



DAR AL ALAMIA
DEVELOPMENTS

acasă alma



CHAPTER ONE
THE DEVELOPER

DAR AL ALAMIA
**COMMUNITIES FOR
LIFE.**





COMMUNITIES *for* LIFE.

Al Alamia was founded in 1971 by Saleh Mohamed Abdullah as a luxury furniture company. Over the years, it has grown into a leading player in Egypt’s wooden furniture market and gained international presence by aligning with global trends. Its credibility was built through delivering major projects for both government and private sectors.

Leveraging its strong reputation and network, the company expanded into construction in 2010 with Dar Al Alamia for Building and Construction, quickly becoming one of Egypt’s fastest-growing firms in the sector.

Furthering its vision, Al Alamia also launched Dar Al Alamia Real Estate Development to create pioneering projects that offer distinctive living experiences across Egypt, delivering its first flagship project “Acasa” in 2025.

acasã acasă mia acasă alma





CHAPTER TWO
THE PROJECT

ACASA ALMA
ALIVE IN EVERY
DETAIL.



BOUTIQUE LIVING IN NEW CAIRO.
HOMES *with* A HEARTBEAT.

Acasa Alma isn't just a boutique compound in the heart of New Cairo— it's a sanctuary of space, serenity, and sophistication. Spanning 16 acres, this exclusive community is designed with intentional rarity, where low density living ensures privacy, tranquility, and an elevated lifestyle. With only a select number of residences, every home is part of a carefully crafted neighborhood, surrounded by lush green landscapes, serene water features and cycling and jogging tracks.

Moreover, an inviting outdoor clubhouse redefining leisure. Blending residential elegance with a vibrant mixed-use service area, Acasa Alma is more than a place to live — it's a refined destination where community, comfort, and convenience harmonize effortlessly.



ALIVE *in* EVERY DETAIL



YOUR EVERYDAY ESCAPE, RIGHT AT HOME.
OUTDOOR CLUBHOUSE.

At the heart of Acasa Alma lies its outdoor clubhouse — a vibrant gathering place where leisure, wellness, and community come together under the open sky. Surrounded by lush green landscapes and water features, the clubhouse is more than an amenity; it's a lifestyle hub.

Whether it's a morning coffee with neighbors, an afternoon of fitness and activity, or an evening of social connection, the space is designed to inspire moments of togetherness in a boutique, resort-like setting. Seamlessly blending nature with modern comfort, the clubhouse stands as the beating heart of Alma's exclusive community.





CHAPTER THREE

PROXIMITY & LOCATION

IN THE HEART OF
TRANQUILITY & CITY
ACTION.





Easttown Sodic

Green River

Mivida

Westin Cairo Golf & Spa

South 90

Middle Ring Rd.

La Vista City

University & Schools District

Hyde Park

Zed East

University of Hertfordshire Cairo

Hyde Park Central

La Vista

Military Academy

The Crest il Cazar

South 90

New Capital →

Sokhna Rd.

Middle Ring Rd.

Ever New Cairo Cred

il Cazar

acasă alma

Crescent Walk Marakez

acasă alma

The Octagon

MASTERPLAN

AN ENRICHING LIFESTYLE, ELEVATED *by* DESIGN.

Acasa Alma is thoughtfully planned across 16 acres to create an exclusive, low-density community that blends privacy, nature, and lifestyle.

The masterplan emphasizes open spaces, lush greenery, and water features, offering residents a serene environment with every convenience close at hand.

Key highlights include

Very low building density

Outdoor clubhouse

Cycling and jogging tracks

Mixed-use service area





CHAPTER FOUR
TYPES

- SPACE TO LIVE.
1. TOWNHOMES
2. TRIA BUILDINGS



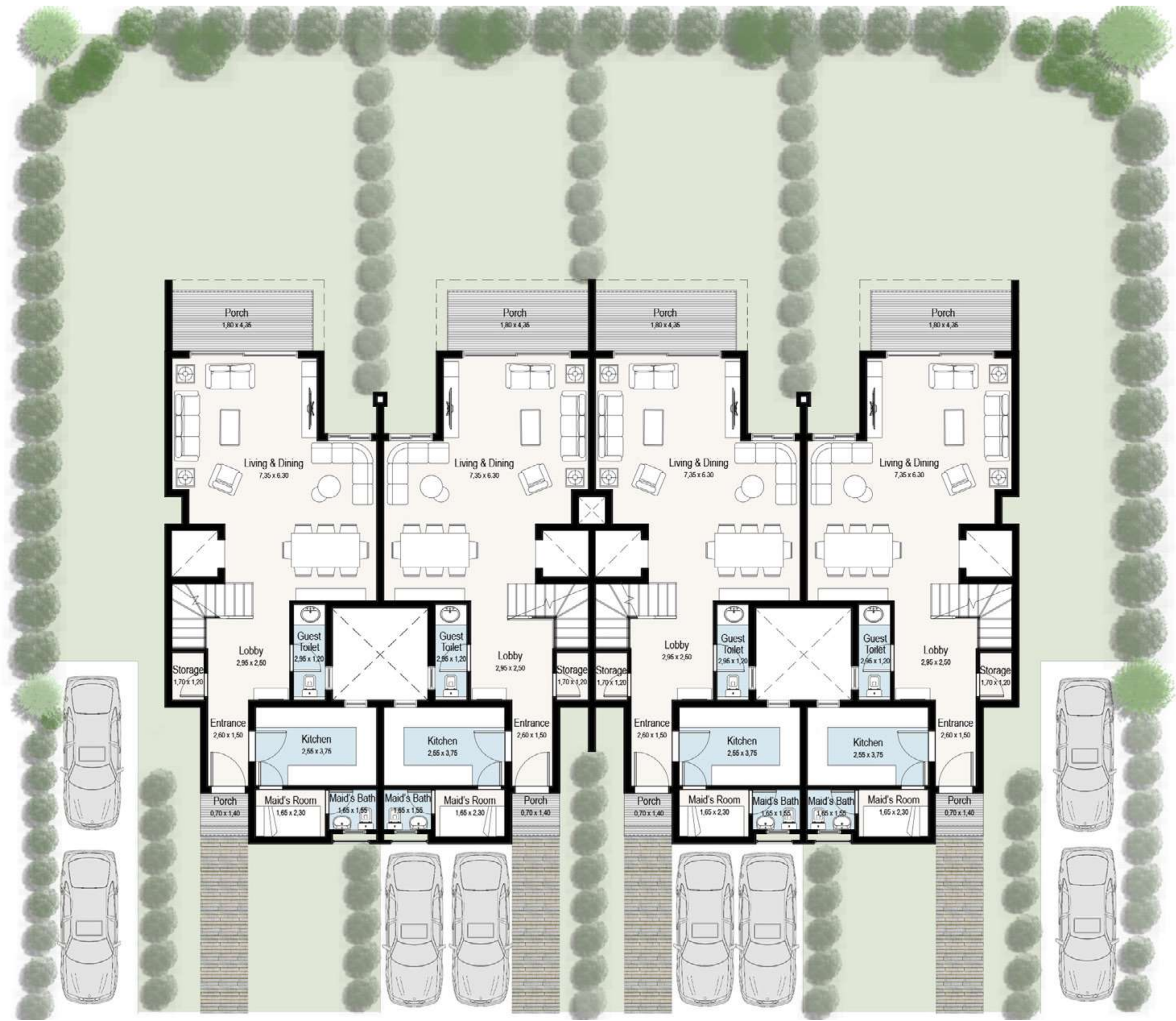


ONE
TOWNHOMES





TOWNHOMES | TA4
GROUND FLOOR



Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

TOWNHOMES | TA4
FIRST FLOOR



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TOWNHOMES | TA4
ROOF



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TOWNHOMES | TA4

220 m²

UNIT NO.

1

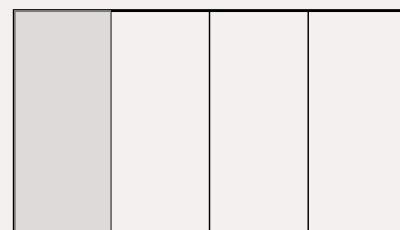
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA4

220 m²

UNIT NO.

2

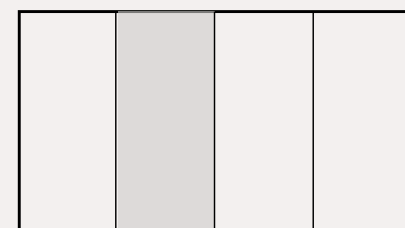
BEDROOMS

4

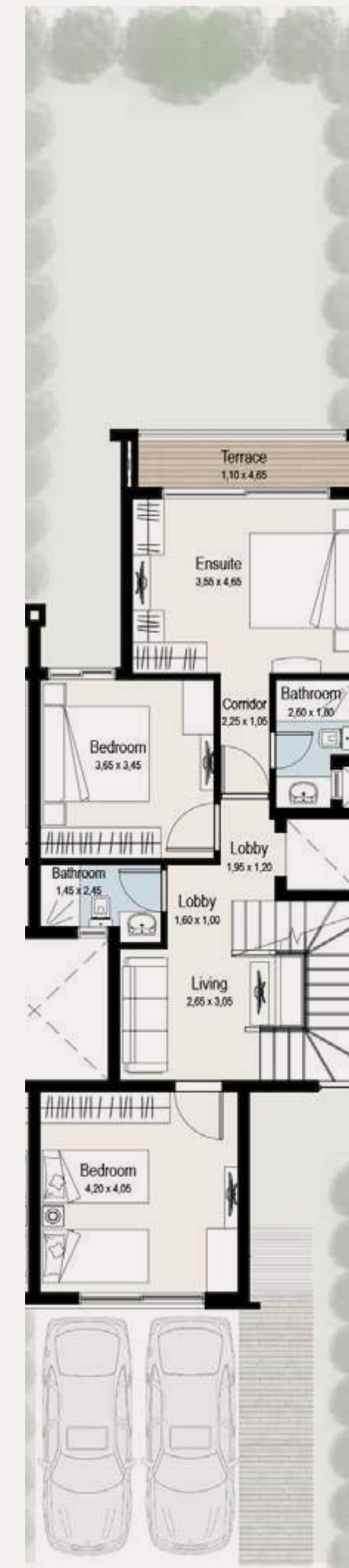
BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA4

220 m²

UNIT NO.

3

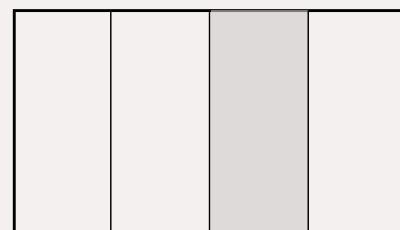
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA4

220 m²

UNIT NO.

4

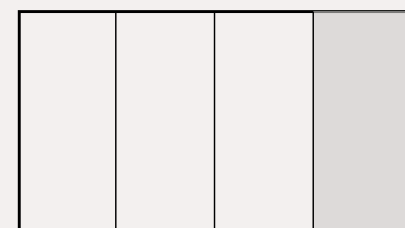
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



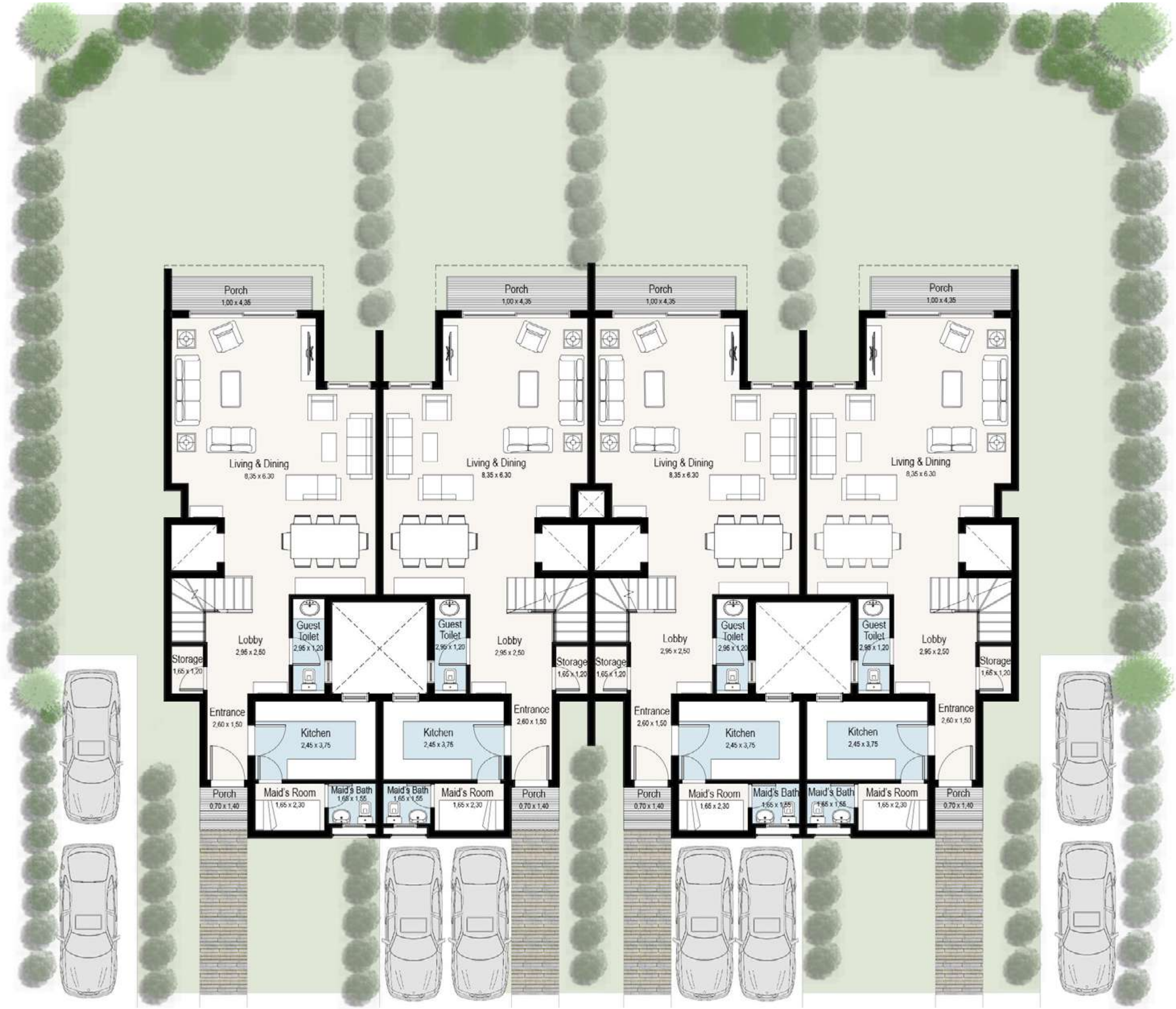
FIRST FLOOR



ROOF

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TOWNHOMES | TB4
GROUND FLOOR



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TOWNHOMES | TB4

240 m²

UNIT NO.

1

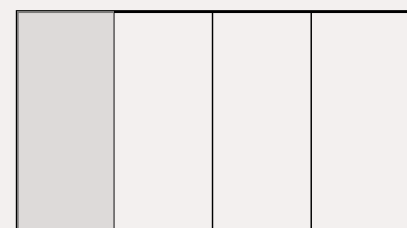
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TB4

240 m²

UNIT NO.

2

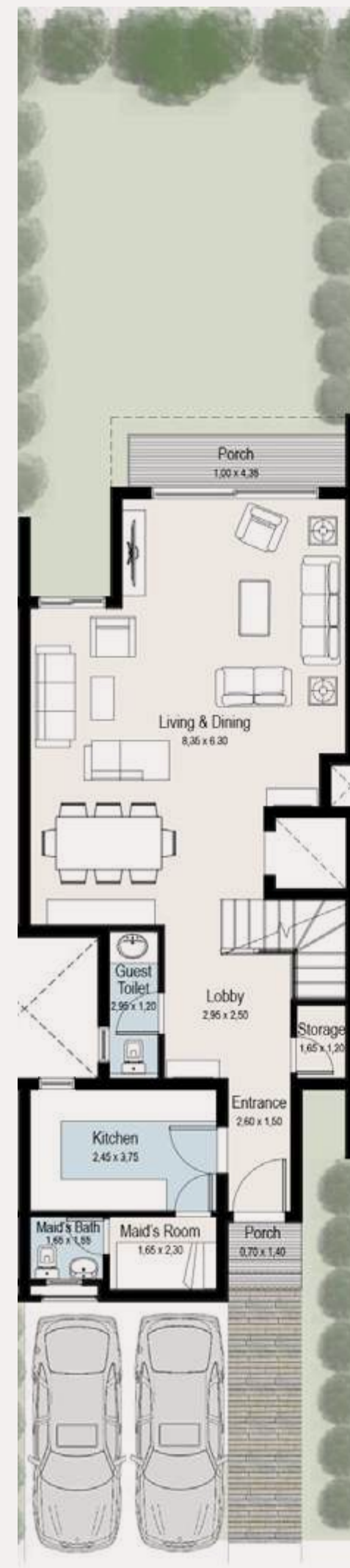
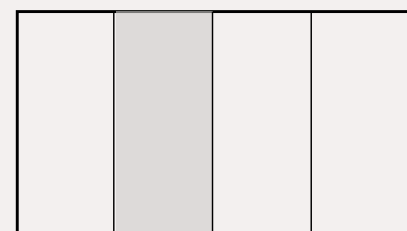
BEDROOMS

4

BATHROOMS

7

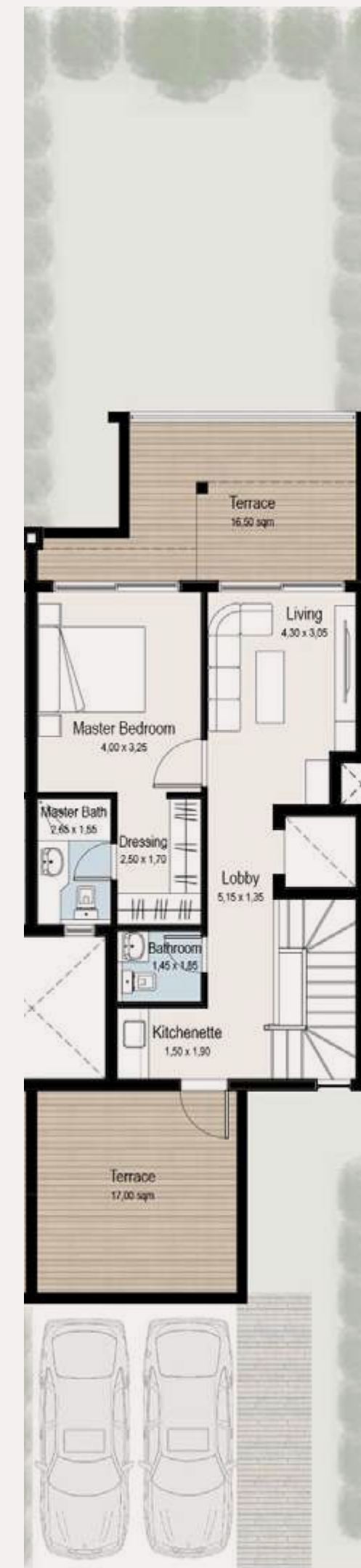
KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TB4

240 m²

UNIT NO.

3

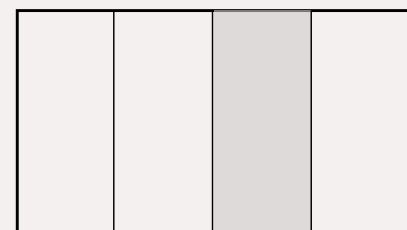
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TB4

240 m²

UNIT NO.

4

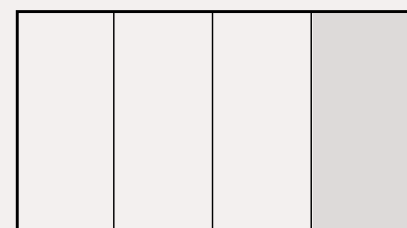
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



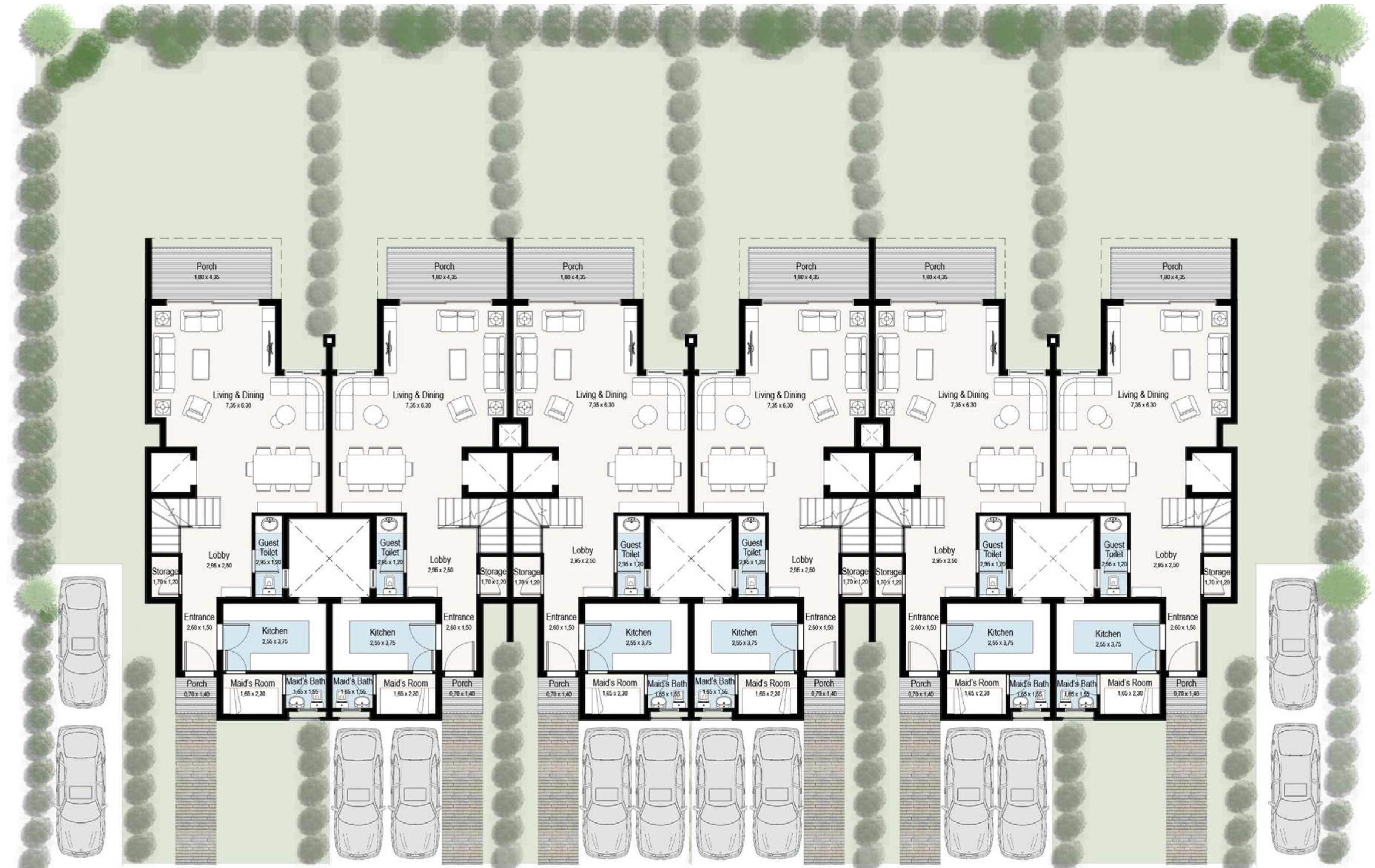
FIRST FLOOR



ROOF

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TOWNHOMES | TA6
GROUND FLOOR



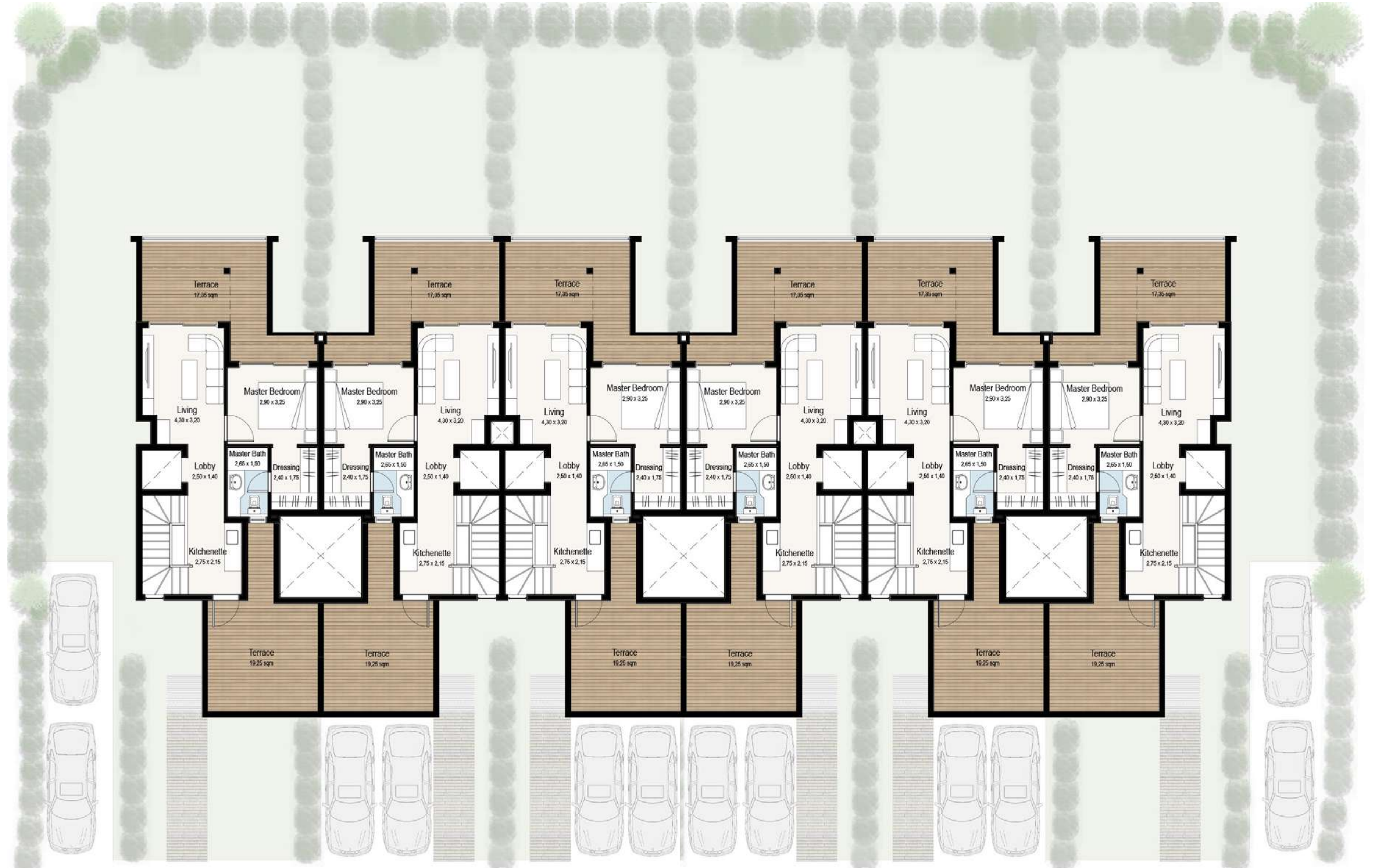
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TOWNHOMES | TA6
FIRST FLOOR



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TOWNHOMES | TA6
ROOF



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TOWNHOMES | TA6

220 m²

UNIT NO.

1

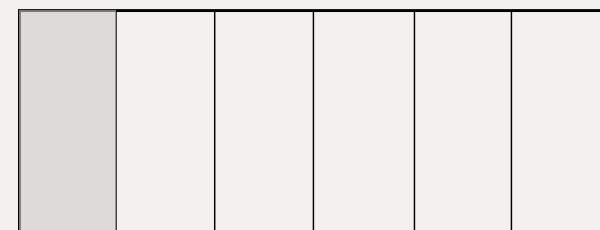
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA6

220 m²

UNIT NO.

2

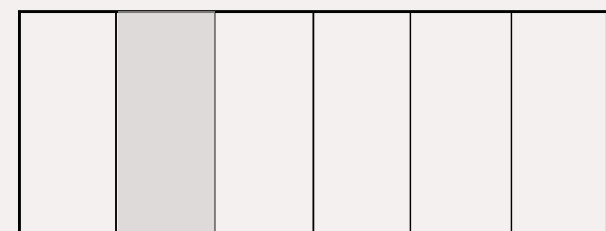
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA6

220 m²

UNIT NO.

3

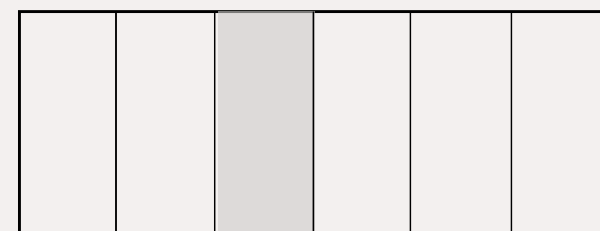
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA6

220 m²

UNIT NO.

4

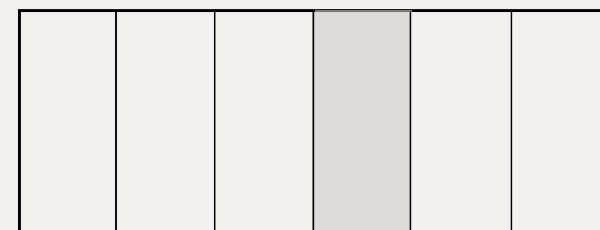
BEDROOMS

4

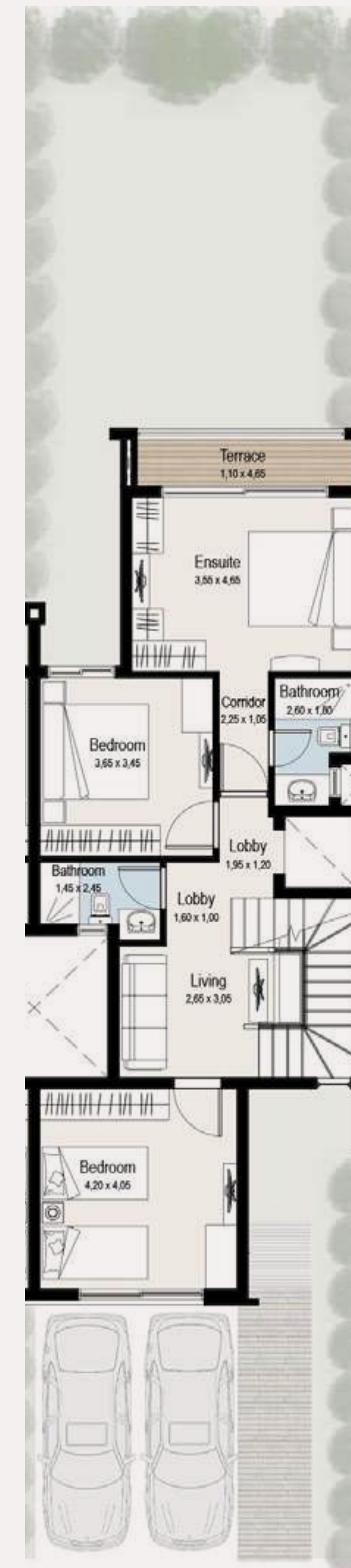
BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA6

220 m²

UNIT NO.

5

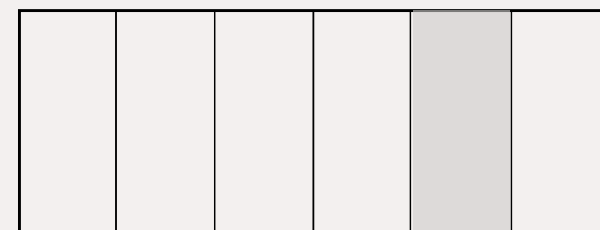
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TA6

220 m²

UNIT NO.

6

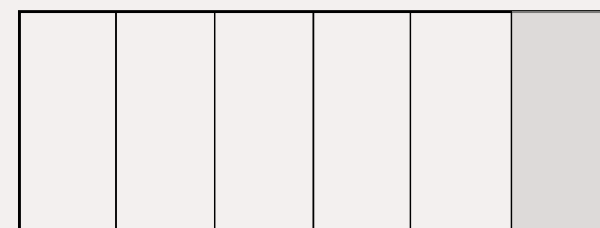
BEDROOMS

4

BATHROOMS

5

KEYPLAN



GROUND FLOOR



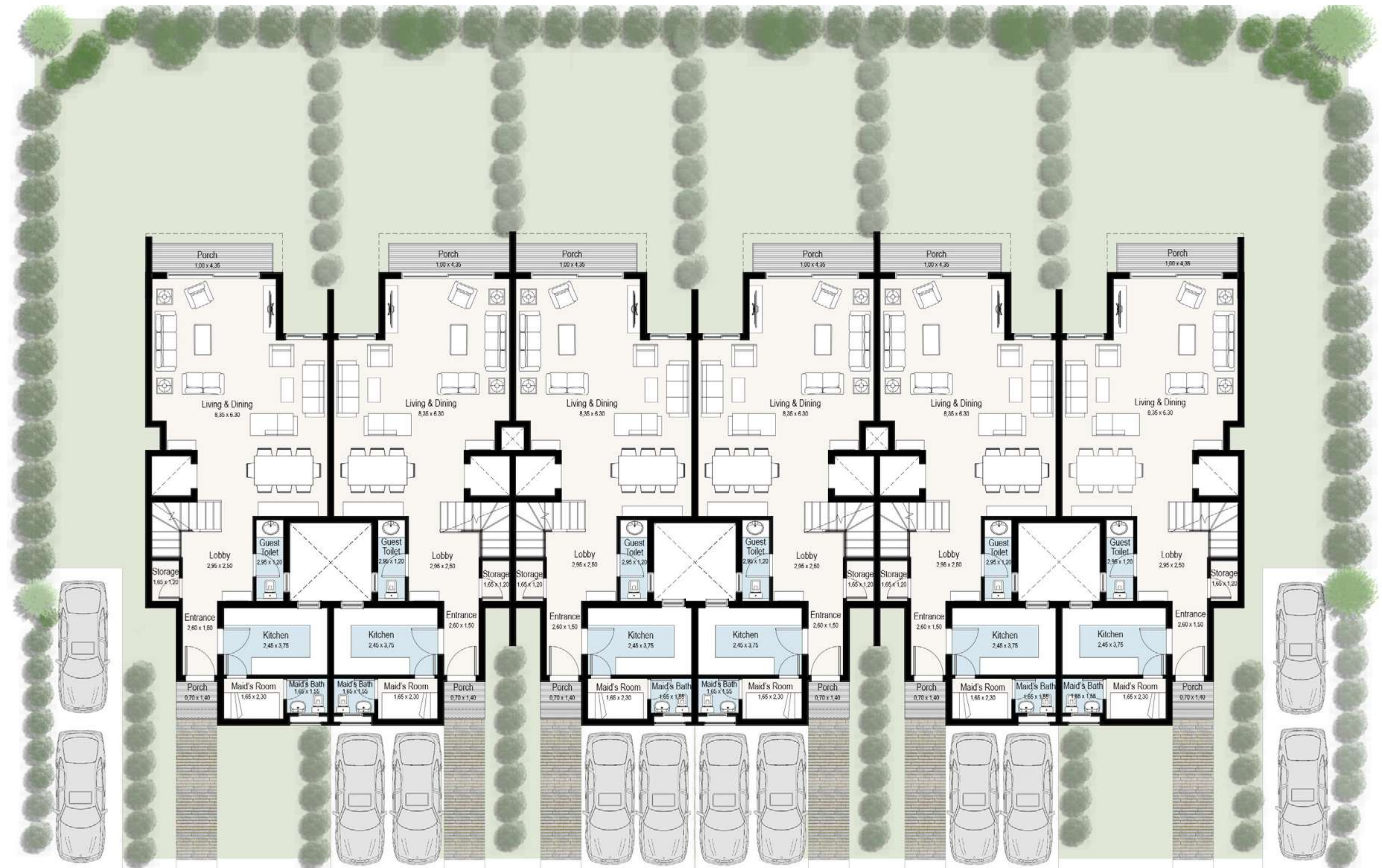
FIRST FLOOR



ROOF

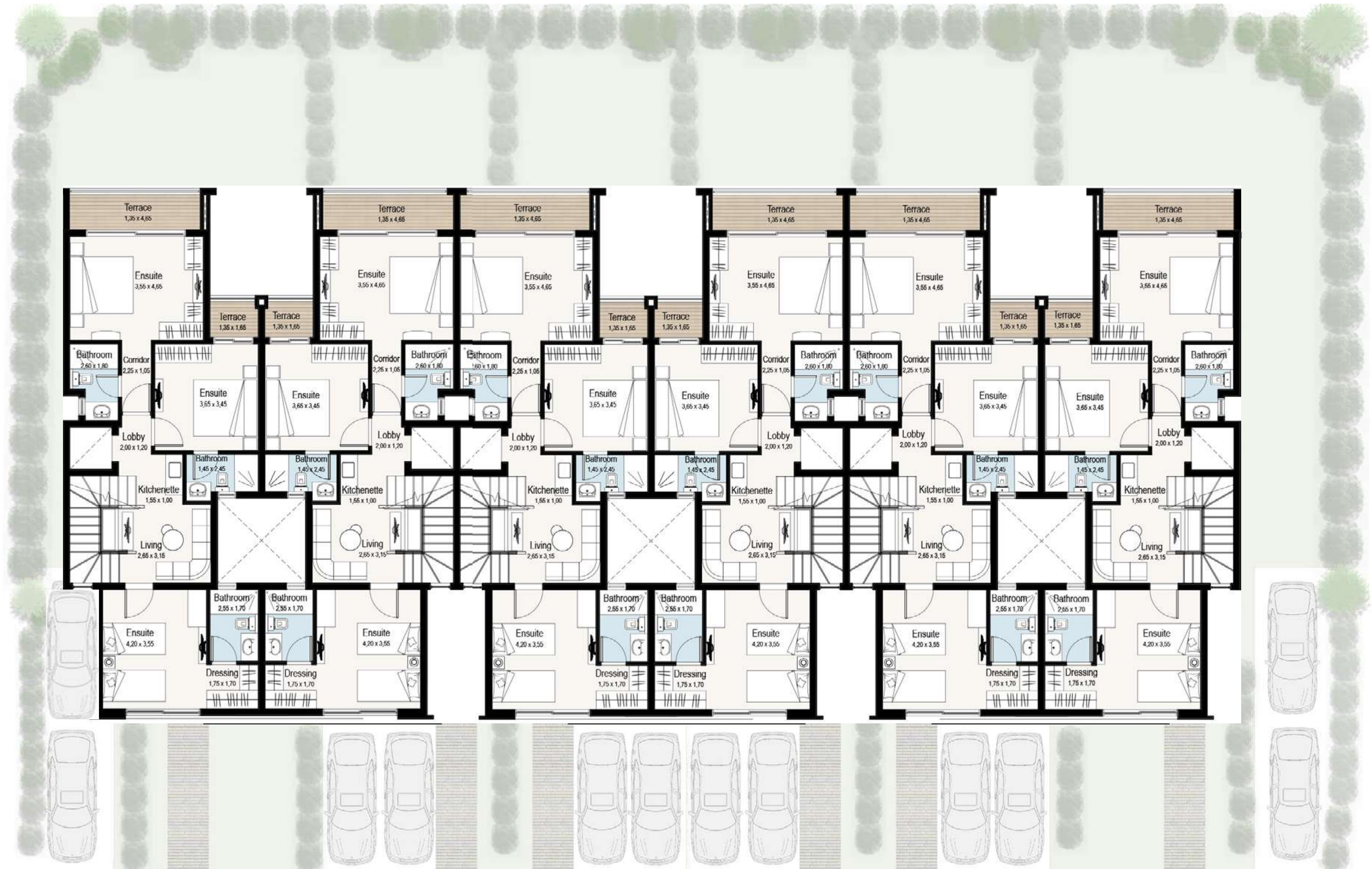
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TOWNHOMES | TB6
GROUND FLOOR



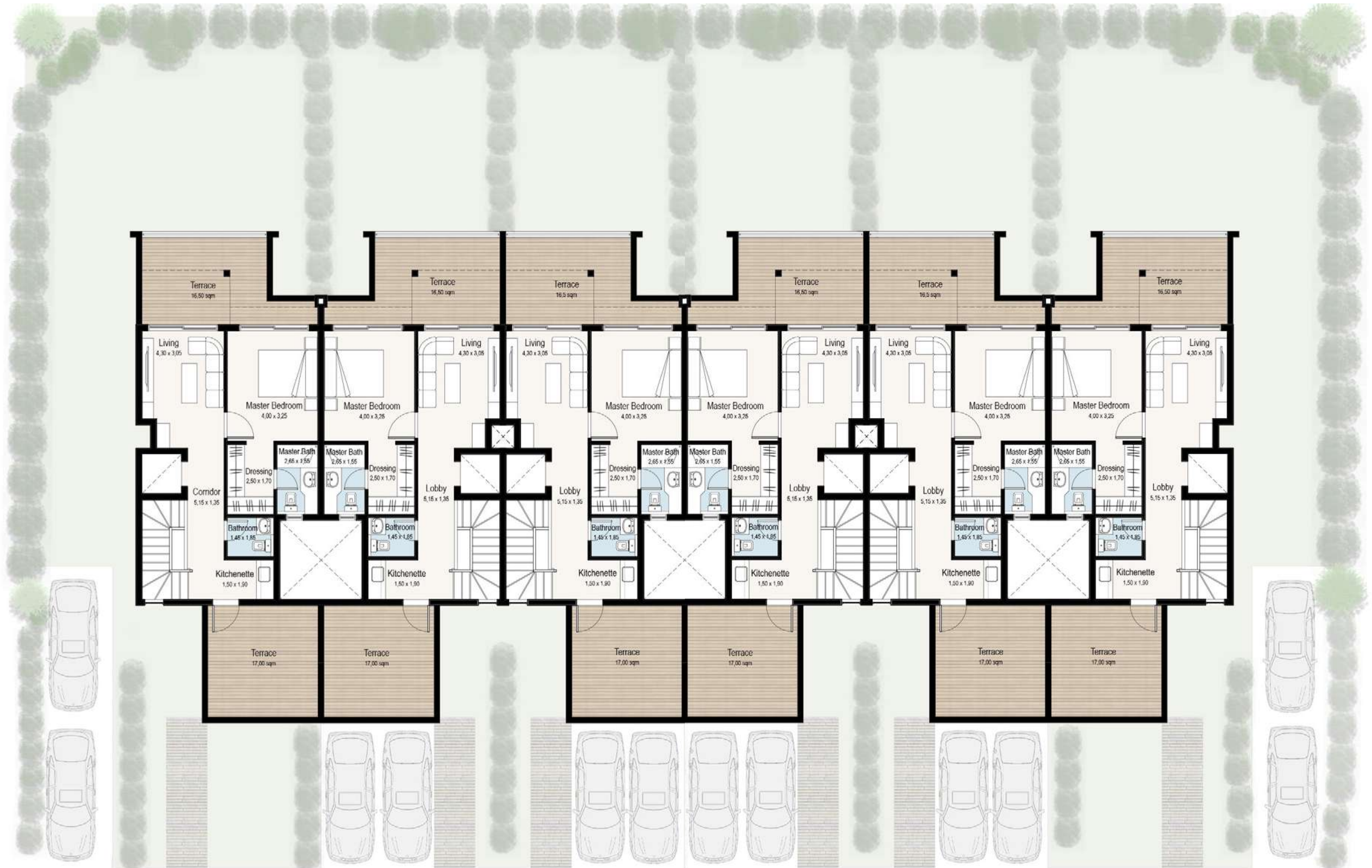
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TOWNHOMES | TB6
FIRST FLOOR



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TOWNHOMES | TB6
ROOF



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TOWNHOMES | TB6

240 m²

UNIT NO.

2

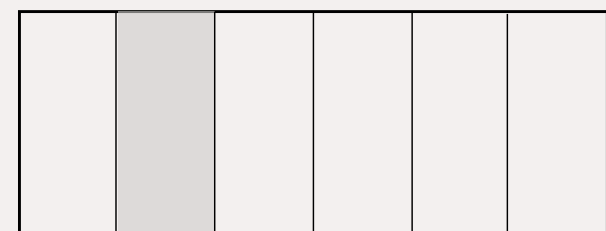
BEDROOMS

4

BATHROOMS

7

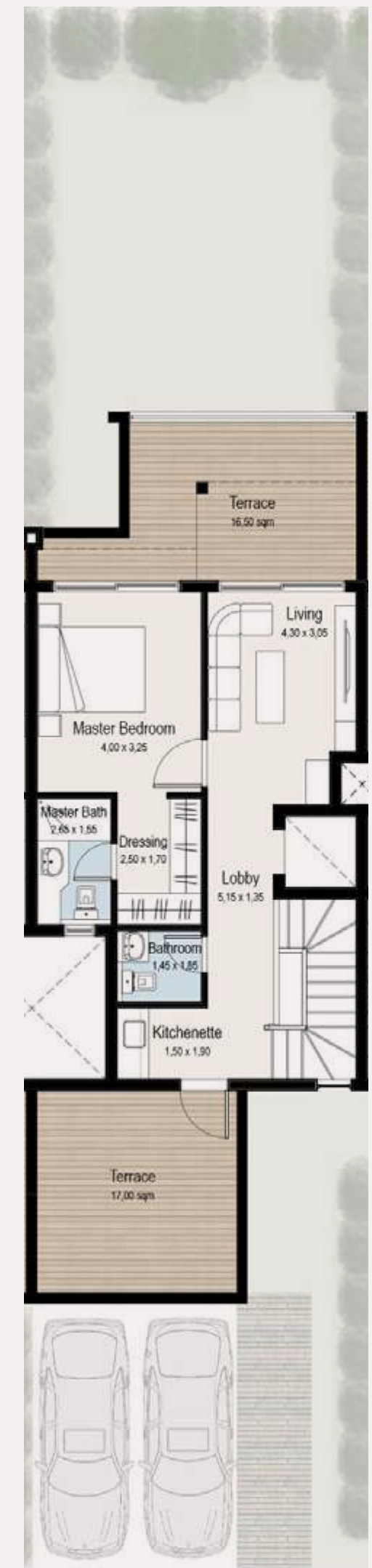
KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TB6

240 m²

UNIT NO.

3

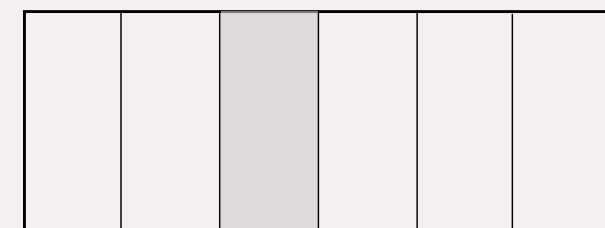
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TB6

240 m²

UNIT NO.

4

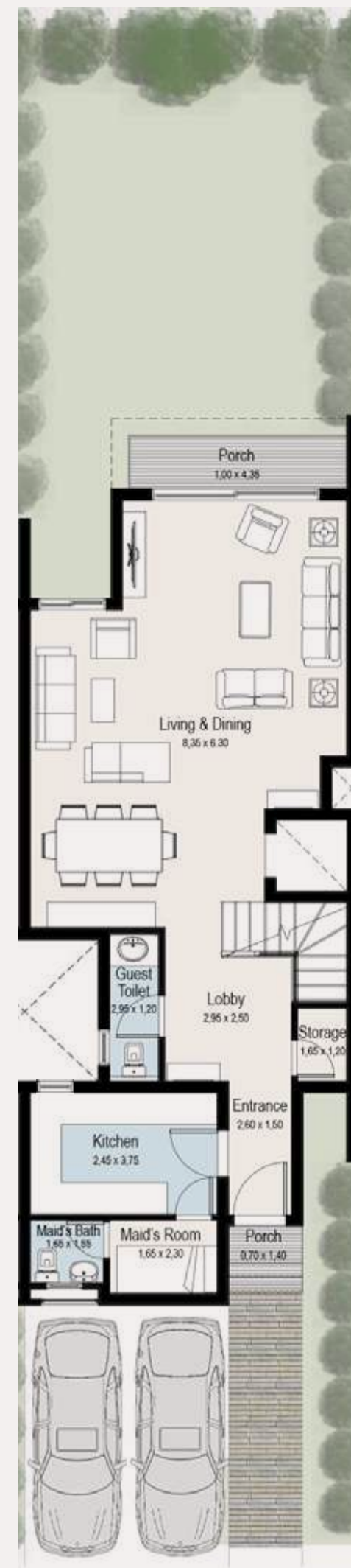
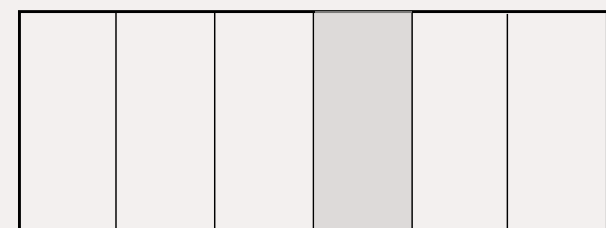
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

TOWNHOMES | TB6

240 m²

UNIT NO.

5

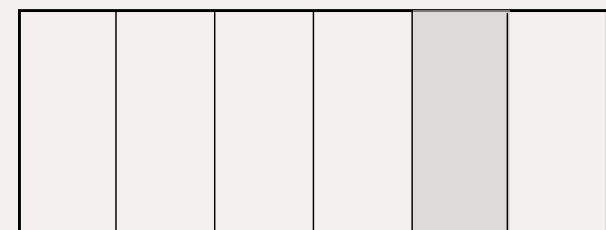
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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TOWNHOMES | TB6

240 m²

UNIT NO.

5

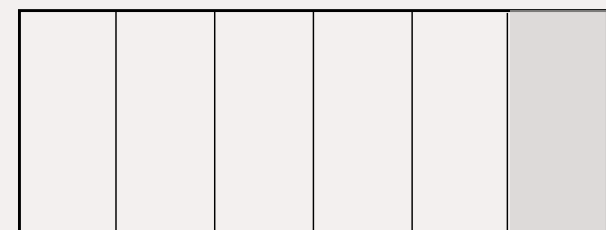
BEDROOMS

4

BATHROOMS

7

KEYPLAN



GROUND FLOOR



FIRST FLOOR



ROOF

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DUPLEXES + APARTMENTS

TRIA BUILDINGS





TWO
GARDEN DUPLEX

GARDEN DUPLEX GROUND FLOOR



Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

GARDEN DUPLEX FIRST FLOOR



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GARDEN DUPLEX

255 m²

ENTRANCE

UNIT NO.

A

1

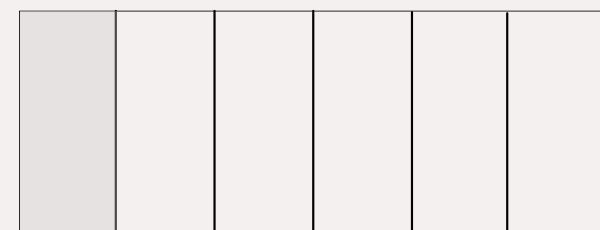
BEDROOMS

BATHROOMS

3

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

GARDEN DUPLEX

255 m²

ENTRANCE

UNIT NO.

A

2

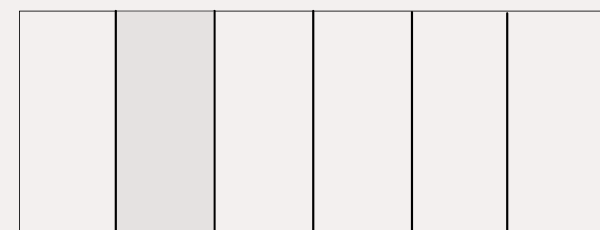
BEDROOMS

BATHROOMS

3

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

GARDEN DUPLEX

255 m²

ENTRANCE

UNIT NO.

B

2

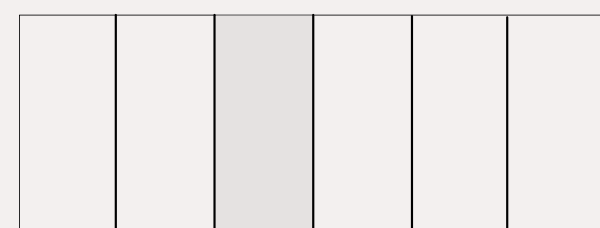
BEDROOMS

BATHROOMS

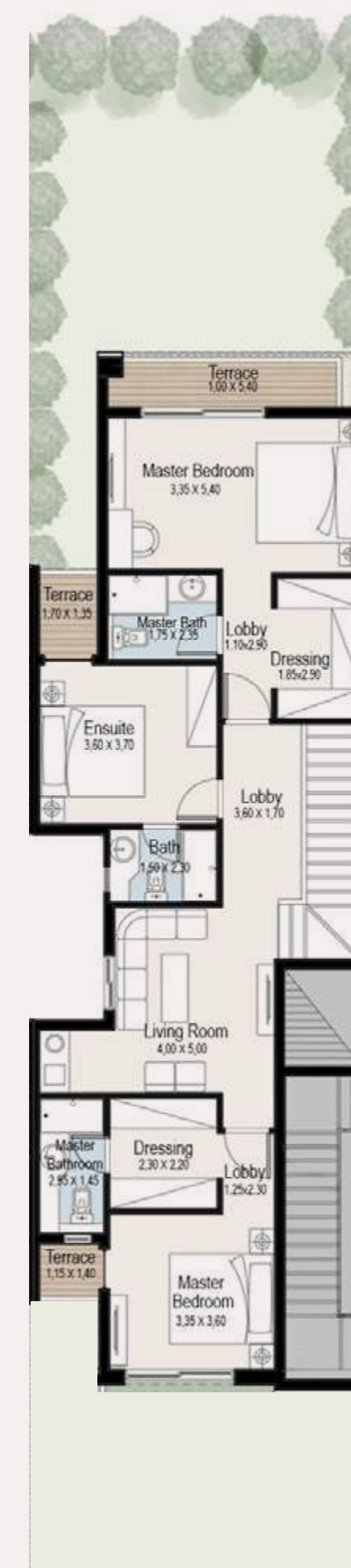
3

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR

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GARDEN DUPLEX

255 m²

ENTRANCE

UNIT NO.

B

1

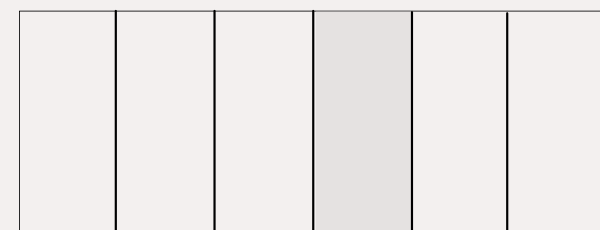
BEDROOMS

BATHROOMS

3

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

GARDEN DUPLEX

255 m²

ENTRANCE

UNIT NO.

C

1

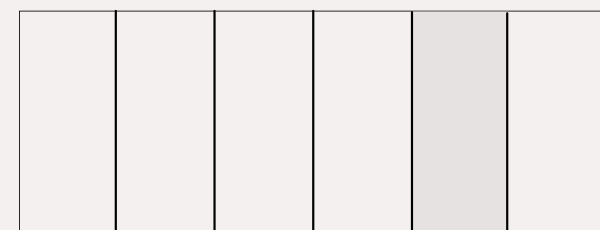
BEDROOMS

BATHROOMS

3

5

KEYPLAN



GROUND FLOOR



FIRST FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

GARDEN DUPLEX

255 m²

ENTRANCE

UNIT NO.

C

2

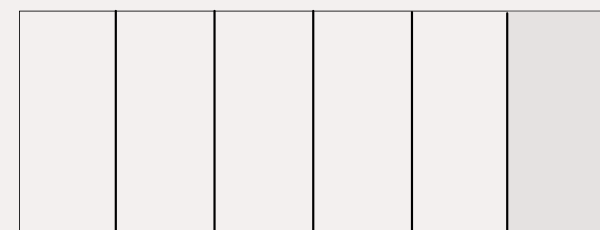
BEDROOMS

BATHROOMS

3

5

KEYPLAN



GROUND FLOOR



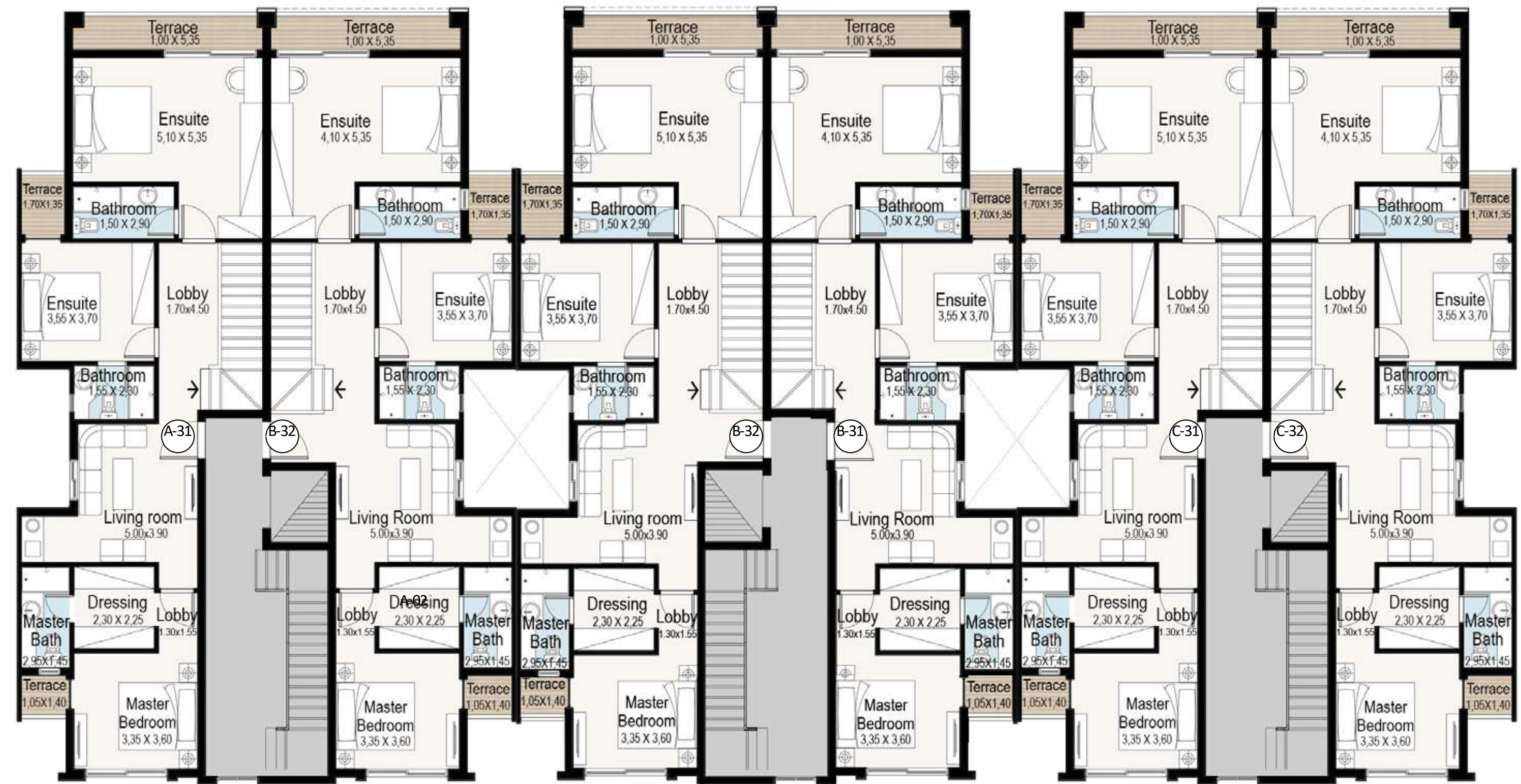
FIRST FLOOR

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A woman's profile is shown in silhouette, looking upwards against a clear blue sky. Her hair is dark and appears to be blowing in the wind. The text 'THREE SKY DUPLEX' is overlaid in white, centered on the image.

THREE
SKY DUPLEX

SKY DUPLEX
THIRD FLOOR



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SKY DUPLEX
ROOF



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SKY DUPLEX

247 m²

ENTRANCE

UNIT NO.

A

31

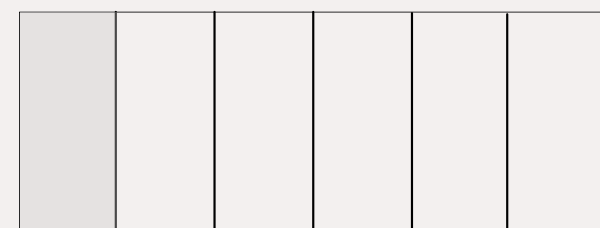
BEDROOMS

BATHROOMS

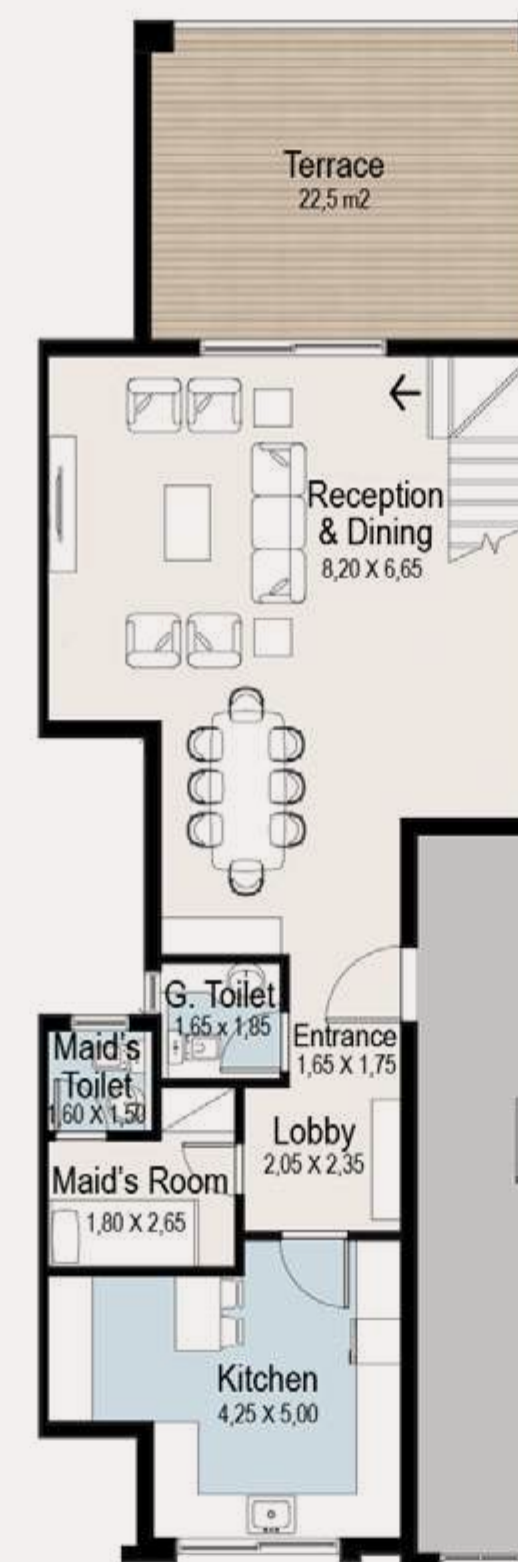
3

5

KEYPLAN



THIRD FLOOR



ROOF

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

SKY DUPLEX

247 m²

ENTRANCE

UNIT NO.

A

32

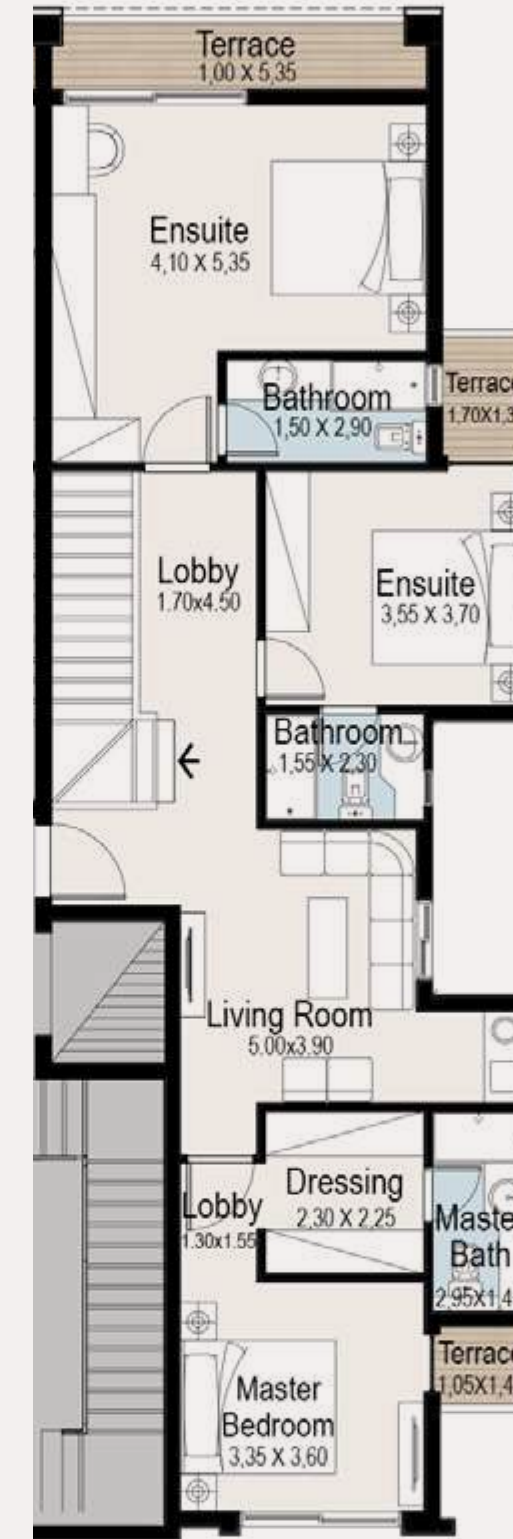
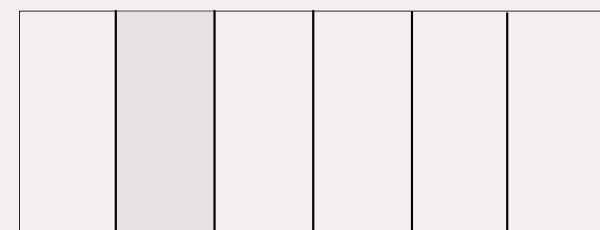
BEDROOMS

BATHROOMS

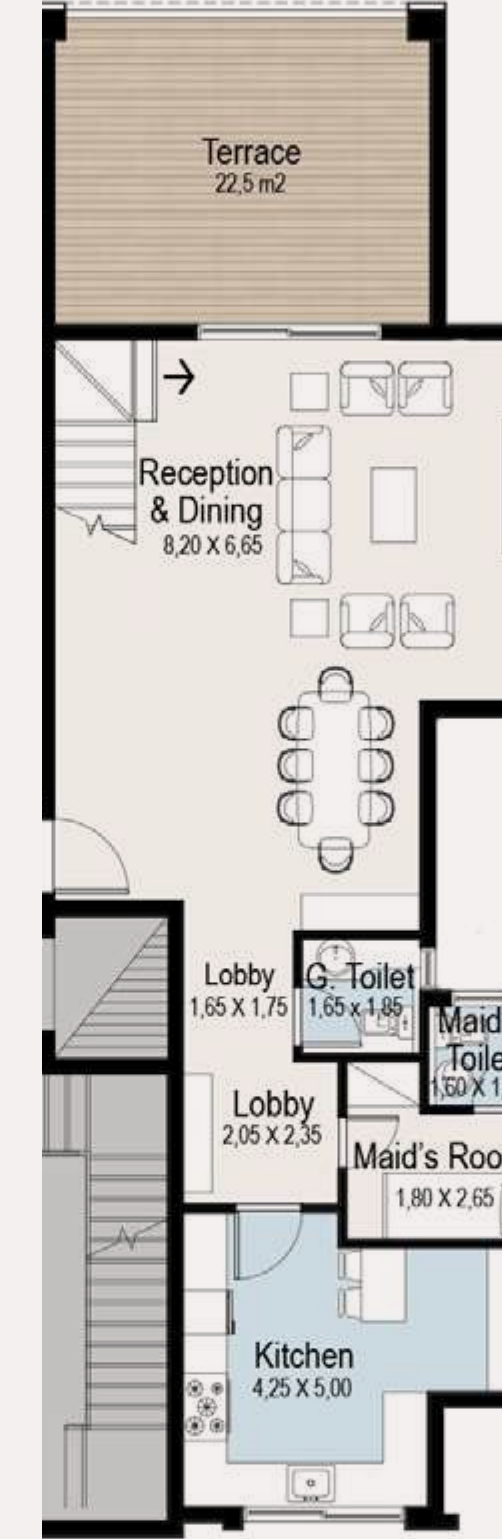
3

5

KEYPLAN



THIRD FLOOR



ROOF

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SKY DUPLEX

247 m²

ENTRANCE

UNIT NO.

B

32

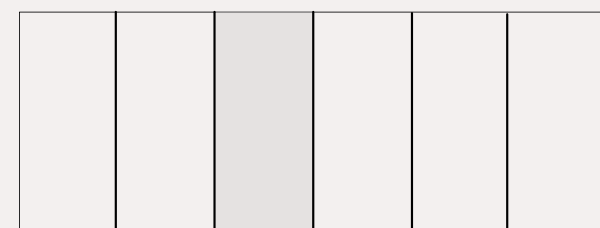
BEDROOMS

BATHROOMS

3

5

KEYPLAN



THIRD FLOOR



ROOF

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SKY DUPLEX

247 m²

ENTRANCE

UNIT NO.

B

31

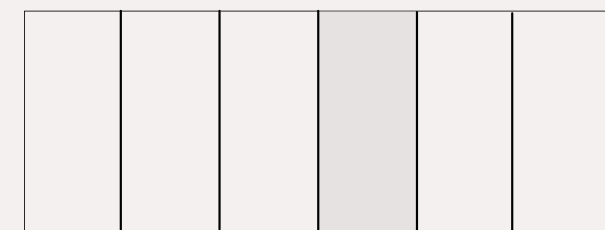
BEDROOMS

BATHROOMS

3

5

KEYPLAN



THIRD FLOOR



ROOF

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SKY DUPLEX

247 m²

ENTRANCE

UNIT NO.

C

31

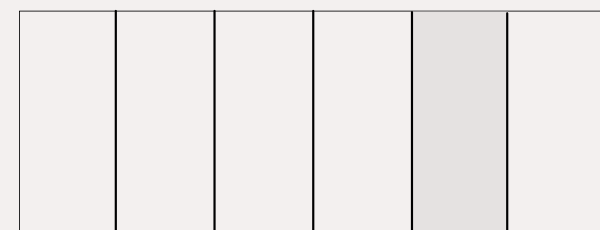
BEDROOMS

BATHROOMS

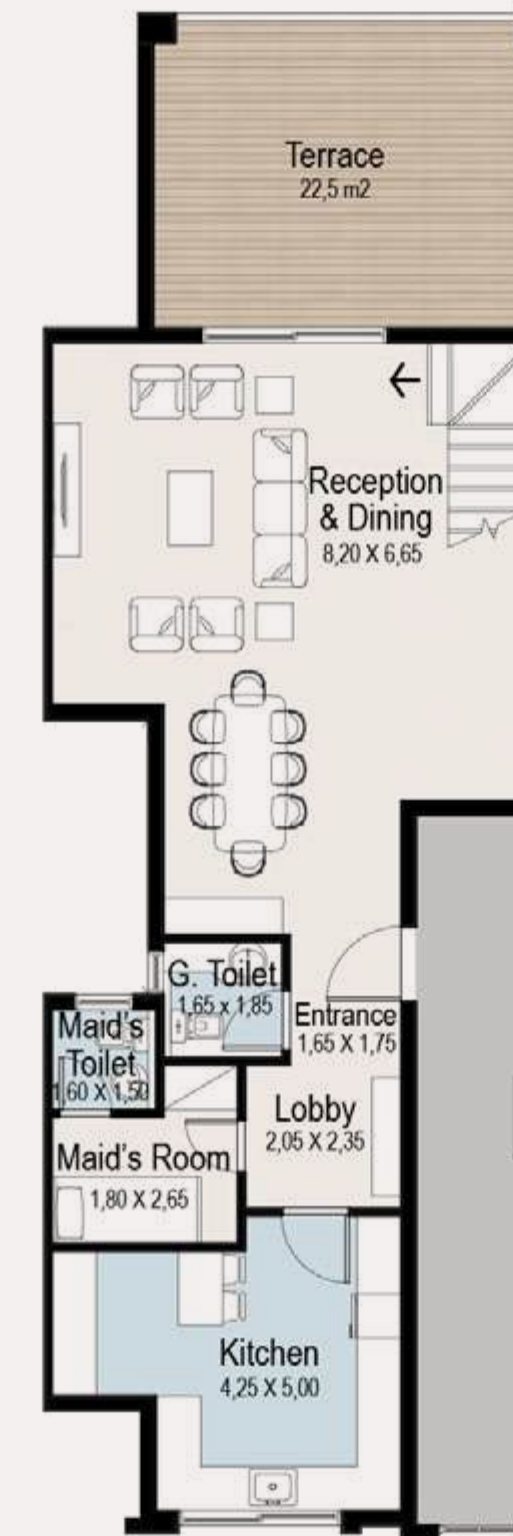
3

5

KEYPLAN



THIRD FLOOR



ROOF

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SKY DUPLEX

247 m²

ENTRANCE

UNIT NO.

C

32

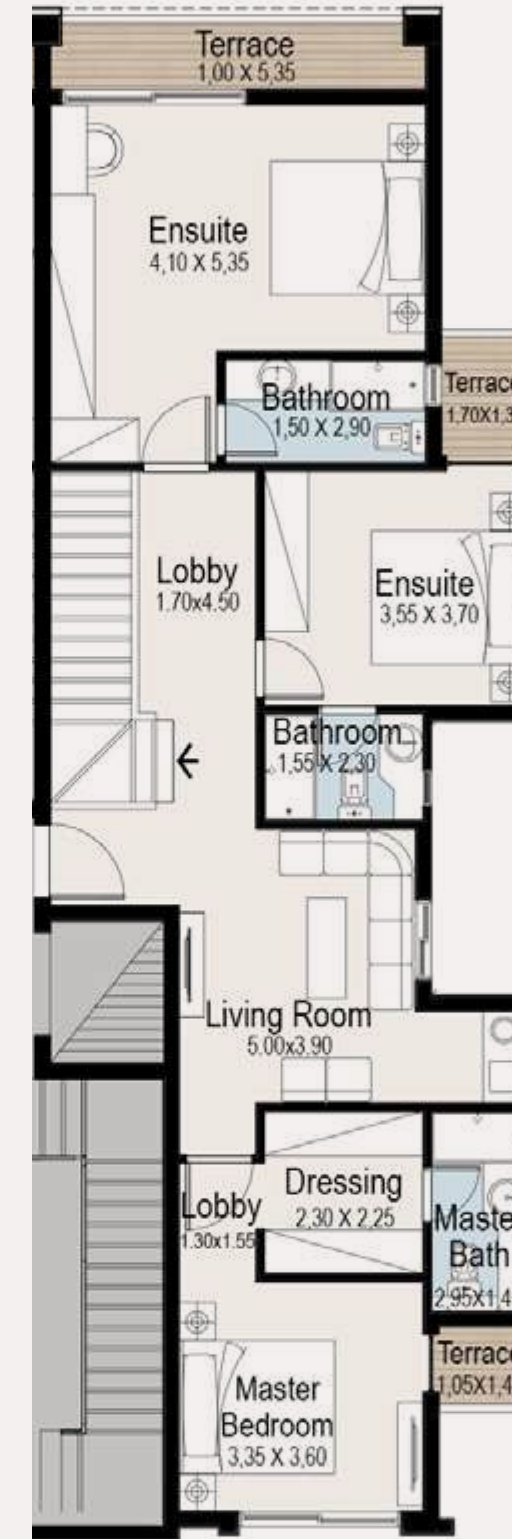
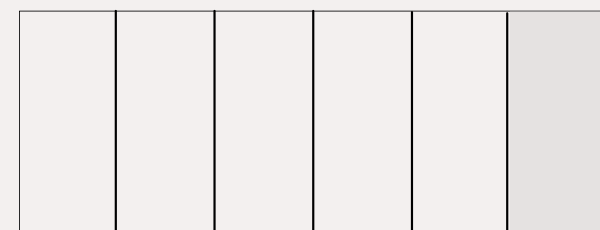
BEDROOMS

BATHROOMS

3

5

KEYPLAN



THIRD FLOOR



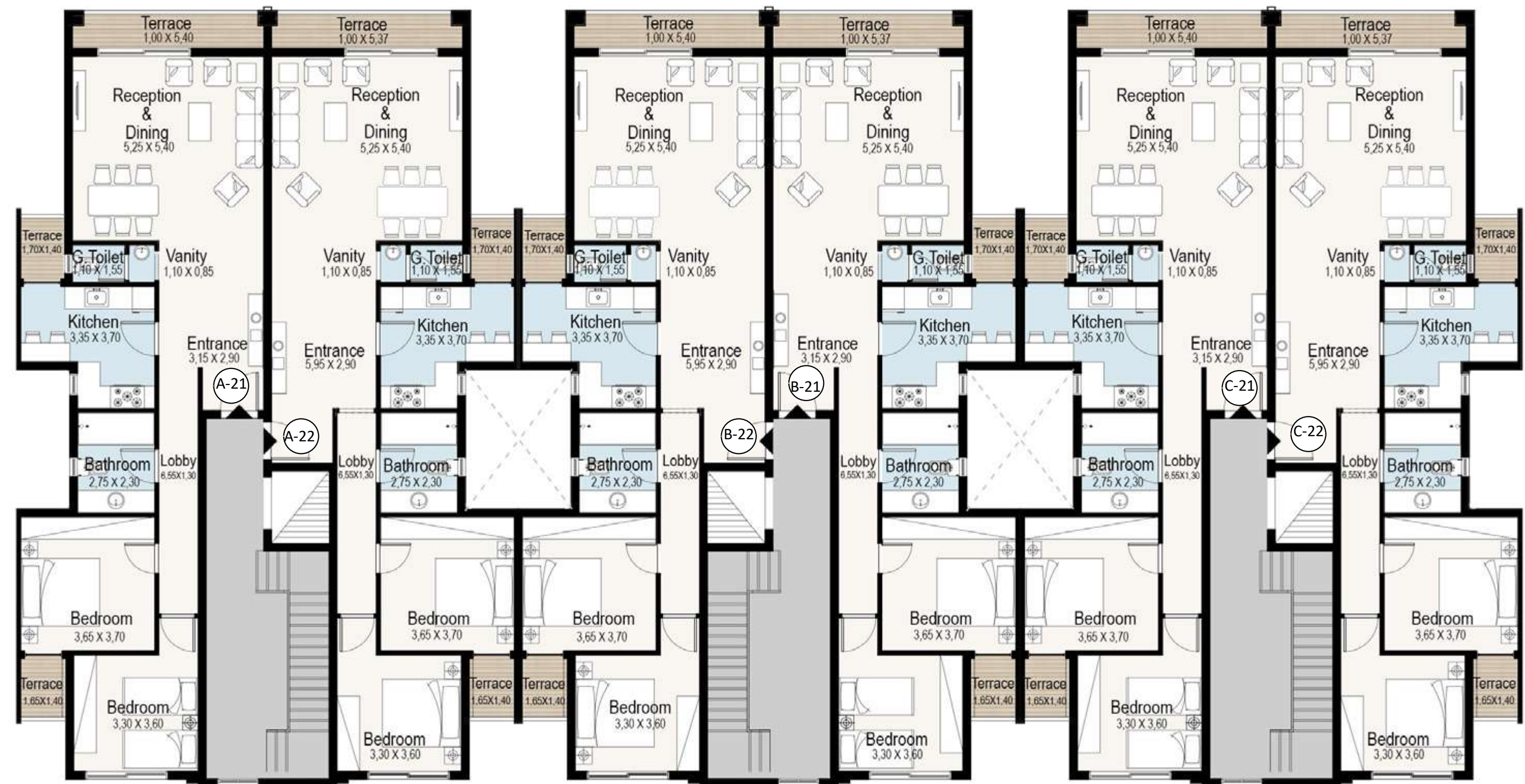
ROOF

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FOUR
APARTMENTS

APARTMENT
SECOND FLOOR



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APARTMENT

130 m²

ENTRANCE

UNIT NO.

A

21

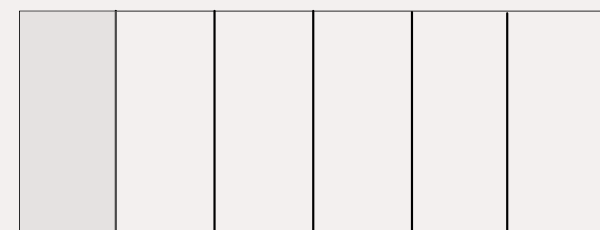
BEDROOMS

BATHROOMS

2

2

KEYPLAN



SECOND FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

APARTMENT

130 m²

ENTRANCE

UNIT NO.

A

22

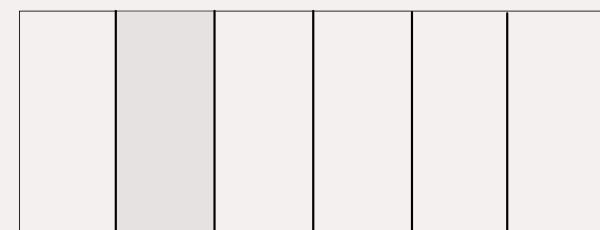
BEDROOMS

BATHROOMS

2

2

KEYPLAN



SECOND FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

APARTMENT

130 m²

ENTRANCE

UNIT NO.

B

22

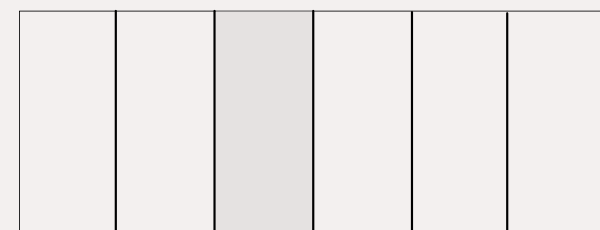
BEDROOMS

BATHROOMS

2

2

KEYPLAN



SECOND FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

APARTMENT

130 m²

ENTRANCE

UNIT NO.

B

21

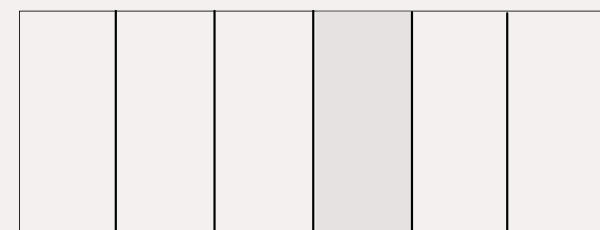
BEDROOMS

BATHROOMS

2

2

KEYPLAN



SECOND FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

APARTMENT

130 m²

ENTRANCE

UNIT NO.

C

21

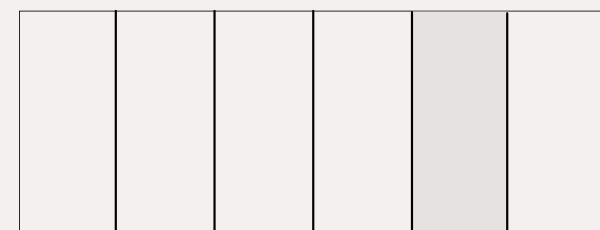
BEDROOMS

BATHROOMS

2

2

KEYPLAN



SECOND FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.

APARTMENT

130 m²

ENTRANCE

UNIT NO.

C

22

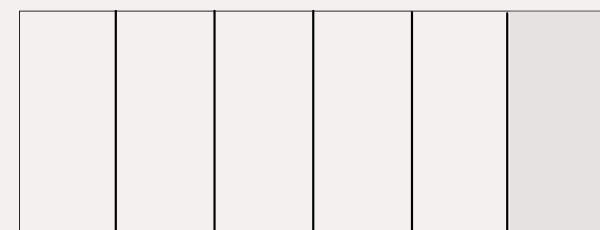
BEDROOMS

BATHROOMS

2

2

KEYPLAN



SECOND FLOOR

Disclaimers 1. Actual areas may vary from the stated area drawings 2. The architectural details, dimensions and area in this plan are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. Each garden plot will vary based on the location of the building. 4. Allowance of 5% variance 5. All materials, dimensions and drawings are approximate, information subject to change without notice. 6. All dimensions exclude the services and common areas. 7. All dimensions are from wall axis to wall axis 8. The location and terraces may vary.



CHAPTER FIVE
PARTNERS



PARTNERS



INVERSION



DAR AL ALAMIA
DEVELOPMENTS