**Morshedy Group**

**About UsMorshedy Group**

In 1983, Mohamed Morshedy established Morshedy Group with a clear business strategy to penetrate the real estate development industry. Mr. Morshedy recruited a strong team of like-minded inspired architects and engineers that would become known later as Deglo for real estate developments, the pillar of Morshedy Group.  
  
In the early years, Morshedy Group launched many sole-source designed, planned, engineered, and constructed multi-family residential buildings in Maadi area. Each of these residences displayed a unique style and design that stood the test of time.  
  
Morshedy Group introduces a new concept of living which provides fully integrated development projects that combine residential, administrative, and commercial buildings in one place to help our customers enjoy a more convenient life.  
  
Embarking on a journey of innovation and expansion, Memaar Al Morshedy proudly transitions into Morshedy Group, a symbol of evolution and diversity. Beyond the realm of residential projects, our venture now encompasses healthcare, education, and entertainment, heralding a new era of possibilities. This rebranding unites our multifaceted projects under a singular vision, weaving a narrative of dynamism and excellence. Not only does it signify our growth, but it also clarifies our connection with the esteemed Morshedy Group in Greece, fostering a stronger collaborative spirit across borders. Our commitment to crafting inspiring, healing, and educational spaces remains resolute, driven by creativity and a passion for enriching lives. Morshedy Group shines as a beacon of transformation, embodying the power of vision and the pursuit of boundless potential. We invite you to join us on this remarkable voyage as we redefine boundaries, exceed expectations, and shape a future where every creation tells a story of ambition and accomplishment.

Mission

With integrity, honesty, professionalism, creativity and quality, we design, contract and manage residential, retail, commercial, sports and leisure developments that have immediate value and long-lasting importance to our customers, business partners and the community.

Vision

With integrity, honesty, professionalism, creativity and quality, we design, contract and manage residential, retail, commercial, sports and leisure developments that have immediate value and long-lasting importance to our customers, business partners and the community.

Values

With integrity, honesty, professionalism, creativity and quality, we design, contract and manage residential, retail, commercial, sports and leisure developments that have immediate value and long-lasting importance to our customers, business partners and the community.

Morshedy Group comes to crown its successes with a wide variety of real estate projects that ranges from economy housing, middle class housing and up to premium housing all over Cairo and Giza

**WORD FROMFOUNDER & OWNER**

Mr. Mohamed Morshedy

since the establishment of Morshedy Group in 1983, we have been in the right place at the right time. From the start, our small group of highly talented architects, planners, and engineers have bonded to the mission of contributing to the country's economic growth.  
  
We achieved our goal by buying vacant land, developing, designing, and building exceptional architecture. I am proud to say that we have reasons to celebrate. We channeled our determination and brought new architectural designs to Egypt.  
  
Today, Egypt boasts a stable economic environment that strongly supports real estate investment.  
  
Morshedy Group has earned its reputation in real estate development for innovative, intelligent, and environmentally conscious designs, as well as high quality development and on time completion. As the single source for planning and engineering architectural design and construction for all of our developments, we are able to create structures of visual beauty and lasting quality. This resulted in unparalleled returns on investment and our niche real estate market leadership

**Our Projects**

**WEST COURTS - New October**

\*Introducing West Courts: The Art of Boutique Living\*

West Courts—a 150-acre residential, commercial, and administrative compound with three -level buildings, that sets a new standard for luxury and community living.

At West Courts, every detail is carefully designed to offer a unique living experience. Our residential parcels feature private courtyards and *Garden Terraces*, creating personal spaces for relaxation and entertainment. Each cluster within the compound has its own barbeque and kids’ areas, ensuring that every resident enjoys exclusive access to leisure and comfort. Unit types range from studios to 3 bedrooms to accommodate various needs and preferences.

The compound includes a range of amenities to enhance your lifestyle. Stay active with our modern gym, or enjoy swimming at the pools located at the clubhouse and sports club. Our clubhouse offers a great space for socializing and community events, while shopping and dining options are available at the mall and restaurants. Additionally, there are 2 schools, a nursery, and a health facility to support the needs of residents.

To facilitate smoother traffic flow, West Courts features 3 gates, and to maintain a peaceful and private environment, the commercial area is separated from the residential zones, reducing traffic and enhancing tranquility for our residents.

West Courts embodies "The Art of Boutique Living," blending luxury with a strong sense of community to create a truly exceptional living experience. Discover refined living and become part of a vibrant community at West Courts.

Master Plan:

150 Acre

3 levels building

Residential

Admin

Commercial

**location**

New October, El Wahat Road

**zahra - New Alamien**

Zahra is a mega residential, touristic and hospitality development by Morshedy Group located at KM 124 on Egypt’s North Coast.  
It is only a stone’s throw either way from Hacienda Bay, a mere 15-minute drive from Al-Alamein Airport and overlooks the white sands and pristine waters of the Mediterranean. With both a unique and convenient location, the project is set to become a landmark development, capitalizing on the many rewards this setting has to offer; including a mild climate, abundant sunshine and a refreshing sea breeze.

The project stretches over an area of approximately 990 acres, divided into unique gated parcels and boasts a 650-meter waterfront, with a built-up area of around 17%.

It features a variety of finished and semi-finished units of different areas; ranging from villas, to chalets, townhouses and twin houses – all with exceptional water views and distinctive internal designs.

A vibrant commercial and entertainment strip anchors the development and contains a downtown area overlooking the main external thoroughfare, for quick and easy access.

It is part of a mixed-use area incorporating luxurious hotels, boutique hotels, food and beverage outlets, shopping malls as well as residential units.

The multiple zones of the project are interconnected by a network of spacious main roads and secondary routes, making all areas easily accessible and well connected.

Pedestrian pathways are also spread throughout the project, with an electric tramway serving to further connect and provide quick and convenient transport via its numerous stations.

All zones boast swimming pools for both adults and children as well as spacious playgrounds amidst the lush greenery.

Zahra grounds are dotted with lakes, lagoons and infinity pools; featuring cabanas and decks equipped with pool bars. These water features are bordered by jogging lanes and bike routes, against a backdrop of exquisite landscaping, which features extensively throughout the project.

Ground units boast private gardens, whereas upper units enjoy a roof terrace, with all units being built on the concept of platforms and terraces.

Numerous peripheral access points are available exclusively for residents, so that they may enjoy quick and convenient access to their respective units at all times.

**Skyline**

Skyline is the largest residential building in the world with a Guinness World record attempt, every massive metropolis needs the balance and contrast of a vibrant park space. Once again, Skyline surprises and captivates your senses with a sprawling park that rivals even Manhattan's Central Park.

This immense green landscape is truly one of a kind and spans the entire rooftop of the complex offering an amazing vantage point to view the city from above. Enjoy the diverse cycling trails, rollerblade, jog or stroll along the many paths woven throughout this gorgeous park.

Your lifestyle demands sophistication and style with ease, so immerse yourself in Skyline’s vast and record breaking 200,000 square meter landscape of shops, entertainment and luxury living. Nothing is beyond your reach in this one of a kind complex that puts everything at your fingertips and literally outside your front door. It truly is your city for the taking. Own it.

Facts

198,682 M total land area

11000 number of residential units

1,262,000 M residential BUA

189,900 M Admin BUA

104,520 M Commercial BUA

Facilities:

Retail shops

Gym

Spa

Cinema

Club house

Pool

Cafes and restaurants

**Location:** Kattameya - New Cairo

**One Kattameya**

One Kattameya is one of the most important projects at Morshedy Group. It is a multifunctional complex, as it contains 8 commercial and administrative buildings along with 30 residential buildings which provide 3,966 residential units.

One Kattameya is centrally located in the upscale district of Kattameya. Its location provides the highest level of accessibility to all major districts in greater Cairo, surrounded with many local attractions such as major sporting clubs and shopping malls.

One Kattameya's location also offers a direct route to Maadi, Nasr City, Ain-Sokhna desert road, 6th of October city & Cairo International Airport.

Location: One Kattameya boasts a prime and strategic location in the prestigious district of Kattameya, placing it at the heart of convenience and luxury. Positioned with utmost accessibility in mind, this remarkable development offers unparalleled connectivity to all major districts in the greater Cairo area, ensuring seamless travel and effortless exploration. One Kattameya is enveloped by an abundance of local attractions that enrich the fabric of everyday life. From the esteemed American University in Cairo (AUC) to the renowned British School in Cairo (BSC), educational excellence is at your doorstep. Additionally, the presence of major sporting clubs and captivating shopping malls further amplifies the allure of this exceptional locale, promising a lifestyle that seamlessly blends convenience, culture, and recreation.

Master Plan

An exquisite masterpiece that envelops you in a world of radiant luminosity. Designed with meticulous attention to detail, the transparent exterior draws inspiration from a resplendent glass “Jewel Box,” infusing the surroundings with an enchanting interplay of light. This architectural marvel refracts sunlight onto nearby surfaces, casting a mesmerizing array of patterns and hues that dance harmoniously with the lush landscape. Distinctive and unparalleled, One Kattameya stands as a testament to its status as a truly exceptional commercial facility. Embracing the power of natural light, this visionary establishment breathes life into workspaces, rejuvenating the atmosphere and fostering a positive and invigorating environment. Step into a realm where light and space invigorate and inspire, as One Kattameya creates an unparalleled setting for productivity and creativity.

One Kattameya stands tall as one of the most remarkable projects within Morshedy Group’s portfolio. This multipurpose complex boasts an impressive ensemble of 30 residential buildings, encompassing a staggering 3,966 residential units, alongside 8 commercial and administrative buildings. Work, play, recharge, repeat. One Kattameya’s strategic location seamlessly blends convenience with endless possibilities. Step out your door and into a vibrant world of recreation and entertainment. Expansive sports clubs become your fitness oasis, bustling commercial centers your playground, and every day an invitation to explore and live life to the fullest. Cairo unfolds at your fingertips. One Kattameya isn’t just a place to live; it’s a launchpad for exploration. Maadi’s trendy cafes, Nasr City’s vibrant energy, Ain-Sokhna’s golden shores, 6th of October’s business district, and Cairo International Airport’s global gateway - all seamlessly connected right outside your door. Travel effortlessly, explore endlessly, and let One Kattameya whisk you wherever your heart desires.

Facilities:

Retail shops

Gym

Cafes and restaurants

Medical center

Nurseries

Mosque

Facts:

106,033 total land area

3572 number of residential units

30 number of residential towers

1013 number of admin units

320 number of commercial units

Family activity

One Kattameya takes immense pride in providing families with an exceptional and secure environment, offering an unparalleled range of best-in-class family facilities that are unprecedented in the area.

STAY FIT AT ONE KATTAMEYA

At One Kattameya, residents are granted exclusive access to a private sports club, where state-of-the-art equipment awaits to elevate their training, workouts, and overall fitness journey. With a commitment to holistic well-being, homeowners can effortlessly maintain their physical prowess within the comforts of their community.

FINE DINING AT HOME

Enjoy a wide variety of restaurants bringing in cuisines from different parts of the world, located only a few minutes away from the comfort of your home.

COMMERCIAL AREAS

Discover the perfect spot that awaits your arrival at One Kattameya! Immerse yourself in the vast expanse of our extraordinary commercial area, where every desire of your heart finds fulfillment.