



INVESTIGATE

THE VOICE OF REAL ESTATE

THE NEW ADMINISTRATIVE CAPITAL

AN OVERVIEW OF THE CAPITAL TO BE

Egypt is to move its capital 45 kilometers east, away from the worn out infrastructure and the traffic gridlock, off to a new lavish city, dubbed as the New Administrative Capital, with green spaces said to be twice as big as New York's Central Park. With the first phase of construction officially launched in October 2017, Invest-Gate takes its readers on a tour of the new capital, reviewing the many completed and under-construction projects.

"We are going to use everything modern and state-of-the art in terms of planning, design, technology and IT."

Ahmed Zaki Abdeen
Chairperson of the Board
of Directors of the Administrative Capital Company



Egypt is ambitious to complete the development of the first phase within three to four years maximum, aiming to include a government district to house a new presidential palace, a parliament, 32 ministries as well as foreign embassies.

Construction of
the Government
District:

25 %
Completed

4000 acres

of land sold to real estate
companies in the first phase
of the capital, including land
for residential, commercial,
and administrative uses.

40 %

of the administrative
capital land will be
used for residential
use.

"Ministries will be transferred from the heart of Cairo to the headquarters of the administrative capital in June 2019," Abdeen said in a statement in December.

Public Developments

Capital Residence, R3

Companies involved in the development process are: The Arab Contractors Company, TMG, Orascom Construction, Concorde for Engineering and Contracting Company, Hassan Allam Holding.

25,000
No. of Total Units
Areas range between
130-180 m²

4,000
No. of Town Houses
& Villas
Areas range between
200-400 m²

60%
of Road Construction
Completed

17,000
No. of First Phase's
Residential Units
65%
of first phase completed

Monorail



Ministries of Housing and Transportation are accepting preliminary blueprints from national and international companies interested in building two monorail projects in Greater Cairo.

48,000 passenger per route
1 mn passenger daily
Date of Completion 2020

First Line:

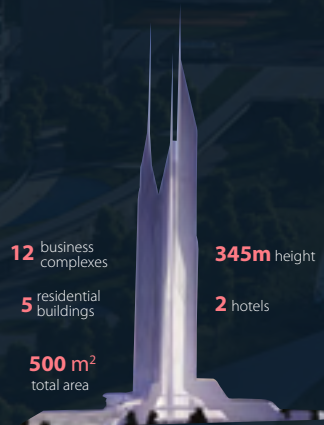
6th of October to Giza
35 km
10 stops
35 minutes

Second line:

Nasr City to
New Administrative Capital
52 km
22 stops

Central Business District

The tallest building in Africa to be developed by China State Construction Engineering Corporation (CSCEC).



12 business complexes

5 residential buildings

500 m²
total area

345m height

2 hotels

Public Contracting Companies

Egyptian public construction companies are also working around the clock on diverse infrastructure projects as well as building the residential neighborhood of the new capital.



The Arab Contractors Company

44 constructed buildings
1,408 units

Concorde for Engineering and Contracting Company

61 constructed buildings
1,792 units

Petrojet Company

36 constructed buildings
1,008 units

The New Capital: Creating the Perfect City

To accommodate the future citizens of the New Administrative Capital, a number of projects are currently underway, creating a fully-integrated city.

Arts and Culture: A New Opera Building

The new Opera, the largest in the Middle East, is already under construction and is to include an amphitheatre, an observatory, a museum of science and technology, a central library, and an arts museum

120 acres
total area



Cathedral

The new capital is to comprise the new headquarters of the Coptic Orthodox Church. The new cathedral is twice the size of Cairo's main cathedral.

*to be inaugurated January 2019

30%
completed



The New Capital: Creating the Perfect City

Capital International Airport

Developed by Hassan Allam, the airport will serve New Cairo, the New Administrative Capital, Port Said, Ismailia, and Suez.



4 km²
total area



3.65 km x 60 m
runway



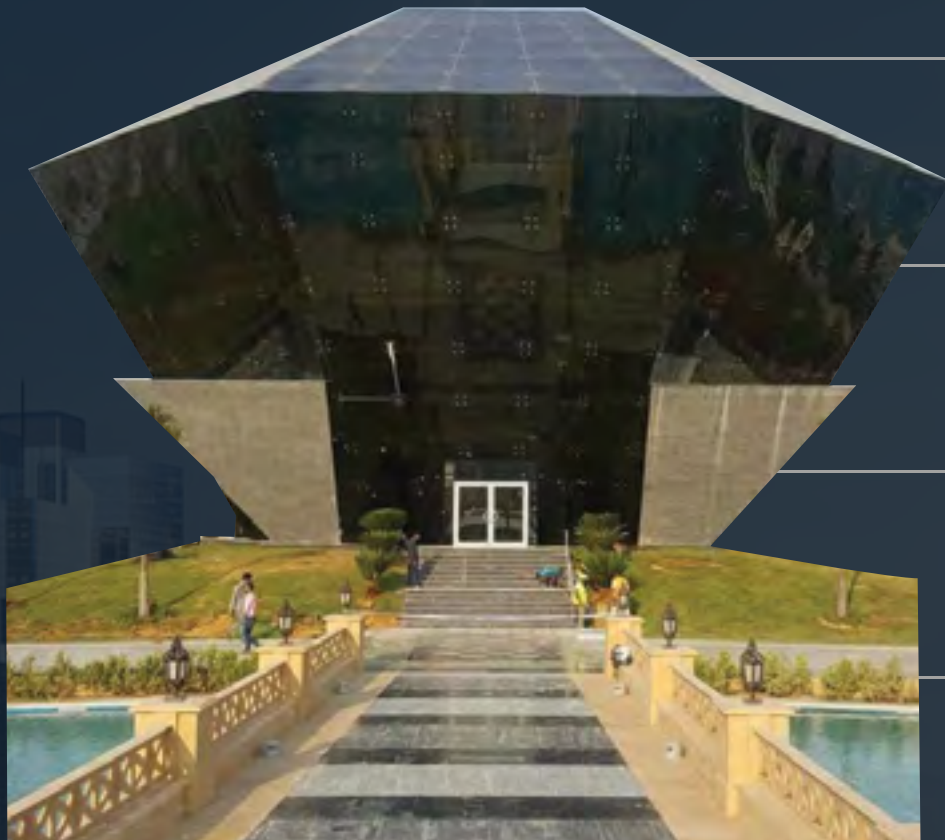
6
check-in counters



300 Visitor / hr

The New Capital: Creating the Perfect City

Al MASA Capital



10 acres

total area



42,000 m²

conference space

4 ballrooms - **12** meeting rooms

6 VIP lounges



ALMASA Royal Palace

270 rooms - **90** suites

6 dining venues - spa



5000 m²

Almasa Capital Mosque

Al Khan Souk - universal cinema - mosque -
International Al Fresco Restaurant - banks

Private Developments

Private developers have dashed to acquire land plots for residential projects in the New Administrative Capital, each attempting to illustrate their uniqueness by various ways such as selecting a particular whimsical theme for their projects, a premium location within the capital, or the types of units they offer.



Misr Italia Properties:
IL BOSCO-New Capital

**The Saudi Egyptian
Construction Company
(SECON):**

Residential Complex
New Developments



Private Developments

54 acres

total area

211-140 m²

range of units

Master Build Group: The City

8

Services:

2 malls
international school
medical center
city square

mosque
cafes
restaurants

EGP 1.5 bn

total
investments

Safwa for Urban Development (SUD)

50 acres

Capital
Heights 1

66 acres

Capital
Heights 2

115 acres

total area

Better Home: Midtown New Capital

*project finalized within 3yrs

390

villas

300 - 500 m²
prices start
at EGP 3 mn

15,000 m²

area of shopping
mall

69

buildings in
Capital Residence

2,096

units

Talaat Moustafa Group Holding (TMG)

*Delivered in 3 yrs

EGP 4.4 bn

construction
cost

Private Developments

Total Land Acquired by Private Developers

Talaat Moustafa Group Holding (TMG)	500 acres	Misr for Investment and Urban Development Company	50 acres
Misr Italia Properties	200 acres	First Residence	50 acres
Tiba Rose	150 acres	Mohamed Abdel Wahab Construction	50 acres
Ammoun International for Investments (AMON)	110 acres	Master Build Group	54 acres
Safwa for Urban Development (SUD)	100 acres	The Egyptian National Bank Association	50 acres
Saudi Egyptian Construction Company (SECON)	70 acres		



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