



**at ahly  
sabbour**  
DEVELOPMENTS

A wide-angle photograph of a desert landscape. In the foreground, there is a vast, flat expanse of reddish-brown sand with scattered small, green desert shrubs. A dirt road or path winds through the sand. In the middle ground, several large, layered rock formations and boulders are scattered across the desert floor. In the background, a range of rugged, rocky mountains with distinct peaks stretches across the horizon under a clear, pale blue sky. The overall scene is one of a vast, open, and arid environment.

***“KNOWING TO ASPIRE”***



# ABOUT US

THE SABBOUR FAMILY'S LEGACY IN THE MARKETPLACE IS RICH AND STORIED, EXTENDING OVER 3 DECADES. IT BEGAN WITH ENG. HUSSEIN SABBOUR ESTABLISHING SABBOUR ENGINEERING CONSULTING IN 1988, A LEADING CONSULTING FIRM RECOGNIZED FOR ITS INFLUENCE ACROSS THE MIDDLE EAST. THIS AMBITION TOOK A BOLD LEAP FORWARD IN 1994 WHEN ENG. AHMED SABBOUR VENTURED INTO THE EGYPTIAN REAL ESTATE SECTOR, FOUNDING AL AHLY SABBOUR DEVELOPMENTS AS A JOINT-STOCK COMPANY THROUGH A STRATEGIC ALLIANCE WITH THE NATIONAL BANK OF EGYPT.

UNDER ENG. AHMED'S LEADERSHIP, AL AHLY SABBOUR DEVELOPMENTS FLOURISHED AND BECAME A SIGNIFICANT INDUSTRY PLAYER, REFLECTING THE FAMILY'S COMMITMENT TO EXCELLENCE AND EVOLUTION. THIS TRANSITION MARKED A CRUCIAL TURNING POINT, POSITIONING AL AHLY SABBOUR DEVELOPMENTS AS ONE OF EGYPT'S LEADING REAL ESTATE COMPANIES AND SOLIDIFYING THE SABBOUR FAMILY'S REPUTATION AS PIONEERS IN REGIONAL BUSINESS DEVELOPMENT.

# AL AHLY SABBOUR WORLDWIDE

With a strong presence in three European countries, three Gulf nations, and Egypt, Al Ahly Sabbour is shaping vibrant communities across seven major cities.

Spain

Greece

Egypt

Cyprus

KSA

UAE

Oman

# MESSAGE FROM THE CHAIRMAN

I BELIEVE OUR SUCCESS STEMS FROM THE ROOTS OF A LEGACY OF OUR EVER-EVOLVING KNOWLEDGE AND LASTING PARTNERSHIPS. GENERATIONS OF CLIENTS HAVE INSPIRED OUR JOURNEY, AND THEIR ASPIRATIONS REMAIN OUR DRIVING FORCE.

GUIDED BY DEEP INSIGHTS, WE HAVE DELIVERED DOZENS OF DEVELOPMENTS ACROSS EGYPT. OUR MISSION IS SIMPLE: TO MAKE ASPIRATIONS ATTAINABLE THROUGH CREATING COMMUNITIES WHERE EVERY HOMEOWNER FEELS GENUINELY VALUED.

**"WE ENVISIONED CREATING NOT JUST A COLLECTION OF EXCEPTIONAL DEVELOPMENTS, BUT FULLY INTEGRATED REALITIES THAT ARE MASTERPIECES OF ARCHITECTURE AND A TRUE REFLECTION OF 21ST-CENTURY ASPIRATIONS, INSPIRING GENERATIONS OF TOMORROW TO LIVE, CONNECT, AND THRIVE, BEYOND MEASURE."**

**ENG. AHMED SABBOUR**



ASSET  
MANAGEMENT



FACILITY  
MANAGEMENT



HOTEL  
MANAGEMENT

KYND  
HOSPITALITY

ORIENTAL RESORTS  
Touristic Development

FINISHING AND  
FURNITURE



COMMERCIAL  
DEVELOPMENT

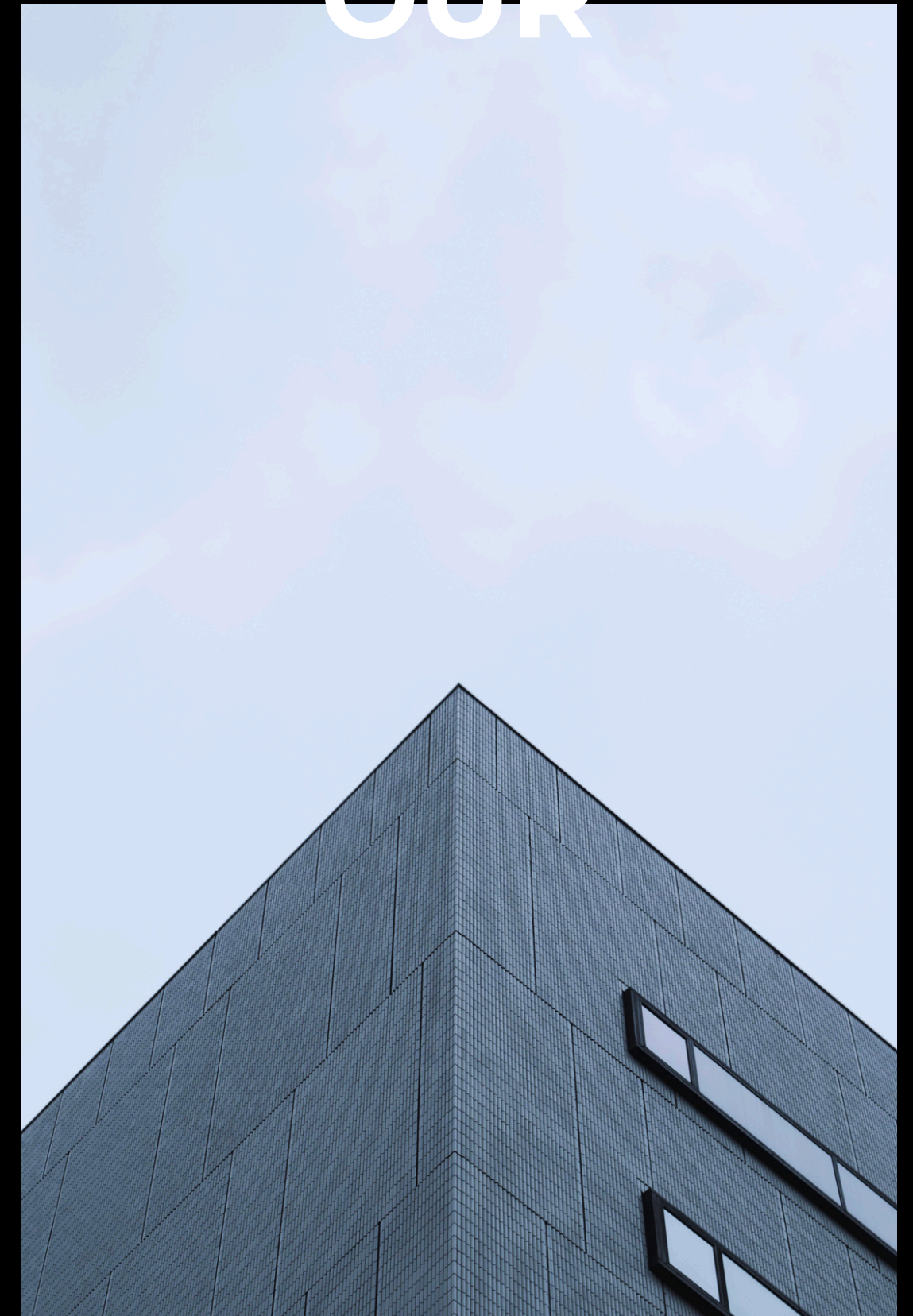


SPORTS AND SOCIAL  
MANAGEMENT



OUR

SUBSIDIARIES





# OUR BUSINESS PARTNERS

# NUMBERS SPEAK LOUDER THAN WORDS

Al Ahly Sabbour, our legacy is reflected in the strength of our achievements - numbers that tell the story of our impact on the real estate landscape and the lives we've transformed.

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**4000**

Feddans total land Bank

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**20,893**

Total number of units.

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**65**

projects all over Egypt.

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**10,308**

Delivered units.

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**40,000**

Enriching the lives of satisfied residents and owners.

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**2,500**

Units to be delivered in 2024.

**Royal Meadows**

**Meadows Park**

**Darah  
Gardens.**

**KEEVA**

**OUR PROJECTS  
IN THE WEST**

**al ahly  
sabbour**  
DEVELOPMENTS



katameya residence

**katameya  
HILLS**



**Bellagio**

**Platinum Club**

**Grand Residence**

**La Reve**

**THE SQUARE**

**LAVENIR**

**AT-  
EAST** *Rare*

**Alaire**

*Woodwalks*

**Green Square**

**THE RIDGE**  
villas

# OUR PROJECTS IN THE EAST

**SUMMER**  
NORTH COAST

GAIA

**amwaj**

**OUR NORTH COAST  
PROJECTS**

**at ahly  
sabbour**  
DEVELOPMENTS

A white line-art map of the Red Sea region is set against a dark blue background. The map shows the coastlines of the Red Sea and the Gulf of Aden. Three specific project locations are highlighted with white text labels: 'sunterra' with 'SHARM EL SHEIKH' below it, 'TOPAZ' in the eastern part of the Red Sea, and 'PIACERA' with 'EL SOKHNA' below it in the central part of the Red Sea.

**sunterra**  
SHARM EL SHEIKH

**TOPAZ**

**PIACERA**  
EL SOKHNA

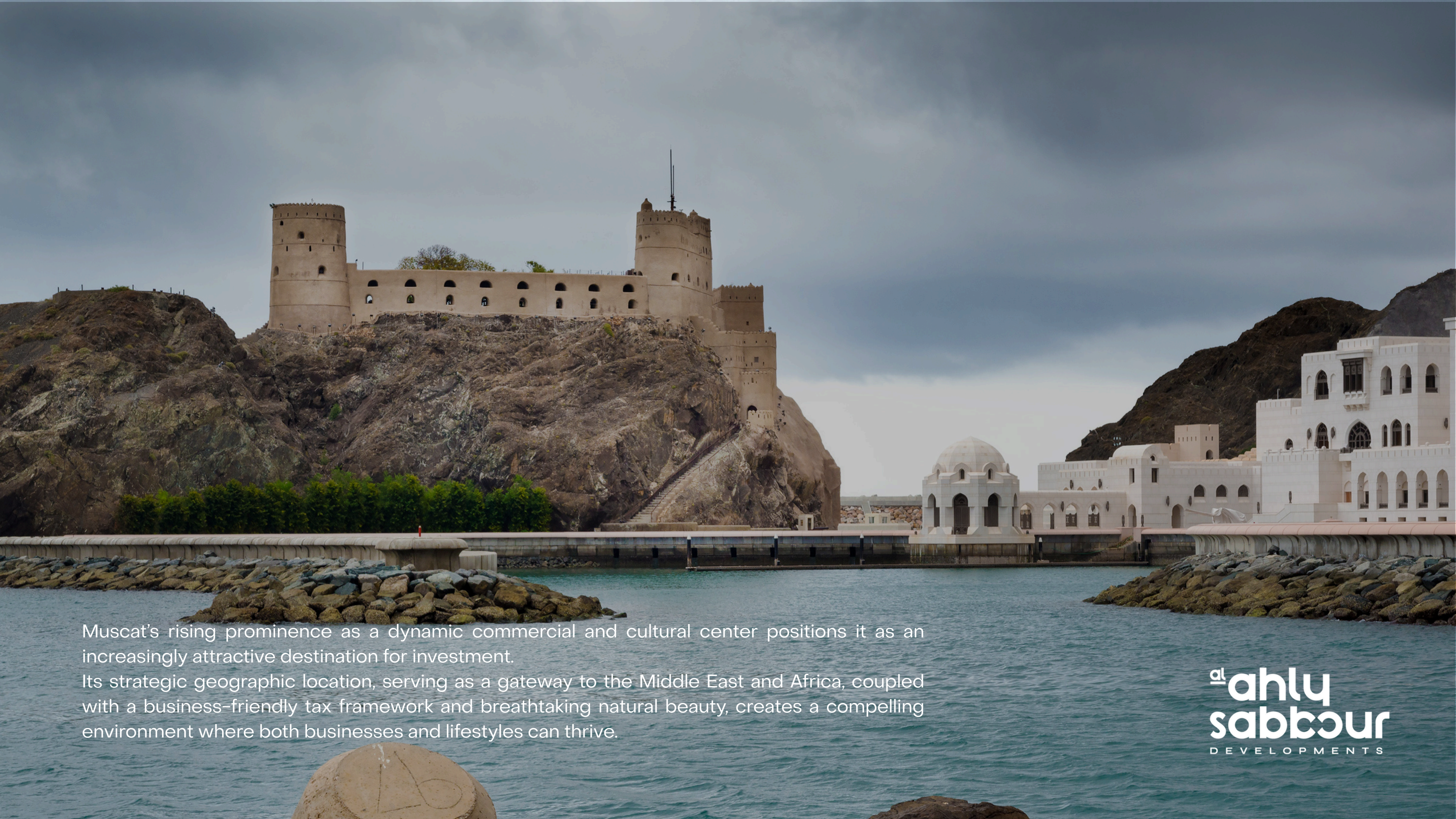
**OUR RED SEA  
PROJECTS**

**al ahly  
sabbour**  
DEVELOPMENTS

# MUSCAT, OMAN



al ahly  
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DEVELOPMENTS



Muscat's rising prominence as a dynamic commercial and cultural center positions it as an increasingly attractive destination for investment.

Its strategic geographic location, serving as a gateway to the Middle East and Africa, coupled with a business-friendly tax framework and breathtaking natural beauty, creates a compelling environment where both businesses and lifestyles can thrive.

**al ahly  
sabbour**  
DEVELOPMENTS

# 11 reasons to invest in Oman

- 01** 0% personal income tax\*
- 02** 100% foreign ownership
- 03** 0% inheritance tax
- 04** 0% capital gains tax
- 05** 25 years exemption from corporate income taxes\*
- 06** Stable and growing economy current inflation rate is one of the lowest globally
- 07** One of the safest countries in the world
- 08** Life-time residency visa for investors on projects in the ITC
- 09** Ideal location easy access to the Gulf, the Indian Subcontinent and Africa
- 10** A tourism hub with massive potential of growth aims to earn over US \$22.5bn a year from tourism by 2040
- 11** Cosmopolitan home to a vibrant expat and foreign investor community with over 100 nationalities





مدينة السلطان هيثم

SULTAN HAITHAM CITY



# SULTAN HAMUD CITY

## OMAN VISION 2040

First national project by  
MOHU under Oman Vision  
2040



## HOME TO 100,000 PEOPLE

Designed for 100,000  
residents (locals, expats,  
visitors)



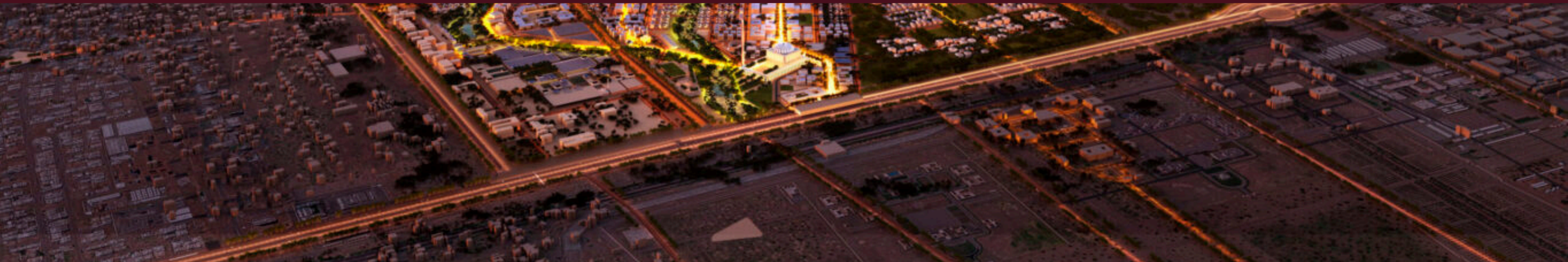
## SMART & SUSTAINABLE CITY

Smart, sustainable city with  
mixed-use planning



## WALKABLE, GREEN LIVING

Walkable neighborhoods  
with parks, amenities, open  
spaces







**Residential Variety:** The city offers both modern apartments and spacious villas, designed to suit different lifestyles and family needs.



**Retail & Commercial Zones:** Dedicated areas for shopping, dining, and office spaces create a vibrant and convenient urban experience.



**Essential Services & Facilities:** Residents will have access to healthcare centers, schools, hotels, sports facilities, and religious buildings—all within the city.



**19 Integrated Neighborhoods:** The city is divided into 19 walkable, self-sufficient neighborhoods, each with its own character and community feel.



**Integrated Tourism Complex (ITC):** As part of an ITC, the project allows foreigners to own property and gain residency in Oman, making it ideal for international investors.



مدينة السلطان هيثم  
SULTAN HAITHAM CITY

## Targeted Residents

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**100,000**  
Residents

## Total Area

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**14.8 m**  
Total Area

## Educational Institutions

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**+ 39**  
Universities, Colleges  
Government & Private Schools

## Health Care

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**+40**  
Hospitals, Health Centers, & Clinics  
Including 1,200 Beds Major Hospital

## Mosques

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**25**  
Including Oman's largest mosque



مدينة السلطان هيثم  
SULTAN HAITHAM CITY

# You will enjoy a more efficient lifestyle being:



In a spot where a 24-hour Shifa Hospital operates.



12 minutes from the shores of Al-Seeb and Al Manumah.



8 minutes from the Syed Fayyaz Plaza Shopping.



8 minutes from the highways Muscat Express and Batinah.



14 minutes from the Khoud Dam Park and lake.



30 minutes from the airport.



30 minutes from the city center.



A neighbor to mixed-use spaces, work, residences, & more.



مدينة السلطان هيثم  
SULTAN HAITHAM CITY



# **MEET WADI ZAHA, AN ENRICHING COMFORT**



# Sultan Haitham City planned on an area of 14.8 million m2

Wadi Tala  
Average Land Area  
45 FDN  
188,000 m2

Wadi Zaha  
Average Net Area  
20 FDN  
86,000 m2

Wadi Safa  
Average Net Area  
35 FDN  
145,000 m2



Wadi Zaha

520 m

320 m

A Destination on Central Park



## Well-Being Wonder



**Fully Equipped Gym:** Ensuring life-long endurance and improvement in the life quality.



**Wellness & Relaxation Spa:** Enhancing “me time—” the happy hour we all schedule at the end of our bustling days.



**Private Outdoor Pools:** Easing tense muscles and boosting low moods.



**Landscaped Garden Areas:** Energizing the body with natural surroundings; a true healer.

Also promoting exercise through walking in sophisticated green spaces.



## Entertainment Excellence



**Cultural hubs:** Eye-opening to the curious minds on the search for more.



**Dining:** Inclusive to suit your unique appetite; a bite and sip to remember.



**Play Area:** Safely designed space to inspire youthful creativity, comfort, and community.

## Retail Runway



**Mini-market:** Conveniently providing your go-to nutrition needs & more.



**Pharmacy:** Comfortingly displaying your health essentials upfront.

## FROM ART TO ARCHITECTURE

Where urban life intertwines with natural wonders, a master plan planned with mastery is discovered. A city retreat that invites you to find purpose in the wilderness, from the warmth of valley peaks and distant mountains to fueling central park greens.

A walkable escape in the center of vibrant plant life that merges the busy city with pure serenity. Plazas, parks, and transport connect residents to their greater surroundings of Sultan Haitham City. Placed in the soul of Oman's forward-thinking city, Wadi Zaha is designed to re-imagine a modern world in the heart of unparalleled park scenery. Built with timelessness in every stroke, Wadi Zaha is an architectural artwork merging tradition with classic beauty.

## WADI ZAHA: DESIGNED TO INSPIRE

Wadi Zaha's features leave an unforgettable imprint, beginning with its luscious Central Park sights of harmonious greens. Exposure to wellness, retail, and entertainment is a blessing of convenience. Located in the soul of Sultan Haitham City's magic, Wadi Zaha is an even greater honor to the dream of inclusivity, culture, and timelessness. Designed by the renowned global firm SOM (Skidmore, Owings & Merrill), the project reflects a vision rooted in innovation, elegance, and sustainability.



Lavish  
StandAlone Villa



Apartments  
Buildings



Spacious  
Townhouses





**LAVISH STANDALONE  
LUXURY VILLA**



01.

# LAVISH STANDALONE LUXURY VILLA

- **Built-Up Area:** Spacious interior covering 388 sqm
- **Plot Size:** Total land area of 450 sqm
- **Floors:** Ground floor + 2 well-planned levels above
- **Bedrooms:** 4 generously sized bedrooms



TYPE 01

## LAVISH STANDALONE LUXURY VILLA

### A Statement of Luxury.

This standalone villa in Wadi Zaha offers spacious living, premium finishes, and modern design — all surrounded by greenery and privacy. With generous indoor space, private outdoor areas, and seamless access to the community's amenities, it's the perfect blend of comfort and sophistication.



STANDALONE VILLA



**SPACIOUS  
TOWNHOUSES**





# 02.

## SPACIOUS TOWNHOUSES

- **Built-Up Area:** Spacious interior covering 215 sqm
- **Plot Size:** Total land area of 200 sqm
- **Floors:** Ground floor + 2 well-planned levels above
- **Bedrooms:** 3 generously sized bedrooms



TYPE 02

### SPACIOUS TOWNHOUSES

#### Modern Living, Thoughtfully Designed.

The spacious townhouses at Wadi Zaha combine smart layouts with contemporary style — offering open-plan living, private gardens, and flexible spaces for families of all sizes. A perfect balance of comfort, function, and community living.



STANDALONE VILLA



# **APARTMENTS BUILDINGS**





# 03.

## APARTMENTS BUILDINGS

- **Floors:** Ground floor + 6 well-planned levels above
- **Bedrooms:** 1, 2 & 3 bedrooms
- **Unit Types:** Studio, Pent House, Sky Villa, Garden Villa



TYPE 03

APARTMENTS BUILDING

### APARTMENTS BUILDINGS

#### Elevated Comfort, Everyday Convenience.

Wadi Zaha's apartment buildings offer modern, well-crafted units with smart layouts, natural light, and easy access to parks, shops, and services — all within a vibrant, walkable community.



**al**ahly  
**sabbour**  
DEVELOPMENTS

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