

STM

The Heart Of New Cairo

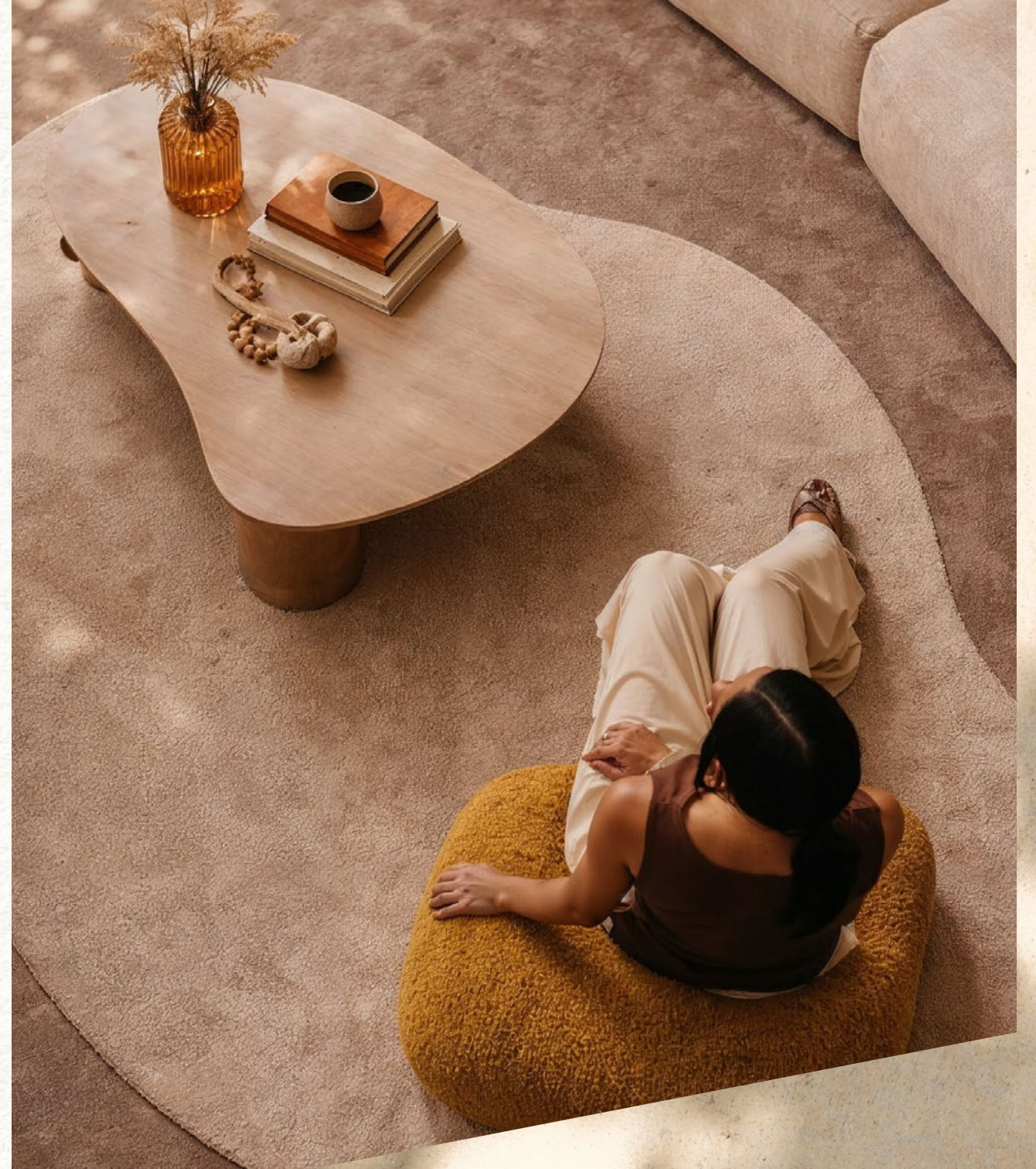
ELEVEN

The Heart Of New Cairo

A Place That Feels Like Yours

Ready to move and fully finished, ELEVEN stands in the heart of New Cairo, directly facing The American University in Cairo and fronting 90 Street—placing you at one of the Fifth Settlement's most vibrant and high-demand destinations.

It offers seamless accessibility, everyday convenience, and an immediate lifestyle upgrade—making it a prime address for both refined living and high-value investment.





Where Life Connects

A Prime Address in New Cairo

ELEVEN enjoys a premium location in New Cairo, directly overlooking South 90 Street, the main artery of the area.

Key Location Highlights:

Premium & strategic location facing 90 Street

Directly facing AUC's main gate

Close proximity to major roads: Ring Road, Cairo-Suez Road, and Mohamed Naguib Axis

Minutes away from Cairo Festival City and the Golden Square, and 25 mins from Cairo International Airport

Surrounded by premium compounds and vibrant retail hubs

This exceptional positioning makes ELEVEN one of the most desirable destinations for both residence and rental demand.



Masterplan



Project Overview



ELEVEN is a fully integrated residential compound designed for modern, practical living.

Project details:

Ready to move

11 Residential Building (G+5)

245 Residential Units

36 Retail Units

Fully finished apartments

Unit sizes ranging from 115 sqm to 220 sqm

2-3-bedroom apartments

Whether you are looking for a home or an investment, ELEVEN offers immediate value with zero waiting time.

Designed for Everyday Comfort

ELEVEN is built around a lifestyle of ease and efficiency, combining smart layouts with thoughtful community planning.



- Fully finished units with high specifications
- Wide spacing between buildings for privacy and openness
- Sufficient parking spaces
- Pedestrian-friendly environment
- Units with open views on landscapes and main street
- 24/7 security and professional facility management
- Flexible, easily furnished layouts

Integrated Living Experience

ELEVEN brings together residential comfort with everyday convenience.

Every element is designed to support a seamless lifestyle where everything you need is just steps away.

Facilities & Amenities:

01

Landscaped green areas

02

Community-focused services (nursery & gym)

03

Retail and F&B outlets within walking distance

04

Premium retail frontage on South 90 Street



Unmatched Accessibility

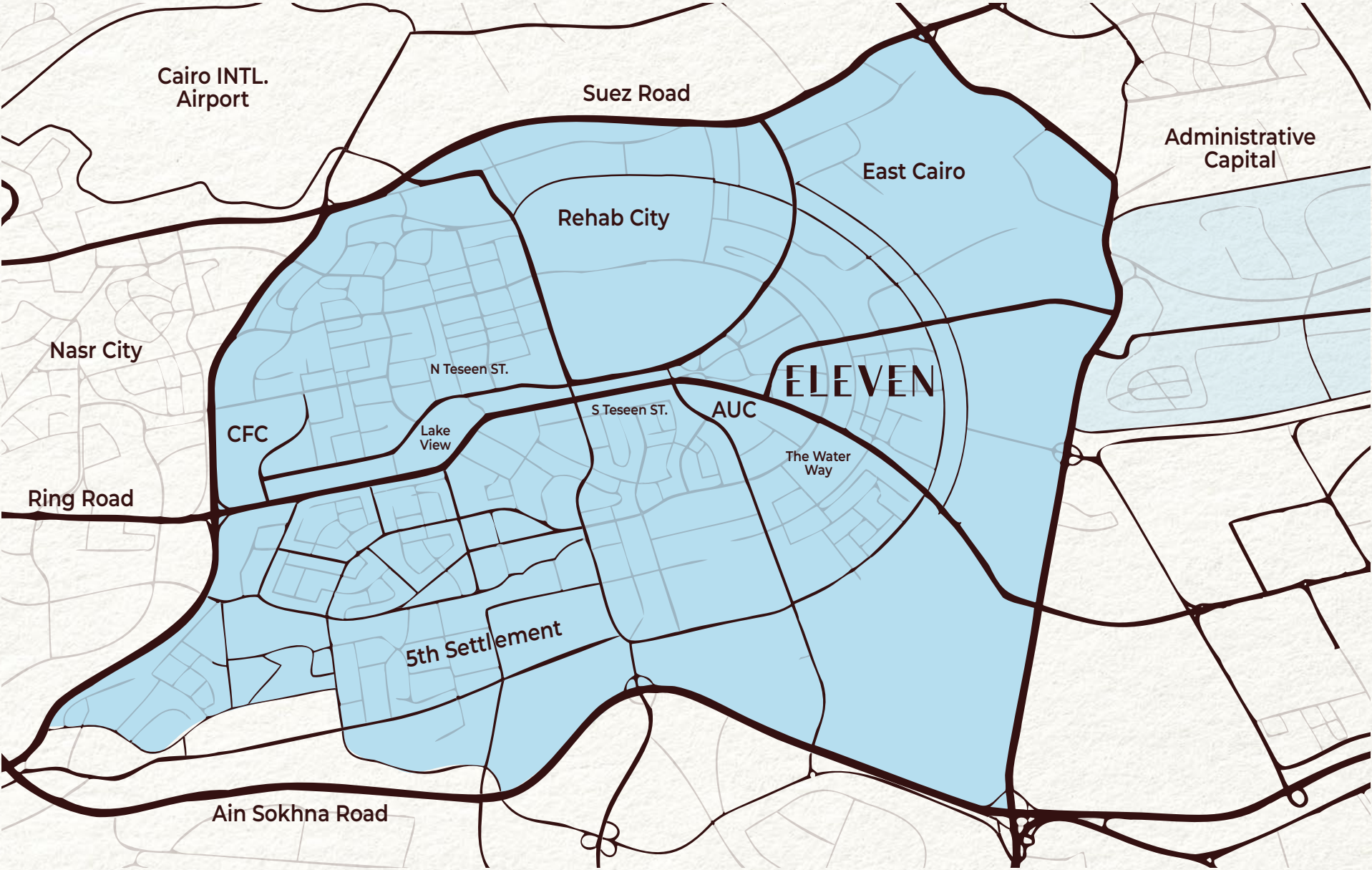
ELEVEN offers direct connectivity to key destinations across East Cairo.

25 Mins
To Cairo International Airport

10 Mins
To East Ring Road

10 Mins
To Ring Road

This strategic accessibility ensures smooth daily commuting without the typical congestion of New Cairo.



A Smart Investment Opportunity

ELEVEN is more than just a home.



Why Invest in Eleven

Immediate rental potential due to proximity to AUC.

High demand from students, professionals, and expats.

Located in one of Cairo's prime rental hotspots.

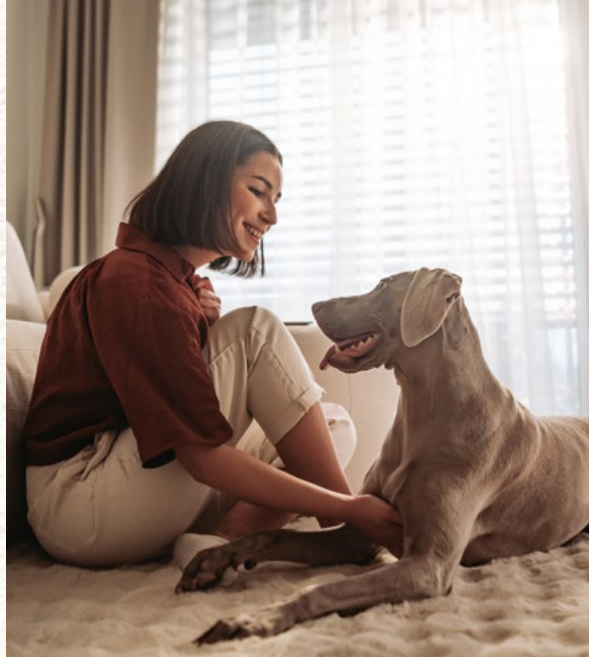
Premium location ensures long-term value appreciation.

Ready-to-move units (no construction risk).



Targeted for Modern Living

ELEVEN caters to a wide range
of residents and investors:



01

Families seeking
lifestyle upgrades

02

Professionals
working in East
Cairo

03

International
residents

04

Investors
looking for ready-
to-rent units

05

AUC students
and faculty



Move In Today

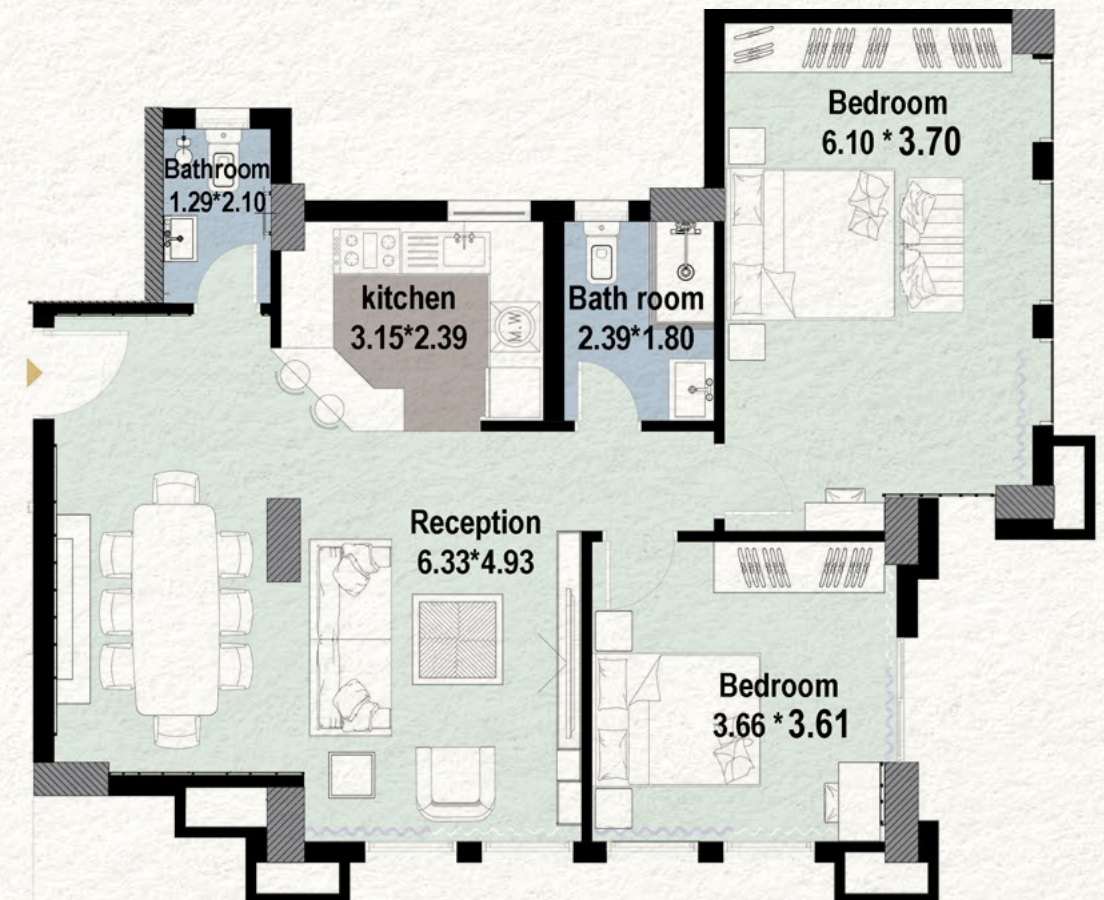
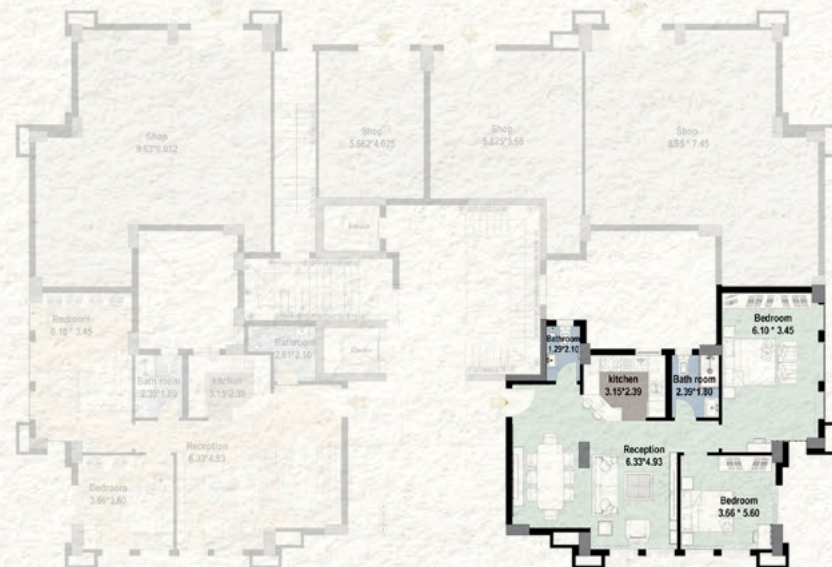
A fully finished, ready-to move community in one of Cairo's most strategic locations, offering the perfect balance between lifestyle, convenience, and investment value.



Unit Types

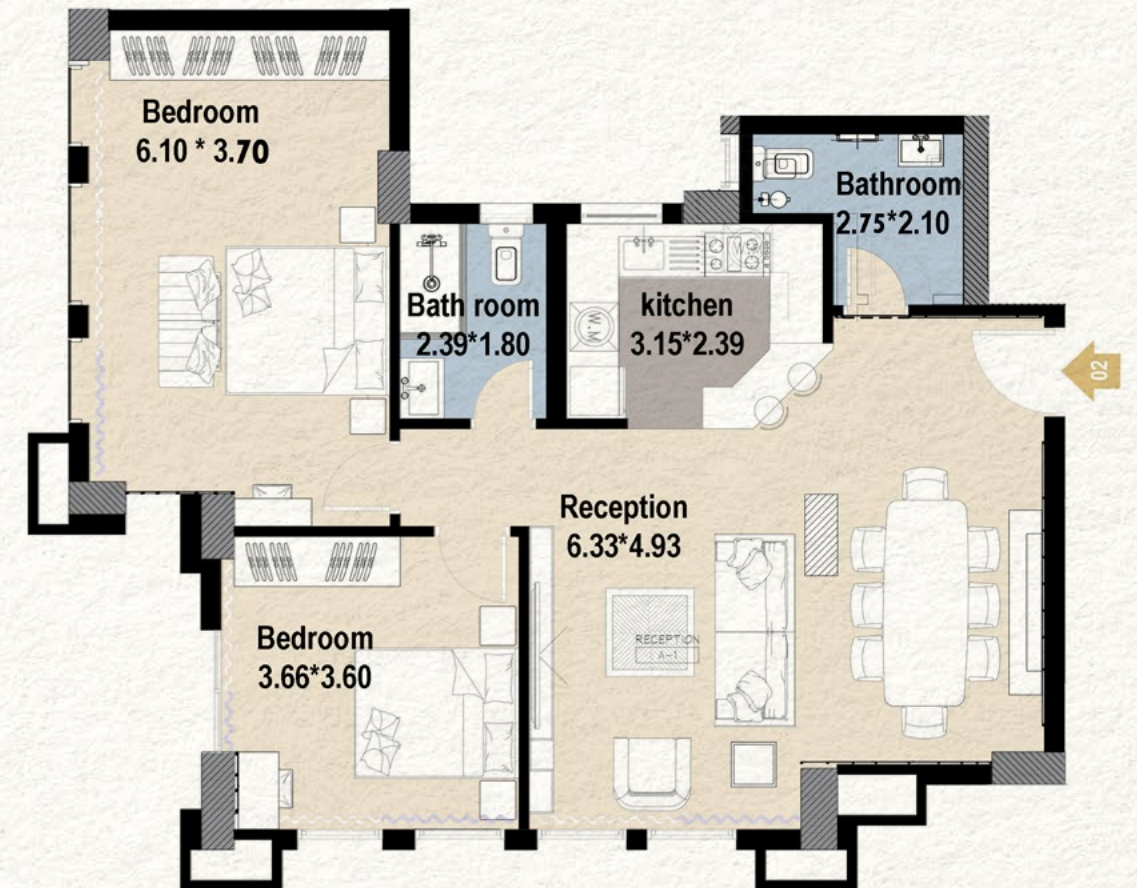
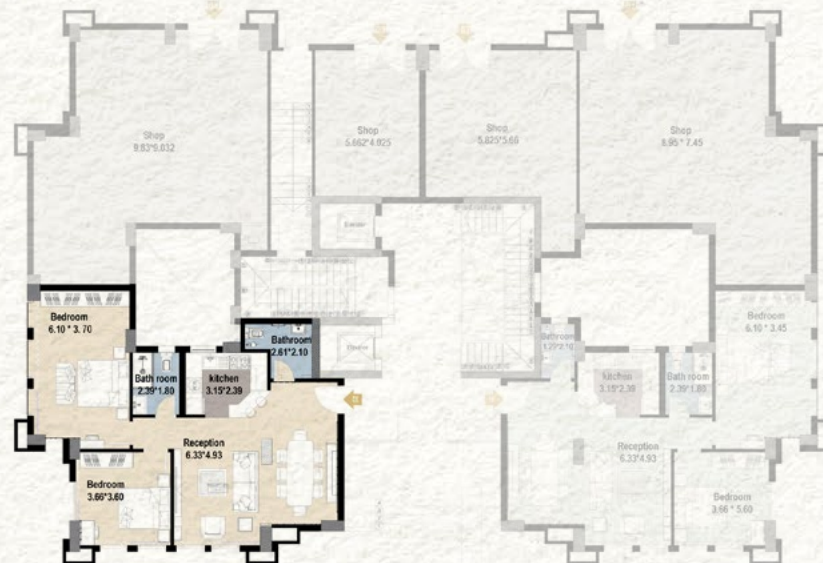


PARCEL 1
TYPE A
Ground Floor



Building 1A | 4A | 5A | 8A
Apt 01 Gross Area **114.79 m2**

PARCEL 1
TYPE A
Ground Floor

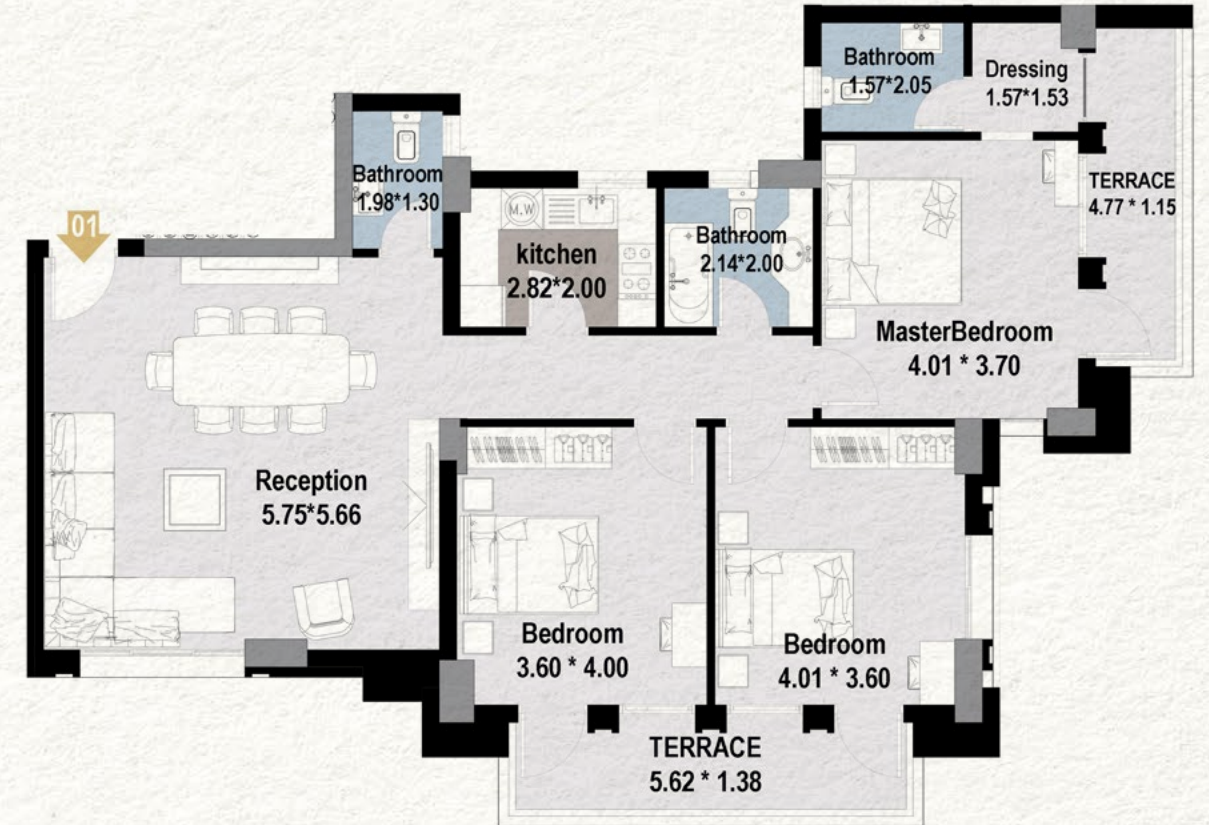


Building 1A | 4A | 5A | 8A
Apt 04 Gross Area **117.17 m2**

PARCEL 1

TYPE A

1st & 4th Floor

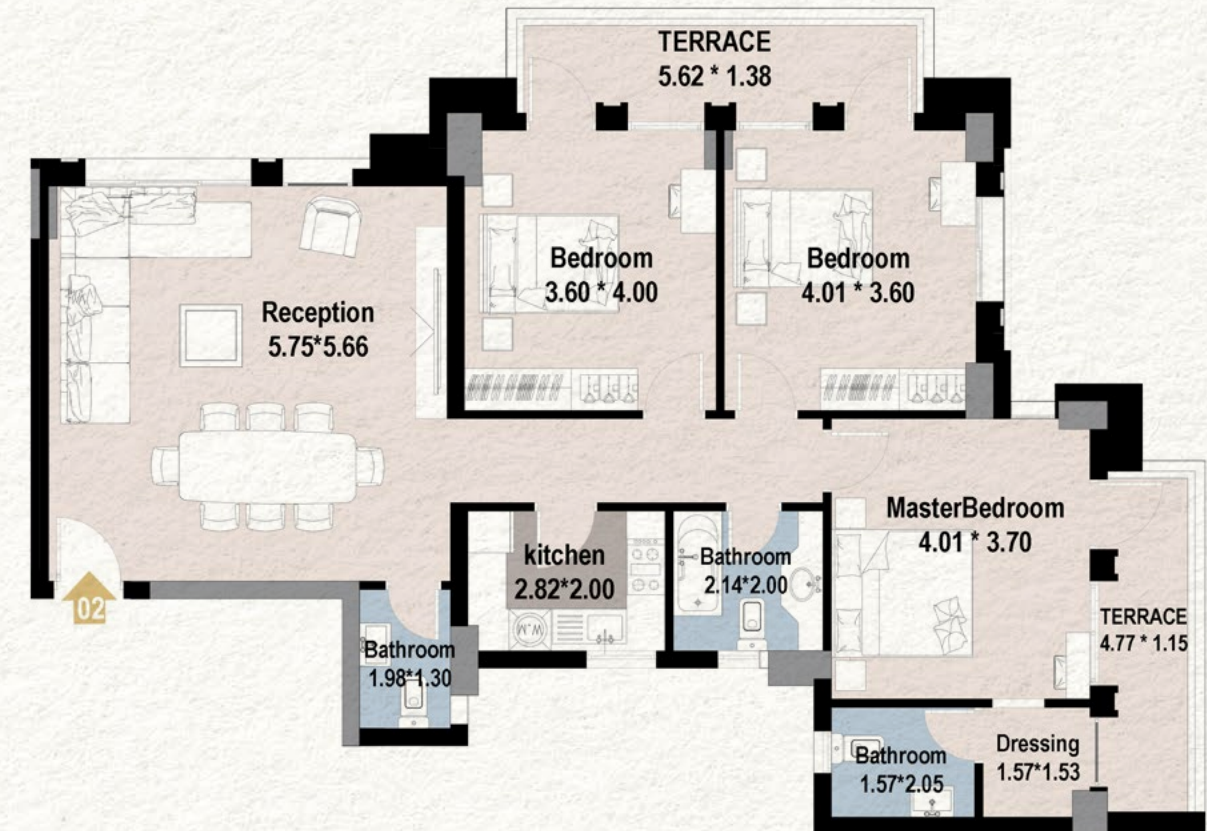


Building 1A | 4A | 5A | 8A
Apt 01 Gross Area **155.72 m²**

PARCEL 1

TYPE A

1st & 4th Floor

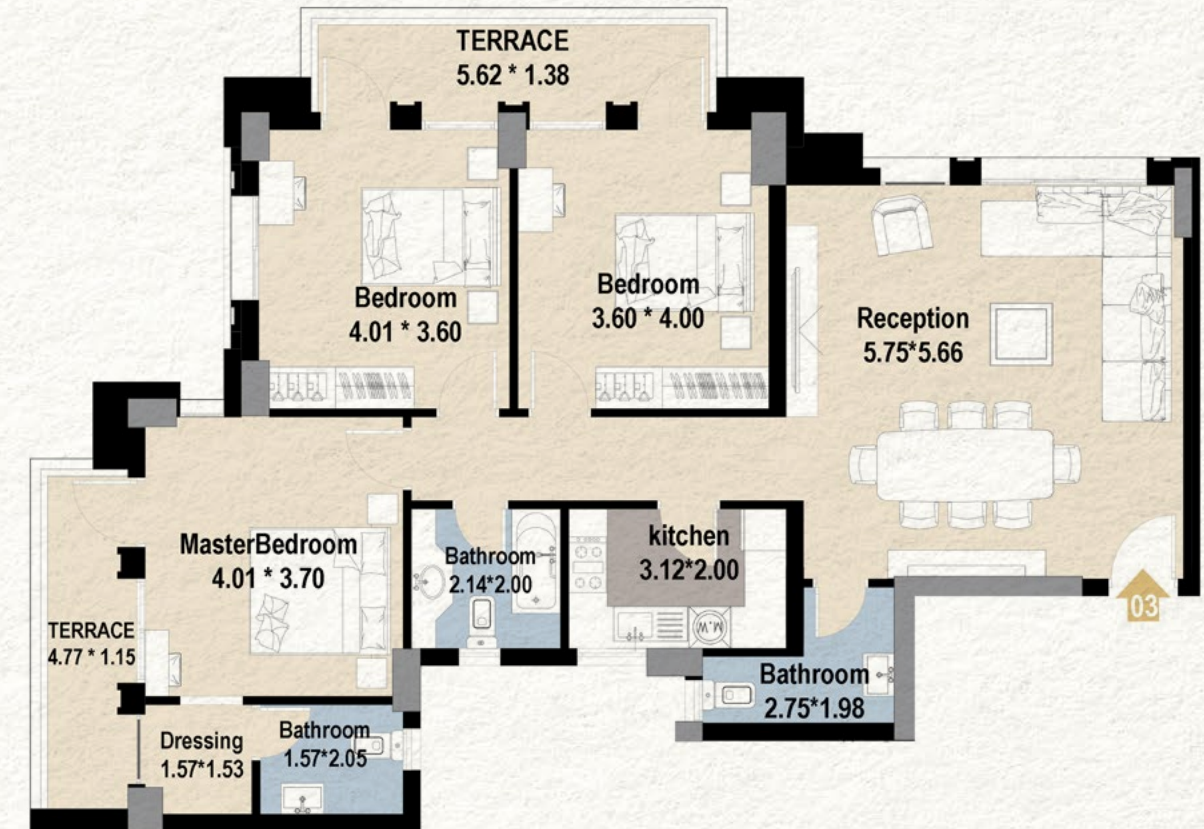


Building 1A | 4A | 5A | 8A
Apt 02 Gross Area **155.67 m²**

PARCEL 1

TYPE A

1st & 4th Floor

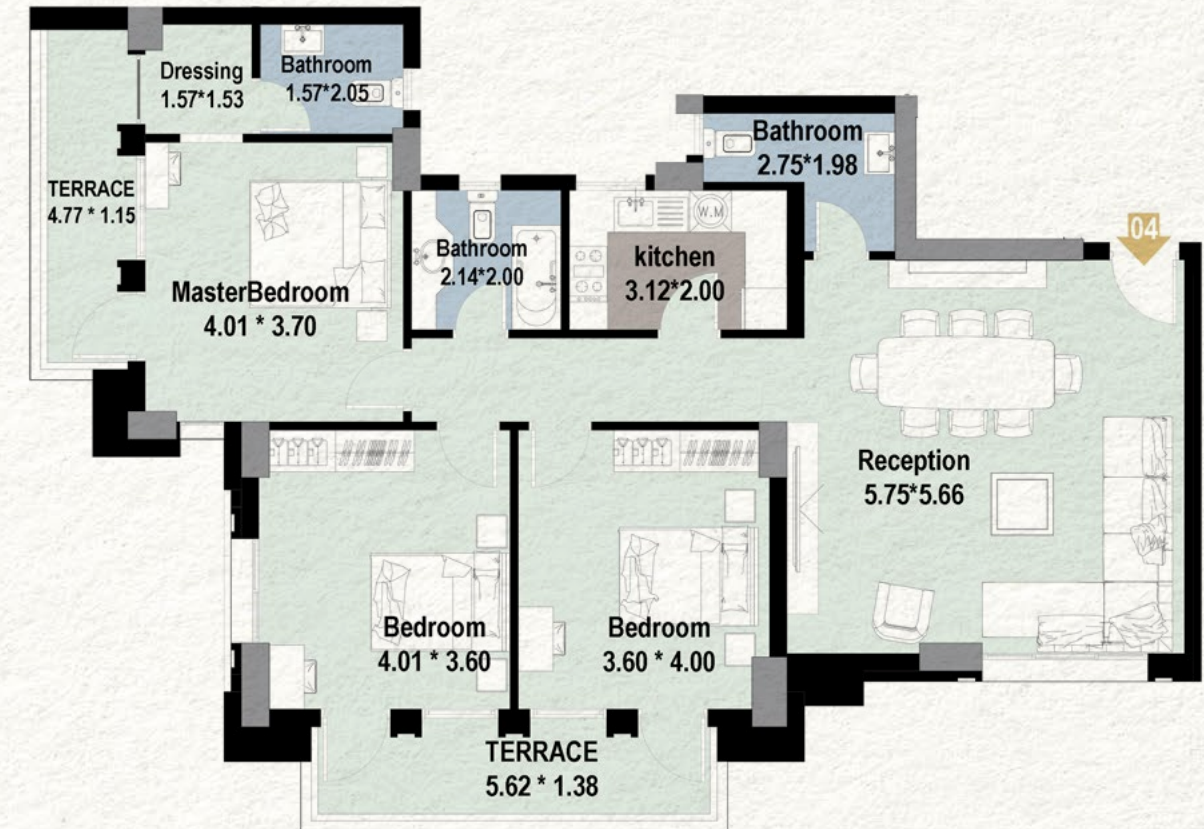


Building 1A | 4A | 5A | 8A
Apt 03 Gross Area **157.91 m²**

PARCEL 1

TYPE A

1st & 4th Floor

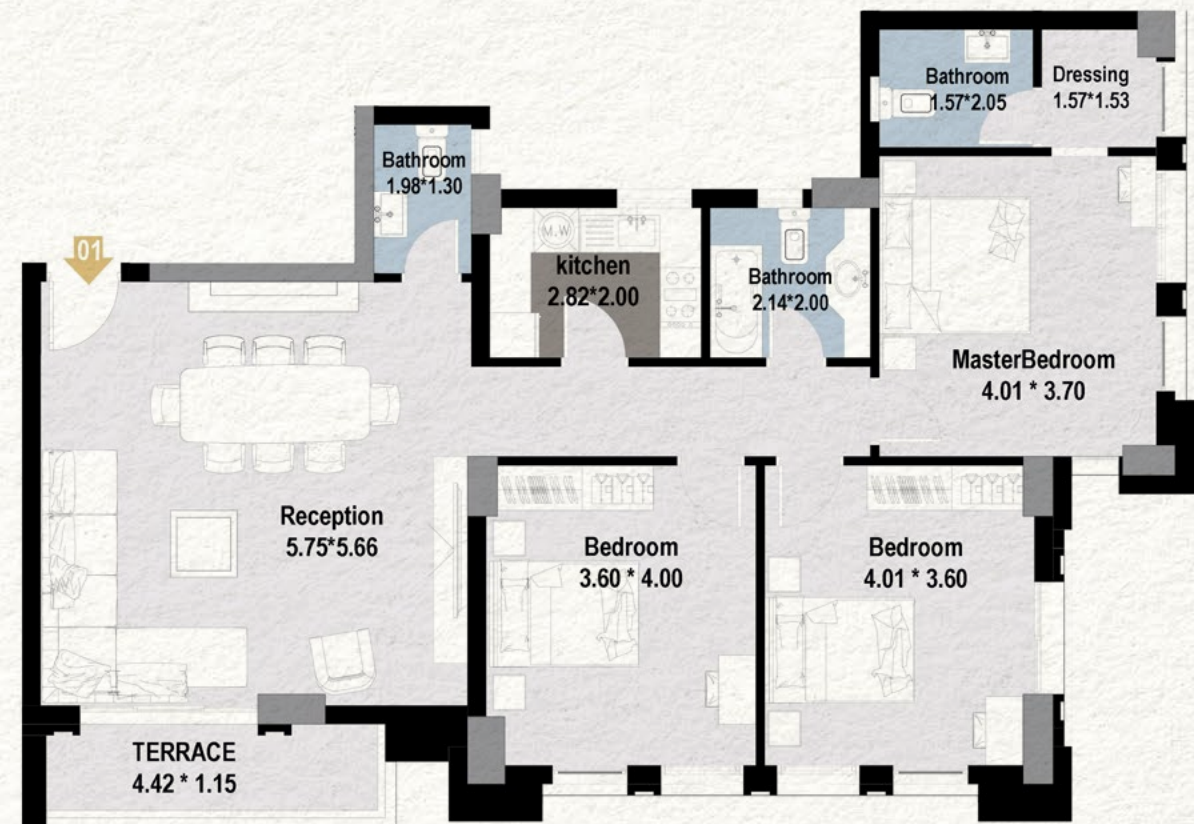


Building 1A | 4A | 5A | 8A
Apt 04 Gross Area **158.12 m²**

PARCEL 1

TYPE A

2nd & 3rd Floor

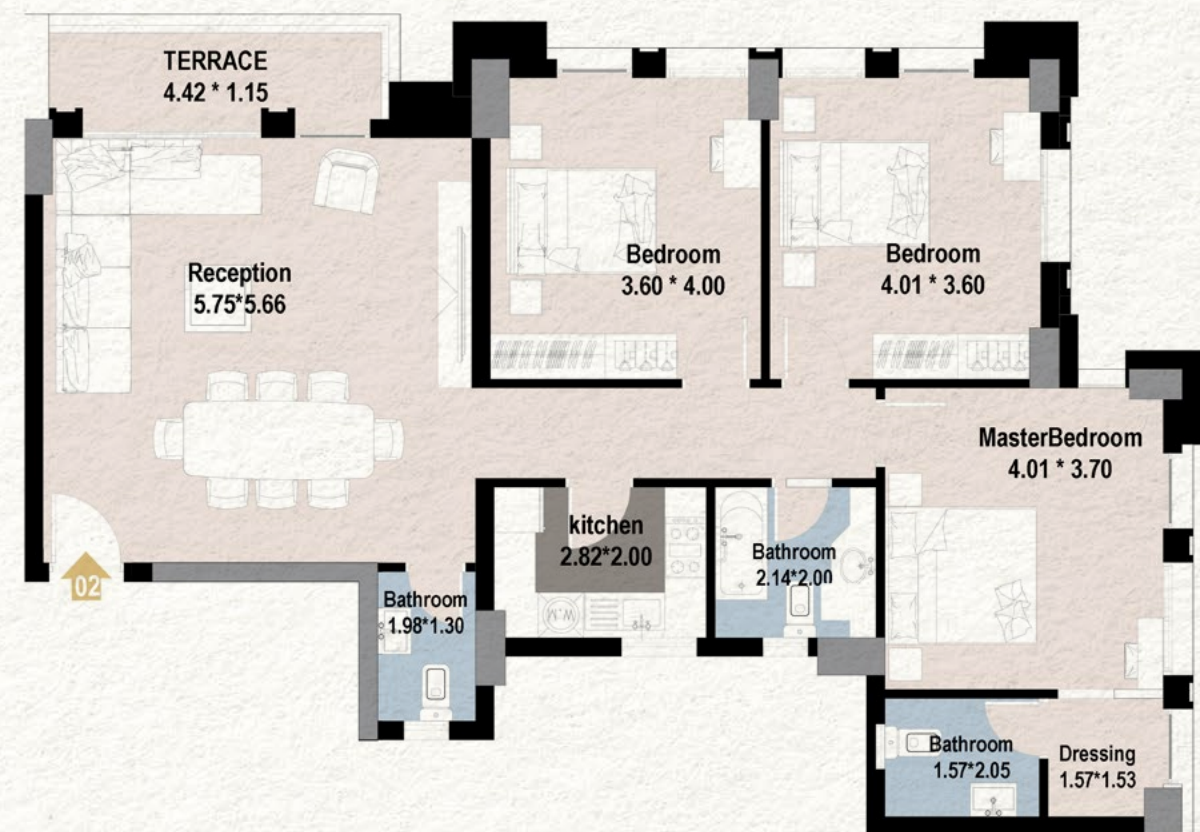


Building 1A | 4A | 5A | 8A
Apt 01 Gross Area **144.46 m²**

PARCEL 1

TYPE A

2nd & 3rd Floor

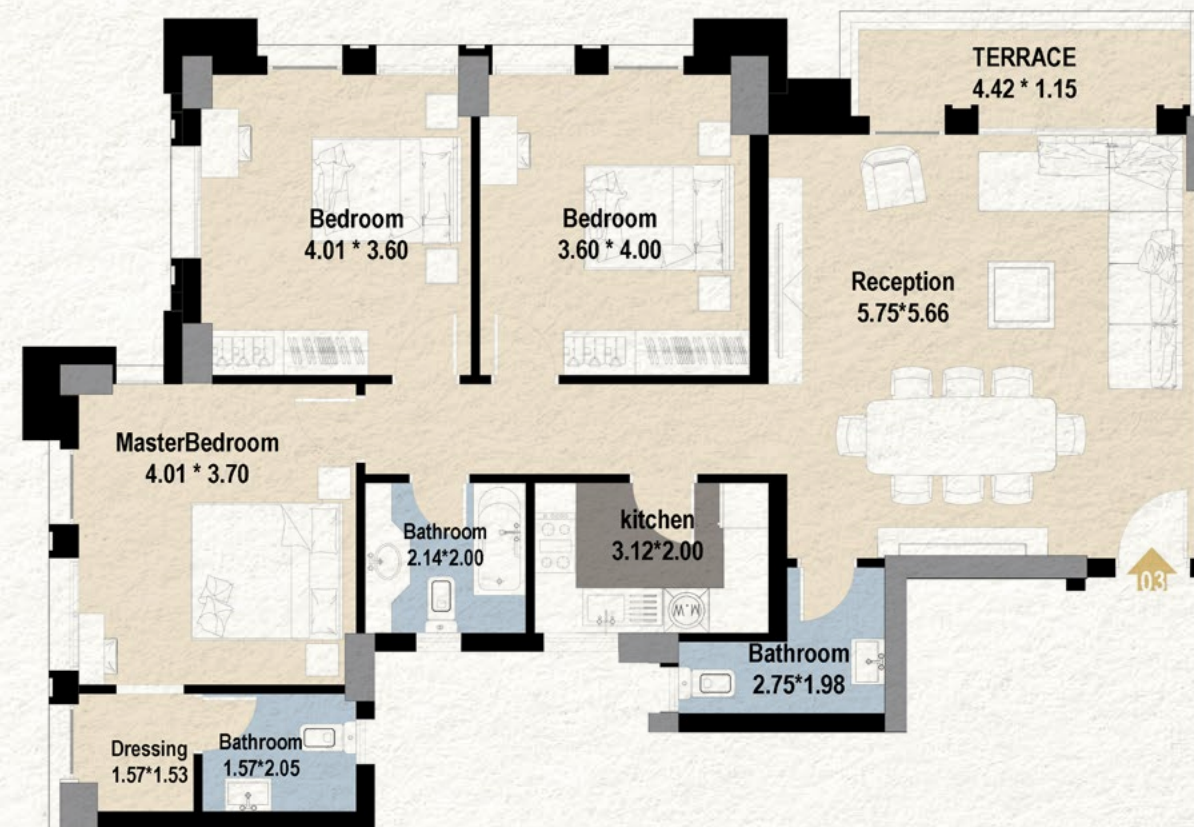


Building 1A | 4A | 5A | 8A
Apt 02 Gross Area **144.40 m²**

PARCEL 1

TYPE A

2nd & 3rd Floor

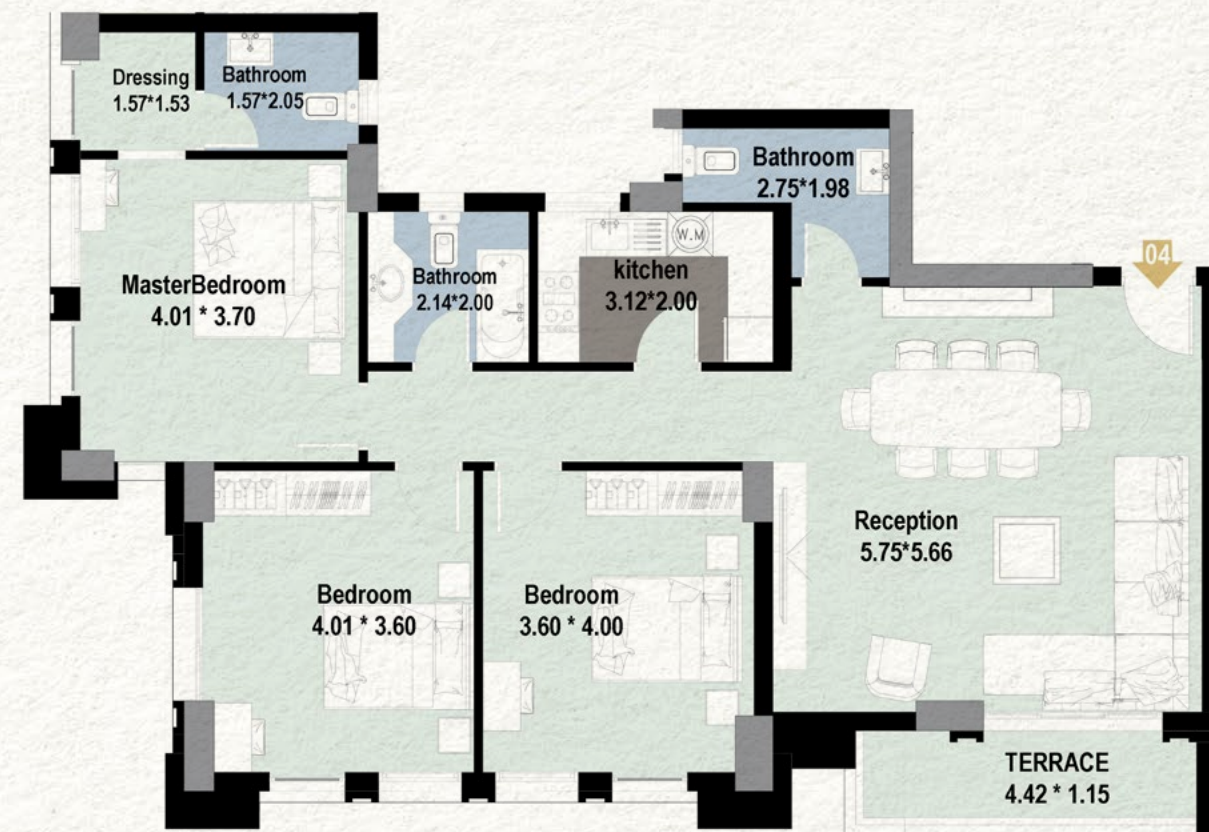


Building 1A | 4A | 5A | 8A
Apt 03 Gross Area **146.65 m2**

PARCEL 1

TYPE A

2nd & 3rd Floor

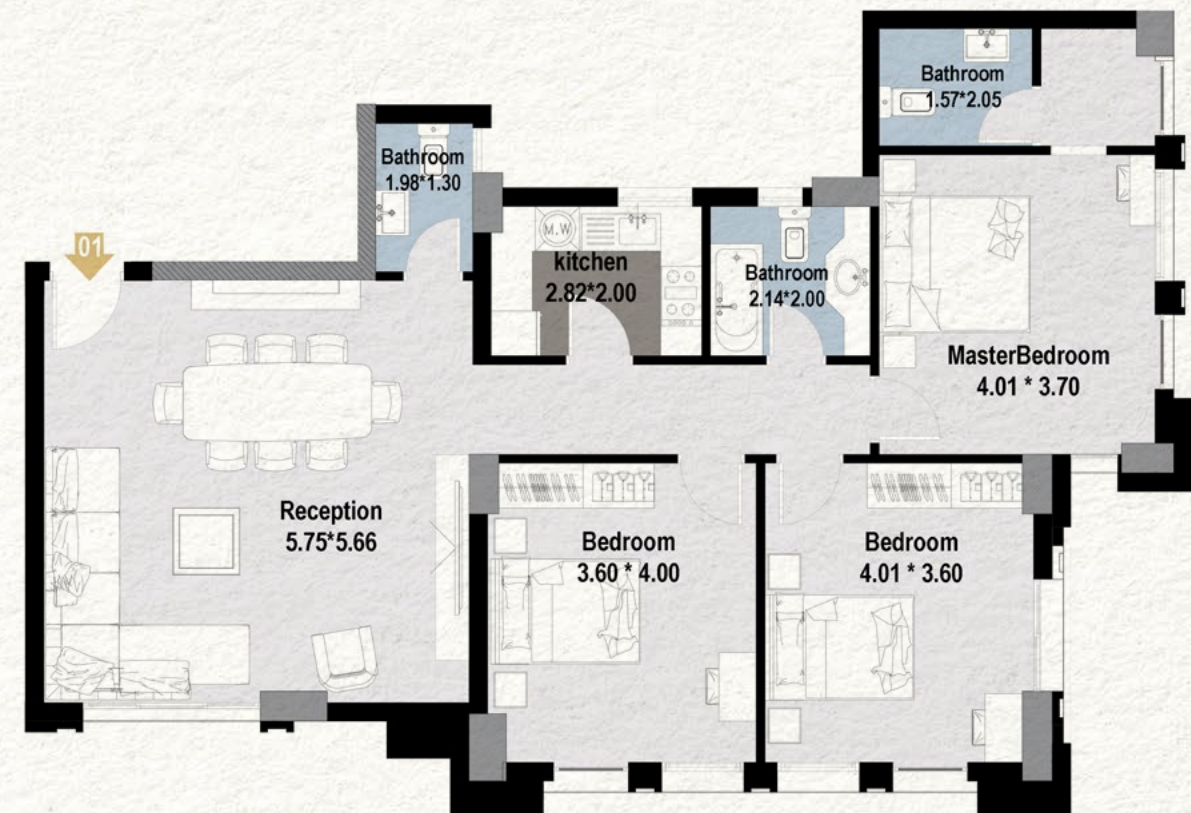


Building 1A | 4A | 5A | 8A
Apt 04 Gross Area **146.86 m²**

PARCEL 1

TYPE A

5th Floor

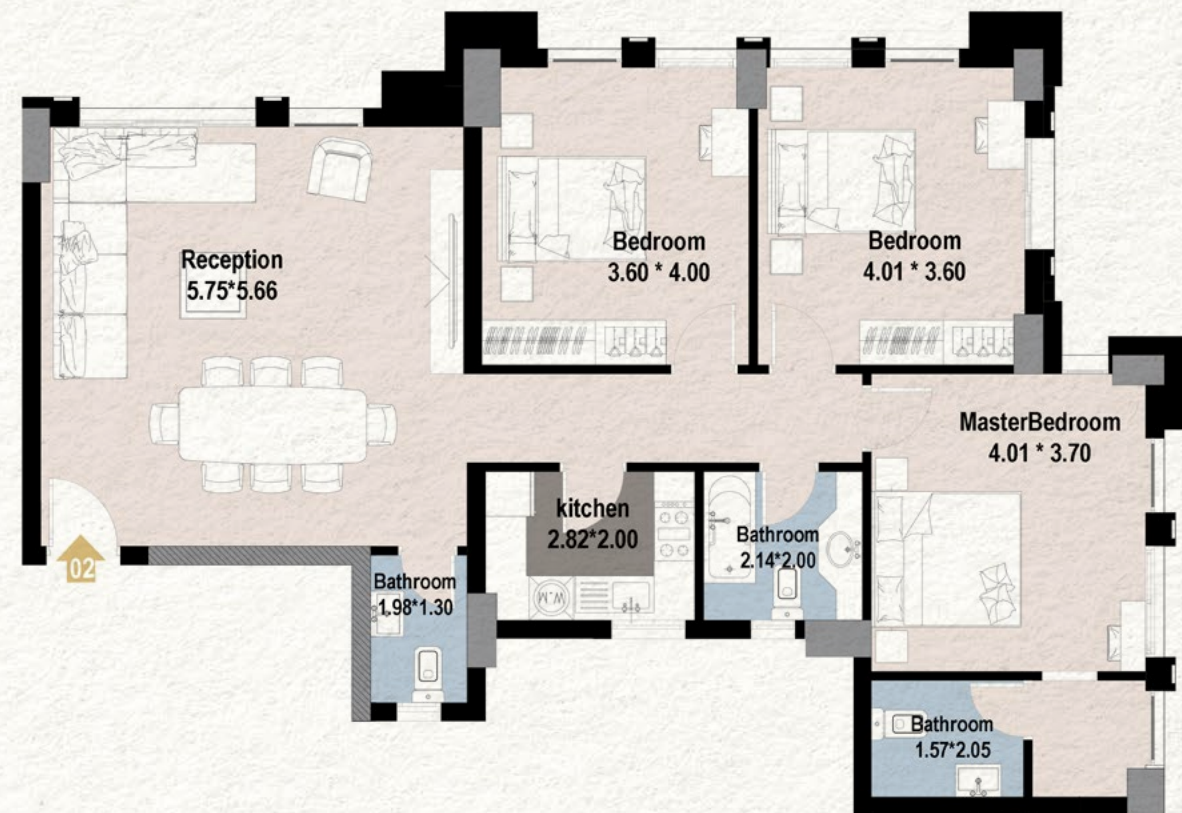


Building 1A | 4A | 5A | 8A
Apt 01 Gross Area **136.51 m²**

PARCEL 1

TYPE A

5th Floor

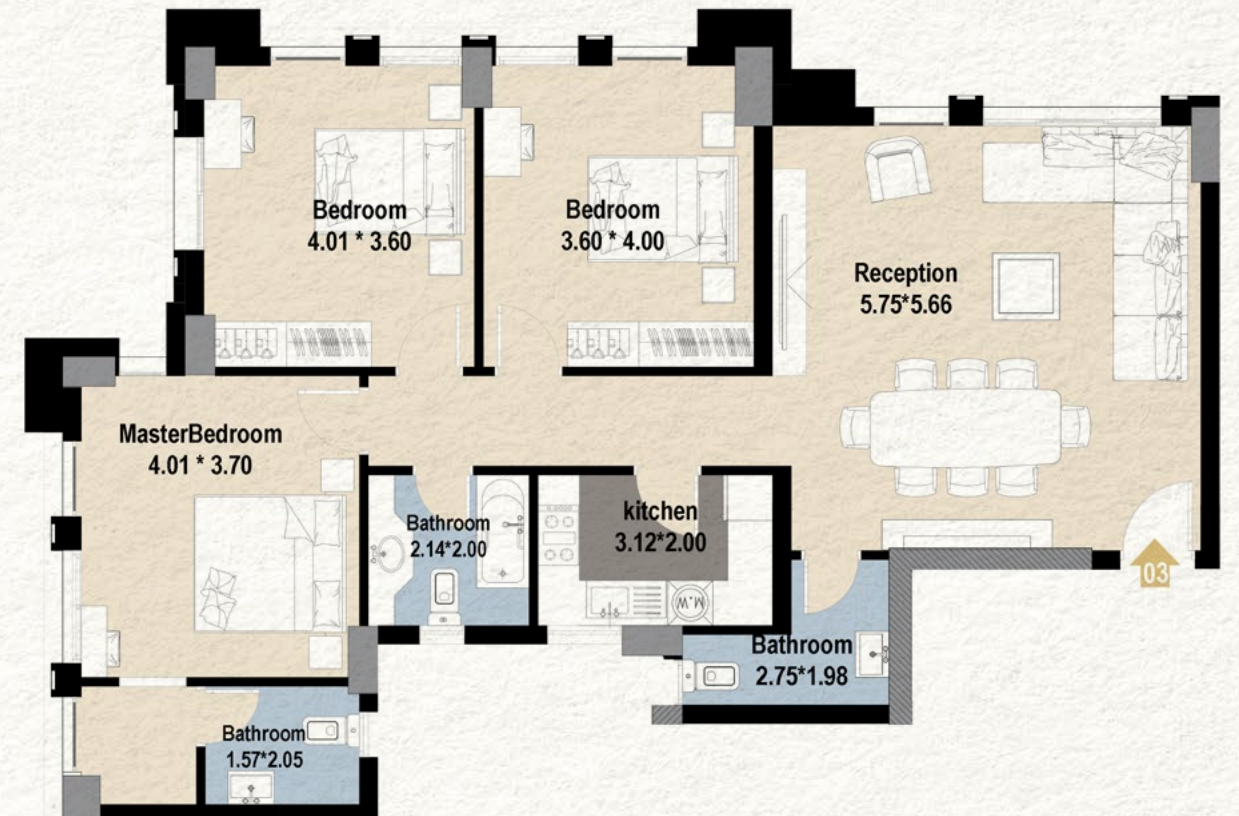


Building 1A | 4A | 5A | 8A
Apt 02 Gross Area **136.46 m²**

PARCEL 1

TYPE A

5th Floor

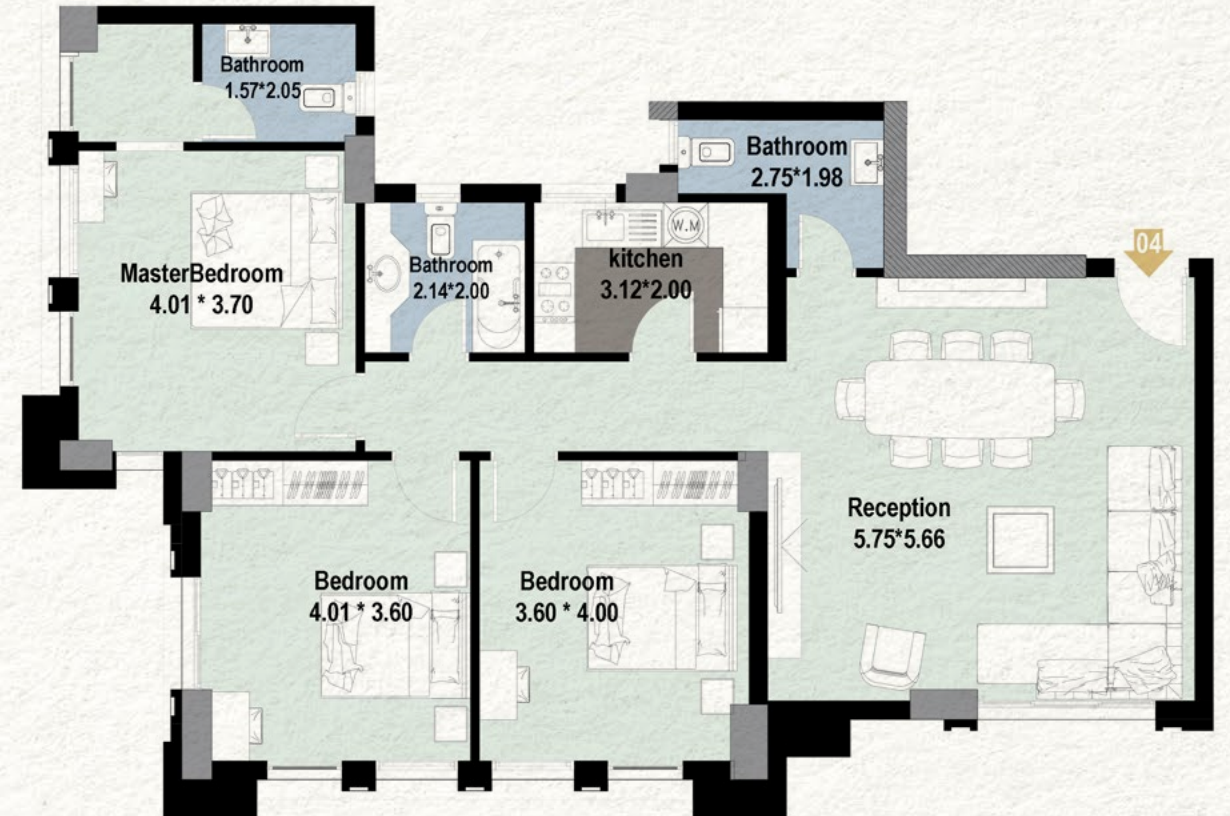


Building 1A | 4A | 5A | 8A
Apt 03 Gross Area **138.70 m2**

PARCEL 1

TYPE A

5th Floor

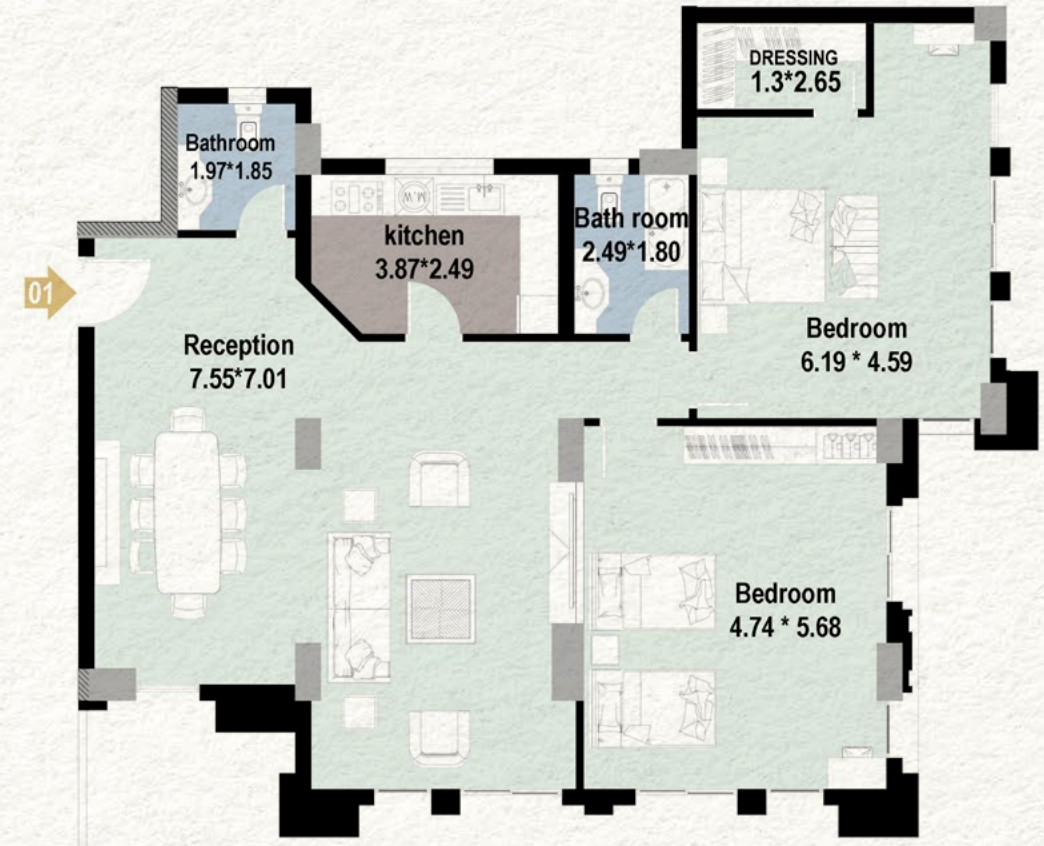
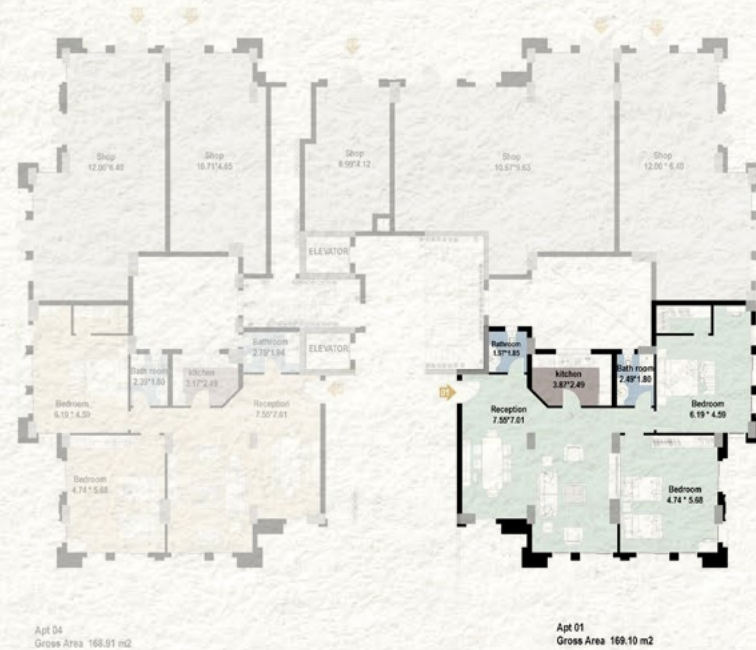


Building 1A | 4A | 5A | 8A
Apt 04 Gross Area **138.91 m²**

PARCEL 1

TYPE B

Ground Floor

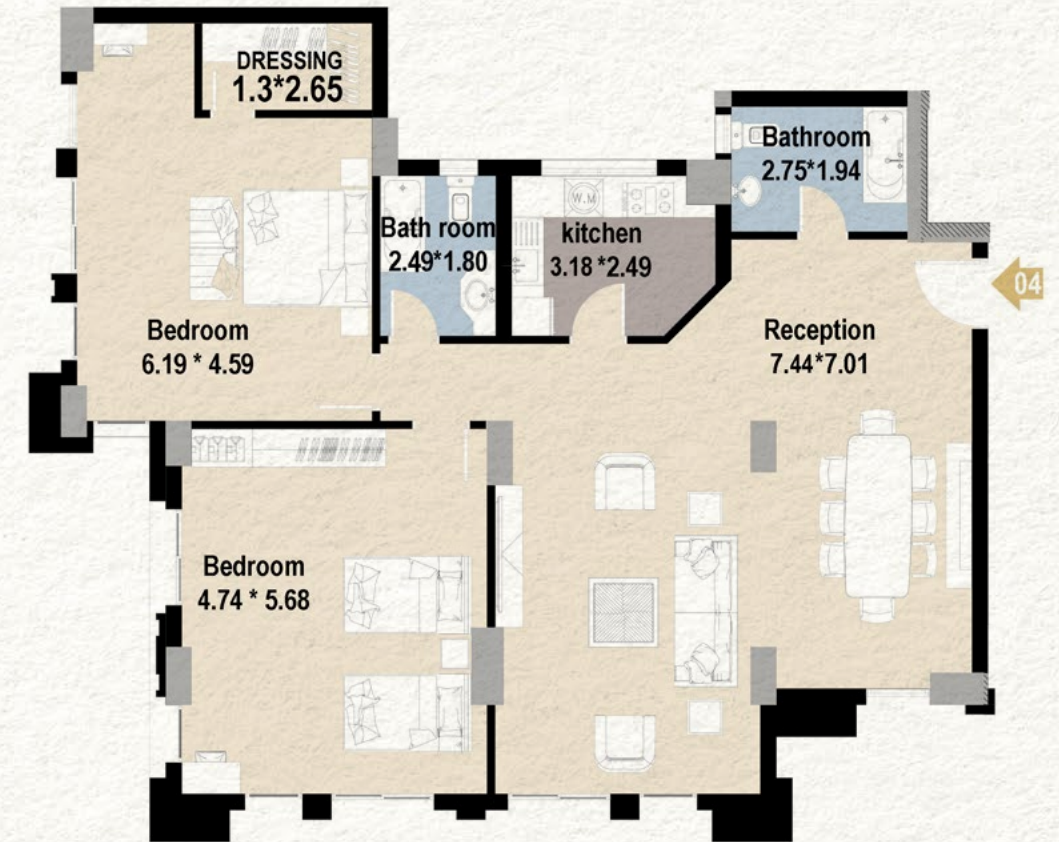
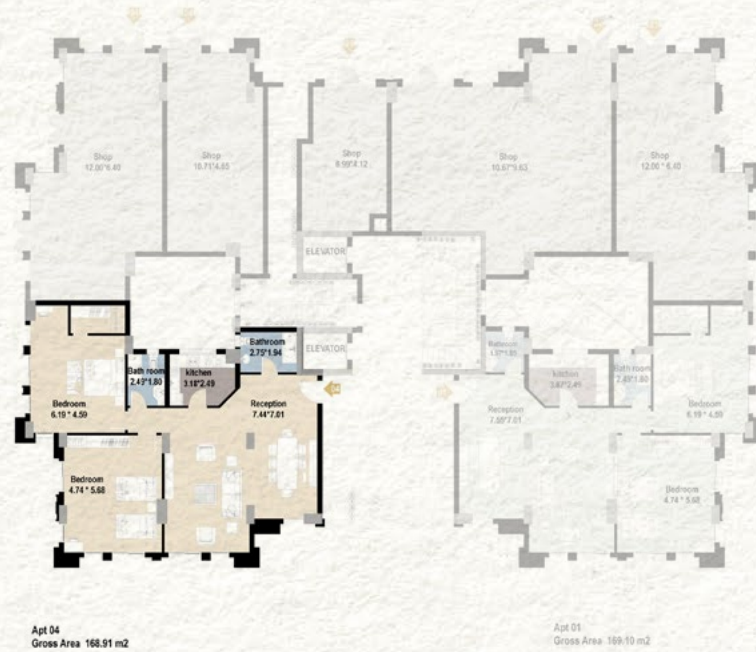


Building 2B | 3B | 6B | 7B
Apt 01 Gross Area **169.10 m²**

PARCEL 1

TYPE B

Ground Floor

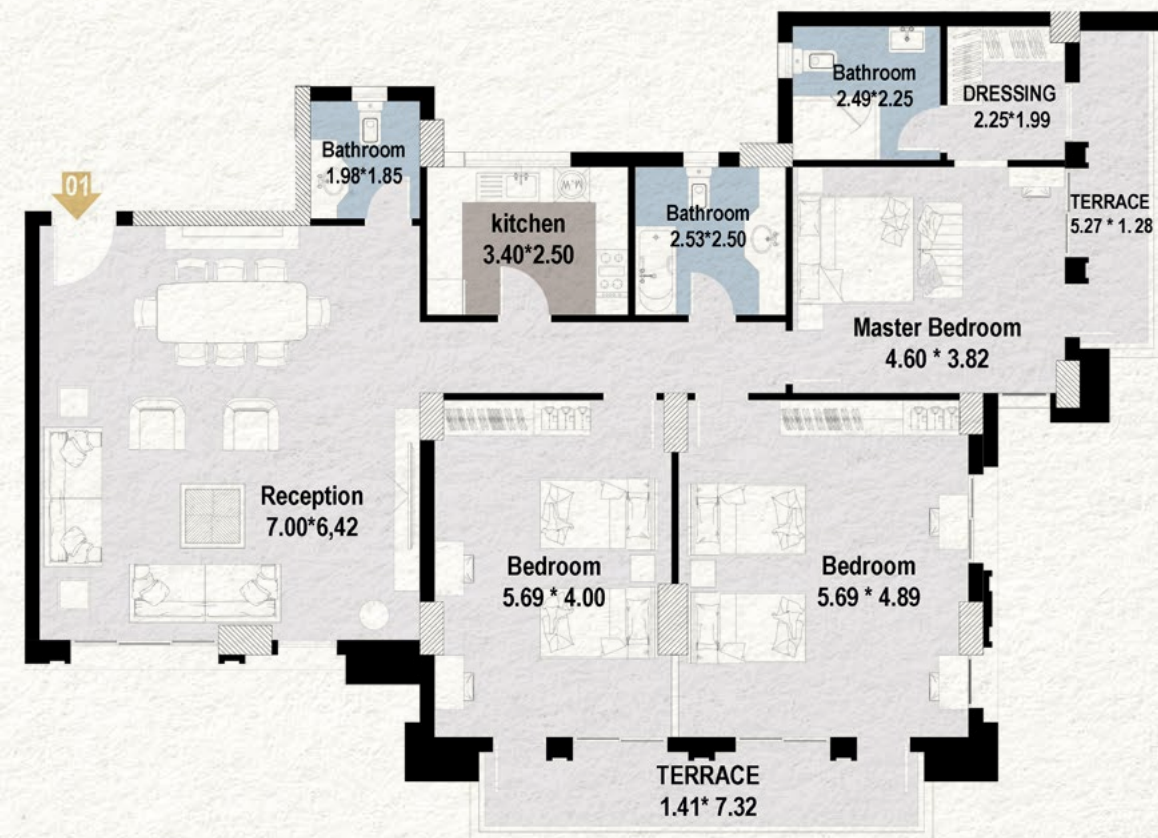
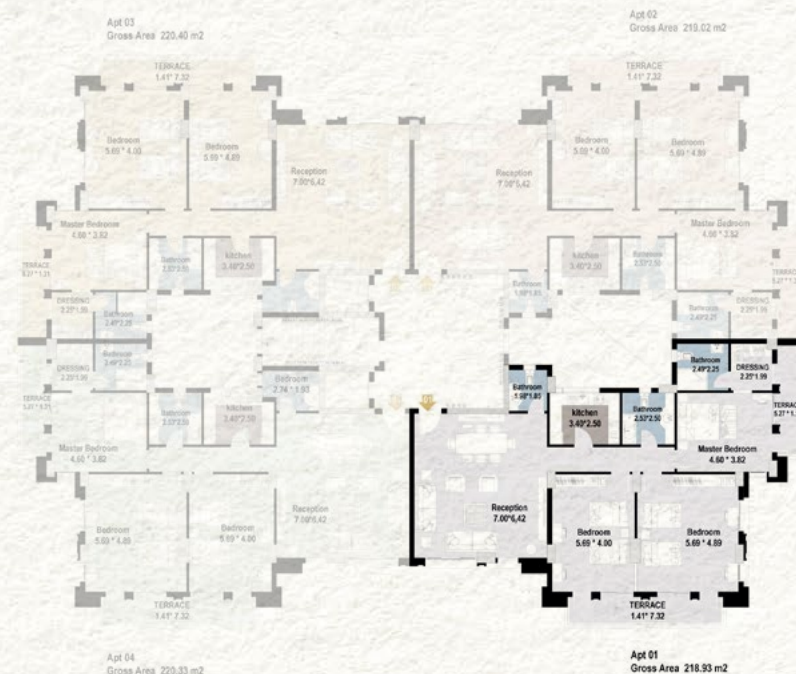


Building 2B | 3B | 6B | 7B
Apt 04 Gross Area **168.91 m2**

PARCEL 1

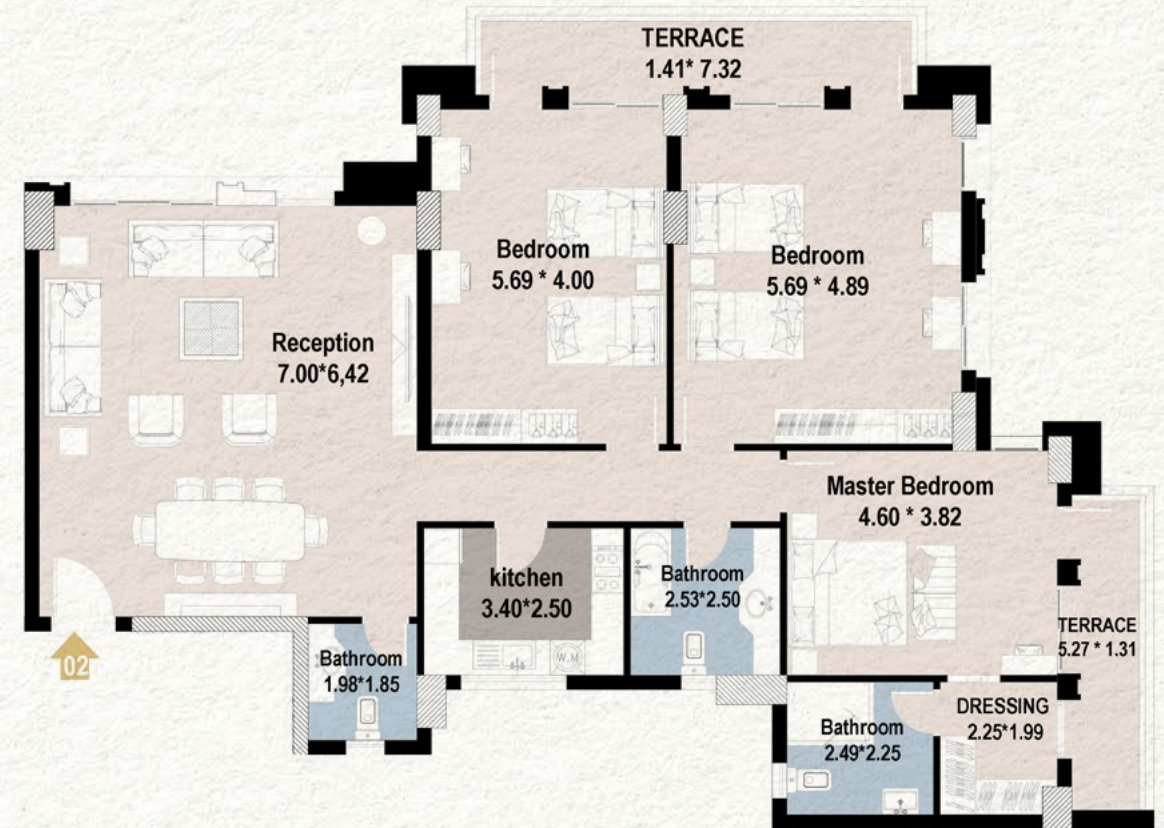
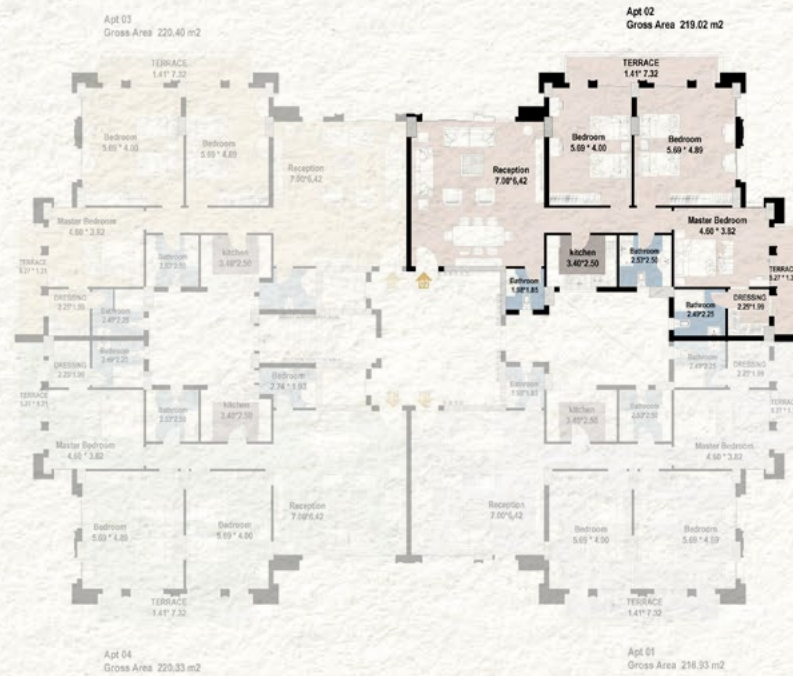
TYPE B

1st & 4th Floor



Building 2B | 3B | 6B | 7B
Apt 01 Gross Area **218.93 m²**

PARCEL 1
TYPE B
1st & 4th Floor

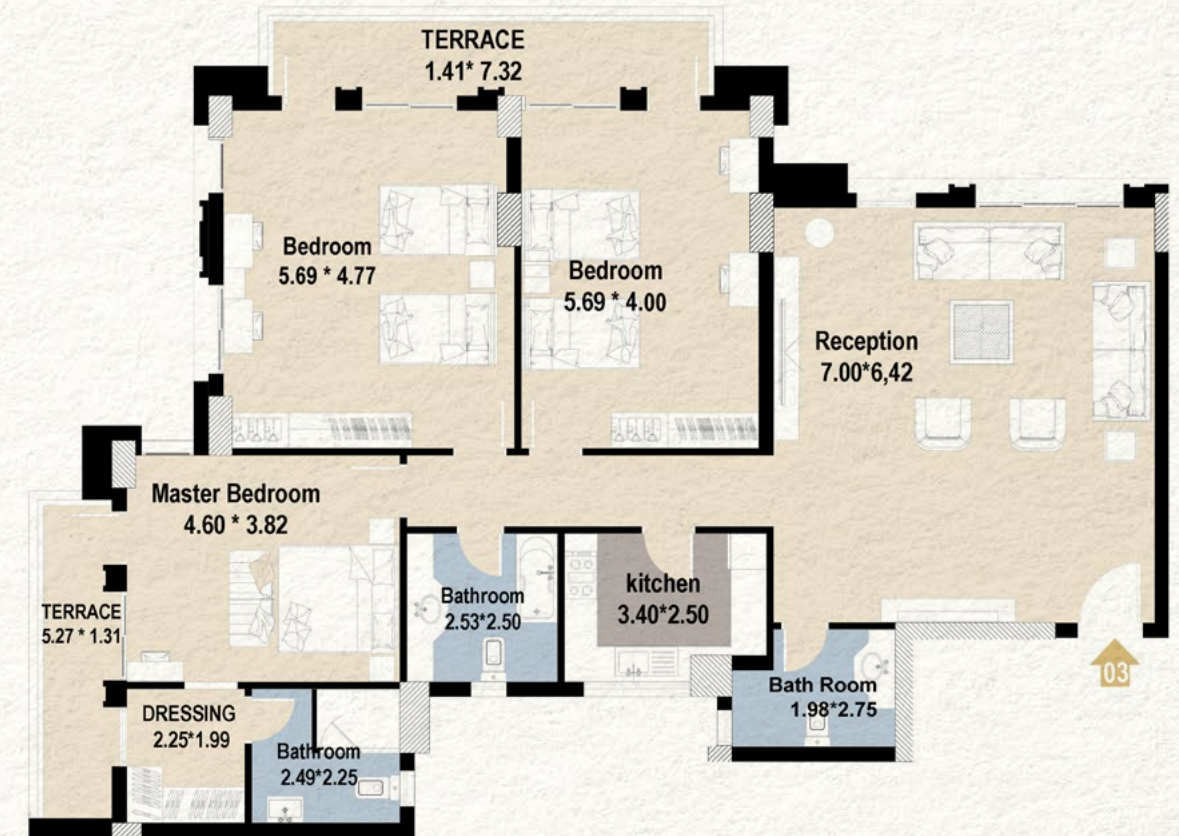
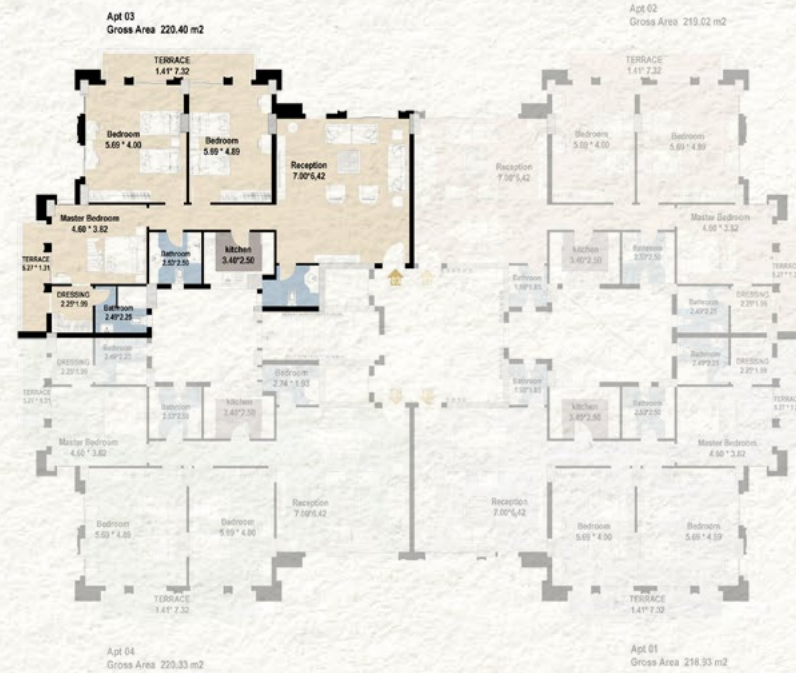


Building 2B | 3B | 6B | 7B
Apt 02 Gross Area **219.02 m²**

PARCEL 1

TYPE B

1st & 4th Floor

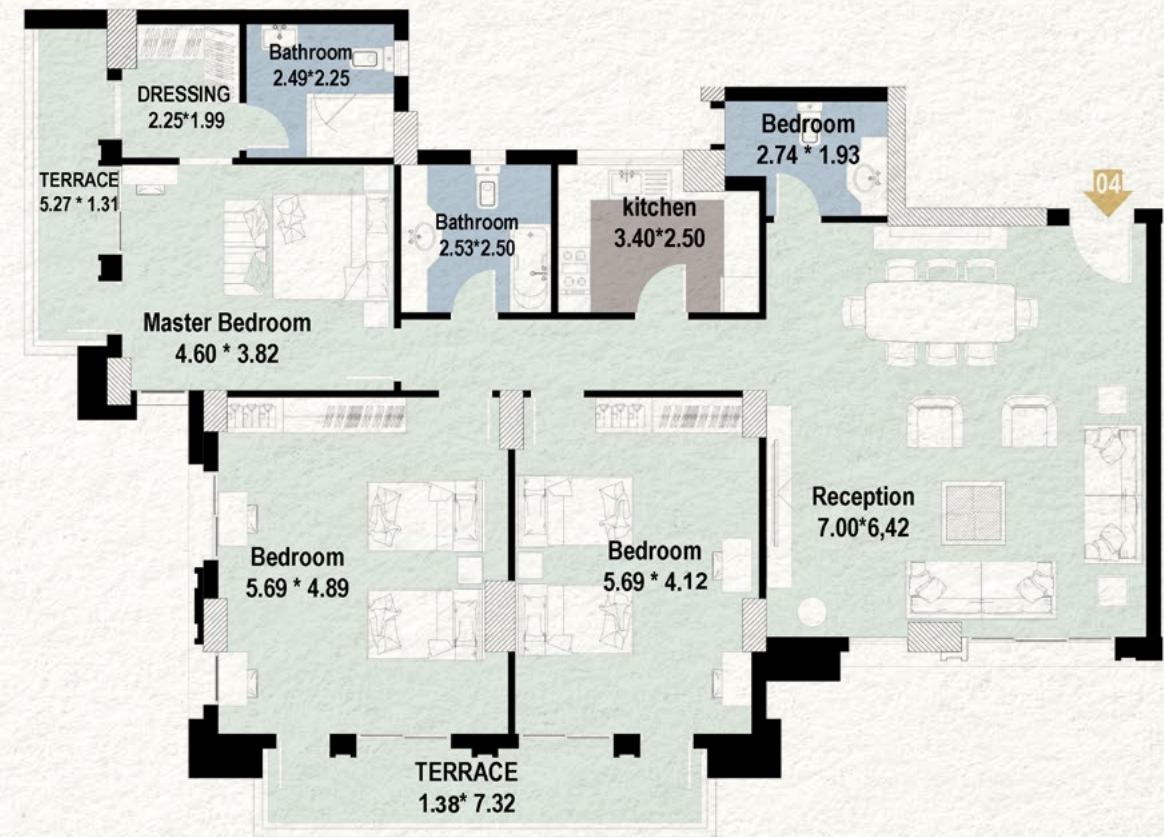


Building 2B | 3B | 6B | 7B
Apt 03 Gross Area **220.40 m²**

PARCEL 1

TYPE B

1st & 4th Floor

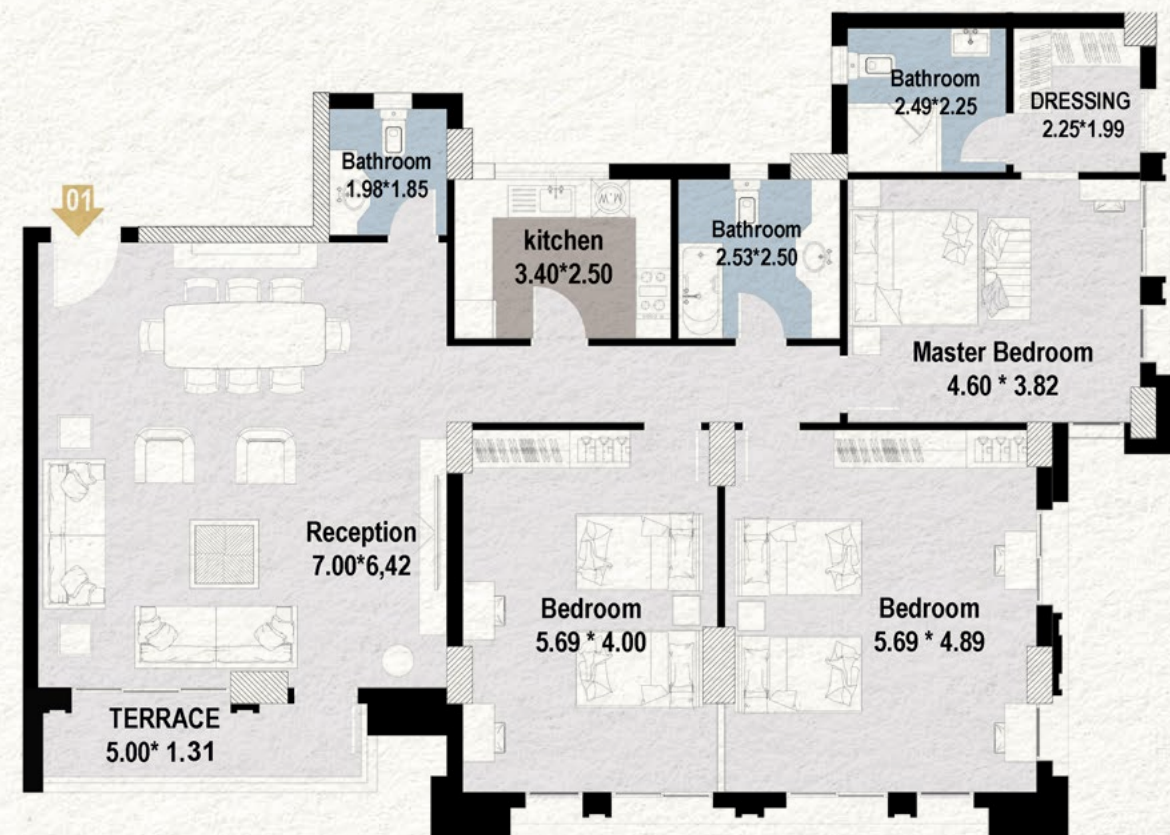
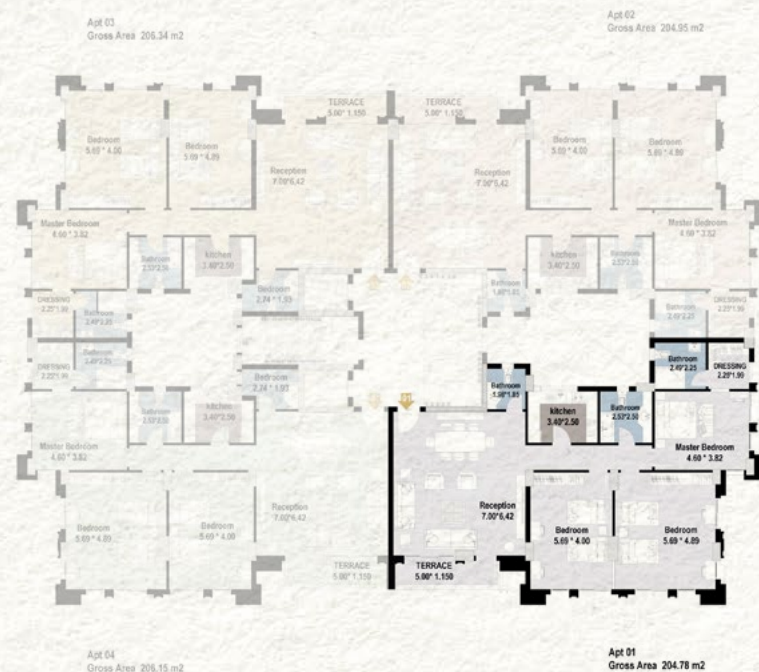


Building 2B | 3B | 6B | 7B
Apt 04 Gross Area **220.33 m²**

PARCEL 1

TYPE B

2nd & 3rd Floor

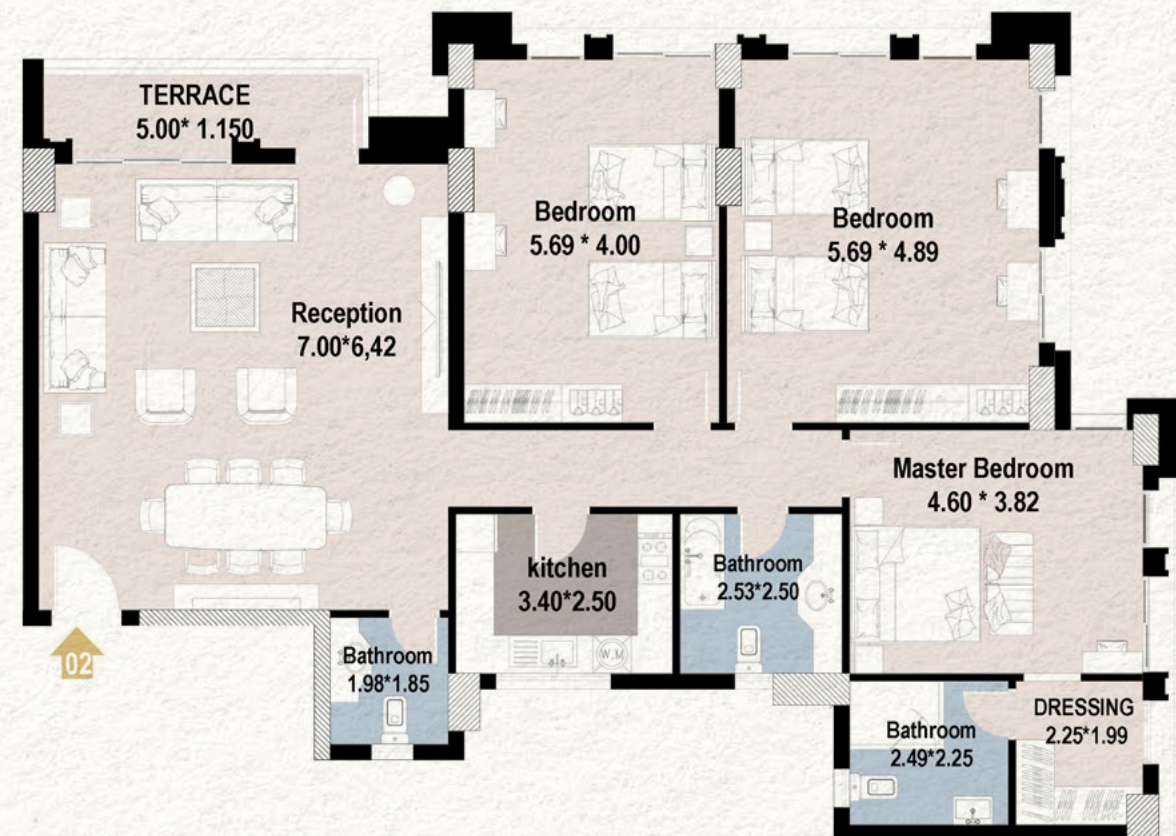
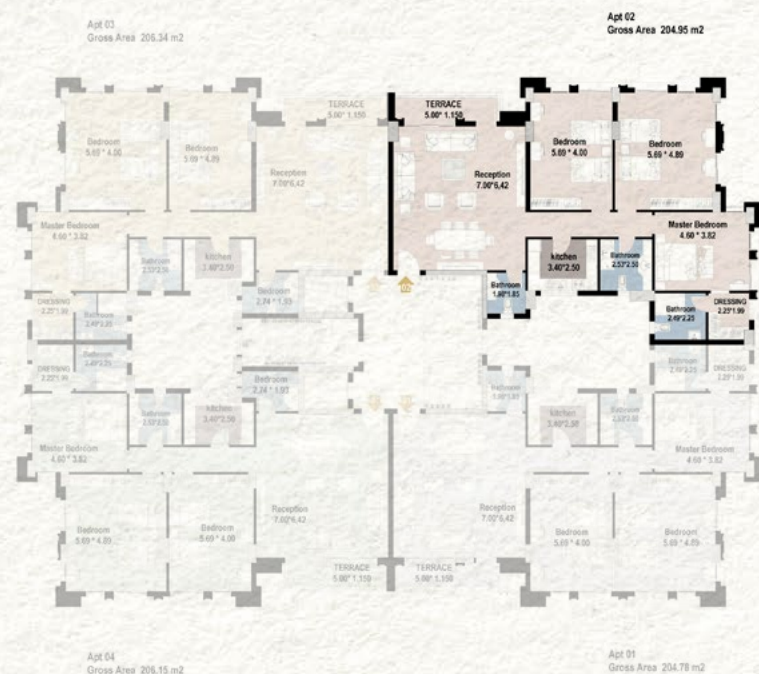


Building 2B | 3B | 6B | 7B
Apt 01 Gross Area **204.78 m²**

PARCEL 1

TYPE B

2nd & 3rd Floor

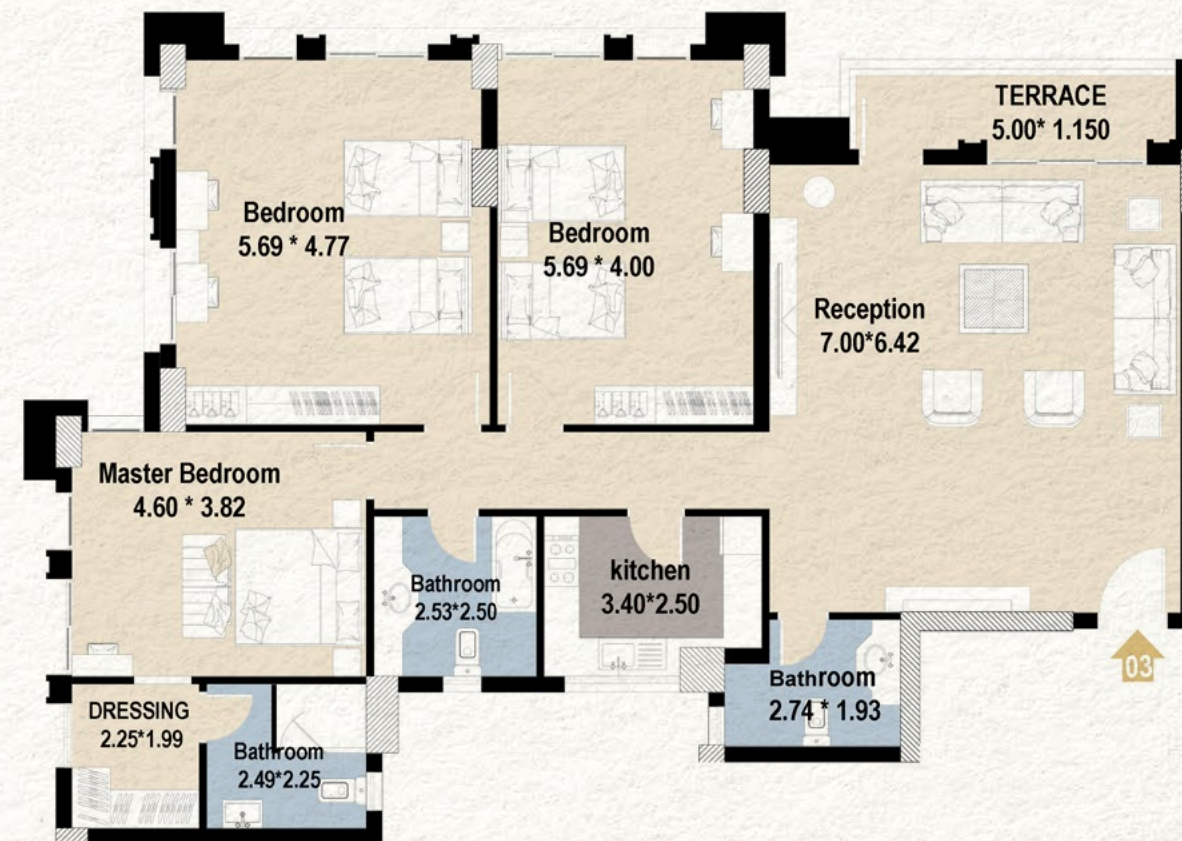
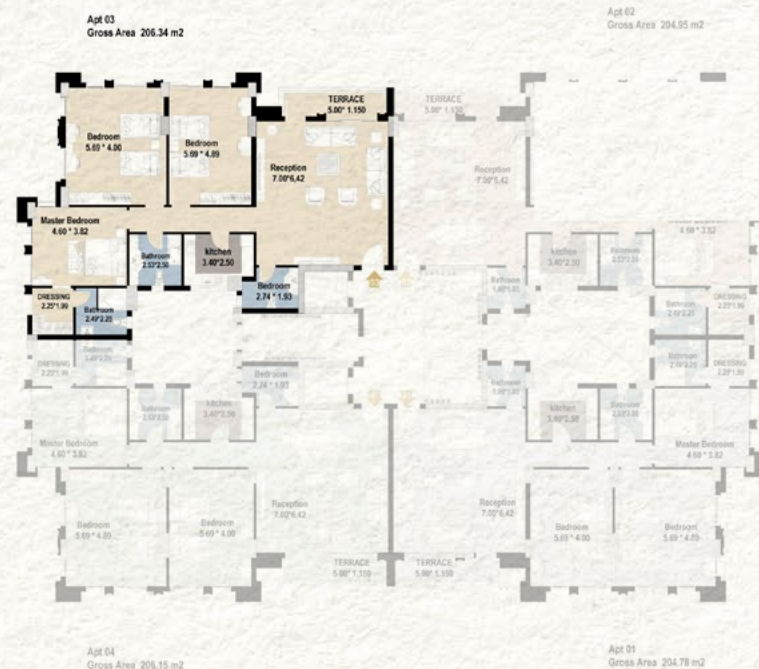


Building 2B | 3B | 6B | 7B
Apt 02 Gross Area **204.95 m²**

PARCEL 1

TYPE B

2nd & 3rd Floor

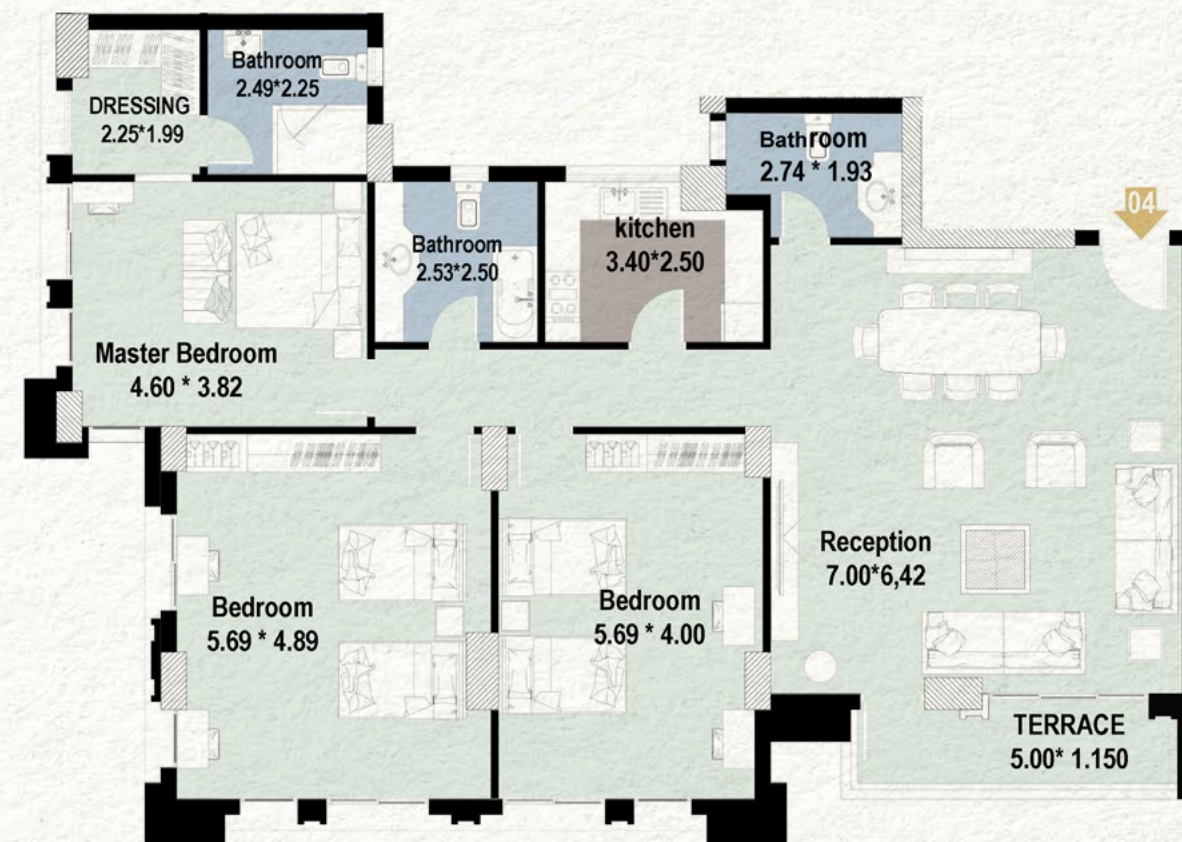
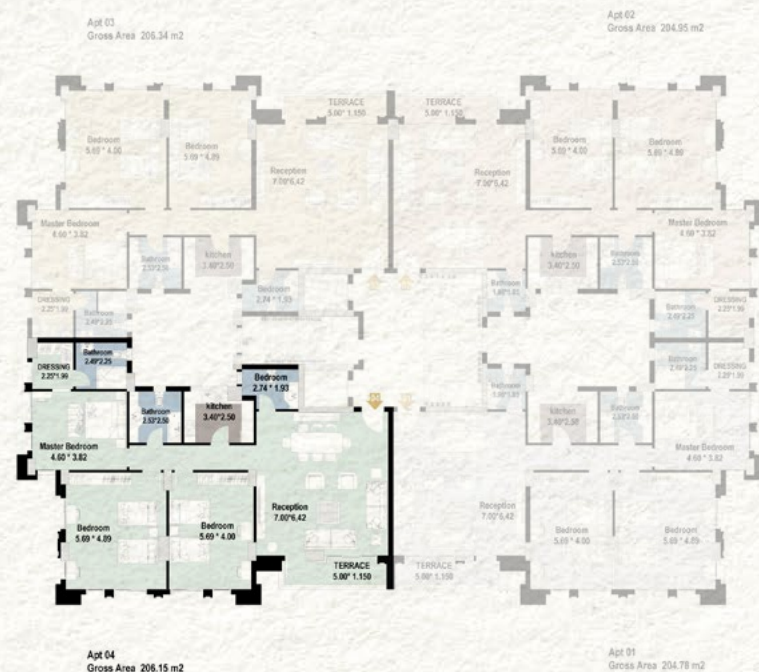


Building 2B | 3B | 6B | 7B
Apt 03 Gross Area **206.34 m²**

PARCEL 1

TYPE B

2nd & 3rd Floor

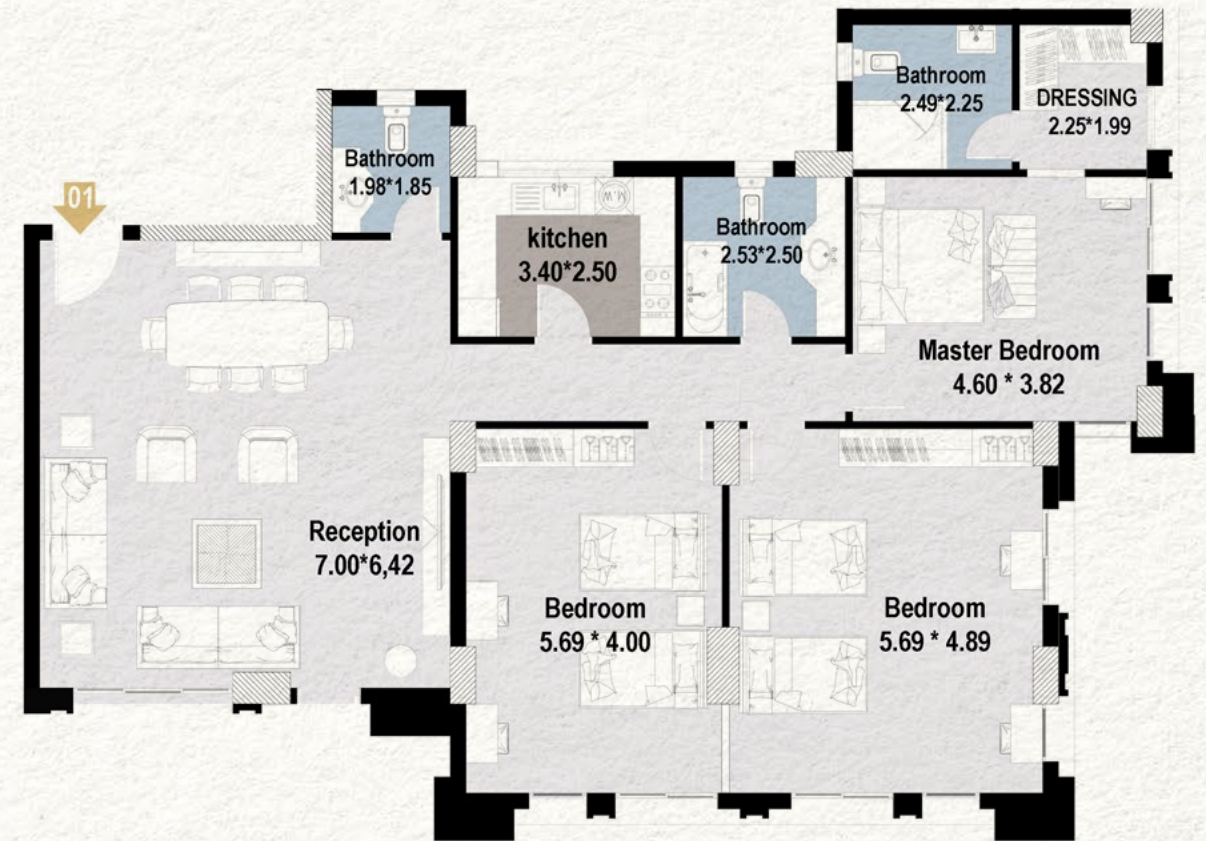
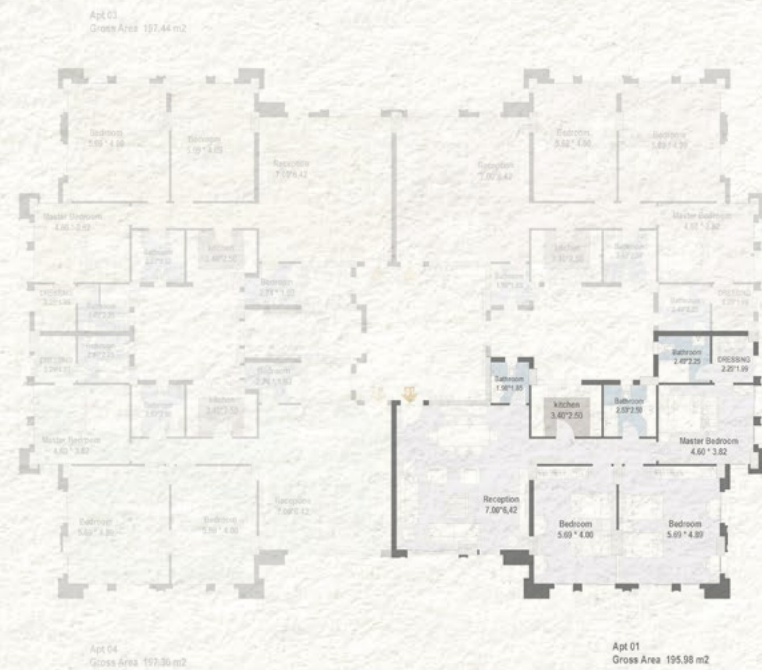


Building 2B | 3B | 6B | 7B
Apt 04 Gross Area **206.15 m²**

PARCEL 1

TYPE B

5th Floor

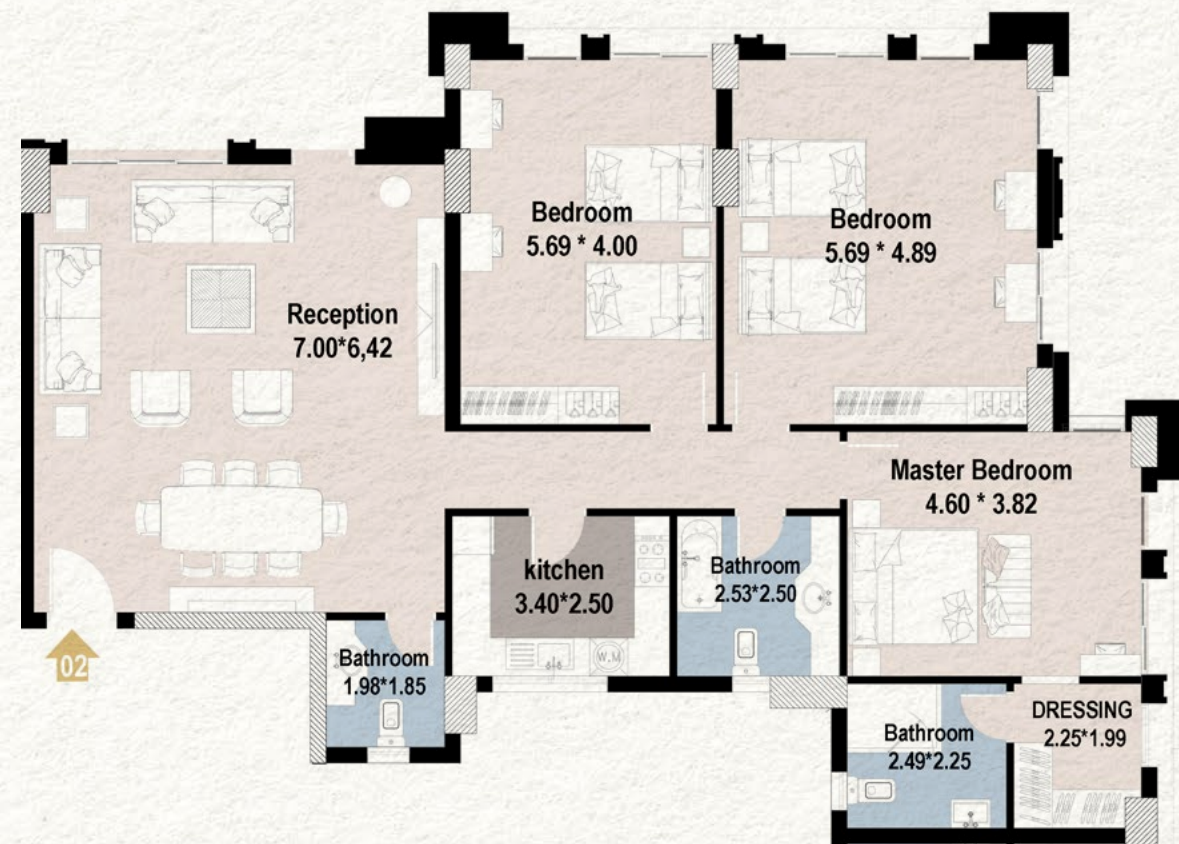
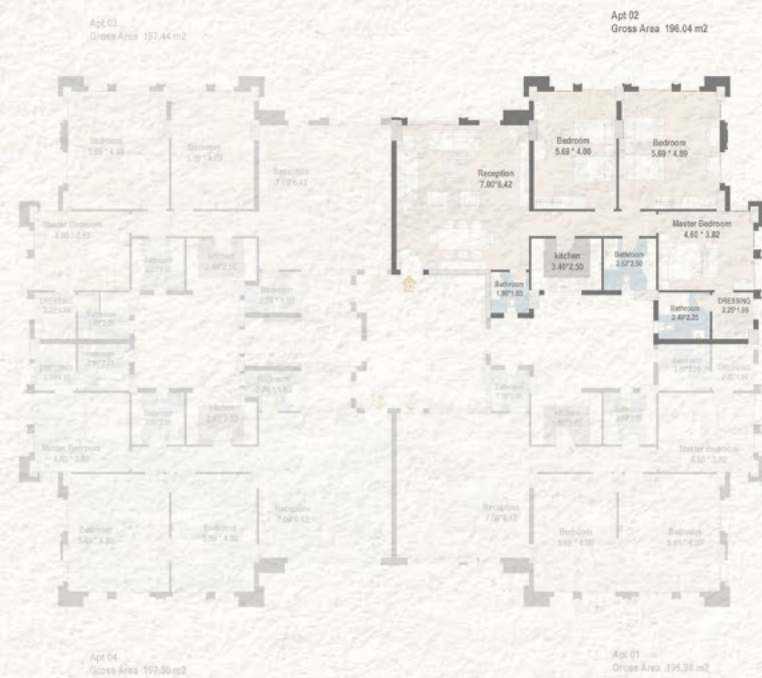


Building 2B | 3B | 6B | 7B
Apt 01 Gross Area **195.98 m²**

PARCEL 1

TYPE B

5th Floor

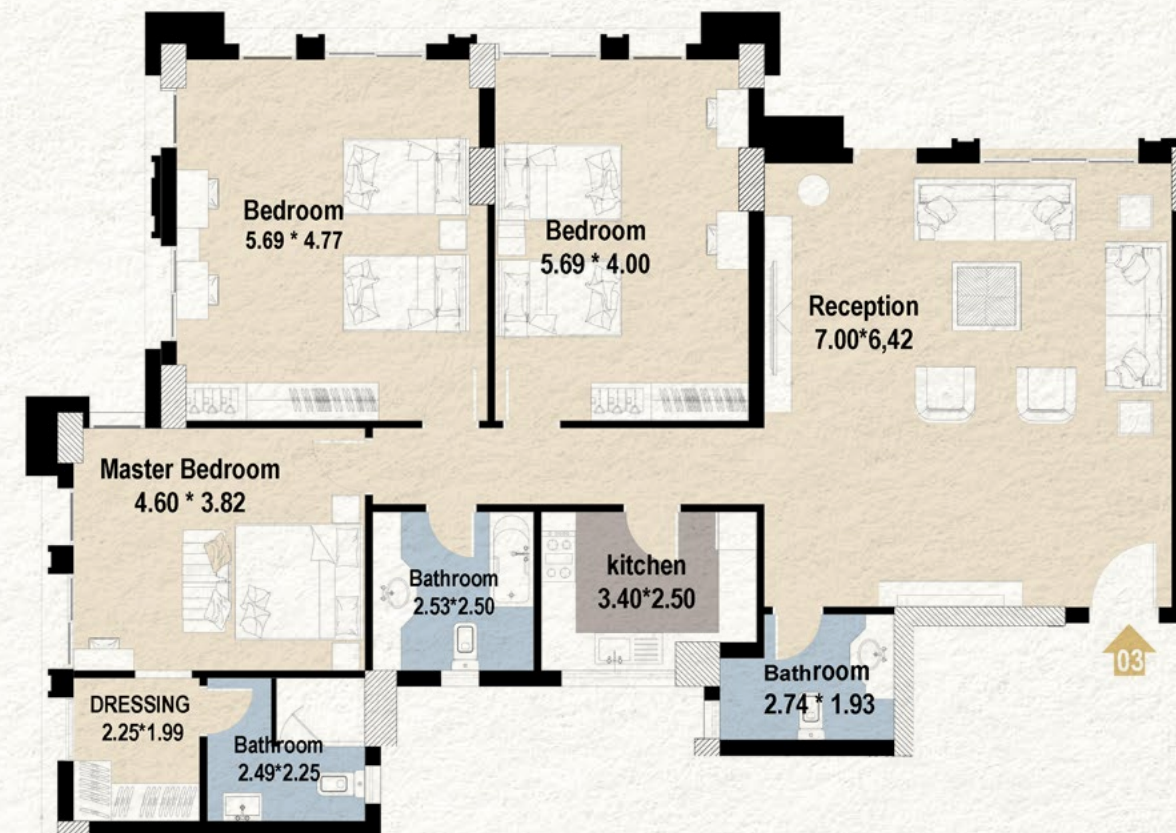
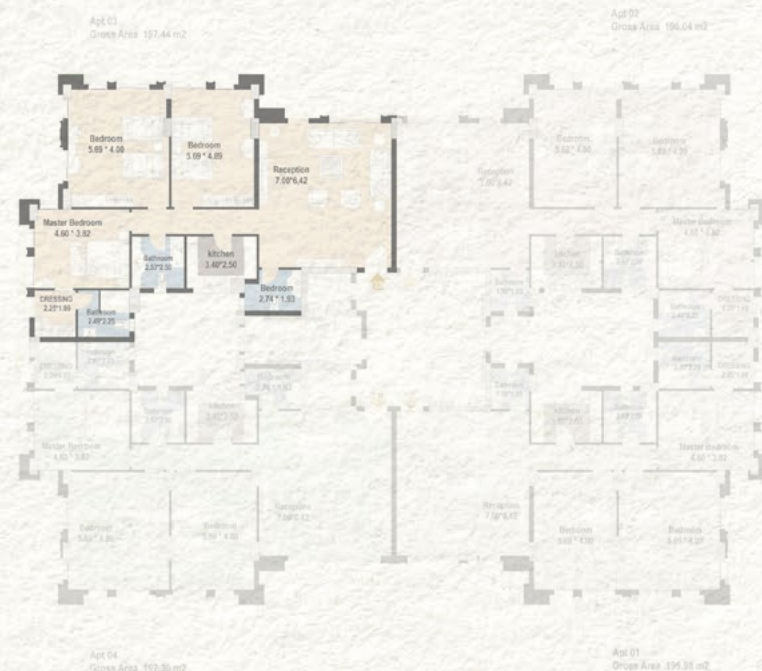


Building 2B | 3B | 6B | 7B
Apt 02 Gross Area **196.04 m²**

PARCEL 1

TYPE B

5th Floor

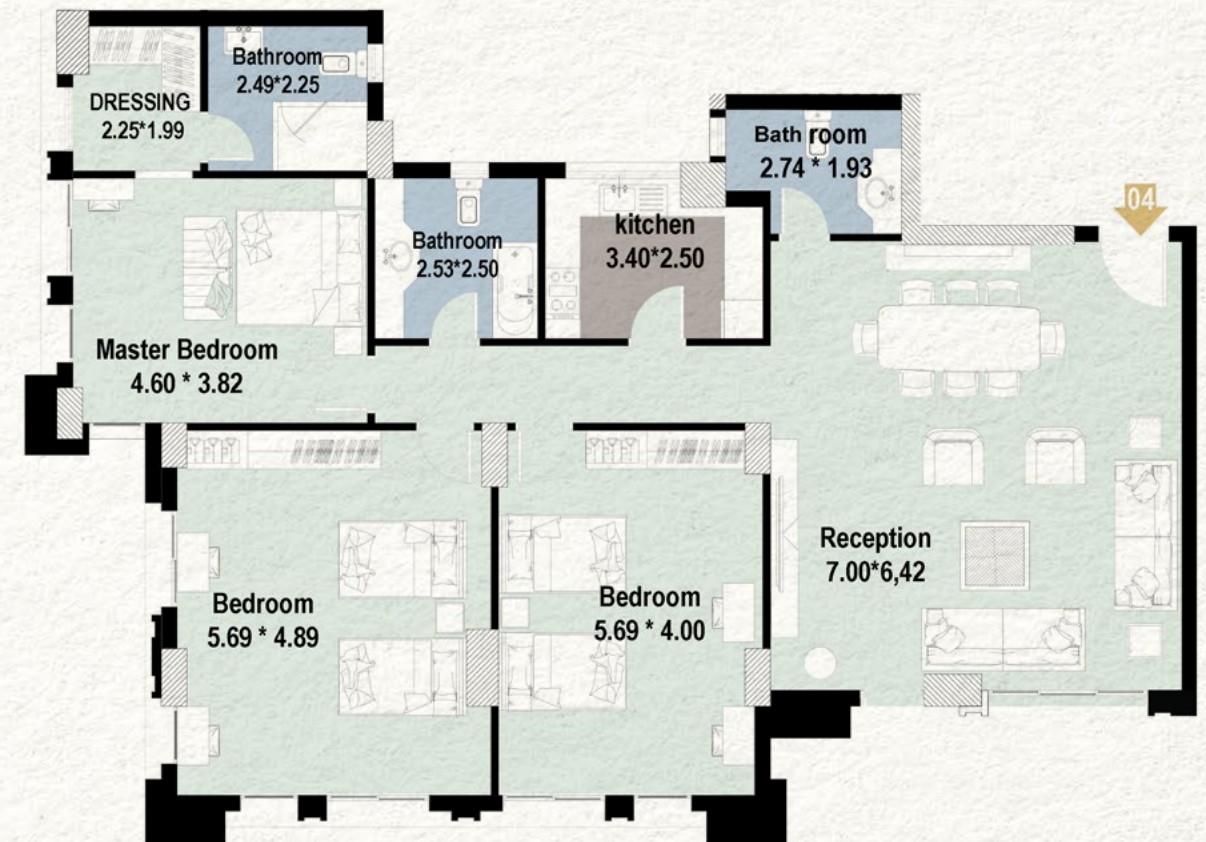
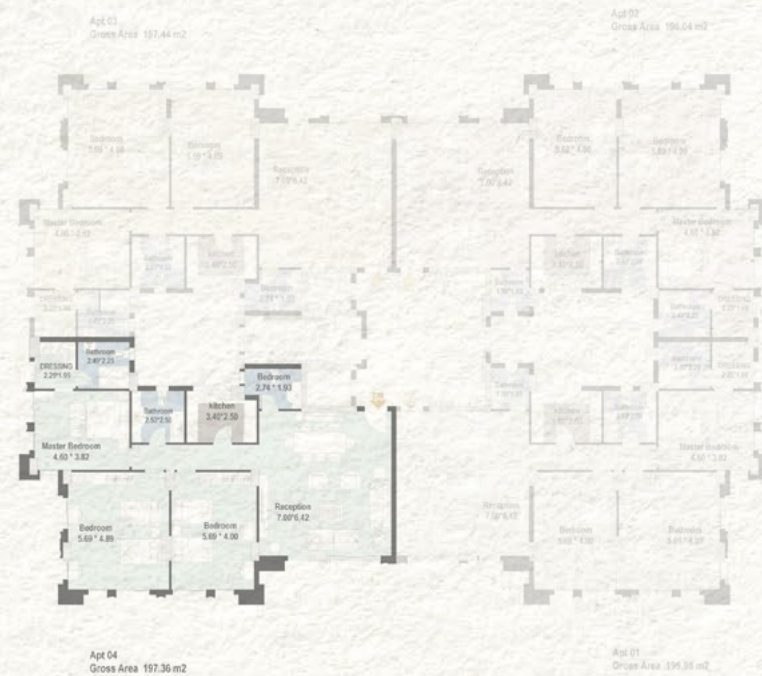


Building 2B | 3B | 6B | 7B
Apt 03 Gross Area **197.44 m2**

PARCEL 1

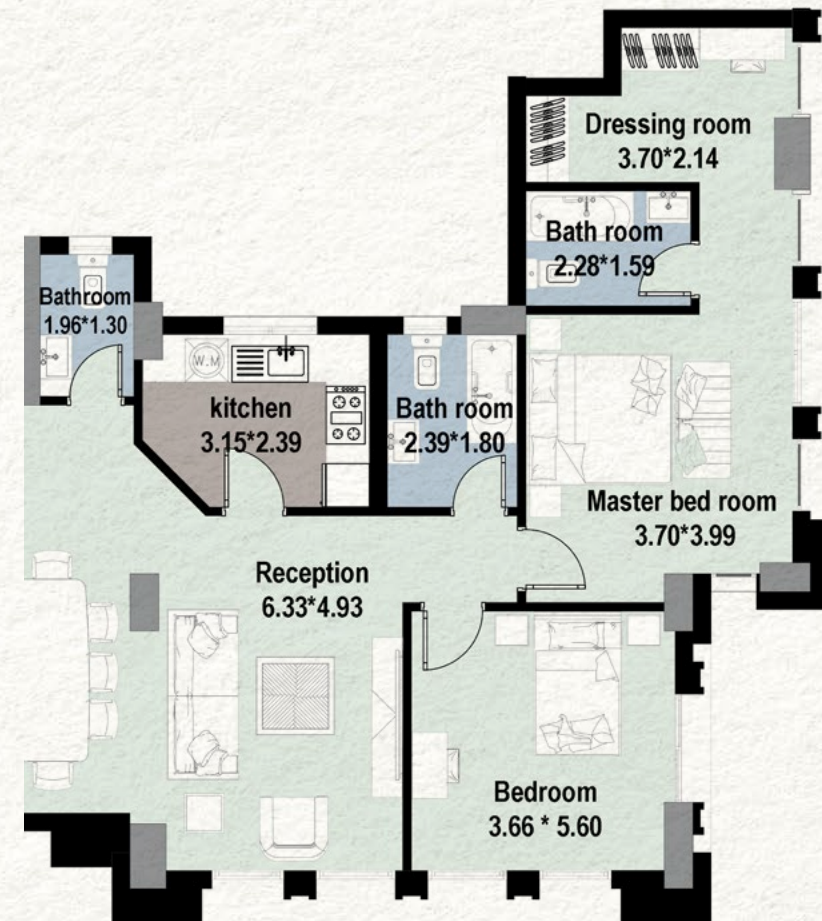
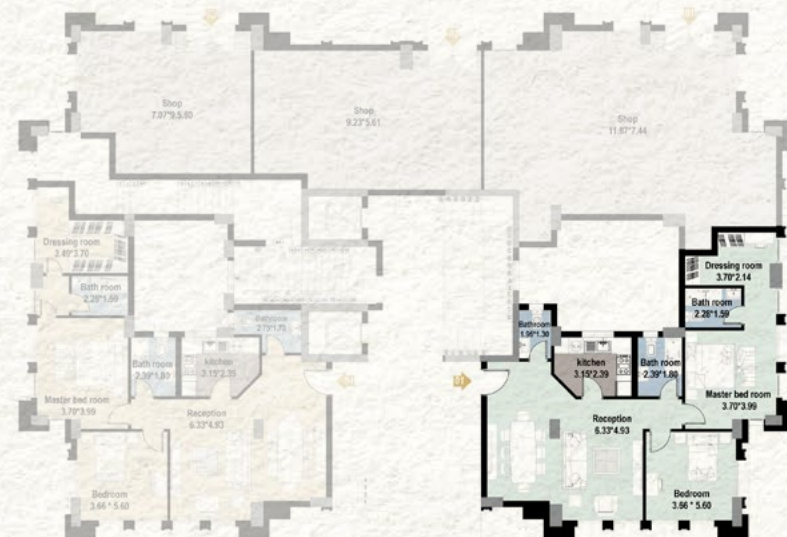
TYPE B

5th Floor



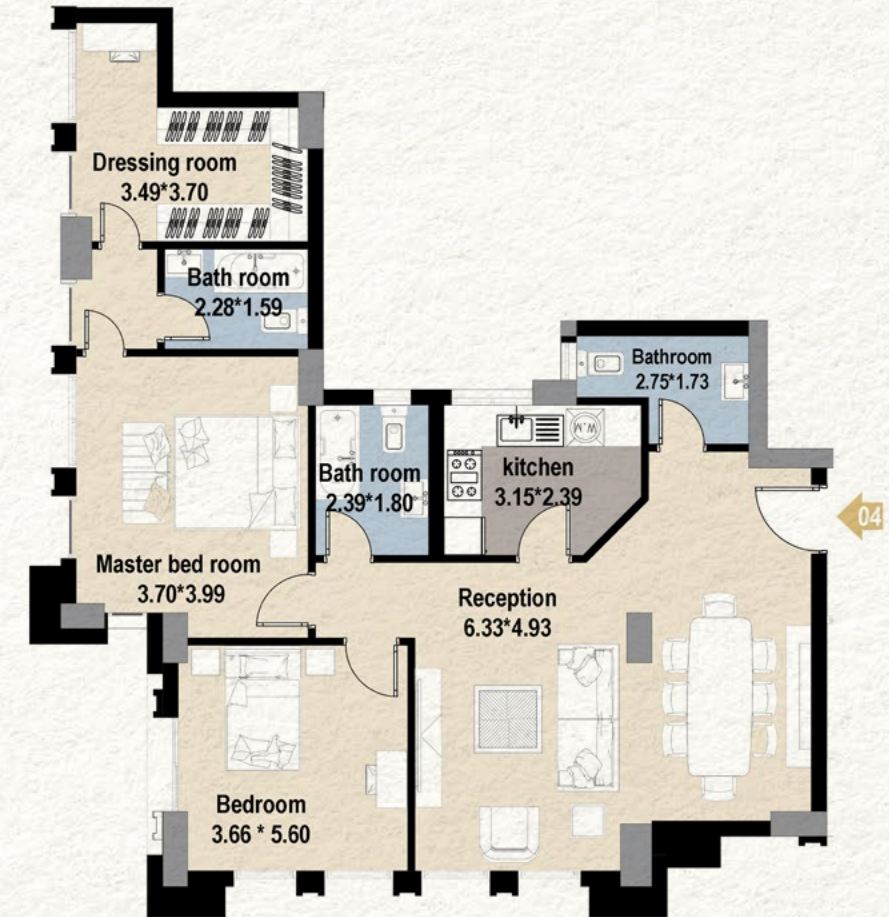
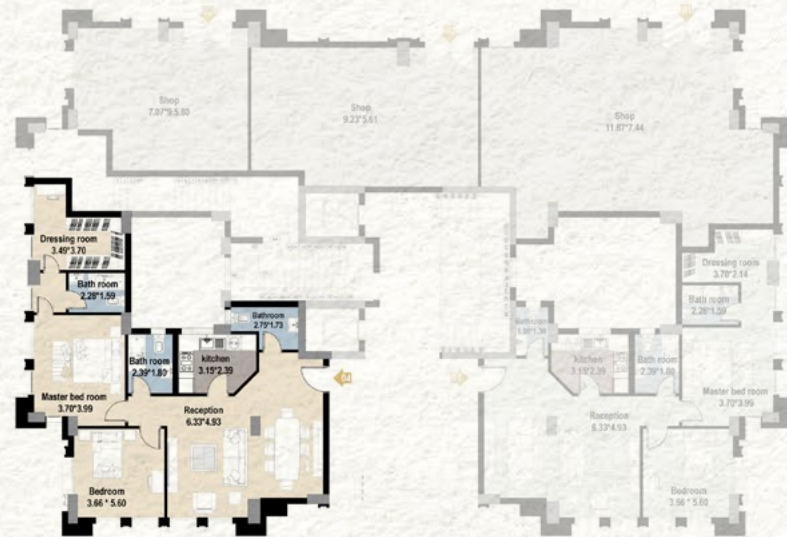
Building 2B | 3B | 6B | 7B
Apt 04 Gross Area **197.36 m²**

PARCEL 2 **TYPE A** Ground Floor



Building 1A | 2A | 3A
 Apt 01 Gross Area **123.20 m2**

PARCEL 2
TYPE A
Ground Floor

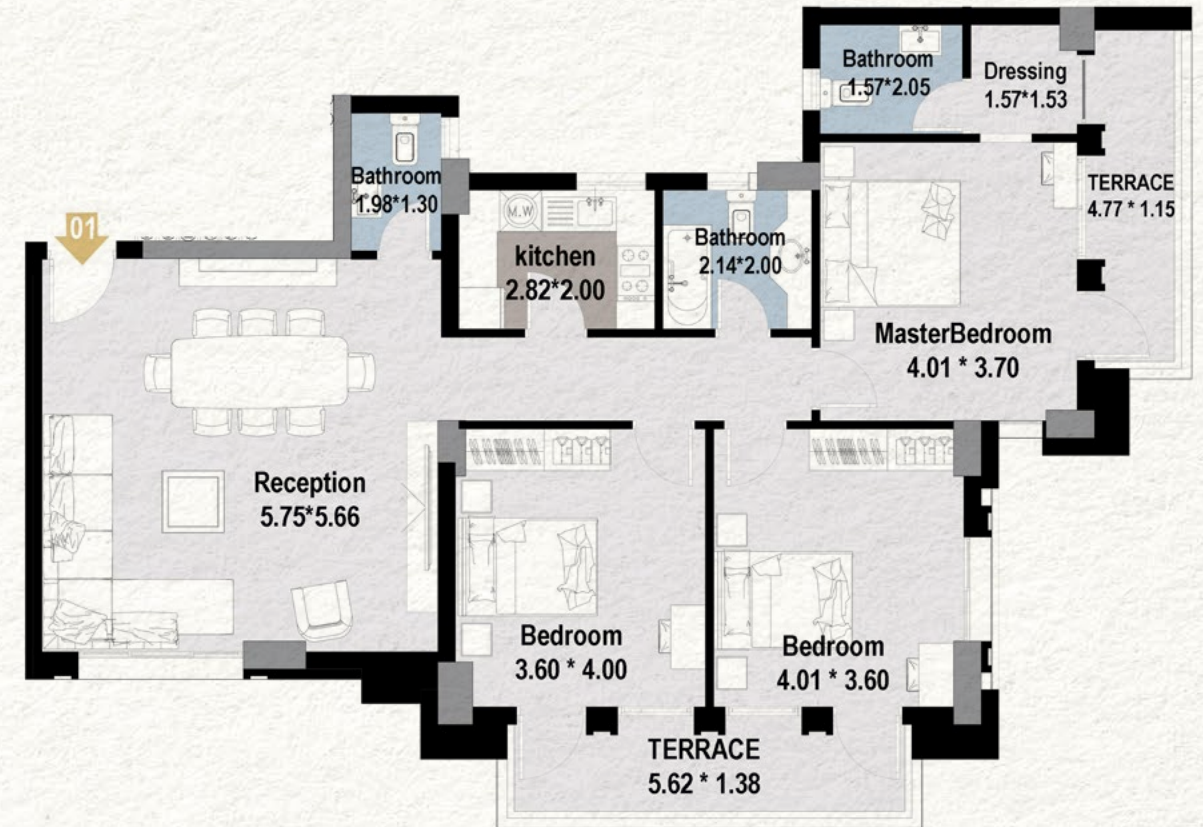


Building 1A | 2A | 3A
Apt 04 Gross Area **133.21 m2**

PARCEL 2

TYPE A

1st & 4th Floor

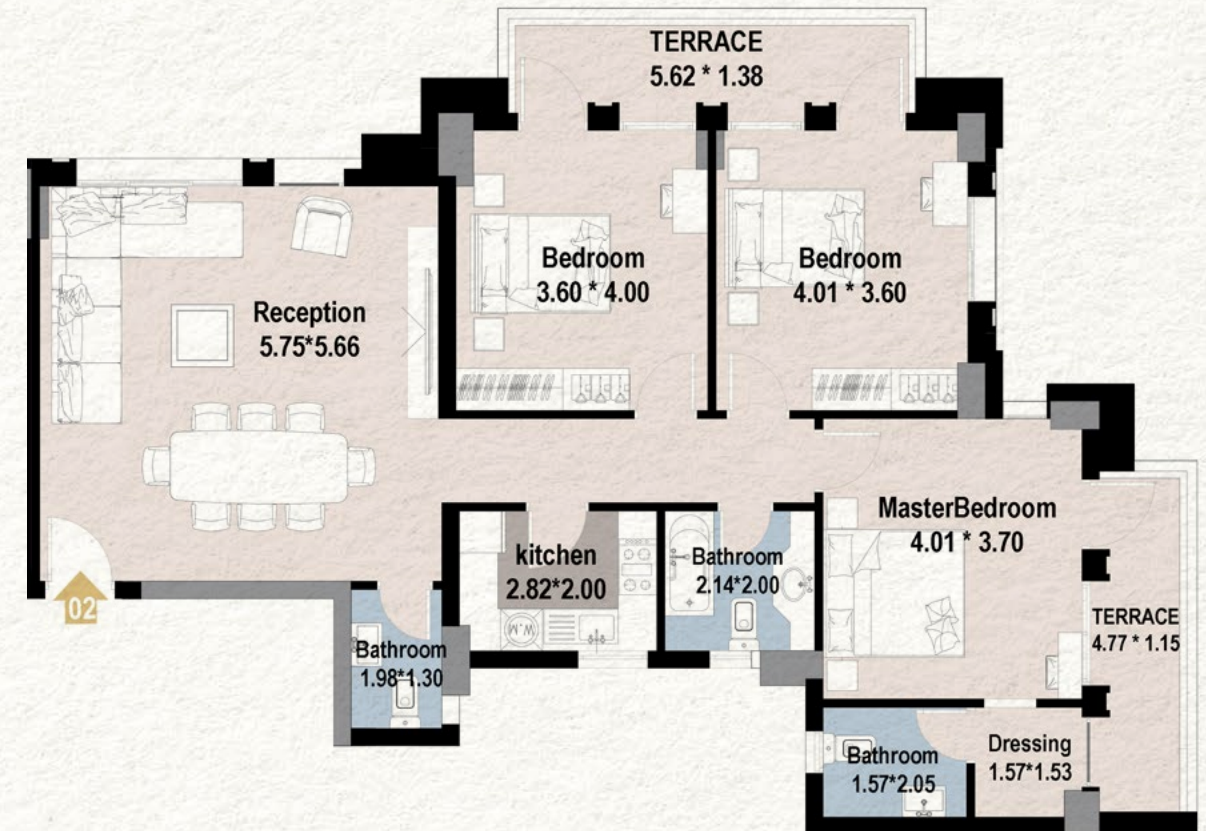


Building 1A | 2A | 3A
Apt 01 Gross Area **155.72 m²**

PARCEL 2

TYPE A

1st & 4th Floor

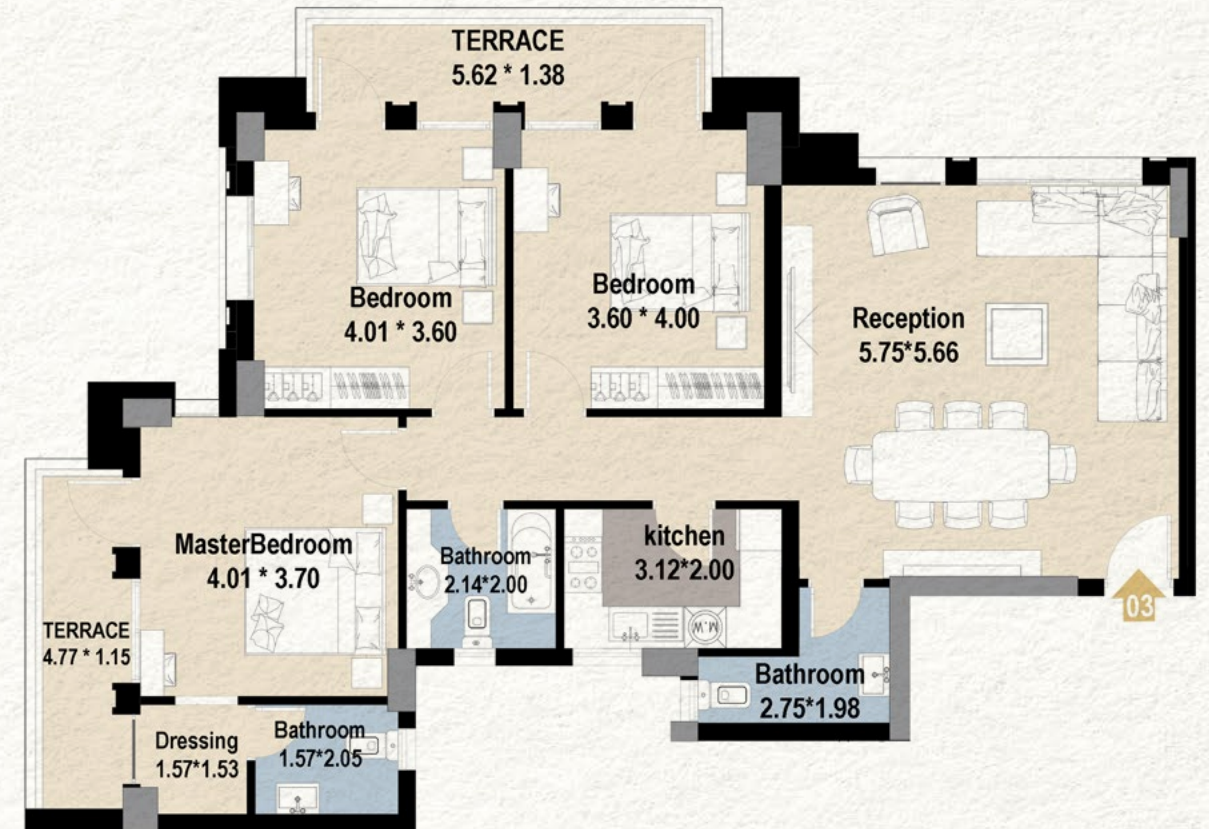


Building 1A | 2A | 3A
Apt 02 Gross Area **155.67 m²**

PARCEL 2

TYPE A

1st & 4th Floor

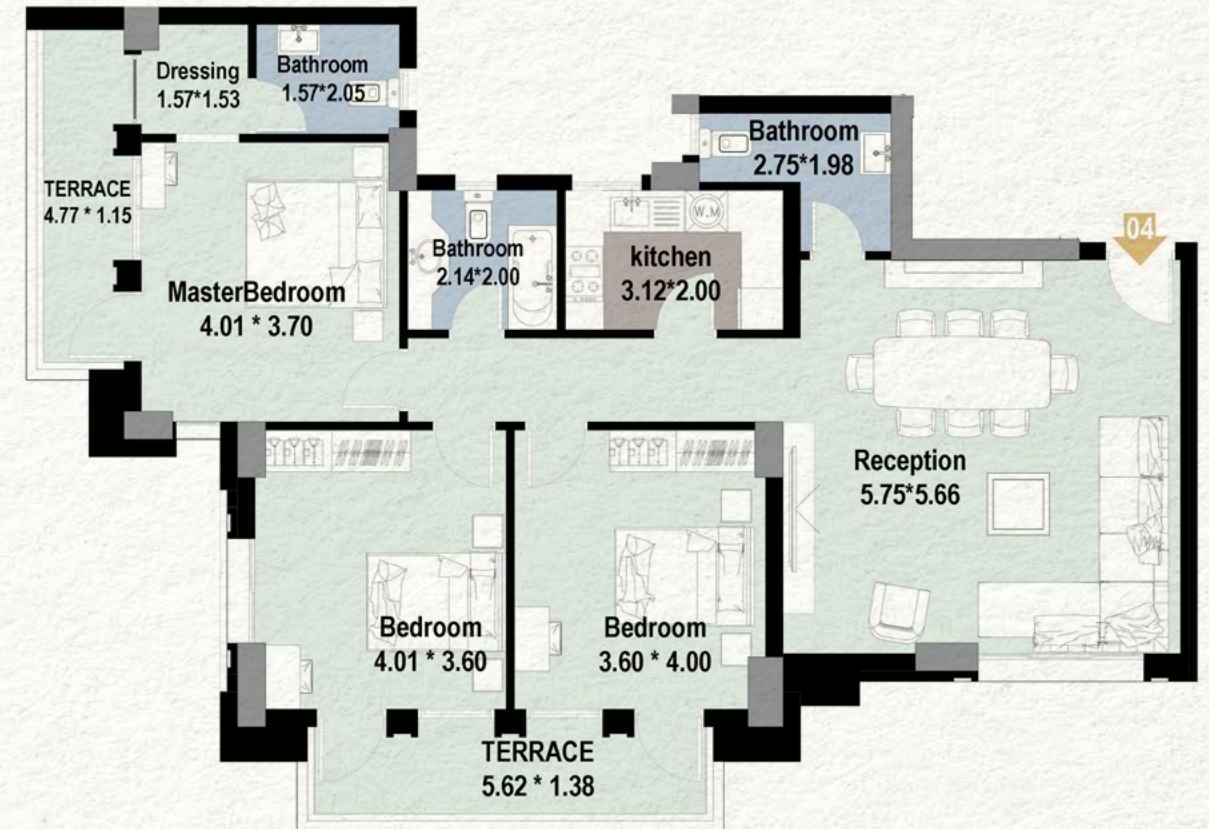


Building 1A | 2A | 3A
Apt 03 Gross Area **157.91 m²**

PARCEL 2

TYPE A

1st & 4th Floor

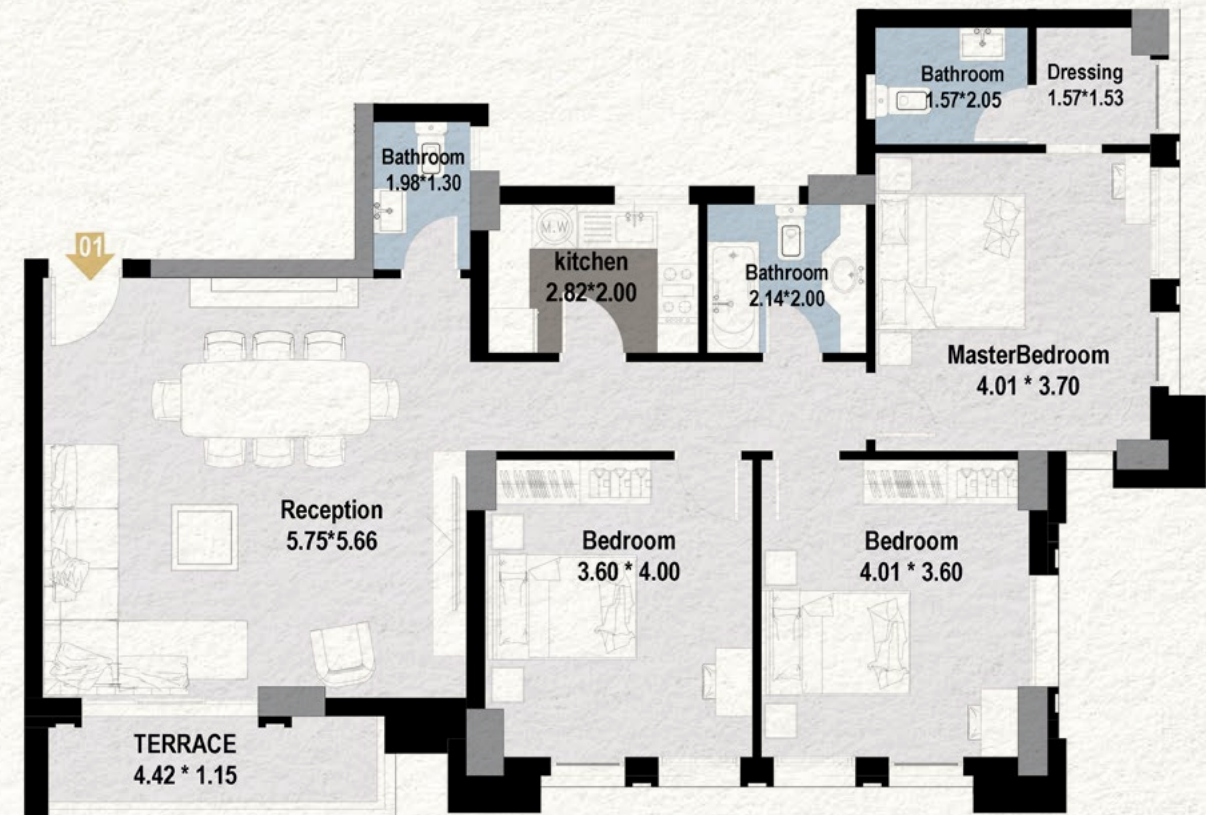


Building 1A | 2A | 3A
Apt 04 Gross Area **158.12 m²**

PARCEL 2

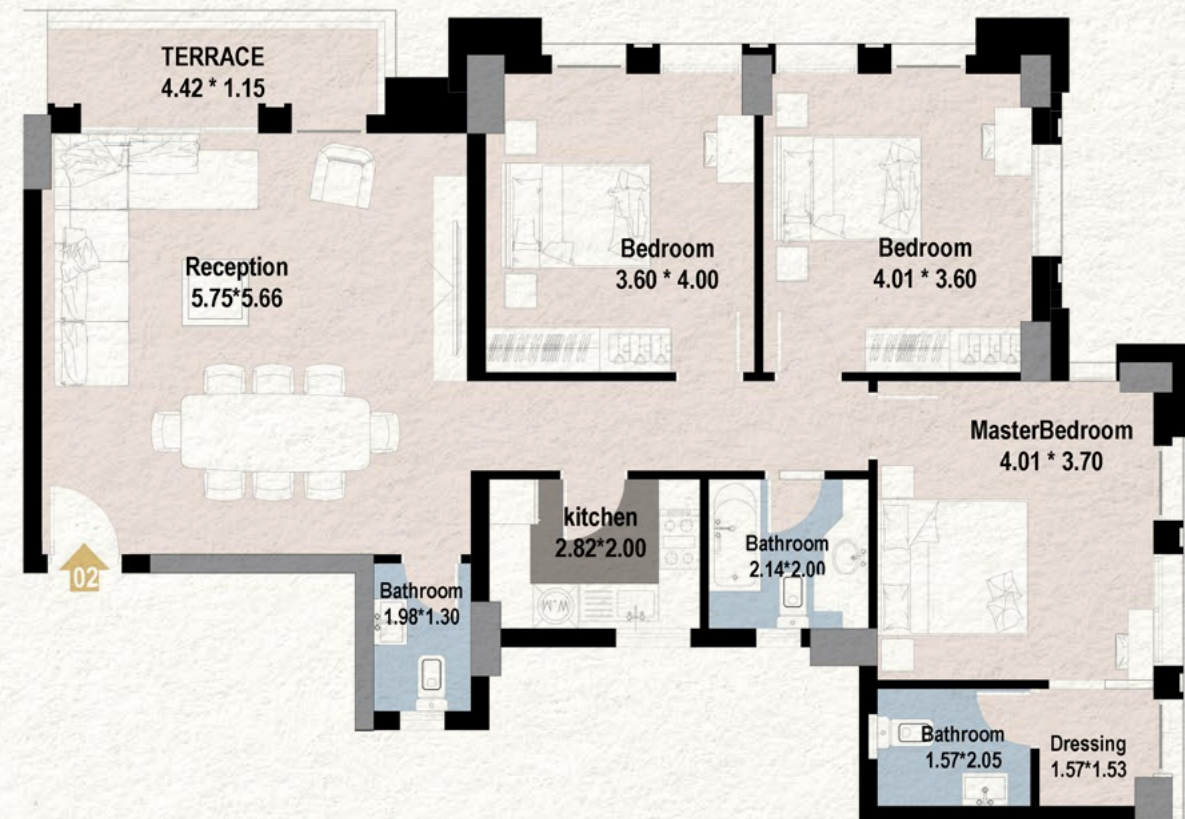
TYPE A

2nd & 3rd Floor



Building 1A | 2A | 3A
Apt 01 Gross Area **144.46 m²**

PARCEL 2 **TYPE A** 2nd & 3rd Floor

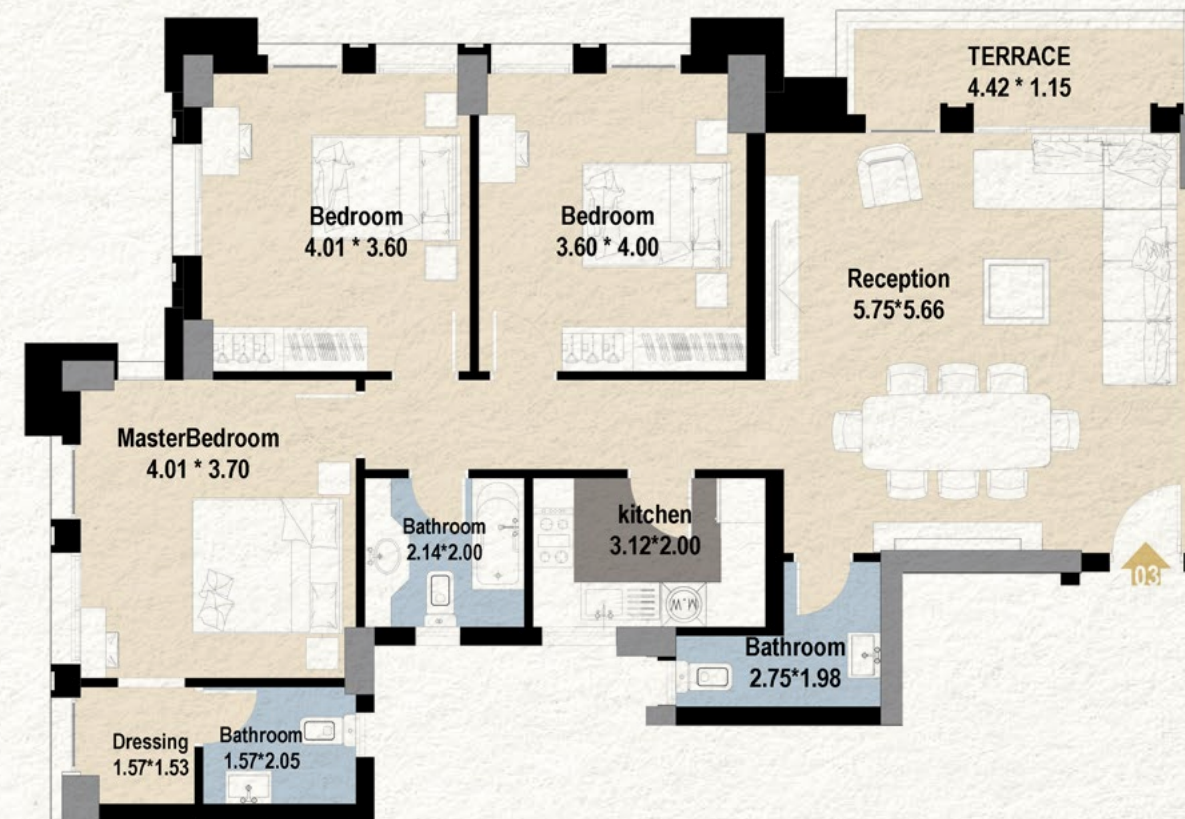


Building 1A | 2A | 3A
 Apt 02 Gross Area **144.40 m2**

PARCEL 2

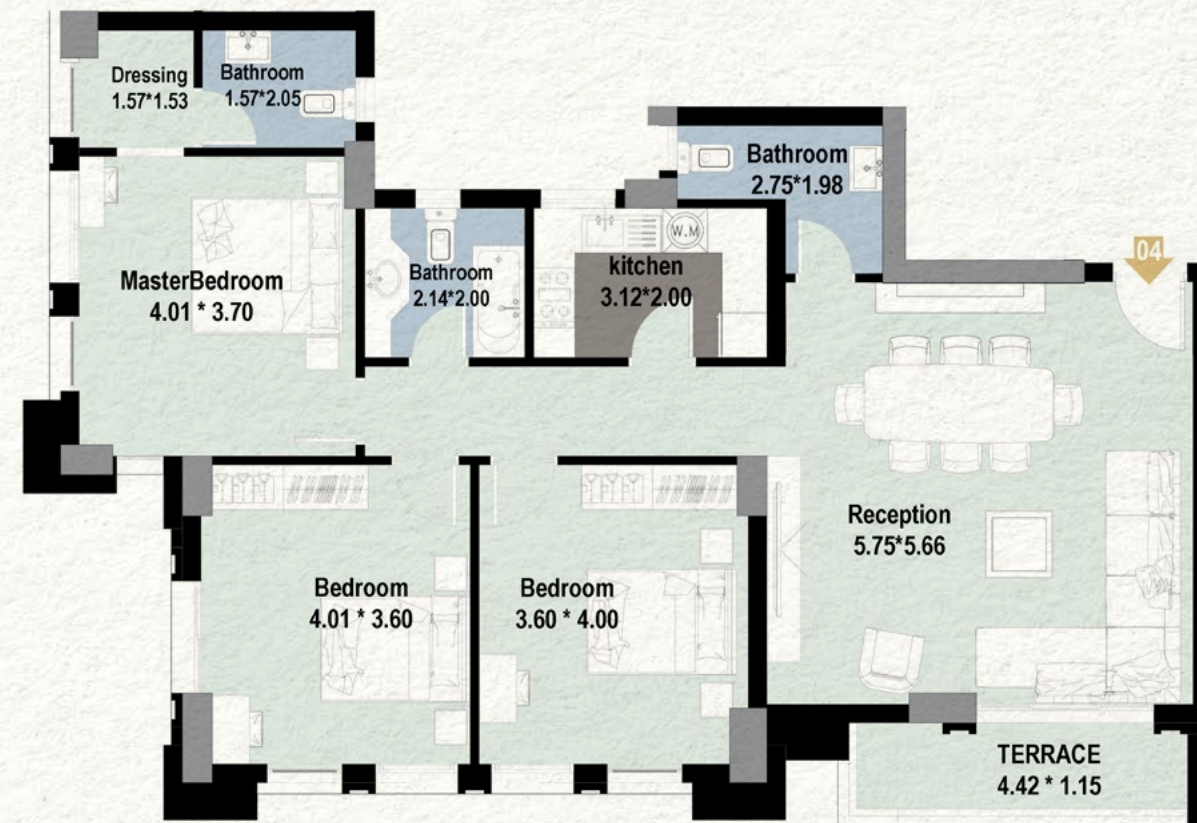
TYPE A

2nd & 3rd Floor



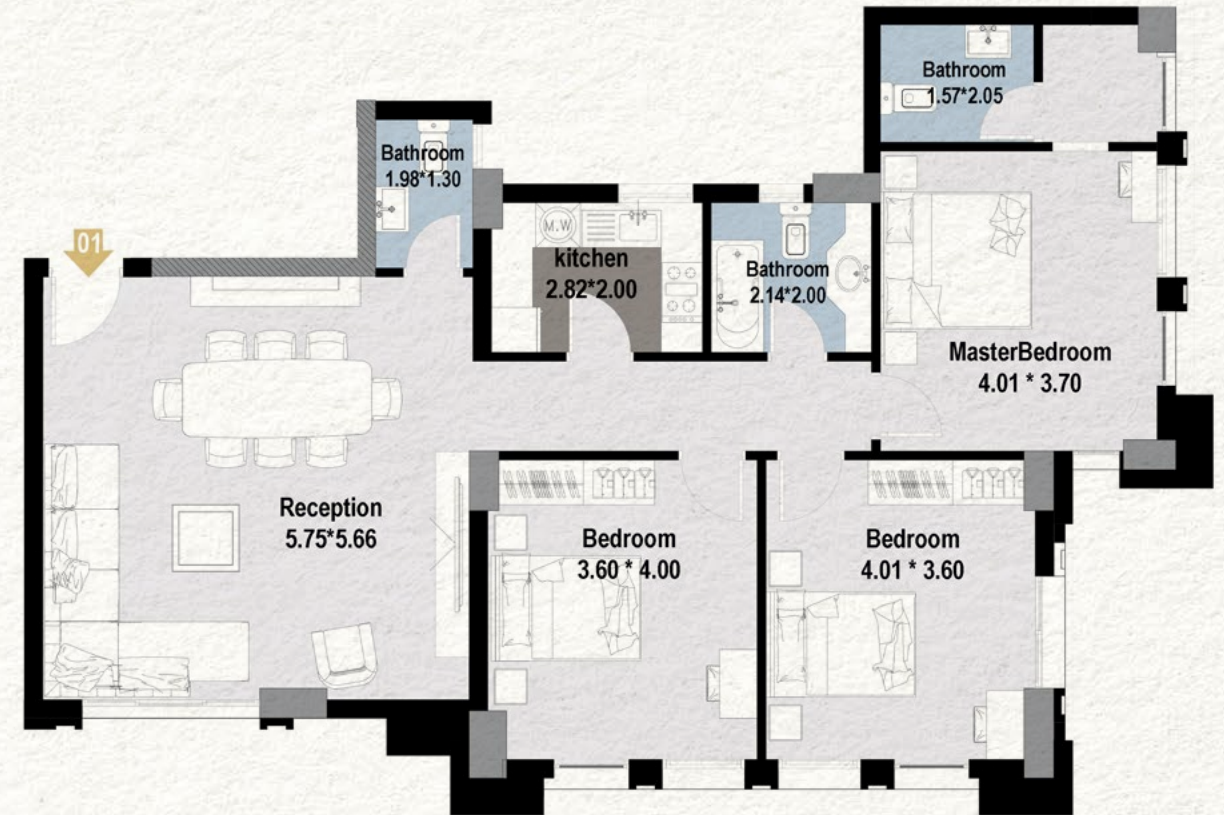
Building 1A | 2A | 3A
Apt 03 Gross Area **146.65 m2**

PARCEL 2
TYPE A
2nd & 3rd Floor



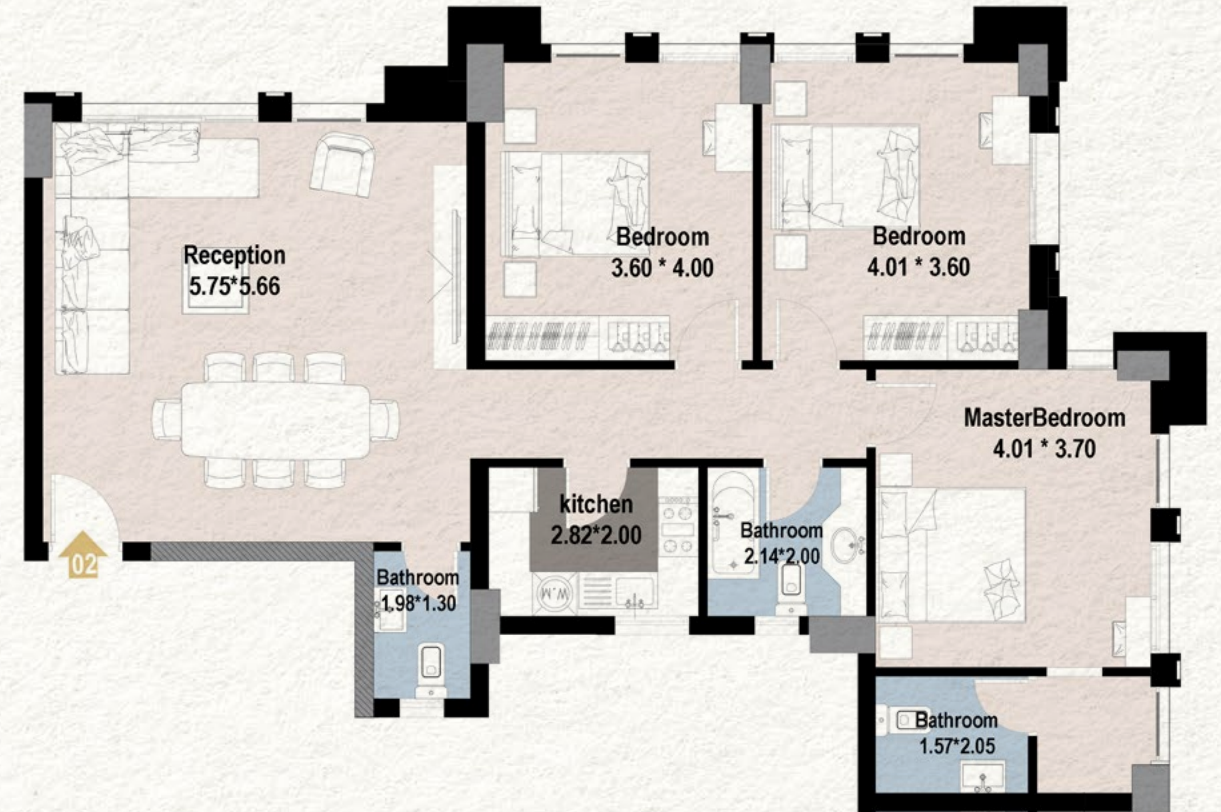
Building 1A | 2A | 3A
Apt 04 Gross Area **146.86 m2**

PARCEL 2 TYPE A 5th Floor



Building 1A | 2A | 3A
Apt 01 Gross Area **136.51 m²**

PARCEL 2 **TYPE A** 5th Floor

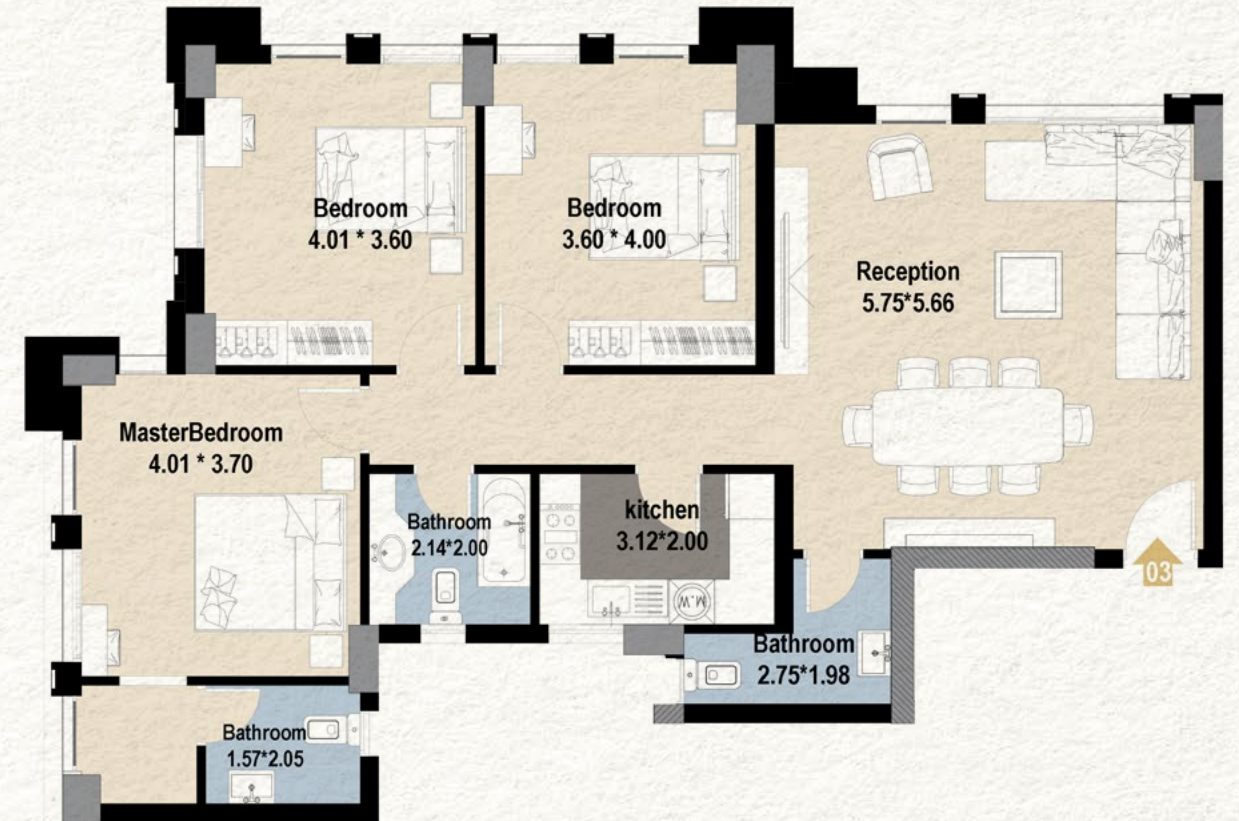


Building 1A | 2A | 3A
 Apt 02 Gross Area **136.46 m²**

PARCEL 2

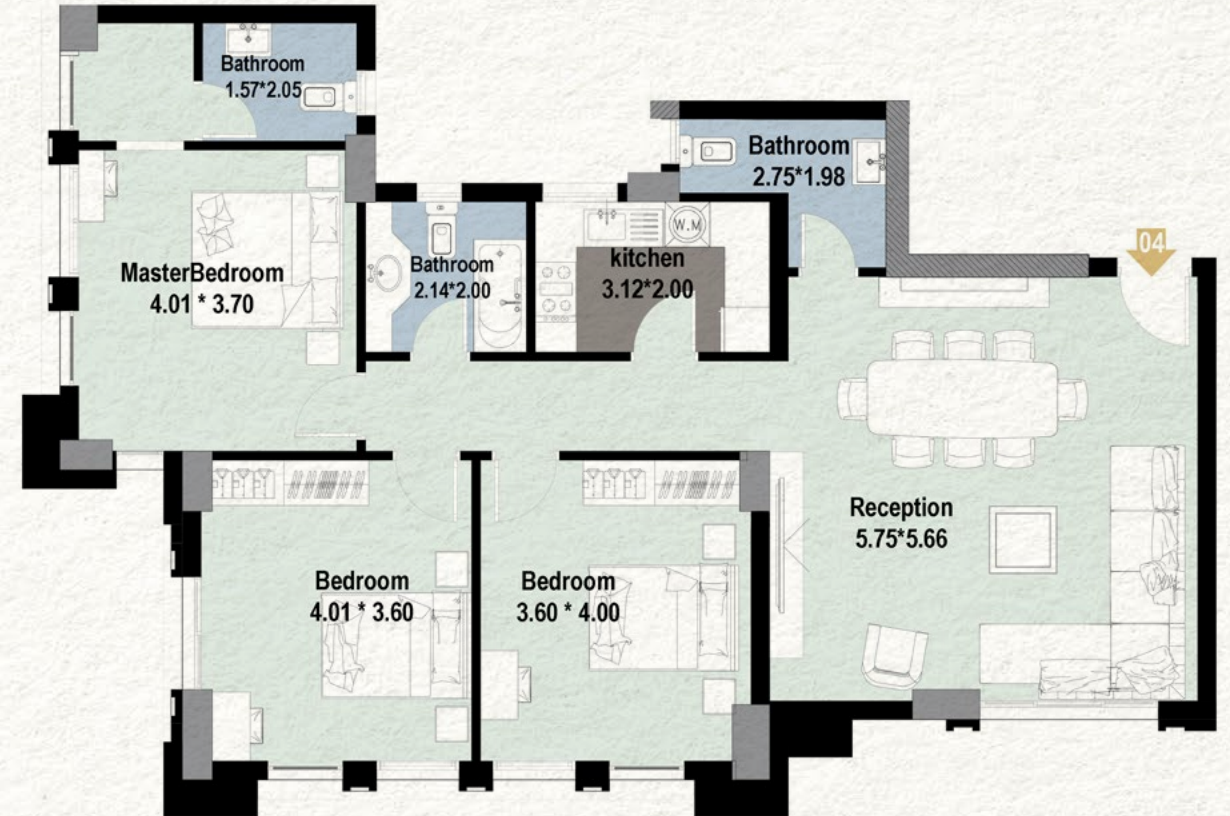
TYPE A

5th Floor



Building 1A | 2A | 3A
Apt 03 Gross Area **138.70 m²**

PARCEL 2
TYPE A
5th Floor



Building 1A | 2A | 3A
Apt 04 Gross Area **138.91 m²**

ELEVEN