

DUBAI

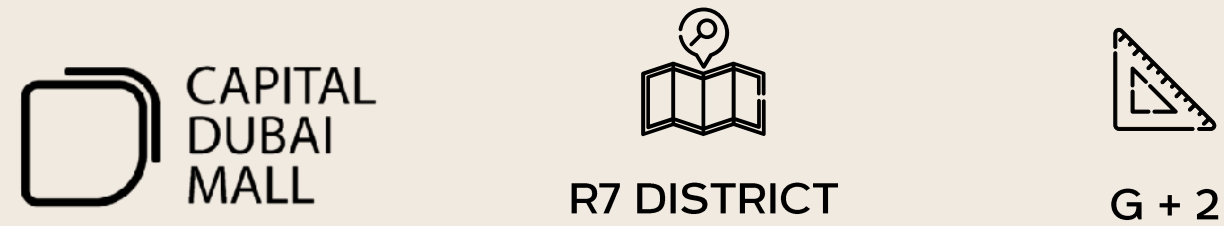
DEVELOPMENTS

DUBAI DEVELOPMENTS

DUBAI DEVELOPMENTS

Dubai Developments is a key player in the Real Estate Egyptian market since 1997 with great potential and several projects, The company has 2 solid projects in the New Capital City some of which are about to be delivered and others are still in the pipeline. The reason behind the name Dubai Development Investment Methodology is to deliver a high-standard project made by Egyptian minds with the same spec and quality and professional level of services of Dubai construction

DUBAI PROJECT



A community mall which has the largest open-air plaza in the R7 focusing on international standards and trends, introducing the first smart mall in the New Capital City to give our customers an exceptional unique experience.

The Largest Outdoor Plaza In The R7 Zone

- More than 42 residential compounds.
- Spread over 3700 M2 landscape.
- Only 900 M from Coventry & Nova universities.

DUBAI
DEVELOPMENTS



CONSTRUCTION UPDATES



DUBAI
DEVELOPMENTS

DUBAI MALL



DUBAI PROJECTS

Obsidier offers a refreshing, enjoyable working environment and efficient office space with a high-end shopping district underneath. The project is designed to provide everything that people need to work productively and yet live life to the fullest. Comprising 3 buildings with breathtaking views 80% of the project overlooks green spaces.

OBSIDIER TOWER



DUBAI PROJECTS

OBSIDIER TOWER



LUMIA RESIDENCE

Rolling over 36 acres in the heart of the R7 district, the most premium location in the new administrative capital, with a dimension of 622 meters in height and 280 meters in depth.

All sides of the land plot have road connectivity, offering residents easy access to major highways and transportation hubs.



The background of the entire image is a dark blue gradient. It is decorated with numerous light streaks and bokeh effects in shades of blue, white, and a hint of red. These streaks appear to be moving or radiating from various points, creating a sense of dynamic energy and depth.

6 BILLION

TOTAL SALES ACHIEVED IN 9 MONTHS ONLY

DUBAI
DEVELOPMENTS



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ARE YOU READY FOR ROUND 2 ?



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LUMIA

LAGOONS

CITY Lights with Beach Vibes.

DUBAI
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ABOUT PROJECT



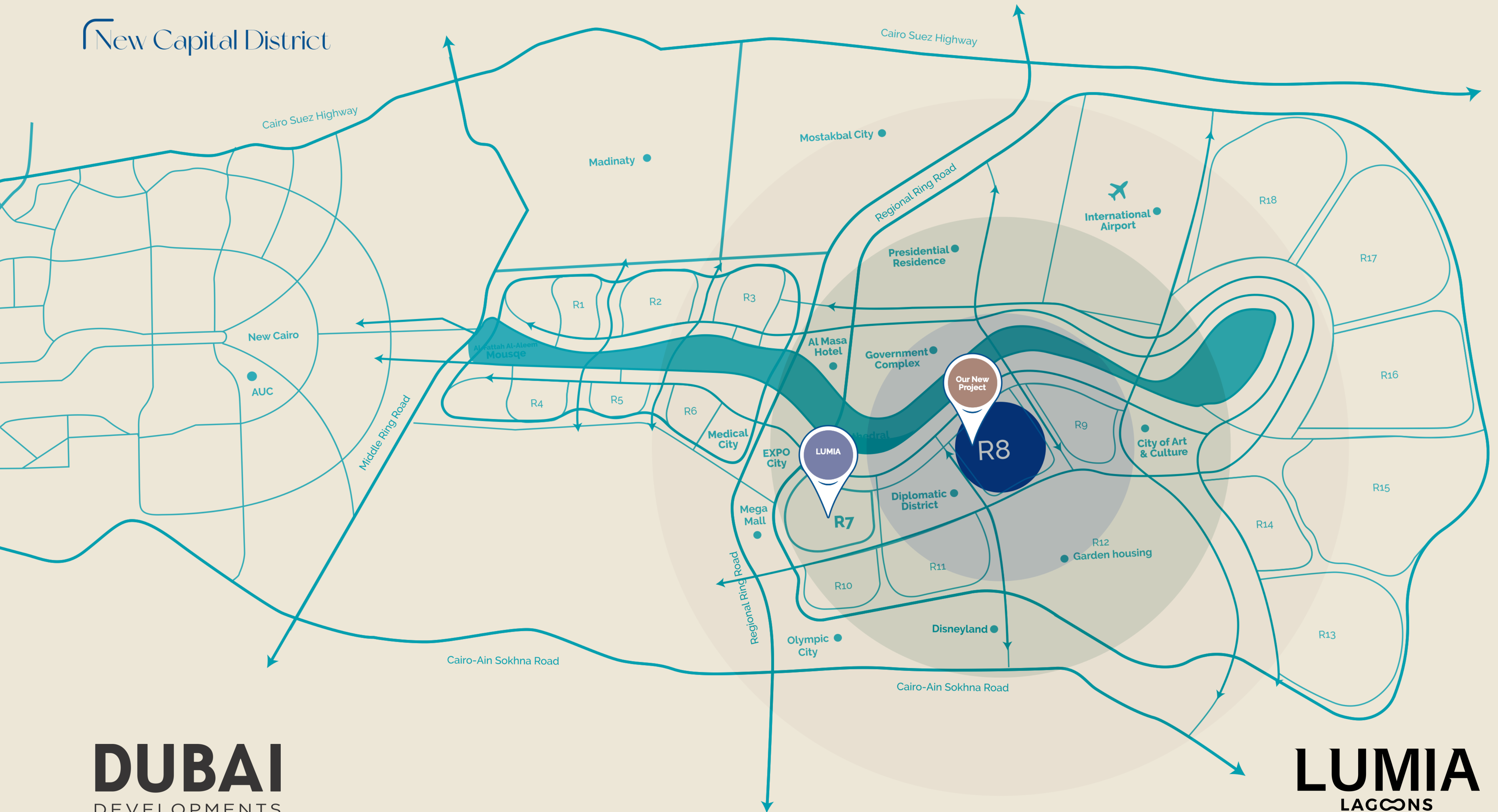
City Light

with Beach Vibes.

DUBAI
DEVELOPMENTS

LUMIA
LAGOONS

New Capital District



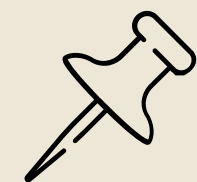
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LUMIA
LAGOONS

R8 DISTRICT

LOCATION

R7 DISTRICT



4 KM



5 MIN



R8 DISTRICT

LOCATION

DOWNTOWN DISTRICT



5 KM



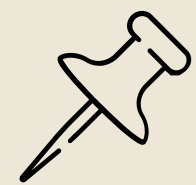
6 MIN



R8 DISTRICT

LOCATION

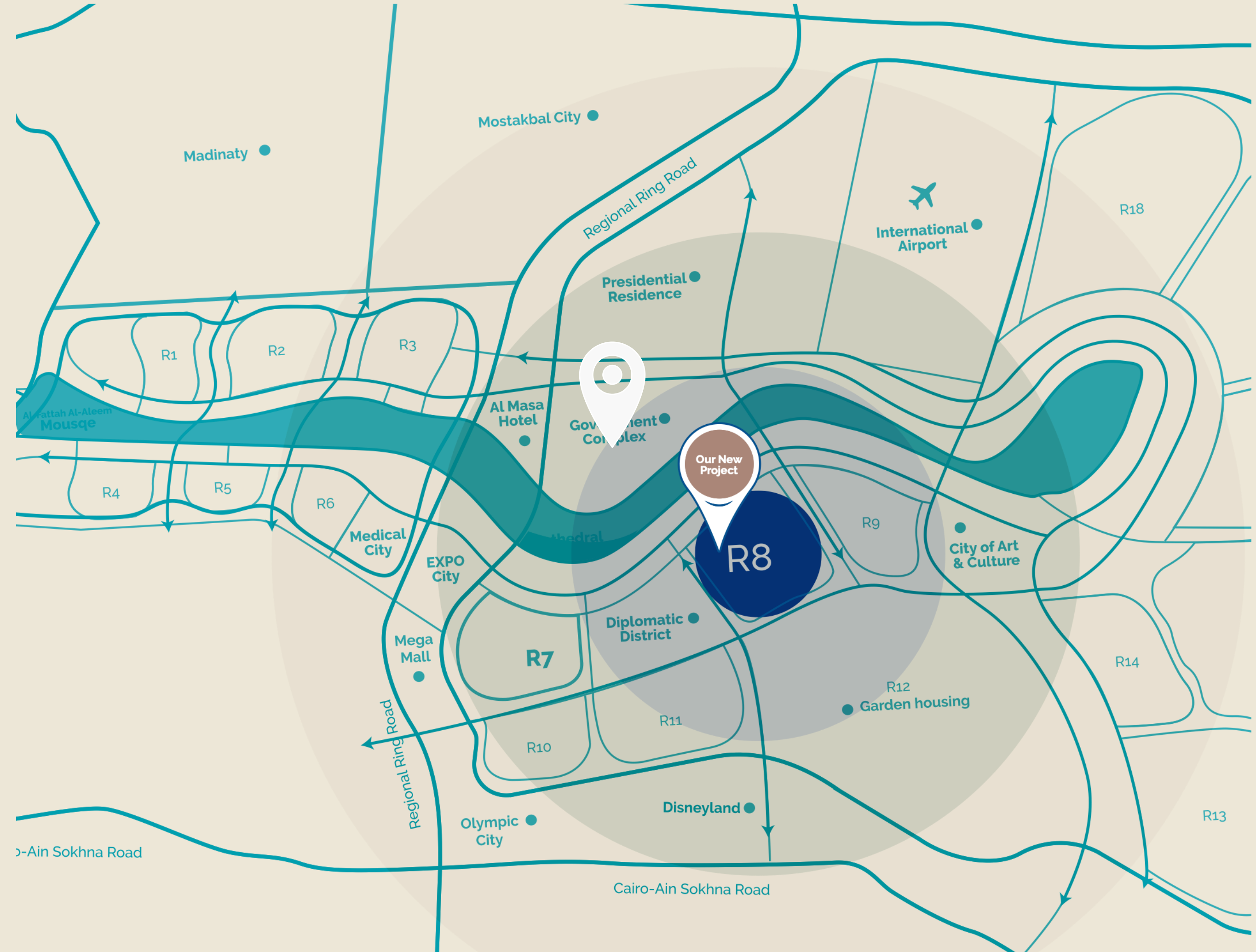
GOVERNMENT &
MINISTERS AREA



5 KM



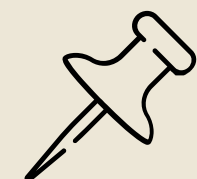
7 MIN



R8 DISTRICT

LOCATION

NEW CAPITAL
INTERNATIONAL AIRPORT



11 KM



10 MIN



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LUMIA
LAGOONS

R8 DISTRICT

LOCATION

EGYPT'S ISLAMIC CULTURAL CENTER
“MASJID MISR”

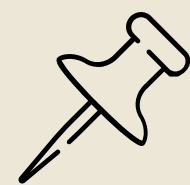


5 KM



6 MIN

CATHEDRAL OF THE NATIVITY OF
CHRIST



5 KM



6 MIN



R8 DISTRICT

MAIN INFO



R8 DISTRICT

MAIN INFO

TOTAL
AREA

2,500

EXPECTED
POPULATION

300,000

LAND
ELEVATION

8M

SERVICE
AREAS

13

TOTAL CURRENT
PROJECT

23

GREEN
AREAS

40 ACRES

OUR PROJECT



R8 DISTRICT MAP

- SERVICE AREAS
- UNIVERSITIES
- HOTELS
- CLUBS & GREEN AREAS

OUR PROJECT



CATCHMENT AREA

LUMIA
LAGOONS

R8 DISTRICT

SURROUNDING SERVICES



2

CLUBS



3

HOTELS



2

UNIVERSITY



12

INTERNATIONAL
SCHOOLS



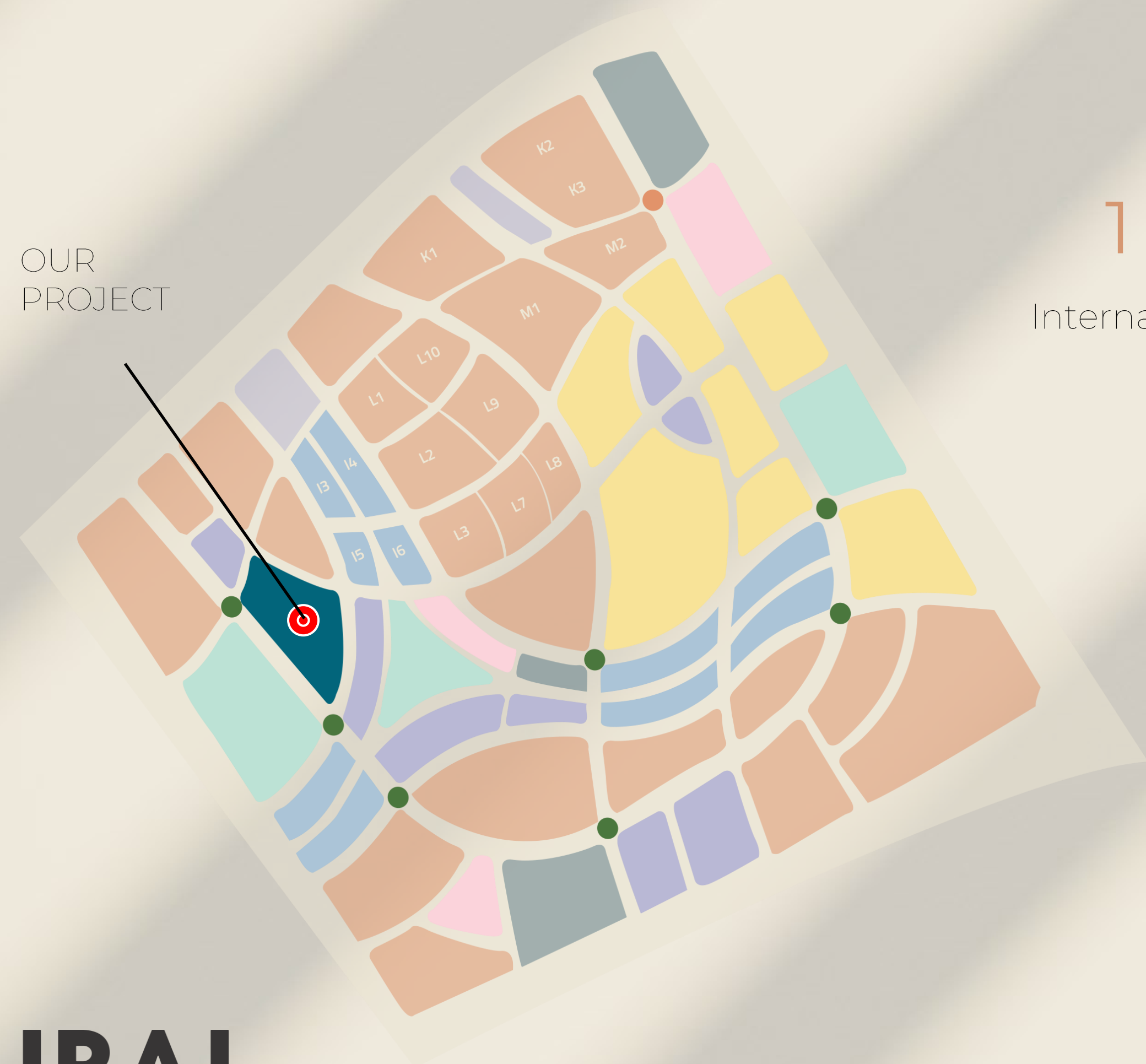
2

RELIGIOUS
ATTRACTIONS



R8 DISTRICT

SURROUNDING SERVICES



OUR
PROJECT

1 MIN

International School



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LUMIA
LAGOONS

R8 DISTRICT

SCHOOLS

The Administrative Capital for Urban Development Company has offered 14 land plots for the establishment of schools in the R8 residential district, with total land area of 57.74 feddans, with average areas from 2.34 to 5.79 feddans.¹¹ Schools announced to date.



2.87 Feddans
Horizon Group



4.93 Feddans
Alfa International



2.48 Feddans
British School
New Capital



2.16 Feddans
Capital Advanced
Education



2.39 Feddans
Al Elm Road for
Educational Consultations



4.30 Feddans
Al Rowad International



2.56 Feddans
Al-Hayat College Company
for Educational Services



3.34 Feddans
Kayan International School by
Baron Modern Educational
Services



4.70 Feddans
(ABS) Afaq Birtish
School



2.4 Feddans
British Modern School



3.8 Feddans
Prime Academy for
Educational Services

R8 DISTRICT

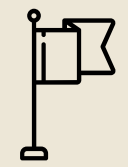
SCHOOLS ALLOCATED PLOTS



R8 DISTRICT

SPORTING CLUB

Two Sporting Clubs covering 108 acres, with one dedicated to sports and the other spanning 35.5 acres



PLOT (A2)

73

Feddans



PLOT (F7)

35.5

Feddans

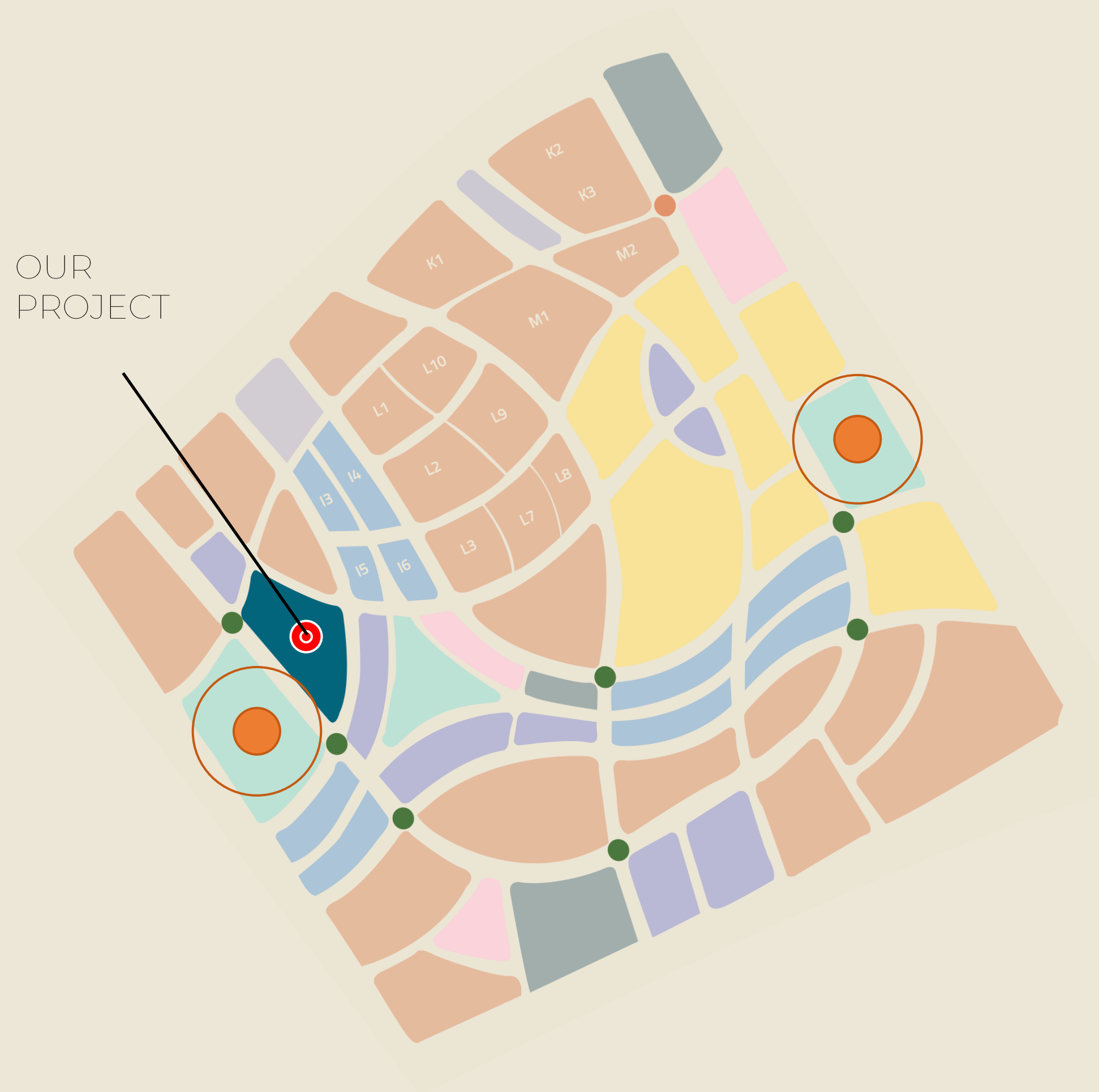


CURRENT PHASE

Under construction

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OUR
PROJECT



LUMIA
LAGOONS



An aerial, high-angle shot of a clay tennis court. The court is reddish-brown with white boundary lines. Several players in white tennis attire are visible on the court, engaged in a match. The background is filled with dense green trees and foliage. The lighting suggests a bright, sunny day, with long shadows cast across the court. The text "FOR THE FIRST TIME" is overlaid in the center in a bold, white, sans-serif font.

FOR THE FIRST TIME

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SPORTING CLUB

LUMIA
LAGOONS

TOTAL AREA

8,400

M2

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PADDLE COURT

LUMIA
LAGOONS



DUBAI
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TENNIS COURT

LUMIA
LAGOONS



DUBAI
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BASKETBALL COURT

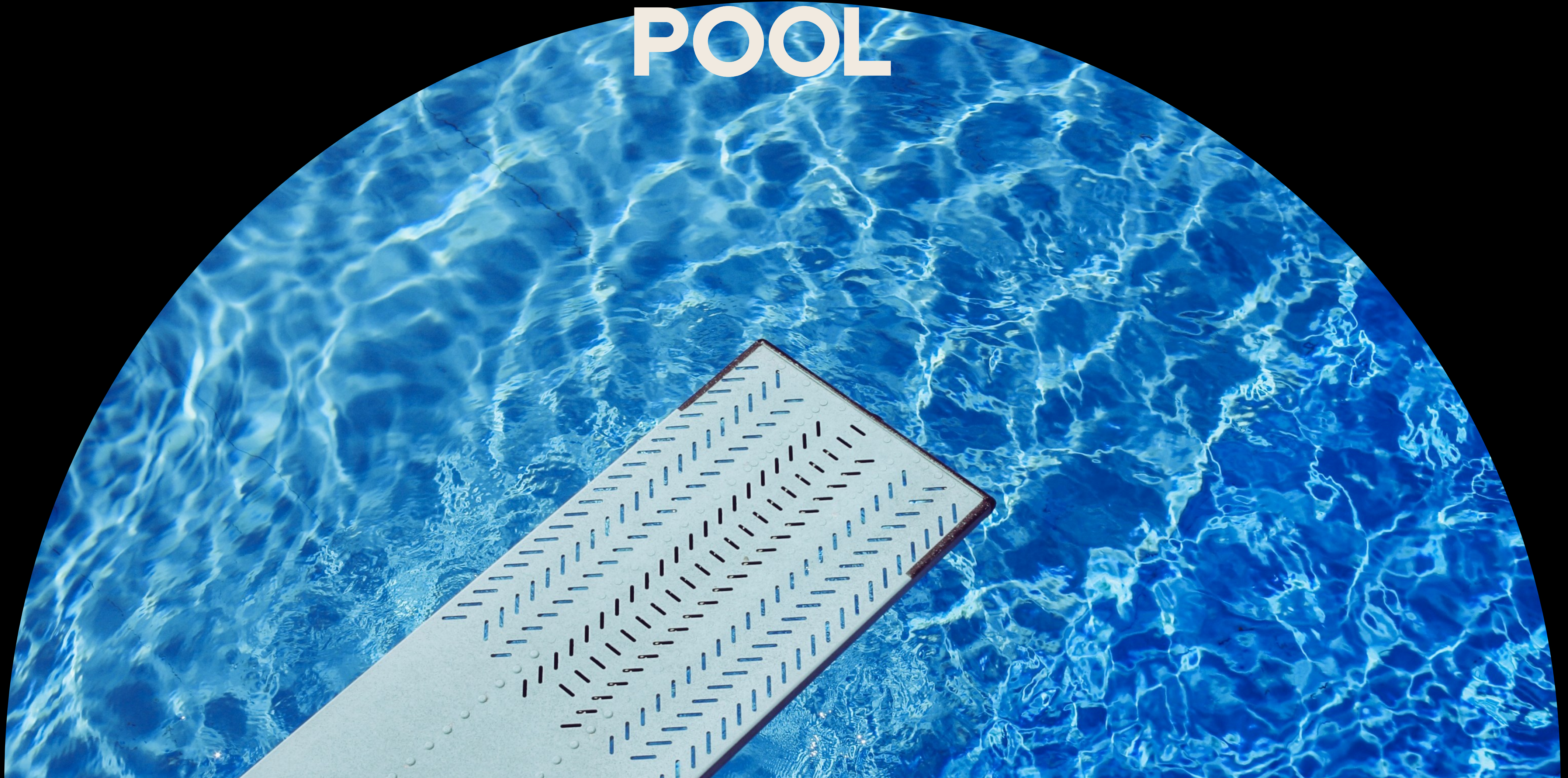
LUMIA
LAGOONS



DUBAI
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SWIMMING POOL

LUMIA
LAGOONS



DUBAI
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KAYAKING

LUMIA
LAGOONS

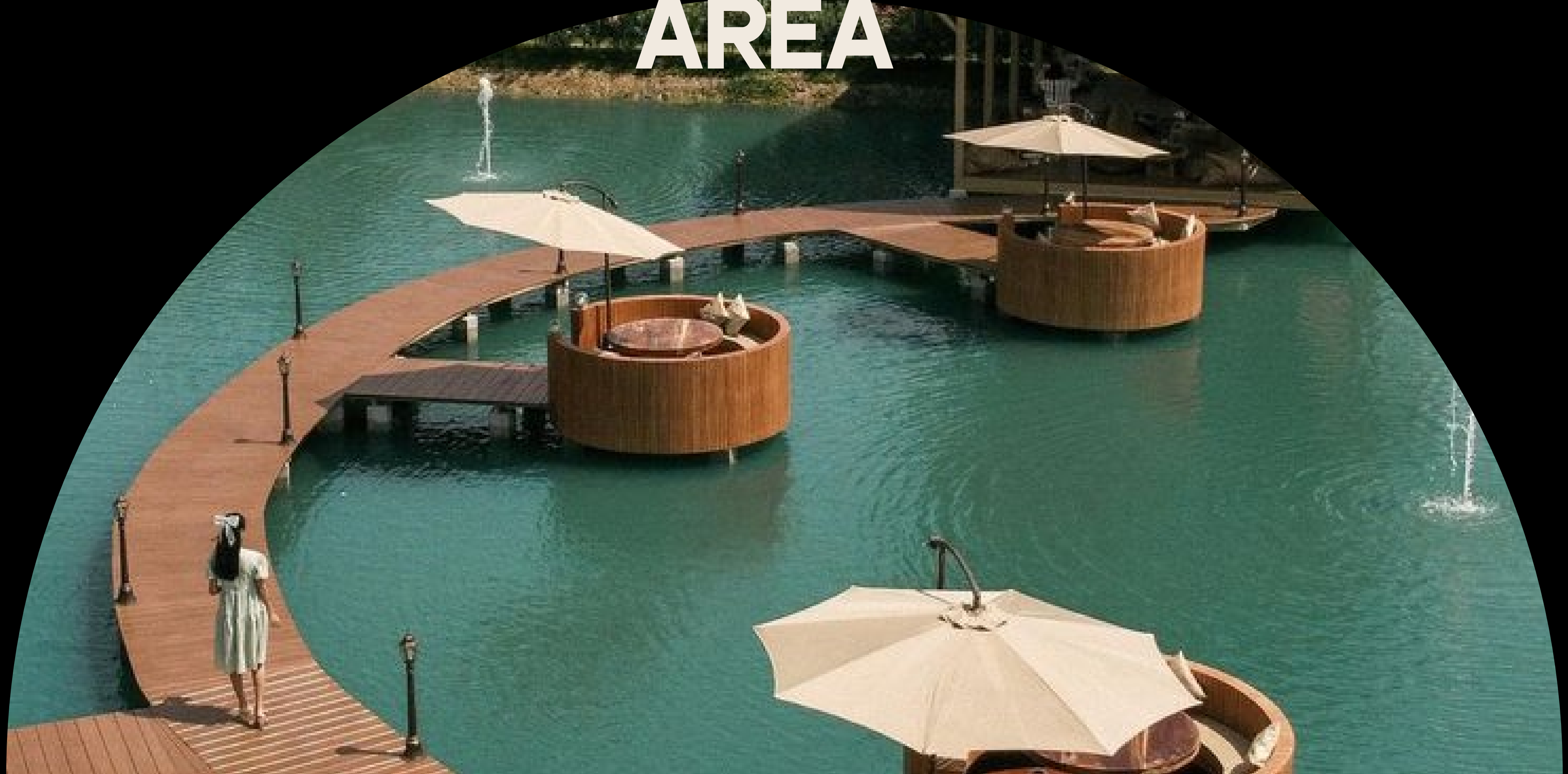
ZONE



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LAGOON F&B AREA

LUMIA
LAGOONS



DUBAI
DEVELOPMENTS

WATER GYMNASTICS

LUMIA
LAGOONS



DUBAI
DEVELOPMENTS

LAGOON SOCIAL AREA

LUMIA
LAGOONS



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HOTEL CATERING SERVICE

LUMIA
LAGOONS





MOSQUE



KIDS AREA



BUSINESS CENTER



WALKING TRACKS



MEDITATION CENTER



GYM



BICYCLE TRACKS



BBQ & PARTY AREA



MEDICAL CARE



INTERNAL
TRANSPORTATION



ELECTRIC CAR CHARGING



PET FRIENDLY FACILITIES



ROOFTOP
SHARED SPACE



UNDERGROUND
PARKING



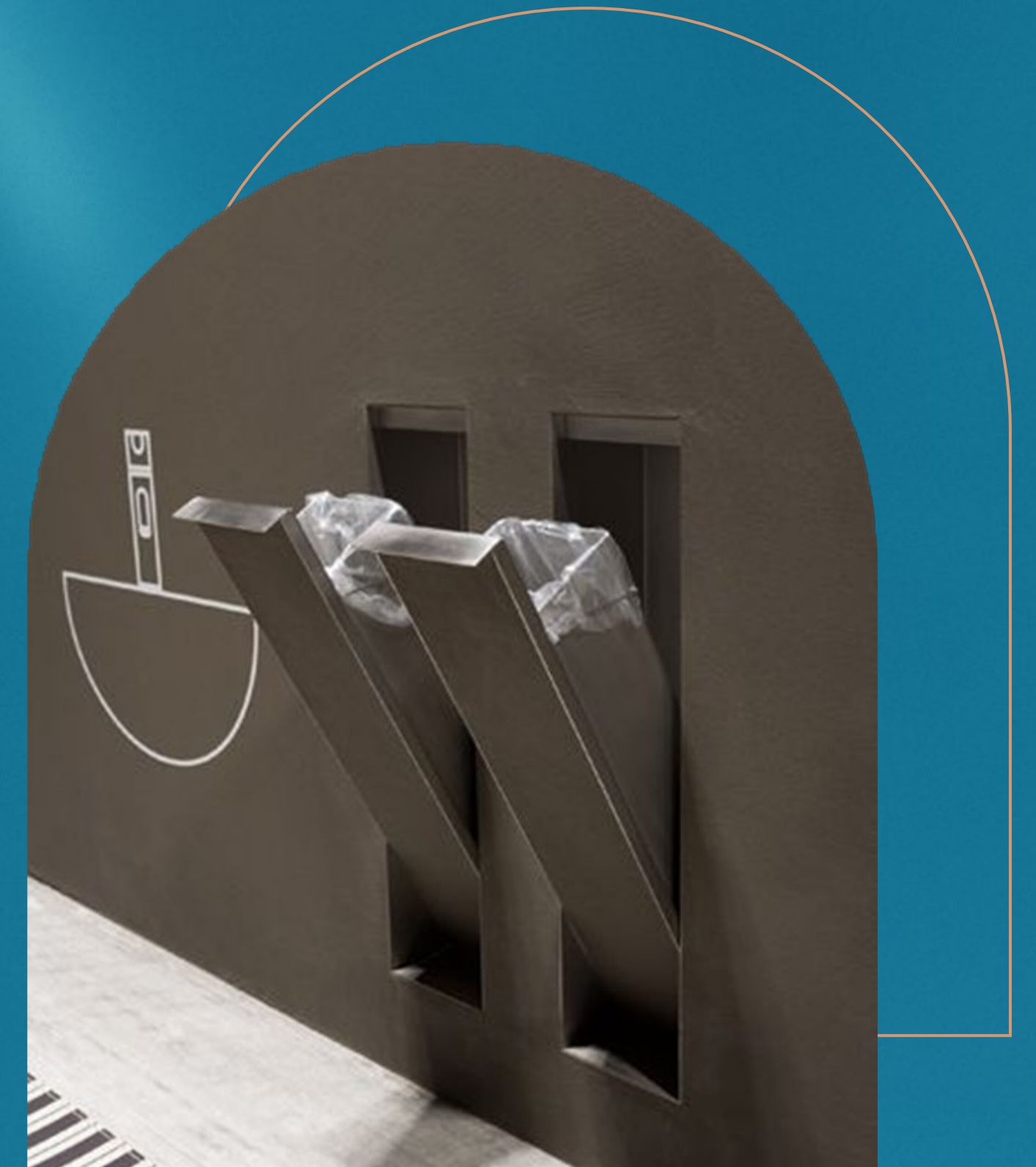
INTERCOM



SECURITY SYSTEM



ACCESS CARD



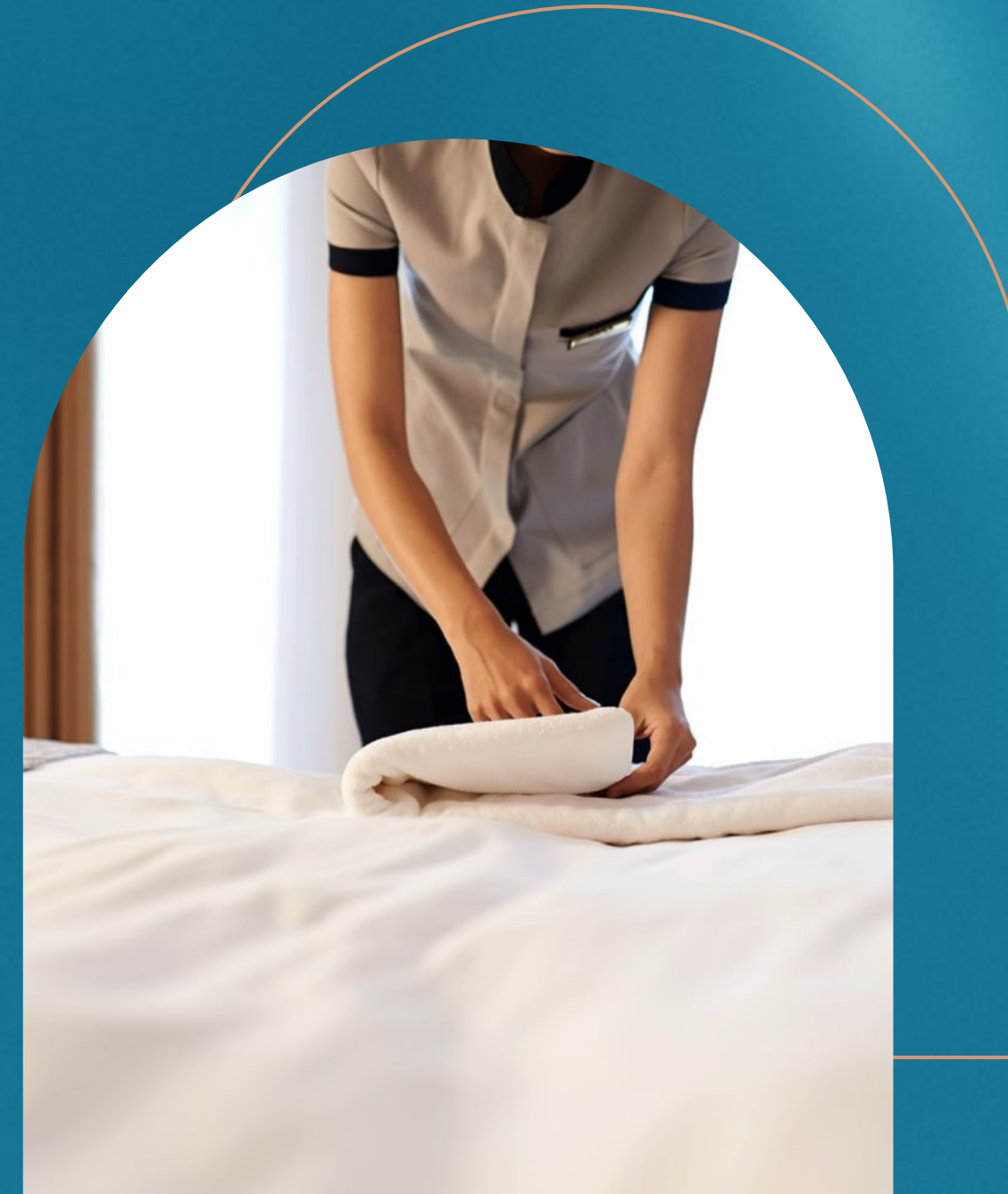
GARBAGE SHOTS



SOLAR ENERGY



FIRE SYSTEM



HOTEL SERVICE



HANDICAP FACILITIES

PRODUCT MIX

LUMIA
LAGCONS

UNIT TYPES

1

Studio

3

Lagoon Garden
House

2

Typical
Apartment

4

Lagoon Sky
House

STARTING AREA



Studio

STARTS FROM

54 M2



2 bedroom

STARTS FROM

134 M2



3 bedroom

STARTS FROM

148 M2



Lagoon Sky House

STARTS FROM

211 M2



Lagoon Garden House

STARTS FROM

211 M2

A black and white close-up photograph of a person's face, focusing on the nose and mouth area. A finger is held vertically against the lips, indicating a 'shh' or 'secret' gesture. The background is dark and out of focus.

STAY TUNED, DUBAI HAS MORE IN STORE!

OUR PARTNERS

LUMIA
LAGOONS



ENGINEERING
CONSULTANT



LANDSCAPE
CONSULTANT



TECHNOLOGY
PARTNER



BUSINESS
DEVELOPMENT
CONSULTANT



ELECTROMECHANICAL
CONSULTANT



GENERAL
CONTRACTOR

ANOTHER KEY PLAYER IS JOINING THE GAME
THE BIGGEST COLLABORATION IN THE NEW CAPITAL CITY

STAY TUNED

PRICE & OFFERS

LUMIA
LAGOONS

AMENITIES FEES

PARKING FEES



CLUBHOUSE FEES



SPORTING CLUB FEES



300,000
EGP

STAY TUNED FOR MORE !!

DUBAI
DEVELOPMENTS