





Of Commitment

GREEN1 GREEN2 GREEN3 GREEN4 GREEN5

GREEN6



EL MANSOREYA
COMPOUND



ZAYED DOME
SHEIKH ZAYED



Mabany Edris

Mabany Edris was founded more than 20 years ago in 1998 with a strong understanding of the Egyptian market by constructing various residential buildings to meet the popular demands of today's clients.

We have a strong foothold in the market with a strong portfolio which is comprised of residential, commercial, industrial and medical projects.



A Word from the CEO

20 years ago, Mabany Edris began its journey, and like every other journey in life, it does not always follow a set path, despite our best efforts. Over the years our goals matured, our ambition grew, yet our vision has remained steadfastly the same: To be visionary pioneers within our field, to emerge as credible and diversified developers of sustainable projects that provide exceptional returns to all our cohorts.

Our vision stems from our pride in our own family, and belief in the importance of family values. We began our journey as a family, and in every decision we take, we consider all relevant variables and factors from the perspective of a family. In the conceptualization of any new project, the fact that this project will become: the home to hundreds of new families, will provide a multitude of varying services to different families, and lastly, will become the source of livelihood for countless others; these factors never escape our minds, and factor in to every decision that leads to the culmination of our finished project. Before the launch of any new project, we always keep in mind that this project will become the home to hundreds of families; families very much like our own.

This poses very important questions:

What do we want to provide these families with, their young and their elderly?

What is it that we seek in our life as a family, which we would want to see realized in our own lifetimes? What are our needs and desires? The details we seek in our daily lives, and most importantly: What are the values we seek in our partners as a foundation for our investment?

We found those values best represented in unity, innovation, commitment and integrity. And because we asked the right questions, we always end up finding the best answers.

Since the beginning, no matter how large or diverse our projects might be, our vision has never changed, family has always been the focus of our attention, and providing it with the highest standard of living is our main target.

This entails the development of residential, commercial, industrial and medical projects so that the entire family and all of its needs would be taken care of by Mabany Edris.

You will find us to be partners in your professional career, and when it comes to providing a safe and comfortable home for your family, we will offer various solutions for the present and the future, and if in need of medical care, we are by your side, as we see ourselves a family just like your own, always aspiring to enrich your life for the better.



Eng. Mohamed Edris

Company Foundation

Even though the Mabany Edris entity is only 20 years old, our roots can be traced back to the 1950s. The family heritage of pioneering and entrepreneurship was initiated by the late Eng. Abdelfattah Edris as he endeavored to establish several ventures in real estate development, general contracting, specialized contracting and specifically electrical contracting. Through these ventures a distinguished market position was achieved in the sixties and seventies. Some of these accomplishments are considered as landmarks within greater Cairo till this day, and have laid the foundation for ME's continued success.

Mabany Edris is only but a branch of the tree of the leading work of Eng. Edris, which grew and was nurtured on the same set of values, principles and relentless work ethic, inspired by the late patriarch of the family.

Attention to detail, and a perpetual quest for development and constant improvement in catering to the market and clients' needs, coupled with caring for employees and their own well-being and growth; these are all values that have been present since the early beginning of the family business more than 65 years ago. Mabany Edris' shareholders and strategic management board members believe that following in the footsteps of the late Eng. Abdelfattah Edris and the work ethic and approach he has established and advocated to be one of our pillars of success and the key to the sustainability of Mabany Edris for future generations to come.



Our History

During the early 1990s, Mabany Edris first started its journey with the construction of several residential buildings in Nasr City and Heliopolis. Our initial success came due to our commitment to our values, which contributed to instilling and engraining the company's strong reputation of commitment, optimum planning, space utilization, and having the potential for integrated development, within the market. A few years later, in 2001, we developed luxurious residential compounds in Mansoureyah. Here we aspired and succeeded in developing a unique residential model that many Egyptians aspire for, one which combines privacy with luxury and serenity, offering an optimal utilization of vast greenery. This came in parallel to an expansion in constructing residential towers in Nasr City and Heliopolis. During the first decade of the millennium, Egypt witnessed an enormous boom in the construction of residential compounds on the fringes of Cairo and Giza.

In 2002 we developed Palm Gardens, a compound on the Cairo-Alexandria desert road on an area of 130 acres, made up of 140 residential units of unique areas and designs and outstanding views overlooking ample greenery. It was followed by Green 1, a residential compound project that has become one of our greatest success stories, as the high demand and admiration of our clients led us to developing further stages of the project, in order to cope with demand, thus giving birth to **Green 2, 3, 4** and our latest project currently under development, **Green 5**.

In the field of commercial, leisure and entertainment, Mabany Edris manifested its pioneering spirit by building **Tivoli Dome** this project was distinctive for its unique location and open-air design that makes it a memorable experience that appeals to all family members. **The Block** is ideally located in the midst of Sheikh Zayed and 6th of October cities, this project is spread over approximately 3,000 m² spreading on three levels - 1000 m² each - and is set to be a mixed-use building that serves a diversity of multiple services.

With the aggregation of our experience in the residential and commercial fields, Mabany Edris started developing the first industrial storage complex in Egypt. Developed in the Abu Rawash industrial zone on an area encompassing 18 acres, providing storage solutions that adhere to the highest quality standards. Stemming from our desire to cater to all facets and needs of Egyptian families, in 2011 Mabany Edris entered into the medical field with the foundation of the **Rofayda medical complex** on an area of 15,000 KM², capitalizing on our combined experience as a family for the benefit of your own.



Company's Goals

Our Vision

To be visionary pioneers within our field, to emerge as credible and diversified developers of sustainable projects that provide exceptional returns to all our cohorts.

Our Mission

We are a unique real estate developer that leverages innovative concepts, commitment to values and effective processes to deliver high returns on investment, 360° satisfaction and sustainable developments to all our cohorts.

Our Values

Here at Mabany Edris, we have committed ourselves to a set of values, which we aspire to see, not only throughout our own organization and family, throughout every field of work and individual that we are privileged to work with.

Those values include...

Unity:

We deal with each other as one family. We are united with our customers such as that our attitudes and aspirations can be of mutual benefit to both parties involved.

Innovation:

We pride ourselves on our ability to navigate the unpredictable Egyptian market and excel. This is, in no small part, due to our resourcefulness and unprecedented ability to innovate to meet, and to a certain degree, accurately predict, the demands and trends prevalent within the Egyptian Real Estate market.

Commitment:

Our dedication and personal obligation to the maintenance and fulfillment of any and all promises rendered, to the highest possible quality, in such a manner that ensures our continued relationship continues to grow and prosper.

Integrity:

We treat all our customers fairly and without discrimination in order to gain their trust and thus we shall always be their first choice for investments in the future. Integrity, justice and morality are the cornerstones of our family and the basis of our corporation. We humbly hold ourselves to our own set of morals and personal standards and as such we treat all our customers with the utmost respect and fairness, without discrimination or contempt, regardless of whichever walk of life they hail from, they will always be welcomed with open arms, and we are confident that we will always be their first port of call for any and all future investments.

MABANY EDRIS LOGO REVEALING



RESIDENTIAL PROJECTS:

Here at Mabany Edris for real estate development we are proud of our various achievements, at the top of that list are the "Green" series of residential compounds, which are considered a success story of multiple chapters.

GREEN1 GREEN2 GREEN3 GREEN4 GREEN5

GREEN6



EL MANSOREYA
COMPOUND

MEDICAL PROJECTS:

Egypt's Premier Medical Complex: Rofayda Health Park.



COMMERCIAL PROJECTS

Tivoli Dome Sheikh Zayed and The Block.



ZAYED DOME
SHEIKH ZAYED

INDUSTRIAL PROJECTS:

Al Masria for Warehousing and Logistics





Mabany Edris Residential Projects

PALM GARDENS COMPOUND

In 1998, and keeping with our pioneering ethos, the company had a vision regarding the importance of urban expansion on the Cairo-Alexandria desert road. Foreseeing and anticipating the demand and desire to move away from the din and pollution of central Cairo, for the peace, fresh air and serenity of the outskirts.

This led to the construction of a small integrated compound on 130 acres that represents a different concept of living, that which is **Palm Gardens**; famous for its distinctive unit designs – which make up only 9 acres of the project's total area – and its green spaces which are spread carefully and generously, alongside the availability of key services that cater to the residents' needs, such as a social club, playgrounds for children, parks and a mosque.





PALM GARDENS
COMPOUND



Compound land area **130 acres**



EL MANSOREYA COMPOUND

Before the boom of new cities, we thought about our customers' need to escape the chaos of the big city for the sake of villas with ample greenery, privacy and swimming pools. In **Mansoureya**, at the foot of the majestic pyramids, distinguished by its beautiful natural surroundings and its distance away from the hassle of the city, Mabany Edris developed a residential compound on 33,600 m² that provides its residents with the utmost privacy and serenity, with astounding views over perfectly distributed greenery surrounding the units from all sides.

EL MANSOREYA
COMPOUND

Total land area of **33,600 m²**

GREEN 1

Here at Mabany Edris for real estate development we are proud of our various achievements, at the top of that list are the “Green” series of residential compounds, which are considered a success story of multiple chapters.

The story began with the development of **Green 1**, with its carefully chosen location at the heart of Sheikh Zayed city, facing Hadayek El-Mohandeseen residential compound, comprising 120 residential apartments on an area of 10,305sqm.



GREEN 1



Total land area **10,305 m²**

120 Unit



GREEN 2

As a result of the prior Green's success, and latent demand for more units, **Green 2** was founded and created as an extension of the initial project on an area of 10,000sqm composed of 118 residential apartments of the highest quality.

GREEN 2



Total land area **10,000 m²**

118 Unit

GREEN 3

Green 3 is ideally located in the heart of El Sheikh Zayed City, built on 13 acres consists of around 20 apartments with an underground basement and 35 town-houses.

The compound stands beside Tivoli Dome Zayed. The philosophy behind its master plan and concept was to offer a more luxuries alternative, which features an abundance of greenery and clever landscape, keeping in mind safety, friendliness and comfort. Each group of the main housing complexes of the compound overlooks vast gardens, each created with a different theme.

It's a gated compound with a high standard measurement of maintenance and security around the clock located at the heart of Sheikh Zayed, 2nd District.



GREEN 3



Total land area **13 acres**

208 Unit + 35 town houses



GREEN 4

Green 4 was not merely an expansion of the Green series, it was made with an extreme attention to detail that added a special lustre to the project, with new and innovative designs and services. Yet the true foundation of **Green 4**'s unique selling point is its prime location on the top of October city with close proximity to Al Gezira Sporting Club.

Green 4 witnessed vast Construction and Service improvements apart from Residential Units with the development of different Commercial & Entertainment communities in addition to special areas for cycling and open areas designed for an extraordinary lifestyle on a Land area of more than 100,000 m².

The project occupies a space of 25 acres which includes 178 Twin Houses, only 19% is designated to Buildings while the rest is designated to green areas, Roads, Walking & Cycling lanes. At one of the most luxurious spots in Sheikh Zayed and 6th of October cities and on the top of the highest hill. **Green 4** is known for its proximity to the most popular areas & commercial centres such as the Mall of Arabia, Mall of Egypt.

Also, it's very close to the most well-known Universities & International schools in Sheikh Zayed and 6th of October cities. **Green 4** is very accessible through a network of highways such as 26th of July corridor, Cairo Alex Desert Road and Ring Road. Also, its strategic location allows you to access downtown in 30 minutes.

GREEN4



Total land area **25 acres**

178 twin houses

GREEN 5

Spread out over 19 acres and encompassing only 484 residential units, **Green 5** is generously landscaped to ensure that each unit enjoys spectacular, unrivalled views.

The overall design of **Green 5** ensures privacy for all unit types; whether they are multiple levelled, ground floors with a garden, or third-floor units with private access rooftops.

Privacy, security, and peace of mind are beyond compromise. This compound is serviced on by a high quality maintenance team and security that work around the clock. All buildings have exceeded safety standards and are equipped with the finest elevators.

Green 5 is strategically located in the heart of 6th of October, The location was chosen in accordance to careful studies regarding its proximity to vital service areas of 6th of October city, and critical access points (Juhayna Square, Waslet Dahshour and Cairo-Alexandria Desert Road) that enable quick and easy access to the entirety of the greater Cairo.



GREEN 5



Total land area **19 acres**

484 apartments

GREEN 6

Following the success of our series of Green Residences, We bring you the latest version of our show;

Green 6 a culmination of all of our years of hard work and the culmination of all our years of hard work and the expression of all our accumulated knowledge and technical expertise in creating fully integrated, healthy, happy and productive societies that are always far more than the sum of their components.

Strategically located in the heart of 6th of October, this location was chosen based on careful studies of its proximity to the vital service areas of 6th of October City and essential access points (Juhayna Square, Waslet Dahshour, Cairo-Alexandria Desert Road, Rod El Farag Axis) that allow quick and easy access to Cairo.

COMING SOON

GREEN6

Total land area **12.5 acres**

355 apartments

ASAYLA

Asayla spread out over 31 acres and encompassing 160 villas with different models to meet all tastes and provide you with a different lifestyle. It's a gated compound with a high standard measurement of maintenance and security that work around the clock and amid vast green spaces in a charming atmosphere that combines creativity and originality of civilization in the finest modern lifestyles.

Asayla offers you an integrated community with all the essentials of modern life, with a breathtaking view of open green spaces and panoramic views equipped for relaxation. The viewers are pleased and in cooperation with the marketing consultant Eng. Maged Mager.





أساليا
Asayla

Total land area **31 acres**
160 villa – town house



Mabany Edris Commercial Projects

THE BLOCK

The Block is ideally located in the heart of Sheikh Zayed and 6th of October cities to offer you the serenity you desire whilst being 5 minutes away from Mehwer 26th of July road, Juhayna Square and Mall Of Egypt. **The Block** is allocated alongside **Green 4**. The Block is Spread over approximately 3,000 m². **The Block** consists of three levels - 1000 m² each - and is set to be a mixed-use building that serves a diversity of multiple services.

All the building units offer a clear visibility to the main road therefore allowing all commercial and retail spaces the opportunity to portray their identity. Positioning the commercial and retail spaces in the Ground floor to guarantee direct and easy access from the main road and the first and Second floor will host multiple offices and clinics spaces with exclusive four entry points from the main road and four access points from the underground parking, all planned to carefully protect and support the privacy settlement of all spaces while remaining connected, the entry access points finishes will be selected to create a warm and inviting atmosphere, high-quality finishes will be used throughout the floors.





The **BLOCK**
PRACTICAL INNOVATION



The building spread over **3,000 m²**

Consists of 3 levels **1000 m²** each



ZAYED DOME

SHEIKH ZAYED

Zayed Dome Sheikh Zayed is considered to be one of the most unique commercial projects in Egypt, sitting on about 6000 m², *Zayed Dome* Sheikh Zayed can host up to 2500 individuals, who can choose from between 16 world-class restaurants and cafes to enjoy, either indoors or outdoors, in functional, dedicated spaces. Thus providing the family with the perfect excursion facility, right in the heart of Sheikh Zayed.

ZAYED DOME

SHEIKH ZAYED



Total land area **6,000 m²**



Mabany Edris Medical Project



ROFAYDA HEALTH PARK

The building was developed according to, and in line with, the highest medical construction standards. This entails specialized construction that requires a different level of proficiency, development, and finishing in order for the building to operate to its full capacity and provide the proper environment and safety for patients and medical staff alike. Mabany Edris managed the project through its founding members who pertain the highest degrees of medical experience. It is a medical campus, located in Sheikh Zayed City on a land area of 15,000sqm with a total built-up area 43,000sqm. It consists of 2 buildings; Clinics building and a semi-attached building including Dar El Oyoum & Maternity.

The first building to be established in **Rofayda Health Park - Rofayda Clinics** is a stand-alone building with a total of the built-up area of 5,000sqm, housing 14 clinics with different specialties, where our patients receive a variety of medical services with our expert doctors.

The clinics building is equipped also with highly specialized centers including an IVF center, Orthopedic Day Case Centre, and Gastrointestinal Endoscopy Center. The clinics' building also poses a wide array of medical and non-medical support services for example Lab, Pharmacy and cafeteria and many other services to ensure the patient get a fully integrated medical service. Rofayda clinics building includes also an Academy that provides a high quality continued education for health care professionals as well as patient awareness sessions to raise their level of medical and non-medical knowledge. All strengthened and empowered by our league exterior design, luxurious finishing and furnishing our friendly trained staff.



15,000 m² land

clinics

Pharmacy

Medical Laboratory

Radiology Center

Dar el oyoun



Mabany Edris Industrial Project

EL MASRIA WAREHOUSE

Following Mabany Edris' success in Residential and commercial projects, we felt compelled to use our family outlook in business to also excel with in the field of industrial real estate by offering various warehousing and logistic services.

El Masria Complex for Storage Services

Mabany Edris provides, through its latest projects, an initiative to support national industry by constructing a storage complex on the 26th km of Cairo-Alexandria desert road.

Throughout our experience as developers, something that we have constantly realized is how critically important the location of any given project is, therefore regarding the **Masria Complex** we chose to base the complex in the Abu Rawash industrial area.

Misr Logistic

Misr Logistic was founded to manage storage facilities. The company owns a storage complex on the 28th km in Abu Rawash. The complex consists of 5 storage units and 2 administrative buildings on a space of 18 acres, and is expanding to provide various services in local and regional markets like:

3PL services - WMS services - Safety storage







THANK YOU FOR TRUSTING US



Mabany for real estate investment SAE

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