



BUISSNESS PARTNERS





ABOUT AL QAMZI DEVELOPMENTS

- AL QAMZI Developments is a United Arab Emirates-based entity that was founded back in 1997 and specialized in contracting and executed 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.

COMPANY PORTFOLIO

Creating distinctiveness is our motto, we planned, developed, and delivered the newest designs in "Korba" district lifting the standards to live the way you deserve. Being different is not hard, achieving it is all what it takes.



New launch
Capitalizing on our success story we are now launching the most exclusive building in Egypt at "Korba" district. Al Qamzi Towers overshadow any competition by constructing with unique architecture design mixed with a diverse of unit types to meet the market needs and surpass clients expectations.



TOWER 1- Korba



TOWER 2- Korba

ABOUT THE DEVELOPER

AlQamzi Developments.

AlQamzi Developments is an Egyptian-Emirati member of AbduAllah AlQamzi Group, one of the most celebrated leading construction and contracting companies in the UAE and Egypt.

AlQamzi Developments has invested in a wide range of ventures across Egypt's most prominent business locations, including Cairo in addition to several locations in UAE.

Throughout its 10-year journey in Egypt,

AlQamzi Developments has been recognized as a pioneer in its field of operations.

The company's futuristic vision remains the key to its success in becoming the top property & community developer in the region, a company with unmatched quality standards.







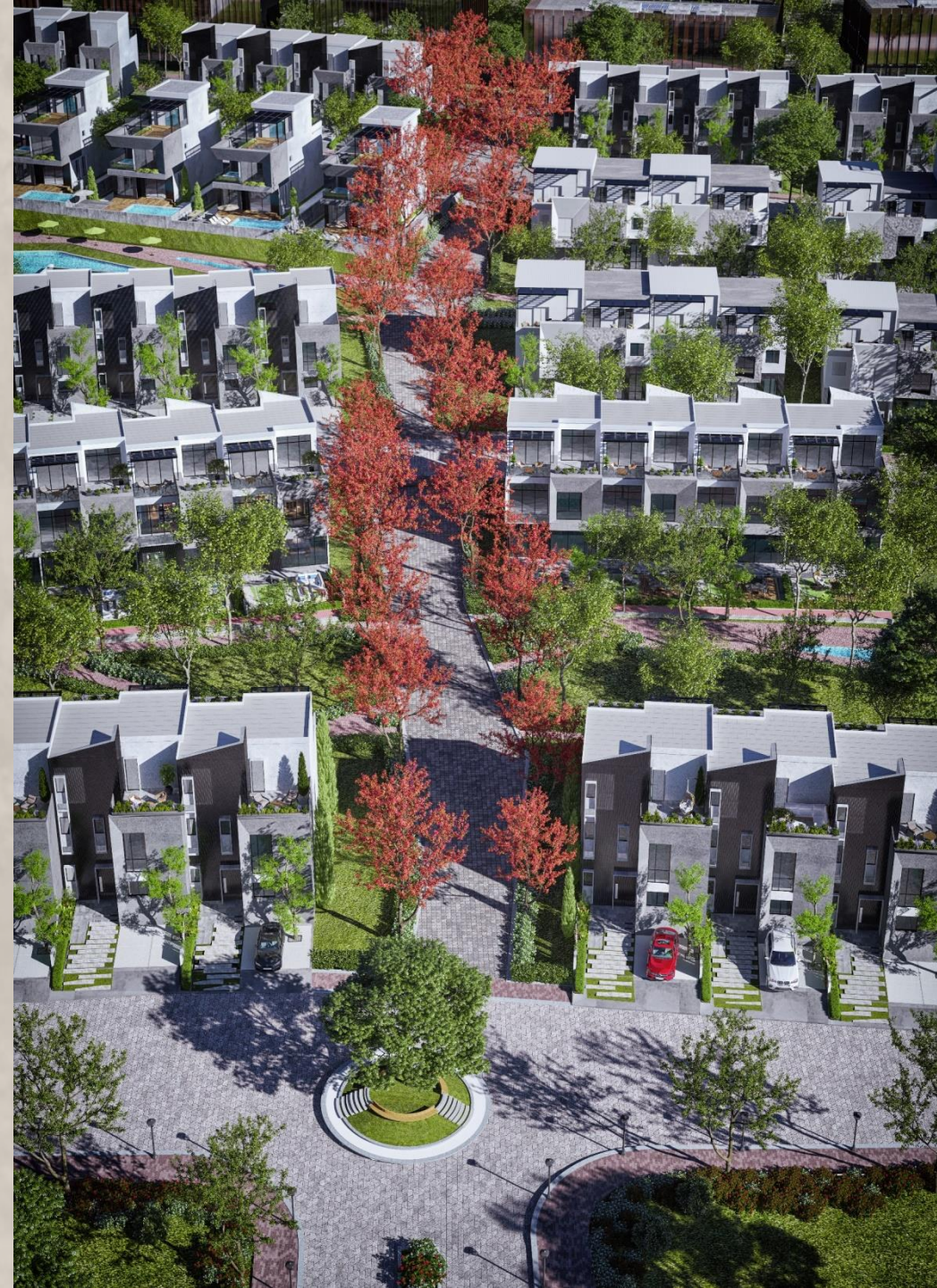
A BOUTIQUE COLLECTION OF 229 EXCLUSIVE HOMES

Designed for a life in
abundant views

INSPIRED LIVING

ABOUT EASTSHIRE

Conveniently and artistically nestled over **26 acres in the heart of New Cairo**, where beauty meets an exquisite layout. The strikingly harmonious design provides you with utmost privacy where homes are carefully designed to be a mix of standalone villas and neighboring townhouses. It is a genuine haven of majestic natural beauty and absolute privacy through the perfect symmetry of architecture and natural views



LOCATION & SURROUNDINGS



Point 90

AUC

Sodic east town

Mivida

Les Rois

Regents Park

Katameya dunes

La Mirada

Investors area

Katameya gardens

Akoya compound

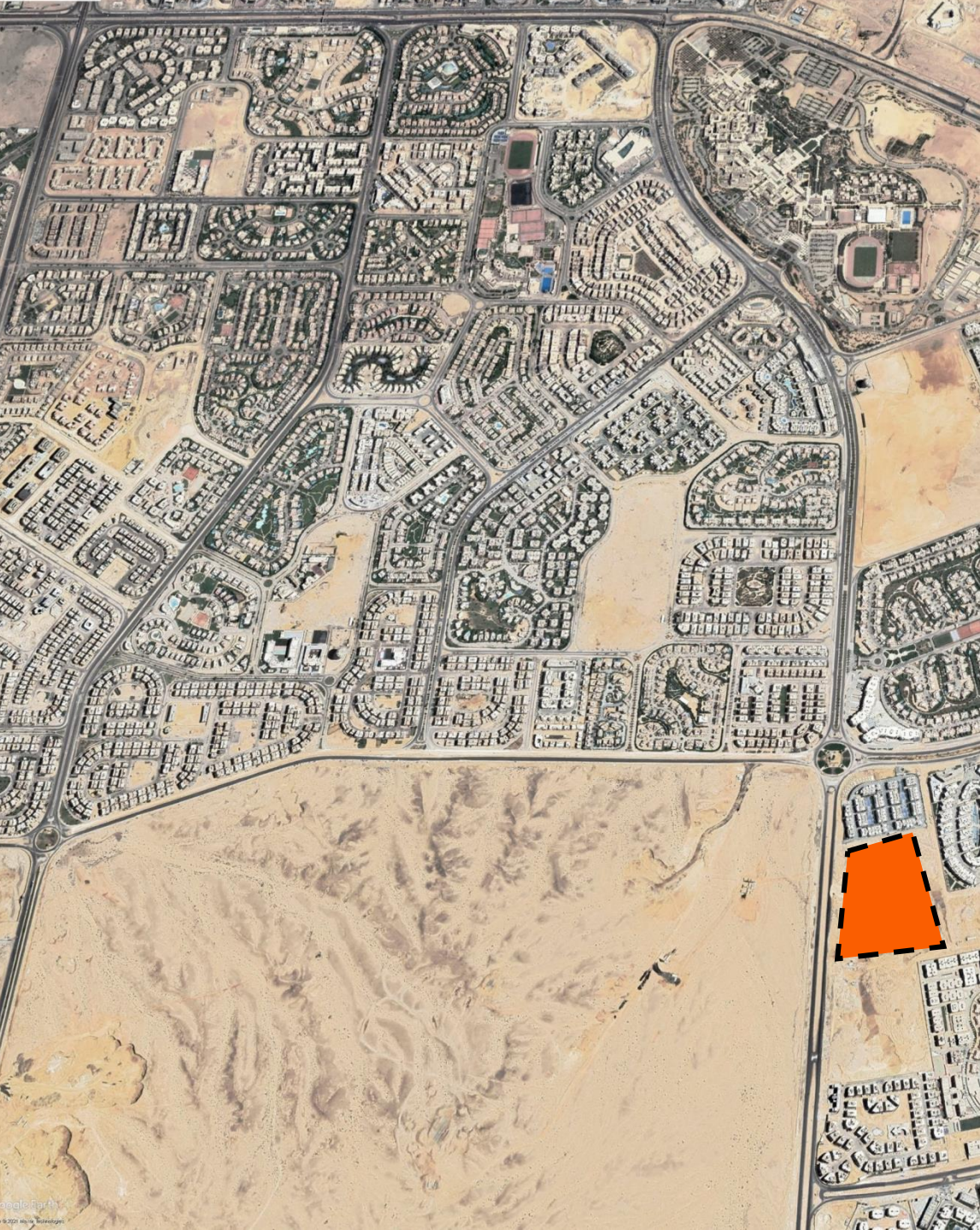
Mountain view
Executive Residence

SOUTH TESEEN

AUC AVENUE

GAMAL ABDEL NASSER ROAD

AKOYA STREET



MASTER PLAN

Well Designed With
Nature At Heart

Proximity

LOCATION MAP

3 MINUTES

from the American
University in Cairo.

25 MINUTES

from the Cairo
International Airport.

5 MINUTES

from the Median
Ring Road.

3 MINUTES

from Point 90 Mall.

- located in a premium location in the 5th settlement, surrounded by amenities and services, which all allow a very stable and comfortable lifestyle for any family/ household.

**THE
Concept Behind**





Master plan



Lowest Point

N

Highest Point

Concept of the design

Project concept is unique and based on exploiting slopes and integrating it seamlessly with the design



lowest Point

Highest Point



Jbeil Lebanon



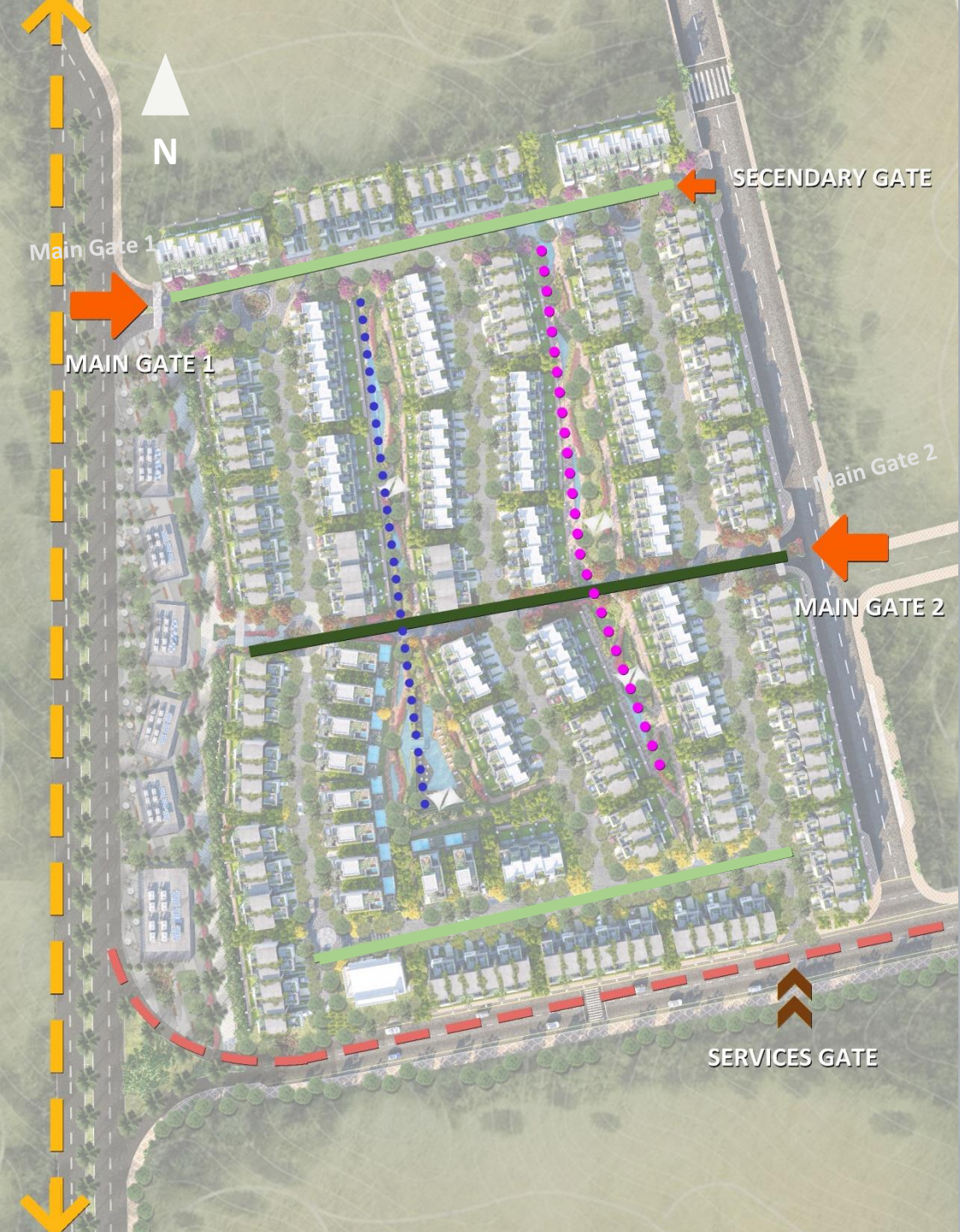
REFERENCES



Spanish Steps



REFERENCES



MASTER PLAN

ENTRANCES & ROADS

4 Gates from all surrounding roads providing flexibility for operation.

2 MAIN GATES

2 main gates from the main road with access cards.

1 SECONDARY GATE

For flexible and better accessibility

1 SERVICE GATE

To separate the service personal from residence gates for better privacy

Secondary LS. spines

Main valley

Central LS. spine

valley

AUC Avenue

Main gate

Street to Kattameyya Dunes

Service gate

Street widths mostly are 13 meters except for the two main boulevard streets (20, 17.5, 15.5)



MASTER PLAN

LAND DIMENSIONS

Passage between units and fence

1.5

meter.

Land plot dimensions.

240 * 347

Square meter.

Main valley.

11 – 31

Meter wide

Valley

10 – 29

Meters wide

Valleys

225 – 260

Length

Roads

13 – 20

Meters wide

Surrounding Roads.

22 – 46

Meters wide

East and South

West

stated dimensions varies according to unit location.

Typologies



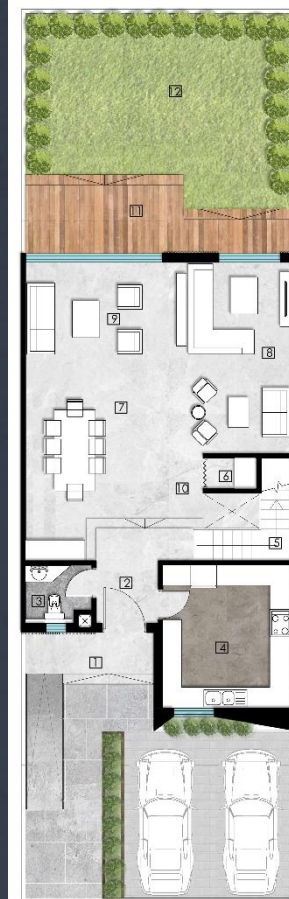


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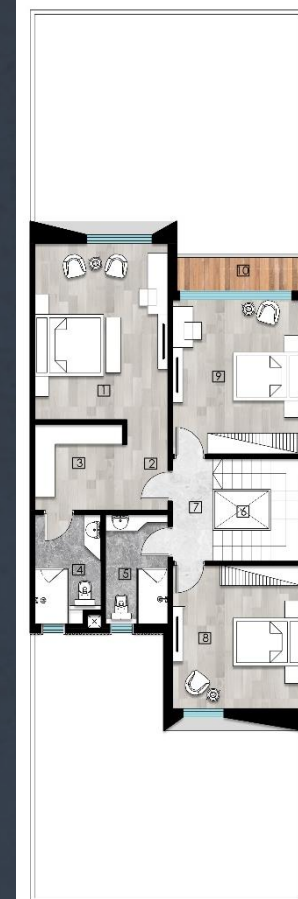
TOWN HOUSE 285 sqm

NO. OF STACK (14)
NO OF UNITS (63)

Configuration: 4 Bedrooms + Maid's Room



Ground Floor



First Floor



Roof Floor

- Clear height of floor is 2.9 m
- No front yard fences allowed, only open hinges



TOWN HOUSE 285 sqm

NO. OF STACK (14)
NO OF UNITS (63)

Configuration: 4 Bedrooms + Maid's Room

Type A - 285 m²

Ground Floor	105 m ²
Ground Terrace	15 m ²
Back Garden	42 m ²

Space	Dimensions	
1.Front Porch	3.75	1.20
2.Entrance	1.95	1.90
	3.15	1.30
3.Guest Toilet	2.15	1.90
4.Kitchen	3.95	4.35
5.Staircase	7.5 m ²	
6.Laundry	1.65	1.05
	4.15	4.45
7.Main Dining	1.90	1.30
	3.90	5.80
9.Salon	4.15	3.20
10.Lobby	2.3 m ²	
11.Ground Terrace	8.00	1.90
12. Back Garden	8.00	5.25

First Floor 108 m²

Space	Dimensions	
1.Master Bedroom	4.10	5.35
2. Master Lobby	1.20	2.65
3.Dressing	2.75	2.65
4.Master Bathroom	3.40	2.15
5.Bathroom 01	1.95	3.40
6.Staircase	8.45 m ²	
7.Lobby	1.25	3.15
8.Bedroom 01	3.95	4.35
9.Bedroom 02	3.95	4.70
10.Terrace	4.5 m ²	

Roof 57 m²

Space	Dimensions	
1.Bedroom 03	4.10	3.85
2.Living room & kitchenette	3.95	2.90
3.Bathroom 02	1.90	2.20
4.Lobby	1.95	1.30
	1.20	3.20
5.Staircase	8.45 m ²	
6.Maid's room	2.15	2.15
7.Maid's Bathroom	2.15	1.35
8.Roof Terrace 01	17.6 m ²	
9.Roof Terrace 02	23.6 m ²	

- Clear height of floor is 2.9 m
- No front yard fences allowed, only open hinges





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OWNHOUSE 285 SQM

Front Elevation

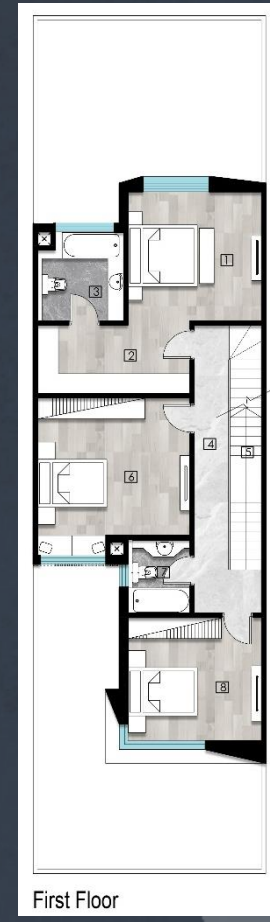
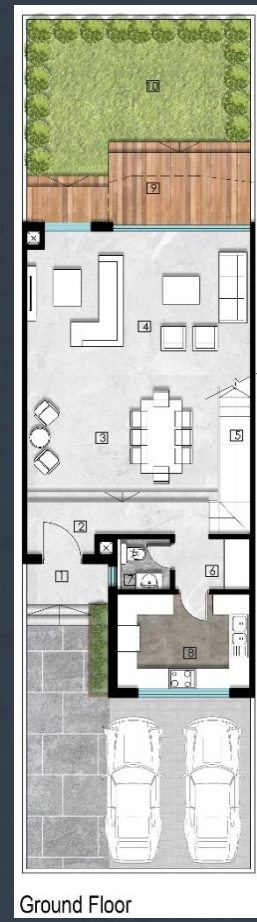


TOWNHOUSE 285 SQM
Back Elevation

TOWN HOUSE 261 sqm

Configuration: 3 Bedrooms + Maid's Room

NO. STACK (24)
NO OF UNITS (136)



- Clear height of floor is 2.9 m
- No front yard fences allowed, only open hinges



TOWN HOUSE 261 sqm

Configuration: 3 Bedrooms + Maid's Room

NO. STACK (24)
NO OF UNITS (136)

Type B - 261 m²

Ground Floor	89 m ²
Ground Terrace	13 m ²
Back Garden	27 m ²

Space	Dimensions	
1. Front Porch	2.50	1.20
2. Entrance	2.20	1.70
	3.25	1.05
3. Main Dining	5.70	3.90
4. Reception	6.75	4.15
5. Staircase	5 m ²	
6. Laundry	2.40	1.65
7. Guest Toilet	1.75	1.65
8. Kitchen	4.15	2.95
9. Ground Terrace	6.75	1.90
10. Back Garden	6.75	4.00

First Floor	101 m ²
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Space	Dimensions	
1. Master Bedroom	4.10	3.95
2. Dressing room	4.65	2.15
3. Master Bathroom	2.70	2.80
4. Lobby	1.10	7.20
	2.15	1.35
5. Staircase	7.75 m ²	
6. Bedroom 01	4.65	4.15
	2.20	0.70
7. Bathroom	2.00	2.30
8. Bedroom 02	4.15	3.80

Roof	58 m ²
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Space	Dimensions	
1. Reading Corner	3.05	3.35
2. Living Room & Kitchenette	3.75	2.65
	4.30	1.15
3. Lobby 01	1.40	5.55
4. Lobby 02	2.15	1.30
5. Staircase	5.85 m ²	
6. Bathroom 02	2.15	2.25
7. Maid's Room	2.20	2.15
8. Maid's Bathroom	2.20	1.50
9. Roof Terrace 01	23 m ²	
10. Roof Terrace 02	15.85 m ²	

- Clear height of floor is 2.9 m
- No front yard fences allowed, only open hinges





TOWNHOUSE 261 SQM
Front Elevation



TOWNHOUSE 261 SQM

Back Elevation



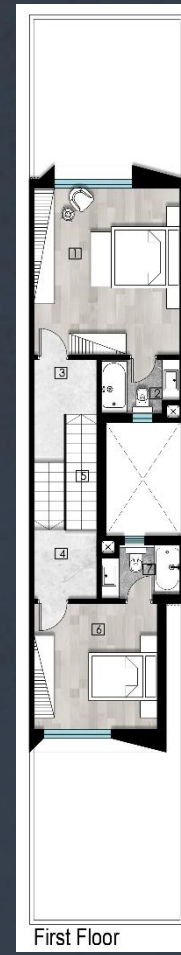
TOWN HOUSE 166 m²

NO. STACK (2)
NO OF UNITS (10)

Configuration: 3 Bedrooms (All Master)



Ground Floor



First Floor



Roof Floor

- Clear height of floor is 2.9 m
- No front yard fences allowed, only open hinges



Ground Floor ----- 56m²
 Ground Terrace ----- 7m²
 Back Garden ----- 20m²

First Floor ----- 68m²

Roof ----- 35m²

- Clear height of floor is 2.9 m
- No front yard fences allowed, only open hinges



Space	Dimensions	
1.Front Porch	1.35	1.20
2.Entrance	11.35	
3.Reception & Dining	4.50	5.70
4.Guest Toilet	1.10	2.10
5.Staircase	4.3 m ²	
6.Lobby 01	2.10	1.15
7.Kitchen	3.05	3.80
8.Front Ground Terrace	1.45	1.15
9.Back Ground Terrace	4.50	1.55
10.Back Garden	4.50	4.45



Space	Dimensions	
1.Master Bedroom	4.50	5.10
2.Master Bathroom	2.50	1.80
3.Lobby 01	4.8 m ²	
4.Lobby 02	2.05	2.10
5. Staircase	5.4 m ²	
6.Bedroom 01	3.85	3.90
7.Bathroom 01	2.50	1.80



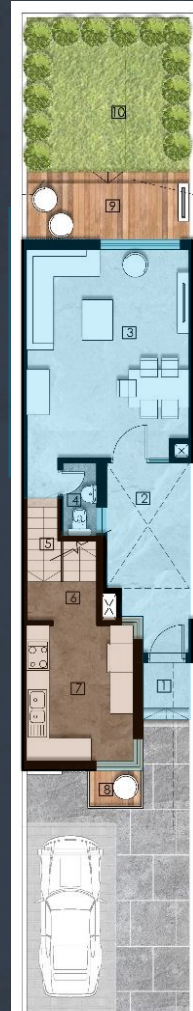
Space	Dimensions	
1.Bedroom 02	4.05	3.80
2.Bathroom 02	2.50	1.80
3.Lobby 03	2.05	1.70
4.Lobby 04	1.05	1.20
5.Staircase	5 m ²	
6.Roof Terrace	25.55 m ²	
7.Terrace	5.75 m ²	

TOWN HOUSE TYPE 166

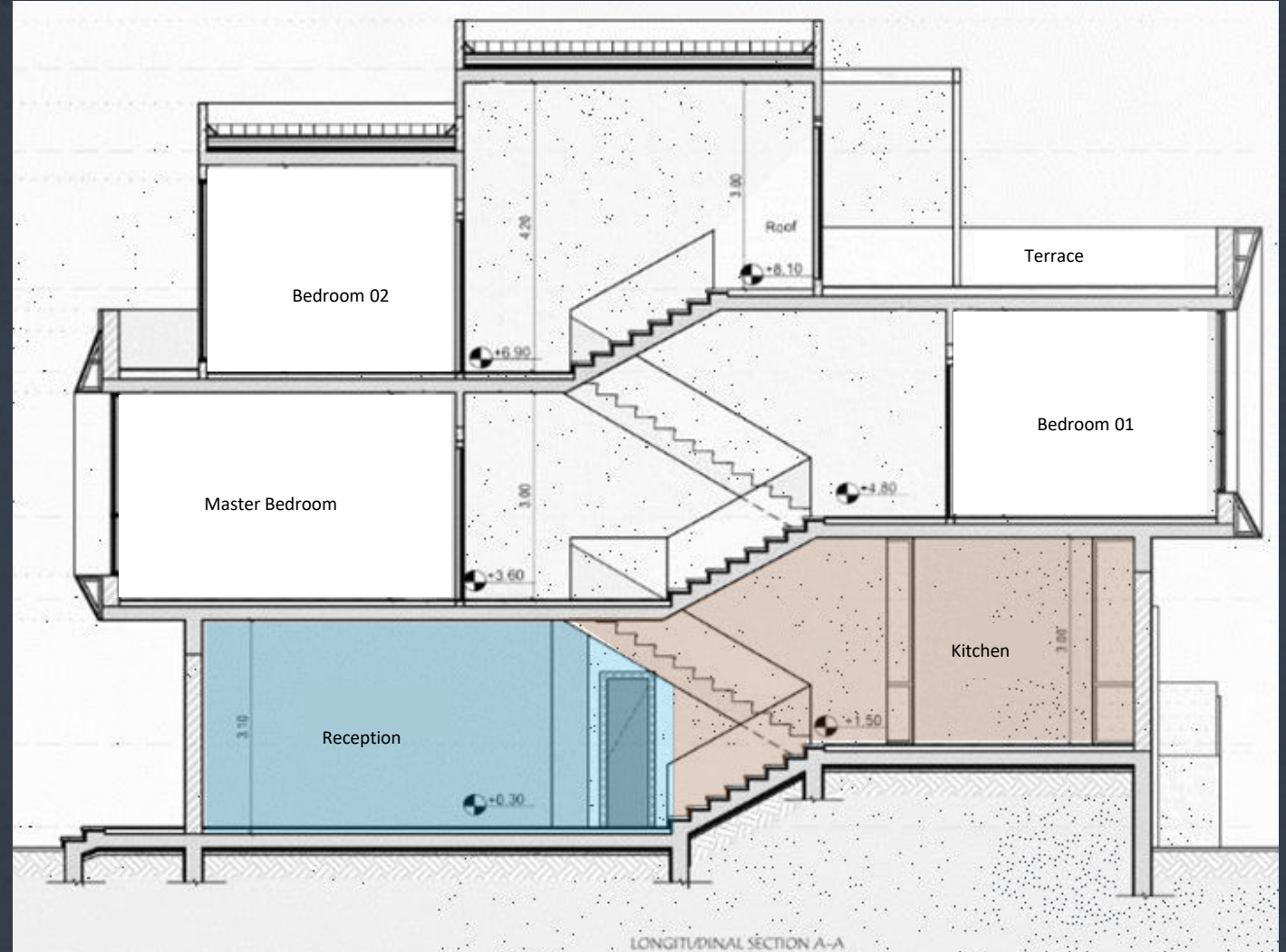
GROUND FLOOR

This floor is divided into two level spaces, lower level for Reception and Kitchen level higher by 1.20 m.

This section is only for explanation the plan of this type



Ground Floor



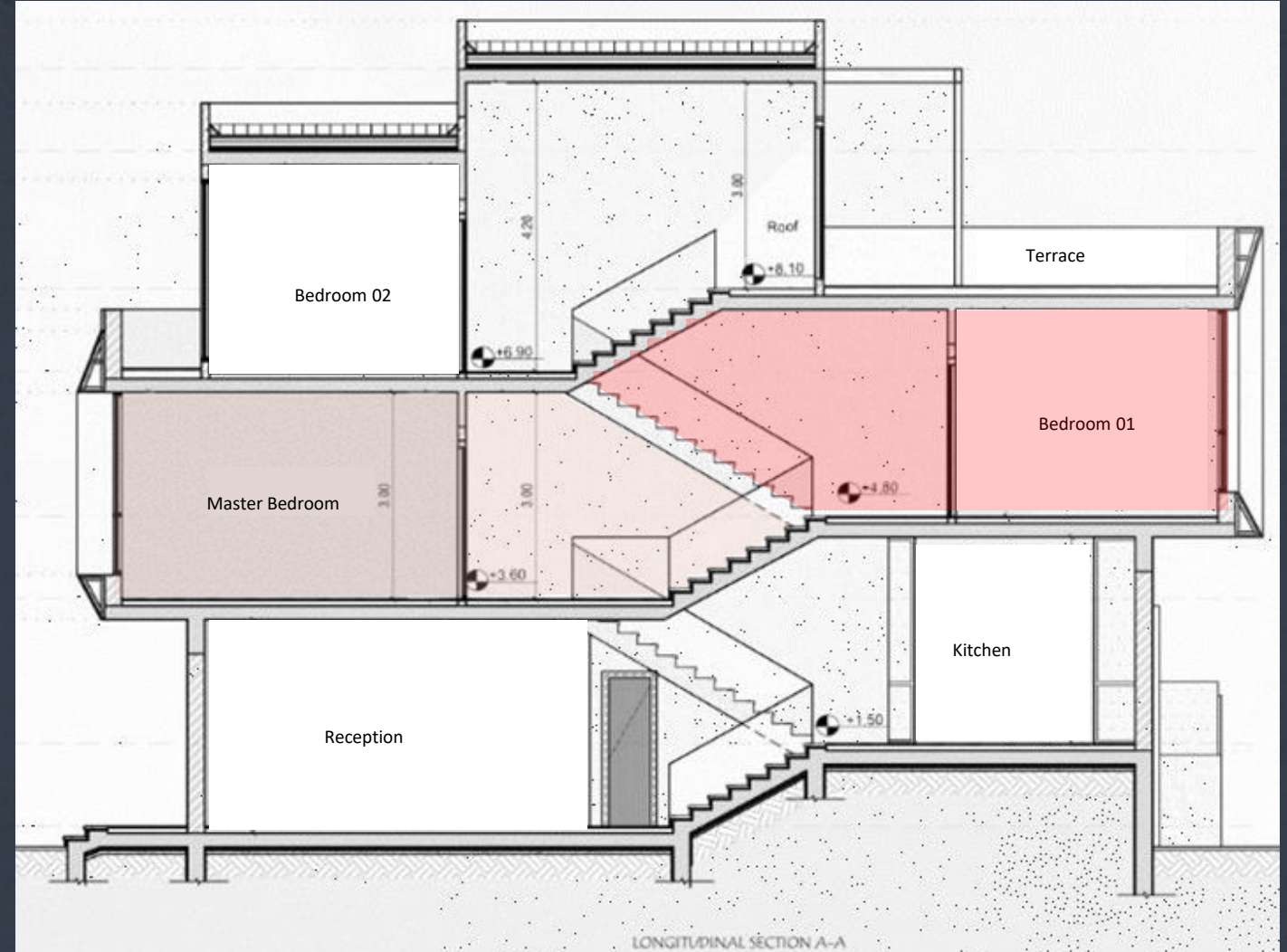
LONGITUDINAL SECTION A-A

TOWN HOUSE TYPE 166

FIRST FLOOR

This floor is divided into two level spaces, lower level for Master Bedroom and Bedroom 1 level higher by 1.20 m.

This section is only for explanation the plan of this type



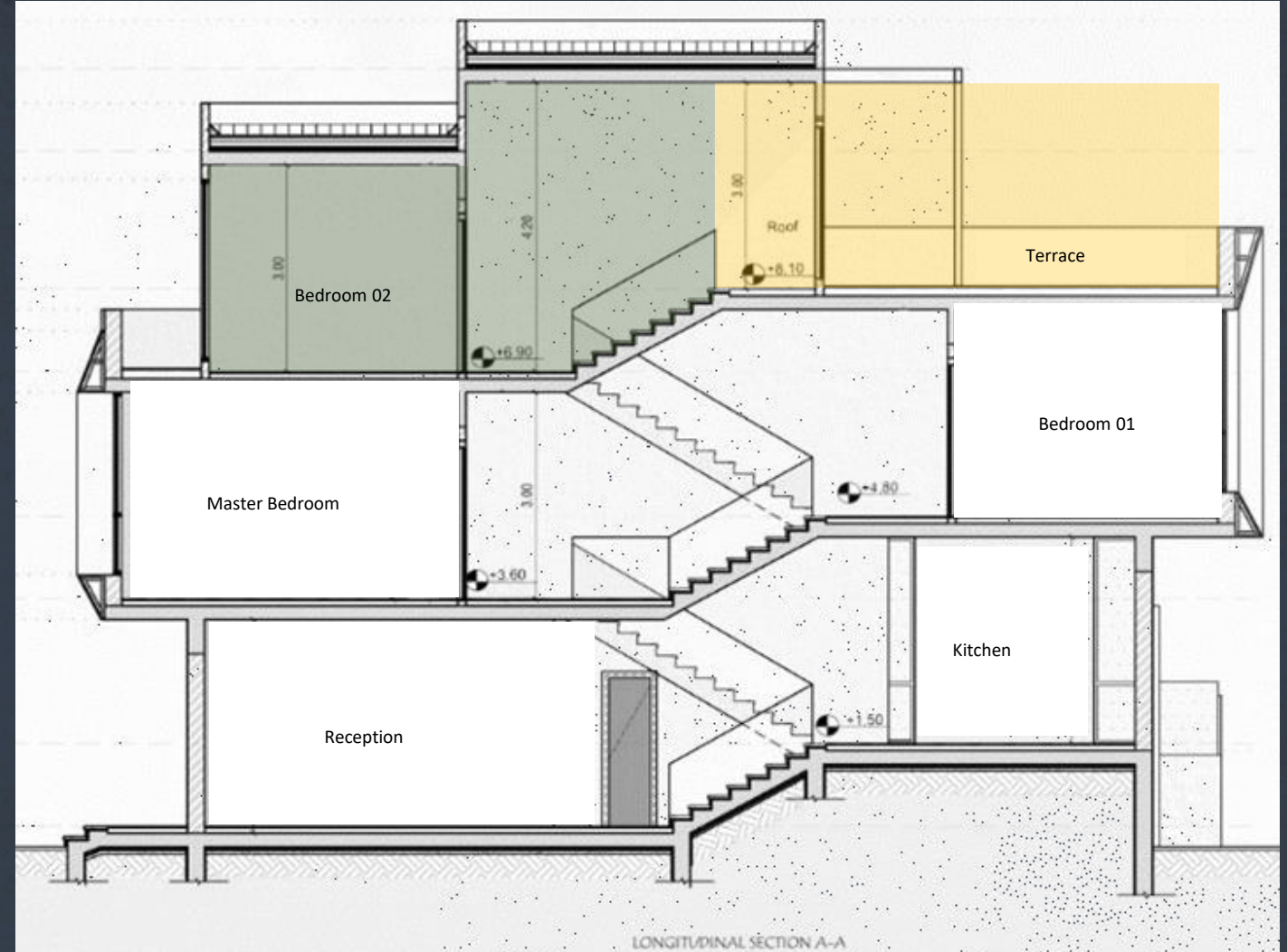
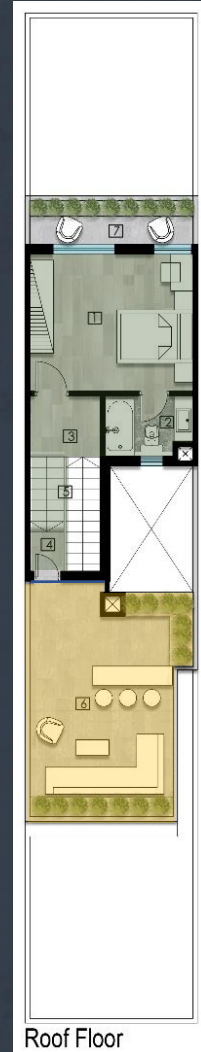
TOWN HOUSE TYPE 166

SECOND FLOOR

This floor is divided into two level spaces, lower level for Bedroom 03 and Terrace level higher by 1.20 m.

This section is only for explanation the plan of this type

- Each floor level is divided into 2 levels with difference 1.20 m height.



INVERSION

TOWNHOUSE 166 SQM
Front Elevation



INVERSION



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OWNHOUSE 166 SQM

Back Elevation

UNIQUE

SELLING

POINTS



Livable Place



Landscape Features



Site Grading



Spanish Steps



Main Valley & Valley



Water Features & Pool



Four Gates



Roof BUA is more than 50% for townhouses (Legal)

FACILITIES AND AMENITIES

Facilities & Amenities:



Club house



Gym



Pool



Lounge , Restaurant & co-working space



Commercial strip

Commercial Strip

Aside from this, a commercial strip on one of the compounds' boundaries, directly on AUC Avenue Will be accessed from outer road.

Club house

Not only offering residential units, but also internal amenities that further guarantee a full and healthy user experience.

CLUB HOUSE

As your days become better with your beloved, our Clubhouse is distinguished with amenities such as a spa, a lounge, and a room for social activities.



Club House

Club house total built area is 300 sqm



The Caves Fine Dining

P
ool



S panish steps



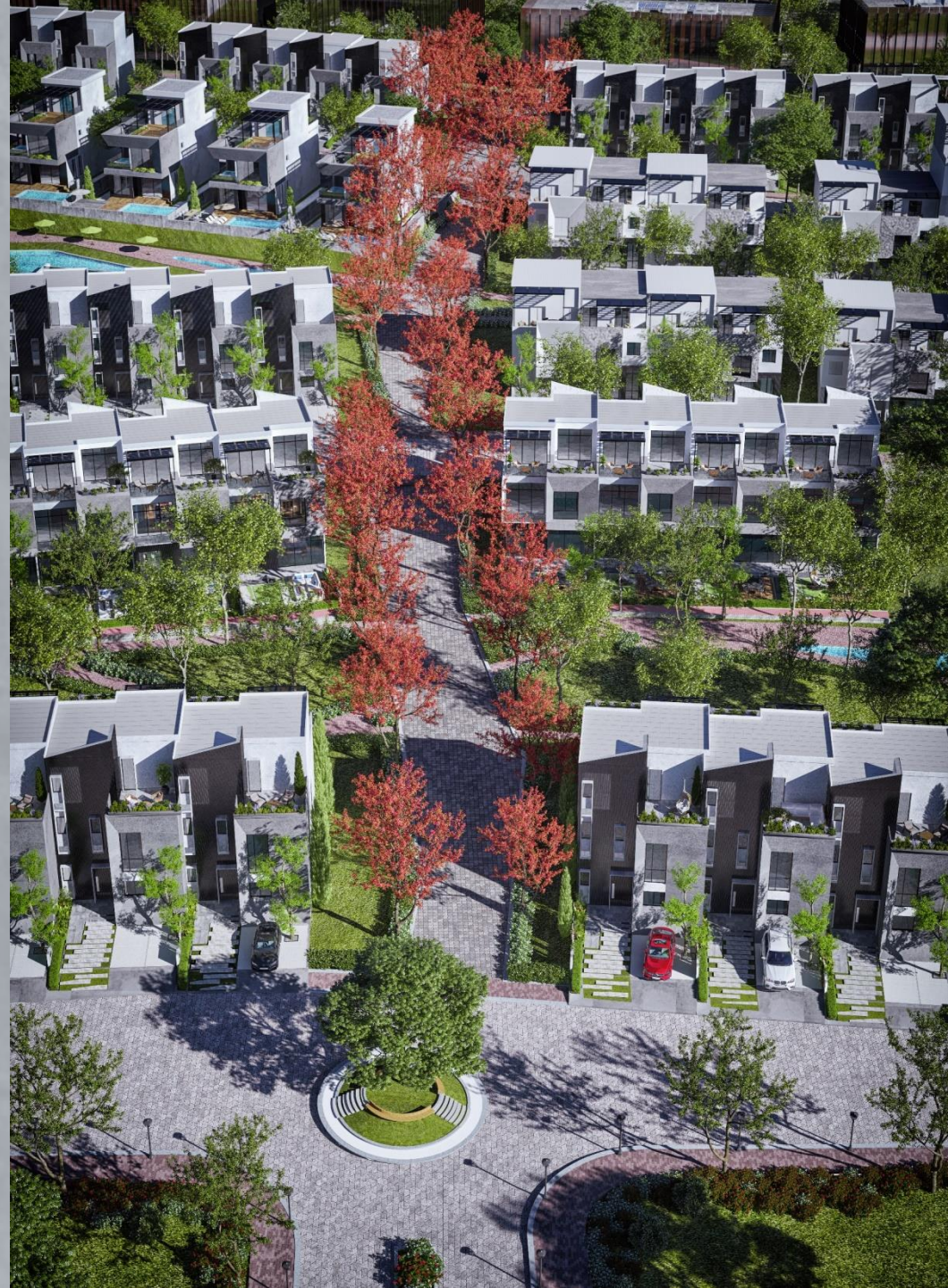
V alley



Main valley



entral Landscape Spine



INVERSION



Town houses



GATE 01

GATE 01

Eastshire
SIGNATURE VILLAS

Eastshire

G

ate

Types finishing materials

- GRC panels with white colour
- GRC panels with Marmorino concrete effect Jotun 0520
- Aluminium louvers 5cm x 2cm colour AkzoNobel Dark bronze PRECIS Y2M01 | Interpon D2015
- Aluminium windows colour AkzoNobel Dark bronze PRECIS Y2M01 | Interpon D2015

