



Why Egypt real estate market is booming

- Location 32 global destinations within a 3-hour flight.
- Weather perfect.
- Egypt time zone serves Africa, Asia and Europe (more than half of the world population)
- Safe & secure environment for families.
- Foreign and Arab appetite for tourism in Egypt.
- New Record in tourism 15.7 Million tourists the highest in Egypt's history.
- Urbanization of (40 new cities)
- Existing & executing massive infrastructure.



Why Egypt real estate market is booming

- Market growth in 5 years (617%)
From 162 B In 2020 to 1,007 B in 2024 Excluding Q4 (200% growth in USD \$\$)
- Bank interest decreased by 5.5%
- Dollar's availability in the market.
- Stability in dollar exchange rate.
- Stability of Gold price.
- Egyptians abroad 65B dollars with 66% annual increase. "July recorded the highest".



Why Sahel is the best destination to work on in Egypt?

- Local Demand
- Wider Target Audience
- Egypt abroad appetite & interest in Sahel
- Highest ROI
- Work in 2029 : AI & Automation – Freelance & gig economy growth – Virtual reality workspaces – employee wellbeing
- High end infrastructure new roads, High speed trains, 4 international airports, hotels and Alamein festival



- 
- Unique Beaches
 - Perfect Weather
 - Potential of being livable 8 months which is 4 times increase in ROI
 - Who is investing in North Coast
 - Potential of introducing new target audiences from gulf and Europeans as tourists
 - Extra 1000 EGP per meter for most of the lands In sahel
land price per meter increased from 6000 to 13000 per meter directly from the government with 216 % increase

Why Sahel
is the best
destination
to work on
in Egypt?

Who to invest with in Egypt

THE EXPERT
THE CREDIBLE
THE VISIONARY

Real estate developer & The first national bank in Egypt

AL AHLY SABBOUR DEVELOPMENTS over 30
years' experience Sabbour Consultancy
experience
68 years

& THE NATIONAL BANK OF EGYPT (NBE) 126
years of heritage

**ahly
sabbour**
DEVELOPMENTS

NUMBERS SPEAK LOUDER THAN WORDS

At Al Ahly Sabbour, our legacy is reflected in the strength of our achievements—numbers that tell the story of our impact on the real estate landscape and the lives we've transformed.

Total land bank

4115
FEDDANS

Across Egypt

65+
PROJECTS

Enriching the lives of

40,000
HAPPY FAMILIES

Total number of

20,893
UNITS

Delivered to date

11,290
UNITS

To be delivered in 2025

1,500
UNITS

We are not just developing
homes

We are building

Life stories



amwaj

GAIA

SUMMER
NORTH COAST

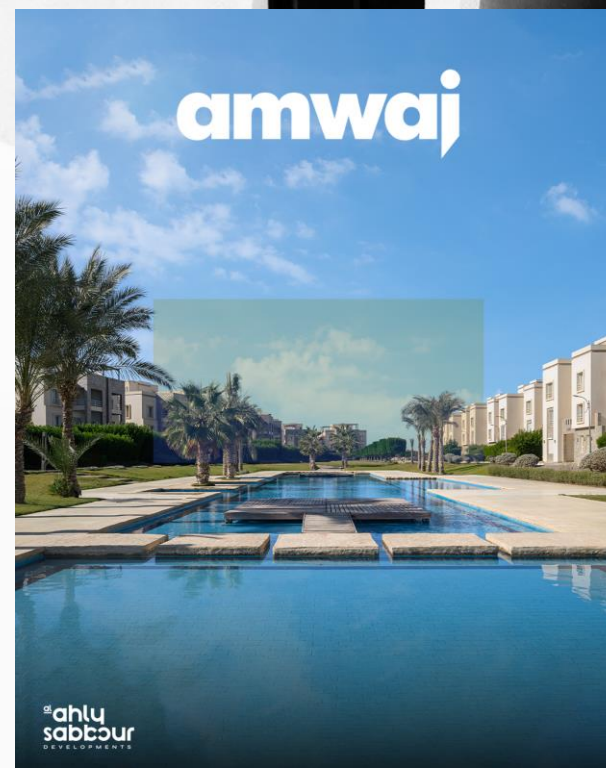
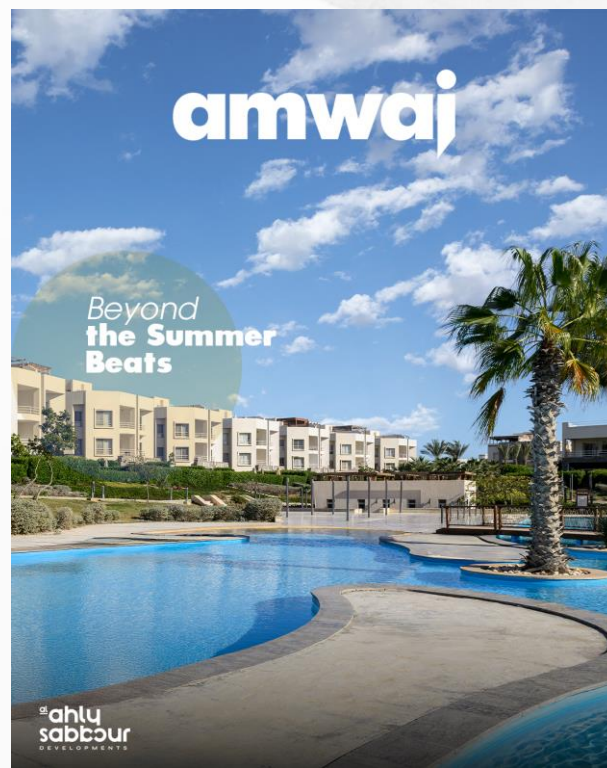
RAS EL
HEKMA
yahid

Located In the most premium locations on the coastal shores



amwaj

3765 Units
delivered
more than 10,000
residents



THAN 40 POOLS
AND WIDE LAKES

Having more than 40 pools & 4 wide lakes

Lake 1	9,000 M2
LAKE 2	3,000 M2
Lake 3	5,000 M2



GAIA



3571 units
delivered more
than 1000 unit

By the sea projects video

An aerial photograph of a beach and ocean. The left side shows a sandy beach, and the right side shows dark blue-green water with white, foamy waves crashing. The logo for 'al ahly sabbour DEVELOPMENTS' is centered over the water.

**al ahly
sabbour**
DEVELOPMENTS



A glimpse about our strategic
collaboration with



Land bank
Of 23 Acres
In 2019

Land bank
of 1320 Acres
In 2025

Partnering up with one of the
fastest growing
developer in Egypt!

Mega City

5 Projects

2 Delivered Projects



A glimpse about our partner

Reedy Developments is a privately owned real estate development company founded and led by businessman Mr. Karim El Reedy. The company is distinguished by its vision of delivering not just homes, but fully integrated lifestyle experiences tailored to modern families.

Projects by REEDY

- **Azzar New Cairo**: The Group's inaugural project, comprising 153 villas, was delivered a full year ahead of schedule.
- **Azzar Infinity**: A master community of 660 villas centered around lifestyle and recreation, introducing the Azzar Sports Club. The project sold out within ten months without a single billboard.
- **Reedy City**: Currently the flagship and Egypt's largest mixed-use real estate project in New Cairo, spanning 820 acres. Described by Egyptian media as "the largest real estate development deal since Ras El Hekma", Reedy City integrates three sub-projects—
- **Azzar, Dijar, and a commercial district (RUKAR)** —into a fully-fledged city.
- **Ten islands SOON**





Landlord & contractor

Managed by
R Support





AZZAR NEW CAIRO



AZZAR NEW CAIRO
LIVE VIDEO



Now, after our great
success in youd
Introducing
The 5th project
in the North
coast



A stack of five colorful inflatable rings is shown against a clear blue sky. Water is splashing around the rings, creating a dynamic and refreshing scene. The rings have various patterns and colors, including orange, blue, pink, and yellow. The text 'ten islands' is overlaid in white, with 'ten' in a smaller font and 'islands' in a larger, bold font. Below the text, the words 'NORTH' and 'COAST' are separated by a small white star symbol.

ten islands

NORTH ✦ COAST

SUMMER
NORTH COAST

GAIAI

RAS EL
HEKMA
yūūd

**ten
islands**
NORTH + COAST

amwaj
RIVETTE

OUR NORTH COAST
PROJECTS

**ahly
sabbour**
DEVELOPMENTS

ten islands

ten KM

Sandy Beaches

Kilometer 182 in Ras El Hekma along
Egypt's North Coast, Spanning an
expansive 102 acres.

Master plan



ten islands

Architectural approach for each villa

- maximize personal space and privacy.
- uninterrupted views, Tailored for families and individuals.
- seeking a luxurious, private, and exclusive coastal lifestyle.
- experience a panoramic beach scene viewable from everywhere
- Architecture and landscape designed around palm groves, water features, and natural lagoon vibes to create an immersive holiday-like living.



Discover
**ten
islands**
NORTH COAST

a first-of-its-kind in Egypt,
**OWN
THE BEACH**

Island boutique living
compound



Know more about

**ten
islands**

unique selling points

ten islands

Defined by its exceptional waterfront setting,
10 kilometers of lagoon beachfront.
350 meters of direct sea frontage.

The market make lagoons
but we make islands, we are the only project with 10
islands as it all starts with 100% water than we put the
islands on it.

ten KM

Sandy private
Beaches

ten islands

- The only project with no second row.
- The only project with 100% sea front residence
- Own a private beach.
- Own private sandy lagoon
- The only project where u can buy a beach front villa with a seafront cabana only 200m from the beach with 180% overlooking the sea.

ten KM

Sandy private
Beaches

ten islands

OWN
THE BEACH

ten
KM

Sandy private
beaches

- Privacy at its finest.
- Terrace steps from the sea
- 100% sea view serviced with the highest ROI in the market with the least maintenance and cost like nothing else in the market 200m from the sea.

ten islands

For Every single Unit, a minimum of:

6m Private beach
7m Private lagoon

ten KM

Sandy private
Beaches

ten islands

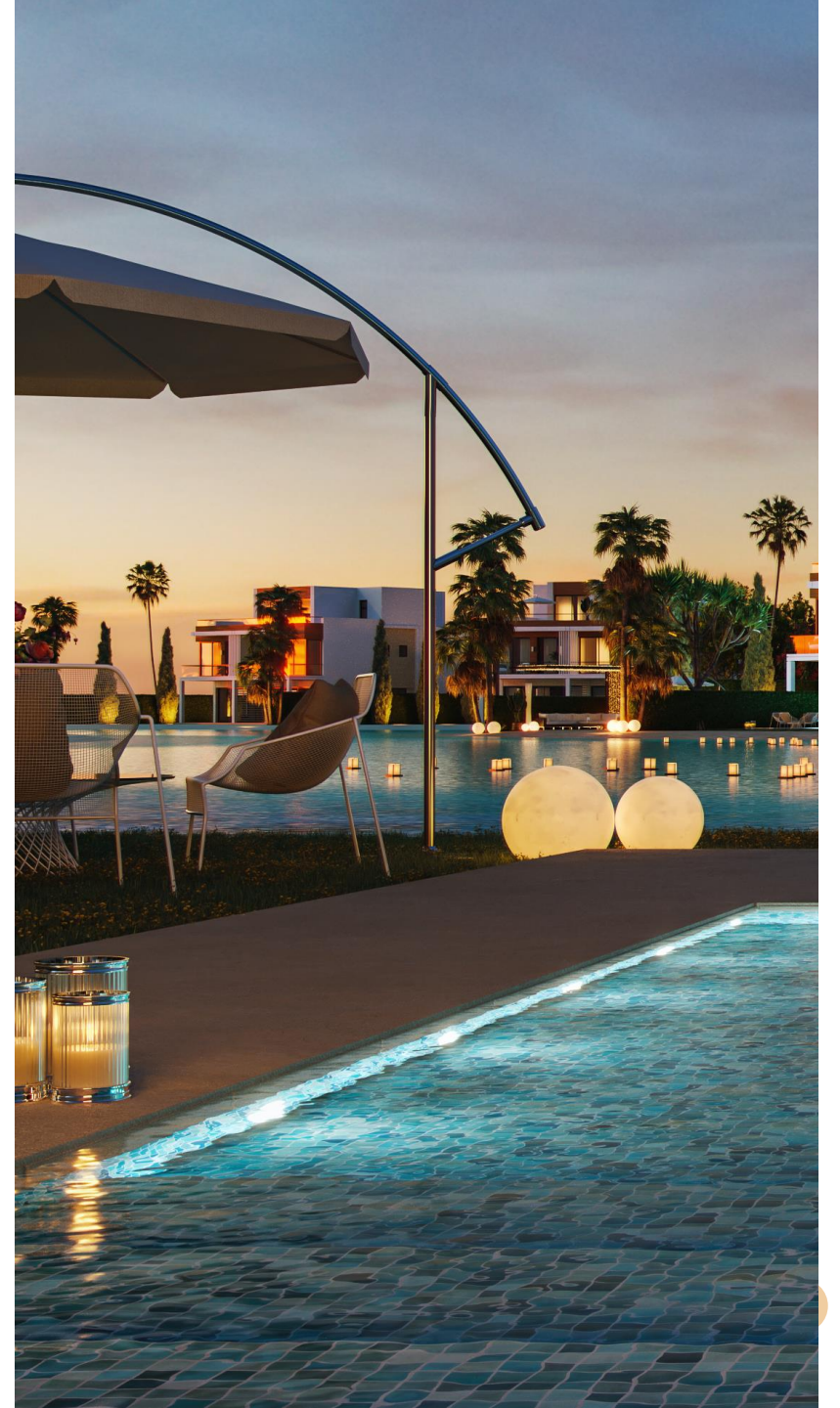
villas-only concept, offering complete exclusivity.

**OWN
THE BEACH**

OWN THE LAGOON

ensures that every Beach front villas enjoys direct private lagoon access, creating an unprecedented living

experience **where beachfront privacy is not shared but truly owned.**





KNOW MORE ABOUT UNIT TYPES

DIP CABANAS

SEA FRONT VILLAS

SEA FRONT RESIDENCES

DUET SEA FRONT VILLAS

BEACH FRONT VILLAS



Beach front villas

where beachfront privacy is not shared but truly owned.





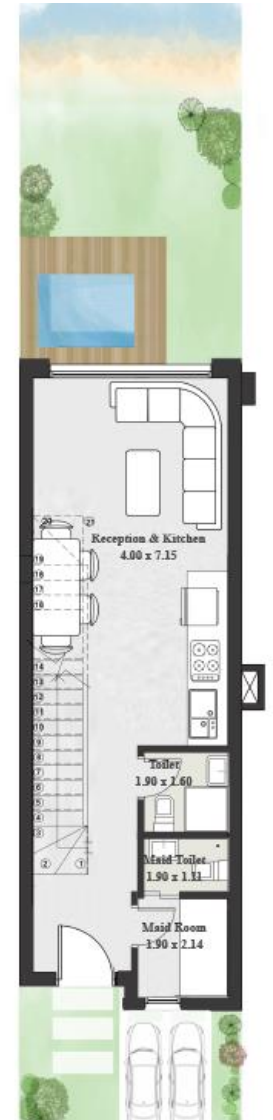
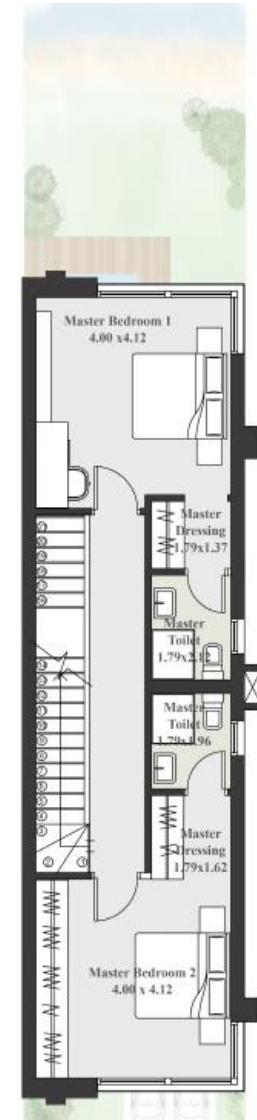
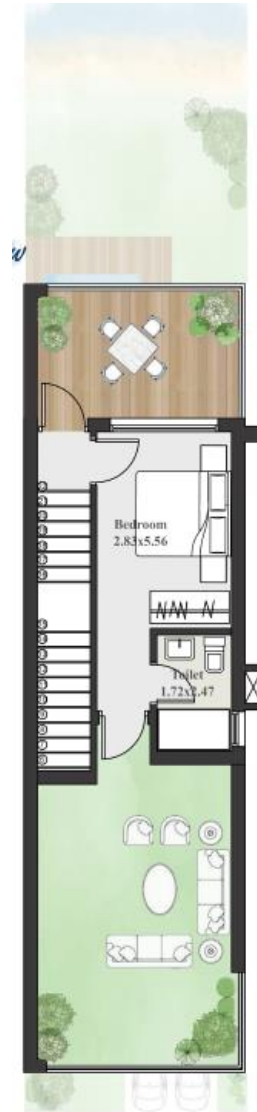


BEACH FRONT Villas layout

Beach front villa 170m

3 Master bedrooms

Maid room with bathroom





ten islands

OWN
THE BEACH

SEA FRONT RESIDENCES...

Inspirational mood



Story

Founded in 2005 to make impressive forms of life possible, Habrouk Consultants master the art and science of architecture to maximize every project's creative potential where quality and aesthetics truly speak volumes. Boasting a visionary alchemy, steeped in unrivaled attention to details, Habrouk Consultants has managed to carve itself a competitive niche across varied disciplines spanning architecture, landscape, interior design and urban planning and design, thanks to progressive processes and top-class materials, but above all, a sustainable approach that gives back to both the planet and the community.

Over the years, Habrouk Consultants has left a timeless mark on exemplary projects, covering signature residential developments and coastal escapes, in addition to numerous projects across the educational, hospitality, commercial and mixed-use fields. Today, Habrouk Consultants prides itself with a unique track-record of community-centric successes that not only adhere to the latest design trends, but also efficient business operations that put timely results and transparent communication at heart.

Mission

To maintain a consistent and sustainable practice of cutting-edge design, rooted in innovation, energy-efficiency and incomparable quality to satisfy our clients, as well as our growing family of architects.

Vision

To become a trusted and leading entity, synonymous with breakthrough design concepts and community-centric practices that not only add value to our clients but also enrich contemporary lifestyles.





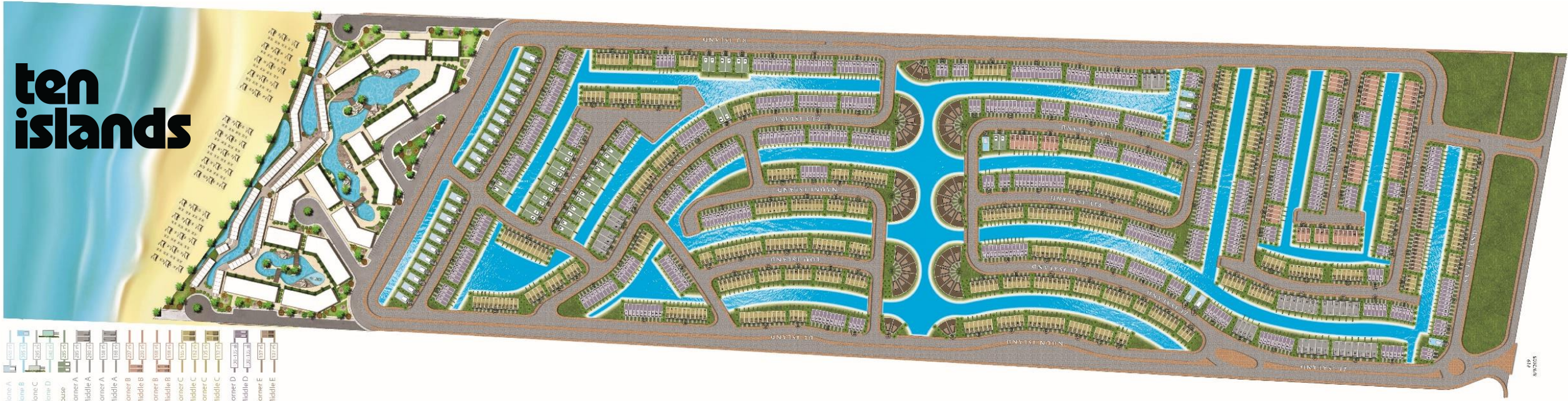
- ① 1st Row Dip Cabanas
- ② 2nd Row Dip Cabanas
- ③ Sea front residences Buildings (2-bedroom units)
- ④ Water Swimmable Areas
- ⑤ 350 m Beach Front

Sea front residence Master plan

ten islands

- Standalone A 157.75
- Standalone B 165.75
- Standalone C 168.25
- Standalone D 168.25
- Twin House 168.25
- Town Corner A 168.25
- Town Middle A 168.25
- Town Corner B 168.25
- Town Middle B 168.25
- Town Corner C 168.25
- Town Middle C 168.25
- Town Corner D 168.25
- Town Middle D 168.25
- Town Corner E 168.25
- Town Middle E 168.25

Sea front residence Master plan



SEA FRONT RESIDENCES

- Prime Seafront Location
 - Uninterrupted panoramic views of the turquoise sea.
 - Iconic Architecture
 - Modern stepped design ensures all units enjoy full sea visibility.
 - Lagoon-Style Infinity Pools
 - A series of cascading pools—including a dramatic waterfall feature—connects seamlessly to the beachfront, offering a unique resort-style experience.
 - Direct Beachfront Living
- Residents step directly onto soft white sand beaches lined with shaded cabanas and vibrant tropical landscaping.
- A gated, low-density development offering spacious terraces, private lounging zones, and secluded green courtyards.
 - Integrated Tropical Lifestyle
 - Indoor-Outdoor Flow
 - Underground parking



SEA FRONT RESIDENCES

- Expansive balconies, rooftop terraces, and seamless indoor-outdoor living areas ensure constant engagement with the ocean and resort environment.
- Boardwalk & Promenade
- Elevated timber platforms and landscaped pedestrian paths connecting beachfront, gardens, and communal facilities.
- Private Cabana Pods
- Standalone shaded retreats directly at the beachfront and around the lagoon canal for exclusivity.
- Direct Pool-to-Beach Connectivity

From every residence, landscaped pathways flow naturally into the pool decks, which in turn cascade directly onto the white sand beach — creating a rare uninterrupted progression of water, leisure, and ocean.

- Architectural Rhythm

The angled, zigzagging blocks maximize sea views while shaping semi-private courtyards and micro-destinations within the project.



The background of the image is a vibrant tropical resort. In the foreground, a clear blue swimming pool with gentle ripples occupies the lower half. Behind the pool, a paved area with lounge chairs and large white umbrellas is visible. The middle ground is filled with lush greenery, including various palm trees and tropical plants. In the background, modern multi-story villas with large glass windows and balconies are nestled among the trees. The sky is a clear, bright blue. Overlaid on this scene is the text 'ten islands' in a large, white, sans-serif font, with 'ten' on the top line and 'islands' on the bottom line. To the right of 'ten' and above 'islands' is the phrase 'OWN THE BEACH' in a smaller, white, all-caps sans-serif font.

ten islands

OWN
THE BEACH

Heading to the strategy behind payment plans.

Before that !
Tip of today

YOUR CLIENT CAN JUST
MAKE HIS/HER OWN
DEPOSIT WITH 100%
INTEREST.



Strategy behind our payment plan

- Bank interest decreased by 5.5%
- Dollar's availability in the market.
- Stability in dollar exchange rate.
- Stability of Gold price.

decreased from 10 years
payment plan = 5%
discount

PAYMENT PLANS	DISCOUNT%
5% 5% 10 yrs	No discount
7.5% 7.5% 10 yrs	5% discount
10% 10% 10 yrs	10% discount
12.5% 12.5% 10yrs	15% discount
15% 15% 10yrs	20% discount

Discount up 30%
Max.

Payment plans
Fully finished units

Payment plan 10 years
Fully finished units

Unit types	Average areas	Average price 8 years 5% 5%	Average price 9 years 5% 5%	Average price 10 years 5% 5%
Dip Cabana	30 m	9.9 M		
Sea front residence	72 m	14.6 M	15.4 M	16.2 M
Sea front villa	240 m	75.6 M	79.8 M	84 M
Sea front Duet villa	210 m	66 M	69.8 M	73.5 M
Beach front villa middle	168-170 m	15.9 M	16.9 M	17.8 M
Beach front villa corner	168-170 m	17.9 M	18.9 M	19.9 M

- No resale before 1 year
- No more than 2 units per client.
- No bulk deals.
- Cabanas only with corner beach front villas.





Thank you