

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.



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 photograph of a modern residential development. The image shows rows of contemporary, light-colored townhouses or villas arranged in a curved, semi-circular pattern. The buildings are surrounded by lush green landscaping, including palm trees and other tropical plants. A winding road or path cuts through the development, and a small, irregularly shaped pool or water feature is visible in the lower-left quadrant. In the foreground, a paved road with a crosswalk and several parked cars is visible. A large, semi-transparent yellow rectangular box is overlaid on the right side of the image, containing the text "WELCOME TO RARE" in a bold, black, sans-serif font. The word "WELCOME" is on the top line, "TO" is on the right side of the top line, and "RARE" is on the bottom line.

**WELCOME TO
RARE**

RARE

#Rare_To_Find

Practicality in **Comfy** Places

Competitive **Prices**

Town Villas **Gated** Community

Minutes Away from Everything

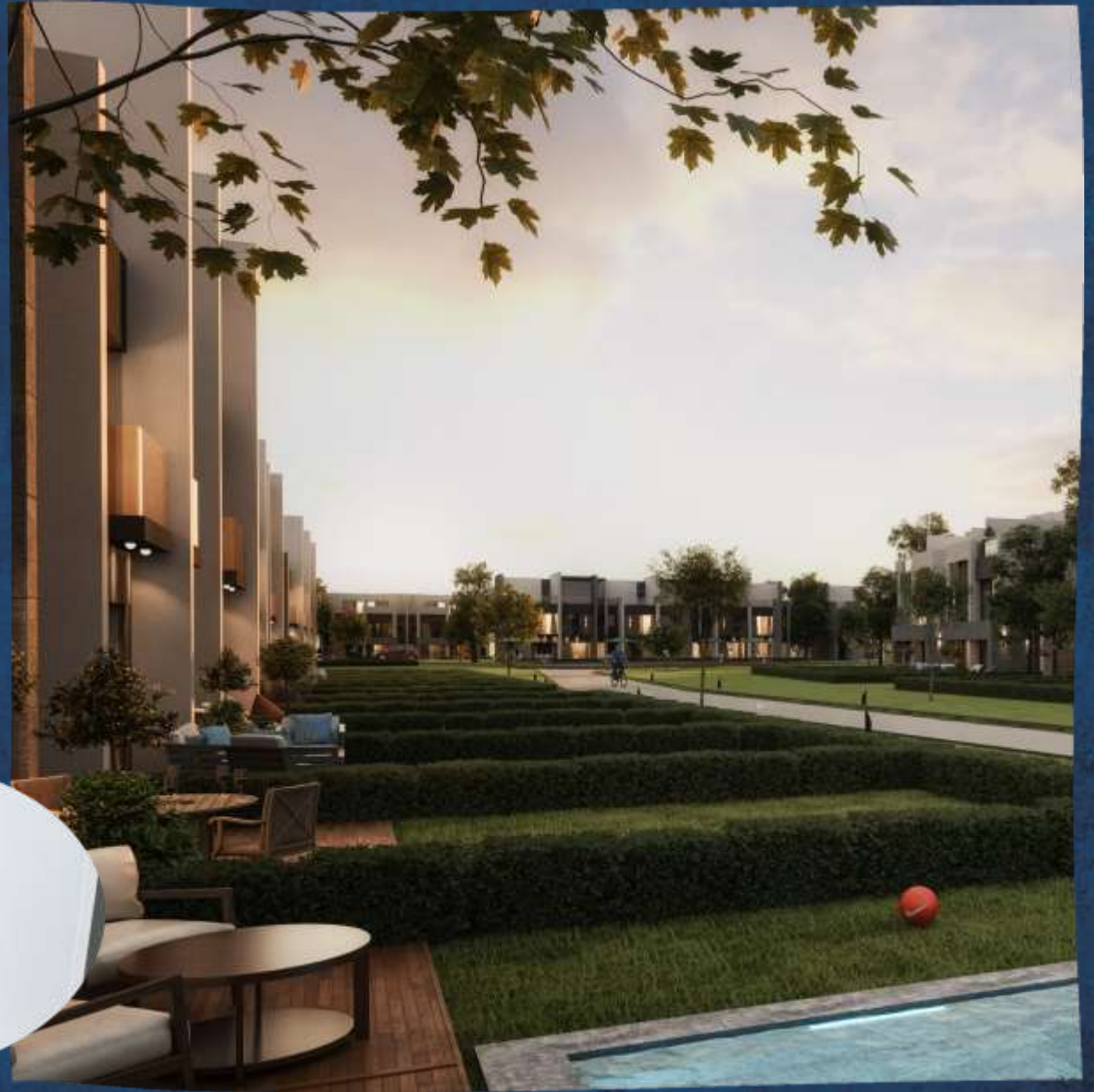


WHY RARE TOWN VILLAS?

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 views from 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

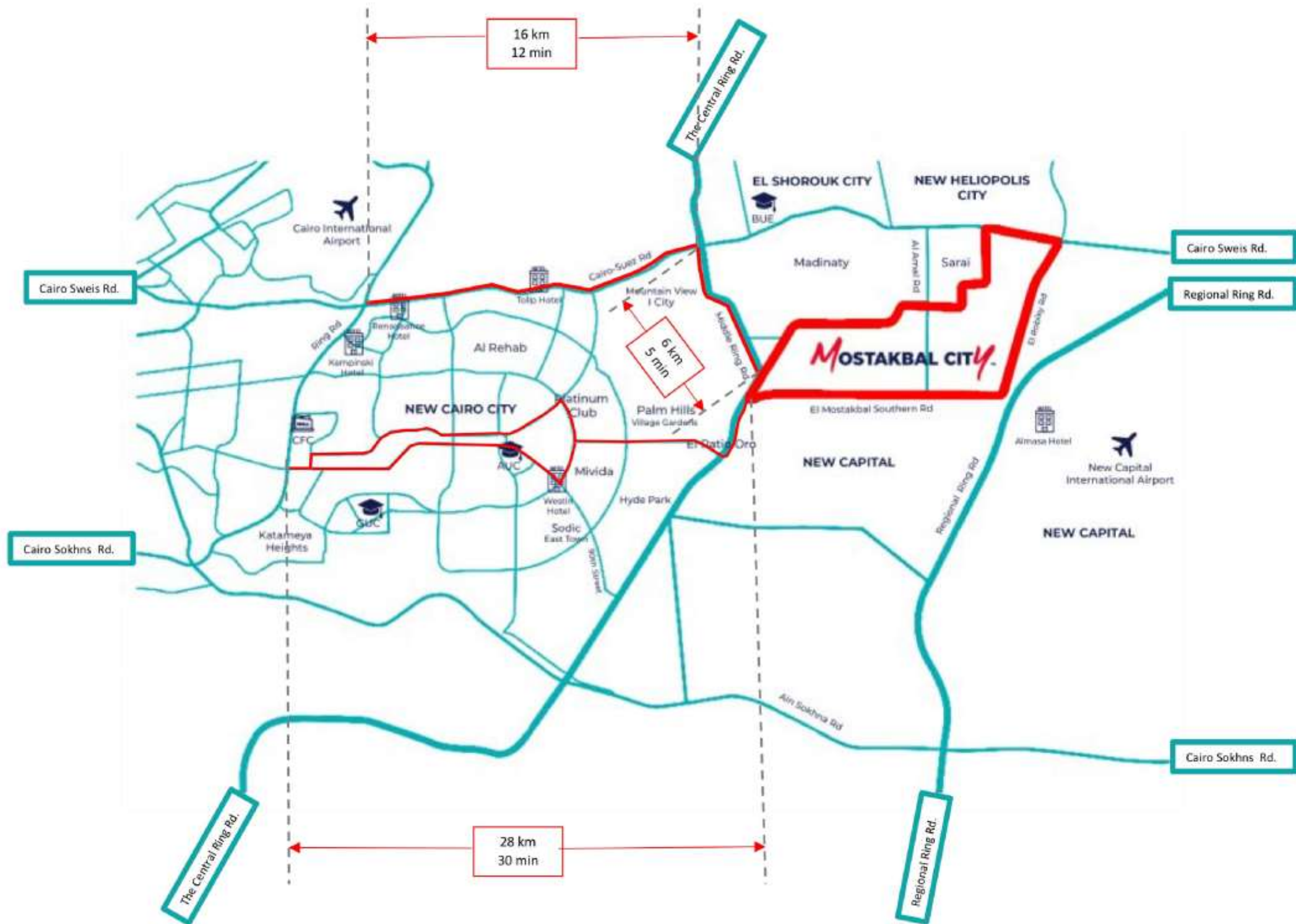


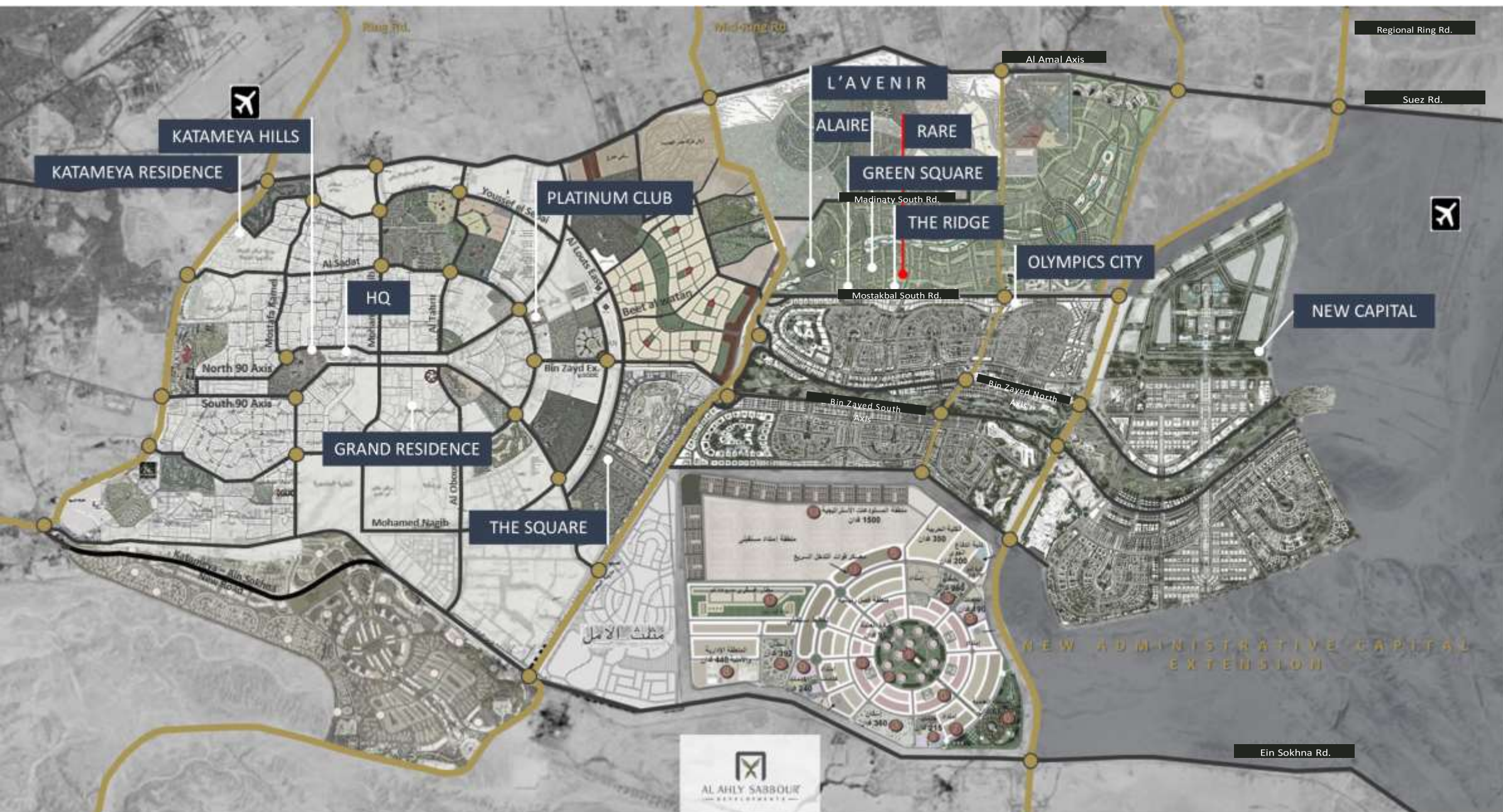


RARE

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.











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

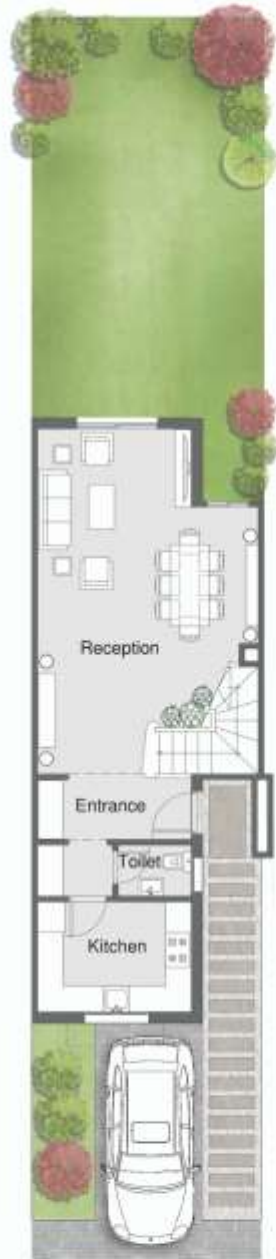
166^{m2} & 169^{m2}



THE FUTURE IS NOW

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

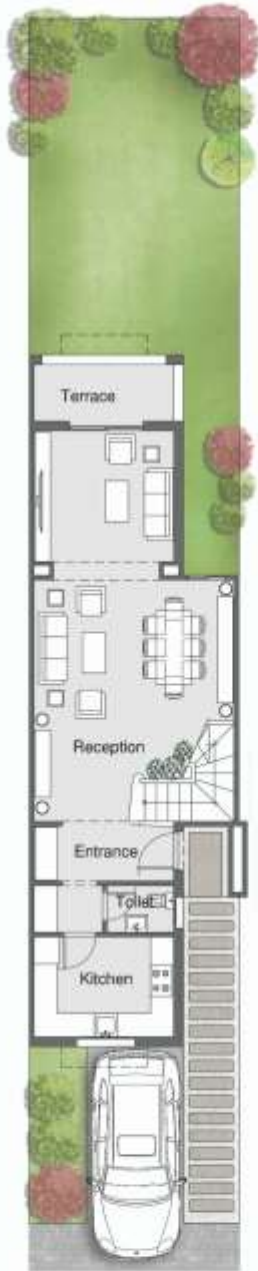
196^{m2} & 199^{m2}



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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)

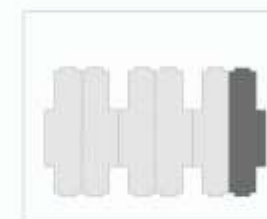


First Floor (89.58 m2)

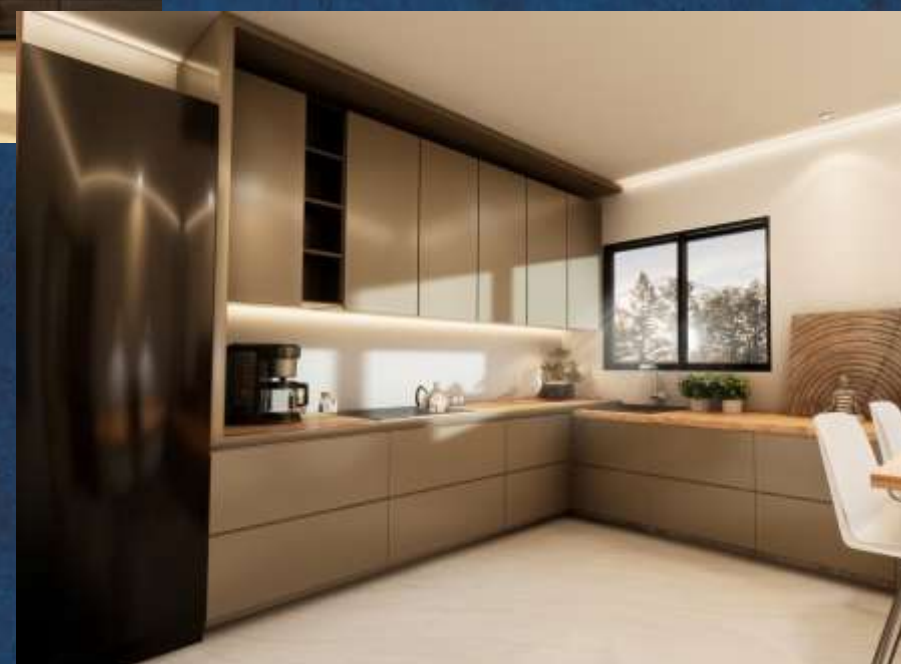


Roof Floor (29.37 m2)

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









HEAD OFFICE

Building 290, Second Business District, off 90th Road, New Cairo, Egypt

SHOWROOM

106, Mohy El Din Abou El Ezz St. Dokki, Giza.

alahlysabbour



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— DEVELOPMENTS —

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www.alahly.com

DEVELOPMENT IN
MOSTAKBAL
CITY™