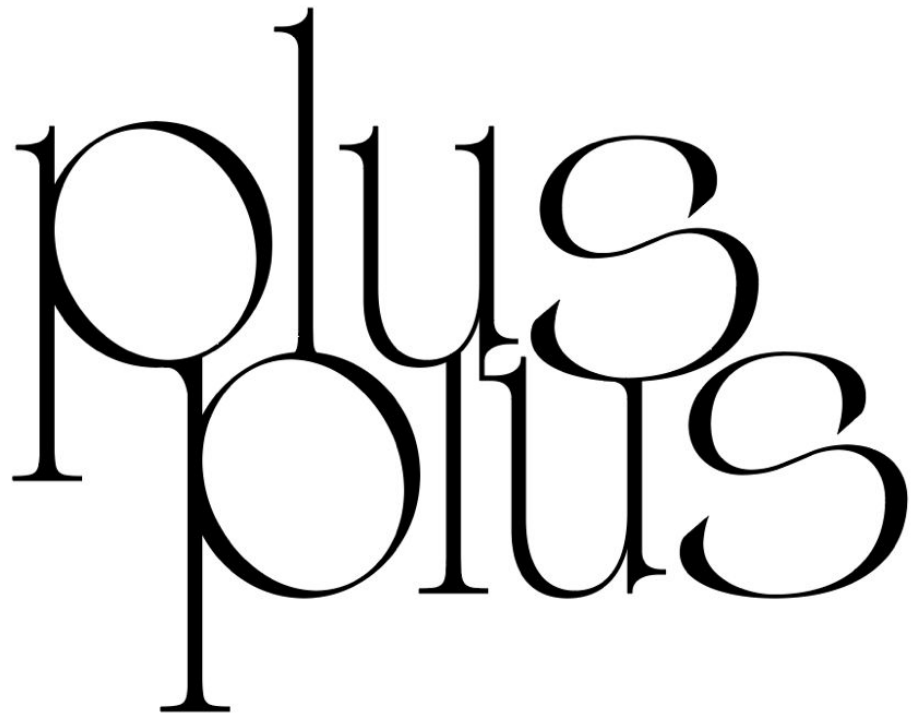

plus
plus

CONTENTS

1. Horizon
2. SA'ADA NC
3. Plus Plus
4. USP's
5. Coding
6. Architecture
7. Phasing
8. Inventory Breakdown

One. Horizon

ABOUT HORIZON

Horizon Egypt Developments was established in 2021 with the participation of His Excellency Sheikh Dr. Majid bin Saeed bin Rashid Al Nuaimi, who is an Emirati political figure as he holds the position of Chairman of Ajman's Ruler Court and Executive Council Member at the "Government of Ajman" and established HE in a strategic partnership with the Egyptian government.

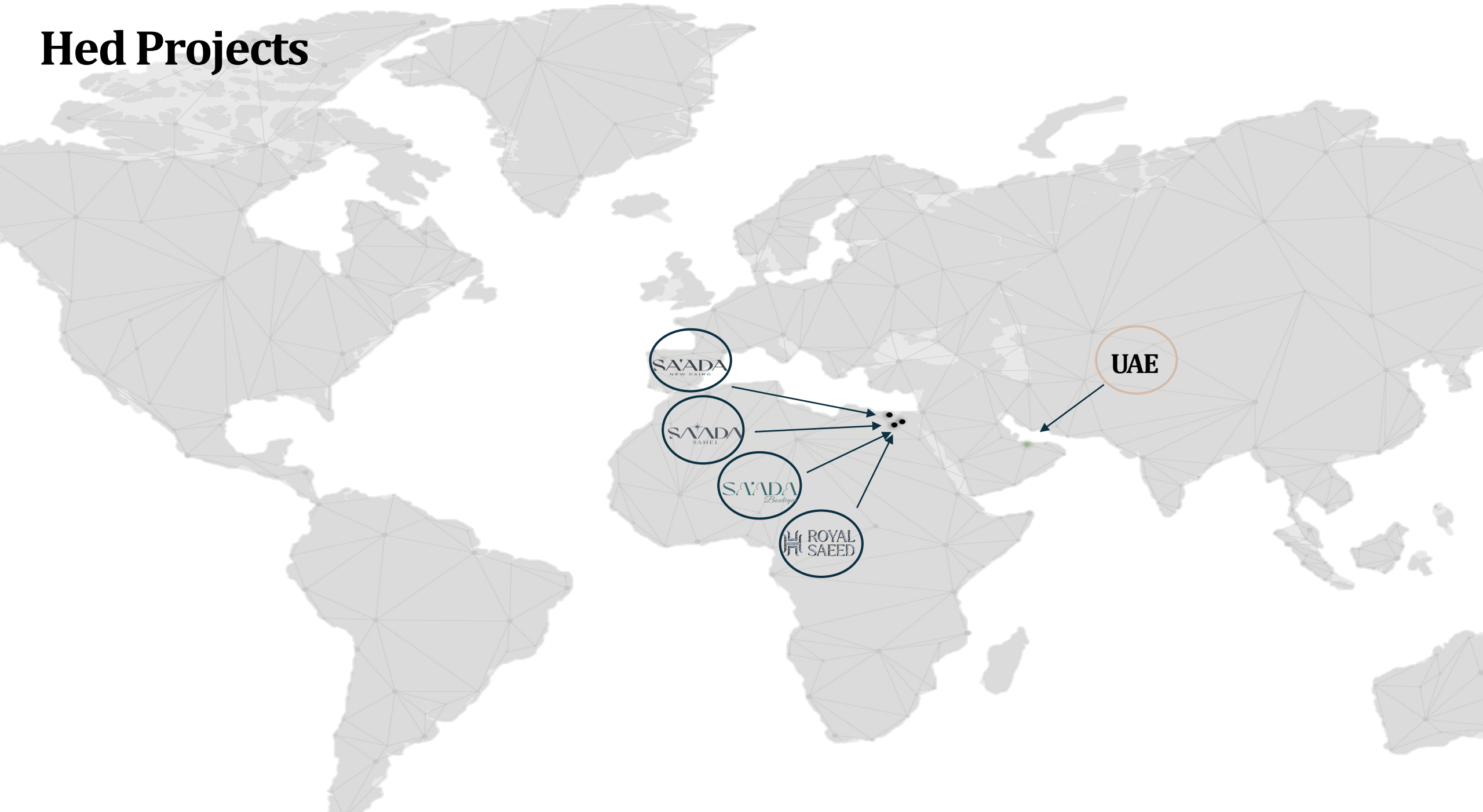
This partnership brings together regional competencies and experiences to enable the company to compete and occupy a distinguished position in the Egyptian real estate sector.

Horizon Egypt Developments is focused on acquiring prime land locations and is committed to curating unique and premium developments that are planned & built with the client's aspirations in mind while focusing on providing them with an elite and one of a kind living experience.

The company aims to preserve and modernize the cultural, intellectual, and artistic heritage by creating integrated urban and commercial communities and neighborhoods that serve a sophisticated lifestyle.



Hed Projects



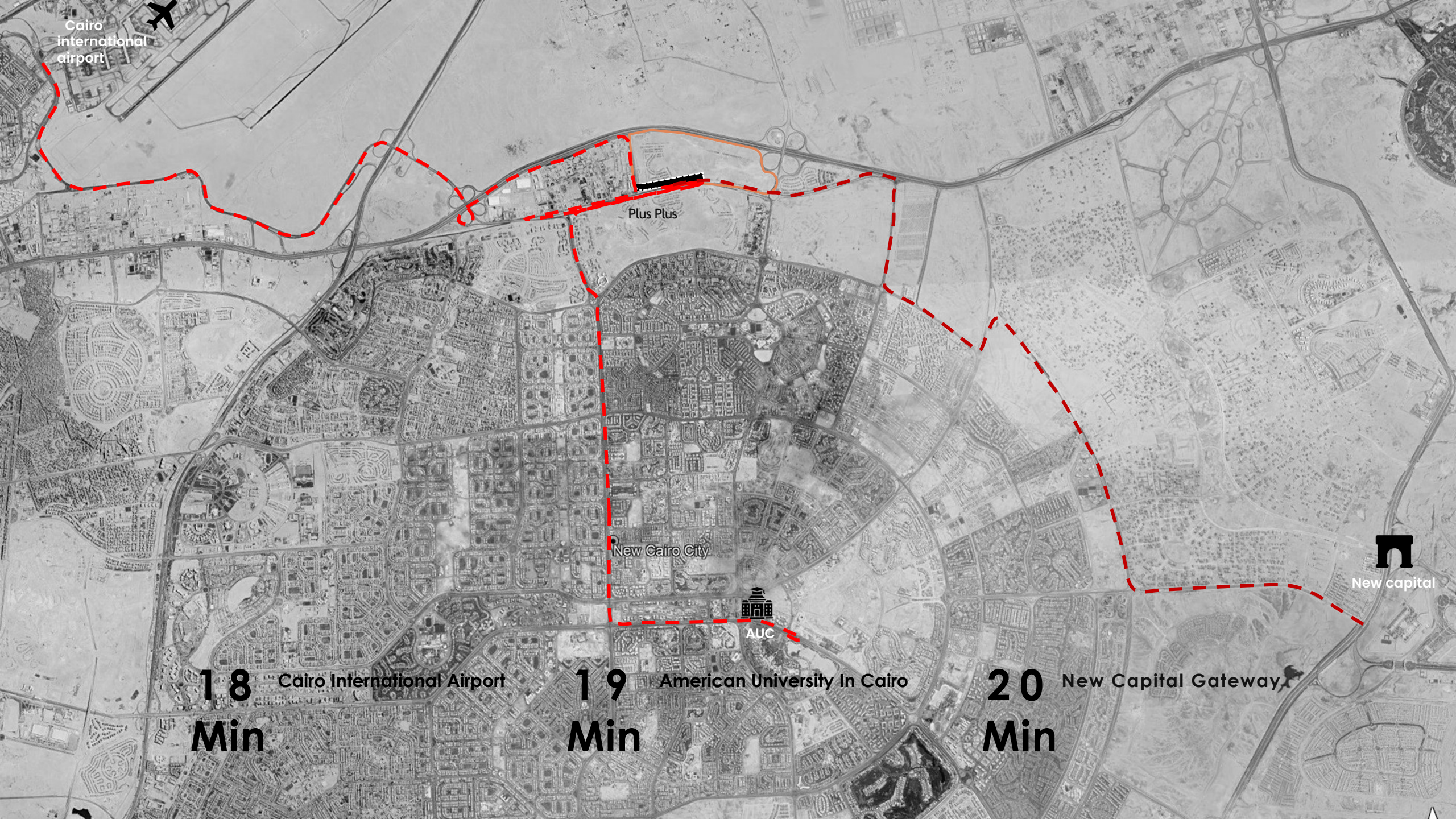
Two. SA’ADA NC

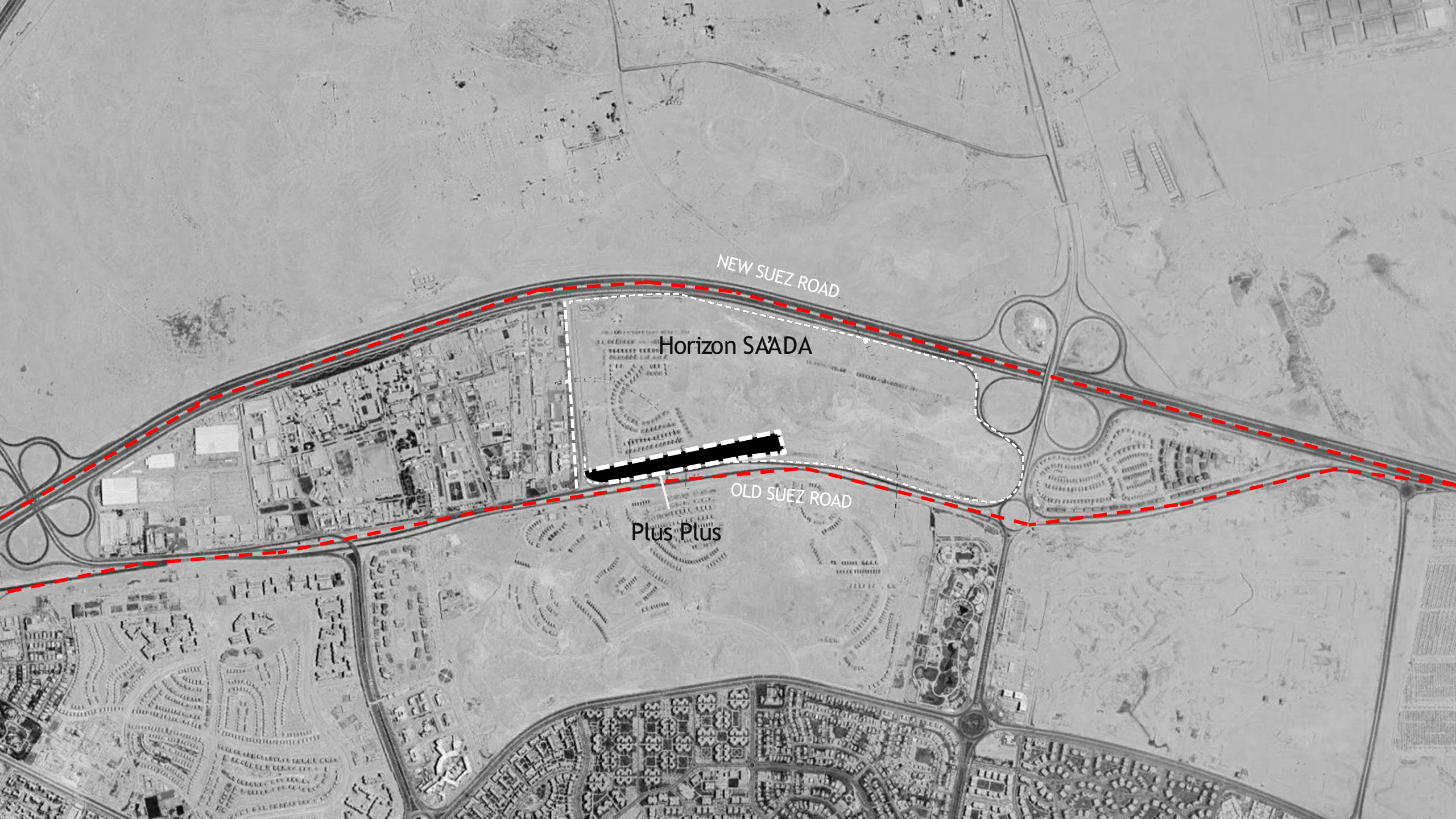
ABOUT SA'ADA NEW CAIRO

SA'ADA is a luxurious mixed-use project situated in the heart of Cairo. Encompassed by renowned landmarks. With an 11.7% footprint, the residences have been designed to present a contemporary lifestyle within a culturally vibrant setting , with great attention to details and the inclusion of lush greenery.




Cairo international airport
Ring Road
New Suez road
Horizon SAADA
Creek Town
Plus Plus
Family park
Mirage city
Swan Lake
Old Suez road
AL Rehab City
East Ring Road
Al Kuronfil
Police Academy
Al Banafsej
Garden 8
MV1
Palm Hills
Al Yasmeen
DYAR
Al Lotus
Lake View
1st Settelment
New Cairo City
Mohamed Naguib Road
5th Settelment
AUC
New capital gateway

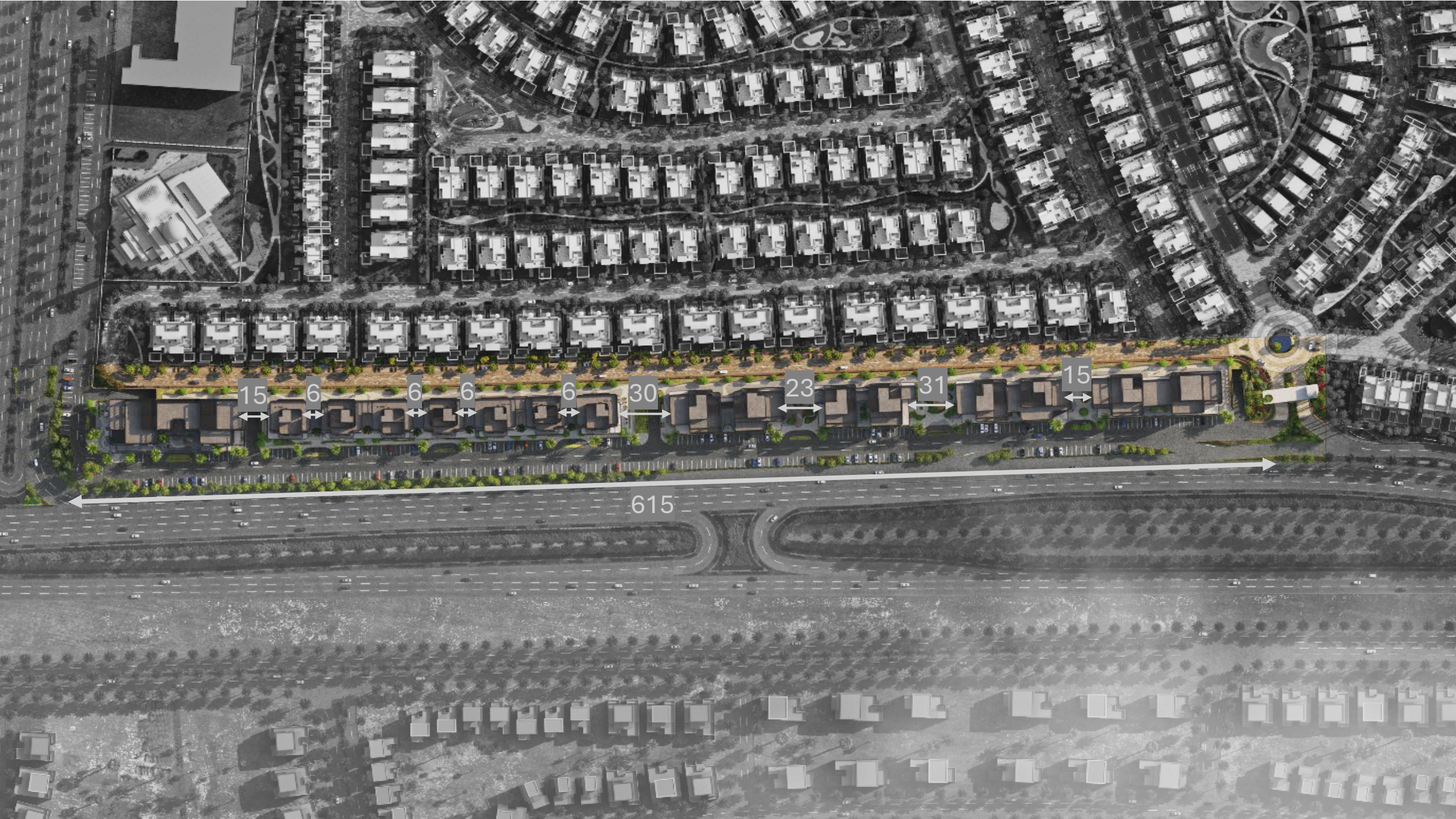

Cairo international airport
Plus Plus
New Cairo City
AUC
New capital
18 Min
Cairo International Airport
19 Min
American University In Cairo
20 Min
New Capital Gateway


NEW SUEZ ROAD
Horizon SA'ADA
OLD SUEZ ROAD
Plus Plus

Three.Plus Plus



Number of villas: 1306 villa
Number of population:6530


15
6
6
6
6
30
23
31
15
615

Project Area

21,200 SQM

Product Mix

Commercial+ Administrative

Heights

G+2

Footprint

40%

Project Facts

PLOT A

Maximum building height: G+2
Number of buildings: 1
Number of commercial: 8
Number of admin: 18

PLOT B-F

Maximum building height: G+2
Number of buildings: 5
Number of commercial: 14
Number of admin: 32

PLOT G-J

Maximum building height: G+2
Number of buildings: 4
Number of commercial: 27
Number of admin:56

KEY:

1. GATE
2. SCHOOL
3. SPORTS CLUB
4. VILLAS
5. MAIN LAGOON




GATE
OLD SUEZ ROAD
Plot A
• Surface parking = 40cars
• Basement parking = 65 cars
Plot B-F
• Surface parking = 110 cars
Plot G-J
• Surface parking = 145 cars
• Basement parking = 260 cars
Parking ramp
Pedestrian circulation
Drop off

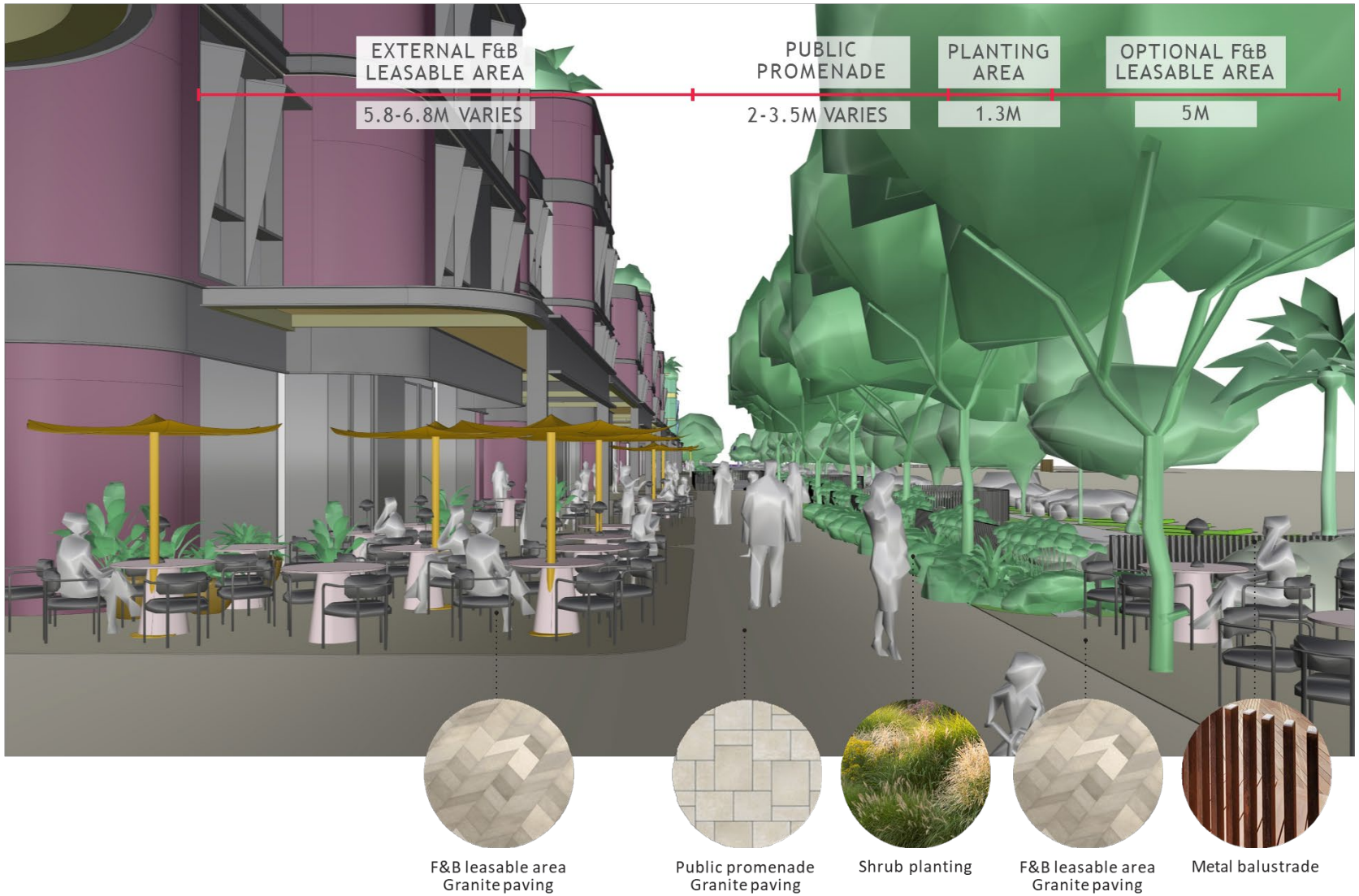
PUBLIC REALM & COMMERCIAL EXPERIENCE

PROMENADE AND CORRIDOR TRANSITION (B-F)



LEGEND

- SITE BOUNDARY
- ARCHITECTURAL CANOPY
- ARCHITECTURAL CANOPY COLUMN
- L1 ARCHITECTURAL ROOF LINE
- EXTERNAL F&B LEASABLE AREA
- OPTIONAL F&B LEASABLE AREA
- POTENTIAL F&B LEASABLE AREA (NOT CURRENT F&B)
- TABLE & CHAIRS UNDER ARCHITECTURAL CANOPY
- TABLE & CHAIRS WITHOUT ARCHITECTURAL CANOPY
- PROPOSED PLANTING AREA
- PROPOSED TREES
- MOVABLE METAL SCREENS

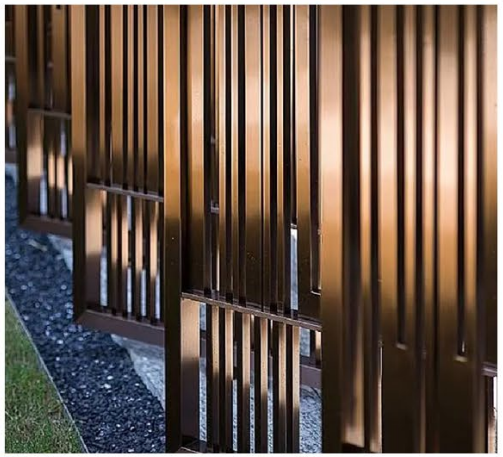


PUBLIC REALM & COMMERCIAL EXPERIENCE

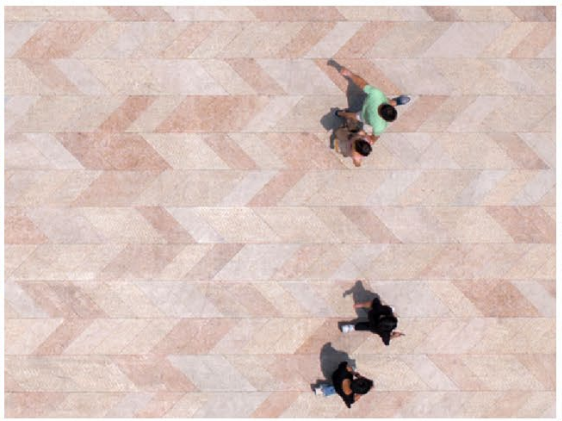
PROMENADE AND CORRIDOR TRANSITION












Shading System

After completing an environmental impact assessment focused on solar gain, the shading options tested and presented to Horizon were ultimately not adopted.

Instead, a new preferred approach was developed that offered a level of solar protection while preserving the intended façade expression. This balanced solution allowed performance requirements to be met without compromising the architectural character of the buildings.

PREFERRED

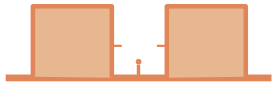






Four . Project Drivers

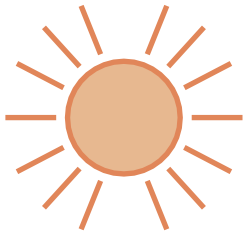
PROJECT DRIVERS



Space
Between Buildings
Courtyards &
Streetscape



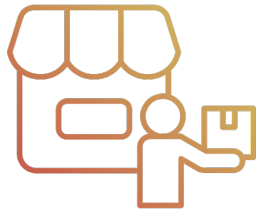
Skyline / Terraces
Shared roof Amenity



Sustainability
Orientation, Shade



Modular
Flexibility / variety
of floor plans



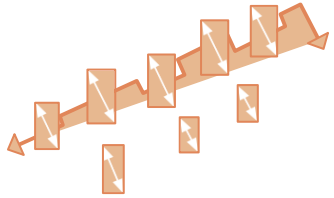
Dedicated Back of
House Services for
F&B



Active Ground
Floor Experience

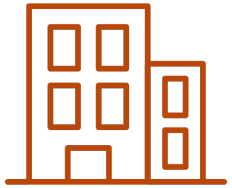


Underground Parking
Availability



Legibility
Clear Way finding

Convenient Accessibility



Efficient G+2
Low-Rise
Configuration



Strong Investment
Appeal

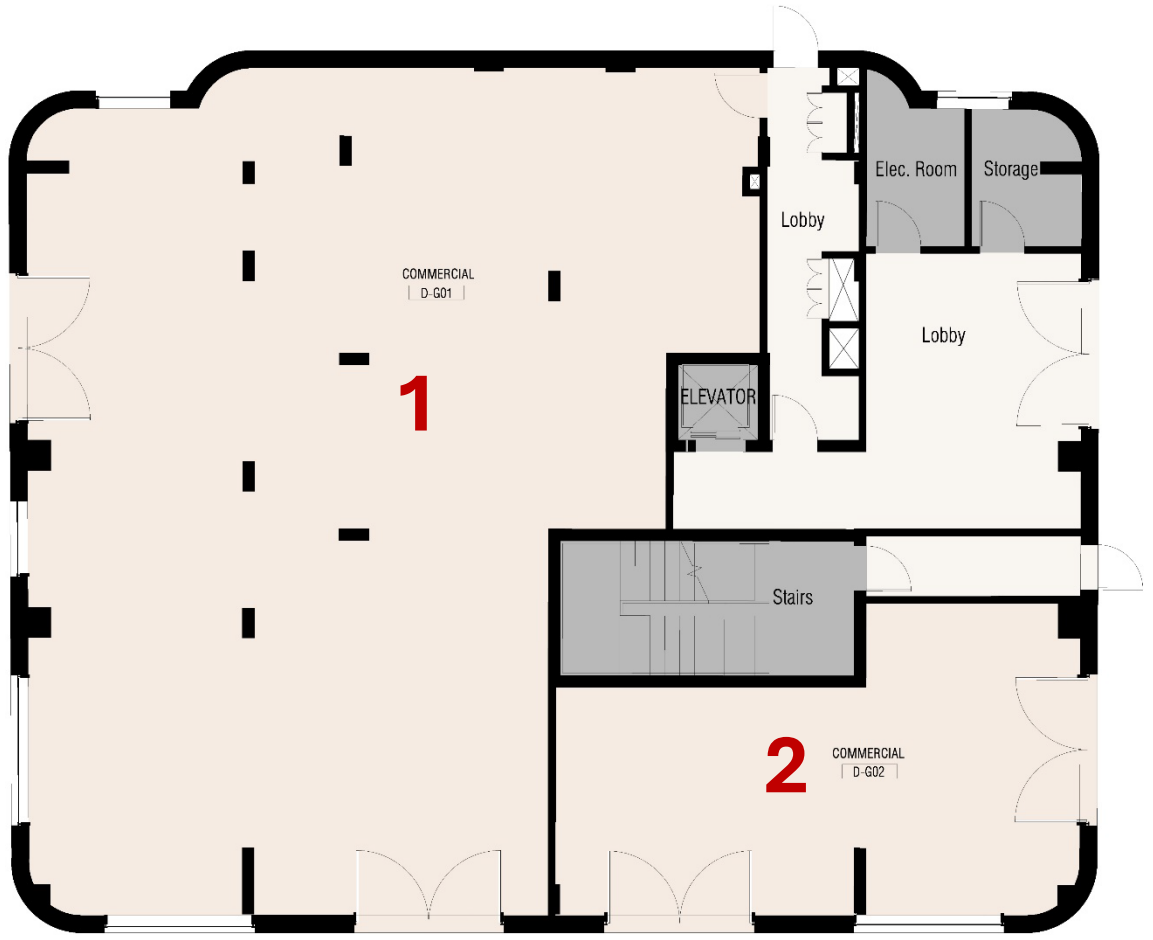
Five. Coding

Building’s Coding



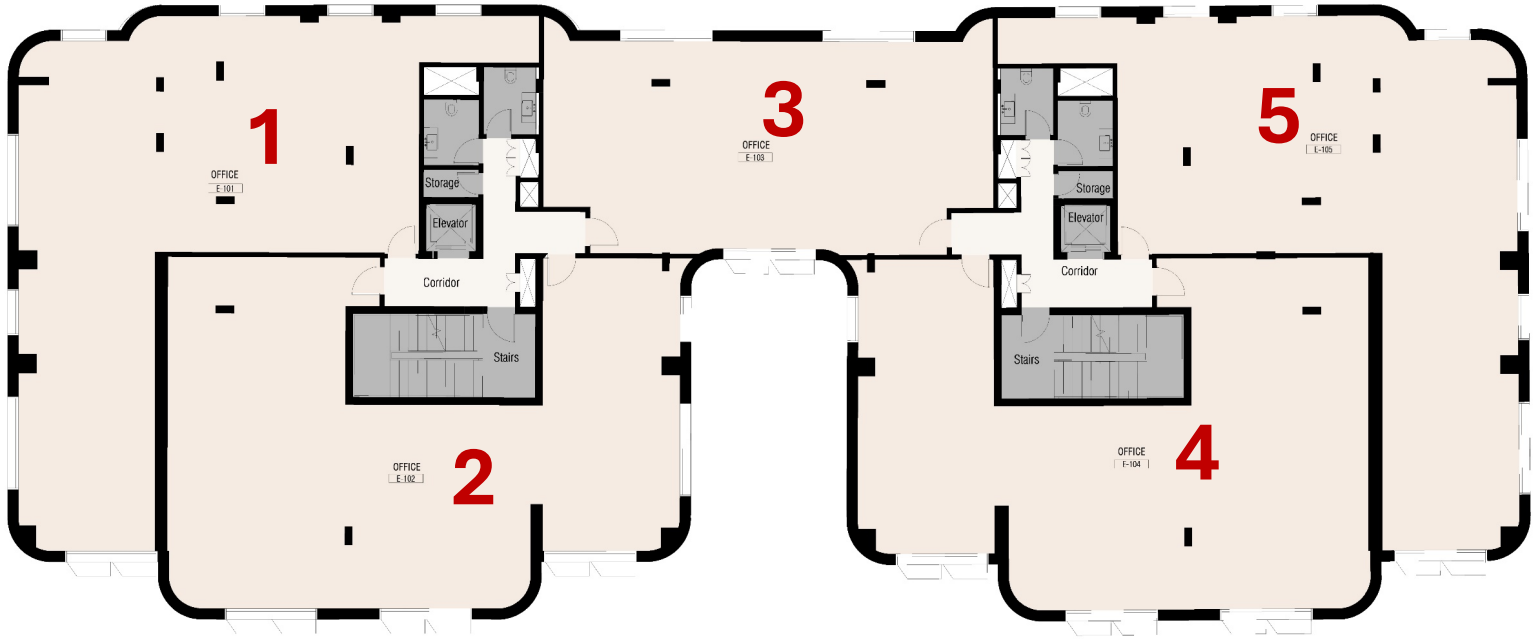
Unit Coding Strategy

Type	Floor No.	Unit No.
D	G	01



Unit Coding Strategy

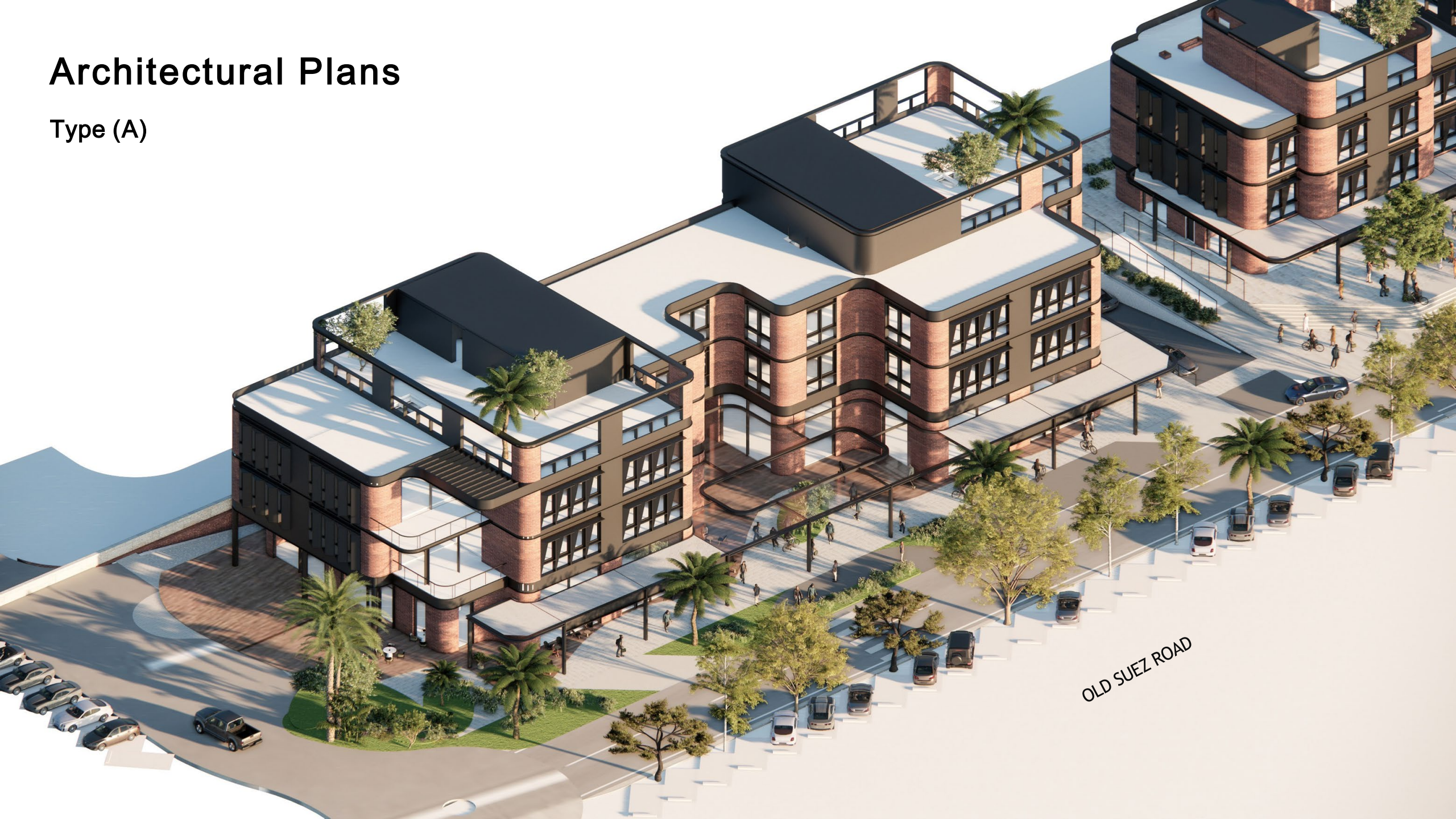
Type	Floor No.	Unit No.
E	1	03



Six.Architecture

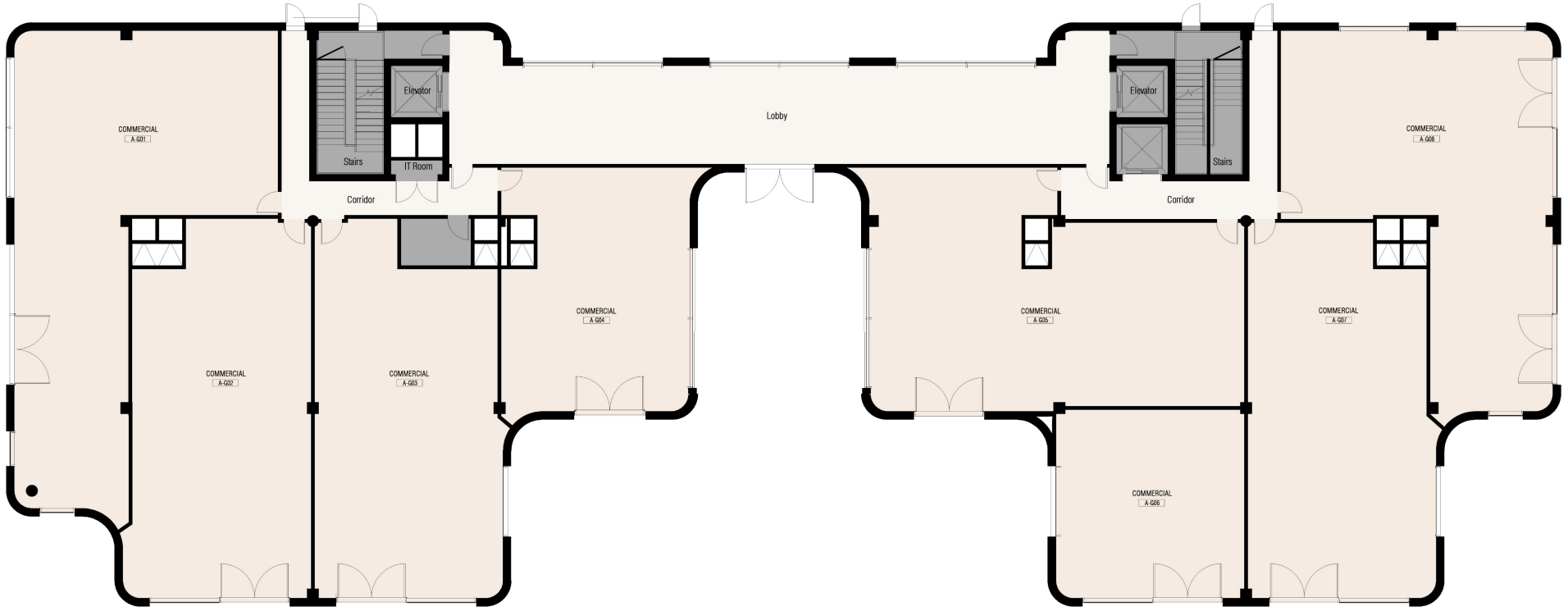
Architectural Plans

Type (A)



Ground Floor Type (A)

Floor height : 5.5 m



- A-GR-01=195 sqm
- A-GR-02=150 sqm
- A-GR-03=151 sqm
- A-GR-04=106 sqm

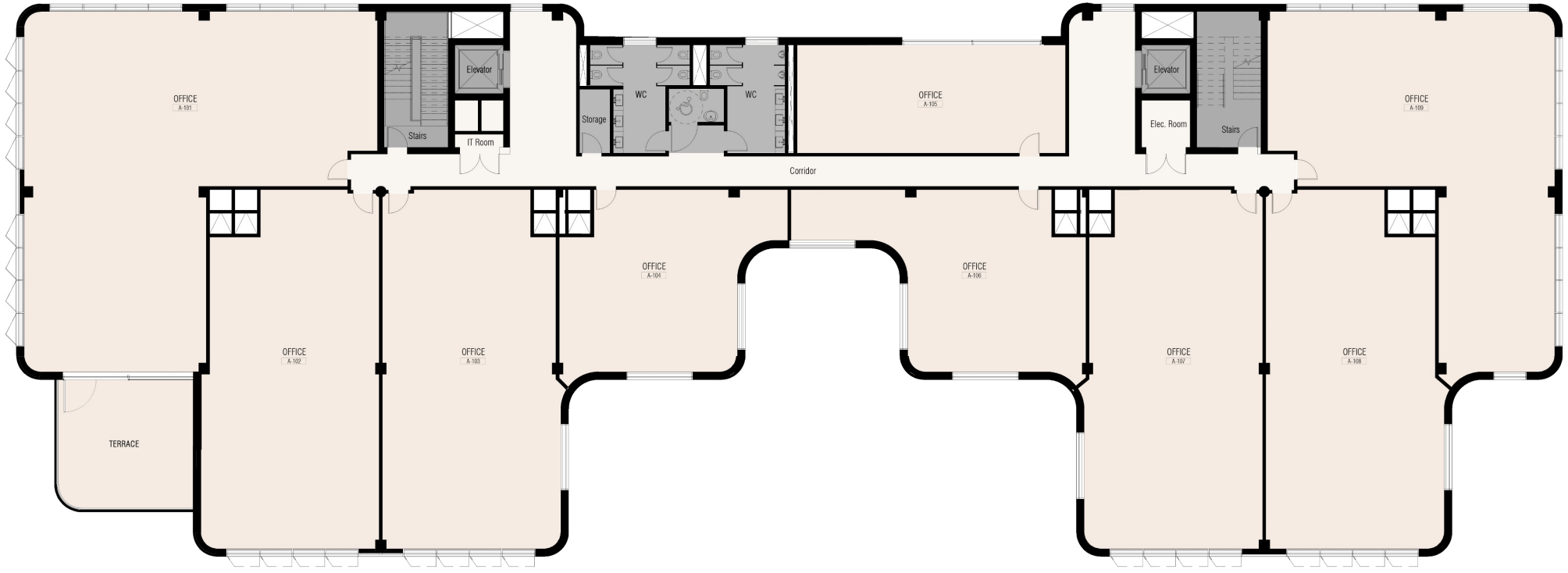
OLD SUEZ ROAD

- A-GR-05=183 sqm
- A-GR-06= 83 sqm
- A-GR-07=153 sqm
- A-GR-08=177 sqm



First Floor Type (A)

Floor height : 4 m



- A-01-01= 325 sqm
- A-01-02= 175 sqm
- A-01-03= 181 sqm
- A-01-04= 105 sqm

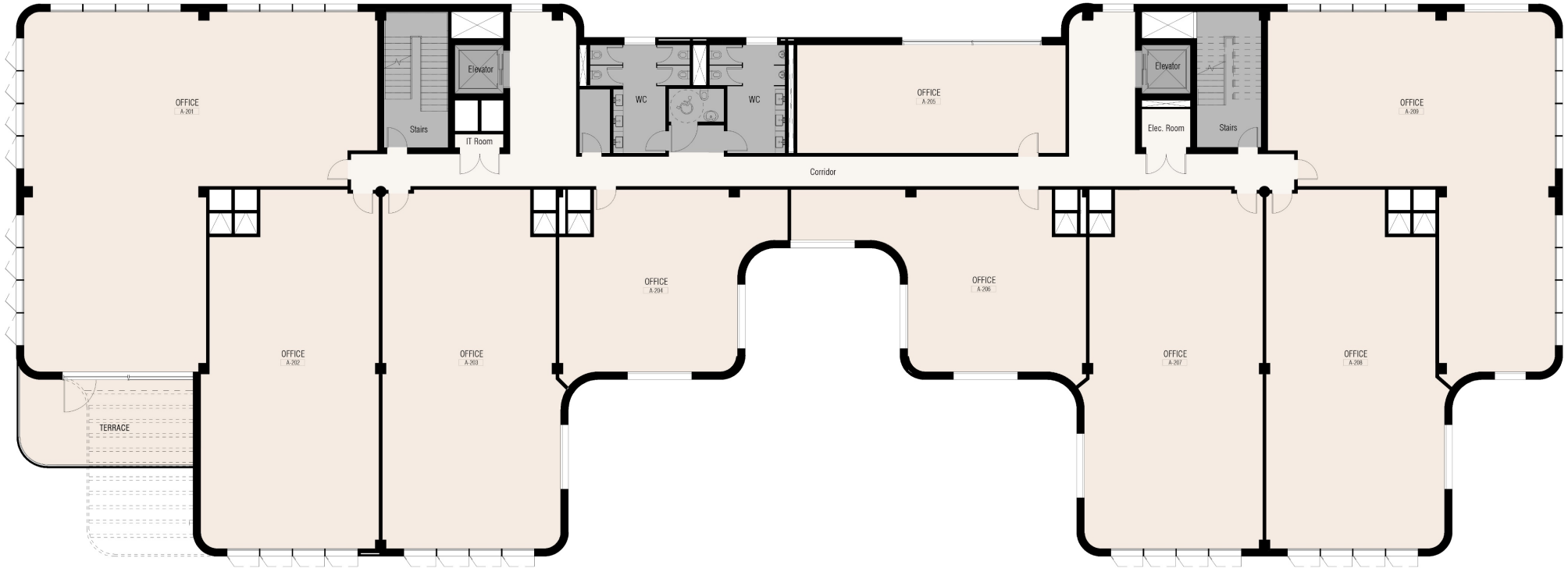
OLD SUEZ ROAD

- A-01-05= 88 sqm
- A-01-06= 116 sqm
- A-01-07= 181 sqm
- A-01-08= 175 sqm
- A-01-09= 213 sqm



Second Floor Type (A)

Floor height : 4 m



- A-02-01= 311 sqm
- A-02-02= 175 sqm
- A-02-03= 181 sqm
- A-02-04= 105 sqm

OLD SUEZ ROAD

- A-02-05= 88 sqm
- A-02-06= 116 sqm
- A-02-07= 181 sqm
- A-02-08= 175 sqm
- A-02-09= 213 sqm



Architectural Plans

Type (B-F)



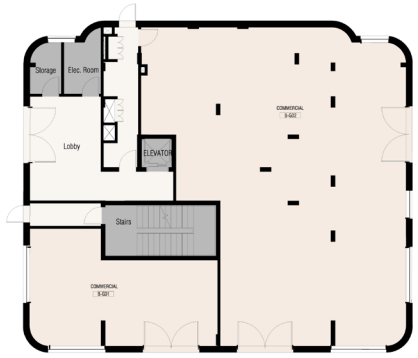
Building Type B

Total Building Area : 1221 sqm

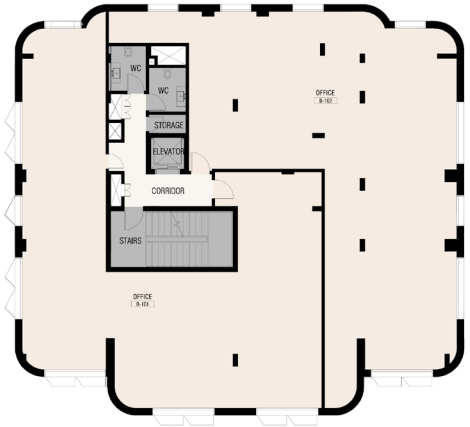
Ground Floor height : 4 m

Typical Floor Height : 4 m

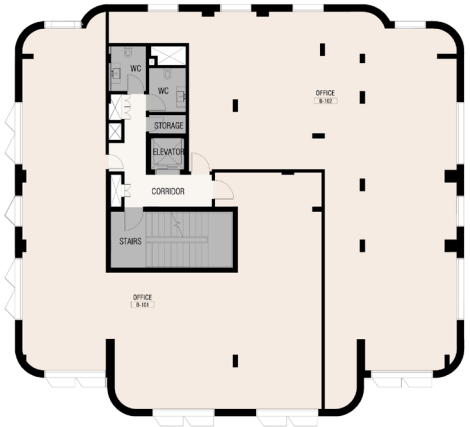




Ground Floor area : 307 sqm



First Floor area : 457 sqm

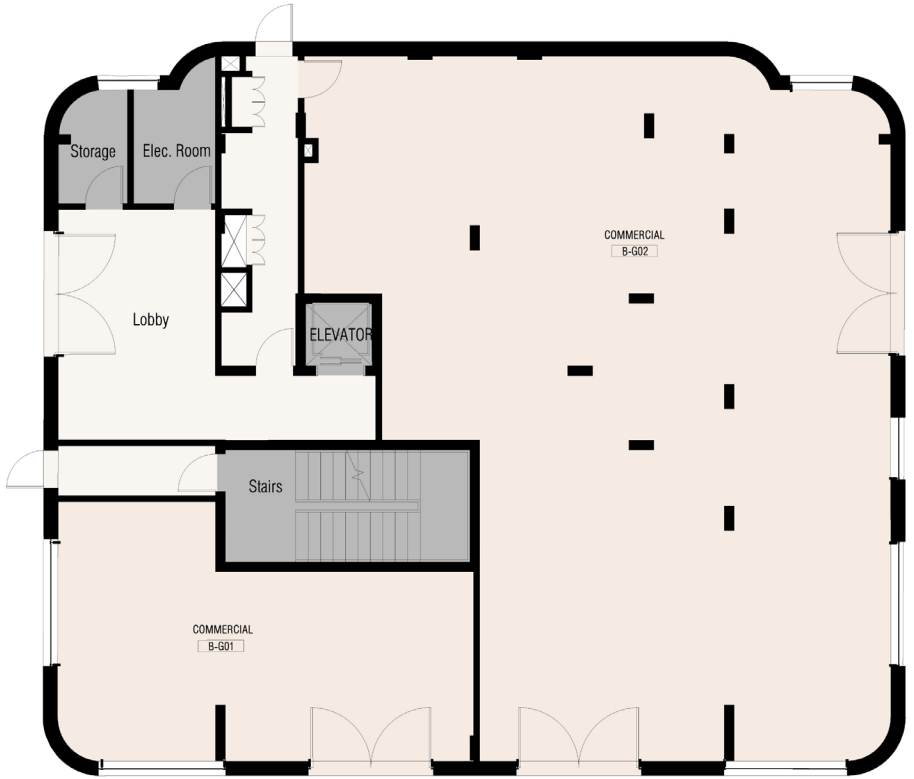


Second Floor area : 457 sqm

Ground Floor Type (B)

Floor height : 4 m





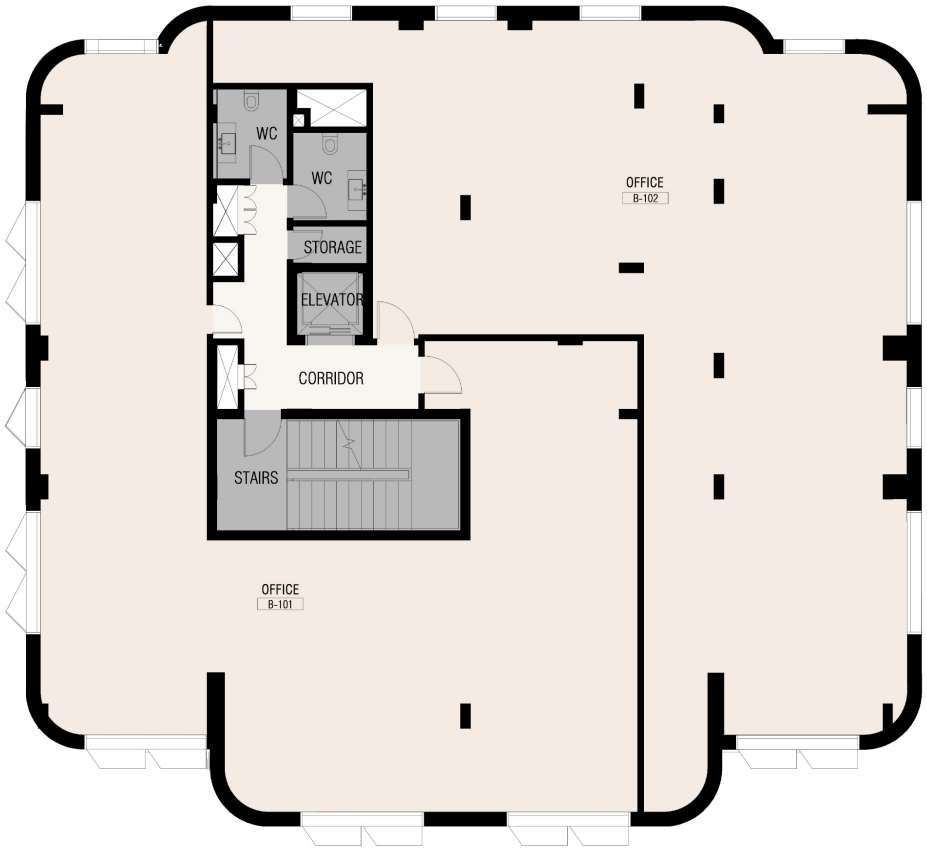
- B-GR-01= 68 sqm
- B-GR-02= 239 sqm

OLD SUEZ ROAD



First Floor Type (B)

Floor height : 4 m



- B-01-01= 222 sqm
- B-01-02= 235 sqm

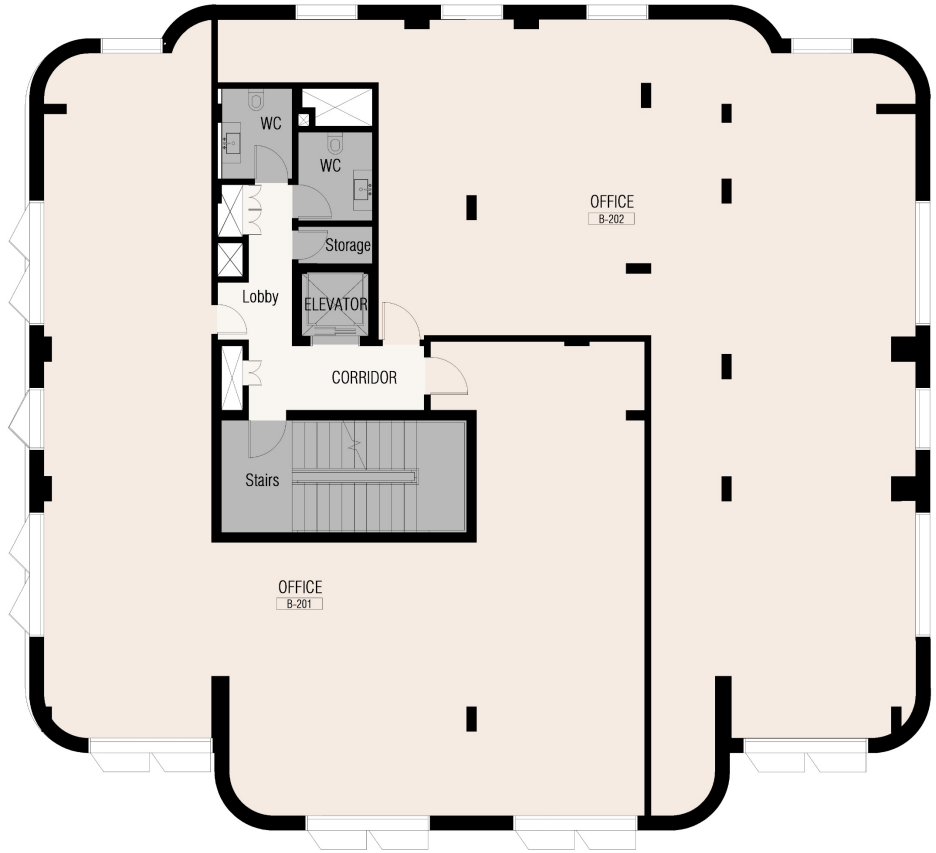
OLD SUEZ ROAD



Second Floor Type (B)

Floor height : 4 m





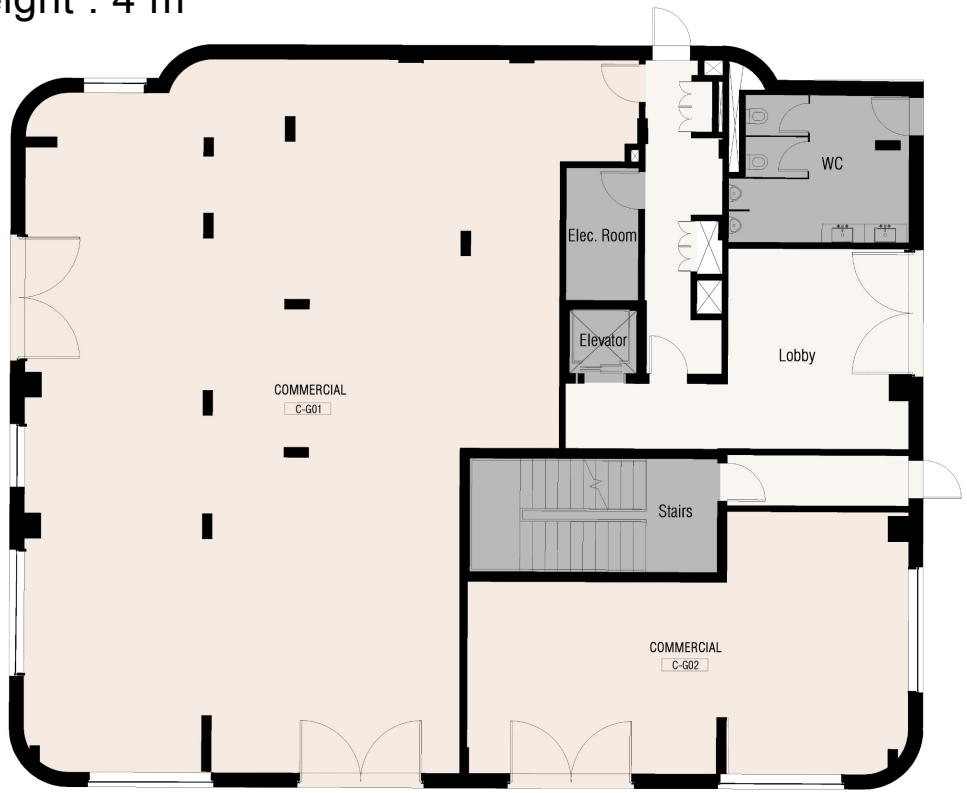
- B-02-01= 222 sqm
- B-02-02= 235 sqm

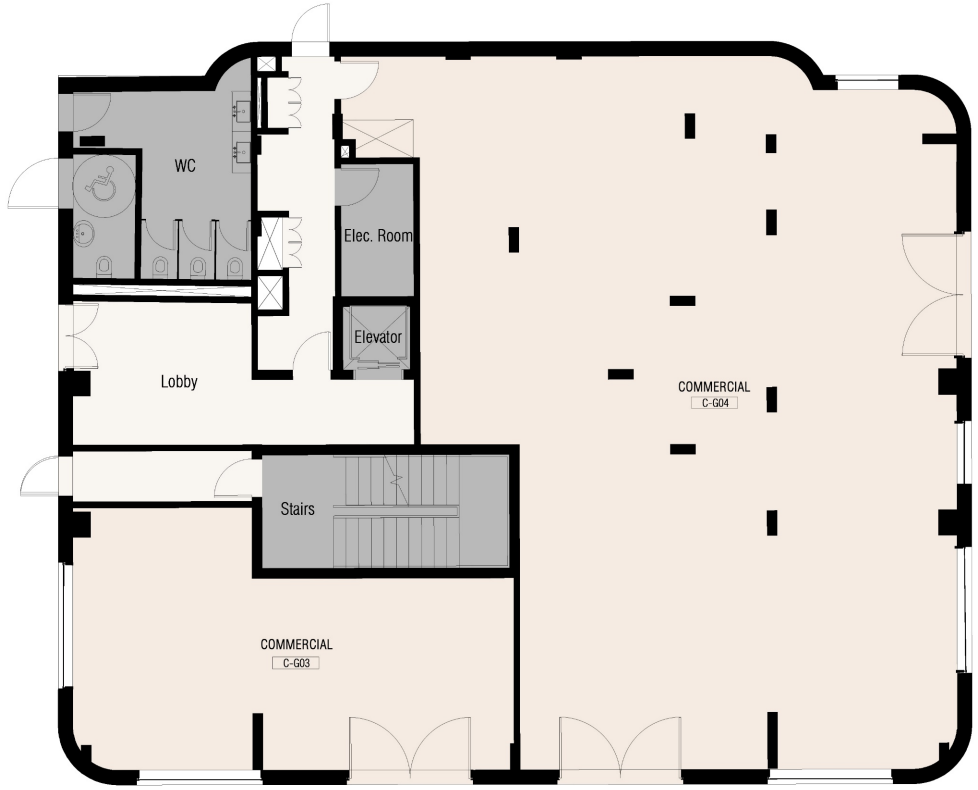
OLD SUEZ ROAD



Ground Floor Type (C)

Floor height : 4 m





- C-GR-01= 241 sqm
- C-GR-02= 71 sqm

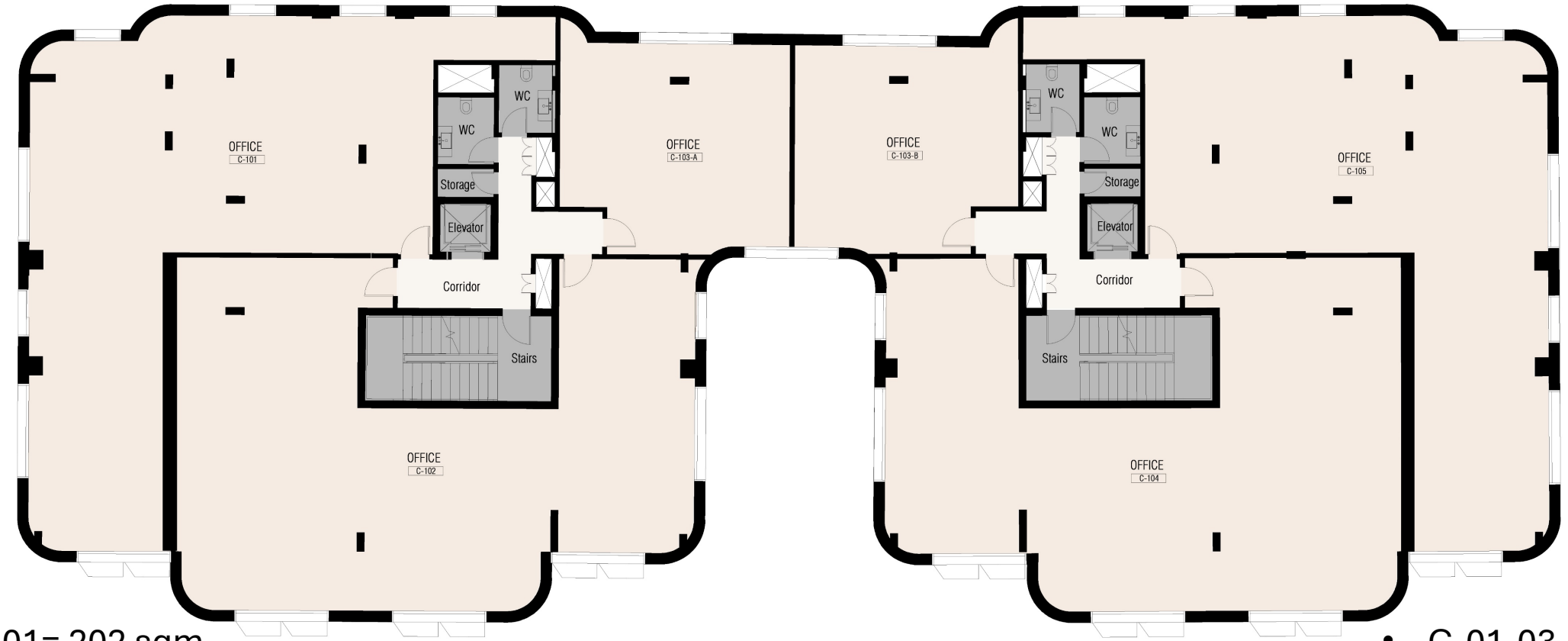
- C-GR-03= 72 sqm
- C-GR-04= 240 sqm

OLD SUEZ ROAD



First Floor Type (C)

Floor height : 4 m



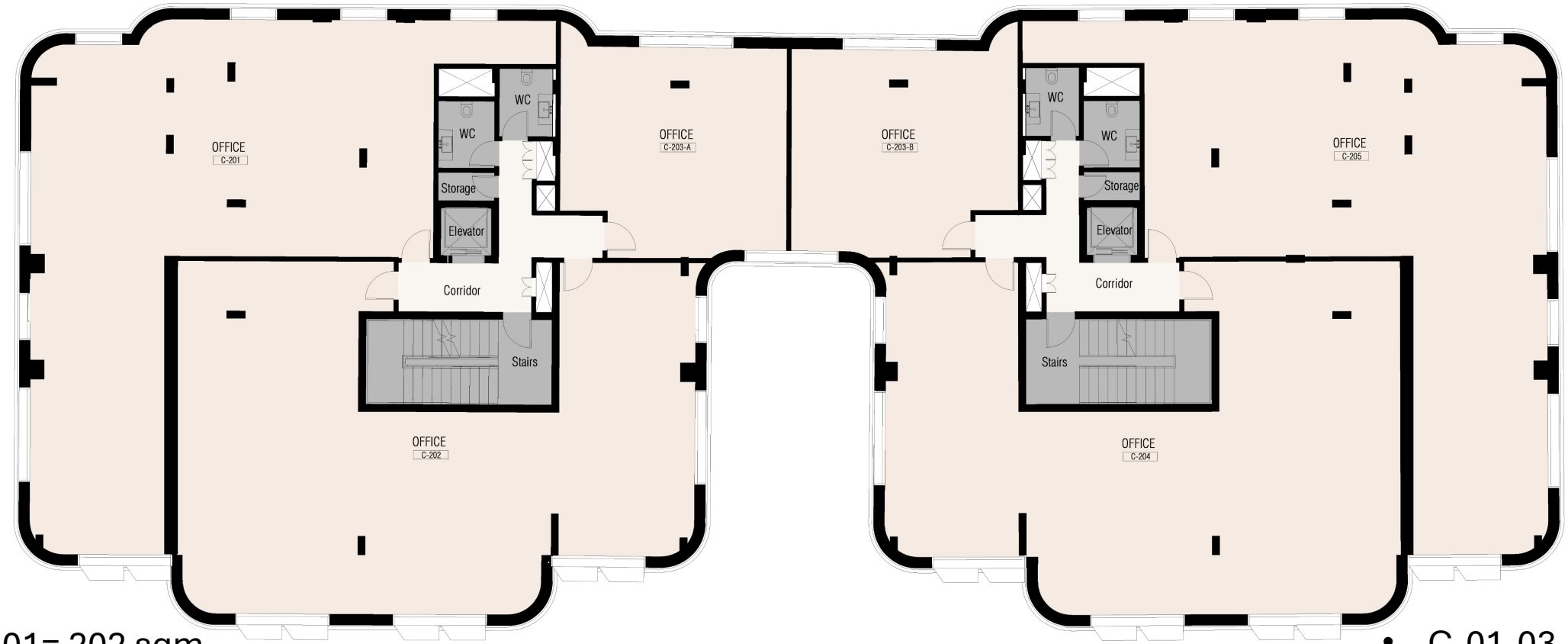
- C-01-01= 202 sqm
- C-01-02= 205 sqm
- C-01-03-A= 65 sqm
- C-01-03-B= 65 sqm
- C-01-04= 204 sqm
- C-01-05= 202 sqm

OLD SUEZ ROAD



Second Floor Type (C)

Floor height : 4 m



- C-02-01= 202 sqm
- C-02-02= 204 sqm
- C-02-03-A= 65 sqm

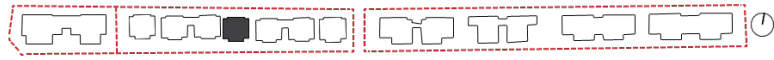
- C-01-03-B= 65 sqm
- C-01-04= 204 sqm
- C-01-05= 202 sqm

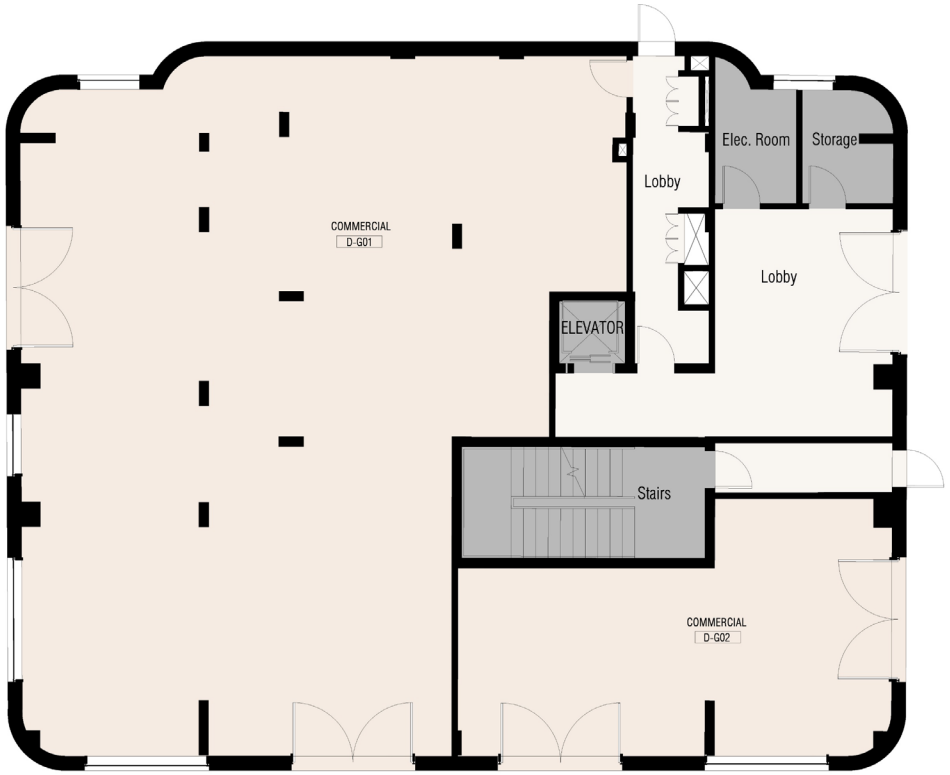
OLD SUEZ ROAD



Ground Floor Type (D)

Floor height : 4 m





- D-GR-01= 249 sqm
- D-GR-02= 71 sqm

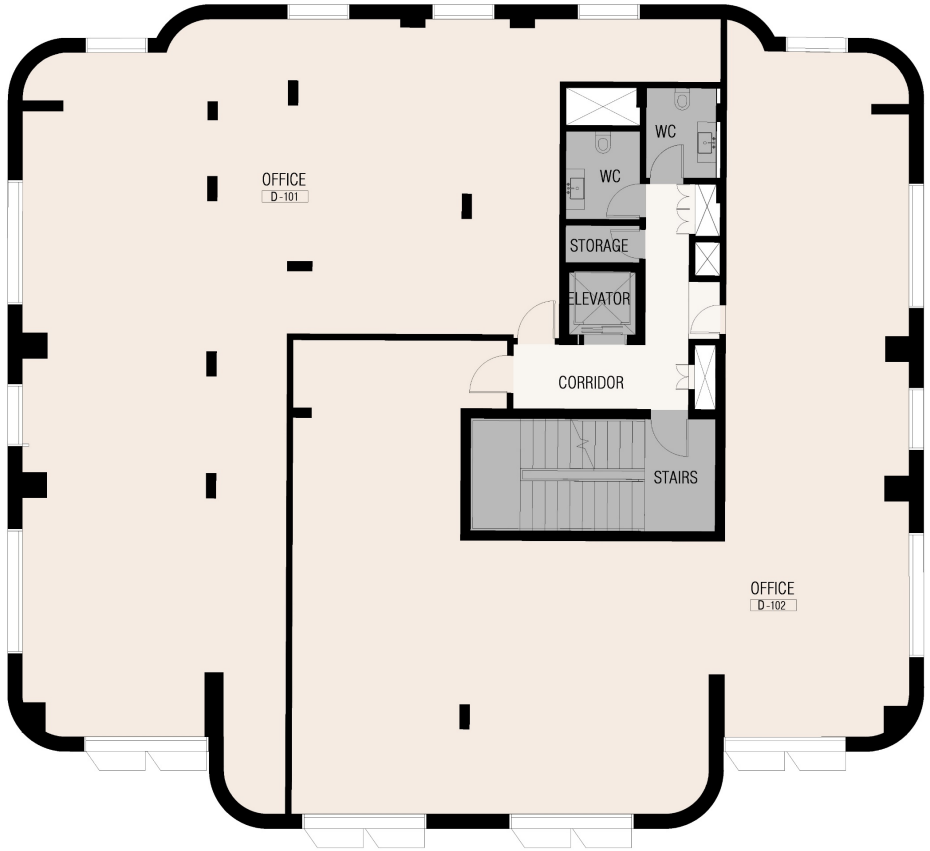
OLD SUEZ ROAD



First Floor Type (D)

Floor height : 4 m





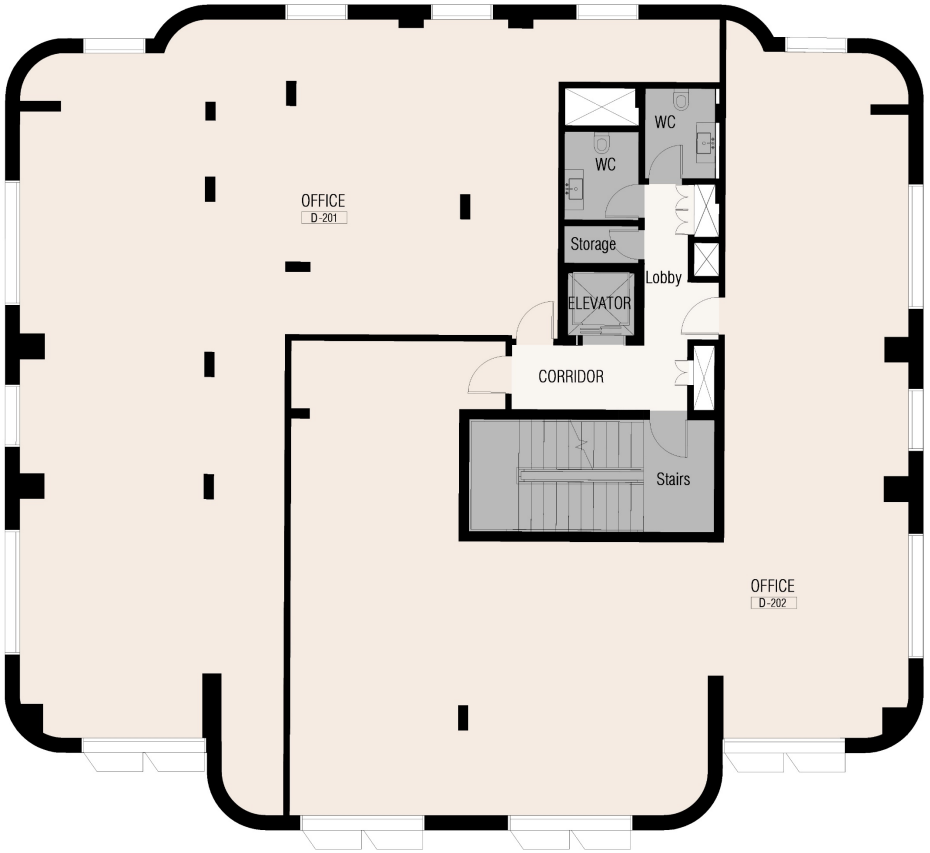
- D-01-01= 235 sqm
- D-01-02= 231 sqm

OLD SUEZ ROAD



Second Floor Type (D)

Floor height : 4 m



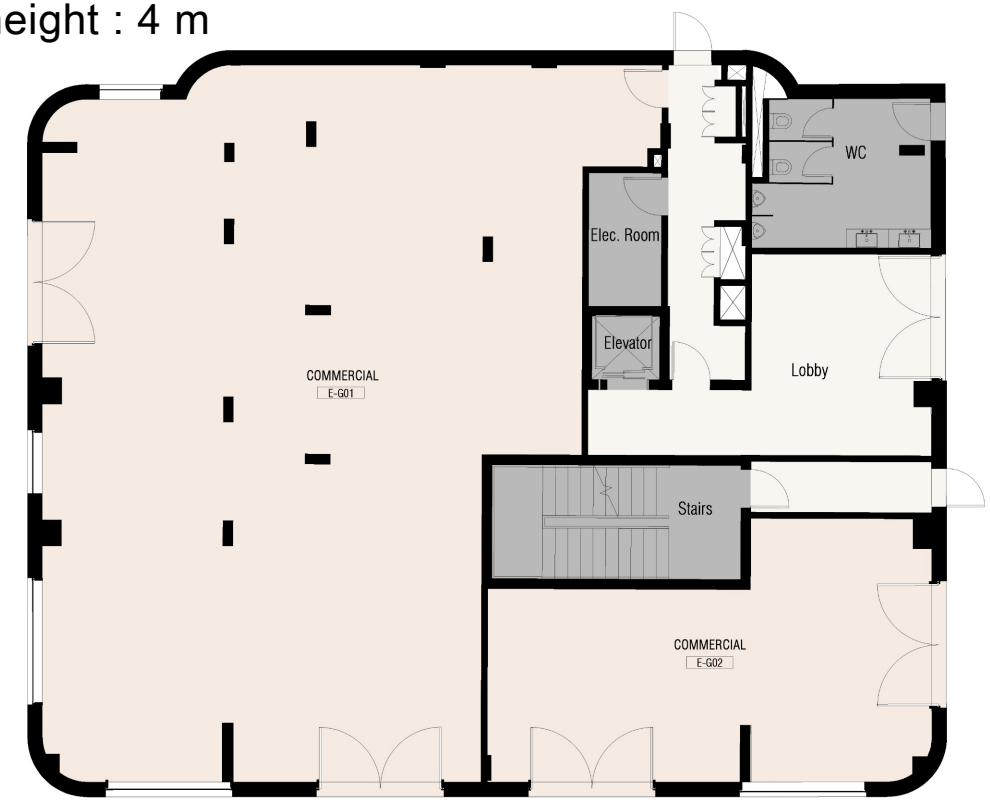
- D-02-01= 235 sqm
- D-02-02= 231 sqm

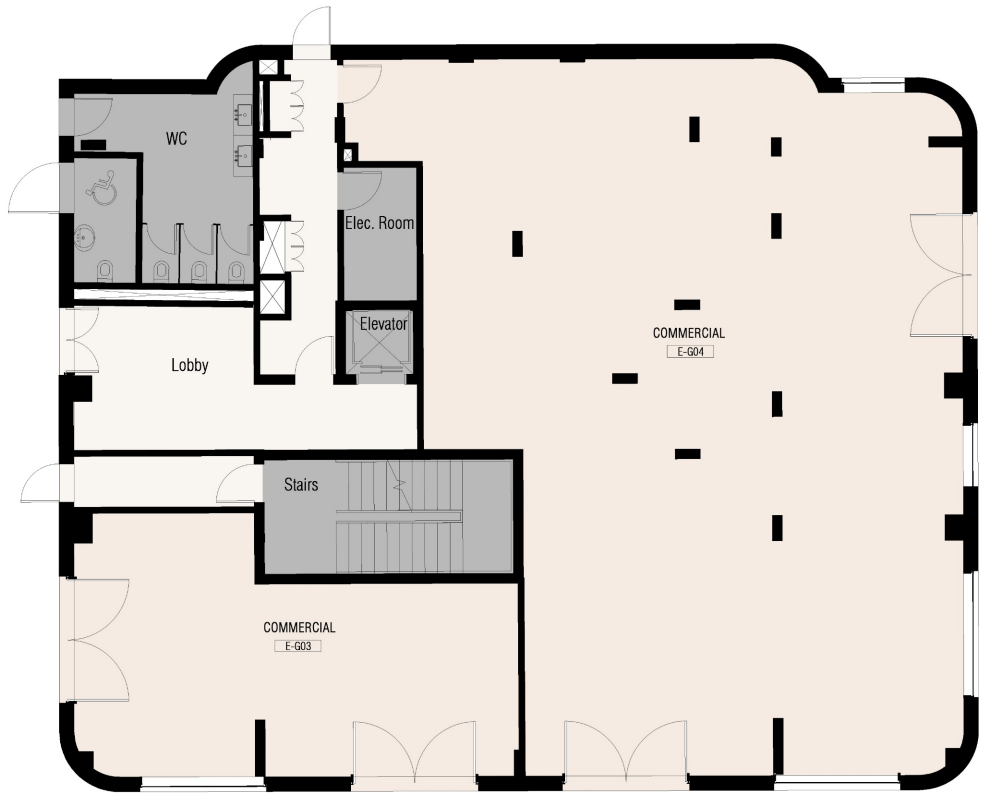
OLD SUEZ ROAD



Ground Floor Type (E)

Floor height : 4 m





- E-GR-01= 242 sqm
- E-GR-02= 71 sqm

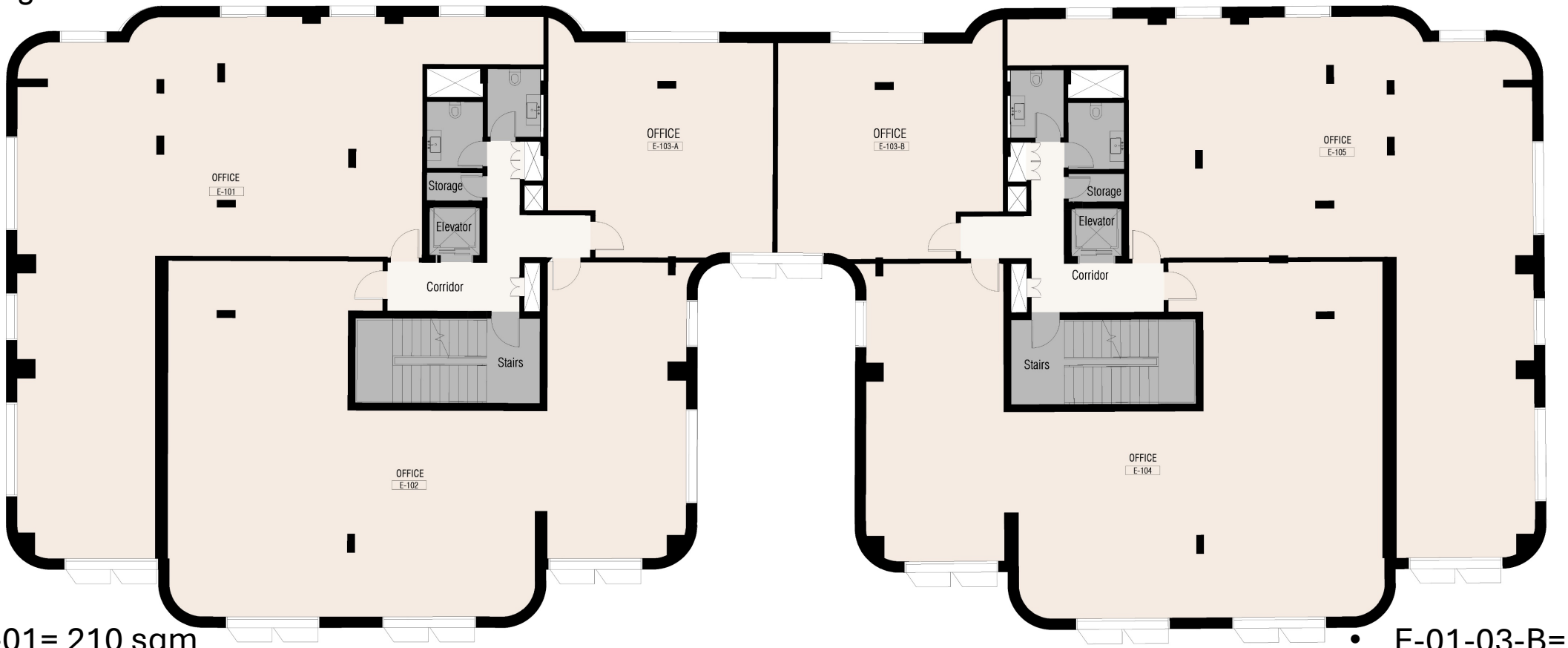
- E-GR-03= 71 sqm
- E-GR-04= 242 sqm

OLD SUEZ ROAD



First Floor Type (E)

Floor height : 4 m



- E-01-01= 210 sqm
- E-01-02= 210 sqm
- E-01-03-A= 68 sqm

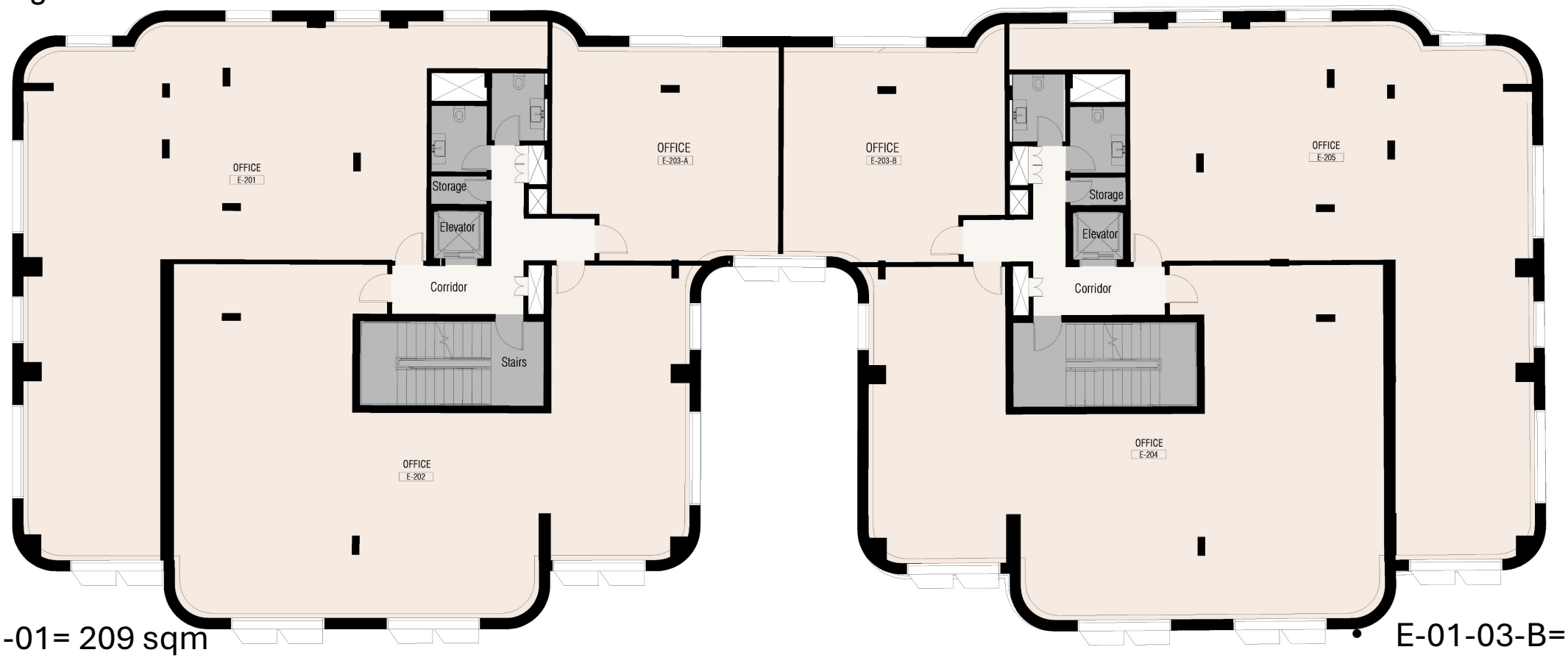
- E-01-03-B= 68 sqm
- E-01-04= 210 sqm
- E-01-05= 209 sqm

OLD SUEZ ROAD



Second Floor Type (E)

Floor height : 4 m



- E-01-01= 209 sqm
- E-01-02= 211 sqm
- E-01-03-A= 68 sqm

- E-01-03-B= 68 sqm
- E-01-04= 210 sqm
- E-01-05= 209 sqm

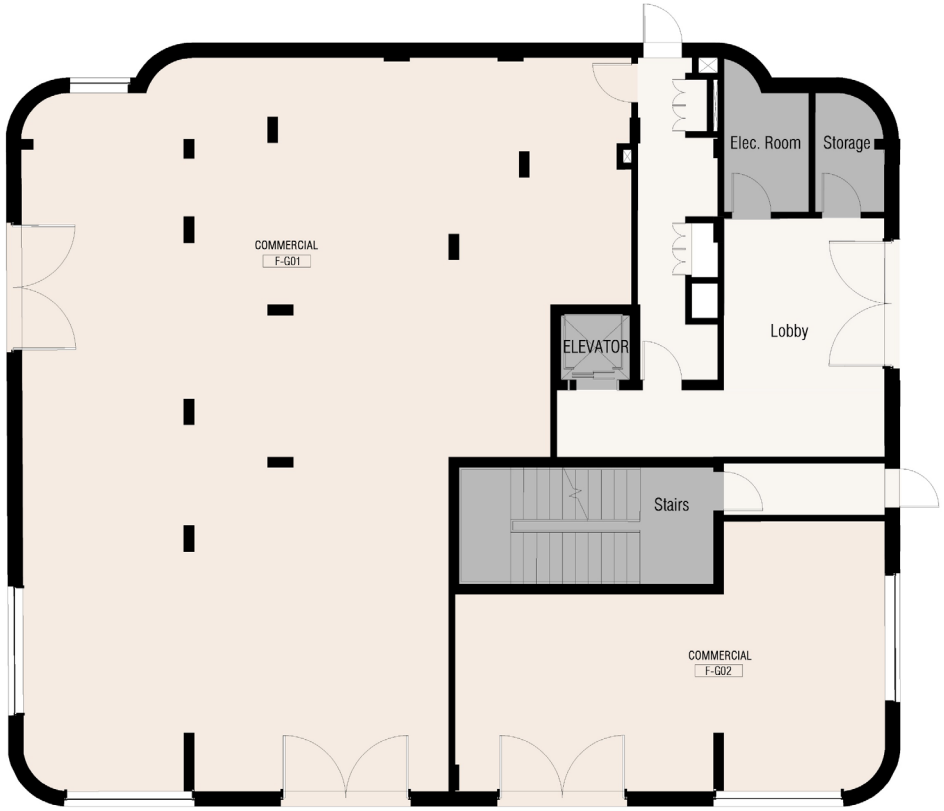
OLD SUEZ ROAD



Ground Floor Type (F)

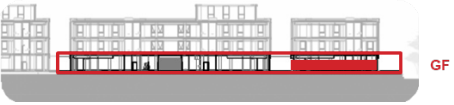
Floor height : 4 m





- F-GR-01= 239 sqm
- F-GR-02= 67 sqm

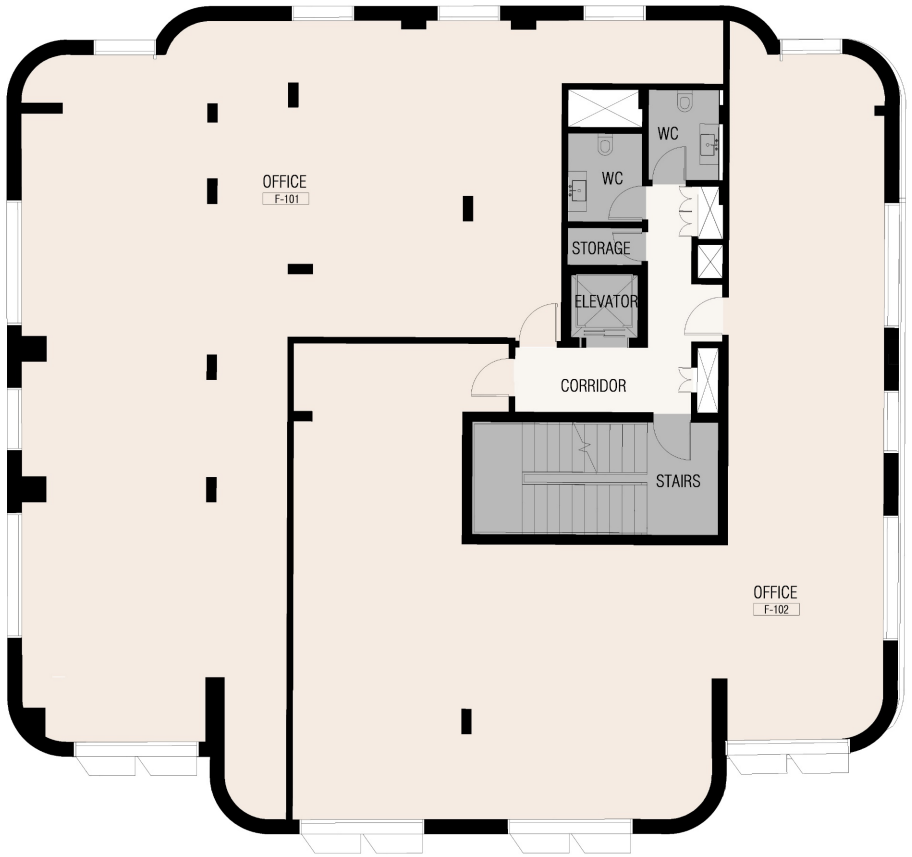
OLD SUEZ ROAD



First Floor Type (F)

Floor height : 4 m





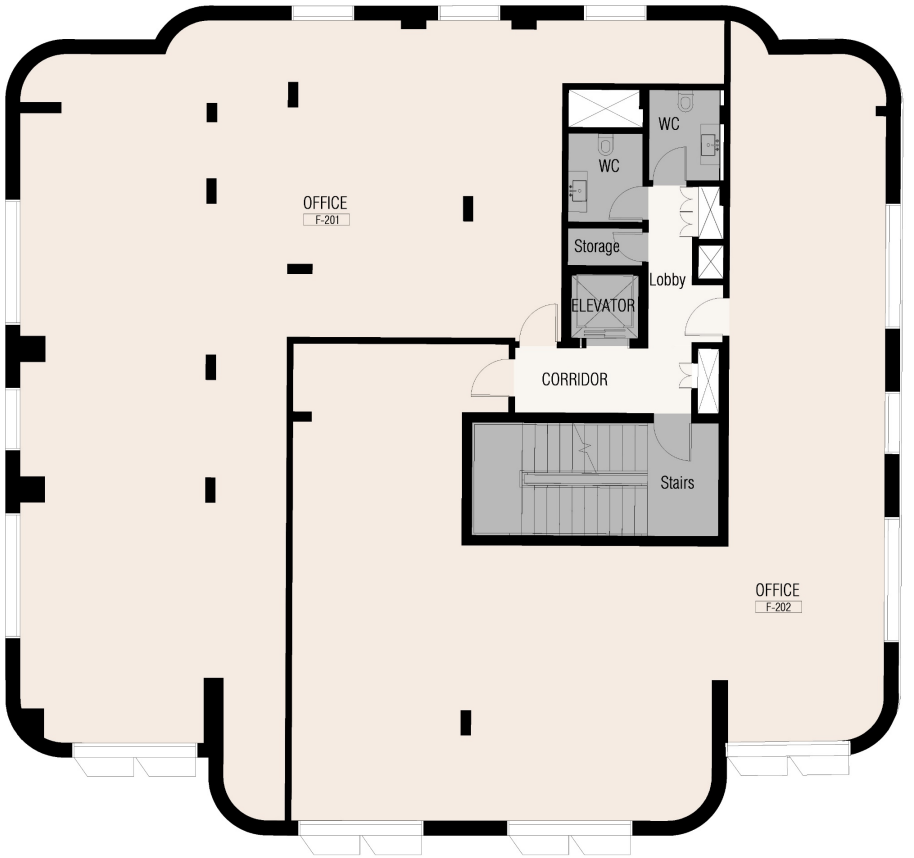
- F-01-01= 235 sqm
- F-01-02= 215 sqm

OLD SUEZ ROAD



Second Floor Type (F)

Floor height : 4 m



- F-02-01= 236 sqm
- F-02-02= 215 sqm

OLD SUEZ ROAD



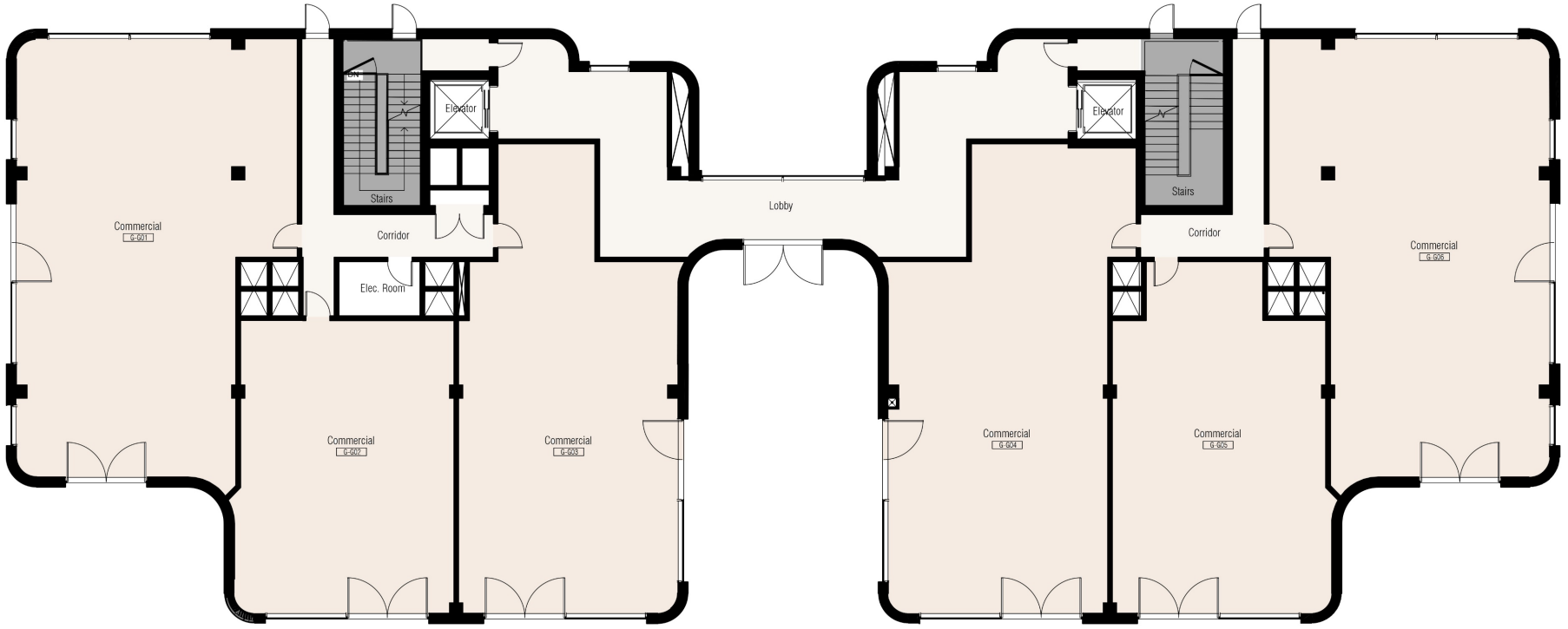
Architectural Plans

Type (G-J)



Ground Floor Type (G)

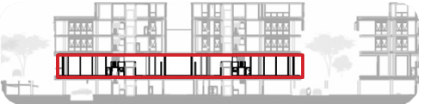
Floor height : 5.5 m



- G-GR-01= 193 sqm
- G-GR-02= 110 sqm
- G-GR-03= 155 sqm

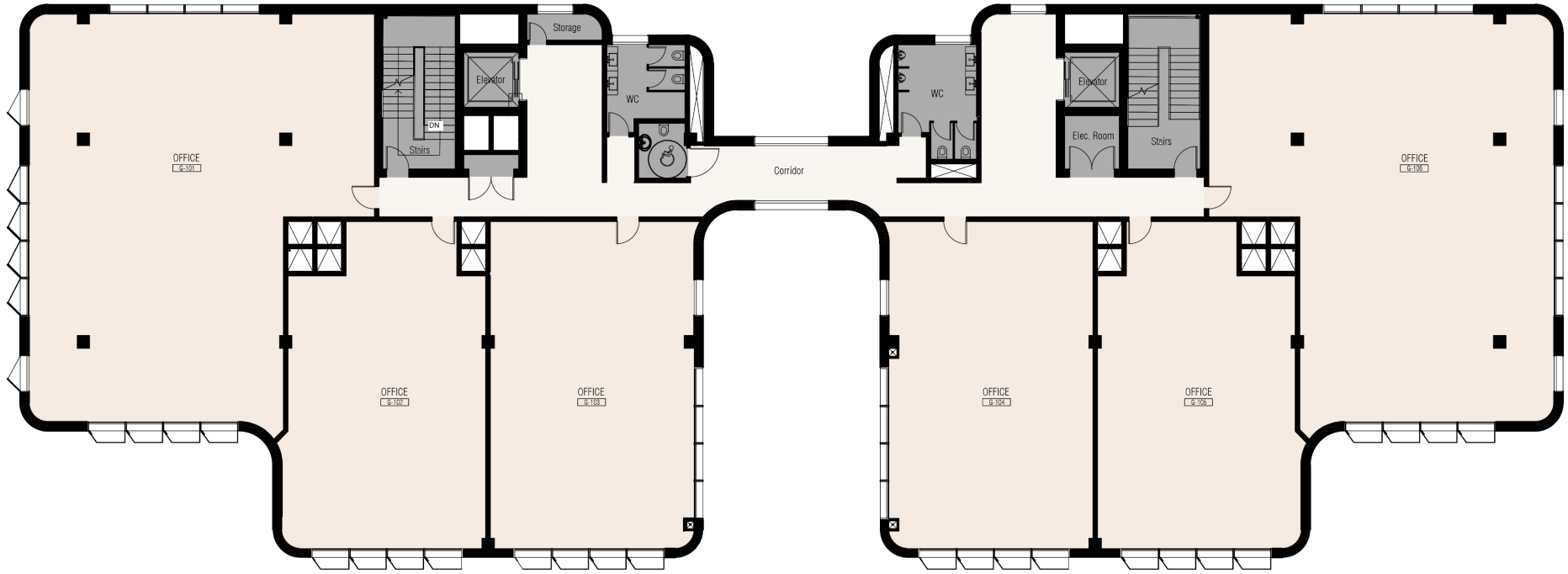
- G-GR-04= 169 sqm
- G-GR-05= 122 sqm
- G-GR-06= 192 dqm

OLD SUEZ ROAD



First Floor Type (G)

Floor height : 4 m



- G-01-01= 281 sqm
- G-01-02= 140 sqm
- G-01-03= 156 sqm

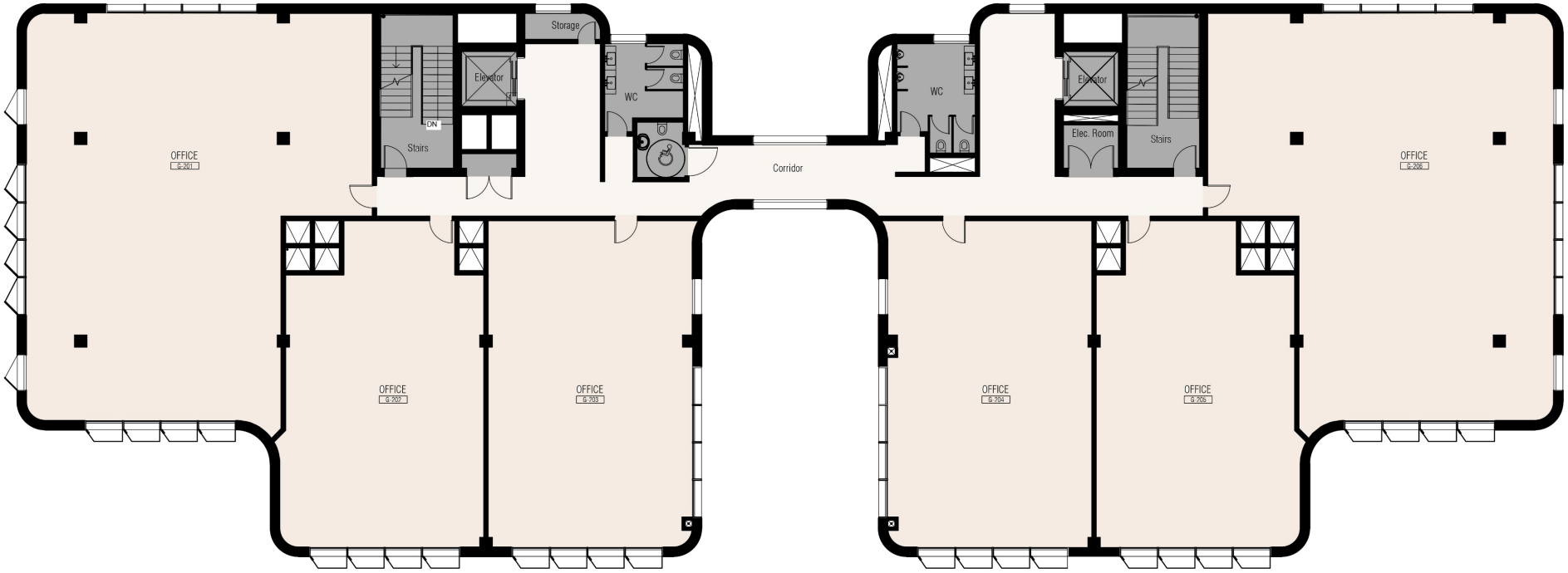
- G-01-04= 156 sqm
- G-01-05= 141 sqm
- G-01-06= 281 sqm

OLD SUEZ ROAD



Second Floor Type (G)

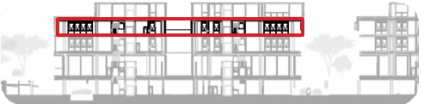
Floor height : 4 m



- G-02-01= 282 sqm
- G-02-02= 140 sqm
- G-02-03= 156 sqm

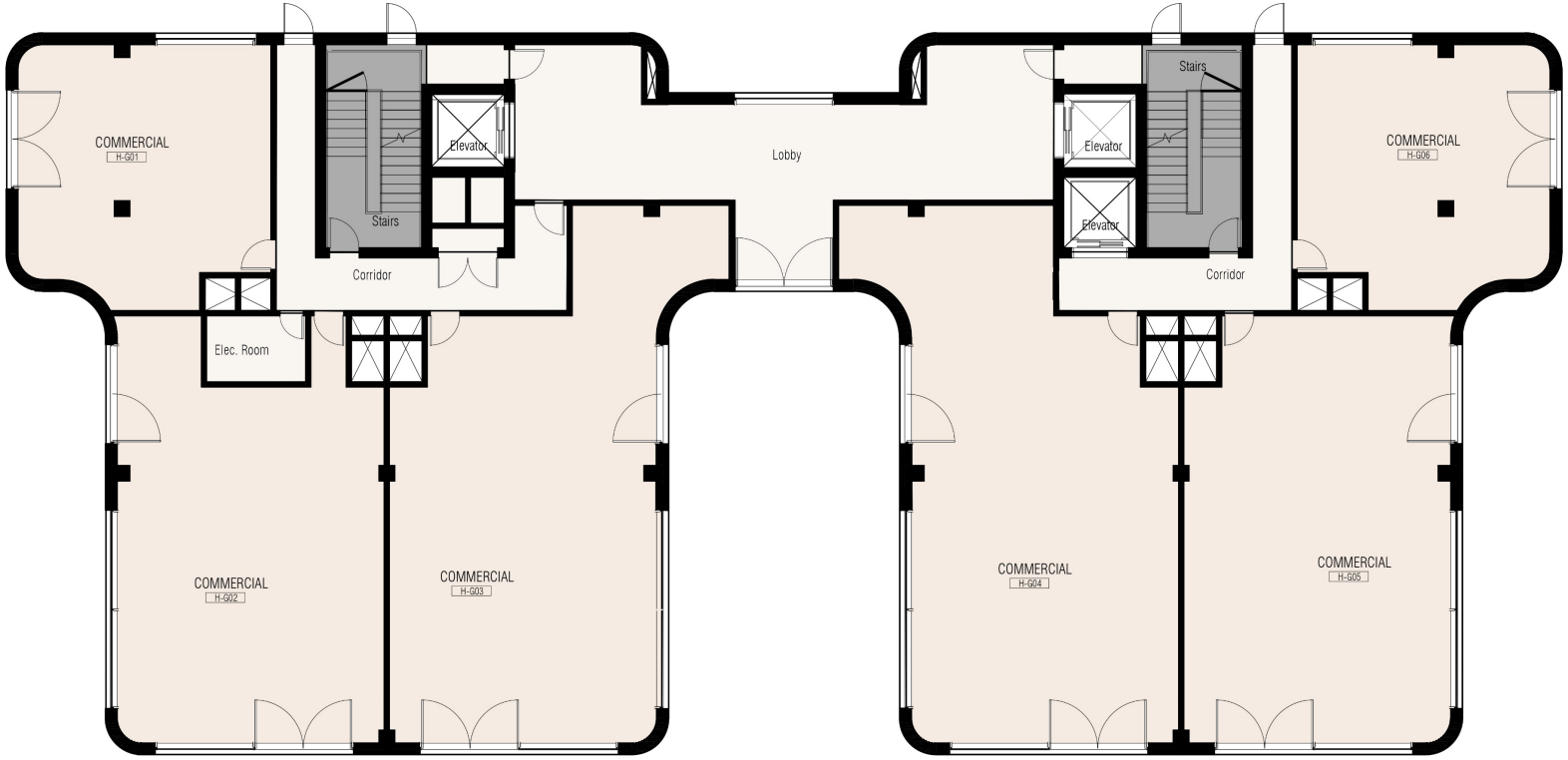
- G-02-04= 156 sqm
- G-02-05= 140 sqm
- G-02-06= 281 sqm

OLD SUEZ ROAD



Ground Floor Type (H)

Floor height : 5.5 m



- G-GR-01= 78 sqm
- G-GR-02= 125 sqm
- G-GR-03= 152 sqm

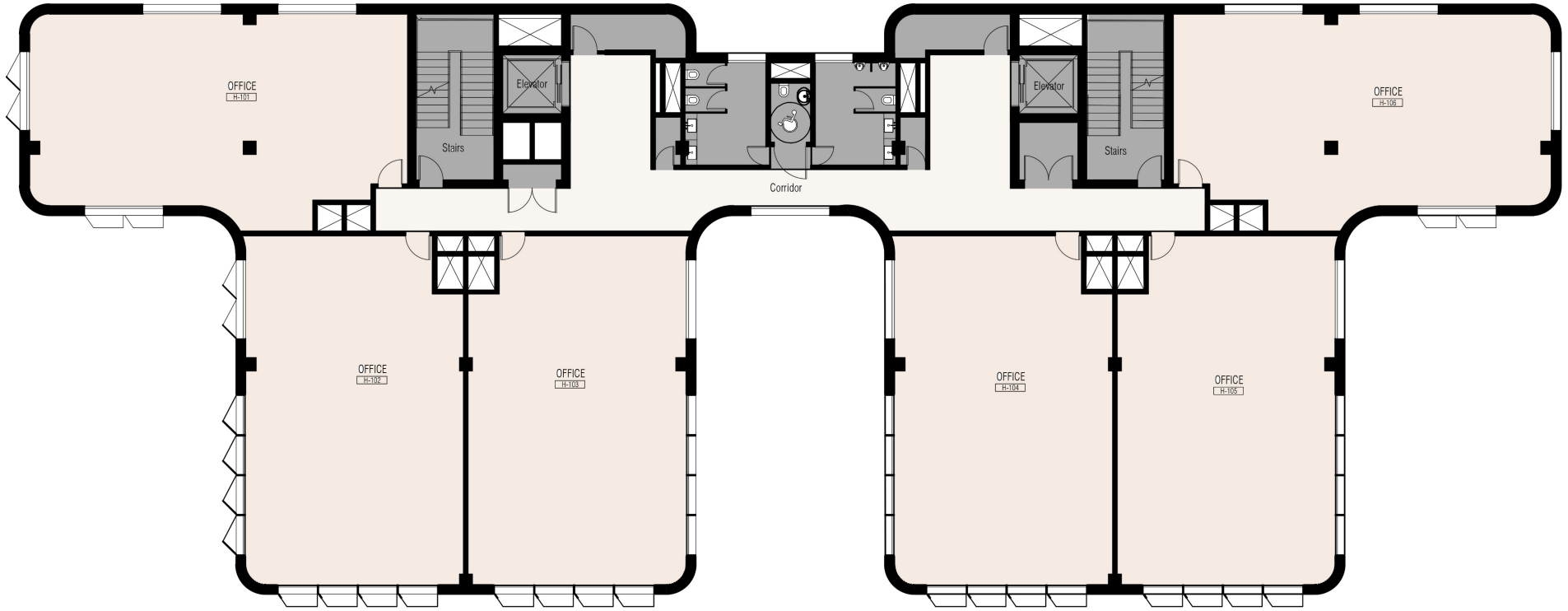
- G-GR-04= 159 sqm
- G-GR-05= 133 sqm
- G-GR-06= 78 sqm

OLD SUEZ ROAD



First Floor Type (H)

Floor height : 4 m



- G-GR-01= 156 sqm
- G-GR-02= 152 sqm
- G-GR-03= 153 sqm

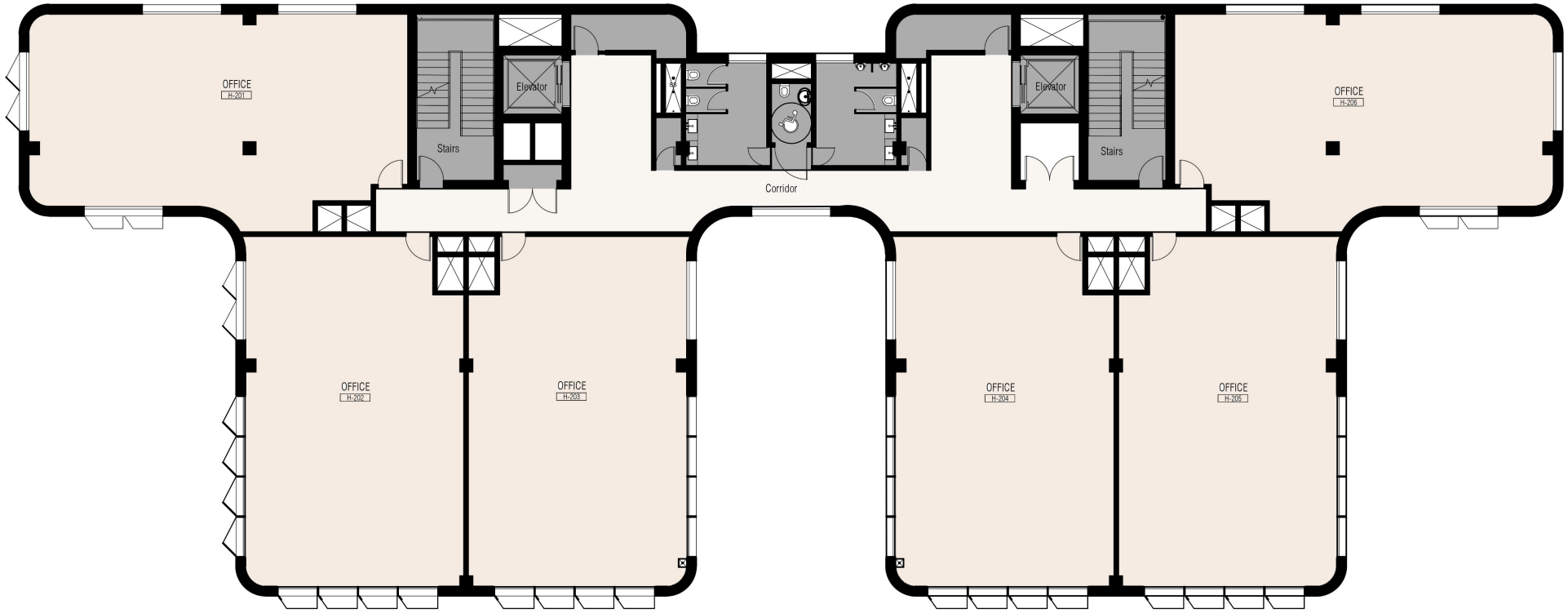
- G-GR-04= 153 sqm
- G-GR-05= 153 sqm
- G-GR-06= 156 sqm

OLD SUEZ ROAD



Second Floor Type (H)

Floor height : 4 m



- G-GR-01= 156 sqm
- G-GR-02= 152 sqm
- G-GR-03= 153 sqm

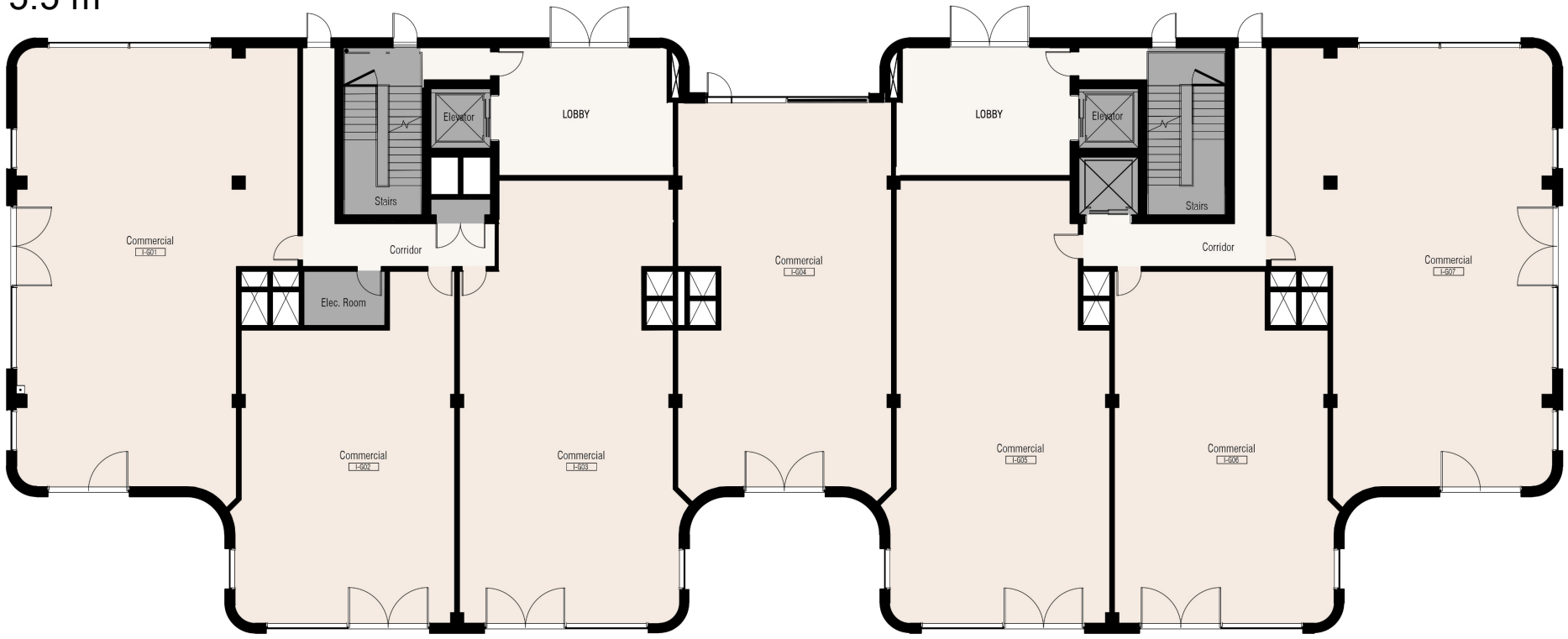
- G-GR-04= 153 sqm
- G-GR-05= 153 sqm
- G-GR-06= 156 sqm

OLD SUEZ ROAD



Ground Floor Type (I)

Floor height : 5.5 m



- G-GR-01= 193 sqm
- G-GR-02= 117 sqm
- G-GR-03= 155 sqm

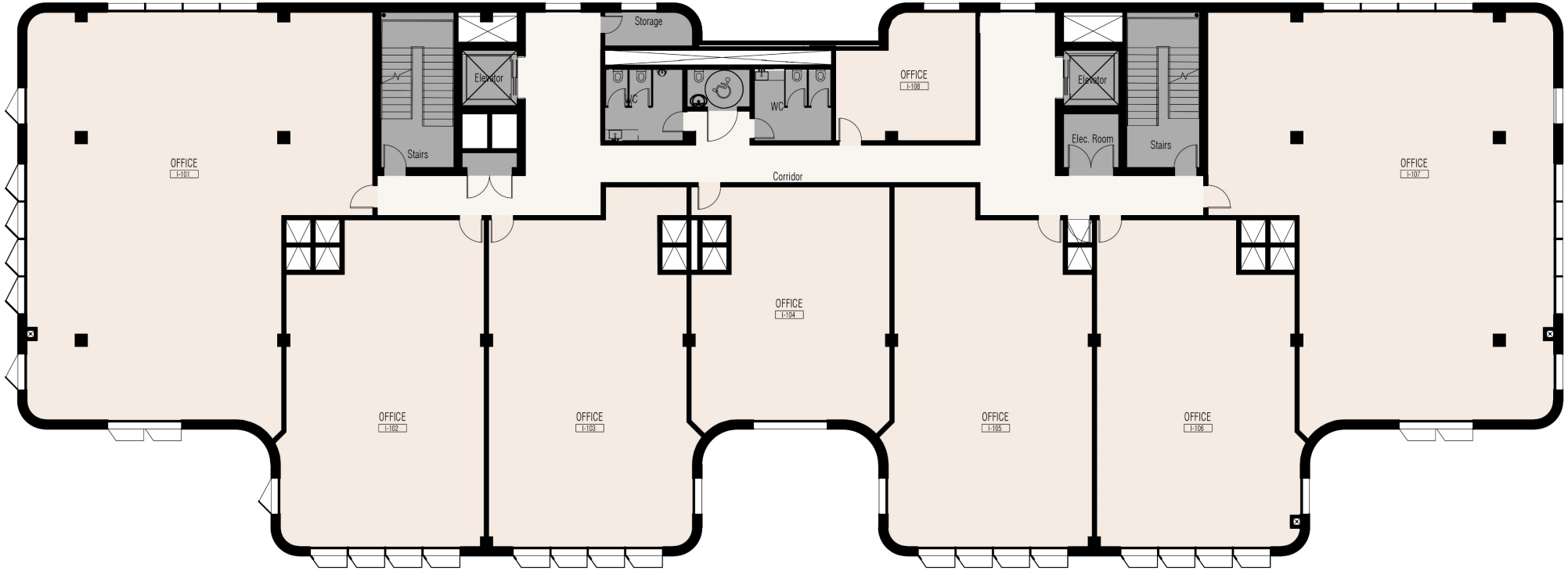
OLD SUEZ ROAD

- G-GR-04= 139 sqm
- G-GR-05= 155 sqm
- G-GR-06= 125 sqm
- G-GR-07= 193 sqm



First Floor Type (I)

Floor height : 4 m



- G-GR-01= 282 sqm
- G-GR-02= 143 sqm
- G-GR-03= 154 sqm

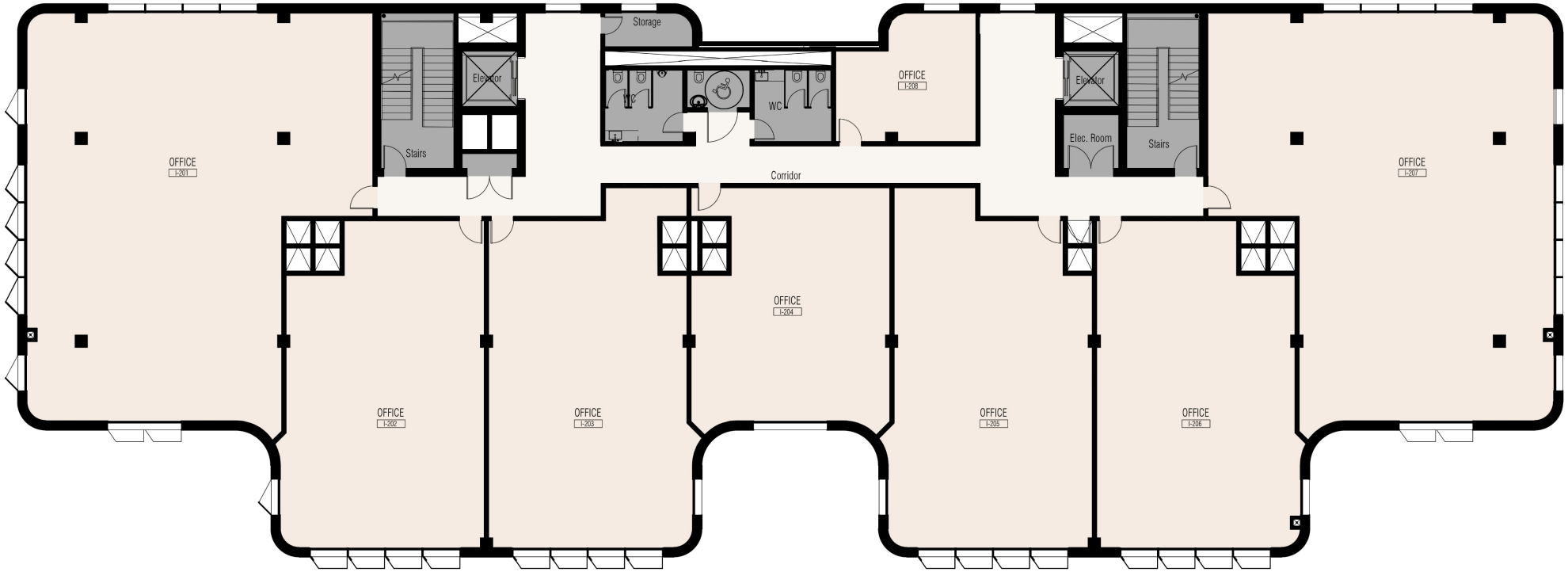
OLD SUEZ ROAD

- G-GR-04= 105 sqm
- G-GR-05= 153 sqm
- G-GR-06= 143 sqm
- G-GR-07= 282 sqm



Second Floor Type (I)

Floor height : 4 m



- G-GR-01= 282 sqm
- G-GR-02= 143 sqm
- G-GR-03= 154 sqm

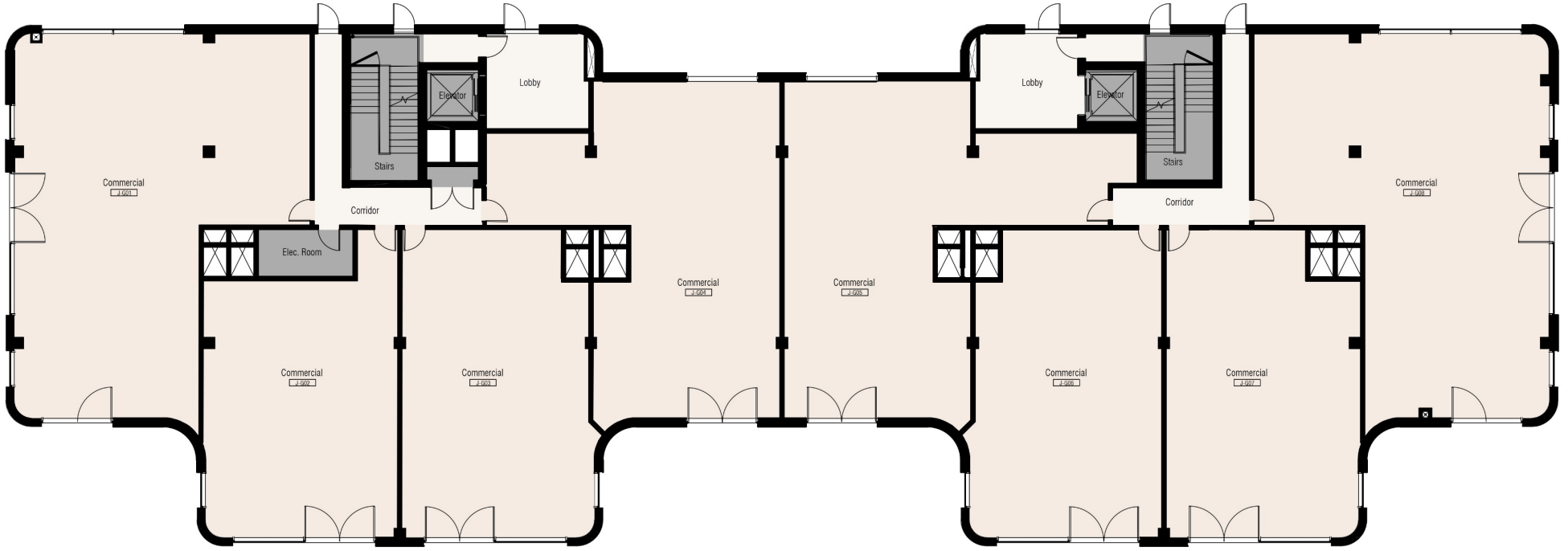
OLD SUEZ ROAD

- G-GR-04= 104 sqm
- G-GR-05= 153 sqm
- G-GR-06= 143 sqm
- G-GR-07= 282 sqm



Ground Floor Type (J)

Floor height : 5.5 m



- G-GR-01= 210 sqm
- G-GR-02= 118 sqm
- G-GR-03= 128 sqm
- G-GR-04= 160 sqm

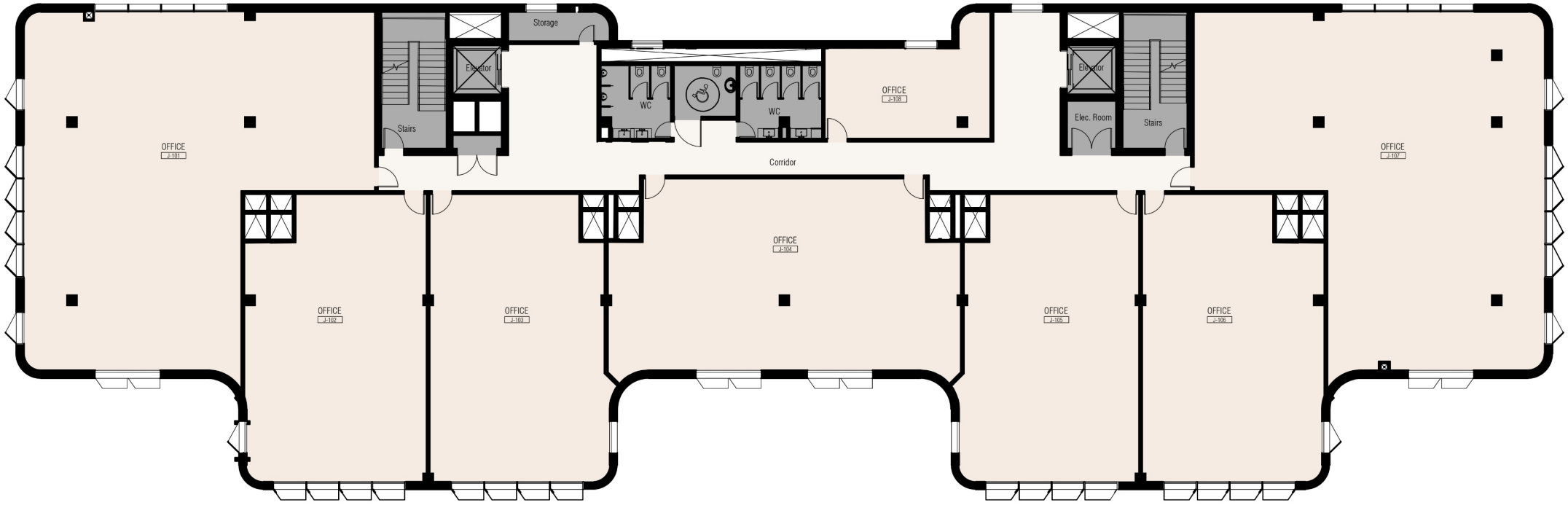
OLD SUEZ ROAD

- G-GR-05= 170 sqm
- G-GR-06= 128 sqm
- G-GR-07= 128 sqm
- G-GR-08= 210 sqm



First Floor Type (J)

Floor height : 4 m



- G-01-01= 303 sqm
- G-01-02= 147 sqm
- G-01-03= 148 sqm
- G-01-04= 192 sqm

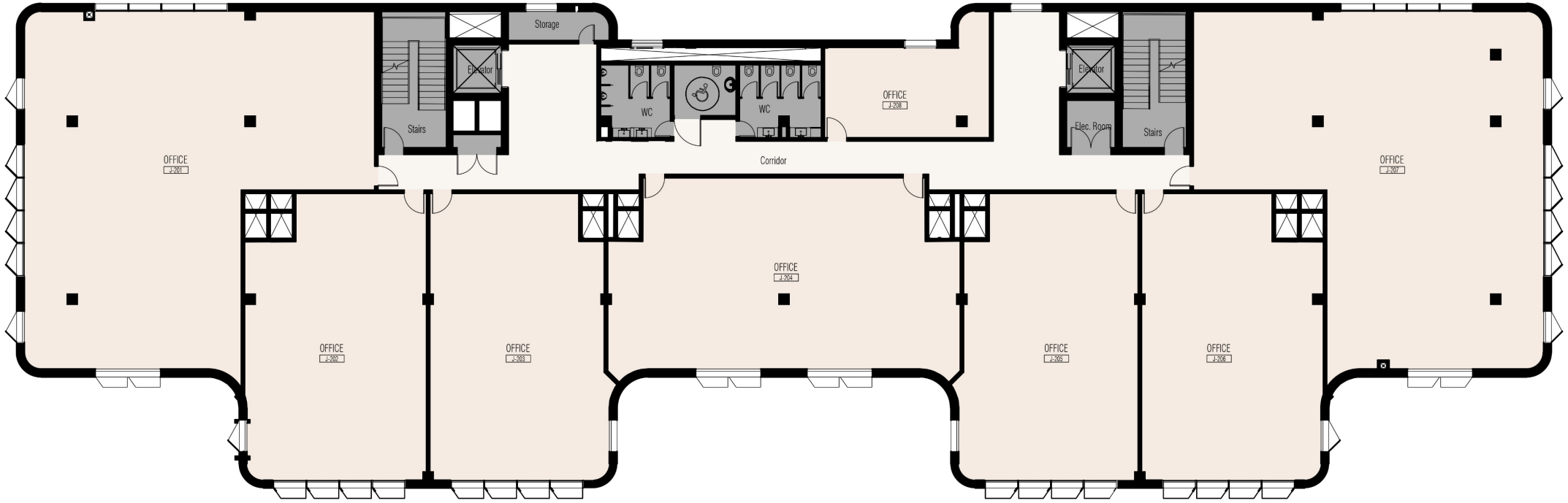
OLD SUEZ ROAD

- G-01-05= 148 sqm
- G-01-06= 147 sqm
- G-01-07= 303 sqm
- G-01-08= 50 sqm



Second Floor Type (J)

Floor height : 4 m



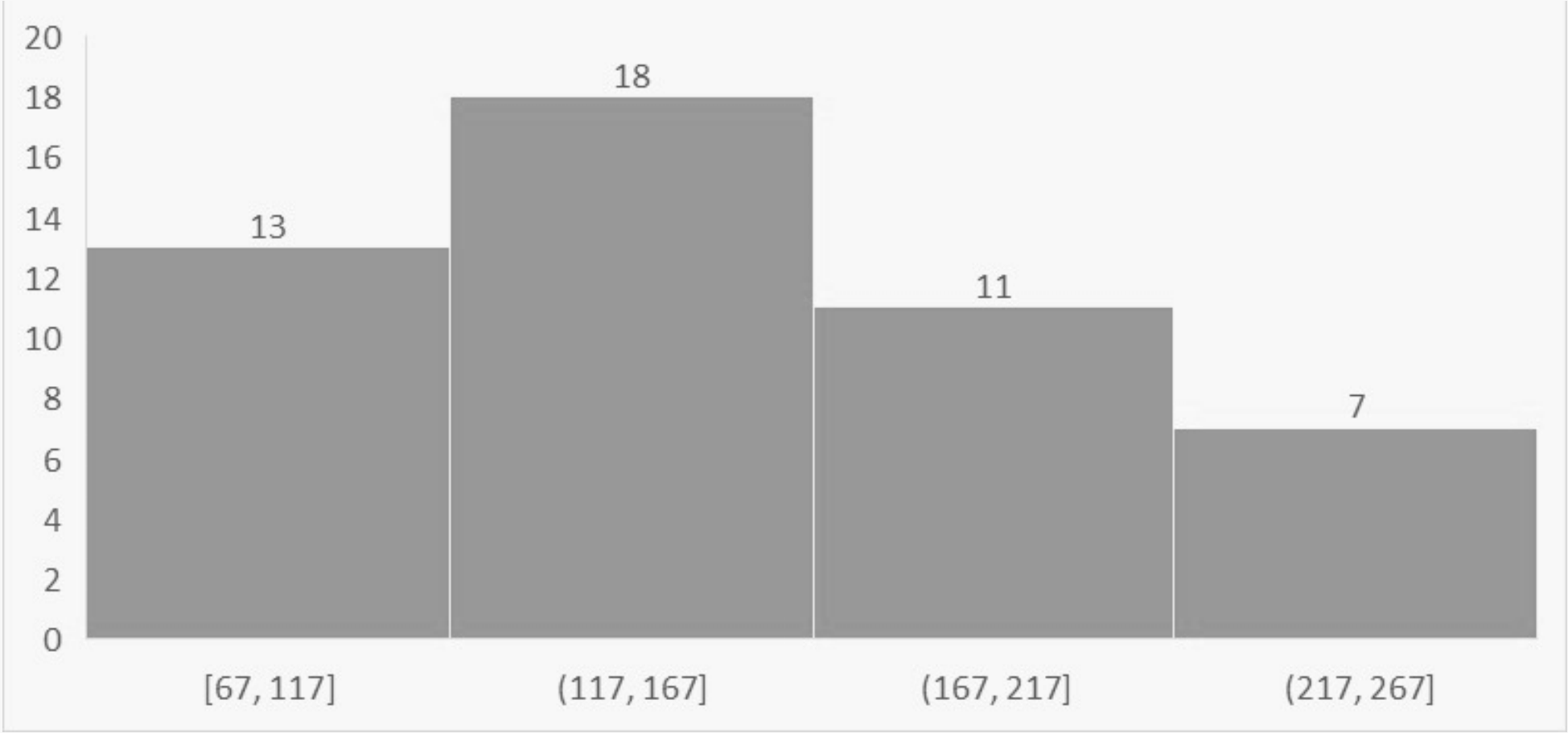
- G-GR-01= 303 sqm
- G-GR-02= 147 sqm
- G-GR-03= 148 sqm
- G-GR-04= 192 sqm

OLD SUEZ ROAD

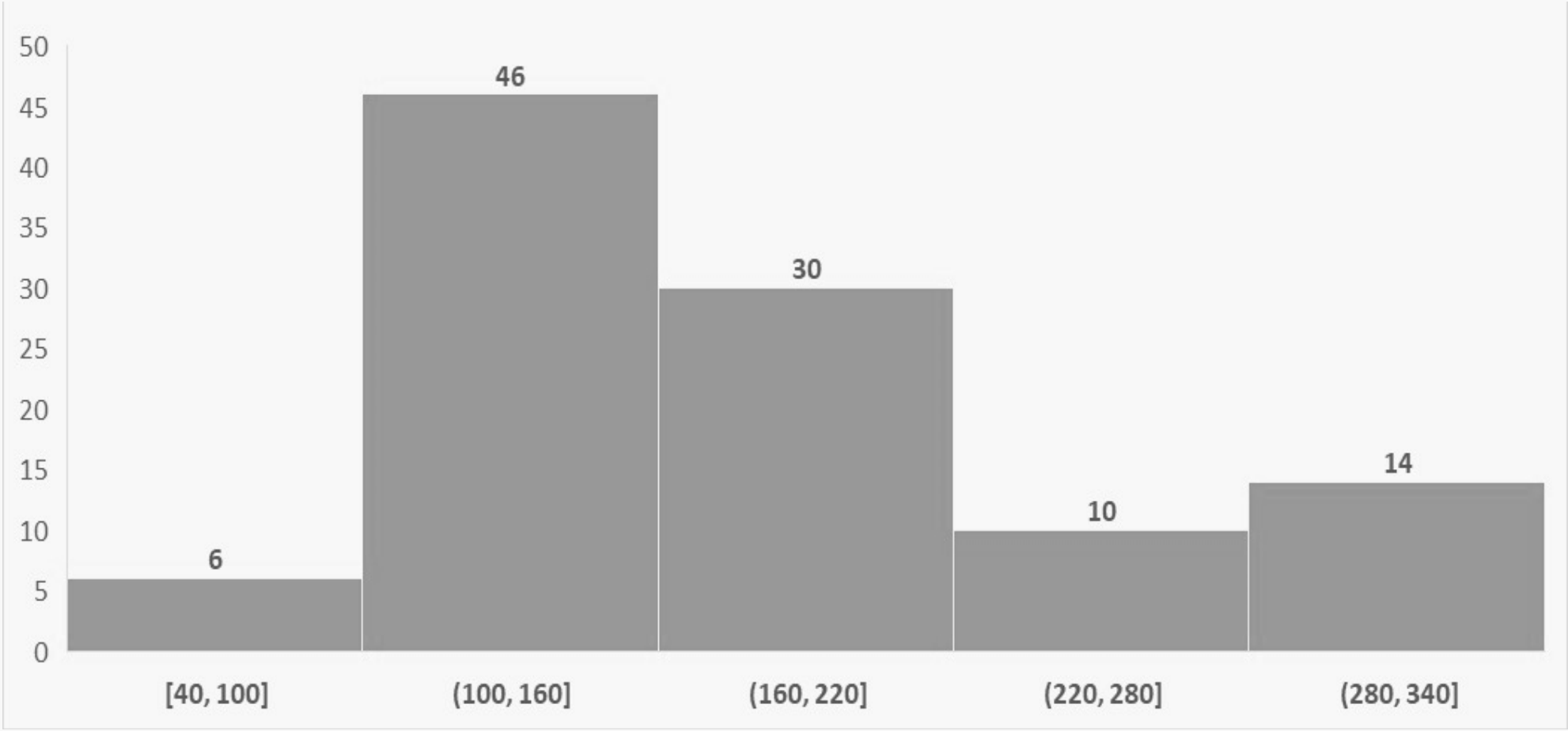
- G-GR-05= 148 sqm
- G-GR-06= 147 sqm
- G-GR-07= 303 sqm
- G-GR-08= 51 sqm



Commercial Area Distribution



Offices Area Distribution

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Design team

IO Design — Main international consultant

Morphis — Landscape consultant

FPOV — Facade lighting consultant

Seven. Phasing


PHASE 03
PLOT (A)
Delivery in Q2
2027
PHASE 01
PLOT (B-F)
Delivery in Q4
2026
PHASE 02
PLOT (G-J)
Delivery in Q1
2027

Eight. Inventory Breakdown

Inventory Breakdown

49 COMMERCIAL UNITS

67 sqm - 249 sqm

110 OFFICE UNITS

40 sqm - 325 sqm

General Finishing and delivery specs for Plus Plus

General Specifications

1. Access control and CCTV monitoring at project buildings and entrances.
2. Fire-protected emergency staircases.
3. Electrical generators to provide emergency lighting for exits, common areas, and building operation during power outages.
4. Smoke and fire detection systems at entrances and common areas.
5. Firefighting systems at entrances and common areas in accordance with Civil Defense requirements.
6. Firefighting water connection to be provided for each unit.

Elevations and External Finishes

External Facades

- Finishing external facades using, high quality aluminum sections glass, cladding, panels, and high-quality paint finishes, as per design.

Public spaces (Entrances /Corridors/ Stairs/ Lobbies/ Public toilets):

- All public spaces are Fully finished (floors/walls/ceiling)
- Air conditioning to be provided for public spaces.
- The building shall be equipped with an appropriate number of elevators, in accordance with the approved design.
- Roof floors finished with high-quality terrazzo tiles, after execution of all required waterproofing layers.

General Finishing and delivery specs for Plus Plus

Sold units: (core and shell)

- Walls: Brick walls
- Ceiling: Fair face concrete
- Terraces (If Applicable): Terrace floors finished with high-quality porcelain tiles, after execution of all required waterproofing layers.
- Electrical power supply tie in only to be provided for each unit.
- AC: VRF tie in only provision for each unit
- Sanitary Works: Vertical shafts executed to include:
    1. Water supply inlet
    2. Drainage outlet
    3. Light drainage outlet

Thank You

* All data in this document is for informative purposes only. Final data to be provided in the sales brochure