

صالة

NEW ALEXANDRIA

• VILLAS •



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 project 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.



**SAUDI EGYPTIAN
DEVELOPERS**



Partners that empower

SED has a partner in constructing projects and turning dream visions into reality; NUCA. Established in 1979 in affiliation with the Ministry of Housing , New Urban Communities Authority (NUCA) is an urban planner that seeks to shift the concentration of population density from being solely in Egypt's capital and the Nile shores, through the redistribution of inhabitants across newly developed attraction areas of suburbs and communities.

Our partner owns Egypt's largest land bank, and is well-known for its efforts in planning modern cities with the latest systems and strategies. Their contributions are surely visible in mega industrial projects, in addition to developing solid infrastructures and valuable investment affiliations.





New Alexandria

ndria

A legendary city that is known as the "Pearl of the Mediterranean"; a city where pages of history meet a colorful and futuristic present. The city's architecture is beautifully inspired by its majestic history, combined with an all-year-round breeze, paving the way for establishing a community that everyone wants to be a part of.

The city is constantly adapting to cope with residents' lifestyles, offering places that match each. Today, New Alexandria is the place to live, and it is witnessing a massive boost of standards as SED brings a futuristic living experience to its modern suburbs overlooking Lake Mariout through Sawary, where every-day amenities are always up-and-running, and everywhere else is just a one-minute drive away.

Sawary

Sawary is impressively built on 417 acres directly overlooking Lake Mariout; Set to become the first and largest of its kind in Alexandria, the project's vision is built around its center feature; a community-life in the heart of New Alexandria centered around all your needs for a comfortable, luxurious, and modern lifestyle.

Sawary aims to become the city's biggest landmark, and pave the way for a modern, gated compound that offers an unprecedented life experience at the coastal city



Near everywhere you want to be

Sawary's plan was built around your convenience as a resident, this is why its location is the gem on top of the crown. Being located at the intersection of the International Coastal Road and Cairo Alexandria Road means that it is easily accessible from all the vital roads in the area. This special location is bound to change the map of the city as it brings attention to the modern life of New Alexandria's suburbs. Sawary's prime location goes beyond ease of accessibility of the actual compound, to ease of accessibility to all entertainment attractions in the area.

Driving times:

• Alex Library	5 min
• Stadium	7 min
• Raml Station	10 min
• Sporting Club	14 min
• Alexandria Port	18 min
• Borg El Arab Airport	30 min

Mediterranean
Sea



Lake Mariout

The exquisite life at Sawary

Everything at Sawary is designed to facilitate every aspect of your life, from the beautiful landscape and building sceneries to the abundant amenities that cover all your needs and preferences. The Infrastructure is designed to provide its residents with spacious living and wide streets up to 45 m.

Enjoy your evenings overlooking the compound's stunning landscapes, or simply spend the day at your beautiful home. Whatever your lifestyle is, here is where it'll become an exquisite life, lived at its best.



Facilities



Sports facilities



Medical clinics



Strip malls

Sawary embodies the essence of modern living, by bringing all facilities and services in one place; a secure, self-sustained community with beautiful landscapes and unmatched architecture.

When it comes to facilities, Sawary made sure to cover everything both you and your family need. It offers different options though which the whole family can stay in-shape without having to drive or get stuck in traffic jams, enjoy glamorous shopping sprees at the compound's strip mall, and most importantly, look after one's health and wellbeing at the medical clinic integrated within the compound for the residents to lead a modern, healthy life.



Services

Sawary provides its residents with all essential services. The compound has a variety of supermarkets, pharmacies, and laundry services needed to guarantee that the residents stay comfortable and at-ease, all within their very own secured community.



Supermarkets



Pharmacies



Laundry services

Compound Is Too Close To



Shopping



Cinema



Entertainment



Hypermarket



Banking services



Restaurants



Hospital





Office Building

Sawary doesn't only care for your standard of living, it also cares for your standard of working. Therefore, it made sure to provide both professionals and entities with multiple spacious office designs to choose from, according to the vision they have for their businesses. So whether you're an aspiring individual who'd like to have your own workspace or you're a big company that is aiming to establish its office somewhere that speaks excellence, Sawary is definitely the choice you should opt for.



Sawary Villas

They say that actions speak louder than words, and owning one of Sawary's villas speaks volumes of affluence and leisure. Aside from the exclusivity of utilities, villa life at Sawary gives you complete privacy in true luxurious style while you still get to enjoy the perks and amenities of its modern community, all within the Mediterranean city whose sea breeze will make your life even more enjoyable.

Sawary's villas designs are inspired by the spirit of the city and its rich history, the outcome is a stunning work of art that combines authentic Mediterranean architecture with contemporary design.

Here, you have the freedom to design your lifestyle, enjoy a cup of coffee in the terrace, set up an outdoor barbecue area, or put up a swing for quality-leading carefree moments, All in all, having your private, spacious villa at Sawary is a whole different story of coastal living; a story tailored for you to tell your future. This is where you -truly- feel you're "home".

Villas come in stand-alones, twins houses, and town houses.



Sawary Master plan

It all stems from being adjacent to CARREFOUR City Center and Alexandria Police Hospital, meaning that you'll be surrounded by all your favorite entertainment places (e.g. restaurants, cafes, fashion outlets, etc.) while being near everywhere you need to run all your errands (e.g. banking services, network provider branches, etc.).



Villas site plan

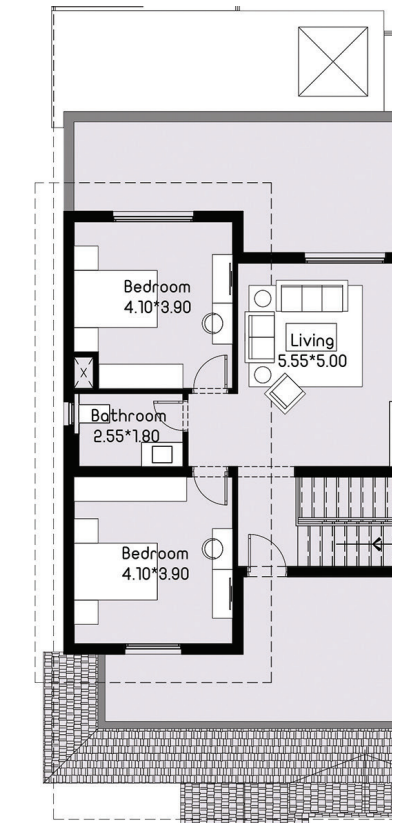
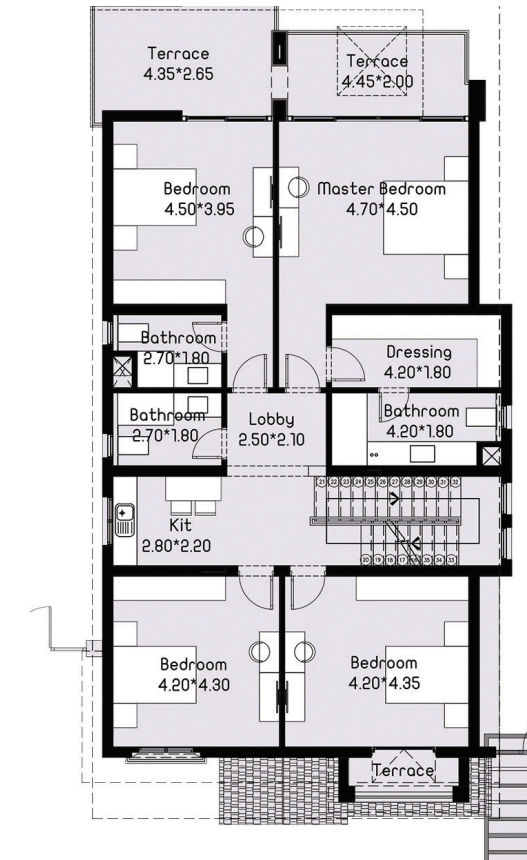
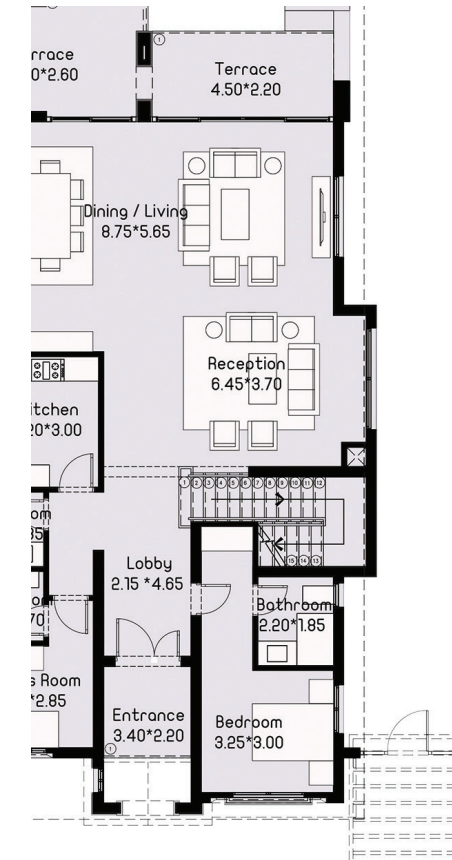
Sawary is graceful in design and impeccable in location, combining all the splendid traits people look for when searching for a new home.





Type-A Villa

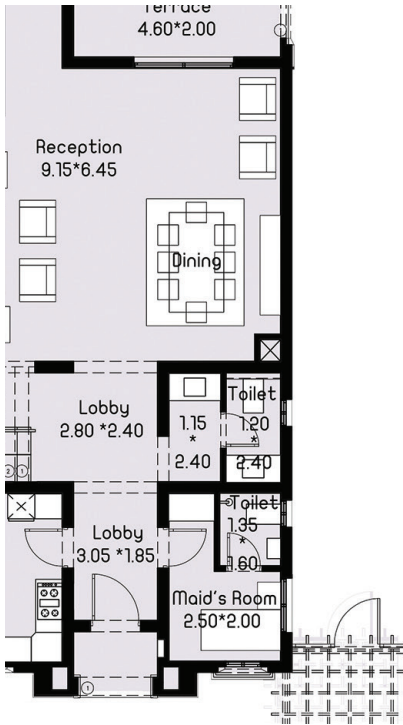
Total Area 452.30 m²
Roof Terrace 45.50 m²



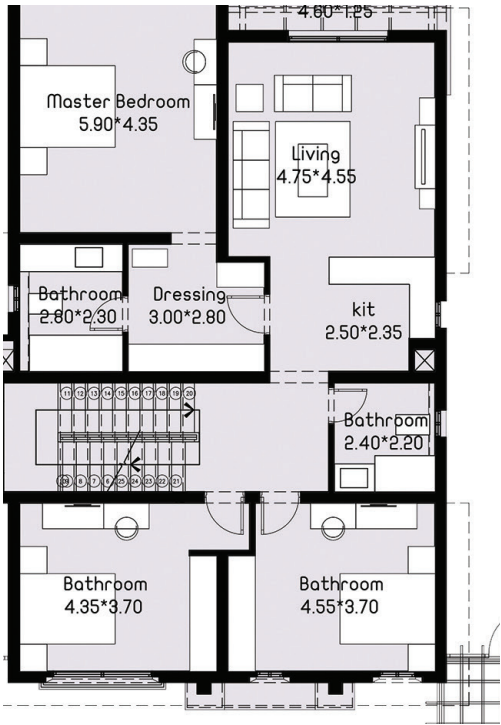


Type-B Villa

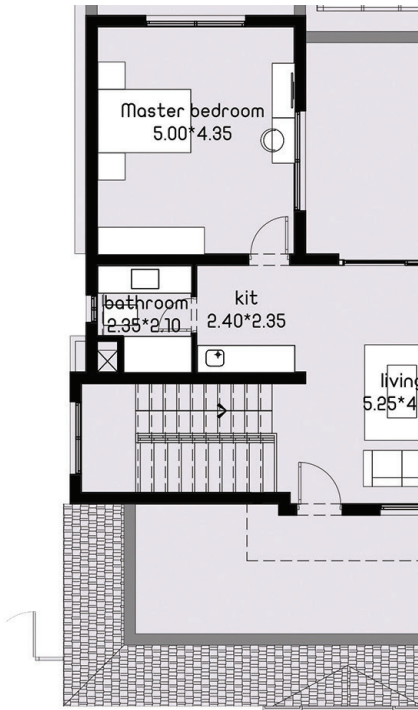
Total Area 390 m²
Roof Terrace 42 m²



Ground Floor 156.5 m²



First Floor 155.5 m²

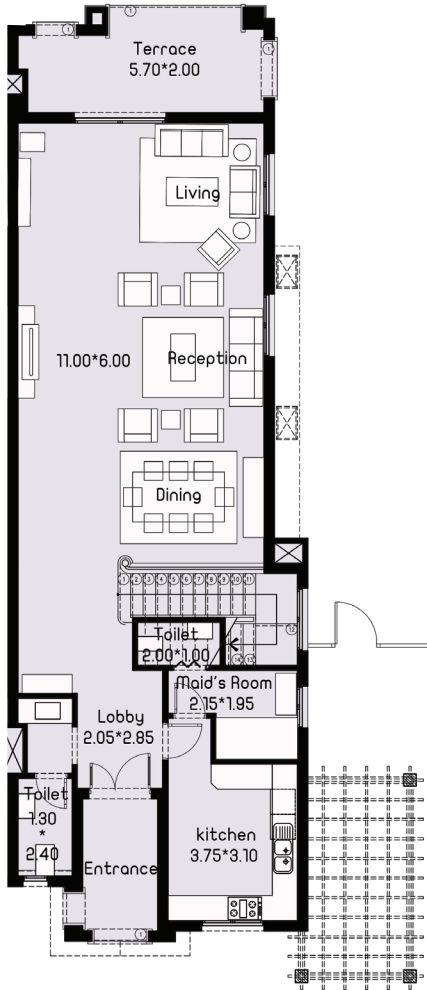
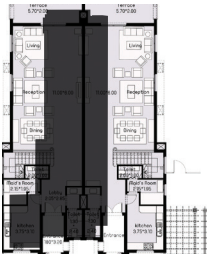


Roof top 78 m²

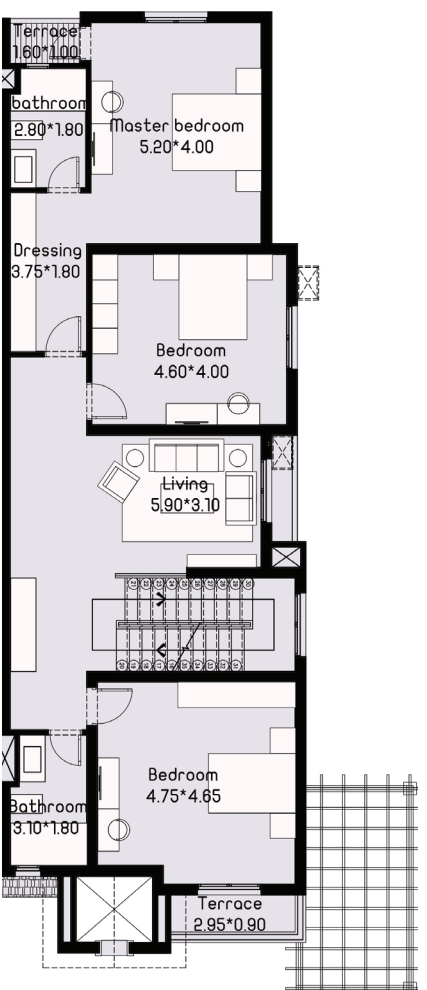


Twin Villa

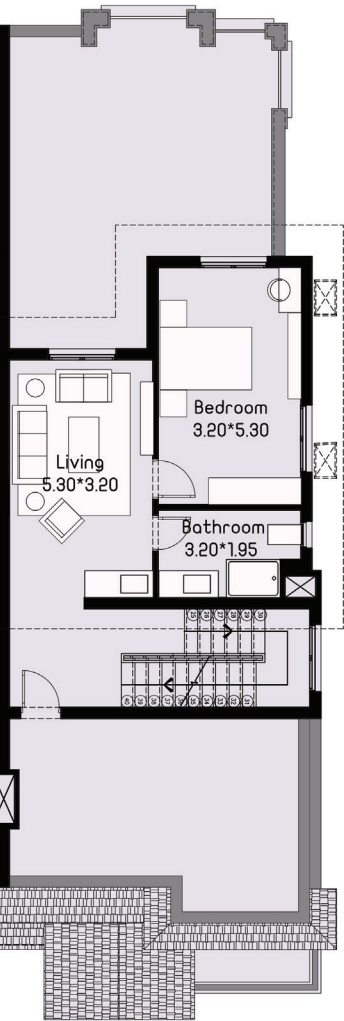
Total Area 350.50 m²
Roof Terrace 56 m²



Ground Floor 145 m²



First Floor 142 m²

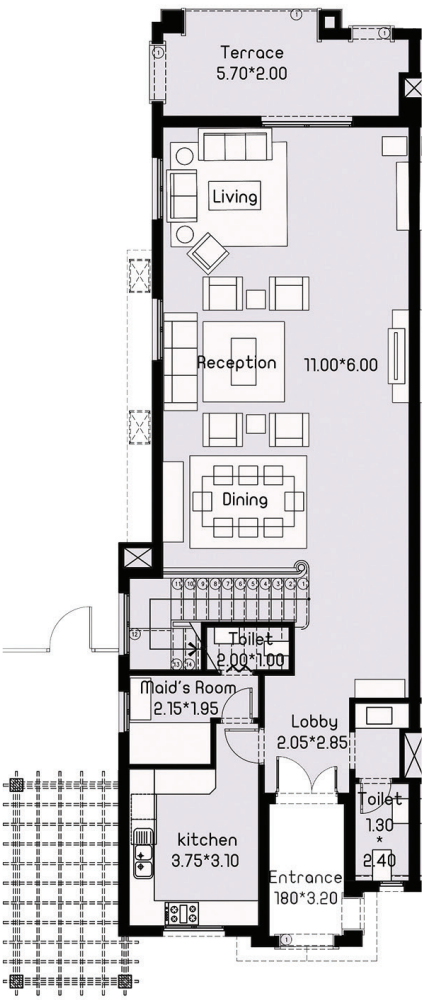


Roof top 63.5 m²

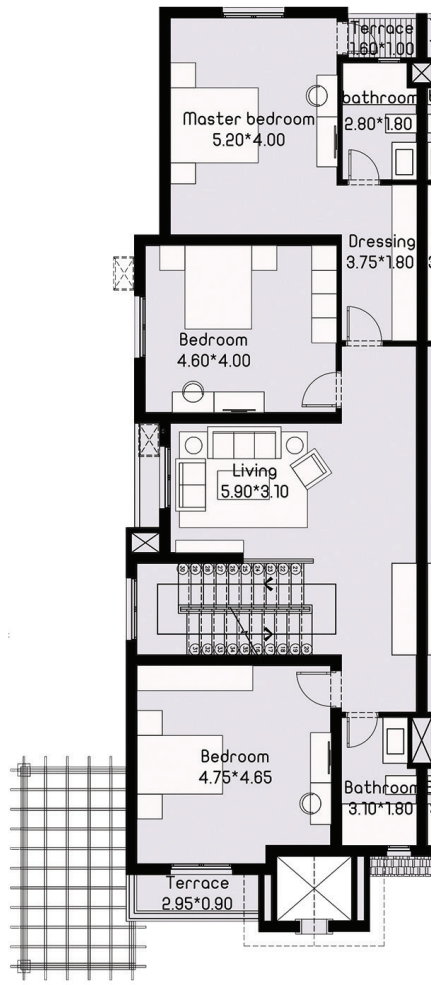


Twin Villa

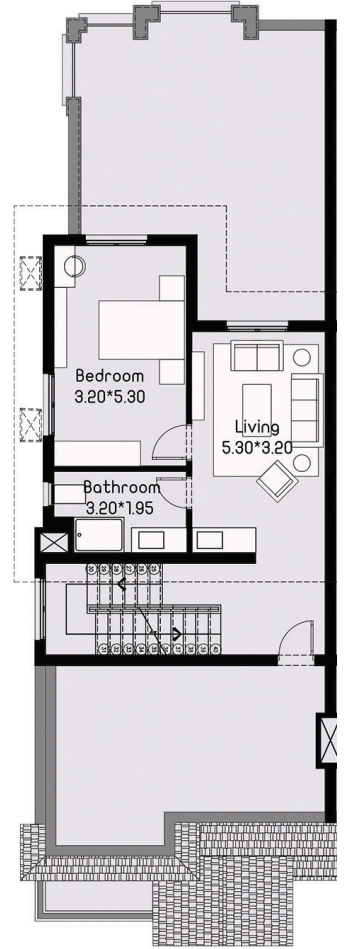
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Ground Floor
145 m²



First Floor
142 m²



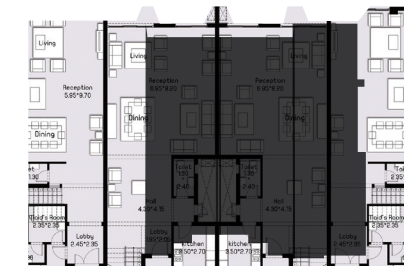
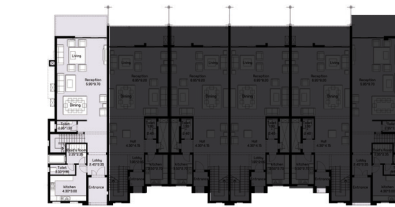
Roof top
63.5 m²

TOWNHOUSE

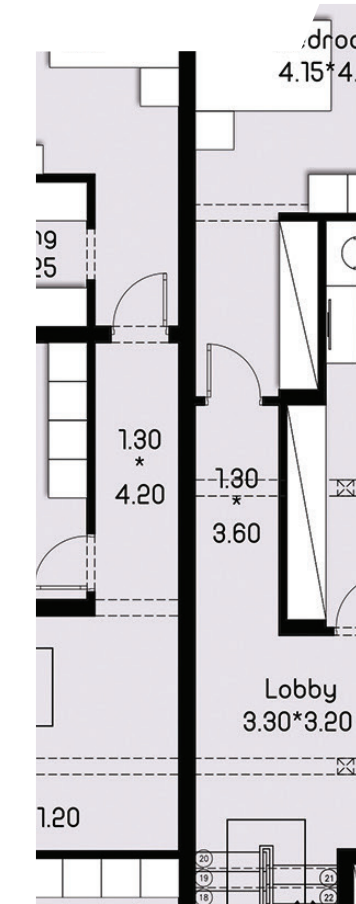


Townhouse

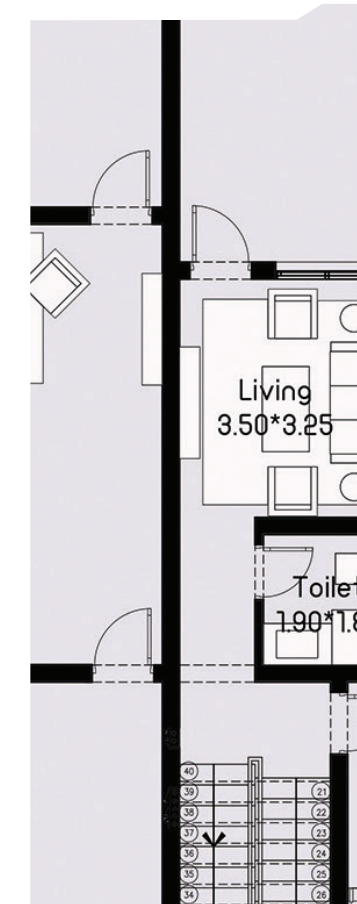
Total Area 315 m²
Roof Terrace 68.50 m²



Ground Floor
134 m²



First Floor
136.5 m²



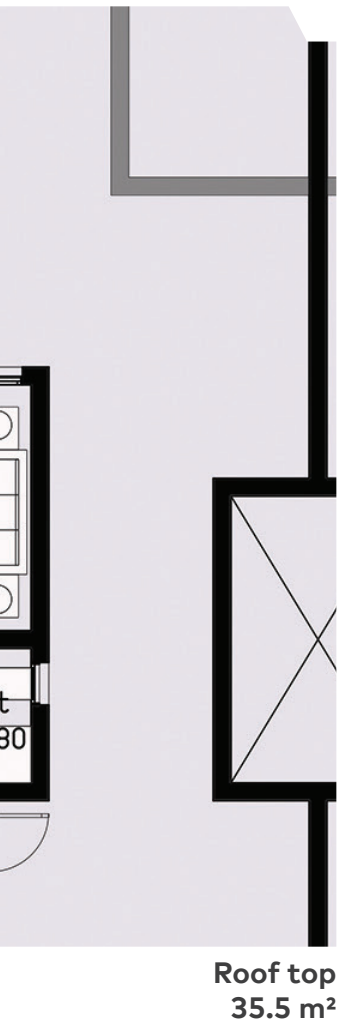
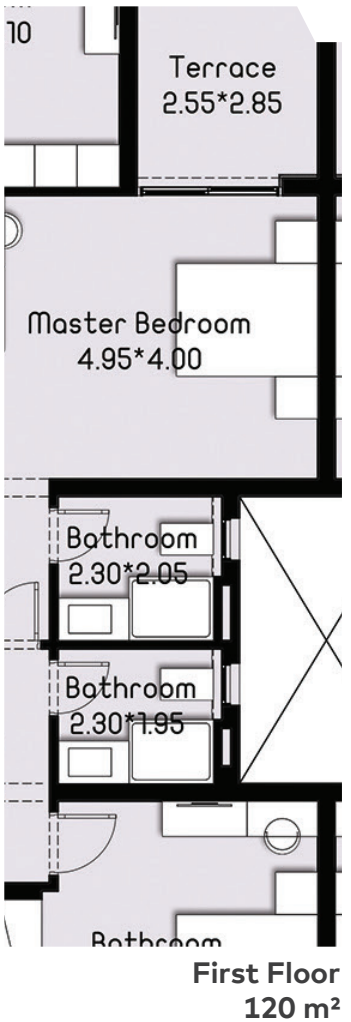
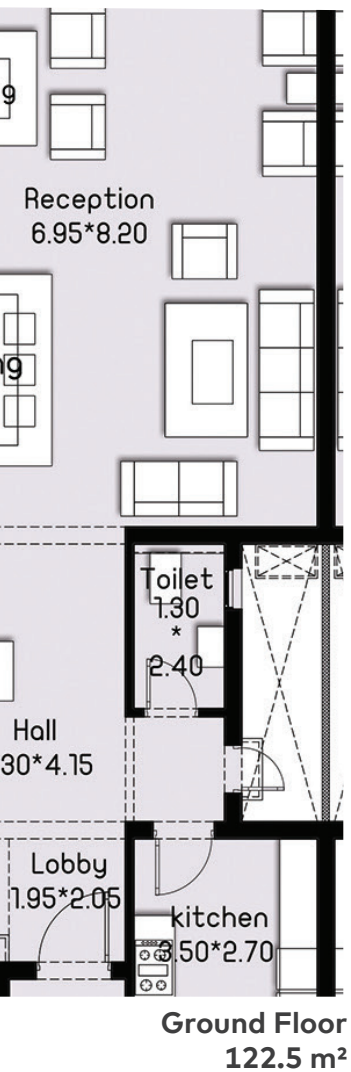
Roof top
44.5 m²



TOWNHOUSE

Townhouse

Total Area 278 m²
Roof Terrace 65 m²

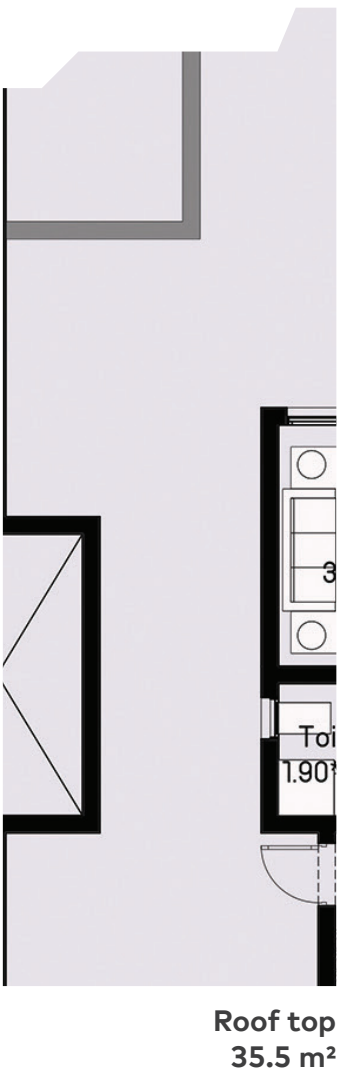
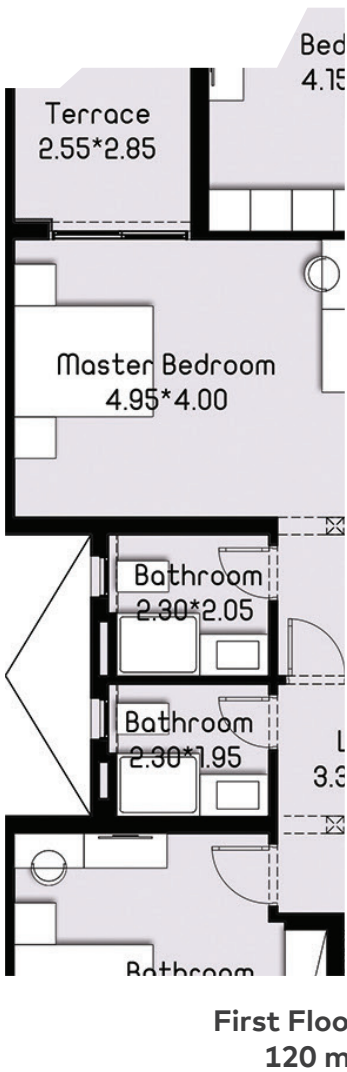
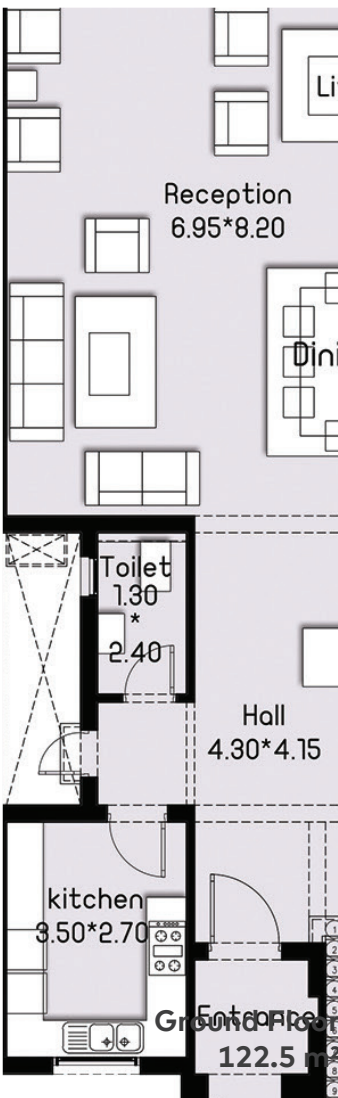


TOWNHOUSE



Townhouse

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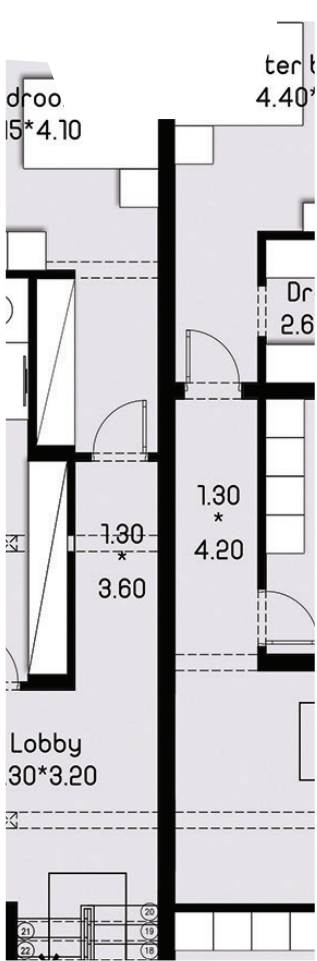


Townhouse

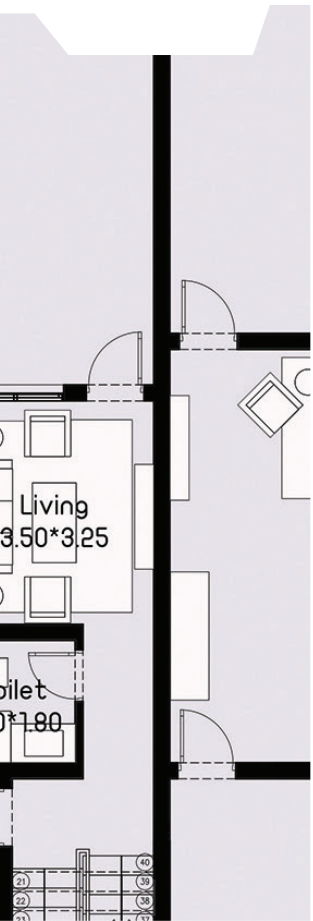
Total Area 315 m²
Roof Terrace 68.50 m²



Ground Floor
134 m²



First Floor
136.5 m²



Roof top
44.5 m²

Revamp your life and turn it into a modern, dream-come-true
...experience at Sawary, where your future awaits



CONTACT US

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