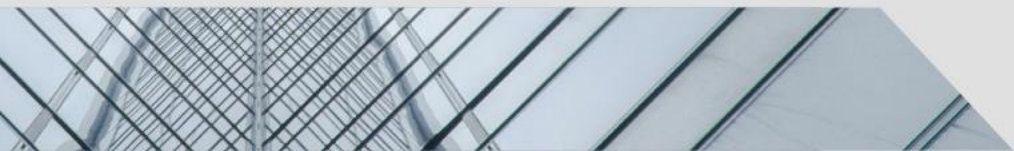


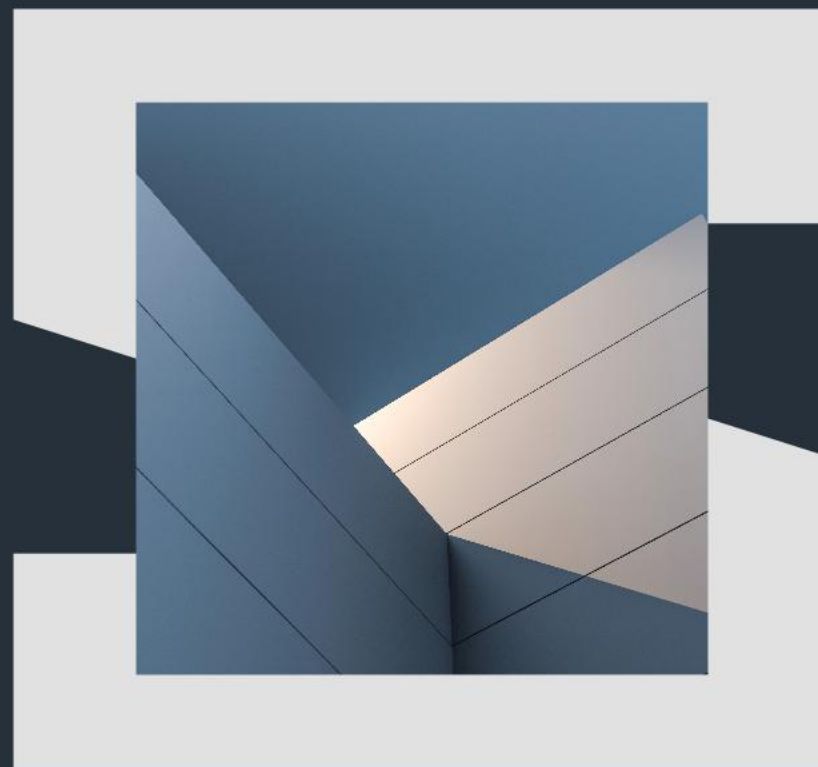


STM

Mayan El Sherouk Development Brief



Project Snapshot



O1 Project Overview

Core Positioning

A ready-to-move residential community offering convenience, accessibility, and immediate lifestyle upgrade in a strategic Sherouk location overlooking the Suez road

Project Type: Gated Residential Compound

Project Size: 67 Residential Building (G+6)

Number of Units: 1820 Unit

Delivery Status: Ready to Move

Finishing: Fully Finished Apartments

Phase 1: 24 Buildings & 644 Apartments

Product Mix: 1, 2 & 3 Bedrooms Apartments



O2 Location Assessment

Overlooking the Suez Road in front of Madinaty Open Air Mall

From Mayan El Sherouk	
To ring road	20 Mins
To the heart of the golden square	20 Mins
To the Air Port	15 Mins
To Kayan City	30 Mins
To Regional Ring Road	10 Mins



03 Project main USPs

- Premium & strategic location overlooking Madinaty & Suez road
- Variety in unit sizes (small sizes specifically)
- Ready-to-move apartments
- Fully finished apartments delivery
- View-oriented units
- Wide spacing between buildings
- Flexible & spacious internal layouts and easily furnished (After Delivery)
- Premium unit diversity
- Clubhouse availability
- High efficiency (20% loading)
- Infra structure (backup water & irrigation tank)
- Community services (retail & F&B, Clubhouse, sports zone, mosque)
- Pedestrian friendly
- 24/7 security & facility management



04 Master Plan With Dimensions



06 Facilities & amenities



Clubhouse



Landscape &
green areas



Community &
sports zone



Services & retail
offerings



Mosque



07 Target Audience

SEC: B-

- End-user families
- Young married couples
- Professionals working in Madinaty & El Sherouk
- Buyers upgrading from surrounding districts
- Investors that need ready to rent units



Young married couples



Families



Investors

O8 Floor Plans

Type A

Ground

Buildings 21 & 22

Typical

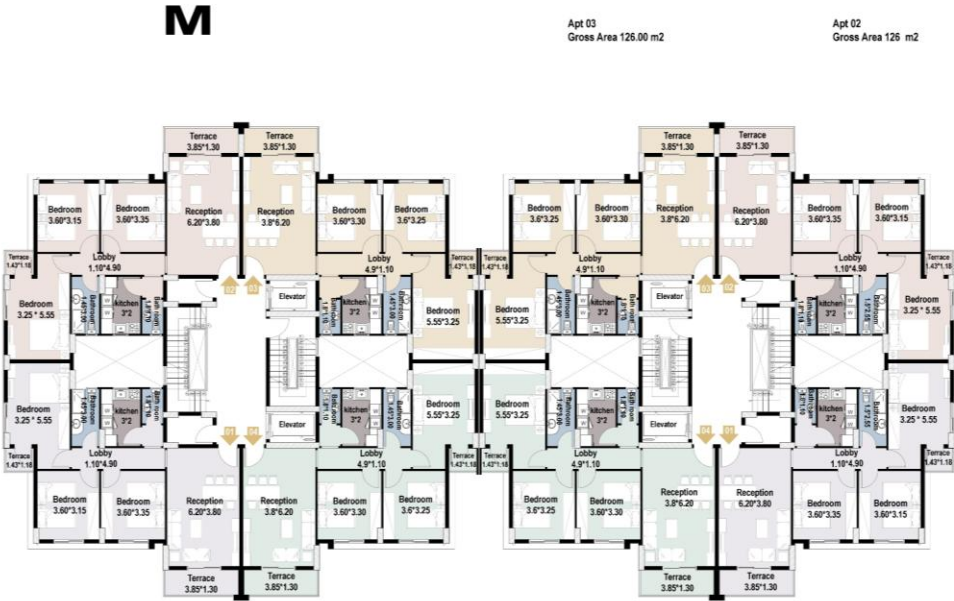
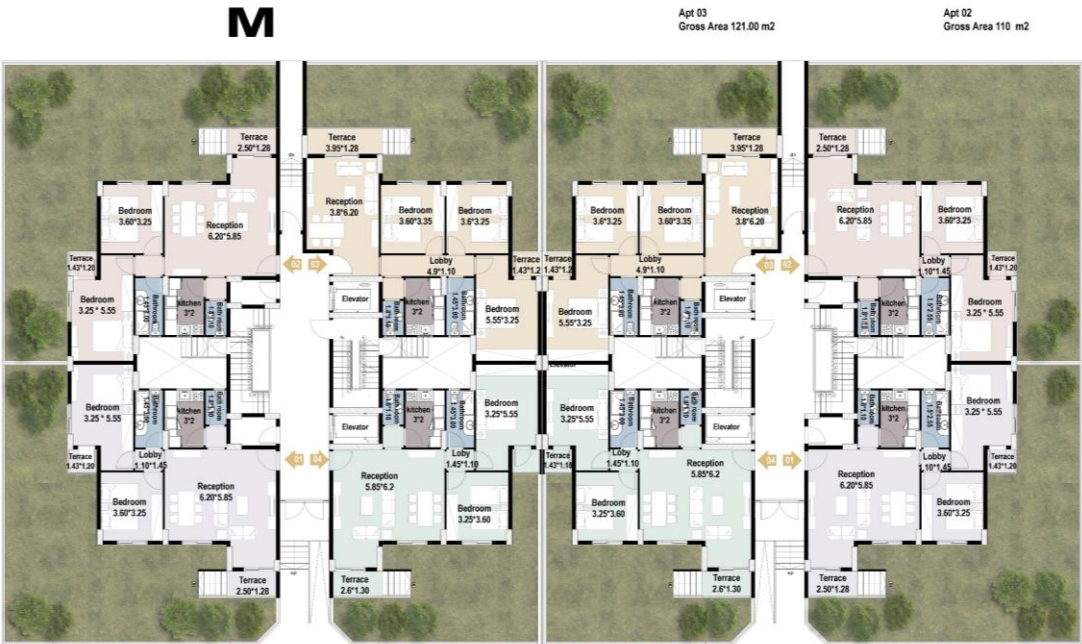


O8 Floor Plans

Ground

Type B
Buildings 19,20,23,24

Typical

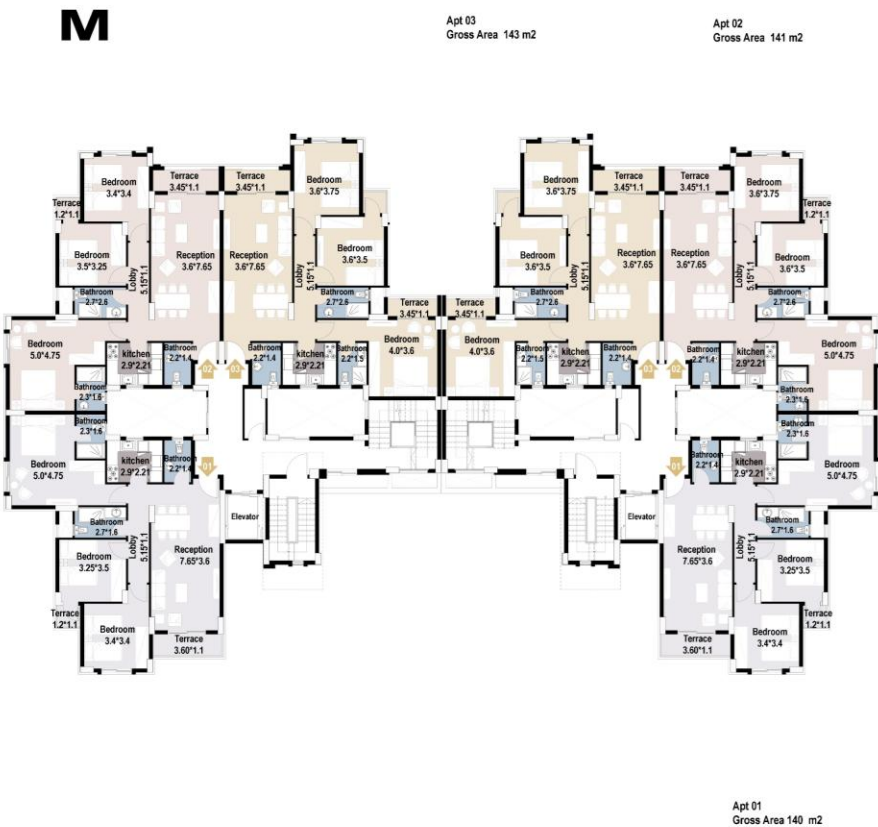
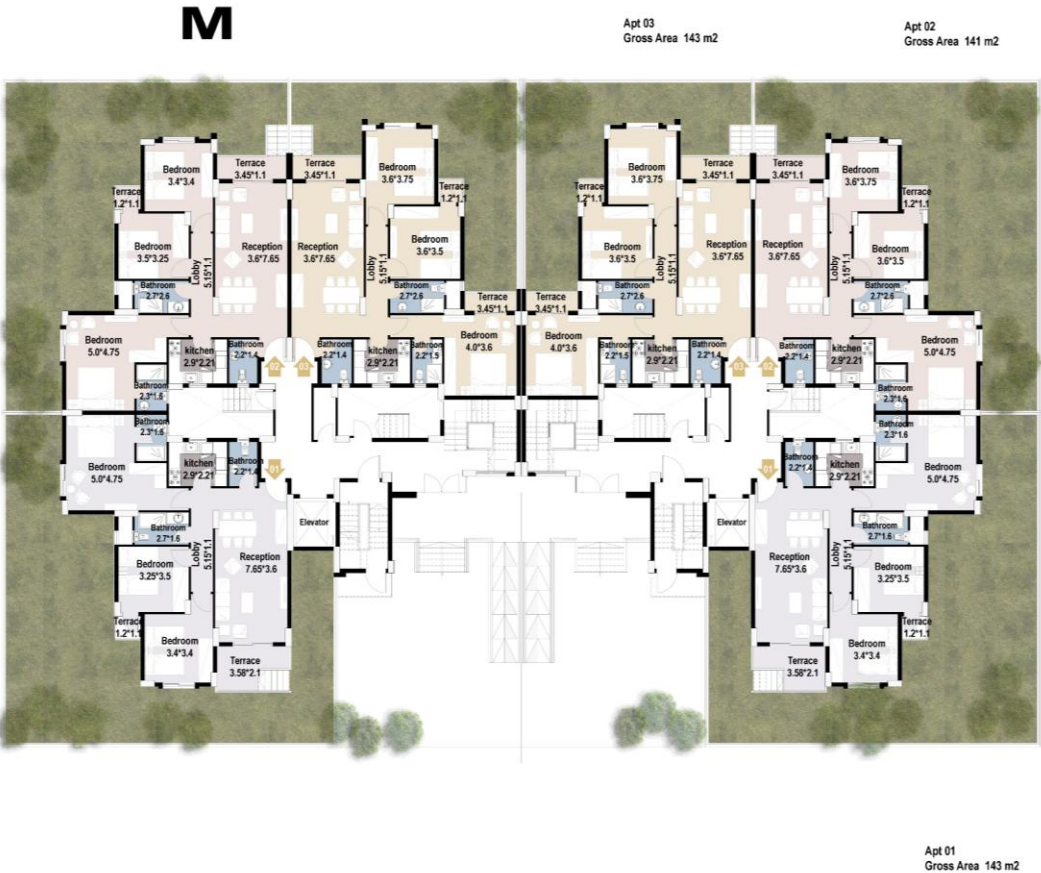


O8 Floor Plans

Ground

Type C
Buildings 13 & 14

Typical

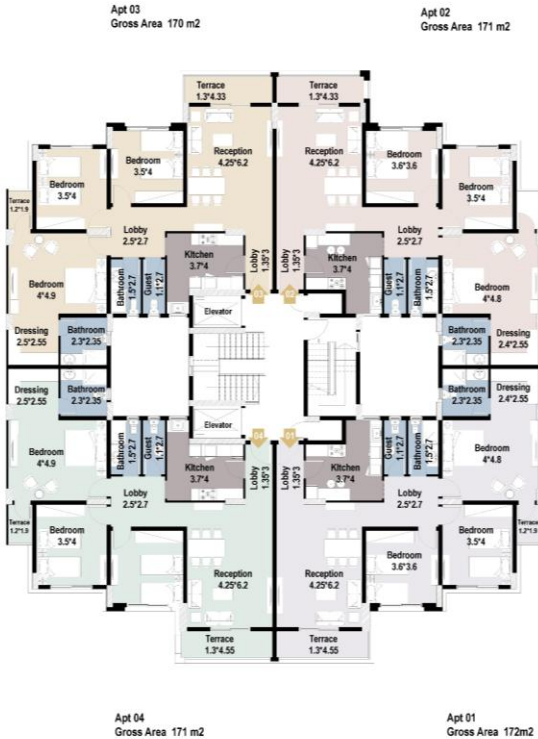


08 Floor Plans

Ground

Type D
Buildings 10 & 12

Typical



08 Floor Plans

Ground



Type E
Building 11

Typical





East Plaza, Intersection of South 90th Street and
Mohamed Naguib Axis, New Cairo, Egypt

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