

Brouq^{★★} Developments





Building Lives,
Elevating Standards

A WORLD OF REGIONAL EXPERTISE
TODAY AT YOUR FINGERTIPS



FOUNDED IN 2020 THROUGH A STRATEGIC ALLIANCE BETWEEN NBS HOLDING AND QATAR HIGH SPEED, BROUQ DEVELOPMENTS HAS ESTABLISHED ITSELF AS ONE OF EGYPT'S LEADING REAL ESTATE DEVELOPERS. WITH OVER TWO DECADES OF REGIONAL EXPERTISE SPANNING THE ARABIAN GULF AND NORTH AFRICA, THE COMPANY CONTINUES TO GROW WITH CONFIDENCE AND A CLEAR VISION.

OUR PORTFOLIO ENCOMPASSES A DIVERSE RANGE OF RESIDENTIAL, HOSPITALITY, COMMERCIAL, AND ADMINISTRATIVE PROJECTS, EACH CRAFTED TO DELIVER MODERN, FULLY-SERVICED COMMUNITIES THAT EMBODY INNOVATION, QUALITY, AND BALANCE SEAMLESSLY INTEGRATING LIVING, BUSINESS, AND LEISURE.

AT BROUQ, WE BELIEVE THAT REAL ESTATE DEVELOPMENT GOES BEYOND CONSTRUCTION; IT IS ABOUT CREATING CONTEMPORARY DESTINATIONS THAT ENRICH LIFESTYLES AND OPEN NEW HORIZONS FOR BUSINESSES, WITH A STEADFAST COMMITMENT TO QUALITY AND SUSTAINABILITY.

STORY BEHIND Brouq⁺⁺ Developments

IN THE HEART OF EGYPT'S REAL ESTATE LANDSCAPE, **BROUQ DEVELOPMENTS** EMERGED, A VISIONARY FORCE DRIVEN BY INNOVATION AND TRANSFORMATIVE ASPIRATIONS. FOR OVER TWO DECADES, ITS LEGACY OF EXCELLENCE RESONATED ACROSS THE INDUSTRY.

A PIVOTAL MOMENT ARRIVED IN 2020 WHEN A POWERFUL ALLIANCE WAS FORGED, PROPELLING BROUQ DEVELOPMENTS INTO A NEW ERA OF REVOLUTIONIZING COMMERCIAL, ADMINISTRATIVE, MEDICAL, AND HOSPITALITY SECTORS. COMMUNITIES EAGERLY ANTICIPATED THE TRANSFORMATION OF THEIR LIVES.

BEYOND THE TANGIBLE REALM, BROUQ DEVELOPMENTS EMBODIED A FUSION OF INSPIRATION, CULTURAL HERITAGE, AND A VISIONARY OUTLOOK. ROOTED IN THE ARABIC WORD «بروق» (PRONOUNCED «BROUQ»), IT CAPTURED THE ESSENCE OF BRILLIANCE, IGNITING A SPARK WITHIN THE FOUNDERS' HEARTS. THEIR VISION TRANSCENDED MERE STRUCTURES, THEY AIMED TO SCULPT LIVING, BREATHING SPACES PULSATING WITH VITALITY AND VIBRANCY. EACH DEVELOPMENT WAS ENVISIONED NOT AS A MERE EDIFICE BUT AS A BEACON, RADIATING INNOVATION, CREATIVITY, AND BRILLIANCE—A TESTAMENT TO A NEW ERA IN REAL ESTATE, ENRICHING THE LIVES OF ALL WHO ENTERED ITS DOMAIN.

✦ ✦
A REGIONAL FOOTPRINT
A TRUSTED PARTNER

✦✦ MISSION

OUR MISSION IS TO DEVELOP INTEGRATED REAL ESTATE PROJECTS DISTINGUISHED BY EXCELLENCE IN DESIGN AND QUALITY IN EXECUTION, CREATING VIBRANT ENVIRONMENTS THAT EMPOWER BOTH INDIVIDUALS AND BUSINESSES, WHILE UPHOLDING SUSTAINABILITY AND INNOVATION AS CORE VALUES IN EVERYTHING WE DELIVER.

✦✦ VISION

CREATING VIBRANT, INTEGRATED LIVING SPACES THAT TRANSCEND TRADITIONAL REAL ESTATE, FOSTERING THRIVING ENVIRONMENTS WHERE INVESTMENTS FLOURISH AND MULTIPLY VALUE FOR INDIVIDUALS, COMMUNITIES, AND THE REAL ESTATE LANDSCAPE.



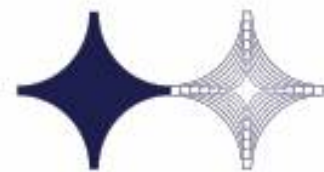
BROUQ DEVELOPMENTS VALUES

✦✦ VALUES

- 1.EXCELLENCE: BROUQ DEVELOPMENTS IS DEDICATED TO CRAFTING PROJECTS OF THE HIGHEST CALIBER, ESTABLISHING NEW BENCHMARKS IN THE REALM OF REAL ESTATE DEVELOPMENT.
- 2.INNOVATION: BY EMBRACING INNOVATION, BROUQ DEVELOPMENTS CREATES DYNAMIC AND FORWARD-THINKING DEVELOPMENTS THAT TRANSCEND CONVENTIONAL BOUNDARIES.
- 3.COMMUNITY ENRICHMENT: BROUQ DEVELOPMENTS PRIORITIZES THE ENHANCEMENT OF LIFESTYLES AND ENVIRONMENTS, FOSTERING VIBRANT AND THRIVING COMMUNITIES.
- 4.INTEGRITY: BROUQ DEVELOPMENTS CONDUCTS BUSINESS WITH TRANSPARENCY, HONESTY, AND INTEGRITY IN ALL DEALINGS AND RELATIONSHIPS.
- 5.VISIONARY APPROACH: GUIDED BY VISIONARY THINKING AND STRATEGIC PLANNING, BROUQ DEVELOPMENTS AIMS TO REVOLUTIONIZE AND LEAD THE REAL ESTATE LANDSCAPE.
- 6.SUSTAINABILITY: INTEGRATING SUSTAINABLE PRACTICES INTO ITS DEVELOPMENTS, BROUQ DEVELOPMENTS DEMONSTRATES RESPECT FOR THE ENVIRONMENT AND THE WELL-BEING OF FUTURE GENERATIONS.
- 7.CUSTOMER-CENTRICITY: BROUQ DEVELOPMENTS PLACES THE NEEDS AND SATISFACTION OF CUSTOMERS AT THE HEART OF ITS OPERATIONS, ENSURING EXCEPTIONAL EXPERIENCES FOR ALL.

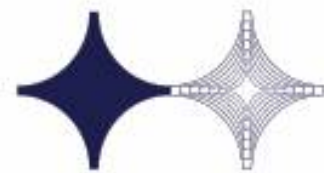


BROUQ DEVELOPMENTS BOARD MEMBERS



ENG. KHALID ISMAIL
CEO OF **BROUQ DEVELOPMENTS**

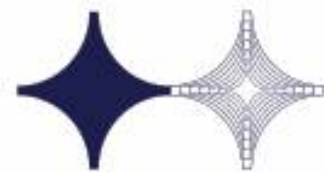
- CEO AND CO-FOUNDER OF **NBS GROUP**.
- CEO AND CO-FOUNDER OF **VEC (VALVES ENGINEERING COMPANY)**.
- BSC. OF CIVIL ENGINEERING, ALEXANDRIA UNIVERSITY.



ENG. IBRAHIM ELSYED

MANAGING DIRECTOR & CO-FOUNDER
BROUQ DEVELOPMENTS

- MANAGING DIRECTOR & CO-FOUNDER OF **BROUQ DEVELOPMENTS**.
- MANAGING DIRECTOR & CO-FOUNDER OF **NBS DEVELOPMENTS**.
- MANAGING DIRECTOR & CO-FOUNDER OF **VEC (VALVES ENGINEERING COMPANY)**.
- GENERAL MANAGER OF **THE ROCK CONSTRUCTIONS**.
- BSC. OF MECHANICAL ENGINEERING, AIN SHAMS UNIVERSITY.



ENG. ASHRAF EBEID

VICE PRESIDENT OF **BROUQ DEVELOPMENTS**

ENG. **ABDELMAJEED** IS A PROMINENT ENGINEERING AND CONTRACTING ENTREPRENEUR. HE IS THE FOUNDER, CHAIRMAN, AND OWNER OF QATAR HIGH SPEED GROUP. THE GROUP OWNS AND OPERATES MULTIPLE CONTRACTING AND ENGINEERING FIRMS INCLUDING QATAR HIGH SPEED PROJECTS WLL (“QHSP”), NEW HORIZON ELECTROMECHANICAL CO., AND COLD STAR FOR REFRIGERATION CO. UNDER HIS LEADERSHIP, THE CONSORTIUM OF COMPANIES DEVELOPED A PORTFOLIO OF PROJECTS WITH A TOTAL VALUE EXCEEDING 2,000,000,000 EGYPTIAN POUNDS. AMONG THOSE PROJECTS ARE FIVE TURNKEY PROJECTS OF STATE-OF-THE-ART SCHOOLS’ FACILITIES. THE DEEP UNDERSTANDING OF OPERATIONAL NEEDS OF SCHOOLS, REGULATORY COMPLIANCE ISSUES, QUALITY CONSIDERATIONS, POSITIONED THE CONSORTIUM AS A LEADING CONTRACTOR FOR THE SCHOOLING SECTOR. A PROFILE OF QSHSP IS ATTACHED TO THIS BRIEF.

PREVIOUS PROJECTS
QATAR

◆ BROUQ TOWER

TYPE: COMMERCIAL TOWER

LOCATION: WEST BAY, DOHA

BUA: 22,265 SQ.

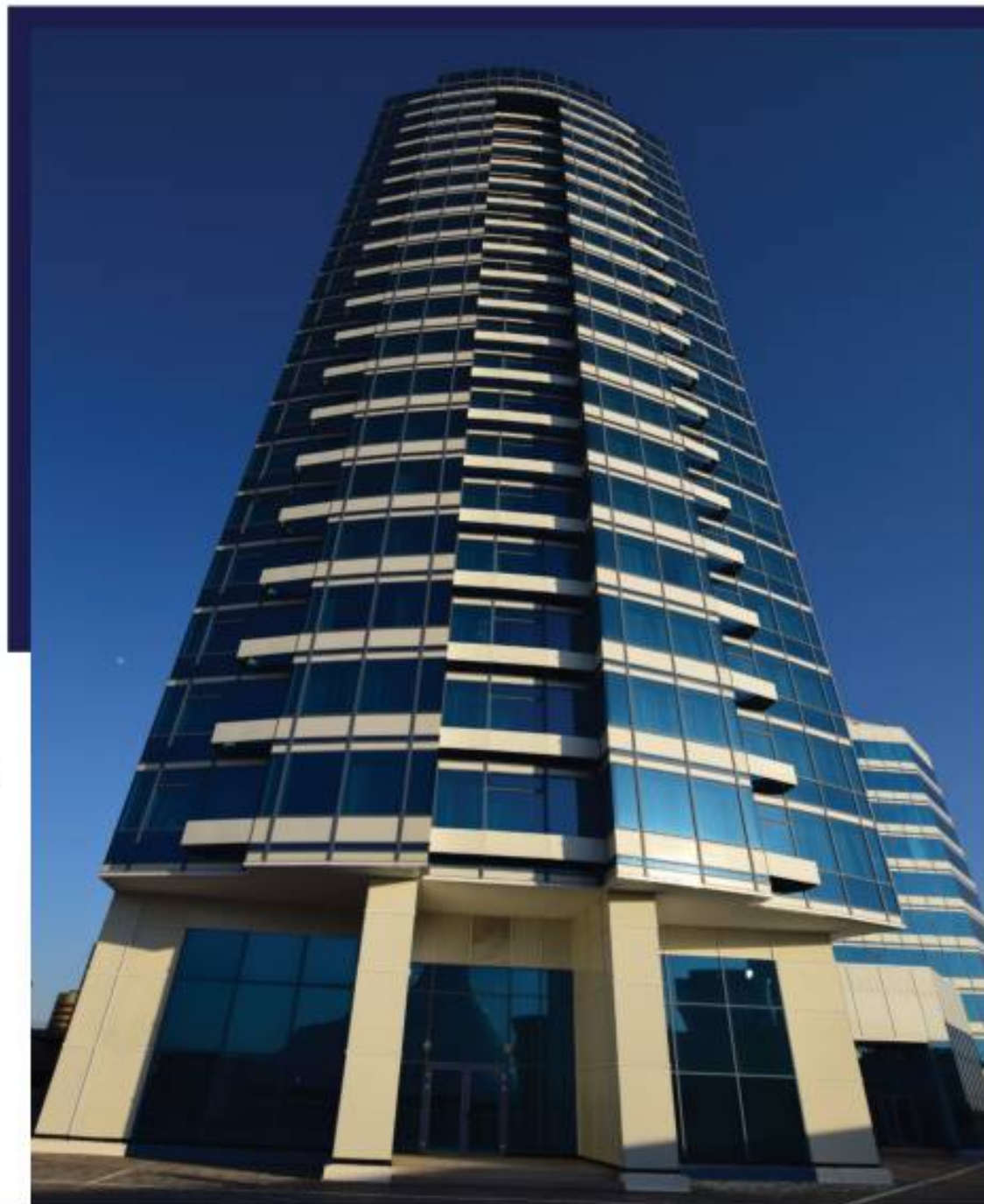
VALUE: USD 205 MILLION

LOCATED IN THE MOST EXPENSIVE
COMMERCIAL BUSINESS DISTRICT

PREMIUM OFFICE SPACE IN 2B+G33+ FLOORS
TOWER WITH STUNNING VIEWS OF ARABIAN SEA

NBS
HOLDINGS

Brouq⁺⁺
Developments



◆ THE PRIME DOHA

TYPE: MIXED USE

LOCATION: AL HILAL, QATAR

BUA: 246,000 SQ.

VALUE: USD 1.0 BILLION

MIXED USE HIGH-END DEVELOPMENT LOCATED
IN THE CENTER OF DOHA
FEATURING RESIDENTIAL, COMMERCIAL,
SHOWROOMS, MALL, HOTEL SCHOOL AND
LIFESTYLE AMENITIES.

LAND FOR THE PROJECT HAS BEEN ALREADY
ACQUIRED (HILAL LANDS I)

CONSTRUCTION PLANNED TO START IN
Q2017 2/ Q2017 3

NBS
HOLDINGS



◆ JAWAN APART HOTEL

TYPE: FURNISHED HOTEL APARTMENTS

LOCATION: AL SADD, DOHA

BUA: 32,812 SQ.

VALUE: USD 100 MILLION

112 UPSCALE FURNISHED SUITES IN 2B+G+M7+ STORES TOWER WITH SWIMMING POOL, HEALTH CLUB AND 3 RESTAURANTS.

SITUATED IN A PRIME RESIDENTIAL AND COMMERCIAL AREA IN THE HEART OF DOHA.

NBS
HOLDINGS

Brouq⁺⁺
Developments



◆ AL JAWHARA APARTMENTS

TYPE: RESIDENTIAL BUILDING

LOCATION: AL SADD, DOHA

BUA: 5,207 SQ.

VALUE: USD 25 MILLION

SITUATED IN A PRIME RESIDENTIAL AND COMMERCIAL AREA IN THE HEART OF DOHA.

28 LUXURY APARTMENTS IN B+G7+ RESIDENTIAL TOWER.

NBS
HOLDINGS



◆ AL JAZI GARDENS

TYPE: VILLA COMPOUND

LOCATION: SALATTA, DOHA

BUA: 6,800 SQ.

VALUE: USD 30 MILLION

PREMIUM PROPERTY WITH FUSION OF
MODERN AND ARABIC ARCHITECTURE.

20 OPULENT VILLAS IN A PRIVATE COMPOUND
FULLY EQUIPPED WITH LIFESTYLE AMENITIES
LIKE SWIMMING POOL, CONVENIENCE SHOPS
AND CLUBHOUSE

NBS
HOLDINGS

Brouq⁺⁺
Developments



◆ AL BROUQ RESIDENCY

TYPE: RESIDENTIAL BUILDING

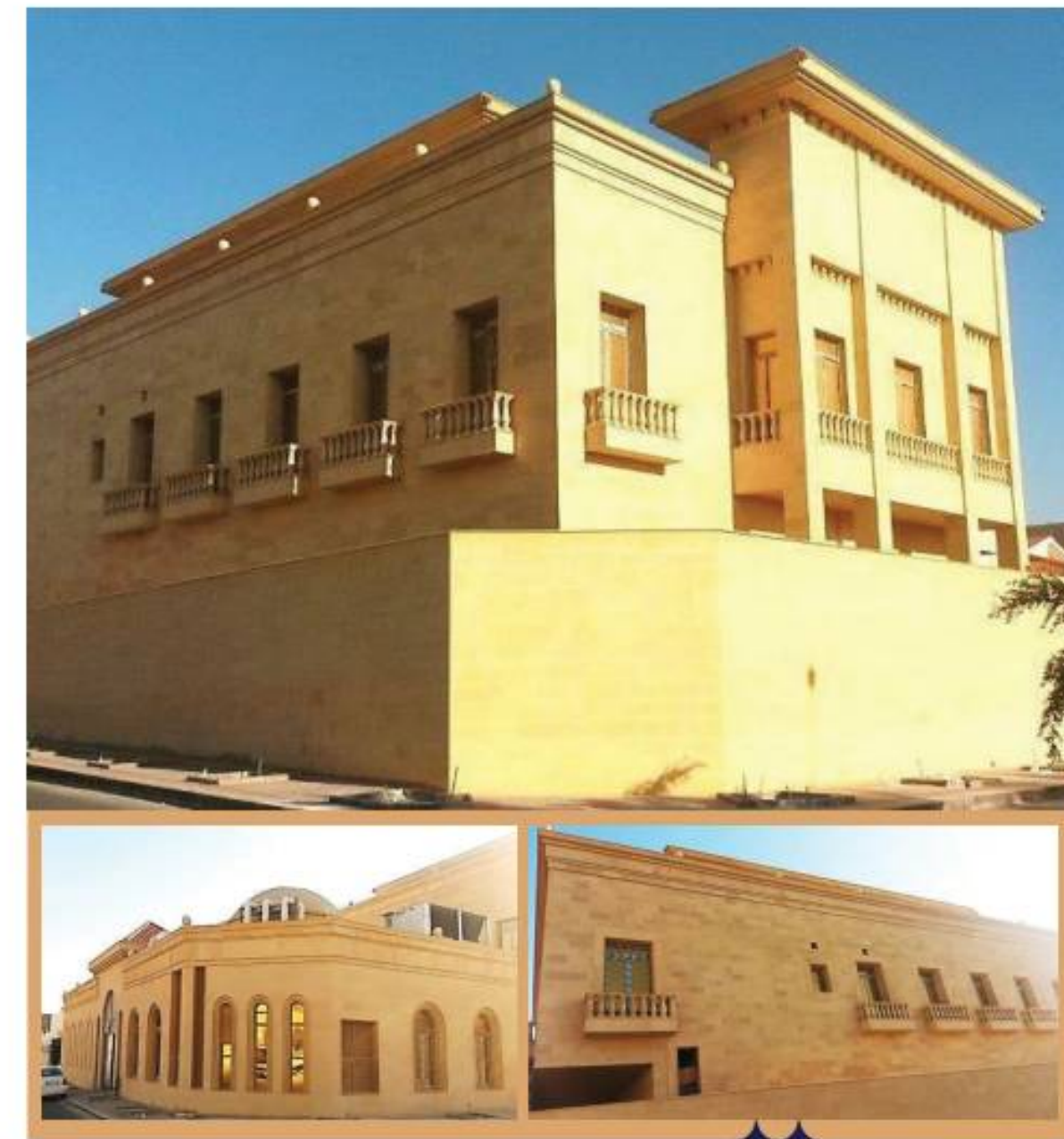
LOCATION: AL MARKHIYA, DOHA

BUA: 5,800 SQ.

VALUE: USD 45 MILLION

ULTRA-LUXURY RESIDENTIAL SPACES
PALATIAL ACCOMMODATIONS IN
2B+G+2+PH.

NBS
HOLDINGS



◆ AL HILAL RESIDENCY

TYPE: RESIDENTIAL PROPERTY

LOCATION: AL HILAL, DOHA

BUA: 2,400 SQ.

VALUE: USD 36 MILLION

GRAND RESIDENTIAL ACCOMMODATIONS
IN CENTRAL LOCATION OF DOHA

B+G2+ STRUCTURE WITH AMPLE OPEN
SPACES AND AMENITIES



NBS
HOLDINGS

Brouq⁺⁺
Developments

◆ BLUE PEARL

TYPE: RESIDENTIAL PROPERTY

LOCATION: PARIS, FRANCE

BUA: 1,250 SQ.

VALUE: USD 15 MILLION

COMFORTABLE RESIDENTIAL PROPERTY
IN A PRIME LOCATION IN PARIS



NBS
HOLDINGS

◆ RAYYAN TOWER

TYPE: COMMERCIAL TOWER
LOCATION: AL SADD, DOHA
BUA: 17,100 SQ.
VALUE: USD 110 MILLION

SITUATED IN A PRIME RESIDENTIAL AND
COMMERCIAL AREA IN THE HEART OF DOHA

SUPERIOR OFFICES, COMMERCIAL SPACES
WITH SHOWROOMS IN 4B+G2+M+7+PH
TOWER

NBS
HOLDINGS

Brouq ⁺⁺
Developments



◆ APARTMENT BUILDING (B+G5+)

OWNERS: HEIRS OF SHK ALI AHMED AL THANI.
VALUE: 7.500.000 QR.
LOCATION: NAJMA – DOHA
CONSULTANT: CEG INTERNATIONAL.

NBS
HOLDINGS



◆ AL HAYAT INTERNATIONAL SCHOOL

OWNERS: STATE OF QATAR

VALUE: 63.190.000 QR

LOCATION: DOHA – ALTAHMEED

CONSULTANT: UNITED CONSULTANT – PETRA DESIGN



◆ COMMERCIAL BUILDING (B+G+M1+)

OWNERS: STATE OF QATAR

VALUE: 19.000.000 QR

LOCATION: AL WAKEER

CONSULTANT: SKETCH ENGINEERING CONSULTANTS



◆ PRIVATE VILLA (B+G+P) WITH SWIMMING POOL

OWNERS: ENG. KHALED SHAKER

VALUE: 5.000.000 QR

LOCATION: AL WAKEER

CONSULTANT: DEVELOPMENT ENGINEERING



◆ AL MANAAR INTERNATIONAL SCHOOL

OWNERS: STATE OF QATAR

VALUE: 71.500.000 QR

LOCATION: DOHA – AL TAHMEED

CONSULTANT: AL WAHA DESIGN AND ENGINEERING



◆ SILK DUNES RESORT

TYPE: LUXURY RESORT

LOCATION: AL HUWAILA, QATAR

BUA: 85,000 SQ.

VALUE: USD 15 MILLION

COMFORTABLE RESIDENTIAL PROPERTY
IN A PRIME LOCATION IN PARIS



NBS
HOLDINGS

Brouq++
Developments

◆ DOHA HILLS

TYPE: VILLA COMPOUND

LOCATION: LUSAIL, QATAR

BUA: 81,000 SQ.

VALUE: USD 150 MILLION

SUPER LUXURY VILLA COMPOUND. PLAN
TO CO-BRAND WITH A LUXURY HOTEL.
LUSAIL IS PROPOSED TO BE THE TWIN CITY
OF DOHA.

LAND FOR THE PROJECT HAS BEEN ALREADY
ACQUIRED



NBS
HOLDINGS

◆ FES MOUNTAIN



THE CITY OF FES IS A MIX BETWEEN SEVERAL CIVILIZATIONS, AS IT INHERITED THE NOBILITY OF THE ARABS, THE SUBTLETY OF ANDALUSIA, THE INGENUITY OF THE JEWS AND THE OBSTINACY OF THE BERBERS, ITS RICH PAST AND RESPECT FOR ITS TANGIBLE AND INTANGIBLE HERITAGE THAT IS PRESERVED IN A SCIENTIFIC WAY, AS WELL AS ITS ARISTOCRATIC ADVANTAGE, WHICH CONTRIBUTE TO THE OBVIOUS MAGIC PRACTICED BY THE CITY ON TODAY'S VISITOR.

THE SPLENDOR OF ITS PALACES, THE RICHNESS OF ITS MUSEUMS, THE ELEVATION OF ITS SCHOOLS, WHICH GAVE BIRTH TO THE GREATEST SCHOLARS OF THE GOLDEN AGE, AND ITS MANY MOSQUES, WHICH EXPRESS THE REVERENCE FOR THE GREATNESS OF GOD, FORM FOR THE LOVERS OF CULTURE AND ARTS, A RENEWED CALL FOR DISCOVERY. FES, THE SCIENTIFIC AND CULTURAL CENTER OF THE KINGDOM AND THE MULTIFACETED CITY, SUCCEEDED IN PRESERVING ITS SPLENDOR AND PRESERVING ITS TRADITIONS AND ORIGINALITY.

AS FOR ITS OLD CITY, WHICH WAS CLASSIFIED BY THE UNESCO AS A GLOBAL HUMAN HERITAGE, IT KNEW HOW TO PRESERVE ITS ORIGINAL CHARACTER 1,200 YEARS AGO.

◆ PROJECT FACILITIES



- 1- AN INTERNATIONAL THEME PARK FOR GAMES AND ENTERTAINMENT, AN AREA OF 60 HECTARES, 20 OF WHICH ARE DESIGNATED FOR INTERNATIONAL RESTAURANTS.
- 2- A GROUP OF 5 RESORTS (-5STAR HOTELS) ON AN AREA OF 20 HECTARES.
- 3- CONFERENCE PALACE ON AN AREA OF 5 HECTARES.
- 4- THE PERMANENT EXHIBITION OF TRADITIONAL INDUSTRY AND A FACILITY FOR TRAINING FROM TRADITIONAL CRAFTS ON AN AREA OF 10 HECTARES.
- 5- A GROUP OF INTERNATIONAL UNIVERSITIES ACCORDING TO INTERNATIONAL STANDARDS, ON AN AREA OF 10 HECTARES.
- 6- AREAS DESIGNATED FOR FARMS (AROMATIC PLANTS - ROSES - TREES) ON AN AREA OF 50 HECTARES.
- 7- A CAR RACE TRACK ON AN AREA OF 3 HECTARES.

◆ FES MOUNTAIN





PREVIOUS PROJECTS
UNITED ARAB EMIRATES



AL-FADA

◆ ABOUT AL-FADA

1-AN INTERNATIONAL THEME PARK FOR GAMES AND ENTERTAINMENT, AN AREA OF 60 HECTARES, 20 OF WHICH ARE DESIGNATED FOR INTERNATIONAL RESTAURANTS.

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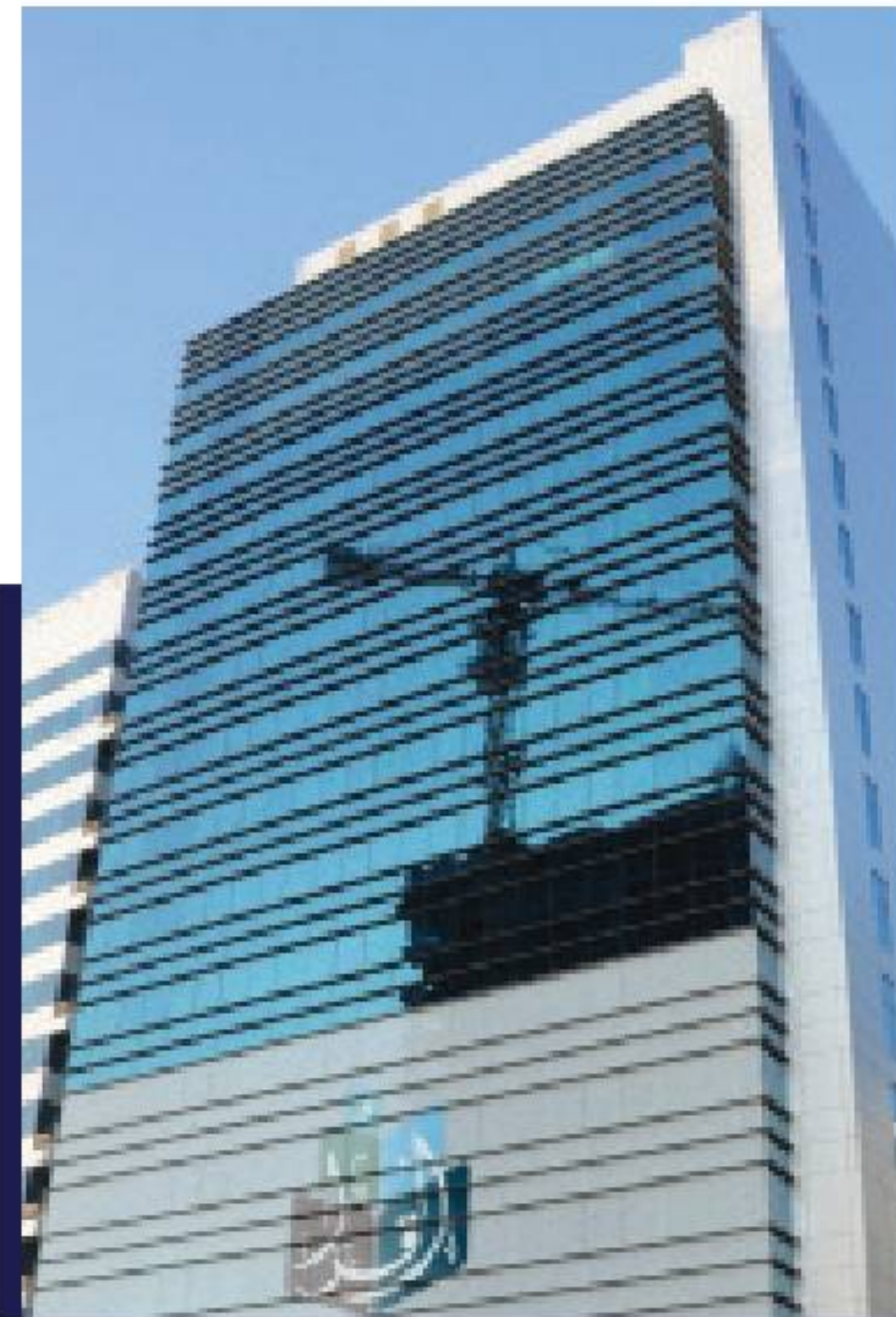
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◆ **BUILDING FOR
MR. KHAMEES MUSALLAM**

CLIENT: DSSC – KHALIFA COMMITTEE
LOCATION: PIOT NO. 10 AIR PORT ROAD,
ABU DHABI
CONSULTANT: M/S ARAB CONSULTANT



◆ **COMMERCIAL & RESIDENTIAL BUILDING
FOR MR. AWAD SAEED SALEM AL KUTHBI**

CLIENT: DSSC – KHALIFA COMMITTEE
LOCATION: ON SECTOR E2/18 PIOT NO. 191
OLD PASSPORT.
CONSULTANT: M/S ARAB CONSULTANT



◆ EXTENSION TO HIGHER COLLEGES OF TECHNOLOGY

CLIENT: MUSANADA

LOCATION: AT AL AINE

CONSULTANT: SAYED KHALIFA CONSULTANT



Brouq⁺⁺ Developments



◆ RESIDENTIAL BUILDING IN NADD AL SHIBA FIRST

CLIENT: NATIONAL ENGINEERING BUREAU

LOCATION: ALMEYDAN , DUBAI

CONSULTANT: PRESCOTT



◆ 5 NOS, RESIDENTIAL VILLAS

CLIENT: MR. KHALFAN OBAIED SAEED ELDHAHERY & M/S BUROOJ PRO

LOCATION: PLOT NO.12, SECTOR S7- OFFICERS CITY.

CONSULTANT: M/S ALAIN DURNAD



◆ ADMINISTRATION BUILDING FOR PROJECT

CLIENT: ABU DHABI POLICE

LOCATION: ABU DHABI

CONSULTANT: SHAHEEN CONSULTANT



◆ ZAKHER MOSQUE

CLIENT: GENERAL AUTHORITY OF ISLAMIC
AFFAIRS & ENDOWMENTS / MUSANDA

LOCATION: IN ALAIN

CONSULTANT: AEB



◆ ZEYADIYAR & HESSA SCHOOL

CLIENT: ADEC / MUSANDA

LOCATION: ALAIN

CONSULTANT: UPA



◆ **COMMERICAL BUILDING**
MR. SAIF MOHAMED ALKAMIL AHAJERI

CLIENT: ADD CONSULTANT
LOCATION: AL RAHA, ABUDHABI
CONSULTANT: ADCE



OUR PROJECTS
EGYPT



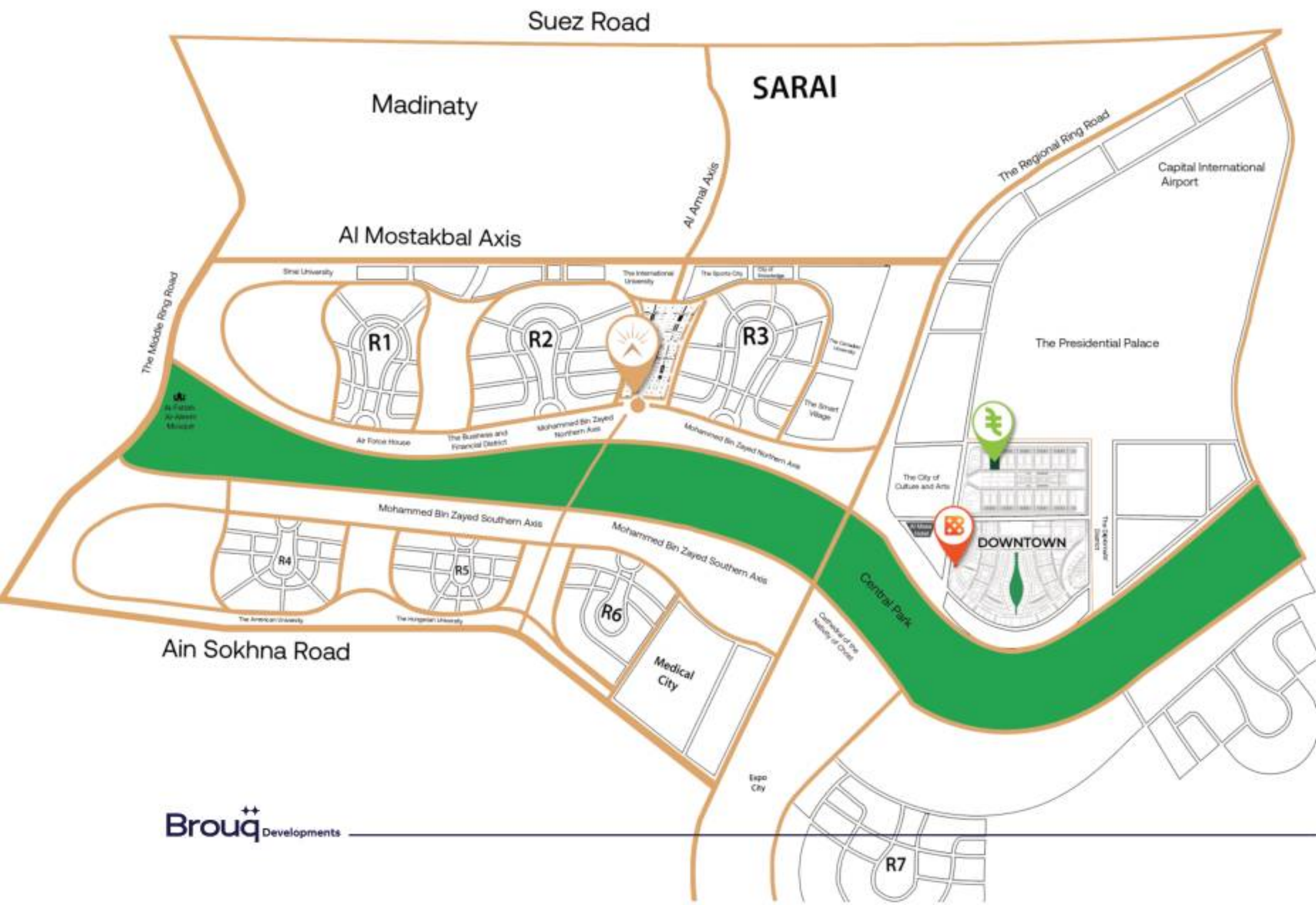
◆ **SPARK CAPITAL INSIGHT**

LOCATION: THE NEW ADMINISTRATIVE CAPITAL - MU 23 - G 15

VALUE: 1.5 BILLION L.E

BUA: 27,000 M2





◆ AN ICONIC LANDMARK IN THE HEART OF THE NEW ADMINISTRATIVE CAPITAL

SPANNING AN IMPRESSIVE 8,000 SQUARE METERS OF LUSH LAND, SPARK CAPITAL INSIGHT IS THE FIRST SMART MIXED-USE PROJECT OF ITS KIND—BRINGING TOGETHER COMMERCIAL, ADMINISTRATIVE, AND MEDICAL EXCELLENCE UNDER ONE INTEGRATED ROOF, ALONG WITH TOP-CLASS SERVICED RESIDENCES FOR YEAR-ROUND LIVING. PERFECTLY MASTER-PLANNED ACROSS 9 INTERCONNECTED FLOORS, THE PROJECT OPENS ONTO PANORAMIC VIEWS OF THE ICONIC TOWER AND DIRECTLY OVERLOOKS THE GREEN RIVER FROM EVERY ANGLE. WITH SPACIOUS UNDERGROUND PARKING AND A UNIQUE ROOFTOP RUNNING TRACK, SPARK CAPITAL INSIGHT IS DESIGNED TO MEET THE CONTEMPORARY NEEDS OF EVERY GENERATION AND LIFESTYLE.





✦ A DYNAMIC LANDMARK MIRRORING YOUR EVERY ASPIRATION

✦ EGYPT'S FIRST BIOPHILIC BUSINESS PARK



ROLLING OUT ON AN IMPRESSIVE 8,551.92 SQM, **TERRASIDE BUSINESS PARK** DARES TO DEFY THE TRANSIENCE OF TIME, THANKS TO A PIONEERING BIOPHILIC DESIGN CONCEPT, INSPIRING FORWARD MINDS TO BRIM WITH STRESS-FREE CREATIVITY WHILE NURTURING THE SEEDS OF THEIR IMAGINATION IN THE HEART OF THE NEW CAPITAL'S FINANCIAL DISTRICT.

THE SUSTAINABLE G7+ BUILDING IS THOUGHTFULLY DESIGNED IN COLLABORATION WITH WORLD-LEADING DMA CONSULTANTS AND MOHAMED HENDAWI ARCHITECTS TO FOREVER CHANGE THE WAY PEOPLE PERCEIVE THE HARMONY BETWEEN NATURE AND THE BUSINESS WORLD. EVERY ASPECT OF TERRASIDE STANDS AS A TESTAMENT TO THE POWER OF NATURE'S PALATE, REFLECTED ON CUTTING-EDGE OFFICE SPACES THAT MIMIC LUSH LANDSCAPES, BATHED IN GENEROUS INTERVALS OF NATURAL DAYLIGHT. MOREOVER, THE EMPOWERING ECOSYSTEM WITH ITS CALMING EARTHY TONES AND NATURAL MATERIALS MAXIMIZES VIEWS ON A 6,000 M2 LUSH PARK TO FOSTER AN ANCHORING SENSE OF BELONGING WITH THE SURROUNDING ENVIRONMENT -WHETHER INDOORS OR OUTDOORS-. ENVISAGED AS A SMART BUSINESS ACCELERATOR, THE INTELLIGENT BUILDING BOASTS A SHARED BREAK-OUT AREA ON 1000 M2, INVITING PROFESSIONALS TO CONNECT WITH NATURE AND ONE ANOTHER ON THE GROUND FLOOR WHILE ALSO OFFERING AN OUTDOOR BREATHING SPACE FOR RECREATION ON ITS 6TH FLOOR. TERRASIDE TAKES MODERN-DAY CONVENIENCE TO A WHOLE NEW LEVEL WITH 226 PARKING SLOTS FOR A HASSLE-FREE EXPERIENCE WHILE BOASTING 2 SPACIOUS BASEMENTS.

◆ FES MOUNTAIN

THE CITY OF FES IS A MIX BETWEEN SEVERAL CIVILIZATIONS, AS IT INHERITED THE NOBILITY OF THE ARABS, THE SUBTLETY OF ANDALUSIA, THE INGENUITY OF THE JEWS AND THE OBSTINACY OF THE BERBERS, ITS RICH PAST AND RESPECT FOR ITS TANGIBLE AND INTANGIBLE HERITAGE THAT IS PRESERVED IN A SCIENTIFIC WAY, AS WELL AS ITS ARISTOCRATIC ADVANTAGE, WHICH CONTRIBUTE TO THE OBVIOUS MAGIC PRACTICED BY THE CITY ON TODAY'S VISITOR.

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AS FOR ITS OLD CITY, WHICH WAS CLASSIFIED BY THE UNESCO AS A GLOBAL HUMAN HERITAGE, IT KNEW HOW TO PRESERVE ITS ORIGINAL CHARACTER 1,200 YEARS AGO.

◆ INSPIRED EXTERIORS



◆ BIOPHILIC PILLARS STIMULATING CLARITY OF THOUGHT IN A
COMFORTABLE ECOSYSTEM PULSATING WITH NATURAL SERENITY



◆ ECO OFFICE SPACES PRODUCTIVE PLACES



◆ PROXIMITY & LOCATIONS

LOCATION:

1 MINUTE FROM EGYPTIAN POST OFFICE

1 MINUTE FROM THE CENTRAL BANK OF EGYPT & BANKS HEADQUARTERS

2 MINUTES FROM THE PARLIAMENT & THE COUNSEL OF MINISTRIES

1 MINUTE FROM MOHAMED BIN ZAYED AXIS

1 MINUTE FROM AL AMAL AXIS



◆ EXPERIENCE UNPRECEDENTED SUCCESS IN A HEARTBEAT

THE ELEMENTAL EDGE OF TERRASIDE DOESN'T ONLY LIE IN ITS BREAKTHROUGH DESIGN CONCEPT, BUT ALSO IN ITS PRIME LOCATION CROWNING THE VERY HEART OF THE NEW CAPITAL'S FINANCIAL DISTRICT. IDEALLY SITUATED IN THE BEATING HEART OF ALL MAJOR BANKS, AS WELL AS ON TWO MAJOR AXES, MOHAMED BIN ZAYED AND AL AMAL, THE THRIVING DESTINATION IS LOCATED ON LAND PLOT-1B3, DIRECTLY OPPOSITE TO THE CENTRAL BANK OF EGYPT TO RE-DEFINE A SMART AND HASSLE-FREE BUSINESS EXPERIENCE.



◆ ABOUT BLING CAPITAL CENTER

BLING CAPITAL CENTER BY BROUQ DEVELOPMENTS IS POISED TO SET A NEW STANDARD FOR COMMERCIAL EXCELLENCE IN THE NEW ADMINISTRATIVE CAPITAL. COVERING AN IMPRESSIVE 7,570 SQM ACROSS FIVE FLOORS, THIS PREMIER MALL IS SCHEDULED TO GRACE THE SKYLINE IN 2027, OFFERING EXCEPTIONAL VISIBILITY AND ACCESSIBILITY ALONG THE PRESTIGIOUS BIN ZAYED AXIS. AS THE FINAL AVAILABLE MALL IN THIS SOUGHT - AFTER SHOPPING AND ENTERTAINMENT PRECINCT, BLING MALL STANDS AS A PREMIER DESTINATION, PROVIDING UNMATCHED OPPORTUNITIES.

FOR BUSINESSES AND VISITORS ALIKE STRATEGICALLY SITUATED IN THE SHOPPING & ENTERTAINMENT ZONE, DIRECTLY NO SOUTH BIN ZAYED AXIS AND OPPOSITE AL MASA HOTEL, BLING MALL'S PRIME LOCATION MAKES IT THE CENTERPIECE OF THIS VIBRANT AREA.

LOCATED IN THE HEART OF THE FINANCIAL DISTRICT IN THE NEW ADMINISTRATIVE CAPITAL, AT COM12 YOU WILL FIND MODERNLY DESIGNED COMMERCIAL AND OFFICE SPACES, REFLECTING BROUQ DEVELOPMENTS DEDICATION TO QUALITY AND INNOVATION WITH DIVERSE REVENUE STREAMS, INCLUDING RETAIL LEASING, ENTERTAINMENT VENUES, AND DINING. ESTABLISHMENTS. BLING MALL PRESENTS A COMPELLING INVESTMENT OPPORTUNITY IN PARTNERSHIP WITH RENOWNED FIRMS LIKE DMA AND TRUST, AND UNDER THE EXPERT MANAGEMENT OF SAVILLS, EVERY ASPECT OF BLING CAPITAL CENTER IS DESIGNED WITH METICULOUS ATTENTION TO DETAIL.

◆ BLING CAPITAL CENTER

LOCATION:
SHOPPING ENTERTAINMENT ZONE,
DOWNTOWN DISTRICT NEW CAPITAL

TOTAL LAND
AREA : 4 ,200 M2



◆ BLING CAPITAL CENTER PROXIMITY & LOCATIONS

DIRECTLY ON THE SOUTH OF BIN ZAYED AXIS
DIRECTLY OVERLOOKING MASA HOTEL
OVERLOOKING DOWNTOWN MAIN SQUARE

- 1 MIN** AL AMAL AXIS
- 1 MIN** GREEN RIVER
- 2 MIN** PRESIDENTIAL PALACE
- 3 MIN** MONORIAL CENTRAL TRAIN STATION
- 4 MIN** GOVERNMENT DISTRICT



◆ ABOUT AVIRA RESIDENCE

AVIRA IS NOT JUST A RESIDENTIAL PROJECT-IT IS A TRUE DESTINATION FOR LUXURIOUS LIVING AND REFINED LIFESTYLES

SPANNING 20 ACRES , WITH 80% FEATURING GREENERY, LAKES, AND WATERFALLS

INSPIRED BY THE MEANING OF ITS NAME—SYMBOLIZING FRESH AIR AND PURITY — AVIRA OFFERS A LIFESTYLE THAT SEAMLESSLY BLENDS NATURE WITH MODERN COMFORT.

AVIRA CREATES A VIBRANT SANCTUARY WHERE RESIDENTS ARE SURROUNDED BY BEAUTY AT EVERY STEP. ITS MASTER PLAN HAS BEEN CAREFULLY DESIGNED TO ENSURE OPEN VIEWS, ABUNDANT NATURAL LIGHT, AND THE REFRESHING ESSENCE OF PURE AIR IN EVERY HOME.

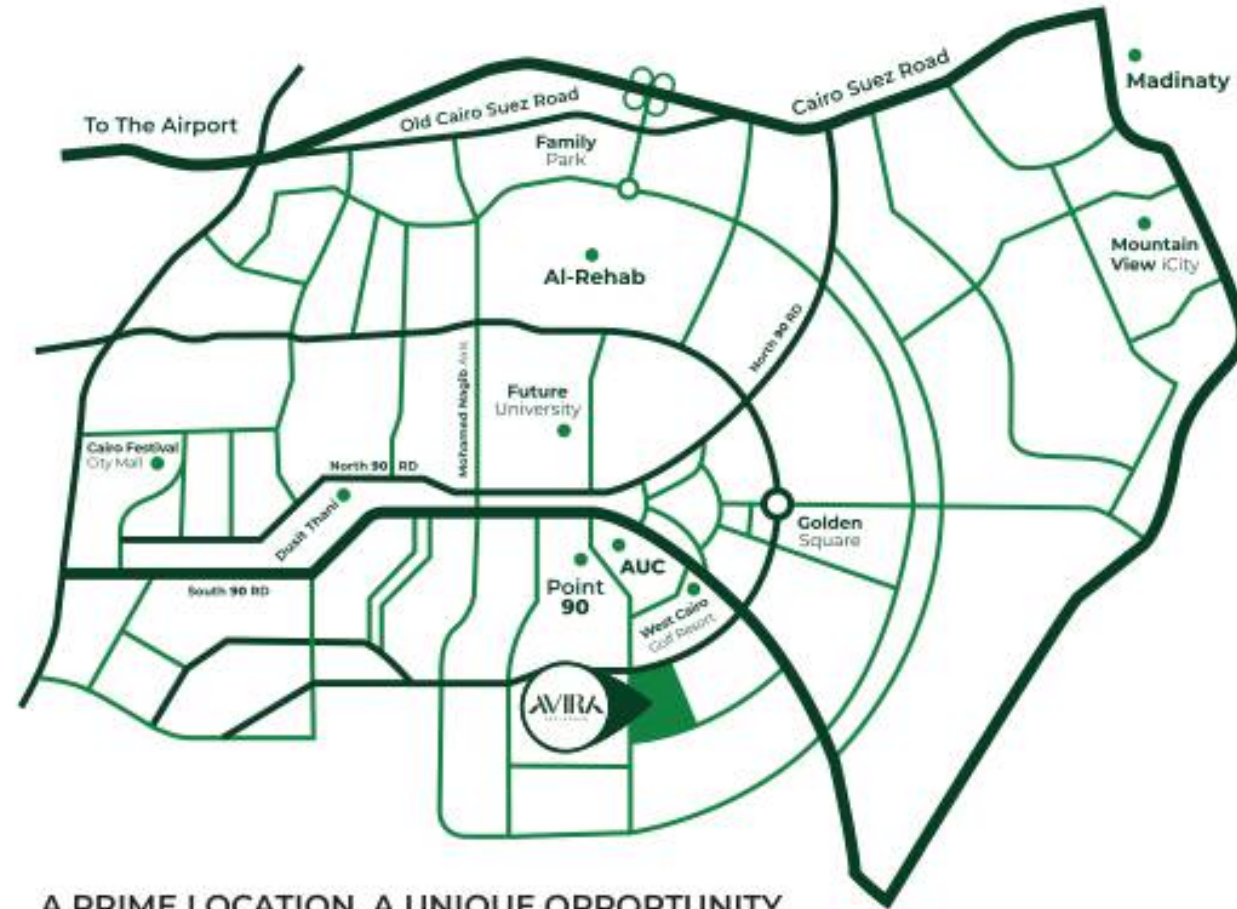
LOCATED IN THE HEART OF NEW CAIRO, AVIRA SHOWCASES CONTEMPORARY ARCHITECTURE THAT HARMONIZES WITH NATURE, COMBINING FUNCTIONAL ELEGANCE WITH REFINED AESTHETICS. EVERY DETAIL HAS BEEN THOUGHTFULLY CRAFTED TO ELEVATE EVERYDAY LIVING — FROM SPACIOUS LAYOUTS TAILORED TO MODERN FAMILIES, TO INTEGRATED AMENITIES THAT ENRICH LIFE, AND LANDSCAPES THAT INSPIRE FREEDOM, COMFORT, AND SERENITY.

MORE THAN JUST A PROJECT, AVIRA IS AN UPSCALE RESIDENTIAL COMMUNITY THAT EMBODIES THE ESSENCE OF LUXURY, ELEGANCE, AND DISTINCTION-WHERE EVERY MOMENT TRANSFORMS INTO A UNIQUE EXPERIENCE.

LOCATION

IN THE HEART OF NEW CAIRO

- 📍 **5 MINS** SOKHNA ROAD
- 📍 **10 MINS** RING ROAD
- 📍 **15 MINS** NEW CAPITAL
- 📍 **15 MINS** FROM AIRPORT
- 📍 **25 MINS** HELIOPOLIS
- 📍 **25 MINS** NASR CITY



LOCATION

PRIME LOCATION AUC AVENUE

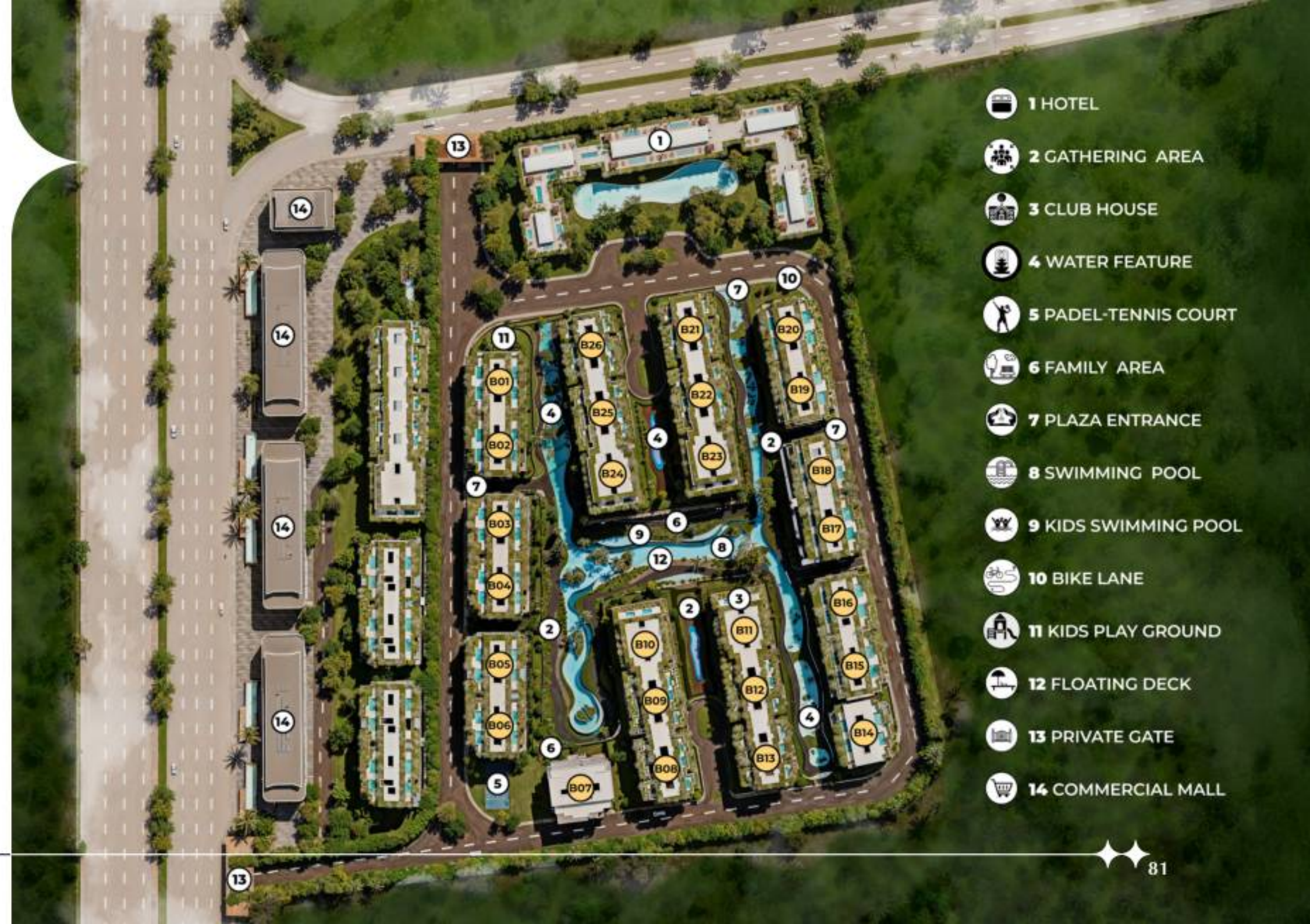
- 📍 **1 MINS** AUC
- 📍 **1 MINS** S 90TH STREET
- 📍 **3 MINS** N 90TH STREET
- 📍 **10 MINS** SUEZ ROAD
- 📍 **10 MINS** GUC



FACILITIES

SPANNING 20 ACRES, WITH 80% FEATURING GREENERY, LAKES, AND WATERFALLS

AT AVIRA, EVERY DETAIL HAS BEEN DESIGNED TO ENRICH YOUR LIFESTYLE WITH COMFORT AND LUXURY, OFFERING A COMPREHENSIVE RANGE OF AMENITIES THAT CATER TO YOUR DAILY NEEDS. FROM LUSH GREEN LANDSCAPES AND PEDESTRIAN-FRIENDLY PATHWAYS TO DEDICATED LEISURE AND FAMILY AREAS, AVIRA CREATES A BALANCED ENVIRONMENT OF PRIVACY AND VIBRANCY. THE COMMUNITY ALSO FEATURES MODERN FACILITIES SUCH AS SWIMMING POOLS, A CLUBHOUSE, SPORTS AREAS, AND CHILDREN'S ZONES PROVIDING YOU AND YOUR FAMILY WITH AN EXCEPTIONAL LIFESTYLE WITHIN A SECURE GATED COMMUNITY.



- 1 HOTEL
- 2 GATHERING AREA
- 3 CLUB HOUSE
- 4 WATER FEATURE
- 5 PADEL-TENNIS COURT
- 6 FAMILY AREA
- 7 PLAZA ENTRANCE
- 8 SWIMMING POOL
- 9 KIDS SWIMMING POOL
- 10 BIKE LANE
- 11 KIDS PLAY GROUND
- 12 FLOATING DECK
- 13 PRIVATE GATE
- 14 COMMERCIAL MALL





APSLEY RESIDENCE

✦ WELCOME TO APSLEY RESIDENCE



APSLEY RESIDENCE IS A BRAND NEW 34 DWELLING DEVELOPMENT, BUILDING A COMMUNITY FOR THE FUTURE IN A DESIRABLE AREA OF STOCKPORT'S CITY CENTRE, MANCHESTER. QUALITY AND STYLE ARE AT THE CENTRE OF THE DEVELOPER'S VISION, ALONG WITH AFFORDABILITY AND SECURITY. THE DEVELOPMENT IS ESTIMATED TO BE COMPLETE Q2 2023. IT WILL APPEAL TO INVESTORS LOOKING FOR EXCEPTIONAL RETURNS IN AN INCREASINGLY BUOYANT RENTAL MARKET AND THOSE LOOKING FOR THEIR FIRST STEP ON THE PROPERTY LADDER OR CONSIDERING HOLIDAY HOMES IN THE NORTHEAST WITH A BASE IN MANCHESTER, YOU WILL HAVE EASY ACCESS TO THE NATURAL SCENERY OF THE NORTH AND PLACES LIKE THE LAKE DISTRICT.

THE 34-APARTMENT BUILDING IS LOCATED WITHIN STOCKPORT CITY CENTRE, MANCHESTER, IN A QUIET AND PEACEFUL NEIGHBORHOOD. THE DEVELOPERS ARE WELL KNOWN FOR BUILDING HIGH END, QUALITY APARTMENTS AT VERY COMPETITIVE PRICES. HIGH QUALITY KITCHEN UNITS, APPLIANCES, SANITARYWARE, AND FITTINGS ARE STANDARD SPECIFICATIONS AT PLATINUM PEARL INVESTMENTS (PPI) DEVELOPMENTS. THE DOORS AND WALLS AT THE BUILDING ENTRANCE WILL BENEFIT FROM NATURAL STONES AND HIGH QUALITY TILES AND ARE DESIGNED TO BE SYMPATHETIC TO THE BUILDING'S SURROUNDINGS.

SITUATED IN THE CENTRE OF STOCKPORT AND CLOSE TO THE MARKET AND UNDERBANKS CONSERVATION AREA, EVERYTHING YOU NEED IS RIGHT ON YOUR DOORSTEP. SPORTS AMENITIES, PARKS, CULTURE CENTRES AND MUSEUMS ARE ALL EASILY ACCESSIBLE. THE LOCAL MARKET AREA, MAIN HIGH STREET AND RAILWAY STATION ARE ALL WITHIN A -10MINUTE WALK OF THE DEVELOPMENT, AS ARE LOCAL BUS SERVICES. A CYCLE ROUTE TO THE TOWN CENTRE RUNS ALONG LOWER HILLGATE. MANCHESTER CITY CENTRE IS JUST 15 MINUTES AWAY BY CAR, AND IN UNDER 30 MINUTES, YOU CAN REACH BOTH MAJOR FOOTBALL STADIUMS AND THE TRAFFORD CENTRE.



◆ A REMARKABLE OPPORTUNITY



APSLEY RESIDENCE DEVELOPMENT IS SYMPATHETIC TO ITS SURROUNDINGS AND CONSIDERS THE REQUIREMENTS OF MODERN URBAN LIVING. THE HIGH-QUALITY RESIDENTIAL APARTMENT BUILDING WILL HOUSE A COMBINATION OF ONE AND TWO- BED UNITS, ALL FINISHED TO THE HIGHEST SPECIFICATIONS. THE BUILDING ITSELF WILL MAKE THE MOST OF THE EXISTING TOPOGRAPHY. THE SLOPED AREA PROVIDES LEVEL ACCESS TO DIFFERENT STOREYS FROM TWO VANTAGE POINTS AT WELLINGTON STREET AND APSLEY STREET.

THE EXTERIOR OF THE BUILDING WILL FIT COMFORTABLY WITH THE SURROUNDING AREA, BLENDING WITH THE NATURE OF THE BUILDINGS IN THE CONSERVATION AREA AND ENGAGING WITH THE STREET THROUGH ITS IMPRESSIVE STREET FRONTAGE. THE CURVED SHAPE OF THE BUILDING WILL APPEAL TO THE BUYERS BEFORE THEY EVEN SET FOOT INSIDE.



THE FOUR ONE-BED AND 30 TWO-BED APARTMENTS WILL BENEFIT FROM WELL-APPOINTED COMMUNAL ROOFTOP TERRACES. THESE GIVE AN EXTRA SENSE OF SPACE, PROVIDE MUCH-NEEDED RELAXATION AND ALLOW RESIDENTS TO CREATE A REAL SENSE OF COMMUNITY WITHIN THE BUILDING.

THE LEVEL ACCESS AT THE FOOT OF THE BUILDING ENSURES SAFE AND EASY ACCESS FOR PEDESTRIANS, CYCLISTS, VEHICLES, AND REFUSE COLLECTION. THE APSLEY RESIDENCE PROJECT INCLUDES 42 SECURE CYCLE PARKING SPACES, ENCOURAGING RESIDENTS TO MAKE THE MOST OF CYCLE LANES AND PUBLIC TRANSPORT LINKS.

◆ LOCAL AREA

APSLEY RESIDENCE IS CLOSE TO THE HEART OF STOCKPORT AND IS SITUATED IN AN AREA OF HISTORICAL IMPORTANCE. THE SITE WAS PREVIOUSLY USED FOR COMMERCIAL PURPOSES AND IS FLANKED BY COMMERCIAL AND HISTORICALLY SIGNIFICANT BUILDINGS.

THE DEVELOPMENT WILL ENGAGE WITH THE LOCAL AREA, PROVIDE HIGH-QUALITY LIVING WITH EXCELLENT VIEWS OF THE SURROUNDING AREA, AND BUILD UPON ITS CULTURAL AND HISTORICAL SIGNIFICANCE. THE LOCAL AREA IS STOCKPORT'S HISTORIC CORE AND INCLUDES AREAS OF ARCHAEOLOGICAL AND ARCHITECTURAL INTEREST.

APSLEY RESIDENCE IS SURROUNDED BY LOCALLY AND NATIONALLY GRADED BUILDINGS UNDERBANKS AREA AND STUNNING VIEWS. FROM THE APARTMENTS, RESIDENTS WILL HAVE A CLEAR VIEW OF THE CHURCH OF ST MARYS AS WELL AS OTHER GRADE I AND GRADE II LISTED BUILDINGS. ANOTHER KEY VIEW THAT WAS CONSIDERED IN THE PLANNING OF THE DEVELOPMENT WAS THE OLD RECTORY.



OUR PARTNERS





HEAD OFFICE: EAST WALK, BUILDING B03, 4TH FLOOR, AUC AVENUE NEW CAIRO - EGYPT