



ANAKAJI
▶ new capital ◀

Ac
Go

ANAKAJI

▶ new capital ◀

بيوتٌ عِ الدنْيَا طَلَّةٌ







**HELLO FROM
THE CHAIRMAN**

مaged ميار
</ مaged ميار />

My vision as an engineer has always been to build in style and follow the footsteps of those who created the unique Egyptian architecture, even when I started out as a contractor back in 1995 to the present day. Now as a developer, proudly introducing the newly established **Aqar Masr**, my work continues to fulfill that vision throughout Egypt. From my earliest developments in Upper Egypt, to the residential and commercial units I've worked on across Cairo and the North Coast, my values have remained the same since day one—pride and commitment, creativity and beauty, and lastly, a revival of Egypt's longstanding architectural culture.

Today it is my pleasure to bring you **Aqar Masr's** first project **Anakaji**. Inspired by the beauty of Nubia and set to inject the New Administrative Capital with 20 acres of colors and charm. This is a project that pays homage to a true Egyptian architectural aesthetic. Nubia is known for its incredible hospitality and inviting landscape. We've taken those elements, integrated them in a modern design and created a truly unique community for both families and couples to live in. From the flow of the spaces inside, to the natural surroundings outside, I know that **Anakaji** is a great place to start the next chapter in your life.

Engineer/ **Maged Migar**
Chairman





ANAKAJI

بيوت مع الدنيا طلة
</Our Homes/>

Anakaji—meaning my home—brings warmth and vibrancy to Cairo's new Administrative Capital. Comfortable and cheerful, simple yet special, everything about the Nubian distinctive architecture & landscape finds its way in **Anakaji**, with a modern contemporary twist.

From the lovely natural landscaping and delightfully colorful architecture, to the quiet and calm surroundings and exceptional views for each and every resident, the sensation of Nubia is right at home at **Anakaji**.

AAKAAJI

▶ new capital ◀



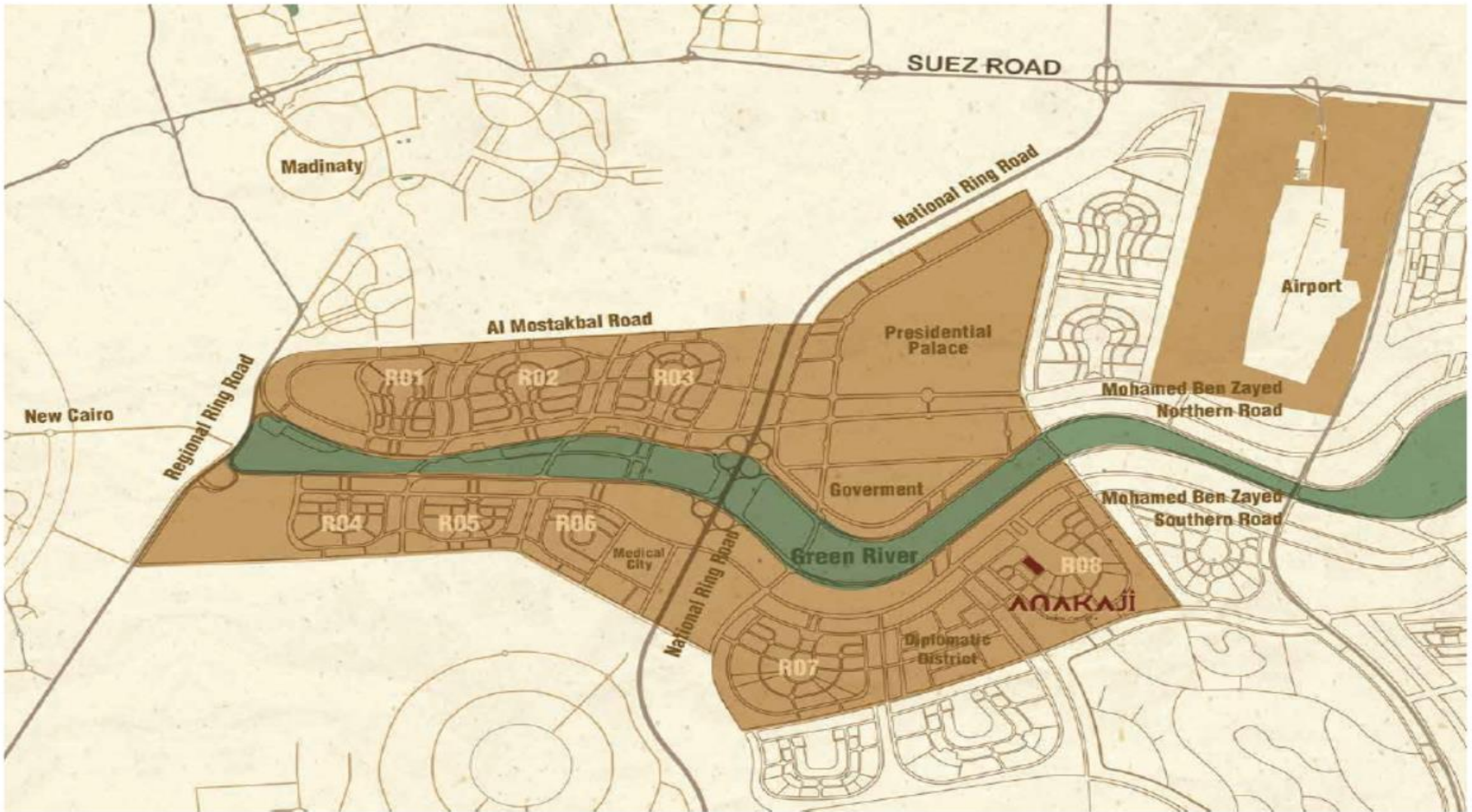
THE NEW ADMINISTRATIVE CAPITAL

مدينة المستقبل
</New City Life/>

Set to be a world class city, the **New Administrative Capital** is a true representation of Egypt's bright future. From its innovative design and forward thinking development to its smart initiatives and centers of excellence, the Capital is a vision of growth and stability. Advanced, diverse and full of life, the Capital will boast state-of-the-art infrastructure; high speed fiber optics connectivity to green energy and will be home to some of Egypt's most impressive landmarks including the Presidential Palace, the Opera House and the largest Mosque and Cathedral in the Middle East.

Throughout the Capital, modern amenities place residents at the center of everything. It provides extraordinary access to some of Egypt's most celebrated restaurants, cafes, shops and cultural happenings, in addition to the most reputable international universities & schools.

Construction is well under way, making the **New Administrative Capital** one of the fastest modern-day cities to ever come to life.



SUEZ ROAD

Madinaty

National Ring Road

Airport

Al Mostakbal Road

Presidential Palace

Mohamed Ben Zayed Northern Road

New Cairo

Regional Ring Road

R01

R02

R03

Government

Mohamed Ben Zayed Southern Road

R04

R05

R06

Medical City

Green River

R08

ANAKAJI

Diplomatic District

R07

National Ring Road



LOCATION

مكان ما يرتاح القلب
</Prime location/>

Anakaji is centrally located in the R8 District, in close proximity to the Capital's upscale Presidential and Diplomatic district.

Strategically set at the center of it all, **Anakaji** is close to the Capital's main network of roads, including Mehwar Bin Zayed and Ring Road, granting residents incredible accessibility & convenience. Thanks to this prime location, **Anakaji** is just a short drive from Ain Sokhna, bringing the beach destination a lot closer to home. It is also a just a short walkway from the Green River, the beautifully landscaped spine running through the New Capital holding it together from West to East.



**TO
ANAKAJI**

New Cairo	25 min
Central Ring Road	15 min
Regional Ring Road	10 min
Ein Sokhna	40 min
Cathedral	8 min
Diplomatic District	5 min
Al-Fath Mosque	10 min



Commercial Area

MASTER

PLAN

بلوتنك شيفه النور
</Endless Views/>

Anakaji's has been carefully designed to revive the Nubian heritage in a contemporary modern design. The integration with nature, the welcoming environment, the interconnected areas, have all been our guiding principles.

Stretched across 20 acres, **Anakaji** was specially designed in connecting clusters to maximize the views of all its residents, across its variety of homes - "kaji's". From 94 sqm to 319 sqm, 1 to 4 bedrooms, duplex or penthouses and private gardens, the choice is yours.







ARCHITECTURE

جدران لها روح
</Serenity & Style/>

Known for its warmth, and colorful way of life, Nubia was the inspiration for **Anakaji's** unique design. Designed with the roofs topped with domes, wide and sunny terraces and arched shaded gateways. The spirit of Nubia echoes throughout, with a new modern feel.

With Nubia's beauty & serenity infusing every space, **Anakaji** is an inspiring place to live.



ANAKAJI

في ظل النخيل
</Lush Greenery/>

Anakaji's masterplan was carefully designed to connect open spaces to one another, thus creating seamless pathways of greens. Walking around **Anakaji**, you will enjoy the shades of palm trees standing tall and the relaxing water features, reminiscent of Nubia throughout.

Anakaji is a car-free project with safe pathways perfect for walking, jogging and cycling. Ideal for exercise, relaxation and inspiration, **Anakaji's** landscape offers a unique, rejuvenating experience.





**PEACE
OF MIND**

حيا المكان
</Live Your Life/>

Anakaji is an exciting place to live for all residents. Whether their interest be fitness, culture or shopping, **Anakaji** has so much to offer throughout the year.









JOGGING

TRACK

دسيار

صباحك نشيط
</Rise & Shine/>

Hit the jogging track every morning to kick off your day with energy- or wind down at sunset with a leisurely walk with your neighbor or pet. The choice is yours to make the most out of the 1.2 km jogging track circling the compound among the rich green landscape and soothing water features.





CLUB HOUSE

أراجيد

العشرة مع الجيرة

</Get Together/>

Arageed Clubhouse offers a state-of-the-art fitness center, large swimming pool, dedicated spaces for special occasions and a fun zone just for the kids. It is the place for gathering with the neighbors or simply chilling day or night.







CULTURAL CENTER

الدُّف

لواضح بيت نكنه

</Authentic Experiences?>

Al Dof Culture Center, located in the Clubhouse, presents residents with a wide range of cultural and artistic experiences including live performances, unique exhibits, classes and more. Offering plenty of depth, there's lots to keep you busy



COMMERCIAL

STRIP

المصطبة

قلب أن كاجي

</The Center of it All/>

Al Mastaba Commercial Strip is filled with high-end restaurants, cafes, state-of-the-art administrative offices, boutiques and various markets to fulfill every retail need.

Parking, for up to 220 cars, will also be available, ensuring that the area does not become too congested granting residents the privacy they need. In keeping with the Nubian spirit, the entire strip will have stunning views of the surrounding green areas.





FLOOR PLANS

The **Anakaji** apartments, ranging from 94 to 319 sqm, have all been designed creatively to maximize the space & fluidity throughout your home. Master bedrooms come with walk in dressing rooms for the ultimate experience of comfort and luxury.

KAJI

94 M²

Studio
1 Bedroom



Penthouse 283 - 03 M2	
Reception	5.40 x 3.70
Kitchen	2.40 x 2.20
Guest Toilet	2.20 x 1.40
Master Bedroom	3.60 x 4.00
Master Bathroom	1.70 x 2.60
Dressing	2.60 x 1.80
Terrace	3.50 x 2.20

KAJI

124 M²

2 Bedroom
Apartment

2 BDR 142 M2	
Reception	6.30 x 3.70
Kitchen	3.80 x 2.50
Guest Toilet	1.5 x 2.25
Bedroom	3.50 x 3.60
Bathroom	1.90 x 2.50
Master Bedroom	3.50 x 3.60
Master Bathroom	1.90 x 1.75
Dressing	1.50 x 1.75
Terrace	3.60 x 1.50



KAJI

156 M²

3 Bedroom Apartment

3 BDR 156 M2	
Reception	3.60 x 6.50
Kitchen	3.50 x 2.50
Guest Toilet	1.30 x 1.10
Bedroom	3.60 x 3.60
Bathroom	1.70 x 2.50
Bedroom	3.60 x 3.60
Master Bedroom	3.80 x 5.00
Master Bathroom	1.80 x 2.10
Dressing	1.70 x 1.80
Terrace 01	3.60 x 1.70
Terrace 02	1.40 x 1.50



KAJI

156 M²

3 Bedroom Apartment

3 BDR 156 M2	
Reception	3.80 x 6.70
Kitchen	2.70 x 2.50
Guest Toilet	2.20 x 2.00
Bedroom	3.60 x 3.60
Bathroom	1.70 x 2.50
Bedroom	3.80 x 3.60
Master Bedroom	5.35 x 3.60
Master Bathroom	1.70 x 2.70
Dressing	1.40 x 2.70
Terrace 01	3.60 x 1.90



KAJI

162 M²

3 Bedroom Apartment

3 BDR 162 M2	
Reception	3.60 x 7.00
Kitchen	3.00 x 2.50
Guest Toilet	1.20 x 1.60
Bedroom	3.90 x 3.60
Bathroom	1.70 x 1.70
Bedroom	3.60 x 3.60
Master Bedroom	3.60 x 4.00
Master Bathroom	2.00 x 1.70
Dressing	2.30 x 2.45
Terrace 01	3.80 x 1.50
Terrace 02	1.50 x 1.75



KAJI

208 M²

3 Bedroom
Apartment
Luxurious

3 BDR -LUX 208 M2	
Reception	6.80 x 5.10
Kitchen	3.70 x 2.50
Maid Room	2.80 x 2.30
Maid Toilet	1.60 x 1.25
Vanity	1.70 x 1.45
Guest Toilet	2.60 x 0.95
Laundry	1.50 x 1.45
Bedroom	3.80 x 3.80
Bathroom	1.80 x 2.50
Bedroom	3.80 x 3.80
Master Bedroom	3.80 x 5.15
Master Bathroom	3.00 x 1.90
Dressing	2.20 x 1390
Terrace 01	4.00 x 2.00
Terrace 02	2.80 x 1.20



KAJİ

241 M²

4 Bedroom
Apartment

3 BDR -LUX 208 M2	
Reception	5.80 x 7.25
Kitchen	4.00 x 2.70
Maid Room	2.60 x 2.30
Maid Toilet	1.40 x 1.25
Vanity	1.80 x 1.45
Guest Toilet	2.40 x 0.95
Laundry	1.45 x 1.30
Living Room	4.00 x 5.20
Bedroom	3.60 x 4.00
Bedroom	1.80 x 2.50
Bedroom	3.60 x 4.00
Master Bedroom	3.80 x 5.15
Master Bathroom	3.80 x 1.70
Dressing	2.90 x 2.00
Terrace 01	4.10 x 1.95
Terrace 02	2.00 x 2.00



KAJI

196 M²

Penthouse

Lower Level

Penthouse 06-196 M2	
Reception	5.00 X 4.90
Stairs	2.90 X 2.65
Kitchen	2.65 X 2.50
Bedroom 01	3.60 X 3.50
Bedroom 02	3.60 X 3.90
Bathroom	1.70 X 2.05
Master Bedroom	3.60 X 5.05
Master Bathroom	2.65 X 2.00
Terrace 01	3.45 X 1.55
Terrace 02	1.30 X 1.40
Living room	4.20 X 3.70
Corridor	4.20 X 1.05
Toilet	2.55 X 1.20
Roof Terrace	42 M2



Upper Level

12

13

10

11



KAJI

283 M²

Penthouse

Lower Level



Penthouse 03 - 283 M ²	
Entrance	1.80 X 1.35
Reception	6.80 X 7.70
Vanity	1.80 X 2.30
Guest Toilet	2.60 X 1.25
Kitchen	3.40 X 2.50
Bedroom	3.80 X 3.80
Bedroom	3.80 X 3.80
Bathroom	1.60 X 2.50
Master Bedroom	3.50 X 3.85
Dressing	1.60 X 1.70
Master Bathroom	1.60 X 2.05
Terrace 01	4.00 X 2.00
Terrace 02	1.20 X 2.80
Living room	4.30 X 3.80
Bathroom	1.70 X 2.50
Entrance 02	1.80 X 1.35
Maid room	1.80 X 2.30
Maid Bathroom	2.60 X 1.25
Kitchenette	5.10 X 1.80
Roof Terrace	91 m ²

Upper Level



KAJİ

286 M²

4 Bedroom
Duplex

Duplex 286 - 01 M2	
Reception	7.30 x 4.80
Kitchen	3.60 x 3.60
Maid Room	3.60 x 1.55
Maid Toilet	1.70 x .85
Guest Toilet	1.30 x 2.10
Guest Bedroom	3.80 x 5.05
Bathroom	1.80 x 2.20
Terrace 01	1.40 x 1.50
Terrace 02	4.40 x 1.70
Laundry	1.30 x 1.95
Kitchenette	1.30 x 1.90
Living Room	3.60 x 4.80
Bedroom	3.60 x 3.60
Bedroom	1.70 x 2.50
Bedroom	3.60 x 3.60
Master Bedroom	3.80 x 5.05
Dressing	1.80 x 1.65
Master Bathroom	1.80 x 2.10
Terrace 03	1.40 x 1.50



Upper Level



KAJI

319 M²

3 Bedroom Duplex

Duplex 319 - 02 M2	
Reception	9.10 x 5.30
Kitchen	4.30 x 3.70
Maid Room	2.60 x 2.00
Maid Toilet	2.00 x 1.15
Guest Toilet	2.50 x 1.00
Guest Bedroom	3.85 x 4.90
Guest Bathroom	2.70 x 1.75
Dressing	3.70 x 2.00
Terrace 01	7.00 x 1.50
Laundry	0.90 x 1.15
Living Room	3.50 x 4.00
Bedroom	3.60 x 4.10
Bathroom	1.80 x 2.50
Master Bedroom	3.85 x 3.80
Dressing	2.90 x 1.80
Master Bedroom	3.80 x 1.95
Terrace 03	5.50 x 5.10



Upper Level



ABOUT DMA

DEVELOPING LANDMARKS

فن وعمارية

With more than 25 years of extensive experience, **DMA** is the leading diversified architectural firm in Egypt, delivering architectural and engineering services covering urban planning, landscaping, interior design and construction supervision for all the real estate developments & facility sectors.

DMA's cutting edge is its customer centric focus, placing the customers' needs at the heart of the design process and fulfilling them with innovative solutions and creative flair. Whether it is a mixed-use development, a residential complex or an office building, **DMA** visualizes and designs it "inside-out".

For **Anakaji**, **DMA** was inspired by Nubia's unique architectural heritage and landscape and revived its essence in contemporary, practical designs to meet today's changing lifestyles.