
vie
COMMUNITIES
Two developments in New Cairo,
from a developer that owns its land.
LUNA BAKERY
MOKA CAFE
NOVA BOUTIQUE
TERRACE LOUNGE
LA MAISON

WHO WE ARE

DIRECT FROM THE DEVELOPER

Facts, not a pitch.

I work directly on VIE Communities' own inventory. Every area, price and payment term in this kit comes from the developer's current release — not a resale listing or a second-hand price list.

That includes what is already sold out. You should be able to judge this in a few minutes and decide for yourself.



THE PEOPLE BEHIND IT

Development leadership, investment capital and luxury-retail discipline — on one board.



Dr. Haitham Samir

FOUNDER & CEO

20+ years in Egyptian real estate. Ten years as CEO of The Waterway Developments, delivering Waterway One, Waterway Two, The W and 5A.



Tamer Abdel Shafy

CHAIRMAN

Vice Chairman of Mostakbal Misr, the state authority behind one of Egypt's largest urban development programmes.



Tarek Soliman

VICE CHAIRMAN

Chairman of Glamour Jewellery. Brings luxury-retail standards of finish and customer experience.



Tawhid Abdullah

BOARD MEMBER

United Arab Emirates. Damas Real Estate — market insight and capital strategy. Owner of Jawhara Jewellery.



Saeed Ghanim Al Suwaidi

BOARD MEMBER

Chief Executive of Ghanim Al Suwaidi Holding.

THE PORTFOLIO

TWO DESTINATIONS

One residential masterplan. One commercial destination.

RESIDENTIAL

VIE Collective

186 feddan — approximately 781,000 sqm at the centre of New Cairo, structured around a continuous central park that links every residential parcel, amenity and lifestyle zone.

186	781,000	Atkins & YBA
FEDDAN	SQM	MASTERPLAN

COMMERCIAL

VIE Halo at Zomra

37.4 feddan directly on North 90 Street — a mixed-use commercial destination combining business, hospitality, medical and leisure in one address.

37.4	North 90	2028
FEDDAN	DIRECT FRONTAGE	DELIVERY







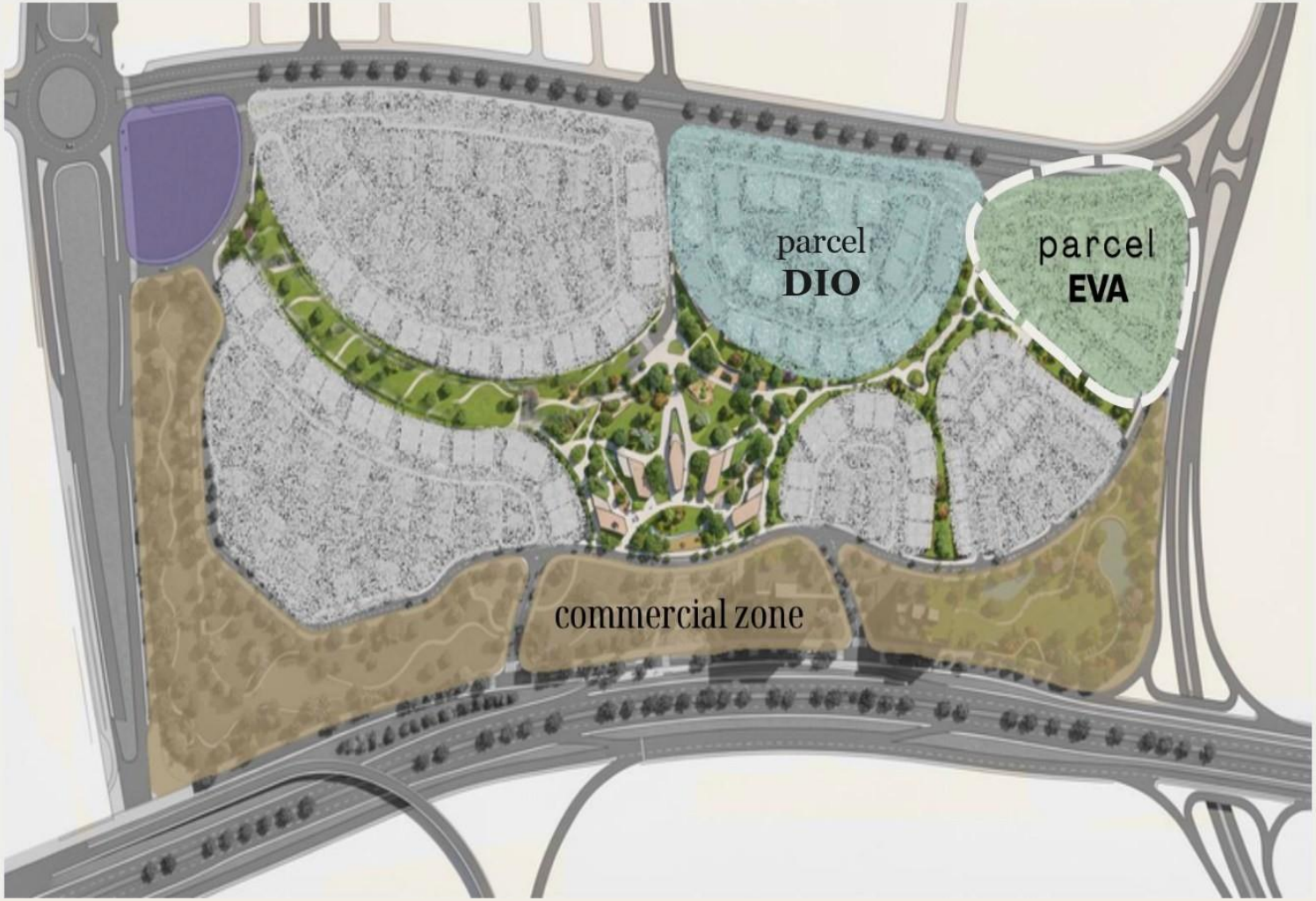
THE LOCATION

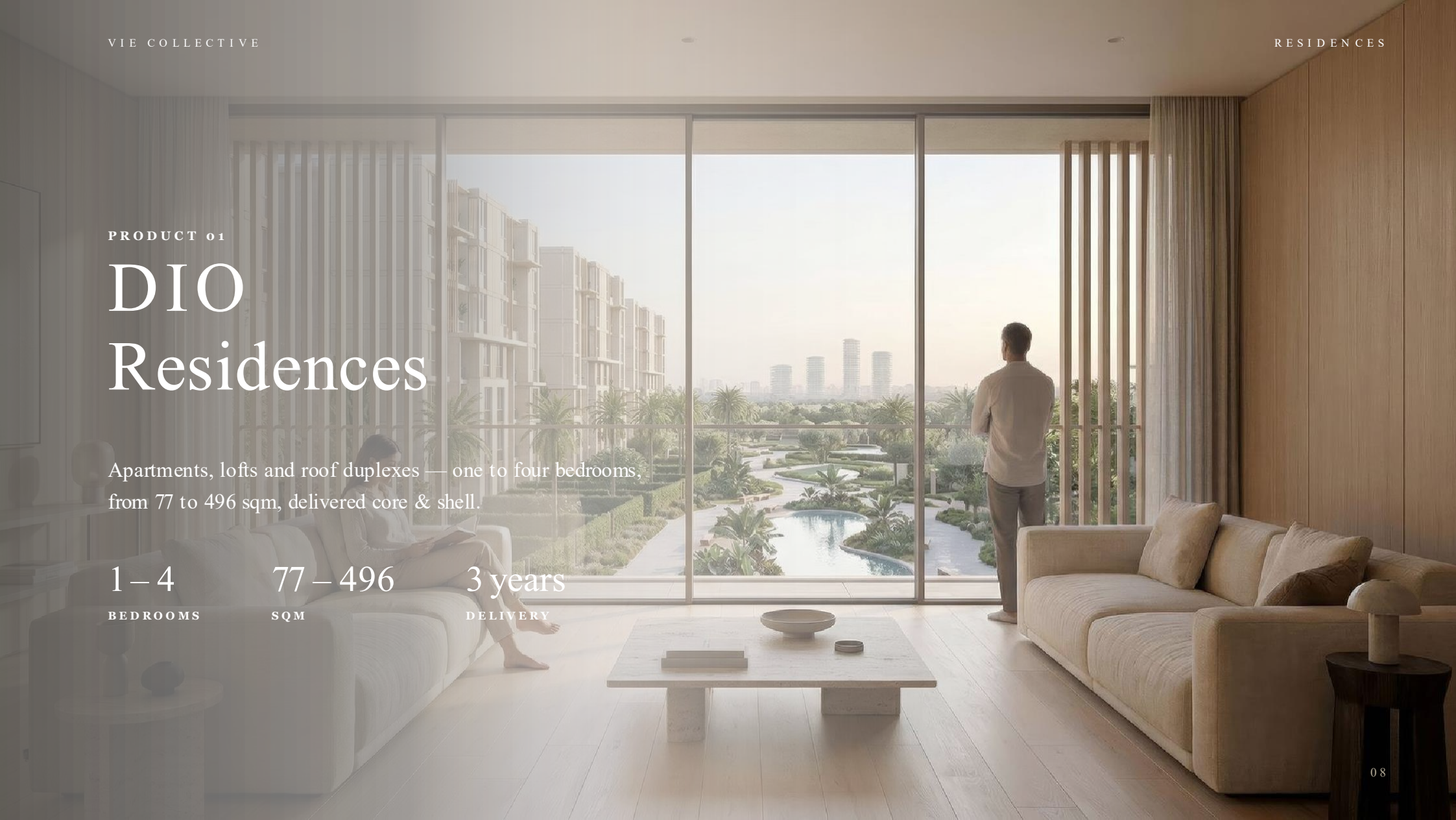
Positioned at the center of New Cairo, The Collective offers direct access to the city's key destinations while maintaining a more composed and private residential setting.

Well connected to major road networks, it allows for seamless movement across New Cairo and beyond, placing everyday essentials, business hubs, and lifestyle destinations within easy reach.

- AUC 12 MINS
- MIVIDA 7 MINS
- AL AHLY SPORTING CLUB 7 MINS
- NEW ADMINISTRATIVE CAPITAL 8 MINS
- MOSTAKBAL CITY 6 MINS
- MADINATY 6 MINS


DISCLAIMER:
GREEN SHADED AREAS REPRESENT FUTURE PHASES OR COMPONENTS OF THE MASTER PLAN THAT ARE CURRENTLY UNDER REFINEMENT. ALL LAYOUTS, DIMENSIONS, AND DETAILS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.


parcel
DIO
parcel
EVA
commercial zone



PRODUCT 01

DIO Residences

Apartments, lofts and roof duplexes — one to four bedrooms, from 77 to 496 sqm, delivered core & shell.

1 – 4	77 – 496	3 years
BEDROOMS	SQM	DELIVERY

DIO RESIDENCES — CORE & SHELL · PRICES IN EGP

TYPE	AREA	GARDEN	ROOF	PRICE
1 Bedroom	77 – 82 sqm	—	—	6.2M – 7M
	82 sqm	35 sqm	—	—
2 Bedrooms	138 sqm	—	—	9.9M – 10M
	147 sqm	—	—	10.9M – 12.6M
	147 sqm	50 sqm	—	12.6M
	164 sqm	—	—	11.4M – 11.7M
3 Bedrooms	187 sqm	—	—	13.3M – 14M
	219 sqm	—	—	18M
4 Bedrooms	288 sqm	—	—	25.4M – 26M
	288 sqm	75 sqm	—	26M

All units delivered core & shell.

PRODUCT 02

EVA Signature Villas

Townhouses, twin houses and standalone villas from 263 to 485 sqm, each with a private roof terrace.

263 – 485	215 – 400	2 years
SQM	SQM PLOTS	DELIVERY

EVA SIGNATURE VILLAS — CORE & SHELL · PRICES IN EGP

TYPE	TOTAL	TERRACE	PLOT	PRICE
Townhouse — Middle	263	95	215	28,630,000
Townhouse — Corner	309	77	310	36,755,000
Twin House	304	80	330	36,153,000
The Villa	348	105	400	43,217,000
The Villa +	485	105	400	By request

Areas in sqm. Every villa is delivered core & shell.





PARCEL PLAN

The Collective is planned as a fully integrated environment where every element is positioned with intention. Spanning 186 feddan, approximately 781,000 square meters, the development is structured to prioritize space, clarity, and a more balanced way of living.

The masterplan, designed by Atkins and YBA, establishes a clear and disciplined framework that brings cohesion to the entire development while allowing each component to function with purpose and precision.

At its core, a continuous central park defines the entire development, connecting residential parcels, amenities, and lifestyle zones while reinforcing a strong sense of openness across the community.



THE COMMERCIAL DESTINATION

VIE Halo

37.4 feddan on North 90 Street — a Hospitality District, Business District, Medical Hub, Club and Office Park on one address.

LOCATION


SUEZ ROAD
MADINATY
15 MIN.
RING ROAD
JW MARRIOTT HOTEL CAIRO
YOUSSEF EL SEBAI AXIS
EL REHAB
EL REHAB EXTENSION
VE HALO
AT ZOMRA
E RING ROAD
AL AHLY SPORTING CLUB
CAIRO FESTIVAL CITY
22 MIN.
NEW ADMINISTRATIVE CAPITAL
NORTH 90 ST.
EL NASR ROAD
GOLDEN SQUARE
AUC
8 MIN.
SOUTH 90 ST.
MOHAMED BIN ZAYED AXIS

VIE HALO

PRODUCTS, AREAS & PRICES

From a 33 sqm serviced office to a 4,300 sqm headquarters.

FULLY FINISHED

Halo Base

Areas	33 – 63 sqm
Price / sqm	from EGP 220,000

Serviced smart offices with AC, Wi-Fi, reception and shared meeting rooms — plus ground-floor retail from 188 to 308 sqm.

CORE & SHELL

Administrative Offices

Areas	80 – 651 sqm
Price / sqm	EGP 150,000 – 170,000

Efficient office floors for businesses fitting out to their own specification.

CORE & SHELL

Halo Grand

Areas	665 – 4,300 sqm
Price / sqm	On request

Standalone buildings on the North 90 frontage, suited to corporate headquarters.







PAYMENT PLANS

10% down.
Up to nine years.

PRODUCT	DOWN	TERM	DELIVERY
DIO — apartments	10%	7, 8 or 9 years	3 years
EVA — single homes	10%	6 or 8 years	2 years
VIE Halo — offices	10%	8 years	2 years

Equal instalments across the term. All units delivered core & shell, except Halo Base which is fully finished. Maintenance is charged on delivery.



THE ADVANTAGE

THE NUMBERS BEHIND IT — APPROXIMATE EGP PER SQM

The bigger the layout, the lower the rate per metre.

Inside DIO, the price per square metre falls as the unit grows. The 219 sqm three-bedroom works out at roughly **EGP 7ç,000 – 82,000 per sqm** — the lowest rate in the apartment range, on its largest non-duplex layout.

79 – 82k	83k	86k	5
21ç SQM 3-BED	147 SQM 2-BED	77 SQM 1-BED	LAYOUTS SOLD OUT

What is left is the large stock

138, 139, 159, 164 and 187 sqm are gone. Availability now sits in the larger layouts — the same ones carrying the lowest rate per metre.

A tenant base, not just offices

Halo pairs offices with a Medical Hub, Club and hospitality district on the same 37.4 feddan — that is what generates the footfall.







VIE Communities — Company Kit. All areas, prices, payment terms and availability are as issued by the developer and are subject to change without prior notice. Diagrams are not to scale and are for illustrative purposes only. All renderings, landscaping visuals, materials and facades are indicative and subject to change. Actual areas may vary from stated figures; all dimensions are measured to structural elements. VIE Communities reserves the right to make non-fundamental changes to the design provided herein without prior notice. This document is a summary prepared for information only and does not form part of any offer or contract.