

Mostakbal City™

# My Future











# MIDAR

Founded in 2006 to defy convention in sustainable development, MIDAR is one of Egypt's largest and leading master developers specialized in introducing world-class urban concepts that put innovation at their heart. Since its inception, the company has adopted an optimistic vision of the future where architecture, urbanism and nature expertly find a new kind of balance to inspire residents and developers alike. By putting sustainable economic value and green living at its philosophy's forefront, MIDAR focuses on expansive urban planning that responds to the local environment, as well as combining the diverse needs of developers under one roof.

Consequently, the company strives to create a comprehensive model that not only invites developers to operate in state-of-the-art contexts enriched with top-notch services, but also attracts communities to enjoy an authentic quality life, shaping a better, sustainable tomorrow for everyone.

In 2008, MIDAR's commitment to exceptional quality has been crowned by sponsoring the Housing Minister's decree to become the sole master planner and urban developer of Egypt's largest green mega city and its flagship masterpiece Mostakbal City. From comprehensive urban planning and designing the city's key guidelines to securing governmental approvals to construct cutting-edge infrastructure spanning safe road networks, self-sufficient electricity and water power stations, as well as gas pipelines, MIDAR sets the benchmark in integration that will change the face of Egypt's real estate industry with an emphasis on sustainability.

With an eye for excellence and a pledge to create remarkable investment value, the company relies on contracting leading regional experts in every field, supported by its strategic shareholders expertise to introduce a progressive alchemy that mixes vital ingredients such as living, leisure, entertainment and nature to find the creative freedom that would change the environment to better fit contemporary lifestyles by the year 2023.



Mostakbal City™



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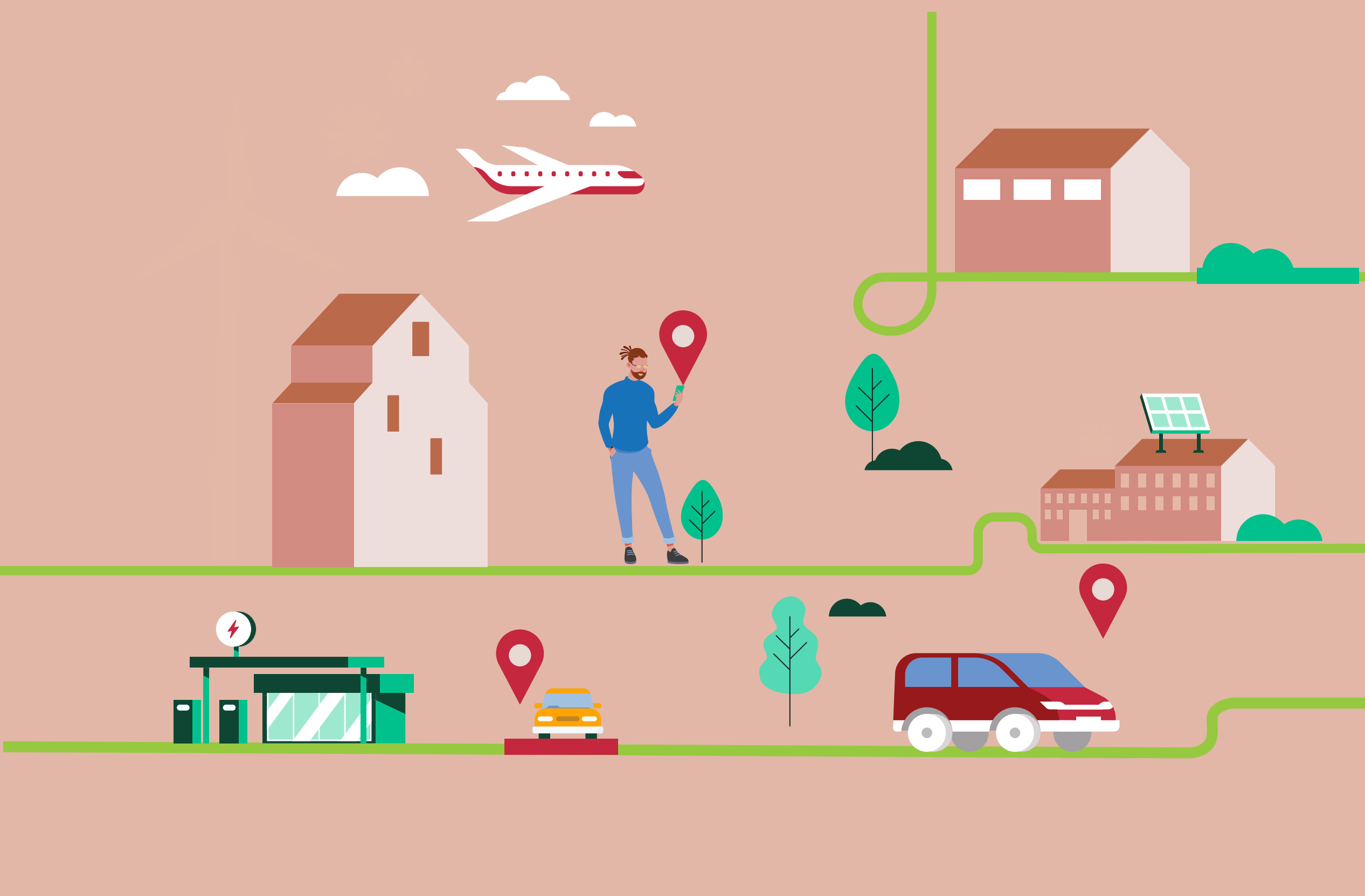
**My space**

**My developers**

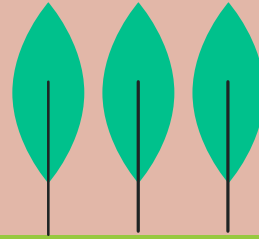
**My community**

**My leisure**

**My living**







# My story



Mostakbal City™

**Step into the future and embrace the endless possibilities of a calm lifestyle;  
One unified with the broader rhythm of nature breathing harmony into  
every chapter of your green life**

**This is where your personal story begins in a sustainable mega city  
inspiring change.**

**A unique destination where innovation translates into a breakthrough  
vision so you can live, work and connect with what matters most in life.**

**Your life here is where walls transform into green breathing parks where  
choosing a home is a world of its own designed to captivate and delight  
where everyday life takes a whole new dimension to set a global  
benchmark for green quality living in the eastern extension of New Cairo.**

**The future begins today ... embrace it now**

**MOSTAKBAL CITY AWAITS**

the  
story  
is now  
yours  
to tell



Mostakbal City™



# OUR CORE VALUES

MIDAR abides by a set of guiding principles that direct its journey towards success. By operating with full transparency across all its business dealings, while putting integrity at the heart of its operations, the company is constantly motivated to deliver the highest standards of quality, as well as an outstanding performance that exceeds both clients and investors' expectations.

Driven by an entrenched belief that innovation is key to seize future possibilities, MIDAR is keen on nurturing creativity that yields unique product offerings, not only fostering the professional growth of its team through mass appeal, but also giving back to Egypt's economy and the communities in which it operates.

# OUR DRIVING MISSION

Re-defining the real estate industry by creating a unique mix between our multi-purpose land assets and our innovative plans for Egypt's largest green city to maximize return on investment for shareholders, developers and investors alike.



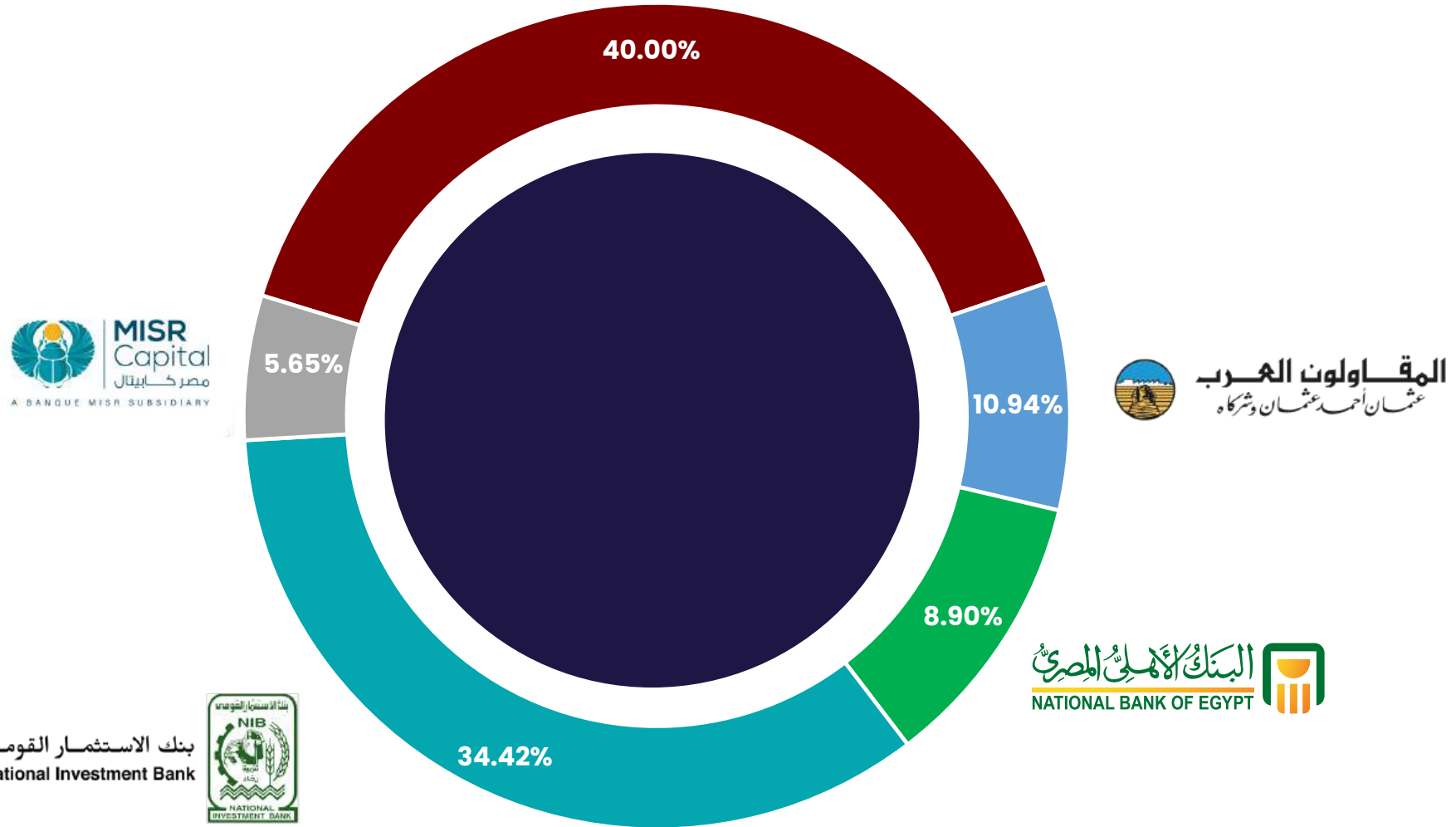
# OUR INNOVATION VISION

Becoming Egypt's leading master developer for unique urban expansions by setting a strong foundation for an all encompassing destination that would serve as a model for contemporary real estate development based on market demand, as well as social and sustainable environmental needs.

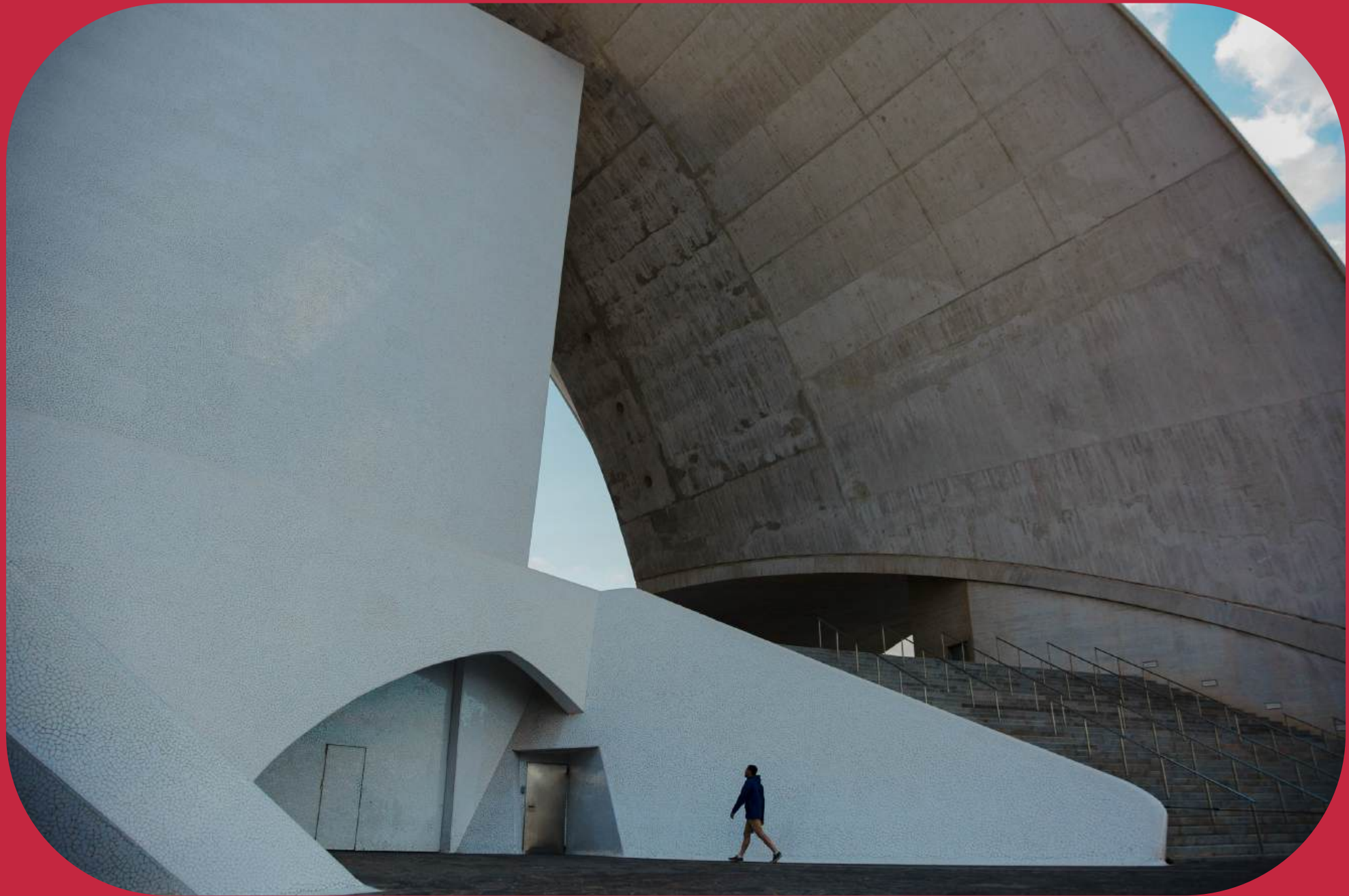


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Mostakbal City™





creating  
remarkable  
investment  
value



## SHAREHOLDERS

MIDAR comprises of like-minded shareholders that share the same futuristic vision, but most importantly the core value of trust.

Consequently, its flagship project is a result of a strategic collaboration between some of Egypt's leading financial banks and the pioneering Arab Contractors Company renowned for its legacy of delivering unparalleled quality.

Ours shareholders are essential to our growth and together, we create added value for investors by setting credibility as the cornerstone for our development work.

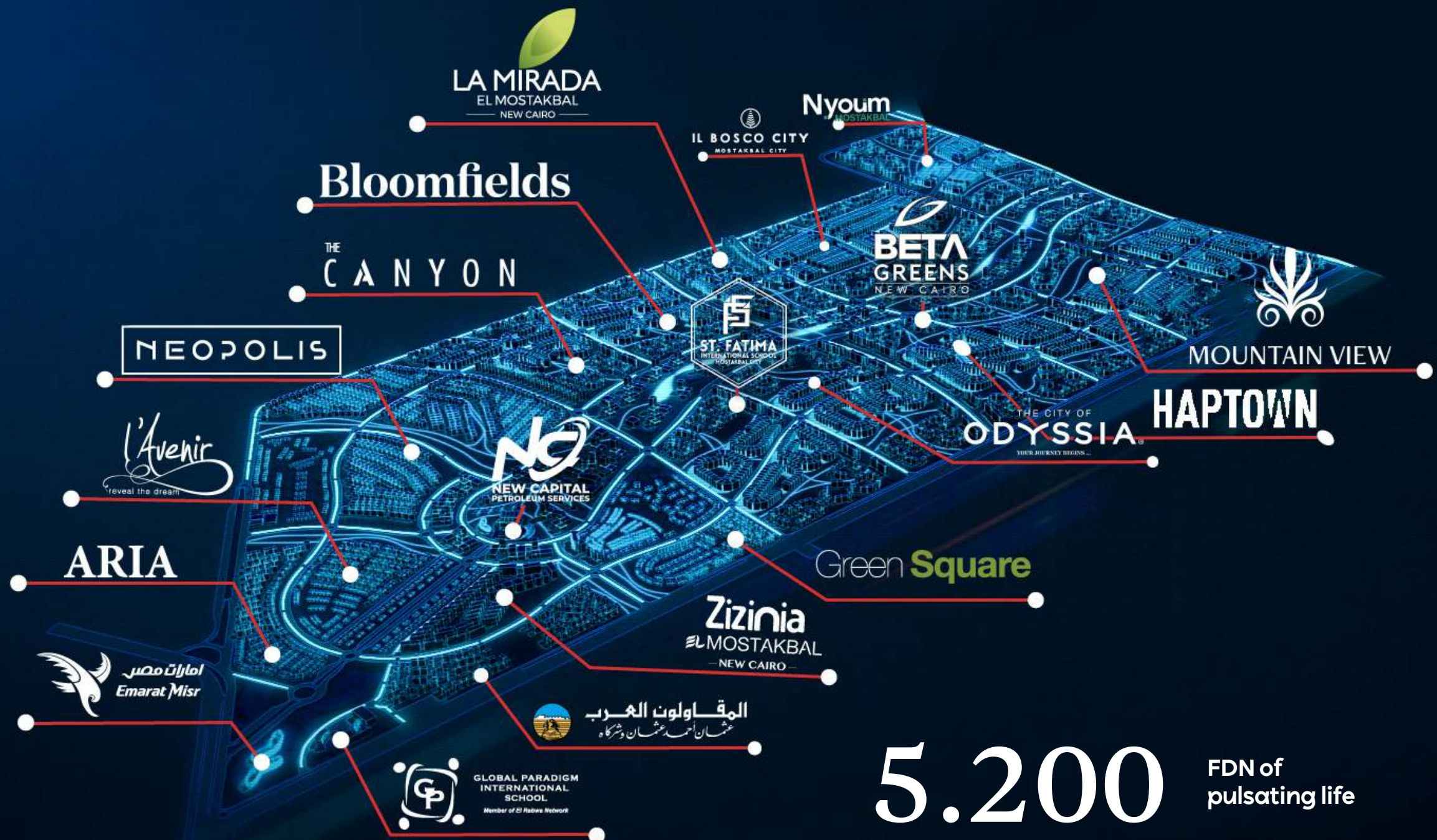
Mostakbal City™



My space

one destination  
calling on you  
to come home

Mostakbal City™



**LA MIRADA**  
EL MOSTAKBAL  
NEW CAIRO

**Bloomfields**

THE  
**CANYON**

**NEOPOLIS**

*L'Avenir*  
"reveal the dream"

**ARIA**

امارات مصر  
**Emarat Misr**

**GLOBAL PARADIGM**  
INTERNATIONAL  
SCHOOL  
Member of El Rabwa Network

**IL BOSCO CITY**  
MOSTAKBAL CITY

**Nyoum**  
MOSTAKBAL

**BETA GREENS**  
NEW CAIRO

**ST. FATIMA**  
INTERNATIONAL SCHOOLS  
MOSTAKBAL CITY

**NEW CAPITAL**  
PETROLEUM SERVICES

**MOUNTAIN VIEW**

THE CITY OF  
**ODYSSIA**  
YOUR JOURNEY BEGINS...

**HAPTOWN**

**Green Square**

**Zizinia**  
MOSTAKBAL  
NEW CAIRO

المقاولون العرب  
عشان انا مش عشان وشركاه

**5.200**

FDN of  
pulsating life





the  
heart  
of new  
cairo

Mostakbal City™

# step into the future today

Developed to roll out on an impressive area of 5,332 fdn / 22,394,419 sqm , Mostakbal City is new Cairo's largest integrated 'Mega Green City' setting sustainable development at its forefront to meet the needs of the present and future environment.

Master planned as a fully-integrated city comprising of 3 thriving phases, the landmark project dedicates 50% of its total land area to green open spaces & roads, and is built to accommodate more than one million inhabitants





Grand in size and diverse in lifestyle offerings, Mostakbal City sets a futuristic foundation for sustainable contemporary living, allowing homeowners to connect with nature and each other while experiencing true well being on all life fronts designed as a smart city with a self-sufficient nature.

Mostakbal City's vision comes to life through the establishment of an administrative structure that operates and manages every detail of the development, taking convenience to a whole new level.

Mostakbal City™









Boasting an independent operation and management system, the company ensures that all landscape operations, irrigation and solid waste management is catered to for residents' comfort at all times.

By adopting the latest in intelligent technologies, the city provides smart communication between residents and all services available through a mobile application for easy parking, e-payments and streamlining public transportation on par with International mega cities around the world.

Owning a utilities and networks management system, Mostakbal City offers a self sufficient electricity power station for equal distribution, independent potable water and gas pipelines, as well as private security services spanning all gates and city roads to meet the highest standards of sustainability and safety for a hassle-free living experience.

Set to become a flourishing economic hub, as well as a hotbed for residential investment and entertainment, Mostakbal City is also powered with optical fiber communication networks to guarantee ultimate connectivity all day long.

The city's unique urban planning was expertly conceived based on extensive market research to provide viable solutions that exceed the expectations of homeowners while attracting Egypt's leading real estate developers to thrive.

**Mostakbal City**<sup>™</sup>

# My surroundings

## location

Strategically nestled in a unique spot at Cairo Suez Road between km 46 and km 51 East Cairo, Mostakbal City was master planned with ultimate accessibility in mind.

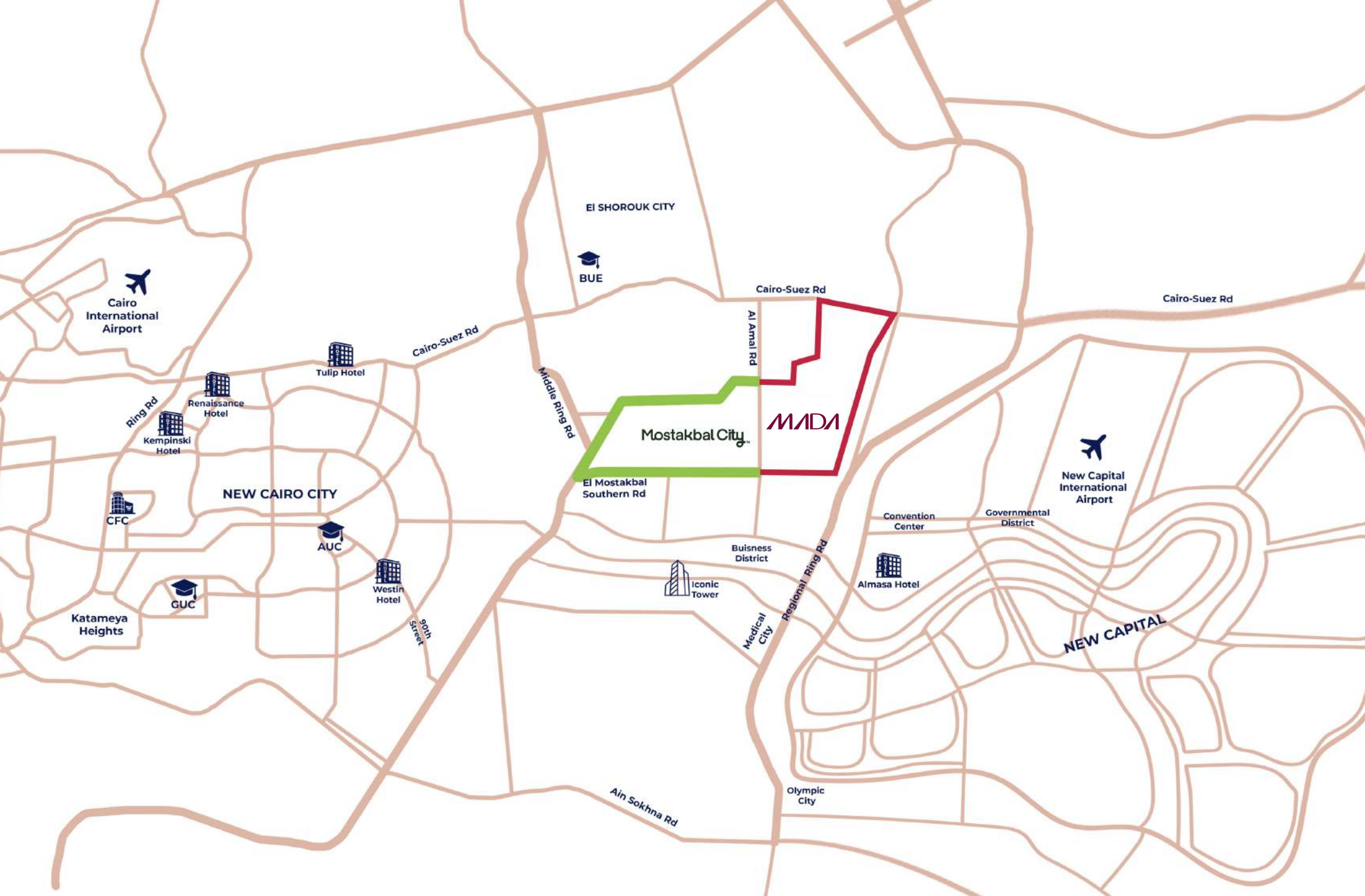
Fringed by bustling cities such as Madinaty, El Shorouk, Cairo New Capital and New Heliopolis, the development can be easily accessed via the Regional Ring Road, the Middle Ring Road and Cairo Suez Road. Your life here lies at the center of tranquility and city action, inviting you to either explore a multitude of colorful experiences brought straight to your door or to simply relax and unwind.

**15** MIN  
from new  
capital's  
airport

**20** MIN  
from cairo  
international  
airport

**10** MIN  
from fifth  
settlement

**45** MIN  
from ain  
sokhna



Cairo International Airport

EI SHOROUK CITY

BUE

Cairo-Suez Rd

Cairo-Suez Rd

Cairo-Suez Rd

Tulip Hotel

Renaissance Hotel

Kempinski Hotel

Middle Ring Rd

Al Amal Rd

Mostakbal City

MADA

El Mostakbal Southern Rd

New Capital International Airport

NEW CAIRO CITY

CFC

AUC

Convention Center

Governmental District

Buisness District

Iconic Tower

Almasa Hotel

Katameya Heights

GUC

Westin Hotel

Medical City

Regional Ring Rd

NEW CAPITAL

90th Street

Olympic City

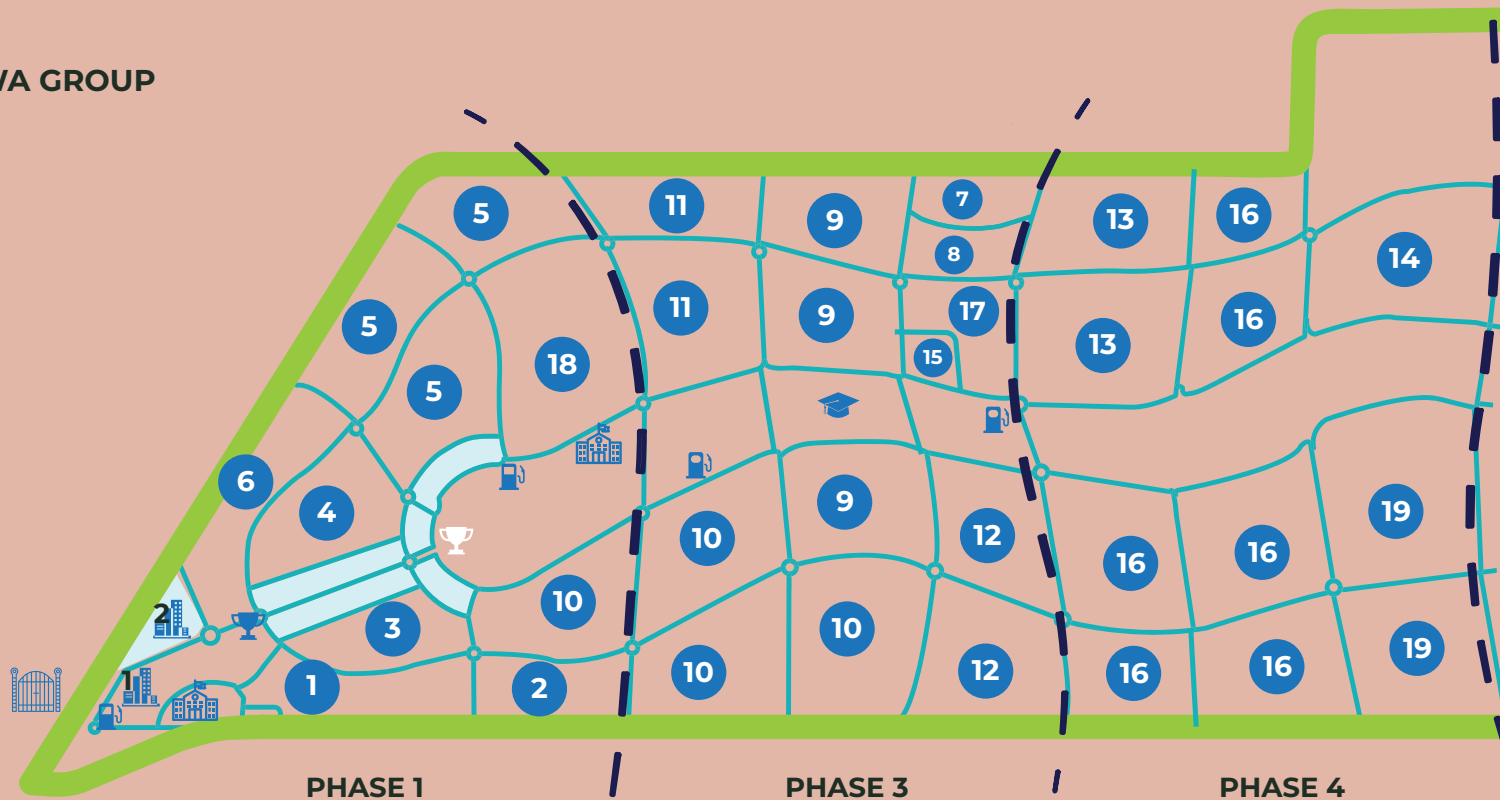
Ain Sokhna Rd



# My developments

-  RESIDENTIAL
-  SCHOOL
-  VIBES PADDLE AREA
-  UNIVERSITY
-  MOSTAKBAL CITY GATE
-  GAS STATION
-  EL RABWA GROUP
-  TAW

- |                               |                                 |                                      |                        |
|-------------------------------|---------------------------------|--------------------------------------|------------------------|
| <b>1</b> ARAB CONTRACTORS     | <b>6</b> ARIA                   | <b>11</b> COMMUNITIES HUNDRED NINETY | <b>16</b> ALIVA        |
| <b>2</b> GREEN SQUARE         | <b>7</b> LA MIRADA EL MOSTAKBAL | <b>12</b> HAPTOWN                    | <b>17</b> RED          |
| <b>3</b> ZIZINIA EL MOSTAKBAL | <b>8</b> TALDA                  | <b>13</b> IL BOSCO CITY              | <b>18</b> AT EAST      |
| <b>4</b> L'AVENIR             | <b>9</b> BLOOMFIELDS            | <b>14</b> NYOUM                      | <b>19</b> HASSAN ALLAM |
| <b>5</b> NEOPOLIS             | <b>10</b> THE CITY OF ODYSSIA   | <b>15</b> BETA GREENS                |                        |





HASSAN ALLAM  
PROPERTIES

Tatweer<sup>MISR</sup>



MOUNTAIN VIEW



AL AHLY SABBOUR<sup>®</sup>  
DEVELOPMENTS

MISR ITALIA  
PROPERTIES



BETA<sup>TM</sup>  
EGYPT  
BUILDING HAPPY  
COMMUNITIES



WADI DEGLA  
DEVELOPMENTS



LA MIRADA  
BY GRAND PLAZA



ARAB DEVELOPERS  
HOLDING



MAXIM  
DEVELOPMENTS



ST. FATIMA  
INTERNATIONAL SCHOOL  
MOSTAKBAL CITY

ARDiC  
DEVELOPMENTS

TAW



developers

التعمير و الإسكان للإستثمار العقاري  
إحدى شركات بنك التعمير و الإسكان

Mostakbal City<sup>TM</sup>

My living





# taking green living to a whole new level

## SUSTAINABILITY

Mostakbal City is expertly conceived to breathe new life into its residents. By acknowledging the power of nature and its healing effects on people, the entire city was planned to surround families with green open spaces to reduce stress, promote health benefits and foster active social interactions in a verdant environment.

Stemming from an entrenched belief that the future lies in sustainability of both communities and future generations, we've adopted an authentic environmental approach that can best help individuals make conceptual connections between economic prosperity, well being and benefits to the society.

Therefore, every aspect of Mostakbal City translates to a balanced lifestyle that focuses on reducing waste and emissions, expanding open spaces while encouraging recycling to pave the way for a better today, as well as a brighter and healthier future for generations to come.

My developers

the best  
of all  
worlds

Midar strives to partner with Co Developers who approach its city with the same level of commitment and enthusiasm to drive the growth of its vision forward.

Our selection criteria set innovation, exceptional quality and community integration at its heart while ensuring adherence to Mostakbal City's guidelines and respect for its unique environmental sensibilities.

Today, Mostakbal City prides itself to have partnered with some of Egypt's leading developers renowned for their landmark work of architecture, as well as their dedication to add value to both communities' lives and investors.

The company has signed contracts to develop acres of land at Phase 1 - 3 & 4 which represent more than 30% of the city's total area. The result is a distinct blend of breakthrough offerings, inspired architecture and a world of leisure, business, educational and art facilities to suit every lifestyle.

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# an ever evolving city

## MASTERPLAN

Master planned over an impressive area of 11,000 acres, Al Mostakbal City is an ever-evolving story unfolding five different chapters to meet diversified needs.

Connected with a vibrant commercial spine that runs through the entire project, every phase will benefit from an array of world-class leisure facilities, non-stop entertainment and a world of experiences not offered elsewhere.

The city's first phase rolls out on 1489 acres to serve as its vital nucleus, offering a medium self-sufficient housing attraction that lies at close proximity to leading educational institutions such as the American University in Cairo.

The second phase acts as a regional service centre stretching over 2046 acres along the Suez Road to give residents and investors direct access to commercial, administrative, health, hotel and recreational services essential for their growth.

Both the third and fourth phases will serve as exclusive residential areas that capitalize on the city's development to further attract investors searching for remarkable value. Finally, the fifth phase stretches on 3755 acres to boast a strategic location near the business district of the new Administrative Capital, crowning itself as a multi-purpose administrative, commercial and residential hub.



Mostakbal City

The image features a bright yellow background with several abstract, pointed red shapes scattered around the edges. In the center, the text 'My leisure' is displayed. The word 'My' is in a dark green, rounded, sans-serif font. The word 'leisure' is in a white, clean, sans-serif font. A thick, dark green horizontal line underlines the text, starting from the bottom of the 'y' in 'My' and extending to the right, passing under the 'leisure' text.

My leisure



Mostakbal City™



## mostakbal city's commercial spine

Set to become Egypt's largest meeting point, Mostakbal City's commercial spine is an exclusive invitation to embark on an enriching journey through authentic heritage reinterpreted in a contemporary light. Designed around residents and guests' diversified needs, the spine combines an all-inclusive sense of place with diverse beauty spots and a multitude of soulful experiences guaranteeing to turn everyday into a pleasurable delight. Dotted with spacious piazzas that open onto historical facades, this is the place to connect with loved ones in world-class coffee shops while indulging in superlative dining options in a lively ambience.





Boasting unmatched retail experiences and infinite culinary adventures to suit every desire, the spine will become Egypt's booming attraction, conveniently accessed from any point while perfected by top-notch services and shopping outlets on par with international standards.

Offering something for the whole family, the bustling meeting point will introduce a wide range of entertainment venues spanning arts and culture, tranquil nature spots for relaxation and late night outings that encourage social interactions with a like-minded community. Expertly conceived to seamlessly blend history in a futuristic and safe context, the commercial spine is interconnected through lush parks, manicured gardens, and calm grottos, so visitors can explore hidden gems around every corner.

Whether you're here for fine dining, memorable shopping experiences, or simply wish to explore inspiring art and unwind in captivating nature, Mostakbal City's Commercial Spine guarantees to set the benchmark for unique entertainment steeped in culture to inspire generations to come.

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My community







Mostakbal City™

# giving back to the community

At Midar, we believe that the future and true development not only lie in sustainability, but also in putting both communities and stakeholders at the forefront of our operations.

By delivering economic, social and environmental benefits, the company serves as a building block for Egypt's economy, as well as a vital link in helping communities to flourish even in the most underprivileged contexts.

By engaging in and promoting sustainable initiatives, we help elevate social ills, and economic burdens, so communities can thrive into productive and self-sufficient entities who are empowered to grow while giving back to Egypt's economy.





By supporting solid educational and social programs across the country, as well as health and safety practices, El Mostakbal is committed to drive change towards a brighter, more sustainable future for everyone.

Mostakbal City™



**Vibes**







ESPRESSO  
DOUBLE  
MACCHIATO  
CAPPUCCINO  
LATTE

50  
60  
55  
60  
65

T  
O  
EX

Mostakbal City™

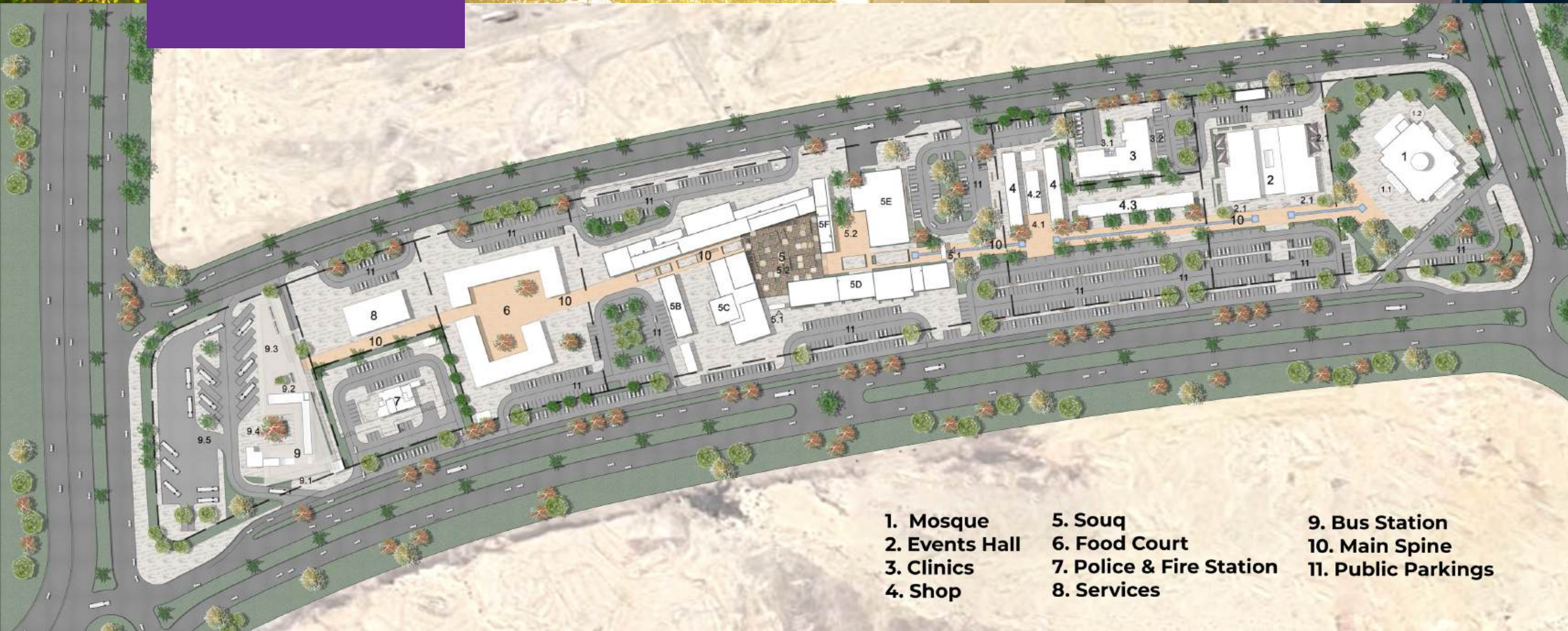


**Wayz**





*Mercato.*



- |                |                          |                     |
|----------------|--------------------------|---------------------|
| 1. Mosque      | 5. Souq                  | 9. Bus Station      |
| 2. Events Hall | 6. Food Court            | 10. Main Spine      |
| 3. Clinics     | 7. Police & Fire Station | 11. Public Parkings |
| 4. Shop        | 8. Services              |                     |



why  
mostakbal  
city ?



- Partnering with trusted shareholders who share the same futuristic vision, adding guaranteed value to investors
- A commitment to innovation that will change the face of integrated living in Egypt
- Partnering with Egypt's top notch leading developers in the real estate industry
- Unparalleled expertise in combining living, leisure, entertainment and nature to inspire contemporary lifestyles
- The sole master planner and urban developer of Egypt's largest green mega city

the power  
of the future  
is you

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 @Mostakba\_LCity  
 Mostakbal City Official



[www.midar.org](http://www.midar.org)

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