**Menassat Developments**

About us :

Menassat Developments was created by the coming together of 8 experienced co-founders who were looking to establish an entity that can stand out in the real estate industry as a leader and a supporter for its clients’ investments.  
Menassat is a real estate development company that believes that the success of its venture lays in its diversity and aims at achieving the most successful investments by constantly growing and believing that the key element of success is giving great attention to the details.

**Our Vision**

To build a lasting company with a global presence that can adapt to market changes and society’s progress in order to dominate the real estate sector.

**Our Mission**

We continuously work to exceed our clients’ expectations by expanding our investing research to beat all dynamic market situations and placing an emphasis on both profitable and visionary thinking.

**EXPANDING OPPORTUNITIES**

Menassat Developments has an outstanding combined record of work with more than 45 years of its members’ experience in more than 160 projects that amount to more than 25 billion Egyptian pounds.

**Our Board Members**

ENG. Ahmed AMIN MASSOUD

Ahmed Amin Massoud is the CEO and board member of Memaar Al Ashraaf. Besides that, he is a member of other esteemed associations, unions and syndicates such as the Board of Directors of the Association of Developers of New Cairo and the Administrative Capital, the Union of Arab Engineers and the Engineers Syndicate - Civil Engineering Division as well as the Board of Trustees of New Cairo. Engineer Ahmed Amin Massoud holds diplomas in real estate development and financial management for non-financials from The American University in Cairo.

ENG. SHERIF SELEEM

Sherif Seleem is the Chairman of Pinnacle Misr Group for Real Estate Investments, Development Management, Design Consultancy and Project Management as well as the board of the Real Estate Fund"Nemow" established by the Housing and Development Bank. He is the lead designer for the Down Town towers which are under construction at New Alamein City. Engineer Sherif Seleem is the former Middle East Director and board member of the international consultancy firms Meinhardt PTY Ltd (1994 to 2000) and GHD PTY Ltd (2000 to 2006). He is also currently the Chief Development and Technical Affairs Officer for Damac properties in addition to having, formerly, been the advisor to the Egyptian Minister of Housing for national projects.

ENG. MOHAMED AL BOSTANY

Mohamed Al Bostany the Chairman of Al Bostany Developments Group as well as the Association of Developers of New Cairo and the Administrative Capital. He is also the Vice President of the Real Estate Investment Division of the General Federation of Chambers of Commerce as well as a member of the Board of Directors of the Real Estate Development Chamber of the General Federation of Industries and Chairman of the Geographical Regions

Committee. Engineer Mohamed Al Bostany is a member in many esteemed chambers, unions and associations such as the advisory board for curriculum development at the Faculty of Engineering at Ain Shams University, the Egyptian-Lebanese Association for Businessmen, the Egyptian Businessmen Association, the Egyptian Society of Engineers, the Union of Arab Engineers and the German-Arab Chamber of Industry.

Eng. Adly El Keiy

Adly El Keiy is the Chief Executive Officer of Al-Ahly Football Company and one of the founders of Al-Ahly TV channel and Al-Ahly Club magazine, in addition to being a former Board Member & Director of Al-Ahly Club and a former member of the Egyptian Football Association for the years of 1999 &

2004. Engineer Adly El Keiy is a Board Member of the Handball Federation & Former director of the national teams.

ENG. MOHAMED GHOBASHY

Mohamed Ghobasy is the Chair-man of Scope Real Estate De-velopment Company and the General secretary of the New Cairo Developers Association and the Administrative Capital. H is a Board member of the Real Estate Investment Division of the General Federation of Chambers of Commerce and the Egyptian Association of real estate appraisal

experts. Engineer Mohamed Ghobashy is a estate appraisal expert Financial Regulatory Authority and accredited by the Central Bank of Egypt. He is the Vice

Chairman of the Consulting Company for expertise and appraisal in addition to being a member of the Saudi Authority for Accredited valuers.

ENG. YASSER ABDALLAH

Yasser Abdallah is the Chairman of Yasser Abdullah Group for Real Estate Developments. He is a Board Member of the New Cairo Developers Association and the New Administrative Capital as well as the Development Chamber of the General Federation of Industries.

ENG. SHERIF SHAALAN

Sherif Shaalan is the President and Co-founder of Royal Real Estate Developments and the Co-founder of Royal One Developments. He is

the Chief member of the engineering committee of New Cairo Developers and a member of the Chamber of Real Estate Development in the Federation of Industries.

ENG. MAHMOUD AMIN MASSOUD

Mahmoud Amin Massoud is the General Manager and Board member of Memaar Al Ashraaf as well as the member of the Board

of Directors of the New Cairo Developers Association and the New Administrative Capital. Engineer Mahmoud Amin Massoud is the Chairman of MA Designs.

OUR VALUES

At Menassat Developments, we strictly work with a set of values that allow us to always be the innovative leaders of the market and meet our clients’ expectations.

**Podia Tower in New Capital City**

Launched by Menassat Developments in cooperation with the engineering consultant Pinnacle Egypt, Podia Tower is one of the tallest commercial, administrative and medical towers at Downtown New Capital (Touristic District), occupying a total area of 19,782 meters and encompassing 25 floors, 3 basements, and a ground floor.

25 floors, 3 basements, and a ground floor.

110M Tower height

19782 M Building size

900+Units

**Commercial Units**

Thanks to a creative architectural design that prioritises happiness in the workplace, every day at Podia is a special celebration of work-life balance. The project has been meticulously laid out to include a vibrant commercial plaza on 2302 m2, giving a wide range of shopping and dining experiences in partnership with global leading brands. The Plaza, which has a dancing fountain as its main draw, also has a cutting-edge food court, promises endless entertainment, and offers corporate networking opportunities throughout the day.

**Administrative Units**

Your office overlooks the central park, The administrative offices were thoughtfully designed to promote teamwork and provide professionals with a worry-free, technologically advanced atmosphere in which to flourish.  
Thanks to cutting edge, completely finished areas with air conditioning. Podia reimagines seamless productivity from an inventive standpoint.

**Medical Units**

Podia provides a new benchmark for medical excellence by considering every detail that makes a successful business. All medical areas are fully air conditioned and offer the latest equipment and design trends.

**Facilities:**

180 Degree View

Multiple Commercial Gates (5)

VIP Lobby

Office Terraces

ATMs Center

Kids Area

Food Court

Handicapped Friendly

Atrium (Full Daylight)

Security Systems

12 Panoramic Elevators

Prayer Rooms

Solar Cells

WIFI

Location:

Podia Tower is distinguished by its location in the Downtown area of ​​the New Administrative Capital, in the famous towers area. The company has developed the plan of the units so that each unit has views of the Green River, the iconic tower, and other important towers and buildings in the capital.

-Podia Tower is located near the Green River and Bin Zayed North Axis.

-It is only 5 minutes away from the Monorail station and the Dahab Market.

-Podia Tower New Capital is located near the Government District and the Ministries District.

**Begonia Residence in New Cairo**

**Simply Home**

Welcome to Begonia, where your dream home blooms.  
Begonia is more than just a residential project; it is a celebration of elegance, comfort, and nature.  
Nestled in the heart of New Cairo, bringing together the serene beauty of natural landscapes with modern architectural excellence.

512 Units

26 acres Land Area

360 degree All units have premium view

**Facilities:**

Clubhouse

Safe Kids Area

Gym

Swimming Pool

Running Track

Cycling Track

BBQ Area

Outdoor and indoor parking areas

Business Center

ATM Center

High-end Supermarket

Health and beauty facilities

24-hour security system

Lush greenery

Laundry and dry-cleaning services

Location:

Menassat Developments chose a smart location for Begonia Residence in [New Cairo](https://www.nawy.com/area/new-cairo), allowing you to reach any destination you want comfortably. It is near 4 major highways.

The ideal location of Begonia Residence Compound in New Cairo is close to:

* North 90th Street
* Mohamed Naguib Axis
* Gamal Abdelnasser Axis
* Al Guezira Axis

Valory Mall in New Cairo

**Elevating Innovation**

Introducing Valory; a commercial hub in the epicenter of New Cairo, strategically located to give professionals unmatched access to one of the most rapidly developing areas in the Fifth Settlement. Meticulously designed to accommodate a diverse range of spaces that are specially tailored to cater to various business, retail, and medical needs.

At Valory, our space is more than just a place to work. It is a turning point that revolutionizes the way business is conducted. Our goal is to pivot the industry into a new direction, setting an unparalleled standard for success, innovation, and change. Valory embodies transformation and progress, where every interaction and experience within our space evokes impact and the potential to be transformative. From the moment you step into our space, you'll feel inspired and empowered to achieve your goals and make a difference.

6 Floors

18.20m Height

6750 sqmLand Area

**Retail Hub**

Discover a vibrant and dynamic shopping experience at Valory. The lower, upper ground, and first floors house a bustling retail hub, which is sure to captivate visitors with its diverse range of brands.  
Immerse yourself in the lively atmosphere and indulge in some retail therapy, as you explore the myriad of shopping options available to you.

**Administrative Offices**

The aesthetic of each administrative office unit is modern and contemporary, and it features high-quality materials, sleek finishes, and plenty of natural light on the second, third and fourth floors.  
The interiors are designed with thoughtfulness to create an atmosphere that is both welcoming and inspiring, which encourages productivity, creativity, and well-being.

**Health and Wellness Clinics**

Valory's medical units offer a serene and rejuvenating environment for individuals to prioritize their health and well-being.  
The clinic and wellness units are located on the second, third, and fourth floors of the center.  
These units are designed to provide a comfortable and calming environment where patients can feel relaxed and at ease while receiving the care they need.

**Facilities:**

Underground parking zones

Outdoor plaza

Bicycle parking

Building management system

Prayer rooms

Disabled friendly

Co-working spaces

Security systems

Hypermarket

Financial hub

Electric car charging stations

Separate entrance for clinics and offices

Roof-top facilities

Meeting Rooms

Pharmacy

Location:

2 Mins

From the GUC

6 Mins From the AUC

20 Mins From the New Administrative Capital

20 Mins From DownTown

25MinsFrom the Cairo Airport

**Axle in New Cairo**

forever connected.

Axle is a fully fledged project created to be at the center of everything, designed by Ldp Designs to give its clients access to one of the most prominent and developing areas in New Cairo comprising commercial, retail, administrative and clinics spaces to offer its clients the optimum top-notch experience in a building offering 180-degree views in all spaces!

Axle is also equipped with different facilities that will cater to both the project’s visitors and tenants in order to have a safe, hassle free and enjoyable experience.

18 m Height

12000 ㎡ With parking area

5412 ㎡ Total ground area

**Commercial area**

The commercial area situated on the ground and first floors comprising a wide range of coffee shops, restaurants and retail spaces including two pharmacies and a hypermarket to cater for the convenience of all our clients. The commercial area is amenitized with multiple entry gates, elevators and prayer rooms.

**Medical area**

The medical area of the project is situated on the second and third floors and includes clinics in different fields and specialized medical spaces to cater for all medical needs of our clients’ wellness and health. An area designed with maximum comfort and facility for its visitors including a VIP lounge that will cater to our most prominent and top notch clients dedicated to offer them comfort and luxury.

**Adminstrative offices**

With a number of selected elevated offices protruding from the building and offering a radial and expansive view, the administrative area of the project is situated on the second and third floors with office terraces offering an outdoor area for more convenience and to add the feeling of openness to the indoor spaces.  
The administrative spaces have several meeting rooms and studying spaces as well as elevators for the ease of movement.

Facilities:

Outdoors Areas and open spaces

Selfie zone

Water features

Underground parking

Hanging promenade

Meeting Rooms

Basement Storage

Cycling Parking

Cycling Parking

Labor Lockers

Roof Garden

Hyper market

Medical Services

Event Zone

VIP Lounges

Axle’s Location:

Located at the heart of a highly noticeable zone in New Cairo, Axle sits at a pivotal juncture between the residential areas of GUC and AUC, while being situated just a short distance from the Hany Saad Innovations building. Its strategic positioning allows it to link all the surrounding amenities, thereby serving as a central hub that brings everything together.

6 Mins From Monorail Station & AUC

10 Mins From City Stars & Cairo Airport

20 Mins From New Capital

**Eclipse**

**Simply Unique**

Eclipse is an integrated retail and business complex newly developed by Menassat Developments. Introducing the perfect blend of urban space, essential facilities, and dynamic design in a well-founded business complex.

Spanning 4,360 sqm. and in close proximity to the main leading roads and landmarks of New Cairo, Eclipse is ideally situated in the heart of New Cairo, solely amid North and South 90th Street. The complex is meant to connect open spaces to one another, and capture the civic heart of New Cairo while overlooking seamless views.

5 Floors

22 M Mall height

4360 MTotal Space

**Retail Units**

The stunning views of the project offer a unique commercial experience including luxury shops, restaurants, cafés, shopping areas and entertainment.

**Administrative Offices**

Our spacious offices offer the perfect environment for businesses and organizations looking for ample space and a professional setting. With plenty of room for employees to work and collaborate, our offices are designed to foster productivity and efficiency.

**Medical Units**

Smart medical clinics designed to provide a comfortable and spacious environment for patients to receive high-quality medical care.

Facilities:

180 Degree View

Office Terraces

ATMs Center

Kids Area

Food Court

Handicapped Friendly

Security Systems

Elevators

Outdoor Plaza

Solar Cells

Location:

2 Mins From AUC

2 Mins From El Rehab

15 Mins From City stars

20 Mins From Madinaty

25 Mins From Cairo Airport

35 MinsFrom Tahrir Square