



MOVE NOW
NEW CAIRO



SEPHORA
DEVELOPMENTS





LIVE NOW...PAY LATER



ABOUT US:

WE ARE A DEDICATED TEAM OF TRULY PASSIONATE, PROPERTY PROFESSIONALS WHO UNDERSTAND OUR CLIENTS NEEDS AND WANTS.



OUR VISION:

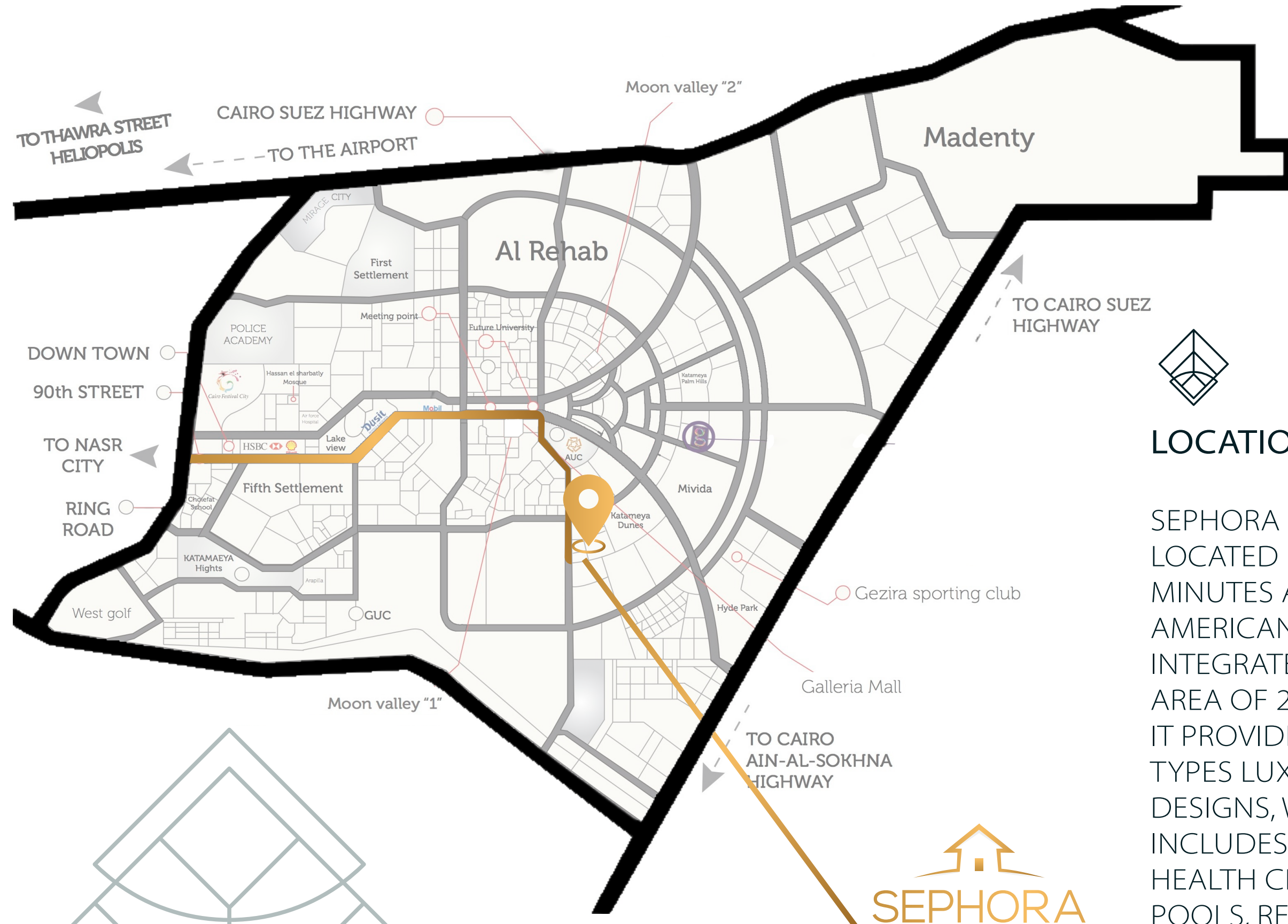
OUR VISION IS TO ESTABLISH A REAL ESTATE COMPANY WITH A STRONG LOCAL BRAND WITH EXPERIENCED STAFF TO PROVIDE AN OUTSTANDING LEVEL OF SERVICE TO OUR CLIENTS MAKING EACH PROPERTY TRANSACTION A PLEASURABLE EXPERIENCE. WE BELIEVE IN BUILDING LONG-LASTING RELATIONSHIPS WITH OUR CLIENTS IN ORDER TO ALWAYS BE THEIR AGENT OF CHOICE.



MISSION:

OUR MISSION IS TO CONSISTENTLY DELIVER OUTSTANDING SERVICE AND BUILD A LOYAL CUSTOMER BASE.

NEW CAIRO MAP



LOCATION:

SEPHORA HEIGHTS COMPOUND IS LOCATED IN NEW CAIRO, 5 MINUTES AWAY FROM THE AMERICAN UNIVERSITY IN CAIRO, INTEGRATED SERVICES ON AN AREA OF 20 ACRES. IT PROVIDES 52 BUILDINGS WITH 20 TYPES LUXURIOUS EUROPEAN DESIGNS, WITH COMMERCIAL AREA INCLUDES A FULLY EQUIPPED GYM, HEALTH CLUB, SPA, SWIMMING POOLS, RESTAURANTS AND COFFEE SHOPS.



MASTER PLAN





EACH BUILDING CONSIST OF
GROUND & 3 TYPICAL FLOORS + UNDERGROUND PARKING
BUA 147 SQM UP TO 238 SQM



80% LANDSCAPE

GATE | B

LANDSCAPE

LANDSCAPE

ENTERTAINMENT ZONE
HEALTH CLUB - GYM - SPA - KIDS AREA

PLAYGROUND

SWIMMING
POOL

GATE | A

COMMERCIAL
BUILDING

TOTAL AREA
(20 ACRES) (84,430 m²)

AUC AVE

UC AVE



FACILITIES

SECURITY | CLUBHOUSE | PLAYGROUND | HEALTH CLUB
SWIMMING POOLS | SHOPPING MALL | WALKING AREAS



SECURITY

EXCELLENT SECURITY SYSTEM AS THE ENTIRE COMPOUND WILL HAVE PROVISIONS FOR CONTINUOUS SURVEILLANCE, CAMERAS AND SECURITY CHECK POSTS THROUGHOUT THE COMPOUND PROVIDING SAFETY FOR THE RESIDENTS.

FACILITIES





CLUBHOUSE

OUR CLUBHOUSE OFFERING ALL-DAY MEALS WITH STYLISH AND MODERN DESIGN, PERFECT FOR PARTIES, GATHERINGS AND DINNER, SPACIOUS AREA AND WIDE TERRACE.

FACILITIES





PLAYGROUND

WE DESIGN PLAYGROUND WITH MODERN EQUIPMENT THAT OFFERS TREMENDOUS PLAY VALUE, AND IS NOT ONLY FUN, BUT AIDS IN PHYSICAL AND COGNITIVE DEVELOPMENT WHICH KEEP KIDS OF ALL AGES AND ABILITIES OCCUPIED, EXCITED AND STIMULATED.

FACILITIES

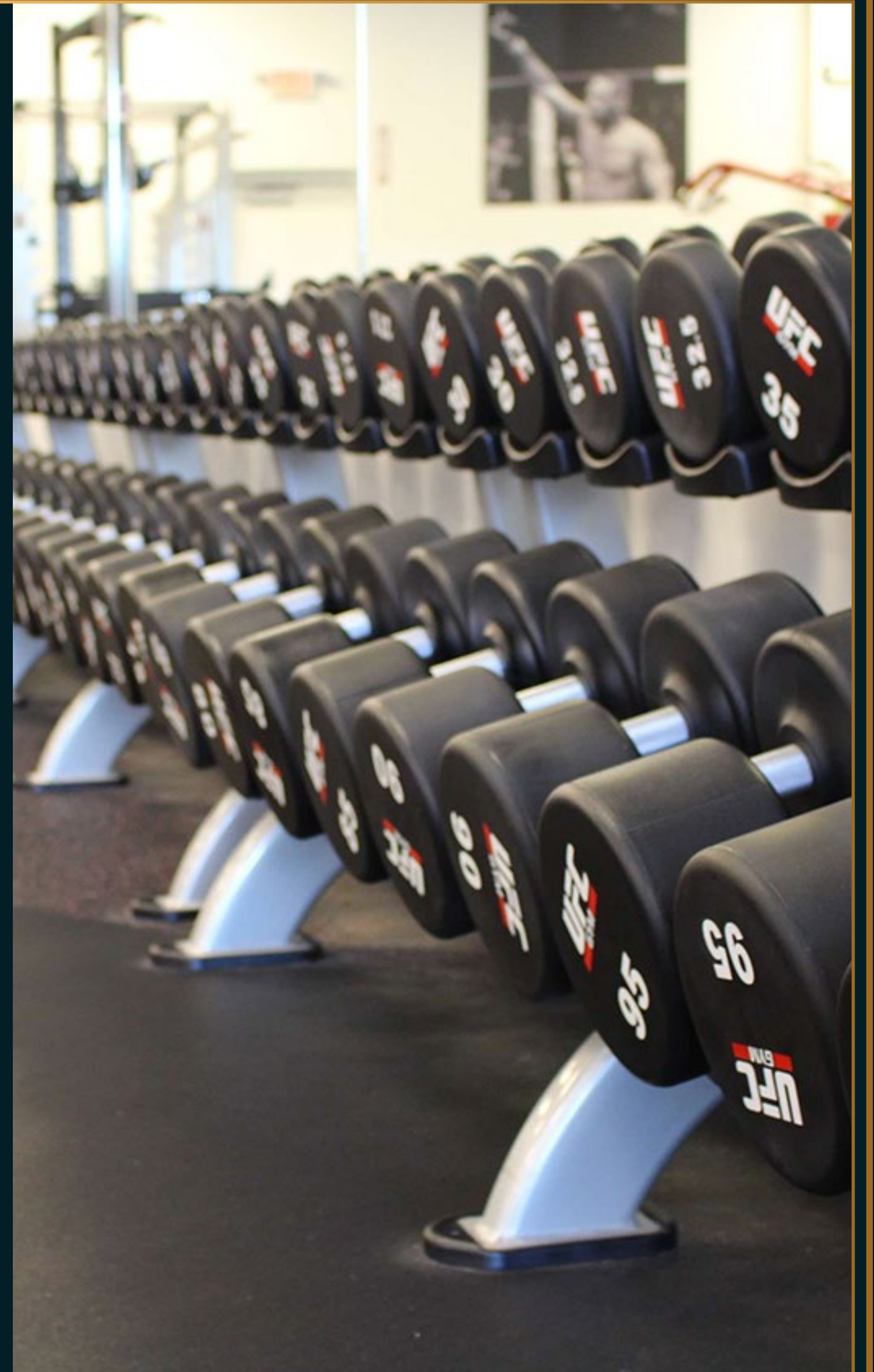




HEALTHCLUB

WE PROVIDE OUR MEMBERS WITH A
FRIENDLY AND PERSONAL JOURNEY
FROM THE MOMENT THEY ARRIVE.

FACILITIES

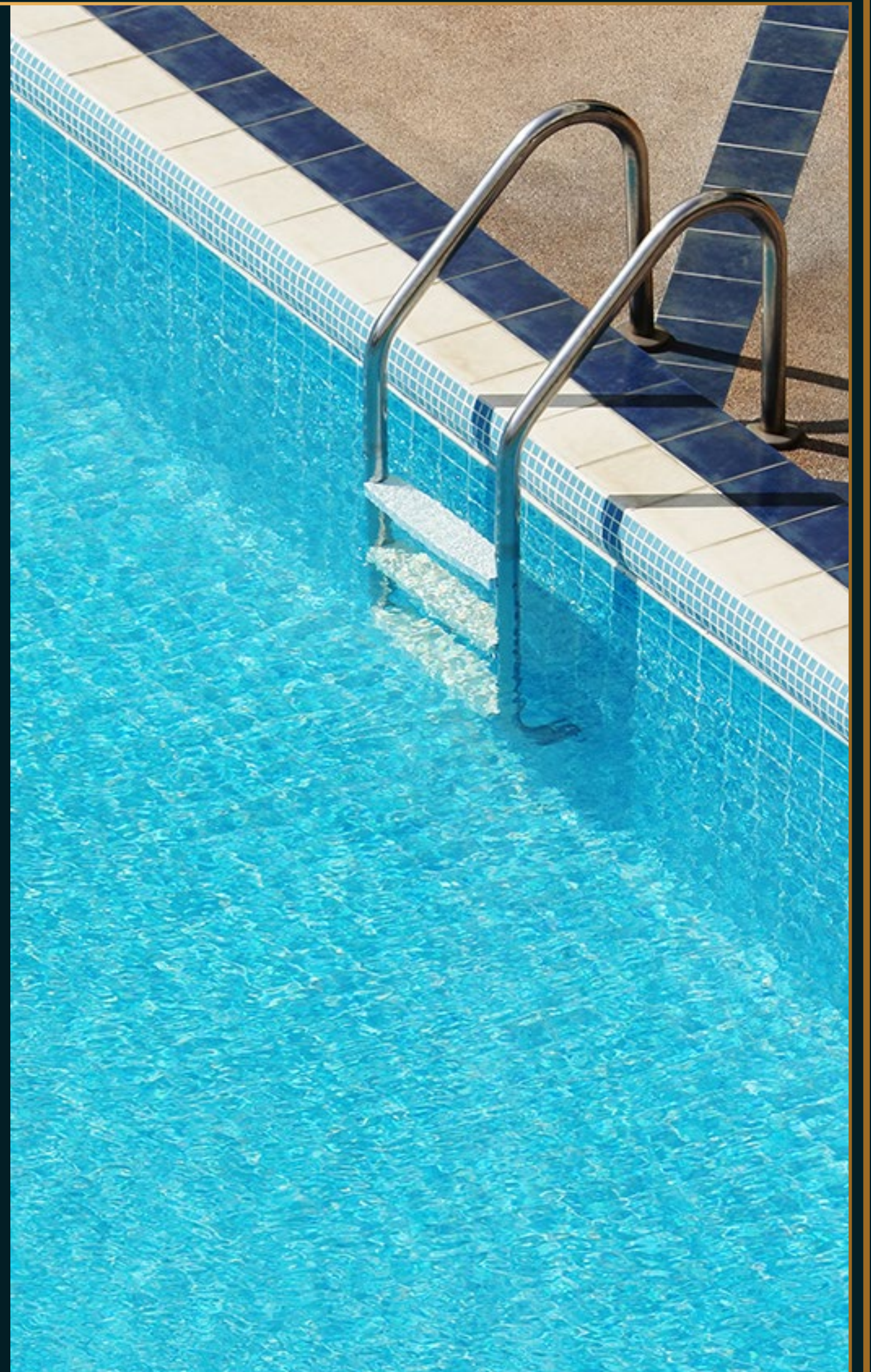




SWIMMINGPOOLS

SWIMMING POOLS WITH
MARVELOUS VIEW FOR A PERFECT
SWIMMING EXPERIENCE.

FACILITIES

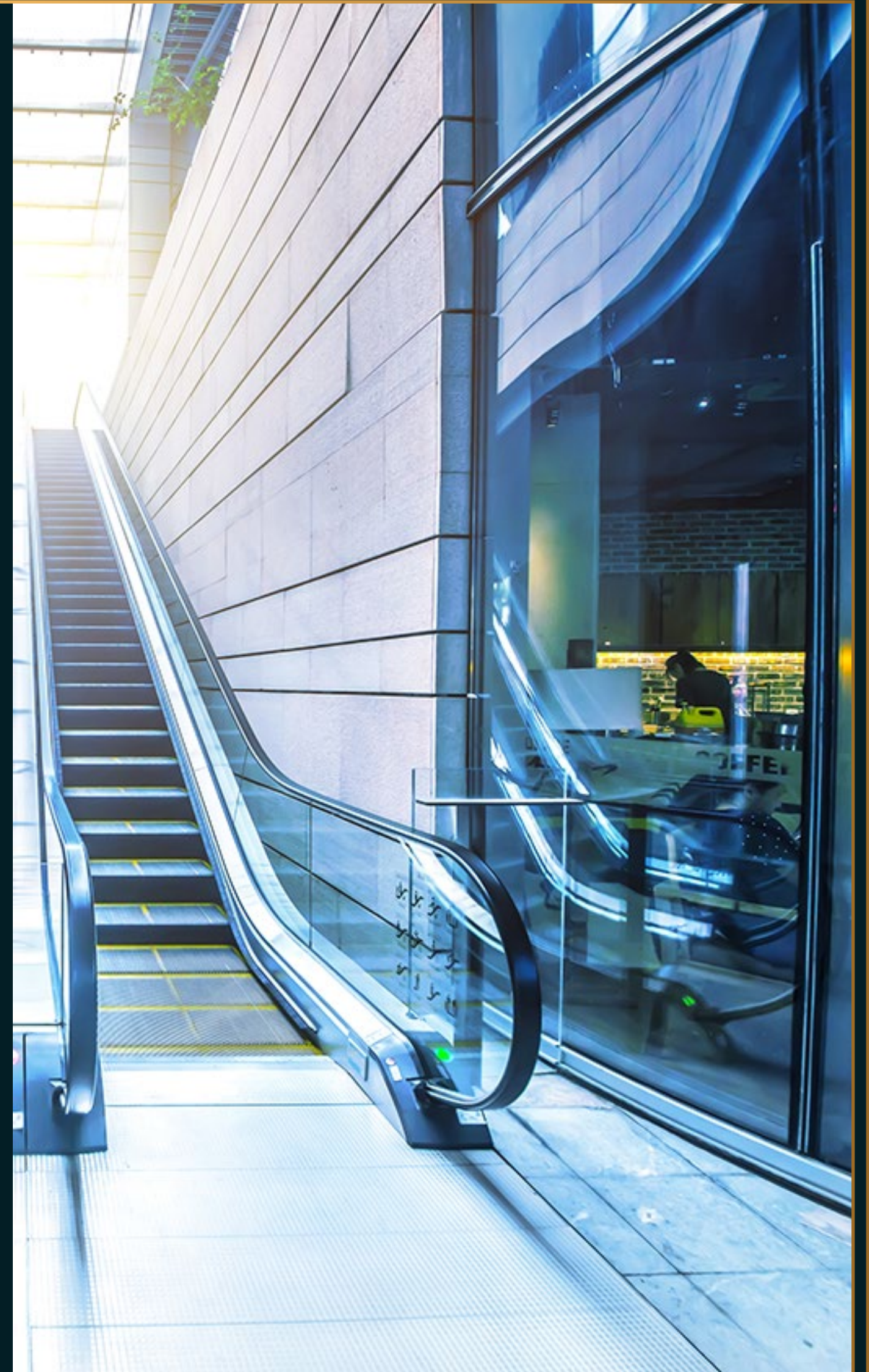




SHOPPINGMALL

LIVE UNIQUE MOMENTS AND ENJOY
THE SHOPPING EXPERIENCE IN OUR
SHOPPING MALL WITH
INTERCONNECTING WALKWAYS
ENABLING VISITORS TO ENJOY THEIR
TIME.

FACILITIES

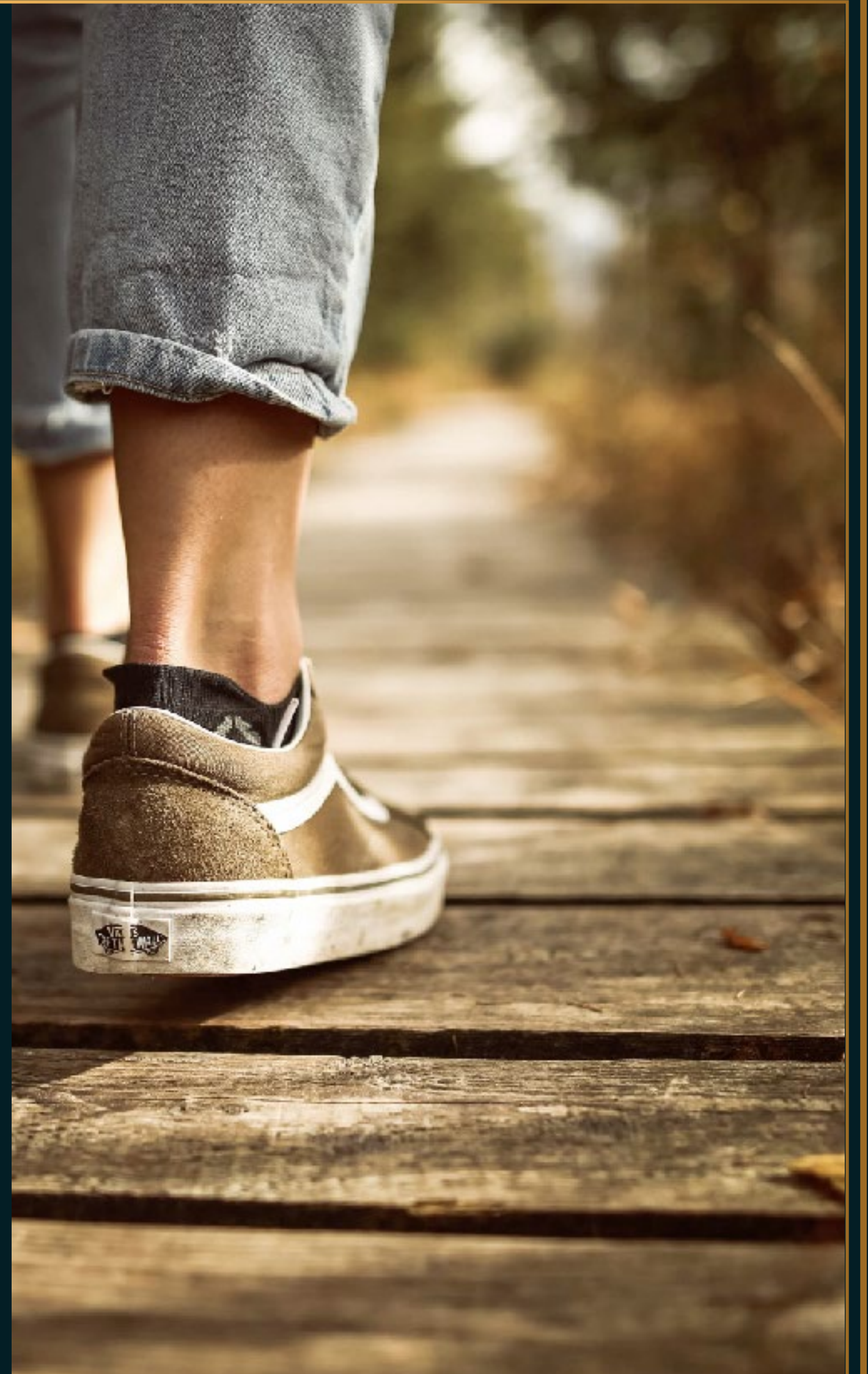




WALKINGAREAS

ENJOY YOUR WALK WITH YOUR
FAMILY IN A WIDE WALKING AREA
SURROUNDED BY BREATHTAKING
GREEN LANDSCAPE.
AND BUILD A LOYAL CUSTOMER
BASE.

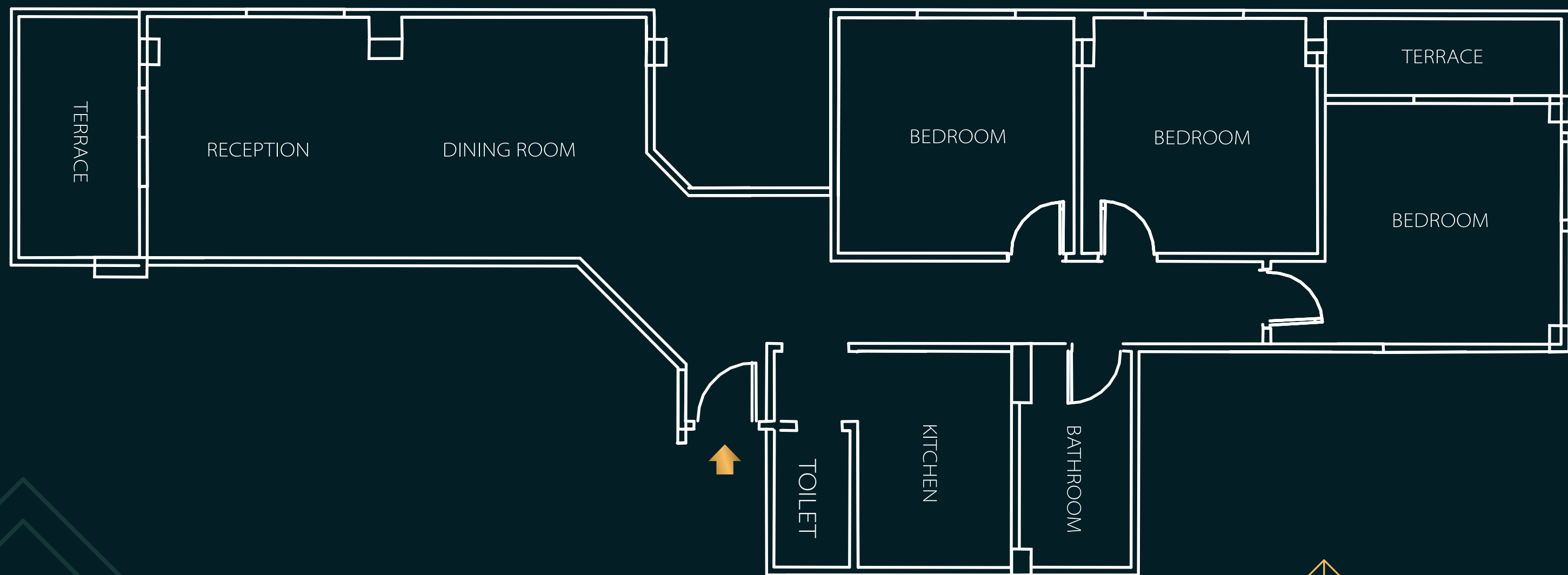
FACILITIES





TYPES

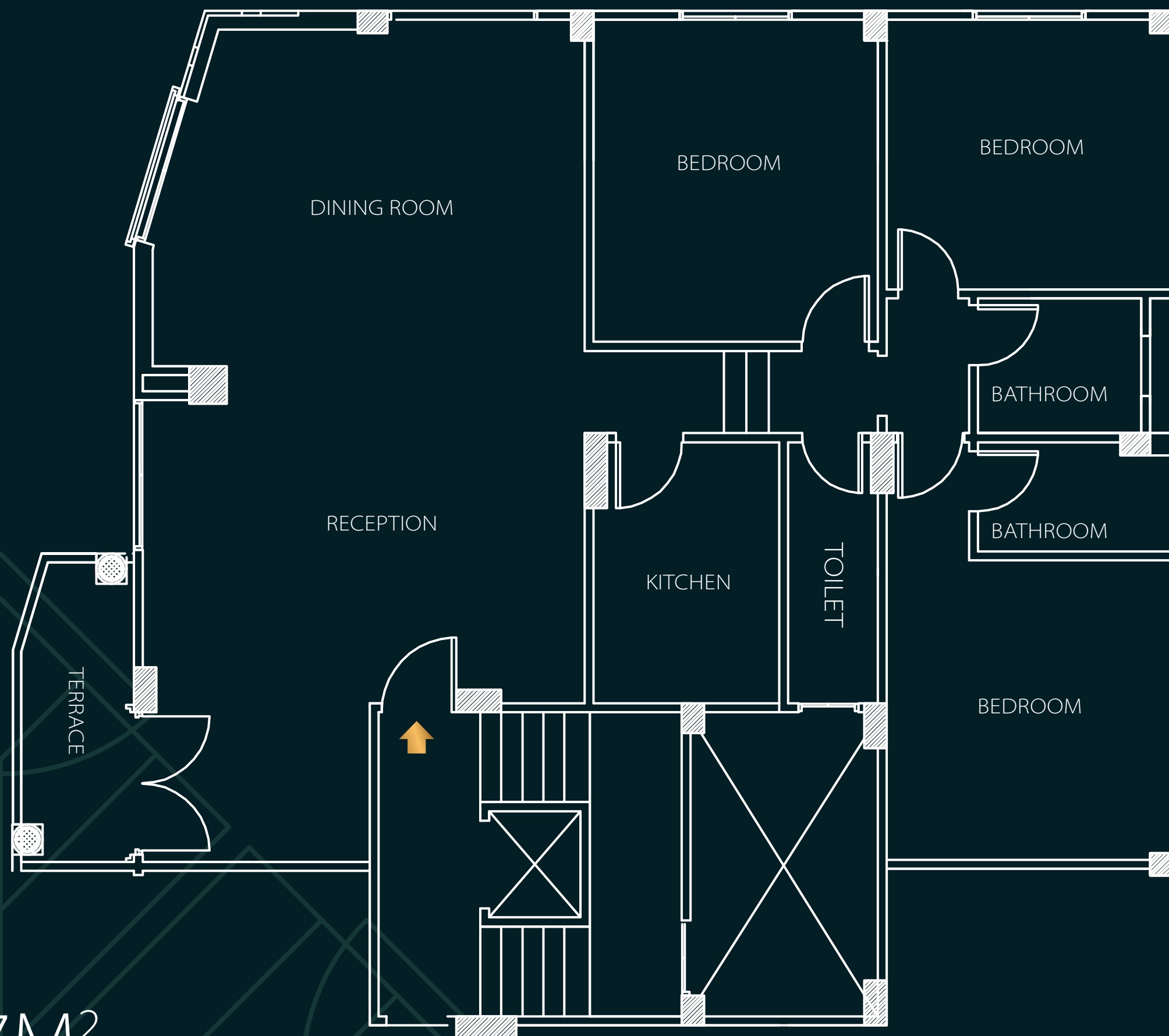
TYPE F TYPICAL FLOOR | TYPE A GROUND FLOOR | TYPE A TYPICAL FLOOR |
TYPE N TYPICAL FLOOR | TYPE K TYPICAL FLOOR |



DIMENSIONS

RECEPTION	4.00 X 3.68
DINNING ROOM	3.39 X 3.68
BEDROOM	3.60 X 3.60
BEDROOM	3.60 X 3.60
BEDROOM	3.61 X 4.97
KITCHEN	2.35 X 3.30
TOILET	1.16 X 2.00
BATHROOM	1.72 X 3.30
TERRACE	1.96 X 3.68

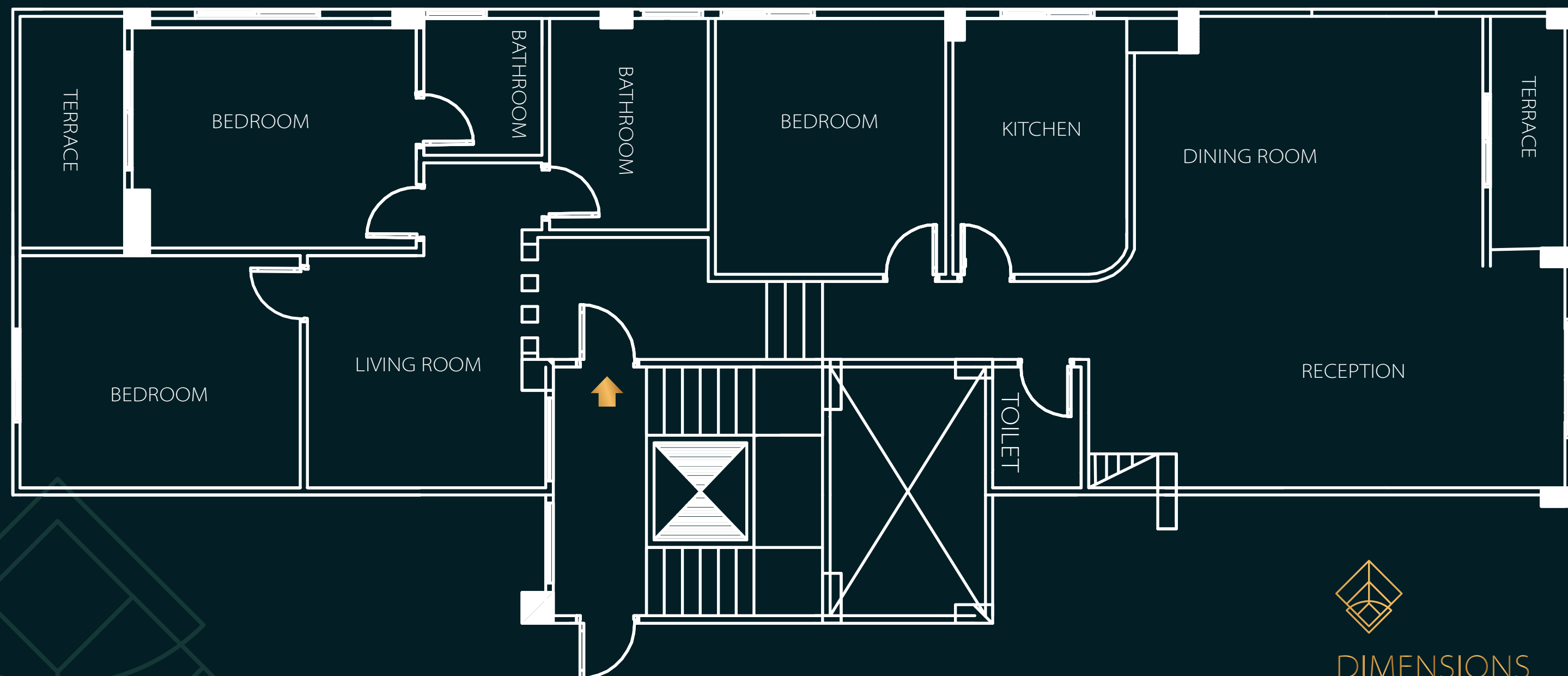
165M²
TYPE K TYPICAL FLOOR



DIMENSIONS

RECEPTION	2.77 X 2.12
	5.77 X 4.50
DINNING ROOM	5.77 X 4.30
BEDROOM	3.80 X 4.00
BEDROOM	3.82 X 4.30
BEDROOM	3.60 X 3.80
KITCHEN	2.48 X 3.40
BATHROOM1	1.80 X 2.18
BATHROOM2	1.40 X 2.80
TERRACE	1.50 X 4.00
TOILET	1.20 X 3.40

197M²
TYPE N TYPICAL FLOOR

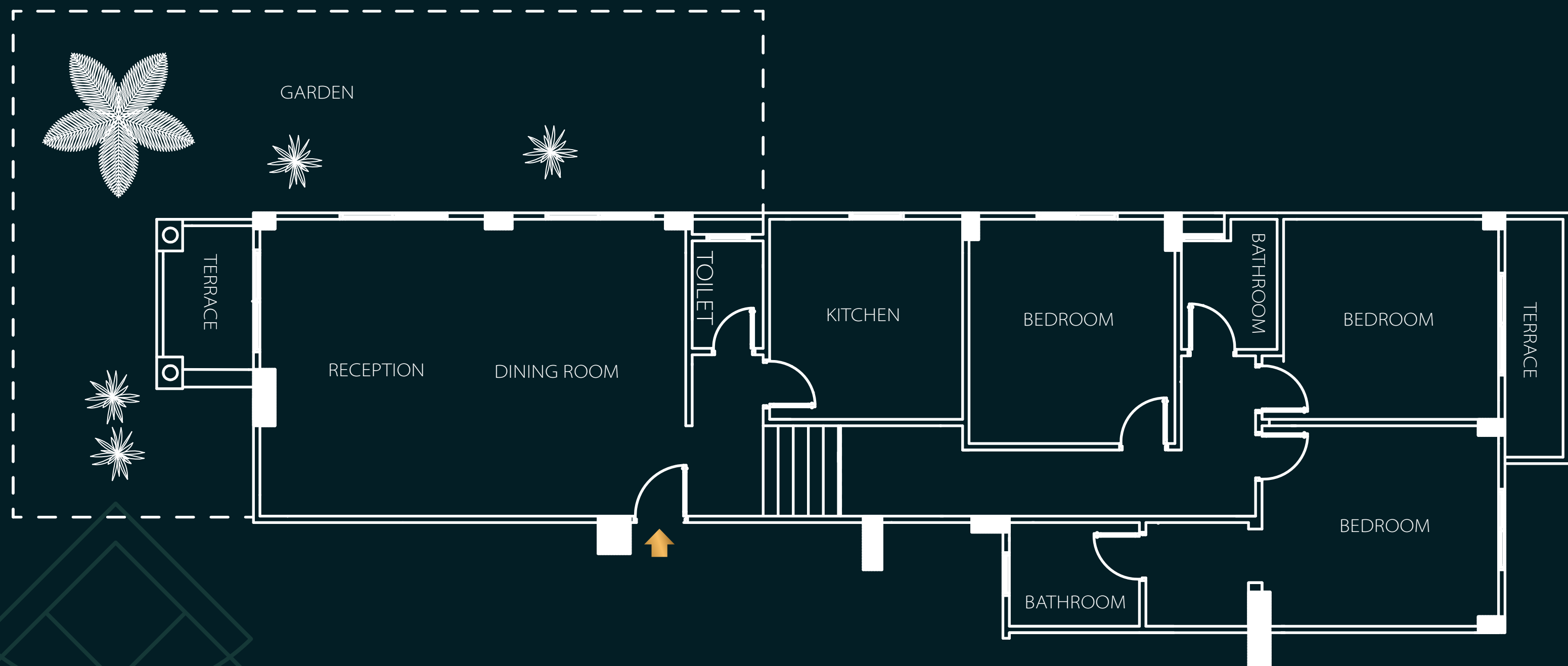


DIMENSIONS

RECEPTION	3.79 X 7.66
DINNING ROOM	3.79 X 5.60
BEDROOM	3.70 X 4. 11
BEDROOM	3.73 X 4. 70
BEDROOM	4.57 X 3.69
KITCHEN	2.81 X 4.11
TOILET	1.42 X 1.94
BATHROOM1	3.40 X 2.55
BATHROOM2	1.90 X 2.20
TERRACE1	2.00 X 3.69
TERRACE2	4.00 X 2.00

235M²

TYPE A TYPICAL FLOOR

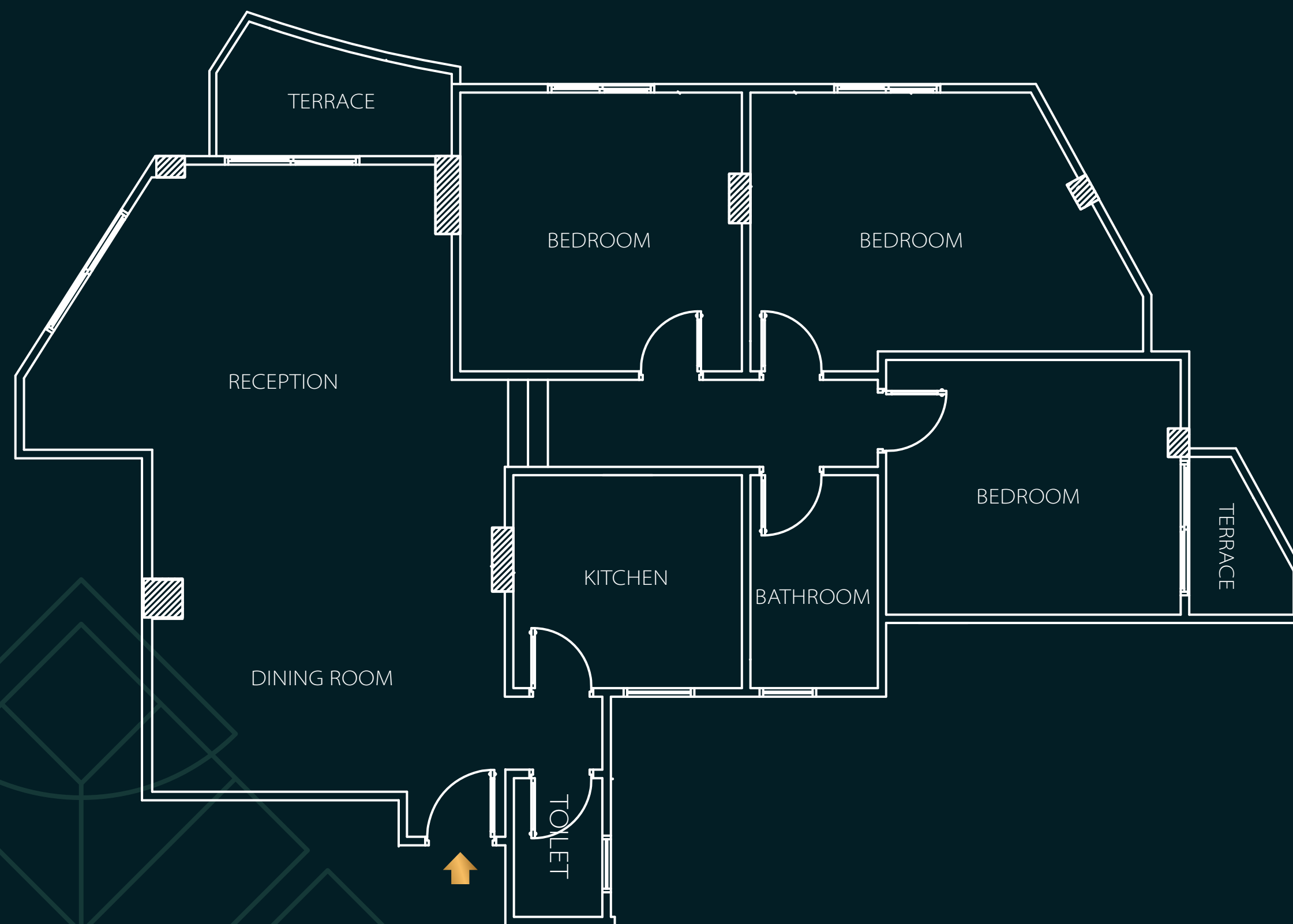


213M² + 79M² GARDEN

TYPE A GROUND FLOOR



RECEPTION & DINNING ROOM	5.52 X 7.92
BEDROOM	4.25 X 3.73
BEDROOM	4.40 X 3.73
BEDROOM	4.17 X 3.83
KITCHEN	3.72 X 3.59
TOILET	1.32 X 2.00
BATHROOM	1.78 X 2.42
BATHROOM	1.93 X 2.42
TERRACE1	4.42 X 1.08
TERRACE2	2.44 X 1.80
DRESSING ROOM	1.93 X 1.91



DIMENSIONS

RECEPTION	6.10 X 4.29
DINNING ROOM	4.70 X 4.69
BEDROOM	3.70 X 4.16
BEDROOM	5.50 X 3.60
BEDROOM	3.90 X 3.45
KITCHEN	3.01 X 3.77
TOILET	1.86 X 1.25
BATHROOM	3.01 X 1.80
TERRACE1	1.51 X 2.30
TERRACE2	3.13 X 2.29

182M²
TYPE F TYPICAL FLOOR



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