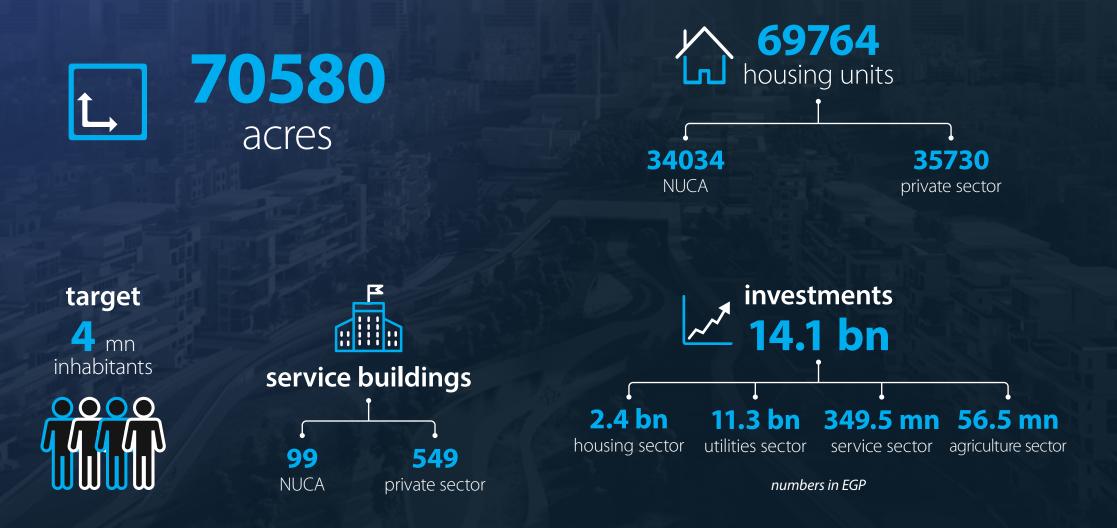


THE VOICE OF REAL ESTATE

NEW CAIRO 18 YEARS OF URBANIZING THE EASTERN SIDE

NEW CAIRO: 18 YEARS OF URBANIZING THE EASTERN SIDE

Egypt issued a decree to establish and develop New Cairo back in 2000 to alleviate the capital's congestion, at the time without utilities, services, or inhabitants. Fast-forward eighteen years later, New Cairo is now the best city among other urban communities in terms of development, population density and housing unit prices. The area attracted countless real estate developers that most investments in 2017 were mainly directed towards first homes east of Cairo.



PUBLIC DEVELOPMENTS

Egypt's Ministry of Housing represented by the New Urban Communities Authorities (NUCA) has been providing different models of affordable housing programs to meet the growing demand of the ever-growing real estate sector.



DAR MISR

First Phase: Qronfol and Andalus residential units (medium-income housing project) completed in November 2017

delivered units size **100** m² total number of units delivered **43**



SAKAN MISR





BEIT AL-WATAN

total land plot

in New Cairo

7191

(for Egyptians living abroad)

Last November, the fifth phase of Beit Al-Watan launched

6841 allocated

350 not allocated

PRIVATE DEVELOPMENTS



THE ADDRESS EAST

by DORRA

- Location: Golden Square
- Ground+4 apartment buildings, duplexes, twin houses
- **7** year payment plan, **5**% down payment
- Delivery within **3** years after signing contract
- **80**% of project dedicated to green areas, landscape and water features
- 700 meter commercial strip
- Clubhouse, UFC Gym, Spa, Restaurants & Cafes, Kids area



EGP 13750 p/m²



PALM HILLS NEW CAIRO

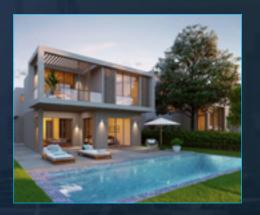
- (in partnership with NUCA)
- Scheduled to be delivered in December 2021
- Customer would pay 10% in advance, 5% when contracting, and the rest: in installments over 7 years

total area **500** acres

EGP **10** bn value of the land

villas **310** - **1175** m²

apartments **142** - **250** m²



SODIC EAST

(in partnership with Heliopolis Housing)

- On the outskirts of The New Administrative Capital
- **8,600** residential units in addition to areas dedicated to commercial and retail use
- Phase **1**: townhouses, twin houses, & standalones
- **7.5** year payment plan and **10**% down payment
- Delivery 4 years

total area **655** acres



VILLETTE SKY CONDOS

by SODIC

- First and second phases of Sky Condos launched
- Delivery **2020**

total area **301** acres

twin houses and townhouses (**260**- **313**m²)

villas, duplexes, and penthouses (**127** - **320** m²)

PRIVATE DEVELOPMENTS



ICITY NEW CAIRO

by Mountain View and Saudi Arabia's Sisban Holding Company in cooperation with NUCA

• Offers **18,000** residential units ranging from apartments, townhouses and standalone villas

total area

500 acres

unit size

100-600 m²

• Expected completion date **2020**



MOSTAKBAL CITY

by El Mostakbal for Urban Development

- the first integrated Mega Green City in New Cairo City
- Total area of phase one: **1490** acres
- Total area of phase two: **1715** acres (many regional services: business centers, medical, educational,entertainment and hospitality & commercial services)

total area **1** mn m²

total investments nearing EGP **8** bn



ZIZINIA EL MOSTAKBAL

by ARDIC for Real Estate Development

- Completed by **2020**
- 80% allocated to green areas and lakes
- Unit size (160-568m²): two-bedroom and three-bedroom apartments, duplexes

total area **70** acres

> **1,807** units



BETA GREENS

by Beta Egypt (El Mostakbal City Phase 3)

- **3000** units (apartments, townhouses & twin houses) distributed on four phases
- Payment facility is up to **9** years
- Delivery in 2021
- Services: club house (2.5 acres), commercial area, laundry services, mosque, school, underground parking, & banks

total area **88** acres

unit size **125–177–230** m²

EGP **3.6** bn investment

PRIVATE DEVELOPMENTS



CAPITAL GARDENS COMPOUND

by Palm Hills

- Facilities: commercial mall, school & club house
- Payment facility: **4 7** years installment plans

total area **103** acres

2,**500** units

unit size **145-260** m²



L'AVENIR COMPOUND

by Sabbour

- Types: apartments, duplexes & townhouses
- Units: apartment areas starting from 160 m² to 223m², duplex area starting from 245 m² to 265 m², town house 270 m²
- Facilities: clubhouse & commercial area
- Payment over **6** years
- Delivery: **4** years

total area **110** acres

THE VOICE OF REAL ESTATE