



AL QAMZI
DEVELOPMENTS

EASTSHIRE SALES PRESENTATION

JUNE 2022

a project by

ALQAMZI
DEVELOPMENTS

A BOUTIQUE COLLECTION OF
229 EXCLUSIVE HOMES,

Designed for a Life in
Abundant Views.

ABOUT

AL QAMZI DEVELOPMENTS

AL QAMZI Developments is a United Arab Emirates-based entity that was founded back in 1997 and specialized in contracting and executed a plethora of mega projects across UAE . The company decided to expand abroad in 2010 and picked the Egyptian market, because it believed that this market has stamina and lots of promising opportunities.

Al Qamzi developments having more than 10 years' of valuable experience in the market, has always been a leading expert in

the fields of transportation and Infrastructure in the UAE; while specializing in constructions and developments in Cairo to positively impact on customer's experience and help them see their potential.

Al Qamzi Developments brings you a Real Estate industry of innovative designs from a background where architecture and history set its own benchmark through a successful Emirati Egyptian partnership.

COMPANY PORTFOLIO



TOWER 1 - KORBA

Creating distinctiveness is our motto, we planned, developed, and delivered the newest designs in “Korba” district lifting the standards to live the way you deserve. Being different is not hard, achieving it is all what it takes.



TOWER 2 - KORBA

New launch
Capitalizing on our success story we are now launching the most exclusive building in Egypt at “Korba” district. Al Qamzi Towers overshadow any competition by constructing with unique architecture design mixed with a diverse of unit types to meet the market needs and surpass clients expectations.

ABOUT THE DEVELOPER

ALQAMZI DEVELOPMENTS.

AlQamzi Developments is an Egyptian-Emirati member of AbduAllah AlQamzi Group, one of the most celebrated leading construction and contracting companies in the UAE and Egypt. AlQamzi Developments has invested in a wide range of ventures across Egypt's most prominent business locations, including Cairo in addition to several locations in UAE.

THROUGHOUT ITS 10-YEAR JOURNEY IN EGYPT,

AlQamzi Developments has been recognized as a pioneer in its field of operations. The company's futuristic vision remains the key to its success in becoming the top property & community developer in the region, a company with unmatched quality standards.



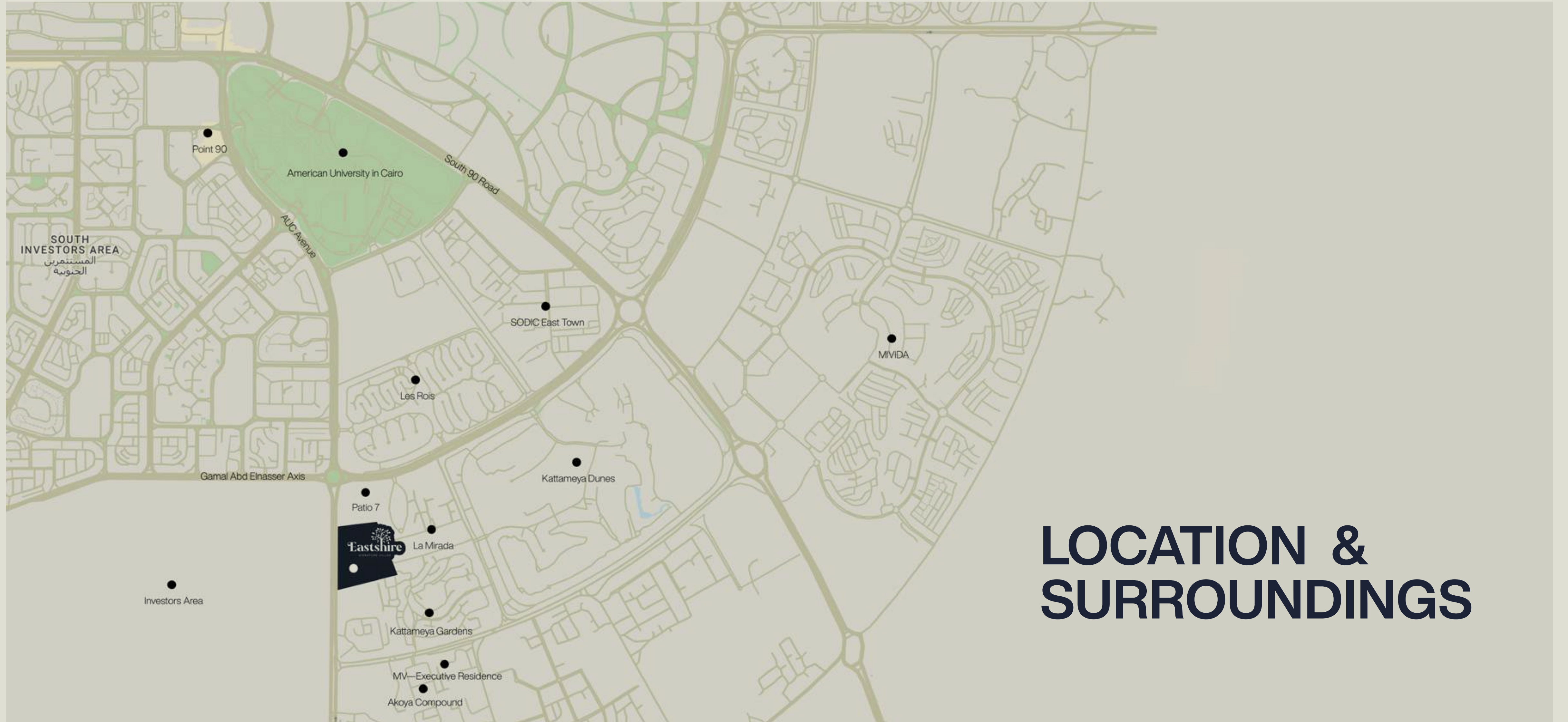
Eastshire
SIGNATURE VILLAS



INSPIRED LIVING.

ABOUT EASTSHIRE

Conveniently and artistically nestled over 26 acres in the heart of New Cairo, where beauty meets an exquisite layout. The strikingly harmonious design provides you with utmost privacy where homes are carefully designed to be a mix of standalone villas and neighboring townhouses. It is a genuine haven of majestic natural beauty and absolute privacy through the perfect symmetry of architecture and natural views.



LOCATION & SURROUNDINGS



MASTER PLAN

Well Designed With Nature At Heart

located in a premium location in the 5th settlement, surrounded by amenities and services, which all allow a very stable and comfortable lifestyle for any family/ household.

Proximity

LOCATION MAP

3 MINUTES from the American University in Cairo.

25 MINUTES from the Cairo International Airport.

5 MINUTES from the Median Ring Road.

3 MINUTES from Point 90 Mall.

01

THE CONCEPT
BEHIND
EASTSHIRE.

MASTER PLAN





LOWEST POINT

HIGHEST POINT

CONCEPT OF THE DESIGN.

*Project concept is unique and based on exploiting slopes
and integrating it seamlessly with the design*



REFERENCES.

02

UNIT NUMBERING



STACK NUMBERS

HOUSES NUMBERS.

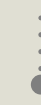
SA – 05 – 05



Stand Alone.



Land Number.

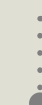


Villa number.

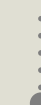
Type. ••••• TA – 01 – 01



Town House.



Stack number.



Unit number.

03





MASTER PLAN ANALYSIS





MASTER PLAN.

Every Good Living Starts With A Tailored Plan

Types

-  Stand Alone Villa 335 SQM
-  Town House - A 285 SQM
-  Town House - B 261 SQM
-  Town House - C 166 SQM

Amenities

-  Club House
-  Commercial Strip

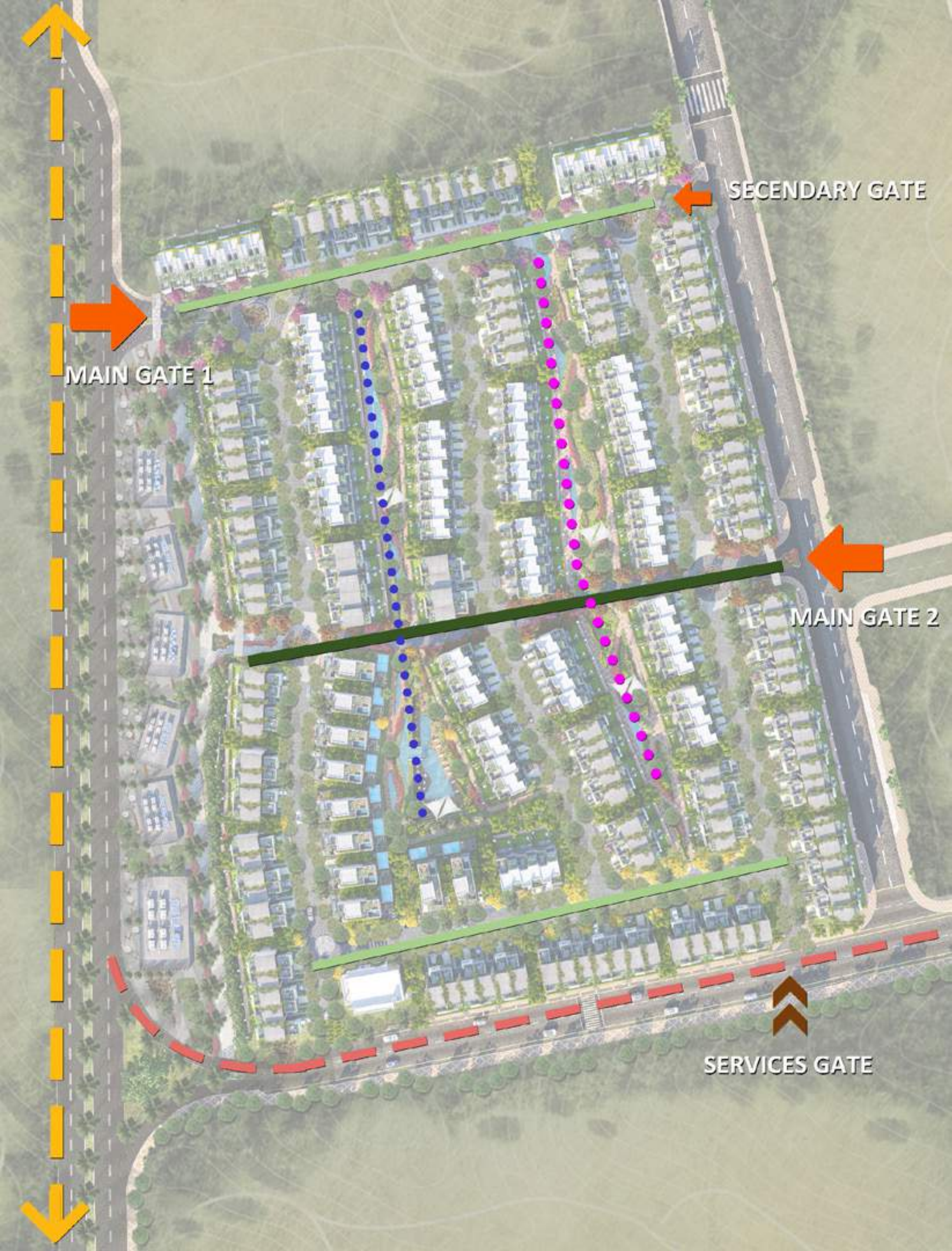


MASTER PLAN

SALES PHASING RESIDENTIAL.

PHASE 1

Type B	33 Units
Type C	10 Units
Total	43 Units



MASTER PLAN

ENTRANCES & ROADS.

4 Gates

from all surrounding roads providing flexibility for operation.

2 Main Gates

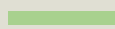







2 main gates from the main road with access cards.

1 Secondary Gate

For flexible and better accessibility

1 Service Gate

To separate the service personal from residence gates for better privacy

- | | | | |
|---|----------------------------|---|--------------|
|  | Secondary LS. spines |  | Main valley |
|  | Central LS. spine |  | Valley |
|  | AUC Avenue |  | Main Gate |
|  | Street to Kattameyya Dunes |  | Service Gate |

Street widths mostly are 13 meters except for the two main boulevard streets (20, 17.5, 15.5)



MASTER PLAN

LAND DIMENSIONS.

1.5M Passage between units and fence

240 * 347 SQM
Passage between units and fence

10 – 29 M wide
Valley.

13 – 20 Length
Valleys

11 – 31 M wide
Main valley.

225 – 260 Length
Valleys

22 – 46 Meters wide
Surrounding Roads.

04

TYPOLOGIES

SIGNATURE VILLAS

Step into a true embodiment of unparalleled luxury, re-imagining space from an innovative perspective to surround you with a breathing living experience of utmost exclusivity.

EASTSHIRE Villas boast an unmatched variety of signature amenities, allowing you to privately relax at the comfort of your own home while enjoying nature inside every room. With an expansive layout that combines the best in function and form, as well as chic, inspired interiors, EASTSHIRE Villa is all you need to experience new born luxury in the heart of New Cairo.



SIGNATURE VILLAS 345 SQM

Configuration :
4 Bedrooms + Maid's Room

Number of Units :
10

Clear height of floor is 2.9m
No front yard fences allowed, only open hinges .



Key Plan



Ground Floor 140 m²

1	Front Porch	6.85 m ²
2	Entrance & Lounge	4.00 × 3.85 m ²
3	Lobby 01	1.85 × 3.25 m ²
4	Lobby 02t	2.15 × 2.30 m ²
5	Staircase	10.15 m ²
6	Reception	4.85 × 4.90 m ²
7	Living & Dining	3.40 × 8.00 m ²
8	Kitchen	4.30 × 3.80 m ²
9	Laundry	2.05 × 2.00 m ²
10	Maid's Room	2.25 × 2.00 m ²
11	Maid's Bathroom	2.25 × 2.15 m ²
12	Guest toilet	2.05 × 2.15 m ²
13	Ground Terrace	15 m ²
14	Back Garden	14.00 × 5.00 m ²

disclaimer: 1. Actual areas may vary from the stated area. Drawings are not to scale. 2. The architectural details, dimensions and areas in all drawings are approximate, information based on schematic design information only, and final as-built conditions may vary. 3. All units are sold as core & shell, unfurnished, without furniture, pools, pergolas and finishing, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. Al qamzi developments reserves the right to make revisions/alterations, at its absolute discretion, and without liability. 6. Each garden plot will vary based on the location of the building. 7. Room dimensions will vary according to construction and finishing tolerances. 8. All materials, dimensions and drawings are approximate, information subject to change without notice.

SIGNATURE VILLAS 345 SQM



First Floor 147 m²

1	Bedroom 01	4.85 × 3.85 m ²
2	Lobby 01	1.30 × 2.35 m ²
3	Bathroom 01	2.70 × 2.35 m ²
4	Lobby 02	1.90 × 5.50 m ²
5	Staircase	11.45 m ²
6	Master Bedroom	4.30 × 4.30 m ²
7	Master Terrace	3.50 × 3.65 m ²
8	Dressing Room	1.60 × 2.35 m ²
9	Master Bathroom	2.70 × 2.35 m ²
10	Lobby 03	1.60 × 1.45 m ²
11	Bathroom 02	2.70 × 1.95 m ²
12	Bedroom 02	4.00 × 3.80 m ²
13	Bedroom 03	1.60 × 4.60 m ² 2.70 × 4.10 m ²



Roof 43 m²

1	Living Room	4.50 × 3.45 m ²
2	Kitchenette	2.80 × 2.20 m ²
3	Bathroom 03	1.70 × 2.20 m ²
4	Terrace 03	83.50 m ²
5	Staircase	12 m ²

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RENAISSANCE TOWNHOUSE

EASTSHIRE's Renaissance Townhouse is a sleek statement of pure elegance, boasting a streamlined minimalist facade and a spacious layout, ideal for large families wishing to experience maximum privacy, as well as opulence redefined.



RENAISSANCE TOWNHOUSE 285 SQM

Configuration :
4 Bedrooms + Maid's Room

Number of Stack :
14

Number of Units :
63

Clear height of floor is 2.9m
No front yard fences allowed, only open hinges .



Key Plan



Ground Floor 105 m²

1	Front Porch	3.75 × 1.20 m ²
2	Entrance	1.95 × 1.90 m ²
3	Guest Toilet	3.15 × 1.30 m ²
4	Kitchen	2.15 × 1.90 m ²
5	Staircase	3.95 × 4.35 m ²
6	Laundry	7.50 m ²
7	Main Dining	1.65 × 1.05 m ²
8	Reception	4.15 × 4.45 m ²
9	Salon	1.90 × 1.30 m ²
10	Lobby	3.90 × 5.80 m ²
11	Ground Terrace	4.15 × 3.20 m ²
12	Back Garden	2.30 m ²
		15 m ²
		8.00 × 5.25 m ²

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RENAISSANCE TOWNHOUSE 285 SQM



First Floor 108 m²

1	Master Bedroom	4.10 × 5.35 m ²
2	Master Lobby	1.20 × 2.65 m ²
3	Dressing	2.75 × 2.65 m ²
4	Master Bathroom	3.40 × 2.15 m ²
5	Bathroom 01	1.95 × 3.40 m ²
6	Staircase	8.45 m ²
7	Lobby	1.25 × 3.15 m ²
8	Bedroom 01	3.95 × 4.35 m ²
9	Bedroom 02	3.95 × 4.70 m ²
10	Terrace	4.50 m ²



Roof 57 m²

1	Bedroom 03	4.10 × 3.85 m ²
2	Living Room & Kitchenette	3.95 × 2.90 m ²
3	Bathroom 02	1.90 × 2.20 m ²
4	Lobby	1.95 × 1.30 m ² 1.20 × 3.20 m ²
5	Staircase	8.45 m ²
6	Maid's room	2.15 × 2.15 m ²
7	Maid's Bathroom	2.15 × 1.35 m ²
8	Roof Terrace 01	17.60 m ²
9	Roof Terrace 02	23.60 m ²

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SHIREVILLE

ShireVille is a unique modern interpretation of family living at its best. Inspired by luxurious Victorian row houses where space is amplified, ShireVille is an ideal choice for small families wishing to bond in inspired settings while enjoying all the conveniences of modern life.



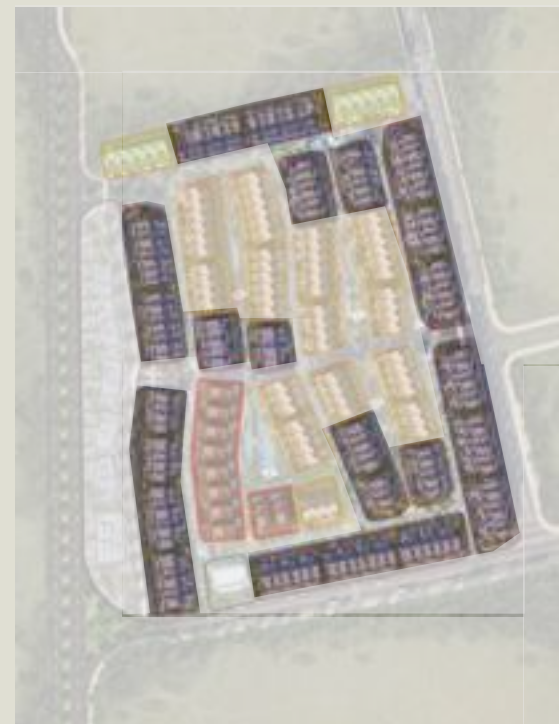
SHIREVILLE 261 SQM

Configuration :
3 Bedrooms + Maid's Room

Number of Stack :
24

Number of Units :
136

Clear height of floor is 2.9m
No front yard fences allowed, only open hinges .



Key Plan



Ground Floor 105 m²

1	Front Porch	2.50 × 1.20 m ²
2	Entrance	2.20 × 1.70 m ²
		3.25 × 1.05 m ²
3	Main Dining	5.70 × 3.90 m ²
4	Reception	6.75 × 4.15 m ²
5	Staircase	5 m ²
6	Laundry	2.40 × 1.65 m ²
7	Guest Toilet	1.75 × 1.65 m ²
8	Kitchen	4.15 × 2.95 m ²
9	Ground Terrace	13 m ²
10	Back Garden	6.75 × 4.00 m ²

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SHIREVILLE 261 SQM



First Floor 101 m²

1	Master Bedroom	4.10 × 3.95 m ²
2	Dressing	4.65 × 2.15 m ²
3	Master Bathroom	2.70 × 2.80 m ²
4	Lobby	1.10 × 7.20 m ² 2.15 × 1.35 m ²
5	Staircase	7.75 m ²
6	Bedroom 01	4.65 × 4.15 m ² 2.20 × 0.70 m ²
7	Bathroom	2.00 × 2.30 m ²
8	Bedroom 2	4.15 × 3.80 m ²



Roof 58 m²

1	Reading Corner	3.05 × 3.35 m ²
2	Living Room & Kitchenette	3.75 × 2.65 m ² 4.30 × 1.15 m ²
3	Lobby 01	1.40 × 5.55 m ²
4	Lobby 02	2.15 × 1.30 m ²
5	Staircase	5.85 m ²
6	Bathroom 02	2.15 × 2.25 m ²
7	Maid's Room	2.20 × 2.15 m ²
8	Maid's Bathroom	2.20 × 1.50 m ²
9	Roof Terrace 01	23.00 m ²
10	Roof Terrace 02	15.85 m ²

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TOWNVILLE

EASTSHIRE's TownVille is a contemporary outlook on modern sophistication, combining a raw European design with the warmth of Egyptian lifestyles to dictate a one-of-a-kind living experience where less is certainly more.



TOWNVILLE 166 SQM

Configuration :
3 Bedrooms (All Master)

Number of Stack :
2

Number of Units :
10

Clear height of floor is 2.9m
No front yard fences allowed, only open hinges .



Key Plan



Ground Floor 65 m²

1	Front Porch	1 . 35 × 1 . 20 m ²
2	Entrance	11 . 35 m ²
3	Reception & Dining	4 . 50 × 5 . 70 m ²
4	Guest Toilet	1 . 10 × 2 . 10 m ²
5	Staircase	4 . 30 m ²
6	Lobby 01	2 . 10 × 1 . 15 m ²
7	Kitchen	3 . 05 × 3 . 80 m ²
8	Front Ground Terrace	1 . 45 × 1 . 15 m ²
9	Back Ground Terrace	7 m ²
10	Back Garden	4 . 50 × 4 . 45 m ²

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TOWNVILLE 166 SQM



First Floor 68 m²

1	Master Bedroom	4.50 × 5.10 m ²
2	Master Bathroom	2.50 × 1.80 m ²
3	Lobby 01	4.80 m ²
4	Lobby 02	2.05 × 2.10 m ²
5	Staircase	5.40 m ²
6	Bedroom 01	3.85 × 3.90 m ²
7	Bathroom 01	2.50 × 1.80 m ²



Roof 35 m²

1	Bedroom 02	4.05 × 3.80 m ²
2	Bathroom 02	2.50 × 1.80 m ²
3	Lobby 03	2.05 × 1.70 m ²
4	Lobby 04	1.05 × 1.20 m ²
5	Staircase	5 m ²
6	Roof Terrace	25.55 m ²
7	Terrace	5.75 m ²

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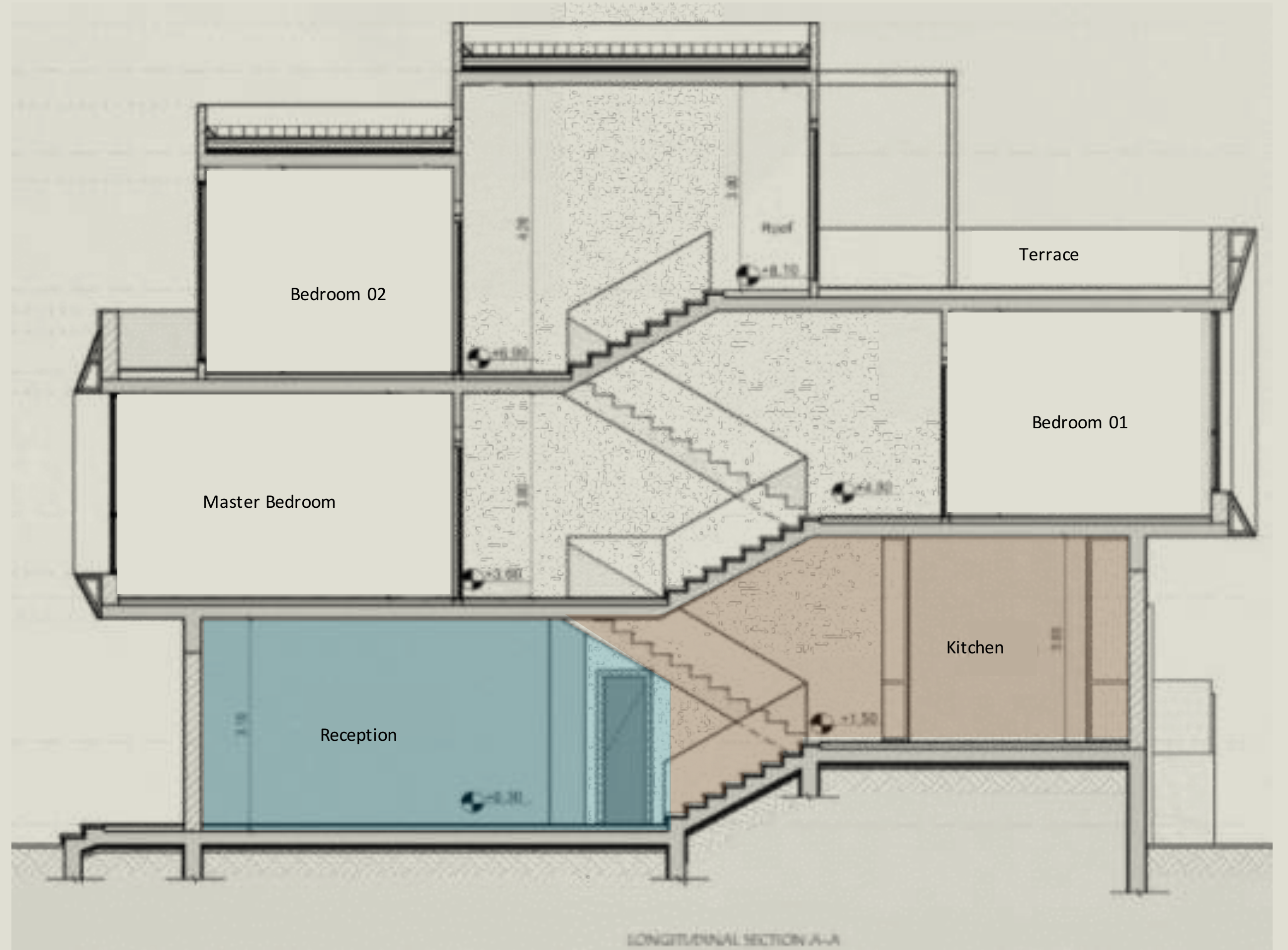
TOWNVILLE TYPE 166

ELEVATION

Ground Floor

This floor is divided into two level spaces, lower level for Reception and Kitchen level higher by 1.20 m.

This section is only for explanation the plan of this type



TOWNVILLE TYPE 166

ELEVATION

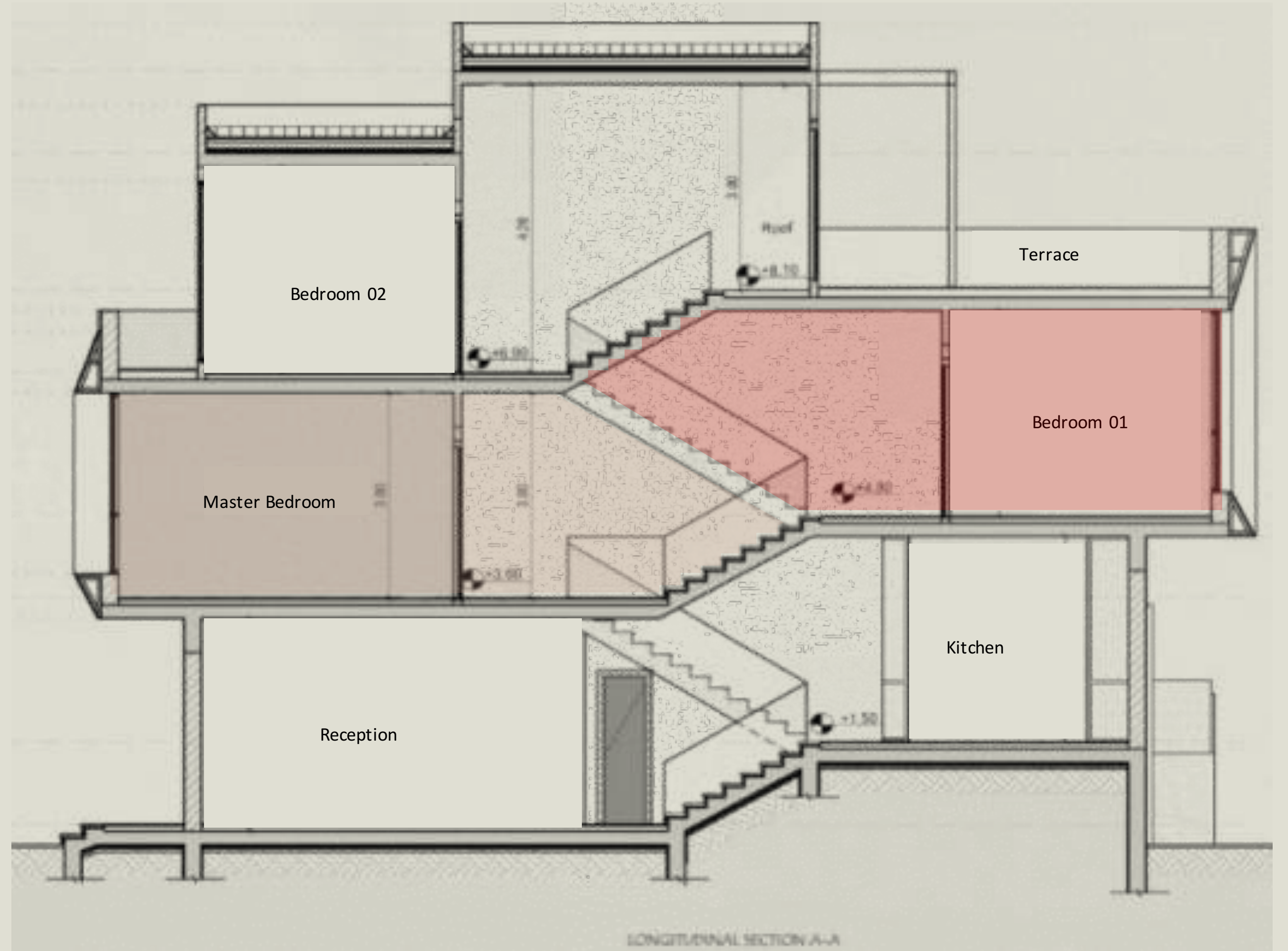
First Floor

This floor is divided into two level spaces, lower level for Master Bedroom and Bedroom 1 level higher by 1.20 m.

This section is only for explanation the plan of this type



First Floor



TOWNVILLE TYPE 166

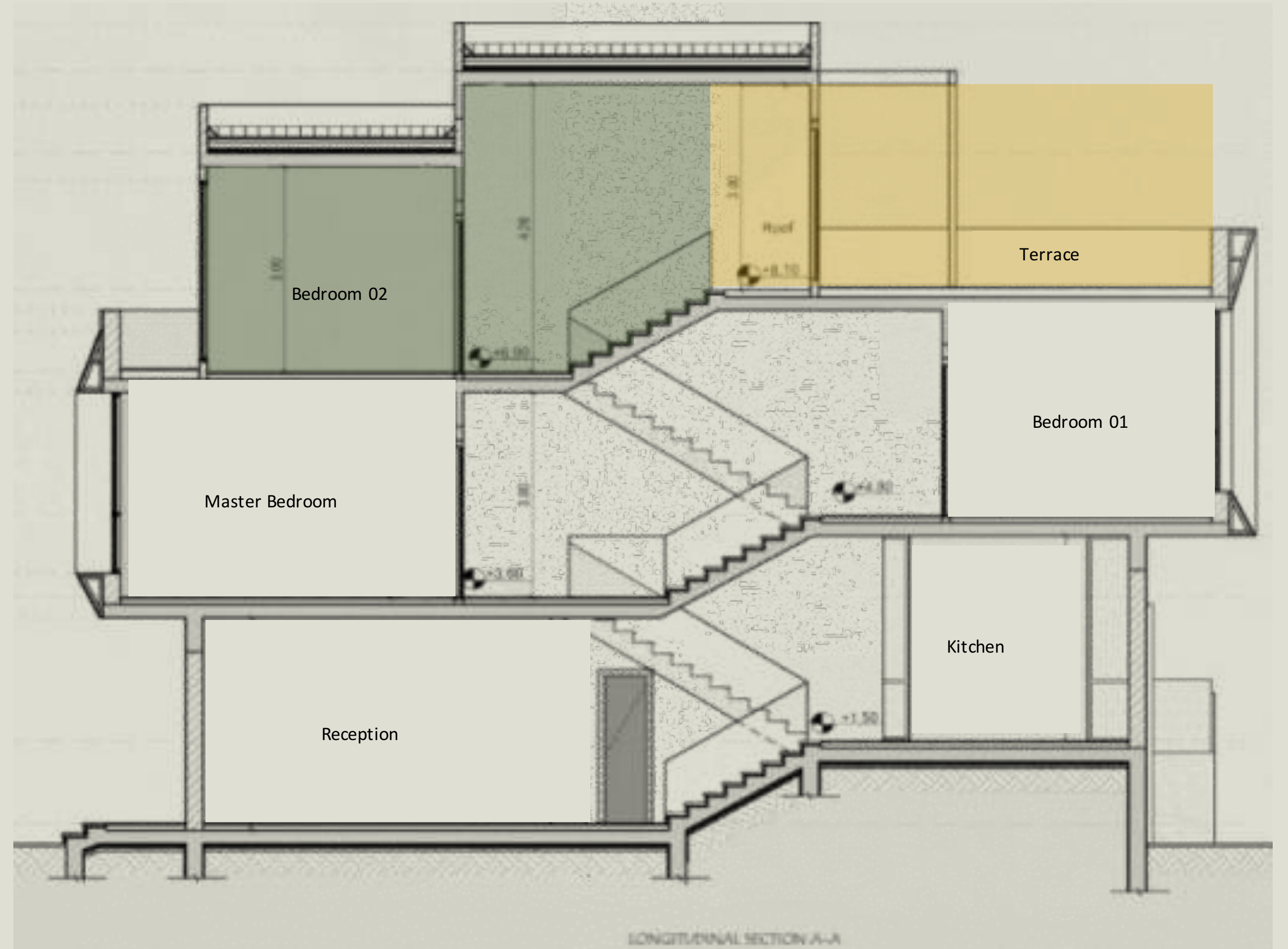
ELEVATION

First Floor

This floor is divided into two level spaces, lower level for Bedroom 03 and Terrace level higher by 1.20 m.

This section is only for explanation the plan of this type

Each floor level is divided into 2 levels with difference 1.20 m height.









UNIQUE SELLING POINTS

 Livable Place

 Landscape Features


 Site Grading

 Spanish Steps

 Main Valley & Valley

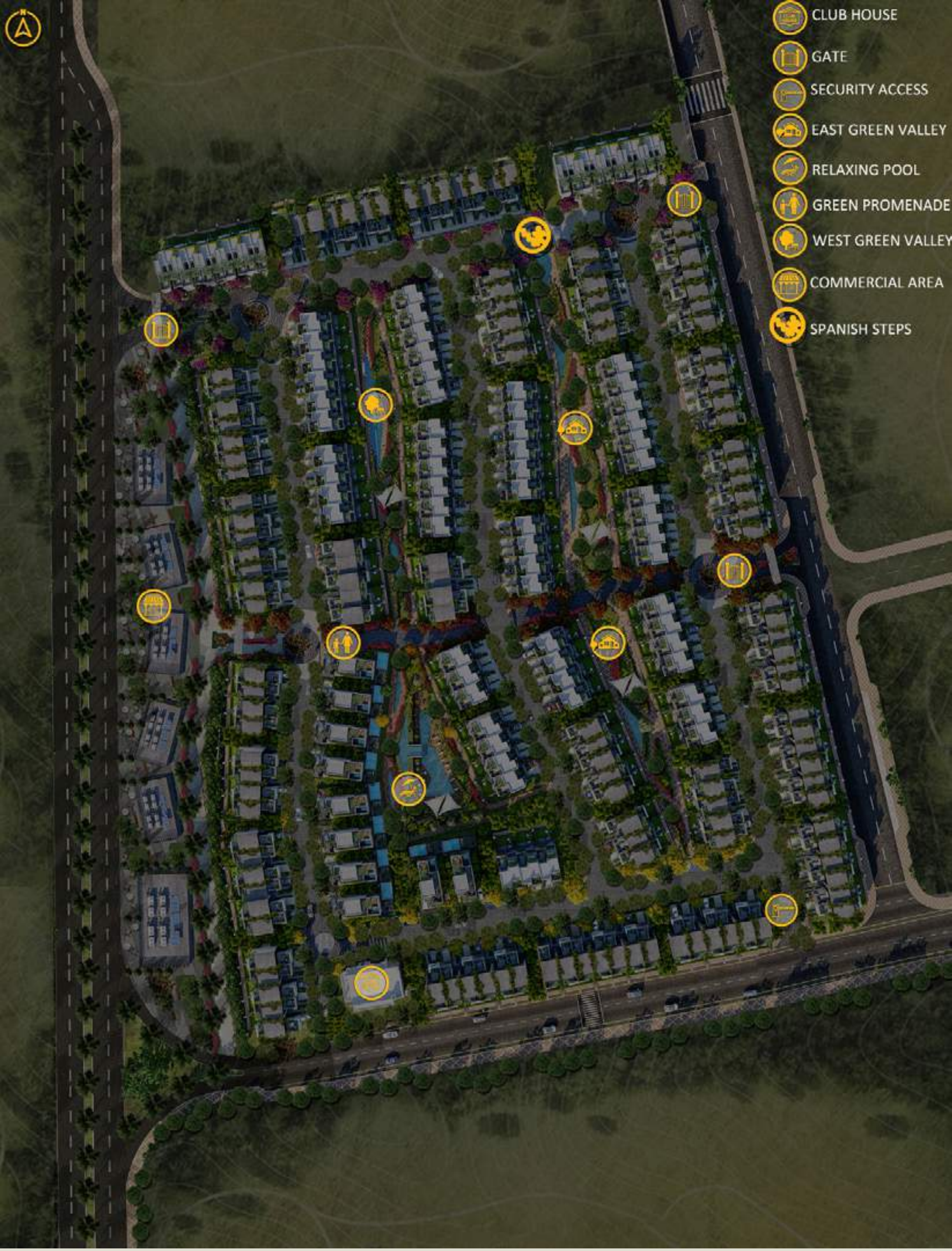
 Water Features & Pool

 Four Gates

 Roof BUA is more than 50% for townhouses (Legal)

05

FACILITES AND AMENITIES



FACILITIES & AMENITIES:

- 1 . Club House
- 2 . Gym
- 3 . Pool
- 4 . Lounge, Restaurant & co - working space
- 5 . Commercial strip

Commercial Strip

Aside from this, a commercial strip on one of the compounds' boundaries, directly on AUC Avenue Will be accessed from outer road.

Club house

Not only offering residential units, but also internal amenities that further guarantee a full and healthy user experience.

As your days become better with your beloved, our Clubhouse is distinguished with amenities such as a spa, a lounge, and a room for social activities.

Club house total built area is 300 sqm



Club house



Pool



Steps Piazza





Main Valley



Central Landscape Spine



Town houses



Gate

TYPES FINISHING MATERIALS

GRC panels with white colour

GRC panels with Marmorino concrete effect Jotun 0520

Aluminium louvers 5cm x 2cm colour AkzoNobel Dark bronze

PRECIS Y2M01 | Interpon D2015

Aluminium windows colour AkzoNobel Dark bronze PRECIS

Y2M01 | Interpon D2015



Thank You