

- A STORY BY -

*AL AHLY FOR REAL ESTATE DEVELOPMENT  
SABBOUR*

THE CITY OF  
**ODYSSIA**®

*- YOUR JOURNEY BEGINS -*



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*A book allows you to delve into the life of your dreams, and within this journey, you live, learn and experience more of life and what it has to offer.*

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*The City of Odysia*

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# ***PART I***

## ***THE DEVELOPER***

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### ***01.***

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## ***HISTORY***

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**A**L Ahly For Real Estate Development 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 for Real Estate Development 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.

## 02.

### **MOSTAKBAL CITY**

**M**ostakbal City, developed by El Mostakbal for Urban Development, is located in New Cairo, spanning an area over 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.



*“IT IS AN EGYPTIAN SHAREHOLDING COMPANY, OWNED BY A CONSORTIUM OF PUBLIC AND PRIVATE SHAREHOLDERS, EACH ARMED WITH A PROVEN TRACK RECORD IN INVESTING AND REAL ESTATE DEVELOPMENT.”*

With a forecasted development plan set to take place over 5 phases, the project currently holds 6,000 acres allocated to residential communities, 2,500 acres designed for roads and green spaces, and 2,500 acres for health, education, commercial, administrative, entertainment and sporting clubs.

El Mostakbal for Urban Development, which was established in 2006, is a pioneering developer of integrated master-planned communities, and is specialized in the area of urban and real estate development. It is an Egyptian Shareholding company, owned by a consortium of Public and Private shareholders, each armed with a proven track record in investing and real estate development. As a company, it utilizes its resources in planning, development, finance and public-private partnerships to create a detailed development plan to facilitate and implement projects.



## ***PART II*** ***OUR SUCCESS PARTNERS***

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***01.***

### ***GENSLER***

**G**ensler is widely recognized as the world's leading collaborative design firm, not just the largest. The ability to work together as an integrated team is part of their core, and is embraced on every level, from their Co-CEOs to their studios and project teams. The focus of Gensler leadership is on serving their clients effectively, based on their needs. Their philosophy behind being a one-firm saves time, cuts costs and delivers innovation. They offer the design industry's deepest bench of expertise, matched with experience gained by working with their clients across the global economy. They bring that broad knowledge to every project and location they work on. Gensler has been recognized as a Fortune 500 firm, as well as being titled the number one architectural firm for 5 consecutive years.

**Gensler**

02.

## **HILL INTERNATIONAL**

Hill International provides program and project management, construction management, cost engineering and estimating, quality assurance, inspection, scheduling, risk management and claims avoidance to clients involved in major construction projects worldwide. Hill has participated in over 10,000 project assignments with a total construction value of more than \$500 billion. Hill is ranked as the 8th largest construction management firm in the United States, according to Engineering News-Record magazine.

Through their experience and expertise, Hill brings a regional focus, supported by their internationally-recognized industry experts, with the result being a detailed understanding of the conditions, nuances, risks and opportunities likely to influence their projects. Hill's independence offers another benefit to their clients: as the largest "for-fee-only" project management firm in the U.S., they do not provide design or contracting services. This means that they support the clients' projects with no potential conflicts of interest. The combination of these strengths means, from concept to completion, that Hill adds value to the projects they're a part of.



**Hill International**

03.

## **SABBOUR CONSULTING**

Our pursuit of excellence is geared to acquire a world-class standard that far exceeds the expectations of our clients. We are dedicated to enhancing the lives of our customers by vowing to develop innovative, durable, sustainable and high quality projects. At Sabbour Consulting, we are persistent to ensure that our performance reflects of the glorious accomplishments and successes that we have achieved. Such premium proficiency and capability has placed us as leaders on local, regional and international levels.



***PART III***  
***THE CITY OF ODYSSEA***

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***01.***

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***THE CITY OF ODYSSEA***

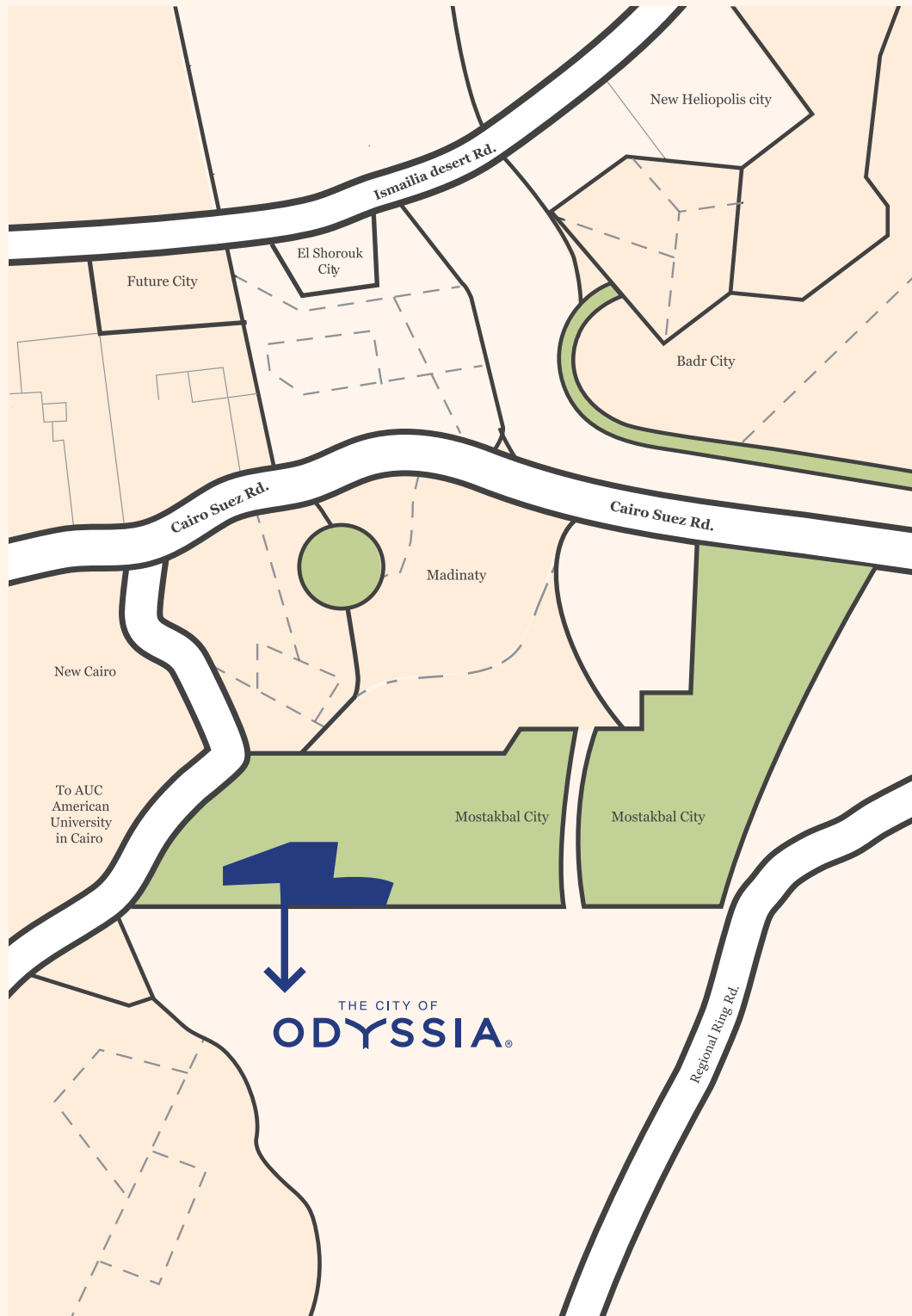
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**I**t's not just a city, it's a story. A journey that gives you the opportunity to go through a genuine experience, allowing you to be who you really are, lead your life to reach your full potential as an individual, and contribute to the growth of your community. We live, we learn and our horizons are broadened with every new encounter and every new experience that engages all our senses.



\*FIGURE ONE: *FULL MASTER PLAN*





## 02. ***LOCATION & CONNECTIVITY***

Located 30 km east of Greater Cairo, the City of Odysia is well connected with New Cairo City to the west, and New Capital City to the east. It also has excellent international connectivity with direct access to Cairo International Airport to the west and the New Capital Airport to the east.

\*FIGURE TWO: *BRIDGE*



\*FIGURE THREE: *DUNES* - "THE LARGEST MULTIPURPOSE HALL IN EGYPT"





## 03. **LIFESTYLE**

A vibrant city with something for everyone, The City of Odyssea connects everyone by providing a shared collective experience that engages all the senses, and enriches your lives. From arts and culture, sports and health, tranquility and greenery, all the way to socializing, learning and creating, the result is a community that harmoniously integrates life, work and play into one. With amenities that add value to your day-to-day life, the reward is an elevated understanding of how to become the best version of yourself.

The City of Odyssea is a sustainable destination that is made alive with its people. All facilities are designed to cater to your everyday needs, allowing you to be integrated with a community of like-minded people who share your same values, beliefs, and passions.

## 04. **FACILITIES**

**F**rom parks, themed gardens, pocket parks and courtyards, our outdoor green spaces allow for nourishing activities for the energetic, as well as a place for friends and family to gather and socialize, with a play area for the kids to join in on the good times and start creating memories.

As a city that promises the ideal experience for each of its residents, the City of Odysia brings together standalone villas, townhouses, twin houses and apartments, all within one connected community that is made alive with its people.

*AS A CITY THAT PROMISES THE IDEAL EXPERIENCE FOR EACH OF ITS RESIDENTS, THE CITY OF ODYSIA BRINGS TOGETHER STANDALONE VILLAS, TOWNHOUSES, TWIN HOUSES AND APARTMENTS, ALL WITHIN ONE CONNECTED COMMUNITY THAT IS MADE ALIVE WITH ITS PEOPLE.*

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A city that gives you the chance to nurture your talents. By reveling in our Arts & Culture fair, our music festivals, or through learning at our designers' studios, or production studios, there will always be something to engage in and enhance your passion to unleash your talents.

Whether you're a start-up, or looking to re-locate your business to a more convenient setting for your growing business needs, our business district is equipped to provide you with an enjoyable working space, all while your kids are spending the day learning with their friends at our international accredited schools and academies and nursery. Our lifestyle district provides the luxuries of our boutique hotel, along with a retail avenue with retail areas that cater to all your shopping and dining needs.

\*FIGURE THREE: *PLAZA*



\*FIGURE FOUR: **RETAIL BOULEVARD**





\*FIGURE FIVE: *DESIGN HUB*



\*FIGURE SEVEN: *CBD AERIAL VIEW*



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of your dreams, and within this  
journey, you live, learn and experience  
more of life and what it has to offer.*



Part of



**MOSTAKBAL CITY**  
Egypt