



What is the value of all the **real estate** in the world ?

With a total value of **\$379.7 trillion** at the end of 2022, real estate is worth more than the global equity and bond markets combined and is almost four times the size of global GDP, shows a Savills report.

PROPERTY REMAINS THE WORLD'S BIGGEST STORE OF WEALTH

Points to consider while doing a real estate investment:

- Credible & expert developer with track record
- Destination
- Location of the project
- Masterplan
- Architecture
- Value for money price
- Payment plan-actual amount paid until delivery (55% upon delivery)
- Fully finished
- External services (commercial & facilities)
- Internal services (property management)
- Generating income by foreign currency
- Location, location, location

DON'T WAIT TO INVEST IN REAL ESTATE, INVEST IN REAL ESTATE AND WAIT

**THE BEST TIME TO BUY REAL ESTATE WAS
5 YEARS AGO**

NUMBERS SPEAK LOUDER THAN WORDS

01

Total land Bank
4000 Feddans.

04

Total number
of **20,893 units.**

02

65 projects all
over Egypt.

05

Delivered
10,308 units.

03

Enriching the lives
of **40,000**
satisfied residents
and owners.

06

To be delivered
in 2024
2,500 units.

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.

Our communities are crafted to foster a deep sense of belonging, whether in the vibrant city or along serene coastal landscapes. In urban environments, we create innovative spaces that bring people together through shared amenities, lively social hubs, and sustainable features integrated into our new projects, embodying our ever-evolving approach to modern living. Along the coast, our developments offer peaceful escapes where nature and community thrive side by side, encouraging meaningful connections between residents and their surroundings.

Across all our communities, inclusivity, comfort, and a true sense of home are woven into every detail, ensuring everyone can find their place and feel genuinely at ease.



Livable Communities
48 Communities - Fully Delivered



Non-Livable Communities
8 Projects - Under constructions



Retail, Commercial & Hospitality Projects
9 Projects - Fully Operating





katameya residence

THE
MORNINGS

katameya
HILLS



Bellagio

Platinum Club

Grand Residence

La Reve

THE SQUARE

LAVENIR

AT-
EAST

Rare

Alaire

Green Square

Woodwalks

THE RIDGE

OUR PROJECTS
IN THE EAST

at **ahly
sabbour**
DEVELOPMENTS



Hazard Mall



Emerald Plaza Mall



FuelUp Gas & mini Strip Mall



Cairo Festival City Mall



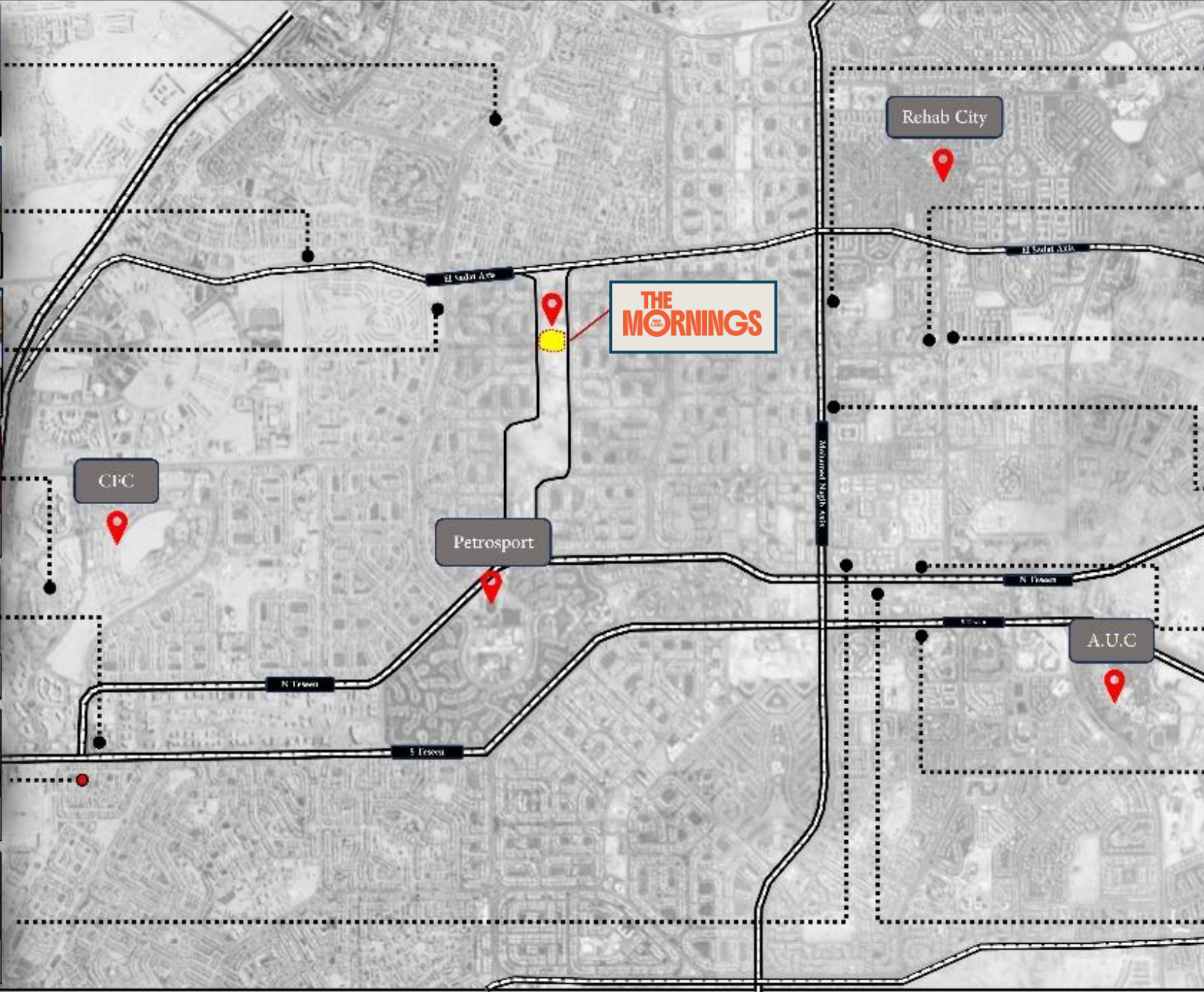
Downtown Mall



One Ninety



Mar V Mall



O1 Mall



Garden 8 Mall



Leven Square Mall



The Water Way Mall



The Water Way 2 Mall



Concord Plaza Mall



The Nox Mall



Manchester
Intl. School

THE
MORNINGS

Nile Intl. School

Salah El Din
Intl. School

Main Marks

El Sadat Axis

Al Yasmine

Al Banafseg

N Teseen

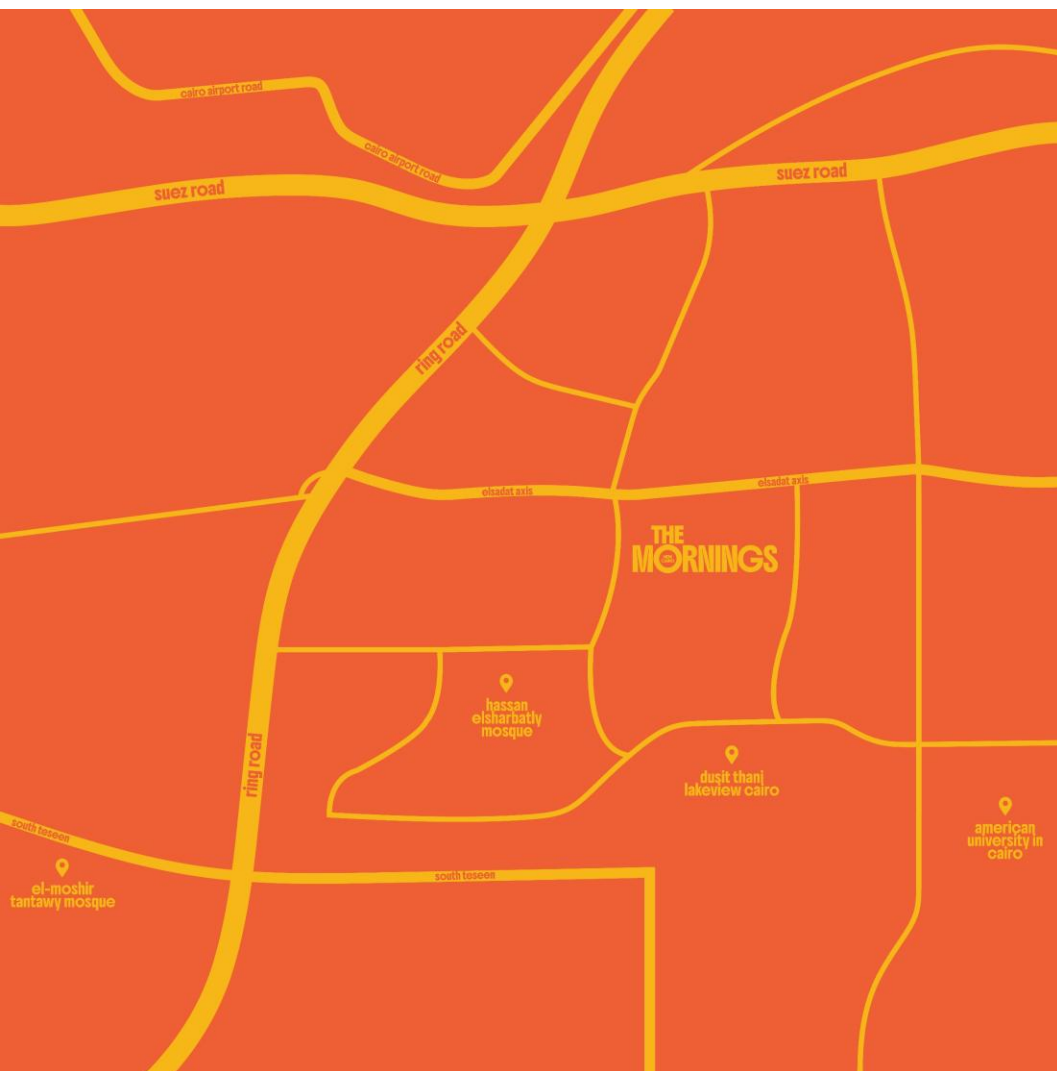
S Teseen

Mohamed Nagib Axis

Kasr El Kababgi

ahly
sabbour
DEVELOPMENTS

ahly
sabbour
DEVELOPMENTS



New Cairo has a new golden spot, and it's all about opportunity. With The Mornings, you're not just buying into a location—you're stepping into a smart investment with seamless returns. A fresh, vibrant community meets an effortless rental model, making this the bright side of real estate in East Cairo.

7 minutes to Dusit Thani lake view

15 minutes to CFC

20 minutes to Cairo airport

15 minutes to AUC

10 minutes to Rehab

Our next destination

THE
MORNINGS
NEW
CAIRO
apartments & suites

THE MORNINGS

APARTMENTS & SUITES

A fresh start, a place where ambition meets possibility.
Just like the golden hour of sunrise, our young
community embodies energy in an atmosphere with the
perfect balance of abundance & homeliness.

THE

MORNINGS

OFFICES AND CLINICS

A great place to for your business right above the commercial strip, separated from the residential area yet enjoying the city view with external accessibility
Ensuring no conflict between residential life and business life

THE MORNINGS

1st OWN- TO - RENT

For the 1st time in Egypt

Why just own when you can earn? The Mornings flips the script on traditional real estate—these aren't just apartments, they're income-generating assets. You invest, the operational team takes care of the rest, and your property works for you. It's ownership, but smarter.

concept

- 1- Cozy gated community in the heart of the fifth settlement.
- 2- Buying with the Expert Al Ahly Sabbour. 30 years of delivering homes.
- 3- Offering the client's Higher Potential Rental Income by collaborating with Birdnest.
- 4- Dynamic Increase in Price unit due to the location, services they are offering.
- 5- Hassle free rental services by BirdNest.
- 6- Flexible payment plans
- 7- Earn while Paying (by renting the units and you are still installing it)



Why
THE
MORNINGS?

- 8- Maximizing purpose of the property by the flexibility of renting it or using it, will maximize our client's investment value.
- 9- Increasing the Value of the unit during the 3-year delivery. Which will ensure highest returns for both investors and end users
- 10- Delivery New Concept In the Compound which is Turn on Key, Ready to Rent units.
- 11- Building Equity Over time.
- 12- Exclusive Experience for Owners (to facilitate their experience in the compound) such as walking tracks, water features, community center
- 13 - Security Against inflation with the maximum ROI.
- 14- With Al Ahly Sabbour as the developer, buyers and investors can have confidence that they are investing in a project that is well-executed, high-quality, and in a prime location.

**Why
THE
MORNINGS?**

Our strategic partners



RICH HOUSE
DEVELOPMENTS



BirdNest

The mornings
Master plan.

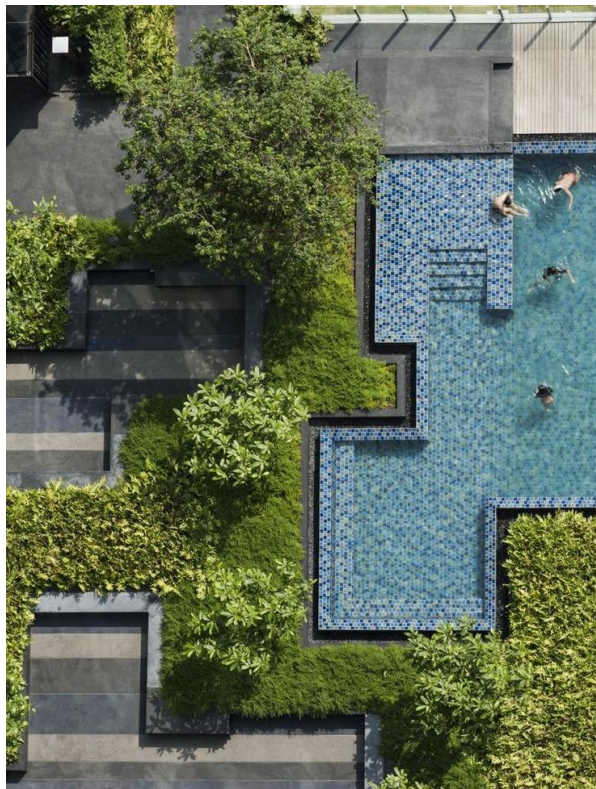


- **Boutique Closed, & roadless community.**
- **All services aside will give us the opportunity of owning a hotel look alike experience.**
- **Almost most of the units are overlooking water features.**

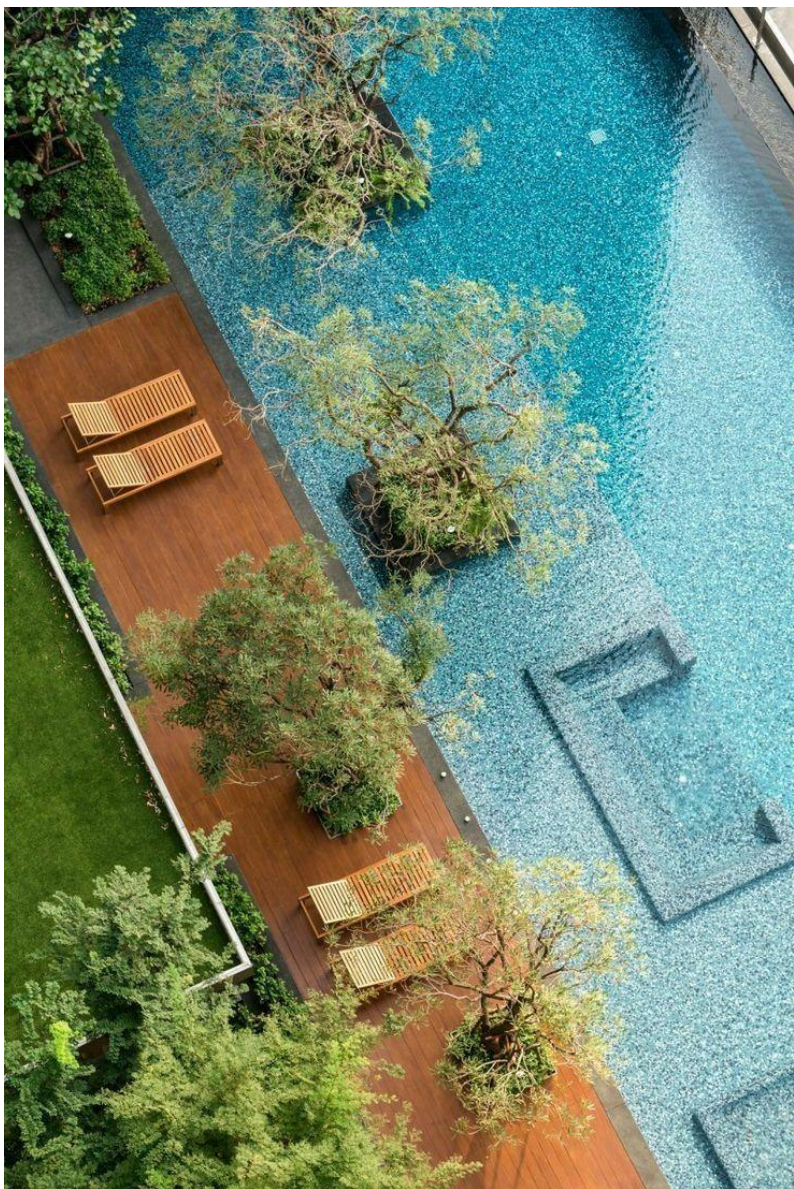
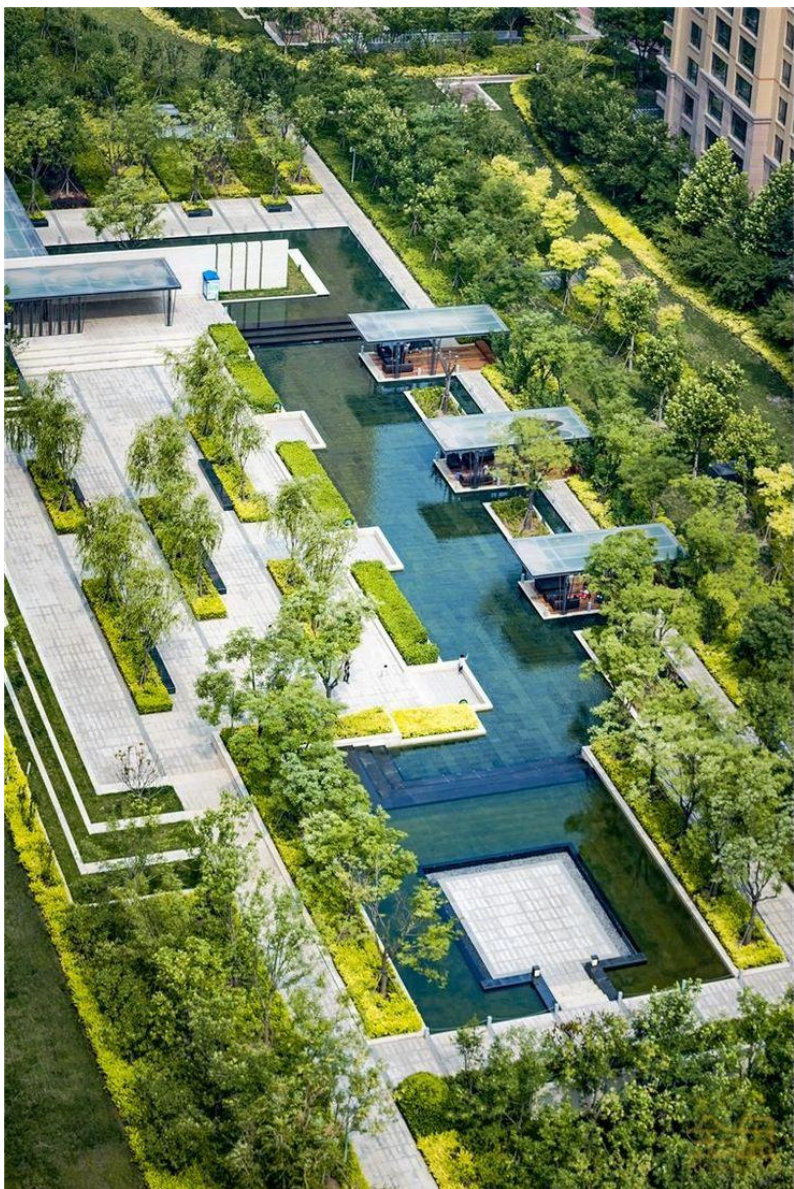
THE MORNINGS

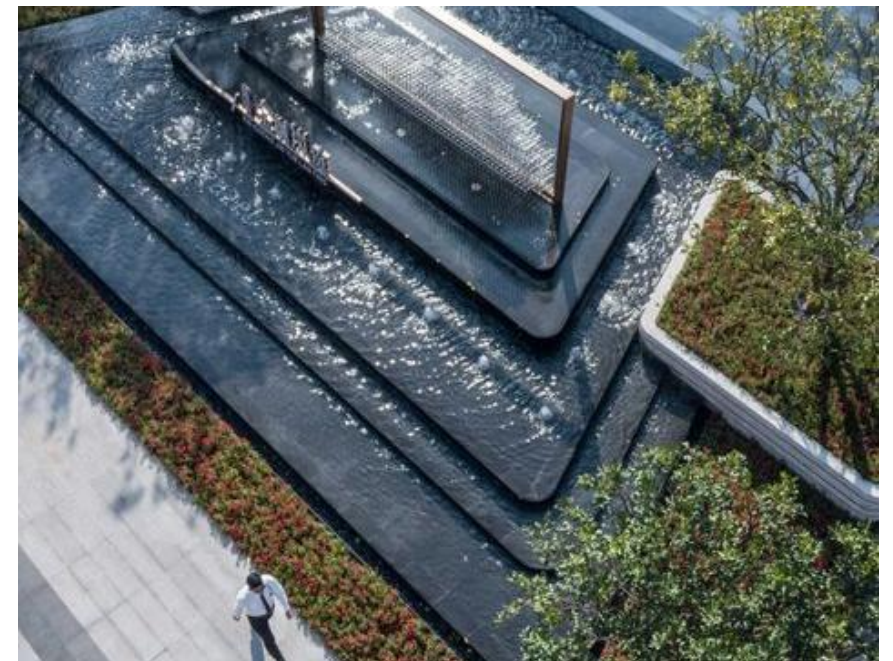
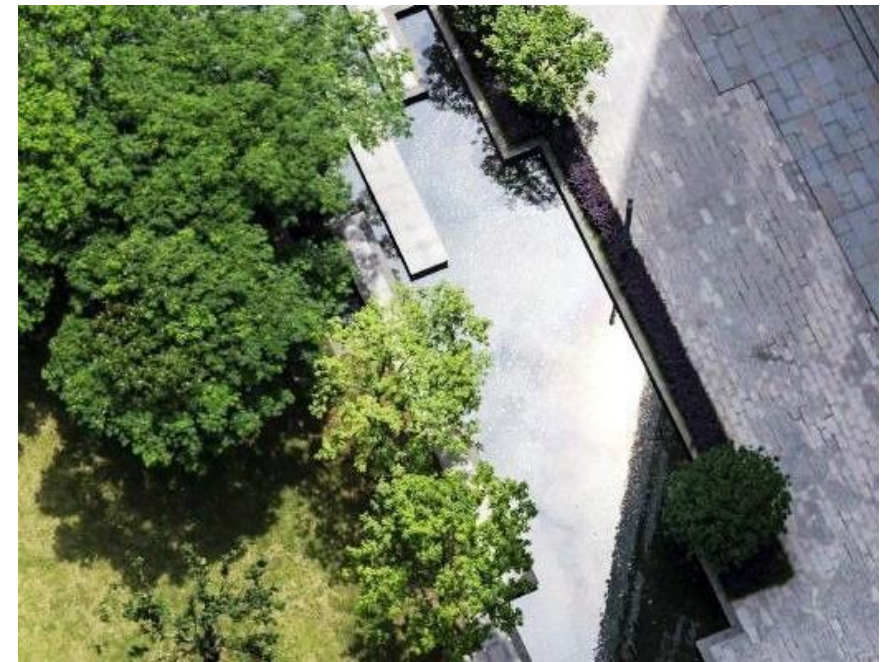
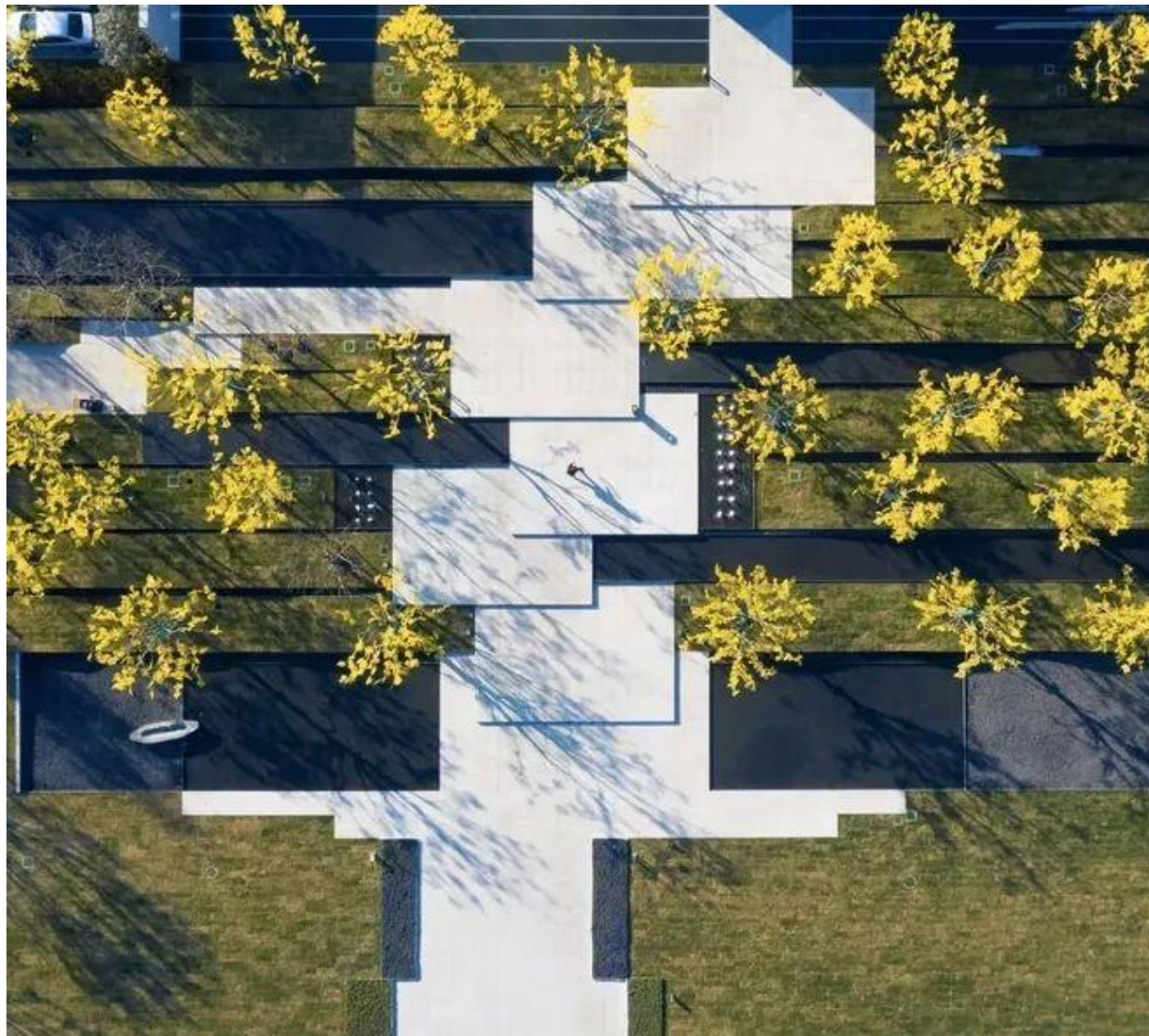
Surrounding functions

Every detail is designed to enhance your experience and offer you a peaceful, nature-inspired lifestyle. Our compound features thoughtfully planned amenities that encourage relaxation, wellness, and community. Let's explore some of the key features that make The Mornings a truly special place to live.

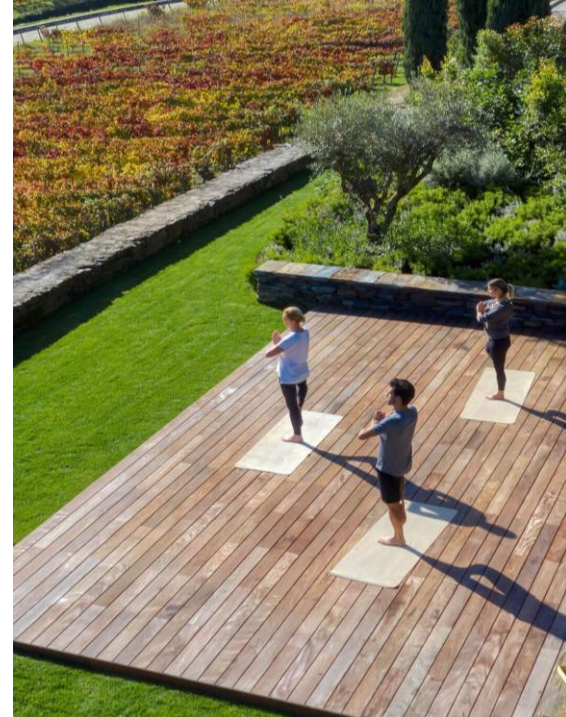
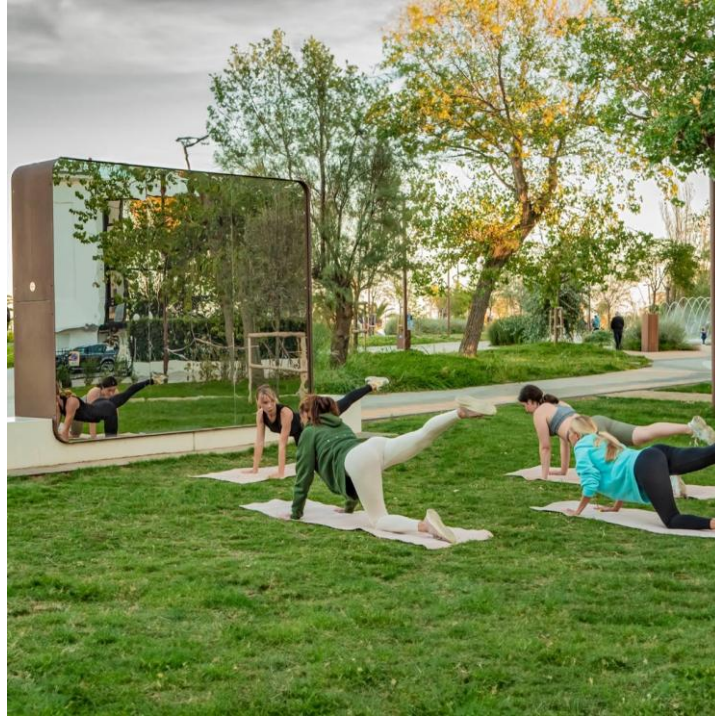


Water features





Landscape design



Mental relaxation



**Bikes and Jogging lanes .
Shaded open air spaces.**



Gathering points



Kids area



Outdoor gym



THE MORNINGS
elevations



THE MORNINGS

THE MORNINGS



THE MORNINGS



THE MORNINGS



THE MORNINGS
Front elevations



THE MORNINGS





Al Ahly Sabbour x BirdNest : From ownership to income.

Egypt's First Own-To Rent Community

**Medium to Long
Term Rental**

**Development built
for ROI**

**BirdNest manages
rentals from Day 01**

**Lock today's price, Earn
tomorrow's rising rents!**



Why this works for Buyers

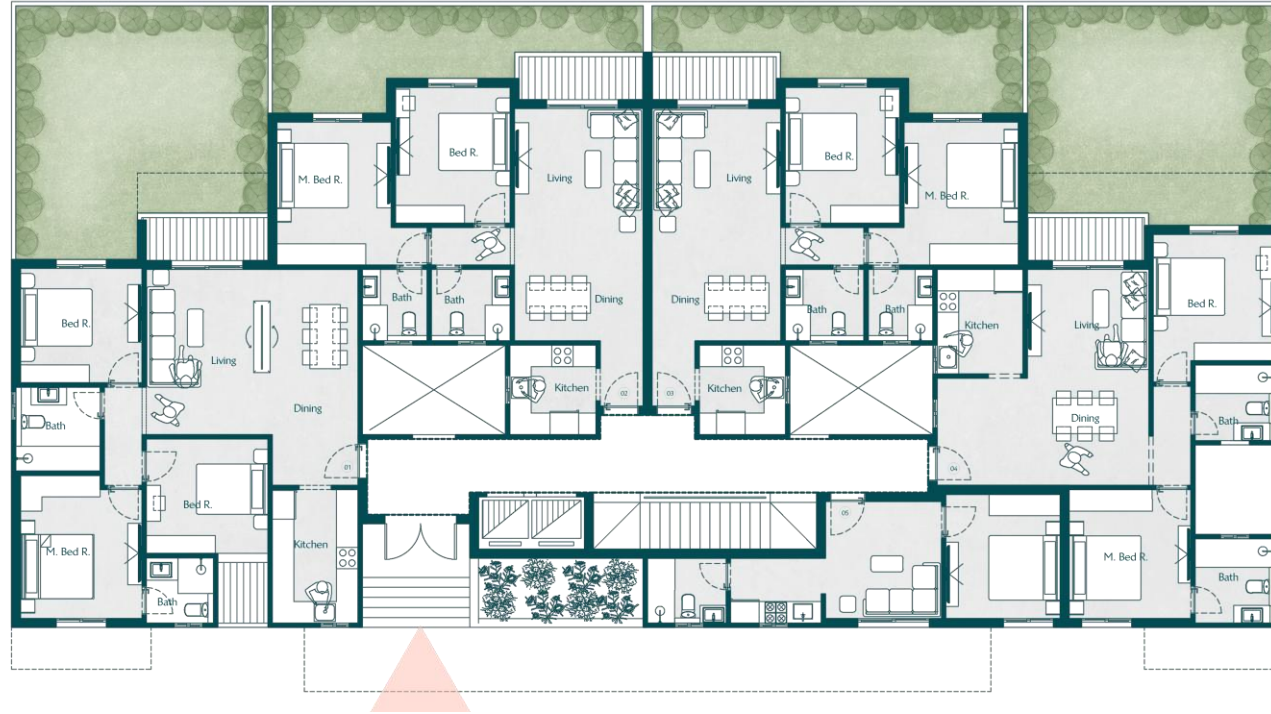
- Just 500K down to secure a future income asset
- Passive income starts post-handover
- Fixed installments vs growing rent
- Full ownership in 8 years
- Resale & capital gain upside
- Sell a financial model, not just a unit
- Close deals faster with ROI-based logic
- Perfect for investors, expats, remote buyers

THE MORNINGS NEW CAIRO apartments & suites

Floor plans TYPE A

TYPE-A

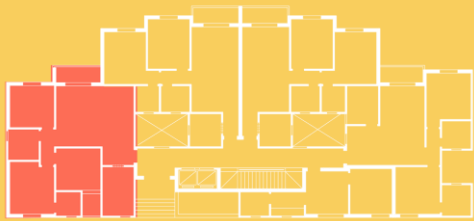
GROUND FLOOR



TYPE A

GROUND FLOOR

AREA 142M²
AREA GARDEN 42M²



A.	KITCHEN	3.73 X 2.40 M
B.	RECEPTION & DINING	5.92 X 4.62 M
C.	MASTER BEDROOM	4.00 X 3.40 M
D.	MASTER BATH	1.88 X 1.83 M
E.	BEDROOM 02	3.40 X 3.20 M
F.	BEDROOM 03	3.40 X 3.20 M
G.	TERRACE	1.70 X 1.40 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE A

GROUND FLOOR

AREA 110M²
AREA GARDEN 16M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

GROUND FLOOR

AREA 110M²
AREA GARDEN 16M²

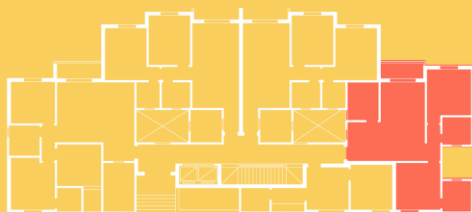


A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

TYPE A

GROUND FLOOR

AREA 118M²
AREA GARDEN 38M²



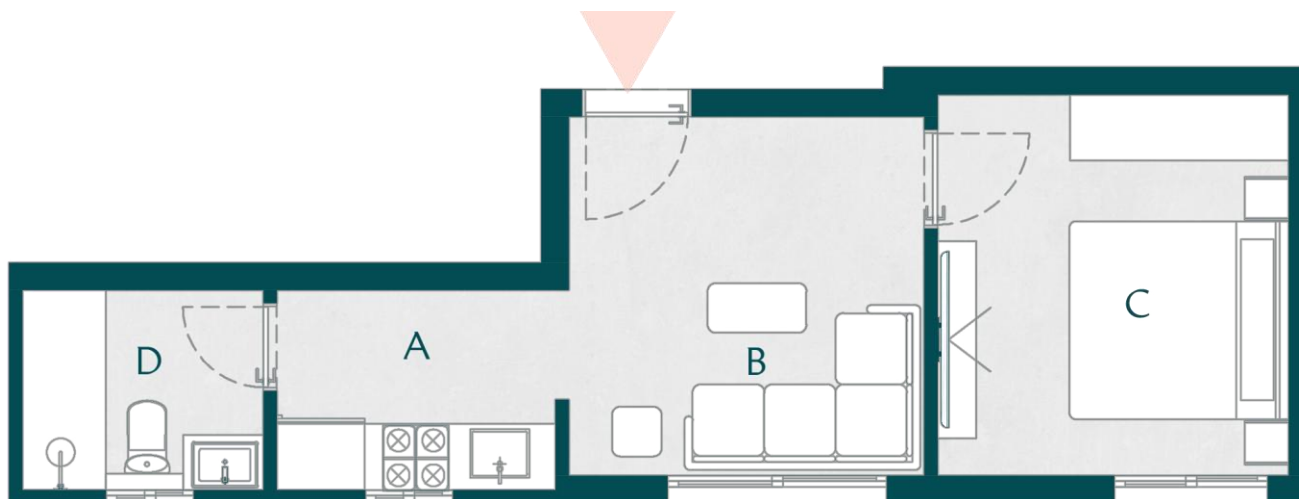
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	5.92 X 3.00 M
C.	LIVING	3.40 X 3.00 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M



TYPE A

GROUND FLOOR

AREA 50M²



A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.27 X 3.25 M
C.	BEDROOM	3.47 X 3.47 M
D.	BATH	2.20 X 1.82 M

TYPE-A

TYPICAL FLOOR



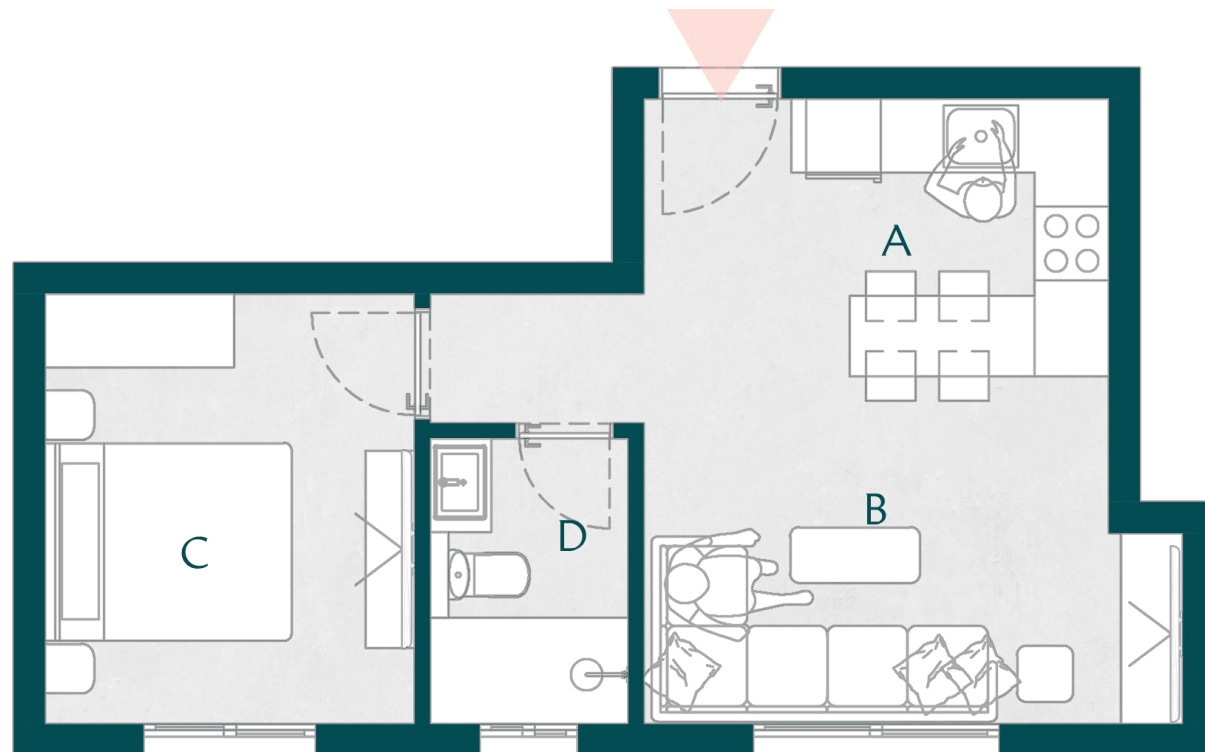
TYPE A

TYPICAL FLOOR

AREA 57M²

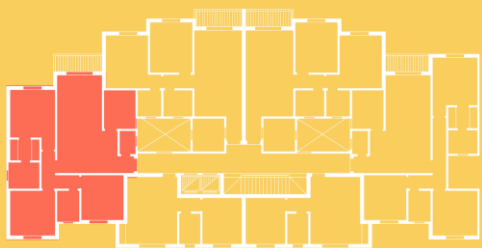


A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M

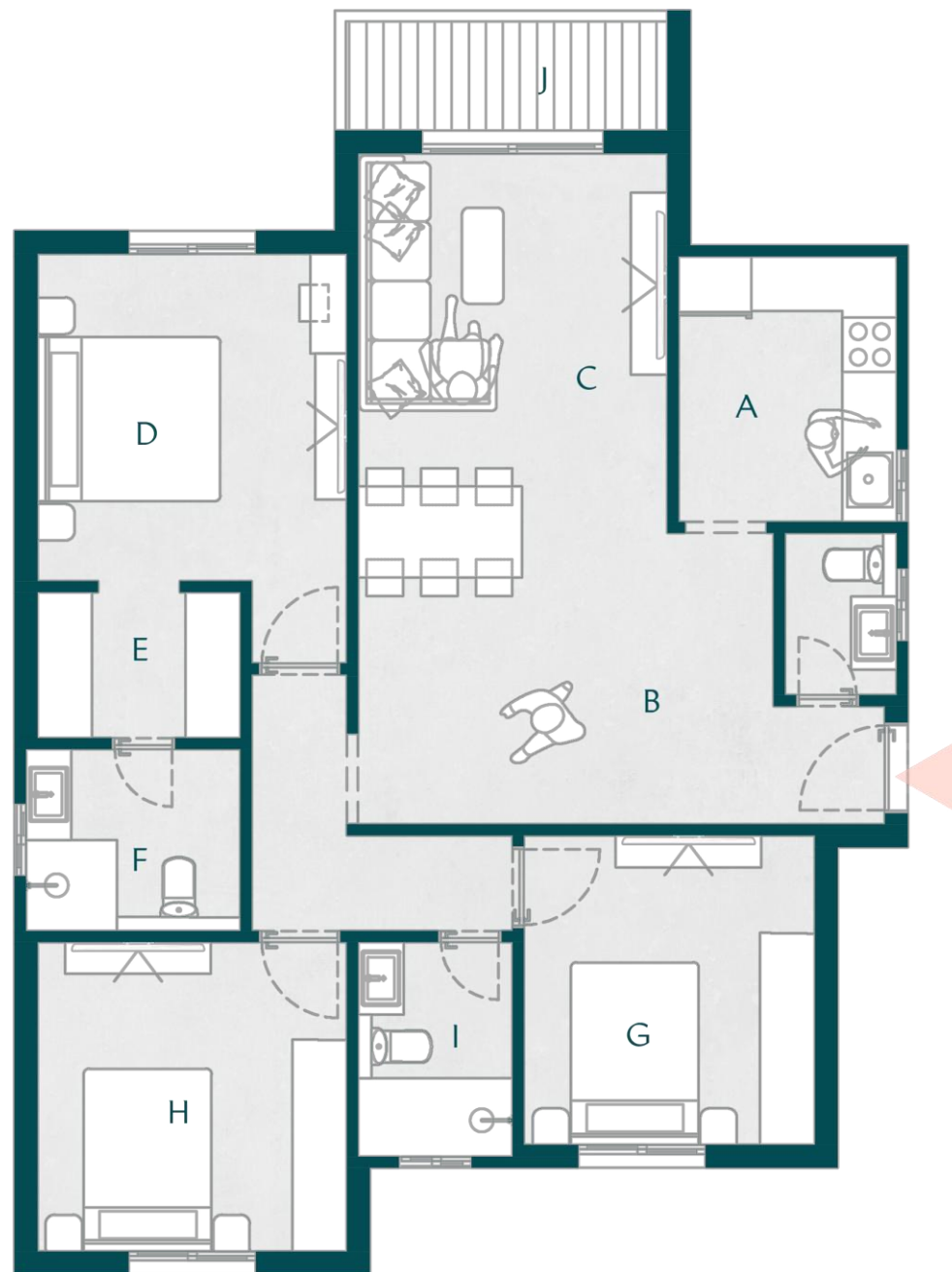


TYPE A

TYPICAL FLOOR AREA 148M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	BEDROOM 03	3.47 X 1.20 M



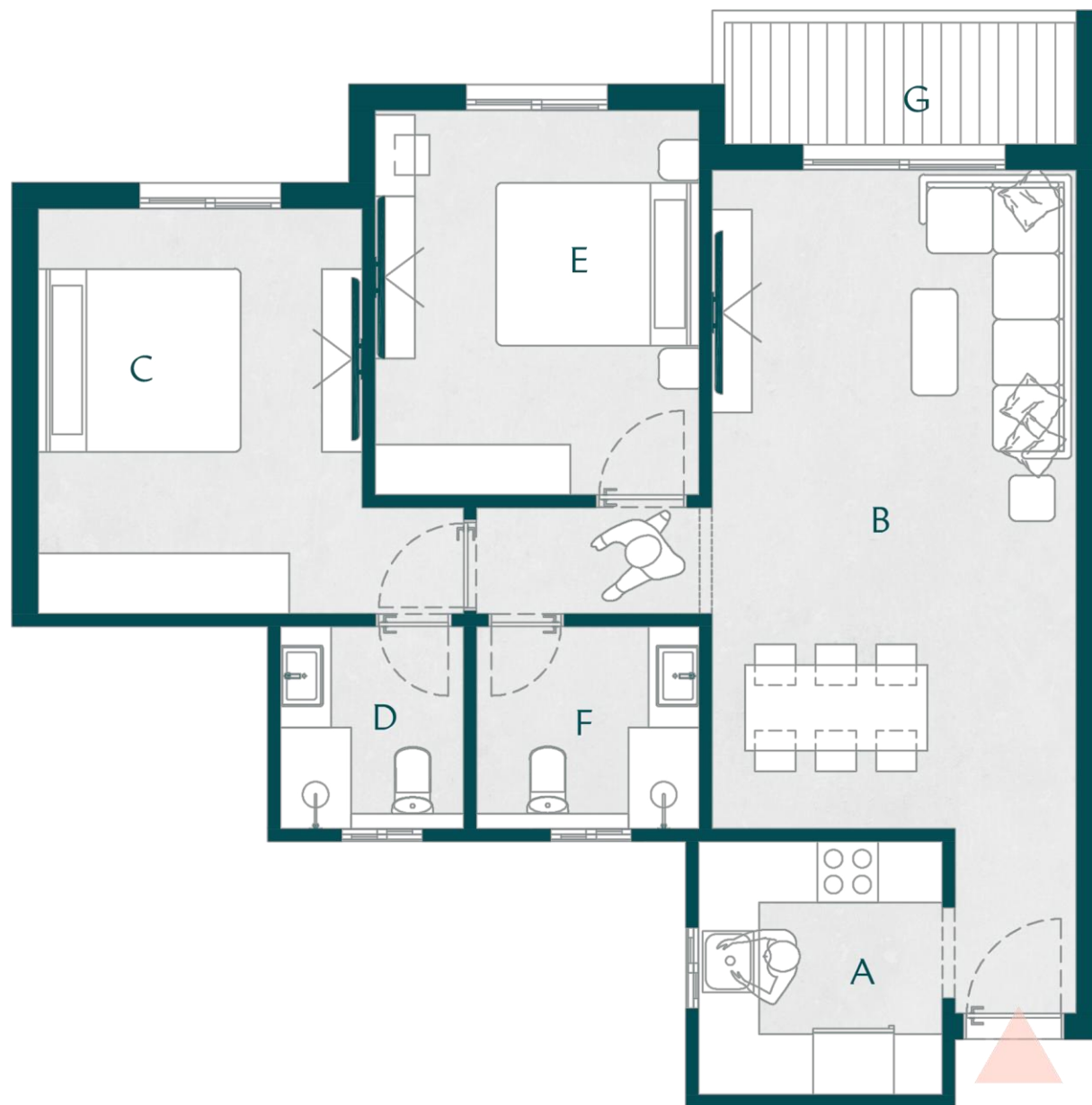
TYPE A

TYPICAL FLOOR

AREA 110M²



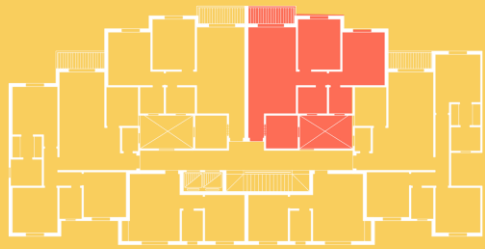
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

TYPICAL FLOOR

AREA 110M²

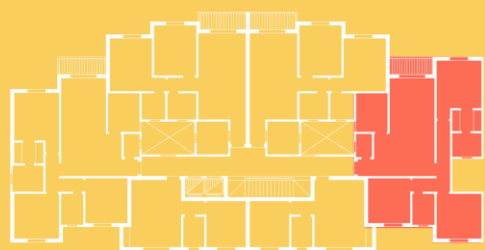


A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

TYPICAL FLOOR AREA 148M²



A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.23 X 1.80 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



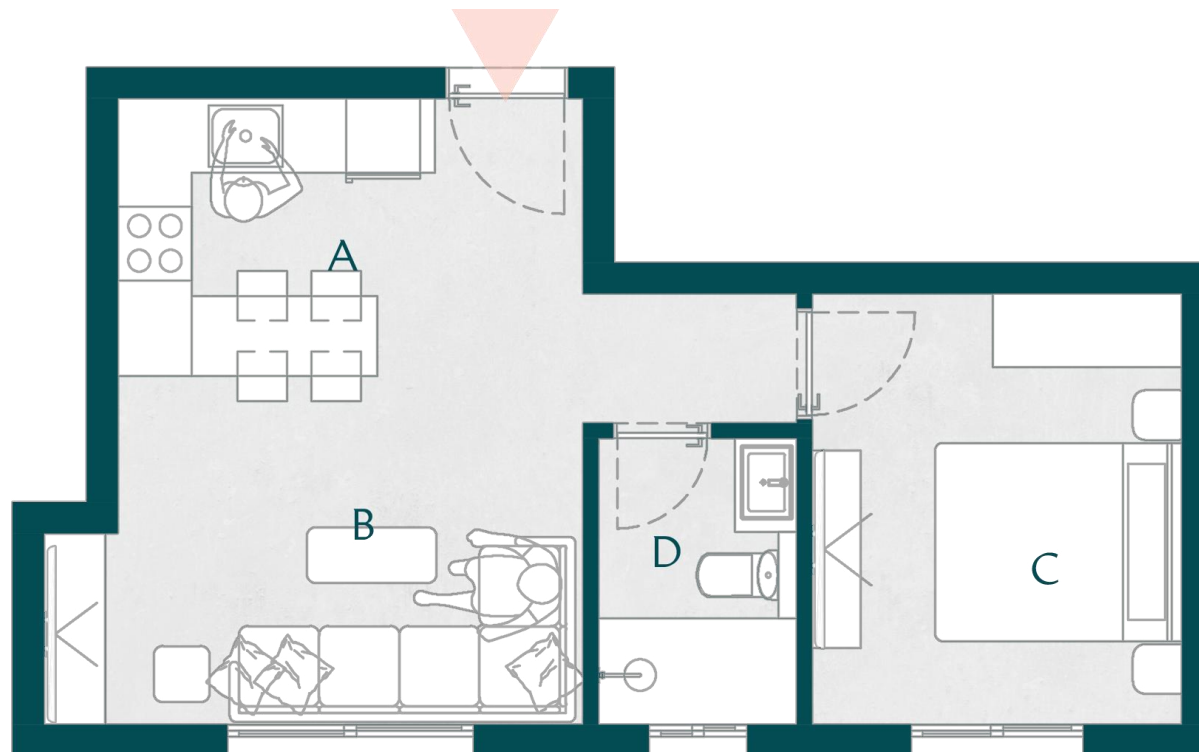
TYPE A

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATHROOM	2.32 X 1.60 M



THE MORNINGS NEW CAIRO

apartments & suites

Floor plans
TYPE B

TYPE-B

GROUND FLOOR



TYPE B

GROUND FLOOR

AREA 57M²



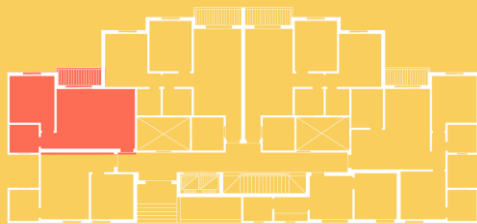
A.	KITCHEN	3.75 X 1.50 M
B.	RECEPTION	3.52 X 3.65 M
C.	BEDROOM	3.40 X 3.20 M
D.	BATH	2.35 X 2.23 M



TYPE B

GROUND FLOOR

AREA 74M²
GARDEN AREA 38M²



A.	KITCHEN	3.20 X 2.12 M
B.	RECEPTION	4.50 X 3.80 M
C.	BEDROOM	3.53 X 3.40 M
D.	BATH	2.23 X 2.12 M
E.	TERRACE	3.27 X 1.20 M



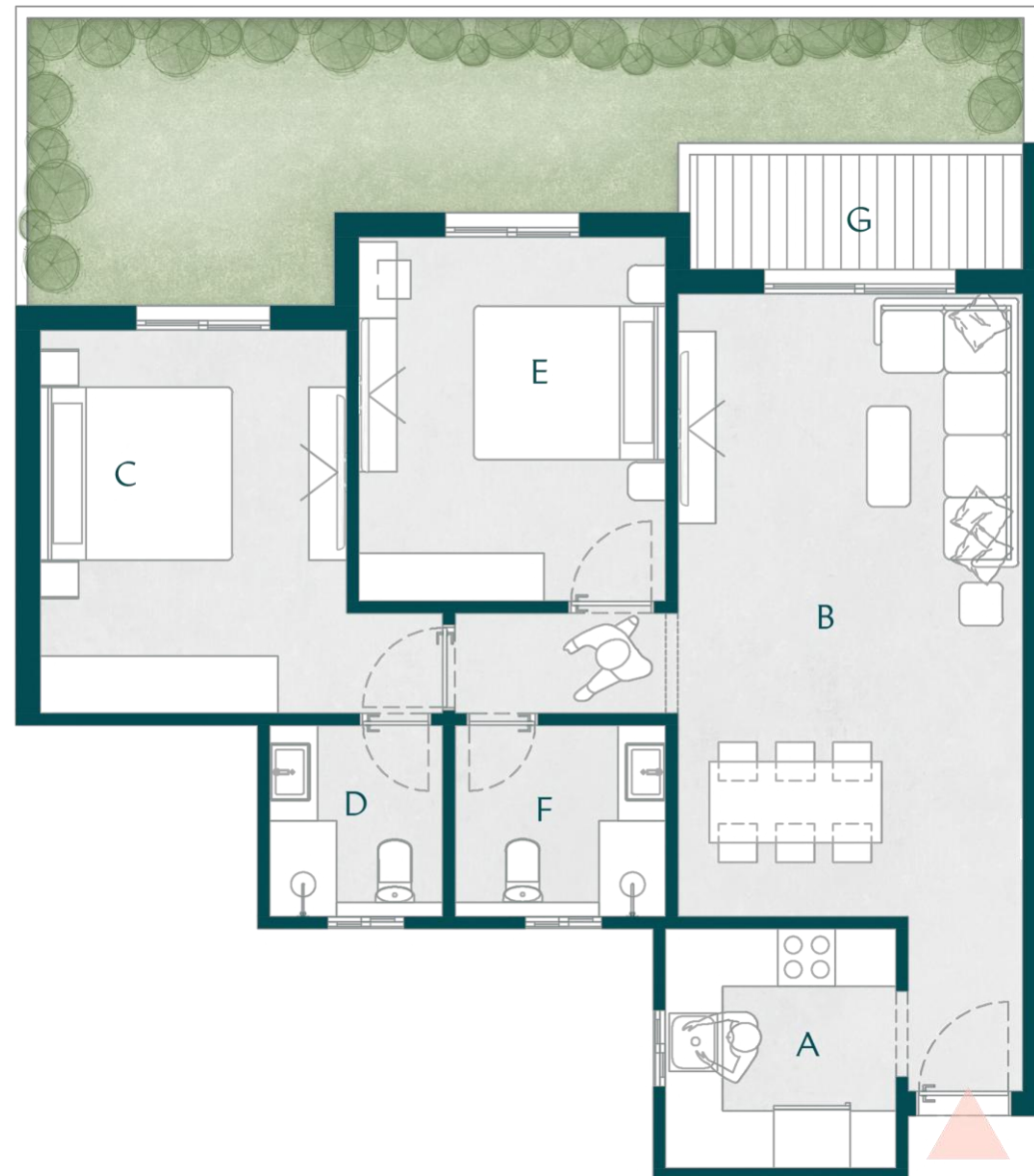
TYPE B

GROUND FLOOR

AREA 110M²
AREA GARDEN 16M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

GROUND FLOOR

AREA 110M²
GARDEN AREA 16



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

GROUND FLOOR

AREA 118M²
GARDEN AREA 38M²



A.	KITCHEN	2.92 X 2.40 M
B.	DINING	5.92 X 3.00 M
C.	LIVING	3.40 X 3.00 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M



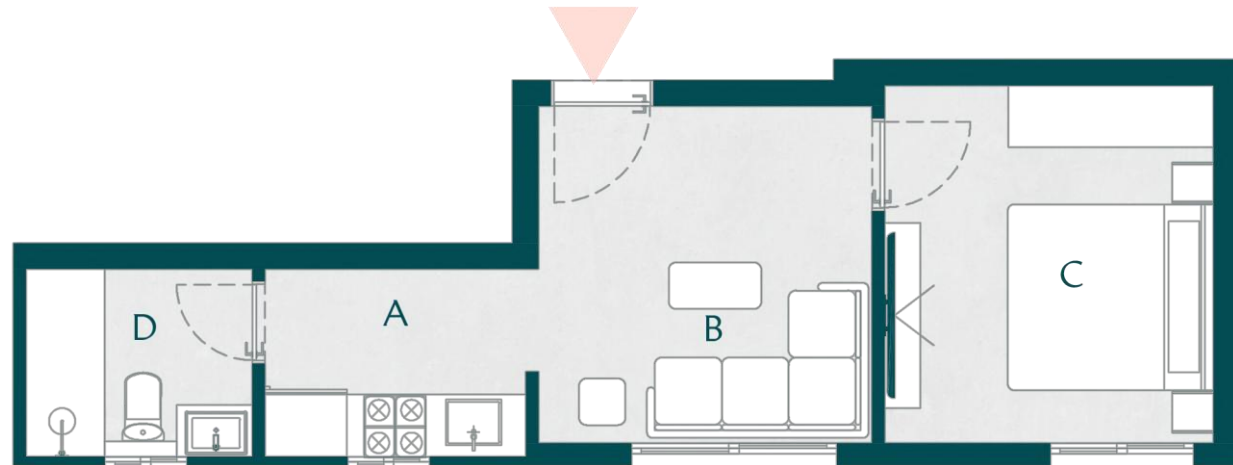
TYPE B

GROUND FLOOR

AREA 48M²

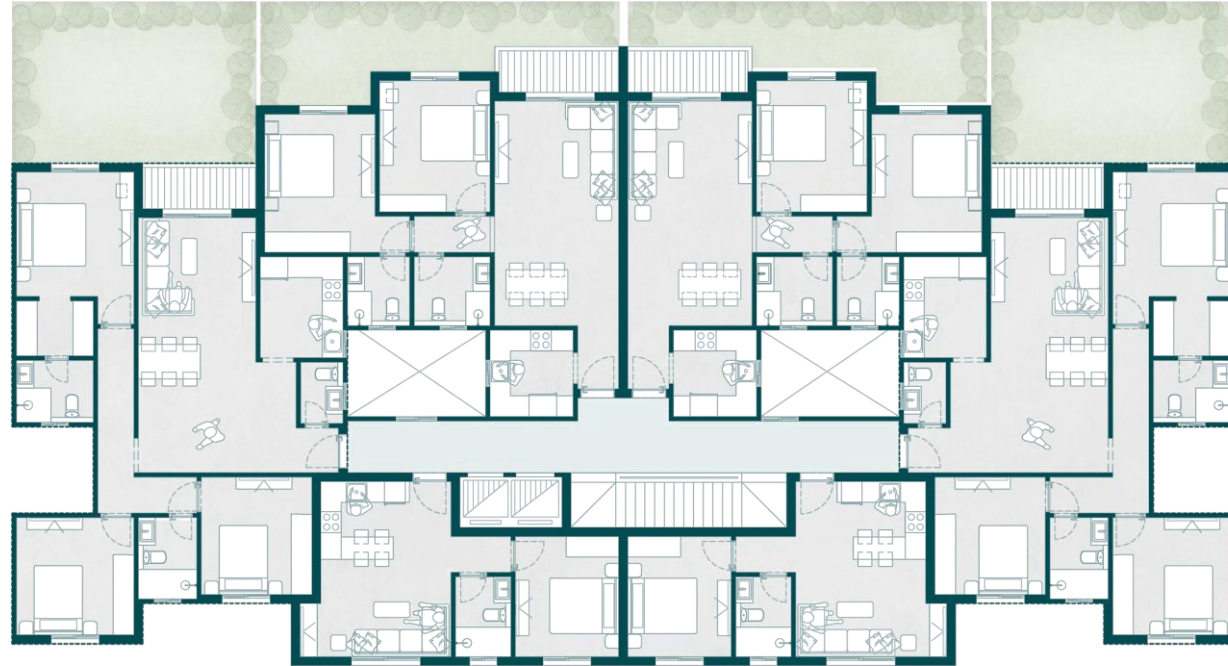


A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.27 X 3.25 M
C.	BEDROOM	3.47 X 3.47 M
D.	BATH	2.20 X 1.82 M



TYPE-B

TYPICAL FLOOR



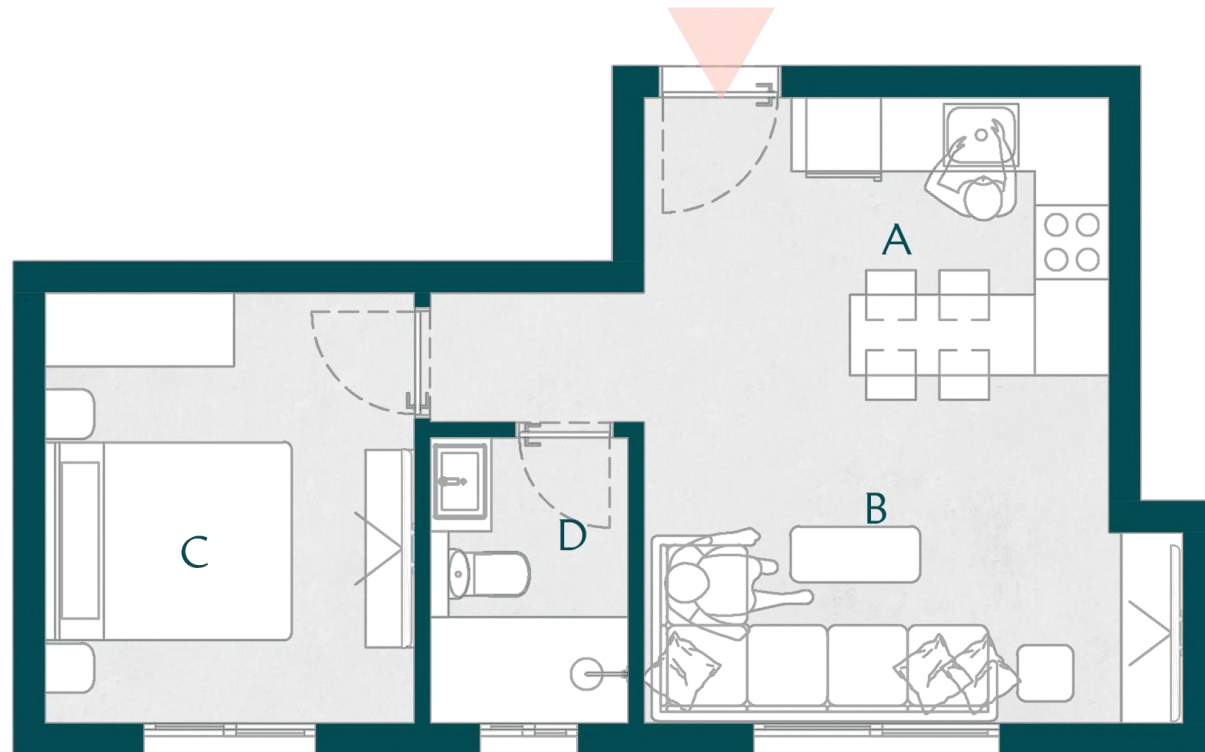
TYPE B

TYPICAL FLOOR

AREA 57M²



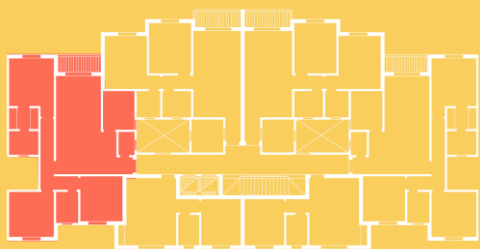
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



TYPE B

TYPICAL FLOOR

AREA 148M²



A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.35 X 2.00 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



TYPE B

TYPICAL FLOOR AREA 110M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

TYPICAL FLOOR

AREA 110M²



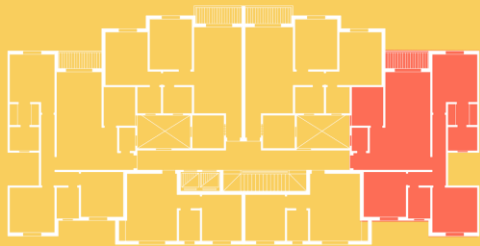
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

TYPICAL FLOOR

AREA 148M²



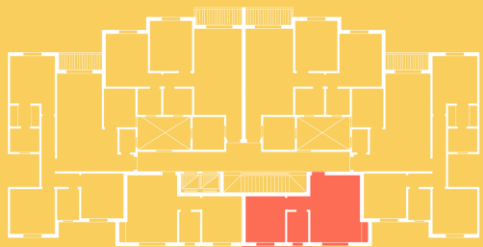
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.23 X 1.80 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



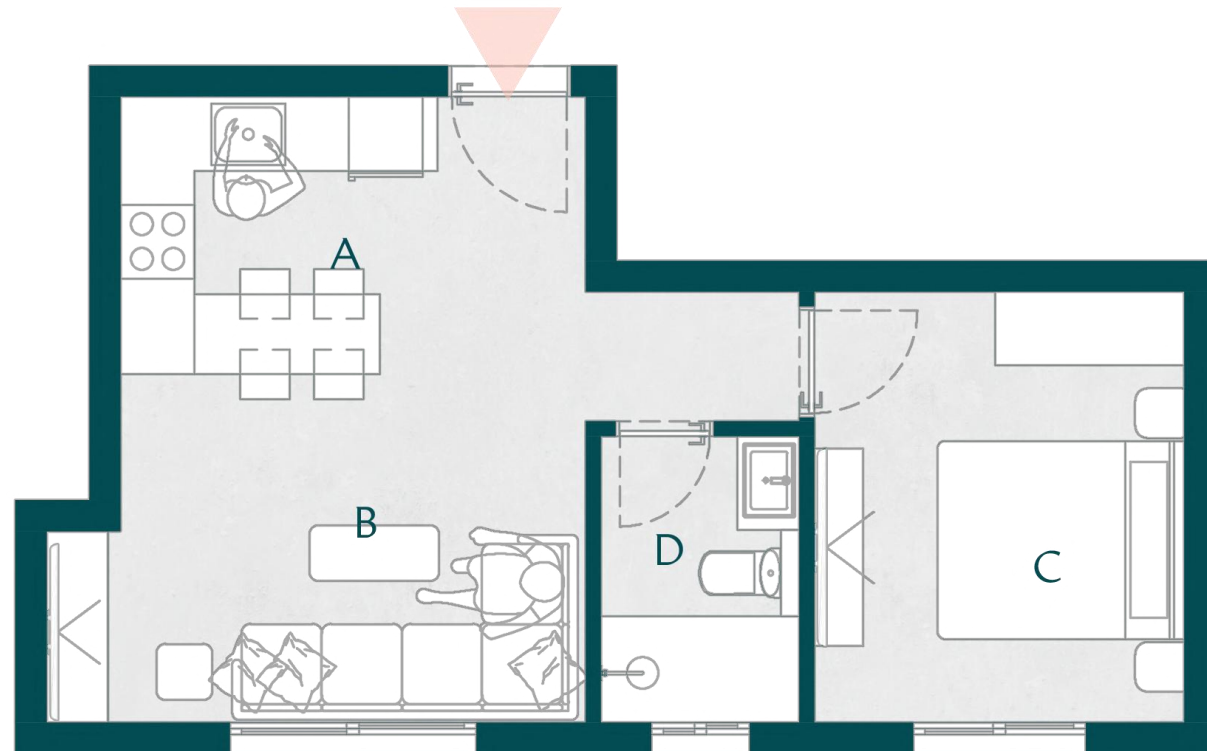
TYPE B

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



THE MORNINGS NEW CAIRO apartments & suites

Floor plans
TYPE C

TYPE-C

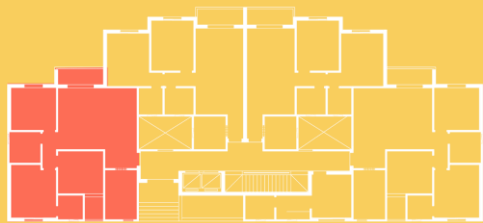
GROUND FLOOR



TYPE C

GROUND FLOOR

AREA 142M²
AREA GARDEN 98M²



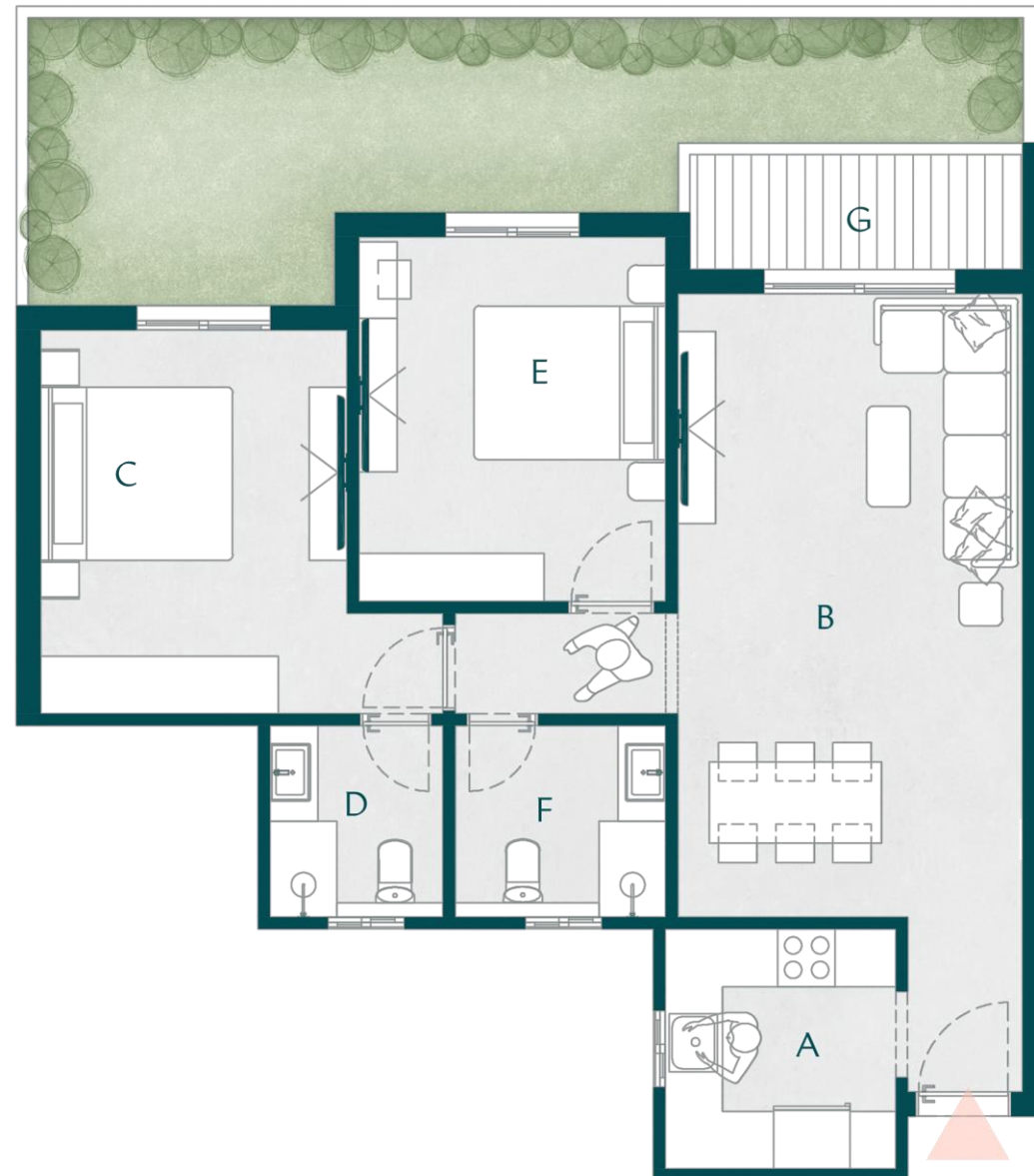
A.	KITCHEN	3.73 X 2.40 M
B.	RECEPTION & DINING	5.92 X 4.62 M
C.	MASTER BEDROOM	4.00 X 3.40 M
D.	MASTER BATH	1.88 X 1.83 M
E.	BEDROOM 02	3.40 X 3.20 M
F.	BEDROOM 03	3.40 X 3.20 M
G.	TERRACE	1.70 X 1.40 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE C

GROUND FLOOR

AREA 110M²
AREA GARDEN 22M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00
G.	TERRACE	3.47 X 1.20 M

TYPE C

GROUND FLOOR

AREA 110M²
AREA GARDEN 22M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE C

GROUND FLOOR

AREA 122M²
AREA GARDEN 45M²



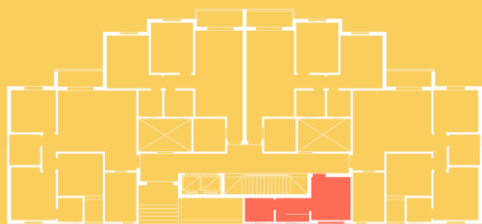
A.	KITCHEN	2.40 X 2.92 M
B.	RECEPTION	3.40 X 3.05 M
C.	DINING	5.92 X 3.00 M
D.	MASTER BEDROOM	4.00 X 3.40 M
E.	MASTER BATH	1.88 X 1.83 M
F.	DRESSING	3.40 X 3.20 M
G.	BEDROOM 02	3.40 X 3.20 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



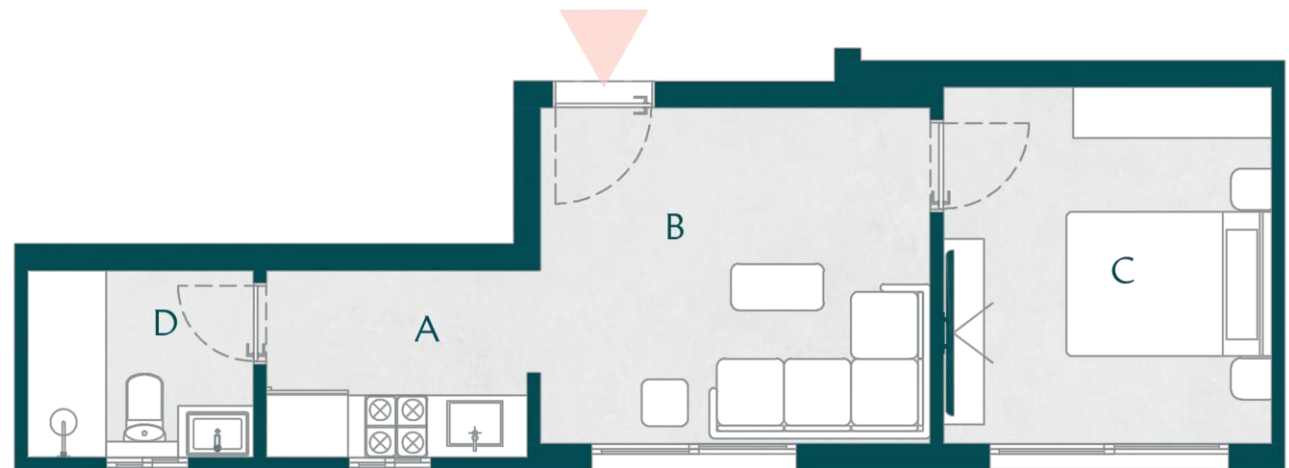
TYPE C

GROUND FLOOR

AREA 50M²



A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.80 X 3.27 M
C.	BEDROOM	3.47 X 3.20 M
D.	BATH	2.20 X 1.82 M



TYPE-C

TYPICAL FLOOR



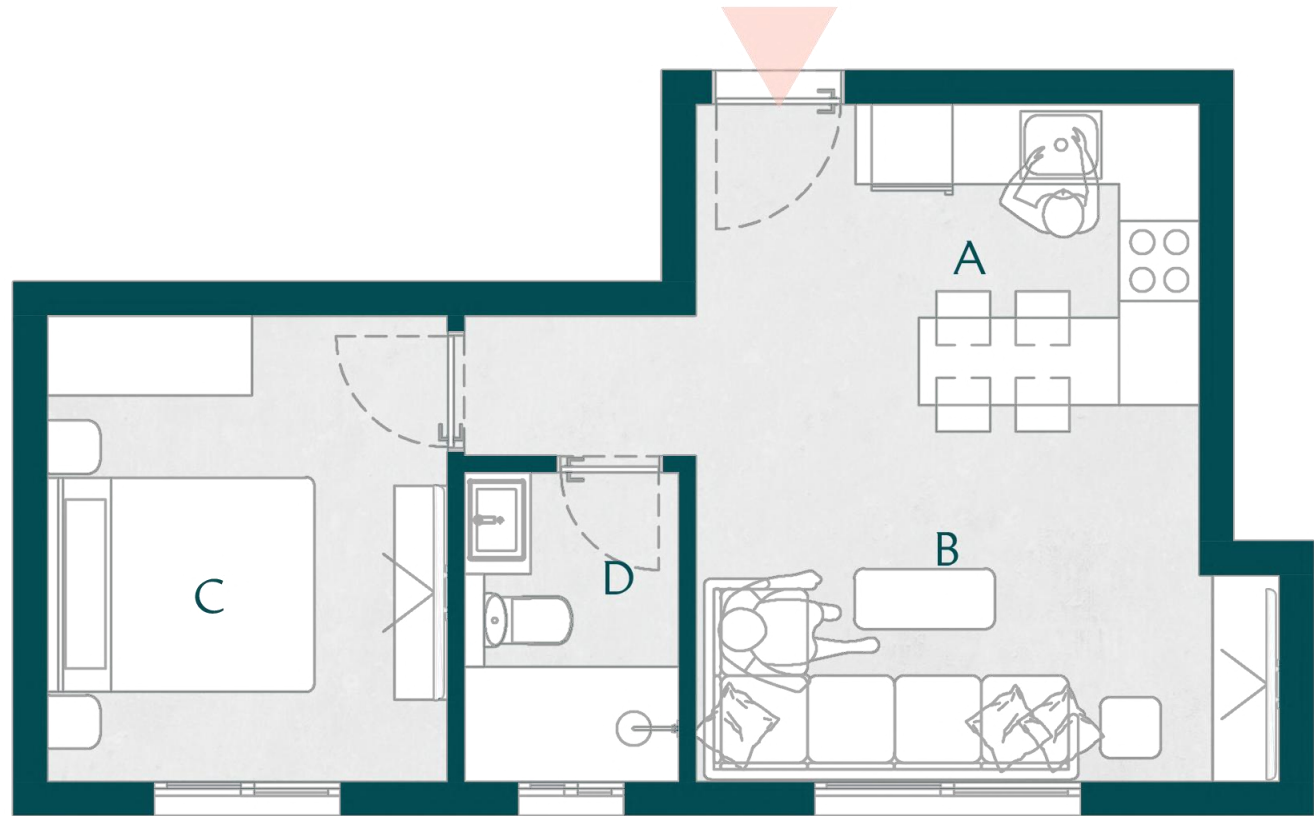
TYPE C

TYPICAL FLOOR

AREA 57M²



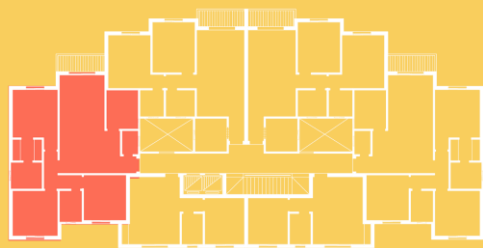
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



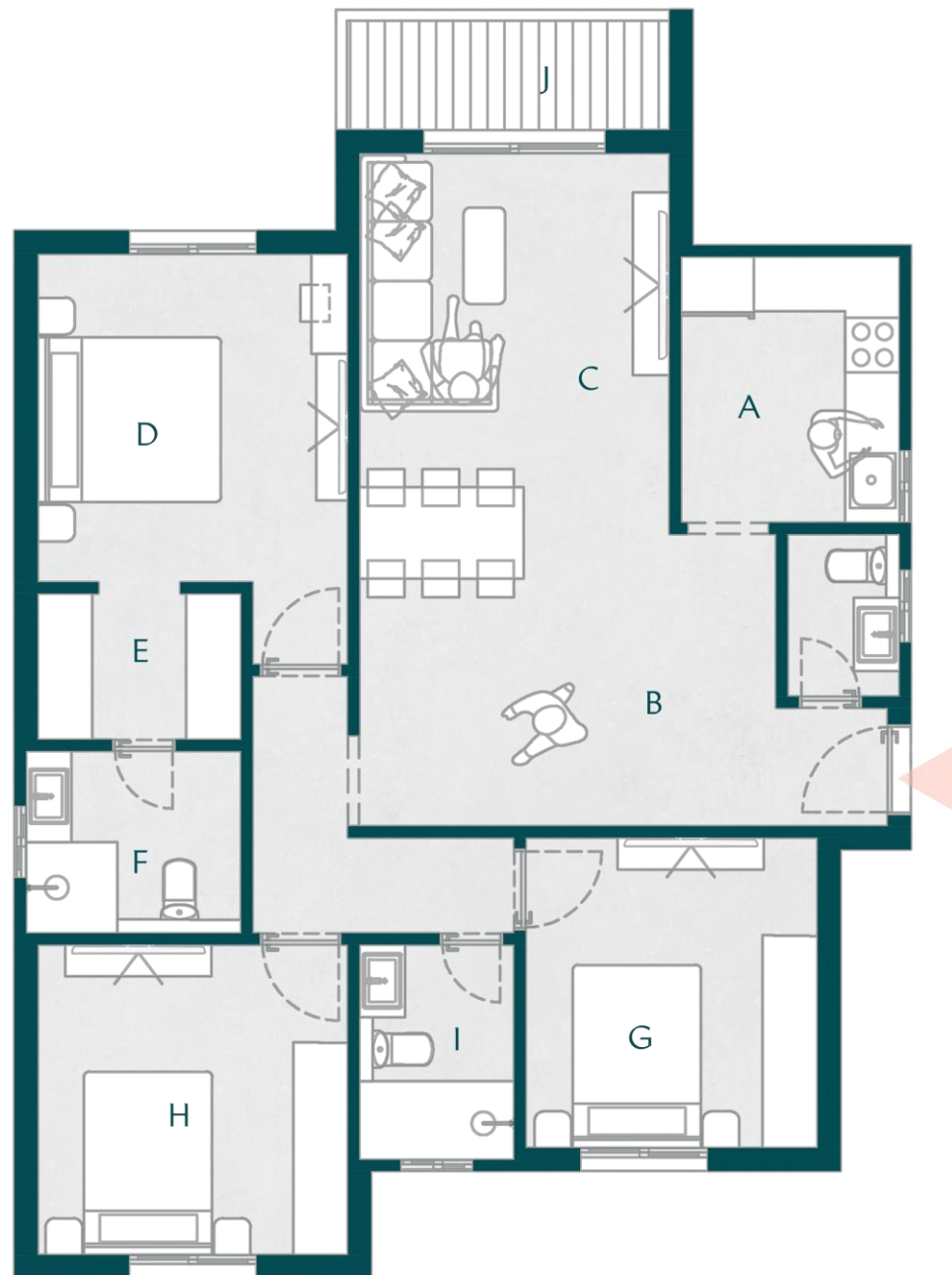
TYPE C

TYPICAL FLOOR

AREA 148M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE C

TYPICAL FLOOR

AREA 110M²



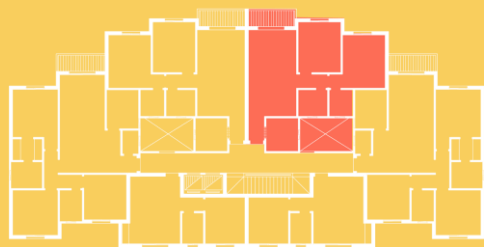
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE C

TYPICAL FLOOR

AREA 110M²

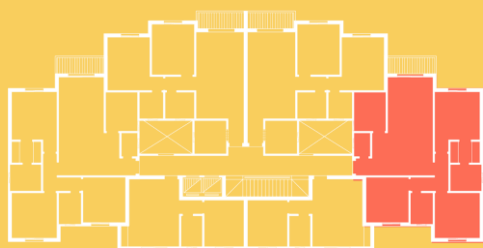


A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

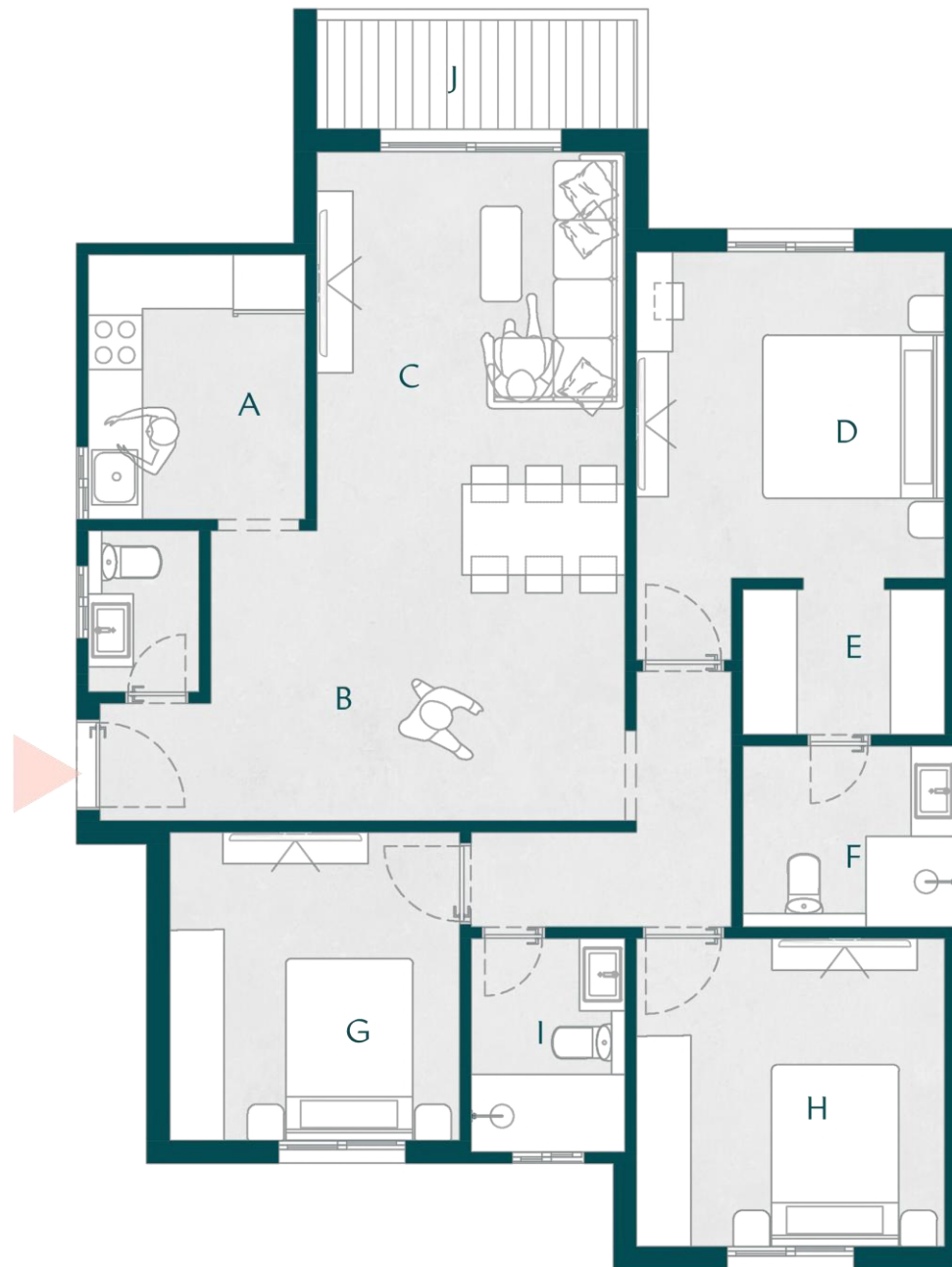
TYPE C

TYPICAL FLOOR

AREA 148M²



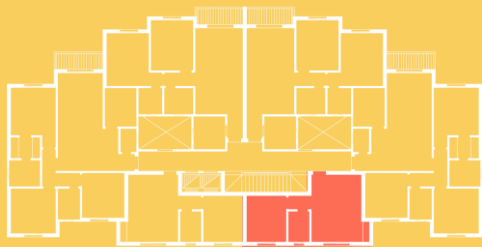
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.35 X 2.00 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



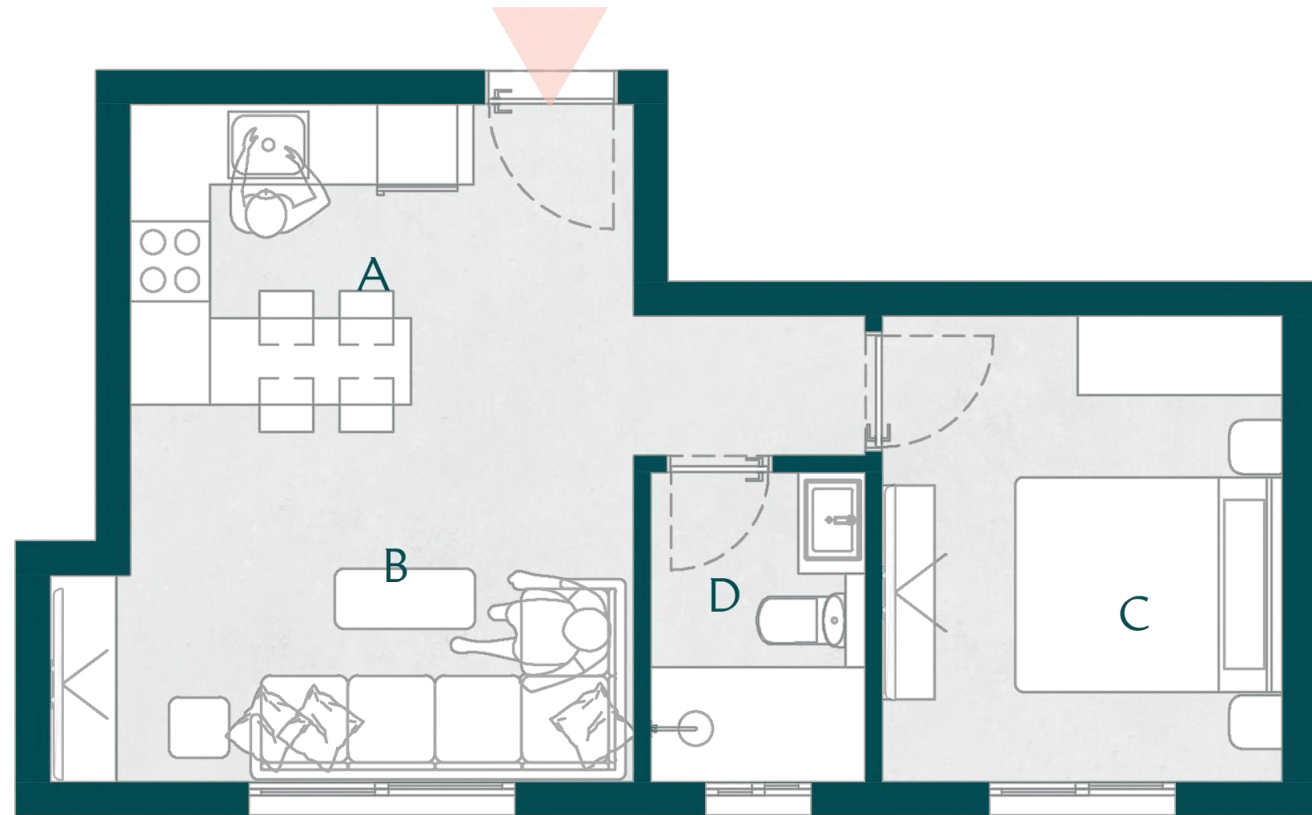
TYPE C

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



THE MORNINGS NEW CAIRO apartments & suites

Floor plans
TYPE D

TYPE-D

GROUND FLOOR

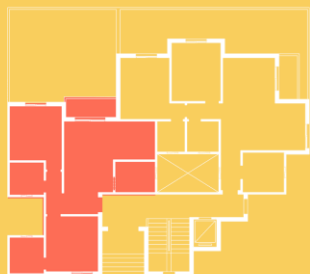


TYPE D

GROUND FLOOR

AREA 110M²

AREA GARDEN 38M²



A.	KITCHEN	2.60 X 2.00 M
B.	DINING	2.72 X 2.50 M
C.	LIVING	6.05 X 3.20 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M

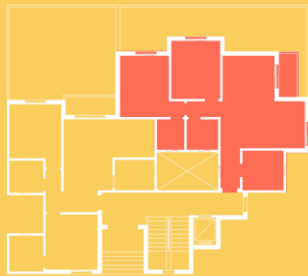


TYPE D

GROUND FLOOR

AREA 118M²

AREA GARDEN 29M²



A.	KITCHEN	2.70 X 2.60 M
B.	DINING	5.50 X 3.10 M
C.	LIVING	6.05 X 3.20 M
D.	MASTER BEDROOM	4.00 X 3.20 M
E.	MASTER BATH	2.00 X 1.80 M
F.	BEDROOM 02	3.80 X 3.20 M
G.	MAIN BATH	2.10 X 2.00 M
H.	TERRACE	2.83 X 1.20 M



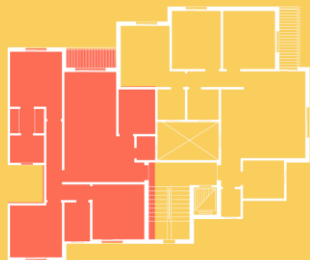
TYPE-D

TYPICAL FLOOR



TYPE D

TYPICAL FLOOR
AREA 148M²



A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.00 M
C.	LIVING	4.17 X 3.40 M
D.	GUEST BATH	1.58 X 1.23 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.23 X 1.60 M
G.	MASTER BATH	2.23 X 1.80 M
H.	BEDROOM 02	3.60 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.55 X 1.70 M
K.	TERRACE	3.27 X 1.20 M

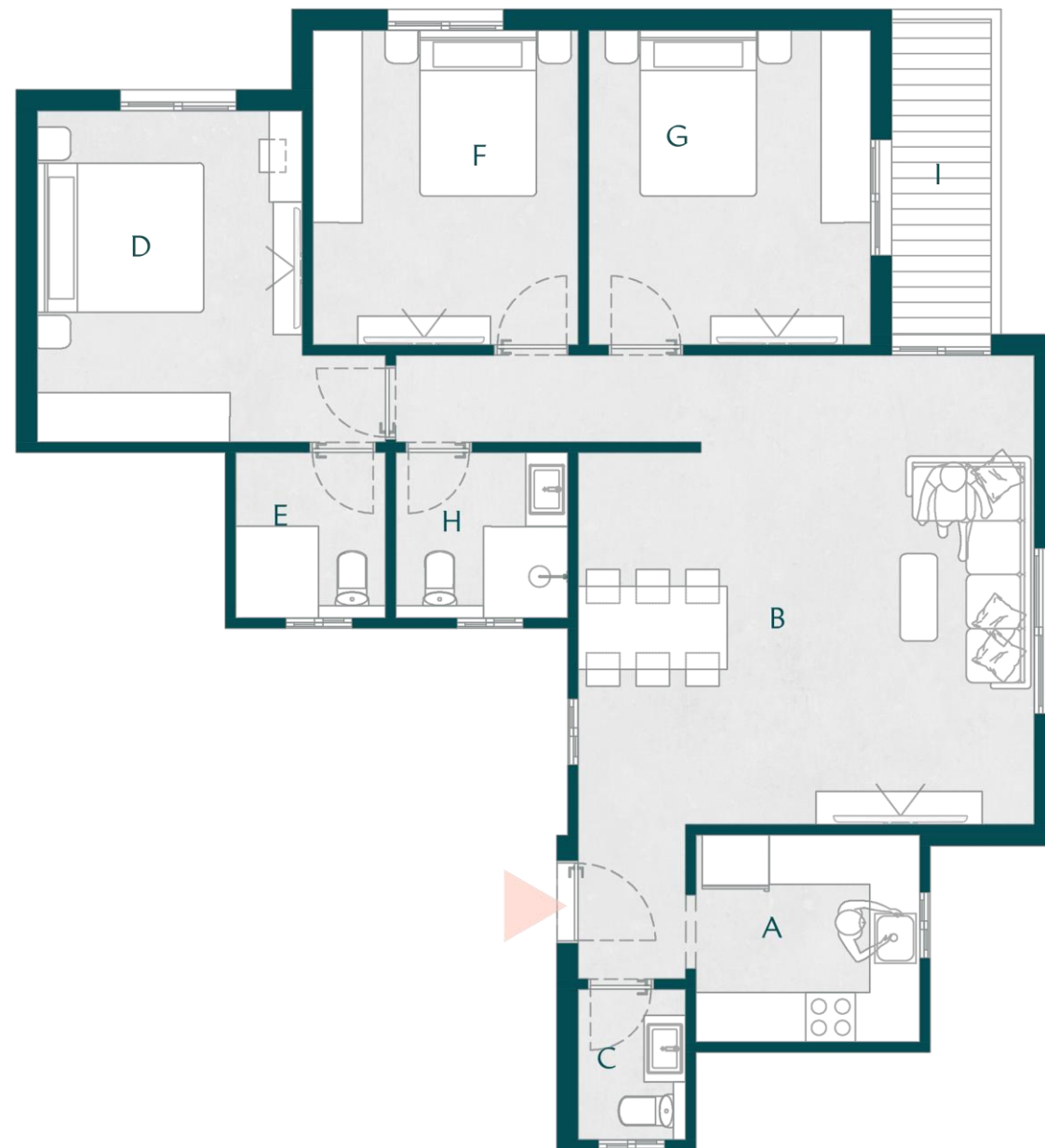


TYPE D

TYPICAL FLOOR
AREA 146M²



A.	KITCHEN	2.70 X 2.50 M
B.	RECEPTION & DINING	5.65 X 5.50 M
C.	GUEST BATH	1.82 X 1.30 M
D.	MASTER BEDROOM	4.00 X 3.20 M
E.	MASTER BATH	2.00 X 1.80 M
F.	BEDROOM 02	3.80 X 3.20 M
G.	BEDROOM 03	3.80 X 3.40 M
H.	MAIN BATH	2.10 X 2.00 M
I.	TERRACE	3.80 X 1.20 M



THE MORNINGS NEW CAIRO apartments & suites

Floor plans
TYPE E

TYPE-E

GROUND FLOOR

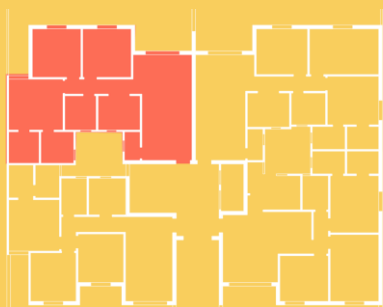


TYPE E

GROUND FLOOR

AREA 148M²

AREA GARDEN 47M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.85 X 3.50 M
C.	LIVING	4.12 X 2.55 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H.	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.40 X 2.20 M
K.	TERRACE	4.00 X 1.20 M

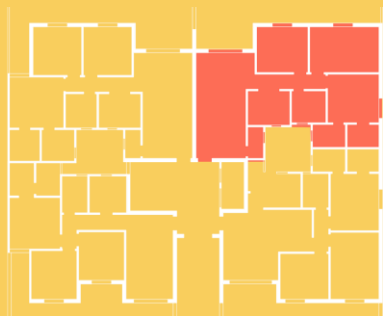


TYPE E

GROUND FLOOR

AREA 148M²

AREA GARDEN 77M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.85 X 3.50 M
C.	LIVING	4.12 X 2.55 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.13X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H.	BEDROOM 02	4.85 X 3.20 M
I.	BEDROOM 03	3.60 X 3.20 M
J.	MAIN BATH	2.40 X 2.23 M
K.	TERRACE	4.00 X 1.20 M

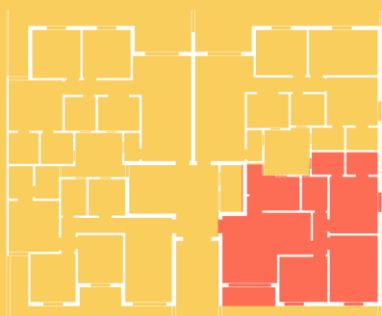


TYPE E

GROUND FLOOR

AREA 126M²

AREA GARDEN 76M²



A.	KITCHEN	2.50 X 2.40 M
B.	DINING	6.22 X 2.95 M
C.	LIVING	3.87 X 2.00 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	4.00 X 3.40 M
F.	DRESSING	2.13 X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H.	BEDROOM 02	4.68 X 3.40 M
I.	BEDROOM 03	3.40 X 3.20 M
J.	MAIN BATH	2.40 X 1.83 M
k.	TERRACE	3.74 X 1.20 M

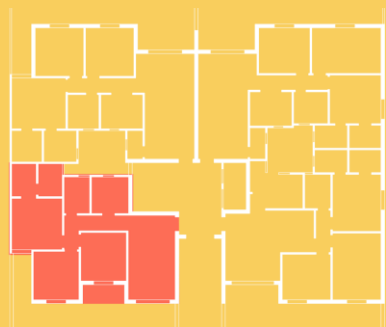


TYPE E

GROUND FLOOR

AREA 146M²

AREA GARDEN 41M²

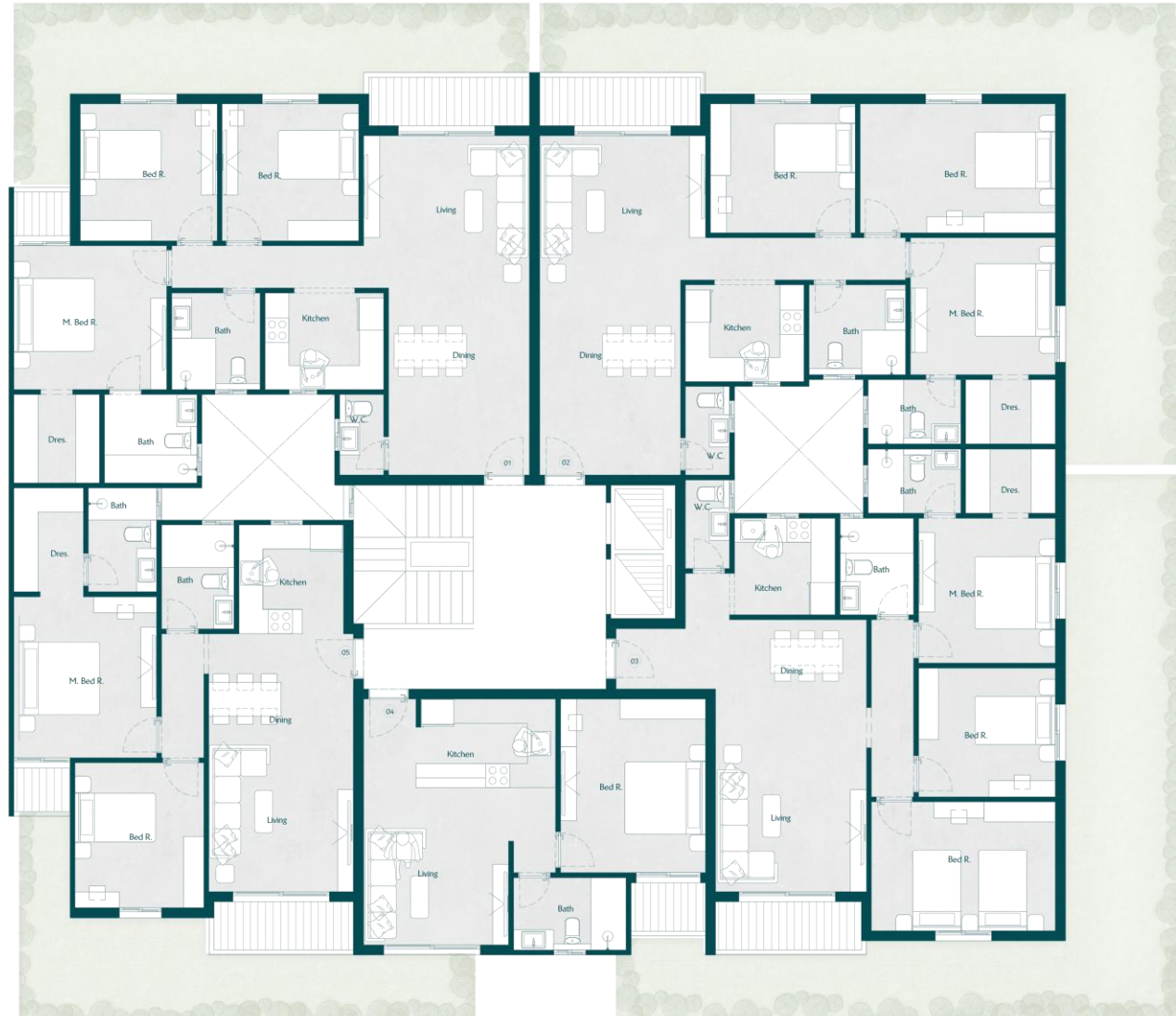


A.	KITCHEN	2.60 X 2.58 M
B.	DINING	6.22 X 2.95 M
C.	LIVING	3.87 X 2.00 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.55 M
F.	DRESSING	2.30 X 1.73 M
G.	MASTER BATH	2.30 X 1.70 M
H.	BEDROOM 02	4.40 X 3.20 M
I.	BEDROOM 03	3.40 X 3.20 M
J.	MAIN BATH	2.58 X 1.80 M
k.	TERRACE	2.95 X 1.20 M



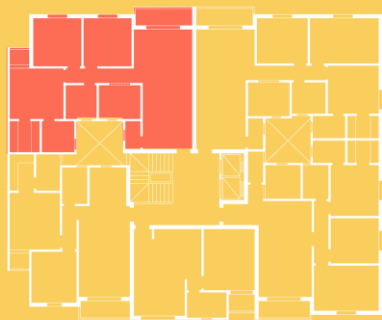
TYPE-E

TYPICAL FLOOR



TYPE E

TYPICAL FLOOR AREA 157M²

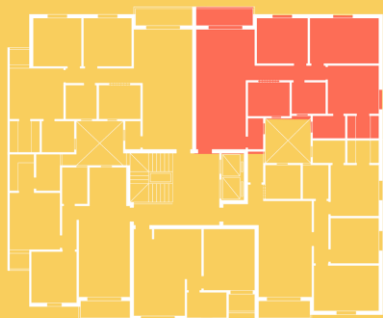


A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H.	TERRACE	1.40 X 1.10 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.40 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



TYPE E

TYPICAL FLOOR
AREA 156M²

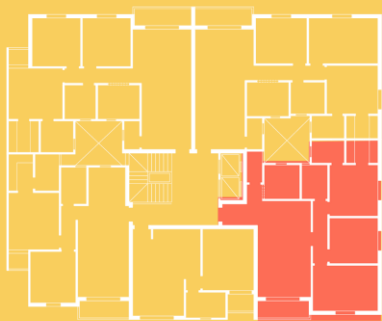


A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.13X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H.	BEDROOM 02	4.85 X 3.20 M
I.	BEDROOM 03	3.60 X 3.20 M
J.	MAIN BATH	2.40 X 2.23 M
K.	TERRACE	4.00 X 1.20 M

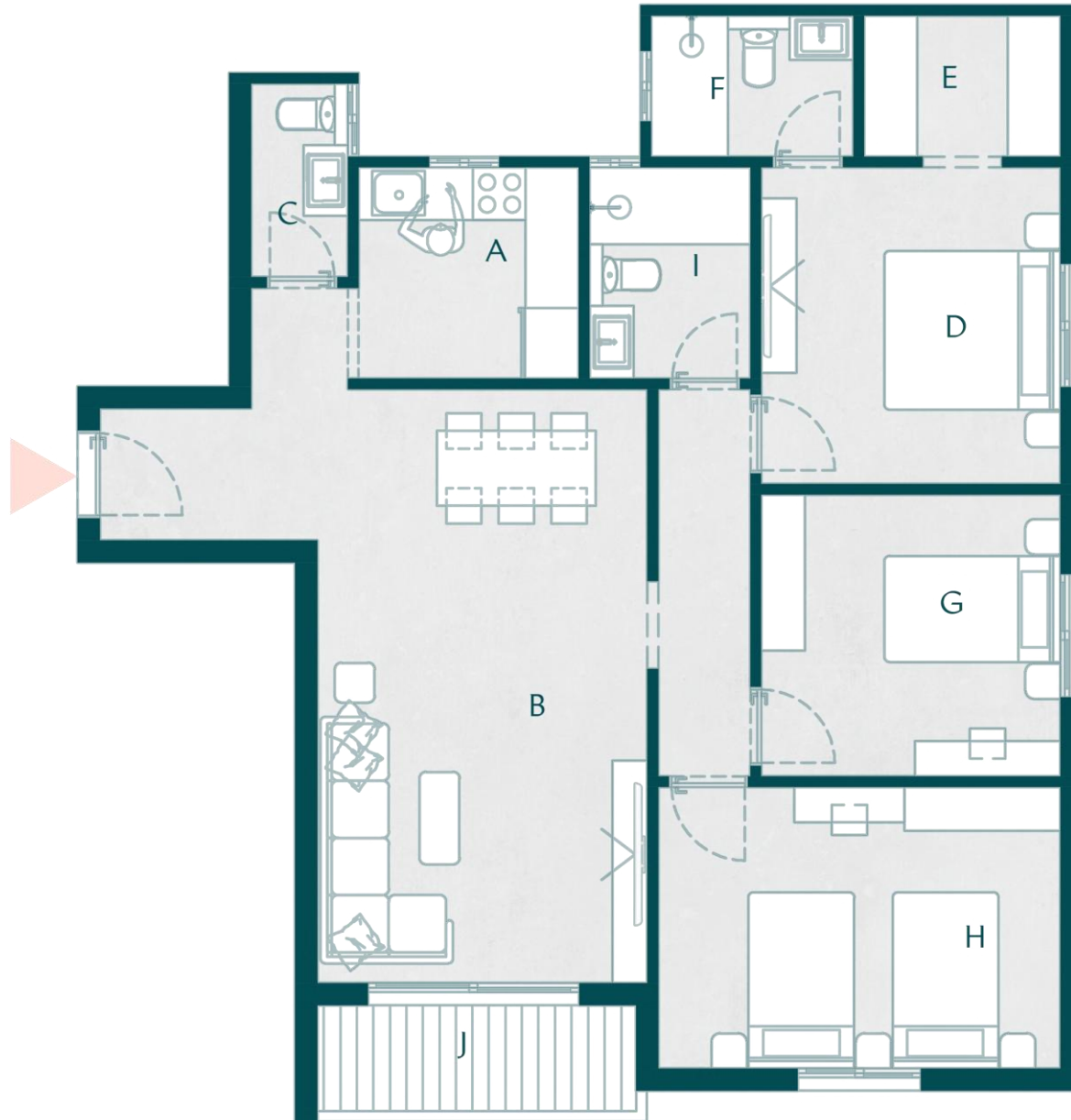


TYPE E

TYPICAL FLOOR AREA 148M²

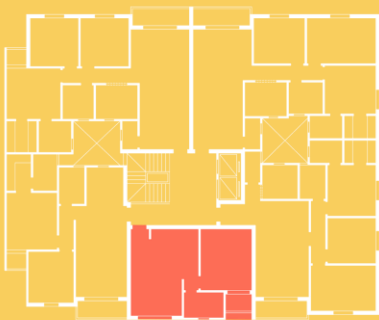


A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.75 X 3.75 M
C.	GUEST BATH	2.00 X 1.10 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.30 X 1.60 M
G.	BEDROOM 02	3.60 X 3.20 M
H.	BEDROOM 03	4.57 X 3.20 M
I.	MAIN BATH	2.40 X 1.83 M
J.	TERRACE	3.62 X 1.20 M

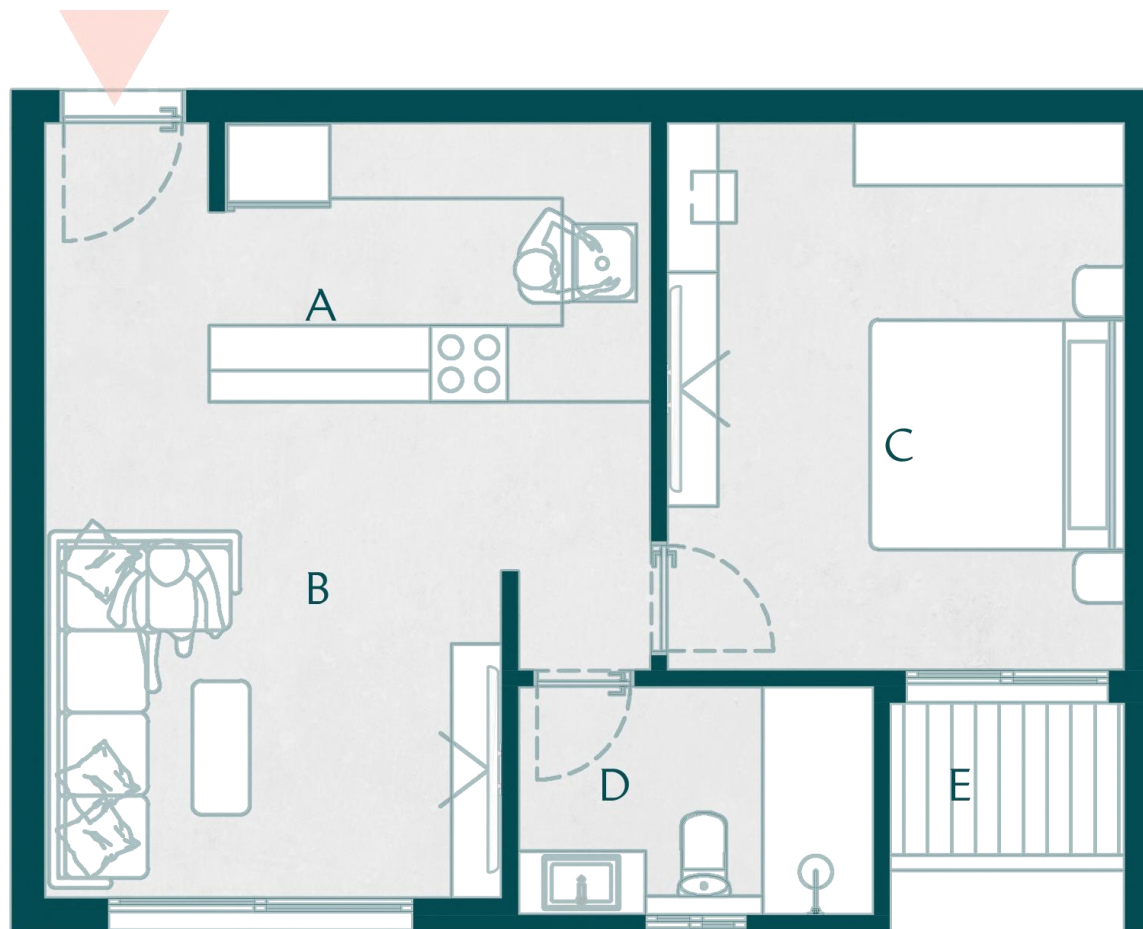


TYPE E

TYPICAL FLOOR AREA 74M²

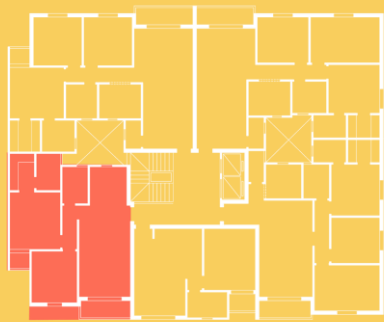


A.	KITCHEN	3.35 X 2.20 M
B.	LIVING	3.90 X 3.60 M
C.	BEDROOM	4.30 X 3.60 M
D.	MAIN BATH	2.80 X 1.80 M
E.	TERRACE	1.85 X 1.20 M

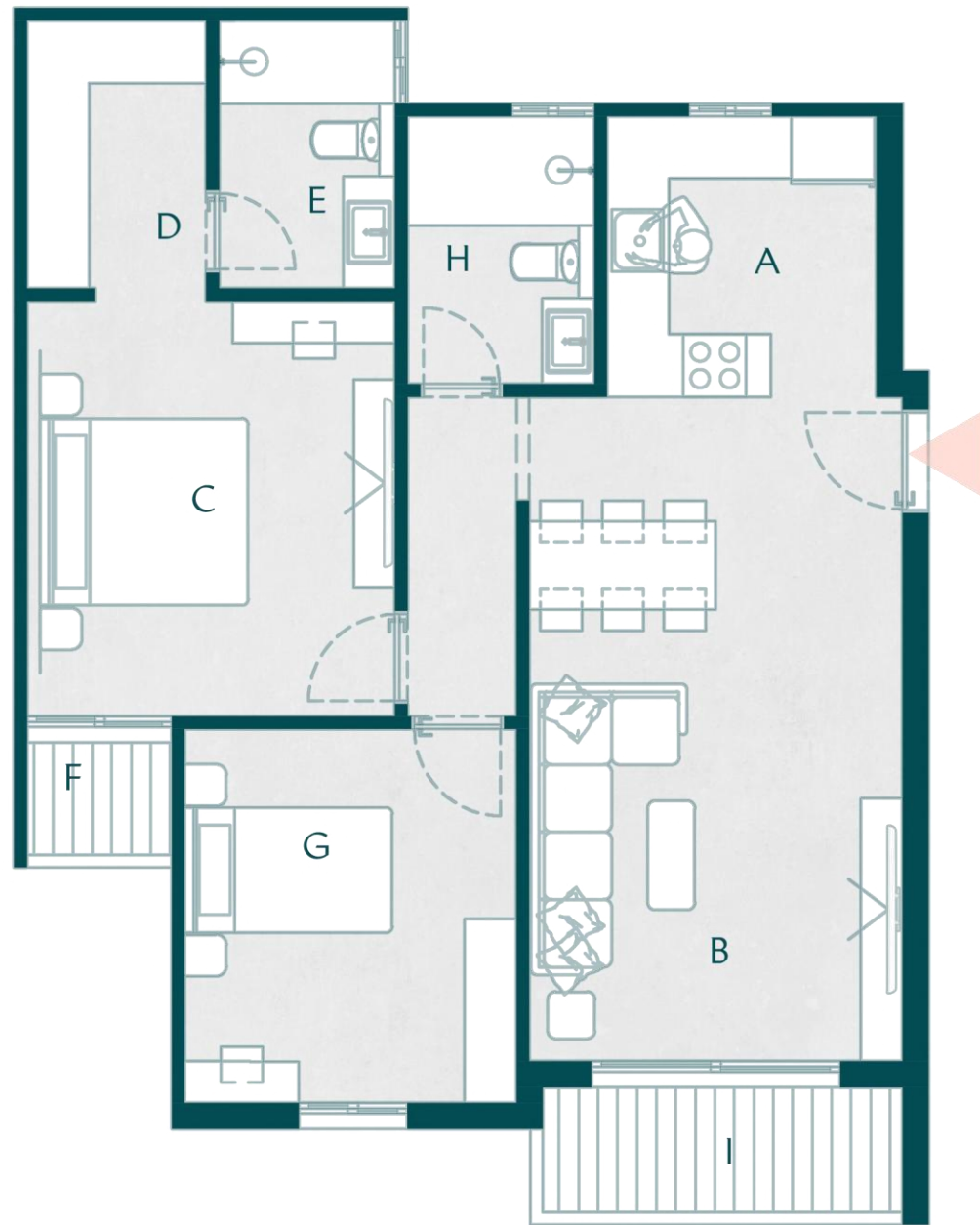


TYPE E

TYPICAL FLOOR AREA 117M²



A.	KITCHEN	2.70 X 2.60 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	3.60 X 3.40 M
D.	DRESSING	2.23 X 1.60 M
E.	TERRACE	1.40 X 1.10 M
F.	MASTER BATH	2.30 X 1.60 M
G.	BEDROOM 02	3.60 X 3.20 M
H.	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	3.47 X 1.20 M



THE
MORNINGS
NEW
CAIRO
apartments & suites

Floor plans
TYPE F

TYPE-F

GROUND FLOOR

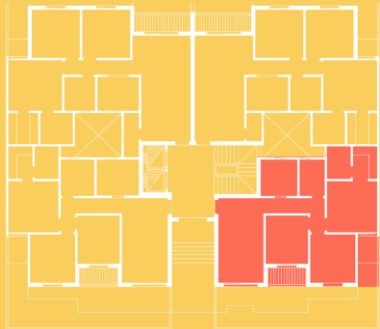


TYPE F

GROUND FLOOR

AREA 126M²

AREA GARDEN 40M²



A.	KITCHEN	2.60 X 2.58 M
B.	RECEPTION & DINING	5.93 X 3.25 M
C.	MASTER BEDROOM	3.60 X 3.55 M
D.	DRESSING	2.30 X 1.73 M
E.	MASTER BATH	2.30 X 1.70 M
F.	BEDROOM 02	3.40 X 3.20 M
G.	BEDROOM 03	3.40 X 3.00 M
H.	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	2.75 X 1.20 M

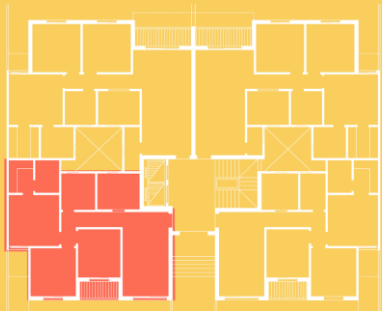


TYPE F

GROUND FLOOR

AREA 126M²

AREA GARDEN 40M²



A.	KITCHEN	3.00 X 2.55 M
B.	RECEPTION & DINING	5.93 X 3.25 M
C.	MASTER BEDROOM	3.60 X 3.55 M
D.	DRESSING	2.30 X 1.73 M
E.	MASTER BATH	2.30 X 1.70 M
F.	BEDROOM 02	3.40 X 3.20 M
G.	BEDROOM 03	3.40 X 3.00 M
H.	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	2.75 X 1.20 M

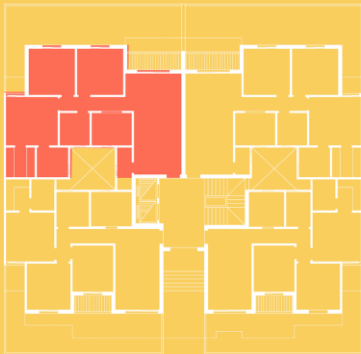


TYPE F

GROUND FLOOR

AREA 148M²

AREA GARDEN 42M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 2.75 M
D.	GUEST BATH	3.12 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H.	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.40 X 2.20 M
K.	TERRACE	4.00 X 1.20 M

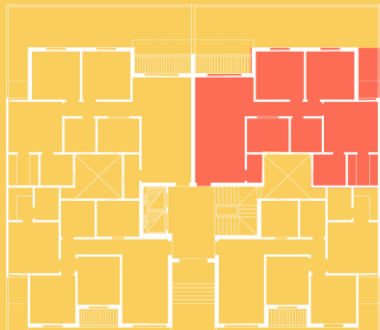


TYPE F

GROUND FLOOR

AREA 148M²

AREA GARDEN 47M²



A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 2.75 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H.	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.30 X 2.20 M
K.	TERRACE	4.00 X 1.20 M



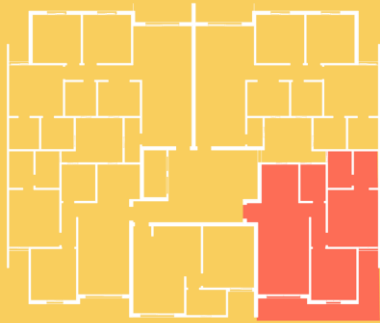
TYPE-F

TYPICAL FLOOR



TYPE F

TYPICAL FLOOR
AREA 118M²

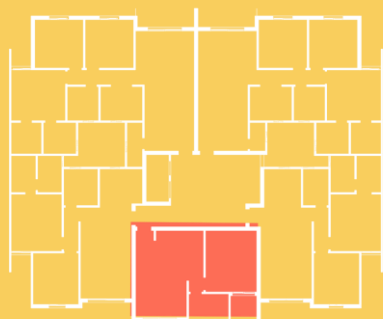


A.	KITCHEN	3.70 X 2.60 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H.	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	4.45 X 1.45 M

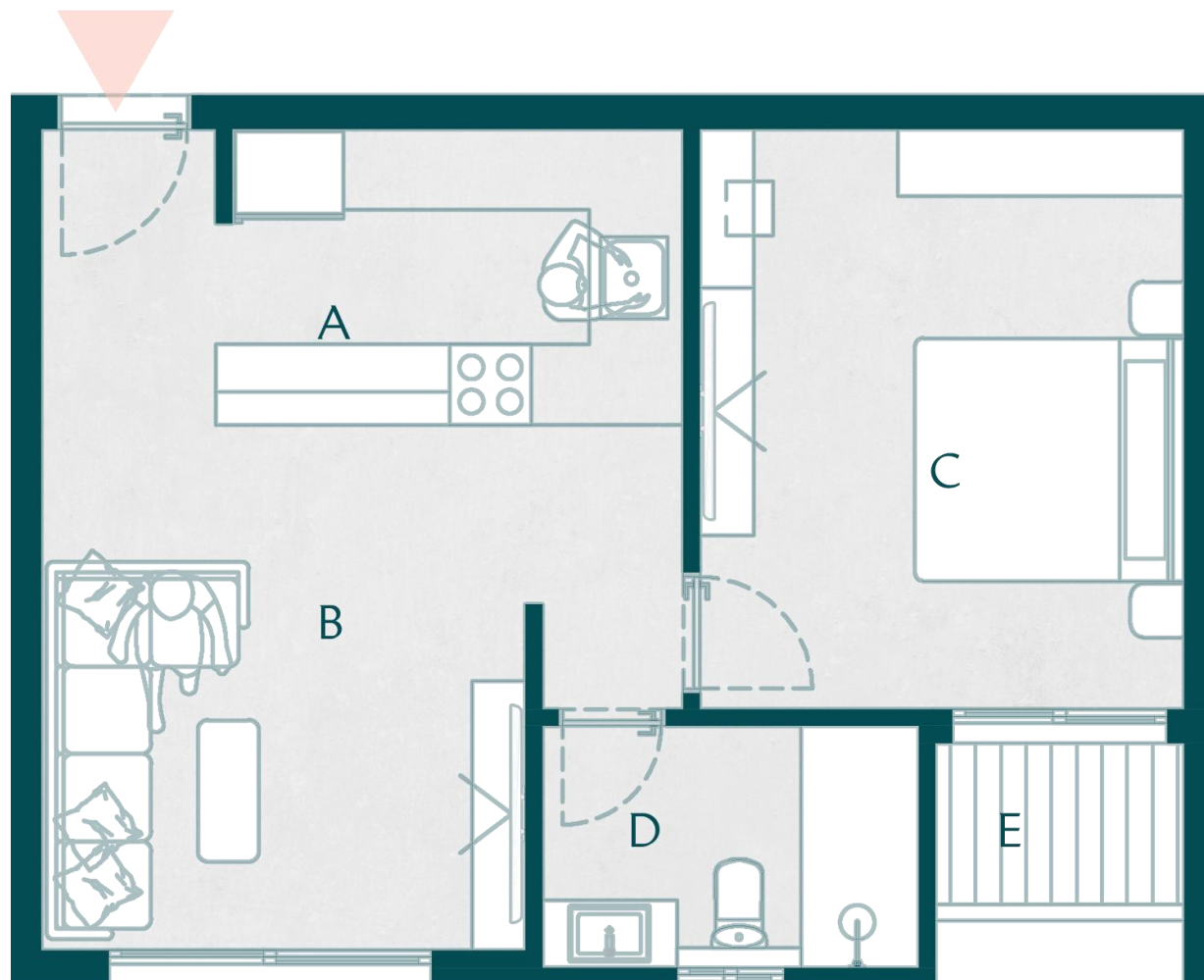


TYPE F

TYPICAL FLOOR AREA 74M²

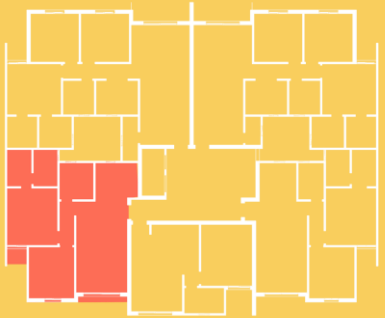


A.	KITCHEN	3.35 X 2.20 M
B.	LIVING	3.90 X 3.60 M
C.	BEDROOM	4.30 X 3.60 M
D.	MAIN BATH	2.80 X 1.80 M
E.	TERRACE	1.85 X 1.20 M



TYPE F

TYPICAL FLOOR AREA 120M²

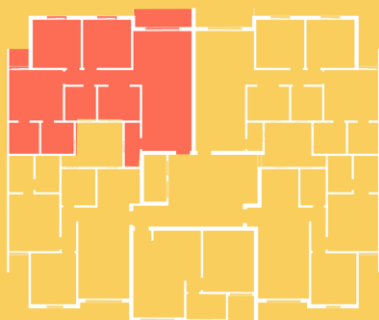


A.	KITCHEN	3.00 X 2.70 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H.	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	4.45 X 1.45 M

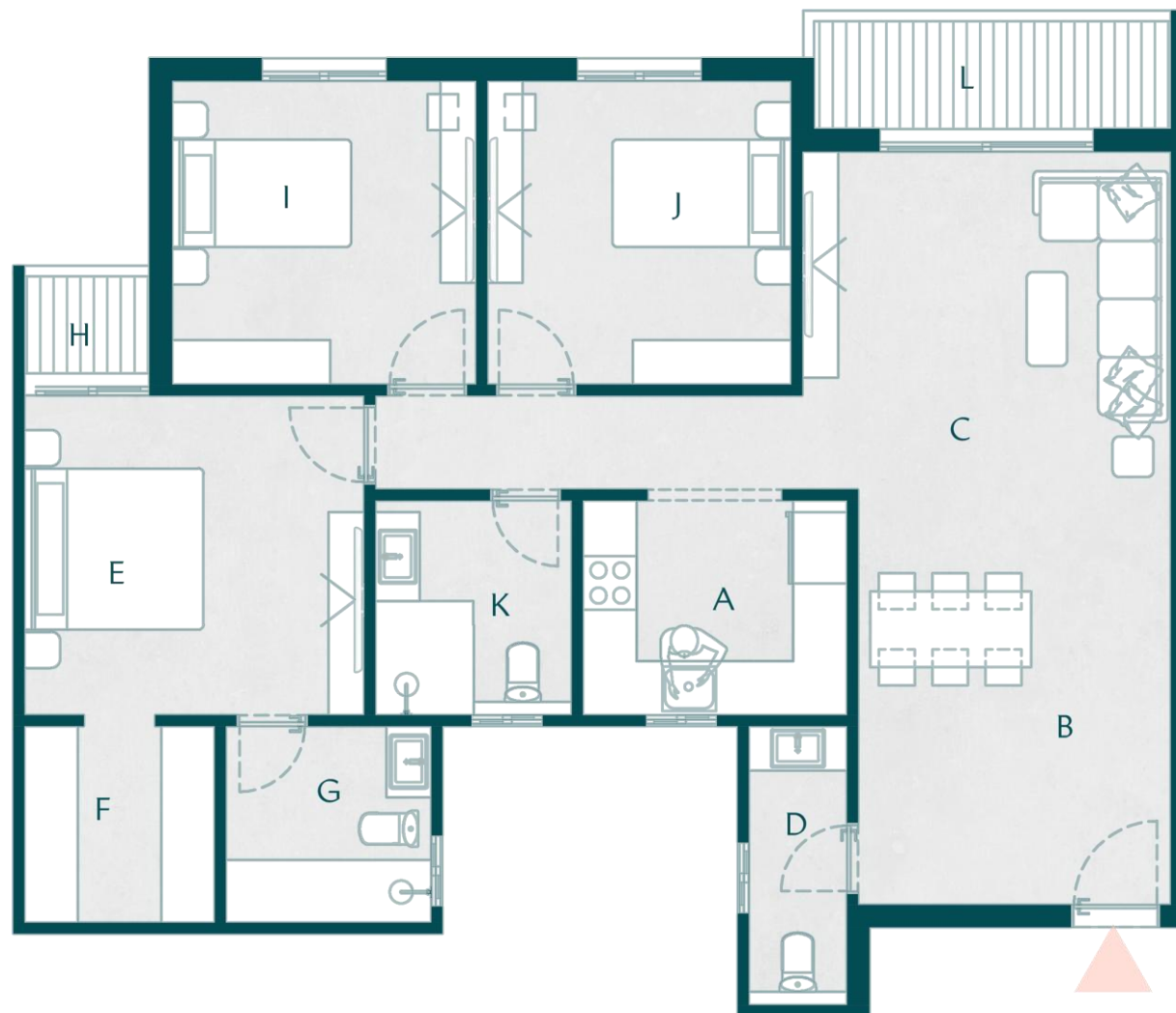


TYPE F

TYPICAL FLOOR
AREA 157M²

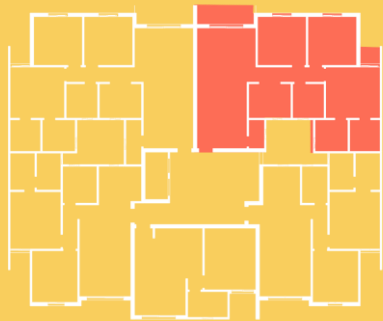


A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H.	TERRACE	1.10 X 1.40 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.30 X 2.20 M
L.	TERRACE	4.00 X 1.20 M

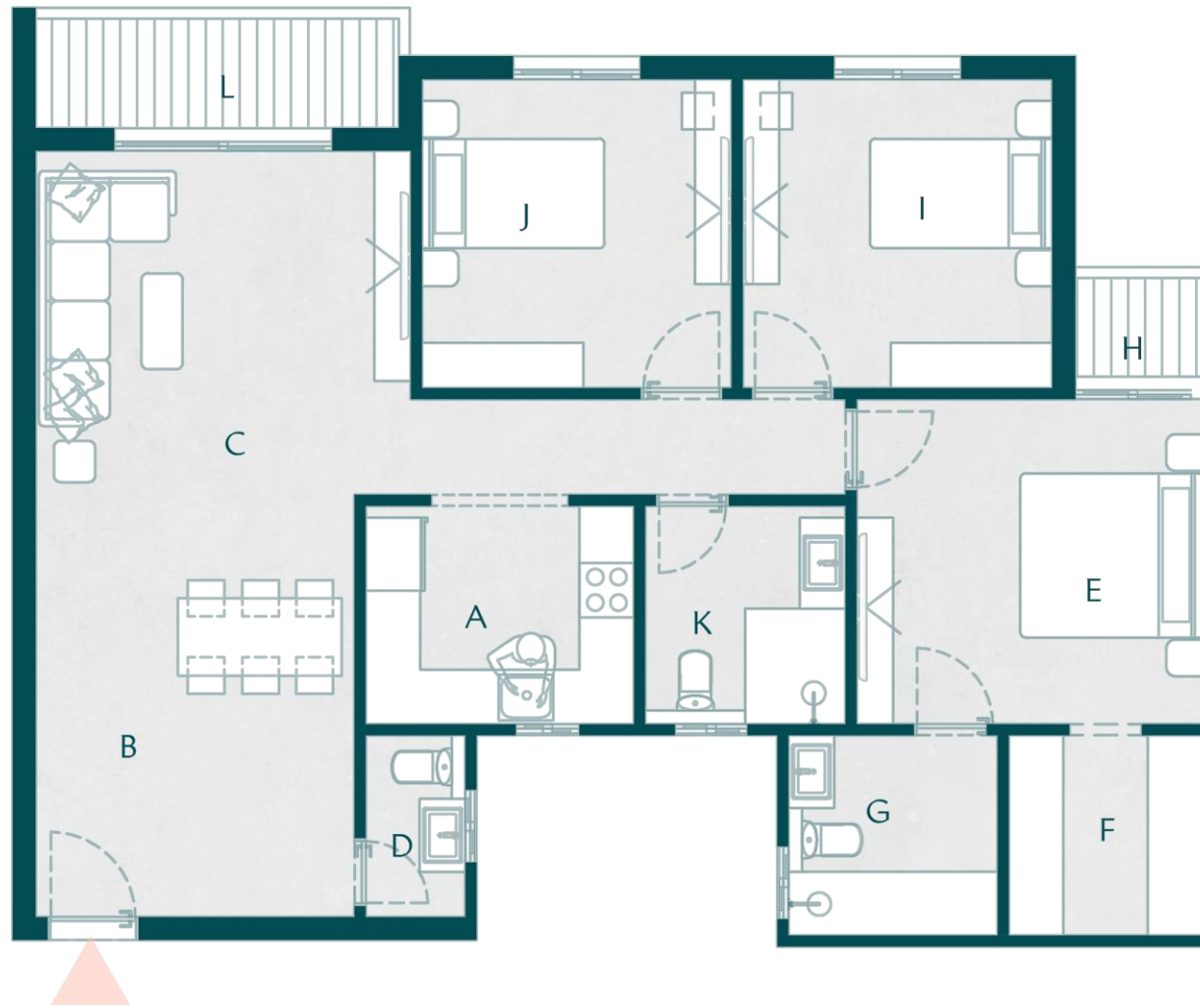


TYPE F

TYPICAL FLOOR
AREA 157M²



A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H.	TERRACE	1.10 X 1.40 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.30 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



OFFICIAL RENTAL PARTNER



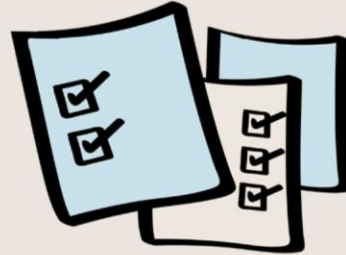
BirdNest



**We take care of everything,
so you don't have to.**



Maximized Revenue



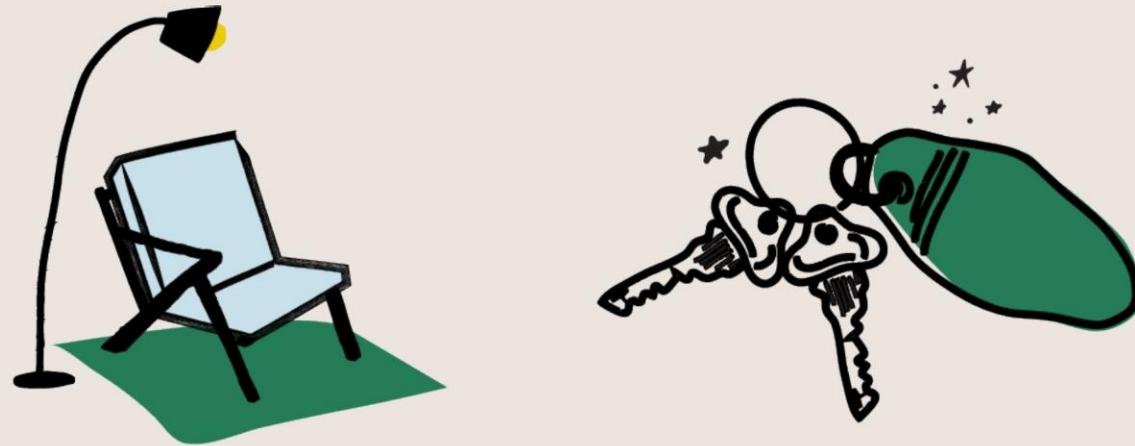
All Services Covered



On-Going Monitoring

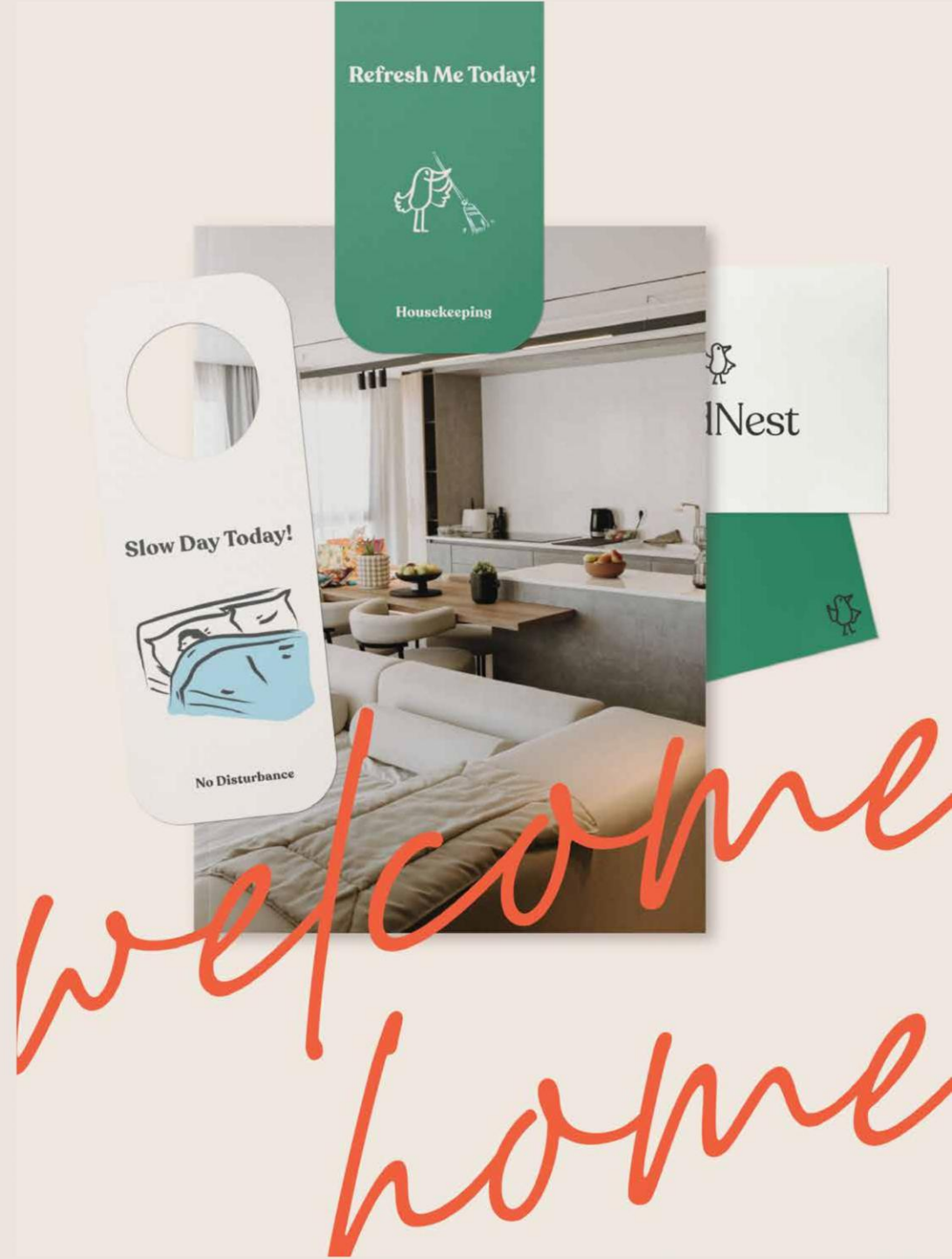


Furnish & Rent hassle - free



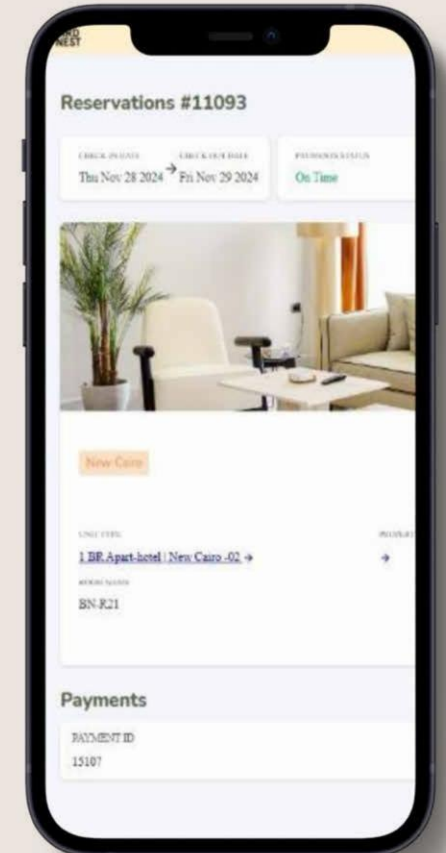
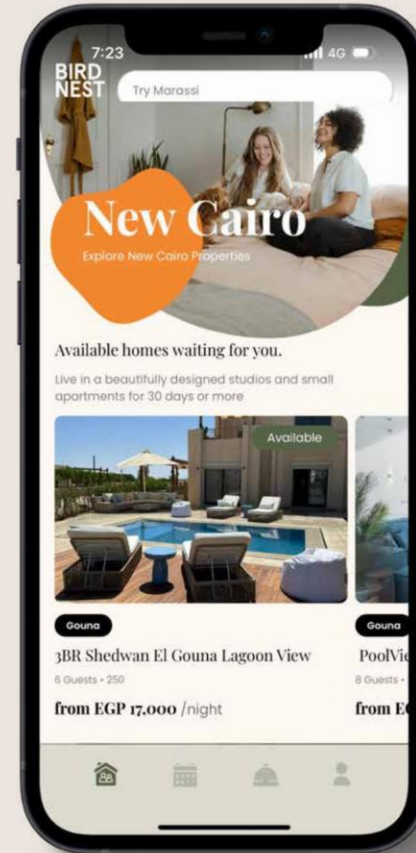
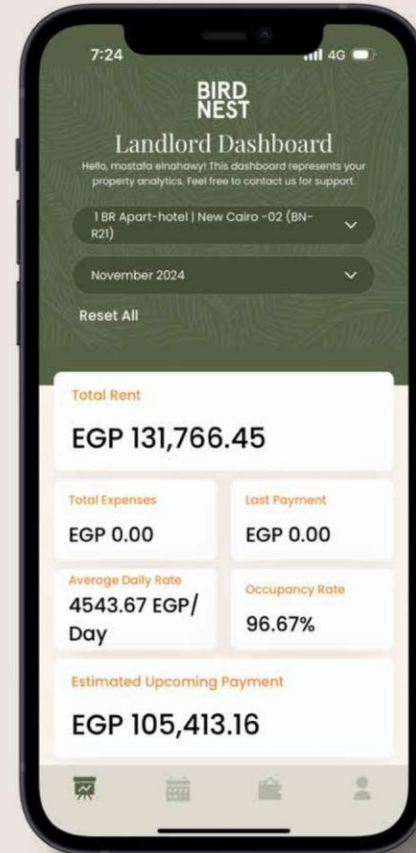
**A 360-Property Management service, to curating hospitality concepts.
Capitalize on your property from the furnishing, to the rental!**

An End-to-End Tech-Enabled Asset Management Brand.





With in-house developed softwares for landlords, developers, and tenants.



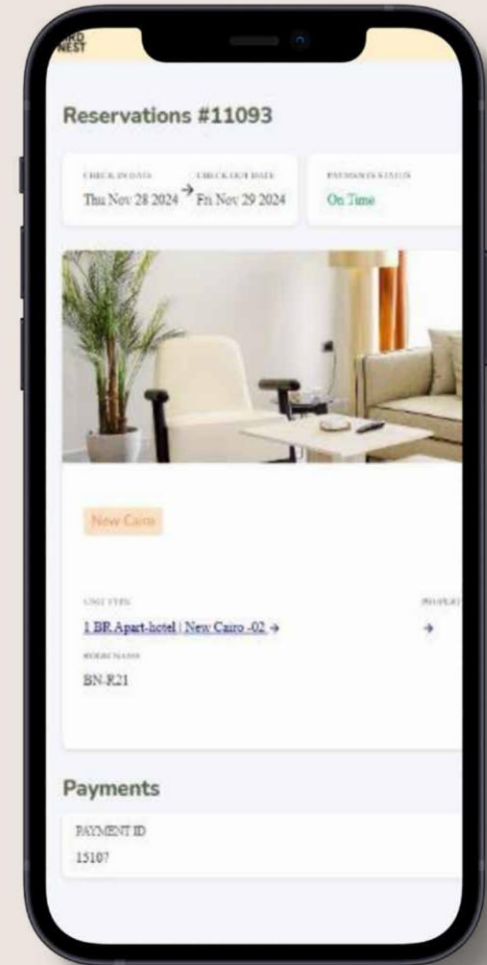


Developers:

Optimize property utilization and marketability.

We provide access to all rental details, ensuring transparency and efficiency in property management.

Guest Profiling and information available to monitor on the Developer's Dashboard, on APP.



A 360 Approach

Scope

Rental Process

Marketing Materials

Listing on All Digital and Offline Platforms Corporate Sales

Reservations Support

Guest Scanning

Rent Collection

Property Care

Housekeeping & Laundry

Maintenance

Amenities & Supplies Utilities Settlement

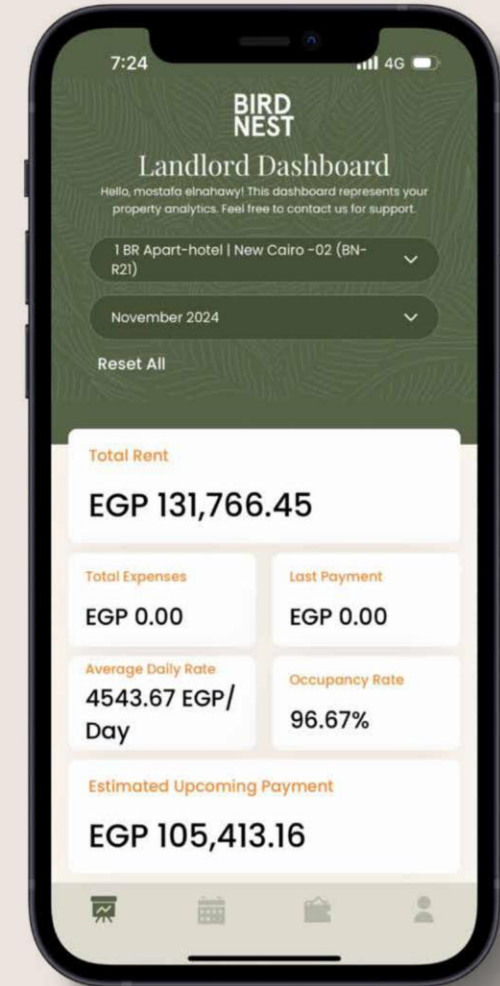




Landlords:

By **maximizing rental yields** from underutilized properties through seamless rental management and comprehensive fit-out services, handling broker's hassles and tenant's profiling.

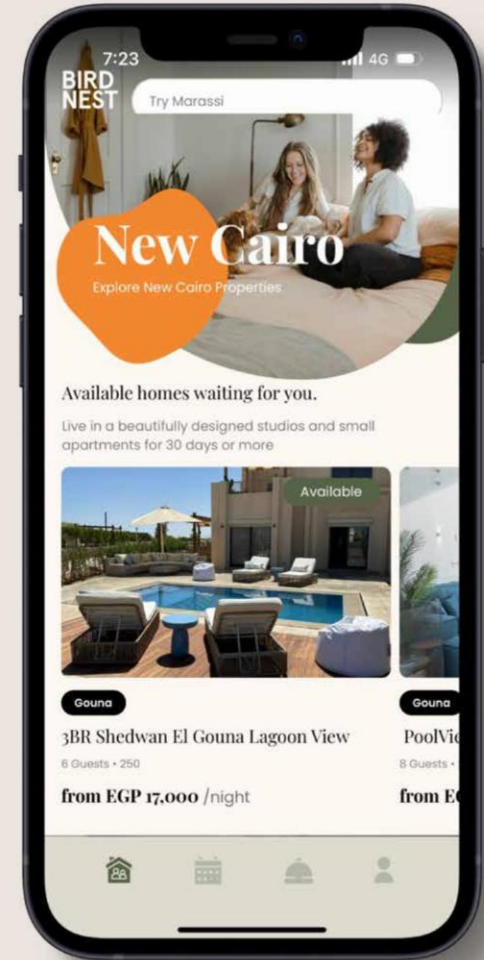
Guest Profiling and information available to monitor on the Landlord's Dashboard, on APP.





Tenants:

We offer tenants modern, **tech-enabled rental options** with transparent pricing, flexible terms, and exceptional customer service, **ensuring a stress-free rental experience.**





Furnishing Packages

Let BirdNest furnish your property, with many furnishing packages to choose from, and easy installment plans with Valu!



**BirdNest's Furnished Units
increase Revenue Outcome with 20-30%**



**More to know about
The Mornings**

Starting Prices

Zone A

Finished Units

[illegible]

Core & Shell

[illegible]

Starting Prices Zone A

[illegible]

Adminstrative									
	Unit	Area inDoor		Av, price indoor		Tiket Price	Down Payment 5%	5% After 3 months	Equal pt 27Q
	Typical Floor								
	City View	74		10,360,000	10,360,000	518,000	518,000	364,519	
	project view	54		7,560,000	7,560,000	378,000	378,000	266,000	

More to know about Surrounded Functions

Gathering points

The Mornings is designed with various gathering points to foster a sense of community and connection. These thoughtfully placed spaces provide residents with opportunities to meet friends and neighbors in a peaceful setting. Whether it's a casual conversation or a community event, these gathering points serve as the heart of social life within the compound, surrounded by lush green areas for added tranquility.

Gym

The gym at The Mornings offers a refreshing alternative to indoor workouts. This open-air fitness space is thoughtfully positioned among lush greenery, allowing residents to train while fully immersed in nature. Framed by tall trees and shaded canopies, the gym is both invigorating and serene. A tranquil water feature flows just ahead, creating a calming ambiance and enhancing the sensory experience of every workout session—whether it's morning yoga or strength training.

Bikes & Jogging lanes

A dedicated bike lane winds through The Mornings, offering residents a safe and enjoyable way to explore the compound while staying active. The lane is thoughtfully integrated into the landscape, providing easy access to key areas of the compound while promoting a healthy and sustainable lifestyle. Whether you're cycling for fitness or leisure, the bike lane adds to the peaceful atmosphere of the community.

a thoughtfully laid-out jogging track that weaves through scenic greenery and landscaped gardens. The track offers a smooth, cushioned surface ideal for running or walking, with resting zones and shaded spots along the way. Whether you're doing an early morning sprint or an evening walk, the route is designed to energize and connect residents with the natural beauty that defines The Mornings.

shaded, open-air spaces

to relax and enjoy the beauty of nature. These structures provide a cozy escape, ideal for reading, socializing, or simply appreciating the surrounding greenery. The pergolas blend seamlessly with the environment, enhancing the compound's peaceful atmosphere and offering a sense of calm throughout the day.

Kids area

Designed with imagination and safety in mind, the kids' area at The Mornings is a vibrant, interactive space where little ones can explore, play, and grow. Surrounded by soft landscaping and shaded trees, the area features age-appropriate equipment, sensory play elements, and open lawns for free play. It's a space that encourages creativity, social interaction, and active lifestyles in a secure and natural environment.