

ANNUAL
REPORT | REAL ESTATE
2024

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A B O U T 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.



REAL ESTATE **ANNUAL REPORT** **2024**

This annual report offers a holistic overview of the Egyptian real estate market, illuminating the market's performance over the past year. It provides a comprehensive analysis of the most prominent trends and developments within the real estate sector, including the accomplishments of government housing programs and initiatives to improve citizens' living standards and provide essential amenities significantly. The report also presents a comprehensive inventory of all new cities, categorized according to the four generations, with the latest developments highlighting the government's relentless efforts to expand the residential area to accommodate population growth. Furthermore, the report explores influential economic factors, such as exchange rate fluctuations and interest rate changes. Ultimately, this report aims to equip stakeholders with the knowledge and tools necessary to make informed decisions and support the continued growth of Egypt's real estate market.

**REAL
ESTATE**

| MARKET
UPDATES

SECTION I:

REAL ESTATE MARKET UPDATES

The government has played a pivotal role in the development of Egypt's real estate market over the past year. Through the provision of a substantial number of housing units and the completion of significant projects, the government has made substantial strides in improving the living standards of its citizens. This section of the report will delve into the government's achievements in the real estate sector from January 1st to December 31st, 2024 based on data released by governmental authorities such as NUCA, the Cabinet, the Ministry of Housing, Utilities, and Urban Communities. Etc.

The Ministry of Housing, Utilities, and Urban Communities undertook substantial investments between 2014 and 2024. During this period, the Ministry successfully executed 1.5 mn housing units through housing programs such as the Social Housing Project and the "Housing for All Egyptians" initiative. Furthermore, an additional 0.5 mn units are currently under construction. Moreover, the Ministry has provided 55,000 green building units across two phases, marking a significant stride towards long-term environmental sustainability and fostering eco-friendly architecture.

A spotlight on the projects of the Urban Development Fund reveals the Darah project, Spanning 13 governorates and 23 sites, providing 61,000 housing units in the urgent phase. Remarkably, the project has achieved a very advanced completion rate (98%), with 7,488 sold units since January 2024. In addition to Darah, the Fund has launched the El-Fustat View project, comprising two phases, and the EL-Waha View project which is situated on 40 acres in Nasr City.

It is noteworthy to highlight the substantial efforts undertaken by the government to develop Upper Egypt in FY2023/24. The government allocated a significant investment of EGP 71.4 bn, distributed across the three regions of Upper Egypt. The South region received the lion's share of government investments, with an allocation of EGP 35.9 bn, while the North region was allocated EGP 10.6 bn. Middle of Upper Egypt received an allocation of EGP 24.9 bn. These investments were evident in the provision of thousands of housing units in Upper Egyptian cities as part of the 'Housing for All Egyptians' initiative. Notably, 3,264 units were constructed in West Qena, 6,800 units in New Qena, 15,780 units in New Minya, and 180 units in New Malawi. Moreover, the government undertook extensive infrastructure development projects across Upper Egyptian governorates.

From 2014 to 2024, a concerted effort was undertaken to develop Sinai and canal cities. The government allocated a substantial investment of EGP 530.5 bn to this endeavor, recognizing the region's pivotal geographical and strategic significance. This investment led to the realization of numerous housing projects, including the construction of 56,300 social housing units, and 54,500 alternative housing units. 4,382 Bedouin homes, and establishing 46 water desalination plants.

Then, we move to present several significant projects, of particular note is the South Med project, situated in western Alexandria and spanning 23 mn sqm. This ambitious venture represents a collaborative effort between the public and private sectors in partnership with TMG. Additionally, the Maspero Triangle development project, encompassing a substantial 75-acre site, is making significant strides. The project features twin residential towers, an investment tower, an administrative tower, and 3 Nile towers. Progress on the Soor Magra El-Oyoun development project has reached an impressive 95% completion rate, with 79 buildings, a commercial mall, and entertainment facilities. Turning our attention to Alexandria, the Sawary project, spanning 420 acres, has commenced the handover of 50 villas. Finally, the Dorat El-Wadi project in El-Wadi El-Gedid Governorate developed on 50 acres and comprising 2,032 housing units, has successfully completed its first phase.

With respect to the 'Hayah Karima' initiative, one of the most ambitious and comprehensive undertakings by the government, the project has been instrumental in delivering a wide range of social services to the nation's citizenry. In its initial phase, the initiative prioritized 1,500 villages, impacting a population of 18 mn individuals, with a completion rate of 85.5%. The second phase of the project is even more expansive, targeting 20 governorates and encompassing 1,667 villages, aiming to enhance the quality of life and provide essential amenities to these communities.

Subsequently, the report delves into the social and economic development plan 2024/25. Allocations of EGP 186 bn have been earmarked for urban development, with a substantial portion of EGP 50 bn designated for real estate development projects. An additional EGP 45 bn will be invested in water treatment projects. Furthermore, EGP 91 bn has been earmarked for sanitation projects. Regarding local development, a sum of EGP 28 bn will be channeled towards the development and enhancement of governorates, constituting 18.6% of the growth rate. Moreover, an investment of EGP 40 bn has been allocated for the development of North and South Sinai.

Finally, in this section, we review some important indicators in the Egyptian real estate market: the prices of major construction materials in the local currency such as steel bars, cretal steel, Portland cement, ready mix concrete, solid cement bricks, and gypsum, in addition to presenting the Egyptian stock exchange indices for real estate, construction, and building materials during the previous year.

MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS



HOUSING PROGRAMS

1.5 mn
No. of Executed Housing Units

0.5 mn
No. of Underway Housing Units

• SOCIAL HOUSING UNITS

684,000 (Cost: EGP 110 bn)
No. of Executed Housing Units

316,000
No. of Underway Housing Units

602,000
No. of Allocated Housing Units

186,000 in 2025
130,000 in 2026
No. of Under-Delivey Housing Units

• HOUSING FOR ALL EGYPTIANS INITIATIVE

20
No. of Announcements

695,000
No. of Executed Housing Units

271,000
No. of Underway Housing Units

622,000
No. of Allocated Housing Units

• MIDDLE HOUSING UNITS

175,000
No. of Executed Housing Units

120,000
No. of Underway Housing Units

• LUXURY HOUSING UNITS

48,000
No. of Executed Housing Units

35,000
No. of Underway Housing Units

• ALTERNATIVE HOUSING UNITS FOR SLUMS

51 Slum Areas in **19** Governorates
Location

74,370
No. of Executed Housing Units



GREEN BUILDINGS INITIATIVE

55,000
No. of Housing Units
Phase I: **25,000**
Phase II: **30,000**

• PHASE I

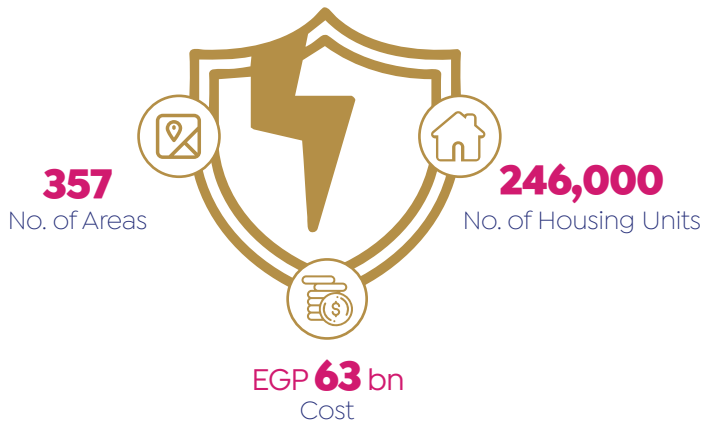
Housing Units' Breakdown
Capital Gardens: **10,422**
10th of Ramadan: **3,972**

New Aswan: **7,176**
New Obour: **3,924**

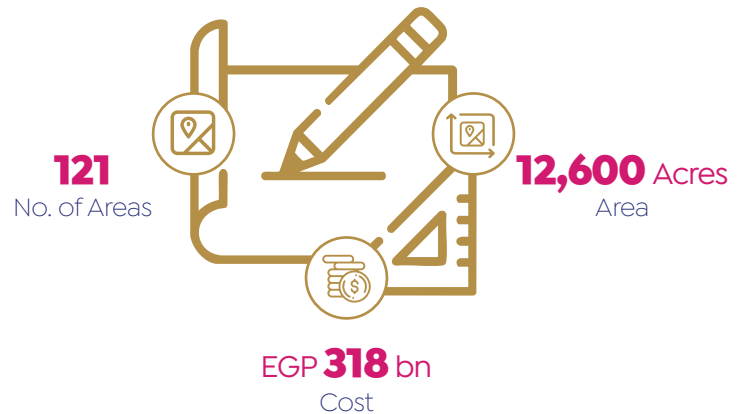
Completion Rate Around **60%**



DEVELOPMENT OF UNSAFE SLUM AREAS



DEVELOPMENT OF UNPLANNED SLUM AREAS



POTABLE WATER & SANITATION PROJECTS



1,408 (Not Including Projects of Hayah Karima Initiative)
No. of Executed Projects During 2024



EGP **138.2** bn
Cost

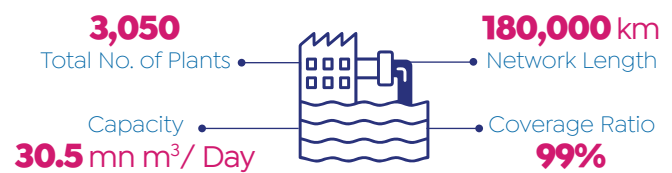


443
No. of Developed Projects During 2024

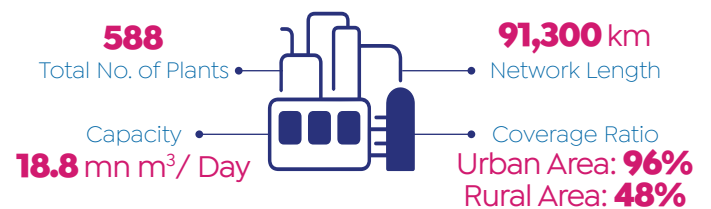


EGP **11.6** bn
Cost

POTABLE WATER PROJECTS



SANITATION PROJECTS



SEAWATER DESALINATION EFFORTS

EXECUTED PLANTS

125
No. of Plants

1.3 mn m³/ Day
Capacity



UNDERWAY PLANTS

12
No. of Plants

136,000 m³/ Day
Capacity

SEAWATER DESALINATION STRATEGY "2050"

11

No. of Target Governorates

8.9 mn m³/ Day
Target Capacity

FIRST
5-YEAR PLAN

29

No. of Plants

3.4-5.9 mn m³/ Day
Capacity



PARTNERSHIP WITH THE PRIVATE SECTOR

76
No. of Projects

16,000 Acres
Total Area

Around **310,000**
No. of Provided Job Opportunities

FOURTH GENERATION CITIES' PROJECTS

67
No. of Partner Developers

13,000 Acres
Total Area

EGP **1.1** tn
Total Investments

Around **200,000**
No. of Provided Job Opportunities



MINISTRY'S TARGETS DURING FY (2024/25 - 2026/27)

Housing for All Egyptians Initiative for Low-Income
Completing **243,000** Housing Units
Implementing approximately **66,000** New Housing Units

JANNA
Completing **14,368** Housing Units
Implementing approximately **15,000** New Housing Units

Middle-Income Housing Project
Completing **54,000** Housing Units
Implementing approximately **60,000** New Housing Units

Luxury-Housing Project
Completing **48,000** Housing Units
Implementing approximately **20,000** New Housing Units

Upper Middle-Income Housing Project
Completing **16,000** Housing Units
Implementing approximately **10,000** New Housing Units

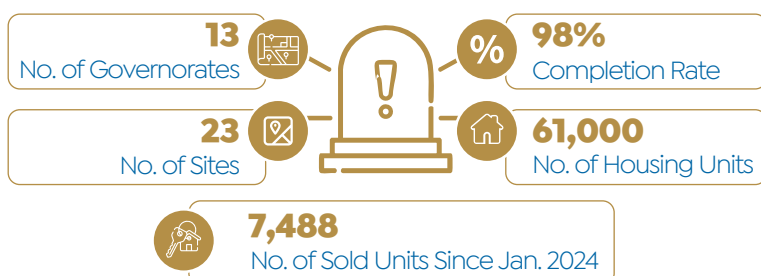
New Cities
Development of **22** Existing New Cities
Completing The Implementation of Projects in **38** New Fourth-Generation Cities

Cooperative Housing Project
Completing approximately **2,000** Housing Units

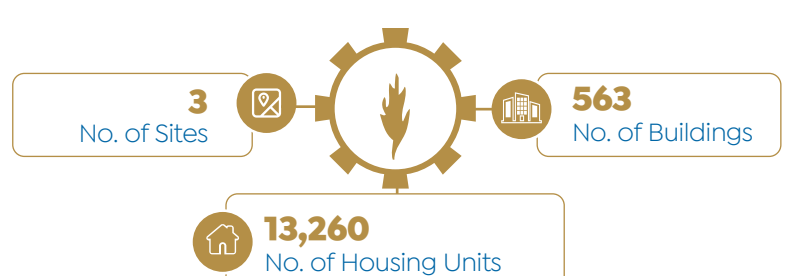
URBAN DEVELOPMENT FUND PROJECTS

URBAN DEVELOPMENT OF GOVERNORATE CAPITALS AND MAJOR CITIES "DARAH PROJECT"

URGENT PHASE



SUEZ GOVERNORATE



Source: Cabinet & MHUC

Suez Sites:	1 st Site	2 nd Site	3 rd Site
Area	53 Acres	60 Acres	81 Acres
No. of Buildings	158	162	243
No. of Housing Units	3,720	3,796	5,744
No. of Commercial Units	108	138	132
No. of Administrative Units	72	92	88

QALIOBIA GOVERNORATE



Shubra El-Khema, Agricultural Research, Iscu & Awqaf
Location



201 Acres
Area



289
No. of Buildings

EL-WAHA VIEW



Location
Nasr City



Area
40 Acres



No. of Buildings
54



No. of Housing Units
2,528

EL-FUSTAT VIEW



No. of Housing Units

320 "Phase I"

364 "Phase II"



306

No. of Sold Units

COMPLEX FOR ARTISANAL WORKSHOPS & ALTERNATIVE HOUSING



Location
El-Duwaiga



Area
62 Acres



No. of Phases
2

PHASE I



42 Acres
Area



15
No. of Buildings



600
No. of Housing Units



90 sqm
Units Area



80%
Completion Rate



782
No. of Workshops

PHASE II



20 Acres
Area



35%
Completion Rate

Source: Cabinet & MHUC

UPPER EGYPT'S DEVELOPMENT IN FY2023/24

GOVERNMENT INVESTMENTS



EGP **71.4** bn
Total Investments



Investments' Breakdown

EGP **35.9** bn for South of Upper Egypt (**50.3%**)

EGP **24.9** bn for Middle of Upper Egypt (**34.9%**)

EGP **10.6** bn for North of Upper Egypt (**14.8%**)

HOUSING FOR ALL EGYPTIANS INITIATIVE

Units in West Qena

3,264

Units in New Qena

6,800



15,780

Units in New Minya

180

Units in New Malawi

LOCAL DEVELOPMENT PROGRAM



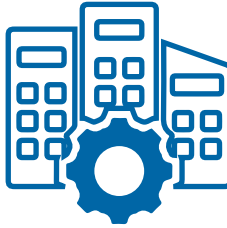
Time Period

2018-2024



Location

Qena, Sohag, Minya
& Assiut Governorates



8.2 mn

No. of Beneficiaries



59,000

No. of Private Partners



INFRASTRUCTURE SECTOR



5,633

No. of Executed & Underway Projects



EGP **27** bn

Total Investments



82%

Improvement Rate

DEVELOPMENT OF SINAI & CANAL CITIES

2014-2024

TIME PERIOD



EGP **530.5** bn

TOTAL PUBLIC INVESTMENTS



NO. OF EXECUTED

56,300 Social Housing Units



54,500 Alternative Housing Units for Slums



4,382 Bedouin Homes



46 Water Desalination Plants



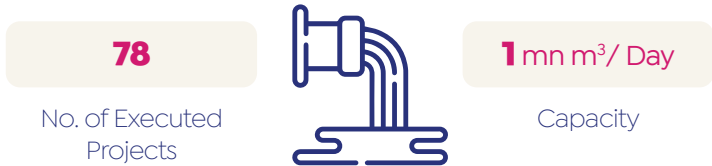
NEW CITIES



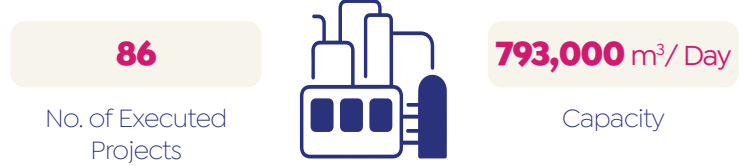
DEVELOPMENTAL RESIDENTIAL COMMUNITIES



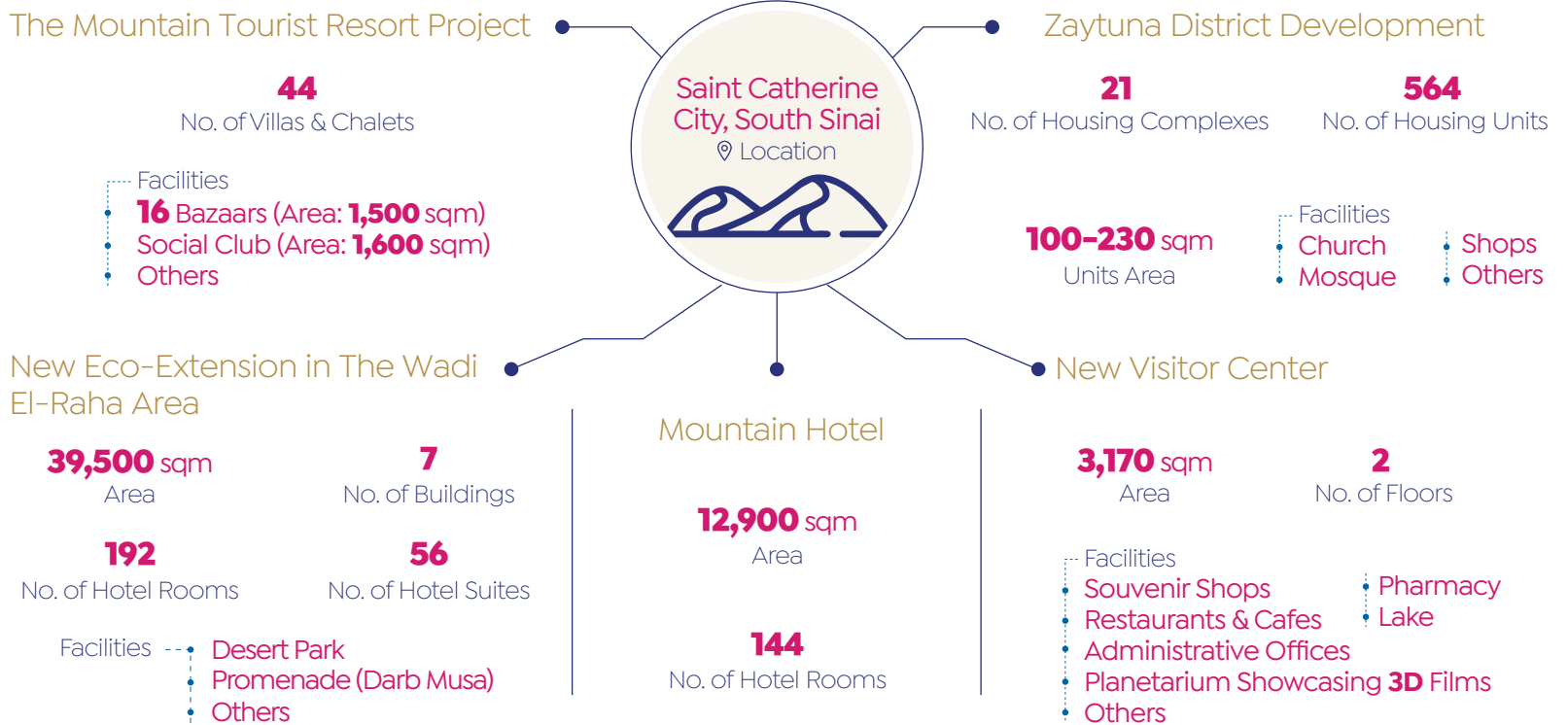
POTABLE WATER PROJECTS



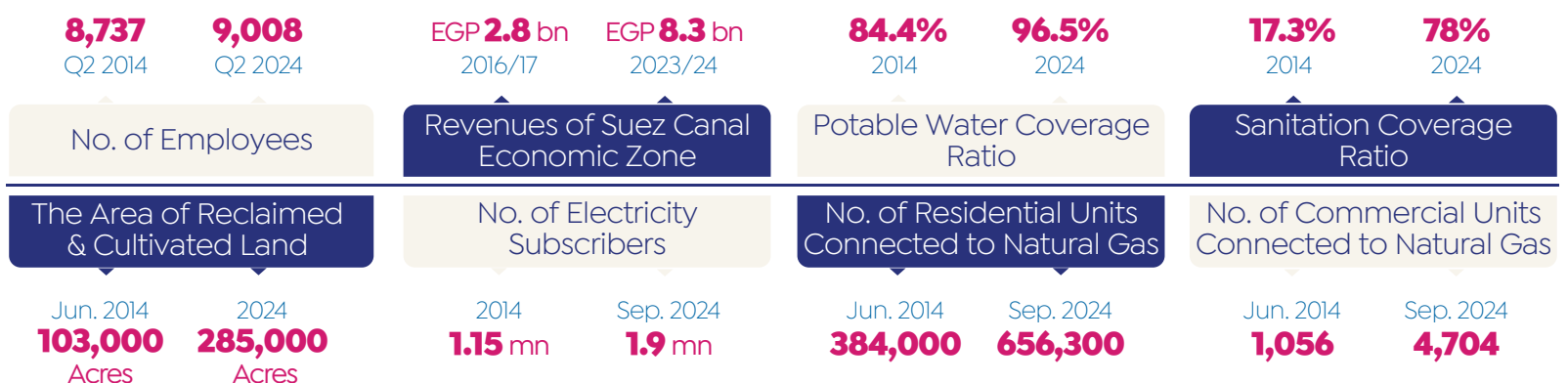
SANITATION PROJECTS



PROGRESS OF THE GREAT TRANSFIGURATION PROJECT

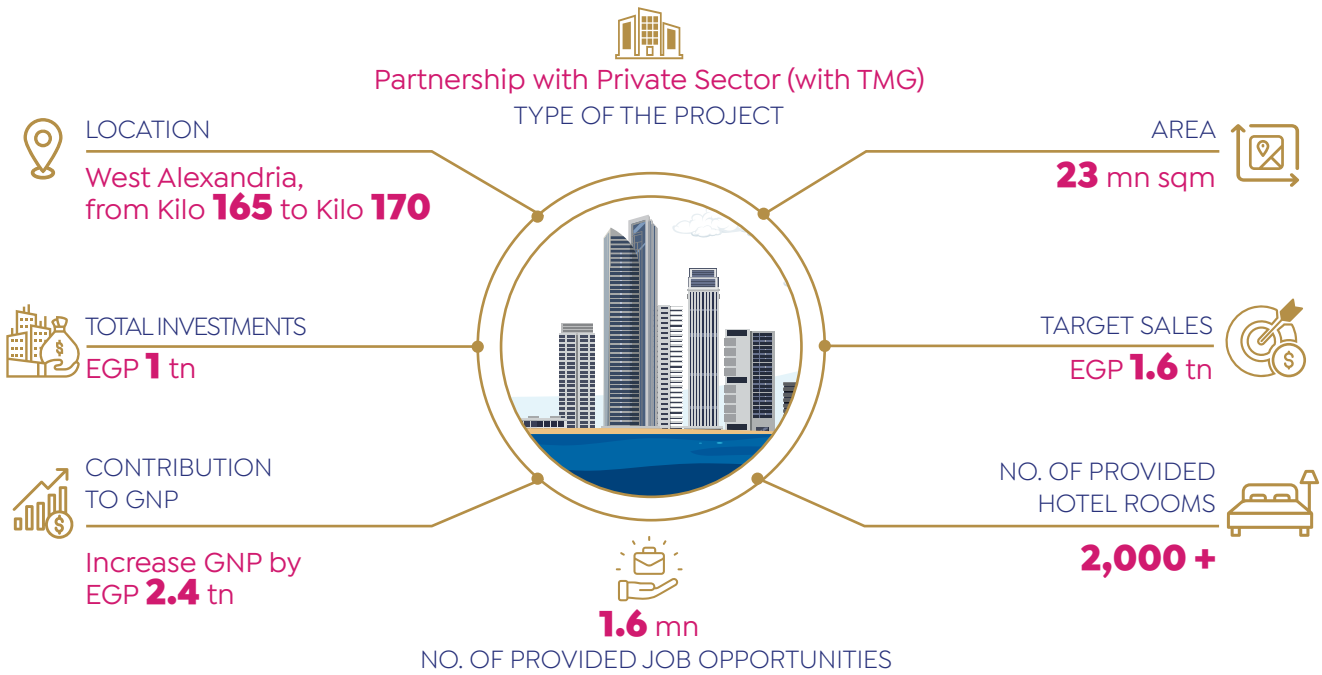


DEVELOPMENT INDICATORS

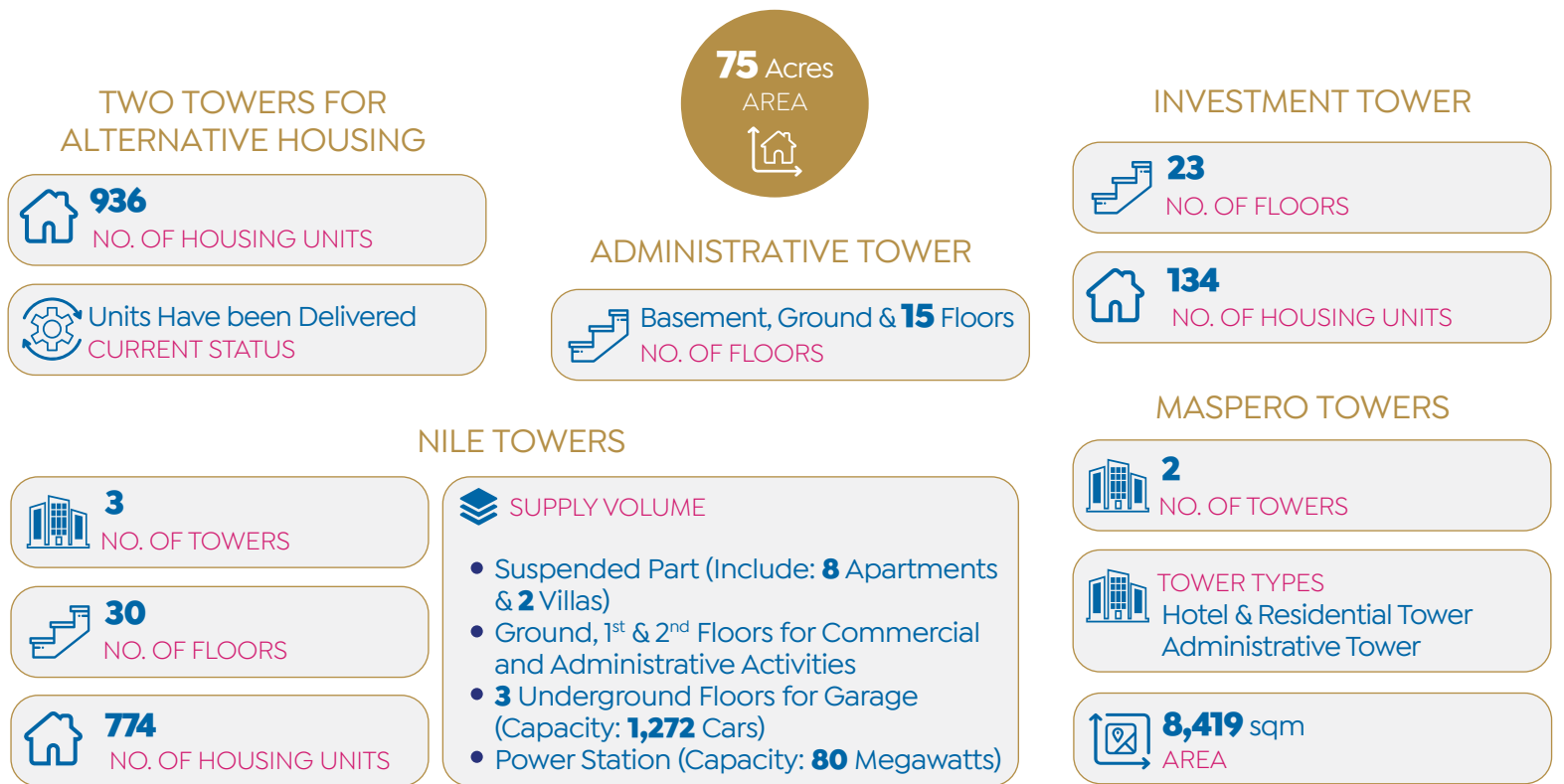


Source: Cabinet & MPED

SOUTH MED



MASPERO TRIANGLE DEVELOPMENT PROJECT



SOOR MAGRA EL-OYOUN DEVELOPMENT



Source: Cabinet

SAWARY PROJECT

 **West Carrefour, Alexandria**
Location

 **420 Acres**
Area

 **Starting Delivery of 50 Villas**
Current Status

1ST DEVELOPMENT AXIS BY NUCA

Residential Towers Project



Villas Project

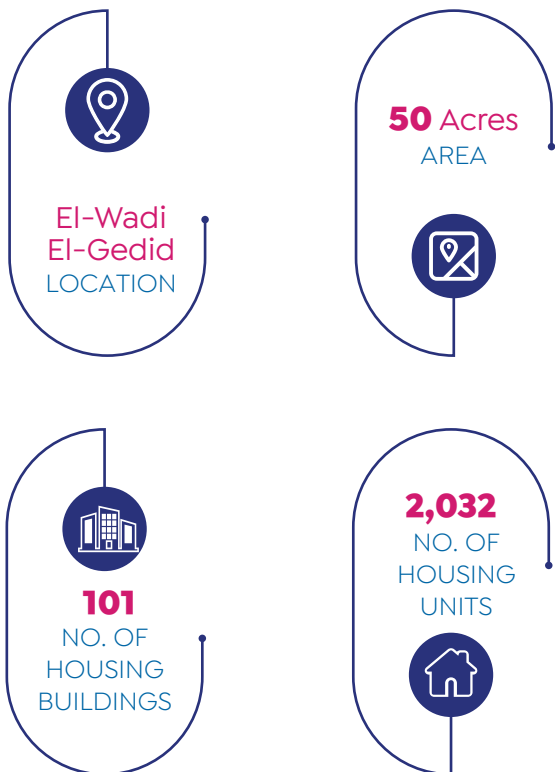


2ND DEVELOPMENT AXIS BY NUCA, ARMED FORCES ENGINEERING AUTHORITY & NO. OF INVESTORS

"Together We Build the Future" Initiative



DORAT EL-WADI PROJECT



PHASE I



HAYAH KARIMA INITIATIVE

PHASE I



EGP **350 bn+**
TOTAL TARGET INVESTMENTS



EGP **295.5 bn**
FINANCIAL AVAILABILITY



85.5%
COMPLETION RATE

NO. OF

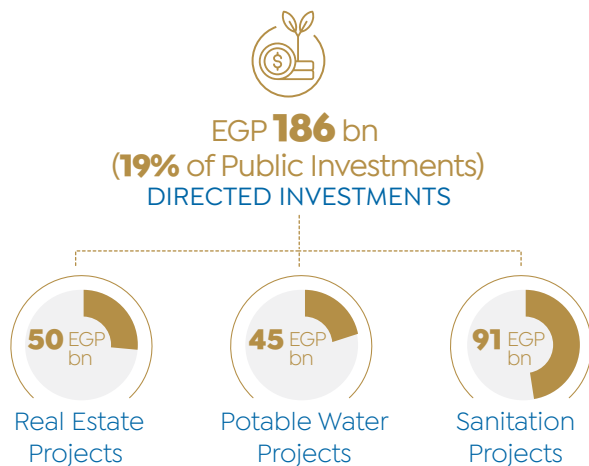
1,500 TARGET VILLAGES	23,000 TARGET PROJECTS
100 (Cost: EGP 21 bn) DEVELOPED VILLAGES	16,812 EXECUTED PROJECTS
18 mn BENEFICIARIES	

PHASE II



SOCIAL & ECONOMIC DEVELOPMENT PLAN 2024/25

URBAN DEVELOPMENT



The Plan's Targets

- Establishment & Development of **471** Potable Water Plants
- Completely Execution of **13** Potable Water Plants
- Establishment & Development of more than **100** Lifting Stations
- Provision of **20,800** Housing Units of Sakan Masr & Dar Masr
- Provision of **7,500** Housing Units of JANNA
- Establishment & Development of **248** Sewage Treatment Plants
- Completely Execution of **58** Sanitation Projects
- Provision of **271,500** Social Housing Units
- Provision of **37,400** Housing Units of Housing For All Egyptians Initiative

LOCAL DEVELOPMENT

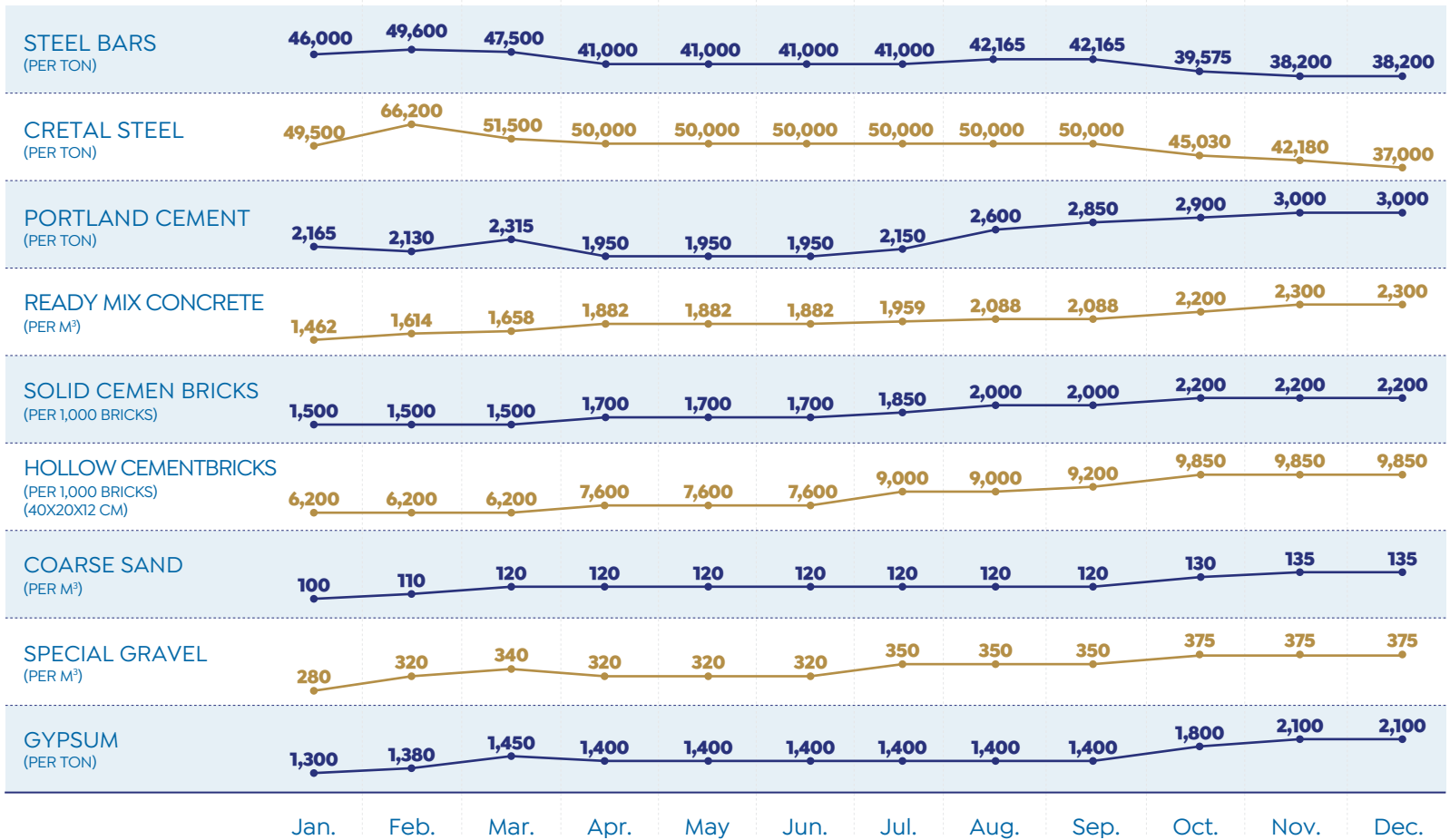


Hayah Karima Initiative (Phase II)

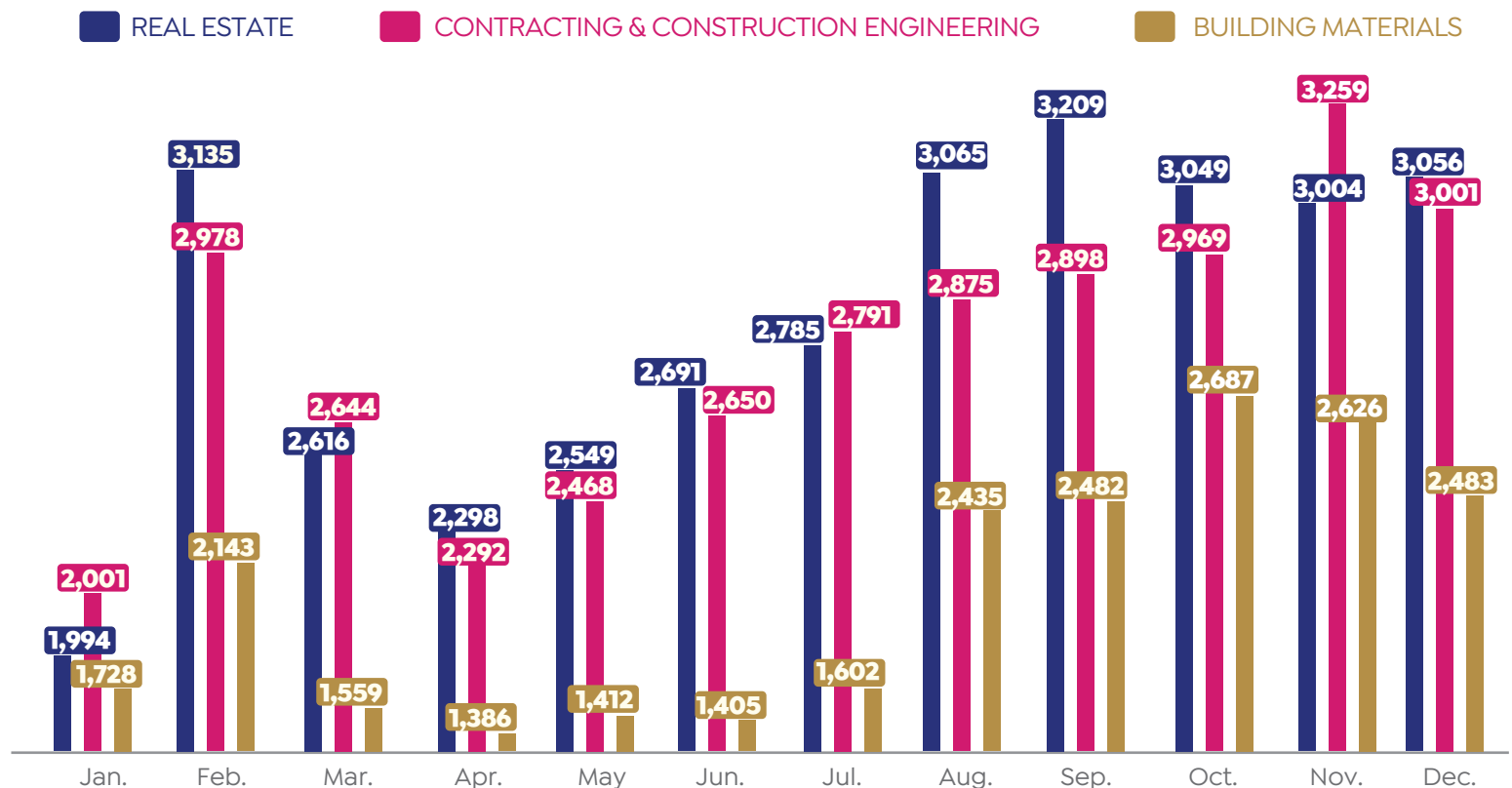
- EGP **150 bn** DIRECTED INVESTMENTS
- 70%** Potable Water & Sanitation Projects
 - 11%** Health & Education
 - 10%** Gas, Electricity & Communication
 - 4%** Government Services & Youth Centers
 - 3%** Road
 - 2%** Irrigation

Source: Cabinet & MPED

PRICES OF MAJOR CONSTRUCTION MATERIALS DURING 2024 (EGP)



PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX DURING 2024



Source: MHUC & EGX

ECONOMIC SNAPSHOT

SECTION II:

ECONOMIC SNAPSHOT

The real estate market is significantly influenced by economic conditions. Fluctuations in economic factors and indicators directly affect the decision-making processes of real estate developers and investors. Consequently, this section will delve into the key economic indicators and their transformations from January 1st to December 31st, 2024. Data is sourced from governmental entities such as the Central Bank of Egypt, EGX, CAPMAS, the Cabinet, and the Ministry of Planning and Economic Development.

The real estate market is significantly influenced by economic conditions. Fluctuations in economic factors and indicators directly affect the decision-making processes of real estate developers and investors. Consequently, this section will delve into the key economic indicators and their transformations from January 1st to December 31st, 2024. Data is sourced from governmental entities such as the Central Bank of Egypt, EGX, CAPMAS, the Cabinet, and the Ministry of Planning and Economic Development. Given its pivotal role as a key economic driver, we will focus on interest rate fluctuations throughout 2024. The overnight deposit rate and overnight loan rate experienced a significant increase, rising in March from 21.25%, 22.25% to 27.25%, 28.25% respectively, a level that remained steady until the end of the year.

While net international reserves demonstrated a steady increase, rising from USD 35.25 bn in January to USD 47.11 bn by December, inflation rates experienced a more pronounced decline, falling from 31.2% to 23.4% over the same period. Although the purchasing managers' index (PMI) fluctuated throughout the year, it opened and closed at 48.1 in January and December respectively.

A marked escalation in exchange rates was observed during the year. The USD, in particular, exhibited a substantial increase, culminating at EGP 50.61 in December from its January value of EGP 30.94. GBP and EUR followed a similar trajectory, appreciating EGP 64.03 and EGP 53.04, respectively, by year-end, from their initial values of EGP 39.30 and EGP 33.74 in January.

According to EGX indicators, a notable upward trend over the analyzed period. The EGX 30 index experienced a significant increase, rising from 28,282 in January to 29,741 in December. Moreover, the EGX 70 EWI index showed a substantial ascent from 6,327 in January to 8,143 in December. Concurrently, the EGX 100 EWI index experienced a positive trajectory, climbing from 8,986 in January to 11,218 by December. The SP/EGX ESG index also exhibited upward momentum, increasing from 5,242 in January to 6,569 in December.

A detailed analysis of the fiscal sector performance, as outlined in the report, indicates a substantial decline in the overall balance deficit for FY 2023/24 when compared to FY 2022/23. The deficit experienced a notable decrease of 18.77%. Concurrently, revenues exhibited a robust growth of 73.73%, culminating in a value of EGP 2,217.7 bn, a substantial increase from the previous year's figure of EGP 1,276.5 bn. As a proportion of GDP, the overall balance deficit for FY 2023/24 represents 3.57%, a marked improvement from the 6.09% recorded in FY 2022/23.

Turning to the balance of payments, the overall balance shifted from a surplus of USD 882.4 mn in FY 2022/23 to a surplus of USD 9,686.6 mn in

FY 2023/24. Although the current account deficit expanded significantly from USD 4,710.5 mn in FY 2022/23 to USD 20,806.6 mn in FY 2023/24, the Capital and Financial Account surplus increased from USD 8,931.5 mn in FY 2022/23 to USD 29,879.2 mn in FY 2023/24.

The trade balance deficit experienced a significant escalation during FY 2023/24, exhibiting a 27% increase compared to the preceding FY 2022/23. The deficit value surged from USD 31.2 bn in 2022/23 to USD 39.6 bn in 2023/24. The increase in deficit was due to an 18% export decline and a 2% import growth.

The Suez Canal Economic Zone achieved a significant milestone in FY 2023/24, recording a substantial revenue increase of 36% compared to the previous year. The total revenues surged to EGP 8.25 bn, up from EGP 6.07 bn in 2022/23. Furthermore, the annual surplus experienced a remarkable growth of 33%, reaching EGP 5.42 bn in FY 2023/24.

A comprehensive overview of the performance of the Egyptian economy during FY 2023/24 reveals a decline in GDP from 3.8% in 2022/23 to 2.4% in 2023/24. However, the government has set a target of exceeding 4% GDP growth for FY 2024/25. Notably, the real estate and construction sector achieved a growth rate of 5.7%.

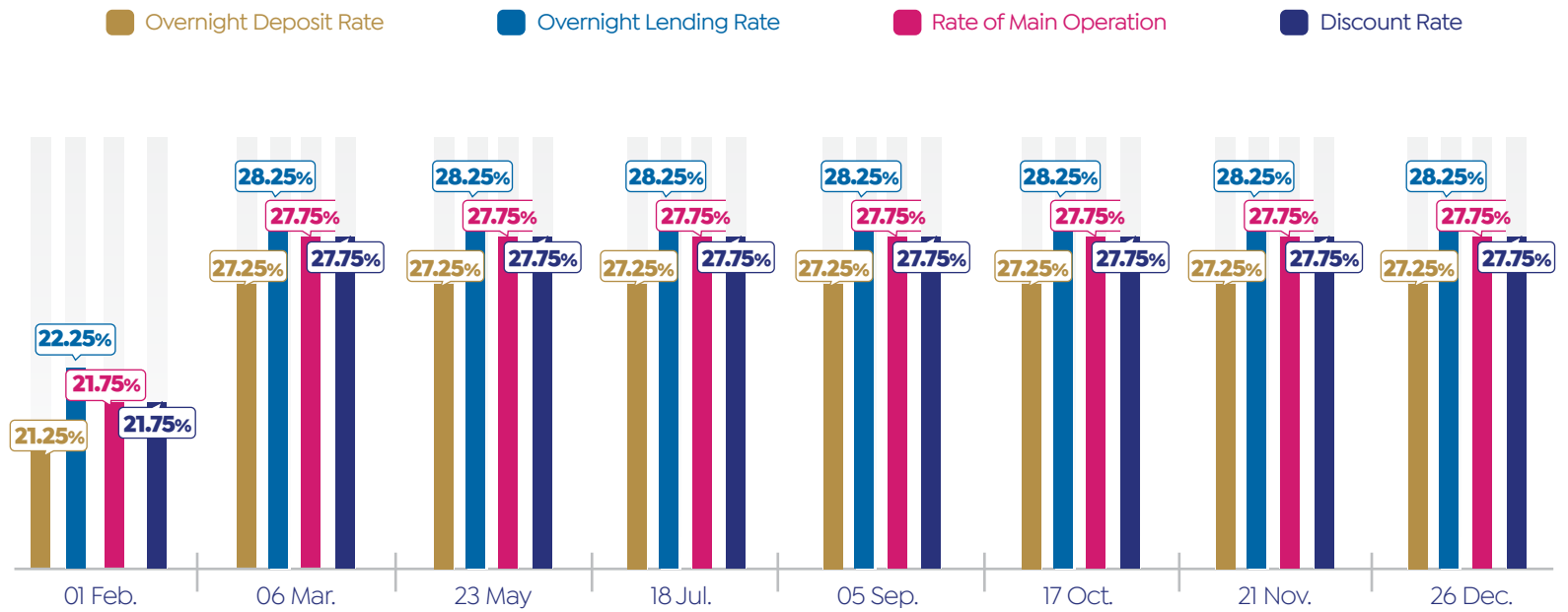
For FY 2024/25, economic and social development plan targets investments amounting to EGP 2.2 tn. This allocation is divided into 52% public investments, approximating EGP 1 tn, and 48% private investments. The plan aims to achieve an unemployment rate of 7% and an economic growth rate of 4.2%. Regarding the green economy, the plan projects an increase in green public investments from 40% to 50%, coupled with a rise in the share of green exports from 13% to 16%.

In the final part, we will clarify the expectations of international institutions for the Egyptian economy. Among the most prominent of these is the International Monetary Fund, which anticipates economic growth in 2024/25 at a rate of 4.4%, and a decline in the urban inflation rate to 25.7%. It also foresees an increase in exports equivalent to 7.2% and in Suez Canal revenues to reach USD 10 bn. As for the World Bank, it projects economic growth at a rate of 4.2% in 2024/25 and a decrease in public debt to become 91.3% of GDP. The report also addresses the economic expectations in more detail for other international institutions.

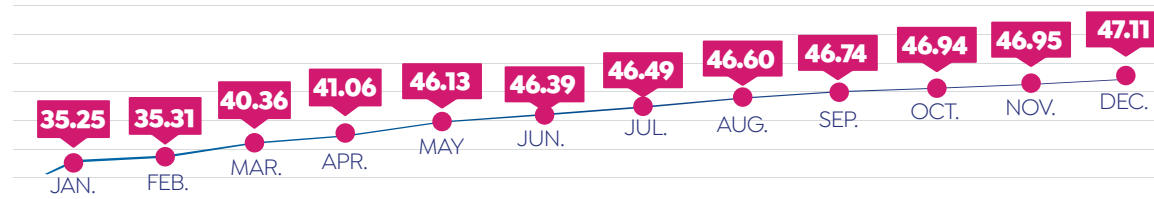
It is worth mentioning that the aforementioned indicators and data are merely examples and a glimpse into the performance of the economy during 2024, based on data issued by trusted government entities. The remaining economic indicators and data can be accessed in the following report.

INTEREST RATES

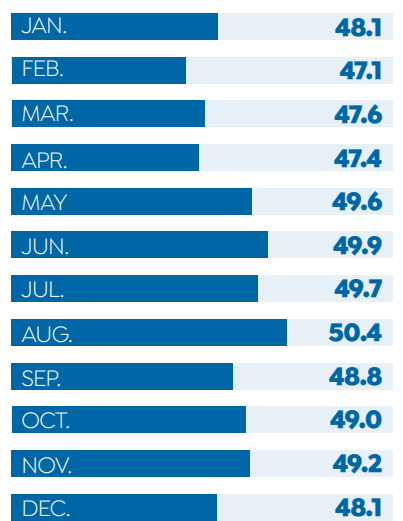
*Based on MPC Meeting



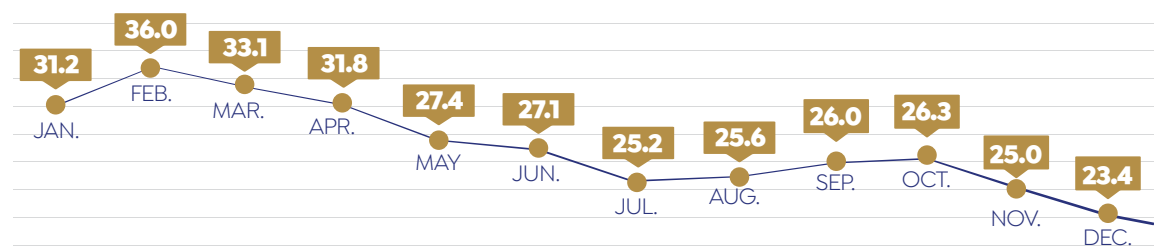
NET INTERNATIONAL RESERVES (USD BN)



PURCHASING MANAGERS' INDEX (PMI)



ANNUAL HEADLINE INFLATION RATE (%)

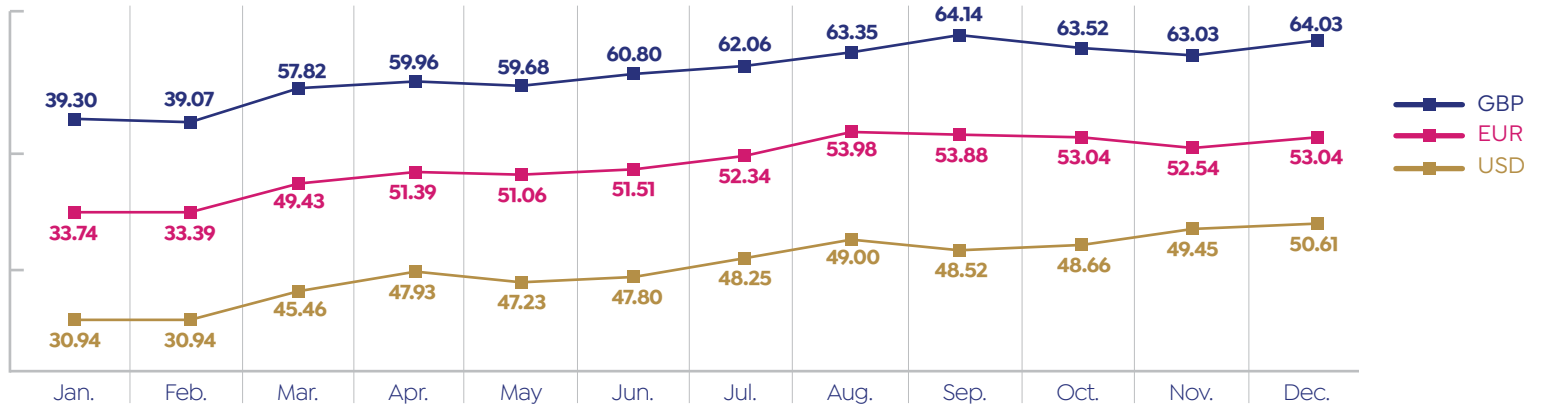


EGYPT CREDIT RATING

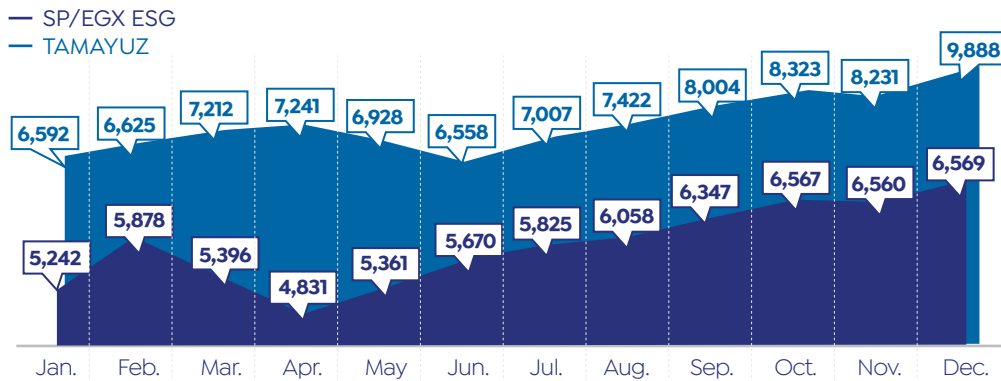
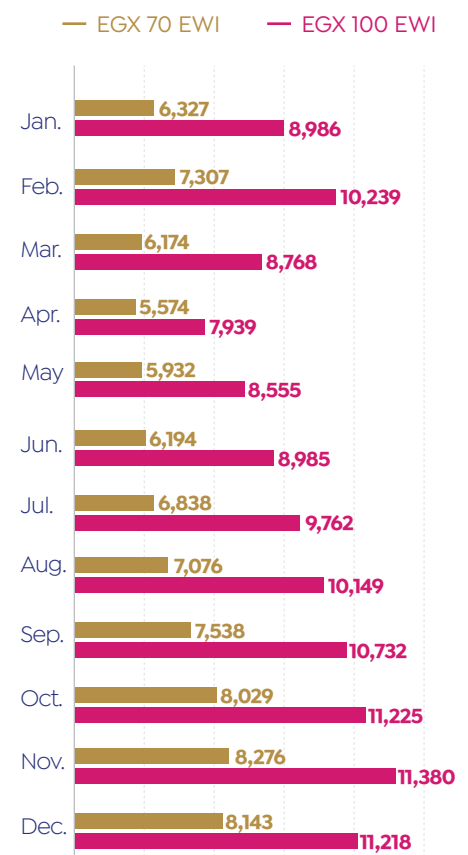
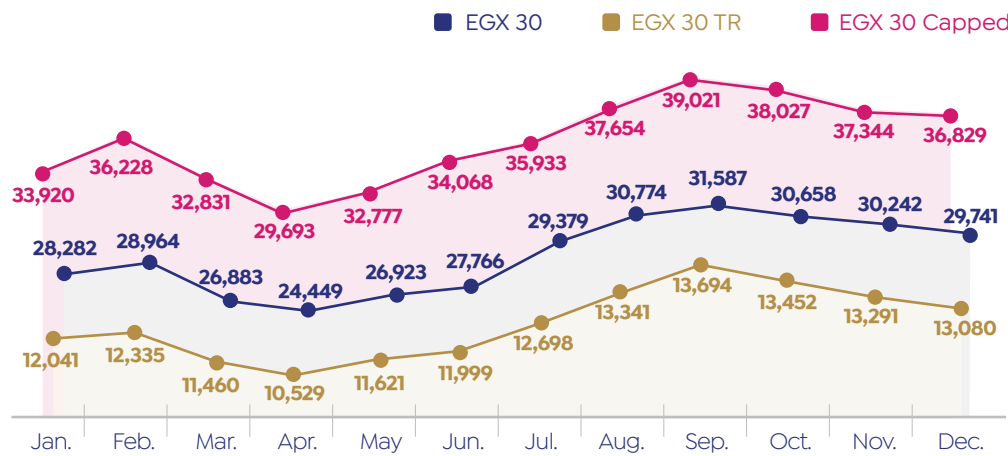
RATING	MOODY'S	OUTLOOK	REVIEW DATE
Caa1		Positive	* According to Last Review Date on Mar. 07,2024
B-	S&P GLOBAL	Positive	* According to Last Review Date on Oct. 18,2024
B	FITCH	Stable	* According to Last Review Date on Nov. 01,2024

Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

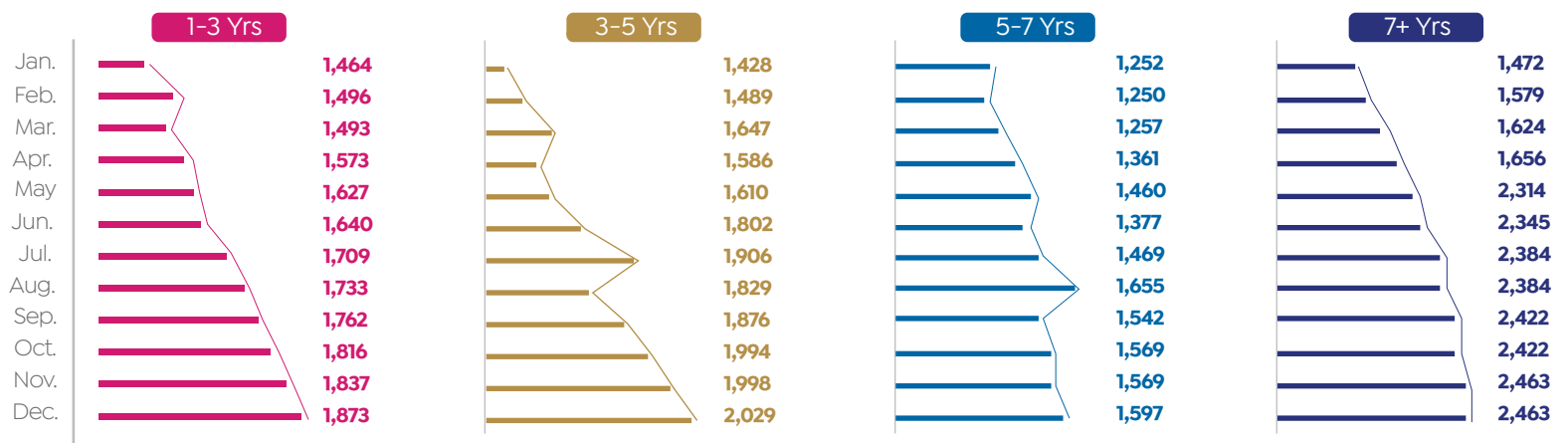
EXCHANGE RATES



EGX INDICATORS

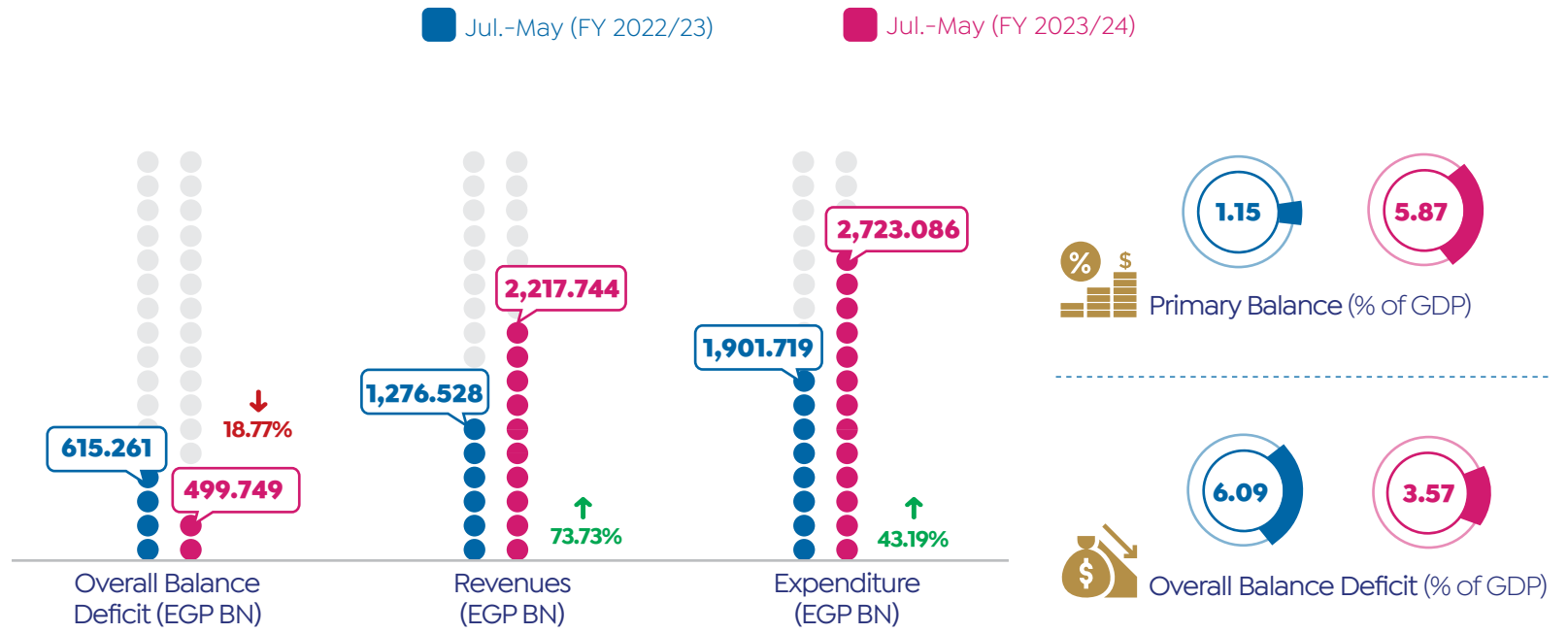


T-BOND

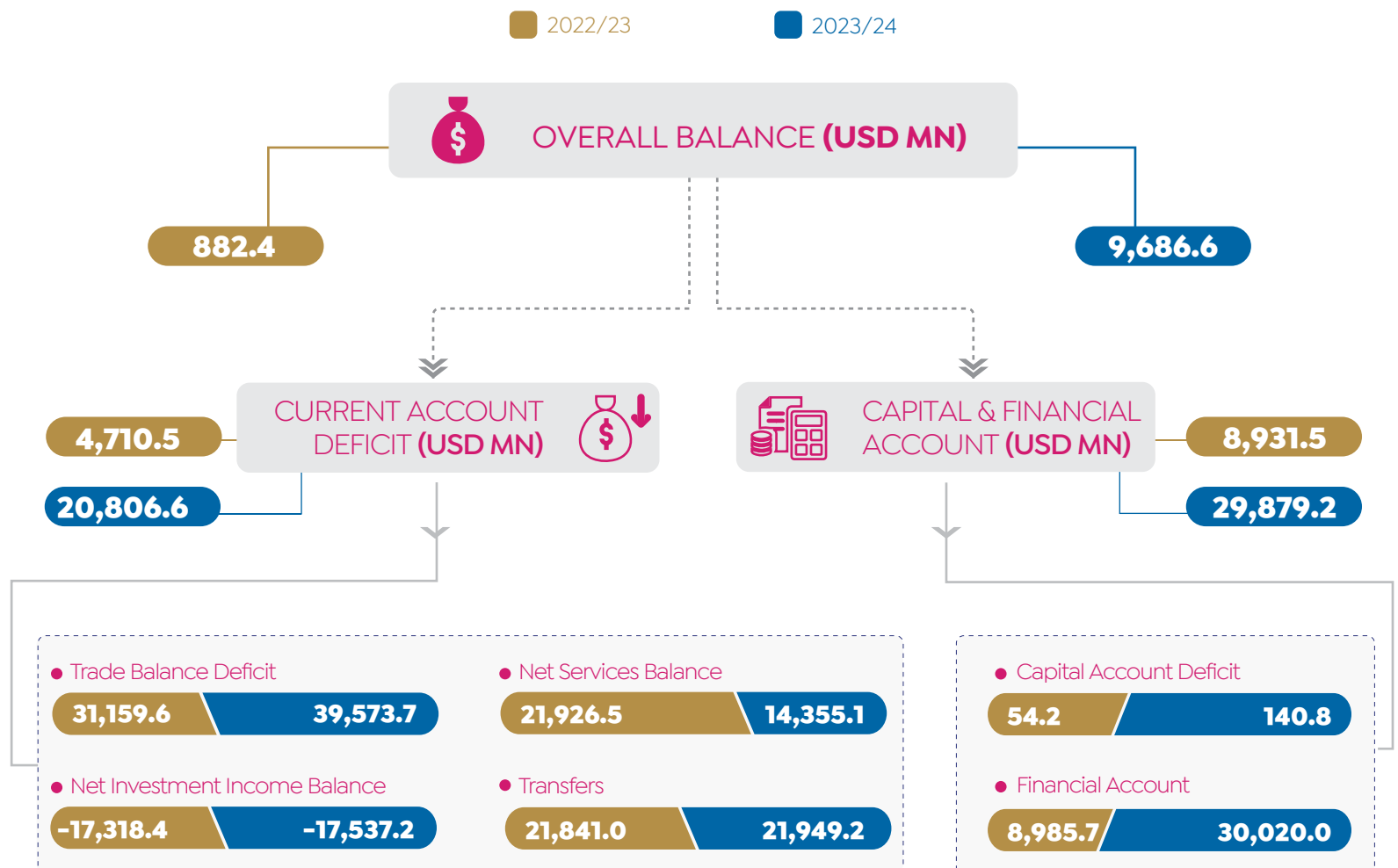


Source: CBE & EGX

FISCAL SECTOR PERFORMANCE

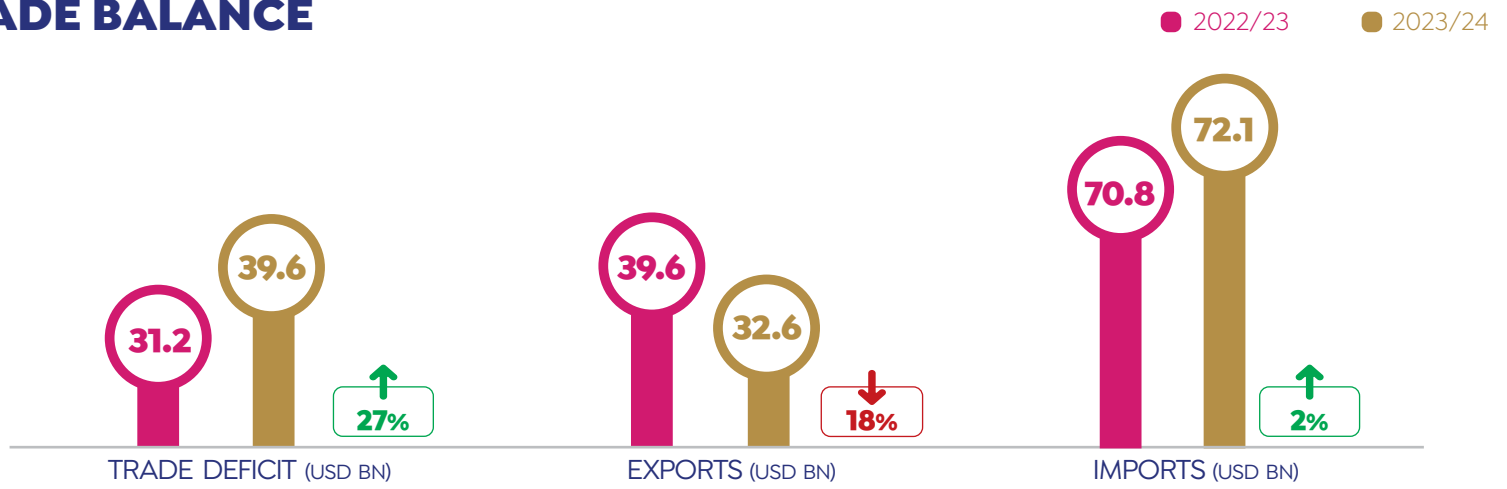


BALANCE OF PAYMENTS PERFORMANCE (FY 2023/24)

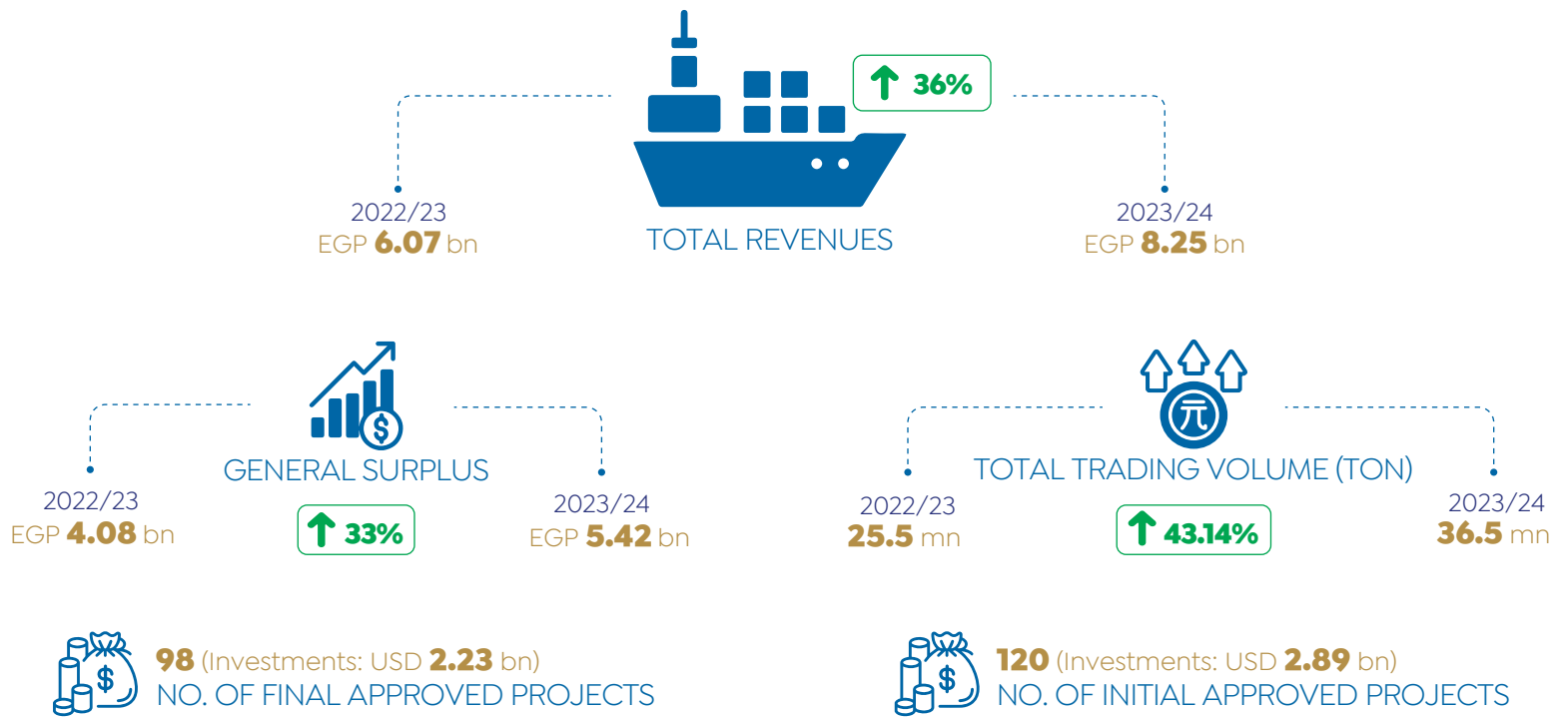


Source: CBE & MOF

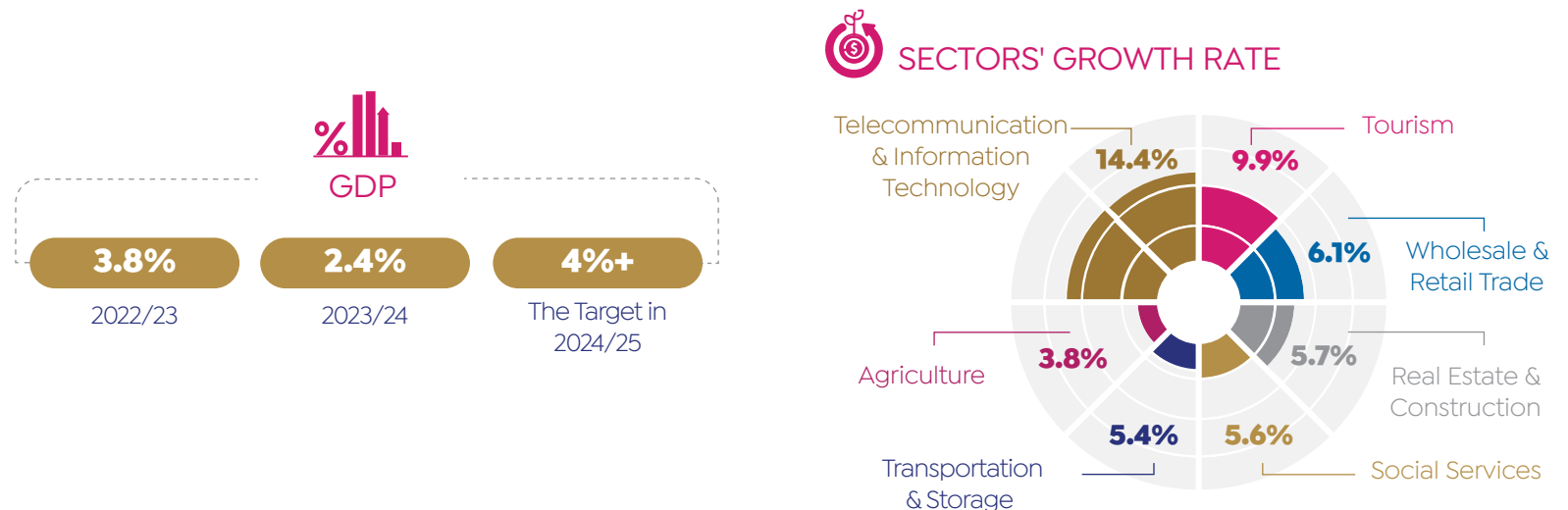
TRADE BALANCE



SUEZ CANAL ECONOMIC ZONE DURING FY 2023/24



PERFORMANCE OF THE EGYPTIAN ECONOMY DURING FY 2023/24



Source: CAPMAS & Cabinet



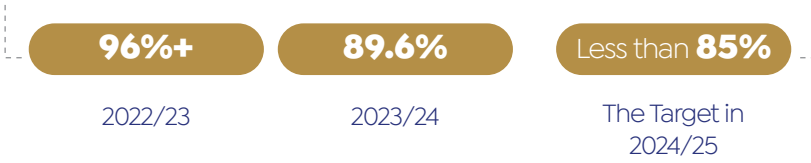
EXECUTED INVESTMENTS



PRIMARY SURPLUS



PUBLIC DEBT (% OF GDP)



OVERALL DEFICIT



EXTERNAL DEBT



REMITTANCES OF EGYPTIANS WORKING ABROAD



REVENUES



PUBLIC-PRIVATE PARTNERSHIP (P.P.P)



SUEZ CANAL REVENUES



NET FOREIGN DIRECT INVESTMENTS (FDI)



EXPORTS



TOURISM REVENUES



Source: Cabinet

ECONOMIC AND SOCIAL DEVELOPMENT PLAN (FY 2024/25)



EGP 2.2 tn
Total Target Investments

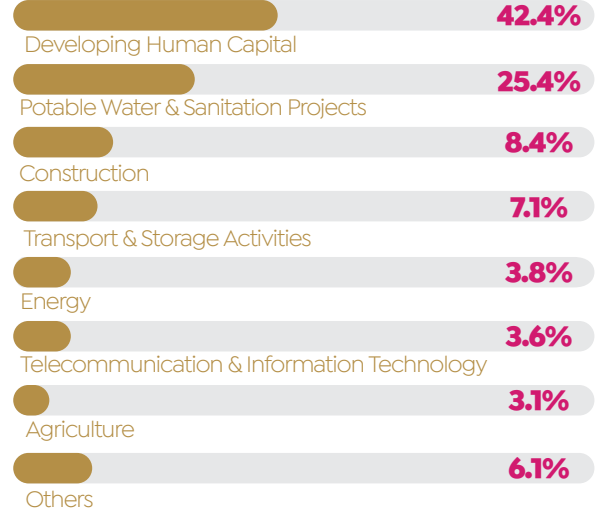


52%
Public Investments

48%
Private Investments



Distribution of Public Investments



13%
Target Investment Rate

Around **EGP 1 tn**
Target Public Investments



GDP
EGP 17.3 tn
At Current Prices



4.2%
Economic Growth Rate

EGP 8.7 tn
At Constant Prices



7%
Unemployment Rate

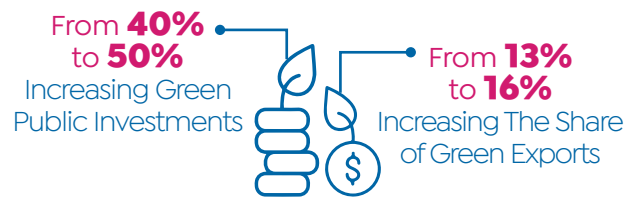


900,000
No. of Provided Job Opportunities

SECTORAL GROWTH RATES AT CONSTANT PRICES



GREEN ECONOMY



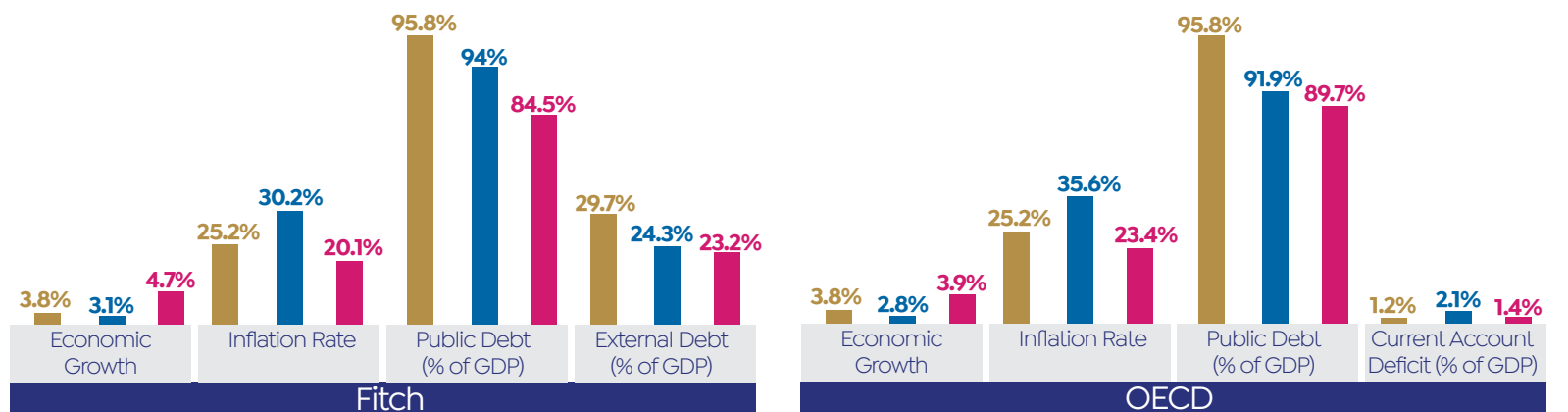
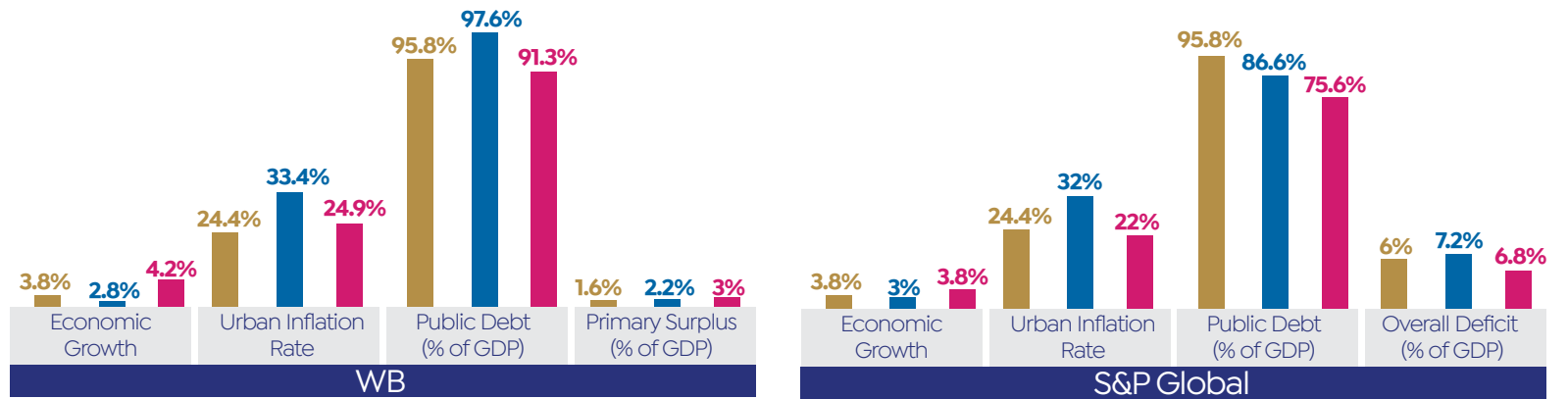
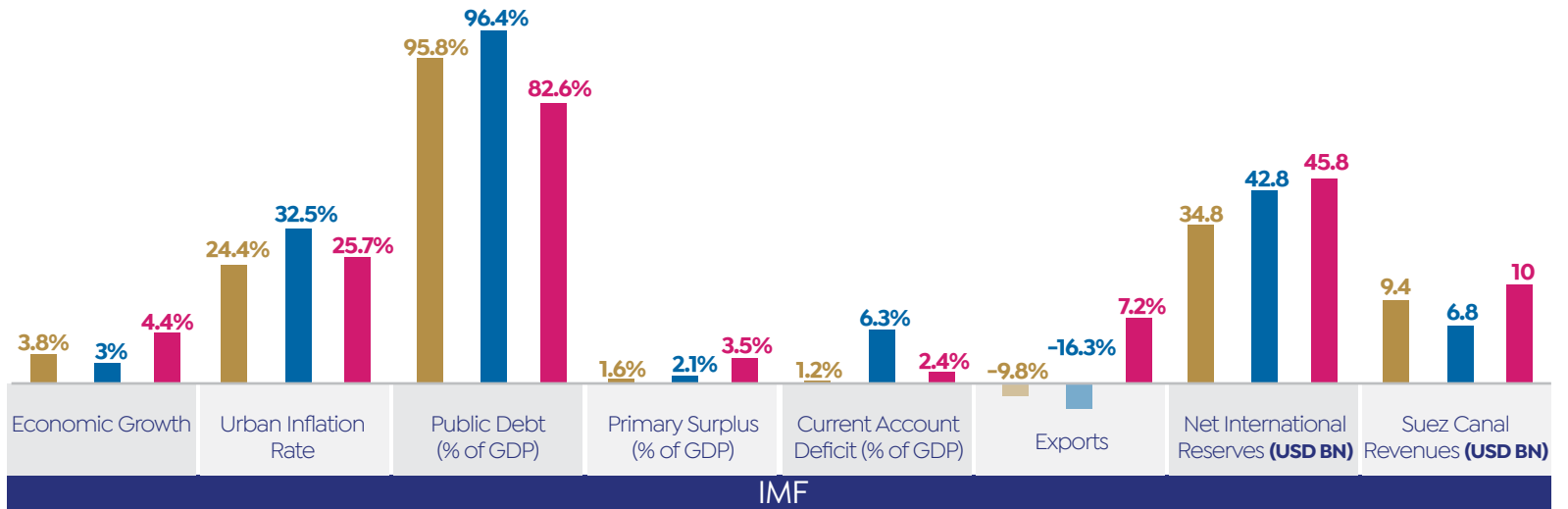
CITIZEN INVESTMENT PLAN (2023/24)

GOVERNORATE NAME	TOTAL INVESTMENTS	NO. OF PROJECTS	GOVERNORATE NAME	TOTAL INVESTMENTS	NO. OF PROJECTS
CAIRO	EGP 96.2 bn	1,260	NORTH SINAI	EGP 7 bn	231
GIZA	EGP 82.7 bn	586	SOHAG	EGP 6.8 bn	489
ALEXANDRIA	EGP 34.7 bn	565	ISMAILIA	EGP 6.5 bn	333
PORT SAID	EGP 31 bn	192	RED SEA	EGP 6 bn	175
MATRUH	EGP 17.3 bn	216	SOUTH SINAI	EGP 5.4 bn	178
EL-WADI EL-GEDID	EGP 13.2 bn	242	DAMIETTA	EGP 5.1 bn	219
ASWAN	EGP 12.8 bn	303	MONUFIA	EGP 4.9 bn	311
ASSIUT	EGP 11.6 bn	478	MINYA	EGP 4.5 bn	324
SUEZ	EGP 9.7 bn	189	KAFR EL-SHEIKH	EGP 4 bn	323
BEHEIRA	EGP 8.6 bn	439	QENA	EGP 4 bn	277
QALYUBIA	EGP 8 bn	367	BENI SUEF	EGP 3.9 bn	274
DAKAHLIYA	EGP 7.7 bn	525	GHARBIA	EGP 3.6 bn	361
LUXOR	EGP 7.7 bn	201	FAYOUM	EGP 2.2 bn	245
SHARQIA	EGP 7.6 bn	419			

Source: MPED & Cabinet

INTERNATION INSTITUTIONS' EXPECTATIONS FOR THE EGYPTIAN ECONOMY

2022/23 2023/24 2024/25



Source: Cabinet

NEW CITIES | UPDATES

SECTION III:

NEW CITIES UPDATES

To address the challenges posed by rapid population growth, Egypt has embarked on the development of four successive generations of new cities. These cities aim to offer high-quality services and amenities to residents, foster investment and employment opportunities, and reduce the strain on existing urban centers. This report provides a detailed overview of the latest advancements in new cities, drawing on official data released by government authorities from January 1 to December 31, 2024.

In the pursuit of fostering economic growth and attracting substantial investments, fourth-generation cities have emerged as dynamic urban developments that prioritize advanced infrastructure, innovative architectural designs, and seamless integration of residential, commercial, and recreational spaces. These cities are designed to enhance private sector participation by offering diverse residential units, mixed-use towers, and expansive public parks.

A prime example of such a city is the New Administrative Capital (NAC), which has witnessed remarkable progress in its development phases. The city comprises several distinguished districts, including Capital Residence (R3), which encompasses eight neighborhoods featuring 24,130 residential units. Another prominent district, New Garden City (R5), consists of 385 buildings, 456 villas, and 21,494 residential units and had generated sales amounting to EGP 6.3 bn by October 2024. Moreover, the city boasts the Central Business District (CBD), which comprises 20 high-rise structures, including 10 mixed-use towers, 5 residential towers, and Crescent Towers, along with the Iconic Tower, which spans 266,000 square meters.

In New Alamein City, which spans a vast expanse of 48,000 Acres, the cumulative number of social housing units has now reached an impressive 40,000 residential units. During its initial phase, the total area was confined to 14,500 acres, encompassing 126 developmental projects. Furthermore, 3,600 residential units have been successfully delivered ahead of the August 2024 deadline within the Downtown, Sakan Masr, and Distinguished Housing initiatives. Additionally, the city's development plan includes the completion of 5,000 residential units under the esteemed "Housing for All Egyptians" initiative, alongside 11,549 residential units across the Latin District, Downtown, and the Mazarin Complex, with 10,000 units slated for delivery by June 2025.

Regarding New Suez City, the progress of the urgent phase of the "Housing for All Egyptians" initiative has attained an impressive 84%, encompassing 2,064 residential units, each occupying an area of 90 sqm, thereby underscoring substantial advancements in the timely execution of the project as per the prescribed schedule. Moreover, the infrastructure has exhibited remarkable strides, with road projects achieving a progress rate of 74%, the water network at 76%, the sewage system at 80%, and the irrigation network at 86%.

The first phase of the development of West Qena City, spanning an area of 1,400 acres, commenced with the construction of 30 buildings containing 720 residential units, achieving a completion rate of 84% under the Sakan Masr project. Notably, significant progress has been made in infrastructure, with the completion of the road network at 88%, the water network at 91%, and the sewage system at 90%.

The third-generation cities, like New Cairo, El-Shorouk, and New Sohag, have witnessed the development of diverse and significant projects. In New Cairo, specifically in the Third Settlement, 222 buildings have been constructed, comprising 5,328 residential units, with areas ranging from 90 to 120 sqm. This also includes 81 commercial units and 174 administrative units Under the "Housing for All Egyptians" initiative. In addition to New Sohag, which spans an area of 30,351 acres with total investments EGP 5.7 bn till Jun. 2024, 16,000 housing units have been completed with an additional 1,356 units currently under construction under the "Housing for All Egyptians" initiative.

In recent years, significant progress has been witnessed in the development of second-generation cities. In New Beni Suef, which spans an area of 25,135 acres, investments have been directed to support various economic sectors in the city. These investments include significant funding for the road, housing, sewage, electricity, drinking water, communications, and services sectors, with a total investment amounting to EGP 2.837 bn between 2014 and 2024. In the first phase of the 'Housing for All Egyptians' initiative, 84 buildings have been constructed with 2,016 housing units

First-generation cities, such as the 6th of October and the 15th of May, have witnessed notable progress. The "Housing For All Egyptians Initiative aims to provide various housing solutions for different income groups across the 6th of October City. For middle-income individuals, the project spans an area of 92 acres, featuring 134 buildings with a total of 3,216 housing units. As of now, the completion rate stands at 65% for 63 buildings and 34% for the remaining 71 buildings with an expected completion date in 2025. For upper-middle income residents, the initiative includes 85 buildings with 2,040 housing units, with a completion rate of 91% for buildings and 90% for infrastructure.

The following infographics will Offer a more in-depth and comprehensive analysis of the four generations of the new cities

4TH GENERATION CITIES

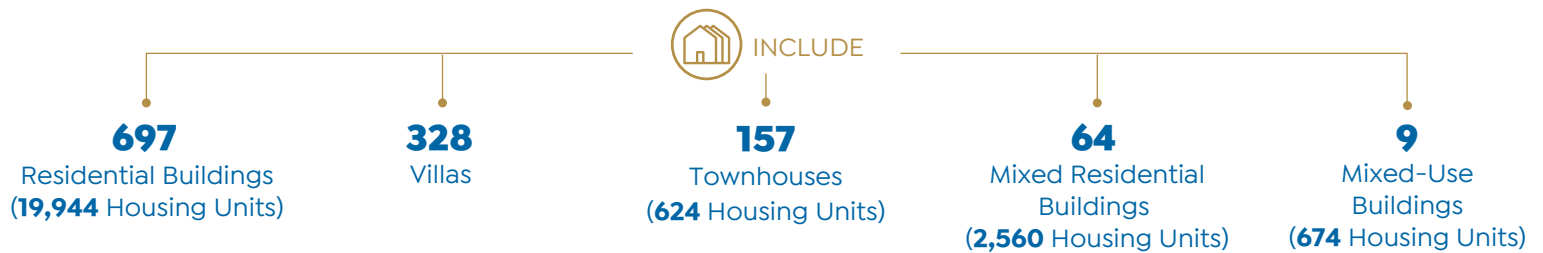
NEW ADMINISTRATIVE CAPITAL (NAC)

CAPITAL RESIDENCE (R3)

 **1,016** Acres
AREA

 **8**
NO. OF NEIGHBOURHOODS

 **24,130**
NO. OF HOUSING UNITS



▶ ALLOCATED HOUSING UNITS

 **Neighbourhood No. 1, 2 & 8**
LOCATION

 **4,000**
NO. OF HOUSING UNITS

 **126-173** sqm
UNITS AREA

NEW GARDEN CITY (R5)

 **885** Acres
AREA

 **385**
NO. OF 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

CAPITAL PARK

 **1,000** Acres+
AREA

 **10** km+
LENGTH

CENTRAL BUSINESS DISTRICT

 **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)

NEW ALAMEIN

 **48,000** Acres
TOTAL AREA

 **5,512** Acres
AREA OF INDUSTRIAL ZONE

 **40,000**
TOTAL NO. OF SOCIAL HOUSING UNITS

PHASE I

 **14,500** Acres
AREA

 **126**
NO. OF DEVELOPMENT PROJECTS

 **5 (2,630 Units)**
NO. OF TOWERS IN SOUTH AREA

 **23 (6,000 Residential, Commercial & Administrative Units)**
NO. OF BEACH TOWERS

▶ DELIVERY PLAN

 **3,600** (Downtown, Sakan Masr & Distinguished Housing)
NO. OF DELIVERED UNITS BEFORE AUG.2024

 NO. OF DELIVERED UNITS DURING AUG.2024

- 1,238**
- 519** in Beach Towers
- 208** in Latin Area
- 511** in Mazarine Compound (**83** Villas, **300** Chalets & **128** Housing Units)

Source: NUCA & Cabinet

▶ COMPLETION & DELIVERY PLAN TILL JUN.2025



HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME



▶ FACILITIES

Commercial Market

Medical Unit

Playground

Nursery

School

Others

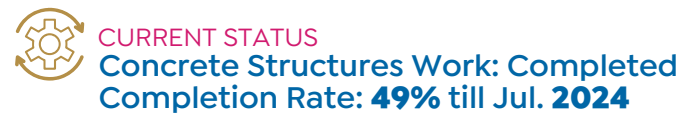
DOWNTOWN TOWERS



▶ ICONIC TOWER



▶ OTHER 4 TOWERS



MAZARINE



LATIN AREA



SAKAN MASR

 **128**
NO. OF BUILDINGS

 **4,096**
NO. OF HOUSING
UNITS

 **1,177**
NO. OF DELIVERED
UNITS

 **98%+**
COMPLETION RATE

BEACH TOWERS

▶ PHASE I

 **15**
NO. OF TOWERS

 **5,172**
NO. OF HOUSING
UNITS

 **692**
NO. OF COMMERCIAL UNITS

 **CURRENT STATUS**
 Concrete Structures Work: Completed
 Interior Finishing Work: Underway

▶ MARINA TOWERS


 **7**
NO. OF TOWERS

 **1,907**
NO. OF HOUSING UNITS

 **5**
NO. OF UNDERWAY TOWERS

ENTERTAINMENT AREA


 **50 Acres**
AREA

 **SUPPLY VOLUME**
 No. of Buildings: **40**
 Units Area: **332-3,192 sqm**
 Hotel (Area: **4,162 sqm**)
 Garage (Capacity: **2,800 Cars**)
 Commercial Units (Area: **84-731 sqm**)

HERITAGE CITY

 **260 Acres**
AREA

 **70**
NO. OF SERVICE
BUILDINGS

 **INCLUDE**
 Main Lake
 Mosque
 Roman Theater
 Cinema Complex
 Central Park
 Church
 Opera
 Others

CAPITAL GARDENS

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **100,170**
NO. OF HOUSING UNITS

 **92,802**
NO. OF EXECUTED HOUSING UNITS FOR LOW-INCOME

 **38,928**
NO. OF UNDER-DELIVERY HOUSING UNITS
FOR LOW-INCOME

 **7,368**
NO. OF UNDERWAY HOUSING UNITS FOR MIDDLE-INCOME

► FACILITIES



10th Announcement: **39**
14th Announcement: **42**
NO. OF SERVICE BUILDINGS



- INCLUDE
- Bakeries
 - Nurseries
 - Commercial Markets
 - Schools



- Medical Centers
- Social Buildings
- Others

NEW MANSOURA CITY

SAKAN MASR



44
NO. OF BUILDINGS



1,056
NO. OF HOUSING UNITS



85%
COMPLETION RATE

JANNA



224
NO. OF BUILDINGS



5,376
NO. OF HOUSING UNITS

NEW MANSOURA CORNICHE (PHASE I)



4.2 km
LENGTH



- FACILITIES
- Walkway
 - Pergolas
 - Playgrounds



- Cafes
- Kids' Areas

NEW OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE



154,000
NO. OF DELIVERED HOUSING UNITS



86
NO. OF UNDERWAY & EXECUTED SERVICE PROJECTS



- INCLUDE
- **15** Nurseries
 - **14** Medical Units
 - **3** Youth Centers
 - Police Complex



- **20** Schools
- **27** Commercial Markets
- **5** Playgrounds
- Social Club

FOR LOW-INCOME



136,740
NO. OF HOUSING UNITS



70,584
NO. OF EXECUTED HOUSING UNITS



66,120
NO. OF UNDERWAY HOUSING UNITS

▶ PHASE V & VI

 **West Airport**
LOCATION

 **3,000** Acres
AREA

 **90,000**
NO. OF HOUSING UNITS

 **26,000**
NO. OF EXECUTED HOUSING UNITS

 **4,944**
NO. OF DELIVERED HOUSING UNITS

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ GREEN BUILDINGS

 **13th Neighbourhood**
LOCATION

 **180**
NO. OF BUILDINGS

 **3,924**
NO. OF HOUSING UNITS

▶ 75 SQM MODEL

 **14th Neighbourhood**
LOCATION

 **53**
NO. OF BUILDINGS

 **1,908**
NO. OF HOUSING UNITS

▶ 90 SQM MODEL

 **14th Neighbourhood**
LOCATION

 **806**
NO. OF BUILDINGS

 **19,344**
NO. OF HOUSING UNITS

▶ EL-HURRIYA NEIGHBOURHOOD

 **255**
NO. OF BUILDINGS

 **6,120**
NO. OF HOUSING UNITS

▶ EL-MAJD NEIGHBOURHOOD

 **625**
NO. OF BUILDINGS

 **15,000**
NO. OF HOUSING UNITS

▶ EL-KARAMA NEIGHBOURHOOD

 **210**
NO. OF BUILDINGS

 **5,040**
NO. OF HOUSING UNITS

ALTERNATIVE HOUSING FOR SLUMS

 **14th Neighbourhood**
LOCATION

 **96**
NO. OF BUILDINGS

 **3,360**
NO. OF HOUSING UNITS

 **96**
NO. OF COMMERCIAL UNITS

 **96**
NO. OF ADMINISTRATIVE UNITS

SAKAN MASR

 **130**
NO. OF BUILDINGS

 **3,120**
NO. OF HOUSING UNITS

SOCIAL HOUSING

▶ 15TH NEIGHBOURHOOD

 **705**
NO. OF BUILDINGS

 **16,920**
NO. OF HOUSING UNITS

▶ 16TH NEIGHBOURHOOD

 **433**
NO. OF BUILDINGS

 **10,392**
NO. OF HOUSING UNITS

NEW RASHID

COASTAL DISTINGUISHED HOUSING UNITS

 **25**
NO. OF BUILDINGS

 **600**
NO. OF HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE FOR MIDDLE-INCOME

 **4**
NO. OF BUILDINGS

 **96**
NO. OF HOUSING UNITS

NEW SUEZ

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ URGENT PHASE

 **86**
NO. OF BUILDINGS

 **2,064**
NO. OF HOUSING UNITS

 **90** sqm
UNITS AREA

 **84%**
COMPLETION RATE

FACILITIES

Sanitation Plant (Completion Rate: **80%**)

Primary School (Completion Rate: **71%**)

Commercial Market (Completion Rate: **90%**)

Nursery (Completion Rate: **64%**)

Others

COMPLETION RATE OF INFRASTRUCTURE

74% Road Projects

76% Water Network

80% Sanitation Network

86% Irrigation Network

NEW MALAWI



Minya Governorate
LOCATION



91 Acres
URGENT PHASE AREA



1,310 Acres
INDUSTRIAL AREA



18,421 Acres
TOTAL AREA



880 Acres
PHASE I AREA

JANNA



256
NO. OF EXECUTED HOUSING UNITS



768
NO. OF UNDERWAY HOUSING UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE



NO. OF UNDERWAY BUILDINGS

6 (Units Area: **90 sqm**)
1 (Units Area: **75 sqm**)

NEW EL-FASHN



17,958 Acres
TOTAL AREA



177.5 Acres
PHASE I AREA



85 Acres
URGENT PHASE AREA

WEST QENA

PHASE I



1,400 Acres
AREA

▶ SAKAN MASR



30
NO. OF BUILDINGS



720
NO. OF HOUSING UNITS



84%
COMPLETION RATE

▶ COMPLETION RATE OF INFRASTRUCTURE



88%
ROAD PROJECTS



91%
WATER NETWORK



90%
SANITATION NETWORK



73%
IRRIGATION NETWORK



92%
WATER PURIFICATION STATION

NEW ASWAN CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE



Low-Income, Middle-Income
& Green Housing
SECTORS



14,568
NO. OF EXECUTED & UNDERWAY
HOUSING UNITS

3RD GENERATION CITIES

NEW CAIRO

HOUSING FOR ALL EGYPTIANS INITIATIVE



3rd Settlement
LOCATION



222
NO. OF BUILDINGS



5,328
NO. OF HOUSING UNITS



90-120 sqm
UNITS AREA



81
NO. OF COMMERCIAL UNITS



174
NO. OF ADMINISTRATIVE UNITS

JANNA



365
NO. OF BUILDINGS



8,760
NO. OF HOUSING UNITS



100-150 sqm
UNITS AREA



332 Building are Ready for Delivery
CURRENT STATUS

SAKAN MASR



740
NO. OF BUILDINGS



17,760
NO. OF HOUSING UNITS



106-118 sqm
UNITS AREA



EGP **5.18** bn
TOTAL COST

DAR MASR (PHASE I & II)



930
NO. OF BUILDINGS



22,320
NO. OF HOUSING UNITS



EGP **4.65** bn
TOTAL COST



Completed
CURRENT STATUS

EL-SHOROUK

SAKAN MASR



105
NO. OF BUILDINGS



2,520
NO. OF HOUSING UNITS



2,100
NO. OF DELIVERED UNITS

NEW SOHAG



30,351 Acres
TOTAL AREA



EGP **5.7** bn
TOTAL INVESTMENTS TILL JUN. 2024

HOUSING FOR ALL EGYPTIANS INITIATIVE



16,000
NO. OF EXECUTED HOUSING UNITS



1,356
NO. OF UNDERWAY HOUSING UNITS

► NEIGHBOURHOOD NO. 36



42
NO. OF BUILDINGS



1,008
NO. OF HOUSING UNITS



90 sqm
UNITS AREA



Finishing Work: Underway
CURRENT STATUS

NEW QENA

HOUSING FOR ALL EGYPTIANS INITIATIVE



5,972
NO. OF EXECUTED HOUSING UNITS



700+
NO. OF UNDERWAY HOUSING UNITS

► SITE OF 23 BUILDINGS



552
NO. OF HOUSING UNITS



90 sqm
UNITS AREA



97.5%
COMPLETION RATE

▶ SITE OF 5 BUILDINGS

 **180**
NO. OF HOUSING UNITS

 **75 sqm**
UNITS AREA

 **83%**
COMPLETION RATE

▶ SITE OF 15 BUILDINGS

 **1st Neighbourhood**
LOCATION


 **360**
NO. OF HOUSING UNITS


 Underway with Very Advanced
Completion Rate
CURRENT STATUS

2ND GENERATION CITIES

BADR

RESIDENCE FOR NAC'S EMPLOYEES (ZHRAT EL-ASSIMA PROJECT)

 NO. OF BUILDINGS
196 "Phase II"
295 "Phase III"

 NO. OF HOUSING UNITS
4,704 "Phase II"
7,080 "Phase III"

DISTINGUISHED HOUSING UNITS

 **92**
NO. OF BUILDINGS

 **2,208**
NO. OF HOUSING UNITS

 **95%**
COMPLETION RATE

MIDDLE-INCOME HOUSING PROJECTS

▶ SITE OF 44 BUILDINGS

 **1,056**
NO. OF HOUSING UNITS

 **83%**
COMPLETION RATE

▶ SITE OF 17 BUILDINGS

 **408**
NO. OF HOUSING UNITS

 **47.8% till Jun. 2024**
COMPLETION RATE

LOW-INCOME HOUSING PROJECTS


 **100-Acre Area**
LOCATION


 **14**
NO. OF BUILDINGS

 **336**
NO. OF HOUSING UNITS

NEW BENI SUEF

 **25,135** Acres
TOTAL AREA

 TOTAL INVESTMENTS
EGP **4.11** bn
EGP **1.837** bn (From **1986** to **2014**)
EGP **2.837** bn (From **2014** to **2024**)

 INVESTMENTS BREAKDOWN

- EGP **885** mn for Road Sector
- EGP **791** mn for Housing Sector
- EGP **763** mn for Sanitation Sector
- EGP **759** mn for Electricity Sector
- EGP **485** mn for Potable Water Sector
- EGP **276** mn for Services Sector
- EGP **90** mn for Telecommunication Sector
- EGP **61** mn for Agriculture Sector

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **82** Acre-Area
LOCATION


 **172**
NO. OF BUILDINGS

▶ PHASE I

 **84**
NO. OF BUILDINGS

 **2,016**
NO. OF HOUSING UNITS

NEW MINYA CITY

 TOTAL NO. OF HOUSING UNITS

- 27,688** (By NUCA)
- 12,824** (By Private Sector & Others)

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR LOW-INCOME

 **559**
NO. OF BUILDINGS

 **13,524**
NO. OF HOUSING UNITS

 **456**
NO. OF EXECUTED BUILDINGS

 **10,992**
NO. OF EXECUTED HOUSING UNITS

▶ FOR MIDDLE-INCOME

 **144**
NO. OF UNDERWAY HOUSING UNITS

1ST GENERATION CITIES

6TH OF OCTOBER

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ FOR MIDDLE-INCOME


 **92 Acres**
AREA

 **134**
NO. OF BUILDINGS

 **3,216**
NO. OF HOUSING UNITS

 **100, 110 & 120 sqm**
UNITS AREA

 **2025**
COMPLETION DATE


 **COMPLETION RATE**
65% for **63** Buildings
34% for **71** Buildings

▶ FOR UPPER MIDDLE-INCOME

 **85**
NO. OF BUILDINGS

 **2,040**
NO. OF HOUSING UNITS

 **150 sqm**
UNITS AREA

 **COMPLETION RATE**
91% for Buildings
90% for Infrastructure

15TH MAY CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ LOW-INCOME

| EL-NARGES

 **465**
NO. OF BUILDINGS

 **11,160**
NO. OF HOUSING UNITS

▶ MIDDLE-INCOME

| EL-KRNFL

 **91**
NO. OF BUILDINGS

 **2,184**
NO. OF HOUSING UNITS

| EL-ZAHRAA

 **203**
NO. OF BUILDINGS

 **4,872**
NO. OF HOUSING UNITS

10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

▶ NEW ZAGAZIG DISTRICT "GREEN BUILDINGS"

 **NO. OF BUILDINGS**
109 (90 sqm Model)
112 (75 sqm Model)

 **4,372**
NO. OF HOUSING UNITS

▶ REGIONAL SERVICES AREA

| GREEN BUILDINGS

 **90**
NO. OF BUILDINGS

 **1,842**
NO. OF HOUSING UNITS

| PRESIDENTIAL INITIATIVE FOR MIDDLE-INCOME

 **68**
NO. OF BUILDINGS

 **1,632**
NO. OF HOUSING UNITS

▶ NEIGHBOURHOOD NO.20

 **98**
NO. OF BUILDINGS

 **3,252**
NO. OF HOUSING UNITS

 **90 sqm**
UNITS AREA

 **99%**
COMPLETION RATE

▶ NEIGHBOURHOOD NO.21

 **178**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

 **4,272**
NO. OF HOUSING UNITS

 **88%**
COMPLETION RATE

▶ EAST OF ANDALUSIA DISTRICT

 **125**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

 **3,000**
NO. OF HOUSING UNITS

 **98%**
COMPLETION RATE

▶ EL-NARGES DISTRICT

 **298**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

SADAT

HOUSING FOR ALL EGYPTIANS INITIATIVE

 **19,566**
NO. OF HOUSING UNITS

 **644**
NO. OF UNDERWAY HOUSING UNITS

▶ EL-FIRDOUS DISTRICT

 **97**
NO. OF BUILDINGS

 **75 & 90 sqm**
UNITS AREA

▶ EL-NOUR DISTRICT

 **51**
NO. OF BUILDINGS

 **90 sqm**
UNITS AREA

Source: NUCA & Cabinet

NEW DAMIETTA

 EGP **559 mn**
INVESTMENTS PLAN
(FY 2024/25)

 **16,434**
NO. OF EXECUTED HOUSING
UNITS PRE-2014

 **15,240**
NO. OF EXECUTED HOUSING
UNITS POST-2014

JANNA

▶ Site of 28 Buildings

 **34th Neighbourhood**
LOCATION

 **100%**
COMPLETION RATE OF BUILDINGS

▶ Site of 68 Buildings

 **672**
NO. OF HOUSING UNITS

 **Underway with Very Advanced
Completion Rate**
CURRENT STATUS

▶ Site of 59 Buildings

 **33rd Neighbourhood**
LOCATION

 **1,416**
NO. OF HOUSING
UNITS

 **100-150 sqm**
UNITS AREA

 **Completed**
CURRENT STATUS

SAKAN MASR

 **4th Neighbourhood**
LOCATION

 **40**
NO. OF BUILDINGS

 EGP **325 mn**
TOTAL COST

 **100%**
COMPLETION RATE
OF BUILDINGS

New Borg Al-Arab

 EGP **EGP 6.6 bn+**
TOTAL INVESTMENTS TILL JUN. 2024

 INVESTMENTS' BREAKDOWN

-  Utility Sector EGP **4.4 bn+**
-  Road Sector EGP **1 bn+**
-  Housing Sector EGP **815 mn**
-  Services Sector EGP **241 mn**

Housing For All Egyptians Initiative for Low-Income

 **9th Neighbourhood**
LOCATION

 **209**
NO. OF BUILDINGS

 **5,016**
NO. OF HOUSING UNITS