



صَوَاكِبِي

NEW ALEXANDRIA



**SAUDI
EGYPTIAN
DEVELOPERS**



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REVIVING ALEXANDRIA

A photograph of a lighthouse on a pier in Alexandria, Egypt, at sunset. The lighthouse is a tall, cylindrical structure with a dark top section and a white base. It is situated on a concrete pier that extends into the sea. The sky is a mix of orange and blue, and the water is a deep blue. The lighthouse is the central focus of the image.

Renowned as the 'Pearl of the Mediterranean', Alexandria is no doubt a legendary city of old-world grandeur, casting ancient shadows of a magnificent past over a vibrant present, attracting wanderers from all walks of life. Unfolding faded elegance around every corner, the majestic city's architecture is reminiscent of a glorious history, enjoyed by a fine cosmopolitan community who enjoy its year-round fresh breeze, the lively Mediterranean vibe and the grand seafront Corniche. Grand in size and diverse in its lifestyle offerings, the enigmatic city stretches along a pristine coastline that directly opens onto the Mediterranean Sea where its imposing modern Library stands as a symbol of the city's latest incarnation as Egypt's rising cultural capital.

Today, Saudi Egyptian Developers is proud to announce the arrival of Sawary New Alexandria to introduce the contemporary face of Alexandria. Sawary will place residents' life at the intersection of tranquility and action while standing as a true testament to contemporary elegance and unmatched class in a very prime location.



ABOUT SAUDI EGYPTIAN DEVELOPERS

Founded in 1975, SED is an equally shared company between Saudi Arabian and Egyptian governments focused on real estate investment in Egypt. The company is driven by a mission to purchase and sell strategic land plots after their preparation and construction of buildings in accordance with breakthrough strategies and an innovative vision approved by its board of directors. Boasting over 45 landmark projects across Egypt, spanning luxurious apartments and towers, SED is renowned for their unparalleled quality and success including Jayd project in New Cairo, Bleu Vert in New Capital and Nile Towers in Maadi.

PARTNERS IN SUCCESS

Sawary is the innovative brainchild of NUCA and SED. Established in 1979 in affiliation with the Ministry of Housing, New Urban Communities Authority is a nation-wide urban planner, aiming at shifting living away from the capital's extending axis into new suburbs to create more enriching possibilities for living. Owning the country's largest land bank, NUCA is responsible for the creation of numerous iconic residential, housing and industrial projects, in addition to solid infrastructure development and valuable investment affiliations.

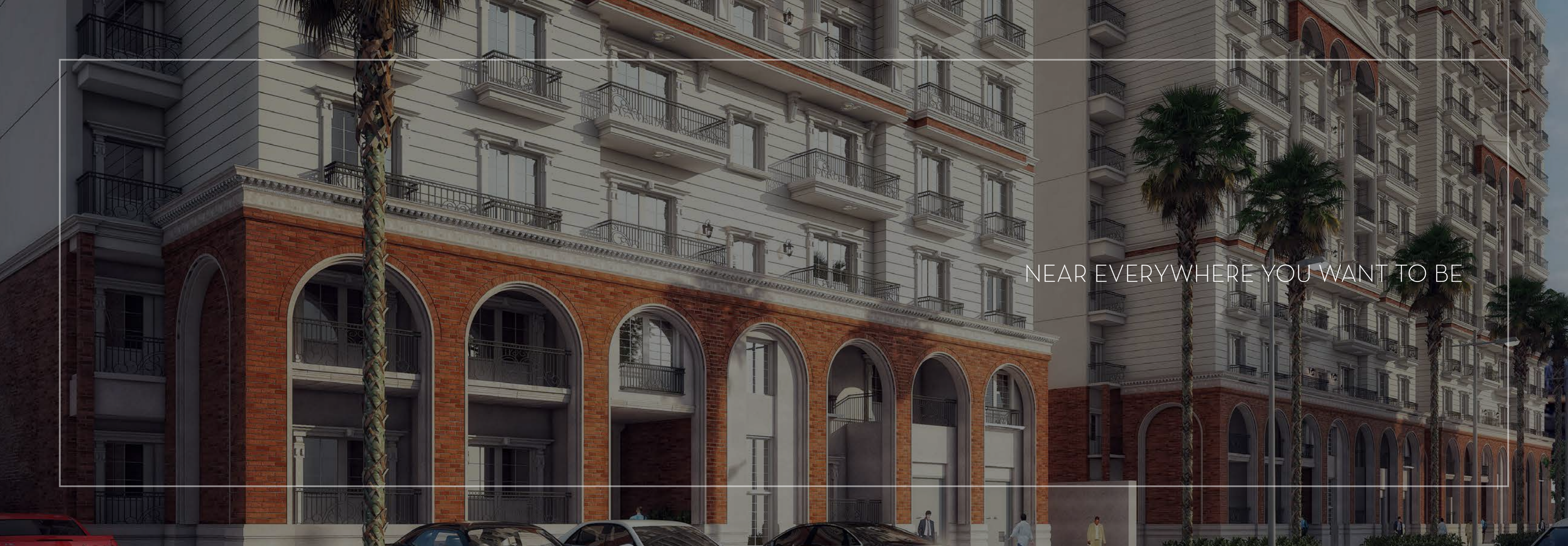


SAWARY PROJECT



Master planned on an impressive 417 acres, Sawary introduces an innovative vision that puts its community's life at the center stage of Alexandria's lively happenings to embody the best of integrated living. Set to become the first and largest of its kind in Alexandria, Sawary crowns a strategic location in the city's vibrant suburbs to surround homeowners with top-class amenities, renowned medical establishments and non-stop entertainment in every direction.

Boasting 15 contemporary buildings - Phase I - nestled in green landscapes and tranquil settings, Sawary puts unparalleled privacy at the forefront of its planning while granting residents direct access to open communal spaces and mixed-use areas to foster healthy interactions and uplifting activities.



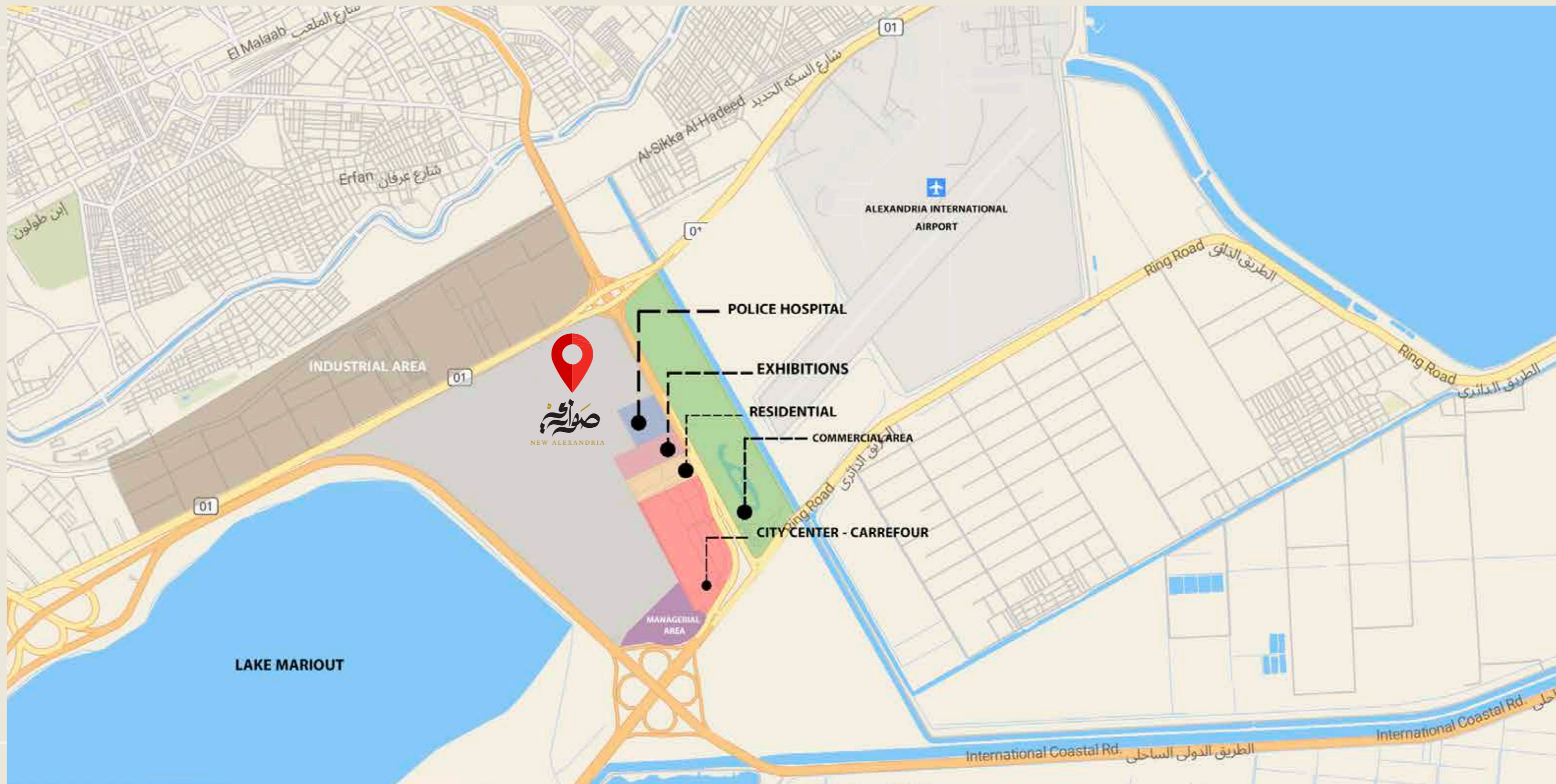
NEAR EVERYWHERE YOU WANT TO BE

OUR LOCATION

Planned with residents' convenience in mind, Sawary enjoys a central location at the intersection of the International Coastal Road and Cairo Alexandria Road. Easily accessible from vital roads such as the Qabari and Alexandria Agriculture Road, the development not only boasts a strategic location reachable from any point, but is also surrounded by vital attractions such as Carrefour, a lively entertainment and retail hub, the Police Medical Hospital and an exhibition area.

Driving time:

1. Alex Library 5 minutes
2. Stadium 7 minutes
3. Raml Station 10 minutes
4. Sporting Club 14 minutes
5. Alexandria Port 18 minutes
6. Borg Al Arab airport 30 minutes



MASTER PLAN

Our vision from the start has been to create a contemporary community that blends into the majestic fabric of Alexandria and its scenic backdrop. One that has its own iconic identity, allowing residents to connect with one another, as well as what matters most in life.



FACILITIES & AMENITIES

Facts & Figures

Residential & Mixed-Use Area	49%
Services	19%
Infrastructure	20.5%
Landscaping	11.5%



BUILDING TYPES

“ARCHITECTURE IS A VISUAL ART & THE BUILDINGS SPEAK FOR THEMSELVES”

The vision behind Sawary gives a unique payback in the creation of urban design by maximizing space within each apartment, allowing for through-lit and cross ventilated homes that open onto equal views in unparalleled privacy. Sawary Buildings boast elegant facades with deep cascading ribbons that become brise-soleil to frame the views while providing sun shading and unique aesthetics that respond to the principals called for in the master plan.

FLOOR PLANS



إجمالي مساحة الدور المتكرر
= 2p 648

TYPE A
GROUND FLOOR

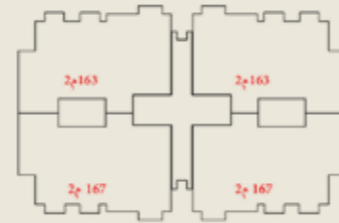
FLOOR PLANS



إجمالي مساحة الدور المتكرر
= 2p 600

TYPE A
FIRST FLOOR

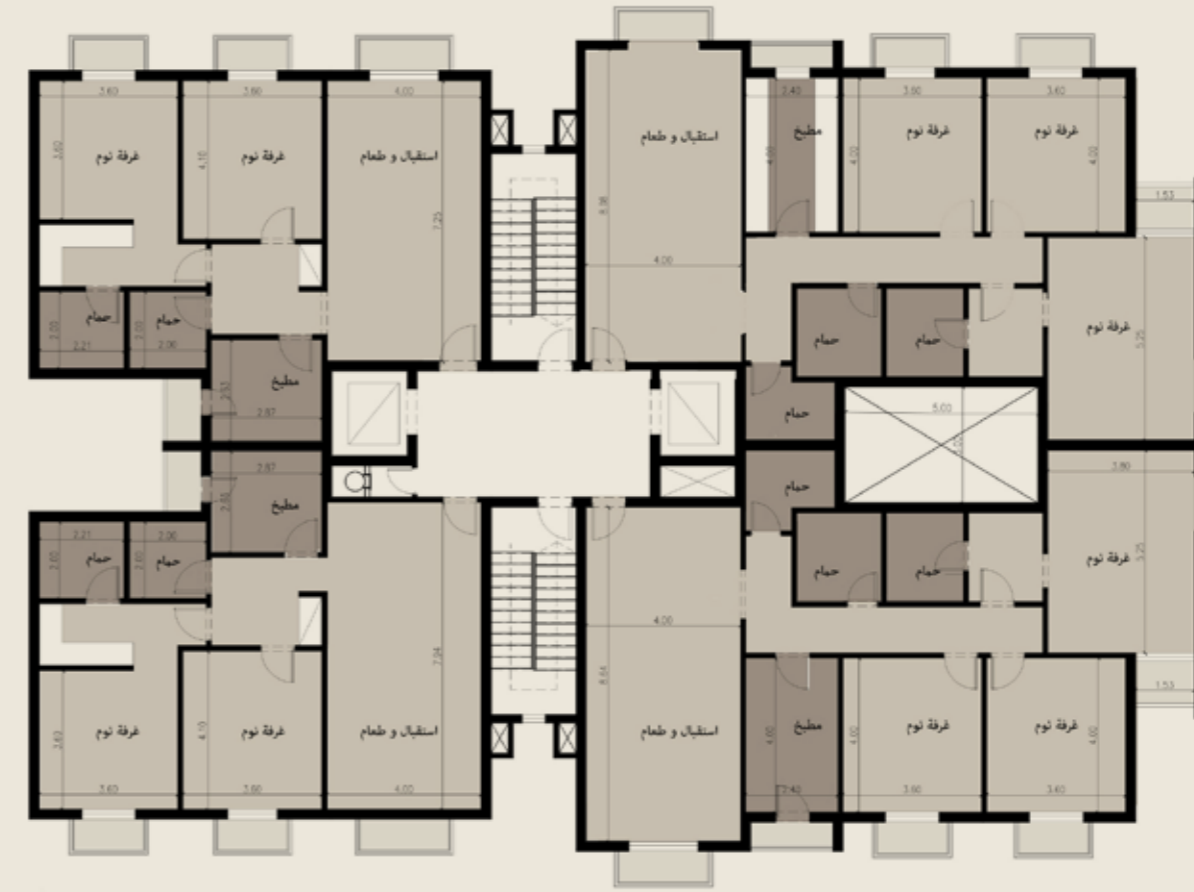
FLOOR PLANS



اجمالي مساحة الدور المتكرر
= 2x 659

TYPE C

FLOOR PLANS



اجمالي مساحة الدور المتكرر
= 2x 575

TYPE B

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Alexandria desert road beside Designia mall and Police hospital



SAUDI EGYPTIAN
DEVELOPERS



هيئة المجتمعات العمرانية الجديدة
NEW URBAN COMMUNITIES AUTHORITY