

# MARKET WATCH

**NOVEMBER 2025**

1 NOV. - 30 NOV.

BY

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# REAL ESTATE

MARKET  
UPDATES

# 01

## Updates 2025

# REAL ESTATE MARKET

### ALAM AL-ROOM 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



FINANCIAL STRUCTURE

Cash Payment of USD **3.5** bn, to be Transferred before The End-**2025**  
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



**4,500+**  
NO. OF PROVIDED  
HOTEL ROOMS



**250,000+**  
NO. OF PROVIDED DIRECT & INDIRECT JOB OPPORTUNITIES

### HOUSING FOR ALL EGYPTIANS INITIATIVE



## FOR LOW-INCOME



**1,038,620**

Total No. of Housing Units



**238,000**

No. of Underway Housing Units



**764,000**

No. of Executed Housing Units



**36,500**

No. of Offering Housing Units

## FOR MIDDLE-INCOME

**32,000**

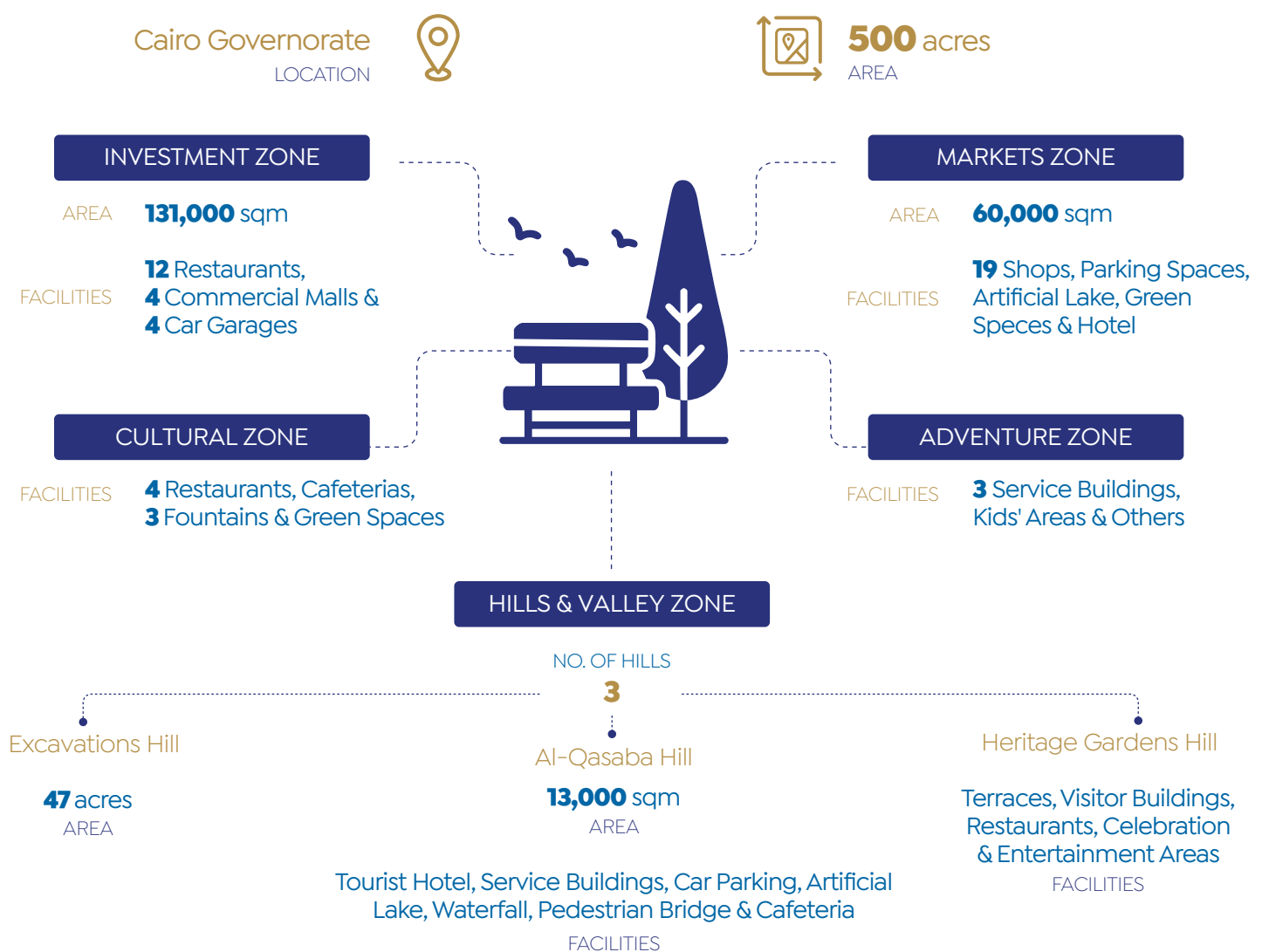
Total No. of Housing Units



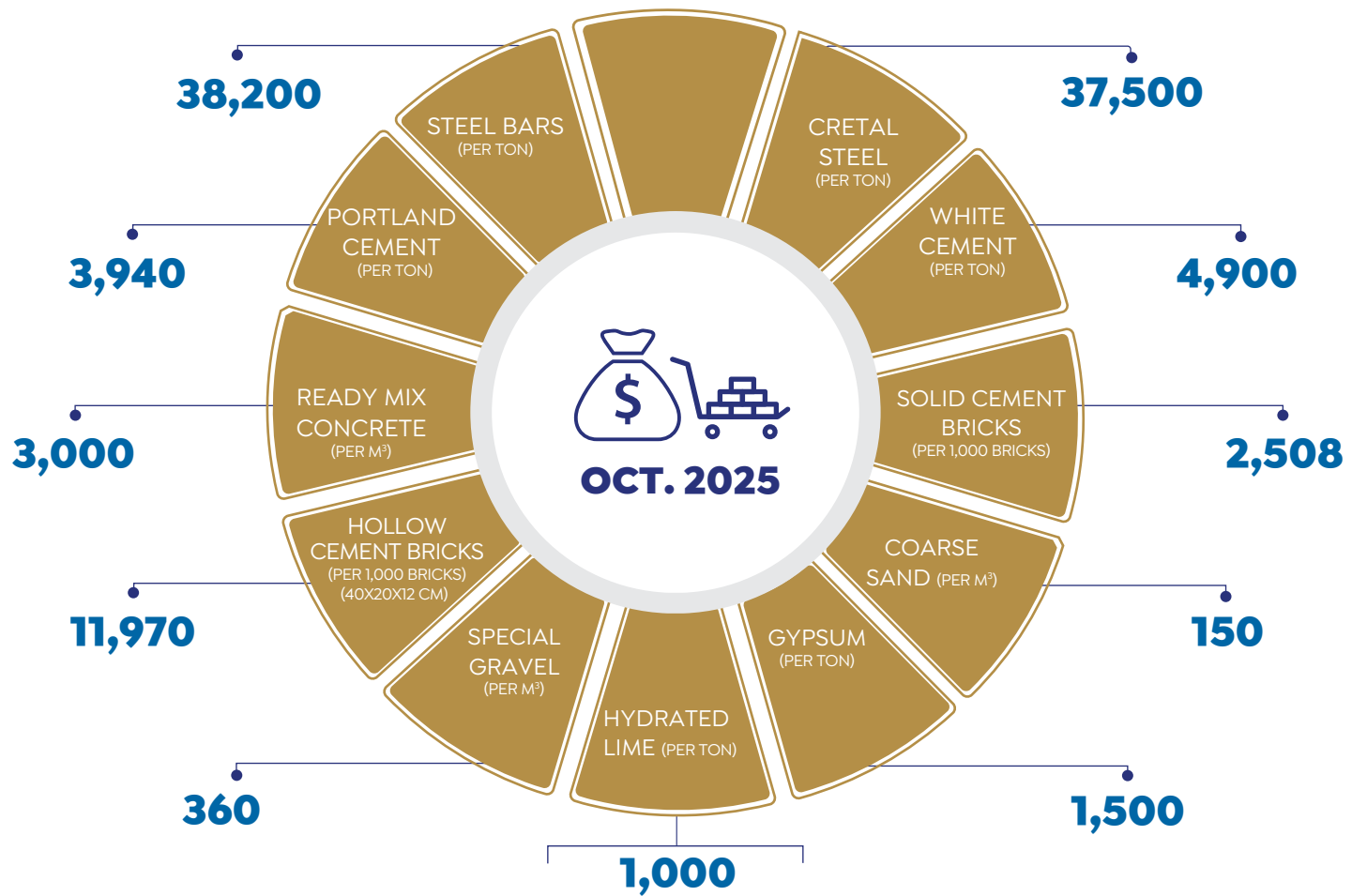
**22,000**

No. of Allocated Housing Units

## AL-FUSTAT HILLS PARK



## PRICES OF CONSTRUCTION MATERIALS (EGP)

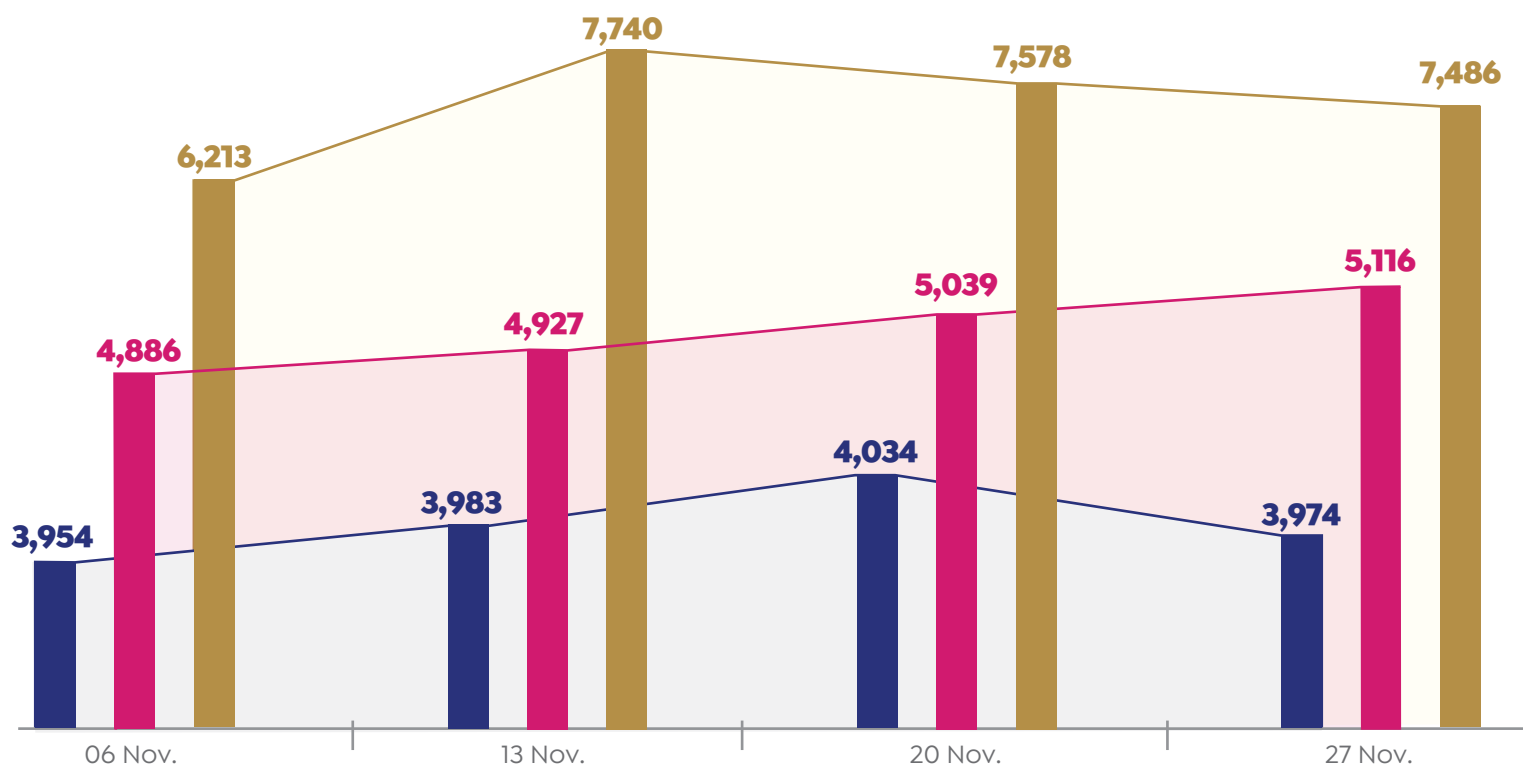


## PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX

REAL ESTATE

CONTRACTING & CONSTRUCTION ENGINEERING

BUILDING MATERIALS



Source: MHUC & EGX



# **NEW CITIES**

## UPDATE



# NEW CITIES Updates 2025



## NEW ALAMEIN

### HOUSING FOR ALL EGYPTIANS INITIATIVE



**83**  
NO. OF BUILDINGS



**1,992**  
NO. OF HOUSING UNITS

### HERITAGE CITY



**260** acres  
AREA



**70**  
NO. OF SERVICE BUILDINGS



Many Service Buildings  
are Operating Now  
CURRENT STATUS

### DOWNTOWN TOWERS



**5**  
NO. OF TOWERS

#### ► ICONIC TOWER



**465,000** sqm  
AREA



**250** m  
HEIGHT



**68**  
NO. OF FLOORS

#### ► OTHER 4 TOWERS



**320,000** sqm  
AREA



Each Tower: **200** m  
HEIGHT



Each Tower: **56**  
NO. OF FLOORS

### MAZARINE



**700** acres  
AREA



**7,956**  
NO. OF HOUSING UNITS



Chalets, Apartments  
& Villas  
UNIT TYPES



**285**  
NO. OF VILLAS



**116**  
NO. OF DELIVERED VILLAS

## MARINA 8

**179** acres  
AREA**243**  
NO. OF BUILDINGS**917**  
NO. OF HOUSING UNITSChalets & Villas  
UNIT TYPESUnderway  
CURRENT STATUS

## M8 BY THE LAKE

**1,183**  
NO. OF HOUSING UNITSApartments & Villas  
UNIT TYPESUnderway  
CURRENT STATUS

## CAPITAL GARDENS CITY

## HOUSING FOR ALL EGYPTIANS INITIATIVE

## ► FOR MIDDLE-INCOME

The 2,350-acre Area  
LOCATION**307**  
NO. OF BUILDINGS**7,368**  
NO. OF HOUSING UNITS

## | PHASE I

**25**  
NO. OF BUILDINGS**600**  
NO. OF HOUSING UNITS**100 & 120** sqm  
UNITS AREAUnder-Delivery  
CURRENT STATUS

## NEW OBOUR

## DIARNA

## ► FOR MIDDLE-INCOME

37<sup>th</sup> Neighbourhood  
LOCATION**2,600** acres  
AREA**99**  
NO. OF BUILDINGS**2,574**  
NO. OF HOUSING UNITS



## OCTOBER GARDEN

### HOUSING FOR ALL EGYPTIANS INITIATIVE


**810**

NO. OF BUILDINGS

#### ► FOR MIDDLE-INCOME

##### | PHASE V (VALERA GARDENS)


**219**

NO. OF BUILDINGS


**2026** for **71** Buildings  
DELIVERY DATE

**5,256**

NO. OF HOUSING UNITS


 Each Building:  
Ground & **5** Floors  
NO. OF FLOORS

#### ► FOR LOW-INCOME


**396**

 NO. OF BUILDINGS  
(PHASE VI)

**146,664**

NO. OF HOUSING UNITS

### DIARNA

#### ► FOR MIDDLE-INCOME


 Downtown Area  
LOCATION

**118**

NO. OF BUILDINGS

## 10<sup>TH</sup> OF RAMADAN

### DIARNA

#### ► FOR MIDDLE-INCOME


 7<sup>th</sup> Neighbourhood  
LOCATION

**20**

NO. OF BUILDINGS


**520**

NO. OF HOUSING UNITS



# **PRIVATE REAL ESTATE PROJECTS**

UPDATE



Updates 2025

# PRIVATE REAL ESTATE PROJECTS



## NEW RESIDENTIAL PROJECTS / 7 PROJECTS

### JINAN

Developer: Al Rashed Developments



New Sheikh  
Zayed City  
LOCATION



**47,000** sqm  
AREA



EGP **2 bn+**  
TOTAL INVESTMENTS



Villas  
UNIT TYPES



**10** Luxurious Palaces, Five-Star Hotel, Business Hub,  
World-Class Meeting Hall & Electric Vehicle Charging  
Stations  
FACILITIES

### NEW PROJECT (NAME: N/A)

Developer: Emaar Misr & Dallah AlBaraka Group



Katameya, New Cairo  
LOCATION



**380** acres  
AREA



EGP **78** bn  
(USD **1.6** bn)  
INVESTMENTS



EGP **117** bn  
(USD **2.44** bn)  
EXPECTED RETURNS

### KAÏA

Developer: Guira Developments



Sheikh Zayed  
LOCATION



**38,400** sqm  
AREA



One-Bedroom Homes & Penthouses  
UNIT TYPES

### DEFAF

Developer: DIG



R8, New Capital (NC)  
LOCATION



**21** acres  
(**90,000** sqm)  
AREA



EGP **1.5** bn  
TARGET SALES



**1,000**  
NO. OF RESIDENTIAL UNITS



**2026**  
CONSTRUCTION DATE

### VERT

Developer: Palmier Developments



New Sheikh Zayed  
City  
LOCATION



**30** acres  
(**126,000** sqm)  
AREA



**53,300** sqm  
BUA

## VIRA

Developer: Top Kapi Developments

Downtown, October  
Gardens  
LOCATION**34,000** sqm+  
AREA**420**  
NO. OF RESIDENTIAL UNITSEGP **1.1** bn  
EXPECTED SALES OF PHASE I**2026**  
CONSTRUCTION DATEWithin **3** Yrs of Signing  
Contracts  
DELIVERY DATE

## GÜZEL CITY

Developer: Meamar Al Moez

New Sadat City  
LOCATION**100,000** sqm  
AREA**1,000**  
NO. OF RESIDENTIAL UNITSPhase I: **250**EGP **5** bn  
TOTAL INVESTMENTSSocial Club, Clubhouse, Retail Mall, Restaurants, Hospital,  
Nursery, Mosque, Boutique Hotel & Hotel-Style Serviced Studios  
FACILITIES**200**  
NO. OF COMMERCIAL UNITS

## NEW MIXED-USE PROJECTS / 8 PROJECTS

## WESTVILLE

Developer: BINBAZ Developments

West Cairo  
LOCATION**21** acres  
AREAResidential, Commercial  
& Administrative Units  
UNIT TYPESStudios, One-Three  
Bedroom Apartments &  
Serviced Apartments  
RESIDENTIAL UNIT TYPES**53-171** sqm  
UNITS AREAGround & **3** Floors  
NO. OF FLOORSMid-**2026**  
CONSTRUCTION DATEWithin **3** Yrs  
DELIVERY DATE

## TERRACE PLAZA – CLINICS

Developer: Housing &amp; Development Properties (HDP)

Sheikh Zayed City  
LOCATION10,500 sqm  
AREAEGP 1.1 bn  
TOTAL INVESTMENTSCommercial, Administrative  
& Medical Units  
UNIT TYPES2 Basements, Ground & 3 Floors  
NO. OF FLOORS

## O9 {O/NINE}

Developer: Miqaat for Urban Development

West Cairo  
LOCATION13 acres  
AREAResidential, Com-  
mercial, Admin-  
istrative & Hotel Units  
UNIT TYPES432  
NO. OF RESIDENTIAL UNITSSocial Hub, Outdoor Gym Zones, Yoga & Meditation  
Areas, Running & Cycling Tracks, Children's Play Areas  
& Others  
FACILITIES

## RATIO

Developer: Grit Properties

New Cairo  
LOCATION13,000 sqm  
AREAEGP 6 bn  
TOTAL INVESTMENTSEGP 2 bn  
TARGET CONTRACTUAL  
SALES IN 2026Commercial, Admin-  
istrative & Medical Units  
UNIT TYPES45-200 sqm  
UNITS AREA2 Basements, Ground & 5 Floors  
NO. OF FLOORSWithin a Year  
CONSTRUCTION DATE3.5 Yrs  
DELIVERY DATE

## HORUS PLAZA

Developer: Three Corners Developments

October Gardens  
LOCATION7,022 sqm  
AREAEGP 1.2 bn+  
INVESTMENTSCommercial, Admin-  
istrative & Medical Units  
UNIT TYPES

## 33WEST

Developer: KUD Development

Sheikh Zayed City  
LOCATIONEGP 1.5 bn  
INVESTMENTSCommercial, Admin-  
istrative & Medical Units  
UNIT TYPESStarting The Excavation  
& Leveling Works  
CURRENT STATUS

## DAMORA N5 MALL

Developer: Damora Developments

5<sup>th</sup> Settlement, New Cairo  
LOCATION1,800 sqm  
AREAEGP 600 mn  
TOTAL INVESTMENTS34  
NO. OF COMMERCIAL UNITS17  
NO. OF ADMINISTRATIVE &  
MEDICAL UNITS

## KOR

Developer: Arabia Developments

Financial & Business  
District, New Capital (NC)  
LOCATION**110,000** sqm+  
AREAEGP **30** bn  
TOTAL INVESTMENTSResidential, Commercial,  
Administrative & Hotel Units  
UNIT TYPES**7**  
NO. OF TOWERSEach Tower: **21**  
NO. OF FLOORS**3,500**  
NO. OF UNITS**2029**  
DELIVERY DATE OF PHASE I

## PROJECTS UNDERWAY / 27 PROJECTS

## CENTRAL

Developer: Saudi Egyptian Developers

New Cairo  
LOCATION**160,000** sqm  
BUA**10**  
NO. OF BUILDINGSCommercial &  
Administrative Units  
UNIT TYPESNov. **2025**  
CONSTRUCTION DATE

## GREEN CITY

Developer: Tesla Developments

6<sup>th</sup> of October  
LOCATION**12** acres  
AREA**70%**  
COMPLETION RATE

## SOLANA WEST

Developer: Ora Developers Egypt

New Zayed, West Cairo  
LOCATION**316** acres  
AREASports Arena, Clubhouse,  
Spa, Business Center,  
Green Spaces, Restaurants,  
Cafés & Others  
FACILITIES

## TALALA

Developer: Madinet Masr

New Heliopolis  
LOCATION**491.41** acres  
AREAEGP **90** bn  
TOTAL INVESTMENTSEGP **202** bn  
EXPECTED SALES

## NYOUM ASSIUT

Developer: Arab Developers Holding



New Nasser City,  
West Assiut  
LOCATION



**91.5** acres  
AREA



EGP **440** mn  
INVESTMENTS



Apartments & Villas  
RESIDENTIAL UNIT TYPES



Hotel, Artificial Lakes, Landscaped Areas &  
Mixed-Use Facilities  
FACILITIES

### PHASE I



**79**  
NO. OF VILLAS



**80**  
NO. OF APARTMENTS



**90%**  
CONSTRUCTION COMPLETION RATE

## TAVIRA BAY

Developer: El Waad Red Sea Real Estate Development & Tourism Company



Ras Sudr  
LOCATION



**115** acres  
AREA



Chalets & Standalone  
Villas  
UNIT TYPES



Phase II Marketing  
is Completed  
CURRENT STATUS

## PARK YARD 1

Developer: Capital Hills Developments



6<sup>th</sup> of October City  
LOCATION



Commercial,  
Administrative  
& Medical Units  
UNIT TYPES



CURRENT STATUS  
Construction Work is Completed  
Starting to Deliver Units

## NAJMA WALK

Developer: Jnoub Koronfil Developments



New Cairo  
LOCATION



**12,000** sqm  
AREA



Commercial,  
Administrative,  
Medical & Hotel Units  
UNIT TYPES

## ÈLM TREE

Developer: ÈLM Developments



6<sup>th</sup> of October City  
LOCATION



**58** acres  
AREA



Residential, Commercial  
& Administrative Units  
UNIT TYPES



Apartments & Duplexes  
RESIDENTIAL UNIT TYPES



Social Club, Swimming  
Pool, Padel Court,  
Football Field &  
Children's Area  
FACILITIES

## POINT 9

Developer: Capital Hills Developments



Downtown, New Capital  
LOCATION



Commercial, Admin-  
istrative & Medical Units  
UNIT TYPES



Concrete Structures  
& Internal Divisions are  
Completed  
CURRENT STATUS



## WIN PLAZA 1

Developer: Capital Hills Developments

October Gardens  
LOCATION**17,700** sqm  
AREACommercial, Administrative, Medical & Entertainment Units  
UNIT TYPESStructural & Internal Layout Works are Completed  
CURRENT STATUS

## R18

Developer: ERG Developments

R8, New Capital (NC)  
LOCATIONApartments & Duplexes  
UNIT TYPES**138-227** sqm  
UNITS AREASocial Club, Children's Areas,  
Jogging & Cycling Tracks,  
Shopping & Entertainment  
Zones  
FACILITIES**2027**  
DELIVERY DATE

## AZALIA

Developer: EBNY Developments

New Sohag City  
LOCATION**36.5** acres (**153,000** sqm)  
AREAResidential, Com-  
mercial, Administra-  
tive & Hotel Units  
UNIT TYPESStandalone Villas, Twin  
Houses, Townhouses &  
Family Homes  
RESIDENTIAL UNIT TYPES

## AZALIA MALL

**7.2** acres  
(**30,000** sqm)  
AREAGround & 2 Floors  
NO. OF FLOORS

## KAI SOKHNA

Developer: Misr Italia Properties

Ain Sokhna  
LOCATIONEGP **4.6** bn  
TOTAL INVESTMENTS

## CAN LIMON (PHASE II)

EGP **1.3** bn  
INVESTMENTS**145**  
NO. OF SERVICED  
RESIDENCES**80%**  
CONSTRUCTION  
COMPLETION RATEWithin **1.5** Yrs  
DELIVERY DATE**2027**  
COMPLETION DATE

## LA VITA 2

Developer: La Vita Development

North Coast  
LOCATION**160**  
NO. OF UNITS**50-90** sqm  
UNITS AREASummer **2026**  
DELIVERY DATE



## NEBU BUSINESS COURT COMPLEX

Developer: GEDICO Developments

New Capital (NC)  
LOCATIONEGP 3 bn+  
TOTAL INVESTMENTS2  
NO. OF TOWERSEach Tower: 2 Basements  
& 9 Floors  
NO. OF FLOORS

## SCENES

Developer: Tatweer Misr

Mostakbal City  
LOCATION85 acres  
AREAStandalone Villas, Twin  
Houses & Townhouses  
UNIT TYPES1,000+  
NO. OF RESIDENTIAL UNITSRetail & Commercial Areas, Entertainment Zones, Children's  
Spaces, Clubhouse, Community Center & Others  
FACILITIESPhase II is Sold out  
CURRENT STATUS

## SOLARE

Developer: Misr Italia Properties

Ras El-Hekma,  
North Coast  
LOCATION386 acres  
AREAEGP 30 bn  
TOTAL INVESTMENTS

## CIELO

13,254 sqm  
BUA76  
NO. OF TOWNHOUSESEGP 1.2 bn  
TOTAL INVESTMENTS

## LA VITA 4

Developer: La Vita Development

North Coast  
LOCATION6 acres  
AREASwimming Pools,  
Children's Areas, Gym,  
Mosque, Aqua Park,  
Artificial Waterfalls & Others  
FACILITIES2027  
DELIVERY DATE45%  
CONSTRUCTION  
COMPLETION RATE75%  
SALES RATE

## FOUKA BAY

Developer: Tatweer Misr

Ras El-Hekma,  
North Coast  
LOCATION1,750  
NO. OF EXECUTED UNITS1,450+  
NO. OF DELIVERED UNITS

## BLOOMFIELDS

Developer: Tatweer Misr

Mostakbal City  
LOCATION3,350  
NO. OF UNDERWAY UNITS1,450  
NO. OF DELIVERED UNITS

## IL MONTE GALALA

Developer: Tatweer Misr

Galala Mountains,  
Red Sea  
LOCATION**2,850**  
NO. OF EXECUTED UNITS**2,100+**  
NO. OF DELIVERED UNITS

## GAIA

Developer: Al Ahly Sabbour Developments

Ras El-Hekma,  
North Coast  
LOCATIONNO. OF UNITS  
Phase I: **922**  
Phase II: **107**All Units of Phase I  
are Delivered  
CURRENT STATUSSummer **2026**  
DELIVERY DATE  
OF PHASE II

## PHASE III

**53 acres**  
AREA**101**  
NO. OF BUILDINGS**750**  
NO. OF UNITS

## CRCL

Developer: C Developments

**5,000 sqm**  
AREAGround & **3 Floors**  
NO. OF FLOORSUNITS AREA  
Commercial Units: Starting from **->13 sqm**  
Clinics: Starting from **->35 sqm**  
Offices: Starting from **->20 sqm**Independent Administrative & Medical Buildings,  
Pharmacy, Hypermarket & Designated F&B Zone  
FACILITIESLaunching New Phase  
CURRENT STATUS

## SUMMER

Developer: Al Ahly Sabbour Developments

Kilo 246, Sidi Heneish  
LOCATION

## PHASE I

**27 acres**  
AREA**90**  
NO. OF BUILDINGS**130**  
NO. OF RESIDENTIAL UNITS

## KEEVA

Developer: Al Ahly Sabbour Developments

6<sup>th</sup> of October City  
LOCATION

## PHASE II

**68**  
NO. OF BUILDINGS**213**  
NO. OF RESIDENTIAL UNITS

## VILLAGIO

Developer: MODON Developments

6<sup>th</sup> of October City  
LOCATION**40 acres**  
AREAServiced Apartments  
& Villas  
UNIT TYPESPhase I is Completed  
CURRENT STATUS



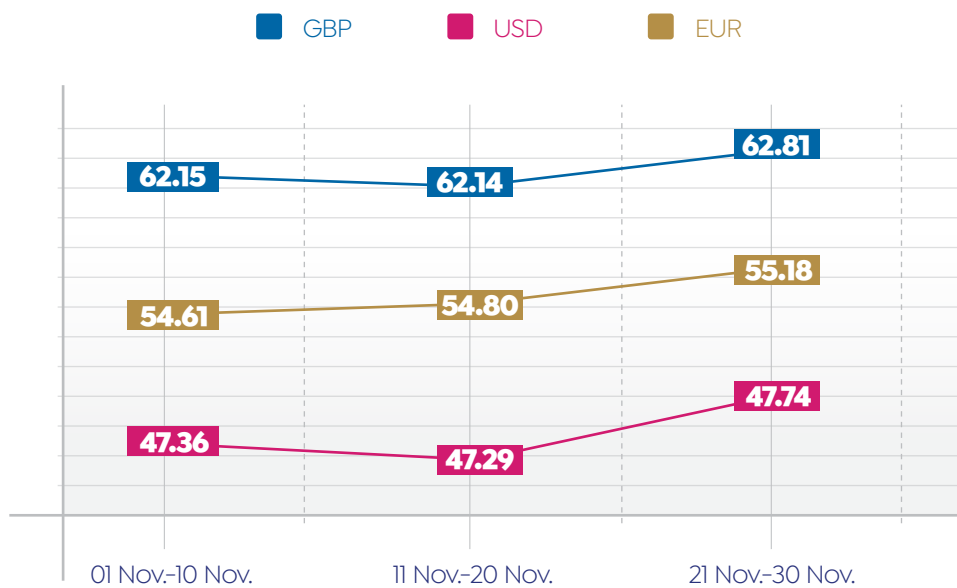
# **ECONOMIC** SNAPSHOT



# Updates 2025 ECONOMIC SNAPSHOT

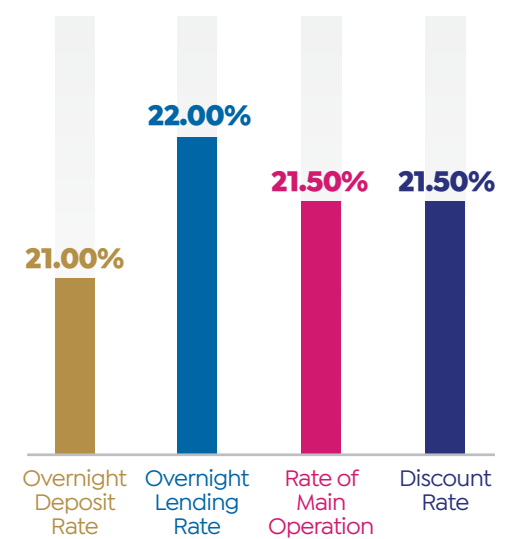


## EXCHANGE RATES

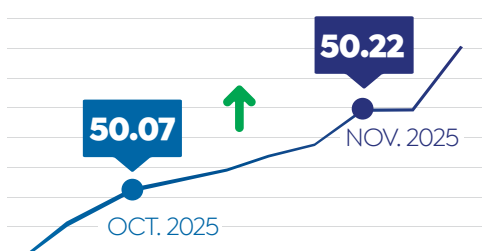


## INTEREST RATES

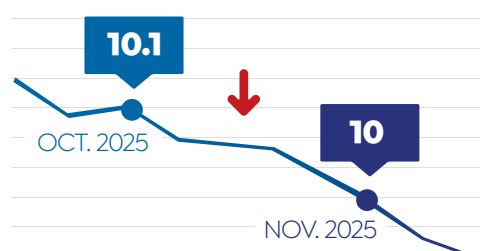
\* MPC Meeting was Held on Nov. 20, 2025



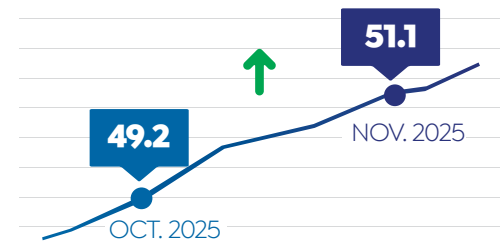
## NET INTERNATIONAL RESERVES (USD BN)



## ANNUAL HEADLINE INFLATION RATE (%)



## PURCHASING MANAGERS' INDEX (PMI)



## EGYPT CREDIT RATING



RATING

Caal

B

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Stable

Stable

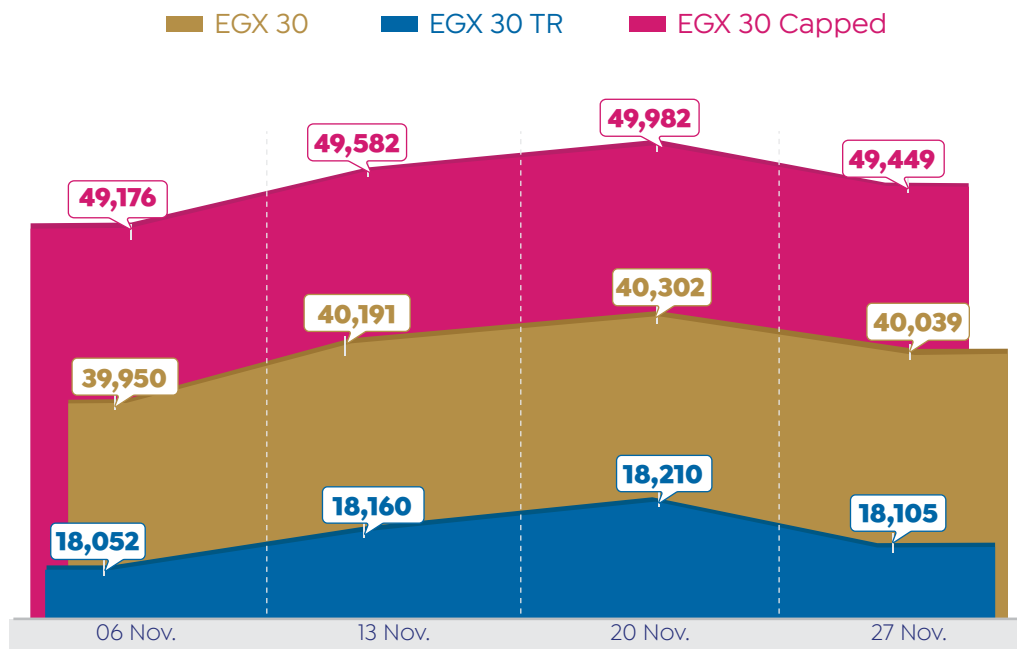
\* According to Last Review Date on Feb. 19, 2025

\* According to Last Review Date on Oct. 10, 2025

\* According to Last Review Date on Oct. 10, 2025

Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

## EGX INDICATORS



## EGX 35 LV

06 Nov.	4,369
13 Nov.	4,420
20 Nov.	4,495
27 Nov.	4,448

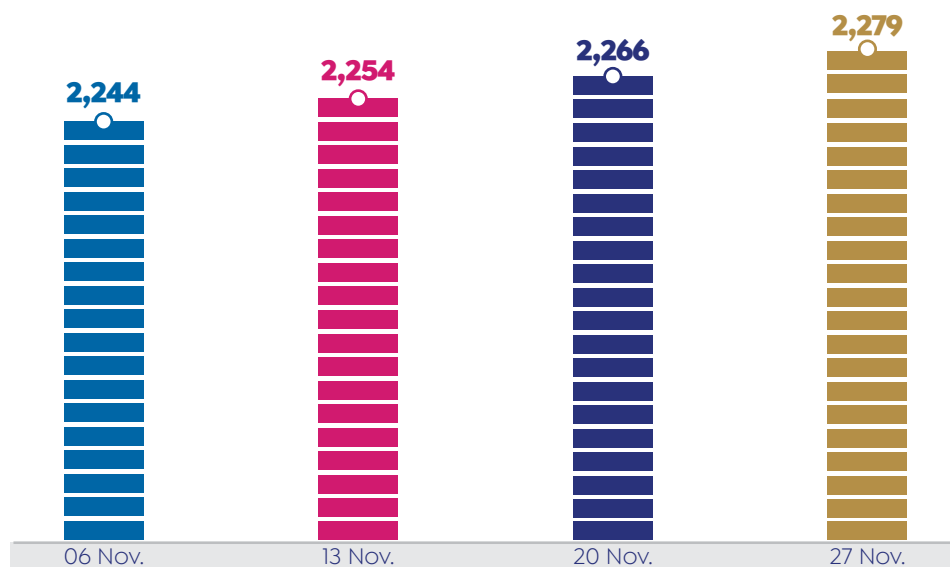
## EGX 70 EWI

06 Nov.	12,082
13 Nov.	12,147
20 Nov.	12,301
27 Nov.	12,244

## EGX 100 EWI

06 Nov.	15,990
13 Nov.	16,159
20 Nov.	16,293
27 Nov.	16,223

## T-BOND



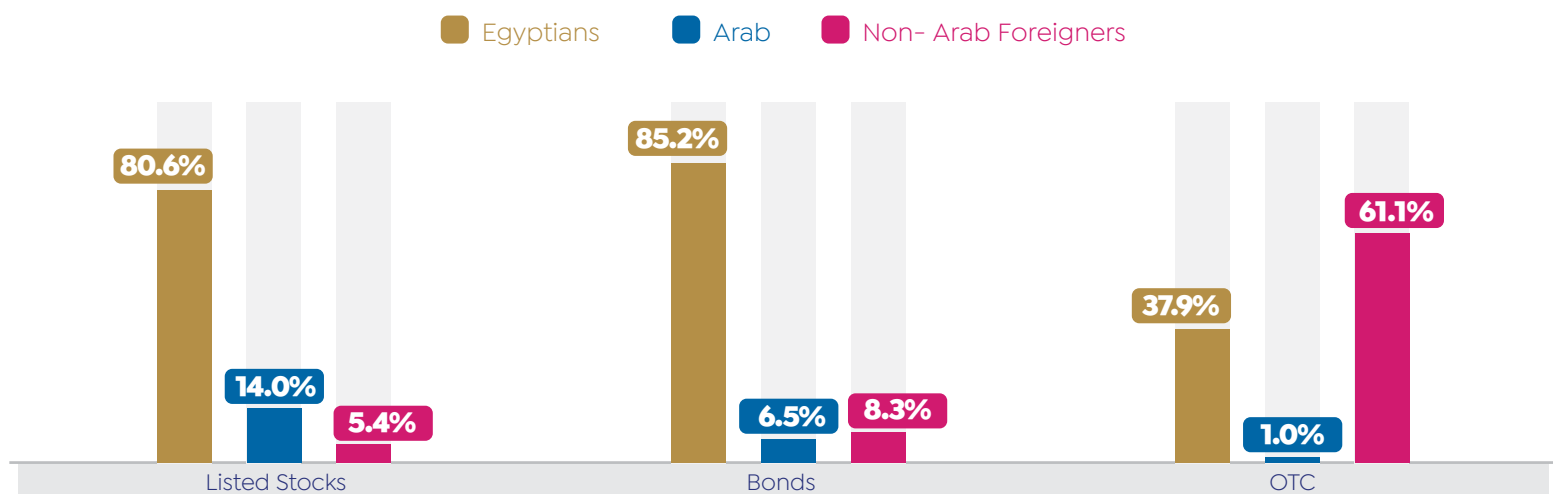
## EGX 33 SHARIAH



## TAMAYUZ



## TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING NOV. 2025 (INC. DEALS)\*



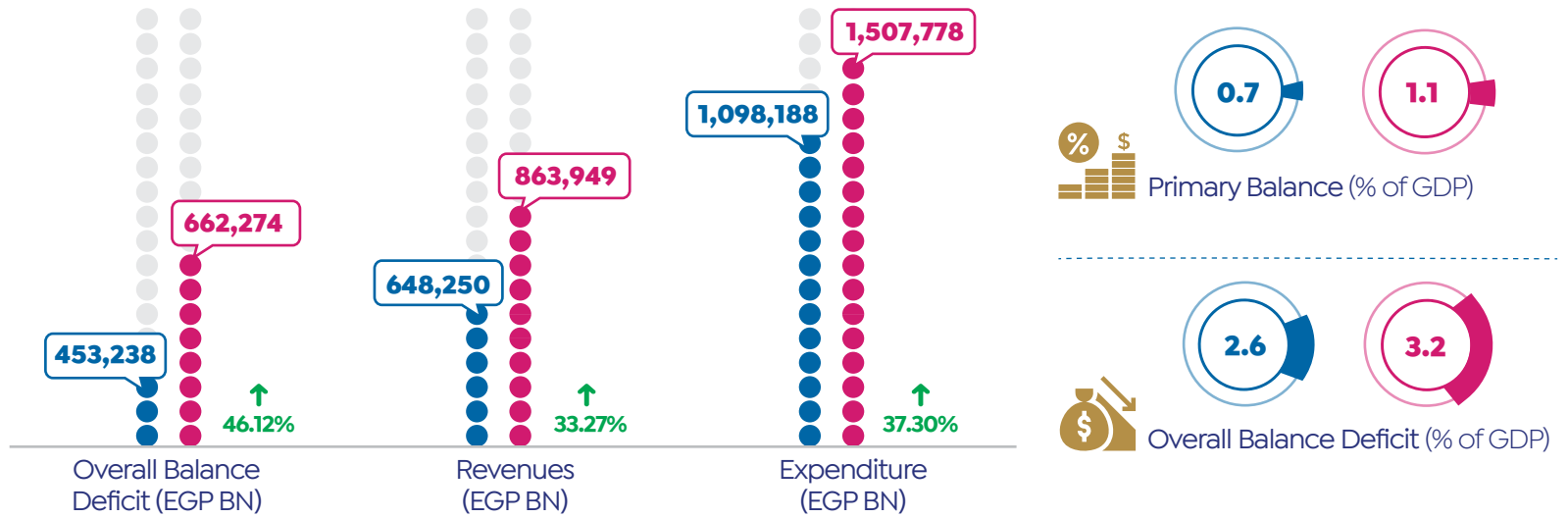
\* Total Buy + Sell

Source: EGX

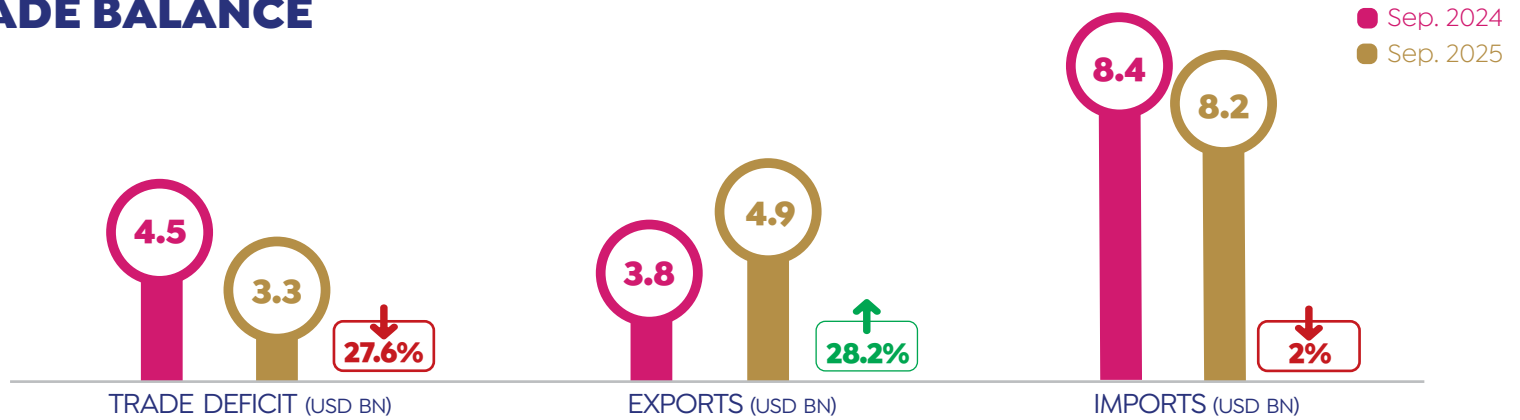
## FISCAL SECTOR PERFORMANCE

■ Jul.-Oct. (FY 2024/25)

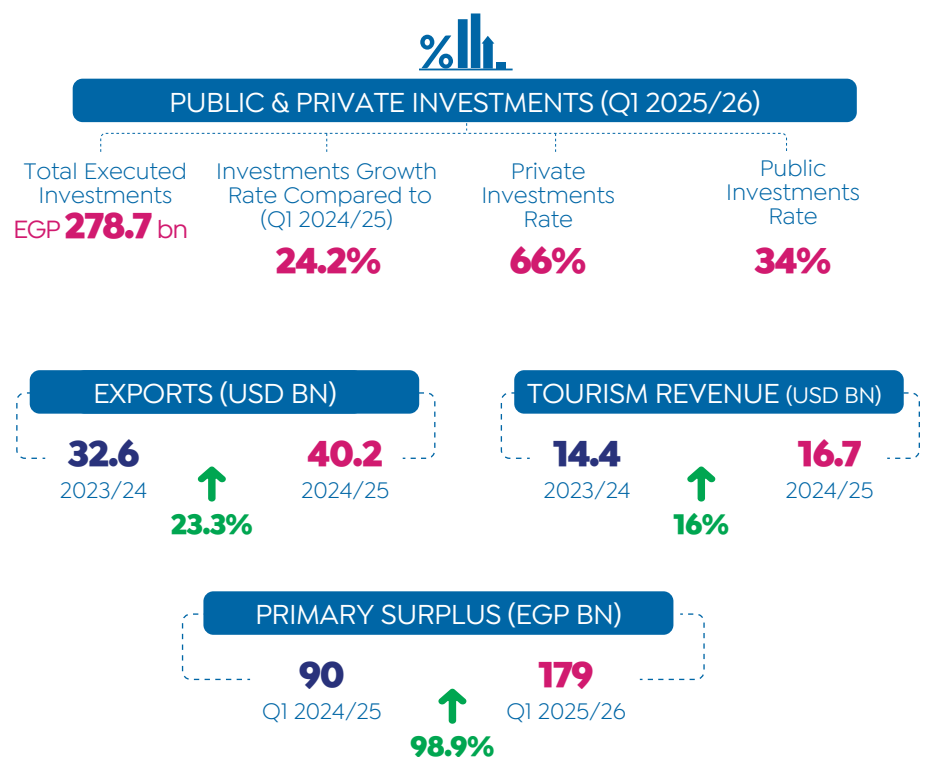
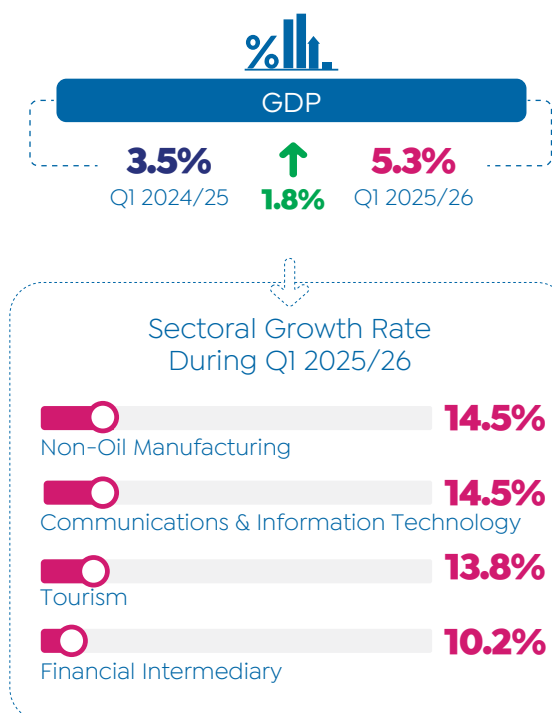
■ Jul.-Oct. (FY 2025/26)



## TRADE BALANCE

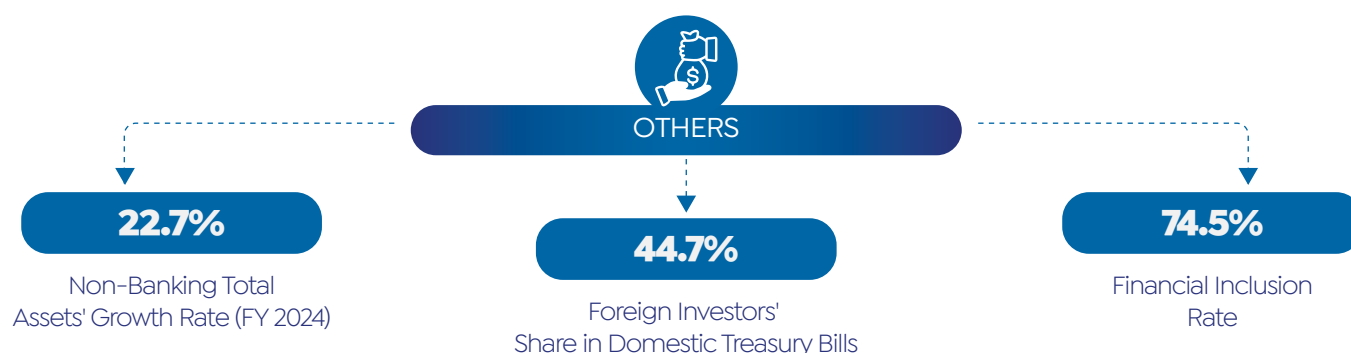
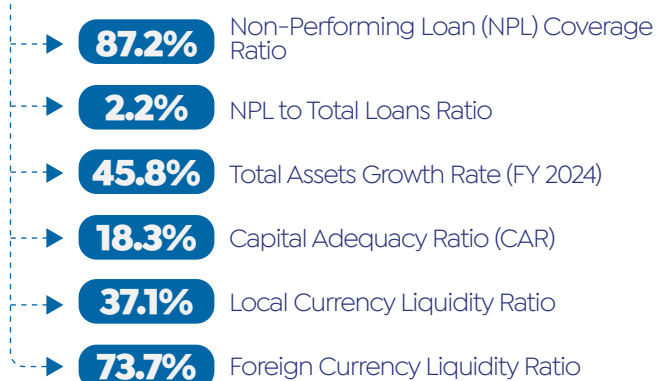


## EGYPTIAN ECONOMIC PERFORMANCE



Source: MOF, CAPMAS &amp; Cabinet

## FINANCIAL STABILITY



## REMITTANCES OF EGYPTIANS WORKING ABROAD (USD BN)

