**Housing Developments Properties (HDP)**

Born as the real estate investment and development arm of the Housing and Development Bank.  
The Housing & Development Properties has been spearheading its way towards bridging between home buyers and real estate developers and sellers. Bringing modernity and sustainability along HDP uses a 360-degree approach to cater to the needs of the different segments in the market, making it one of the major supporting contributors to the state’s urban development plant.  
Housing & Development Properties is responsible for the sales and resales of a large number of mega projects, and leasing, sales, and operation of these after completion.

Previous Works of HDP

* Tala Compound, New Cairo.
* Eshraqah Compound, 6 October.
* Le Rois Compound, New Cairo.
* Talda, Mostakbal City
* SQ1, New Cairo.

Terrace

About Compound Terrace  
Compound Terrace is the first of HDP's projects, using the latest modern architectural designs that suit all tastes, and will offer a large variety of residential units built according to the latest international standards that achieve the highest comfort and well-being for residents.  
Compound Terrace provides many services and amenities, in addition to diverse residential units a flexible payment system, and a good investment opportunity.

Location: The Terrace Compound location was strategically chosen to be in the heart of El Sheikh Zayed with easy access to major roads. On that note, the Terrace Zayed location has easy access to 26th of July Corridor and Waslet Dahshour. Additionally, Terrace Compound is a stone’s throw away from:

- Nile University

- Safa Hospital

- Arkan Plaza

- Mall of Arabia

- Monorail

- Galleria40

- Americana Plaza

- Jedar Compound

Amenities:

Infrastructure

Prime Location of the Project.

Kids Area.

Swimming Pools.

Recreation and Relaxation areas.

Laundry Service.

Cleaning and maintenance services.

Security Systems within 24 hours.

Famous and luxurious restaurants and cafes.

HVAC Air Conditioning.

Landscape.

Green areas.

Clubhouse.

Gym.

Spa.

Mosque.

Tracks for walking and Cycling.

Underground Parking Garage.

Medical Clinics.

ATMs Machines.

Commercial Mall.

Water Features.

Generators.

Jogging trail

Services:

Interactive Gardens

The Terrace Compound features interactive gardens, strategically designed to give residents a serene place for meditation.

Sustainability

Using a smart waste management system and an irrigation system, Terrace Zayed promotes recycling and minimizes water waste, turning the whole establishment into a sustainable community.

Track

Terrace Compound features a 600-meter track engulfed in greenery, perfect for morning strolls, energizing jogs, and joy cycle rides around the premises.

Property Types in Terrace Zayed: property types include apartments, duplexes, and townhouses.

Design: Terrace Compound is located on an area of 31 acres, green spaces, plazas, water features, and entertainment activities occupy the largest part of the project, the rest is for buildings.

Payment and Delivery Systems:  
10% down payment, Installments over 8 years.

The Gray mall in New Cairo  
The Gray Mall New Cairo is one of the launches of HDP Real Estate Development Company, which is the marketing and investment arm of the Housing and Development Bank in the real estate sector. HDP launched this great edifice on a huge area of ​​up to 7,500 square meters, in order to provide the largest amount of units and commercial activities within the mall.

The Gray Mall New Cairo has a strategic location directly on Nasr Road, close to the most prominent roads, main axes and vital areas, as it is a few minutes away from the Public Prosecutor’s Office and Ahl Masr Hospital, in addition to its proximity to the most prominent compounds in the Fifth Settlement such as Diyar Compound and Mountain View 1.

The Gray Mall New Cairo offers an exceptional opportunity for entrepreneurs and investors, as it offers a distinguished range of multi-activity commercial units, including medical units and clinics, administrative units, hypermarkets, and bank headquarters, with various areas starting from 38 square meters, and reaching 2000 square meters.

One of the most important features of investing in The Gray Mall New Cairo are the competitive prices offered by the real estate company that owns it to its clients, which you rarely find in any multi-use mall located in the heart of New Cairo, as the price per square meter in the mall starts from 60,000 EGP for warehouse units, 159,000 EGP per square meter in administrative units, and 165,000 EGP per square meter in medical units, while the price per square meter in the hypermarket is about 175,000 EGP, and for banks 240,000 EGP, with a 10% down payment, and in installments over 7 years.

**The Gray Mall Fifth Settlement location**

The Gray Mall Fifth Settlement is located in one of the most strategic spots in the region, namely the Fifth Settlement area, which includes many service and governmental facilities and establishments, as well as modern roads that have facilitated movement between the Fifth Settlement and all of Cairo’s cities.

**The Gray Mall New Cairo Area**  
The Gray Mall Fifth Settlement occupies an area of ​​approximately 7,500 square meters, which is one of the largest areas allocated in the Fifth Settlement in order to carry the foundation stone for an administrative, medical, and commercial investment project, as the number of units reached approximately 175 investment units.

**Types of units in The Gray Mall, Fifth Settlement**

The Gray Mall Fifth Settlement includes a large number of different commercial units, which allows the possibility of establishing any activity desired by customers and investors, and this is one of the features that The Gray Mall Fifth Settlement enjoys over other commercial projects in the region, and the types of units within the mall include the following:

* Luxury administrative offices in The Gray Mall, Fifth Settlement
* High-level medical units inside The Gray Mall, New Cairo
* A large hypermarket inside The Gray Mall New Cairo
* Distinctive Egyptian banks inside The Gray Mall, Fifth Settlement.

**Units area in The Gray Mall, Fifth Settlement**

The spaces of The Gray Mall in the Fifth Settlement came in a great manner of variation and diversity, in line with the ambitions of residents and investors wishing to achieve long-term financial gains. The mall spaces include the following:

* Administrative offices: Administrative office spaces inside The Gray Mall, Fifth Settlement, start from 40 square meters and reach 538 square meters.
* Medical units: The areas of the medical units inside The Gray Mall, Fifth Settlement, range between 38 and 90 square meters.
* Banks: The area of ​​banks inside The Gray Mall, Fifth Settlement, starts from 260 square meters, and reaches 500 square meters.
* Hypermarket: Hypermarket spaces inside The Gray Mall, Fifth Settlement, start from 2000 square meters.

**Unit design in The Gray Mall, Fifth Settlement**

The Gray Mall in the Fifth Settlement consists of a ground floor, in addition to 4 upper floors, in addition to two underground floors allocated for the garage. The length of the mall is 18 meters, and the building area of ​​the total project area reaches 3000 square meters, and the remaining area was allocated to the plaza and green spaces surrounding the project. It is worth noting that the companies that supervised the design of the mall are Arabella and Andalusia, which are two of the largest design and engineering consulting companies in Egypt.

These two companies excelled in designing The Gray Mall in the Fifth Settlement in a way that suits the needs of investors, as the spaces are limited and spacious at the same time, which allows for the establishment of any type of commercial activity. They also provided a lot of spaces separating the units, and they were distributed on the mall floors with great skill; in order to provide calm, privacy and a sufficient degree of balance within the project.

**The Gray Mall New Cairo Facilities and Services**

There are many basic and recreational services and facilities that lie within the folds of The Gray Mall, Fifth Settlement; in order to create a productive work environment for the mall’s employees, and provide visitors and owners with all their daily needs according to the latest smart and advanced systems. The most prominent of these services and facilities are the following:

* Electronic entrances: The Gray Mall in the Fifth Settlement includes many electronic entrances, which ensure easy entry and exit from the mall to prevent crowding and congestion.
* Latest smart systems: The Gray Mall New Cairo relies on the latest smart technological systems to provide owners and customers with a comfortable experience when dealing with lighting systems, air conditioning, and others.
* Parking garages: There are huge garages under The Gray Mall, New Cairo, sufficient to accommodate the largest number of cars to avoid congestion in front of the mall.
* Restaurants and Cafes: The Gray Mall in the Fifth Settlement includes many restaurants and cafes that offer food and drinks at the highest level.
* Internet Services: The Gray Mall New Cairo has high-speed Internet, which supplies all the mall’s units, contributing to completing work in record time.
* Meeting rooms: The Gray Mall Fifth Settlement includes meeting rooms equipped with the highest level of lighting and sound devices to enable businessmen to hold their meetings easily.
* ATMs: The Gray Mall in the Fifth Settlement contains ATMs for several banks to facilitate financial transactions for visitors and business owners.
* Kids Area: Children can have a great time inside The Gray Mall New Cairo, due to the presence of a huge Kids Area, which includes many games and entertainment activities that they love.
* Security and Guarding Personnel: A highly trained security team works 24 hours a day to protect the mall and ensure the safety and security of owners and visitors.
* Advanced surveillance cameras: The Gray Mall, Fifth Settlement, has the latest surveillance systems, which operate with high quality, in order to increase the safety factor in the mall.
* Maintenance and cleaning services: Maintenance and cleaning teams work continuously inside The Gray Mall New Cairo, 24 hours a day, 7 days a week, with high efficiency and quality.
* Generators: The Gray Mall in the Fifth Settlement has emergency generators that operate immediately in the event of a power outage.
* Solar panels: The mall relies on solar panels as a clean and alternative source of energy, which contributes to creating a clean and healthy environment inside the mall.

**Places near The Gray Mall, Fifth Settlement**  
The Gray Mall, Fifth Settlement, is located specifically on Nasr Road, directly in front of Mountain View 1 Compound, Fifth Settlement. This location has made The Gray Mall, Fifth Settlement, close to many vital roads and facilities, including the following:

* Diyar Compound: Diyar Fifth Settlement project is located a few minutes away from The Gray Mall.
* Ahl Masr Hospital: The time distance between Ahl Masr Hospital and The Gray Mall, Fifth Settlement, is very short.
* Attorney General's Office: The Gray Mall New Cairo is very close to one of the largest government institutions in Egypt, the Attorney General's Office.
* Nasr Road: The Gray Mall is located on Nasr Road, which makes it easy to reach many different areas in Cairo.

**Payment and settlement systems in The Gray Mall New Cairo**  
The real estate company that owns The Gray Mall in the Fifth Settlement has allocated different systems for paying and settling the value of investment units within the project, as follows:

**1- Administrative and medical units**

The real estate company that owns The Gray Mall in the Fifth Settlement has provided 3 systems for paying the value of the administrative and medical units, which are as follows:

* Pay a 10% down payment of the total unit price, and pay the remaining amount in installments over 5 years.
* Pay 10% down payment of the total unit value, then pay another 5% after a month, and pay the remaining amount in installments over 6 years.
* Pay a down payment of 10% of the total unit price, then pay another 10% after a month, and pay the remaining amount in installments over 7 years.

**2- Hypermarkets and banks**

The systems offered by the developer of The Gray Mall New Cairo for purchasing one of the units designated for banks and hypermarkets came in the form of only one installment system, and this system requires the following:

* Pay 10% of the total unit price, then 5% after one month of completing the contract, and pay the remaining amount in equal installments over 5 years without interest.

In addition to the previously mentioned systems, the company owning The Gray Mall, Fifth Settlement, has offered a maintenance deposit of 8%, with the period for receiving any of the project units being two and a half years from the contract date.

**Advantages of investing in The Gray Mall New Cairo**

The Gray Mall New Cairo offers a golden opportunity for profitable investment and guaranteed return on investment in a short time, through these exceptional and innovative features that distinguish the mall from other malls in the Fifth Settlement, as it provides investors and businessmen with many elements and components that guarantee the success of any investment project, and the most prominent of these features are the following:

* Vital Location: The Gray Mall has a vital location in the heart of the Fifth Settlement and close to its most prominent landmarks and important areas within it, which ensures daily and continuous traffic to the mall.
* Huge area: The project extends over a huge area of ​​up to 7,500 square meters, which is sufficient to construct a huge investment complex with various activities.
* High-end designs: The Gray Mall New Cairo was designed with the latest European designs and by the most skilled consulting engineers and design companies to rival the most luxurious malls in the world.
* Diversity of unit types: The mall provides a distinguished range of multi-use investment units, including medical, administrative, bank headquarters, and hypermarkets, so that every investor can find what suits his business activity within the mall.
* Varying spaces: The Gray Mall, Fifth Settlement, combines small and large spaces to suit the residents’ requirements and needs, as spaces range between 38 square meters and up to 538 square meters.
* Competitive prices: The real estate company that owns The Gray Mall in the Fifth Settlement offers unbeatable prices that are in line with the designs and services available within the mall, as the price per square meter starts from 60,000 pounds.
* Payment and payment systems: There are many payment and payment systems so that the customer can choose the system that suits his capabilities, as the down payment in the mall starts from 10%, with installments up to 7 years.

**SQ1 in New Cairo**

SQ1 is a high-end residential project. It was developed by a tycoon, Housing & Development Properties across 10 acres of land. SQ1 is filled with a plethora of amenities including a swimming pool, underground parking, concierge, and advanced security features.

Location:

SQ1 has an ideal location in the heart of New Cairo City. It’s near many key facilities making everything within reach. The compound is only a few minutes away from:

* Square One Mall
* 5A New Cairo
* One Ninety
* The Drive New Cairo

Additionally, the SQ1 is in close proximity to both of key major highways:

* The Ring Road
* South 90 Street

Amenities :

Finishing

Jogging trail

Outdoor pools

Concierge

Underground parking

Shared Gym

State-of-the-art Smart System

In the SQ1 Project, there are cutting-edge smart systems. It includes automated climate control and integrated security features.

Landscapes

There is vast greenery in SQ1 New Cairo Compound as 85% of the area is dedicated to landscapes and stunning views.

Community Center

There’s a high-end community center in SQ1 Compound. It’s where residents can create memorable moments and meet like-minded individuals.

Sport Facilities

At SQ1 Project, various sports and premium wellness facilities. Athletic residents can be fit and work out in a luxurious environment.

Property Types: apartments and duplexes

**Talda in Mostakbal City**

Talda Project is the newest addition by the tycoon, Housing and Development Properties Company, which is one of the trusted companies in the real estate industry.

It's worth noting that, the developer of Talda New Cairo, HDP, has put its golden imprint in many cities in Egypt from New Cairo City to the North Coast and the 6th of October City.

Talda Compound Location

Talda is located in the heart of Mostakbal City which is one of the upscale areas in the East of Cairo. It's directly on Cairo Suez Road between km 46 and km 51 East Cairo.

The compound is near many key places, and it's just a few minutes away from:

* The New Capital City
* Madinaty
* El Rehab
* El Shorouk
* Heliopolis

Moreover, Talda New Cairo is in close proximity to El Robiky Road, Middle Ring Road, Suez Road, and Amal Axis.

Amenities:

Clubhouse

Top-notch Security System

There are state-of-the-art security systems and round-the-clock surveillance in Talda Project providing an extra layer of security and privacy.

Open Spaces

Talda Mostakbal City Project has open spaces for those who want to take a stroll and enjoy the surroundings.

Landscapes

At Talda Mostakbal City there is vast lush greenery all around the project offering you a sense of tranquility.

Property Types in Talda: Apartments and Townhouses