

®

SÍRA

COMMUNITY

MIQAAT

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MIQAAT



A STORY TOLD IN TIME

MIQAAT DEVELOPMENTS

At MIQAAT Developments, we don't just build places, we mark moments. Every project begins not with a blueprint, but with a belief that the right place, at the right time, can change everything. We draw our name from the Arabic word miqaat, a powerful reminder that timing isn't just a factor, it's a force. It shapes how we live, connect, and grow.

Our first projects across Cairo are not just real estate launches they are statements of who we are and how we think. With 50 feddans across East and West Cairo, MIQAAT is beginning its story exactly how we planned: deliberately, elegantly, and with enduring impact.

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES

FOR YOU AND THOSE YOU LOVE

Is more than a line, it's the essence of a life thoughtfully designed around what truly matters. This is a residential community where every space, every detail, and every moment is created to bring you closer to the people you love. From peaceful mornings to vibrant evenings, from shared laughter to quiet comfort, it's a place where memories are made and bonds grow stronger. Here, life isn't just lived, it's experienced together, in a home that embraces you and everyone who makes it meaningful.

أنت ومن تحب

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COMMUNITY

THE STORY OF SIRA

Welcome to SIRA, a new residential compound designed with the belief that every home holds more than just walls, it holds stories. Here, each family member, each corner, and each moment contribute to a living narrative. SIRA is not just a place to live; it's a place where memories are made, where individual journeys intertwine, and where every household becomes a chapter in a larger story. Discover a community that celebrates life, connection, and the beauty of multiple stories under one roof.

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



WHERE LIFE
BECOMES A STORY

NEW CAIRO

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



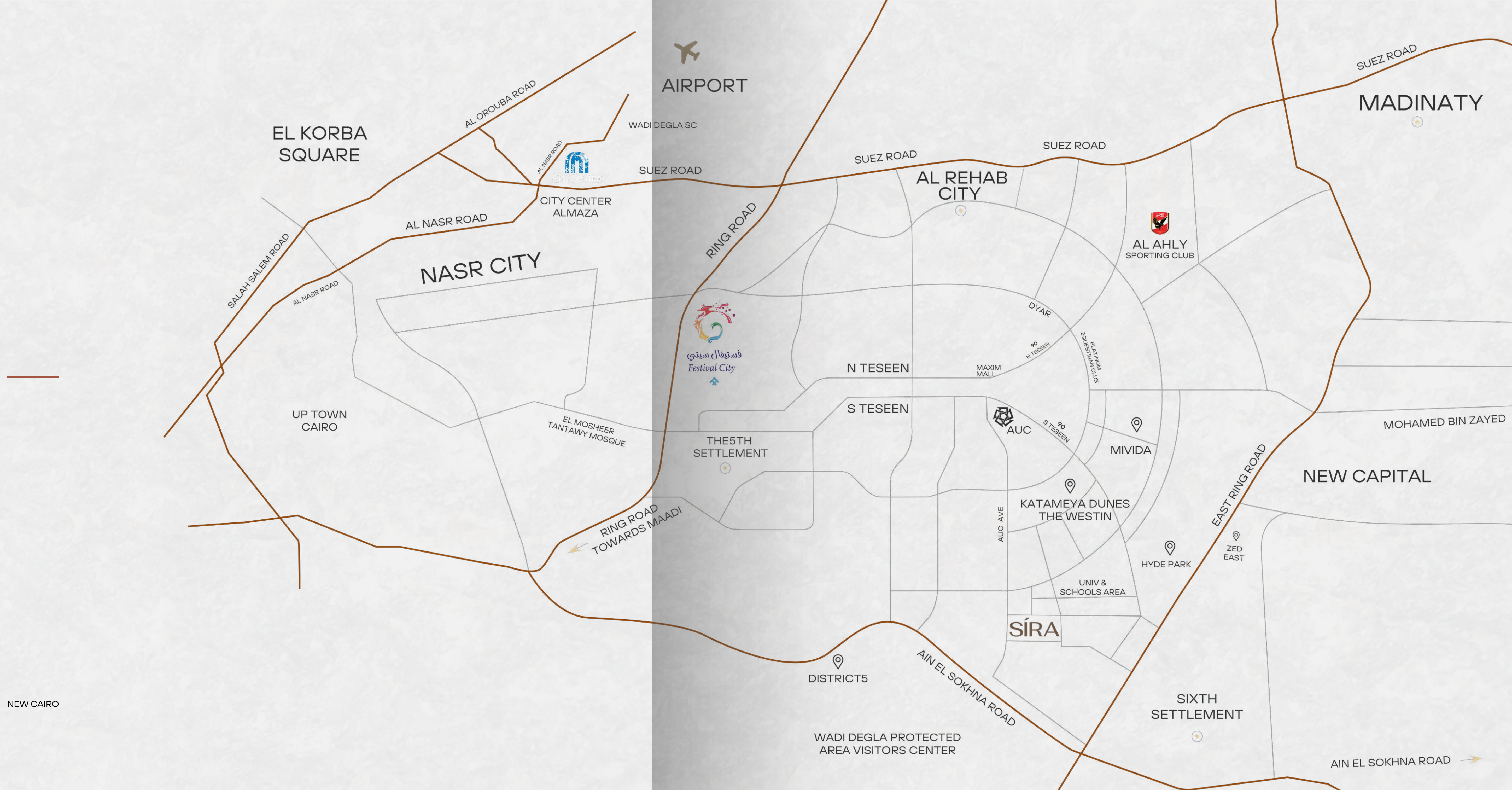
NEW CAIRO

NEW CAIRO

Close to everything in New Cairo. You will be nestled in a prime location in close proximity to the major landmarks of New Cairo, while also offering a private getaway from the bustle of the city. SIRA is only minutes away from 90 Street, The American University, and the Golden Square.

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



AIRPORT

MADINATY

EL KORBA SQUARE

NASR CITY

AL REHAB CITY

CITY CENTER ALMAZA

AL AHLY SPORTING CLUB

فستيفال سيتي
Festival City

N TESEEN

S TESEEN

THE 5TH SETTLEMENT

AUC

MIVIDA

KATAMEYA DUNES
THE WESTIN

HYDE PARK

UNIV & SCHOOLS AREA

SIRA

DISTRICT 5

AIN EL SOKHNA ROAD

SIXTH SETTLEMENT

WADI DEGLA PROTECTED AREA VISITORS CENTER

AIN EL SOKHNA ROAD

NEW CAIRO

RING ROAD TOWARDS MAADI

EAST RING ROAD

MOHAMED BIN ZAYED

NEW CAPITAL

SALAH SALEM ROAD

AL NASR ROAD

AL OROUBA ROAD

AL NASR ROAD

WADI DEGLA SC

SUEZ ROAD

SUEZ ROAD

SUEZ ROAD

SUEZ ROAD

RING ROAD

DYAR

N TESEEN

BOULEVARD EL TANTAWY

S TESEEN

ZED EAST

CONNECTED TO EVERYTHING

- 2 MINUTES FROM HYDE PARK
- 2 MINUTES FROM ZED EAST
- 6 MINUTES FROM MIVIDA
- 8 MINUTES FROM DISTRICT 5
- 10 MINUTES FROM AUC
- 12 MINUTES FROM AHLY SPORTING CLUB
- 15 MINUTES FROM NEW CAPITAL ICON TOWER
- 20 MINUTES FROM AIRPORT





FOR YOU AND THOSE YOU LOVE

Designed as a fully integrated, connected community where every element works in harmony to simplify your everyday life. From essential services to lifestyle experiences, everything is thoughtfully placed within reach—bringing convenience, comfort, and a sense of belonging right to your doorstep.



A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



NEW CAIRO

FACILITIES

Green Haus
Indoor / Outdoor Gym
Kids Area
Still Sensory Zone
Yoga & Meditation Area
Water Features

Walking Areas
Jogging Tracks
Smart Gates
EV Charging Stations
24/7 Security
Parking Spaces

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



THE GREEN HAUS

A signature concept found at SIRA, The Green Haus is a vibrant community hub where people come together to connect, celebrate, and unwind. Surrounded by natural light and greenery, it brings together a variety of shared experiences, from family lounges and co-working spaces to sports and social areas, all designed to foster a truly connected community.



A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



NEW CAIRO

INDOOR & OUTDOOR GYM

A fully integrated fitness experience designed to support every lifestyle. From a well-equipped indoor gym to open-air training spaces, residents can enjoy a dynamic approach to wellness, whether it's focused workouts or energizing sessions surrounded by nature.

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES

STILL SENSORY ZONE

A calm retreat dedicated to mindfulness and inner balance. Designed for yoga, meditation, and quiet reflection, this space offers a serene environment where residents can disconnect from the pace of everyday life and reconnect with themselves.





NEW CAIRO

WALKING & JOGGING TRACKS

Designed to encourage movement and connection, SIRA's walking and jogging trails weave seamlessly through green landscapes and open spaces. Whether it's a morning run or an evening stroll, every path offers a refreshing way to stay active and connected to your surroundings.

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES

SERVICED APARTMENTS

Designed as a fully integrated, connected community where every element works in harmony to simplify your everyday life. From essential services to lifestyle experiences, everything is thoughtfully placed within reach, bringing convenience, comfort, and a sense of belonging right to your doorstep.



A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES



A LIFE WITHOUT
COMPROMISE

NEW CAIRO

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES

PROJECT OVERVIEW

Total Site Area = 104,045 SQM (25 Feddan)

Land Use: Residential Apartments / Green Community

Haus / Mixed Use: Commercial & Admin

Main Components: Residential Footprint = 25%

Landscape Areas & Services Amenities (Greenery, Walkways & Water Features) = 60%

Mixed use land = 15%

Number of Residential keys = 1548 keys

Number of residential buildings = 44 buildings



MASTERPLAN

DYNAMIC SPACES

SIRA's masterplan is thoughtfully designed to create a connected living experience. With two main entry gates, the development is anchored by expansive landscapes and a central lake spine that flows through the heart of the community. Each building is carefully positioned to enjoy open green views, while roundabouts ensure smooth accessibility and circulation. Underground parking is integrated to maintain a pedestrian-friendly environment above ground, allowing residents to experience a calm, green, and uninterrupted lifestyle.



UNIT TYPE

TYPE A

Overlooking SIRA's main spine and central lake, Unit A offers a serene living experience defined by open views and natural surroundings. Its prime positioning allows residents to enjoy a continuous connection to the landscape, where water and greenery become part of everyday life.

A RESIDENTIAL EXPERIENCE

COMMUNITIES





UNIT TYPE

TYPE B

Designed for openness and perspective, Unit B features expansive, panoramic views with distinctive corner orientations. Located close to the compound entrance, it combines accessibility with a sense of space, offering a bright and dynamic living environment.



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CONNECTED COMMUNITIES



SIRA

NEW CAIRO

UNIT TYPE

TYPE C

Thoughtfully positioned within the community, Unit C offers a premium and balanced living experience with integrated green views. Designed for comfort and practicality, it provides a well-connected space that supports everyday living with ease.

A RESIDENTIAL EXPERIENCE

CONNECTED COMMUNITIES





CONTACT US

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