

HDP HOUSING AND  
DEVELOPMENT  
PROPERTIES

GRAND  
— LANE

NEW CAIRO

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Fact Sheet

# HOUSING & DEVELOPMENT PROPERTIES

Housing and Development Properties (HDP) represents a collective of youthful visionaries and pioneers, delivering innovative solutions for modern living. With a rich legacy that traces back four decades to the Housing Development Bank, HDP has showcased its ambition through a diverse real estate portfolio that caters to various communities. Specializing in bespoke residential and mixed-use projects, HDP aims at enhancing lifestyle experiences while ensuring a maximized return on investments. Leveraging prime locations, the company stands as a holistic real estate development, guided by an ethos of limitless innovation and comprehensive integration.

## ABOUT GRAND LANE

Nestled in the heart of New Cairo's 6th Settlement, this -98 feddan gated community overlooks the district's main facilities and commercial district. Designed to redefine modern living, it blends architecture, nature, and lifestyle in seamless harmony. Inspired by the concept of "Walk the Green Spine", a lush pedestrian spine connects vibrant urban zones with tranquil retreats.

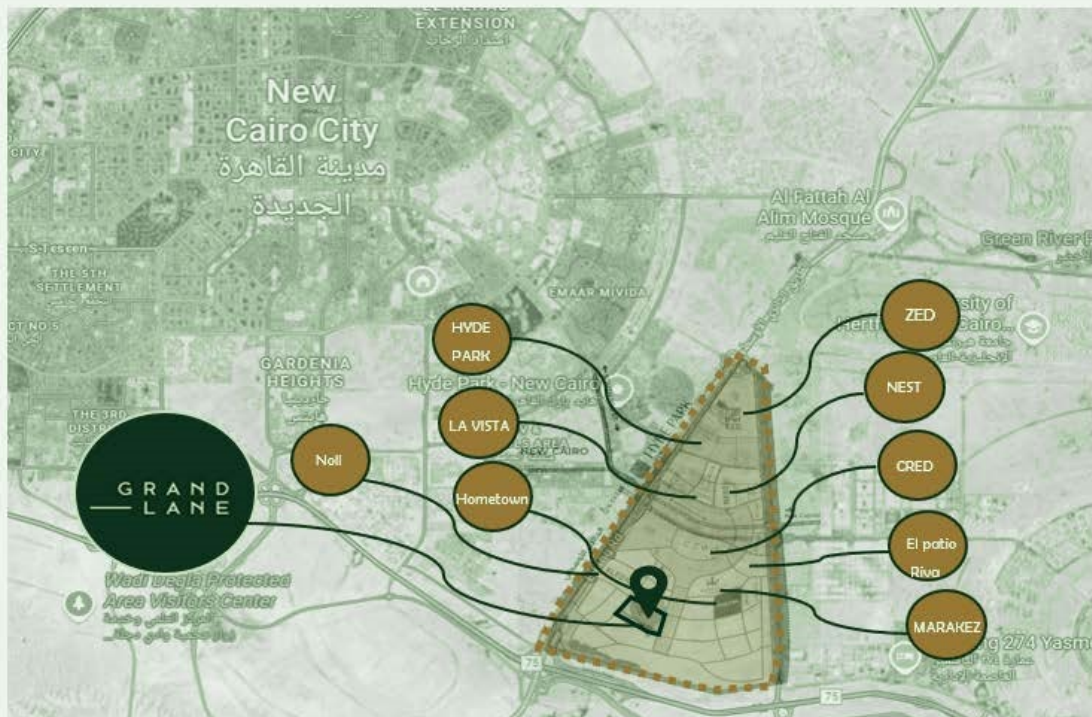
From contemporary villas overlooking lakes to greenery-surrounded apartments, every detail is crafted to enhance privacy, comfort, and well-being. With themed parks, clubhouses, jogging and bike lanes, and a lively commercial district, residents enjoy a fully walkable world where luxury and nature effortlessly coexist.

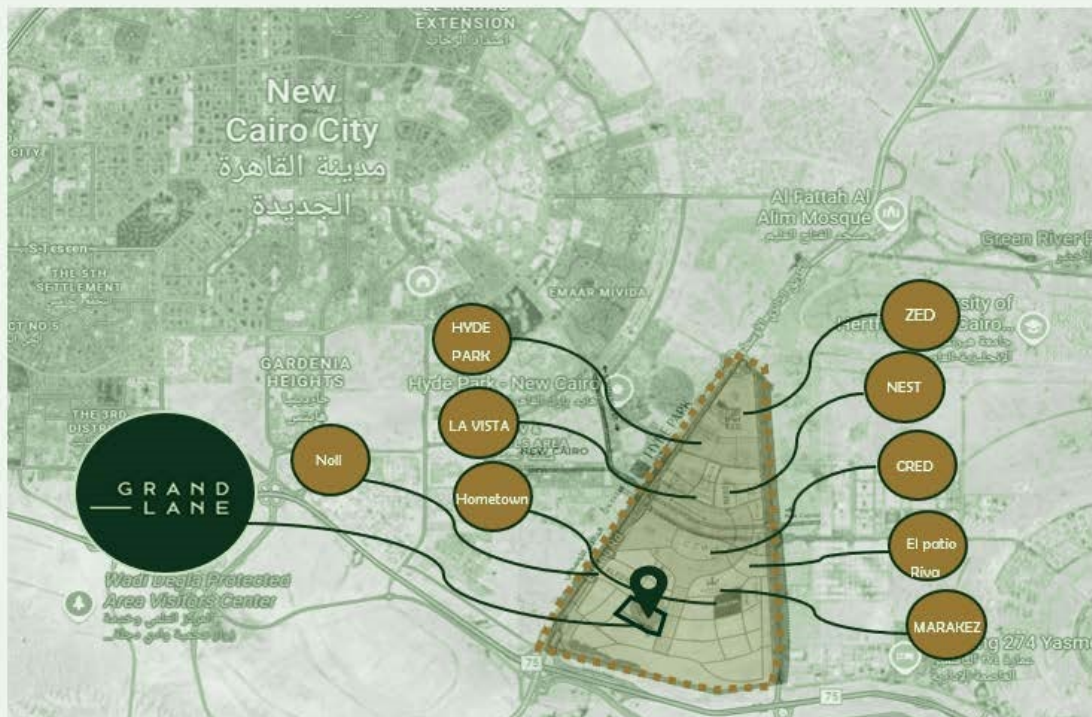
# LOCATION MAP

Strategically set in the 6th Settlement of New Cairo, the project enjoys direct connectivity to the city's most vital routes, offering effortless commuting across East and West Cairo. Its prime position along the Southern 90 street, while quick access to the Middle Ring Road ensures commuting whether heading to work or leisure destinations, every journey feels convenient and time efficient.










The area's wide, accessible roads and proximity to key amenities schools, hospitals, and retail hubs make daily life exceptionally seamless. Here, residents experience the rare privilege of living in a calm, green setting that remains closely linked to the pulse of the city.















# AMENITIES

-  Beach Swimming Pool
-  Yoga Platforms
-  Picnic Area
-  Water features
-  Kids Area
-  Multi-purpose lawn area
-  Pet zone
-  Outdoor Gym and courts
-  1.7 km jogging lane

-  Entertainment & commercial areas
-  Underground parking
-  Swimming pools
-  Lawn Areas
-  Green Islands
-  Pedestrian Paths
-  Clubhouse
-  Mosque

## PROJECT DETAILS:

- **Project area:** 98 acres
- **Footprint** 13%
- **Project Components:**
  - Villas
    - Ground, first floor + Roof
  - Townhouses
    - Ground, first floor + Roof
  - Apartments & Duplexes

## PROJECT USPS:

- Linear Park
- Water features
- Beach Swimming pools
- Green Pockets
- Community Centers
- A multi-level masterplan
- **Commercial & Entertainment area**
  - Retail
  - F&B
  - Clinics
  - Offices
  - Club House
  - Towers

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## UNIT TYPES:

- **Villas**
  - BUA Starting from 235 m<sup>2</sup> to 251 m<sup>2</sup>
  - Land Area Starting: 300 m<sup>2</sup>
- **Townhouses**
  - BUA Starting from 169 m<sup>2</sup> to 203 m<sup>2</sup>
  - Land Area starting 160 m<sup>2</sup>
- **Apartments**
  - 1 Bedroom starting from 68 m<sup>2</sup> to 109 m<sup>2</sup>
  - 2 Bedrooms starting from 103 m<sup>2</sup> to 144 m<sup>2</sup>
  - 2 Bedrooms Duplex starting from 179 m<sup>2</sup> to 183 m<sup>2</sup>
  - 3 Bedrooms starting from 138 m<sup>2</sup> to 163 m<sup>2</sup>
  - 3 Bedrooms Duplexes starting from 168 m<sup>2</sup> to 195 m<sup>2</sup>

## FINISHING SPECS:

- **Villas and Townhouses:** Core and Shell
- **Apartments:** Semi-Finished

## PAYMENT PLANS:

- Starting from **5%** Down payment up to **10 years** equal installments
  - **5%** Down payment **over 8 or 10 years**
  - **15%** Down payment **over 4 years**

## DELIVERY:

- **4 years**

# Designed By:



Design excellence stands the test of time; it's why their work continues to be part of architectural legacy and heritage internationally.

They approach world and project challenges with agility, resilience, vast experience, and an innovative mindset, to consistently deliver the extraordinary.



DMA was established in 1989, as a diversified architectural firm. DMA enjoys being a multi-disciplinary Engineering consultancy that provides solutions to our clients whether it is design, engineering services, or construction supervision with a unique approach to the project's delivery.

Their expertise spans various facets of the industry, including design and engineering services across all sectors we operate in: Hospitality, Resorts, Residential, Commercial, Educational, Healthcare, and Administrative for both local and international entities.

At DMA, They approach each project with an innovative approach, leveraging collaboration among our diverse and skilled team

- 1- Gates
- 2- Zen Garden
- 3- Iconic Cascading Fountain
- 4- Kitchen Garden
- 5- Commercial Area
- 6- Outdoor Working Pods
- 7- Jogging Track
- 8- Outdoor Gym
- 9- Swimming Pools
- 10- Meditation Yoga
- 11- Relaxing Lake
- 12- Kids Area
- 13- Multipurpose Family Area
- 14- Toddlers Zone
- 15- Family Seating Zone
- 16- Water Feature
- 17- Beach Access Pool
- 18- Outdoor Cinema
- 19- Lake
- 20- Lush Greens
- 21- Green Pocket



**Disclaimer:**  
 1. These renders are for illustrative purposes only. Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs.  
 2. Diagrams are not to scale.  
 3. Reserving the right to make minor alterations to the drawings of 5% add or deducted from areas, values.  
 4. Each garden plot shape will vary based on the location of the building in the masterplan

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