

T I E R R A

Your place on Earth.

NEW CAIRO



About



The Visionaries

Founded in **1975**, SED is a joint partnership between the Saudi and Egyptian governments that focuses on developing & introducing the Egyptian market with breakthrough destinations that add value through innovative solutions and strategies.

With a track record and objective to create communities that shape future landmarks, the company has delivered around **25,000** housing units currently inhabited by more than **114,000** individuals. The group's current portfolio carries a variety of over 50 landmark projects within Egypt presenting a mix of luxurious residential towers as well as mixed-use communities such as Jayd New Cairo, Bleu Vert New Capital and Nile Pearl. SED's future investments & developments carry the establishment of 7 new projects across Egypt.

550

COMPANY
EMPLOYEES

50

LANDMARK
PROJECTS

30K

LIVING
FAMILIES



*Inspired
By The Earth*

*True to its name,
Tierra—meaning Earth—*
is a community grounded in nature's essence. Where land
shapes life. Where nature and design converge creating
a walkable, vibrant, and harmonious community.

Welcome to Tierra

YOUR PLACE ON EARTH

Embracing the site's natural topography, this mixed-use and residential compound transforms its slopes into opportunities for design innovation. Residences step gracefully along the terrain, maximizing views, privacy, and natural cooling.

Curved pedestrian paths follow the land's contours, connecting public spaces, commercial zones, and green areas to create a walkable, connected community. The cliff becomes a central feature — a civic spine of terraces, gathering spaces, and cultural landmarks.

SED — where architecture and nature shape community.

Welcome to your
place on Earth.

AT THE GATEWAY OF THE 6TH SETTLEMENT

A Location Above All

Strategically located in the heart of New Cairo & at the gateway of the 6th Settlement; Tierra ensures direct access to the city's most vital road networks with seamless connectivity to surrounding destinations.

Its central placement offers the convenience of being close to everything, while preserving the calm and greenery of a private, modern community.

At Tierra, location is more than proximity—it is a promise of ideal connection to the present and perfected positioning for the future.



T I E R R A

Contemporary Architecture

Tierra blends contemporary architecture with lush greenery, creating a vibrant, liveable community. Its design merges modern minimalism with local Egyptian influences in material, color, and form. Terraced buildings follow the land's natural contours,

offering sweeping views while embracing comfort and sustainability. With clean lines, glass facades, and earthy tones, Tierra's architecture is timeless sophisticated, modern, and naturally welcoming.



A BLUEPRINT FOR BALANCE & HARMONY.

Masterplan

Tierra is designed and master planned to bring together elegant villas and contemporary residential apartment buildings, all enveloped by expansive green open spaces and outdoor communal areas.

104

ACRES
TOTAL

50

APARTMENTS
BUILDINGS

80%

GREEN
SPACES

164

EXCLUSIVE
VILLAS

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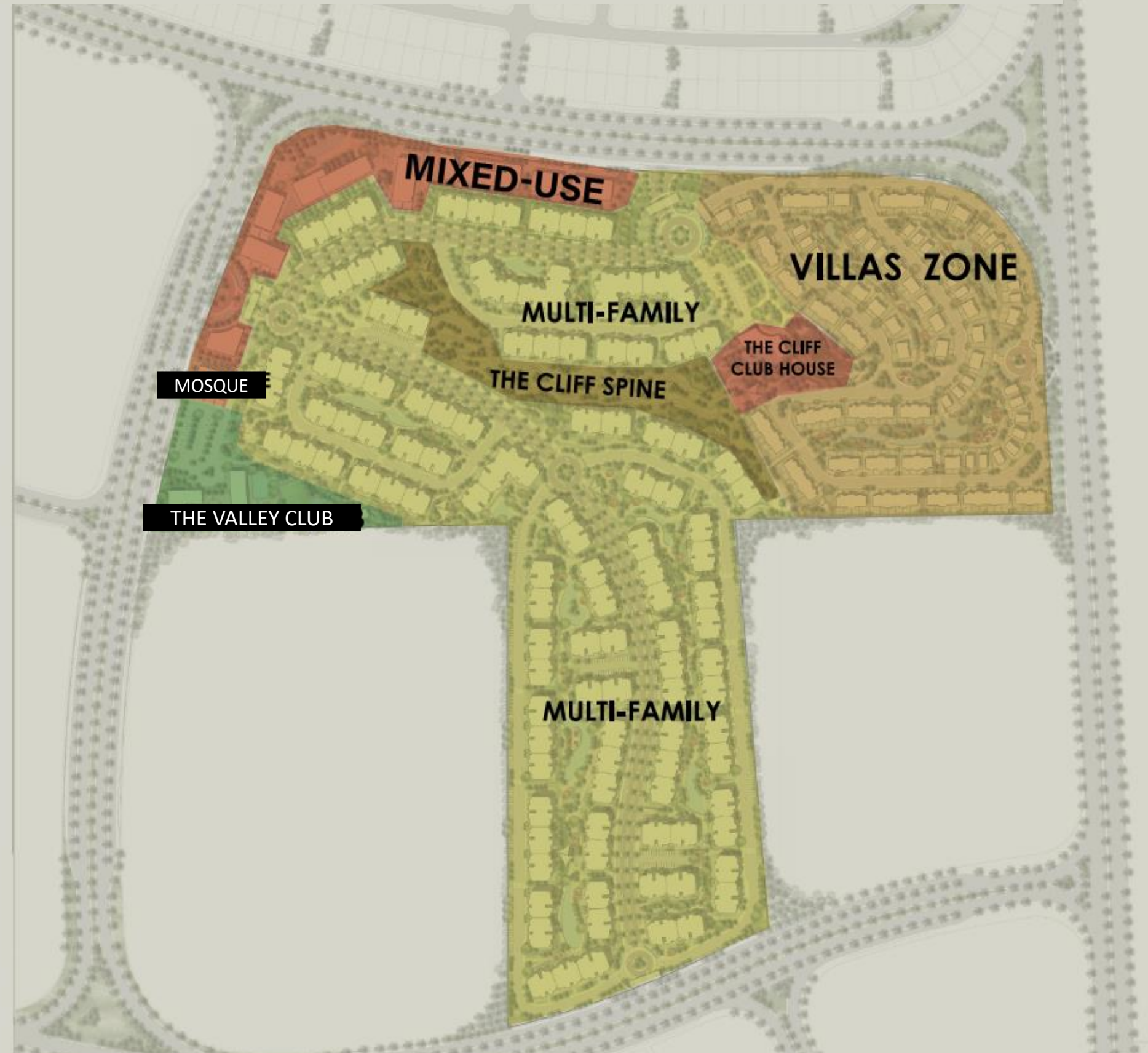
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RESIDENTIAL, COMMERCIAL & LEISURE ZONES.

Layers of Living

Tierra's masterplan brings every element of life into harmony. Private villas and modern residences are complemented by a vibrant mixed-use district, while leisure unfolds at The Cliff Clubhouse and The Valley Club. A Mosque anchors the community spiritually, and the Cliff Spine weaves greenery throughout, uniting all zones into one fully-integrated destination.





Everything Earth

WITHIN

TIERRA

Life at Tierra is inspired by the Earth—natural, grounded, and in harmony with its surroundings. With open green spaces, scenic trails, & thoughtfully designed gathering spots, the community encourages a lifestyle that flows with nature.

Every area is designed to spark connection, calm, and energy—from wide lawns and shaded nooks to gardens and lively activity zones. Tierra is a place where you can explore, unwind, and share meaningful moments in a community that truly lives in sync with nature.

Amenities & Facilities

Designed for Comfort



Commercial Hub

Connecting residents to urban energy and convenience.



Clubhouse & Sports Club

A lively hub blending comfort with active community life.



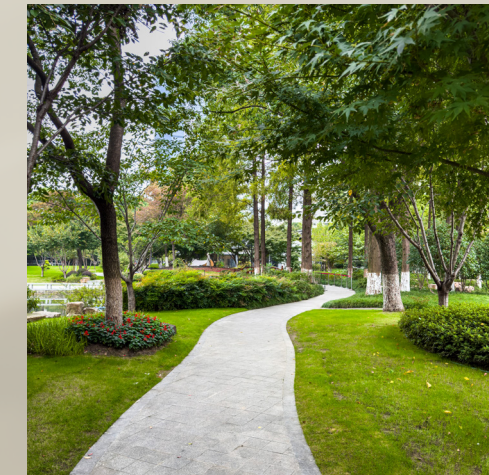
Central Park

The green heart of the community for gatherings and everyday leisure.



Lakes & Water Features

Scenic waterscapes enriching the landscape with calm and balance.



Pathways

A shaded, connected network that links public and private spaces into a walkable community.

Amenities & Facilities

Privacy & Connection



Serenity Gardens

Lush gardens designed for yoga, meditation, and quiet reflection in nature's embrace.



Well-Being

Wellness amenities such as open-air gyms, yoga decks, and calming water features.



Cliffside Journey

A scenic cliffside trail where discovery, fitness, & play unfold amidst breathtaking natural views.



Oasis Retreat

A tranquil haven of palms and shade, offering calm and respite within the masterplan.



Motion Yard

An active outdoor hub for exercise, games, and shared moments of energy and joy.



Exclusive Homes

Designed for Comfort, Privacy & Connection.

A luxurious community offering a variety of homes—villas, twin houses, townhouses, and apartments—designed for comfort, privacy, and connection.

*SA Villa
SV Villa*

*Twin Villa
Townhouse (4 Units)*

Townhouse (6 Units)

















T I E R R A

SA Villa

Complete Privacy, Refined Living.

Total Area 325 m²

Front View



||

Your place on Earth.

SA Villa

GROUND FLOOR

Ground Floor: 113.50 m²

01	ENTRANCE PORCH	1.25 X 3.95	05	KITCHEN	3.75 X 3.55
02	ENTRANCE FOYER	4.85 X 3.80	06	NANNY'S BEDROOM	2.00 X 2.20
03	LIVING/DINNING	6.60 X 7.50	07	NANNY'S BATHROOM	2.20 X 1.45
04	GUEST TOILET	1.85 X 1.40			

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SA Villa

FIRST FLOOR

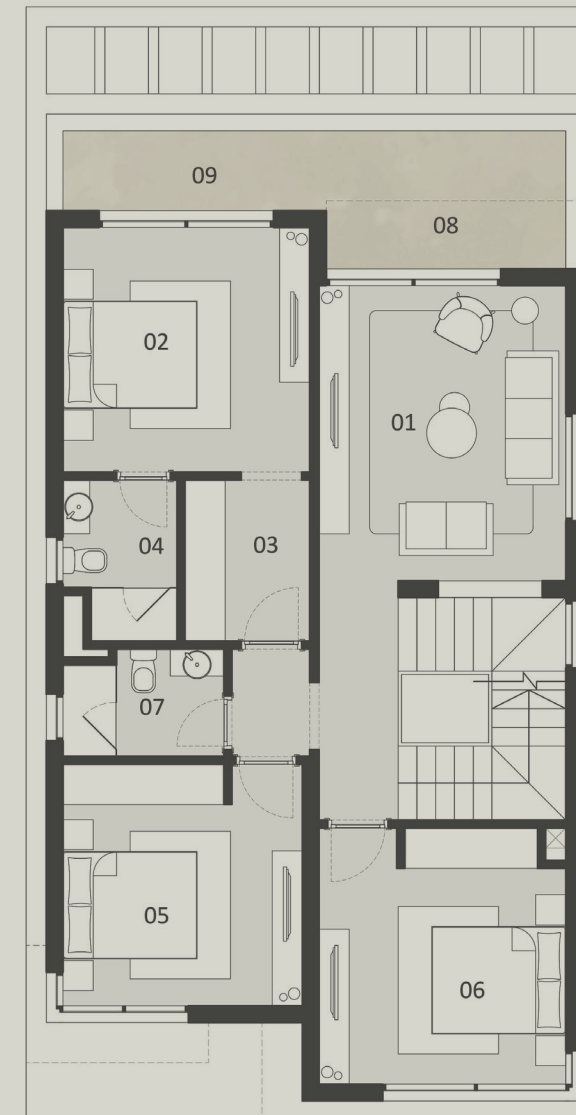
Ground Floor: 113.50 m²

01	LIVING ROOM	3.70 X 4.40	06	BEDROOM	3.70 X 3.80
02	MASTER BEDROOM	3.70 X 3.65	07	BATHROOM	2.40 X 1.60
03	DRESSING	1.85 X 2.40	08	TERRACE	3.55 X 2.05
04	MASTER BATHROOM	1.70 X 2.40	09	TERRACE	3.95 X 1.20
05	BEDROOM	3.55 X 3.60			

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SA Villa

ROOF

Roof Floor: 23 m²
Roof Terrace: 75 m²

01	STAIRCASE	3.70 X 3.30
02	LAUNDRY	1.15 X 1.50
03	TOILET	2.40 X 1.50

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T I E R R A

SV Villa

Living with Full Privacy.

Total Area 264 m²

Front View



SV Villa

GROUND FLOOR

Ground Floor: 92.7 m²

01	ENTRANCE LOBBY	1.90 X 1.60	05	KITCHEN	3.40 X 3.60
02	STAIRCASE	3.85 X 2.55	06	NANNY'S BEDROOM	2.00 X 2.05
03	LIVING/DINNING	7.35 X 6.10	07	NANNY'S BATHROOM	1.30 X 2.05
04	GUEST TOILET	1.80 X 1.60			

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SV Villa

FIRST FLOOR

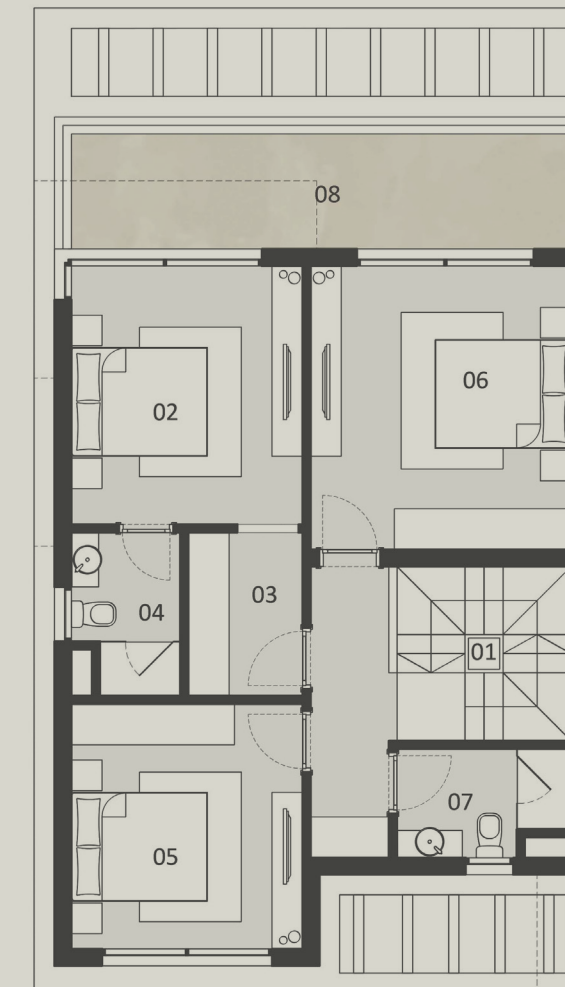
First Floor: 92.7 m²

01	STAIRCASE	2.55 X 2.55	05	BEDROOM 02	3.40 X 3.60
02	MASTER BEDROOM	3.40 X 3.80	06	BEDROOM 03	3.85 X 4.15
03	DRESSING	1.70 X 2.40	07	BATHROOM	2.55 X 1.60
04	MASTER BATHROOM	1.60 X 2.40	08	TERRACE	7.35 X 1.70

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SV Villa

ROOF

Roof Floor: 15 m²

Roof Terrace: 64 m²

01	STAIRCASE	2.55 X 2.55
02	TOILET	1.55 X 1.60
03	LAUNDRY	0.90 X 1.60

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Back View



T I E R R A

Twin Villa

Paired Homes, Perfect Harmony.

Unit 1 Total Area 260 m²

Unit 2 Total Area 260 m²

Front View



Twin Villa

GROUND FLOOR

Unit 1 Ground Floor: 91.5 m²

Unit 2 Ground Floor: 91.5 m²

01	ENTRANCE LOBBY	1.90 X 1.60	05	KITCHEN	3.40 X 3.60
02	STAIRCASE	3.85 X 2.55	06	NANNY'S BEDROOM	2.00 X 2.05
03	LIVING/DINNING	7.35 X 6.10	07	NANNY'S BATHROOM	1.30 X 2.05
04	GUEST TOILET	1.80 X 1.60			

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Twin Villa

FIRST FLOOR

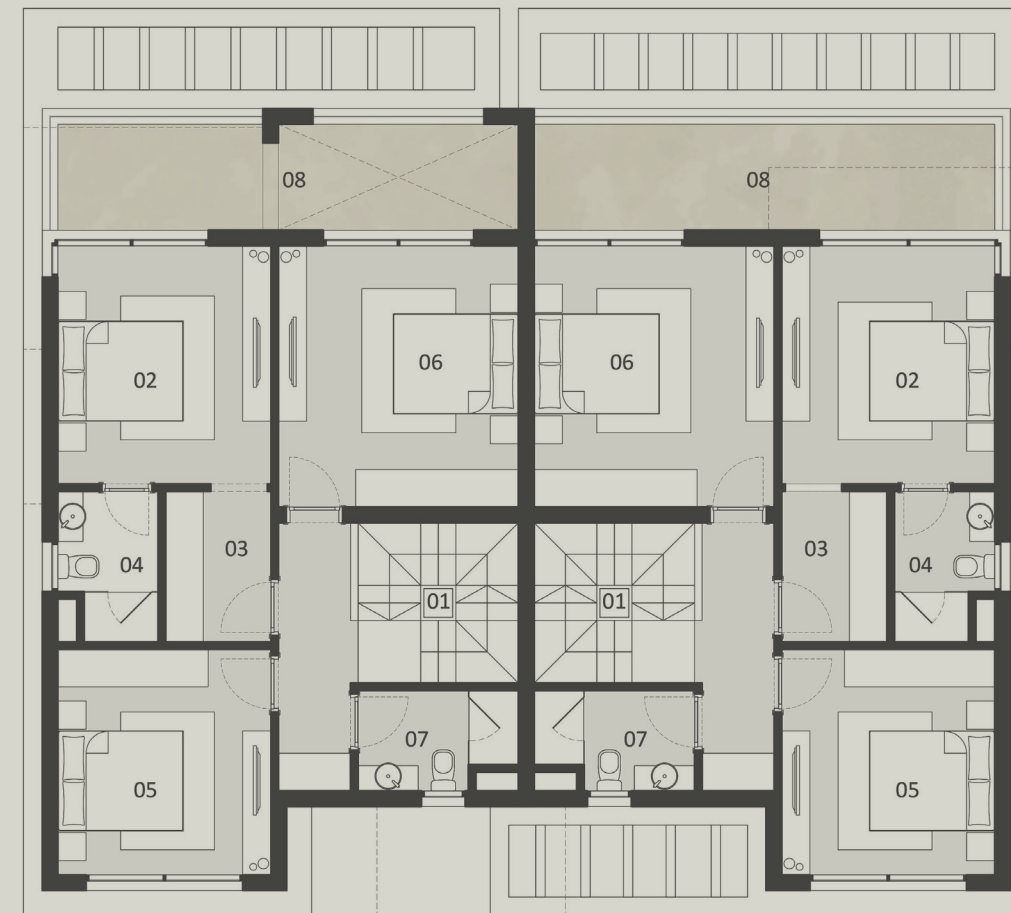
Unit 1 First Floor: 91.5 m²
Unit 2 First Floor: 91.5 m²

01	STAIRCASE	2.55 X 2.55	05	BEDROOM 02	3.40 X 3.60
02	MASTER BEDROOM	3.40 X 3.80	06	BEDROOM 03	3.85 X 4.15
03	DRESSING	1.70 X 2.40	07	BATHROOM	2.55 X 1.60
04	MASTER BATHROOM	1.60 X 2.40	08	TERRACE	7.35 X 1.70

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Twin Villa

ROOF

Unit 1 Roof Floor: 14 m²
Unit 1 Roof Terrace: 63 m²

Unit 2 Roof Floor: 14 m²
Unit 2 Roof Terrace: 63 m²

01	STAIRCASE	2.55 X 2.55
02	TOILET	1.55 X 1.60
03	LAUNDRY	0.90 X 1.60

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T I E R R A

Townhouse (4 Units)

Designed for Family Living.

26

Your place on Earth.

Corner Unit Total Area 267 m²

Middle Unit Total Area 266 m²

Front View



Townhouse (4 Units)

Designed for Family Living.

Corner Unit Total Area 267 m²

Middle Unit Total Area 266 m²



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Townhouse (4 Units)

CORNER UNIT GROUND FLOOR

Ground Floor: 90.5 m²

01	ENTRANCE LOBBY	1.70 X 1.80	05	GUEST TOILET	1.60 X 1.80
02	STAIRCASE	3.40 X 3.70	06	NANNY'S BEDROOM	2.10 X 1.90
03	LIVING/DINNING	7.10 X 6.50	07	NANY'S BATHROOM	1.40 X 1.90
04	KITCHEN	3.45 X 2.40			

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Townhouse (4 Units)

CORNER UNIT FIRST FLOOR

First Floor: 90.5 m²

01	STAIRCASE	3.40 X 3.70	06	TERRACE	3.45 X 1.20
02	MASTER BEDROOM	3.40 X 4.40	07	BEDROOM 01	3.40 X 3.45
03	LAUNDRY	1.90 X 1.85	08	BEDROOM 02	3.45 X 3.85
04	DRESSING	1.90 X 3.65	09	BATHROOM	1.60 X 2.70
05	MASTER BATHROOM	1.60 X 2.80			

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Townhouse (4 Units)

CORNER UNIT ROOF FLOOR

Roof Floor: 21 m²

Roof Terrace: 65 m²

01	STAIRCASE	3.40 X 3.70
02	TOILET	1.80 X 1.35

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Townhouse (4 Units)

Designed for Family Living.

Corner Unit Total Area 267 m²

Middle Unit Total Area 266 m²



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Townhouse (4 Units)

MIDDLE UNIT GROUND FLOOR

Ground Floor: 90.5 m²

01	ENTRANCE LOBBY	1.25 X 1.20	05	KITCHEN	2.40 X 4.00
02	STAIRCASE	3.50 X 3.70	06	NANNY'S BEDROOM	3.60 X 1.70
03	LIVING/DINNING	7.20 X 5.10	07	NANNY'S BATHROOM	1.10 X 3.10
04	GUEST TOILET	2.00 X 1.20			

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Townhouse (4 Units)

MIDDLE UNIT FIRST FLOOR

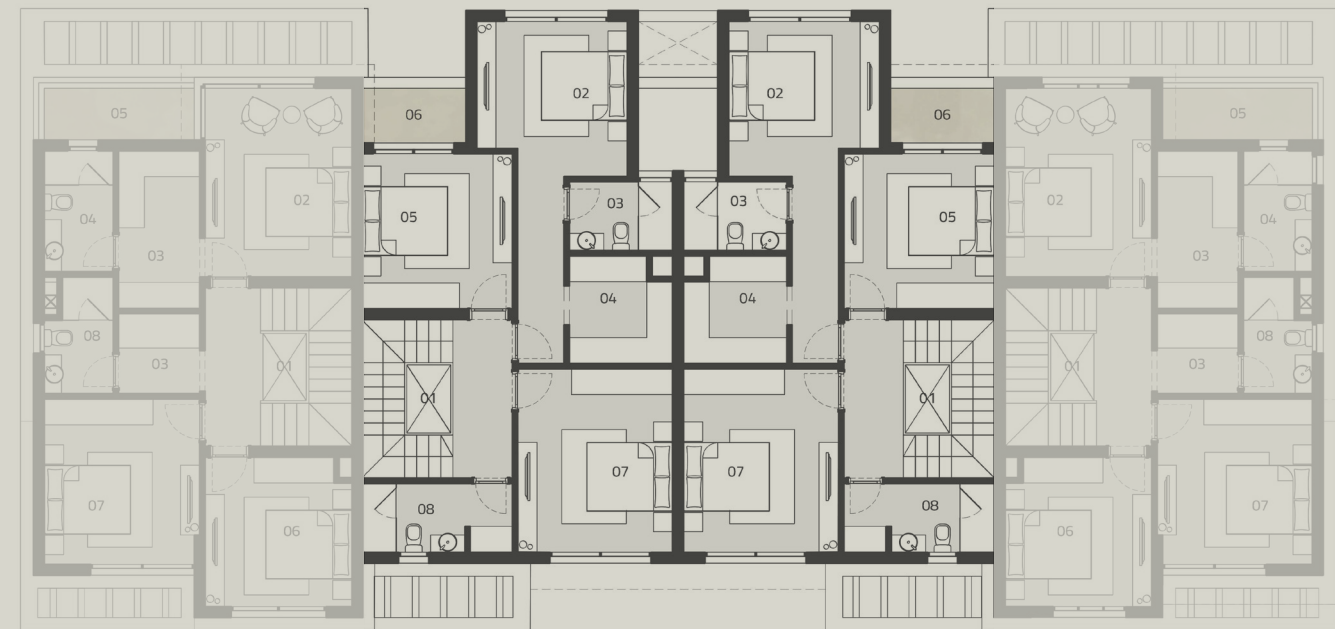
First Floor: 90.5 m²

01	STAIRCASE	3.50 X 3.70	06	TERRACE	2.40 X 1.25
02	MASTER BEDROOM	3.60 X 3.15	07	BEDROOM 02	3.60 X 4.25
03	MASTER BATHROOM	2.30 X 2.60	08	BATHROOM	3.50 X 1.60
04	DRESSING	2.30 X 1.95	09	BATHROOM	1.60 X 2.70
05	BEDROOM 01	3.50 X 3.60			

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Townhouse (4 Units)

MIDDLE UNIT ROOF FLOOR

Roof Floor: 17 m²

Roof Terrace: 69 m²



01 STAIRCASE

3.40 X 3.70

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T I E R R A

Townhouse (6 Units)

Space, Style and Modern Living

Total Area 325 m²

36

Your place on Earth.



Front View

Townhouse (6 Units)

Space, Style and Modern Living

*Corner Unit Total Area 267 m²
Middle Unit Total Area 266 m²*



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Townhouse (6 Units)

CORNER UNIT GROUND FLOOR

Ground Floor: 90.5 m²

01	ENTRANCE LOBBY	1.70 X 1.80	05	GUEST TOILET	1.60 X 1.80
02	STAIRCASE	3.40 X 3.70	06	NANNY'S BEDROOM	2.10 X 1.90
03	LIVING/DINNING	7.10 X 6.50	07	NANNY'S BATHROOM	1.40 X 1.90
04	KITCHEN	3.45 X 2.40			

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Townhouse (6 Units)

CORNER UNIT FIRST FLOOR

First Floor: 90.5 m²

01	STAIRCASE	3.40 X 3.70	06	TERRACE	3.45 X 1.20
02	MASTER BEDROOM	3.40 X 4.40	07	BEDROOM 01	3.40 X 3.45
03	LAUNDRY	1.90 X 1.85	08	BEDROOM 02	3.45 X 3.85
04	DRESSING	1.90 X 3.65	09	BATHROOM	1.60 X 2.70
05	MASTER BEDROOM	1.60 X 2.80			

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Townhouse (6 Units)

CORNER UNIT ROOF FLOOR

Roof Floor: 21 m²

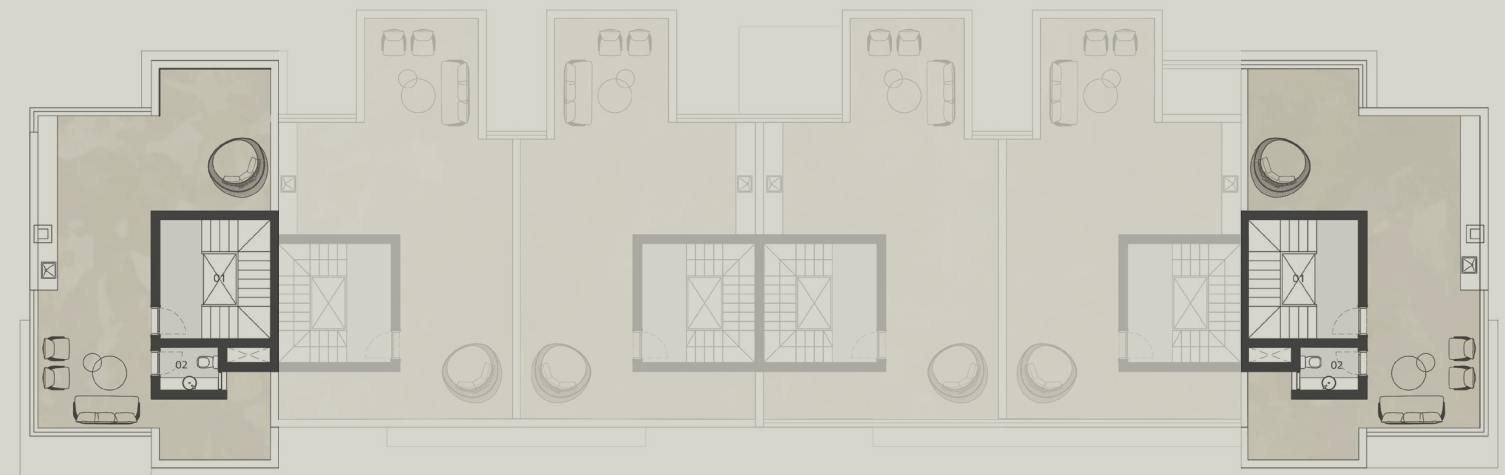
Roof Terrace: 65 m²

01	STAIRCASE	3.40 X 3.70
02	TOILET	1.80 X 1.35

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Space, Style and Modern Living

*Corner Unit Total Area 267 m²
Middle Unit Total Area 266 m²*



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Townhouse (6 Units)

MIDDLE UNIT GROUND FLOOR

Ground Floor: 90.5 m²

01	ENTRANCE LOBBY	1.25 X 1.20	05	KITCHEN	2.40 X 4.00
02	STAIRCASE	3.50 X 3.70	06	NANNY'S BEDROOM	3.60 X 1.70
03	LIVING/DINNING	7.20 X 5.10	07	NANNY'S BATHROOM	1.10 X 3.10
04	GUEST TOILET	2.00 X 1.20			

DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale.

The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level. 6. Each garden plot will vary based on the location of the building. 7. Terraces & receptions facades may vary based on the floor location and facade design.



Townhouse (6 Units)

MIDDLE UNIT FIRST FLOOR

First Floor: 90.5 m²

01	STAIRCASE	3.50 X 3.70	05	BEDROOM 01	3.50 X 3.60
02	MASTER BEDROOM	3.60 X 3.15	06	TERRACE	2.40 X 1.25
03	MASTER BATHROOM	2.30 X 2.60	07	BEDROOM 02	3.60 X 4.25
04	DRESSING	2.30 X 1.95	08	BEDROOM	3.50 X 1.60



DISCLAIMER

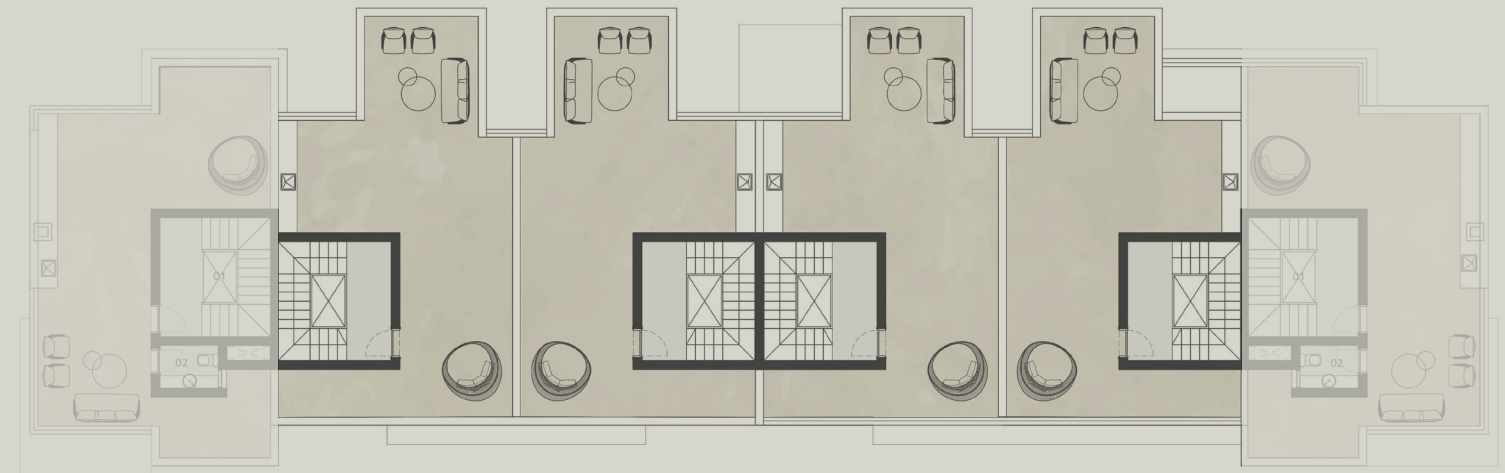
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Townhouse (6 Units)

MIDDLE UNIT ROOF FLOOR

Roof Floor: 17 m²
Roof Terrace: 69 m²



01 STAIRCASE 3.40 X 3.70

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