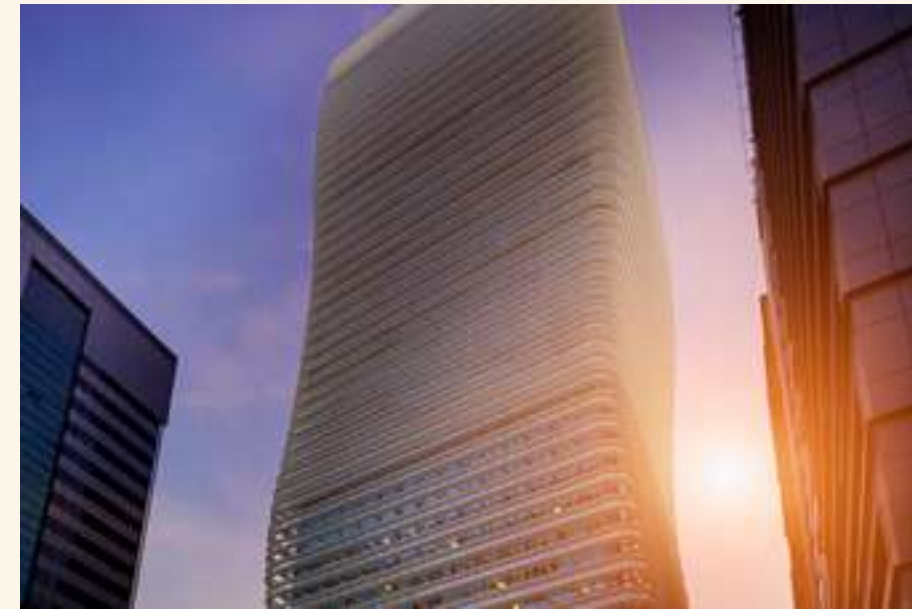


## ABOUT THE DEVELOPER

IMKAN Misr is more than just a real estate development company – we are place-makers. With projects across the residential, retail, hospitality and commercial segments, our core mission is to create soulful places that enrich people’s lives. To deliver on the promise, our research-led approach explores the social behaviors, habits and unique characteristics of the members of our collaborative communities; who belong to a variety of fields ranging from fashion and food to design and technology. We are redefining the real estate development landscape by placing R&D insights at the core of our operations to shape better living environments.

From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects – in various stages of development and in the pipeline – that span over 30 million sqm across four continents. We’re a wholly owned subsidiary of Abu Dhabi Capital Group (ADCG).

Combining a wealth of global developments, with a skilled team of team of engineers, architects, planners, project managers, commercial and financial experts with hard-earned track records, IMKAN Misr brings forward a new standard of Real Estate Development to Egypt.



**Al Ain Tower,  
Abu Dhabi.**



**Le Carrousel,  
Morocco.**



**H Hotel,  
Dubai.**



**Makers District,  
Abu Dhabi.**



**Aljurf,  
Abu Dhabi.**



**H Resort,  
Seychelles.**



**Capital Plaza,  
Montenegro.**



**N°1 Palace Street,  
London.**



**New Scotland  
Yard, London.**







## ABOUT ALBUROUJ

### THE PERFECT INTEGRATED COMMUNITY

Boasting a prime location in East Cairo, Alburouj provides the perfect integrated community for those wishing to connect, unwind and simply experience the best in nature and life. Emulating the relationship between constellations and stars, the 1000+ acre property comprises of a series of specialized phases; each shining bright with its world-class amenities and unmatched style.

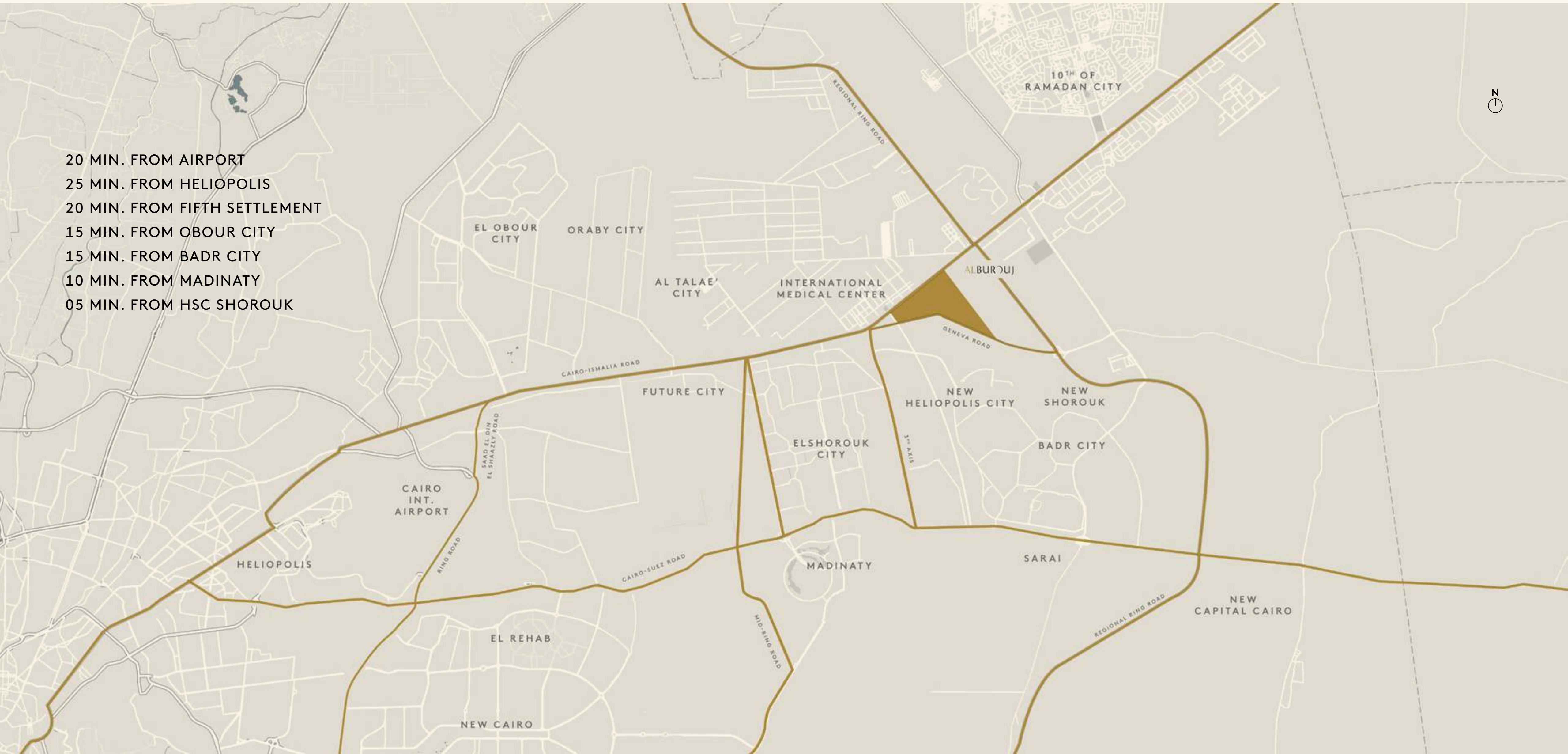
Designed with infinite harmony in mind, Alburouj is expertly conceived with respect to its natural surroundings to not only create a unified aesthetic pleasing to the eye, but also instill its own cultural norms, inviting like-minded neighbors to come together and enjoy a one-of-a-kind lifestyle. Home to minimalistic yet green neighborhoods, landscaping at Alburouj puts sustainability at its forefront by bringing residents closer to nature through breathing spaces and lush views embracing every home.

- 1,043 Acres.
- Fully-finished products.
- Gated for privacy but in perfect tune with the greater community that surrounds it.
- State-of-the-art infrastructure already existing for residents.
- In partnership with top international & local institutions.
- Design efficiency.

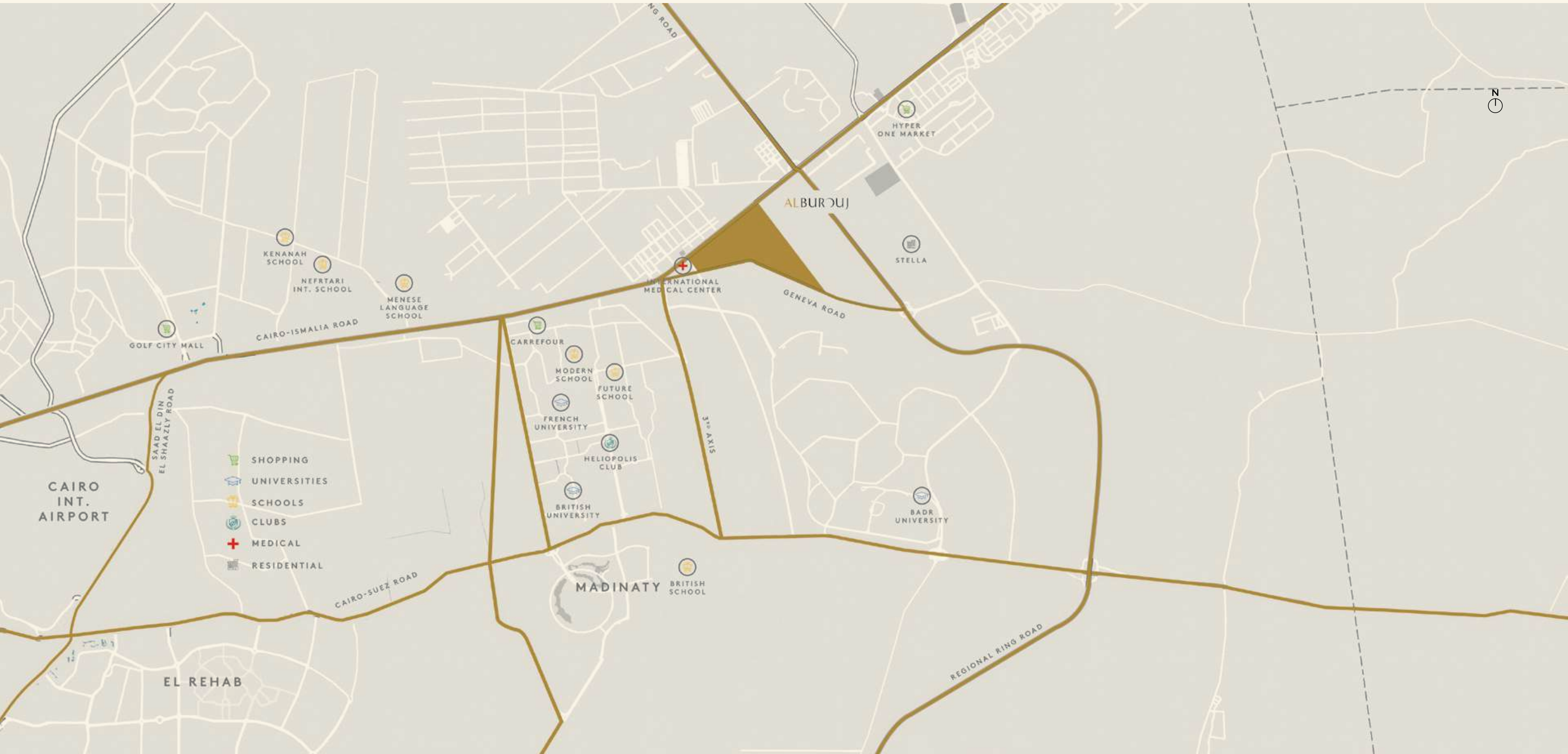




- 20 MIN. FROM AIRPORT
- 25 MIN. FROM HELIOPOLIS
- 20 MIN. FROM FIFTH SETTLEMENT
- 15 MIN. FROM OBOUR CITY
- 15 MIN. FROM BADR CITY
- 10 MIN. FROM MADINATY
- 05 MIN. FROM HSC SHOROUK









VILLAPARK SITE-PLAN

- 1. Community Park.
- 2. The Orchard Park.
- 3. Sports Club.
- 4. Street Parking.
- 5. Transformer.
- 6. Main Entrance.
- 7. Secondary Entrance.













- 1. TRANSFORMERS
- 2. MAIN ENTRANCE
- 3. SECONDARY ENTRANCE
- 4. COMMUNITY PARK
- 5. CLUBSIDE RESIDENCE
- 6. SCHOOL
- 7. GENEVA ROAD
- 8. BUFFER ZONE





- 1. Main Entrance.
- 2. Secondary Entrance.
- 3. Community Park.
- 4. Transformer.
- 5. Surface Parking Lot.
- 6. Distributor.
- 7. Utility Road.
- 8. Townhomes.
- 9. Service Road parallel to Cairo-Ismailia.
- 10. Alburouj Main Gate.
- 11. Apartments.
- External Project Fence
- - - Internal Parcel Fence



10

11



ALBURUJ

THE PERFECT  
INTEGRATED COMMUNITY

Back View.

I M K A N  
M I S R





ALBURUJ

THE PERFECT  
INTEGRATED COMMUNITY

Garden View.

I M K A N  
M I S R



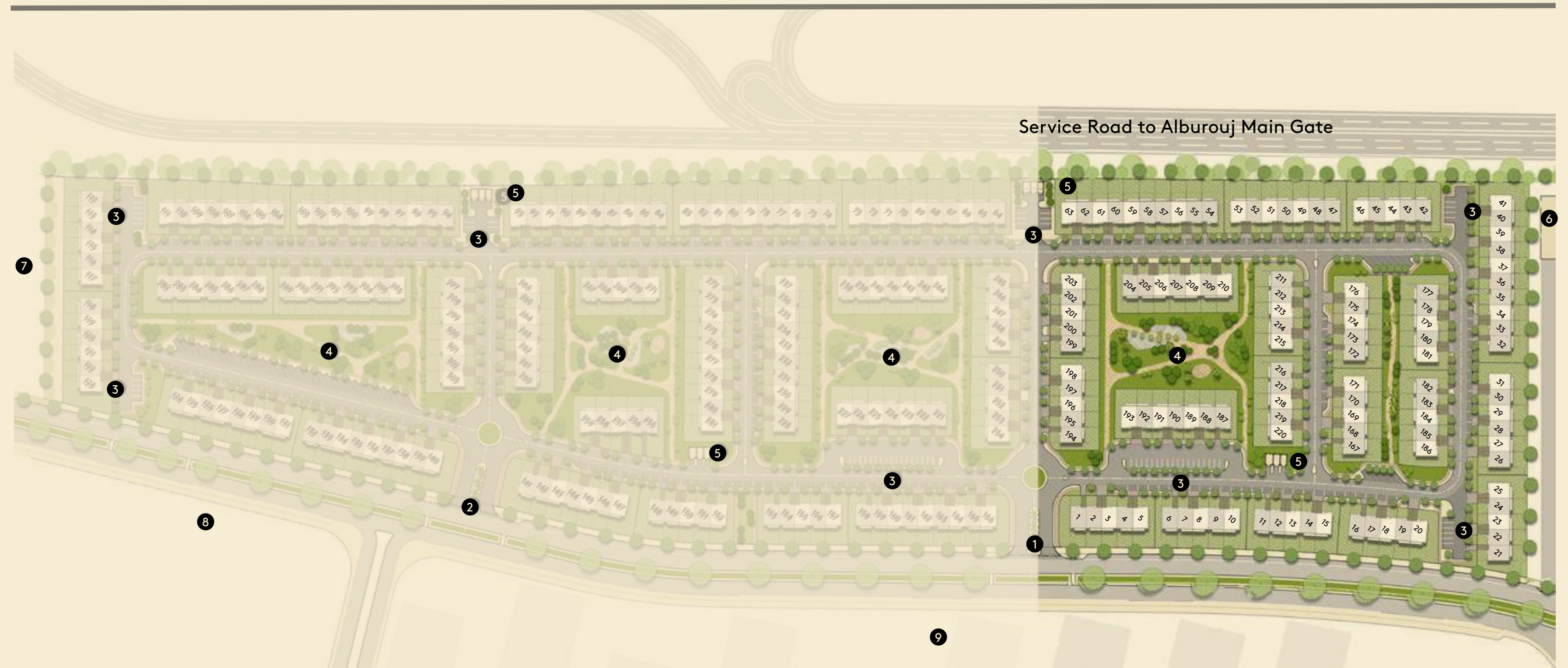




Cairo — Ismailia Road

Service Road to Alburouj Main Gate

1. Main Entrance
2. Secondary Entrance
3. Street Parking
4. Community Park
5. Transformers
6. Distributor
7. N1C1-TownHomes
8. N1C9-Duplexes
9. N1C10-Apartment Buildings
10. N1C3A-Twinhomes








- 1. Main Entrance
- 2. Secondary Entrance
- 3. Street Parking
- 4. Green Corridor
- 5. Community Park
- 6. Substation
- Penthouses







- 1. Main Entrance
- 2. Secondary Entrance
- 3. Street Parking
- 4. Pathway
- 5. Community Park
- 6. Substation
-  Penthouses











1. Main Entrance.
2. Secondary Entrance.
3. Street Parking.
4. Pathway.
5. Community Park.
6. Central Park.
7. Transformer.
8. Pedestrian Walkway.
9. N1C17.





1. MAIN ENTRANCE
2. SECONDARY ENTRANCE
3. STREET PARKING
4. PATHWAY
5. COMMUNITY PARK
6. CENTRAL PARK
7. SUBSTATION
8. PEDESTRIAN WALKWAY
9. N1C17





ALBURUJ

THE PERFECT  
INTEGRATED COMMUNITY

Aerial View.

I M K A N  
M I S R





ALBURUJ

THE PERFECT  
INTEGRATED COMMUNITY

Garden View.

IMKAN  
MISR





ALBURUJ

THE PERFECT  
INTEGRATED COMMUNITY

Street View.

I M K A N  
M I S R

















ALBURUJ

THE PERFECT  
INTEGRATED COMMUNITY

Garden View.

I M K A N  
M I S R





