INVESTGATE
RESEARCH & ANALYSIS

EGYPT'S NORTH COAST

The Next Chapter of
Growth, Investment, and
Integrated Smart Development

July 2026

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THE VOICE OF REAL ESTATE

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ABOUT

INVEST GATE

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 decisionmaking. 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.

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ABOUT THIS REPORT

Egypt's North Coast continues to evolve beyond its traditional identity as a seasonal summer destination, emerging as one of the country's most dynamic urban, tourism, and investment hubs. Supported by large-scale government developments, strategic partnerships with the private sector, and growing investor confidence, the region is redefining integrated coastal living while creating new opportunities for sustainable economic growth.

This report by Invest-Gate provides a comprehensive overview of the latest developments shaping Egypt's North Coast and its expanding role in the country's real estate market. It aims to provide investors, developers, policymakers, and industry stakeholders with key market insights and a comprehensive overview of the North Coast's real estate landscape by organizing this report into four key sections:

The first section explores the Egyptian government's development achievements across the North Coast, with a particular emphasis on New Alamein City as a flagship model for integrated urban development. It also examines strategic state-private sector collaborations through landmark projects such as Ras El-Hekma and South Med, demonstrating their contribution to strengthening the region's investment landscape.

The second section presents the findings of a developer survey conducted by Invest-Gate's research and analysis team, offering insights into the investment climate, market demand trends, and the adoption of sustainability practices across North Coast developments.

The third section presents two leading coastal smart city models, Dubai and Singapore, drawing on the 2026 Smart City Index (SCI) to identify global best practices and explore how they can support the North Coast's transition toward a smarter, more resilient, and sustainable urban future.

Lastly, the report provides a comprehensive mapping of major private real estate projects across the region, highlighting their geographical distribution from New Alamein City to Sidi Heneish, and their area to reflect the region's diversification and ambitious vision for integrated coastal living.

SECTION I

GOVERNMENT ACHIEVEMENTS IN THE NORTH COAST

SECTION I

INTRODUCTION

The Egyptian North Coast continues to strengthen its position as one of the country's most strategic development and investment destinations, driven by large-scale government projects and strategic partnerships with the private sector and international investors.

The region's ongoing transformation reflects the state's vision of creating integrated urban communities, expanding tourism capacity, and enhancing economic competitiveness through sustainable development.

This section provides an overview of the Egyptian government's key development achievements in the North Coast, with a particular focus on New Alamein City, alongside major state-private sector collaboration projects, including Ras El-Hekma and South Med.

The analysis is based on official data issued by the Ministry of Housing, Utilities and Urban Communities (MHUC), the New Urban Communities Authority (NUCA), the Cabinet, and the State Information Service (SIS), with data updated through 30 June 2026.

FIRST

KEY DEVELOPMENTS OF NEW ALAMEIN CITY

CITY OVERVIEW

On the Mediterranean Coast, about 35 km East of El Alamein Airport
Location

Around
49,000 acres
Total Area

14,500 acres
Phase I Area

7,770 acres
Coastal Area

5,000 acres
Industrial Area

3,000 acres
Logistics Area

5,000 acres
Commercial & Service Area

1,000 acres
Research Centers & Universities Area

28
No. of Residential Towers

46,189
No. of Housing Units

20,000
No. of Hotel Units

Around
3 mn
No. of Target Inhabitants

EGP 185 bn
Total Target Investments

40,000
No. of Provided Job Opportunities

Source: MHUC, SIS, NUCA & Cabinet

HOUSING INITIATIVES

61 (Diarna Project)	49 (Zelal Project)

No. of Buildings

1,992 (Housing For All Egyptians Initiative for Middle-Income)	1,912 (Distinguished Housing)

No. of Housing Units

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME

Southern Area
Location

83
No. of Buildings

1,992
No. of Housing Units

7TH ANNOUNCEMENT

1,116
No. of Housing Units

100, 110 & 120 sqm
Units Area

SAKAN MISR

128
No. of Buildings

4,096
No. of Housing Units

110-130 sqm
Units Area

98%+
Completion Rate

DOWNTOWN PROJECTS

33.79 acres	40	1,320	90-300 sqm
Area	No. of Buildings	No. of Housing Units	Units Area

Source: MHUC, SIS, NUCA & Cabinet

DOWNTOWN EXTENTION

21.65 acres
Area

24
No. of Buildings

896
No. of Housing Units

125-245 sqm
Units Area

DOWNTOWN TOWERS

835 acres
Area

5
No. of 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 Floors
No. of Floors

743
No. of Housing Units

Concrete Structure Work is Completed
Current Status

OTHER 4 TOWERS

320,000 sqm
Area

Each Tower: 200 m
Height

Each Tower: 56
No. of Floors

Each Tower: 472
No. of Housing Units

Concrete Structure Work is Completed
Current Status

DOWNTOWN LAGOON "CRYSTAL LAGOONS"

745 acres	110	7	11
Area	No. of Mixed-Use Buildings	No. of Islands	No. of Lagoons

Source: MHUC, SIS, NUCA & Cabinet

BEACH TOWERS

2,600
No. of Executed Units

1,909
No. of Delivered Units

18 TOWERS

6,300
No. of Housing Units

759
No. of Commercial Units

Concrete Structure Work is Completed
Current Status

MARINA TOWERS

7
No. of Target Towers

5
No. of Underway Towers

2,648
No. of Housing Units

LD06 TOWER

800
No. of Housing Units

Underway with Very Advanced Completion Rate
Current Status

MAZARINE

700 acres
Area

7,956
No. of Housing Units

Chalets, Apartments & Villas
Unit Types

285
No. of Villas

116
No. of Delivered Villas

LATIN AREA

404 acres (1.7 mn sqm)
Area

196,286 sqm
Service Comlex Area

6
No. of Zones

178
No. of Buildings

10,316
No. of Housing Units

Most Units are Delivered
Current Status

Source: MHUC, SIS, NUCA & Cabinet

MARINA 8

104 acres
Area

246
No. of Buildings

927
No. of Housing Units

Chalets, Apartments & Villas
Unit Types

M8 BY THE LAKE

265,000 sqm
Area

330
No. of Buildings

1,183
No. of Housing Units

Apartments & Villas
Unit Types

ENTERTAINMENT AREA

50 acres
Area

40
No. of Buildings

332–3,192 sqm
Units Area

Hotel (Area: **4,162 sqm**)
Garage (Capacity: **2,800 Cars**)
Commercial Units (Area: **84–731 sqm**)
Supply Volume

HERITAGE CITY

260 acres
Area

64
No. of Buildings

Many Service Buildings are Operating Now
Current Status

Main Lake
Central Park
Church
Opera
Mosque
Roman Theater
Cinema Complex
Others
Include

INTERNATIONAL ALAMEIN UNIVERSITY

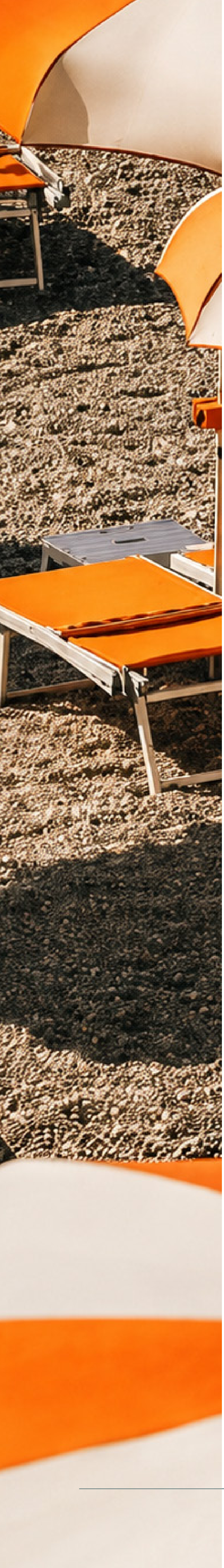
150 acres
Area

Around EGP 11 bn
Investments

OTHER PROJECTS

- Tourist Walkway (Total Length for Phase I & II: **14 km**)
- Drinking Water Plant Using Condensation Technology (Capacity: **100,000 m³/day**)
- Orasukolia Drainage and Desalination Plant
- International Medical Center (Area: **44 acres**)
- Breakwater Project (**18 barriers**)
- High-Speed Electric Train (**250 km/hour**)

Source: MHUC, SIS, NUCA & Cabinet



SECOND

STATE-PRIVATE SECTOR COLLABORATION IN NORTH COAST

A) RAS EL-HEKMA CITY

THE DEAL OF RAS EL-HEKMA DEVELOPMENT

Foreign Direct Investment
Type of the Deal

United Arab of Emirates (Abu Dhabi Developmental Holding Company PJSC)
Egypt (New Urban Communities Authority)
Deal's Parties

35%
Egypt's Share of The Project's Profits

USD 35 bn
Directed Investments to Egypt

USD 24 bn Direct Cash Flow
USD 11 bn Deposits
Investments Breakdown

PROJECT INFORMATION

170.8 mn sqm (40,600 acres+)
Total Area

Extend from El-Dabaa Area at Kilo 170 to Kilo 220 in Matrouh City
Location

300,000
No. of Target Inhabitants

8 mn
No. of Target Attracted Tourists

USD 150 bn
Expected Pumped Investments

40 km
Length

4 km
Depth

Service Free Zone
Residential Districts
Tourist Resorts
Schools
Hospitals
Logistics Services
Marina
International Hotels
Entertainment Projects
Universities
Administrative & Service Buildings
Central Financial & Business District

Supply Volume

Safari Tourism
Yacht Tourism
Environmental Tourism
Beach Tourism
Desert Tourism

Tourism Activities

Source: SIS & Cabinet

B) SOUTH MED PROJECT

Partnership with Private Sector (with TMG)
Type of the Project

West Alexandria, from Kilo 165 to Kilo 170
Location

23 mn sqm
Area

EGP 1 tn
Total Investments

EGP 1.6 tn
Target Sales

Increase GNP by EGP 2.4 tn
Contribution to GNP

2,000+
No. of Provided Hotel Rooms

1.6 mn
No. of Provided Job Opportunities

Source: SIS & Cabinet

C) THE ISLAND

Housing and Development Properties (HDP) (The Real Estate Arm of Housing and Development Bank) & TULUA Developments	**Ministers' Peninsula, Marina 5, North Coast**	**95%+**	**2028**
Developer	Location	Concrete Work Completion Rate	Delivery Date

BLU STAYS (LAST PHASE)

37,000 sqm	**Marina Level, Ground & 4 Upper Floors**	**Restaurants, Cafés, Swimming Pools, Luxury Wellness Center, Spa, Outdoor Gym & Others**
BUA	No. of Floors	Facilities

FIVE-STAR HOTEL WITHIN THE BLU STAYS

Housing and Development Properties (HDP), TULUA Developments & Radisson Blu	**175**	**Standard Rooms, Family Rooms, Luxury Suites & Royal Suites**
Developer	No. of Hotel Rooms	Unit Types

Source: Developers' Official Statements

D) MARINA 1

TOREC Developments (Subsidiary of the New Urban Communities Authority)
Developer

NUCA, Al Oula Mortgage Finance, MIDBANK, The Holding Company for Investment & Development, Misr Insurance & Misr Life Insurance
Shareholder Structure of Developer

Kilo 94, proximity to New Alamein
Location

EGP 1.3 bn
Achieved Sales till Sep. 2025

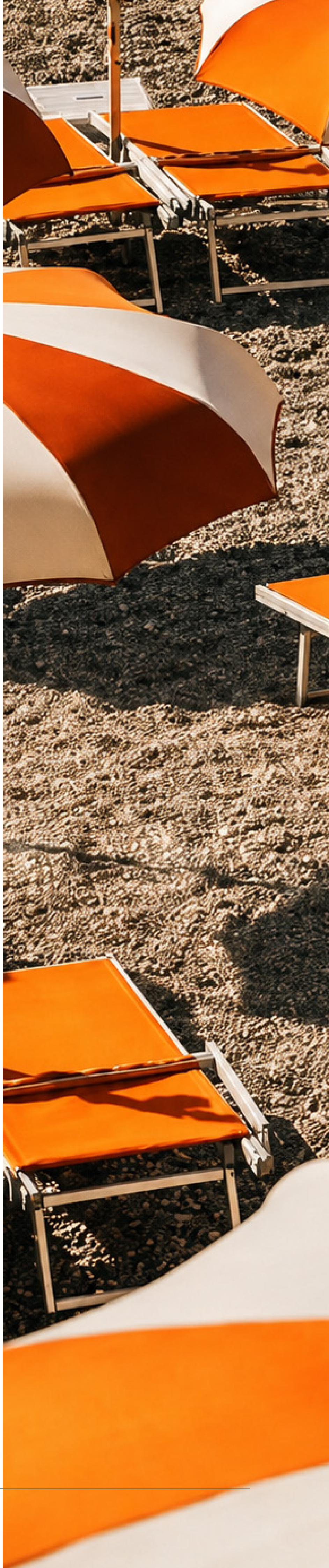
147
No. of Launched Units

Chalets, Townhouses, Twin Houses & Standalone Villas
Unit Types

78-396 sqm
Units Area

2027
Delivery Date

Source: Developers’ Official Statements



E) ALAM AL-ROUM PROJECT

NUCA & Qatari Diar Developer	**Samla & Alam Al-Roum Area, Northwestern Coast, Matrouh** Location	**4,900.99 acres** (**20,588,235** sqm) Area
Residential, Tourism & Leisure Units Unit Types	**Artificial Lakes, Golf Courses, International Marina, 2 Local Marinas, Water Treatment Plants, Hospitals, Schools, Universities & Government Facilities** Facilities	
USD 29.7 bn Total Estimated Investments	**4,500+** No. of Provided Hotel Rooms	**250,000+** No. of Provided Direct & Indirect Job Opportunities

Cash Payment of **USD 3.5 bn**
In-kind Component Valued at **USD 1.8 bn** in Residential Units
15% of The Project's Net Profits after Full Cost Recovery for NUCA

Financial Structure

Source: Cabinet

SECTION II

NORTH COAST DEVELOPERS' INSIGHT

SECTION II

INTRODUCTION

Responding to significant interest in Egypt's burgeoning real estate sector, Invest-Gate's Research and Analysis (R&A) team has commenced a focused survey into the North Coast area. The study surveyed 40 Egypt-based developers to:

- Assess the investment landscape in the North Coast, identifying key challenges and future investment outlooks for the region.
- Examine the trends of market demand for both units and services, along with the primary drivers stimulating this demand.
- Explore the adoption rate of sustainability standards in the region, their perceived importance, and the core challenges developers face during implementation.

FIRST

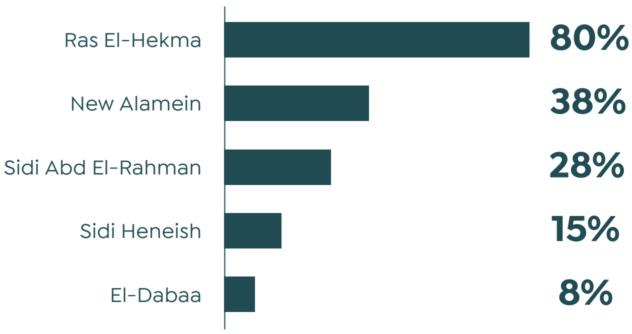
NATURE OF INVESTMENT IN THE NORTH COAST

The survey results reveal an overwhelming confidence in the North Coast as an investment destination. A massive 97% of respondents evaluate the investment environment as "Excellent" with only 3% considering it "Good" Notably, there is absolutely zero negative sentiment, as no respondents rated the environment as "Poor".

INVESTMENT CLIMATE ASSESSMENT

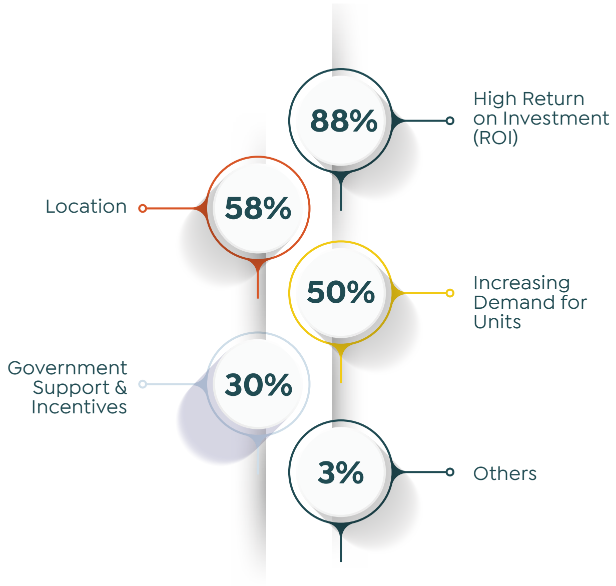
The data clearly identifies Ras El-Hekma as the premier investment hub in the North Coast, dominating the preferences with 80% of the respondents selecting it. New Alamein follows at a distant second with 38%, while Sidi Abd El-Rahman captures a notable 28% of the interest. Other areas like Sidi Heneish (15%) and El-Dabaa (8%) show lower, yet present, levels of the investment appeal.

TOP INVESTMENT DESTINATIONS



Financial gain is the primary motivator for North Coast investment, with 88% of respondents citing a high Return on Investment (ROI). Strategic factors also play a major role, with 58% citing location and 50% highlighting the increasing demand for units as significant draws. Additionally, 30% of the surveyed developers are motivated by government support and incentives, while a small minority (3%) is attracted by other specific benefits, such as immediate delivery of fully finished units.

KEY DRIVERS OF INVESTMENT ATTRACTION

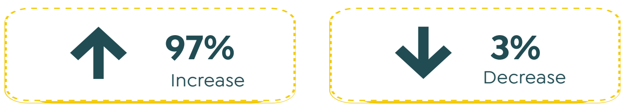


The most significant hurdle for investors in the North Coast is the rising cost of building materials, identified by 58% of the respondents as a primary concern. Administrative and operational obstacles also feature prominently, with 30% citing licensing procedures and 18% noting a lack of land availability. Financial constraints, specifically funding issues, affect 15% of the market, while 8% point toward other miscellaneous challenges.

MAIN CHALLENGES FACING INVESTMENT

According to the data, there is an overwhelming sense of optimism regarding the North Coast's future as a massive 97% of the respondents expect investment to surge, while a negligible 3% anticipate a decrease.

INVESTMENT OUTLOOK



SECOND
DEMAND TRENDS IN THE NORTH COAST

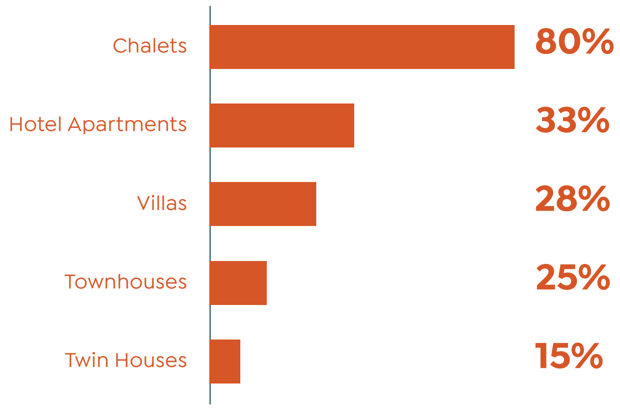
Market sentiment regarding real estate demand in the North Coast remains predominantly bullish, with 77% of respondents characterizing demand as "High". Meanwhile, 15% of those who are surveyed perceive the demand as "Moderate" and a small minority of 8% view it as "Poor".

UNITS DEMAND ASSESSMENT

- 77% High
- 15% Moderate
- 8% Poor

Chalets emerge as the most sought-after property type in the North Coast, with 80% of respondents identifying them as in high demand. This is followed by hotel apartments at 33%, indicating a growing interest in serviced and investment-ready units. Luxury and larger residential options also maintain a steady presence, with villas (28%), townhouses (25%), and twin houses (15%) rounding out the list.

UNITS OF HIGH DEMAND



Lifestyle and convenience are the primary drivers for customers in the North Coast, with entertainment services topping the list at a staggering 93%. Commercial services also see very high demand at 73%, reflecting the importance of retail and shopping facilities to the area's appeal. Essential services follow, with security services at 50%, medical services at 43%, and transportation at 30%.

MOST IN-DEMAND SERVICES

- 93% Entertainment
- 73% Commercial
- 50% Security
- 43% Medical
- 30% Transportation

The most effective strategy for increasing demand is providing flexible financial solutions, with 88% of respondents identifying increasing the number of installment years as the top incentive. Timeliness is also a significant factor, as 38% value reducing the number of years until delivery. Direct financial eases follow, with 33% looking for a lower down payment and 25% preferring a reduction in price. Additionally, a small percentage (5%) cited other factors such as high-quality products, easy loans, and insurance.

INCENTIVES TO STIMULATE DEMAND

- 88% Increasing Installment Yrs
- 38% Reducing Unit Delivery Yrs
- 33% Down Payment Reduction
- 25% Decreasing Price
- 5% Others

The North Coast market outlook is exceptionally bullish, with 97% of respondents projecting continued demand growth and 3% anticipating market stability.

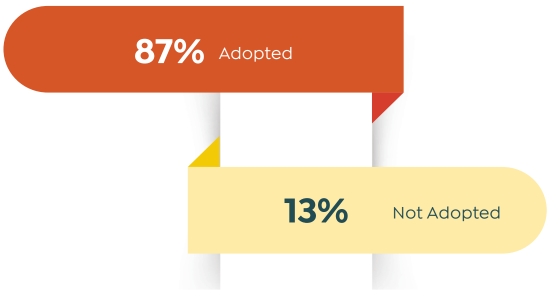
FUTURE DEMAND

- 97% Increase
- 3% Constant

THIRD
SUSTAINABILITY STANDARDS IN THE NORTH COAST

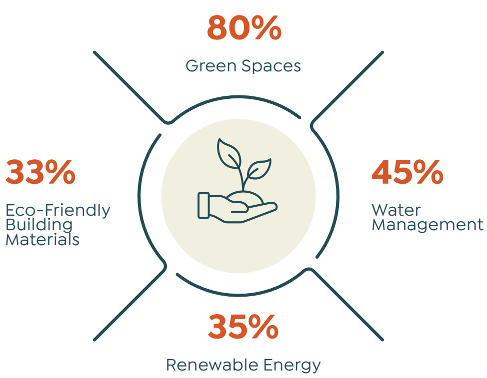
There is a clear trend toward sustainable development in the region, with 87% of companies confirming their intention to implement sustainability concepts in their North Coast projects. Only a small minority of 13% indicated they are not currently moving in this direction.

ADOPTING SUSTAINABILITY CONCEPTS



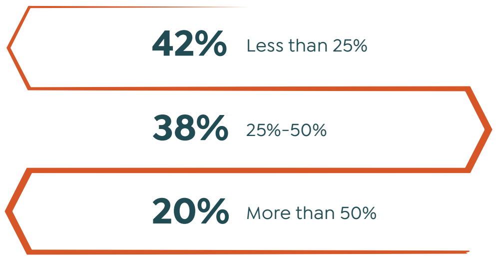
The integration of sustainability in the North Coast is currently dominated by the provision of green spaces, with 80% of the respondents highlighting it as the most implemented element. Resource management also plays a significant role, as 45% point to water management initiatives and 35% cite the use of renewable energy. Additionally, 33% of the surveyed developers are incorporating eco-friendly building materials.

APPLIED SUSTAINABILITY FEATURES



The data indicates that while sustainability is becoming a factor in the decision-making process, it is not yet the primary driver for the majority of customers. 42% of the respondents believe that less than 25% of the customers consider sustainability a core factor when making a purchase. However, a significant 38% estimate that between 25% and 50% of customers prioritize it, and 20% believe that more than half of customers view sustainability as an essential element.

BUYERS CONSIDERING SUSTAINABILITY

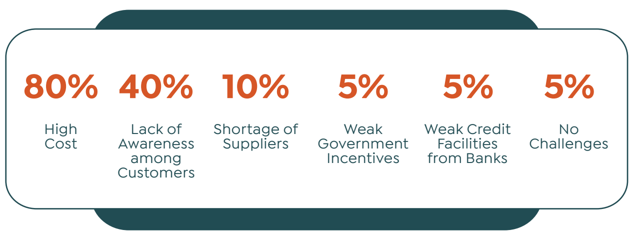


The majority of industry players recognize a positive correlation between sustainability initiatives and project valuation. Nearly half of the respondents (49%) believe that sustainability has a significant positive impact on both sales and market value. Meanwhile, 33% view the impact as limited, and only 18% believe it has no impact at all.

SUSTAINABILITY'S IMPACT ON MARKET & SALES VALUE

The implementation of sustainability initiatives faces significant hurdles. The overwhelming majority of respondents, 80%, identify high costs as the primary barrier. This is followed by a lack of customer awareness at 40%, which suggests that while developers may be willing to adopt sustainable practices, the market may not yet fully value or understand them enough to support the increased cost. Secondary challenges include suppliers shortages (10%), limited government incentives (5%), and restricted bank credit (5%). Notably, only 5% of companies report facing no obstacles.

MAJOR SUSTAINABILITY CHALLENGES



SECTION III

COASTAL SMART CITY MODELS UNDER THE SCI FRAMEWORK

SECTION III

INTRODUCTION

The North Coast of Egypt is undergoing a structural transformation from a seasonal leisure destination into a potential year-round urban and economic corridor. While significant progress has been made, the region is still advancing toward a comprehensive smart city framework that fully integrates infrastructure, technology, and governance into a unified urban system. To provide relevant benchmarks, this section presents two internationally recognized coastal smart city models—Dubai and Singapore.

- **DUBAI** represents a regional Arab model characterized by large-scale urban expansion and advanced digital infrastructure.
- **SINGAPORE** reflects a global model defined by institutional efficiency, long-term planning, and a knowledge-based economy.

SECTION OBJECTIVE

This framework aims to derive actionable insights from global best practices to support the smart transformation of Egypt's North Coast. It focuses on enabling a transition toward a smart, resilient, and citizen-centered urban system, with implications for planning, policymaking, and investment attraction.

METHODOLOGICAL FRAMEWORK

This study adopts the Smart City Index (SCI), developed by the International Institute for Management Development (IMD) in 2026, which evaluates 148 cities worldwide. Unlike traditional indices, the SCI integrates citizen perception as a core component of urban performance assessment.

The index is based on surveys of approximately 120 residents per city and applies a three-year weighted average to ensure stability. It measures both the presence of smart city initiatives and their perceived impact on quality of life.

THE SCI IS STRUCTURED AROUND THREE MAIN DIMENSIONS

STRUCTURES	TECHNOLOGY	TRUST
Quality and reliability of institutions and infrastructure.	Availability and effectiveness of digital services.	Citizens' confidence in public institutions and systems.

THE SCI USES THREE MAIN INDICATORS

SMART CITY RANKING	GROUP CLASSIFICATION	RATING & FACTOR SCORES
Overall position among 148 cities.	Cities are divided into four groups based on HDI-adjusted development levels, ranging from Group A (AAA – highest level) to Group D (lowest level)	Relative performance compared to peer cities within the same group.

FIRST

DUBAI PROFILE
(GROUP 2 CITY)

Dubai ranks 6th out of 148 cities globally in the Smart City Index, holding a prestigious A (Group 2) rating alongside a very high subnational HDI of 0.937, which reflects one of the world's most advanced urban systems. The data underscores an advanced digital governance framework, evidenced by a technology score of 80/100 and a structures score of 72.9/100, both receiving an "A" rating. However, despite this strong performance, rapid macroeconomic expansion has induced significant urban pressures; notably, affordable housing remains a primary concern for residents, followed by road congestion. Ultimately, Dubai exemplifies a premier smart city model where world-class digital infrastructure and high institutional trust coexist with structural challenges in housing, mobility, and environmental sustainability. Following is a presentation of the country's data in the index:

2025	INDICATOR	2026
4 out of 146	Smart City Ranking	6 out of 148
A	Smart City Rating within Group 2	A

A) ATTITUDES

Level of citizens' readiness for digital transformation and institutional trust.

STATEMENT	% AGREEMENT
Online information increased trust in authorities	95.7%
Comfortable with face recognition technologies for crime reduction	93.0%
Willing to concede personal data to improve traffic congestion	77.4%
Day-to-day payment transaction	67.6%

B) STRUCTURES

Measures the quality of institutional and physical urban systems across health and safety, mobility, activities, opportunities, and governance.

Structures Rating within Group 2	A
Factor Average within Group 2	72.9 / 100

HEALTH & SAFETY

SUB-INDICATOR	SCORE
Recycling services are satisfactory	85.9
Medical services provision is satisfactory	84.8
Basic sanitation meets poorest needs	84
Public safety is not a problem	66.1
Air pollution is not a problem	47.3
Housing affordability (≤30% income) is not a problem	46.9

MOBILITY

SUB-INDICATOR	SCORE
Public transport is satisfactory	82.2
Traffic congestion is not a problem	36.1

ACTIVITIES

SUB-INDICATOR	SCORE
Cultural activities are satisfactory	87.8
Green spaces are satisfactory	84.4

OPPORTUNITIES (WORK & SCHOOL)

SUB-INDICATOR	SCORE
Minorities feel welcome	82.8
Access to good schools	80
Job creation by businesses	77
Lifelong learning opportunities	75.5
Employment finding services are available	67.5

GOVERNANCE

SUB-INDICATOR	SCORE
Government info is accessible	87.8
Feedback mechanisms	74.7
Citizen participation in decision-making	67.9
Corruption is not an issue	67.4

C) TECHNOLOGIES

Measures the adoption of digital technologies and smart services across health and safety, mobility, activities, opportunities, and governance.

Technologies Rating within Group 2 | A

Factor Average within Group 2 | 80.0 / 100

HEALTH & SAFETY

SUB-INDICATOR	SCORE
CCTV improves safety	91
Online medical appointments	85.9
Speedy solution for online reporting of maintenance problems	80.9
Free WiFi improves access to services	79.2
App for unwanted items give away	77.2
Air pollution monitoring apps or website	67.7

MOBILITY

SUB-INDICATOR	SCORE
Traffic info via mobile	83.7
Online public transport ticketing	81.8
Parking apps reduce travel time	76
Car-sharing reduces congestion	71.6
Bicycle hiring reduces congestion	71.5

ACTIVITIES

SUB-INDICATOR	SCORE
Online ticket purchasing	89.1

OPPORTUNITIES (WORK & SCHOOL)

SUB-INDICATOR	SCORE
Internet speed & reliability	89.3
Online services for starting new business	83.1
IT skills taught well	80.6
Online job access	79.7

GOVERNANCE

SUB-INDICATOR	SCORE
Online document processing	87.1
Idea submission platform	78.1
Online access to city finances	76.4
Online voting participation	70.9

D) PRIORITY AREAS

Residents select five key challenges from 15 categories, with higher values indicating stronger urgency.

PRIORITY AREA	% OF RESPONDENTS
Affordable housing	80.9%
Road congestion	55.7%
Unemployment	47.8%
Fulfilling employment	40.9%
Air pollution	30.4%
Health services	27.0%
Public transport	24.3%
Recycling	23.5%
School education	20.0%
Social mobility / inclusiveness	19.1%
Green spaces	18.3%
Citizen engagement	17.4%
Security	16.5%
Basic amenities (water, waste)	16.5%
Corruption / transparency	11.3%

SECOND

SINGAPORE PROFILE (GROUP 1 CITY)

Singapore ranks 9th out of 148 cities globally in the Smart City Index, holding a prestigious AAA (Group 1) rating alongside a very high subnational HDI of 0.949, which reflects one of the world's most advanced urban systems. The data underscores that Singapore's smart city success is driven primarily by institutional efficiency and long-term human development rather than rapid technological expansion alone. This balanced model is evidenced by a Structures Factor Average of 71.5/100 and a Technologies score of 69.7/100, both receiving top AAA ratings. Ultimately, Singapore exemplifies a highly mature urban ecosystem where institutional strength, robust human capital, and trust-driven governance form the core of its performance, while residual challenges remain concentrated in housing affordability. Following is a presentation of the country's data in the index:

2025	INDICATOR	2026
9 out of 146	Smart City Ranking	9 out of 148
AAA	Smart City Rating within Group 1	AAA

A) ATTITUDES

Level of citizens' readiness for digital transformation and institutional trust.

STATEMENT	% AGREEMENT
Online information increased trust in authorities	89.1%
Comfortable with face recognition technologies for crime reduction	80.7%
Day-to-day payment transaction	79.4%
Willing to concede personal data to improve traffic congestion	67.2%

B) STRUCTURES

Measures the quality of institutional and physical urban systems across health and safety, mobility, activities, opportunities, and governance.

Structures Rating within Group 1 **AAA**

Factor Average within Group 1 **71.5 / 100**

HEALTH & SAFETY

INDICATOR	SCORE
Basic sanitation meets poorest needs	85
Public safety is not a problem	83.9
Medical services are satisfactory	78.7
Air pollution is not a problem	71.2
Recycling services are satisfactory	65.8
Housing affordability (≤30% income) is not a problem	49.1

MOBILITY

INDICATOR	SCORE
Public transport is satisfactory	75.4
Traffic congestion is not a problem	50.1

ACTIVITIES

INDICATOR	SCORE
Green spaces are satisfactory	78.1
Cultural activities are satisfactory	75.6

OPPORTUNITIES (WORK & SCHOOL)

INDICATOR	SCORE
Lifelong learning opportunities	82.9
Access to good schools	78.3
Minorities feel welcome	71.5
Employment finding services are available	71.3
Job creation by businesses	60.5

GOVERNANCE

INDICATOR	SCORE
Government info is accessible	79
Feedback mechanisms	70.5
Corruption is not an issue	70.4
Citizen participation in decision making	60.9

C) TECHNOLOGIES

Measures the adoption of digital technologies and smart services across health and safety, mobility, activities, opportunities, and governance.

Technologies Rating within Group 1 **AAA**

Factor Average within Group 1 **69.7 / 100**

HEALTH & SAFETY

INDICATOR	SCORE
CCTV improves safety	80.4
Online medical appointments	80.2
Speedy solution for online reporting of maintenance problems	71.8
Free WiFi improves access to services	69.9
Air pollution monitoring apps or website	67.7
App for unwanted items give away	65.8

MOBILITY

INDICATOR	SCORE
Traffic info via mobile	73.4
Online public transport ticketing	65.3
Parking apps reduce travel time	59.9
Bicycle hiring reduces congestion	55.3
Car-sharing reduces congestion	55.1

ACTIVITIES

INDICATOR	SCORE
Online ticket purchasing	83.4

OPPORTUNITIES (WORK & SCHOOL)

INDICATOR	SCORE
Internet speed & reliability	82.5
Online job access	76.1
Online services for starting new business	72
IT skills taught well	70.2

GOVERNANCE

INDICATOR	SCORE
Online document processing	80.7
Idea submission platform	64.9
Online access to city finances	63.6
Online voting participation	56.5

D) PRIORITY AREAS

Residents select five key challenges from 15 categories, with higher values indicating stronger urgency.

PRIORITY AREA	% OF RESPONDENTS
Affordable housing	81.5%
Fulfilling employment	54.6%
Health services	46.2%
Unemployment	45.4%
Public transport	38.7%
Citizen engagement	27.7%
Social mobility / inclusiveness	25.2%
Road congestion	23.5%
Recycling	22.7%
Basic amenities (water, waste)	17.6%
School education	15.1%
Security	15.1%
Corruption / transparency	13.4%
Air pollution	11.8%
Green spaces	9.2%

RECOMMENDATIONS FOR EGYPT'S NORTH COAST

Drawing on the experiences of Dubai and Singapore within the Smart City Index framework, Egypt's North Coast should move beyond digital expansion toward building an integrated urban system based on governance efficiency, citizen trust, sustainability, and smart infrastructure. The following recommendations are proposed:

- **Enhance** the unified digital governance platform that integrates public services, permits, utilities, and investment procedures into a **single gateway, replicating Dubai's single-app governance model.**
- **Build upon existing efforts to establish** citizen trust through open-data systems, transparent online information, and continuous feedback mechanisms, **matching the high transparency standards of Singapore's Smart Nation initiative.**
- **Scale up** digital infrastructure foundations, including 5G connectivity, smart grids, and integrated data management systems.
- **Expand** smart mobility solutions such as intelligent traffic management, EV infrastructure, and unified public transport.
- **Enhance** environmental sustainability through smart waste management, renewable energy, and water recycling systems.
- **Promote** year-round urbanization by establishing business hubs, educational institutions, healthcare services, and accessible mixed-use housing.
- **Develop** innovation and knowledge ecosystems that support startups, fintech, and digital skills training.
- **Scale up** public-private partnerships (PPPs) to finance smart infrastructure and reduce implementation risks.
- **Position** the North Coast as a regional smart investment corridor and global free zone, attracting international capital and rivaling leading hubs like Dubai and Singapore.

SECTION IV

PRIVATE REAL ESTATE PROJECTS

FIRST

NEW ALAMEIN CITY (STARTING FROM **KILO 107**)

PROJECT	DEVELOPER	AREA
Elo Resort	Alchemy Developments	12 acres
Porto Golf Marina	Amer Group	500 acres (2 mn sqm)
Porto Grande	Amer Group	388 acres
Sia Lagoon	Arab Developers Holding	25 acres
Sia Villaggio	Arab Developers Holding	100,000 sqm
ARCO LAGOON	ARCO Developments	33 acres
Mazarine	City Edge Developments	707 acres
The Gate Towers	City Edge Developments	264,000 sqm
Downtown New Alamein	City Edge Developments	31 acres
North Edge Towers	City Edge Developments	XXX
Beachfront Towers	City Edge Developments	42,000 sqm
Latin City	City Edge Developments	404 acres
North Edge Cabanas	City Edge Developments	8 acres
North Square Mall	City Edge Developments	164,000 sqm
Blue Valley	City Line Developments	30 acres
City View New Alamein	EDEN Development	5 acres
The Island	Housing & Development properties (HDP)	19 acres (77,000 sqm)
Marseilia Land El Alamein	Marseilia Group	38 acres
Winter	New Generation Developments (ngd)	37 acres
L'HIVER	New Generation Developments (ngd)	75 acres
Alma	New Generation Developments (ngd)	135 acres
Prime Residence New Alamein	New Speeco	10,000 sqm
Palm Hills New Alamein	Palm Hills Developments	32 acres
El Alamein Capital	Pyramids Real Estate	14 acres
IL-LATINI New Alamein	Saudi Egyptian Developers	450 acres
Santorini Smouha Alamein	Smouha Alamein Developments	90 acres
T Residence Compound	TOREC Developments	24 acres

SECOND
SIDI ABD EL-RAHMAN

PROJECT	DEVELOPER	LOCATION	AREA
Crysta	Mountain View Development	Kilo 120	477 acres
Plage	Mountain View Development	Kilo 120	700 acres
Avida Village	Siva Developments & Mada Development	Kilo 123	7,000 sqm
ZAHRA	Maamar El-Morshedy	Kilo 124	Approximately 990 acres
Hacienda Bay	Palm Hills Developments	Kilo 124	593 acres
Marseilia Beach 4 Sidi Abd El-Rahman	Marseilia Group	Kilo 124.5	133 acres
Praia View	Laverde Developments	kilo 127	50 acres
AT	Liberty Developments	kilo 127	105 acres
Telal Soul	Roya Developments	Kilo 129	562,000 sqm
Stella Di Mare Sidi Abd El-Rahman Resort	Remco Tourism Villages Construction Company	Kilo 130	550,000 sqm
Retan	Cairo Global Construction Company (CGC)	Kilo 133	26 acres
Masaya	EGYGAB Developments	Kilo 133	30 acres
La Vista Cascada	La Vista Developments	Kilo 133	68 acres (281,853 sqm)
Orchidia Bloom	Winners Developer	Kilo 133	30 acres
La Baia Sidi Abdel Rahman	Emaar Alex Developments	kilo 134	43 acres
Seashell Sidi Abd El-Rahman	G Developments	Kilo 134	300 acres
Stella Di Mare Heights	Remco Tourism Villages Construction Company	Kilo 134	750,000 sqm
ALURA Sidi Abd El-Rahman	Serac Developments	Kilo 134	4 acres
SHAMASI Sidi Abd El-Rahman	Serac Developments	Kilo 134	80 acres
Cascadia North Coast	Marseilia Group	Kilo 134.5	40 acres
Amwaj	Al Ahly Sabbour Developments	Kilo 136	360 acres
Galini	Doja Developments	kilo 136	5 acres
Q North	Q Developments	Kilo 136	4.6 acres
Vero	Wadi Degla Developments	Kilo 137	8 acres
Blumar Sidi Abd El-Rahman	Wadi Degla Developments	Kilo 138	270,000 sqm
Hacienda Red	G Developments	Kilo 139	80 acres

PROJECT	DEVELOPER	LOCATION	AREA
Marassi	Emaar Misr	Kilo 140	6.5 mn sqm
Hacienda White	Palm Hills Developments	Kilo 140	154 acres
Playa Ghazala	G Developments	Kilo 141	700 acres
Zoya Ghazala Bay	Landmark Sabbour (LMD)	Kilo 142	148 acres
Telal	Roya Developments	Kilo 142	851,000 sqm
Ghazala Bay Al Wadi	kato Development	kilo 145	60 acres

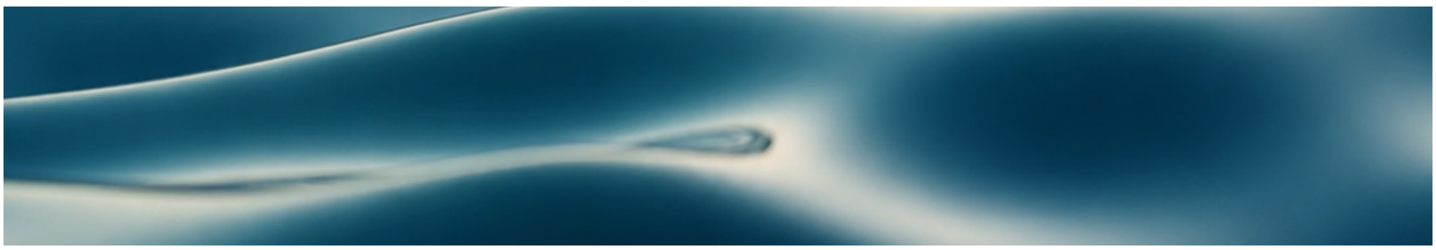
THIRD
EL-DABAA

PROJECT	DEVELOPER	LOCATION	AREA
Monterra Bay	Monterra Developments	Kilo 164	105 acres
Lasirena North Coast	Lasirena Group	Kilo 165	55 acres
SouthMED	Talaat Moustafa Group (TMG)	Kilo 165	23 mn sqm
D-Bay	Tatweer Misr	Kilo 165	200 acres
La Vista Bay East	La Vista Developments	Kilo 166	231 acres (970,000 sqm)
La Vista Bay	La Vista Developments	Kilo 167	234 acres (980,700 sqm)
Hacienda Blue	Palm Hills Developments	Kilo 170	165 acres
Seazen North Coast	AL QAMZI Developments	Kilo 171	204 acres
The Waterway North Coast (WWNC)	The Waterway Developments	Kilo 173	124 acres
D.O.S.E	Akam Al Rajhi Developments	Kilo 174	125 acres

FOURTH
RAS EL-HEKMA

PROJECT	DEVELOPER	LOCATION	AREA
LVLS	Mountain View Development	Kilo 179	200 acres
Emirates Heights	Yafa Mac Developments	Kilo 179	125 acres
Pali North Coast	Shahawi Properties	Kilo 180	75 acres
KATAMEYA COAST	Starlight Developments	Kilo 180	205 acres
SOUL	Emaar Misr	Kilo 181	700 acres
Azzar Islands North Coast	Reedy Group	Kilo 182	400 acres
SA'ADA NORTH COAST	Horizon Egypt Developments	Kilo 183	125 acres
Coral Hills North Coast	New Star Real Estate Development	kilo 183	73 acres
Salt	Tatweer Misr	Kilo 185	297 acres
The Shore	Abraj Misr	Kilo 186	180 acres
Safia	Il Cazar Developments	Kilo 186	180 acres
Youd	Al Ahly Sabbour Developments	Kilo 187	164 acres
Sea View North Coast	Jdar Developments	Kilo 187	137 acres
The C	Il Cazar Developments	Kilo 188	114 acres
Hacienda Waters	Palm Hills Developments	Kilo 190	161 acres
Mar Bay	AL MARASEM Development	Kilo 191	640 acres
Direction White	Arabella Tourist and Urban Development	Kilo 192	290 acres
Cali Coast	Maven Developments	Kilo 193	245 acres
Lamera Resort	Sakkara Developments	Kilo 193	XXX
GAIA	Al Ahly Sabbour Developments	Kilo 194	284 acres
CITYSTARS	ARCO Developments	Kilo 194	743 acres
JUNE	Sixth of October for Development & Investment (SODIC)	Kilo 194	280 acres
The Med	People & Places	Kilo 195	307 acres
Seashell Ras El-Hekma	G Developments	Kilo 196	700 acres
Solaré	Misr Italia Properties (MIP)	Kilo 199	386 acres
LYV Caeser Ras EL-Hekma	Gates Developments	Kilo 200	206 acres
SWANLAKE North Coast	Hassan Allam Properties	Kilo 200	208 acres

PROJECT	DEVELOPER	LOCATION	AREA
JEFAIRA	INERTIA Egypt	Kilo 200	653 acres
Mountain View Ras El-Hekma	Mountain View Development	Kilo 200	450 acres
Caesar	Sixth of October for Development and Investment (SODIC)	Kilo 200	192 acres
KOUN	Mabany Edris	Kilo 201	110 acres
Playa North Coast	G Developments	Kilo 204	250 acres
Blues Tiffany	Projects Real Estate Developments	Kilo 204	250 acres
Ogami	Sixth of October for Development and Investment (SODIC)	Kilo 204	440 acres
La Vista Ras El-Hekma	La Vista Developments	Kilo 205	397 acres (1.667 mn sqm)
El Gawhara Resort	Sakkara Developments	Kilo 205	100 acres
Remal North Coast	Mezyan Real Estate Development	Kilo 208	63,000 sqm
Hacienda West	Palm Hills Developments	Kilo 208	160 acres
Marseilia Beach 5 RAS EL-HEKMA	Marseilia Group	Kilo 210	140 acres
FOUKA BAY	Tatweer Misr	Kilo 211	250 acres
Masyaf Ras El-Hekma	M Squared Developments	Kilo 212	103 acres
NAIA Bay	NAIA Developments	Kilo 212	470,400 sqm
SEASHORE	Hyde Park Developments	Kilo 214	240 acres
Azha North	Madaar Development	Kilo 214	250 acres
Ramla	MARAKEZ	Kilo 215	400 acres
Modon Ras El-Hekma	Modon Holding	Kilo 218	xxx
Hacienda Ras El-Hekma	Palm Hills Developments	Kilo 238	1,400 acres



FIFTH
SIDI HENEISH

PROJECT	DEVELOPER	LOCATION	AREA
El Abd Resort – Sidi Heneish	El Abd	Kilo 220	585 acres
Marsa Bagush	Shehab Mazhar Company	Kilo 240	XXX
Silversands North Coast	Ora Developers	Kilo 243	724 acres
Smeralda Bay (S Bay)	Cleopatra Developments	Kilo 245	250 acres
Cecilica Lagoons	Ibn Sina Hotels and Resorts	Kilo 245	123 acres
Summer North Coast	Al Ahly Sabbour Developments	Kilo 246	864 acres
Sky North	Ski Abu Dhabi	Kilo 246	430 acres
Hacienda Heneish	Palm Hills Developments	Kilo 248	420 acres
Almaza Bay	Travco Properties	Kilo 250	6.5 mn sqm
Crystals North Coast	Delta Developments	Kilo 258	194 acres
Jamila North Coast	New Jersey Developments	Kilo 263	130 acres
Garawla Island	Emtelak For Real Estate And Tourism Development	Kilo 270	160 acres
Celebration North Coast	Amer Group	Kilo 272	40 acres
Beit Al Bahr Resort	BAM Joint Venture	Kilo 272	450 acres

*Note: All Projects are Updated till Jun.30, 2026
Source: Invest-Gate R&A Team, Coldwell Banker, Aqarmap & Nawy

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