



NEW CAPITAL: A GROUNDBREAKING DEVELOPMENT IN EGYPT'S REAL ESTATE MARKET

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INVESTIGATE
— RESEARCH & ANALYSIS —

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ABOUT INVESTIGATE

THE VOICE OF REAL ESTATE

Invest-Gate is Egypt's leading real estate think tank, providing investors, customers, and other stakeholders in the market with the latest trends in the Egyptian real estate sector.

With over 20 roundtables, Invest-Gate has taken the lead in addressing the top challenges facing the Egyptian real estate market with key industry leaders, executives, and officials from different entities across the Egyptian investment landscape.

We are on a mission to empower our readers with the latest trends and unbiased information through our website, magazine, as well as our extensive and impactful social media presence.

Invest-Gate is embarking on an exciting new chapter, poised to redefine the Egyptian real estate industry on regional and global scales. With a lineup of monumental events on the horizon, including top-notch real estate exhibitions and one-of-a-kind conventions, we are driving transformation and innovation in the sector.

Our elite team of experts and specialists in the Research and Analysis (R&A) department contribute to economic knowledge through data-rich studies and uniquely crafted "Market Watch" reports.

As we set our sights on the future, we are committed to fostering a dynamic ecosystem that propels the Egyptian real estate industry to new heights of success and prominence.

For inquiries, email info@invest-gate.me.

ABOUT THIS REPORT

This report explores Egypt's New Capital (NC) as a desirable international investment location. The Egyptian government launched a visionary initiative called the NC, which seeks to build a contemporary, sustainable administrative center that promotes economic growth and improves quality of life.

Based on extensive research and analysis, the report provides a comprehensive overview of the NC on many different levels, as we move from the offering side to the demand one, as well as from the government's vision to the private sector's. This helps build a full and clear picture of the progress being made in the NC.

In conclusion, this report shall benefit investors, policymakers, and stakeholders looking to explore the NC's immense potential for growth, innovation, and prosperity.



SECTION I:

GOVERNMENT ACHIEVEMENTS IN NC

Egypt launched the New Capital (NC) as a strategic solution to alleviate the growing pressure on Greater Cairo, whose population capacity is 8-10 mn. Positioned east of Cairo near the Suez Canal area and regional roads, the NC spans 230,000 acres, with the first phase covering 40,000 acres and targeting a population of 2.4 mn. The city is designed as a fully integrated smart capital, incorporating a government district, financial district, residential communities, medical and sports cities, and a city of arts and culture. The details presented in this section are based on official data from government sources, ensuring accuracy and reflecting the latest updates as of May 2025.

Residential development is a crucial aspect of the NC, with multiple large-scale projects offering a diverse range of housing options. Capital Residence (R3), covering 1,016 acres, includes 24,130 housing units, consisting of residential buildings, villas, and townhouses in 8 neighborhoods. In R3, there are 913 units belonging to the “Your Home in Egypt” initiative with different areas. New Garden City (R5), spanning 885 acres, provides 21,494 housing units alongside commercial units which reach 513 units, in addition to 456 villas. Your Home in Egypt initiative provides a lot of units within R5 with diverse spaces starting from 79 sqm to 344 sqm.

Adjacent to the governmental zone, the Central Business District (CBD) is emerging as a commercial powerhouse with 20 high-rise towers on 195 acres. The district includes 10 mixed-use towers spanning 806,000 sqm with different heights, five residential towers including 1,700 housing units, four connected crescent towers, and the landmark 400-meter Iconic Tower, the tallest in Africa, which contains administrative units, hotel apartments, and hotel rooms. These developments solidify the NC's role as a financial and business hub, attracting regional and international investments.

Moving to Knowledge City, which spreads across 221 acres, is positioned as a hub for research, technology, and innovation, contains 57 specialized laboratories, and targets 6,000 students. Knowledge City includes an information technology institute, a national telecommunication institute, and others like Egypt University of Informatics (EUI) which consists of 4 specialized faculties.

According to The Green River, covering 1,000 acres, it will offer green spaces, lakes, and cultural attractions such as Al Fattah- Al Aleem mosque. In addition, Central Park, one

of the largest in the world, extends over 1,000 acres with a length of more than 10 km and is designed in multiple phases, CP 01, CP 02 and CP 03. Notably, all details about the three phases are shown in this section of our report.

It is worth talking about the Governmental District in NC, extending across 400 acres, which is the core of Egypt's administrative transformation. It houses the Council of Ministers, the House of Representatives, and ministerial buildings on 1.45 mn sqm for phase 1 with 34 buildings among them there are 29 ministries. The district has been designed to enhance efficiency and digital governance, ensuring streamlined operations within government entities.

Recreational and cultural facilities play a significant role in shaping the NC's livability. The Entertainment District, spanning over 4,256 acres, includes luxury resorts, international hotels, a Formula One racetrack, and Egypt's largest shopping and dining complexes.

The New Capital City is set to become a healthcare hub with its Medical City, which contains 40 plots and is being developed under ACUD. This state-of-the-art medical facility includes specialized institutes, complemented by research centers and central laboratories. The space of each hospital ranges from 20,000 to 70,000 sqm and accommodates between 100 and 350 beds.

Then, we move to the sports city in NC, spanning over 105 acres providing a football stadium complex, and courts for volleyball, tennis paddle, and basketball. It also includes a service area, culture and technology building, and other areas. Finally, in the following section, you will be able to find all the details about the government's achievements in NC.

CITY OVERVIEW



East Cairo, Near Sinai, Suez Canal Cities & Eastern Delta Governorates

LOCATION



230,000 Acres

TOTAL AREA



8-10 mn

POPULATION CAPACITY



CITY TARGETS

- Green City
- Business City
- Connected City
- Walkable City
- Sustainable City
- Smart City
- Livable City



NEW CAPITAL

NEIGHBORHOODS



150

NO. OF NEIGHBORHOODS

- 8 Residential Districts
- Diplomatic District (Area: **1,484** Acres)
- Government District (Area: **400** Acres)
- Financial District (Area: **200** Acres)

- Central Business District (Area: **195** Acres)
- Sports City (Area: **105** Acres)
- City of Arts & Culture (Area: **101** Acres)
- Retail & Amenities

PHASE I



40,000 Acres

AREA



PROJECTS



2.4 mn

TARGET POPULATION

Capital Residence (R3)
(Area: **1,016** Acres)

New Garden City (R5)
(Area: **885** Acres)

Central Business District (CBD)
(Area: **195** Acres)

Green River (CP)
(Area: **1,000** Acres)

CAPITAL RESIDENCE (R3)



1,016 Acres

AREA



8

NO. OF NEIGHBOURHOODS



24,130

NO. OF HOUSING UNITS



INCLUDE:

- 697** Residential Buildings (**19,944** Housing Units)
- 328** Villas
- 157** Townhouses (**624** Housing Units)
- 64** Mixed Residential Buildings (**2,560** Housing Units)
- 9** Mixed-Use Buildings (**674** Housing Units)

ALLOCATED HOUSING UNITS



Neighbourhood No. 1, 2 & 8

LOCATION



4,000

NO. OF UNITS



126-173 sqm

UNITS AREA

YOUR HOME IN EGYPT INITIATIVE

 **913**
NO. OF UNITS

 **141-392** sqm
UNITS AREA

NEW GARDEN CITY (R5)

 **885** Acres
AREA

 **385**
NO. OF HOUSING BUILDINGS

 **21,494**
NO. OF HOUSING UNITS

 **513**
NO. OF COMMERCIAL UNITS

 **456**
NO. OF VILLAS

 EGP **6.3** bn till Oct. **2024**
ACHIEVED SALES

YOUR HOME IN EGYPT INITIATIVE

 **521**
NO. OF UNITS

 **79-344** sqm
UNITS AREA

CENTRAL BUSINESS DISTRICT (CBD)

 **195** Acres
AREA

 **20**
NO. OF TOWERS

10 MIXED-USE TOWERS

 **806,000** sqm
AREA

 **80-175** m
HEIGHT

CRESCENT TOWERS

 **4** Connected Towers
NO. OF TOWERS

 Up to **64** m
HEIGHT

5 RESIDENTIAL TOWERS

 **102,000** sqm
AREA

 **152-200** m
HEIGHT

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

ICONIC TOWER



266,000 sqm
AREA



400 m
HEIGHT



NO. OF FLOORS

40 Floors for Administrative Units
10 Floors for Hotel Apartments (**52** Apartments)
30 Floors for Hotel (**183** Rooms)

KNOWLEDGE CITY



221 Acres
AREA



6,000
NO. OF TARGET STUDENTS



57
NO. OF SPECIALIZED LABORATORIES



INCLUDES:

- Information Technology Institute
- Egypt University of Informatics
- Imhotep Center for Innovation and Development
- National Telecommunication Institute
- National Academy for Information Technology for Disabilities

EGYPT UNIVERSITY OF INFORMATICS (EUI)



4

NO. OF FACULTIES

Engineering

Business
Informatics

Digital Arts
& Design

Computing
& Information
Sciences

THE GREEN RIVER



1,000 Acres
AREA

SUPPLY VOLUME

Sports Club

Reading & Science Lake

Great Lake

Islamic Garden

Open Cinema Hall

Central Square

Al Fattah- Al Aleem Mosque

Interactive Garden

Educational Park for Kids

Luxury Oasis

Restaurants

Heritage Garden

Others

CENTRAL PARK



1,000 Acres+
AREA



10 km+
LENGTH

CP 01



375 Acres
AREA



FEATURES

- Islamic Garden
- Social Club
- lakes
- Restaurant
- Open Recreational Areas
- Covered Garden
- Integrated Spa Resort

CP 02



306 Acres
AREA



FEATURES

- Artistic Business Garden
- Entertainment Games Area
- Open-Air Theater (Area: **60** Acres+)
- Open Recreational Areas
- Heritage Garden
- Celebration Squares

CP 03



319 Acres
AREA



FEATURES

- Children's Educational Garden
- Central Plaza
- Recreational Sports Club (Area: **50** Acres+)
- Open Recreational Areas
- Open Library with Reading Gardens
- Restaurant Areas

DIPLOMATIC DISTRICT



1,484 Acres
AREA



200
NO. OF DIPLOMATIC PLOTS



48 (53,000 sqm)
NO. OF RESIDENTIAL BUILDINGS



212 (85,000 sqm)
NO. OF VILLAS



FEATURES

5-Star Hotel (**82,000** sqm)

International School

Commercial Zone

Medical Center

GOVERNMENT DISTRICT



400 Acres (**2** mn sqm)
AREA

HOUSE OF REPRESENTATIVES



2 Basement, Ground & **7** Floors
NO. OF FLOORS



149,000 sqm
BUA

COUNCIL OF MINISTERS



Basement, Ground & **3** Floors
NO. OF FLOORS



74,000 sqm
BUA

MINISTERIAL BUILDINGS



34
NO. OF BUILDINGS



29
NO. OF MINISTRIES



1.45 mn sqm
PHASE I BUA

CITY OF ARTS & CULTURE



101 Acres
AREA

SUPPLY VOLUME

- Opera House
- 4D Cinema
- Outdoor Amphitheater (Capacity: **18,000**)
- Music & Drama Theatres
- Sound Studios

ENTERTAINMENT DISTRICT



AREA
4,256 Acres



NO. OF PHASES
3

SUPPLY VOLUME

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

MEDICAL CITY



ACUD
RESPONSIBLE AUTHORITY



Each Hospital: **100-350** Beds
CAPACITY



Each Hospital: **20,000-70,000** sqm
AREA



40
NO. OF PLOTS

SPORTS CITY



105 Acres
AREA

SUPPLY VOLUME

- Football Stadium Complex
- Basketball Court
- Paddle Court
- Multi-Purpose Courts
- Volleyball Court
- Tennis Court
- Special Needs Lounge
- Gymnasium
- Culture & Technology Building
- Service Area
- Others

PEOPLE'S PARK



AREA
2 mn sqm



DAILY CAPACITY
55,000 Visitors



NO. OF PARKING SPACES
4,500



NO. OF DINING OUTLETS
32 (23,840 sqm)

TRANSPORTATION



CAPITAL INTERNATIONAL
AIRPORT

Area: **600** Acres
Yearly Capacity: **380,000**
Passengers



LIGHT RAIL TRANSIT (LRT)

No. of Stations: **20** (**12** Stations
already Operational)
Daily Capacity: **500,000**
Passengers for Phase I & II



MONORAIL (EAST NILE)

No. of Stations: **22**
Daily Capacity: **500,000**
Passengers

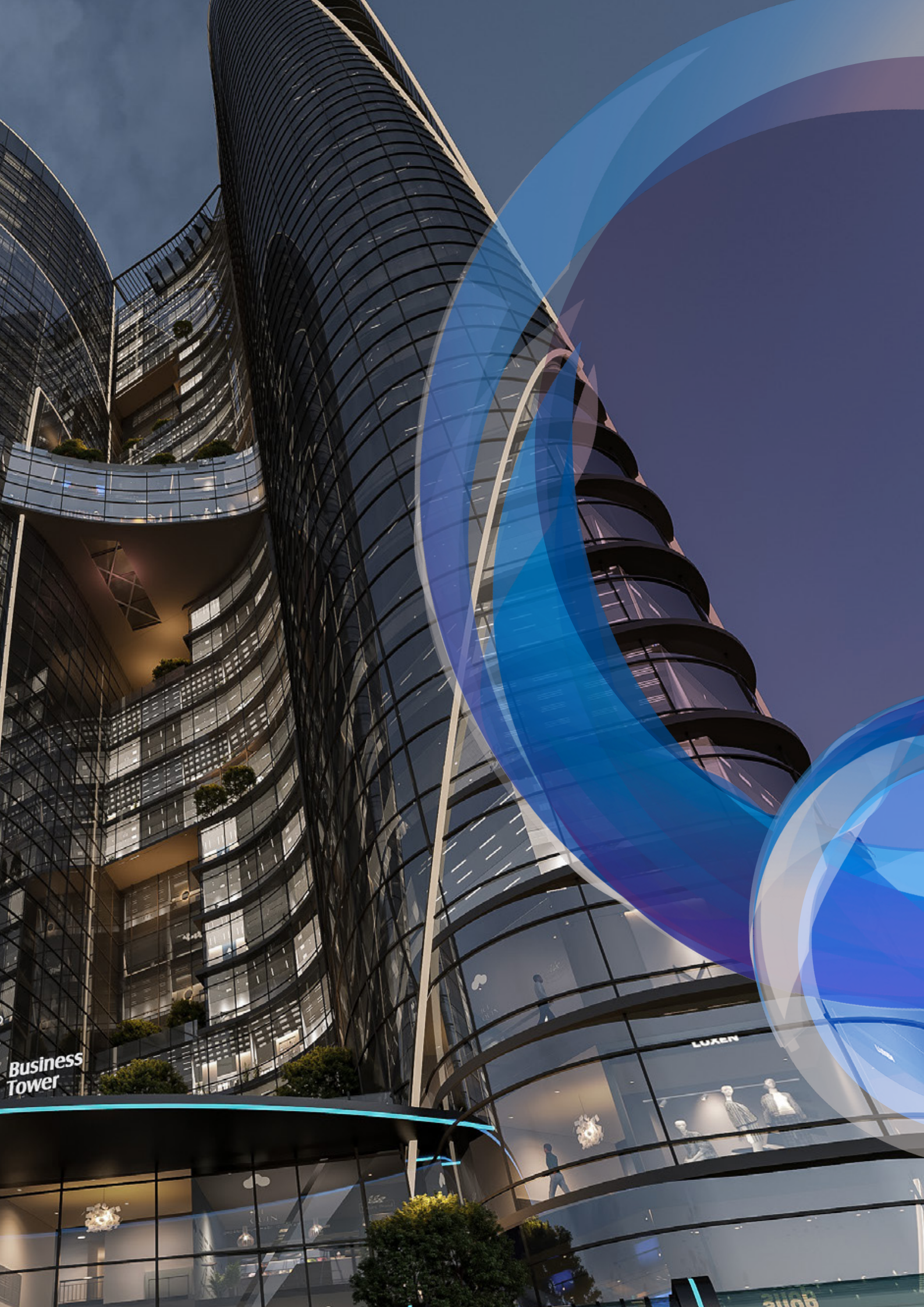


HIGH-SPEED ELECTRIC TRAIN

No. of Stations: **21**
No. of Regional Stations: **8**
No. of Express Stations: **13**



Area: **100** Acres
CENTRAL BUS STATION



Business
Tower

LUXEN

alib

SECTION II:

NC CONSUMERS' PREFERENCES

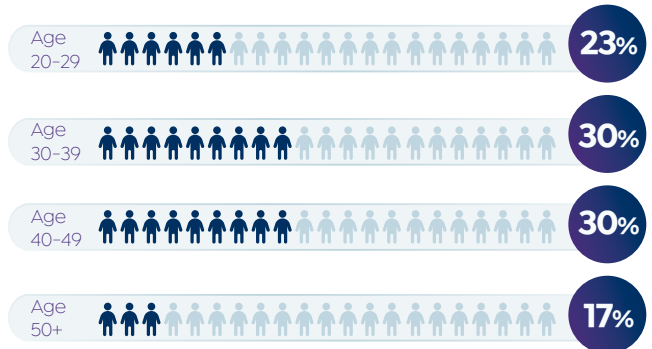
As part of this study, the Invest-Gate R&A team surveyed 121 persons from diverse demographics to assess demand trends, buyer preferences in the New Capital (NC), and the potential for relocation beyond the old capital.

CONSUMER DEMOGRAPHICS

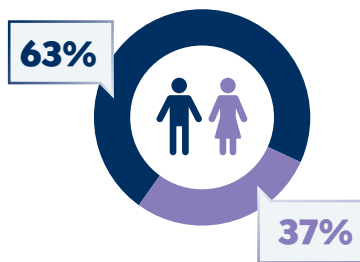
The survey findings indicate that the majority of the sample is male, constituting 63%, and females, 37%. The largest age demographics are the 30-39 and 40-49 year brackets, each representing 30% of the market share. Following these are the 20-29 age group (23%) and the 50+ age group (17%). Regarding marital status, a substantial majority (67%) of respondents are either married or engaged, while single individuals account for 27%, and widowed individuals represent 6%. It is noteworthy that all survey participants possess an undergraduate degree, underscoring the highly educated nature of the consumer demographic.



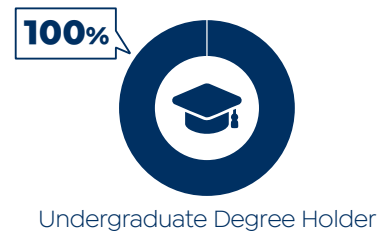
AGE GROUPS



GENDER



EDUCATIONAL LEVEL



MARITAL STATUS



ANALYSIS OF HOMEOWNERS' INSIGHTS

The survey data provides valuable insights into consumer behavior within the NC market. Initially, a significant majority (73%) of respondents have already made a purchase. Examining the motivations behind these purchases, a clear preference for flexible payment options is apparent, with 75% of respondents highlighting this as a key factor. Moreover, security is paramount, influencing the decisions of 64% of buyers. While price and after-sales service are also relevant, they appear to be less decisive factors, impacting 55% and 50% of respondents, respectively. Finally, an analysis of unit ownership reveals that commercial units are the most sought-after (39%), possibly reflecting a strong entrepreneurial spirit among buyers, followed by residential units (32%) and administrative units (29%), indicating a balanced demand across different unit types.



OWNING UNIT IN NC



UNIT TYPE



39%
Commercial



32%
Residential



29%
Administrative



★ KEY REASONS FOR BUYING



Payment Terms

75%



Security

64%



Prices

55%



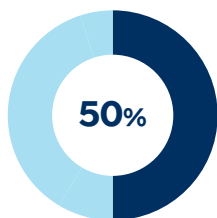
After-Sales Service

50%

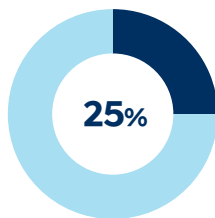
Regarding residential property choices, the composition of the residential segment among survey respondents demonstrates a clear preference for apartment living, with 50% of this group owning such units. Followed by 25% believe that villas represent the most popular housing choice. Twin houses constitute 14% of the market, while townhouses represent the smallest segment at 11%. This distribution suggests a potential market saturation for apartments or a strong preference for this type of housing within the surveyed population.



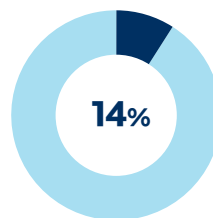
RESIDENTIAL UNIT TYPE



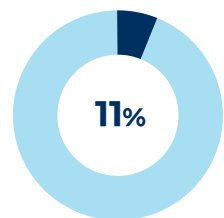
Apartment



Villa



Twin House

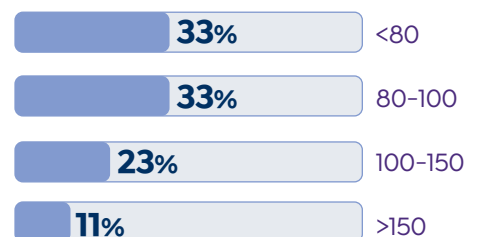
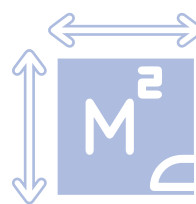


Townhouse

Examining respondents' unit sizes reveals a distribution across various square footage categories. Specifically, 33% of homeowners possess units smaller than 80 sqm, while an equal proportion (33%) own units ranging from 80 to 100 sqm. Approximately 23% of respondents have units between 100 and 150 sqm, with the remaining 11% owning larger units exceeding 150 sqm.

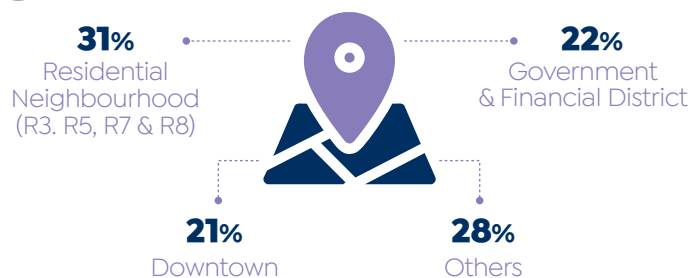


UNIT AREA (SQM)



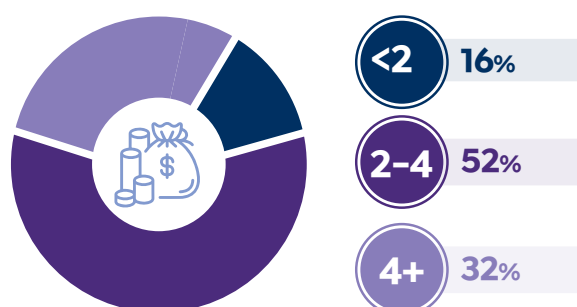
The survey findings provide insights into the distribution of purchased units across different locations within the NC, revealing a clear concentration of purchases in residential neighborhoods (R3, R5, R7, and R8), which account for 31% of all sales. Following this, the government and financial district (22%) and the downtown area (21%) represent significant locations for purchased units, likely driven by proximity to employment centers and urban amenities.

UNIT LOCATION



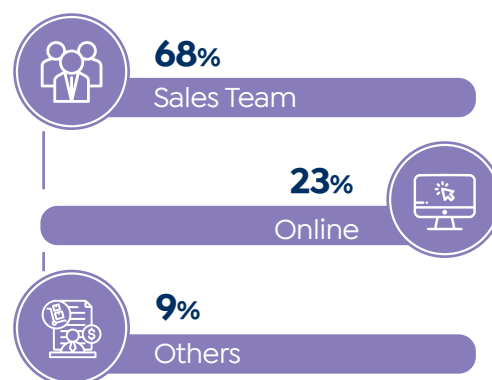
Regarding unit prices, Analysis of unit prices reveals a segmented market. 16% of buyers acquired units priced below EGP 2 mn. A substantial majority (52%) purchased units within the EGP 2-4 mn range, while 32% invested in properties exceeding EGP 4 mn. This distribution of purchases across different price points suggests a diverse buyer base with varying financial capacities and investment objectives.

UNIT AVERAGE PRICE (EGP MN)



According to purchasing method, the most prevalent method for buyers is through direct interaction with salesmen, accounting for 68% of transactions. Online platforms represent the second most common approach, facilitating 23% of purchases.

PURCHASING METHOD



The survey findings indicate that installment plans are the dominant financing method, used by 94% of buyers compared to just 6% who pay cash. This demonstrates the importance of offering installment options to attract buyers. Regarding installment duration, 42% prefer plans over 8 years, 40% choose 6-8 years, and 18% opt for 3-6 years. This indicates a preference for longer repayment schedules, possibly to reduce monthly payments and make homeownership more attainable.

PAYMENT METHOD



INSTALLMENT PLAN (YRS)



For 74% of NC homebuyers, commercial services are the top priority, followed by entertainment and security at 70%. Medical, educational, and transportation services are prioritized by 45%, 43%, and 30% of buyers, respectively. This data suggests that convenient commercial options and a sense of security are paramount for buyers, while medical, educational, and transportation, though important, are secondary considerations.

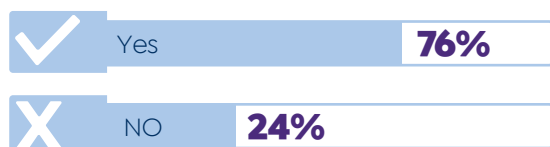
REQUIRED SERVICES



ANALYSIS OF POTENTIAL BUYERS' INSIGHTS

From a market perspective, the NC demonstrates a healthy level of interest, with 76% of prospective buyers considering a purchase. The remaining 24% are not interested in the market. Among potential buyers, commercial properties are the most popular choice (48%), followed by residential units (44%). Administrative units have considerably less demand, with only 8% of prospective buyers expressing interest. This data indicates a clear preference for commercial and residential properties over administrative units.

WILLINGNESS TO BUY

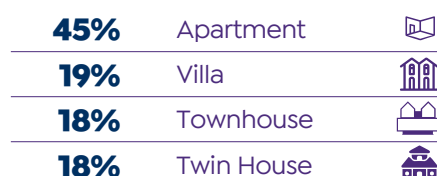


PREFERRED UNIT TYPE



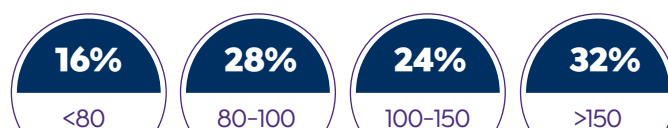
Regarding residential unit preferences, Apartments are the most popular residential unit type among potential buyers, with 45% of respondents indicating it as their top choice, while villas attract 19% of buyers. Notably, townhouses and twin houses exhibit similar levels of demand, each registering 18% preference. This distribution suggests a strong preference for apartment living.

PREFERRED RESIDENTIAL UNIT TYPE



Starting with the smallest segment, only 16% of potential buyers are interested in units smaller than 80 sqm. A slightly larger portion (24%) prefers units in the 100-150 sqm range. A more substantial segment (28%) targets units between 80 and 100 sqm. The largest group (32%), however, demonstrates a clear preference for units exceeding 150 sqm. This ascending order of preference clearly points to a market demand for larger living spaces.

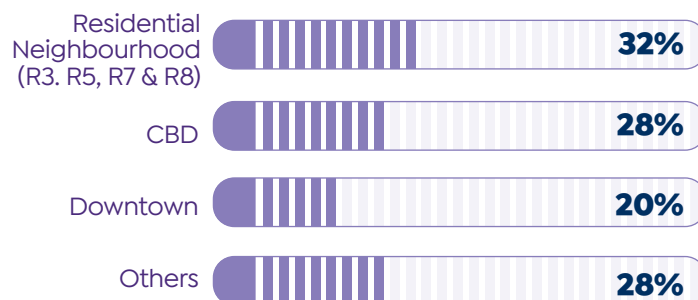
PREFERRED UNIT AREA (SQM)



The most favored location among respondents is residential neighborhoods (R3, R5, R7, and R8), attracting 32% of preferences. Following this, the CBD is preferred by 28% of respondents, while the downtown area attracts 20%. Other locations collectively account for the remaining 28%. This data suggests a strong preference for established residential areas, followed by locations offering convenient access to business and commercial activities.



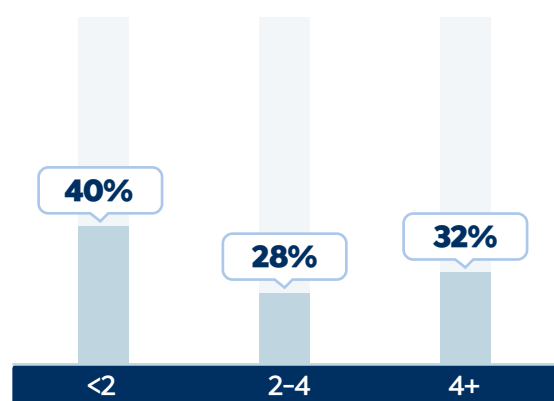
PREFERRED LOCATION



Analysis of price preferences reveals the following distribution: 40% of potential buyers prefer units priced under EGP 2 mn, 28% prefer units in the EGP 2-4 mn range, and 32% target properties priced above EGP 4 mn. This distribution indicates interest across a wide range of price points.



PREFERRED AVERAGE PRICE (EGP MN)



The survey results provide compelling insights into financing preferences. Installment plans are universally preferred by potential buyers (100%) over cash, highlighting their crucial role in the market. Of these plans, 72% are for 8+ years, and 28% are for 6-8 years, demonstrating a preference for longer repayment terms, likely to manage monthly payments.



PREFERRED PAYMENT METHOD



PREFERRED INSTALLMENT PLAN (YRS)



For buyers willing to purchase, Entertainment services are the highest priority for them, cited by 92% of respondents. Following closely behind are security services, valued by 88% of buyers. Medical and commercial services are equally important, prioritized by 84% of respondents. Educational services are considered by 72%, and transportation by 56%.

REQUIRED SERVICES



92%
Entertainment



88%
Security



84%
Commercial



84%
Medical



72%
Educational

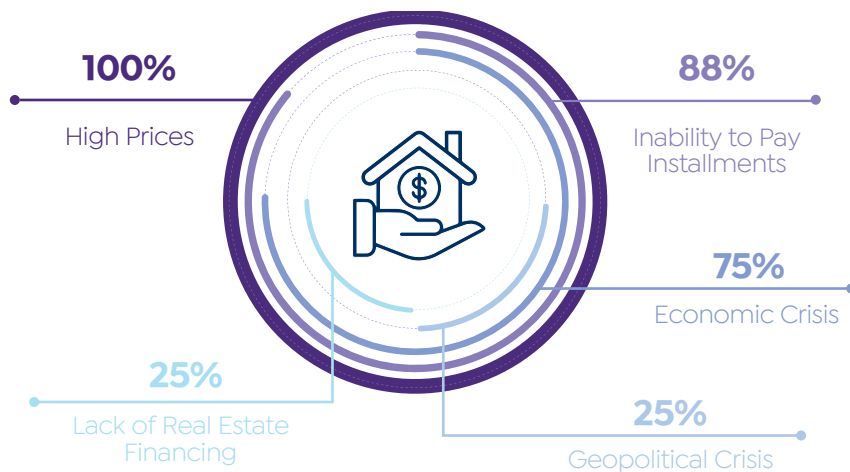


56%
Transportation

OBSTACLES OF OWNING UNIT IN NC

Referring to the data collected, high prices are the most significant impediment to purchase in the NC, preventing 100% of our respondents from being interested in purchasing. The inability to manage installment payments is a major deterrent for 88%. The economic crisis poses a substantial challenge for 75% of potential buyers. Geopolitical instability and the scarcity of real estate financing options are additional concerns, each affecting 25% of respondents. These findings highlight the critical role of affordability and economic stability in facilitating sales within the NC.

DRIVERS OF NON-PURCHASING



According to previous analysis, there is a strong demand for commercial and residential units, with installment plans as the preferred payment method. In addition, there is focus on entertainment, security, and commercial services. However, pricing and economic conditions remain key barriers to increased purchases in the NC.



SECTION III:

BOOMING INVESTMENT POTENTIAL FOR DEVELOPERS IN NC

To gain deeper insights into property development trends, sales performance, and investment dynamics in the New Capital (NC), the Invest-Gate R&A team conducted a comprehensive survey targeting 30 private real estate developers.

ANALYSIS OF INVESTMENT TRENDS IN NC

The NC's appeal as an investment destination is evident in the distribution of developer projects. 63% of developers have fewer than three projects in the city, while 33% are involved in three to six. A small but noteworthy 4% has committed to more than six developments, signaling significant confidence in the city's long-term prospects, a healthy and active development landscape within the NC.



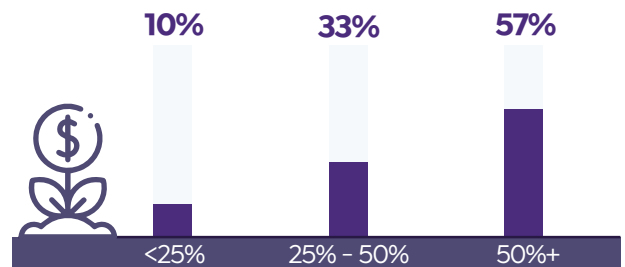
AVERAGE NO. OF PROJECTS HELD BY COMPANIES



The data concerning developers' investment in NC reveals that a small fraction of respondents (10%) have invested less than 25% of their total investments in the NC. A further 33% represent roughly one-quarter to one-half of their total portfolios, suggesting a moderate level of commitment. However, a substantial majority (57%) of surveyed developers have allocated more than half of their total investment portfolios to the NC, indicating a high degree of confidence in the city's potential. This distribution of investment capital underscores the NC's continued attractiveness to developers and investors within the real estate sector.



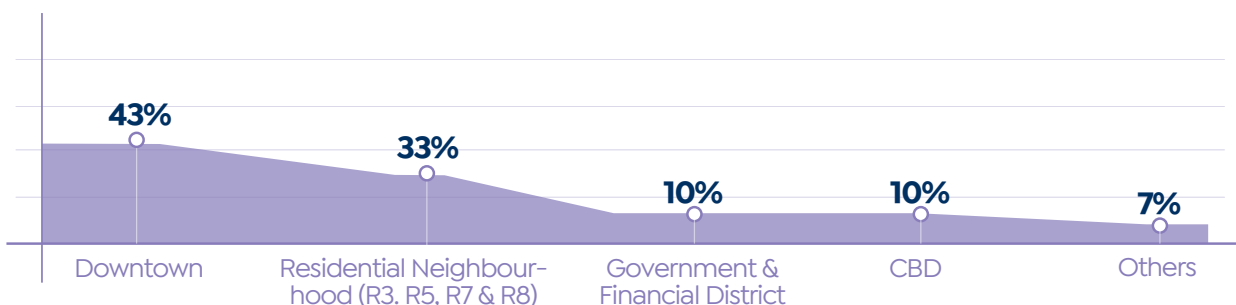
DEVELOPERS' INVESTMENT IN NC VS. OTHER AREAS



Considering developer investments within the NC, the downtown area stands out as the most attractive location, capturing 43% of developer interest due to its commercial appeal and strategic location. Residential neighborhoods (R3, R5, R7, and R8) constitute the second most popular choice, attracting 33% of interest and offering a balance between residential and commercial opportunities. The Central Business District (CBD) and the government and financial districts collectively garner 20% of developer interest. Highlighting the strong appeal of the downtown area, followed by established residential neighborhoods and key business districts.



OPTIMAL INVESTMENT LOCATION



ANALYSIS OF SALES ENVIRONMENT IN NC

Comparing developers' sales within and outside the NC to gain a more comprehensive understanding of sales performance within the NC. The results indicate that a substantial majority (76%) of surveyed developers reported that more than half of their total sales were generated within the NC. A further 17% of developers achieved exactly 50% of their sales in the NC. The remaining 7% of developers reported less than half of their sales within the NC. These figures strongly suggest that properties in the NC have successfully attracted a significant number of buyers, thereby boosting sales performance for developers in recent years.

Referring to available unit type within the NC, administrative and commercial units emerge as the most highly provided, each cited by 90% of surveyed developers. Residential units are also mentioned by 47% of respondents. Medical units constituted 20%. This distribution indicates a strong focus on commercial activity within the NC, with residential units also in demand.

According to residential property demand, the residential sector is heavily skewed towards apartments. All (100%) surveyed developers are active in this segment, highlighting its widespread appeal. Villas are the next most popular choice, preferred by 36% of respondents. Townhouses and twin houses attract interest from 29% and 21% of developers, respectively. These findings underscore the overwhelming demand for apartments in the residential market.

Examination of buyer age distribution indicates that 53% of those keen to purchase property in the NC are between 40 and 50 years old. The remaining 47% of buyers are in the 30-40 year old age range, referring that the NC primarily caters to a mature clientele, with a significant presence of younger buyers also evident.

The projections for future demand within the NC reveal a high degree of confidence among developers. An overwhelming majority (97%) anticipate continued growth, while only a small minority (3%) foresee a stabilization of demand. This overwhelmingly positive sentiment reinforces the NC's established reputation as a premier investment destination and suggests continued robust activity in the city's real estate market.



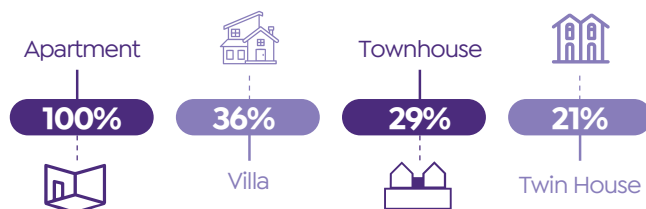
SALES IN THE NC COMPARED TO OTHER AREAS



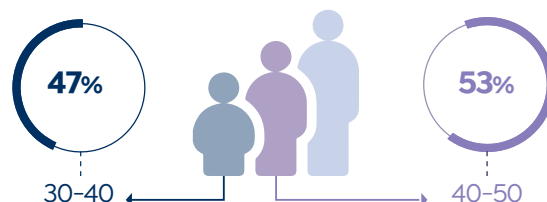
AVAILABLE UNIT TYPE



HIGH DEMAND RESIDENTIAL UNIT TYPE



HIGH-DEMAND AGE GROUPS (YRS)



EXPECTED FUTURE DEMAND



SALES STRATEGIES & MARKETING DRIVERS

Regarding payment method preferences among developers, installment plans are favored by 33% of respondents as their sole preferred option. However, a substantial majority (67%) of developers utilize a combination of cash and installment plans. This suggests that flexibility in payment options is key within the real estate market, accommodating a wider range of buyer financial situations.



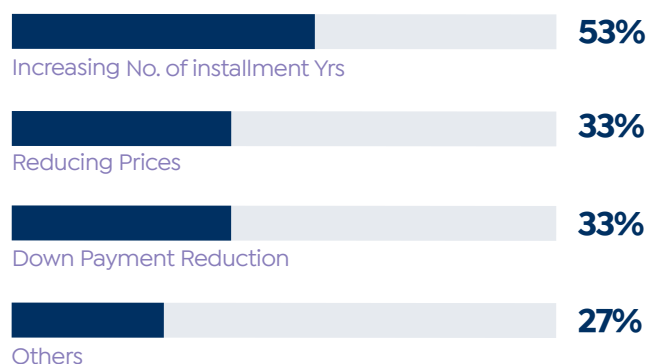
MOST FREQUENTLY PAYMENT METHOD



Developers are employing a diverse range of sales and marketing strategies to attract homebuyers. Increasing installment years is the most prevalent approach, cited by 53% of respondents. Reducing prices and down payment reduction are also commonly used tactics, each cited by 33%. A substantial proportion of developers (27%) are implementing other strategies and tactics, such as discounts, emphasizing delivery dates, and highlighting prime location. This multifaceted approach suggests that developers are utilizing a variety of incentives to appeal to potential buyers in the current market.



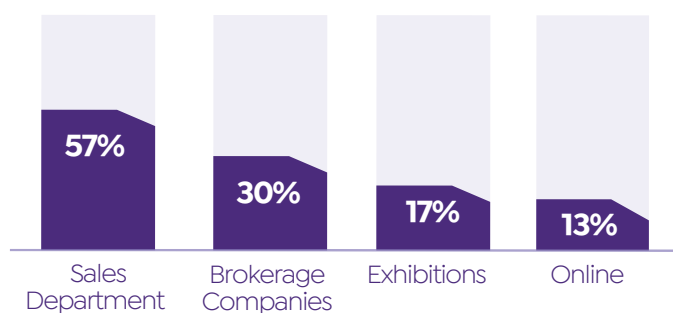
SPECIAL OFFERS TO BOOST DEMAND



Analyzing sales channel strategies reveals that dedicated sales departments are the most effective, accounting for 57% of transactions. Subsequently, brokerage companies facilitate 30% of sales, while exhibitions contribute 17%. Finally, online platforms account for 13% of sales. Therefore, this data suggests that direct sales efforts are the most successful approach, followed by collaborations with brokerage companies and participation in exhibitions. However, online platforms, while utilized, currently play a less prominent role in driving sales.



MOST EFFICIENT SALES MECHANISMS





SECTION IV:

PRIVATE REAL ESTATE PROJECTS
IN NC

PROJECT NAME	DEVELOPER	LOCATION	AREA
VERA TOWER	ADC Developments	Downtown	2,300 sqm
PAGODA BUSINESS COMPLEX	Akadia Developments	Downtown	2,144 sqm
PAGODA BUSINESS TOWER	Akadia Developments	CBD	3,111 sqm
AINAVA	Akam Developments	R7	39 Acres
SCENARIO	Akam Developments	R7	40 Acres
SCENE 7	Akam Developments	R7	40 Acres
CLOCKTOWER	Al-Assema Group	Banking District	2,946 sqm
3 POINTS	Al-Borouj Misr Developments Group	The Heart of NC	3,526 sqm
6IXTY ICONIC TOWER	Al-Borouj Misr Developments Group	CBD	8,000 sqm
6IXTY THREE	Al-Borouj Misr Developments Group	Financial District	7,416 sqm
6IXTY WALK ONE	Al-Borouj Misr Developments Group	Financial District	33,000 sqm
6IXTY WALK TWO	Al-Borouj Misr Developments Group	Financial District	33,000 sqm
AMAZ BUSINESS COMPLEX	Al-Fath Group (AFG)	Downtown	BUA: 2,500 sqm
SKYBRIDGE SIGNATURE HUB	Al-Fath Group (AFG)	Downtown	BUA: 4,270 sqm
GOLDEN TOWER 1	Al-Naser Developments	Administrative/ Commercial District	BUA: 10,000 sqm
GOLDEN TOWER 2	Al-Naser Developments	MU23	6,000 sqm (BUA: 18,000 sqm)
RIVAN RESIDENCE	Al-Tameer Arabian	R7	17 Acres
RIVAN SQUARE	Al-Tameer Arabian	R7	15,500 sqm
RIVAN TOWER	Al-Tameer Arabian	R7	86,000 sqm
CAPITAL DIAMOND TOWER	Amazon Developments	CBD	9,512 sqm
LA PASSAGE D'ANCHOR	Anchor Developments	Investment Zone	800 Acres
RUE DE RIVOLI	Anchor Developments	Investment Zone	10,815 sqm
ANAKAJI	Aqar Masr Developments	R8	20 Acres
I BUSINESS PARK TOWERS	ARQA Development Group (ADG)	Downtown	76,404 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
KENTRO TOWER	ARX Development	Downtown	3,275 sqm
BOARDWALK NEW CAPITAL	Atric Developments	R7	45 Acres
ORO NEW CAPITAL	Ava Mina Group (AMG)	R7	38 Acres
ORO N-MALL	Ava Mina Group (AMG)	Downtown	2,300 sqm
HERITAGE	Babylon Urban Development	Downtown	2,400 sqm
SENATOR TWIN TOWER	Babylon Urban Development	Administrative District	5,600 sqm
CAIRO BUSINESS PLAZA	Better Home	R7	5 Acres
MIDTOWN CONDO	Better Home	Diplomatic District	60 Acres
MIDTOWN CONDO MALL	Better Home	Diplomatic District	Indoor Area: 3,180 sqm & Outdoor Area: 10,800 sqm
MIDTOWN SKY	Better Home	R7	122 Acres
MIDTOWN SKY MALL	Better Home	R7	Indoor Area: 43,290 sqm & Outdoor Area: 10,920 sqm
MIDTOWN SOLO	Better Home	Directly on Bin Zayed Road	66 Acres
MIDTOWN SOLO MALL	Better Home	Southern Mohammed Bin Zayed Road	Indoor Area: 26,630 sqm & Outdoor Area: 2,200 sqm
MIDTOWN VILLA	Better Home	Directly on Bin Zayed Road	50 Acres
MIDTOWN VILLA MALL	Better Home	NC's Ring Road	Indoor Area: 23,405 sqm & Outdoor Area: 7,400 sqm
SKY BUSINESS PARK	Better House	Downtown	3,000 sqm
SKY CAPITAL COMPOUND	Better House	R7	15 Acres
SKY CAPITAL MALL	Better House	R7	4,000 sqm
SKY CAPITAL VIEW COMPOUND	Better House	R8	15 Acres
BLING CAPITAL CENTER	Brouq Developments	COM12 (In the Heart of Shopping & Entertainment Zone)	7,570 sqm
SPARK CAPITAL INSIGHT	Brouq Developments	MU23	8,000 sqm
TERRASIDE BUSINESS PARK	Brouq Developments	Financial District	8,552 sqm
PARK POINT	Capital Hills Developments	MU5/14	9,100 sqm
POINT 9	Capital Hills Developments	Downtown	2,400 sqm
POINT 11	Capital Hills Developments	MU2	2,400 sqm
DORADO MALL	Capital Link Developments	Downtown	2,216 sqm+

PROJECT NAME	DEVELOPER	LOCATION	AREA
KARDIA	Capital Link Developments	R8	24 Acres+
LAVAL MALL	Capital Link Developments	Downtown	4,234 sqm+
SOLANO MALL	Capital Link Developments	Downtown	2,195 sqm+
VERONA MALL	Capital Link Developments	Downtown	2,085 sqm+
LINX	Capriole Developments	MU23	BUA: 23,000 sqm
RAVIE	Captain Developments	R8	33 Acres
SMART TOWER MALL	Captain Developments	Downtown	4,000 sqm
FRONT GATE	CCR Developments	MU23	4,055 sqm
LE CIAL	Cecelia For Construction	R7	17.5 Acres
ALMAQSAD	City Edge Developments	R3	400 Acres
GARDEN CITY HEIGHTS	City Edge Developments	R5	800 Acres
SENET 1	Concept Developments	Downtown	1,700 sqm
SENET 2	Concept Developments	Downtown	2,000 sqm+
SENET 3	Concept Developments	Downtown	2,400 sqm
THE WALK MALL	Constructa Developments	MU23	13,000 sqm
CAYO MALL	Contact Developments	Downtown	7,100 sqm
EVAL TOWERS	Contact Developments	MU12	9,100 sqm
MERCURY BUSINESS COMPLEX	Contact Developments	Downtown	2,800 sqm
QUAN TOWER	Contact Developments	CBD	10,000 sqm
THE CURVE	Cornerstone Development	R8	13 Acres
THE TERRACES	Cornerstone Development	R8	13 Acres
CASTLE GATE MALL	Cred Developments	R7	20,000 sqm
CASTLE LANDMARK	Cred Developments	R7	43 Acres
EAST SIDE	Cred Developments	MU23	7,600 sqm
ICONIC TRINITY COMPLEX (ITC)	Dahab Development	MU23	8,000 sqm
G-STONE	Delta Development	Downtown	BUA: 8,455 sqm
TRACK 10	DIG Developments	Downtown	2,500 sqm
TRACK 12	DIG Developments	Downtown	2,500 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
TRACK 14	DIG Developments	Downtown	2,500 sqm
TRACK 15	DIG Developments	Downtown	5,800 sqm
TRACK 20	DIG Developments	Downtown	5,250 sqm
TRACK REVIVE	DIG Developments	Downtown	4,000 sqm
AURORA MALL	Doja Developments	MU23	6,000 sqm
ONYX TOWER	Doja Developments	Near The Monorail	3,000 sqm
X BUSINESS COMPLEX	Doja Developments	Downtown	3,000 sqm
AUTOZONE	Dolmen Developments	R3	2,000 sqm
AVENUE AL-MAQSAD	Dolmen Developments	R3	2,400 sqm
MIDWAY PLAZA	Dolmen Developments	R3	3,444 sqm
THE PIER MALL	Dolmen Developments	R3	3,044 sqm
CAPITAL DUBAI MALL	Dubai Developments	R7	3.5 Acres
LUMIA LAGOONS	Dubai Developments	R8	37 Acres
LUMIA RESIDENCE 1	Dubai Developments	R7	36 Acres
LUMIA RESIDENCE 2	Dubai Developments	R8	35 Acres
OBSIDIER TOWER	Dubai Developments	Downtown	13,500 Acres
YOU NEAR	Earth Development	MU12	6,500 sqm
E ONE BUSINESS COMPLEX	Eden Development	Downtown	XXX
OIA COMPOUND	Edge Holding Urban Development	R7	30 Acres
SOFITEL OIA TOWERS	Edge Holding Urban Development	Downtown	32,720 sqm
MORAYA	Edgestone Group	R8	25 Acres
ASGARD MALL	EG Master Developments	R7	3,000 sqm
AVENTURA MALL	EG Master Developments	R7	BUA: 20,000 sqm
THE CITY VALLEY	EG Master Developments	R7	63 Acres
EINS TOWERS	EG Towers	Downtown	4,137 sqm
HAVEN TOWER	EGICS Development	Downtown	2,600 sqm
EPIC COMPLEX	Egy Holding	Downtown	13,100 sqm
THE ISLANDS	EGYGAP	R8	36 Acres

PROJECT NAME	DEVELOPER	LOCATION	AREA
CENTRAL POINT	Eight Developments	Downtown	4,640 sqm
DOWN TOWN MALL 1	Eight Developments	Downtown	3,450 sqm
DOWN TOWN MALL 2	Eight Developments	Downtown	1,035 sqm
HUB MALL 88	Eight Developments	Downtown	4,641 sqm
STRIPLE WALK	Eight Developments	Downtown	3,600 sqm
PARK LANE	El-Attal Holding	R7	28 Acres
VIGOR COMPLEX	EL-Baron Developments	CBD	4,700 sqm
DESTINO	El-Ezz Developments	Downtown	2,928 sqm
OKAN	El-Ezz Developments	Financial District	6,723 sqm
BN SQUARE BUSINESS TOWER	El-Nahal Development	Downtown	2,725 sqm
STONE CAPITAL	Emerald Developments	MU23	6,600 sqm
EL CENTRO	Empire State Developments	Downtown	5,241 sqm
EVET MALL	Empire State Developments	MU12	4,800 sqm
WESTIN PARK	Emtelak Development	Downtown	7,600 sqm
IRIS MALL	Enmaa Developments	MU23	6,000 sqm+
LIFE MEDICAL TOWER	Enwan Developments	Downtown	1,860 sqm
OXYGEN MEDICAL TOWER	Enwan Developments	Downtown	2,200 sqm
PIXEL TECHNOLOGY PLAZA	Enwan Developments	Downtown	2,410 sqm
DIAMOND TOWER 1	ERG Developments	Downtown	XXX
DIAMOND TOWER 2	ERG Developments	Downtown	5,000 sqm
MOONREAL TOWER	ERG Developments	Downtown	12,000 sqm
R18	ERG Developments	R8	25 Acres
7ENTY MALL	Four Season Group	R7	5,800 sqm
BLUE MALL	Four Season Group	R7	3,320 sqm
EVIRA MALL	Four Season Group	Downtown	8,000 sqm
FLORIA 5	Four Season Group	R8	23 Acres
PALMA MALL	Four Season Group	Downtown	5,500 sqm
RIXOZ MALL	Four Season Group	Downtown	3,000 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
AUDAZ	Gates Developments	Financial District	4.1 Acres
CATALAN	Gates Developments	R7	40 Acres
VENIA	Gates Developments	Diplomatic District	40 Acres
SEVENTY SEVEN	Genoa Developments	R7	5,800 sqm
PIONEER PLAZA	Global Pioneer Investment & Development	MU23	25,000 sqm
FINSQUARE MALL	Global Urban Developments & El Shennawy Group	Financial District	6,000 sqm
CASCADA BUSINESS COMPLEX	Golden Town Development	Downtown	2,664 sqm
DINERO TOWER	Golden Town Development	Near Downtown	5,017 sqm
OURO TOWERS	Golden Town Development	Downtown	10,140 sqm
THE FORT BUSINESS COMPLEX	Golden Town Development	Downtown	2,764 sqm
TOWER 10	GUD Real Estate Development	Downtown	2,400 sqm
GOLDEN VIEW	HMD Real Estate Development	Downtown	2,127 sqm
LAFAYETTE	Hometown Developments	Downtown	43,000 sqm
THE VILLAGE MALL	Hometown Developments	Downtown	22,000 sqm
UDORA	Hometown Developments	Downtown	13,700 sqm
ZAHA PARK	Hometown Developments	MU23	7,200 sqm
SOUQ EL-DAHAB	IC Group	MU23	200,000 sqm+
THE OFFICE	IC Group	Financial District	20,000 sqm
CLOUD 7 BUSINESS COMPLEX	iCapital Developments	Downtown	3,000 sqm
CLOUD 8	iCapital Developments	Downtown	XXX
MIDLY BUSINESS COMPLEX	iCapital Developments	Downtown	2,700 sqm
VIVID BUSINESS TOWER	IHD Developments	Downtown	4,000 sqm
D SQUARE TOWER	Infinity Investments	Downtown	2,600 sqm
INFINITY TOWER	Infinity Towers For Urban Development	Financial District	BUA: 52,000 sqm
BAREQ TOWER	Inverse Group	Downtown	2,000 sqm
CODE	Jadeer Group	Downtown	7,200 sqm
OBEX	Jadeer Group	Financial District	2,675 sqm
JD TOWER 10	JD Holding	Downtown	2,200 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
JD TWIN TOWERS	JD Holding	Downtown	7,400 sqm
LEGACY BUSINESS COMPLEX	Just Developments	Downtown	3,000 sqm
RONZA TOWER	Khaled Sabry Developments	Downtown	11,000 sqm
RYAN TOWER	Khaled Sabry Developments	CBD	3,000 sqm
CASSETTE	La Verde Developments	R8	54 Arces
LA PUERTA	La Verde Developments	R8	XXX
LA VERDE NEW CAPITAL	La Verde Developments	R8	35 Arces
LA VISTA CITY	La Vista Developments	R4	910 Acres
LARZ BUSINESS HUB	Larz Developments	Financial District	5,904 sqm
LOFT CAPITAL CENTER (LCC)	Living Yards Developments	R7	10,000 sqm
LOFT COMPOUND	Living Yards Developments	R7	23 Acres
LOFT DOWNTOWN	Living Yards Developments	Downtown	2,600 sqm
LOFT PLAZA	Living Yards Developments	Downtown	8,500 sqm
MARVEL MALL	Locations Development	MU23	3,480 sqm
VIDA BUSINESS COMPLEX	Locations Development	On The Axis of Road 11	3,500 sqm
VIDA MALL	Locations Development	Downtown	2,410 sqm
VIDA WEST MALL	Locations Development	Downtown	2,260 sqm
APEX BUSINESS COMPLEX	Lozan Urban Development	Downtown	3,585 sqm
CUBES COMPLEX	Magna Developments	In front of The Eastern Axis	4,800 sqm
FORBES INTERNATIONAL TOWER	Magnum Properties	CBD	100,000 sqm
OPTIMA BUSINESS COMPLEX	Maqam For Urban Development	Downtown	2,500 sqm
5 EAST TOWER	Maqam Misr Developments	Downtown	3,585 sqm
Q CLINICS	Maqam Misr Developments	MU7	3,000 sqm
Q EAST TOWER	Maqam Misr Developments	Parallel to The Eastern Axis	2,600 sqm
MARDEV PLAZA	Mardev Developments	R8	8,900 sqm
MENORCA RESIDENCE	Mardev Developments	R8	17.64 Acres
SKY LIGHT MALL	Mardev Developments	R7	3,000 sqm
OAKS	Margins Developments	Downtown	9,239 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
ZIA BUSINESS COMPLEX	Margins Developments	Downtown	4,000 sqm
MASTRO	Marota Developments	Downtown	5,350 sqm
GOLDEN YARD	Marseilia Group	R7	42 Acres
ALLEGRA	Master Group	R7	15,000 sqm
CITY OVAL	Master Group	R8	30 Acres
THE CITY	Master Group	R7	54 Acres
GEMINI BLUE TOWERS	Mazaya Developments	Downtown	2,500 sqm
GEMINI RED TOWERS	Mazaya Developments	Downtown	2,500 sqm
NORM SPACES	Mazaya Developments	MU23	6,700 sqm
THE ROOK	Mazaya Developments	MU23	2,650 sqm
PUKKA	MBG Developments	R7	150,433 sqm
PUKKA WALK	MBG Developments	Near to Diplomatic District	19,784 sqm
RIVER GREEN MEDICAL COMPLEX	MBG Developments	MU23	5,720 sqm
WHITE 14	MBG Developments	Downtown	6,334 sqm
PODIA TOWER	Menassat Developments	Downtown	19,782 sqm
PAVO TOWER	Mercon Developments	CBD	4,000 sqm
PROMARK	MG Developments	in front of The Ministry of Finance	8,836 sqm
THE MARK	MG Developments	Downtown	3,144 sqm
PMC DISCOVERY MALL	Misr Alhurra Developments	MU23	4,415 sqm
IL BOSCO	Misr Italia Properties (MIP)	R7	200 Acres
RADICAL 1	Misr Italia Properties (MIP)	On The Green River	16.7 Acres
VINCI	Misr Italia Properties (MIP)	Diplomatic District	110 Acres
VINCI STREET	Misr Italia Properties (MIP)	R7	6 Acres
SECTOR	Modad Group	Financial District	110,000 sqm
CENTRAL ICONIC TOWER	Modon Developments	CBD	4,104 sqm
GREEN RIVER TOWER	Modon Developments	Downtown	60,000 sqm
M BUSINESS TOWER	Modon Developments	Downtown	XXX
MODON HOTEL & RESIDENCE	Modon Developments	Downtown	BUA: 8,000 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
MODON MEGA TOWER	Modon Developments	Downtown	8,500 sqm
THE TOWER	Modon Developments	Downtown	BUA: 8,514 sqm
DOUBLE TWO TOWER	Nakheel Developments	CBD	9,000 sqm
TRIO V TOWER	Nakheel Developments	Downtown	7,000 sqm
INNOVIEW BUSINESS COMPLEX	NCB Developments	Downtown	3,275 sqm
VERTI BUSINESS COMPLEX	NCB Developments	Downtown	2,632 sqm
QAMARI RESIDENCE	New Event Developments	R8	25 Acres
H MALL	New Event Developments	Downtown	4,511 sqm
TRAVE BUSINESS COMPLEX	New Event Developments	Downtown	4,500 sqm
BOTANICA	New Generation Developments	R7	24 Acres
BOTANICA INN	New Generation Developments	R7	30 Acres
SEVENTH	New Generation Developments	R7	2 Acres
GENESIS TOWER	New Jersey Developments (NJD)	Downtown	6,000 sqm
GREEN AVENUE	New Jersey Developments (NJD)	R7	46,200 sqm
ATIKA	New Plan Developments	R7	35 Acres
ELEVEN	New Plan Developments	Financial District	9,817 sqm
SERRANO	New Plan Developments	R7	15 Acres
TALAH	New Plan Developments	R7	30 Acres
TONINO LAMBORGHINI	New Plan Developments	The Heart of NC	15 Acres
31 NORTH TOWER	Nile Developments	Downtown	18,306 sqm
NILE BUISNESS CITY	Nile Developments	MU23	7.8 Acres
EVOLVE TOWER	NTG Development	CBD	3,500 sqm
MAPLE BUSINESS COMPLEX	Ontario Developments	Downtown	2,680 sqm
JNOUB	Oriental For Urban Development (OUD)	R7	48 Acres
OWAGIK TOWERS	Owagik Development	Downtown	8,035 sqm
PARAGON 1	Paragon Developments	Financial District	4,300 sqm
PARAGON 2	Paragon Developments	Financial District	9,215 sqm
PARAGON 3	Paragon Developments	Government District	6,500 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
TIFFANY BUSINESS PARK	Pillarz Developments	MU23	5,426 sqm
RHODES NEW CAPITAL	Plaza Gardens	R7	100 Acres
HARMONT	Prime Developments	Downtown	2,600 sqm
ION	Prime Developments	R8	25 Acres
MID TOWER	Prime Developments	Downtown	4,646 sqm
CHAMP ELYSEES MALL	Pyramids Developments	Financial District	8,500 sqm
GRAND SQUARE MALL	Pyramids Developments	Financial District	13 Acres
LA CAPITALE COMPOUND	Pyramids Developments	R7	13.5 Acres
PARIS EAST MALL	Pyramids Developments	MU23	24,000 sqm
PARIS MALL	Pyramids Developments	MU23	3 Acres
PYRAMIDS BUSINESS TOWER	Pyramids Developments	Downtown	25,000 sqm
PYRAMIDS CITY	Pyramids Developments	At The Entrance of NC	152.5 Acres
PYRAMIDS MALL	Pyramids Developments	Downtown	45,000 sqm
SUITE LAGOONS	Pyramids Developments	R7	30.5 Acres
YARU	Qontrac Developments	R8	37 Acres
RAY RESIDENCE	Radix Development	R8	27 Acres
SPINNER TOWERS	Radix Development	MU23	10,742 sqm
RAMATAN COMPOUND	Ramatan Developments	R8	20 Acres
CAPITAL HUB	Rayn Developments	R3	BUA: 9,000 sqm
CAPITAL SQUARE	Rayn Developments	R3	2,300 sqm
NABD COMPLEX	Rayn Developments	Downtown	BUA: 20,000 sqm
STARS MALL	Rayn Developments	R3	3,008 sqm
VOCO MALL	Rayn Developments	R3	4,270 sqm
REGENCY BUSINESS TOWER 1	Regency Urban developments	Downtown	2,400 sqm
REGENCY BUSINESS TOWER 2	Regency Urban developments	Downtown	2,800 sqm
SHIFA CAPITAL	Regency Urban developments	Medical District	13,000 sqm
OPAL	Rekaz Developments	MU23	20,000 sqm
STELLA PARK	Remco Tourism Villages Construction (RTVC)	The Heart of NC	150 Acres

PROJECT NAME	DEVELOPER	LOCATION	AREA
HARMONY	Retal Developments	Downtown	2,704 sqm
CAPITAL CROWN TOWER	RFCO Development	MU23	5,300 sqm
CAPITAL PARK TOWER	RFCO Development	Downtown	5,200 sqm
IL MONDO	RFCO Development	R7	23 Acres
SALA BIANCA	RFCO Development	R7	Part of Il Mondo
ELEVADO	RNA Developments	MU23	2,000 sqm
TRITON	RNA Developments	CBD	4,000 sqm
ROCK CAPITAL 1	Rock Developments	Government District	100,000 sqm
EVORA	Rovan Urban Development (RUD)	Downtown	2,600 sqm
CAPITAL PRIME	Royal Developments	MU23	6,000 sqm
SELA BUSINESS HUB	Rwabet Developments	Financial District	6,000 sqm
CAPITAL HEIGHTS 1	Safwa Urban Development (SUD)	CBD	50 Acres
CAPITAL HEIGHTS 2	Safwa Urban Development (SUD)	Investment Zone	57 Acres
CAPITAL HUB 1	Safwa Urban Development (SUD)	On The Central Axis	30,000 sqm
CAPITAL HUB 2	Safwa Urban Development (SUD)	On The Central Axis	30,000 sqm
FIINANCIAL HUB	Safwa Urban Development (SUD)	Financial District	6,000 sqm
ELITE	SAK Developments	MU23	5,500 sqm
SUENO	SAK Developments	R7	11 Acres
THE-V	SAK Developments	R7	7,300 sqm
BLEU VERT	Saudi Egyptian Developers	R7	70 Acres
SENSE MALL	Sense Developments	Downtown	1,670 sqm
CITY HALL STRIP	Serac Developments	Investment Zone	BUA: 15,445 sqm
CAPITAL AVENUE	Sky AD. Developments	R8	21,000 sqm
ONE RESIDENCE	Sky AD. Developments	R8	21,000 sqm+
RESIDENCE EIGHT	Sky AD. Developments	R8	23 Acres
BAYADEGA TOWER	Skyway Development	Downtown	3,600 sqm
CITADEL	Sorouh Developments	Government & Financial District	2 Acres+
ENTRADA	Sorouh Developments	R7	72 Acres

PROJECT NAME	DEVELOPER	LOCATION	AREA
ENTRADA AVENUE	Sorouh Developments	R7	BUA: 29,000 sqm
ROSEVIL RESIDENCE	Sorouh Developments	R7	22 Acres
A1 TOWER	SV Developments	Downtown	2,378 sqm
DEJOYA 1	Taj Misr Developments	R8	23 Acres
DEJOYA 2	Taj Misr Developments	R8	10.71 Acres
DEJOYA 3	Taj Misr Developments	R7	33 Acres
DEJOYA 4	Taj Misr Developments	R8	70 Acres
EZDAN	Taj Misr Developments	Downtown	6,500 sqm
TAJ TOWER	Taj Misr Developments	CBD	12,500 sqm
5 BUSINESS HUB	Tamayoz Developments	Downtown	2,600 sqm
IVORY PLAZA	Tamayoz Developments	MU23	6,200 sqm
MADAR	Tamayoz Developments	Downtown	2,600 sqm
ARMONIA	TLD - The Land Developers	R7	42 Acres
ARMONIA WALK	TLD - The Land Developers	R7	BUA: 18,000 sqm
CELIA	TMG	On The Green River	500 Acres
88 HUB	Town Writers	Downtown	4,641 sqm
CENTRAL POINT	Town Writers	Downtown	4,639 sqm
DOWN TOWN MALL 1	Town Writers	Downtown	3,450 sqm
DOWN TOWN MALL 2	Town Writers	Downtown	3,471 sqm
STRIP MALL	Town Writers	Downtown	7,199 sqm
EAST TOWER	UC. Developments	CBD	12,000 sqm
SULI GOLF RESIDENCE	UC. Developments	R8	26 Acres
UNI TOWER	UC. Developments	Downtown	5,700 sqm
E TOWER	United Development Group	CBD	3,300 sqm
G3 MALL	United Real Estate Developments	On Al-Amal axis	2.5 Acres
LEVELS BUSINESS TOWER	Urbnlanes Developments	Downtown	18,000 sqm
LEO TOWER	V Developments	Downtown	3,600 sqm
MAS TOWER	V Developments	Downtown	31,000 sqm

PROJECT NAME	DEVELOPER	LOCATION	AREA
V BUSINESS TOWER	V Developments	Downtown	2,204 sqm
4T1	VAI Developments	Downtown	2,528 sqm
4T4	VAI Developments	Downtown	2,600 sqm
SOLAS	Vow Developments	Financial District	8,000 sqm
AVALON	W ASSETS	Financial District	8,300 sqm
MARQUEE COMPLEX	Waren Developments	R7	8,800 sqm
ORIENT BUSINESS COMPLEX	Watan Developments	Downtown	2,319 sqm
THE CAPITAL WAY	Waterway Developments	R7	42 Acres
DARVELL BUSINESS COMPLEX	White Eagle Development	Downtown	1,874 sqm
EAGLE TOWER	White Eagle Development	Downtown	14,000 sqm
INIZIO MALL	Zaytoun Development	Financial District	4,900 sqm
ZA MALL	Zaytoun Development	Downtown	3,621 sqm
MIZAR BUSINESS TOWER	Zodiac Development	Downtown	789.5 sqm
MIZAR BUSINESS TOWER 2	Zodiac Development	Downtown	789.5 sqm

Source: Invest-Gate R&A Team, Aqarmap & Nawy



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