

SA'ADA

NEW CAIRO



Masters of Excellence & Grandeur

Straight from the United Arab Emirates, visionary leaders Sheikh Majid Bin Saeed Al-Nuaimi and renowned partners Abdullah and Adnan Saffarini unite, embodying unrivaled competence and prestige. With a wealth of experience and a commitment to opulence, they unveil Horizon Egypt – a pinnacle of excellence, redefining urban living. Prepare for a world of unparalleled splendor and distinction, where dreams are realized, and grandeur reigns supreme. Elevate your lifestyle to extraordinary heights with Horizon Egypt.



Welcome to Saada, where your pursuit *of* *happiness begins.*

Introducing SAADA - a place where happiness finds its home. Situated in a superior location and spanning across a breathtaking 370 acres of land, SAADA offers a distinctive residential experience that transcends the ordinary. Redefining the very essence of happiness, SAADA effortlessly combines exceptional design, utmost comfort, and a strong sense of community. As soon as you step into SAADA, you'll be enchanted by the captivating ambience of serenity and well-being that permeates every corner. Each residential unit is meticulously crafted to embody modern elegance while providing thoughtful functionality, offering a personal sanctuary for relaxation and fostering personal growth.

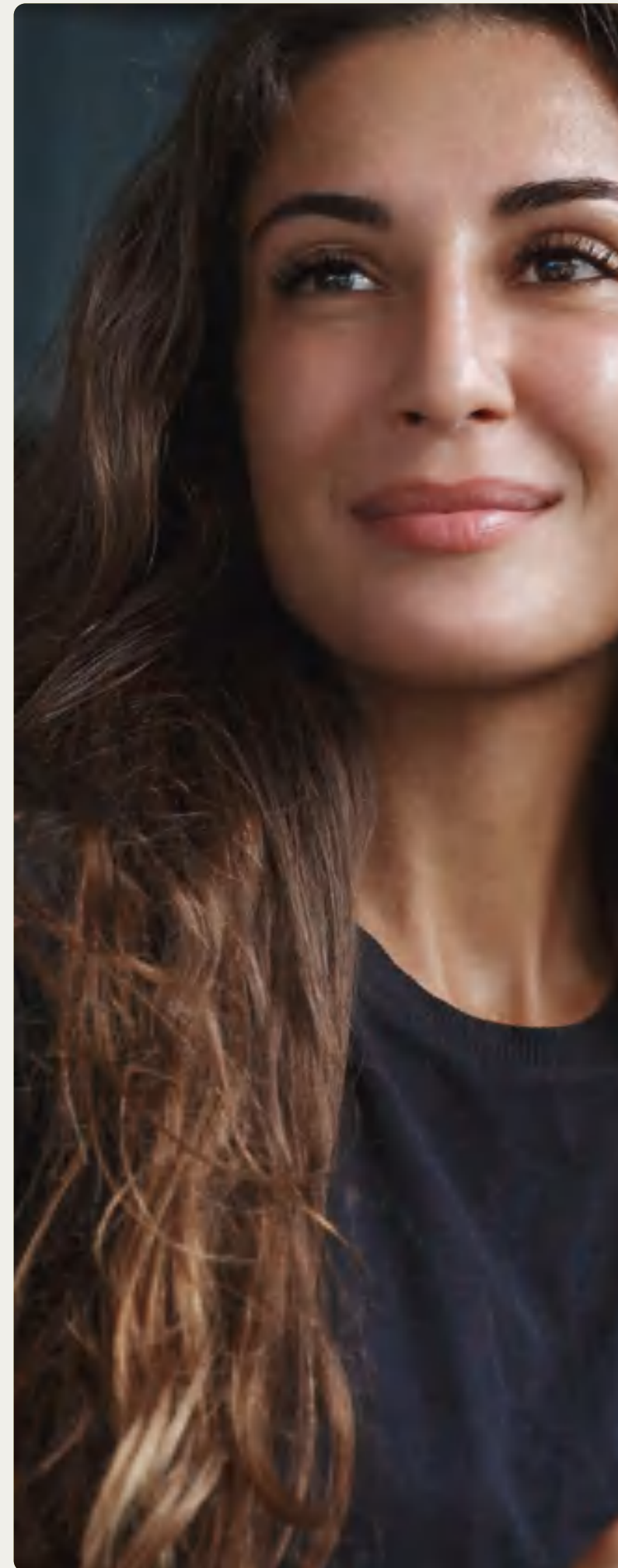
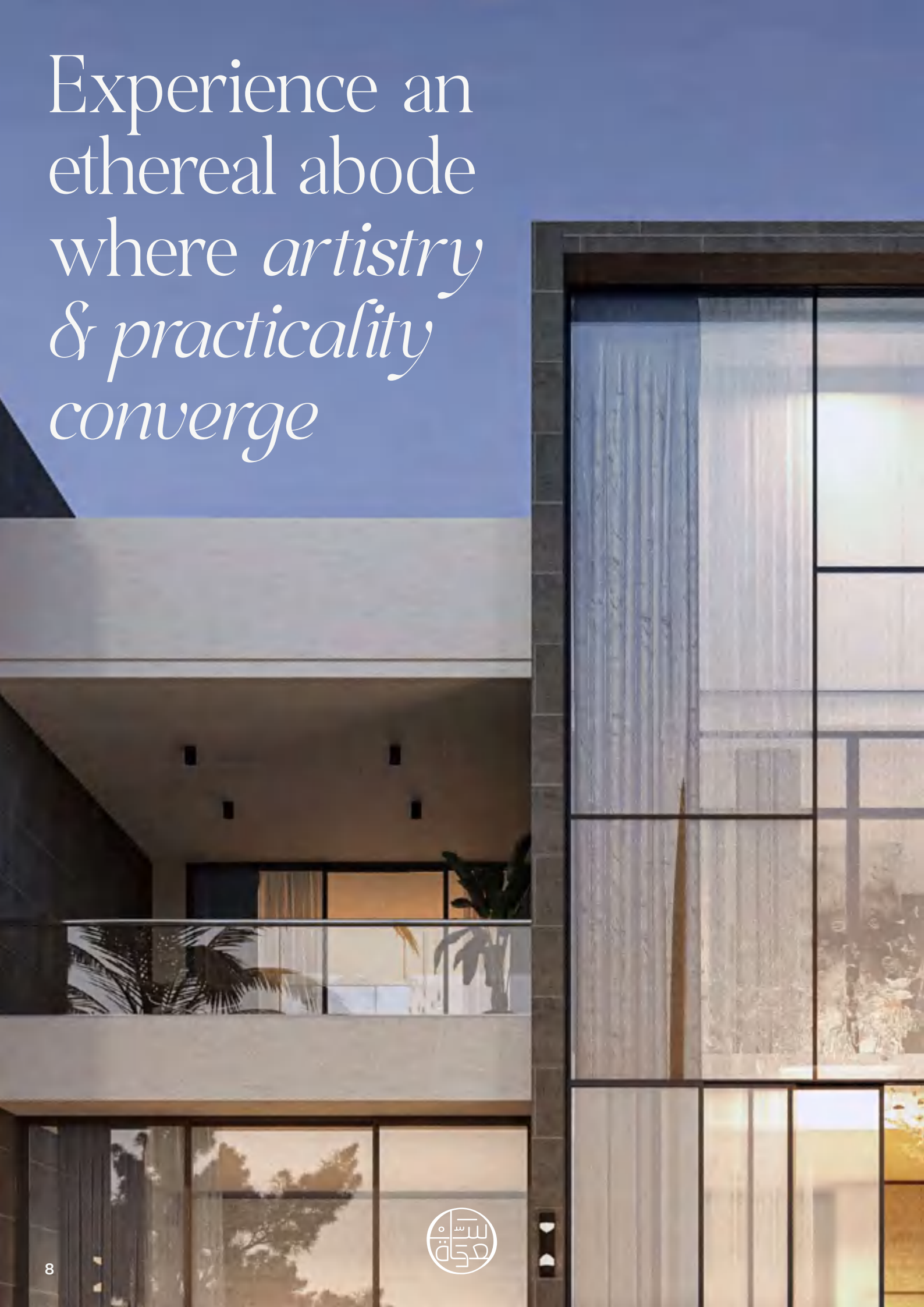


Prime Proximity

SAADA presents a unique and highly advantageous location that makes it an even more desirable residential retreat. Strategically positioned directly on the main Suez Road, with a remarkable 2-kilometer extension, SAADA offers unparalleled accessibility and convenience. This prime location ensures residents enjoy effortless connectivity to major destinations. SAADA is conveniently located just 15 minutes away from Cairo International Airport, providing quick and easy access for frequent travelers. Additionally, it's only 20 minutes away from the New Capital, offering proximity to the heart of economic and administrative activities. It is also a mere 15 minutes away from Mostakbal City. With its strategic placement along the main road and close proximity to key areas, SAADA provides residents with convenient commutes, seamless access to amenities, and a range of exciting opportunities.



Experience an
ethereal abode
where *artistry*
& *practicality*
converge



Step into a world of contemporary sophistication as you enter SAADA. The architecture seamlessly blends style with functionality, creating living spaces that are both visually stunning and highly practical. The villas at SAADA are meticulously designed with large windows that allow abundant natural lighting to flood the interiors. These windows not only fill the spaces with natural light but also provide inhabitants with a seamless connection to the surrounding natural beauty, creating a harmonious living environment.

Nestled within a landscape of boundless beauty and tranquility, SAADA unveils its enchanting realm, spanning across a vast land area of 370 acres. Here, amidst this sprawling haven, a tapestry of 1400 exquisite residential units awaits, imbued with a symphony of elegance and sophistication. The ethos of SAADA manifests through its harmonious blend of sustainable vision and refined living, showcased by its remarkable 11% footprint.

This deliberate design philosophy embraces the preservation of vast open spaces, creating an atmosphere of spaciousness that not only nourishes the soul but also allows us to conscientiously reduce our carbon footprint.



*“Immerse yourself in
a world of opulence
& refinement”*

A Serene Sanctuary Where Nature's Beauty *unfolds*



A SYMPHONY OF SERENITY AND ELEGANCE

Step into the enchanting world of SAADA, a sanctuary where the allure of nature embraces you at every turn. Immerse yourself in a meticulously curated tapestry of landscapes that evoke a sense of wonder and tranquility. Amidst the verdant expanse of lush gardens and whispering trees, serenely meandering walking trails invite you to embark on a journey of introspection and self-discovery. Inhale the crisp, invigorating air that dances upon your skin, and let the immersive tranquility of the surroundings cocoon you in a symphony of peace and harmony.

The verdant heart of SAADA beckons with its expansive green and park areas, encompassing a sprawling 305,000 square meters of lush landscape. As gentle breezes rustle through the foliage, a sense of serenity washes over, inviting residents to embrace the sanctity and tranquility of nature. Embarking on a journey of contemplation or simply reveling in the serene ambiance, these green spaces become a soothing balm for the spirit, fostering a profound connection with the environment.

Indulge in a lifestyle that celebrates the simple pleasures, where happiness is the guiding principle.



AZURE LAGOONS

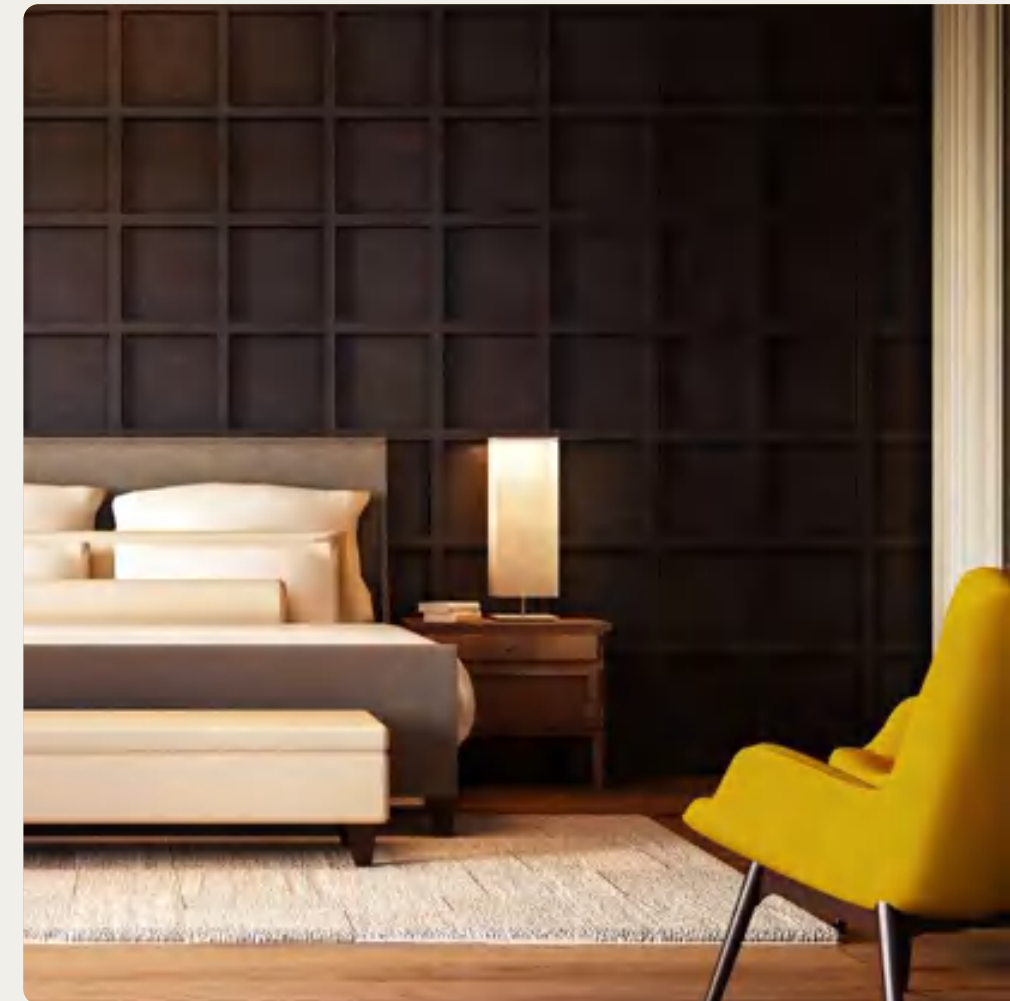
As the golden sun rises over the horizon, SAADA reveals a shimmering oasis where indulgent pleasures await. Spread throughout the project, numerous tranquil artificial lagoons meander through the landscape, their serene presence reminiscent of a watercolor painting come to life. The interplay of light and shade dances across their surfaces, creating a mesmerizing visual symphony that captivates all who behold it. And at the heart of this idyllic paradise lies a swimmable crystal lagoon that spans an impressive 15,000 square meters, extending an irresistible invitation to dive into its azure depths. The sandy beach edge of the larger lagoon, reminiscent of a secret paradise, entices residents to indulge in idyllic moments of blissful relaxation by the water's edge. Whether immersed in the cool waters of the larger lagoon or basking in the tranquil beauty of the smaller ones, SAADA offers a serene escape where every moment feels like a blissful eternity.

In this sanctuary of serenity, residents are invited to luxuriate in the captivating ambiance, basking in the harmonious interplay between nature's bountiful canvas and the architectural tapestry of SAADA. Whether it be the captivating vistas that greet the eye or the tranquil lagoons that beckon you to unwind, SAADA's allure lies in its dedication to creating an environment that epitomizes the profound connection between elegance, tranquility, and the natural world.

An Exclusive Paradise of Uncompromising Luxury and Convenience

5 STAR HOTELS

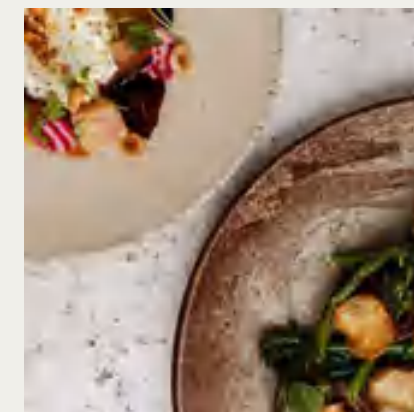
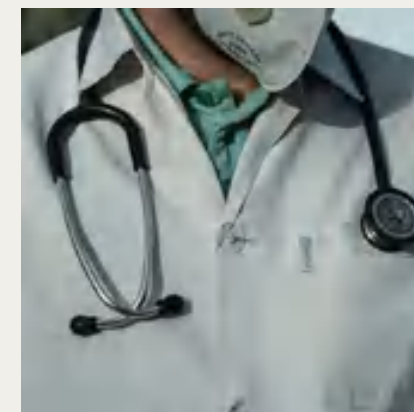
As a testament to our commitment to unparalleled luxury, two exquisite 5-star hotels grace this remarkable stretch, each boasting an average of 200 magnificent rooms that blend opulence with comfort, creating an unforgettable stay for guests. Additionally, to accommodate those seeking even more space and convenience, SAADA will feature an additional 250 serviced apartment units. These lavishly appointed apartments offer a blend of residential living and hotel-like services, providing a flexible and luxurious option for both short and long-term stays.



COMMERCIAL STRIP

SAADA presents a vibrant commercial strip that stretches over 2 kilometers, inviting you to indulge in a world of convenience and discovery. This bustling thoroughfare is meticulously designed to cater to your every need, offering an array of shops, restaurants, and services that cater to your discerning tastes. Whether it's strolling through designer boutiques, savoring culinary delights at renowned eateries, or immersing yourself in the cozy ambiance of charming cafes, SAADA's commercial strip promises an enchanting journey of exploration and delight.

The commercial strip also features a fully functional medical center, providing comprehensive healthcare services tailored to ensure the well-being of the community. Equipped with state-of-the-art facilities and staffed by expert medical professionals, this center is committed to delivering exceptional care, promoting both physical and mental well-being.



VENTURE INTO NEW POSSIBILITIES

THE GRAND MOSQUE;
A SOPHISTICATED
LANDMARK

At the heart of SAADA lies a majestic sanctuary, the Grand Mosque. Standing as a testament to architectural brilliance and spiritual tranquility, this grand mosque exudes an aura of grace and reverence. Its magnificent structure harmoniously blends traditional and contemporary elements, creating a captivating landmark that embodies sophistication and cultural heritage. As a place of solace and contemplation, the Grand Mosque preserves the essence of the community, embracing residents and visitors in an atmosphere of serenity and reverence.



INTERNATIONAL SCHOOL: NURTURING YOUNG MINDS

Education finds its rightful place within the realm of SAADA, as an international school takes pride of position within the compound. Renowned for its commitment to academic excellence and holistic development, this esteemed institution offers a world-class education that fosters creativity, critical thinking, and global citizenship. With a comprehensive curriculum and dedicated educators, the international school at SAADA ensures that young minds are nurtured, preparing them to embrace a future filled with endless possibilities.

CLUBHOUSE

Indulge in refined relaxation and embrace a vibrant social scene at SAADA’s prestigious clubhouse. Crafted and operated by a distinguished international brand, this exclusive retreat offers cutting-edge facilities – from modern spa to refreshing swimming pools and kids playing area an expanse of 2000 square meters. Unwind, rejuvenate, and connect with like-minded individuals in this haven of well-being and community, where every moment resonates with grandeur.



RETREAT. RECONNECT.
REJUVENATE .



**SPORTS CLUB: IGNITE YOUR
PASSION FOR SPORT**

Get ready to elevate your athletic prowess and embrace the spirit of sportsmanship at SAADA’s prestigious sporting club, operated by a renowned international brand. Here, a medley of top-notch sports facilities awaits, igniting your competitive spirit and unleashing your athletic potential. Feel the adrenaline surge as you race across velvety tracks, leaving your competitors in awe with your lightning speed. Dive into crystal-clear pools that beckon you to test your limits and glide through the water like a graceful aquatic creature. Unleash your power on the courts, serving and volleying with precision and finesse, leaving your opponents breathless. With archery, golf, and a myriad of other disciplines to explore, this sporting club is a haven for dedicated athletes driven by the pursuit of excellence. Let the expertise of the international brand fuel your journey to greatness as you immerse yourself in this dynamic and energetic sporting sanctuary.

“designed to inspire”

Embrace the Serenity of Your Own Paradise

EXQUISITE SANCTUARY OF COMPLETE SECLUSION

SAADA offers its residents villas that boast of an exceptional emphasis on privacy and ample space. Each villa has been meticulously designed to ensure the perfect blend of these essential components. The project exclusively showcases villas in a range of configurations, including single villas, twin villas, and town villas. With a remarkable collection of 1400 units, SAADA provides each resident with the option to choose the villa that would suit their individual needs best. From single villas, twin villas, to town villas, the SAADA offers a diverse mix of options. Additionally, SAADA also ensures that there is a villa size that caters to the needs of every resident. The units in the project range from 185 SQM to 717 SQM with plots that go up to 1200 SQM, providing ample space for residents to enjoy.



SAADA takes the safety and security of its residents seriously. The compound is ingeniously divided into 10 gated districts, ensuring a safe and secure environment for families to thrive. These gated districts have been designed with the intention of fostering an environment that allows for the growth of family bonds. The safety and security measures implemented in the project provide peace of mind to its residents.

The SAADA project goes beyond providing safety and security to residents, offering a sophisticated and serene living experience. The compound showcases well-designed and spacious roads and streets that ensure seamless and effortless mobility throughout the premises. These generously proportioned pathways not only facilitate easy movement but also elevate the overall quality of life for residents, providing them with an exquisite vantage point to appreciate the scenic beauty of the surrounding landscapes.



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STAND ALONE VILLA
717 SQM



717 SQM

INDOOR AREA 575 SQM
ROOF OUTDOOR AREA 142 SQM

GROUND FLOOR

ENTRANCE	5.75 X 2.50
RECEPTION	8.90 X 5.30
DINING	6.30 X 4.40
KITCHEN	4.80 X 3.50
GUEST BEDROOM	4.80 X 4.40
GUEST BATHROOM	2.90 X 2.00
GUEST TOILET	2.20 X 1.80
DRIVERS ROOM	2.40 X 2.15
DRIVERS BATHROOM	2.40 X 1.20
MAIDS ROOM	2.40 X 1.90
MAIDS BATHROOM	2.40 X 1.20
STORAGE ONE	3.00 X 1.20

FIRST FLOOR

MASTER BEDROOM 3	5.15 X 4.40
M.B BATHROOM 3	2.85 X 2.80
DRESSING	5.30 X 2.10
BALCONY	4.10 X 1.15
MASTER BEDROOM 1	4.80 X 4.40
DRESSING 1	2.95 X 1.85
M.B BATHROOM 1	2.85 X 2.00
BALCONY 1	3.65 X 1.20
MASTER BEDROOM 2	6.15 X 4.80
M.B BATHROOM 2	2.40 X 2.30
BALCONY 2	3.15 X 1.15
LIVING ROOM	5.80 X 5.30
BALCONY 3	3.85 X 1.25

ROOF

BEDROOM	4.00 X 3.45
BATHROOM	3.10 X 1.75
LIVING	4.85 X 3.25
TOILET	1.80 X 1.45



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717 SQM



717 SQM



717 SQM



TYPE 1



TYPE 2

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717 SQM



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STAND ALONE VILLA
625 SQM



STAND ALONE VILLA

625 SQM

INDOOR AREA 466 SQM
ROOF OUTDOOR AREA 159 SQM

GROUND FLOOR

RECEPTION 1	5.00 X 3.00
DINING	4.40 X 3.70
RECEPTION 2	4.50 X 4.40
RECEPTION 3	3.70 X 3.00
GUEST BEDROOM	4.20 X 4.00
GUEST BATHROOM	2.80 X 1.70
GUEST TOILET	2.90 X 2.30
LAUNDRERY ROOM	2.30 X 1.70
DRIVERS ROOM	2.60 X 2.50
DRIVERS BATHROOM	2.60 X 1.20
MAIDS ROOM	2.60 X 2.50
MAIDS BATHROOM	2.50 X 1.20
KITCHEN	4.30 X 3.80

FIRST FLOOR

MASTER BEDROOM 1	6.00 X 4.80
MASTER BATHROOM 1	3.40 X 1.70
MASTER BEDROOM 2	5.00 X 3.70
MASTER BATHROOM 2	2.70 X 2.00
M.B 2 DRESSING	2.70 X 2.50
MASTER BEDROOM 3	5.00 X 3.80
MASTER BATHROOM 3	2.40 X 1.90
M.B 3 DRESSING	2.40 X 1.90
BEDROOM 1	5.20 X 4.50
BATHROOM 1	3.20 X 1.90

ROOF

MASTER BEDROOM	4.00 X 3.60
TOILET	2.35 X 1.90
DRESSING	2.35 X 1.60
LIVING	7.40 X 3.55



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625 SQM



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625 SQM



STAND ALONE VILLA

625 SQM

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STAND ALONE VILLA
575 SQM



STAND ALONE VILLA

575 SQM

INDOOR AREA 457 SQM
ROOF OUTDOOR AREA 118 SQM

GROUND FLOOR

ENTRANCE	2.00 X 4.80
DINING	4.00 X 4.40
RECEPTION	7.90 X 4.30
GUEST BEDROOM	3.50 X 4.50
GUEST BATHROOM	3.20 X 1.70
GUEST TOILET	2.40 X 1.70
KITCHEN	3.90 X 3.40
DRIVER ROOM	2.00 X 2.00
DRIVER BATHROOM	2.10 X 1.20
MAID ROOM	2.40 X 1.90
MAID BATHROOM	2.10 X 1.20
STORAGE	3.00 X 1.20
STORAGE	3.00 X 1.20

FIRST FLOOR

MASTER BEDROOM	5.80 X 4.90
MASTER BATHROOM	2.50 X 2.40
MASTER DRESSING	2.25 X 2.50
TERRACE	4.15 X 1.85
BEDROOM 1	3.50 X 4.60
BATHROOM 1	1.80 X 2.55
DRESSING	2.70 X 1.85
TERRACE	2.10 X 0.80
BEDROOM 2	5.60 X 3.60
BATHROOM 2	2.55 X 2.00
DRESSING 2	2.55 X 1.15
TERRACE	5.75 X 0.90
LIVING	4.00 X 5.30

ROOF

LIVING	3.50 X 4.50
BATHROOM	2.15 X 1.20



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575 SQM



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575 SQM



STAND ALONE VILLA

575 SQM



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STAND ALONE VILLA
500 SQM



STAND ALONE VILLA

500 SQM

INDOOR AREA 397 SQM
ROOF OUTDOOR AREA 103 SQM

GROUND FLOOR

RECEPTION	7.60 X 5.90
DINING	5.50 X 3.40
KITCHEN	3.90 X 3.40
GUEST TOILET	2.10 X 2.00
MAID ROOM	2.50 X 2.00
MAID TOILET	1.50 X 1.30
DRIVER ROOM	2.00 X 2.00
DRIVER BATHROOM	1.50 X 1.30
GUEST BEDROOM	4.00 X 3.70
G.B TOILET	2.20 X 2.20
CLOSET	2.30 X 1.40

FIRST FLOOR

MASTER BEDROOM	5.00 X 3.70
M.B TOILET	2.20 X 2.20
DRESSING	2.30 X 1.50
LIVING ROOM	5.70 X 4.40
BEDROOM	3.80 X 3.70
TOILET	2.60 X 1.80
DRESSING	2.60 X 1.70
BEDROOM	4.25 X 3.70
TOILET	2.50 X 2.10
BEDROOM	4.50 X 3.90
TOILET	3.80 X 1.70

ROOF

BEDROOM	4.80 X 3.60
LIVING	4.80 X 3.70
TOILET	2.70 X 1.90



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500 SQM

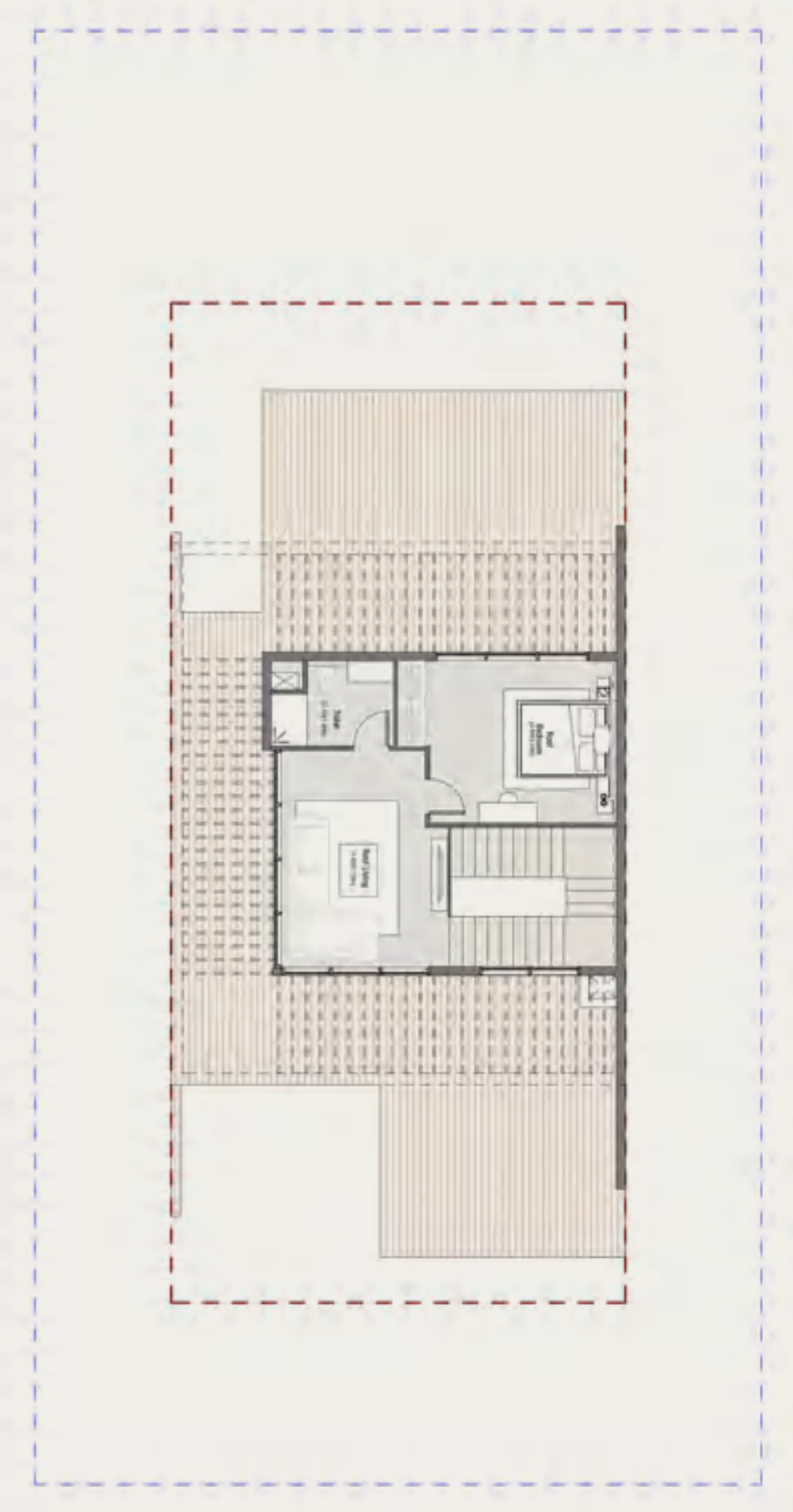


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500 SQM



STAND ALONE VILLA

500 SQM



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STAND ALONE VILLA
425 SQM



STAND ALONE VILLA

425 SQM

INDOOR AREA 340 SQM
ROOF OUTDOOR AREA 85 SQM

GROUND FLOOR

RECEPTION	8.10 X 6.60
DINING	4.00 X 3.10
KITCHEN	3.80 X 3.00
GUEST TOILET	2.10 X 1.70
MAID ROOM	2.40 X 2.00
MAID TOILET	2.40 X 0.90
GUEST BEDROOM	3.65 X 3.65
G.B TOILET	2.30 X 1.95
G.B DRESSING	2.40 X 1.60

FIRST FLOOR

MASTER BEDROOM 1	3.65 X 3.60
M.B TOILET	2.35 X 2.00
MASTER BEDROOM 2	4.85 X 3.80
M.B TOILET	2.95 X 1.80
M.B DRESSING	2.55 X 2.60
BEDROOM 1	4.85 X 3.90
TOILET	3.55 X 1.80
BEDROOM 2	3.80 X 3.65

ROOF

LIVING	3.60 X 3.05
KITCHENETTE	1.60 X 1.55
TOILET	2.00 X 1.60
BEDROOM	4.75 X 3.80



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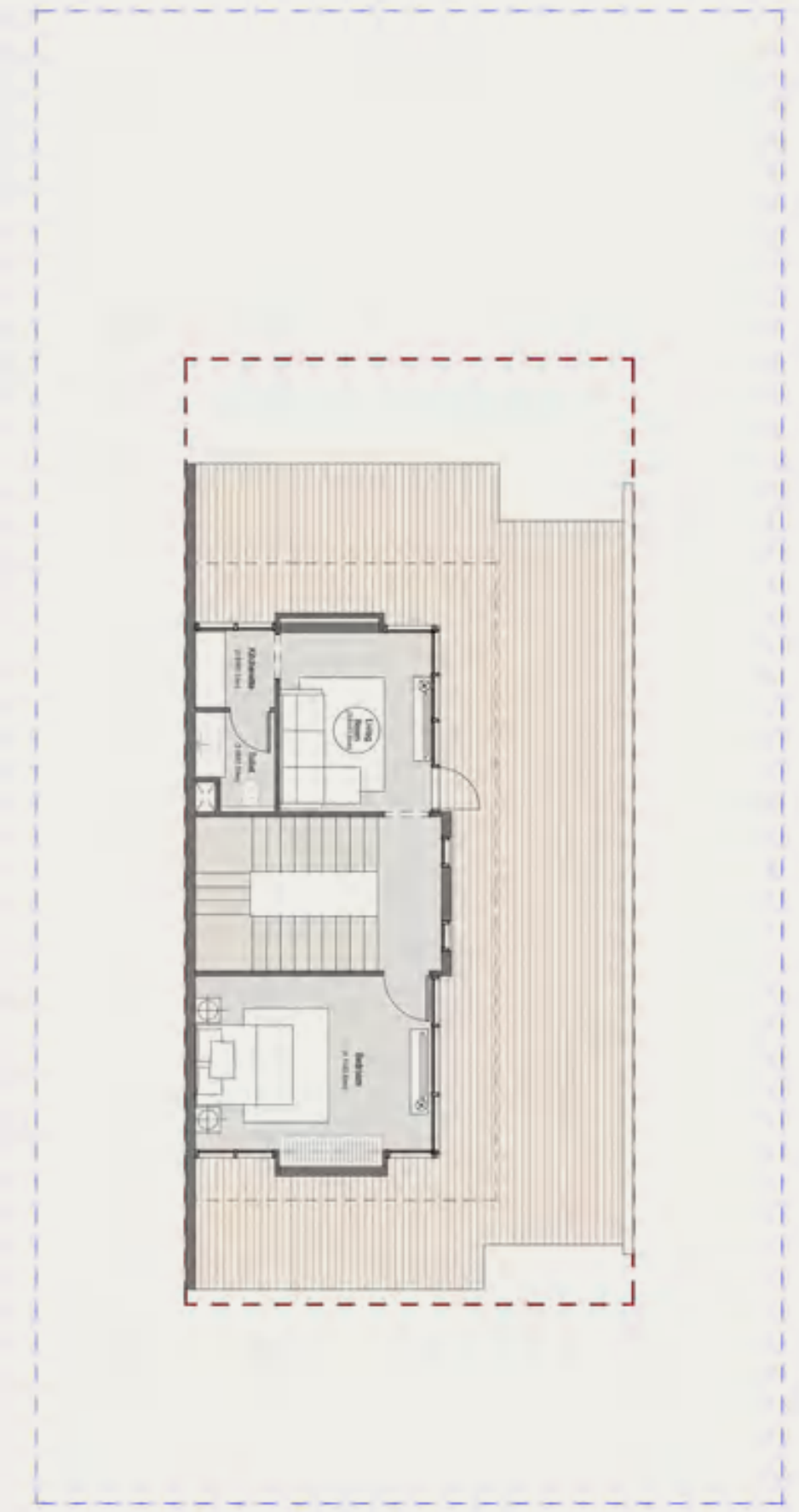
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425 SQM



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425 SQM



STAND ALONE VILLA

425 SQM

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STAND ALONE VILLA
355 SQM



STAND ALONE VILLA

355 SQM

INDOOR AREA 266 SQM
ROOF OUTDOOR AREA 89 SQM

GROUND FLOOR

RECEPTION	3.90 x 3.70
RECEPTION	4.60 X 4.20
DINING	3.90 X 3.10
KITCHEN	3.80 X 3.00
TOILET	2.00 X 1.90
MAID ROOM	2.10 X 2.00
MAID TOILET	2.00 X 1.25

FIRST FLOOR

MASTER BEDROOM 1	4.20 X 3.80
M.B DRESSING	2.90 X 1.80
M.B BATHROOM	3.20 X 1.90
BEDROOM	3.80 X 3.60
DRESSING	2.90 X 2.10
BEDROOM	4.50 X 3.60
BATHROOM	3.35 X 2.00

ROOF

LIVING	4.50 X 4.20
TOILET	2.45 X 1.60
KITCHEN	2.00 X 1.60



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355 SQM



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355 SQM



STAND ALONE VILLA

355 SQM



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TWIN VILLA
315 SQM



315 SQM



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315 SQM

INDOOR AREA 250 SQM
ROOF OUTDOOR AREA 65 SQM

GROUND FLOOR

RECEPTION	4.60 X 3.60
RECEPTION	4.60 X 3.60
DINING	3.90 X 3.10
KITCHEN	3.80 X 3.70
GUEST TOILET	2.60 X 1.80
MAID ROOM	2.60 X 2.50
MAID TOILET	1.30 X 2.60

FIRST FLOOR

MASTER BEDROOM 1	4.00 X 3.50
M.B TOILET 1	2.90 X 2.00
M.B DRESSING 2	2.90 X 2.20
BEDROOM 1	3.60 X 3.50
BEDROOM 2	4.50 X 3.50
TOILET	3.60 X 2.50

ROOF

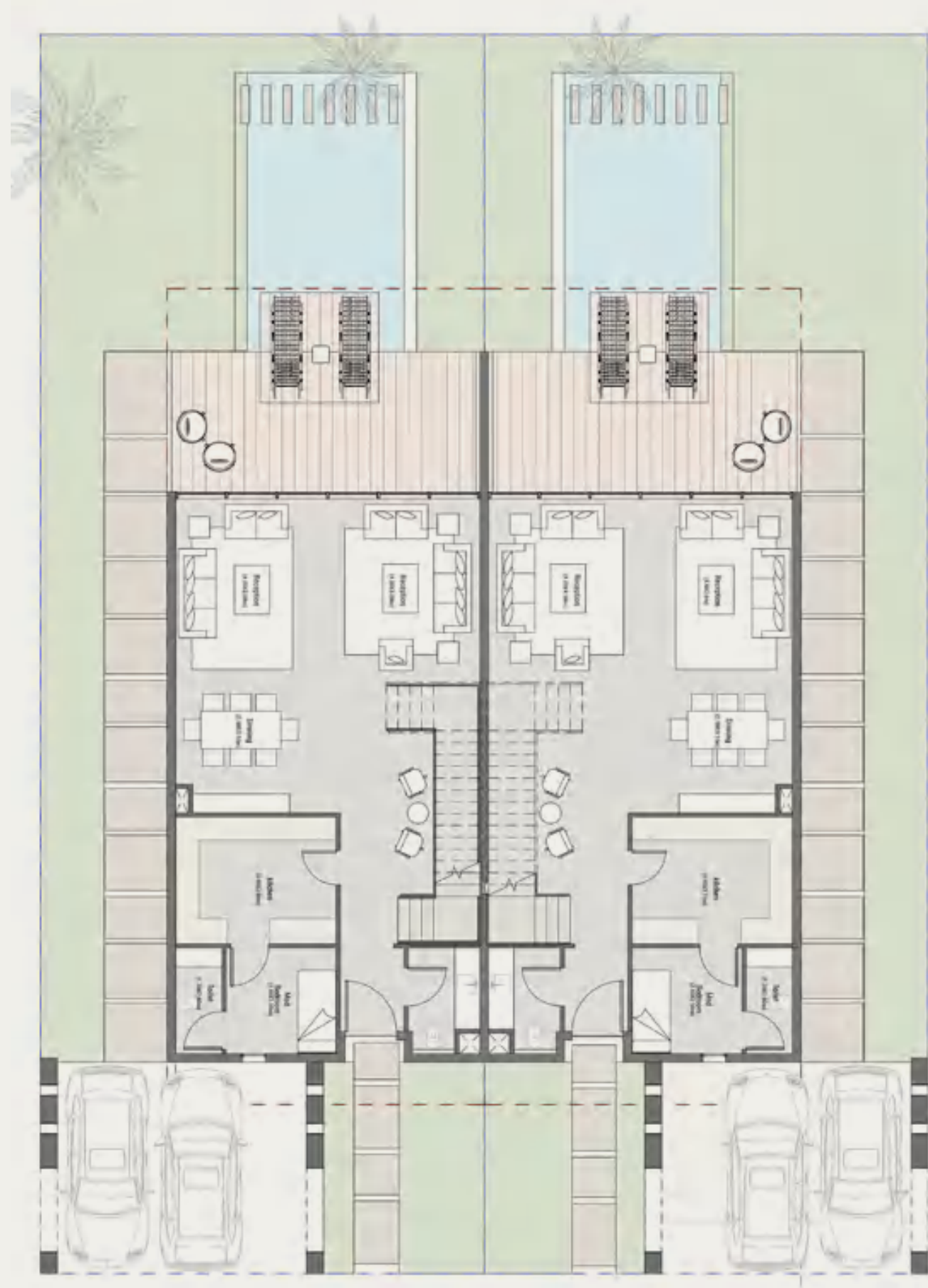
LIVING	5.00 X 4.30
KITCHEN	1.65 X 1.40
TOILET	3.50 X 1.35



DISCLAIMER:

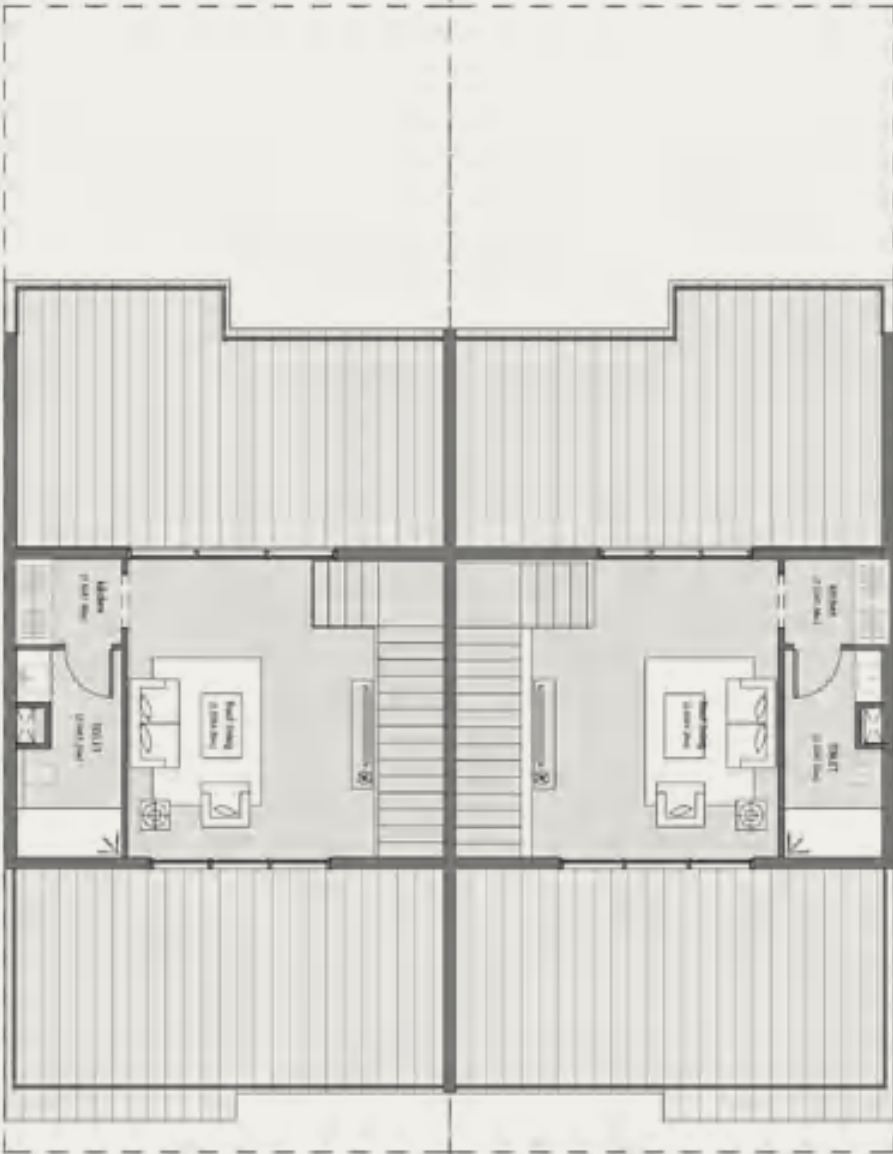
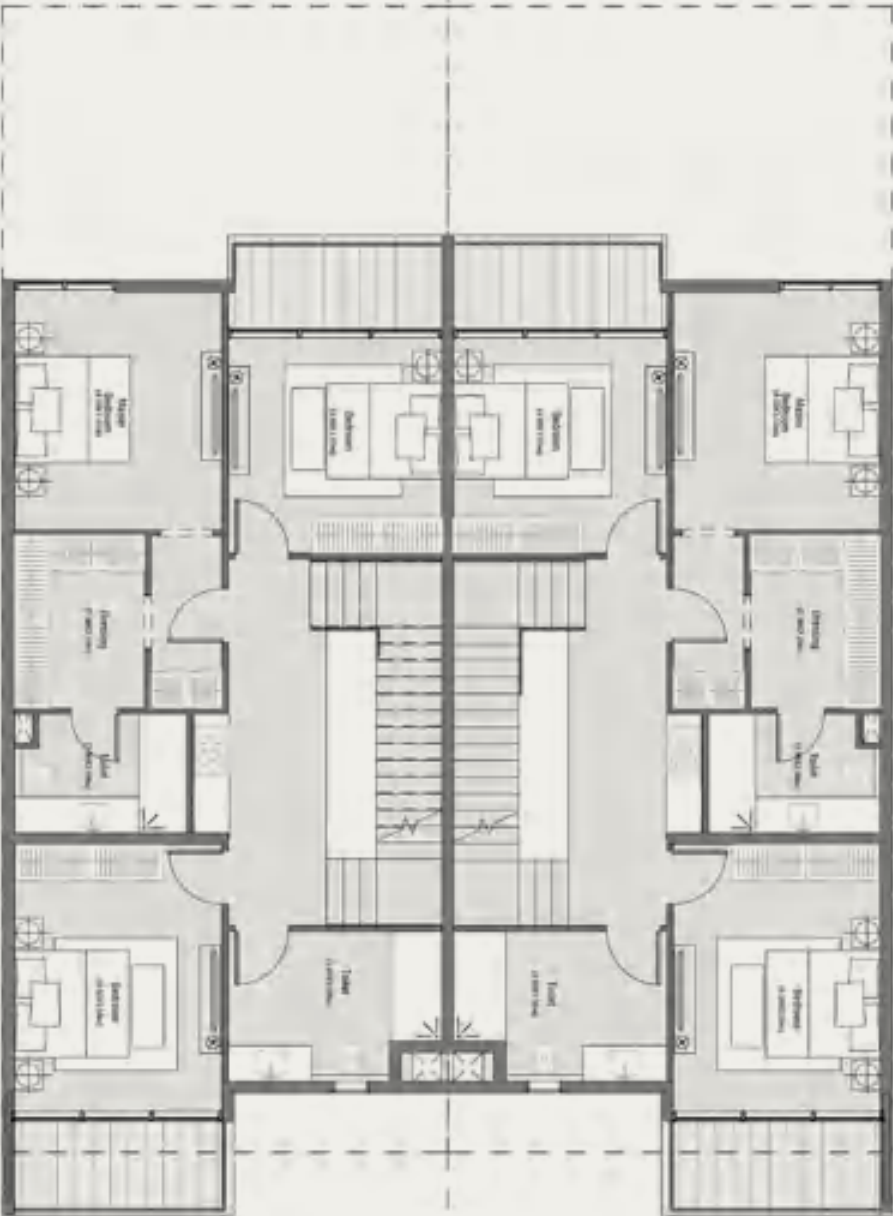
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315 SQM



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315 SQM



TWIN VILLA - TYPE ONE

315 SQM



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TWIN VILLA
315 SQM



315 SQM



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315 SQM

INDOOR AREA 252 SQM
ROOF OUTDOOR AREA 63 SQM

GROUND FLOOR

ENTRANCE	3.30 X 1.80
RECEPTION	6.50 X 4.80
DINING	4.50 X 3.70
GUEST TOILET	3.00 X 1.30
KITCHEN	4.50 X 3.70

FIRST FLOOR

BEDROOM 1	3.80 X 3.50
DRESSING 1	2.60 X 1.40
BATHROOM 1	2.60 X 2.00
BEDROOM 2	4.50 X 3.70
BATHROOM 2	2.30 X 1.75
BEDROOM 3	3.50 X 4.50
BATHROOM 3	2.60 X 1.80

ROOF

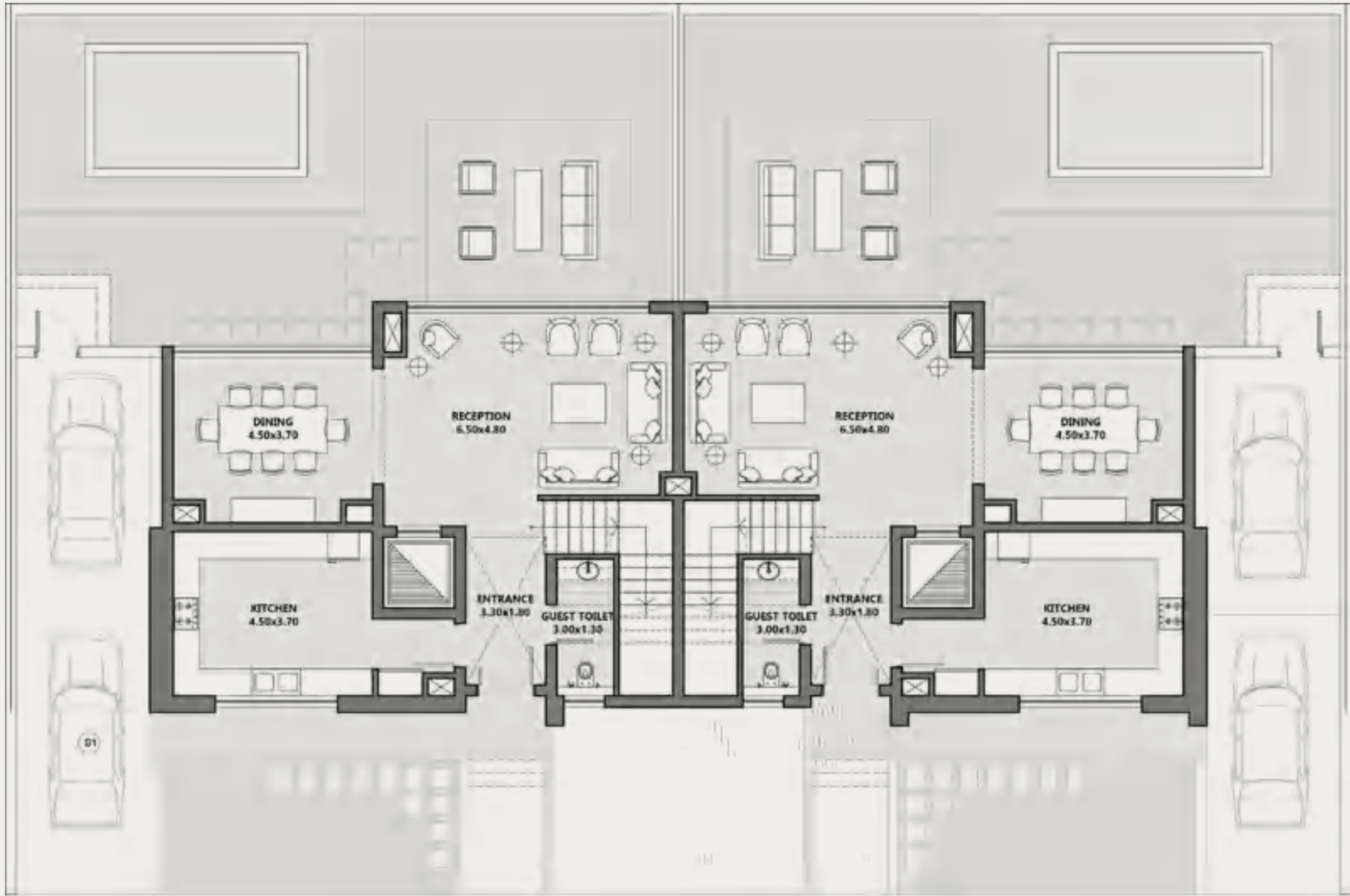
MAID ROOM	2.50 X 2.25
MAID BATHROOM	2.25 X 1.40
STORAGE	1.75 X 1.30
LAUNDRY	1.80 X 1.70



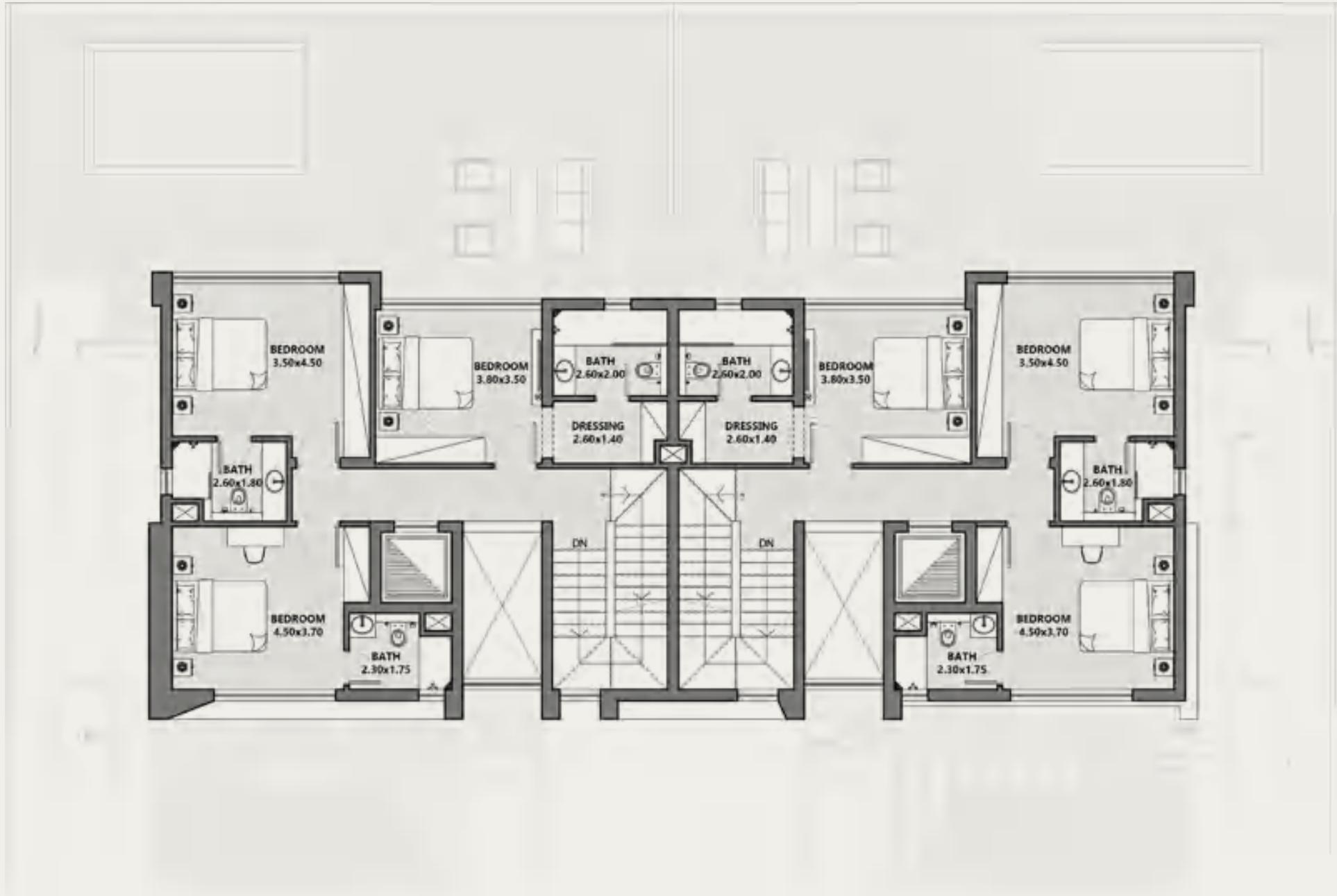
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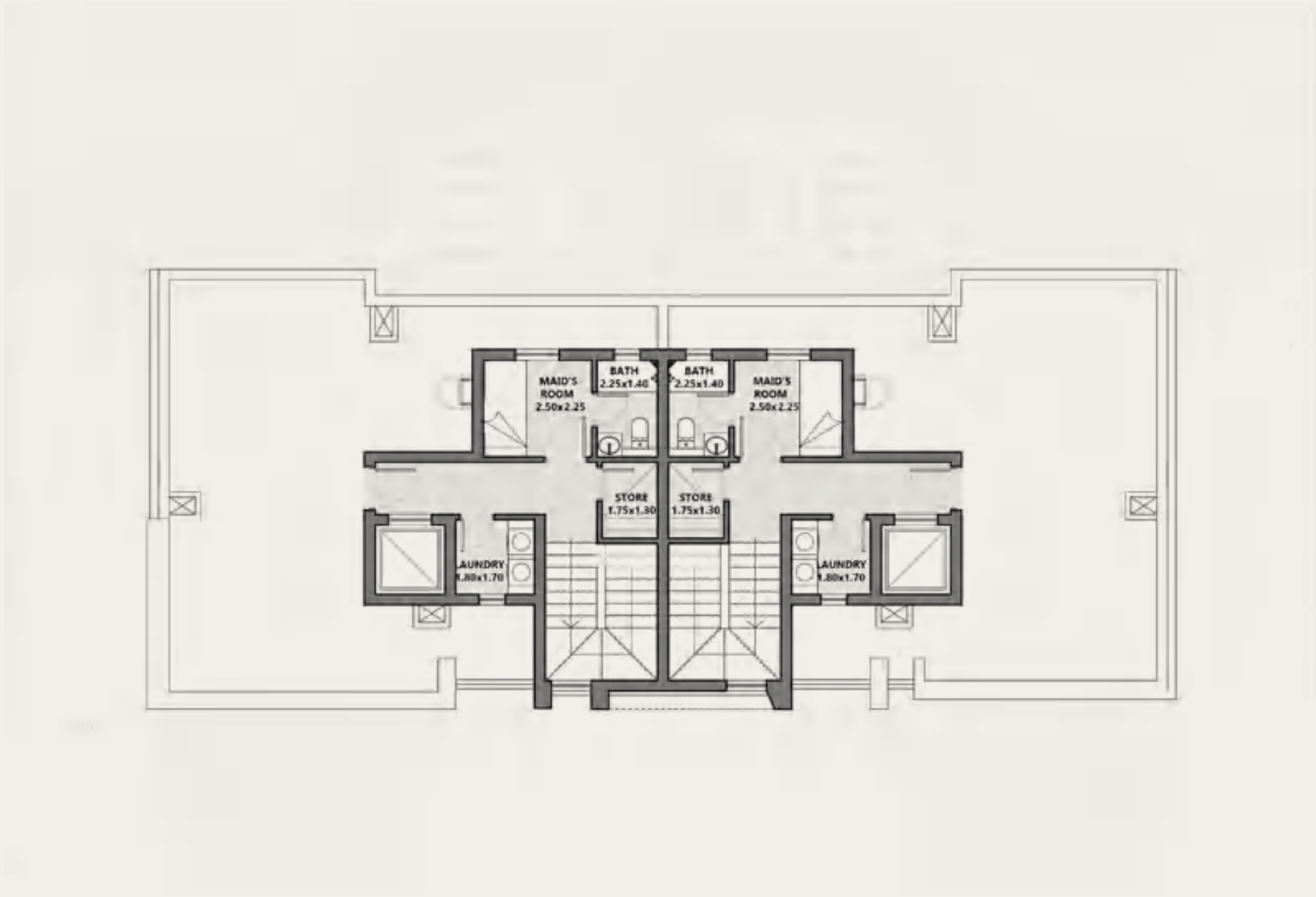
315 SQM



315 SQM



315 SQM



TWIN VILLA

315 SQM



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TOWN HOUSE
285 ~ 185 SQM



TOWN HOUSE - 4 UNITS

285 SQM Middle Units
185 SQM Corner Units



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TOWN HOUSE - 4 UNITS

285 SQM Middle Units

INDOOR AREA 223 SQM
ROOF OUTDOOR AREA 62 SQM

GROUND FLOOR

RECEPTION	6.20 X 5.30
DINING	6.20 X 5.25
KITCHEN	3.60 X 3.20
TOILET	3.60 X 1.40

FIRST FLOOR

MASTER BEDROOM	4.00 X 3.60
M.B TOILET	1.90 X 1.60
BEDROOM 1	4.30 X 3.60
BEDROOM 2	3.60 X 3.60
TOILET	2.70 X 1.80

ROOF

LIVING	5.30 X 4.90
DRESSING	2.10 X 1.40
TOILET	2.60 X 1.40



TOWN HOUSE - 4 UNITS

185 SQM Corner Units

INDOOR AREA 183 SQM

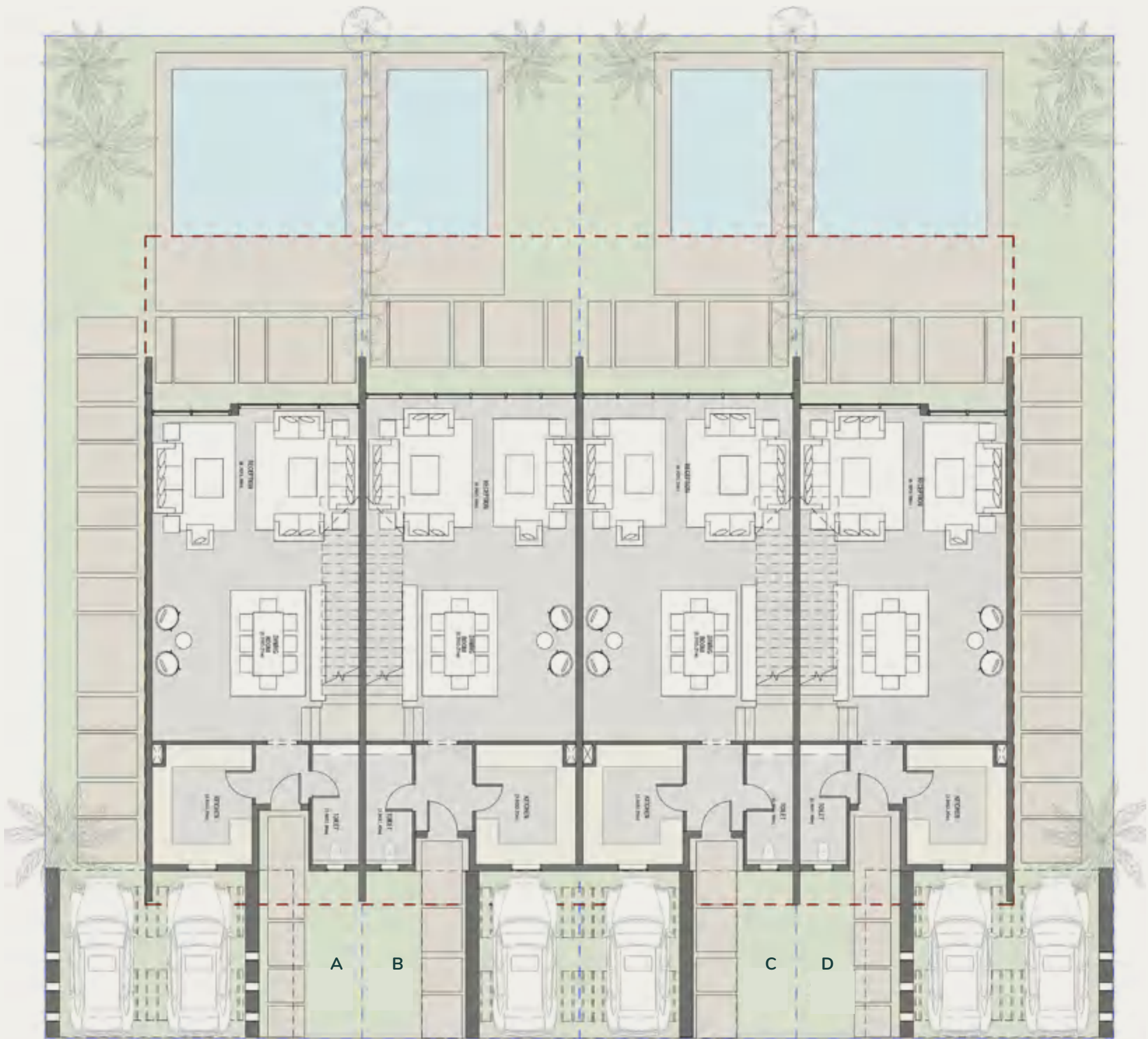
GROUND FLOOR

RECEPTION	6.20 X 5.30
DINING	6.20 X 5.25
KITCHEN	3.60 X 3.20
TOILET	3.60 X 1.40

FIRST FLOOR

MASTER BEDROOM	4.00 X 3.60
M.B TOILET	1.90 X 1.60
BEDROOM 1	4.30 X 3.60
BEDROOM 2	3.60 X 3.60
TOILET	2.70 X 1.80

285 SQM Middle Units
185 SQM Corner Units





285 SQM Middle Units
185 SQM Corner Units



285 SQM Middle Units
185 SQM Corner Units



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TOWN HOUSE - 6 UNITS

285 SQM Middle Units
185 SQM Corner Units



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TOWN HOUSE - 6 UNITS

285 SQM Middle Units

185 SQM Corner Units



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285 SQM Middle Units
185 SQM Corner Units





285 SQM Middle Units
185 SQM Corner Units



285 SQM Middle Units
185 SQM Corner Units



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