**EgyGab Developments:**

**A Comprehensive Overview**

**Company Profile**

EgyGab Developments, a leading Egyptian real estate company founded in 1977 by Engineer Samir Gaballah, is renowned for its commitment to quality, innovation, and customer satisfaction. With a diverse portfolio of residential, commercial, and

tourism projects, EgyGab has established a strong presence in the Egyptian market. Known for its prime locations, high-quality construction, and sustainable practices, the company offers a range of exceptional living and working spaces. EgyGab's notable projects include Masaya, a prestigious residential compound, and Holding, a mixed-use development. The company's focus on customer satisfaction and its commitment to contributing to the social and economic development of its communities have solidified its position as a trusted and respected player in the Egyptian real estate industry.

**Masaya**

**Location:** Located on the picturesque Sidi Abdel Rahman beach on Egypt's North Coast.

**Acreage:** Masaya spans across **30 acres** of prime beachfront property.

**Types of Buildings:** The project offers a variety of residential units, including:

* **Standalone Villas:** Luxurious private homes with spacious layouts and modern amenities.
* **Twin Homes:** Semi-detached villas, providing privacy and shared amenities.
* **Townhouses:** Multi-story homes with multiple bedrooms and living spaces.
* **Chalets:** Smaller, more compact units ideal for individuals or couples.

**Project Facilities:** Masaya boasts a range of amenities and services designed to enhance the quality of life for residents:

* **Beachfront Access:** Direct access to the pristine Sidi Abdel Rahman beach.
* **Swimming Pools:** Multiple swimming pools throughout the community.
* **Green Spaces:** Lush gardens and landscaped areas.
* **Recreational Facilities:** Sports courts, playgrounds, and other recreational activities.
* **Clubhouse:** A social hub offering amenities like a gym, spa, and restaurant.
* **Security:** 24/7 security services and surveillance.
* **Property Management:** Professional property management services.

**The Median Residences**

**Location:** The project is located in New Cairo, near the intersection of the Ring Road and Suez Road.

**Acreage:** The compound spans across **20 acres** of land.

**Types of Buildings:** The project offers a variety of residential units, including:

* **Standalone Villas:** Luxurious private homes with spacious layouts and modern amenities.
* **Townhouses:** Multi-story homes with multiple bedrooms and living spaces.
* **Apartments:** Modern apartments with various sizes and floor plans.

**Project Facilities:** The Median Residences boasts a wide range of amenities and services, including:

* **600-meter social club:** Featuring a gym, spa, swimming pool, restaurant, and cafe.
* **Lush green spaces:** 74% of the compound is dedicated to greenery and natural elements.
* **Mosque:** A dedicated mosque for residents.
* **Round-the-clock security:** 24/7 security services and surveillance.
* **Commercial facilities:** A variety of shops and stores to meet daily needs.
* **Parking:** Ample parking spaces for residents and visitors.

**Granda Al Shorouk**

**Location:** Al Shorouk City, Cairo, Egypt

**Acreage:** Approximately 23 acres

**Types of Buildings:**

* Apartments (various sizes and layouts)
* Townhouses

**Project Facilities:**

* Swimming pools
* Clubhouse
* Gym
* Spa
* Restaurants and cafes
* Retail shops
* Playgrounds
* Parks and green spaces
* Security services

**The Edge**

**Location:** Al Shorouk City, Cairo, Egypt

**Acreage:** The Edge is not a residential project. It's a commercial and medical center. The specific acreage for the building is not publicly disclosed.

**Types of Buildings:**

* Commercial building with multiple floors

**Project Facilities:**

* Retail stores
* Clinics and medical offices
* Offices
* Restaurants and cafes
* Parking garage

**The Fount**

**Location:** New Cairo, Cairo, Egypt

**Acreage:** 16 acres

**Building Types:** Penthouses

**Project Facilities:**

* **Residential units:** 45
* **Building ratio:** 19%
* **Modern architectural design**
* **Ample green spaces**
* **Well-planned roads**
* **Peaceful atmosphere**
* **Affordable living**
* **Proximity to amenities**
* **Property size:** 267.5 - 267.5 sqm

**Family City**

**Location:** New Cairo, Cairo, Egypt

**Project Facilities:**

* **Swimming pools**
* **Gyms**
* **Spas**
* **Tennis courts**
* **Basketball courts**
* **Children's playgrounds**
* **Security**
* **Maintenance**