

NEW CAPITAL



Welcome To

CAPITAL HEIGHTS 1

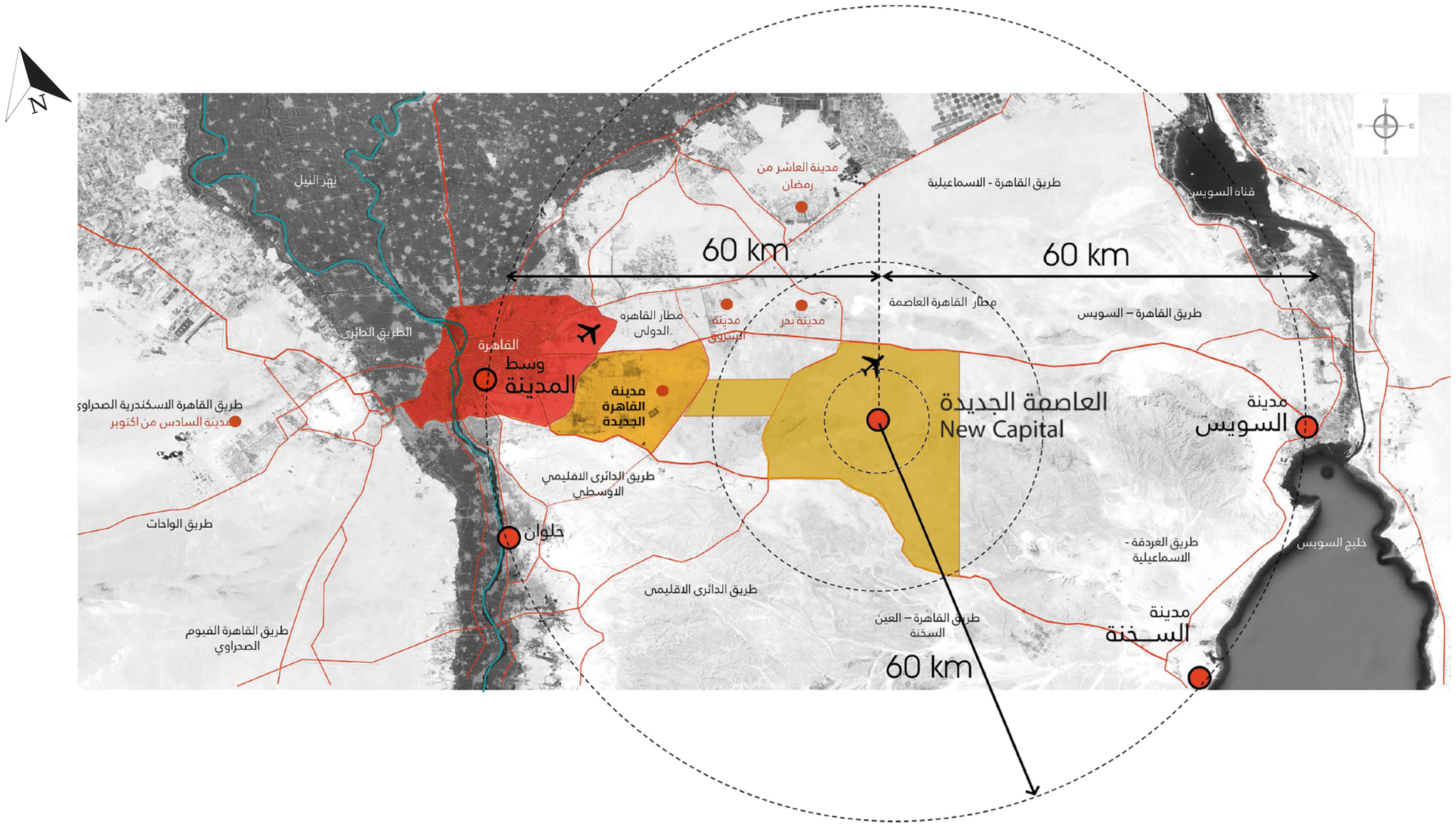
HOME , AT ITS HIGHEST

CAPITAL HEIGHTS 1

CAPITAL HEIGHTS 1 is one of SUD Residential projects at The New Administrative Capital built on the principles and innovative concepts of smart residential life on an area of 50 acres.
Located in one of the most dynamic areas of the new administrative capital, it’s adjacent to the Embassies District, Exhibition City, and the Medical City.
Enjoying proximity to the iconic Green River, set to become the city's most dynamic urban artery.
Designed to deliver a modern, secure, and vibrant lifestyle, CAPITAL HEIGHTS 1 offers a comprehensive range of premium services and recreational facilities, along with a state of the art security system ensuring safety and peace of mind for every family member.

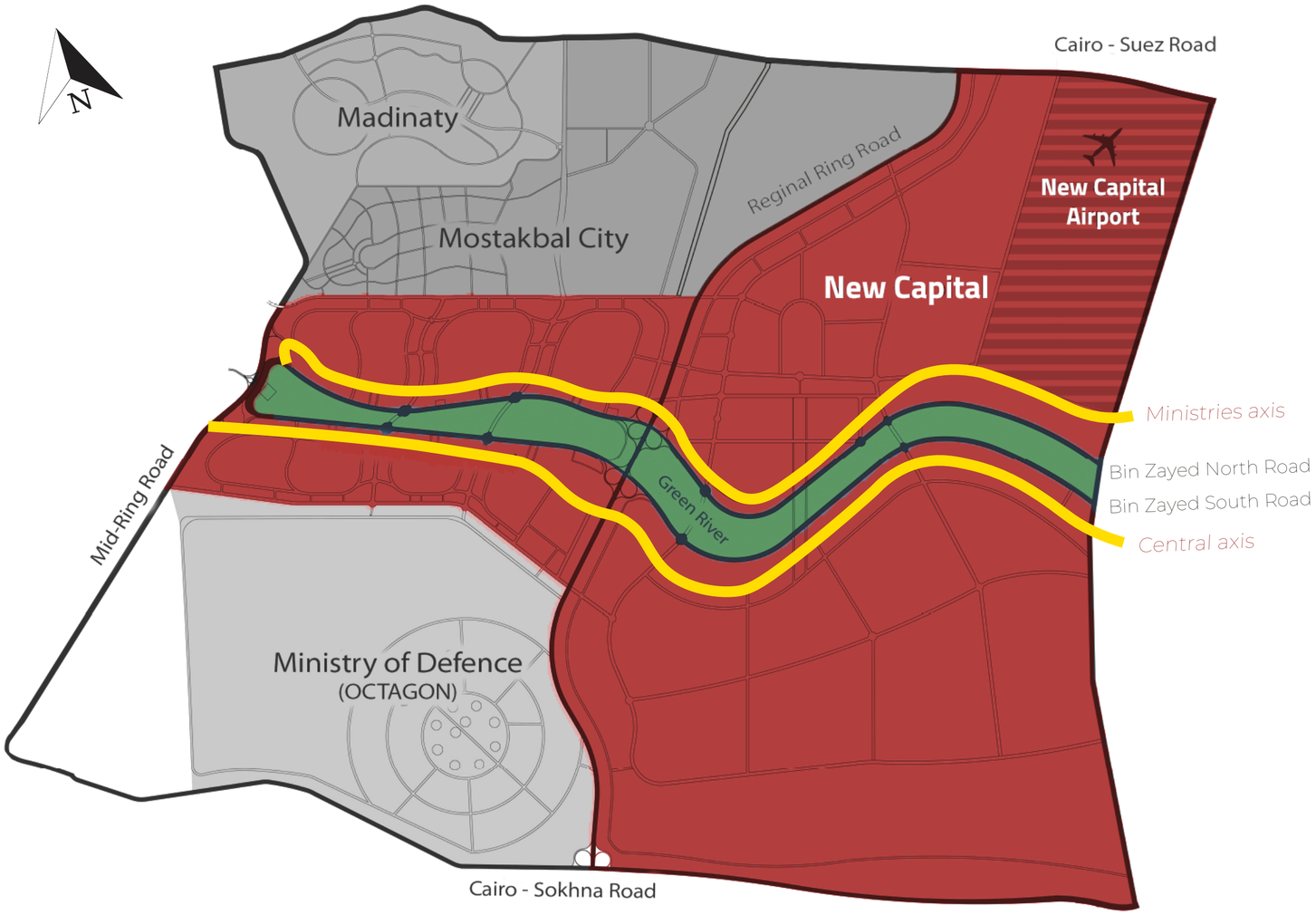
NEW CAPITAL LOCATION

Located 60 km from Suez, Downtown Cairo, Ain El Sokhna, and Helwan, The New Administrative Capital City will serve as a central hub connecting these cities and act as their administrative center.
It will also provide easier access to governmental services that were previously located in Downtown Cairo, Which were Challenging to reach for to reach for residents of other cities.

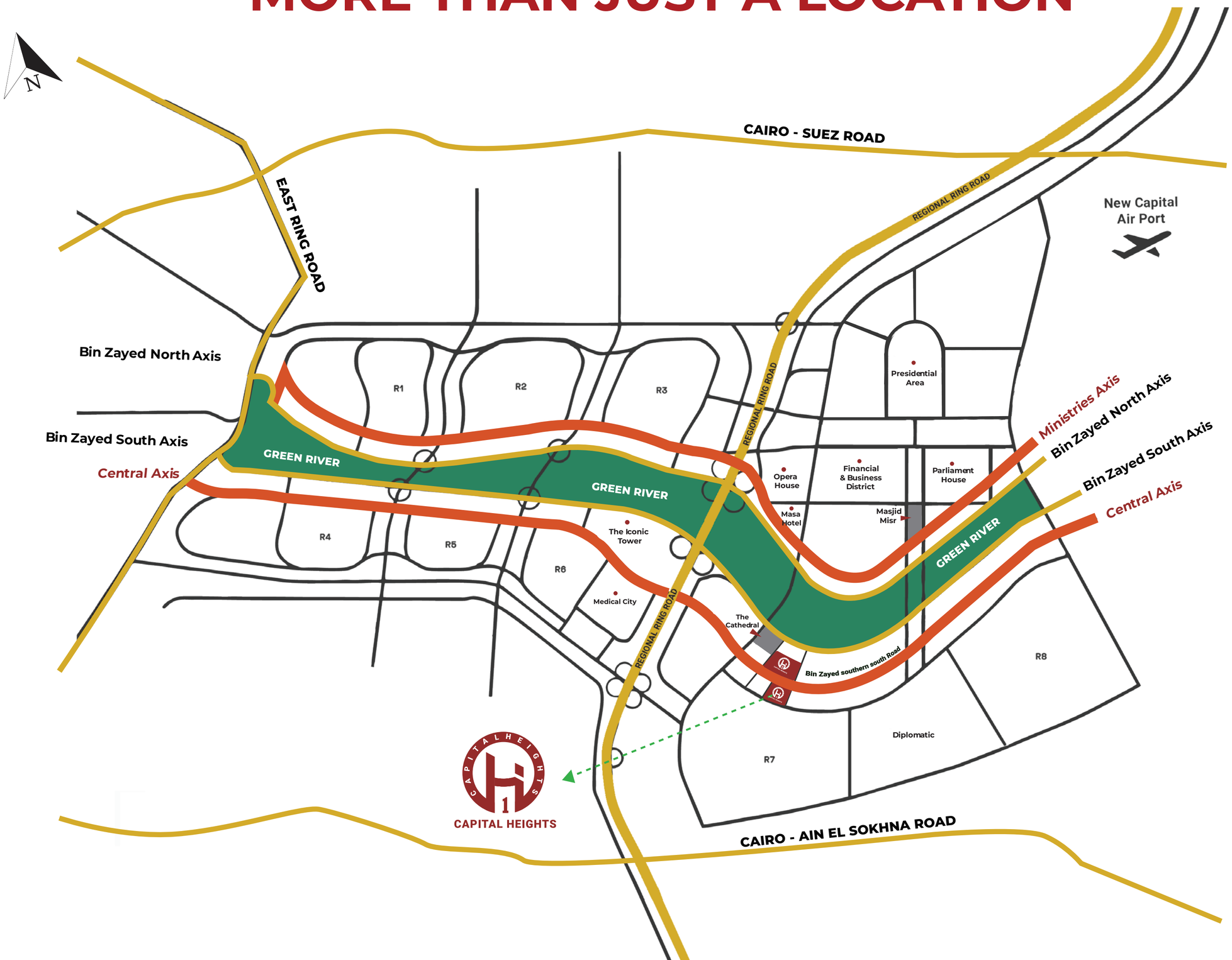


NEW CAPITAL ADJACENT CITIES & MAIN ROADS

THE NEW ADMINISTRATIVE CAPITAL is well-connected by major roads, including the Cairo-Suez Road, Regional Ring Road , and Mid-Ring Road, ensuring easy access to surrounding cities and key areas within the city. The New Capital City features the "**Green River**" park flowing through its length , providing all the blocks with access to a greenspaces It is also adjacent to Mostakbal City, Madinaty and the Octagon



MORE THAN JUST A LOCATION



MASTER PLAN
GROUND FLOOR



- Lake Residence1
- Lake Residence2
- Hill Residence
- The Fountain
- The Jungle
- HUB1
- Swimming Pools
- Aquarium
- Club House

MASTER PLAN
TYPICAL FLOOR

- Lake Residence1
- Lake Residence2
- Hill Residence
- The Fountain
- The Jungle
- HUB1
- Swimming Pools
- Aquarium
- Club House



CAPITAL HEIGHTS 1
IN NUMBERS

50
Acres

77.5%
Landscape

Areas From
160sqm
TO
505sqm

Aquarium

Swimming Pools

Space Only

Duplexes

Club House

Lakes

Apartments

Water Features

HUB 1 Mall

LAKE
RESIDENCE

Enhancing Living with Lakeside Elegance

As part of our ongoing commitment to elevating the beauty and serenity of

The Capital Heights 1
community, we proudly introduce Lake Residence Area.

These thoughtfully designed neighborhoods feature waterways flowing between the homes, offering a truly captivating and tranquil living experience.

Lake Residence 1 is centrally located at the heart of the compound.

Lake Residence 2 is gracefully positioned along the community's outskirts

Both areas consist of **29** blocks, each with its serene lake.



THE FOUNTAIN

At the heart of **CAPITAL HEIGHTS1** lies the Fountain Residential area, where resident find joy and relaxation.This area comprises **5 BLOCKS**, offering breathtaking views of the landscape and relaxing experience





THE **JUNGLE**

Welcome to The Jungle – Where Life Thrives

Located on the eastern side of **Capital Heights 1**, The Jungle is a lively and engaging residential zone made up of 9 blocks. This vibrant area is designed for fun, relaxation, and family time, offering a wide range of amenities including:

- Swimming pools
- Kids' play areas
- Green spaces and family parks
- Barbecue zones perfect for gatherings and joyful moments with loved ones.



AMENITIES

CAPITAL HEIGHTS 1 AMENITIES

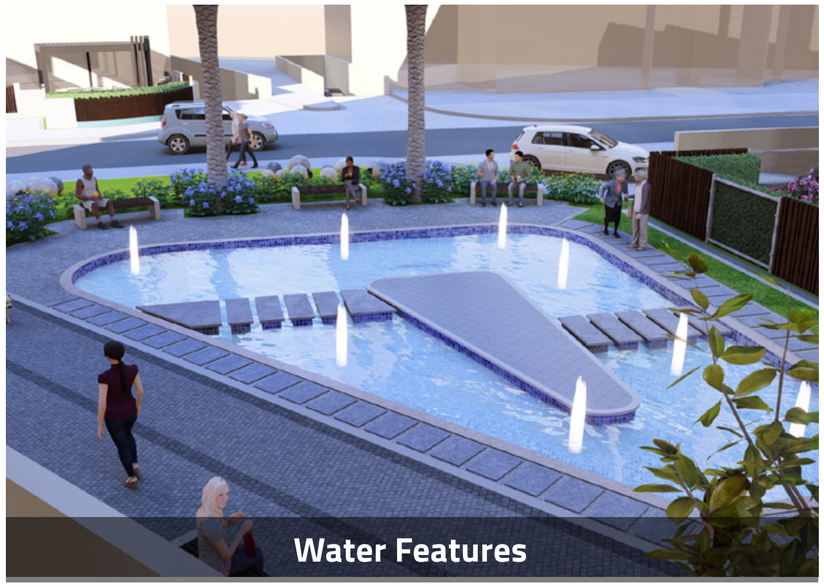

Jogging Track


Clubhouse


Meditation Area


Landscape

CAPITAL HEIGHTS 1 AMENITIES



Water Features



Swimming Pools



Kids Area



MALL



HUB1 MALL

If you are seeking luxury, **HUB1** is a shopping Centre located in the most dynamic area of the New Administrative Capital, situated in front of the **CAPITAL HEIGHTS1** compound, on the central axis directly adjacent to the diplomatic district and the exhibition city. Spanning an area of **22,000 square** Meters the Centre comprises a basement, a ground floor, and two typical floors. The mall features **the first aquarium in the New Capital**, along with administrative offices, restaurants, cafes, and shops

- **22,000** sqm of retail space
- Basement, ground floor, and **2 Typical floors**
- Easy access and plenty of parking
- **7/ 24 CCTV** and Security
- Facility Management
- Energy efficient and **eco friendly** design
- **An iconic first** of its kind aquarium in the New Administrative Capital

HUB **AQUARIUM**

Discover the **First Aquarium in the New Capital** – Only at **HUB Mall!**

Step into a world of wonder at HUB 1 Mall, where shopping meets adventure! We’re proud to introduce the first-ever aquarium in the New Administrative Capital, bringing the ocean's magic to the city's heart. Whether you're here with family and friends or just exploring solo, **The Experience** is unforgettable.Stay for the breath-taking views under the sea!



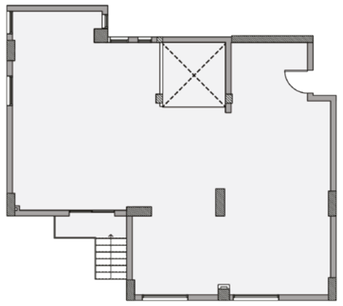
PLANS

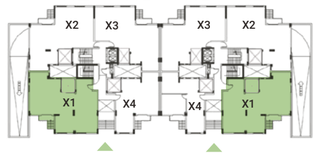
TYPE A ATTACHED
SPACE ONLY

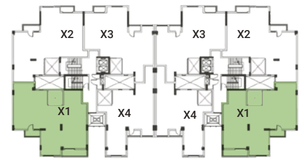
UNIT X1 - DUPLEX

TOTAL AREA 430 M²

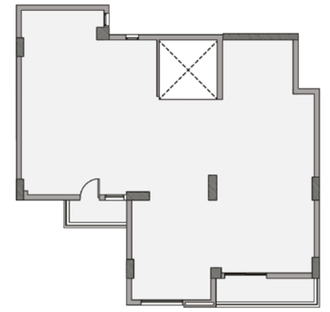
Ground Floor







First Floor

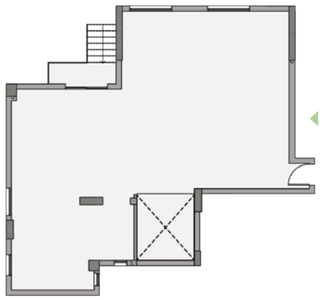


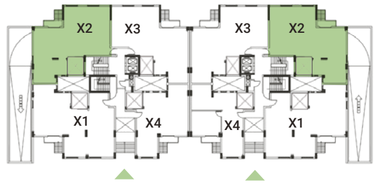


UNIT X2 - DUPLEX

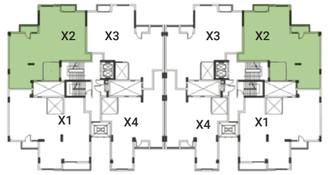
TOTAL AREA 400 M²

Ground Floor

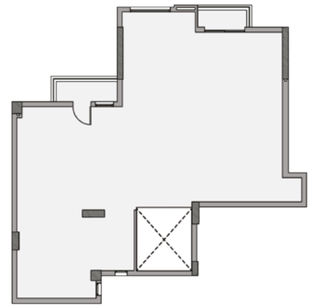








First Floor

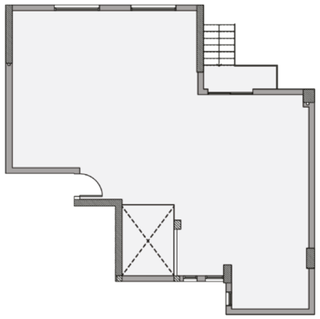




UNIT X3 - DUPLEX

TOTAL AREA 370 M²

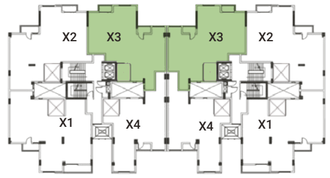
Ground Floor

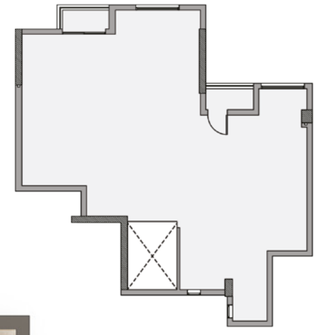






First Floor



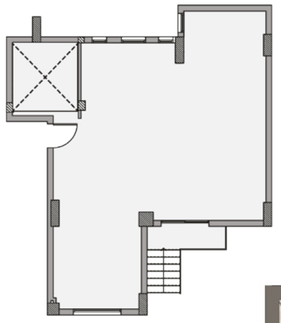


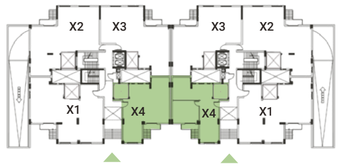


UNIT X4 - DUPLEX

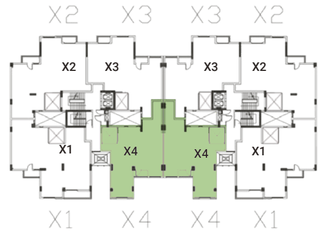
TOTAL AREA 305 M²

Ground Floor



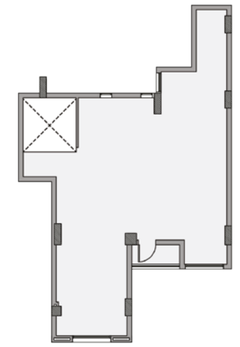






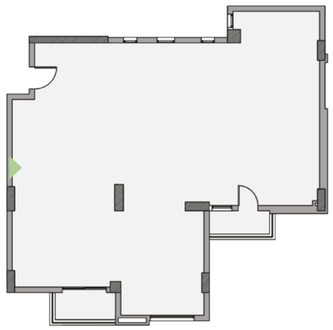


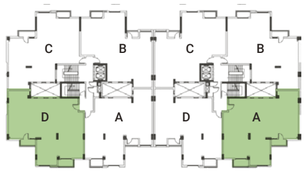
First Floor



UNIT A &D - TYPICAL

TOTAL AREA 220 M²

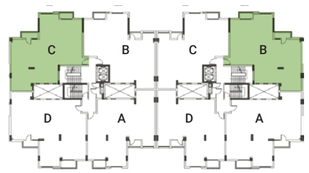






UNIT B & C - TYPICAL

TOTAL AREA 200 M²

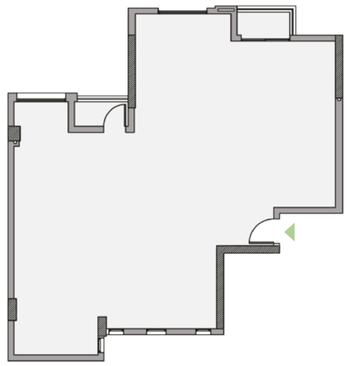


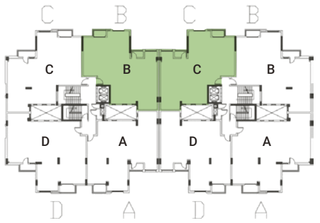




UNIT C &B - TYPICAL

TOTAL AREA 195 M²

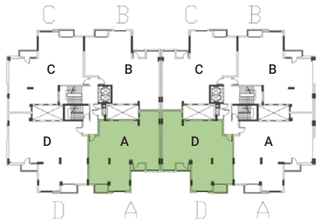


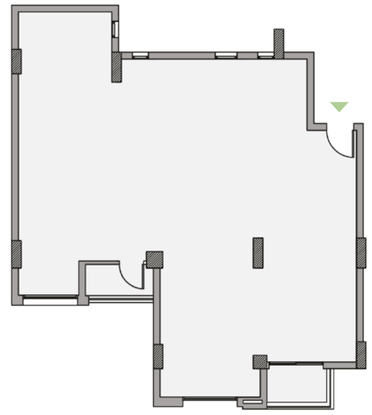




UNIT D & A - TYPICAL

TOTAL AREA 200 M²





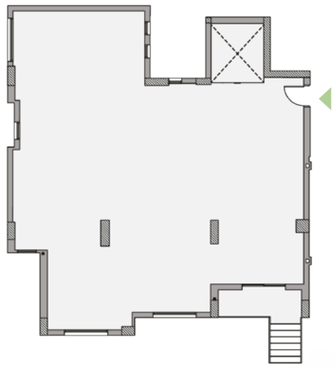


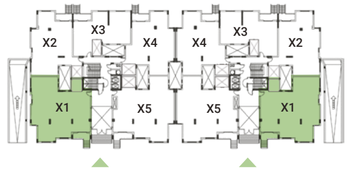
TYPE B ATTACHED
SPACE ONLY

UNIT X1 - DUPLEX

TOTAL AREA 505 M²

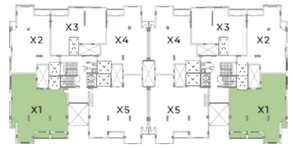
Ground Floor

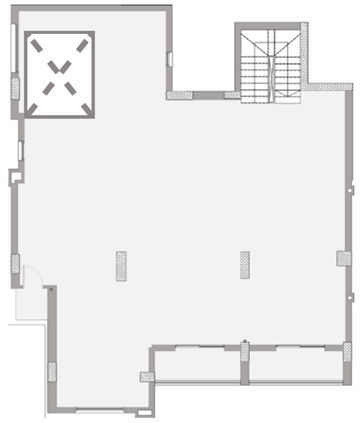






First Floor



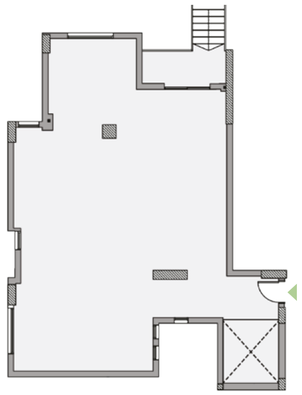


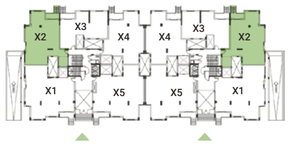


UNIT X2 - DUPLEX

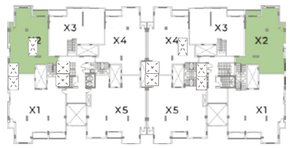
TOTAL AREA 390 M²

Ground Floor



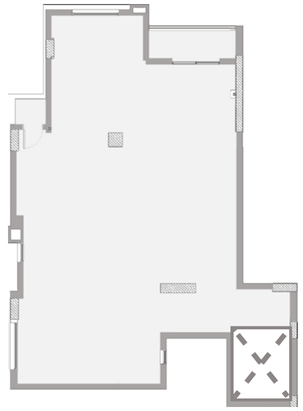








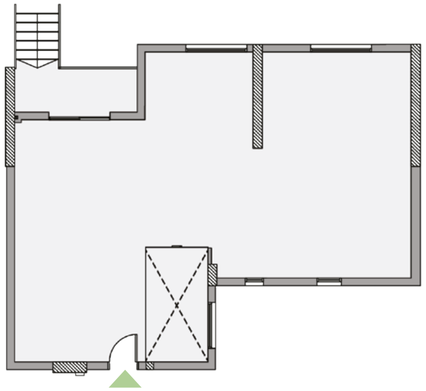
First Floor

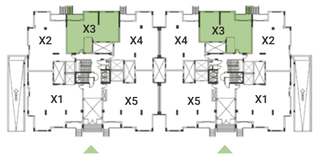


UNIT X3 - DUPLEX

TOTAL AREA 330 M²

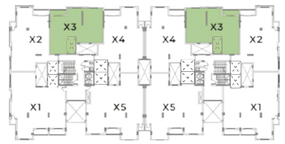
Ground Floor

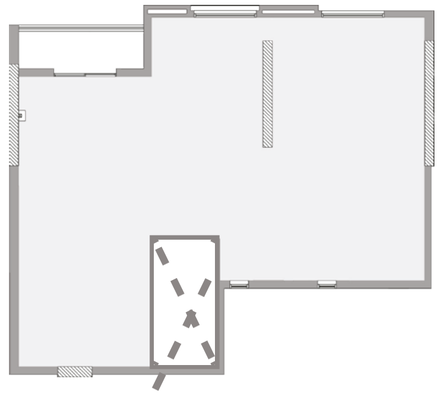






First Floor





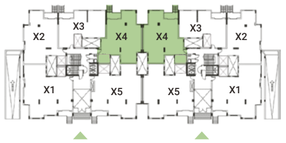


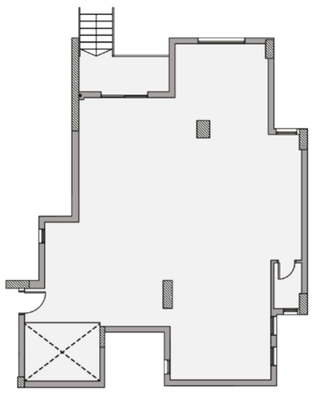
UNIT X4 - DUPLEX

TOTAL AREA 405 M²

Gr

ound Floor

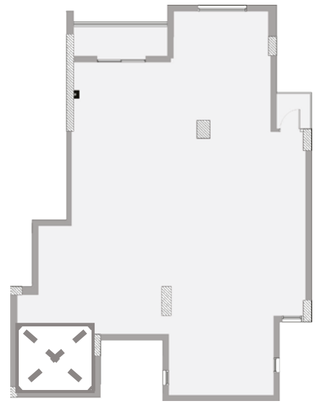








First Floor

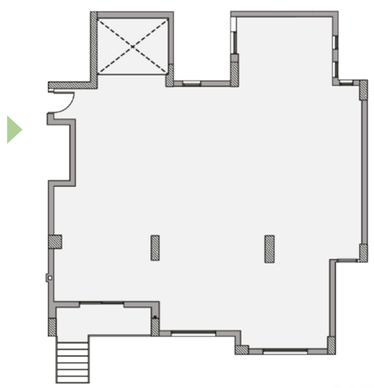


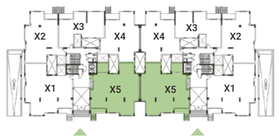


UNIT X5 - DUPLEX

TOTAL AREA 505 M²

Ground Floor



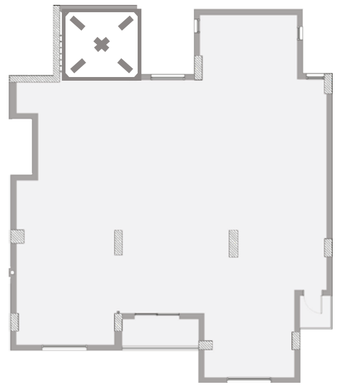








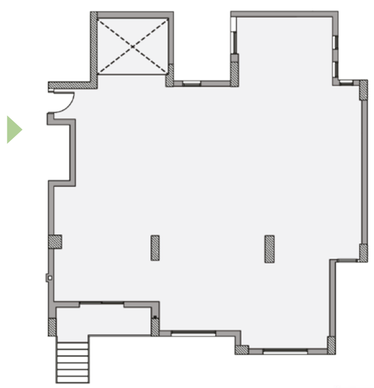
First Floor

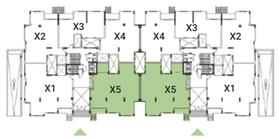


UNIT X5 - DUPLEX

TOTAL AREA 505 M²

Ground Floor



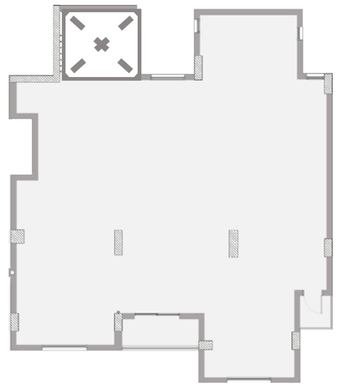








First Floor



UNIT A & E - TYPICAL

TOTAL AREA 200 M²



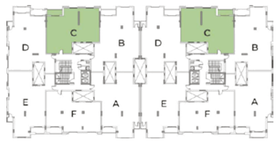
UNIT B & D - TYPICAL

TOTAL AREA 200 M²



UNIT C - TYPICAL

TOTAL AREA 160 M²

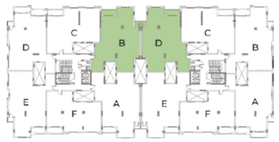


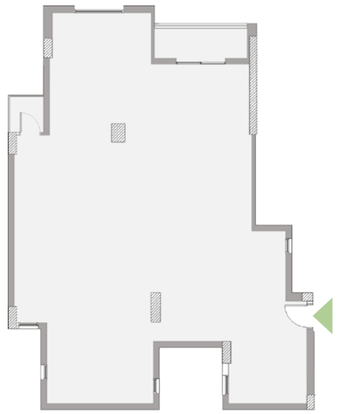




UNIT D & B - TYPICAL

TOTAL AREA 200 M²

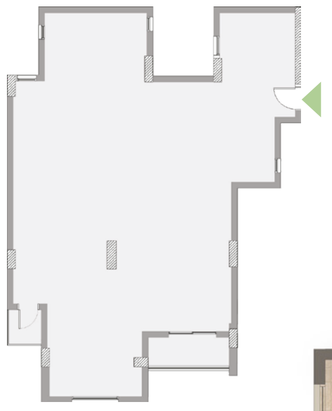






UNIT E & A - TYPICAL

TOTAL AREA 200 M²



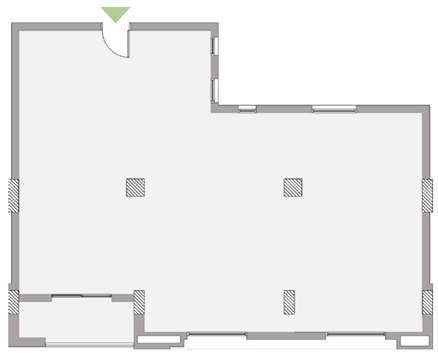




UNIT f - TYPICAL

TOTAL AREA 160 M²







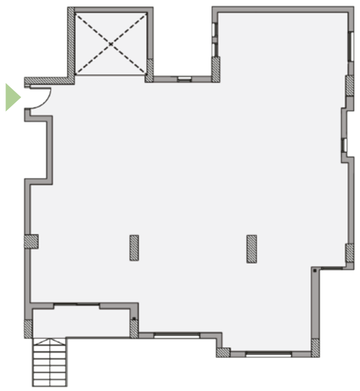
TYPE B STAND ALONE

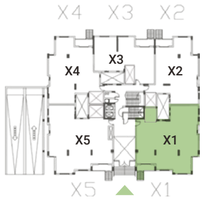
SPACE ONLY

UNIT X1 - DUPLEX

TOTAL AREA 505 M²

Ground Floor

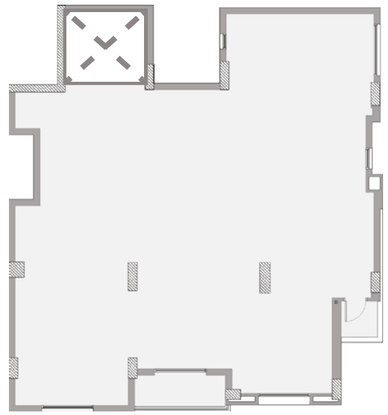








First Floor

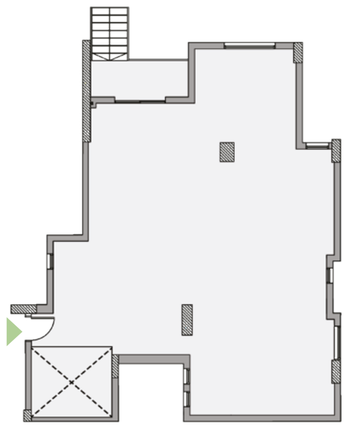




UNIT X2 - DUPLEX

TOTAL AREA 390 M²

Ground Floor



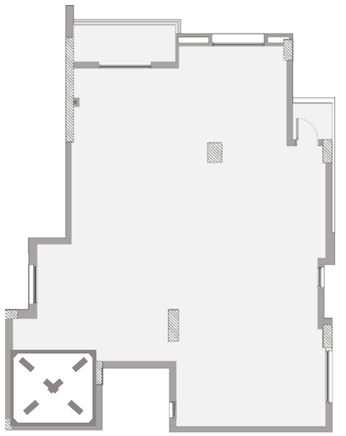








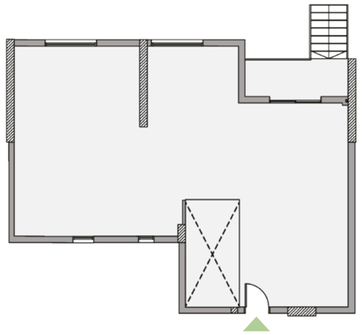
First Floor

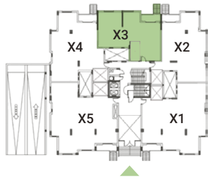


UNIT X3 - DUPLEX

TOTAL AREA 330 M²

Ground Floor

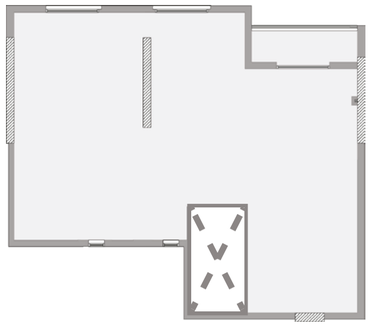








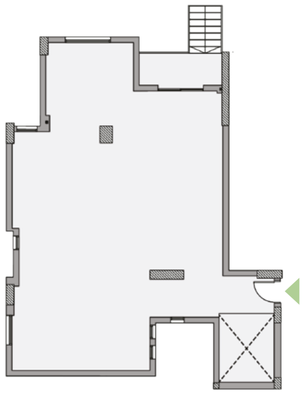
First Floor

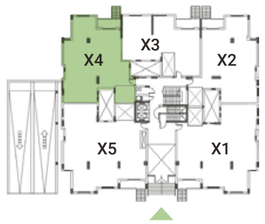


UNIT X4 - DUPLEX

TOTAL AREA 405 M²

Ground Floor

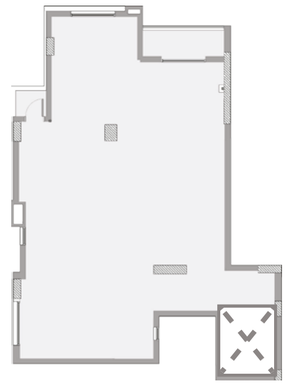






First Floor



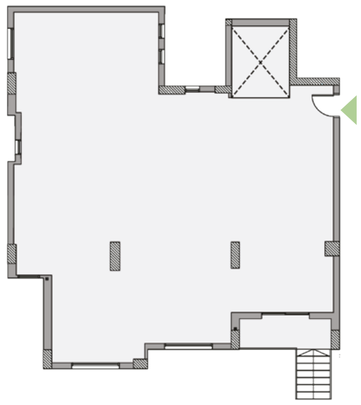




UNIT X5 - DUPLEX

TOTAL AREA 505 M²

Ground Floor

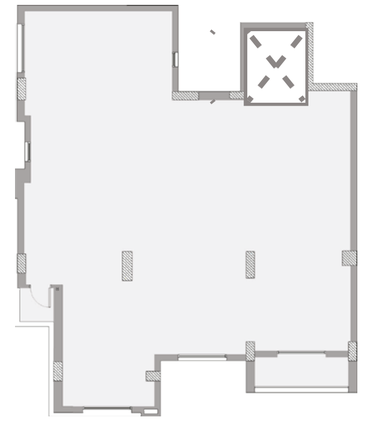






First Floor

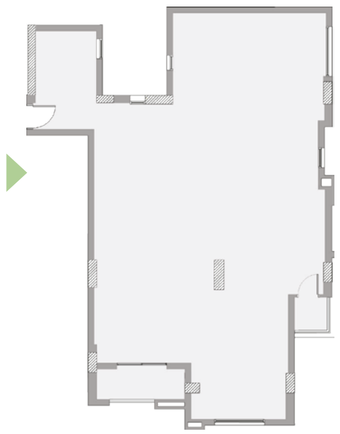






UNIT A- TYPICAL

TOTAL AREA 200 M²



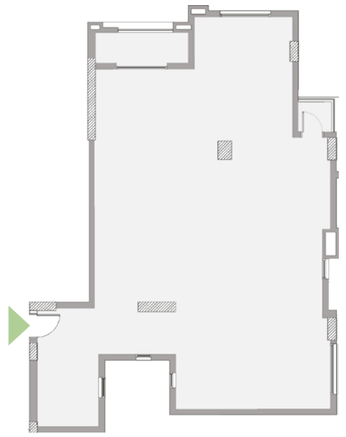




UNIT B - TYPICAL

TOTAL AREA 160 M²

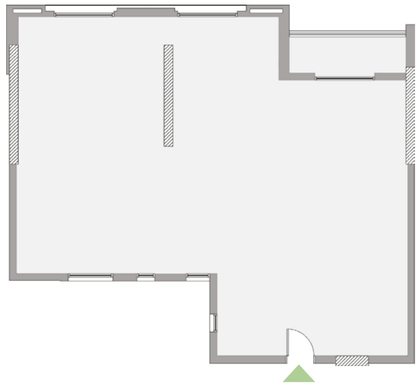






UNIT C - TYPICAL

TOTAL AREA 160 M²



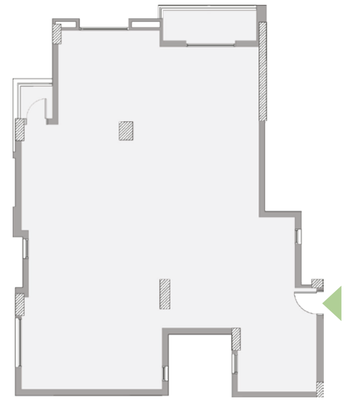




UNIT D - TYPICAL

TOTAL AREA 200 M²

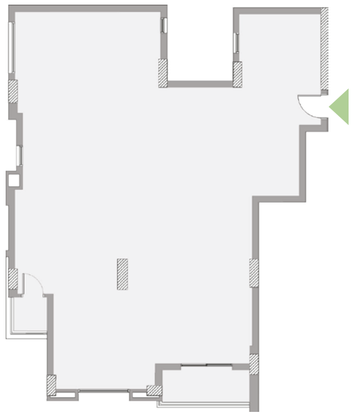






UNIT E - TYPICAL

TOTAL AREA 200 M²

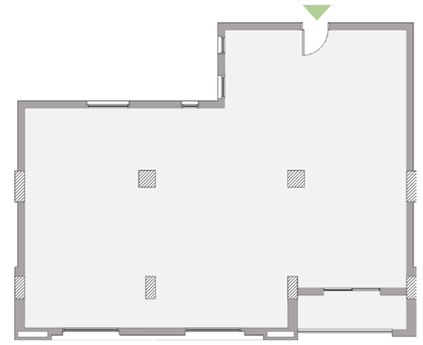




UNIT F - TYPICAL

TOTAL AREA 160 M²







YOUR IDEAL HOME AWAITS AT

CAPITAL HEIGHTS 1