

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 semi-transparent filter.

# INVESTIGATE

THE VOICE OF REAL ESTATE

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## NEW CAIRO

18 YEARS OF URBANIZING THE EASTERN SIDE

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# 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** m<sup>2</sup>

total number of units delivered  
**43**



## SAKAN MISR

(to be completed in 2019)

cost  
EGP **5** bn

areas up to  
**100** m<sup>2</sup>

**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** m<sup>2</sup>

EGP **13750** p/m<sup>2</sup>



## 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** m<sup>2</sup>

apartments  
**142 - 250** m<sup>2</sup>



## 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** m<sup>2</sup>)

villas, duplexes, and penthouses  
(**127 - 320** m<sup>2</sup>)

# 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** m<sup>2</sup>

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 m<sup>2</sup>

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**m<sup>2</sup>): 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** m<sup>2</sup>



# 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** m<sup>2</sup>



## L'AVENIR COMPOUND

by Sabbour

- Types: apartments, duplexes & townhouses
- Units: apartment areas starting from **160** m<sup>2</sup> to **223** m<sup>2</sup>, duplex area starting from **245** m<sup>2</sup> to **265** m<sup>2</sup>, town house **270** m<sup>2</sup>
- Facilities: clubhouse & commercial area
- Payment over **6** years
- Delivery: **4** years

total area  
**110** acres



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