

**Where Vision
/ Leads**

/

alouladevelopments.com

Content



Commercial

Meeting Point



Residential Projects

ORI Zayed
Miura Zayed
Dahya.



Standalone Projects

October Park
Beit Watan October
Beit Watan Takmely
Beit Watan Zayed
Zayed Edge



Our priority is to deliver substantial returns for our stakeholders while creating extraordinary experiences for individuals. We are committed to pushing boundaries, setting new benchmarks for excellence, and consistently delivering outstanding results that contribute to the growth and prosperity of the Egyptian economy.

To achieve significant milestones within Egypt's economy and to establish ourselves as a premier and trusted real estate developer. We pursue this by undertaking ambitious, high-value projects on an unprecedented scale.



/ OUR VISION /

/ OUR MISSION /

At the heart of our mission lies a commitment to building a stable and highly successful portfolio of projects that leave a lasting impact. We achieve this by integrating superior quality with cutting-edge technologies across all our developments. Through this approach, we aim to make meaningful contributions to society while leaving a positive imprint on the future.

With an unwavering dedication to excellence, we strive to exceed expectations, set new industry benchmarks, and continuously embrace innovation. By leveraging the latest advancements, we ensure our projects enrich lives and resonate deeply with individuals. Our mission drives us to create a legacy of distinction and to make a significant difference in the world we live in.





Shapes Communities

At Al Oula Real Estate, we don't just build projects — we craft communities. Every development is designed to bring people together within spaces that reflect elegance, comfort, and connection.

From the layout of each neighborhood to the details of daily living, we shape environments where a refined lifestyle naturally thrives.



/ OUR VALUES /

/ Integrity /

At the core of our business practices, we uphold the highest standards of ethics and integrity. This principle defines us as individuals and as an organization, forming the foundation of our interactions and decisions.

/ Reliability /

We place great importance on reliability, recognizing the need to build and maintain trust with all stakeholders. Our goal is to establish unshakable confidence by consistently delivering on time and exceeding expectations.

/ Commitment /

Commitment to excellence lies at the heart of everything we do. We are dedicated to raising the bar by delivering the highest levels of quality and value, turning our clients' dreams into reality.

/ Positivity /

We strive to create a workplace that fosters happiness, energy, and encouragement. We believe positivity drives productivity and dedication, empowering our team to achieve their best and contribute to our collective success.



/ OUR PRINCIPLES /

By venturing into multiple sectors and successfully launching several subsidiaries, Al Oula Developments has built an impressive track record of achievements, positioning itself as one of Egypt's most prosperous and steadily expanding real estate companies.

Its unwavering dedication to excellence has earned it a reputation of distinction and trust across the industry.

/ Vision

A long-term outlook and creativity to achieve sustainable growth and progress.

/ Fairness

Ensuring fairness in treatment and decision-making.

The background features a vibrant gradient transitioning from deep blue on the left to bright red on the right. Overlaid on this are several geometric elements: large, semi-transparent triangular shapes in shades of blue and red, and dark grey trapezoidal shapes with thin white grid lines. A horizontal line of white diagonal slashes spans the width of the page, serving as a visual separator.

OUR PORTFOLIO /

/ PROJECTS OVERVIEW /

Over the years, the company has successfully established a strong footprint in Sheikh Zayed City, New Zayed, and October City, delivering integrated residential, commercial, and mixed-use developments with a clear vision for sustainable urban growth. With a diversified portfolio and investments exceeding EGP 10 billion, the company continues to shape modern communities that elevate quality of life and redefine contemporary living standards.



/ MEETING POINT /





A fully integrated administrative, commercial, and medical destination designed to serve the growing community of October City.

/ Total Investments / Over 1 billion EGP.

A state-of-the-art commercial, administrative, and medical complex strategically located in the heart of Hadayek Al Ahram. Designed to meet the needs of modern businesses and healthcare providers, the mall combines premium retail spaces, professional offices, and specialized medical clinics.

With contemporary architecture, spacious layouts, and high-quality finishing, the project ensures a comfortable environment for visitors and professionals alike. Its prime location, just minutes away from the Pyramids and main transportation routes, makes it an ideal destination for shopping, services, and business growth.

Situated in Hadayek Al Ahram
MEETING POINT PLAZA





Situated in Hadayek Al Ahram
MEETING POINT PLAZA



Situated in Hadayek Al Ahram
MEETING POINT PLAZA



/ ORI SHEIKH ZAYED /



*A premium residential development located in
the heart of Sheikh Zayed, combining modern
design with nature-integrated living.
/ Total Investments / Over EGP 2 billion*





A state-of-the-art commercial, administrative, and medical complex strategically located in the heart of Hadayek Al Ahram. Designed to meet the needs of modern businesses and healthcare providers, the mall combines premium retail spaces, professional offices, and specialized medical clinics.

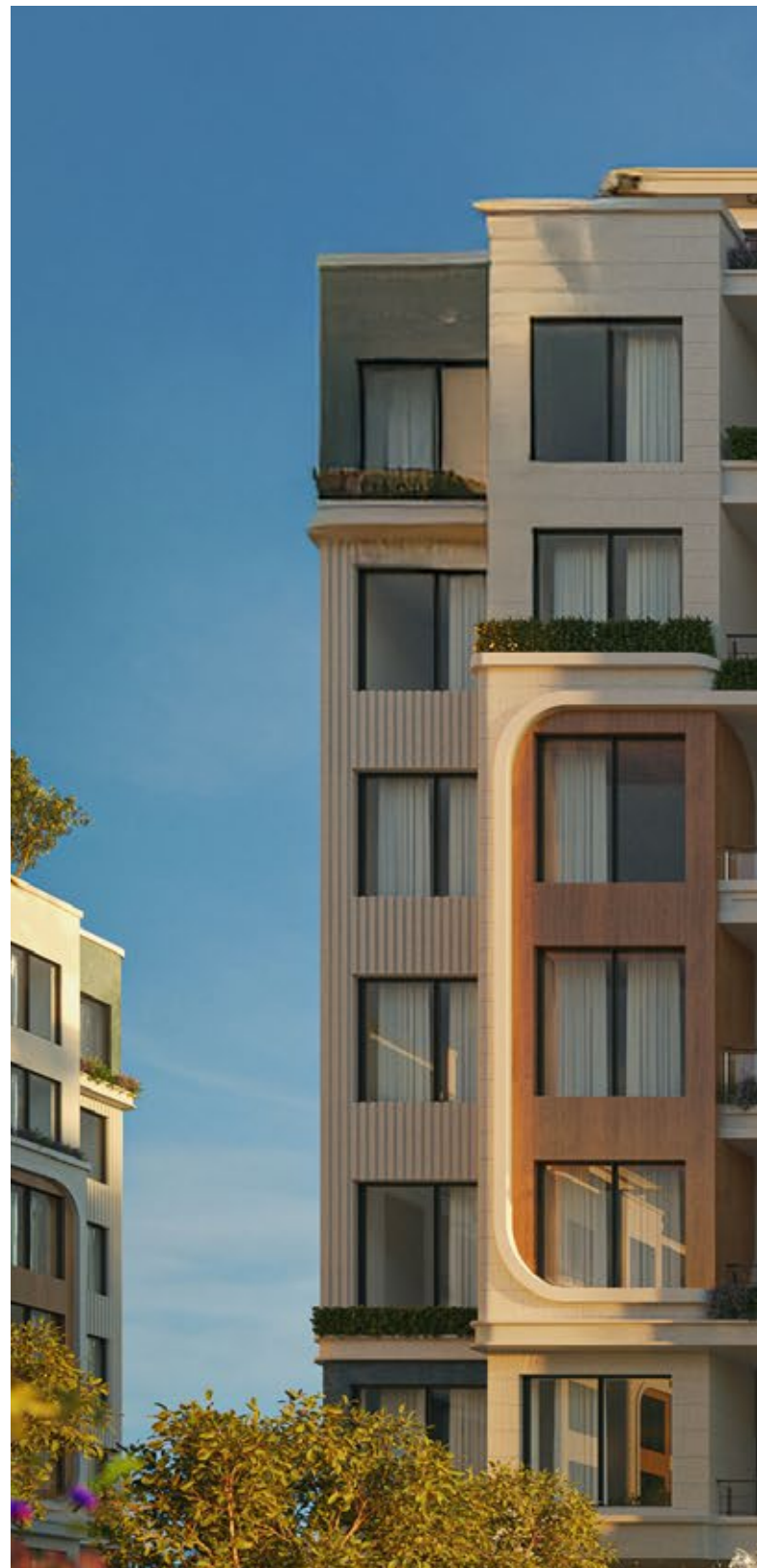
With contemporary architecture, spacious layouts, and high-quality finishing, the project ensures a comfortable environment for visitors and professionals alike. Its prime location, just minutes away from the Pyramids and main transportation routes, makes it an ideal destination for shopping, services, and business growth.











Situated in Seikh Zayed
ORI-COMPOUND

/ MIURA ZAYED /



*A boutique standalone villas compound
designed to offer privacy, serenity, and modern
architectural elegance.
/ Total Investments / Over EGP 450 million*







Situated in Sheikh Zayed
MIURA- COMPOUND



Situated in Sheikh Zayed
MIURA- COMPOUND

Situated in Sheikh Zayed
MIURA- COMPOUND



/ DAHYA POINT /



*A contemporary residential community
delivering a balanced lifestyle with modern
amenities and prime connectivity.
/Total Investments/ Over EGP 300 million*

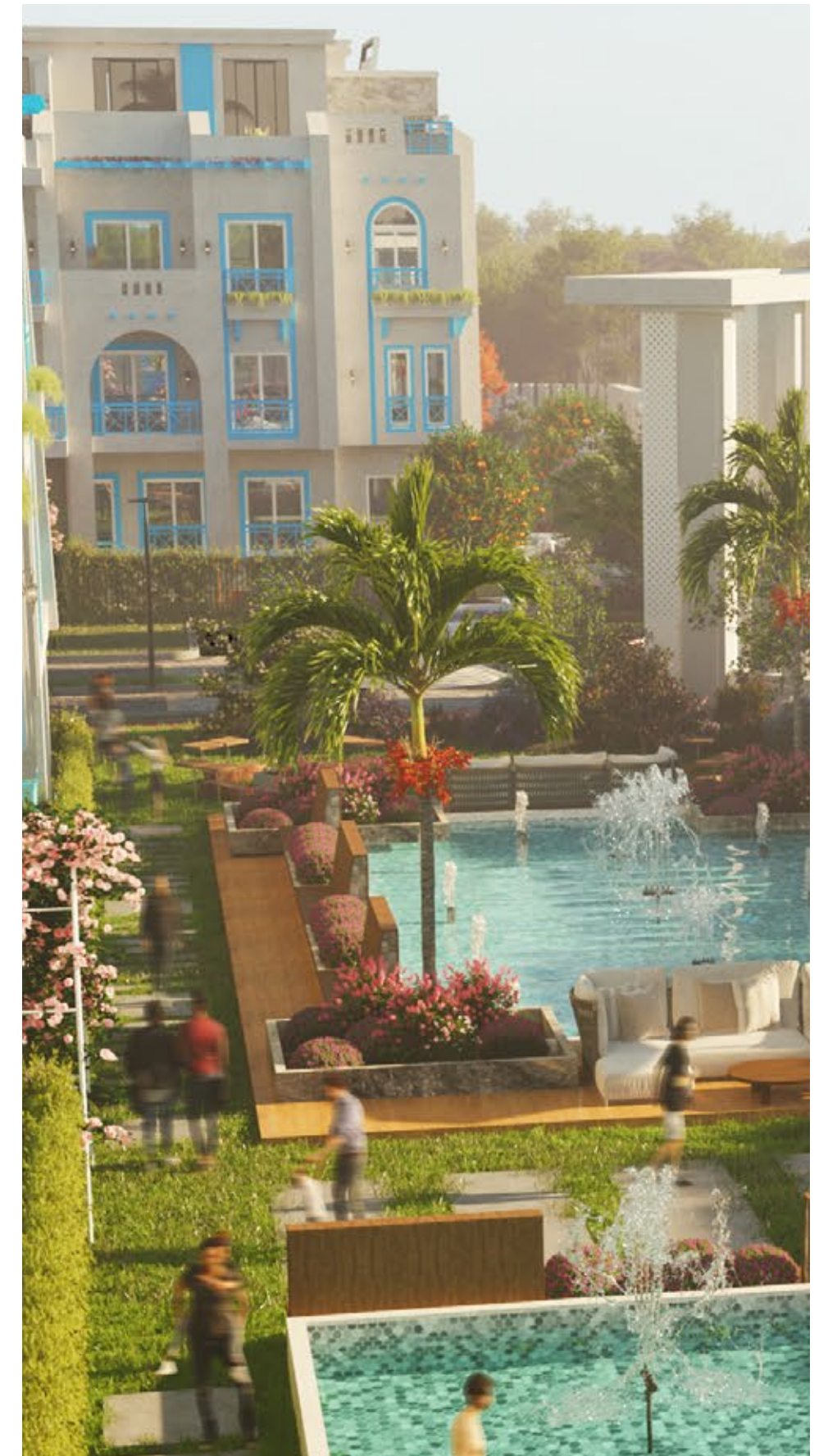


A New Benchmark of Contemporary Living in New Zayed

*A modern residential community that delivers a perfectly balanced lifestyle, enhanced by advanced amenities and exceptional connectivity.
/Total Investments/ Over EGP 300 million.*

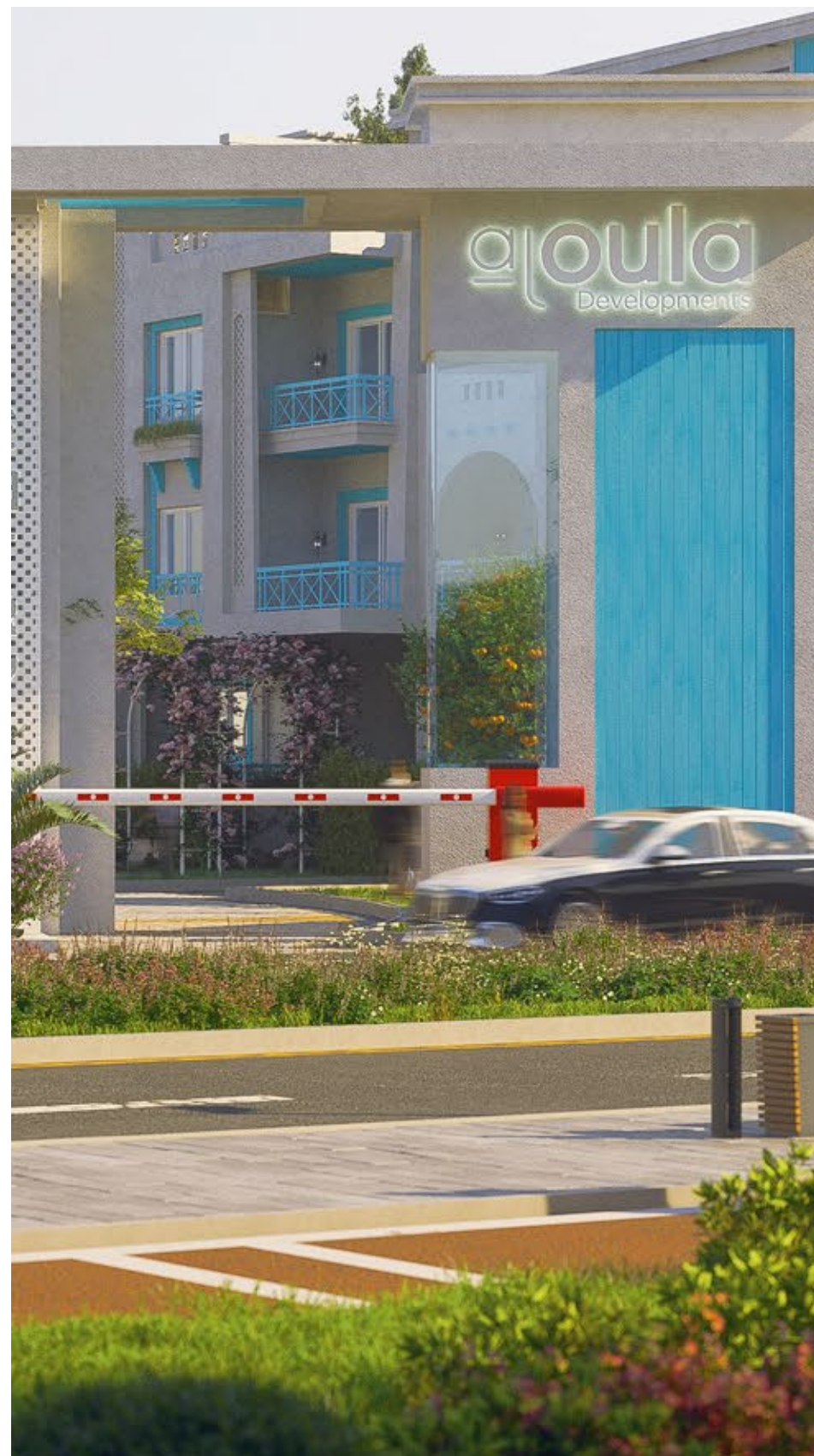
Al-Oula Developments proudly introduces “Da7ya” — an upscale residential sanctuary crafted for those who appreciate comfort, refined elegance, and a higher standard of living. Strategically positioned to ensure seamless access to West Cairo’s most important destinations, “Da7ya” blends modern architectural harmony with serene natural surroundings to create a truly distinguished residential experience.

Da7ya Residence embodies a sleek and contemporary architectural identity, tailored for individuals with sophisticated taste. Located in the heart of New Zayed, the development offers a premium lifestyle defined by thoughtfully planned spaces, aesthetic refinement, and an atmosphere of tranquility and distinction — reshaping the meaning of modern living in one of West Cairo’s most promising districts

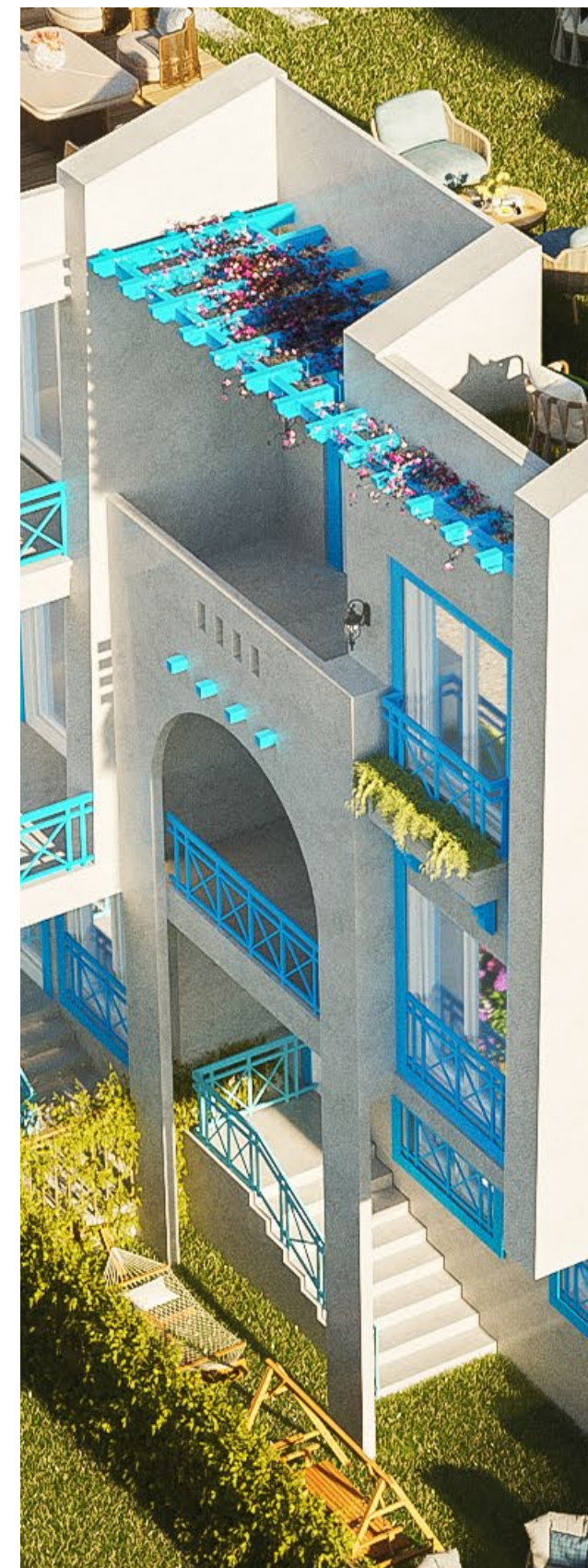








Situated in New Zayed
DAHYA- Compound



/ QOMRA COMPOUND /



*A refined residential compound designed to offer comfort, community, and harmony within a highly sought-after location.
/ Total Investments / Over EGP 250 million*

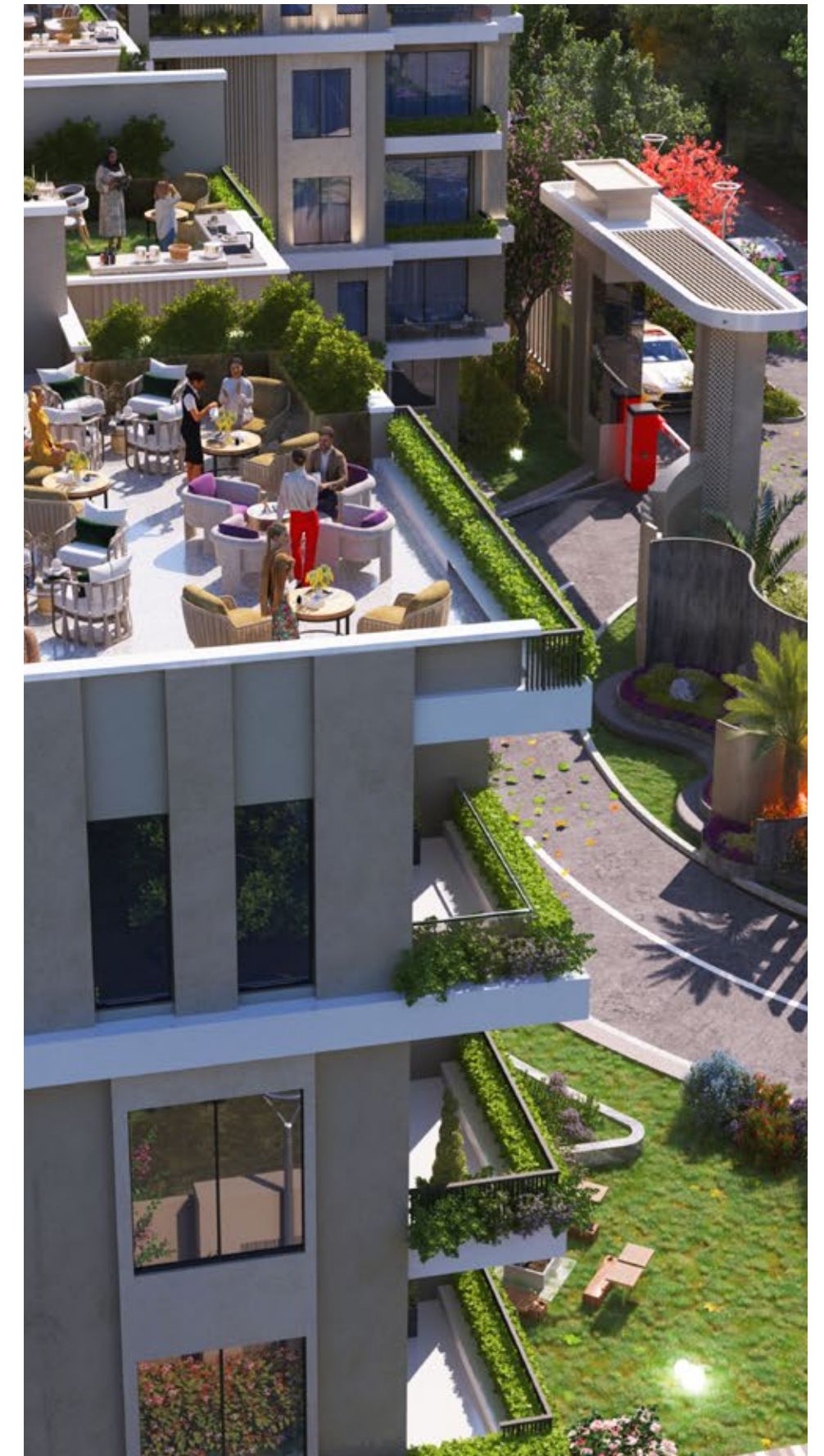


A New Standard of Serenity and Luxury in Sheikh Zayed

Nestled in the heart of Sheikh Zayed, “Qamara” offers a distinguished residential experience where luxury blends seamlessly with tranquility. With a contemporary design approach, the project harmonizes generous green landscapes, comprehensive services, and modern amenities—creating a living environment perfectly suited to the needs of today’s families.

“Qamara” showcases elegantly crafted units with premium finishes, embodying comfort, sophistication, and timeless style. More than just homes, the development presents a refined lifestyle designed for those who appreciate detail, beauty, and elevated living. Strategically located in one of Sheikh Zayed’s most vibrant districts, “Qamara” redefines the essence of upscale living. Its modern architectural vision, coupled with its prime address, makes it the ideal choice for residents seeking both serenity and luxury at the highest standards.

Strategically located in one of Sheikh Zayed’s most vibrant districts, “Qamara” redefines the essence of upscale living. Its modern architectural vision, coupled with its prime address, makes it the ideal choice for residents seeking both serenity and luxury at the highest standards. Each residential unit is thoughtfully planned, offering versatile layouts and spacious designs—all enriched with high-end finishing that reflects elegance and refinement. Here, you are not simply selecting a residence; you are becoming part of a fully integrated community that prioritizes privacy, security, and a superior quality of life.











/ RIDGE NEW ZAYED /



*One of the largest residential developments on
El DABAA Axis, offering an elevated urban
lifestyle.
/ Total investments / Over EGP 450 Million*



NEW ZAYED RIDGE

*The Heart of Luxury in New
Sheikh Zayed City*

*Exclusive Living | Prime Location |
Unmatched Privacy*
New Zayed Ridge is an elite residential
destination crafted for those who aspire
to luxury, comfort, and exclusivity. With
low-density planning and a serene
atmosphere, the community delivers an
exceptional living experience that
prioritizes both privacy and
sophistication.

*Strategically positioned in the vibrant core
of New Sheikh Zayed City, Ridge New
Zayed enjoys a prime location directly on
the Dabaa Axis, facing Sphinx
International Airport. This unmatched
positioning places residents at the center
of West Cairo’s most vital and
fast-evolving urban network.
Designed to meet the expectations of
modern living, the project features
luxurious residential units that blend
elegance with tranquility—ideal for
individuals and families seeking a
high-end lifestyle.*

*A Location That Brings Everything Within
Minutes*
Minutes from the heart of Sheikh Zayed
City, Minutes from Smart Village, Minutes
from The Grand Egyptian Museum
Connected to Cairo’s Most Important
Modern Road Network
Rod El Farag Axis, Dabaa Road, Middle
Ring Road & Cairo–Alexandria Desert
Road.
At Ridge New Zayed, you don’t just
reside—you elevate your life through
seamless connectivity, refined luxury, and
exceptional comfort









Situated in Beit Watan New Zayed
ZAYED RIDGE



It all started here...
Every project, carries our full signature.



/ OCTOBER PARK /





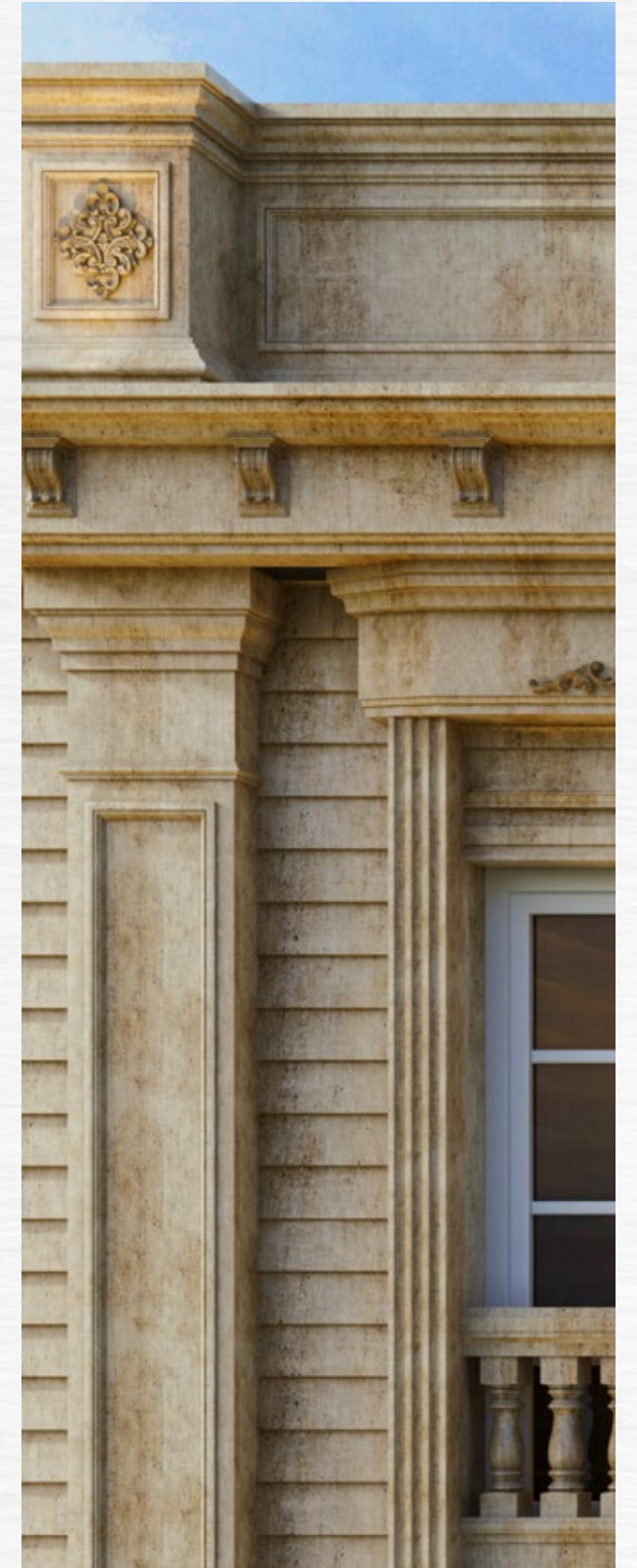
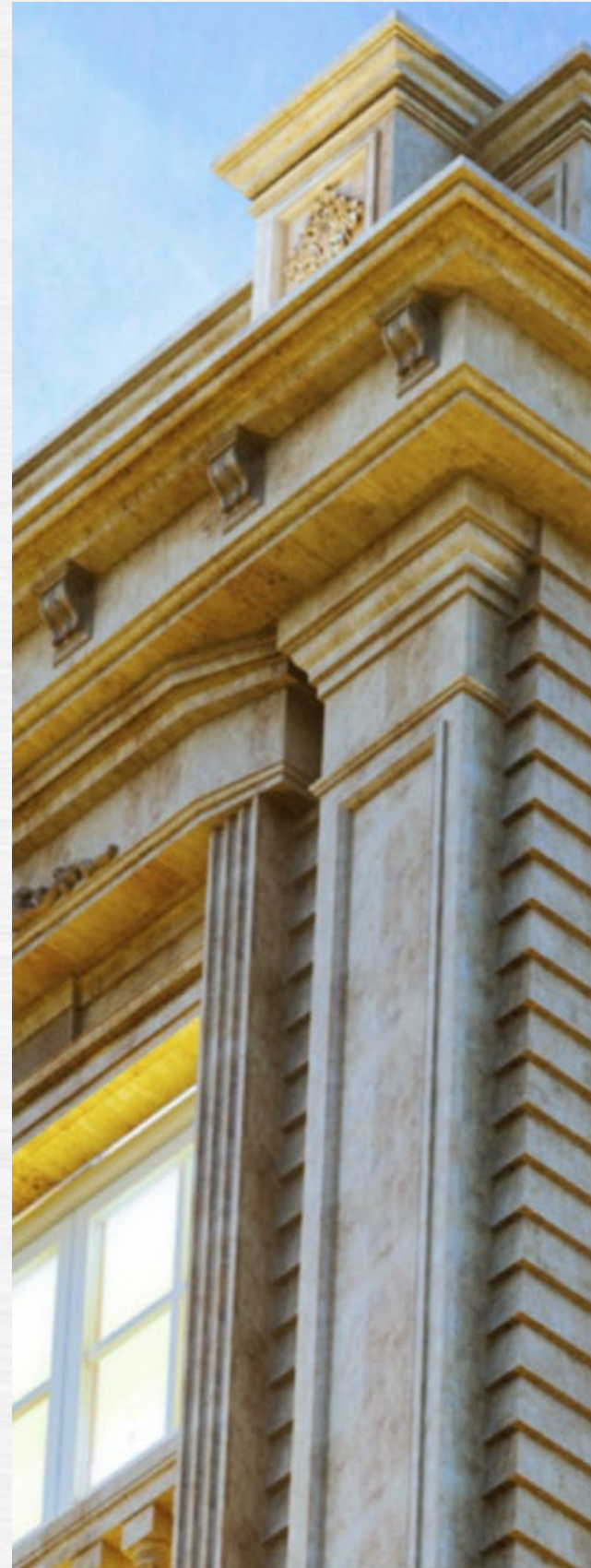
One of the largest residential developments on the Boulevard Axis, offering an elevated urban lifestyle.

/ Total Investments / Over 2 Billion EGP.



Situated in Beit Watan
OCTOPER PARK

Completion:2027



/ BEIT WATAN TKMELY /





A continuation of the company's expansion in the core of October City, located directly on the Boulevard Axis.

/ Total Investments / Over 1 Billion EGP.

Projects in /
Beit Watan Tkmely



Projects in /
Beit Watan Tkmely



BEIT WATAN TKMELY

A Distinguished Residential Address at the Heart of October's Premium Community

Beit Al Watan – October (Tamely Phase) stands as one of the most prominent emerging residential districts, defined by its exceptional location directly on the Boulevard Axis —the central spine of West Cairo's most dynamic and rapidly evolving urban zone.

The area enjoys a rare privilege, being surrounded by some of the most upscale and refined residential compounds in both Sheikh Zayed and October, creating a harmonious, elevated, and premium living environment.

Perfectly centered, the location grants seamless proximity to the "Cairo University – International Branch", and lies only minutes from "Al Ahly Shooting Club – Sheikh Zayed" and "Mall of Arabia", placing residents within a vibrant ecosystem that integrates education, recreation, and modern lifestyle destinations.

The district is efficiently connected to Cairo's most significant transportation network, including: 26th of July Corridor, Rod El Farag Axis, Cairo–Alexandria Desert Road & Middle Ring Road.

This exceptional accessibility ensures unmatched mobility, allowing residents to reach Sheikh Zayed, October, the Dabaa Axis, and Central Cairo "with speed, ease, and complete convenience".



/ BEIT WATAN OCTOBER /





A distinguished residential project situated on the Boulevard Axis in October City.

/ Total Investments / Over 500 Million EGP.



Projects in /
Beit Watan October Asasy

Projects in /
Beit Watan October Asasy



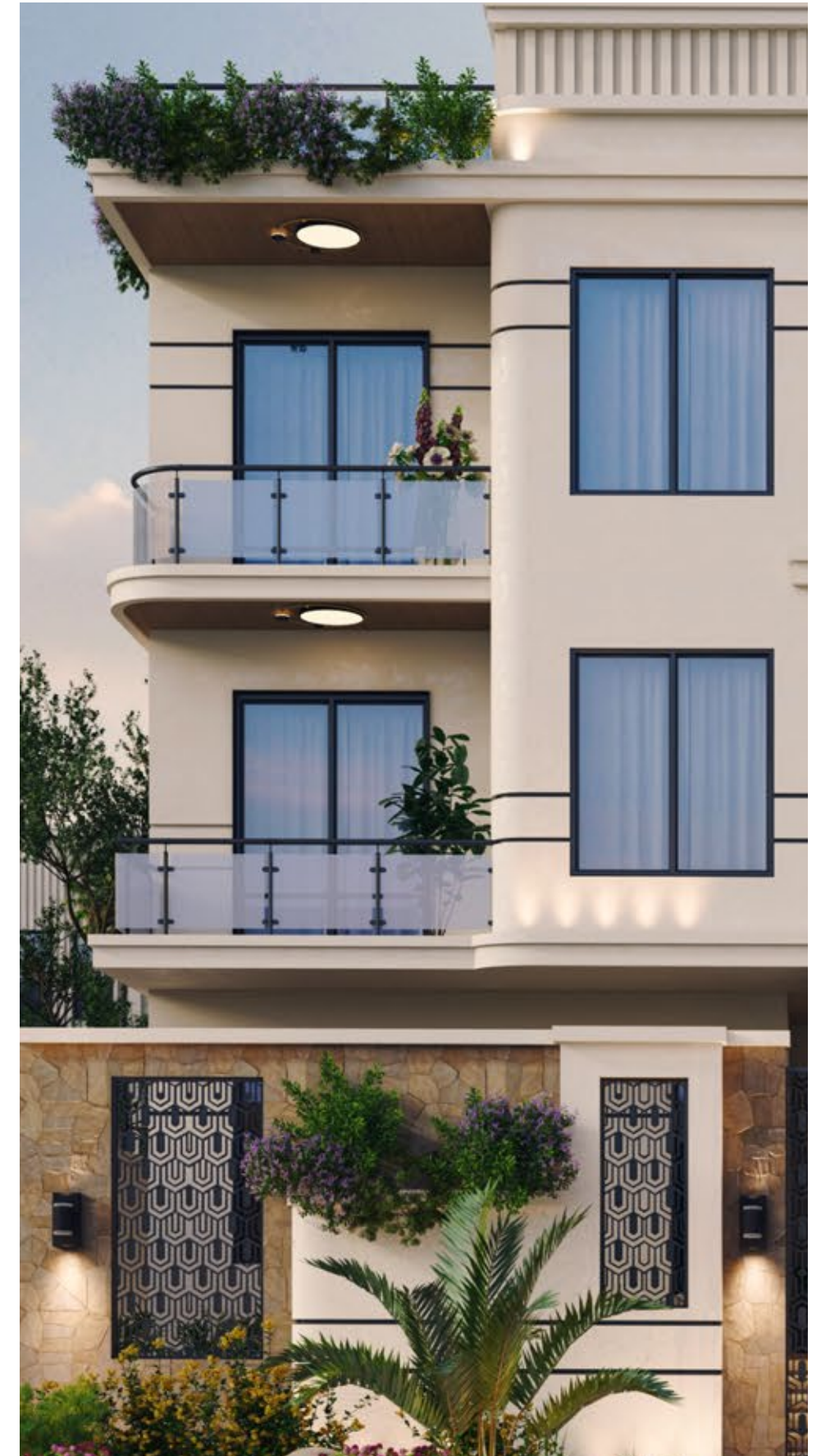
BEIT WATAN ASAY

A Prime West Cairo Address Along the Boulevard Axis

Beit Al Watan – October (Asasy) stands as a distinguished residential destination, defined by its exceptional location on the prestigious Boulevard Axis, directly facing the main entrance of Sheikh Zayed 4. This premium positioning places residents at the intersection of West Cairo's most significant landmarks and its fastest-growing urban corridor.

With immediate access to the Cairo University – International Branch, and only minutes away from Al Ahly Sporting Club – Sheikh Zayed, Mall of Arabia, and the city's leading lifestyle and retail hubs, the project delivers an unrivaled blend of convenience, connectivity, and vibrant urban living.

The development is seamlessly connected to Cairo's most important transportation network—including the 26th of July Corridor, Rod El Farag Axis, the Cairo–Alexandria Desert Road, and the Middle Ring Road—ensuring effortless mobility and direct access to all major destinations across West Cairo and beyond



/ ZAYED HEIGHTS /





A premium residential development strategically located in Sheikh Zayed City, adjacent to Nile University.

/ Total Investments / Over 600 Million EGP.

Beit Watan Zayed (Zayed Heights) – Separate Buildings

A premium residential development strategically positioned in Sheikh Zayed City, steps away from Nile University.

Total Investments: Over EGP 600 million

A Signature Address in the Heart of West Cairo's Luxury Living.

Beit Al Watan – Sheikh Zayed (Zayed Heights) stands as a landmark residential destination, defined by its unparalleled location at the main gateway of Zayed 3, directly on the Dahshour Link. With open, unobstructed frontage facing Mall of Arabia, and seamless connectivity to Nile University and the iconic 205 Project, the area forms.

Projects in /
Beit Watan New Zayed
Zayed Heights



Projects in /
Beit Watan New Zayed
Zayed Heights



/ ZAYED EDGE /





One of the largest residential developments on El Bostan Road, offering an elevated urban lifestyle.

/ Total Investments / Over 300 Million EGP.

Projects in /
Sheikh Zayed



ZAYED EDGE

Zayed Edge – Redefining Luxury Living in Sheikh Zayed

Zayed Edge emerges as an exclusive residential destination in the heart of Sheikh Zayed City, surrounded by some of the finest upscale communities and positioned directly on the prominent Al Bostan Street—one of the city's most vibrant and sought-after addresses. With a highly connected location, Zayed Edge lies just one minute away from: 26th of July Corridor & Cairo–Alexandria Desert Road.

Ideally situated between Sphinx International Airport and the Grand Egyptian Museum, the project places residents at the center of West Cairo's most dynamic cultural and developmental expansion. In the energetic core of Sheikh Zayed, Zayed Edge offers a curated collection of luxurious residential units designed to meet the expectations of modern living—blending elegance, comfort, and a lifestyle defined by convenience and refinement

Zayed Edge is more than a residential address—it is where prime accessibility, upscale living, and exceptional architectural quality unite to shape the future of premium living in Sheikh Zayed.

ZAYD RIDGE is One of the landmark residential developments on Al Bostan Road, offering a sophisticated and elevated urban lifestyle.



Where Vision / Leads /



*Al-Gezira Plaza - building 2 - office 301, El
Shikh Zaid, Egypt
alouladevelopment.com*