

# SAHEL'S ALLURE EXPLORING THE NORTH COAST'S EXPANDING REAL ESTATE MARKET

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# A B O U T INVESTIGATE

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.

# A B O U T THIS REPORT

Egypt's North Coast, known locally as the Sahel, has emerged as the epitome of summer luxury and leisure. Stretching along the Mediterranean Sea from El Dhekelia to Marsa Matruh, this region has rapidly gained fame for its stunning beaches, upscale resorts, and vibrant social scene. Whether summer vacationers seek a peaceful retreat or an attractive venue for vibrant festivities, the North Coast has everything any luxury nomad is looking for. In addition, new developments like New Alamein, Ras El-Hikma, and South Med, which combine high-end designs with modernity and natural beauty, have recently enhanced the region's appeal.

IN THIS REPORT, we will delve into Egypt's Mediterranean gems from a variety of different perspectives, moving from the trendiest summer destination, the North Coast, through the modern marvel of the region, New Alamein City, which is designed to be a year-round destination, reaching to the untouched paradise of Ras El-Hikma. Every region will be shown in the report from many different angles, government projects, developers' projects, and primary data collected from consumers and developers by Invest-Gate's R&A team.

THE FIRST PART of the report shows how the Egyptian government is actively involved in various development projects in the Sahel region. THE SECOND PART studies consumer preferences, their desire to be owners of second homes or tenants, and the obstacles facing them. IN THE THIRD PART, we will highlight opportunities for developers to invest in this area and business climate by surveying 30 developers. FINALLY, the last part will be a map for the North Coast project from Kilo 170 to Kilo 283.





# SECTION I: EGYPT'S NORTH COAST: GOVERNMENT PROJECTS AND FOREIGN INVESTMENTS

In this part, we showcase the details of government projects in the North Coast, their development, and their elements, giving special interest to New Alamein and Ras El-Hikma cities

### NORTHWEST COAST DEVELOPMENT PROJECT



The Third National Project for Development Nationwide by National Strategic Plan for Urban Development **2052** ABOUT



From El-Alamein to El-Salloum (Distance: about **500** km) LOCATION





### STRATEGIC GOALS



6

23

3

Not Less than **12%** Annually Achieving High Economic Growth Rate

Providing about **1.5** mn Job Opportunities

Not Less than **77%** Improving The Human Development Index

Development of Existing Coastal Cities



Establishment of New Cities



### LAND RECLAMATION & AGRICULTURAL DEVELOPMENT



EL-HAMAM CANAL

**150,000** Acres MAGHARA AREA **50,000** Acres SOUTH OF QATTARA DEPRESSION

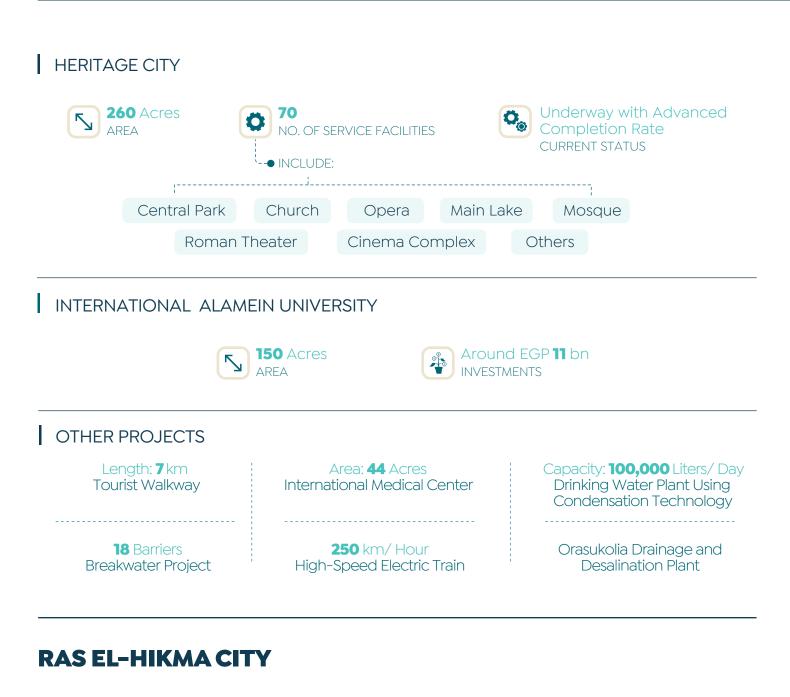
**30,000** Acres



Source: Presidency & SIS







THE DEAL OF RAS EL-HIKMA DEVELOPMENT



Source: MHUC, SIS, NUCA & Cabinet



### **SOUTH MED**



Partnership with Private Sector (with TMG) TYPE OF THE PROJECT



West Alexandria, from Kilo **165** to Kilo **170** LOCATION



Increase GNP by EGP **2.4** th CONTRIBUTION TO GNP



2,000 + NO. OF PROVIDED HOTEL ROOMS





EGP 1 th TOTAL INVESTMENTS



EGP **1.6** tn TARGET SALES



**1.6** mn NO. OF PROVIDED JOB OPPORTUNITIES



# SECTION II: CONSUMERS' PREFERENCES

Invest-Gate's R&A team has studied the preferences of second homes, especially in the North Coast, New Alamein City, and Ras El-Hikma City by surveying roughly 120 respondents

# **CONSUMERS' DEMOGRAPHICS**

According to our surveyed sample, 52% of our respondents are males and 48% are females. 12% are between the ages of 20 and 29, while the other 32% are within the age category of 30-39 years old. 48% of our respondents are between the ages of 40-49 years old, whereas the remaining 8% are above the age of 50. All of our respondents are bachelor's degree holders. Regarding marital status, 50% of the respondents are engaged or married, 39% are single, and the remaining 11% are divorced or widowed.

# GENDER



40-49

50+

30-39



📥 MARITAL STATUS

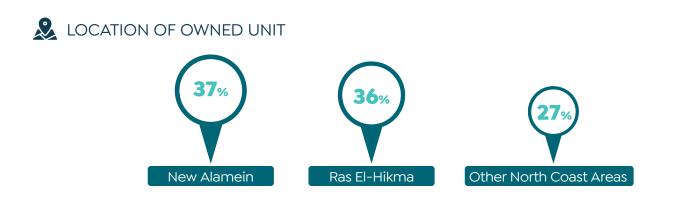
20-29



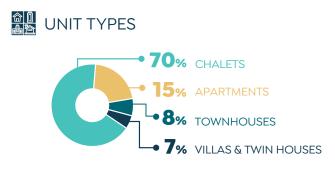
# **SECOND HOME OWNERSHIP**

68% of our respondents are second home owners. Coming to the location of the second home, 37% of the surveyed respondents, being the majority, bought their summer homes in New Alamein City, followed by 36%, who preferred Ras El-Hikma, and the remaining 27% preferred other North Coast areas. **INCOMPANIE OWNING SECOND HOME** 

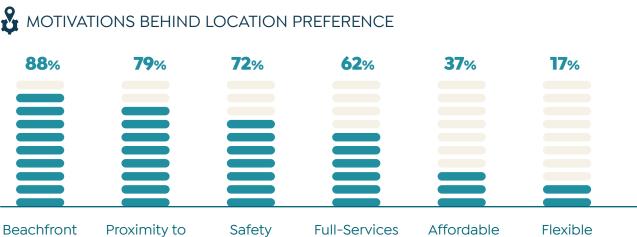




Most of the respondents, around 70%, had chalets, 15% of overviewed second-home owners preferred apartments, though 8% of the respondents purchased townhouses, 7% of them favored villas and twin houses



According to our respondents, 88% of the buyers chose their locations due to beachfronts, 79% prioritize proximity to vital cities, and 72% found that safety is a vital reason for selection. Amongst the reasons for selecting these locations are full-service cities and affordable prices by 62% and 37% respectively.



The majority of our respondents, accounting for 83%, prioritized entertainment facilities when searching for summer homes, while 11% were seeking properties with better access to commercial outlets. The remaining 6% prioritized medical and security services when searching for summer homes.

City

Prices





Vital Cities





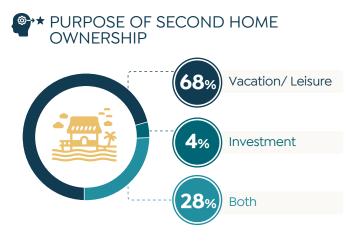
Payment Terms

12%

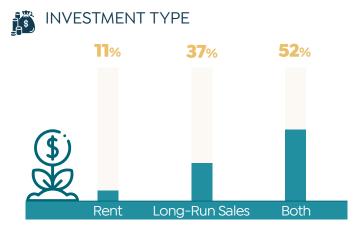
After Sale

Services

Home buyers have different motives and intentions for seeking to purchase a second residential property. 68% of them purchase summer homes to spend their leisure time, 4% buy summer homes for investment, and 28% of the second home buyers are using them for both motives (investment and leisure). Additionally, for those who have investment purposes, 11% of them agree that renting these units is the most profitable way of investment, while 37% prefer long-run sales, and 52% of our respondents use both investment methods.



After the pandemic, remote and hybrid working had become more normalized and appealing, popularizing the idea of turning second homes into primary residences. Hence, 30% of our respondents see their second homes are not only summer destinations but also an all-year-round destination.

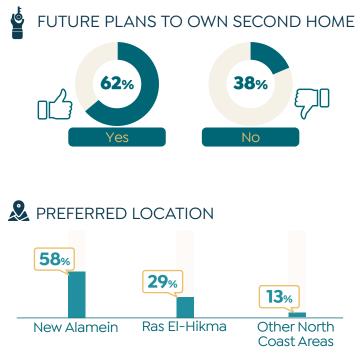




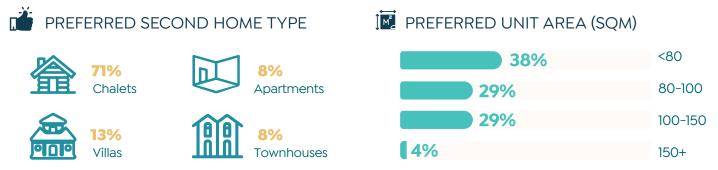


# POTENTIAL TO PURCHASE SECOND HOME IN THE FUTURE

Among those 32% who do not own second homes, 62% of our respondents have plans to own a second home soon. Meanwhile, 38% of them have no plans to purchase a second home.



Concerning the preferred locations for the potential buyers, 58% of them have plans to buy second homes in New Alamein City, while 29% have plans to buy in Ras El-Hikma, but the remaining 13% intend to buy in other North Coast areas. Moving to the different preferences and requests of potential summer home owners, the majority of them, accounting for 71%, prefer to own a chalet. Talking about the favorite unit area, most of our respondents, making up 38%, prefer to have a unit area of less than 80 sqm, while the least attractive unit area is more than 150 sqm at 4%.

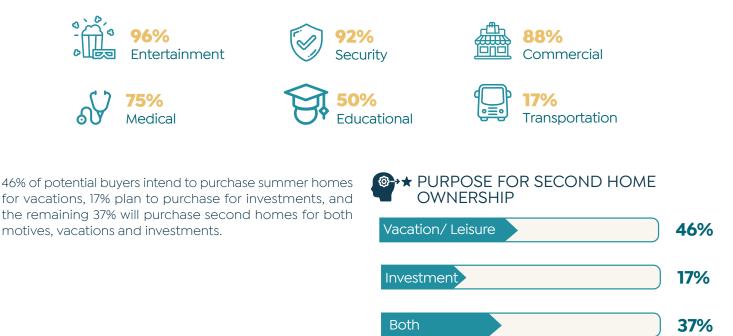


Having a look at the most appealing payment method, 96% of potential consumers prefer the installment method, but the remaining 4% prefer to pay in cash. Moving to the most attractive installment method, the majority of potential summer home owners, accounting for 44%, prefer to have an installment plan for more than 8 years, and the least appealing option ranges between 3 and 6 years at 17%.



For the potential summer home owners, entertainment and security services come at the first two ranks, 96% and 92%, followed by commercial, medical, educational, and transportation services at 88%, 75%, 50%, and 17% respectively.

### SERVICES NEEDED BY FUTURE BUYERS



For those who plan to invest in summer homes, 15% plan to invest by renting their future summer homes, 23% plan to invest in them by long-term sales, and the remaining 62% plan to invest in summer homes by both investment methods, renting and long-term sales.



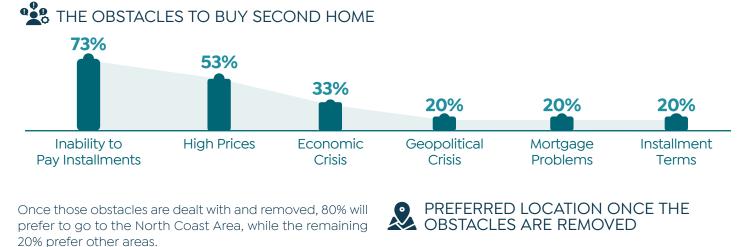
# **POTENTIAL TO BECOME SECOND HOMES TENANT**

Concerning the 38% who have no plans to purchase second homes in the future, 40% tend to rent units in the North Coast area, while the remaining 60% have no plans to rent units there. Regarding the most appealing area for those who plan to rent summer homes, 53% of them have a desire to rent in New Alamein City, while 7% plan to rent in Ras El-Hikma, and the remaining 40% prefer to rent in other areas in the North Coast.



# **OBSTACLES OF BECOMING A SECOND HOME OWNER**

Coming to those who can't become potential owners, it is worth noting the challenges preventing them from doing so. Thus, when we tried to find out these obstacles, 73% of them were facing an inability to pay installments, while 53% of them mentioned the problem of high prices, and the others were augmented by the economic and geopolitical crisis, problems with mortgages, and installment terms.



- 17

North Coast Area

Other Area

**80%**)

20%

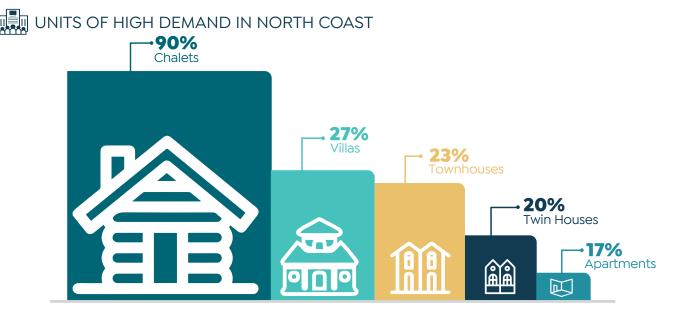


# SECTION III: TRENDY INVESTMENTS & SALES POTENTIAL FOR DEVELOPERS

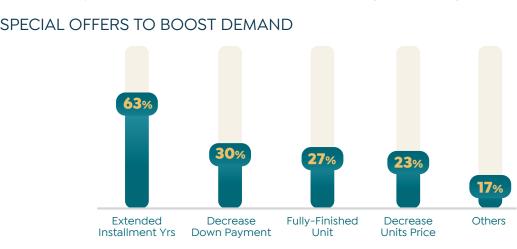
Invest-Gate's R&A team looks at this very trendy and appealing area of the real estate sector in Egypt, focusing on the North Coast, New Alamein City, and Ras El-Hikma, by surveying thirty Egypt-based developers to learn more about how companies attract consumers to invest in these projects and gain some insights into the business climate, and future plans.

# DEVELOPERS' SALES TECHNIQUES & MARKETING DRIVERS

Looking at the most appealing types of summer homes, chalets come first at 90%, followed by villas at 27%, then townhouses at 23%, and for the last two preferred units come twin houses and apartments at 20% and 17%, respectively.

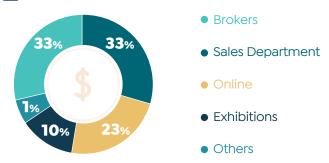


Regarding the companies' strategies to boost demand, it was found that 63% of respondents believe that extending the installment years is the main motive for consumers. Moreover, decreasing the down payments and providing fully-finished units on top of the list for 30%, and 27% respectively. 23% of surveyed companies are decreasing units' prices to push the demand cycle, and 17% of our respondents are considering other strategies to attract consumers.



When it comes to efficient sales mechanisms to boost sales, most companies believe that brokers and their sales departments play the biggest role in selling their units by 33% for each. As many developers nowadays can showcase their products online and reach consumers easily, 23% of them believe that online marketing helps a lot in pushing their sales further. Besides, 10% of respondents believe that the current exhibitions play a major role in increasing sales.

### EFFICIENT SALES MECHANISMS

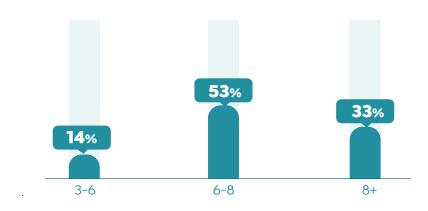


Regarding the supply volume offered in the North Coast areas, the kids' area comes at the top of the services supplied by developers at 97%, followed by restaurants, gyms, spas, swimming pools, hotels, and commercial malls at 93%, 90%, 87%, 23%, 17%, and 10%, respectively. In addition, 30% of our developers said that they tend to provide other services, like hospitals, nurseries, mosques, and pharmacies.



According to the surveyed developers, the majority of consumers, accounting for 53%, prefer installment plans ranging between 6 and 8 years, followed by 33% believing that consumers prefer more than 8 years installment plan.

### CONSUMERS' PREFERRED INSTALLMENT PLAN (YRS)



# **DEMAND & INVESTMENTS IN NORTH COAST**

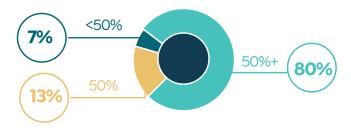
Taking a closer look at the North Coast's market, it was found that 73% of our surveyed developers said that North Coast projects account for more than half of their sales. However, 14% of the developers in this survey stated that only half of their sales are generated from North Coast properties, while 13% made less than half of their sales in North Coast.

When it comes to companies' investments, according to 80% of our surveyed developers, more than half of their investments are directed to the North Coast area; meanwhile, 13% of the developers said that they are dedicating exactly half of their investment to North coast, the remaining 7% are investing in North Coast by less than half of their investing capacity.









Moving to future forecasts, 97% of our survey developers believe that both demand and investments in the North Coast will increase in the future, while the remaining 3% believe they will remain the same.



# **NEW ALAMEIN CITY MARKET INSIGHTS**

New Alamein City, situated on Egypt's northern coast along the Mediterranean Sea, is distinguished for its cutting-edge infrastructure, including residential, commercial, and recreational facilities that fulfill a diverse range of needs. It boasts pristine beaches, upscale resorts, and a dynamic cultural scene, positioning itself as a premier destination for summer homes. The strategic location, coupled with ambitious urban planning, makes New Alamein City a symbol of Egypt's future—a blend of contemporary living standards and rich cultural heritage. As it continues to develop, New Alamein City is set to attract both local and international investors, offering a unique blend of luxury, comfort, and investment potential.

Regarding the consumer preferences in this city, 100% of our respondents believe that chalets are consumers' first choice, 33% said that twin houses and apartments are consumers' preferred choice.









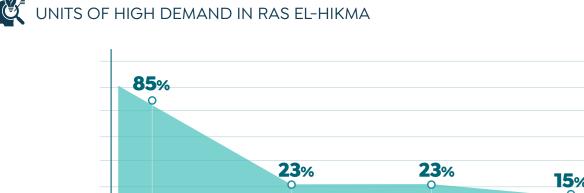
Analyzing the current situation, our surveyed developers have achieved more than half of their sales from New Alamein City's projects, and more than half of the investments are directed to New Alamein City.



# **RAS EL-HIKMA MARKET INSIGHTS**

Ras El-Hikma, an emerging potential on Egypt's North Coast, is rapidly gaining recognition as a promising destination for summer homes. Located on the Mediterranean shoreline, this area boasts stunning white sandy beaches and crystal-clear turquoise waters, making it an idyllic retreat for both relaxation and adventure. As part of Egypt's strategic development initiatives to boost tourism and real estate, Ras El-Hikma is transforming into a vibrant hub that combines natural beauty with modern amenities.

Regarding the consumer preferences in Ras El-Hikma, 85% of our respondents believe that chalets are consumers' first choice, followed by villas and townhouses in the same category by 23% each, while the remaining 15% said that the buyers are searching for twin houses.



Villas

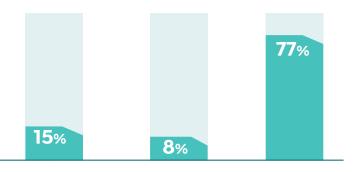
Looking at the sales of Ras El-Hikma, 77% of our surveyed developers, said that they achieved more than half of their sales in Ras El-Hikma, 8% of the developers believe that they achieved exactly half of their sales in Ras El-Hikma, and the remaining 15% made less than half of their sales in Ras El-Hikma.

**Townhouses** 

Twin Houses

# RAS EL-HIKMA SALES VS. OTHER AREAS

Chalets



Moving to companies' investments, according to 85% of our surveyed developers, more than half of their investments are directed to Ras El-Hikma; meanwhile, the remaining 15% of the developers said that they are dedicating exactly half of their investment to Ras El-Hikma.



50%



Bringing future forecasts to the analysis table, all developers have an optimistic vision for the market situation either in New Alamein City or Ras El-Hikma and they believe that demand and investments will increase in both areas in the future

EXPECTED FUTURE DEMAND IN NEW ALAMEIN CITY









EXPECTED FUTURE DEMAND IN RAS EL-HIKMA





EXPECTED FUTURE INVESTMENTS IN RAS EL-HIKMA





# SECTION IV: PRIVATE REAL ESTAE PROJECTS

# **NEW ALAMEIN CITY (STARTING FROM KILO 107)**

| PROJECT NAME              | <b>O</b><br>DEVELOPER             | AREA  |
|---------------------------|-----------------------------------|---|
| PORTO ALAMEIN             | Amer Group                        | <b>100,000</b> sqm  |
| GOLF PORTO MARINA         | Amer Group                        | 650 Acres   |
| SIA NORTH COAST           | Arab Developers Holding           | <b>600</b> Acres  |
| ARCO LAGOON               | ARCO Developments                 | 33 Acres  |
| MAZARINE                  | City Edge Developments            | <b>707</b> Acres  |
| THE GATE TOWERS           | City Edge Developments            | BUA: <b>264,000</b> sqm   |
| DOWNTOWN NEW ALAMEIN      | City Edge Developments            | 31 Acres  |
| NORTH EDGE                | City Edge Developments            | XXX   |
| BEACHFRONT TOWERS         | City Edge Developments            | <b>42,000</b> Acres   |
| LATIN DISTRICT ALAMEIN    | City Edge Developments            | 404 Acres   |
| BLUE VALLEY               | City Line Developments            | <b>30</b> Acres   |
| CITY VIEW NEW ALAMEIN     | EDEN Development                  | 4 Acres   |
| MARSEILIA LAND EL ALAMEIN | Marseilia Group                   | <b>159,600</b> sqm  |
| WINTER                    | New Generation Developments (ngd) | 37 Acres  |
| L'HIVER                   | New Generation Developments (ngd) | <b>75</b> Acres   |
| ALMA                      | New Generation Developments (ngd) | 135 Acres   |
| PALM HILLS NEW ALAMEIN    | Palm Hills Developments           | 32 Acres  |
| IL-LATINI NEW ALAMEIN     | Saudi Egyptian Developers         | DIVIDED INTO 6 REGIONS:<br>1 <sup>ST</sup> REGION: 66 Acres<br>2 <sup>ND</sup> REGION: 57 Acres<br>3 <sup>RD</sup> REGION: 51 Acres<br>4 <sup>TH</sup> REGION: 50 Acres<br>5 <sup>TH</sup> REGION: 86 Acres<br>6 <sup>TH</sup> REGION: 93 Acres |

# SIDI ABDELRAHMAN

| PROJECT NAME                                | <b>Ö</b><br>DEVELOPER                          | <b>O</b><br>LOCATION | <b>™</b><br>AREA        |
|---|--|----------------------|-------------------------|
| PLAGE                                       | Mountain View Development                      | Kilo <b>120</b>      | <b>900</b> Acres        |
| ZAHRA                                       | Maamar El Morshedy                             | Kilo <b>124</b>      | Approximately 990 Acres |
| HACIENDA BAY                                | Palm Hills Developments                        | Kilo <b>124</b>      | 593 Acres               |
| MARSEILIA BEACH 4 SIDI<br>ABD EL RAHMAN     | Marseilia Group                                | Kilo <b>124.5</b>    | 140 Acres               |
| MARASSI                                     | Emaar Misr                                     | Kilo <b>125</b>      | <b>6.5</b> mn sqm       |
| STELLA DI MARE SIDI ABDEL-<br>RAHMAN RESORT | Remco Tourism Villages<br>Construction Company | Kilo <b>130</b>      | <b>550,000</b> sqm      |
| SWANLAKE NORTH COAST                        | Hassan Allam Properties                        | Kilo <b>132</b>      | <b>208</b> Acres        |
| LA VISTA CASCADA                            | La Vista Developments                          | Kilo <b>132</b>      | Arround 92 Acres        |
| RETAN                                       | Cairo Global Construction<br>Company (CGC)     | Kilo <b>133</b>      | 26 Acres                |
| MASAYA                                      | EGYGAB Developments                            | Kilo <b>133</b>      | 30 Acres                |
| SEASHELL NORTH COAST                        | New Giza Developments                          | Kilo <b>134</b>      | 1 mn sqm                |
| SHAMASI SIDI ABDEL RAHMAN                   | Serac Developments                             | Kilo <b>134</b>      | 80 Acres                |
| ALURA SIDI ABDEL RAHMAN                     | Serac Developments                             | Kilo <b>134</b>      | 4 Acres                 |
| CASCADIA NORTH COAST                        | Marseilia Group                                | Kilo <b>134.5</b>    | 40 Acres                |
| BIANCHI ILIOS                               | Developer X                                    | Kilo <b>135</b>      | 115 Acres               |
| AMWAJ                                       | Al Ahly Sabbour Developments                   | Kilo <b>136</b>      | 342 Acres               |
| Q NORTH                                     | Q Developments                                 | Kilo <b>136</b>      | <b>100</b> Acres        |
| BLUMAR SIDI ABD EL RAHMAN                   | Wadi Degla Developments                        | Kilo <b>139</b>      | <b>270,000</b> sqm      |
| HACIENDA WHITE                              | Palm Hills Developments                        | Kilo <b>140</b>      | <b>687,000</b> sqm      |
| PLAYA GHAZALA                               | "New Giza Developments                         | Kilo <b>141</b>      | <b>700</b> Acres        |
| ZOYA GHAZALA BAY                            | Landmark Sabbour (LMD)                         | Kilo <b>142</b>      | 134 Acres               |
| TELAL                                       | Roya Developments                              | Kilo <b>142</b>      | <b>165</b> Acres        |
| TELAL SOUL                                  | Roya Developments                              | Kilo <b>142</b>      | 143 Acres               |
| STELLA DI MARE HEIGHTS                      | Remco Tourism Villages<br>Construction Company | Kilo <b>150</b>      | <b>750,000</b> sqm      |
| GRAND RESORT                                | Grand Group                                    | Kilo <b>164</b>      | 63 Acres                |

# **EL-DABAA**

| PROJECT NAME                       | <b>DEVELOPER</b>            |                 | <b>S</b><br>AREA |
|------------------------------------|-----------------------------|-----------------|------------------|
| SOUTHMED                           | Talaat Moustafa Group (TMG) | Kilo <b>165</b> | <b>23</b> mn sqm |
| D-BAY                              | Tatweer Misr                | Kilo <b>165</b> | <b>200</b> Acres |
| LASIRENA NORTH COAST               | Lasirena Group              | Kilo <b>165</b> | 55 Acres         |
| SEAZEN NORTH COAST                 | AL QAMZI Developments       | Kilo <b>170</b> | 204 Acres        |
| LA VISTA BAY                       | La Vista Developments       | Kilo <b>170</b> | 204 Acres        |
| LA VISTA BAY EAST                  | La Vista Developments       | Kilo <b>170</b> | 278 Acres        |
| THE WATERWAY NORTH<br>COAST (WWNC) | The Waterway Developments   | Kilo <b>173</b> | 124 Acres        |
| D.O.S.E                            | Akam Al Rajhi Developments  | Kilo <b>174</b> | 125 Acres        |

# **RAS EL-HIKMA**

| PROJECT NAME              | <b>Ö</b><br>DEVELOPER      | <b>O</b><br>LOCATION | S<br>AREA          |
|---------------------------|----------------------------|----------------------|--------------------|
| LVLS                      | Mountain View Development  | Kilo <b>179</b>      | 200 Acres          |
| PALI NORTH COAST          | Shahawi Properties         | Kilo <b>180</b>      | <b>75</b> Acres    |
| KATAMEYA COAST            | Starlight Developments     | Kilo <b>180</b>      | 205 Acres          |
| AZZAR ISLANDS NORTH COAST | Reedy Group                | Kilo <b>182</b>      | <b>400</b> Acres   |
| SA'ADA NORTH COAST        | Horizon Egypt Developments | Kilo <b>183</b>      | 125 Acres          |
| SALT                      | Tatweer Misr               | Kilo <b>185</b>      | <b>294.5</b> Acres |
| THE SHORE                 | Abraj Misr                 | Kilo <b>186</b>      | 180 Acres          |
| SOUL                      | Emaar Misr                 | Kilo <b>186</b>      | <b>580</b> Acres   |
| SAFIA                     | Il Cazar Developments      | Kilo <b>186</b>      | <b>180</b> Acres   |
| SEA VIEW NORTH COAST      | Jdar Developments          | Kilo <b>187</b>      | 137 Acres          |
| LAMERA RESORT             | Sakkara Developments       | Kilo <b>190</b>      | 33 Acres           |
| MAR BAY                   | AL MARASEM Development     | Kilo <b>191</b>      | 640 Acres          |

# **RAS EL-HIKMA**

| PROJECT NAME                      | <b>O</b><br>DEVELOPER                                      | <b>O</b> LOCATION | <b>S</b><br>AREA        |
|-----------------------------------|--|-------------------|-------------------------|
| GAIA                              | Al Ahly Sabbour Developments                               | Kilo <b>192</b>   | 284 Acres               |
| DIRECTION WHITE                   | Arabella Tourist and Urban<br>Development                  | Kilo <b>192</b>   | <b>290</b> Acres        |
| CALI COAST                        | Maven Developments   | Kilo <b>193</b>   | 245 Acres               |
| JUNE                              | Sixth of October for Development<br>and Investment (SODIC) | Kilo <b>194</b>   | <b>280</b> Acres        |
| LA VISTA RAS EL-HIKMA             | La Vista Developments                                      | Kilo <b>195</b>   | <b>201</b> Acres        |
| THE MED                           | People & Places  | Kilo <b>195</b>   | <b>307</b> Acres        |
| SEASHELL PLAYA                    | New Giza Developments                                      | Kilo <b>196</b>   | 700 Acres               |
| CITYSTARS                         | ARCO Developments  | Kilo <b>199</b>   | 743 Acres               |
| SOLARÉ                            | Misr Italia Properties (MIP)                               | Kilo <b>199</b>   | <b>386</b> Acres        |
| LYV CAESER RAS EL HEKMA           | Gates Developments   | Kilo <b>200</b>   | <b>206</b> Acres        |
| JEFAIRA                           | INERTIA Egypt  | Kilo <b>200</b>   | <b>5.4</b> mn sqm       |
| MOUNTAIN VIEW RAS EL HIKMA        | Mountain View Development                                  | Kilo <b>200</b>   | Around <b>300</b> Acres |
| HACIENDA WEST                     | Palm Hills Developments                                    | Kilo <b>200</b>   | <b>2</b> mn sqm +       |
| CAESAR                            | Sixth of October for Development<br>and Investment (SODIC) | Kilo <b>200</b>   | <b>192</b> Acres        |
| KOUN                              | Mabany Edris   | Kilo <b>201</b>   | <b>447,657.5</b> sqm    |
| PLAYA RAS ELHEKMA                 | New Giza Developments                                      | Kilo <b>204</b>   | <b>200</b> Acres        |
| EL GAWHARA RESORT                 | Sakkara Developments                                       | Kilo <b>205</b>   | 100 Acres               |
| SEASHORE                          | Hyde Park Developments                                     | Kilo <b>207</b>   | 240 Acres               |
| REMAL NORTH COAST                 | Mezyan Real Estate<br>Development                          | Kilo <b>208</b>   | <b>63,000</b> sqm       |
| MARSEILIA BEACH 5 RAS<br>EL HEKMA | Marseilia Group  | Kilo <b>210</b>   | 140 Acres               |
| FOUKA BAY                         | Tatweer Misr   | Kilo <b>211</b>   | 1 mn sqm                |
| MASYAF RAS ALHEKMA                | M Squared Developments                                     | Kilo <b>212</b>   | 103 Acres               |
| ΝΑΙΑ ΒΑΥ                          | NAIA Developments  | Kilo <b>212</b>   | <b>470,400</b> sqm      |
| AZHA NORTH                        | Madaar Development   | Kilo <b>214</b>   | <b>250</b> Acres        |
| RAMLA                             | MARAKEZ  | Kilo <b>215</b>   | 400 Acres               |

# **SIDI HENEISH**

| PROJECT NAME                 | <b>DEVELOPER</b>                                   |                 | S<br>AREA         |
|------------------------------|--|-----------------|-------------------|
| EL ABD RESORT – SIDI HENEISH | El Adb   | Kilo <b>220</b> | 585 Acres         |
| MARSA BAGUSH                 | Shehab A. Mazhara Architects                       | Kilo <b>237</b> | 330 Acres         |
| SILVERSANDS NORTH COAST      | Ora Developers                                     | Kilo <b>243</b> | <b>506</b> Acres  |
| SMERALDA BAY (S BAY)         | Cleopatra Developments                             | Kilo <b>245</b> | <b>500</b> Acres  |
| SUMMER NORTH COAST           | Al Ahly Sabbour Developments                       | Kilo <b>246</b> | 864 Acres         |
| HACIENDA HENEISH             | Palm Hills Developments                            | Kilo <b>247</b> | 420 Acres         |
| ALMAZA BAY                   | Travco Properties                                  | Kilo <b>250</b> | <b>6.5</b> mn sqm |
| CRYSTALS NORTH COAST         | Delta Developments                                 | Kilo <b>258</b> | 194 Acres         |
| GARAWLA ISLAND               | Emtelak For Real Estate And<br>Tourism Development | Kilo <b>270</b> | 160 Acres         |
| CELEBRATION NORTH COAST      | Amer Group   | Kilo <b>272</b> | 40 Acres          |
| BEIT AL BAHR RESORT          | BAM Joint Venture                                  | Kilo <b>272</b> | 450 Acres         |

# SAHEL'S ALLURE EXPLORING THE NORTH COAST'S EXPANDING REAL ESTATE MARKET



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