



Developments



Head Office

167 Orouba road. Heliopolis. Cairo

6th of October

Twelve mall. Sheikh Zayed



North

SIDI ABDEL RAHMAN

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

18,000 sqm
Crystal Lagoon

34,650 sqm mall

240 rooms hotel

100% of units have water front

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.

Marsa Matruh



Almaza Bay



Alexandria

Marassi

North Edge

El Alamein

Al Alamein Road

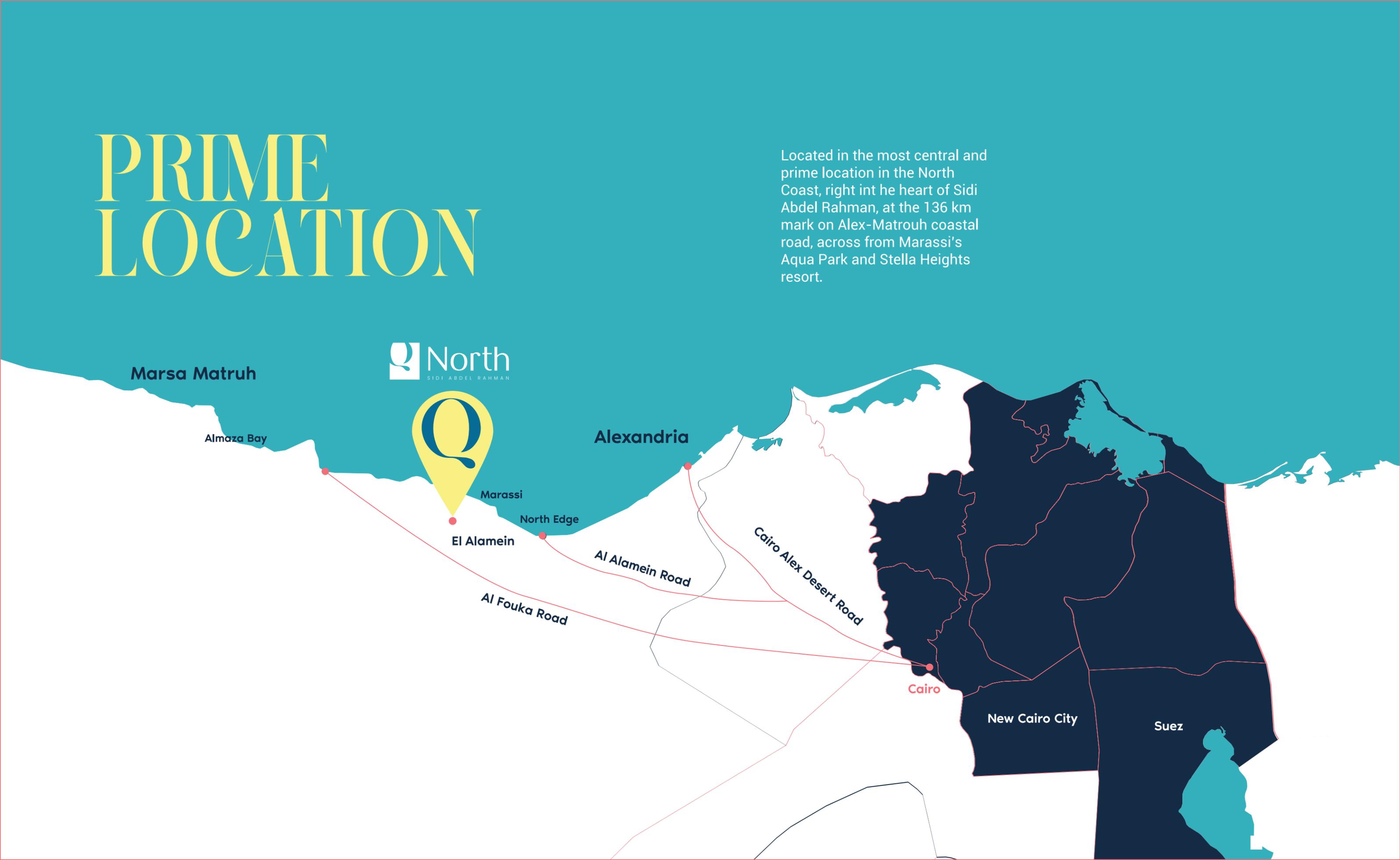
Cairo Alex Desert Road

Al Fouka Road

Cairo

New Cairo City

Suez



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.







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!



A photograph of a modern hotel lobby. On the left, a woman in a light blue blazer is talking on a mobile phone. In the center, a man in a white shirt and a woman in a blue blouse are engaged in conversation. To the right, a gold-colored luggage cart with several blue and black suitcases is being pushed. The background features large glass windows and a reception desk.

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

A photograph of two women wearing wide-brimmed hats, smiling and holding shopping bags. The woman on the left has long blonde hair and is wearing a brown hat. The woman on the right has long brown hair and is wearing a tan hat. They are standing in front of a modern building with large glass windows. The image is framed by white, abstract, organic shapes.

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

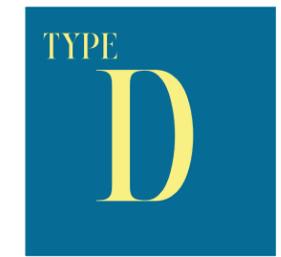
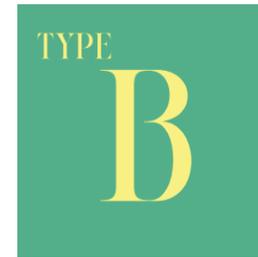


CLUB HOUSE

MASTER PLAN



UNIT TYPES





TYPE
A

FULL BACK RENDER



TYPE
A

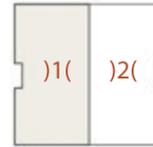
FULL BACK RENDER



Ground Floor

Type (A)

BUILT UP AREA 200m²



First Floor

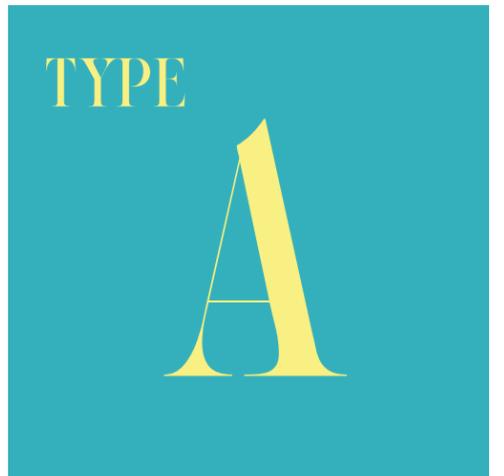


Roof Floor

Ground Floor	
Lobby 1 & Stair	2.40 x 2.20
	3.40 x 3.30
Living & Dining	6.60 x 3.60
Terrace	6.90 x 1.50
Lobby 2	1.00 x 1.60
Guest Bedroom	3.20 x 3.30
Bathroom	2.20 x 1.60
Kitchen	2.60 x 2.50
Store	2.20 x 1.00

First Floor	
Living Area + Stair	3.30 x 5.70
Lobby	1.00 x 3.00
Master Bedroom	3.20 x 4.20
	1.20 x 1.00
Terrace 1	3.70 x 1.00
Terrace 2	3.20 x 1.50
Master Bathroom	1.50 x 2.50
Bedroom 1	3.30 x 3.60
Bedroom 2	3.20 x 3.30
Bathroom 1	2.10 x 1.60

Roof Floor	
Living Area & Stair	3.20 x 5.70





TYPE
B

FULL FRONT RENDER

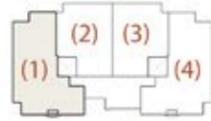


B1
05

B1
06

B1
07

TYPE
B
FULL BACK RENDER



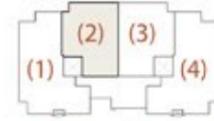
Type (B1) - Ground Floor

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



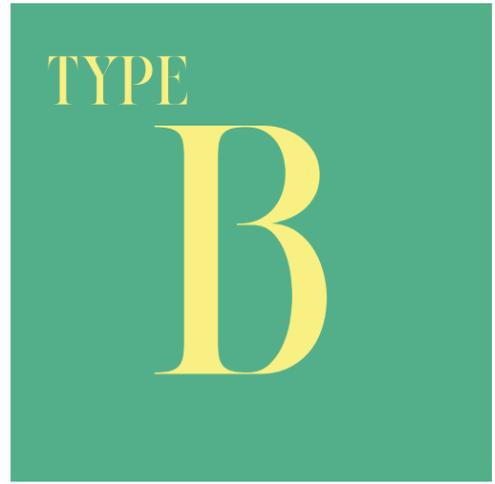
Type (B2) - Ground Floor

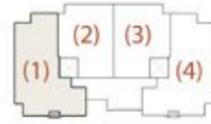
BUILT UP AREA 90 m²



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
	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





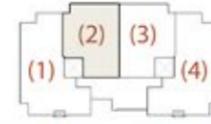
Type (B1) - First Floor

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



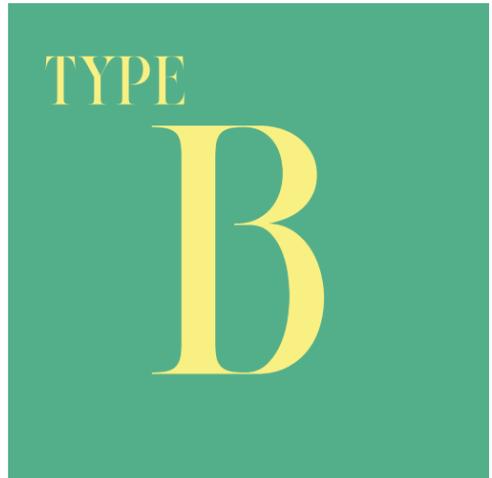
Type (B2) - First Floor

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

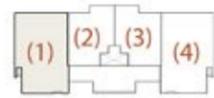
C

FULL FRONT RENDER



TYPE
C

FULL BACK RENDER



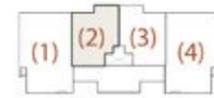
Type (C1) - Ground Floor

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
Bathroom	2.10 x 2.00
Lobby	1.40 x 1.30
Terrace	3.20 x 1.00



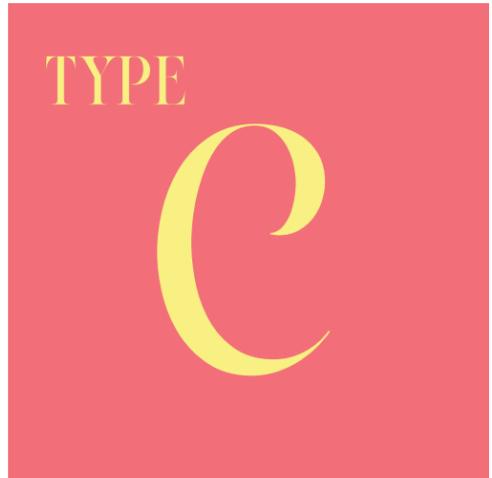
Type (C2) - Ground Floor

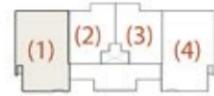
BUILT UP AREA 55 m²



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
	1.00 x 1.00
Lobby	1.60 x 1.00
Terrace	2.90 x 1.00





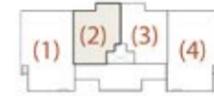
Type (C1) - First Floor

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
Lobby	1.40 x 1.30
Terrace	3.20 x 1.10



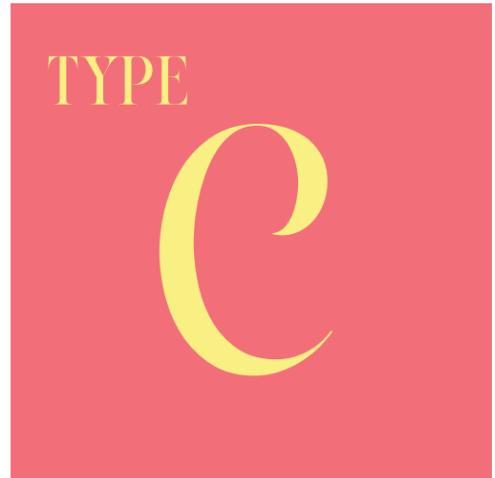
Type (C2) - First Floor

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
Bathroom	1.00 x 1.00
Lobby	1.60 x 1.00
Terrace	2.90 x 1.10





TYPE
D

FULL FRONT RENDER

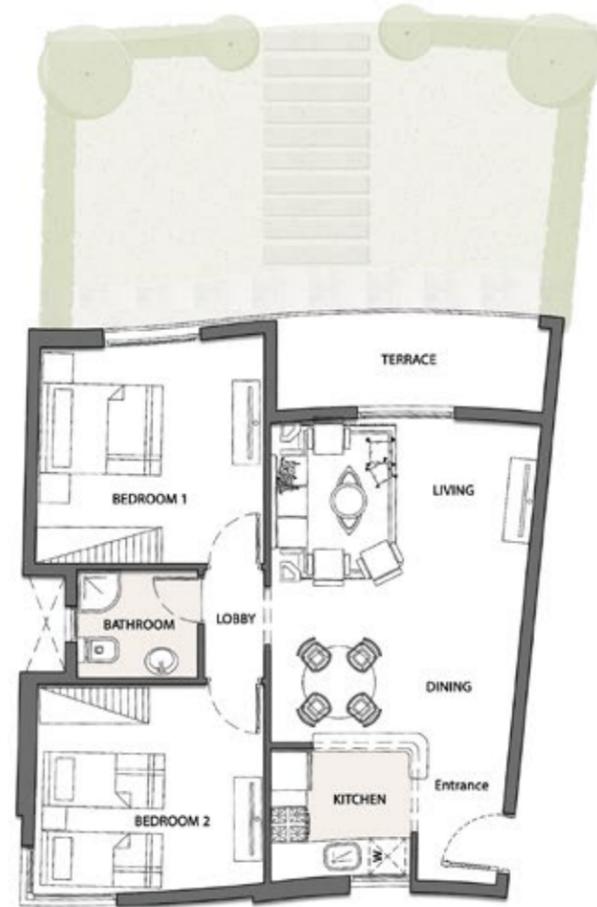
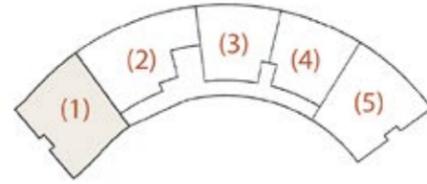


TYPE
D

FULL BACK RENDER

Type (D)

BUILT UP AREA 90 m²



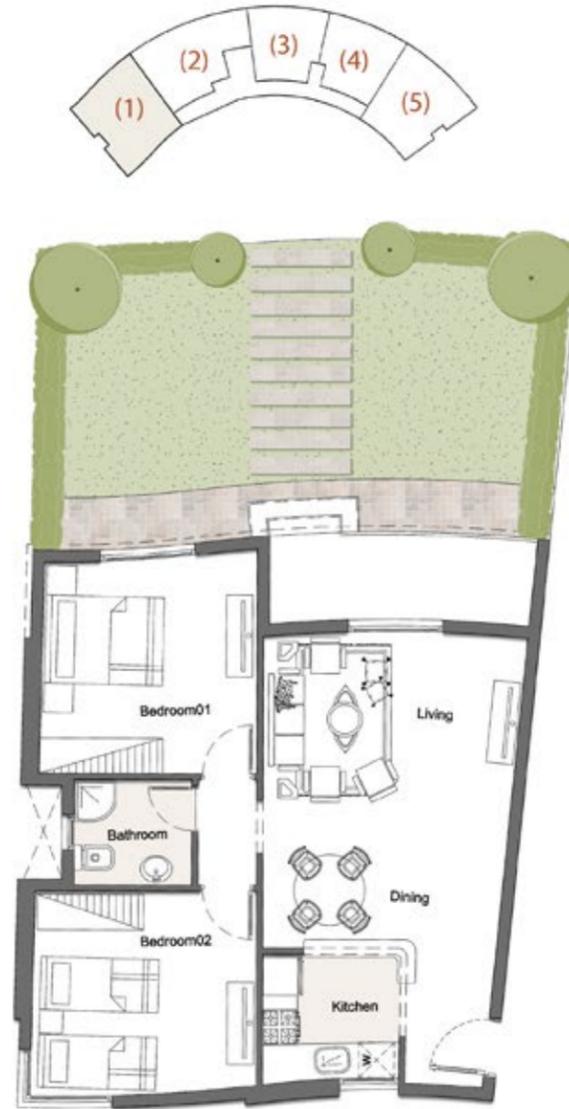
**First & Second Floors
Unit 1**

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

Type (D)

BUILT UP AREA 90 m²



Ground Floor
Unit 1

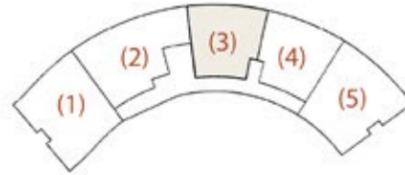
Entrance	1.50 x 2.30
Living Area	4.30 x 3.00
Dining Area	4.10 x 2.40
Terrace	4.50 x 1.40
Kitchen	2.30 x 2.10
Lobby	1.00 x 1.80
Bathroom	2.00 x 1.80
Bedroom 1	3.70 x 3.60
Bedroom 2	3.70 x 3.40

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

