



NILE PEARL





Since its establishment in 1975, the company has presented the Egyptian market with exquisite real estate projects in various Egyptian cities and governorates. That said, it successfully positioned itself among the most esteemed real estate developers.

The Egyptian joint stock company is equally owned by the Saudi government and the Egyptian government with a capital of 1.9 billion Egyptian pounds.

The company has a proven history of accomplishments, it delivered around 24K housing units, inhabited by more than 114K individuals and is currently working on establishing 6 new projects in Egypt.

NILE PEARL

Your key to a luxurious lifestyle

Consisting of two towers overlooking the Nile River, both 23 floors and 72 meters high. The towers are constructed to perfection, built on an area of 10,000m² in Maadi. The first tower comprises 190 residential units and the second is a five-star hotel under the management of Hilton Global Hospitality. Hilton will be offering its services to the occupants of the residential tower.

Given their prime location and breathtaking Nile view, Nile Pearl is set to become amongst the most attractive residential properties in Cairo.



NILE PEARL RATIONAL

Given the luxury and elegance of the towers developed by SED, the name need to reflect on its preciousness. That said, the chosen name for the towers is Nile Pearl.

The reason behind the chosen name is the fact that along the banks of the Nile river, the towers are as special and valuable as a Pearl. Pearl come in different colors and shades not just white. One of pearl's many colors is the same color of towers and has a strong reflection, just like a pearl does.

And since pearls are very rare to be found in rivers, the towers are the Nile's Only pearl.

It's the specular Pearl of the Nile.



RESIDENTIAL TOWER

Designed in harmony to project elegancy and exquisiteness, the residential tower is constructed with a special super deluxe finishing, that will keep you secluded from the outside world.

All apartments have either a premium full view of the Nile or a partial Nile view. At the residential tower one will insure a luxurious home in addition to an experience filled with comfort, exclusivity and prosperity with a wide range of Hilton services and facilities

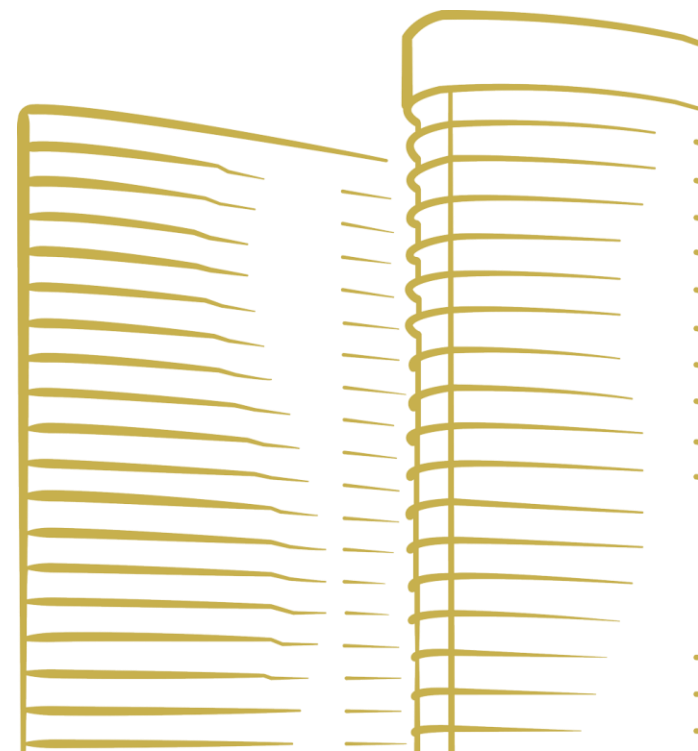


STRATEGIC LOCATION

Nile Pearl is centrally located in Maadi, one of Cairo's most luxurious districts.

Located 7km from downtown, 9.5km from Zamalek, with easy access to ring road and 30 min to Cairo International Airport.

Not only the towers are overlooking the Nile's widest spot, but also in the sight of the ancient Pyramids of Giza having them only 18km away.



SERVICES:

Hilton will provide the residents with Hospitality packages and up to 20% off on all hotel facilities. It will also manage both the public areas and internal utilities including garage, stairs, elevators, chillers, water and electricity.

The hotel food and beverage will be made accessible through a hotline. The owners will have free of charge access to the hotel pool area.

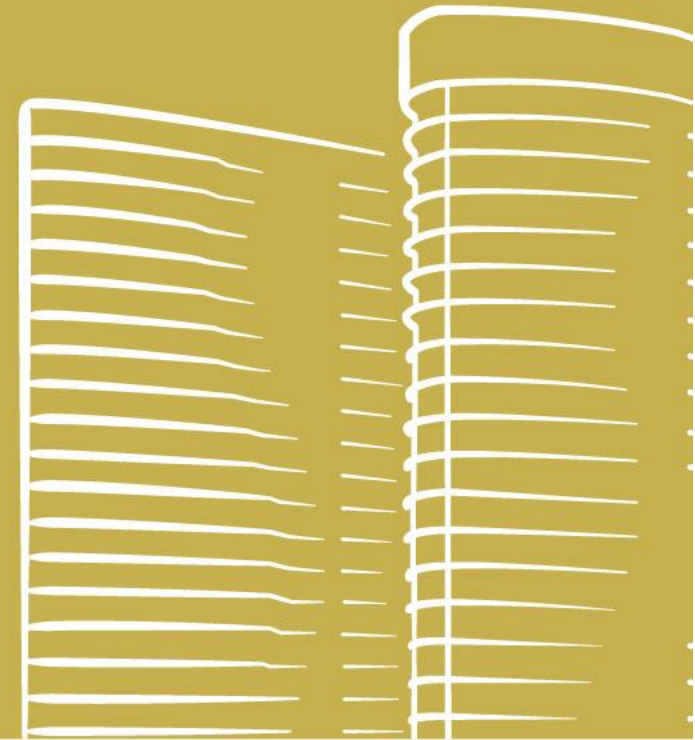


FACILITIES:

Your living experience will be a blend between the residential charm and the comfort of an exclusive resort. Connected with a uniquely designed bridge to Hilton, the residential building includes three floors occupied with spa and gym facilities, restaurants, a commercial mall and a ballroom to fill your leisure time.



GALLERY

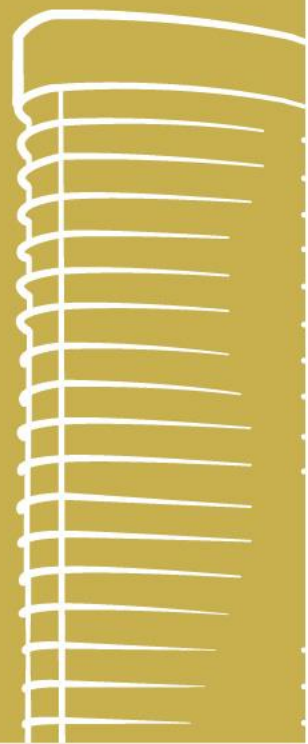




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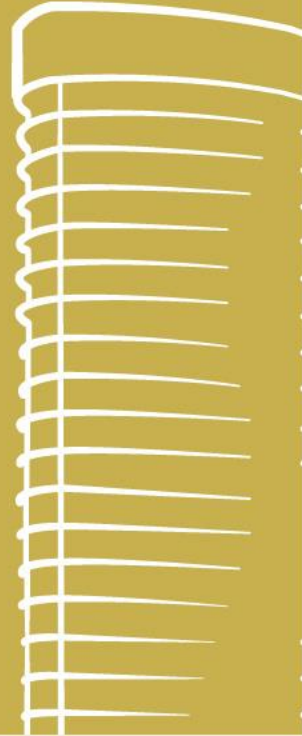


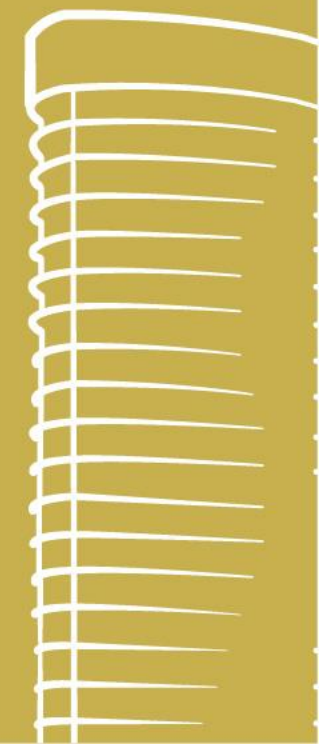
GALLERY





GALLERY

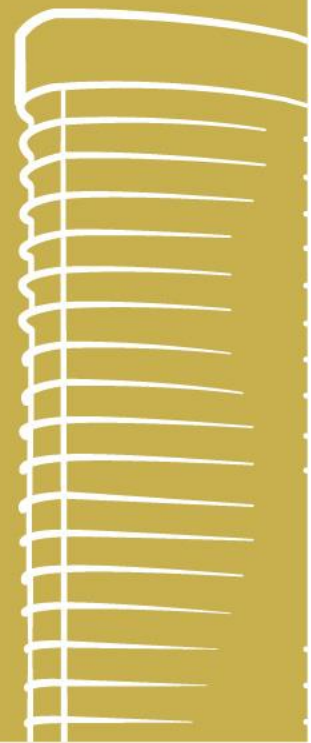




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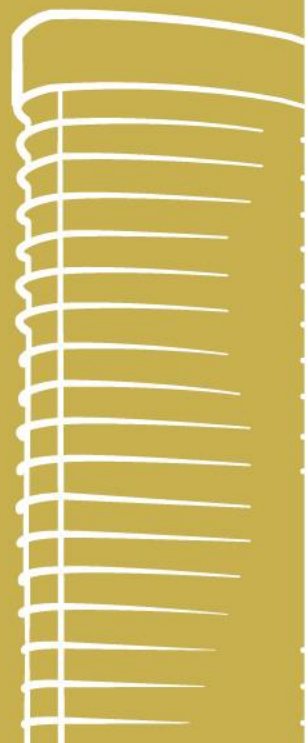


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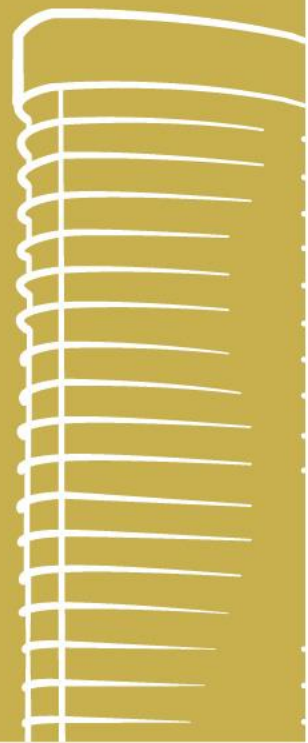




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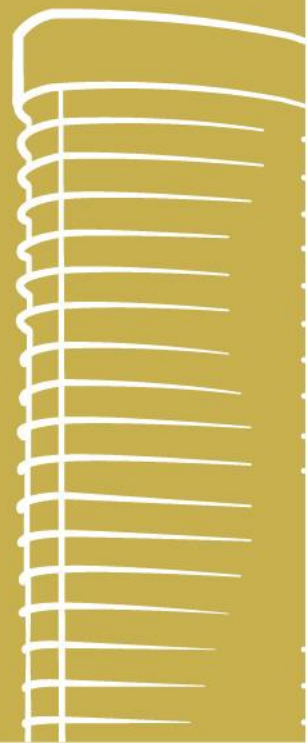


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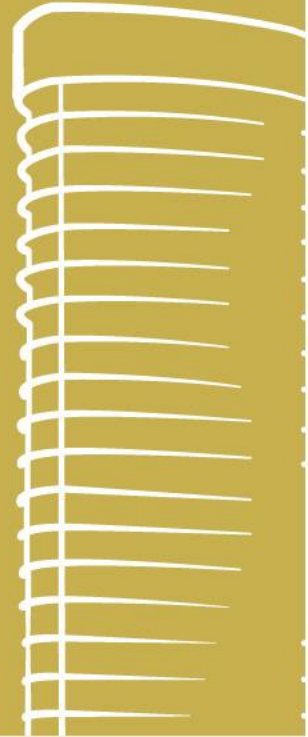


GALLERY





GALLERY



Floor Plans



Residential Tower (A)

Flat Type (A1)

Total Area 415 m²

1	ENTRANCE LOBBY	3.85	X	2.85
2	RECEPTION & DINING	10.50	X	5.45
3	LIVING	6.25	X	8.95
4	KITCHEN	5.70	X	3.60
5	OFFICE ROOM	4.85	X	4.35
6	BATHROOM	2.60	X	1.85
7	BEDROOM	4.85	X	4.35
8	BATHROOM	2.60	X	1.75
9	STORAGE	1.15	X	1.00
10	HALLWAY	8.30	X	1.45
11	BEDROOM	4.85	X	4.70
12	MASTER BEDROOM	6.30	X	4.30
13	DRESSING ROOM	4.10	X	2.20
14	BATHROOM	4.20	X	2.70
15	BATHROOM	2.65	X	2.15
16	LAUNDRY ROOM	2.20	X	2.10
17	MAID ROOM	3.00	X	2.70
18	BATHROOM	2.20	X	1.35
19	TOILET	2.35	X	1.35
20	HALLWAY	3.95	X	1.45
21	TERRACE	8.95	X	2.85



Simulate picture for Part of the Reception Hall overlooking the Nile



Simulate pictures of Bedrooms, Bathrooms & Kitchen

Residential Tower (A)

Flat Type (A2)

Total Area 430 m²

1	ENTRANCE LOBBY	3.95	X	2.85
2	RECEPTION & DINING	10.50	X	5.35
3	LIVING	9.25	X	7.35
4	KITCHEN	5.55	X	3.75
5	OFFICE ROOM	4.90	X	4.70
6	BATHROOM	2.70	X	1.85
7	BEDROOM	4.80	X	4.25
8	BATHROOM	2.65	X	1.80
9	STORAGE	1.15	X	1.00
10	HALLWAY	8.65	X	1.45
11	BEDROOM	5.15	X	4.90
12	MASTER BEDROOM	6.30	X	4.45
13	DRESSING ROOM	4.30	X	2.25
14	BATHROOM	4.25	X	2.70
15	BATHROOM	2.70	X	2.15
16	LAUNDRY ROOM	2.55	X	2.20
17	MAID ROOM	3.20	X	2.70
18	BATHROOM	2.20	X	1.60
19	TOILET	2.35	X	1.45
20	HALLWAY	4.10	X	1.45
21	TERRACE	8.90	X	2.85



Simulate picture for Part of the Reception Hall overlooking the Nile

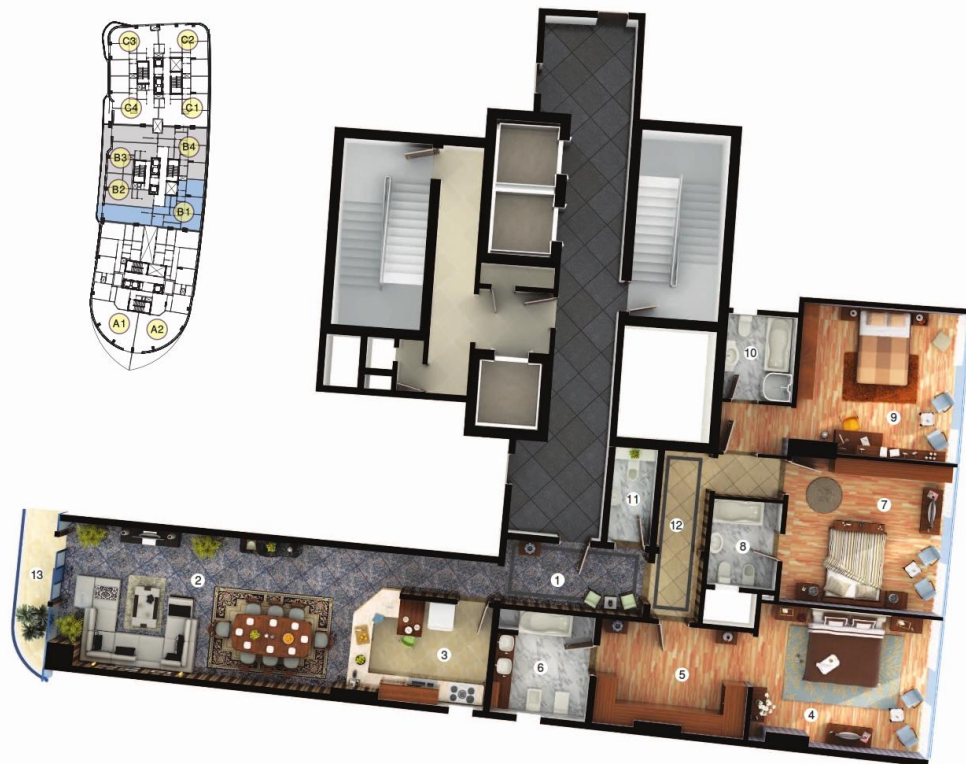


Simulate pictures of Bedrooms, Bathrooms & Kitchen

Residential Tower (B)

Flat Type (B1)

Total Area 261 m²



1 ENTRANCE LOBBY	4.35 X 2.05	6 BATHROOM	3.00 X 3.20	11 TOILET	3.05 X 1.45
2 RECEPTION & DINING	8.75 X 4.40	7 BEDROOM	4.80 X 4.45	12 HALLWAY	5.15 X 1.55
3 KITCHEN	4.20 X 3.20	8 BATHROOM	2.60 X 2.15	13 TERRACE	4.35 X 1.30
4 MASTER BEDROOM	5.30 X 4.15	9 BEDROOM	4.90 X 4.45		
5 DRESSING ROOM	4.65 X 3.25	10 BATHROOM	2.60 X 2.25		



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

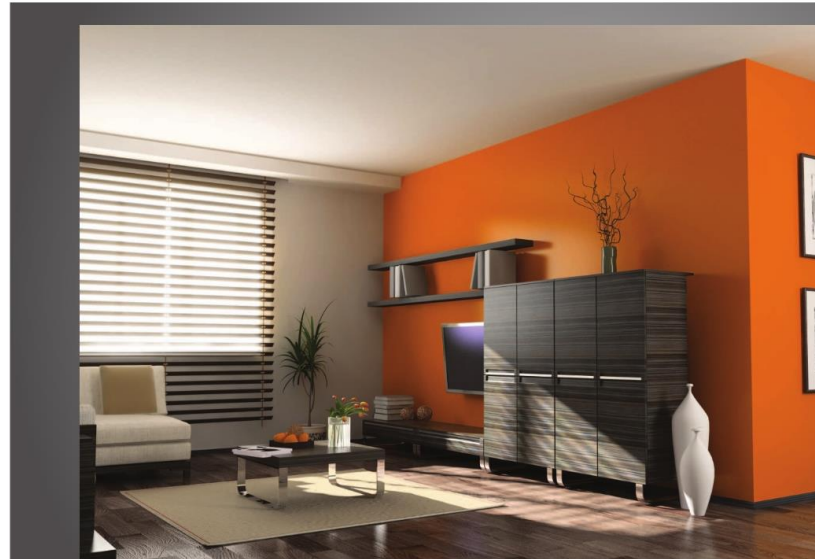
Residential Tower (B)

Flat Type (B2)

Total Area 123 m²



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

Residential Tower (B)

Flat Type (B3)

Total Area 124 m²



- | | | | |
|-------------------|-------------|------------|-------------|
| 1 RECEPTION | 4.05 X 2.05 | 5 BATHROOM | 3.80 X 2.75 |
| 2 LIVING & DINING | 8.00 X 4.50 | 6 TOILET | 2.40 X 1.40 |
| 3 KITCHEN | 2.90 X 2.40 | 7 TERRACE | 7.90 X 1.15 |
| 4 BEDROOM | 4.55 X 3.80 | | |



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

Residential Tower (B)

Flat Type (B4)

Total Area 261 m²



1 ENTRANCE LOBBY	4.35 X 2.05	6 BATHROOM	4.35 X 3.10	11 HALLWAY	5.25 X 1.60
2 RECEPTION & DINING	7.90 X 4.25	7 BEDROOM	5.00 X 4.45	12 TOILET	4.25 X 2.15
3 KITCHEN	3.90 X 3.05	8 BATHROOM	2.60 X 2.15	13 TERRACE	3.15 X 1.45
4 MASTER BEDROOM	5.40 X 4.45	9 BEDROOM	4.80 X 4.40		
5 DRESSING ROOM	3.30 X 3.25	10 BATHROOM	2.65 X 2.25		



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

Residential Tower (C)

Flat Type (C1)

Total Area 189 m²



1 ENTRANCE LOBBY	3.05 X 2.95	4 BEDROOM	4.75 X 4.30	7 BATHROOM	2.60 X 2.25
2 RECEPTION & DINING	11.90 X 4.30	5 BATHROOM	2.60 X 2.15	8 HALLWAY	3.05 X 1.35
3 KITCHEN	3.85 X 3.05	6 BEDROOM	4.75 X 4.45	9 TOILET	2.30 X 1.35



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

Residential Tower (C)

Flat Type (C2)

Total Area 194 m²



1 ENTRANCE LOBBY	4.85 X 2.95	4 BEDROOM	4.75 X 4.60	7 BATHROOM	2.60 X 2.25
2 RECEPTION & DINING	12.05 X 4.55	5 BATHROOM	2.80 X 2.15	8 HALLWAY	5.20 X 1.40
3 KITCHEN	3.95 X 3.05	6 BEDROOM	4.75 X 4.40	9 TOILET	2.30 X 1.35



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

Residential Tower (C)
Flat Type (C3)
Total Area 199 m²



1 ENTRANCE LOBBY	3.60 X 3.00	4 BEDROOM	5.15 X 4.35	7 BATHROOM	2.60 X 2.05
2 RECEPTION & DINING	10.45 X 4.50	5 BATHROOM	2.60 X 2.00	8 HALLWAY	4.50 X 1.60
3 KITCHEN	3.80 X 2.50	6 BEDROOM	5.15 X 4.25	9 TOILET	2.60 X 2.00
				10 TERRACE	6.80 X 1.20



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

Residential Tower (C)
Flat Type (C3)
Total Area 199 m²



1 ENTRANCE LOBBY	3.60 X 3.00	4 BEDROOM	5.15 X 4.35	7 BATHROOM	2.60 X 2.05
2 RECEPTION & DINING	10.45 X 4.50	5 BATHROOM	2.60 X 2.00	8 HALLWAY	4.50 X 1.60
3 KITCHEN	3.80 X 2.50	6 BEDROOM	5.15 X 4.25	9 TOILET	2.60 X 2.00
		10 TERRACE	6.80 X 1.20		



Simulate picture for a Bedroom overlooking the Nile



Simulate picture for Part of the Reception Hall overlooking the Nile

THANK YOU

