





WORK, PLAY, LIFE

# Mission

With integrity, honesty, professionalism, creativity and quality, we design, contract and manage residential, retail, commercial, sports and leisure developments that have immediate value and long-lasting importance to our customers, business partners and the community.

# Vision

To continue to shape the landscape in Egypt with our innovative designs and world-class structures that provide a positive impact on our community, while using the strengths of our intellectual and creative capital to expand into regional markets.

# Word from our founder

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Since its establishment in 1983, Morshedy Group has consistently found itself at the epicenter of opportunity and timing.

Our team comprises of exceptionally talented engineers, planners, and architects who are driven by their commitment to contribute to the nation's economic progress.



Mr. Mohamed Morshedy

# FACTS AND FIGURES

We take immense pride in our ability to deliver visually captivating and enduring structures, as we hold the exclusive responsibility for engineering, planning, architectural design, and construction across all our projects.

100,000

Clients

14

Mosques

25

Malls

3,500

Units Delivered Per Year

17

Nurseries

1

Hospitals

1,215

Buildings

11

Schools

7

Medical Clinics

8

Complexes

1

University

61

swimming pools

# locations of our projects

## Egypt

### NEW CAIRO

Skyline

One Kattameya

Kattameya Gate

### NORTH COAST

Zahra

Northed

### RING ROAD

Bavaria Town

D//View

Crystal Plaza

Grand Gate

Grand City

Axis Admin

### MAADI

Avenue

Residence

The Plaza

The View Suites

### OCTOBER

Lakefront

Palms

Gardens

West Courts

### NASR CITY

Towers

Landmark

## Greece

### ATHENS

Vouliagmeni

Psychiko

Voula

Ekali

Glyfada

Agia Paraskevi

Varkiza

Kifisia

# THE ARCHITECTS

MOHAMED HADID

Mohamed Hadid's success in the real estate industry is a testament to his vision, creativity, and hard work.

His ability to create unique and innovative projects has earned him a reputation as one of the most successful real estate developers in the world.



VAN DER PAS

VDP Design has worked on projects with Philippe Starck's YOO and Marcel Wanders in Germany, Egypt, Hong Kong, Spain, and the USA.

To meet the specific requirements of each project, VDP provides expertise in marketing materials and architectural design through intuitive and close collaboration with clients

VAN  
DER  
PAS





# SKYLINE

THE LARGEST MIXED USE BUILDING IN THE WORLD

## About Skyline

Skyline is the largest mixed-use building in the world. It is a proud holder of a Guinness World record attempt, and was designed with a revolutionary, multi-dimensional vision in mind.

Skyline is a residential, commercial, and administrative development, providing services that cater to your every need.

Advocating a greener future, Skyline is carefully crafted to ensure and facilitate sustainable living. It is truly one of Morshedy Group's most unique and outstanding mega projects.



# Location

NEW CAPITAL  
TO SKYLINE : **20 MIN**

CAIRO INTERNATIONAL AIRPORT  
TO SKYLINE : **14 MIN**

Heliopolis  
TO SKYLINE : **15 MIN**



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH

# SKYLINE

THE LARGEST MIXED USE BUILDING IN THE WORLD



## Facilities

24 Hours Front Desk

Lobby

Kids' Area

Terrace

Paid Service

Gym

Private Entrance

Restaurants

Housekeeping

Access to Sky Park

Lounge

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# Facts

1,262,000 M<sup>2</sup>  
Residential Space

11,000  
Residential Units

200,000 M<sup>2</sup>  
Admin Space

1,000  
Administrative Units

104,520 M<sup>2</sup>  
Commercial Space

781  
Retail Store



# ZAHRA

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ALL YEAR ROUND DESTINATION

## About Zahra

Imagine waking up to the melody of waves, the sun sparkling on turquoise waters, and a gentle breeze whispering through your private terrace.

Welcome to Zahra, a masterpiece of residential living nestled on Egypt's North Coast at KM 124.

Zahra is more than just a place to live, it's a lifestyle. A landmark development, meticulously designed to embrace the unparalleled beauty and comfort this breathtaking location offers. Savour the warm climate, bask in the golden sunshine, and let the refreshing sea breeze invigorate your soul.



# Location



■ WADI NATROUN ALAMEIN ROAD

■ COAST ROAD

■ PETROLEUM ROAD

# ZAHRA

ALL YEAR ROUND DESTINATION



## Facilities

Shopping Malls

Gym

Pool

Terrace

Cabarias and Decks

Bike Roots

Spa and Wellness

Hotels and Boutique Hotels

Lagoons

Cafes and Restaurants

Jogging Lanes

Playgrounds

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## Facts

4,000,000 SQM  
Total Land Area

25,132  
Residential Units

2,353,736 M<sup>2</sup>  
Residential BUA

257,967 M<sup>2</sup>  
Commercial BUA

600 M<sup>2</sup>  
Waterfront

83%  
Landscape



ONE

KATTAMEYA

WORK, PLAY, LIFE

# ONE

KATTAMEYA

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PROXIMITY

## About One Kattameya

One Kattameya is one of the most important project at Morshedy Group.

It is a multifunctional complex, as it contains 8 commercial and administrative buildings along with 30 residential buildings which provide 3,966 residential units.

Its location provides the highest level of accessibility to all major districts in greater Cairo, surrounded with many local attractions such as major sporting clubs and shopping malls.

One Kattameya's location also offers a direct route to Maadi, Nasr City, Ain-Sokhna desert road, 6th of October city & Cairo International Airport.



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH

# ONE KATTAMEYA

PROXIMITY

## Facilities

Medical Center

Mosque

Gym

Spa

Nurseries

Retail Shops

Cafes and Restaurants

Residential, administrative,  
commercial

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WORK, PLAY, LIFE





## Facts

106,033 M<sup>2</sup>  
Total Land Area

3609  
Residential Units

29  
Residential Towers

600  
Admin Units

138  
Commercial Units



# KATTAMEYA GATE

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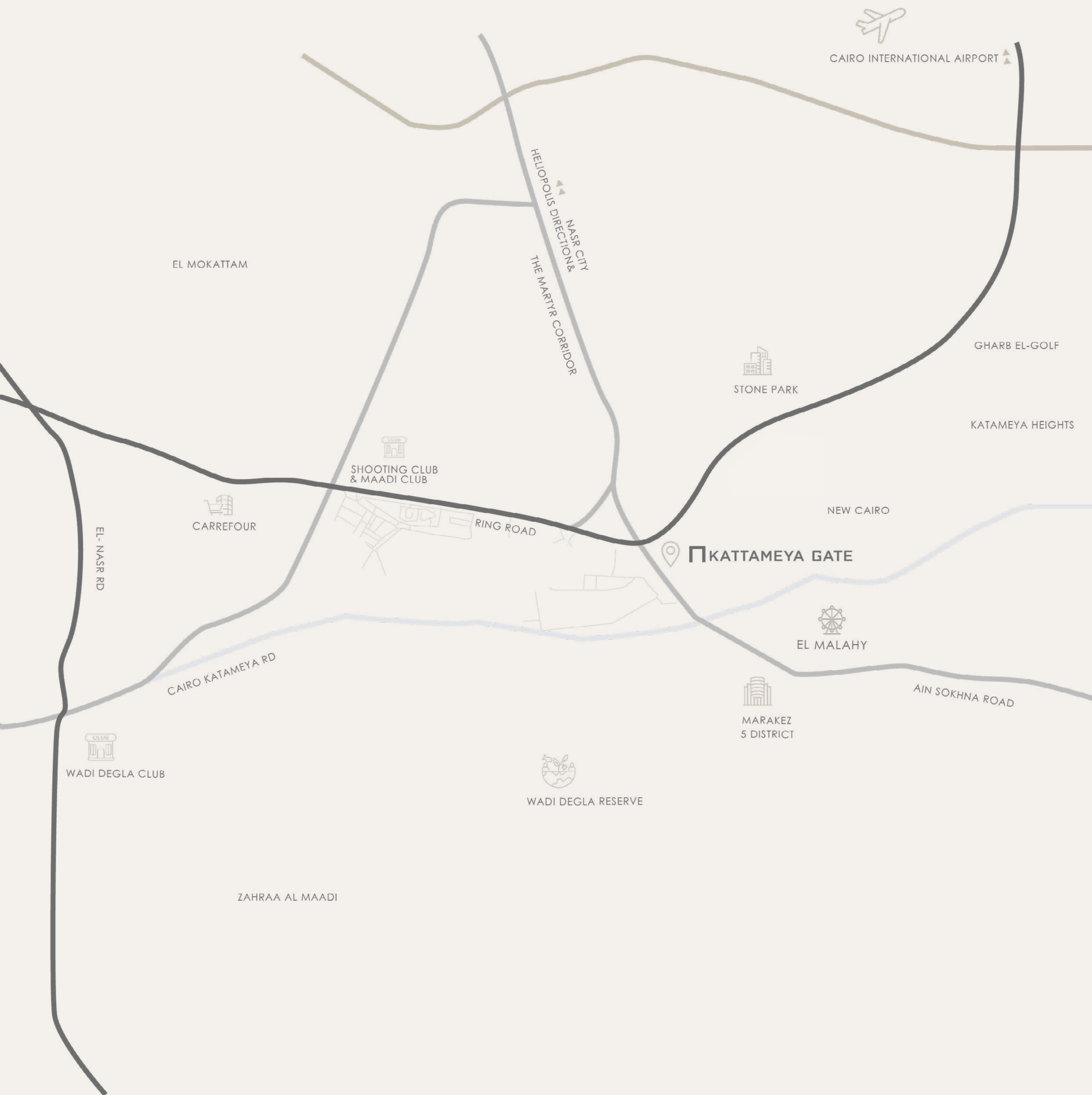
## About Kattameya Gate

Kattameya gate is one of the newest projects of Morshedy Group in a new addition to the attributes of the architecture market in Egypt, at which the company is constructing it over an area of 43,700 m<sup>2</sup>. Kattameya Gate provides the concept of perfection in the elements of building and construction as it is a residential and commercial complex which is located in a unique spot in Kattameya and was designed by one of the top talented designers in the world, VDP, with the latest international design trends.

The complex provides 2 floors as a parking space, a commercial ground floor, and 11 repeated floors with a total of 2,479 residential units that varies from 47 m<sup>2</sup> up to 156 m<sup>2</sup>.



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH



# Facilities

Retail Shops

Gym

Spa and Wellness

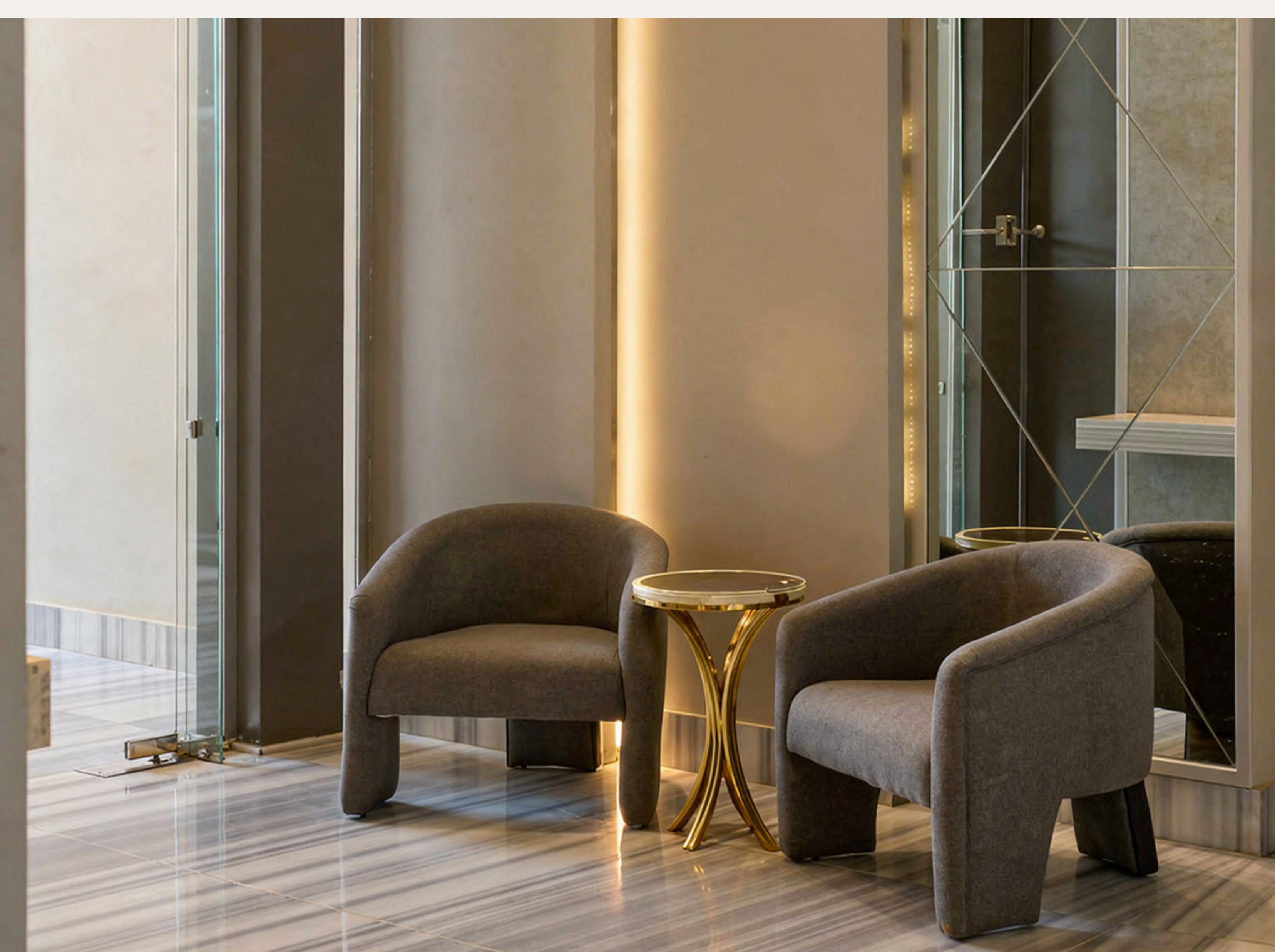
Club House

Pool

Cafes

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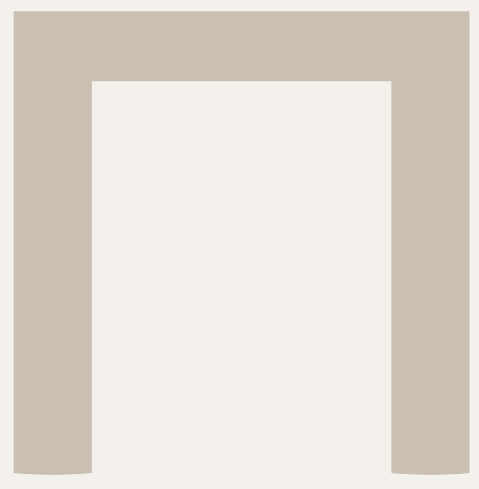
# Facts

43,700<sup>M<sup>2</sup></sup>  
Total Land Area

2,479  
Residential Units

13,500  
Outdoor Area

320  
Shops



GATE | WAY

BUSINESS DISTRICT

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# About Gate Way

Gate Way is your first business partner, giving you the immediate prestige with the highest accessible central location of a high standard business environment. The project offers the highest quality of service to it's owners and visitors, by providing a functional and accessible central location to Doctors and Patients with the highest facilities standards.





# Facilities

Conference Room

Waiting Areas

Fire Fighting System

Courier

Reception

Property Management

Facility Management

Parking

Gym

Security



**BAVARIA**  
**TOWN**  
CONNECTED LIVING

WORK, PLAY, LIFE

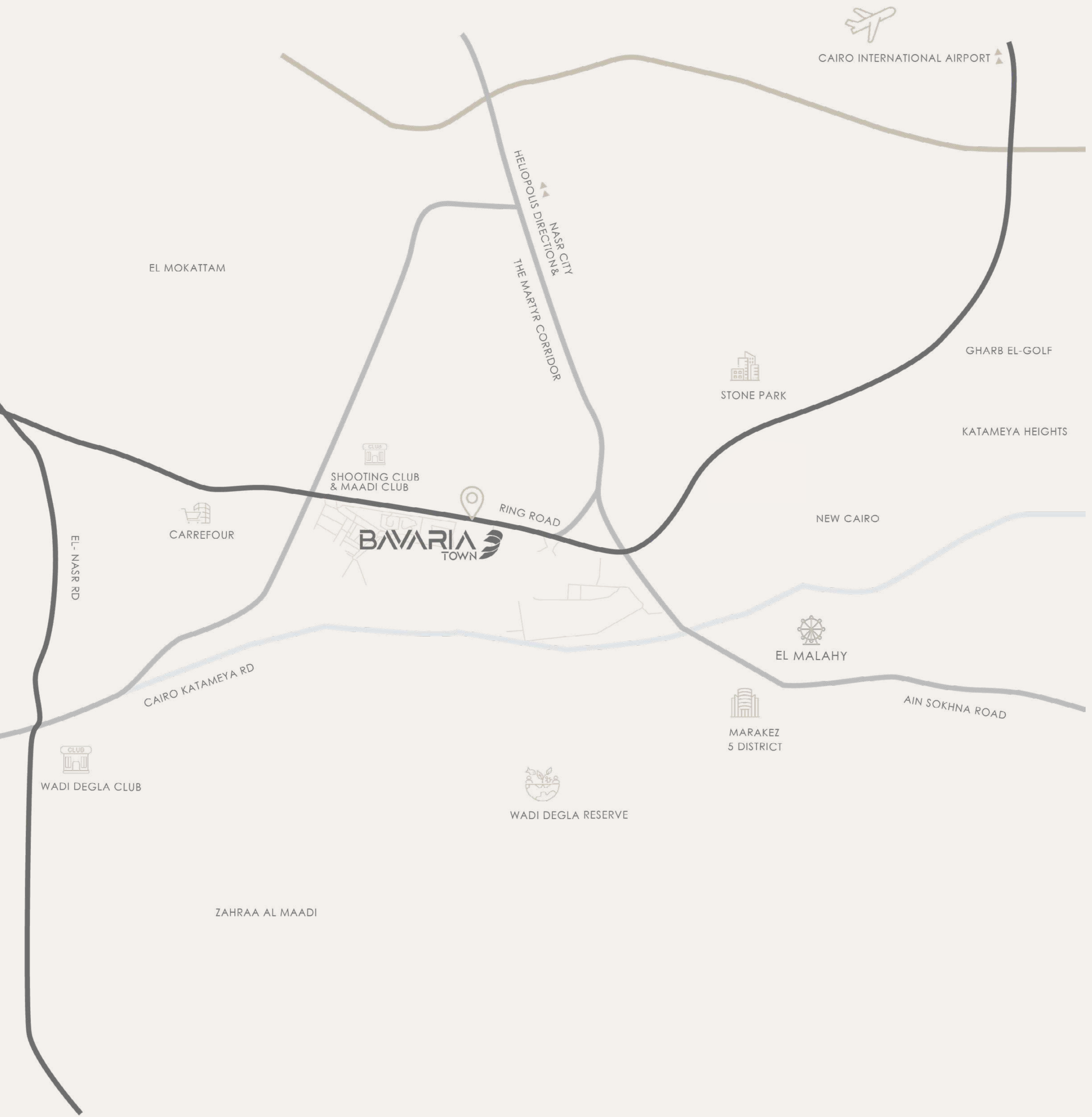
# About Bavaria

The complex is composed of 38 towers surrounded by beautifully landscaped parks, several of which are topped with a swimming pool and an open-air barbecue area.

With a surface area of approximately 64,294 m<sup>2</sup>, the complex provides 1,198 residential units that have been designed to ensure comfort and easy living for its residents.



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH

# BAVARIA

CONNECTED LIVING

# TOWN



## Facilities

Medical Center

Retail Shops

Cafes and Restaurants

Mosque

Roof top Pool

Gym

Nurseries

Residential, administrative,  
commercial

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WORK, PLAY, LIFE





# Facts

64.294 M<sup>2</sup>  
Total Land Area

1198  
Residential Units

38  
Towers

WORK, PLAY, LIFE





CRYSTAL PLAZA

EXPERIENCE SERENITY

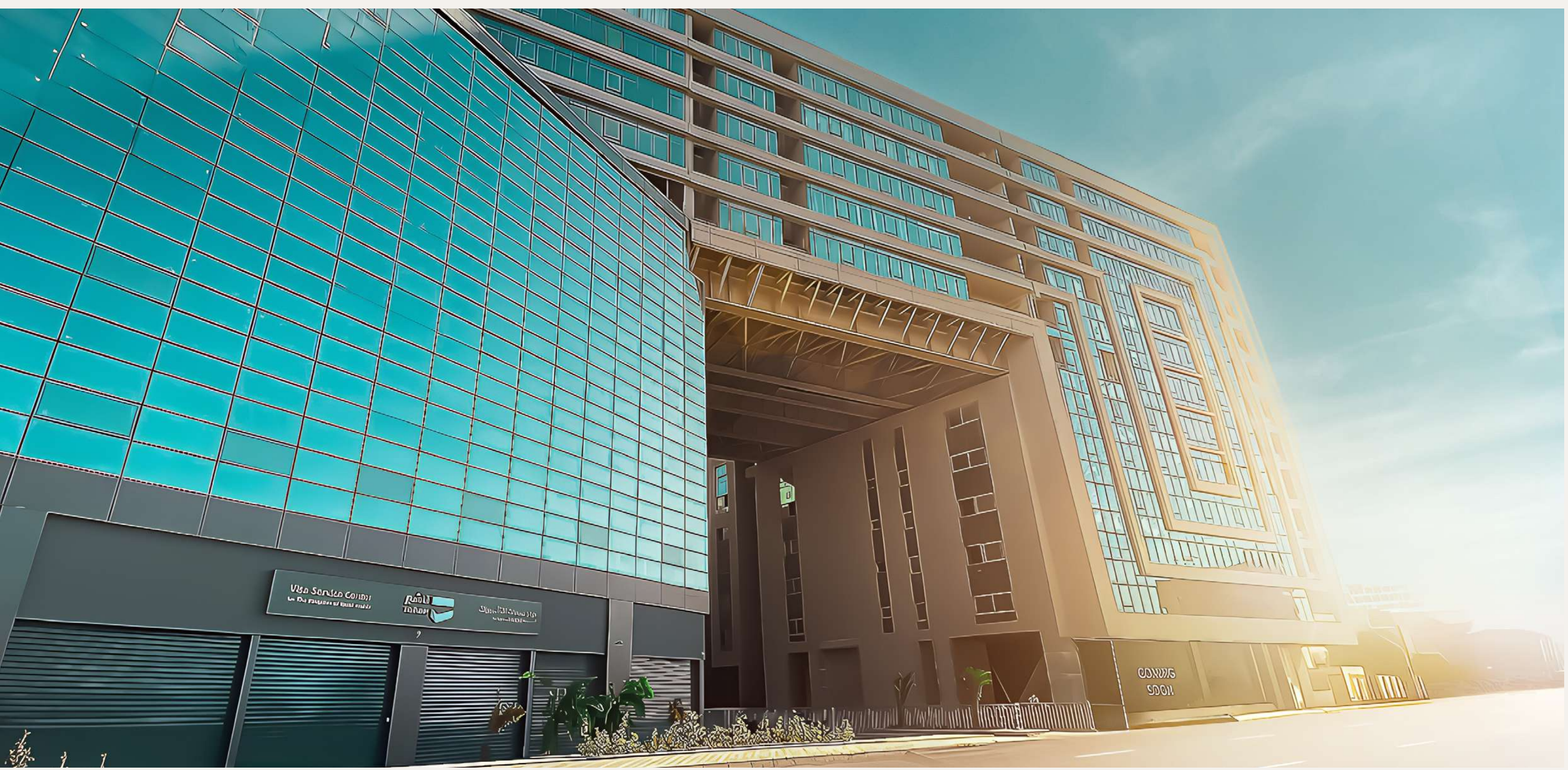
# About Crystal Plaza

Crystal Plaza is conveniently located in the heart of Cairo. The development is suited on Cairo's main Ring Road, in the suburb of Maadi, one of the city's most upscale and accessible districts.

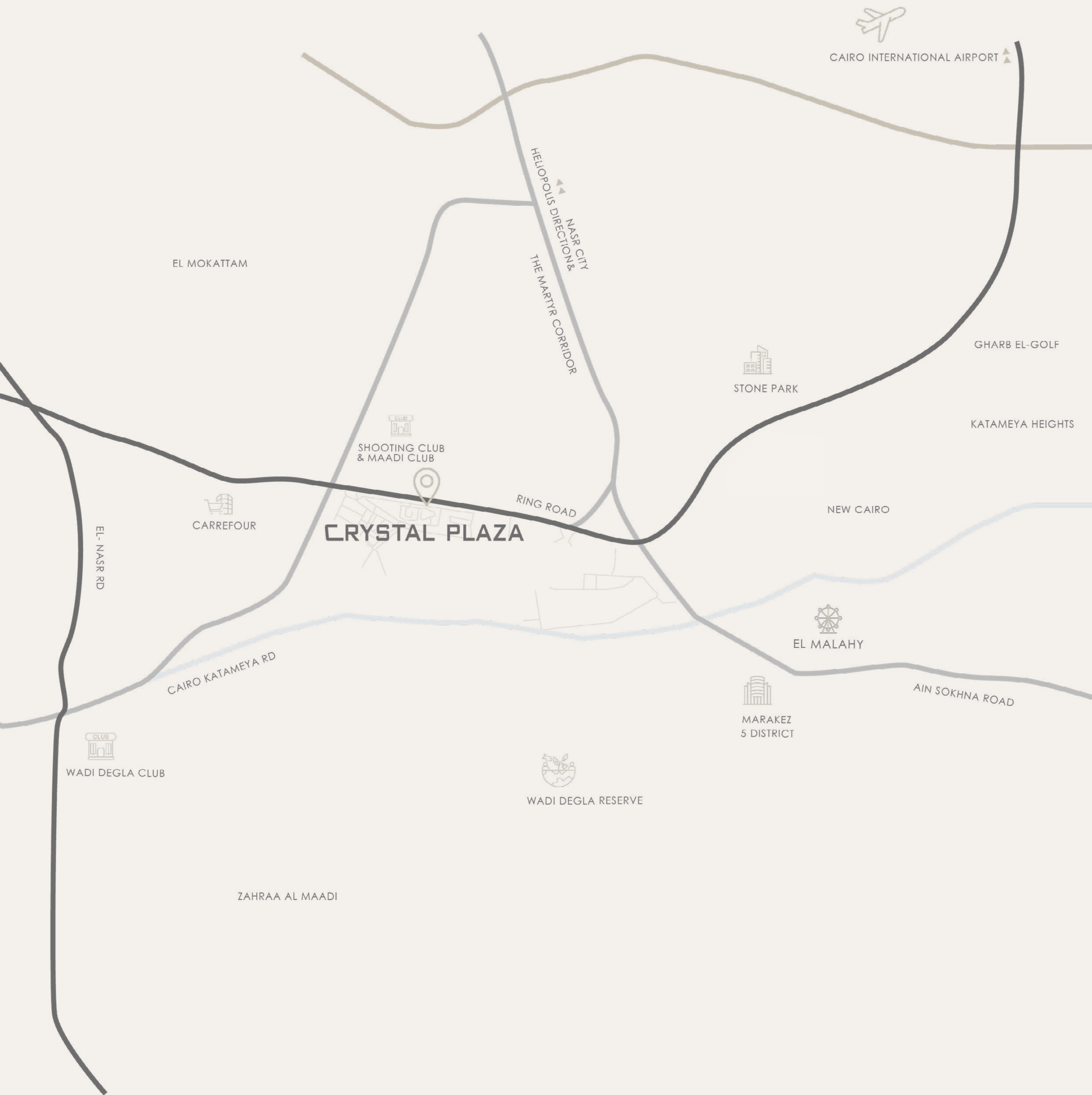
Enhancing Crystal Plaza's accessible location, is the convenience of being in close proximity to many local attractions and landmarks.

Maadi City Center, one of Cairo's premier shopping malls, is minutes away. Maadi sporting Club and the Shooting Club, two of Cairo's most exclusive country clubs are within walking distance.

In addition, Cairo's International Airport and the American University in Cairo are a -20minute drive



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH

# CRYSTAL PLAZA

EXPERIENCE SERENITY

MORSHEDY  
GROUP

## Facilities

Pool

Retail Shops

Cafes and Restaurants

Residential, administrative,  
commercial

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WORK, PLAY, LIFE





# Facts

16,709 M<sup>2</sup>  
Total Land Area

635  
Residential Units

1  
Admin tower

41  
Commercial units



# D//VIEW

WORK, PLAY, LIFE

# D//VIEW

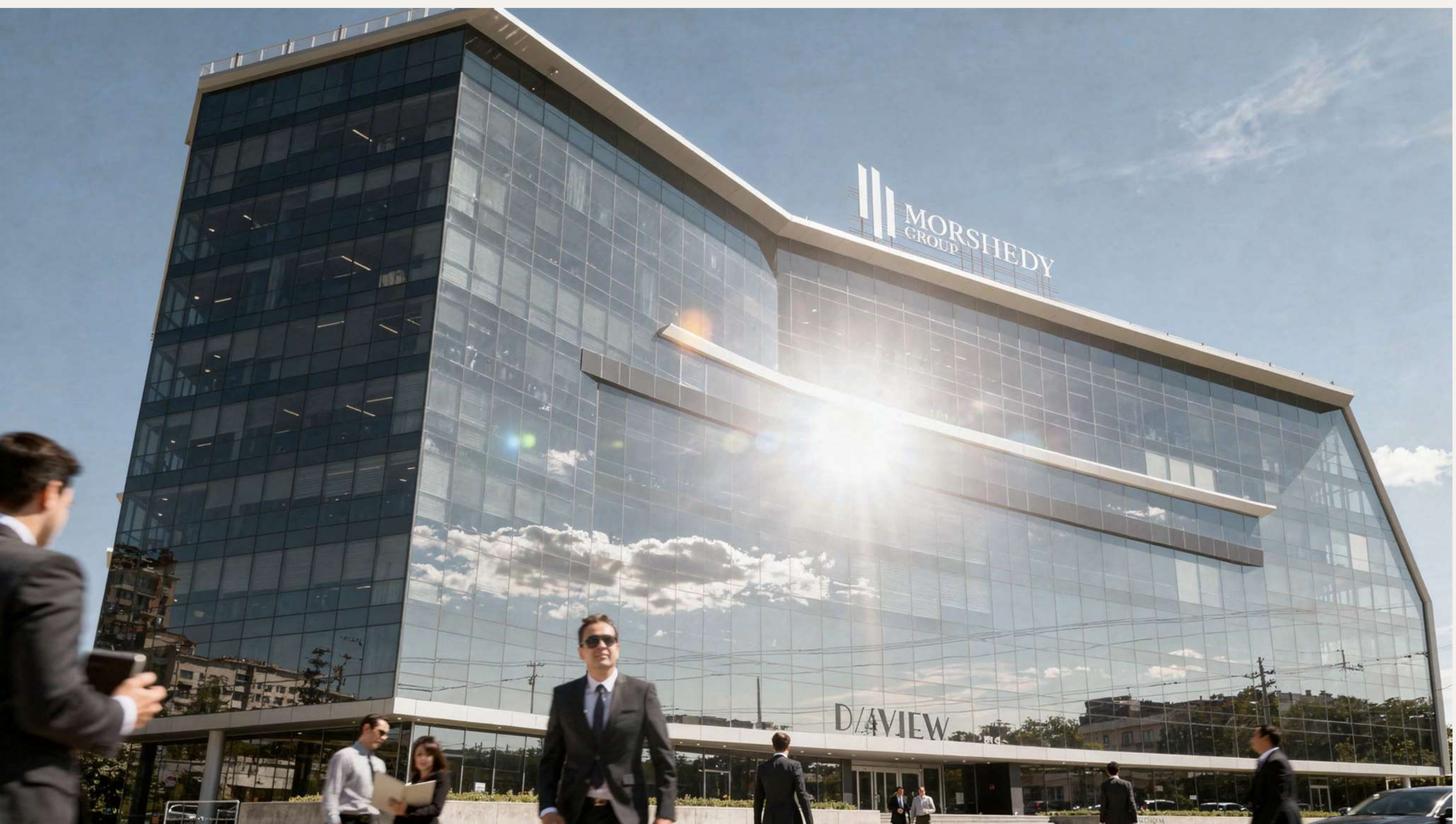
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## About D//View

The D//View mixed-use complex is designed with modern architectural and space management techniques to provide both, a fine living and a comfortable work environment, over 13,327 sqm of land. The design concept connects the glass fronted towers with a 300 sqm lake, as the central focal point.

The unity of glass and rugged building materials in a simple elegant design gives a strong sense of uniqueness to the project. The office tower has a total built up area of 23,400 sqm.

The development's 419 residential units offer luxurious comfort in a fully secure area that also accommodates a shopping mall and entertainment facilities including 5 star restaurants, international cafés, a business center, a world-class gym and spa.



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH



# D//VIEW

## Facilities

Pool

Retail Shops

Cafes and Restaurants

Gym

Spa

---

WORK, PLAY, LIFE





# Facts

13,327 M<sup>2</sup>  
Total Land Area

419  
Residential Units

1  
Residential tower

36  
Commercial units



# GRAND GATE

WORK, PLAY, LIFE

# GRAND GATE

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## About Grand Gate

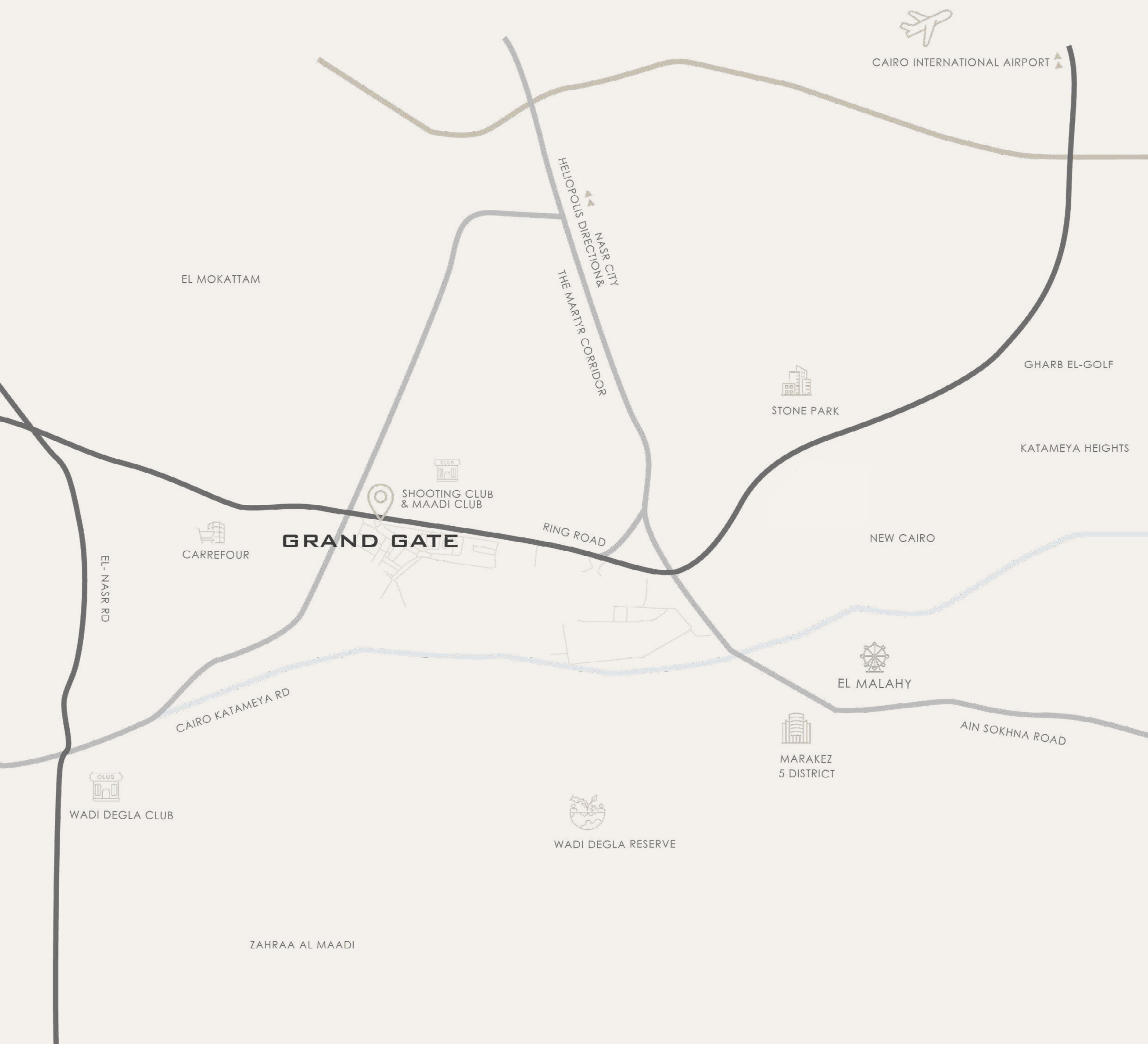
Grand Gate is the last phase of Maadi Grand City. Modern design meets luxury living, creating the new towers that pave the road to the community of Maadi Grand City.

Grand Gate is a self-sustained and small-scale city on an average area of 12,794 m<sup>2</sup>, blended with the comfort and derived by an uptown community. Grand Gate is a constellation of new modern luxury apartments, surrounded by beautiful landscaping, recreational parks and high-end facilities.

The compound offers a secure community for family and children, high quality restaurants, modern cafes, a state of the art swimming pool, sports recreation center and a -24hour security system.



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH

# GRAND GATE



## Facilities

Club

Retail Shops

Cafes and Restaurants

Mosque

---

WORK, PLAY, LIFE





# Facts

12,795 M<sup>2</sup>  
Total Land Area

479  
Residential Units

2  
Residential Tower

42  
Commercial units



AMS

A D M I N

WHERE LIFE COMES TOGETHER



# About Axis Admin

Introducing AXIS Admin, our newest creation, a massive administrative building located in the heart of Grand Gate.

The AXIS, which has a prime location with a view of Hassaballah El Kafrawy Axis, and is spread over 2923 m<sup>2</sup>, is a -12story structure with 15 administrative units on each floor, two parking levels, and one ground-floor commercial area.

The AXIS was created for a comfortable working environment using land management and architecture strategies, with a wide variety of spaces starts from 102 m<sup>2</sup> to 355 m<sup>2</sup>.





# Maadi Grand City

WORK, PLAY, LIFE

# Maadi Grand City

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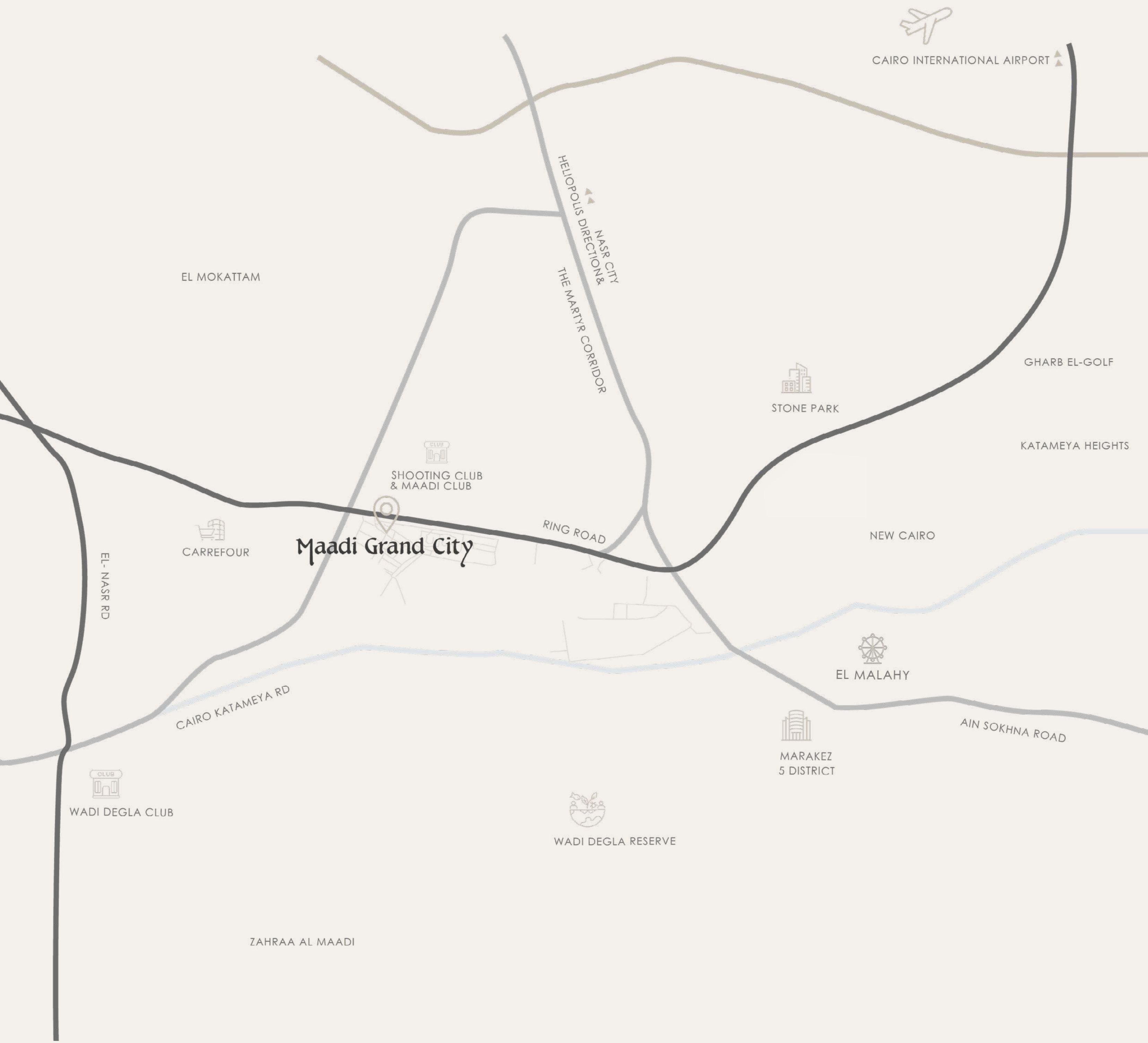
## About Grand City

Maadi Grand City has been designed to make multi-complex living an enjoyable experience for both residents and visitors. Every element of the simple and strong design of the residential complex exudes splendor, whether the beautifully constructed exterior or the inviting interior living space, with each one of the 2,451 units is a true reflection of tasteful and modern design.

Maadi Grand City Sporting Club offers the residents the opportunity to enjoy a variety of indoor and outdoor sporting activities, including football, tennis and squash. The less-athletically-inclined can spend their free time shopping at the Grand City Mall.



# Location



CAIRO KATAMEYA RD

AIN SOKHNA ROAD

RING ROAD

90TH STREET SOUTH



# Facilities

Retail Shops

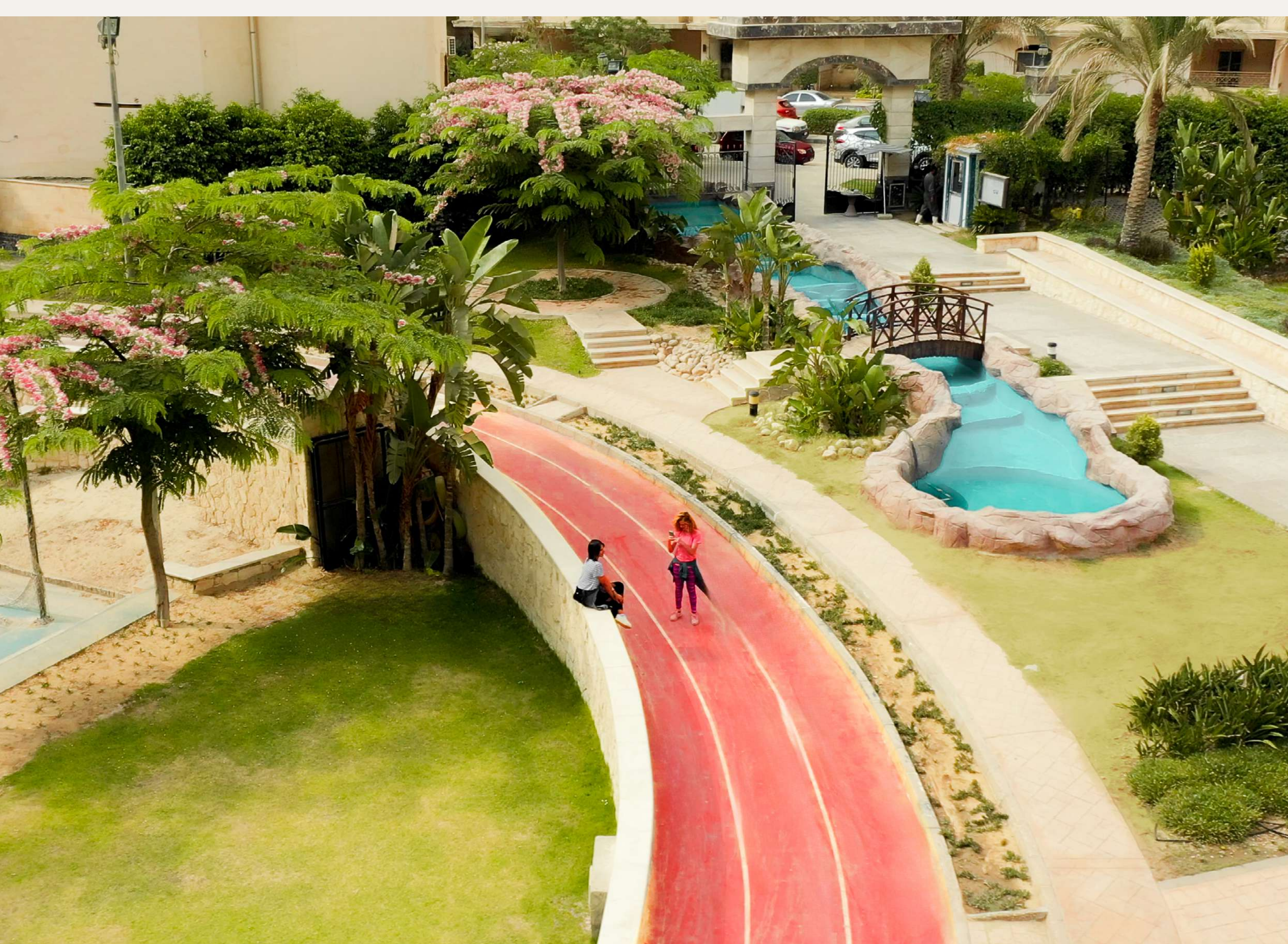
Cafes and Restaurants

Mosque

Club

Lakes

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# Facts

87,482 M<sup>2</sup>  
Total Land Area

2,475  
Residential Units

30  
Towers

92  
Commercial units



# LANDMARK

WORK, PLAY, LIFE

# LANDMARK

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## About Landmark

Landmark is one of the most unique projects of Morshedy Group. It's a residential and commercial complex on an area of 62,760 m<sup>2</sup>, which makes it one of largest architectural projects not only in Egypt but even worldwide.

Landmark is a residential complex designed to keep pace with the latest techniques of modern architecture through the fusion of architectural and sculpture art, and this shows up through the frontages and spacing with attractive lighting that allows sunlight to fall upon buildings. The project has 4,928 residential units with areas starting from 55 m<sup>2</sup> up to 158 m<sup>2</sup>.



# Location



MAHDI ARAFA AXIS

RING ROAD

EL-MOSHIR TANTAWY

EL- NASR RD



# Facilities

Retail Shops

Cafes and Restaurants

Spa

Pool

Gym

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WORK, PLAY, LIFE





# Facts

62,760 M<sup>2</sup>  
Total Land Area

4,928  
Residential Units

17  
Towers

800  
Commercial units

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# TOWERS

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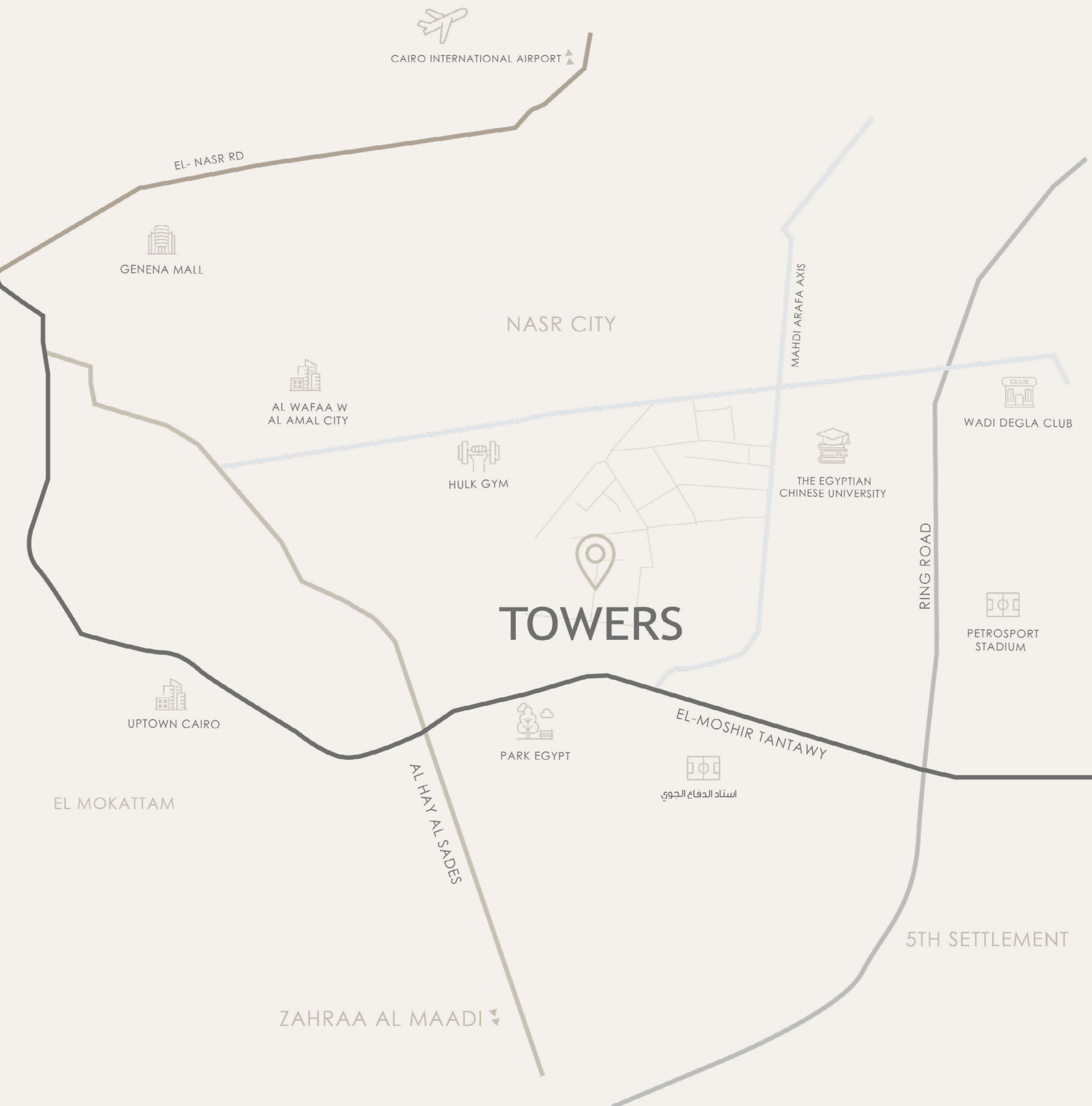
## About Towers

Towers is a fully-fledged residential project extending over 21,000 sqm. The project offers units with spaces ranging from 72 to 169 sqm, which provides the clients several options to choose from. The project lies in the most lively place in Cairo, in the heart of Nasr City, making it close to the most vital neighborhoods in Cairo; Heliopolis, 5th Settlement, Maadi and Mukattam.

The project is also a few minutes away from the biggest restaurants, cafes, malls, as well as many prestigious schools and universities. Degla Towers is centrally located close to all the main roads and highways such as the Ring Road, Musheer Tantawy Axis and Nasr Road (Autostrad).



# Location



MAHDI ARAFA AXIS

RING ROAD

EL-MOSHIR TANTAWY

EL-NASR RD

# TOWERS



## Facilities

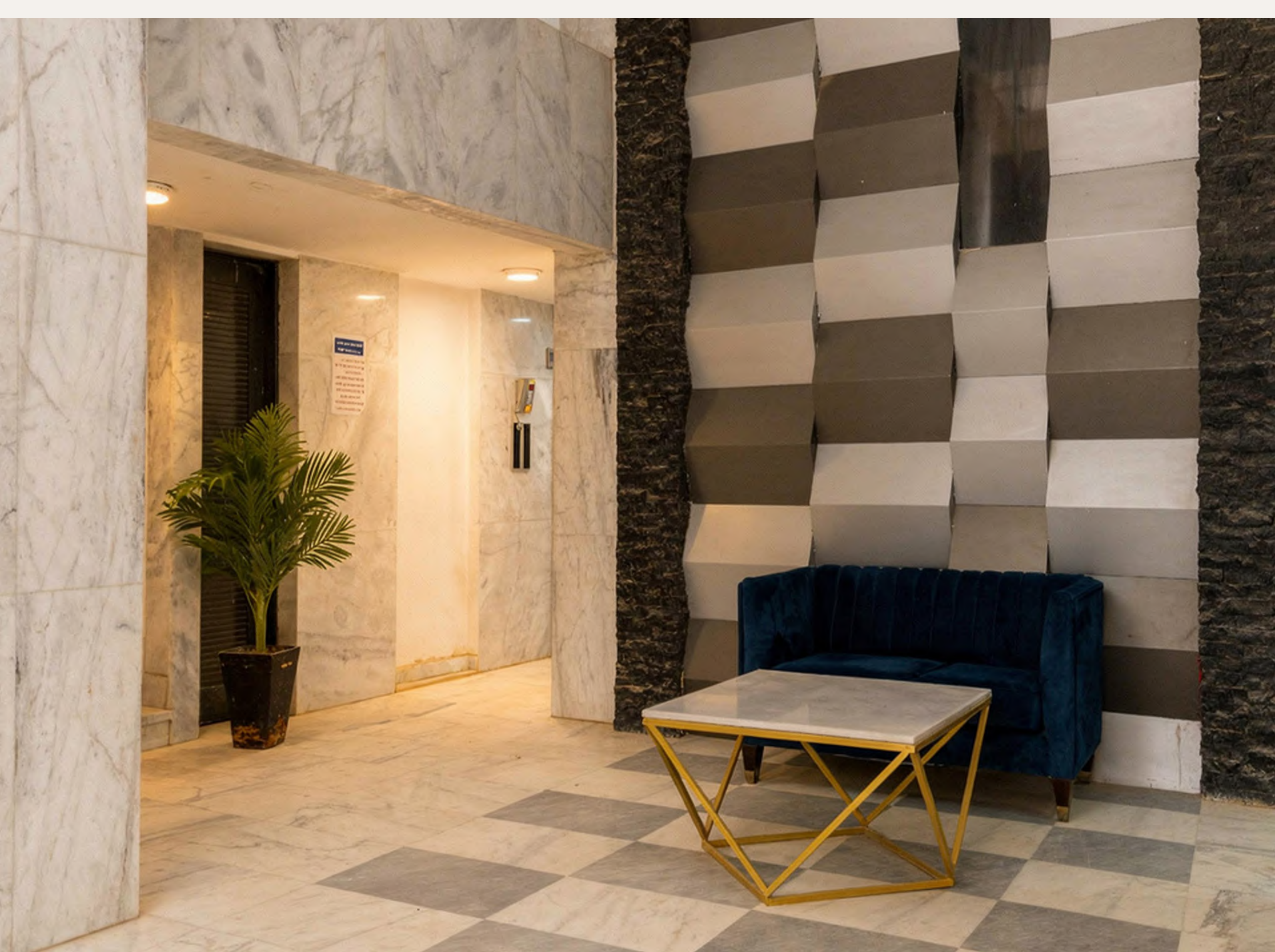
Retail Shops

Cafes and Restaurants

Pool

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WORK, PLAY, LIFE





# Facts

21,000 M<sup>2</sup>  
Total Land Area

234  
Commercial units

1,180  
Residential Units

6  
Towers

51  
Admin units



# AVENUE

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## About Avenue

Avenue is designed with modern architectural techniques that targets a better environment for our residents and gives them a residential life experience with a special flavor that reflects on our residents and facilitates entertainment and a quiet environment as the project massive green areas and marvelous sittings.



# Location



■ RING ROAD

■ WADI DEGLA RD

■ CAIRO - SWEIS RD

■ EL- NASR RD

# AVENUE



## Facilities

Retail Shops

Cafes and Restaurants

Pool

Spa

---

WORK, PLAY, LIFE





# Facts

13,377,65 M<sup>2</sup>  
Total Land Area

71  
Commercial Units

810  
Residential Units

8  
Towers

65  
Admin Units

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WORK, PLAY, LIFE



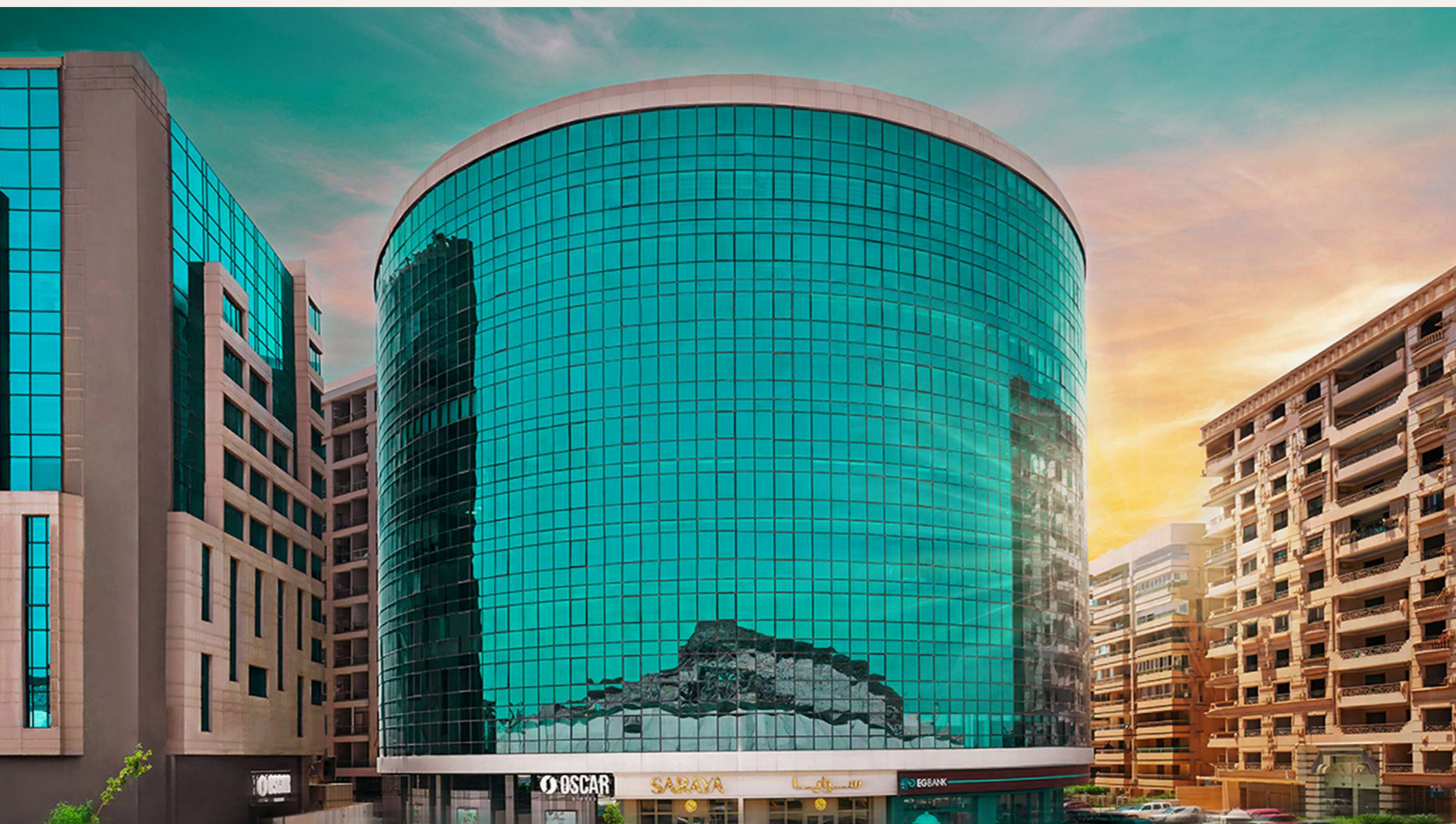
# THE PLAZA

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## About The Plaza

The Plaza is a hit with its unique architectural designs and strategic position, at which the project is located in Maadi, between Degla and New Maadi and only minutes away from the Ring Road and Autostrad, which facilitates and helps you move freely in several locations in Cairo.

The project has a total of 297 residential units with exceptional varieties such as a luxurious 5 stars hotel with a spa, fitness centers, and also cafés and restaurants, in addition to the swimming pools, a 24/hr security, a shopping mall, along with 127 administrative units.



# Location



■ RING ROAD

■ WADI DEGLA RD

■ CAIRO - SWEIS RD

■ EL- NASR RD



# Facilities

Retail Shops

Cafes and Restaurants

Pool

Spa

Gym

---

WORK, PLAY, LIFE





# Facts

6,712 M<sup>2</sup>  
Total Land Area

297  
Residential Units

3  
Residential Towers

129  
Admin units

7  
Commercial units

1  
Administrative tower



# RESIDENCE

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## About Residence

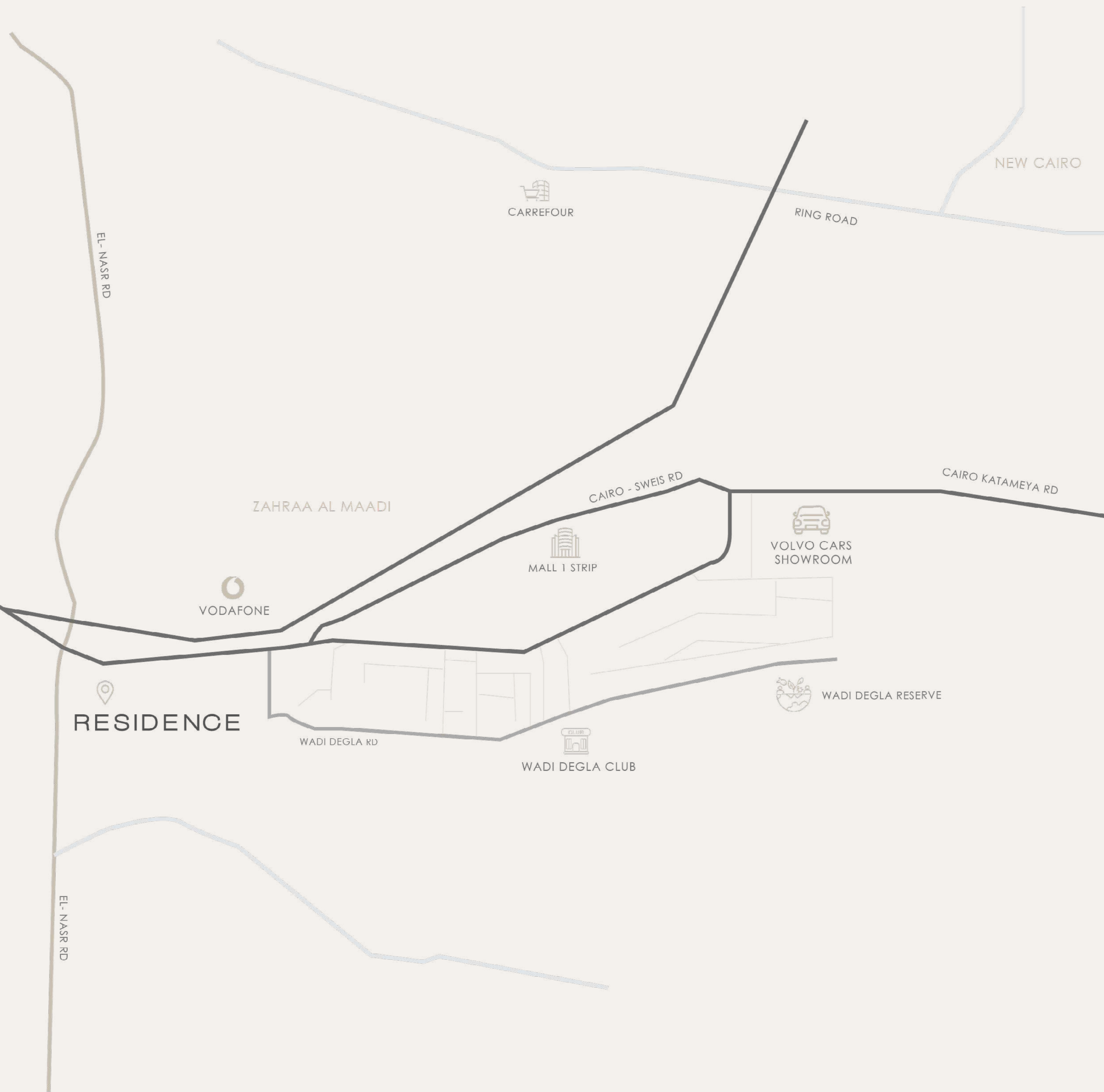
A jewel on the major thoroughfares that connects Maadi to other Cairo communities, Residence is a vision of modern urban design with its two slightly curved towers fronted in glass to orchestrate lights and shadows.

Residence offers 216 residential units that range in size from 185 to 370 sqm for luxury living only a few steps from on-site restaurants and Residence world-class gym and spa. The two towers overlook a swimming pool and children's play area.

The development also includes a 10,500 sqm of retail area, as well as 6,600 sqm of administrative space.



# Location



■ RING ROAD

■ WADI DEGLA RD

■ CAIRO - SWEIS RD

■ EL- NASR RD



# Facilities

Retail Shops

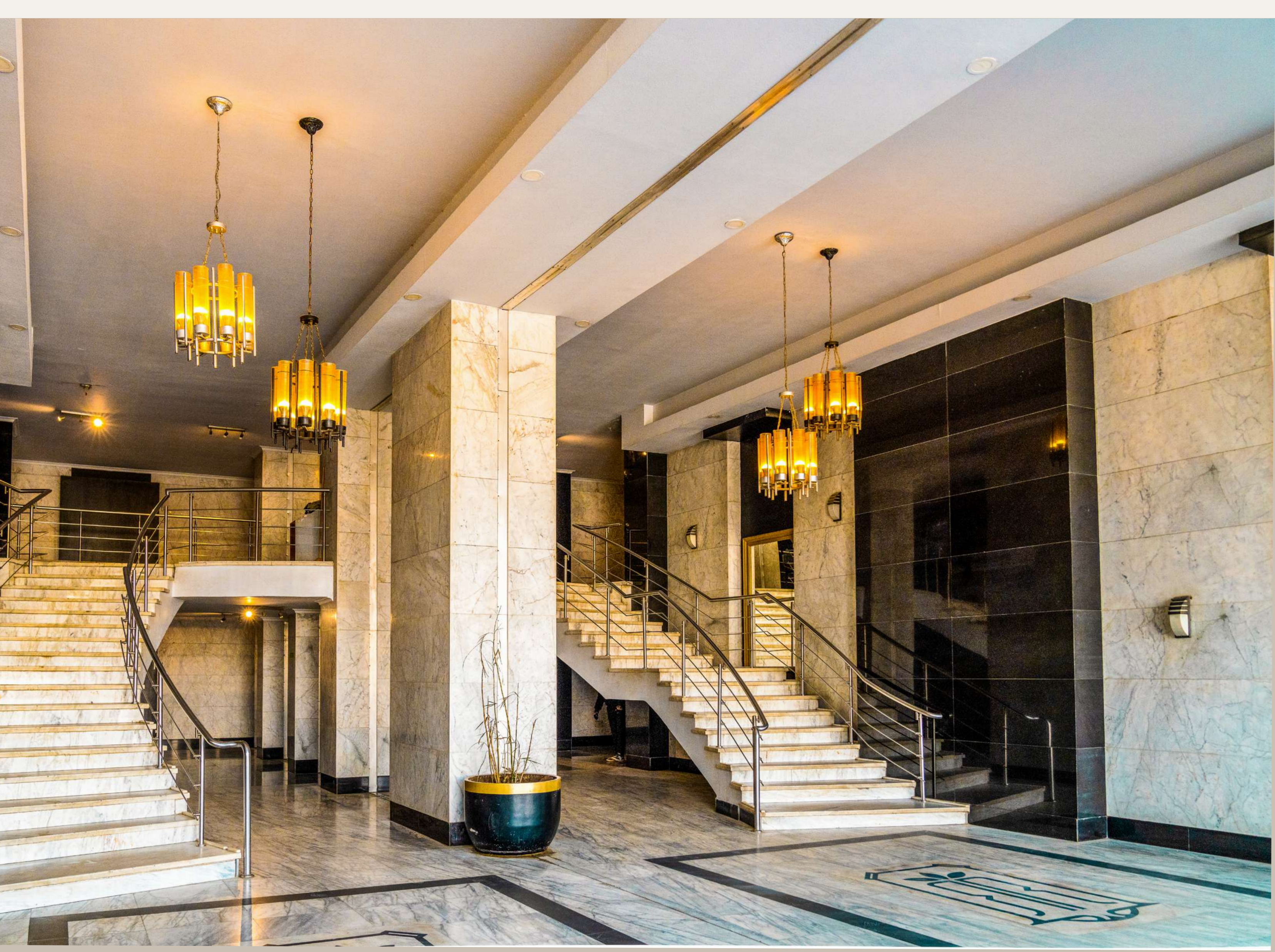
Cafes and Restaurants

Pool

Gym

Social Club

Jogging Lanes





# Facts

8,499 M<sup>2</sup>  
Total Land Area

68  
Commercial units

216  
Residential Units

48  
Admin units

2  
Towers



# lakefront

WORK, PLAY, LIFE

# lakefront

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## About Lakefront

Lakefront is one of the most unique projects from Morshedy Group presented to the Egyptian real estate market.

Starting from the special designs along with the exceptional location at 6th of October city, the special designs quoted from one of the best European architectural designers that make a balance between the residential and commercial buildings which is 26%, in addition to the perfect landscape, lakes, roads, which covers 74% on a total of 37 FD.



# Location



■ RING ROAD

■ DAHSHUR RD

■ 9 STREET

■ EL WAHAT RD



# Facilities

Nurseries

Cafes and Restaurants

Pool

Mosque

Gym

Lakes

Jogging Lanes





# Facts

15,013 M<sup>2</sup>  
Total Land Area

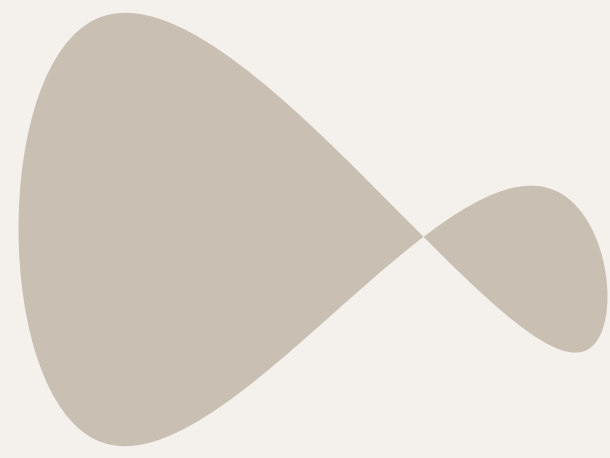
145  
Commercial units

1,053  
Residential Units

72  
Admin units

32  
Residential Buildings

74%  
Landscape



**front mall**

WORK, PLAY, LIFE

# front mall

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## About Front Mall

Front Mall is one of the most recent ventures of Morshedy Group, which has come into fruition thanks to the developer's collaboration with one of the best in-class European design houses.

The mall will also feature offices of various design models and options; together with all the customary flagship elements of any modern, state-of-art commercial center; including an array of global brands, restaurant chains, cafes, amenities and more.







# About Palms

Palms is Morshedy Group's latest addition to the affordable housing market. Palms is a residential community; with a total area of 350 acres, providing 23,928 housing units in the 6th of October City.

The project features residential buildings surrounded by a pedestrian-scaled environment where landscaping of the foot paths, road networks, plazas and open spaces integrates the built community with the natural features.



# Location



■ RING ROAD

■ DAHSHUR RD

■ 9 STREET

■ EL WAHAT RD



# Facilities

20  
Malls

9  
Schools

9  
Nurseies

1  
Clubs

5  
Mosques

2  
Medical Centers

Hospital

Lakes





## Facts

**350 Acres**  
Total Land Area

**82%**  
Landscape

**23,926**  
Residential Units

**1154**  
Commercial Units

**1,914,080**  
Residential Area

**58**  
Admin Units

**666**  
Residential Buildings



GARDENS

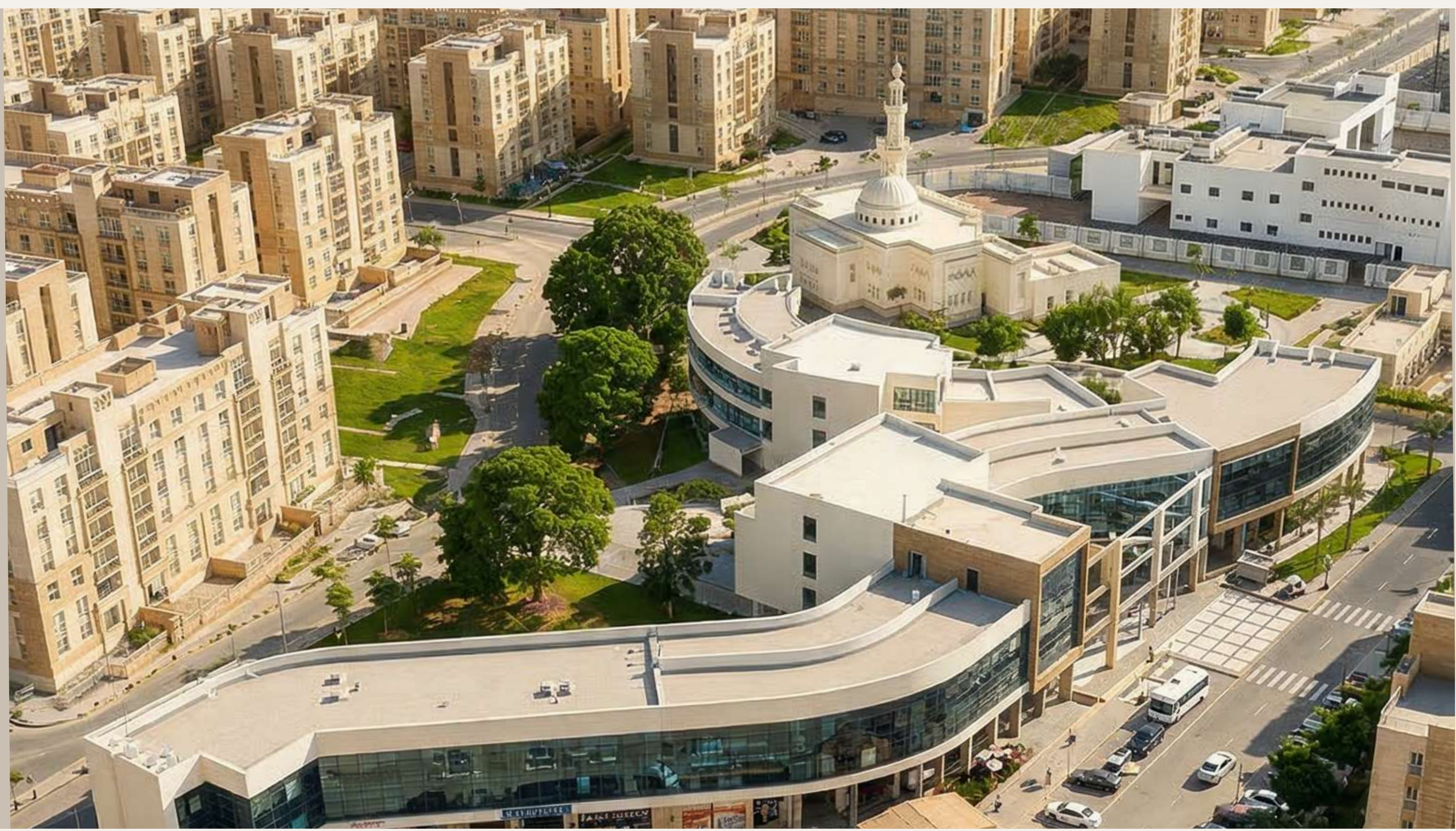
WORK, PLAY, LIFE

# GARDENS

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## About Gardens

Gardens is a fully-integrated community extending over an area of 100 acres with 6,840 residential units. In addition to its unique architectural personality, it dedicates 82% of its total space to green open spaces and artificial lakes. Gardens also holds many services and amenities, as it includes schools, nurseries, sport fields, a swimming pool and a shopping mall.



# Location



■ RING ROAD

■ DAHSHUR RD

■ 9 STREET

■ EL WAHAT RD



# Facilities

4  
Malls

2  
Schools

4  
Nurseies

Club

4  
Mosques

Medical Centers

Lakes





# Facts

**100 Acres**  
Total Land Area

**82%**  
Landscape

**7554**  
Residential Units

**238**  
Commercial Units

**285**  
Residential Buildings

**92**  
Admin Units



# AHUC

WORK, PLAY, LIFE

# AHUC

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## About AHUC

AL HAYAH University in Cairo is an international university in the making by Morshedy Group.

However, it is not just a project for us; it supports our rising generations with an exceptional international experience to discover their talents and put them on the right track where everything is possible. A new horizon of innovation of design by our remarkable design house, VDP, whilst creating an enabling environment for all of our students through our collaboration with the finest Italian universities in art and design along with other leading majors.



# Location



■ AIN SOKHNA ROAD

■ RING ROAD

■ 90TH STREET SOUTH



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# Morshedy Group , Int Greece

Morshedy Group,int was established in Athens, Greece and is the sister company of Morshedy Group.

Morshedy Group,int has been one of the first investors in Greece from the Middle East since 2012, and is currently offering more than 80 real estate properties in 11 premium locations around Athens.

Morshedy Group,int is a private family loan-free business. All units are either apartments, buildings, hotels, land-plots or upcoming projects that are currently under construction.



# Our Projects Greece

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VOULIAGMENI

VOULA

GLYFADA

VARKIZA

KIFISIA

PSYCHIKO

EKALI

AGIA PARASKEVI



# GIVING BACK TO OUR COMMUNITY SDG'S

Morshedy Charity Organization, established in 2006, was founded to support the needs of the underprivileged children and families in the districts of Maadi, Al Basatin and Torra.

Our charitable contributions are directed towards providing free healthcare (in our organization-owned hospital and clinics), adult education (in association with the National Association for Adult Education), free housing for those with special conditions, employment for more than 1,500 individuals, monthly stipends for around 1,000 needy families and orphans, along with, sponsoring and supporting sports activities in especially impoverished areas.

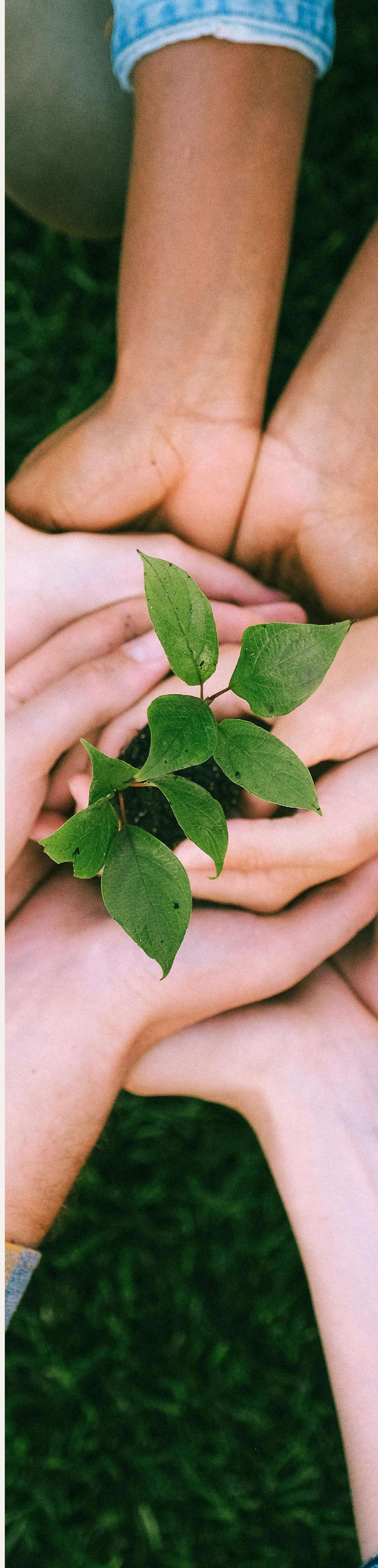


# Sustainability

## ENERGY MANAGEMENT SUPPORTING COP27

Morshedy Group took a significant step towards transitioning to a clean energy future.

Aiming to reduce greenhouse gas emissions, fossil fuel usage and operational costs using solar systems in Bavaria Town, one of our projects.





# Going Green

Skyline, our massive creation, a strong commitment to environmental friendliness and sustainability.

Through its innovative and futuristic approach, this project aims to minimize its environmental impact while maximizing energy efficiency.

The skyline creates a harmonious combination of nature and urban life. Skyline does not only enhance the quality of life for its occupants, but also contribute positively to the surrounding environment.

# Women Empowerment

Morshedy Group promotes gender equality and empowers women through initiatives in employment and leadership.

Providing training, mentorship, and resources to help women excel in their fields, fostering stronger communities and a more inclusive society



# Marathon for A Cause- Stop Violence against women

In collaboration with Civil society institutions, we organized a Marathon in 2021 calling all change makers and advocates to join raise our voices against violence and create a safer world for all women.





# Supporting local and small businesses

Supporting local and small businesses is essential for building vibrant communities and promoting economic growth.

Local businesses offer unique products and services that reflect the distinct character and culture of the community contributing to a more sustainable and equitable economy.



# PARTNERS OF SUCCESS



WORK, PLAY, LIFE

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