



you dream it...**you** live it

Nyouim
• **MOSTAKBAL**

ABOUT ARAB DEVELOPERS HOLDING

Arab Developers Holding is a leading real estate developer in Egypt since 2005 providing various property products with a wide range of prices across the country.

Arab Developers Holding is building communities with state-of-the-art amenities and services catering to both end-users and property investors

Developers of:



Island 1
Island 2
Grand View
Golf Bay
Lagoon
Villaggio
Matrouh
Agadir

Nyoum

Mostakbal
Assiut
New Cairo
October
Pyramids

Resorts

DeadSea

Commercial

Park mall
Nyoum Medical Hub
Nyoum Business Gate



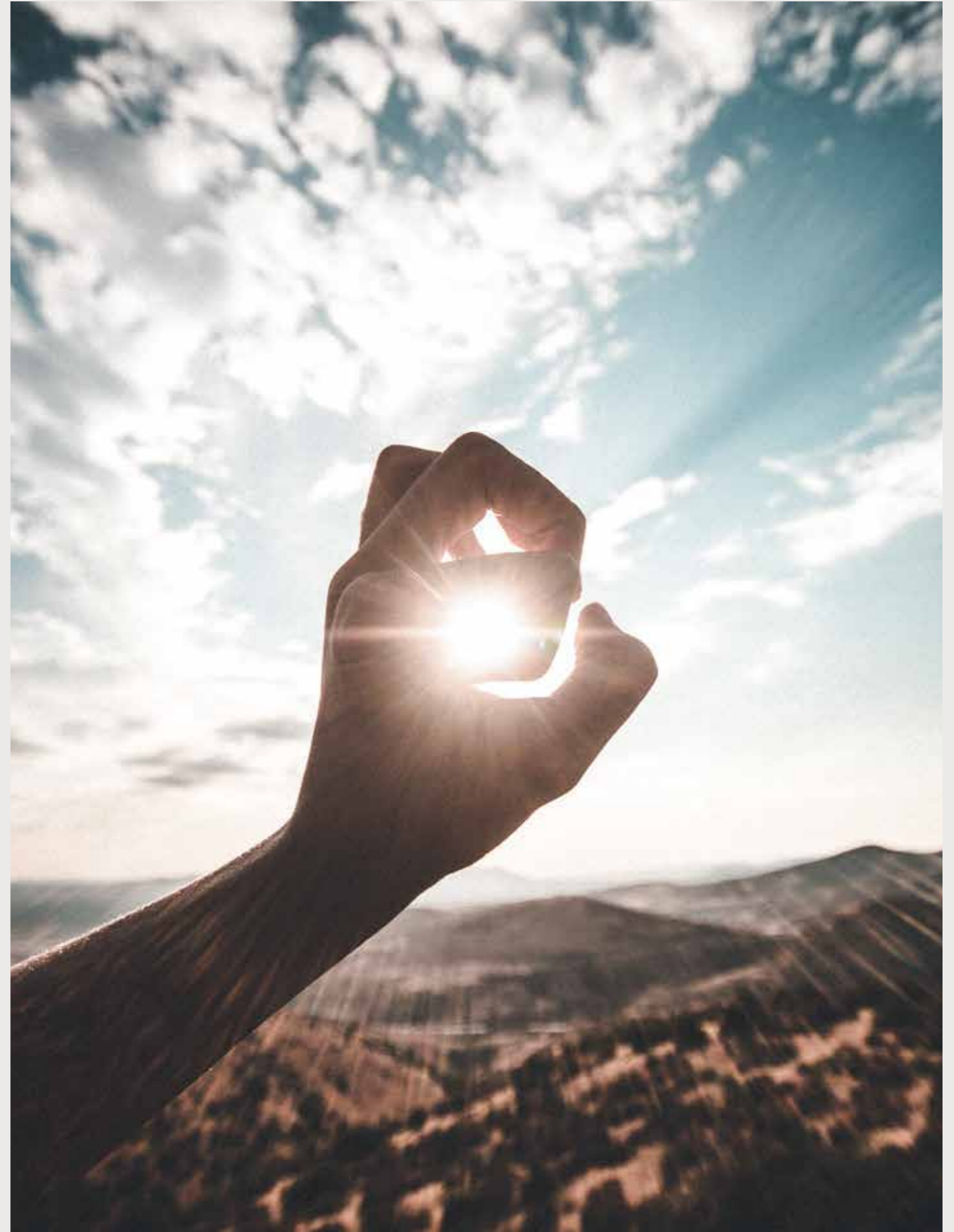
**ARAB DEVELOPERS
HOLDING**

Our vision

Have a powerful imprint in the field of real estate and always seek for expansion and growth in the middle east and north africa as well as maintain an integrated life with the highest quality allined with modernity

Our mission

Build trust between the client and the corporate as well as maintaining development in all fields . we also seek to achieve life-long social responsibilty



*Nyoum Mostakbal
Where eyes meet
Greenery.*

Escape from the city pollution, stress and noise and move to Nyoum Mostakbal

Regain your balance and recharge your energy, once you step into the compound. Immerse into tranquility, peace and enjoy a unique experience of living inside infinity view of greenery and lakes.

Find all what you need in one place from having a good shots while golfing to pamper yourself in the the club house's SPA.



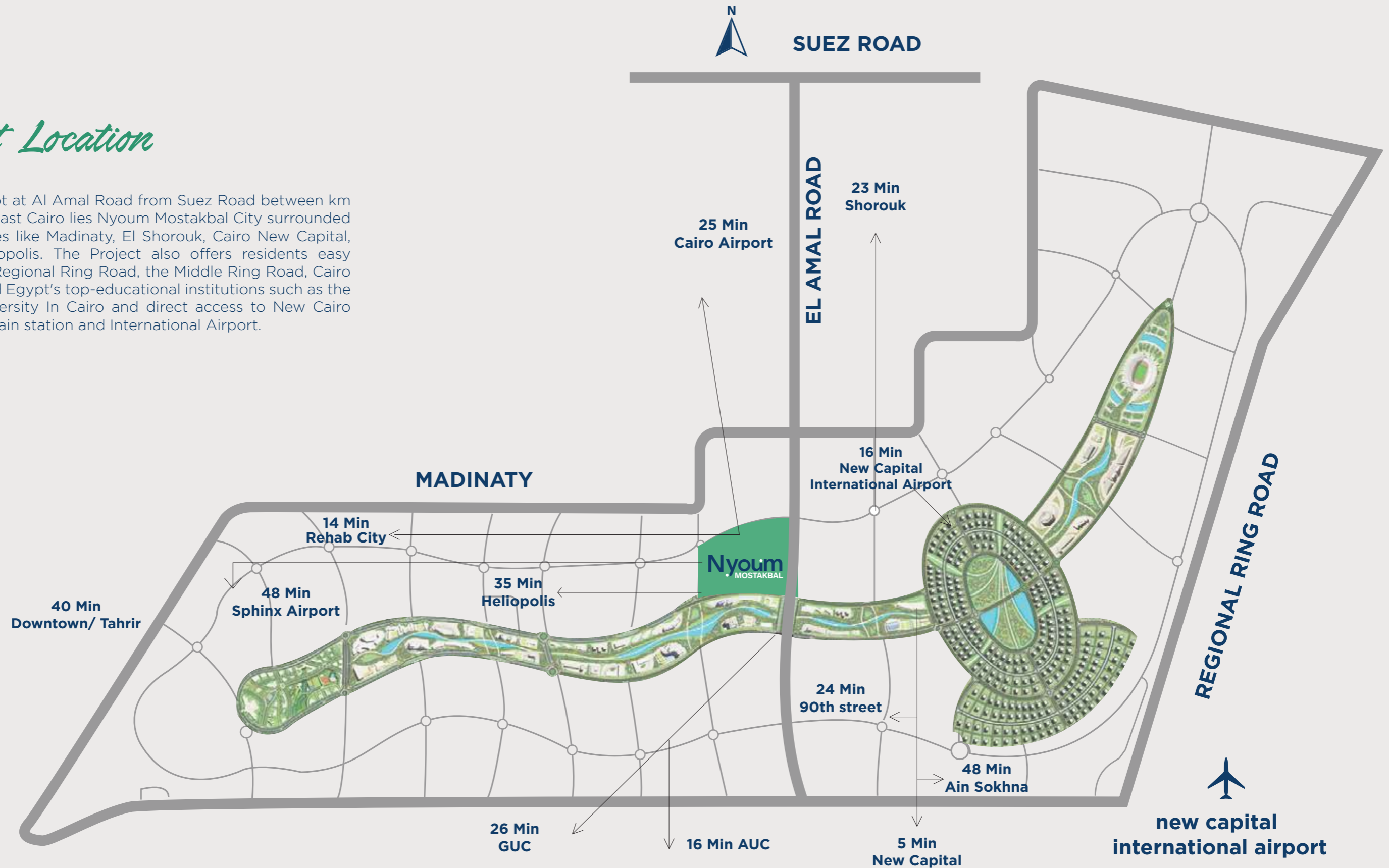
MOSTAKBAL CITY™

Inspired by its name, El Mostakbal city is the future of development. Set to become the first smart green city with a self-sufficient nature in the east of Cairo, El Mostakbal City takes convenience to a whole new level by adopting the latest in intelligent technologies and providing smart communication between residents and all services available through a mobile application for easy parking, e- payments and streamlining public transportation on par with International megacities around the world.



Perfect Location

In a unique spot at Al Amal Road from Suez Road between km 46 and km 51 East Cairo lies Nyoum Mostakbal City surrounded by vibrant cities like Madinaty, El Shorouk, Cairo New Capital, and New Heliopolis. The Project also offers residents easy access to the Regional Ring Road, the Middle Ring Road, Cairo Suez Road, and Egypt's top-educational institutions such as the American University In Cairo and direct access to New Cairo Capital's fast train station and International Airport.



About Nyoun mostakbal

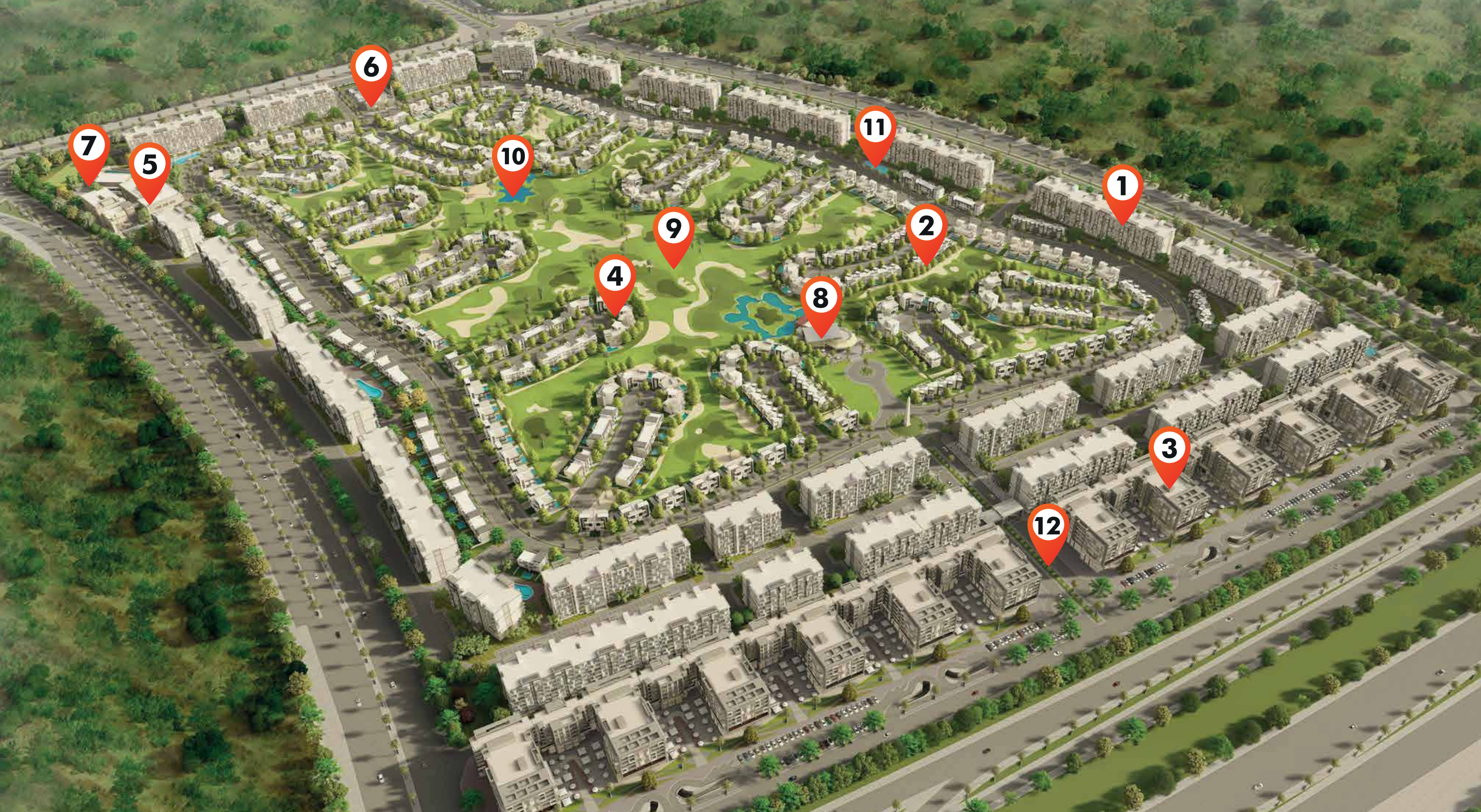
Privileged to be one of El Mostakbal City's partners in shaping the future of real estate in Egypt, Arab Developers Holding proudly introduces its latest Project, Nyoun Mostakbal spanning over an area of 635,502 sqm

Nyoun Mostakbal is a sustainable development solely designed to create a greener future living environment that breathes new life into its residents.





**WHERE
EYES
MEET
GREENERY**



MASTERPLAN

1- Apartments
2- Villas


3- Mixed Use
4- Palaces

5- International School
6- Mosque

7-Kindergarder
8- Club House

9- Golf Course
10- Water Elements

11- Swimming Pools
12- Gate

The background of the image consists of numerous long, thin, diagonal blades of green grass or leaves. These blades are heavily blurred, creating a sense of motion and depth. The colors range from a vibrant green to a darker, almost blackish-green, with some highlights that suggest a bright, natural light source. The overall effect is a soft, textured, and organic pattern.

**SERENITY
WHEREVER
YOU GO.**

Masterplan by:

WATG

WATG London is a multidisciplinary practice with expertise in strategy, master planning, architecture, landscape architecture, and Wimberly Interiors. Representing more than 30 nationalities, we leverage our collaborative creativity to bring our clients' visions to life.



Golf Course Designed By:



Green Tyger Design are proud to help raise the standards of Chartered Landscape Architects and boast over 20 year's experience in the business.

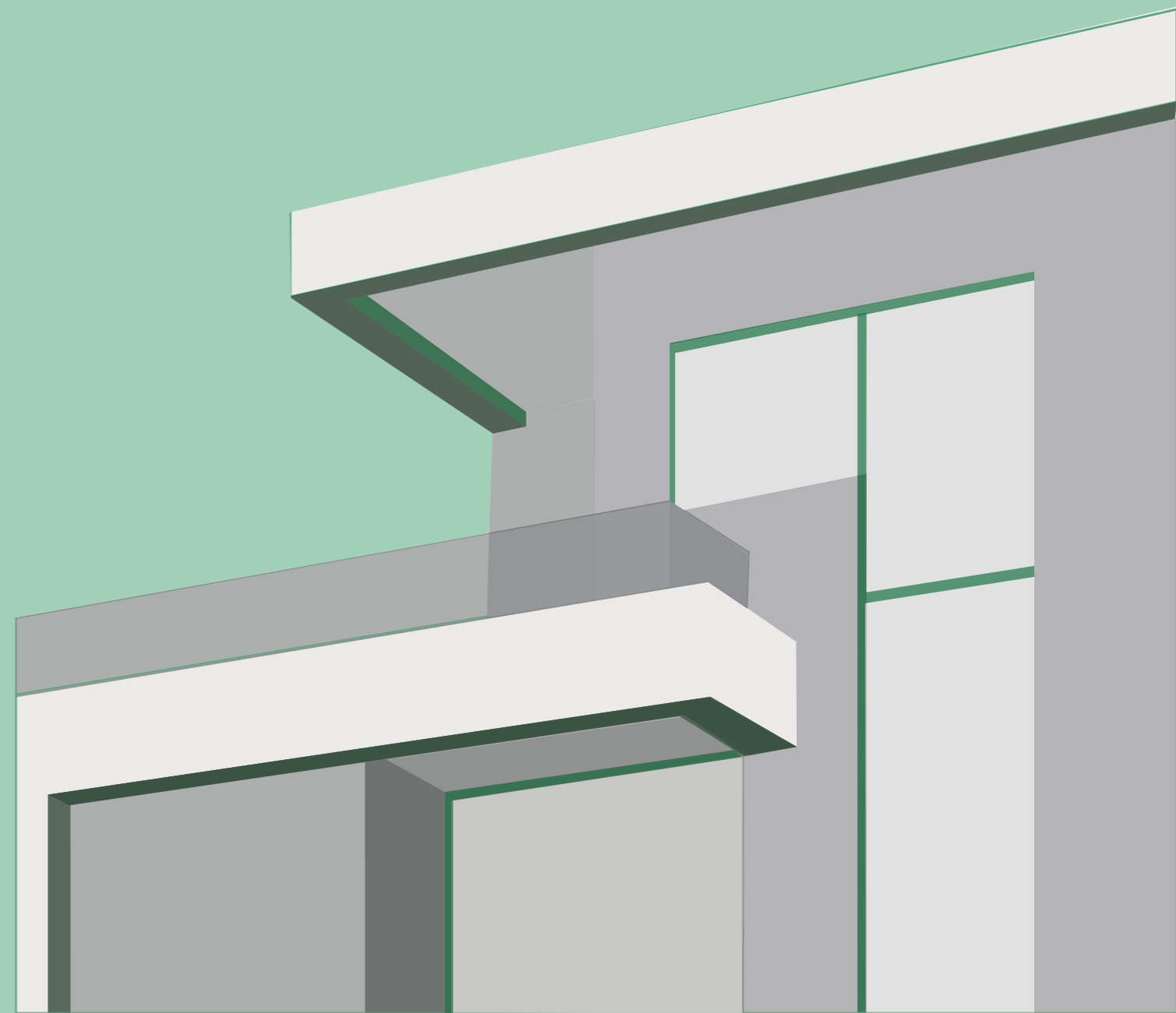
As landscape architects, we work closely with our clients to maximise the potential of their land, using cutting-edge 3D graphic design to bring projects to life in an environmentally sustainable and responsible way.

With an ever-growing international portfolio, the team at Green Tyger always go the extra mile to help turn dreams into reality!



Villas

Our wide array of villas is the perfect choice to unwind at your leisure, featuring a garden, an outdoor pool, and garden view. Nyoum Mostakbal has 473 Villas ranging from 106 to 384sqm





Villa Type A 169 sqm



Villa Attached B1 : 109 sqm & B2 : 241 sqm



Villa Type B1A 109 sqm



Villa Type C 384 sqm



Relax and leave all the day stress behind

Empty your mind and enjoy the unique landscape while having a cup of coffee or reading your favourite book and simply enjoy the serenity.



Apartments

Our comfortable living options of apartments offer residents the ideal place to sit back and enjoy the view over the greens.

Nyoum Mostakbal apartments range from 57 to 148 sqm and has 3,092 unit residential apartments.







*When the unique architecture design
meets with the beauty of nature*

Cooperating with the world-renowned and one of the leading architects in the world, WATG, Nyoom Mostakbal is masterfully designed to bring life into spaces and empower residents to savor a well-designed life where every single residential unit is exceptionally designed to be unique on its own.



Mixed use

Includes commercial, administrative and residential with land area 52787 sqm occupied with 283 shops and 190 admin offices and more than 600 residential units.



Mixed use



Mixed use : Street Mall

Shopping has never been more fun now that Nyoom Mostakbal Street Mall is here to offer you a satisfying shopping experience at our favorite brands. If you feel like you need to fuel up for your next shopping spree, sit and enjoy a toothsome meal at your choice of our high-end cafes and restaurants.





Mixed Use: Supermarket

All of your daily and weekly groceries are only a few minutes away.



Mixed Use: Administrative

Here at Nyoum Mostakbal we know work is a priority we believe that working in relaxing comfortable environment will contribute to more productivity and creativity. so we designed the adminstraive offices to overview the landscape and equipped it with all what you need to meet your requirements and to achieve your work easily and smoothly.





Mixed Use: Clinic

Here at Nyoom Mostakbal we offer spaces that are ready to provide the basic healthcare to those in our community.





Facilities

Club house
Golf course

Swimming Pool
International school

Mosque
Family Activities



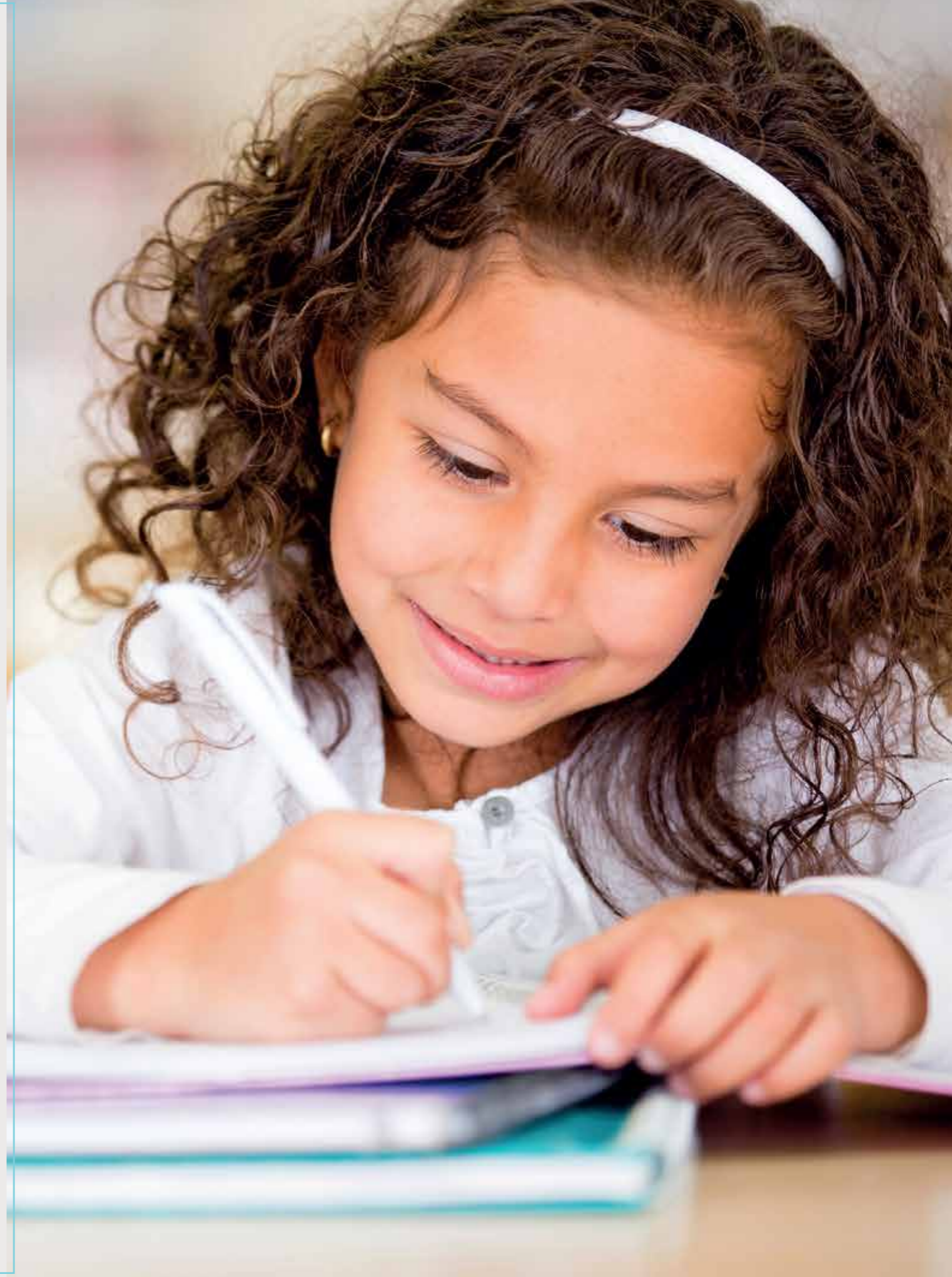
Club House

Ground Floor
Rest Area
Hall
Shop
Terrace
Storage
Basement Floor
Toilets
Gym
Caffetria
Offices
Kitchen



International School

Because your kids deserve the best education there is, you will find international schools (land area 12,334 sqm) just a few steps away from your home.



Swimming Pool

Swim your worries away at our activity pools designed for adults and children alike at any skill level.

