INVESTGATE

RESEARCH & ANALYSIS

INVESTMENT GUIDE TO EGYPT'S NEW CITIES



SPONSORED BY

CITY EDGE DEVELOPMENTS

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City Edge Developments is Egypt's national leading real estate developer and development manager. The company is established between New Urban Communities Authority (NUCA), Ministry of Housing, and Housing Development Bank. City Edge Developments develops and manages the establishment of high-end real estate projects.

Additionally, it has a diversified land bank for third–party accounts, containing indirect real estate holdings under the firm's management that span a range of investments across all asset classes, including residential, hospitality, retail, office, and education.





WHY CONSIDER EGYPT: A PROSPERING DESTINATION

Real estate is often labeled a “safe haven,” offering investors profitable benefits even during slow market conditions. Property is usually a hedge against inflation, as it appreciates in value over time and can potentially provide its investors, with additional income through leasing. Relative to other investments, real estate is easier to get into.

In Egypt, the property market remains one of the highest growing industries due to the country’s ongoing population boom. Demands for both residential and commercial communities continue to rise every year.

Accordingly, the Egyptian housing industry is among the most promising markets, as the country’s population is coming closer to 100 mn, which is why the government is working toward expanding the habitable land area and establishing new urban communities around Egypt, aiming to accommodate the population growth and encourage people to move back to their hometowns outside of the overpopulated Cairo.

Following the EGP flotation, Egypt has witnessed a dramatic shift and increase in the real estate market; seeing a significant demand for real estate. As a result, the country has begun to introduce new cities with impressive real estate projects, such as the New Administrative Capital (NAC), New Alamein, New Mansoura, to name a few.

In essence, the government has designated the building of several new cities as the basis of both an urbanization strategy and a plan to decentralize development. Both public and private developers are now looking to attract more foreign investments into the Egyptian real estate sector. As a result, Invest-Gate aims to demonstrate these investment opportunities through a comprehensive guide to invest in Egypt’s new cities, which are set boost more local and foreign investments in both the real estate and construction sectors.


البورصة المصرية



01.

EASE OF DOING BUSINESS & ECONOMIC OUTLOOK OF EGYPT

» GDP GROWTH, HIGH POPULATION BOOM & DEVELOPMENT POTENTIAL

» ECONOMIC REFORMS & LEGISLATIVE AMENDMENTS BRING EGYPT BACK ON WORLD'S INVESTMENT MAP

The Ease of Doing Business index ranks countries against each other based on how the regulatory environment is encouraging the commencement and operation of any business. Economies with a high rank have simpler and better regulations for establishing businesses.

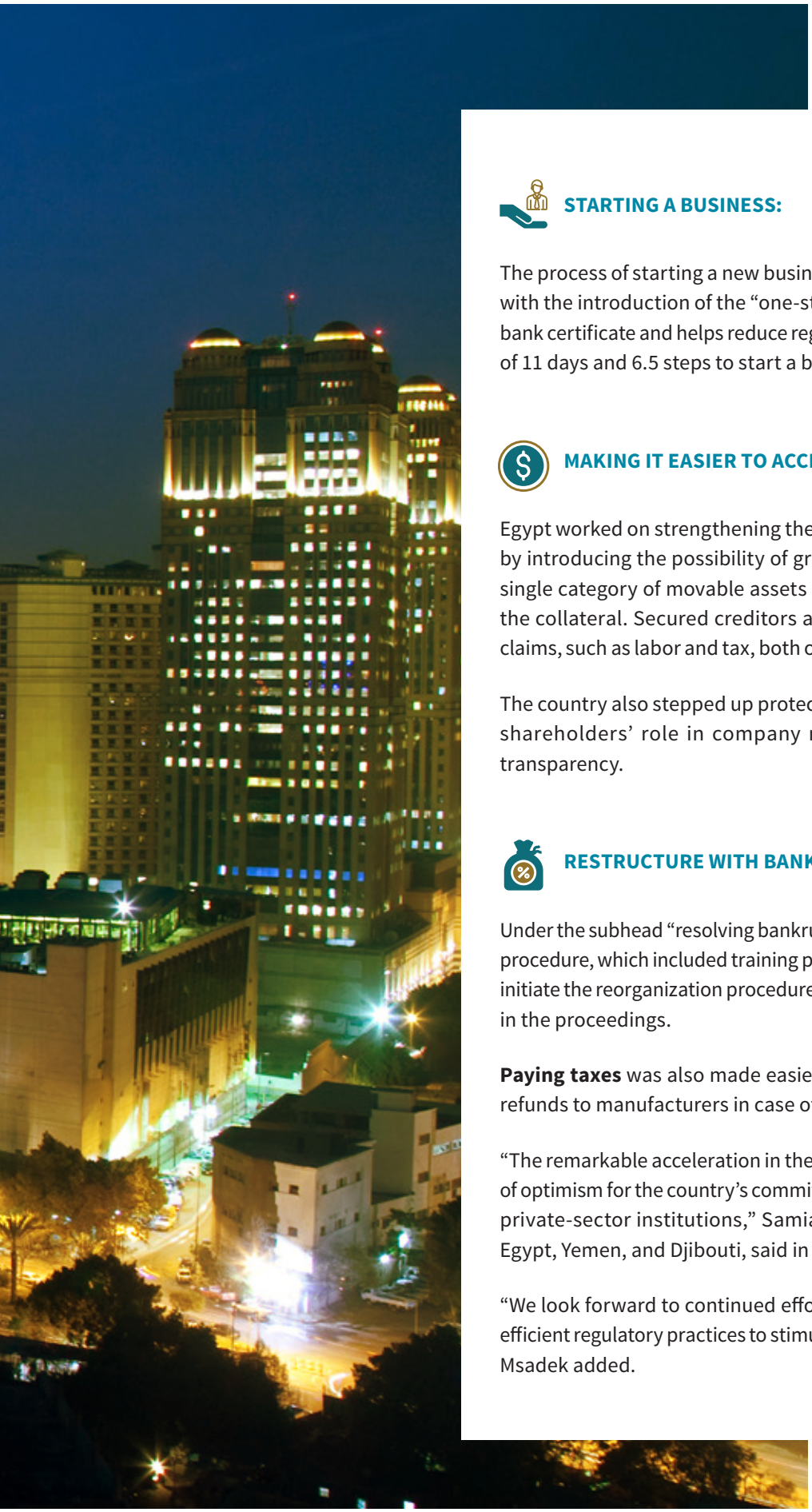
Egypt's Ranking in Ease of Doing Business Index (Out of 190)

2018 128 ▲ 2019 120	Ease of Doing Business	2018 103 ▼ 2019 109	Starting a Business
2018 167 ▲ 2019 159	Paying Taxes	2018 81 ▲ 2019 72	Protecting Minority Investors
2018 115 ▲ 2019 101	Resolving Insolvency	2018 90 ▲ 2019 60	Getting Credit
2018 160 - 2019 160	Enforcing Contracts		

The good news is that Egypt is among the most improved economies in the World Bank's (WB)'s latest Ease of Doing Business report; the country jumped eight spots to rank 120 out of 190 countries, making it to the index's top performers, thanks to the implementation of regulatory reforms that facilitated doing business in several fields compared to last year.

Egypt achieved progress in five areas: starting a business, access to credit, protection of small investors, tax payments, and settlement of insolvency cases.





STARTING A BUSINESS:

The process of starting a new business became much easier over the past year with the introduction of the "one-stop shop" concept, which doesn't require a bank certificate and helps reduce regulatory complexity. It now takes an average of 11 days and 6.5 steps to start a business.

MAKING IT EASIER TO ACCESS CREDIT:

Egypt worked on strengthening the legal rights of borrowers and lenders alike by introducing the possibility of granting a non-poss essor security right in a single category of movable assets without requiring a specific description of the collateral. Secured creditors are now given absolute priority over other claims, such as labor and tax, both outside and within bankruptcy proceedings.

The country also stepped up protections for **Minority Investors** by expanding shareholders' role in company management and increasing corporate transparency.

RESTRUCTURE WITH BANKRUPTCY PROTECTION:

Under the subhead "resolving bankruptcy," Egypt introduced a new restructuring procedure, which included training programs on solvency law, allowed debtors to initiate the reorganization procedure, and granted creditors greater participation in the proceedings.

Paying taxes was also made easier by extending value-added tax (VAT) cash refunds to manufacturers in case of capital investment.

"The remarkable acceleration in the pace of reform of business in Egypt is a sign of optimism for the country's commitment to entrepreneurship and empowering private-sector institutions," Samia Msadek, former WB country director for Egypt, Yemen, and Djibouti, said in a press release in 2018.

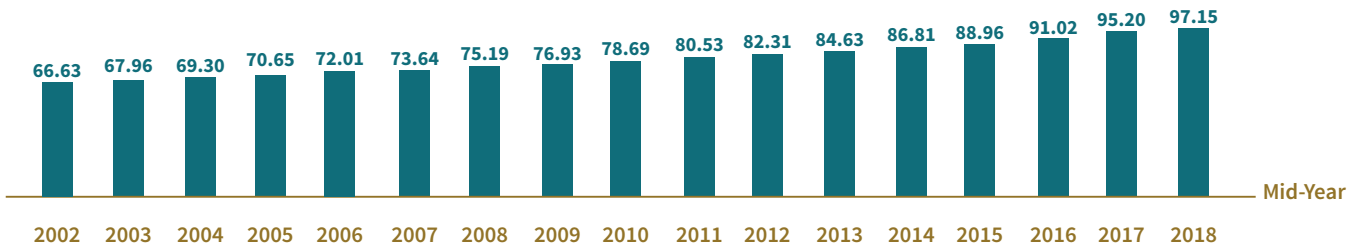
"We look forward to continued efforts in order to adopt fair, transparent, and efficient regulatory practices to stimulate private-sector-led job-creation efforts," Msadek added.

GDP GROWTH & HIGH POPULATION BOOM

Despite all recent market changes, the demand for housing in Egypt remains huge, and it is mainly fueled by the fast-growing population that hit more than 98.6 mn by the end of May 2019, according to the Central Agency for Public Mobilization and Statistics (CAPMAS). Additionally, there are around 900k marriages happening every year and those newly-wed couples are looking to move into their own new homes and invest in property for the future. This is considered a major contributor to the increased demand at all income levels. Also, upward mobile families are always looking to either upgrade from small apartments to bigger ones or from big apartments to villas. Not counting new business owners and entrepreneurs, who are constantly seeking prestigious offices for their businesses.

On another note, Egypt's growth rate for FY 2017/18 hit its highest level in ten years as it recorded 5.3%, compared to 4.1% in the year before. The WB expected the country's growth rate to reach 5.6% in FY 2019.

Mid-Year Population Estimates (2002-2018)



ECONOMIC & LEGISLATIVE REFORMS BRING EGYPT BACK ON WORLD'S INVESTMENT MAP

In June 2017, Egypt ratified the landmark investment law that will reduce barriers to how international companies invest and operate in the country. This measure will expand economic growth, domestic production, exports, and foreign investment. It is designed to boost employment opportunities and increase Egypt's competitive edge across the region.

The law is also expected to ensure equality of opportunity, empower youth, protect the environment and public health and improve governance and transparency.

Minister of Investment and International Cooperation Sahar Nasr affirmed that amendments to some provisions of Investment Law No. 72 of 2017 will contribute to encouraging companies to expand their investments by granting incentives that the old law was earlier restricting to establish new projects.

Successful implementation of these reforms have given a greater confidence to foreign investors, leading to increased net foreign direct investments (FDIs), which stood at USD 7.9 bn and USD 7.7 bn in FY 2016/17 and FY 2017/18, respectively.

No. of People in Marriageable Age (20-40) 2017

35.4 mn

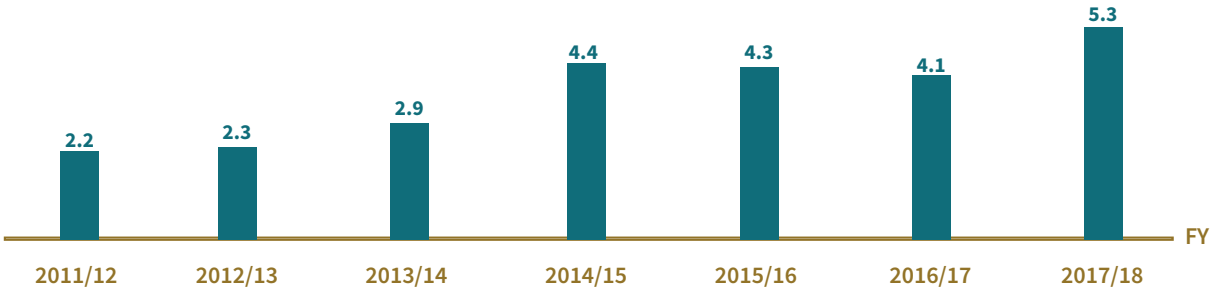
Percentage of Total Population

37.3 %

No. of Marriage Contracts 2017

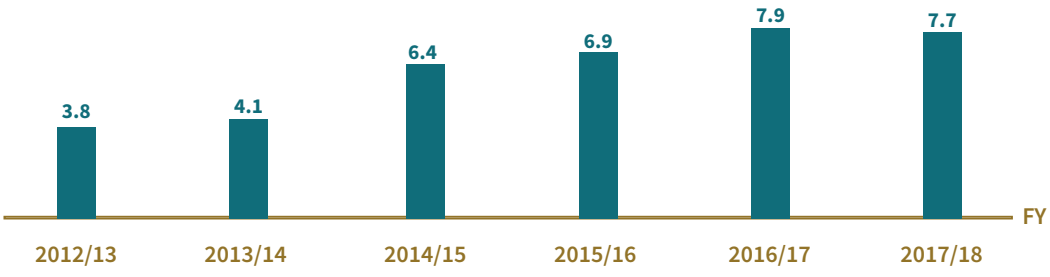
912,606

GDP (Annual Growth Rate %)



Growth domestic product grew 5.3% in FY 2017/18, compared to 4.1% in FY 2016/17, marking the highest growth rate since FY 2011/12

Net Foreign Direct Investments (USD bn)



Net foreign direct investments reached USD 7.7 bn in FY 2017/18

PRINCIPLES GOVERNING INVESTMENT IN EGYPT

The new investment law identifies eight principles that should govern investment and be applicable to both the state and investors. These principles include (Articles 3–8):

1. Equality of investment opportunities and non-discrimination

2. Expedition and facilitation of investors' transactions

3. Consideration of the social dimension, public health, and environment protection

4. Freedom of competition, prevention of monopoly, and consumer protection

5. Compliance with principles of governance, transparency, prudent management, and non-conflict of interests

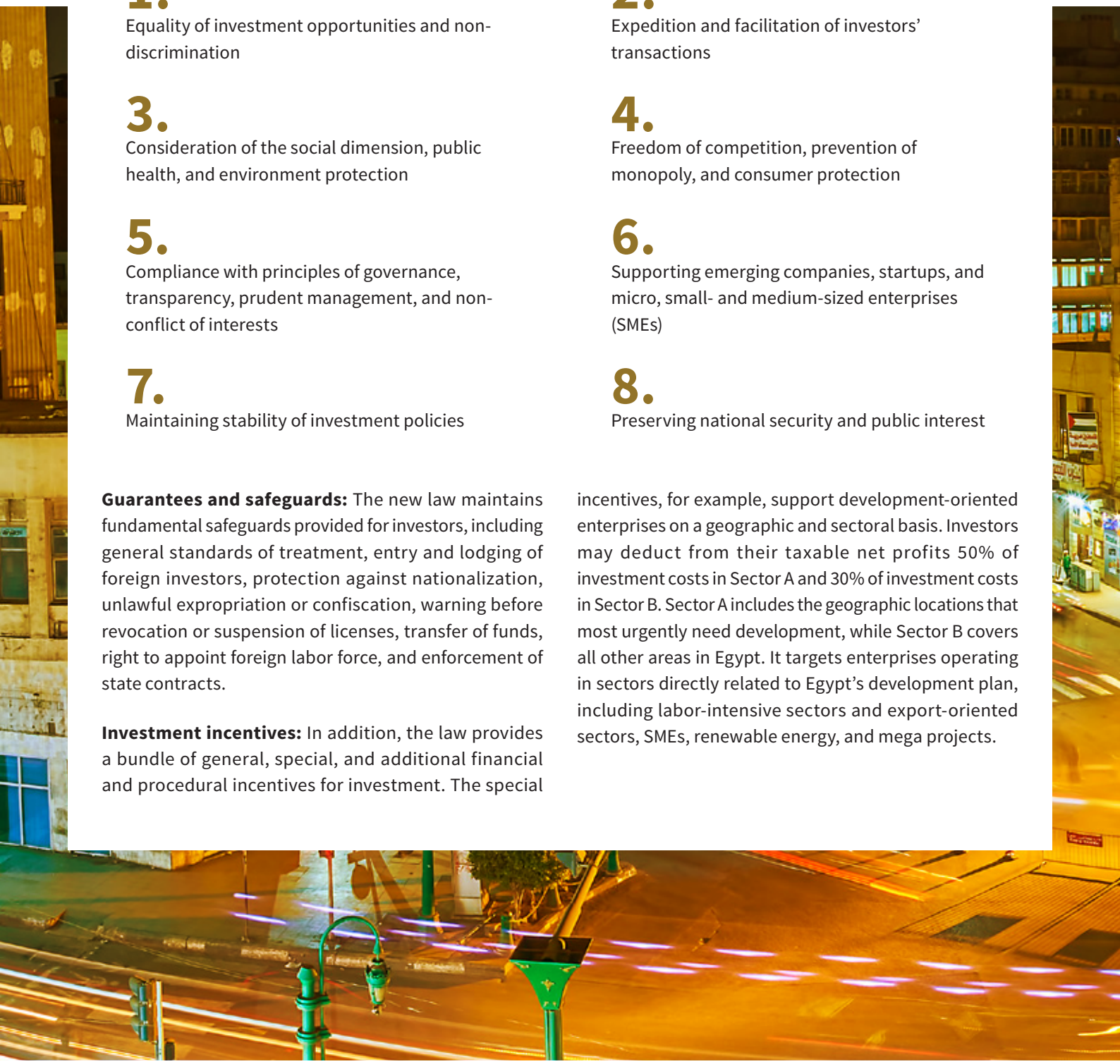
6. Supporting emerging companies, startups, and micro, small- and medium-sized enterprises (SMEs)

7. Maintaining stability of investment policies

8. Preserving national security and public interest

Guarantees and safeguards: The new law maintains fundamental safeguards provided for investors, including general standards of treatment, entry and lodging of foreign investors, protection against nationalization, unlawful expropriation or confiscation, warning before revocation or suspension of licenses, transfer of funds, right to appoint foreign labor force, and enforcement of state contracts.

Investment incentives: In addition, the law provides a bundle of general, special, and additional financial and procedural incentives for investment. The special incentives, for example, support development-oriented enterprises on a geographic and sectoral basis. Investors may deduct from their taxable net profits 50% of investment costs in Sector A and 30% of investment costs in Sector B. Sector A includes the geographic locations that most urgently need development, while Sector B covers all other areas in Egypt. It targets enterprises operating in sectors directly related to Egypt's development plan, including labor-intensive sectors and export-oriented sectors, SMEs, renewable energy, and mega projects.



Corporate social responsibility (CSR): The bill provides tax incentives for investors who dedicate a percentage of their annual profits to the creation of social development systems outside of their projects in areas such as environmental protection, healthcare, social care, cultural care, technical education, and research and development.

To fight corruption, the new bill denies protection, safeguards, privileges, and exemptions to enterprises established on the basis of deceit, fraud, or corruption.

Dispute settlement: The law provides multi-tiered mechanisms for the settlement of investment disputes, including domestic litigation, amicable settlement, alternative dispute resolution, and administrative review by specialized committees.

In addition, subject to the agreement between the state and the investor, it allows settlement through domestic or international ad hoc or institutional arbitration. Finally, it establishes an independent center—the Egyptian Arbitration and Mediation Center—for settlement of disputes between investors or with governmental entities.

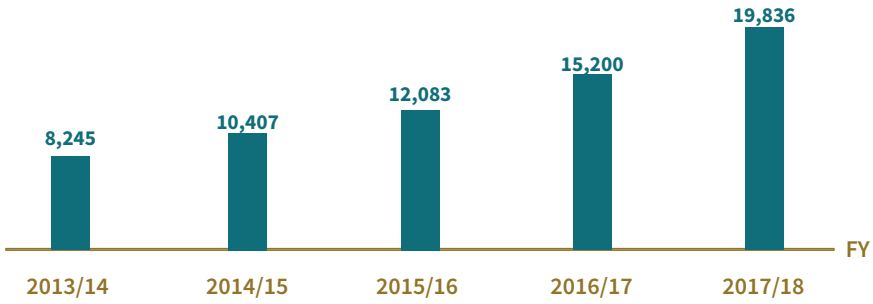
The bill also promotes domestic and foreign investments that contribute to sustainable development and abide by responsible business conduct standards. It also provides incentives and investment facilitation measures in a framework of balance between rights and obligations of investors and state alike. Besides, it increased the number of new established companies from 15,200 in FY 2016/17 to 19,836 in FY 2017/18.







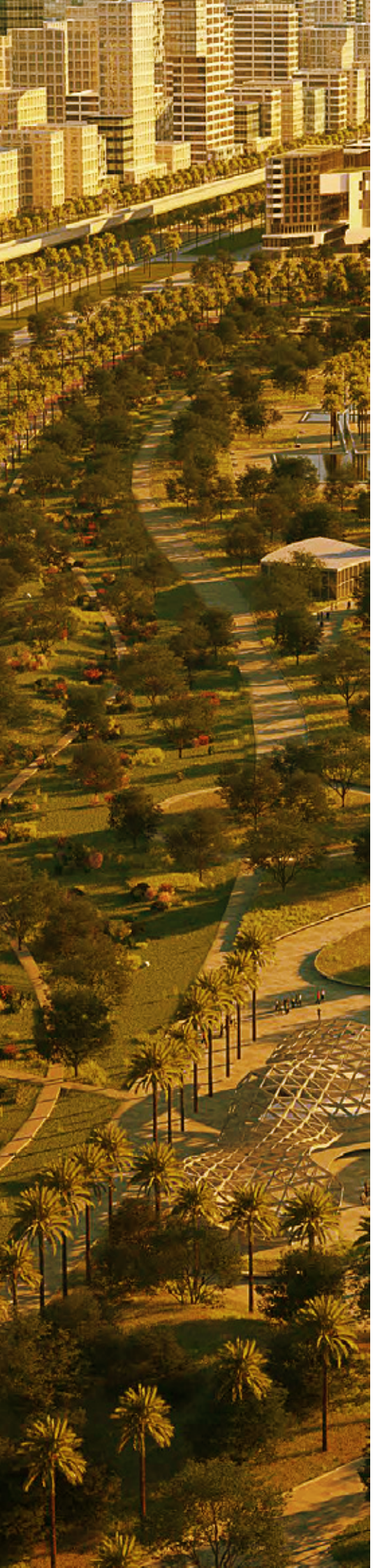
No. of Companies



The graph shows an increase of 30.5% in the number of companies during FY 2017/18, compared to the corresponding period of the previous year







02.

EGYPT'S NEW CITIES

» NEW GENERATION CITIES AS ATTRACTIVE INVESTMENT OPPORTUNITIES

» INVESTMENT MAP IN EGYPT'S NEW CITIES

It has become necessary to establish new cities for different reasons such as decreasing pressure on major cities and their infrastructure, as well as, creating new investment and job opportunities.

According to CAPMAS, the Egyptian population has surpassed 98 mn, of which 92.7 mn are residing in Egypt and about 8 mn are living abroad.



In the face of an over growing population, and with the goals of further reducing unemployment levels and raising living standards, among other key strategic goals that become part of Egypt's 2030 Agenda, the North African country has built new cities, many of which are eco-friendly and run mostly, if not completely, on new and renewable energy.

The Ministry of Housing has recently launched an ambitious plan to build new modern cities in Upper Egypt, in cooperation with the New Urban Communities Authority (NUCA), with total investments of EGP 13 bn in FY 2017/18.

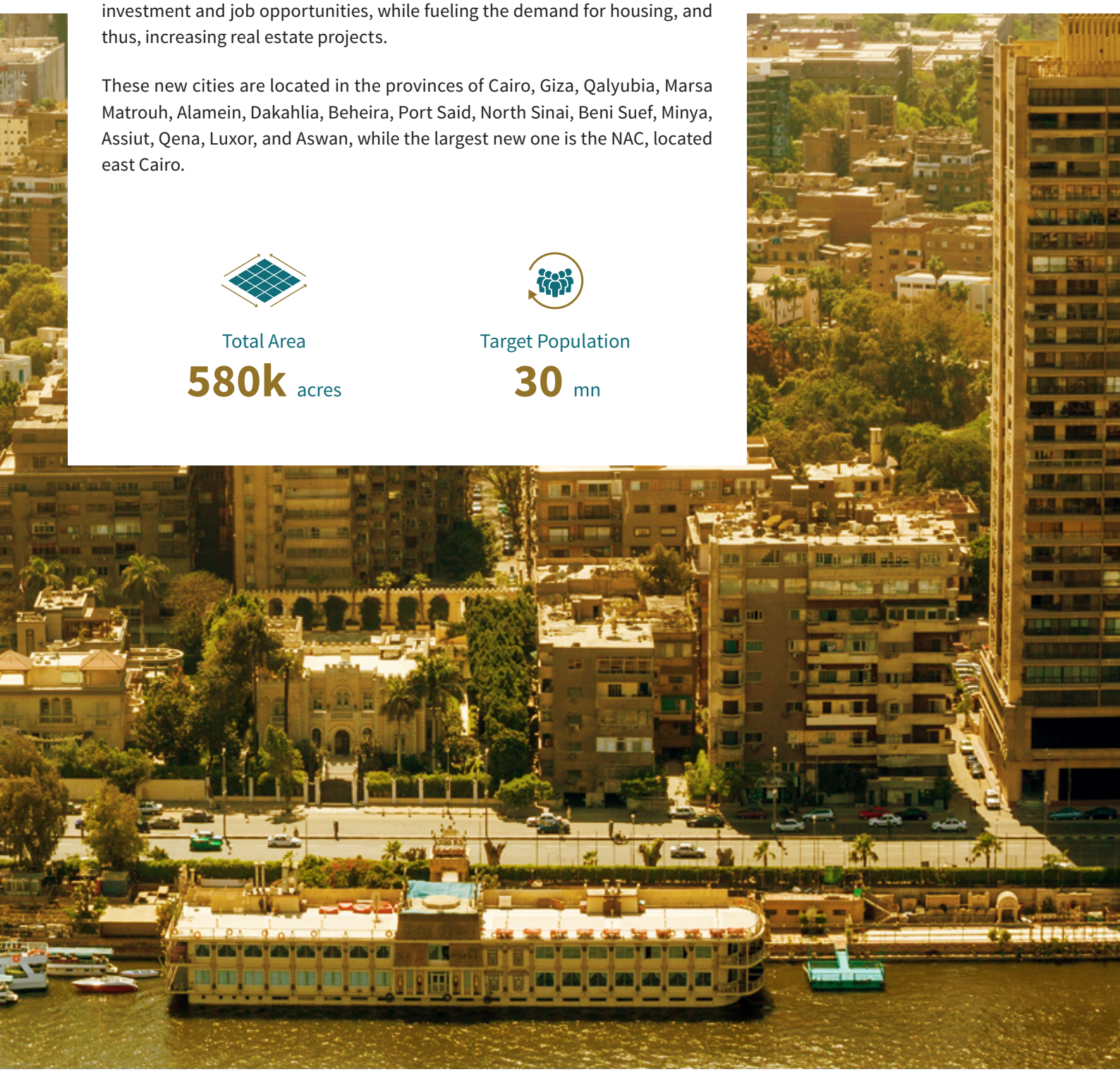
NEW GENERATION CITIES AS ATTRACTIVE INVESTMENT OPPORTUNITIES

The launch of mega projects in new areas would necessarily open up new investment and job opportunities, while fueling the demand for housing, and thus, increasing real estate projects.

These new cities are located in the provinces of Cairo, Giza, Qalyubia, Marsa Matrouh, Alamein, Dakahlia, Beheira, Port Said, North Sinai, Beni Suef, Minya, Assiut, Qena, Luxor, and Aswan, while the largest new one is the NAC, located east Cairo.

Total Area
580k acres

Target Population
30 mn



NEW ADMINISTRATIVE CAPITAL

NAC, Egypt's mega-project and administrative capital of the future, was thought of and engineered in March 2015, during the Egyptian Economic Development Conference in Sharm El Sheikh.



MASTER PLAN

TOTAL AREA
170k acres

TARGET POPULATION
6.5 mn

RESIDENTIAL SECTOR

RESIDENTIAL DISTRICTS
20

HIGH POPULATION DENSITY
35%

MODERATE POPULATION DENSITY
50%

LOW POPULATION DENSITY
15%

FIRST PHASE

RESIDENTIAL DISTRICTS
8

RESIDENTIAL DISTRICT (R3):
1k acres
25k social housing units

RESIDENTIAL DISTRICT (R5):
1,034 acres

RESIDENTIAL DISTRICTS (R7 & R8)
27 developers
25 residential projects
8 commercial projects

TOTAL COST
EGP **300** bn

TOTAL AREA
40k acres

DIPLOMATIC DISTRICT
1,584 acres

GREEN RIVER
Part I (CP1) **595** acres
Part II (CP2) **256** acres
Part III (CP3) **514** acres

INFRASTRUCTURE SECTOR

MAJOR ROADS OF 650 KM

40% allocated to pedestrians

AN ELECTRIC TRAIN

Links NAC with 10th of Ramadan and El Salam cities

SOLAR ENERGY

70% of roofs covered

SERVICE SECTOR

SMART INFORMATION NETWORK

Covers all city

MEDICAL CITY

540 acres

600 medical facilities

INTERNATIONAL AIRPORT

33 km2

MOSQUES & CHURCHES

1,250

SCHOOLS & UNIVERSITIES

2k

7 international universities in phase I

SMART VILLAGE

204 acres

KNOWLEDGE CITY

355 acres

5K-SEAT CONFERENCE CENTER

274 acres

EXPO CITY

900 acres

UTILITY NETWORKS

Water tanks and electricity stations

FIRST PHASE

GOVERNMENT DISTRICT

Ministries, cabinet, Egyptian parliament, and Administrative Control Authority

CENTRAL BUSINESS DISTRICT (CBD)

20 towers

30 banks

CITY OF ARTS & CULTURE

ALMASA HOTEL

10 acres

SPORTS CITY

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS

30 developers

COMMERCIAL PROJECTS

19 projects

CULTURE & ENTERTAINMENT PROJECTS

1 project

EDUCATIONAL PROJECTS

6 private schools

7 international universities

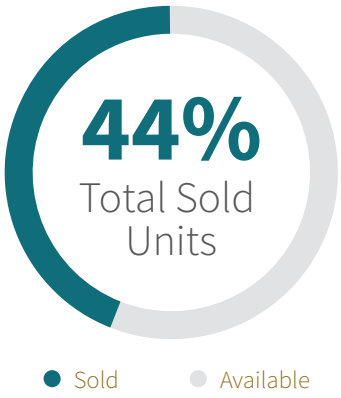
Indicators show that sales are picking up fast enough to brand NAC project as a successful one, upon surveying the market as well as the new capital's developers. Across all residential projects, 100% of twin houses and townhouses were completely sold out.

Sales Rates by Unit Types

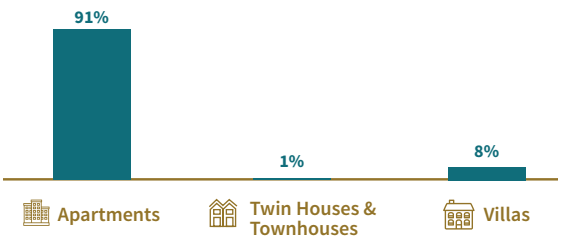
40% Apartments

100% Twin Houses & Townhouses

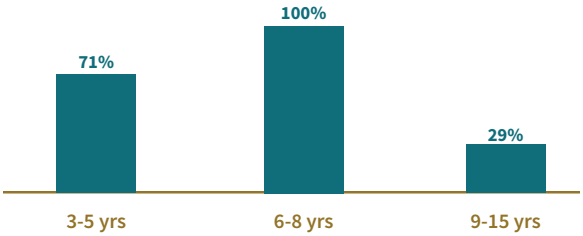
24% Villas



NAC Unit Types by Supply



Most Offered Payment Plans



Facilities

provided by developers upon surveying the market

- 85% Restaurants & Cafes
- 80% Healthcare
- 95% Clubhouses
- 12% Lagoons
- 5% Hotels
- 95% Commercial & Shopping Areas
- 95% Swimming Pools
- 87% Gym & Sports Facilities

STRENGTHS:

- NAC **lies** between Regional Ring Road, Cairo-Suez Road, and Cairo-Ain Sokhna Road.
- The new capital's **governmental district** will resolve the overcrowding problems Cairo is suffering.
- The city enjoys an easy access for having an **international airport** and a **monorail**.
- It offers **lands** with various activities.

NEW AKHMIM

New Akhmim is one of the third-generation cities. It is located east of the Nile River, southeast Akhmim city in Sohag.



MASTER PLAN

TOTAL AREA

34,868 acres

RESIDENTIAL SECTOR

SOCIAL HOUSING UNITS

1,362

800 social housing units implemented

INFRASTRUCTURE SECTOR

FIRST PHASE:

ROADS NETWORKS

70 km

SEWAGE NETWORKS

29.57 km

IRRIGATION NETWORKS

19.6 km

WATER SUPPLY NETWORKS

37 km

80% of infrastructure in phase I implemented

85% of electricity network in phase I implemented

SERVICE SECTOR

COMMERCIAL SERVICES

Commercial market delivered

SECURITY SERVICES

HEALTHCARE SERVICES

EDUCATIONAL SERVICES

2 nurseries delivered

SPORTS SERVICES

RELIGIOUS SERVICES

DEVELOPMENT FACTORS:

TOURISTIC AREA

INDUSTRIAL PARK

INTERNATIONAL SCHOOL

PRIVATE PROJECTS:

NONE

STRENGTHS:

- The city has **three main entrances** with modern regional roads, as well as, a **distinct location** near Akhmim and Sohag cities.
- It has **industrial** and **touristic** zones, featuring retail, industrial, and commercial spaces.

NEW ALAMEIN

New Alamein is among the new generation of millennium cities. The city will not only be ready as a summer resort, but also as an all-year-round destination. Once implemented, it will be an iconic city for the Western North Coast.



MASTER PLAN

TOTAL AREA

48k acres

TARGET POPULATION

3 mn

NO. OF PHASES 4

Phase I

14,300 acres

Phase II

14k acres

Phase III

9,900 acres

Phase IV

10,700 acres

INFRASTRUCTURE SECTOR

INFRASTRUCTURE COST

EGP **2.3** bn

WATER SUPPLY NETWORKS

100 km

IRRIGATION NETWORKS

153 km

ELECTRICITY NETWORKS

580 km

ROAD NETWORKS

110 km

38 km Coastal Road completed, linking New Alamein with Wadi Natroun Road

10 km South Marina link under construction

4 bridges and bogazy bridges implemented

7 km of city's general tourist promenade completed

RAINWATER DRAINAGE NETWORKS

123 km

SEWAGE NETWORKS

83 km

FIRST PHASE:

TOTAL AREA

14,300 acres

TARGET POPULATION

400k

RESIDENTIAL SECTOR

14 residential districts

10k social housing units

15 towers under construction

536 distinguished units launched

DOWNTOWN DISTRICT

AL-ALAMEIN INTERNATIONAL UNIVERSITY FOR SCIENCE & TECHNOLOGY

Capacity

25k students

ARAB ACADEMY FOR SCIENCE, TECHNOLOGY & MARITIME TRANSPORT

Capacity

10k students

CITY OF ARTS & CULTURE "OLD TOWN" INCLUDES:

Commercial area

Mosque

Cinema complex

Museum

LATIN DISTRICT

TOURISTIC ZONE

20k hotel rooms

INDUSTRIAL ZONE

5k acres

COASTAL DISTRICT

Includes:
Towers District (east-west-central), commercial and entertainment areas, international hotels, and Corniche

LOGISTIC ZONE

3k acres

SPORTS CITY

DEVELOPMENT FACTORS:

INDUSTRIAL ZONE

TOURIST WALKWAY

CABINET, PARLIAMENT & EMBASSIES

EDUCATIONAL ZONE

AGRICULTURAL ZONE

SKYSCRAPERS
15

ALMASA HOTEL

INTERNATIONAL MEDICAL CENTER

BUSINESS ZONE

RENEWABLE ENERGY STATIONS

BRANCH OF THE BIBLIOTHECA ALEXANDRINA

14 KM CORNICHE

7 km length in phase I

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS
4 developers

EDUCATIONAL PROJECTS
1 project

TOURISM PROJECTS
3 projects

Facilities
provided by developers upon surveying the market

- Clubhouses — 100%
- Commercial Areas & Malls — 100%
- Gym & Sports Facilities — 100%
- Swimming Pools — 100%
- Healthcare — 100%
- Venues (Restaurants, Night Clubs, etc.) — 100%
- Hotels — 33.3%

STRENGTHS:

- New Alamein is a promising integrated **touristic** and **residential** hub, while comprising a **business** zone.
- It is one of the **new generations of millennium** that is targeted to be an all-year-round destination.
- The city is **located on the northern coast** of "Kilo 34," west of Alexandria to the western border of Egypt - bordered to the north of the Mediterranean Sea and south of the line of 200 km.



NEW ASSIUT

New Assiut is located on the east of the River Nile (Cairo/Sohag Road) and about 18 km away from Assiut city.



MASTER PLAN

TOTAL AREA
30,300 acres

TARGET POPULATION
750k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS
71,072

11,280 social housing units implemented

648 social housing units in progress



INFRASTRUCTURE SECTOR

ROADS NETWORKS
324.5 km

WATER SUPPLY NETWORKS
364 km

SEWAGE NETWORKS
260 km

ELECTRICITY NETWORKS
1,283 km

COMMUNICATIONS NETWORKS
122 km

SERVICE SECTOR

EDUCATIONAL BUILDINGS
10
1 primary school and 5 nurseries implemented

MOSQUES
4

CHURCH
1

HEALTH BUILDINGS
9
1 medical unit implemented

COMMERCIAL MARKETS
8
1 commercial market implemented

SOCIAL SERVICES BUILDINGS
11

PUBLIC SERVICES BUILDINGS
8

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS
3 developers

EDUCATIONAL PROJECTS
1 project

COMMERCIAL PROJECTS
1 project

DEVELOPMENT FACTORS:

NEW ASSIUT BARRAGE PROJECT:

3rd largest water project on the River Nile after the High Dam and Naga Hammadi Barrage

1.7 mn acres (690k hectares) of lands to be provided irrigation water by the barrage

EGP **6.5** bn worth of total cost

ASSIUT PLATEAU AXIS ROAD PROJECT:

Links Assiut to Nasser City's West Plateau project and connects Western Desert and Eastern Desert roads

15.6 km of the road completed as phase I

EGP **1.7** bn worth of total cost

STRENGTHS:

- It has a **prime location**, 18 km far away from Assiut city and near Assiut airport.
- The city is now open for private **recreational** and **commercial** businesses.
- **New Assiut Barrage** will attract more investments and boost tourism in the city significantly.

NEW ASWAN

New Aswan is located on the West Bank of the River Nile, and is 12 km away from Aswan city.



MASTER PLAN

TOTAL AREA
22,390 acres

TARGET POPULATION
850k

RESIDENTIAL SECTOR

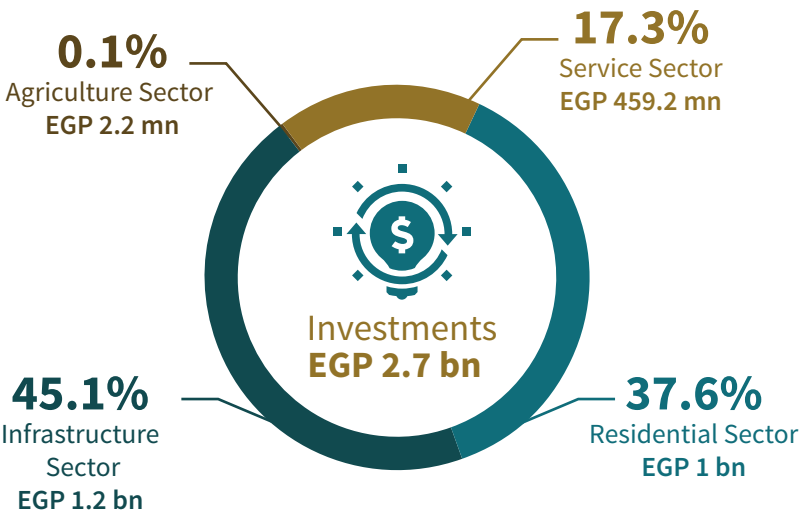
RESIDENTIAL UNITS
280

TOTAL LAND PLOTS
1,744

SOCIAL HOUSING UNITS
6,600

3,840 social housing units implemented

66 villas in progress





INFRASTRUCTURE SECTOR

ROADS NETWORKS
73.76 km

WATER SUPPLY NETWORKS
137 km

SEWAGE NETWORKS
66.6 km

ELECTRICITY NETWORKS
690 km

COMMUNICATIONS NETWORKS
127.55 km

100 m3/hour water plant implemented

25k m3/day purification water plant implemented as phase I

10 MVA transformation station implemented

600 acres infrastructure extension in progress

SERVICE SECTOR

EDUCATIONAL SERVICES
3 basic schools and 1 nursery implemented

SPORTS SERVICES
New Aswan Club in progress

COMMERCIAL SERVICES
Gymnasium, commercial center, and mini-malls implemented

ADMINISTRATIVE SERVICES
Government district in progress

HEALTHCARE SERVICES

SECURITY SERVICES

RELIGIOUS SERVICES

DEVELOPMENT FACTORS:

THE TOURISTIC STRIP PROJECT:
1,050 acres

Located on the West Bank of the Nile

6 km length

PHASE I OF **181** ACRES INCLUDES:

66 villas, entrainment and cinemas community, commercial area, tourist promenade, garden, medical zone, residential area, and tourism housing

MAGDI YACOUB FOR HEART DISEASE & RESEARCH

Area: **37** acres

Serves **80k** patients

AFRICAN SPORTS CITY
500 acres

INDUSTRIAL AREA
2,651 acres

AMOUN ISLAND
5.4 acres (22k sqm)

Located off the main Nile River bank in Aswan

Includes a luxury boutique-style hotel, comprising **38** luxurious suites with lounge areas, private pools, and private library

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS
1 developer

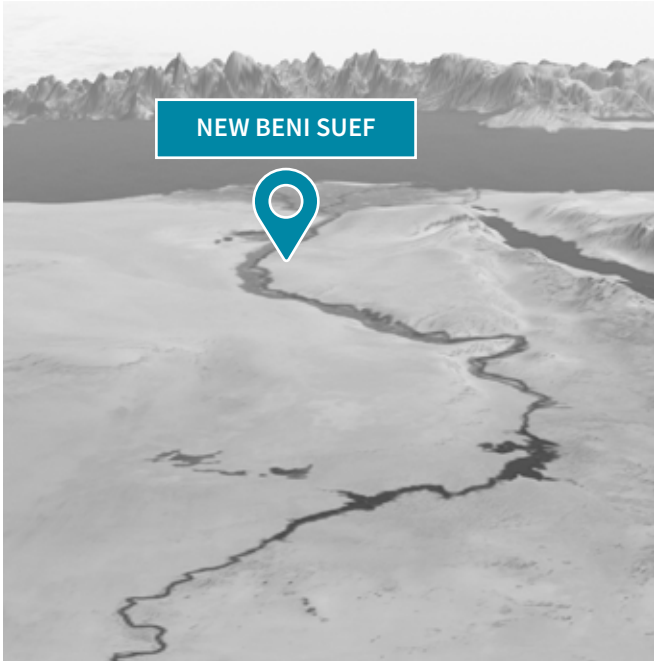
EDUCATIONAL PROJECTS
1 project

STRENGTHS:

- **The touristic strip** project will attract investments into the city and it has a strategic location overlooking the Nile.
- The city provides all kinds of **health**, **sports**, and **tourism** facilities, while comprising a 2k-acre industrial hub.
- **Magdi Yacoub Center** for Heart Disease and Research will serve not only local patients but also foreign patients, due to its proximity to Aswan International Airport.

NEW BENI SUEF

New Beni Suef is located along the Nile River between Cairo and Minya cities and is 124 km away from the capital.



MASTER PLAN

TOTAL AREA

37,306 acres

TARGET POPULATION

558k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS

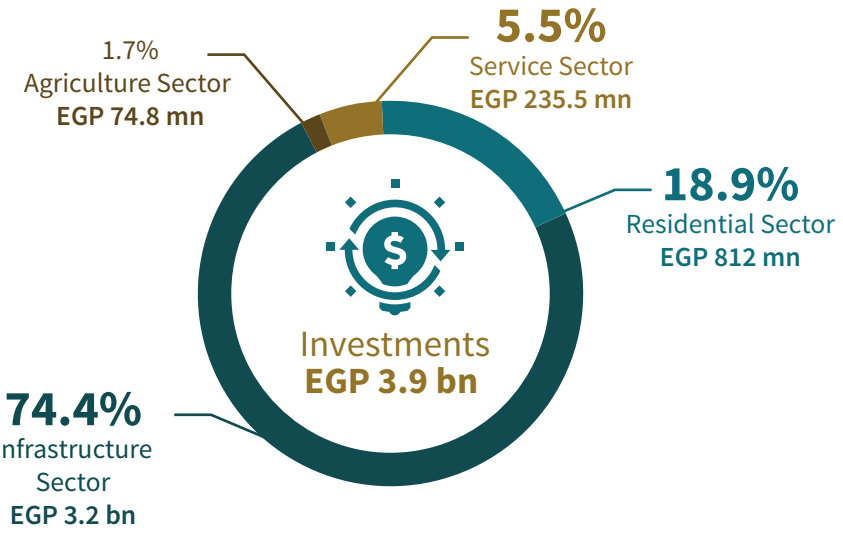
32,560

5,304 social housing units

(92% social housing units implemented)

21,408 units by private sector

5,848 units implemented by NUCA



INFRASTRUCTURE SECTOR

ROADS NETWORKS
277.122 km

SEWAGE NETWORKS
275.15 km

COMMUNICATIONS NETWORKS
567 km

WATER SUPPLY NETWORKS
330.8 km

ELECTRICITY NETWORKS
1121.198 km (medium voltage)
775.538 km (low voltage)
390.512 km (lighting)

SERVICE SECTOR

EDUCATIONAL SERVICES
26
100% implemented

HEALTH SERVICES
14
93% implemented

CULTURAL SERVICES
3
67% implemented

COMMERCIAL SERVICES
16
69% implemented

SPORTS SERVICES
7
100% implemented

RELIGIOUS SERVICES
16
100% implemented

SOCIAL SERVICES
18
83% implemented

PUBLIC SERVICES
6
100% implemented

SECURITY SERVICES
11
82% implemented

ADMINISTRATIVE SERVICES
6
100% implemented

INDUSTRY SECTOR

FACTORIES (IMPLEMENTED)
140
Investments: EGP 1 bn
4,509 job opportunities

FACTORIES (UNDER CONSTRUCTION)
110
Investments: EGP 772 mn
1,723 job opportunities

DEVELOPMENT FACTORS:

TECHNOLOGY PARK:
54 acres

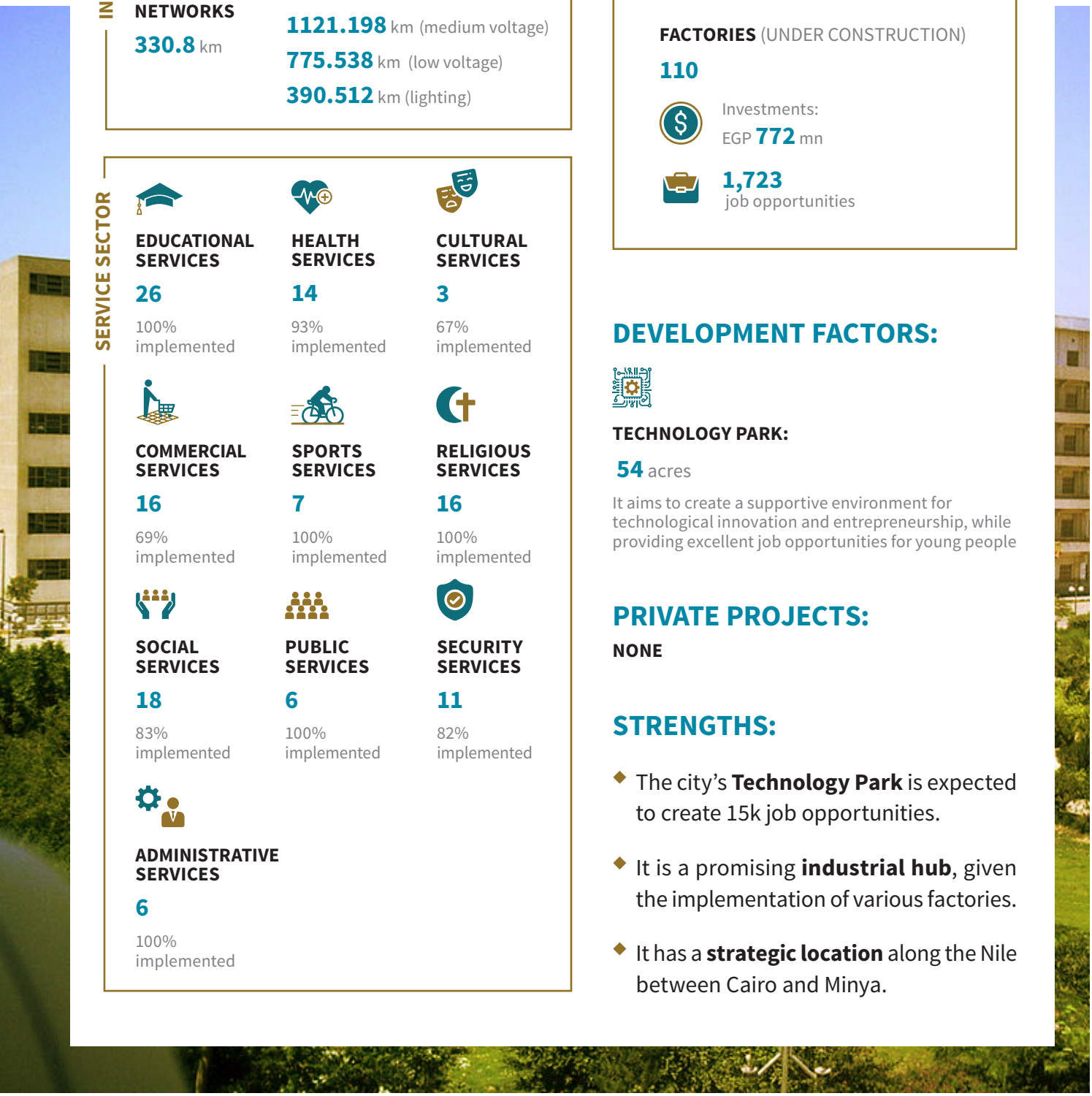
It aims to create a supportive environment for technological innovation and entrepreneurship, while providing excellent job opportunities for young people

PRIVATE PROJECTS:

NONE

STRENGTHS:

- The city's **Technology Park** is expected to create 15k job opportunities.
- It is a promising **industrial hub**, given the implementation of various factories.
- It has a **strategic location** along the Nile between Cairo and Minya.



NEW BORG EL ARAB

New Borg El Arab is 60 km away from Alexandria and 7 km far from the North Coast.



MASTER PLAN

TOTAL AREA

47,403 acres

TARGET POPULATION

750k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS

9,753 (by NUCA)

12,344 (by private sector)

SOCIAL HOUSING UNITS

13,392

90% of Dar Misr project implemented

NATIONAL HOUSING UNITS

16,142



INFRASTRUCTURE SECTOR

ROADS NETWORKS
593.6 km

SEWAGE NETWORKS
439.200 km

ELECTRICITY NETWORKS
2,488.600 km

WATER SUPPLY NETWORKS
672.397 km

COMMUNICATIONS NETWORKS
777 km

SERVICE SECTOR

EDUCATIONAL BUILDINGS
13

SPORTS BUILDINGS
3

SOCIAL SERVICE BUILDINGS
19

PUBLIC SERVICE BUILDINGS
9

COMMERCIAL BUILDINGS
16

SECURITY BUILDINGS
12

RELIGIOUS BUILDINGS
9

CULTURAL BUILDINGS
1

HEALTHCARE BUILDINGS
10

ADMINISTRATIVE BUILDINGS
5

INDUSTRY SECTOR

FACTORIES (IMPLEMENTED)
1,299
Investments: EGP 17.7 bn
97,659 job opportunities

FACTORIES (UNDER CONSTRUCTION)
480
Investments: EGP 3.2 bn
19,858 job opportunities

DEVELOPMENT FACTORS:

INDUSTRIAL PARKS:
5 industrial parks
Total area: 1,235.5 acres (5 mn m2)

TECHNOLOGY PARK:
Includes industrial activities, data centers, and entrepreneurship activities across 30 acres
38% implemented

PRIVATE PROJECTS:

NONE

STRENGTHS:

- It has a **prime location**, close to the North Coast. It is 28 km away from Alexandria-Cairo Desert Road and 8 km away from the Coastal Road.
- The city is **near to Borg El Arab Stadium,** which is considered one of the largest stadiums in Egypt and is designed to accommodate around 80k spectators.
- It is also in close proximity to **Borg El Arab International Airport**, which will boost tourism.

NEW DAMIETTA

New Damietta lies on the Mediterranean coast, running 9 km in length and is about 4.5 km far from Damietta Port.



MASTER PLAN

TOTAL AREA

12,798 acres

TARGET POPULATION

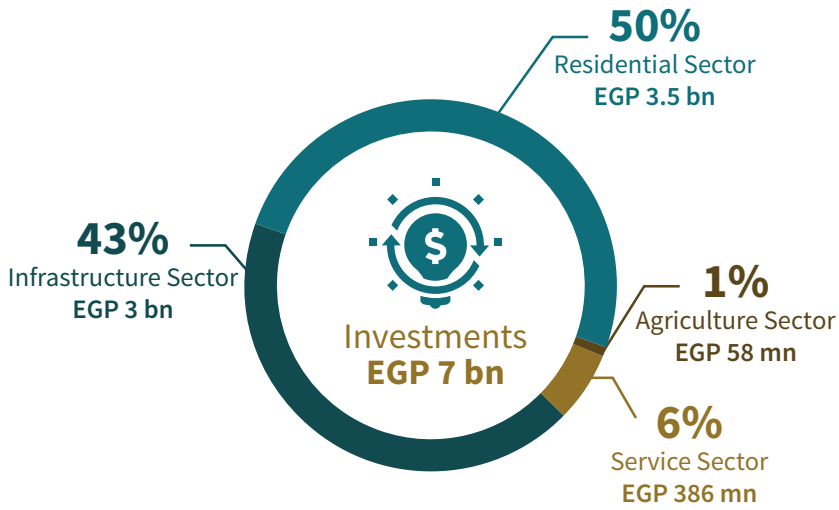
500k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS

69,776

- 6,114 units implemented as part of youth housing
- 3,010 units implemented as part of economic housing
- 1,790 units implemented as part of average housing
- 404 units implemented as part of above-average housing
- 5,100 units implemented as part of national housing



INFRASTRUCTURE SECTOR

ROADS NETWORKS
574 km

SEWAGE NETWORKS
546 km

ELECTRICITY NETWORKS
2,530 km

4 electricity distributors implemented with capacity ranging between 12 and 96 MVA

COMMUNICATIONS NETWORKS
199 km

2 communications centers implemented with capacity of 31,500 lines

WATER SUPPLY NETWORKS
696 km

AGRICULTURE
Over **247.1** acres (1 mn m2) of green areas cultivated

55 acres central park

7.5 acres public park

SERVICE SECTOR

EDUCATIONAL SERVICES
18 public schools

5 private schools

1 Japanese school

Nile School (under construction)

3 Azhar Institutes (for primary, preparatory, and secondary levels)

3 private high institutes (engineering, tourism, and hotel management)

University of Damietta

Al-Azhar University

Horus University

CULTURAL SERVICES
Cultural palace

Public library

HEALTHCARE SERVICES
Azhar University Hospital

Medical center and health care center

Psychiatric and neurological hospital (under construction)

Military hospital

6 private hospitals

SPORTS SERVICES
Future Sports Club

4 playgrounds

5 social and sports clubs

MOSQUES
22

CHURCH
1

COMMERCIAL MARKETS
19

SECURITY SERVICES
6

INDUSTRY SECTOR

FACTORIES (IMPLEMENTED)
516

Investments: EGP **2.9** bn

13,200 job opportunities

FACTORIES (UNDER CONSTRUCTION)
206

Investments: EGP **1.2** bn

5,496 job opportunities

DEVELOPMENT FACTORS:

INDUSTRIAL PARK:

3k acres
Includes chemical industries, food and beverage industries, furniture, stores, and engineering industries

DAMIETTA FURNITURE CITY

331 acres
Aims to attract Damietta furniture workshops and seeks to give furniture-making a technological uplift to create a significantly more efficient supply chain

PRIVATE PROJECTS:

EDUCATIONAL PROJECTS

1 project

COMMERCIAL PROJECTS

1 project

INDUSTRIAL PROJECTS

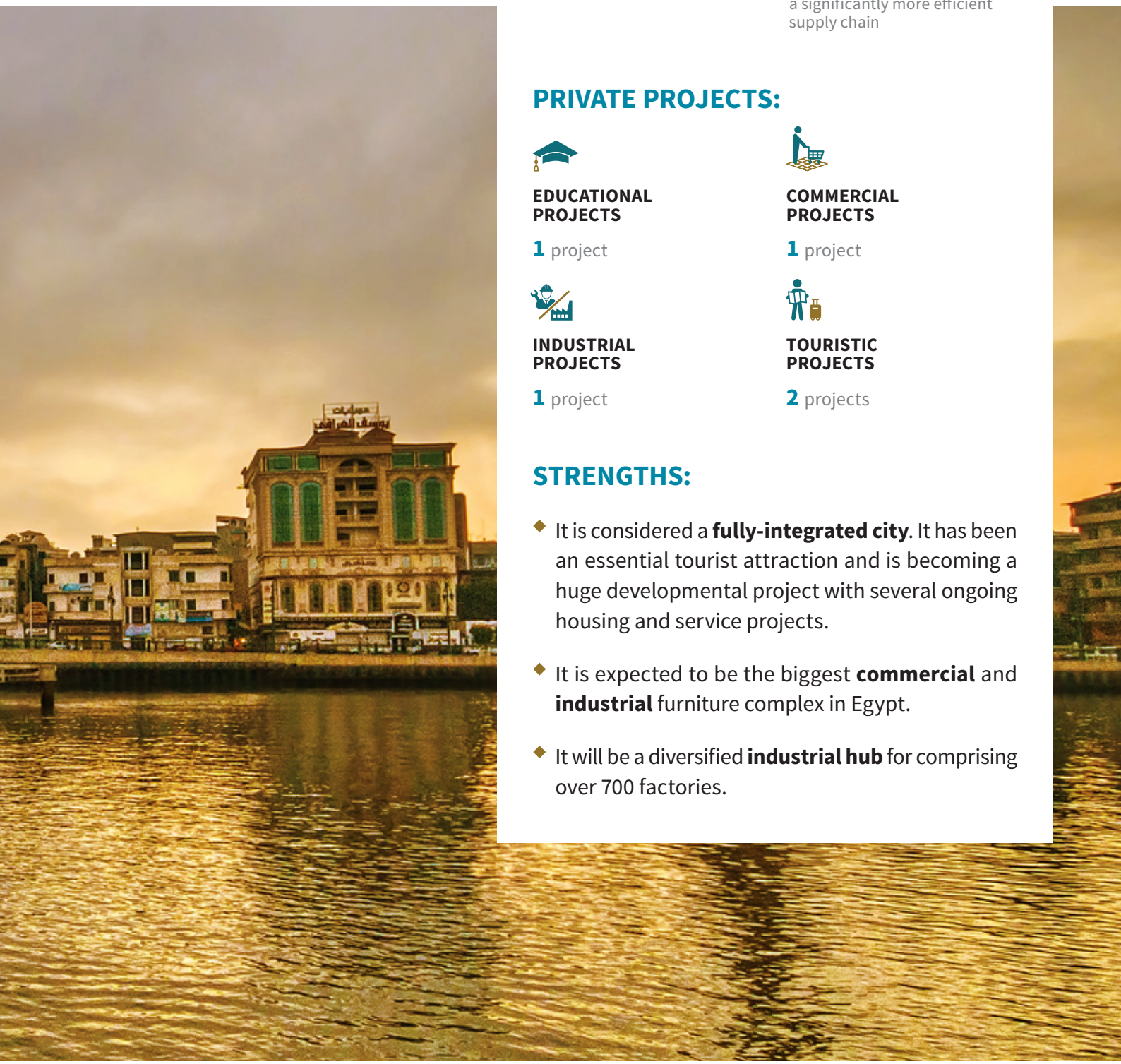
1 project

TOURISTIC PROJECTS

2 projects

STRENGTHS:

- It is considered a **fully-integrated city**. It has been an essential tourist attraction and is becoming a huge developmental project with several ongoing housing and service projects.
- It is expected to be the biggest **commercial** and **industrial** furniture complex in Egypt.
- It will be a diversified **industrial hub** for comprising over 700 factories.



EAST PORT SAID

East Port Said is located on the northern entrance of the Suez Canal. It is bordered by the Mediterranean Sea to the north, New Suez Canal to the west, Romana and Baloza cities to the east, and an agricultural back and Al Qantara area to the south. New East Port Said is located on the northeastern entrance of the Eastern Suez Canal.



MASTER PLAN

TOTAL AREA

12k acres

TARGET POPULATION

1.5 mn

NO. OF PHASES

4

INVESTMENTS

EGP **17** bn investments in mineral resources sector

EGP **5** bn investments in tourism sector

RESIDENTIAL SECTOR

RESIDENTIAL DISTRICTS

12

RESIDENTIAL UNITS

8,360

SOCIAL HOUSING UNITS

4,340
100% implemented

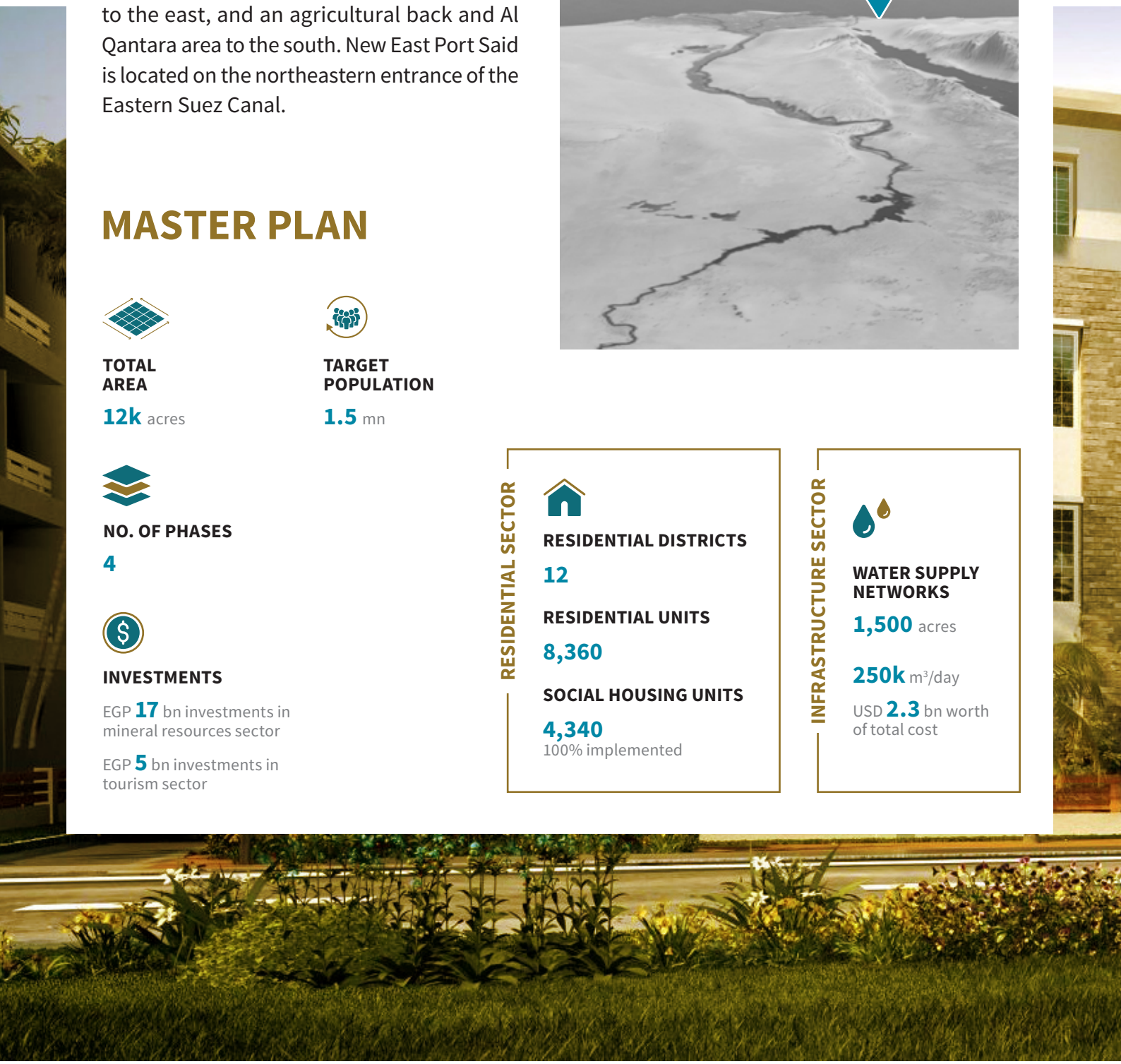
INFRASTRUCTURE SECTOR

WATER SUPPLY NETWORKS

1,500 acres

250k m^3/day

USD **2.3** bn worth of total cost



SERVICE SECTOR

REGIONAL UNIVERSITY

INTERNATIONAL HOTELS

FASHION CITY

TOURISM RESORTS

MARINA INTERNATIONAL YACHT

COMMERCIAL MARKET

15% implemented

RACE TRACK CARS

SPORTS SERVICES

Olympic village

Golf club

65% social club implemented

MEDICAL CITY

65% medical center implemented

INTERNATIONAL CONFERENCE & EXHIBITION CENTER

DEVELOPMENT FACTORS:

3.6 km container terminal

9 km side channel of the northern entrance of the port

Internal storage logistics areas

Industrial zone includes iron and steel industries, complementary industries serving the port and naval industries

PRIVATE PROJECTS:

INDUSTRIAL PROJECTS

1project

STRENGTHS:

- It serves the SCZone.
- It will have **national, economic, and tourism** projects.
- It has an **industrial zone** including iron and steel industries.
- It has a potential for **fashion** and **retail** businesses.



NEW FAYOUM

New Fayoum is located west of Cairo–Assiut Eastern Road, 100 km from south Cairo and about 15 and 40 km from Fayoum and Beni Suef, respectively.



MASTER PLAN

TOTAL AREA
12,852 acres

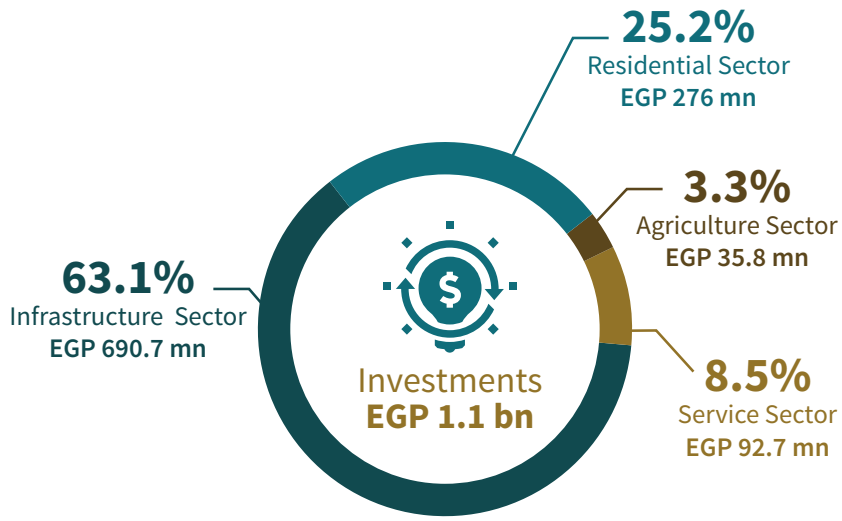
TARGET POPULATION
140k

RESIDENTIAL SECTOR

RESIDENTIAL DISTRICTS
3

RESIDENTIAL UNITS
6,181
100% implemented

SOCIAL HOUSING UNITS
1,656
120 social housing units established



INFRASTRUCTURE SECTOR

ROADS NETWORKS
80.25 km

WATER SUPPLY NETWORKS
67.3 km

ELECTRICITY NETWORKS
6,894 km

SEWAGE NETWORKS
50 km

COMMUNICATIONS NETWORKS
30k line

SERVICE SECTOR

EDUCATIONAL SERVICES
1 primary school
1 secondary school
2 nurseries
1 Japanese school

SPORTS BUILDINGS
3

SPORTS FIELDS
4

SECURITY SERVICES
1 fire station
1 police station

COMMERCIAL MARKETS
2

MEDICAL CENTERS
2

ADMINISTRATIVE BUILDING
1

INDUSTRY SECTOR

6 PRODUCTION FACTORIES IMPLEMENTED

46 FACTORIES UNDER CONSTRUCTION

DEVELOPMENT FACTORS:

INDUSTRIAL ZONE
50 acres
It will include small and medium industries, in addition to a wholesale market

PRIVATE PROJECTS:

COMMERCIAL PROJECTS
1 project

TOURISM PROJECTS
1 project

STRENGTHS:

- The **industrial park** will open new horizons for job opportunities, as well as, investment inflows.
- The **private sector** is eyes opportunities in the city.
- It has a potential for **commercial and tourism** projects.

GALALA CITY (SUEZ ZONE)

Galala City is one of the recent national projects the Egyptian government has undertaken to develop the vast eastern desert, aiming to solve Cairo's population congestion, create work and living opportunities for the youth, as well as, generate investment opportunities.



MASTER PLAN

TOTAL AREA

17k acres

JOB OPPORTUNITIES

150k

INVESTMENTS

USD **100** mn

NO. OF PHASES

3

Phase 1

2,050 acres

Phase 2

5,550 acres

Phase 3

6,900 acres

RESIDENTIAL SECTOR

LUXURY HOUSING

MIDDLE- & LOW-INCOME HOUSING

Phase I released:

2,050 acres, including residential areas, commercial, touristic, cultural, medical, educational, and religious villages

INFRASTRUCTURE SECTOR

PHOSPHATE FERTILIZER PLANT

1 mn tons/year

WATER DESALINATION PLANT

150k m^3

SANITATION STATIONS

3

ELECTRICITY STATION

NEW 82KM EL GALALA ROAD

Links Ain Sokhna to Zaafarana through El Galala Mountain

SERVICE SECTOR

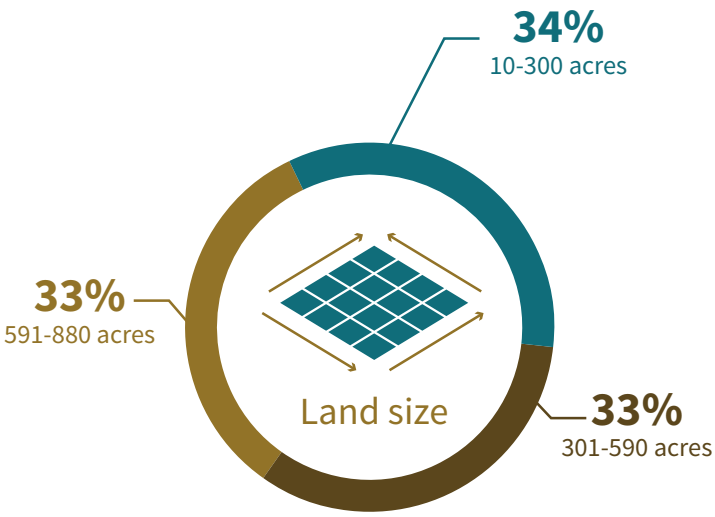
- **CORNICHE WALKWAY**
- **BUSINESS DISTRICT**
- **SEVERAL HOTELS**
- **RETAIL SHOPS & RESTAURANTS**
- **MEDICAL PROJECTS**
- **RELIGIOUS SERVICES**
- **ENTERTAINMENT FACILITIES**
- **EDUCATIONAL SERVICES**
  King Abdullah University
  (**12,790** students)
- **GALALA COASTAL RESORT**
  1k acres, including 2 hotels

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS
4 developers

EDUCATIONAL PROJECTS
1 project

TOURISTIC PROJECTS
3 projects



Facilities
provided by developers upon surveying the market

- Clubhouses — 100%
- Commercial Areas & Malls — 100%
- Swimming Pools — 100%
- Healthcare — 100%
- Venues (Restaurants, Night Clubs, etc.) — 100%
- Gym & Sports Facilities — 100%
- Hotels — 66.7%

STRENGTHS:

- Galala City is situated on the highest **mount plateau** in the Red Sea area between Ain Sokhna and Zafarana, 650 m above sea level, and is located in Suez Canal Zone.
- The city will also have one of the **largest coastal resorts** in Egypt to serve the tourism and trade sectors.
- The **mountain plateau** is known for containing several natural resources such as marble and phosphate.
- It is an expected **industrial** and **educational hub.**

NEW LUXOR

New Luxor is about 14 km away from Luxor International Airport.



MASTER PLAN

TOTAL AREA
9,675 acres

TARGET POPULATION
200k

SERVICES SECTOR

- **EDUCATION SERVICES**
- **RESEARCH CENTERS**
- **HEALTHCARE SERVICES**
- **ENTERTAINMENT CENTERS**

PRIVATE PROJECTS:

NONE

STRENGTHS:

- The city is 15 km away from New Tiba city , and 14 km away from Luxor International Airport.
- It **links** between Luxor and New Tiba cities.
- It will provide **job opportunities** for the youth.
- It will be an **industrial hub**; a number of factories.
- It will be an international **medical** and **touristic hub.**
- It will host a number of international **cultural** and **educational** centers, and a university.

NEW MANSOURA

New Mansoura is planned to be a home for everyone no matter how different their needs are, as it will comprise tourist villages, affordable housing units, and luxury homes. The city will have residential units that embrace old Mansoura's stunning designs and lively colors. The first phase is already built on 2,063 acres.



MASTER PLAN

TOTAL AREA
5,193 acres

INVESTMENT
EGP **60** bn

NO. OF PHASES
4

TARGET POPULATION
680k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS
185k

FIRST PHASE
2,063 acres (40%)
25k residential units
EGP **45** bn worth of investments
1,180 villas
30 towers

SOCIAL HOUSING PROJECTS

Sakan Misr
196 buildings with 4,704 units
80% implemented

Dar Misr
468 buildings with 11k units
32% implemented

INFRASTRUCTURE SECTOR

WATER DESALINATION PLANT

22 acres

ELECTRIC TRANSFORMERS STATION

24 acres

TOURIST PROMENADE

15 km

TOURIST MARINA

2 km

80% of Nile Corniche implemented

SERVICE SECTOR

EDUCATIONAL SERVICES

12 buildings (primary and secondary schools)

67 acres Mansoura University

12 nursery schools

COMMERCIAL & MANAGEMENT SERVICES

15 buildings

(commercial mall, hotel, commercial and management buildings, and cars services)

SECURITY SERVICES

on **12,500** m^2

Includes police station and civil defense

HEALTHCARE SERVICES

3 buildings (public hospital and medical centers)

SPORTS SERVICES

5 buildings

CULTURAL SERVICES

2 buildings

RELIGIOUS SERVICES

16 buildings

DEVELOPMENT FACTORS:

NEW MANSOURA DESALINATION PLANT

80k cubic meters of water per day serves the New Mansoura City and its neighboring towns, serving over 2 mn inhabitants in phase I

INDUSTRIAL ZONE

supplies all construction materials, and guarantees the functioning of new factories

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS

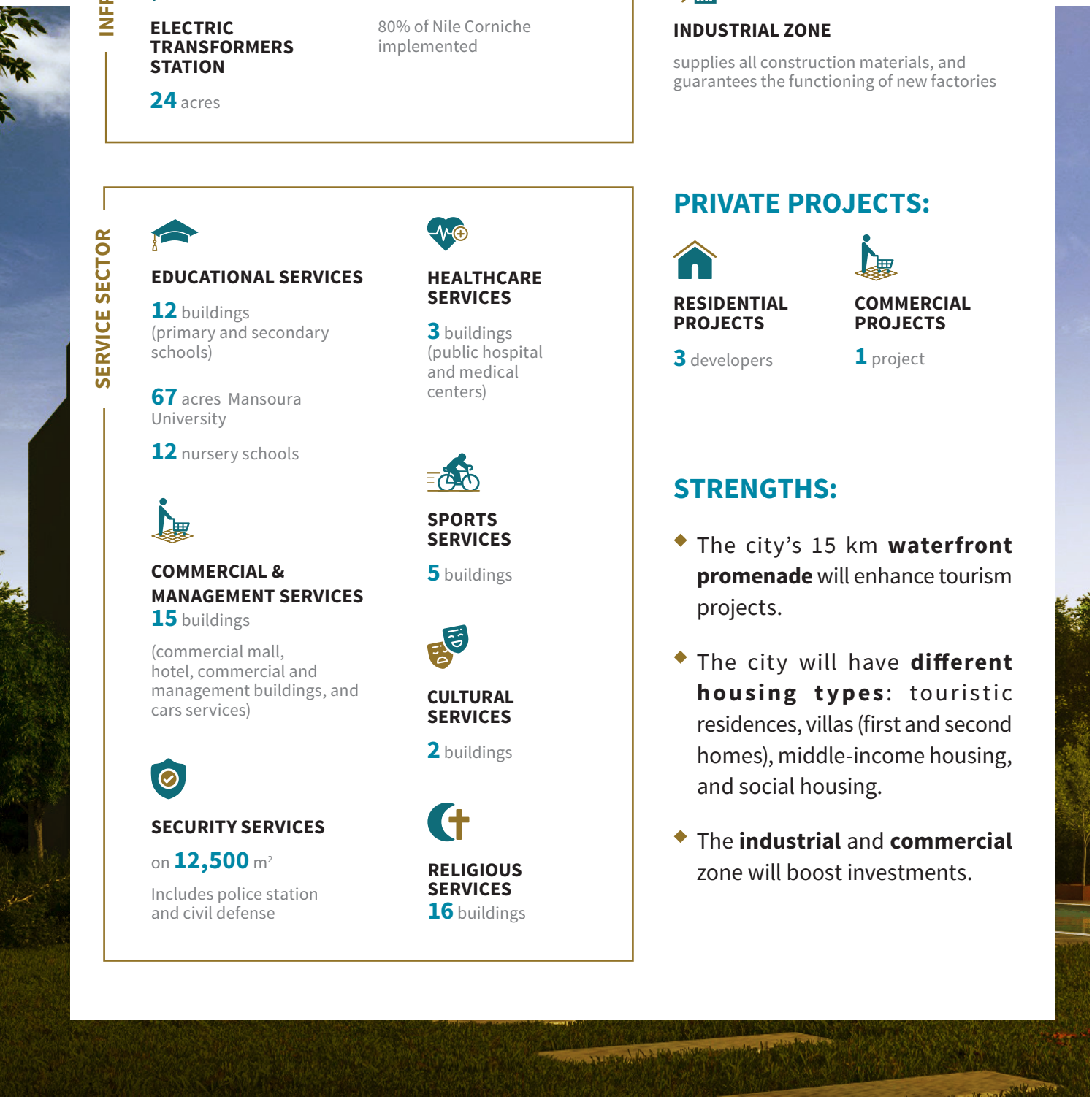
3 developers

COMMERCIAL PROJECTS

1 project

STRENGTHS:

- The city's 15 km **waterfront promenade** will enhance tourism projects.
- The city will have **different housing types**: touristic residences, villas (first and second homes), middle-income housing, and social housing.
- The **industrial** and **commercial** zone will boost investments.



NEW MINYA

New Minya is 250 km away from Cairo, north east of the Nile. The total area of the city is 31,106 acres, with approximately 6,509 acres of urban developed land (residential, service, industrial, and touristic areas).



MASTER PLAN

TOTAL AREA
31,106 acres

TARGET POPULATION
638k

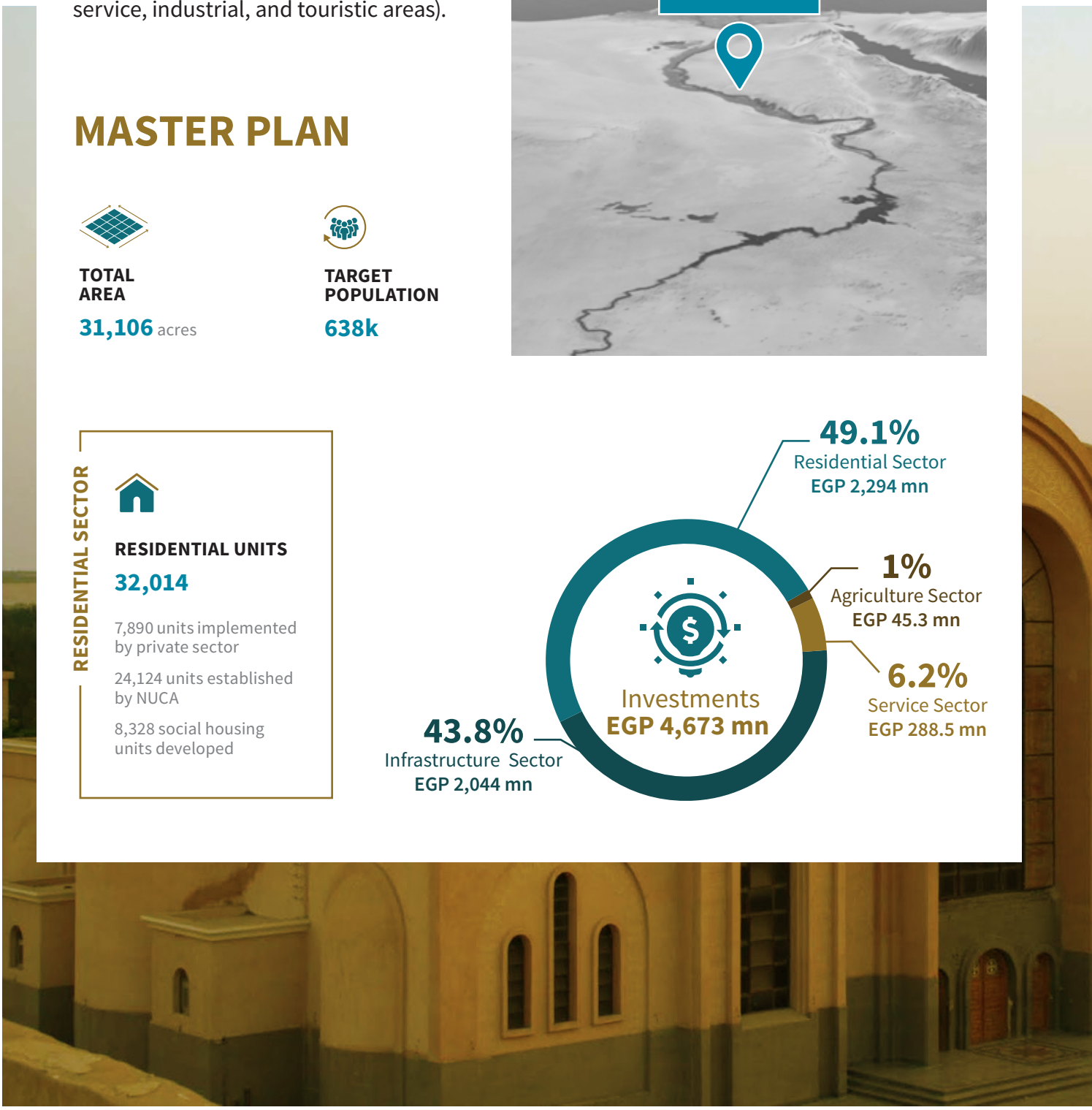
RESIDENTIAL SECTOR

RESIDENTIAL UNITS
32,014

7,890 units implemented by private sector

24,124 units established by NUCA

8,328 social housing units developed



INFRASTRUCTURE SECTOR

ROADS NETWORKS
405.25 km

SEWAGE NETWORKS
256.544 km

WATER SUPPLY NETWORKS
317.853 km

70% of phase II of New Minya's water station implemented

GAS NETWORK PIPELINES
Developed at a total cost of EGP **35** mn

COMMUNICATIONS NETWORKS
591 km

SOLAR POWER STATION
45 kw capacity

ELECTRICITY NETWORKS
1607.5 km

AGRICULTURE
9,500 agricultural plants

SERVICE SECTOR

EDUCATIONAL SERVICES

HEALTHCARE SERVICES

COMMERCIAL SERVICES

CULTURAL SERVICES

SOCIAL SERVICES

PUBLIC SERVICES

RELIGIOUS SERVICES

SECURITY SERVICES

ADMINISTRATIVE SERVICES

1,600 m² administrative buildings implemented

INDUSTRY SECTOR

FACTORIES (IMPLEMENTED)
59

Investments:
EGP **109.9** bn

1,497
job opportunities

FACTORIES (UNDER CONSTRUCTION)
68

Investments:
EGP **372.5** mn

950
job opportunities

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS
1 developer

COMMERCIAL PROJECTS
1 project

STRENGTHS:

- New Minya includes a number of **residential, services, industrial, and tourist areas**.
- It will contribute to increasing **job opportunities**.

NEW NUBARIA

New Nubaria is located along Cairo/ Alexandria Desert Road, and 79 km away from Alexandria.



MASTER PLAN

TOTAL AREA
1,816 acres

TARGET POPULATION
125k

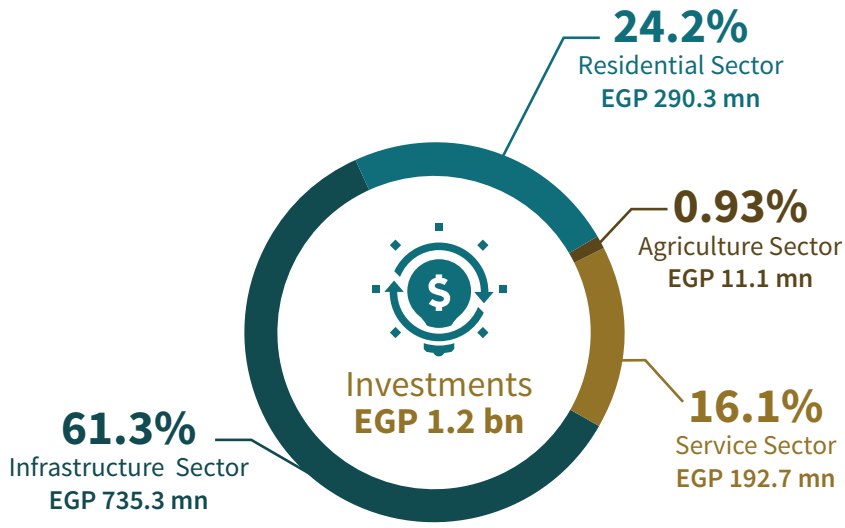
RESIDENTIAL SECTOR

RESIDENTIAL UNITS
6,692

4,798 units developed by private sector

1,894 units established by NUCA

696 social housing units implemented





INFRASTRUCTURE SECTOR

ROADS NETWORKS
63 km

SEWAGE NETWORKS
65.94 km

WATER SUPPLY NETWORKS
128.8 km

ELECTRICITY NETWORKS
443 km

COMMUNICATIONS NETWORKS
65 km

AGRICULTURE
55 acres

SERVICE SECTOR

EDUCATIONAL SERVICES

COMMERCIAL SERVICES

HEALTHCARE SERVICES

RELIGIOUS SERVICES

SOCIAL SERVICES

PUBLIC SERVICES

INDUSTRY SECTOR

FACTORIES
(IMPLEMENTED)
120
Investments:
EGP **2.4** bn
5k
job opportunities

FACTORIES
(UNDER CONSTRUCTION)
50
Investments:
EGP**277** mn
1,527
job opportunities

DEVELOPMENT FACTORS:

INDUSTRIAL AREA

INVESTMENT AREA

PRIVATE PROJECTS:

NONE

STRENGTHS:

- New Nubaria will have **different housing types**: middle-income housing and social housing.
- It will an **industrial** hub, with a plan for over 200 factories so far.



NEW QENA

New Qena is located north of the Nile Delta, 8 km away from Qena city. New Qena will include 7k acres of urban developed land (residential, services, industrial, and tourist areas)



MASTER PLAN

TOTAL AREA
24,200 acres

TARGET POPULATION
130k

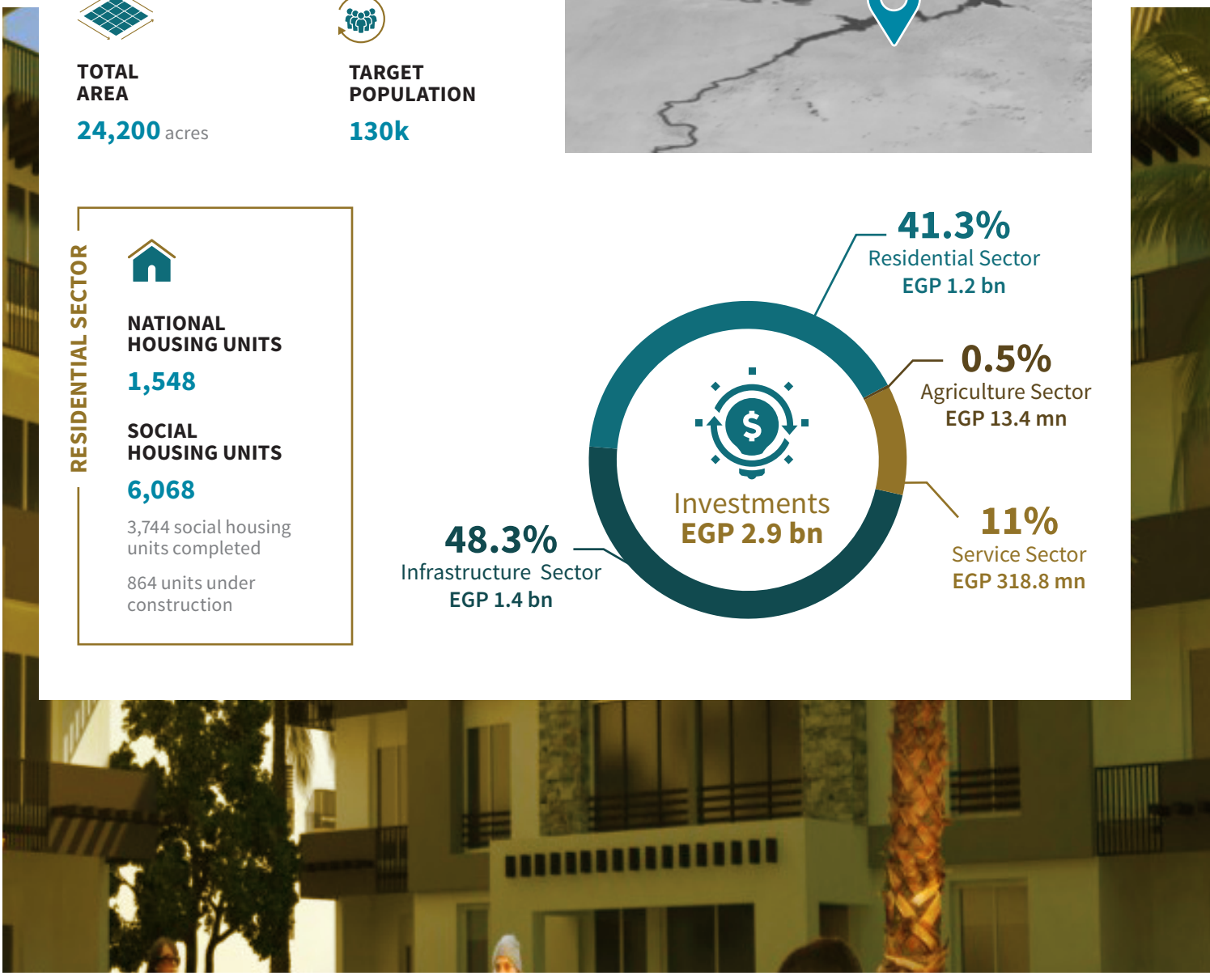
RESIDENTIAL SECTOR

NATIONAL HOUSING UNITS
1,548

SOCIAL HOUSING UNITS
6,068

3,744 social housing units completed

864 units under construction



INFRASTRUCTURE SECTOR

- **ROADS NETWORKS**
- **SEWAGE NETWORKS**
- **WATER SUPPLY NETWORKS**
- **ELECTRICITY NETWORKS**
- **COMMUNICATIONS NETWORKS**

SERVICE SECTOR

- **EDUCATIONAL SERVICES**
  3 primary schools built
- **HEALTHCARE SERVICES**
  3 medicine units implemented
- **RELIGIOUS SERVICES**
- **SPORTS SERVICES**
  3 sports fields implemented
- **SECURITY SERVICES**
  1 police station
  1 fire station
- **COMMERCIAL SERVICES**
- **ADMINISTRATIVE SERVICES**

DEVELOPMENT FACTORS:

WATER PURIFICATION PLANT

Area:

25k m^2

Production capacity:

23,500 m^3/day

Total investments:

EGP **217** mn

PRIVATE PROJECTS:

NONE

STRENGTHS:

- New Qena will provide **integrated services** to residents (social, medical, commercial, and sports).
- It will contribute to **reduce population** density in the city and will provide new job opportunities.



NEW RASHID

New Rashid is considered an urban expansion of Rashid City, It is located on an area of 3,100 acres.



MASTER PLAN

TOTAL AREA
3,100 acres

INVESTMENT
EGP **148** mn

RESIDENTIAL SECTOR

221 acres

Includes:

Bashyer Al Kheir Project

4,629 units

SERVICE SECTOR

ADMINISTRATIVE & COMMERCIAL SERVICES
50 acres

UNIVERSITY
35 acres

ENTERTAINMENT AREA
25 acres

INFRASTRUCTURE SECTOR

ELECTRICITY STATION
15 acres

SEWAGE PLANT
100 acres

PRIVATE PROJECTS:

NONE

STRENGTHS:

- New Rashid is considered a **coastal city** with a distinctive touristic heritage.
- It has a potential for **entertainment/commercial businesses**.

NEW SALHIA

New Salhia is 40 km away from Ismailia city. It is planned to accommodate around 120k inhabitants.



MASTER PLAN

TOTAL AREA

1,617 acres

Residential sector 577 acres	Entertainment zone 4 acres
Industrial Park 682 acres	Commercial sector 24 acres
Southern Region 197 acres	Service sector 129 acres

TARGET POPULATION

120k

RESIDENTIAL SECTOR

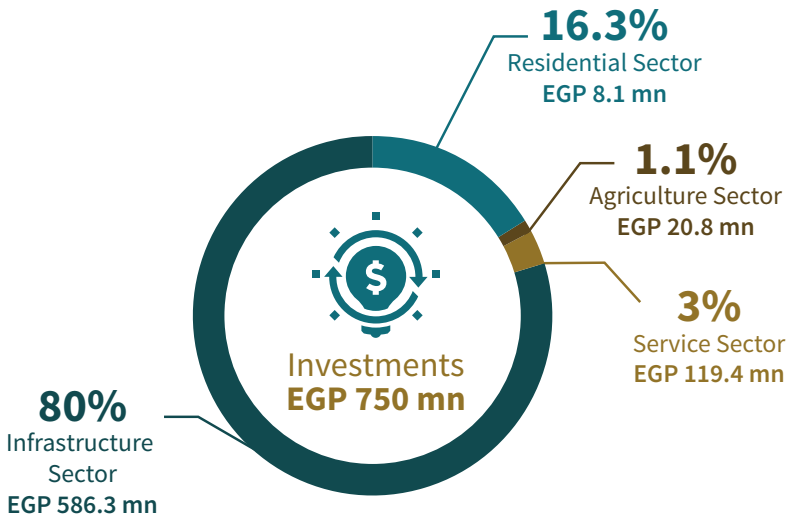
RESIDENTIAL UNITS

9,257

4,006 units implemented

SOCIAL HOUSING UNITS

788



INFRASTRUCTURE SECTOR

ROADS NETWORKS
114.5 km

AGRICULTURE
130 acres

SEWAGE NETWORKS
183 km

COMMUNICATIONS NETWORKS
224.2 km

ELECTRICITY NETWORKS
616.5 km

WATER SUPPLY NETWORKS
203 km

70% of water plant implemented, with total capacity of 30k m^3/day

INDUSTRY SECTOR

FACTORIES (IMPLEMENTED)
280

Investments:
EGP **2** bn

26,002
job opportunities

FACTORIES (UNDER CONSTRUCTION)
102

Investments:
EGP **170.013** mn

2,522
job opportunities

SERVICE SECTOR

EDUCATIONAL SERVICES
10 buildings

HEALTHCARE SERVICES
4 buildings

PUBLIC SERVICES
10 buildings

COMMERCIAL SERVICES
4 markets

SPORTING SERVICES
1 building

SOCIAL SERVICES
2 buildings

ADMINISTRATIVE SERVICES
6 buildings

RELIGIOUS SERVICES
5 buildings

COMMUNICATION CENTER

DEVELOPMENT FACTORS:

BIOGAS PRODUCTION PLANT

Generates electricity, and produces biofuels and fertilizers for agriculture

SOLAR PANEL STATION
45 kw capacity

PRIVATE PROJECTS:

NONE

STRENGTHS:

- Hosting **various factories** will make the city a promising hub for businesses, given its prime location near SCZone.

NEW SPHINX

New Sphinx is one of the fastest-growing fourth generation cities in Egypt and was established with the aim of achieving part of Egypt 2030 Vision to increase urban space and eliminate slums.



MASTER PLAN

TOTAL AREA

59,417 acres

INFRASTRUCTURE SECTOR

- **WATER & SANITATIONS STATIONS**
- **AIR CONTROL TOWER**

SERVICE SECTOR

- **COMMERCIAL SERVICES**
- **TOURISM AREAS**
- **INTERNATIONAL SPHINX AIRPORT**

DEVELOPMENT FACTORS:

Sphinx International Airport is located near Cairo-Alexandria Desert Road, serving nearby regions such as Giza, Haram, 6th of October City, Fayoum, and Beni Suef.

Being located near tourism places like the Pyramids of Giza and the under-construction Grand Egyptian Museum, the airport will grasp people's attraction toward one-day tours.

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS

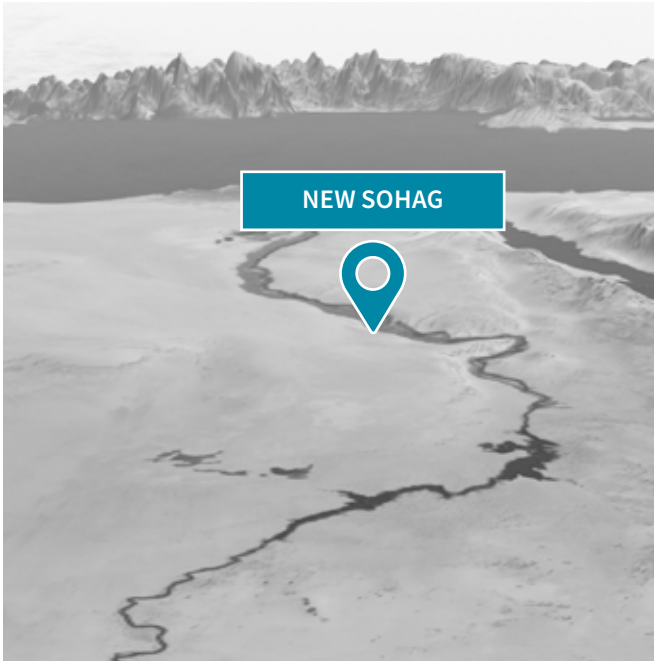
2 developers

STRENGTHS:

- New Sphinx is in close proximity to **Sphinx International Airport** and **Pyramids of Giza**, which deems it attractive for establishment of mega tourism and leisure projects.

NEW SOHAG

New Sohag is 8 km far from Sohag city. It is planned to accommodate around 820k inhabitants.



MASTER PLAN

TOTAL AREA

29,516 acres

TARGET POPULATION

820k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS

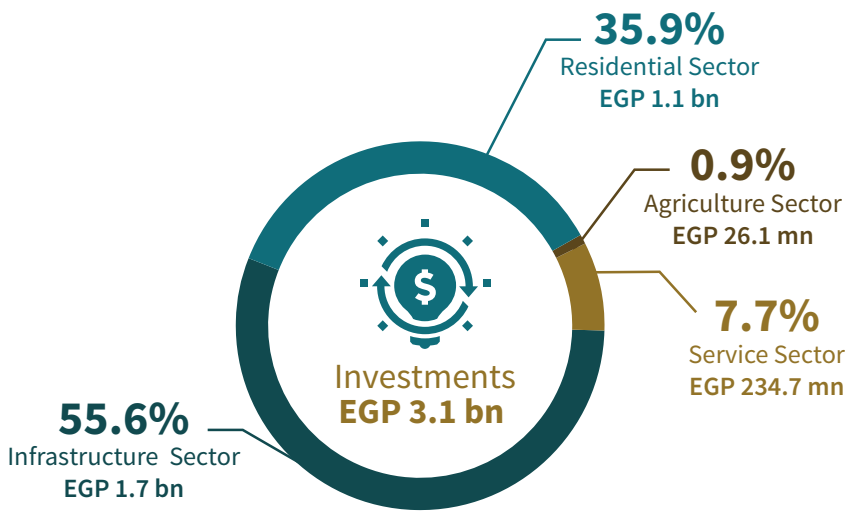
686

100% implemented by NUCA

SOCIAL HOUSING UNITS

7,656 (319 buildings)

7,200 units built



INFRASTRUCTURE SECTOR

ROADS NETWORKS
85.18 km

WATER SUPPLY NETWORKS
130 km

ELECTRICITY NETWORKS
790 km

SEWAGE NETWORKS
95.849 km

INDUSTRY SECTOR

FACTORIES (IMPLEMENTED)
9

FACTORIES (UNDER CONSTRUCTION)
101

SERVICE SECTOR

PRIMARY SCHOOLS
3

NURSERY SCHOOL
9

SECURITY SERVICES
1 police station
1 emergency building

MEDICAL CENTERS
5
93% of services buildings implemented by NUCA

SPORTS SERVICES
5 play fields
1 club

ADMINISTRATIVE BUILDING

COMMERCIAL MARKETS
7

PARKING SPACE

POST OFFICE

PUBLIC PARK

MOSQUE

DEVELOPMENT FACTORS:

WHOLESALE MARKET
43.2 acres
Aims to provide food commodities and control prices, as well as, contribute to the city's development

MERIT UNIVERSITY
Located at the universities and institutions area in Sohag

Includes a number of faculties including those of medicine, pharmacy, dentistry, applied medical sciences, physical therapy, economy and management, arts, tourism and hotels, and engineering

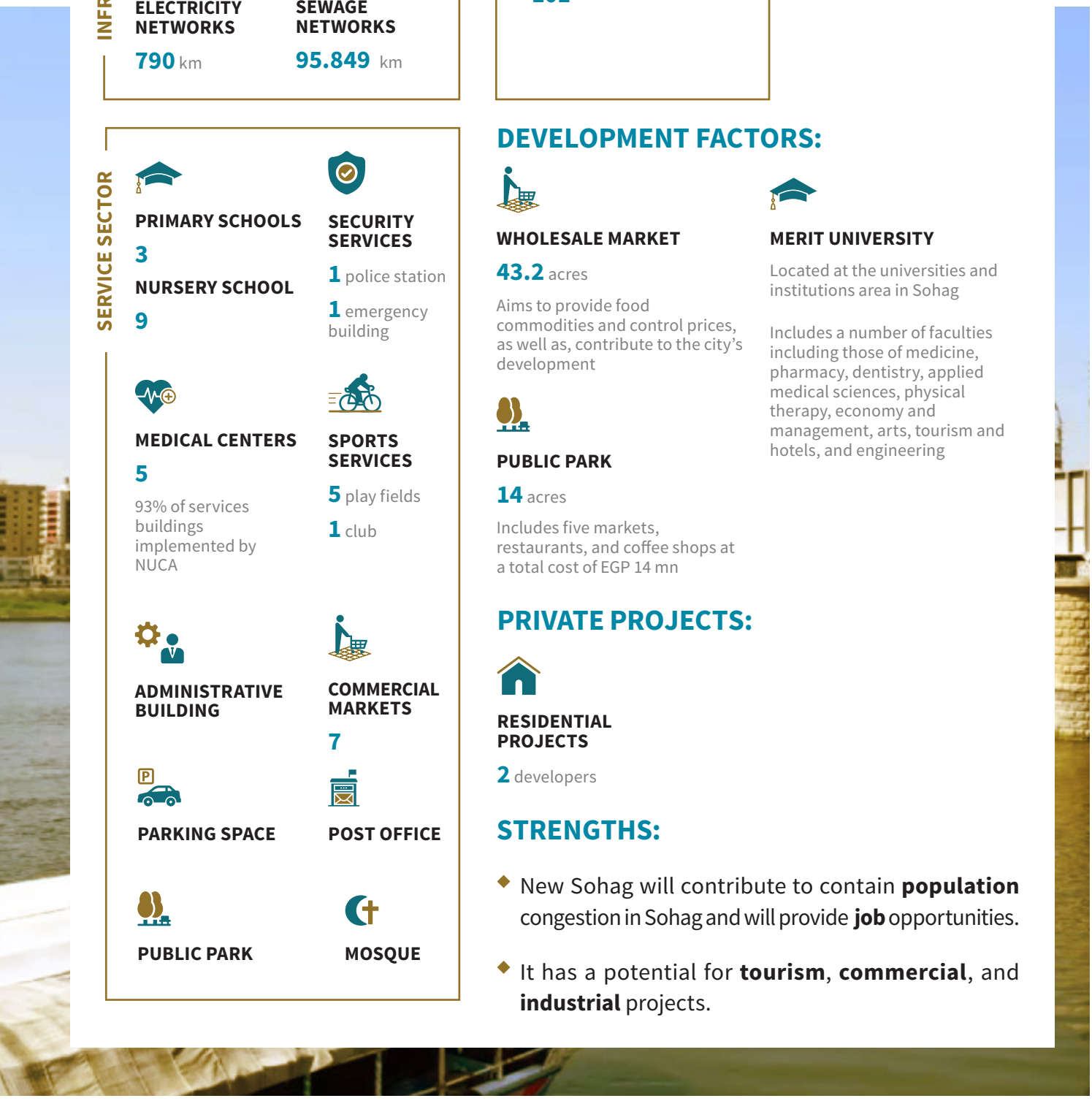
PUBLIC PARK
14 acres
Includes five markets, restaurants, and coffee shops at a total cost of EGP 14 mn

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS
2 developers

STRENGTHS:

- New Sohag will contribute to contain **population** congestion in Sohag and will provide **job** opportunities.
- It has a potential for **tourism**, **commercial**, and **industrial** projects.



NEW TIBA

New Tiba is 14 km away from north east of Luxor City, and 10 km far from Luxor International Airport.



MASTER PLAN

TOTAL AREA
9,496 acres

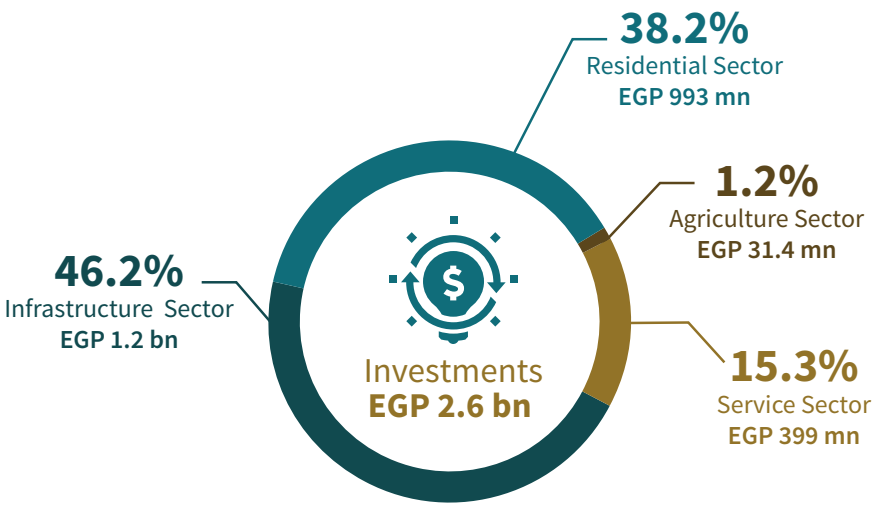
TARGET POPULATION
700k

RESIDENTIAL SECTOR

RESIDENTIAL UNITS
8,926

SOCIAL HOUSING UNITS
6,912
100% implemented

LAND PLOTS
5,916



INFRASTRUCTURE SECTOR

WATER SUPPLY NETWORKS

38.5 km

1 water plant implemented, with capacity of 2,400 m3/day

ELECTRICITY NETWORKS

750.74 km

1 transformer station built, with capacity of 50 MVA

ROADS NETWORKS

128.21 km

SEWAGE NETWORKS

100.41 km

Sanitation station phase I developed, with capacity of 5k m3/day

COMMUNICATIONS NETWORKS

170.15 km

SERVICES SECTOR

EDUCATIONAL SERVICES

HEALTHCARE SERVICES

RELIGIOUS SERVICES

COMMERCIAL SERVICES

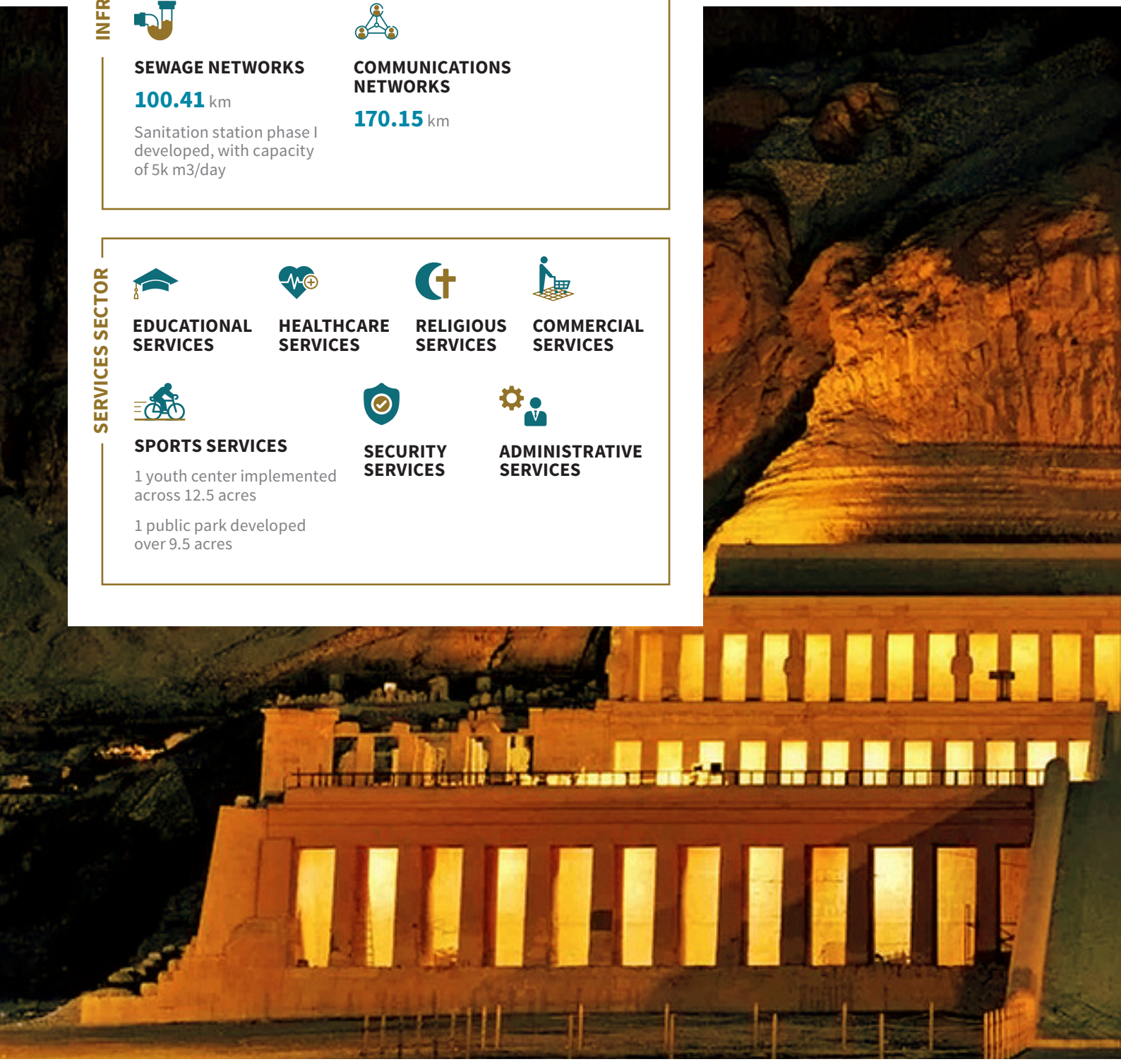
SPORTS SERVICES

1 youth center implemented across 12.5 acres

1 public park developed over 9.5 acres

SECURITY SERVICES

ADMINISTRATIVE SERVICES



DEVELOPMENT FACTORS:

NEW INDUSTRIAL ZONE

382.71 acres

Includes stores, industrial workshops, and light and environmentally friendly industries.

YOUTH CENTER

12.5 acres

EGP **46.4** mn worth of total cost

Includes sports facilities and swimming pools

CENTRAL HOSPITAL

Contains 150 beds, at a cost of EGP **160** mn

ZAHRAA PARK:

9.5 acres

Includes a garden, playgrounds, cafeteria, dolphin fountain, 40 wood seats, flower basins, and decorative lighting columns

PRIVATE PROJECTS:

RESIDENTIAL PROJECTS

2 developers

STRENGTHS:

- New Tiba has a **prime location** and is considered a promising investment zone.
- **New industrial zone** will attract investments and will provide more than 25k job opportunities.
- **Youth center** is considered the largest center for sports in the city and the province of Luxor.
- It has **recreational investment** opportunities.


New Rashid
17
New Mansoura
13
New Borg El Arab
New Damietta
8
East Port Said
9
New Alamein
3
7
18
New Salhia
15
New Nubaria
1
New Administrative Capital
19
New Sphinx
New Fayoum
Galala City
11
10
6
New Minya
New Beni Suef
14
New Assiut
4
New Akhmim
2
New Sohag
20
16
New Qena
21
New Tiba
12
New Luxor
New Aswan
5



PRIVATE PROJECTS IN EGYPT'S NEW CITIES:

1
- **Residential projects** (**30** developers)
- **Commercial projects** (**19** projects)
- **Culture & entertainment projects** (**1** project)
- **Educational projects** (**6** private schools and **7** international universities)

2 **None**

3
- **Residential projects** (**4** developers)
- **Educational projects** (**1** project)
- **Tourism projects** (**3** projects)

4
- **Residential projects** (**3** developers)
- **Educational projects** (**1** project)
- **Commercial projects** (**1** project)

5
- **Residential projects** (**1** developer)
- **Educational projects** (**1** project)

6 **None**

7 **None**

8
- **Educational projects** (**1** project)
- **Industrial projects** (**1** project)
- **Commercial projects** (**1** project)
- **Tourism projects** (**2** projects)

9 **Industrial projects** (**1** project)

10
- **Commercial projects** (**1** project)
- **Tourism projects** (**1** project)

11
- **Residential projects** (**4** developers)
- **Educational projects** (**1** project)
- **Tourism projects** (**3** projects)

12 **None**

13
- **Residential projects** (**3** developers)
- **Commercial projects** (**1** project)

14
- **Residential projects** (**1** developer)
- **Commercial projects** (**1** project)

15 **None**

16 **None**

17 **None**

18 **None**

19 **Residential projects** (**2** developers)

20 **None**

21 **None**





03.

TOURISM & REAL ESTATE

» EGYPT'S TOURISM COMEBACK

» TOURISM CONTRIBUTION TO GDP

Currently, there are two powerhouse industries in Egypt performing at opposite ends of the spectrum, tourism and real estate. Their integration has become an economic complex, covering all aspects of real estate, vacation, leisure, and entertainment.

The real estate industry is an integral part and an underlying infrastructural basis of Egypt's tourism sector, just as many other industries in any economy. Tourism activities are most often tied to geographical settings and much of the physical space where the activities occur, have been developed, and may be also managed, by real estate firms. This comes with the development of a transnational business base, market overlap, and vertical and/or horizontal integration for reasons of business efficiency or strategy. The distinctions between tourism and real estate are becoming increasingly blurry in terms of pattern use. Hotels serve as long-term residences and offices for an itinerant business workforce and leisure communities offer both residential and recreational services to an often-international population.



EGYPT'S TOURISM COMEBACK

Egypt has been announced as one of the fastest growing tourist destinations in the Middle East, in terms of year-over-year percentage increase of visitors, according to the United Nations World Tourism Organization (UNWTO)'s 2018 report on global travel and tourism.

The annual report showed that Egypt welcomed about 8.2 mn tourists during 2017, with an increase in the number of tourists by 55.1%, compared to the same period of the previous year. Luxor and Giza were the top of Egypt's most famous and well-known cities for tourists' choice, according to the report.

World's Top 10 Fastest Growing Tourism Destinations in 2017

57.8% (1)	51% (2)	37.3% (3)	34.9% (4)	32.5% (5)
Palestinian Territories	**Egypt**	Northern Mariana Islands	Iceland	Tunisia
31.2% (6)	30.2% (7)	28.4% (8)	28.3% (9)	25.1% (10)
Vietnam	Uruguay	Nicaragua	Mongolia	Israel

In 2018, tourism revenues increased by 50% to USD 11.4 mn, while 11.34 mn tourists spent nearly 121 mn nights in Egypt. European tourists comprised the majority of arrivals in 2018, with 7 mn followed by Arabs and Asians, while German visitors accounted for 1.7 mn, and Britain came in the third place with 421k tourist arrivals.

Tourism Revenues (bn)

2013	2014	2015
USD 5.9	**USD 7.2**	**USD 6.1**
2016	**2017**	**2018**
USD 3.5	**USD 7.6**	**USD 11.4**

Tourist Nights (mn)

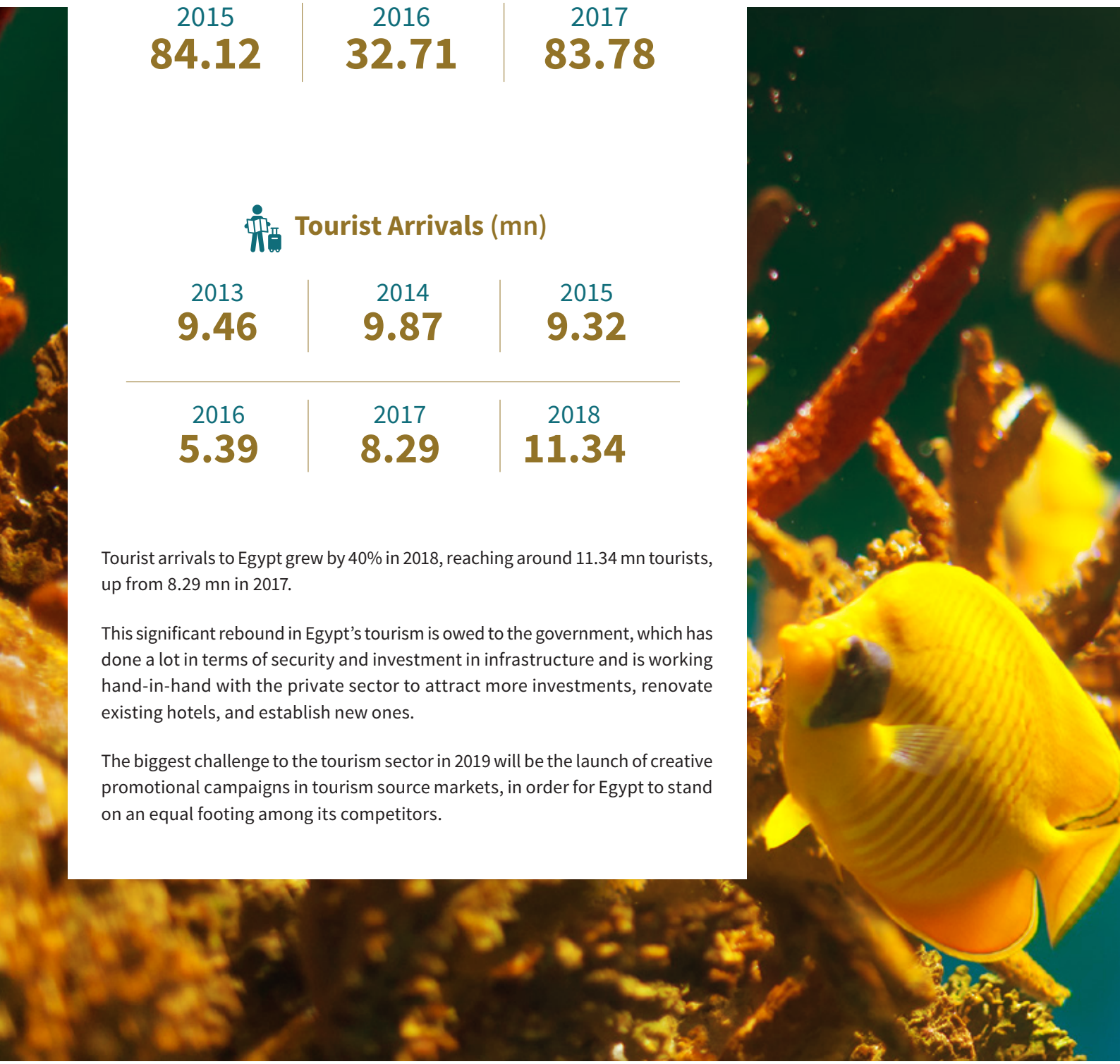
2013	2014
94.4	97.25

2015	2016	2017
84.12	32.71	83.78

Tourist Arrivals (mn)

2013	2014	2015
9.46	9.87	9.32

2016	2017	2018
5.39	8.29	11.34



Tourist arrivals to Egypt grew by 40% in 2018, reaching around 11.34 mn tourists, up from 8.29 mn in 2017.

This significant rebound in Egypt's tourism is owed to the government, which has done a lot in terms of security and investment in infrastructure and is working hand-in-hand with the private sector to attract more investments, renovate existing hotels, and establish new ones.

The biggest challenge to the tourism sector in 2019 will be the launch of creative promotional campaigns in tourism source markets, in order for Egypt to stand on an equal footing among its competitors.

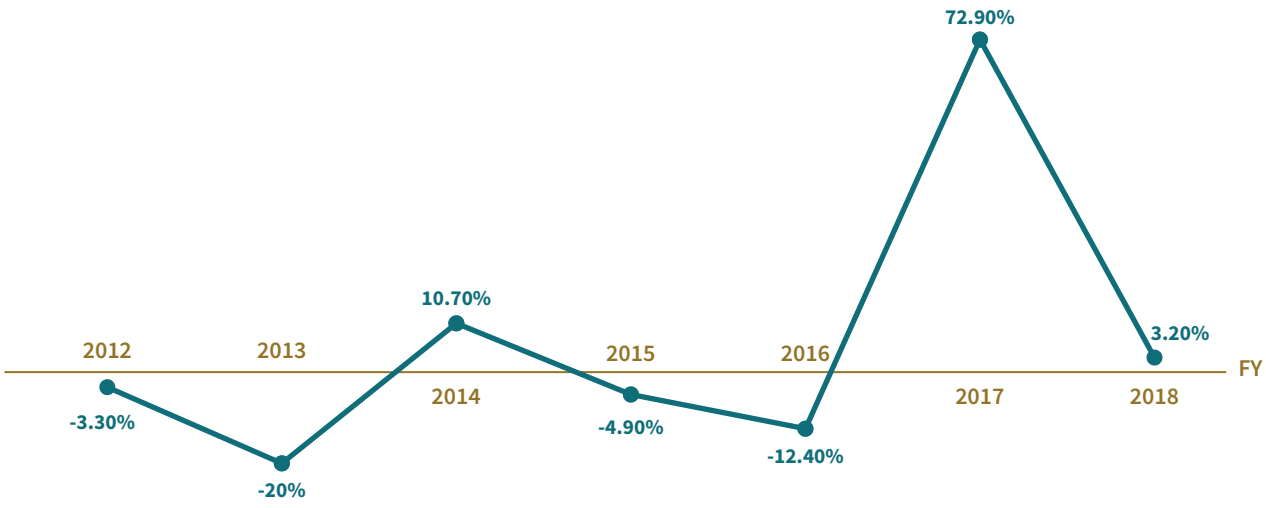
TOURISM CONTRIBUTION TO GDP

Tourism's growth rate reached 72.9% and 3.2% in 2017 and 2018, respectively. The recorded strong growth in 2017 is attributed to the current stable socio-economic climate in the country.

While growth was witnessed across various tourism destinations in Egypt, the most notable growth was recorded in Cairo's corporate segment as well as leisure demand channeled toward remote Red Sea resorts such as Sharm El Sheikh, Hurghada, and Luxor.

This growth is expected to continue on the back of government's investments in the tourism sector such as the Grand Egyptian Museum, near the Pyramids of Giza, and the opening of a number of international airports in the country such as Sphinx International Airport.

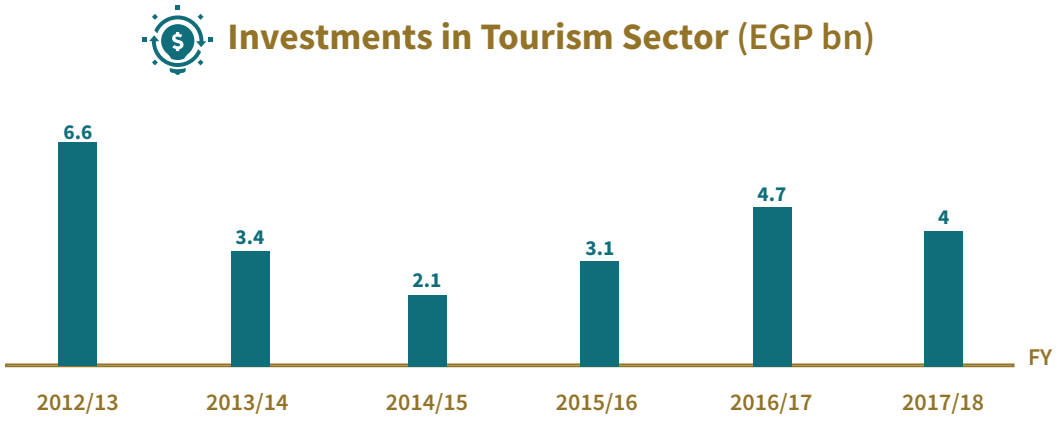
Direct Contribution of Travel & Tourism to GDP



Direct contribution of travel & tourism to GDP reached its maximum level of 72.9% in 2017

INVESTMENTS IN TOURISM SECTOR

Investments in the tourism sector have witnessed a recovery after the 2011 revolution. Investments reached EGP 6.6 bn in FY 2012/13, and stood at EGP 4.7 bn and EGP 4 3 bn from 2013 to 2018.



REAL ESTATE & TOURISM AS ECONOMY BACKBONE

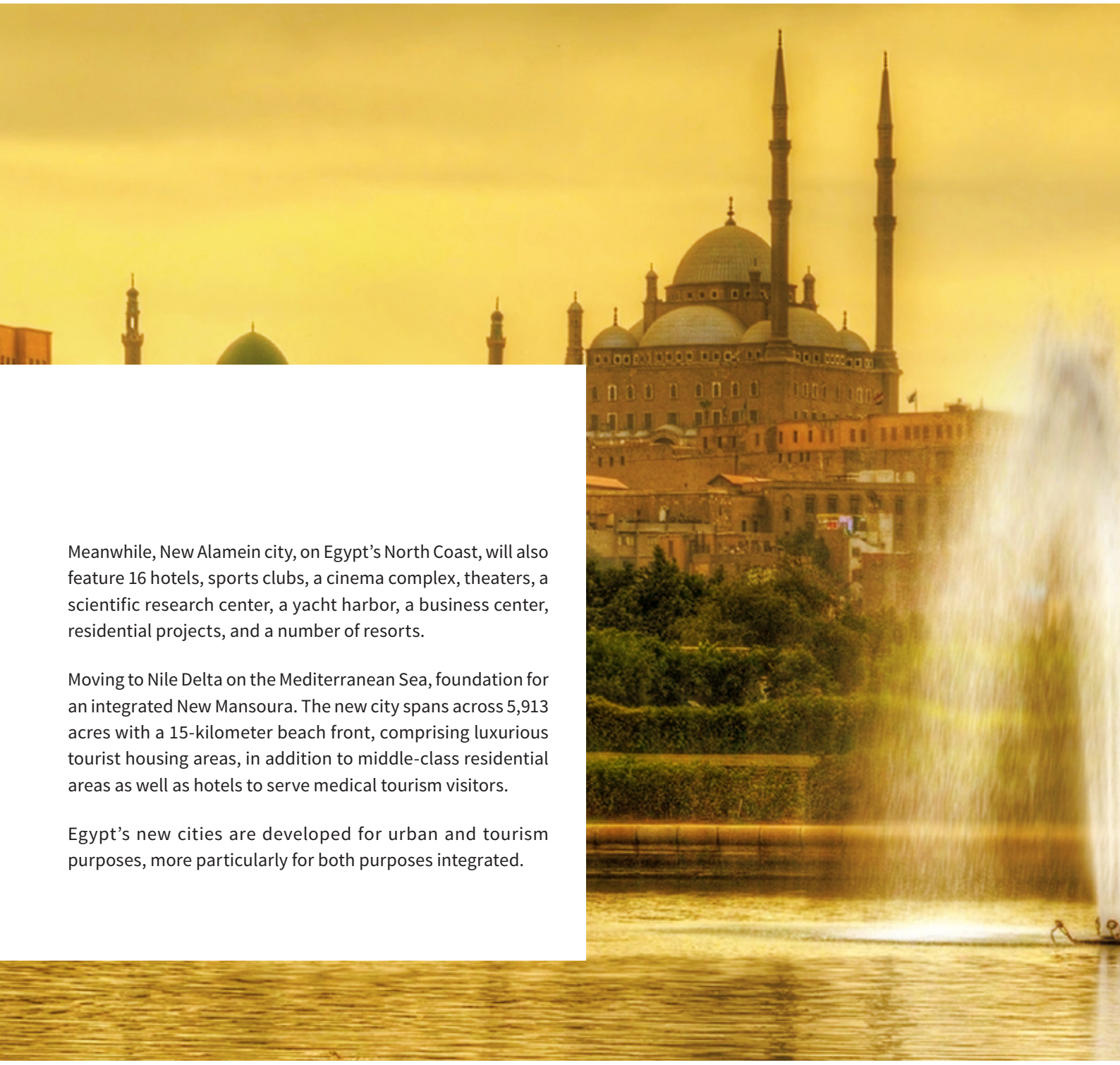
Tourism real estate emerged as a concept that is characterized by the development of large-scale tourism resources, along with residential or vacation properties.

In recent years, a new touristic, leisure, and real estate mixture has turned heads across both the private and public sectors. Currently, both the government and private developers aim to integrate tourism and leisure resources such as resorts, hotels, airports, sports, and entertainment facilities, when developing a city or residential project to transform it to a fully integrated one.

Some of the most popular real estate developments in Egypt's resort destinations are El Gouna, Soma Bay, and Sahl Hasheesh, which are anchored by the tourism resources of hotels, resorts, and entertainment offerings.

NAC is set to include residential districts alongside artificial lakes, a major theme park, an electric railway linking with Cairo, and a new international airport, among other facilities.

Another example is Galala City, which is located between Ain Sokhna and Zaafarana on the Red Sea coast. It is set to be a unique project that integrates all tourism elements, including a resort, hotels, villas, chalets, water parks, and leisure and commercial activities. The project's plan includes a tourist resort across 1k acres to overlook the Gulf of Suez.

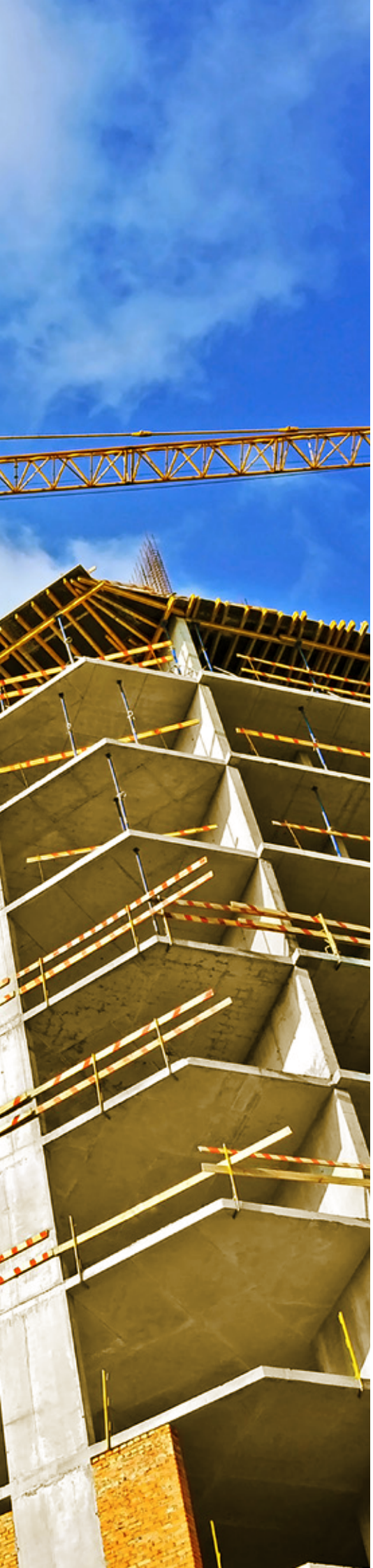


Meanwhile, New Alamein city, on Egypt's North Coast, will also feature 16 hotels, sports clubs, a cinema complex, theaters, a scientific research center, a yacht harbor, a business center, residential projects, and a number of resorts.

Moving to Nile Delta on the Mediterranean Sea, foundation for an integrated New Mansoura. The new city spans across 5,913 acres with a 15-kilometer beach front, comprising luxurious tourist housing areas, in addition to middle-class residential areas as well as hotels to serve medical tourism visitors.

Egypt's new cities are developed for urban and tourism purposes, more particularly for both purposes integrated.





04.

STEPS, CONDITIONS & CONSIDERATIONS WHEN INVESTING IN EGYPT'S REAL ESTATE

PROPERTY FOR RESIDENCY LAW UPDATE

- Ownership is limited to only two real estate properties in Egypt; one serves as an accommodation for the owner and his/her family (spouse or minor), in addition to the right to own another property needed for activities licensed by the Egyptian government.
- The area of each real estate property shall not exceed 4k sqm.
- The property is not listed as a historical site.
- Ownership in tourist areas and new communities is subject to conditions established by the cabinet. Exemption from first and second conditions is subject to approval of the prime minister.
- Foreigners may only sell their real estate property five years after registration of their ownership, unless the consent of the prime minister for an exemption is obtained.





For investors to own a housing unit and invest in Egyptian real estate, restrictions and laws are applied. A temporary citizenship, for non-touristic reasons, will only be given to investors for a limited time ranging between one, three, and five years. The residency duration will be set by the Passports, Immigration, and Nationality Administration, based upon the amount of the investment. This situation only applies if the properties are under construction. Furthermore, the residency will only be given to investors when the full amount is paid in USD: 40% in advance or USD 100k.

To complete the residency process, various requirements are to be met. The owner or investor should present a preliminary contract with the owner, stamped by the owning entity of the land plot. The land owning entity should then send a letter approving the process. The bank must also present a letter proving the transfer of the full value of money from abroad. All letters should assure that the units are still under construction and shall determine the completion date, which is within a four-year time frame.

And as a step toward enhancing investment in Egypt, a new investment law was officially issued on May 31, 2017. The new law came in offering further incentives, reducing bureaucracy, while simplifying and enhancing processes for foreign investors to invest in real estate.

In other words, the new law encourages investments through creating new incentives, reduces government restrictions, protects investors' money from arbitrary decisions, and eases cross border trade. The law also provides immunity to the system because it does not allow the public administrative authorities to revoke licenses issued for investment projects. At the same time, the law should not affect the benefit and tax exemptions, as well as, other guarantees and incentives for existing companies. Establishments shall also retain their privileges, exemptions, guarantees, and incentives until the end of related investment period.



NOW IT'S TIME TO INVEST IN NEW CITIES



Egypt's real estate industry has proven to be a stable and resilient bet in the past few years, despite the constant fluctuation seen in the country's overall economy since the 2011 revolution. The total property market value remained on the rise since then, backed by the domestic investors, who chose to pump their cash into the sector, considering it a safe haven amid violent swings witnessed in other sectors.

Based on Invest-Gate's analysis, some new cities have managed to stand out among their rivals. NAC tops the list as a golden investment opportunity. It is deemed Egypt's most attractive spot, luring the highest number of projects and developers. However, there is still considerable room for more investors to head to NAC, especially in the industrial and tourism sectors.

New Alamein comes second, with four real estate developers operating in the residential sector so far, while three mega tourism and one educational projects are being currently implemented. The coastal city is a distinct location to invest in, especially when it comes to commercial, industrial, and cultural businesses.

Meanwhile, cities like New Assiut, New Aswan, New Damietta, East Port Said, New Fayoum, Galala City, New Mansoura, New Minya, and New Sphinx are seeing investments in the residential sector more than any other sector, which paves the way for further diversified investments on their lands.

Despite the promising future of investments, New Akhmim, New Beni Suef, New Borg El Arab, New Luxor, New Nubaria, New Qena, New Rashid, New Salhia, New New Sohag, and New Tiba haven't seen any interest from the private sector yet.

Great efforts exerted by both public and private sectors in Egypt's new cities open up abundant investment opportunities on local and international levels. The new cities have shown great potential for new investments, given their distinguished locations, highly-equipped infrastructure, alongside a wide range of services and facilities these cities have to offer.



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