SÍRA

COMMUNITY

MIQAAT DEVELOPMENTS

At MIQAAT Developments, we don’t just build places, we mark moments. Ev- ery project begins not with a blueprint, but with a belief that the right place, at the right time, can change everything. We draw our name from the Arabic word miqaat, a powerful reminder that timing isn’t just a factor, it’s a force. It shapes how we live, connect, and grow. Our first projects across Cairo are not just real estate launches they are state- ments of who we are and how we think. With 50 feddans across East and West Cairo, MIQAAT is beginning its story exactly how we planned:deliber- ately, elegantly, and with enduring impact.

SÍRA®

COMMUNITY

THE STORY OF SIRA

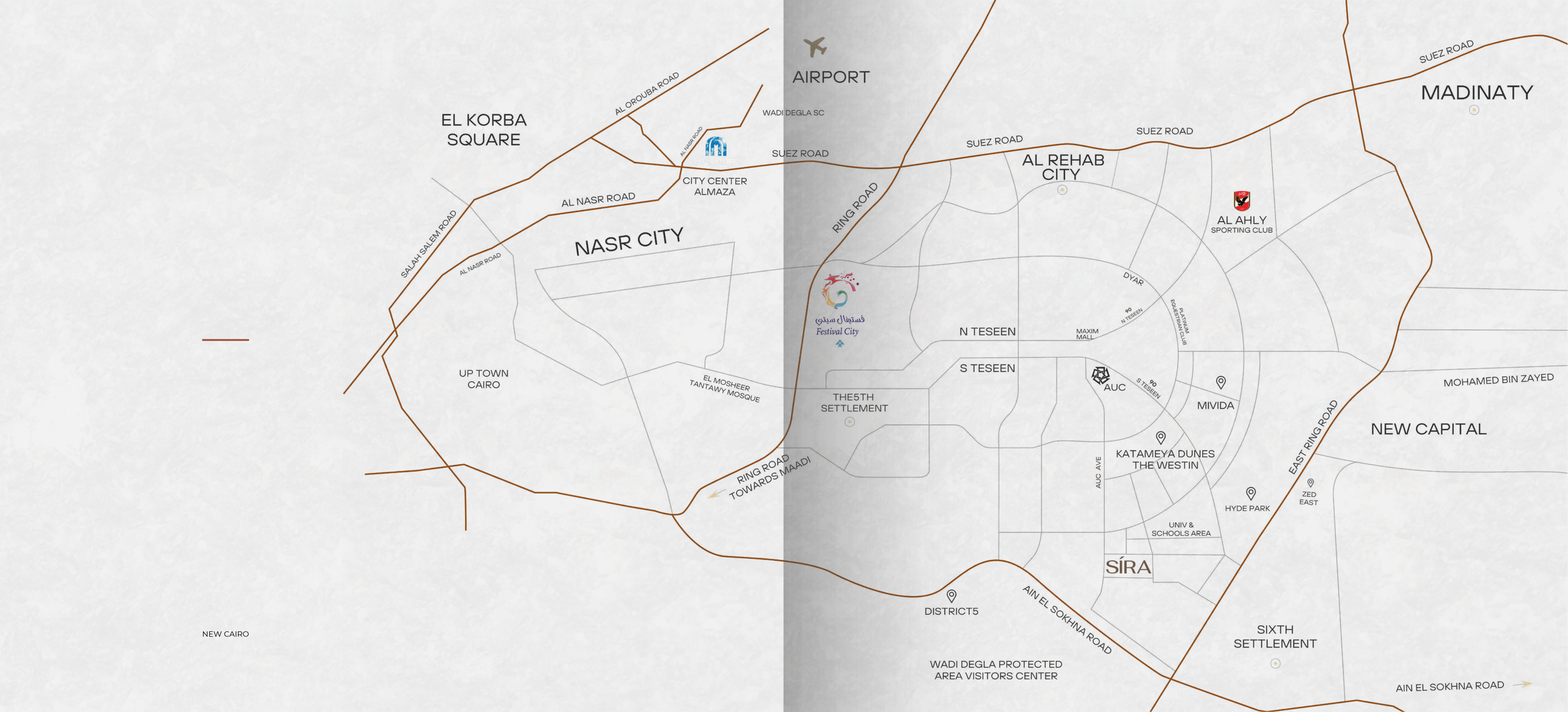
Welcome to SIRA, a new residential compound designed with the belief that every home holds more than just walls, it holds stories. Here, each family member, each corner, and each moment contribute to a living narrative. SIRA is not just a place to live; it’s a place where memories are made, where indi- vidual journeys intertwine, and where every household becomes a chapter in a larger story. Discover a community that celebrates life, connection, and the beauty of multiple stories under one roof.

NEW CAIRO

Close to everything in New Cairo. You will be nestled in a prime location in close proximity to the major landmarks of New Cairo, while also offering a pri- vate getaway from the bustle of the city. SIRA is only minutes away from 90 Street, The American University, and the Golden Square.

CONNECTED TO EVERYTHING

2	MINUTES FROM HYDE PARK
2	MINUTES FROM ZED EAST
6	MINUTES FROM MIVIDA
8	MINUTES FROM DISTRICT 5
10	MINUTES FROM AUC
12	MINUTES FROM AHLY SPORTING CLUB
15	MINUTES FROM NEW CAPITAL ICON TOWER
20	MINUTES FROM AIRPORT


AIRPORT
EL KORBA SQUARE
AL OROUBA ROAD
WADI DEGLA SC
AL NASR ROAD
SUEZ ROAD
CITY CENTER ALMAZA
AL NASR ROAD
SALAH SALEM ROAD
NASR CITY
AL NASR ROAD
UP TOWN CAIRO
EL MOSHEER TANTAWY MOSQUE
RING ROAD TOWARDS MAADI
NEW CAIRO
RING ROAD
SUEZ ROAD
SUEZ ROAD
AL REHAB CITY
MADINATY
AL AHLY SPORTING CLUB
DYAR
90 N TESEEN
PLATINUM EQUESTRIAN CLUB
فستيفال سيتي
Festival City
N TESEEN
MAXIM MALL
S TESEEN
AUC
90 S TESEEN
MIVIDA
THE5TH SETTLEMENT
MOHAMED BIN ZAYED
NEW CAPITAL
KATAMEYA DUNES
THE WESTIN
AUC AVE
EAST RING ROAD
HYDE PARK
ZED EAST
UNIV & SCHOOLS AREA
SÍRA
DISTRICT5
AIN EL SOKHNA ROAD
SIXTH SETTLEMENT
WADI DEGLA PROTECTED AREA VISITORS CENTER
AIN EL SOKHNA ROAD

PROJECT OVERVIEW

Total Site Area = 104,045 SQM (25 Feddan)
Land Use: Residential Apartments / Green Community Haus / Mixed Use: Commercial & Admin
Main Components: Residential Footprint = 25%
Landscape Areas & Services Amenities (Greenery, Walk-ways & Water Features) = 60%
Mixed use land = 15%
Number of Residential keys = 1548 keys
Number of residential buildings = 44 buildings

FACILITIES

Green Haus
Indoor / Outdoor Gym
Kids Area
Still Sensory Zone
Yoga & Meditation Area
Water Features
Walking Areas
Jogging Tracks
Smart Gates
EV Charging Stations
24/7 Security
Parking Spaces

Partners

- DMA
- VODAFONE
- AXA & ONE HEALTH
- ELSEWEDY
- PLUG

DESIGN | ENGINEERING

DMA shall prepare, based on the project program, client requirements, and the following services:

- Full supervision of the construction activities for the Project, all in accordance with the relevant contract
documents and the codes of practice adopted by the industry in the project's location.
- Perform quality control and conduct inspection for all services to ensure conformance with the relevant Project contract documents and specifications.
- Check and approve the country-of-origin certificates, where applicable.
- Review and validate quality control reports and manage quality control records.
- Review and respond to technical inquiries and requests for information made by the contractor(s), to resolve any technical problems.
- Highlight to the Employer, in a reasonable time, whenever the project or any part thereof is likely to be delayed or disrupted if any necessary drawing, instruction, approval, or otherwise is not issued by or on behalf of the employer within a particular time or reasonable duration.
- Evaluate requests submitted by the different parties to use different material other than those stated in the relevant contracts.
- Supervise the rectification of defects and damages to the works, whether during the execution of the works or during the relevant defects notification periods and ensure all non-conformance reports are closed.

Your wellness is our priority.

- We make sure your financial commitments to MIQAAT are protected if you’re hospitalized for more than 3 days due to illness or accident.
- AXA will pay your monthly installment to MIQAAT on your behalf for up to 3 months per year, giving you peace of mind while you focus on recovery.
- This collaborative protection ensures that your investment with MIQAAT stays on track while AXA safeguards your financial stability.
- To activate your cover, simply submit the hospital invoice and medical report to MIQAAT.
- Together, AXA and MIQAAT are committed to supporting you—every step of the way.
- Terms & conditions apply according to the approved wording by the Financial Regulatory Authority. Pre-existing medical conditions aren't covered.

home
COMPOUND

- Reliable Network Infrastructure
- Providing a fully integrated telecommunications and internet network across the entire compound.
- High-Speed Internet Connectivity
- Ensuring residents enjoy fast, stable, and uninterrupted internet services for both personal and professional use.
- End-to-End Network Management
- Continuous operation, monitoring, and maintenance of the network within the project to guarantee optimal performance.
- Service Quality Assurance
- Regular performance checks and optimization to ensure a seamless and premium user experience.
- Dedicated Customer Experience
- Ongoing support and service follow-up to maintain high satisfaction levels among residents.

PLUG (EV Charging)

- Providing EV Stations for Electrically operated cars
- Providing a mobile application for easy usage (Booking a station, paying charging cost, setting charging parameters, etc.)
- Attached company profile for your kind reference.

El Sewedy Utilities:

- Supervision on the implementation of the project electrical network.
- Direct dealing with the North Cairo electrical company.
- Operating and maintaining all electrical network components from main transformer till the units' meters.
- 5 days available customer service for card charging
- Delivering and installing Electrical and Water meters to clients