



Developments

Head Office
167 Orouba road. Heliopolis. Cairo

6th of October
Twelve mall. Sheikh Zayed



ABOUT Q DEVELOPMENTS

The real estate market in Egypt is focused on serving one of two segments; the premium, high end segment, or the low quality, low price segment. However, a sizeable segment in Egypt has not been catered for. This segment has been facing a real estate market that is either exaggerated in terms of prices and lifestyle promises, or underserved by developers and projects that do not sufficiently meet their values and aspirations requirements.

This market segment strives to realize their aspirations, as they long for an effective mix of quality, image, and experience from a trusted real estate developer, all with the right price tag.

Q Developments saw such gap as a clear opportunity to capitalize on its capabilities in construction, design, services, and experiences, to provide the market with the optimal solution.

Q Developments is here to unlock possibilities by giving the power back to its target segments, offering them access to luxury through:

- Effective locations providing practical access to the simple pleasures of the North Coast.
- Decent quality of finished and furnished units
- Crystal Lagoons, bringing the gold standard in beach life
- Excellent Customer Service and Human Experiences
- Continuous Innovations in all things that matter
- All within an Optimal Price

Simply put, Q Developments exists to UNLOCKED POSSIBILITIES to our target customers.



Developments



FOR THE LOVE OF THE NORTH

ABOUT Q NORTH

Our first project on the North Coast, Q North brings our purpose of existence to life by providing a unique proposal to our customers. A destination at a central location that brings everything that matters to you in one place.



Q NORTH IN NUMBERS

100 Acres

1,522 Units

6+ Billion EGP investment

4 years to completion

21 Swimming Pools

100% of units have water front

240 rooms hotel

34,650 sqm mall

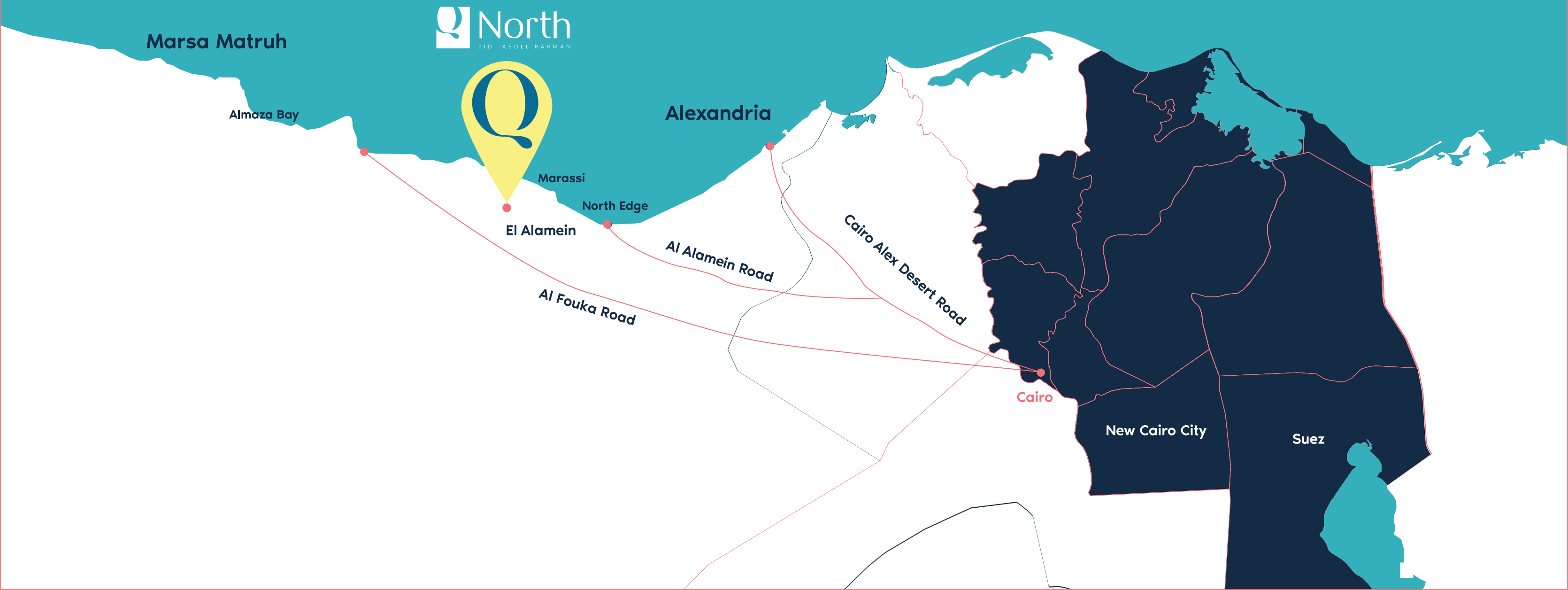
18,000 sqm
Crystal Lagoon

WHAT MAKES US SPECIAL



PRIME LOCATION

Located in the most central and prime location in the North Coast, right in the heart of Sidi Abdel Rahman, at the 136 km mark on Alex-Matrouh coastal road, across from Marassi's Aqua Park and Stella Heights resort.



WE BUILD. WE DEVELOP.

As part of following through on our concept and vision, Q Developments owns a majority stake in its construction company, thus having direct control on quality, pricing and delivery time.

The construction company has been in the market for years with a portfolio of projects exceeding 2 billion Egyptian pounds.



CRYSTAL LAGOONS

We take pride in being one of the handful of North Coast destinations to have swimmable Crystal Lagoons, bringing the beach life to Q North residents.







The background image shows a contemporary living room. A light gray sectional sofa is positioned against a light gray wall. In front of the sofa is a low, light-colored wooden coffee table. To the left, a small wooden side table holds a white vase with dried flowers. A large, circular, woven rug is on the floor. The room is decorated with several pillows, including a patterned one and a textured gray one. A large, teal-colored rectangular overlay covers the left side of the image, containing the text 'FULLY FINISHED. FULLY FURNISHED.' in a bold, yellow, serif font. The overall aesthetic is clean and modern.

FULLY FINISHED. FULLY FURNISHED.

All units at Q North are delivered fully finished, and fully furnished with a selection of colors and fabrics to suit your taste.

All you have to do is bring your family, friends, and good Summer vibes!



HOTEL & HOSPITALITY

Q North is planning to sign with one of the prominent International hotel chains to become one of the few destinations on the North Coast to have a high end hotel to accommodate guests throughout the season.

INTERNATIONAL HOTEL FACT SHEET



TOTAL LAND
AREA = **4.6 ACRES**



TOTAL BUILT UP
AREA = **13,200 M2**



PARKING CAPACITY
= **120 CARS**



PLAY AREA



TOTAL FOOT
PRINT = **4,400 M2**



NO. OF KEYS
= **240 KEYS**



SWIMMING POOL
AREA = **600 M2**



**GYM & FITNESS
AREA**



FITNESS HUB & SPORTS FACILITY





COMMERCIAL STRIP MALL

A strip mall located along the project's 700 meters façade on Alex-Matrouh road, across from Marassi Aquapark and Stella Heights.

The mall is planned to host a tenant mix of food & beverages, retail, and administrative offices to serve both Q North residents and outside foot traffic.

STRIP MALL FACT SHEET



TOTAL MALL LAND
AREA = 34,650 M2
(8.5 ACRES)



TOTAL LENGTH ON
NORTH COAST
ROAD = 700 M



NUMBER OF
BUILDINGS =
7 BUILDINGS



TOTAL FOOT
PRINT =
10,400 M2



TOTAL BUILT UP
AREA =
27,300 M2



TOTAL OUT DOOR
AREA = 10,000 M2



TOTAL ROOF
AREA = 10,400
M2 TOTAL



PARKING
CAPACITY =
500 CARS

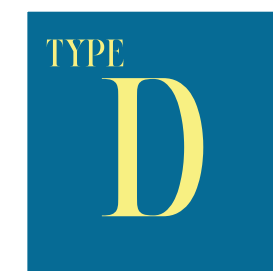
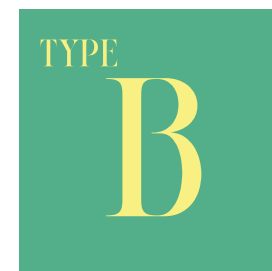
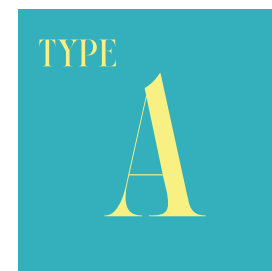


CLUB HOUSE

MASTER PLAN



UNIT TYPES





TYPE

A

FULL BACK RENDER



TYPE

A

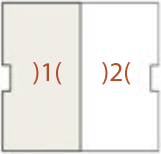
FULL BACK RENDER



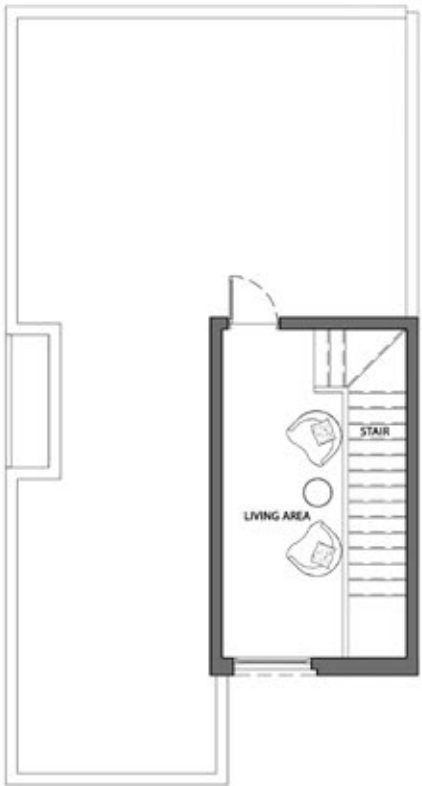
Ground Floor

Type (A)

BUILT UP AREA 200m²

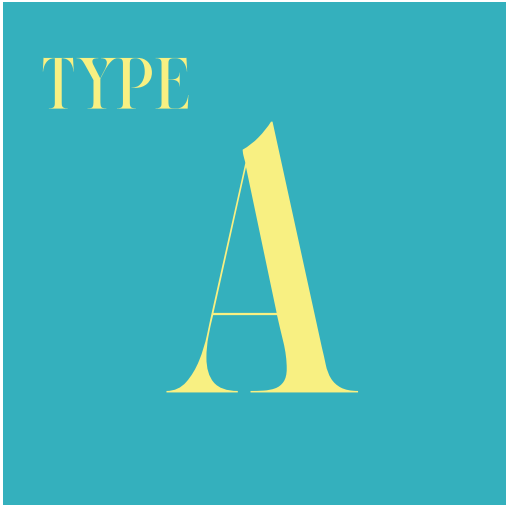


First Floor



Roof Floor

Ground Floor		First Floor		Roof Floor	
Lobby 1 & Stair	2.40 x 2.20	Living Area + Stair	3.30 x 5.70	Living Area & Stair	3.20 x 5.70
	3.40 x 3.30	Lobby	1.00 x 3.00		
Living & Dining	6.60 x 3.60	Master Bedroom	3.20 x 4.20		
Terrace	6.90 x 1.50		1.20 x 1.00		
Lobby 2	1.00 x 1.60	Terrace 1	3.70 x 1.00		
Guest Bedroom	3.20 x 3.30	Terrace 2	3.20 x 1.50		
Bathroom	2.20 x 1.60	Master Bathroom	1.50 x 2.50		
Kitchen	2.60 x 2.50	Bedroom 1	3.30 x 3.60		
Store	2.20 x 1.00	Bedroom 2	3.20 x 3.30		
		Bathroom 1	2.10 x 1.60		





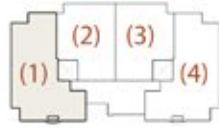
TYPE
B

FULL FRONT RENDER



TYPE
B

FULL BACK RENDER



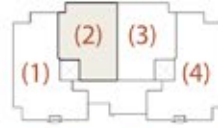
Type (B1) - Ground Floor

BUILT UP AREA 120 m²



Unit 1,4

Entrance	4.30 x 1.30
Living Room	3.90 x 3.30
Dinning	3.30 x 3.00
Kitchen	2.50 x 2.10
Master Bedroom	3.50 x 3.40
Master Bathroom	2.30 x 2.00
Dressing	2.30 x 1.20
Bathroom01	1.90 x 1.70
Bedroom01	3.60 x 3.30
Bedroom02	3.60 x 3.30
Terrace1	2.10 x 2.00
Terrace2	1.80 x 1.00
Lobby	1.70 x 1.00



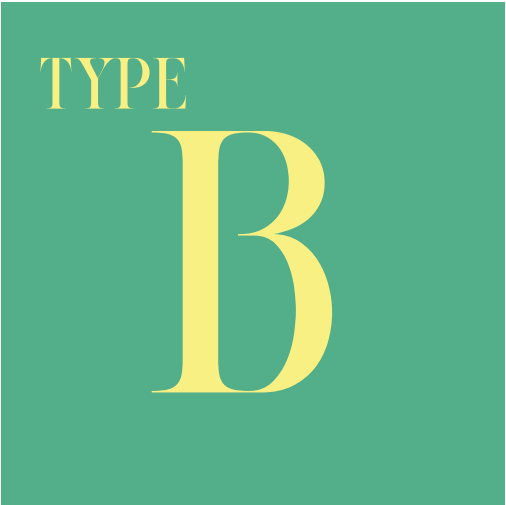
Type (B2) - Ground Floor

BUILT UP AREA 90 m²



Unit 2,3

Entrance	2.10 x 1.50
Living Room	3.80 x 3.00
Dinning	3.00 x 3.00
Kitchen	3.20 x 2.00
Master Bedroom	3.50 x 2.80
Master Bathroom	3.00 x 1.30
Bedroom01	3.60 x 3.00
Bedroom02	1.20 x 0.80
Bathroom01	2.20 x 1.70
Terrace1	2.90 x 1.20
Terrace2	1.60 x 1.00
Lobby	2.00 x 1.20





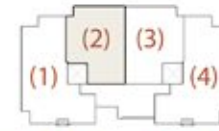
Type (B1) - First Floor

BUILT UP AREA 120 m²



Unit 1,4

Entrance	4.30 x 1.30
Living Room	3.90 x 3.30
Dinning	3.30 x 3.00
Kitchen	2.50 x 2.10
Master Bedroom	3.60 x 3.50
Master Bathroom	2.30 x 2.00
Dressing	2.30 x 1.20
Bathroom01	1.90 x 1.70
Bedroom01	3.70 x 3.30
Bedroom02	3.70 x 3.40
Terrace1	2.00 x 2.00
Terrace2	1.80 x 0.90
Lobby	1.70 x 1.00



Type (B2) - First Floor

BUILT UP AREA 90 m²



Unit 2,3

Entrance	2.10 x 1.50
Living Room	3.80 x 3.00
Dinning	3.00 x 3.00
Kitchen	3.20 x 2.00
Master Bedroom	3.50 x 2.80
Master Bathroom	3.00 x 1.30
Bedroom01	3.70 x 3.00
	1.20 x 0.80
Bathroom01	2.20 x 1.70
Terrace1	2.80 x 1.40
Terrace2	1.70 x 0.80
Lobby	2.00 x 1.20

TYPE
B



TYPE

C

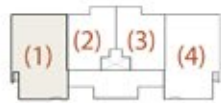
FULL FRONT RENDER



TYPE

C

FULL BACK RENDER



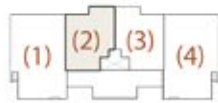
Type (C1) - Ground Floor

BUILT UP AREA 90 m²



Unit 1,4

Living Room	3.30 x 3.20
Dinning	3.20 x 2.50
Kitchen	3.30 x 2.40
Bedroom01	4.80 x 3.40
Bedroom02	3.30 x 3.20
Bathroom	1.40 x 0.80
Lobby	2.10 x 2.00
Terrace	1.40 x 1.30
Terrace	3.20 x 1.00



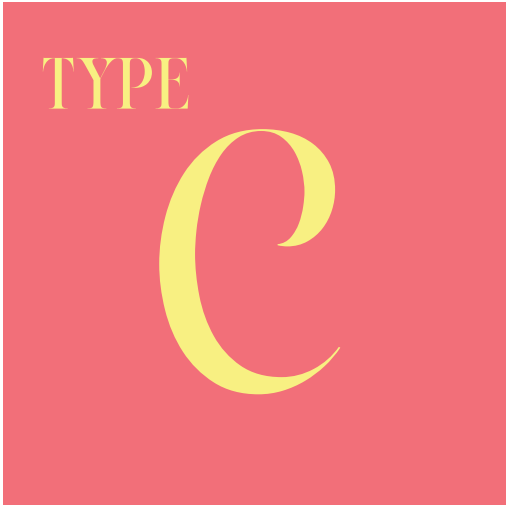
Type (C2) - Ground Floor

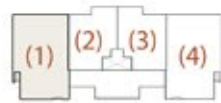
BUILT UP AREA 55 m²



Unit 2,3

Entrance	2.50 x 1.50
Living Room	3.10 x 3.00
Kitchen	2.60 x 2.50
Bedroom	3.40 x 3.00
Bathroom	1.90 x 1.50
Lobby	1.00 x 1.00
Lobby	1.60 x 1.00
Terrace	2.90 x 1.00





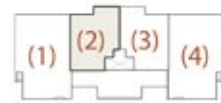
Type (C1) - First Floor

BUILT UP AREA 90 m²



Unit 1,4

Living Room	3.30 x 3.20
Dinning	3.20 x 2.50
Kitchen	3.30 x 2.40
Bedroom01	4.80 x 3.50
Bedroom02	3.30 x 3.20
Bathroom	1.40 x 0.80
Lobby	2.10 x 2.00
Terrace	1.40 x 1.30
	3.20 x 1.10



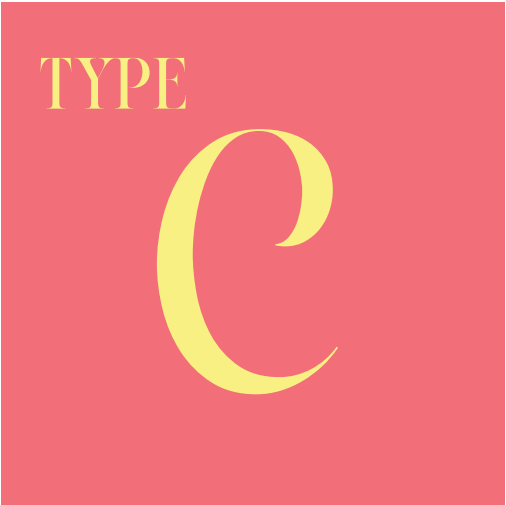
Type (C2) - First Floor

BUILT UP AREA 55 m²



Unit 2,3

Entrance	2.50 x 1.50
Living Room	3.10 x 3.00
Kitchen	2.60 x 2.50
Bedroom	3.40 x 3.00
Bathroom	1.90 x 1.50
	1.00 x 1.00
Lobby	1.60 x 1.00
Terrace	2.90 x 1.10





TYPE
D

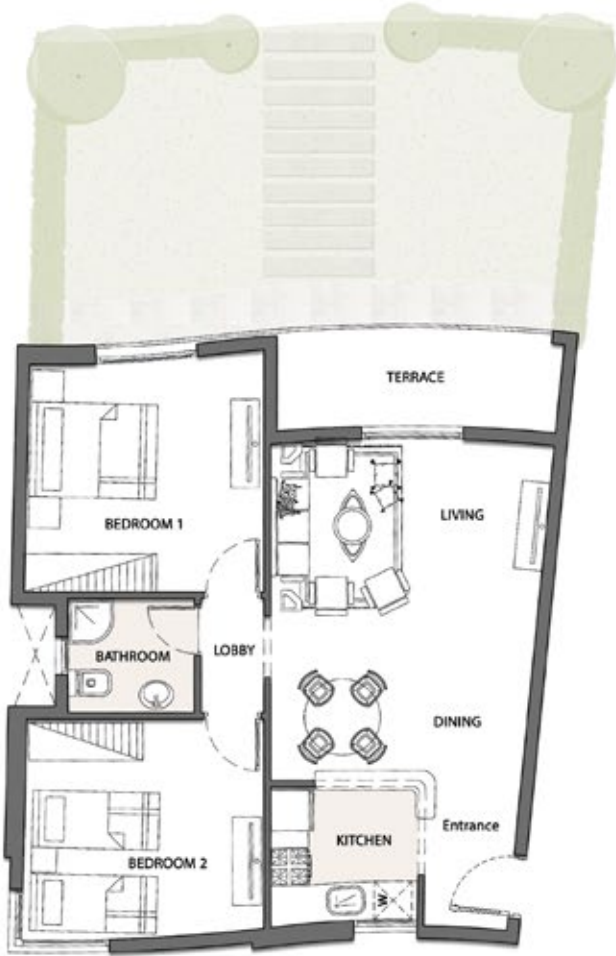
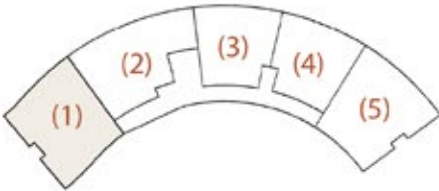
FULL FRONT RENDER



TYPE
D

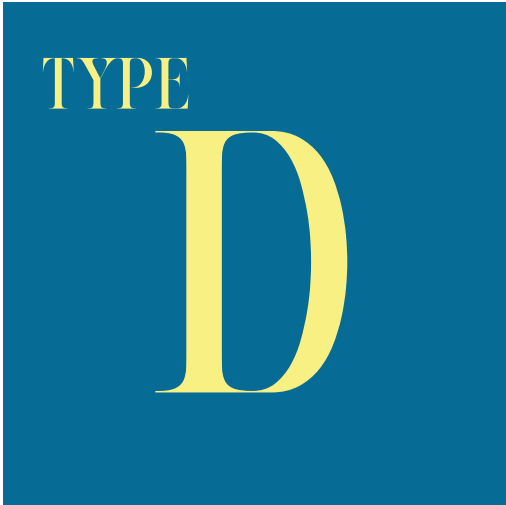
FULL BACK RENDER

Type (D)
BUILT UP AREA 90 m²



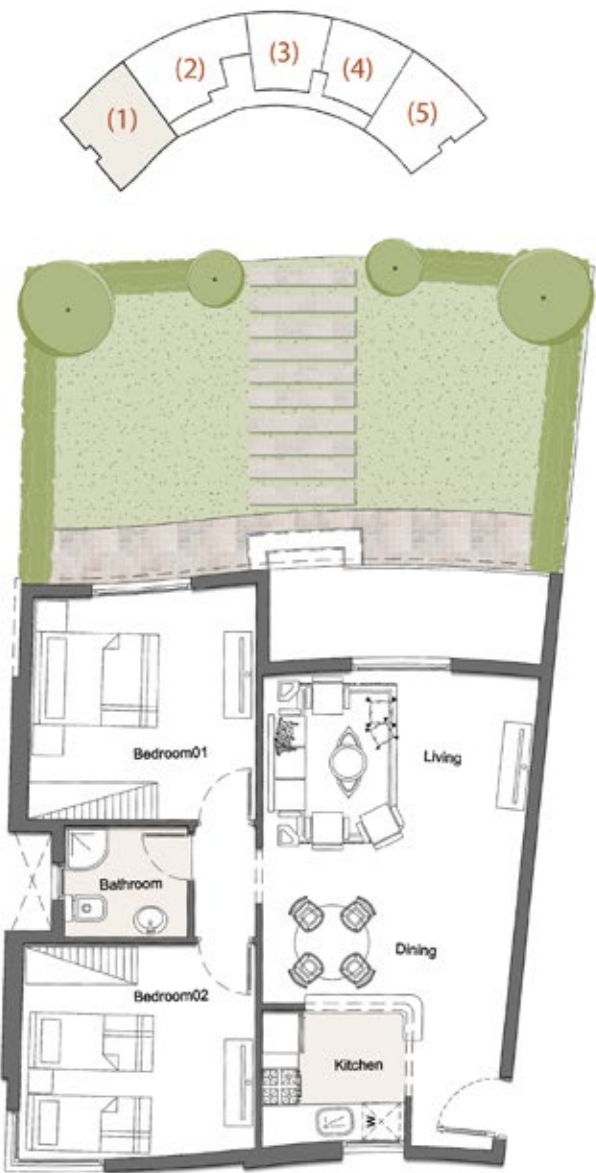
First & Second Floors
Unit 1

Entrance	1.50 x 2.30
Living Area	4.30 x 3.00
Dining Area	4.10 x 2.40
Terrace	4.50 x 1.50
Kitchen	2.30 x 2.10
Lobby	1.00 x 1.80
Bathroom	2.00 x 1.80
Bedroom 1	3.70 x 3.60
Bedroom 2	3.70 x 3.40



Type (D)

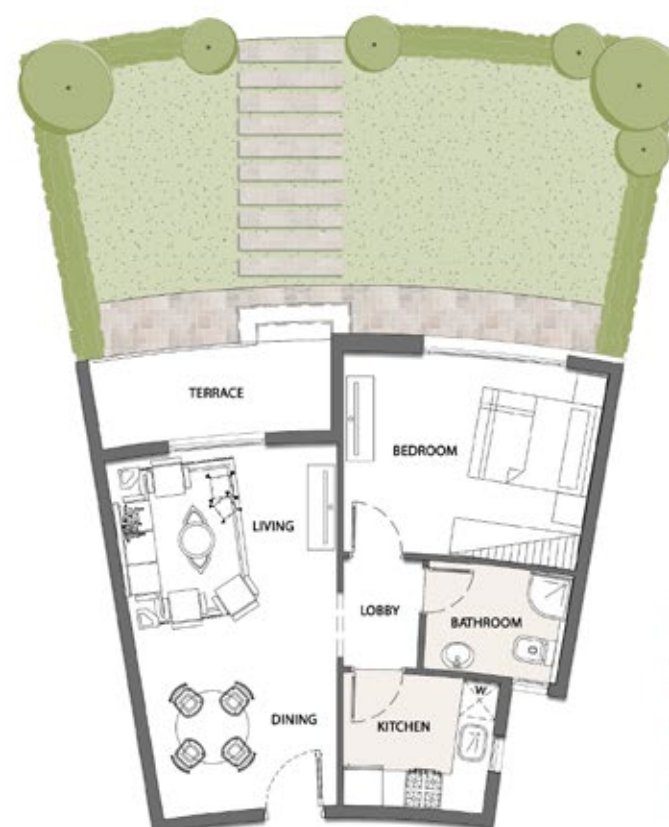
BUILT UP AREA 90 m²



Ground Floor
Unit 1

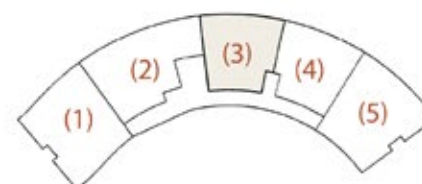
Entrance	1.50 x 2.30
Living Area	4.30 x 3.00
Dining Area	4.10 x 2.40
Terrace	4.50 x 1.40
Kitchen	2.30 x 2.10
Lobby	1.00 x 1.80
Bathroom	2.00 x 1.80
Bedroom 1	3.70 x 3.60
Bedroom 2	3.70 x 3.40

TYPE
D



Type (D)

BUILT UP AREA 65 m²



Ground Floor Unit 3

Living Area	3.60 x 3.50
Dining Area	3.10 x 2.40
Terrace	3.90 x 1.40
Kitchen	2.40 x 2.20
Lobby	1.30 x 1.80
Bathroom	2.30 x 1.80
Bedroom	4.10 x 3.30



First & Second Floors Unit 3

Living Area	3.60 x 3.50
Dining Area	3.10 x 2.40
Terrace	3.90 x 1.40
Kitchen	2.40 x 2.20
Lobby	1.30 x 1.80
Bathroom	2.30 x 1.80
Bedroom	4.10 x 3.30

TYPE
D