

DESIGN DRIVEN DEVELOPER

We cultivate respect and passion for human relationships for culture; for our heritage; and for Sophistication.

### We are **PROXIMITY**

We pick our locations carefully, respect its nature and topography, and inspire dialogue between Earth & Form.

### We are **DESIGN**

We transform simple spaces into habitats that encourage freedom. Freedom of Thought, of Sight, and of Spirit.

We champion a **MODERN CULTURE**.

We foster it. We love it. And we push its boundaries.





## AS UNIQUE AS ITS OWNERS

"With Starlight Developments, you become part of something much greater than just prime real estate. We believe in bringing people together to paint the greatest picture of what community living is all about. Surpassing every expectation of quality in all aspects is the light we choose to follow, and we do it for our love and passion in building the right homes for the people that care. The highest of standards is what we seek for our communities, devoting all our efforts into finding the perfect locations to build and implement new and innovative techniques for sustainable and functional designs, ultimately ensuring an increasing property value.

Starlight Developments is the embodiment of the true principles of real estate development and how it should be approached. Our Katameya brand has been a worthy ambassador to such values as we keep striving to maintain this honourable distinction within the market."

- SHERIF ABOUTALEB



### THE LEGACY

Over the years the KATAMEYA brand has become an icon in Egyptian real estate, serving as a highly esteemed role model for many developers in the nation.

Building on the Katameya Brand heritage — a real estate icon in Egypt — we primarily focus on maintaining this position by expanding in prime destinations of Egypt with upscale residential, mixed-use and resort projects that stand out amongst luxury-seekers.

The brand is distinguished for its achievements in introducing unmatched standards of living. Providing our communities with top-of-the-line residential projects complete with the finest facilities conceivable.

Our team works harder every day to ensure our vision for higher and more sustainable living standards is achieved.

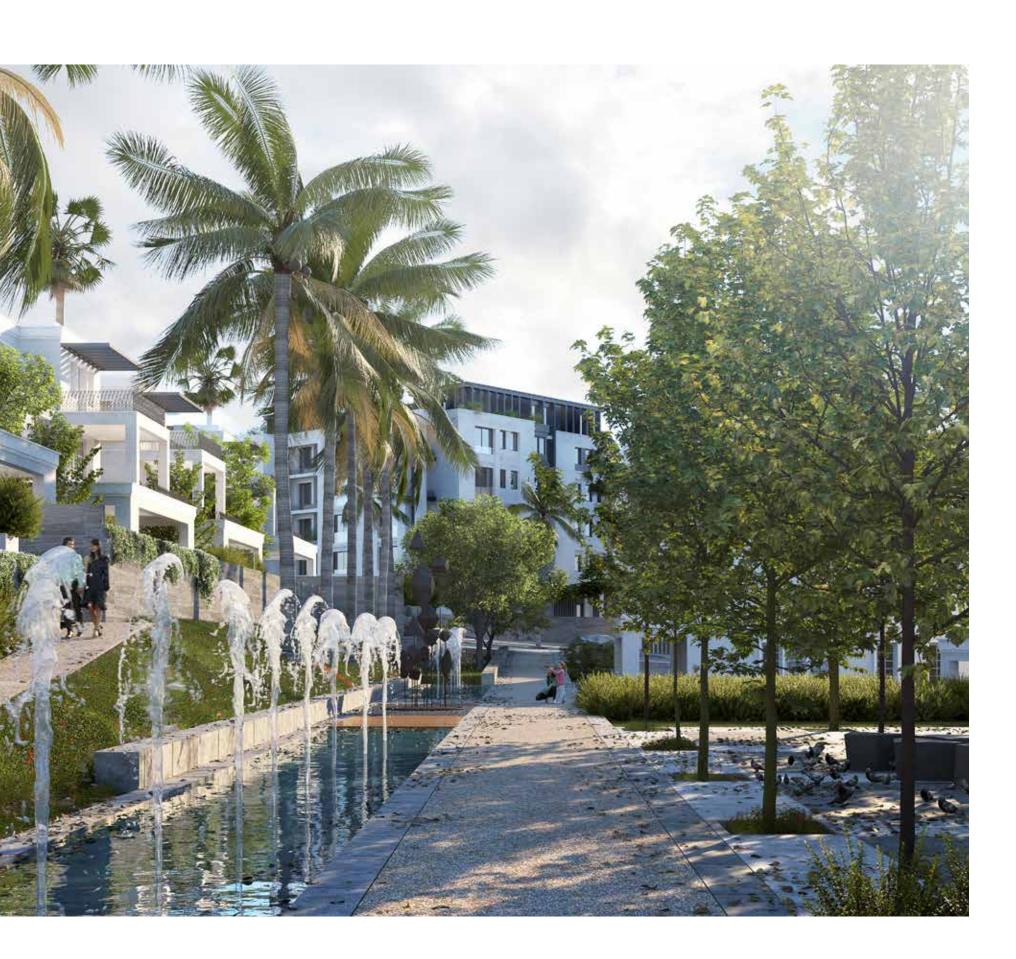












A Luxury 45-Acres Mixed-use development designed in Neoclassical Architecture.
Katameya Creeks comprises of luxuriously designed villas with private gardens, low-rise apartment buildings with 360-degree views over green fields, featuring mostly corner units; all served with underground parking, concierge and a recreational Clubhouse for residents.

KATAMEYA CREEKS fully embodies the concept of crafting the ideal scene for a close and vibrant community. We bring families together into a picture-perfect neighbourhood and provide upscale living conditions within a safe and serene environment.

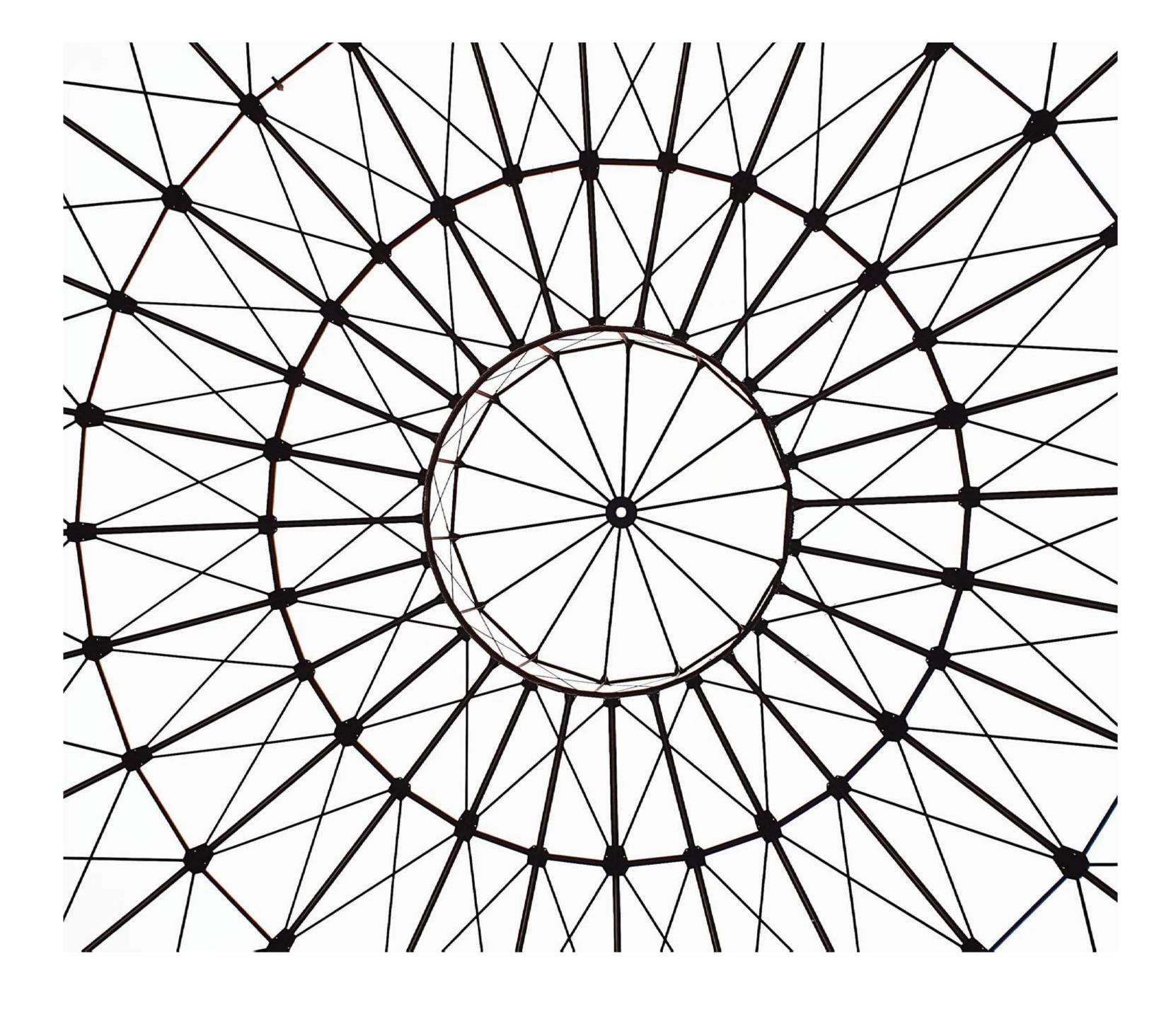
The project embraces privacy and exclusivity by maintaining a select variety of distinctively designed properties that efficiently maximises available spaces for enhanced comfort and ease.

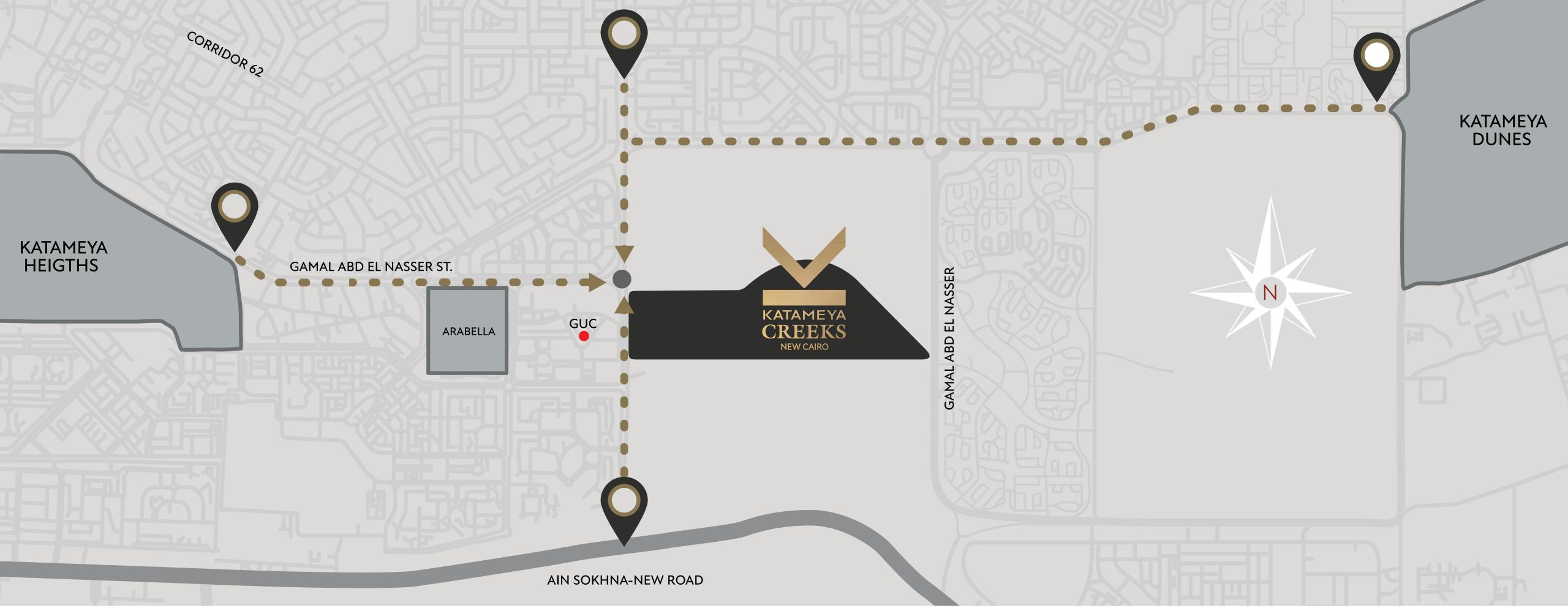
On the borders of the Creeks, lies Creeks Park; a business complex and commercial space offering boutique retailers and essential daily services in New Cairo's most prime area.



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#### THE LOCATION

NEW CAIRO @31° 26' 48 . 08" E 29° 59' 25 . 22" N

Strategically located in New Cairo's most established prime residential areas, KATAMEYA CREEKS is nestled away from the buzzing of Central Cairo while remaining easily accessible through two main axis.

The development is a walking distance to GUC and only a few minutes' drive to KATAMEYA HEIGHTS, KATAMEYA DUNES, Sokhna Road and Corridor 90 making it the most sought for destination in Cairo.





### EVERY HOME IS A PRIME LOCATION

At KATAMEYA CREEKS, we've truly mastered the planning by partnering up with the world's best to develop a unique masterplan that perfectly complements the land's natural topography and elevations while preserving the exceptionally scenic environment of the protectorate forest.

Buildings are elegantly scattered all throughout the development to avoid harsh density while luscious landscape and soothing water features ties it all together, and to add to the lifestyle, we've featured recreational public spaces such as trails, BBQ areas and more.





### THE ULTIMATE IN BESPOKE LIVING







**CYCLING TRACKS** 



360° VIEWS



**OUTDOOR PARKS** 



**RETAIL ESSENTIALS** 



GYM & SPA



**BASEMENT PARKING** 



DRIVER'S ROOM



24 HRS CONCIERGE



STAFF QUARTERS



PRIVATE ELEVATORS



LAUNDRY ROOM



ROOFED TERRACES



**GARBAGE SHOOTS** 



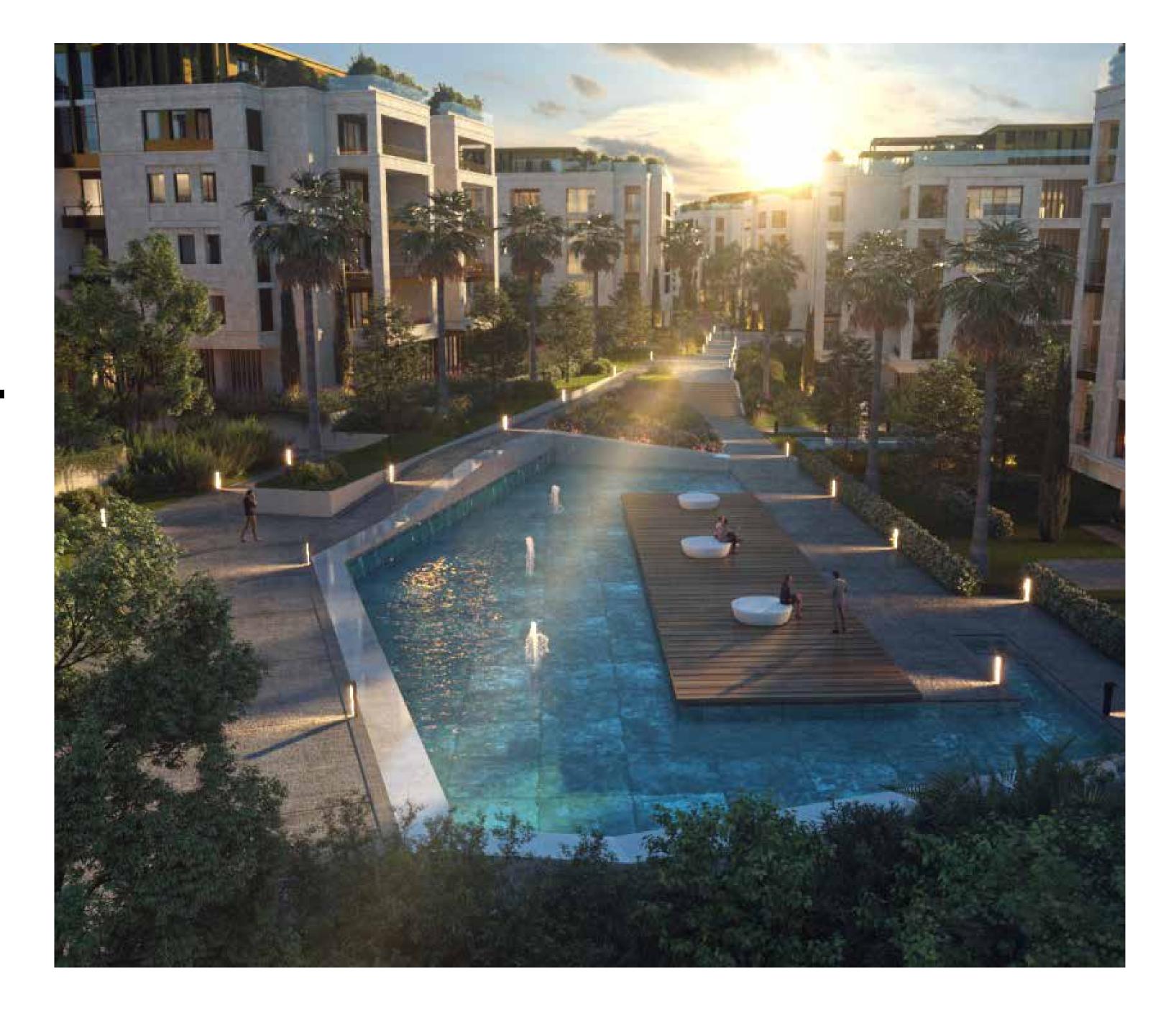
**VRV SYSTEM** 

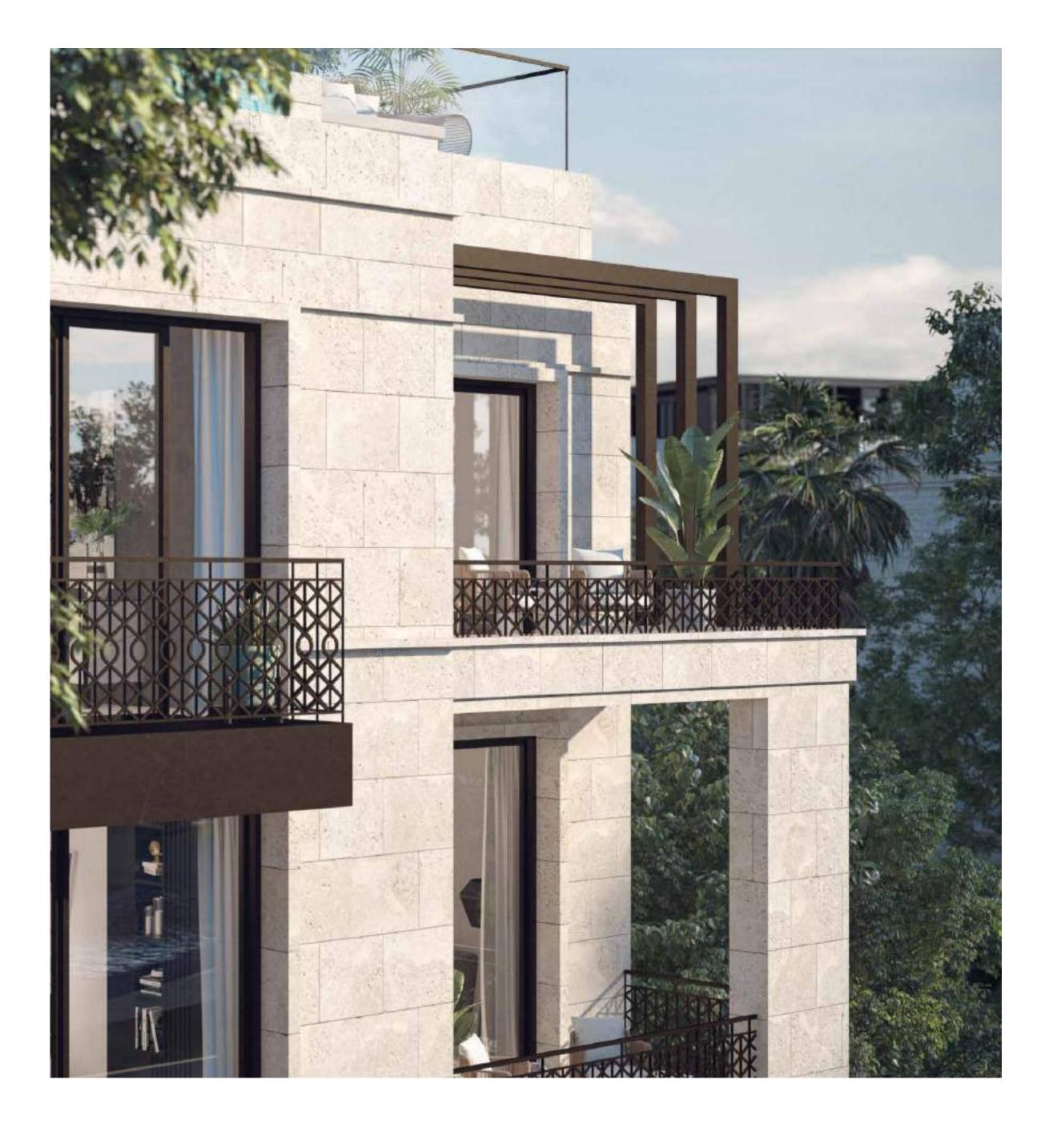




# INGENIOUS DESIGN THAT SEPARATES YET CONNECTS

Each building at the Creeks is carefully positioned in a staggered arrangement with different orientations to preserve spacious conditions and to favour optimum views, ventilation and light so that every home can have its one-of-a-kind quality about it.





#### DESIGN THAT ENHANCES OUR LIVING EXPERIENCE

By assembling the greatest minds in architecture, we have come up with creative designs that draw inspiration from The Belle Epoch classical architectural characteristics, toned it down with an elegant modern flair achieving the perfect balance for aesthetically pleasing yet functional designs.

### FABULOUS FINISHING

External Cladding that withstands the test of time.





# THE VILLAS TYPE M TYPE L





Private Staircase and elevator that takes you to each floor for ultimate security and privacy.







## TYPE M/ 750m<sup>2</sup>

4 LEVELS

8/9 EN SUITE BEDROOMS

TOTAL LAND AREA 600 - 800m²







### TYPE L/850m<sup>2</sup>

4 LEVELS

8 EN SUITE BEDROOMS

TOTAL LAND AREA 600 - 900m²









### THE RESIDENCES

TYPE D/ xtra
TYPE E
TYPE F
TYPE G
TYPE H







### GRAND GARDEN/ 143m<sup>2</sup> - 375m<sup>2</sup>

GROUND FLOOR APARTMENTS

**2-4** EN SUITE BEDROOMS

AVG. GARDEN

130m<sup>2</sup> - 400m<sup>2</sup>











## TIMELESS CLASSICS/ 162m<sup>2</sup> - 405m<sup>2</sup>

FIRST- FOURTH FLOOR APARTMENTS

**2-5** EN SUITE BEDROOMS

AVG. BALCONIES **25m<sup>2</sup>** 









## PANORAMIC PENTHOUSES/ 245m<sup>2</sup> - 290m<sup>2</sup>

FOURTH- FIFTH FLOOR PENTHOUSES

**2-3** EN SUITE BEDROOMS

TERRACES
128m<sup>2</sup> - 201m<sup>2</sup>







## DELIGHTFUL DUPLEXES/ 315m<sup>2</sup> - 505m<sup>2</sup>

FOURTH- FIFTH FLOOR DUPLEXES

**2-5** EN SUITE BEDROOMS

TERRACES **146m<sup>2</sup> - 233m<sup>2</sup>** 











