

NAC

EGYPT'S GATEWAY TO THE FUTURE GUIDE

SEPTEMBER 2021

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INVESTIGATE

RESEARCH & ANALYSIS

SPONSORED BY



**SKY AD.
DEVELOPMENTS**

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ABOUT THIS REPORT

With the New Administrative Capital to be inaugurated soon, Invest-Gate Research and Analysis team presents an in-depth overview on this major development that is set to reshape Egypt, covering its significant public and private projects.

This report covers the private sector's strategies and investment trends in the upcoming period at the new capital. It also investigates NAC market from the real estate agents' perspectives. Furthermore, we showcase consumers preferences and their relocation option, highlighting further areas for investment to meet the needs of future inhabitants of the city.

A SPECIAL THANK YOU TO **SKY ABU DHABI DEVELOPMENTS**

We at Invest-Gate would like to thank SKY ABU DHABI DEVELOPMENTS for sponsoring this report. The real estate major developer is seen as one of the leading market developers with projects of exceptional features and that cater to all needs.



A B O U T



SKY AD. DEVELOPMENTS

SKY ABU DHABI Developments is a regional real estate developer, with various mixed used developments featuring different models of residential units and leisure facilities ensuring fully integrated communities.

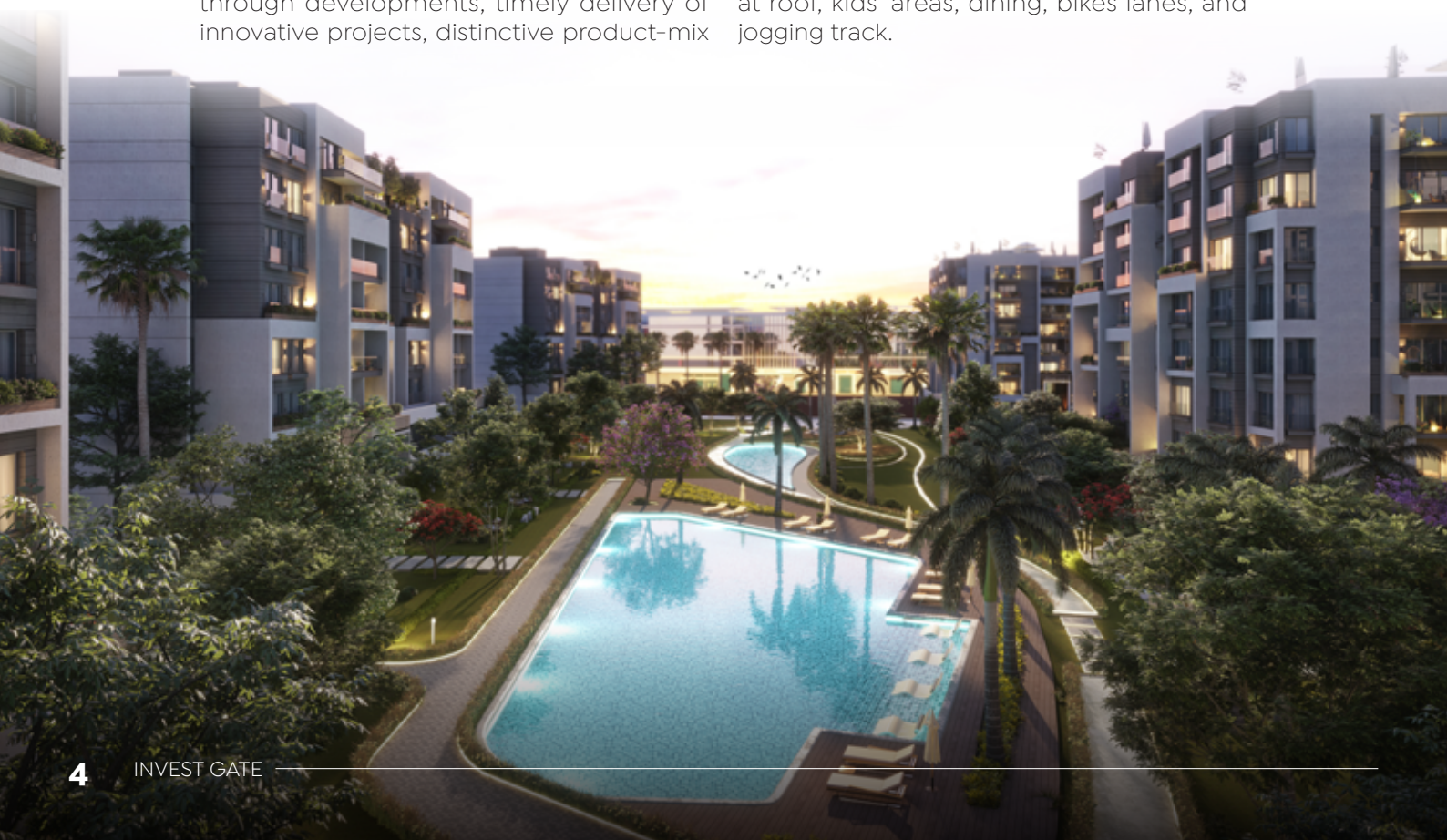
Owned by Diamond Group that is enriched with over 20 years of experience in the UAE market, SKY AD.'s vision is to satisfy the needs of the Egyptian real estate market, to produce valuable, sustainable and high-quality integrated communities in Egypt, as well as successful partnerships with customers and with an expanded investment portfolio.

Moreover, the company's mission is to exceed customers' expectations to raise the benchmark for integrated living in Egypt to new heights and providing the end-user with added value beyond their homes. This is achievable through developments, timely delivery of innovative projects, distinctive product-mix

and thriving communities where people can live, work and play.

SKY AD. is introduced in the Egyptian market as a trustworthy developer who is under a powerful regional group that will familiarize the market with its first project located in one of the most promising locations in the new capital, in addition to having a promising plan to expand its portfolio in Egypt.

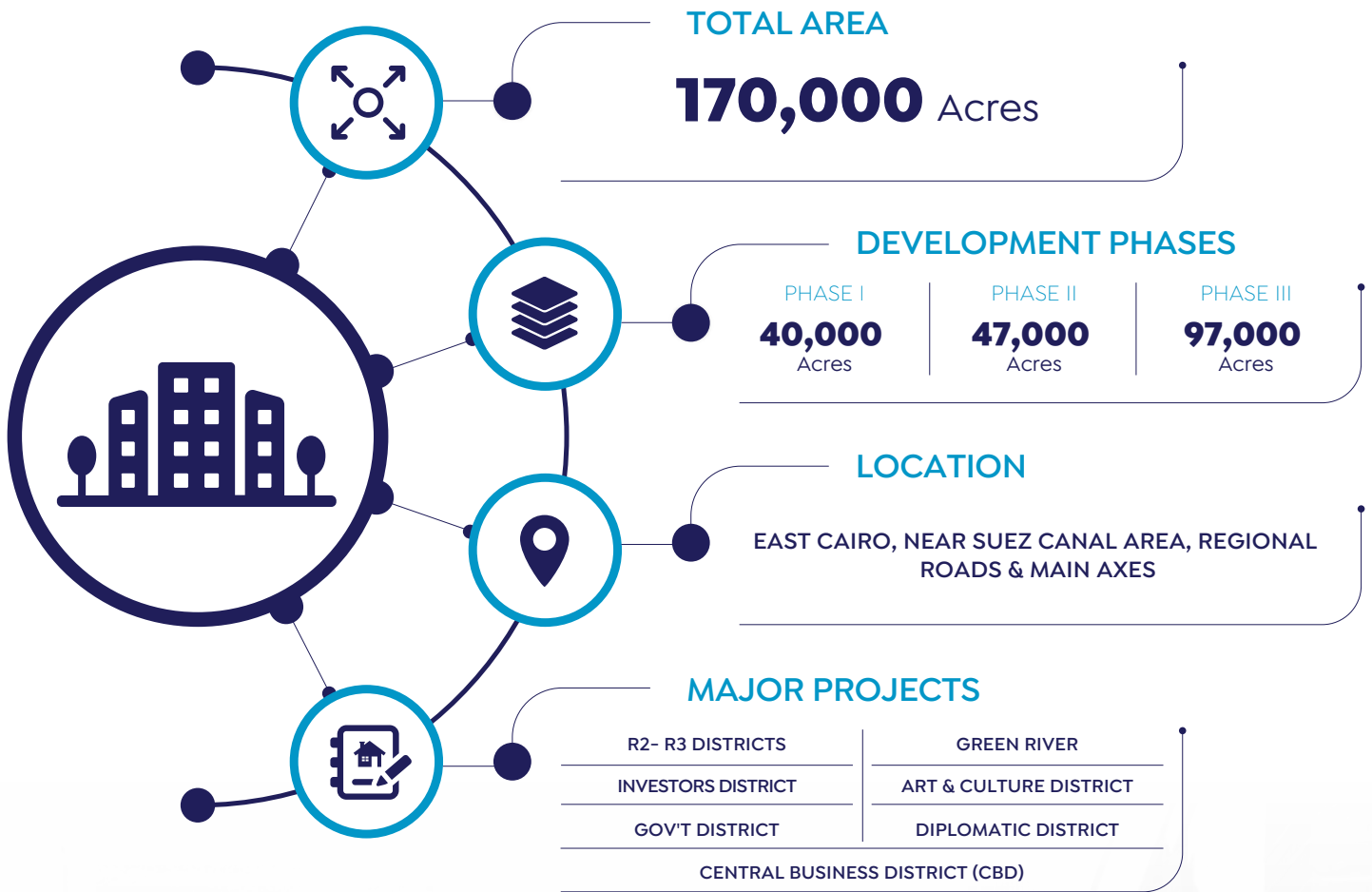
It is worth highlighting that SKY AD.'s Residence Eight project in NAC spans over 23 acres and is located at the R8 District. Residence Eight will consist of a total of 1,000 units residential, in addition to commercial, business, and mixed-use units. Besides, it will feature a clubhouse, gym, health club, smart facility management, underground automated parking, full access control, pools, outdoor areas and lounges at roof, kids' areas, dining, bikes lanes, and jogging track.



SECTION I

THE DEVELOPMENT OF NEW ADMINISTRATIVE CAPITAL (NAC)





















MAIN INFORMATION



*Gov't Footsteps at the New Administrative Capital's (NAC) Section Are Updated Until Beginning of August, 2021.



MAJOR FEATURES

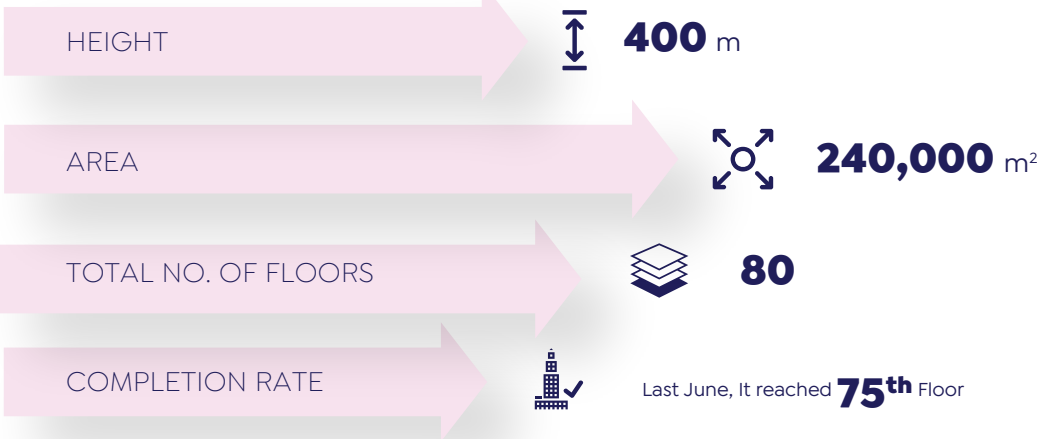
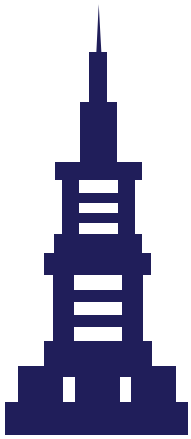
MAIN ROADS		650 km	
			GARDENS & OPEN AREAS
			101 km ²
AREAS FOR URBAN DEVELOPMENT		50 km	
			INTERNATIONAL AIRPORT
			33 km ²
COMMERCIAL AREA		8 mn m ²	
			RETAIL AREA
			46 mn m ²
HOTEL ROOMS		60,000	
			INDUSTRIAL AREA
			11.5 km ²
CENTRAL PARK & GREEN RIVER		25 km	
			GOVT DISTRICT & PRESIDENCY
			20.5 km ²
MINISTRIES AREA		9.7 km ²	
			INFRASTRUCTURE PROJECTS (PHASE I)
			40,000 Acres
SOLAR POWER AREA		11.5 km ²	
			NO. OF RESIDENTIAL UNITS
			880,000
TARGET NO. OF RESIDENTS		6.5 mn	(20 RESIDENTIAL DISTRICTS)
			NO. OF SCHOOLS
			6,625
NO. OF HOSPITALS		1,700	
			NO. OF MINISTRIES & GOVT AGENCIES
			50
NO. OF MAJOR INVESTMENT PROJECTS		20	
			NO. OF GENERATED JOB OPPORTUNITIES
			2 mn



CENTRAL BUSINESS DISTRICT (CBD)



ICONIC TOWER

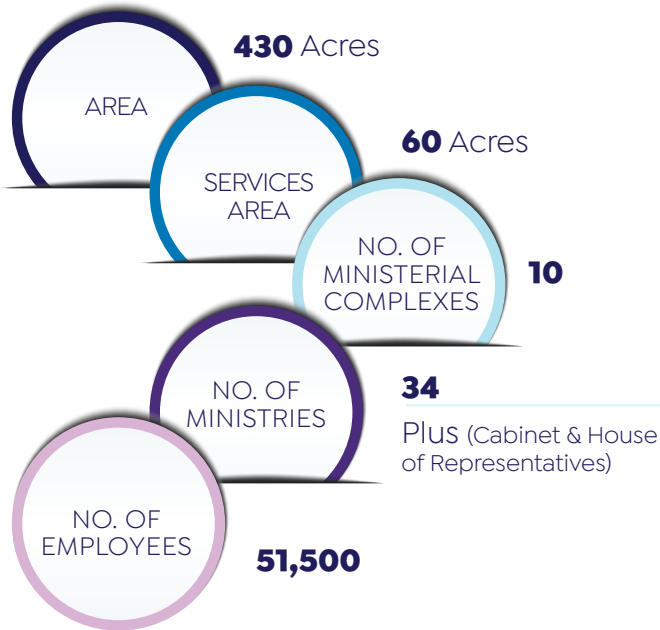


OTHER TOWERS

■ No. of Floors

C01 Ground & 34 Floors	C02 Ground & 15 Floors	C03 Ground & 15 Floors	C04 Ground & 33 Floors
C05 Ground & 17 Floors	C06 Ground & 17 Floors	C07 Ground & 30 Floors	C08 Ground & 30 Floors
C09-10 Ground & 8 Floors	C11 Ground & 26 Floors	C12 Ground & 26 Floors	B1-B2 Ground & 8 Floors
D01 Ground & 48 Floors	D02 Ground & 43 Floors	D03 Ground & 43 Floors	D04 Ground & 39 Floors
D05 Ground & 37 Floors			

GOV'T DISTRICT



GREEN RIVER



SUPPLY VOLUME

Reading & Science Lake	Restaurants
Educational Park for Kids	Open Cinema Hall
Great Lawn	Interactive Garden
Arts Lake	Artwork Garden
Heritage Garden	Boats Lake
Country Club	Luxury Oasis
Al Fattah- Al Aleem Mosque	Islamic Garden
Sports Club	Great Lake (18 Acres)
Central Square	

CENTRAL PARK



Area

PHASE I (CP01)

375 Acres

250 Acres for Greeneries & Other Projects; Islamic garden & Integrated Resort

PHASE II (CP02)

306 Acres

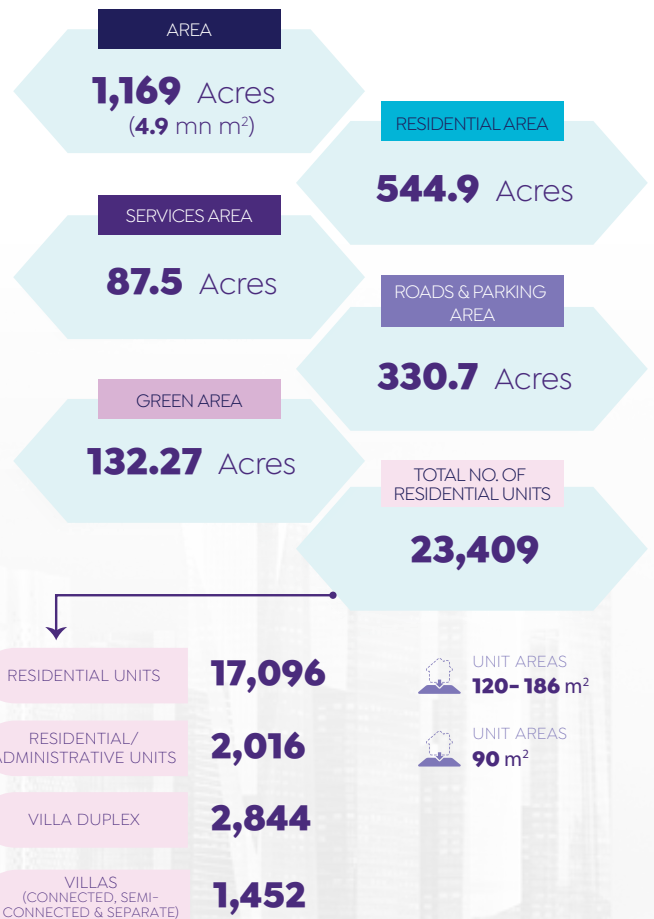
240 Acres for Walking Areas, Heritage Garden, Recreational Spots & Open Theater

PHASE III (CP03)

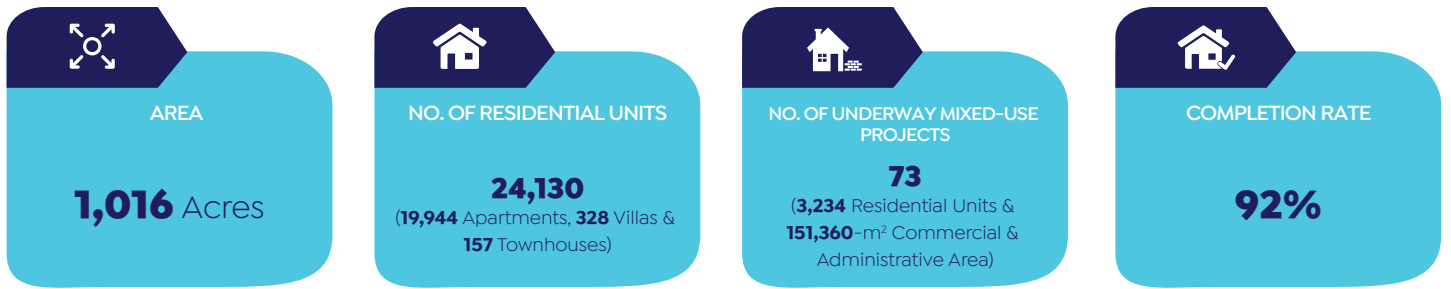
309 Acres

250 Acres for Open Areas & **50** Others for Kids Park, Library, Sports Club & Others

R2 DISTRICT



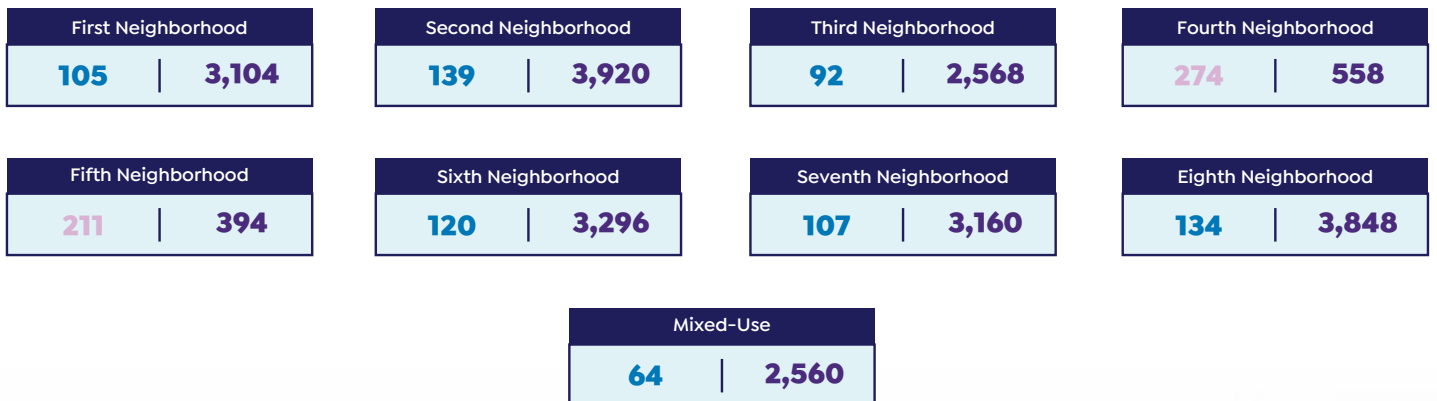
R3 DISTRICT



SUPPLY VOLUME

Restaurants | Market | Mosque | Schools

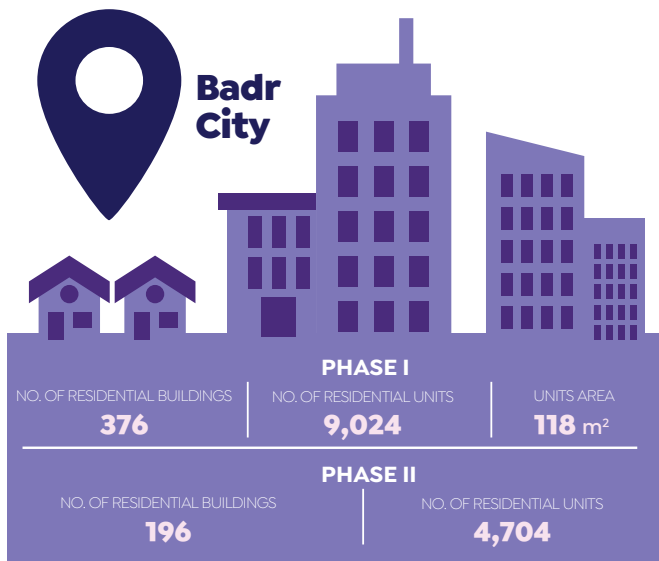
■ No. of Residential Buildings
 ■ No. of Residential Units
 ■ No. of Villas & Townhouses



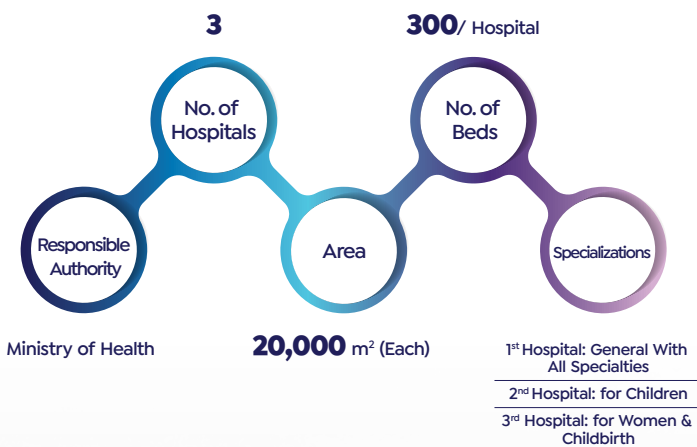
R5 DISTRICT



RESIDENTIAL UNITS FOR NAC'S EMPLOYEES



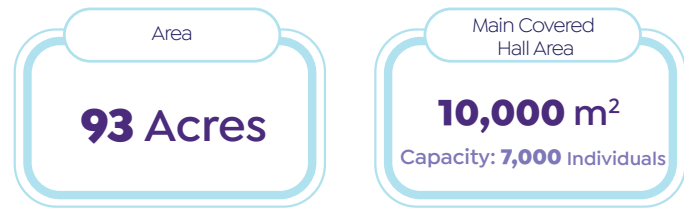
MEDICAL CITY



NEW ARCHAEOLOGICAL MUSEUM



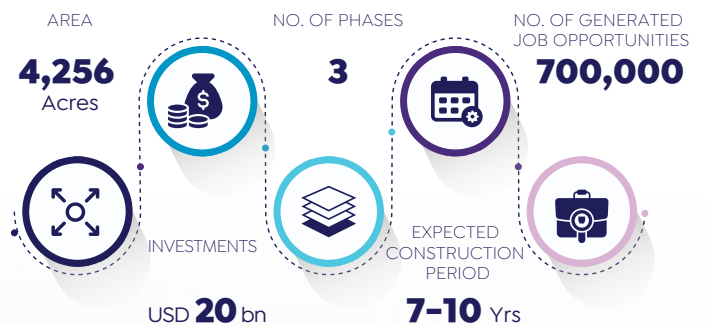
SPORTS CITY



SUPPLY VOLUME

Football Stadium Complex	Volleyball Court	Basketball Court
Tennis Court	Squash Court	Paddle Court
Multi-Purpose Courts	Gymnasium	Special Needs Lounge
Service Area	Social Building	Pool Complex
Culture & Technology Building	Other Facilities	

ENTERTAINMENT DISTRICT



SUPPLY VOLUME

World's Tallest Observation Wheel	World's Tallest Obelisk	4 & 6- Star Resorts & Hotels
Wellness Centre	Vacation Rentals	Entertainment College
Luxury Homes, Villas & High-Rises	Shopping & Dining Areas	VIP Golf Course
Cultural Arts Center & Museum	Green Spaces & Parks	Planetarium
Formula One Racetrack	Aviary, Butterfly, Topiary & Botanical Gardens	Convention Center

SECTION II

PRIVATE SECTOR DEVELOPMENTS IN NAC

OUR SPONSOR: SKY ABU DHABI DEVELOPMENTS

RESIDENCE EIGHT



LOCATION

R8 District



AREA

23 Acres



NO. OF UNITS

1,000



UNIT TYPES

Apartments & Duplexes



UNIT AREAS

110-360 m²



FACILITIES

Clubhouse, Gym, Health Club, Smart Facility Management, Underground Automated Parking, Full Access Control, Pools, Outdoor Areas & Lounges at Roof, Kids Areas, Dining Places, Bikes Lanes & Jogging Track



DELIVERY DATE

4 Yrs of Contracting

PAGODA BUSINESS COMPLEX

Developer: Akadia Developments



LOCATION

Downtown



AREA

2,144 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial, Administrative & Medical Units



DELIVERY DATE

End-**2023**



FACILITIES

Coffee Lounge, Conference Center, Meeting Rooms, VIP Lounge, Food Courts & Underground Spaces With Waiting Areas



UNIT AREAS

Administrative Units: **19 - 40** m²
Commercial Units Start: **25** m²
Medical Units Start: **60** m²

*All developing companies are listed in an alphabetical order

*This data is updated to beginning of September, 2021

SCENARIO

Developer: Akam Developments



LOCATION

R7 District



AREA

40 Acres



NO. OF UNITS

1,500

(**49** Buildings & **14** Clusters)
(Each Building: Ground & **7** Floors)



UNIT TYPES

Apartments & Duplexes



UNIT AREAS

Start: **156** m²



FACILITIES

Kitchen, Gym, Private Cinema, Clubhouse, Solar Energy, Kids Area, 24/7 Security, BBQ Area, Amphitheatre, Yoga Area, Reading Area, Central Services Area, Commercial Area, Indoor Swimming Pool, Outdoor Cinema & Parking



DELIVERY DATE

End **2021**-June **2023**

SCENE7

Developer: Akam Developments



LOCATION

R7 District



AREA

40 Acres



NO. OF UNITS

1,550



UNIT TYPES

Apartments & Duplexes



UNIT AREAS

Start: **166** m²



FACILITIES

Sports Zone, Clubhouse, Central Kitchen, Private Cinema, Rooftop Pool, Lounges, Gym, Central Services Area, Yoga Area, Reading Area, BBQ Area, Amphitheatre, Kids Area, 24/7 Security, Solar Energy & Green Areas.



DELIVERY DATE

March-**2024**

AINAVA

Developer: Akam Developments

 LOCATION R7 District	 AREA 16,000 m ² (Around 4 Acres)	 NO. OF UNITS 204 (Ground & 2 Floors)	 UNIT TYPES Office Spaces, Clinics & Various Retail Options	 UNIT AREAS 11-259 m ²
 FACILITIES Banking Outlets, ATM Center, Underground Parking, Greenery, Restaurants, Cafes & Water Features			 DELIVERY DATE June- 2023	

AMAZ

Developer: Al Fath Group

 LOCATION Downtown	 AREA 3,522 m ²	 NO. OF UNITS 401 (Ground & 14 Floors)	 UNIT TYPES Commercial, Administrative & Medical Units	 UNIT AREAS Start: 26 m ²
 FACILITIES First 3D Projection, Plaza, Water Features, Cafes, Restaurants, Gym, Spa, Sky Lounge, Elevators, Access Control, Firefighting System, Electricity Generators, Solar Energy, Handicapped Friendly, WIFI, Business Center, Central Satellite, Escalators, Smart Building, Rest Rooms, Data Center, Mosque, Information Desk, 24/7 Security, Waiting Area & Parking			 DELIVERY DATE After 3.5 Yrs (End- 2024)	

GOLDEN TOWER

Developer: Al Nasr United Company



LOCATION

MU23 Area



AREA

3,330 m²



NO. OF UNITS

Ground & **9** Floors



UNIT TYPES

Shops, Office Spaces
& Clinics



UNIT AREAS

49 - 140 m²



FACILITIES

Solar Cells, Pharmacy, Labs & X-rays



DELIVERY DATE

March-**2023**

RIVAN TOWER

Developer: Al Tameer Arabian



LOCATION

Downtown



AREA

86,000 m²
(Selling Area)



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial, Administrative
Units & Hotel Apartments



UNIT AREAS

40.99 m²



FACILITIES

Shopping Mall, Comprehensive Amenities,
Professional Services, Security, Green &
Clean Environment & Admin Entrance










DELIVERY DATE

3 Yrs from Contracting








RIVAN SQUARE

Developer: Al Tameer Arabian

 LOCATION R7 District	 AREA 8,000 m²	 NO. OF UNITS 600 (Ground & 3 Floors)	 UNIT TYPES Commercial, Administrative, Medical Units & Apartments	 DELIVERY DATE 3 Yrs (2024)
 FACILITIES Clubhouse & Mall		 UNIT AREAS Residential Units: 150 - 300 m² Medical, Administrative & Commercial Units: 60 - 500 m²		

RIVAN NEW CAPITAL

Developer: Al Tameer Arabian

 LOCATION R7 District	 AREA 1,000 - 1,500 Sq ft	 NO. OF UNITS 1,200 Apartments & 6 Villas	 UNIT TYPES Serviced Apartments & Villas	 UNIT AREAS 160-580 m²
 FACILITIES Surveillance System, Kids Area, Security, Landscape Garden, Firefighting System, AC Community Hall, Swimming Pool & Fitness Center		 DELIVERY DATE 2-3 Yrs (2023 - 2024)		

SIXTY ICONIC TOWER

Developer: Al-Borouj Misr



LOCATION

Financial & Business District



AREA

13,000 m²



NO. OF UNITS

40 Floors



UNIT TYPES

Hotel Apartments, Administrative, Medical & Commercial Units



DELIVERY DATE

After **3.5** Yrs (End-**2024**)



FACILITIES

Security (Full CCTV System, Electronic Gates , Comprehensive Network of Cameras & Fully Secured Fire System) & Underground Parking.



UNIT AREAS

Commercial Units Start: **29** m²
Administrative & Medical Units Start: **54** m²
Hotel Apartments Start: **54** m²

ANAKAJI

Developer: Aqar Masr For Real Estate Development



LOCATION

R8 District



AREA

20 Acres



NO. OF UNITS

800 (10 Buildings)



UNIT TYPES

Studios, Apartments & Duplexes



UNIT AREAS

94-319 m²



FACILITIES

Landscape, Solar System, Shopping Mall, Hyper Market, Food Court, Pharmacy, Gym, Medical Clinics, Clubhouse, Kids Area, BBQ Area & Underground Parking



DELIVERY DATE

2023-2024

I BUSINESS PARK

Developer: ARQA Development Group (ADG)

				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	UNIT AREAS
Downtown	21,000 m ² (5 Acres)	3 Towers (Each 20 Floors)	Hotel Apartments, Commercial, Administrative & Medical Units	30-200 m ²
				
FACILITIES			DELIVERY DATE	
Firefighting System, Elevators, Escalators, Electronic Gates, Security System, Solar Energy, Central Air Condition, Wheelchairs, ATM Machines, First Aiders, Kids Area, Customer Service, Wifi, Food Court, Palza, Gym, Spa, Theater, Park, Mini Golf, Green Area & Garages			2024	

SENATOR

Developer: Babylon Urban Development Company

				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	UNIT AREAS
Downtown	2,322 m ²	200 (Ground & 8 Floors)	Administrative & Medical Units	31-61 m ²
				
FACILITIES			DELIVERY DATE	
Panoramic Elevators, Security, Maintenance, Conference Room, Meeting Rooms, Curtain Wall, Sky Roof Lounge, Skylight, Fire System, Smart System, Central Air Condition, Solar Energy, VIP Lounge, Cafe, Parking, Public Toilets, 24/7 Service and Operation & Reception Desk			3 Yrs (June - 2024)	

HERITAGE BUSINESS BUILDING

Developer: Babylon Urban Development Company



LOCATION

Downtown



AREA

1,250 m²



NO. OF UNITS

70 (8 Floors)



UNIT TYPES

Administrative Units



UNIT AREAS

61-600 m²



FACILITIES

Meeting Rooms, General Toilets, **2** Elevators, Skylight, Sky Roof Lounge, Panoramic Elevators, Curtain Wall, Fire System, Smart System, Central Air Condition, Solar Energy, VIP Lounge, Parking, 24/7 Service & Operation, Security, Ground Floor Cafe & Reception Desk



DELIVERY DATE

In **3 Yrs (2024)**

Developer: Better Home

MIDTOWN CONDO



LOCATION

R7 District



AREA

60 Acres



NO. OF UNITS

2,500



UNIT TYPES

Apartments



UNIT AREAS

110-375 m²



FACILITIES

Swimming Pools, BBQ Areas, Music Park, Midtown Condo Mall, Greenery, Lakes, Clubhouse, Gym, Spa, Landscape & Lagoons



DELIVERY DATE

2024-2025

MIDTOWN CONDO MALL






				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	UNIT AREAS
Part of Midtown Condo	3,180 m² (Indoor) & 10,800 m² (Outdoor)	Ground & 2 Floors	Retail Stores, Dining Options & Coffee Shops	100-220 m² (Ground Floor)

Developer: Better Home

MIDTOWN SKY COMPOUND

				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	DELIVERY DATE
R7 District	122 Acres	460 Villas & 2,600 Apartments	Apartments & Villas	2025
				
	FACILITIES			UNIT AREAS
	2 Clubhouses, Mall, Green Area, Landscape, 3 Swimming Pools & Lagoon			Apartments: 90-190 m² Villas Start: 350 m²

MIDTOWN SKY MALL

			
LOCATION	AREA	NO. OF UNITS	UNIT TYPES
Part of Midtown Sky Compound	432.9 m² (Indoor) & 10,920 m² (Outdoor)	Ground & 2 Floors	Retail Stores, Offices & Clinics
			
		UNIT AREAS	
		Commercial Units Start: 100 m² Medical & Administrative Units Start: 50 m	

Developer: Better Home

MIDTOWN SOLO



LOCATION

Investors District
(Bin Zayed Road)



AREA

66 Acres



NO. OF UNITS

290



UNIT TYPES

Standalone Villas



UNIT AREAS

350-600 m²



FACILITIES

82% for Land & Water Scaping, Commercial Area, Bikes Lanes,
Jogging Tracks, Clubhouse, Lagoon & Landscape



DELIVERY DATE

End-**2022**

MIDTOWN SOLO MALL



LOCATION

Part of Midtown
Solo Compound



AREA

26,630 m² (Indoor)
& **2,200** (Outdoor)



NO. OF UNITS

14 Commercial Bulidings
& Mall (Ground & **2** Floors)



UNIT AREAS

215-1,250 m²



UNIT TYPES

Retail Stores, Dining Options & Coffee Shops

Developer: Better Home

MIDTOWN VILLA



LOCATION

Investors District
(Bin Zayed Road)



AREA

50 Acres



NO. OF UNITS

290 Villas



UNIT TYPES

Villas



UNIT AREAS

300-500 m²



FACILITIES

Commercial Area, Jogging Tracks, Bike Lanes,
Swimming Pool, Clubhouse, Lagoon & Landscape



DELIVERY DATE

January **2022**

MIDTOWN VILLA MALL



LOCATION

Part of Midtown Villa



AREA

23,405 m² (Indoor)
& **7,400** (Outdoor)



NO. OF UNITS

Ground & **2** Floors



UNIT AREAS

Start: **125** m²



UNIT TYPES

Retail Stores, Dining Options & Coffee Shops

CAIRO BUSINESS PLAZA

Developer: Better Home



LOCATION

Financial & Business District



NO. OF UNITS

4 Buildings



UNIT TYPES

Administrative Spaces



UNIT AREAS

56- 5,000 m²



FACILITIES

Hotel, Banks, Transportation Stations, Meeting Rooms, Outdoor Areas, Sleeping Room & Smoking Rooms



DELIVERY DATE

End-**2023**

THE SPARK CAPITAL INSIGHT

Developer: Brouq Developments



LOCATION

MU23 Area



AREA

8,000 m²



UNIT TYPES

Commercial, Administrative & Medical Units



UNIT AREAS

Start: **23** m²



FACILITIES

Guaranteed Security & Stable Investment Climate



DELIVERY DATE

2024

PARAGON

Developer: Builderia Development



LOCATION

Financial District



AREA

4,300 m²



NO. OF UNITS

205 (7 Floors)



UNIT TYPES

Office Spaces



DELIVERY DATE

End-**2022**



FACILITIES

Parking Area & Smart Office Solutions



UNIT AREAS

Available Areas Start: **52** m²

STARS MALL

Developer: Capital Developments



LOCATION

R3 District



AREA

3,007 m²



NO. OF UNITS

110 (2 Basements,
Gound & 3 Floors)



UNIT TYPES

Commercial Units



UNIT AREAS

Start: **25** m²



FACILITIES

Gym, Shoes & Clothes Shop, Bookshop,
Beauty Centre, Barber, Hyper Market & Parking



DELIVERY DATE

In **2.5** Yrs
(End-**2023**)

POINT 9

Developer: Capital Hills Real Estate Development



LOCATION

Downtown



AREA

2,400 m²



NO. OF UNITS

2 Basements,
Ground & **8** Floors



UNIT TYPES

Commercial, Administrative
& Medical Units



DELIVERY DATE

After **3.5** Yrs
(2025)



FACILITIES

HVAC Air Conditioning, CCTV, Firefighting System, Free WiFi, Disinfection & Sanitization, Façade Cleaning, Waste Management, Solar Energy, Security, Power & Electrical Systems, Utilities Management, Pest Control, Generators & Underground Parking



UNIT AREAS

Commercial Units: **18-101** m²
Medical Units: **30-42** m²
Administrative Units: **21-60** m²

POINT 11

Developer: Capital Hills Real Estate Development



LOCATION

Downtown



AREA

2,450 m²



NO. OF UNITS

11 Floors



UNIT TYPES

Commercial, Administrative
& Medical Units



DELIVERY DATE

After **3.5** Yrs
(2025)



FACILITIES

HVAC Air Conditioning, CCTV, Firefighting System, Free WiFi, Disinfection & Sanitization, Façade Cleaning, Waste Management, Solar Energy, Security, Power & Electrical Systems, Utilities Management, Pest Control, Generators & Underground Parking



UNIT AREAS

Commercial Units Start: **18** m²
Medical Units Start: **30** m²
Administrative Units Start: **30** m²

DORADO

Developer: Capital Link Developments



LOCATION
Downtown



AREA
2,216 m²



NO. OF UNITS
174
(10 Floors)



UNIT TYPES
Medical, Commercial
& Administrative Units



UNIT AREAS
Start: **24 m²**



FACILITIES

Modern Designs, Greenery Spaces,
Solar Panels & Smart Infrastructure Methods



DELIVERY DATE

2024

VERONA

Developer: Capital Link Developments



LOCATION
Downtown



AREA
2,085 m²



NO. OF UNITS
250- 300



UNIT TYPES
Commercial,
Administrative & Medical Units



UNIT AREAS
Start: **26 m²**



FACILITIES

Solar Power Systems, Greenery Spaces,
Central Air-Conditioners & Entertainment Areas



DELIVERY DATE

2024

SOLANO

Developer: Capital Link Developments



LOCATION
Downtown



AREA
2,195 m²
(BUA)



NO. OF UNITS
115 (75 Offices
& Clinics, **40** Shops)



UNIT TYPES
Commercial Areas,
Office Spaces & Clinics



DELIVERY DATE
2024



FACILITIES

Greenery Spaces, Solar Panels &
Smart Infrastructure Methods



UNIT AREAS

Available Administrative Units: **42-86** m²
Commercial Units Start: **44** m²
Medical Units Start: **34** m²

LAVAL

Developer: Capital Link Developments



LOCATION
Downtown



AREA
4,300 m²



NO. OF UNITS
Around **450**
(Ground & **12** Floors)



UNIT TYPES
Medical, Commercial
& Administrative Units



UNIT AREAS
37-100 m²



FACILITIES

Security System, Solar System,
Sky Lounge, Cameras, Restaurants & Cafes.



DELIVERY DATE

2025

LINX

Developer: Capriole Group



LOCATION

Between R2 & R3 Districts



AREA

7,635 m²



NO. OF UNITS

51 Commercial Units,
280 Administrative & Medical Units (**12** Floors)



UNIT TYPES

Commercial, Administrative & Medical Units



DELIVERY DATE

In **3 Yrs (2024)**



FACILITIES

Air-conditioned, Full Security System, Recycling Garbage System, Solar Cells & **8** Elevators



UNIT AREAS

Administrative Units: **48 -2,300** m²
Commercial Units & Clinics: **27-54** m²

EAST SIDE

Developer: Castle Development



LOCATION

MU23 Area



AREA

7,600 m²



NO. OF UNITS

9 Floors
(Each Floor Has **23** Units)



UNIT TYPES

Commercial, Medical & Administrative Units



FACILITIES

Security System, Central AC, Parking Slots, Solar Energy, Electricity Generators, Firefighting & Fire Alarms, High Speed Internet, Business Lounge, LED Screens, Maintenance, Elevators & Escalators

CASTLE LANDMARK

Developer: Castle Development



LOCATION
R7 District



AREA
43 Acres



NO. OF UNITS
44 Buildings
(Ground & **7** Floors)



UNIT TYPES
Apartments



UNIT AREAS
120-285 m²



FACILITIES

Gym, Dinning Destinations, Open Spaces, Recreational Areas, Commercial Areas, Solar Energy, Landscape, Green Areas & Parking



DELIVERY DATE

End-**2024**

CASTLE GATE

Developer: Castle Development



LOCATION
R7 District



AREA
20 Acres



NO. OF UNITS
196



UNIT TYPES
Administrative, Medical
& Commercial Units



DELIVERY DATE
October **2023**



FACILITIES

Security System, Parking Slots, Central AC, Solar Energy, Elevators, Escalators, Electricity Generators, Firefighting & Fire Alarms, 24/7 Security, Visible Intercom, Public CCTV, Landlines, High Speed Internet, Business Lounge, Restaurants & Cafes



UNIT AREAS

Administrative & Medical
Units Start **69** m²
Commercial Units Start: **92** m²

FRONT GATE

Developer: CCR Real Estate Developments



LOCATION

Between R2 & R3 Districts



AREA

4,055 m²



NO. OF UNITS

Ground & **7** Floors



UNIT TYPES

Commercial, Administrative, Medical Units & Hotel Apartment



DELIVERY DATE

September **2023**



FACILITIES

Security, Conference Room, Parking, HVAC System, Smart Spaces, WIFI, Car Services, ATM Center & Meeting Room



UNIT AREAS

Commercial Units Start: **21.5** m²
 Administrative Units Start: **31.5** m²
 Medical Units Start: **33** m²
 Residential Units Start: **55** m²

AL MAQSAD RESIDENCES

Developer: City Edge Developments



LOCATION

R3 District



AREA

214 Acres



NO. OF UNITS

Ground & **5** Floors
 (Each Floor Has **4** Apartments)



UNIT TYPES

Fully-Furnished Buildings & Apartments



UNIT AREAS

111-187 m²



FACILITIES

Elevators, Intercom, Underground Parking, Security & Bike lanes



DELIVERY DATE

End-**2021**

MAMSHA ALMAQSAD

Developer: City Edge Developments



LOCATION
R3 District



AREA
31 Acres



NO. OF UNITS
24 Buildings
(Each **7** Floors)



UNIT TYPES
Retail Units, Offices & Clinics



DELIVERY DATE
End-**2021**



FACILITIES

Supermarket, Pharmacy, Cafes & Others



UNIT AREAS

Offices & Clinics: **26-108** m²
Retail Units Start: **33** m²

ALMAQSAD

Developer: City Edge Developments



LOCATION
R3 District



AREA
211 Acres



NO. OF UNITS
520



UNIT TYPES
Villas, Townhouses
& Twin Houses



DELIVERY DATE
End-**2021**



FACILITIES

Community Center, Landscape, Clubhouse & Nursery



UNIT AREAS

Townhouses Start: **380** m²
Twin Houses Start: **410** m²
Villas Start: **464** m²

SENET

Developer: Concept Developments



LOCATION
Downtown



AREA
1,400 m²



NO. OF UNITS
Ground & **8** Floors



UNIT TYPES
Medical, Administrative
& Commercial Units



DELIVERY DATE
In **36M**
(2024)



FACILITIES

Central Air Conditioning, Garage,
Smart Operating System & Security Services



UNIT AREAS

Commercial Units: **25-100 m²**
Administrative Units: **30-100 m²**
Medical Units: **18-100 m²**

SENET 2

Developer: Concept Developments



LOCATION
Downtown



AREA
2,400 m²



NO. OF UNITS
210
(**11** Floors)



UNIT TYPES
Commercial &
Administrative Units



UNIT AREAS
20-750 m²



FACILITIES

Insurance System & Investment
Systems with a Rental Return of Up To **45%** Within **3** Yrs



DELIVERY DATE

In **3** Yrs
(2024)

QUAN ICONIC TOWER

Developer: Contact Developments

 LOCATION Central Business District (CBD)	 AREA 10,531 m²	 NO. OF UNITS 25 Floors	 UNIT TYPES Commercial, Medical & Administrative Units	 UNIT AREAS Start: 35 m²
 FACILITIES Skyroof Food Court, International Commercial Brands & Overlooking The Iconic Tower.		 DELIVERY DATE After 4 Yrs (2025)		

MERCURY BUSINESS COMPLEX

Developer: Contact Developments

 LOCATION Downtown	 AREA Around 3,600 m² (Mall Area: 1,000 m²)	 NO. OF UNITS Ground & 10 Floors	 UNIT TYPES Commercial, Administrative & Medical Units	 DELIVERY DATE January 2024
 FACILITIES Elevators, Main Entrance, International Restaurants & Cafes		 UNIT AREAS Administrative Units Start: 18 m² Commercial Units Start: 18 m² Medical Units Start: 24 m²		

THE CURVE

Developer: Cornerstone Development



LOCATION
R8 District



AREA
13 Acres



NO. OF UNITS
540



UNIT TYPES
Apartments,
Duplexes & Penthouses.



UNIT AREAS
80-320 m²



FACILITIES
Commercial Strip, Clubhouse,
Gym, Spa, Yoga Rooms, Social House & Park



DELIVERY DATE
Before-**2024**

ICONIC TRINITY COMPLEX (ITC)

Developer: Dahab Development



LOCATION
Downtown



AREA
8,000 m²



NO. OF UNITS
**35 Commercial Units &
100 Administrative Units**



UNIT TYPES
Commercial
& Administrative Units



DELIVERY DATE
July **2022**



FACILITIES
Meeting Rooms, Conference Rooms,
Kids Area, Spa, Gym, Garage, Pool, Restuarants & Cafes



UNIT AREAS
Commercial Units: **55-400 m²**
Administrative Units: **70-1,300 m²**

KANYON BUSINESS COMPLEX

Developer: Deyar Misr Properties



LOCATION
Downtown



AREA
Up To **2,100** m²



NO. OF UNITS
11 Floors



UNIT TYPES
Commercial &
Administrative Units



DELIVERY DATE
December **2024**



FACILITIES

Parking for the disabled, Meeting Rooms,
Elevators, Solar System, **2** Basements & Access Card



UNIT AREAS

Commercial Units Start: **19** m²
Administrative Units Start: **34** m²

ONYX TOWERS

Developer: Doja Developments



LOCATION
Downtown



AREA
3,000 m²



NO. OF UNITS
Ground & **10** Floors



UNIT TYPES
Commercial, Administrative
& Medical Units



UNIT AREAS
Start: **25** m²



FACILITIES

Gym, Spa, Cameras, Security System,
Green Area, Meeting Rooms, Event Rooms & Others



DELIVERY DATE

2025

X-BUSINESS COMPLEX

Developer: Doja Developments

 LOCATION Downtown	 AREA 3,000 m²	 NO. OF UNITS Ground & 8 Floors	 UNIT TYPES Commercial, Administrative & Medical Units	 UNIT AREAS Start: 15 m²
 FACILITIES Gym, Spa, Cameras, Security System, Green Area, Meeting Rooms, Event Rooms & Others			 DELIVERY DATE 2025	

AURORA

Developer: Doja Developments

 LOCATION MU23 Area	 AREA 6,300 m²	 NO. OF UNITS 10 Floors	 UNIT TYPES Commercial, Administrative & Medical Units	 DELIVERY DATE May 2022
 FACILITIES Gym, Spa, Cameras, Security System, Green Area, Meeting Rooms, Event Rooms & Others			 UNIT AREAS Commercial Units Start: 32 m² Administrative & Medical Units Start: 45 m²	

THE PIER MALL

Developer: Dolmen Developments



LOCATION

R3 District



AREA

3,000 m²



NO. OF UNITS

150
(Ground & **3** Floors)



UNIT TYPES

Commercial, Administrative
& Medical Units



DELIVERY DATE

In **20M**
(**2023**)



FACILITIES

Parking, Security System, Firefighting System, ATM Centers, Bank, Pharmacy, Ragab Sons Supermarket, Gym & Water Features



UNIT AREAS

Commercial Units Start: **20** m²
Administrative & Medical Units Start: **40** m²

AVENUE MALL AL-MAQSED

Developer: Dolmen Developments



LOCATION

R3 District



AREA

5,000 m² (GLA)



NO. OF UNITS

Around **65** (Basement,
Ground & **2** Floors)



UNIT TYPES

Commercial Units



UNIT AREAS

Start: **20** m²



FACILITIES

Shopping Outlets, Shopping Corridors Overlook Landscape, Wavy Modern Design, Underground Parking Area , Access To Public Transportations, Pharmacy, Food Court, Banking Services, Supermarket, Cafes & Restaurants.



DELIVERY DATE

In **20-26M** (**2023**)

OIA TOWER

Developer: Edge Holding for Urban Development



LOCATION
Downtown



AREA
21,000 m²



NO. OF UNITS
30 Floors



UNIT TYPES
Commercial, Administrative,
Medical & Hotel Units



UNIT AREAS
20-223 m²



FACILITIES

Spa, Gym, Swimming Pools, Beauty Center, Cafes, Restaurants,
Water Features, Clubhouse, Security, Parking & Event Rooms



DELIVERY DATE

4 Yrs of Contracting

OIA COMPOUND

Developer: Edge Holding for Urban Development



LOCATION
R7 District



AREA
30 Acres



NO. OF UNITS
Around **1,245**
(**39** Buildings,
Ground & **7** Floors)



UNIT TYPES
Apartments
& Penthouses



UNIT AREAS
165-222 m²



FACILITIES

Gardens, Pools, Lakes, Walkway, Gym, Spa,
Clubhouse, Smart Home, Kids Area, Security, CCTV Camera,
Private Underground Parking & Concierge Services



DELIVERY DATE

4 Yrs of Contracting or
In 1st **6M** If Down Payment is **50%**

AVENTURA

Developer: EG Master Developments



LOCATION

R7 District



AREA

20,000 m² (BUA)



NO. OF UNITS

3 Floors



UNIT TYPES

Commercial Units



UNIT AREAS

30-50 m²



FACILITIES

2 Internal & External Garages, **3** Main Entrances, **12** Escalators, **6** Elevators, **2** Emergency Ladders & Entertainment Services



DELIVERY DATE

December **2023**

THE CITYVALLEY

Developer: EG Master Developments



LOCATION

R7 District



AREA

63 Acres



NO. OF UNITS

51 Buildings & **57** Villas



UNIT TYPES

Apartments, Standalone Villas, Townhouses, Twin Houses, Duplexes & Penthouses



UNIT AREAS

68-213 m² (New Phase)



FACILITIES

Shopping Mall, **3.5**-Acre Sports Club, Restaurants, Cafes, Nursery, Gym, Spa, Swimming Pools, Squash, Tennis & Football Playgrounds, Kids Area, **2**-Floor Garages, Artificial Lacks, Bikes Lane, Security, Mosque & Solar System



DELIVERY DATE

End-**2024**

ASGARD MALL

Developer: EG Master Developments



LOCATION
R7 District



AREA
3,000 m²



NO. OF UNITS
5 Floors



UNIT TYPES
Commercial Units



UNIT AREAS
28-300 m²



FACILITIES

Parking, Cafes, Restaurants, Sky Lounge & Storage Area



DELIVERY DATE

2023

EINS TOWERS

Developer: EG Towers Development



LOCATION
Downtown



AREA
2,500 m²



NO. OF UNITS
10 Floors



UNIT TYPES
Serviced Apartments



UNIT AREAS
Start: **40** m²



FACILITIES

Commercial Area, Business Centre, Gym, Spa, Restaurants, Cafes, Cameras, Business Park, Sports Area, Parking, Security, Swimming Pool, Meeting Rooms, Conference Room, Hub, Website for the hotel, Booking Platform, Elevators, Main Entrance for Hotel, Apartments & Another for Commercial, Entry Facilities for Special Needs, Individuals, Shoe Polishing Machine & Noise & Heat Insulated Glass Window



DELIVERY DATE

4 Yrs of Contracting

JAYA BUSINESS COMPLEX

Developer: Egyptian Developers



LOCATION

Downtown



AREA

6,000 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial,
Administrative &
Medical Units



DELIVERY DATE

In **3** Yrs
of Contracting



FACILITIES

Green Areas, Outdoor Plaza, Reception, CCTV System,
Fire Alarm and Firefighting System, Security System,
Outdoor Seating Areas & Underground Parking



UNIT AREAS

Commercial Units: **26-199** m²
Administrative Units: **26-118** m²

DOWNTOWN MALL 1

Developer: Eight Developments



LOCATION

Downtown



AREA

4,320 m²



NO. OF UNITS

13 Floors



UNIT TYPES

Commercial
& Administrative Units



DELIVERY DATE

2024



FACILITIES

Garage, Elevator, Security, Garden, Kids Area, Mosque,
Cafés, Electric Stairs, Fire Systems, Display Screen,
Maintenance & Management



UNIT AREAS

Commercial Units Start: **27** m²
Administrative Units Start: **15** m²

Developer: El Attal Holding

PARK LANE COMPOUNDHOOD



LOCATION
R7 District



AREA
26 Acres



NO. OF UNITS
Around **1,100**



UNIT TYPES
Commercial, Administrative,
Medical Units, Apartments
& Duplexes



FACILITIES

Artificial Lakes, Swimming Pools, Gym, Spa,
Cycling Lane, Kids Area, Clubs, Landscapes,
Free Clubhouse, Recreational Areas, Water
Features & Parking.



DELIVERY DATE

In **3.5 Yrs**



UNIT AREAS

Residential Units: **70-375 m²**
Administrative, Medical &
Commercial Units: **30-135 m²**

THE PAVILION MALL



LOCATION
R7 District



AREA
Part of ParkLane Project



NO. OF UNITS
A Medical Building, **6**
Commercial, Administrative
& Hotel Buildings



UNIT TYPES
Commercial, Administrative,
Medical Units &
Hotel Apartments



UNIT AREAS

Commercial Units Start: **33 m²**
Medical & Administrative Units Start: **31 m²**
Hotel Apartments Start: **40 m²**

VIGOR MALL

Developer: El Baron Developments



LOCATION

Downtown



AREA

4,700 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial, Administrative & Medical Units



DELIVERY DATE

3.5 Yrs of Contracting



FACILITIES

Underground Parking, Sky Lounge Roof, Meeting Room, Restaurant, Gym, Spa, Elevators, Plaza, Landscape & Water Features



UNIT AREAS

Commercial Units Start: **30** m²
Administrative & Medical Units Start: **26** m²

SMART MALL

Developer: El Captain Developments



LOCATION

Downtown



AREA

4,000 m²



NO. OF UNITS

3 Basements,
Ground & **5** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

20 - 1,000 m²



FACILITIES

Food Court, 9D Cinema & Hypermarket



DELIVERY DATE

In **3** Yrs

SMART TOWER

Developer: El Captain Developments



LOCATION

Downtown



AREA

4,000 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial,
Administrative
& Medical Units



UNIT AREAS

Start: **30** m²



FACILITIES

Food Court, 9D Cinema & HyperMarket



DELIVERY DATE

In **3** Yrs

ROCK CAPITAL 1

Developer: El Batal Group



LOCATION

Financial &
Gov't District



AREA

21,581 m²
(BUA: **100,000** m²)



NO. OF UNITS

370 (2 Basements,
Ground & **7** Floors)



UNIT TYPES

Administrative Units



UNIT AREAS

50-9,000 m²



FACILITIES

Gym, Running Track, Meeting Rooms & Seminar Rooms.



DELIVERY DATE

End-**2023**

DIAMOND 2

Developer: Emaar Rizk Real Estate Development (ERD)



LOCATION

Downtown



AREA

4,700 m²



NO. OF UNITS

550
(Ground & **14** Floors)



UNIT TYPES

Commercial,
Administrative,
Medical & Hotel Units



UNIT AREAS

Start: **23** m²



FACILITIES

Food Court in Ground & 2nd Floors, Cinema, Gym,
Parking, Aquarium, Panoramic Elevators,
Drive-Thru & Escalator



DELIVERY DATE

2.5 Yrs
(Dec **2023** - Jan **2024**)

DIAMOND 1

Developer: Emaar Rizk Real Estate Development (ERD)



LOCATION

Downtown



AREA

5,000 m²



NO. OF UNITS

Ground & **14** Floors



UNIT TYPES

Commercial, Administrative,
Medical & Hotel Units



UNIT AREAS

Start: **25** m²



FACILITIES

Food Court in Ground & 2nd Floors, Cinema, Gym,
Parking, Aquarium, Panoramic Elevators,
Drive-Thru & Escalator



DELIVERY DATE

2.5 Yrs
(Dec **2023** - Jan **2024**)

EL CENTRO BUSINESS COMPLEX

Developer: Empire State Developments



LOCATION

Downtown



AREA

24,000 m²



NO. OF UNITS

15 Floors



UNIT TYPES

Commercial, Administrative,
Medical Units & Hotel Apartments



DELIVERY DATE

2024



FACILITIES

Food Court, Retails, Restaurants, Cafes & Kids Area



UNIT AREAS

Commercial Units Start: **26** m²
Administrative & Medical Units Start: **21** m²
Hotel Apartments Start: **25** m²

WESTIN PARK

Developer: Emtelak Development



LOCATION

Downtown



AREA

7,800 m²



NO. OF UNITS

400



UNIT TYPES

Commercial, Administrative
& Medical Units



UNIT AREAS

45-67 m²



FACILITIES

Gym, Swimming Pool & Parking



DELIVERY DATE

2025

AVENTRA

Developer: Emtelak Development



LOCATION

MU23 Area



UNIT TYPES

Commercial,
Administrative & Medical Units



UNIT AREAS

Start: **45 m²**



FACILITIES

Parking Area, Gym, Swimming Pool, Events,
Business Rooms, Internet Availability & Central Satellite

IRIS MALL

Developer: Enmaa Developments



LOCATION

MU23 Area



AREA

6,844 m²



NO. OF UNITS

Ground & **7** Floors



UNIT TYPES

Hotel Units, Commercial,
Administrative
& Medical Units



UNIT AREAS

63-246 m²



FACILITIES

Kids Area, Restaurants, Outdoor Area & Food Court



DELIVERY DATE

2022

PIXEL MALL

Developer: Enwan Developments



LOCATION

Downtown



AREA

2,410 m² (BUA)



NO. OF UNITS

Ground & **8** Floors



UNIT TYPES

Commercial & Administrative Units



DELIVERY DATE

3 Yrs of Contracting



FACILITIES

Elevators, **2** Emergency Ladders, Backup Power System, Security Cameras, Sound System, Firefighting System, Central Air Conditioning System, Solar Energy System, Landscape, Panorama Elevator, Garages, **2** Entrances, Bathrooms, Smart Modules & Mall Maps Screens



UNIT AREAS

Administrative Units Start: **25** m²
Commercial Units Start: **30** m²

OXYGEN MEDICAL TOWER

Developer: Enwan Developments



LOCATION

Downtown



AREA

2,250 m² (BUA)



NO. OF UNITS

Ground & **12** Floors



UNIT TYPES

Medical Units



UNIT AREAS

Start: **32** m²



FACILITIES

Smart System, Air Conditioning & Medical Finishing



DELIVERY DATE

3 Yrs of Contracting

EVIRA MALL

Developer: Four Seasons Group



LOCATION

Downtown



AREA

8,000 m²



NO. OF UNITS

Ground & **5** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

Start: **30** m²



FACILITIES



DELIVERY DATE

2.5 Yrs of Contracting

Hypermarket, Magic Planet, Skating, Cafes, Restaurants, Garages, Fire Alarm, Emergency Electric Generators, Security, Maintenance, Solar Energy Lighting, Central Air Conditioners & Display Screens

RIXOZ MALL

Developer: Four Seasons Group



LOCATION

Downtown



AREA

12,000 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial, Administrative, Medical & Hotel Units



UNIT AREAS

Start: Around **23** m²



FACILITIES



DELIVERY DATE

2.5 Yrs (**2024**)

Pharmacy, Hypermarket, Kids Area, Cafes, Restaurants, Garages, Fire Alarm, Emergency Electric Generators, Security, Maintenance, Solar Energy Lighting, Central Air Conditioners & Display Screens

BLUE MALL

Developer: Four Seasons Group



LOCATION

R7 District



AREA

3,320 m²



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

Available Units
Start: **35** m²



FACILITIES

Garages, Green Spaces, Industrial Lakes, Panorama Elevators, Restaurants, Cafes, Security, Central Air Conditioning, Solar Energy Lighting, Fire Alarm, Advertising Screens, Maintenance & Emergency Electric Generators



DELIVERY DATE

1.5 Yrs or Less

SEVENTY MALL

Developer: Four Seasons Group



LOCATION

R7 District



AREA

5,584 m²



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

Start: **22** m²



FACILITIES

Garages, Green Spaces, Industrial Lakes, Panorama Elevators, Restaurants, Cafes, Security, Central Air Conditioning, Solar Energy Lighting, Fire Alarm, Advertising Screens, Maintenance & Emergency Electric Generators



DELIVERY DATE

1.5 Yrs (**2023**)

Developer: Four Seasons Group

FLORIA



LOCATION

R8 District



AREA

23 Acres



NO. OF UNITS

970 (36 Buildings)



UNIT TYPES

Apartments
& Duplexes



UNIT AREAS

120-335 m²



FACILITIES

Commercial Mall, **5** Swimming Pools & Clubhouse



DELIVERY DATE

4 Yrs (**2025**)

COMMERCIAL MALL



LOCATION

Part of Floria



AREA

3,000 m²



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

Start: **25** m²



FACILITIES

Dancing Fountain, Magic Planet & Kids Area

CATALAN

Developer: Gates Developments



LOCATION

R7 District



AREA

40 Acres



UNIT TYPES

Apartments, Penthouses,
Duplexes & Villas



UNIT AREAS

Start: **175** m²



FACILITIES

Green Area, Mosque, Garage, Catalan Mall Includes Spa, Beauty Salon, Branded Stores, Hyper Market, Restaurants, Cafes, Shops, Admin Offices, Electronic Entrance, Swimming Pool, Playground, Social Building, Solar Energy, Running & Bike Lane, **3** Electronic Gates, Jogging Track & Mosque

AUDAZ

Developer: Gates Developments



LOCATION

Gov't &
Financial District



AREA

16,800 m²



NO. OF UNITS

Twin Tower, Ground
& **7** Floors For
Each Building



UNIT TYPES

Administrative, Medical,
Commercial & Retail Areas



UNIT AREAS

Start: **23** m²



FACILITIES

Open Court Landscape, WIFI, Cafes,
Restaurants, Fire Protection, Housekeeping.



DELIVERY DATE

2022

PIONEER PLAZA

Developer: Global Pioneer



LOCATION

MU23 Area



AREA

30,000 m² (BUA)



NO. OF UNITS

Basement, Ground
& **7** Floors



UNIT TYPES

Apartments,
Commercial, Medical
& Administrative Units



UNIT AREAS

Start: **100** m²



FACILITIES

Restaurants, Cafes, Smart System,
Security System & Solar Panels.



DELIVERY DATE

October **2021**

THE FORT

Developer: Golden Town Development



LOCATION

Downtown



AREA

2,763 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial,
Administrative
& Medical Units



UNIT AREAS

Start: **28** m²



FACILITIES

Gold Market, AC, Floating Garden,
Solar Energy, Security, Kids Area, Sky Lounge & Mosque



DELIVERY DATE

End-**2024**

Developer: Hometown Developments

LAFAYETTE MALL



LOCATION

Downtown



AREA

43,000 m²



NO. OF UNITS

Ground & **5** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

26-150 m²



FACILITIES

Dancing Fountain, Restaurant Complex Zone, Panoramic Elevators, Green Building, Kids Area, Solar Energy, Security, Generators, CCTV, Underground Parking, Firefighting System, Facade Cleaning, Gardening & Landscaping, Free Wi-Fi, Skating Zone & Cinemas Complex



DELIVERY DATE

July **2023**

THE VILLAGE MALL



LOCATION

Downtown



AREA

22,000 m² (BUA)



NO. OF UNITS

6 Floors



UNIT TYPES

Commercial Units,
Restaurants & Cafes



FACILITIES

Cinema Complex, Dancing Fountains,
Floating Restaurant, Boat Rides & Roman Theatre



UNIT AREAS

Commercial Units Start: **40** m²
Restaurants Start: **60** m²

ZAHA PARK

Developer: Hometown Developments



LOCATION

MU23 Area



AREA

7,200 m²



UNIT TYPES

Medical, Administrative
& Commercial Units



UNIT AREAS

Commercial Units:
35-200 m²
(**30** Shops/Floor)
Administrative & Medical
Units: **32-200** m²



DELIVERY DATE

Mid July **2022**



FACILITIES

CCTV, Fire Alarm, Solar Energy, Parking, Electronic Gates,
Security, Elevators, Escalators, Central AC, Kids Area, Dancing Fountain,
Sky Lounge, Food Court, Golden Zone, Concerts, Artificial Lake
& Matrix Technology Cinema



NO. OF UNITS

Phase I: **3** Commercial Floors
(Area: **6,400** m²)
Phase II: **7** Medical &
Administrative Floors
(Area: **17,000** m²)

UDORA MALL

Developer: Hometown Developments



LOCATION

Downtown



AREA

10,500 m²



NO. OF UNITS

Ground & **5** Floors



UNIT TYPES

Commercial Units



UNIT AREAS

Start: **39** m²



FACILITIES

Restaurants, Cafes, Show Room & Food Court










DELIVERY DATE

3 Yrs (**2024**)








CLOUD7

Developer: I Capital Development

 LOCATION Downtown	 AREA 3,000 m²	 NO. OF UNITS Ground & 14 Floors (17 Units/Floor)	 UNIT TYPES Commercial, Administrative, Medical Units & Hotel Apartments	 DELIVERY DATE July 2025
 FACILITIES Parking, High Furniture, Smart Mall, Kinetic Wall, Solar Power, Storage Area, Generator, Information Desk, Gym, Business Center, Conference Center, Sky Lounge, Meeting Rooms, VIP Lounge, Internet, Clinics, Security, Fire Alarm System & Air Conditioning		 UNIT AREAS Commercial Units Start: 26-30 m² Administrative & Medical Units Start: 30 m² Hotel Units Start: 38 m²		

SOUQ EL-DAHAB

Developer: IC Group

 LOCATION MU23 Area	 AREA 8,300 m²	 NO. OF UNITS Ground & 8 Floors	 UNIT TYPES Commercial Units	 UNIT AREAS Start: 25 m²
 FACILITIES Security, Food Court, Parking, Meeting Room, Prayer Corner, Gym, Break Area, Reception, Firefighting System, Safety Doors, Central Network, Security Cameras & Electric Lift		 DELIVERY DATE December 2023		

THE OFFICE

Developer: IC Group



LOCATION

Financial & Gov't District



AREA

8,200 m²



NO. OF UNITS

270
(Ground & **7** Floors)



UNIT TYPES

Commercial, Medical & Administrative Units



DELIVERY DATE

December **2023**



FACILITIES

Meeting Rooms, Reception Areas, Security, Central AC, Food Court, Prayer Corner, Electric Lift, Maintenance, Parking, Central Network, Firefighting System, HVAC System, Cameras, Gym & Restrooms



UNIT AREAS

Commercial Units Start: **30** m²
Medical Units Start: **43** m²
Administrative Units Start: **14** m²

D SQUARE

Developer: Infinity Investments



LOCATION

Downtown



AREA

Around **2,700** m²



NO. OF UNITS

Ground & **12** Floors



UNIT TYPES

Fully Finished Hotel Units & Commercial Units



DELIVERY DATE

3-3.5 Yrs
(End **2023**-Mid **2024**)



FACILITIES

World-Class Hospitality In Partnership With FACIL Dubai, Laundry, HouseKeeping, Sky Pool & Plaza



UNIT AREAS

Hotel Units Start: **44** m²
Commercial Units Start: **38** m²

JD TOWER 10

Developer: JD Holding Company



LOCATION

Downtown



AREA

2,200 m²



NO. OF UNITS

2 Basement, Ground & **8** Floors



UNIT TYPES

Commercial, Administrative & Medical Units



UNIT AREAS

15 -105 m²



FACILITIES

Smart Security, General Satellite, Internet Availability, Cleaning Services, Security, Garage Access Control, Operation & Maintenance Company, Pharmacy, Food Court, Restaurants, Cafes & Drive-Thru



DELIVERY DATE

January **2024**

JD TWIN TOWERS

Developer: JD Holding Company



LOCATION

Downtown



AREA

7,400 m²



NO. OF UNITS

14 Floors



UNIT TYPES

Commercial, Administrative & Medical Units



UNIT AREAS

10-165 m²



FACILITIES

Electronic Gates, Surveillance Cameras, Green Area, Restaurants, Dinning Balcony Lounge, Entertainment Activities, Public Services & Drive-Thru



DELIVERY DATE

January **2024**

NEW LEGACY BUSINESS COMPLEX

Developer: Just Development



LOCATION

Downtown



AREA

3,000 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial, Administrative & Medical Units



FACILITIES

Open Spaces, Distinctive Facades for All Units, **4** Elevators & Clinics



UNIT AREAS

Commercial Units: **20-109** m²
Administrative & Medical Units: **24-67** m²

RONZA TOWER

Developer: Khaled Sabry Holding Group



LOCATION

Downtown



AREA

2,617 m²



NO. OF UNITS

220



UNIT TYPES

Administrative, Commercial & Hotel Activities



UNIT AREAS

19-80 m²



FACILITIES

3 Garages, Parking, Food Court, Security, Firefighting System, Pharmacy, Shops & Outdoor Area



DELIVERY DATE

2024

CASSETTE

Developer: La Verde Developments



LOCATION
R8 District



AREA
60 Arces



NO. OF UNITS
200 Villas



UNIT TYPES
Standalone Villas,
Townhouses & Twin
Houses



DELIVERY DATE
December **2023**



FACILITIES

Bike & Running Lanes, Gym, Spa,
Squash Court, Shopping Mall, Private
Garden & Parking



UNIT AREAS

Townhouses Start: **284** m²
Twin Houses Start: **336** m²
Stanalone Villas Start: **460** m²

LA VERDE NEW CAPITAL

Developer: La Verde Developments



LOCATION
R8 District



AREA
35 Arces



NO. OF UNITS
23 Standalone
Villas & **32**
Buildings (G+7)



UNIT TYPES
Standalone Villas,
Apartments
& Penthouses



UNIT AREAS
135-346 m²



FACILITIES

Kids Areas, Gym, Spa, Tennis, Squash , Shopping
Mall, Private Garden & Parking
"



DELIVERY DATE

December **2023**

LA VISTA CITY

Developer: LA VISTA Developments



LOCATION

Entrance of NAC



AREA

910 Arces



NO. OF UNITS

4,200 Villas



UNIT TYPES

Standalone Villas,
Townhouses & Twin
Houses



DELIVERY DATE

Dec **2022** -
Jan **2025**



FACILITIES

Landscape, Water Features, Greenery, Open
Spaces, Hospital, Schools, Swimming Pools
& Clubhouse



UNIT AREAS

Start: **230** m²

THE LOFT

Developer: Living Yards Developments (LYD)



LOCATION

R7 District



AREA

23 Arces



NO. OF UNITS

Around **1,000**



UNIT TYPES

Apartments & Duplexes



UNIT AREAS

85-400 m²



FACILITIES

Commercial Areas, Swimming Pools,
Semi-Olympic Pool, Lagoons, BBQ Areas,
Underground Parking & Bicycle Track



DELIVERY DATE

2023-2024

THE LOFT DOWNTOWN

Developer: Living Yards Developments (LYD)



LOCATION

Downtown



AREA

10,000 m²



NO. OF UNITS

Ground & **8** Floors



UNIT TYPES

Commercial & Administrative Units



DELIVERY DATE

In **3** Yrs



UNIT AREAS

Start: **25** m²

THE LOFT PLAZA

Developer: Living Yards Developments (LYD)



LOCATION

Downtown



AREA

8,500 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Residential, Commercial, Administrative & Medical Units



UNIT AREAS

35 – 200 m²



FACILITIES

Dancing Fountain, Kids Area, Entertainment Activities, Elevators, Smart Solutions for Electricity Management, Security, Irrigation System & Smart Parking



DELIVERY DATE

4 Yrs (2025)

THE LOFT CAPITAL CENTER

Developer: Living Yards Developments (LYD)



LOCATION

R7 District



AREA

3,000 m²



NO. OF UNITS

3 Floors



UNIT TYPES

Retails, Offices &
Clinics



DELIVERY DATE

3 Yrs (2024)



FACILITIES

Gym, Cafes, Bank, Barber & Hair
Salon, Laundry Shops, Pharmacy,
Restaurants & Retail Shops



UNIT AREAS

56 - 360 m²

VIDA WEST MALL

Developer: Locations Developments



LOCATION

Downtown



AREA

2,400 m²



NO. OF UNITS

Ground & **8**
Upper Floors



UNIT TYPES

Commercial, Administrative
& Medical Units



DELIVERY DATE

In **3** Yrs



FACILITIES

Food Court, Dancing Fountain, VR Cinema, 9D
Cinema & Toilets



UNIT AREAS

Administrative & Medical Units: **42 - 69** m²
Commercial Units Start: **29** m²

VIDA MALL

Developer: Locations Developments



LOCATION
Downtown



AREA
2,210 m²



NO. OF UNITS
Ground & **8** Upper
Floors (Each Floor
Contain **15** Units)



UNIT TYPES
Commercial, Administrative
& Medical Units



DELIVERY DATE
After **3 Yrs (2024)**



FACILITIES

Food Court, Dancing Fountain, VR Cinema,
9D Cinema & Toilets



UNIT AREAS

Administrative & Medical Units: **42 - 69** m²
Commercial Units Start: **29** m²

MARVEL MALL

Developer: Locations Developments



LOCATION
MU23 Area



AREA
3,400 m²



NO. OF UNITS
Ground & **7** Upper
Floors (Each Floor
Contain **22** Units)



UNIT TYPES
Commercial, Administrative ,
Medical Units & Residential
Hotel Units (Not Opened)



DELIVERY DATE
After **3 Yrs (2024)**



FACILITIES

Food Court, Dancing Fountain, VR Cinema,
9D Cinema & Toilets



UNIT AREAS

Start: **42** m²

MENORCA

Developer: Mardev Developments



LOCATION

R8 District



AREA

17.64 Acres



NO. OF UNITS

738



UNIT TYPES

Apartments & Duplexes



DELIVERY DATE

2024 (Phase I&II)
2025 (Phase III)



FACILITIES

Lakes, Swimming Pool, Kids' Area, Clubhouse,
Gym, Spa, Roof, Commercial Mall & Green Area



UNIT AREAS

115-277 m²

MARDEV PLAZA

Developer: Mardev Developments



LOCATION

R8 District



AREA

8,800 m²



NO. OF UNITS

Ground & **2 Floors**
(**127** Commercial)



UNIT TYPES

Commercial, Administrative
& Medical Units



DELIVERY DATE

4 Yrs of
Contracting



FACILITIES

Hyper Market, Bank, Food Courts, Cinema,
Pharmacy, Parking & Kids Area










UNIT AREAS

21-80 m²








MALL SKY LIGHT

Developer: Mardev Developments

 LOCATION R7 District	 AREA 3,000 m²	 NO. OF UNITS Ground & 2 Floors	 UNIT TYPES Commercial Units	 DELIVERY DATE 2022-2023
 FACILITIES Lakes, kids Area, Parking, Cinema, Food Court & Green Area			 UNIT AREAS 21-100 m²	

ZIA BUSINESS COMPLEX

Developer: MARGINS Developments

 LOCATION Downtown	 AREA Around 18,000 m²	 NO. OF UNITS 176 (Ground & 10 Floors) & 44 Clinics	 UNIT TYPES Commercial, Administrative & Medical Units	 DELIVERY DATE End- 2023
 FACILITIES 1 st Environment-Friendly Building			 UNIT AREAS 24- 224 m²	

MASTRO MALL

Developer: Marota Developments



LOCATION

Downtown



AREA

Over **5,250 m²**



NO. OF UNITS

Around **120**
(Ground & **5** Floors)



UNIT TYPES

Commercial Units



DELIVERY DATE

Q4 **2024**



FACILITIES

Retail, Restaurants, Food Court & Entertainment Services



UNIT AREAS

36-800 m²

GOLDEN YARD

Developer: Marseilia Real Estate Investment Group



LOCATION

Investors District



AREA

42 Acres



NO. OF UNITS

Around **700**



UNIT TYPES

Luxury Apartments
& Duplexes



DELIVERY DATE

Jun **2023**



FACILITIES

Mall, Green Spaces, Sports Club, Gym, Spa, Swimming Pools, Football Playgrounds, Bikes & Jogging Track, Nursery, Lakes, Fountains, Clinics & Security System





UNIT AREAS

140-305 m²







THE CITY

Developer: Master Group

 LOCATION R7 District	 AREA 54 Acres	 NO. OF UNITS 74 Buildings & 8 Villas	 UNIT TYPES Apartments, Penthouses, Duplexes & Villas	 DELIVERY DATE 3 Yrs of Contracting
 FACILITIES Mall, Adminstrative Units, Medical Center, Cafes, Restaurants, Landscape, Lakes & Club			 UNIT AREAS 155-400 m ²	

PUKKA

Developer: MBG Development

 LOCATION R7 District	 AREA 41 Acres	 NO. OF UNITS 1,696 (42 Buildings)	 UNIT TYPES Studios, Apartments (Ground Floor With Garden)	 DELIVERY DATE In 4 Yrs
 FACILITIES Green Areas, Event Lounge, Swimming Pools, Clubhouse, Solar System, Pet Care Service, Mall, Health Club, Spa & Food Court			 UNIT AREAS 106-227 m ²	

RIVER GREEN MEDICAL TOWER

Developer: MBG Development



LOCATION

MU23 Area



AREA

3,500 m² (BUA)



NO. OF UNITS

210 (3 Basements,
Ground & **8** Floors)



UNIT TYPES

Medical Units



DELIVERY DATE

2024



FACILITIES

Parking, Pharmacy, Anti Bacterial Paints, Epoxy Floors, Earthing System, Air Sterilization System, Firefighting System, Private Waiting Area, Medical Membership, Medical Magazine, Doctors Seminar Rooms, Smoking Areas, Private Entrance, Elevator With Access Card, Central Satellite, Central Wifi, IT System, Call Center Reservation & Front Desk Reservation.



UNIT AREAS

Start: **35** m²

PODIA TOWER

Developer: Menassat Developments



LOCATION

Downtown



AREA

19,782 m²



NO. OF UNITS

3 Basements,
Ground & **25** Floors



UNIT TYPES

Commercial, Administrative
& Medical Units



DELIVERY DATE

2025



FACILITIES

VIP Lobby, Water Features, Internal Plaza, Office Terraces, Food Court, Power Saving Technology System, Smart Mechanical Parking System, Smart Building Technology & 180- Degree View



UNIT AREAS

Commercial Units: **41-466** m²
Administrative &
Medical Units: **49-445** m²


PAVO TOWER

Developer: Mercon Developments

 LOCATION Central Business District (CBD)	 AREA 4,000 m²	 NO. OF UNITS 14 Floors	 UNIT TYPES Commercial & Administrative Units	 DELIVERY DATE After 4 Yrs (2025)
 FACILITIES Social Lounge, Meeting Rooms, Conference Rooms, Central Air Conditioning, Entertainment Hall, Fitness Centers, Places for people with special needs & Rooftop			 UNIT AREAS Administrative Units Start: 30 m² Commercial Units Start: 25 m²	

PROMARK

Developer: MG Developments

 LOCATION Gov't & Bank District (Financial District)	 AREA 8,836 m²	 NO. OF UNITS Ground & 6 Floors	 UNIT TYPES Commercial & Administrative Units	 DELIVERY DATE In 2.5 Yrs (Administrative Units)
 FACILITIES Security & Guarding, Central Air Conditioning, Electronic Gates, Garage & Elevators			 UNIT AREAS Administrative Units: 30 -111 m²	

THE MARK

Developer: MG Developments



LOCATION

Downtown



AREA

3,144
Thousand m²



NO. OF UNITS

3 Basements,
Ground &
10 Floors



UNIT TYPES

Commercial,
Administrative, Medical
Units & Hotel Apartments



DELIVERY DATE

In **3** Yrs
(2024)



FACILITIES

Elevators, Emergency Stairs, Clothes Storage
Rooms, Laundry Rooms, Solar Cells, Cameras,
Central Air Conditioning System (VRF), Fire
Alarm System & Security Gate



UNIT AREAS

Residential Units: **37-70** m²
Administrative Units: **30-124** m²
Commercial Units: **74-124** m²
Medical Units: **35-64** m²

DISCOVERY MALL

Developer: Misr Elhurra Developments



LOCATION

MU23 Area



AREA

6,762 m²



NO. OF UNITS

2 Basements,
Ground & **9** Floors



UNIT TYPES

Retails, Administrative
Offices & Clinics



UNIT AREAS

47 - 1,400 m²



FACILITIES

Garage, Elevator, Security Guard, Kids
Area, Electric Stairs, Fire Systems,
WIFI, Maintenance & Management



DELIVERY DATE

December **2021** (Commercial
Units), December **2022**
(Administrative & Medical Units)

Developer: Misr Italia Properties (MIP)

IL BOSCO

				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	FACILITIES
Heart of Green River	207 Acres	5,100	Villas, Twin Houses, Townhouses & Apartments	Gym, Clubhouse, The Greek, Commercial Hub, Vertical Forest, Valley & Park

PHASE I

			
LOCATION	NO. OF UNITS	UNIT TYPES	DELIVERY DATE
Heart of Green River	1,700	Apartments, Twin Houses & Standalone Villas	Ready For Delivery

THE PARK

			
LOCATION	NO. OF UNITS	UNIT TYPES	DELIVERY DATE
Heart of Green River	12 Buildings	Sky Villas, Garden Villas, Garden Terrace Units & Apartments	End- 2024
			
FACILITIES	UNIT AREAS		
Smart Technologies; keyless Entry System, Facial Recognition, Triple Play Technology, Motion Sensor Lights & Others	Sky Villa, Garden Villa & Garden Terrace Units: 161-315 m ² Apartments: 122- 185 m ²		

THE CLIF



LOCATION

Heart of Green River



UNIT TYPES

Townhouses, Twin Houses, Standalone Villas, Creek Villas & Cliff Villas



NO. OF UNITS

258- 638 m²

Developer: Misr Italia Properties (MIP)

VINCI



LOCATION

Diplomatic Area



AREA

110 Acres



NO. OF UNITS

1,500 Units
& **600** Villas



UNIT TYPES

Villas & Serviced Apartments



DELIVERY DATE

2022



FACILITIES

Vinci Street, Clubhouse, Treeline Promenade & Inner Passageway

COMO LAKES & IMPERIA GARDENS



LOCATION

Diplomatic Area



NO. OF UNITS

818 Units



UNIT TYPES

Como Lakes: Standalone Villas, Twin Houses & Townhouses/ Imperia Gardens: Residential Buildings



UNIT AREAS

Como Lakes:
256 - 693 m²
Imperia Gardens:
138- 315 m²



DELIVERY DATE

2024

VINCI STREET

				
LOCATION	NO. OF UNITS	UNIT TYPES	UNIT AREAS	DELIVERY DATE
Diplomatic Area	2 Floors	Administrative Offices, Commercial Units & Clinics	Commercial Units: 96-100 m ² Administrative Units & Clinics: Up To 69 m ²	2024

TRIO V TOWER

Developer: Nakheel Real Estate Development

				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	DELIVERY DATE
Downtown	7,000 m ²	Ground & 14 Floors	Commercial, Administrative & Medical Units	End- 2024
				
FACILITIES			UNIT AREAS	
9D Cinema Halls, VR Area, Kids Area, Entertainment Features, Cafes, Restaurants, Food Court, Work Stations, 9 Elevators			Commercial Units: 27-104 m ² Administrative Units Start: 30 m ² Medical Units: 48-90 m ²	

DOUBLE TWO TOWER

Developer: Nakheel Real Estate Development

				
LOCATION	AREA	NO. OF UNITS	UNIT TYPES	DELIVERY DATE
Central Business District (CBD)	9,000 m ²	Ground & 23 Floors	Commercial, Administrative Units & Hotel Apartments	3.5 Yrs of Contracting
				
FACILITIES			UNIT AREAS	
Swimming Pools, Spa, Jacuzzi, Sauna, Cafes & Restaurants			Hotel Apartments Start: Around 50 m ² (Expected) Commercial & Administrative Units : Around 32-35 m ² (Expected)	

SOUL PLAZA

Developer: New Jersey Developments (NJD)



LOCATION

R7 District



AREA

Around **2** Acres



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial Units



DELIVERY DATE

After **3** Yrs
(**2024**)



FACILITIES

Underground Parking, Security System, Landscape,
Green Area, Light Control, Vehicle Detection &
Entertainment System



UNIT AREAS

Start: **43** m²

GENESIS

Developer: New Jersey Developments (NJD)



LOCATION

Downtown



AREA

5,800 m²



NO. OF UNITS

Ground & **14** Floors



UNIT TYPES

Commercial,
Administrative, Medical
Units & Hotel Apartments



DELIVERY DATE

4 Yrs
(**2025**)



FACILITIES

Hyper Market, Infinity Pool, Underground
Parking & F&B Outlets



UNIT AREAS

Commercial Units Start: **17** m²
Others Start: **29** m²

GREEN AVENUE

Developer: New Jersey Developments (NJD)



LOCATION
R7 District



AREA
11.5 Acres



NO. OF UNITS
480



UNIT TYPES
Apartments & Penthouses



DELIVERY DATE
After **3 Yrs**
(**2024**)



FACILITIES

Pool, Spa, Plaza, Gym, Fountains, Underground Parking,
Green Area, Cafes, Restaurants & Playground



UNIT AREAS
172-319 m²

Developer: New Plan Developments

ATIKA



LOCATION
R7 District



AREA
35 Acres



NO. OF UNITS
1,500
(**31 Buildings**)



UNIT TYPES
Apartments, Duplexes
& Penthouses



DELIVERY DATE
After **4 Yrs**
(**2025**)



FACILITIES

Artificial Lakes, Greeneries, Clubhouse, Kids Area, Commercial
Hall, Mini-Golf Area, Jogging Track, Gym, Spa, Security, Pools,
Lounge, House Keeping & Parking



UNIT AREAS
70-211 m²

TONINO LAMBORGHINI RESIDENCE



LOCATION
Phase of ATIKA



AREA
15,000 m²



NO. OF UNITS
Ground & **7 Floors** For
Each Building



UNIT TYPES
Hotel Apartments



UNIT AREAS
Start: **117**

ELEVEN

Developer: New Plan Developments



LOCATION

Financial & Business District



AREA

10,000 m²



NO. OF UNITS

Ground & **7** Floors



UNIT TYPES

Commercial & Administrative Units



DELIVERY DATE

In **2.5** Yrs



FACILITIES

Green Building, Solar Energy, Sky Lounge, Conference & Meeting Rooms, HouseKeeping & Electronic Gates



UNIT AREAS

Administrative Units: **43-130** m²

Developer: New Plan Developments

SERRANO



LOCATION

R7 District



AREA

15 Acres



NO. OF UNITS

Around **900** (**17** Buildings)



UNIT TYPES

Apartments & Penthouses



DELIVERY DATE

2.5-3 Yrs



FACILITIES

Shopping Mall, Water Features, Running & Walking Tracks, Restaurants, Gym, Kids Area, Spa, Club House & Library
Lush Landscape



UNIT AREAS

135-327 m²

GRANVIA



LOCATION

At Serrano



AREA

6,000 m²



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial & Medical Units



DELIVERY DATE

3-3.5 Yrs



UNIT AREAS

Commercial Units Start: **85** m² with **34** m² Outdoor

NORTH 31

Developer: Nile Developments

 LOCATION Downtown	 AREA 18,000 m ²	 NO. OF UNITS 36 Floors (5 Underground Floors) with 1,000 Hotel Apartments	 UNIT AREAS Start: 30 m ²	 DELIVERY DATE In 4 Yrs
 FACILITIES Entertainment Services, Open Spaces, Gymnasium, Meeting Room, Cafes & Panorama		 UNIT TYPES Commercial, Administrative, Medical Units & Hotel Apartments		

N MALL

Developer: Olive Tree Development

 LOCATION Downtown	 AREA 2,300 m ²	 NO. OF UNITS 2 Basements, Ground & 8 Floors	 UNIT TYPES Commercial, Administrative & Medical Units	 DELIVERY DATE June 2024
 FACILITIES Elevators, Central Air- Conditioning, 2 Emergency Ladders, 2 Basement Garages, Marble & Granite Entrances & Corridors		 UNIT AREAS Administrative & Medical Units Start: 30 m ² Commercial Units Start: 26 m ²		

JNOUB

Developer: Oriental Urban Development (OUD)



LOCATION

R7 District



AREA

200,000 m²
(Around **50** Acres)



NO. OF UNITS

1,862 Units & **78** Villas
(**23** Buildings)



UNIT TYPES

Apartments, Duplexes,
Townhouses & Villas



DELIVERY DATE

2023



FACILITIES

Landscape Space, Green Areas, Clubhouse, Mosque, Hotel Services, Security, Surveillance Camera, Fire Alarms System, Golf Carts, Room Services & Smart System



UNIT AREAS

Apartments & Duplexes:
120-305 m²
Villas: **324-387.5** m²

OWAGIK TOWERS

Developer: Owagik Development



LOCATION

Downtown
(MU5 Area)



AREA

Total Area: **8,050** m²
(**8,036** m²)



UNIT TYPES

Commercial, Administrative,
Medical & Residential Units



DELIVERY DATE

In **3** Yrs



NO. OF UNITS

596 (82 Commercial Units,
270 Offices, **104** Clinics &
Medical Centers, **140**
Residential Units)



FACILITIES

Green River As A
Background,
Clubhouse, Parking,
15 Elevators, Plaza,
Kids Area & Cinema



UNIT AREAS

Offices: **32-125** m²
Residential Units: **40-125** m²
Commercial Units Start **31** m²
Medical Units Start: **41** m²

TIFFANY BUSINESS PARK

Developer: Pillarz Developments



LOCATION
MU23 Area



AREA
5,412 m²



NO. OF UNITS
Ground & **7** Floors



UNIT TYPES
Retail Areas,
Administrative
Offices & Clinics



DELIVERY DATE
In **3** Yrs
(2024)



FACILITIES

Meeting Rooms, Security Services, Maintenance Services,
Smart Ventilation System, Wi-Fi & Central Air Conditioning



UNIT AREAS

Commercial Units: **65 - 231 m²**
Administrative Units & Clinics: **51 - 223 m²**
Ground & 1st Floors Units start: **65 m²**
2nd Floor Units start: **46 m²**
5th Floor Units start: **50 m²**

RHODES COMPOUND

Developer: Plaza Garden



LOCATION
R7 District



AREA
100 Acres



NO. OF UNITS
3,850 Apartments
& **360** Villas



UNIT TYPES
Apartments & Villas



DELIVERY DATE
2023



FACILITIES

Shopping Mall, Fountains, Artificial Lake, Kids Playground, Social Club,
Security, Camera, Parking, Electronic Gates, Spa, Bike & Walkway
Lanes, Cinema, Landscape, Green Area, Mosque & Nursery



UNIT AREAS

Start: **141 m²**

Developer: Pyramids Developments

LA CAPITALE COMPOUND



LOCATION
R7 District



AREA
13.5 Acres



UNIT TYPES
Apartments, Penthouses,
Duplexes & Studios



DELIVERY DATE
In **6M**



FACILITIES

Lakes, Spa, Parking, ACs, Gym, Walking Trails, Security,
Alternative Energy, Club House, Electronic Gates & Kids Area



UNIT AREAS
45-240 m²

LAKE STUDIOS



LOCATION
Part of La Capitale
Compound



UNIT TYPES
Furnished Studios



UNIT AREAS
43-75 m²



FACILITIES
Fully Furnished, Lake View, Lobby,
House Keeping, Electronic Gates,
Parking & Security

LA CAPITALE MALL



LOCATION
Part of La Capitale
Compound



UNIT TYPES
Commercial Shops, Administrative
Spaces & Medical Clinics



UNIT AREAS
Start: **30 m²**



FACILITIES
Restaurants, Cafes, Electronic
Gates, Parking & Security

LA CAPITAL SUITE LAGOON

Developer: Pyramids Developments



LOCATION
R7 District



AREA
40.5 Acres



UNIT TYPES
Serviced Apartments



FACILITIES
Lakes, Clubhouse, Landscape,
Pools & Security



DELIVERY DATE
3 Yrs

GRAND SQUARE MALL

Developer: Pyramids Developments



LOCATION
Business District



AREA
7,800 m²



NO. OF UNITS
7 Floors



UNIT AREAS
Start: **20** m²



DELIVERY DATE
In **3M**



FACILITIES

Drive-Thru Market, Alternative Energy Sources, Dancing Fountain, Panorama View, Electronic Gates, Security & Parking



UNIT TYPES

Commercial, Administrative
& Medical Units

CHAMPS ELYSEES

Developer: Pyramids Developments



LOCATION

Business District



AREA

8,700 m²



NO. OF UNITS

Ground & **7** Floors



UNIT TYPES

Commercial Shops,
Administrative Spaces &
Medical Clinics



DELIVERY DATE

In **6M**



FACILITIES

Dancing Fountain, Aqua Park, Electronic
Gates, Parking & Security



UNIT AREAS

PARIS MALL

Developer: Pyramids Developments



LOCATION

MU23 Area



AREA

23,600 m²



NO. OF UNITS

Ground & **11** Floors



UNIT TYPES

Commercial Shops,
Administrative Spaces &
Medical Clinics



DELIVERY DATE

End- **2022**



FACILITIES

Restaurants, Cafes, Electronic Gates,
Parking & Security



UNIT AREAS

Start: **20** m²

PARIS EAST MALL

Developer: Pyramids Developments



LOCATION

Between R2 & R3 Districts



AREA

27,000 m²



NO. OF UNITS

12 Floors



UNIT TYPES

Commercial Shops,
Administrative
Spaces & Medical



FACILITIES

Dolphin Show, Aquarium, Simulation of Tropical Forest Above The Mall & Other Entertainment Activities

PYRAMIDS MALL

Developer: Pyramids Developments



LOCATION

Downtown



AREA

45,000 m²



NO. OF UNITS

Ground & **5** Floors



UNIT TYPES

Commercial Units



DELIVERY DATE

In **2** Yrs



FACILITIES

Aqua, Plaza, Food Court, Security, Cinema, Kids Area & Hologram



UNIT AREAS

Start: **20** m²

PYRAMIDS BUSINESS TOWER

Developer: Pyramids Developments



LOCATION

Downtown



AREA

22,000 m²



NO. OF UNITS

Ground & **20** Floors



UNIT TYPES

Commercial,
Administrative
& Hotel Units



DELIVERY DATE

2.5 Yrs



FACILITIES

Kids Area, Aqua, Plaza, Food Court, Security,
VR & Cinema



UNIT AREAS

Commercial Units Start: **25** m²
Others Start: **30** m²

RADIX AGILE

Developer: Radix Development



LOCATION

Downtown



AREA

7,500 m²



NO. OF UNITS

Ground & **12** Floors



UNIT TYPES

Administrative,
Commercial &
Medical Units



DELIVERY DATE

2025



FACILITIES

Mangement System, Show Rooms, Interactive Screens,
Interactive Colomn, VIP Lounge, Car charger, Panoramic
Elevators, Administrative Services, Meeting Rooms, Facility
Management System, Clinic Services & Digital Signage



UNIT AREAS

Commercial Units Start: **25** m²
Administrative Units Start: **20** m²
Medical Units Start: **25** m²

STELLA PARK

Developer: Remco Tourism Villages Construction Company (RTVC)



LOCATION
R7 District



AREA
150 Acres



UNIT TYPES
Villas, Apartments & Duplexes



UNIT AREAS
144 - 200 m²



FACILITIES
2 Malls, Parking & Club



DELIVERY DATE
3 Yrs (2024)

CAPITAL PARK

Developer: RFCO Development



LOCATION
Downtown



AREA
5,200 m²



NO. OF UNITS
Ground & **12** Floors



UNIT TYPES
Retails,
Administrative
Offices & Clinics



DELIVERY DATE
3 Yrs of Contracting



FACILITIES
Security, CCTV, Underground Parking,
VIP Services, Cafes & Restaurants
"



UNIT AREAS
Start: **35 m²**

CAPITAL CROWN

Developer: RFCO Development



LOCATION

Downtown



AREA

5,200 m²



NO. OF UNITS

Ground & **12** Floors



UNIT TYPES

Retails, Administrative
Offices & Clinics



UNIT AREAS

Start: **35** m²



FACILITIES

Security, CCTV, Underground Parking, VIP
services, Cafes & Restaurants



DELIVERY DATE

3 Yrs of Contracting

ILMONDE

Developer: RFCO Development



LOCATION

R7 District



AREA

23 Acres



NO. OF UNITS

32 Buildings
(**944** Residential Units
& **140** Luxurious Units)



UNIT TYPES

Apartments only



UNIT AREAS

77-295 m²



FACILITIES

Crystal Lakes, Security Guard, Parks, Kids Area, Cafe Area, Shops,
Gym, Sala Bianca Commercial Mall, Greenery, Plaza, Social Club,
2 Smart Gates, Underground & Overground Parking, F&B
Outlets, Water Tanks, Intercom System & Solar Energy



DELIVERY DATE

3 Yrs of Contracting

SALA BIANCA

Developer: RFCO Development



LOCATION
R7 District



AREA
7,200 m²



NO. OF UNITS
Ground & **2** Floors



UNIT TYPES
Commercial Units



UNIT AREAS
Start: **35** m²



FACILITIES

Restaurants, Cafes, Parking, Public Toilets & Plaza



DELIVERY DATE

3 Yrs of Contracting

TRITON TOWER

Developer: RNA Developments



LOCATION
Central Business District (CBD)



AREA
4,000 m²



NO. OF UNITS
Ground & **13** Floors



UNIT TYPES
Commercial, Administrative & Medical Units



DELIVERY DATE
4 Yrs of Contracting



FACILITIES

Food Court, Restaurants, Cafes & Kids Area



UNIT AREAS

Commercial Units Start: **24** m²
Administrative & Medical Units Start: **29** m²

ELEVADO TOWER

Developer: RNA Developments



LOCATION
Downtown



AREA
2000 m²
(BUA **600** m²)



NO. OF UNITS
Ground & **10** Floors



UNIT TYPES
Commercial,
Administrative
& Medical Units



DELIVERY DATE
2.5 Yrs of Contracting



FACILITIES

Entertainment, Food and Dining Destinations,
Medical Centers & Corporations



UNIT AREAS

Commercial Units Start: **32** m²
Administrative & Medical Units Start: **35** m²

CAPITAL PRIME BUSINESS PARK

Developer: Royal One Developments



LOCATION
MU23 Area



AREA
6,000 m²



NO. OF UNITS
Ground & **5** Floors



UNIT TYPES
Commercial,
Administrative, Medical
& Residential units



DELIVERY DATE
In **3** Yrs



FACILITIES

Recreation Facilities, Cafes, Restaurant, Sky Lounge,
Meetings & Events Room, Outdoor Plaza, Solar Energy,
Gym, Landscape, Study Rooms, Kids Area, Central Air
Conditioning, Elevators, Security, Cleaning Services,
Electricity Generators, General Satellite, Mosque, Digital
Billboard, Internet Access, VIP Lounge, Entertainment
Area & Landscape









UNIT AREAS

Commercial Units Start: **43** m²
Administrative Units Start: **27** m²
Medical Units Start: **27** m²
Residential Units Start: **47** m²




CAPITAL HEIGHTS1

Developer: SAFWA URBAN DEVELOPMENT (SUD)

 LOCATION Investors District	 AREA 50 Acres	 NO. OF UNITS Around 1,800	 UNIT TYPES Apartments & Duplexes	 UNIT AREAS Apartments: 160-200 m² Duplexes: 335-505 m²
 FACILITIES Water Passing Between Houses, Swimming Pools, Lakes, Hills Residence, Green Areas, Family Parks & Landscape			 DELIVERY DATE End- 2024	

CAPITAL HEIGHTS2

Developer: SAFWA URBAN DEVELOPMENT (SUD)

 LOCATION Investors District	 AREA 57 Acres	 NO. OF UNITS Around 1,900	 UNIT TYPES Apartments, Duplexes & Palaces	 DELIVERY DATE End- 2024
 FACILITIES Sports Club, Commercial Hub, Smart Homes & Security System			 UNIT AREAS Start: 75 m²	

FINANCIAL HUB

Developer: SAFWA URBAN DEVELOPMENT (SUD)



LOCATION

Financial &
Business District



AREA

6,000 m²(BUA)



NO. OF UNITS

Ground & **7** Floors



UNIT TYPES

Commercial &
Administrative Units



DELIVERY DATE

2023



FACILITIES

Power Saving, Parking, Smart App, Valet,
Concierge, Panorama Elevators, Loading
Elevator, Security System, Fire Alarm & Fully
Finished Offices



UNIT AREAS

Commercial Units: **55-150** m²
Adminstrative Units Start: **45** m²

CAPITAL HUB

Developer: SAFWA URBAN DEVELOPMENT (SUD)



LOCATION

Investors District



AREA

25,000 m²(BUA)



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial Units



FACILITIES

Aquarium, Dancing Fountains, Pharmacies, Shops,
Cafés & Restaurants



DELIVERY DATE

June **2022**




CAPITAL HUB 2

Developer: SAFWA URBAN DEVELOPMENT (SUD)

 LOCATION Investors District	 AREA 30,000 m ²	 NO. OF UNITS Ground & 2 Floors	 UNIT TYPES Commercial Units	 UNIT AREAS Start: 45 m ²
 FACILITIES Banks, Restaurants, Cafes, Pharmacies, Markets, Smart Access, Elevators & Emergency Generators			 DELIVERY DATE June 2022	

THE V

Developer: SAK Developments

 LOCATION R7 District	 AREA 7,300 m ² (Land Area)	 NO. OF UNITS 121 (Ground & 3 Floors)	 UNIT TYPES Commercial, Administrative, Medical Units & Serviced Apartments	 DELIVERY DATE 3 Yrs of Contracting
 FACILITIES Restaurants, Cafes, Retail Stores, Hypermarket, Clinics & Pharmacy "			 UNIT AREAS Commercial Units Start: 61 m ² Administrative & Medical Units Start: 58 m ² Serviced Apartments Start: 55 m ²	

SUENO

Developer: SAK Developments



LOCATION
R7 District



AREA
11 Acres



NO. OF UNITS
12 Buildings



UNIT TYPES
Apartments & Duplexes



UNIT AREAS
60 - 268 m²



FACILITIES

School, Sports Club, Hospital, Gas Station, BUE,
Green Valley, Security Guard, Garden, Kids Area &
Family Park.



DELIVERY DATE

2 Yrs of Contracting

ELITE

Developer: SAK Developments



LOCATION
MU23 Area



AREA
5,500 m²



UNIT TYPES
Administrative,
Commercial &
Medical Units



DELIVERY DATE
Oct- **2023**



UNIT AREAS
Administrative & Medical
Units start: **48 m²**
Commercial Units
Start: **54 m²**



FACILITIES

Gym, Outdoor Swimming Pool, Meetings Rooms, Events
Rooms, Study & Business Rooms, Outdoor Plaza, Sky Lounge,
Solar Panels, Automated ID Gates, Electric Generators, Security,
Firefighting System, Elevator, Central Air Conditioning, Kids
Area, Underground Parking & Digital Billboards & Screens










NO. OF UNITS

**2 Buildings (A & B): 48 Commercial
Units/ 213 Administrative & Medical
Units (2 Basements, Ground & 6 Floors)**

SENSE MALL (1)

Developer: Sense Group

 LOCATION MUI Area (Plot (1/9))	 AREA 1,700 m²	 NO. OF UNITS 75 (Ground & 8 Floors)	 UNIT TYPES Commercial & Administrative Units	 UNIT AREAS Start: 20 m²
 FACILITIES The Mall Take " U" Form, Plaza (Fountain), 2 Escalators, 2 Panoramic Elevators, Parking, Security & 3 Basements			 DELIVERY DATE After 3 Yrs (2024)	

BAYADEGA

Developer: Skyway

 LOCATION Downtown	 AREA 3,600 m²	 NO. OF UNITS Ground & 14 Floors	 UNIT TYPES Commercial Shops, Administrative Spaces & Medical Clinics	 DELIVERY DATE Dec 2024
 FACILITIES Parking, Kids Area, Food Court, Elevators, Escalators, Team Rooms, Gym for administrative units, Screen Display, Business Unit, Meeting Room, Team Room, Panoramic Elevator for Food Court, Outdoor Waiting Area for Clinics & 2 Entrances			 UNIT AREAS Commercial Units Start: 20 m² Administrative Units Start: 26 m² Medical Units Start: 35 m²	

Developer: Smart View (Owner) & Dar Al Tamauz (Developer)

TOWN GATE COMPOUND



LOCATION
R7 District



AREA
21 Acres



NO. OF UNITS
900 (Each Building:
Ground & **7** Floors)



UNIT TYPES
Apartments &
Duplexes



UNIT AREAS
126-380 m²



FACILITIES

Pharmacies, Underground Parking, Shopping Mall, Mega Hypermarket, Food Court, Walking Tracks, Bike Track, Kids Area, Swimming Pools, Landscape, Playgrounds, Free Garden, Central WIFI, ATM, Clubhouse, Elevators, Parking, Security, Mosque, Solar System, Medical Center, Beauty Center, Restaurants, Cafes, Baby Sitting Center & Dancing Fountain



DELIVERY DATE

June **2023** (Phase I)/
December **2023** (Phase II)

TOWN GATE MALL



LOCATION

Part of TownGate
Compound



NO. OF UNITS

Ground & **2** Floors



UNIT TYPES

Commercial, Administrative
& Medical Units



UNIT AREAS

58-662 m²

ENTRADA

Developer: Sorouh Developments



LOCATION
R7 District



AREA
72 Acres



NO. OF UNITS
3,000



UNIT TYPES
Apartments,
Duplexes & Offices



DELIVERY DATE

Sep **2022**



FACILITIES

Medical Center, Health Club, Water Feature,
Green Area & Pedestrian Lane



UNIT AREAS

115-268 m²

ENTRADA AVENUE

Developer: Sorouh Developments



LOCATION
R7 District



AREA
29,000 m² (BUA)



NO. OF UNITS
Ground & **2** Floors



UNIT TYPES
Commercial, Medical & Administrative Units



DELIVERY DATE
3-3.5 Yrs
(2024-2025)



FACILITIES

Restaurants with Outdoor Spaces, Landscapes, Gym, Spa, Cafes & Entertainment Services



UNIT AREAS

Commercial Units Start: **30** m²
Adminstrative & Medical Units Start: **39** m²

CITADEL

Developer: Sorouh Developments



LOCATION
Financial & Business District



AREA
9,000 m²



NO. OF UNITS
7 Floors



UNIT TYPES
Commercial & Administrative Units



DELIVERY DATE
3 Yrs **(2024)**



FACILITIES

Restaurants, Gym, Central Park, Cafes, Green Area, Smart Offices & Meeting Rooms



UNIT AREAS

Start: **39** m²

DE JOYA

Developer: Taj Misr Developments



LOCATION

R8 District



AREA

23 Acres



NO. OF UNITS

32 Buildings



UNIT TYPES

Studios, Apartments & Duplexes



DELIVERY DATE

2025



FACILITIES

Solar-Powered Project & Commercial Mall



UNIT AREAS

70-274 m²

DE JOYA 2

Developer: Taj Misr Developments



LOCATION

R8 District



AREA

11 Acres



NO. OF UNITS

15 Buildings



UNIT TYPES

Studios, Apartments & Duplexes



DELIVERY DATE

After **4** Yrs of Contracting



FACILITIES

Aquarium, **3** Swimming Pools, Indoor Swimming Pool, Bikes Track, Running Track, Clubhouse, Spa, Underground Parking & Outdoor Cinema



UNIT AREAS

70-378 m²

EZDAN

Developer: Taj Misr Developments



LOCATION
Downtown



AREA
6,500 m²



NO. OF UNITS
200
(Ground & **5** Floors)



UNIT TYPES
Commercial Properties



DELIVERY DATE
After **4** Yrs of Contracting



FACILITIES

Kids Area, Waterfalls, Fun Zone, Screen Lazer Footprint, Dancing Fountain, Mega 3D Screen, Sky Terrace, Underground Parking, Security & Screen Ads, Hologram Screen & Plaza



UNIT AREAS
Start: **17** m²

5 BUSINESS HUB

Developer: Tamayoz Developments



LOCATION
Downtown



AREA
2,600 m²



NO. OF UNITS
12 Floors



UNIT TYPES
Medical, Administrative, Retail & Restaurants



DELIVERY DATE
After **4** Yrs (**2025**)



UNIT AREAS
Administrative, Commercial & Medical Units start: **20** m²

ARMONIA

Developer: The Land Developers



LOCATION
R7 District



AREA
42 Acres



NO. OF UNITS
Around **1,700**



UNIT TYPES
Apartments & Villas



DELIVERY DATE
2023-2024



FACILITIES

Recreational Zone, Kids Area, Outdoor Gym, Kids Pool, Cycling Lane, Family Park, BBQ Area, Cafes, Jogging Lane, Leisure Hammocks, ClubHouse & Swimming Pools



UNIT AREAS
71-343 m²

ARMONIA WALK

Developer: The Land Developers



LOCATION
R7 District



AREA
18,000 m² (BUA)



NO. OF UNITS
Ground & **2 Floors**



UNIT TYPES
Commercial Shops,
Administrative Spaces
& Medical Clinics



DELIVERY DATE
2024



FACILITIES

Elevators, Prayer Room, Bathrooms, Handicapped Access, CCTV System, BMS System, Smoke Detectors, Generator, Underground Parking & Central AC



UNIT AREAS
Commercial Units: **72-150 m²**
Administrative & Medical Units: **24-150 m²**

BOTANICA

Developer: New Generation Real Estate Development



LOCATION
R7 District



AREA
23 Acres



NO. OF UNITS
1,000



UNIT TYPES
Apartments & Duplexes



DELIVERY DATE
4 Yrs (2025)



FACILITIES

Commercial Mall, Clubhouse, Gym, Spa & Playground



UNIT AREAS

79 -350 m²

UNI-TOWER (1&2)

Developer: UC Developments



LOCATION
Downtown



AREA
6,000 m²
(**3,000 m²/Tower**)
(BUA: **11,000 m²**)



NO. OF UNITS
2 Towers
(Each Ground
& **10 Floors**)



UNIT AREAS
25-1,000 m²



DELIVERY DATE
2024



FACILITIES

Plaza, Aquarium Floor, Wildlife Zone, Sky Lounge, Chilling Lounge, Food Court, Parking, Fire Suppression System, Elevators & Mega Outdoor Screen



UNIT TYPES

Hotel, Commercial, Administrative & Medical Units

CAPITAL SQUARE

Developer: United Developments



LOCATION
Downtown



AREA
8,000 m²



NO. OF UNITS
200



UNIT TYPES
Commercial & Administrative Units



DELIVERY DATE
Q4 2024



FACILITIES

3 Levels Underground Parking, Monitoring System, Fountain in The Entrance & Others



UNIT AREAS

Start: **30 m²**

SOLAS

Developer: Vow Developments



LOCATION

Financial &
Business District



AREA

8,000 m²



NO. OF UNITS

2 Basements, Ground
& **7** Floors



UNIT TYPES

Administrative Buildings



DELIVERY DATE

Oct **2023**



FACILITIES

Conference Center, Parking, Meeting Rooms, Elevators,
Security CCTV, Waiting Lounge, Water Features, Landscape,
Green Area, Fitness Area & Entertainment Area



UNIT AREAS

48-530 m²

AVALON

Developer: W ASSETS (Owner) & Investwell (Commercial Consultant)



LOCATION

Financial District



AREA

8,400 m²



NO. OF UNITS

2 Buildings
(Each: Ground & **7** Floors)



UNIT TYPES

Administrative Units



DELIVERY DATE

June **2023**



FACILITIES

Avalon Park, Convention Center, VIP Lounge, Rooftop Venue,
Catering Services, Indoor Lounge, Showrooms, Gym, Reading Area,
Game Room, Pontry, Serviced Offices & Document Lockers



UNIT AREAS

Start: **70** m²

ORIENT BUSINESS COMPLEX

Developer: Watan Developments



LOCATION

Downtown
(MU69 Block)



AREA

2,319 m²



NO. OF UNITS

Ground & **10** Floors



UNIT TYPES

Commercial,
Administrative
& Medical Units



DELIVERY DATE

2024



FACILITIES

Parking Slots, Kids Area, Food Court, Storage Areas, ATM Machines, Internet, Central AC, Landlines, Elevators, Escalators, Solar Energy, Firefighting & Fire Alarms, VIP Business Lounge, Outdoor Water Features, Electricity Generators, Security, Visible Intercom, Public CCTV, HVAC System, Operation & Maintenance Company, Dine Out Cafes & Outdoor Areas



UNIT AREAS

Commercial Units Start: **20** m²
Administrative & Medical
Units Start: **36** m²

THE CAPITAL WAY COMPOUND

Developer: Waterway Developments



LOCATION

Investors District



AREA

42 Acres



NO. OF UNITS

1,508 & 120
Serviced Apartments



UNIT TYPES

Finished Units &
Serviced Apartments



DELIVERY DATE

2022



FACILITIES

Private Swimming Pool, Garden, Playing Area, Clubhouse, Outdoor Cinema, Kids Area, Water Feature, Parking, Pets Area, Social Club & Commercial Spaces (Retail & Offices)



UNIT AREAS

Apartments: **90-333** m²
Serviced apartments: **60-500** m²

ZAMALL

Developer: Zaytoun Development



LOCATION
Downtown



AREA
3,521 m²
(BUA: **1,056 m²**)



NO. OF UNITS
Ground & **5** Floors



UNIT TYPES
Commercial Units



DELIVERY DATE
Jan **2024**



FACILITIES
Parking, Oper Air Area, **2** Entrances,
Retails & Food Court



UNIT AREAS
Start: **23 m²**

MIZAR

Developer: ZODIAC Developments



LOCATION
Downtown



AREA
2,650 m²



NO. OF UNITS
Ground & **12** Floors



UNIT TYPES
Commercial,
Administrative
& Medical Units



DELIVERY DATE
3.5 Yrs
(Beginning-**2025**)



FACILITIES
Food Court, Cafes, Retail spaces, **2**- Level Underground
Parking, Maintenance, Plaza, **5** Elevators & Escalators



UNIT AREAS
Administrative & Medical
Units Start: **38 m²**
Commercial Units Start: **20 m²**

SECTION III

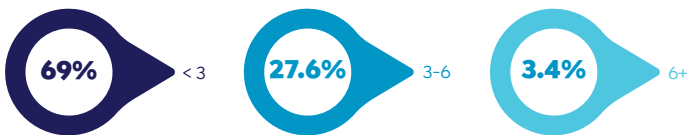
ONE GREAT INVESTMENT POTENTIAL FOR THE PRIVATE SECTOR

Given most significant projects located in NAC, Invest-Gate R&A team has surveyed about 29 private real estate developers to extract their vision for choosing NAC as their investment destination and how they boast the future of Egypt's real estate market.

Analyzing the average number of developers of the new city in, approx. 69% have less than three projects in NAC. About 27.6% have begun developing from three to six projects, and the rest (3.4%) have more than three projects. This indicates that NAC is the new investment destination and the majority of market developers already have or will have their mark in NAC.



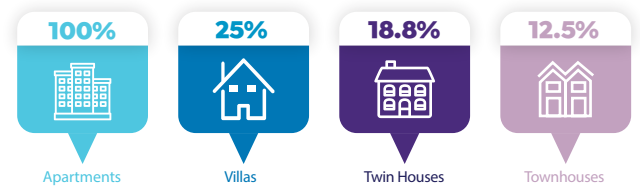
AVERAGE NO. OF PROJECTS COMPANIES HAVE IN NAC



UNIT TYPES



RESIDENTIAL UNIT TYPES

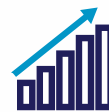


CURRENT MARKET STANCE

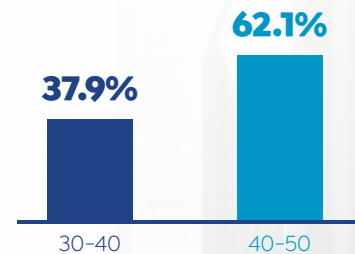
Looking at the demand for units in NAC from the developers' perspective, about 89.7% believe that commercial and administrative units are the most requested unit type; meanwhile, 55.2% see that the residential type is more desired.

All our surveyed Apartments are the most demanded unit type, followed by villas (25%), twin houses (18.8%), and then townhouses, according to 12.5%.

With an eye on the demand wave that most of our surveyed companies witness, according to 37.9% of respondents, the mainstream of consumers, who look forward to relocate, are within the age category of 30-40 years; while the remaining 62.1% of respondents see that the majority of homebuyers age between 40-50 years.



HIGH-DEMAND AGE GROUPS (YRS)



PRIVATE SECTOR'S SALES STRATEGIES & MARKETING DRIVERS

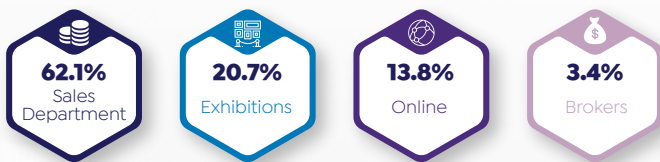
Examining sales strategies and marketing drivers, 65.5% choose to attract homebuyers with extended installment or payment plans. Decreasing unit prices comes second at 62.1%, and low down payments comes third at 27.6% as the most attractive features for today's homebuyers and the most desirable tools to boost demand in NAC.

SPECIAL OFFERS TO BOOST DEMAND



In a bid to further reinforce sales and achieve more, there are several mechanisms followed. Around 62.1% of our surveyed developers depend greatly on the efforts of their sales departments to represent their firms and interact closely with the consumers. Besides, 20.7% of respondents believe that exhibitions' return plays a major role in increasing sales, and approx.. 13.8% of our surveyed developers prefer showcasing their products online for wider and easier reach especially post pandemic. The remaining developers rely more on real estate agents as the main method of sales.

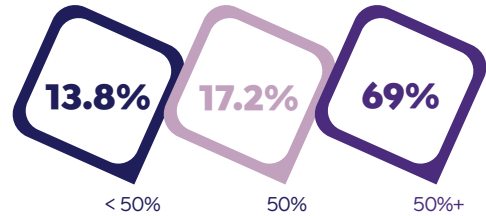
EFFICIENT SALES MECHANISMS



According to 13.8% of our surveyed developers, sales of their NAC projects are less than 50% compared to their other projects. Around 17.2% represent 50% in NAC of total sales; and the remaining 69% achieved sales of more than 50% in NAC, in comparison to other areas. This indicates that the

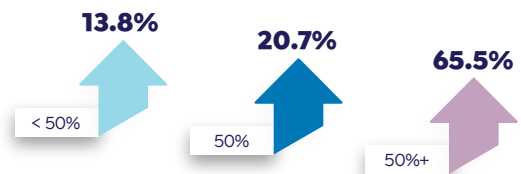
new city has great investment opportunities for the private sector and especially for new commers.

SALES IN NAC VS. OTHER AREAS



Analyzing private investments, Invest-Gate found out that 13.8% of private developers have less than 50% of their investments in NAC. However, 65.5% have more than 50% of their total investments in NAC, with the remaining developers boasting approx. 50% of the their investments in NAC.

INVESTMENTS IN NAC VS. OTHER AREAS



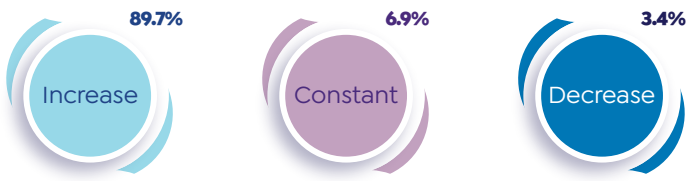
FUTURE OUTLOOK

A majority of 89.7% from private sector stand optimistic as the future in NAC looks promising and all plan to further pump more investments in this new anticipated city. To the contrary, 6.9% remain skeptical and have no clear vision on market development at NAC.

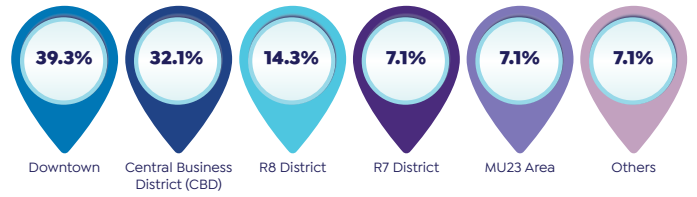
For those who intend to inject more investments, 64.3% plan to invest more in commercial segment, while 7.1% prefer administrative. Additionally, 28.6% tends to pump more investments in residential projects.

Looking at the most attractive locations for investments in NAC, according to 39.3% prefer downtown. Approx. 32.1% prefer the Central Business District (CBD) followed by R8 District, R7 District, MU32 area, among others at similar ratios.

EXPECTED FUTURE INVESTMENTS



PREFERRED LOCATION FOR INVESTMENT



PREFERRED SEGMENT FOR FUTURE INVESTMENTS



About 89.7% of developers see residential demand in NAC is on the rise; however, 6.9% remain indifferent about future demand, and 3.4% expect the adverse that demand will drop.

EXPECTED FUTURE DEMAND



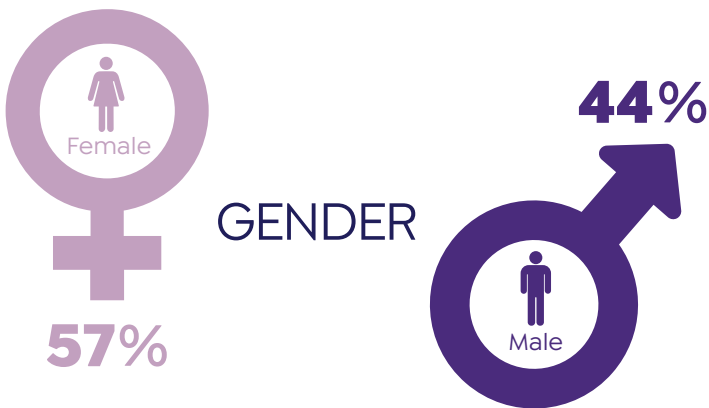
SECTION IV

HOMEBUYER'S PREFERENCES

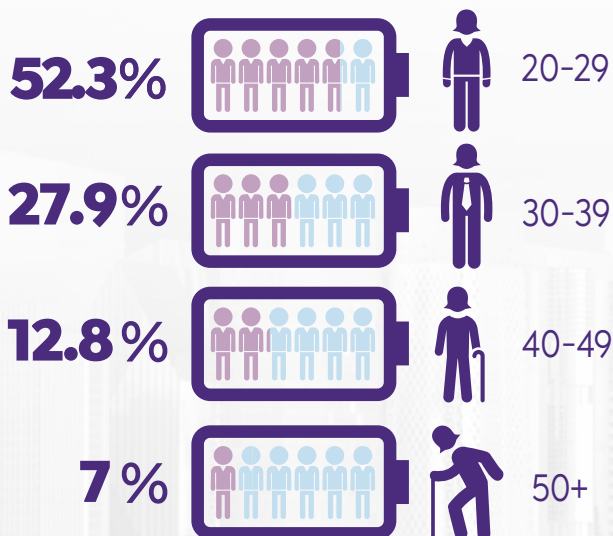
In conducting this study, Invest-Gate R&A team spoke to over 100 potential homebuyer from diverse demographics to analyze the demand in NAC, their preferences, and the idea of relocation outside the capital.

CONSUMERS DEMOGRAPHICS

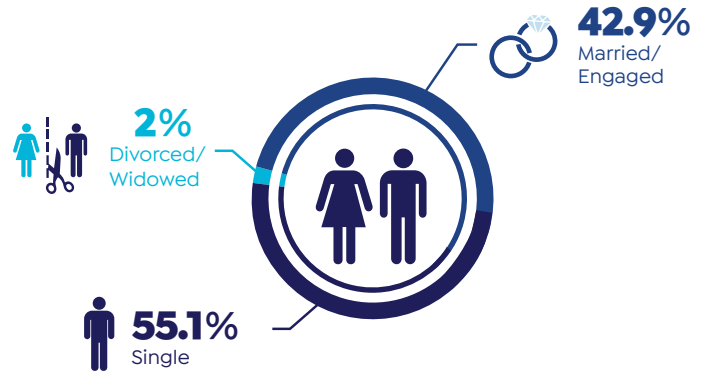
According to our survey, 56.44% of respondents are females and 43.56% males. Approx. 52.3% are between 20-29 years old, 27.9% are between 30-39 years old, and 19.8% are more than 40 years old. Regarding marital status, 55.1% of those polled are single, 42.9% are either married or engaged, and the remaining 2% are divorced or widowed. The majority (approx. 95.9%) are bachelor's degree holders.



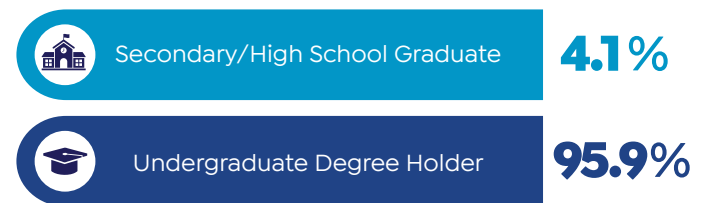
AGE GROUPS (YRS)



MARITAL STATUS



EDUCATIONAL LEVEL



WILLINGNESS TO RELOCATE IN NAC

Regarding the respondents' willingness to own a unit in NAC, 44.6% of polled consumers plan to purchase a unit, while the rest (55.4%) do not have any near plans. Most potential owners (approx. 95.6%) tend to have a residential unit. The remaining 4.4% are going to buy a commercial/administrative unit. Looking at the residential segment, approx. 91.1% of our surveyed respondents prefer to have an apartment, while the rest (8.9%) choose to own a villa.

Future Plans To Own New Home



UNIT TYPES



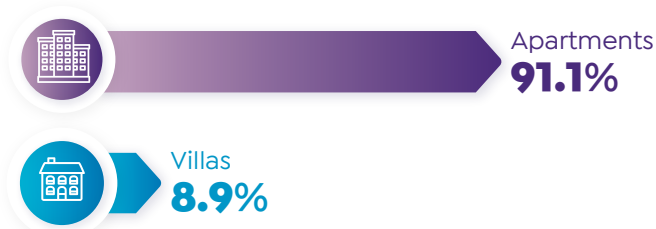
HIGH-DEMAND SERVICES FOR POTENTIAL BUYERS



Regarding affordability, 93.3% need a unit of less than EGP 2 mn, whereas 6.7% can obtain a unit with a price ranging between EGP 2-4 mn.

Focusing on the suitable payment methods, the majority (93.3%) can pay for a unit via installments; however, the rest (6.7%) can buy in cash. For those preferring the installment method, 56.8% see that the payment plan that exceeds eight years is the best for them, while 22.7% prefer to pay within three to six years, and the rest (20.5%) need a payment period between six and eight years.

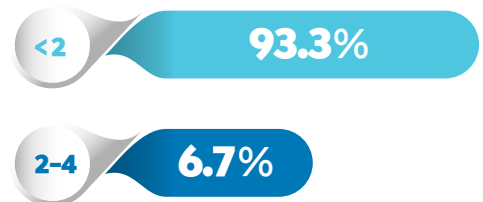
PREFERRED RESIDENTIAL UNIT TYPES



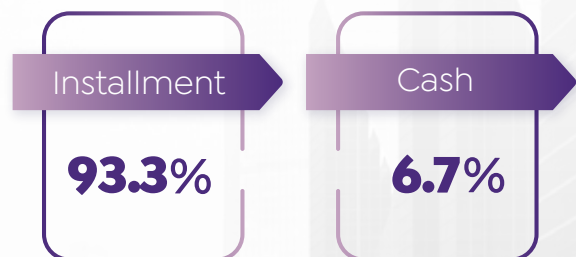
Digging deeper into the respondent's needs, 48.9% of potential buyers prefer their unit area to range between 80 and 100 sqm, while 33.3% choose an area between 100 and 150 sqm. About 13.3% and less prefer units with areas less than 80 sqm, and Only 4.4% prefer units more than 100 sqm in size.

On a similar note, those who are willing to relocate, pay attention to available services. Thus, according to 73.3% of potential buyers, medical and educational services are a priority, while 71.1% emphasize the necessity of security and entertainment services. 68.89% focus on transportation availability and road networks, and the rest (66.7%) look for commercial services.

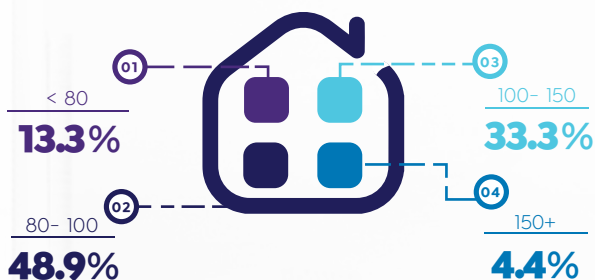
DESIRABLE AVERAGE PRICES (EGP MN)



MOST SUITABLE PAYMENT METHODS

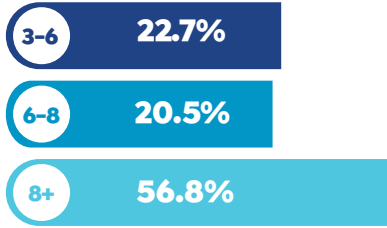


FAVORITE UNITS AREA (M²)





OPTIMUM PAYMENT
PLANS (YRS)

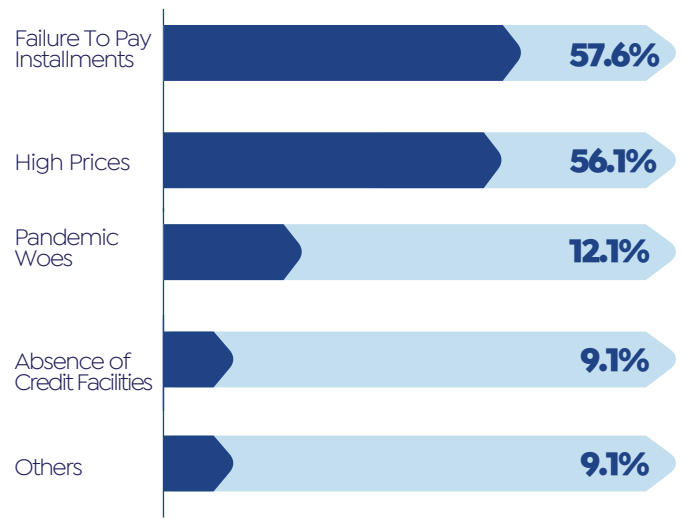


OBSTACLES OF HOME OWNERSHIP IN NAC

For those who cannot afford a residence in NAC, it is worth to note the challenges hindering them from doing so. Approx. 57.6% are unable to pay installments, and 56.1% believe that the high prices are a main reason that hinders them. Additionally, 12.1% of them refer to the pandemic woes and its reverse effect on their purchasing power, and the rest (9.1%) point out to the absence of credit facilities is a challenge too.



OBSTACLES FACING POTENTIAL BUYERS



SECTION V

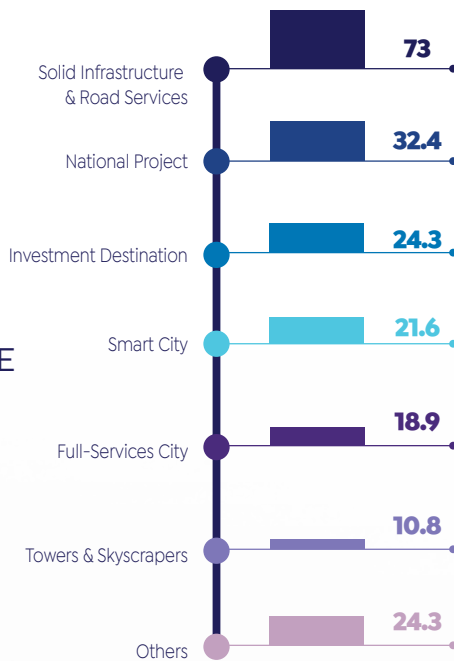
REAL ESTATE AGENTS INSIGHTS

Invest-Gate R&A team surveyed 37 property consultants to dig deeper into the market trends and opportunities.

Since NAC is currently seen as the gateway to the future, most of the real estate developers and agents have directed their investments and activities thanks to the new capital's attractive merits. According to 73% of the surveyed agents, NAC's solid infrastructure and road networks are among the area's alluring points. Meanwhile, 32.4% believe that NAC is a national project that is attention-grabbing to various investors to be part of, while 24.3% of respondents see that it is the present and the future investment destination for national and international investors.

Moreover, 21.6% of surveyed agents affirm that the main advantage of NAC is being smart, which copes with the current technological wave in all aspects not only the real estate one. Adding to this, having all services is what attracts 18.9% of our respondents, yet 10.8% are fascinated with the city's towers and skyscrapers.

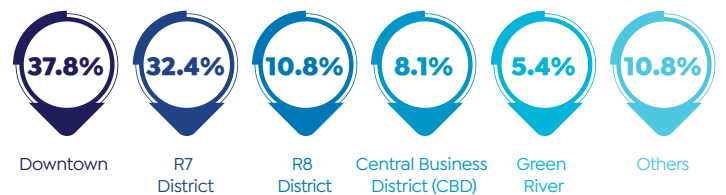
NAC'S ATTRACTIVE ADVANTAGES (%)



Speaking of the high demand areas at NAC from the perspective of the real estate agents, most of them (37.8%) select the downtown area as the top-notch investment area, followed by R7 District, according to 32.4% of respondents.

Furthermore, 10.8% see that the R8 District is among the high command investment areas at NAC, as well as the Central Business District (CBD) and the Green River, according to 8.1% and 5.4%, respectively.

PREFERRED LOCATION



Regarding the most requested unit categories, according to our surveyed property agents, 62.2% believe that the lion's share of consumers is looking for residential units, while the remaining need commercial/administrative ones.

For the residential units, 43.5% of respondents look for apartments, while 26.1% need to own villas. Additionally, 26.1% seek to have townhouses, and the remaining 4.4% search for twin houses.

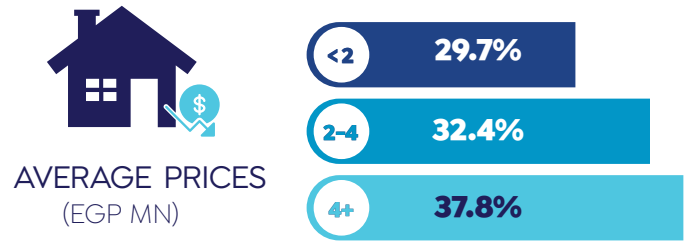
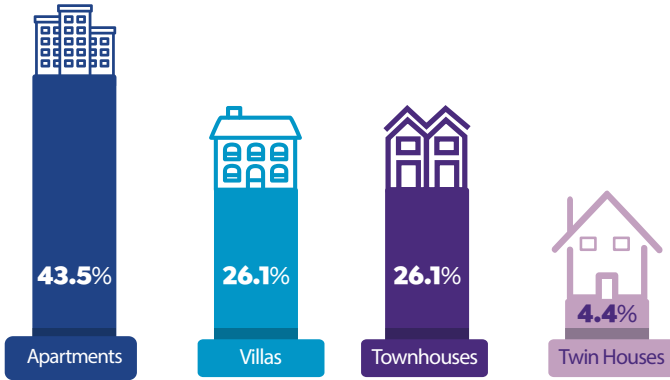
For the most desirable unit areas, regardless the type, most consumers (48.7%), according to the surveyed agents, need unit area more than 150 sqm; however, 35.1% look for unit areas less than 80 sqm.

OFFERED UNIT CATEGORIES

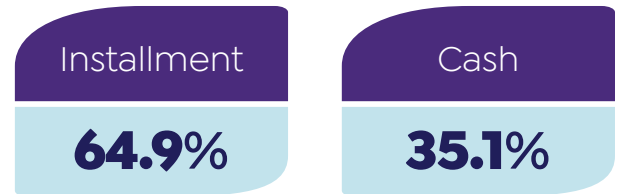




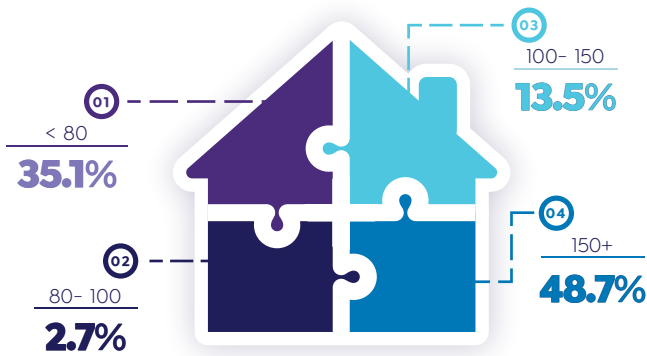
RESIDENTIAL UNIT TYPES



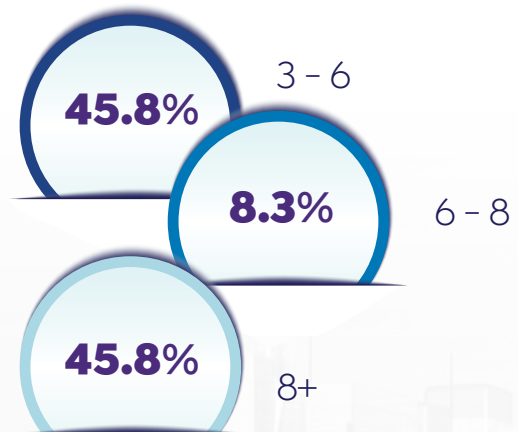
PAYMENT METHODS



UNITS AREA (M²)



OPTIMUM PAYMENT PLANS (YRS)



With an eye on the average prices requested by consumers, based on agents' opinions, 37.8% aspire to have a unit that worth more than EGP 4 mn; yet 32.4% look for a unit price ranging between EGP 2-4 mn, and the remaining need to have a unit with less than EGP 2 mn.

For the preferred payment methods, 64.9% of agents believe that installment is the most requested method for payment, and the remaining believe that cash is the ideal payment way.

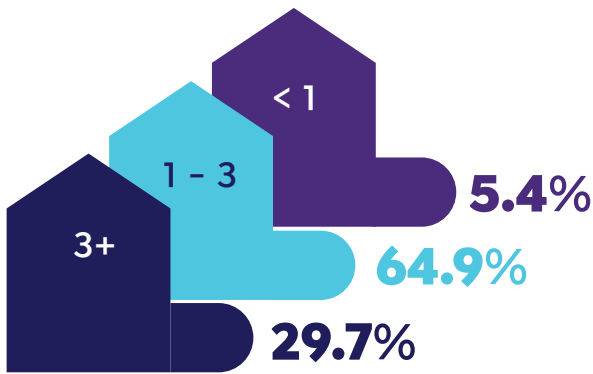
Looking at those who prefer paying via installments, 45.8% of them aspire to pay over three to six years, while 8.3% require from six to eight years, and the remaining (45.8%) need more than eight years.

Concerning the desired delivery dates, 64.9% believe that reserved units will be delivered during the period of one to three years; meanwhile, 29.7% believe units to be ready after three years, and the remaining see that other units might be handy in less than a year.

According to our analysis, we can notice the developers' high interest to invest in NAC, to be part of the future. Besides, the real estate agents have referred to many advantages, including solid infrastructure, road networks, and smart technologies.



EXPECTED DELIVERY DATE (YRS)



In a nutshell, the Invest-Gate R&A team reviews NAC, the future gateway, by highlighting the progress made by the government, in addition to showcasing the features of the significant private sector projects. Moreover, we address the future of NAC market, according to the perspectives of a group of surveyed developers, brokers, and consumers.

Consequently, there are some recommendations to flourish this area more, as follows:

- Provide consumers with more flexible payment plans, such as decrease the amount of down payment, extend the installment years, discounts, etc.
- Facilitate the procedures required for mortgage to purchase a unit.
- Support cooperation protocols between banks and real estate developers to provide mortgage finance over a longer period.
- Issuance of a detailed executive regulation for the president's decision to construct 30% of the project before marketing it to protect the customers' rights and prevent the market from randomness.
- Organization of more exhibitions to enable developers to showcase their projects along with their features, in addition to providing the consumers with a chance to benefit from more offers and encourage them to know more about different projects.



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