al ahly sabbour
DEVELOPMENTS



www.alahlysabbour.com

NUMBERS SPEAK LOUDER THAN WORDS

At Al Ahly Sabbour, our legacy is reflected in the strength of our achievements—numbers that tell the story of our impact on the real estate landscape and the lives we've transformed.

01 Total land Bank **4000 Feddans.**

02 **65 projects all over Egypt.**

03 Enriching the lives of **40,000 satisfied residents and owners.**

04 Total number of **20,893 units.**

05 Delivered **10,308 units.**

06 To be delivered in 2024 **2,500 units.**

al ahly sabbour
DEVELOPMENTS

OUR COMMUNITIES



Our communities are crafted to foster a deep sense of belonging, whether in the vibrant city or along serene coastal landscapes. In urban environments, we create innovative spaces that bring people together through shared amenities, lively social hubs, and sustainable features integrated into our new projects, embodying our ever-evolving approach to modern living. Along the coast, our developments offer peaceful escapes where nature and community thrive side by side, encouraging meaningful connections between residents and their surroundings.

Across all our communities, inclusivity, comfort, and a true sense of home are woven into every detail, ensuring everyone can find their place and feel genuinely at ease.

Livable Communities
48 Communities - Fully Delivered

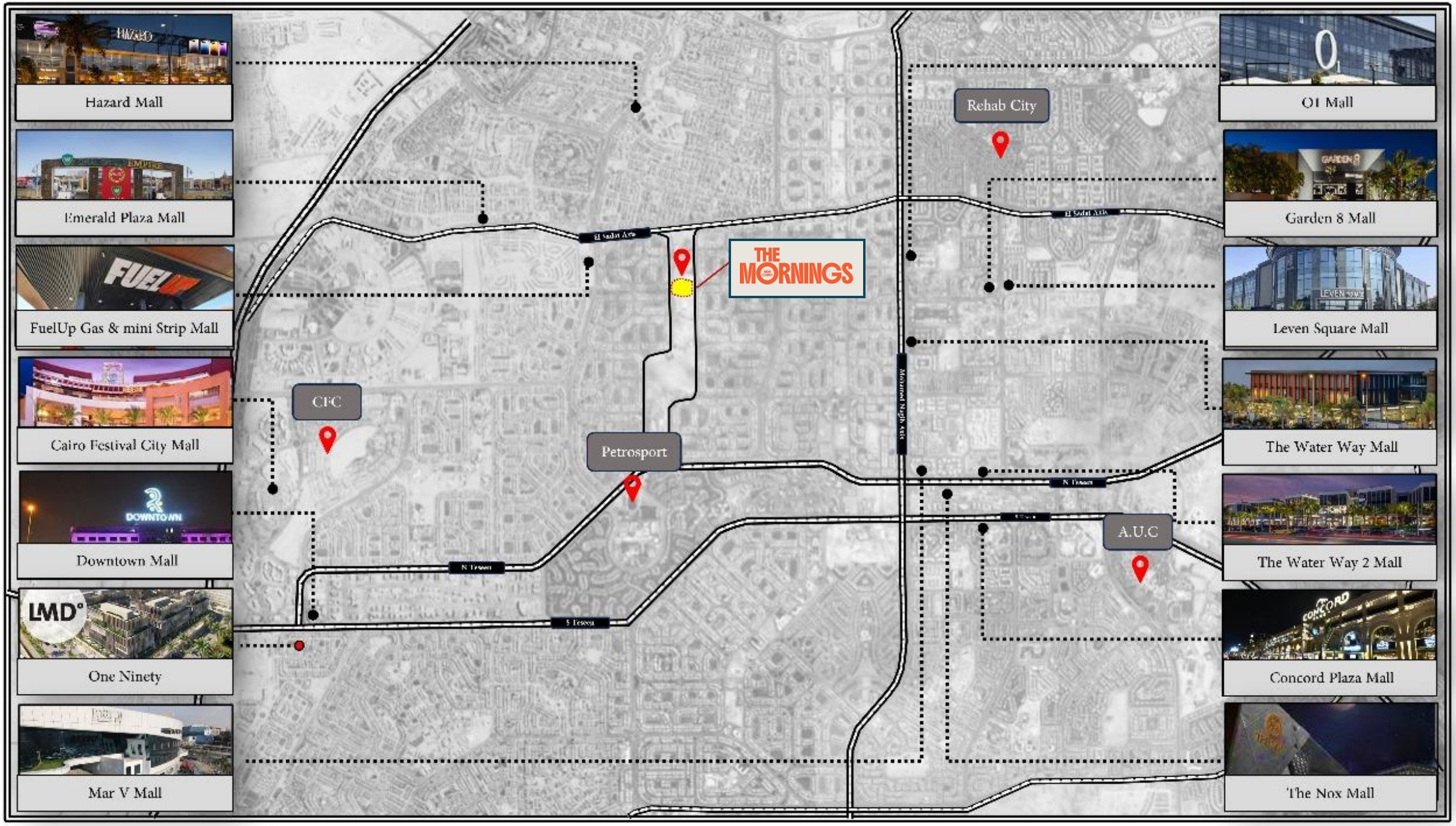
Non-Livable Communities
8 Projects - Under constructions

Retail, Commercial & Hospitality Projects
9 Projects - Fully Operating

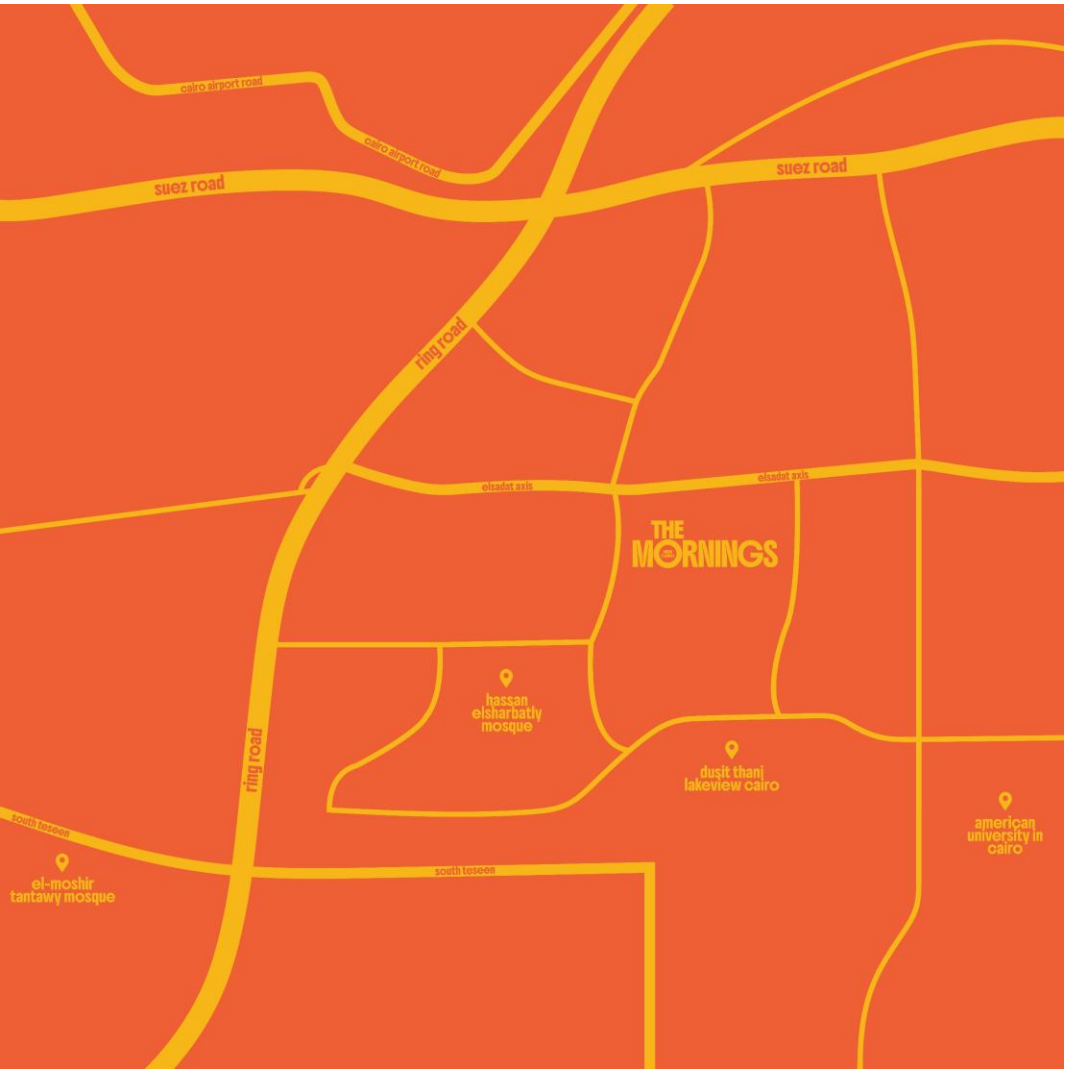


OUR PROJECTS IN THE EAST

al ahly sabbour DEVELOPMENTS


Hazard Mall
Emerald Plaza Mall
FuelUp Gas & mini Strip Mall
Cairo Festival City Mall
Downtown Mall
One Ninety
Mar V Mall
THE MORNINGS
CFC
Petrosport
Rehab City
A.U.C
El Sadat Axis
Mohamed Naguib Axis
N Teseen
S Teseen
01 Mall
Garden 8 Mall
Leven Square Mall
The Water Way Mall
The Water Way 2 Mall
Concord Plaza Mall
The Nox Mall


El Sadat Axis
Manchester Intl. School
THE MORNINGS
Nile Intl. School
Salah El Din Intl. School
Main Marks
Al Yasmine
Al Banafseg
1
2
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N Teseen
S Teseen
Mohamed Naguib Axis
Kasr El Kababgi
ahly sabbour
DEVELOPMENTS



New Cairo has a new golden spot, and it’s all about opportunity. With The Mornings, you’re not just buying into a location—you’re stepping into a smart investment with seamless returns. A fresh, vibrant community meets an effortless rental model, making this the bright side of real estate in East Cairo.

7 minutes to Dusit Thani lake view
15 minutes to CFC
20 minutes to Cairo airport
15 minutes to AUC
10 minutes to Rehab

Our next destination

THE MORNINGS

NEW CAIRO

apartments & suites

THE MORNINGS

APARTMENTS & SUITES

A fresh start, a place where ambition meets possibility. Just like the golden hour of sunrise, our young community embodies energy in an atmosphere with the perfect balance of abundance & homeliness.

THE MORNINGS

OFFICES AND CLINICS

A great place to for your business right above the commercial strip, separated from the residential area yet enjoying the city view with external accessibility
Ensuring no conflict between residential life and business life

THE MORNINGS

1st OWN- TO - RENT

For the 1st time in Egypt

Why just own when you can earn? The Mornings flips the script on traditional real estate—these aren't just apartments, they're income-generating assets. You invest, the operational team takes care of the rest, and your property works for you. It's ownership, but smarter.

concept

1- Cozy gated community in the heart of the fifth settlement.

2- Buying with the Expert Al Ahly Sabbour. 30 years of delivering homes.

3- Offering the client’s Higher Potential Rental Income by collaborating with Birdnest.

4- Dynamic Increase in Price unit due to the location, services they are offering.

5- Hassle free rental services by BirdNest.

6- Flexible payment plans

7- Earn while Paying (by renting the units and you are still installing it)



8- Maximizing purpose of the property by the flexibility of renting it or using it, will maximize our client's investment value.

9- Increasing the Value of the unit during the 3-year delivery. Which will ensure highest returns for both investors and end users

10- Delivery New Concept In the Compound which is Turn on Key, Ready to Rent units.

11- Building Equity Over time.

12- Exclusive Experience for Owners (to facilitate their experience in the compound) such as walking tracks, water features, community center

13 - Security Against inflation with the maximum ROI.

14- With Al Ahly Sabbour as the developer, buyers and investors can have confidence that they are investing in a project that is well-executed, high-quality, and in a prime location.

Why THE MORNINGS?

Our strategic partners

RH

RICH HOUSE
DEVELOPMENTS

AZURE
Planning & Architecture

BirdNest

The mornings
Master plan.

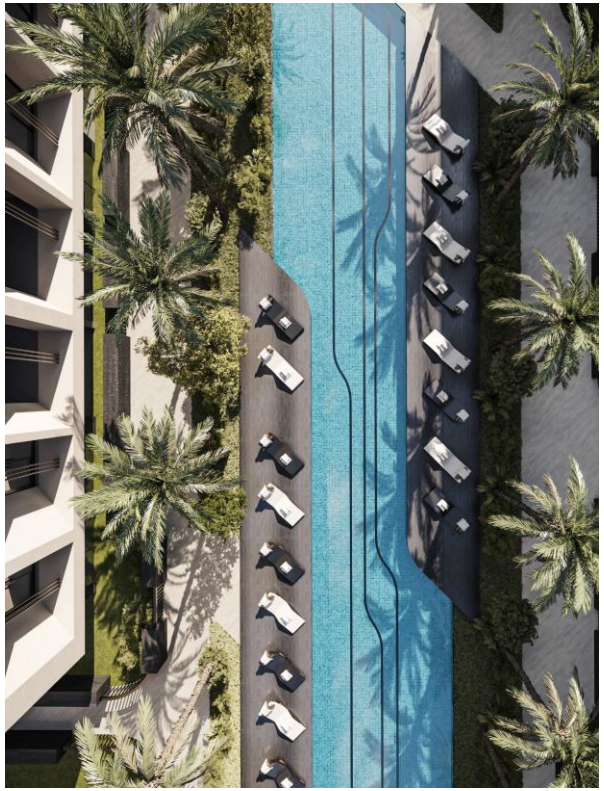
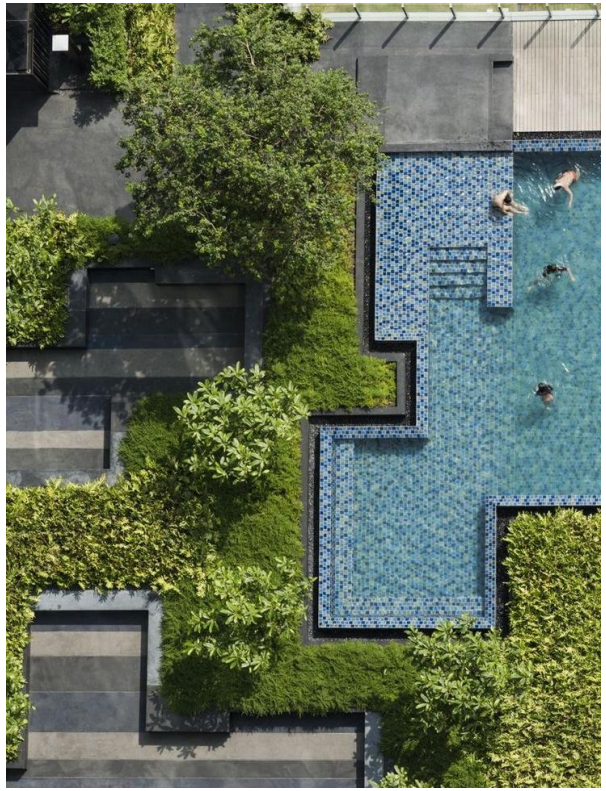
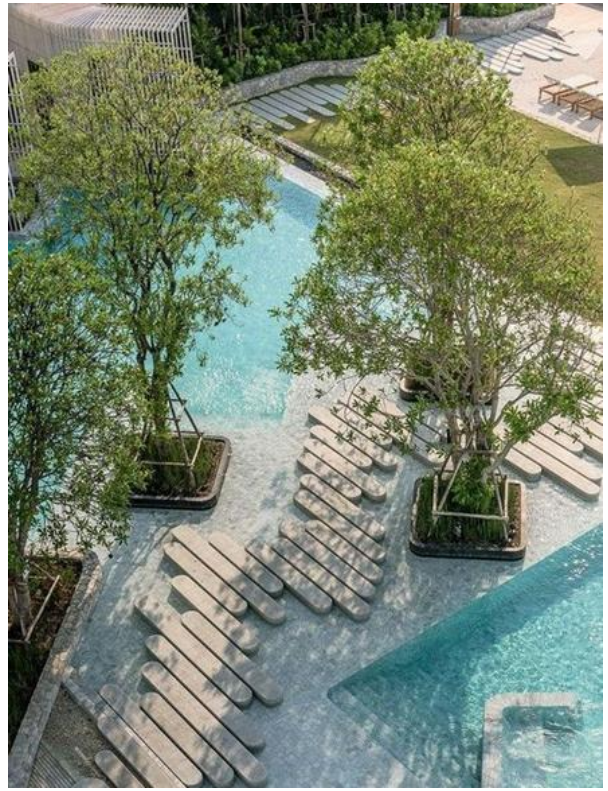
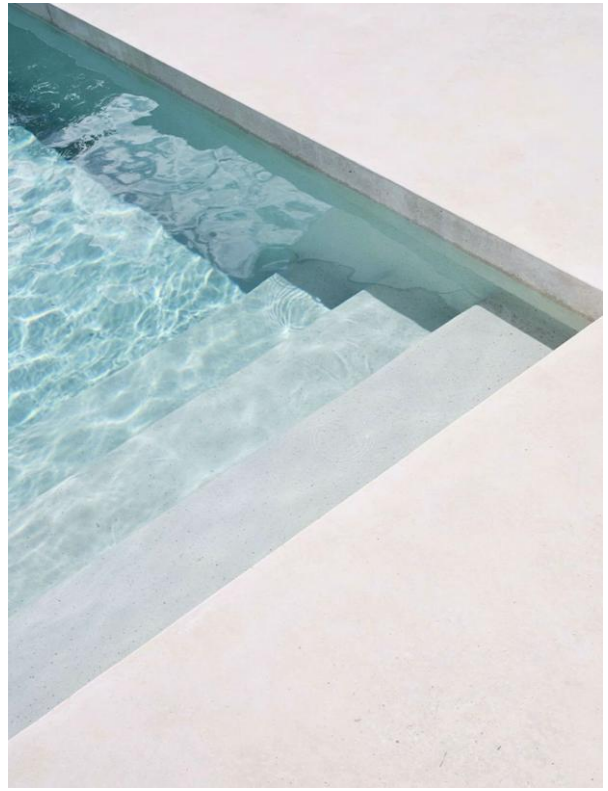


- **Boutique Closed, & roadless community.**
- **All services aside will give us the opportunity of owning a hotel look alike experience.**
- **Almost most of the units are overlooking water features.**

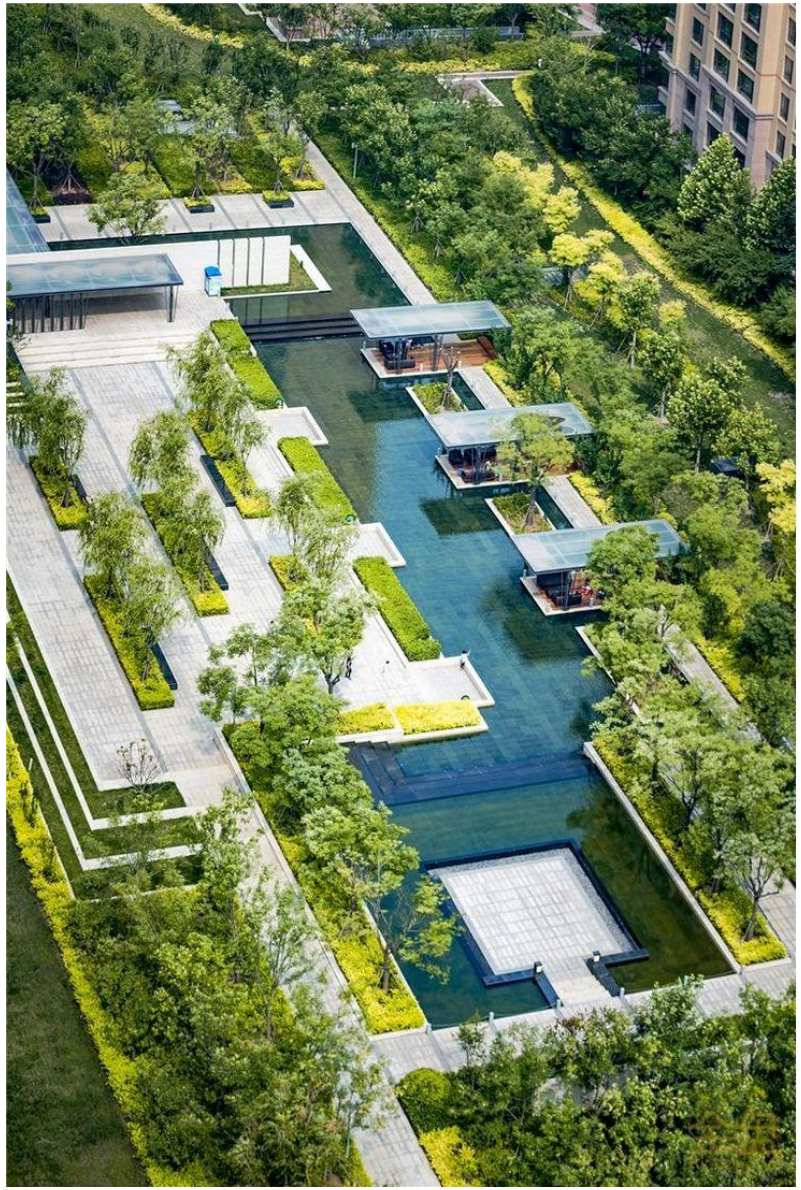
THE MORNINGS

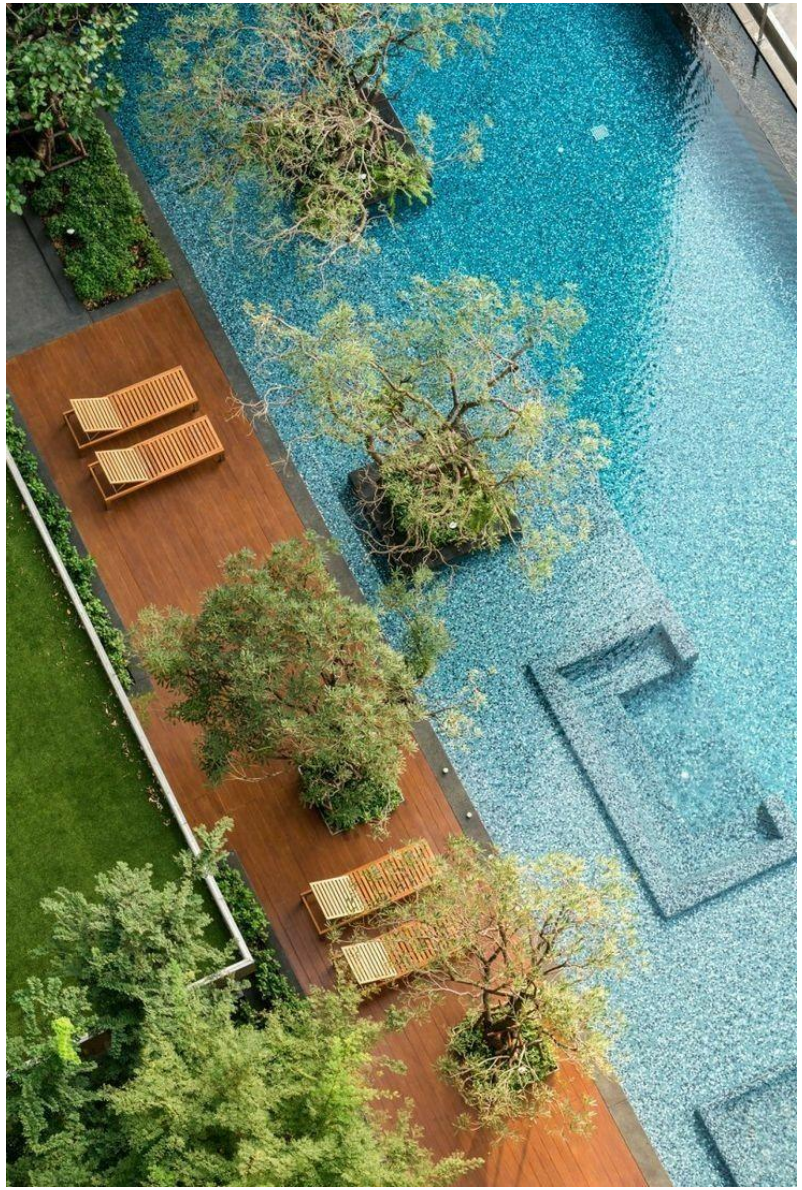
Surrounding functions

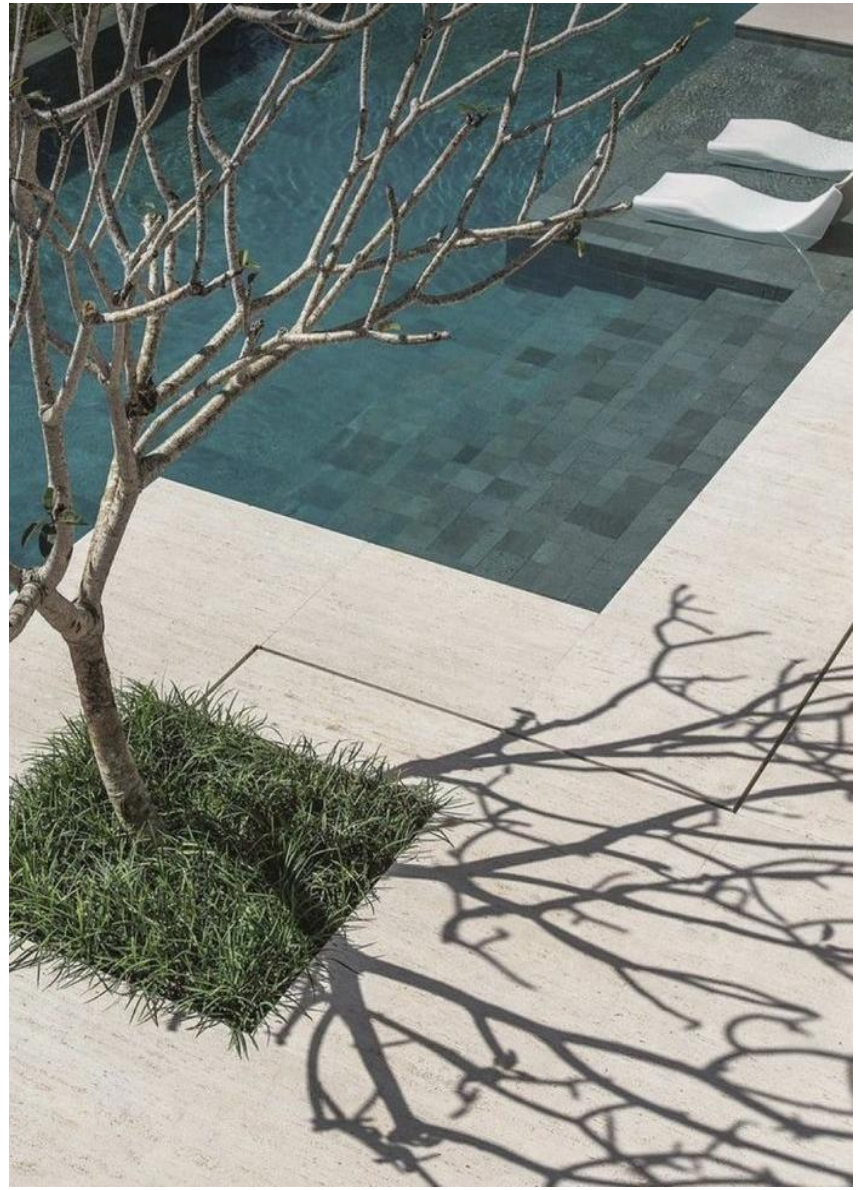
Every detail is designed to enhance your experience and offer you a peaceful, nature-inspired lifestyle. Our compound features thoughtfully planned amenities that encourage relaxation, wellness, and community. Let's explore some of the key features that make The Mornings a truly special place to live.

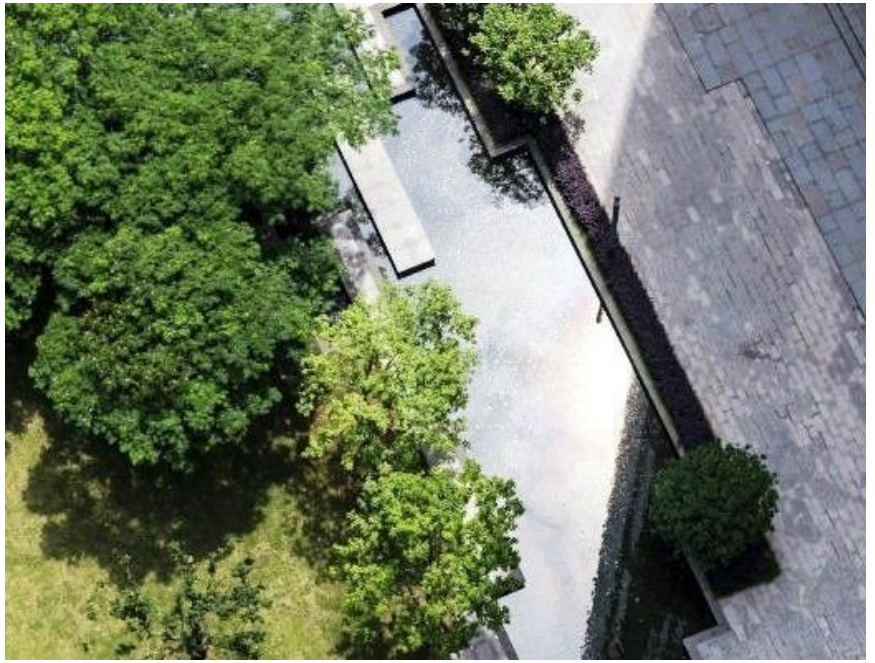
Water features

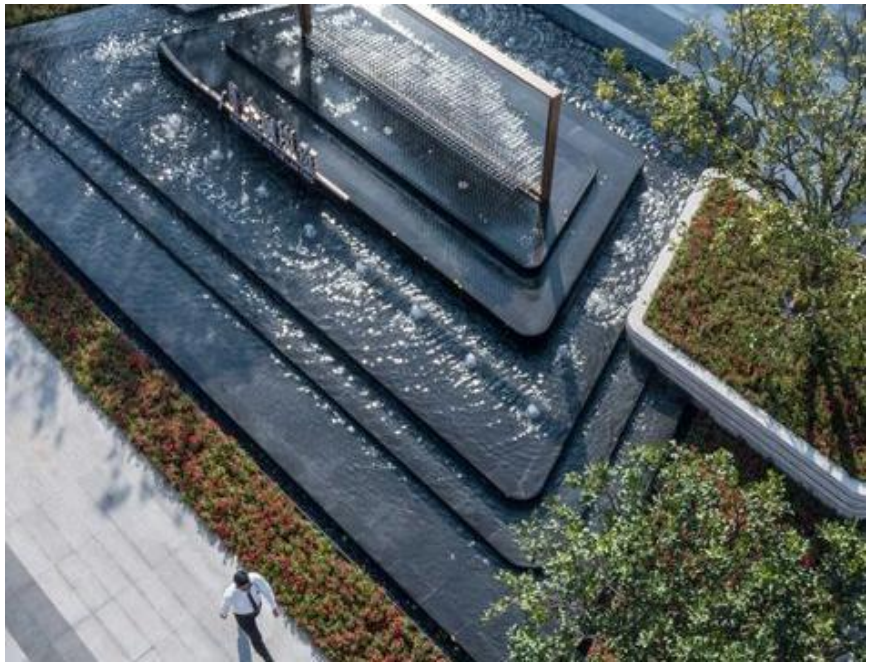




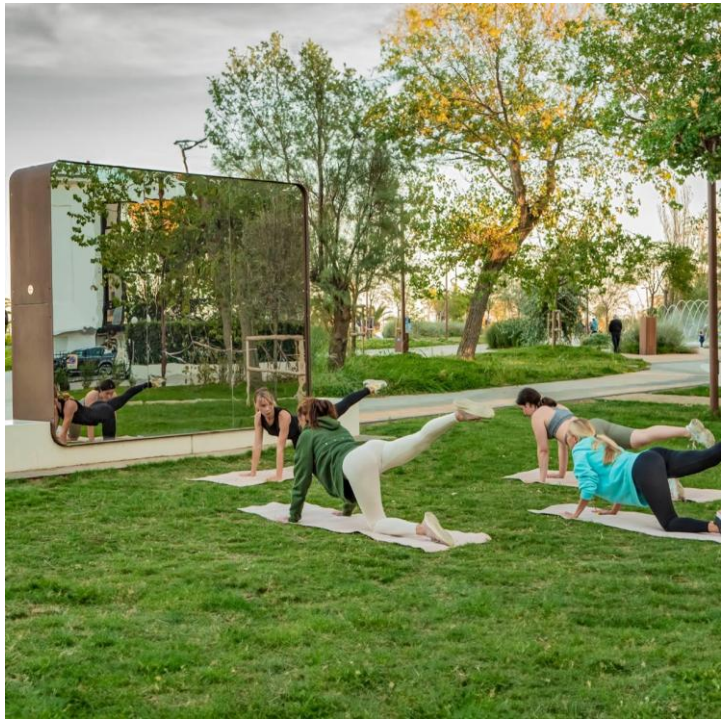
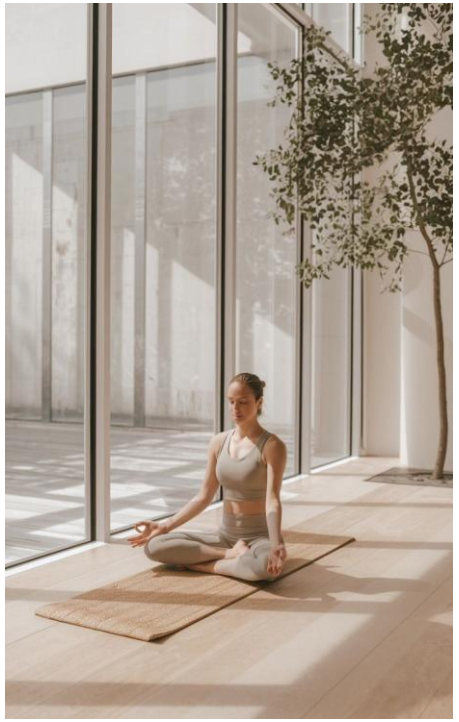
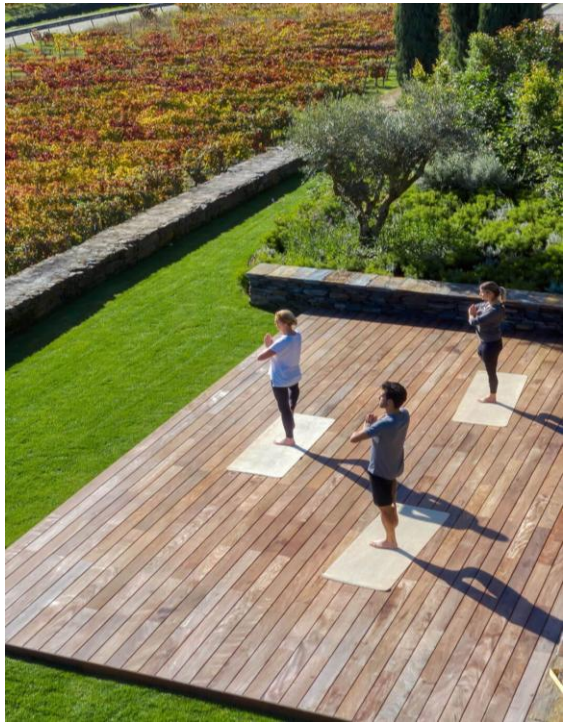




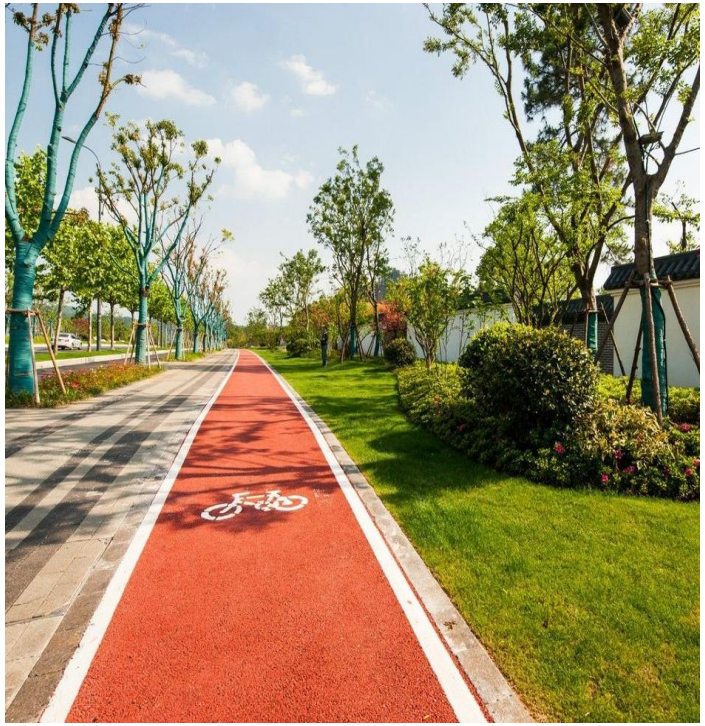




Landscape design

Mental relaxation



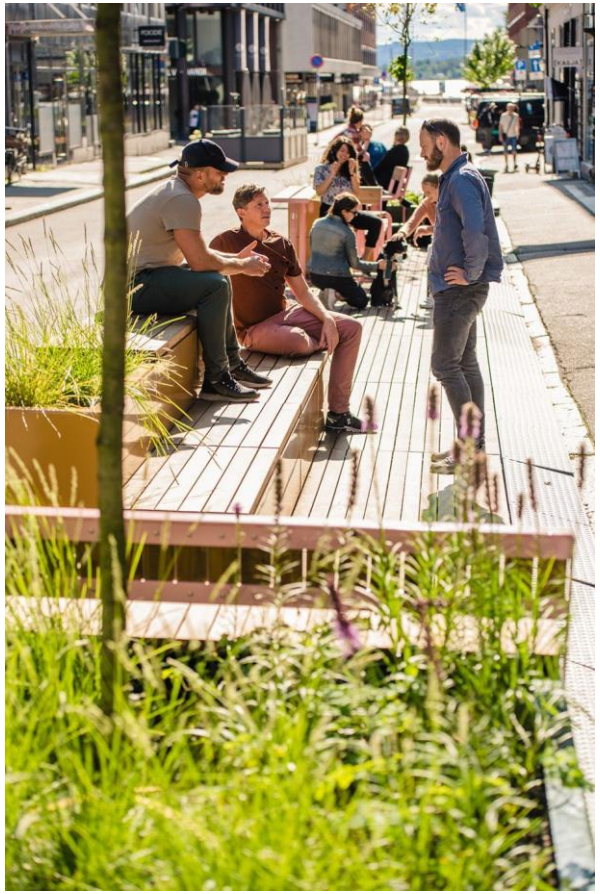






Bikes and Jogging lanes .
Shaded open air spaces.







Gathering points


Kids area





Outdoor gym

THE MORNINGS

elevations


THE MORNINGS


THE MORNINGS


THE MORNINGS


THE MORNINGS

THE MORNINGS

Front elevations


THE MORNINGS


HE MORNINGS

Al Ahly Sabbour x BirdNest :
From ownership to income.

Egypt's First Own-To Rent Community

Medium to Long Term Rental

Development built for ROI

BirdNest manages rentals from Day 01

Lock today's price,Earn tomorrow's rising rents!

Why this works for Buyers

- Just 500K down to secure a future income asset
- Passive income starts post-handover
- Fixed installments vs growing rent
- Full ownership in 8 years
- Resale & capital gain upside
- Sell a financial model, not just a unit
- Close deals faster with ROI-based logic
- Perfect for investors, expats, remote buyers

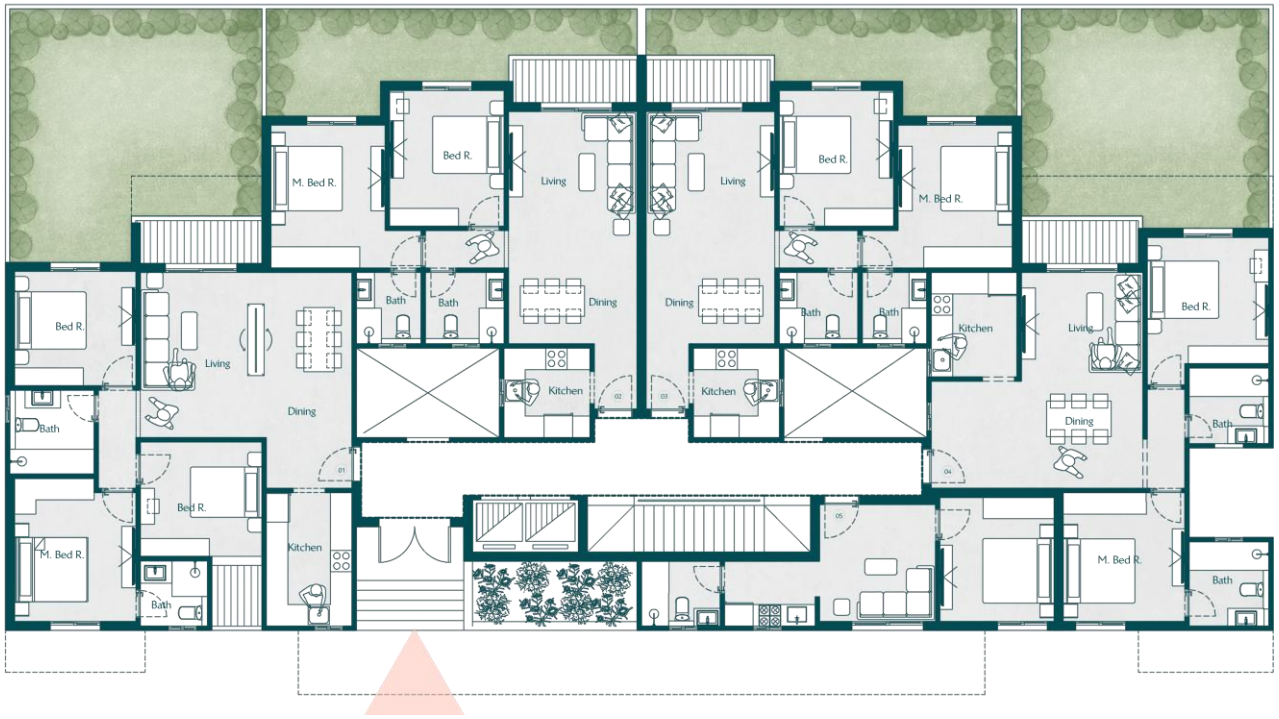
THE MORNINGS NEW CAIRO

apartments & suites

Floor plans TYPE A

TYPE-A

GROUND FLOOR

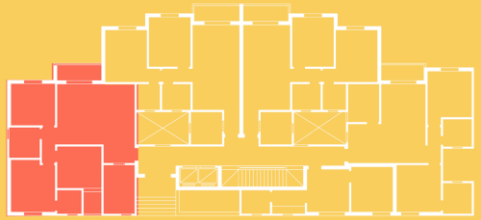


TYPE A

GROUND FLOOR

AREA 142M²

AREA GARDEN 42M²



A.	KITCHEN	3.73 X 2.40 M
B.	RECEPTION & DINING	5.92 X 4.62 M
C.	MASTER BEDROOM	4.00 X 3.40 M
D.	MASTER BATH	1.88 X 1.83 M
E.	BEDROOM 02	3.40 X 3.20 M
F.	BEDROOM 03	3.40 X 3.20 M
G.	TERRACE	1.70 X 1.40 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE A

GROUND FLOOR

AREA 110M²
AREA GARDEN 16M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

GROUND FLOOR

AREA 110M²

AREA GARDEN 16M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

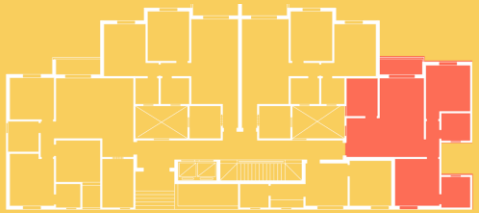


TYPE A

GROUND FLOOR

AREA 118M²

AREA GARDEN 38M²



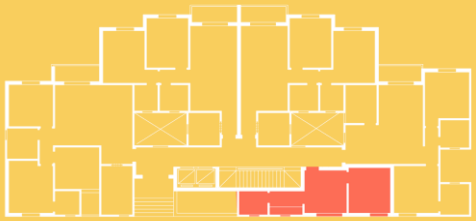
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	5.92 X 3.00 M
C.	LIVING	3.40 X 3.00 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M

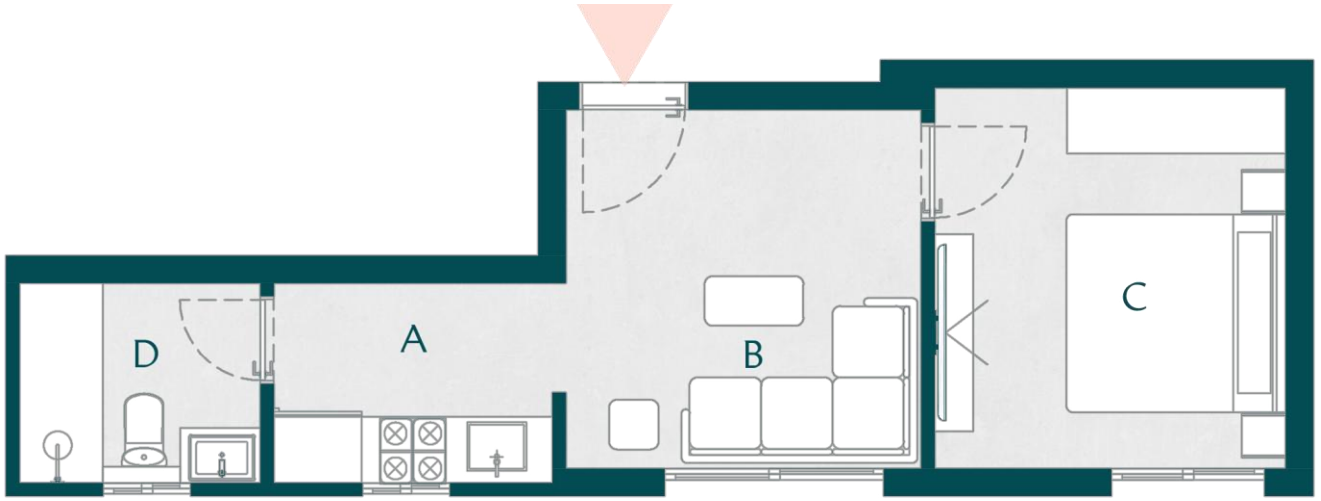


TYPE A

GROUND FLOOR

AREA 50M²





A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.27 X 3.25 M
C.	BEDROOM	3.47 X 3.47 M
D.	BATH	2.20 X 1.82 M

TYPE-A

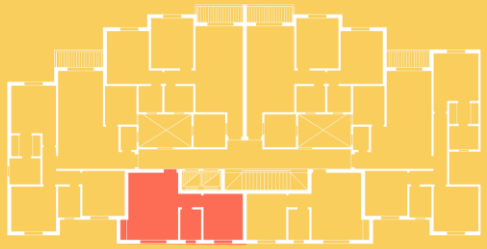
TYPICAL FLOOR



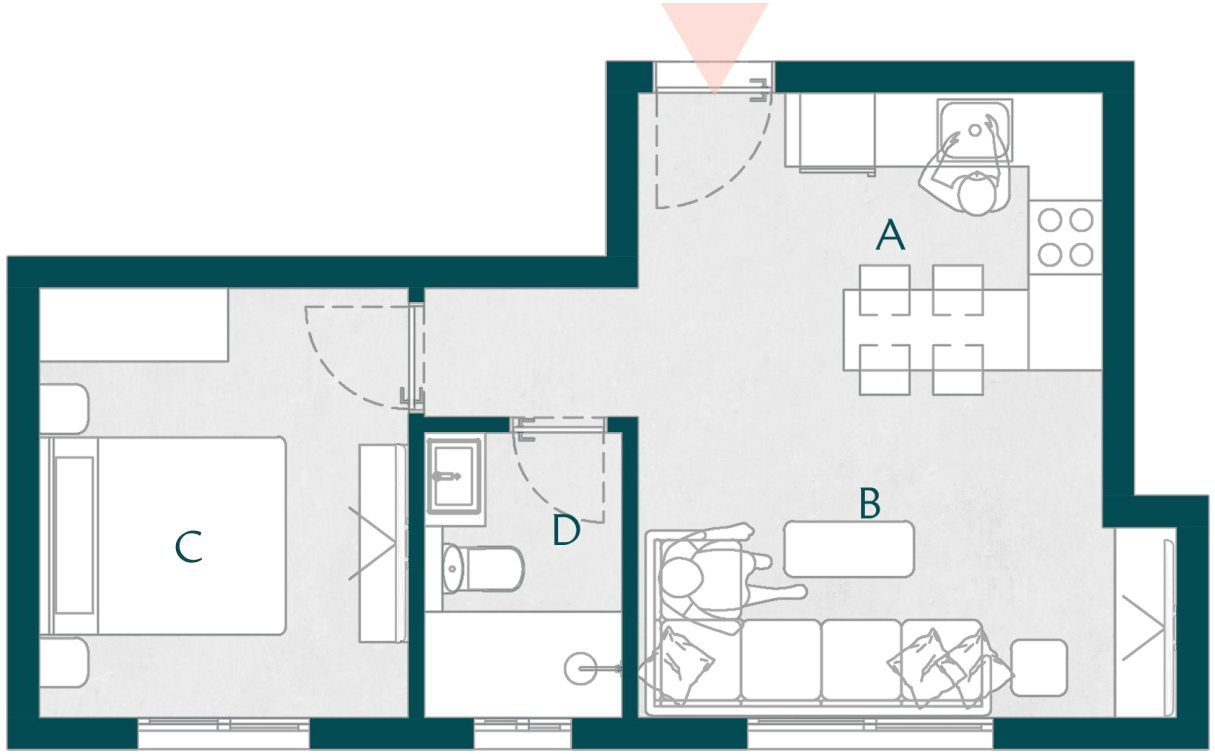
TYPE A

TYPICAL FLOOR

AREA 57M²



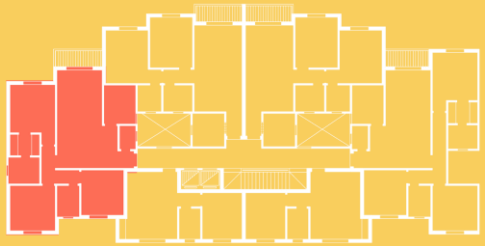
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



TYPE A

TYPICAL FLOOR

AREA 148M²



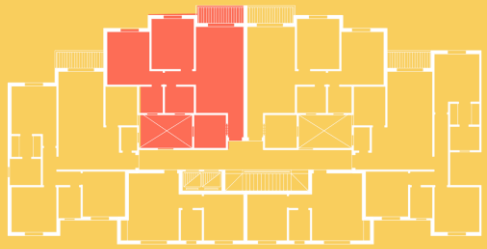
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	BEDROOM 03	3.47 X 1.20 M



TYPE A

TYPICAL FLOOR

AREA 110M²



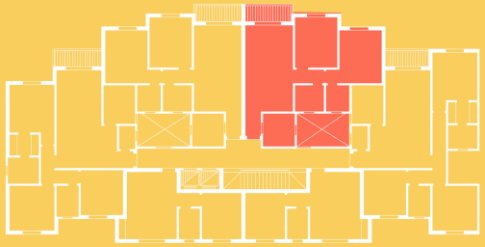
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

TYPICAL FLOOR

AREA 110M²



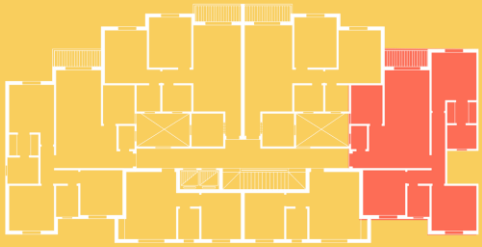
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



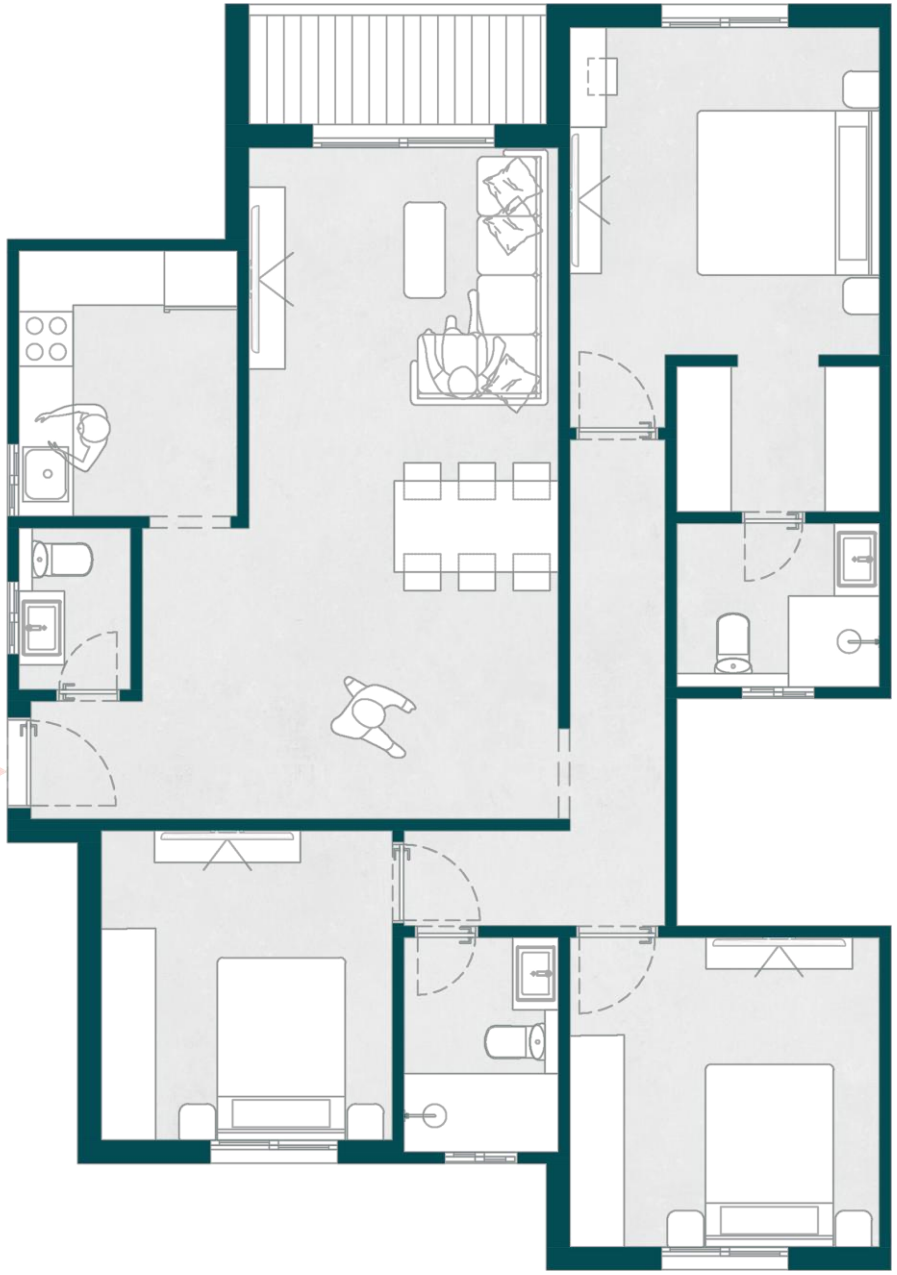
TYPE A

TYPICAL FLOOR

AREA 148M²



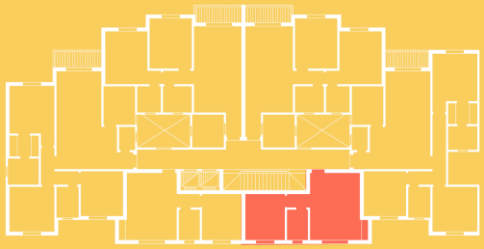
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.23 X 1.80 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



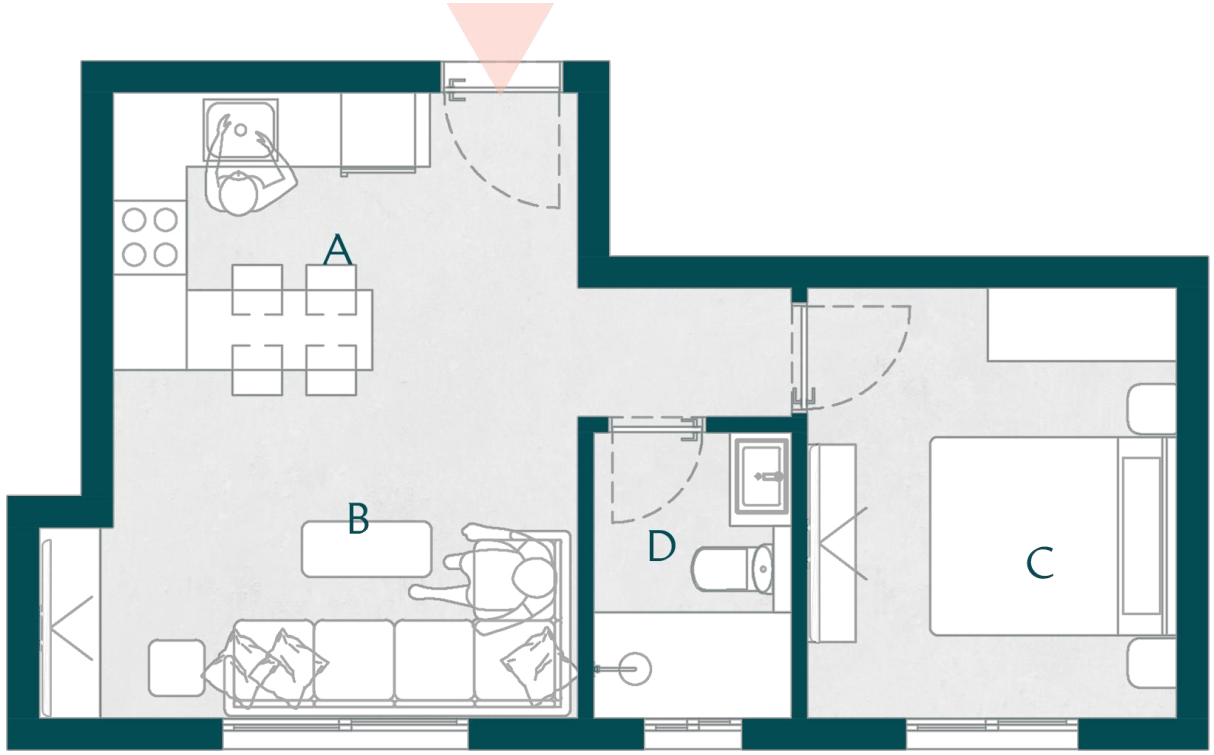
TYPE A

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATHROOM	2.32 X 1.60 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE B

TYPE-B

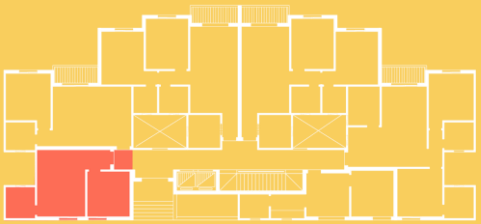
GROUND FLOOR



TYPE B

GROUND FLOOR

AREA 57M²



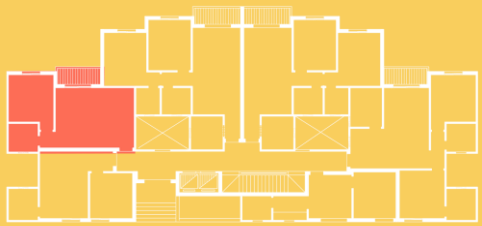
A.	KITCHEN	3.75 X 1.50 M
B.	RECEPTION	3.52 X 3.65 M
C.	BEDROOM	3.40 X 3.20 M
D.	BATH	2.35 X 2.23 M



TYPE B

GROUND FLOOR

AREA 74M²
GARDEN AREA 38M²



A.	KITCHEN	3.20 X 2.12 M
B.	RECEPTION	4.50 X 3.80 M
C.	BEDROOM	3.53 X 3.40 M
D.	BATH	2.23 X 2.12 M
E.	TERRACE	3.27 X 1.20 M

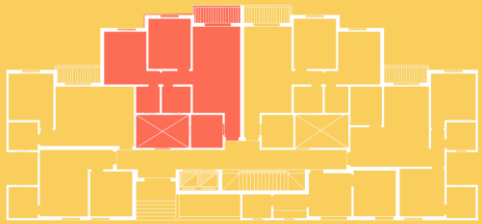


TYPE B

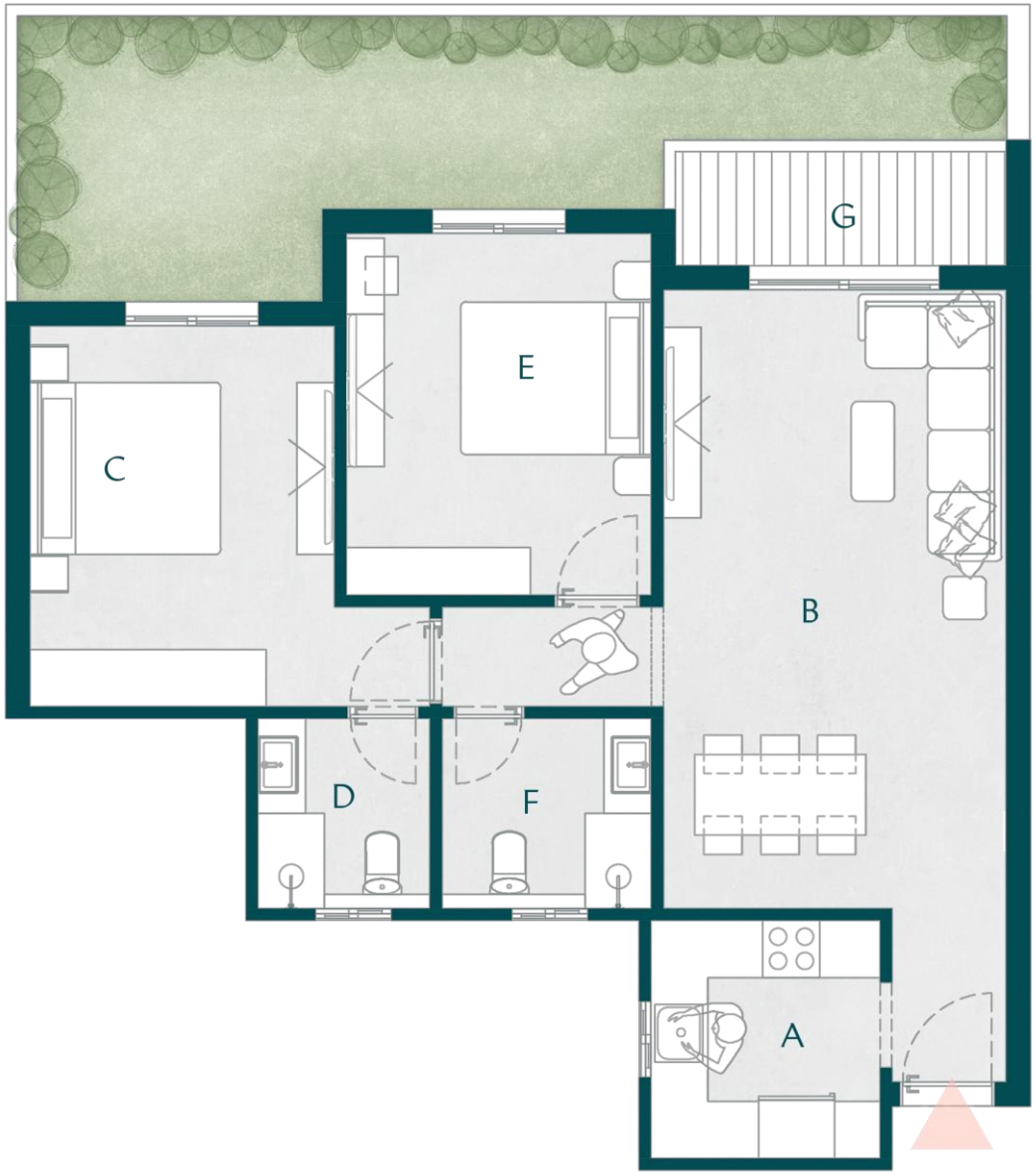
GROUND FLOOR

AREA 110M²

AREA GARDEN 16M²



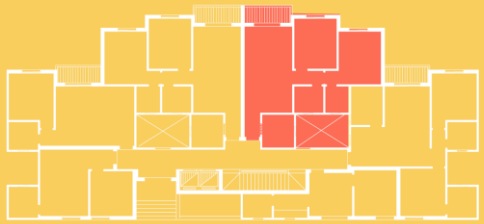
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

GROUND FLOOR

AREA 110M²
GARDEN AREA 16



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

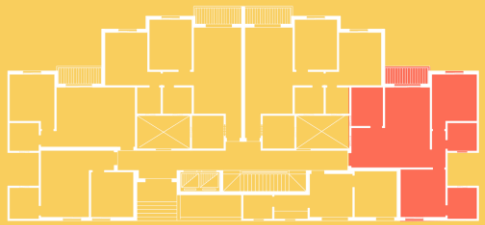


TYPE B

GROUND FLOOR

AREA 118M²

GARDEN AREA 38M²



A.	KITCHEN	2.92 X 2.40 M
B.	DINING	5.92 X 3.00 M
C.	LIVING	3.40 X 3.00 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M



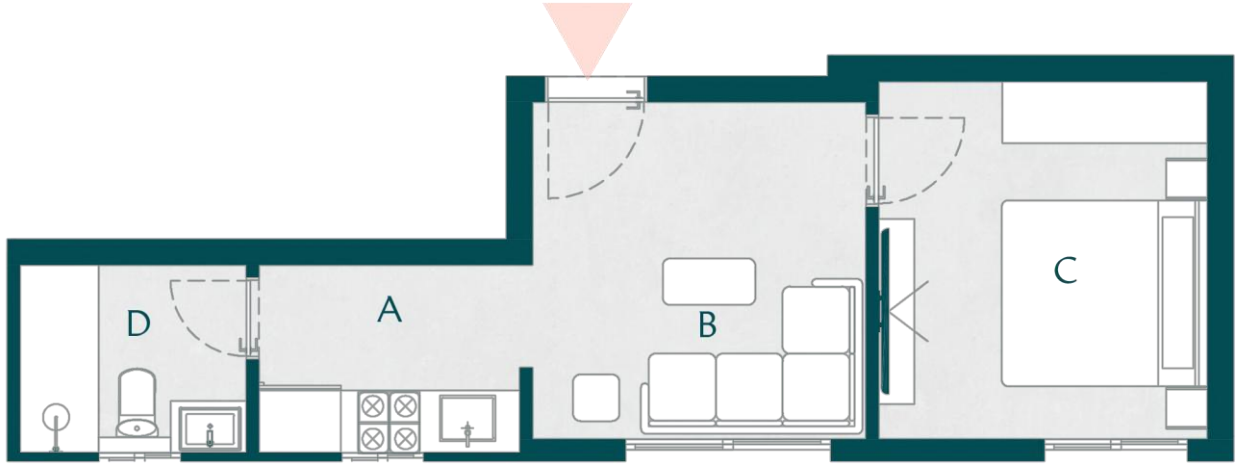
TYPE B

GROUND FLOOR

AREA 48M²



A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.27 X 3.25 M
C.	BEDROOM	3.47 X 3.47 M
D.	BATH	2.20 X 1.82 M



TYPE-B

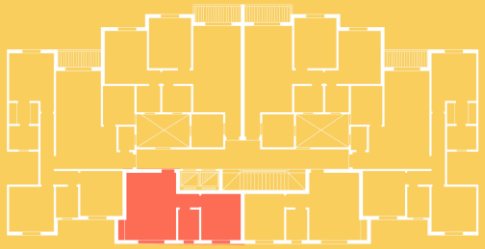
TYPICAL FLOOR



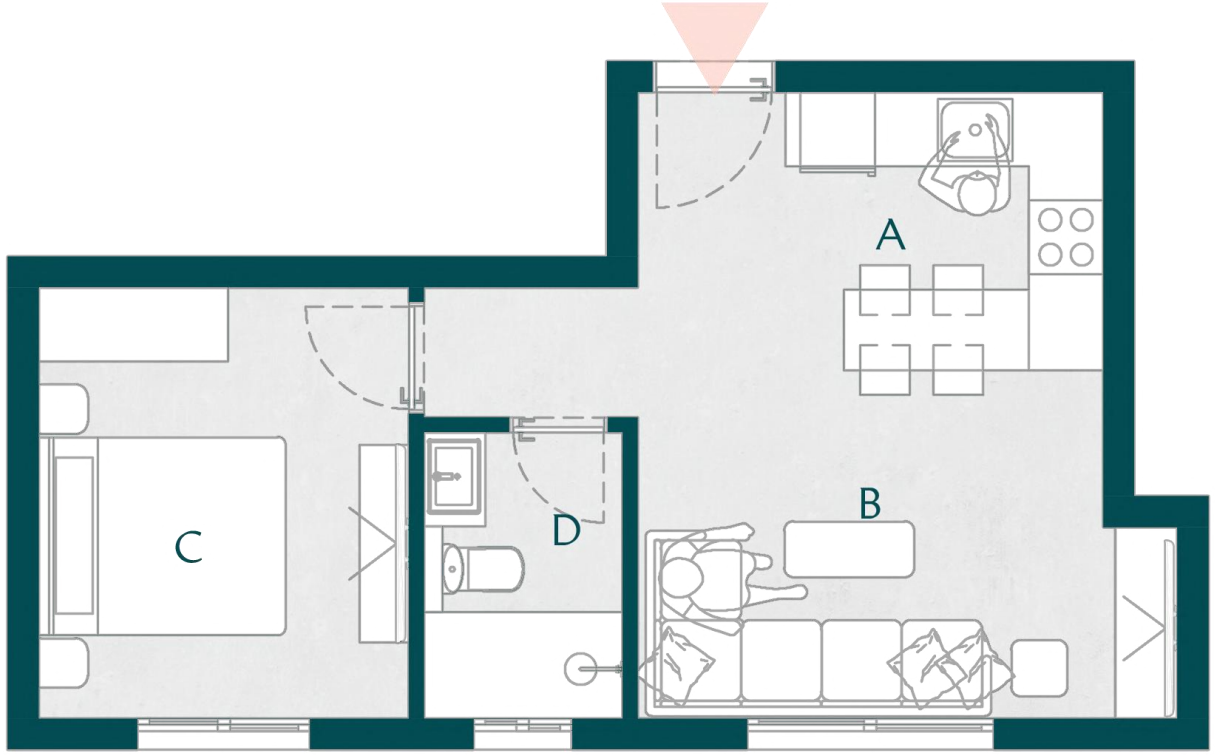
TYPE B

TYPICAL FLOOR

AREA 57M²



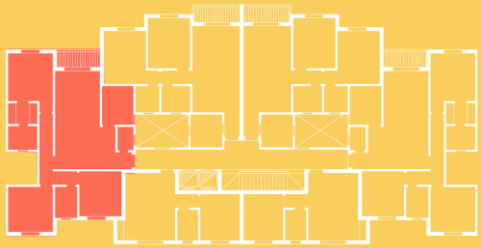
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



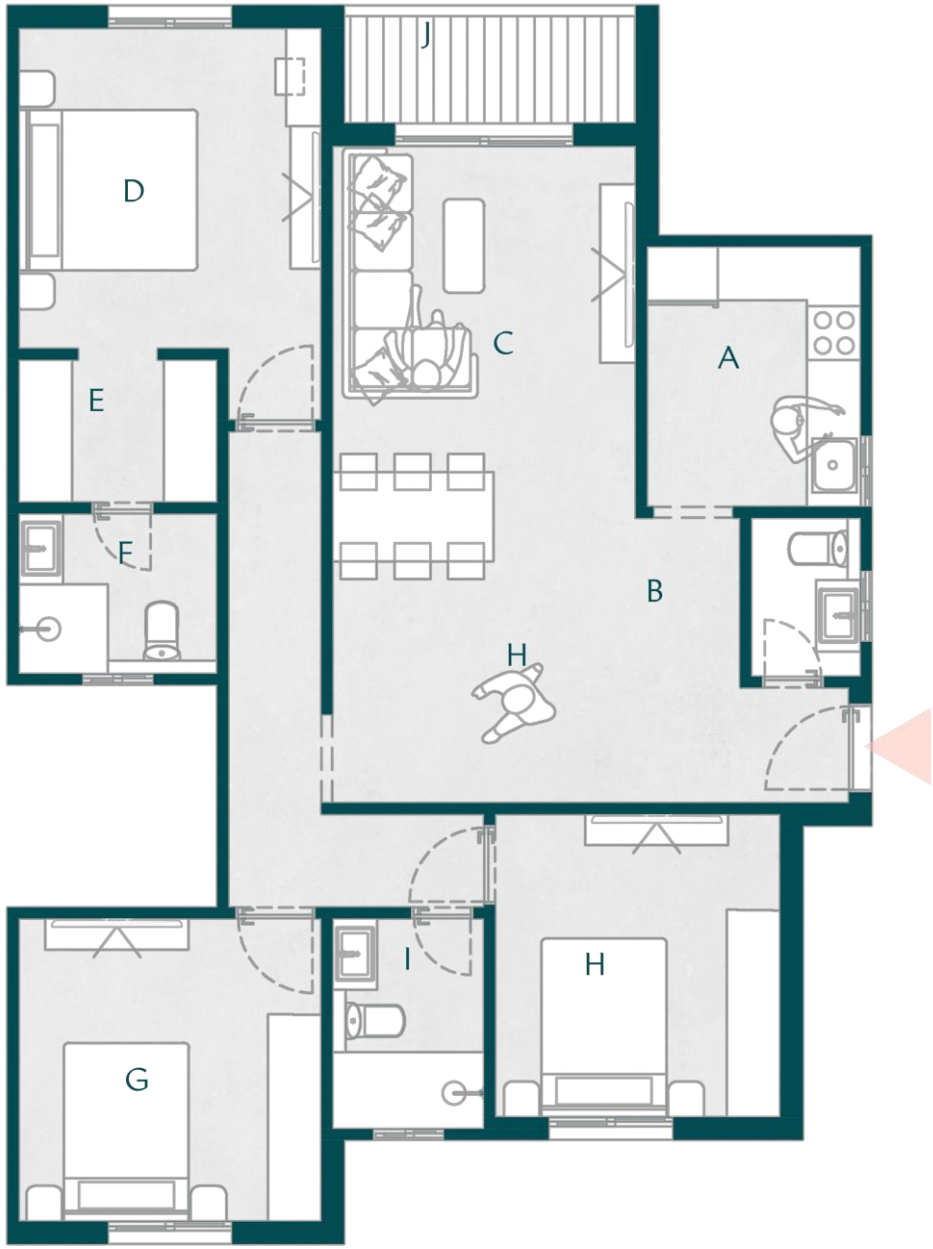
TYPE B

TYPICAL FLOOR

AREA 148M²



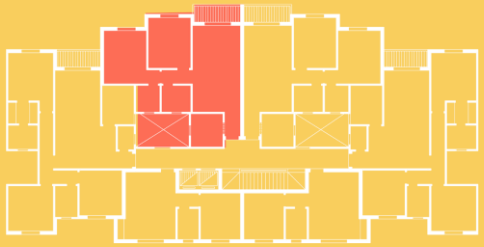
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.35 X 2.00 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



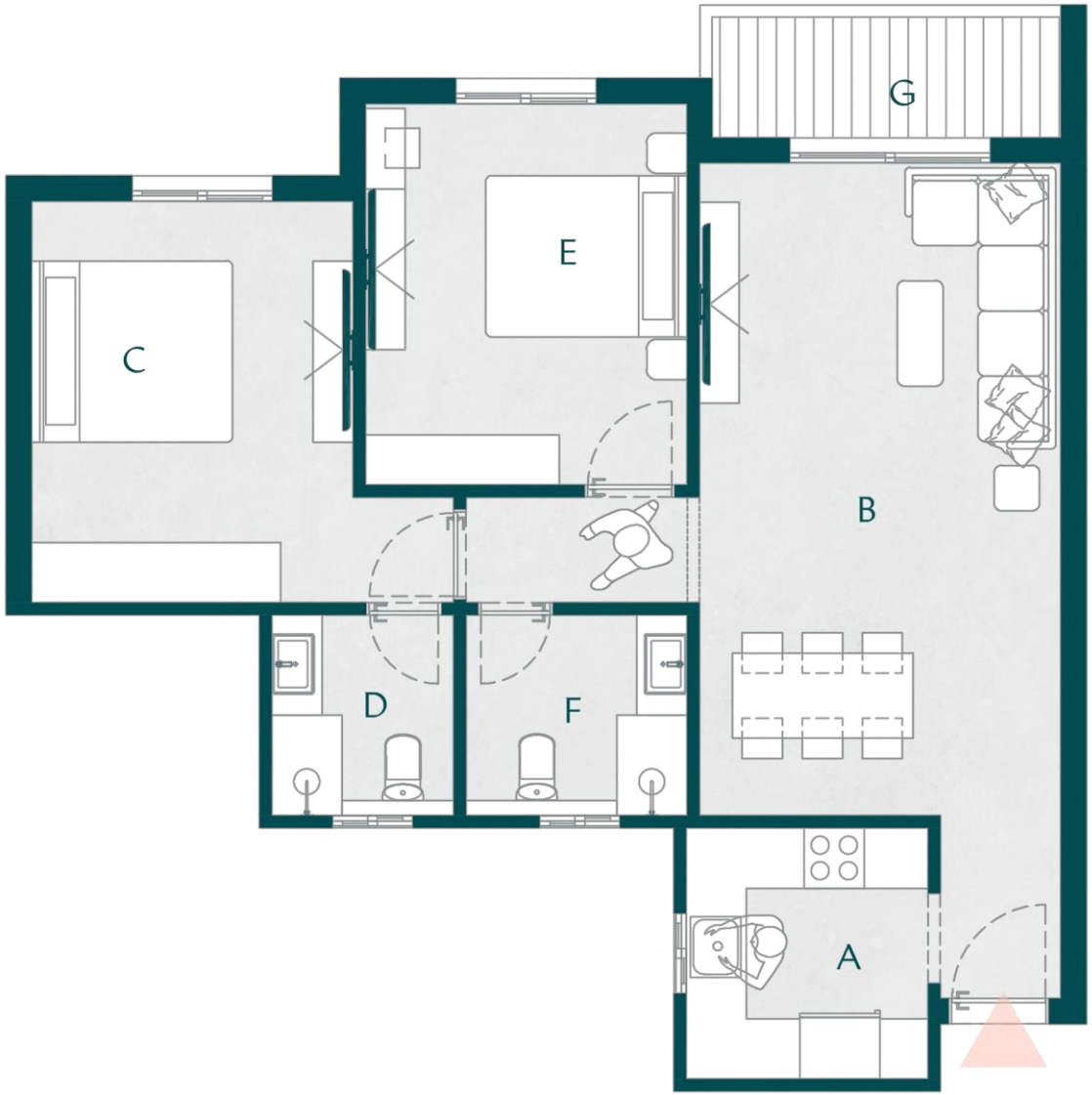
TYPE B

TYPICAL FLOOR

AREA 110M²



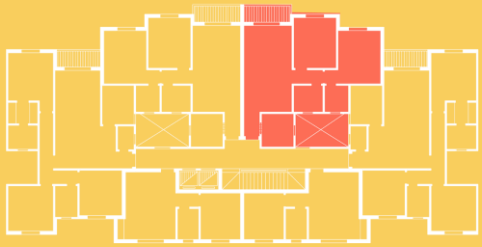
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

TYPICAL FLOOR

AREA 110M²



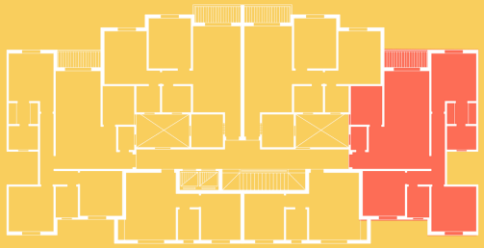
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



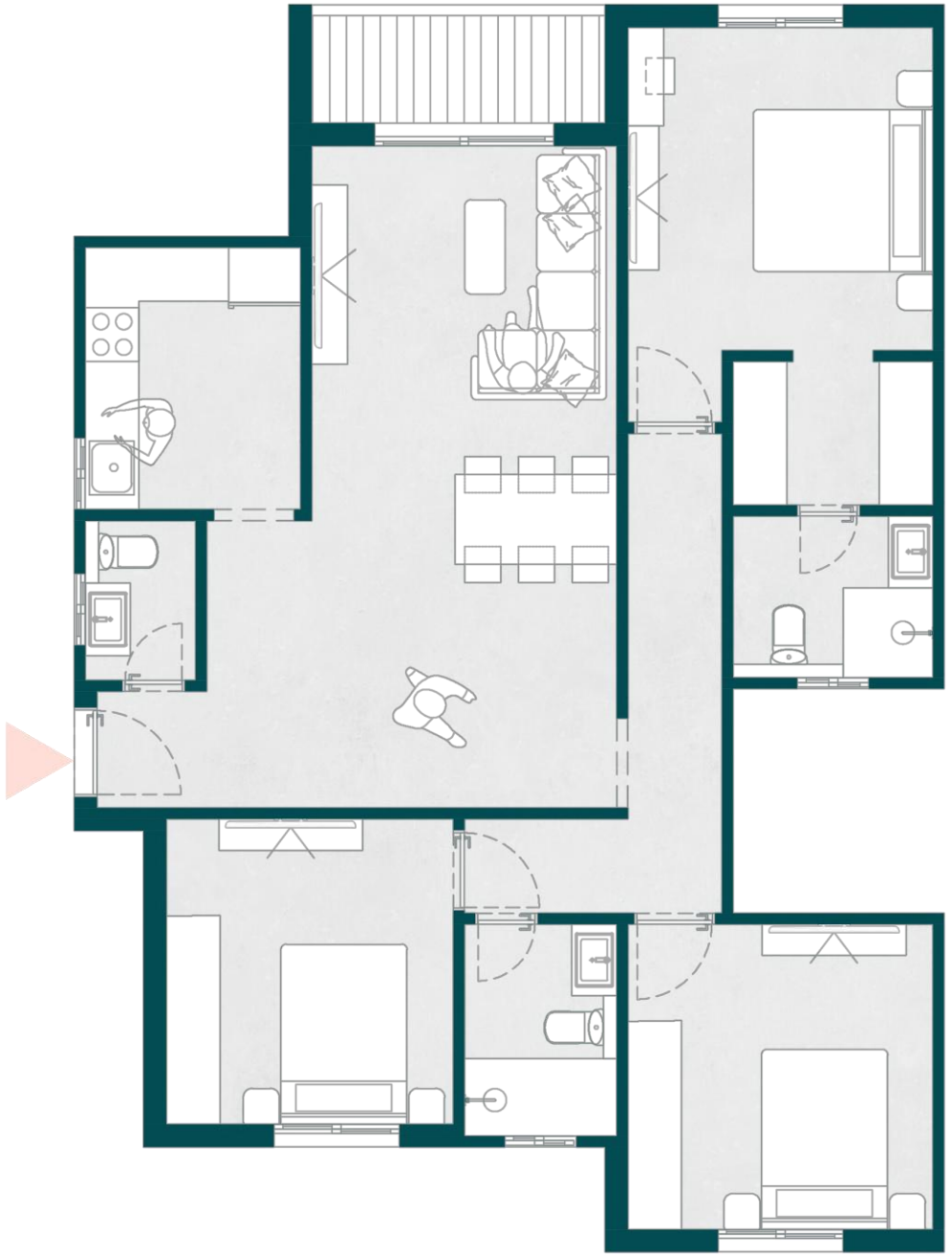
TYPE B

TYPICAL FLOOR

AREA 148M²



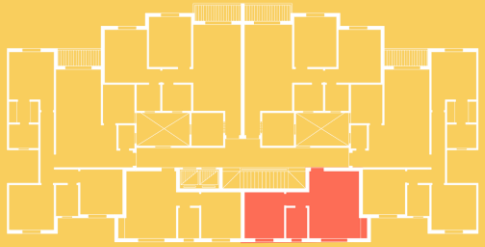
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.23 X 1.80 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



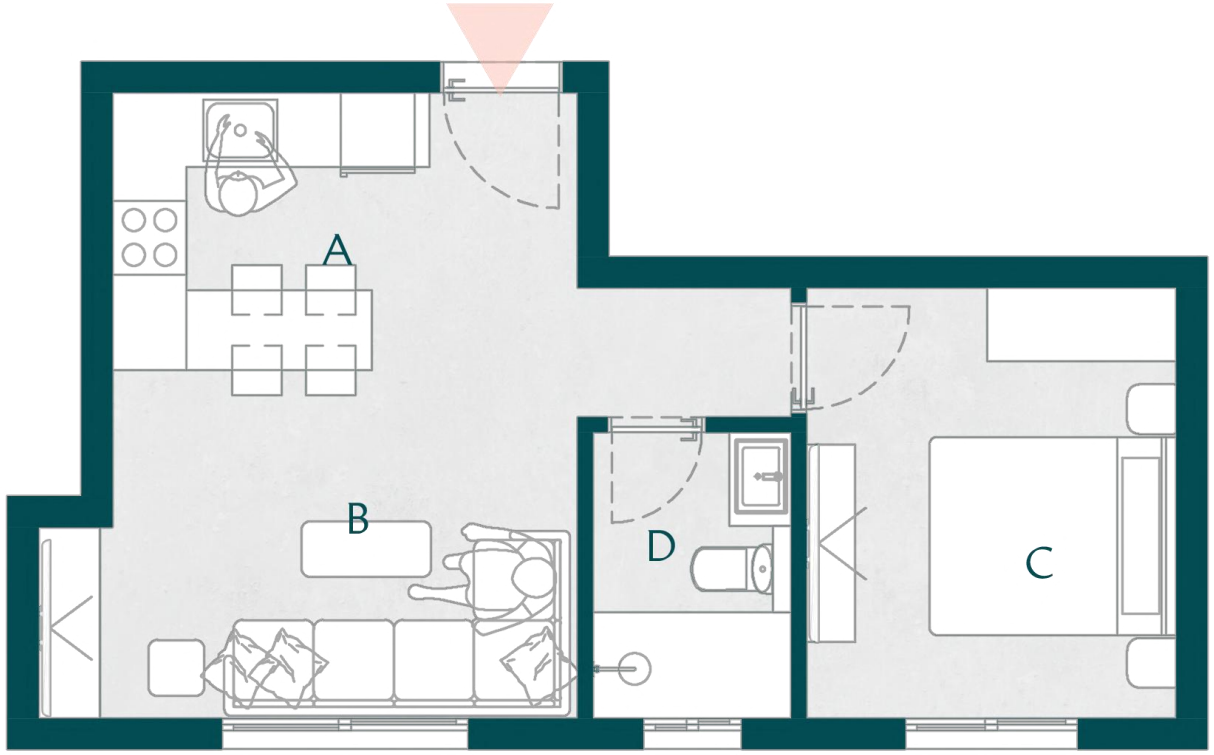
TYPE B

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE C

TYPE-C

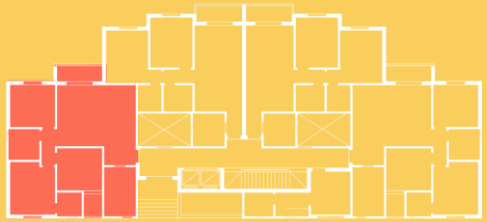
GROUND FLOOR



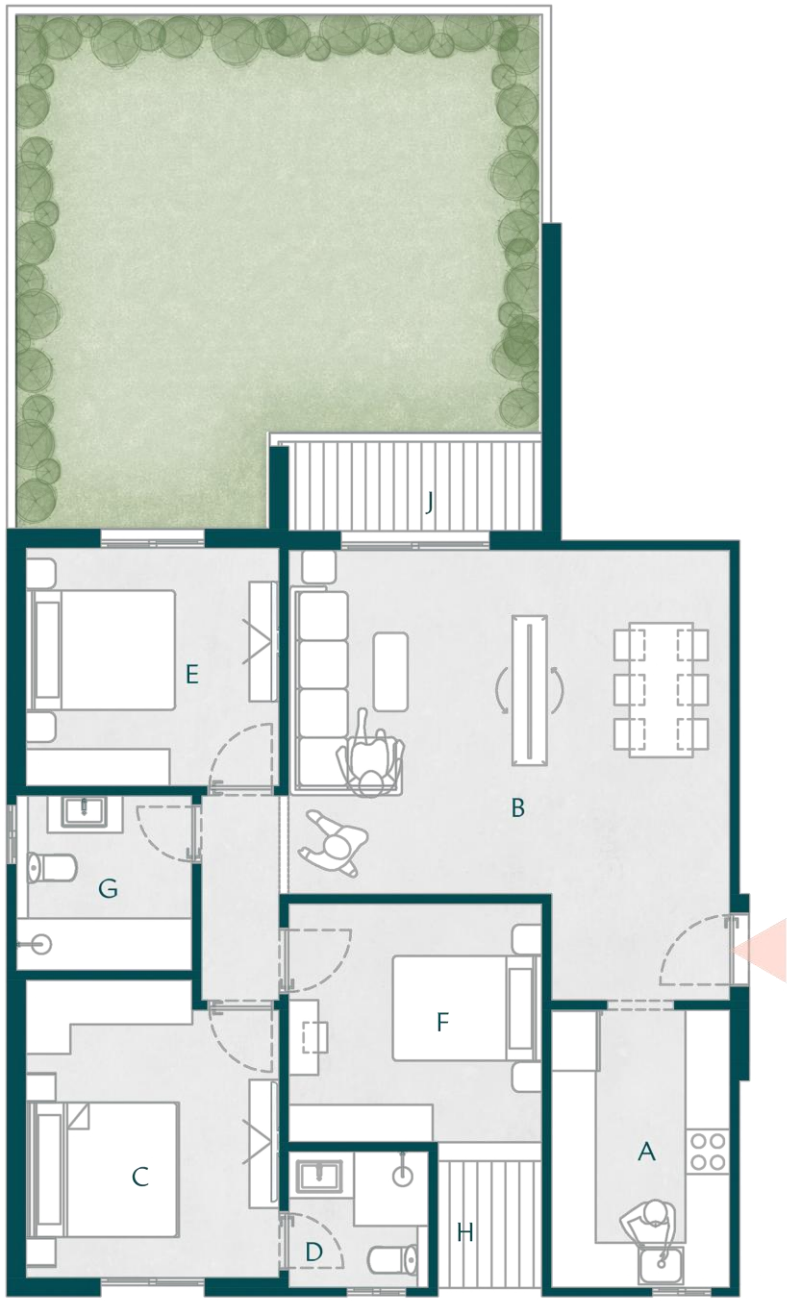
TYPE C

GROUND FLOOR

AREA 142M²
AREA GARDEN 98M²



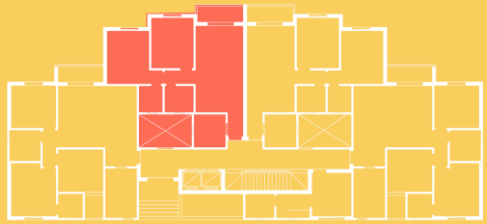
A.	KITCHEN	3.73 X 2.40 M
B.	RECEPTION & DINING	5.92 X 4.62 M
C.	MASTER BEDROOM	4.00 X 3.40 M
D.	MASTER BATH	1.88 X 1.83 M
E.	BEDROOM 02	3.40 X 3.20 M
F.	BEDROOM 03	3.40 X 3.20 M
G.	TERRACE	1.70 X 1.40 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE C

GROUND FLOOR

AREA 110M²
AREA GARDEN 22M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00
G.	TERRACE	3.47 X 1.20 M

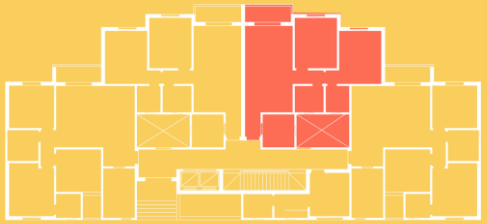


TYPE C

GROUND FLOOR

AREA 110M²

AREA GARDEN 22M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

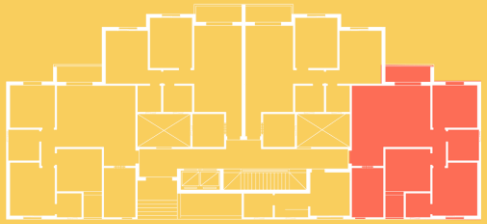


TYPE C

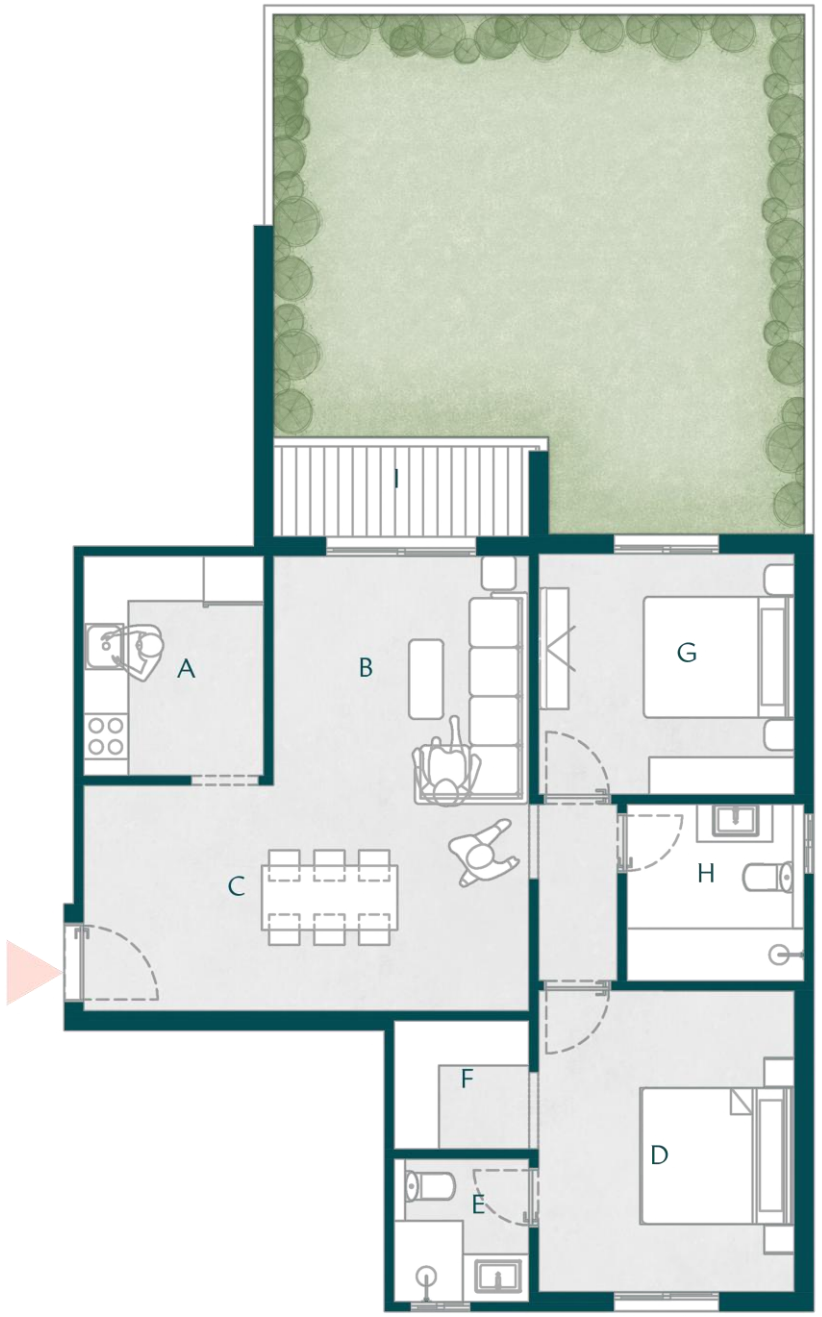
GROUND FLOOR

AREA 122M²

AREA GARDEN 45M²



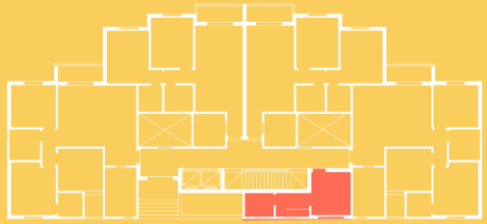
A.	KITCHEN	2.40 X 2.92 M
B.	RECEPTION	3.40 X 3.05 M
C.	DINING	5.92 X 3.00 M
D.	MASTER BEDROOM	4.00 X 3.40 M
E.	MASTER BATH	1.88 X 1.83 M
F.	DRESSING	3.40 X 3.20 M
G.	BEDROOM 02	3.40 X 3.20 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



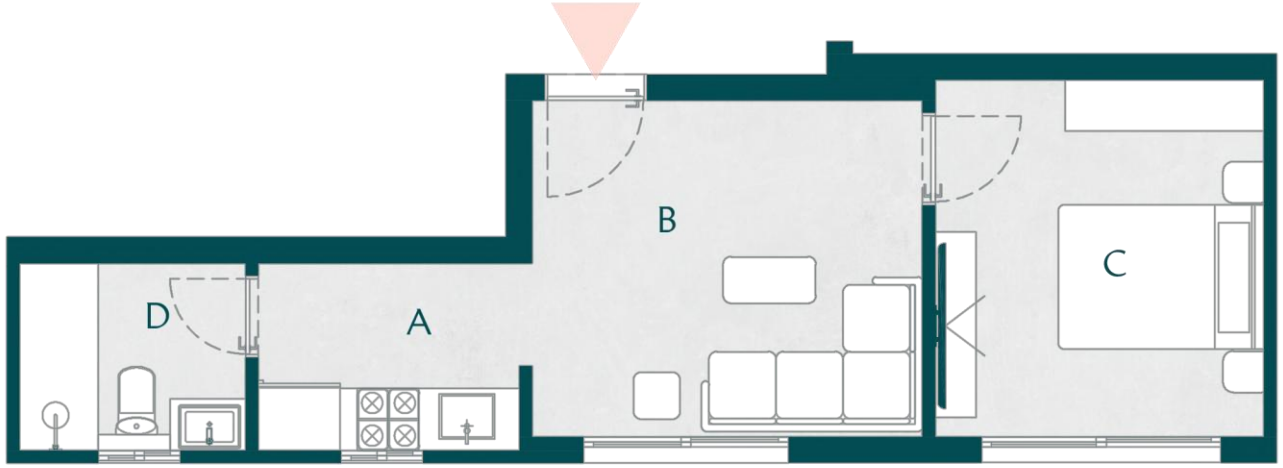
TYPE C

GROUND FLOOR

AREA 50M²

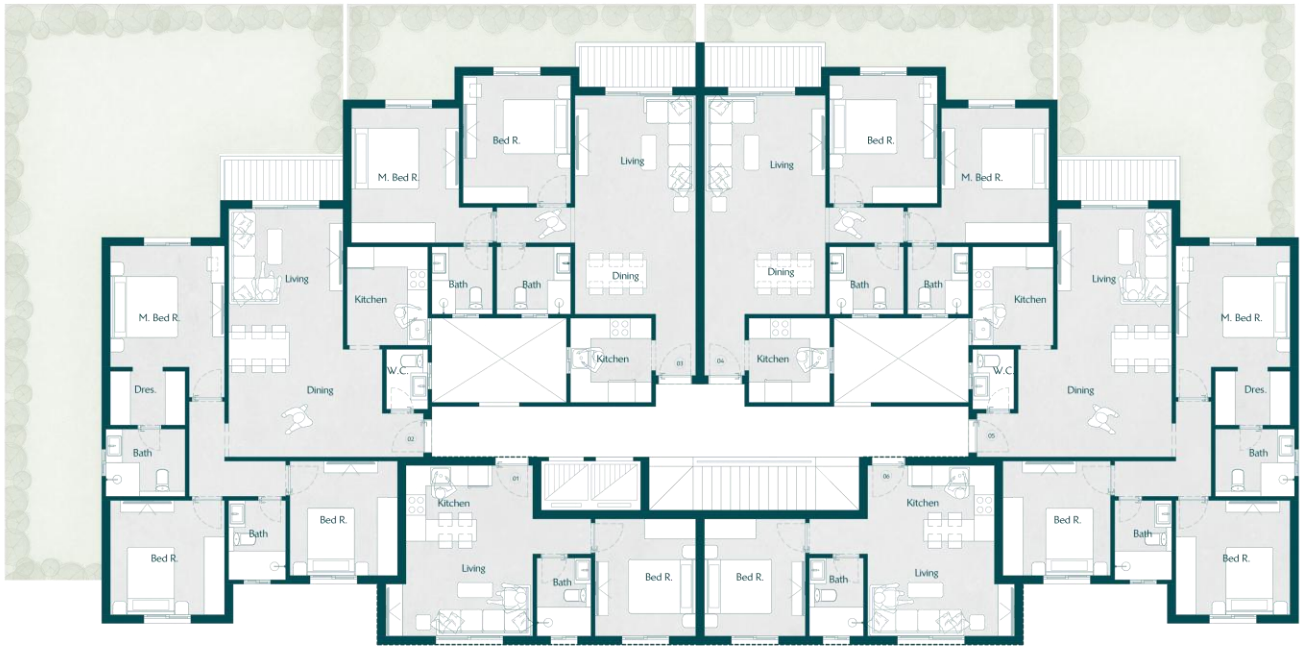


A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.80 X 3.27 M
C.	BEDROOM	3.47 X 3.20 M
D.	BATH	2.20 X 1.82 M



TYPE-C

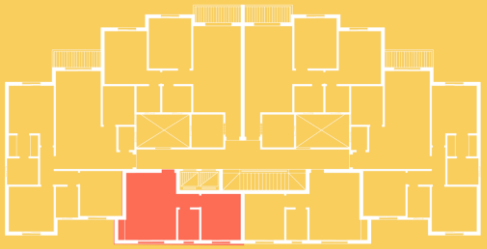
TYPICAL FLOOR



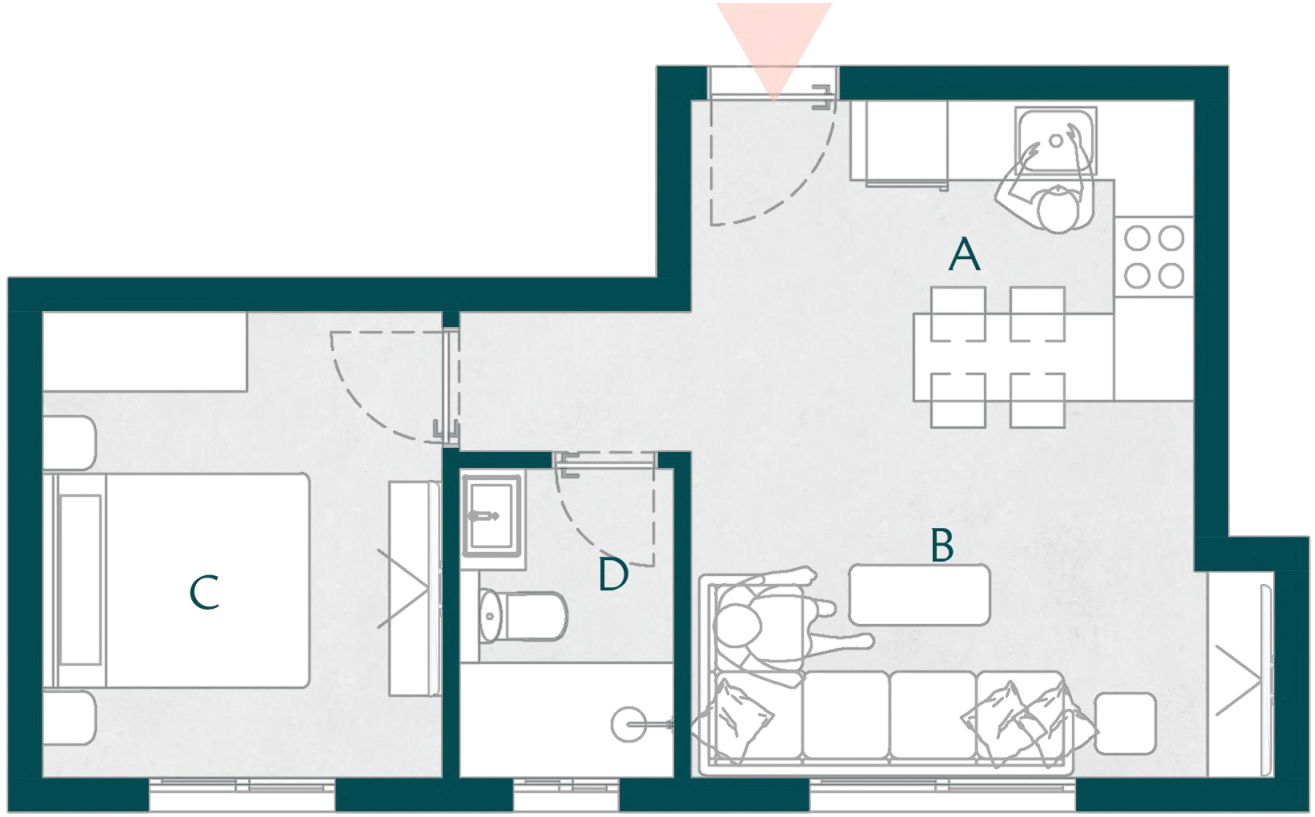
TYPE C

TYPICAL FLOOR

AREA 57M²



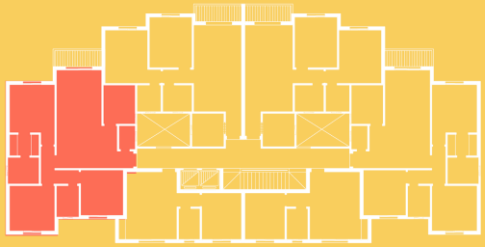
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



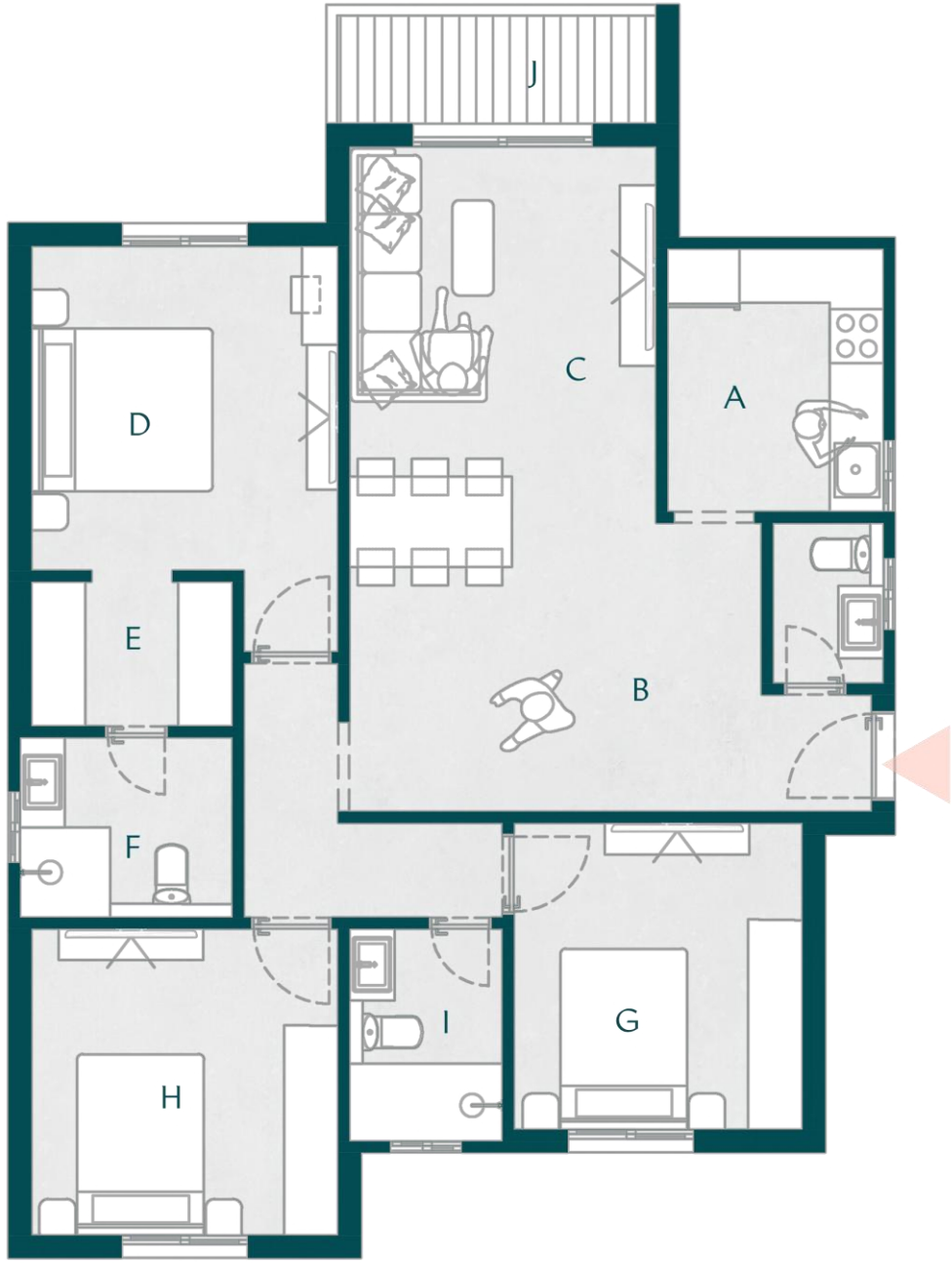
TYPE C

TYPICAL FLOOR

AREA 148M²



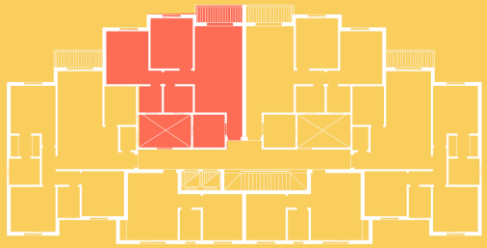
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE C

TYPICAL FLOOR

AREA 110M²



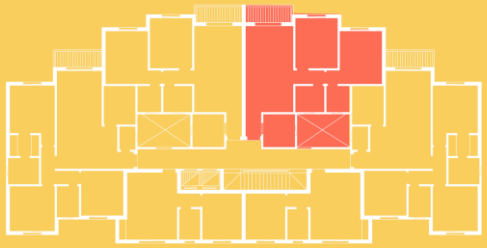
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE C

TYPICAL FLOOR

AREA 110M²



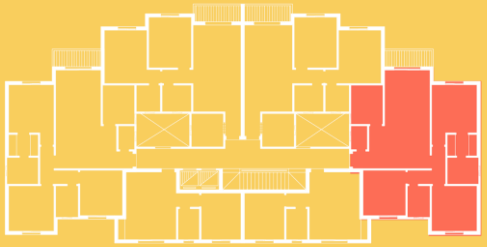
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



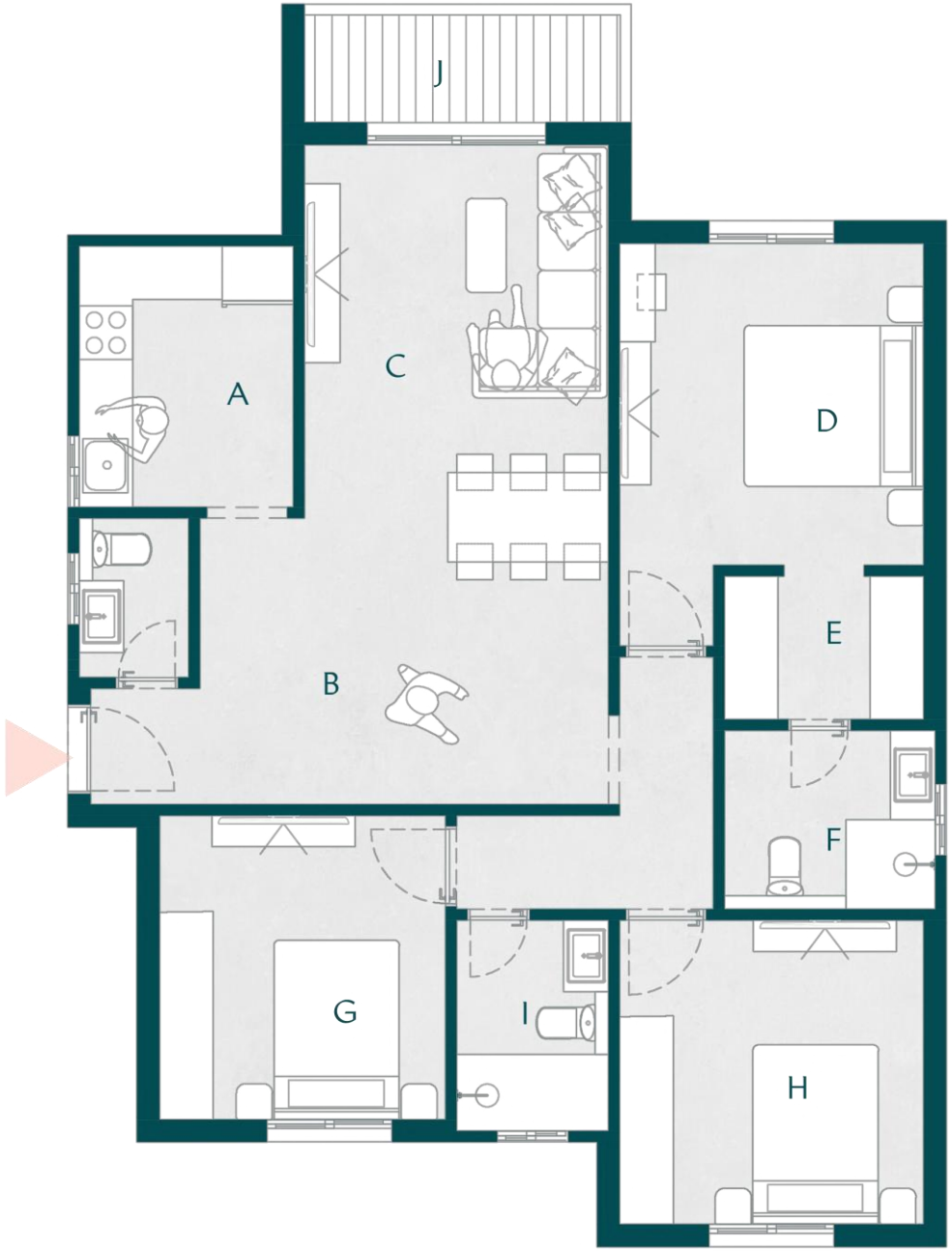
TYPE C

TYPICAL FLOOR

AREA 148M²



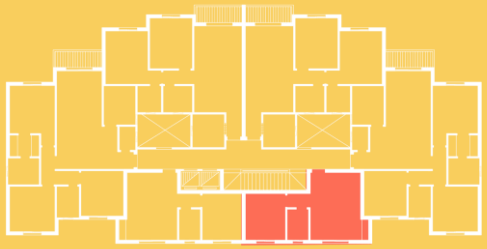
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.35 X 2.00 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



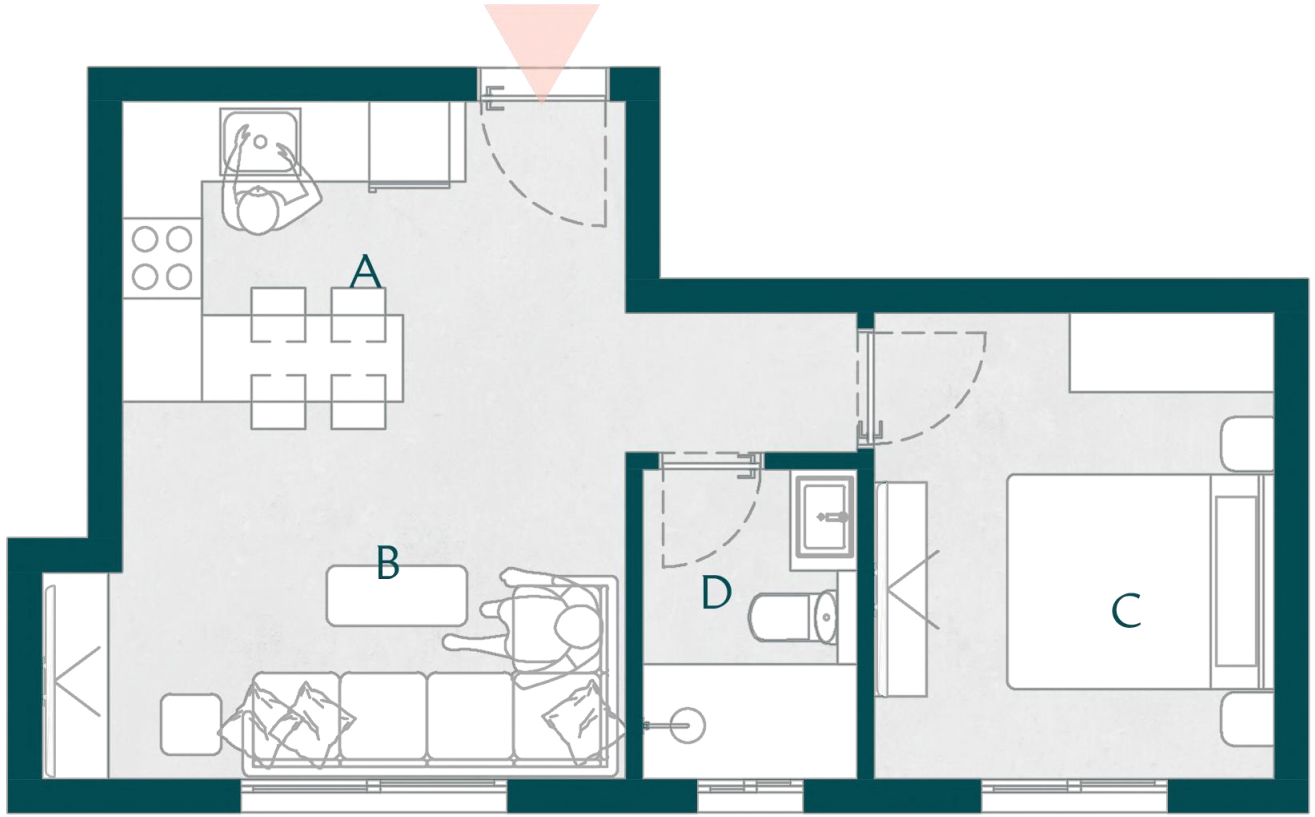
TYPE C

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE D

TYPE-D

GROUND FLOOR

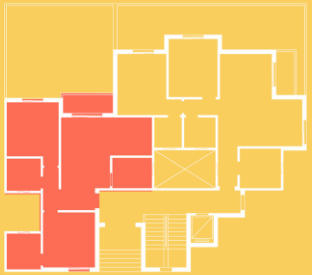


TYPE D

GROUND FLOOR

AREA 110M²

AREA GARDEN 38M²



A.	KITCHEN	2.60 X 2.00 M
B.	DINING	2.72 X 2.50 M
C.	LIVING	6.05 X 3.20 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M

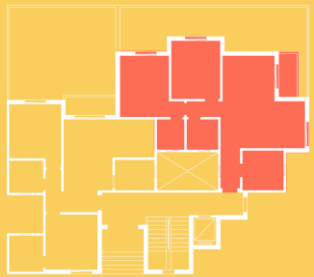


TYPE D

GROUND FLOOR

AREA 118M²

AREA GARDEN 29M²



A.	KITCHEN	2.70 X 2.60 M
B.	DINING	5.50 X 3.10 M
C.	LIVING	6.05 X 3.20 M
D.	MASTER BEDROOM	4.00 X 3.20 M
E.	MASTER BATH	2.00 X 1.80 M
F.	BEDROOM 02	3.80 X 3.20 M
G.	MAIN BATH	2.10 X 2.00 M
H.	TERRACE	2.83 X 1.20 M



TYPE-D

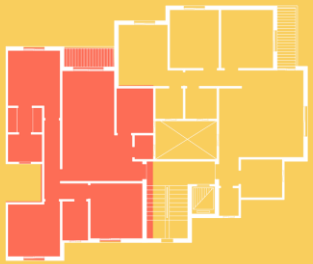
TYPICAL FLOOR



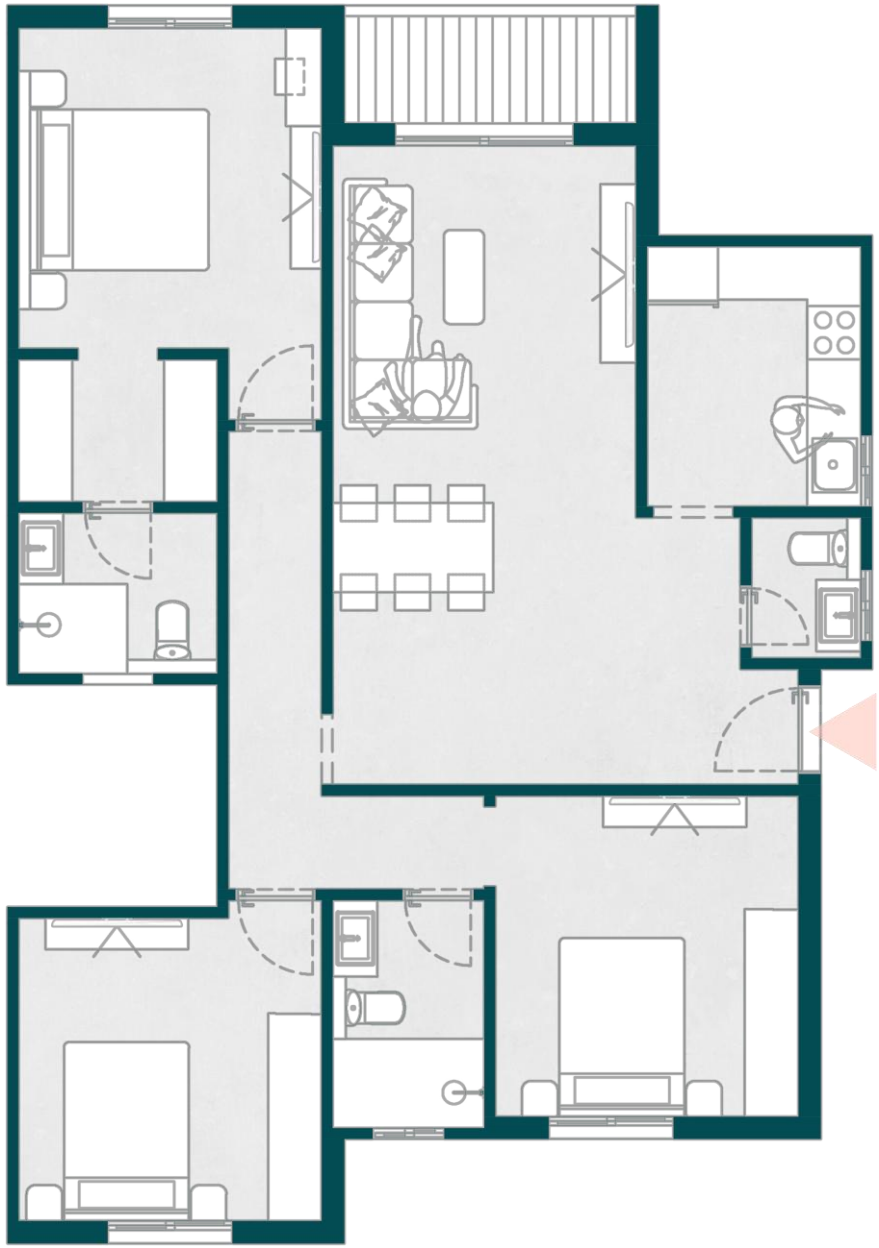
TYPE D

TYPICAL FLOOR

AREA 148M²



A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.00 M
C.	LIVING	4.17 X 3.40 M
D.	GUEST BATH	1.58 X 1.23 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.23 X 1.60 M
G.	MASTER BATH	2.23 X 1.80 M
H.	BEDROOM 02	3.60 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.55 X 1.70 M
K.	TERRACE	3.27 X 1.20 M



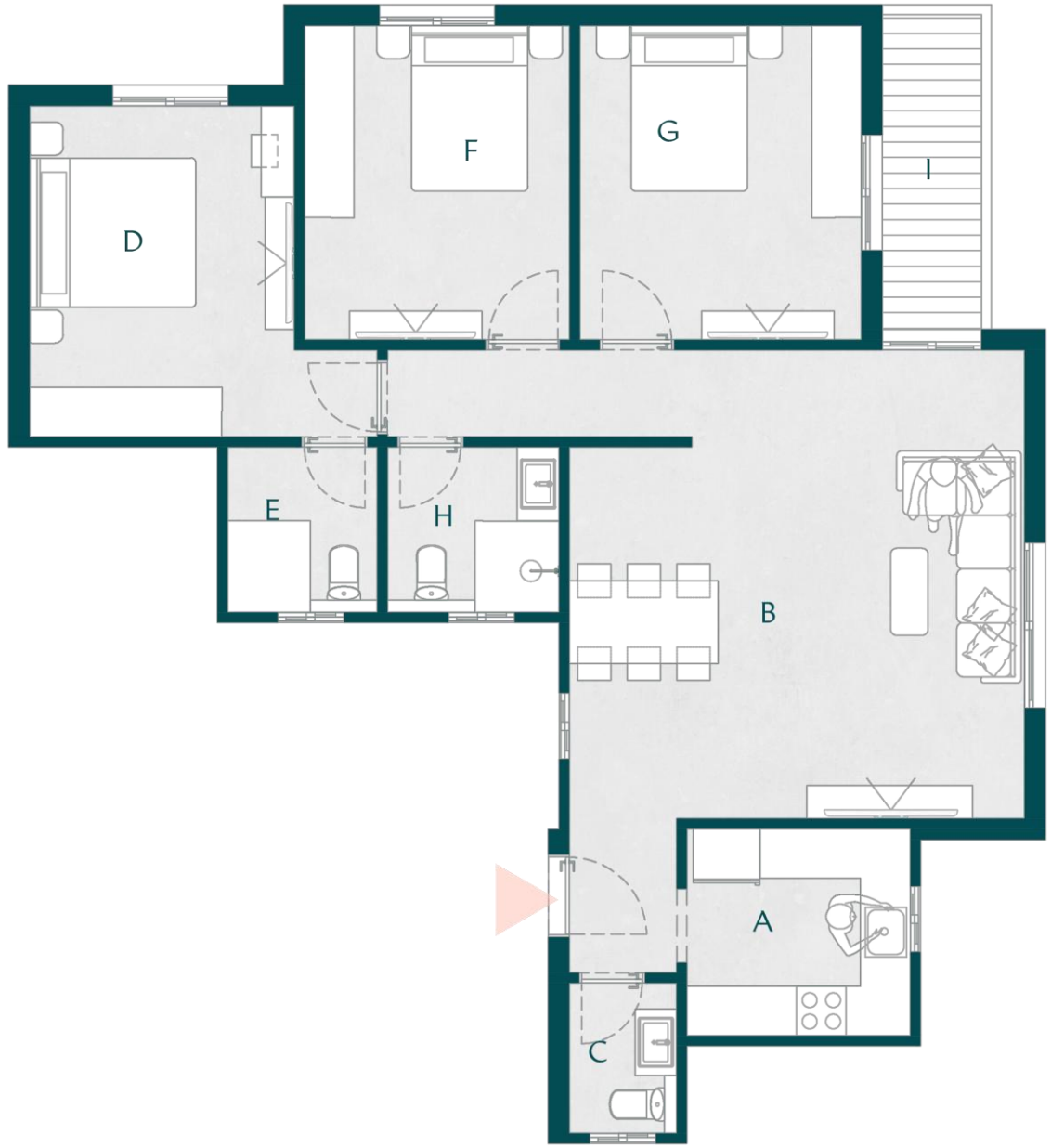
TYPE D

TYPICAL FLOOR

AREA 146M²



A.	KITCHEN	2.70 X 2.50 M
B.	RECEPTION & DINING	5.65 X 5.50 M
C.	GUEST BATH	1.82 X 1.30 M
D.	MASTER BEDROOM	4.00 X 3.20 M
E.	MASTER BATH	2.00 X 1.80 M
F.	BEDROOM 02	3.80 X 3.20 M
G.	BEDROOM 03	3.80 X 3.40 M
H.	MAIN BATH	2.10 X 2.00 M
I.	TERRACE	3.80 X 1.20 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE E

TYPE-E

GROUND FLOOR

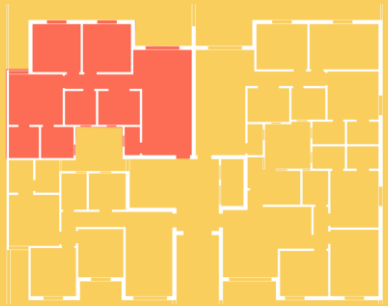


TYPE E

GROUND FLOOR

AREA 148M²

AREA GARDEN 47M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.85 X 3.50 M
C.	LIVING	4.12 X 2.55 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.40 X 2.20 M
K.	TERRACE	4.00 X 1.20 M

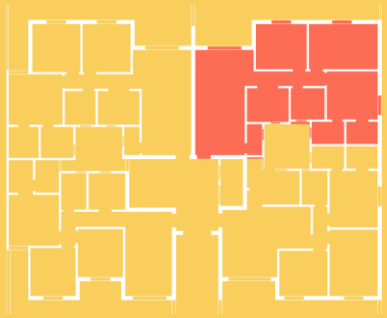


TYPE E

GROUND FLOOR

AREA 148M²

AREA GARDEN 77M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.85 X 3.50 M
C.	LIVING	4.12 X 2.55 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.13X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H	BEDROOM 02	4.85 X 3.20 M
I.	BEDROOM 03	3.60 X 3.20 M
J.	MAIN BATH	2.40 X 2.23 M
K.	TERRACE	4.00 X 1.20 M

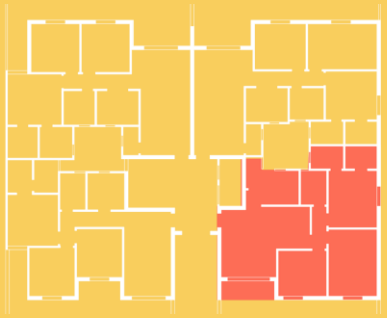


TYPE E

GROUND FLOOR

AREA 126M²

AREA GARDEN 76M²



A.	KITCHEN	2.50 X 2.40 M
B.	DINING	6.22 X 2.95 M
C.	LIVING	3.87 X 2.00 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	4.00 X 3.40 M
F.	DRESSING	2.13 X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H	BEDROOM 02	4.68 X 3.40 M
I.	BEDROOM 03	3.40 X 3.20 M
J.	MAIN BATH	2.40 X 1.83 M
k.	TERRACE	3.74 X 1.20 M

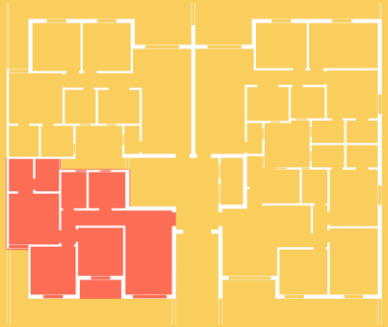


TYPE E

GROUND FLOOR

AREA 146M²

AREA GARDEN 41M²

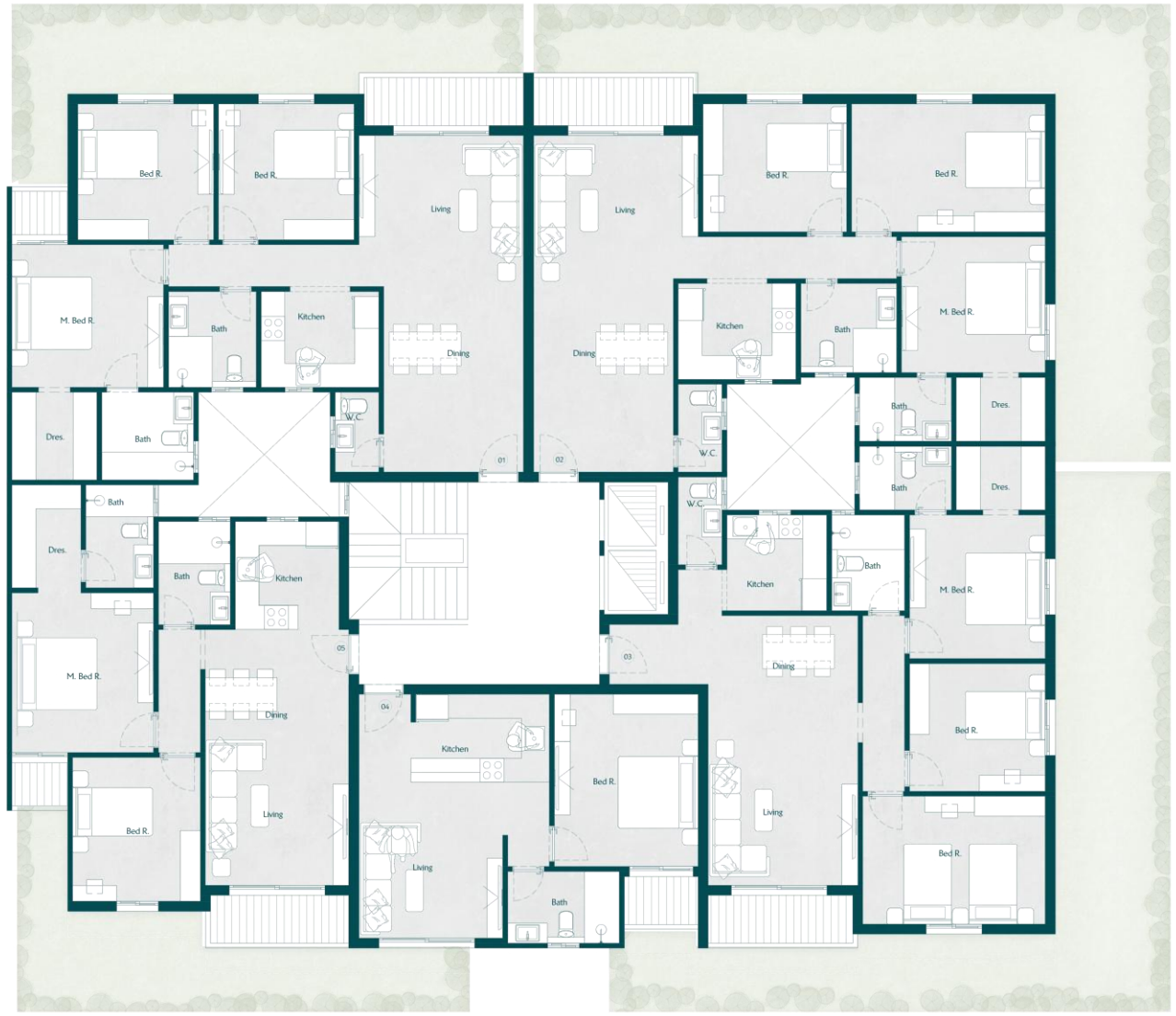


A.	KITCHEN	2.60 X 2.58 M
B.	DINING	6.22 X 2.95 M
C.	LIVING	3.87 X 2.00 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.55 M
F.	DRESSING	2.30 X 1.73 M
G.	MASTER BATH	2.30 X 1.70 M
H	BEDROOM 02	4.40 X 3.20 M
I.	BEDROOM 03	3.40 X 3.20 M
J.	MAIN BATH	2.58 X 1.80 M
k.	TERRACE	2.95 X 1.20 M



TYPE-E

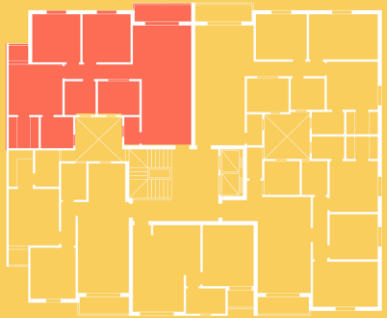
TYPICAL FLOOR



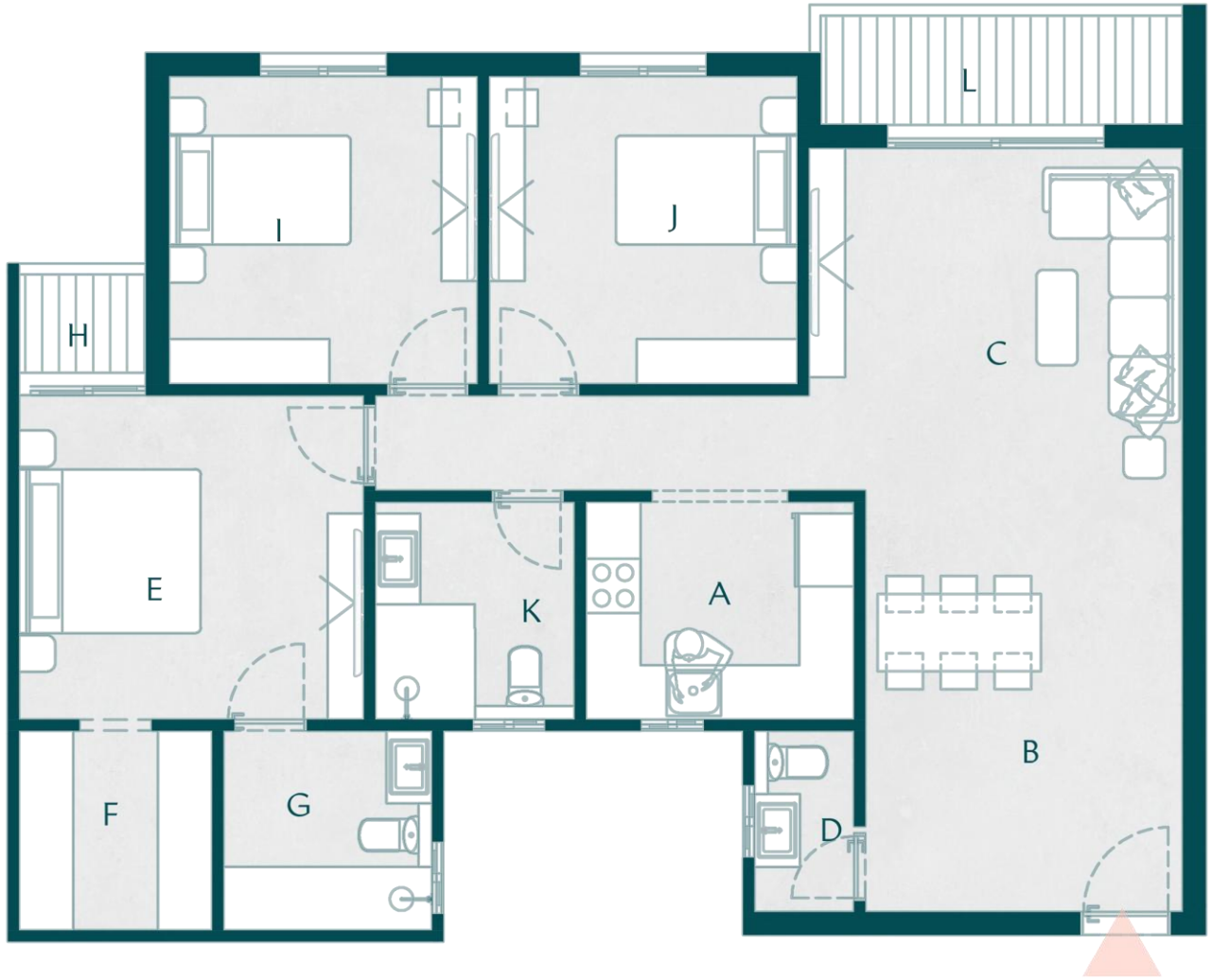
TYPE E

TYPICAL FLOOR

AREA 157M²



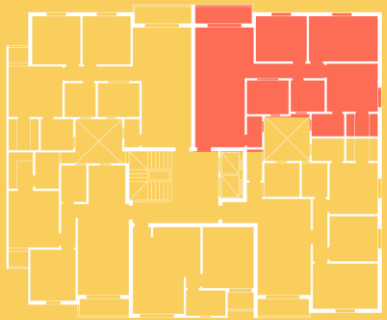
A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	TERRACE	1.40 X 1.10 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.40 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



TYPE E

TYPICAL FLOOR

AREA 156M²



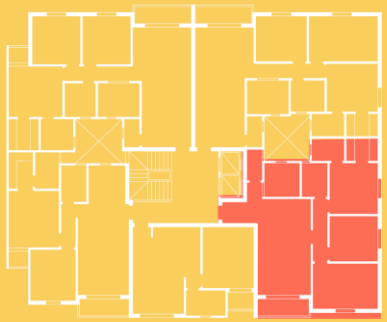
A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.13X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H	BEDROOM 02	4.85 X 3.20 M
I.	BEDROOM 03	3.60 X 3.20 M
J.	MAIN BATH	2.40 X 2.23 M
K.	TERRACE	4.00 X 1.20 M



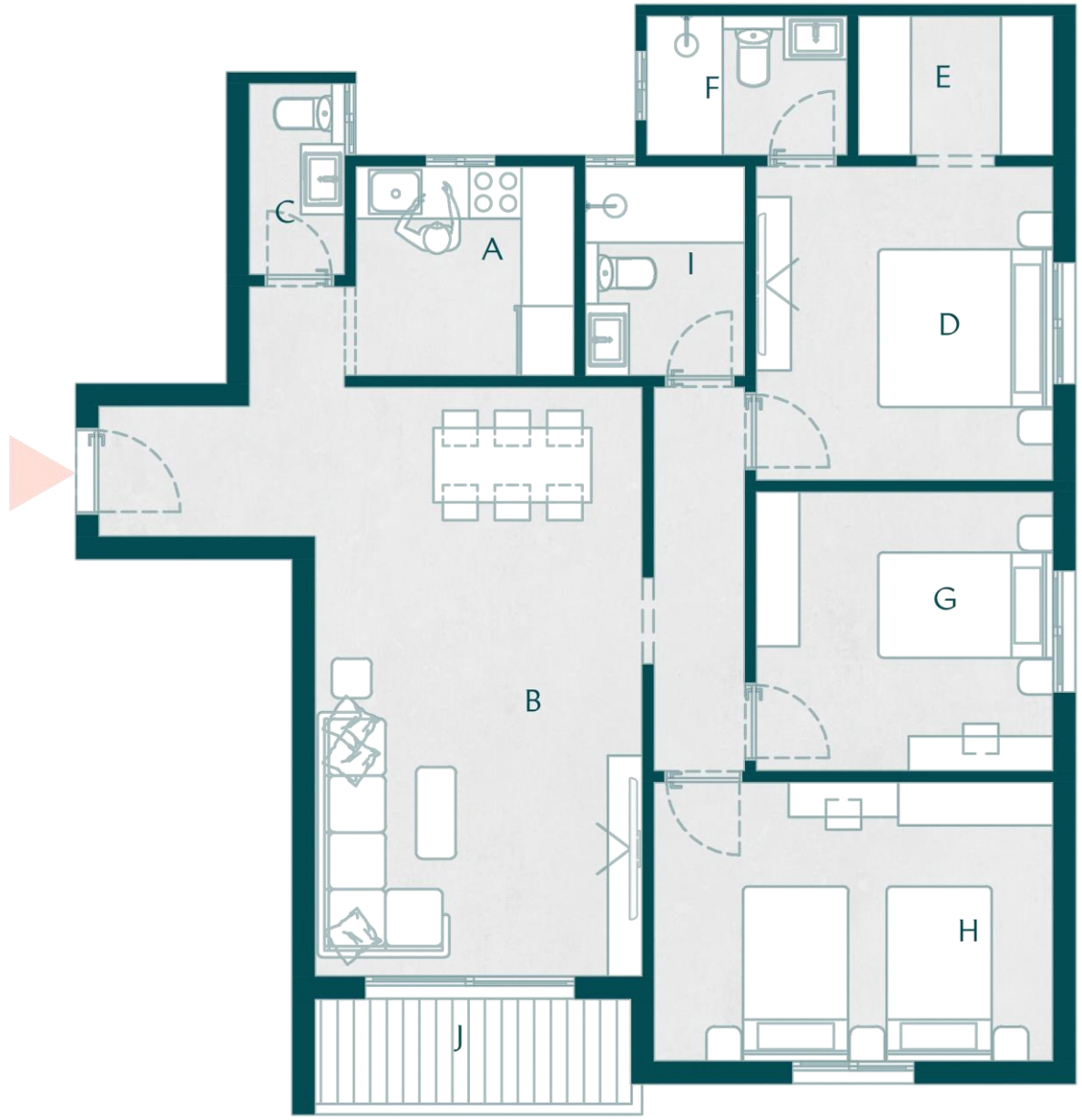
TYPE E

TYPICAL FLOOR

AREA 148M²



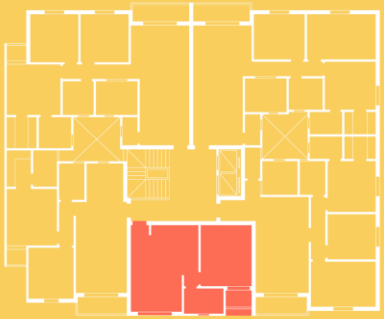
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.75 X 3.75 M
C.	GUEST BATH	2.00 X 1.10 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.30 X 1.60 M
G.	BEDROOM 02	3.60 X 3.20 M
H	BEDROOM 03	4.57 X 3.20 M
I.	MAIN BATH	2.40 X 1.83 M
J.	TERRACE	3.62 X 1.20 M



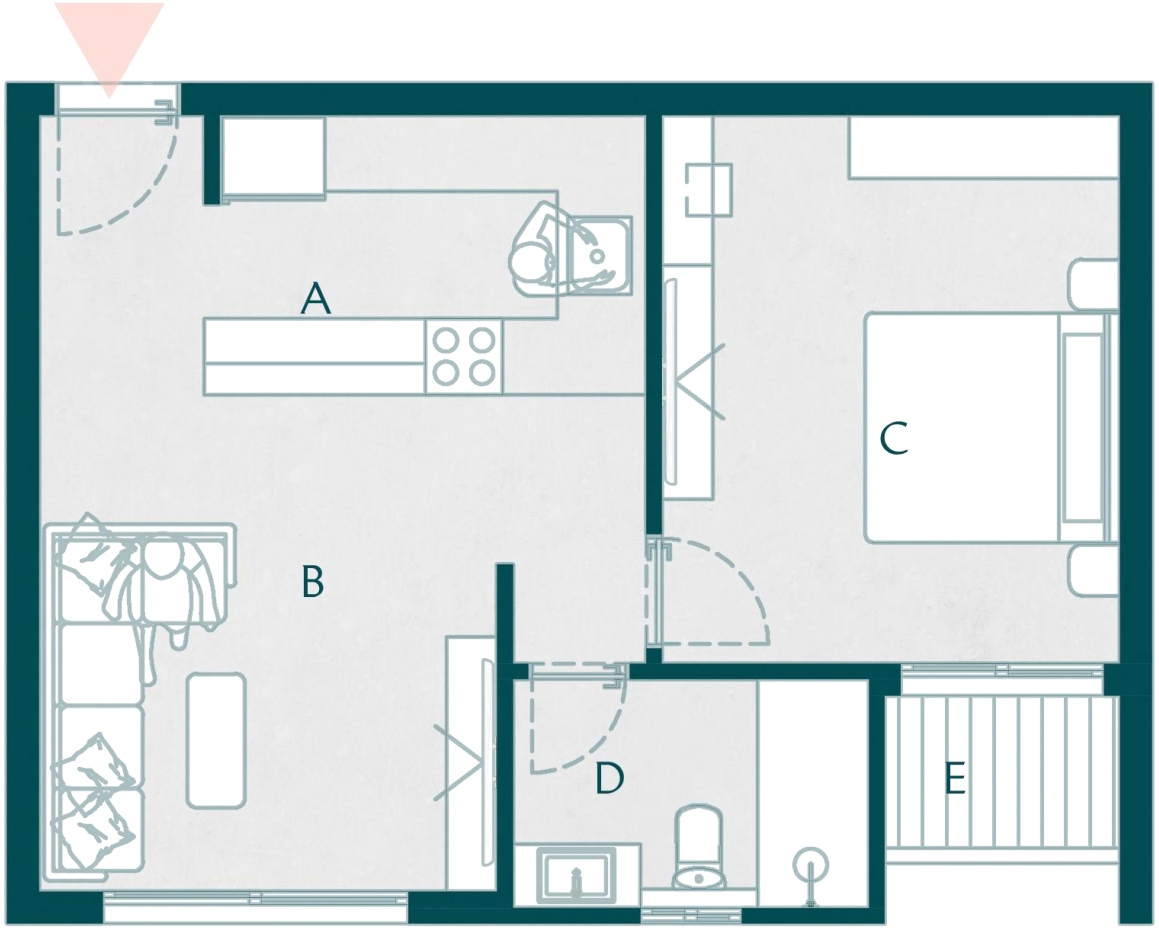
TYPE E

TYPICAL FLOOR

AREA 74M²



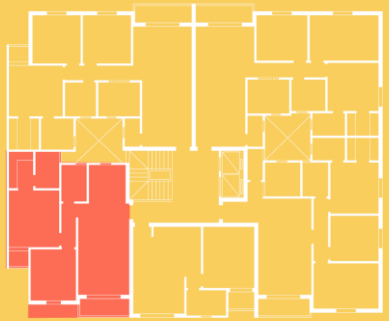
A.	KITCHEN	3.35 X 2.20 M
B.	LIVING	3.90 X 3.60 M
C.	BEDROOM	4.30 X 3.60 M
D.	MAIN BATH	2.80 X 1.80 M
E.	TERRACE	1.85 X 1.20 M



TYPE E

TYPICAL FLOOR

AREA 117M²



A.	KITCHEN	2.70 X 2.60 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	3.60 X 3.40 M
D.	DRESSING	2.23 X 1.60 M
E.	TERRACE	1.40 X 1.10 M
F.	MASTER BATH	2.30 X 1.60 M
G.	BEDROOM 02	3.60 X 3.20 M
H	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	3.47 X 1.20 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE F

TYPE-F

GROUND FLOO

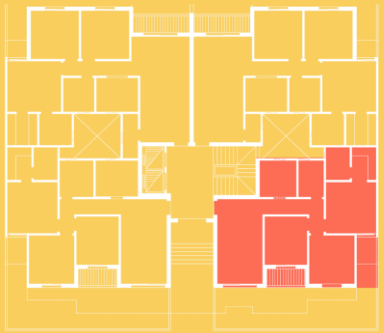


TYPE F

GROUND FLOOR

AREA 126M²

AREA GARDEN 40M²



A.	KITCHEN	2.60 X 2.58 M
B.	RECEPTION & DINING	5.93 X 3.25 M
C.	MASTER BEDROOM	3.60 X 3.55 M
D.	DRESSING	2.30 X 1.73 M
E.	MASTER BATH	2.30 X 1.70 M
F.	BEDROOM 02	3.40 X 3.20 M
G.	BEDROOM 03	3.40 X 3.00 M
H	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	2.75 X 1.20 M

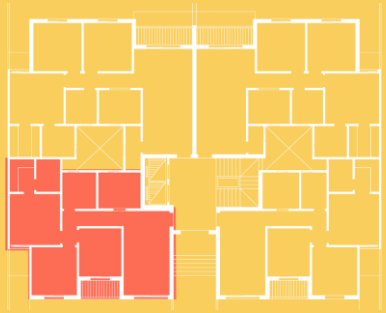


TYPE F

GROUND FLOOR

AREA 126M²

AREA GARDEN 40M²



A.	KITCHEN	3.00 X 2.55 M
B.	RECEPTION & DINING	5.93 X 3.25 M
C.	MASTER BEDROOM	3.60 X 3.55 M
D.	DRESSING	2.30 X 1.73 M
E.	MASTER BATH	2.30 X 1.70 M
F.	BEDROOM 02	3.40 X 3.20 M
G.	BEDROOM 03	3.40 X 3.00 M
H	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	2.75 X 1.20 M

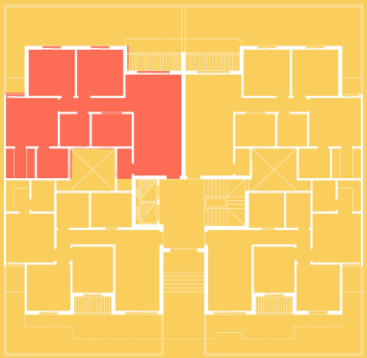


TYPE F

GROUND FLOOR

AREA 148M²

AREA GARDEN 42M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 2.75 M
D.	GUEST BATH	3.12 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.40 X 2.20 M
K.	TERRACE	4.00 X 1.20 M

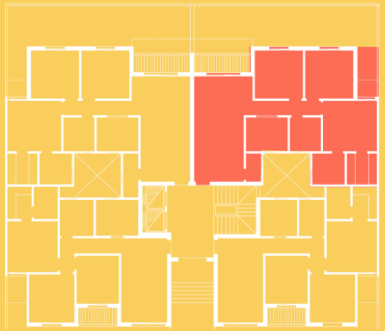


TYPE F

GROUND FLOOR

AREA 148M²

AREA GARDEN 47M²



A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 2.75 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.30 X 2.20 M
K.	TERRACE	4.00 X 1.20 M



TYPE-F

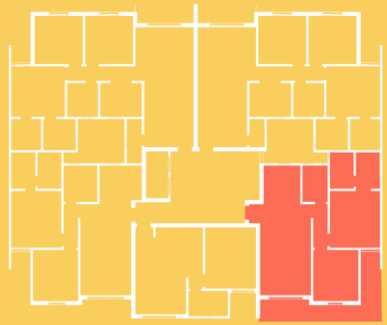
TYPICAL FLOOR



TYPE F

TYPICAL FLOOR

AREA 118M²



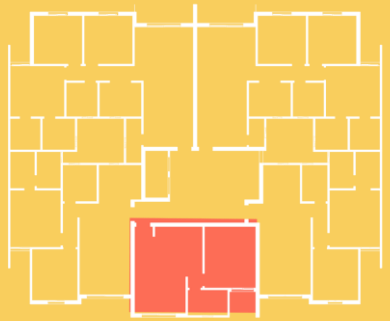
A.	KITCHEN	3.70 X 2.60 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	4.45 X 1.45 M



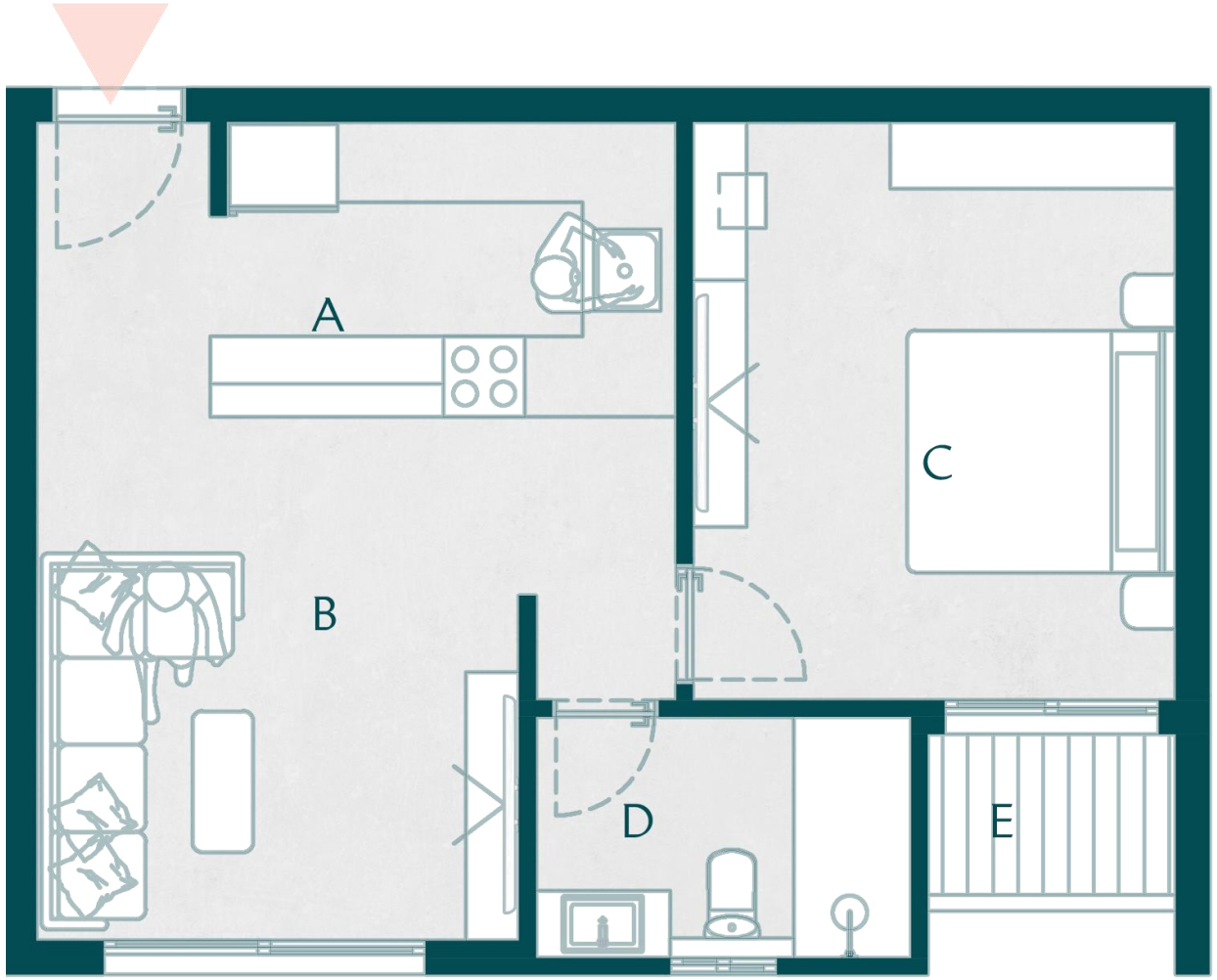
TYPE F

TYPICAL FLOOR

AREA 74M²



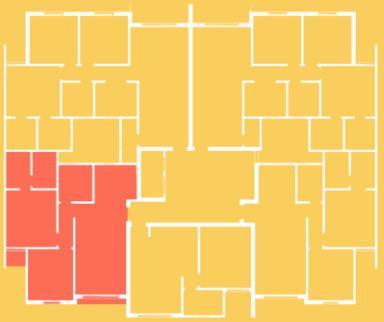
A.	KITCHEN	3.35 X 2.20 M
B.	LIVING	3.90 X 3.60 M
C.	BEDROOM	4.30 X 3.60 M
D.	MAIN BATH	2.80 X 1.80 M
E.	TERRACE	1.85 X 1.20 M



TYPE F

TYPICAL FLOOR

AREA 120M²



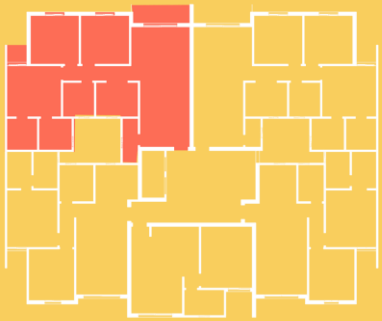
A.	KITCHEN	3.00 X 2.70 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	4.45 X 1.45 M



TYPE F

TYPICAL FLOOR

AREA 157M²



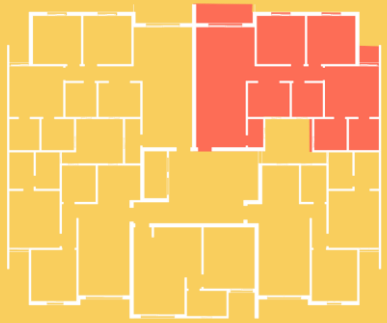
A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	TERRACE	1.10 X 1.40 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.30 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



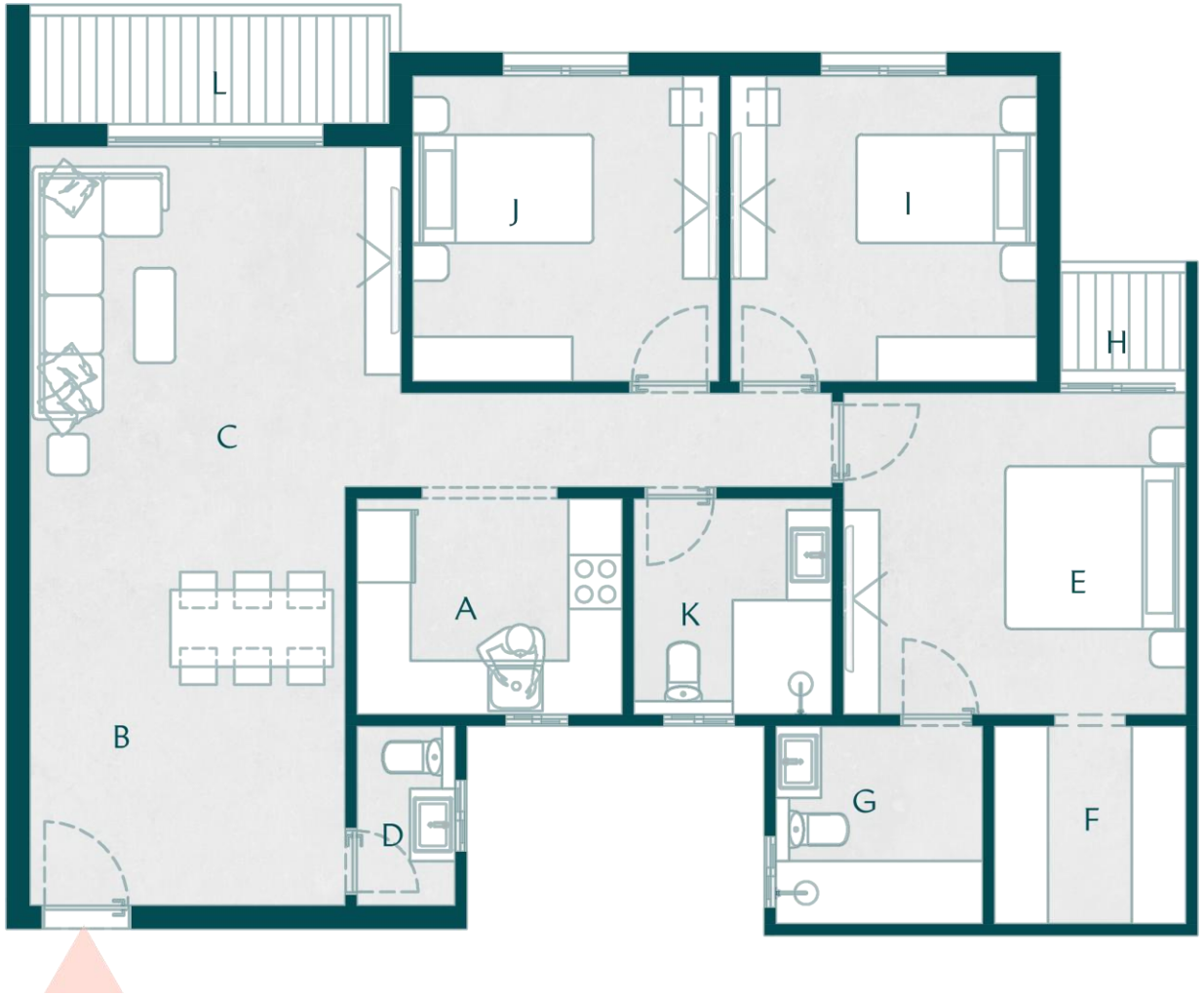
TYPE F

TYPICAL FLOOR

AREA 157M²



A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	TERRACE	1.10 X 1.40 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.30 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



OFFICIAL RENTAL PARTNER

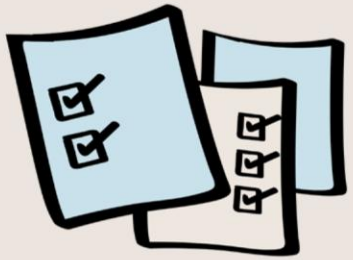


BirdNest

We take care of everything, so you don't have to.



Maximized Revenue



All Services Covered



On-Going Monitoring

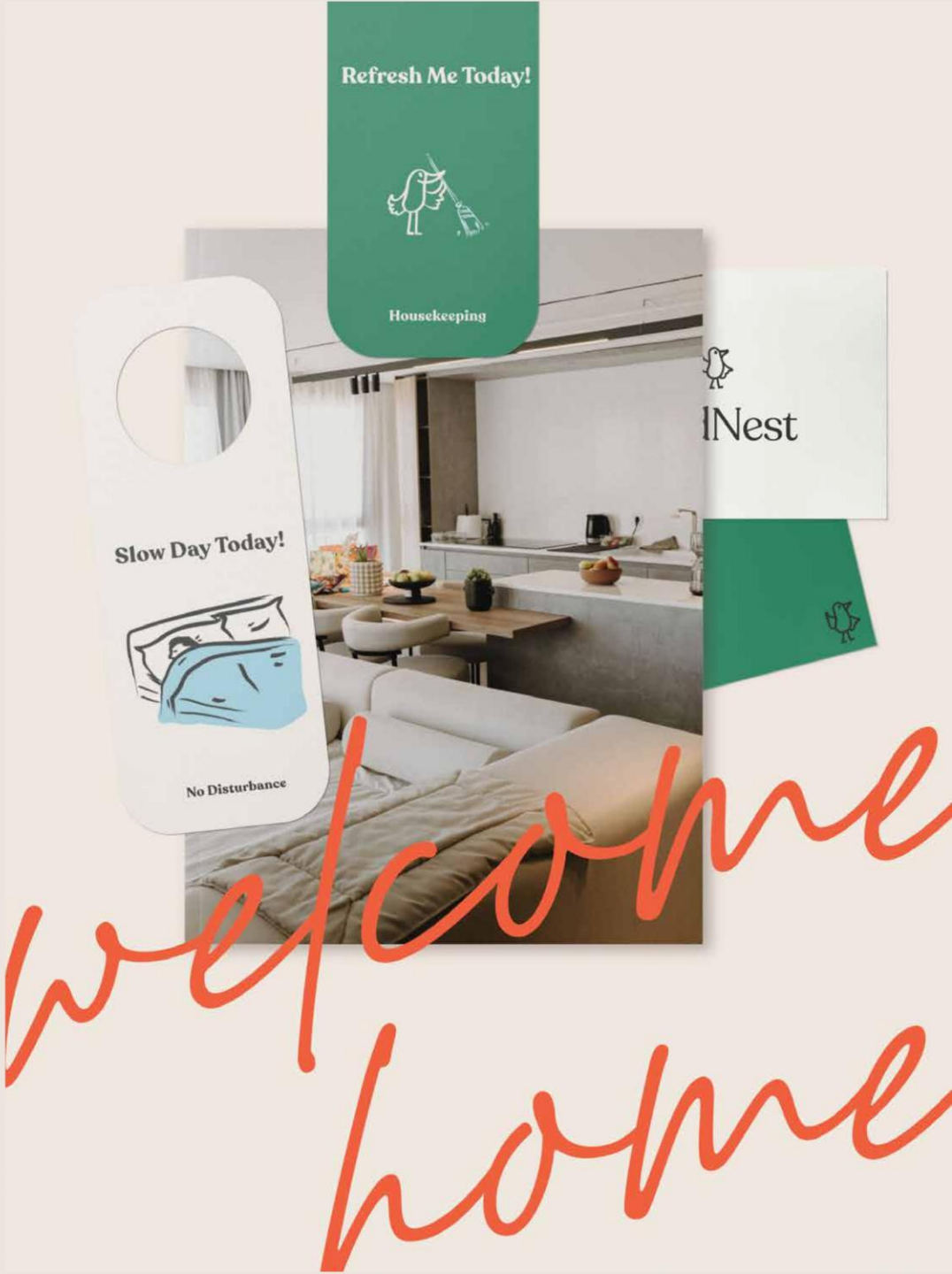
Furnish & Rent hassle - free



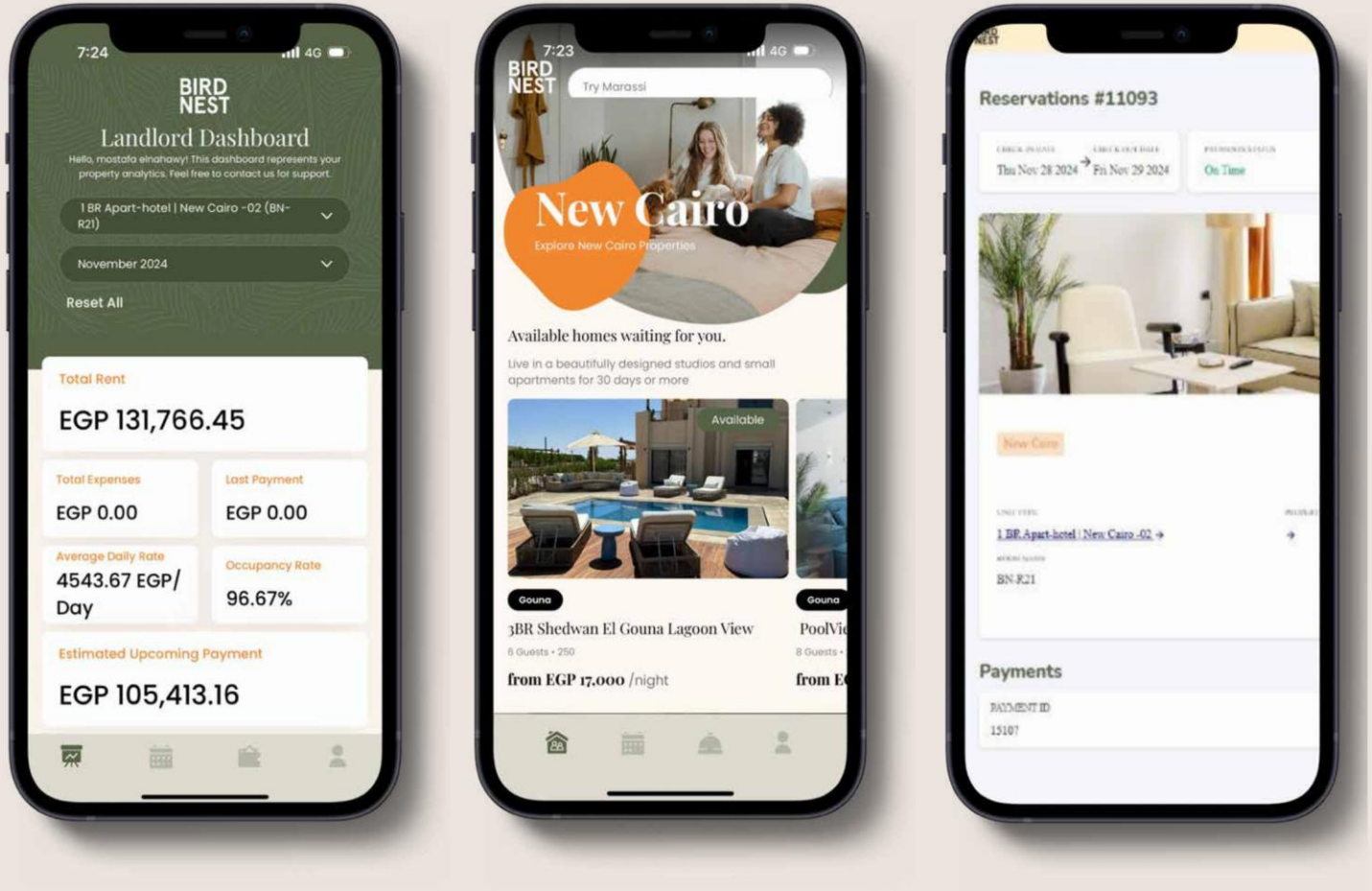


A 360-Property Management service, to curating hospitality concepts.
Capitalize on your property from the furnishing, to the rental!

An End-to-End Tech-Enabled Asset Management Brand.



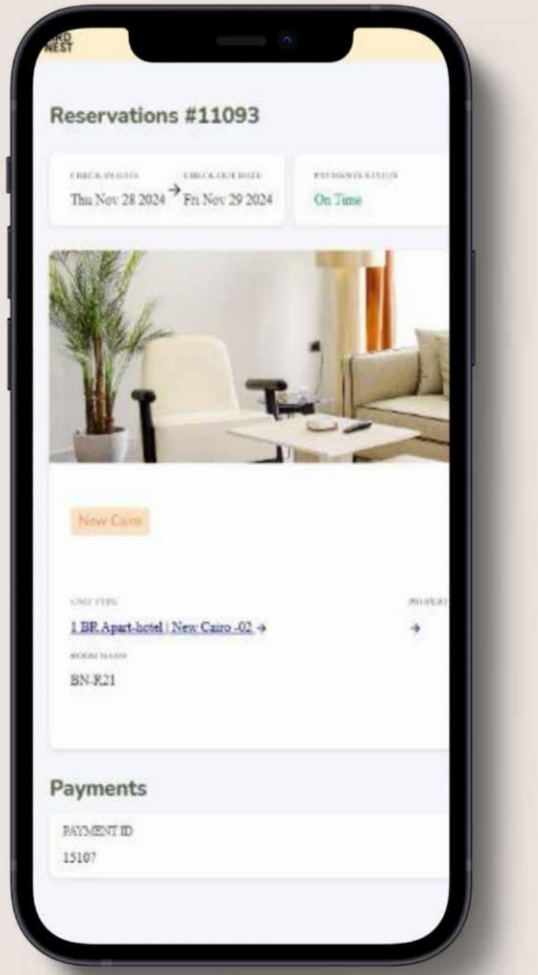
With in-house developed softwares for landlords, developers, and tenants.



Developers:

Optimize property utilization and marketability.
We provide access to all rental details, ensuring transparency and efficiency in property management.

Guest Profiling and information available
to monitor on the Developer’s Dashboard, on APP.



A 360 Approach

Scope

Rental Process

Marketing Materials

Listing on All Digital and Offline Platforms Corporate Sales

Reservations Support

Guest Scanning

Rent Collection

Property Care

Housekeeping & Laundry

Maintenance

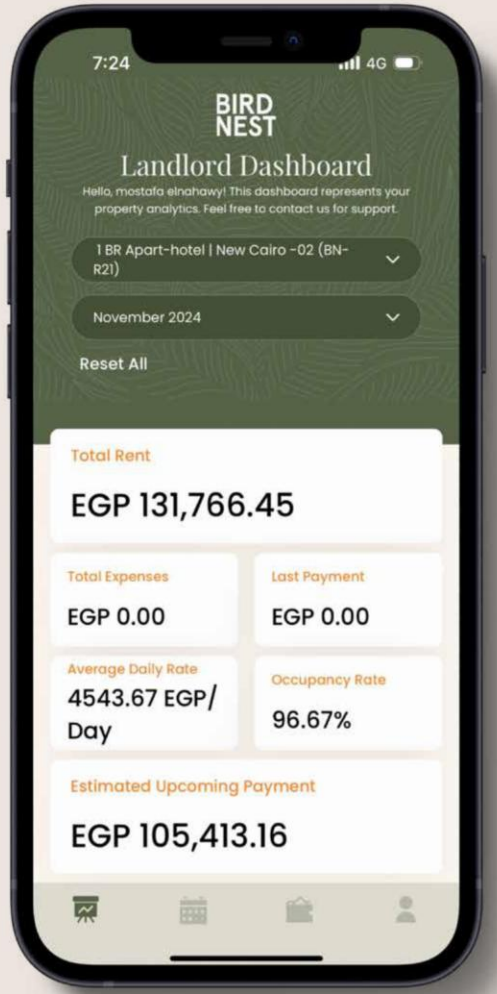
Amenities & Supplies Utilities Settlement



Landlords:

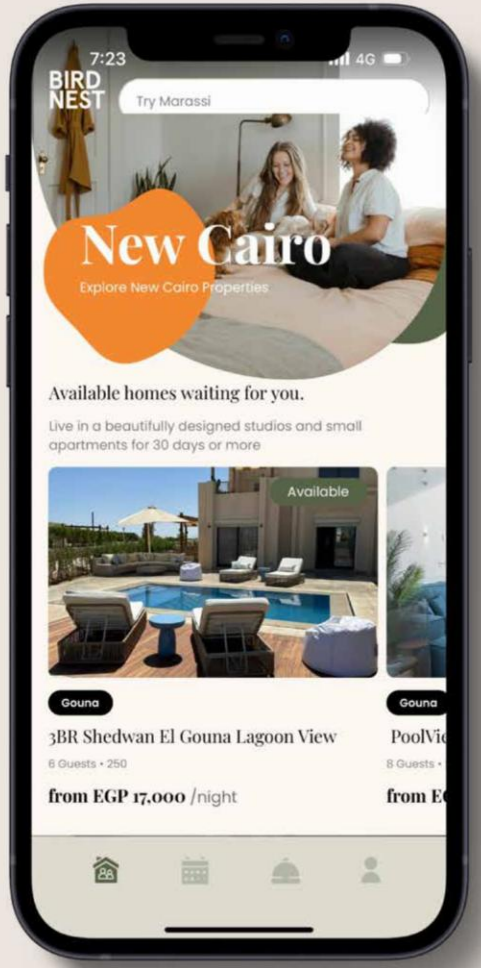
By **maximizing rental yields** from underutilized properties through seamless rental management and comprehensive fit-out services, handling broker's hassles and tenant's profiling.

Guest Profiling and information available to monitor on the Landlord's Dashboard, on APP.



Tenants:

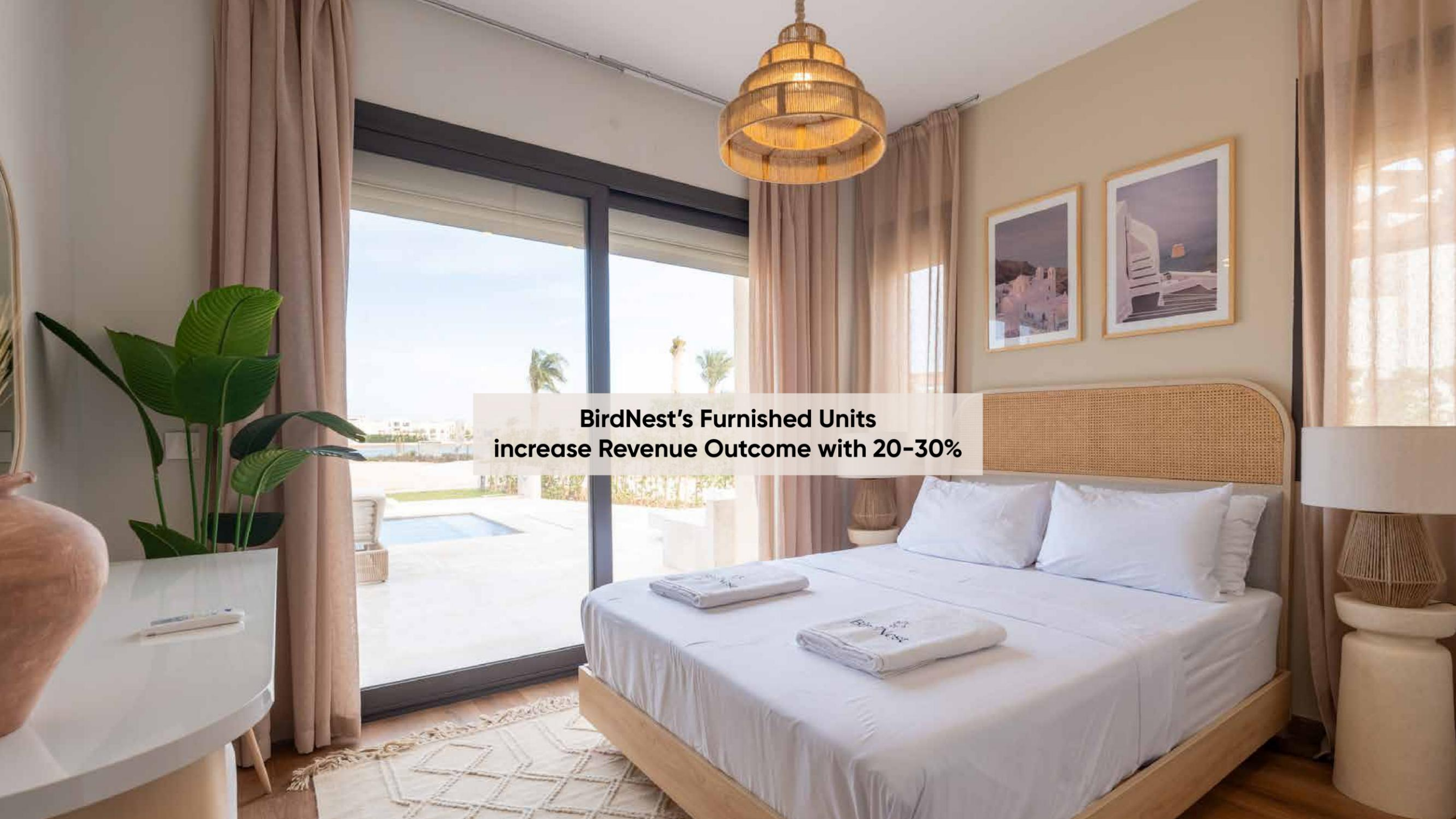
We offer tenants modern, **tech-enabled rental options** with transparent pricing, flexible terms, and exceptional customer service, **ensuring a stress-free rental experience.**





Furnishing Packages

Let BirdNest furnish your property, with many furnishing packages to choose from, and easy installment plans with Valu!


BirdNest's Furnished Units
increase Revenue Outcome with 20-30%