**Odessa (The City of Odyssia) – Al Ahly Sabbour**

**📍 Location: Mostakbal City, New Cairo – situated between Kilo 46.5–51 on Cairo–Suez Road, about 8 km from Suez Road, 10 km from Madinaty, 20 km from New Administrative Capital, and approximately 30 km from Greater Cairo**

**Description (English)**

**Odessa, branded as The City of Odyssia, is a large-scale integrated urban community by Al Ahly Sabbour spreading over approximately 528 acres in Mostakbal City. Designed as a vibrant city rather than just a compound, it combines residential, commercial, cultural, and educational zones. It features distinct neighborhoods with apartments, townhouses, twin houses, and standalone villas—all interconnected via green open spaces, water features, and community hubs. The development is structured in phases, offering a holistic, self-contained lifestyle.**

**Key Info:**

* **Total Area: ~528 acres (including multiple phases)**
* **Build-up Ratio: Only about 15% built-up, with ~85% dedicated to greenery, plazas, lakes, and communal areas**
* **Unit Types & Sizes:**
  + **Apartments: approx. 120–240 m²**
  + **Townhouses: approx. 275–312 m²**
  + **Twin Houses: from ~135 m²**
  + **Standalone Villas: from ~500 m²**
* **Payment Plans: Typically 5–10% down payment; up to 7–8 years installments; subject to phase and unit type**
* **Delivery Date: Odyssia | Rare expected 2028; initial phase apartments around December 2025**