













akam<sup>®</sup>  
Developments

Akam seeks to be the leading company that contributes to the success of the real estate sector, and to be one of the fastest growing real estate developers in the Middle East.

Starting from Cairo's New Capital, Akam always excels in all its projects aiming to become the leader of innovation in real estate development.

Akam offers the highest return on investment to its customers, investors, and clients. Providing a unique state-of-the-art residential community while addressing the priorities of its customers and partners.

In collaboration with the largest real estate developers in the Middle East. Akam is proud to have a reliable track record and a strong history in real estate development. Offering exceptional quality and a unique experience to its customers in every project.

Akam Consists of an alliance of experiences between three entities; the two Egyptian entities are Benayat for real estate investment and Residence Development for real estate and tourism investment.

The third entity is Al-Muhaid Group, A Saudi Arabian company.



# NEW CAPITAL

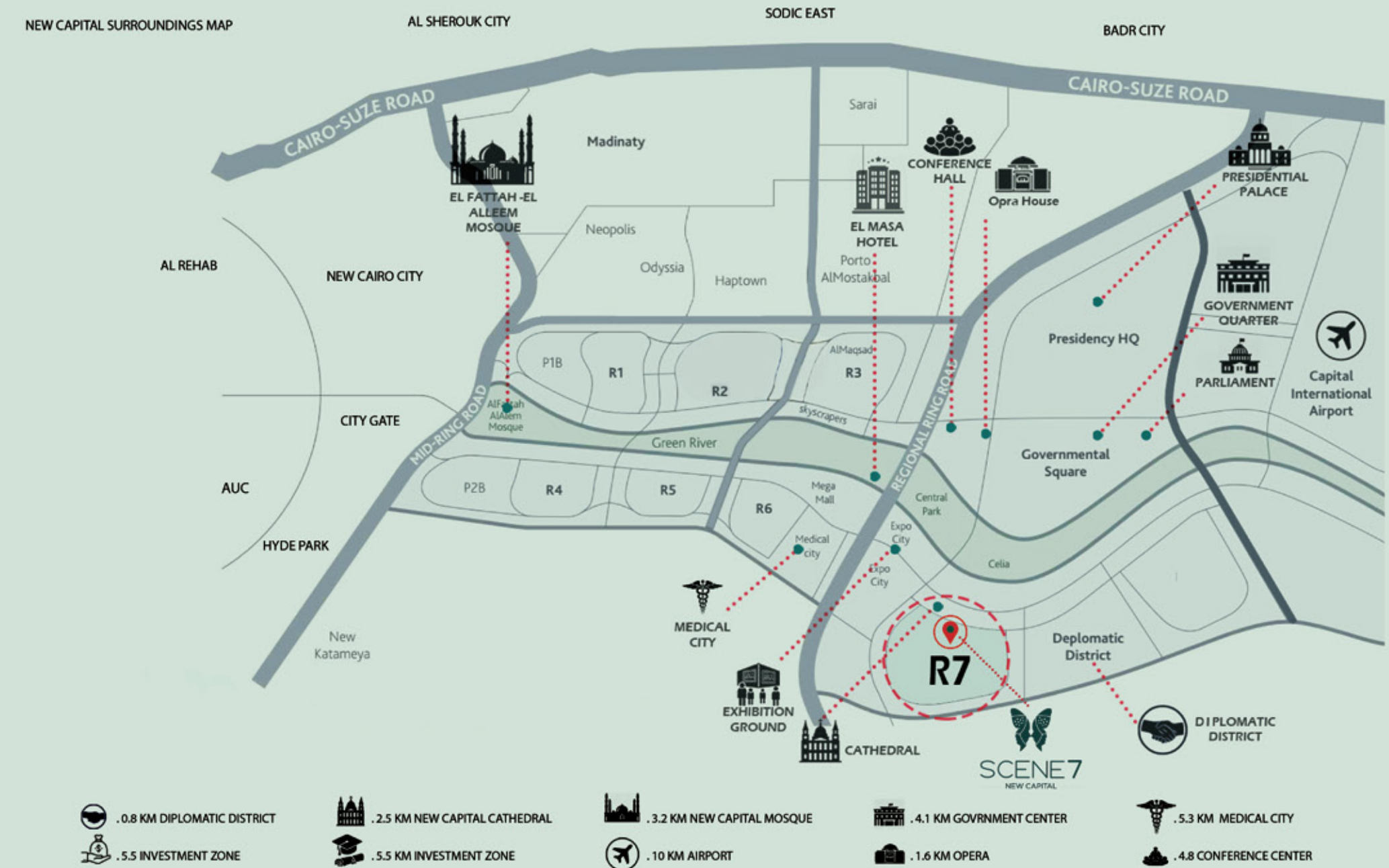
New Cairo capital city is located 35 KM east of Cairo of a total area of 170,000 feddan. The new capital city lies between the regional ring road, the Cairo-Suez road and Cairo-El Ain El Sokhna road.

The new capital city will help to strengthen and diversify the country's economic potential by creating new places to live, work and visit. In order to draw people to this new capital city, a series of key catalyst developments will be established at its core. This will include a new government administrative district, a cultural district and a wide variety of urban neighborhoods.

Featured with various futuristic features; Smart traffic, utilities, buildings, and energy management.

Along with being a safe and connected city, through CCTV cameras, optic fiber connections and so much more.

Why settle for less when you can have a life with only the best, move to the new capital; move where there is a better tomorrow.







# SCENE 7

Life is ever so delicate, dynamic, and beautiful, so much like the butterfly.

**Scene 7** is a graceful flutter through life, a residential-sports project that is transcending a lifestyle that best fits you. We created a life that caters to those who love to move, for those who enjoy life to the fullest and for those who wanted to embrace life in proximity to the comfort of their home.

We created a perfect scene for you, the scene of 7.

Scene 7 is a new perspective in the New Capital, a set of eyes for the perfect scene. A dream of a functional integrated complex.

The story behind the name focuses on the Scene of 7. Distributed over the various corners of our project are 7 elements, these elements will always be in your scene wherever you look.

Your view will always be; sublime, serene, safe, soothe, suitable, spacious, and spirited. These are all aspects we have included in our project to personify your lifestyle within one project.



# CORE ZONE





## CORE ZONE

*The Greener the Setting the more the relief...*

We designed the heart of our project to emulate the elegance of style with our exclusive clubhouse with all its unique facilities and the green areas that bring you an utmost relieving and relaxing mood. Carefully orchestrated harmony to create your perfect scene; **Soothe...**





CORE ZONE FACILITIES:



SWIMMING POOL

MAIN PEDESTRIAN JOGGING TRACK



CLUB HOUSE:  
ARCHERY  
SQUASH  
RESTAURANT  
CENTRAL KITCHEN  
VIP CINEMA



WATER FEATURES.

BALLET AND GYMNASTICS STUDIO

CROSS FIT FACILITIES.

GYM CONNECTED TO NURSERY.



KIDS AREA







## BUILDING

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*Luxury is in every detail...*

Imagine a home that brings you luxury in design, spacious in its layout, and comfortable in its setting. All overlooking a view that rejuvenises your soul and reconnects your senses.

Designed specially to cater your every need; **Sublime...**

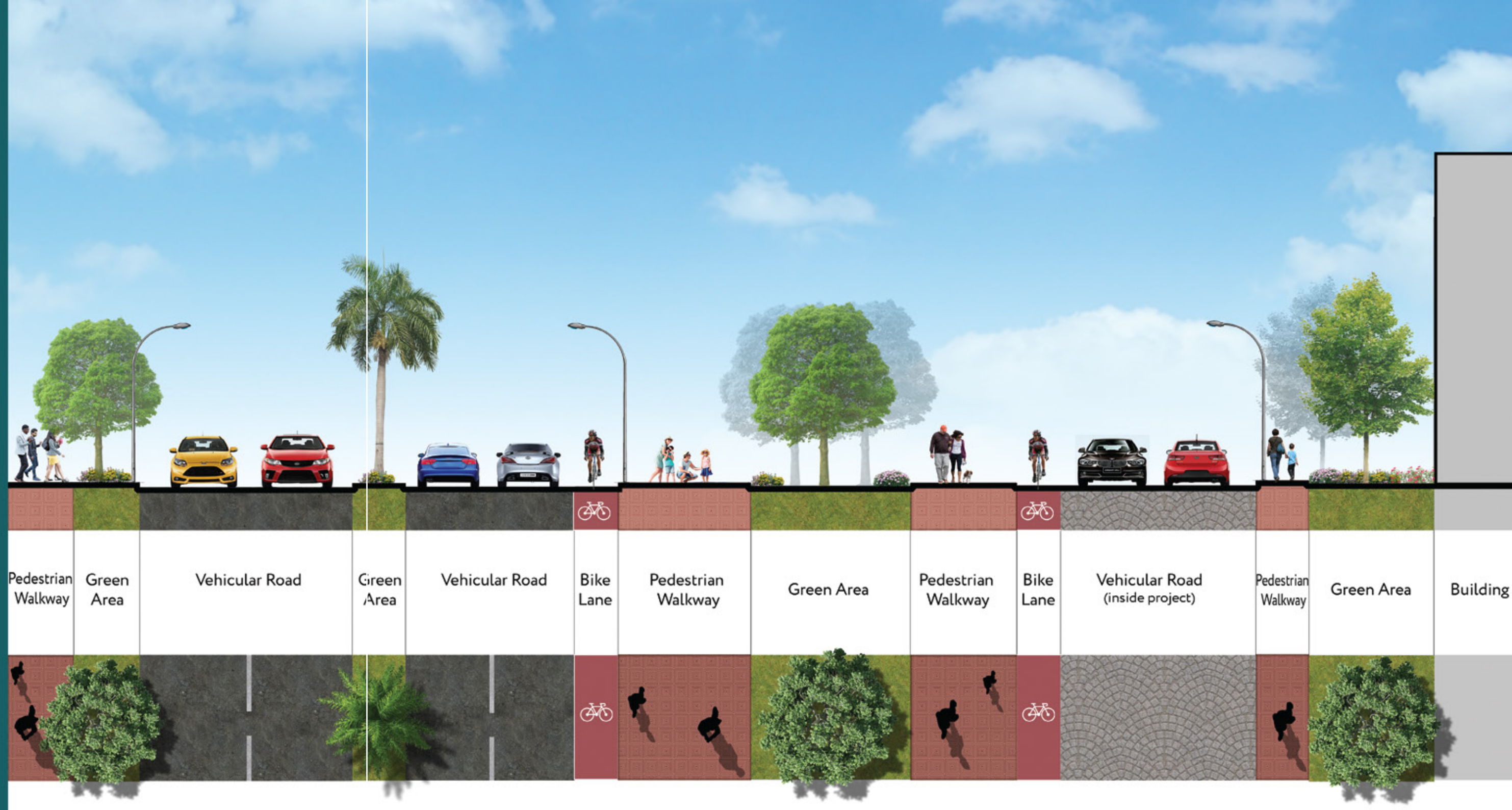
**19% BUILDINGS**



# ROADS AND CIRCULATION

*Safety does not happen by accident...*

We've aim to provide a safe and secure environment where, the priority of having your loved ones safe and sound is unnegotiable. In-turn we designed our project to feature all roads on the outskirts of the project, shifting traffic to be far from the footprint of the project; **Safe...**



**9% ROADS**



# SPORTS ZONE





## SPORTS ZONE

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*If you were born to be a player, then you are meant to be here*

We are catering your living quarters with a top-notch sporting complex that will change your lives. No more driving between different locations for trainings, worrying about your loved ones or even missing out on life.

Our Sports Zone will feature Egypt's top academies in all sports, and only a walking distance from the comfort of your home. Fixating CCTV cameras throughout all sports for you to monitor your kids during practice remotely, giving you time to relax and focusing on you.

A safe environment for all to practice their dream sports, with the elite; **Spirited...**





JUVENTUS  
ACADEMY  
CAIRO





## ACADEMIES

### Juventus

Juventus Academy Cairo is open to girls and boys (ages 4-14).

The Academy will be following the Juventus method, which is known as one of the best in the world in over 80 projects.

All the program are available regardless of the level of the players. Starting with the recreational and creative side of the game , the players are involved in activities to help their all-round development , in a safe and secure environment.

The activities are based on respecting the physical and mental wellbeing of the youngster and making them independent.

Juventus Academy Cairo has been operating in Egypt for the past three years





## ACADEMIES

### HIT Academy

HIT is a fitness entity that is established in 2015, and is located at 5 locations across Cairo, and has a qualified team that is certified to train our athletes in a way that will move their body the way it's meant to move. We believe that a healthy lifestyle is not a phase; it is a journey that everyone should go through and have it facilitated for them to embrace.

HIT is piloted from Heliopolis Sporting Club, Cairo, Egypt with plans to expand worldwide.



### Sherif Zakaria Basketball Academy

SZ Academy was established in 2015 by a basketball player/coach who dedicated his life to basketball and to teaching and developing young athletes. In SZ Academy your child will not only learn basketball but also teamwork, team respect, commitment & dedication.

This academy was founded to create a professional platform and discover the future legends of basketball.





## ACADEMIES

### El Borolossy Squash Academy

Founded in June 2005, it is the first specialized squash training center in Egypt, the Middle East and Africa. The Academy is open to all ages and levels. Its mission is to reach squash enthusiasts regardless of age, gender, social class, or economic capabilities. Now, ElBorolossy Squash Academy boasts a membership of over 2000 players, making it the largest squash training center in the World.

The Academy became one of the most famous and prestigious squash centers in the World, where squash players from all over the World come to train at.



### Adams Dance Studio

Founded from the heart of Cairo, Adams Dance Studio incorporates many genres including Hip Hop, Contemporary, Salsa and much more. With a handful of professional instructors, Adams Dance Studio provides dance classes from beginner to advanced levels & starting age 3 to adults. The dance studio is like no other as it also caters intensive programs to become a professional dancer and private and wedding packages. Adams have been operating since 2014.6 years of performing and teaching experience trying to provide our students the best quality and advanced training. We have been thriving to expand the dance community through hosting international instructors, such as from Australia and Los Angeles to make sure our students are able to reach the professional level at dance.

Adams has two branches at Katemya Residence & Sheikh Zayed inside Galleria40 Mall, online classes are also available.





## ACADEMIES

### Archery HUB

Started 2 years ago Archery Hub is one of the best Archery Ranges and Academy in Egypt managed by the best coaches in Town

Why Archery? it is a fitness activity that benefits areas from muscle development to mental health, it requires precision, control, focus, physical ability, and determination

Our **Mission** is to continuously grow archery as a sport and a way of life.

Our **Vision** is to become the Premier Archery Range & Academy in Middle east and Africa.

Our **Values** are *Integrity, Professionalism, and team development.*



### Spark Handball Academy



Spark is a handball specific sporting company managed by a professional staff with international experiences. The Academy's sports background comes from a solid base provided by its 4 founders who have been playing handball professionally at its highest level nationally & internationally for 12+ years.

we aim to engage the player in the sport of Handball in a way that develops them physically and mentally.

Our goal is to nurture young talented players starting from the age of 5 to be learn, stay fit and follow a healthy lifestyle by bringing them the best opportunities to play and enjoy the sport.





## ACADEMIES



### Boost Swimming Academy

Provides high quality swimming learning experience to all kids, through efficient ways of delivery, understanding kids' psychology and fun methods. Aiming to build healthy generations on a physical and mental aspects. •Gezira Sporting Club

**Mission:** Boost Juniors as a theory, is a framework for introducing a new culture for teaching swimming, through continuous development of coaches' emotional intelligence and technical skills. This will create the most efficient ways of delivery to the Juniors, understanding the juniors' needs and fulfill them, teach them discipline and how to be passionate through fun swimming sessions and achieving performance improvement.

**Vision:** Boost Juniors Swimming Academy becomes the best swimming platform in Egypt that provides great technicalities and healthy swimming experience for all juniors to develop strong professional swimming teams.



### Go Padel

The game of Padel has been likened to 'tennis with walls' and 'squash in the sun'.

It is a sport that combines the best elements of tennis, squash and racket ball and can be played indoors and outdoors. The court is usually one-third the size of a tennis court that is enclosed with a wire mesh on the sides and glass walls at either ends, which one can play off when necessary.

As a result, Padel is an exciting, enjoyable, competitive, social, entertaining to watch, and fun to play sport. Padel is played by four players in teams of two.





## ACADEMIES

### Winners Tennis Academy



We are a sports management company for managing and operating sports activities under the name of Winners specified in Tennis. we launched the first branch of Winners Tennis Academy at the American university in Cairo (new Cairo) in 2014, and we have other branches at Air Force House (Salah Salem), Lake House Club (Fifth Settlement), Grand Residence Compound (Fifth Settlement), Diamond Club El Katameya (behind The Egyptian Shooting Club).

WE are managed by Coach/ Ahmed Refaat who was a former manager director of smash Katameya residence, tennis player, and tennis coach. Our Coached are well educated, experienced, and certified from the Egyptian Tennis Federation (ETF) and the International Tennis Federation (ITF)



### Hadia Hosny Badminton Academy



First Olympic Academy for badminton in the Middle East. Managed by Coach Hadia Hosny (Olympian).

Coach Hadia has made history by becoming the first Egyptian and Arab badminton player to play at the Olympic Games 2008 as well as London 2012.

HadiaHosnyBadminton Academy is operating at Heliopolis club Elshorouk & Blackball sporting club, with a wide variety of training techniques that insures the best practice for the sport.





# SPORTS FACILITIES

Sports Facilities

In the Core Zone

TENNIS COURT  
FOOTBALL COURT  
BASKETBALL COURT  
HANDBALL COURT  
BADMINTON COURT

SWIMMING POOLS  
BALLET AND DANCING STUDIOS  
ARCHERY COURT  
SQUASH COURT  
CROSS FIT FACILITY





# PEDESTRIAN PLAZAS





## PEDESTRIAN PLAZAS

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*Take short walks in the park down a happy trail...*

Our pedestrian plazas are structured to create an unmatched experience. The brief walks in the parks and the wonders we built are all to transcend your mental state to bring you happiness.

A joyous experience for a happy life; **Soothe...**







## COMMERCIAL ZONE

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*To going out and doing new things...*

Our state of the art commercial zone will feature your favorite brands, from clothing to food to coffee and so much more. Building a life, closer to you; **Suitable...**



LEISURE





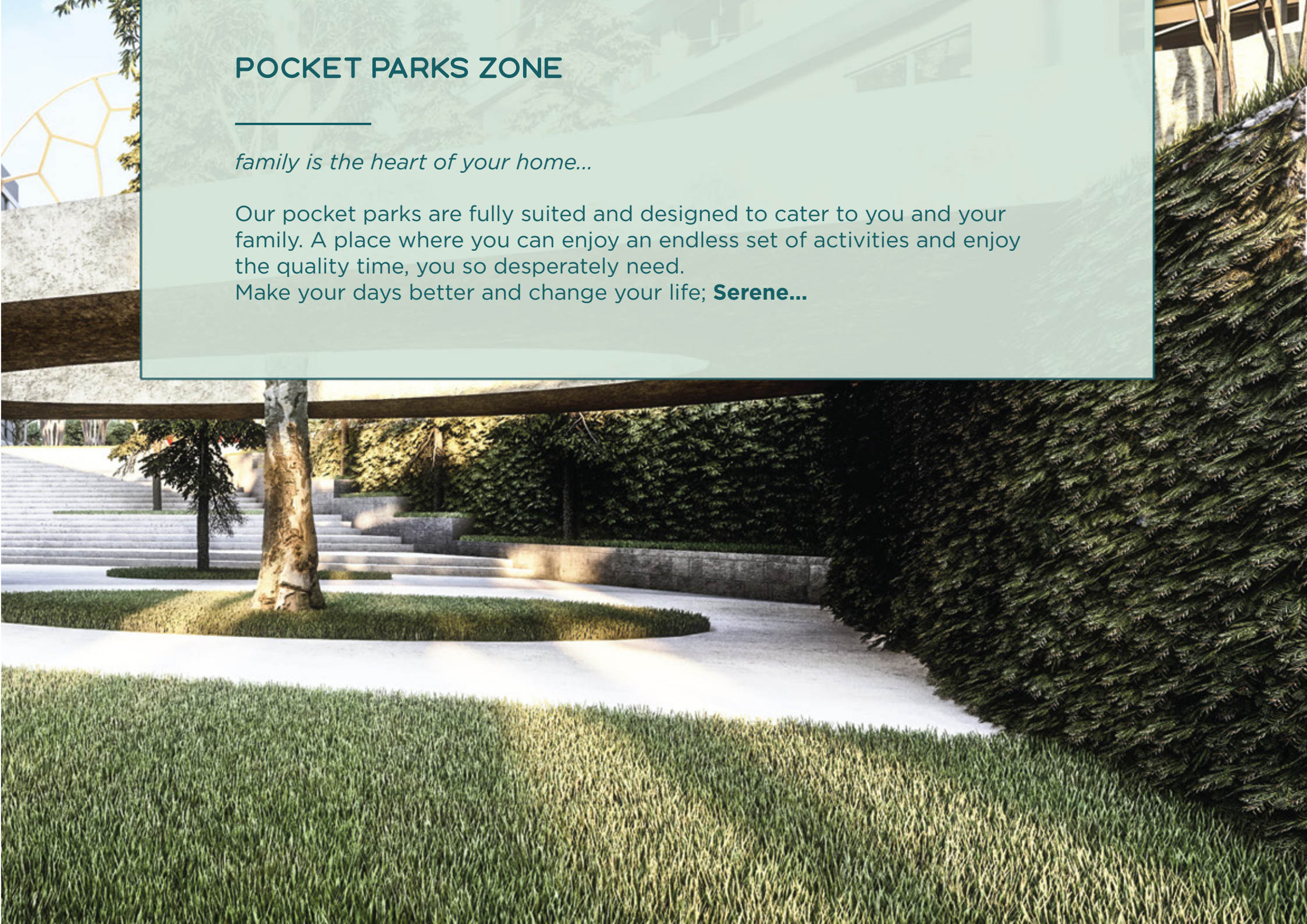


## POCKET PARKS ZONE

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*family is the heart of your home...*

Our pocket parks are fully suited and designed to cater to you and your family. A place where you can enjoy an endless set of activities and enjoy the quality time, you so desperately need. Make your days better and change your life; **Serene...**





## GREENERY AND OUTDOOR

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*Sometimes nature is all you need*

Our outdoor areas are exactly what you need on a weekend. BBQ areas with a splendid view of endless green spaces, beautifully designed swimmable lakes, and the fresh breeze.

An escape from your busy days; **Spirited...**



**60% LANDSCAPE**







ARCHITECTURE BY:

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**YBA**  
**ARCHITECTS**

Yasser Al Beltagy Architects (YBA) was established in 1995, in Cairo, Egypt. Led by the founder and chief architect Yasser AL-Beltagy. YBA is a leading multidisciplinary design firm that covers a wide range of specialties and services: architecture, urban, landscape, and interior design.

Over the years, YBA has worked on more than 1,200 projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects. YBA's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions. Moreover, YBA won 26 global awards out of 33 competitions.

At YBA, our work is driven by the full understanding of our clients' needs and our belief that every building should be unique in its nature. Our aim is to design spaces which consider both the aspects of concept and context equally so that when the bigger picture is taken into consideration the harmony of both speaks volumes.

#### **Our Values**

- Design for excellence.
- Be an innovative force.
- Build an architectural future.
- Invest in people.







CONCEPT BY:

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Edrees Innovation was founded for the development of modern and lively developments in the Real Estate sector in Egypt. Its unique ideologies and creative concepts has allowed us to create a different perspective and approach for the Egyptian market starting by the concept of Scenario; a project by Akam Developments.

Our 15 years of experience in the Tourism and Real Estate sectors, has proven its benefit. Where we built our communities based on the happiness and satisfaction of the customers, providing such an atmosphere is a recipe for success.

**Mission:** To improve the Real Estate sector with innovative solutions that lead to the creation of utopian communities and to apply the concept of “happiness compounds” in Egypt.

**Vision:** Becoming a pioneer in the urban development field through innovative and modern solutions.









# MASTER PLAN

**Disclaimer**

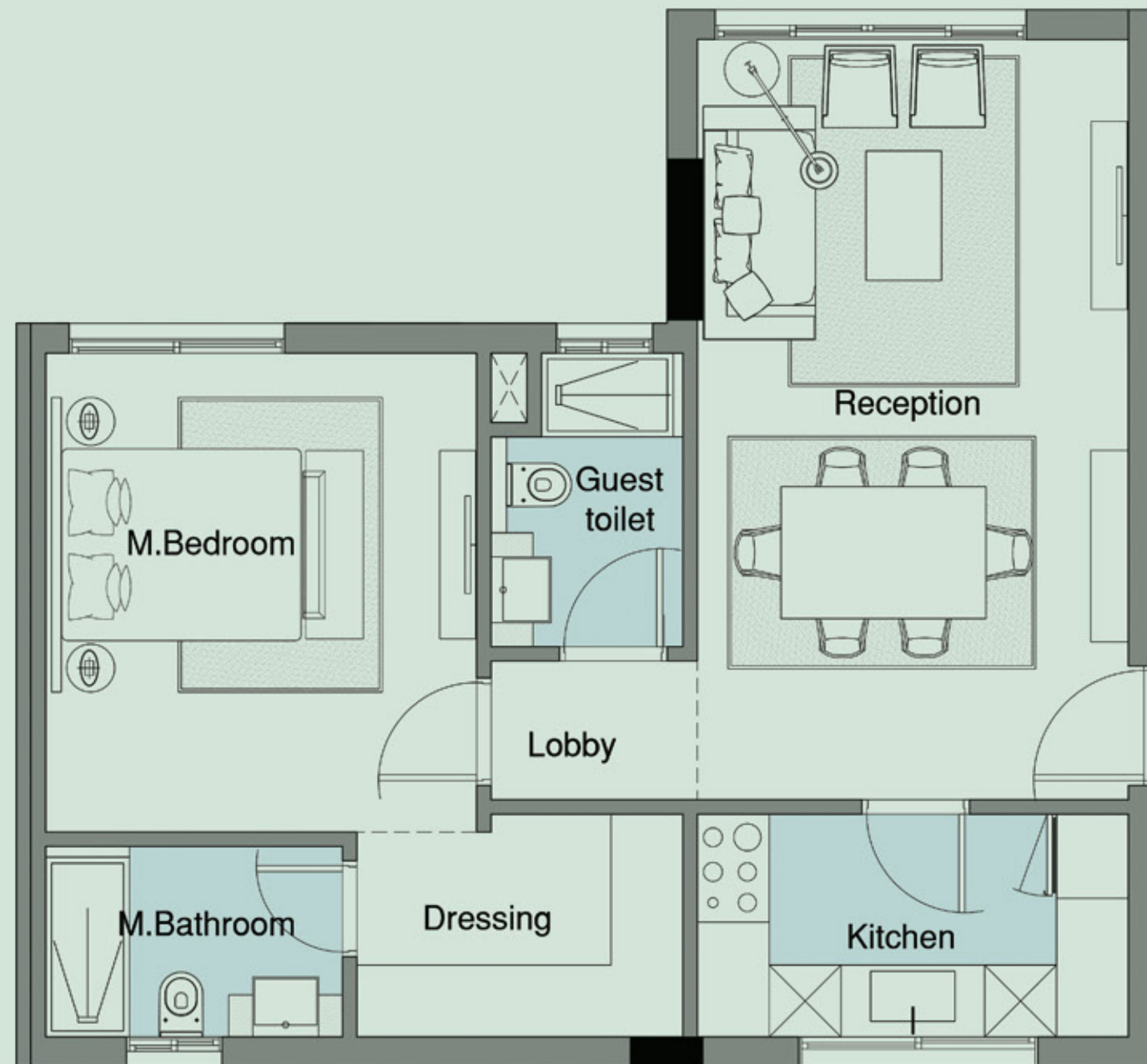
All dimensions will be measured from axis to axis.





### Unit 88 m<sup>2</sup>

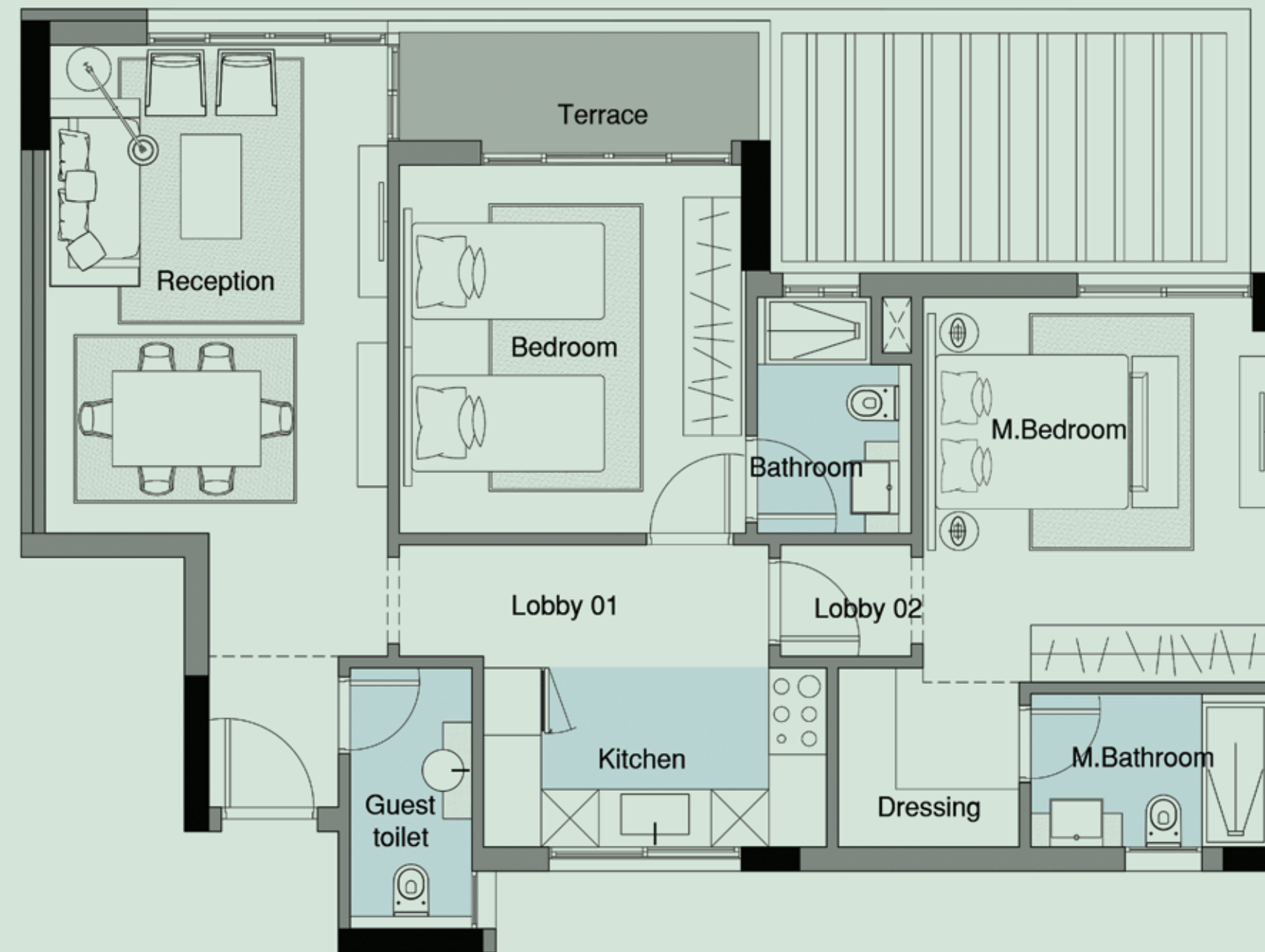
Space	Dimensions	
Reception	3.79	6.53
Guest Toilet	1.72	2.64
M.Bedroom	3.78	4.19
M.Bathroom	1.78	2.66
Dressing	2.04	2.84
Kitchen	2.04	3.79
Lobby	1.28	1.72





### Unit 123 m<sup>2</sup>

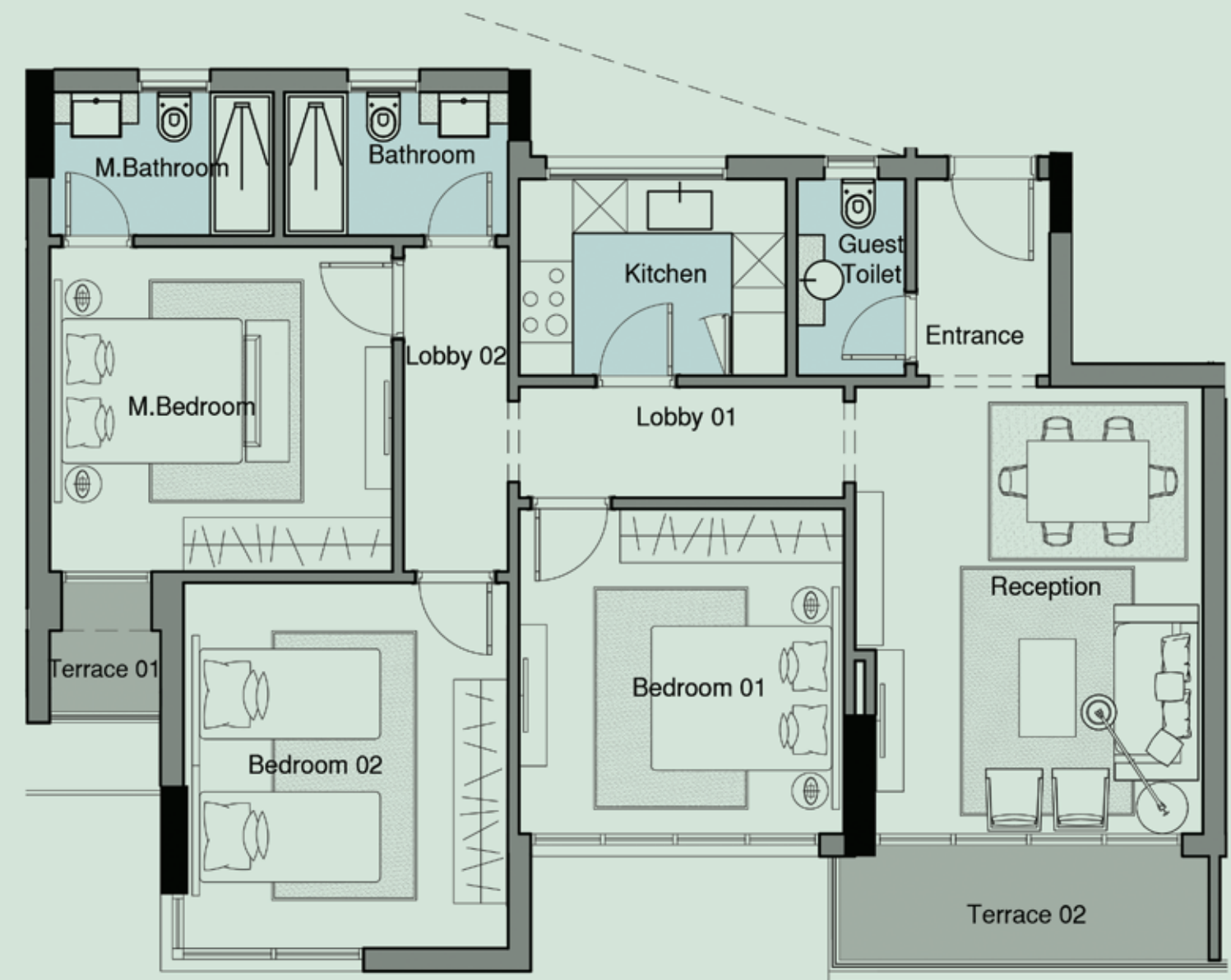
Space	Dimensions	
Reception	3.74	8.17
Guest Toilet	1.39	2.89
Bedroom	3.72	4.01
M.Bedroom	3.79	4.19
M.Bathroom	1.78	2.66
Dressing	1.78	2.00
Bathroom	1.72	2.64
Kitchen	2.04	3.68
Lobby 01	1.28	3.96
Lobby 02	1.28	1.48
Terrace	1.31	3.85





### Unit 143 m<sup>2</sup>

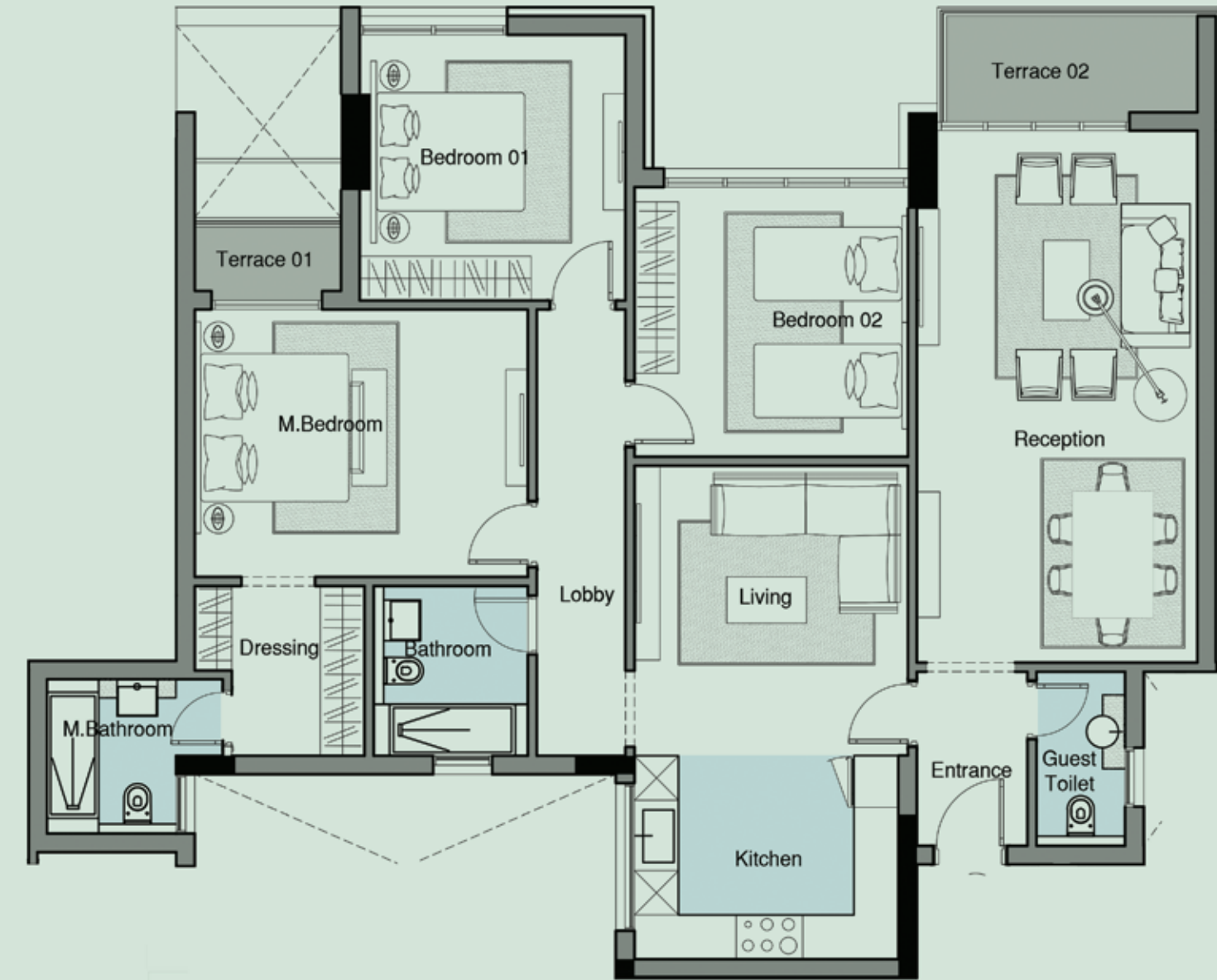
Space	Dimensions	
Entrance	1.67	2.36
Reception	4.05	5.14
Guest Toilet	1.32	2.36
Bedroom 01	3.72	3.79
Bedroom 02	3.79	4.24
M.Bedroom	3.72	3.99
M.Bathroom	1.78	2.67
Bathroom	1.78	2.60
Kitchen	2.36	3.08
Lobby 01	1.35	3.72
Lobby 02	1.28	3.69
Terrace 01	1.09	1.48
Terrace 02	1.34	4.22





### Unit 189 m<sup>2</sup>

Space	Dimensions	
Entrance	1.56	2.54
Reception	3.98	7.38
Guest Toilet	1.38	2.54
Kitchen	2.88	3.82
Living	3.82	3.98
Bedroom 01	3.79	3.85
Bedroom 02	3.82	3.84
Bathroom	2.21	2.49
M.Bedroom	3.81	4.70
M.Bathroom	2.02	2.38
Dressing	2.49	2.49
Lobby	1.32	6.21
Terrace 01	1.05	2.23
Terrace 02	1.43	3.59





### Unit 230 m<sup>2</sup>

Space	Dimensions	
Entrance	1.67	2.99
Reception	4.69	7.18
Guest Toilet	1.32	2.91
Kitchen	3.06	3.12
Living	3.69	4.07
Bedroom 01	3.72	4.32
Bedroom 02	3.82	4.36
Bedroom 03	3.69	4.21
Bathroom	1.72	3.04
M.Bedroom	3.91	4.68
M.Bathroom	1.81	2.37
Dressing	2.30	2.87
Lobby	1.32	5.44
Terrace 01	1.35	2.41
Terrace 02	1.49	3.07
Terrace 03	1.51	4.68

