

# ALCA

NEW CAIRO



# About The Developer

The Saudi American Group Developments SAG provides a wide range of professional services across various sectors of real estate development and investment.

SAG is a strategic alliance between a group of American, Saudi, and Egyptian companies with strong financial capabilities, intellectual resources, and extensive expertise. This collaborative effort consistently contributes to the company's growth and development within an environment conducive to investment. The Arab Republic of Egypt stands as an exemplary model in supporting investors in general, and real estate investment in particular.

With its vast experience in the United States, Saudi Arabia, and beyond, SAG is currently implementing an ambitious real estate investment strategy in Egypt to keep pace with the global real estate expansion.



A Vibrant Community  
In A Prime Location.





Introducing **ALCA New Cairo** – A Premier Residential Compound in the Heart of New Cairo's 6th Settlement.

**ALCA** is an exclusive, meticulously designed residential community located in one of the most sought-after areas of New Cairo's 6th Settlement. Surrounded by prestigious real estate developments, this prime location places residents in close proximity to the finest services, amenities, and infrastructure.

Spanning across 33 acres, **ALCA** offers a harmonious blend of modern living and luxury, featuring G+4 buildings designed to the highest standards of comfort and style. Residents can enjoy a beautifully landscaped 8,200 m<sup>2</sup> green park, providing a serene environment for relaxation and outdoor activities. Additionally, the 16,000 m<sup>2</sup> commercial mall enhances convenience, offering a variety of shopping, dining, and leisure options just steps away from home.

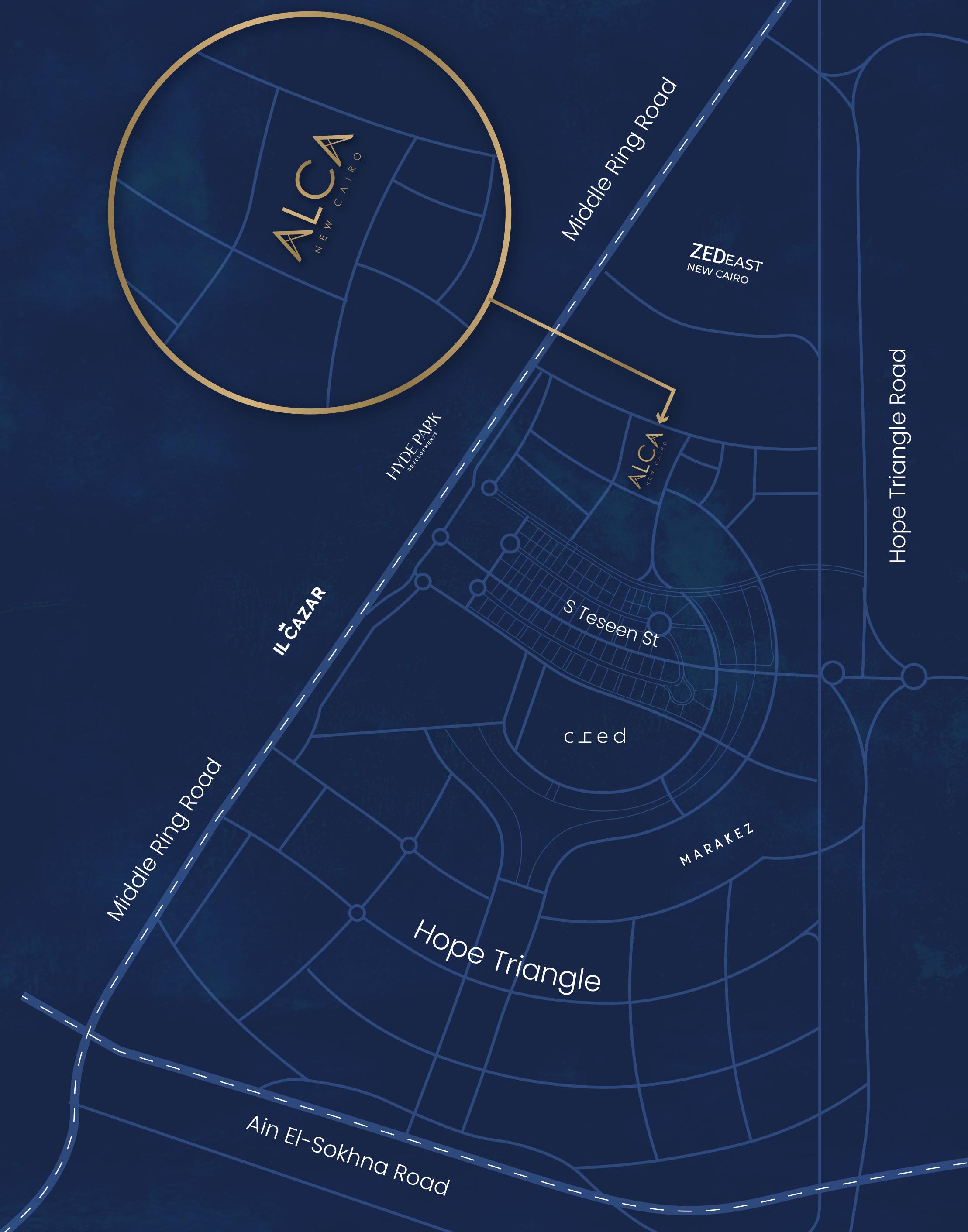
**ALCA** is not just a place to live – it is a lifestyle, offering a vibrant community and an exceptional standard of living in one of the most prestigious locations in New Cairo.

# Redefining Modern Living In The Heart Of New Cairo.









# Location

- Second piece from the Middle Ring Road
- 6<sup>th</sup> Settlement (Hope Triangle).
- In front of Z East and HydePark.
- Compound area 33 acres
- 26 blocks.
- G+4 Buildings.
- 16,000 meters Commercial Area.

# Amenities & Facilities

ALCA New Cairo is thoughtfully designed with an array of top-tier amenities to cater to every need, including a modern swimming pool, a selection of fine restaurants and coffee shops, and a fully stocked supermarket, ensuring that comfort and convenience are at the forefront of your daily experience.

For outdoor enthusiasts, a dedicated running and biking track winds through the community, while a scenic barbecue area invites residents to unwind and connect with nature.



Restaurants



Coffee Shops



Running Track



Biking Track



swimming Pool



Supermarket



Barbecue Area



Kids Play Area



8,200 m<sup>2</sup>  
Green Area



Pharmacy



# A Green Haven In The Midst Of Modernity.

The 8,200 m<sup>2</sup> green park at ALCA New Cairo serves as a vibrant centerpiece, offering lush greenery and open spaces for relaxation, leisurely strolls, and family activities. Nestled within this serene landscape is a dedicated barbecue area, providing the perfect spot for outdoor gatherings and socializing with loved ones. Together, these spaces create a harmonious environment that blends tranquility with community engagement.



ALCA's running and biking track is designed to encourage an active lifestyle within the compound. This well-maintained path provides residents with a safe and scenic route to enjoy jogging or cycling, promoting both health and wellness in a serene environment.

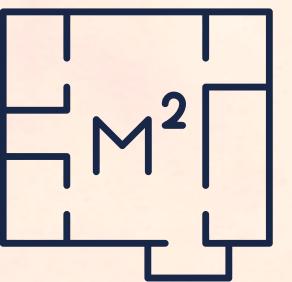


ALCA's swimming pool and kids' area provide the perfect combination of fun and relaxation. The pool offers a refreshing escape, while the dedicated children's play area ensures that young residents have a safe and enjoyable space to explore and socialize. These facilities are designed to cater to the whole family, enhancing the compound's sense of community and well-being.

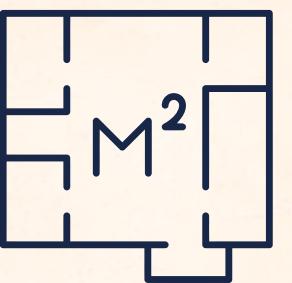


# Splash, Play, and Create Lasting Memories.

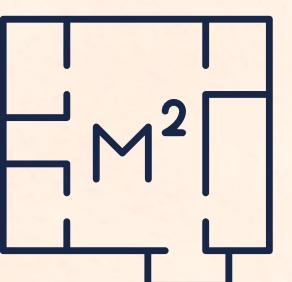
# Available Areas



From **86 m<sup>2</sup>**  
**1 Bed Room**



From **132 m<sup>2</sup>**  
**2 Bed Room**



From **180 m<sup>2</sup>**  
**3 Bed Room**

# Master Plan



# READY TO Deliver



The compound is fully built, construction rate is **90%**.  
You can choose your unit and come and see it in real life.

Live surrounded by beauty,  
convenience, and comfort.













Project Render

vs

Real-Time Shots



Project Render

vs

Real-Time Shots



## On-Site Progress. Real-Time Shots.



## On-Site Progress. Real-Time Shots.



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# Floor Plans

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Type B

# Type B

Ground Floor

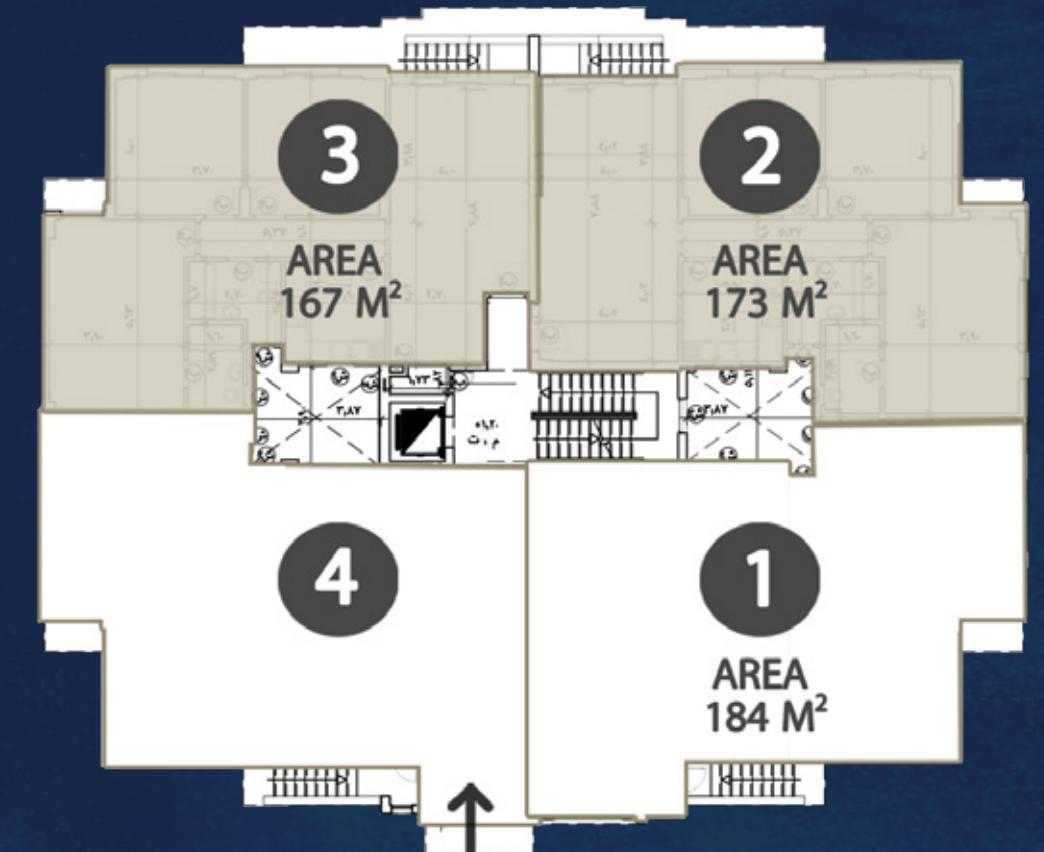
**Unit 2**

Gross Area: 173 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

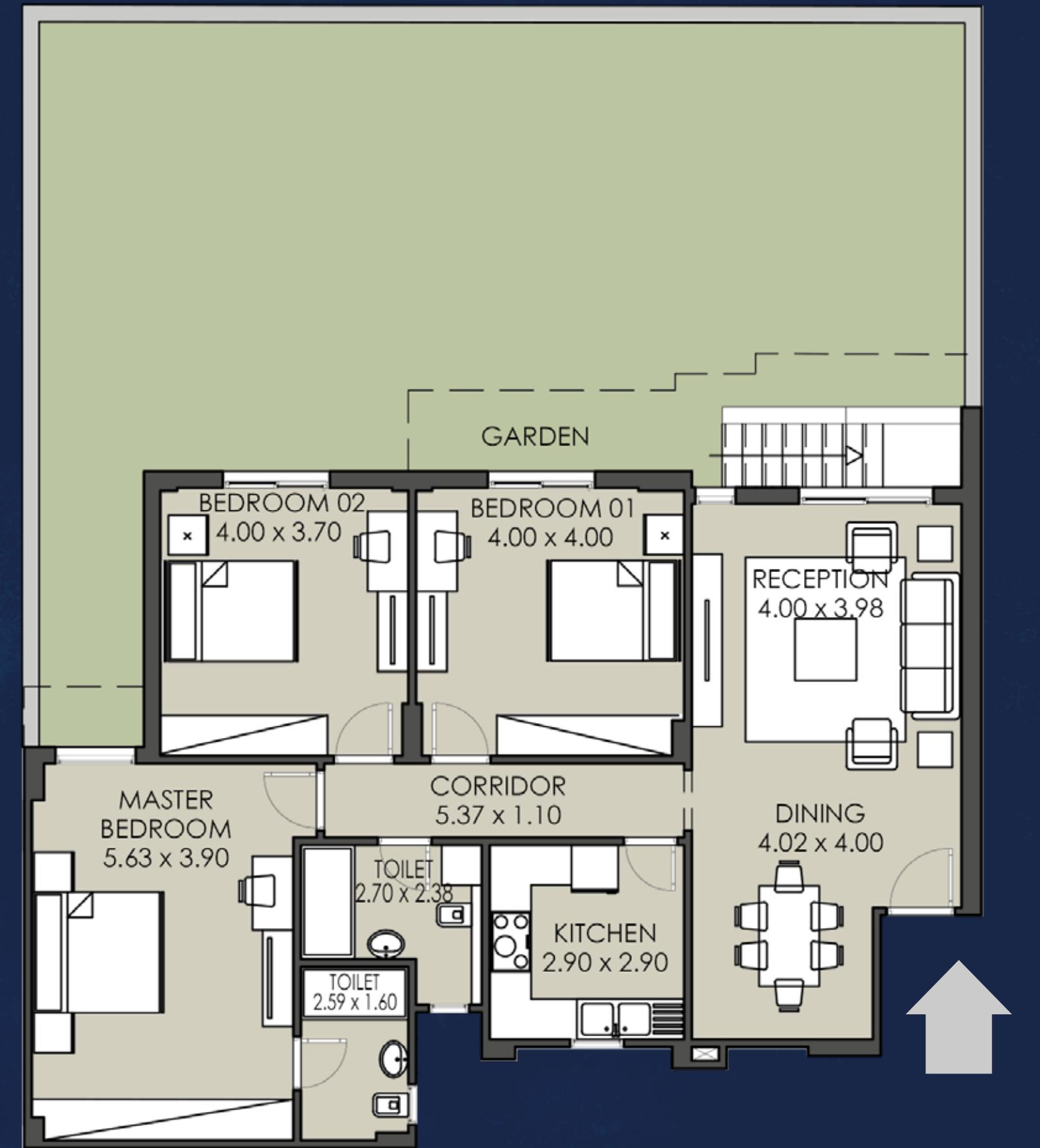
# Type B

Ground Floor

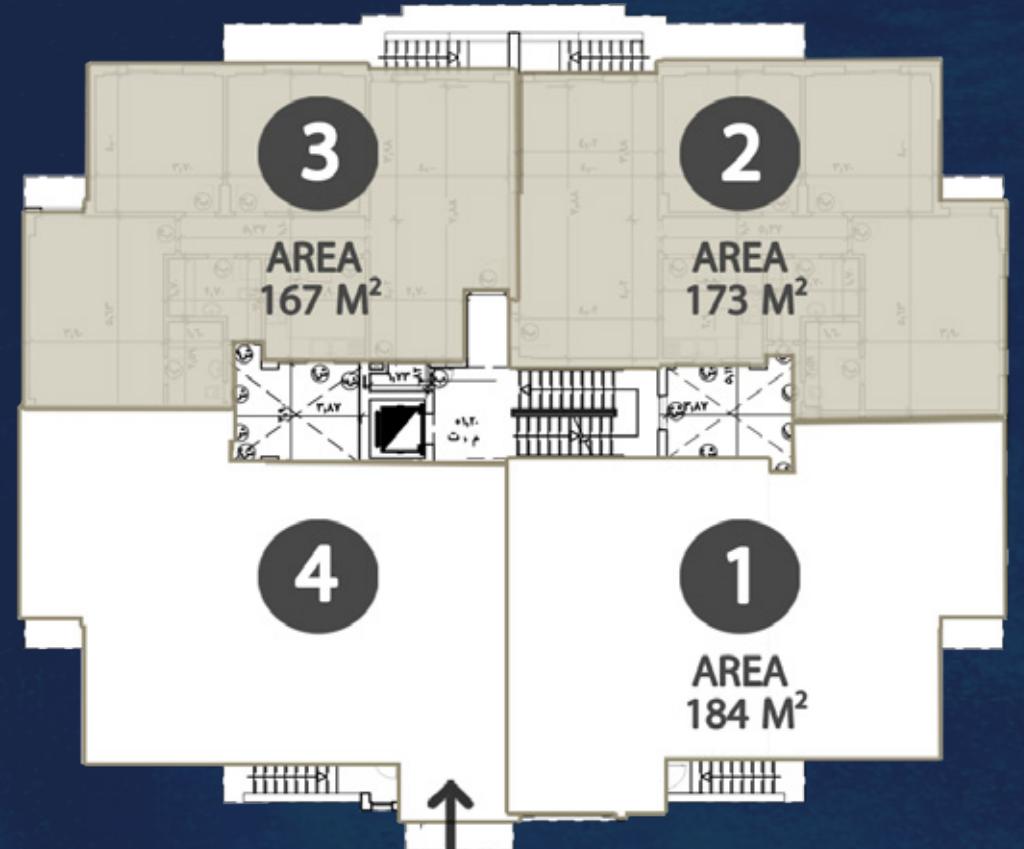
**Unit 3**

Gross Area: 167 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

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# Floor Plans

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Type C

# Type C

Ground Floor

## Unit 1

Gross Area: 140 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms



## Unit 2

Gross Area: 178 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

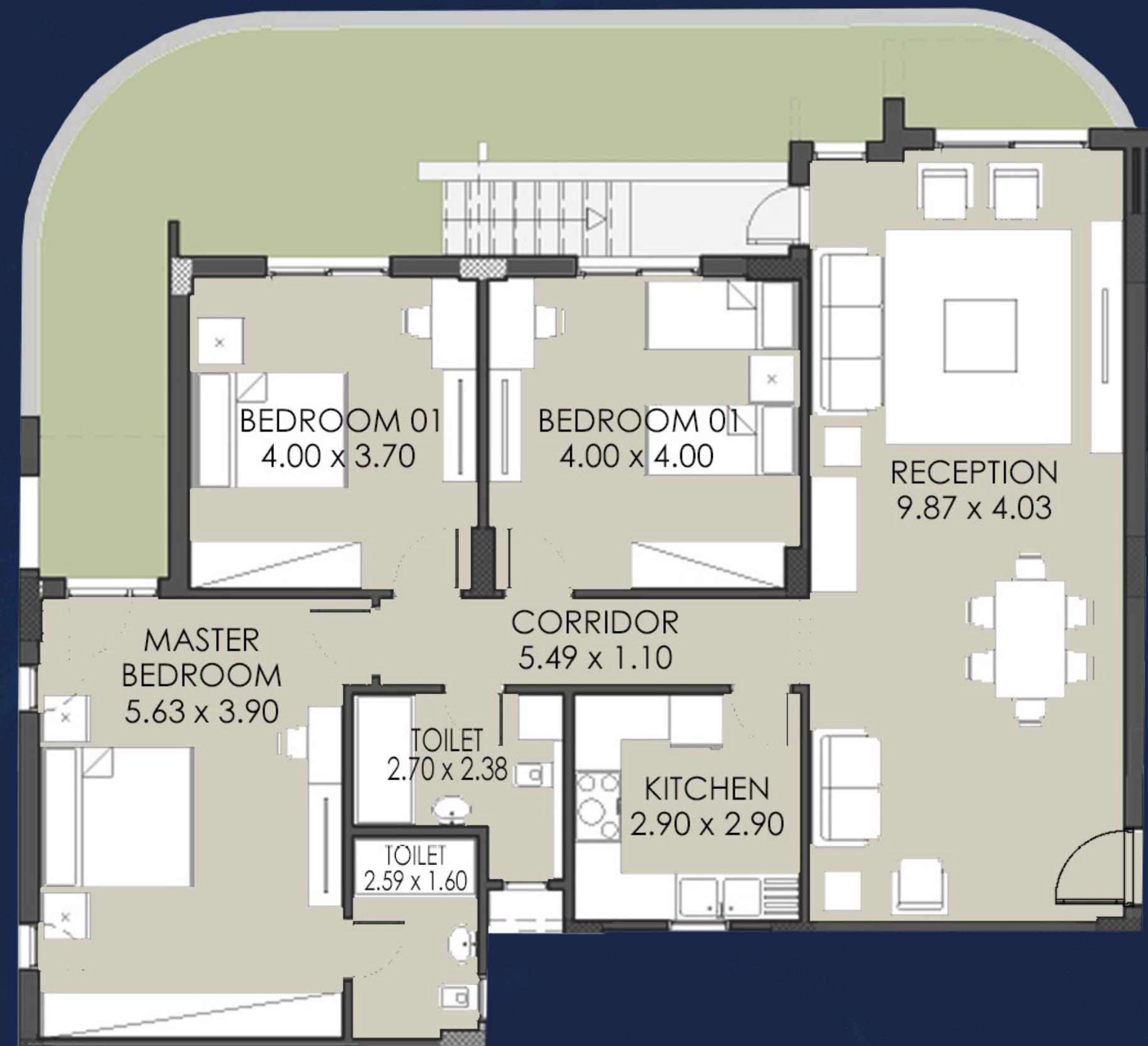
# Type C

Ground Floor

**Units 3 & 4**

Gross Area: 185 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



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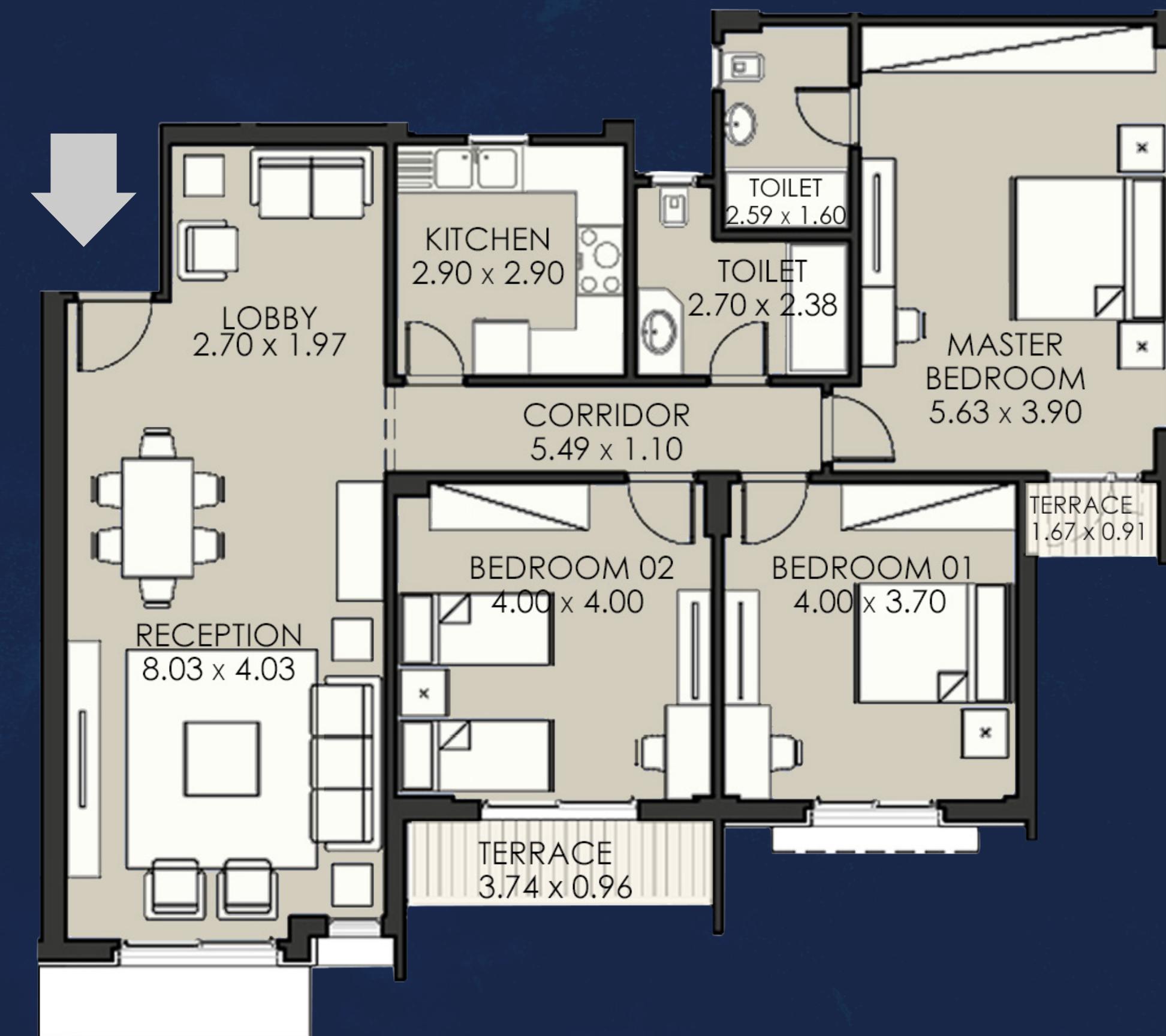
# Type C

Typical Floor

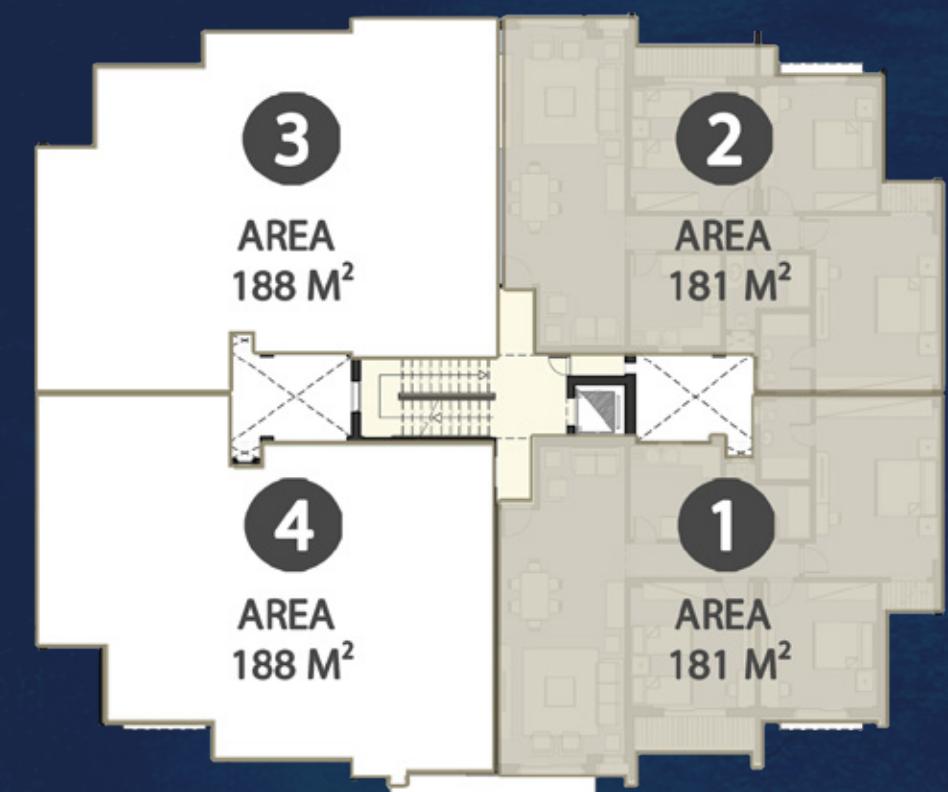
## Units 1 & 2

Gross Area: 181 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

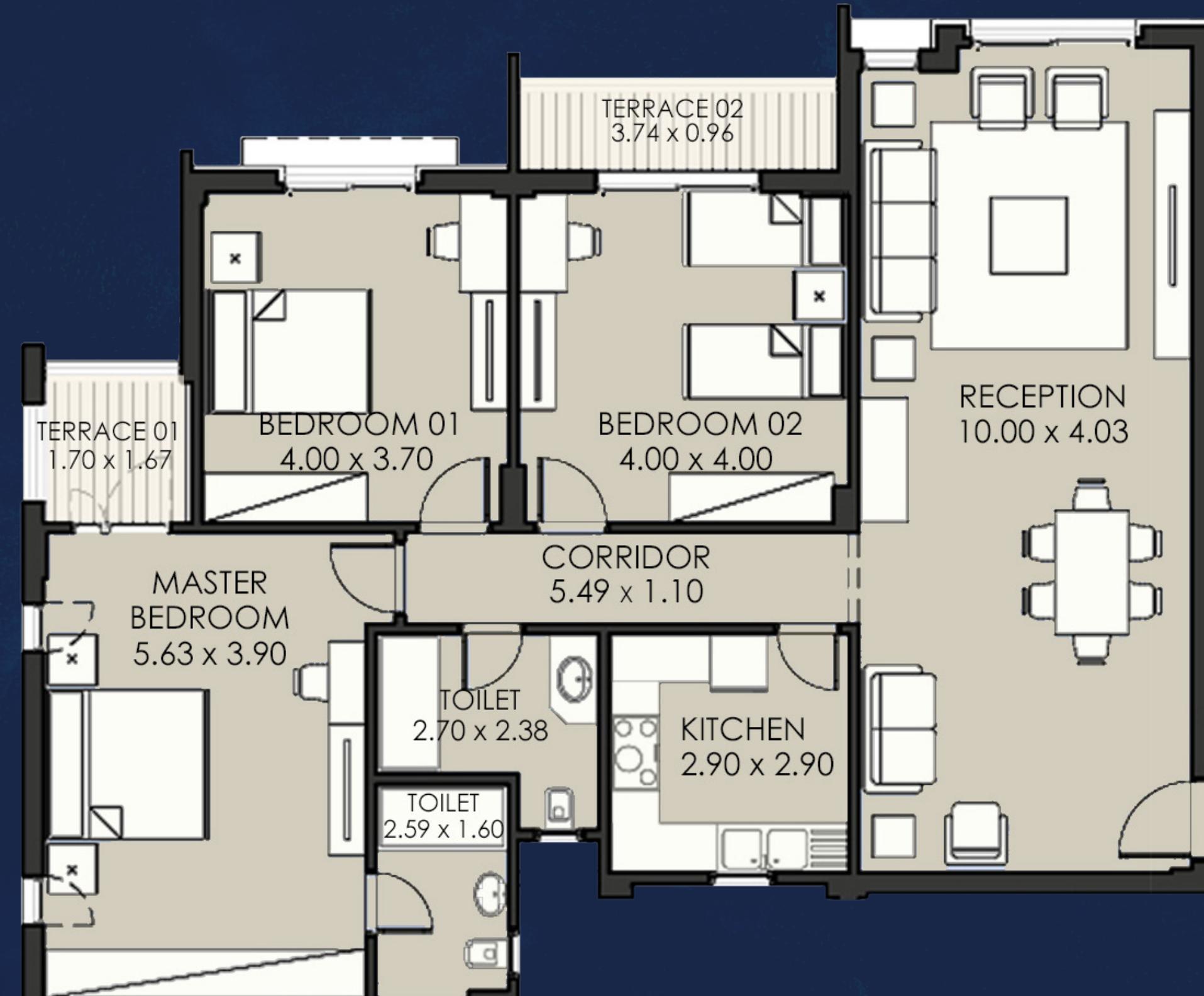
# Type C

Typical Floor

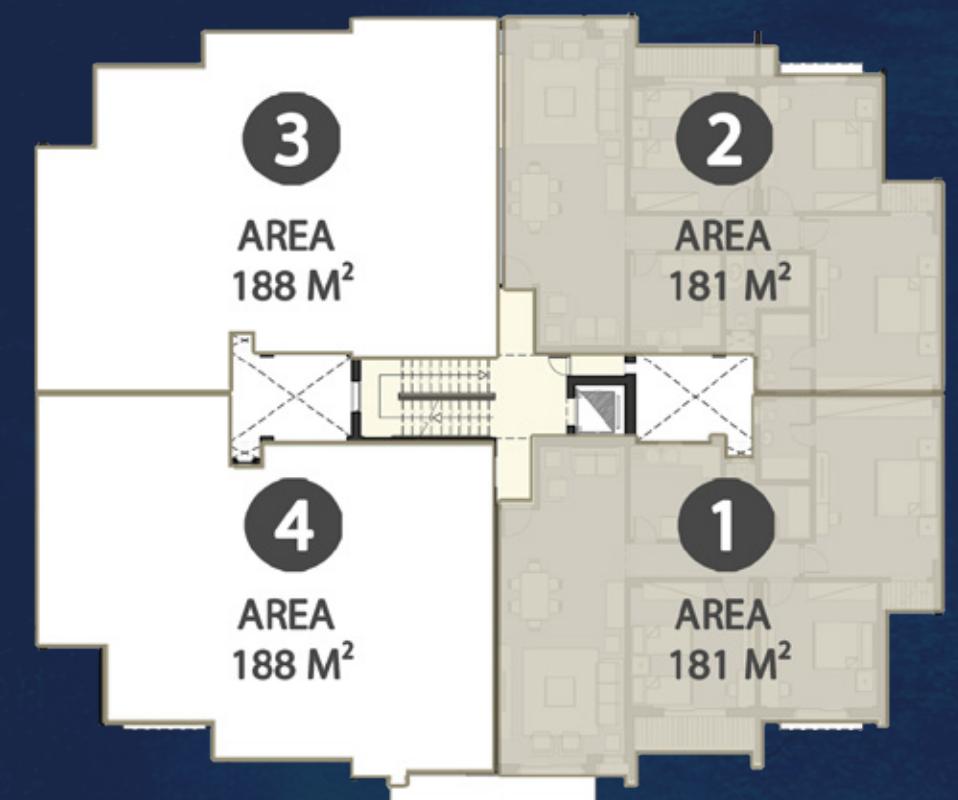
## Units 3 & 4

Gross Area: 188 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

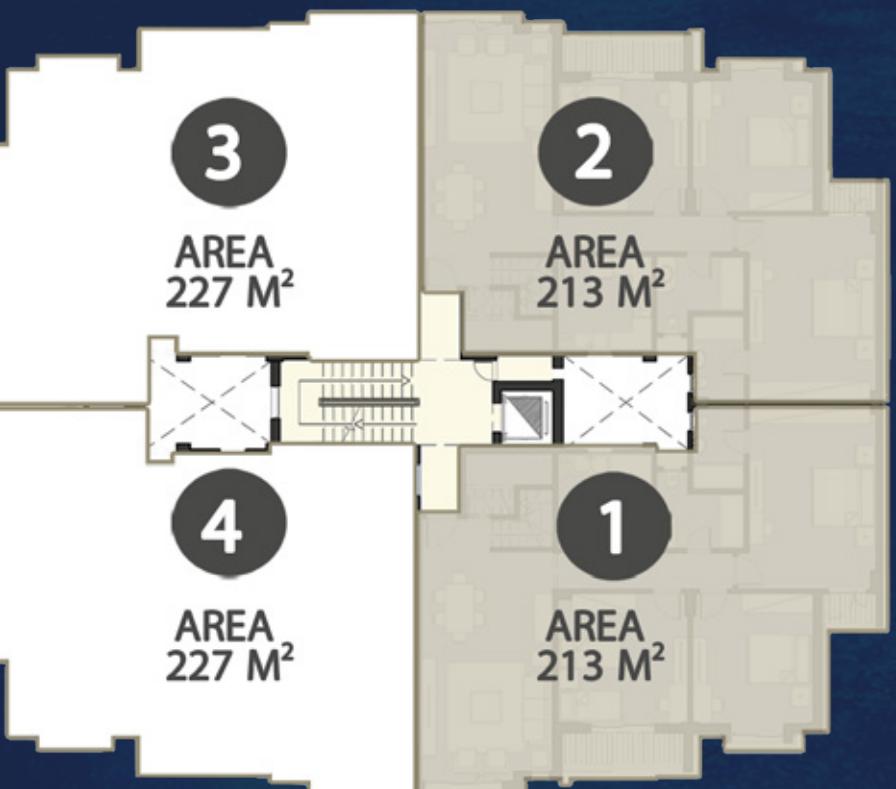
# Type C

Penthouse Floor

## Units 1 & 2

Gross Area: 213 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms  
- Living Room



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

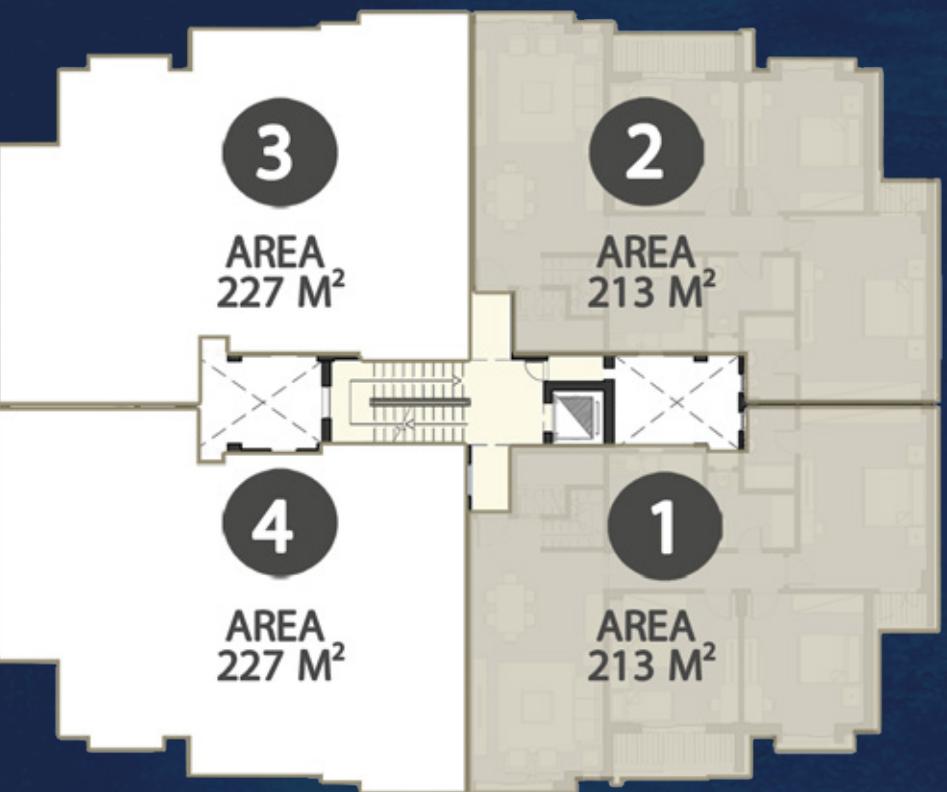
# Type C

Penthouse Floor

## Units 3 & 4

Gross Area: 227 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms  
Living Room - Roof Garden



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

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# Floor Plans

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Type E

# Type E

Ground Floor

**Unit 1**

Gross Area: 140 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

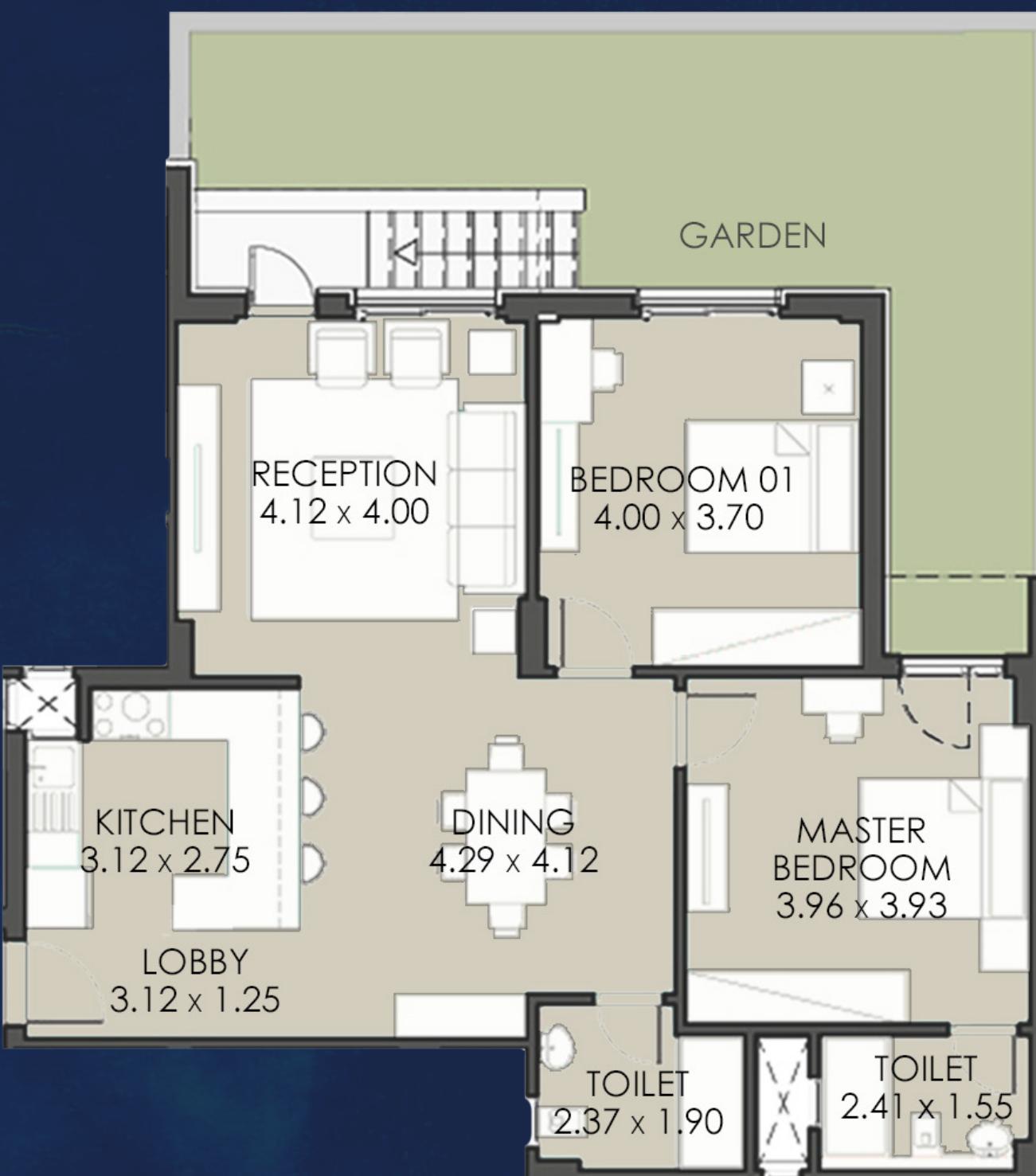
# Type E

Ground Floor

## Unit 2

Gross Area: 132 m<sup>2</sup>

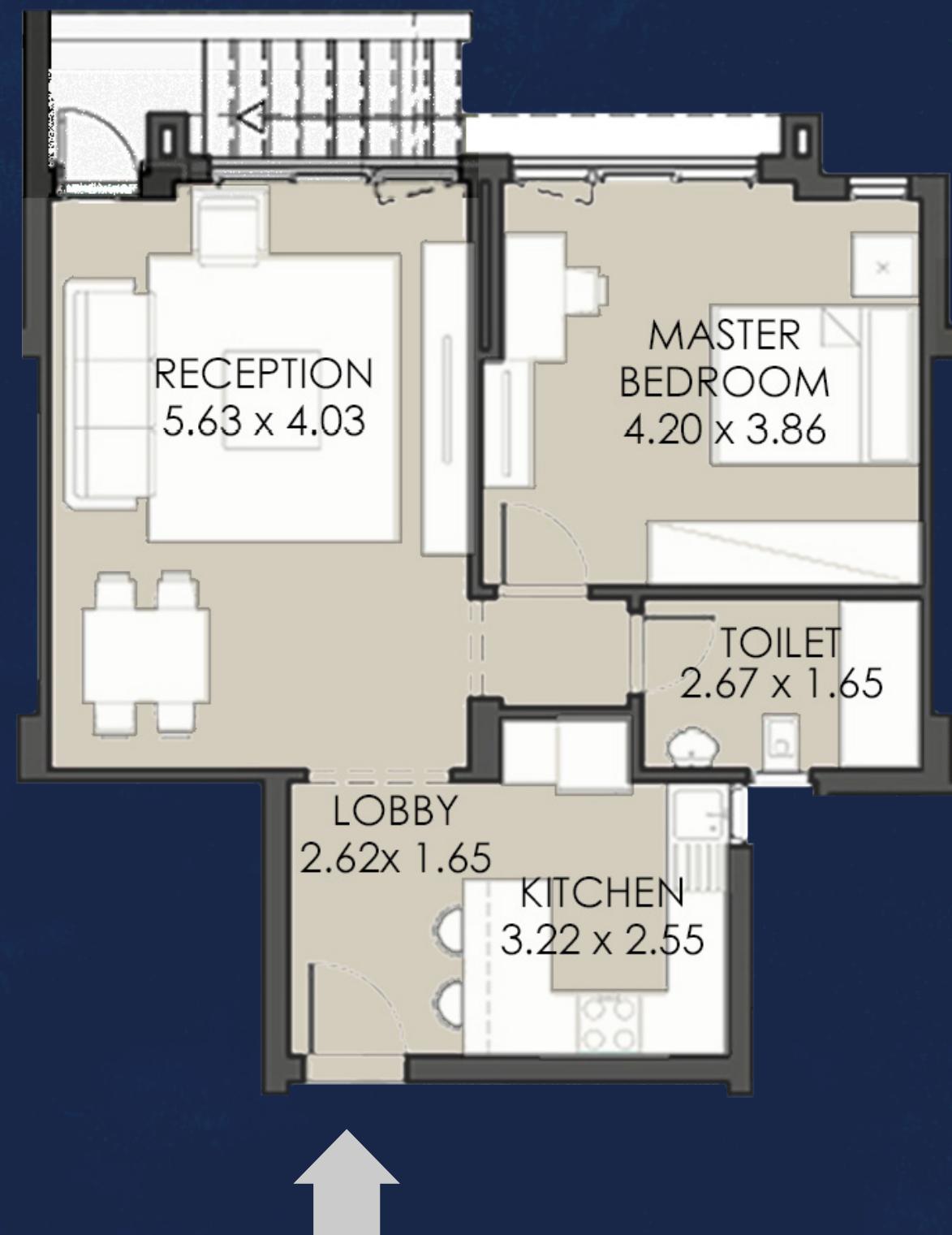
2 Bedrooms - 2 Bathrooms



## Unit 3

Gross Area: 95 m<sup>2</sup>

1 Bedrooms - 1 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

# Type E

Ground Floor

**Unit 4**

Gross Area: 138 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

# Type E

Ground Floor

**Unit 5**

Gross Area: 185 m<sup>2</sup>

3 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

# Type E

Typical Floor

## Unit 1

Gross Area: 135 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms



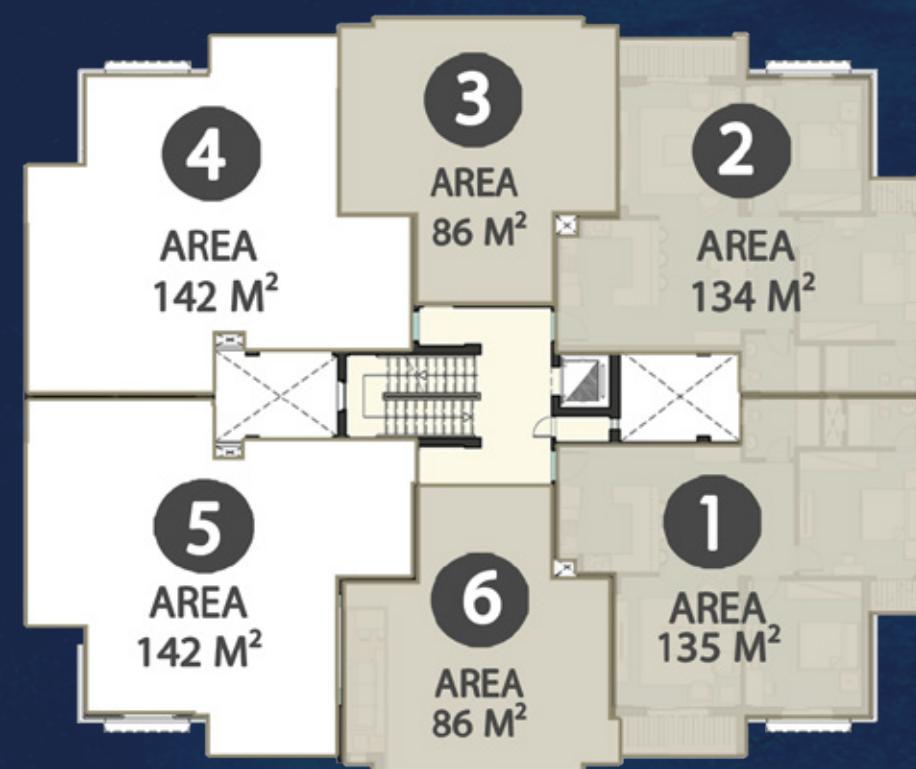
## Unit 2

Gross Area: 134 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

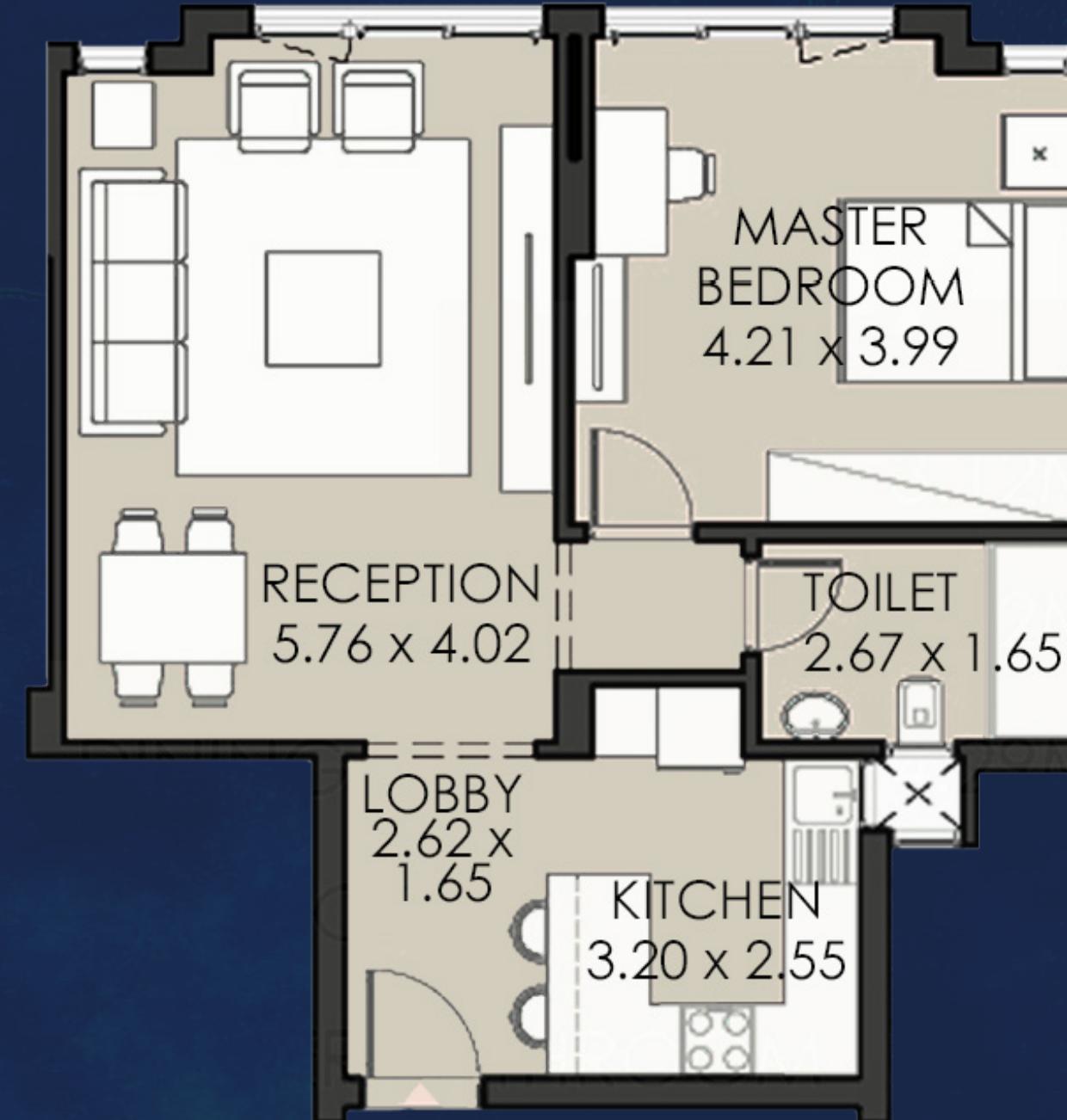
# Type E

Typical Floor

## Unit 3 & 6

Gross Area: 86 m<sup>2</sup>

1 Bedrooms - 1 Bathrooms



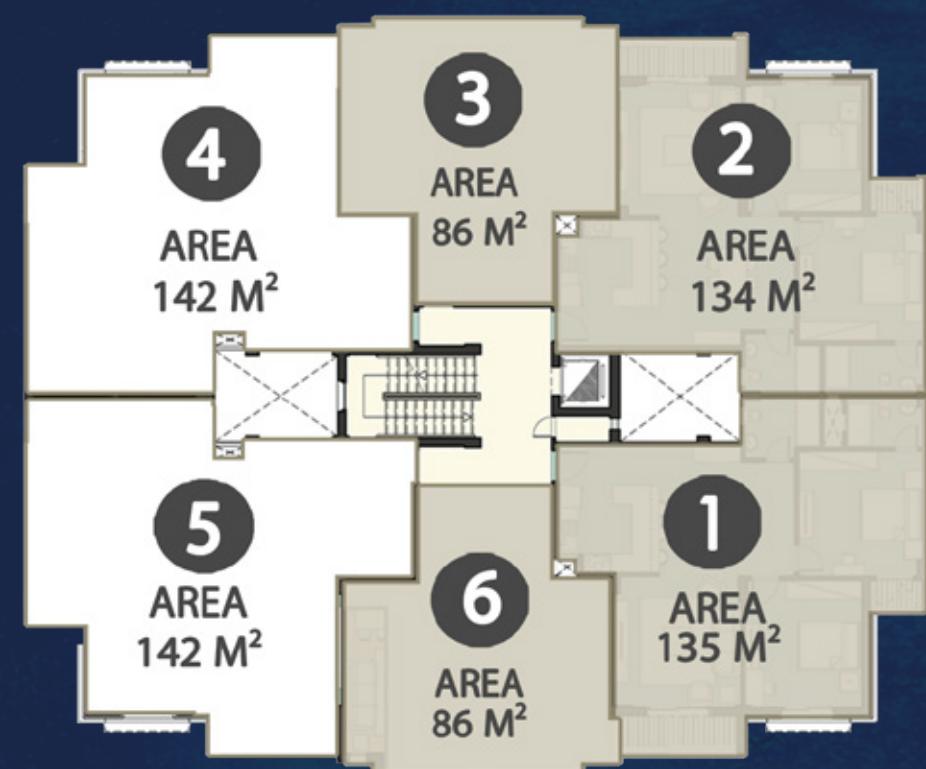
## Unit 4 & 5

Gross Area: 142 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

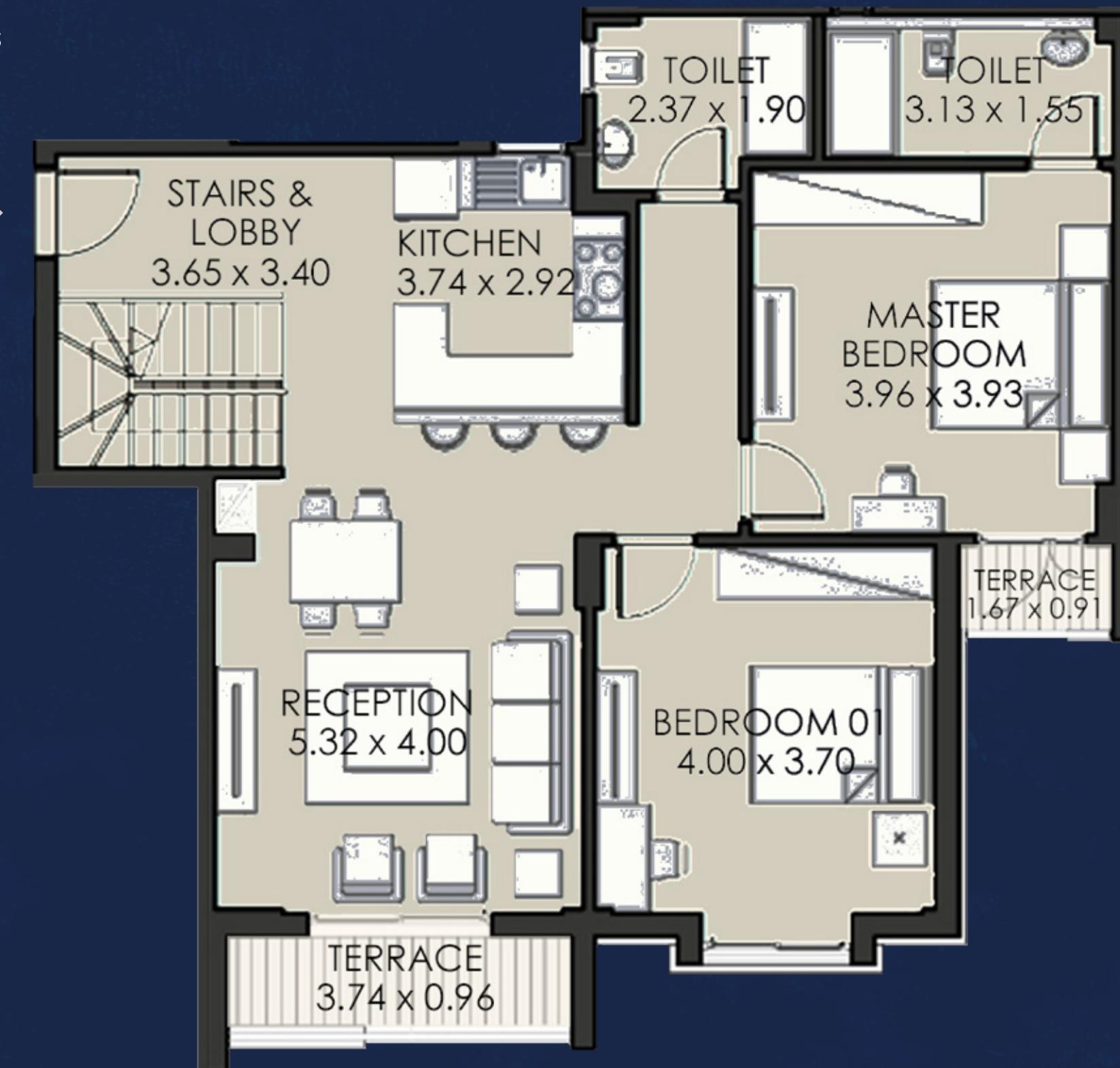
# Type E

Penthouse Floor

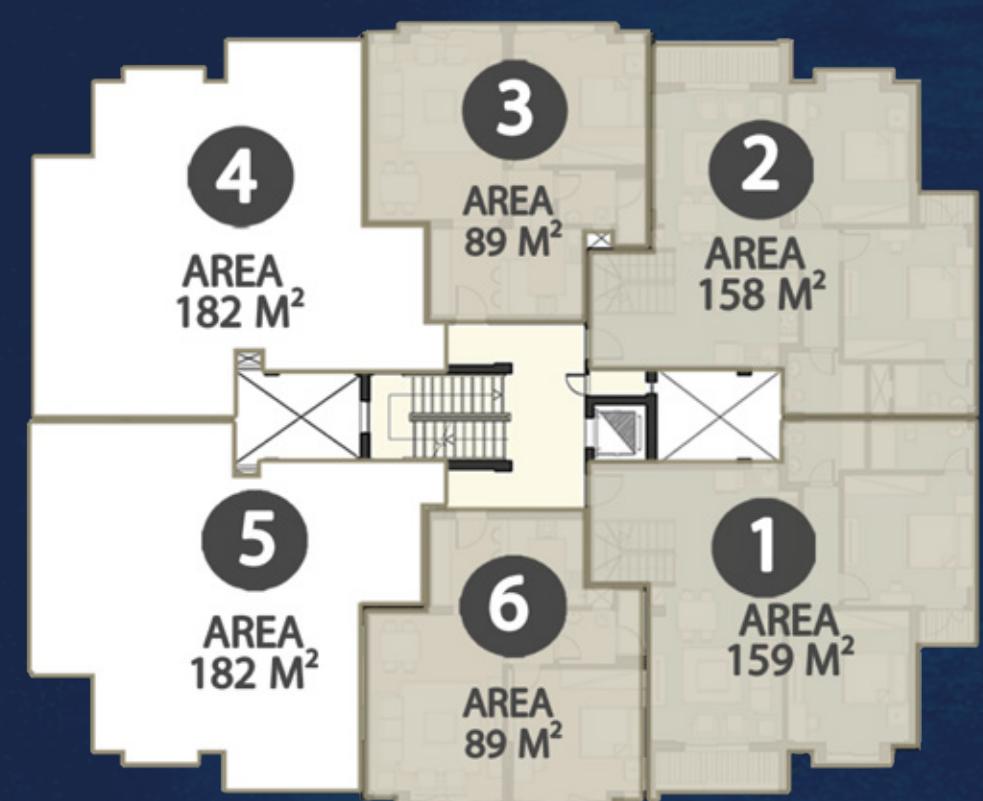
## Units 1

Gross Area: 159 m<sup>2</sup>

2 Bedrooms - 2 Bathrooms  
- Living Room



Floor Key



Upper Level



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

# Type E

Penthouse Floor

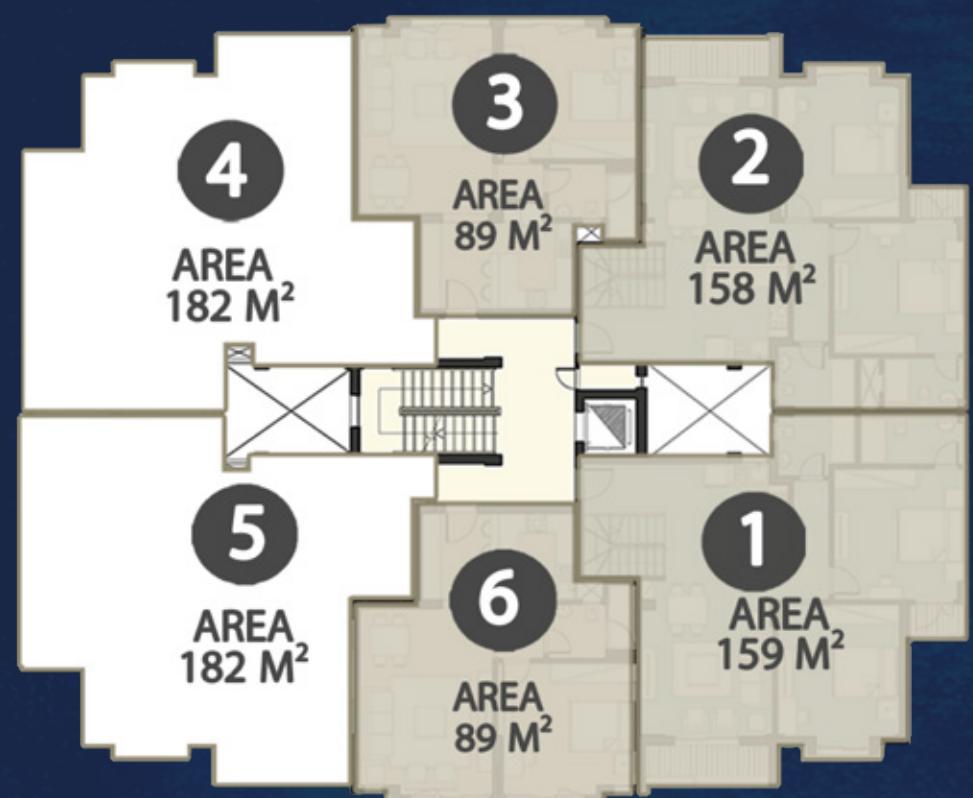
## Units 2

Gross Area: 158 m<sup>2</sup>

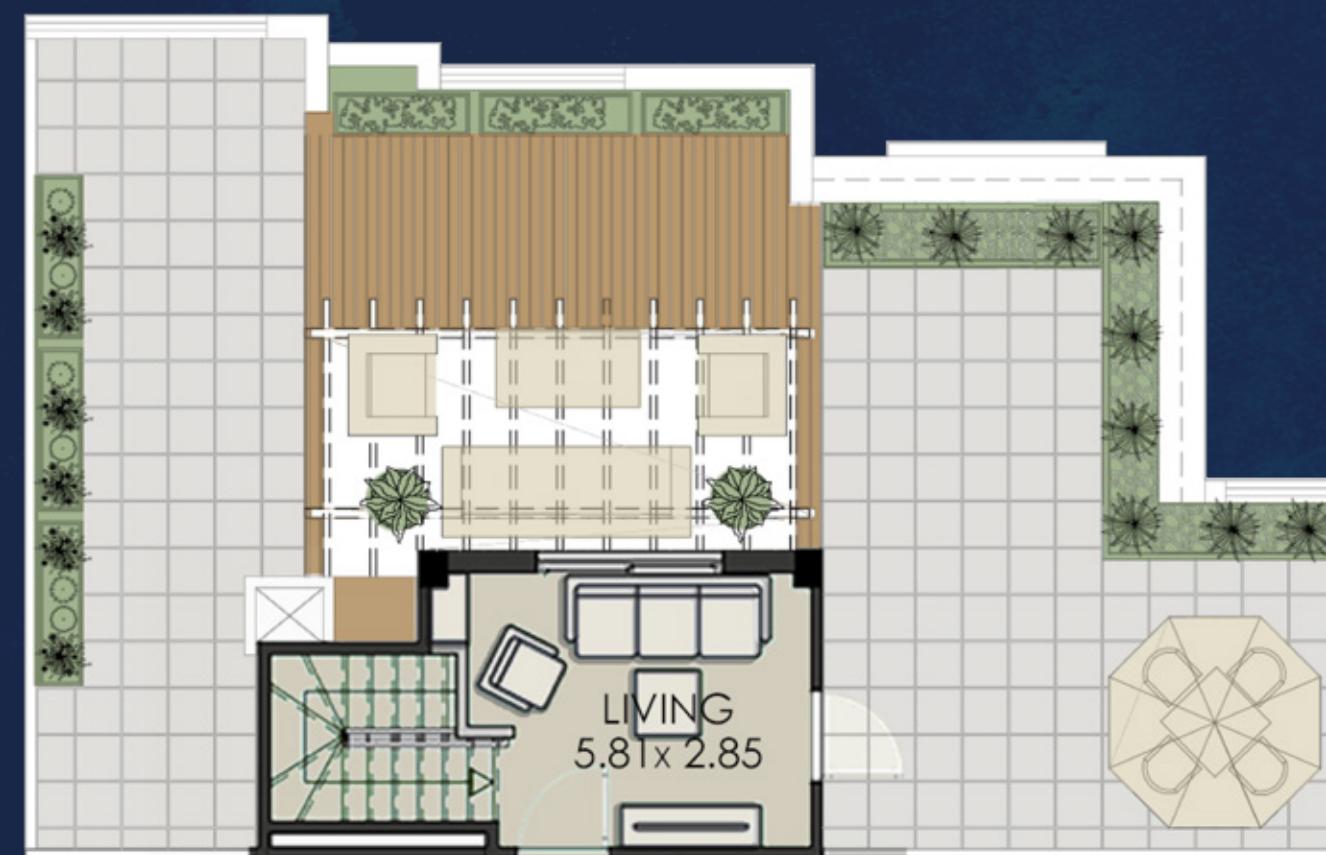
2 Bedrooms - 2 Bathrooms  
- Living Room



Floor Key



Upper Level



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

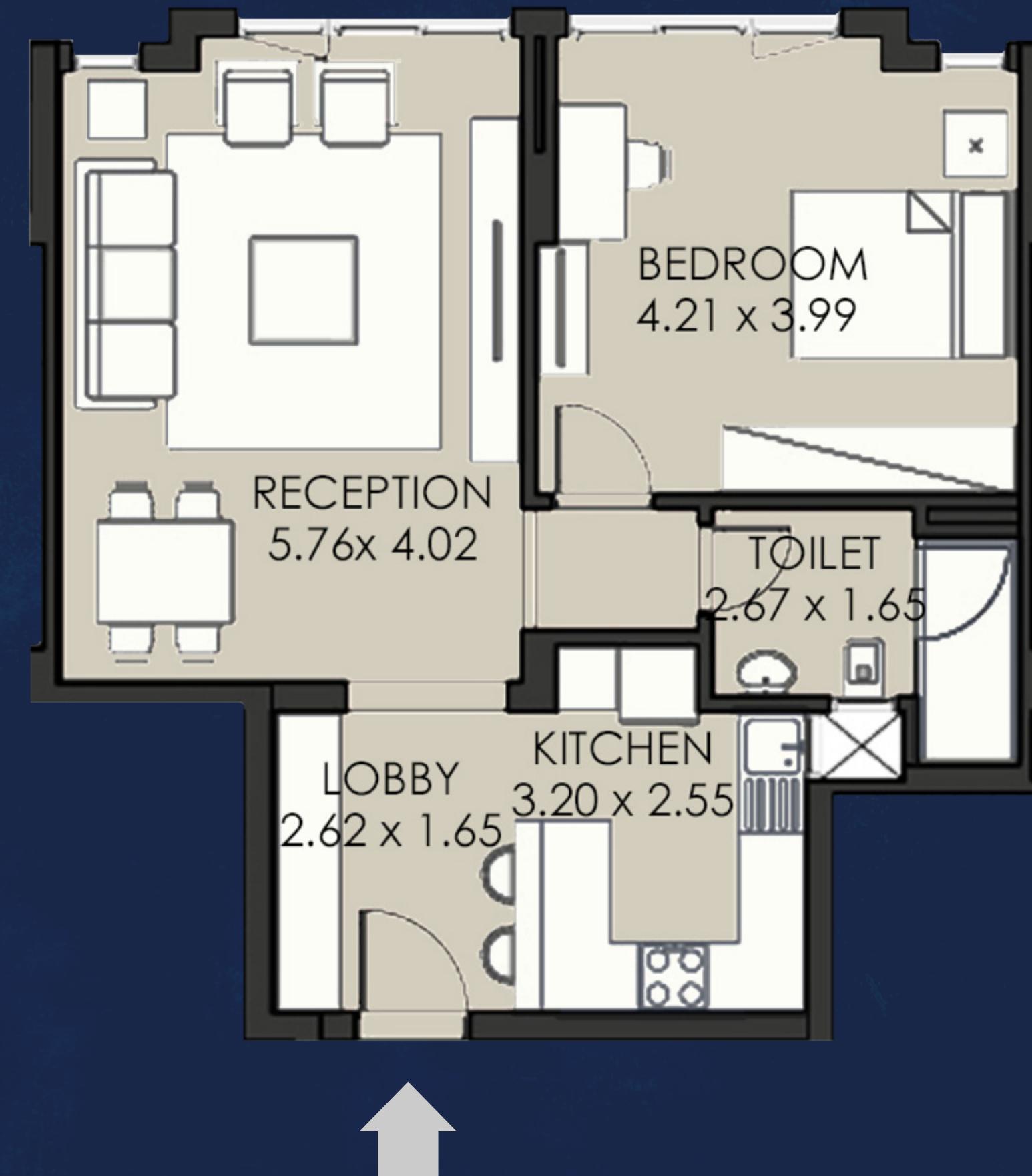
# Type E

Penthouse Floor

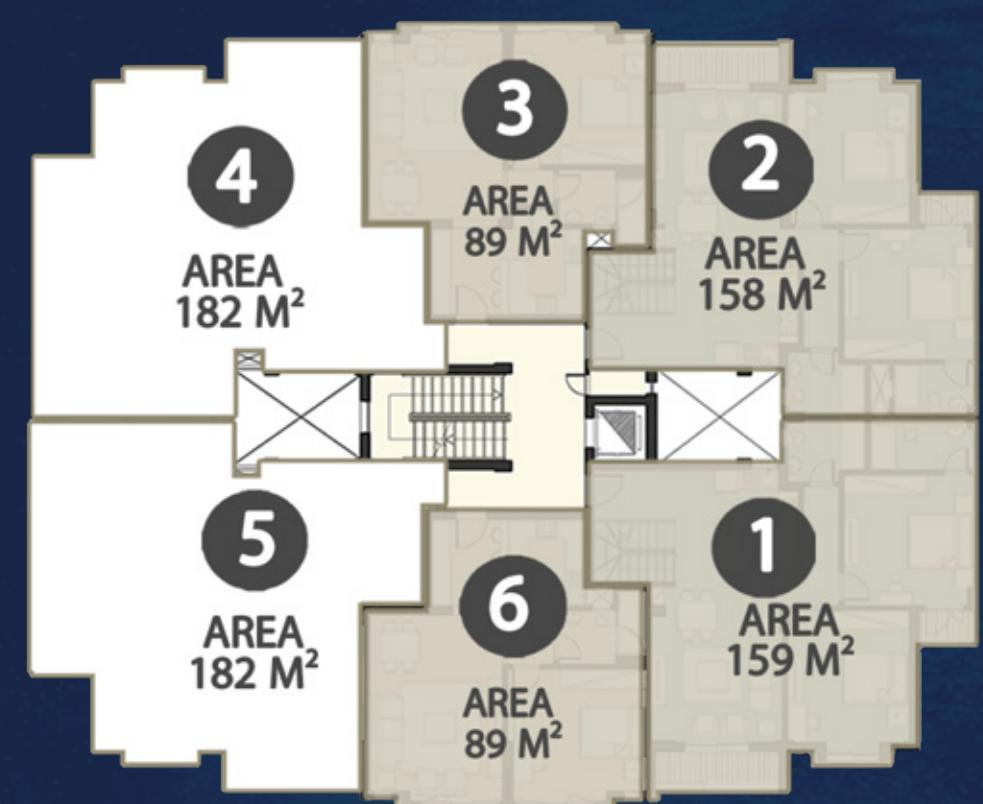
**Units 3 & 6**

Gross Area: 89 m<sup>2</sup>

1 Bedrooms - 1 Bathrooms



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

# Type E

Penthouse Floor

## Units 4 & 5

Gross Area: 182 m<sup>2</sup>

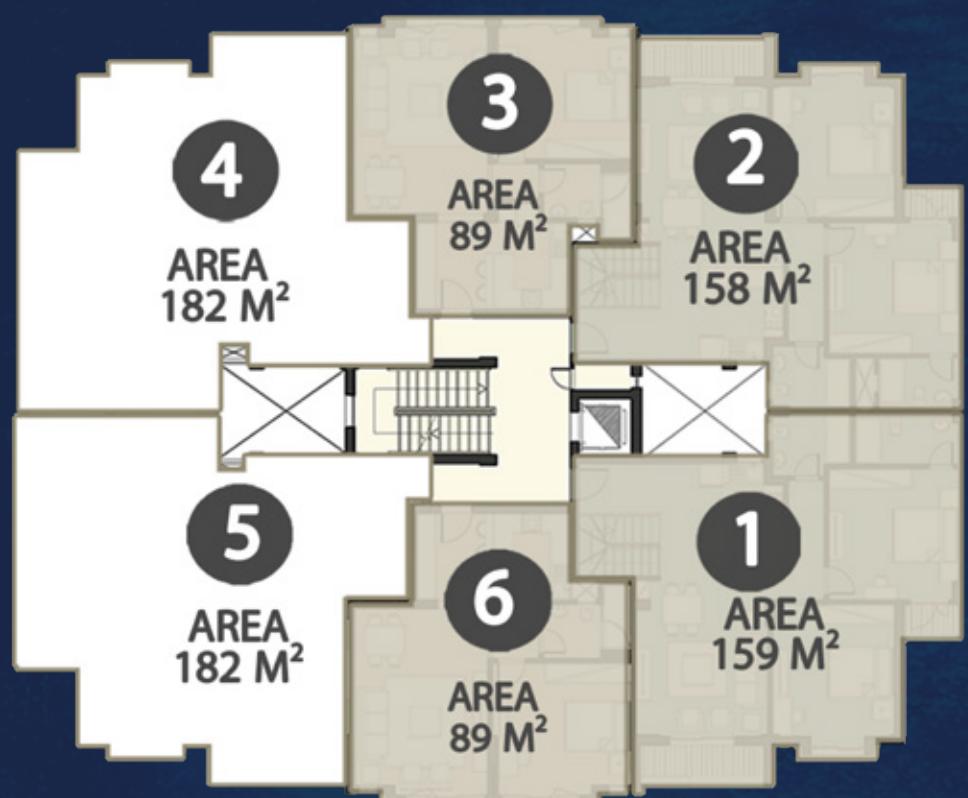
2 Bedrooms - 2 Bathrooms  
- Living Room



Upper Level



Floor Key



ALL CORRIDORS ARE INCLUDED IN THE GROSS AREA

**SAG** | **ALCA**  
DEVELOPMENTS NEW CAIRO