





WADI DEGLA

DEVELOPMENTS

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Wadi Degla Developments, the real estate operating arm of Wadi Degla Holding, has been catering to the Egyptian market needs for creative housing and property management services ever since its establishment in 2005. With a comprehensive portfolio of integrated residential, commercial and recreational real estate products, the subsidiary has set an impressive track record of commitment to its customers and shareholders, earning their trust and respect over the years.

Wadi Degla Developments has long delivered on its promise to redefine the face of Egyptian suburban living, constantly exceeding customers' expectations. Employing an "under promise, over deliver" service strategy, the subsidiary has developed a total of 30,000 units across 17 residential compounds and seaside resorts over a number of prime locations: Maadi, New Cairo, 6th of October, El Sokhna, Hurghada, Marsa Alam and the North Coast.

Drawing on the mother company's mission to revolutionize the Egyptian community life, Wadi Degla Developments has been remodeling the real estate concept over the past 10 years by fusing aesthetic design with self-sufficiency and affordability. Across all its residential compounds and getaway resorts, Wadi Degla offers first-class facilities, picturesque landscapes and a variety of high-end housing alternatives ranging from small apartments and duplexes to row houses and stand-alone villas with spacious front yards.

**TIJAN
MAADI**

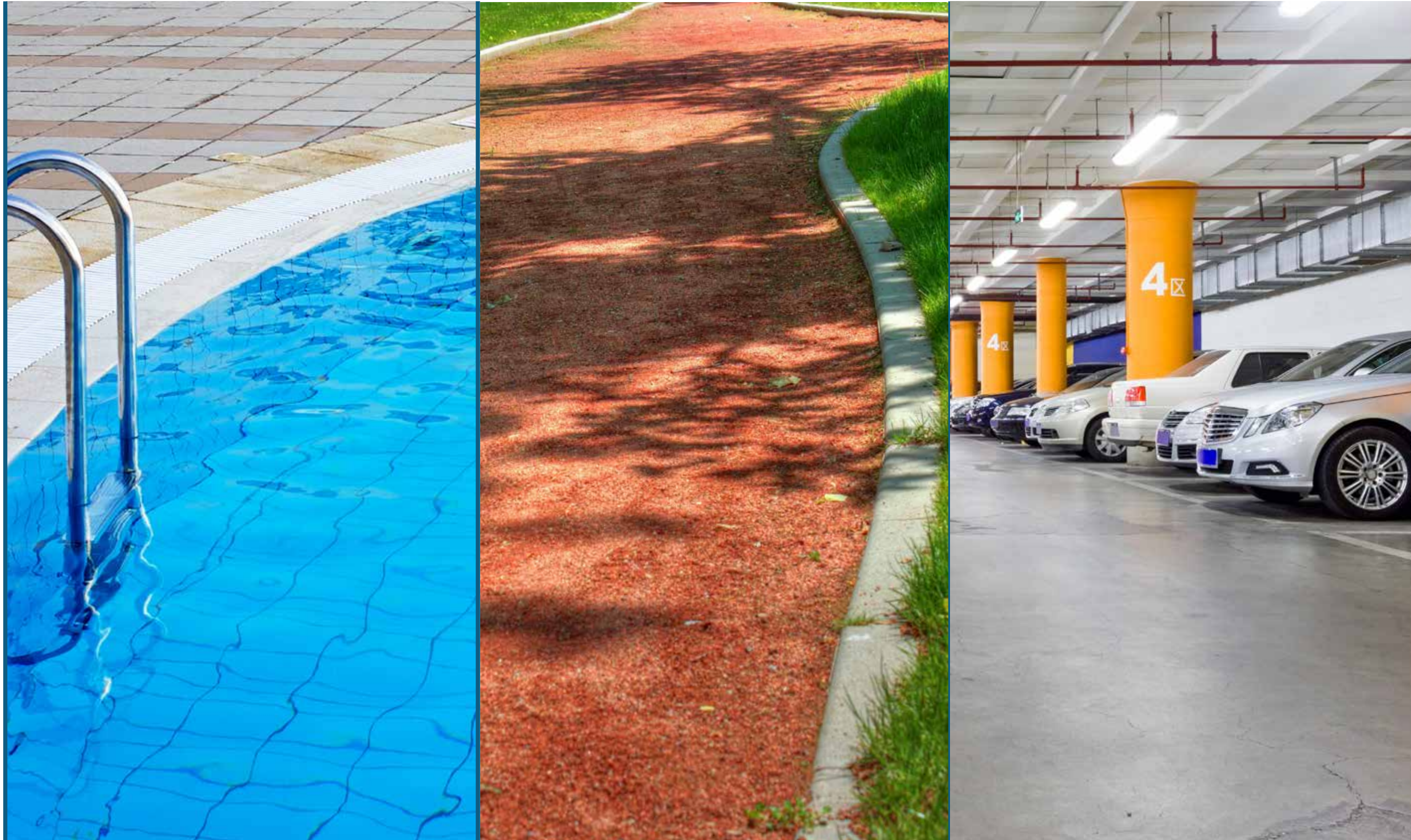


**MORE THAN
JUST A HOME**



TIJAN LOCATION

A gated compound situated in a strategic location in Maadi, Tijan caters to its customers' needs through offering them a gated private compound, while staying minutes away from the city.



TIJAN FACILITIES

SWIMMING POOLS

Tijan's 2 main swimming pools ensure providing you and your family with a good refreshing day whenever you feel like taking a swim. It is time to treat your family to a fun day there whenever they desire; whether it is a holiday or any regular day.

TRACK

In Tijan we value our residents' health and well-being. Our track suits our residents' needs; whether they are seeking a peaceful walk surrounded by the beautiful landscape; or seeking a run in the outdoor areas. Our spacious track will encourage you to walk, run, jog, stroll whenever you want to clear your head.

PARKING

Just bought your brand new car from the dealership? Are you lying awake in your bed dreading the fact that your car is parked on the street with the hectic Cairo driving skills, waiting to be scratched? Forget your worries as you will have your own underground secured parking spot where your car will lay safe at night; every night.



TIJAN FACILITIES

KIDS PLAYGROUND

Our playground is mainly designed to offer your kids with the space they need to enjoy their time while ensuring maximum safety. These play areas are also equipped with safe play-sets that ensure your kids are having fun while playing in a suitable environment.

In Tijan, we guarantee providing a playground that encompasses various activities for all of your kids to enjoy.

GREEN AREAS

Tijan is the first residential compound in its area that provides delightful meadow-like fields to its tenants.

These charming well-nurtured refreshing landscapes are great resting and relaxing places that help keep your mind-set peaceful and at ease, while at the same time providing beautiful scenery when picnicking with your loved ones.

SECURITY

Not only does Tijan offers its residents with exquisite surroundings, but it also delivers the sense of stable protection to its society all the time.

The whole area is undoubtedly safe-guarded to keep its residents secured. Tijan's superb facilities give a sense of security while entering and leaving the residence.



TIJAN MASTER PLAN

The project is built on a mountain providing residents with magnificent scenery of the surrounding area. Stretching over 18,000 m², Tijan offers residents with various unit designs to serve their different needs. When we design our projects, we think of the different needs of the family.

Disclaimer: Drawings are not to scale and the dimensions are approximate, Wadi Degla Developments preserves the right to change in all drawing dimensions, areas, and materials without notification.



Payment Terms

- **Down Payment**

5% On The Spot

- **Contract**

10%

- **Project**

85% Over 22 Quarters