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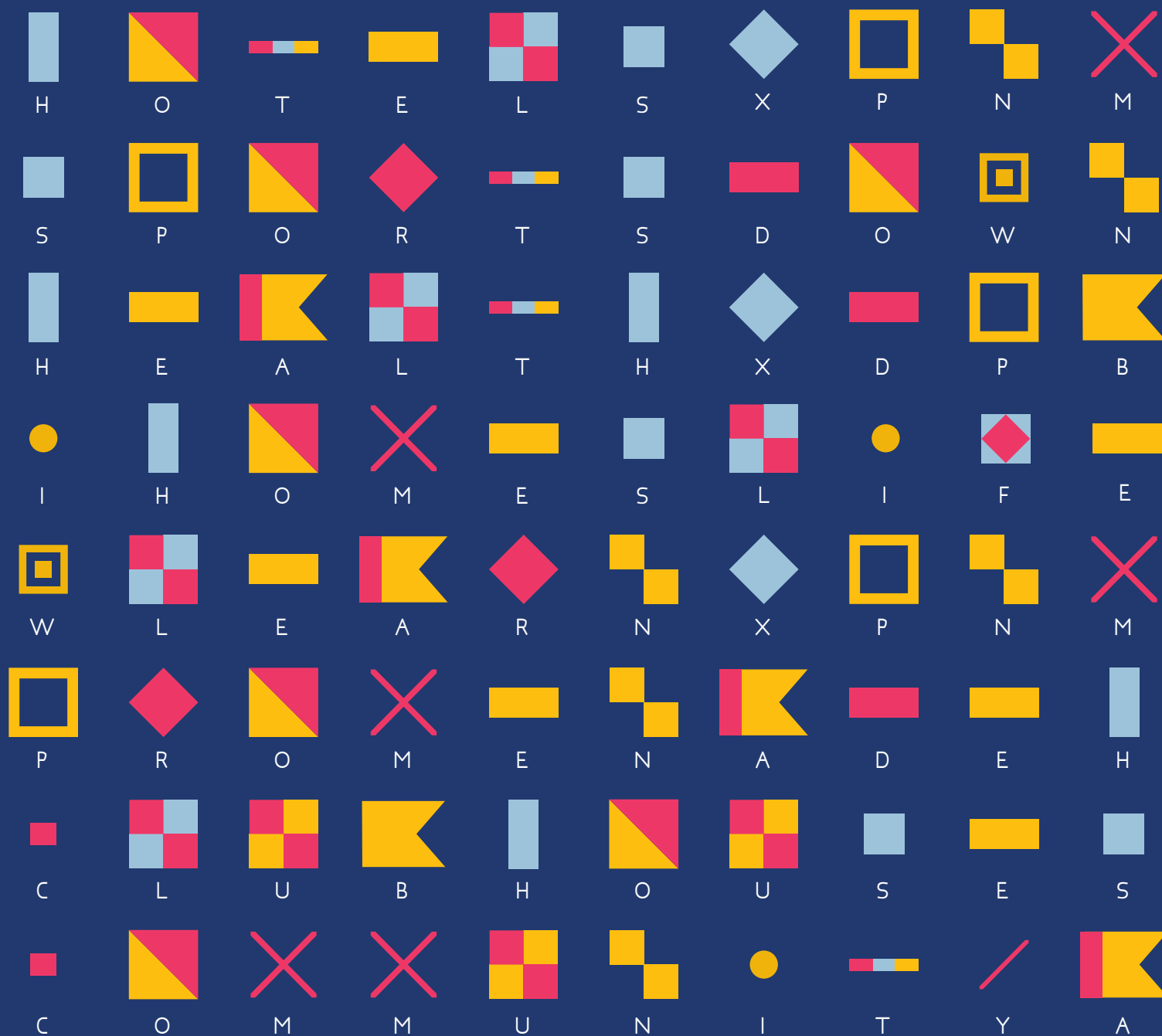


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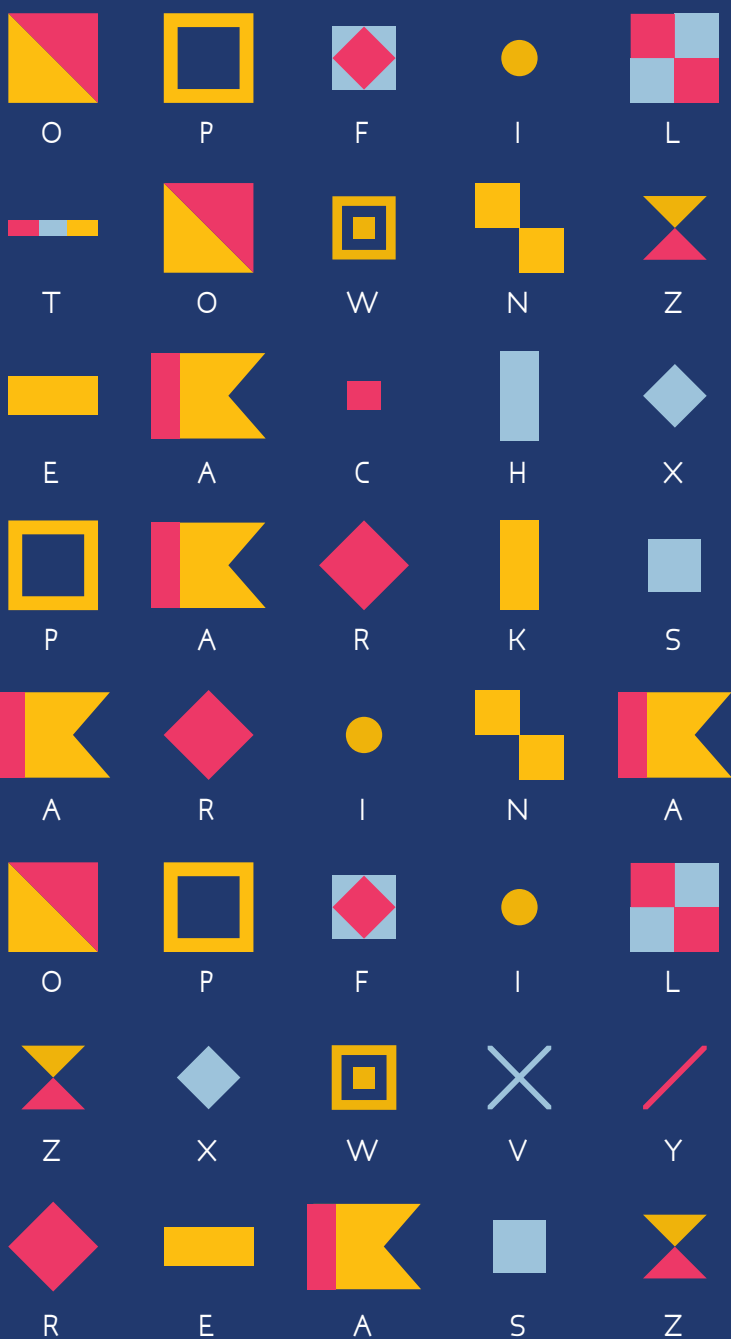
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J E F A I R A

THE NAUTICAL LIFE OF THE MEDITERRANEAN



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FIND

1. HOMES
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9. CLUBHOUSES
10. DOWNTOWN
11. BEACH
12. COMMUNITY AREAS
13. LIFE

by the sea

INERTIA

TIME TO HIT THE BEACH

Finally, it is July... I bet most are gearing up and heading north to Egypt's most popular summer destination "Sahel" or the North Coast.

The debate of transforming it to become the Egyptian Riviera like those of south Europe and making it a year-round destination continues of course; however, this year marks some transformation to Egypt's sought after destination.

As you end your drive on Wady Natroun Road, you make a left on Egypt's North Coast International Highway, where you are welcomed with a big gate that says, "Welcome to Al-Alamein City." Then, as you look to your right on the seashore, you will be surprised by the amount of development and construction that is taking place. The New Al-Alamein City is being born!

A fully-integrated city, featuring permanent residence, educational, medical, and recreational services is coming into play and is scheduled to host over 3 mn inhabitants in two years from now. So is the "Egyptian Riviera" vision coming true?

In this issue we present a thorough look at the government's project in New Al-Alamein City and also the private sector's take on the rest of the North Coast, namely Fouka Bay and Jefaira, for they represent the posh take on developing integrated communities, featuring private schools, universities, five-star hotels, and hospitals. As you drive further towards Marsa Matrouh City and beyond, you become overwhelmed with the residential resort compounds that are being built. Yes, some are still on blueprint but the flow of people purchasing off-plan units is surprising.

In our North Coast issue, we speak to Colliers International MENA Associate Director Christopher Lund on the development of Egypt's hospitality market and its current impact on tourism with the many changes the country went through over the last decade.

For a more entertaining content, Invest-Gate provides summer 2018 out and about guide for your upcoming North Coast vacation. So sit back, relax, and enjoy Invest-Gate's July "North Coast" issue by Egypt's white sandy beaches.

Have a lovely vacation!


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Military Production & Housing Ministers Sign Protocol for New Projects



Egypt's PM and Minister of Housing, Utilities, and Social Development Mostafa Madbouly and Minister of Military Production Mohamed El Assar have signed a cooperation protocol to implement national and developmental projects in Egypt, Invest-Gate reports.

El Assar says in an official statement released last month that the protocol aims at using the potential of both ministries to carry out infrastructure and construction projects, including establishing water and sewage treatment stations.

Moreover, the protocol aims to make use of surplus productive capacities, available to military production companies, and to contribute to the implementation of such national projects.

In his statement, Madbouly hailed the cooperation protocol, saying that it will give momentum to national projects and reduce imports, and thus save hard currency and enhance the national economy.

Egypt Parliament Approves Financial Leasing & Factoring Law

Egypt's parliament has approved a financial leasing and factoring bill in a general session headed by Parliament Speaker Ali Abdel Aal, in the presence of Minister of Investment and International Cooperation Sahar Nasr, Invest-Gate reports.

In her statement, Nasr emphasizes the bill's importance as it integrates with a range of other laws that contribute to the economic reform program's implementation, adding that the ministry, in collaboration with the Financial Regulatory Authority (FRA), comprehensively

reviewed factoring activities to set specialized development plans whilst providing diversified funding tools for projects.

Prepared with the assistance of international experiences, the new law merges factoring and financial leasing activities in one law, allowing firms and licensed non-governmental organizations to carry out microfinance activities in accordance with FRA's new measures.

The minister underlines that the new law will help reach societal segments that do not benefit



from many financial services, noting that the bill is an additional incentive for small industries, which will help offer new job opportunities, according to the statement.

Egypt & Russia to Sign Deal for A- USD 7 bn - Industrial Zone

Egypt and Russia are set to ink an intergovernmental agreement to establish an industrial zone in the East Port Said region, aiming to attract USD 7 bn worth of investments, Invest-Gate reports.

Russia's Minister of Trade and Industry Denis Manturov and his Egyptian counterpart Tarek Kabil, Minister of Trade and Industry, will sign the agreement on setting up the Russian Industrial Zone (RIZ) during the 11th meeting of the joint governmental

committee, according to a statement released by the Russian Ministry of Industry and Trade.

The Russian Trade Ministry describes the planned agreement as a historic milestone in the



development of bilateral ties between Russia and Egypt that will enable Russian companies

to launch local manufacturing and promote high technology products for the high-potential markets of the Middle East and Africa.

Having been under discussions since 2014 between both countries, RIZ will be implemented on a 5.25 mn – square- meter land plot over three phases.

RIZ is set to be an international hub for producers aiming to export to Africa, the Middle East, and Europe, and it is also expected to generate 35,000 jobs, the statement adds.

SECON Reveals Bleu-Vert Project in New Capital

The Saudi-Egyptian Construction Company (SECON) plans to open reservation for its new project, Bleu-Vert, in the New Administrative Capital soon, Invest-Gate reports.

To span across 70 acres, "construction on the -EGP 4 bn- project will start by the end of 2018," SECON CEO Darwish Hassanein says in a statement.

Bleu-Vert will comprise 60 fully-finished G+7 residential buildings, which boast 1,840 units, and 98 villas with diversified types such as standalone villas, twin-houses, and townhouses.

A total of 70% of the project's land will be allocated for residential buildings, while the remaining land will be for villas with different models.

The developer won the land in the first auction for lands in the new capital, held on March 9, 2017.

The project will be implemented over three phases, scheduled for completion within four years. Each phase will encompass a number of residential buildings and villas.

The project has 500 meters frontage along Mohammed bin Zayed Street, which has a width of 124 meters.

SECON was established in 1975 as a joint venture between the Egyptian and Saudi governments.



Egypt Disburses EGP 1.5 bn to Install Energy-Saving Street Lights

Egypt's Ministry of Finance (MoF) announces a disbursement of EGP 1.5 bn to fund the first and second phases of its plan to replace the country's streetlights by energy-saving bulbs, Invest-Gate reports.

The project is a joint effort between the ministries of local development and electricity, and the Arab Organization for Industrialization to install around 2.5 mn lampposts and 64,000 controlling units, at an estimated cost of EGP 2 bn, according to a MoF's statement issued on Sunday, June 17.

The initiative aims to accurately gauge the amount of energy utilized in general lighting and help combat electricity theft.

Implemented according to specific timeline and funds, 25% of the costs of each stage are paid as down payment

DM Developments to Invest EGP 4 bn in Ain Sokhna's The Groove



Egypt's DM Developments has announced its plan to invest EGP 4 bn in their new project, The Groove in Ain Sokhna.

The Groove is located in Galala Mountain, 50-minutes away from New Cairo and 35-minutes away from the New Administrative Capital. The project's units are expected to be delivered by the end of 2020.

DM Developments' Managing Director Ahmed Abd El Hamid says that the Galala Mountain will be one of the leading touristic attractions in the Red Sea.

DM Developments contributed to laying the foundation stone of the mountain's infrastructure and main facilities.

Egypt Top Destination in Africa For FDI: UNCTAD

Egypt ranked the first recipient of foreign direct investment (FDI) flows in Africa, recording nearly USD 7.4 bn in 2017, Invest-Gate reports.

Although there is an 8.8% decline in FDI flows compared to 2016, Egypt managed to remain the number one FDI destination in Africa and the largest recipient in its sub-region (North Africa) for the second year in a row, the UN Conference on Trade and Development (UNCTAD) says in its World Investment Report 2018 published on Wednesday, June 6.

"Inflows were supported by a large increase in Chinese investment across light manufacturing industries and wide-ranging economic reforms beginning to pay off: financial liberalization, for

instance, fostered more reinvestment of domestic earnings," the report reads.

In this regard, the report mentions investment liberalization measures in Egypt such as the introduction of a new law for setting up the natural gas regulatory authority charged with licensing and devising a plan to open the gas market to competition.

Furthermore, the UN report remarks that Egypt promulgated the Industrial Permits Act and its executive regulations, in an attempt to facilitate procedures for obtaining licenses for industrial establishments.



"The country also put into effect a new investment law, aiming to promote domestic and foreign investment by offering further incentives, reducing bureaucracy, and simplifying administrative processes," UNCTAD adds.

The report points out that Egypt also issued a decree in 2017 to establish the "Golden Triangle Economic Zone"; as part of its ongoing efforts for investment facilitation and promotion.

Egypt Signs World Cup Sponsorship Deal with FIFA

The Egyptian government, represented by the Ministry of Investment and International Cooperation, has signed a sponsorship contract with the Fédération International de Football Association (FIFA) to become an Official Regional Supporter of the 2018 FIFA World Cup Russia, Invest-Gate reports.

The deal aims to "promote the

country as a global investment destination, and to attract more tourists from around the world to visit the country," according to a statement by the ministry. The value of the deal is yet to be announced.

FIFA's sponsorship deal with Egypt is its first World Cup sponsorship deal in the past five years from outside China, Qatar, and Russia.



FIFA currently has 20 sponsors of the 34 places in a 2018 World Cup commercial program. Egypt competed in the 2018 World Cup following a 28-year- absence.

Egypt to Build Three New Closed Stadiums For Handball World Cup in 2021



Minister of Housing, Utilities, and Urban Development Mostafa Madbouly meets with Minister of Youth and Sports Khaled Abdel Aziz to review the final action plan for building new closed stadiums that will host the Handball World Cup on 2021, Invest-Gate reports.

Representatives from the two ministries have attended the meeting along with Yahia Zaki, Manager of Dar Al Handasah for consulting in Cairo. The stadiums will be built in Sharm El Sheikh, Hurghada, and New Thebes in Luxor. Abdel Aziz

explains their choice of such cities is due to the strong surrounding infrastructure and the availability of nearby airports.

Madbouly reveals that the Chinese Company for Structural Engineering Ltd. will handle the construction of the stadiums, and there are continuing negotiations with them in order to proceed with contracts in one month.

Madbouly states, "The construction will take 18 months in order to have a good time-span before the beginning of the tournament."



at the work's inception and then 55% is paid in monthly payments upon delivery. The remaining 20% is paid immediately after the installation, examination, and receipt, the ministry underlines in its statement.

Abdel Aziz Tantawy, Head of MoF's Local Administration Budget Department, points out that the scheme comes as part of the government plans to reduce public expenditure and energy consumption while providing proper lighting in Egypt's streets.

The first phase of the project has already been finalized, while the second phase is near completion as the ministry concurrently began to implement the third phase, Tantawy adds in the statement.

MNHD Eyes EGP 1 bn Loan From CIB

Egyptian developer, Madinet Nasr Housing and Development (MNHD), has ratified signing a medium-term loan with the Commercial International Bank of Egypt (CIB) worth EGP 1 bn to fund two projects, Invest-Gate reports.

MNHD's board of directors, convening last month, agreed that the loan will be used to finance the development of its T-Zone and Taj City projects, a company bourse filing reveals.



According to the filing, MNHD has assigned its managing director to sign the loan agreement.

Moreover, the board discussed restructuring investment in its subsidiary, El Nasr for Utilities and Installations Company, aiming to raise its investments by nearly EGP 85 mn.

It is worth noting that the MNHD's contracts and reservations had increased by 46% in 2017 due to sales of its projects Taj City and SARAI. Also, the company's management is currently in talks with SODIC about a potential acquisition or merger between the two real estate developers.

Marseilia to Invest EGP 5.5 bn in Projects This Year

Egypt-based real estate developer, Marseilia Group, has revealed its plans to invest EGP 5.5 bn to develop two projects in 2018, according to the developer's official Facebook page.

Marseilia Group Chairman Sherif Helw says that the two partnership projects are one in the North Coast with EGP 2.5 bn investments, and another in Alexandria to be implemented on an area of 15,000 square meters with investments worth EGP 3 bn.

He adds that the company is still in negotiations to acquire 100 acres in the New Administrative Capital.

The developer aims to establish a joint venture (JV) with Dubai's Amlak Finance under the patronage of Dubai International Financial Centre (DIFC), a financial hub affiliated to National Bank of Egypt (NBE), with investments exceeding EGP 10 bn, Helw underlines.

The chairman highlights that the firm is launching the second phase of its Marseilia Beach 4 project, which includes 850 units spanning across 80 acres with total investments of EGP 1.5 bn, expecting it to be sold out and developed within two years.

Marseilia Beach 4 is being developed over three phases, Helw adds.

Helw points out that Marseilia plans to launch the second and third phases of Hayat Alex Park, which comprises 1,200 units with investments worth EGP 3 bn. Helw underlines that Marseilia Group expects to achieve EGP 1.2 bn in sales this year, an increase of 50% compared to 2017 due to the firm's new developments, Al-Borsa adds.



Talaat Moustafa Reveals Newest Project in New Capital

Egypt's real estate developer, Talaat Moustafa Group (TMG), has revealed their latest project in the New Administrative Capital, Celia, Invest-Gate reports.

Located inside the Green River Park, Celia will be built over 500 acres along the Southern Bin Zayed axis, according to the company's website.

The new project is also a few minutes away from the Cairo International Airport, New Cairo, and the presidential palace, Invest-Gate reports. The word Celia means heaven in Latin, reflecting how the community will be like.

Celia is the first city in the New Capital to cater for both entertainment and services, making the project the perfect place for both residents and investors seeking high investment returns.

Developed by TMG's subsidiary Arab Company for Projects and Urban Development, Celia will bring a new concept of urban living and will create a live-work-play community over various green and water areas.

Celia will encompass various residential units such as villas, studios, and apartments with modernized facilities and luxurious features.

Efficiency will be guaranteed for Celia's residents, as all properties will be in form of smart homes to cut energy costs and to utilize latest technology features. Celia will be accessible through five secured gates, while having The Village at its center, which will be a commercial and a retail hub featuring international brands and top eateries.



City Edge Launches North Edge Towers in New Al-Alamein City

Egypt's City Edge Developments announced, last month, the launch of the first phase of its North Edge Towers, the first residential towers project in New Al-Alamein City, Invest-Gate reports.

Spanning 48,000 acres along Egypt's North Coast, North Edge Towers is an attempt to redefine the North Coast experience by offering all-year-round seaside homes, which feature a variety of fully-finished units with a total of nearly 300 units ranging from one- to four-bedroom apartments with areas of 90 square meters to 350 square meters.

The fourth generation self-sustainable landmark will offer a modern rhythm adequate for inspiring its residents to sustain a well-balanced life with its parks, schools, universities, hospitals, commercial, and retail areas.

Featuring up to 40 stories, the constellation area comprises of 15 international towers

in which homeowners can overlook the horizon from their terraces as each unit offers unparalleled views of both the seashore and lagoons.

Implemented by Hassan Allam Sons for Construction, Orascom, Dorra Group, Redcon Construction, SIAC, and Arab Contractors, the units are set to be delivered within two years with a 10% deposit and a seven-year installments plan. City Edge Developments is a joint venture (JV) between the New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB).



Orascom Development & NUCA to Build a Replica of El Gouna

Orascom Development Egypt has reached a settlement agreement with the New Urban Communities Authority (NUCA) to build a replica of El Gouna in 6th of October city, Invest-Gate reports.

Orascom will develop the 1,000-acre- project based on a revenue-sharing system, as part of the settlement agreement.

The settlement agreement was previously disclosed on April 10 of this year, according to the developer's bourse filing.

The developer says it is still in negotiation phase concerning all contracts and agreements related to the partnership, confirming that it will disclose any further details as soon as they sign the deal.

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CENTER



NOVA BAY

G H A Z A L A



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UPDATE: NORTH COAST

RESEARCH BY HAGER MAGDY

Focus: New Al-Alamein City



TOTAL AREA
50,000
acres



SOCIAL HOUSING
5,000
units



PUBLIC BEACH
14
kilometers



INTERNATIONAL MEDICAL CENTER
44
acres

HOTELS



TOTAL AREA
296
acres

15,500
rooms

FIRST PHASE



10,000
residential units



8,000
acres



3 mn
inhabitants



INVESTMENTS
USD **4-5** bn



JOBS
280,000



INFRASTRUCTURE COST
EGP **2.3** bn

TWO MAIN SECTORS

COASTAL & URBAN SECTOR

CULTURE SECTOR

Mega Projects in the North Coast



FOUKA BAY
by Tatweer Misr

215
acres

PHASE 4



JEFAIRA
by Inertia Egypt

1,200
acres

PHASE 3



MARASSI
by Emaar Misr for Development

1,500
acres

5 new clusters
(The Greek Village, Veneto, Salerno, Vectoria, Marina west)

ONLINE MONTHLY SURVEY

Do you think the North Coast is to be a first home destination?



YES

64%

NO

36%

ECONOMIC SNAPSHOT

RESEARCH BY HAGER MAGDY

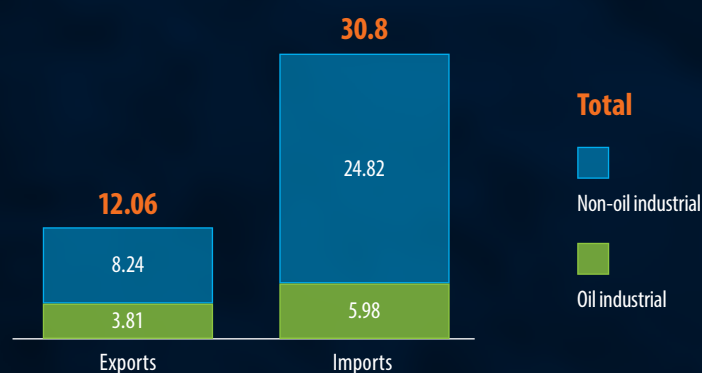
Egypt's Volume of Trade With Its Main Trade Partners H1 2017/2018 (\$ bn)



Egypt's Trade Balance (\$ bn)



Egypt's Exports & Imports H1 2017/18 (\$ bn)



Egypt's Rank in Global Services Location Index 2017

Egypt ranks number one in the MENA region in the 2017 Global Services Location Index (GSLI), which measures the ability of countries to provide outsourcing services efficiently.



(lower values indicate higher ranks)

Source of row date: CAPMAS, Central Bank of Egypt, Ministry of Finance and A.T. Kearney.



CAPITAL GROUP PROPERTIES TAKES EGYPT'S PROPERTY MARKET TO THE NEXT LEVEL

With a wide list of projects worldwide, namely in the UAE, London, Montenegro, and Seychelles, Abu Dhabi Capital Group (ADCG) and Al-Ain Properties landed in Egypt with Capital Group Properties (CGP) and its debut project, Alburouj, back in 2015. We speak to the company's Deputy CEO Amgad Hassanein about the latest on Alburouj and the company's future expansion in the country. Capital Group Properties see Egypt an important investment hub; hence, it is here to stay.

By Farah Montasser

How do you view the investment climate in Egypt?

Generally speaking, the drastic economic reform plan of Egypt that dates back to November 2016 was necessary to put Egypt on the investment world map... yes it is very harsh but it was a must.

We, as a developer, work in a number of countries, but unlike any other country, we find many privileges in the Egyptian market.

Investment in Egypt is stable and its growth has been very steady since 2011 in terms of prices, our sales, and revenues. The political instability we saw for years didn't have much of an effect on the market. All investment incentives that the government offered has made the climate very attractive through the recent years.

We are based in Abu Dhabi, and we saw it as an opportunity back in 2015 to invest in Egypt, following those recent changes. We found that all hindering obstacles from working or doing business in Egypt have been properly addressed and corrected, including transferring revenues and profit outside, legislation and governmental approvals, and acquiring ready-to-build land with proper infrastructure base.

We believe that the investment climate in Egypt is progressing ever since 2014 and continues to develop.

How do you specifically view the real estate investment in Egypt today?

The demand in real estate in Egypt is exceptionally growing. There is approximately a three-million- demographic increase along with around one million marriages annually. Unlike in many other countries, Egypt has real demand on real estate, meaning that those investing in homes, are actually in need of it. This gives the real estate market trust and guarantee more than any other country across the region.

Again, because of the reform and pound float, prices have decreased when compared to world market, which is another attractive feature. The Egyptian real estate market is now way cheaper than those of neighboring countries such as Morocco, Turkey, and Jordan.

Which areas in Egypt do you see have great potential in development?

Egypt has about half a million demand in units every year divided between first and second homes. It is a given that such demand

is concentrated in east and west Cairo for first home buyers and the Red Sea and North Coast for second home enthusiasts.

Capital Group Properties is now in East Cairo and eyeing the mentioned destinations for expansion.

Do you think that the "Real Estate Export" would actually attract foreign home buyers soon and not just Arabs?

You always need to identify your consumer before you set your target and which products you sell them. For first home purchases, it is always Egyptian expats and Arabs. To add an attractive feature to the first home market then you can sell residency like many European countries do today. To reach to the foreign home buyer then you must sell the country itself and this of course is the role of the government and not us developers. You need to market Egypt and market it well. The government must market the destination and then developers step in to market their products.

*We, as a developer, work in a number of countries, but unlike any other country, we find many privileges in the **Egyptian** market.*





So does this clash or interacts with tourism?

it does not clash but the government's role in this export business has to come from the government. You must identify again your client: which markets invest in second homes, what do they look for, and how to sell them your destinations. Then developers step in with their products. This topic is very complicated and must be given the proper attention it needs for it to develop.

Yet with our competitive prices we can compete well and I believe we will see foreigners buying homes here. You can get a house and residency for USD 250,000 which is nothing in the outside world today!

What does Capital Group Properties have in the pipeline?

Our concept when approaching the Egyptian market back in 2015 was new... We aim to sell you cities rather than houses. Before we launched our units, we signed with Smart Village and to have it branch out to east Cairo, "Alburouj Smart Village East". We also signed with Cairo's Cultural Hub "Culture Wheel" (El Sakia) of Abdel Moneim El Sawy. In appreciation of El Sawy's Culture Wheel and its cultural input in Egypt, we hired one of the world renowned designers and have invested around EGP 80 mn in one of the most fantastic buildings of the world.

We cared for the community, the services, and facilities, before the unit itself. We want to give life to the destination where our project lies before we sell you houses... and this is how you sell houses. We want people to move in immediately; not by featuring ready-to-move in units, but ready-to-move in communities. We are to deliver our first parcel by next year. We are the only developer that not just stuck to the unit delivery date but committed to delivering fully-finished homes within a livable community. We have one of Egypt's prominent private schools, Al Chouefat, opening soon too.

What is your forecast for the end of this year?

What I see is that having new approaches or areas of expansion, like our Alburouj in east Cairo, will open new appetite of investment and we will see this market developing really quickly. There are two decisions which the government needs to take to see a major positive effect in real estate and those are an update on foreigners' residency for property law and, of course, real estate mortgage and finance. If those are properly addressed and implemented, I believe we will see real estate in a totally different level and its growth will exceed its current expectations drastically.



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2018 IS YEAR OF TRANSFORMATION FOR EGYPT'S HOSPITALITY: Colliers



Where does Egypt stand on the world tourism map?

Egypt has everything in terms of tourism infrastructure; hotels, tourism destinations, and airports.

In the past six years, the country had been through a number of ups and downs. However, 2017 was a year of combating the consequences of the EGP devaluation; hotels did fairly well and achieved higher occupancy rates compared to previous years. Tour operators and travel agents also started to feel that it is safe again to bring tourists to Egypt's resort destinations.

Are we moving forward to top in the world ranking?

Egypt is a big tourism destination; 2010 has witnessed 14.7 mn tourists, which is a sizeable figure. Currently, the country has started to recover and is already on the path to regain its position.

Developers and hotel operators should diversify their portfolios even more. The country also should not only rely on Europeans—who usually represent a high percentage of tourists— and should instead

aim to diversify the risk. The country should actively target the Middle Eastern travelers and GCC tourists who would love to visit Alexandria and Cairo. China and India are also huge tourism source markets that should be targeted.

Generally, Egypt's resort destinations are very attractive to Europeans due to affordability, available facilities, and perfect weather, a combination that is not easily available in Europe. It is a question of time for the tourism to come back as long as there are no more incidents.

The positive outlook for the market today is the best since before 2011.

Do you think Egypt has become a good competitor in the tourism sector especially following the EGP devaluation?

Egypt has always been a great competitor because it is a more affordable destination for tourists to visit. There are big projects with entertainment facilities in attractive destinations that offer a good value for money such as Sharm El Sheikh, Hurghada, El Gouna, Soma

Despite several challenges witnessed in the past years, Egypt's tourism sector managed to navigate choppy waters and started to bounce back. Invest-Gate interviews Christopher Lund, associate director at Colliers International MENA, to discuss his insights on the tourism market in Egypt and his future outlook.

By Julian Nabil



Bay, and Sahl Hashish. If you compare other international destinations that compete with Sharm El Sheikh, you will find them generally more expensive and the facilities within are not that great.

Do we need more hotels in Egypt?

If we look at the big picture, the occupancy rates now in Sharm El Sheikh and Hurghada are not very high so that tells us that Egypt does not need more hotels. But I think it is all about what kind of hotels that need to be added. Cairo, Alexandria, Hurghada, or Sharm El Sheikh lack mid-scale segment hotels (three- and four-star branded hotels); the trend in the region is going more and more towards affordable tourism.

How do you see the sector's performance nowadays especially after Egypt's efforts to promote tourism?

In the next two years, we expect the online visa program to be introduced and this kind of change will normally have big

implications. For example, when the UAE introduced Visa on Arrival for Chinese visitors, the following year saw an increase in Chinese tourists by 41%.

Regulators of the tourism industry need to always try -within what makes sense- to make travel and accessibility to Egypt easier and facilitate anything to do with the visa process for all nationalities.

What is your forecast on Egypt's real estate market and economy in general?

My outlook is positive but the question is about the timing. I believe 2018 will be the year of transformation and getting things to function normally especially after Russia and Italy resumed flights to Egypt, preparing for the sharp rise in tourism in 2019-2020.

As for hotels in specific, the occupancy is expected to further increase in 2018.

Egypt's efforts are expected to further increase the number of tourists in the coming years, and this will fuel demand for hotels.

NORTH COAST: A FAR FETCHED DREAM

BY JULIAN NABIL
AND SARA MOHAMED

Despite the popularity of many resort destinations and the dream of the North Coast becoming an all-year-round destination like that of the French Riviera, Egypt's top summer destination is further away from luring first-home buyers for a number of reasons.

The exceptional Red Sea destination, El Gouna, is model for implementing such a far fetched dream with its inclusive facilities and services and this is where the North Coast lags behind.

Invest-Gate explores the current North Coast commercial real estate map, as well as, the government's and developers' vision of commercial opportunities they can capitalize

on to build self-sustained second home lifestyle that could hopefully host primary residents and retirees.

SECOND HOMEBUYERS

Locals aged
35-50

source: Colliers International

“ There are currently limited/ no formal retail spaces in the North Coast, with the exception of convenience/ strip retail in proximity to some key developments. ”

*Colliers International MENA Director
Mansoor Ahmed*

Speaking of reasons why many investors do not channel their money into commercial real estate projects in the North Coast, Ahmed notes there has been little to attract investors targeting large-scale retail and office developments as it currently does not have the catchment population, given its

transient nature, to support formal shopping malls or business parks.

Ahmed explains that there are currently some residents in the North Coast throughout the year, but this population base should increase prior to making any formal large-scale commercial development financially viable.

“ Developers need to have a profound understanding of the surrounding area and the needs of their potential customers to allow homebuyers to see beyond the familiar image, and to ensure the success of their North Coast venture. ”

**Tatweer Misr's CEO & Managing Director
Ahmed Shalaby**

COLLIERS INTERNATIONAL THREE-WAY APPROACH

1

EDUCATION

- Universities and Colleges
- International Boarding Schools
- Community Schools

2

HEALTHCARE

- Medical and Nursing Colleges and Teaching Hospitals
- Retirement Communities
- Rehabilitation Centers
- Health and Wellness Destinations
- Fitness & Skill Retreats

3

ECONOMIC FREE ZONES

- Attract Investors
- Establish Businesses
- Create Jobs

“ We can benefit from all the unused units during this low season for Egyptians. The south European Mediterranean coast is a good example of how to use your coastal cities during the low season, ” **Shalaby says.**

NEW AL-ALAMEIN CITY TO THE RESCUE!

The North Coast's location on the Mediterranean Sea and mild weather make it a popular holiday destination, attracting local and international tourists. However, the city did not transform yet from being a temporary visiting spot to an integrated all-year-round destination. Invest-Gate speaks to some experts to get an overall picture of the North Coast and to know what the city lacks.

CURRENT RESIDENTS

10,922

(source Marsa Matrouh governorate website)

HOTEL OCCUPANCY RATE

70%

IN THE FIRST QUARTER OF 2018

14%

OF EGYPT'S ACTIVE HOSPITALITY
PROJECTS

(source: BNC Intelligence)

PHASE 1 NEW ALAMEIN CITY

400,000

OUT OF THE TARGETED **2MN**

INHABITANTS ON NEARLY

50,000 ACRES

COMPLETION **2020**

(source: NUCA)

TOURISM-RELATED PROJECTS

9 MN SQM

(source Tourism Development Authority (TDA))



“While seasonality is part of the story, it can also be due to the lack of ‘pull factors’ including boarding schools, children’s recreational areas, hospitals, clinics, long-term rehabilitation centers, wellness retreats, fitness/skill retreats and retirement homes.”

Mansoor Ahmed
Director at Colliers
International MENA

North Edge Towers

By City Edge Developments

Developed by the New Urban Communities Authority (NUCA), there are 7,000 housing units currently being constructed in New Al-Alamein, and are set to be completely executed within a one-year timeframe, according to an official statement.



Shalaby says “ The presence of a strong population base - one of the main factors that encourage developers to invest in nonresidential projects - will be established through the development of the New Al-Alamein City with its planned economic and social infrastructure. ”

MEANWHILE

AL-ALAMAIN NATIONAL UNIVERSITY

ON AN AREA OF ALMOST

130 ACRES

by NUCA and the Ministry of Higher Education

TO INCLUDE

- FACULTIES OF INTERNATIONAL LAW
- TOURISM & HOTEL MANAGEMENT
- ENGINEERING
- MEDICINE
- PHARMACY



HERITAGE AREA

ON AN AREA OF AROUND

200 ACRES

TO INCLUDE

- LIBRARY
- MUSEUM
- CITY HALL
- CHURCH
- MOSQUE
- GARDEN MUSEUM
- OPERA HOUSE
- RECREATIONAL
- COMMERCIAL
- INVESTMENT AREAS



TIDES TRUE TO THE SOUL

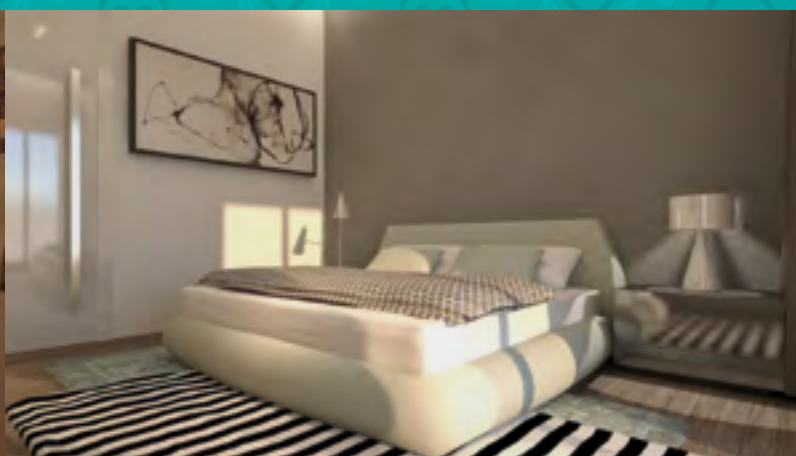
T I D E S
BY
LA HACIENDA
RAS SUDR



STARTING
PRICE
460,000
EGP

0 %
DOWN
PAYMENT

Up to
6 years
PAYMENT PLANS



 **16334**

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AND THE RUNNERS-UP ARE JEFAIRA & FOUKA BAY

Emaar Misr's Marassi might have opened the doors to develop a fully-integrated community on the new North Coast's latest development map, yet it is the likes of the projects, Jefaira and Fouka Bay, that are set to uplift the entire North Coast's face.

JEFAIRA

"We aim to make North Coast a replica of El Gouna", **Ahmed Mokbel, Inertia's vice president of marketing and CRM.**

"We are putting in mind four dimensions while working on Jefaira: health, sports, education, and entertainment," **Mokbel notes.**

SPANNING ACROSS

5.5 MN SQM

TARGETED INVESTMENTS OF

EGP **20** MN

According to Shalaby, "Maintaining occupancy levels all year round in second home destinations can be challenging. However, North Coast is an area with a lot of opportunities to be capitalized on and is moving towards being a more comprehensive destination that can be attractive not for only vacationers, but also for first home residents."

Other factors include business centers, as well as, essential community social infrastructures such as retail, food and beverage outlets, and spas, Shalaby asserts, adding that developers must consider all these pull factors to ensure the success of their ventures.

Commenting on current status of commercial real estate projects in the North Coast, Shalaby highlights the abundance of fundamental elements of day-to-day living in the city.

FEATURES

AN INTERNATIONAL BOARDING SCHOOL

SPORTS CLUB

A GRADUATE OR POSTGRADUATE UNIVERSITY

A HOSPITAL WITH THERAPEUTIC HEALTH SERVICES

FOOD AND BEVERAGE OUTLETS

ENTERTAINMENT VENUES



FOUKA BAY

AREA

215
ACRES

INVESTMENT WORTH

EGP **500** MN IN 2017
EGP **1** BN IN 2018

Shalaby concludes that for the commercial projects to succeed, the government needs to support creating a fully-integrated economic infrastructure to encourage migration into the area through creating jobs and working on advancing economic growth.

Mokbel supported Shalaby's view, saying that "there will be potential for commercial developments if the area is equipped with good social infrastructure facilities first."



FEATURES

FIVE-STAR HOTELS

SERVICED APARTMENTS

A VARIOUS RANGE OF LIFESTYLE ACTIVITIES ON OR OFF THE BEACH

A DIVERSE ARRAY OF FOOD AND BEVERAGE OUTLETS

BIG RETAIL OUTLETS

WELLNESS - FITNESS - SPA - BEACH CLUB HOUSE



MAXIM INVESTMENT GROUP SEIZES THE MARKET With Massive Business Expansion

Maxim Investment Group has waged a massive business expansion through the diversity of ten companies across various sectors including real estate, hospitality, commercial, industry, facility management, retail, franchising, food and beverage and automotive.

The companies include Maxim Developments (Bo Sidi Abdel Rahman - The Canyon - Royal Maxim - Maxim Country - Maxim Residence). Maxim For Commercial Projects includes Maxim Mall, Maxim Beton (the only sole distributor in the MENA Region for Spanos International), providing fully integrated mobile concrete batching plants. The developer also owns Maxim Automotive (Maxim Classics - Domy Sole Distributor). VOLT for trading & distribution features Volt Electronics Mega Store (all electronic equipment and supplies) under one roof. Maxim hospitality includes Royal Maxim Palace Kempinski and other hotels in the Red Sea and North Coast.

Lately, as part of its real estate development projects, Maxim Developments has expanded its Bo Sidi Abdel Rahman due to the overwhelming demand it received, featuring diverse homes and unique services.

Considered to be the future hub of the North Coast for its premium location between the highest alive community compounds and facilities, making it the largest and most distinct across all developments. Bo Sidi Abdel Rahman, located in the heart of the North Coast at km 120 on the Alexandria/Matrouh North

Coast Road next to New Al-Alamain City, is designed to be an integrated city, serving its designated community for the whole year as it was planned to fulfill all facilities and amenities needed to live a luxurious and comfortable life style.

The project's commercial area will also include a commercial mall, Bo Hub, comprising restaurants and cafes, real estate sales center, cars exhibition, furniture mall, fashion strip and a huge kid's area. Bo Hub also features an entertainment calendar packed with local and foreign performers and artists.

Bo Sidi Abdel Rahman, spreading on a total area of 1000 acres, is considered to be the future hub of the North Coast due to its premium location between the highest alive community compounds and facilities that makes it the largest and most distinct North Coast destination. Bo Sidi Abdel Rahman's future plan is to be the destination for all Sahel residents. Bo Sidi Abdel Rahman will consist of a five-star hotel and two four-star hotels, hotel apartments and branded hotel villas, clubhouse and spa, cabanas, sports area, bicycle tracks, and a commercial area, which -for the first time in Egypt- will include a commercial Strip Mall directly on the beach, covering branded restaurants and bars and service retail store.

The development will also include a hospital and polyclinics, an international university and a special- 1 km- beach front, housing club house private beaches, entertainment area, as well as, water and sports activities.

The property leader has started the implementation of the first phase of Bo Islands, part of Bo Sidi Abdel Rahman, partially delivered, while the whole project will be completed by 2022. The company commenced

the excavation work and the construction of crystal lagoons, while finalizing 85% of the project's road work. Bo Islands is a State of the art Bohemian designed palaces, villas and chalets with 12% foot print living on islands surrounded by crystal lagoons with water front units, electric tram or electric boat (ferry bo), and 18.5 km- crystal lagoons.

Another project inside Bo Sidi Abdel Rahman is Bo Sands, which comprises smaller size G+3 chalets ground, living on islands surrounded by crystal lagoons, landscape and

beautiful views. Bo sands also has a 16.5 km crystal lagoon, one of the longest crystal lagoons shores on the North Coast.



Facility management is a professional management discipline focused upon the efficient and effective delivery of support services for the organizations that it serves. The ISO defines FM as the "organizational function which integrates people, place, process and technology within the built environment with the purpose of improving the quality of life of people and the productivity of the core business."

Mega-Trends in Facility Management

Increasing competition coming from new players in emerging markets will force companies to search for greater differentiation, and to be innovative in how they adjust their business models and deliver extra value to clients



Globalization

Companies that are able to navigate between emerging markets and different cultures, can look forward to a prosperous future

As the interests and motivating factors for workers from various generations are different, the fourth-generation workplace will become increasingly common. It will be an essential factor to understand the motivational factors for each age cohort



Demographic Trends



Sustainability

Challenges will have a number of consequences in the coming decade, affecting supply and value chains as well as building design, management and maintenance. Systemic design will become more important

New technologies require that people work in more intelligent ways. Technological progress increases productivity, leads to the development of new industries, income growth, and reduced poverty



Technological Development



Growth of knowledge society

New reporting, collection and control technologies are creating a mountain of data that needs to be collected, stored and analyzed to generate value and maximum benefit for customers

Clients expect to receive individualized services that maximize their value proposition. Individualization will be prominent as employees and customers increase their demands for individual attention



Individualization



Focus on health & well-being

The doubling of the prevalence of lifestyle-related diseases, buildings will be assessed and designed to promote more active, comfortable, and productive lifestyles

Faster competition, shorter product lifecycles as well as increasing specialization, differentiation and innovation could be achieved by employing lean management techniques to cut waste and use six-sigma strategies to increase quality



Commercialization



FACILITY MANAGEMENT

KEY TO SUCCESS IN REAL ESTATE PROJECTS

Facility Management Main Services

Facility management services are too vast to be contained all in one project; depending on the type of sector and the size of the project, there are key facility management services that can be utilized in nearly any real estate project



Electromechanical Services & Civil Works



Janitorial Services & Waste Management



Security Services

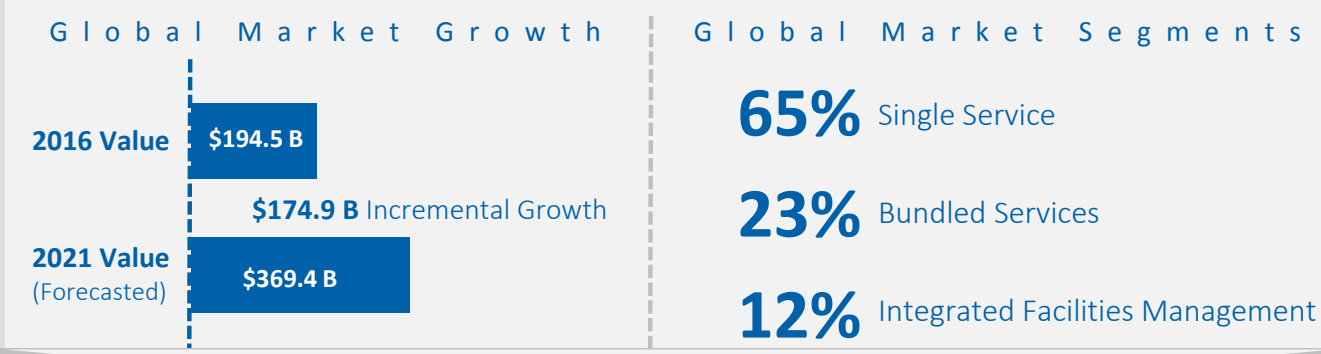


Help Desk & CMMS
(Computerized Maintenance Management system)



Landscape Services & Pest Control

Facility Management in Numbers



Facility management is a professional management discipline focused upon the efficient and effective delivery of support services for the organizations that it serves. The ISO defines FM as the "organizational function which integrates people, place, process and technology within the built environment with the purpose of improving the quality of life of people and the productivity of the core business"

Coldwell Banker Commercial Advantage (CBC Advantage)

CBC Advantage is a full service commercial real estate company located in New Cairo, Egypt. The company specializes in commercial, industrial, retail, residential, land development, and real estate investment covering the following services:

- | | | |
|--|---|---|
|  Acquisition & Disposition Services |  Corporate Services |  Tenant Representation |
|  Capital Services |  Distressed Assets |  Start-up and Small Businesses |
|  Investment Analysis |  Landlord Representation |  Property Management |
|  Real Estate Development |  Market Research and Valuation | |

Our professional agents specialize in various property types and are able to provide a deep knowledge of our market that allows us to formulate the best possible business strategy at all times.

www.coldwellbanker-eg.com

For more details, please contact | **Sherif Hassan, Development Director**

-  Info.advantage@cb-egypt.com
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  CBCAdvantage
  CBC Advantage



HOME SWEET HOME(S): ENJOY YOUR SUMMER WHILE MAKING MONEY

BY SARA MOHAMED

The summer season is just around the corner, and if you are planning to kick back, travel, and spend lots of money, why not make use of your empty first home property in Cairo while you're sipping cocktails on the beach? It is about time to gain some rewarding financial returns from your first home property. Invest-Gate surveys a number of real estate investors to present homeowners with advice on earning cash from their vacant properties during the summer time.

FOR RENT

RENT OUT THE ACCOMMODATION

Instead of leaving your residential unit sitting empty during summer holidays, you should consider listing it for short-term rentals to make extra cash.

Ragy Hassan, a 41-year old mechanical engineer, tells Invest-Gate that two years ago, he started renting his apartment in Heliopolis when he is away during summer holidays, to counterbalance the rising prices in the country following the pound's floatation.

"It actually feels rewarding to make money while I'm off for some relaxing time," he elaborates, "since owning a home is an investment, one should constantly seek different approaches to exploit it. Renting my home is an optimum source of income, it helps me finance my summer vacation and even covers my household expenditures."

In fact, research has shown that the demand for properties for sale/rent in Egypt has increased in the first quarter of 2017 by 179.17% in comparison to 2016.

As to the demand on the rental market in Cairo during the summer season, Hassan highlights that

individuals traveling to Cairo for business matters or to visit their families and friends may be on the lookout for a comfy, non-hotel place to settle in. Therefore, owning a three-bedroom flat, like Hassan's, could cater to that need.

In its 2017 property market trends report, OLX revealed that people moving to the outskirts of Greater Cairo, who still haven't completed the finishings of their properties, are constantly seeking temporary tenancies, which is reflected in the booming rental rates within the area.

In the same vein, Khalid Ali, a 32-year old web designer, owns a 90-square-meter apartment in a compound in front of the American University in Cairo (AUC). He is currently renting his flat to students during the summer semester only, as a bottom line to help him cover his high spendings during this period alongside his salary.

Ali tells Invest-Gate that due to his significant location, the demand from students taking summer courses, particularly AUC students, is soaring during such time of the year. He reveals that this year, he is asking for up to EGP 12,000 per month for renting his furnished apartment to students who split the accommodation rent.

"Being close to a college or university, a hospital, or even living in an area with a tight rental market increases the chances of renting the place, and makes it bound to generate more income," Ali elaborates.

To get the best deal in renting a vacant property, both real estate investors recommend marketing the property via online real estate listing platforms such as OLX and Aqarmap websites, in addition to social media platforms such as Facebook and Instagram.

Hassan says that he also utilizes some Facebook groups that help users promote their properties by posting their real estate rental offers in various cities and neighborhoods around Egypt, and thus, luring potential renters through the medium.

"This broker-free approach helps streamline the whole renting process. I simply take photos that make my property stand out by removing unnecessary clutter, and stage my shots to display the necessary amenities and facilities featured in the place, I then post it on such online platforms and immediately reach out to potential renters," he tells Invest-Gate.



START HOSTING EVENTS

If you own a villa or a ground-floor flat accompanied with a private garden, turning your backyard into a venue for holding events such as outdoor weddings and birthdays is another money-making approach that homeowners commonly consider.

Soraya Amer, a 48-year old widow with three kids, speaks to Invest-Gate about her four-year experience with hosting outdoor weddings at her 700-square-meter backyard. She elucidates that following her husband's death, she started seeking alternative means to raise her income. Therefore, she decided to host wedding ceremonies in her villa's garden in 6th of October City, but only during the summer.

"Since I often spend my summer vacation with my children at my second home in the North Coast, I decided to turn my extensive garden at my primary residence into a backyard wedding venue," Amer says, "for the upcoming season, it will cost nearly EGP 20,000 to rent out my backyard for a wedding ceremony for 200 guests."

Amer explains that weddings taking place at private homes are a growing trend, particularly during the summer, as the majority of couples are either seeking various ways to save money or for something a bit more personalized or unique than a traditional ceremony.

Besides, she points out that such a money-making approach is not at all a hassle and that the maintenance arrangements are not as pricey as they may seem. She says that investors offering their backyards for hosting wedding ceremonies, often feature the ground floor amenities and services only.

"Let's say I will be hosting four weddings this season, the total maintenance fees could cost me not more than EGP 15,000, generating an annual net profit of approximately EGP 65,000," Amer tells Invest-Gate.

As to ways of marketing the venue, Amer explains that she advertises it through wedding planners, blogs, and groups available on social media and online platforms; in which she presents various shots of the wedding venue, in addition to the necessary rent details.

Along the same line of thought, 45-year old Sherif Ismail, a dentist, transformed his house facades into an at-home mini gallery to permit his artist friend to "invite exclusive guests to attend and explore art in a very different setting."

"Last summer, a friend of mine was looking for a low-priced place to host her art gallery for a two-month period. Since she didn't need much space, I told myself why not provide her with a section of my apartment for money? As I was off to London with my family for a long vacation," he recalls.

Unlike turning a space into a wedding venue, Ismail tells Invest-Gate that he had to clear out the house hallways, sitting room, and salon to seemly showcase the artist's artwork, in addition to securing a toilet and kitchenette to serve the guests.

Taking into consideration the logistics of such approach, he also underlines that he had to remove the valuables and delicate objects from spaces where people will gather, and lock the doors to rooms not in use to avoid any damages or thefts.

For an area of approximately 50 square meters, Ismail is requiring EGP 40,000 for hosting another art gallery at his apartment in Zamalek this summer, compared to EGP 35,000 last year.

"I think I will keep considering renting out my unit for artists interested in holding at-home galleries in the future, perhaps I will be reaching out to them through other artists, acquaintances, and social media platforms," he adds.

However, Ismail also stresses that investors should exploit this kind of approach as exclusively as possible, and attempt hosting events to individuals they're on good terms with to avoid any conflicts such as excessive boisterousness and damages, in addition to imposing the requirement of inviting a limited number of guests for the sake of respecting other residents' rights.



THE REAL ESTATE TOURISM DEVELOPMENT ROUNDTABLE

OCTOBER 16
2018

- An Enhanced Approach For A Proper Real Estate Development
- An Uplift To Egypt's Real Estate Tourism
- An End To The Real Estate Tourism Challenges

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DAILY NEWS





TOP SUMMER HANGOUTS

in the NORTH COAST

By Passant Darwish, Hussein Elmoataz

Heading to the North Coast? If you are ready and well equipped to enjoy your summer time there, you have to know where to spend your morning and night times. Invest-Gate is taking you on a tour to several venues where you can dine and party while enjoying the beach, as well as places for your little ones to enjoy their stay in the North Coast.

6IX DEGREES

Located in Hacienda Bay, 6ix Degrees is one of the most popular and entertaining night clubs in the North Coast. Organizing daily parties with different themes, 6ix degrees offers the North Coast residents a party arena that brings superstars and top DJs. It is your go-to destination if you're looking to party hard, dance on the tunes of the latest music, all while having the coolest drinks and cocktails. Following their last year's wild nights, which featured artists such as Ragheb Alama, DJ Elie, and Mostafa Haggag, 6ix Degrees is warming up to open by the beginning of July.



AURA ARENA

Aura Arena promises their customers fun nights with the use of creative elements and scenes. Aura opened their doors the third day of the Eid holiday, featuring Swedish DJ Jeremy Olander and Egyptian DJ Hassan Abou Alam. Located in Siesta Hotel, Aura Arena is expected to feature an impressive list of world-class DJs and performers this summer.



KIKI'S BEACH BAR

Want to relax on the beach like a true Kardashian? Kiki's Beach Bar is returning to Hacienda White for the second year running, after a successful run last summer with impressive celebrity guests such as Kourtney Kardashian. Kiki's offers North Coast dwellers a beach bar and a dining restaurant located right on the beach and accessible anytime throughout the day.



THE LEMON TREE & CO

On the beach of Telal, Lemon Tree & Co. brings a fine dining experience on the coast, inspired by nature and sunlight. It offers a diverse menu and gives opportunity to North Coast visitors to enjoy a sunset lunch and chill on the beach by night.

And why not have a drink while partying, but, on the roof terrace of Marassi. The Lemon Tree & Co. in Marassi brings you the best nightlife experience enjoying the wonderful weather of the North Coast. This summer, wait for the top music performers and vocalists the Marrasi's Lemon Tree & Co. will host.

The QR Code is your digital access to the venues' official pages... Enjoy!

SACHI

Inspired by the Japanese word that means Child of Joy, Sachi brings you all the fun and joy you need while having a great dining experience. The five-star restaurant caters to all cravings and needs. Sachi introduces a new style of modern mediterranean fusion cuisine. Along your meal, you can enjoy a bar and lounge that oversees the beach. Located in Hacienda, it is not an easy task to reserve a place in Sachi, you have to do this a week ahead.



DANOS BEACH CLUB

Located in Hacienda, Danos beach club is offering North Coast residents a special beach club that opens its doors daily offering a good menu that has fresh drinks and delicious food platters. You can also enjoy a variety of Sushi Rolls at Danos', especially on Mondays and Tuesdays to make use of the all you can eat offer. For employees that spend their weekdays in Cairo, you can have a nice break in Danos' themed parties on Friday Mornings and Saturday Nights.



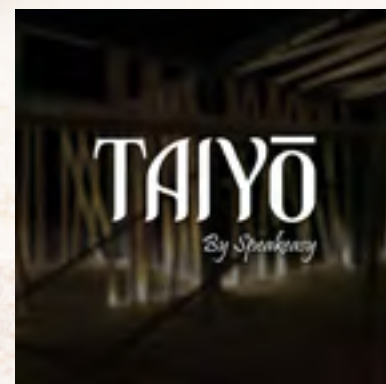
SALT BEACH & RESTOBAR

Sidi Abdel-Rahman is well known for its amazing beaches and Salt Beach & Restobar brings you the opportunity to either relax or chill on the beach all day and night. You can also enjoy your lunch or dinner while soaking up the sun and relaxing from a hectic work season. Salt Beach & Restobar is located in Bianchi Sidi Abdel-Rahman.



TAIYO

Taiyo is a breezy open restaurant bar in La Vista Compound located on one side of La Vista's gorgeous beach with a very comfortable beach setting where you can enjoy the lovely summer days serviced by their versatile cuisine. The kitchen offers easy and fun delicious dishes in the morning such as burgers and sandwiches plus a variety of international dishes while later in the day, from sunset and on all night long, you can enjoy a wide variety of Mediterranean and international fusion specialties.



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10% DOWN
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M2 DEVELOPMENTS

SODIC'S OLYMPIA

Sea, Sun, and Football is the slogan of the newly opened Olympia, launched by real estate developer SODIC. The venue describes itself as "Egypt's most incredible viewing stadium by the beach" and boasts a "mammoth screen" as well as gourmet bites, a bustling bar, and even live entertainment in case football is not your thing. If you can't watch the World Cup matches right from the stands in Russia, surely the next best thing is watching the matches by the sea.



CHEERS

Cheers, a word that can literally describe your mood when partying in the North Coast, is bringing the party vibes from Maadi all the way to Sahel. Cheers offers an impressive swimming pool as well as an impressive menu that allows you to enjoy a delicious dinner while partying at night. If you are a shisha lover, you can enjoy pleasant shisha by the pool. Cheers is located in Bianchi Sidi Abdel Rahman and is open all summer long.

MORI SUSHI

Having Sushi while sunbathing on the beach is what dreams are made of, but Mori Sushi is turning it into a reality, a very delicious one. Mori Sushi, which offer a fusion cuisine, has recently introduced a fun kids menu, so your kids can enjoy the heavenly bite-sized treats with you. It is located in both Marassi and the Diplomatic Village in Sidi Abdel Rahman.



TAMARA

Tamara, located in Marassi, is your answer to your Lebanese food cravings while in the North Coast. You can enjoy a variety of Lebanese dishes that cater to all tastes for breakfast, lunch, dinner, or you can simply order their famous desserts while enjoying a shisha and a refreshing drink.



GABY'S

Looking for an ideal place to have a family and friends get together in the North Coast? Gaby's is a good option. Gaby's newly launched menu offers diverse plates from various cuisines such as Mexican, French, and oriental cuisines. You can have your delicious meal or pleasant drink at Gaby's either at their branch in Hacienda's Lakeyard or in Telalians at Telal.



RIVETTE MALL

It is not an easy business to find food, entertainment, and shopping all at the same place in the North Coast, and the recently opened Rivette Mall, located on Kilometer 136, promises just that! All you need in one place; whether it is clothes necessities for you and your little ones, your cell phone service providers, shoes, and a variety of food options that cater to all tastes, all surrounded by serene water features.



For Your Little Ones.. Because a happy child equals a happy vacation!

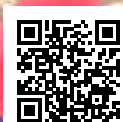
LALA LAND

Are your little ones tired of the beach? You have more options for your kids to never get bored this summer. Lala Land is extending the little ones' entertainment to the North Coast. Located in Porto Marina, the place is a haven for little kids to play and explore, all in a safe monitored environment.



WELLSPRING EGYPT

WellSpring Egypt is offering day camps in Bianchi Sidi Abdel Rahman throughout July and August for kids aged 6-14 with meeting points to pick up your kids from various nearby compounds. The camps are a place for your kids to "have a blast" and go back to you "charged and fearless."



GREEK GOLDEN VISA: YOUR GUIDE TO LONG-TERM RESIDENCY THROUGH INVESTMENT

BY OLA NOURELDIN

Enjoying the summer on one of the numerous islands that Greece has to offer is one of many benefits to buying a real estate property in this European country, but most importantly, buying a property in Greece can secure the much sought-after Golden Visa. Invest-Gate offers its readers a guide to investing in Greece's real estate as well as its benefits and requirements.

WHAT IS A GOLDEN VISA?

Greece introduced law **No. 4521/2014** that allows citizens from any country to acquire a European residence permit by investment, granting them free movement within the Schengen Area.

ELIGIBILITY

Any non EU-individual that invests at least **EUR 250,000** is eligible to obtain a Golden Visa as long as the main applicant is over 18 years old.

WHY INVEST IN GREECE?

Greece offers one of the most advantageous and profitable programs among European countries.

COMPARING GOLDEN VISA PROGRAMS BY COUNTRY

GREECE
EUR 250,000

CYPRUS
EUR 300,000

MALTA
EUR 320,000

PORTUGAL
EUR 500,000

SPAIN
EUR 500,000

BENEFITS

Quick process: It takes 40 days to issue the residence permit

Return on investment (ROI): Greece will help you get the most out of your Golden Visa by making a profit from your investment

Family members included: Parents, children under 21, and spouse may also benefit

No requirement to live in Greece: There is no minimum stay for the permit to be valid

No nationality restriction

Unlimited renewal of residence permit: As long as you keep your investment you may renew your visa indefinitely

Citizenship option after seven years and under specific terms

Dual citizenship permitted

ADDITIONAL ADVANTAGES

Geographical location of Greece makes it a convenient and strategic place to invest in

Access to the highest levels of medical services, welfare, and education

Low property prices: Profitable investment opportunities due to recession recovery

HOW TO GET A GOLDEN VISA?

First Visit

Visit Greece to pick your favorite property options

Open a Greek bank account and register a Greek tax number

In one week...

Due diligence checks for your property options are carried out by a team of experts

The final property is chosen and purchased

Application of a Golden Visa is submitted and a temporary residence permit is issued

Second Visit

Final visit to Greece for biometric tests and collection of your temporary residence permit

Wait for 20 days, Golden Visa is issued



CRITERIA AND REQUIREMENTS

- Copy of a registered contract of sale of properties no less than EUR 250,000
- Greek bank account
- Greek certificate of health insurance
- No criminal record is needed
- No need to reside in Greece at any time
- No double certified documents are needed from the embassy
- No government interview required
- No need to disclose source of required funds
- No need to learn the Greek language





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