

LOCATION
DEVELOPMENTS

COMPANY PROFILE

LOCATION DEVELOPMENTS

GERAN RESIDENCE • SAYF @ STELLA HEIGHTS

STELLA DI MARE 1 • STELLA DI MARE 2

Al Shorouk | North Coast | Ain Sokhna

2026

LOCATION
DEVELOPMENTS

COMPANY OVERVIEW

A diversified portfolio across East Cairo, the North Coast and the Red Sea.

Founded in 2019, Location Developments has built a diversified real estate presence across Al Shorouk, the North Coast and Ain Sokhna. The portfolio combines core developments - Geran Residence and SAYF @ Stella Heights - with selected owned-unit portfolios within Stella Di Mare 1 and Stella Di Mare 2.

Within the Stella Di Mare portfolios, Location Developments acquired selected units, oversaw their construction and completion, and managed their sales, while the host project areas remain clearly identified as context.

PORTFOLIO SNAPSHOT

02

CORE
DEVELOPMENTS

02

OWNED-UNIT
PORTFOLIOS

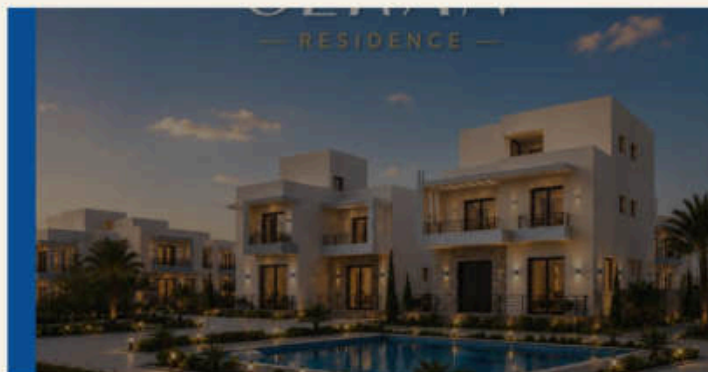
03

DESTINATIONS

15588

HOTLINE

Two core developments. Two owned-unit portfolios.
Three strategic destinations.



GERAN RESIDENCE

Al Shorouk - Geneva Road

13 feddans



SAYF @ STELLA HEIGHTS

Sidi Abdel Rahman - Kilo 134

40 feddans



AIN SOKHNA PORTFOLIO

Stella Di Mare 1 & 2 - Owned Units

K46 Suez-Ain Sokhna Road

2 portfolios

LOCATION
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AL SHOROUK

GERAN RESIDENCE

A 13-feddan residential project on Geneva Road, behind the International Medical Center and directly adjacent to Al Burouj.

MIX

Apartments & villas

LOCATION

**Behind International Medical Center -
Geneva Road**

APARTMENTS

VILLAS



GERAN
— RESIDENCE —

GERAN RESIDENCE

A compact residential community with integrated amenities.



MASTER PLAN

AMENITIES

- Commercial mall at the project entrance
- Kids area
- 2 large swimming pools
- Club area with 4 swimming pools
- Sports courts
- Clubhouse



SCAN FOR LOCATION

LOCATION
DEVELOPMENTS

NORTH COAST

SAYF @ STELLA HEIGHTS

UNDER CONSTRUCTION

A new coastal destination in Sidi Abdel Rahman, strategically located at Kilo 134 - only 5 km from Marassi.

AREA 40 feddans

LOCATION Sidi Abdel Rahman - Kilo 134

DEVELOPER Osool Developments

4 UNIT TYPES

18% FOOTPRINT

600 M FROM SEA

10,000 SQM BEACH



SAYF @ STELLA HEIGHTS

Your summer, thoughtfully planned.

40 feddans. Only 18% building footprint.



MASTER PLAN

AMENITIES

- 11 Swimming Pools
- Clubhouse
- Private Beach
- Restaurants
- Supermarket

UNIT MIX

Chalets	from 102 sqm
Townhouses	from 165 sqm
Twin Houses	from 175 sqm
Standalone Villas	from 245 sqm

Developed by Osool Developments, sister company of Location Developments.

AIN SOKHNA

STELLA DI MARE 2

OWNED UNIT PORTFOLIO

Within Stella Di Mare 2, Location Developments owns a selected portfolio of units, fully managed by the company from construction through completion and sales.

Located at K46 on the Suez-Ain Sokhna Road, next to Stella Di Mare 1.

318

HOST PROJECT AREA

2 KM

PROJECT DEPTH

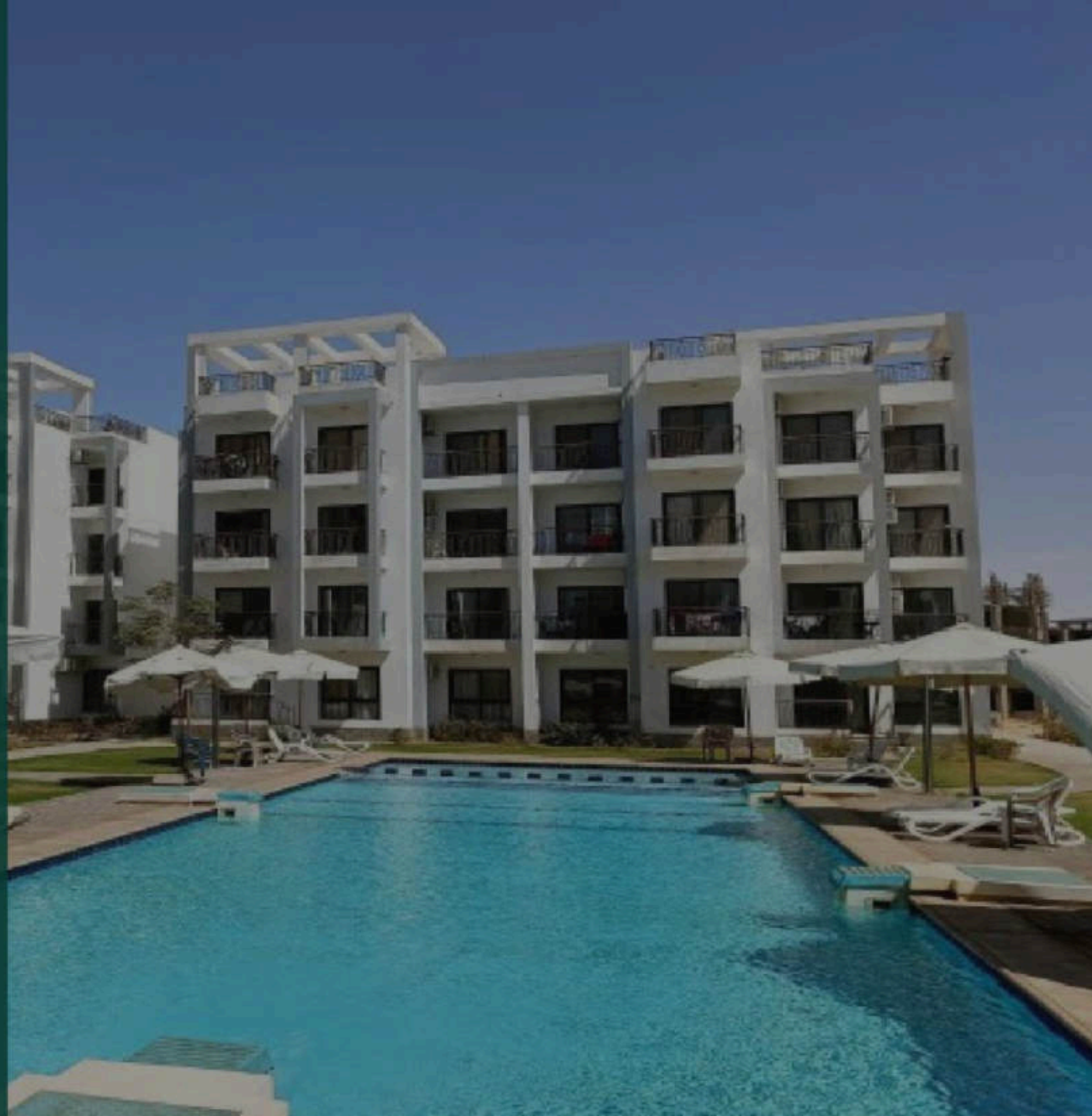
500 M

BEACH WIDTH

80% VILLAS

20% CHALETs

FULLY FINISHED



STELLA DI MARE 2

A coastal mix of villas, chalets, pools and beach life.



MASTER PLAN

HOT PROJECT FACTS

- Swimming pool in every zone
- 100% sandy beach
- Beach activities
- Villas and chalets delivered fully finished

LOCATION CONTEXT

After El Wadi, beside Stella Di Mare and before Azha & Marina Wadi Degla.



SCAN FOR LOCATION

Hot project facts shown for context.

AIN SOKHNA

STELLA DI MARE 1

OWNED UNIT PORTFOLIO

Location Developments acquired a selected portfolio of units within Stella Di Mare 1, undertaking their construction and completion, and managing their sales.

HOT PROJECT AREA

500

FEDDANS

LOCATION

K46 - Suez-Ain Sokhna Road

GOLF COURSES

SWIMMING POOLS

LAGOONS



STELLA DI MARE 1

An established Ain Sokhna destination with integrated services.

Location Developments' presence is represented by selected owned units within the host project.



MASTER PLAN - STELLA DI MARE 1

Host project facts are shown for context and do not represent land developed by Location Developments.

HOST PROJECT FACTS

- 500-feddan coastal community
- Golf courses
- Swimming pools and artificial lagoons
- Integrated service area
- Three 5-star hotels

HOTELS

Sea Club Hotel

Grand Hotel

Golf Hotel

A closer look at the portfolio.



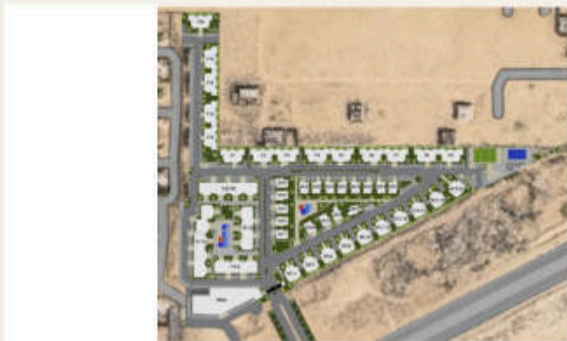
Geran Residence - Residential setting



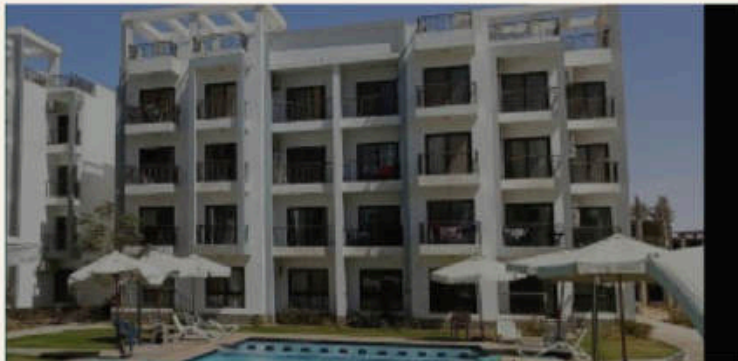
SAYF - Masterplan



Stella Di Mare 1 - Masterplan



Geran Residence - Masterplan



Stella Di Mare 2 - Pool setting



Stella Di Mare 2 - Masterplan

PORTFOLIO SUMMARY

Project facts at a glance.

	GERAN RESIDENCE	SAYF @ STELLA HEIGHTS	STELLA DI MARE 2	STELLA DI MARE 1
PORTFOLIO ROLE	Core development	Core development	Owned unit portfolio	Owned unit portfolio
DESTINATION	Al Shorouk	North Coast	Ain Sokhna	Ain Sokhna
AREA	13 feddans	40 feddans	318 feddans*	500 feddans*
LOCATION	Geneva Road	Kilo 134, Sidi Abdel Rahman	K46 Suez-Ain Sokhna Road	K46 Suez-Ain Sokhna Road
KEY HIGHLIGHTS	Mall, kids area, pools, clubhouse	11 pools, 18% footprint private beach	Pools, sandy beach, beach activities	Golf, pools, lagoons, 3 hotels

* Stella Di Mare areas refer to host project areas, not land developed by Location Developments.

SAYF unit types are shown without a final unit count pending confirmation.

LOCATION
DEVELOPMENTS

LOCATION DEVELOPMENTS

GERAN RESIDENCE • SAYF @ STELLA HEIGHTS

STELLA DI MARE 1 • STELLA DI MARE 2

HOTLINE

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Company Profile - 2026

