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AUREA Almira

26

EVERY SPACE, DETAIL, AND EXPERIENCE IS SHAPED WITH INTENTION, CREATING A COMMUNITY WHERE EXCEPTIONAL QUALITY IS NOT TREATED AS AN UPGRADE, BUT AS THE STANDARD.


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ALMIRA
DEVELOPMENT
GATE 1

ABOUT ALMIRA DEVELOPMENT:

ALMIRA DEVELOPMENT WAS FOUNDED IN OCTOBER 2020 TO ANSWER A CLEAR GAP IN THE EGYPTIAN MARKET
HOMES AND SPACES BUILT AND FINISHED TO A GENUINELY HIGH LEVEL, ACROSS RESIDENTIAL,

THE COMPANY WAS ESTABLISHED BY ITS FOUNDER AND CHAIRMAN, **ENGINEER ADEL SHAWKY**,
ON A STRAIGHTFORWARD IDEA,

BUILD TO A STANDARD THAT HOLDS UP OVER TIME, AND HAND OVER WHEN PROMISED. IN A SHORT SPAN, THAT IDEA TURNED INTO RESULTS.

ALMIRA DELIVERED 17 RESIDENTIAL BUILDINGS IN BEIT AL WATAN WITHIN EIGHTEEN MONTHS,
WITH **40 FURTHER PROJECTS** IN NEW CAIRO NOW UNDER CONSTRUCTION, AND HAS EARNED THE TRUST OF MORE THAN 250 CLIENTS ACROSS ITS FIRST FIVE YEARS.

THE WORK HAS DRAWN OUTSIDE RECOGNITION, INCLUDING AN AWARD AT THE AFDAL FESTIVAL. AUREA IS THE NEXT STEP:

THE COMPANY'S FIRST GATED COMMUNITY, AND THE FULLEST EXPRESSION OF THE STANDARD ALMIRA WAS

ALMIRA



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AUREA
Almira



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ALMIRA AUREA



THE GOLDEN STANDARD

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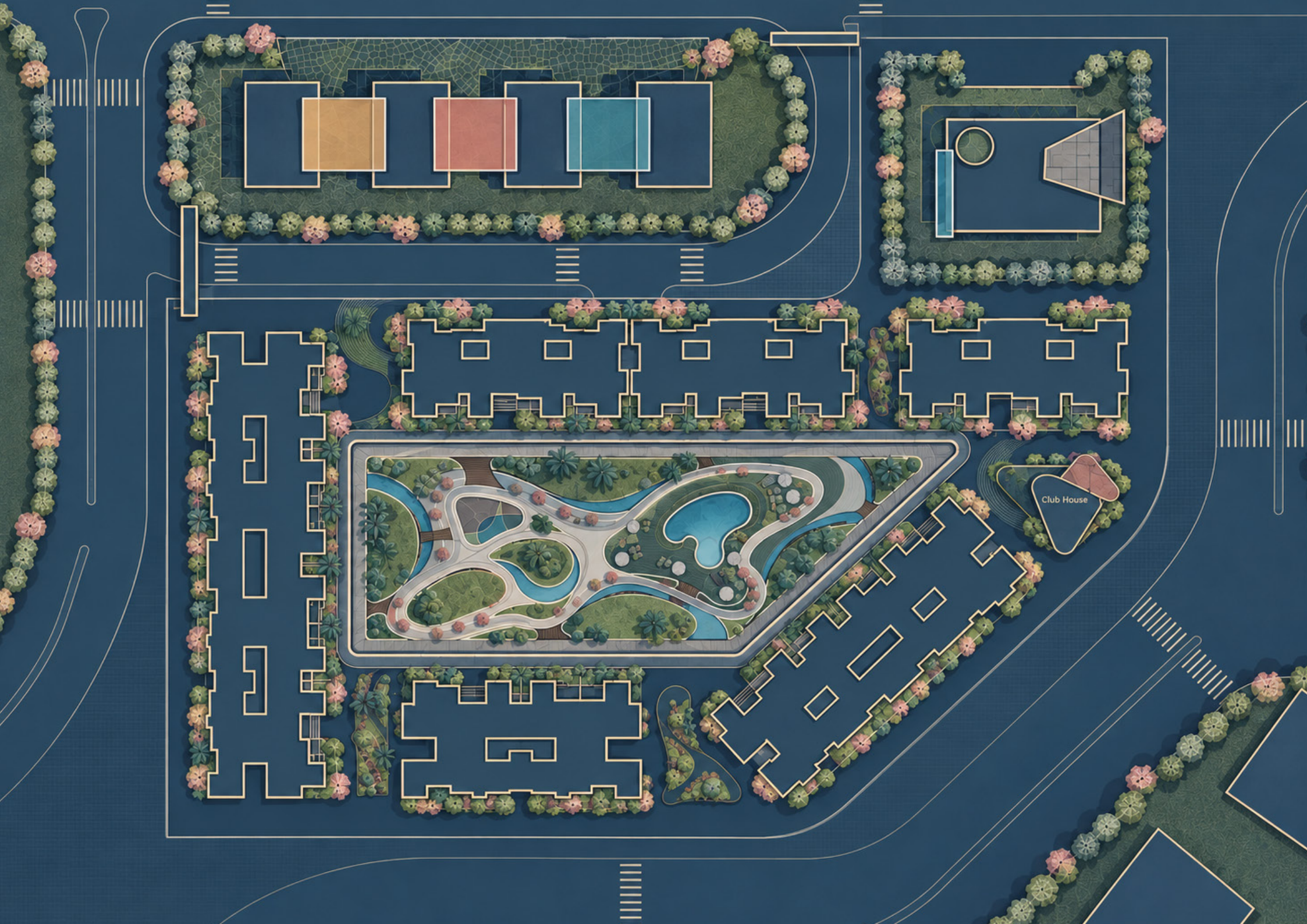
AUREA MEANS GOLDEN

THE NAME SET THE BAR FOR EVERY DECISION INSIDE THE COMMUNITY. GOLDEN IS NOT A DESCRIPTION HERE, IT IS THE STANDARD THE WHOLE PROJECT ANSWERS TO, FROM WHERE EACH BUILDING SITS TO THE QUALITY OF THE LAST DETAIL.





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Club House

LOCATIONMAP



aurea Almira

Southern Investors Area, On Southern 90th Street, Gamal Abdel Nasser Corridor, Close to the American University in Cairo (AUC), New Cairo.



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FACILITIES & AMENITIES:

EVERYTHING YOU NEED, THOUGHTFULLY BROUGHT TOGETHER IN ONE COMMUNITY.



- LANDSCAPED GREEN SPACES
- SWIMMING POOL & CLUBHOUSE
- ROOFTOP LOUNGE



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- WALKING, JOGGING & CYCLING TRAILS
- CHILDREN'S PLAY AREA & NURSERY
- COMMERCIAL MALL & HYPERMARKET



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- PHARMACY & MEDICAL CLINICS
- DEDICATED PARKING
- TWO HIGH-SPEED ELEVATORS WITH BASEMENT-TO-ROOFTOP ACCESS



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- 24/7 SECURITY, CONCIERGE & CCTV
- ENERGY-EFFICIENT, THERMALLY AND ACOUSTICALLY INSULATED BUILDINGS
- EARTHQUAKE-RESISTANT STRUCTURAL DESIGN



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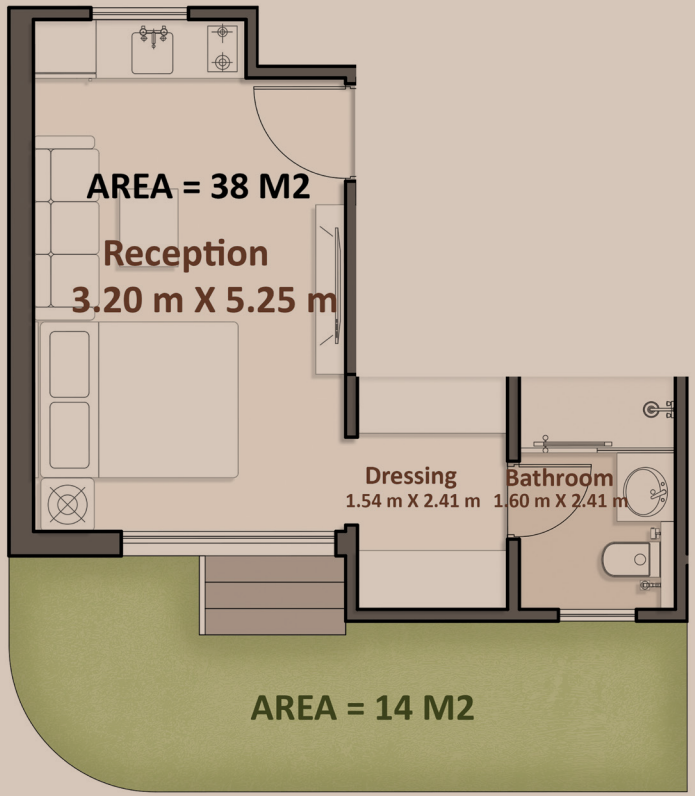


UNIT TYPES :

RESIDENTIAL - COMMERCIAL - ADMIN - CLINICS



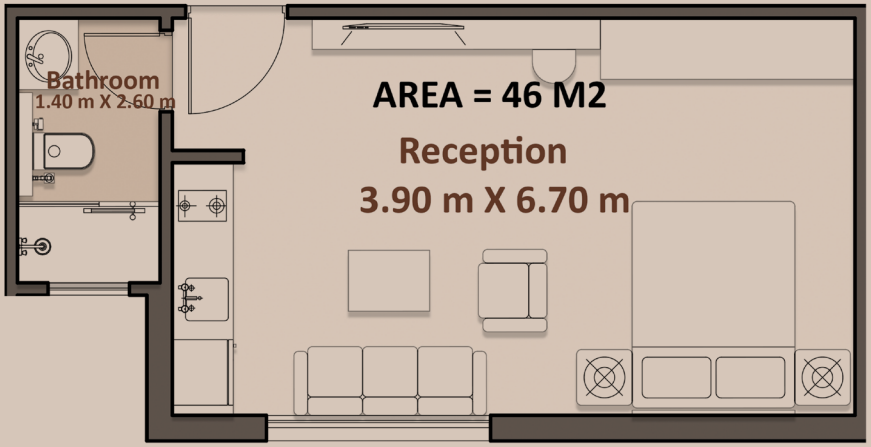
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38 M² GARDEN 14 M²

AREA: 38 M²
RECEPTION 3.20 M X 5.25 M
DRESSING 1.54 M X 2.41 M
BATHROOM 1.60 M X 2.41 M
AREA = 14 M2

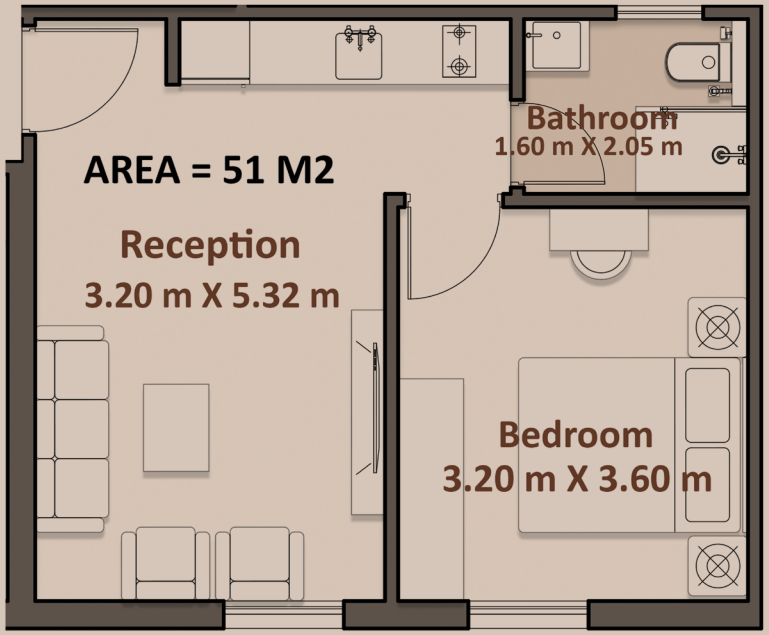
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46 M²

AREA = 46 M²
BATHROOM 1.40 M X 2.60 M
RECEPTION 3.90 M X 6.70 M

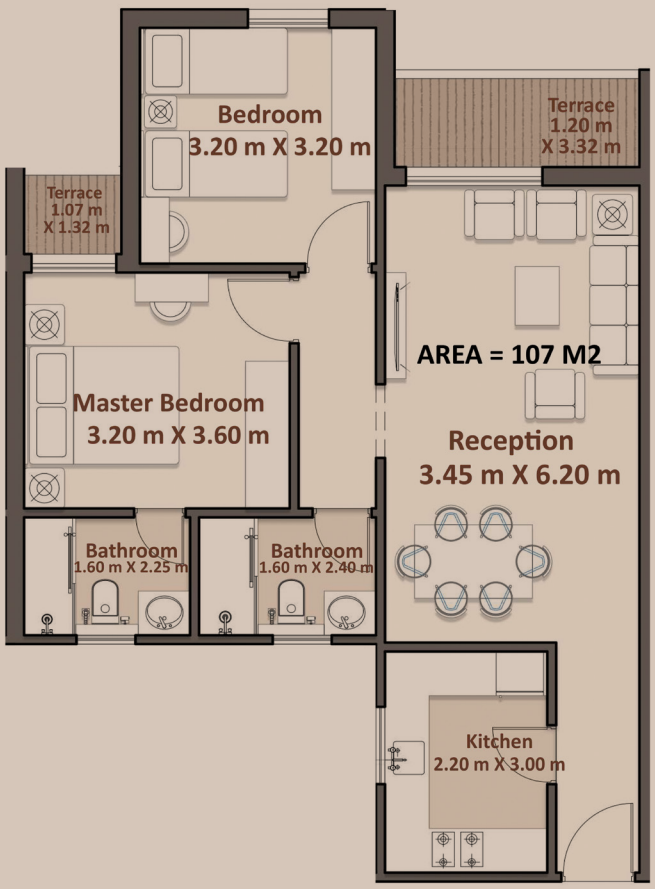
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51 M²

AREA = 51 M²
RECEPTION 3.20 M X 5.32 M
BATHROOM 1.60 M X 2.05 M
BEDROOM 3.20 M X 3.60 M

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107 M²

AREA = 107 M²
TERRACE 1.07 M X 1.32 M
BEDROOM 3.20 M X 3.20 M
MASTER BEDROOM 3.20 M X 3.60 M
BATHROOM 1.60 M X 2.25 M
BATHROOM 1.60 M X 2.40 M
TERRACE 1.20 M X 3.32 M
RECEPTION 3.45 M X 6.20 M
KITCHEN 2.20 M X 3.00 M

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H 140 M² GROUND + 67 M² GARDEN

AREA = 140 M²
MASTER BEDROOM 3.20 M X 3.20 M
BATHROOM 1.90 M X 1.90 M
BATHROOM 1.90 M X 2.0 M
BEDROOM 3.20 M X 3.30 M
BEDROOM 3.20 M X 3.20 M
KITCHEN 2.20 M X 3.0 M
RECEPTION 3.50 M X 6.0 M
TERRACE 1.50 M X 2.90 M
GARDEN 44.1 M²
GARDEN 22.7 M²

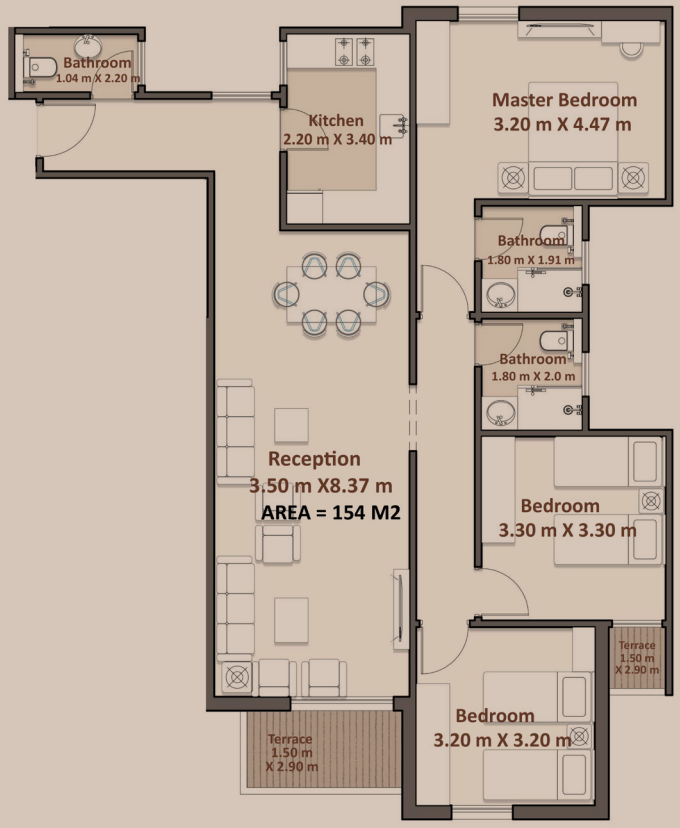
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H 149 M² GROUND + 54 M² GARDEN

MASTER BEDROOM 3.20 M X 4.47 M
BATHROOM 1.80 M X 1.91 M
BATHROOM 1.80 M X 2.0 M
BEDROOM 3.30 M X 3.30 M
BEDROOM 3.20 M X 3.20 M
BATHROOM 1.04 M X 2.20 M
KITCHEN 2.20 M X 3.40 M
RECEPTION 3.50 M X 7.21 M
TERRACE 1.50 M X 2.90 M
GARDEN= 31.4 M²
GARDEN= 23.1 M²

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H 156 M² RIGHT

AREA = 154 M²
MASTER BEDROOM 3.20 M X 4.47 M
BATHROOM 1.04 M X 2.20 M
KITCHEN 2.20 M X 3.40 M
BATHROOM 1.80 M X 1.91 M
BATHROOM 1.80 M X 2.0 M
RECEPTION 3.50 M X 8.37 M
BEDROOM 3.30 M X 3.30 M
TERRACE 1.50 M X 2.90 M
TERRACE 1.50 M X 2.90 M
BEDROOM 3.20 M X 3.20 M

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CONTACT US:

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