**LMD**

ABOUT LMD

DESTINATIONS TRUE TO YOU

Since its inception in 2007, LMD has been on a dedicated mission to craft transformative experiences through thriving communities and integrated destinations that put you and innovation at heart. The company boasts a successful selection of projects, spanning first and second homes, as well as iconic mixed-use developments with a strong foothold in Dubai, Spain and Greece.

In Egypt, the journey began with two distinctive projects in New Cairo. With an eye on excellence, a passion for impeccable taste and a commitment to exceed every expectation, LMD is renowned today for its strategic locations, generous spaces and the highest standards of quality. The company strives to transform living spaces by crafting larger than life places where quality seamlessly merges with comfort and integrated excellence, dictating the LMD experience.

LMD’s portfolio in Egypt covers a multitude of distinctive projects including One Ninety; The well rounded living located in New Cairo which introduces W Residences Cairo and W Cairo Hotel for the first time in Africa, in addition to the mixed use destination Three-Sixty, New Cairo, Layan, the French architecturally inspired residential development, Aria in Mostakbal City, and Zoya by the Mediterranean Sea in Ghazala Bay, North Coast.

LMD introduces the new definition of low-density high-end residence; Stei8ht is the new singular villas community in New Cairo.

In 2011, LMD embarked on an expansion journey to stay ahead of the development curve, founding Continental Investment Company in Dubai. Today, the company’s global footprint boasts the Continental Tower in Dubai Marina, Rukan in Dubai Land, 91 Muntaner in Barcelona, Spain and soon developing in Greece. With an eye on the future and a commitment to exceed every expectation, LMD’s portfolio in Egypt covers a multitude of distinctive projects.

Introduction

“Change can be hard. It requires no extra effort to settle for the same old thing. Auto-pilot keeps us locked into past patterns. But transforming your life? That requires courage, commitment, and effort. It’s tempting to stay camped in the zone of That’sJust-How-It-Is. But to get to the really good stuff in life, you have to be willing to become an explorer and adventurer.” - John Mark Green

Brand Purpose: With a vision extending beyond transforming physical spaces into pacesetting symbols of attraction, LMD strategically identifies gaps and follows it through with craft and commitment, to create meaningful transformations to human lives, by refining living and entertainment standards of sophisticated communities, who believe that aiming for more is a fundamental necessity.

About LMD True to You

The Transformer “Our communities are expertly designed with people and the future in mind, somewhere not just to live but to thrive”

Crafting transformative residential and commercial experiences has been LMD’s dedicated pursuit since 2007. An ever-evolving journey of exceptional innovation with the future in mind. Our signature is larger-than-life destinations that set the benchmark in quality integration & progressive design. We inspire limitless possibilities that empower communities to live, connect and thrive — a combination that truly sets us apart. Our journey resulted in a significant portfolio of iconic mixed-use developments. Spanning the best locations in Egypt, Dubai, Spain, and Greece. We offer community-centric experiences powered by a holistic vision of seamless living — forever transforming the conventional norms of real estate.

LMD Journey Taking the World by Storm

Global Expansion “Our knowledge and expertise confidently transcend local boundaries to meet the rising demand on integrated quality with a strong amenity offering. We create a deep sense of belonging within our developments and a wider local area in which we operate”

LMD is committed to geographic expansion that reflects its distinctive vision of a world in search of premium developments that transcend the ordinary in every aspect. In 2011, the company embarked on a growth journey by founding Continental Investment Company, conceiving its first hallmark project in Dubai Marina; The Continental Tower. In pursuit of continued success was the launch of Rukan’s residential community in Dubai Land to transform integrated living in the region’s beating heart. In no time, setting a foothold in Europe was an inevitable and strategic move to land LMD in Barcelona, Spain with a world-class address 91 Muntaner, and Greece by the Mediterranean Sea with Athines By the Sea.

LMD Projects An Unrivaled Footprint of Transformation

Egypt STEI8HT - Mixed-use development & Residential - New Cairo Eastside - Commercial Destination - New Cairo One Ninety - Mixed-use development - (Commercial, Retail & Offices) - New Cairo W Residences Cairo - Branded Residences - New Cairo Cairo Design District - Commercial & Hospitality - New Cairo 3'Sixty - Commercial (Retail, Offices, Clinics) - Golden Square, New Cairo Zoya - Second home - Coastal Living - Ghazala Bay, North Coast Layan Residence - Residential - Golden Square, New Cairo Aria - Residential - Mostakbal City, New Cairo Dubai, UAE Continental Tower - Residential - Marina - Dubai - United Arab Emirates Rukan - Residential - Dubai Land - Dubai - United Arab Emirates Marina Living - Residential - AlJaddaf - Dubai - United Arab Emirates Barcelona, Spain Muntaner 91 - Residential - Barcelona - Spain Greece Athines By The Sea - Hospitality - Athens - Greece Greece Residential Projects – Greece

LMD Visionaries

Chairman Eng. Ahmed Sabbour

Transformative Minds Inspiring Leadership Engineer Sabbour is the visionary name behind LMD. The driving catalyst behind Sabbour companies’ growth. Executive Director, partner, and founder of renowned Al-Ahly for Real Estate Development with an authorized capital of EGP 500 million. Engineer Sabbour’s track record of remarkable successes enabled him to bring to the table a world of knowledge to numerous international associations such as The American Society of Civil Engineers, The Egyptian-British Chamber of Commerce in London, Harvard University’s ISEP Institution in the Middle East and The National Civil Engineering Honor Society in the United States “Chi Epsilon.” His visionary approach to transformative development left its mark on a multitude of prominent local associations like The World Economic Forum, The Egyptian Scandinavian Business Association, The Young Arab Leaders Institution, and Ein EL Sokhna Investors Association.

Founder & CEO Eng. Amr Sultan

Transformative Minds Inspiring Leadership Engineer Amr Sultan is the founder, partner, and Chief Executive Officer of LMD. With over 27 years of unprecedented management expertise in the real estate field. His track record of success includes managing the leading company Al Ahly for Real Estate Development while acting as deputy CEO of Al Ahly Sabbour Group. With over 57 iconic projects to life in different fields across 12 million m2 in Egypt. Sultan enabled LMD to evolve across diverse ventures in 4 countries and five sectors; construction, real estate development, tourism, retail, and entertainment. He is among the first developers to penetrate international markets, founding the Continental Investment Company in Dubai and Rukan Compound in Dubai Land. Moreover, he ventured into Europe with Muntaner 91 in the heart of Barcelona and Athines in Greece.

Board Member

Dr. Tamer Erfan

Doctor Erfan boasts over 20 years of global expertise in the international real estate market with a specialization in real estate investment and

development.

Erfan holds a PHD in Economic Investment and has successfully enriched his leading knowledge, thanks to courses of Real Estate Executive Development Program in Singapore, as well as Real Estate Valuation in Dubai. Erfan is a prominent figure in world-leading conferences, developing a regional and international outlook on real estate excellence by attending  MIPIM France, Cityscape Dubai, Abu Dhabi and Singapore through which he developed a regional and international market view

Board Member & CFO

Mr. Mohamed Abdelmonam

Mister Mohamed Abdelmonam is a highly experienced real estate development Chief Financial Officer with over 22 years of breakthrough knowledge in

heading finance functions for various real estate companies across different assets classes.

Currently, Abdelmonam is a Board Member heading centralized investment, finance and accounting functions at Sabbour Group, managing an impressive portfolio of over 68 operating and under development residential compounds, commercial malls and office parks, as well as hotels and resorts across Egypt, UAE, Spain and Greece

LMD projects and locations

**Egypt**

[**One Ninety**](https://lmd.com.eg/property-item/one-ninety/)– Mixed-use development New Cairo  
[**W Residences Cairo**](https://www.wresidencescairo.com/)– Residential New Cairo

[**Three Sixty**](https://lmd.com.eg/property-item/three-sixty/)– Commercial (Retail, Offices, Clinics) Golden Square, New Cairo

[**Zoya**](https://lmd.com.eg/property-item/zoya/) – Second home Ghazala Bay, North Coast

[**Layan Residence**](https://lmd.com.eg/property-item/layan/)– Residential Golden Square, New Cairo

[**Aria**](https://lmd.com.eg/property-item/aria/)– Residential Mustakbal City

[**Stei8ht**](https://lmd.com.eg/property-item/stei8ht/)– Residential, New Cairo

[**Cairo Design District**](https://lmd.com.eg/property-item/cairo-design-district/)– Commercial, New Cairo

[**Eastside**](https://lmd.com.eg/property-item/eastside/)– Commercial, New Cairo

**Dubai**

[**Continental Tower**](https://lmd.com.eg/property-item/continental-tower/)– Residential Marina – Dubai – United Arab Emirates

[**Rukan**](https://lmd.com.eg/property-item/rukan/)– Residential Dubai Land – Dubai – United Arab Emirates

[**Marina Living**](https://lmd.com.eg/property-item/marina-living/)– A Glimmering Waterfront Destination

[**Boutique 12**](https://lmd.com.eg/property-item/boutique-12/)– 12-storey building and multifunctional development that combines commercial and residential units

**Spain**

[**Muntaner** **91**](https://lmd.com.eg/property-item/muntaner-91/)– Residential – Barcelona

**Athens, Greece**

– Athines Escape to A Paradise By the Sea

[**Greece Residential**](https://lmd.com.eg/property-item/greece-residential/)– Your Gateway to A Greek Living

Stei8ht

Eight States on the Path of Wholeness Refined Home Coming - Villas Only Home Living New Cairo strategic location directly on Yousef Abbas LMD takes pride in the distinction of STEI8HT’s inspiration. Its eight states to reach wholeness. The aesthetic brainchild of leading Alchemy, proudly standing as an exemplary reflection of architectural prestige. Achieve a state of scenic views & well-being with villa entrances that lay the growth foundation of your emerald trees to give your family moments absolute privacy. Satisfy your state of sustainability, art & culture with sleek contemporary lines perfected by a grand facade and sweeping glass windows that welcome daylight and breathe nature into your living space. Quench your state of vibrant activity & playfulness through an array of seamless integration between indoor/outdoor experiences. Fulfill your state of glamour & executive focus with volumes of solid & void managed to dazzle you with spatial experiences.

Intriguing Location Inspired by life in every direction, Stei8ht is a true definition of utmost exclusivity made accessible. Thanks to its prime location with easy access to the East of Cairo and immediate access from Mohamed Naguib Road and Youssef Al Sebai Axis for your ultimate peace of mind.

Master planned for a state of wholeness

Around 550 acres of lush foliage with 85% open space and two entrances. A whole world designed for your most elevated state of wholeness.

Eastside

The Unstoppable Destination A Commercial Project With a Different kind of Energy On a dynamic intersection between Mohamed Naguib Axis & Youssef Al Sebai For those fueled by an unmatched desire to take action, their energy knows no bounds - it becomes an unstoppable force. LMD’s Eastside is the catalyst that ignites this energy and maintains its flow through 170 acres of interconnected structures designed to promote infinite dynamic growth. As this cycle continues to evolve, it forms a glowing sphere that absorbs the power of its surroundings and propels it toward its people’s ultimate goals. Eastside is a masterpiece of energy, where its four components work in perfect harmony, creating a seamless flow that powers every single building. The Business Court feeds into Health and Wellness, which in turn fuels Sports and Lifestyle. Finally, the energy flows back into the Shopping and Dining to complete a circuit of vitality that keeps the energy alive and thriving.

Intriguing Location eastside The dynamic intersection between Mohamed Naguib Axis and Youssef Al Sebai boosts Eastside’s energy from every direction. Thanks to its one-of-akind prime location, at the core of New Cairo, with easy access to the East of Cairo, it stands as the true definition of ultimate accessibility. From afar, the green power radiates a special charm, privately enjoying direct access from Suez Road and proximity to the AUC and the airport.

Eastside 170 acres

One Ninety

The Well-Connected Address A Comprehensive Mixed-used Vision Located directly on 90 street in New Cairo Expertly master-planned by leading SOM, the mixed-use development melds the best in branded residences with a lush Urban Park, a cutting-edge Business Quarter, and a select melange of retail luxuries and world-class dining for non-stop entertainment. One Ninety fuels accelerated productivity in a cuttingedge Business Quarter, spread out on three interconnected quarters to encompass administrative complexes and topgrade office spaces. The mixed-use development radiates a cosmopolitan flare, inviting all corners of the world into a thriving context with Africa’s first W Residences Cairo, W Cairo hotel, and Aloft hotel. Enchanting experiences await, from shopping sprees to artisanal dining and world-class entertainment at Cairo Design District and The Boulevard. Cairo Design District is a global idea featured for the first time in Cairo by LMD in reference to Dubai, London, and Miami. The latest project proposes an entire precinct dedicated to the passion of design in multiple & diverse sectors. The only place dedicated to design in Cairo.

Intriguing Location One Ninety enjoys an unrivaled location at the intersection of 90 street and Ring Road to introduce an innovative outlook on accessibility. The mixed-use destination boasts six main entrance to ensure zero congestion - including a private one on the Ring Roadwhile lying minutes away from the central monorail station with its tunnel for hasslefree access.

Total Land Area 344,315 m2 Total Built Up Area 460,766 m2 Business Quarter 66,242 m2 W Residences Cairo 42,545 m2 W Cairo 15,616 m2 Urban Park 34,553 m2 Cairo Design District 199,000 m2 The Boulevard 598.8 m Aloft Hotel 22,000 m2

W Residences Cairo

LOVE IT? LIVE IT Semi-furnished International Branded Residences Located in One Ninety project directly on 90 street Designed by the world mastermind Gensler and design-led interiors by Bowler James Brindley, LMD takes pride in transforming Africa by developing its first W Residences Cairo experience in Egypt powered by Marriott International, marking its 18th destination worldwide. W Residences Cairo is hotel-inspired living with limitless luxury and unmistakable style. Designled interior boasting floor-to-ceiling windows, wonderfully vast terraces, and plush amenities that grant residents endless hours of sunshine. With exclusive access to inspirational views and world-class hospitality just a few steps away at W Cairo hotel.

W Residences Cairo is where legendary hotel services profile are just a touch of a button away on your phone. A 24/7 WHATEVER/WHENEVER® service; personal concierge, full housekeeping, in-residence dining, and effortless access, finished with a personal touch – plus a dedicated residential team at your fingertips. Ownership perks are second to none, unlocking access to the refreshing WET DECK® pool, signature treatments at AWAY SPA®, energizing work-outs at FIT® FITNESS CENTER, and collaborative productivity at WIRED® BUSINESS CENTER.

A sip on a colorful cocktail in atmospheric settings at THE LIVING ROOM® is how a day draws to an end at W Residences Cairo, perfected by memorable tunes or a networking night out at the owners exclusive Club House where limitless opportunities thrive.

Intriguing Location

W Residences Cairo lies at the center stage of New Cairo in an exclusive location, captured by One Ninety’s premium spot at the meeting point between 90 street and the Ring Road. The lifestyle destination is easily accessible from all vital highways in Cairo while offering direct access through the central monorail station and One Ninety’s private tunnel.

w residences cairo

1.W Cairo hotel 2. W Cairo hotel Drop Off 3. W Cairo hotel Events Drop Off 4. W Residences Cairo Gate 5. W Residences Cairo Drop Off 6. Parking Entrances 7. Club House - Roof Top Pavilion 8. Club House 9. W Residences Cairo Pool 10. Play Area 11. Amenity Gardens 12. Running Track 13. Landscape

W Residences Cairo 47,876 m2 W Cairo hotel 10,699 m

CDD

The Design Highlight of the City The First Forward-Looking Immersive Cultural Sketched at the meeting point between Ring Road and 90 Street in One Ninety Enter the innovative world of Cairo Design District - a global idea brought to life for the first time in Cairo by LMD, inspired by Dubai, London, and Miami. This latest project is a precinct exclusively dedicated to the passion for design in multiple and diverse sectors. It’s a district where mavericks in Fashion, Art & Culture, Culinary, Contemporary Offices, Hospitality, and Entertainment can bounce their ideas off each other, fostering a collaborative spirit. This immersive cultural experience captures a moment in time and redefines what it means to work, play, and shop. The overall design is a transformative visitor experience, with micro-environments that have their own architectural identity. The district is curated with interactive art installations & a lively museum that makes it an episodic destination that must be experienced. CDD is a world-class luxury district that’s poised to put Cairo on the map.

Fashion Designers The district for transformative trendsetters. The clothes whisperers. They know what's hot and what's not. Both international inspirational designers and aspirationally growing and passionate ones will always have a place here to work their magic. For the love of fashion, all designers are welcome to show the colorful fabrics and figments of their imagination. Fashion Stores Premium Brand Stores Luxury Bespoke Retail Convenient Retailers Luxury Showroom Retail Modern Pop-up Pavilions

Enter a cluster of art & culture via a venue of dynamic arts & interactive galleries that will captivate and stimulate your artistic sensory system. Every piece of work is meticulously hand-selected with nothing less than an enriching experience as the standard.

Art & Culture

Yoga, Fitness, Health & Dance Cinemas & Theatres Event Centers & Art Galleries Interior Furniture & Accessories Outlets Handmade Designs Creative Services

Contemporary Offices

You'll feel a breeze of inspiration within the contemporary office zone. The air is full of creative fireflies hovering with ideas from advertising agencies and digital media publishers. Watch the masters of communication in action and discern the originality of telepathic motion caused by TV/radio/broadcasting offices and production houses.

Creative Agencies (Advertising, PR, Marketing, Digital, Events and TV/Radio Production Houses) Architecture, Designing & Engineering Firms Consulting Groups (Business Management & Legal Advisers) Global Corporations (FMCGs, Automotive, Telecom, Banking & Electronics) Fashion Houses, Designers & Makers Co-working Spaces for Creative Freelancers and Startups

Entertainment

Here is where the spotlight highlights worldwide events. The stage for international entertainment, on the soil of Cairo. It is intended to be the attraction for entertainers from all around the globe and the spot all creators go to unwind, have fun, and get back to inspiring those around them. Arena for Mega Musical Concerts Ticketing and Public Events

Maestros of Hospitality

Ideally situated in the beating heart of One Ninety's Design District are signature hotels that will open your eyes to the beauty of space combined with spirit to surround you with a fresh and vibrant environment, enhancing your stay at every touchpoint. Ideal for all the professionals in the business world. Compliment your visit with a full range of hand-selected amenities, an ideal location at the entrance of New Cairo, and the next generation of technology. Top-tier comfort for you to disconnect while always staying connected with everything happening in the world.

The Boulevard

You no longer have to travel thousands of miles to wander freely and lose yourself in a car-free street experience where every corner is a lively ticket to endless entertainment and discovery. The Boulevard is One Ninety’s version of Oxford Street in London and Champs-Élysées in Paris. Set to become a lively happening spot and a thriving social nexus for guaranteed fun. The Boulevard passes through CDD carrying with it, aesthetic surroundings, grand encounters, and infinite opportunities for sensory indulgence, everywhere you turn.

Intriguing Location

Living at One Ninety translates to vitality flaring from every direction, whether within the mixed-use development or outside your intimate world. Sketched at the meeting point between Ring Road and 90 Street, One Ninety boasts six entrances for an uninterrupted stream of creativity. With its private gate, located directly on the Ring Road, Cairo Design District welcomes all global & local innovators with open arms. The monorail station on 90 Street, One Ninety, has a tube leading right into the development to grant its community access to all the exclusive “first times” happening in One Ninety.

Total Built Up Area 199,000 m2 Hotels 30,000 m2 Retail 53,000 m2 Offices 116,000 m2 Buildings Height G+5

3’sixty

The Circle of Life Commercial & Leisure Mix (Offices, Clinics, Retail) Reviving New Cairo’s Golden Square Masterplanned by world-leading design firm Gensler in collaboration with global retail consultant JLL, 3’Sixty is a kaleidoscopic world. Combining the best in retail with top-grade office spaces and clinics elevated on varied site levels. 3’Sixty offers contemporary building complexes comprised of cuttingedge polyclinics, medical centers, and an inspiring office park that captures the best in function and form. At the heart of the project is a retail zone with a multitude of dining options, exquisite cafés complemented with spacious parking, from art and music galleries, daycare centers, beauty salons, and a cutting-edge gym to an abundant variety of shops, an entertainment center, supermarket, and a cinema complex.

Intriguing Location

3’Sixty boasts a strategic location on Bin Zayed’s Axis and is ideally situated at the Fifth Settlement’s Golden Square to provide direct access to both the New Capital and New Cairo. The iconic development has three entrances for a hassle-free experience, accessible from vital areas within the city

Total Land Area 55,203 m2 Total Built up Area 153,642 m2 Outdoor Area 70%

Footprint 30% Parking Slots 1,700 APPROX. G+3

Layan

French Elegance Re-imagined Residential Refinement Re-imagining individuality in New Cairo’s Golden Square Delivered and fully liveable LMD transforms the luxurious living into the art of breathing villas with Layan. An interpretation of French sophistication, paying tribute to true art de Vivre. The development captures the expansive green suburbs of Versailles, the flowing serenity of the Seine River, and the atmospheric vibes of French boulevards. It marks a distinguished character built with ultimate privacy in mind. A signature collection of; opulent villas, elegantly appointed twin houses and spacious town homes to suit every taste and lifestyle. Layan boasts a cutting-edge gym, a tranquil spa, a swimming pool, tennis courts, inspiring retail facilities, and a business park — all opening onto infinite greenery, evoking expansive feelings of chic French vibes.

Intriguing Location

Quietly nestled in the beating destination of New Cairo, just a few steps away from Platinum Club, Layan is strategically located in New Cairo’s Golden Square. The premium neighborhood in New Cairo is neighbored by top-grade developers & lively institutions in every direction. Layan also lies at the entrance of the New Administrative Capital, accessible from Bin Zayed’s Axis.

Total Land Area 942,918 m2 Number of Units 1200

Aria

The Smart Life Residential Functionality : Apartments Transforming life in Mostakbal City Aria came to life through the collaboration of LMD with Manazel, an upscale residential development. It challenges the conventional notion of confined apartments with a refined concept of smart expansive homes. Aria evokes a unique sense of uninterrupted freedom rooted in natural landscapes, inspired by elegant European environments, where public attraction points seamlessly blend in with lush pocket parks and safe playgrounds. Aria mindfully reinvents apartment living to promote a savvy and functional lifestyle. It takes into consideration natural beauty, as well as daily recreation to enrich the lives of families and young couples.

Intriguing Location

Aria enjoys a prudent location at the extension of New Cairo in Mostakbal City. A strategic location. Near the American University and the Middle Ring Road. It lies only five minutes away from Suez Road with direct access to Madinaty and the neighboring New Administrative Capital.

Total Land Area 141,640 m2

Zoya Ghazala Bay

Profound Coastal Simplicity Sea-front Sophistication In the heart of Ghazala Bay in North Coast Masterplanned by the internationally-acclaimed Alchemy and Archi View, Zoya Ghazala Bay is a floating bay-front paradise introducing waterfront homes. An exclusive luxury unprecedented elsewhere. Developed in absolute harmony with the North Coast’s velvet sands and dazzling shades of blue. The heavenly development evokes a tranquil ambiance through lush cascading levels & and free-form lakes, allowing residents to privately experience the intimacy and tranquillity of the Mediterranean from the comfort of their terrace. Zoya Ghazala Bay gifts a signature collection of fullyfinished water front homes, boasting panoramic sea and lagoon views surrounded by exquisite dining experiences, private access to a lively beach hub & an elegant clubhouse, fun-packed water activities, rejuvenating spa treatments, and distinctive hotel hospitality.

Intriguing Location

Zoya lies at the strategic Ghazala Bay destination, on the 142 km Alex to Matrouh Road. Ghazala Bay’s pristine coastline is a pleasant 3-hour drive from Cairo. A prime location bustling with life between Telal and Ghazala Bay Rixos projects.

Total Land Area 148 acres Types of Units Standalone Villas, One Story Villas, Twin Houses, Town Houses, Chalets & Cabanas

continental tower

The Beating Heart of Dubai’s Marina Luxury Living At New Heights, Dubai Delivered and fully liveable The Continental Tower is LMD’s first transformational project in Dubai. An elevated outlook on luxury living, rising to a staggering height of 29 floors to boast panoramic terraces that invite magical views of Dubai’s Marina indoors while providing the perfect stay for those wishing to explore the city’s abundant offerings on foot. The development is just 4 minutes from the spirited waterfront strip of The Walk JBR, 9 minutes from Dubai Mall, and 11 minutes from Palm Jumeriah. Residents enjoy limitless access to a cutting-edge gym with breathtaking views, relaxation by sparkling fountains during the daytime, and energizing in a shimmering swimming pool with a vibrant pool bar. The project provides direct access to the marina alongside ten signature retail outlets.

Total Built up Area 443,000 m2 Types of Units Duplexes and Apartments Number of Units 196

Rukan

Where Everyone Belongs Authentic Residential Living Re-envisaging Dubai Land LMD introduces a modern perspective on authentic Arabian culture. It transforms the traditional into a welcoming reality of inviting originality with Rukan’s exquisite homes. Rukan caters to the diverse needs of different lifestyles with its varied space options and highly customizable approach. The project is in absolute harmony with its natural surroundings. It dedicates only 30% to built-up areas to envelop residents in uninterrupted greenery wherever they turn. Elegantly appointed customizable villas, twin houses, and spacious apartments are all complemented by pools, running tracks, gyms, a bustling community center, and nurseries & schools for the peace of mind of every family. Rukan crowns a central location in the heart of Wadi Safa, Dubai Land. It enjoys direct access to the thriving Arabian Ranches and Mudun.

Total Land Area 250,838 m2 Types of Units Villas, Twin Houses and Apartments

Marina living

A Towering Symbol of Elegance Prime location on the vibrant locale of Dubai Marina Experience comfort with breathtaking views at Dubai Marina, Dubai Indulge in the ultimate lifestyle experience with Marina Living, where every moment is elevated to new heights of luxury and sophistication. With a 19-floor tower boasting breathtaking views from every direction, this stunning residence is the perfect sanctuary to escape the hustle and bustle of city life. Located in Dubai Marina, one of the last remaining plots in this sought-after coastal community, Marina Living offers an unrivaled location, with easy access to major city attractions, world-class dining, and entertainment options. Whether you prefer to travel by water taxi or tram, the exceptional transportation network connects you seamlessly to the wider city, making Marina Living the perfect choice for those seeking the ultimate in convenience and extravagance.

Muntaner 91

Pure City Living Upscale Residential Living In Barcelona, Spain Delivered and fully livable Muntaner 91 is LMD’s visionary outlook on pure city living. It captures Barcelona’s year-round lively vibes radiating from the neighboring Gothic Quarter. Muntaner 91 is just a few steps away from the infamous Barcelona beach, as well as a variety of upscale outings, spanning fresco bars and fine dining restaurants. The location provides seamless access to a bus station for ultimate convenience. Spacious luxury apartments, plush amenities, and intricate details comprise your European-inspired lifestyle in a world-class address like no other. A contemporary building that proudly stands as a unique statement of European authenticity, fused with modern interiors to suit every eclectic lifestyle.

Athines

Escape to A Paradise By the Sea Athines By The Sea A retreat in Athens, Greece with turquoise secrets Athines By the Sea is a paradise that blends lavish dining with uninterrupted leisure, making every day feel like a summer escape. This year-round haven boasts four exquisite restaurants and beach bars, as well as fashionable shopping sprees. To keep you active and healthy, Athines By the Sea provides yoga, outdoor gyms, water sports, and tennis padel. With its signature sophisticated lounging and entertainment flair, it’s the ultimate sun-kissed island retreat, where every moment feels like a slice of heaven. Discover the pristine secrets of the turquoise crystal-clear water, topped with a stunning sandy crescent beach beneath the sun’s golden rays, not to mention the most amazing sunsets, providing the most inspirational sights all wrapped up in a posh atmosphere that is difficult to top

Greece residential projects

Your Gateway to A Greek Living Nestled in the heart of Glyfada A residential building in Greece that has it all. Step right into the lap of luxury, the premier residential building that marries location and opulence. Nestled in the heart of Glyfada, this stunning building bears the moniker of its very own street, boasting a prime position that puts you a mere 10-minute stroll away from Glyfada Center and just a quick 7-minute jaunt to the shimmering shores of Voula Beach in Greece. Its one-of-a- kind facility management service makes it a great serviced apartment for living or renting.

ZOYA

PROFOUND SIMPLICITY

Experience the epitome of laidback living with Zoya Ghazala Bay’s exclusive second home community. Zoya Ghazala Bay offers a selection of state-of-the-art expansive Lagoon Houses with eclectic boutique designs of 2-3 bedrooms ranging from Standalone Villas, Twin Houses, Town Houses and Chalets and starting from 115 Sqm. The Lagoon Houses are directly overlooking the breathtaking views of the lagoons, and surrounded by a world-class boutique hotel, artisanal bistros and fresco, cafes, boutique stores, sports and kids’ activities, and a beach clubhouse. Homeowners can immerse themselves in the harmonious blend of elegance and comfort, as every detail has been crafted to perfection.

The project spans over 134 acres on the 142 km Alex to Matrouh Road at a premium spot on Ghazala Bay’s pristine waters, only 3.5 hours drive from anywhere in Cairo.

LOCATION

BAY-BEAUTY MADE ACCESSIBLE

Zoya Ghazala Bay’s location was a decision meticulously made to achieve prime. An exclusive spot on the 142 km Alex to Matrouh Road. It lies on Ghazala Bay’s crystal clear shoreline. With an idyllic location of a 5 min. walk, it grants its community easy access to a heavenly turquoise beach shore. Year-round sunshine is all just a pleasant 3.5 hours drive from anywhere in Cairo.

MASTERPLAN

BAY BEAUTY AND BEYOND

Zoya Ghazala Bay lies on 148 acres of soul-liberating space. Every aspect of the project was seamlessly designed by Archi-view using minimal unit density to maximize the ease of circulation between zones with breathing space.

The ambiance is complemented with vivid sceneries thanks to lush cascading levels evoking a unique air of privacy. Each home enjoys panoramic nature indoors from a manicured garden or expansive terrace. The seclusion you need to fully absorb in its four dazzling shades of blue and immerse in the warmth of the velvet-smooth sands.

Zoya Ghazala Bay is the latest project from LMD. A boutique pearl amidst the coast of Ghazala Bay. An escape with inimitable Mediterranean opulence and unceasing solitude. Zoya Ghazala Bay is a new project that gives a revived meaning to coastal comfort.

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Ways of Zoya Zoya Ghazala Bay balances all contrasts in one place to satisfy your summer craze. Indulge in world-class hospitality. Reshape conventional summer moments through curated experiences. From wellness, artisanal bistros & fresco cafes, sports & kids’ activities to a beach clubhouse, beach bar, boutique stores, retail luxuries, exquisite fine dining by Rituals of Zoya Ghazala Bay, and a lively nightlife that lingers on and on till the break of dawn.

Hospitality with a shade of Boutique Chic. Turn every vacation into a truly meaningful Summer, as you re-discover true hospitality with Zoya Ghazala Bay’s worldclass boutique hotel. Hand-picked for its exceptional beauty, thanks to a unique location that directly opens onto immaculate sea views from sensational bungalows on the beach, every room is a luxurious haven of outstanding style and top-notch service at your fingertips. Place your vacation in the heart of a fascinating environment, designed to surround you with everything you can possibly imagine; from a cutting-edge gym, and a world-class spa to floating pools and a friendly staff that knows you by name. Choose from a wide range of curated experiences across the beach, nature, or inside our design-led interiors and indulge in reviving massages or exceptional dining in any of our elegant restaurants.

Experience the magic of the Mediterranean and witness nature’s most incredible displays with the wind in your hair and the sun kissing your skin. Rituals Beach is a private sanctuary of flowing calm with its crystal clear waters, chic vibes, and scenic ambiance, inviting you to embrace life solo or with a fun crowd. It blends zen vibes with thrilling water sports for the more adventurous. Rituals guarantees to become your sun-soaked daily routine, transforming every moment into a memory of a lifetime.

Moments to Memories at Zoya's Beach Clubhouse. Share unforgettable moments with those who matter the most in Zoya Ghazala Bay’s clubhouse, peacefully nestled on the beach to re-define the ultimate in chilling under the blazing sun. Take in panoramic views of endless blue and golden sands with a refreshing cocktail in hand or simply indulge in a delectable snack as you enjoy good music, quality service and memorable social gatherings that pay tribute to Summer’s greatest pleasures.

Inspiring the athlete in you

Immerse yourself in a ground breaking hub for fitness and well-being with world-class recreational courts that invite you to unleash your inner athlete whether you’re an amateur or pro. Ideal for all ages, Zoya Ghazala Bay’s Padel Tennis & Football courts are a daily invitation to compete & energize with friends and family. Bike & jogging lanes are also available for those who enjoy brisk rides or strolls against memorable backdrops in line with the project’s 360 degrees approach for a healthier, more balanced lifestyle.

Small heartbeats of excitement.

Zoya Ghazala Bay lives up to the expectation of kids’ imagination. With calm water from the Bay for a safe splash and open space capable of captivating their playful spirit. The shoreline is big enough to be a sketch for unleashing all sorts of creative bugs. From sand castles to countless beach activities, Zoya Ghazala Bay is designed to harbor a significant part of the summer childhood memories.

Open up to local color and homegrown brands, as you rediscover the trending in summer fashion, thanks to Zoya Ghazala Bay’s commercial strip. Curated to foster enjoyable walkability, as well as endless discovery on foot, Zoya Ghazala Bay’s retail component is a never-ending journey into exclusive design concepts and stylish brands, curated with the most discerning customer in mind. From beachwear, summer home decor to stylish eye wear and original wrap arounds, Zoya Ghazala bay is a treasure trove of fashionable pieces that promise to exceed your expectations.

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Young all summer long. If you’re a party lover who chases world-class entertainment around the globe, you no longer need to travel far. Zoya Ghazala Bay comes to life, offering you top-class DJs, live performances and memorable beach parties with lots of mingling and loads of dance. The destination provides an exclusive ticket to uncover the North Coast’s most lively happenings, right in the heart of nature, steps away from your home.

Beach lifestyle meets boutique haven.

The architectural concept of Zoya Ghazala Bay is aquatic. Re-imagining all shades of summer from a personal perspective not offered elsewhere. Soulfully designed by LMD in collaboration with Alchemy in a layout of exclusive islands built on different elevations to revive waterfront serenity on the North Coast by breaking down Ghazala Bay’s virgin elements inside a signature collection of homes ranging from Standalone Villas, Twin Houses, Town Houses, Chalets & Cabanas respiring with space & coastal comfort.

Where the outside comes alive in nature-inspired interiors.

A Realm of Serviced Apartments

Welcome to an exclusive realm of luxury living in North Coast. Our meticulously designed 1 and 2-bedroom serviced apartments offer unparalleled comfort and convenience. Experience the liberation and decadence that awaits within these thoughtfully curated units, stretching the boundaries of coastal pampering. At Rituals Village, where exclusivity reigns supreme, everything revolves around you. Enjoy world-class services such as F&B, housekeeping, and concierge assistance. Take advantage of our business center, car cleaning, laundry services, and private shaded surface parking. Your safety, security, and maintenance are our top priorities. Indulge in a privileged lifestyle where every need is met, transcending the ordinary and elevating your living experience. Welcome to Rituals Village, where luxury knows no bounds.

Where Privacy Resides, Exclusively for the Discerning Few

At Rituals Village lies an architectural concept that captivates the senses and ignites the imagination. Inspired by the timeless beauty of the Mediterranean, every structure and design element exudes an aura of refined elegance. The architecture gracefully merges classic sophistication with contemporary flair, creating a harmonious fusion that is both awe-inspiring and inviting. Each building stands as a testament to meticulous craftsmanship, boasting intricate details, sweeping lines, and seamless integration with breathtaking natural surroundings. From the moment you set foot in this sanctuary, you will be enveloped by an ambiance that transcends ordinary coastal living.

Experience the World of Pampering Serviced Apartments

Within the captivating realm of Rituals Village, a world of unparalleled facilities awaits, ensuring that every moment spent here is nothing short of remarkable. Step into a gated zone that offers exclusivity at its finest, with private passes providing controlled access, granting entry only to those privileged enough to be part of this extraordinary sanctuary. Indulge your senses and rejuvenate your spirit at the state-of-the-art gym and spa, where cutting-edge equipment and expert therapists await to guide you on a path of wellness and vitality. The clubhouse stands as the vibrant hub of social gatherings, boasting exquisite restaurants, enticing bars, and a community center with a convenient store, catering to your every need.

GATED COMMUNITY PRIVATE CLUBHOUSE GYM RESTAURANTS POOL

Convenience is vital, as private parking slots offer a sense of ease and peace of mind. Immerse yourself in the captivating beauty of the landscape, with vast walkable areas and cycling lanes adorned with mesmerizing water features. Here, nature unfolds in all its splendor, inviting you to explore and connect with the serene surroundings. Unwind in style at the beauty salons, tailored to cater to the unique needs of both men and women, offering a wide array of luxurious treatments and personalized care.

The Fine Art of Service

Rituals Village is where your every desire is anticipated and catered to with premium services, ensuring that your stay surpasses all expectations. Inundate yourself in a world of culinary delights with F&B serviced offerings, where expert chefs craft gastronomic wonders to tantalize your taste buds. Experience the pinnacle of comfort with meticulous housekeeping services, where your abode is transformed into an oasis of pristine serenity. The dedicated concierge team stands ready to curate bespoke experiences, providing personalized recommendations and attending to your every need, from arranging reservations to organizing transportation.

CONCIERGE HOUSEKEEPING F&B SECURITY & MAINTENANCE PRIVATE SHADED SURFACE PARKING FOR EACH UNIT LAUNDRY

Eastside

THE UNSTOPPABLE DESTINATION

Eastside, the mixed-use commercial destination overflows with amenities for business, retail, the health sector, and sports facilities. It has an ideal location for entrepreneurs and investors looking to capitalize on the area’s perks, making it an attractive investment opportunity for those looking to establish a presence in a prime location. Eastside is sure to be a sought-after destination, neighbored by the elite singular villa community of Stei8ht.

LMD develops Eastside to spark the energy and maintain it via 170 acres of interconnected structures designed to maintain the energy in a dynamic of infinite growth. The cycle then continues to diverge, producing a light ball that gathers energy from its surroundings and sends it in the direction of its goal.

Eastside’s Prime Location

Energy from Every Direction

The dynamic intersection between Mohamed Naguib Axis and Youssef Al Sebai boosts Eastside’s energy from every direction. Thanks to its one-of-a-kind prime location, at the core of New Cairo, with easy access to the East of Cairo, it stands as the true definition of ultimate accessibility. From afar, the green power radiates a special charm, privately enjoying direct access from Suez Road and proximity to the AUC and the airport.

MASTERPLAN

Functionality Meets Aesthetics

Eastside is the intersection of functionality and aesthetics, built to cater to a spectrum of commercial needs. The entrance is an architectural masterpiece, with a sleek and modern glass façade that lures you in. All lobbies are spacious and well-lit, adorned with polished concrete floors and impressive 5-meter high ceilings. It features a large terrace with ample seating and lush greenery that breaths a relaxing and inspiring space for employees and visitors alike with an outdoor zone on the roof acting as an oasis of tranquility.

Eastside 170 acres Stei8ht 380 acres

Business Courts

Eastside’s Business Courts provide a perfect platform for daring and creative business leaders. The courts offer a variety of dynamic office spaces ranging from small offices, duplex offices to standalone buildings.

Eastside Amenities. Eastside is a destination where exceptional healthcare meets unparalleled comfort. Designed with your wellbeing in mind, our facility offers a wide range of amenities to ensure a pleasant and convenient experience. Building management system High speed quality and capacity Elevators fire protection (meets NFPAcodes) Facility management Underground parking Backup generators Fiber optics cables CCTV systems Handicap access Outdoor spaces

A variety of cutting-edge clinics (spaces start from 52SQM) Stand Alone Buildings (spaces start from 2,500SQM) Courtyards with complimentary retail and F&B Panoramic Views LED lighting Motion Sensors Number of floors G+5 Number of Buildings 7 Types Standalone, clinic spaces & retail. Offerings Clinics, Retail, Laboratories, Medical Center.

CAIRO DESIGN DISTRICT

The design highlight of the city

Cairo Design District, located at One Ninety, proposes an entire precinct dedicated to the passion of design in multiple & diverse sectors. A district where inspiration and creativity bounce back and forth between the mavericks of; fashion – art & culture – culinary – contemporary offices – hospitality – entertainment.

The design district is a global idea featured for the first time in Cairo by LMD Ã¡ la Dubai, London, and Miami.

It stands as the design highlight of the city and is fully prepared to set the spotlight on Cairo.

LOCATION

INSPIRATION MEETS PRIME LOCATION

Living at One Ninety translates to vitality flaring from every direction, whether within the mixed-use development or outside your intimate world.  
Sketched at the meeting point between Ring Road and 90 Street, One Ninety boasts six entrances for an uninterrupted stream of creativity. With its private gate, located directly on the Ring Road, Cairo Design District welcomes all global & local innovators with open arms.  
The monorail station on 90 Street, One Ninety. has a tube leading right into the development to grant its community access to all the exclusive  
“first times” happening in One Ninety.

MASTERPLAN

Planned for Mastery

One Ninety stays true to its voyage-centric vision with its latest project, Cairo Design District. Master-planned by the internationally acclaimed SOM in partnership with Portland, Pragama, EDSA, and WATG.

CDD is famous for its Park perimeter road (252m) which is the anchor axis at the site. It links the visitors with a premium frontage of a park view from a 6m floor height for the F&B programs, with a VIP drop-off at the south.  
The prime setting for luxurious retail.

A Global Concept Now in Cairo

STEI8HT

SINGULAR VILLAS COMMUNITY

Step into a captivating world of intricate luxury and hand-picked community where daydreams are simply your picture-perfect reality. A glorious vision of sustainable living, to up the exclusivity factor by mere geography.

Time has come to experience a private state of your own, east of Cairo, grand enough to mirror your aspirations yet too intimate to envelop your well-being in 85% greenery and outdoor spaces. Stei8ht is in short; a peaceful state of constant regeneration, as well as a deep sense of inner belonging, thanks to harmonizing the human experience with natural beauty in one, refined context where green reigns supreme.

ONE-OF-A-KIND LOCATION

Inspired by life in every direction, Stei8ht is a true definition of utmost exclusivity made accessible, thanks to its one-of-a-kind prime location with easy access to East of Cairo. From a far, the green state radiates a special charm, privately enjoying direct access from both Mohamed Naguib Road and Sebaai Axis for ultimate peace of mind.

BRINGING YOU 8 STATES OF LIVING

LMD introduces the new definition of low-density high-end residence; Stei8ht is the new singular villas community in New Cairo, it is the conclusion of an unparalleled masterplan design that focuses on blending both sophisticated luxury and timeless lifestyle. The key standard was to create a home with a view and a view with a soul along the whole development. Hence the multi-districts residence was generated.

The design promotes the ideal terms of health, wellness and safety through each corner of the project where all districts share one vast exclusive park mixed with an array of experiences through its embedded clubhouses and community centers, while each neighborhood also has the bonus benefit of an inclusive park of its own.

The project is also self-sustained with its enormous individual district of mixed-use development that adds a new dimension of occasional wants and daily needs to all users.

LMD provides the community with a phenomenal domain that offers the core essence of the “Stei8ht” of belonging.

Recreational Enchantment

Stei8ht features an array of recreational facilities that will put you in a state of enhancement, including a commercial arcade, outdoor shopping plaza, fine dining experiences and retail shops.

Outdoor Sports Facilities

The sports facilities in Stei8ht compound helps you maintain your health while simultaneously having fun in open areas. There are fully-equipped outdoor gyms, skate park, multi-purpose courts, jogging and cycling trails.

Business District

Set to unleash your full potential and raise your productivity, the business district of Stei8ht has modular office spaces, conference rooms, webinar centers and outdoor working pods.

Kids’ Areas

With kids’ play areas, outdoor DIY zones, amphitheater and birthday zones, your kids will never have a boring day in Stei8ht.

Health and Wellness

Your mind, body and soul are of the utmost importance, therefore Stei8ht includes areas dedicated to yoga and meditation. As well as an organic food garden, recreation zones, health and wellness centers.

Culture

Stei8ht is home to distinctive types of art and beauty that helps enrich your cultural experience in life. The compound features outdoor reading areas, cultural hub, art and boutique galleries.

Sustainability

As an environmentally friendly establishment, Stei8ht relies on solar-power and energy saving systems. To further ensure the minimization of its emissions, Stei8ht has an outdoor greenhouse, eco-friendly systems, aquatic efficiency solutions and electric cars charging stations.

About Stei8ht - New Cairo

Stei8ht is a luxurious community developed by LMD across 550 acres of land in New Cairo. The project offers a serene state of constant regeneration and a deep sense of belonging. Through combining human experience and natural beauty in a refined context where green reigns supreme. In Stei8ht compound 85% of the land is dedicated to greenery and open areas, giving you the ultimate outdoor experience.

Stei8ht New Cairo Location

Stei8ht has an ideal location that is easily accessible from Mohamed Naguib Road and Youssef El Sebai Axis. The prime location of Stei8ht is only

- 15 mins away from AUC campus

- 17 mins far from Downtown Mall

- 20 mins from Cairo International Airport and Ain Sokhna Road

- 22 mins to Heliopolis

- 40 mins away from the New Administrative Capital

Property Types in Stei8ht Compound

Valuing your privacy and comfort, Stei8ht compound boasts a collection of high-end villas ranging between twin houses, townhouses and standalone villas. The villas community has multiple residential districts with their own individual parks and 8 gates.

Payment Plan 5% Dp 7 Years

BUSINESS QUARTER

ACCELERATED PRODUCTIVITY

Rolling out on an impressive 66,242 m2 of land, One Ninety is home to Egypt’s next generation Business Quarter, empowering industries to grow beyond their potential in smart settings, second to none. Master planned on three interconnected plots (Quarter A,B and D), the Business Quarter boasts state-of-the-art administrative complexes, featuring top grade office spaces, powered by the latest technology with a built-up area of around 200,000 m2 all overlooking the Urban Park. With an eye on the future and a commitment to foster flawless execution at work, One Ninety’s Business Quarter stands as a true testament to energetic productivity, fostering dynamic collaboration, as well as a familiar sense of community for enterprises to rise. To surround professionals with elevating vibes needed to excel, all administrative buildings offer lively retail and dining options on ground floors, as well as expansive rooftops, allowing them to reflect and unwind, all day long.

LOCATION

THRIVE AT THE CENTERSTAGE OF LIFE

The Business Quarter is exclusively located at the meeting point between 90 Street and the Ring Road in New Cairo’s premier lifestyle destination One Ninety. A convenient living experience, seamlessly interconnected to Cairo’s vital roads and main highways.

MASTERPLAN

Rolling out on an impressive 66,242 m2 of land, One Ninety is home to Egypt’s next generation Business Quarter, empowering industries to grow beyond their potential in smart settings, second to none. Masterplanned 3 interconnected plots (Quarter A,B, and D), the Business Quarter boasts state-of-the-art administrative complexes, featuring top grade office spaces, powered by the latest technology with a built-up area of around 200,000 m2 all overlooking the Urban Park.

**Plot area:**

Quarter A 19,113 m2

Quarter B 18,181 m2

Quarter D 28,023 m2

Celebrate Work

Poised to power continued growth & accelerated productivity, One Ninety Business Quarter is an innovative outlook on work life balance in a well rounded destination where everything is possible. Here is where epic ideas are born after an energizing run in the Urban Park while collaboration transforms into inspirational fun, thanks to an exciting host of entertainment, dining & shopping options that follow you everywhere you turn. ʵˢ˔˦˧˜ˡ˚˚˥˔˗˘ʴˢ˙Ё˖˘˦ˣ˔˖˘˦ʟ˦ˣ˥˘˔˗ˢ˨˧ on four interconnected quarters, One Ninety Business Quarter is the strategic springboard for smart business growth, as well as an exclusive invitation to network with forward thinking minds in larger than life settings where recreation abounds, within walking distance.

Unmatched Accessibility A Prime Location in the Epicenter of Good Company Located at the meeting point between the Ring Road & 90 street, One Ninety places you right amongst New Cairo’s distinguished business & commercial hubs while lying only minutes away from everywhere. 20 mins : To Cairo International Airport 20 mins : From Maadi 20 mins : From Heliopolis 40 mins : To New Capital 40 mins : From Downtown 10 mins : From AUC 20 mins : To Sokhna Road

Masterplanned with ultimate connectivity in mind, the development boasts 6 different entrances to easily welcome professionals from every direction, in addition to offering a private entrance from the Ring Road for seamless accessibility

Ring Road Entrance W Cairo hotel Entrance & Exit W Residences Cairo Entrance & Exit W Residences Cairo Entrance & Exit Main Entrance & Exit Monorail Tunnel Entrance

Masterplan A Comprehensive Business World Connecting Pursuits & Passions Business Quarter : 94,298 m2 W Residences Cairo : 47,876 m2 W Cairo : 10,699 m2 Avenue 190 : 598.8 m Urban Park : 32,980 m2 ALoft Hotel : 3,000 m2 The Residences at St. Regis New Cairo : 24,243 m2 Retail Pavilion : 46,437 m2

Total Land Area : 344,315 m2 Total Built up Area : 491,020 m2 Footprint : 58,076 m2 Open Space & Landscape : 80% Number of Entrances : 6

Well-Integrated Facilities The Business Quarter boasts four distinct quarters, each designed to combine the best in function and form offering professionals a next-generation work environment, powered by the latest in technology, expansive interiors and smart building features that accelerate productivity & recreation at every touchpoint. Luxurious lounge & front desk service Smart interactive buildings Building management system High speed quality & capacity elevators Green buildings Electric car charging stations Fire protection (meets NFPA codes) Facility management Visitors parking Backup generators Fiber optics cables CCTV systems Handicap access

Rooftop restaurants Showrooms Retail and F&B restaurants Business Quarter A : 19,133 m 2 Business Quarter B : 18,181 m 2 Business Quarter C : 10,452 m 2 Business Quarter D : 28,023 m 2

Sustainability

Green sustainable building design

Environmentally friendly and sustainable construction materials

High-performance double-glazed heat & UV reducing fecade

Energy efficient central air-conditioning system & LED lighting provisions

Water efficient fittings and appliances

Energy efficient re-generative lifts & escalators

Top-Grade Hospitality

W Cairo Hotel Marriott International, Inc, introduces a whole new outlook on refined hospitality by bringing W brand’s bold design & signature lifestyle for the first time in Egypt

By capturing W Hotel’s work hard, play hard philosophy, W Cairo hotel will boast elegantly appointed rooms & suites, melding utmost comfort with impeccable services.

Business professionals will enjoy a signature WET ® DECK, soul soothing AWAY ® SPA, FIT® FITNESS CENTRE, WIRED ® BUSINESS CENTER, & THE LIVING ROOM ®.

Directly opening onto One Ninety’s Urban Park, your stay promises the best in attentive details, an array of f&b venues, top class meeting spaces, but most importantly views for life.

ALoft Hotels Ideally situated in the beating heart of One Ninety’s Business Quarter, ALoft’s 4-star business hotel opens your eyes on the beauty of space combined with spirit to surround you with a fresh & vibrant environment, enhancing your stay at every touchpoint. Ideal for families & professionals alike, ALoft complements your visit with a full range of hand selected amenities, an ideal location at the entrance of New Cairo & the next generation of technology, so you can disconnect while always staying connected with everything happening in the world

Hotel Inspired Living W Residences Cairo the first W Residences to open in Africa, and co-located with W Cairo hotel - is to come home to your own private sanctuary, a personal concierge awaits to greet you effortless access finished with a personal touch. Design led living spaces, steeped in distinctive luxury & legendary service for every moment to wow you. Living the W way grants you exclusive access to a world of hotel services, mindfully tailored for your convenience & enjoyment. From ultimate refreshment & pool bliss at WET ® DECK, accelerated business performance at WIRED ® BUSINESS CENTER, soothing spa treatments at AWAY ® SPA to grand encounters at W Club House & treasured moments at THE LIVING ROOM ®. That’s not all, with a touch of a single button on your residence phone, you are able to access a 24/7 WHATEVER/WHENEVER ® service.

Hotel Inspired Living Come Home to Legendary Style Live the St. Regis lifestyle where everything that you’ve always found extraordinary about our exquisite hotels and resorts can now be yours. One ninety introduces refined luxury in the heart of Cairo to dictate a vanguard sense of hospitality framed by impressive architecture & perfected by impeccable service. The Residences at St. Regis New Cairo creates an escape from the confinesof formality offering owners & their guests a series of moments that unfold with ease amidst unpretentious, elegant settings.

ONE NINETY

THE WELL-ROUNDED LIVING

A well rounded mixed-use destination where vibrancy amplifies and energy multiplies. Master planned by SOM, One Ninety adopts a unique leveling technique to elevate a holistic outlook on integrated living, rolling out on 344,315 m2. A new degree of extraordinary, inviting all corners of the world in the heart of New Cairo to dictate a trendsetting lifestyle, as well as a sensory feast, complemented by a 34,553 m2 Urban Park where native flora and cosmopolitan cultures thrive. Here, every aspect is expertly planned to enhance safe walkability, thanks to interconnected pedestrian paths that not only amplify discovery, but also maximize views on breathing landscapes. Envisaged as the epicenter of life, One Ninety boasts a multitude of enchanting experiences; from a cutting-edge Business Quarter, luxury living at W Residences to artisanal dining and world-class entertainment coming to life at the Cairo Design District and The Boulevard. As for hospitality, W Cairo and A Loft Hotels guarantee legendary pampering and memorable stays, perfected by breathing beauty at One Ninety’s Urban park.

LOCATION

A WORLD OF UNINTERRUPTED CONVENIENCE

One Ninety is life unfolding in every direction, whether within the mixed-use development or outside your intimate world. Crowning a prime location in New Cairo, One Ninety lies at the meeting point between the Ring Road and 90 Street, granting residents direct access to the city’s most lively happenings, as well as its leading educational establishments and thriving business hubs.

MASTERPLAN

LIFE AT A WALKING DISTANCE

**Mindfully master planned**on an iconic lush land of 344,315 m2, One Ninety is a fully integrated universe, welcoming you with a trendsetting lifestyle, a sensory feast at heart, as well as protected nature where native flora and cosmopolitan cultures thrive.

Envisaged as the epicenter of thriving business excellence, every aspect of One Ninety is carefully designed to foster seamless collaboration at work while fueling accelerated productivity in a cutting edge Business Quarter, shared with forward-thinking minds. Ideal for entrepreneurs and large enterprises alike, One Ninety opens your eyes on a multitude of enchanting experiences; from artisanal dining, world-class entertainment and hospitality to memorable shopping sprees to delight. Shine in the spotlight and enjoy ultimate interconnectivity, thanks to pedestrian-friendly paths and breathing promenades, bringing you closer to nature, as well as mental clarity needed to excel.

Land Area:

Business Quarter 66,242 m2

W Residences Cairo 42,545 m2

W Cairo hotel 15,616 m2

Urban Park 34,553 m2

Cairo Design District 199,000 m2

The Boulevard 598.8 m

Aloft hotel 22,000 m2

BUSINESS QUARTER

ACCELERATED PRODUCTIVITY

**Rolling out**on an impressive 66,242 m2 of land, One Ninety is home to Egypt’s next generation Business Quarter, empowering industries to grow beyond their potential  
in smart settings, second to none. Master planned 3 interconnected plots (Quarter A,B, and D), the Business Quarter boasts state-of-the-art administrative complexes, featuring top grade office spaces, powered by the latest technology with a built-up area of around 200,000 m2 all overlooking the Urban Park.

W RESIDENCES CAIRO

LOVE IT? LIVE IT.

Arriving at W Residences Cairo is to come home to unmistakable style and design-led luxury while enjoying exclusive access to world class hospitality, located just steps away from W Cairo hotel. Here, is where legendary services are just a touch of a single button on your residence phone, thanks to a 24/7 Whatever/Whenever® service; a personal concierge awaits to greet you, effortless access finished with a personal touch – plus a dedicated residential team at your fingertips.

W CAIRO

Progressive soul, authentic design

To meet the growing demand on luxury stays in Egypt, Marriott International, Inc, introduces a whole new outlook on refined hospitality by bringing W brand’s signature lifestyle for the first time in Africa. By capturing W Hotel’s work hard, play hard philosophy, W Cairo will boast variety of elegantly appointed rooms and suites, melding utmost comfort with impeccable services. The hotel’s design pays tribute to ancient Egyptian history and its timeless grandness by borrowing authentic motifs of the lotus plant, reinterpreted in a contemporary light.

Guests will enjoy an exclusive melange of W services for the first time in Egypt including an infinity pool at the WET® pool deck, AWAY® soul-soothing spa, WIRED® business center and W’s renowned FIT® fitness center. Directly opening onto One Ninety’s Urban Park, your stay promises the best in attentive details, an array of top-grade f&b venues, but most importantly views for life.

A Loft Hotels

DISCONNECT-STAY CONNECTED

Perfectly situated in the beating heart of One Ninety’s Cairo Design District, A-Loft’s 4-star business hotel opens your eyes on the beauty of space combined with spirit to surround you with a vibrant environment, enhancing your stay at every touchpoint. Ideal for families and professionals alike, A-Loft complements your visit with a full range of hand-selected amenities, an ideal location at the entrance of New Cairo and the next generation of technology, so you can disconnect while always staying connected with everything happening in the world.

UBRAN PARK

UNTOUCHED BEAUTY

One Ninety’s Urban Park is a breathing oasis of calm, rolling over an impressive 34,553 m2 to free residents’ mind. A naturally-inspired retreat for those wishing to meditate or work out in an extensive jogging track while taking in breathtaking scenery. By adopting unique permaculture techniques, visitors can enjoy an outdoor picnic, perfected by an original collection of native flora. A grand amphitheater surpasses with inspiring performing arts, botanical gardens looming into view and and outdoor recreation spaces, dictating spirited moments of recreation and untouched beauty for everyone.

Cairo Design District

The design highlight of the city

Soak up the good life on foot and allow One Ninety’s Cairo Design District to open your eyes on a hotbed of world-class cuisine and gourmet bistros, embracing artisanal everything. Enticing boutiques and a versatile shopping experience, home to luxury brands, exhibiting the latest in fashion and artsy trends. Gastropubs and fine dining alive with exciting street performances, day or night. Cairo Design District is in short, the best in life, on repeat.

The Boulevard

Lose yourself in a car-free street experience where every corner is a lively ticket to endless entertainment and fun discovery on foot. The Boulevard is One Ninety’s version of Oxford Street and Champs Elysee, as well as New Cairo’s thriving social nexus boasting aesthetic surroundings, grand encounters and infinite opportunities of sensory indulgence, everywhere you turn.

Inspired setting for ultimate productivity

The Business Quarter introduces a contemporary vision of spacious elegance to cultivate tranquil work settings that invite One Ninety’s breathtaking scenery inside. Boasting a multitude of office spaces to meet the diversified needs of rising entrepreneurs and large corporations alike. Dynamic, distinctive and daring in design, One Ninety’s Business Quarter is your gateway to stay ahead of the game.

Luxurious lounge & front desk service Smart interactive buildings Building management system High speed quality & capacity elevators Green buildings Electric car charging stations Fire protection (meets NFPA codes) Facility management

Visitors parking Backup generators Fiber optics cables CCTV systems Handicap access Rooftop restaurants Showrooms Retail and F&B restaurants

3’Sixty

CIRCLE OF LIFE

Inspired by our kaleidoscopic world and its ever-evolving needs, 3-sixty introduces a full-fledged outlook on fun and functional integration, thanks to a multi-purpose vision melding the best in retail, offices and clinics under one seamless roof. Masterplanned by world leading collaborative design firm Gensler in collaboration with retail consultant JILL, 3-sixty lays the foundation of a holistic experience, attracting youth, families and business professionals in the heart of New Cairo’s Golden Square. Boasting contemporary building complexes with a spacious parking, the mixed-use destination offers cutting-edge polyclinics and medical centers, as well as  an inspiring office park that captures the best in function and form. To perfect the experience, the retail space lies in the heart of the project, offering a colorful multitude of casual dining options, exquisite cafes and eateries as anchor points. From art and music galleries, daycare centers, beauty salons and a cutting-edge gym to an abundant variety of shops, a family entertainment center, a supermarket, as well as a cinema complex, 3-sixty simply lives up to its name.

LOCATION

ULTIMATE ACCESSIBILITY  
AMIDST THE GOLDEN SQUARE.

As everything in the circle of life is connected, so is 3’Sixty. It is established on Bin Zayed’s Axis at the Golden Square, linking it to both the New Capital and New Cairo. A position that gives 3’Sixty access from various & vital areas in Cairo. 3’Sixty has three entrances for effortless access to everything its product mix has to offer, for a guaranteed experience.

MASTERPLAN

3-sixty is imaginatively planned by world-renowned Gensler to create a full-fledged pedestrian experience of uninterrupted walkability, thanks to interconnected streets and verdant promenades. Five elegantly appointed complexes with glass window facades, deploying the latest in cutting-edge design and technology to open onto a lively retail hub of non-stop entertainment where pocket parks, water features and entertainment unfold in every step.

LAYAN

THE FRENCH ELEGANCE

Layan is a fine interpretation of French luxury and art de vivre, delighting residents everywhere they turn. Peacefully nestled in the beating heart of New Cairo and just a few steps away from Platinum Club, the development’s 233 acres of lush land capture the breathing green suburbs of Versailles, the flowing serenity of the Seine River and the atmospheric vibes of French boulevards. Built with ultimate privacy in mind, Layan is home to a signature collection of 1200 units, spanning opulent villas, elegantly appointed twin houses and spacious town homes. Offering a signature blend of contemporary luxury, Layan boasts a cutting-edge gym, a tranquil spa and swimming pool, as well as tennis courts, inspiring retail facilities and a business park— all  opening onto infinite greenery, evoking expansive feelings of chic French vibes.

LOCATION

Layan is strategically located in New Cairo’s Golden Square; the premium neighborhood in New Cairo, surrounded by top-grade developers, as well as lively institutions. The development lies at the entrance of the New Administrative Capital, accessible from Bin Zayed’s Axis.

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Our Culture

Inspiring Growth

Growing with LMD is looking at work and your career-path from a fresh perspective. By adopting a work hard/play hard philosophy, the company strives to create a balanced environment that not only contributes to employees’ well-being, but also inspires dynamic growth beyond potential. Our culture celebrates unique individual differences, allowing you to innovate in your areas of strengths while fostering original experiences that bring together forward-thinking minds, accelerating the company’s overall productivity . Collaborative, welcoming and young at heart, LMD is a spirited career experience where every member feels happy, safe and valued.