THE MORNINGS

NEW CAIRO

apartments & suites



OUR PROJECTS IN THE EAST

al ahly sabbour DEVELOPMENTS



Hazard Mall



Emerald Plaza Mall



FuelUp Gas & mini Strip Mall



Cairo Festival City Mall



Downtown Mall



One Ninety



Mar V Mall



01 Mall



Garden 8 Mall



Leven Square Mall



The Water Way Mall



The Water Way 2 Mall



Concord Plaza Mall



The Nox Mall


El Sadat Axis
Manchester Intl. School
THE MORNINGS
Nile Intl. School
Salah El Din Intl. School
Main Marks
Al Yasmine
Al Banafseg
1
2
3
4
5
6
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8
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9
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11
12
12
14
N Teseen
S Teseen
Mohamed Naguib Axis
Kasr El Kababgi
ahly sabbour
DEVELOPMENTS

THE MORNINGS

NEW CAIRO

apartments & suites

THE MORNINGS

APARTMENTS & SUITES

A fresh start, a place where ambition meets possibility. Just like the golden hour of sunrise, our young community embodies energy in an atmosphere with the perfect balance of abundance & homeliness.

Our strategic partners

RH

RICH HOUSE
DEVELOPMENTS

AZURE
Planning & Architecture

BirdNest



THE MORNINGS NEW CAIRO

Layout



Al Ahly Sabbour reserves the right to make non-fundamental changes to the design provided herein without prior notice. Diagrams are not to scale and are for illustrative purposes only.
Disclaimer: The landscape, pools, features, and facilities shown on these visuals are only indicative and are subject to change

The Mornings Includes various unit types, services, and amenities.- Unit Types: Fully finished units available for ownership and rental, catering to different investor needs.

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THE MORNINGS

NEW CAIRO

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ALAHLYSABBOUR.COM


NORTH
A
B
C
D
1
2
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6
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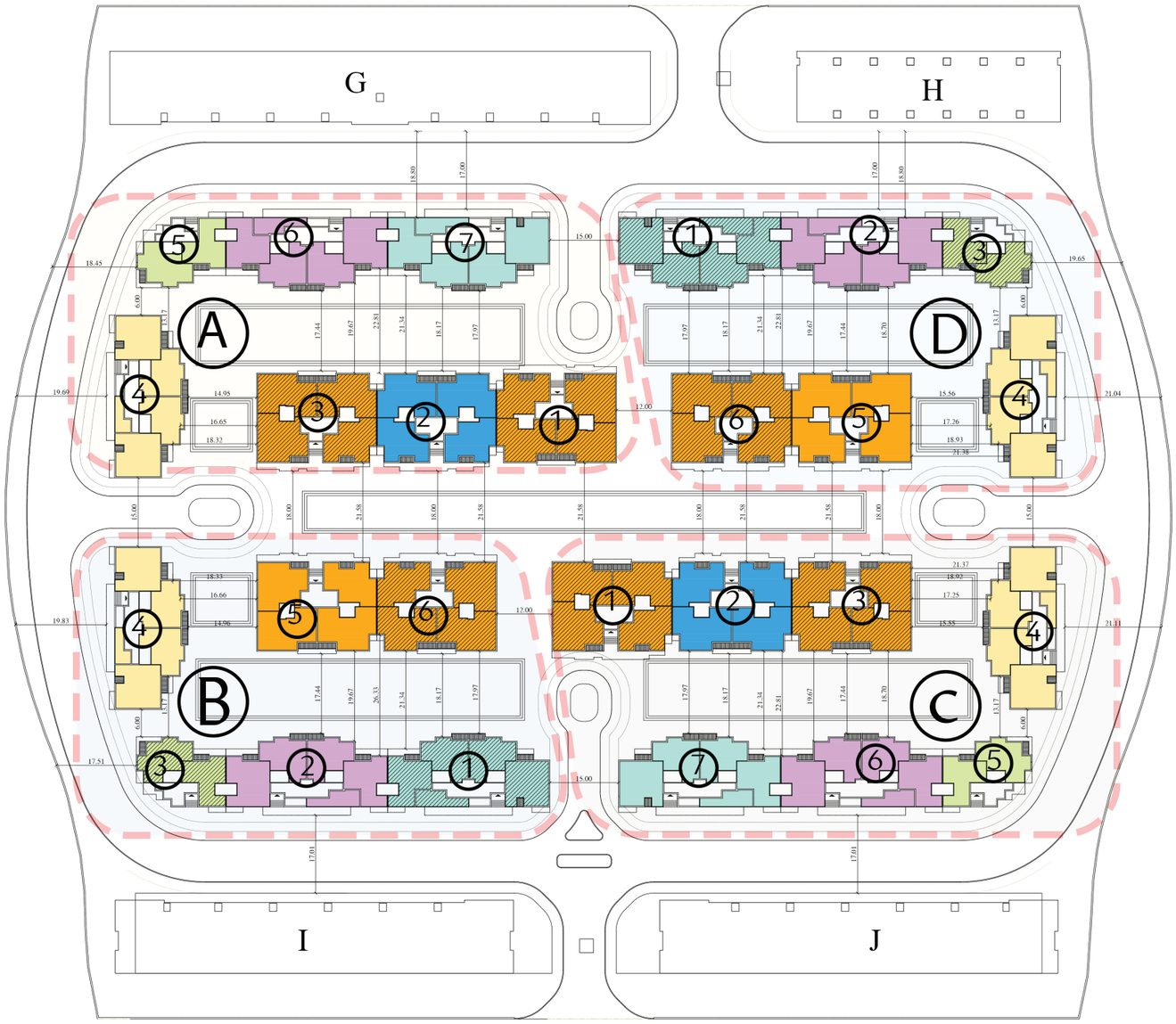
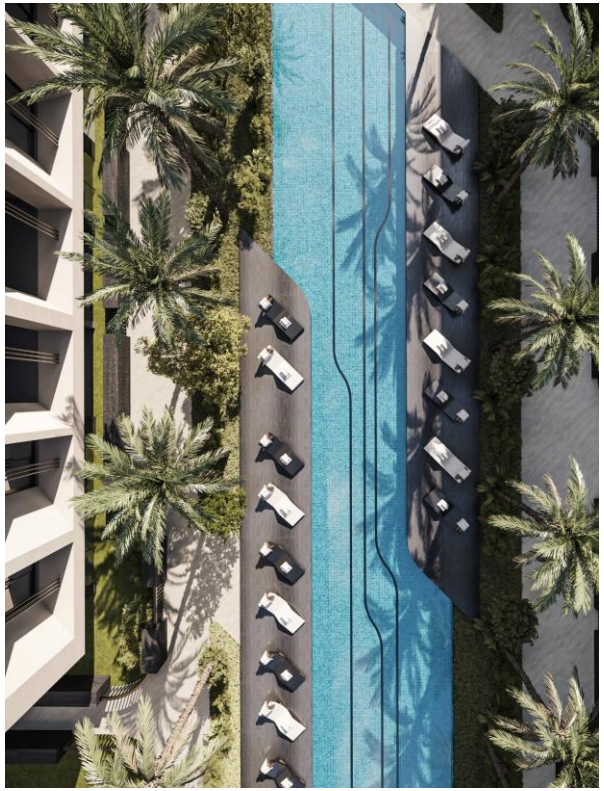
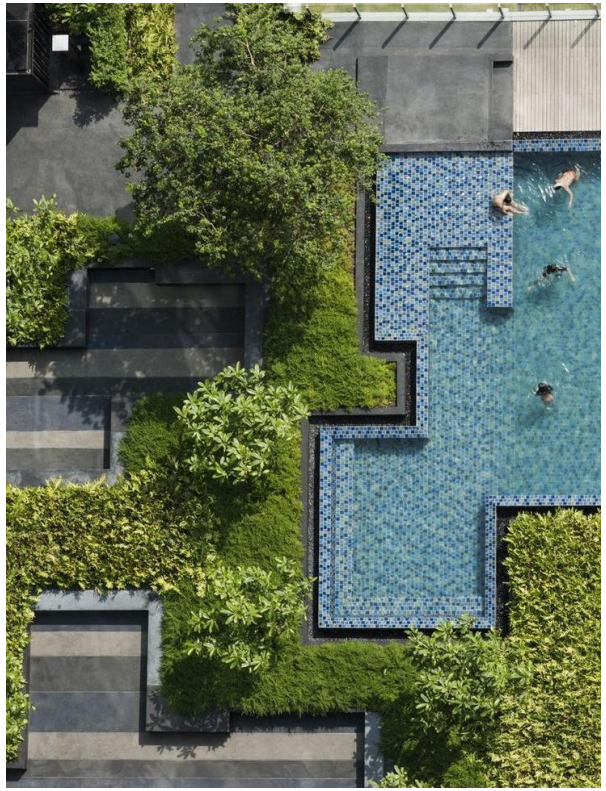
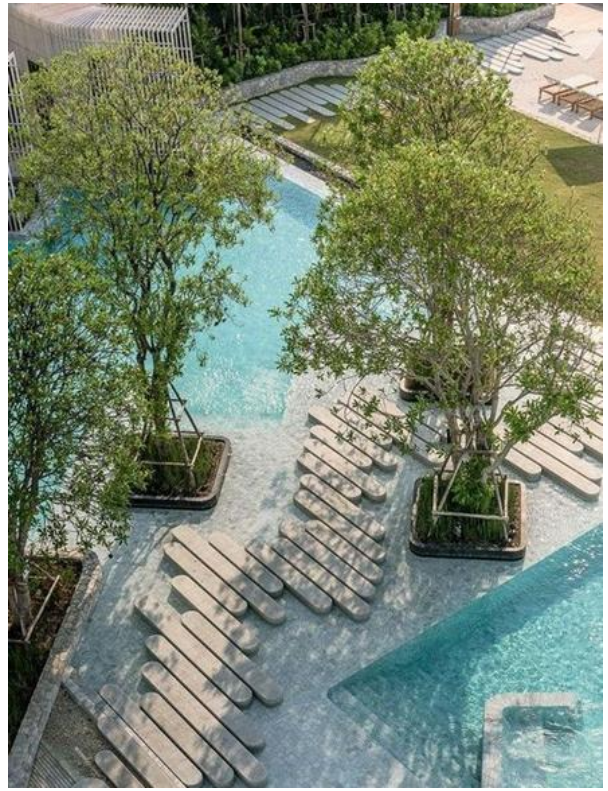
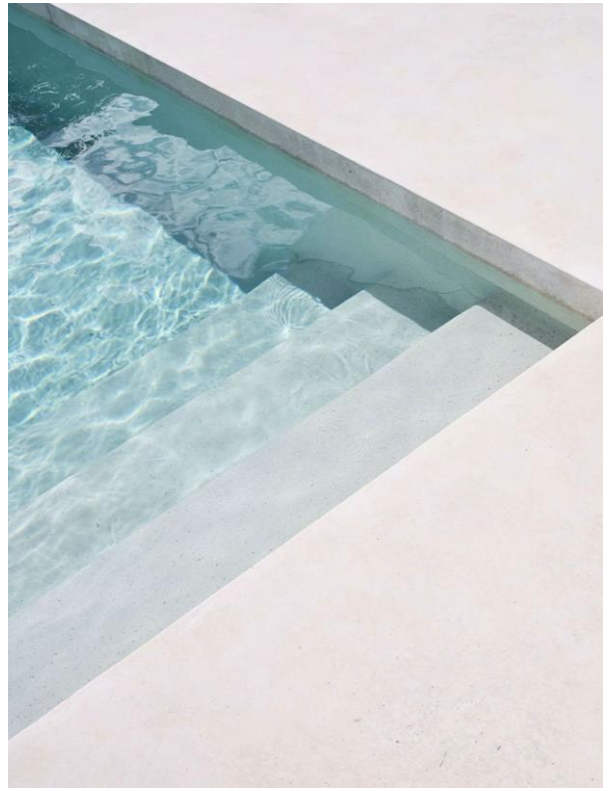

G
H
I
J
A
B
C
D
Block A (2)
Block B (4)
Block C (4)
Block D (2)
Block E (2)
Block F (2)
Block A\ (2)
Block D\(2)
Block E\(6)

- **Boutique Closed, & roadless community.**
- **All services aside will give us the opportunity of owning a hotel look alike experience.**
- **Almost most of the units are overlooking water features.**

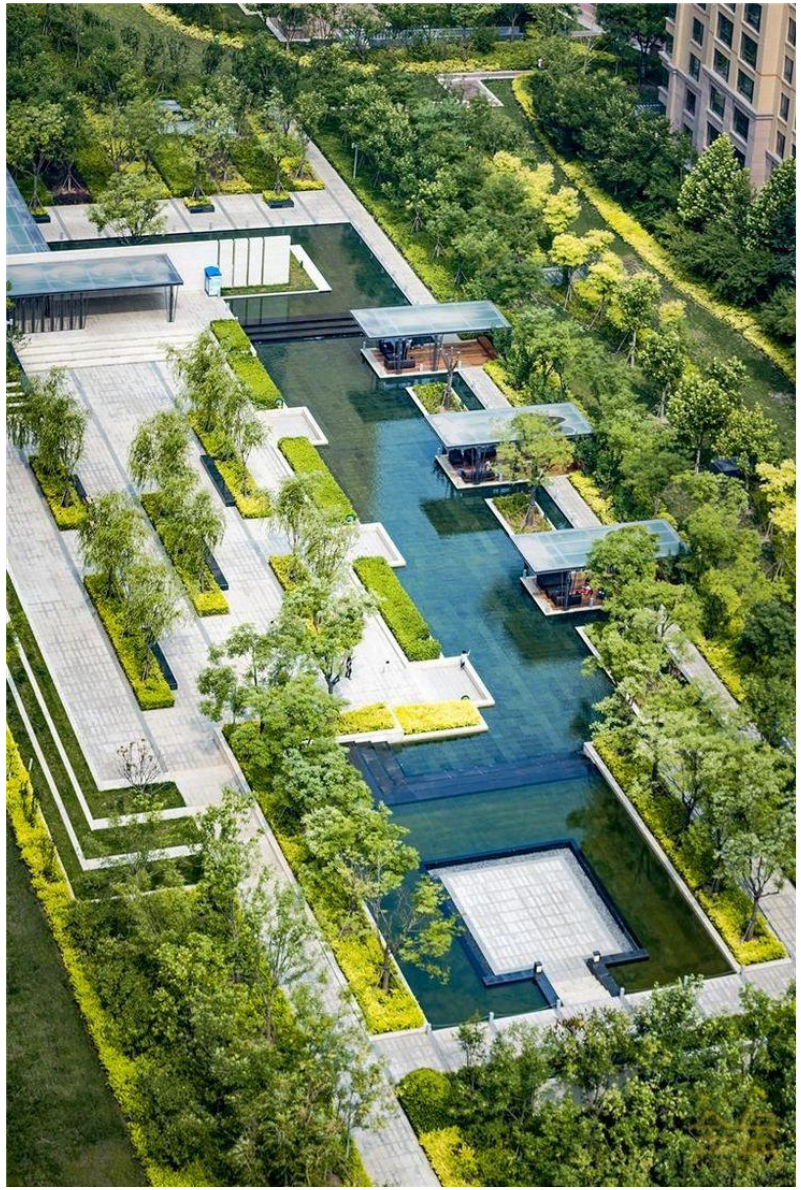
THE MORNINGS

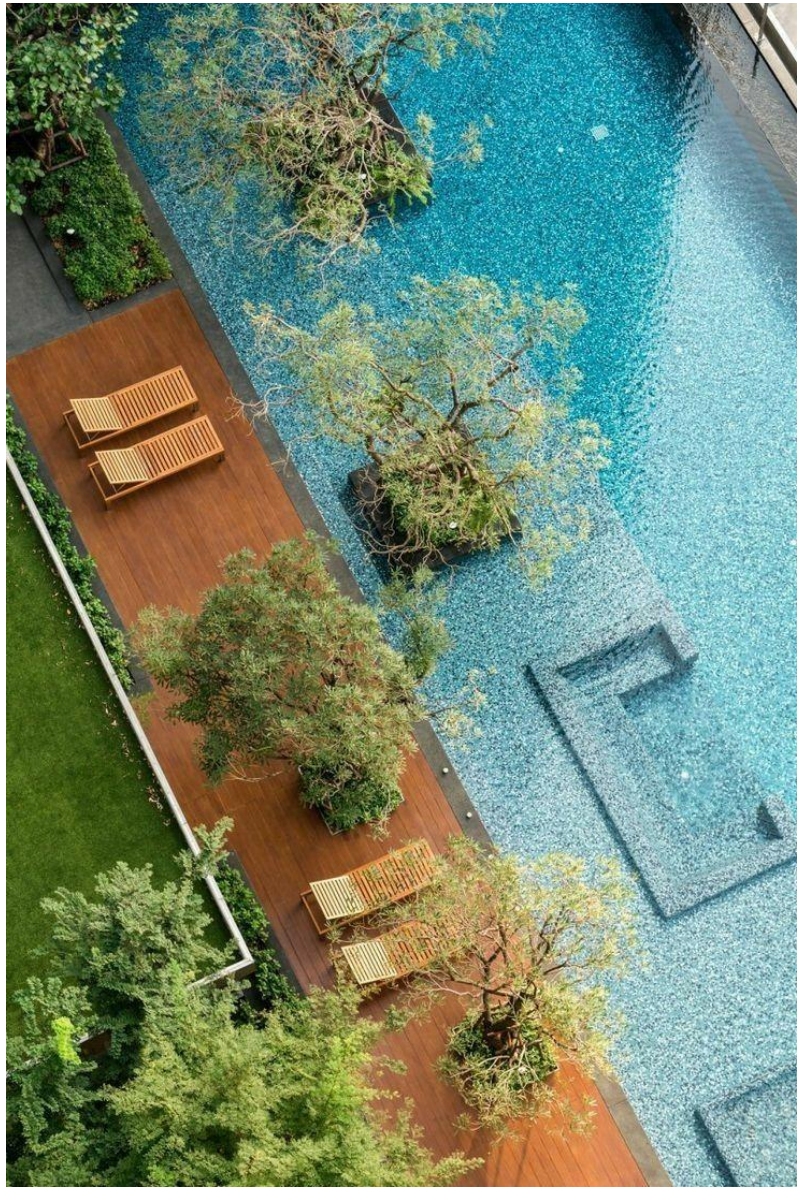
Surrounding functions

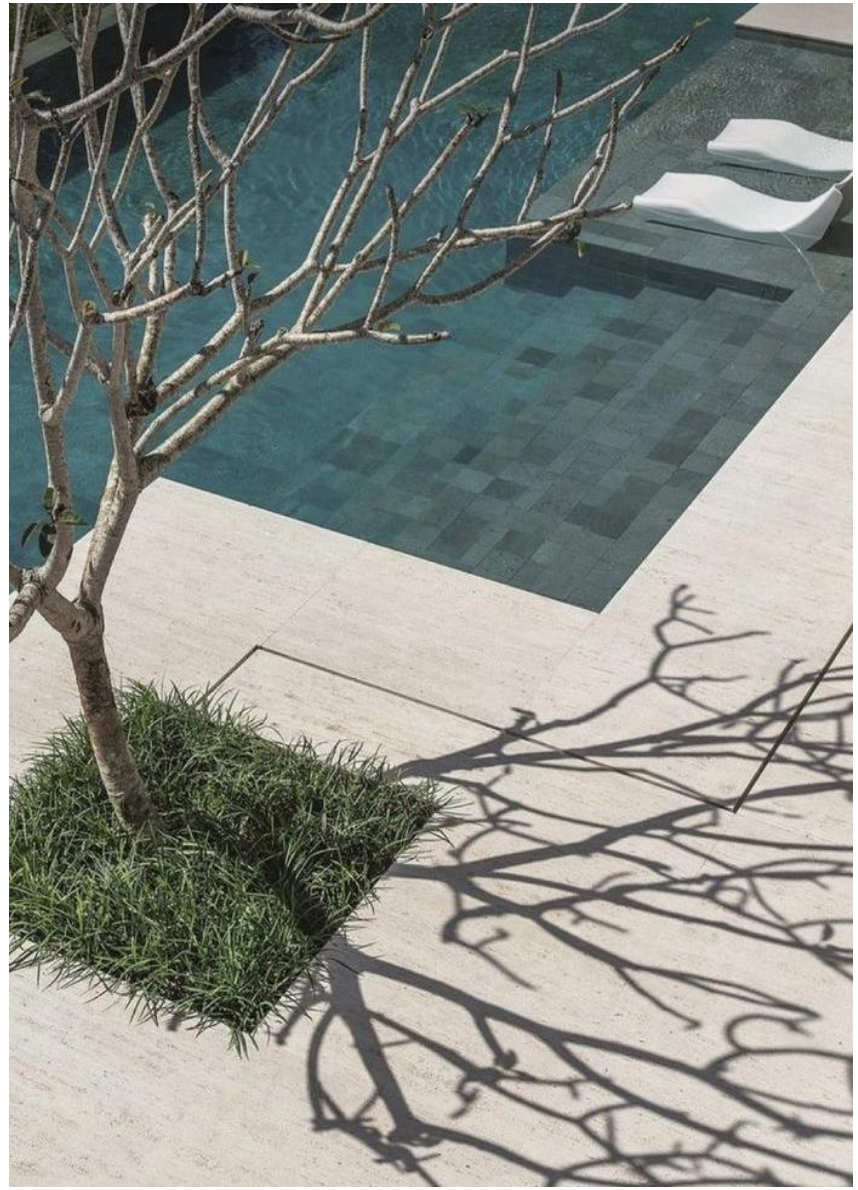
Every detail is designed to enhance your experience and offer you a peaceful, nature-inspired lifestyle. Our compound features thoughtfully planned amenities that encourage relaxation, wellness, and community. Let's explore some of the key features that make The Mornings a truly special place to live.

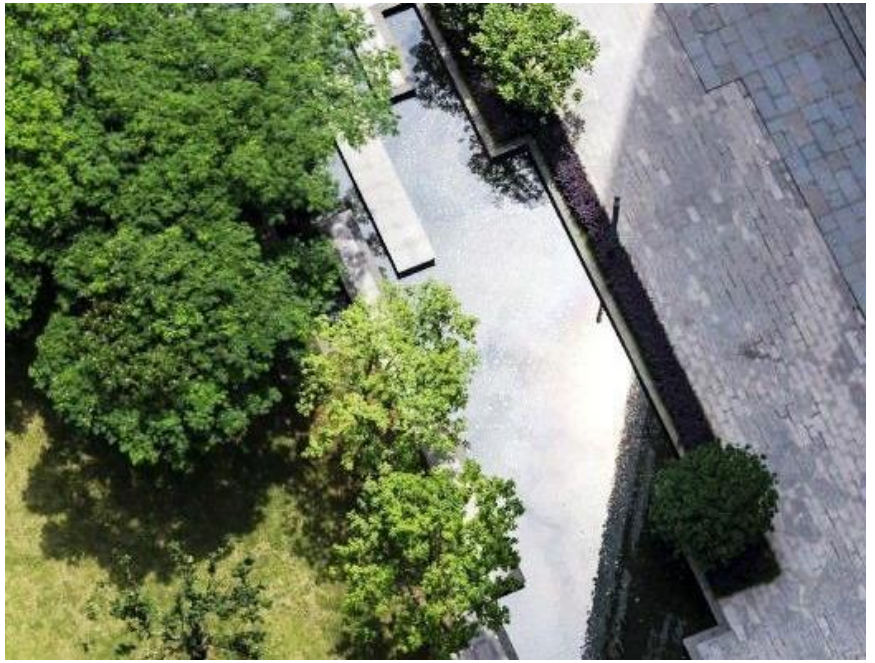
Water features

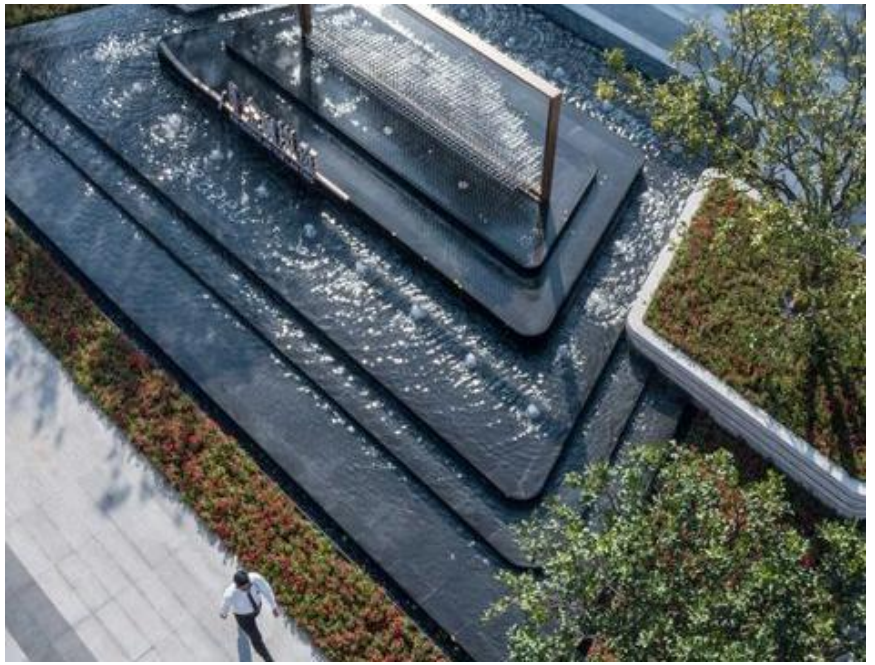




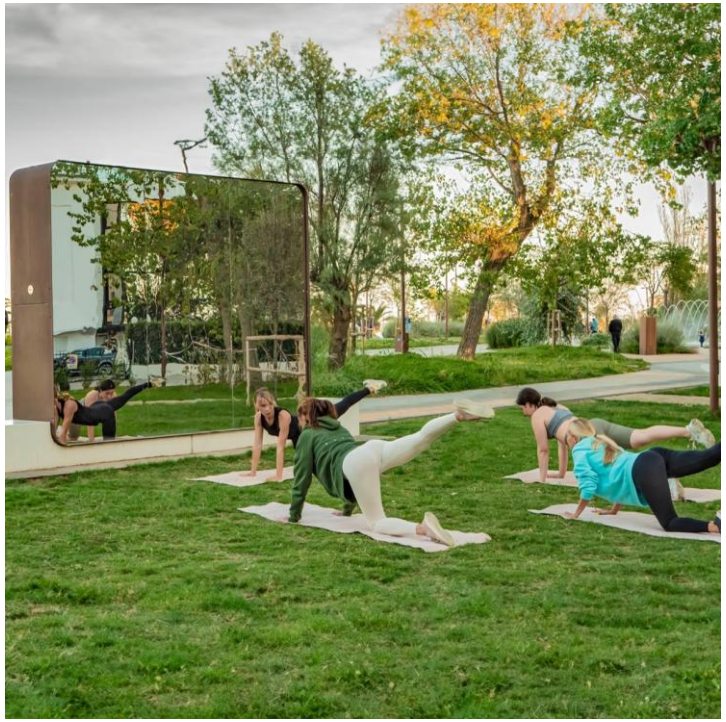
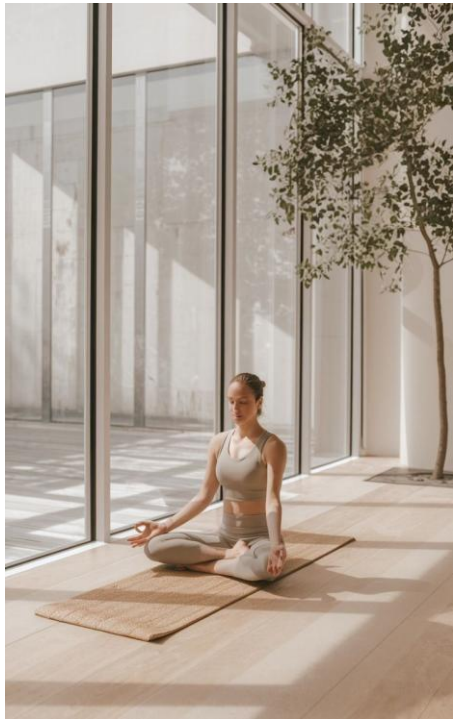
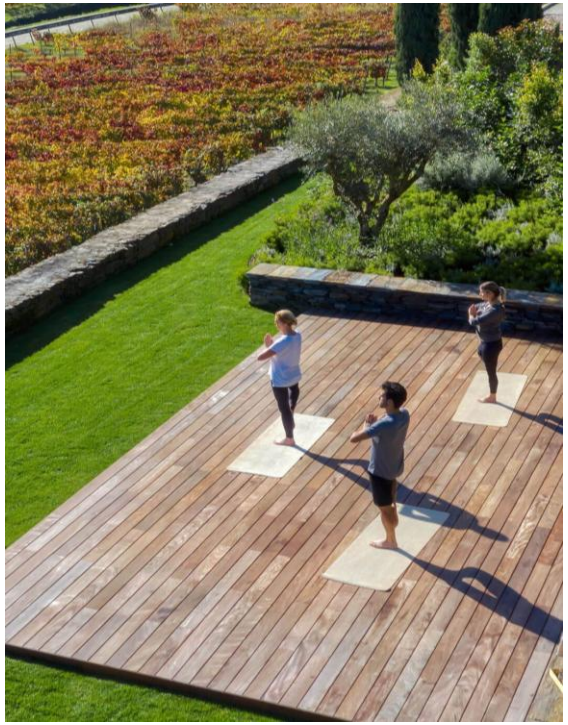




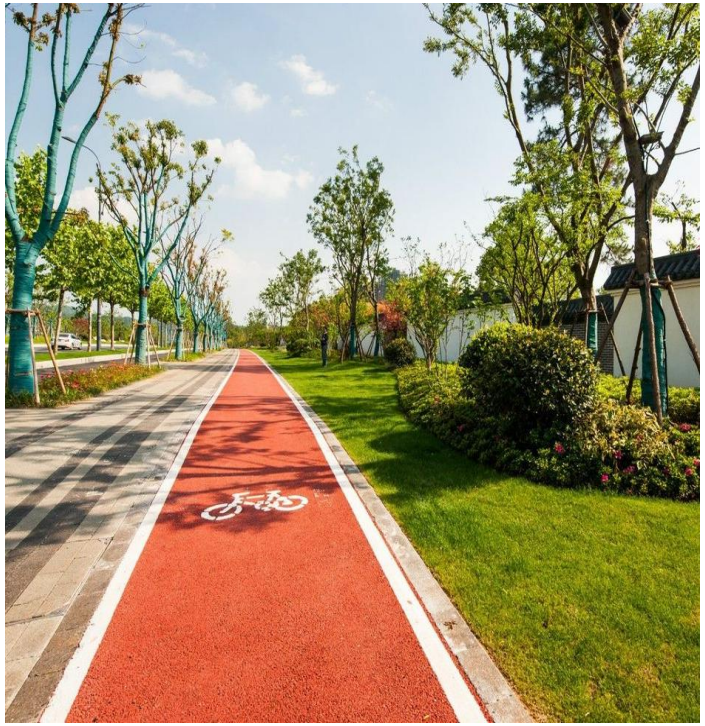




Landscape design

Mental relaxation



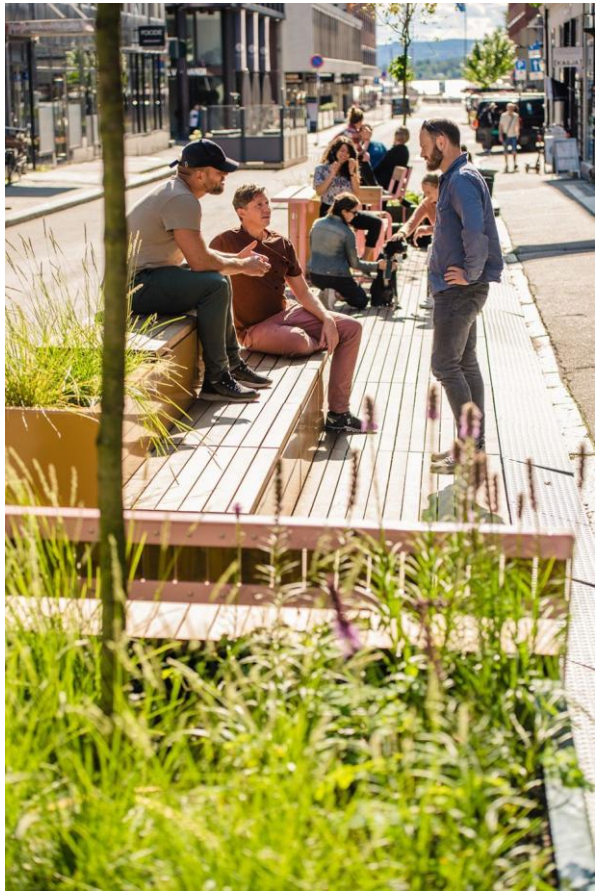






Bikes and Jogging lanes .
Shaded open air spaces.







Gathering points


Kids area





Outdoor gym

THE MORNINGS

elevations


THE MORNINGS


THE MORNINGS


THE MORNINGS


THE MORNINGS

THE MORNINGS

Front elevations


THE MORNINGS


HE MORNINGS

Al Ahly Sabbour x BirdNest :
From ownership to income.

Egypt's First Own-To Rent Community

Medium to Long Term Rental

Development built for ROI

BirdNest manages rentals from Day 01

Lock today's price,Earn tomorrow's rising rents!

Why this works for Buyers

- Just 500K down to secure a future income asset
- Passive income starts post-handover
- Fixed installments vs growing rent
- Full ownership in 8 years
- Resale & capital gain upside
- Sell a financial model, not just a unit
- Close deals faster with ROI-based logic
- Perfect for investors, expats, remote buyers

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apartments & suites

Floor plans TYPE A



THE MORNINGS NEW CAIRO

APARTMENTS & SUITES

- G +5
- Fully finished / Core & shell apartments.
- 1, 2, and 3 Bedrooms

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Units sizes

1 bedroom: 50-74 sqm

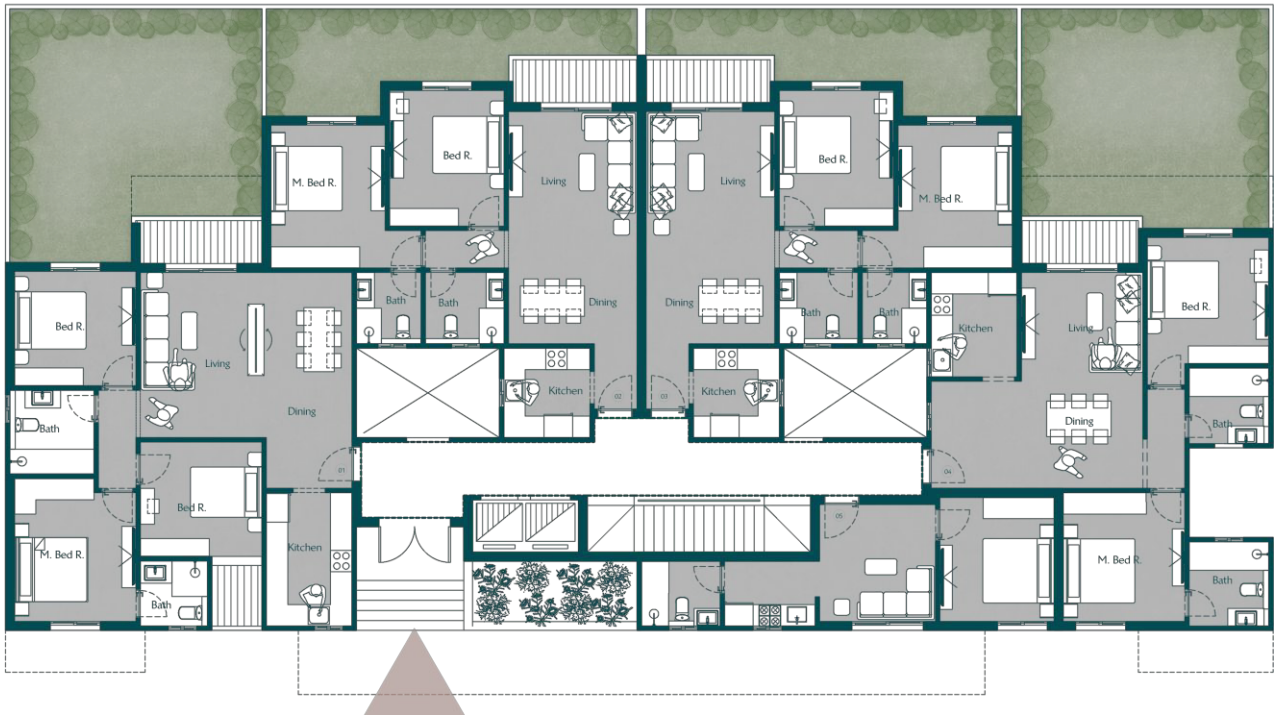
2 bedrooms: 110 – 122 sqm

3 Bedrooms: 126 – 157 sqm

al ahly sabbour
DEVELOPMENTS

TYPE-A

GROUND FLOOR

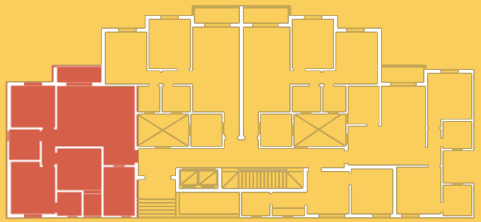


TYPE A

GROUND FLOOR

AREA 142M²

AREA GARDEN 42M²



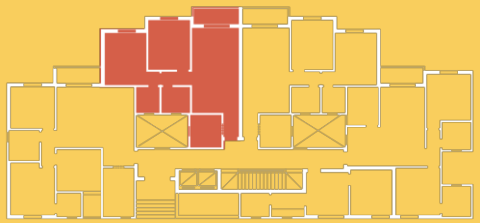
A.	KITCHEN	3.73 X 2.40 M
B.	RECEPTION & DINING	5.92 X 4.62 M
C.	MASTER BEDROOM	4.00 X 3.40 M
D.	MASTER BATH	1.88 X 1.83 M
E.	BEDROOM 02	3.40 X 3.20 M
F.	BEDROOM 03	3.40 X 3.20 M
G.	TERRACE	1.70 X 1.40 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE A

GROUND FLOOR

AREA 110M²
AREA GARDEN 16M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

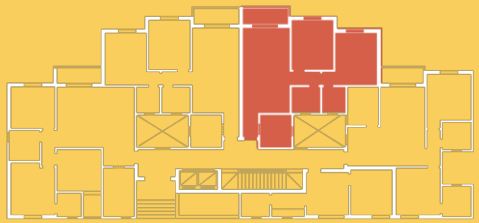


TYPE A

GROUND FLOOR

AREA 110M²

AREA GARDEN 16M²



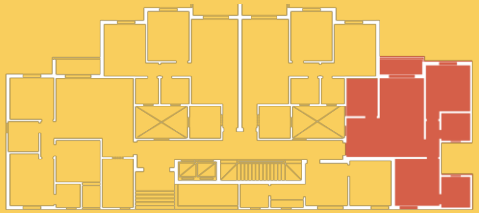
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

GROUND FLOOR

AREA 118M²
AREA GARDEN 38M²



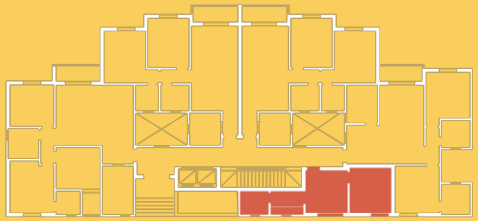
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	5.92 X 3.00 M
C.	LIVING	3.40 X 3.00 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M

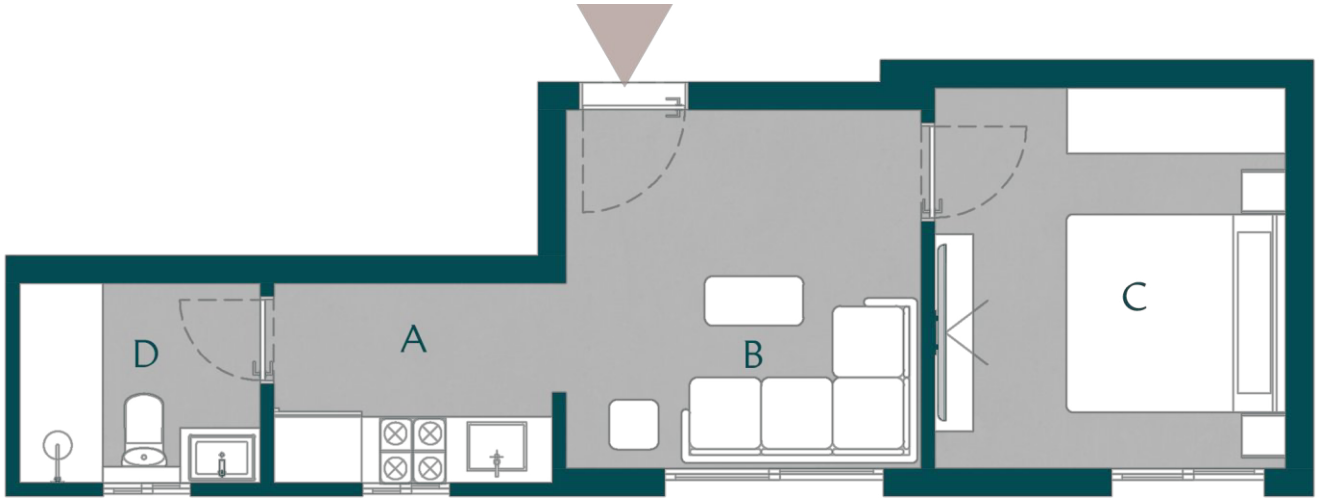


TYPE A

GROUND FLOOR

AREA 50M²

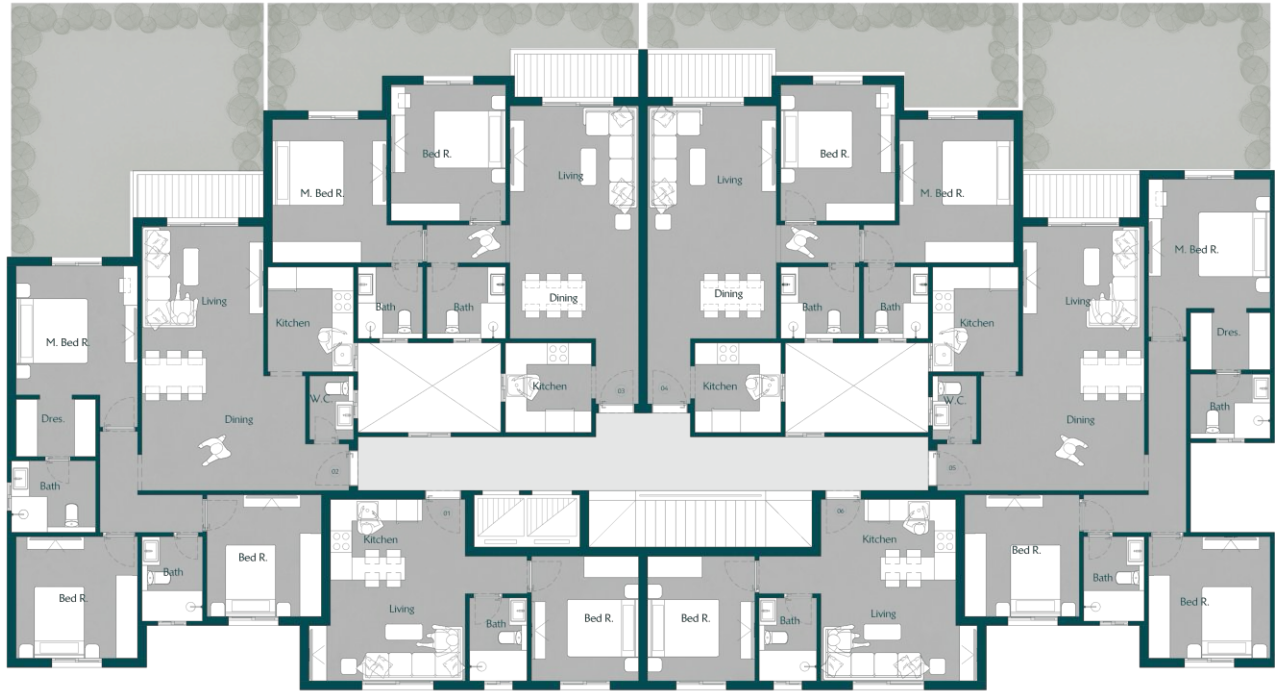




A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.27 X 3.25 M
C.	BEDROOM	3.47 X 3.47 M
D.	BATH	2.20 X 1.82 M

TYPE-A

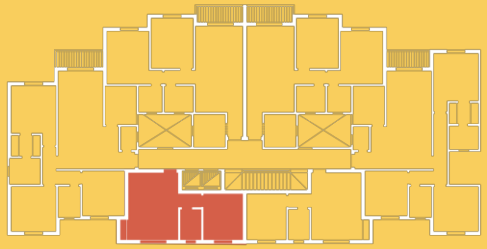
TYPICAL FLOOR



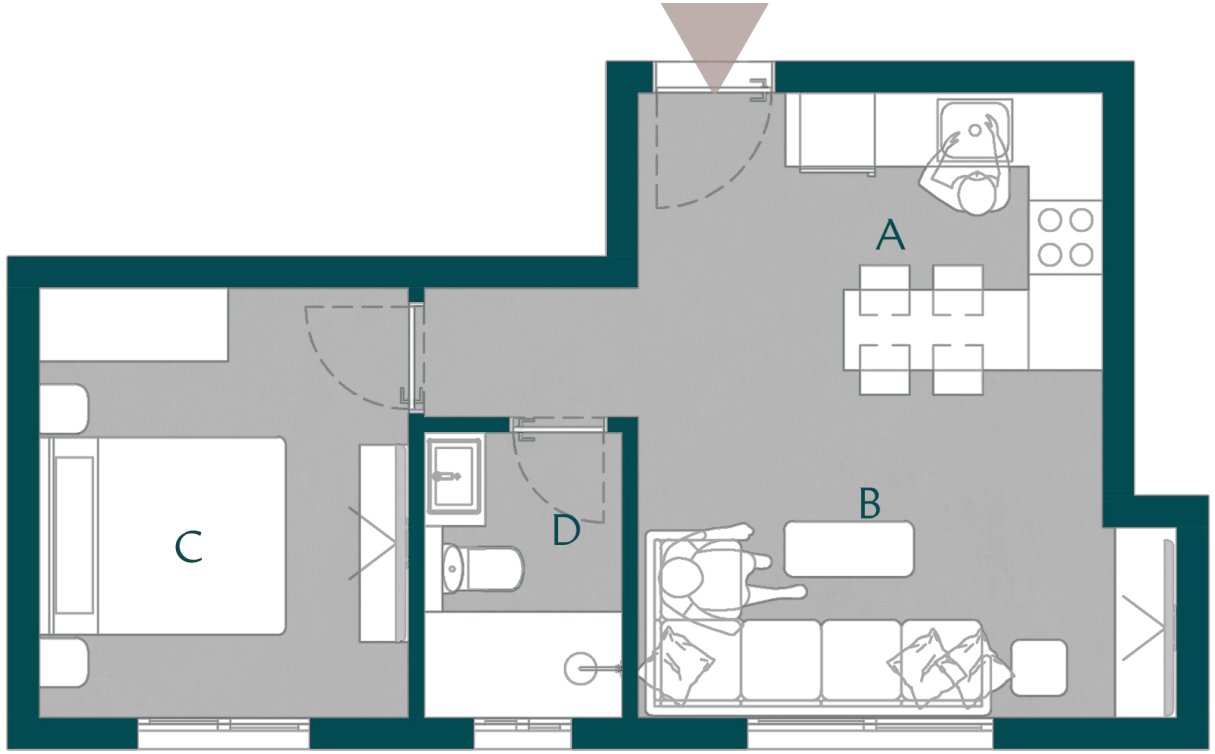
TYPE A

TYPICAL FLOOR

AREA 57M²



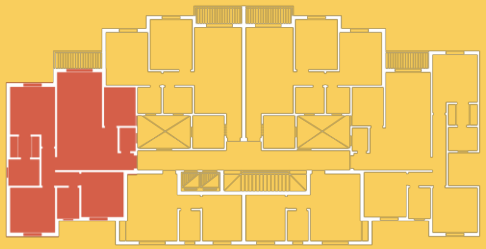
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



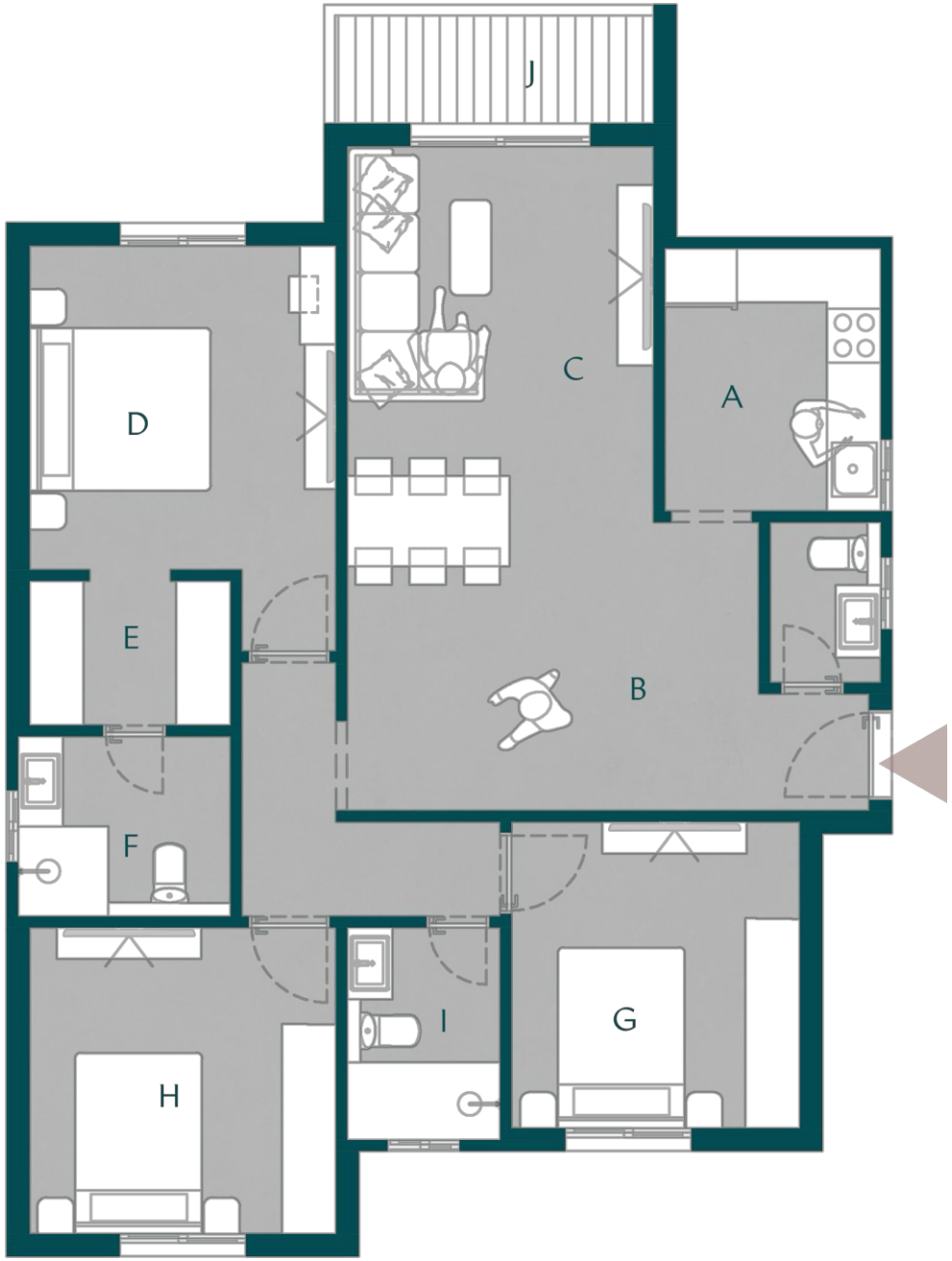
TYPE A

TYPICAL FLOOR

AREA 148M²



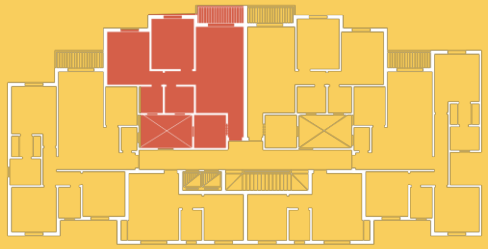
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	BEDROOM 03	3.47 X 1.20 M



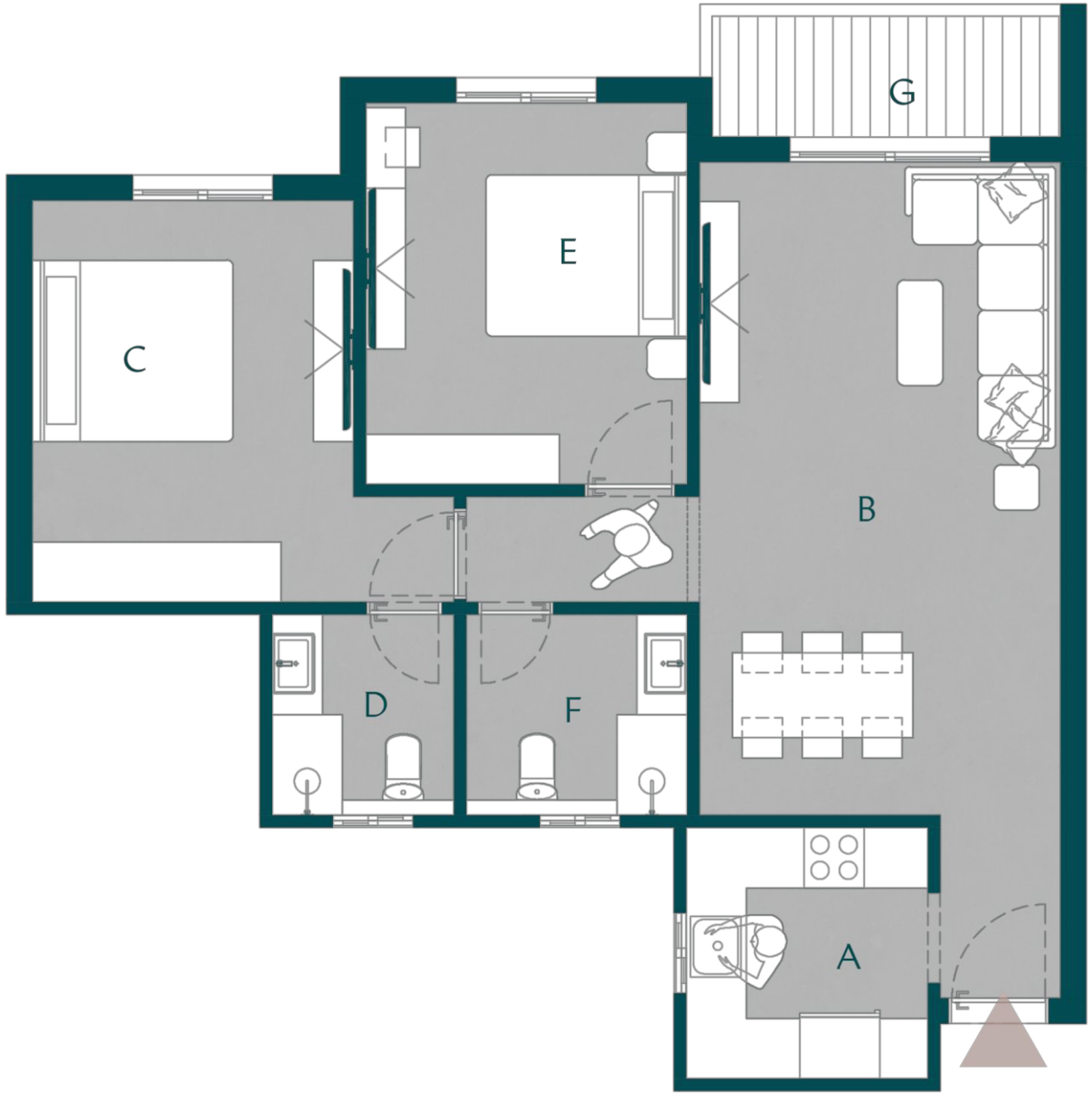
TYPE A

TYPICAL FLOOR

AREA 110M²



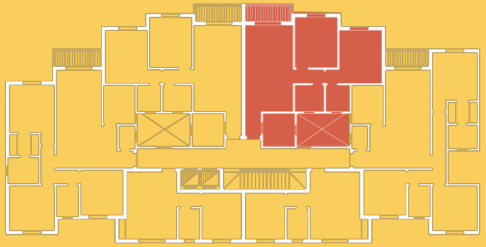
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE A

TYPICAL FLOOR

AREA 110M²



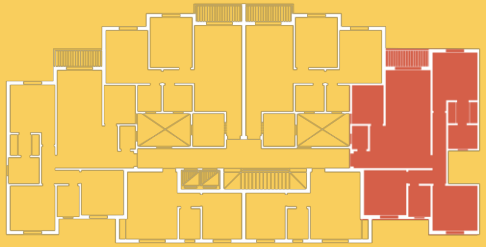
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



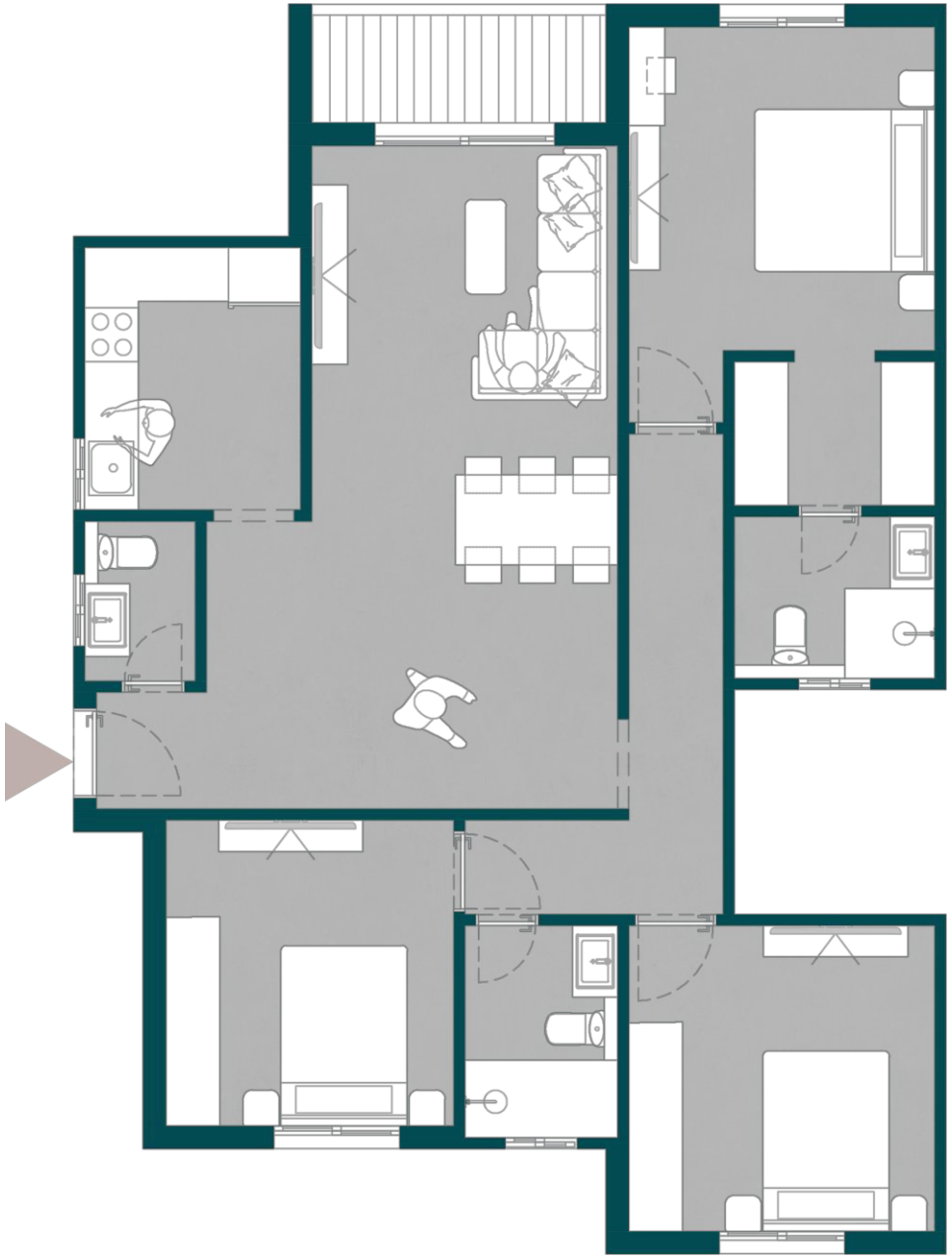
TYPE A

TYPICAL FLOOR

AREA 148M²



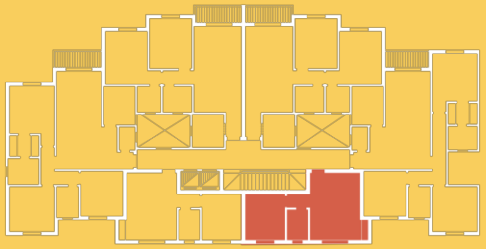
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.23 X 1.80 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



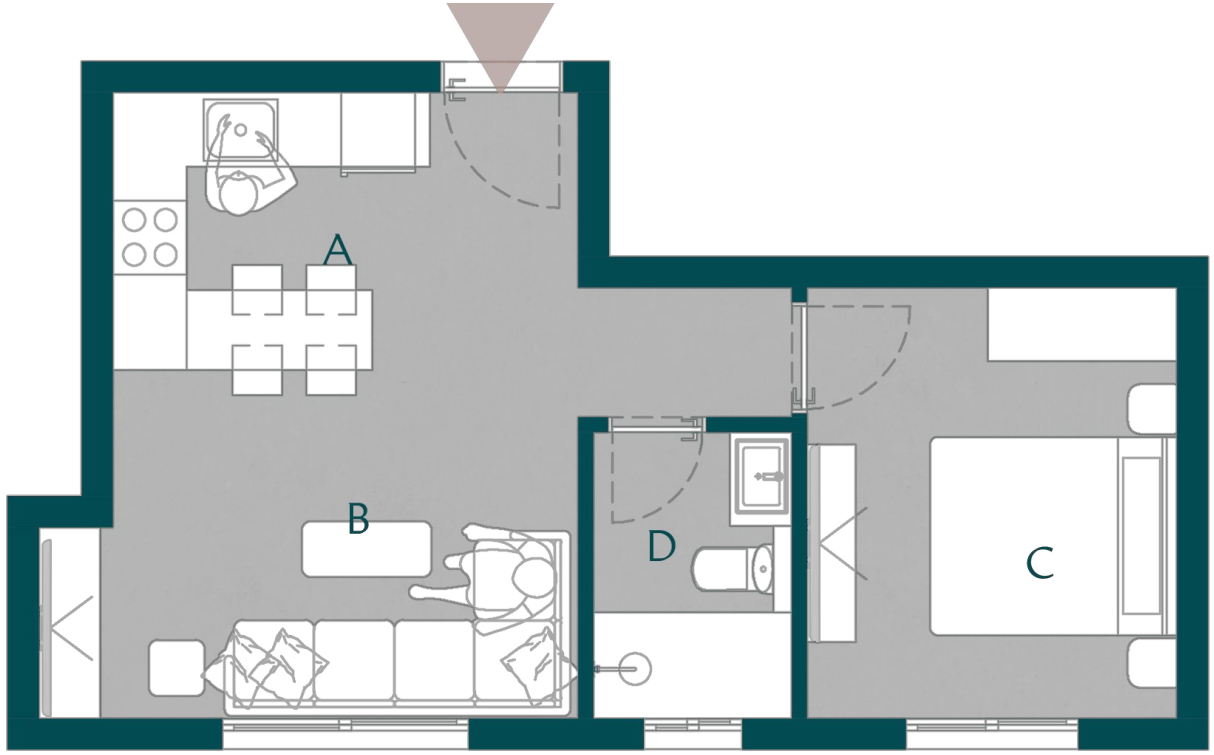
TYPE A

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATHROOM	2.32 X 1.60 M



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Floor plans
TYPE B

TYPE-B

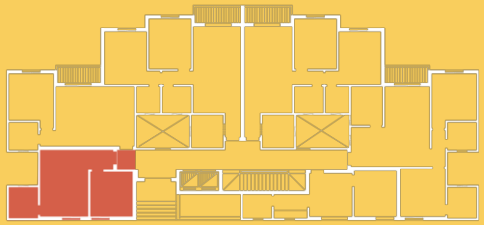
GROUND FLOOR



TYPE B

GROUND FLOOR

AREA 57M²



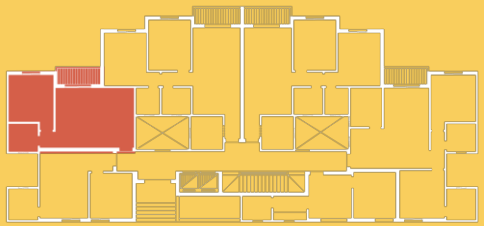
A.	KITCHEN	3.75 X 1.50 M
B.	RECEPTION	3.52 X 3.65 M
C.	BEDROOM	3.40 X 3.20 M
D.	BATH	2.35 X 2.23 M



TYPE B

GROUND FLOOR

AREA 74M²
GARDEN AREA 38M²



A.	KITCHEN	3.20 X 2.12 M
B.	RECEPTION	4.50 X 3.80 M
C.	BEDROOM	3.53 X 3.40 M
D.	BATH	2.23 X 2.12 M
E.	TERRACE	3.27 X 1.20 M

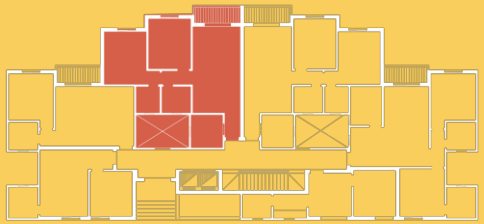


TYPE B

GROUND FLOOR

AREA 110M²

AREA GARDEN 16M²



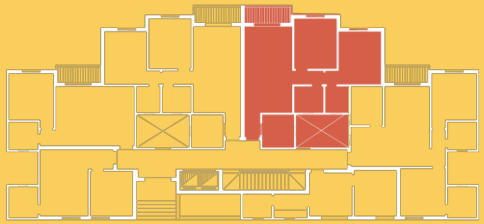
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

GROUND FLOOR

AREA 110M²
GARDEN AREA 16



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

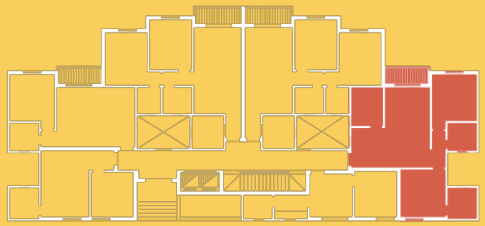


TYPE B

GROUND FLOOR

AREA 118M²

GARDEN AREA 38M²



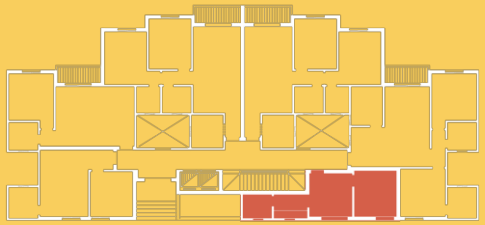
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	5.92 X 3.00 M
C.	LIVING	3.40 X 3.00 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M



TYPE B

GROUND FLOOR

AREA 48M²

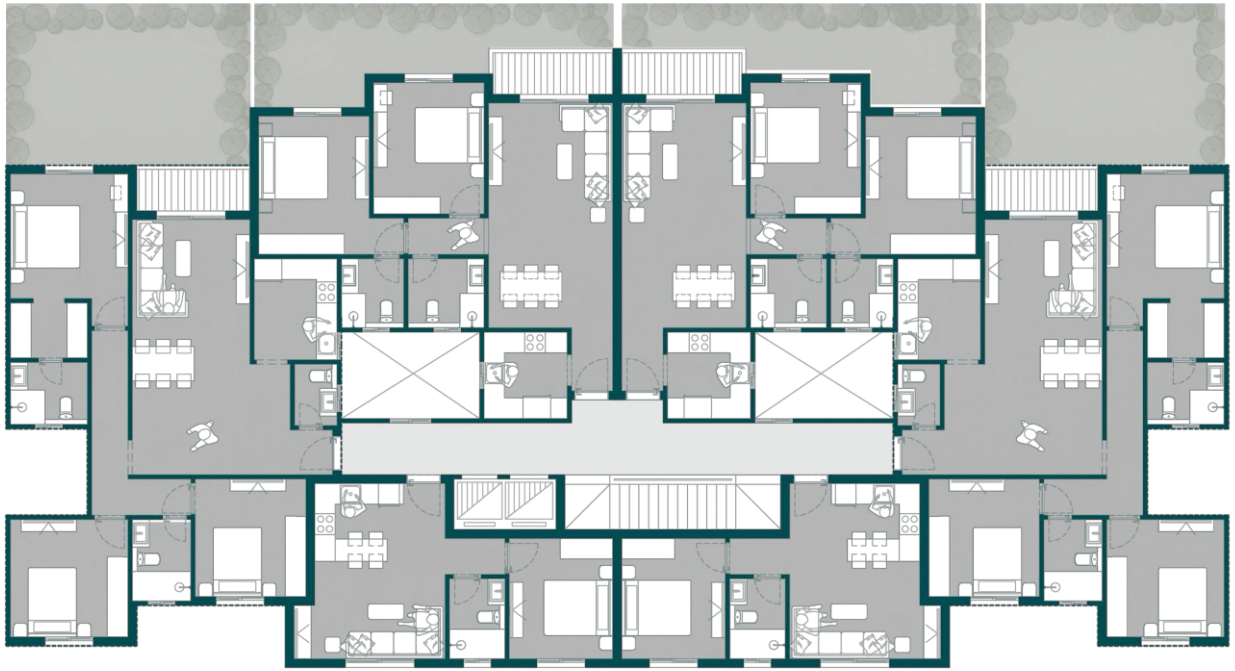


A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.27 X 3.25 M
C.	BEDROOM	3.47 X 3.47 M
D.	BATH	2.20 X 1.82 M



TYPE-B

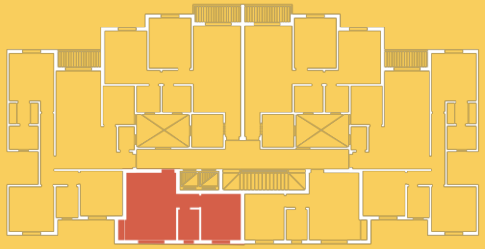
TYPICAL FLOOR



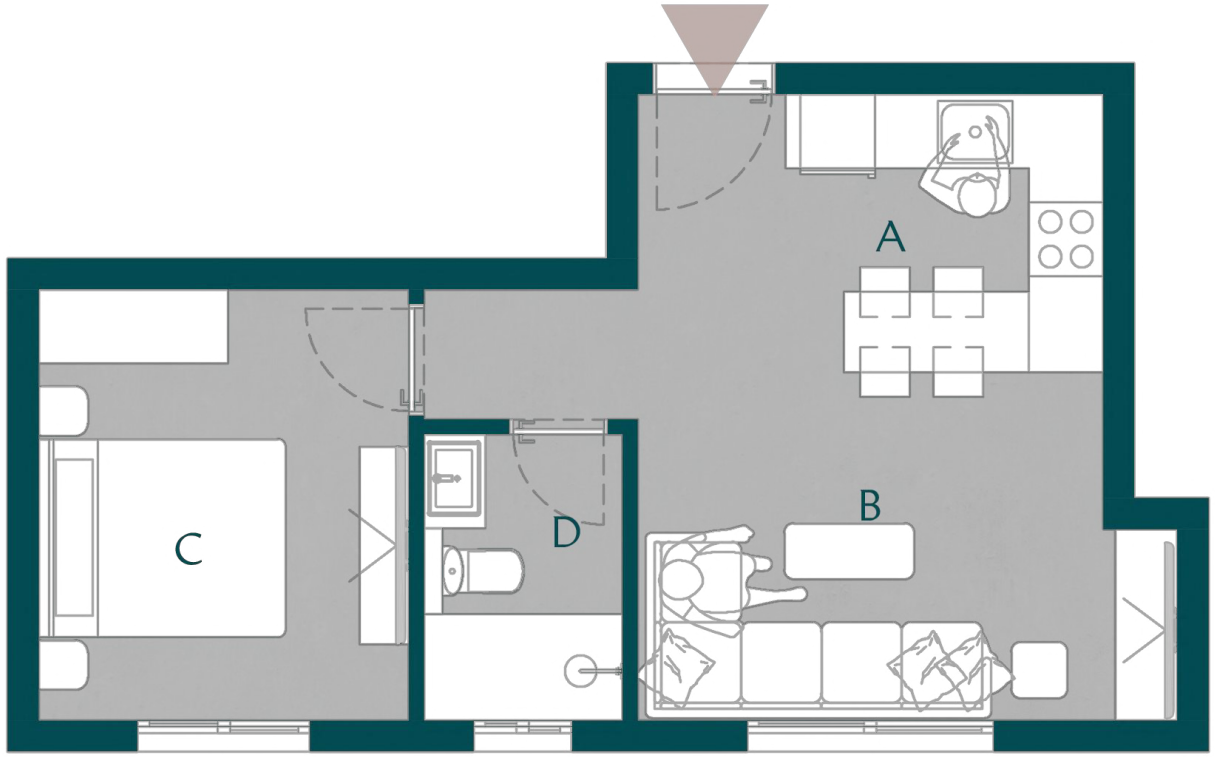
TYPE B

TYPICAL FLOOR

AREA 57M²



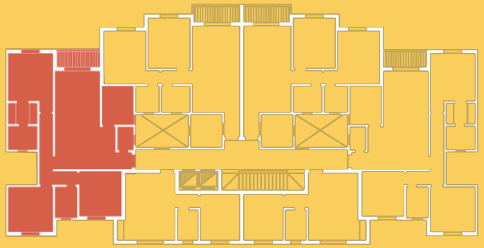
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



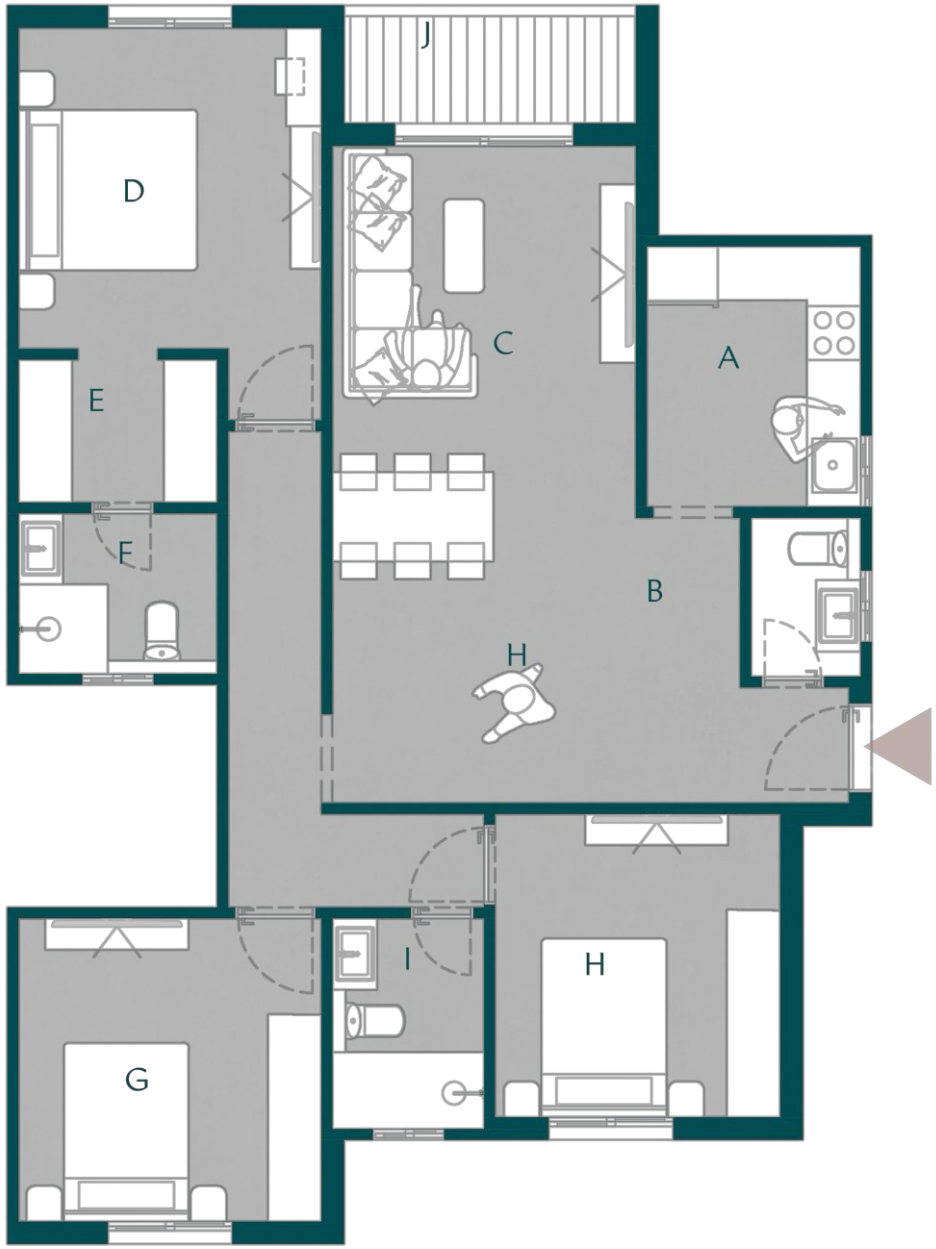
TYPE B

TYPICAL FLOOR

AREA 148M²



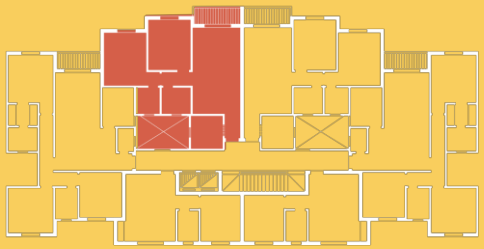
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.35 X 2.00 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



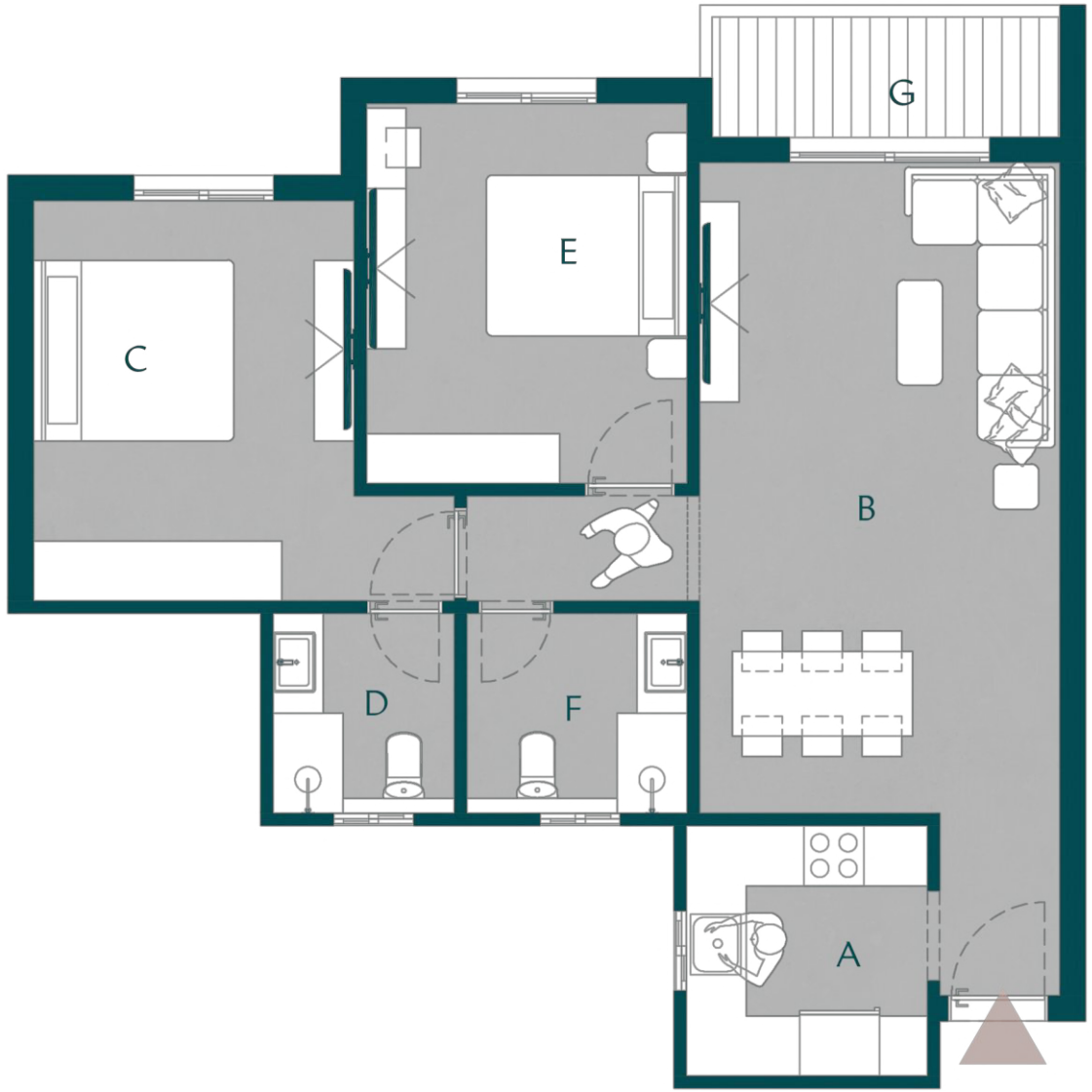
TYPE B

TYPICAL FLOOR

AREA 110M²



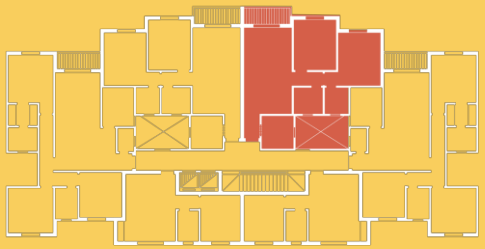
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE B

TYPICAL FLOOR

AREA 110M²



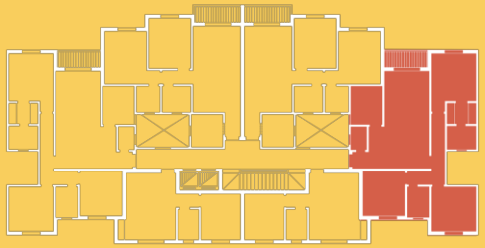
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



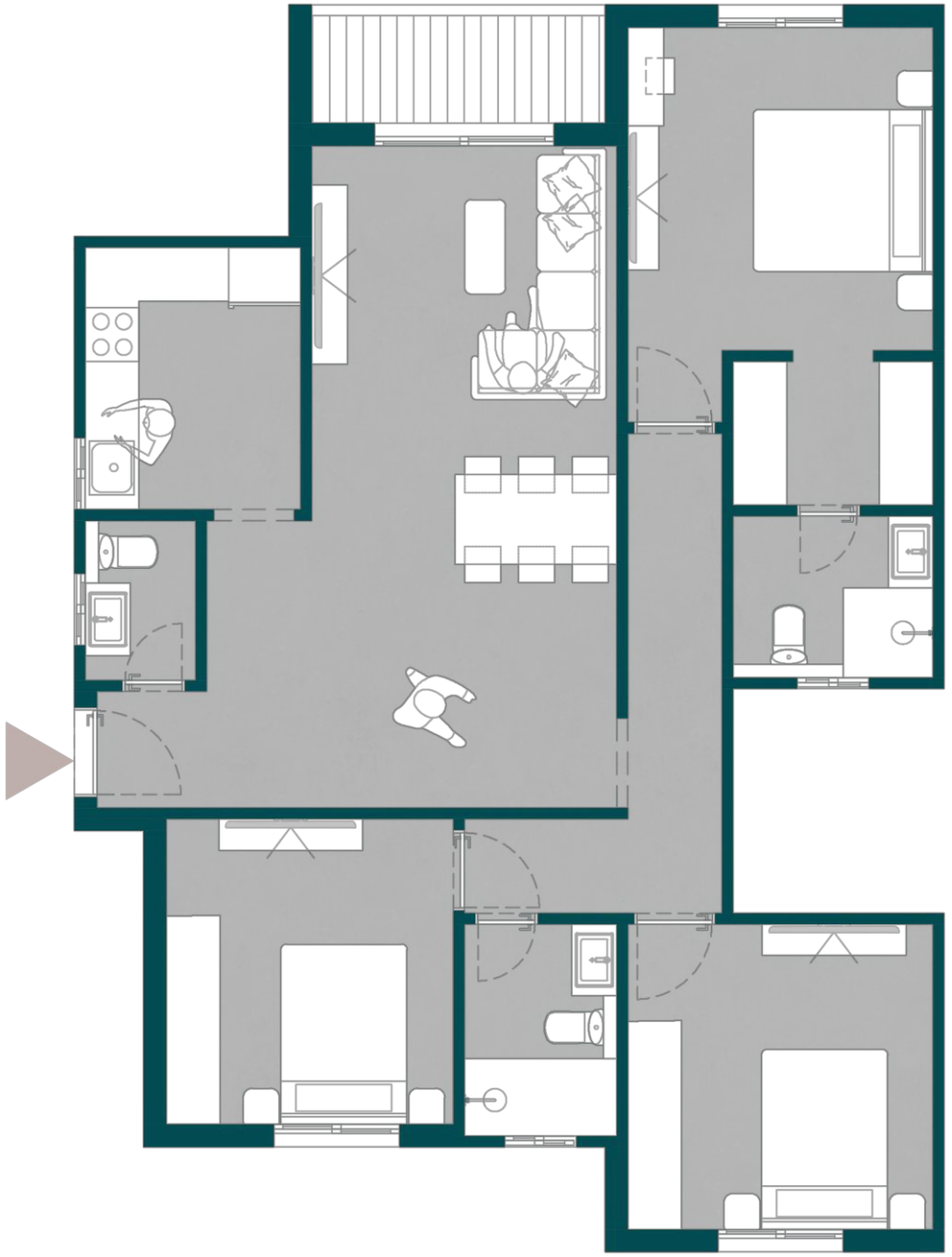
TYPE B

TYPICAL FLOOR

AREA 148M²



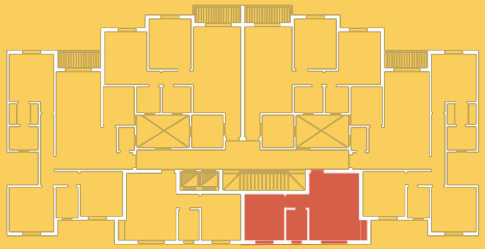
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.23 X 1.80 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



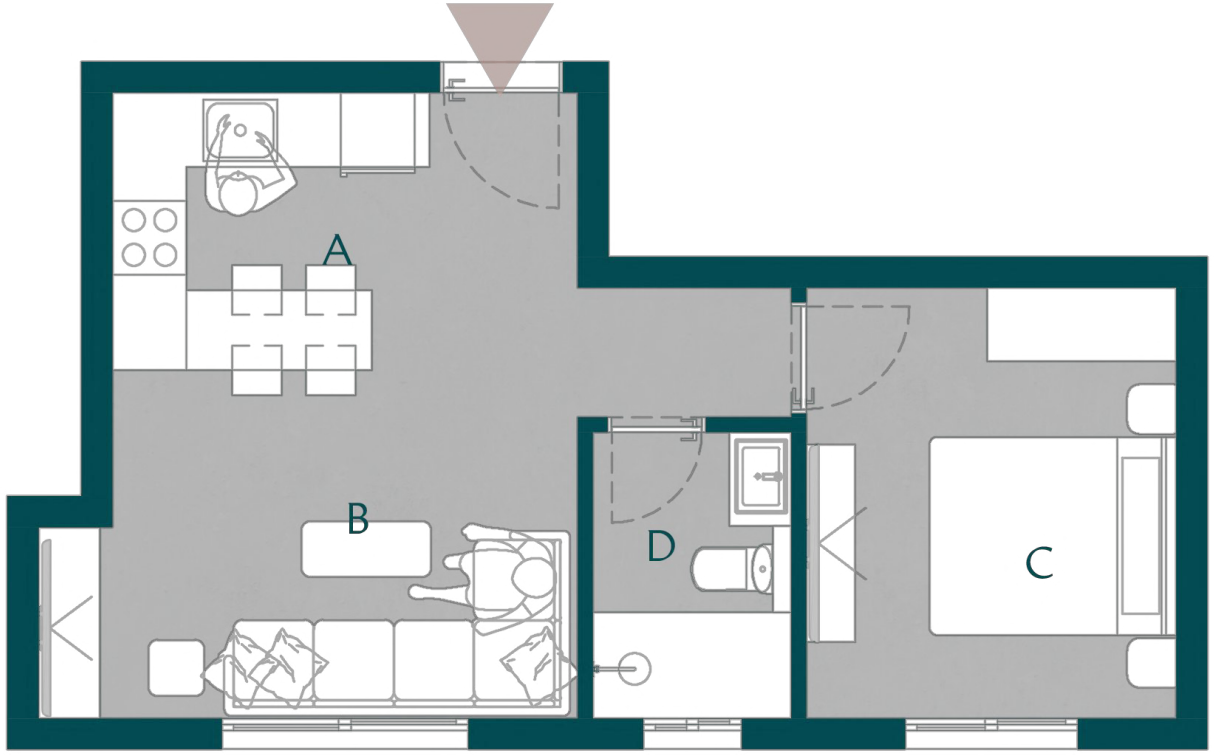
TYPE B

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE C

TYPE-C

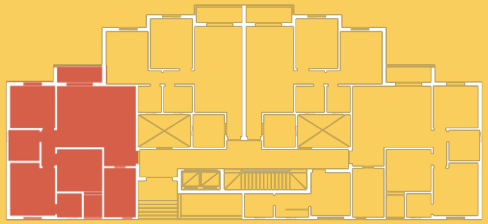
GROUND FLOOR



TYPE C

GROUND FLOOR

AREA 142M²
AREA GARDEN 98M²



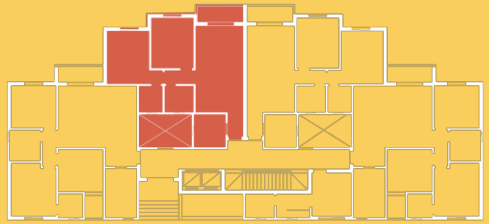
A.	KITCHEN	3.73 X 2.40 M
B.	RECEPTION & DINING	5.92 X 4.62 M
C.	MASTER BEDROOM	4.00 X 3.40 M
D.	MASTER BATH	1.88 X 1.83 M
E.	BEDROOM 02	3.40 X 3.20 M
F.	BEDROOM 03	3.40 X 3.20 M
G.	TERRACE	1.70 X 1.40 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE C

GROUND FLOOR

AREA 110M²
AREA GARDEN 22M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00
G.	TERRACE	3.47 X 1.20 M

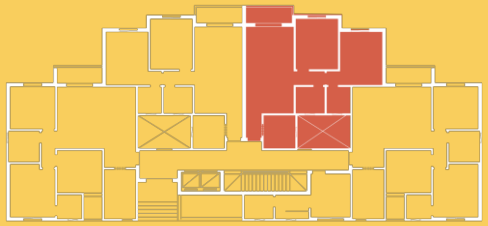


TYPE C

GROUND FLOOR

AREA 110M²

AREA GARDEN 22M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M

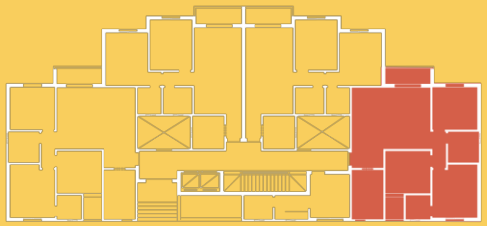


TYPE C

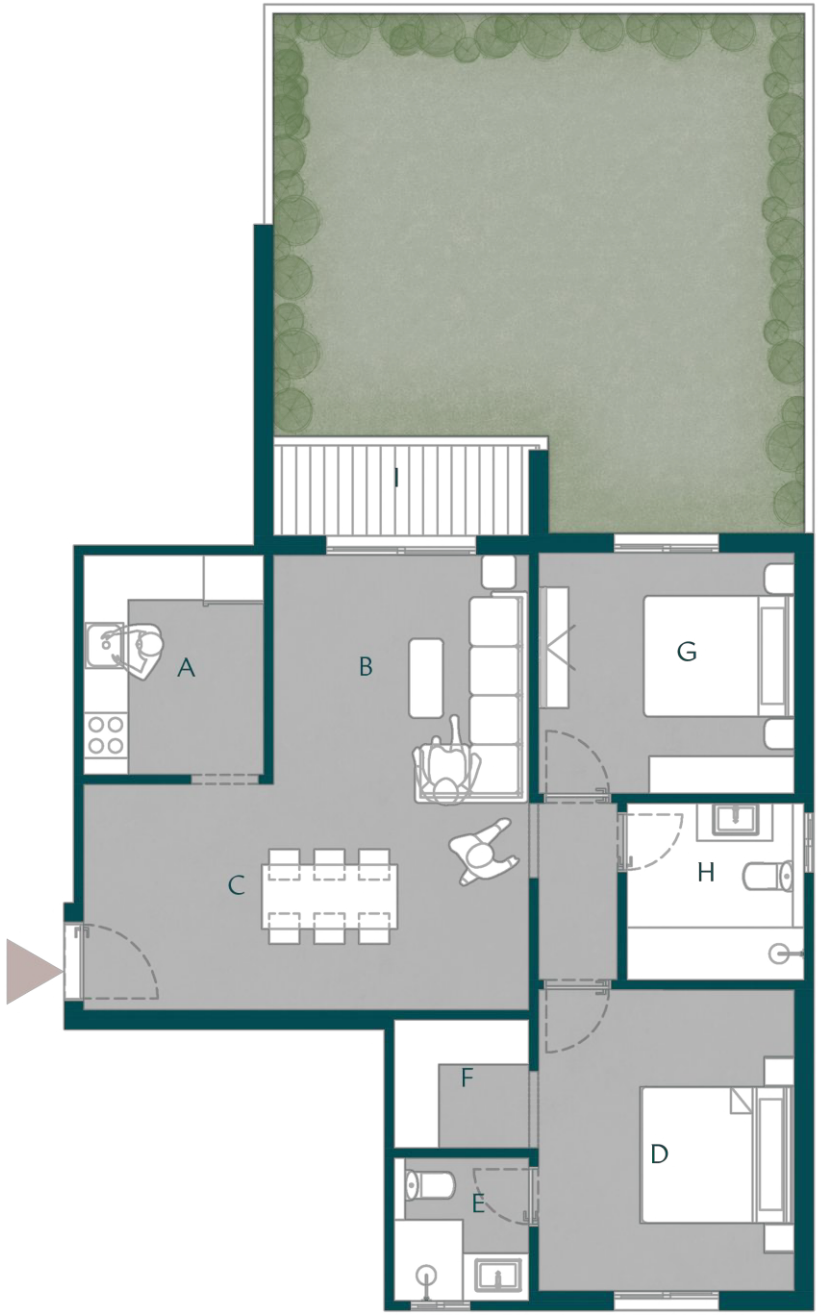
GROUND FLOOR

AREA 122M²

AREA GARDEN 45M²



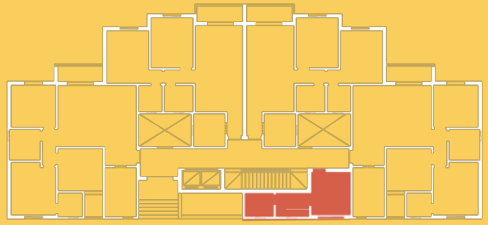
A.	KITCHEN	2.40 X 2.92 M
B.	RECEPTION	3.40 X 3.05 M
C.	DINING	5.92 X 3.00 M
D.	MASTER BEDROOM	4.00 X 3.40 M
E.	MASTER BATH	1.88 X 1.83 M
F.	DRESSING	3.40 X 3.20 M
G.	BEDROOM 02	3.40 X 3.20 M
H.	MAIN BATH	2.35 X 2.35 M
I.	TERRACE	3.40 X 1.20 M



TYPE C

GROUND FLOOR

AREA 50M²



A.	KITCHEN	2.55 X 1.82 M
B.	RECEPTION	3.80 X 3.27 M
C.	BEDROOM	3.47 X 3.20 M
D.	BATH	2.20 X 1.82 M



TYPE-C

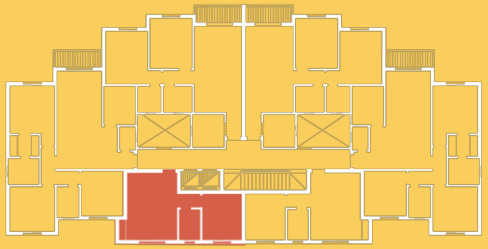
TYPICAL FLOOR



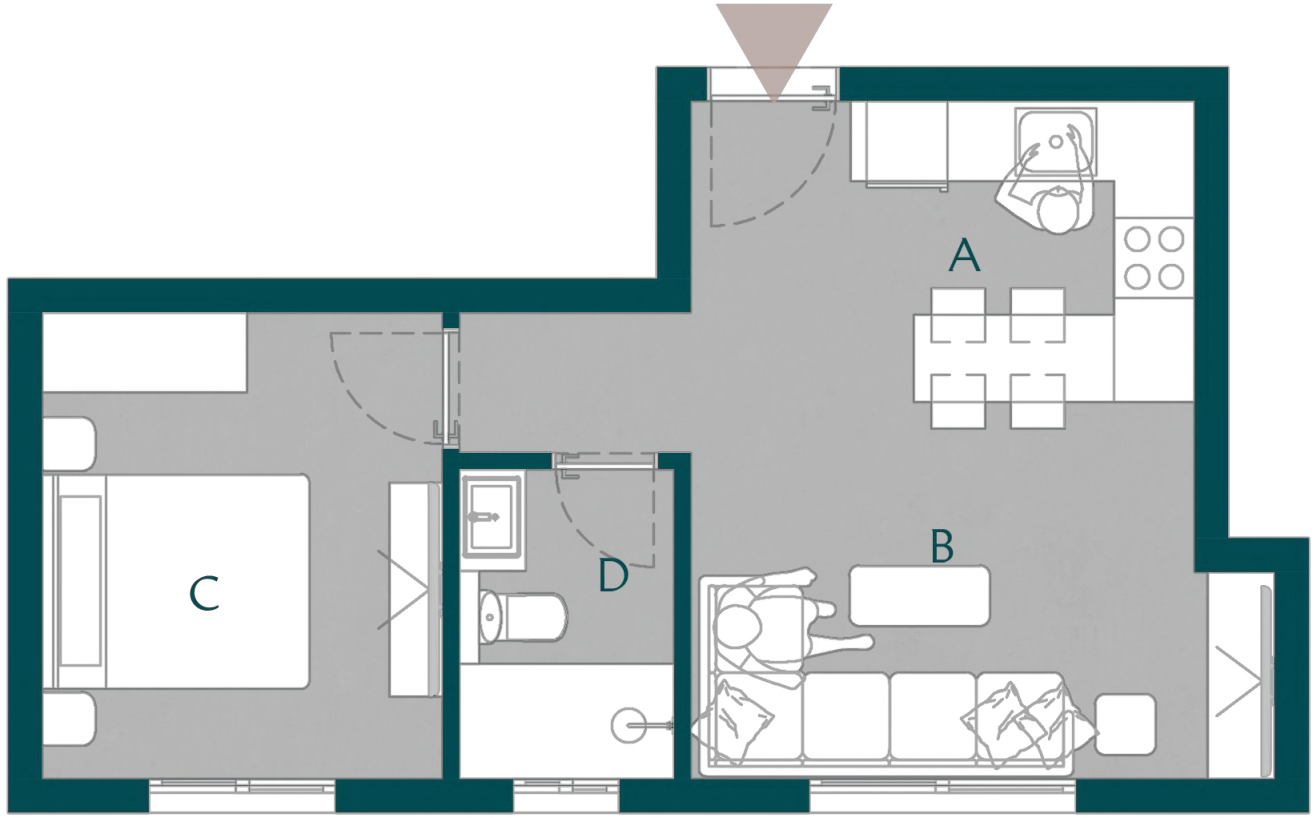
TYPE C

TYPICAL FLOOR

AREA 57M²



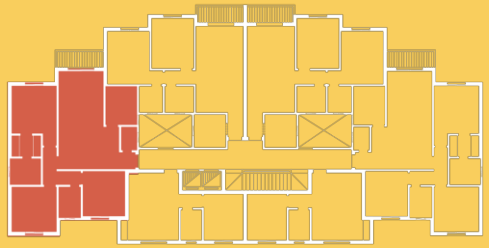
A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



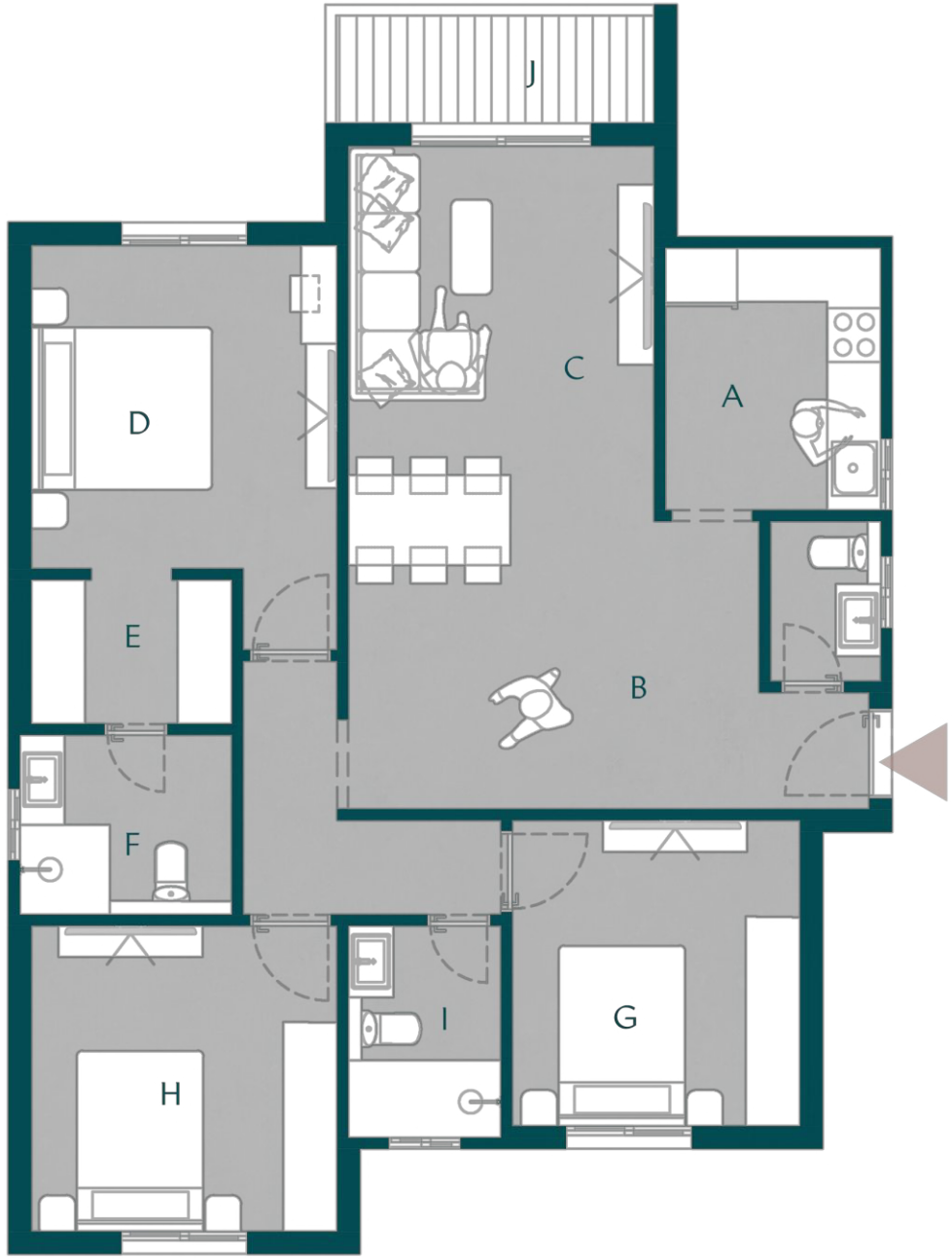
TYPE C

TYPICAL FLOOR

AREA 148M²



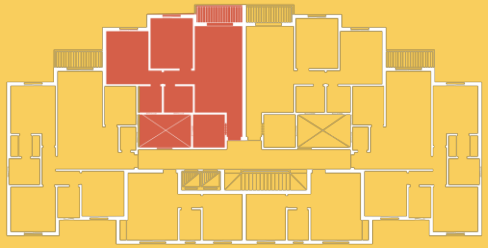
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



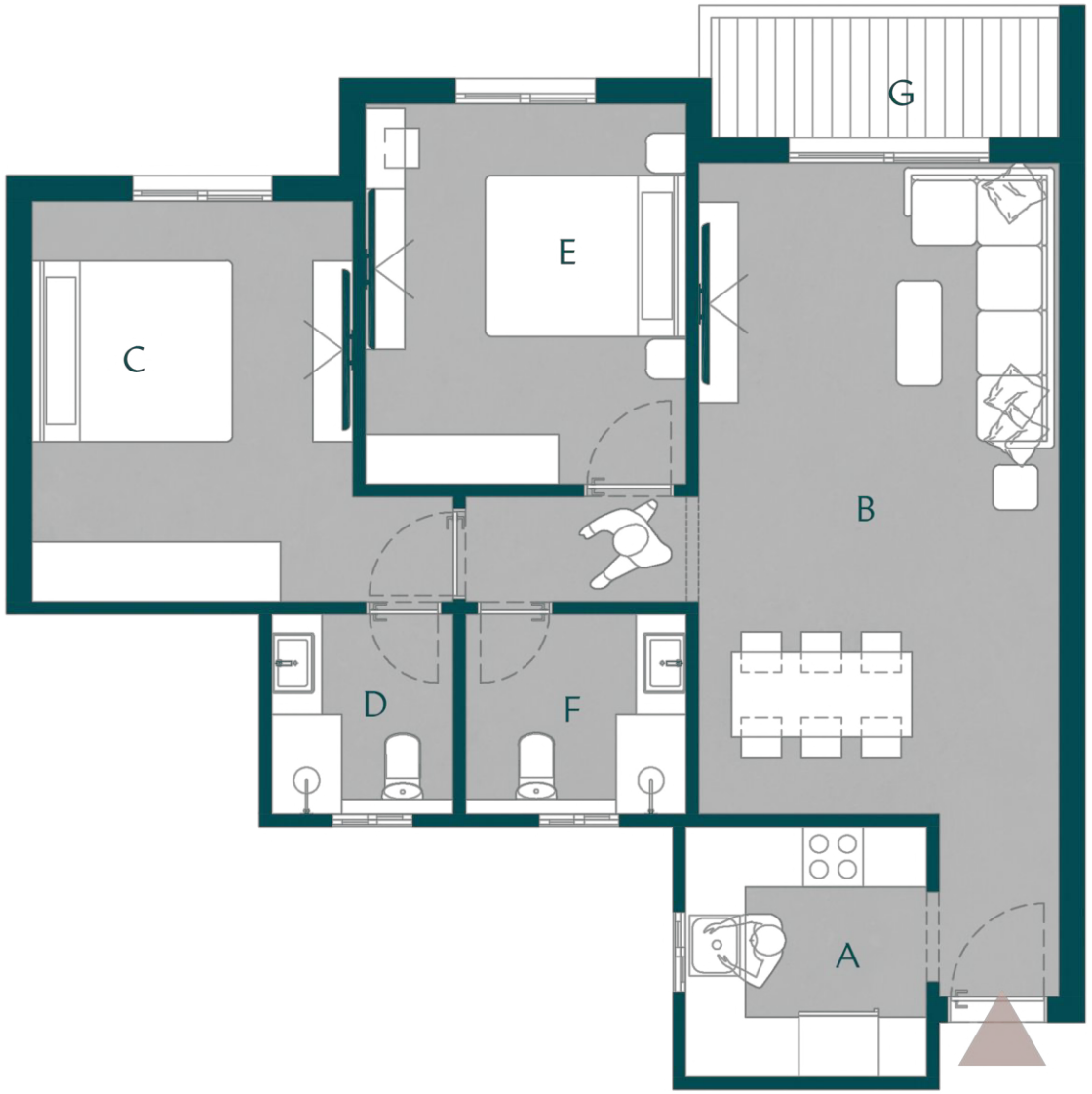
TYPE C

TYPICAL FLOOR

AREA 110M²



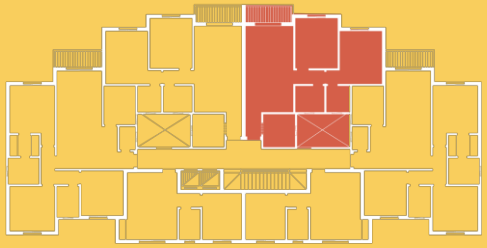
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



TYPE C

TYPICAL FLOOR

AREA 110M²



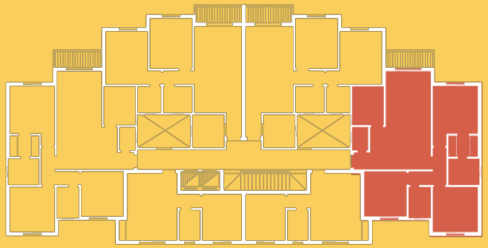
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



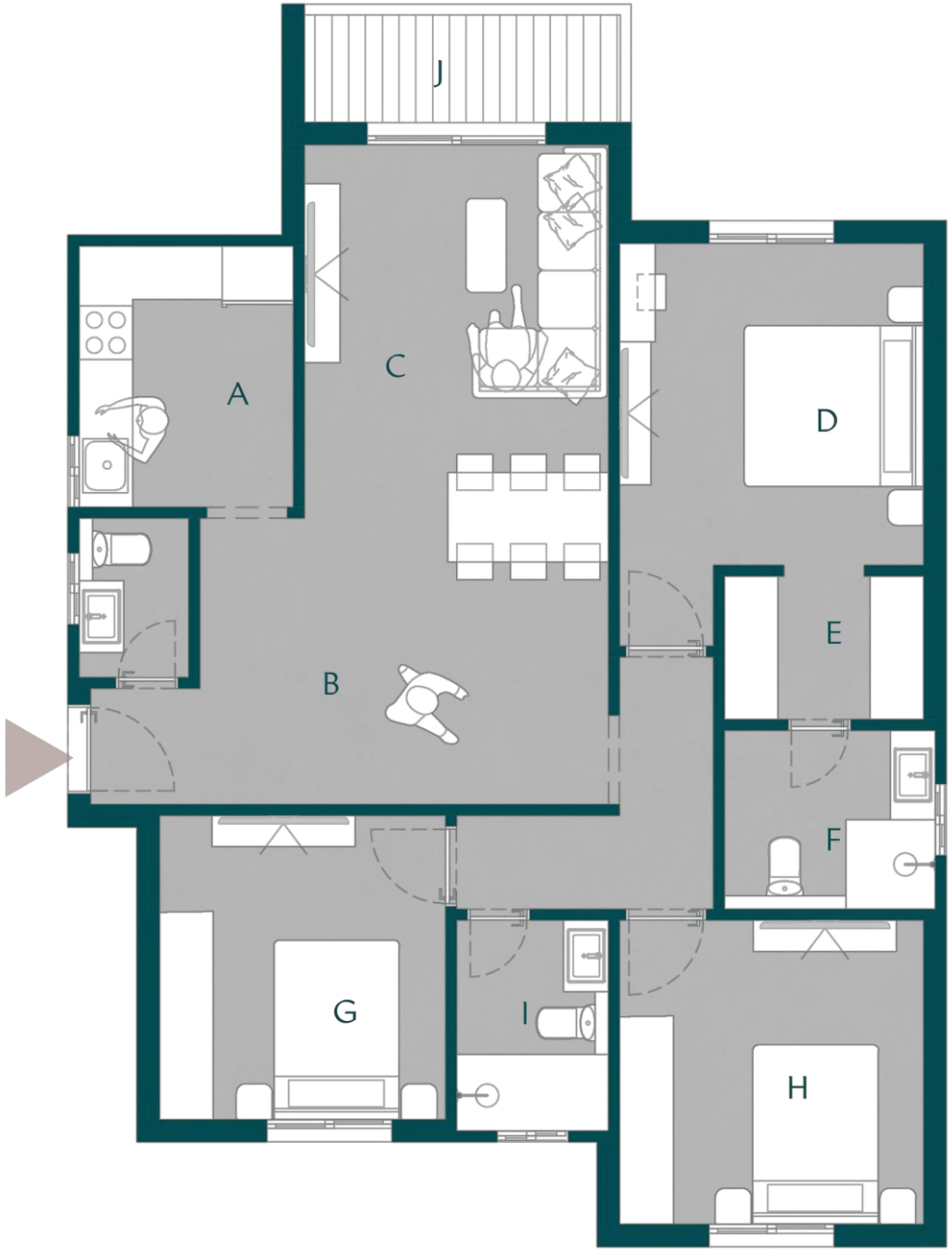
TYPE C

TYPICAL FLOOR

AREA 148M²



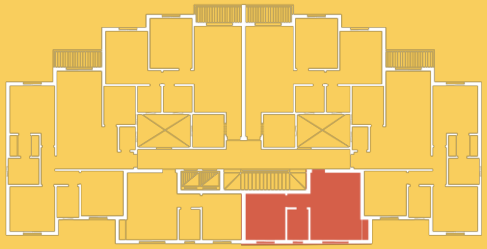
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.20 M
C.	LIVING	4.17 X 3.20 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.35 X 2.00 M
G.	BEDROOM 02	3.40 X 3.40 M
H.	BEDROOM 03	3.40 X 3.20 M
I.	MAIN BATH	2.36 X 1.70 M
J.	TERRACE	3.27 X 1.20 M



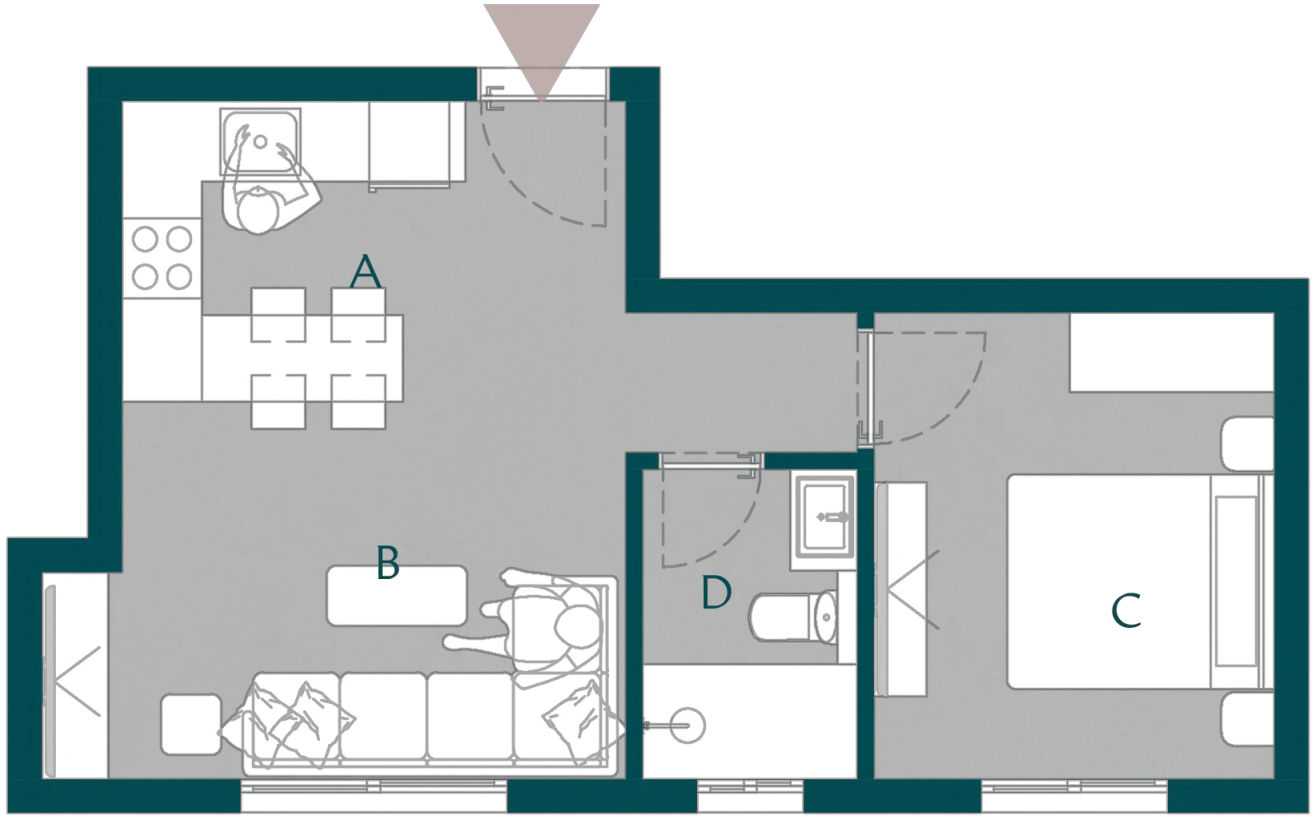
TYPE C

TYPICAL FLOOR

AREA 57M²



A.	KITCHEN	2.57 X 2.00 M
B.	RECEPTION	4.37 X 3.10 M
C.	BEDROOM	3.50 X 3.00 M
D.	BATH	2.32 X 1.60 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE D

TYPE-D

GROUND FLOOR

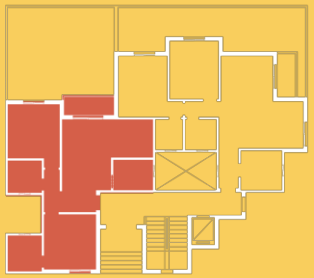


TYPE D

GROUND FLOOR

AREA 110M²

AREA GARDEN 38M²



A.	KITCHEN	2.60 X 2.00 M
B.	DINING	2.72 X 2.50 M
C.	LIVING	6.05 X 3.20 M
D.	MASTER BEDROOM	3.40 X 3.60 M
E.	MASTER BATH	2.35 X 2.23 M
F.	BEDROOM 02	3.53 X 3.40 M
G.	MAIN BATH	2.23 X 2.12 M
H.	TERRACE	3.27 X 1.20 M

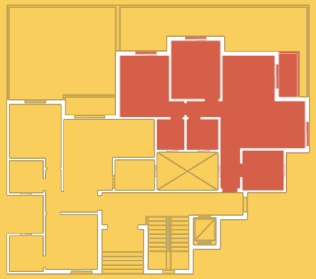


TYPE D

GROUND FLOOR

AREA 118M²

AREA GARDEN 29M²



A.	KITCHEN	2.70 X 2.60 M
B.	DINING	5.50 X 3.10 M
C.	LIVING	6.05 X 3.20 M
D.	MASTER BEDROOM	4.00 X 3.20 M
E.	MASTER BATH	2.00 X 1.80 M
F.	BEDROOM 02	3.80 X 3.20 M
G.	MAIN BATH	2.10 X 2.00 M
H.	TERRACE	2.83 X 1.20 M



TYPE-D

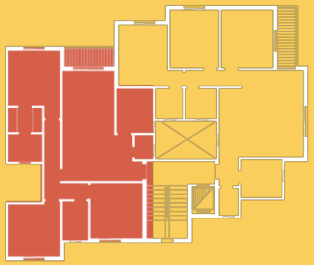
TYPICAL FLOOR



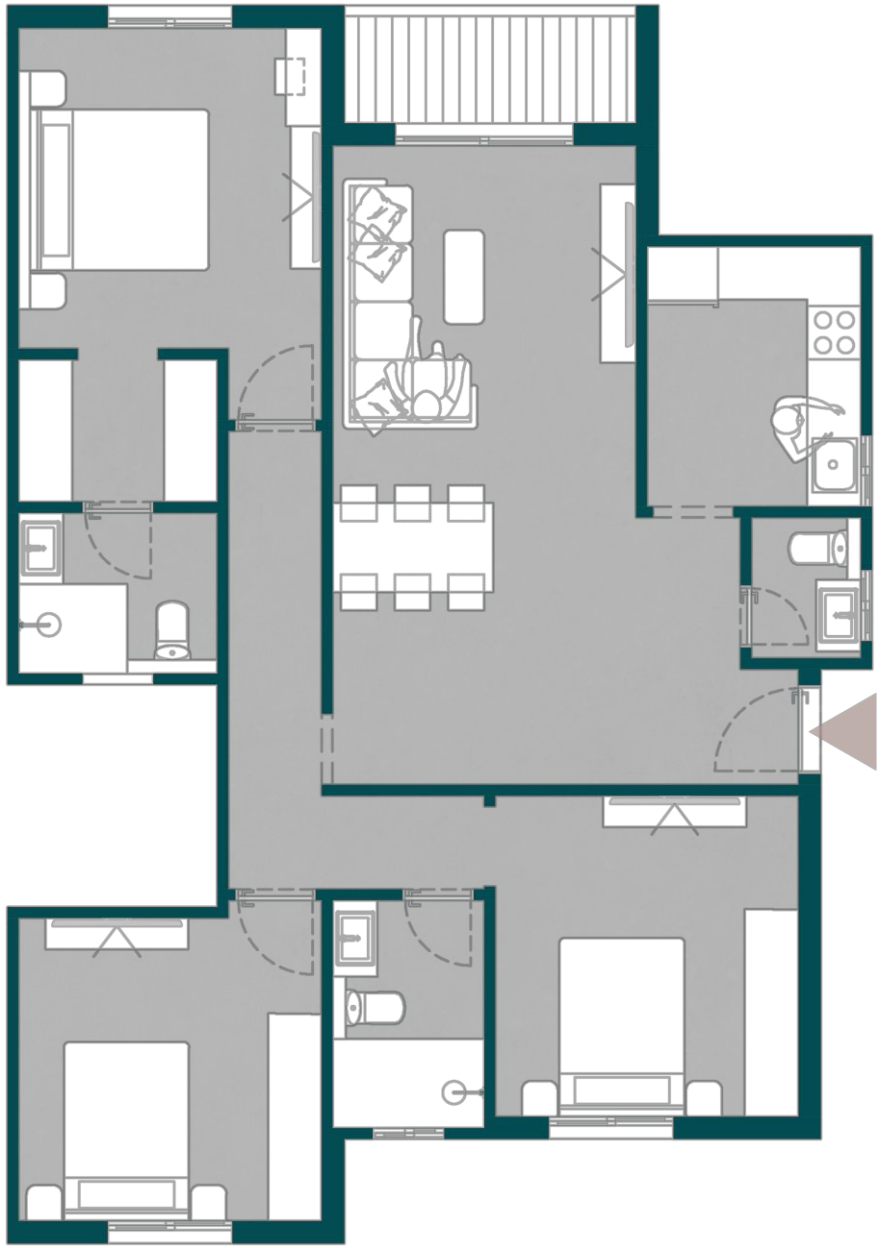
TYPE D

TYPICAL FLOOR

AREA 148M²



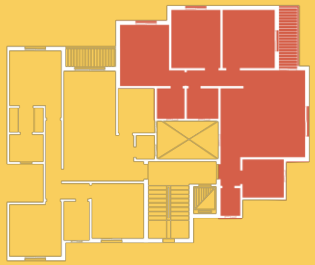
A.	KITCHEN	2.92 X 2.40 M
B.	DINING	4.57 X 3.00 M
C.	LIVING	4.17 X 3.40 M
D.	GUEST BATH	1.58 X 1.23 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.23 X 1.60 M
G.	MASTER BATH	2.23 X 1.80 M
H.	BEDROOM 02	3.60 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.55 X 1.70 M
K.	TERRACE	3.27 X 1.20 M



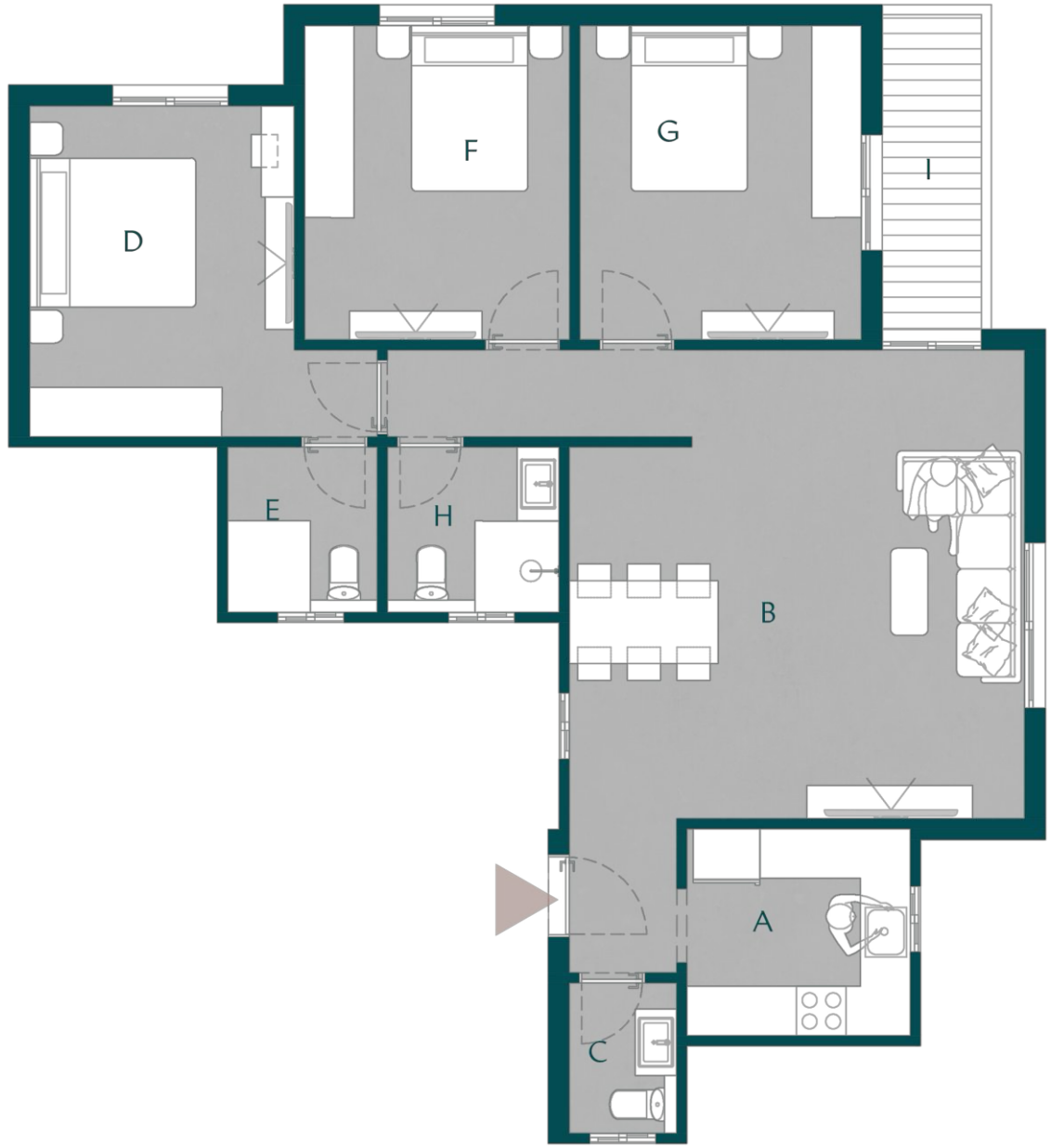
TYPE D

TYPICAL FLOOR

AREA 146M²



A.	KITCHEN	2.70 X 2.50 M
B.	RECEPTION & DINING	5.65 X 5.50 M
C.	GUEST BATH	1.82 X 1.30 M
D.	MASTER BEDROOM	4.00 X 3.20 M
E.	MASTER BATH	2.00 X 1.80 M
F.	BEDROOM 02	3.80 X 3.20 M
G.	BEDROOM 03	3.80 X 3.40 M
H.	MAIN BATH	2.10 X 2.00 M
I.	TERRACE	3.80 X 1.20 M



THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE E

TYPE-E

GROUND FLOOR

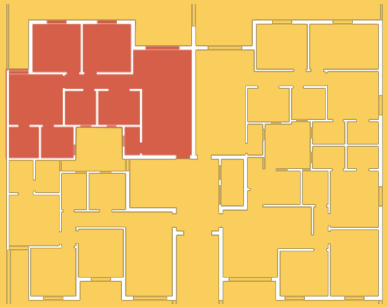


TYPE E

GROUND FLOOR

AREA 148M²

AREA GARDEN 47M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.85 X 3.50 M
C.	LIVING	4.12 X 2.55 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.40 X 2.20 M
K.	TERRACE	4.00 X 1.20 M

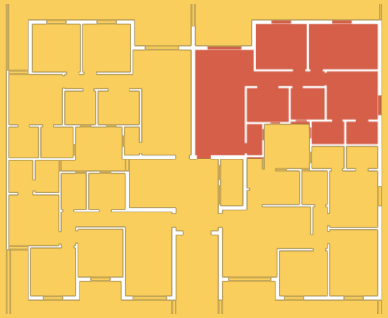


TYPE E

GROUND FLOOR

AREA 148M²

AREA GARDEN 77M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.85 X 3.50 M
C.	LIVING	4.12 X 2.55 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.13X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H	BEDROOM 02	4.85 X 3.20 M
I.	BEDROOM 03	3.60 X 3.20 M
J.	MAIN BATH	2.40 X 2.23 M
K.	TERRACE	4.00 X 1.20 M

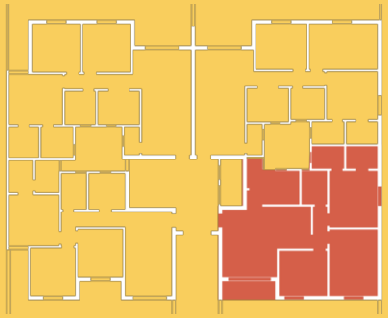


TYPE E

GROUND FLOOR

AREA 126M²

AREA GARDEN 76M²



A.	KITCHEN	2.50 X 2.40 M
B.	DINING	6.22 X 2.95 M
C.	LIVING	3.87 X 2.00 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	4.00 X 3.40 M
F.	DRESSING	2.13 X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H	BEDROOM 02	4.68 X 3.40 M
I.	BEDROOM 03	3.40 X 3.20 M
J.	MAIN BATH	2.40 X 1.83 M
k.	TERRACE	3.74 X 1.20 M

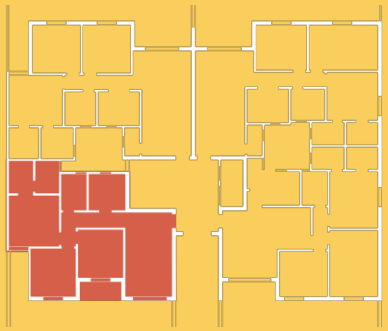


TYPE E

GROUND FLOOR

AREA 146M²

AREA GARDEN 41M²

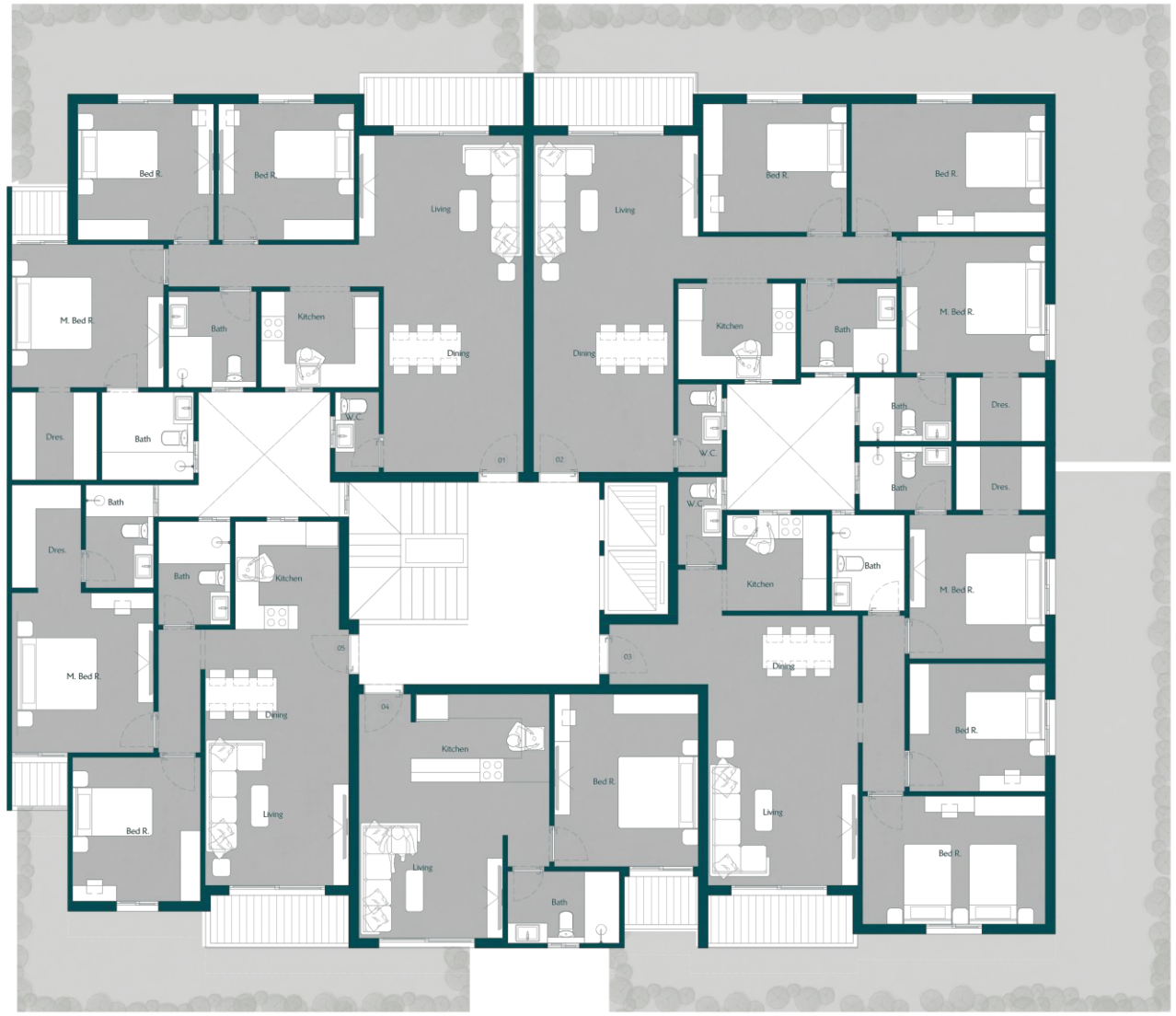


A.	KITCHEN	2.60 X 2.58 M
B.	DINING	6.22 X 2.95 M
C.	LIVING	3.87 X 2.00 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.55 M
F.	DRESSING	2.30 X 1.73 M
G.	MASTER BATH	2.30 X 1.70 M
H	BEDROOM 02	4.40 X 3.20 M
I.	BEDROOM 03	3.40 X 3.20 M
J.	MAIN BATH	2.58 X 1.80 M
k.	TERRACE	2.95 X 1.20 M



TYPE-E

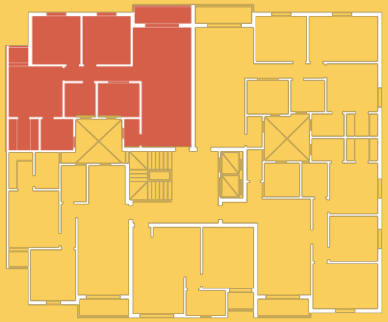
TYPICAL FLOOR



TYPE E

TYPICAL FLOOR

AREA 157M²



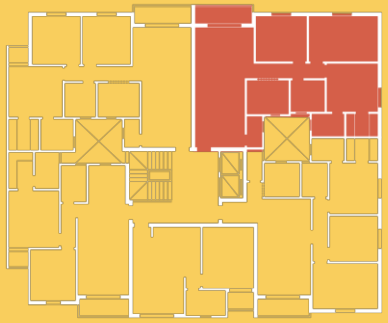
A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	TERRACE	1.40 X 1.10 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.40 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



TYPE E

TYPICAL FLOOR

AREA 156M²



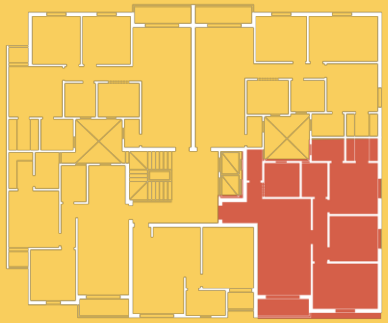
A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.60 X 3.40 M
F.	DRESSING	2.13X 1.60 M
G.	MASTER BATH	2.30 X 1.60 M
H	BEDROOM 02	4.85 X 3.20 M
I.	BEDROOM 03	3.60 X 3.20 M
J.	MAIN BATH	2.40 X 2.23 M
K.	TERRACE	4.00 X 1.20 M



TYPE E

TYPICAL FLOOR

AREA 148M²



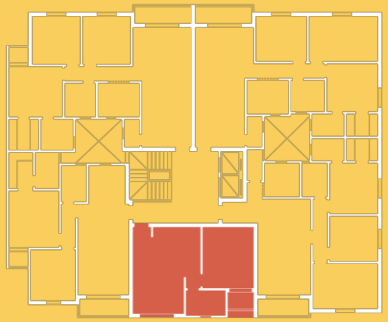
A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.75 X 3.75 M
C.	GUEST BATH	2.00 X 1.10 M
D.	MASTER BEDROOM	3.60 X 3.40 M
E.	DRESSING	2.23 X 1.60 M
F.	MASTER BATH	2.30 X 1.60 M
G.	BEDROOM 02	3.60 X 3.20 M
H	BEDROOM 03	4.57 X 3.20 M
I.	MAIN BATH	2.40 X 1.83 M
J.	TERRACE	3.62 X 1.20 M



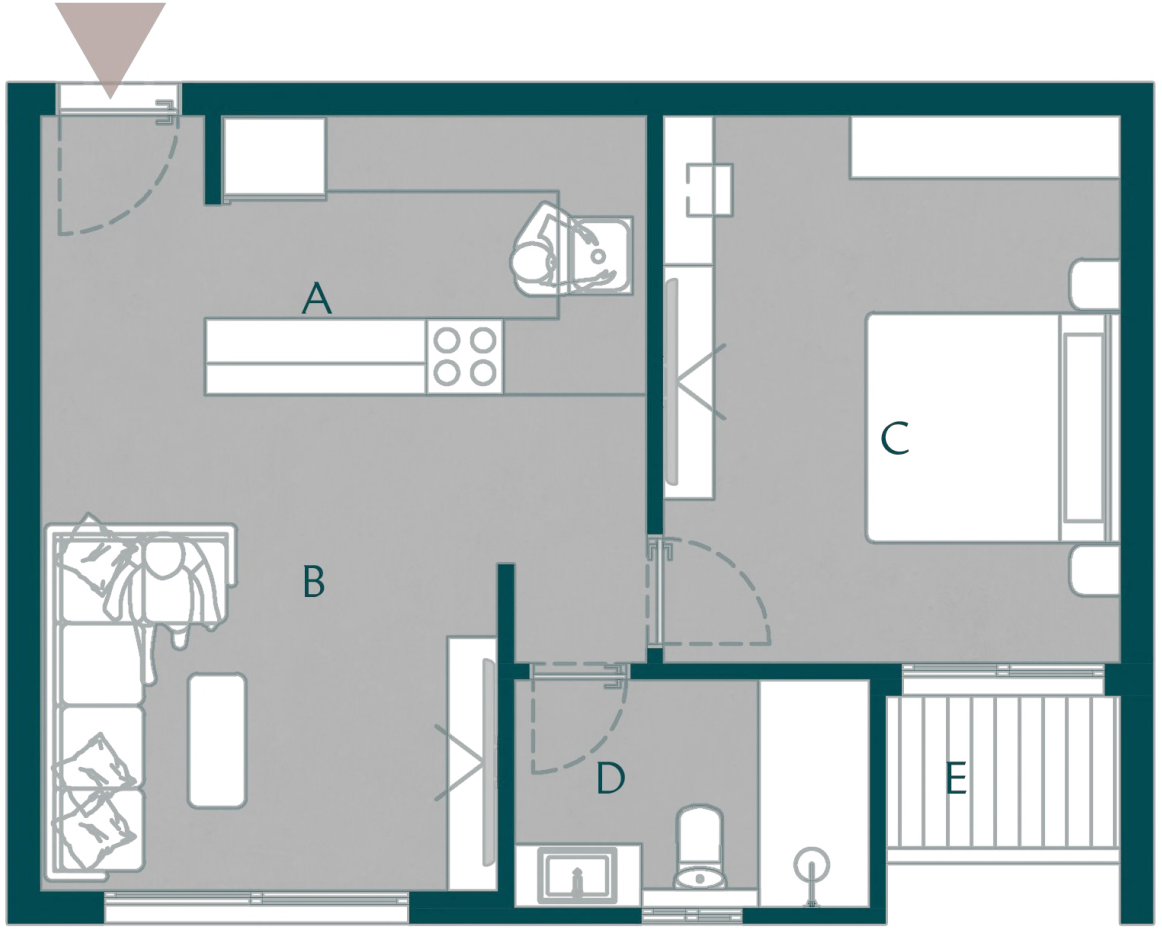
TYPE E

TYPICAL FLOOR

AREA 74M²



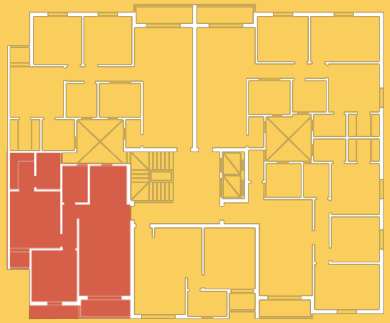
A.	KITCHEN	3.35 X 2.20 M
B.	LIVING	3.90 X 3.60 M
C.	BEDROOM	4.30 X 3.60 M
D.	MAIN BATH	2.80 X 1.80 M
E.	TERRACE	1.85 X 1.20 M



TYPE E

TYPICAL FLOOR

AREA 117M²



A.	KITCHEN	2.70 X 2.60 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	3.60 X 3.40 M
D.	DRESSING	2.23 X 1.60 M
E.	TERRACE	1.40 X 1.10 M
F.	MASTER BATH	2.30 X 1.60 M
G.	BEDROOM 02	3.60 X 3.20 M
H	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	3.47 X 1.20 M

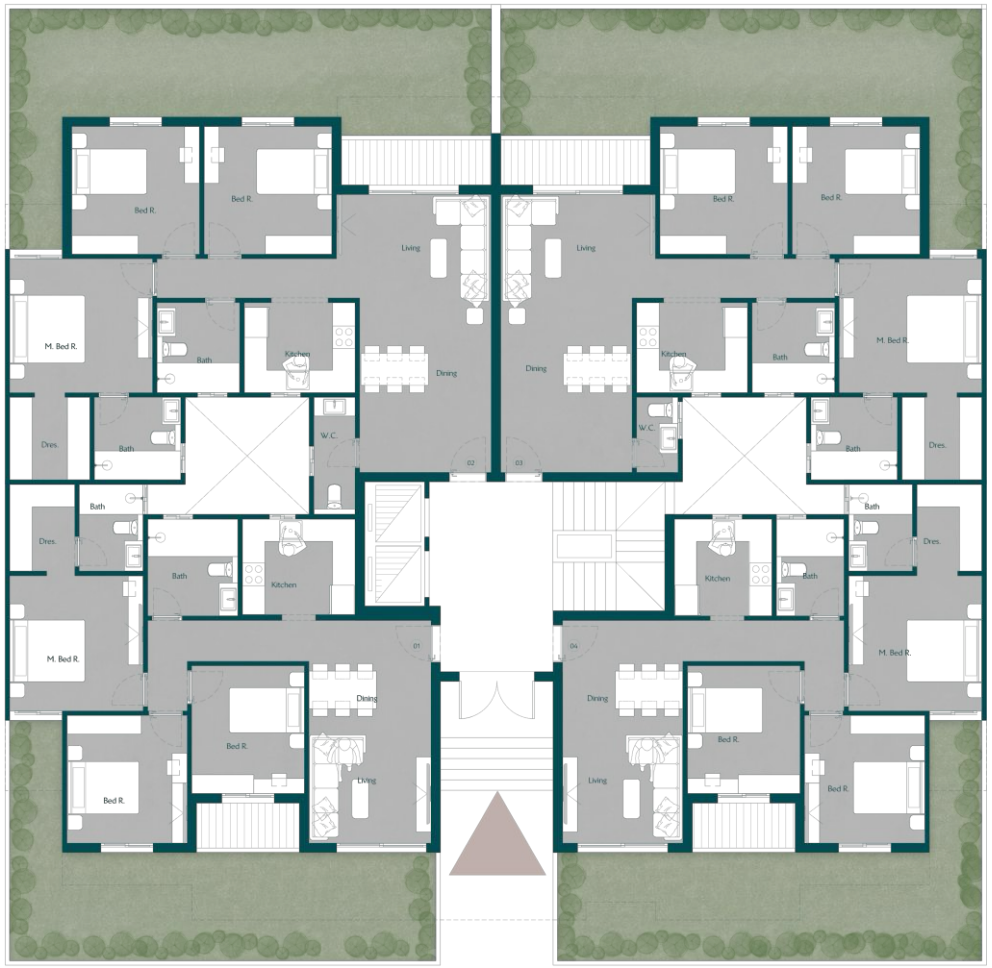


THE MORNINGS
NEW CAIRO
apartments & suites

Floor plans
TYPE F

TYPE-F

GROUND FLOO

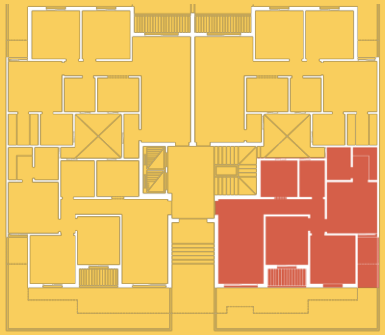


TYPE F

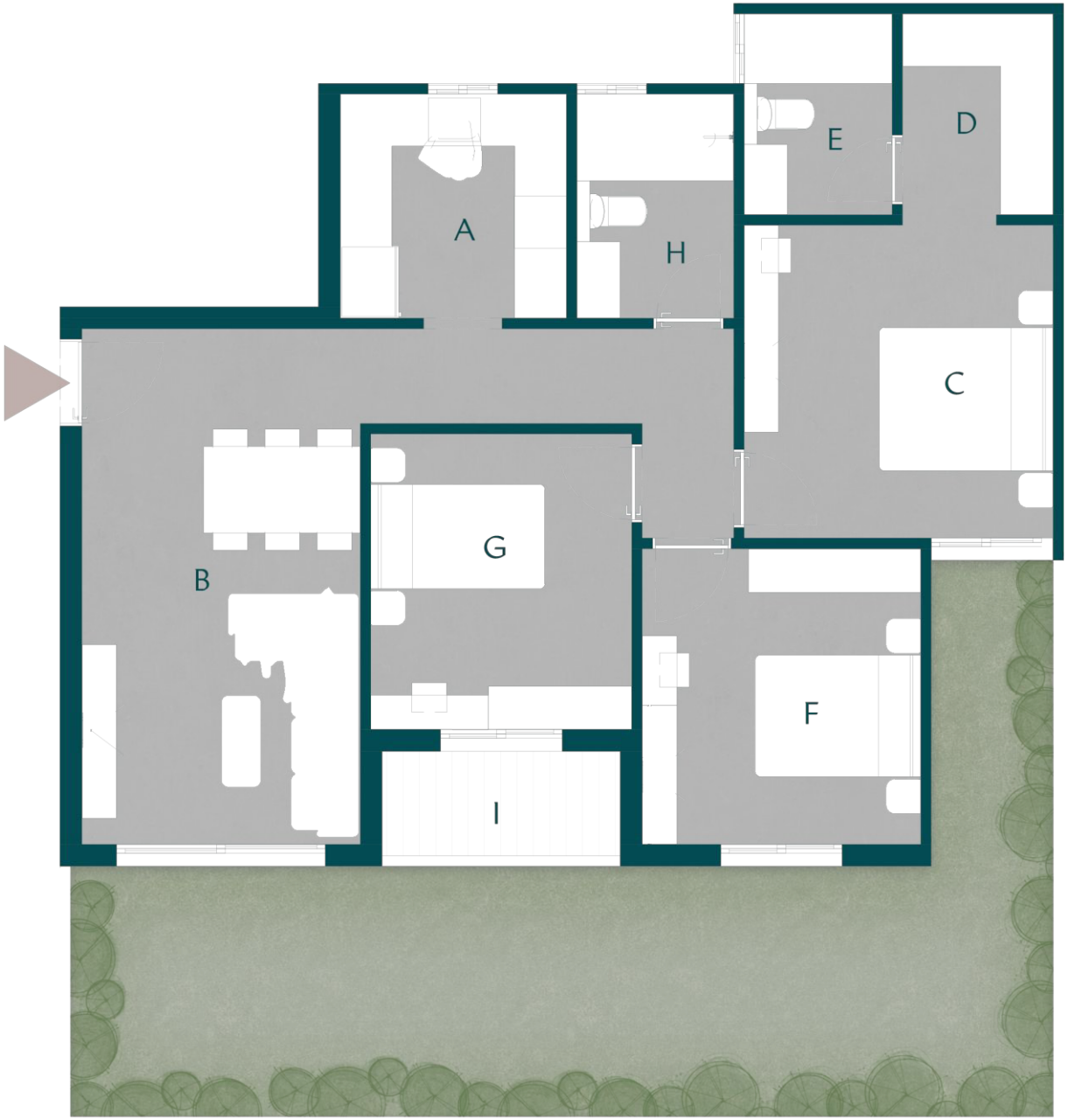
GROUND FLOOR

AREA 126M²

AREA GARDEN 40M²



A.	KITCHEN	2.60 X 2.58 M
B.	RECEPTION & DINING	5.93 X 3.25 M
C.	MASTER BEDROOM	3.60 X 3.55 M
D.	DRESSING	2.30 X 1.73 M
E.	MASTER BATH	2.30 X 1.70 M
F.	BEDROOM 02	3.40 X 3.20 M
G.	BEDROOM 03	3.40 X 3.00 M
H	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	2.75 X 1.20 M

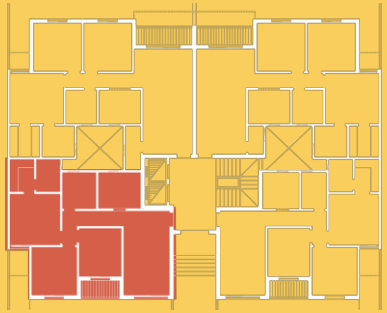


TYPE F

GROUND FLOOR

AREA 126M²

AREA GARDEN 40M²



A.	KITCHEN	3.00 X 2.55 M
B.	RECEPTION & DINING	5.93 X 3.25 M
C.	MASTER BEDROOM	3.60 X 3.55 M
D.	DRESSING	2.30 X 1.73 M
E.	MASTER BATH	2.30 X 1.70 M
F.	BEDROOM 02	3.40 X 3.20 M
G.	BEDROOM 03	3.40 X 3.00 M
H	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	2.75 X 1.20 M

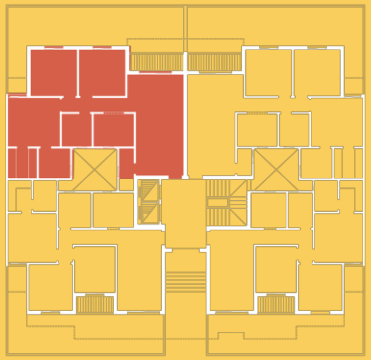


TYPE F

GROUND FLOOR

AREA 148M²

AREA GARDEN 42M²



A.	KITCHEN	2.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 2.75 M
D.	GUEST BATH	3.12 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.40 X 2.20 M
K.	TERRACE	4.00 X 1.20 M

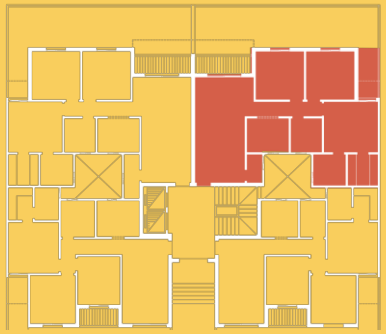


TYPE F

GROUND FLOOR

AREA 148M²

AREA GARDEN 47M²

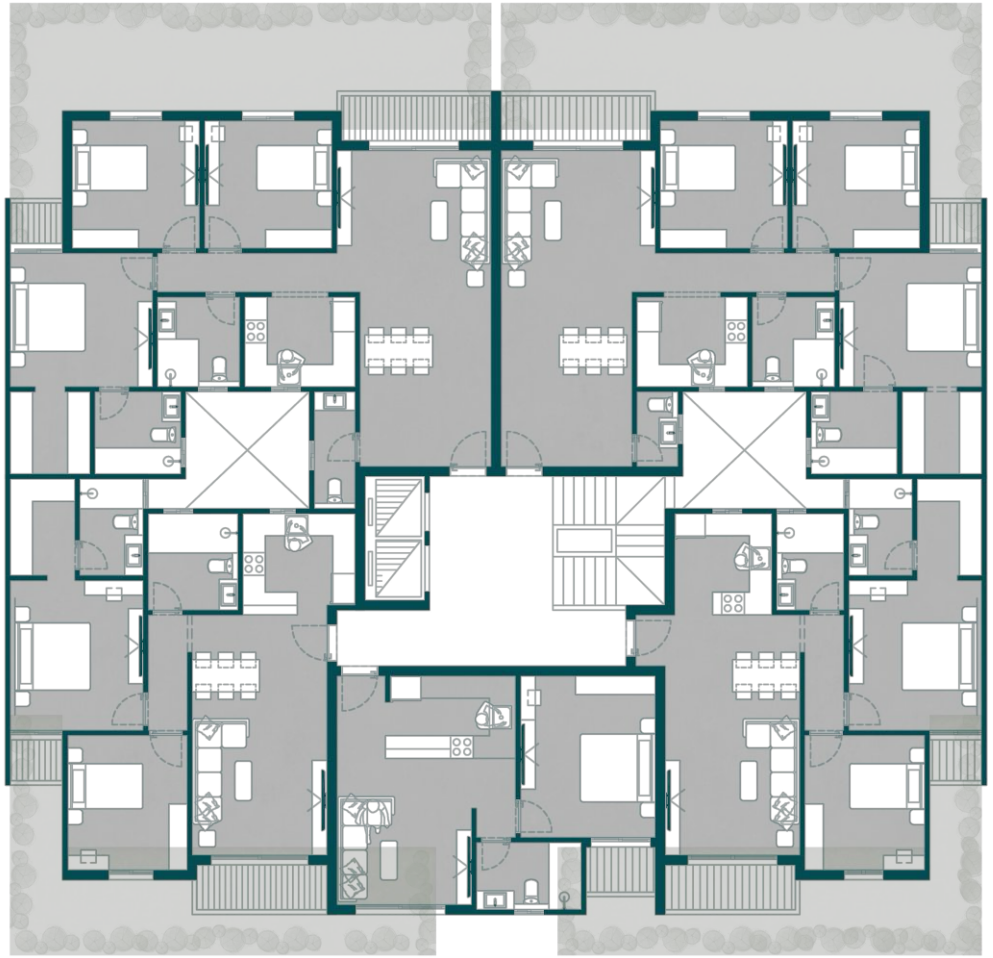


A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 2.75 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	BEDROOM 02	3.40 X 3.40 M
I.	BEDROOM 03	3.40 X 3.40 M
J.	MAIN BATH	2.30 X 2.20 M
K.	TERRACE	4.00 X 1.20 M



TYPE-F

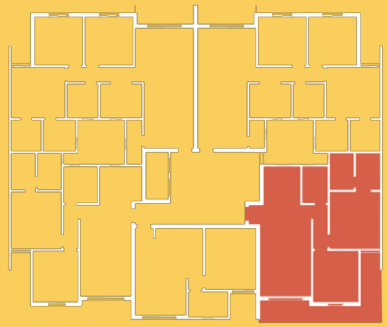
TYPICAL FLOOR



TYPE F

TYPICAL FLOOR

AREA 118M²



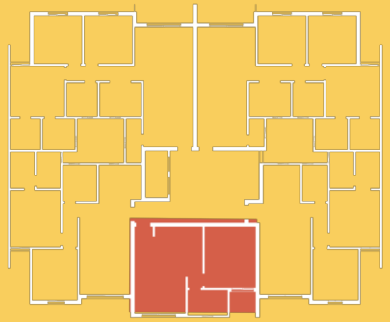
A.	KITCHEN	3.70 X 2.60 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H	MAIN BATH	2.58 X 1.80 M
I.	TERRACE	4.45 X 1.45 M



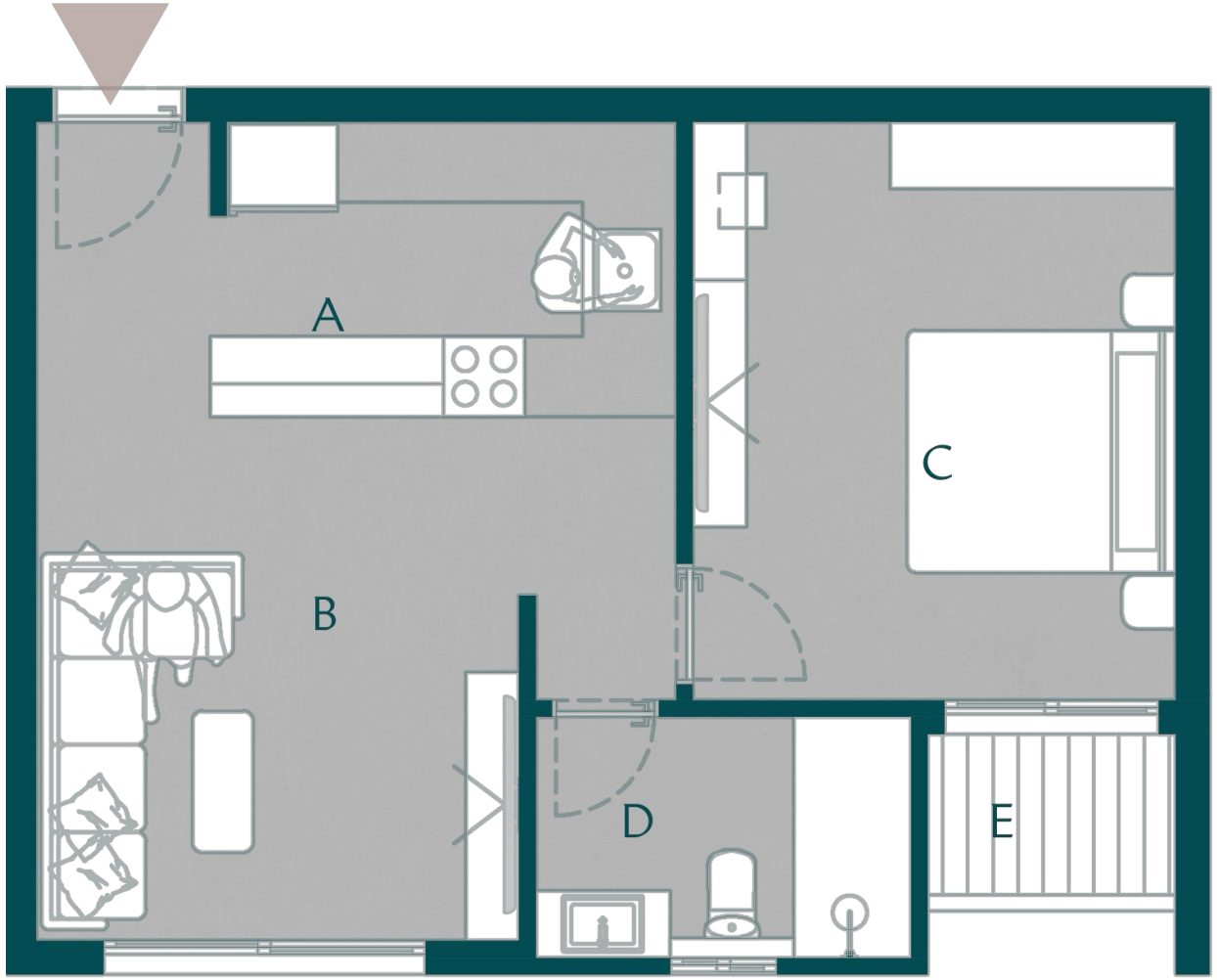
TYPE F

TYPICAL FLOOR

AREA 74M²



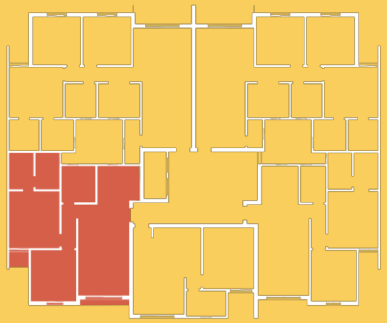
A.	KITCHEN	3.35 X 2.20 M
B.	LIVING	3.90 X 3.60 M
C.	BEDROOM	4.30 X 3.60 M
D.	MAIN BATH	2.80 X 1.80 M
E.	TERRACE	1.85 X 1.20 M



TYPE F

TYPICAL FLOOR

AREA 120M²



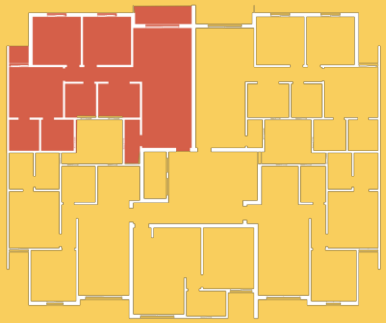
A.	KITCHEN	3.00 X 2.70 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	4.45 X 1.45 M



TYPE F

TYPICAL FLOOR

AREA 157M²



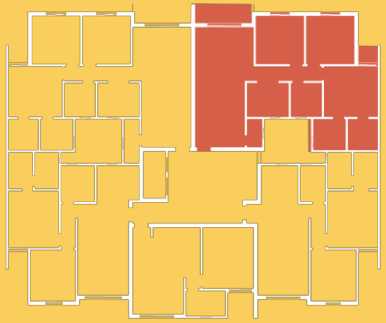
A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	TERRACE	1.10 X 1.40 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.30 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



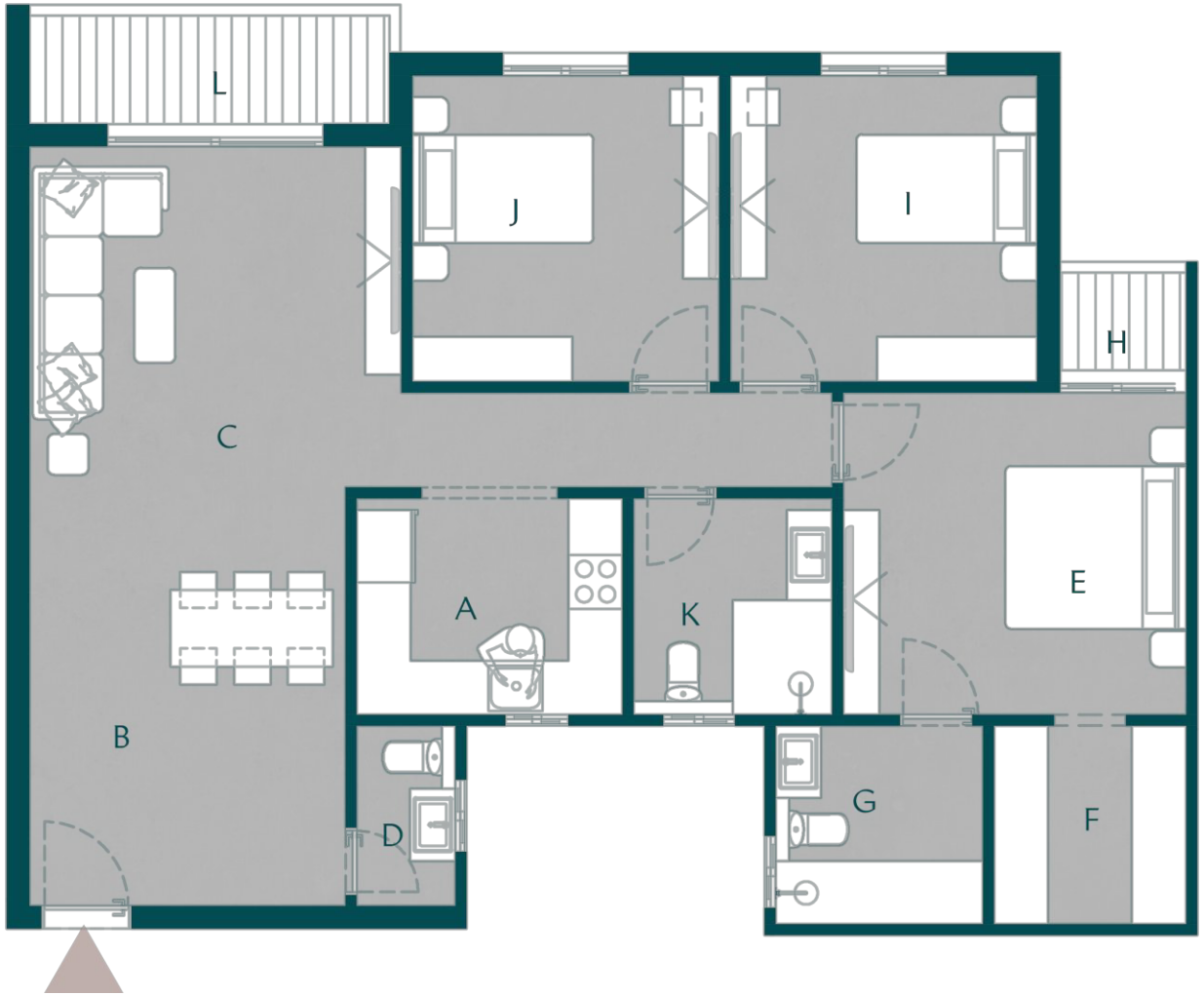
TYPE F

TYPICAL FLOOR

AREA 157M²



A.	KITCHEN	3.95 X 2.40 M
B.	DINING	4.65 X 3.50 M
C.	LIVING	4.12 X 3.78 M
D.	GUEST BATH	2.00 X 1.10 M
E.	MASTER BEDROOM	3.80 X 3.57 M
F.	DRESSING	2.20 X 2.13 M
G.	MASTER BATH	2.30 X 2.20 M
H	TERRACE	1.10 X 1.40 M
I.	BEDROOM 02	3.40 X 3.40 M
J.	BEDROOM 03	3.40 X 3.40 M
K.	MAIN BATH	2.30 X 2.20 M
L.	TERRACE	4.00 X 1.20 M



THE MORNINGS

NEW CAIRO

apartments & suites

by

al ahly sabbour DEVELOPMENTS

THE MORNINGS NEW CAIRO offices & clinics

Admin & Clinics (core & shell)

Commercial, Admin & clinics
- Separate buildings for clinics.

Offices :
- Ground floor retail.
- G+3 buildings.
- 1000sqm per floor (average 24 units per floor)

A great place for your business right above the commercial strip, separated from the residential area yet enjoying the city view with external accessibility. Ensuring no conflict between residential life and business life.

al ahly sabbour DEVELOPMENTS



THE MORNINGS NEW CAIRO offices & clinics

Clinics average areas
43 SQM

Administrative average areas

City view 75 SQM
Project view 55 SQM

al ahly sabbour DEVELOPMENTS

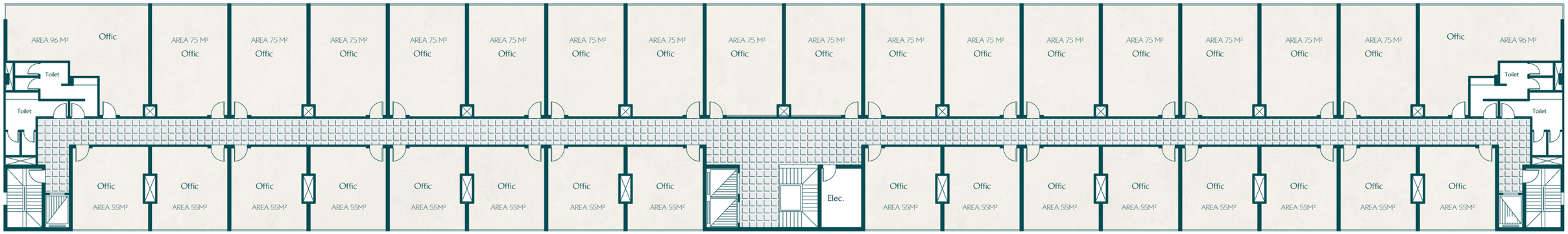
TYPE-G

ADMINISTRATION

THE MORNINGS

NEW CAIRO

apartments & suites



THE MORNINGS
COMPOUND

TYPE-G

TYPICAL FLOOR

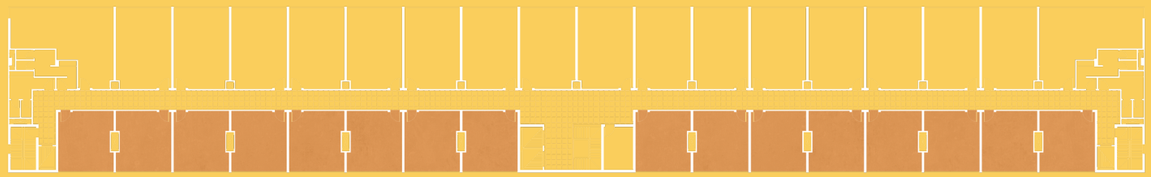
TYPE-G
TYPICAL FLOOR
PROJECT VIEW

AREA 55M²

OFFICE 6.28 X 5.75M



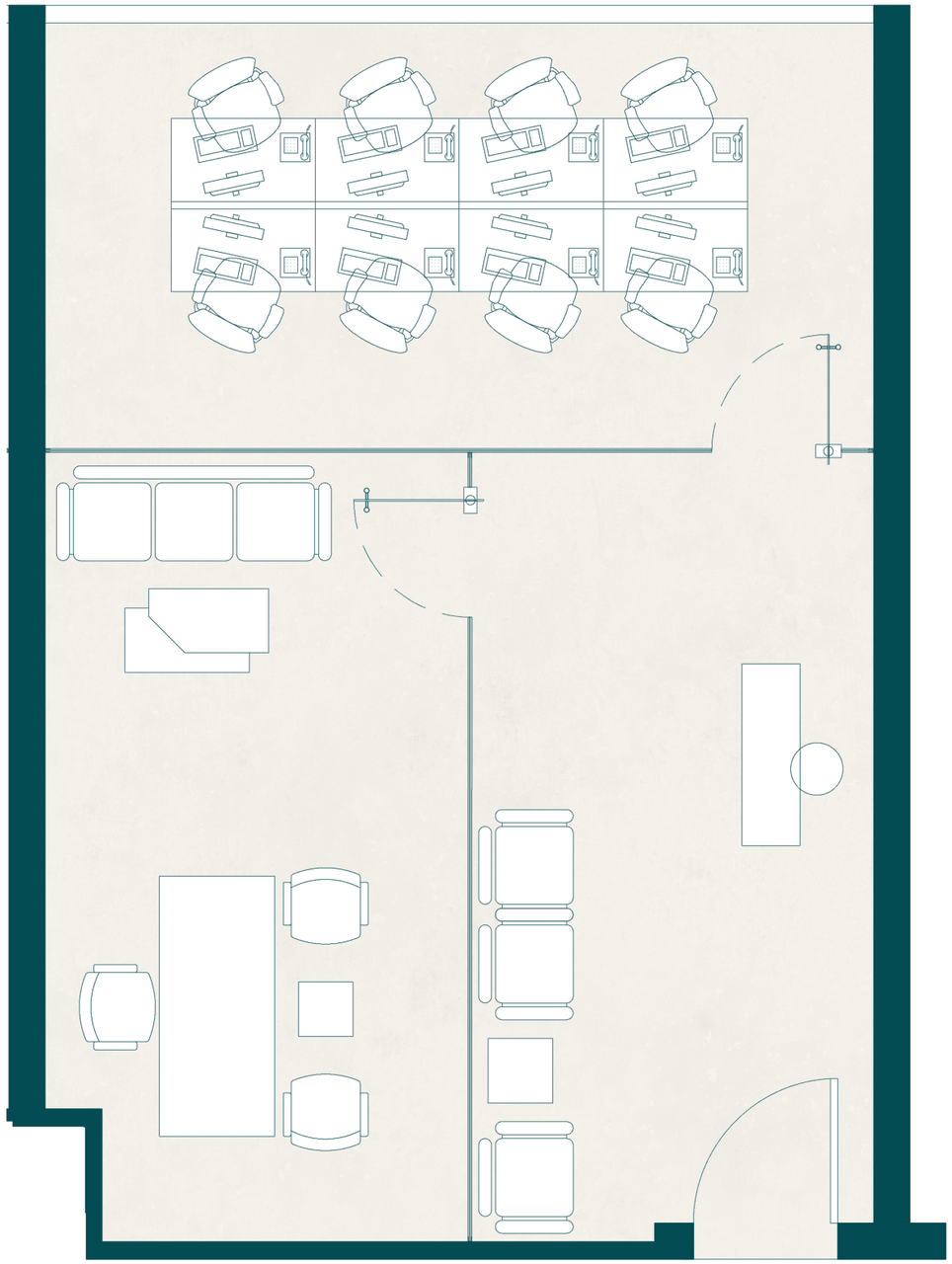
THE MORNINGS
COMPOUND



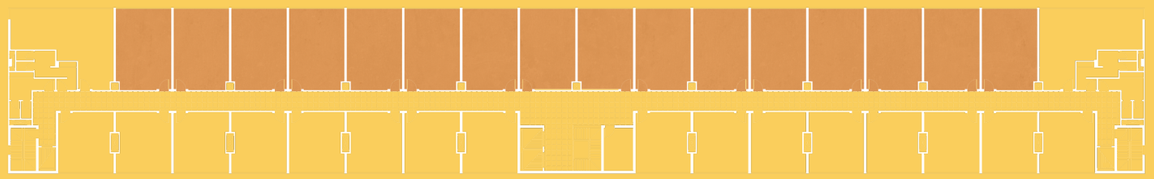
TYPE-G
TYPICAL FLOOR
CITY VIEW

AREA 75 M²

OFFICE 8.44 X 5.75M



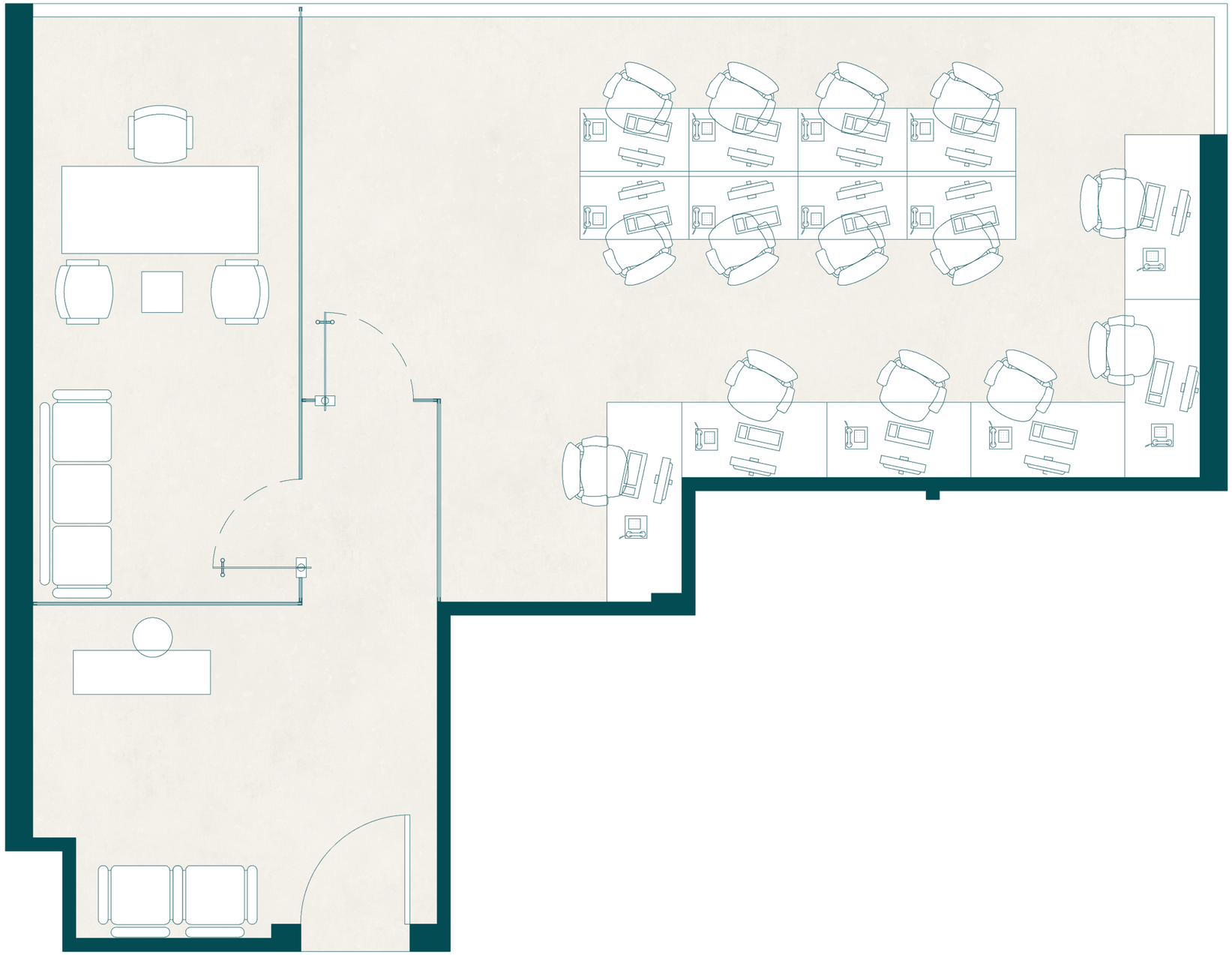
THE MORNINGS
COMPOUND



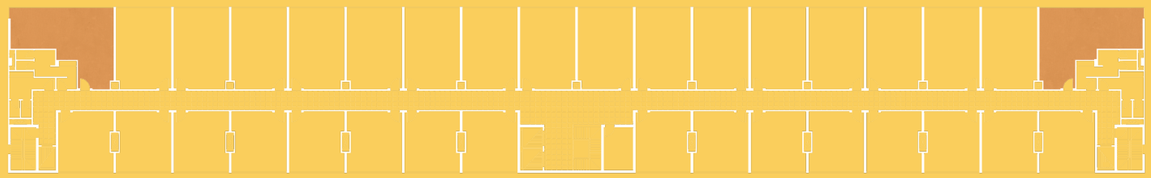
TYPE-G
TYPICAL FLOOR
CORNER

AREA 96M²

OFFICE 10.84 X 8.44M



THE MORNINGS
COMPOUND



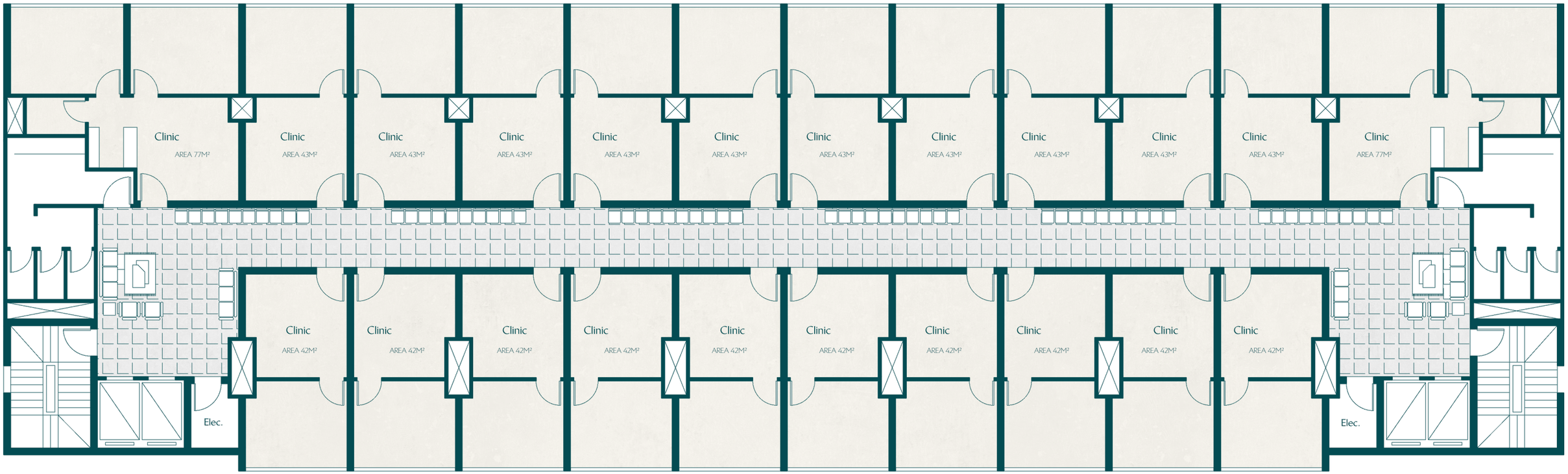
TYPE-H

CLINICS

THE MORNINGS

NEW CAIRO

apartments & suites



THE MORNINGS
COMPOUND

TYPE-H

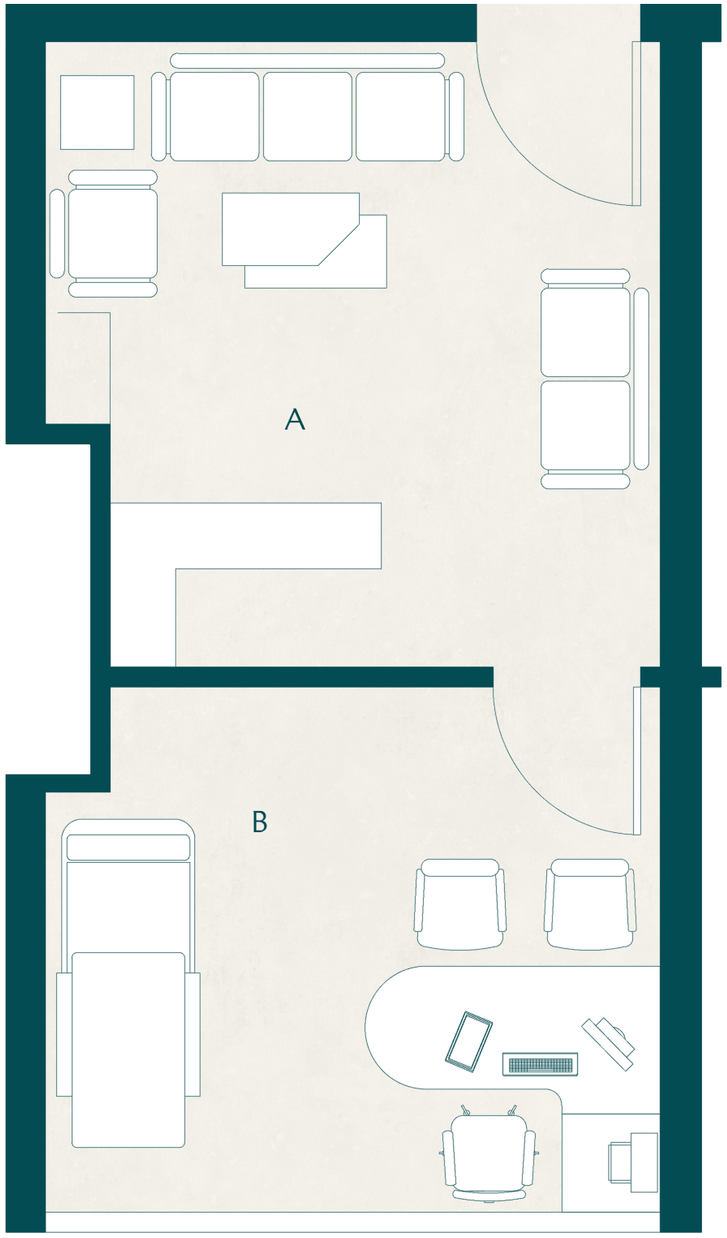
TYPICAL FLOOR

TYPE-H
TYPICAL FLOOR
PROJECT VIEW

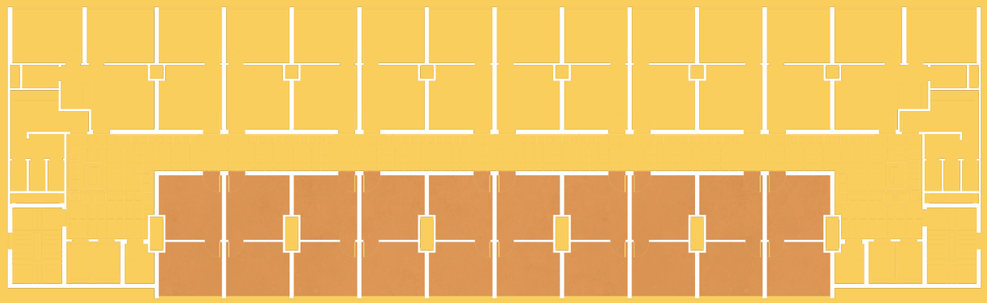
AREA 42M²

OFFICE 8.44 X 5.75M

A.	WAITING AREA	2.92 X 2.40 M
B.	EXAMINATION ROOM 01	5.92 X 3.20 M



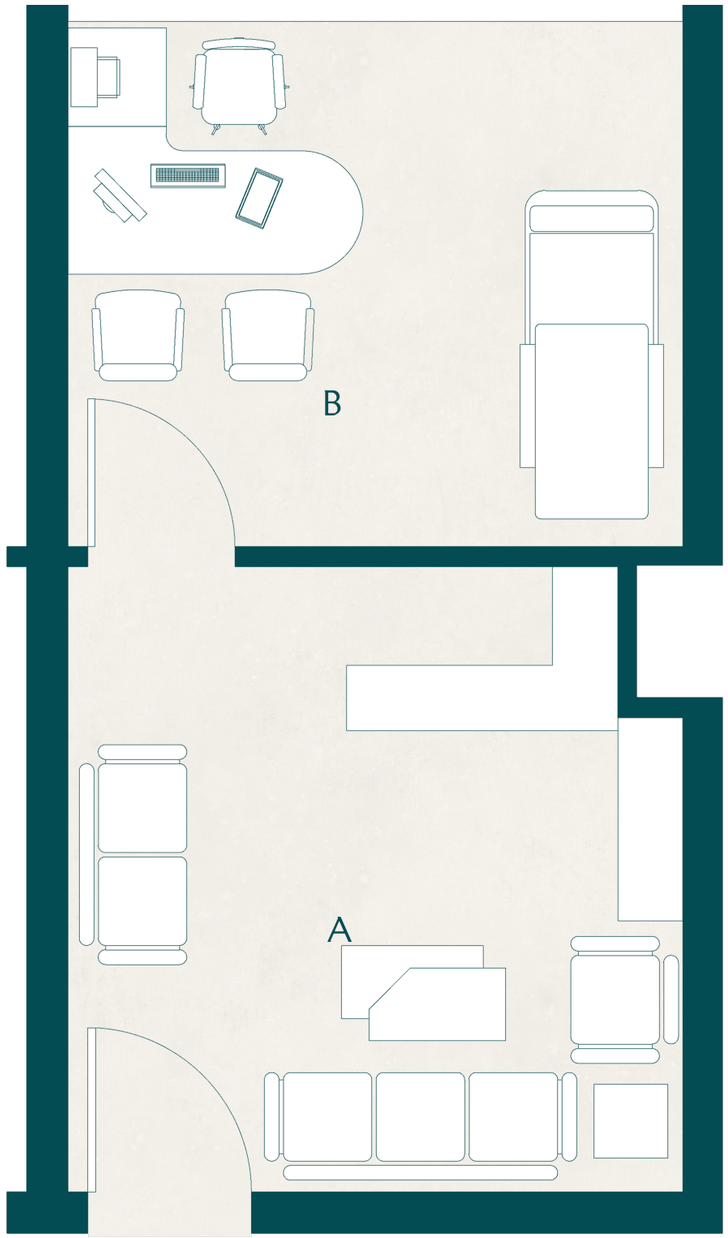
THE MORNINGS
COMPOUND



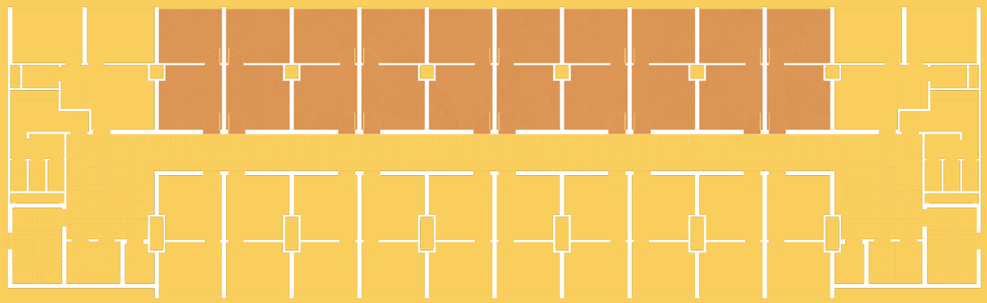
TYPE-H
TYPICAL FLOOR
CITY VIEW

AREA 43M²

WAITING AREA	3.81 X 3.75 M
EXAMINATION ROOM 01	3.75 X 3.20 M



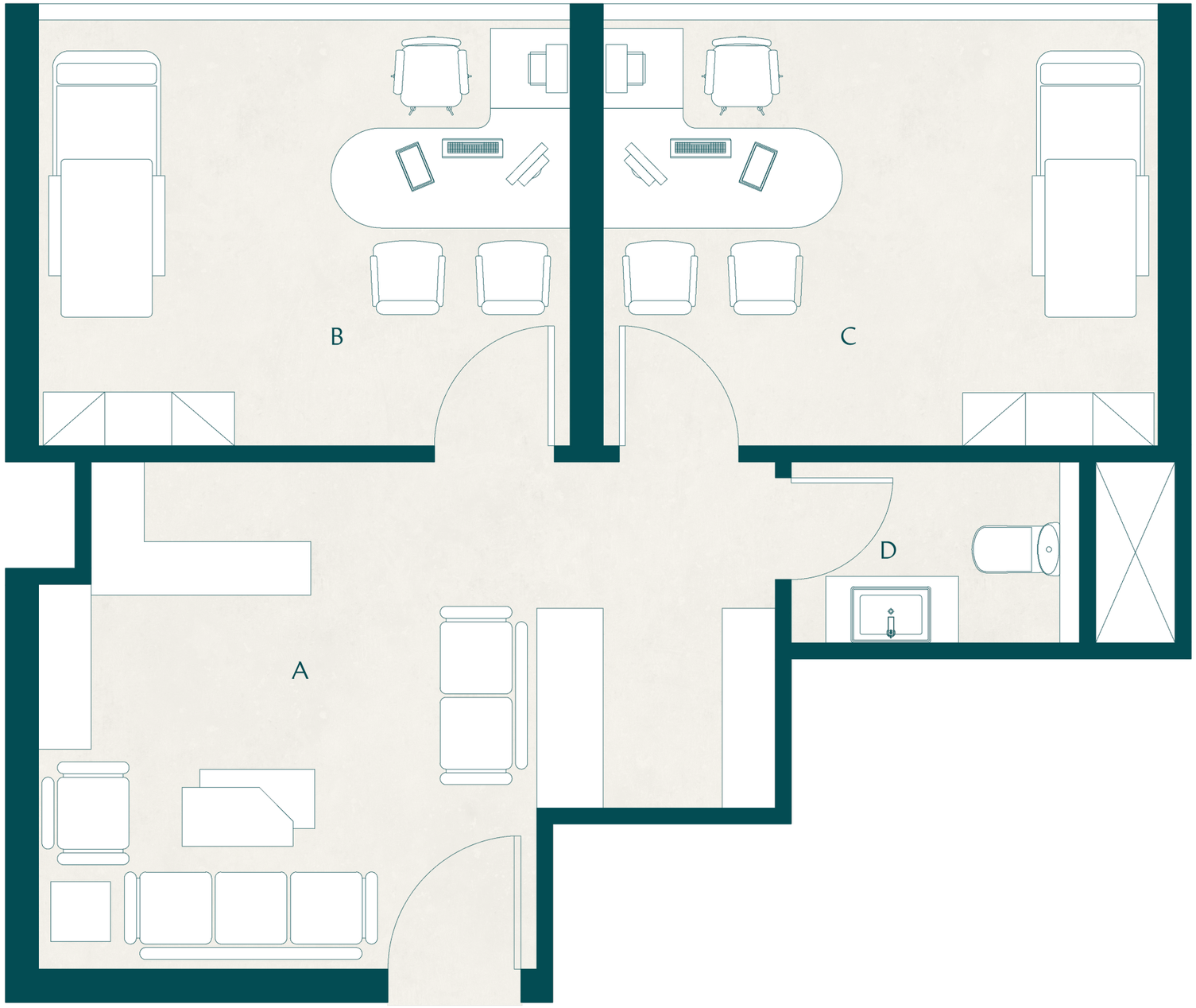
THE MORNINGS
COMPOUND



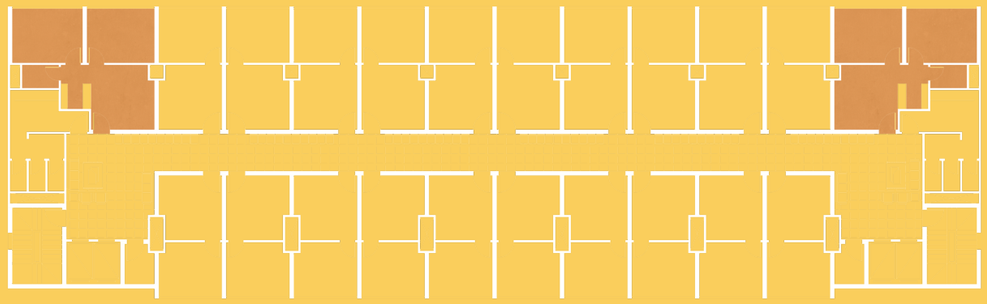
TYPE-H
TYPICAL FLOOR
CORNER

AREA 77M²

A.	WAITING AREA	3.81 X 3.75 M
B.	EXAMINATION ROOM 01	4.00 X 3.20 M
C.	EXAMINATION ROOM 02	3.18 X 3.20 M
D.	TOILET	2.17 X 1.36 M



THE MORNINGS
COMPOUND



OFFICIAL RENTAL PARTNER

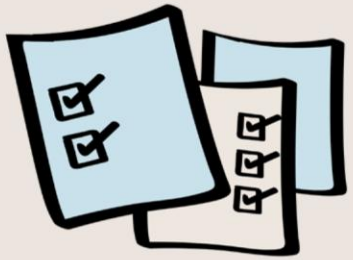


BirdNest

We take care of everything, so you don't have to.



Maximized Revenue



All Services Covered



On-Going Monitoring

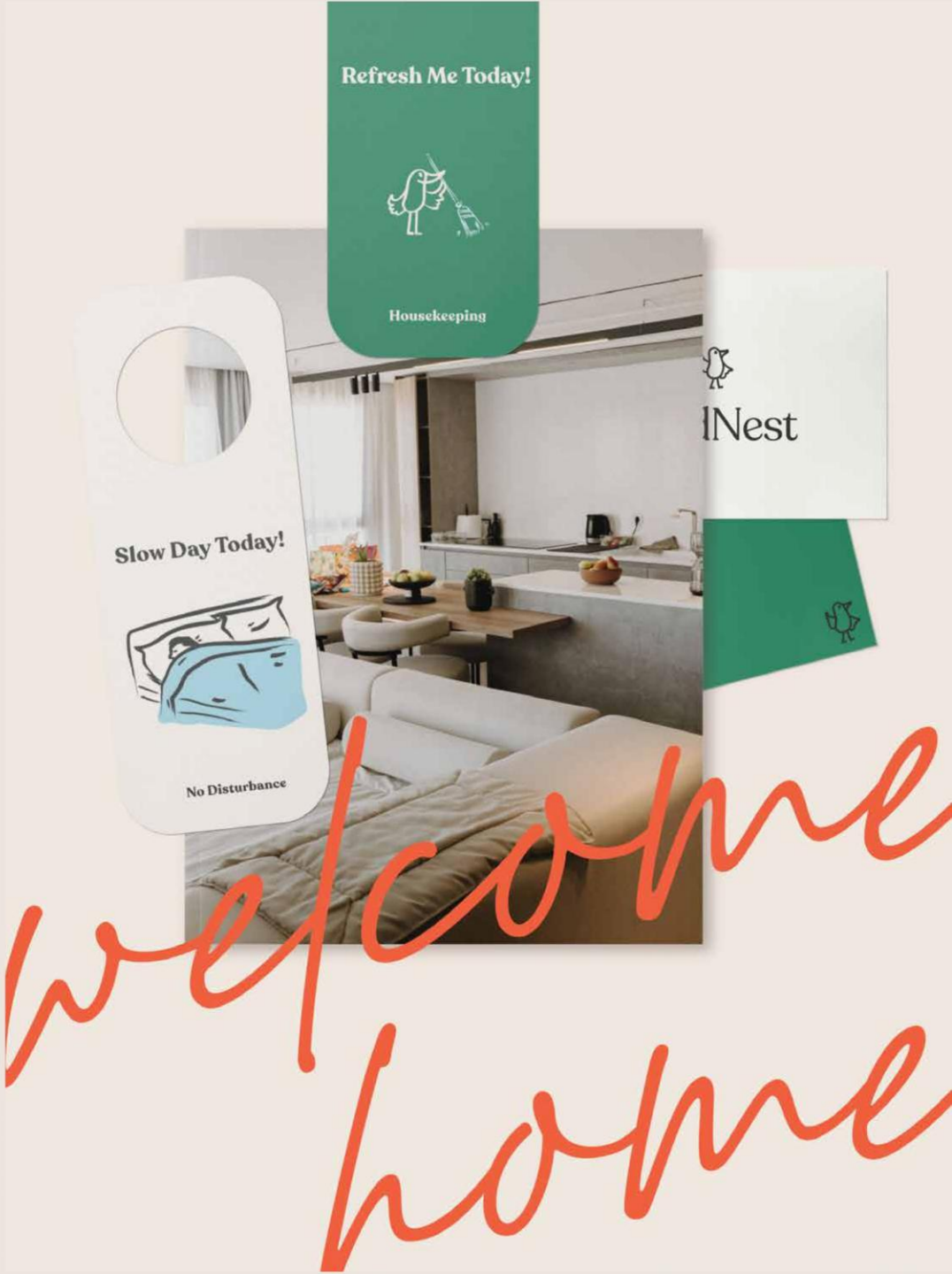
Furnish & Rent hassle - free



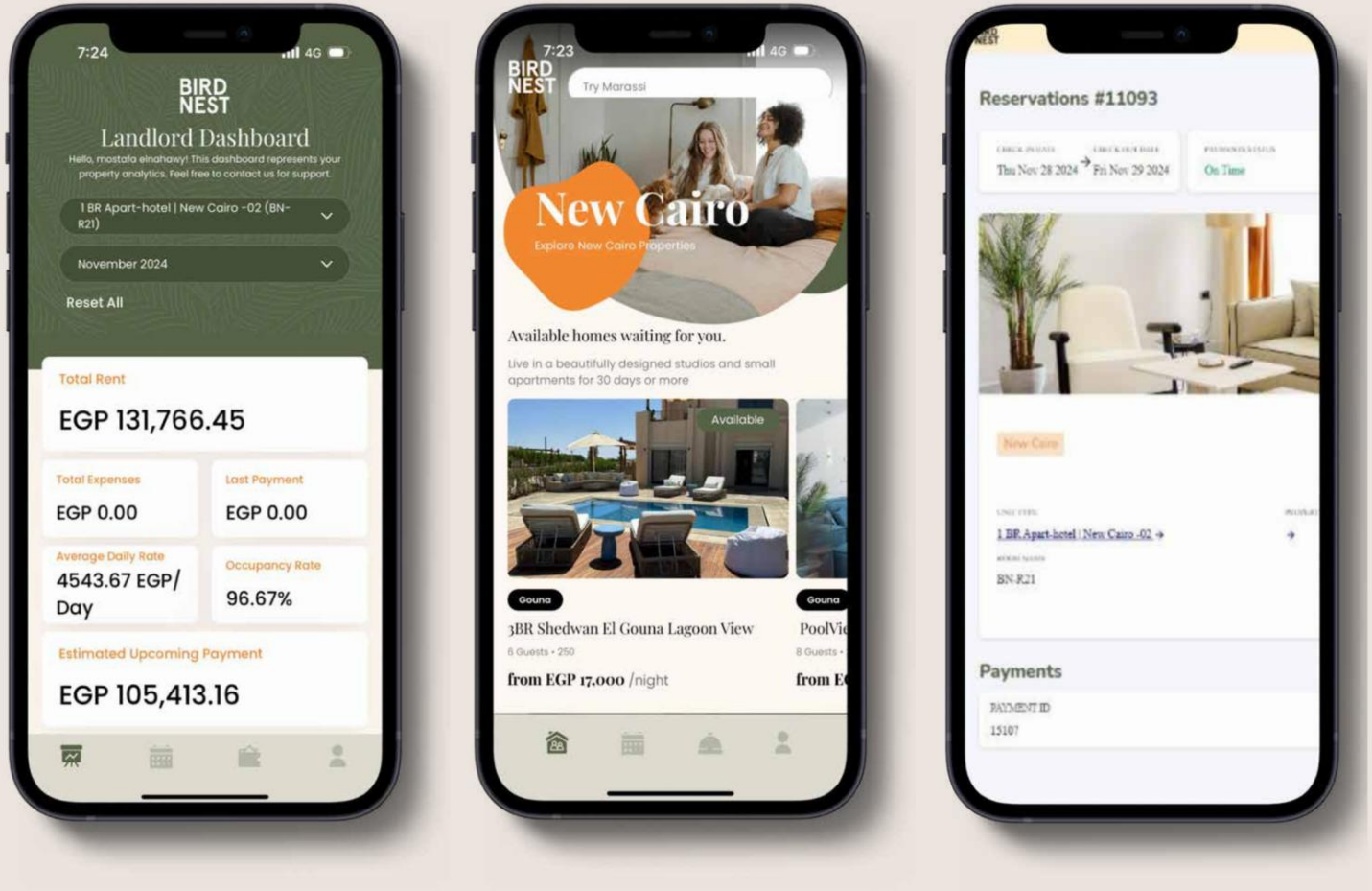


A 360-Property Management service, to curating hospitality concepts.
Capitalize on your property from the furnishing, to the rental!

An End-to-End Tech-Enabled Asset Management Brand.



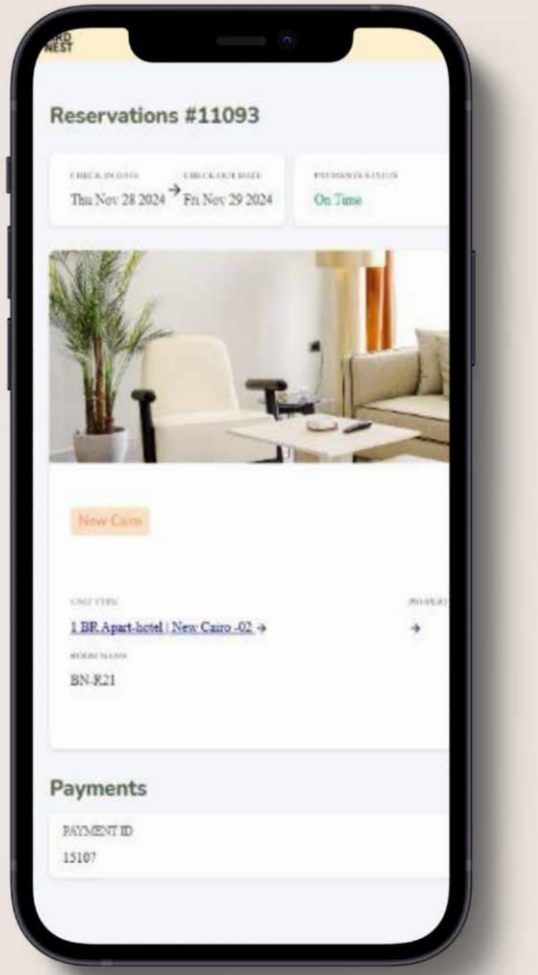
With in-house developed softwares for landlords, developers, and tenants.



Developers:

Optimize property utilization and marketability.
We provide access to all rental details, ensuring transparency and efficiency in property management.

Guest Profiling and information available
to monitor on the Developer’s Dashboard, on APP.



A 360 Approach

Scope

Rental Process

Marketing Materials

Listing on All Digital and Offline Platforms Corporate Sales

Reservations Support

Guest Scanning

Rent Collection

Property Care

Housekeeping & Laundry

Maintenance

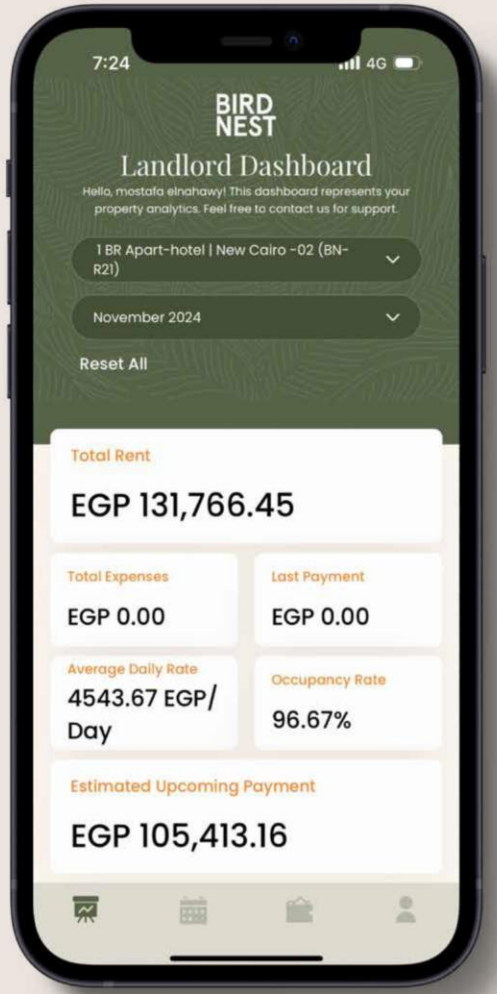
Amenities & Supplies Utilities Settlement



Landlords:

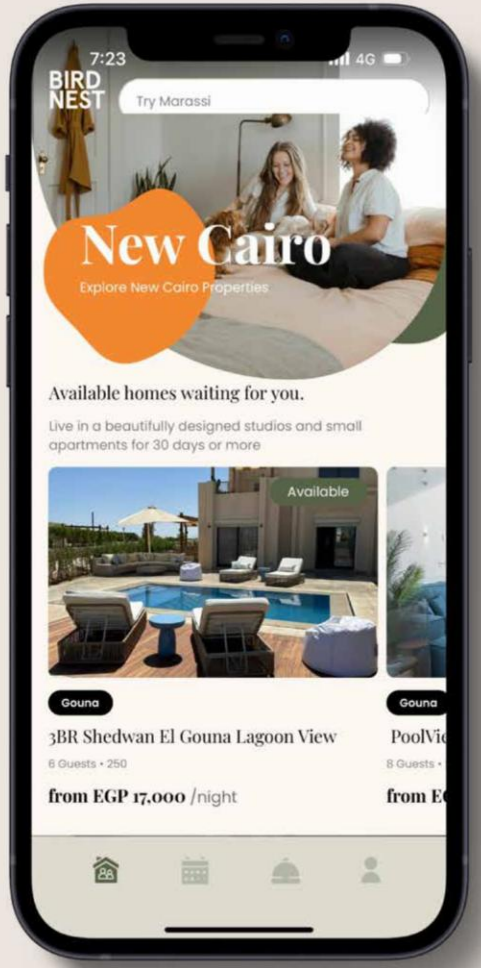
By **maximizing rental yields** from underutilized properties through seamless rental management and comprehensive fit-out services, handling broker's hassles and tenant's profiling.

Guest Profiling and information available to monitor on the Landlord's Dashboard, on APP.



Tenants:

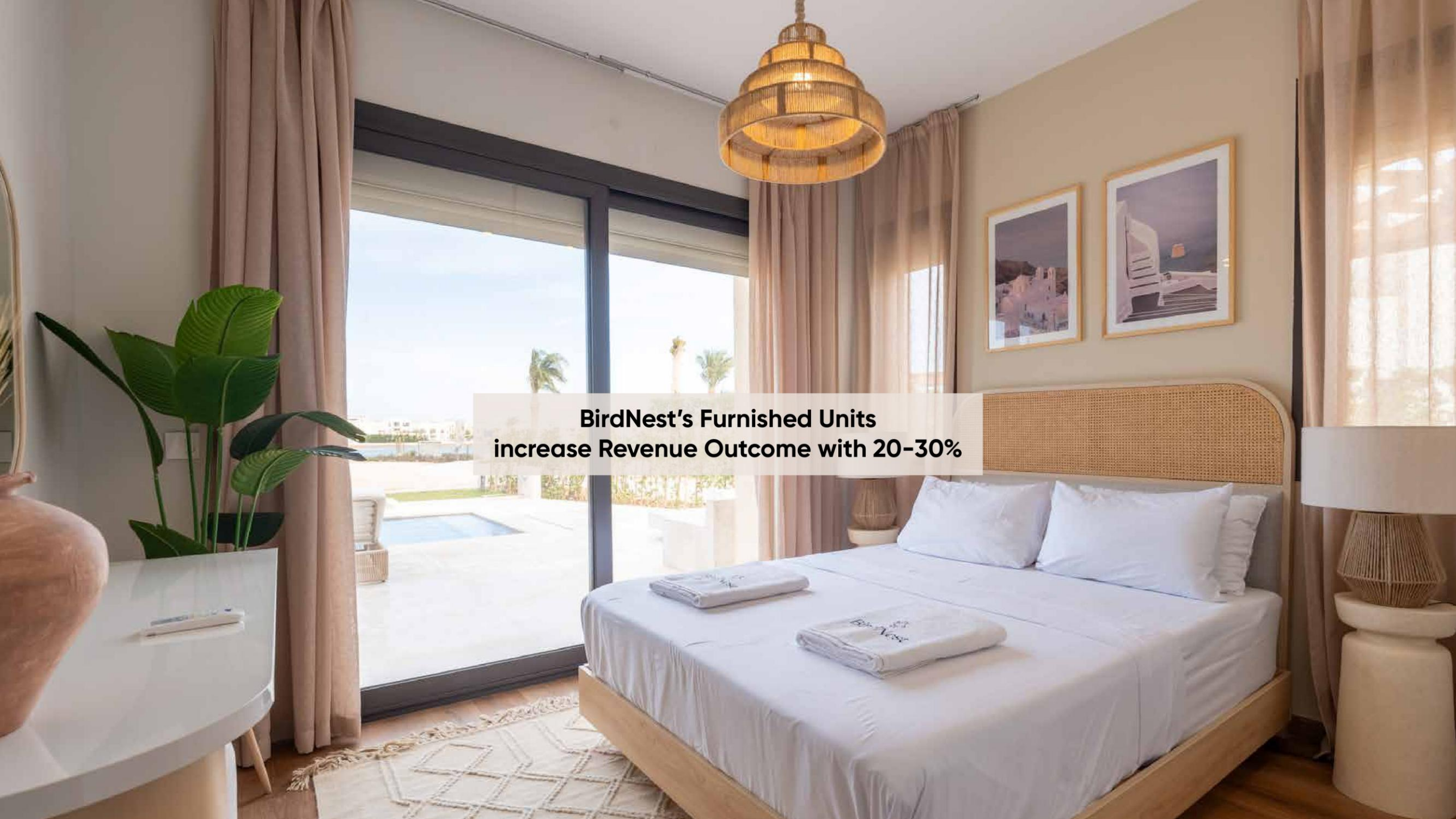
We offer tenants modern, **tech-enabled rental options** with transparent pricing, flexible terms, and exceptional customer service, **ensuring a stress-free rental experience.**





Furnishing Packages

Let BirdNest furnish your property, with many furnishing packages to choose from, and easy installment plans with Valu!


BirdNest's Furnished Units
increase Revenue Outcome with 20-30%