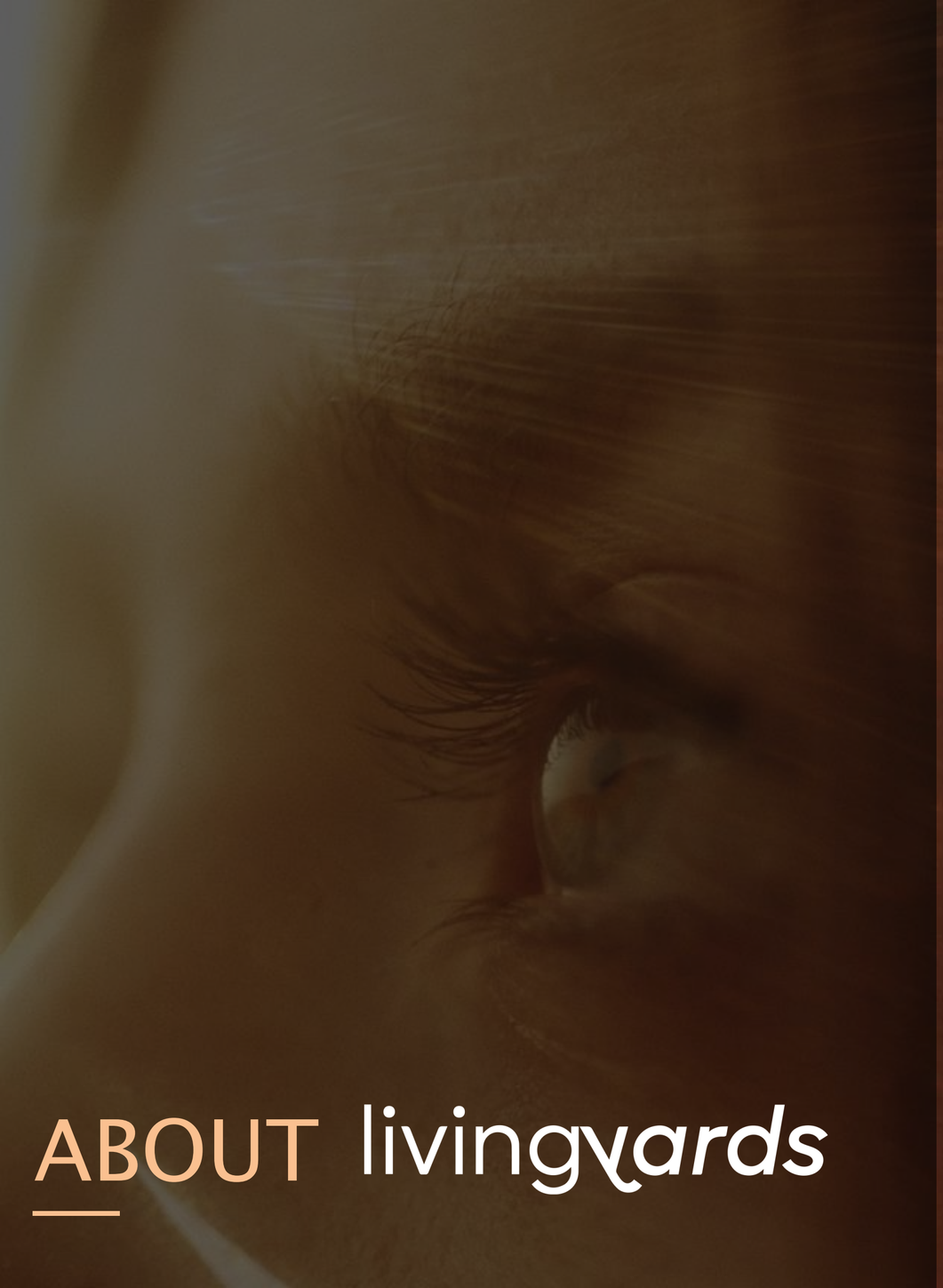

livingvards
Bringing vards To Life



ABOUT livingyards

livingyards

RESHAPING CONTEMPORAY LIVING

Living Yards Developments is a visionary real estate dedicated to creating innovative, high-quality residential and commercial projects. With a total investment exceeding EGP 30 billion, Living Yards has established itself as a leading developer in Egypt's New Administrative Capital and beyond. Backed by the expertise of AM Group and EgySwiss, the company integrates functionality, luxury, and sustainability into every development, offering a new standard of modern living.

With a market share exceeding 25%, AM Group and EgySwiss are dominant forces in Egypt's food, beverage, and industrial sectors, excelling in production, distribution, and exports. Leveraging their decades of success, they founded Living Yards to bring innovation, functionality, and excellence to the real estate industry, redefining modern living and commercial spaces.

GROUP-MISR
FOR IMPORT, EXPORT AND TRADING

EGYPTIAN SWISS

livingyards

Is redefining real estate with a portfolio of landmark projects in Egypt's New Administrative Capital and New Cairo. With a total investment exceeding 21 billion EGP

THE LOFT

3.5 billion EGP investment, generating 5.48 billion EGP in revenue

THE LOFT PLAZA

1.7 billion EGP investment, generating 2.31 billion EGP in revenue

THE LOFT Down Town

398 million EGP investment, generating 717 million EGP in revenue

NOIR

592 million EGP investment, generating 1.53 billion EGP in revenue

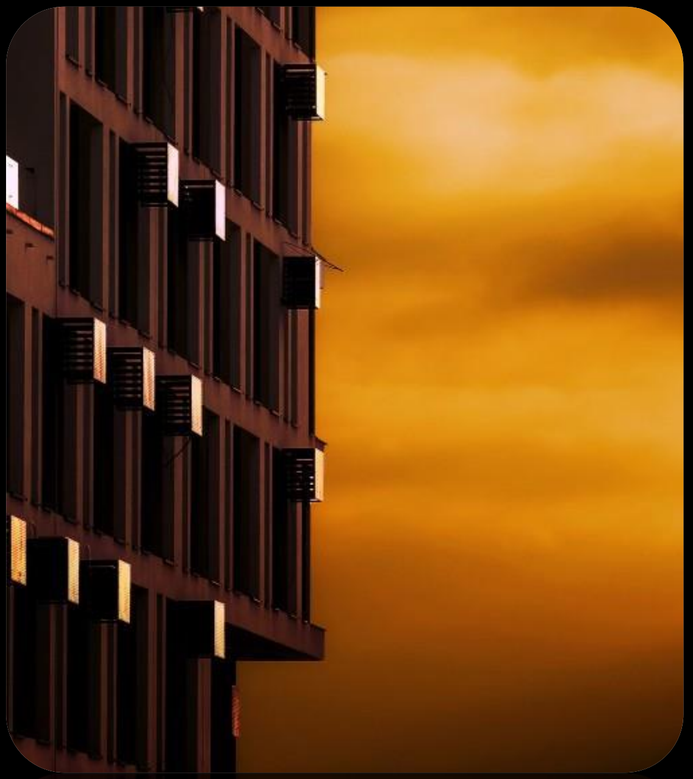
Solay new cairo

15 billion EGP investment, generating 30.5 billion EGP in revenue

BY THE NUMBERS

YBA

YASSER ELBELTAGY Over the years Yasser Al Beltagy Architects worked on different types and sizes of projects, in and out of Egypt more than 1000, projects such as; Residential, Public, Corporate & office buildings, Educational & Cultural projects, Hotels & Resorts, recreational projects, Industrial projects.



OUR PARTNERS

EFS
FACILITIES SERVICES

Empowered by the global legacy of EFS Facilities Services, being an affiliate of a regional leader, and by proven work it has accomplished, EFS is Egypt’s premium integrated facilities management provider.



OUR PARTNERS

THE LOFT

LCC
LOFT CAPITAL
CENTER

THE LOFT
Down Town

THE
LOFT
PLAZA

Solay
new cairo

NOIR

OUR LANDMARKS

THE LOFT

REDEFINING PRACTICAL LUXURY

A 23-acre luxury residential compound in the heart of the New Administrative Capital, designed to blend elegance, functionality, and modern British architecture. With strategic accessibility to key landmarks such as the Green River, Expo City, and the Diplomatic District, The Loft offers a seamless lifestyle with top-tier amenities, including scenic landscapes, a clubhouse, pools, jogging tracks, and dedicated wellness areas.
We are proud to announce that Phase 1 and Phase 2 are now complete, and unit deliveries have begun.



THE LOFT
Down Town

SOLD OUT

A PRIME BUSINESS DESTINATION

Spanning 2,400 m² in the New Administrative Capital, The Loft Downtown is a modern commercial and administrative complex offering premium office spaces, retail units, a vibrant food court, and underground parking.

Strategically located near the Ministerial District, LRT Station, and key financial hubs, it provides a prime setting for businesses to grow and thrive.



OUR LANDMARKS

THE LOFT PLAZA

A MULTIFUNCTIONAL LANDMARK

Straddling over 8,500 m² in the New Administrative Capital, The Loft Plaza is a 10-floor mixed-use development offering commercial, administrative, and medical units.

Strategically located near El Masa Hotel, the Ministerial District, and the LRT Station, it provides businesses and investors with premium spaces, lifestyle amenities, and a vibrant plaza area.

Designed for convenience and modern functionality, The Loft Plaza is an ideal hub for commercial success.



OUR LANDMARKS

LCC
LOFT CAPITAL CENTER

A THRIVING COMMERCIAL HUB

Spanning 10,000 m² in the heart of the New Administrative Capital, The Loft Capital Center (LCC) is a modern strip mall serving The Loft Compound and its surrounding community. Strategically located near the Russian University, key schools, and retail centers, LCC offers a diverse mix of commercial and retail spaces, making it an ideal destination for businesses, dining venues, and essential services. With contemporary architecture and a dynamic atmosphere, LCC provides a vibrant and accessible commercial hub for both investors and visitors.



OUR LANDMARKS

Solay
new cairo

LIFE WRAPPED IN COMFORT

Covering 31 acres in New Cairo, Solay blends modern living with nature, dedicating 80% of its space to greenery and water features. Offering standalone villas, twin houses, and townhouses starting from 180m², it provides a serene yet connected lifestyle. Minutes from The New Capital, AUC, The Ring Road, and Suez Road, Solay ensures easy access to key destinations. Designed by Hafez Consultants, it features a clubhouse, jogging tracks, bike lanes, a gym, wellness center, kids' areas, and a pet-friendly zone, making it the ideal mix of luxury and convenience.



OUR LANDMARKS



NOIR

WHERE ELEGANCE MEETS INNOVATION

In the realm of architecture, some structures stand out, while others define an era. NOIR is more than a name—it’s a statement of sophistication, authenticity, and exclusivity. Inspired by the very essence of its meaning in French—Black—NOIR is not just a color but a metaphor for timeless elegance and bold innovation. Black, being the sum of all colors, reflects Noir’s ability to blend seamlessly into the fabric of New Cairo’s most prestigious district while standing apart as an icon of luxury.

YBA

ARCHITECTURE MASTERPIECE

Designed by the visionary Yasser El Beltagy Architects (YBA), NOIR is an architectural masterpiece that harmonizes functionality with modern luxury. Every line, every curve, and every shadow plays a role in creating an environment that inspires businesses, cultivates creativity, and redefines commercial and administrative spaces.



NOIR

livingyards


x NOIR x NOIR x NOIR
RIENCE
BREWED COFFEE
Cafe
Coffee love
Divani lounge
NOIR
livingyards


livingyards
NOIR x NOIR x NOIR x NOIR
BREWED COFFEE
Cafe'
Coffee love
Restaurant
NOIR
LUXURY AUTOMOTIVES
NOIR
livingyards


livingyards
NOIR x NOIR x NOIR x NOIR x NOIR
CULINARY EXPERIENCE
BREWED COFFEE
Cafe'
Divani lounge
Restaurant
NOIR
LUXURY A
NOIR
livingyards

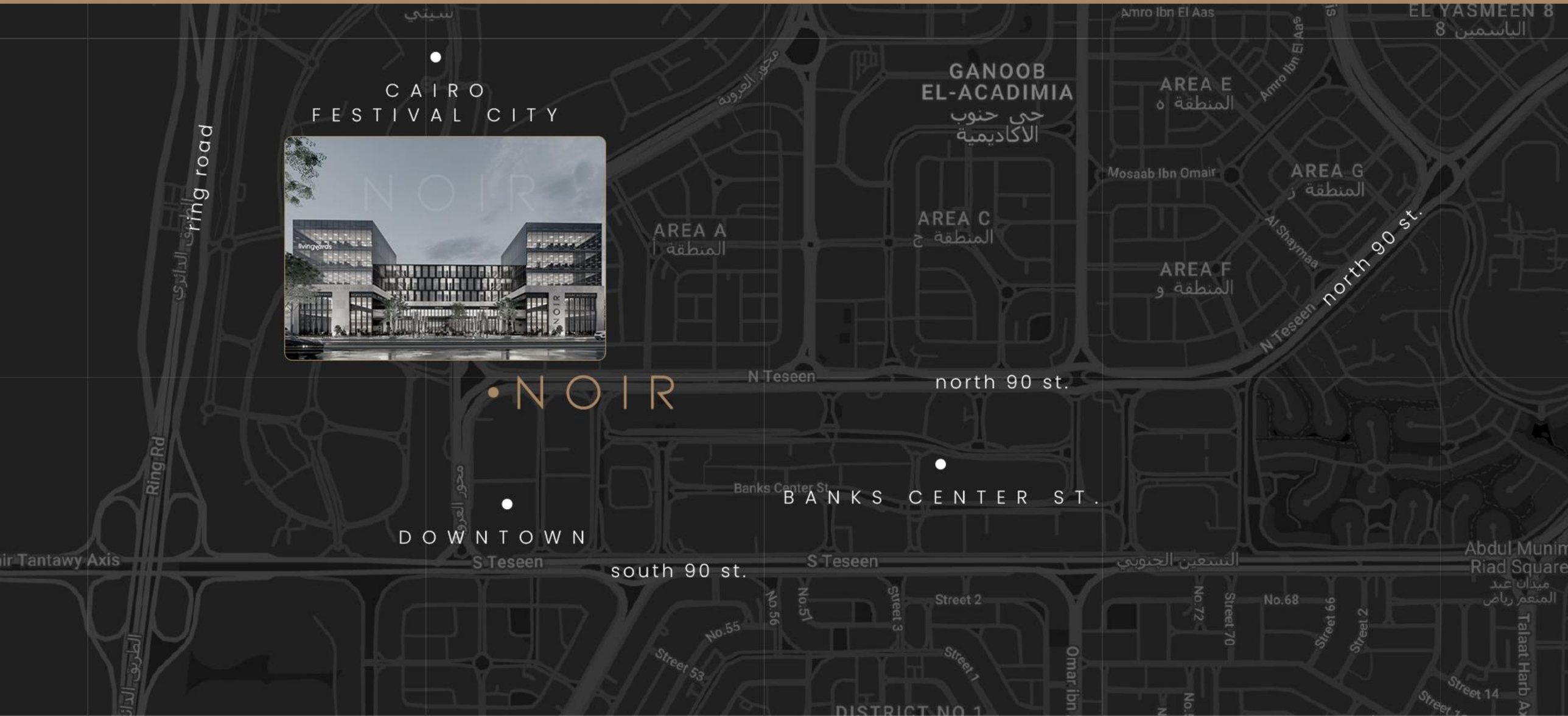

BREWED COFFEE
NOIR
Cafe'
Divani lounge
NOIR
livingyards



AN UNRIVALED ADDRESS
@ THE HEART OF NEW CAIRO

one north ninety / new cairo

By livingyards



NOIR

UNMATCHED AMENITIES
FUTURE-FORWARD DESIGN

THREE LEVELS OF PARKING ensure effortless accessibility

SMART LOCKER SYSTEMS for secure deliveries and mail storage

DEDICATED SPACES FOR DELIVERY VEHICLES to optimize operations

TWO ELEVATORS IN EVERY ENTRANCE for seamless movement across spaces

DEDICATED ELECTRIC CAR CHARGING STATIONS reflect a commitment to the future of mobility


NOIR
COMMERCIAL VISION FOR SUCCESS

NOIR

AN EXPERIENCE-DRIVEN COMMERCIAL DESTINATION

LUXURY FLAGSHIP STORES & SHOWROOMS
Designed to house elite brands looking to create experiential retail spaces.

GOURMET RESTAURANTS & FINE DINING
Perfect for high-end culinary brands that want to cater to the city's professionals and executives.

BOUTIQUE CO-WORKING SPACES
Designed for entrepreneurs and startups who demand elegance, privacy, and productivity.

CORPORATE HEADQUARTERS & EXECUTIVES OFFICES
A distinguished business address for multinational firms and leading enterprises.

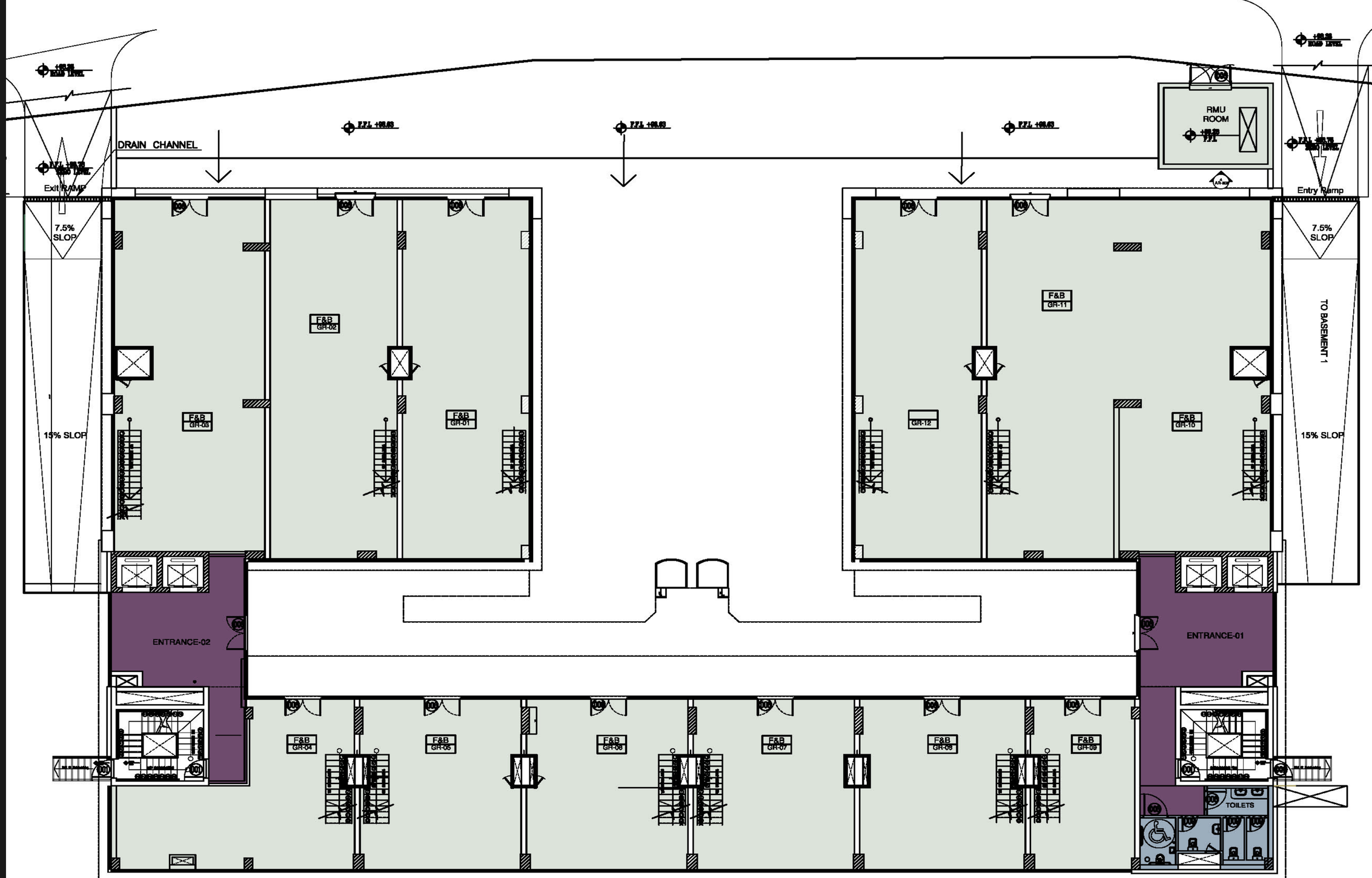
PREMIUM WELLNESS & FITNESS CENTER
A fitness club, boutique gym, or exclusive wellness retreat could perfectly complement the high-end business environment.



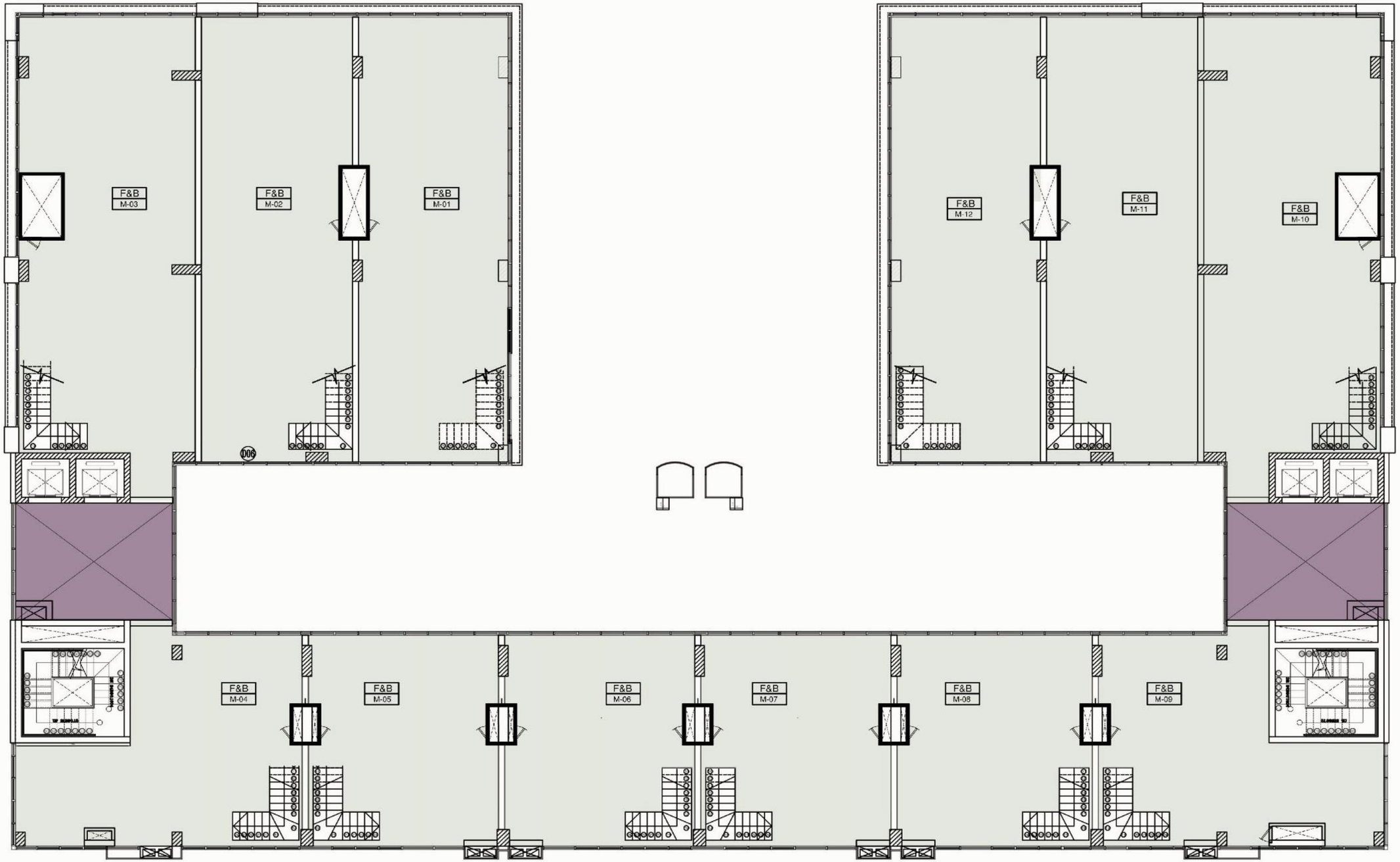
NOIR

FLOOR PLANS

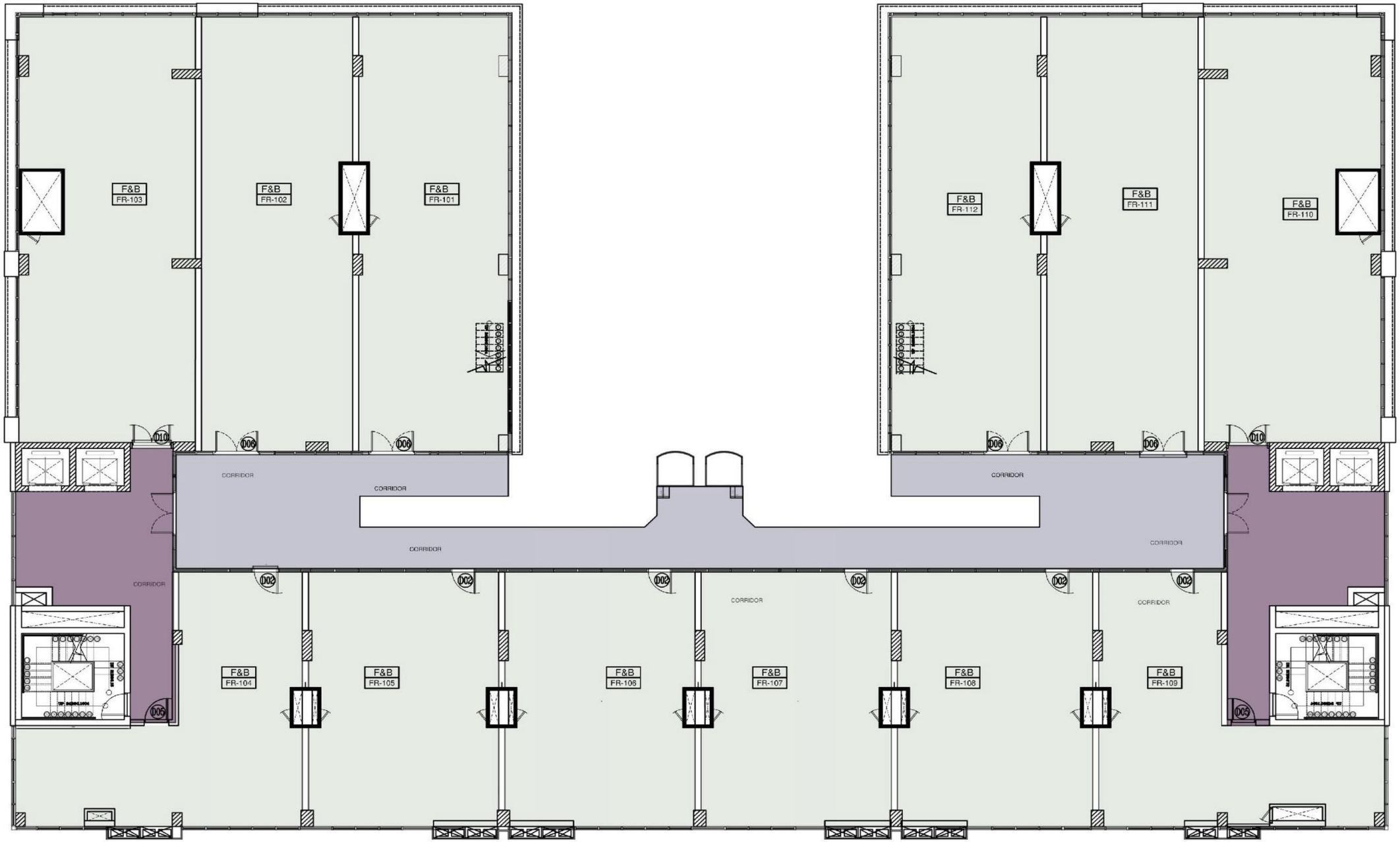
GROUND FLOOR



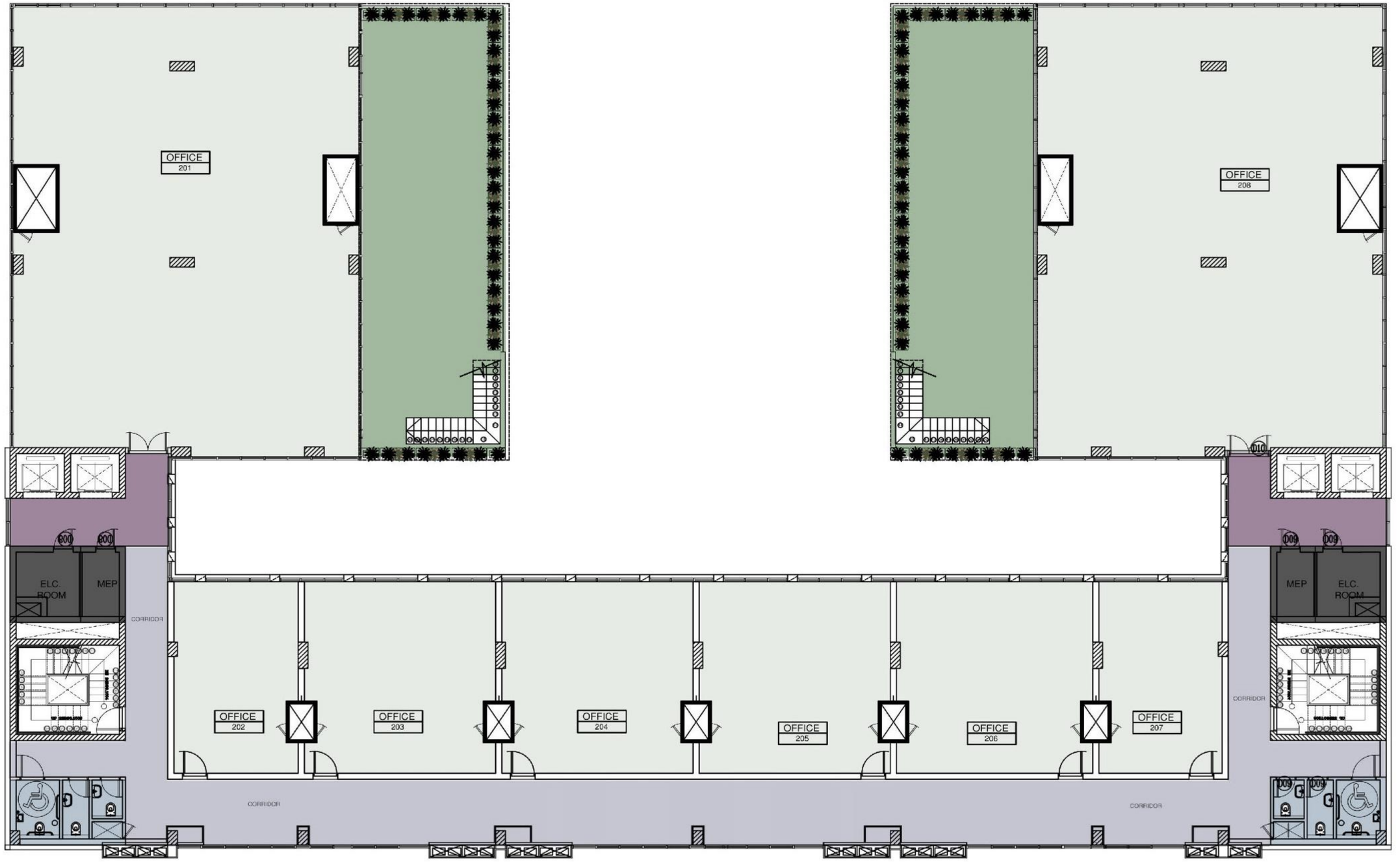
MEZZANINE FLOOR



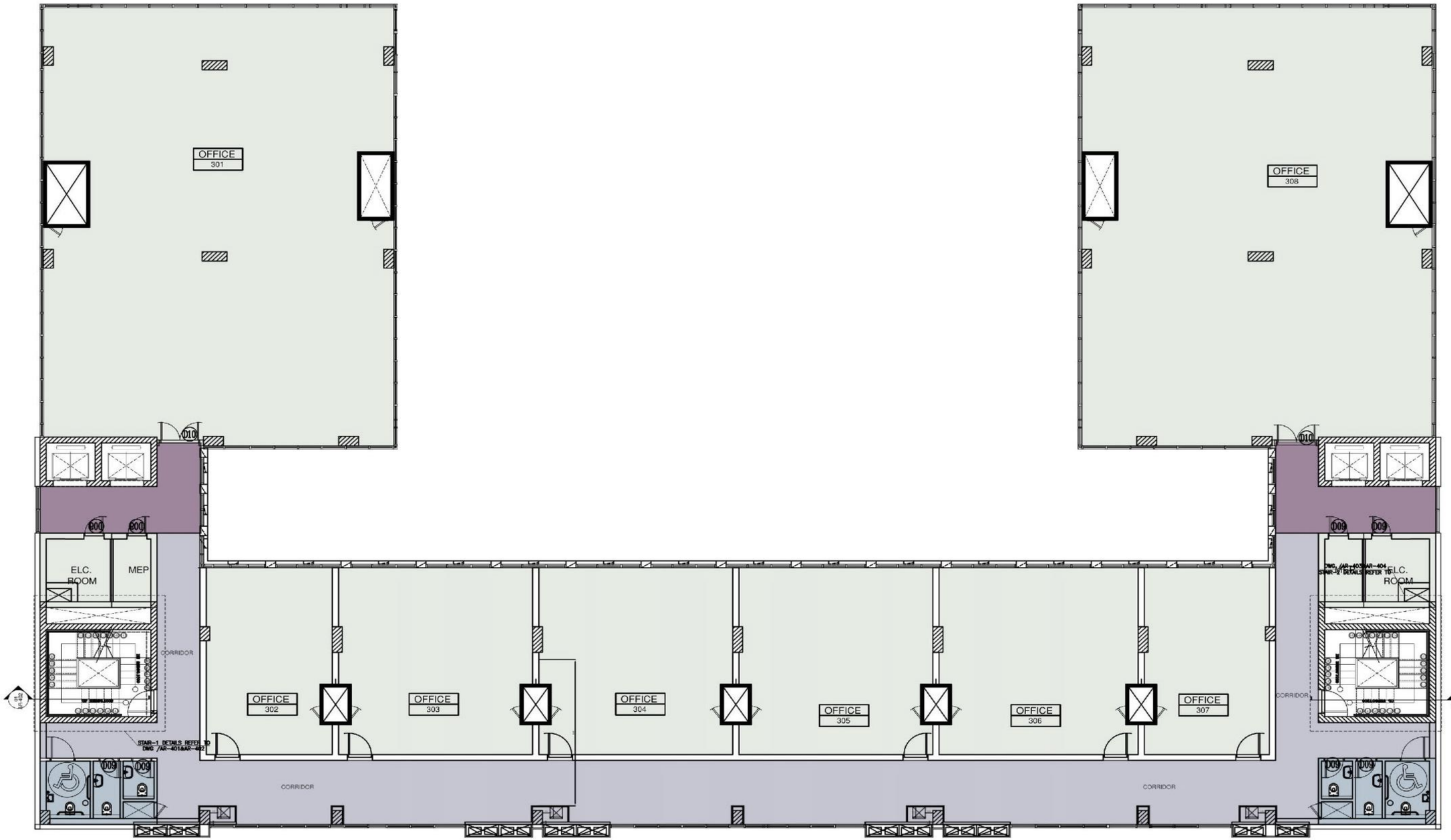
FIRST FLOOR


F&B
FR-103
F&B
FR-102
F&B
FR-101
F&B
FR-112
F&B
FR-111
F&B
FR-110
CORRIDOR
CORRIDOR
CORRIDOR
CORRIDOR
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CORRIDOR
CORRIDOR
F&B
FR-104
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D10
D08
D09
D02
D05

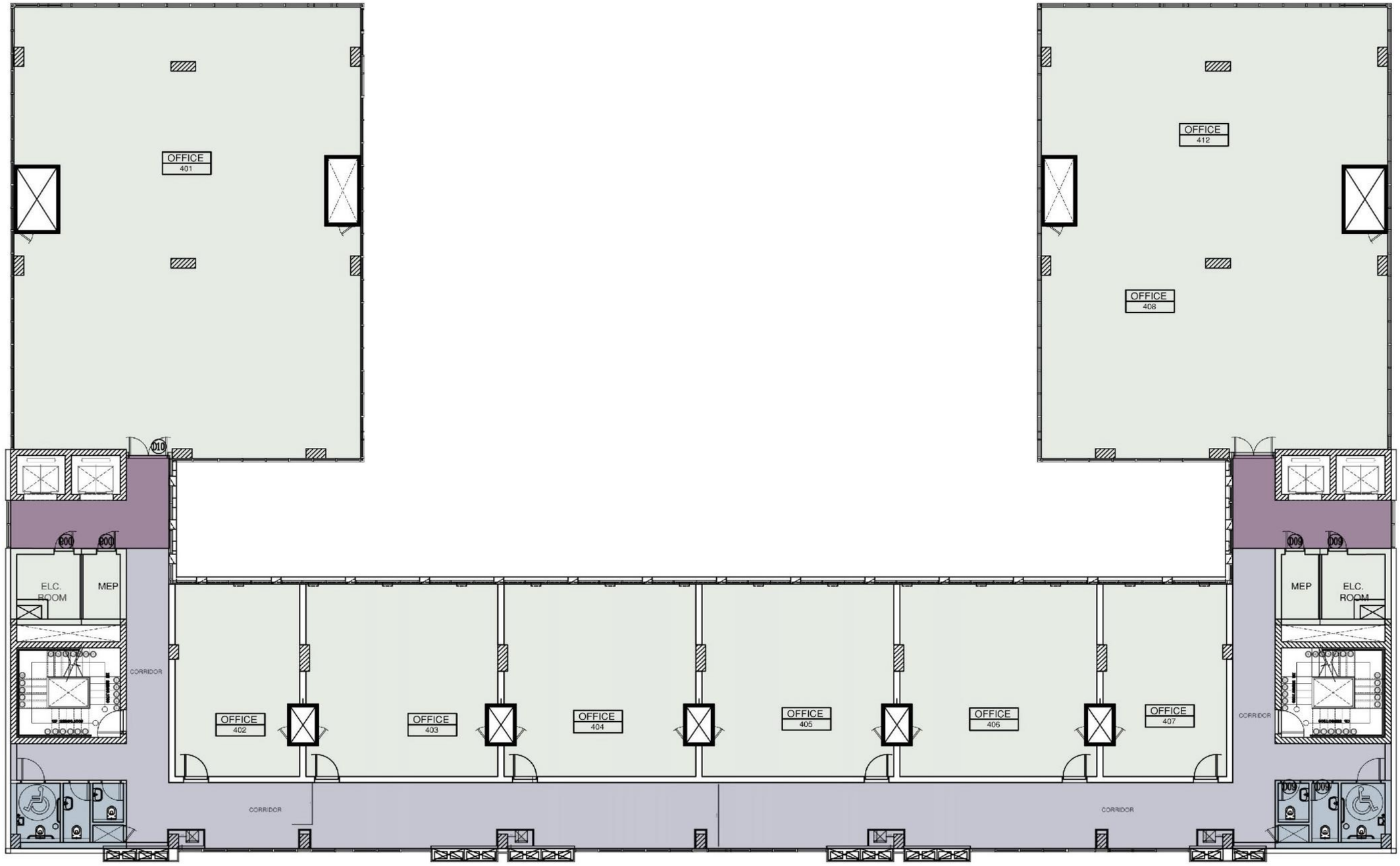
SECOND FLOOR



THIRD FLOOR


OFFICE
301
OFFICE
308
ELC.
ROOM
MEP
ELC.
ROOM
CORRIDOR
OFFICE
302
OFFICE
303
OFFICE
304
OFFICE
305
OFFICE
306
OFFICE
307
CORRIDOR
STAIR-1 DETAILS REFER TO
DWG /AR-401&AR-402
CORRIDOR
CORRIDOR

FOURTH FLOOR




livingyards
Bringing yards To Life