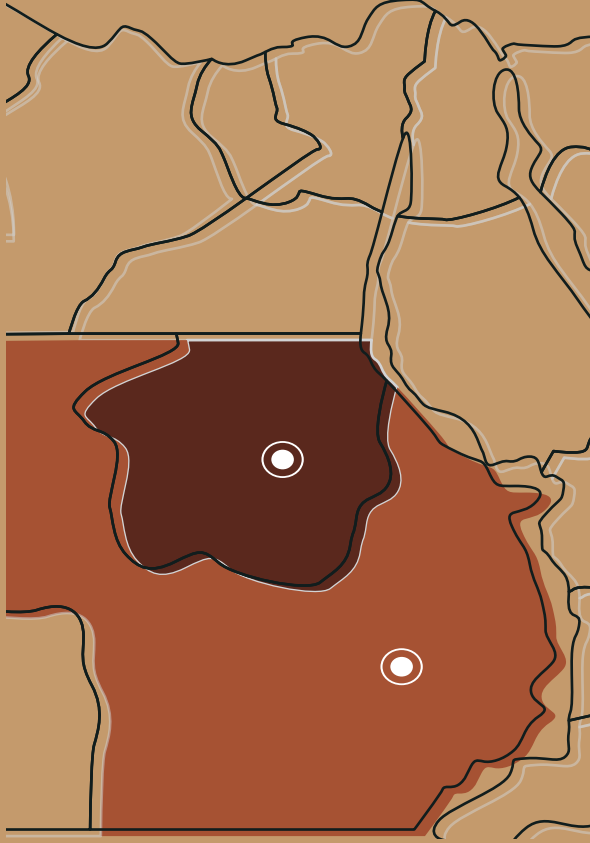


No. of Projects
324



Investments' Breakdown





MIDDLE OF UPPER EGYPT

Assiut Governorate
El-Wadi El-Gedid Governorate

SOUTH OF UPPER EGYPT

Sohag Governorate
Qena Governorate
Luxor Governorate
Aswan Governorate
Red Sea Governorate

MIDDLE OF UPPER EGYPT

ASSIUT GOVERNORATE



Total Area

16,507 km²



Population (2023)

5 mn



Total Investments

EGP **11.6** bn



No. of Projects

478



Investments' Breakdown

35%

EGP **4** bn

Transportation Sector

22%

EGP **2.5** bn

Petroleum Sector

16%

EGP **1.8** bn

Local Development

9%

EGP **1** bn

Housing Sector

8%

EGP **971** mn

Higher Education & Scientific Research Sector

11%

EGP **1.2** bn

Others

EL-WADI EL-GEDID GOVERNORATE



Total Area
423,903 km²



Population (2023)
266,000



Total Investments
EGP 13.2 bn



No. of Projects
242



Investments' Breakdown

Transportation Sector

81%

EGP **10.7 bn**

Housing Sector

6%

EGP **736.7 mn**

Local Development

5%

EGP **640 mn**

Higher Education &
Scientific Research
Sector

3%

EGP **387.6 mn**

Health Sector

2%

EGP **293 mn**

Others

3%

EGP **550 mn**

SOUTH OF UPPER EGYPT

SOHAG GOVERNORATE



Total Area
10,042 km²



Population (2023)
5.7 mn



Total Investments
EGP 6.8 bn



No. of Projects
489



Investments' Breakdown

Local Development

28%

EGP **1.9 bn**

Housing Sector

23%

EGP **1.6 bn**

Transportation
Sector

10%

EGP **718.7 mn**

Higher Education &
Scientific Research
Sector

9%

EGP **643 mn**

Health Sector

9%

EGP **583 mn**

Others

21%

EGP **1.4 bn**

QENA GOVERNORATE



Total Area
12,729 km²



Population (2023)
3.6 mn



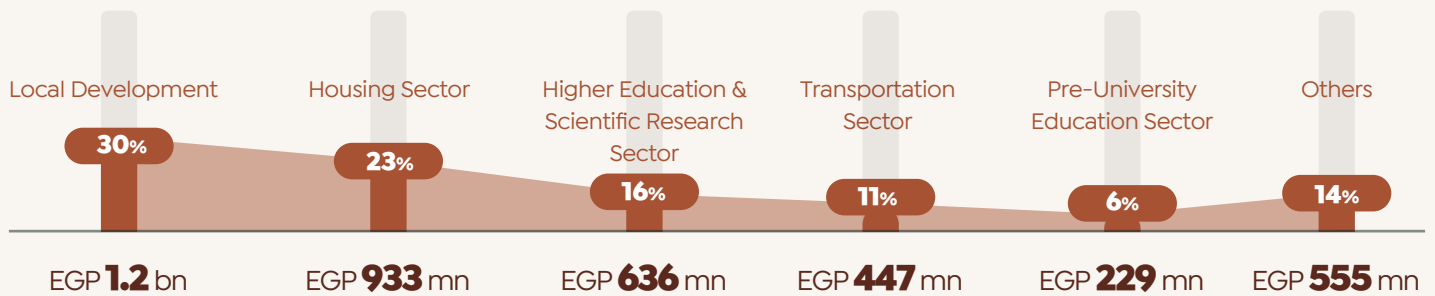
Total Investments
EGP 4 bn



No. of Projects
277



Investments' Breakdown



LUXOR GOVERNORATE



Total Area
5,428 km²



Population (2023)
1.4 mn



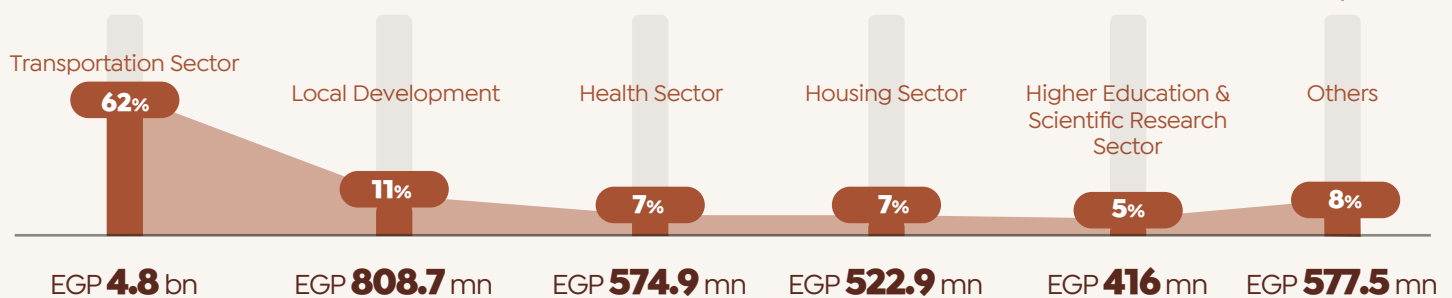
Total Investments
EGP 7.7 bn



No. of Projects
201



Investments' Breakdown



ASWAN GOVERNORATE



Total Area
60,900 km²



Population (2023)
1.65 mn



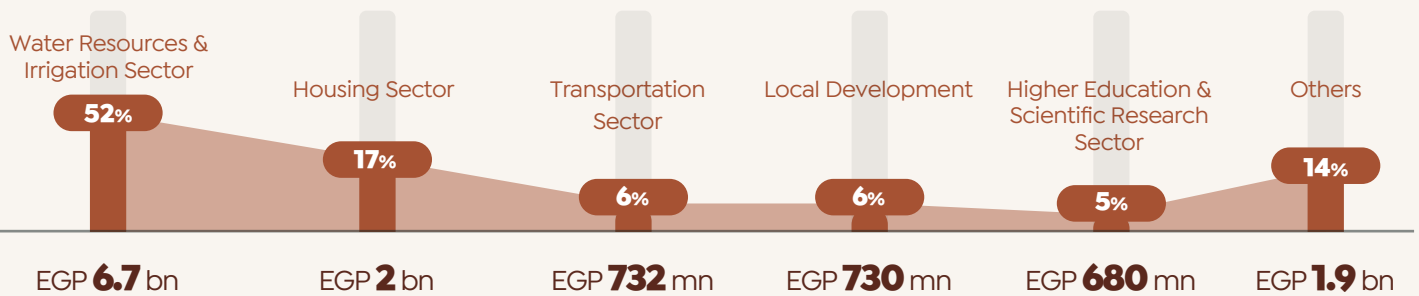
Total Investments
EGP 12.8 bn



No. of Projects
303



Investments' Breakdown



RED SEA GOVERNORATE



Total Area
121,161 km²



Population (2023)
403,000



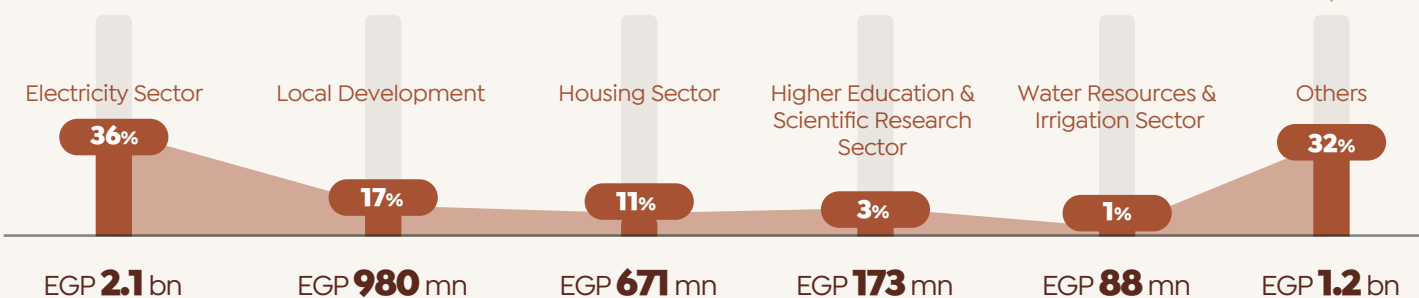
Total Investments
EGP 5.9 bn



No. of Projects
175



Investments' Breakdown





SECTION II:

LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT

The Local Development Program in Upper Egypt signifies a transformative chapter in enhancing infrastructure, economic opportunities, and social services across the region. This program, alongside the Hayah Karima Initiative targeting nine Upper governorates, embodies a holistic approach to fostering economic growth, improving living standards, and promoting sustainable development in Upper Egypt. This section will highlight the government's achievements in local development and the impact of the Hayah Karima initiative.

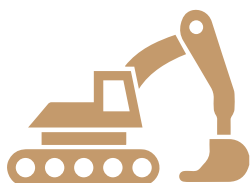
LOCAL DEVELOPMENT PROGRAM'S ACHIEVEMENTS


2018–2024

TIME PERIOD


8.2 mn
in **4** Governorates
NO. OF BENEFICIARIES

INFRASTRUCTURE SECTOR


82.6% in **4** Governorates
IMPROVEMENT RATE

5,633
NO. OF EXECUTED & UNDERWAY PROJECTS

 EGP **27.05** bn
TOTAL INVESTMENTS


PROJECTS' BREAKDOWN

- Roads & Transportation Projects
- Electricity Projects
- Urban Development Projects
- Sanitation Projects
- Potable Water Projects
- Environmental Projects
- Others

PARTNERSHIP WITH PRIVATE SECTOR

59,000
NO. OF PRIVATE PARTNERS

85%
SATISFACTION RATE OF
BUSINESS OWNERS

HAYAH KARIMA INITIATIVE IN UPPER EGYPT "PHASE I"



ALLOCATED INVESTMENTS
EGP **237** bn
(68% of Total Phase I Investments)

11 mn

No. of Target
Beneficiaries

9

No. of Target
Governorates

34

No. of Target
Centers

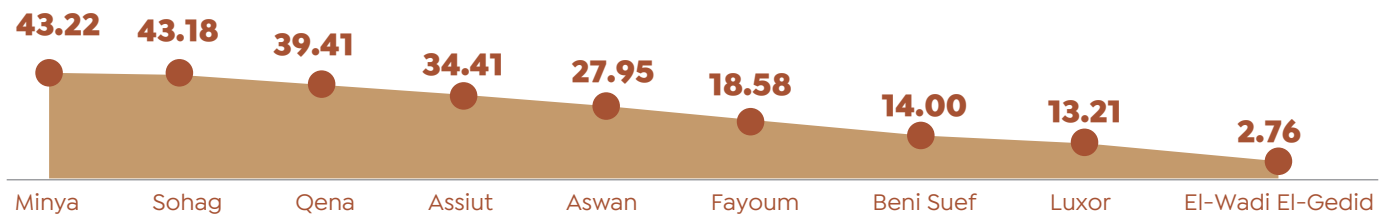
900

No. of Target
Villages

199

No. of Target
Local Units

INVESTMENTS' BREAKDOWN BY GOVERNORATES (EGP BN)



NORTH OF UPPER EGYPT

FAYOUM GOVERNORATE



2 (Itsa & Youssef El-Seddik)
No. of Target Centers



66
No. of Target Villages



857,000 (48% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



Infrastructure

78%



Health Care

11%



Youth & Sports

3%



Education

3%



Agriculture
& Irrigation

2%



Local
Development

2%



Social Protection
& Family Welfare

1%

BENI SUEF GOVERNORATE



2 (Biba & Nasser)
No. of Target Centers



66
No. of Target Villages



956,000 (48% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



Infrastructure

78%



Health Care

11%



Agriculture
& Irrigation

4%



Education

3%



Local
Development

2%



Youth & Sports

1%



Social Protection
& Family Welfare

1%

MINYA GOVERNORATE



5 (Abu Qurqas, Al-Adwa, Deir
Mawas, Malawi & Maghagha)
No. of Target Centers



192
No. of Target Villages



2.7 mn (8.5% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



Infrastructure

75%



Health Care

15%



Agriculture
& Irrigation

4%



Education

2%



Local
Development

2%



Youth & Sports

1%



Social Protection
& Family Welfare

1%

MIDDLE OF UPPER EGYPT

ASSIUT GOVERNORATE



6 (Abnoub, Abutig, Al-Fath,
Dayrout, Sahel Selim & Sidfa)
No. of Target Centers



150
No. of Target Villages



2.4 mn (48% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



Infrastructure

76%



Health Care

14%



Local
Development

3%



Agriculture
& Irrigation

3%



Education

2%



Youth & Sports

1%



Social Protection
& Family Welfare

1%

EL-WADI EL-GEDID GOVERNORATE



1 (Al-Farafra)
No. of Target Centers



26
No. of Target Villages



29,000 (47% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



Infrastructure

66%



Health Care

16%



Youth & Sports

6%



Local
Development

5%



Education

4%



Social Protection
& Family Welfare

3%

SOUTH OF UPPER EGYPT

SOHAG GOVERNORATE



7 (Al-Balyana, Al-Maragha, Girga,
Dar Al-Salam, Sakalta, Tama
& Al-Mansha and Al-A'sirat)
No. of Target Centers



180
No. of Target Villages



3.1 mn
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



Infrastructure

72%



Health Care

18%



Agriculture
& Irrigation

3%



Education

2%



Local
Development

2%



Social Protection
& Family Welfare

2%



Youth & Sports

1%

QENA GOVERNORATE



5 (Abu Tesht, Al-Waqf
Farshout, Dëshna & Qus)
No. of Target Centers

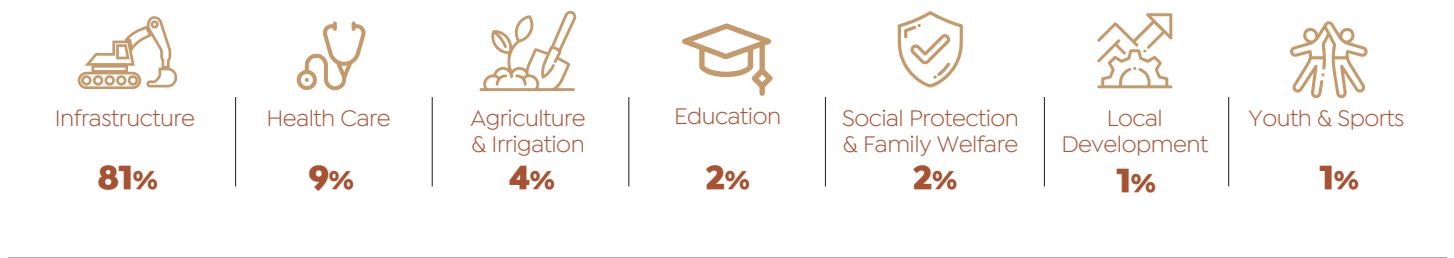


86
No. of Target Villages



1.5 mn (49% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



LUXOR GOVERNORATE



2 (Esna & Armant)
No. of Target Centers

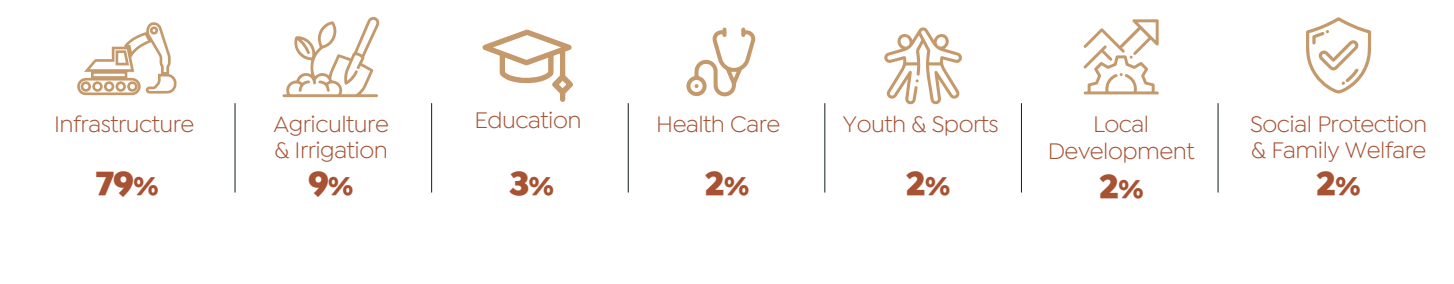


36
No. of Target Villages



484,000 (48% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS



ASWAN GOVERNORATE



3 (Edfu, Kom Ombo & Nasr El-Nuba)
No. of Target Centers

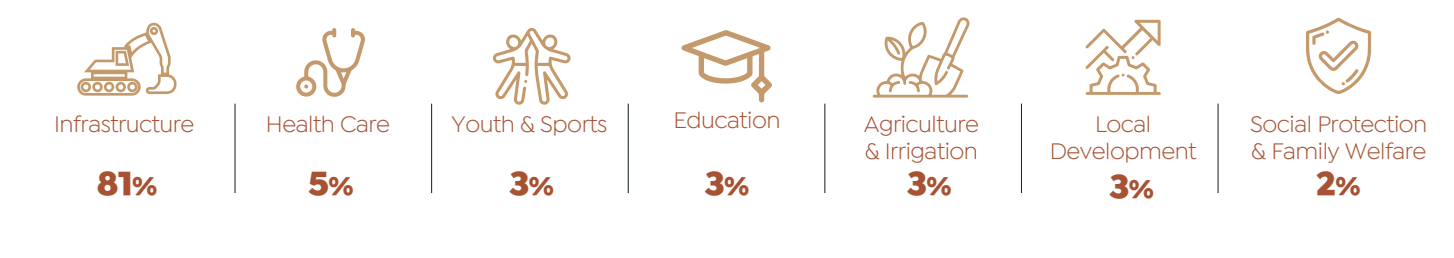


102
No. of Target Villages



102,000 (49% Female)
Target Citizens

FINANCIAL ALLOCATION FOR CORE PROGRAMS





SECTION III:

PIONEERING URBANIZATION IN UPPER EGYPT: THE RISE OF NEW CITIES

Upper Egypt has witnessed transformative urban development through a series of planned cities to address population growth, foster economic opportunities, and enhance residents' quality of life. This section highlights the government's intensified focus on Upper Egypt and the attention that emerged with the second-generation cities, marked by the establishment of two new cities. By the third generation, this effort expanded significantly with the inauguration of six new cities. Still, the peak of governmental commitment was evident in the fourth generation, by the establishment of around 12 new cities across Upper Egypt.

This analysis relies exclusively on data from authoritative governmental sources, including the New Urban Communities Authority (NUCA), the Ministry of Housing, Utilities, and Urban Communities, the Cabinet, and the Egypt State Information Service, etc. All information has been meticulously updated to reflect the status till December 2024, ensuring the accuracy and reliability of the insights provided.

2ND GENERATION CITIES

NEW BENI SUEF CITY



LOCATION

Beni Suef
Governorate

TOTAL AREA

25,135 Acres

TARGET POPULATION

268,000NO. OF EXECUTED HOUSING
UNITS (2014-2023)**55,443+**TOTAL INVESTMENTS
TILL MAY 2024EGP **4.11** bn

INVESTMENTS' BREAKDOWN

EGP **885** mn for Road SectorEGP **791** mn for Housing SectorEGP **763** mn for Sanitation SectorEGP **759** mn for Electricity SectorEGP **485** mn for Potable Water SectorEGP **276** mn for Services SectorEGP **90** mn for Telecommunication SectorEGP **61** mn for Agriculture SectorEGP **1.837** bn
(From **1986** to **2014**)EGP **2.837** bn
(From **2014** to **2024**)

HOUSING FOR ALL EGYPTIANS INITIATIVE

82 Acre-Area

Location

172

No. of Buildings

Phase I

84

No. of Buildings

2,016

No. of Housing Units

SOCIAL HOUSING PROJECT (2014-2023)

221

No. of Executed Buildings

5,304

No. of Executed Housing Units

75-90 sqm

Units Area

NEW MINYA CITY



LOCATION

Minya Governorate



TOTAL AREA

24,639 AcresTARGET POPULATION
IN 2050**638,000**

TOTAL NO. OF HOUSING UNITS

27,688 (By NUCA)
12,824 (By Private Sector
& Others)

FACILITIES

- **11** Commercial Services Buildings
- **20** Different Educational Buildings
- **10** Hospitals & Medical Centers
- **5** Mosques
- **9** Social Buildings
- Others

SOCIAL HOUSING PROJECT (2014 - 2023)

546

No. of Executed Buildings

13,104

No. of Executed Housing Units

75-90 sqm

Units Area

MIDDLE HOUSING PROJECT (2014 - 2022)

1,176

No. of Executed Housing Units

100-150 sqm (Dar Masr)**106-118** sqm (Sakan Masr)

Units Area

HOUSING FOR ALL EGYPTIANS INITIATIVE

For Low-Income

559

No. of Buildings

13,524No. of Housing
Units**456**No. of Executed
Buildings**10,992**No. of Executed
Housing Units

For Middle-Income

144

No. of Underway Housing Units

3RD GENERATION CITIES

NEW FAYOUM CITY



LOCATION

Fayoum Governorate



TOTAL AREA

29,516 Acres



FACILITIES

- **2** Health Centers
- **2** Nurseries
- High School
- Police Station
- **2** Shopping Malls
- Primary School
- Firefighting Point
- Playgrounds
- Others

SOCIAL HOUSING PROJECT (2014-2023)

78

No. of Executed Buildings

1,656

No. of Executed Housing Units

75-90 sqm

Units Area

NEW ASSIUT CITY



LOCATION

Assiut Governorate



TOTAL AREA

30,300 Acres



FACILITIES

- Markets & Private Hypermarket
- Azhari Institute
- **3** Bakeries
- Assiut University & The Russian University
- Assiut University Hospital
- Civil Registry Services
- Japanese School
- **4** Schools
- Traffic Unit
- Others

SOCIAL HOUSING PROJECT (2014-2023)

11,928

No. of Executed Buildings

75-90 sqm

Units Area

NEW ASSIUT PEARL PROJECT

34.15 Acres

Area

67

No. of Building

1,608

No. of Housing Units

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW-INCOME

27

No. of Executed Buildings

NEW SOHAG CITY



LOCATION

Sohag Governorate



TOTAL AREA

30,351 Acres



TOTAL INVESTMENTS TILL
JUN. 2024

EGP **5.7** bn



NO. OF EXECUTED
HOUSING UNITS

16,000

PLOTS ALLOCATION

130

No. of Allocated Plots

SUPPLY VOLUME

- Commercial Services
- Residential Services
- Integrated Urban Services
- Administrative Services
- Medical Services

HOUSING FOR ALL EGYPTIANS INITIATIVE

7,656

No. of Executed Housing
Units

1,188

No. of Underway Housing
Units

7,024

No. of Allocated Housing
Units

Neighbourhood No. 36

42

No. of Buildings

1,008

No. of Housing Units

90 sqm

Units Area

**Finishing Work:
Underway**

Current Status

SOCIAL HOUSING PROJECT (2014-2023)

316

No. of Executed Buildings

7,584

No. of Executed Housing Units

75-90 sqm

Units Area

NEW AKHMIM CITY



LOCATION

Sohag Governorate



TOTAL AREA

9,930 Acres

HOUSING FOR ALL EGYPTIANS INITIATIVE

1st Project**9**

No. of Buildings

216

No. of Housing Units

95%+

Completion Rate

2nd Project**11**

No. of Buildings

264

No. of Housing Units

CURRENT STATUS

Underway with Very Advanced Completion Rate

7 Buildings Have Been Delivered

SOCIAL HOUSING PROJECT (2014-2023)

95

No. of Executed Buildings

2,288

No. of Executed Housing Units

75-90 sqm

Units Area

NEW QENA CITY



LOCATION

Qena
Governorate

TOTAL AREA

29,485 AcresNO. OF ALLOCATED LANDS
FOR HOUSING PROGRAM**10,558**

HOUSING FOR ALL EGYPTIANS INITIATIVE

6,800

No. of Housing Unit

Site of 23 Buildings

552

No. of Housing Units

90 sqm

Units Area

97.50%

Completion Rate

Site of 5 Buildings

180

No. of Housing Units

75 sqm

Units Area

83%

Completion Rate

Site of 15 Buildings

360

No. of Housing Units

90 sqm

Units Area

Underway with Very Advanced Completion Rate

Current Status

SOCIAL HOUSING PROJECT (2014-2023)

238

No. of Executed Buildings

5,708

No. of Executed Housing Units

75-90 sqm

Units Area

FACILITIES

49

No. of Services Buildings

INCLUDE:

- Hospital
- 3 Playgrounds
- 8 Schools
- 3 Medical Units
- 8 Nurseries
- Mosque
- 8 Commercial Markets
- Youth Center
- Ambulance Point
- 14 Public Services Buildings
- Others

NEW THEBES CITY



LOCATION
Luxor Governorate



TOTAL AREA
12,852 Acres

620 ACRE-AREA

114

No. of Buildings

2,736

No. of Housing Units

Completed

Current Status

SOCIAL HOUSING PROJECT (2014-2023)

288

No. of Executed Buildings

6,912

No. of Executed Housing Units

75-90 sqm

Units Area

4TH GENERATION CITIES

NEW EL-FASHN CITY



LOCATION

Beni Suef Governorate



TOTAL AREA

17,958 Acres



TARGET POPULATION

1,200,000

PHASE 1

177.5 Acres Area

Distinguished Housing Project

Project (A)

70

No. of Buildings

1,120

No. of Housing Units

Ground & **3** Floors

No. of Floors

Project (B)

99

No. of Buildings

1,584

No. of Housing Units

Ground & **3** Floors

No. of Floors

URGENT PAHSE

85 Acres Area

Distinguished Housing Project

Project (A)

18

No. of Buildings

288

No. of Housing Units

Ground & **3** Floors

No. of Floors

Project (B)

14

No. of Buildings

224

No. of Housing Units

Ground & **3** Floors

No. of Floors

NEW MALAWI



LOCATION
Minya Governorate



TOTAL AREA
18,421 Acres



TARGET POPULATION
850,000



FACILITIES

- Commercial Market
- Medical Unit
- Nursery
- School
- Others

PHASE 1

880 Acres Area

Distinguished Housing Project

217 Acres

Area

690

No. of Buildings

JANNA

351 Acres

Area

450

No. of Buildings

Sakan Masr

181 Acres

Area

261

No. of Buildings

URGENT PHASE

91 Acres Area

JANNA

Area

30 Acres

No. of Housing Units

32

No. of Buildings

1,024

Ground & **7** Floors

No. of Floors

Units Area

150 sqm on Average

NASSER CITY



LOCATION
West Assiut Governorate



TOTAL AREA
6,006 Acres



TARGET POPULATION
345,000

PHASE I

1,600 Acres Area

66 "Social Housing Project" No. of Executed Buildings

110 "Sakan Masr"

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME

15

No. of Buildings

360

No. of Housing Units

100, 110 & 120 sqm

Units Area

SAKAN MASR

Project 1

60

No. of Buildings

1,440

No. of Housing Units

Project 2

50

No. of Buildings

1,200

No. of Housing Units

Project 3

66

No. of Buildings

1,584

No. of Housing Units

SOCIAL HOUSING PROJECT (2014-2023)

66

No. of Executed Buildings

1,584

No. of Executed Housing Units

75-90 sqm

Units Area

FACILITIES

YOUTH CENTER
(COST: EGP **21.1** MN)

PRIMARY SCHOOL
(COST: EGP **18.4** MN)

NURSERY
(COST: EGP **4.2** MN)

COMMERCIAL MARKET
(COST: EGP **1.96** MN)

MEDICAL UNIT
(COST: EGP **4.5** MN)

POLICE &
FIREFIGHTING POINT

WEST QENA



LOCATION
Qena Governorate



TOTAL AREA
8,971 Acres



TARGET POPULATION
550,000

PHASE I

1,400 Acres Area

136 "Social Housing Project" No. of Buildings

30 "Sakan Masr"

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR LOW-INCOME

3,264
Total No. of Housing Units

121
No. of Executed Buildings

2,904
No. of Executed Housing Units

SAKAN MASR

30
Total No. of Buildings

720
Total No. of Housing Units

84%
Completion Rate

SOCIAL HOUSING PROJECT (2014-2023)

117
No. of Executed Buildings

2,808
No. of Executed Housing Units

75-90 sqm
Units Area

FACILITIES

7
No. of Executed Services Buildings

EGP **47** mn
Investment Cost

COMPLETION RATE OF INFRASTRUCTURE

88%
Road Projects

91%
Water Network

90%
Sanitation Network

73%
Irrigation Network

92%
Water Purification Station

NEW ASWAN CITY



LOCATION
Aswan Governorate



TOTAL AREA
22,390 Acres



TARGET POPULATION
850,000

HOUSING FOR ALL EGYPTIANS INITIATIVE

For Middle-Income

3rd Neighbourhood

Location

24

No. of Buildings

672

No. of Housing Units

100, 110 & 120 sqm

Units Area

For Low-Income

6,720

No. of Housing Units

Green Buildings

7,176

No. of Housing Units

SOCIAL HOUSING PROJECT (2014-2023)

245

No. of Executed Buildings

5,880

No. of Executed Housing
Units

75-90 sqm

Units Area

THE TOURIST RIVER STRIP

1,050 Acres

181 Acres "Phase I"

Area

150

No. of Villas

NEW TOSHKA CITY



LOCATION
Aswan Governorate



TOTAL AREA
3,000 Acres



TARGET POPULATION
80,000

URGENT PHASE

105 Acres

Area

Middle Housing Project

51

No. of Buildings

612

No. of Housing Units

143 sqm on Average

Units Area

EGP **275 mn**

Cost

Social Housing Project

51

No. of Buildings

612

No. of Housing Units

143 sqm on Average

Units Area

EGP **250 mn**

Cost

OTHER NEW CITIES

NEW BENI MAZAR

LOCATION
Minya
GovernorateTOTAL AREA
16,035 Acres

NEW GIRGA

LOCATION
Sohag
GovernorateTOTAL AREA
10,297 Acres

NEW NAGAA HAMMADI

LOCATION
Qena
GovernorateTOTAL AREA
25,152 Acres

NEW LUXOR

LOCATION
Luxor
GovernorateTOTAL AREA
9,675 Acres

NEW ESNA

LOCATION
Luxor
GovernorateTOTAL AREA
7,671 Acres

EAST EL-OWEINAT

LOCATION
El-Wadi El-Gedid
GovernorateTOTAL AREA
1,073 Acres



SECTION IV:

PRIVATE SECTOR IN UPPER EGYPT

The private sector is critical in driving economic growth and development in any region. This section examines the insights of real estate developers by conducting a survey providing investment perceptions, and future expectations for the region. In addition to the private sector's engagement in Upper Egypt by showcasing prominent private projects in the region.

FIRST: DEVELOPERS' INSIGHTS IN UPPER EGYPT

Invest-Gate's Research & Analysis team conducted a thorough survey of 32 Egypt-based developers to explore the real estate market in Upper Egypt. The aim was to identify investment trends, enhance investment opportunities in the region, assess the sales environment, and gauge future consumer demand.

INVESTMENT TRENDS IN UPPER EGYPT

The evaluation of investment opportunities in Upper Egypt has yielded mixed results. While 56% of developers acknowledge the region's potential, a significant minority (44%) express skepticism. These differing perspectives may be attributed to the various challenges faced in Upper Egypt, indicating a need for tailored solutions.



AVAILABILITY OF INVESTMENT OPPORTUNITIES



56%
YES

44%
NO



Regarding the attractiveness of Upper Egypt's new cities for investment, 56% of developers find them appealing, pointing to significant interest in these opportunities. However, 44% of respondents deem these new cities unattractive, suggesting that improvements are needed.



ATTRACTIVENESS OF UPPER EGYPT'S NEW CITIES FOR INVESTMENT

56%



Attractive

44%

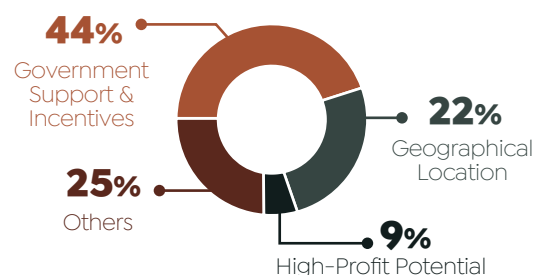


Unattractive

Surveyed developers indicated that government support and incentives are the primary factors attracting investment, with 44% highlighting this aspect. Additionally, 22% noted the positive impact of geographic location on investment potential in Upper Egypt. Conversely, only 9% identified high-profit potential as a key attraction factor. Other significant factors include infrastructure development and diverse real estate options, cited by 25% of respondents.



INVESTMENT ATTRACTION FACTORS



Perspectives on government initiatives to enhance investments in Upper Egypt are varied. The top priority, indicated by 47% of developers, is the simplification of building permit procedures. A smaller segment (34%) emphasizes the importance of developing infrastructure

and public utilities. Improving the investment climate and facilitating real estate financing were cited by 16% of respondents, underscoring the need for regulatory and financial ease to encourage investment.



EFFECTIVE GOVERNMENT EFFORTS TO PROMOTE INVESTMENT

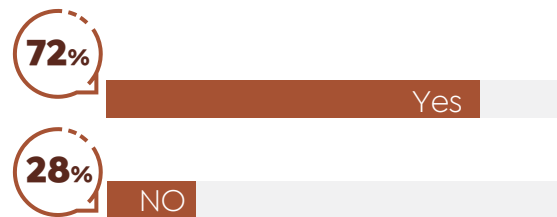


SALES ENVIRONMENT IN UPPER EGYPT

The survey revealed differing views on consumer needs in Upper Egypt. A substantial majority (72%) believe that these needs differ from those in other regions, influenced by cultural norms, economic conditions, and lifestyle preferences. In contrast, 28% of respondents feel that consumer needs are consistent across Egypt



DIFFERENCES IN CONSUMER NEEDS BETWEEN UPPER EGYPT & OTHER REGIONS



A detailed examination of the services required by consumers in Upper Egypt shows that 91% prioritize commercial services, which are crucial for creating vibrant communities. Safety and entertainment are also important, rated by 75% of respondents, followed closely by educational services at 72%. Transportation and medical facilities are deemed essential by 63% of respondents.



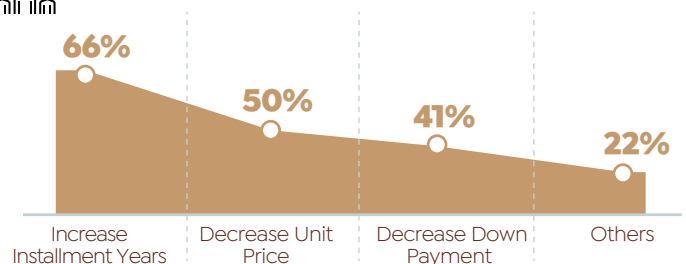
REQUIRED SERVICE FACILITIES



Developers employ various strategies to boost demand in Upper Egypt's real estate market. The most favored strategy (66%) is increasing installment years, reflecting a strong preference for financial flexibility. Additionally, 50% of developers support decreasing unit prices, while 41% advocate for lowering down payments. Other offers, such as providing finished units and collaborating with interior designers, were cited by 22% of respondents.



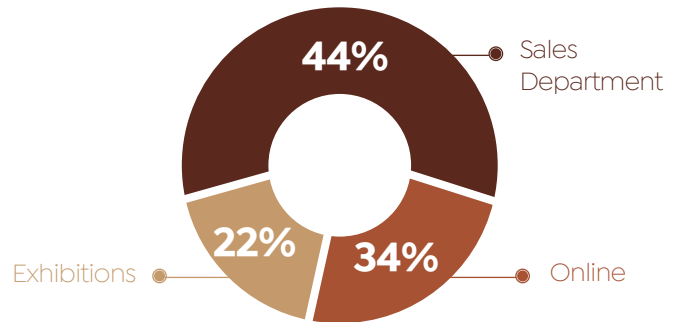
OFFERS TO BOOST DEMAND



As for the most effective sales mechanisms, traditional sales methods (via sales departments) are considered the most effective by 44% of surveyed developers, emphasizing the importance of face-to-face interaction. Online sales are also significant, preferred by 34%, likely due to their speed and convenience. Exhibitions are viewed as the least impactful method, with only 22% identifying them as effective.



MOST EFFECTIVE SALES MECHANISMS



DEMAND EXPECTATIONS IN UPPER EGYPT

A comprehensive analysis of future demand projections for Upper Egypt's real estate market presents a cautiously optimistic outlook. The majority of developers (69%) anticipate an increase in demand, reflecting the region's strong market potential. However, 6% foresee a decline, citing various concerns and challenges, while 25% expect demand to remain stable.



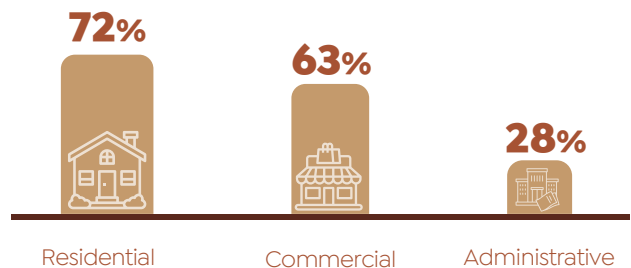
FUTURE DEMAND



When considering expected high-demand unit types, residential units are the most anticipated, with 72% of developers expecting strong demand. Commercial units follow, anticipated by 63%, while administrative units are the least expected, with only 28% identifying a need for them.



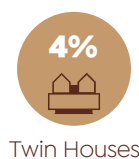
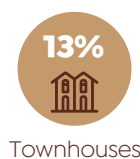
EXPECTED HIGH-DEMAND UNIT TYPES



In examining consumer preferences for housing types in Upper Egypt, apartments emerge as the clear favorite, supported by 100% of respondents. Villas are favored by 26%, likely due to their appeal for privacy, while townhouses and twin houses are less popular, cited by 13% and 4%, respectively.



EXPECTED HIGH-DEMAND RESIDENTIAL UNITS



SECOND: MAJOR PRIVATE SECTOR PROJECTS IN UPPER EGYPT

Location	Project Name	Developer	Total Area
Fayoum Governorate	View Park Compound	Elmanara Group Company	18,000 sqm
	Fayoum Downtown	Meamar Development	3,000 sqm
	Fayoum City Mall	Merkato Real Estate	8,500 sqm
	Byoum	Orascom Development	1 mn sqm
Minya Governorate	Porto El Minya	Amer Group	57 Acres
	Al Mall	El Mohands Development	4,000 sqm
	Bait Alwatan Compound	El Mohands Development	2,200 sqm
	Compound Emcan	Emcan Developments and Construction	86,107 sqm
Assiut Governorate	Al Rabwa Compound	Al Rabwa Real Estate	126,000 sqm
	Assiut Festival Mall	BSD Real Estate Development	18 Acres
	Asalya Compound	Mababny Edris	31 Acres+
	Zahw Assiut	Madinet Masr	104 Acres
	Hayah City	Tayel Group	30,000 Acres
Sohag Governorate	Garden City Compound	ABC Real Estate Development	250 Acres
	Roots	Raaed Developments	87,000 sqm
	Greene Avenue	Ebny Developments	20 Acres
	Azalia Resort	Ebny Developments	36 Acres
	Azalia Mall	Ebny Developments	7 Acres
	West Way Mall	Ebny Developments	7,000 sqm
	Retaj 1	Heraa	16.5 Acres
	Retaj 2	Heraa	21 Acres
	Retaj Chance	Heraa	5 Acres
	Retaj Orchid	Heraa	22.5 Acres

Location	Project Name	Developer	Total Area
Sohag Governorate	Retaj Mall	Heraa	10,000 sqm
	The Gate Mall	Heraa	12,000 sqm
	Downtown Mall	Heraa	15,000 sqm
Qena Governorate	La Vie Mall	Al-Araby Real Estate Development	1,200 sqm
	Sky City	Al-Araby Real Estate Development	3,661 sqm
	Tag City	HDA Real Estate	10,000 sqm
	Mazar Mall	HDA Real Estate	1,600 sqm
	Tag Park	HDA Real Estate	1,600 sqm
	Tag View	HDA Real Estate	2,500 sqm
	Time Square	HDA Real Estate	8,000 sqm
	Tourism Market	HDA Real Estate	2,500 sqm
	Qena Gardens	New City Developments	800,000 sqm
Luxor Governorate	Tiba Gate Compound	EGN for Real Estate Developments	70,000 sqm
	Karank Resort	EGN for Real Estate Developments	50,000 sqm+
	South Plaza Mall	EGN for Real Estate Developments	20,000 sqm
Aswan Governorate	Al-Safwa 1	Al-Safa Company	15,000 sqm
	Al-Safwa 2	Al-Safa Company	15,000 sqm
	7 Stars Mall	Al-Safa Company	Land Floor Area: 2,760 sqm
	Hayati Compound	Misr Holland	50 Acres
	Marina Mall	Misr Holland	4,000 sqm
	Avenue Mall	Misr Holland	5,800 sqm
	City Max Hotel	Misr Holland	5,000 sqm
	Aswan Plaza Mall	Misr Holland	2,500 sqm
Red Sea Governorate	Check our Report "Red Sea Real Estate in Egypt: Market Dynamics, Investment Drivers, and Future Prospects"		

BUILDING THE FUTURE:

A COMPREHENSIVE ANALYSIS OF THE REAL ESTATE SECTOR IN UPPER EGYPT

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