



est

AUREA

Almira

26

EVERY SPACE, DETAIL, AND EXPERIENCE IS SHAPED WITH INTENTION, CREATING A COMMUNITY WHERE EXCEPTIONAL QUALITY IS NOT TREATED AS AN UPGRADE, BUT AS THE STANDARD.

تشرق كالشمس... وتدوم كالذهب

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ABOUT ALMIRA DEVELOPMENT:

ALMIRA DEVELOPMENT WAS FOUNDED IN OCTOBER 2020 TO ANSWER A CLEAR GAP IN THE EGYPTIAN MARKET HOMES AND SPACES BUILT AND FINISHED TO A GENUINELY HIGH LEVEL, ACROSS RESIDENTIAL, COMMERCIAL,

THE COMPANY WAS ESTABLISHED BY ITS FOUNDER AND CHAIRMAN, **ENGINEER ADEL SHAWKY**, ON A STRAIGHTFORWARD IDEA,

BUILD TO A STANDARD THAT HOLDS UP OVER TIME, AND HAND OVER WHEN PROMISED. IN A SHORT SPAN, THAT IDEA TURNED INTO RESULTS.

ALMIRA DELIVERED 17 RESIDENTIAL BUILDINGS IN BEIT AL WATAN WITHIN EIGHTEEN MONTHS, WITH **40 FURTHER PROJECTS** IN NEW CAIRO NOW UNDER CONSTRUCTION, AND HAS EARNED THE TRUST OF MORE THAN 250 CLIENTS ACROSS ITS FIRST FIVE YEARS.

THE WORK HAS DRAWN OUTSIDE RECOGNITION, INCLUDING AN AWARD AT THE AFDAL FESTIVAL. AUREA IS THE NEXT STEP:

THE COMPANY'S FIRST GATED COMMUNITY, AND THE FULLEST EXPRESSION OF THE STANDARD

ALMIRA



AUREA *Almira*

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شرق كالشمس... وتدوم كالذهب

ALMIRA AUREA

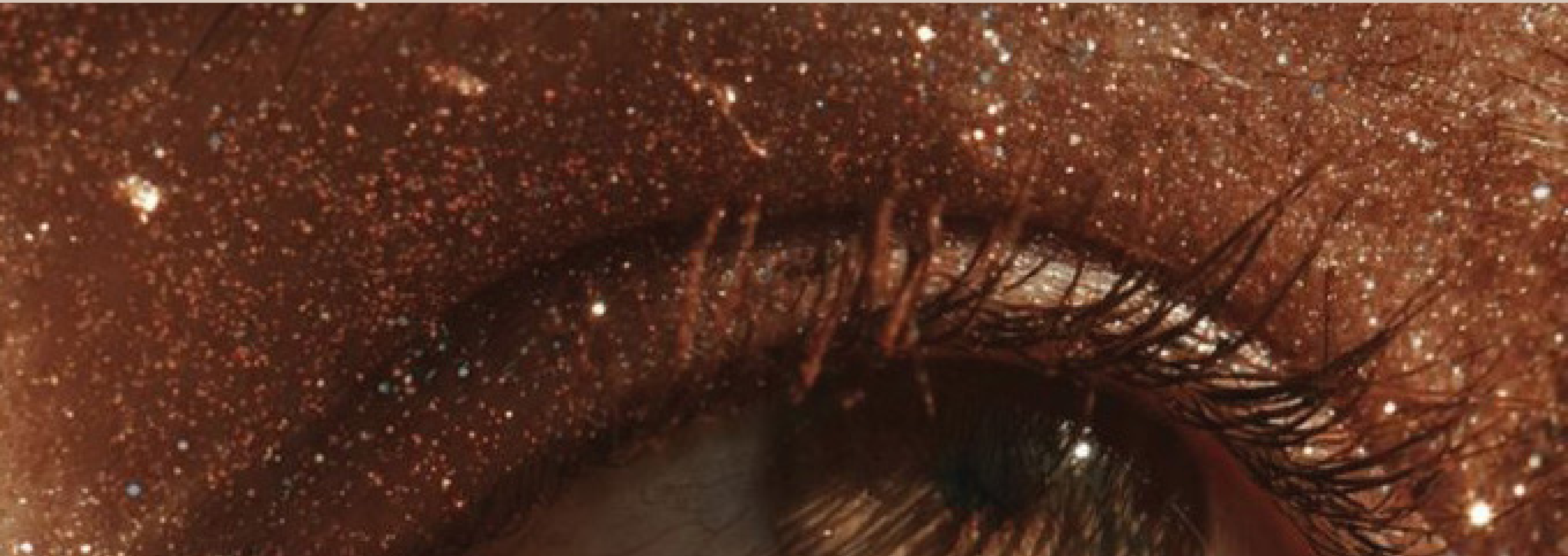


THE GOLDEN STANDARD

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AUREA MEANS GOLDEN

THE NAME SET THE BAR FOR EVERY DECISION INSIDE THE COMMUNITY. GOLDEN IS NOT A DESCRIPTION HERE, IT IS THE STANDARD THE WHOLE PROJECT ANSWERS TO, FROM WHERE EACH BUILDING SITS TO THE QUALITY OF THE LAST DETAIL.



تشرق كالشمس...وتدوم كالذهب

LOCATION

AT AN ADDRESS THAT KEEPS NEW CAIRO WITHIN EASY REACH, ALMIRA AUREA PLACES THE CITY'S MOST IMPORTANT DESTINATIONS JUST MINUTES FROM YOUR DOORSTEP:

- 1 MINUTE FROM HYDE PARK SQUARE
- 1 MINUTE FROM JADIE & YARDIN
- 2 MINUTES FROM MOHAMED NAGUIB AXIS
- 2 MINUTES FROM MIDDLE RING ROAD
- 2 MINUTES FROM GAMAL ABDEL NASSER AXIS
- 3 MINUTES FROM SOUTHERN 90TH STREET
- 3 MINUTES FROM THE INTERNATIONAL SCHOOLS & UNIVERSITIES ZONE
- 3 MINUTES FROM ELEN & CENTURY CITY
- 6 MINUTES FROM THE AUC CAMPUS
- 7 MINUTES FROM DISTRICT FIVE
- 15 MINUTES FROM AL-FATTAH AL-ALEEM

THE CITY AROUND YOU. CONVENIENCE BESIDE YOU.

LOCATIONMAP



AUREA
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Southern Investors Area, On Southern 90th Street, Gamal Abdel Nasser Corridor, Close to the American University in Cairo (AUC), New Cairo.

MASTERPLAN





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FACILITIES & AMENITIES:

EVERYTHING YOU NEED, THOUGHTFULLY BROUGHT TOGETHER IN ONE COMMUNITY.

- LANDSCAPED GREEN SPACES
- SWIMMING POOL & CLUBHOUSE
- ROOFTOP LOUNGE
- WALKING, JOGGING & CYCLING TRAILS
- CHILDREN'S PLAY AREA & NURSERY
- COMMERCIAL MALL & HYPERMARKET
- PHARMACY & MEDICAL CLINICS
- DEDICATED PARKING
- TWO HIGH-SPEED ELEVATORS WITH BASEMENT-TO-ROOFTOP ACCESS
- 24/7 SECURITY, CONCIERGE & CCTV
- ENERGY-EFFICIENT, THERMALLY AND ACOUSTICALLY INSULATED BUILDINGS
- EARTHQUAKE-RESISTANT STRUCTURAL DESIGN

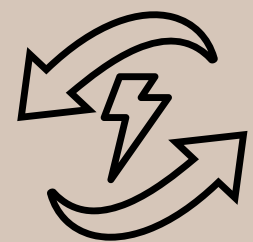
EVERY DETAIL IS THERE TO MAKE LIFE EASIER FROM THE MOMENT YOU ARRIVE.



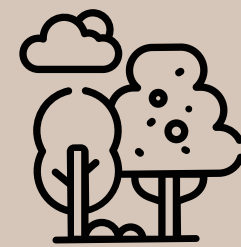
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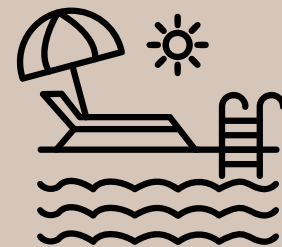
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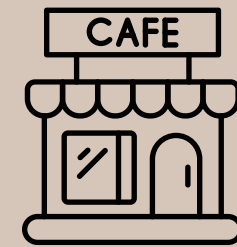
Energy efficient



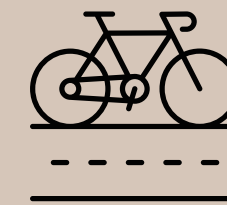
Greenery



Swimming pool



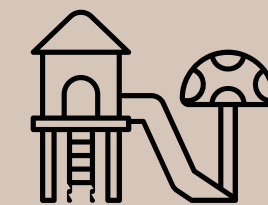
Roof Cafe



Bicycle lane



Running Track



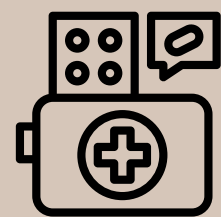
kids Area



Malls



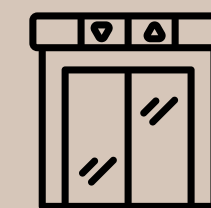
Hypermarkets



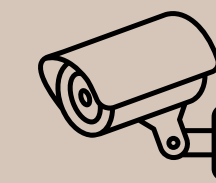
Pharmacy & clinics



Parking



Speed elevators



Security



Earthquake resistance

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UNIT TYPES :

RESIDENTIAL - COMMERCIAL - ADMIN - CLINICS

RESIDENTIAL UNIT PRICES :

STARTING FROM **2.3M EGP**

PRICES FROM **38K EGP PER SQM**

MONTHLY INSTALLMENTS FROM **17K EGP**





COMMERCIAL SPACE PRICES :

220K TO 260K PER SQM

ADMIN & CLINICS SPACE PRICES :

79K TO 105K PER SQM



FINISHING:

RESIDENTIAL **SEMI FINISHED**

ADMIN AND MEDICAL **FULLY FINISHED**

COMMERCIAL **CORE AND SHELL**

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PAYMENT PLANS:

DOWN PAYMENT	INSTALLMENT PERIOD	DISCOUNT
0%	5 YEARS	10%
10%	7 YEARS	13%
10%	8 YEARS	10%
10%	9 YEARS	NONE
10%	10 YEARS	16%
15%	7 YEARS	13%
15%	8 YEARS	10%
20%	9 YEARS	9%
25%	10 YEARS	12%
12%	12 YEARS	10%

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CONTACT US:

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- HOTLINE: 16701
- EMAIL: INFO@ALMIRADEVELOPMENT.COM
- WEBSITE : ALMIRADEVELOPMENT.COM