



NILE PEARL



About SED

Since its establishment in 1975, the company has presented the Egyptian market with exquisite real estate projects in various Egyptian cities and governorates. That said, it successfully positioned itself among the most esteemed real estate developers.

The Egyptian joint stock company is equally owned by the Saudi government and the Egyptian government with an estimated capital of 1.9 billion Egyptian pounds.



The company has a proven history of accomplishments, it delivered around 24K housing units, inhabited by more than 114K individuals and is currently working on establishing 6 new projects in Egypt.



**SAUDI
EGYPTIAN
DEVELOPERS**

Nile Pearl

Your key to a luxurious lifestyle

Consisting of two towers overlooking the Nile River, both 23 floors and 72 meters high. The towers are constructed to perfection, built on an area of 10,000m² in Maadi. The first tower comprises 190 residential units and the second is a five-star hotel under the management of Hilton Global Hospitality. Hilton will be offering its services to the occupants of the residential tower.

Given their prime location and breathtaking Nile view, Nile Pearl is set to become amongst the most attractive residential properties in Cairo.

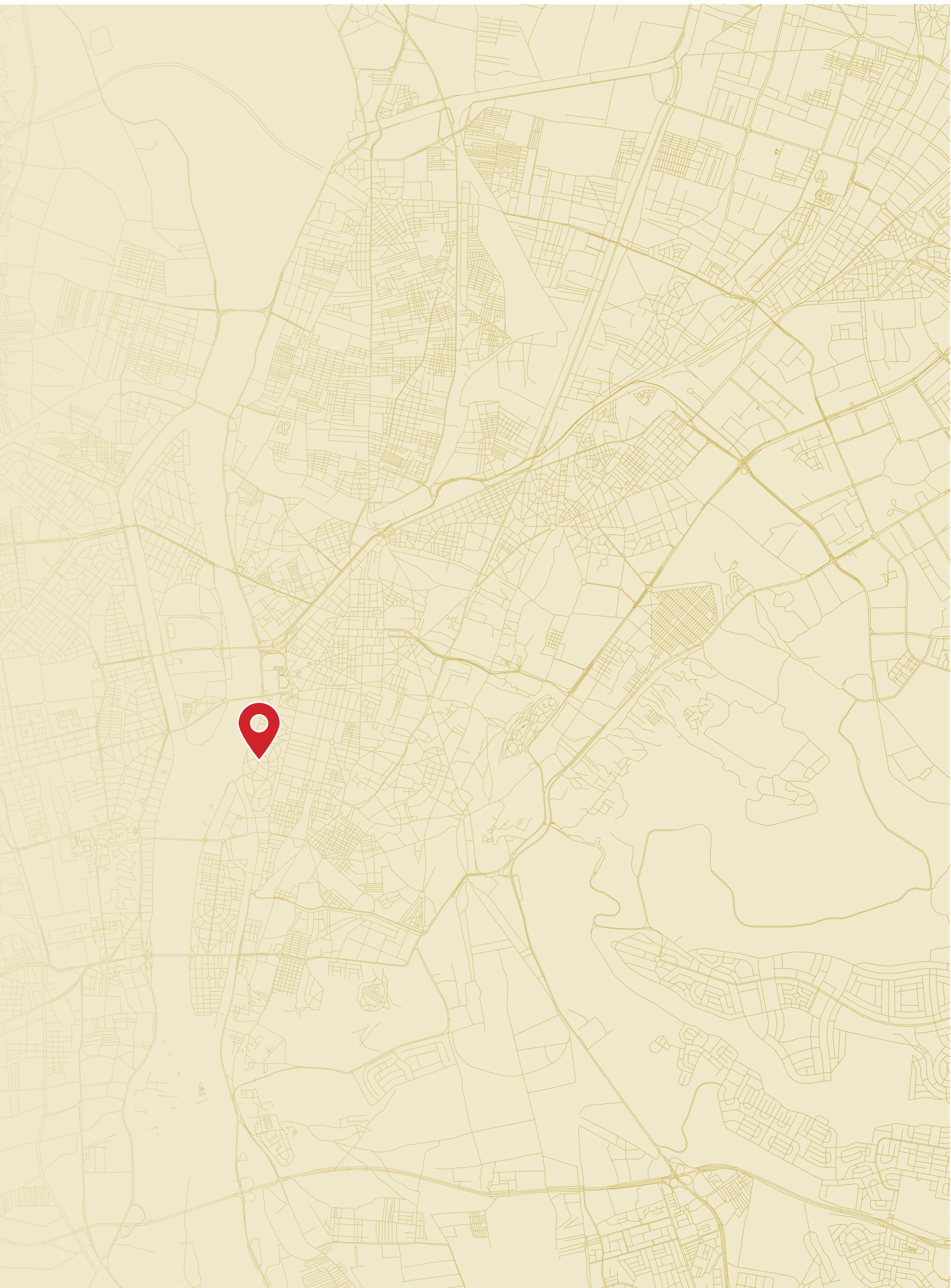




Strategic Location

Nile Pearl is centrally located in one of the most luxurious districts, Maadi district. They are deliberately located 7km from downtown, 9.5km from Zamalek. With easy access to the ring road they are strategically located within 30 minutes from Cairo International Airport.

Not only are the towers overlooking the Nile's widest spot, but are also in sight of the ancient Pyramids of Giza having them only 18km away.



Residential Tower

Designed in harmony to project elegance and exquisiteness, the residential tower is constructed with a special super deluxe finishing, that will keep you secluded from the outside world.

All apartments have either a premium full view of the Nile or a partial Nile view. At the residential tower one will insure a luxurious home in addition to an experience filled with comfort, exclusivity and prosperity with a wide range of Hilton services and facilities.



Facilities

Your living experience will be a blend between the residential charm and the comfort of an exclusive resort. Connected with a uniquely designed bridge to Hilton, the residential building includes three floors occupied with spa and gym facilities, restaurants, a commercial mall and a ballroom to fill your leisure time.



Services:

Hilton will provide the residential building with packages and discounts on all hotel facilities.

The hotel food and beverage services will be made accessible through a hotline.

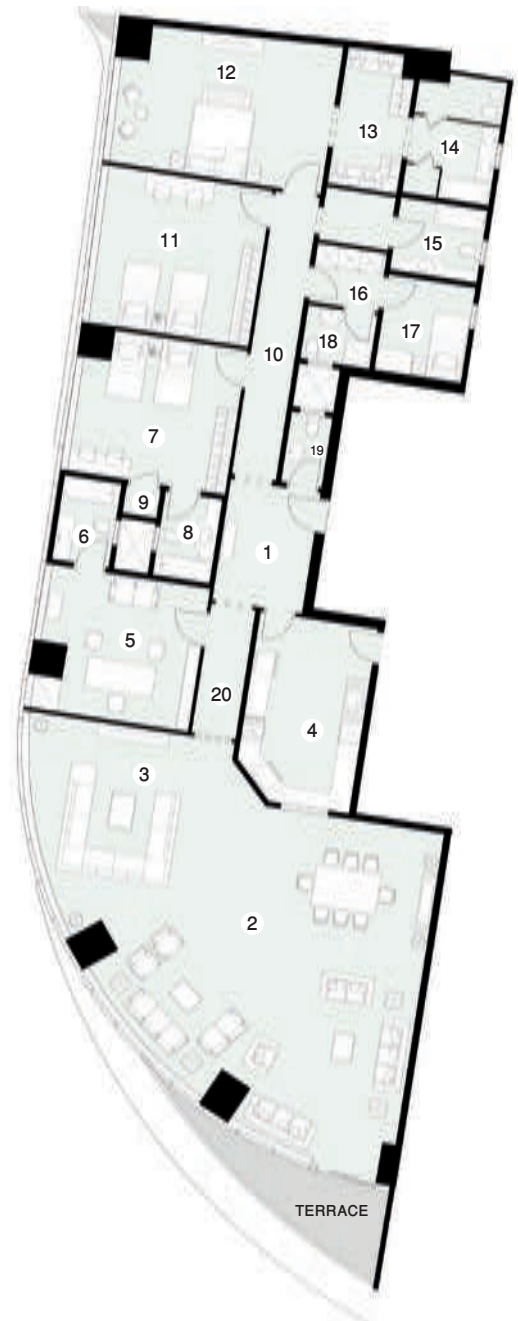
Our residents' security and privacy at the towers are covered with highly trained security teams supported by technologically advanced electronic gates, advanced fire alarms and the latest surveillance systems.



Residential Tower (A)

Flat Type -A1

Total Area 415 m²



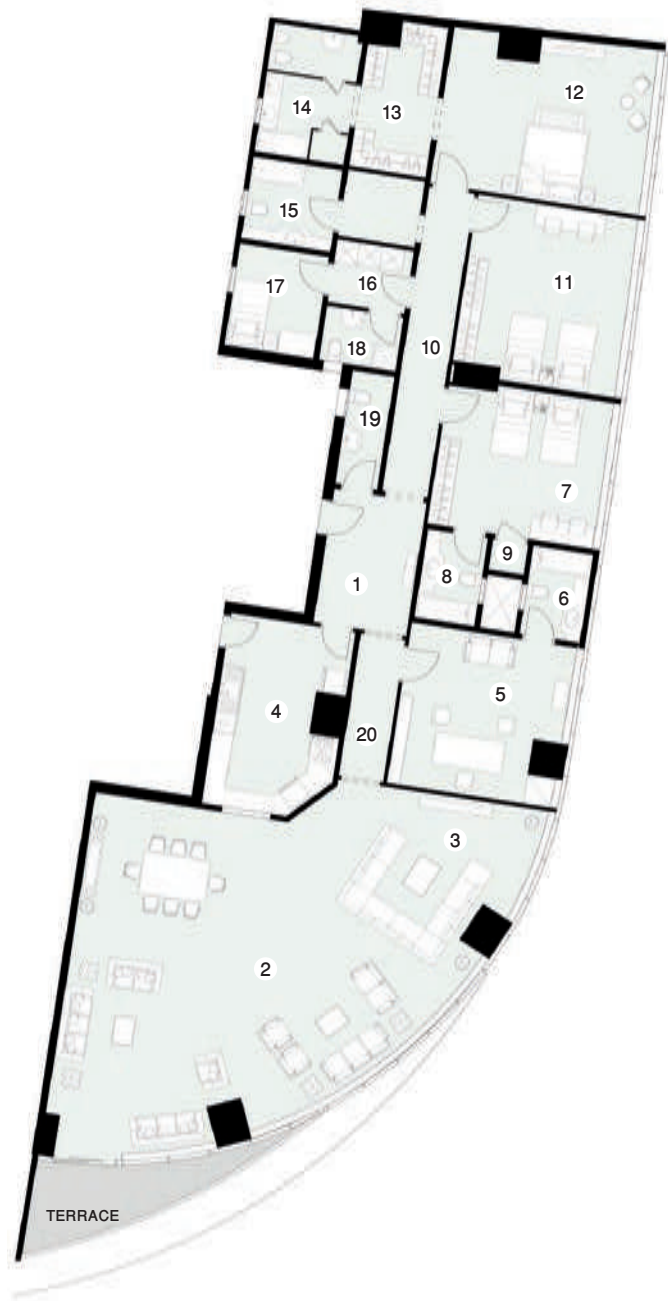
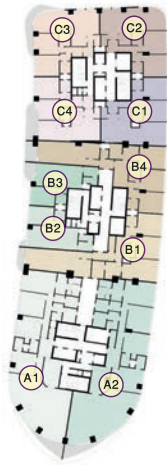
1	ENTRANCE LOBBY	3.85	×	2.85
2	RECEPTION & DINING	110.00 m ²		
3	LIVING	6.25	×	8.95
4	KITCHEN	5.55	×	3.40
5	OFFICE ROOM	4.85	×	4.35
6	BATHROOM	2.60	×	1.85
7	BEDROOM	4.85	×	4.35
8	BATHROOM	2.60	×	1.75
9	STORAGE	1.15	×	1.00
10	HALLWAY	8.30	×	1.45
11	BEDROOM	4.85	×	4.70
12	MASTER BEDROOM	6.30	×	4.30
13	DRESSING ROOM	4.10	×	2.20
14	BATHROOM	3.60	×	2.50
15	BATHROOM	2.65	×	2.15
16	LAUNDRY ROOM	2.20	×	2.10
17	MAID ROOM	2.80	×	2.50
18	BATHROOM	2.20	×	1.35
19	TOILET	2.00	×	1.20
20	HALLWAY	3.95	×	1.45

*1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.*2. All dimensions have been provided by our consultant architects.*3. All materials, dimensions and drawings are approximate, information subject to change without notice.*4 Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.*5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.*6. Each garden plot will vary based on the location of the building.*7. Terraces & Receptions facades may vary based on the floor location

Residential Tower (A)

Flat Type -A2

Total Area 430 m²



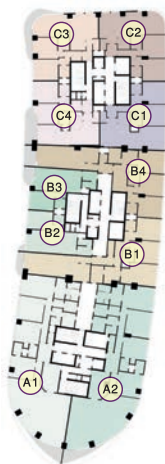
1	ENTRANCE LOBBY	3.95	×	2.85
2	RECEPTION & DINING	110.00 m ²		
3	LIVING	9.25	×	7.35
4	KITCHEN	5.50	×	3.50
5	OFFICE ROOM	4.90	×	4.70
6	BATHROOM	2.70	×	1.85
7	BEDROOM	4.80	×	4.25
8	BATHROOM	2.65	×	1.80
9	STORAGE	1.15	×	1.00
10	HALLWAY	8.65	×	1.45
11	BEDROOM	5.15	×	4.90
12	MASTER BEDROOM	6.30	×	4.45
13	DRESSING ROOM	4.30	×	2.25
14	BATHROOM	4.25	×	2.70
15	BATHROOM	2.70	×	2.15
16	LAUNDRY ROOM	2.55	×	2.20
17	MAID ROOM	3.20	×	2.70
18	BATHROOM	2.20	×	1.60
19	TOILET	2.35	×	1.45
20	HALLWAY	4.10	×	1.45

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Residential Tower (B)

Flat Type -B2

Total Area 123 m²



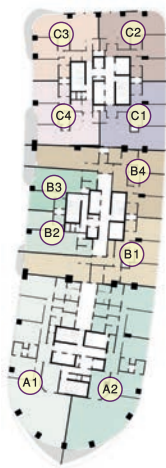
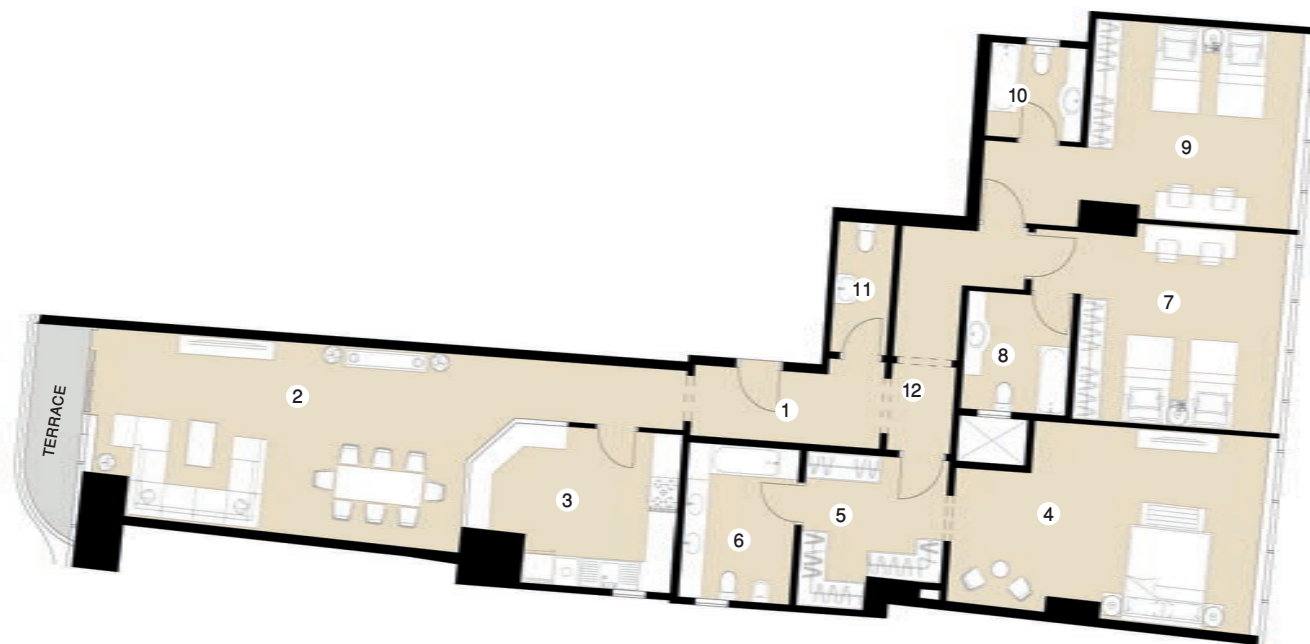
1	ENTRANCE LOBBY	2.85 × 2.80	4	BEDROOM	4.65 × 3.60
2	LIVING & DINING	34.00 m ²	5	BATHROOM	2.10 × 1.90
3	KITCHEN	3.10 × 2.65	6	TOILET	2.85 × 1.25

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Residential Tower (B)

Flat Type -B1

Total Area 261 m²



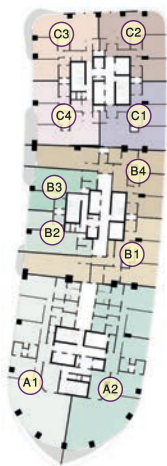
1	ENTRANCE LOBBY	3.95 × 2.85	7	BEDROOM	4.80 × 4.25
2	RECEPTION & DINING	11.00 m ²	8	BATHROOM	2.65 × 1.80
3	KITCHEN	9.25 × 7.35	9	BEDROOM	1.15 × 1.00
4	MASTER BEDROOM	5.50 × 3.50	10	BATHROOM	8.65 × 1.45
5	DRESSING ROOM	4.90 × 4.70	11	TOILET	5.15 × 4.90
6	BATHROOM	2.70 × 1.85	12	HALLWAY	6.30 × 4.45

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Residential Tower (B)

Flat Type -B4

Total Area 261 m²



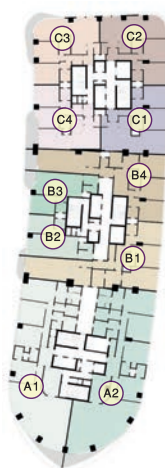
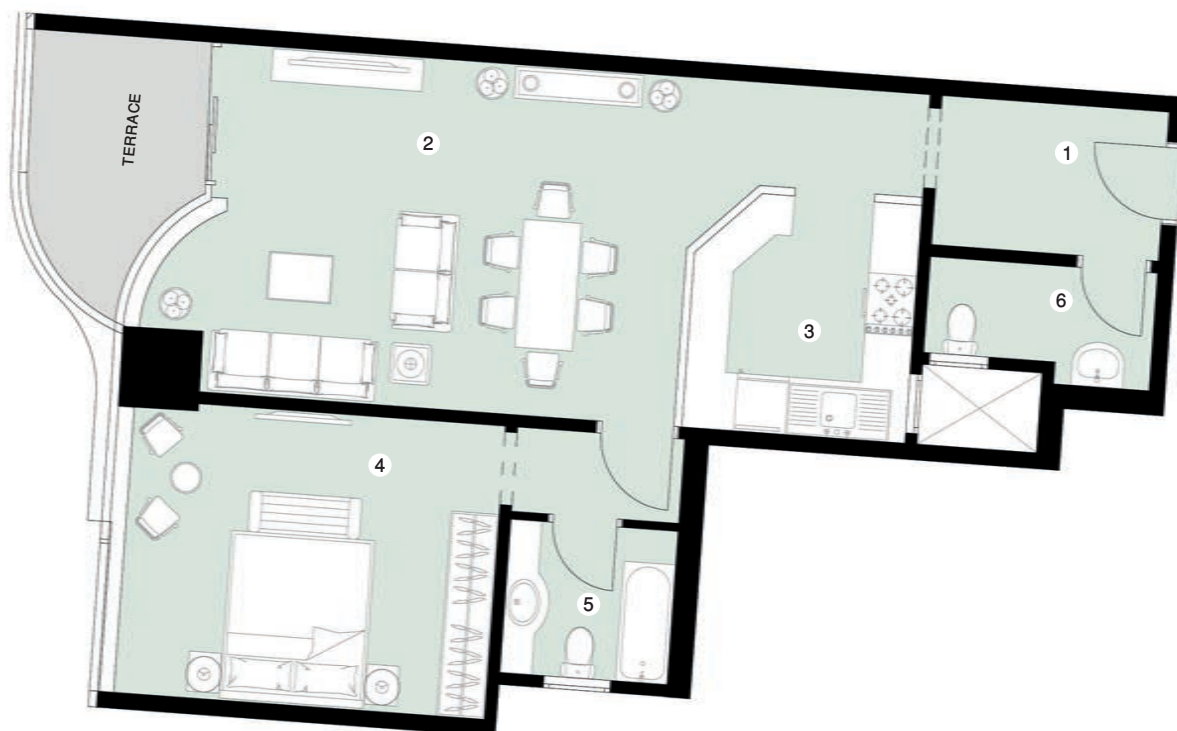
1	ENTRANCE LOBBY	2.80 × 1.85	7	BEDROOM	5.00 × 4.45
2	RECEPTION & DINING	38.00 m ²	8	BATHROOM	2.60 × 2.15
3	KITCHEN	4.70 × 3.00	9	BEDROOM	4.80 × 4.40
4	MASTER BEDROOM	5.30 × 4.45	10	BATHROOM	2.65 × 2.25
5	DRESSING ROOM	3.10 × 2.80	11	HALLWAY	5.20 × 2.80
6	BATHROOM	4.35 × 3.10	12	TOILET	4.25 × 2.15

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Residential Tower (B)

Flat Type -B3

Total Area 124 m²

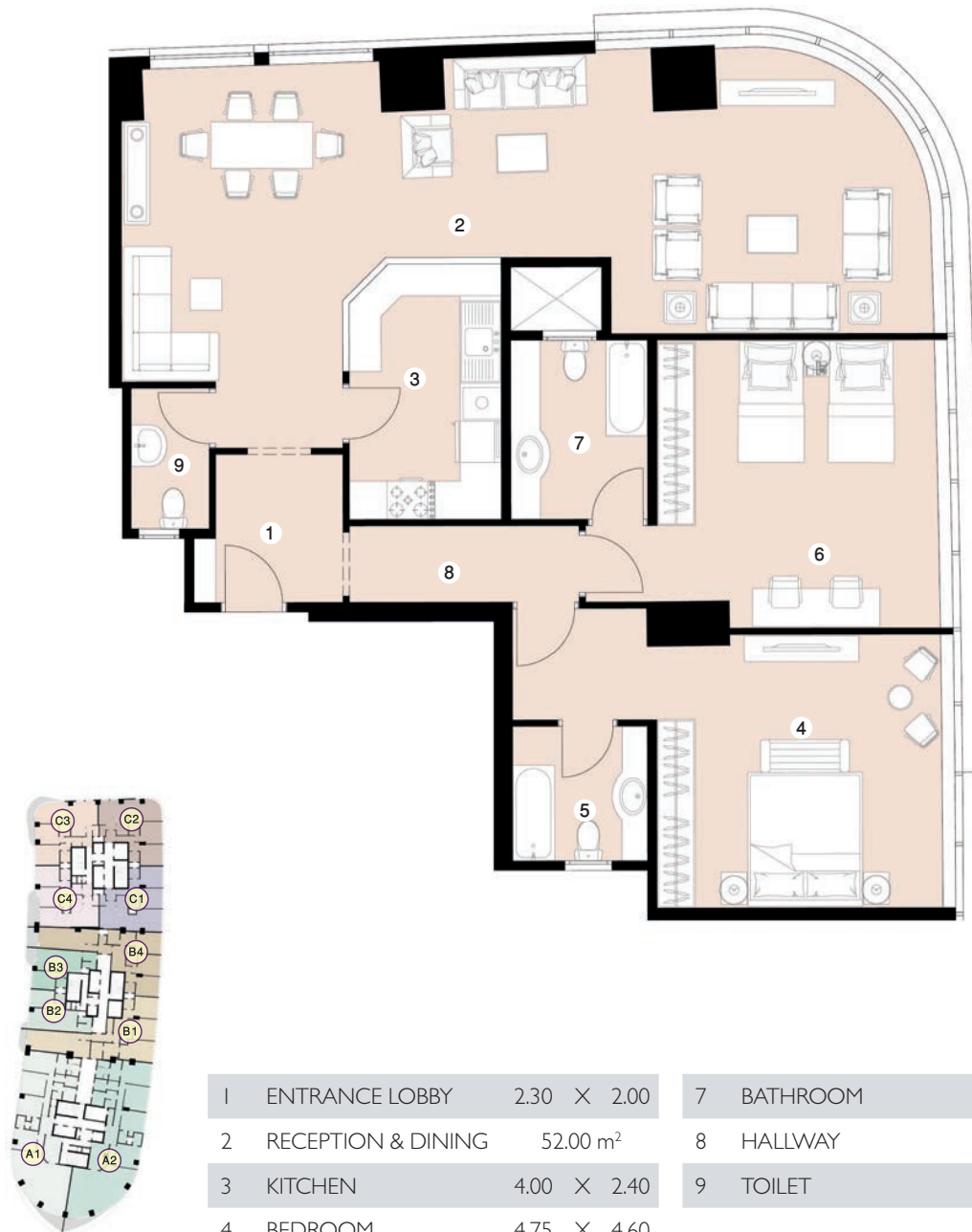


1	ENTRANCE LOBBY	3.95 × 2.85	4	BEDROOM	5.50 × 3.50
2	LIVING & DINING	110.00 m ²	5	BATHROOM	4.90 × 4.70
3	KITCHEN	9.25 × 7.35	6	TOILET	2.70 × 1.85

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Residential Tower (C)

Flat Type -C2 Total Area 194 m²



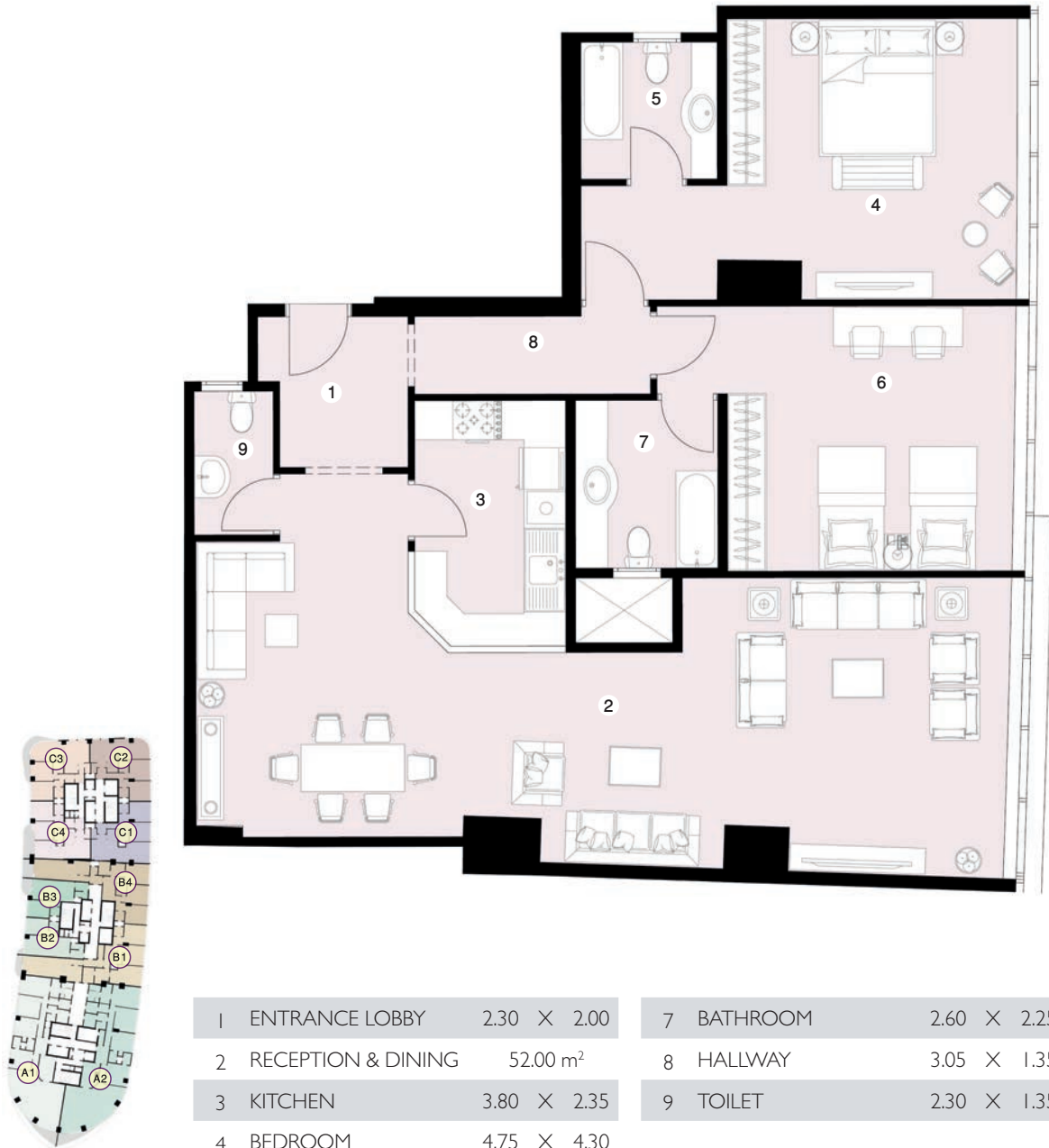
1	ENTRANCE LOBBY	2.30 × 2.00	7	BATHROOM	2.60 × 2.25
2	RECEPTION & DINING	52.00 m ²	8	HALLWAY	5.20 × 1.40
3	KITCHEN	4.00 × 2.40	9	TOILET	2.30 × 1.35
4	BEDROOM	4.75 × 4.60			
5	BATHROOM	2.80 × 2.15			
6	BEDROOM	4.75 × 4.40			

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Residential Tower (C)

Flat Type -C1

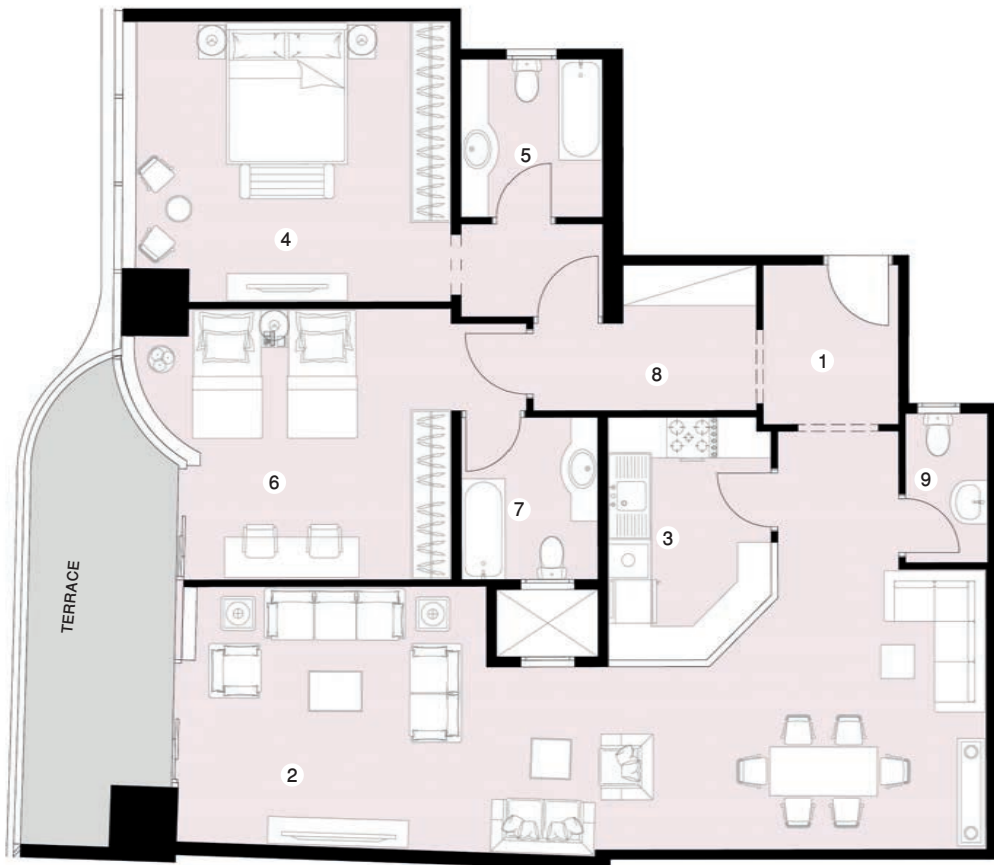
Total Area 189 m²



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Residential Tower (C)

Flat Type -C4 Total Area 194 m²

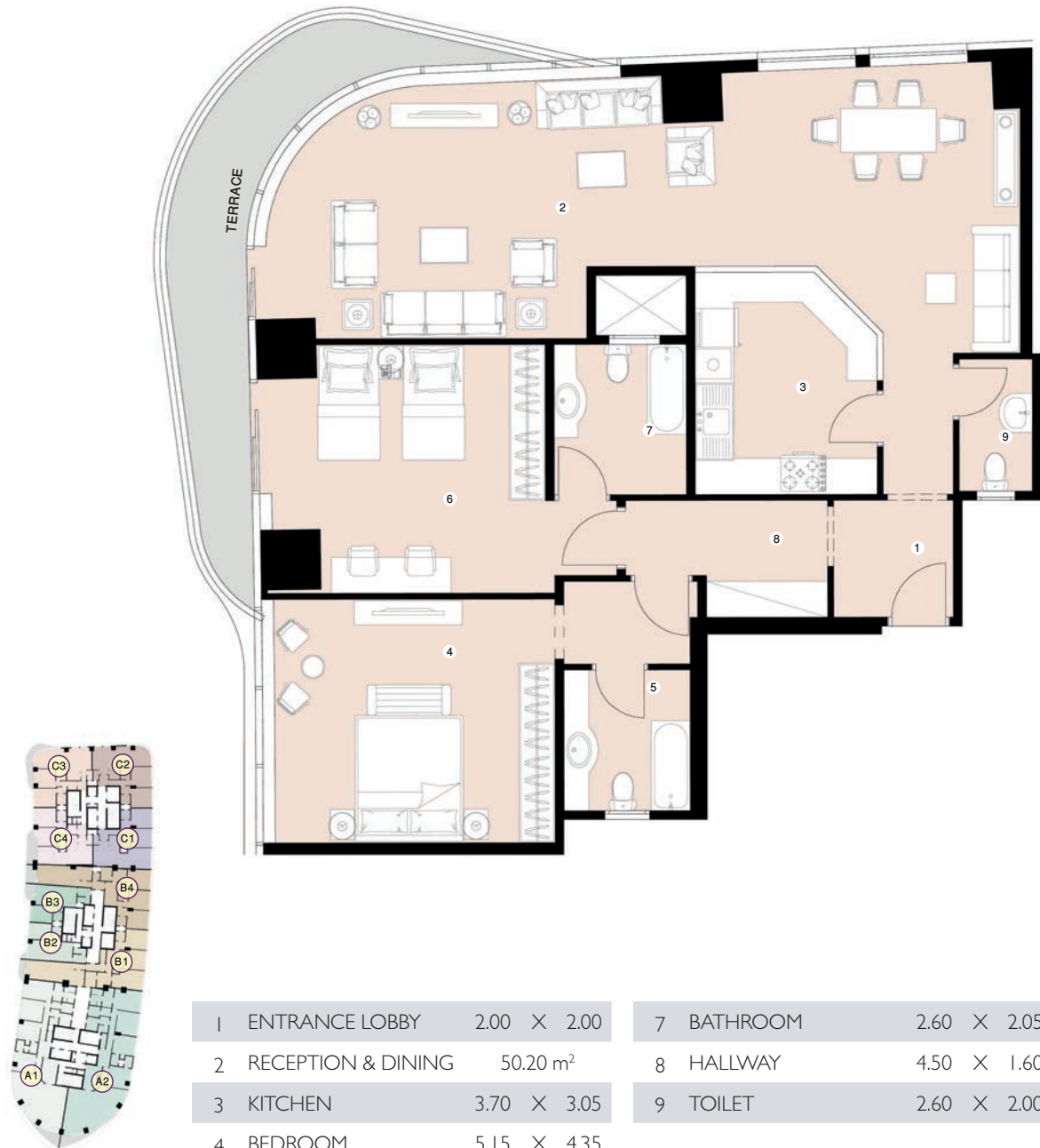


1	ENTRANCE LOBBY	2.40 × 2.00	7	BATHROOM	2.50 × 2.05
2	RECEPTION & DINING	46.50 m ²	8	HALLWAY	4.50 × 2.35
3	KITCHEN	3.60 × 2.45	9	TOILET	2.30 × 1.35
4	BEDROOM	5.15 × 4.35			
5	BATHROOM	2.60 × 2.00			
6	BEDROOM	4.25 × 4.05			

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Residential Tower (C)

Flat Type -C3 Total Area 199 m²



1	ENTRANCE LOBBY	2.00 × 2.00	7	BATHROOM	2.60 × 2.05
2	RECEPTION & DINING	50.20 m ²	8	HALLWAY	4.50 × 1.60
3	KITCHEN	3.70 × 3.05	9	TOILET	2.60 × 2.00
4	BEDROOM	5.15 × 4.35			
5	BATHROOM	2.60 × 2.00			
6	BEDROOM	5.15 × 4.25			

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