**EGYGAB Development**

About EGYGAB

Building Communities

1977 a remarkable date in our story. It’s the year when our first company for contract and construction was founded by Eng. Samir Gaballah.

On a precise vision and a well-organized plan, this entity developed to be EgyGab holding; a perfect example for businesses that add progress to the society.

We began this series of fruitful achievements by building several private and governmental projects, which included residential buildings in different locations around Cairo.

In 1994, our first project in the educational sector came to existence by establishing “The Egyptian Language School”. Because our main principle is development, it expanded to include national and international sectors in 1996.

Values

“Make it developing a better life style for Egyptain families.”

As every business has a vision, this is our own identity. It’s an insight made of principles that will grow and glow across generations. Integrity, creativity, professionalism and devotion were and will always remain our principles. They all fall into place when we see a plan becoming real and alive.

EGYGAB promises to realize this vision and distribute the fruit of success on partners and individuals that will make this dream come true.

**The Island**

Overview

A residential community that invites residents to experience a life filled with sensory delights, where every moment is an opportunity to connect with nature, indulge in luxury, and cultivate a sense of well-being.

Our Promise is providing a haven where residents can immerse themselves in a world of sensory experiences, from the gentle breeze on their skin.

Amenities:

Security

Gardens & Water Features

Swimming Pool

Kids Area

Smart Gates

Football Court

Location

(R8) is a neighborhood developed by private companies in the New Administrative Capital. It's strategically located near the Government District and the Green River, making it a central and desirable area.

(R8) is also located near the Diplomatic District & Government District. The total area of R8 is approximately 4000 acres. Only 20% of them have been allocated to buildings and the rest of the Landscape & Lakes area.

The concept

Project is built around 4 different islands of sensory gardens. • Each Island garden will have a full senory garden experience of landscape, greenery & water feature

Facilities: Gardens & Water Features Club House Paddel Court Mosques Swimming Pool Smart Gates Security System Kids Area Football Court Smart Infra Structure

**The Wing**

Overview

The Wing is a boutique commercial spot that delivers a casual collaborative atmosphere where people can express, co-create, and enjoy themselves as we believe that everything that is co-created is special.

⁠A dynamic, co-created commercial hangout spot designed to empower the youth, foster genuine connections, and embrace a casual approach to success.

⁠Blurring the lines between work and play, our environment accommodates the Gen Z casual work style, creating a feel-good atmosphere.

As a mixed-use destination, The Wing offers all-day accommodation through a laid-back co-creation experience, emphasizing community and shareable moments.

The Wing encompasses a holistic experience, it’s a place where you get to work, dine, shop, workout, meditate, play, laugh and casually hangout.

⁠Our carefully curated tenants, including The Mind Space, Soil, In Your Shoe, Purple B, Luigis, Helly’s, and Crispy Hen, contribute to the unique vibe of this exceptional destination where expression, co-creation, and enjoyment converge.

Amenities:

Parking

Gym

Security

**The Median Residences**

Overview

What if you were told that there is one destination, that bridges the gap between dreams and captivating reality straight in the heart of everything?

Living at The Median Residences is enjoying every minute of every day without having to leave the community. The project surrounds its community with a state-of-the-art mall, an elegantly appointed social club and a nursery for quality education. Ideal for young families and couples alike, The Median Residences offers triple play and smart homes and safe kids areas & fun playgrounds for the little ones, a state-of-the-art mosque, as well as large bicycle tracks to keep everyone energized.

The Median Residences is a luxurious compound developed by Ezan across 20 acres of land in New Cairo. Promoting a healthy environment, 74% of the compound’s area is dedicated to greenery and elements of nature.

The compound has successfully managed to offer an integrated life with the perfect median of price and worth. The Median Residences features a wide array of services and facilities including a 600 meter social club, vast greenery, a mosque and 24 hour security.

Amenities:

24/7 Security

Basketball Court

Football Field

Green Parks

Gym & Health Care

Handball Court​

Kids Playground​

Lakes

Medical Mall

Nursery

Parking

Swimming Pools

Volleyball Court

Location:

Located right in between the Ring Road and Suez Road. That prime location puts The Median Residences, only

- 1 km away from the JW Mariot

- 2 km from Cairo International Airport

- 5 km far from Cairo Festival City, City Center Almaza and Rehab City

- 6 km from Garden 8

- 8 km away from Heliopolis

- 9 km far from Nasr City

Property Types: Apartments

**Family City**

Overview

Based on a well-organized plan, Our first company for building and construction was built in 1977. Perfect example for business that adds progress to the society. Seeking more development we have set a clear vision which is “Developing a better, safer lifestyle for Egyptians and adding value to communities in different sectors through an integrated successful chain of businesses, with preserving our own identity”. And we promise to do our best to realize this vision for our group and our costumer.

In new Cairo, plot 28A of the Northern Investments Area, Family city is located in total space of 16 acres. In one of Cairo’s most elegant and peaceful spots, we built a compound that supplies its residents with elegant living of affordable costs. The total number of units is 45, constricted on a proportion of 19% of the total project area.

While planning, we were keen on not just giving a special architectural design, but also a wide peaceful landscape with bits of nature to enjoy, and well-planned roads for driving. You will find it perfect to go for a walk and an energetic jog in the morning or a smooth ride on Family City Streets.

Amenities

24/7 Security

Football Field

Green Parks

Gym and Health Care

Kids Playground​

Parking

Volleyball Court

Location:

Located in New Cairo, specifically in the Fifth Settlement in the Northern Investors Area, occupies an area of ​​16 acres, and is approximately 10 kilometers from Nasr City neighborhood, and 15 kilometers from Maadi neighborhood, and neighboring compounds

minutes away from the Sadat Axis, the Northern 90th Street, and the Mohamed Naguib axis, and only a few minutes away from the Future University and the American University, and on the outskirts of The Font Mall.

Property Types: apartments and duplexes

Family City Compound was designed on an area of ​​16 acres, with an interest in giving priority to green spaces over the percentage of buildings that do not exceed 19%, with 45 buildings, including apartments and duplexes. The areas of the residential apartment in the compound range from 150 m² up to 275 m², It consists mostly of 3 bedrooms, 3 reception areas, a kitchen, 2 bathrooms, and a balcony, and the duplexes' areas range from 300 square meters.

**The Fount**

Overview

A new entertainment and organizational Centre located in New Cairo, of a total area of 12,000 square meters, providing new possibilities with a variety of stores. In addition to a large number of offices for different business and administrative needs. Consisting of five floors, The Fount is a strategic building with two basement floors, B1 and B2. B1 is mostly for storage. B2 is allocated for parking with total area of 4,200 square meters which can comprehend up to 400 vehicles.

The Fount’s ground floor – with an area of 1,200 square meters – is commercial. Encompasses eight shops with an area that varies from 120 square meters to 300 square meters. The shops; each has a separate entrance from the building and another internal. The Fount’s Level 1 and Level 2 will be administrative, with a number of 48 offices of various spaces and super lux finishing. The interiors of “The Fount” are inspired with the idea of building a whole community, not just another building but a unique atmosphere of hospitality and professionalism.

A truly fountain of fortune for a business to find an office with this qualifications in New Cairo. The Fount is designed to give a bright atmosphere to every side of the building, a glass façade with a fascinating panoramic view, through which the daylight passes, supporting the cheerful scheme and atmosphere. The whole building’s interiors are made of porcelain and marble with a touch of elegance upon every corner. Assuring a very distinctive standard in presenting the businesses that will take part in The Fount through unrivaled facilities and amenities.

Amenities:

24/7 Security

Backup Generators

Central Air Conditioning

Electric Gates

Emergency Escapes

Multiple Elevators

Parking

Waiting Areas

Washrooms

Water Reserve

Wifi

Location:

The Fount Mall is strategically located in El Shorouk City, serving the residents of El Shorouk City and the surrounding areas, near the Cairo - Ismailia Desert Road, and near the most famous El Shorouk compounds and neighborhoods.

10 minutes from the New Administrative Capital  
7 minutes away from New Cairo and the Fifth Settlement  
5 minutes away from Rehab and Madinaty  
35 minutes from Nasr City, Heliopolis and Maadi Ring Road

**Granda Life**

Overview

Granda Life is an integrated mixed-use compound spreading across 23 Acers of lush land to offer a diverse array of lifestyle options that suits every need. The project is made of 529 homes plus 49 Townhouses overlooking lagoons & wide landscape that naturally enhances the quality of life of our community. Offering a multiple unite types, with ultra- modern designs ranging from 116 SQM to 270 SQM.

Granda Life is strategically located at the heart of Al Shorouk City, at the entrance of Al Shorouk 3 on the main street, 1 minute away from Suez Road. Its strategic location promises its residents a sense of security, privacy and full facilities.

Granda Life’s master plan is designed carefully to cater all for your family’s well-being, boasting a variety of top notch facilities and cutting edge amenities set amidst serene surroundings to ensure you truly experience the best of life. With utmost wide spaces up to 98 meters between units offering a spacious greenery and landscape.

LOCATION:

GRANDA LIFE is strategically located at the heart of Al Shorouk City, at the entrance of Al Shorouk 3 on the main street, 1 minute away from Suez Road. Its strategic location promises its residents a sense of security, privacy and full facilities.

Property Types: Apartments, condo villas, penthouses and townhouses.

**Granda Al Shorouk**

Overview

Serving as an integral East extension to Cairo’s New Capital and all its lively happenings, Al Shorouk promises residents a unique sense of security and a state of serenity and community not found elsewhere. EGYGAB has set its residents’ “comfort and convenience” at the forefront of its new plan, providing the best of integrated community living in Al Shorouk which not only embodies an ideal getaway from Cairo’s traffic and its everyday pressures, but also a central hub to all major facilities.

Located in the heart of Cairo, Al Shorouk has an outstanding location. It serves as an extension to Cairo’s new capital, it is one of the few cities in Egypt that promises residents a sense of security, privacy and full facilities. EGYGAB provides you a world of comfort, affordability and more of everything.

Step into an exclusive world of contemporary elegance where every detail has been meticulously designed to create breathing spaces, set amidst breathtaking surroundings of manicured gardens and owing streams to paint a beautiful picture of architectural brilliance and affordable community living existing in perfect harmony.

Amenities:

24/7 Security

Basketball Court

Football Field

Green Parks

Gym and Health Care

Handball Court​

Kids Playground​

Nursery​

Parking

Volleyball Court

Location

Located in the heart of Cairo, AlShorouk has an outstanding location. It serves as an extension to Cairo’s new capital, it is one of the few cities in Egypt that promises residents a sense of security, privacy and full facilities. EGYGAB provides you a world of comfort, affordability and more of everything

Granda Compound: "Life at first sight" Step into an exclusive world of contemporary elegance where every detail has been meticulously designed to create breathing spaces, set amidst breathtaking surroundings of manicured gardens and flowing streams to paint a beautiful picture of architectural brilliance and affordable community living existing in perfect harmony.

Where Life and Style Collide Granda is carefully designed to cater for your family’s well-being, boasting a variety of top notch facilities and cutting edge amenities set amidst serene surroundings to ensure you truly experience the best of life. We bring our communities a world of excellence comprised of top of safety standards, quality education and an abundance of activities all within reach to enrich your lifestyle. - Kids’ Playgrounds and safe communal areas. - Pre-school education facility. - 7/24 premium security services. - Surveillance cameras.

The Ultimate Family Destination Granda is the ultimate family destination offering the perfect solution for new couples and young families wishing to combine a comfortable lifestyle with an integrated community living. Our compound is designed to bring physical activity at every door step, not only fostering little kid’s early development, but also providing families sharing the same aspirations with a healthy lifestyle. -Swimming Pools. -Football Courts. -Tennis Courts. -State of the art Gym. -Mosque.

A Private Getaway Everyday Social Club Located minutes away from every home, Granda’s social club is an oasis of calm ideal for ladies who wish to spend some quiet time after a long day of chores or those wishing to meet friends to unwind and socialize. The club fuses modern simplicity with cutting edge conveniences, bringing in breathtaking surroundings to give an unmatched sense of privacy to its soothing ambience.

Embrace the change Stemming from EgyGab’s strong belief “investing in people’s lives”, Granda consequently focuses on investing in its community’s needs by creating a solid foundation through which future generations have access to quality education, sports, health services and social clubs to ensure integration. Our aim is to create a self-sufficient community where people not only share the same space, but rather the same aspirations of leading a happy and healthy lifestyle.

Granda’s Duplexes: Where Space Meets Ultimate Privacy Smartly designed to perfectly blend ultimate privacy with maximum space, Granda’s Duplexes offer ultimate relaxation all year round. Ideal for families with kids, our duplexes boast a private garden and pool, in addition to a state of the art jacuzzi offering an exclusive invitation to private entertainment and unwinding experiences anytime of the year.

Granda’s Penthouses: Opulence Re-defined Take in the unique panoramic views of landscaped greenery surrounding a private pool a testament of how opulent living should be. Designed with splendour that discretely blends with state of the art amenities, Granda’s penthouses provide families with a peaceful sanctuary from the bustle of the city, allowing them to host private pool parties and memorable barbecues all year round.

Granda’s Apartments: Comfortably Elegant Granda Compound offers a variety of well lit Contemporary living Apartments laid out to give a sense of space and comfort. Wake up to the soothing sight of lakes, or allow your children to be just minutes away from communal parks and playgrounds or simply choose to live in the heart of action by over looking the compound’s bustling commercial area pumping with entertainment and life.

The Lifestyle Destination COMMERCIAL HUB Granda’s commercial hub is an exclusive invitation to discover a destination of exceptional entertainment,world-class dinning and an unrivalled shopping experience. Located minutes away from your home, the fount posts a cutting-edge medical facility so families will be able to enjoy a safe and central commercial space, where true entertainment comes to life away from the city’s congestion and noise.

The Edge

Overview

A new entertainment and organizational medical & retail center located in Al Shorouk, of a total area of 4,364 square meters, providing new possibilities with a variety of clinics and retail stores. Consisting of Three floors, The Edge is a strategic building with basement floor; The basement is allocated for parking with total area of 2728 square meters which can comprehend up to 118 vehicles. The Edge’s ground floor is a commercial area with a total space of 1,304 square meters. It encompasses 14 retail shops with an area that varies from 67m2 to 196m2. The shops; each has a separate entrance from the main road and another from the service road overlooking the back area. The Edge’s first and second floors will be medical clinics, with a total number of 56 fully finished clinics starting from 38m2 up to 85m2 . The interiors of The Edge Al Shorouk are inspired with the idea of building a whole community, not just another building but a unique atmosphere of hospitality and professionalism.

A truly fountain of fortune to find fully finished clinics with these qualifications in Al Shorouk. The Edge is designed to give a bright atmosphere to every side of the building, a glass façade with a fascinating panoramic view, through which the daylight passes, supporting the cheerful scheme and atmosphere. The whole building’s interiors are made of porcelain tiles with a touch of elegance upon every corner. Assuring a very distinctive standard in presenting the businesses that will take part in The Edge through unrivaled facilities and amenities.

Amenities:

24/7 Security

Backup Generators

Central Air Conditioning

Electric Gates

Emergency Escapes

Multiple Elevators

Parking

Waiting Areas

Washrooms

Water Reserve

Wifi

Location:

The Edge project is located in a strategic location within El Shorouk City, specifically in the distinguished neighborhood of villas, near various residential projects, and minutes away from the British University.

The project is close to important roads and landmarks, as it is far away:  
Minutes from Cairo-Ismailia Desert Road  
10 minutes from Madinety and Al Rehab  
15 minutes from the new administrative capital  
20 minutes from New Cairo and the Fifth Settlement  
30 minutes from Nasr City, Heliopolis, and Maadi Ring Road

Prperty Types: shops, medical clinics, and administrative offices.

**Masaya**

Overview

Masaya, a name that brings literal light and joy, is the newest upcoming addition to the shores of Sidi Abdel Rahman. Stretched across 30 acres, this harmonious community offers a selection of exclusive beach homes ranging between standalone, villas, twin homes, townhouses, and chalets.

Strategically located 133 KM from Alexandria, Masaya is situated on one of the few remaining lands in heart of Sidi Abdel Rahman’s glimmering coastline. Masaya offers more than just an ideal location everything about its community is Masaya redefines the beauty in finding life’s simplest pleasures. Built on four natural topographic levels, this vivid destination is designed distinctive to embrace the spectacles of nature. Whether it is the 200m sandy beach front accessible swimmable lagoons or transcending greenery; life in Masaya is a new sensation.

Amenities:

24/7 Security

Basketball Court

Football Field

Green Parks

Gym & Health Care

Kids Playground​

Lakes

Nursery

Parking

Swimming Pools

Volleyball Court

Location:

Masaya North Coast Resort is located in the heart of the Sidi Abdel Rahman area, specifically at kilometer 133 on the Alexandria-Marsa Matrouh road. This distinguished geographical location of the resort made it located very close to many axes, roads, projects, and important landmarks in the North Coast region.

only 30 kilometers west of the city of El Alamein.  
190 kilometers east of the city of Marsa Matruh.  
The resort is very close to El Alamein Airport and Borg El Arab Airport.  
It is located very close to many important resorts in the North Coast such as Sea Shell Resort.  
just minutes from Stella Heights Village, Bianchi North Coast, Marassi and La Vista.  
265 kilometers from Cairo.

Property Types in Masaya North Coast: standalone villas, twin houses, townhouses, duplexes, and chalets.

There is variety of spaces for the units within the Masaya project, to suit the needs of all customers and the various activities to be held within the resort. It allocates a small area from the total area of ​​​​the various buildings and constructions.  
The largest percentage was allocated to green spaces and facilities within the resort, in order to ensure the comfort of customers and provide them with all means of relaxation. Also, all units within the resort overlook a charming panoramic view of the Mediterranean Sea.

Villas of 310 square meters.  
Twin villas from 195 m² to 230 m².  
Chalets from 65 m² up to 236 m².

Services:

Artificial lakes (Crystal Lagoon) on a large area  
The spread of many trash bins dedicated to plastic, glass, and paper.  
Underground garages  
Cycling and walking paths  
Soft sand is suitable for children and those with sensitive skin  
Aqua Park is available for all age groups  
An integrated pharmacy that works constantly to maintain the health of the owners  
5-star hotels to receive visitors to the compound  
The presence of electric generators that operate quickly when the electricity is cut off  
There is also a high-speed internet service in the compound  
Providing security and guard services  
Gym, spa, and jacuzzi.  
The most famous international restaurants and brands  
The use of surveillance cameras at the highest level  
The latest fire extinguishing systems  
Providing maintenance and cleaning services throughout the week and throughout the day.