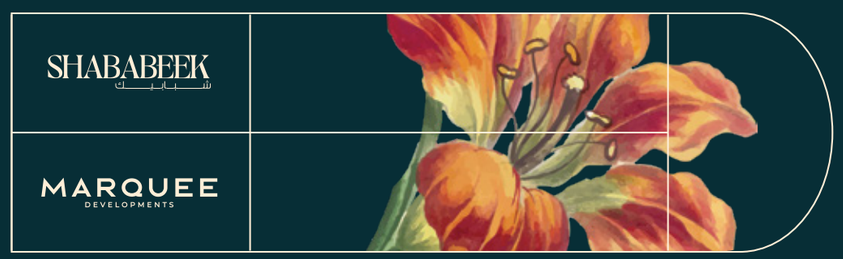
SHABABEEK

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SHABABEEK

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“ A window to your dream lifestyle ”

It all started with a simple thought: “A Window to a better life”

Standing in the heart of New Cairo, the founders of Shababeek gazed out over the vast landscape and envisioned something different, a place where people don’t just live, but connect. Here, a home is not just walls and a roof; it’s about the spaces that surround you, the connections that define you.

STORY

They say life is all about A set of Doors , We say life is all about A set of Windows , and that's where it all started, Introducing to you **Shababeek**.

Where every window offers a glimpse into possibility, a frame through which to experience the world. Each person sees the world through their own unique window, shaped by their experiences, dreams, and perspectives.

NEW CAIRO SIGNATURE RESIDENCE

BY MARQUEE DEVELOPMENTS



NEW CAIRO SIGNATURE RESIDENCE

This vision became the heart of a community, a place where every home reflects the individuality of its owner, offering windows that open not just to a landscape, but to personal moments and shared horizons. **Shababeek** is a canvas for countless stories: children laughing, neighbors connecting, and individuals finding peace.

Just as no two windows reveal the same exact view, no two lives are the same. But together, they form a rich, vibrant tapestry of life.

At **Shababeek**, every window is a lens through which life is seen—a place where nature and architecture come together seamlessly, giving residents a new perspective on living.

WHY SHABABEEK



“A Home For Every Generation,
A View For Every Dream”

At **Shababeek**, Life is designed with everyone in mind. Whether you’re starting a family, enjoying your golden years, or building your dreams, this is a community where all ages and lifestyles come together.

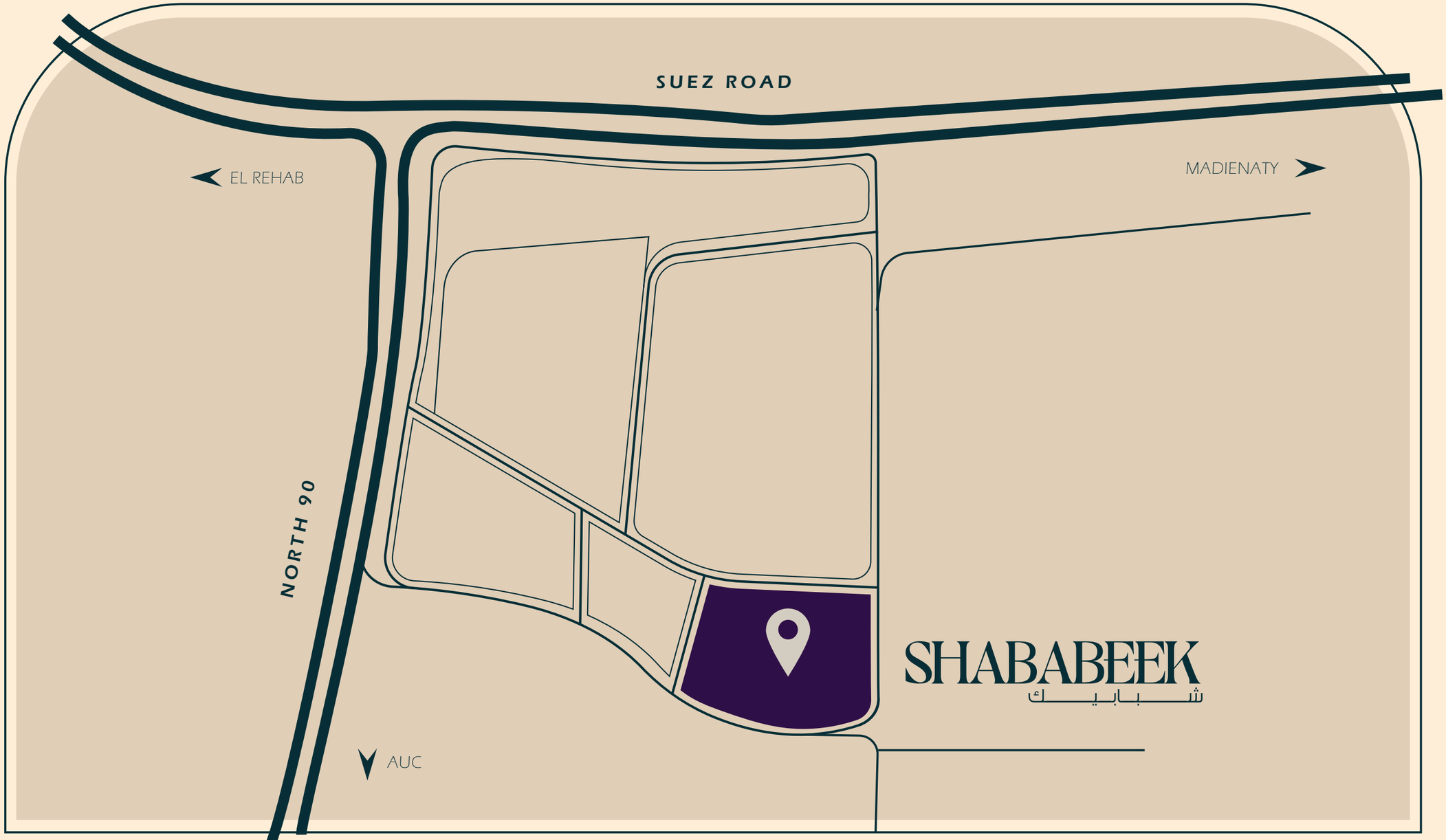
With 80% of the space dedicated to lush landscapes, there’s room for kids to play, friends to gather and moments to be cherished. Homes are thoughtfully designed to reflect individuality while nurturing a sense of belonging.

In **Shababeek**, every window opens to a world of possibilities, offering not just a place to live, but a place to thrive. No matter who you are or where life finds you.

YOUR WINDOW
TO A BETTER LIFE.

LOCATION

LOCATION



ACCESSIBILITY POINTS

NORTH 90 ST 1 MIN	**REHAB** 9 MINS	**AUC** 11 MINS	**CAIRO AIRPORT** 21 MINS
SUEZ ROAD 1 MIN	**RING ROAD** 9 MINS	**NEW CAPITAL** 20 MINS	

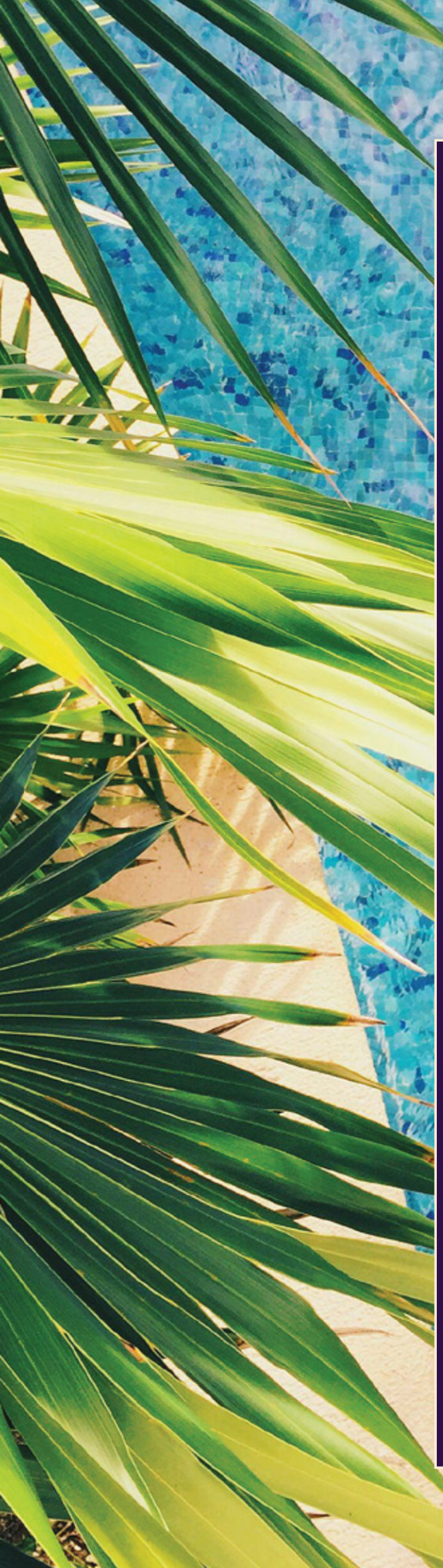


LOCATION

Welcome to **Shababeek**, where convenience seamlessly blends with comfort in the heart of New Cairo. Strategically positioned to keep you effortlessly connected to the city, **Shababeek** offers an ideal location that puts everything you need within easy reach. Just 7 minutes from Madinaty, 5 minutes from Al Rehab, and a mere 1 minute from both North 90 Street and Suez Road, the connectivity is unparalleled.

Whether you're heading to work, enjoying a leisure outing, or embarking on travel, you'll find everything you need just moments away. With the American University in Cairo only 10 minutes away and Cairo International Airport just 12 minutes from your doorstep, every destination feels within reach. **Shababeek** is more than just a location; it's a community designed to enhance your lifestyle. Whether it's work, leisure, or travel, everything is within arm's reach, yet you are nestled in a peaceful environment surrounded by lush greenery, creating the perfect balance of convenience and tranquility.
Here, you're not just close to everything—you're exactly where you need to be. A place thoughtfully designed for a life of ease, making sure every aspect of your day flows effortlessly from one moment to the next. **Shababeek** is where your ideal lifestyle takes shape.

ARCHITECTURAL CONCEPT



ARCHITECTURAL CONCEPT

Shababeek Residence redefines luxury living, offering a harmonious blend of modern design, natural serenity, and exclusive amenities. With spacious residences, lush landscapes, and state-of-the-art facilities, it provides a sanctuary of privacy and community with a focus on wellness, it embodies the harmony of "Nature Meets Luxury."



AMENITIES



Water Features
Seating Area
Kids Area
Outdoor Gym
Club House
Gated Community

Central Kitchen
Indoor Swimming Pool
Mobile Application
Game Rooms In Club House
Ring Road (Bike Lanes- Walking Track)
Underground Parking

Rooftop Facilities
24 Hour Security System
Clinic Medical Services
Hotel Apartment Complex
Educational Nursery
Commercial Area

MARQUEE
DEVELOPMENTS

"Where every window opens to modern living"

AMENITIES

At **Shababeek**, life is designed to bring convenience, recreation, and tranquility right to your doorstep.



BASK IN THE NATURAL SURROUNDINGS

Start your mornings with a peaceful stroll along bike lanes and walking tracks that surround a carfree connected central park. The park's tranquil water features and dedicated seating areas create a relaxing environment for residents to unwind or socialize. Designed for families, the kids' area offers a safe space for outdoor play. This vibrant park enhances community spirit and quality of life at **Shababeek**.



SHABABEEK

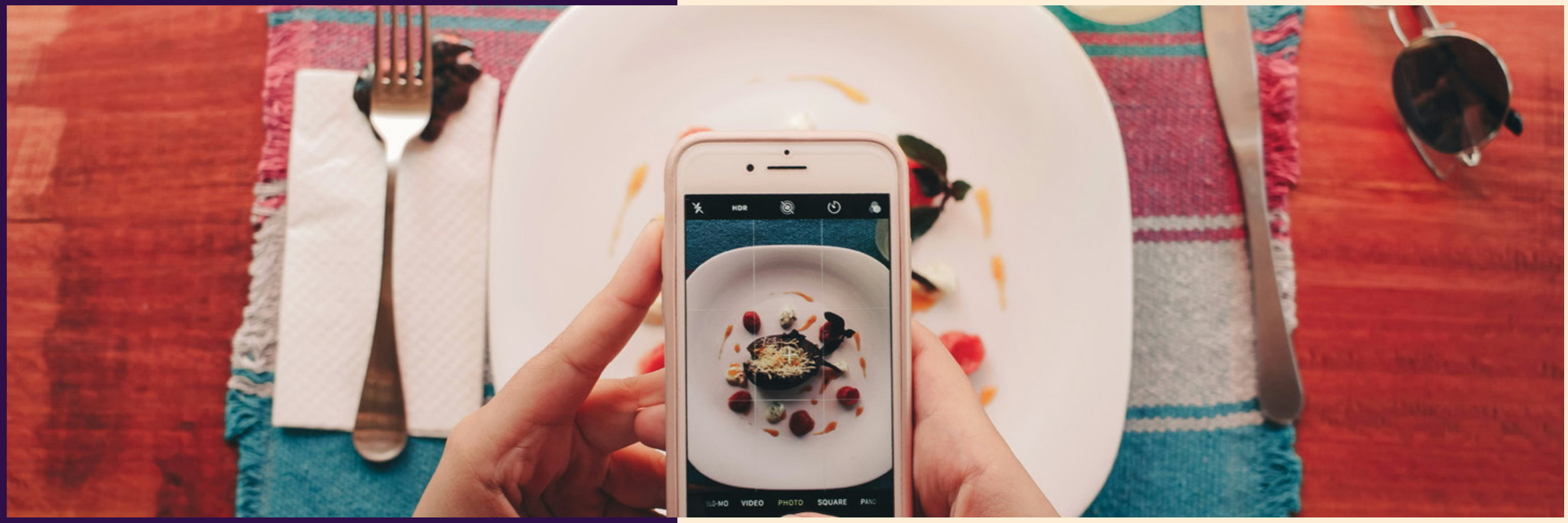
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THE WELLNESS HUB

We offer thoughtfully designed spaces nurturing an energetic, balanced lifestyle, and relaxation that is boosted by the dynamic of outdoor gym facilities tailored for cross-fit and yoga, perfect for boosting strength, endurance, and flexibility.

A clubhouse, a hub for social activity, with a cozy lounge, event space, and meeting rooms to connect with neighbors. For those seeking relaxation, a tranquil indoor swimming pool for laps or unwinding after a busy day.





CENTRAL KITCHEN

We understand the need for balancing a busy lifestyle without sacrificing quality, the central kitchen is here to support your every need, offering ready-to-eat and ready-to-cook meal options. Perfect for busy families and working parents, it lets you enjoy nutritious, delicious meals with minimal prep time, making mealtime easier and more enjoyable.





EDUCATIONAL NURSERY FOR BABIES AND KIDS

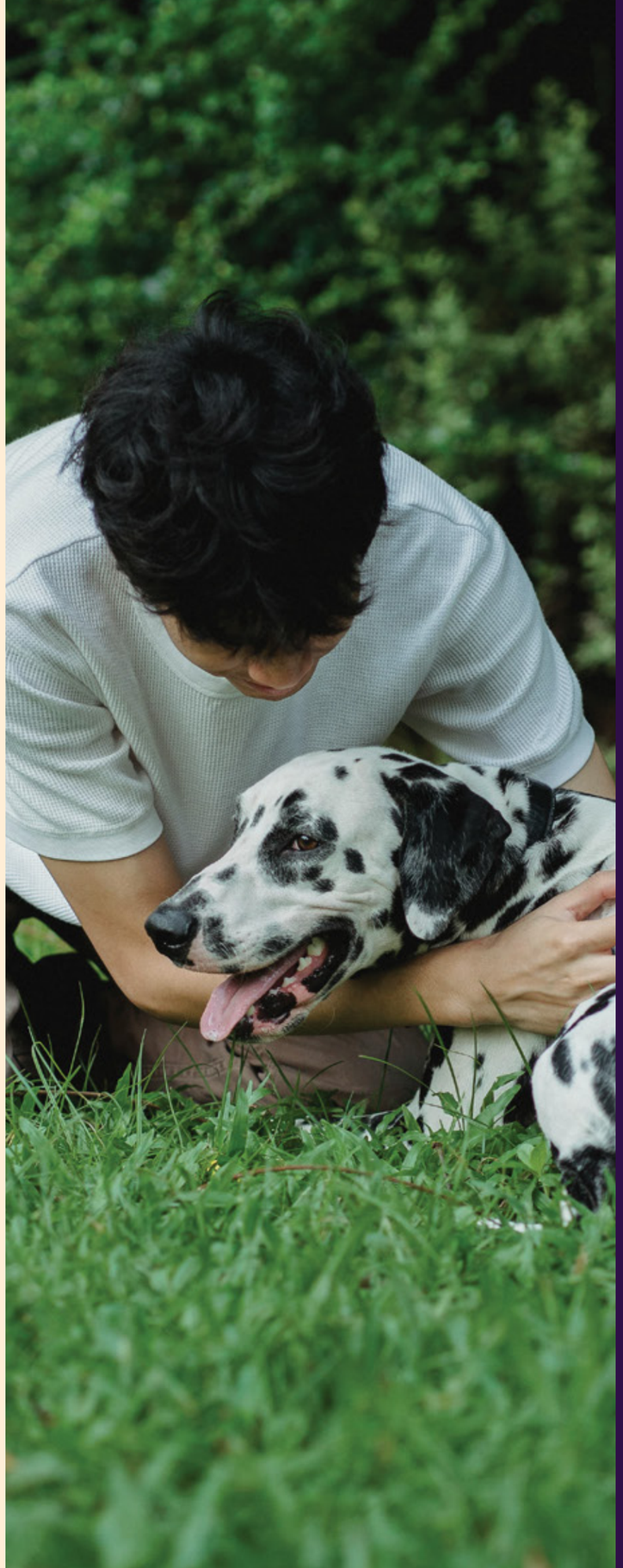
We hear you, after a busy day, you deserve to unwind and enjoy a peaceful evening, knowing your kids are safe and well cared for. That's why we offer a secure educational nursery, equipped with cameras for your peace of mind, so you can check in on your little ones while they learn and grow. With age-appropriate programs designed to nurture their development, you can rest easy knowing your children are in a safe, enriching environment, allowing you to truly relax and enjoy your evening.

SEAMLESS CONNECTIVITY

Our residential complex offers a user-friendly mobile app that streamlines convenience and connectivity.

Residents can easily book amenities, stay updated on events, request maintenance, manage accounts, and communicate with the management team, all from their smartphones. The app makes staying connected and engaged with the complex simple and efficient.







PAWS ZONE

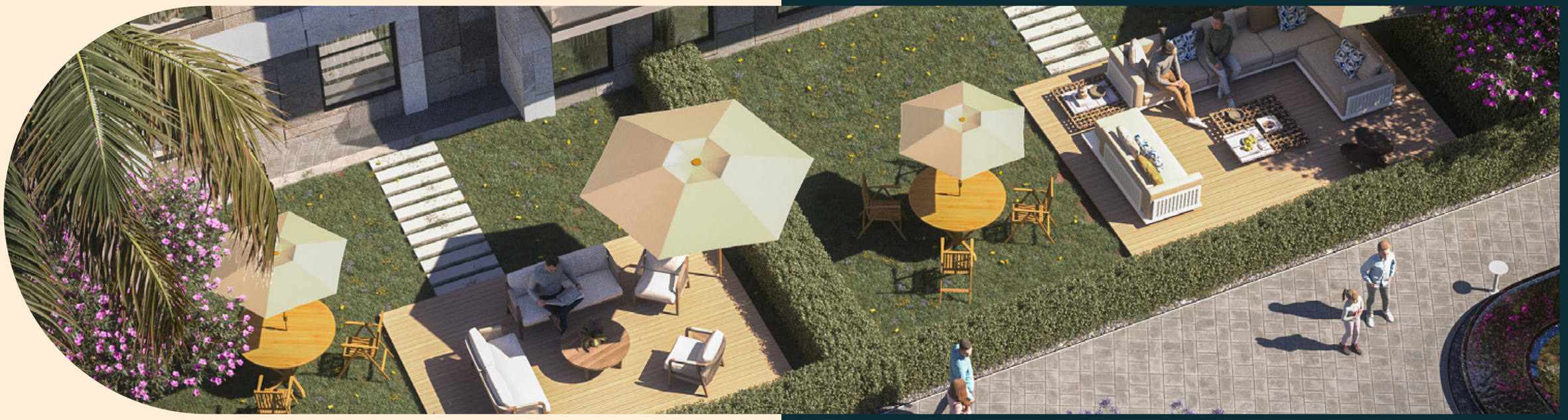
A dedicated pet zone where your furry friends can roam, play, and socialize in a safe, secure environment. This thoughtfully designed space features wide-open areas for running, agility equipment for training, and shaded spots for relaxing.

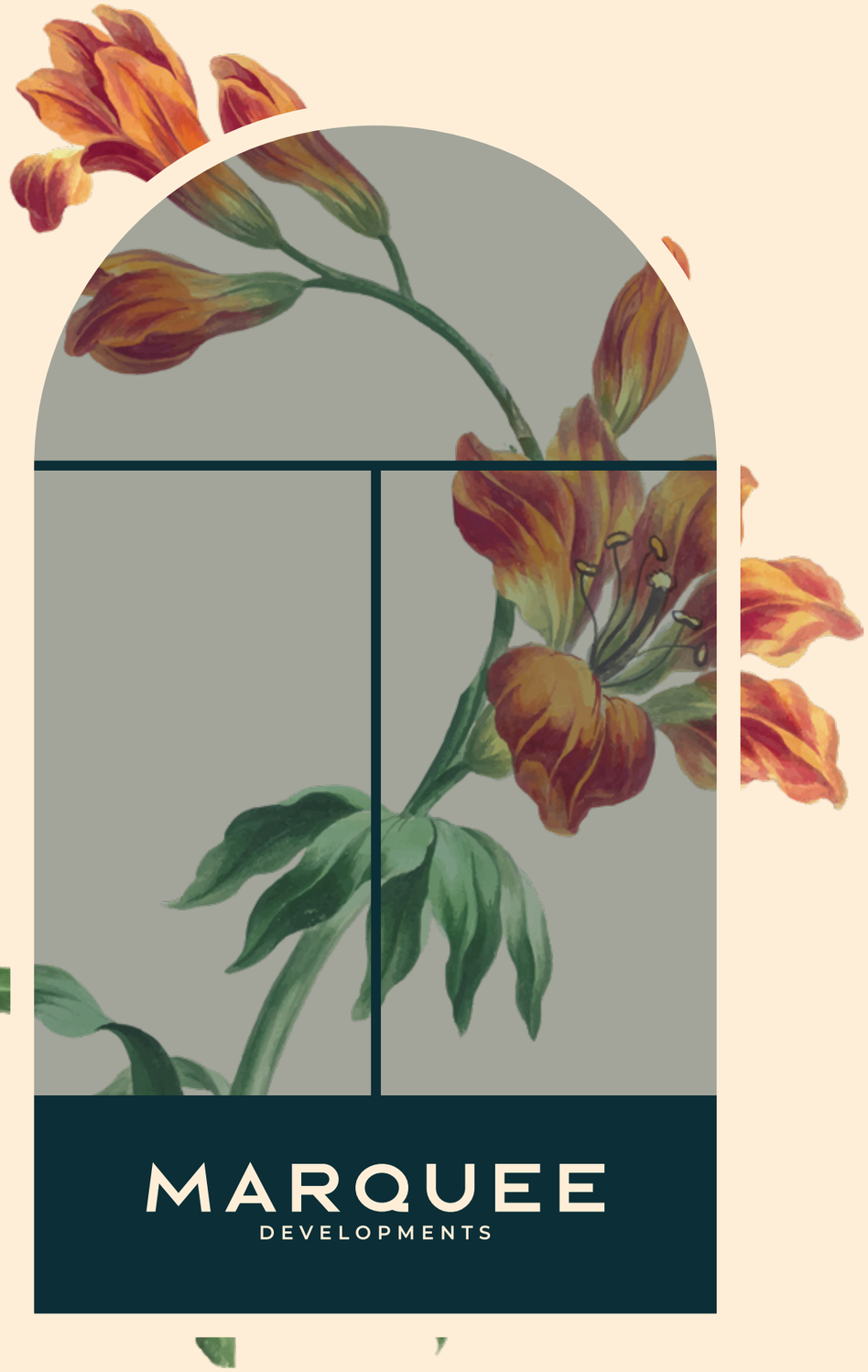
OWN YOUR GREEN

A special area within the compound where each apartment is given its own spot to plant and care for a tree or plant of their choice. Whether you prefer a vibrant flower, or a leafy tree, offers a sense of ownership and connection to nature.

Residents can choose to tend to their plants themselves or allow the compound's team to care for them. This peaceful space cultivates a sense of belonging, giving everyone a personal patch of greenery to nurture and enjoy.







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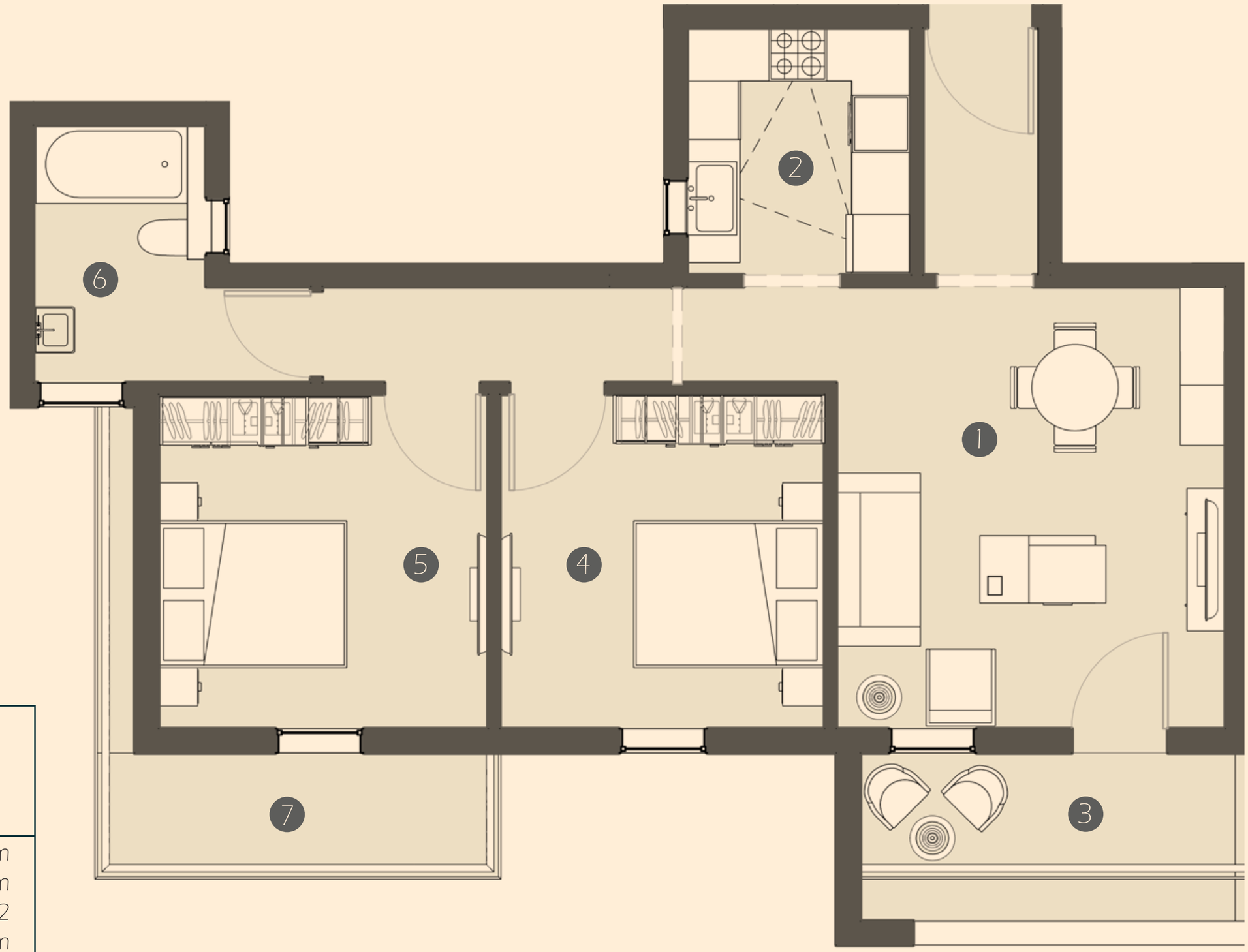
At **Shababeek**, every detail is designed to enhance your lifestyle, offering more than just a home—it's a complete living experience. Whether it's the comfort of modern facilities, the joy of shared spaces, or the tranquility of nature, this is where you can truly live, connect, and thrive.

UNIT TYPES



110 m²
2 BEDROOMS
GARDEN 26.5m²

1- Reception	3.5*5.5m
2- Bedroom	3.5*3.7m
3- Master bedroom	3.6 *3.9m
4- Master toilet	2.5*2.5m
5- Toilet	2*2.7m
6- kitchen	3.1*2.5m



125 m²
2 BEDROOMS

1- Reception	4.2*4.9 m
2- Kitchen	2.5*2.8 m
3- terrace	5.1 m2
4- Bedroom	3.5*3.7 m
5- Bedroom	3.6*3.7 m
6- Bathroom	2*2.9m
7- terrace 2	5.4 m2

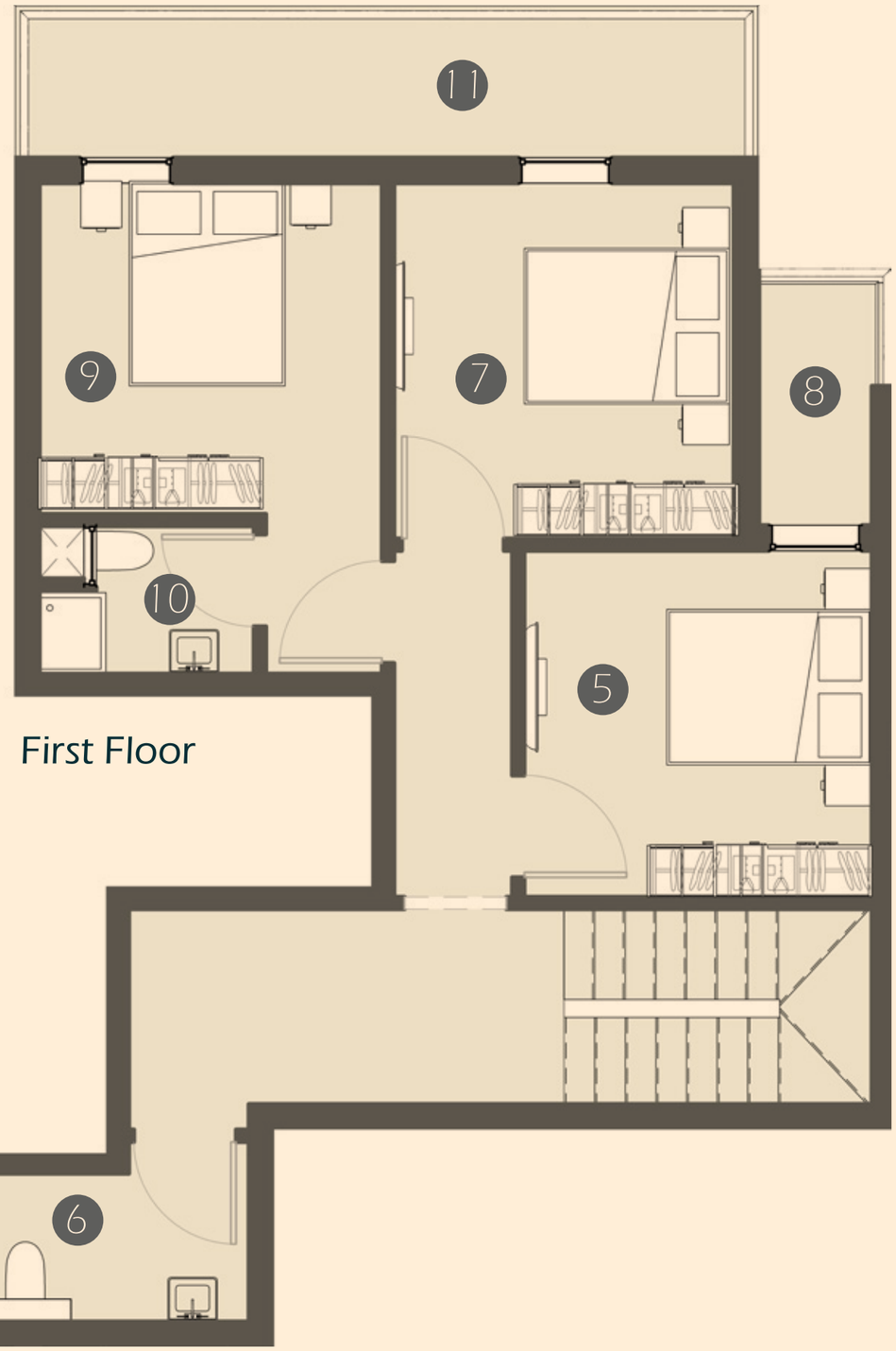


177 m²
3 BEDROOMS

1- Reception	4.2*8 m
2- Terrace	6.6 m2
3- kitchen	3.4*2.3m
4- Toilet	2.5*1.8 m
5- Bedroom	3.6*3.8 m
6- bedroom	3.6*3.7 m
7- Master Bedroom	3.5*3.8m
8- Toilet 2.1*2.7	2 m
9- Toilet 2.4*2.4	3 m
10-Terrace	5.5 m2



Ground Floor



First Floor

231 m²

GARDEN 25 m²

1- Reception	4.9*5.9 m
2- Toilet	1.3*2.4 m
3- kitchen	2.2*3.9m
4- Terrace	12.9 m
5- Bedroom	3.6* 3.6 m
6- bathroom	3.9* 1.7m
7- bedroom	3.5*3.7 m
8- Terrace	2.8 m2
9- Master bedroom	3.5 * 3.4 m
10- bathroom	2.2*1.6 m
11- Terrace	10.9 m2

256 m²

GARDEN 40m²

1- Entrance	3.1*3.4m
2- dinning room	3.1*3.4m
3- reception	7.1*3.8m
4- terrace	10.6m2
5- Toilet 1	2.1*1.6m
6- kitchen	3.7*3.7m
7- Maids Room	2.5*2m
8- toilet	1*2.5m

floor two

9- Toilet	2.3 *3.1m
10- Living room	3.1*3.4m
11- Bedroom 1	3.5*3.8m
12- bedroom 2	3.5*3.8m
13- Master Bedroom	3.6*3.5m
14- Master toilet	2.5*3m
15- Kitchen	1.8*2.6m



Ground Floor



First Floor

SAFETY & SECURITY



SAFETY & SECURITY

The community prioritizes the safety and security of its residents with advanced measures to ensure peace of mind.
Secure gated entrances, biometric access systems, and 24/7 surveillance cameras monitor the premises, while on-site security personnel are always present to respond swiftly to emergencies. Smart technology, including emergency alerts, further enhances safety.

With well-lit pathways, secure fencing, and regular updates, the community blends traditional security with cutting-edge technology, providing a secure and comfortable living environment for all.



PARTNERS

MOHAMED
TALAT

ESTD 1999

MOHAMED TALAAT
ARCHITECTS



Mohamed Talaat Architects is a Design Firm based in Cairo Founded in 1996 by Eng. Dr. Mohamed Talaat.

Over the past two decades Mohammed Talaat Architects has covered a wide range of projects in Egypt & abroad in both engineering fields, design and construction from architectural, interior design, landscaping & urban planning up to construction supervision. "



ÖKOPLAN
LANDSCAPING
Tarek Sobhy

OKO PLAN

ÖKOPLAN is a reputable full-service engineering consultancy firm that was originally established in Stuttgart, Germany in 1990.We later expanded our operations and opened an office in Cairo, Egypt in 1993. As a unified multi-discipline organization, we take pride in delivering innovative and cost-effective solutions that not only meet but exceed our clients' needs.

Our team of more than 180 skilled engineers works collaboratively to provide a comprehensive range of services, including planning, urban design, landscape design, architectural design, interior design, and structural engineering. From conceptual design to construction drawings and tender documents, we handle every stage of the project development process. Additionally, we also offer site supervision and construction management services. With a strong focus on teamwork and responsiveness, we consistently strive to deliver high-quality results and ensure client satisfaction.

ACE CONSULTING ENGINEERS
MOHARRAM.BAKHOUM



ACE CONSULTING ENGINEERS MOHARRAM BAKHOUM

known as ACE, is one of the most experienced, largest, and oldest existing Consulting engineers presently operating Worldwide. It has sustained itself over the years as an innovative leader in the field. This premise is based on an extensive portfolio of projects in which ACE has had a major determinant role.

ACE as one of the oldest and largest multi-disciplinary consulting Consulting firms in the Middle East (since 1950), is known for its dominant expertise in consultancy services. Depending on more than 1400 professional staff, ACE has built an excellent reputation, thereby allowing the firm to be involved in major multi-disciplinary projects in Egypt as well as in more than 40 Countries worldwide.

MARQUEE
DEVELOPMENTS

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ABOUT

It's an Egyptian-European partnership, bringing together two dynamic forces from different corners of the world to create something truly unique. Each of the partners has a proven track record, with successful projects across construction, residential, and commercial sectors in various international markets. With years of experience and expertise in developing world-class properties, they have made their mark globally and now, they're ready to bring their vision to Egypt.

After recognizing the immense potential for growth and innovation in the Egyptian real estate market, the partners decided to join forces and expand their field of work. This collaboration blends the best of both worlds combining Egypt's rich culture, dynamic growth, and market potential with the European know-how and commitment to quality, design, and sustainability.





ABOUT

Shababeek represents their first project in Egypt, and it's just the beginning of a journey that promises to redefine luxury living and community-building in the region. With this exciting venture, they aim to offer more than just a place to live, but a vibrant community where innovation, comfort, and sustainability come together.

This partnership is not just about construction—it's about creating spaces where people can truly live, connect, and thrive. And **Shababeek** is the perfect start to this bold new chapter. of the partners has a proven track record, with successful projects across construction, residential, and commercial sectors in various international markets.

With years of experience and expertise in developing world-class properties, they have made their mark globally and now, they're ready to bring their vision to Egypt.

MARQUEE
DEVELOPMENTS



Our Mission

Our mission is to deliver high-quality real estate solutions that prioritize the needs of our customers, cultivate a sense of community, and promote sustainable living.

By combining the expertise and experience of each partner, we aim to create innovative, modern living spaces that go beyond the ordinary.

Our focus is on designing homes and environments where residents can thrive, connect, and live responsibly, ensuring that each project we undertake contributes to the well-being of both individuals and the planet. Through collaboration and innovation, we are dedicated to shaping the future of real estate.



Our Vision

Our vision is to become a leading real estate company, renowned for creating innovative spaces and vibrant communities. With a strong focus on expanding within the Egyptian real estate market, we've chosen this project as our first step—a showcase of our commitment to quality, design, and customer satisfaction.

This initial project is not just about building homes; it's about building trust with our clients and setting a high standard for future developments.

We are also actively acquiring additional land across Egypt, with plans to grow our portfolio and bring more world-class, sustainable communities to life.

Innovation

We embrace creative, modern solutions to design and develop sustainable real estate that stands the test of time.

Customer Focus

We prioritize the needs of our customers, delivering exceptional service and creating experiences that exceed expectations.

Excellence

We strive for excellence in all aspects of our work, aiming to surpass expectations and set new benchmarks for the industry.

Quality

We uphold the highest standards in every stage of the project, from the initial design to final execution, ensuring lasting value and satisfaction.

Community

We are committed to creating inclusive, vibrant spaces that foster meaningful connections and contribute to dynamic, thriving neighborhoods.

CORE VALUES



GALLERY

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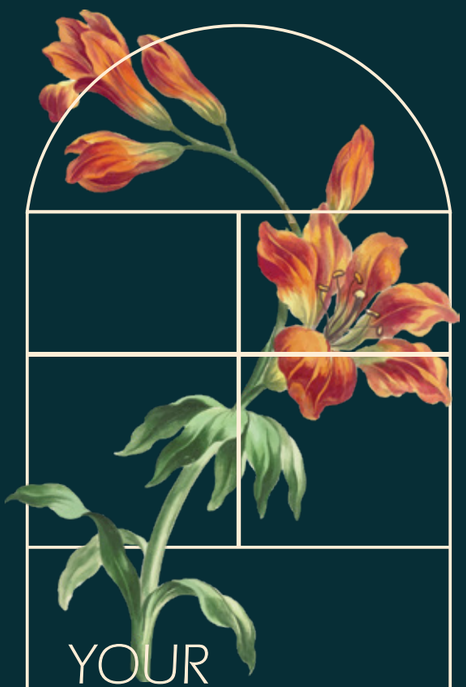
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