



PART ONE: ABOUT SARAI

SARAI: THE EDGE OF ASPIRATION_

Sarai is where luxury, convenience, and joy meet. Set amidst lush landscapes and resplendent waterways, Sarai is a world of possibilities; families and businesses can settle, grow, and flourish.

Sarai is where you set your own pace—where the rhythm is yours.

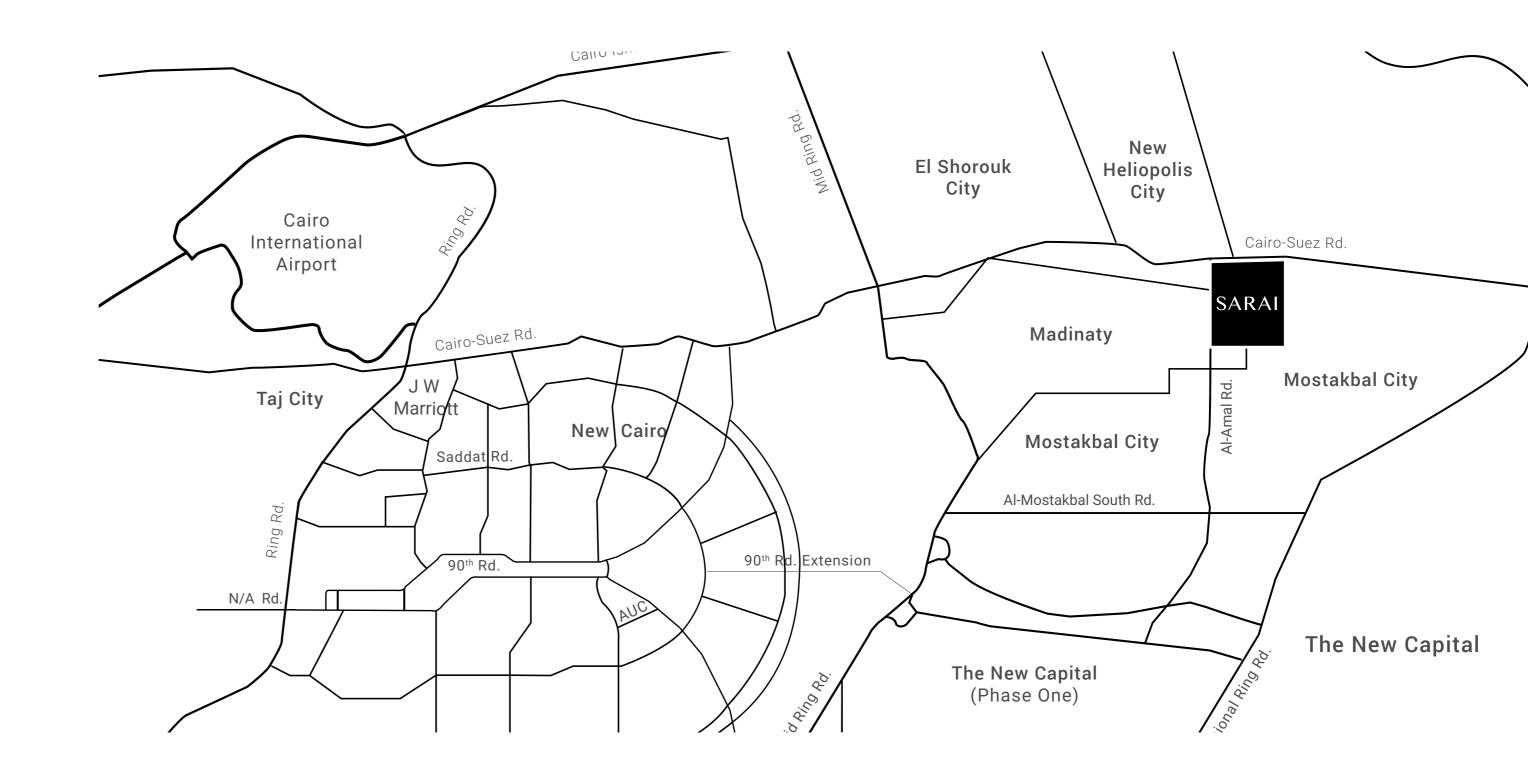


PART ONE: ABOUT SARAI

LIVE A WORLD AWAY, MINUTES FROM ALL CITY CORNERS_____

Covering 5.5 million m2, Sarai is strategically located on the Cairo-Suez Road. We handpicked this location to bringing Sarai to the heart of Cairo's most desirable future suburbs. It is far from the city's traffic, noise, and pollution, and is in close proximity to New Cairo as well as the following attractions:

- 15 minutes from the Ring Road
- 10 minutes from AUC Campus
- 5 minutes from the New Capital



BENOY: THE WORLD'S MASTER PLANNING LEADERS____

With a global network in 60+ countries, Benoy is an established design brand, eminent for being the master planner of the Formula One racetrack. Signed by Benoy, Sarai's tailored masterplan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality.

Our local experts collaborated with Benoy's in creating beautifully designed homes with bespoke interiors and warm textures that mirror the Egyptian heritage and shared values—a true reflection of you and your family.





PART TWO: THE ARENA

A DESTINATION FOR THE WHOLE FAMILY_____

Sarai's Arena Strip Mall is a meeting point for top-notch shopping and retail venues.

At the heart of the residential district in Sarai, the Arena plants its roots into the community welcoming both residents and visitors with vibrant cafes and restaurants and entertainment, food and beverage venues, supermarkets, and amenities.



PART TWO: THE ARENA

THE ARCHITECTURE ____

With contemporary designs and facades, the Arena sets you close to everything while overlooking the beauty and majesty of the verdant landscape of Sarai, setting a tone of harmony.



PERSPECTIVES & FLOORPLANS





















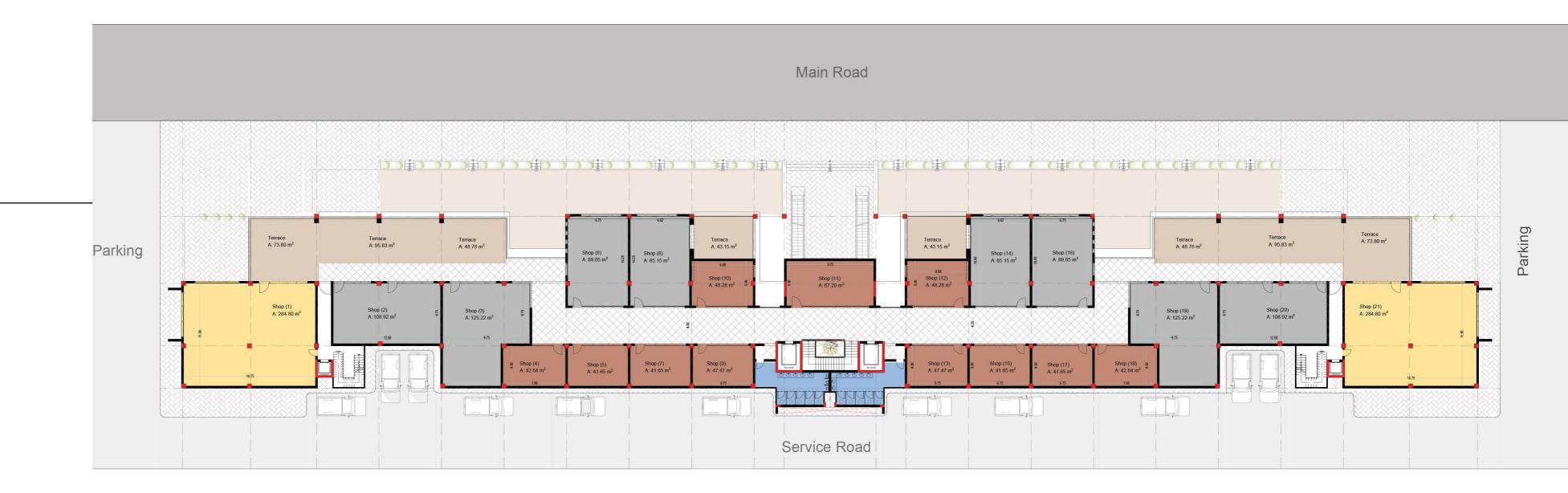
GROUND FLOOR PLAN____



FIRST
FLOOR
PLAN____



SECOND FLOOR PLAN____



ABOUT THE DEVELOPER

MADINET NASR FOR HOUSING & DEVELOPMENT (MNHD) IS RECOGNIZED

FOR 60 YEARS WORTH OF HISTORY AND EXPERTISE IN REAL ESTATE

DEVELOPMENT. OVER THE YEARS, ITS TEAM OF GLOBAL SPECIALISTS AND

LOCAL TALENT HAVE DEVELOPED A GROUP OF MEGA PROJECTS THAT

CATER TO A DIVERSE PORTFOLIO OF CLIENTELE.

AMONG ITS MOST RECOGNIZED VENTURES IN NEW CAIRO BESIDES SARAI,
IS TAJ CITY, WHICH IS LOCATED ON THE EXTENSION OF EL THAWRA ST.
(HELIOPOLIS), SETS AN EXAMPLE OF BRILLIANCE. WITH ITS EVOLUTION IN
ADEPT INFRASTRUCTURE AND UTILITIES, MNHD IS SETTING-FORTH A NEW
ERA OF REAL ESTATE IN EGYPT.

Sales Offices

Cairo - Suez Rd.: Located on the extension of El Thawra St., in front of Cairo international airport.

Heliopolis: 76, El Thawra St.



16750

sarai.mnhd.com