



ARAB DEVELOPERS  
HOLDING

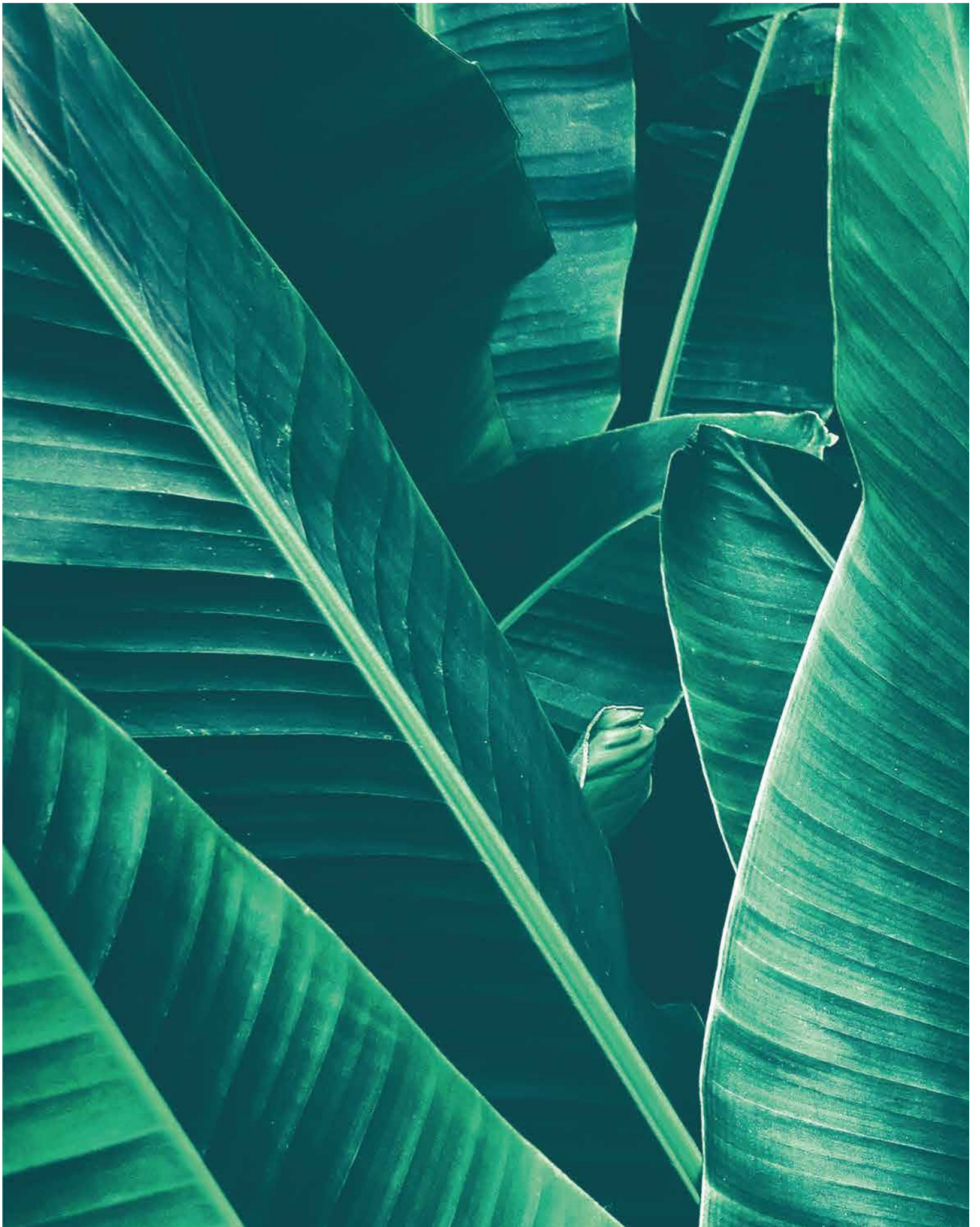


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WHERE EYES MEET GREENERY

Nyoum  
MOSTAKBAL

Developed in  
Mostakbal City



# ABOUT ARAB DEVELOPERS HOLDING

Arab Developers Holding is a leading real estate developer in Egypt since 2005 providing various property products with a wide range of prices across the country.  
Arab Developers Holding is building communities with state-of-the-art amenities and services catering to both end-users and property investors

Developers of:



Island 1  
Island 2  
Grand View  
Golf Bay  
Lagoon  
Villaggio  
Matrouh

**Nyoum**

Mostakbal  
Assiut  
New Cairo  
October  
Pyramids

**Resorts**

DeadSea  
Agadir

**Commercial**

Park mall  
Nyoum Medical Hub  
Muse



**ARAB DEVELOPERS  
HOLDING**



## *Our vision*

To have a powerful imprint in the field of real estate and always seek for expansion and growth in the Middle east and North africa as well as maintain an integrated life with the highest quality aligned with modernity.

## *Our mission*

To build trust between the client and the corporate as well as maintain development in all fields. We also seek to achieve a life-long social responsibility.



*Nyoum Mostakbal  
Where eyes meet  
Greenery.*

Escape from the city pollution, stress and noise and move to Nyoum Mostakbal. Regain your balance and recharge your energy, once you step into the compound. Immerse into tranquility, peace and enjoy a unique experience of living inside infinity view of greenery and lakes. Find all what you need in one place from having good shots while golfing to pamper yourself in the clubhouse's SPA.





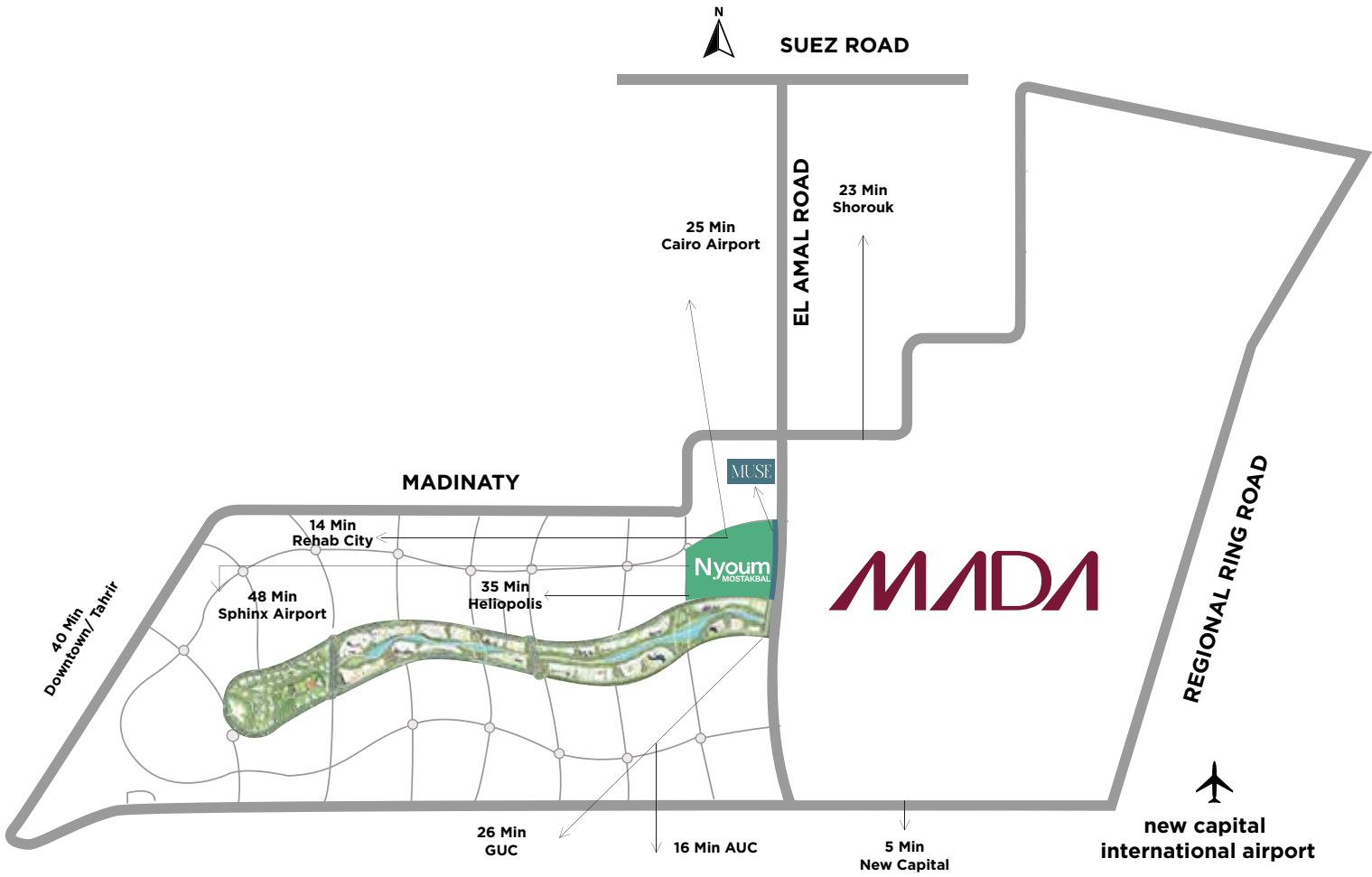
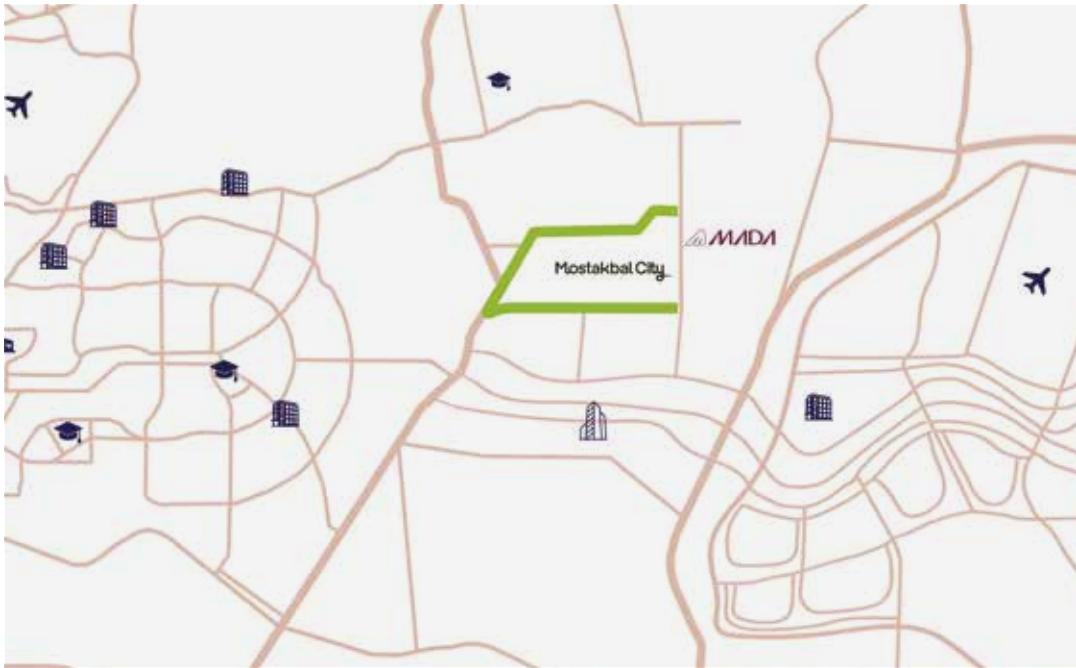
Developed in  
**Mostakbal City**

Inspired by its name, El Mostakbal city is the future of development. Set to become the first smart green city with a self-sufficient nature in the east of Cairo, El Mostakbal City takes convenience to a whole new level by adopting the latest in intelligent technologies and providing 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 megacities around the world.



# Perfect Location

Nyoum Mostakbal City lies in a unique spot at Al Amal Road from Suez Road between km 46 and km 51 East Cairo, surrounded by vibrant cities like Madinaty, El Shorouk, Cairo New Capital, and New Heliopolis. The Project also offers residents easy access to the Regional Ring Road, the Middle Ring Road, Cairo Suez Road, and Egypt’s top-educational institutions such as the American University In Cairo and direct access to New Cairo Capital’s fast train station and International Airport.





## About *Nyoum mostakbal*

Privileged to be one of El Mostakbal City's partners in shaping the future of real estate in Egypt, Arab Developers Holding proudly introduces its latest Project, Nyoum Mostakbal, spanning over an area of 635,502 sqm.

Nyoum Mostakbal is a sustainable development solely designed to create a greener future living environment that breathes new life into its residents.







**WHERE  
EYES  
MEET  
GREENERY**







The background of the image is a close-up, blurred photograph of palm fronds. The fronds are long, thin, and pointed, creating a series of diagonal lines that sweep across the frame from the bottom left towards the top right. The colors are muted greens, yellows, and browns, suggesting a natural, outdoor setting. The blurring effect gives a sense of movement and depth.

**SERENITY  
WHEREVER  
YOU GO.**



*Masterplan by:*

**WATG**

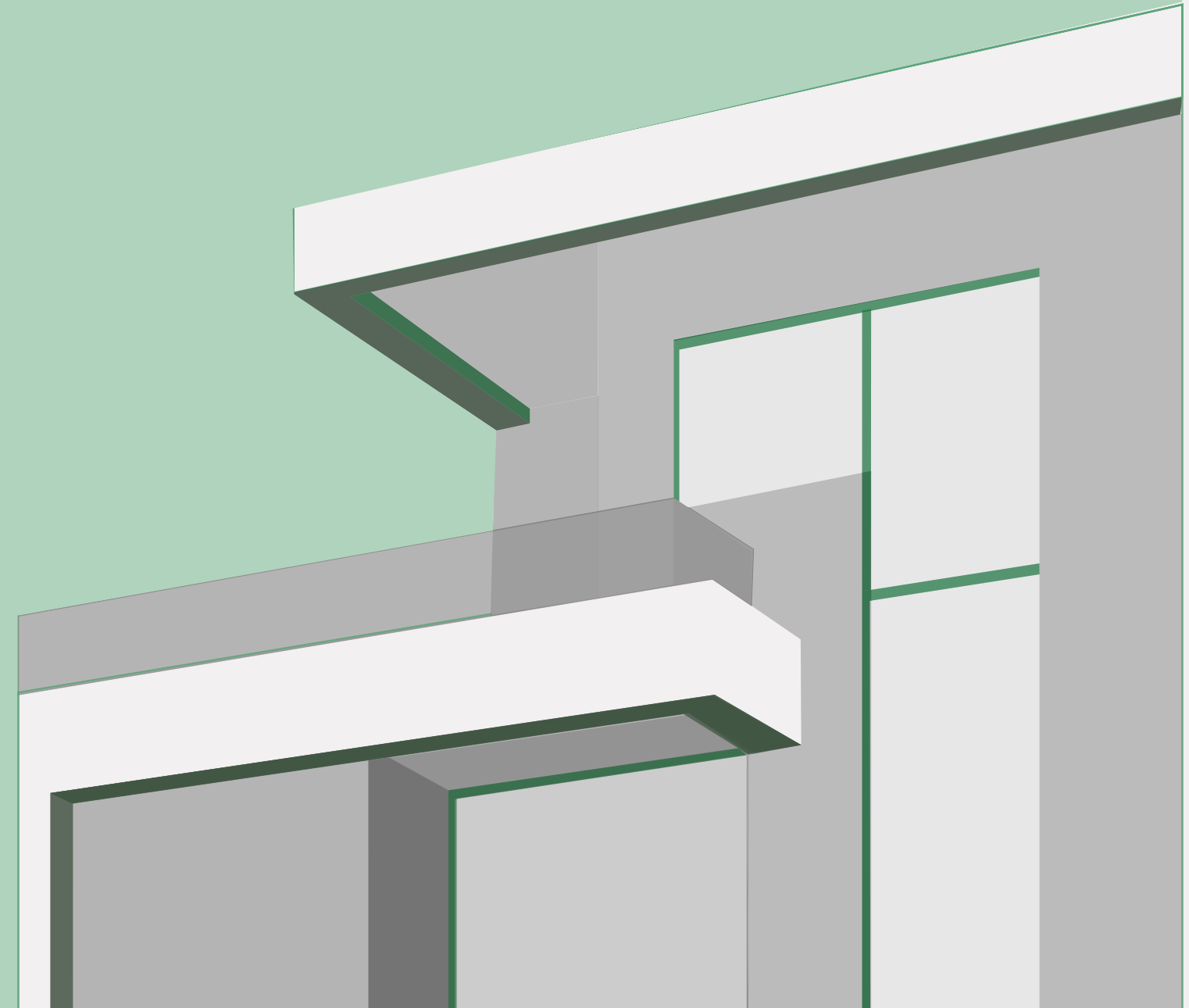
WATG London is a multidisciplinary practice with expertise in strategy, master planning, architecture, landscape architecture, and Wimberly Interiors. Representing more than 30 nationalities, we leverage our collaborative creativity to bring our clients' visions to life.





## *Villas*

Our wide array of villas is the perfect choice to unwind at your leisure, featuring a garden, an outdoor pool, and garden view. Nyoum Mostakbal has 473 Villas ranging from 120 to 413 sqm





Villa Type A 186 sqm





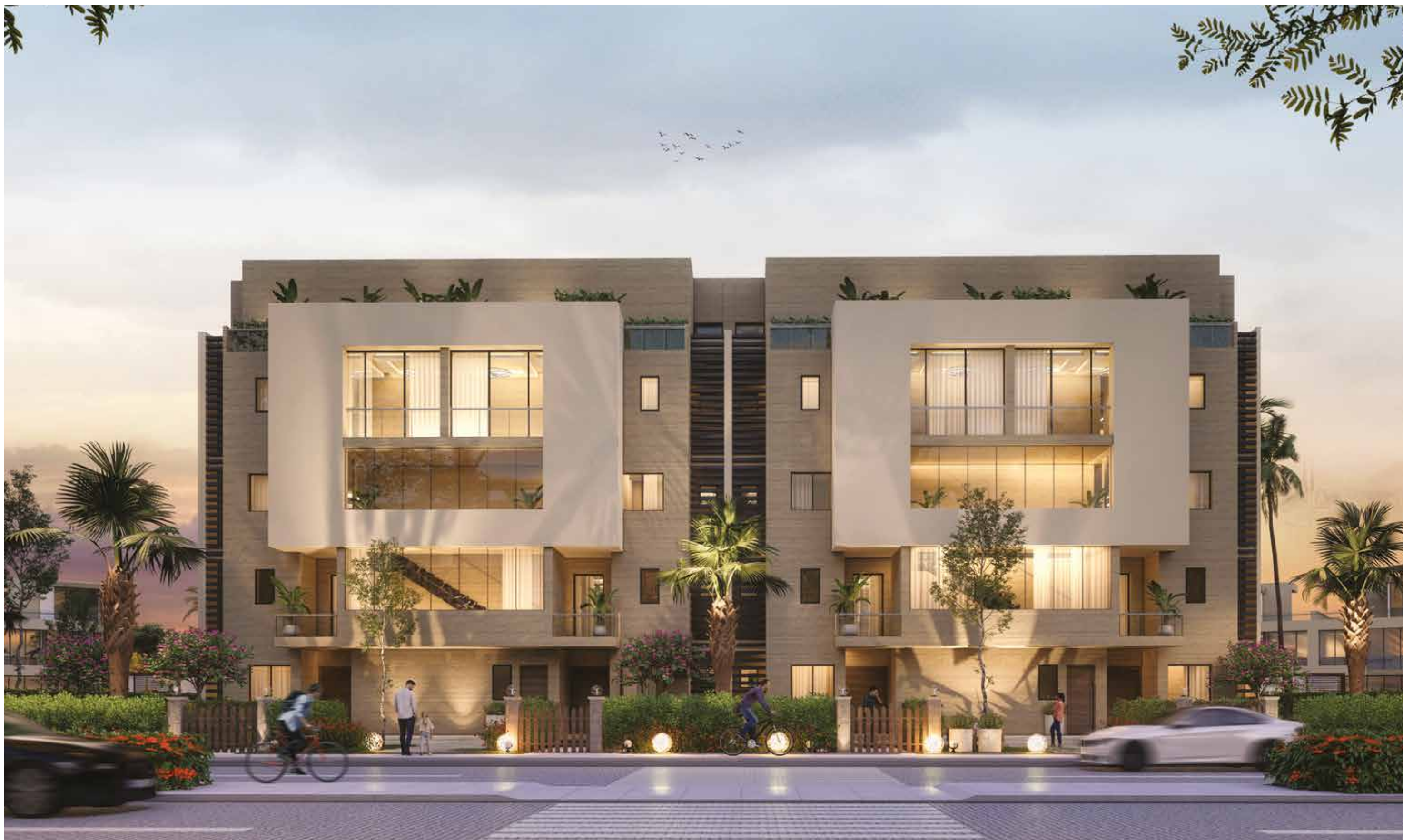
Villa Attached B1A:185 sqm





Villa Attached B1A: 250 sqm





Villa Type D 185 sqm





Villa Type G 156 sqm



## *Smart Home Mockup Villa*

"Step into the future of living with our Smart Home Mockup Villa, where cutting-edge technology seamlessly integrates with luxurious comfort. Experience the convenience and efficiency of a home that anticipates your every need, revolutionizing the way you live.

From the moment you enter, you'll be greeted by intuitive automation, where lighting, climate control, and security systems can be effortlessly controlled at the touch of a button.

Experience the future of luxury living today - welcome to your Smart Home Mockup Villa.

REAL SHOT







Mockup villa 183 sqm real shot



Mockup villa 183 sqm real shot







## *Relax and leave all the day stress behind*

Empty your mind and enjoy the unique landscape while having a cup of coffee or reading your favourite book and simply enjoy the serenity.





## *Apartments*

Our comfortable living options of apartments offer residents the ideal place to sit back and enjoy the view over the greens.  
Nyoum Mostakbal apartments range from 57 to 148 sqm and has 3,092 unit residential apartments.













*When the unique architecture design meets the beauty of nature*

Cooperating with the world-renowned and one of the leading architects in the world, WATG, Nyoom Mostakbal is masterfully designed to bring life into spaces and empower residents to savor a well-designed life, where every single residential unit is exceptionally designed to be unique on its own.





# MUSE

## INSPIRED BY PASSION

Welcome to MUSE, a mixed-use development that seamlessly blends work, life, and leisure in one exceptional address.

Offering a dynamic mix of administrative offices, retail spaces, clinics, and residential units, this project is designed to meet the diverse needs of modern living.

With world-class amenities, strategic location, and contemporary design, MUSE is not just a place, but a lifestyle."





## Mixed use

Muse isn't just a building—it's a lifestyle experience that connects seamlessly with the surrounding environment, enhancing the overall flow and energy of the master plan.

Strategically positioned within our master plan, Muse is the vibrant focal point of this development. situated in one of the city's most important and vibrant roads—AlAmal Axis.

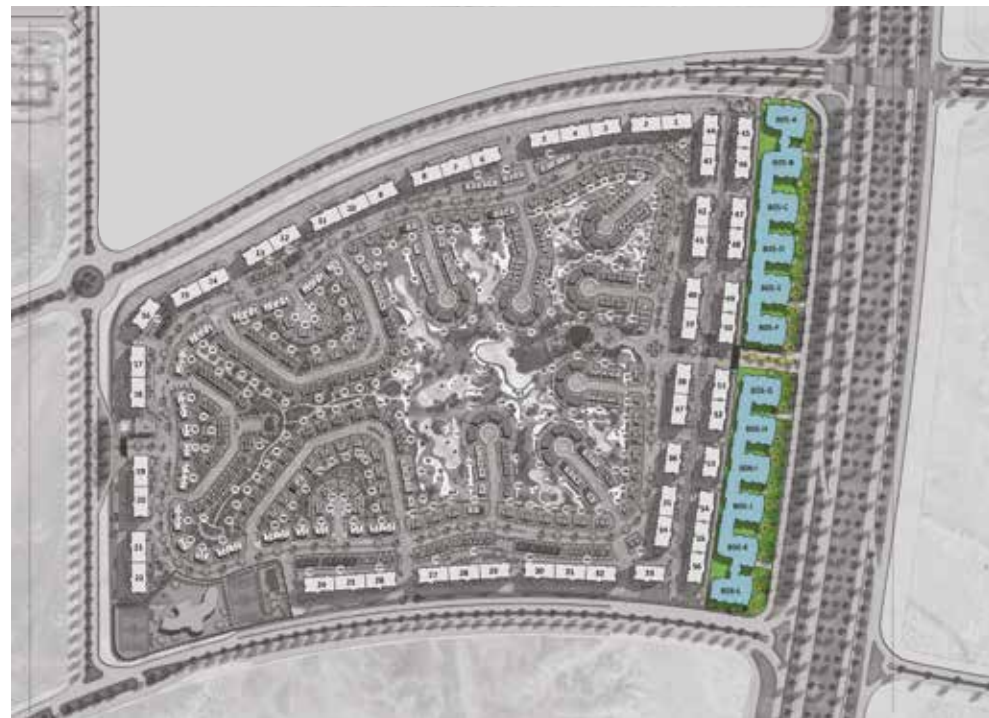
This prime position not only offers easy access to major districts and landmarks but also connects Muse to the heart of Mostakbal city & the New Capital's thriving business and residential communities. With its proximity to essential infrastructure and transport networks, Muse stands as a key destination in a rapidly growing urban landscape.

Includes:

Commercial areas ground floor, starts from 40 SQM up to 1,634 SQM

Admin offices typical floors, starts from 32 SQM up to 1,764 SQM

Clinics areas typical floors, starts from 35 SQM up to 117 SQM





## *"Passionately Crafted, Uniquely Yours."*

**Muse commercial:** Discover a vibrant retail experience that brings together the best in shopping, dining and entertainment

**Muse administrative offices :** designed for productivity and innovation, our administrative spaces offer modern office environments that cater to business of all sizes

**Muse clinics:** Providing excellence in healthcare, our clinics are equipped with cutting-edge medical facilities and designed to meet the needs of both practitioners and patients







## *Facilities*

Clubhouse  
Golf course

Swimming Pool  
International school

Mosque  
Family Activites





## *Two Clubhouses*

Ground Floor  
 Rest Area  
 Hall  
 Shop  
 Terrace  
 Storage  
 Basement Floor  
 Toilets  
 Gym  
 Cafeteria  
 Offices  
 Kitchen





## *International School*

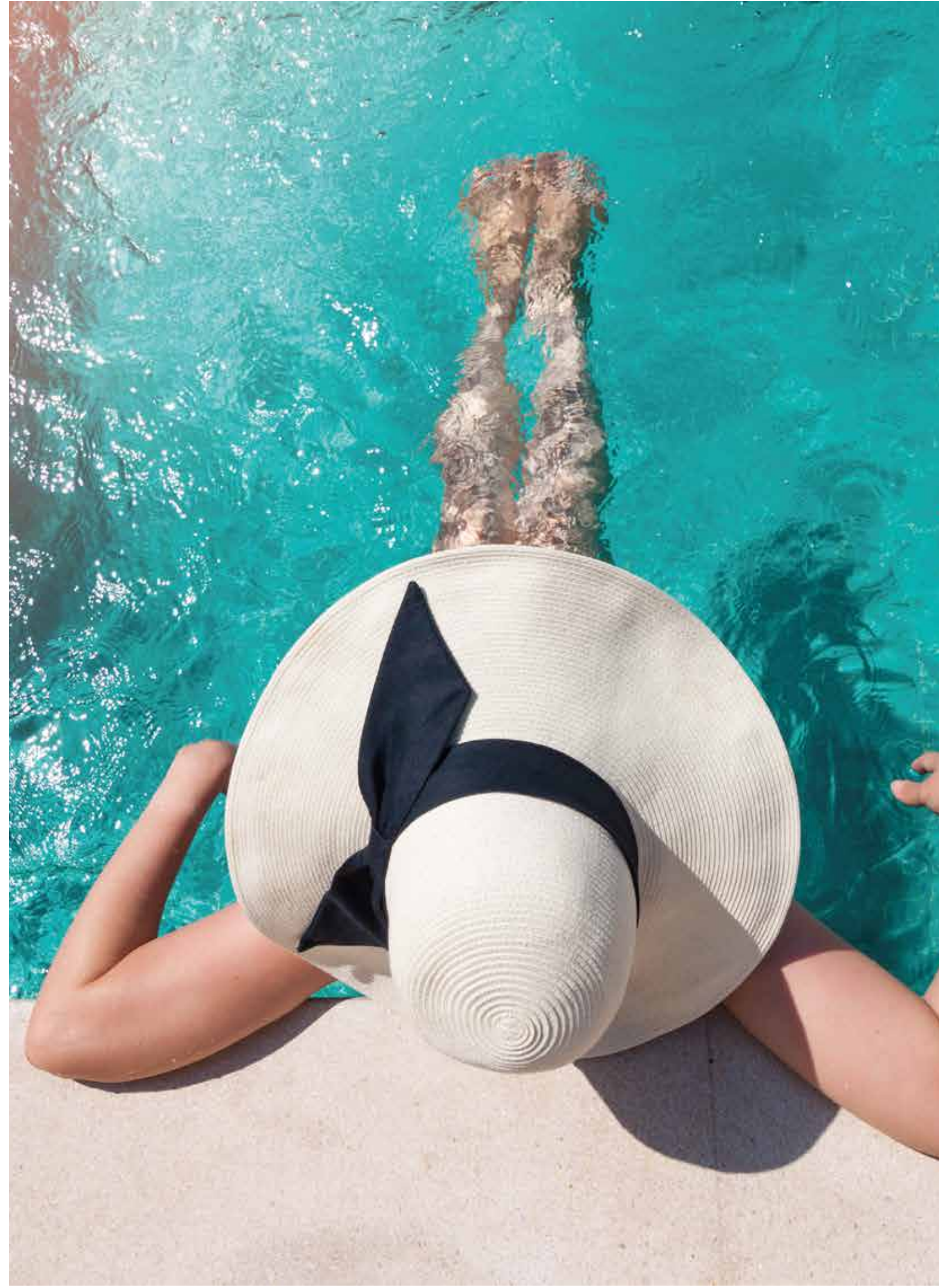
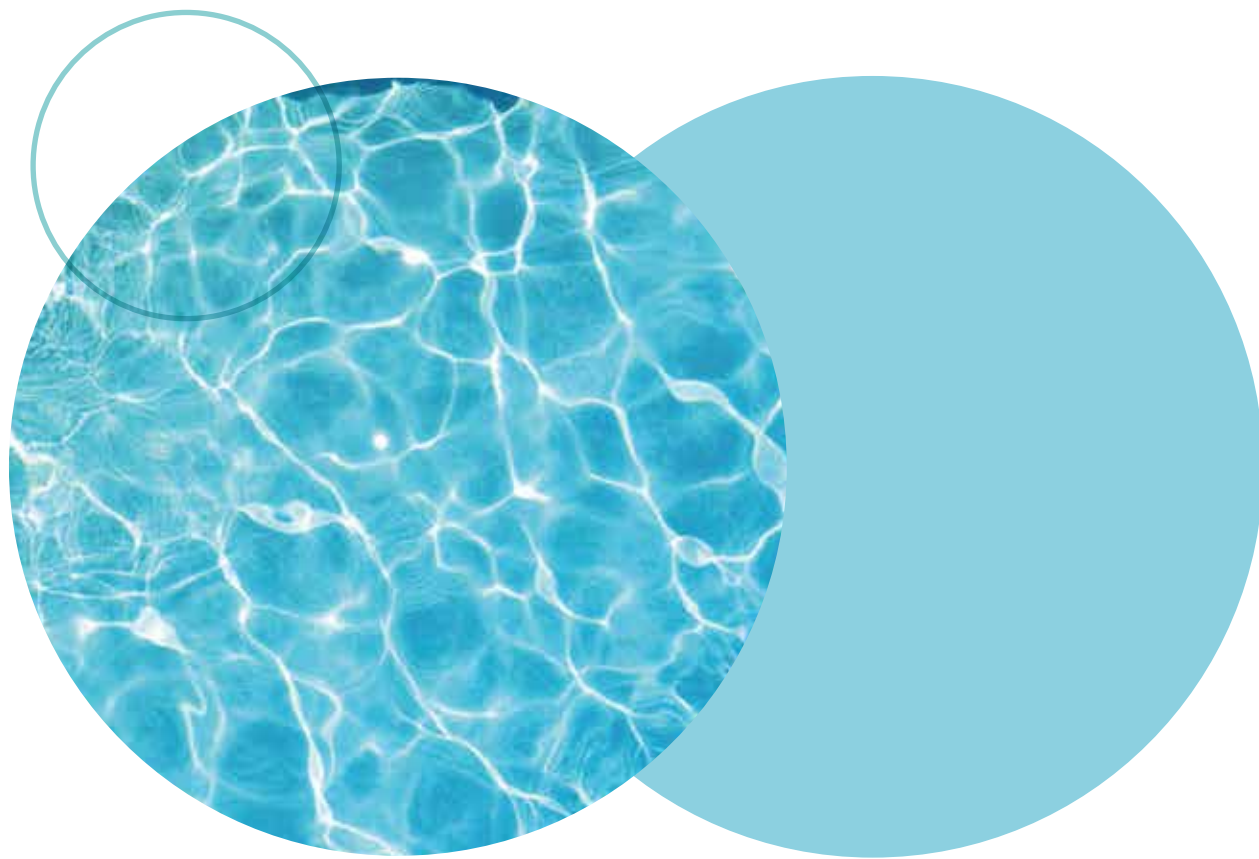
Because your kids deserve the best education possible, you will find international schools (land area 12,334 sqm) just a few steps away from your home.





## *Swimming Pool*

Swim your worries away at our pools activity designed for adults and children.





the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million (from 2.5 million in 1980 to 4 million in 1999). The public sector has also become an important employer of people with disabilities. In 1999, 1.2 million people with disabilities were employed in the public sector, compared with 0.8 million in 1980 (Department of Social Security 2000).

There are a number of reasons why the public sector has become an important employer of people with disabilities. First, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Second, the public sector has a strong commitment to equality and diversity. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Third, the public sector has a strong commitment to social justice. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Fourth, the public sector has a strong commitment to the environment. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Fifth, the public sector has a strong commitment to the economy. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Sixth, the public sector has a strong commitment to the culture. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Seventh, the public sector has a strong commitment to the arts. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

Eighth, the public sector has a strong commitment to the media. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.

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Tenth, the public sector has a strong commitment to the science. This commitment is reflected in the public sector's policies and practices. For example, the public sector has a long history of employing people with disabilities. In the 19th century, the public sector was the main employer of people with disabilities. This was because the public sector was the only sector that was able to provide the support and services that people with disabilities needed.