**SKY AD. Developments**

**SHAPING COMMUNITIES  
ACROSS THE REGION**

SKY AD. Developments is a leading regional real estate developer, under the direction of the Diamond Group, a renowned developer of local trading and industrial firms with a strong portfolio in the UAE.

Diamond group portfolio features different models of residential units and leisure facilities that include schools, business parks, clubs, hospitals, residential and commercial projects that stretch from Abu Dhabi to Al Ain.

SKY AD. Developments launched operations in Egypt with its first project located in one of the most promising locations in the New Capital in 2021. The project offers apartments, luxury duplexes along with a wide range of amenities.

[**Our mission**](https://skyabudhabi.ae/about-us)

Our mission is to exceed customers’ expectations and raise the benchmark for integrated living in Egypt and provide the end-user with added value beyond their homes. This is achievable through developments, timely delivery of our innovative projects, a distinctive product-mix and thriving communities where people can live, work and play.

[**Our vision**](https://skyabudhabi.ae/about-us)

To evolve the Egyptian real estate market through developing unique projects that fulfil diverse consumer needs according to international standards. The company has evolved to become a solid regional developer within the real estate market and is building on its strong regional background and legacy to develop futuristic projects in Egypt. [**Our values**](https://skyabudhabi.ae/about-us)

**Respect**

We believe that all employees and third parties should be treated with the same level of respect regardless of their age, position and background.

**Quality**

Our exceptional quality is what makes us stand out and exceed clients’ expectations, across construction, design, furnishing, landscaping, and more.

**Professionalism**

The route to success is paved by our ability to always keep our promises and live up to them whether it is delivery dates, quality, or any additional services.

**20**+Years of international experience.

**1,500**+residential units delivered.

**7** commercial projects.

**180,000**+SQMof corporate, educational,  
healthcare and leisure space.

**$1B**+investment portfolio worldwide.

**About us**

Meet our team

**H.E Saleh Mohammed bin Nasra Al Ameri**

Chairman of Diamond Group and SKY AD. Developments

H.E Saleh Mohammed bin Nasra Al Ameri is the owner of Diamond Group and a well-known economist. He is the Chairman of several real estate companies including Al Shorfa, Ishraq, and Golden Group. Saleh held many diplomatic positions, most notably the former ambassador of the United Arab Emirates to Qatar and the founder of the country's embassy in Sweden in 2004. He also served as the UAE consul in London in 1998, and a representative of the UAE in Geneva.

H.E Saleh Mohammed bin Nasra Al Ameri was born in the city of Al-Ain in 1968, and he began his career journey at a young age, when he was only 14 years old, managing his father's property. Saleh was raised in an environment that taught in him patience, tenacity, and the ability to make the right decision in the right time. He worked in transportation, contracting, and networks companies in the early 1990s in addition to managing the real estate assets he inherited from his father which saw unprecedented growth under his management.

Owing to his long, extensive experience and his exceptional management skills, he succeeded in turning "Diamond" into a leading group in the field of real estate with a variety of projects and activities, with a total investment worth $ 1bn and a portfolio of more than 17 projects in the UAE.

**Eng. Abdel Rahman Agami**

CEO of SKY AD. Developments

Eng. Abdel Rahman Agami is the CEO of SKY AD. Developments . Drawing on his extensive planning and business management experience, Eng. Abdel Rahman Agami supervises the day‐to‐day management of the company, including the business development and the strategic planning. Prior to joining SKY AD. Developments, Eng. Abdel Rahman was the General Manager of NGCC in Al Ain UAE.

An established engineer and expert with more than 25 years of expertise, Eng. Abdel Rahman’s professional career began in 1994, as an engineering expert at Ministry of Justice. He is currently the CEO of Sky AD. Developments with a total investment of 950 million dollars within 8 years.

Abdel Rahman Agami graduated from Assuit University, Faculty of Engineering in 1996 in Egypt and holds an MBA from AUS (American University of Sharjah) School of Business.

**Mostafa Salah**

CCO of SKY AD. Developments

Mostafa Salah is the CCO of SKY AD. Developments.

In 2019 prior to this position, Mr. Salah was the Chief Commercial Officer of Capital Group Properties.

Mr. Mostafa’s 21‐year experience in Marketing and Sales is built on continuous development. Throughout his career, Mr. Salah has continued to attend courses and attain certificates in Sales and Marketing from France, Lebanon, Italy, United Kingdom, Dubai and Spain.

A 1999 graduate of the Faculty of Commerce English Section, Ain Shams University, Mr. Salah began his career in sales and marketing at MTI Automotive. Over 10 years at MTI Automotive, during this period, he started up the commercial function for MTI Automotive luxury brands, created the ¬Marketing and Sales Strategy, built successful brand awareness and marketing strategies and plans which aided in growing the sales and achieving higher sales targets year over year. Simultaneously with working at MTI Automotive, Mr. Salah attained his MBA in marketing from the Arab Academy for Science, Technology and Maritime Transport, Sales Master from Jaguar Academy United Kingdom.

At the beginning of 2010, Mr. Salah joined SODIC Real Estate. Within four years, he was named the Sales Director, where he achieved more than EGP 3 billion worth of sales.

In 2014, Mr. Salah joined Qatari Diar Real Estate Investment Co. as Head of Sales. The company has achieved record‐high sales of EGP 2.7 billion within 6 months.

In 2017, Mr. Salah was appointed as the Chief Commercial Officer of IWAN Developments.

**Residence Eight.**

Step into a naturally-inspired world enveloped by intricate beauty and anchored in family laughter.

Every element is mindfully chosen to create cherished experiences and multi-sensory luxuries, in a community of ultimate privacy. Built around its residents, this contemporary project is an experience-oriented destination designed for the finer things in life.

All homes are thoughtfully crafted to showcase unobstructed views of magical landscapes while evoking unique sentiments of serenity.

Green Views Multiplied By Two Crowning a prime location in R8’s Diplomatic District, Residence Eight is mindfully masterplanned on 23 acres of land, dedicating 82% to greenery to introduce a unique flair of smart luxury and seamless walkability, steeped in inspiring 360 degree views equally captured from inside and outside your home. The iconic development is the first of its kind in Cairo’s New Administrative Capital to harmonize the human experience with its natural surroundings by directly opening onto 70 acres, thanks to its exclusive location facing the district’s sports club, as well as the Green River, surrounding it from every touch-point.

A Never-Ending Journey of Enriching Discovery Built around residents’ varied needs, Residence Eight is an experience-oriented destination planned with a reverence for the finer things in life. All homes are thoughtfully designed to embrace unobstructed views on magical landscapes while evoking unique sentiments of calm by combining three shades of verdant green, tranquil blue and pearl hardscape. The urban mixed use development opens your eyes on an aesthetic canvas of contemporary elegance, perfected by breathing parks, flowing water features, shimmering pools and lagoons, as well as animated pedestrian walks for ultimate recreation year-round. Residence Eight is a self-sufficient world of its own, boasting an atmospheric 20 meter commercial anchor, a 40 meter promenade extending across its lively masterplan and an elegantly-appointed club house for unwinding and socializing all day long

RESIDENCE EIGHT An ever-evolving journey of non-stop discovery, melding continuous landscapes with smart technology and intuitive routes to foster car-free movement and timeless inspiration, guaranteeing to wow you wherever you turn.

Residence Eight’s Unique Orientation Expertly designed by internationally-acclaimed YBA in collaboration with SKY AD., Residence Eight introduces a pioneering vision that reengages the forces of sun and wind to foster an ecology-based future. By carefully analyzing the direction of winds, the sun’s movement and greenery surrounding the site, Residence Eight embodies ideal principles of harmony with nature to promote human health, as well as year-round wellbeing through equal views for all homeowners alike. The landmark development blends perfectly into breathing landscapes, embellished by a green sight all around to maximize natural light and ventilation, shaded areas in harsh sun hours, as well as magical views from both inside and outside your house. All homes are planned on equally spaced V-shaped clusters facing North to allow cool breeze inside each unit while creating expansive spaces where people can entirely enjoy nature in a more intimate way.

Masterplanned with the community’s convenience in mind, Residence Eight enjoys a strategic location on the West entrance of R8 Diplomatic District, facing the only sports club in the area from the North while opening onto Mohamed Bin Zayed’s Northern Axis for ultimate accessibility to all vital points in Cairo. The development’s land aesthetically stretches along the Green River from its south to surround you with non-stop recreation while being just minutes away from Cairo’s New Administrative Capital’s leading educational hub, as well as its thriving Arts and Culture District

20 Minutes from New Cairo 35 Minutes from Airport 40 Minutes from Heliopolis 60 Minutes from Downtown 25 Minutes from Suez Road

NEW CAPITAL AMENITIES 0.8 KM Diplomatic District 5.5 KM Investment Zone 2.5 KM New Capital Cathedral 3.2 KM New Capital Mosque 10 KM Airport 4.1 KM Government Center 1.6 KM Opera 5.3 KM Medical City 4.8 KM Conference Center

AN INTEGRATED VISION OF FUTURISTIC FLOW

Residence Eight is carefully planned to deliver life’s most treasured experiences at your door. By putting seamlessly accessibility and enjoyable walkability as the cornerstones of its masterplan, the development reflects a flowing sense of dynamic movement, as well as friendly discovery through manicured landscapes and tranquil water features, extending throughout its V-Shaped clusters. Ideal for the whole family, each cluster allows residents’ to decelerate or connect in animated communal spots between buildings which seamlessly transform from quiet reading corners, play areas and meditation spots in the morning to lively happening hang-outs at night. By utilizing an open network of integrated spaces, comprised of courtyards and connected open routes, families can easily enjoy free mobility via a lively promenade —rolling out across the project- perfected by a unique melange of retail, dining and shopping experiences that never fail to impress in every step

RESIDENCE EIGHT AMENITIES

RESIDENCE EIGHT’S COMMERCIAL DISTRICT WHERE MEMORABLE MOMENTS COME ALIVE

Residence Eight’s 20 meter Commercial District is a lively social nexus, dedicating 15,000 sqm to administrative and entertainment excellence, embracing green views, as well as an abundance of colorful experiences to delight the entire family. Serving as an anchor point for its residential community, as well as visitors enjoying a brisk stroll on the Green River, the commercial district spoils you for choice by offering a multitude of world-class shopping experiences, culinary adventures and non-stop entertainment, perfected by impeccable service and lively performances, year-long

Artisanal Bistros Impeccable Service Atmospheric Coffee Shops Upscale Shopping Experiences Authentic Restaurants Lively Performances Treasured Moments for the whole family

RESIDENCE EIGHT’S LIVELY PROMENADE BREATHING RECREATION TO INSPIRE

Residence Eight’s 400 meter promenade is an exclusive invitation to journey into beauty where every manicured detail is planned to inspire and delight. Expertly planned to foster walkable experiences through pedestrian-friendly paths and animated routes, life here is simply exciting discovery on repeat.Enjoy a morning stroll in sun-drenched landscapes, perfected by the chirping of birds and the soothing sounds of flowing lagoons. Decelerate in the shade with loved ones and enjoy a refreshing yoga routine in green pocket parks. Take a dip in shimmering pools, as your kids safely play before your eyes. When the day draws to an end, connect with a forward-thinking community over an open air barbecue and admire the finer things in life.

SEAMLESS WALKABILITY MINDFUL MOMENTS REFRESHING RECREATION MEMORABLE INTERACTION

RESIDENCE EIGHT’S EXCLUSIVE CLUB HOUSE A SANCTUARY OF CONTEMPORARY CALM

Residence Eight’s Club House captures the best in signature luxury, perfected by intimate contemporary settings with views for life. Boasting its own swimming pool and a multitude of dining alternatives, the club house is an ideal place to retreat from stresses of city life while indulging in memorable social encounters where nature multiplies. Whether it’s sipping on a refreshing cocktail as you soak up the sun, enjoying a good read perfected by delicious bites or simply connecting with friends in a larger than life ambience, Residence Eight’s Club House is your daily dose of inspiration and sanctuary of calm.

**CAPITAL AVENUE**

**A WALK SETTLED IN RESIDENCE EIGHT**

With an avant-garde persona, Capital Avenue is the perfect commercial center by Residence Eight. Capital Avenue is where you find all you desire, impeccable and close with various renowned Food & Beverage outlets, premium retail brands, top-notch clinics and reputable administrative offices. As you enjoy pleasant sights of water features and connect with others at a central promenade, outdoor cafe area and kiosks, It’s the perfect fuse of all that life offers.

A BRACING STROLL THROUGH LIFE.

Living in a fast-paced life, preoccupied with all that makes you repeatedly on the move. You tend to run. But in that busy world all you need sometimes is a place where you could take a walk. One from your office to your favorite cup of coffee or one to a dining spot that perfects your salad. A place where work and leisure are not a long ride away. A place where a breath of fresh air is often enough to give you a break and a bit of energy to restore your force. All it takes is a spot where everything feels close, convenient yet perfected in a way where you have all you may need just a refreshing stroll away.

LIFE INTACT.

Capital Avenue is where you find all you desire, impeccable and close. With various renowned Food & Beverage outlets, premium retail brands, top-notch clinics and reputable administrative offices. As you enjoy pleasant sights of water features and connect with others at a central promenade, outdoor cafe area and kiosks, It’s the perfect fuse of all that life offers.

IN THE HEART OF TOMORROW

Being in the future’s permanent home with a pioneering vision, Capital Avenue is located in Cairo’s New Administrative Capital. Where the future unfolds and a brighter life awaits. 20 minutes away from New Cairo, 25 minutes from Suez Road, 35 minutes from the airport, 40 minutes from Heliopolis, and 60 minutes away from Downtown Cairo. Capital Avenue is fortuitous with a prime location in the R8 area, overlooking the diplomatic area from the east, the open club from the north, and the Green River from the south near the city center. The project is also designed with water features, a central promenade and will offer an outdoor café area and premium brands as well as various spaces for commercial and administrative uses.

NEW CAPITAL AMENITIES

0.8 KM Diplomatic District MAIN ROADS BIN ZAYED AXES MONORAIL CENTRAL AXES INTERNAL AXES RAILWAY LINE LRT 5.5 KM Investment Zone 2.5 KM New Capital Cathedral 3.2 KM New Capital Mosque 10 KM Airport 4.1 KM Government Center 1.6 KM Opera 5.3 KM Medical City 4.8 KM Conference Center

MASTER PLAN Spread over an area of 21,000 SQM Capital Avenue is designed and drawn in a design that maximizes connectivity and convenient navigation throughout.

1 - ENTRANCE PLAZA 2 - LETTERS SIGNAGE 3 - WATER FEATURES 4 - OUTDOOR SEATING BENCHES 5 - EVENTS PLAZA 6 - CENTRAL PROMENADE 7 - OUTDOOR CAFÉ AREA 8 - KIOSKS 9 - SECONDARY DROP-OFF 10 - PARKING ENTRANCE 11 - SUPERMARKET LOGISTICS ENTRANCE

AMBLE AROUND ELEMENTS OF LIFE.

Capital Avenue, brings optimum everyday choices close. All what you need is a short walk away with a view to revel in and architectural design to appreciate. With a wide range of amenities that bring you a life so connected that everything is just a few steps away

FOOD & BEVERAGE OUTLETS TASTES OF LIFE.

Aromas, tastes and dishes from an array of cuisines close to you. If it is a healthy breakfast or a perfect cup of tea, the endless options from F&B outlets will cater to exactly what you’re looking for. At Capital Avenue you will be offered a connected variety of options to dine and communicate.

ONE STOP SHOPPING SPOT S T R I D E S T H R O U G H WORLD’S FASHION.

Premium retail brands closer than ever, you’ll do all the shopping without dropping. Renowned retail and fashion brands in a confined space in the heart of Capital Avenue, where you are open to the world of fashion without long tiring walks.

CLINICS APPOINTMENT TO HEAL IS NEAR.

Different offering of spaces designed for top-notch clinics, making needed clinics closer to everyone. No need to commute for a doctor’s appointment when everything is within an avenue connected with refreshing promenade walks.

OFFICE SPACES INTRIGUING TO CREATE INSPIRATION

Office spaces that are tailored for thinkers, creators and future leaders - inspiring spaces that speak of the project’s location and the persona of futuristic individuals. Providing a work environment that encourages growth and innovation.

FIRST CLASS FINISHING.

Capital Avenue is designed and finished with top-class quality and intricate details. Areas offered for commercial spaces begin from 20m to above 100m and for Administrative spaces areas begin from 40m to above 100m. Clinics and offices are delivered fully-finished. All commercial units are delivered core and shell.

**Bluetree in New Cairo**

Sky Ad Developments built the BlueTree Compound over 50 acres of land in New Cairo. It aimed to deliver a paradisical project where lush greenery covers 81% of the area in a boutique kind of lifestyle.

The BlueTree Project is the perfect gateway to step into a balanced living experience with boundless views and sunshine.

BlueTree New Cairo features a wide range of amenities such as a pet-friendly community, a cutting-edge gym, a social clubhouse, bike and jogging lanes, and parking areas.

Location

Strategically located in the 5th Settlement, the BlueTree Project is in an iconic area, in New Cairo’s Golden Square.

The prime location of BlueTree Compound is:

* Easily accessible via Mohamed Bin Zayed Road or Abbas Al Akkad Axis
* In proximity to the monorail station
* 15 minutes away from the AUC
* 25 minutes away from Downtown Katameya

Selling points

Mondrian art-inspired park

Blue Tree Compound is a natural haven with a unique Mondrian-inspired park amid the heart of the project’s master plan. It serves as a daily refuge for residents where they can revive their minds. It improves the residents’ well-being and serves as a social meeting point.

Schematic Avant-garde Architecture

The modernity of the Mondrian art inspires the architecture in the Blue Tree Compound. The project is crafted with minimalistic lines that emerge gracefully from the natural paradise within the compound.

All the buildings in BlueTree New Cairo are elevated so that the residents enjoy uninterrupted views of the scenic landscapes.

Property types: apartments

**One residence in New Capital**

A Modern Era of Residential Exclusivity.

Mindfully designed by leading Eklego Studio, One Residence presents a spirited living experience in the heart of the New Capital, promising to transform ordinary days into captivating wonders.

Ideally situated in R8 district - directly overlooking Residence Eight promenade - One Residence crowns a premium spot within Capital Avenue, granting residents direct access to signature F&B concepts and retail luxuries, in addition to cutting-edge administrative offices, as well as medical clinics over more than 21,000 sqm.

B R E AT H I N G S PA C E S TO THE POWER OF ONE Smartly master planned by Sky AD, One Residence challenges the confined norms of residential living by maximizing space at every touchpoint, thanks to an intelligent vision, offering 5 types of fully-finished one-bedroom apartments to suit every contemporary lifestyle. Expertly designed in collaboration with acclaimed Eklego Studio, One Residence elevates new standards of modern functionality while glorifying aesthetics to immerse homeowners in their homes, curated around their needs. Ideal for professionals working in the New Capital, rising entrepreneurs in search of inspiration or students wanting to live where life comes alive, One Residence promises a unique address where everything is truly possible.

P ROX I M I T Y & L O CAT I O N

One Residence re-defines the optimum in accessibility with its strategic location on the entrance of R8’s Diplomatic District, directly facing Residence Eight lush promenade while lying at very close proximity to the only sports club in the neighborhood. The lively development is just one minute away from Capital Avenue’s commercial strip, allowing its community to recreate on foot, anytime of the day. Moreover, One Residence can be easily reached from any point in Greater Cairo, thanks to its prime spot on Mohamed Bin Zayed’s Northern Axis. Ideal for serenity seekers and entertainment enthusiasts alike, One Residence is an exclusive invitation to discover the New Capital’s landmarks including the iconic Green River, the thriving Arts and Culture District, in addition to all leading educational hubs.

A world of endless possibilities in every step walkability - one minute philosophy. Master planned to foster an active lifestyle where convenience reigns, One Residence puts seamless walkability at the heart of its masterplan, empowering the community to enjoy the best of life, on foot. The idyllic destination boasts manicured landscaping and recreational communal spots while adopting a smart 1 minute philosophy that brings residents closer to Capital Avenue’s bustling commercial strip. Whether you wish to set your taste buds on a culinary adventure followed by a memorable shopping spree, get a quality check-up, go grocery shopping in a nearby hypermarket or simply want to work where productivity is guaranteed, One Residence promises you all that and much more, one minute away from home.

A N I C O N I C S TA T E M E N T O F MODERN DESIGN I N S P I R E D A RC H I T E C T U R E

Mindfully designed by leading Eklego Studio, One Residence rises with residential ambitions to breakthrough heights, thanks to a contemporary design aesthetic that combines the best of function and form for your daily indulgence. All buildings boast modern facades, characterized by clean, unadorned lines while enjoying sweeping windows to invite prolonged hours of sunshine, as well as idyllic views inside. With an eye on glorifying space and a commitment to carter to diverse needs, the fully-finished apartments enjoy an open layout that allows homeowners to experience a sense of breathing freedom, irrespective of the unit type

C O N C I E RG E FA C I L I T Y One Residence boasts an attentive concierge facility on site to attend to every need, all day-long. Promising the ultimate in personalized luxury and exceptional customer care, One Residence’s Concierge Facility are your trusted advisor fulfilling requests, managing logistics, and providing expert recommendations on any matter, our concierge is a master of creating seamless and unforgettable moments, so you need not worry about a thing.

C L E V E R S PA C E S C U R AT E D A RO U N D YO U . The unique edge of One Residence lies in its progressive design that transforms each of its signature one bedroom apartment into an airy reality, evoking timeless sentiments of comfort. With a singular vision that solely offers 5 types of 1 bedroom, residents can choose their own space range, depending on their needs while enjoying a collection of elegantly-appointed homes ranging from 70m2 to 130m2 .