

Company Profile





About Kastoria

Kastoria is not just a real estate development company; it is a story of strength and a strategic alliance that reflects the extension of vast international expertise and major projects.

It is a fully integrated investment entity, established through the alliance of leading expertise in real estate development, contracting, and financial consulting across the Gulf and Egyptian markets.

With this unique blend, Kastoria introduces a new model in developing integrated residential and commercial projects, combining execution quality, financial strength, and global innovation.



KASTORIA

DEVELOPMENTS GROUP

A Brand that Tells a Story of Success

The name “Kastoria” is inspired by the enchanting Greek city, renowned for its natural beauty and rich heritage. It embodies our philosophy of delivering projects where architectural elegance meets the highest standards, leaving a lasting mark of excellence in the market.



Founders



Sami el-Etaibi

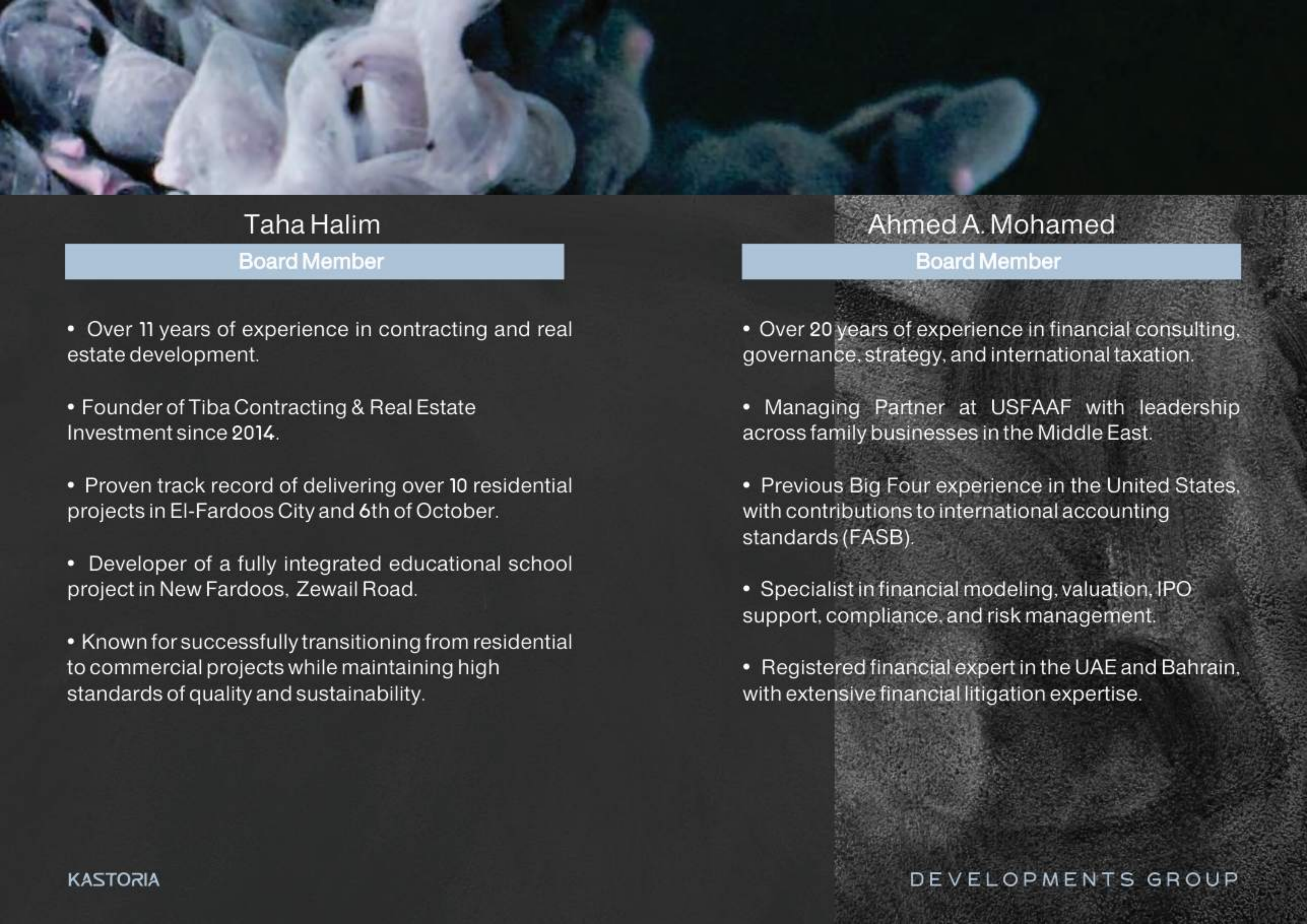
Board Member

- Over 25 years of experience in construction and infrastructure across the Middle East.
- Played a key role in the development of several iconic projects, including:
 - **Burj Khalifa, Dubai**
 - **Jumeirah Beach Residence (JBR), Dubai**
 - **Palm Jumeirah, Dubai**
- Proven expertise in public relations, human resources, and strategic negotiations.
- Successfully led multi-billion-dollar projects, delivering added value and fostering long-term partnerships.

Mohamed Shahat

Board Member

- Over 25 years of experience in real estate investment and marketing in Dubai.
- Founder and Owner of Casttio Properties, specializing in luxury real estate brokerage and investment advisory.
- Owner and CEO of Start Now.
- Co-Founder and Designated Partner at Kastoria Developments.
- Led high-performing marketing and sales teams for premium properties, consistently delivering strong returns for investors.
- A firm believer in building a cross-border real estate brand founded on transparency and innovation.



Taha Halim

Board Member

- Over 11 years of experience in contracting and real estate development.
- Founder of Tiba Contracting & Real Estate Investment since 2014.
- Proven track record of delivering over 10 residential projects in El-Fardoos City and 6th of October.
- Developer of a fully integrated educational school project in New Fardoos, Zewail Road.
- Known for successfully transitioning from residential to commercial projects while maintaining high standards of quality and sustainability.

Ahmed A. Mohamed

Board Member

- Over 20 years of experience in financial consulting, governance, strategy, and international taxation.
- Managing Partner at USFAAF with leadership across family businesses in the Middle East.
- Previous Big Four experience in the United States, with contributions to international accounting standards (FASB).
- Specialist in financial modeling, valuation, IPO support, compliance, and risk management.
- Registered financial expert in the UAE and Bahrain, with extensive financial litigation expertise.



Vision That Shapes Skylines

Our vision is to become the iconic and leading real estate brand in Egypt and the region by developing fully integrated communities that embody innovation, execution excellence, and sustainable investment. We strive to deliver projects that elevate modern living standards, offer balanced environments that ensure comfort and well-being, and create enduring value that lasts across generations.



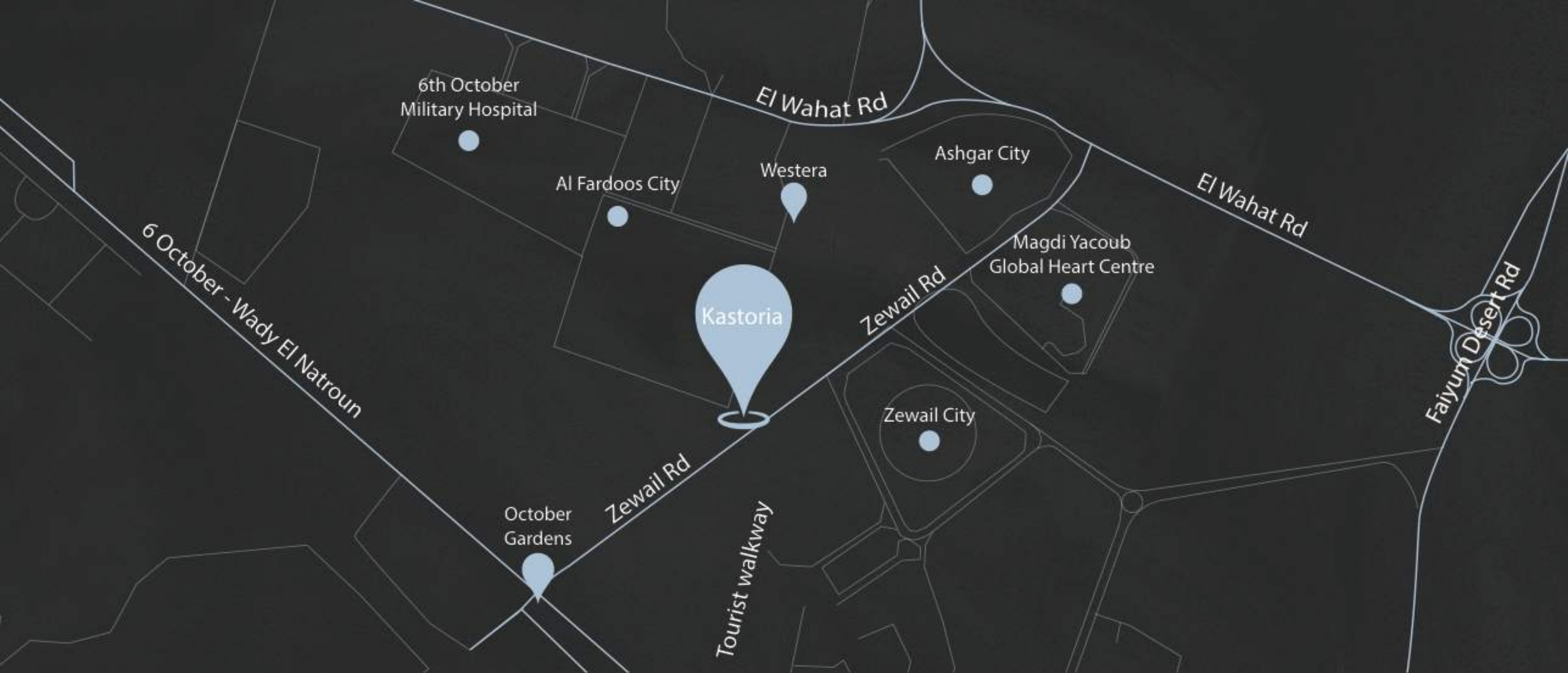
VISION



MISSOURI

Innovation Building the Future

Our mission is driven by innovation that builds the future. We deliver architectural visions that harmonize beauty with functionality, implement construction quality that meets global standards, and embrace sustainable development solutions that enhance efficiency and secure long-term value for our communities and projects.



Strategic Location

Located in a prime area, our company offers easy access from all directions, ideal for business and client or investor interactions.



Where Luxury Meets Precision



Every project we develop is a masterpiece featuring contemporary designs, exceptional build quality, and flexible payment options tailored to diverse client needs. We create fully integrated communities with services and amenities that provide a balanced, luxurious lifestyle.



Pillars of Strategy

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1. Continuous Innovation

Adopting the latest construction technologies and AI-driven project management.

2. Sustainability

Designing eco-friendly communities based on clean energy solutions and resource efficiency.

3. Strategic Partnerships

Collaborating with banks, developers, and investors to ensure strong financing and fast delivery.

4. Long-Term Value

Developing projects that generate sustainable financial and lifestyle returns for investors and clients.





30 Years

of Building Trust

For 30 years, Kastoria has been shaping the real estate landscape with a vision that balances ambition and practicality. Our long-standing expertise is not only measured in years, but in a portfolio of projects that reflect our commitment to innovation, quality, and sustainability. We believe every project is an opportunity to build a better future, creating integrated destinations that enrich our clients' lives and stand the test of time.



Our Projects

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ECO WEST 1

13 residential buildings.

326 housing units.

- A fully integrated residential community with modern design in a prime location.

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Master Plan

ECO WEST 2

10 residential buildings.

224 housing units.

- A natural extension of Phase 1's success with diversified designs.



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WESTERA

- Main and service entrances.
- Community gardens and green landscapes.
- Swimming pools and water features.
- Commercial and administrative area.
- Sports center.
- Prime location in 6th of October.

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Master Plan





Projects Beyond Expectations

From prestigious residential compounds to innovative commercial destinations, our projects feature diverse layouts and distinctive designs, making them the ideal choice for both living and investment.



Architectural & Design Value

- Luxurious designs blending elegance and functionality.
- Panoramic glass facades with distinctive views.
- Spacious interiors with smart layouts ensuring privacy.
- Adoption of sustainable and energy-efficient building practices.



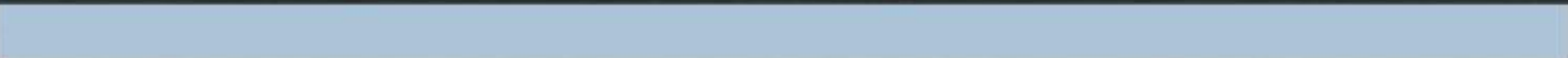
Human Capital

At Kastoria, we believe that success is not built solely on the strength of our founding partners, but on a fully integrated team whose talent and expertise drive every project toward excellence.



- Our team includes certified architects and designers who seamlessly blend modern aesthetics with practical solutions.
- Experienced execution teams and site engineers skilled in project management, scheduling, and quality control.
- Financial and legal experts who support investment decisions and ensure compliance with the highest standards of governance and transparency.
- Skilled marketing and sales professionals trained to build strong client relationships and deliver exceptional experiences to both investors and buyers.

Thanks to this human capital ecosystem, Kastoria has the capability to transform every architectural vision into a tangible reality, managing the full project lifecycle from concept to delivery and beyond.





At Kastoria, quality and safety are not just priorities they are fundamental values that guide every step we take. Throughout the years, we have executed a wide range of contracting projects, constantly elevating our performance through a comprehensive quality and safety framework. This approach allows us to adapt to ongoing challenges while meeting the diverse expectations of our clients with consistency and confidence.

Building with Quality,
Living with Safety

Our Services

At Kastoria, we don't just build real estate projects. We create fully integrated communities that embody our vision of quality and sustainability.

Our services include:

1



Development of residential and commercial projects to global standards.

2



Innovative architectural design in collaboration with leading experts.

3



Efficient project management and execution in line with the highest quality benchmarks.

4



Advanced marketing and sales strategies.

5



Post-delivery management to ensure lasting value and enhance the customer experience.



Expanding Horizons

As we continue to grow, Kastoria Development Group is expanding beyond Egypt through new markets and strategic partnerships. We are proud of our presence in Dubai, one of the world's leading real estate hubs, as a milestone that reflects our global vision. With every step, our goal is to redefine real estate experiences worldwide, proving that our commitment to quality and innovation knows no limits.



Building a Sustainable Future

Building a Sustainable Future

Our sustainability vision stems from a firm belief that true development is not only measured by what we build today, but by the legacy we leave for future generations.

That's why Kastoria Development Group's strategy is built on three interconnected pillars:

Environmental: Innovative design solutions that reduce carbon footprints and enhance energy and water efficiency.

Social: Vibrant, inclusive communities that support individual well-being and nurture meaningful human connections.

Economic: Sustainable investments that preserve value and generate long-term returns.

Partners in Success

WESTERA SMARTWAY  **NEWS**





CONTACT US



info@kastoria.com.eg



Building G25, Rock Eden, AlBatal Compound,
Ahmed Zewail Rd, October Gardens, Giza



19084
—HOTLINE—

