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COMMUNITIES

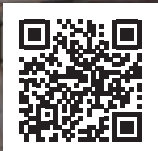
INVEST-GATE'S **2023** ANNUAL REPORT  
**A YEAR OF CHALLENGES  
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# THE MARQ *Gardens*

## LIFE AT THE MARQ GARDENS: A CELEBRATION OF INSPIRATION, FAMILY, AND SERENITY

The MarQ Communities is delivering its first community

The MarQ Communities is an art-driven brand that creates communities and destinations for people who seek an inspiring lifestyle through exceptional design, world-class amenities, personalized services, and a strong sense of community. The MarQ Communities introduces its first creation, The MarQ Gardens, a testament to inspirational living amidst the vibrancy of New Cairo.

The resounding success of The MarQ Gardens, with all its homes, speaks volumes about the undeniable allure of this exclusive gated community. Here, the perfect blend of beauty and quality has created a lifestyle that captivates and elevates, making it a true symbol of modern living located in the heart of New Cairo. The MarQ Gardens stands as a testament to a lifestyle where inspiration meets elegance. The unique community is meticulously developed to serve around 300 families over 26 Feddans and has not only redefined modern living but has also become a symbol of architectural brilliance and community bonding.

The MarQ Gardens, a testament to precision and commitment, was delivered on time, underscoring the brand's dedication to meeting and exceeding expectations.

### A Celebration: Showcasing the MarQ Communities' First Community

To mark the thriving community and the testament to the harmony of design and nature at The MarQ Gardens, The MarQ Communities hosts a special family celebration for all its clients titled "Life at The MarQ Gardens" at the kick-start of 2024 in its prime location in the heart of New Cairo. This celebration is not just about showcasing physical structures. It is a joyful recognition of the vibrant life, culture, and connections thriving in this remarkable community as always promised.

The celebration primarily aims to showcase what life will be like at The MarQ Gardens. This exclusive occasion allows families to explore the beauty of the uniquely crafted architectural designed villas through guided tours and engage in interactive sessions with landscape architects and insights into the entry and exit points. It is a chance for everyone to experience firsthand the vibrancy that defines life at The MarQ Gardens. The celebration stands out as proof that the promise of serenity is not merely rhetoric – it is an everyday reality at The MarQ Gardens.

### The MarQ Gardens: All villa-exclusive community

The MarQ Gardens stands as a beacon of modern innovation, and community living in Egypt. From its personalized branding to the thoughtful amenities, this gated community is designed to provide residents with a unique and unparalleled lifestyle. The themed gardens, hotel services, and prime location further contribute to making The MarQ Gardens a symbol of modern living in the heart of New Cairo. As families come together to celebrate the launch, it's evident that The MarQ Gardens is not just a residence; it's a destination where inspiration meets lifestyle, creating a harmonious and enriching environment for all who call it home.

### From Design to Reality: The Enchantment Unveiled

The beauty of The MarQ Gardens extends beyond imagination. As residents explore these themed havens, they will witness the seamless transition from design to a tangible, enchanting reality. The careful planning and design invested in these villas have not only elevated the community's aesthetics but have also fashioned living spaces that enhance the daily lives of residents.

### Catering to Every Need: The MarQ Gardens Hotel Services

The MarQ Gardens goes above and beyond in providing services that enhance residents' quality of life. The MarQ Gardens Living App facilitates on-demand services, including housekeeping, maintenance, car wash, dry cleaning, and community-wide delivery services. The app also offers keyless villa access, a community communication platform, an automated visitors management platform, online payments, and kids' cashless profiles.

### Themed Gardens: A Unique Outdoor Experience

The MarQ Gardens doesn't just stop at lavish living spaces; it extends its appeal outdoors with themed gardens that redefine the concept of community living; Butterfly Garden, Moon Garden, Aroma Garden, Water Garden, and Tranquil Garden. This splendid selection shows off all the special touches that make this place unique. Roaming through the gardens here is like walking into different little worlds, each with its own style and feel. They have been particularly designed to make mornings and evenings feel more special, giving everyone a choice of how they want to start their day.

### Unveiling the First Personal-Branded Community in Egypt

The MarQ Gardens takes pride in being the first personal-branded community in Egypt, offering residents a unique and personalized experience. Each home is branded with the resident's name or initials, allowing them to infuse their style into the interior design. This personal touch sets The MarQ Gardens apart, ensuring that every villa reflects its owner's taste and preferences.

The villas themselves are carefully crafted to strike a balance between design and functionality. With a variety of living spaces, The MarQ Gardens caters to diverse lifestyles, providing an ideal home for everyone.



### The MarQ Communities: Live Inspired

The MarQ Communities is an exquisite fusion of artistry and innovation, crafting distinctive communities and destinations meticulously curated for those in pursuit of unparalleled experiences and a life enriched by superior design, facilities, and services. The MarQ Gardens is one unique community out of four residential ones: The MarQ Ville, The Wonder MarQ, The Water MarQ, and Marquette the commercial destination. These beautiful communities are tailored for families with a passion for lavish living amidst green-based landscapes. The communities are masterfully designed to offer an extraordinary lifestyle.

The MarQ Communities assures that each of its endeavors for all its communities will be completed as promised.

# THE MARQ

COMMUNITIES



Design vs Reality

# YBA

## 30 YEARS OF ACHIEVEMENTS



### Dear Valued Clients,

As we celebrate 30 remarkable years at YBA, I am filled with immense gratitude for your unwavering trust and support. Your vision has been the cornerstone of our journey, allowing us to craft spaces that transcend mere structures, reflecting dreams, aspirations, and purpose. Your belief in us has fueled our passion for architectural innovation and excellence. Thank you for choosing YBA as your partner in bringing visions to life.

**Yasser Albeltagy**

Founder & Chairman of YBA

Number of Projects

**1300**

Number of Clients

**1000**

Honors and Awards

**27**

Total Land Area

**65,465,7180m<sup>2</sup>**

Total Built up Area

**50,174,175m<sup>2</sup>**

Architecture Design Land Area

**55,022,96m<sup>2</sup>**

Architecture Design Built up Area

**44,011,818m<sup>2</sup>**

High Rise Building Built up Area

**1,000,000m<sup>2</sup>**

Urban Design Area

**51,972,575m<sup>2</sup>**

Landscape Design Area

**22,972,885m<sup>2</sup>**

Interior Design Area

**17,966,165m<sup>2</sup>**



# YBA 30 Years of Innovative Design



In the dynamic realm of Egypt's real estate sector, 2023 stands out as a testament to resilience and innovation. Despite economic challenges, substantial progress was made, ranging from the advanced stages of construction in the New Administrative Capital (NAC) to the completion of districts like Capital Residence and New Garden City in various major urban projects throughout the year.

Cities such as New Alamein, West Qena, New Aswan, and New Malawi also take the spotlight, showcasing ongoing efforts to address the pressing needs of our growing population.

Shifting our focus to the broader real estate market, Egypt continues its remarkable commitment to meeting housing needs. New cities demonstrate an accelerated pace of housing unit execution and a significant increase in the urbanization rate.

The surge in investment, particularly with a substantial portion directed to the fourth generation of new cities, underscores the sector's robust momentum.

In the realm of sustainability and innovation, active and successful participation in COP28 is proof of Egypt's leadership in securing agreements and initiatives. Collaborations between Tatweer Misr and Schneider Electric, along with partnerships fostering sustainability in the real estate sector, exemplify a dedication to efficiency and cost reduction.

As we navigate through diverse collaborations, initiatives, and achievements, it becomes evident that Egypt's real estate sector is not merely evolving; it is pioneering a path towards a sustainable and innovative future.

*Muhammad Khalid*

ACTING MANAGING EDITOR  
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DEVELOPMENTS

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# IGI DEVELOPMENTS EMBARKS ON MAJOR EXPANSIONS AND INTEGRATED ACTIVITIES IN 2024

## Demand in the Real Estate Market Amid Current Global, Regional and Local Events

"Despite the notable increase of real estate products and economic challenges, demand continues to grow higher than same previous periods," Eng. Sherif Moustafa, Managing Director of IGI Developments, commented on the current situation of Egypt's real estate market.

Previously, clients used to choose to buy units based on financial factors, such as the down payment and installments versus their financial capabilities only. However, with the emergence of many new developers that have diverse portfolios of projects, clients have become more discerning in considering other aspects for choosing the property that is right for them, including the developer's history, previous projects, commitment to deliver, clients' feedback, and site visits.

Sherif Moustafa stated that West Cairo offers numerous advantages and is an ideal choice for developers in the upcoming period. It is a sought-after location for clients, with cities such as October Gardens, 6<sup>th</sup> of October, New October, Sheikh Zayed and its expansions, as well as New Sphinx experiencing increasing demand.

## Current Client Portfolio, Plans for 2024

Eng. Sherif Moustafa further added, "Since its inception in the Egyptian real estate market in 1994, the number of IGI Developments' clients across all the company's projects has already reached 40,000 and is expected to expand with the completion of the projects currently under construction."

He also explained that in 2024, the company aims to broaden its presence in multiple marketing platforms within Egypt and abroad. The company is also preparing various development, expansion, and participation plans. Moreover, a new project is in progress on Wahat Road in West Cairo, covering a land area of 50,000 sqm. This project will feature a mix of residential, commercial, administrative, medical, and entertainment units, with its launch scheduled for 2024.

IGI Developments' Managing Director expressed his pride in the company's long history and its enduring presence in the Egyptian market since the last century. He emphasized the diversity and variety of real estate products offered by the company, which go beyond residential properties, ensuring a continuous presence in the market.

Sherif Moustafa revealed that IGI Developments has launched a new subsidiary, IGI Sports Management. This step is part of the company's larger plan to transform into a holding company with multiple specialized subsidiaries. Additional subsidiaries will include a commercial projects' sector and a facility management company. Progress in this area is showing strong developments and promising efforts.

Regarding IGI Sports Management, Eng. Sherif Moustafa indicated that it will encompass the management of the existing clubs within the company's projects. The plan also involves expanding its operations by constructing and managing additional clubs. Among the clubs currently being managed and developed are Al Ashgar Club, which includes service areas such as a social club and commercial outlets, and Ashgar City Club.



## Participation in Local and International Exhibitions in 2023

Sherif Moustafa highlighted the company's intention, as part of its marketing expansion plan, to participate in both local and international exhibitions. "In 2023, we took part in the 12<sup>th</sup> edition of Cityscape Egypt, showcasing a range of residential, office, and commercial units in our distinguished projects."

Cityscape Egypt is recognized as the most significant and largest real estate exhibition in the Egyptian market, attracting major companies in the sector. The exhibition featured over 70 participating companies and attracted diverse customer segments. "This was not the company's first participation in Cityscape Egypt, as we also exhibited in 2022," he said.

In addition to local exhibitions, IGI Developments participated in international events such as the Hazi Misr Exhibition in Riyadh in May 2023 and the Nile Expo in Jeddah and Riyadh later in November of the same year. Sherif Moustafa emphasized that IGI Developments was one of the pioneering companies in introducing the concept of integrated residential communities to the Egyptian market in the mid-1990s. Given their significant role in developing new cities and cutting-edge projects, their participation in such events holds great importance.

He added that their participation in various exhibitions is part of a marketing plan launched by the company in early 2023. The goal of this plan is to promote their real estate products both domestically and internationally. They intend to continue this marketing strategy in 2024 and expand their reach to address other markets beyond Egypt.



the Riyadh Chamber; and Eng. Mohammad bin Saleh Al-Buty, CEO of the Saudi National Housing Company (NHC).

During the conference, Sherif Moustafa moderated a discussion session titled "Real Estate in Development Plans: 2030 as a Common Link." The session covered various important topics, including real estate export opportunities as well as the efforts and incentives provided by the governments of Egypt and Saudi Arabia to boost real estate investment and attract local and foreign capital.

Key executives and officials in the real estate sector from Egypt and Saudi Arabia joined the session, including Eng. Abdel Nasser Taha, President of FIABCI Egypt Chapter (the International Federation of Real Estate); Ph.D. Mohammad Al-Mujaidel, CEO of Osus Real Estate Company; Eng. Bassel El Serafy, Global Chief Executive Officer at Adeer International; Eng. Ahmed El Attal, Chairman of El Attal Holding; Eng. Mohamed Khaled El Assal, CEO and Managing Director of Misr Italia Properties; and Eng. Bedeir Rizk, CEO of Paragon Developments.

Sherif Moustafa further explained that the conference resulted in several important recommendations. One of them was the establishment of a joint committee between real estate developers in Egypt and Saudi Arabia to facilitate cooperation and participation.

The conference called for the removal of obstacles hindering the establishment of real estate funds in Egypt, as well as advancements in technology and sustainability within the real estate sector. These recommendations reflect the commitment to fostering collaboration and addressing key challenges to promote the growth and development of the real estate industry.

## About IGI Developments

IGI Developments has a rich history and strong roots stemming from the International Group for Investments (IGI) and the Sheta family. With a remarkable track record of over 80 years, they have been involved in various sectors including textiles, food, industry, housing, petroleum, and construction.

Leveraging their expertise and experience, IGI Developments emerged as one of the pioneering Egyptian companies in promoting the concept of integrated urban communities in the country.

Since the mid-1990s, IGI Developments has been instrumental in developing several notable real estate projects that have significantly impacted the landscape. These projects include Gardenia Park, established in 1995, which played a role in attracting population clusters to new cities. Another prominent project is Al Ashgar, launched in 1997, which became a renowned development within the 6<sup>th</sup> of October City.

The company continued its momentum with subsequent projects such as Gardenia Park II, Gardenia Springs, Ashgar Heights, and Ashgar City. The company has ambitious plans to expand its projects across Egypt, further contributing to the country's real estate sector.



## IGI Developments is Expanding its Global Outreach

Sherif Moustafa asserted that IGI Developments, drawing from its extensive experience, places great importance on establishing ongoing relationships with its clients. "We strive to directly and indirectly communicate with clients to understand their evolving requirements and needs. Hence, the company finds it essential to participate in events and activities focused on customer engagement."

The company's efforts in foreign marketing have yielded positive results, with non-Egyptian clients now accounting for 15% of the total client base. IGI Developments is studying their participation in foreign exhibitions and exploring new markets such as Qatar and real estate exhibitions in the UAE.

Furthermore, in 2023, IGI Developments has achieved sales exceeding 1,000 units, surpassing their targets. Notably, 25% of these sales were based on referrals from previous clients, reflecting their commitment to customer satisfaction.

Sherif Moustafa underlined that the units offered during the company's activities range from under-construction properties to ready-to-move units. IGI Developments is cautious not to market or sell any units until the actual construction has commenced or at least after contracting with construction companies. This marketing policy ensures appropriate pricing, safeguards clients' contractual rights, and helps the company fulfill its commitments while delivering high-quality real estate products that are conducive to successful investment.

As for the company's projects, IGI Developments showcased various offerings at the Nile Expo exhibition in Jeddah and Riyadh. Among these were residential projects such as the Skyla phase of Ashgar Heights, featuring units ranging from one to three bedrooms with sizes from 65 to 205 sqm.

Moreover, a new phase called Garden Gate, located in the heart of Ashgar City in the 6<sup>th</sup> of October City was introduced. It comprises 800 units with areas ranging from 95 to 195 sqm. There are also units in other stages of the project that are ready for delivery within three to six months.

The Managing Director of IGI Developments also unveiled the commercial and service units in City Central located in Ashgar City. City Central offers offices and clinics, and it has witnessed significant demand from doctors and investors for the clinics. The clinics' sizes start from 35 sqm. The project aims to provide medical services to over 4,000 families upon completion.

## IGI Developments' Effective Participation in SEREC

Eng. Sherif Moustafa shared that IGI Developments was the gold sponsor of the Saudi-Egyptian Real Estate Conference (SEREC), a significant event that featured the presence of notable figures such as Ambassador Ahmed Farouk, the Egyptian Ambassador in Saudi Arabia; Mr. Abdul Rahman bin Abdullah Al-Tawil, Deputy Minister of Municipal, Rural Affairs and Housing in Saudi Arabia; Mr. Naif bin Abdullah Al-Rajhi, Vice Chairman of

18-16

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**DISTRICT***people*

# DUBLEUSE EXPANDS IN NEW CAIRO AFTER SUCCESS OF 'DISTRICT PEOPLE' PROJECT

**L**eading real estate development company Dupleuse has announced its expansion plans following the widespread success of its new project District People, a commercial administrative venture in one of the prime locations in New Cairo's Administrative District One, Invest-Gate reports.

The project spans 5,000 sqm, with a delivery timeline of three years from the commencement of execution. District People was designed by Dupleuse to provide optimal solutions for commercial and administrative projects that add value to the Egyptian real estate market.

Dupleuse is an extension of one of Egypt's largest and oldest engineering companies, Wessam Architects, which has developed numerous significant real estate projects nationwide.

The District People project was erected on a total built-up area of 23,500 sqm and developed in two phases, incorporating office units and commercial spaces designed with high quality and precision. Wessam Architects provided the main layout and project designs.

"Since our inception, we have planned to present a new and innovative image for real estate development companies," said Moaaz Wessam Al-Din, CEO of Dupleuse. "We have been studying the real estate market and understanding its requirements to offer real estate products that meet customer needs."

Wessam Al-Din emphasized, "Through the District People project, the company introduces a new understanding of commercial, administrative projects that align with the latest global trends.



## W's

"This includes selecting a prominent strategic location at New Cairo and project designs that ensure the efficient use of every part, including facilities and integrated services, to achieve the investment value all project beneficiaries seek. The company will apply these principles to its upcoming projects," Wessam Al-Din added.

District People stands out for its diverse range of spaces, catering to different customer requirements, whether administrative offices or commercial shops.

The project is equipped with all facilities and services. It provides an integrated infrastructure using the latest technological advancements to ensure a healthy working environment for all employees, enabling them to accomplish their tasks efficiently and achieve their desired goals.

District People incorporates sustainability elements, such as green and open spaces, and the efficient use of energy resources.

Notably, Dupleuse has extensive experience in real estate development through several projects developed by the company, including the White Bay project. The company is expanding its projects and increasing its land portfolio in the upcoming period.



ADVERTORIAL

AFTER LEADING COP27:

# EGYPTIAN GOVERNMENT, DEVELOPERS MARK STRONG PRESENCE AT COP28

BY **MUHAMMAD KHALID**

WITH CONTRIBUTIONS FROM **INVEST-GATE'S EDITORIAL STAFF**

**D**uring the initial week of the 28<sup>th</sup> UN Climate Change Conference (COP28), President Abdel-Fattah El-Sisi led Egypt's delegation to secure vital agreements, memorandums of understanding (MoUs), and initiatives.

The signed pacts and protocols cover sustainability, green building, and smart management solutions.

Egyptian delegation at the event was extensive and included a host of top-ranking government officials and key real estate developers with operations spanning local and regional areas.

Sheikh Mohammed bin Rashid al-Maktoum is patronizing COP28 in the UAE, running from November 30<sup>th</sup> to December 12<sup>th</sup>, focusing on tackling climate change and exploring potential solutions.

This significant global gathering draws over 140 heads of state, top government officials, and a crowd exceeding 70,000 participants, along with 5,000 media professionals covering the event.

### **Tatweer Misr, Schneider Electric Sign Agreement to Apply Sustainable City Solutions in Il Monte Galala Project**

Tatweer Misr, as part of its participation in COP28, has announced a collaboration with Schneider Electric. The agreement entails leveraging Schneider Electric's innovative solutions and AVEVA software platform to manage the facilities and services of the Il Monte Galala project.

This collaboration aims to enhance operational efficiency, reduce costs, and improve the overall management of the project.

The agreement was officially signed by Dr. Ahmed Shalaby, President & CEO of Tatweer Misr, and Nayef Bou Chaaya, Vice President of AVIVA for the Middle East and Africa.

Through the AVEVA platform, the Il Monte Galala project, situated on the Red Sea coast, will benefit from advanced software solutions for managing systems and facilities.

The platform enables secure monitoring of project operations, utilizing an asset management model and real-time analysis of operations, alarms, events, and stored data. This integration creates a unified information source, enhancing the efficiency and flexibility of system operation and maintenance.

As Egypt's first real estate firm to adopt UN sustainable development objectives, Tatweer Misr has implemented solutions in its East and West Cairo, Red Sea and Mediterranean projects to cut energy and water use in line with Vision 2030.

Less than 10 years on, it has established infrastructure like water treatment and desalination and uses smart meters and fibre optics to rationalize consumption by up to 50%. This slashes customer bills by 30-40% while curbing the cost of living.

Tatweer Misr targets a 42% reduction in carbon emissions over the next decade, supporting Egypt's climate efforts. It aims for net zero by 2050 through renewable expansion and more certificates that boost efficiency.

### **New Agreements with UNGCNE, Joining ABLC**

Tatweer Misr has also signed new agreements and initiatives in collaboration with the United Nations Global Compact Network Egypt (UNGCNE) and other organizations.

One of the significant developments is Tatweer Misr joining the Africa Business Leaders Coalition (ABLC) through a partnership with UNGCNE. This coalition, comprised of private sector leaders from nearly 60 companies, focuses on climate action and sustainability in line with global principles and the United Nations Sustainable Development Goals.

Tatweer Misr's involvement in ABLC provides an opportunity for the company to collaborate with similar entities, exchange experiences, and gather information that supports the sustainable transformation process.

Furthermore, Tatweer Misr has launched the Built Environment Sustainable Transformation (BEST) initiative, with Ahmed Shalaby, President & CEO of Tatweer Misr, being selected as a representative on the initiative's advisory board. BEST aims to promote sustainable practices within the built environment sector, emphasizing the importance of environmentally friendly and socially responsible development.

### **Schneider Electric, Paragon Developments Sign Cooperation Agreement to Boost Sustainability in Office Buildings Sector**

Schneider Electric and Paragon Developments have signed a cooperation agreement to enhance sustainability in the Egyptian real estate sector. The agreement involves providing sustainable smart building management solutions from Schneider Electric, along with its EcoStruxure platform, to two private administrative building projects, namely Paragon 2 and Paragon 3.

The EcoStruxure platform is designed to manage major infrastructure facilities and serve as a model for state-of-the-art sustainable smart buildings. The solutions provided by Schneider Electric will take into account the specific economic, climatic, social, and cultural factors in Egypt.

Sebastian Reyes, President of Schneider Electric for Northeast Africa and the Levant, and Bedeir Rizk, CEO of Paragon Developments, were present at the event.

Reyes emphasized the need to find quick solutions to address climate change challenges, reduce carbon emissions, and optimize energy consumption. Schneider Electric aims to provide these solutions through its offerings.

### **Schneider Electric, Magnum Properties Showcase Their Partnership in Developing Smart Buildings**

Schneider Electric and Magnum Properties have partnered to showcase their expertise in smart buildings during their participation in COP28 in Dubai. The focus of their collaboration is on achieving energy efficiency, reducing carbon emissions from buildings, and promoting sustainability within the real estate sector.

Their joint project, the Forbes International Tower, in the New Administrative Capital, serves as a futuristic example of their shared technologies and commitment to environmental responsibility.

The Forbes International Tower is a groundbreaking project that runs entirely on the Liquid Organic Hydrogen Carrier (LOHC) system. This innovative system enables the safe storage, transportation, and release of hydrogen, providing a sustainable and environmentally friendly energy solution for the tower.

During a special event at Schneider Electric's pavilion in COP28, the partnership between Schneider Electric and Magnum Properties was showcased.

The event was attended by Peter Herweck, CEO of Schneider Electric; Walid Sheta, President of Schneider Electric Middle East and Africa; Sebastien Riez, Cluster President of Schneider Electric Northeast Africa and Levant.

Riez emphasized the rapid growth of smart buildings and cities and the need for accelerated digital transformation to empower developers in enhancing the quality and progress of their businesses.

He cited studies conducted by Schneider Electric, which indicate that buildings consume approximately 30% of the world's energy and contribute to 40% of carbon emissions.

## Schneider Electric, LMD Sign MoU to Deliver Smart City Management Solutions for LMD's Projects in Egypt, UAE

Schneider Electric, a global leader in energy management and automation, and LMD, a prominent real estate company, have signed an MoU to implement sustainable solutions for smart city management in Egypt and the UAE.

Signed during COP28, the agreement focuses on deploying cutting-edge technologies and AVEVA software to promote energy efficiency, reduce carbon emissions, and facilitate environmentally friendly practices in various projects.

As part of the agreement, Schneider Electric will provide integrated smart building management solutions for LMD UAE and LMD Egypt projects. The portfolio of solutions offered by Schneider Electric includes AVEVA's Unified Operations Center, which enables enterprise-wide operations management by applying context to real-time processes, alarms, events, and archived data. This integration creates a unified information stream, enhancing system design and maintenance efficiency and flexibility.

The system will effectively manage water consumption for irrigation and usage, while also enabling the integration of processes and facilities, optimizing resource availability and functionality around the clock, including elevators and escalators.

## Schneider Electric, Redcon Properties Sign MoU to Boost Sustainability at Golden Gate

Schneider Electric, a leading energy management and automation player, has joined forces with Redcon Properties at COP28 in Dubai, signing a landmark MoU. This partnership aims to integrate AVEVA's advanced software solutions, provided by Schneider Electric, into Redcon Properties' flagship venture, the Golden Gate project in New Cairo, Egypt. It is a move that will set a new standard for smart, sustainable communities in the region.

The MoU signing involved key figures from both entities, including Ahmed Abdullah, Vice Chairman of Redcon Properties, who stressed the importance of green buildings in enhancing the Egyptian real estate sector's environmental, economic, and social dimensions.

Moreover, the collaboration involves an investment of EGP 20 bn from Redcon Properties, allowing Schneider Electric to integrate AVEVA software into Golden Gate's operating systems. This includes deploying the AVEVA unified operations centre to visualize enterprise-wide operations securely.

Notably, the Golden Gate project, spanning 160,000 sqm in New Cairo, comprises distinct districts housing offices, commercial units, and a luxury shopping area, setting a benchmark for sustainable urban development.

## ACUD and Atos Forge Path for Sustainable Smart Cities

Administrative Capital for Urban Development (ACUD) Company, the operator of Egypt's new capital city, forged a groundbreaking alliance with French digital transformation company Atos at COP-28 to create a joint-stock company to drive IT infrastructure and smart city services in the new city.

Witnessed by Eng. Khaled Abbas, ACUD chairman and managing director, and Mr. Ahmed ElHarany, General Manager of Atos Egypt and Head of the Global Service Center (GDC) in Africa, this signifies a leap towards a smarter, greener future. Envisioning smart city services like meters, cards, recycling, parking, payment, and lighting.

## Ministry of Housing Officials Join Green Building Initiative Launch

A delegation from the Ministry of Housing, Utilities, and Urban Communities has participated in the launch of the Green Building Initiative at the invitation of the French government. The initiative took place during COP28 and involved the participation of several countries, including Morocco.

The delegation consisted of Abdel Khaleq Ibrahim, Assistant Minister of Housing for Technical Affairs; Mai Abdel Hamid, CEO of the Social Housing and Real Estate Finance Support Fund; Hassan Al-Laithi, Advisor to the Ministry of Housing for International Cooperation and International Conference Affairs; and Islam Hassan, Assistant Supervisor of the Office of the Minister of Housing.

Ibrahim emphasized the significance of the green building and construction initiative launched during COP28. He highlighted that the Ministry of Housing has developed a roadmap for a gradual transition towards sustainable urbanism and green buildings.

Ibrahim stated that the Egyptian government is committed to supporting the shift towards sustainable urbanism and green buildings. From an institutional perspective, a National Council for Green Urbanization and Architecture is being formed.

## Minister of Environment, Schneider Electric Hold Talks to Explore Enhancing Sustainability in Egypt

During her participation in COP28, Egypt's Minister of Environment Yasmine Fouad engaged in discussions with senior officials from Schneider Electric, a global leader in energy management and automation.

This collaborative effort aligns with Egypt's National Climate Change Strategy 2050, Egypt's Vision 2030, and the nation's ambitious goal to increase the electricity generated from renewable sources to 42% by 2035.

Moreover, Schneider Electric's representatives acknowledged and commended the Ministry of Environment's significant efforts under Yasmine Fouad's leadership in tackling climate change and promoting sustainability in Egypt.

## African, Asian Nations Join Forces on Battery Storage

A group of developing countries embarked on a collaborative effort to accelerate battery deployment across their grids.

Led by the Global Energy Alliance, Egypt, Ghana, Kenya and others committed to a goal of securing 5 gigawatts of battery energy storage system projects by late 2024.


The Battery Energy Storage Systems Consortium aims to help emerging markets integrate more renewable power through battery tie-ins. It has support from multilateral lenders and donors.

Partner organizations will assist with technical and financial support to develop pilot initiatives. Others like the EIB, World Bank and African Development Bank pledged financing.

Officials said the partnership demonstrates the cooperation needed to transform energy access by 2030. Batteries can boost grids while reducing emissions from coal plants.

Malawi's president cited the consortium as an example of resilience projects needed to counter climate impacts. Leaders envision the network as a model for joint clean energy planning.





## IBRAHIM LASHEEN CHAIRMAN

In an era where environmental consciousness is at the forefront of global concerns, companies that prioritize sustainability and foster trust among their clients are paving the way for a brighter and more responsible future. One such company is committed to making fair profits and building sustainable, urban, and touristic communities all over Egypt while maintaining an unwavering trust relationship with its clients.

"To be the first choice of your clients, you have to pay attention to each detail." These words reflect the core philosophy of the company, a philosophy that has led us to tremendous success over the past years. In an age where attention to detail often gets lost in the hustle and bustle of business, this commitment to precision has set them apart. Every aspect of their projects, from design to execution, is meticulously scrutinized to ensure it aligns with their values of sustainability and client satisfaction.

In conclusion, this company's commitment to sustainability, client trust, and the vision of laVerde communities in Egypt is not just a noble aspiration; it's a roadmap for a better tomorrow. By marrying the principles of green living with the charm of classical architecture, they are not only building structures but also nurturing a sense of community, belonging, and responsible living. In a world where sustainability and client relationships are paramount, this company is leading towards a greener, more harmonious future for Egypt and beyond.

**LAVERDE**  
DEVELOPMENTS

[www.laverde-eg.com](http://www.laverde-eg.com)

# ANNUAL REPORT

## REAL ESTATE MARKET

FROM JANUARY 1 TO DECEMBER 15, 2023

**D**espite the economic and geopolitical challenges that Egypt faced in the past year, the country has made significant progress in meeting the housing needs of its citizens. This report's initial section will highlight the government's achievements from January 1<sup>st</sup> to December 15<sup>th</sup>, 2023.

From 2014 to 2023, the Ministry of Housing, Utilities, and Urban Communities made substantial investments totaling over EGP 2 tn in housing projects, facilities, and new cities. Of this, EGP 1.3 tn was allocated to the development and expansion of new cities, while the remaining EGP 700 bn was directed to existing urban projects. Egypt's interest in the real estate sector notably surged in 2023, evident in the staggering 139% increase in NUCA's budget between 2019 and 2023.

It's important to note the accelerated pace of housing unit execution between 2014 and 2023, totaling 1.5 mn units in nine years compared to 1.6 mn units in the 35 years from 1978 to 2014. Similarly, the urbanization rate witnessed a significant rise from 45% in 1985 to 48.5% in 2023.

Furthermore, Egyptian investments in the four different generations of new cities surged from EGP 64 bn from 1978 to 2014 to EGP 1.3 tn in the last nine years. Notably, 75% of this investment was allocated to the fourth generation, with the remaining 25% directed to previous generations. An additional EGP 200 bn is earmarked for future investments in these new cities.

Under the initiative of slum development projects, Egypt revamped 357 unsafe areas, constructing 300,000 alternative units for slum dwellers, with an investment of EGP 85 bn between 2014 and 2023. Moreover, substantial strides were

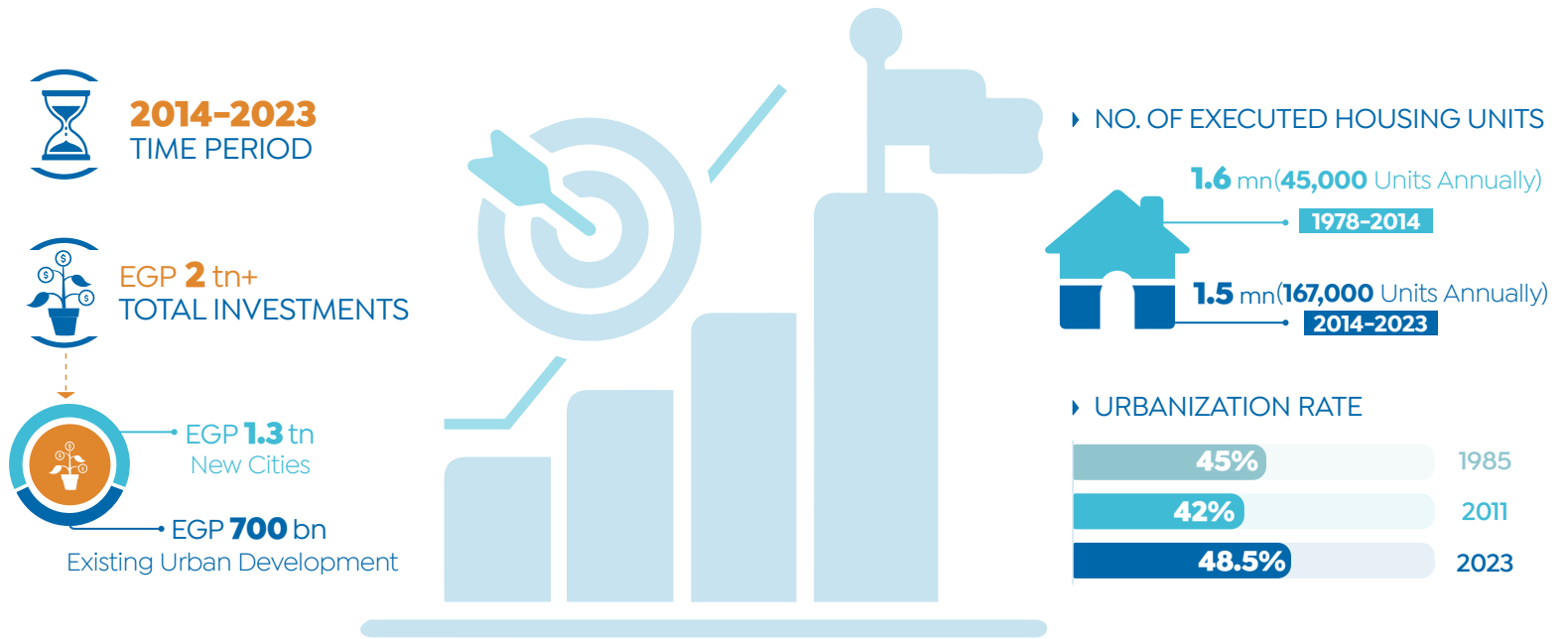
made in potable water and sanitation projects, reaching a coverage rate of 98.7% and 67% in 2023, respectively, compared to 97% and 50% in 2014.

The development of the Sinai and Canal Cities project garnered significant attention due to developmental and security concerns. Over EGP 401.9 bn was invested from 2014 to 2023 in more than 500 projects in these regions. Noteworthy achievements include the 92% completion rate of the Urban Development Project for Governorates' Capitals and Cities, the Local Development Program in Upper Egypt with total investments of EGP 16.8 bn, Soor Magra El-Oyoum, Rawdat El-Sayeda 2, Sawary Project, Amr Ibn Al-Aas Free Corridor, and Hayah Karima Initiative.

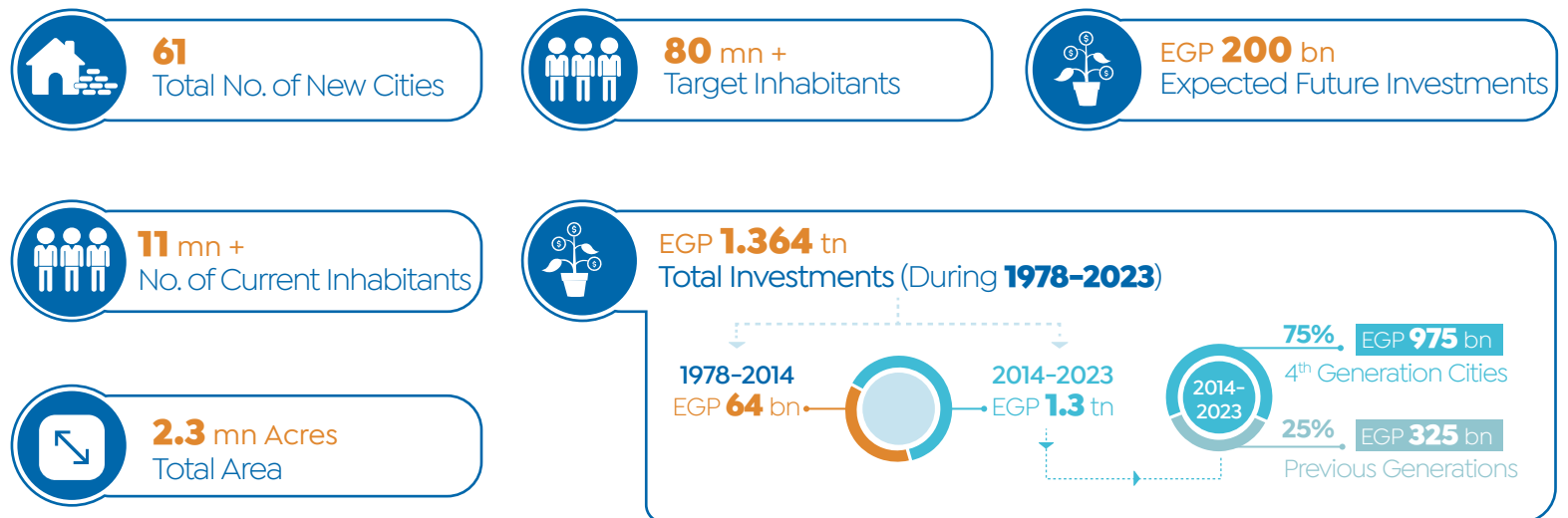
The concluding part of this section will feature infographics depicting the fluctuation of major construction material prices throughout 2023, such as Steel Bars, Cretal Steel, Portland Cement, Ready Mix Concrete, Solid Cement Bricks, Hollow Concrete Bricks, and Clay Bricks. Additionally, changes in three Egyptian Exchange (EGX) indexes - Real Estate, Contracting & Construction Engineering, and Building Materials - will be explored.

These infographics will provide further insights into the government's projects.

# ACCOMPLISHMENTS OF MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES



## NEW CITIES



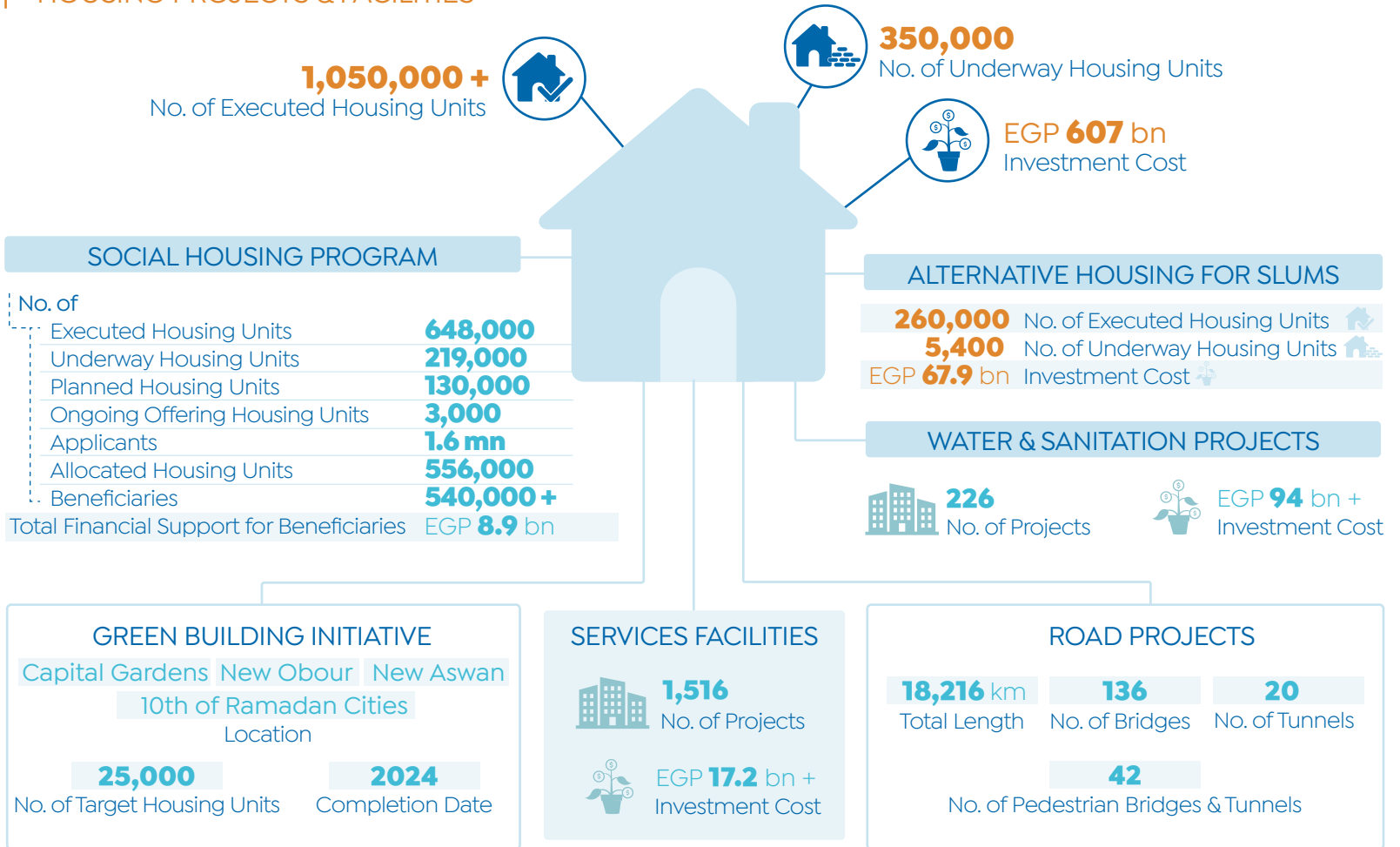
## 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> GENERATION CITIES



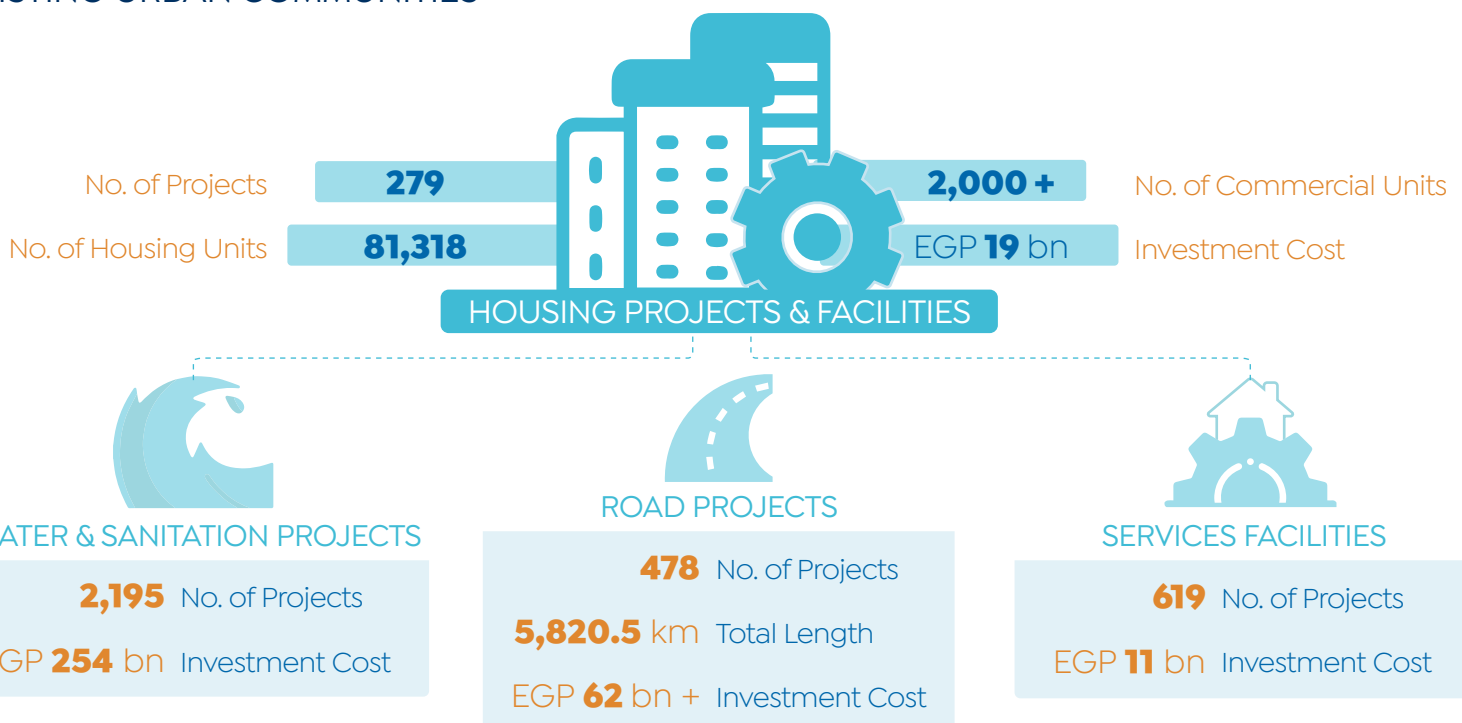
## 4<sup>TH</sup> GENERATION CITIES



HOUSING PROJECTS & FACILITIES



EXISTING URBAN COMMUNITIES

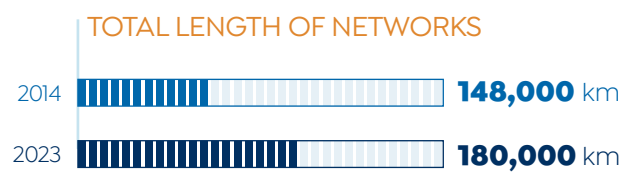
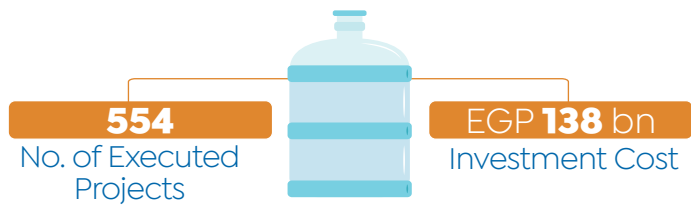


SLUM DEVELOPMENT PROJECTS

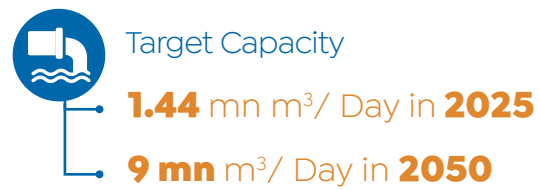
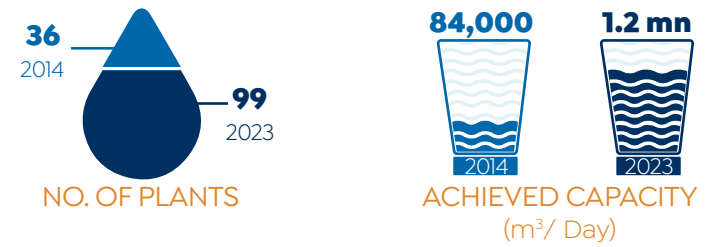


Source: Cabinet & MHUC

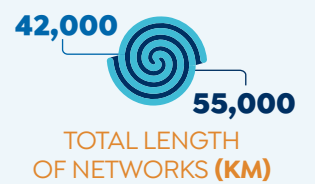
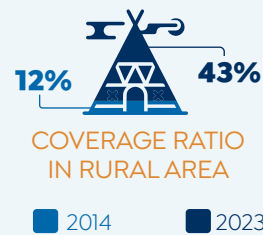
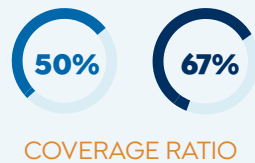
### POTABLE WATER PROJECTS



### WATER DESALINATION PROJECTS



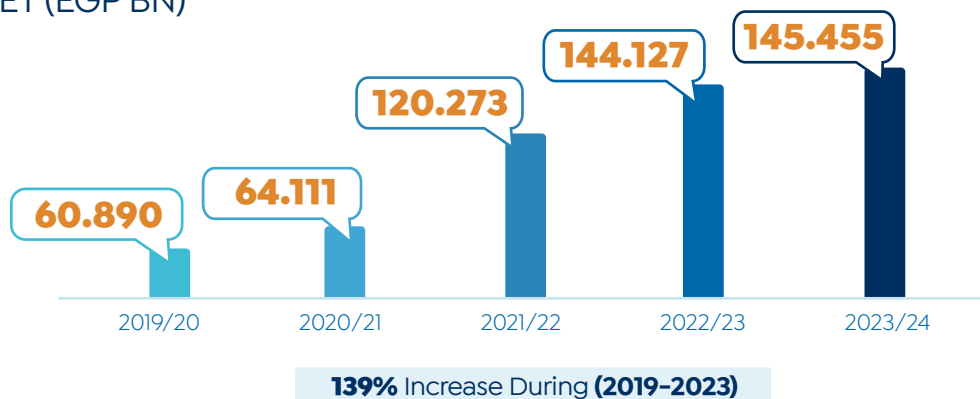
### SANITATION PROJECTS



### PARTNERSHIP WITH PRIVATE SECTOR

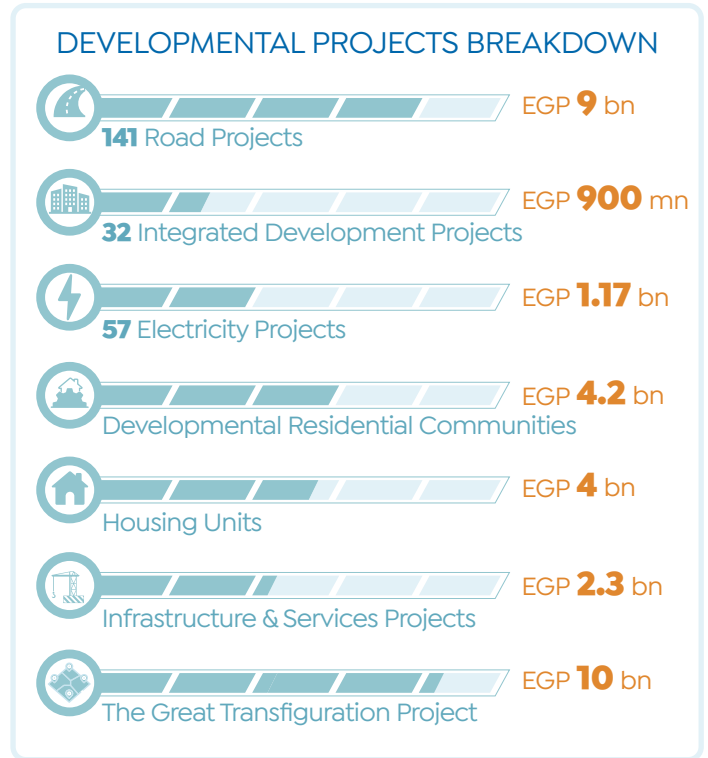
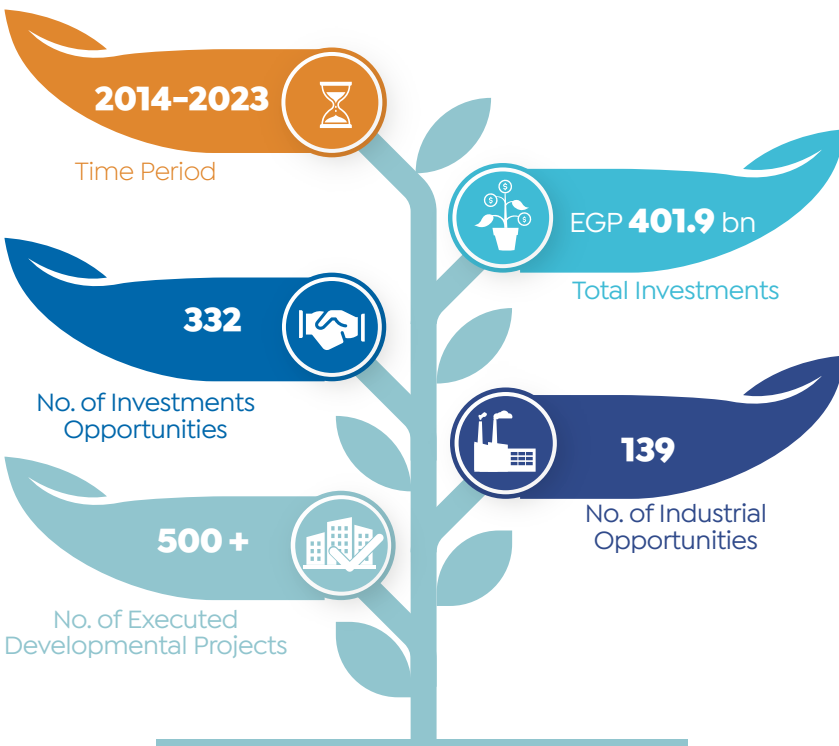


### NUCA'S BUDGET (EGP BN)

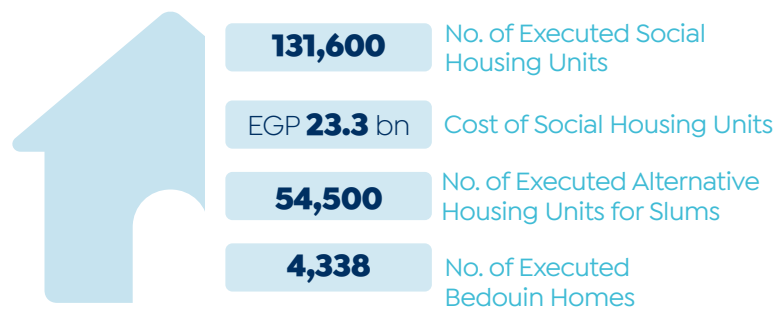


Source: Cabinet & MHUC

## DEVELOPMENT OF SINAI & CANAL CITIES



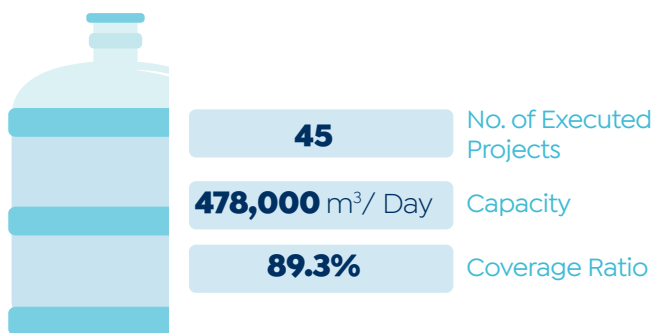
### RESIDENTIAL PROJECTS



### NEW CITIES



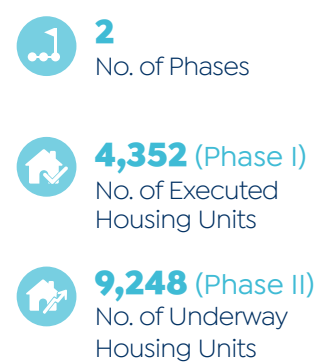
### POTABLE WATER PROJECTS



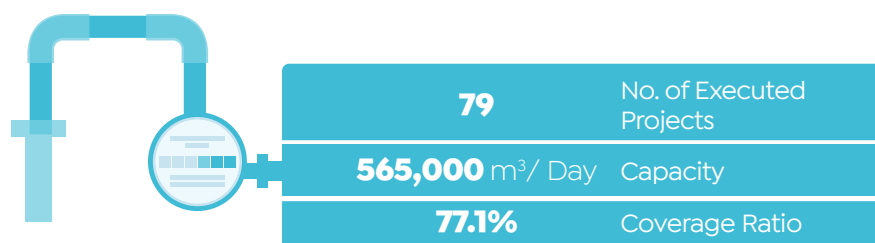
#### NEW BIR AL-ABED



#### NEW RAFAH



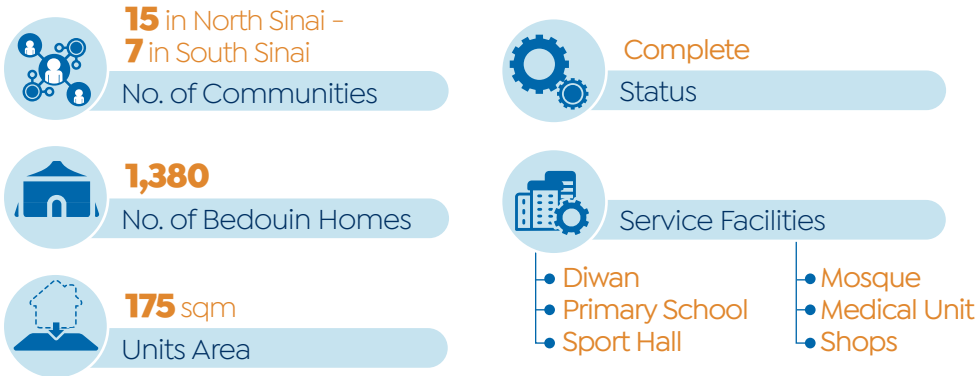
### SANITATION PROJECTS



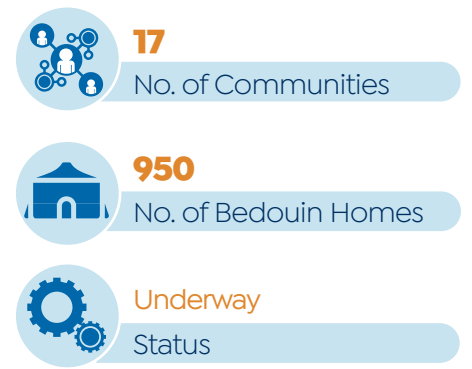
Source: Cabinet & MPED

## DEVELOPMENTAL RESIDENTIAL COMMUNITIES

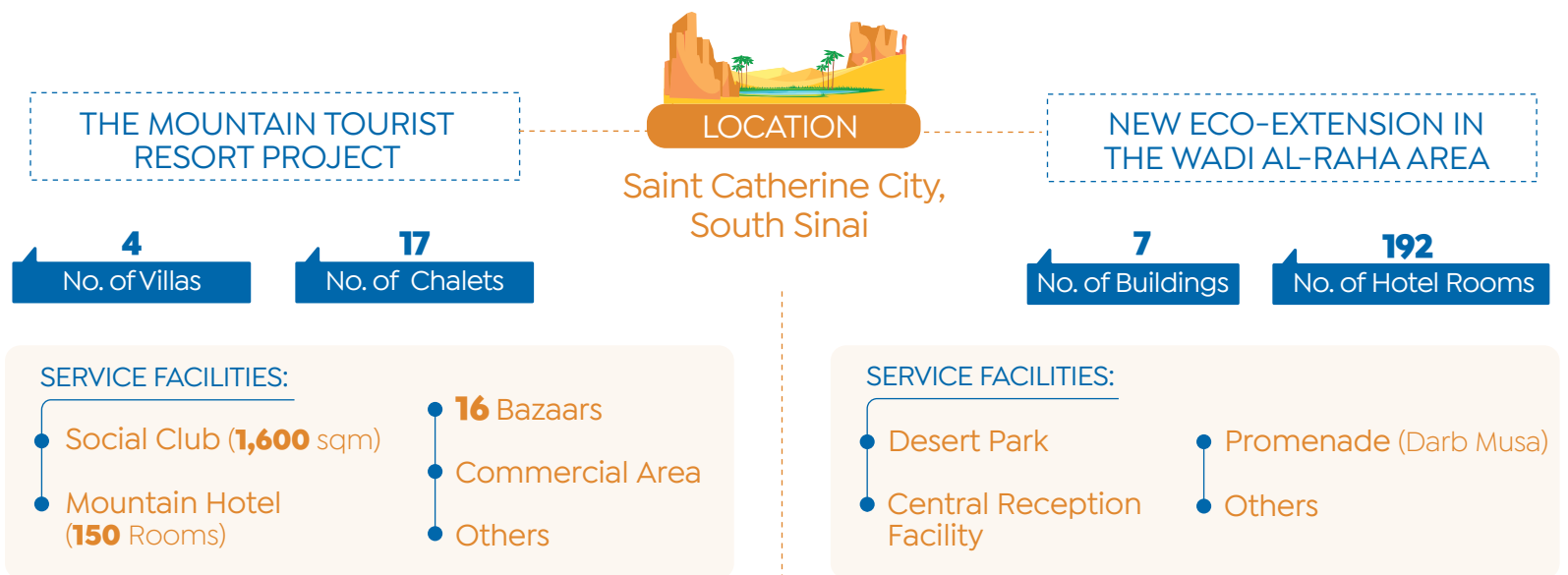
### PHASE I



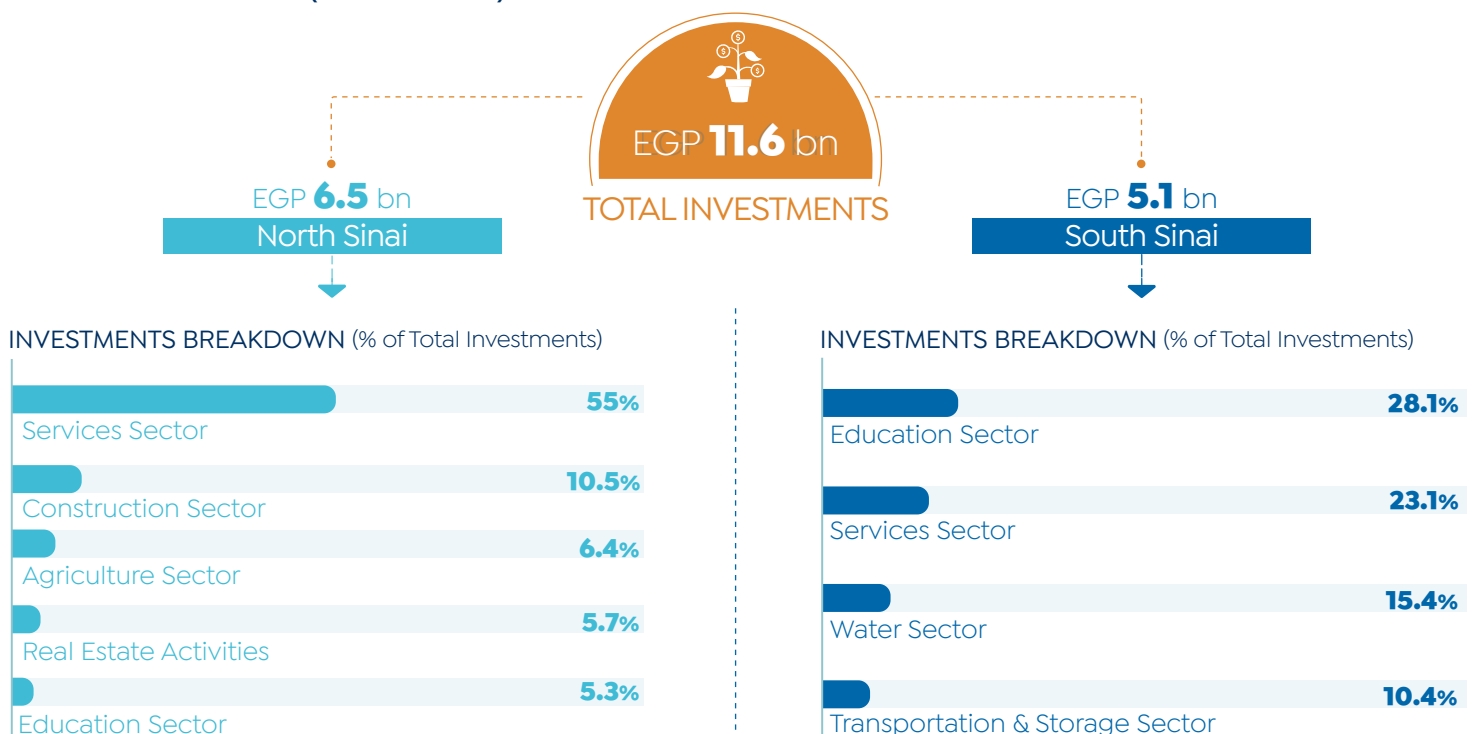
### PHASE II



## PROGRESS OF THE GREAT TRANSFIGURATION PROJECT



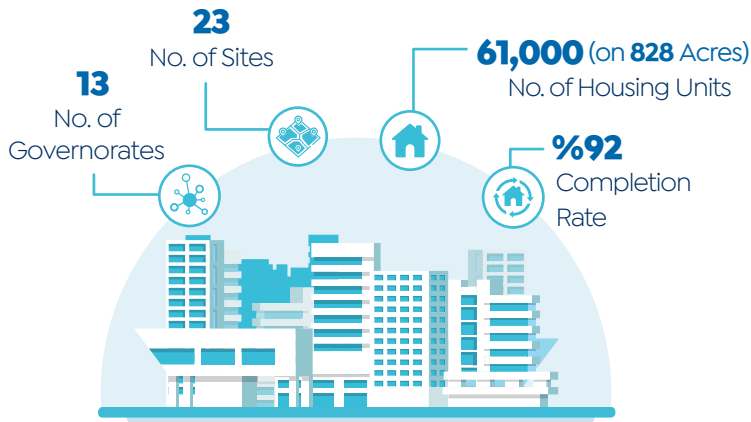
## INVESTMENTS PLAN (FY 2023/24)



Source: Cabinet & MPED

## URBAN DEVELOPMENT PROJECT FOR GOVERNORATES' CAPITALS & CITIES

### URGENT PHASE

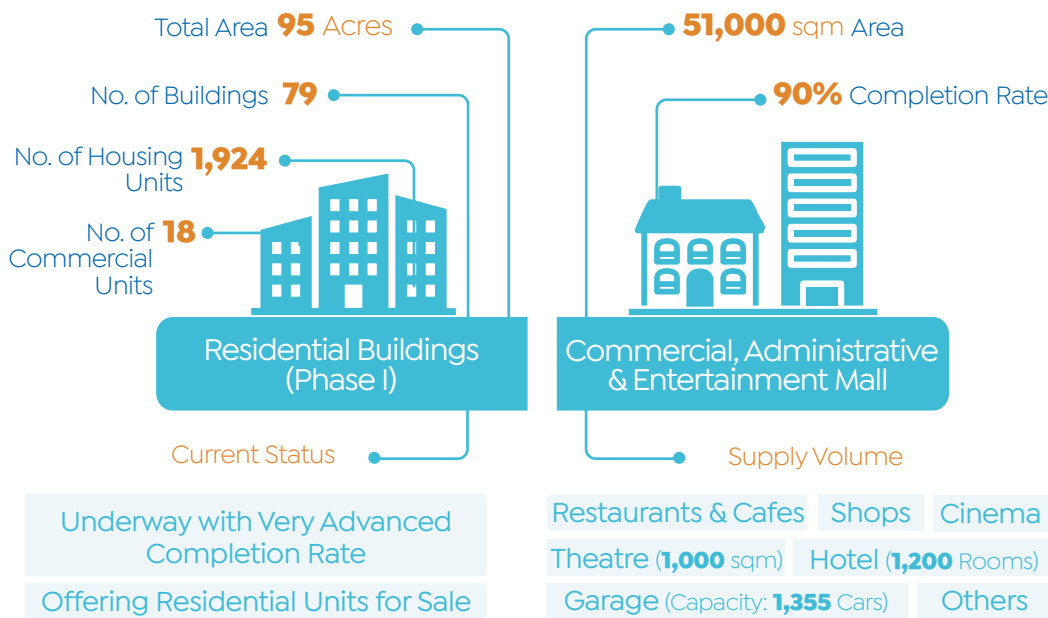


### DEVELOPMENT OF SUEZ GOVERNORATE

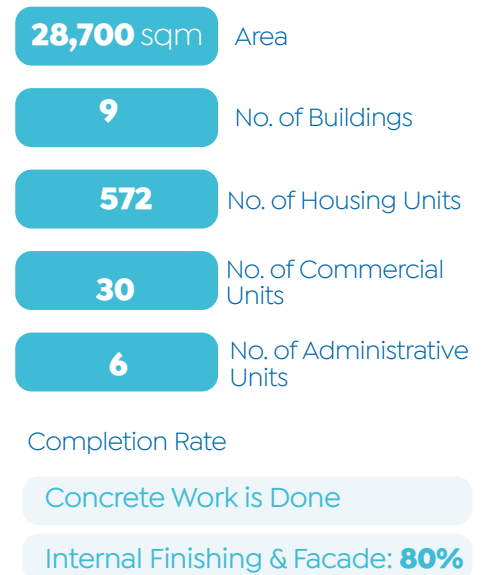


## URBAN DEVELOPMENT IN CAIRO

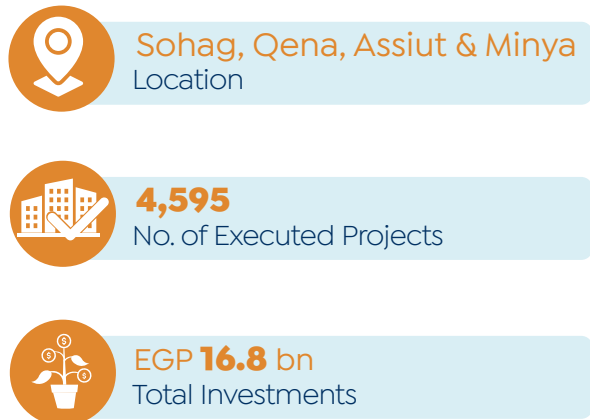
### SOOR MAGRA EL-OYOUN



### RAWDAT EL-SAYEDA 2



## LOCAL DEVELOPMENT PROGRAM IN UPPER EGYPT



### QENA GOVERNORATE





## UPDATES ON SAWARY PROJECT



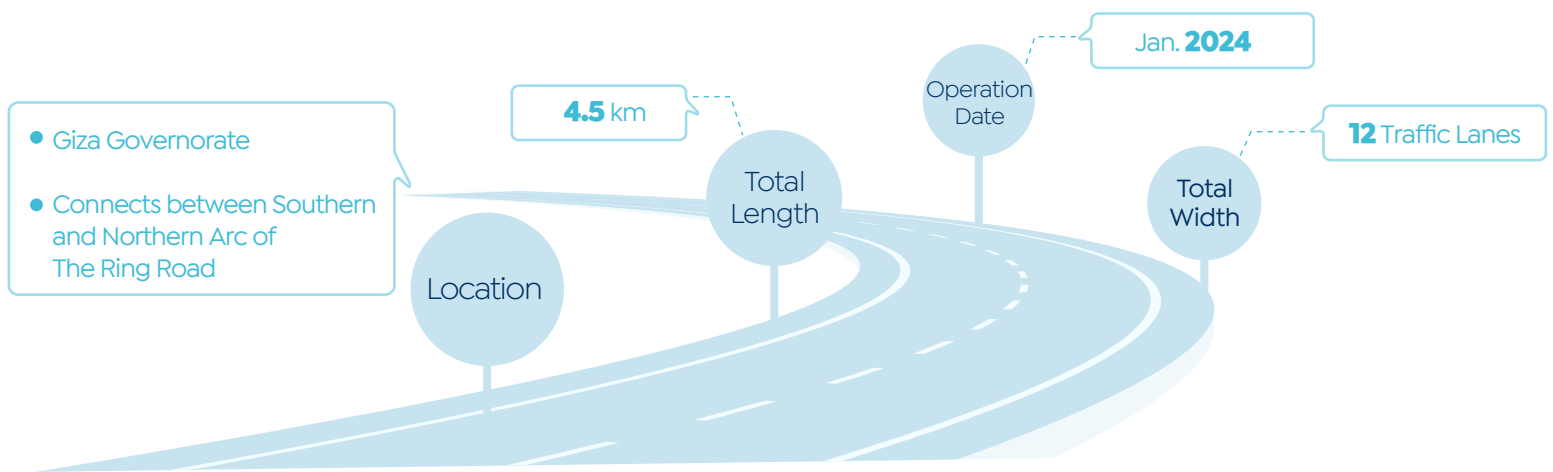
### RESIDENTIAL TOWERS PROJECT



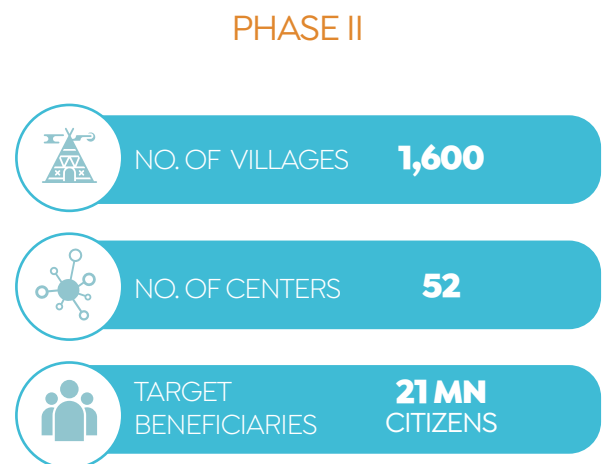
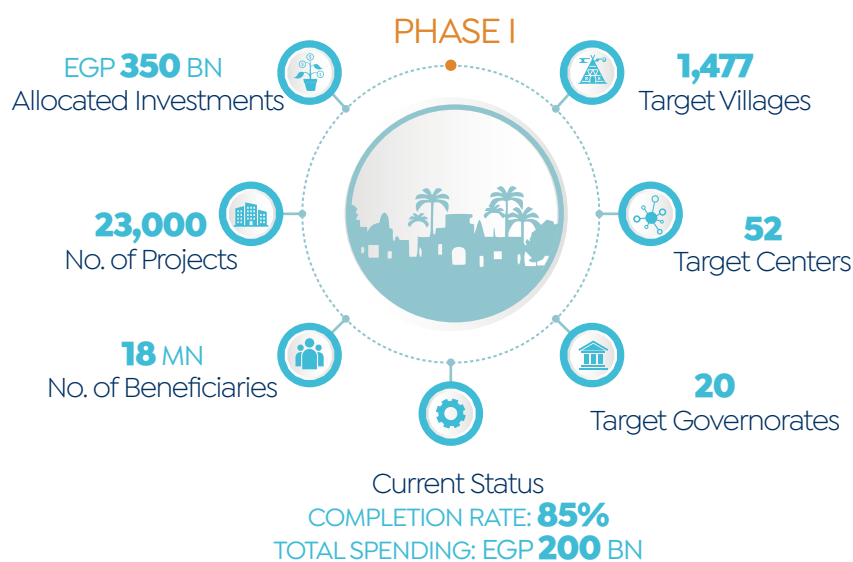
### VILLAS PROJECT



## AMR IBN AL-AAS FREE CORRIDOR'S PROJECT

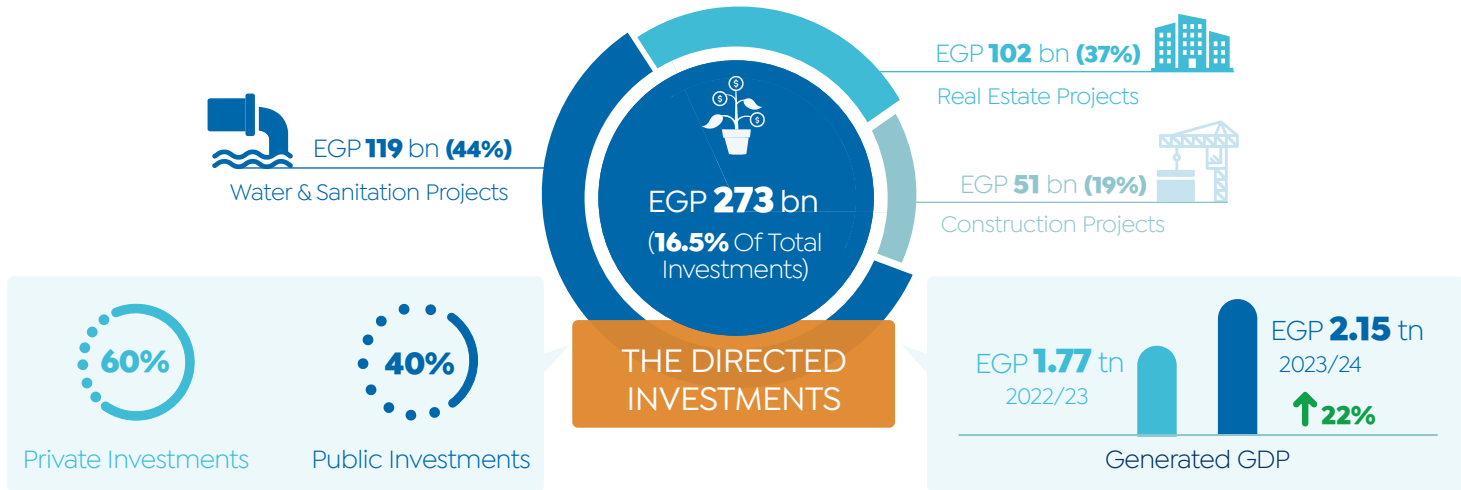


## HAYA KARIMA INITIATIVE



Source: Cabinet, MHUC & MPED

# THE URBAN DEVELOPMENT IN THE SOCIAL & ECONOMIC DEVELOPMENT PLAN 2023/24



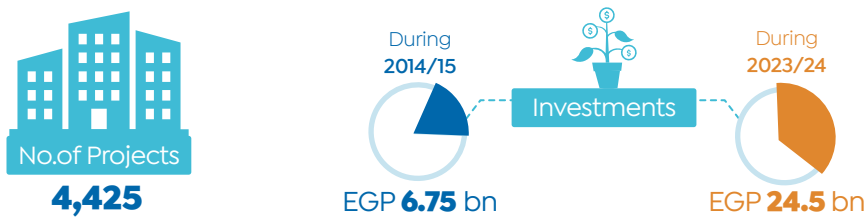
## Targeted Infrastructure Projects

Executing		Completing
25	Potable Water Plants	112
18	Sewage Treatment Plants	168
14	Sanitation Projects In The Cities	87
15	Sanitation Projects In The Countryside	141
21	Different Projects	23
Potable Water & Sanitation Projects In Urban Communities		Seawater Desalination Plants

## Social Housing



## Local Development Program



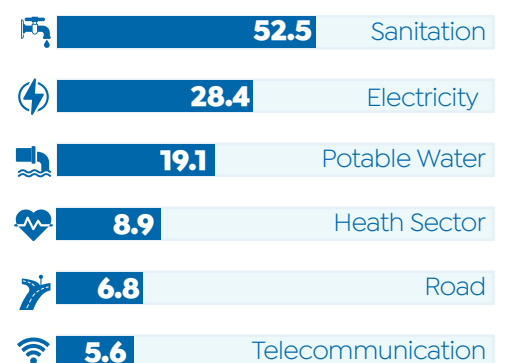
## Haya Karima's Initiative



## Targeted Projects In Haya Karima's Phase I

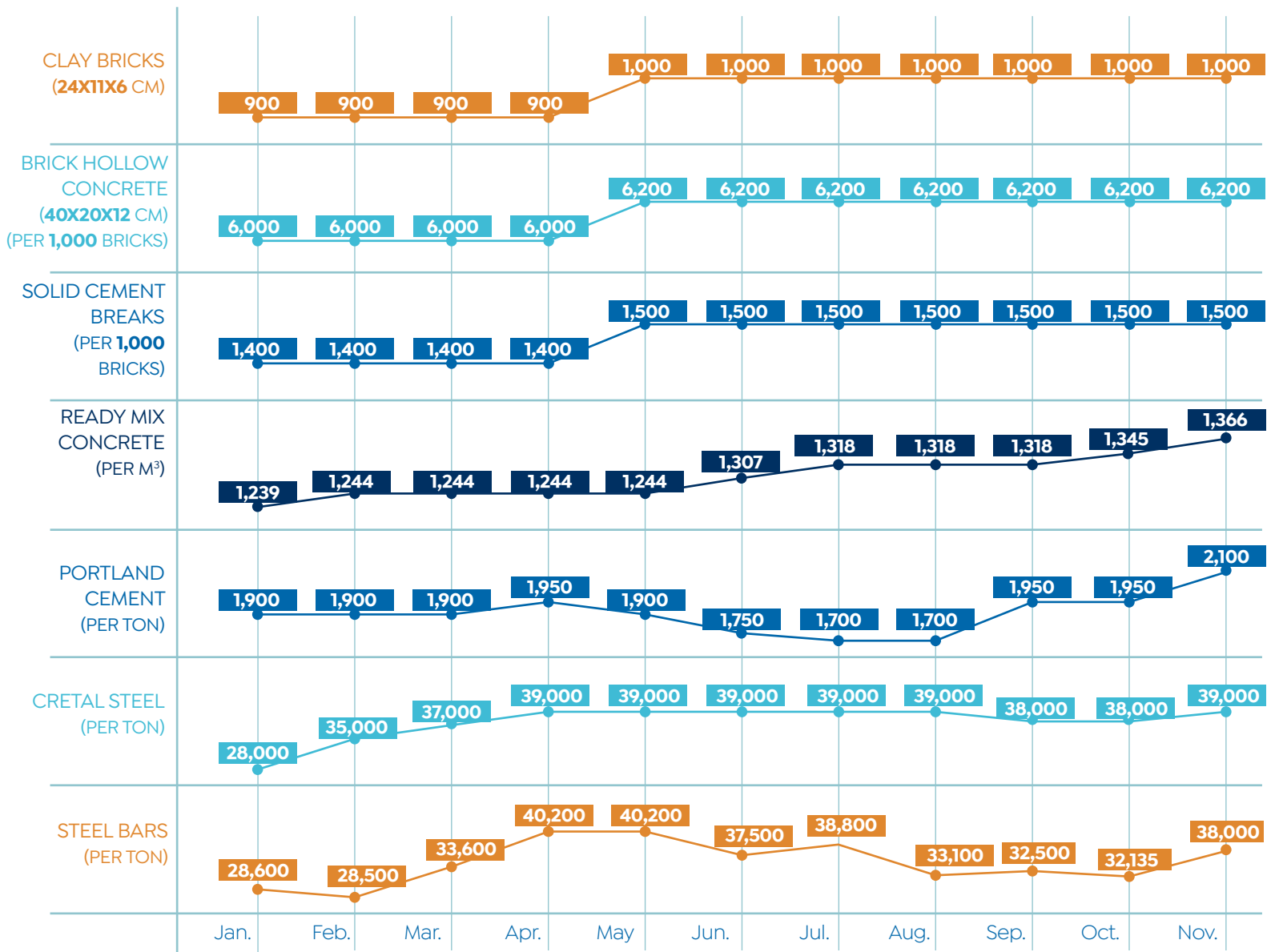
- 167 Sewage Treatment Plants
- 323 Water Purification Plants
- 1,102 Medical Units
- 332 Government Service Complexes
- 15,330 Classrooms
- 128 Firefighting Points
- 231 Police Stations
- Upgrading 164 Main Roads
- Electricity Services for 1,466 Villages
- Gas Services for 926 Villages
- 1,441 Wastewater Lift Stations
- 24 Central Hospitals
- 367 Ambulance Points
- 983 Youth Centers
- 330 Agricultural Service Complexes
- 127 Markets
- Upgrading 1,303 Schools
- Upgrading 116 Railway Stations
- Internet Services for 1,468 Villages
- 97 Stations
- Others

## PHASE I INVESTMENTS BREAKDOWNS (EGP BN)

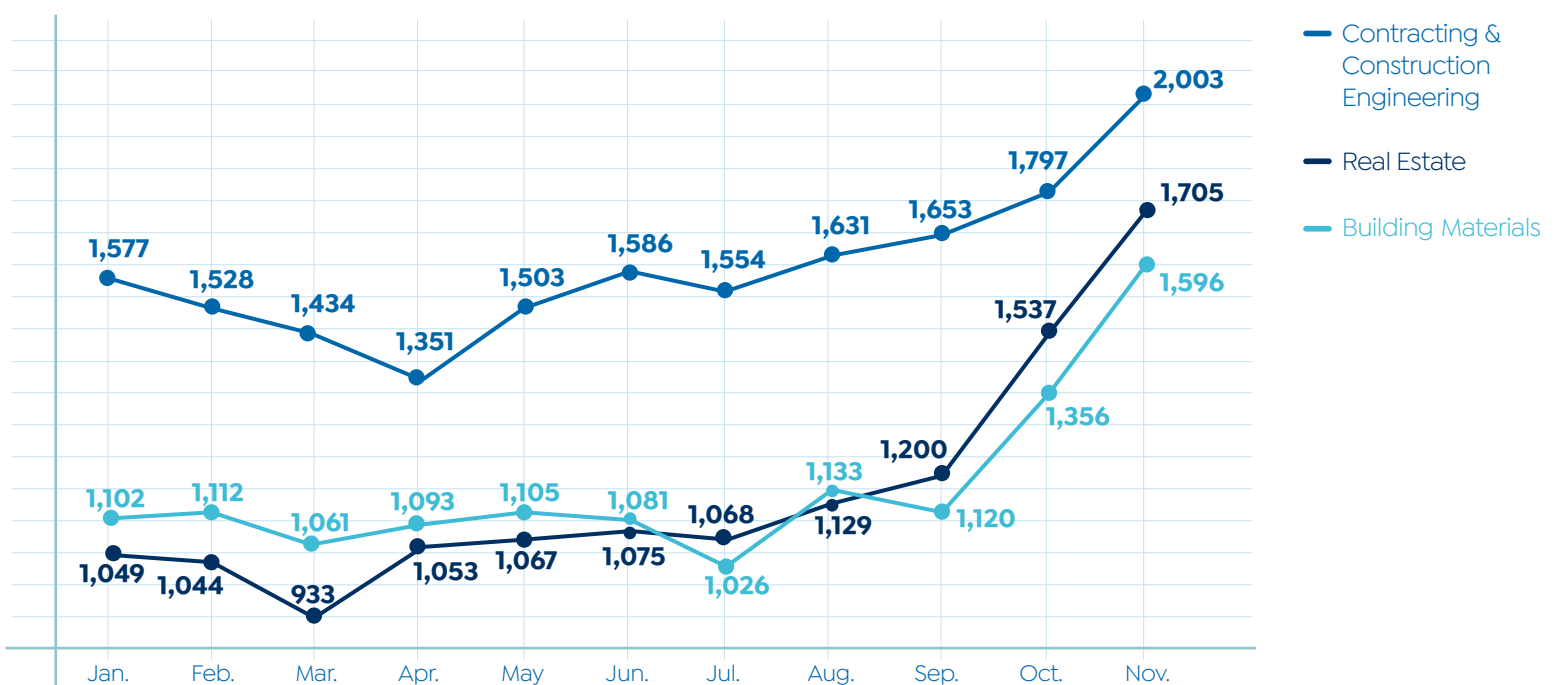


Source: MPED

## PRICES OF MAJOR CONSTRUCTION MATERIALS DURING 2023 (EGP)



## REAL ESTATE & CONSTRUCTION // PERFORMANCE OF STOCK MARKET INDEXES IN EGYPT DURING 2023



Source: EGX, Ministry of Housing, Utilities & Urban Communities

# NEW CITIES

FROM JANUARY 1 TO DECEMBER 15, 2023

**E**gypt has launched four generations of new cities to accommodate the country's growing population, offering high-quality amenities and services to residents, creating investment and job opportunities, and alleviating pressure on existing cities. This report will illuminate recent updates in some of Egypt's new cities from January 1<sup>st</sup> to December 15<sup>th</sup>, 2023 based on official releases from government entities.

The fourth-generation cities are designed to integrate advanced infrastructure and new technologies. One of the most renowned among these is NAC, which has reached the advanced stages of construction. Several districts, such as Capital Residence (R3 District) and New Garden City (R5), are completed within NAC. Capital Gardens, a part of NAC's "Housing for All Egyptians for Low Income" initiative, has implemented 29,496 housing units, with an additional 62,826 units currently in progress. In New Alamein City, the Downtown Project has reached a 69% completion rate for phase II, with some units delivered in phase I. Additionally, the Distinguished Housing Project's first phase is completed, while the second phase is still ongoing.

To disperse the fourth-generation cities across all governorates, locations like West Qena, New Aswan, and New Malawi were established in various Upper Egypt governorates. For instance, West Qena, covering over 8,971.11 acres, reached a total investment of EGP 2 bn in 2023, while New Malawi in Minya Governorate, spanning over 19,000 acres, is currently in progress.

Third-generation cities encompass locales such as New Cairo, New Qena, and New Akhmim. New Cairo has seen advancements in the "Housing for All Egyptians" initiative,

with the 3<sup>rd</sup> settlement reaching a 75% completion rate for its projects and over 80% completion of its buildings. Notably, both projects in New Akhmim, part of the "Housing for All Egyptians" initiative, have achieved high completion rates, with the first project (9 buildings) surpassing 95% and the second (11 buildings) still ongoing.

Second-generation cities, including New Beni Suef and Badr City, have shown substantial progress. In Badr City, the "Residences for NAC's Employees" project, spread across three phases, has completed Phase I, reached a 93% completion rate in Phase II, and is expected to complete Phase III by March 2024. Meanwhile, in New Beni Suef city, over 55,443 units have been executed with EGP 3.901 bn in investments as of June 2023.

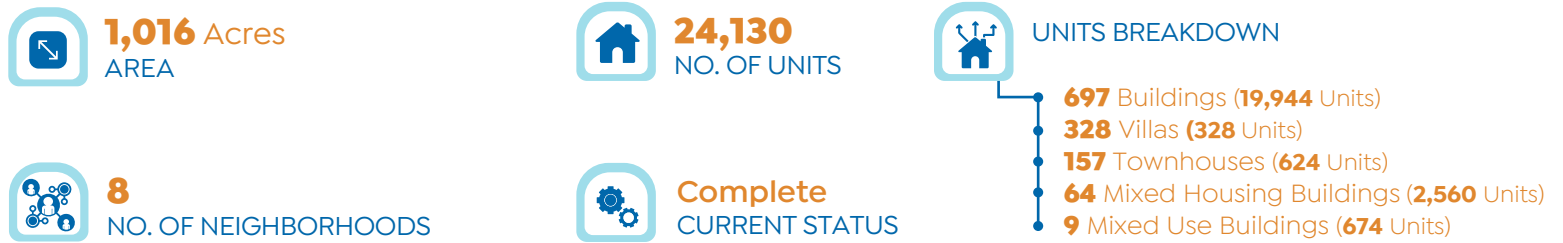
First-generation cities like New Damietta, 15<sup>th</sup> of May, and New Borg Al-Arab also made strides in 2023, achieving progress such as the JANNA and Sakan Masr, which include 87 and 45 buildings, respectively. Moreover, the "Housing for All Egyptians for Low Income" initiative in New Borg Al-Arab has initiated work in 333 buildings and 8,000 housing units.

The following infographics will provide further comprehensive insights into the four generations of the new cities.

## UPDATES ON 4TH GENERATION CITIES DURING 2023

### NEW ADMINISTRATIVE CAPITAL (NAC)

#### CAPITAL RESIDENCE (R3 DISTRICT)



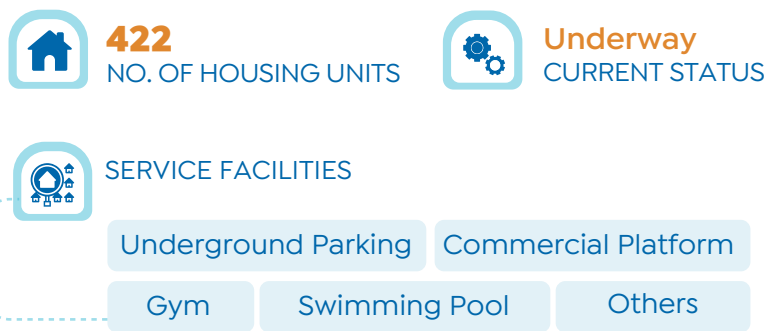
#### NEW GARDEN CITY (R5)



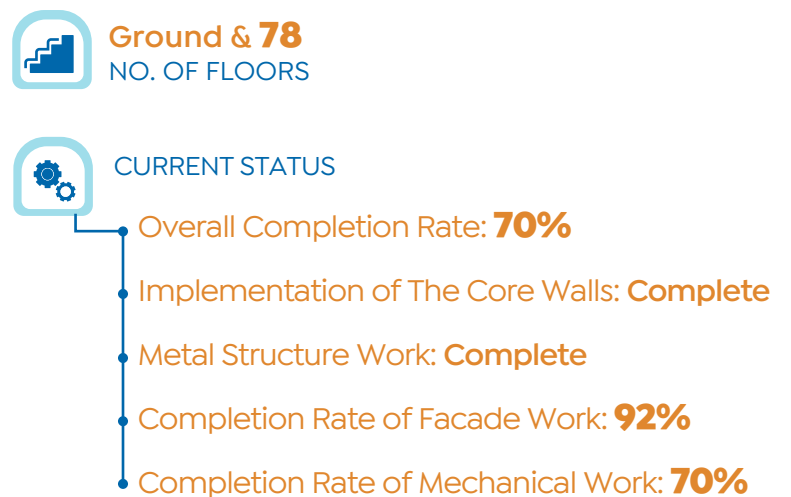
#### CENTRAL BUSINESS DISTRICT



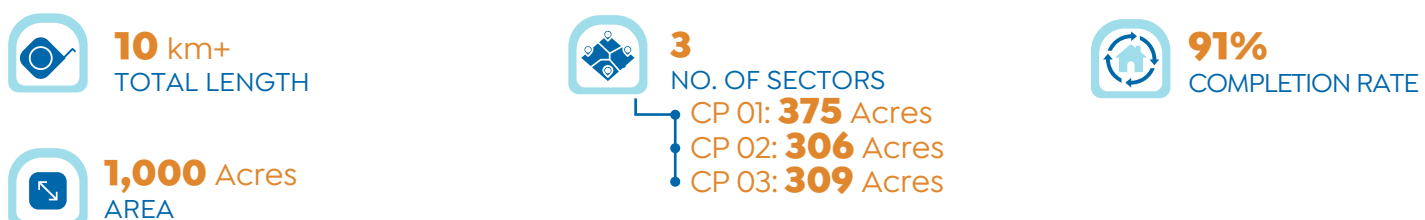
##### D01 TOWER



##### ICONIC TOWER



#### CAPITAL PARKS



Source: NUCA & Cabinet

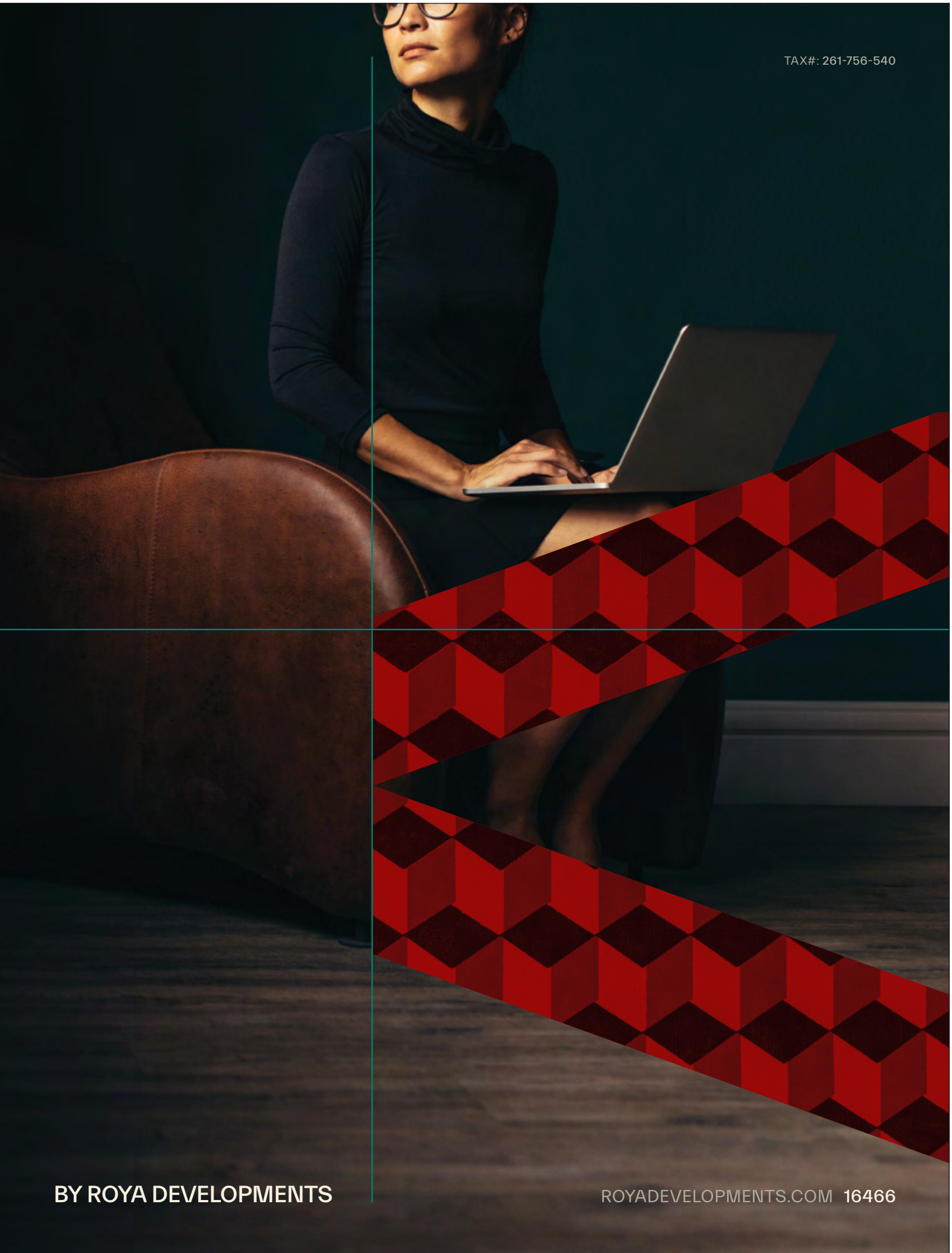
Where Big  
Things Happen.

THE < BIG

BUSINESS

DISTRICT

TAX#: 261-756-540



BY ROYA DEVELOPMENTS

ROYADEVELOPMENTS.COM 16466

## NEW ALAMEIN CITY

### | DOWNTOWN PROJECT

#### | PHASE I



**40**  
NO. OF BUILDINGS



**1,320**  
NO. OF HOUSING  
UNITS



**Delivery of Some Units**  
CURRENT STATUS

#### | PHASE II



**21.65 Acres**  
AREA



**24**  
NO. OF BUILDINGS



**896**  
NO. OF HOUSING UNITS



**69%**  
COMPLETION RATE

### | DOWNTOWN TOWERS

#### | ICONIC TOWER



**68**  
NO. OF FLOORS



**250 m**  
HEIGHT



**465,000 sqm**  
AREA

#### | OTHER 4 TOWERS



**56**  
NO. OF FLOORS



**200 m**  
HEIGHT



**320,000 sqm**  
AREA

### | MAZARINE



**707 Acre-Area**  
LOCATION



**364**  
NO. OF BUILDINGS



**8,691**  
NO. OF HOUSING UNITS



**618**  
NO. OF VILLAS



**552**  
NO. OF CHALETs



**Facade Work: Complete**  
for **39 Villas & 37 Chalets**  
CURRENT STATUS

### | LATIN AREA



**404 Acres**  
LOCATION



**220**  
NO. OF BUILDINGS



**12,181**  
NO. OF HOUSING  
UNITS



**Finishing Work: Underway**  
CURRENT STATUS

### | BEACH TOWERS



**6,289**  
NO. OF HOUSING  
UNITS



**753**  
NO. OF COMMERCIAL &  
ADMINISTRATIVE UNITS



**Finishing Work: Complete for 2,458 Units**  
**Concrete Structure: Complete for 44 Floors**  
CURRENT STATUS

### | SAKAN MASR



**128**  
NO. OF BUILDINGS



**4,096**  
NO. OF UNITS



| DISTINGUISHED HOUSING PROJECT

| PHASE I

**45**  
NO. OF BUILDINGS

**Complete**  
CURRENT STATUS

**1,080**  
NO. OF UNITS

| PHASE II

**35**  
NO. OF BUILDINGS

**Underway**  
CURRENT STATUS

**840**  
NO. OF UNITS

| HERITAGE CITY

**260 Acres**  
AREA

**70**  
NO. OF SERVICE FACILITIES

**Underway with Advanced Completion Rate**  
CURRENT STATUS

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

**CAPITAL GARDENS**

**29,435.5 Acres**  
AREA

| HOUSING FOR ALL EGYPTIANS FOR LOW INCOME

**92,322**  
TOTAL NO. OF UNITS

**29,496**  
NO. OF EXECUTED HOUSING UNITS

**62,826**  
NO. OF UNDERWAY HOUSING UNITS

**20,412**  
NO. OF ALLOCATED UNITS

**79**  
NO. OF SERVICE FACILITIES

**14,277**  
NO. OF DELIVERED UNITS

- Bakeries
- Nurseries
- Commercial Markets
- Schools
- Medical Centers
- Social Buildings
- Others

| GREEN BUILDING

**402**  
TOTAL NO. OF BUILDINGS

**Around 9,000**  
TOTAL NO. OF HOUSING UNITS

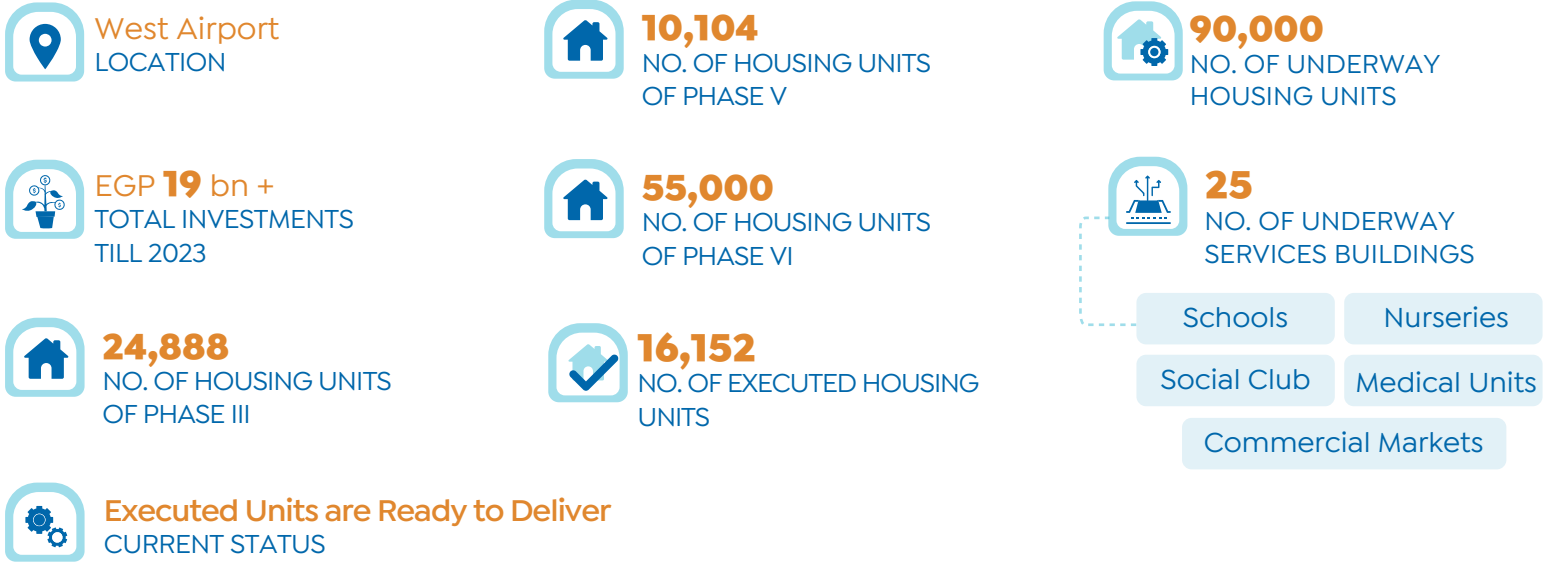
**1,000 +**  
NO. OF UNDERWAY UNITS

**NEW OCTOBER CITY**

**Giza Governorate**  
LOCATION

**100,000 Acres**  
AREA

HOUSING FOR ALL EGYPTIANS FOR LOW INCOME



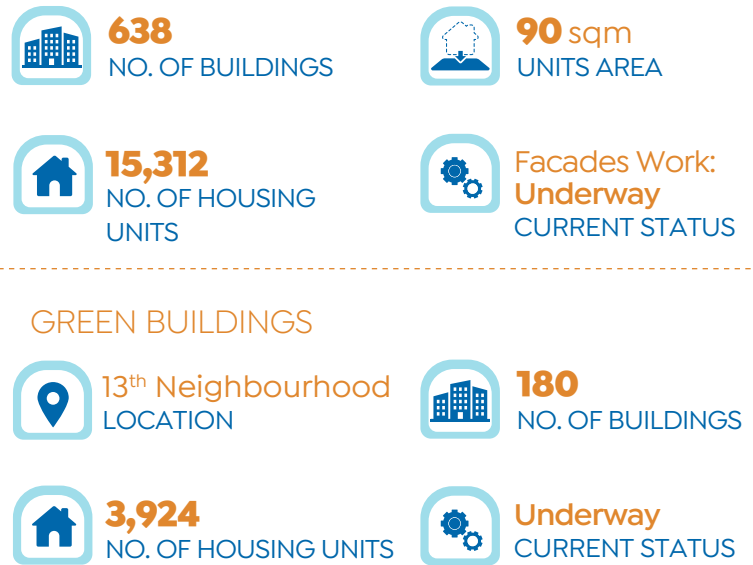
NEW OBOUR CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

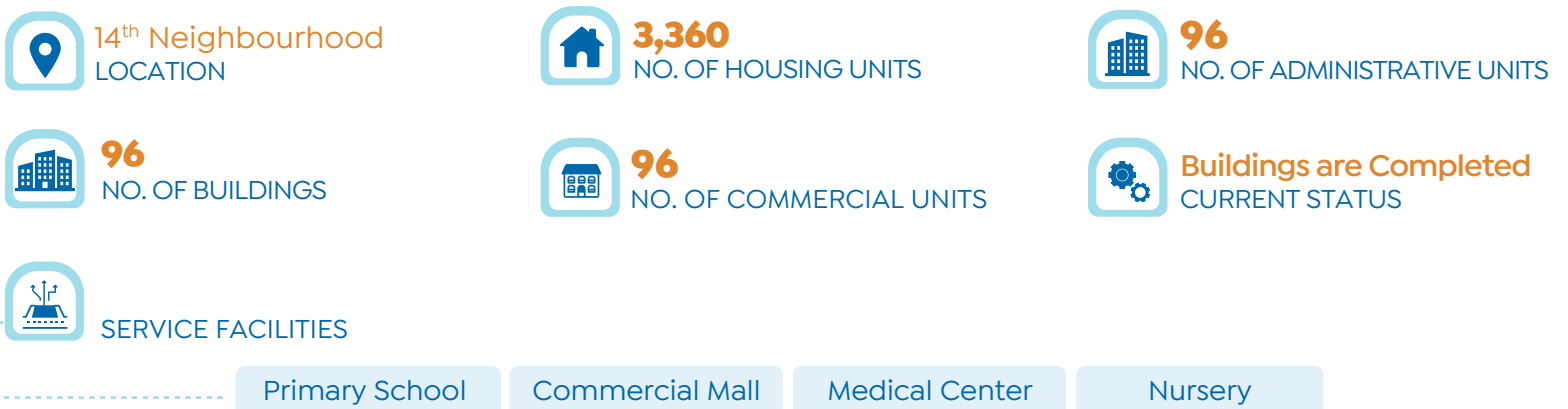
14TH NEIGHBORHOOD



15 & 16TH NEIGHBORHOODS



ALTERNATIVE HOUSING FOR SLUMS




Source: NUCA & Cabinet

## OCTOBER GARDENS

 **Around 167,000**  
TOTAL NO. OF HOUSING UNITS

 **97,668**  
NO. OF EXECUTED SOCIAL HOUSING UNITS

 **93,892**  
NO. OF ALLOCATED SOCIAL HOUSING UNITS

 **Around 140,000**  
NO. OF SOCIAL HOUSING UNITS TILL NOV. 2023

 **162**  
NO. OF SERVICE BUILDINGS

### HOUSING FOR ALL EGYPTIANS FOR MIDDLE INCOME

 **Down Town Area**  
LOCATION

 **219**  
NO. OF BUILDINGS

 **5,256**  
NO. OF HOUSING UNITS

 **Underway**  
CURRENT STATUS

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

### DISTINGUISHED HOUSING PROJECT

 **74 (Each Building: Ground & 9 Floors)**  
NO. OF BUILDINGS

 **4,338**  
NO. OF HOUSING UNITS

 **59**  
NO. OF COMMERCIAL UNITS

 **60**  
NO. OF ADMINISTRATIVE UNITS

### RAWDAT OCTOBER "ALTERNATIVE HOUSING PROJECT"

#### PHASE I

 **2,436**  
NO. OF HOUSING UNITS

 **90 sqm**  
UNITS AREA

 **1,200**  
NO. OF DELIVERED HOUSING UNITS

#### PHASE II

 **74 (Each Building: Ground & 9 Floors)**  
NO. OF BUILDINGS

 **4,440**  
NO. OF HOUSING UNITS

### SAKAN MASR

 **10,440**  
NO. OF EXECUTED HOUSING UNITS

 **60% + of Units Have Been Delivered**  
CURRENT STATUS

## NEW SUEZ CITY

### URGENT PHASE

 **300 Acres**  
AREA

### COMMERCIAL MARKET

 **8**  
NO. OF UNDERWAY SHOPS

 **90%**  
COMPLETION RATE

### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **86**  
NO. OF BUILDINGS

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

 **COMPLETION RATE**

- Buildings: **76%**
- Water Projects: **42%**
- Sanitation Projects: **77%**
- Road Projects: **74%**

## EAST PORT SAID CITY (SALAM CITY)



## NEW RASHID CITY

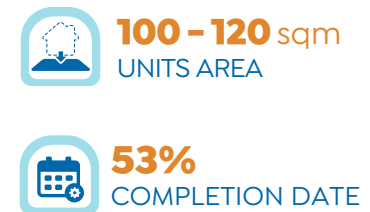
### URGENT PHASE



### BASHAIR EL-KHEIR 4 INITIATIVE



### HOUSING FOR ALL EGYPTIANS INITIATIVE



## NASSER CITY



### PHASE I



### HOUSING FOR ALL EGYPTIANS FOR MIDDLE INCOME



### SAKAN MASR

#### PROJECT 1



#### PROJECT 2



#### PROJECT 2



### SERVICE FACILITIES

- Youth Center (Cost: EGP **21.1** mn)
- Primary School (Cost: EGP **18.4** mn)
- Medical Unit (Cost: EGP **4.5** mn)
- Commercial Market (Cost: EGP **1.96** mn)
- Nursery (Cost: EGP **4.2** mn)
- Police & Firefighting Point

Source: NUCA & Cabinet

## WEST QENA



### HOUSING FOR ALL EGYPTIANS FOR LOW INCOME



### SAKAN MASR



### SERVICE FACILITIES



- Firefighting Point
- Nursery
- Commercial Market
- Playground
- Primary School
- Medical Unit
- Police Station

## NEW ASWAN

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### FOR MIDDLE INCOME



#### FOR LOW INCOME



#### GREEN BUILDINGS

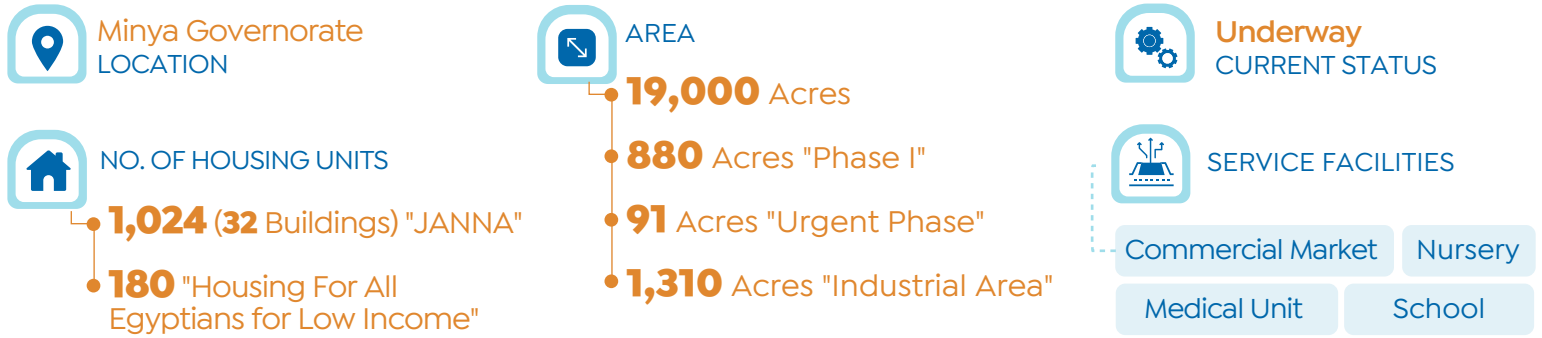


### THE TOURIST RIVER STRIP



- Bike Path
- 6 km- Nile Promenade
- Open Theater (Accommodating 3,000 Spectators)
- Others

## NEW MALAWI



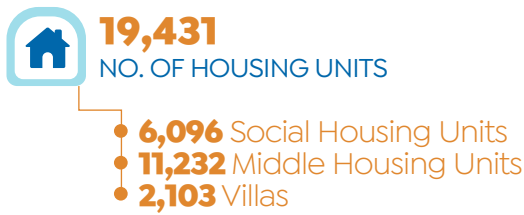
## NEW MANSOURA CITY



### PHASE I



### HOUSING FOR ALL EGYPTIANS INITIATIVE



### JANNA



### VILLAS' PROJECT



### SAKAN MASR



### COASTAL DISTINGUISHED HOUSING UNITS



Source: NUCA & Cabinet

## UPDATES ON 3RD GENERATION CITIES DURING 2023

### NEW CAIRO

#### JANNA

 **365**  
NO. OF BUILDINGS

 **100-150** sqm  
UNITS AREA

 **2,816**  
NO. OF DELIVERED UNITS

 **8,760**  
NO. OF UNITS

 **341**  
NO. OF EXECUTED BUILDINGS

 **5,688**  
NO. OF OFFERED UNITS FOR  
RESERVATION

#### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **3rd Settlement**  
LOCATION

 **5,328**  
NO. OF HOUSING UNITS

 **222**  
NO. OF BUILDINGS

 **90 - 120** sqm  
UNITS AREA

 **COMPLETION RATE**

- Overall Project: **75%**
- Buildings: **80%+**
- Infrastructure: **50%**

#### SAKAN MASR

 **17,304**  
NO. OF UNITS

 **106-118** sqm  
UNITS AREA

#### DAR MASR

 **13,296** (Phase I & II)  
NO. OF UNITS

#### SERVICE FACILITIES

**2 Nile Schools**

**Hypermarket**

**Youth Centers**

**Police Station**

**Primary School**

**3 Medical Centers**

**3 Nurseries**

**Ambulance Points**

**Commercial Market**

**Others**

### NEW SOHAG CITY

 **30,351** Acres  
AREA

#### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **42**  
NO. OF BUILDINGS

 **1,008**  
NO. OF HOUSING UNITS

 **90** sqm  
UNITS AREA

 **180**  
NO. OF UNDERWAY  
HOUSING UNITS (75 sqm)

#### PLOTS ALLOCATION

 **42+**  
NO. OF ALLOCATED LANDS

 **SUPPLY VOLUME**

**Residential, Commercial & Administrative Services**

**Medical Services**

**Educational Services**

**Nursery**

**Sport Club**

**Compound**

### NEW ASSIUT

 **27** "Housing For All Egyptians for low income"  
NO. OF EXECUTED BUILDINGS

 **10**  
NO. OF UNDERWAY COMMERCIAL CENTERS  
FOR PRIVATE SECTOR

 **5**  
NO. OF UNDERWAY COMMERCIAL MARKETS

 **50+**  
NO. OF ALLOCATED PLOTS

## NEW AKHMIM CITY

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### 1<sup>ST</sup> PROJECT

**9**  
NO. OF BUILDINGS

**216**  
NO. OF HOUSING UNITS

**95%+**  
COMPLETION RATE

#### 2<sup>ND</sup> PROJECT

**11**  
NO. OF BUILDINGS

**264**  
NO. OF HOUSING UNITS

**CURRENT STATUS**  
 • Underway with Very Advanced Completion Rate  
 • **7** Buildings Have Been Delivered

### SOCIAL HOUSING PROJECT

#### PROJECT 1

**288**  
NO. OF HOUSING UNITS

**EGP 52 mn**  
INVESTMENT COST

**75%+**  
COMPLETION RATE

#### PROJECT 2

**20**  
NO. OF BUILDINGS

**480**  
NO. OF HOUSING UNITS

**The Initial Delivery of Buildings: Complete**  
**CURRENT STATUS**

## NEW QENA

**29,485** Acres  
AREA

**4**  
NO. OF RESIDENTIAL NEIGHBORHOODS

**10,558**  
NO. OF ALLOCATED LANDS FOR HOUSING PROGRAM

### HOUSING FOR ALL EGYPTIANS INITIATIVE

**6,800**  
NO. OF HOUSING UNITS

**Underway**  
CURRENT STATUS

#### SITE OF 23 BUILDINGS

**552**  
NO. OF HOUSING UNITS

**90 sqm**  
UNITS AREA

**87%**  
COMPLETION RATE

### SERVICE FACILITIES

**49**  
NO. OF SERVICES BUILDINGS

**Underway**  
CURRENT STATUS

- Hospital **3** Playground **8** Commercial Markets
- Mosque **8** Schools **3** Medical Units Ambulance Point
- 8** Nurseries Youth Center **14** Public Service Buildings
- Others

#### SITE OF 5 BUILDINGS

**180**  
NO. OF HOUSING UNITS

**75 sqm**  
UNITS AREA

**59%**  
COMPLETION RATE

#### SITE OF 15 BUILDINGS

**90 sqm**  
UNITS AREA

**89%**  
COMPLETION RATE

## NEW TIBA CITY

**620** Acre Area  
LOCATION

**114**  
NO. OF BUILDINGS

**2,736**  
NO. OF HOUSING UNITS

**Units are Ready to Deliver**  
CURRENT STATUS

Source: NUCA & Cabinet



## UPDATES ON 2ND GENERATION CITIES DURING 2023

### BADR CITY

RESIDENCES FOR NAC'S EMPLOYEES

#### PHASE I



**376**  
NO. OF BUILDINGS



**103 - 126 sqm**  
UNITS AREA



**9,024**  
NO. OF HOUSING UNITS



**Complete**  
CURRENT STATUS



**4,100 +**  
NO. OF DELIVERED UNITS



SERVICE FACILITIES

**3** Schools

**2** Nurseries

**2** Bakeries

**2** Medical Centers

Playgrounds

Others

#### PHASE II



**196**  
NO. OF BUILDINGS



**4,704**  
NO. OF HOUSING UNITS



**93%**  
COMPLETION RATE

#### PHASE III



**295**  
NO. OF BUILDINGS



**7,080**  
NO. OF HOUSING UNITS



**Mar. 2024**  
COMPLETION DATE

HOUSING FOR ALL EGYPTIANS FOR MIDDLE INCOME



**44**  
NO. OF BUILDINGS



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



**35%**  
COMPLETION RATE



**2024**  
COMPLETION DATE

### NEW BENI SUEF CITY



**25,135.98** Acres  
AREA



**55,443 +**  
NO. OF EXECUTED HOUSING UNITS



**EGP 3.901 bn**  
INVESTMENTS TILL JUN. 2023

INVESTMENTS BREAKDOWN

**EGP 803 mn** ROAD SECTOR

**EGP 791 mn** HOUSING SECTOR

**EGP 702 mn** ELECTRICITY SECTOR

**EGP 698 mn** SANITATION SECTOR

**EGP 463 mn** POTABLE WATER SECTOR

**EGP 274 mn** SERVICES SECTOR

**EGP 87 mn** TELECOMMUNICATIONS SECTOR

**EGP 60 mn** AGRICULTURAL SECTOR

**EGP 222.196 mn** INVESTMENTS PLAN FY(2023/24)

### EL-SHEIKH ZAYED

JANNA 2



**111**  
NO. OF BUILDINGS



**2,664**  
NO. OF HOUSING UNITS

#### PHASE I



**50**  
NO. OF BUILDINGS



**1,200**  
NO. OF HOUSING UNITS



**60%+**  
COMPLETION RATE

UNDERWAY UNITS IN JANNA 3



**1,920**  
NO. OF HOUSING UNITS



**Finishing Work: Underway**  
CURRENT STATUS

## UPDATES ON 1ST GENERATION CITIES DURING 2023

### NEW DAMIETTA

JANNA



**6<sup>th</sup> District**  
LOCATION



**87**  
TOTAL NO. OF BUILDINGS  
• **28** in 34<sup>th</sup> Neighborhood  
• **59** in 33<sup>rd</sup> Neighborhood

33<sup>RD</sup> NEIGHBORHOOD



COMPLETION RATE

• Telecommunication: **85%** • Buildings: **99%**  
• Agriculture: **20%** • Roads: **75%**  
• Site Coordination: **90%** • Electricity: **90%**

SAKAN MASR



**1<sup>st</sup> & 4<sup>th</sup> Neighborhood**  
LOCATION



**45**  
NO. OF BUILDINGS



**1,068**  
NO. OF HOUSING UNITS



Underway  
CURRENT STATUS

### SADAT CITY

HOUSING FOR ALL EGYPTIANS INITIATIVE

AL-NOUR DISTRICT



**1,020**  
NO. OF HOUSING UNITS



**90 sqm**  
UNITS AREA



Underway  
CURRENT STATUS

EL-FIRDOUS DISTRICT



NO. OF HOUSING UNITS

• **2,000 (90 sqm)**

• **180 (75 sqm)**



**95%**  
COMPLETION RATE



EGP **562 mn**  
INVESTMENTS

SOCIAL HOUSING BY NUCA



**5**  
NO. OF PHASES TILL NOV. 2023



Around **20,000**  
NO. OF HOUSING UNITS



**15,088**  
NO. OF ALLOCATED UNITS



**75 & 90 sqm**  
UNITS AREA

### 6TH OF OCTOBER

JANNA



**155 Acres**  
AREA



**4**  
NO. OF COMMERCIAL  
MARKETS



**280**  
TOTAL NO. OF  
BUILDINGS



Underway  
CURRENT STATUS



**6,720**  
TOTAL NO. OF UNITS

HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR UPPER MIDDLE INCOME



**69 Acres**  
AREA



**150 sqm**  
UNITS AREA



**85**  
NO. OF BUILDINGS



**85%**  
COMPLETION RATE



**2,040**  
NO. OF UNITS



Jun. **2024**  
DELIVERY DATE

FOR MIDDLE-INCOME UNITS



**92 Acres**  
AREA



**134**  
NO. OF BUILDINGS



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



**3,216**  
NO. OF UNITS



**30%**  
COMPLETION RATE

### NEW BORG AL-ARAB



**2014 - 2023**  
PERIOD



EGP **4 bn +**  
TOTAL INVESTMENTS

HOUSING FOR ALL EGYPTIANS FOR LOW INCOME



**333**  
NO. OF BUILDINGS



**90 sqm**  
UNITS AREA



**8,000**  
NO. OF HOUSING UNITS



Implementation Work Began  
CURRENT STATUS


Source: NUCA & Cabinet

## 15TH MAY CITY

 **2014 - Aug. 2023**  
PERIOD

 **EGP 8.953 bn**  
TOTAL INVESTMENTS

### HOUSING FOR ALL EGYPTIANS INITIATIVE

 **19,428**  
NO. OF UNDERWAY HOUSING UNITS FOR  
LOW INCOME

 **24,888**  
NO. OF EXECUTED HOUSING UNITS FOR  
LOW INCOME

 **2,184**  
NO. OF UNDERWAY HOUSING UNITS FOR  
MIDDLE INCOME

 **Construction & Agricultural Works: Underway**  
CURRENT STATUS

#### EL KORONFEL DISTRICT

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

#### AL-ZAHRAA AREA

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

#### AL-NARGES

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

### ZOHOUR MAY

 **67.5 Acres**  
AREA

 **42**  
NO. OF BUILDINGS

 **1,008**  
NO. OF HOUSING UNITS

 **90 sqm**  
UNITS AREA

 **Housing Units are Delivered to Beneficiaries**  
CURRENT STATUS

## 10TH OF RAMADAN

### HOUSING FOR ALL EGYPTIANS INITIATIVE

#### NEIGHBORHOOD NO.12

 **21**  
NO. OF BUILDINGS

 **504**  
NO. OF HOUSING UNITS

#### NEIGHBORHOOD NO.16

 **52**  
NO. OF BUILDINGS

 **75 sqm**  
UNITS AREA

#### NEIGHBORHOOD NO.20

 **98**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

#### NEIGHBORHOOD NO.21

 **178 "Phase V"**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

#### REGIONAL SERVICES AREA

 **68**  
NO. OF BUILDINGS

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

#### NARGES NEIGHBORHOOD

 **298**  
NO. OF BUILDINGS

 **90 sqm**  
UNITS AREA

### GREEN BUILDINGS

 NO. OF BUILDINGS  
• **107** in Zagazig District  
• **96** in Regional Services Area

 NO. OF HOUSING UNITS  
• **2,076** in Zagazig District  
• **1,950** In Regional Services Area

# ECONOMIC SNAPSHOT

FROM JANUARY 1 TO DECEMBER 15, 2023

**T**he real estate sector is closely linked to the wider economy, influenced by economic indicators that impact investment decisions. Therefore, we'll examine key economic indicators from January 1<sup>st</sup> to December 15<sup>th</sup>, 2023.

The inflation rate rose from 25.8% in January to 34.6% in November 2023. To curb this, the Central Bank of Egypt (CBE) attempted to control inflation by raising deposit and lending interest rates twice: first in March by 200 basis points to 18.25% and 19.25%, respectively, and then in August 2023 by 100 basis points to 19.25% and 20.25%, respectively.

Net international reserves increased from USD 34.22 billion in January to USD 35.17 billion in November. The Purchasing Managers' Index (PMI) grew from 45.5 in January to 48.4 in November. Additionally, money supply and domestic liquidity improved throughout 2023, rising from EGP 1,643 billion and EGP 7,710 billion to EGP 2,148 billion and EGP 8,467 billion, respectively. The Egyptian Pound (EGP) to US dollar (USD) exchange rate increased from 28.80 in January to 30.53 in February and remained constant at 30.94 from March to December 15<sup>th</sup>.

In terms of the main economic indicators in 2023, GDP at the Current Price reached EGP 10.2 trillion, with a real growth rate of 3.8%. The overall deficit decreased from 6.1% in 2021/22 to 6% in 2022/23, while the debt rate increased from 87.4% in 2021/22 to 95.6% in 2022/23. Total Investments Funded by Treasury increased from EGP 198.5 billion in 2021/22 to EGP 230.3 billion in 2022/23.

Looking at the Balance of Payments Performance, the Overall Balance shifted from a deficit of 10,545.8 million in FY 2021/22 to a surplus of USD 882.4 million in FY 2022/23. The trade deficit decreased by 28.2%, dropping from USD 43,396 million

in FY 2021/22 to USD 31,159.6 million in FY 2022/23. The Suez Canal achieved its highest revenue in history in FY 2022/23, reaching USD 9.4 billion, a 34.3% increase from last year's USD 7 billion.

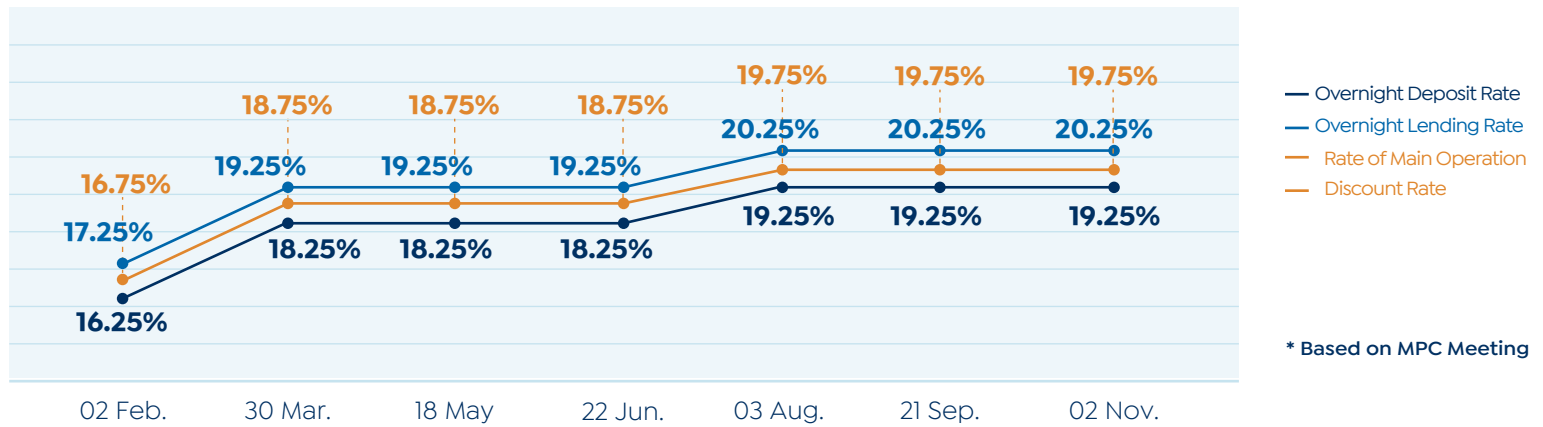
The labor force increased during Q3 2023, rising from 30.969 million individuals in Q2 2023 to 31.956 million in Q3, while the unemployment rate increased by 0.1%, from 7.0% in Q2 2023 to 7.1% in Q3 2023. However, the nation's goal for unemployment rates is to reach 6.9% in 2025/26.

In terms of national investments, a significant portion of the total investments of EGP 9.4 trillion between 2014 and 2023 was allocated to the real estate sector and its related areas. EGP 750 billion went to Housing Programs, EGP 3.4 trillion to Public Utilities, and EGP 2 trillion to the Road Network & Transportation.

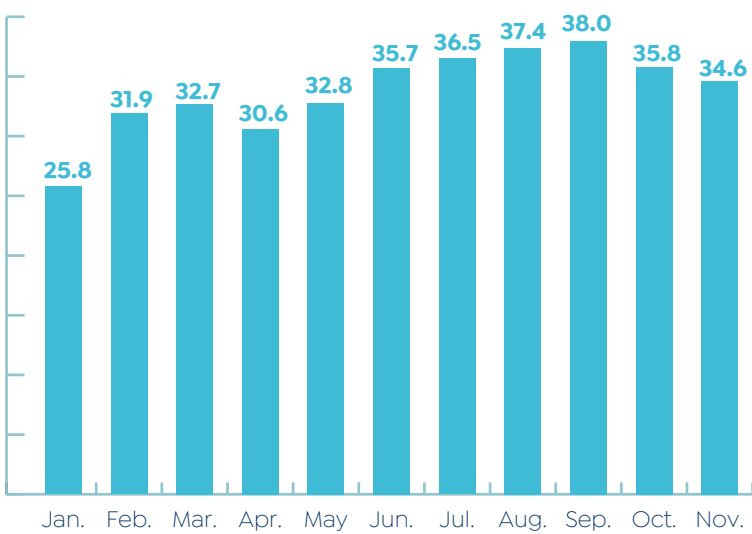
In conclusion, while facing challenges is not new to the Egyptian economy, market volatility remains a natural part of the economic landscape. Egypt has consistently overcome such challenges. Moreover, the government continues to pursue macroeconomic stabilization and structural reforms to bolster economic performance and increase the growth rate in the upcoming year.

However, the mentioned indicators are just examples of the economic performance in 2023; you can explore more in the following infographics.

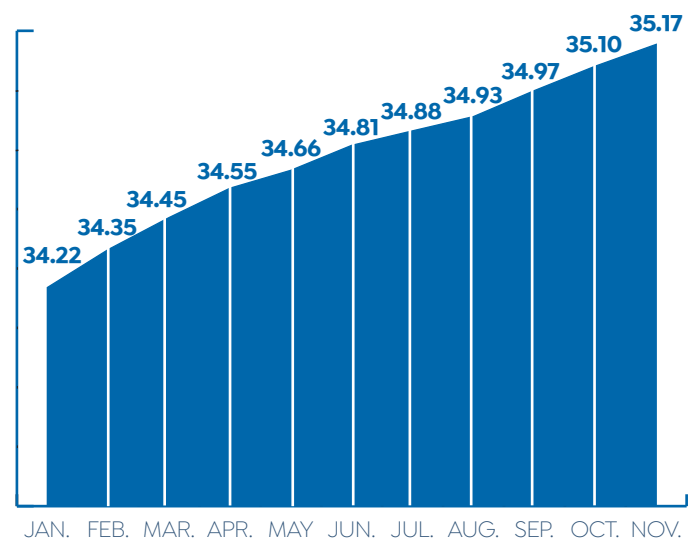
## INTEREST RATES DURING 2023



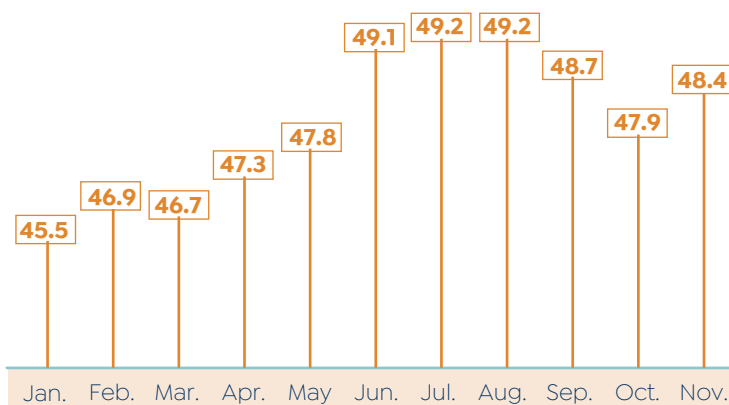
## ANNUAL HEADLINE INFLATION DURING 2023 (%)



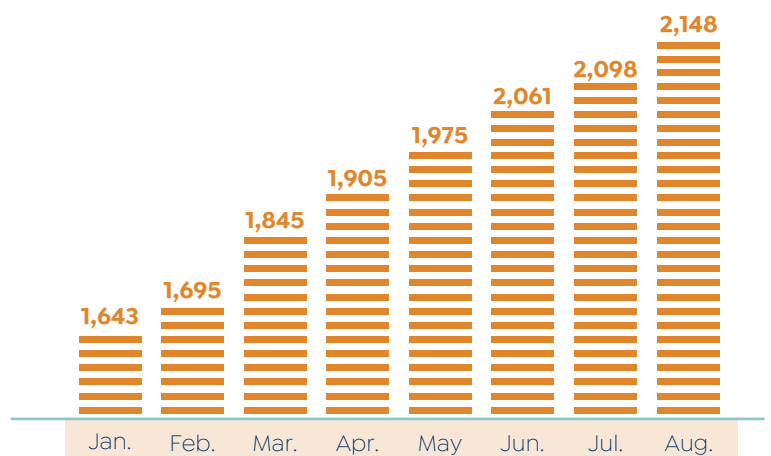
## NET INTERNATIONAL RESERVES DURING 2023 (USD BN)



## PURCHASING MANAGERS' INDEX DURING 2023 (PMI)

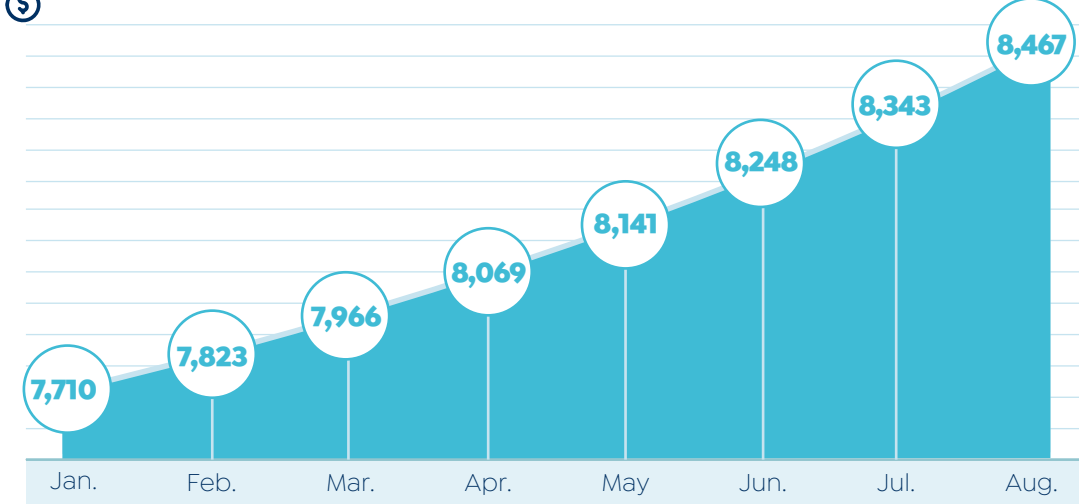


## MONEY SUPPLY DURING 2023 (EGP BN)

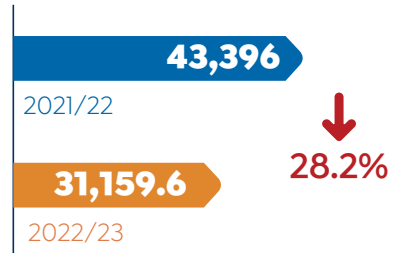


Source: IHS Markit & CBE

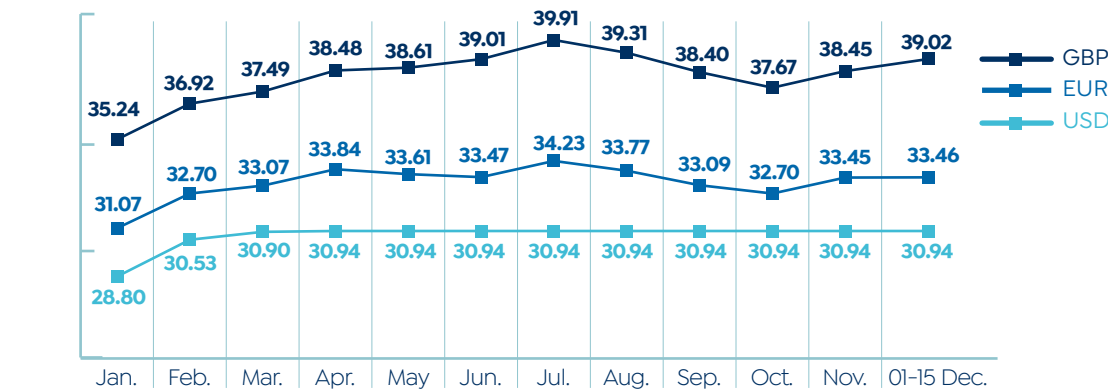
## DOMESTIC LIQUIDITY DURING 2023 (EGP BN)



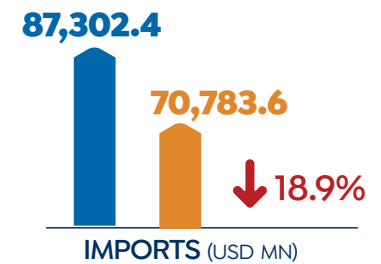
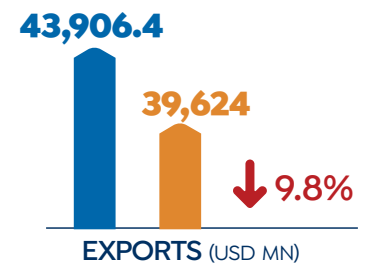
## TRADE DEFICIT (USD MN)



## EXCHANGE RATES DURING 2023

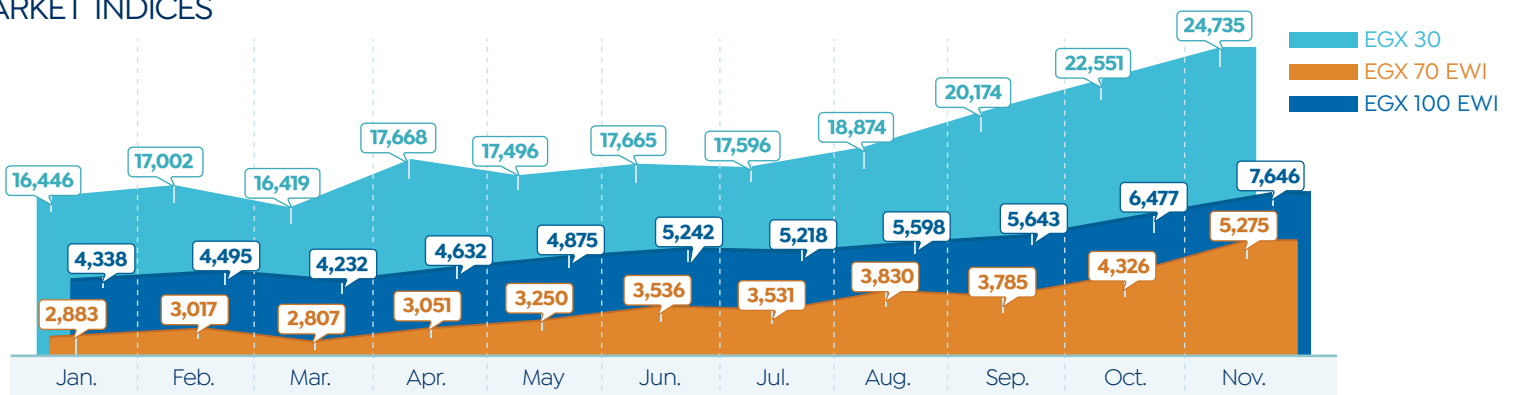


● 2021/22 ● 2022/23



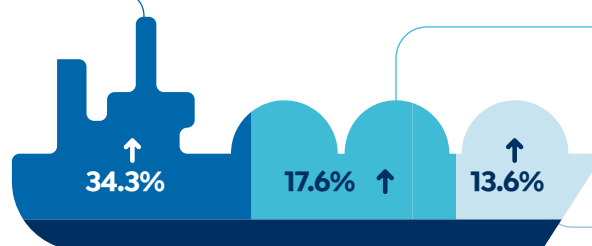
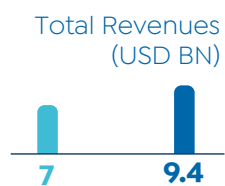
## CAPITAL MARKET INDICATORS DURING 2023

### MARKET INDICES

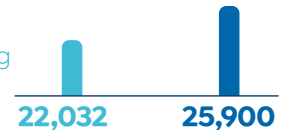


## SUEZ CANAL UPDATES

● 2021/22 ● 2022/23



No. of Ships Transiting The Canal



Total Net Tonnage Transiting The Canal (TON BN)



Source: CBE, EGX & Suez Canal Authority



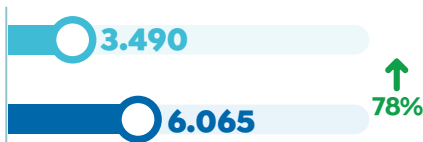
## THE SUEZ CANAL ECONOMIC ZONE UPDATES

FY 2021/22      FY 2022/23

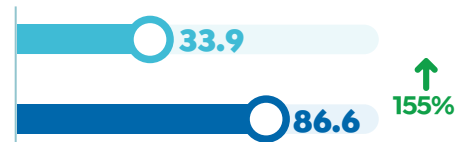
GENERAL SURPLUS (EGP BN)



TOTAL REVENUES (EGP BN)



TOTAL ASSETS (EGP BN)



**60** (Investments: USD **3.57** bn)  
NO. OF CONTRACTED PROJECTS



**55** (Investments: USD **1.7** bn)  
NO. OF INITIAL APPROVED PROJECTS



**68** (Paid-in Capital: USD **44** mn)  
NO. OF ESTABLISHED COMPANIES

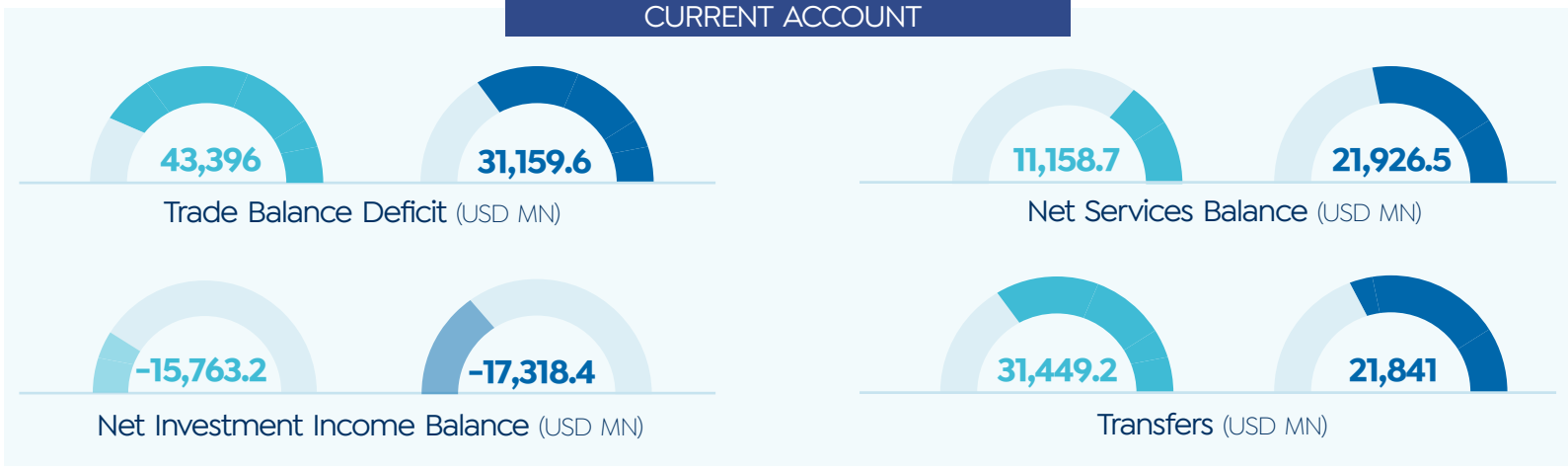


## BALANCE OF PAYMENTS PERFORMANCE (FY 2022/23)

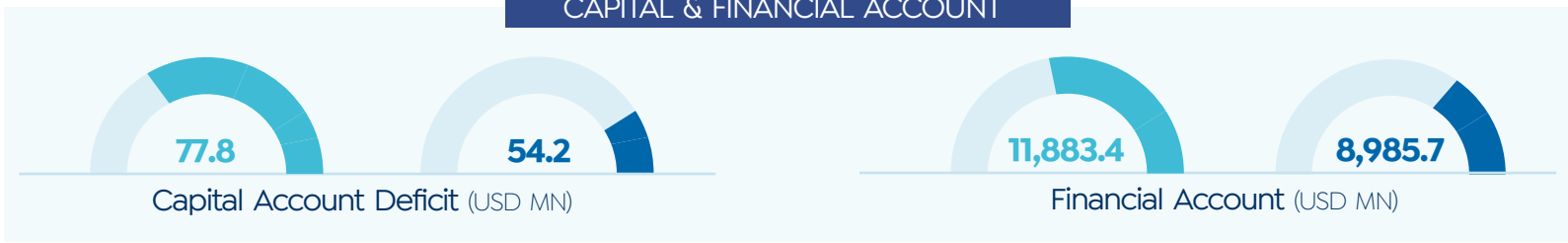
FY 2021/22      FY 2022/23



### CURRENT ACCOUNT

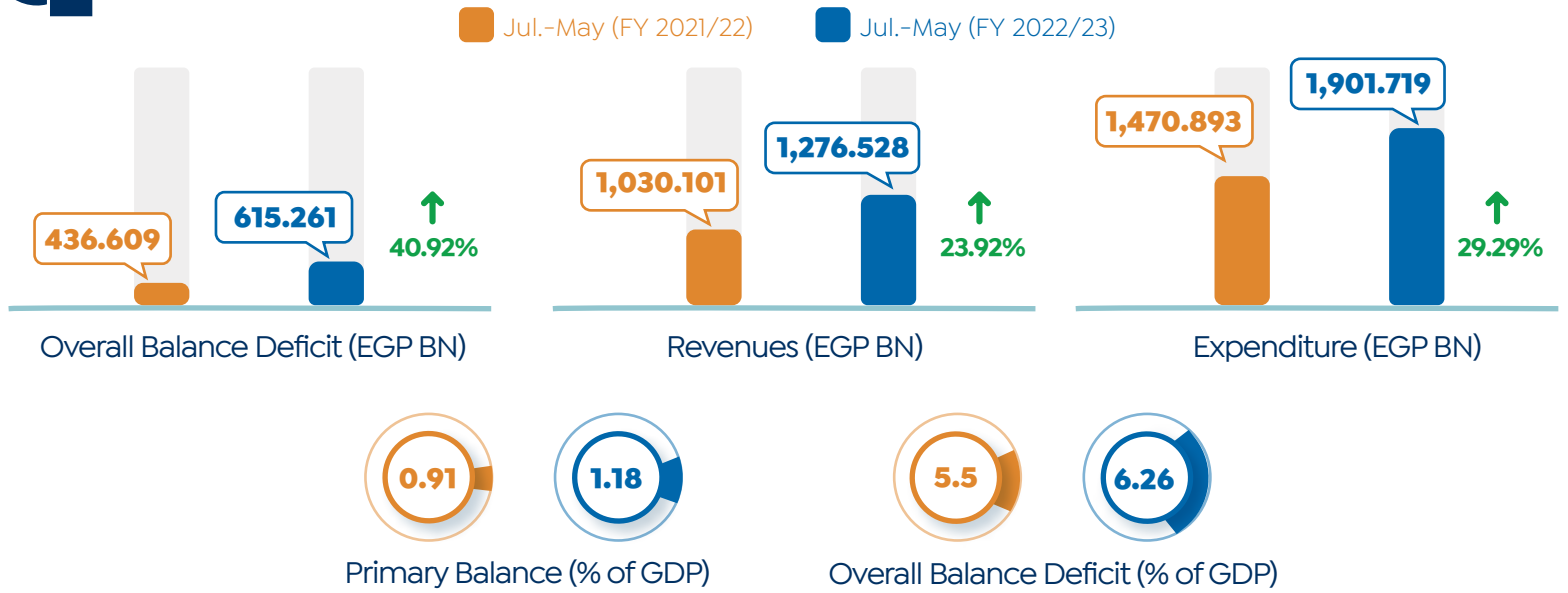


### CAPITAL & FINANCIAL ACCOUNT

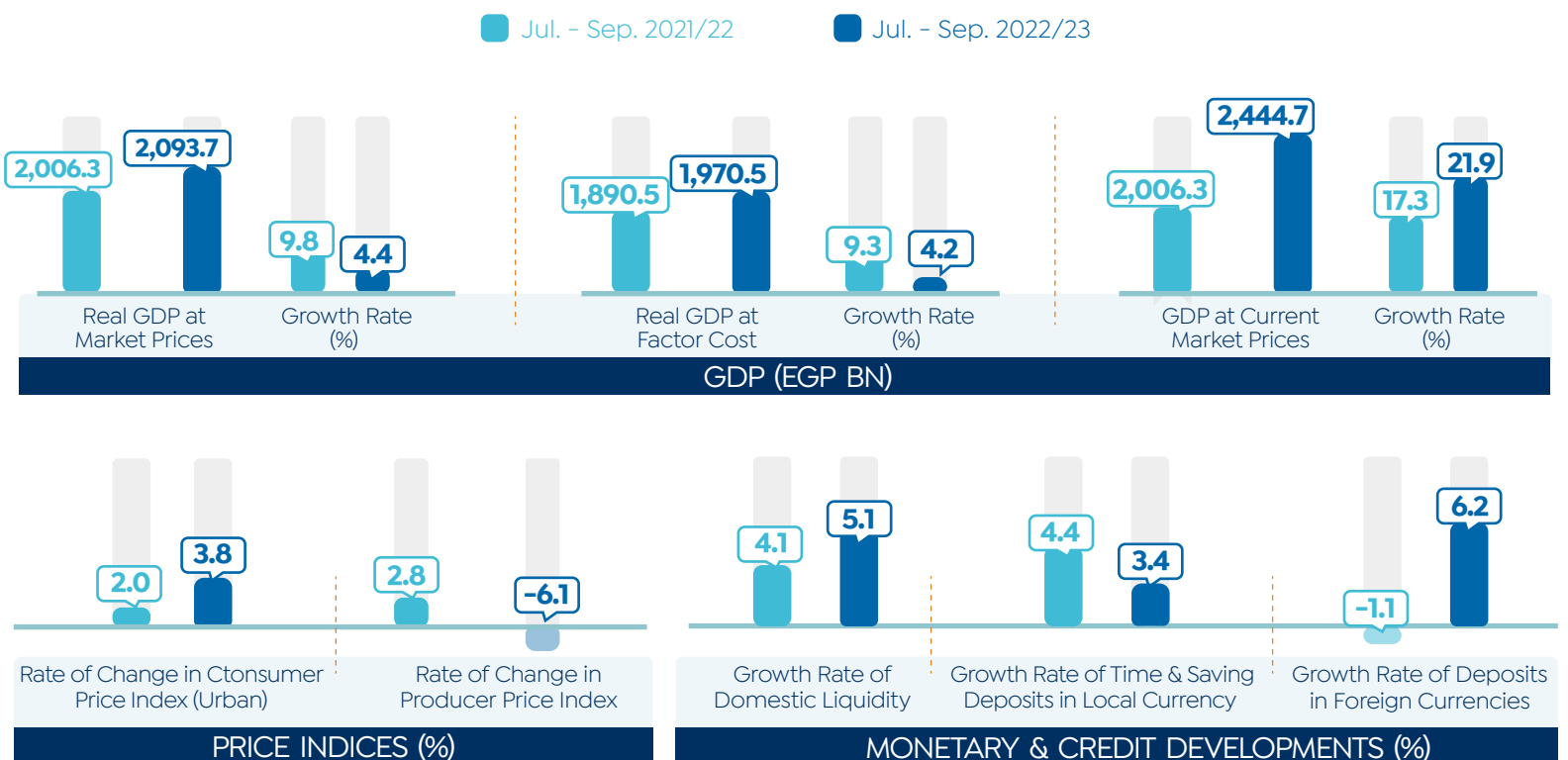
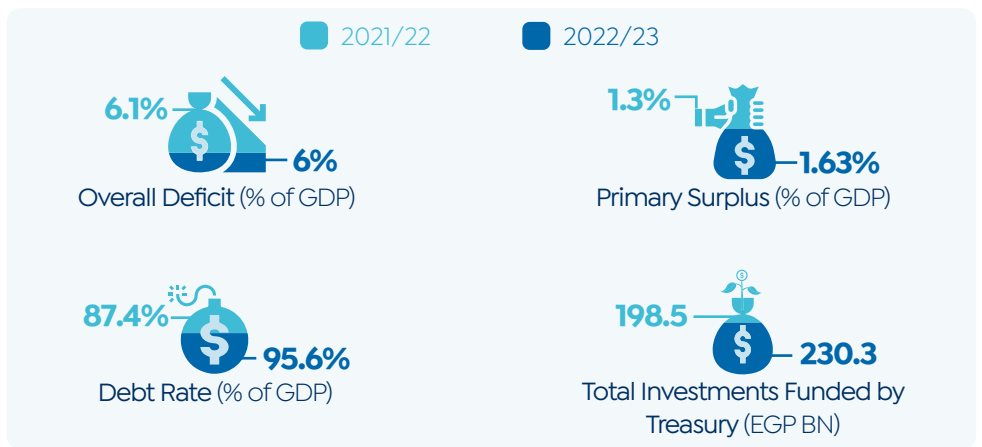
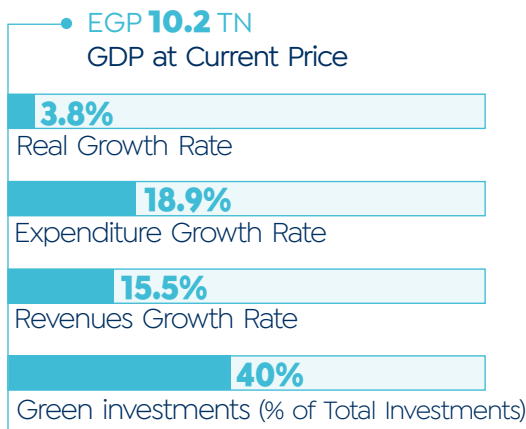


Source: Cabinet & CBE

## FISCAL SECTOR PERFORMANCE



## MAIN PERFORMANCE INDICATORS OF EGYPTIAN ECONOMY

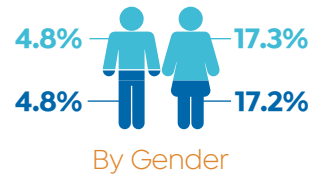
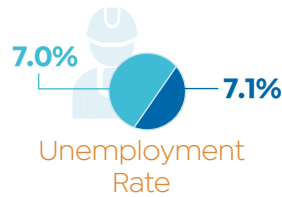
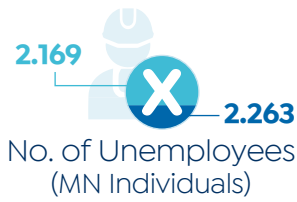
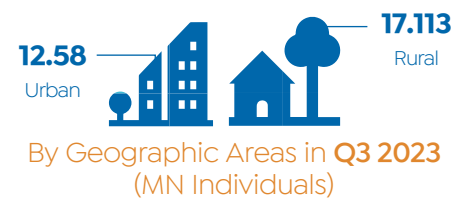
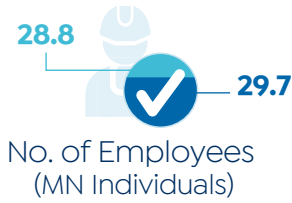
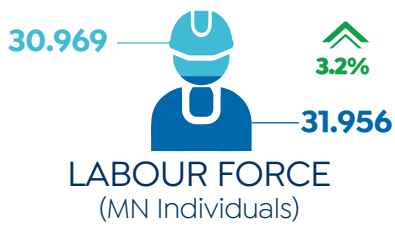


Source: MOF, CBE & MPED



# LABOUR MARKET DURING Q3 2023

Q2 2023 Q3 2023



## EMPLOYMENT GOALS



**800,000**  
No. of Provided Job Opportunities

**25%**  
Contribution Rate of Women  
(% of Total Employees)

**29.1 mn**  
No. of Employees

**2.4 mn**  
No. of Unemployees

**7.6%**  
Unemployment Rate

**36%**  
Unemployment Rate of University Graduates

**60%**  
Unemployment Rate in The Age Group (15-19 years)

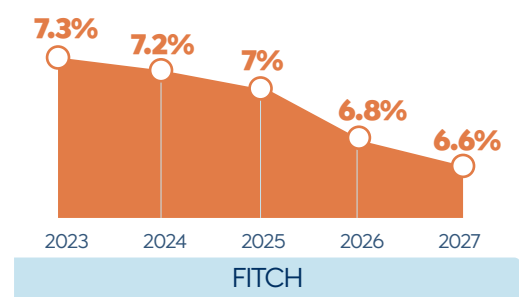
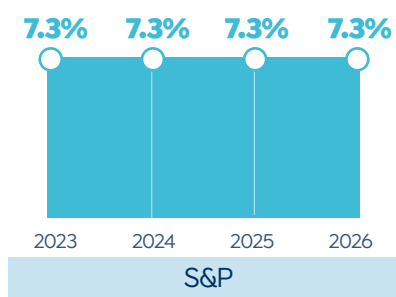
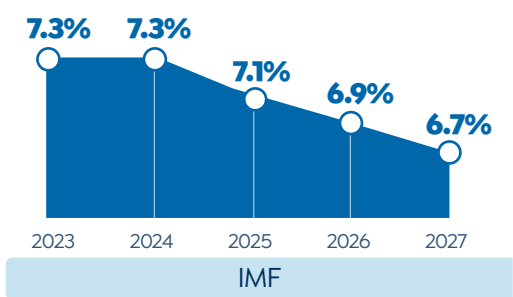


**30.9 mn** No. of Employees

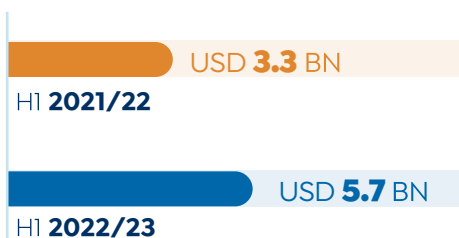
**2.3 mn** No. of Unemployees

**6.9%** Unemployment Rate

## INTERNATIONAL INSTITUTIONS' EXPECTATION FOR UNEMPLOYMENT RATE



## NET FDI

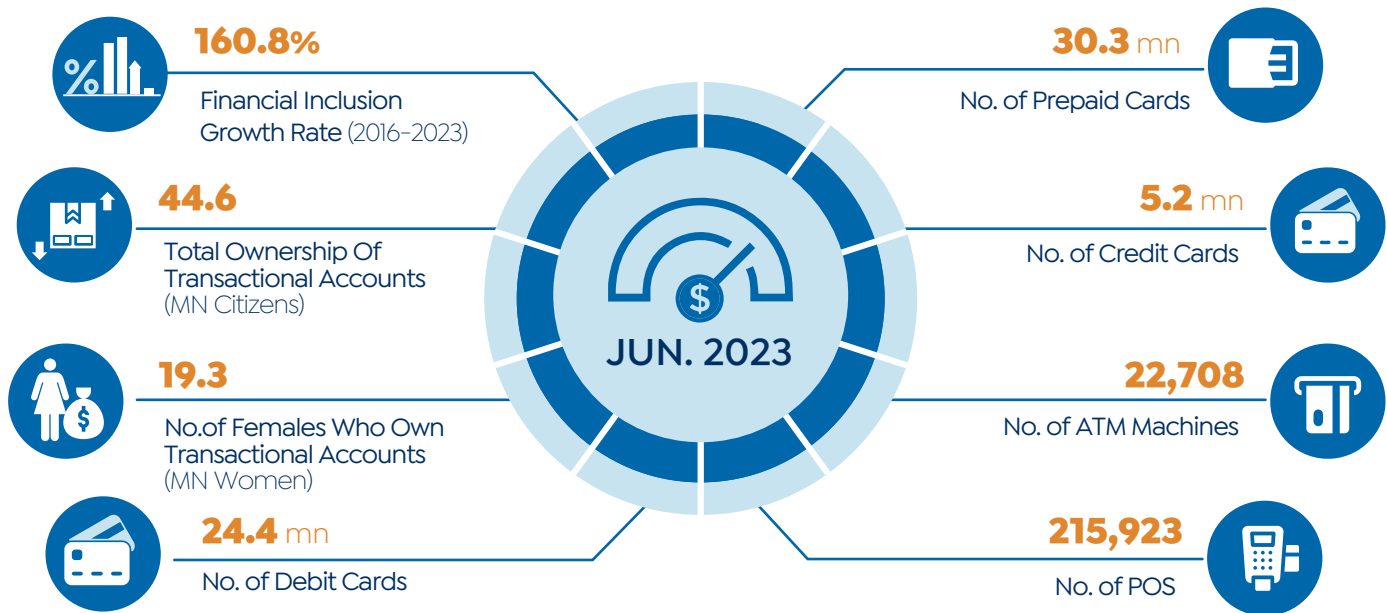


## TOP 5 INVESTING COUNTRIES IN EGYPT By Investment Value



Source: CBE, CAPMAS & MPED

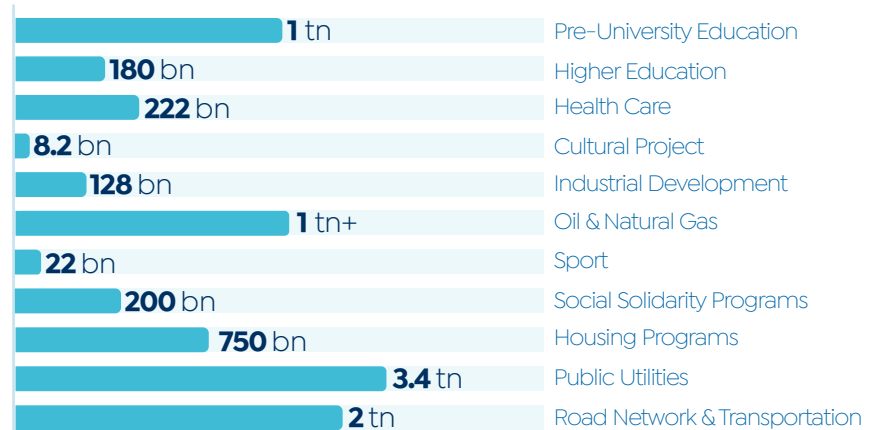
## FINANCIAL INCLUSION INDICATORS



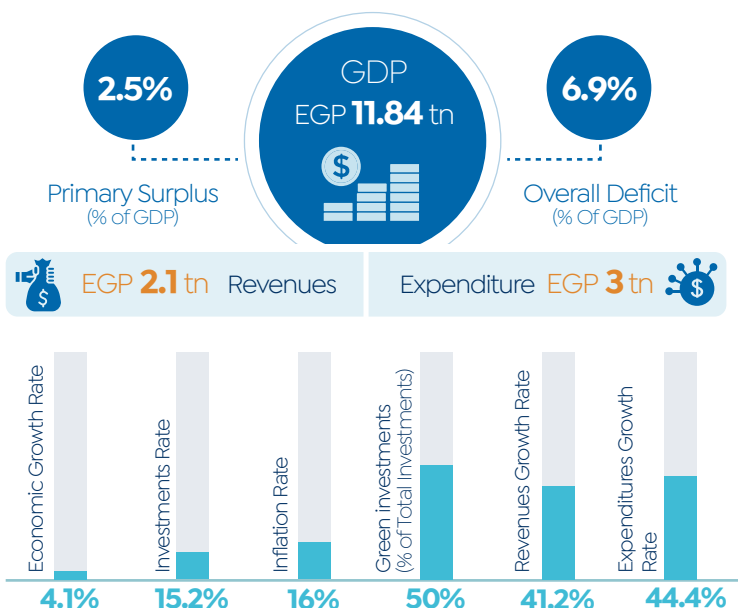
## INVESTMENTS IN NATIONAL PROJECTS



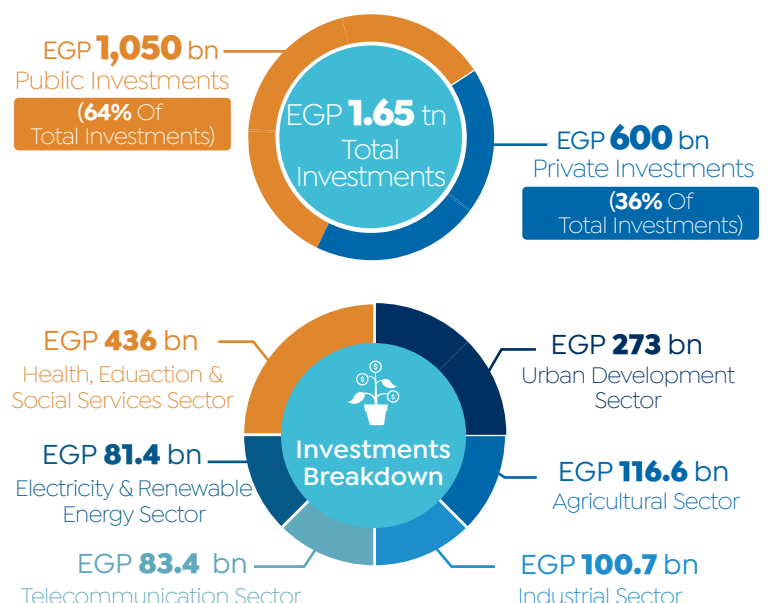
### INVESTMENTS BREAKDOWN (EGP)



## EGYPTIAN ECONOMIC TARGET DURING FY 2023/24



## ECONOMIC & SOCIAL DEVELOPMENT PLAN DURING FY 2023/24



Source: CBE & MPED

# CORNERSTONE DEVELOPMENT, MIDAR SIGN AGREEMENT TO DEVELOP 60-ACRE PROJECT IN 3<sup>RD</sup> PHASE IN MOSTAKBAL CITY

**R**eal estate developer Cornerstone Development has signed a contract with MIDAR for Urban Development and Investment to develop a 60-acre project in the third phase of the Mostakbal City project in New Cairo, Invest-Gate reports

The deal aligns with Cornerstone Development's commitment to expanding its portfolio by selecting prime locations and engaging in partnerships to add value in Egypt.

The objective is to execute a comprehensive urban project adhering to the latest construction standards and incorporating cutting-edge sustainability, building, and green technologies in collaboration with a New York-based consulting firm.

As owner and master developer of Mostakbal City, MIDAR has established itself as a successful model for integrated mega-city development.

MIDAR's Managing Director and CEO Ayman Elkousey said the partnership stems from his company's eagerness to work with key players with unique ideas and expertise in Egypt.

Elkousey highlighted Mostakbal City's role as the urban extension of East Cairo across 5,200 acres, emphasizing MIDAR's dedication to supporting projects with sustainable development, advanced infrastructure, and innovative solutions.

For his part, Cornerstone Development Chairman and CEO Ashraf Boulos said the decision to invest in Mostakbal City was based on studies showing its excellence.

He highlighted its ongoing progress in facilities, services, and popularity among New Cairo property seekers, and credited MIDAR's careful planning of wide streets and centralized services, enhancing project values and the city's integration with the New Administrative Capital.

Cornerstone Development boasts international and local real estate investment expertise. It is currently developing The Curve compound in a prime New Capital location near landmarks including the airport and Republican Palace. The vision is to deliver modern, sustainable, and luxurious designs, balancing environmental preservation and investment returns.



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Olinda Salmon Roll

Nigiri Salmon Truffle

Salmon Natal Roll

Salmon Wasabi Grilled Rice



Fruit Dragon Roll



Nigiri Salmon Fire

## SALMON CREATIONS



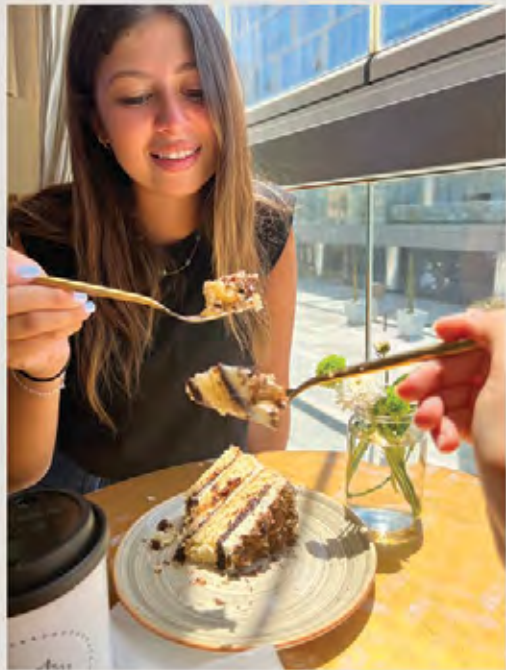
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# CAPITAL PROMENADE by THE PLATFORM



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AT CAPITAL PROMENADE, SHEIKH ZAYED CITY



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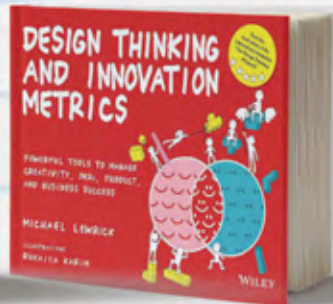
DIWAN

# TOP 10 STAFF PICKS

*Innovation & Design Thinking*



**TESTING BUSINESS IDEAS**  
DAVID J. BLAND  
& ALEX OSTERWALDER



**DESIGN THINKING AND INNOVATION METRICS**  
MICHAEL LEWRICK



**THE INVINCIBLE COMPANY**  
ALEX OSTERWALDER  
& ALAN SMITH



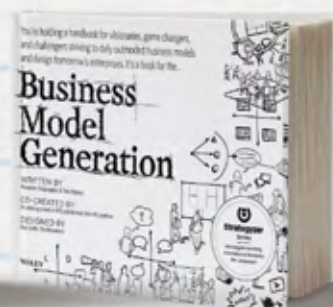
**THE DESIGN THINKING TOOLBOX**  
MICHAEL LEWRICK, PATRICK LINK  
& LARRY LEIFER



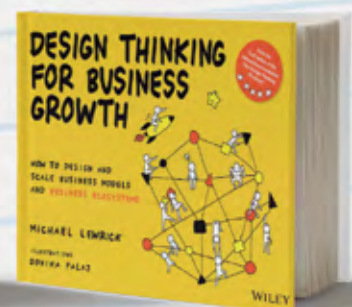
**VALUE PROPOSITION DESIGN**  
ALEX OSTERWALDER  
& ALAN SMITH



**HIGH-IMPACT TOOLS FOR TEAMS**  
STEFANO MASTROGIACOMO  
& ALEX OSTERWALDER



**BUSINESS MODEL GENERATION**  
ALEX OSTERWALDER  
& YVES PIGNEUR



**DESIGN THINKING FOR BUSINESS GROWTH**  
MICHAEL LEWRICK



**THE DESIGN THINKING LIFE PLAYBOOK**  
MICHAEL LEWRICK, JEAN THOMMEN  
& LARRY LEIFER



**THE DESIGN THINKING PLAYBOOK**  
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# MOUNTAIN VIEW'S ALIVA PROJECT UNVEILS CLUB PARK AND LAGOON PARK EXPERIENCES

In a remarkably brief period since its official launch, ALIVA, Mountain View's newest project in New Cairo's Mostakbal City, is unveiling two distinctive experiences, Club Park and Lagoon Park. This rapid expansion underscores the brand's robust presence and the significant market demand for pioneering innovative concepts.

Club Park, a new addition to ALIVA, introduces the exclusive Country Club experience, drawing inspiration from renowned Tennis Country Clubs. This space is meticulously crafted to cater to the preferences of a discerning, upscale community seeking refined sports experiences and shared social interactions. Functioning as an elite social hub, the Club provides residents with a sophisticated space to engage socially and partake in top-tier global sports, with a predominant focus on tennis. What sets the Country Club apart from other venues in New Cairo is its sophistication and exclusivity, embodying Mountain View's dedication to crafting distinctive and vibrant residential communities.

The second newly launched experience, Lagoon Park, invites residents to delve into an enduring sense of summer and coastal living within the heart of New Cairo. Engineered to evoke a perpetual vacation ambiance, Lagoon Park brings sandy beaches and crystal-clear waters to residents' doorsteps. The concept transforms everyday life into a joyous, vacation-like experience, promoting relaxation and overall well-being.

Positioned as a pivotal element, The Lighthouse ensures that all experiences within ALIVA are meticulously designed and managed to meet various needs, making it the first experience-based city to be introduced to the market. Operating as an "Experiential Happiness Destination based on the Science of Happiness," The Lighthouse introduces two distinct categories of activities within Lagoon Park, including water and beach activities. The Lighthouse of Lagoon Park focuses on an array of water sports and activities, including stand-up

paddle, surfing, aqua yoga, and water CrossFit, offering adventurous and sporty options for residents. The beach arena, set against the picturesque lagoon and sandy beaches, features beach sports, such as volleyball and beach badminton, providing residents with year-round enjoyment.

As part of the broader ALIVA project, Club Park, Lagoon Park, and the previously launched experiences, River Park and Fields Park, contribute to cultivating a dynamic and engaging residential community. Fields Park distinguishes itself with expansive green spaces and various entertainment and social activities. It includes designated areas for gardening, fostering a sense of community among residents, facilitating neighborly bonds, and offering skill development workshops for a vibrant living experience. Inspired by the water canals of Amsterdam, River Park presents engaging activities like kayaking, contributing to the development of residents' skills and underscoring personal growth and enrichment.

ALIVA's experiences are yet to be fully unveiled, promising innovative living across nine parks. The already-announced Fields Park, River Park, Lagoon Beach Park, and Club Park are just the beginning. This comprehensive array of offerings underscores ALIVA's commitment to providing diverse and cutting-edge living experiences for residents in Mostakbal City, New Cairo.

Aligned with Mountain View's overarching vision of "Bringing Life to Land and Spreading Happiness Around Us," ALIVA, spanning over 638 feddans, represents a strategic more than 20% of the total land allocation for developers in Mostakbal City. This prime location is complemented by a diverse range of residential units, including Standalone Villas, Townhouses, iVillas, and more, catering to a variety of different lifestyle preferences. ALIVA aims to serve as a meticulously designed city fostering genuine human interactions with the surrounding environment as a dynamic and inclusive living destination in the heart of New Cairo.





MOUNTAIN VIEW

# ALIVA

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