

## 

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#### THE JOY IS HERE: NORTH SQUARE YOUR ULTIMATE SUMMER DESTINATION

North Square has officially opened this summer, unveiling an extraordinary array of brands and experiences. Spanning an impressive 164,000 sqm, North Square has established itself as the largest, most unparalleled regional destination. This one-of-a-kind integrated seafront landmark is nestled in the heart of New Alamein City, set to transform the area into the North Coast's ultimate leisure lifestyle hub.

Positioning New Alamein City as the go-to destination. North Square brings a vibrant blend of joy, fun, and summer vibes!

Here, you'll find everything you need in one place. With over 50 of the most popular local and international fashion brands, including Hadia Ghaleb and H&M, your shopping experience is set to be exceptional.

Alongside a diverse selection of dining cuisines, North Square offers a culinary journey that caters to all tastes and preferences.

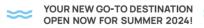
Open for Summer 2024, North Square isn't just about shopping and dining. It's a hub for ongoing entertainment events and attractions, making it a dynamic venue for year-round enjoyment.



#### MANAGED AND OPERATED BY COUNSEL MASTERS

North Square is designed to be a world-class commercial landmark. It stands as Egypt's first coastal experiential destination, destined to be a national landmark and entertainment hub.

With its diverse tenant mix and unparalleled offerings, North Square is soon to be more than just a summer hotspot. It's a holistic destination poised to be the main attraction in New Alamein City. Experience the best of the North Coast all year round, and discover why **North Square** is the ultimate symbol of leisure and lifestyle.







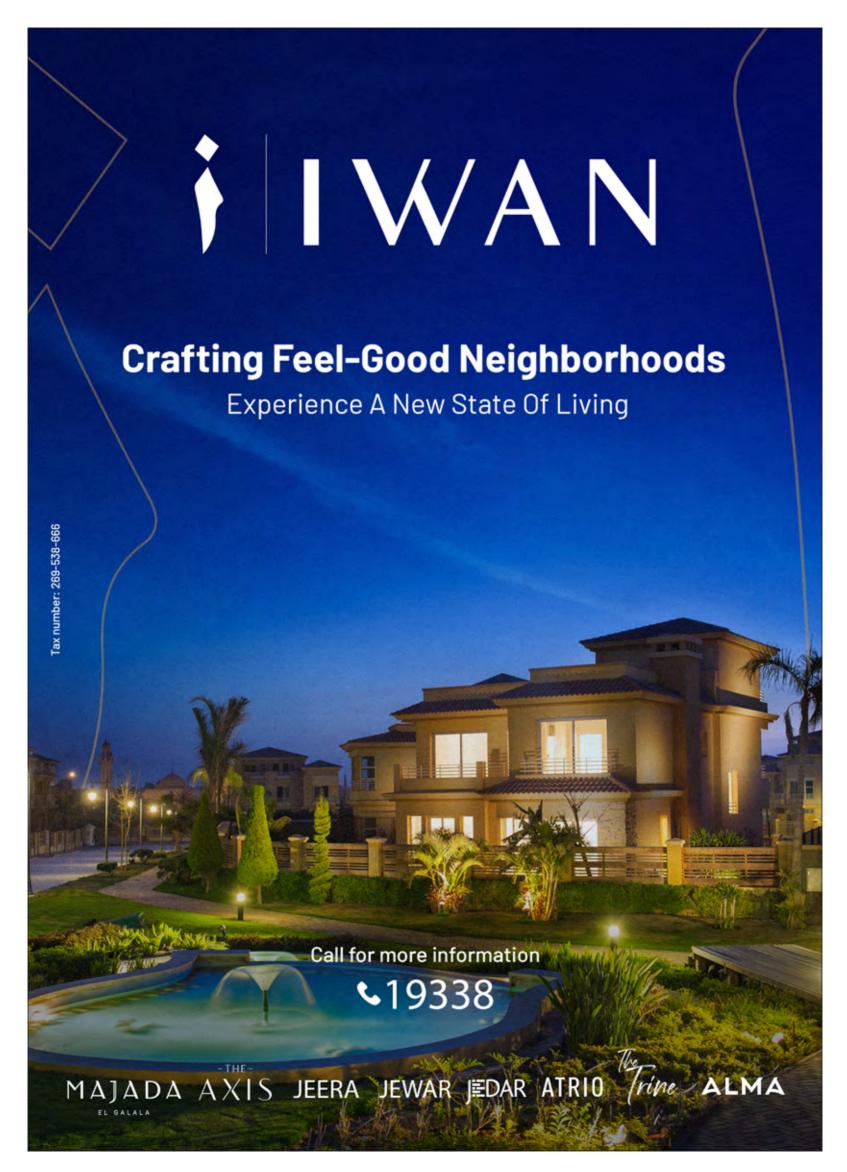
**PULLING NORTH** 







Tax Registration Number: 579-852-679



#### EDITOR'S LETTER

Dear Readers.

Summer isn't over yet! We've still got another month of sunshine and warm weather to enjoy.

This month our R&A team has devoted this issue to focusing on the burgeoning North Coast real estate market, which has witnessed notable expansion and development in the recent period. Our market study "Sahel's Allure: Exploring the North Coast's Expanding Real Estate Market" leaves no stone unturned in its examination of the latest trends in what is considered to be one of Egypt's most attractive regions.

In addition, we are also proud to present the official opening of Seashore Ras El Hekma by Hyde Park Developments. This festive event was jam-packed with entertainment and attracted many from far and wide

Join us for a deeper dive into how the property sector is transforming Egypt's North Coast into the East Mediterranean's biggest hotspot for investment, leisure, and luxury.

Nader Ramadan

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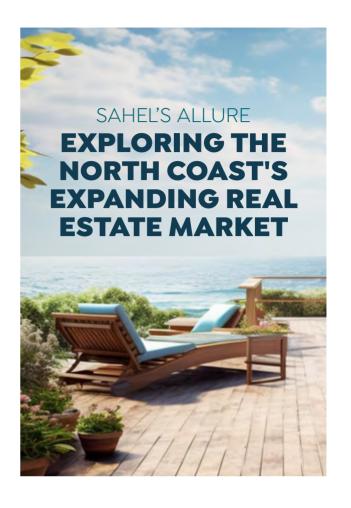
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## INVESTIGATE

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Tower No. 12 - Bavaria Compound, Ring Road in front of Sama Tower - 1st Floor





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## **SEASHORE RAS EL HEKMA OPENING KICKS OFF A FESTIVE SEASON OF SUMMER VIBES**

igwedge elebrities, singers, and celebrations marked the evening of July 12 $^{
m th}$ as Hyde Park Developments opened its latest North Coast project, Seashore Ras El Hekma, with a massive and elaborate ceremony that captured the attention of summer vacationers from everywhere.

Lighting up the Mediterranean with the inspirational tunes of Jason Derulo and Ahmed Saad, crowds came from far and wide to dance to the beats of this dynamic duo as well as enjoy the summer vibes to the max. For partygoers, Seashore was and still is the place to be to create memorable moments that will last for a lifetime

This joyous occasion was attended by an impressive list of VIPs, celebrities, actors, actresses, and a whole range of notable public figures, and businessman, bloggers and influencers.

But the party isn't over yet, as Seashore Ras El Hekma hosts an extensive program of weekly entertainment, taking place every Friday from July 19th until August, Seashore Ras El Hekma is excited to announce that Cairo Jazz Club is opening on the North Coast for the very first time. Enjoy weekly performances from top local and international artists, including ROSSI, MOENES, Ricardo Villalobos, JESS, Robbie Doherty, JOELLA JACKSON, DISCO MISR, MARWAN MOUSSA, ESSEILY, AHMED SAAD, AFROTO, WAFF, ZABADI KHALAT, and ILARIO ALICANTE.

In addition, there is also Ahimsa for family-friendly fun as well as a whole range of sports activities, including paddle tennis and beach volleyball. Summer vacationers will get to tantalize their taste buds with Seashore's elaborate selection of top food and beverage brands as well as other beach services, including Bocsha, Figata by 30North, Daddy's Burger, Dough & Co., Butter Crust, Cairo Jazz Club (CJC) Seashore, Mövenpick, Pick UP, and T-WOK.

As one of Egypt's latest and most attractive summer destinations, Seashore Ras El Hekma offers a unique coastal experience designed by some of the most prestigious names in international architecture, ESDA and SB Architects Florida. It is a property development that redefines luxury living on the North Coast with its elegant designs, boasting four elevated platforms that offer panoramic views of the 550-meter-long beach and swimming pools. Combining entertainment, natural beauty, luxury designs as well as endless amenities and services, Seashore Ras FI Hekma is without a doubt the #1 summer hotspot on the North Coast.





257-373-470

#### SAHEL'S ALLURE

# EXPLORING THE NORTH COAST'S EXPANDING REAL ESTATE MARKET

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

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

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



#### SECTION I:

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

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

#### NORTHWEST COAST DEVELOPMENT PROJECT



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



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



280 km + DFPTH



160 km<sup>2</sup> ARFA

#### STRATEGIC GOALS



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



Providing about 1.5 mn Job Opportunities



Not Less than 77% Improving The Human Development Index



Development of Existing Coastal Cities



Settling at Least 5 mn People



From 5% to 7% Increasing the Region's Contribution to GDP



Developing Infrastructure Networks



Establishment of New Cities



Others

#### LAND RECLAMATION & AGRICULTURAL DEVELOPMENT

**148,000** Acres EL-HAMAM CANAL **150,000** Acres MAGHARA AREA

**50,000** Acres SOUTH OF QATTARA DEPRESSION **30.000** Acres

SIWA

#### **TOURISM ACTIVITIES**



Beach Tourism



Safari Tourism



Eco-Tourism



Therapeutic Tourism



Cultural and Historical Tourism

#### ROAD PROJECTS



Length: 360 km SIWA/EL-WAHAT EL-BAHARIYA OASIS ROAD



Length: 110 km FI -GARA/BFR FI -NOS

Source: Presidency & SIS

#### **NEW ALAMEIN CITY**



**48,917** Acres TOTAL AREA

--•14,000 Acres Area of Phase I --• 7,770 Acres Coastal Area

--• 5,000 Acres Industrial Area --• 3,000 Acres Logistics Area

5,000 Acres Commercial & Service Area 1,000 Acres Research Centers & Universities



Around 3 mn TARGET NO. OF INHABITANTS



20,000 NO. OF HOTEL ROOMS



NO. OF HOUSING NEIGHBORHOODS



EGP **185** bn TOTAL TARGET INVESTMENTS



40,000 NO. OF PROVIDED JOB OPPORTUNITIES

#### **DOWNTOWN PROJECT**

PHASE I



**33.79** Acres AREA



40 NO. OF BUILDINGS



1,320 NO. OF HOUSING UNITS



**90-300** sqm UNITS AREA



**75,442** sqm COMMERCIAL SPACES



Delivery of Some Units CURRENT STATUS

PHASE II



**21.65** Acres ARFA



NO OF BUILDINGS



NO. OF HOUSING UNITS

**125-245** sqm UNITS ARFA



69% COMPLETION RATE

#### **DOWNTOWN TOWERS**



NO. OF HOUSING TOWERS



Concrete Structure is Completed for 4 Towers **CURRENT STATUS** 

#### ICONIC TOWER



**465,000** sqm ARFA



**250** m HEIGHT



NO. OF FLOORS

Source: MHUC, SIS, NUCA & Cabinet

#### OTHER 4 TOWERS







#### MAZARINE



364 NO. OF BUILDINGS









#### LATIN AREA









#### **BEACH TOWERS**







NO. OF COMMERCIAL & ADMINISTRATIVE UNITS



#### DISTINGUISHED HOUSING PROJECT

#### PHASE I

NO. OF BUILDINGS

NO. OF HOUSING UNITS

1,080













#### SAKAN MASR







#### HERITAGE CITY



#### INTERNATIONAL ALAMEIN UNIVERSITY





#### OTHER PROJECTS





Capacity: **100,000** Liters/ Day Drinking Water Plant Using Condensation Technology

Orasukolia Drainage and Desalination Plant

#### **RAS EL-HIKMA CITY**

#### THE DEAL OF RAS EL-HIKMA DEVELOPMENT



Foreign Direct Investment TYPE OF THE DEAL



USD **35** bn directed investments to egypt



INVESTMENTS BREAKDOWN

- -• USD **24** bn Direct Cash Flow
- '-- USD **11** bn Deposits



DEAL'S PARTIES

- United Arab of Emirates (Abu Dhabi Developmental Holding Company PJSC)
- --• Egypt (New Urban Communities Authority)



35%

EGYPT'S SHARE OF THE PROJECT'S PROFITS

Source: MHUC, SIS, NUCA & Cabinet

#### PROJECT INFORMATION



**170.8** mn sqm (**40,600** Acres) TOTAL AREA



**2** Extend from Dabaa Area at kilometer **170** to kilometer **220** in Matrouh City LOCATION



300,000

8 mn

TARGET NO. OF INHABITANTS



SUPPLY VOLUME

- --• Service Free Zone
- International Hotels
- --• Entertainment Projects --• Tourist Resorts
- -- Administrative & Service Buildings
- -- Central Financial & **Business District**
- --• Universities
- --• Residential Districts
- --- Schools
- --• Hospitals
- Logistics Services
- --• Marina



USD **150** bn **EXPECTED PUMPED INVESTMENTS** 

TARGET NO. OF ATTRACTED TOURISTS



TOURISM ACTIVITIES

-- Environmental Tourism

- ¹--• Safari Tourism
- --• Yacht Tourism
- i--• Beach Tourism
- -- Desert Tourism

**40** km LENGTH



#### **SOUTH MED**



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



West Alexandria, from Kilo 165 to Kilo 170 LOCATION



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



2,000+

NO. OF PROVIDED HOTEL ROOMS



**23** mn sqm AREA



EGP 1 tn TOTAL INVESTMENTS



EGP **1.6** tn TARGET SALES



**1.6** mn

NO. OF PROVIDED JOB OPPORTUNITIES

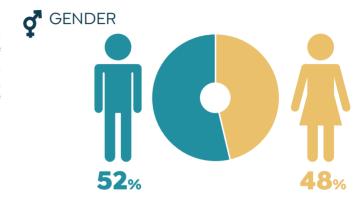
#### **SECTION II:**

#### **CONSUMERS' PREFERENCES**

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

#### **CONSUMERS' DEMOGRAPHICS**

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





30 - 39

40-49

50+





20 - 29







#### SECOND HOME OWNERSHIP

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



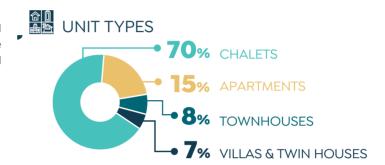




#### LOCATION OF OWNED UNIT

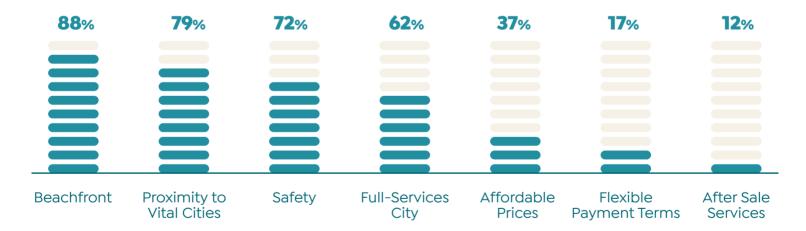


Most of the respondents, around 70%, had chalets, 15% of overviewed second-home owners preferred apartments, though 8% of the respondents purchased townhouses, 7% of them favored villas and twin houses



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

#### MOTIVATIONS BEHIND LOCATION PREFERENCE



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

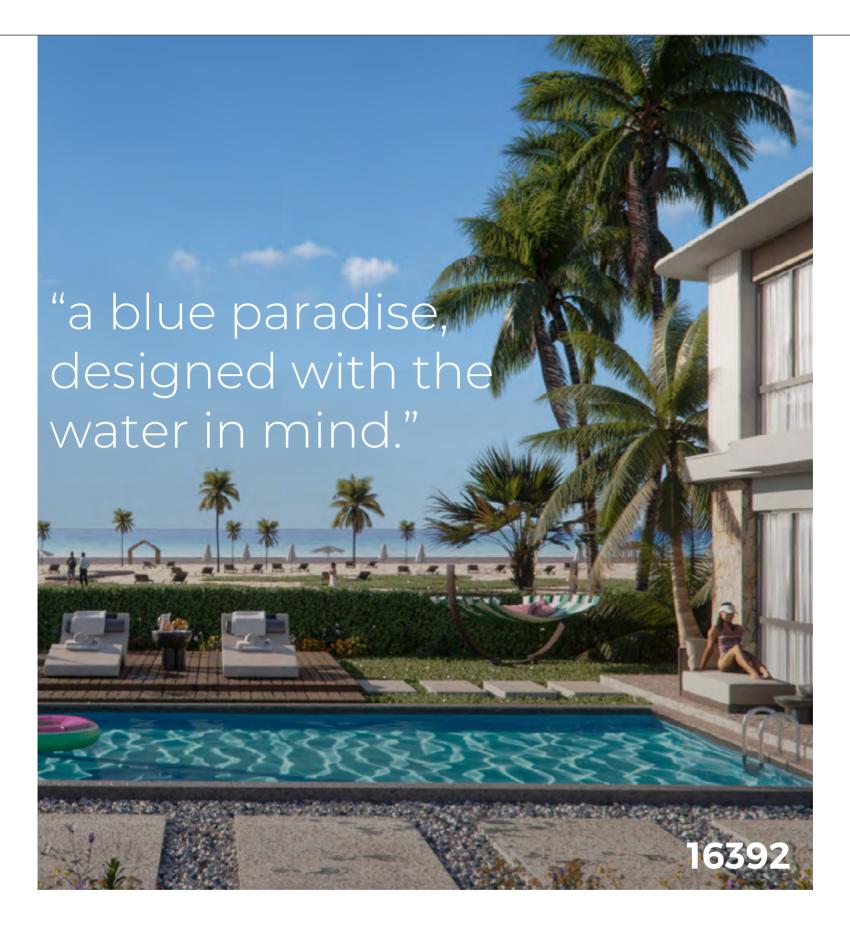
#### HIGH DEMAND SERVICES TO SECOND HOME OWNERS









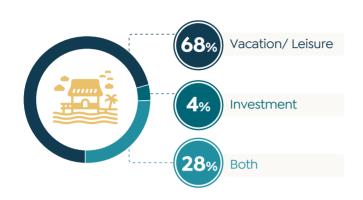


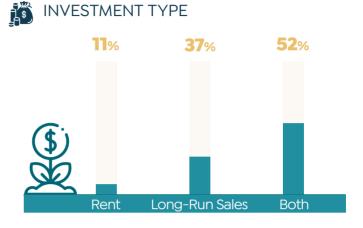
#### Located in the breathtaking Ras El Hekma, Koun is positioned at KM 201.

Koun is accessible from Cairo Alex, Al Alamein, and El Dabaa Roads, offering easy access to and from the destination. In the heart of the North Coast's finest bay, Koun provides 100% waterfront units, ensuring that you can enjoy a stunning view throughout the day. The units' views are diverse, ranging from lagoon views, sea views, to views of both the lagoon and sea. Koun offers a diverse range of fully finished units including apartments, townhouses, twin houses, and standalone villas, ranging from 1 to 3 bedrooms (apartments) and from 3 to 5 bedrooms + nanny and driver room (villas) with unit sizes starting from 59 to 220 square meters. There is a perfect home for every lifestyle. Koun is a blue paradise, designed with the water in mind. With a vast area of 10 feddans of swimmable lagoons, every unit offers breathtaking views. Koun's highest point stands at 34 meters above sea level, ensuring a panoramic view of the sea from its elevated sea view condos. With underground parking and expansive water features, Koun sets a new standard for coastal living. Offering sea front villas 140 meters away from the sea, experience the epitome of luxury and relaxation at Koun, where every detail is crafted to enhance your coastal living experience.

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

#### → PURPOSE OF SECOND HOME OWNERSHIP





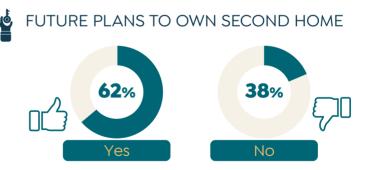
After the pandemic, remote and hybrid working had become more normalized and appealing, popularizing the idea of turning second homes into primary residences. Hence, 30% of our respondents see their second homes are not only summer destinations but also an allyear-round destination.



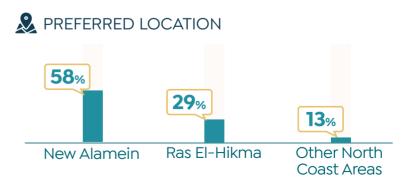


#### POTENTIAL TO PURCHASE SECOND HOME IN THE FUTURE

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



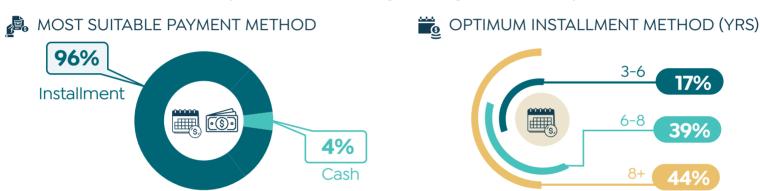
Concerning the preferred locations for the potential buyers, 58% of them have plans to buy second homes in New Alamein City, while 29% have plans to buy in Ras El-Hikma, but the remaining 13% intend to buy in other North Coast areas.



Moving to the different preferences and requests of potential summer home owners, the majority of them, accounting for 71%, prefer to own a chalet. Talking about the favorite unit area, most of our respondents, making up 38%, prefer to have a unit area of less than 80 sqm, while the least attractive unit area is more than 150 sqm at 4%.



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

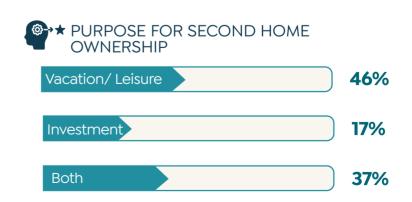


For the potential summer home owners, entertainment and security services come at the first two ranks, 96% and 92%, followed by commercial, medical, educational, and transportation services at 88%, 75%, 50%, and 17% respectively.

#### SERVICES NEEDED BY FUTURE BUYERS



46% of potential buyers intend to purchase summer homes for vacations, 17% plan to purchase for investments, and the remaining 37% will purchase second homes for both motives, vacations and investments.



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



#### POTENTIAL TO BECOME SECOND HOMES TENANT

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

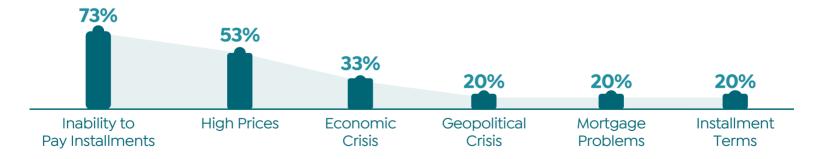




#### OBSTACLES OF BECOMING A SECOND HOME OWNER

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

#### THE OBSTACLES TO BUY SECOND HOME



Once those obstacles are dealt with and removed, 80% will prefer to go to the North Coast Area, while the remaining 20% prefer other areas.



#### **SECTION III:**

### TRENDY INVESTMENTS & SALES POTENTIAL FOR DEVELOPERS

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

#### **DEVELOPERS' SALES TECHNIQUES & MARKETING DRIVERS**

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



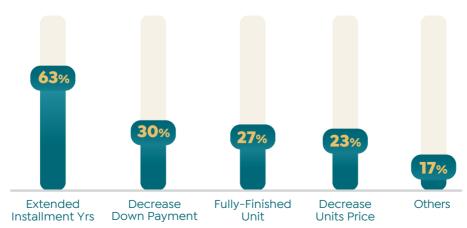
UNITS OF HIGH DEMAND IN NORTH COAST



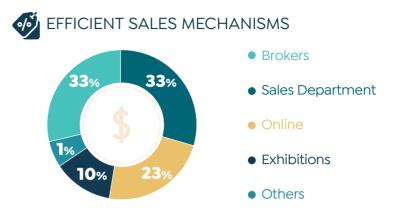
Regarding the companies' strategies to boost demand, it was found that 63% of respondents believe that extending the installment years is the main motive for consumers, Moreover, decreasing the down payments and providing fully-finished units on top of the list for 30%, and 27% respectively. 23% of surveyed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



#### SPECIAL OFFERS TO BOOST DEMAND



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



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



#### HIGHEST SUPPLY SERVICES IN NORTH COAST

















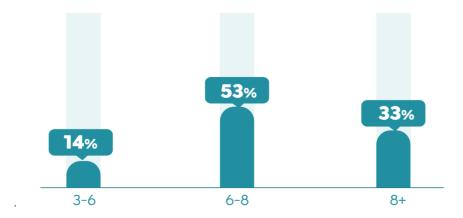
According to our survey, only 3% of our respondents believe that their consumers prefer paying for units using cash, while the remaining 97% said that their consumers prefer both methods of cash and installments.



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



#### CONSUMERS' PREFERRED INSTALLMENT PLAN (YRS)



#### **DEMAND & INVESTMENTS IN NORTH COAST**

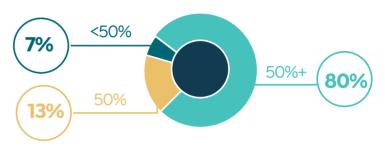
Taking a closer look at the North Coast's market, it was found that 73% of our surveyed developers said that North Coast projects account for more than half of their sales. However, 14% of the developers in this survey stated that only half of their sales are generated from North Coast properties, while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

#### R NORTH COAST SALES VS. OTHER AREAS



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

#### DEVELOPERS' INVESTMENTS IN NORTH COAST VS. OTHER AREAS



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





#### EXPECTED FUTURE INVESTMENTS IN **NORTH COAST**



#### **NEW ALAMEIN CITY MARKET INSIGHTS**

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

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









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









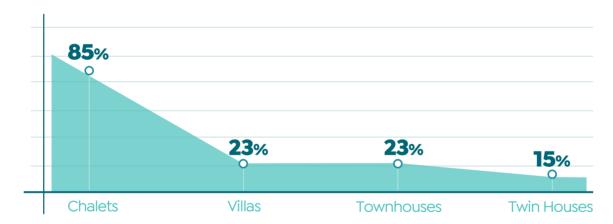
#### RAS EL-HIKMA MARKET INSIGHTS

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

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

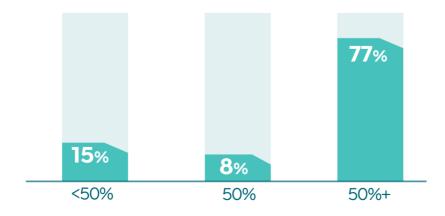


#### UNITS OF HIGH DEMAND IN RAS EL-HIKMA



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

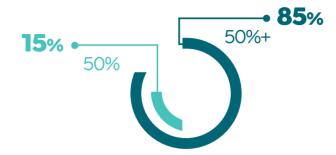
#### RAS EL-HIKMA SALES VS. OTHER AREAS



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



#### DEVELOPERS' INVESTMENTS IN RAS EL-HIKMA VS. OTHER AREAS



#### FUTURE EXPECTATIONS FOR THE NEW ALAMEIN CITY & **RAS EL-HIKMA**

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



#### EXPECTED FUTURE DEMAND IN NEW ALAMEIN CITY





EXPECTED FUTURE INVESTMENTS IN NEW ALAMEIN CITY





EXPECTED FUTURE DEMAND IN RAS EL-HIKMA



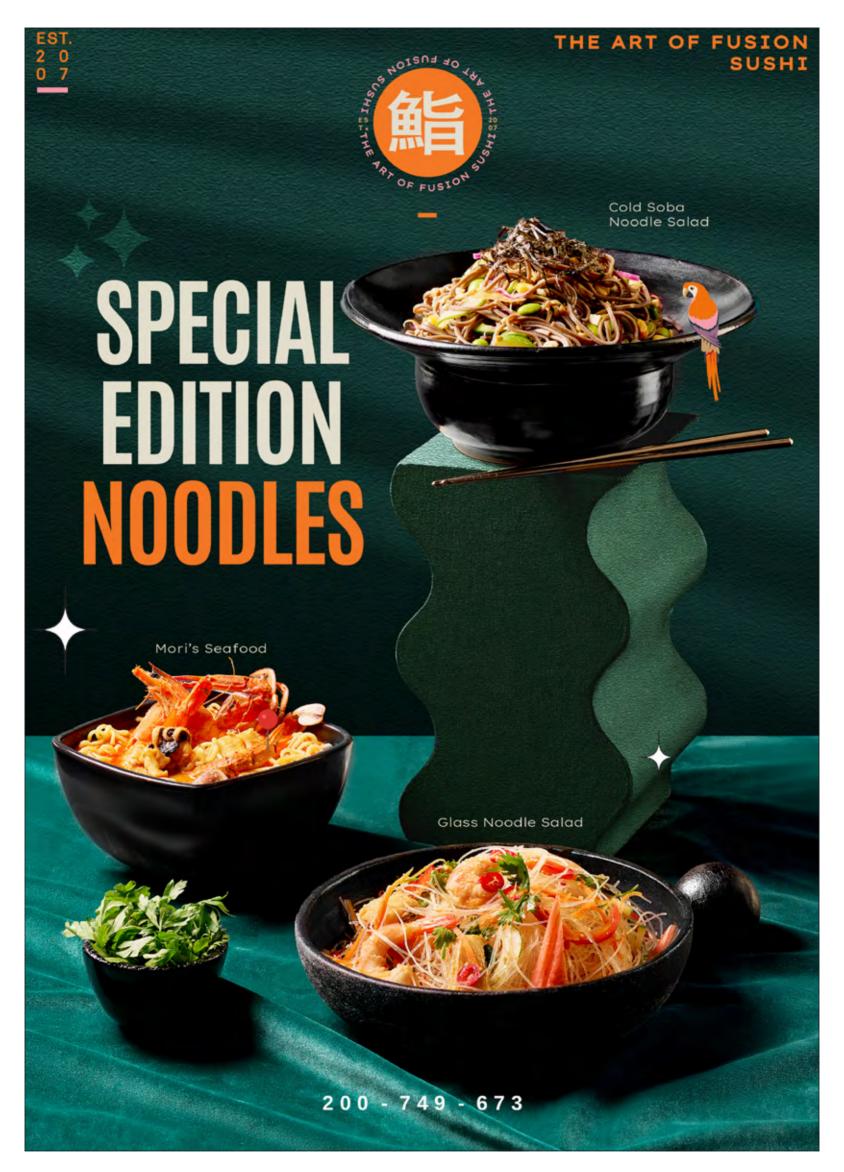


EXPECTED FUTURE INVESTMENTS IN RAS EL-HIKMA









## Telalians





## GOOD **VIBES THIS** SUMMER! # Attelalians

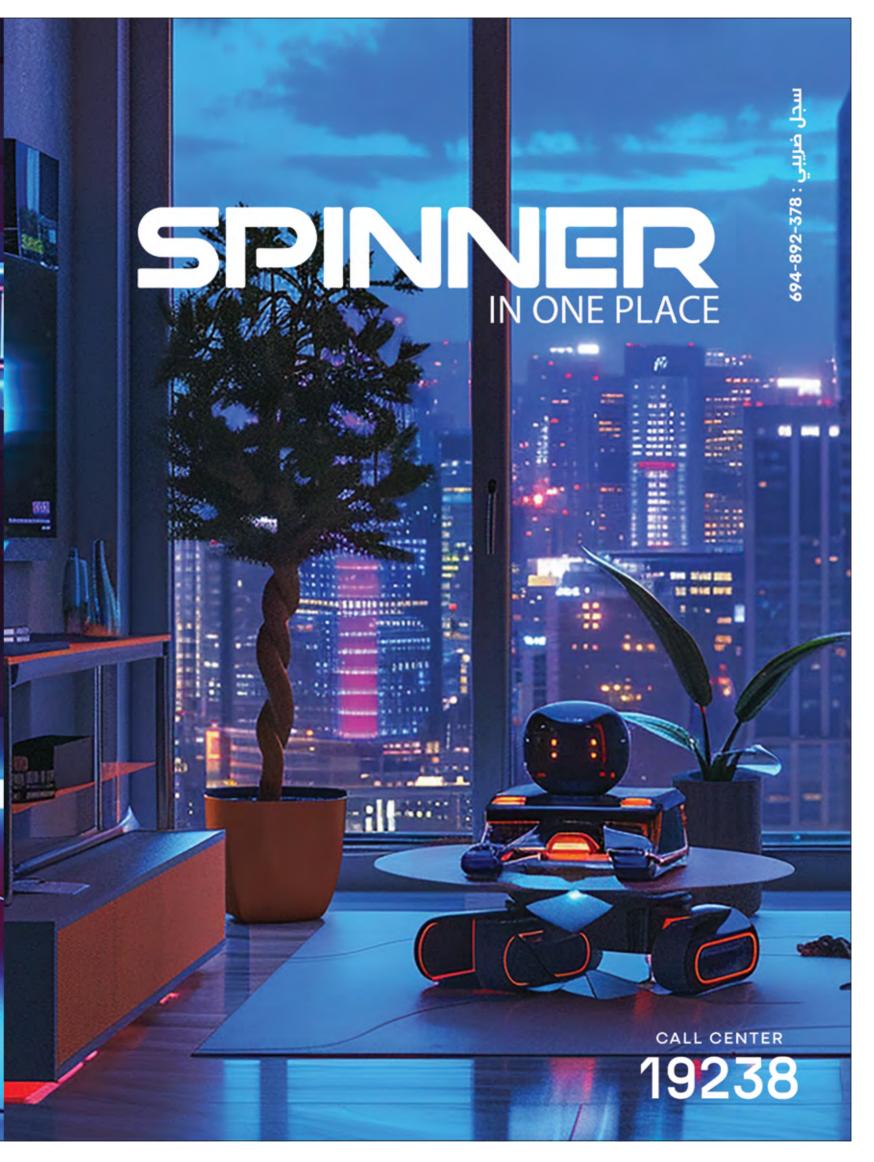
🜳 KILO 140, NORTH COAST



رقم التسجيل الضريبي: ٥٥٢-٤٩٠٠٠٨







# D.O.S.E

Sahel



الرقم الضريبي: ٢٠٢ - ١٣٠٠ - ١٣٧٧

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