

RARE

UNCOMMON REALITY



AL AHLY SABBOUR®

— DEVELOPMENTS —

AL AHLY SABBOUR DEVELOPMENTS

A TRADITION OF TRUST

Al Ahly Sabbour Developments was established in 1994 as a joint venture between Al Ahly National Bank of Egypt and Hussein Sabbour Consulting. The joining of forces between these two major entities paved the way for the establishment of one of the largest real estate developers in the region; a pioneer in its domain, providing the highest possible standards of living. With a ground breaking history, and reputable successes across diverse fields, Al Ahly Sabbour Developments engineered projects that ranged from residential developments, retail, mixed use developments to business and medical complexes, as well as social clubs, hotels and touristic resorts.



AL AHLY SABBOUR
— DEVELOPMENTS —

OUR PARTNERS IN SUCCESS MOSTAKBAL CITY

Mostakbal City, developed by El Mostakbal for Urban Development, is located in New Cairo, spanning over an area of 11,000 acres, equivalent to approximately 45 million square meters.

The project is situated in a prime location on Cairo-Suez Road between KM 46.5 and KM 51 along the East. The city is a central hub, connecting Cairo with new urban communities and major cities located East and Northeast of Cairo, including Madinaty and the New Administrative Capital.



DEVELOPMENT IN
**MOSTAKBAL
CITY**

An aerial rendering of a modern residential development. The scene shows multiple rows of contemporary, multi-story apartment buildings with light-colored facades and dark roofs. The buildings are arranged in a semi-circular pattern around a central green space. In the center, there is a swimming pool with a curved edge, surrounded by a paved deck and lush landscaping. A clubhouse or community center is visible near the pool. The area is filled with palm trees and other tropical vegetation. A road with several cars is visible in the lower right corner. The overall atmosphere is bright and sunny, suggesting a warm climate.

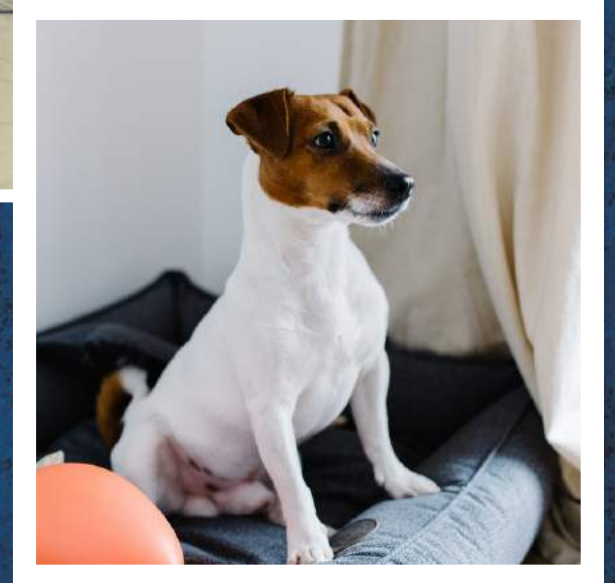
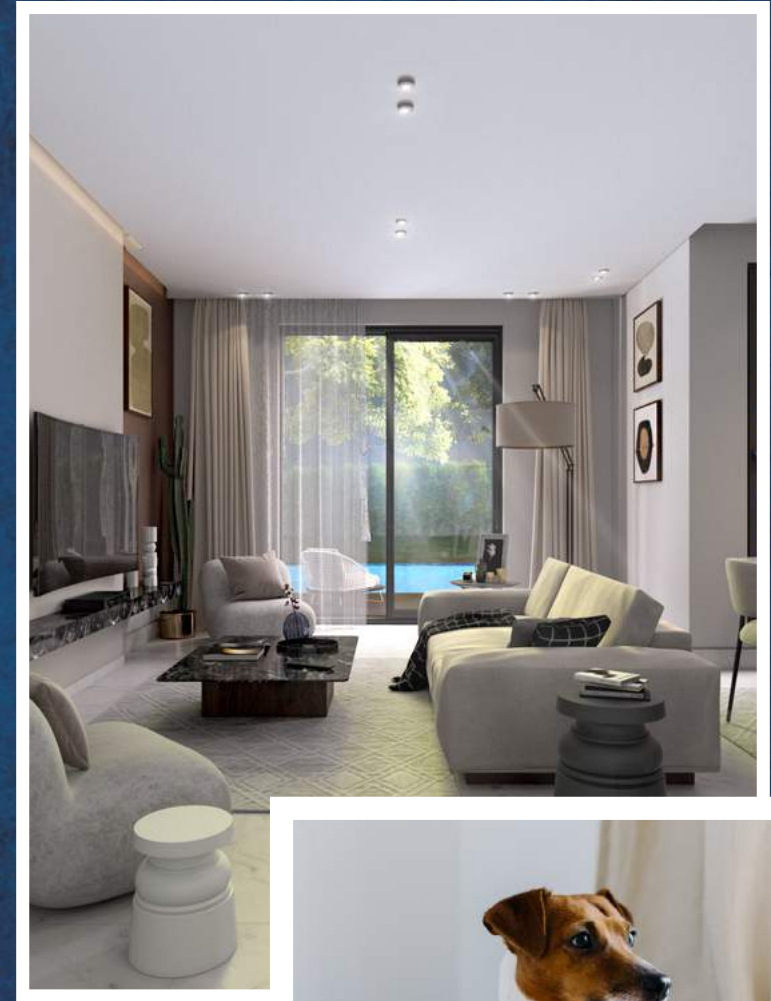
WELCOME TO
RARE

RARE

#Rare_To_Find

Practicality in **Comfy** Places
Competitive **Prices**

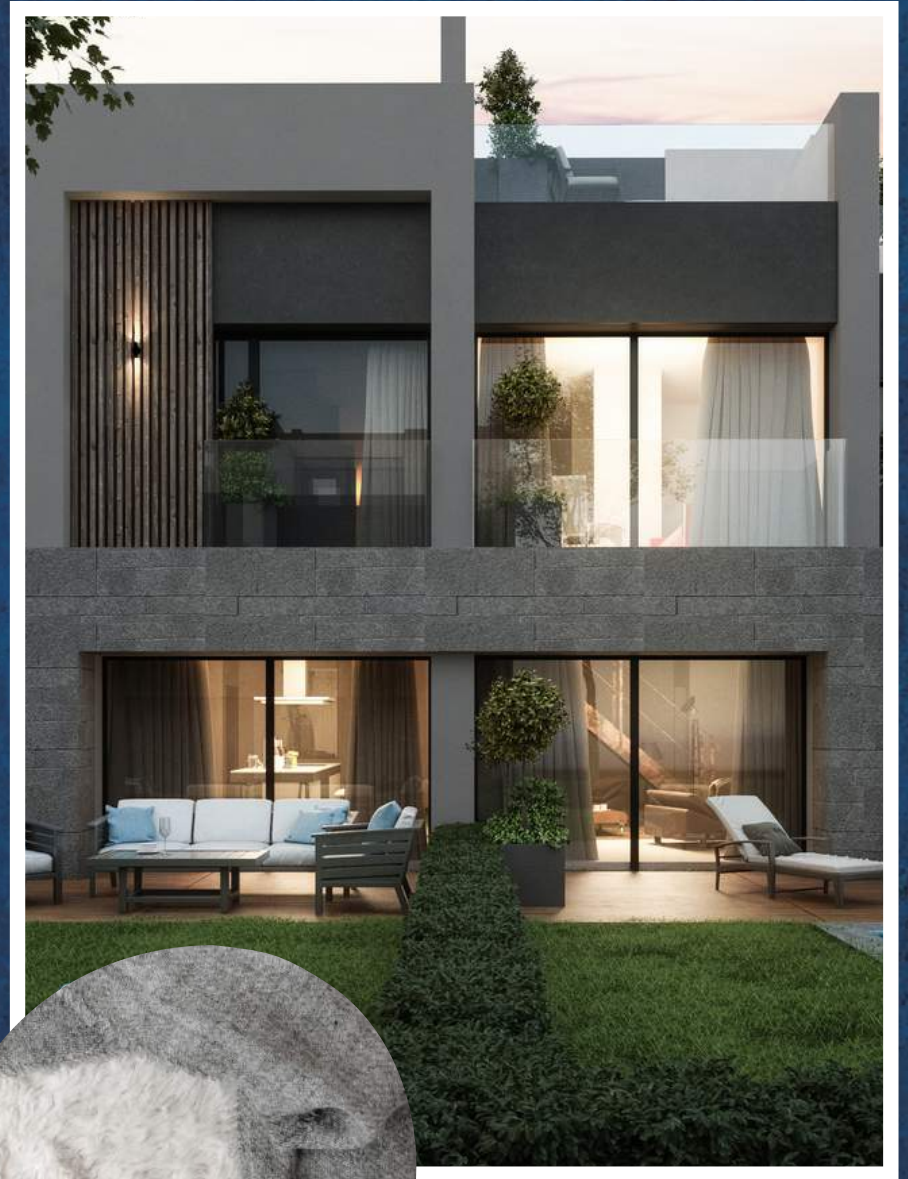
Town Villas **Gated** Community
Minutes Away from Everything

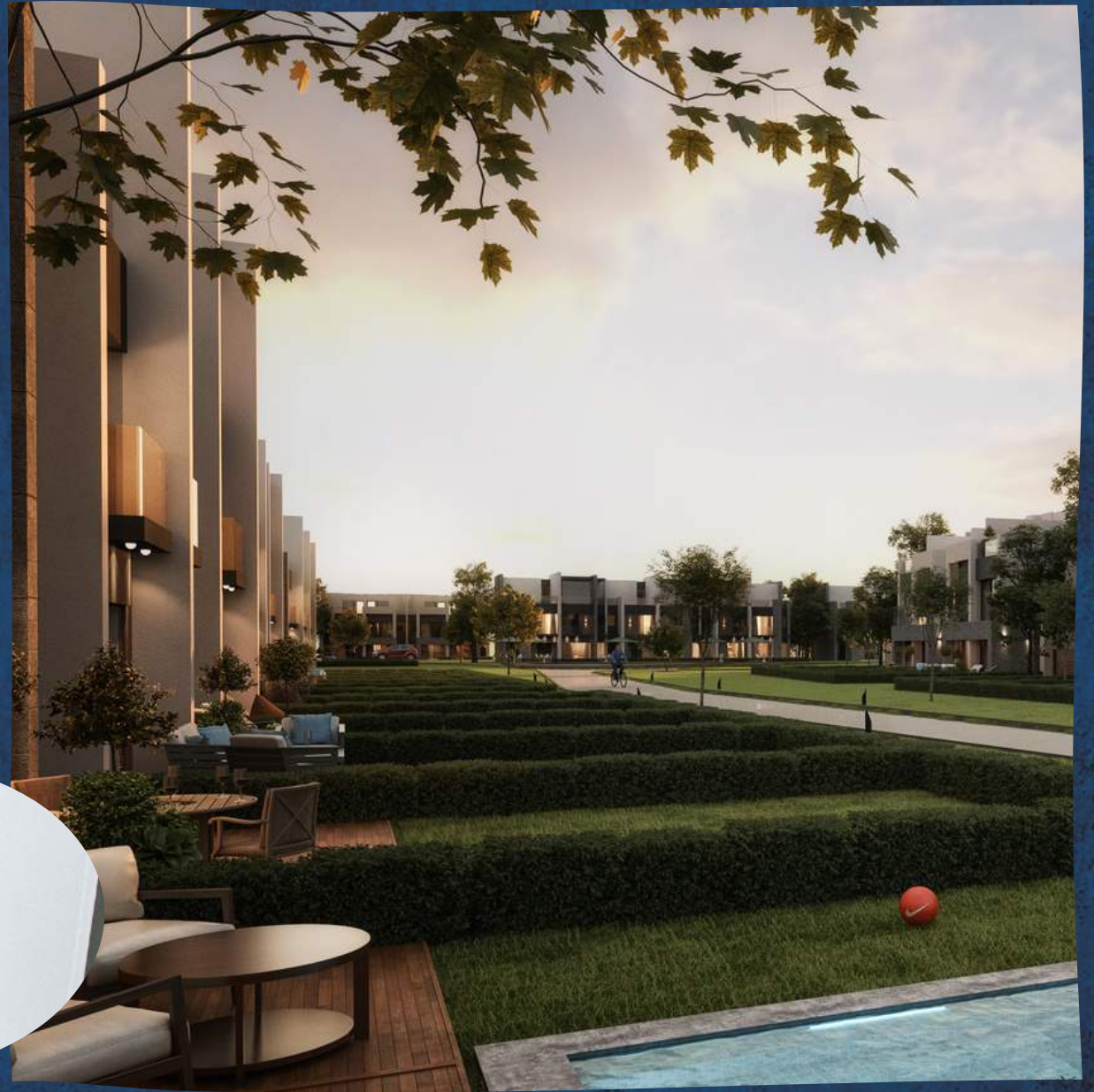


WHY RARE TOWN VILLAS?

Designed to meet all your housing needs with the comfort of a detached villa. Offering you a private garden, comfort in practical spaces and privacy. Premium landscape view from for all units that will take your breathe away.

Integrating the concept of less indoor entertainment and more outdoor entertainment with a design leading us to create an open-air haven for people to spend a good amount of time outside their homes. Whether on a working from home day, watching their kids play, host barbecues or exercising; it is essential to ensure the quantity, quality and accessibility of open spaces through urban planning and design



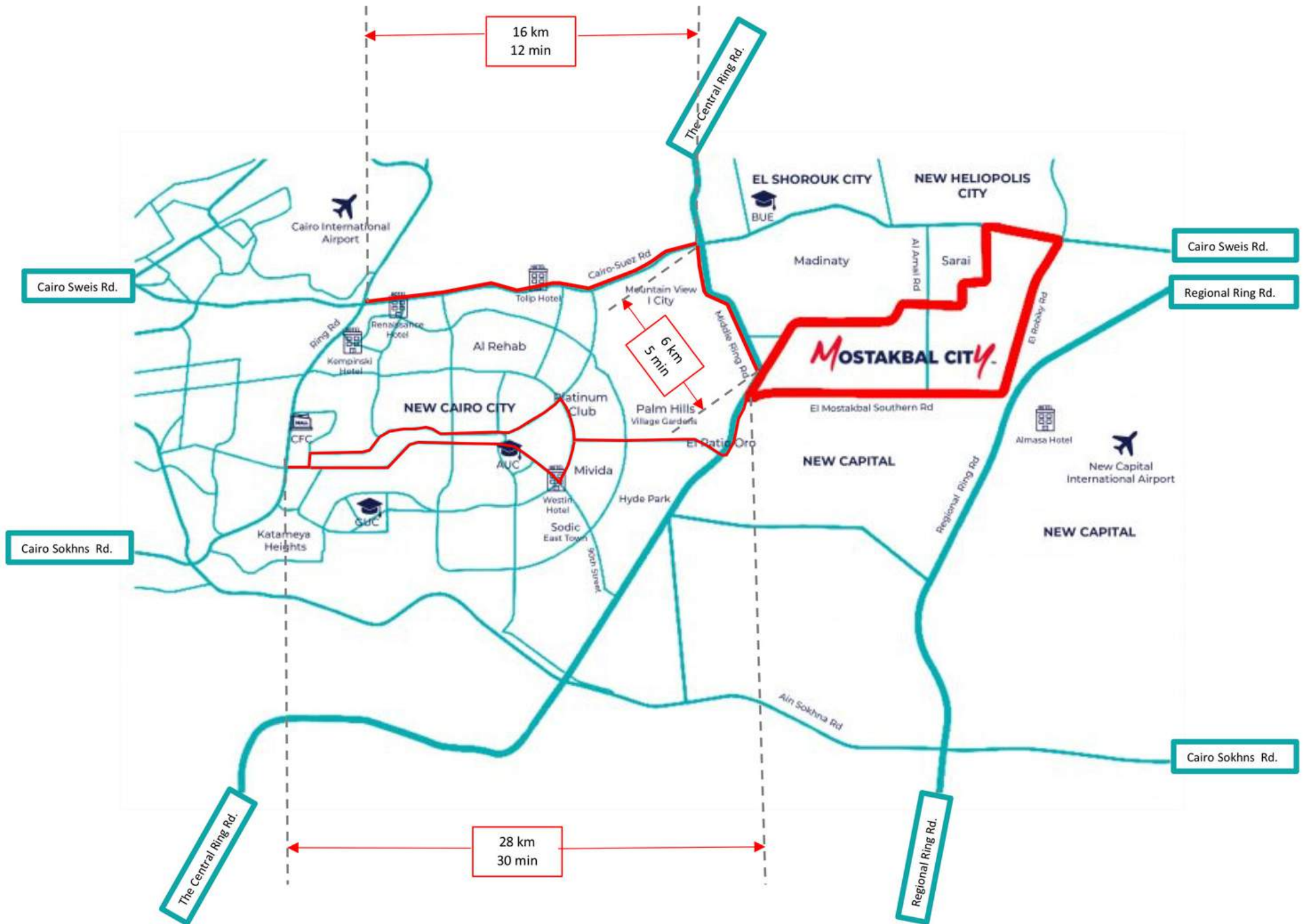


RARE

Location Map

RARE is located in the heart of Mostakbal City, just minutes away from the New Capital, Al Fattah Al Aleem Mosque and the Olympics City. As an extension of New Cairo, RARE is located moments away from the American University in Cairo, New Capital International Airport and Cairo Sokhna Road.

Developed on 59 acres, RARE offers its homeowners the ability to enjoy the outdoors with its unique landscape and open-air activities.





KATAMEYA HILLS

KATAMEYA RESIDENCE



PLATINUM CLUB

L'AVENIR

ALAIRE

RARE

GREEN SQUARE

THE RIDGE

OLYMPICS CITY

NEW CAPITAL



GRAND RESIDENCE

THE SQUARE

HQ



AL AHLY SABBOUR
DEVELOPMENTS

NEW ADMINISTRATIVE CAPITAL
EXTENSION

Ring Rd.

Mid-Ring Rd.

Regional Ring Rd.

Al Amal Axis

Suez Rd.

Madinaty South Rd.

Mostakbal South Rd.

Bin Zayed South Axis

Bin Zayed North Axis

Ein Sokhna Rd.

Youssef el Sebai

Al Sadat

North 90 Axis

South 90 Axis

Mohamed Nagib

Katameya - Ali Sokhna
New Road

مثلث الامل

منطقة المستودعات الاستراتيجية
1500 فدان
منطقة امتداد مسطحات
منطقة القوات الدفاع السريع
350 فدان
منطقة القدية العربية
منطقة الملاجع
200 فدان
منطقة الميناء
360 فدان
منطقة القدية العربية
منطقة الميناء
190 فدان
منطقة القدية العربية
منطقة الميناء
90 فدان
منطقة القدية العربية
منطقة الميناء
360 فدان
منطقة القدية العربية
منطقة الميناء
215 فدان
منطقة القدية العربية
منطقة الميناء
392 فدان
منطقة القدية العربية
منطقة الميناء
440 فدان
منطقة القدية العربية
منطقة الميناء
240 فدان







RARE

Facilities

RARE offers you the best services in order to satisfy your needs and wants. Giving outdoor activities the hype it deserves with an outdoors playing area, BBQ zones and sport pavilion.

Your compound is designed to assist you to use less indoor activities and provides you with more outdoor facilities that will help you stay safe and healthy throughout the day.





RARE

Town villas

166^{m2} & 169^{m2}



TH4



TH4



TH5



TH5



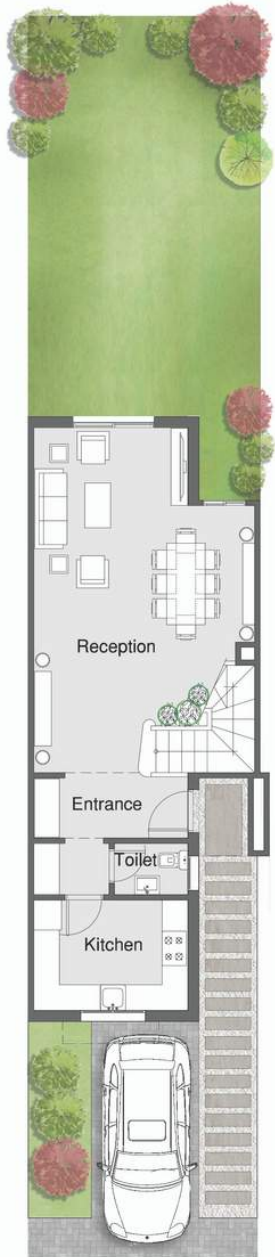
TH6



TH6

TOWN HOUSE - 5

166.00 m²



Ground Floor (64.80 m²)



First Floor (74.00 m²)



Roof Floor (27.20m²)

Ground Floor	
Entrance	1.40*3.60
Kitchen	2.60*3.60
Guest Toilet	1.20*1.70
Reception	8.05*5.15
First Floor	
Master Bedroom	3.60*3.60
Master Bathroom	3.60*2.80
Master Dressing	1.70*2.20
Bedroom	3.60*3.60
Bedroom's Bathroom	1.70*2.65
Bedroom's Dressing	1.70*2.20
Roof Floor	
Bedroom	3.60*3.90
Bedroom's Bathroom	1.70*1.60



TOWN HOUSE - 5

169.00 m²



Ground Floor (64.85 m²)



First Floor (76.82 m²)



Roof Floor (27.33m²)

Ground Floor	
Entrance	1.40*3.60
Kitchen	2.60*3.60
Guest Toilet	1.20*1.70
Reception	8.05*5.15
First Floor	
Master Bedroom	3.60*3.60
Master Bathroom	3.60*2.80
Master Dressing	1.70*2.20
Bedroom	3.60*3.60
Bedroom's Bathroom	1.70*2.65
Bedroom's Dressing	1.70*2.20
Roof Floor	
Bedroom	3.60*3.90
Bedroom's Bathroom	1.70*1.60



RARE

Town villas

196^{m2} & 199^{m2}



TH1



TH1



TH2



TH2



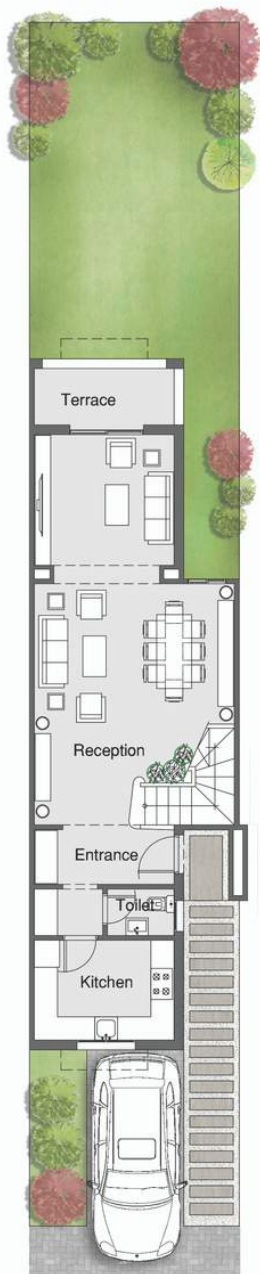
TH3



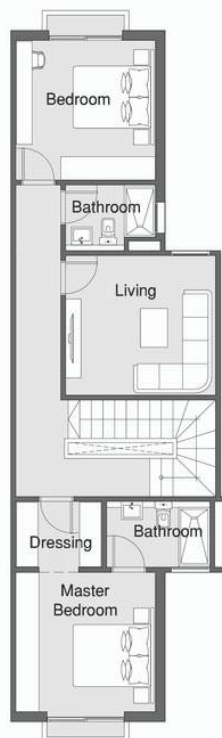
TH3

TOWN HOUSE -2

196.00 m²



Ground Floor (80.60 m²)

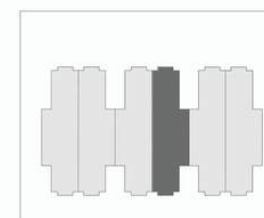


First Floor (86.00 m²)



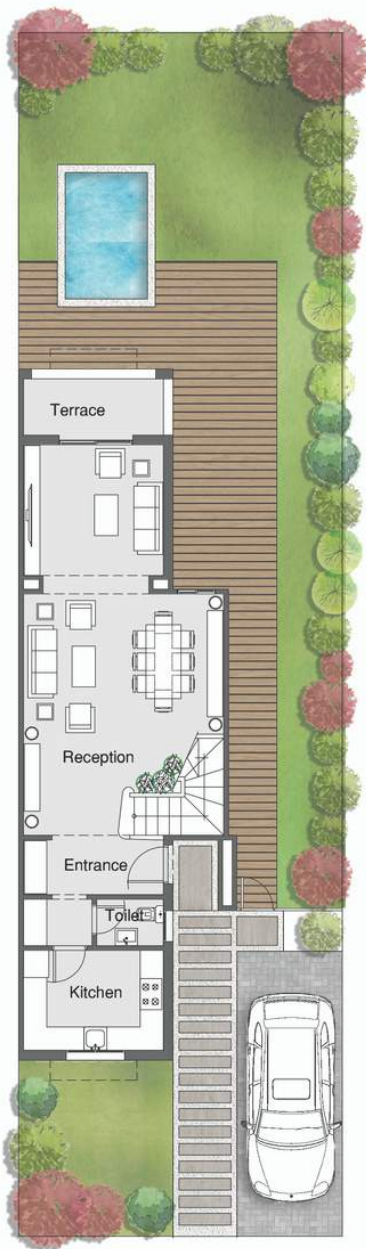
Roof Floor (29.40 m²)

Ground Floor	
Entrance	1.40*3.60
Kitchen	2.60*3.60
Guest Toilet	1.20*1.70
Reception	5.15*10.00
Terrace	3.60*1.45
First Floor	
Master Bedroom	3.60*3.60
Master Bathroom	1.70*2.65
Master Dressing	1.70*2.20
Bedroom	3.60*3.60
Living	4.00*3.60
Bathroom	1.70*2.30
Roof Floor	
Bedroom	3.60*3.50
Bedroom's Bathroom	2.30*1.55



TOWN HOUSE -2

199.00 m²



Ground Floor (80.05 m²)

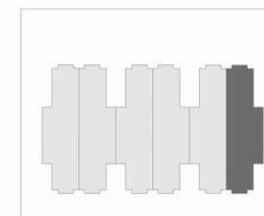


First Floor (89.58 m²)



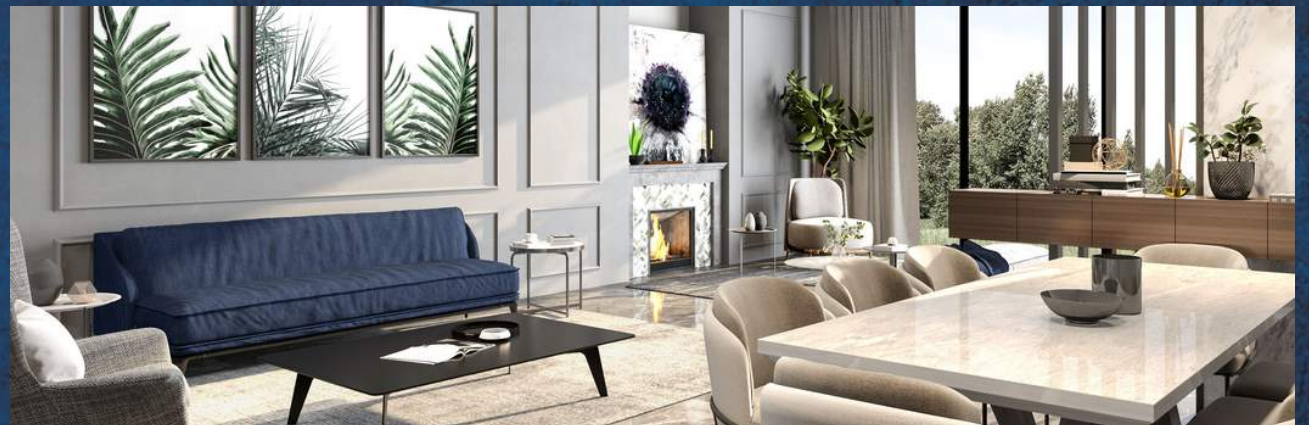
Roof Floor (29.37 m²)

Ground Floor	
Entrance	1.40*3.60
Kitchen	2.60*3.60
Guest Toilet	1.20*1.70
Reception	5.15*10.00
Terrace	3.60*1.45
First Floor	
Master Bedroom	3.60*3.60
Master Bathroom	1.70*2.65
Master Dressing	1.70*2.20
Bedroom	3.60*3.60
Living	4.00*3.60
Bathroom	1.70*2.30
Roof Floor	
Bedroom	3.60*3.50
Bedroom's Bathroom	2.30*1.55











AL AHLY SABBOUR®

— DEVELOPMENTS —

DEVELOPMENT IN

MOSTAKBAL
CITY™