

# INVESTIGATE

RESEARCH & ANALYSIS

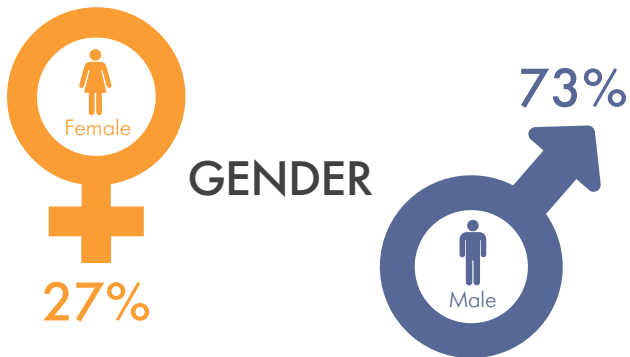
## CITYSCAPE 2020 THE COMEBACK



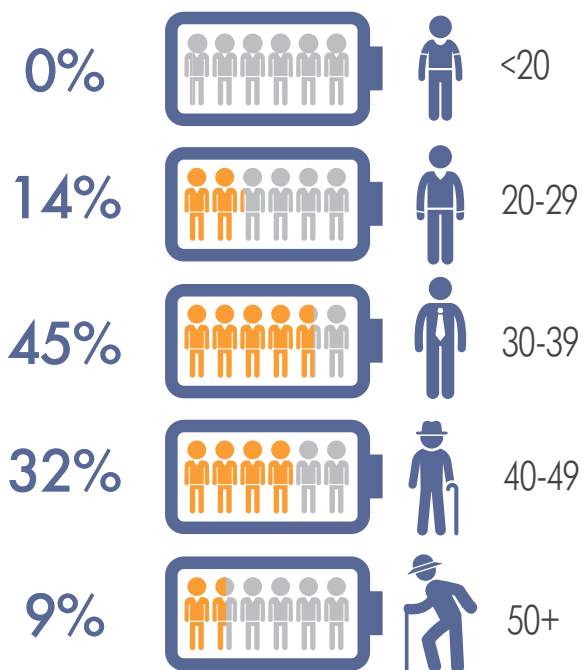
# CITYSCAPE 2020: THE COMEBACK

## Consumers Feedback

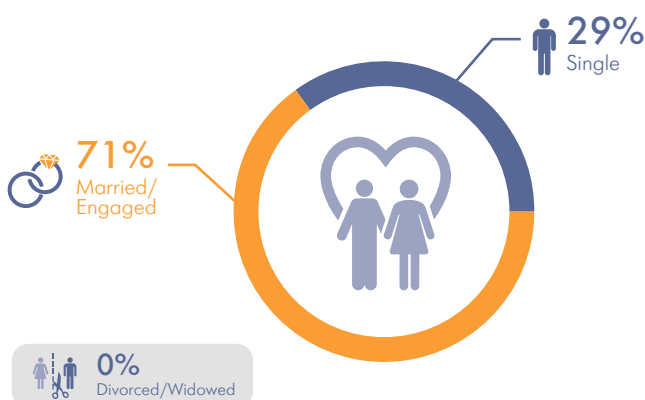
### GENDER



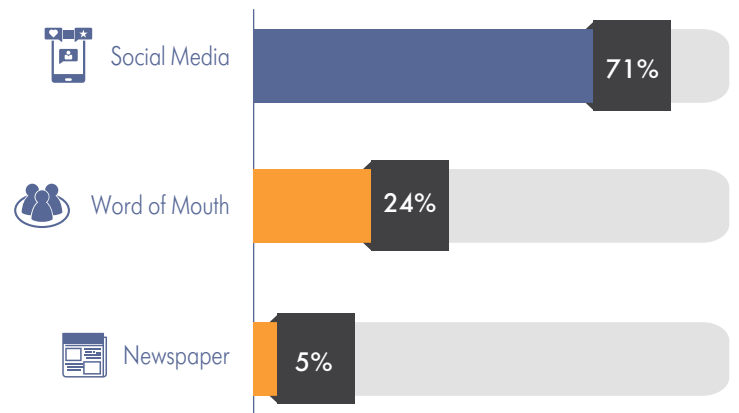
### AGE GROUPS (YRS)



### MARITAL STATUS



### HOW DID YOU HEAR ABOUT CITYSCAPE?



### WHY VISIT CITYSCAPE EGYPT 2020?

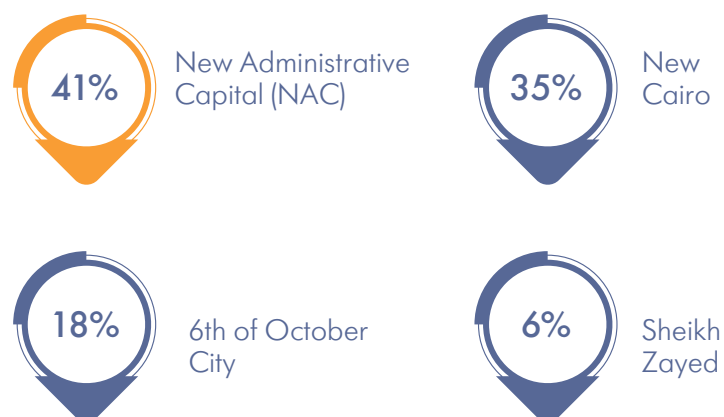


### PROPERTY SEARCH BY TYPE





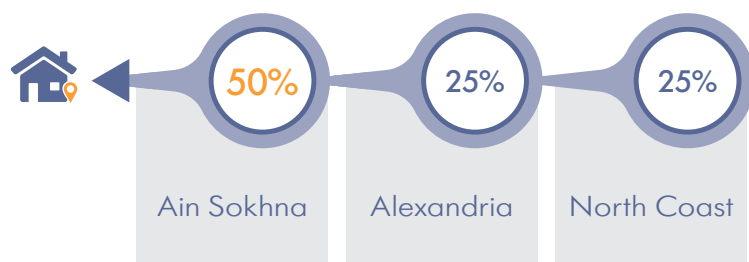
## BEST LOCATIONS FOR FIRST HOMES



## MOST PREFERRED HOUSING AGREEMENT



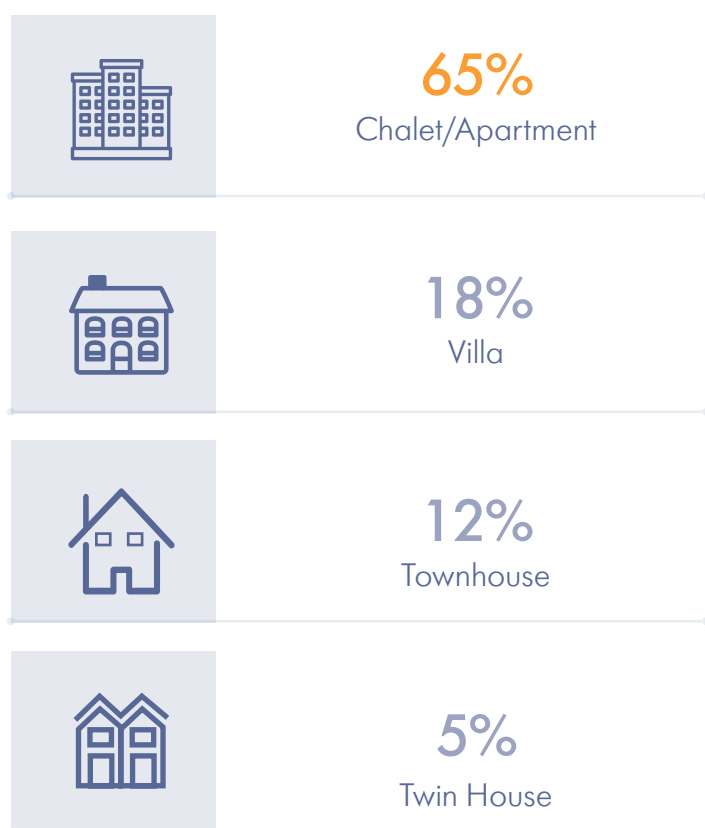
## BEST LOCATIONS FOR SECOND HOMES



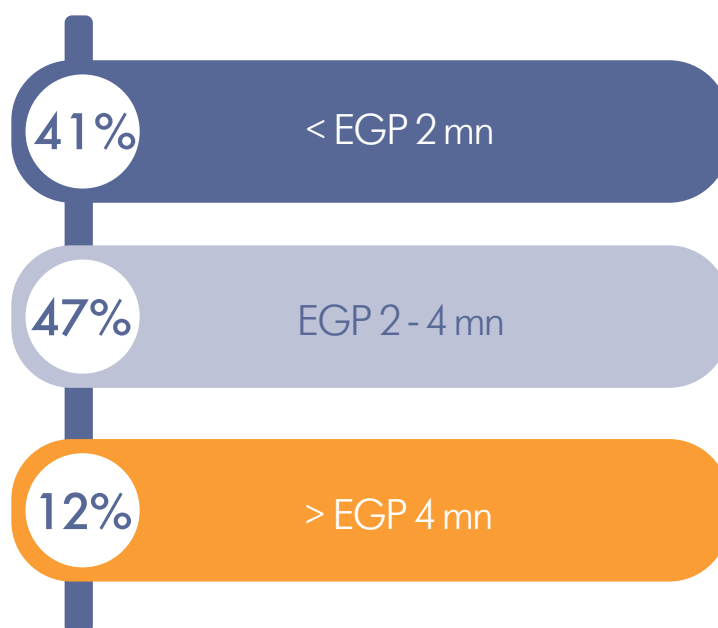
## MOST PREFERRED PAYMENT METHOD



## MOST DESIRABLE RESIDENTIAL MODULE



## AVERAGE UNIT PRICES



Based on Invest-Gate's Survey During Cityscape, Conducted on 22 Visitors

Sources: Invest-Gate's R&A

# Private Real Estate Projects Updates

## Carnelia



Developer

Ajna Developments



Location

Ain Sokhna



Area

100 Acres



No. of Residential Units

1,000



Investments

EGP 3 bn



Delivery Date

2024 (Phase I)



Plan

Achieve EGP 1 bn in Sales Before 2021



News

Carnelia Sees EGP 250 mn in 1<sup>st</sup> 5 Days of Launch

Offer

10% Down Payment

10-Yr Payment Plans

Price of 265 m<sup>2</sup> Residential Unit

Start: EGP 18 mn

Price of 56 m<sup>2</sup> Residential Unit

Start: EGP 1.1 mn

## CFC Club



Developer

Al Futtaim Group



Location

Cairo Festival City (CFC),  
New Cairo

Area

62,000 m<sup>2</sup>

Delivery Date

January 2022  
(Phase I)

Delivery Date

August 2022 (Phase II)



Offer

8-Yr Payment Plans

## Oriana IV



Developer

Al Futtaim Group



Location

CFC, New Cairo



Area

100,000 m<sup>2</sup>

No. of Residential Units

116 Villas



News

65% Complete



Offer

8-Yr Payment Plans

## The Podium



Developer

Al Futtaim Group



Location

CFC, New Cairo



News

37% Complete



Offer

8-Yr Payment Plans

## Aura Apartments



Developer

Al Futtaim Group



Location

CFC, New Cairo



Area

56,000 m<sup>2</sup>

No. of Residential Units

404



News

18% Complete



Offer

8-Yr Payment Plans

## The Curve



Developer

Cornerstone Development



Location

R8 District, NAC



No. of Residential Units

500



Delivery Date

Before 2024



Offer

Flexible Payment Plans, Up to 9 Yrs

Clients Get Gift Vouchers for Electrical Appliances

If Unit Price is EGP 2 mn



Voucher

EGP 60,000

If Unit Price is EGP 3 mn



Voucher

EGP 80,000

Buyers Can Book Units with 5 &amp; 8 Yrs Payment Plans

## Park Lane Compoundhood



Developer

El Attal Holding



Location

NAC



Delivery Date

Q1 2021



News

85% Sold Out



Offer

10% Discount

10-Yr Payment Plan

10% Upfront

## Bayside



Developer

El Attal Holding



Location

Ras Sudr



No. of Serviced Apartments

160



No. of Hotel Rooms

32



Investments

EGP 1.5 bn



News

95% Complete



Offer

Distinctive Offers to Serious Buyers

## Kenz Compound



Developer

First Group



Location

October Gardens,  
West Cairo

Area

30 Acres



News

85% Sold Out

Plans for Full Delivery After Handing Over Last Phase by June 2021



Offer

25% Upfront

First Installment Payment in 2021

## Kaya Plaza



Developer

First Group



Location

October Gardens,  
West Cairo

Area

12,000 m<sup>2</sup>

News

40% Complete

Plans for Delivery in 2021

## Kazan Plaza



Developer

First Group



Location

6<sup>th</sup> of October City,  
West Cairo

Area

16,000 m<sup>2</sup>

News

All Administrative &amp; Medical Units Sold Out

## Silva



Developer

First Group



Location

Sheikh Zayed,  
West Cairo

Area

40 Acres  
(20 Acres/ Phase)

Investments

EGP 800 mn



Delivery Date

Early 2021

## Minorca



Developer

Mardev Developments



Location

R8 District, NAC



Area

17.64 Acres



No. of Residential Units

738



Investments

EGP 1.5 bn



News

Commencement of Work On-Site



Offer

Zero Down Payment

Payment Plan, Up to 10 Yrs

## Mardev Plaza



Developer

Mardev Developments

No. of Commercial  
Units

127



Area

8,800 m<sup>2</sup>

News

40% Sold Out

Plans to Sell Out 50% of Units Before 2021

## Mall Light Sky



Developer

Mardev Developments



Location

R7 District, NAC



Area

3,000 m<sup>2</sup>

Investments

EGP 200 mn



News

Work is Underway

60% Sold Out

## Asgard Mall



Developer

Mardev Developments



Location

R7 District, NAC



Area

2,000 m<sup>2</sup>

Investments

EGP 160 mn



News

Work is Underway

70% Sold Out

## City Oval



Developer

Master Group



Location

NAC



Area

37 Acres



News

100 Residential Units Sold Out in 2 Days



Offer

10% Upfront

10-Yr Payment Plan

## Vinci



Developer

Misr Italia Properties (MIP)



Location

NAC



Area

110 Acres



No. of Residential Units

1,500 Residential Units  
600 Villas & Serviced Apartments

Investments

EGP 8 bn



Delivery Date

2022



News

Construction is in Full Swing

Works Began on 250 Villas



Offer

Zero Down Payment

Flexible Payment Plans, Up to 12 Yrs



## IL BOSCO



Developer

MIP



Location

NAC



Area

207 Acres



No. of Residential Units

5,100



Investments

EGP 16 bn



Offer

Flexible Payment Plans, Up to 12 Yrs

Zero Down Payment

## SILA

(IL BOSCO City's Latest Phase)



Developer

MIP



Location

Mostakbal City, East Cairo



Total Area

268 Acres



Investments

EGP 2 bn



News

Reservation is Now Open for 800 Apartments &amp; 40 Villas



Offer

Flexible Payment Plans, Up to 12 Yrs

Zero Down Payment

## La Nuova Vista



Developer

MIP



Location

New Cairo



Area

41 Acres



No. of Residential Units

131

## Cairo Business Park



Developer

MIP



No. of Office Buildings

42  
(20 Delivered)

Investments

EGP 500 mn

## Garden 8

Developer

MIP

Location

New Cairo

Area

22,000 m<sup>2</sup>

No. of Commercial Units

58

Investments

EGP 500 mn

## Kai Sokhna

Developer

MIP

Location

Ain Sokhna

No. of Residential Units

150 (Phase I)

Investments

EGP 2.4 bn

Delivery Date

December 2020

Offer

Flexible Payment Plans, Up to 12 Yrs

Zero Down Payment

## iCity

Developer

Mountain View

Location

New Cairo

News

iCity Sees Delivery of Phase I

MV Park

Location

At the Heart of iCity

Area

50 Acres

Investments

EGP 7 bn

## IL Monte Galala

Developer

Tatweer Misr

Location

El Galala City, Ain Sokhna

Offer

35% Off All Units

Flexible Payment Plans, Between 7 - 11 Yrs

## Fouka Bay



Developer

Tatweer Misr



Location

North Coast



Offer

35% Off All Units

Flexible Payment Plans, Between 7 - 11 Yrs

## Bloomfields



Developer

Tatweer Misr



Location

Mostakbal City, East Cairo



Offer

35% Off All Units

Flexible Payment Plans, Between 7 - 11 Yrs

## Al Jazi Egypt



Developer

Seldar Misr



Location

New Cairo



Area

63 Acres



Delivery Date

Before 2023



News

95% Complete

Al Jazi Egypt Sees EGP 4 bn Investments So Far



Plan

Pump EGP 3 bn Investments By 2022-End



Offer

100% of Phase I Sold Out in 1<sup>st</sup> 3 Days

JW Marriott Residences Rolled Out

## The WPR



Developer

The Waterway Developments



Location

New Cairo



No. of Residential Units

120 Serviced Apartments



Investments

EGP 2 bn

New Project  
(Name N/A)

Developer

The Waterway Developments



Location

New Cairo



Area

30 Acres



Investments

EGP 5 bn

## The Hub



Developer

The Waterway Developments



Location

New Cairo



Investments

EGP 1.2 bn



Launching Date

September



News

The Hub Sees EGP 600 mn in Sales

## 5A



Developer

The Waterway Developments



Location

New Cairo



Commercial Area

20,000 m<sup>2</sup>Administrative Offices  
Area40,000 m<sup>2</sup>

Delivery Date

April 2021

## The Waterway



Developer

The Waterway Developments



Location

North Coast



Investments

EGP 4 bn



News

Construction Permits Underway

The Waterway Sees EGP 1.1 bn in Sales (1<sup>st</sup> Offering Was in 2018)

## The Capitalway



Developer

The Waterway Developments



Location

NAC



Area

42 Acres



No. of Residential Units

1,508



Investments

EGP 2.5-3 bn



Launch Date

February 2018



Delivery Date

Early 2020, But January 2021 for Commercial &amp; Office Spaces



News

Project Sees EGP 4 bn Sales

EGP 7 bn Target Sales



Offer

10% Down Payment

10-Yr Payment Plans



Unlimited Offer

0% Down Payment &amp; 7-Yr Payment Plan OR 15% Down Payment &amp; 9-Yr Payment Plan

## SOLAS (New Phase)



Developer

Vow Developments



Location

NAC



Area

8,000 m<sup>2</sup>

Investments

EGP 250 mn



Construction Date

Commence in 2021



Delivery Date

End-2021



Offer

Various Payment Plans

Discounts Up to 20%





# INVESTIGATE

— RESEARCH & ANALYSIS —



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