

An aerial photograph of New Cairo, Egypt, showing a dense urban landscape with numerous high-rise buildings and modern infrastructure. The image is overlaid with a dark blue gradient, which serves as a background for the white text.

INVESTIGATE

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.



70580
acres



69764
housing units

34034
NUCA

35730
private sector

target

4 mn
inhabitants



service buildings

99
NUCA

549
private sector



investments
14.1 bn

2.4 bn
housing sector

11.3 bn
utilities sector

349.5 mn
service sector

56.5 mn
agriculture sector

numbers in EGP



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

(to be completed in 2019)

cost
EGP **5** bn

areas up to
100 m²

18,000
units

Andalus
4416 unit
148 apartment

Third Settlement
4800 unit
200 apartment

Ard Al Maared
8280 unit
345 apartment



BEIT AL-WATAN

(for Egyptians living abroad)

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

total land plot
in New Cairo
7191

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

120-210 m²

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
- Expected completion date **2020**

total area
500 acres

unit size
100-600 m²

EGP **3.6** bn investment



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- 568**m²): 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

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 **223** m², 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



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