

ALQAMZI
DEVELOPMENTS

NEW SAHEL PROJECT SALES PRESENTATION.

ALQAMZI
DEVELOPMENTS

10 YEARS
IN
EGYPT.

ABOUT US.

AL QAMZI Developments is a United Arab Emirates-based entity that was founded back in 1997 and specialized in contracting and executing a plethora of mega projects across UAE . The company decided to expand abroad in 2010 and picked the Egyptian market, because it believed that this market has stamina and lots of promising opportunities.

Al Qamzi developments having more than 10 years' of valuable experience in the market, has always been a leading expert in the fields of transportation and Infrastructure in the UAE; while specializing in constructions and developments in Cairo to positively impact on customer's experience and help them see their potential.

Al Qamzi Developments brings you a Real Estate industry of innovative designs from a background where architecture and history set its own benchmark through a successful Emirati Egyptian partnership.

Q

KORBA TOWERS.

The most exclusive buildings in Egypt at “Korba” district. Al Qamzi Towers overshadow any competition by constructing with unique architecture design mixed with a diversity of unit types to meet the market needs and surpass clients expectations.



Q

Eastshire

SIGNATURE VILLAS

Conveniently and artistically nestled over 26 acres in the heart of New Cairo. The strikingly harmonious design provides utmost privacy where homes are carefully designed to be a mix of standalone villas and neighboring townhouses. It is a synchronicity of architecture impression and dazzling natural views.



An aerial photograph of a swimmer and a kayaker in clear blue water. The swimmer is in the center, and the kayaker is in the lower right. The water is overlaid with a series of concentric, semi-transparent circles that create a ripple effect. The text "THE WORLDS WITHIN WORLDS." is centered in the image.

THE WORLDS WITHIN WORLDS.



THE INTELLIGENT TWIST.

Where the sounds of waves blends
with varying states of mind.





**THE ORGANIC HYBRID
BETWEEN WHAT LIFE HAS
TO OFFER.**





AND WHAT MAN CAN DO TO
ENHANCE IT.



A close-up photograph of a person's feet, with white-painted toenails, resting on a green inflatable pool ring. The feet are positioned in the upper center of the frame. The background is a clear, light blue pool of water. On the left side, sunlight filters through the water, creating a complex, organic pattern of light and shadow that resembles a honeycomb or cellular structure. The bottom of the image shows a white, wrinkled fabric, likely a towel or part of the pool's lining.

AN ARTISTIC EMPHASIS OF GOD'S STUNNING NATURAL GIFTS.



WITH AN INPIRATIONALVENTURE TO CREATE A DUAL EXPERIENCE.

A serene underwater scene with a teal background and white sand ripples. The text "A ZEN STATE OF VIVID TRANQUILITY." is centered in white. In the top left, there are faint, ethereal white patterns resembling coral or seaweed.

A ZEN STATE OF VIVID TRANQUILITY.

A photograph of three women in bikinis, seen from behind, holding up large, colorful fabrics against a sunset background. The scene is filled with warm, golden light and bokeh effects from the sun. The text "AND A YEAR ROUND ESCAPE FILLED WITH RAPTURE." is overlaid in white, bold, uppercase letters across the center of the image.

AND A YEAR ROUND ESCAPE FILLED WITH RAPTURE.

WAVE



A SKILFULL LOCATION.

3 hrs

FROM CAIRO

15 mnts

To Dabaa

30 mnts

To El Alamein Int. Airport

40 mnts

To Sidi Abdel Rahman

60 mnts

To El Alamein



204 Feddan. Total land area.

The project's site has direct access to the sea from the north side. It has also direct access to the main road (international coastal road) from the south side. The neighboring projects are La vista Bay on one side and Waterway on the other.





WAVE

②

FACTS AND FIGURES.



KILO 170
PRIME LOCATION.

204
FEDDAN.

87%
LANDSCAPE AREA.

656
BEACH METER WIDE.

200
BEACH LENGTH.





WAVE

3

A DYNAMIC MASTER PLAN.



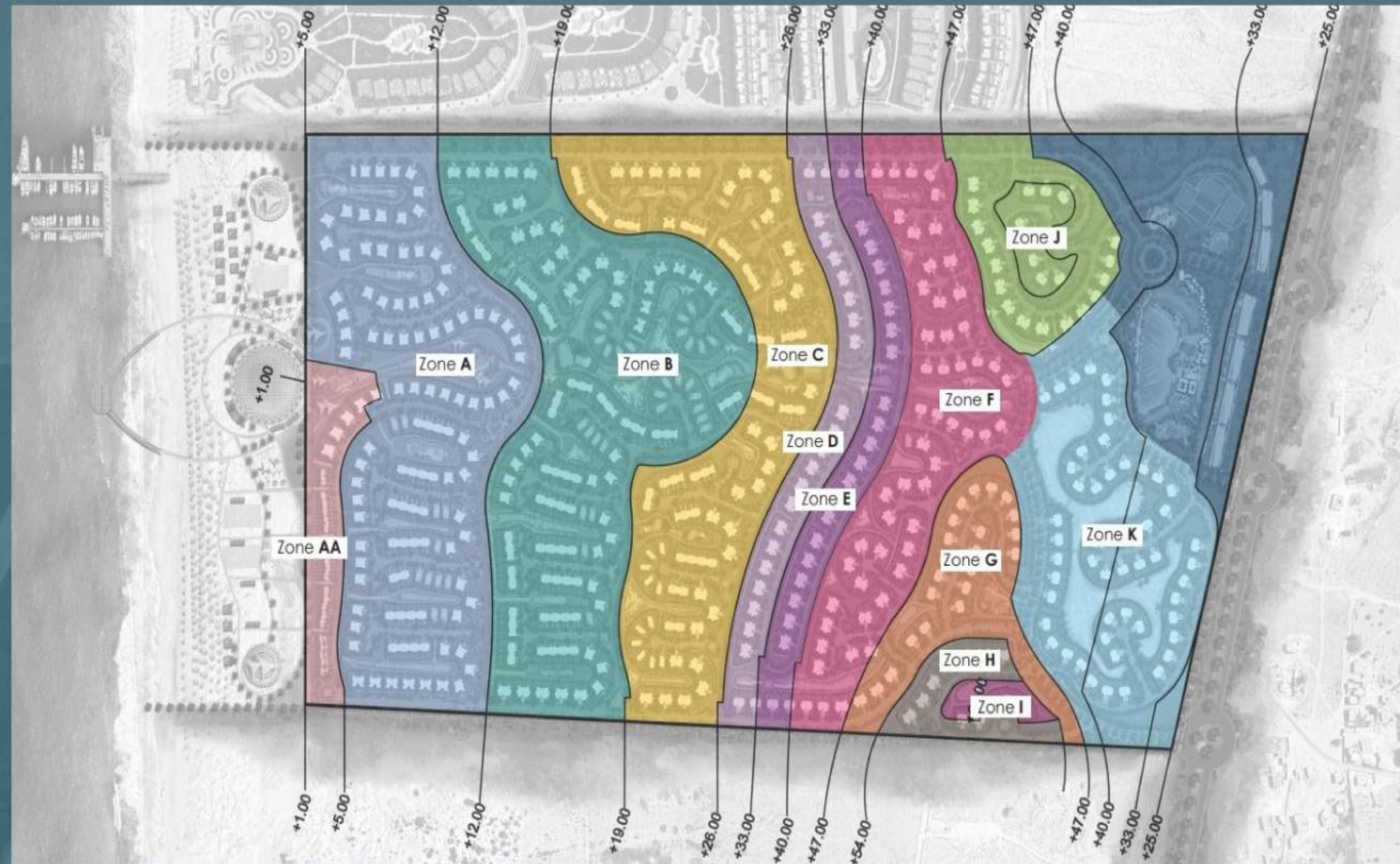
TYPOLOGIES DISTRIBUTION

- Chalet 03
- Chalet 02
- Chalet 01
- Town villa
- Twin villa
- Villa 03
- Villa 02
- Villa 01
- Cabins



MOUNTED ON ASCENDING LEVELS.

The beauty of this masterplan is that it follows the land topology grading over levels allowing most of the units to have direct sea views.



WAVE

4

WELL-BALANCED AMENITIES.



SAME AS MIND WE ARE BALANCING TWO HALVES.

The project is divided in two halves, the front coastal area immersed with zen vibes and the rear end is busy with fun activities.



Masterplan

- 1. Club House
- 2. Wave Pool
- 3. Entertainment Area
- 4. Commercial Area
- 5. Lagoon
- 6. Infinity Pools
- 7. Main Axis 
- 8. Beach Zone
- 9. Gates
- 10. Beach Restaurant
- 11. Ring Road 





9
1

9

10

6

6

6

6

6

6

6

3

4

9

10

11

9



3 CLUBHOUSES.
for three different mindsets



CLUB HOUSES.



SANCTUARY.

An oasis away from all action, a place of calmness and tranquility, to clear the mind and cleanse the soul with spas, restaurants, outdoor gym, coffee lounge and sun terrace.



HAVEN.

Immersed in dazzling nature and surrounded by beautiful lakes, a place to chill and unwind and certainly have fun..



PULSE.

For the young of all ages, a place for all sorts of activities, an indoor heated pool, game rooms, gym, paddle, indoor theatre, and sports courts.

SELLING POINTS.



WAVE POOL.

WAVE HEIGHT 2.3
TO 3 METERE.



INFINITY POOLS.

UNLIMITED
VIEWS.



INDOOR POOL.

HEATED INDOOR,
OUTDOOR.



LAGOONS.

BREATHTAKING
AND SWIMMABLE.



LAKES.

EXPENDED VIEWS.



BEACH DENSITY.

LENGTHY EXTENDED BEACH
AREA

SELLING POINTS.



SEA VIEW.

85% HAVE A DIRECT SEA VIEW.



LAGOON VIEW.

15% SPECTACULAR VIEWS.



LANDSCAPE.

87% LUSH GREEN AREAS.



COURTS & GYM.

STREET BASKET, PADDLE AND TENNIS AND AN INDOOR GYM.



AMMENITIES.

PROVIDING A VIBRANT EXPERIENCE.



BEACH RESTAURANT.

EXCLUSIVE BRANDED RESTAURANTS.

WAVE



AESTHETIC ARCHITECTURE CONCEPT.

COASTAL MODERN STYLE.

Modern coastal design interconnects the sleekness of minimalism and seaside atmosphere. Graceful smooth lines, earthy colors and undeniable stylish appeal.



WAVE



TYPOLOGIES AND SHOTS.





Typologies

CABANAS

Back Elevation



Typologies

CABANAS

Back Elevation



Architecture

VILLA 01

Back Elevation



Architecture

VILLA 02

Back Elevation



Architecture

VILLA 02

Back Elevation



Architecture

VILLA 03

Back Elevation



Architecture

TWIN VILLA

Back Elevation



Architecture

TOWNHOUSE

Back Elevation



Architecture

CHALET 01

Back Elevation



Architecture

CHALET 01

Back Elevation



Architecture

CHALET 02

Back Elevation



Architecture

CHALET 03

Back Elevation

FACTS

PHASING

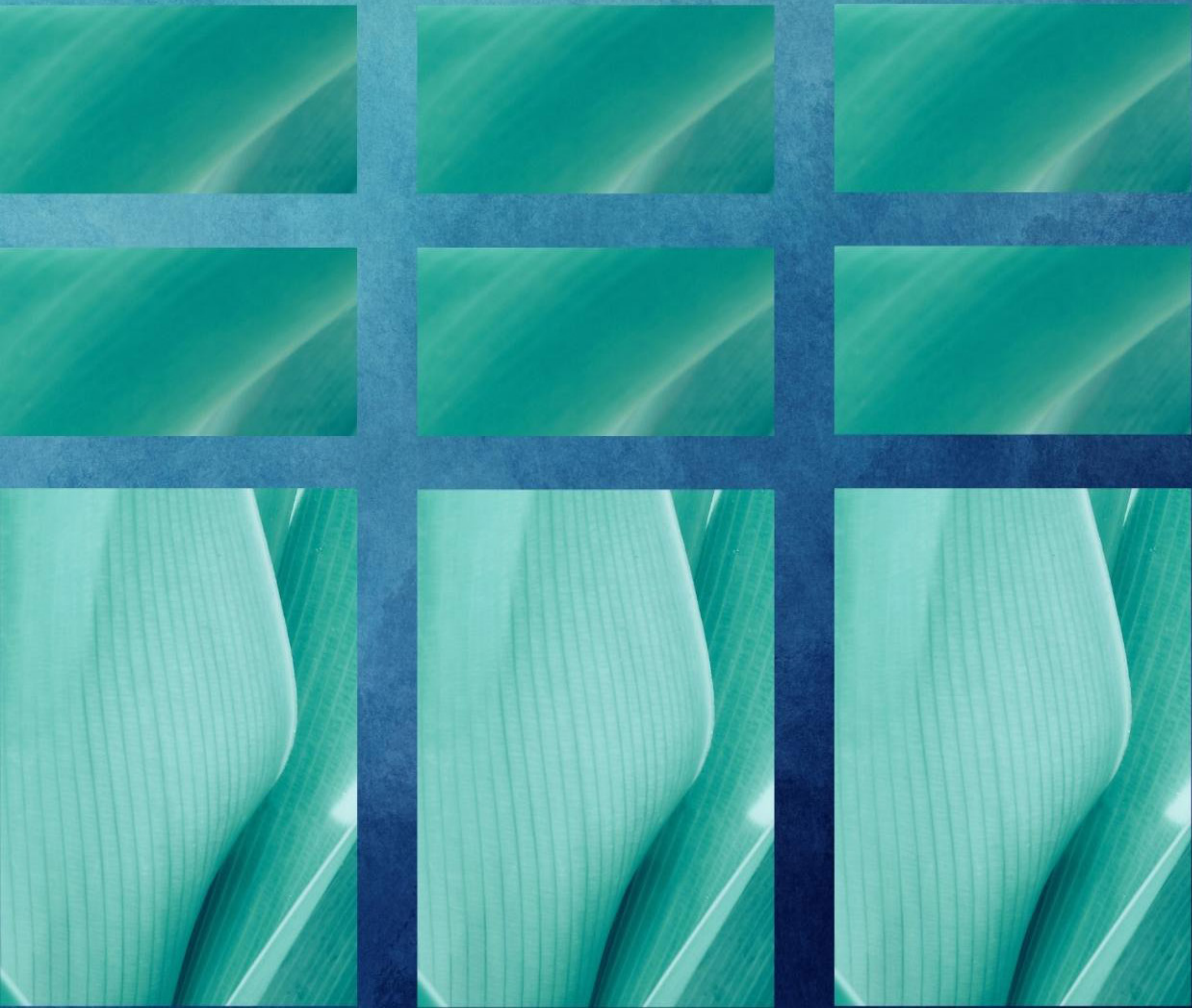
DISTRICT 1

■ RELEASE 1

■ RELEASE 2

■ RELEASE 3





WAVE



GENERAL SPECS.

General specs

FINISHING MATERIALS

INTERIOR & EXTERIOR FINISHING SPECS.

INTERIOR SPECS

1. Walls: paint
2. Floors: porcelain/Ceramic
3. Kitchen & Bathrooms: ceramic tiles
4. Terrace floors: ceramic tiles

EXTERIOR SPECS

Facades: Paint (white& grey shades)
Aluminium windows.



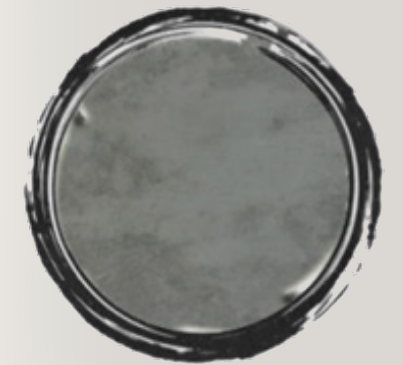
Porcelain



Floorings



Openings



Wall paint

General specs

Breakdown

TYPOLOGIES BREAK DOWN:

TYPE	Avg. land areas	Average sellable area	Bedrooms
Cabins	133	44	1
Villa 1	622	475	7
Villa 2	613	395	6
Villa 3	442	235	5
Twin villa	291	195	3
Townhouse 4	210	170-175	3
Townhouse 5	210	170-175	3
Townhouse 8	210	170-175	3
Chalet 1	340	135-165	3-4
Chalet 2	319	125	3
Chalet 3	286	90-95	2

ALQAMZI
DEVELOPMENTS

PARTNERS.

INVERSION
WE HAVE A PLAN!

DMA
DESIGN | ENGINEERING CONSULTANCY
دي أم ايه للتصميمات و للاستشارات الهندسية

ÖKOPLAN

An aerial photograph of the ocean in shades of blue and teal. A swimmer is visible in the lower right quadrant, and a surfboard is partially visible at the bottom right edge. A large, semi-transparent circular graphic with multiple concentric rings is centered over the image. The text "THANK YOU." is written in white, bold, sans-serif capital letters across the center of the circle.

THANK YOU.