



**GRANDA**  
ALSHOROUK

**EgyGab invites you to experience a self-sufficient community like no other.**



**EGYGAB**  
DEVELOPMENTS

## OUR VISION

EgyGab utilizes its unrivaled heritage and expertise in various sectors to build iconic projects that foster the development of productive communities that flourish in a progressive and sustainable context, changing the face of Egypt's future.

BUILDING  
COMMUNITIES



## BUILDING THE FUTURE TODAY

Since EgyGab's establishment in 1977, Engineer Samir Gaballah has been committed to challenge the real estate's conventional scene, not only by changing the face of landscapes into world-class iconic projects, but by also transforming lives through innovative developments aimed at bringing an integrated lifestyle to every community's doorstep. Today, EgyGab continues to shape tomorrow through unprecedented market knowledge, offering a wide range of cutting-edge developments carefully crafted by experienced professionals to set a new benchmark in quality contemporary living.



## SHIFT TO THE FUTURE TODAY

### AL SHOROUK

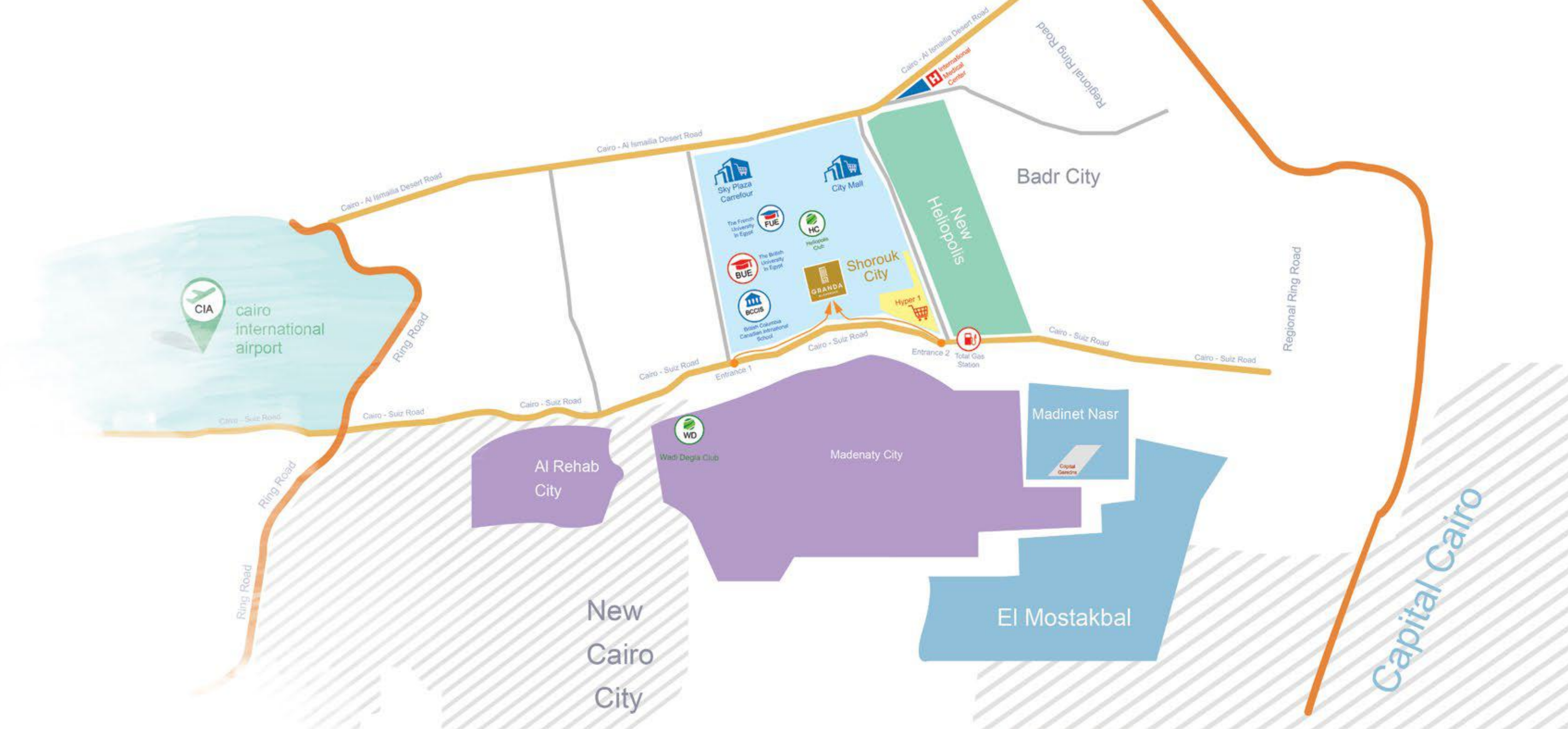
Serving as an integral East extension to Cairo's new capital and all its lively happenings, Al Shorouk promises residents a unique sense of security and a state of serenity and community not found elsewhere. EgyGab has set its residents' "comfort and convenience" at the forefront of its new plan, providing the best of integrated community living in Al Shorouk which not only embodies an ideal getaway from Cairo's traffic and its everyday pressures, but also a central hub to all major facilities.



## A DREAM HOME CLOSER TO YOU

### LOCATION

Located in the heart of Cairo, AlShorouk has an outstanding location. It serves as an extension to Cairo's new capital, it is one of the few cities in Egypt that promises residents a sense of security, privacy and full facilities. EGYGAB provides you a world of comfort, affordability and more of everything.



## GRANDA COMPOUND:

"LIFE AT FIRST SIGHT"

Step into an exclusive world of contemporary elegance where every detail has been meticulously designed to create breathing spaces, set amidst breathtaking surroundings of manicured gardens and flowing streams to paint a beautiful picture of architectural brilliance and affordable community living existing in perfect harmony.





# A SMART LIVING PHILOSOPHY

## GRANDA'S MASTER PLAN

Located at the heart of Al Shorouk in its fifth area, Granda's integrated compound is a private hub spreading across 18 acres of lush land to offer a diverse array of lifestyle options to suit every need. Its central location to both capitals; "Cairo and New Capital", along with an array of essential facilities and state-of-the-art amenities make it an ideal destination for the whole family. Carefully designed utilising the latest "innovative technology solutions", Granda Compound offers a smart blend of privacy and comfort to experience the future of integrated community living.





GRANDA  
COMPOUND

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HOME  
COMMUNITY  
BEAUTY

## WHERE LIFE AND STYLE COLLIDE

Granda is carefully designed to cater for your family's well-being, boasting a variety of top notch facilities and cutting edge amenities set amidst serene surroundings to ensure you truly experience the best of life. We bring our communities a world of excellence comprised of top of safety standards, quality education and an abundance of activities all within reach to enrich your lifestyle.

- Kids' Playgrounds and safe communal areas.
- Pre-school education facility.
- 7/24 premium security services.
- Surveillance cameras.



## THE ULTIMATE FAMILY DESTINATION

Granda is the ultimate family destination offering the perfect solution for new couples and young families wishing to combine a comfortable lifestyle with an integrated community living. Our compound is designed to bring physical activity at every door step, not only fostering little kid's early development, but also providing families sharing the same aspirations with a healthy lifestyle.

- Swimming Pools.
- Football Courts.
- Tennis Courts.
- State of the art Gym.
- Mosque.



## A PRIVATE GETAWAY EVERYDAY

### SOCIAL CLUB

Located minutes away from every home, Granda's social club is an oasis of calm ideal for ladies who wish to spend some quiet time after a long day of chores or those wishing to meet friends to unwind and socialize. The club fuses modern simplicity with cutting edge conveniences, bringing in breathtaking surroundings to give an unmatched sense of privacy to its soothing ambience.



## EMBRACE THE CHANGE

Stemming from EgyGab's strong belief "investing in people's lives", Granda consequently focuses on investing in its community's needs by creating a solid foundation through which future generations have access to quality education, sports, health services and social clubs to ensure integration. Our aim is to create a self-sufficient community where people not only share the same space, but rather the same aspirations of leading a happy and healthy lifestyle.



## GRANDA'S DUPLEXES:

### WHERE SPACE MEETS ULTIMATE PRIVACY

Smartly designed to perfectly blend ultimate privacy with maximum space, Granda's Duplexes offer ultimate relaxation all year round. Ideal for families with kids, our duplexes boast a private garden and pool, in addition to a state of the art jacuzzi offering an exclusive invitation to private entertainment and unwinding experiences anytime of the year.



## GRANDA'S PENTHOUSES:

### OPULENCE RE-DEFINED

Take in the unique panoramic views of landscaped greenery surrounding a private pool a testament of how opulent living should be. Designed with splendour that discretely blends with state of the art amenities, Granda's penthouses provide families with a peaceful sanctuary from the bustle of the city, allowing them to host private pool parties and memorable barbecues all year round.





## GRANDA'S APARTMENTS:

### COMFORTABLY ELEGANT

Granda Compound offers a variety of well lit Contemporary living Apartments laid out to give a sense of space and comfort. Wake up to the soothing sight of lakes, or allow your children to be just minutes away from communal parks and playgrounds or simply choose to live in the heart of action by over looking the compound's bustling commercial area pumping with entertainment and life.



## THE LIFESTYLE DESTINATION

### COMMERCIAL HUB

Granda's commercial hub is an exclusive invitation to discover a destination of exceptional entertainment, world-class dining and an unrivalled shopping experience. Located minutes away from your home, the fount posts a cutting-edge medical facility so families will be able to enjoy a safe and central commercial space, where true entertainment comes to life away from the city's congestion and noise.



*Let's Compound ...*