GOLDEN LAND
DEVELOPMENTS

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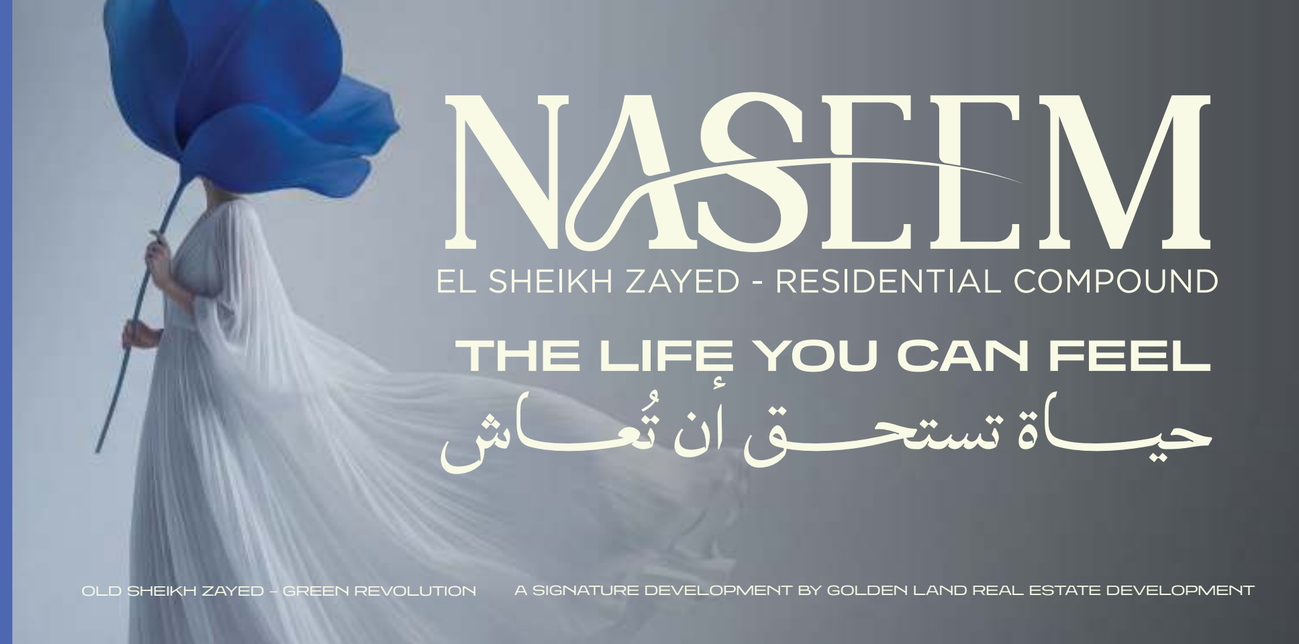
EL SHEIKH ZAYED - RESIDENTIAL COMPOUND



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THE LIFE YOU CAN FEEL

حياة تستحق أن تُعاش

OLD SHEIKH ZAYED - GREEN REVOLUTION

A SIGNATURE DEVELOPMENT BY GOLDEN LAND REAL ESTATE DEVELOPMENT

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ABOUT GOLDEN LAND HOLDING

Golden Land Holding is one of Egypt's most diversified groups, with operations spanning real estate development, agriculture, manufacturing, hospitality, and logistics.
Over decades, the group has built a reputation rooted in resilience, credibility, and long-term value creation – expanding its footprint across Egypt and the Middle East.



OUR LEGACY & PRESENCE

Golden Land has delivered residential, commercial, and mixed-use developments across Greater Cairo, establishing a strong presence in Sheikh Zayed, 6th of October, and New Cairo.
Its influence extends regionally through strategic partnerships and investments in Egypt, Qatar, the UAE and Yemen – giving the group depth, stability, and cross-market expertise.



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WHO WE ARE

Naseem is Golden Land's newest residential vision—crafted to bring softness, breath, and balance back into daily life. Designed in the heart of Old Sheikh Zayed, it offers a lifestyle shaped by calm air, open pathways, and low-density living surrounded by nature.
Golden Land is not just a developer—it is a creator of places where families can grow, breathe, and reconnect. With deep expertise from Egypt and strategic partnerships across the Middle East, Golden Land builds homes designed to last, communities that thrive, and environments that elevate life.
Every detail of Naseem is shaped around what people truly need: serenity, safety, natural light, proximity, and a feeling of belonging that grows every day.



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OUR VISION

To redefine modern living in Sheikh Zayed by creating a low-density community anchored in nature, comfort, and wellbeing. A development designed to become one of the area's most peaceful, family-centered destinations—where every structural decision serves the human experience, and every day begins with a breath of calm.

OUR MISSION

To develop a residential environment that blends natural landscapes with smart modern systems—offering families a life that is easier, healthier, and more connected.
We aim to deliver a community where space, greenery, safety, and smart infrastructure come together to create a home that supports every stage of life.



OUR CONCEPT

Naseem is designed as a sanctuary inside the city — a place where the breeze softens the day and pathways lead naturally toward comfort, greenery, and connection.
The concept blends nature with modern livability: shaded walkways, open gardens, and low-height buildings that preserve views and airflow.
Every element is crafted to help residents feel lighter, calmer, and more grounded at home.



OUR ARCHITECTURAL PHILOSOPHY

The architecture of Naseem prioritizes proportion, clarity, and human needs.
Natural airflow, sunlight, visual openness, and green pockets guide the master plan.

Buildings are intentionally low-density to preserve privacy and create an environment that feels gently expansive rather than crowded.
Architecture becomes the quiet background that elevates daily life.



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OUR VALUES

TRUST

Trust is the foundation of every Golden Land project. Backed by decades of diversified experience, credible partnerships, and a consistent delivery record, families can rely on Naseem to bring long-term value, security, and excellence to their lives.

COMMUNITY

Naseem is designed around people.
Its pathways, services, amenities, and community areas are created to bring families together, strengthen daily connections, and support a social, balanced lifestyle



OUR VALUES

CRAFTSMANSHIP

Golden Land builds with intention.
Every building, pathway, and green area is carefully planned by leading engineering, financial, and smart-systems consultants—ensuring that the development is refined structurally and experientially.

INNOVATIONT

From smart meters to energy-efficient systems, solar power, and digital access—Naseem integrates innovation into the basics of living.
Technology is used not as decoration, but to improve comfort, safety, and long-term sustainability.



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WHY NASEEM?

Naseem stands apart for its rare combination of Gulf-backed expertise, strategic partnerships, and exceptional land value.



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GULF STRATEGIC PARTNERS

Sheikh Abdul Aziz bin Nasser Al Thani – Qatar
Developer of multiple iconic malls & compounds.

Developer of Villagio Mall, Landmark Mall, Gulf Mall, and eight luxury compounds (Bin Nasser 1–8)
Owner of 80+ commercial brands across the Middle East

Sheikh Nasser Al-Yafei – UAE
Investor across UAE, KSA, Yemen.

Investor across UAE, KSA, Yemen
Founder of Al-Sadda Jewelry and Al-Sadda Real Estate Development



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WORLD-CLASS CONSULTANTS

Engineering & Design: **ADC Consultants**
Financial Advisory: **Etqan**
Smart & Technical Systems: Pro Tech – **Dr. Mohamed Fawzy**
Operations: **Bin Nasser Group** (Qatar)
A project built on proven multi-market expertise

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TEAM CULTURE

Golden Land's team works with a partnership mindset — engineers, architects, operators, financial advisors, and smart-system experts collaborating as one unit. Every member is committed to elevating resident comfort, optimizing community operations, and ensuring long-term excellence.

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OUR SERVICES



Real Estate Development



Property & Community Management



Smart System Integration



Leasing & Sale Services



Technical Operations



Financial & Investment Advisory

MARKET PRESENCE & CREDIBILITY

Golden Land has delivered over 20 residential buildings across Sheikh Zayed, October, and New Cairo.
Its shareholders have delivered commercial and residential projects across Qatar, UAE, Saudi Arabia, and Yemen.
Naseem stands on real, measurable regional expertise.





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FLAGSHIP PROJECT INTRODUCTION

Old Sheikh Zayed – Green Revolution
Low-density living across 8.5 feddans (34,998 sqm)
Only 10 buildings across the entire site



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ABOUT THE PROJECT

Naseem is a lifestyle built around balance: wide walkways, generous greenery, and breezy pockets that shape daily life.
It's a place where children play freely, adults walk comfortably, and families gather in quiet, natural spaces that feel like home



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LOCATION ADVANTAGES

- 1 minute from Cairo–Alex Desert Road
- 2 minutes from Al-Nozha Street
- 3 minutes from Sphinx International Airport
- 10 minutes from the Grand Egyptian Museum
- A central location inside Old Sheikh Zayed — connected yet private.
- Hyper One — 6 minutes
- Arkan Plaza — 10 minutes
- Mall of Egypt — 17 minutes
- Smart Village — 12 minutes
- Sheikh Zayed Central Axis — 7 minutes
- Beverly Hills — 9 minutes
- Dahshur Link — 4 minutes
- Remaya Square — 15 minutes



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LIFESTYLE
T COMMUNITY

Naseem is built for outdoor living: walking trails, cycling paths, quiet corners, playful zones, and community gardens.
Life feels soft, natural, and connected — the way modern city living rarely allows.



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FULL FACILITIES & AMENITIES





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SECURITY & INFRASTRUCTURE

- Security & Guarding
- CCTV & Surveillance
- Emergency & Fire Systems
- Evacuation Plans
- Safety Training
- Utilities (Electricity, Water, Sewage)
- Public Lighting
- Roads & Pathways
- Water Tanks
- Backup Generators
- Solar Energy Systems
- Smart Access Systems
- Smart Irrigation
- Smart Meters



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COMMUNITY SERVICES

- Reception & Management
- Maintenance Services
- Waste Management
- Pest Control
- Property Management Office
- Leasing & Sales Services
- Moving & Handover Services
- Concierge Service



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RECREATION & WELLNESS

- Gym & Fitness Clubs
- Jogging & Cycling Tracks
- Kids Playgrounds
- Nursery / Child Care
- Kids Club
- Parks & Green Areas
- Seating & Rest Areas
- BBQ Areas
- Community Gardens
- Hanging Gardens
- Event Organization
- Social Activities









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COMMERCIAL COMMUNITY MALL

- Supermarket
- Laundry
- Cafés & Restaurants
- Beauty Salon
- Housekeeping Services
- Pharmacy

and more..









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MASTERPLAN

OVERVIEW

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MASTERPLAN

OVERVIEW

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GROUND FLOOR

MASTERPLAN OVERVIEW

6 APT TYPE-A

BLOCK - A1

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GROUND FLOOR

MASTERPLAN OVERVIEW

78.1 M2

6 APT TYPE-A

BLOCK - A1

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GROUND FLOOR

MASTERPLAN OVERVIEW

164.4 M2

6 APT TYPE-A

BLOCK - A1

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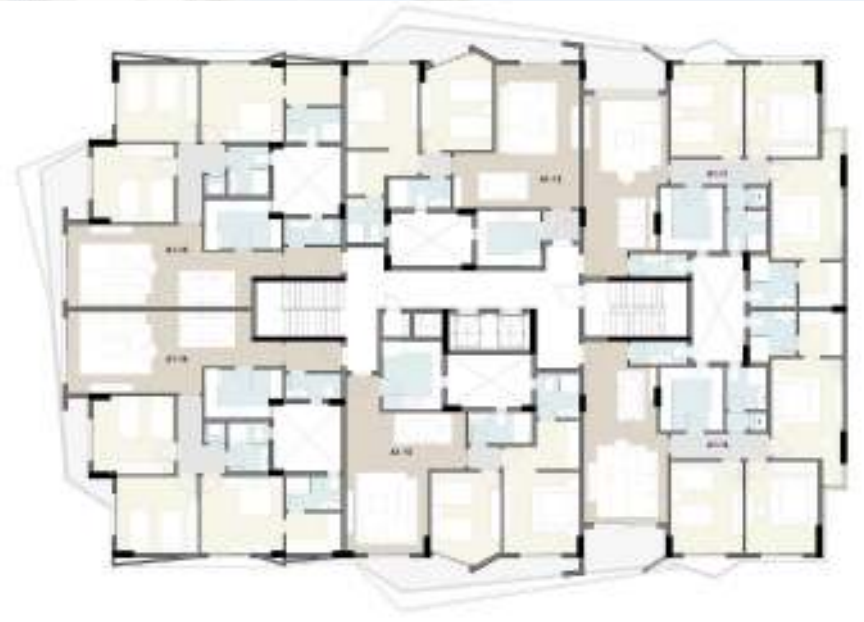

TYPICAL FLOOR

MASTERPLAN OVERVIEW

6 APT TYPE-A

BLOCK - A1

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HOMES & INTERIORS

Homes in Naseem are designed for comfort and practical family living:

- Optimized layouts
- Wide window openings
- Calm natural colors
- Airy room proportions
- Functional kitchens and storage
- Thoughtful placement of bedrooms and living areas

Spaces shaped for real everyday life.



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ARCHITECTURAL STYLE & IDENTITY

Naseem's architectural character uses clean lines, balanced proportions, and softened building forms.
Façades are elegant yet calm — blending naturally into the landscape.
The identity favors harmony over noise, creating an atmosphere that feels serene and timeless.



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EXPERT MANAGEMENT TEAM

ADC – Engineering & Design
• Etqan – Financial Advisory
• Pro Tech – Smart Systems
• Bin Nasser Group – Operations



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