



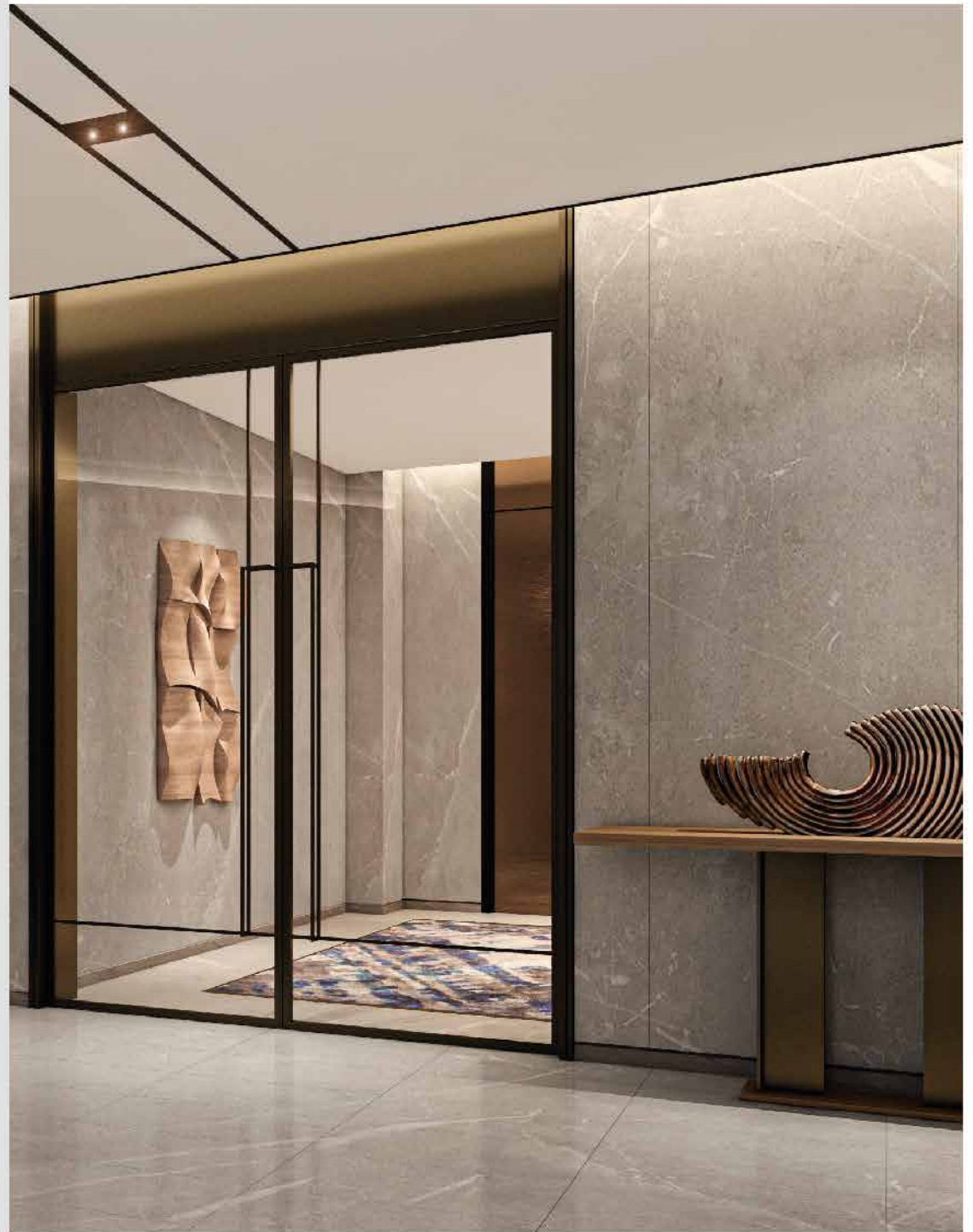
THE DEVELOPER

A Capital was founded to shape a path forward as a game-changer in the realm of real estate investment. A Capital smartly meets the contemporary needs of A signature class segments by weaving intricate elements of timeless luxury, impeccable service and breathtaking nature in a tapestry of authenticity to teleport guests into a new opulent dimension where contemporary living is truly superior. A Capital takes pride in its very prestigious milestone, partnering with world-class Marriott Residence. Marriott Residences Cairo is developed by A Capital Holding, managed and operated by



"A Capital aims to curate exquisitely crafted destinations that transcend expectations, leaving our guests with memories that last a lifetime.

We are committed to transform every location into a captivating tapestry of refined elegance where impeccable service and attention to detail converge to create an oasis of indulgence"



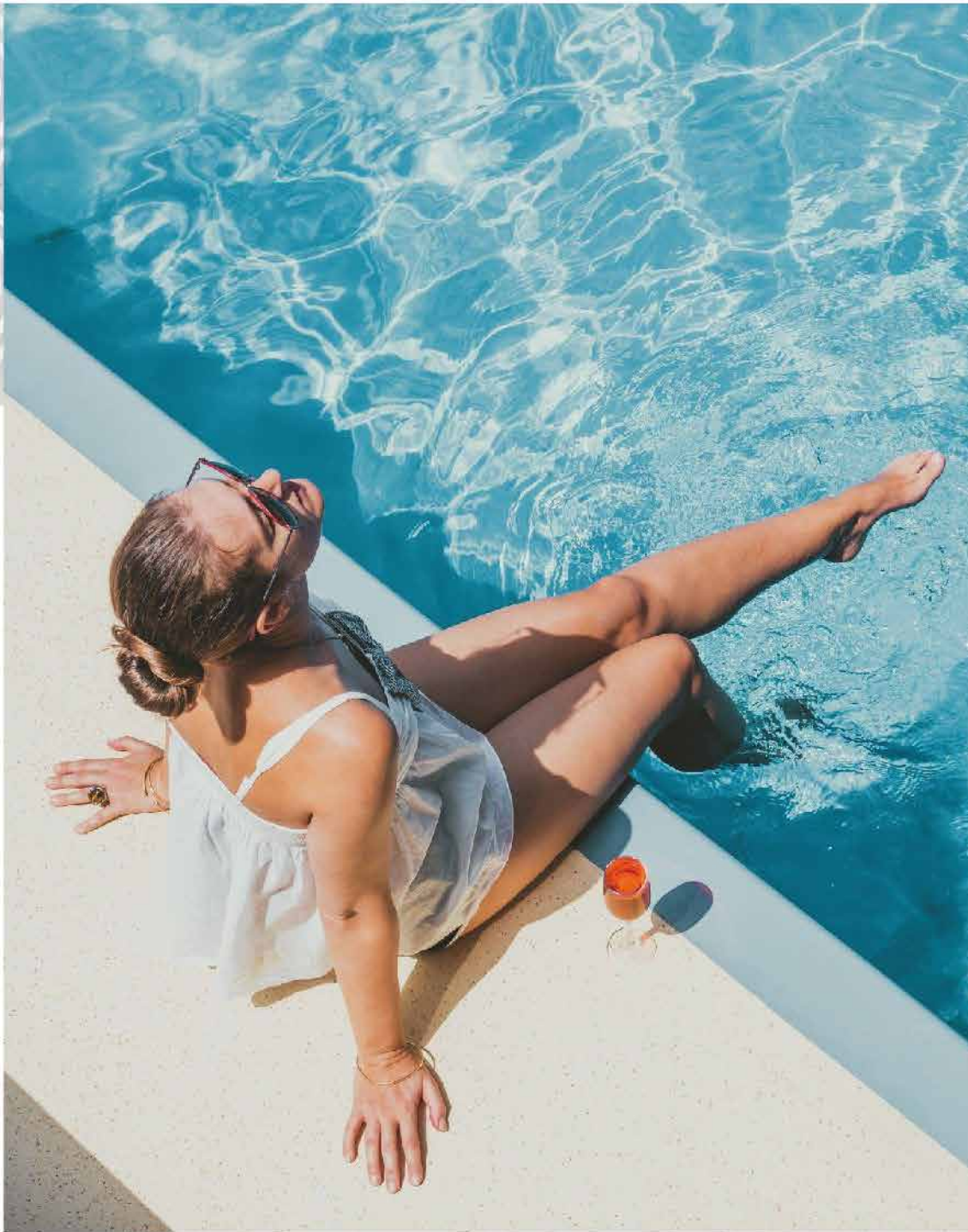
LETTER FROM THE CEO

A Capital's vision goes beyond the mere acquisition of physical assets. We strive to create exceptional destinations that transcend the ordinary and leave an indelible mark. Through strategic investments that put meticulous attention to detail, personalized hospitality, and a deep respect for local environments, we promise to curate transformative journeys that inspire and connect people from all walks of life. A Capital's journey begins with a team of brilliant minds, armed with a deep understanding of the intricate tapestry that weaves together real estate development and timeless luxury. Our foresight enables us to identify hidden gems, as well as the unexplored potential nestled within urban and coastal landscapes to present gateways of true enchantment. We strive to bring fully-comprehensive destinations to life that not only cater to contemporary lifestyles, but also transform the way people live, connect and enjoy in self-sufficient environments that truly enrich everyday ordinary.

We have acquired and developed exceptional properties in breathtaking destinations, each with its own unique charm and allure. From boutique hotels nestled in historic city centers to luxurious resorts set against pristine coastlines, our destinations have garnered accolades and captured the hearts of discerning travelers. Looking ahead, A Capital aims to leverage such expertise with a clear vision that ensures guests are transported to a new realm where dreams become a fully-livable reality.

We are committed to being at the forefront of the real estate industry and we will continue to invest strategically, identifying opportunities that align with our core values of sustainability, inclusivity, and exceptional experiences. Our aim is to create a network of interconnected destinations that redefine integrated living, leaving an enduring legacy for generations to come.

Salah Amour

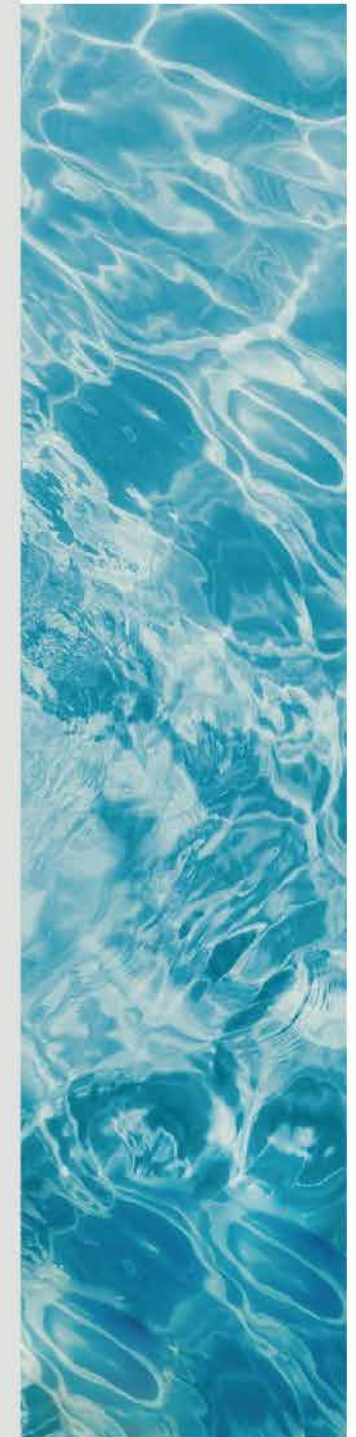


IMAGINE LIVING HERE

As the first Marriott® branded residence in Heliopolis, Marriott Residences Heliopolis, Cairo, welcomes you home to effortless living, inspired by the Marriott experience.

The Residences provide an escape from runways and walkways to a home of privacy, luxury and convenience.

Ensuring everything you will ever need is all within reach. Whether you're working remotely, entertaining guests, enjoying a spa day, or getting fit, it's all available at The Residences.





AT HOME, IMPECCABLE SERVICE

Apartments provide year-round living and leisure with facilities and services that soothe and refresh, with stunning design-led residences customised to your specific tastes.

Owners benefit from a dedicated professional staff that includes concierge services, in-residence dining, first-class exercise programmes and recreation, daily house-keeping, and a range of à-la-carte facilities tailored to your specific needs.

As a Residences owner, your particular preferences are catered-to by a dedicated team of specialists who provide you with unmatched service and the sophisticated facilities you've come to expect and enjoy.





THE CONVENIENCE OF HOTEL-INSPIRED LIVING IN THE COMFORT OF YOUR HOME

Establish yourself in Cairo at our first-of-its-kind residences with dedicated staff and unique amenities on-site.

The Residences provides full-suite services 24 hours a day, 365 days-a-year including food and beverage offerings on-site and in-residence dining.

Return home to in-residence dining and recover with leisure and recreational activities to inspire the mind.

Personalized à la carte services to match your specific requirements. Grocery shopping, child care, delivery services, and valet cleaning are all available, as well as valet parking and limousine reservations.

The on-site exercise centre will invigorate your body and rejuvenate your soul.





PAY-AS-YOU-GO CONCIERGE SERVICES:

- NANNY/CHILD CARE
- PERSONAL SHOPPING
- BUSINESS EQUIPMENT RENTAL
- ADMINISTRATIVE/PERSONAL ARRANGEMENTS
- ASSISTANT SERVICES
- LAUNDRY, DRY CLEANING
- CAR WASHING
- COMPUTER TECHNOLOGY ASSISTANCE
- TRANSLATION SERVICES
- HOUSEKEEPING SERVICES
- HANDY-MAN SERVICES
- PEST CONTROL
- MAIL & PACKAGE
- EVENT & FOOD SERVICES
- PERSONAL CHEF
- GROCERY/FOOD DELIVERY
- PARTY, FUNCTION & EVENT PLANNING
- MEETING/CONFERENCE ROOMS
- PERSONAL TRAINER
- IN-RESIDENCE SPA TREATMENT

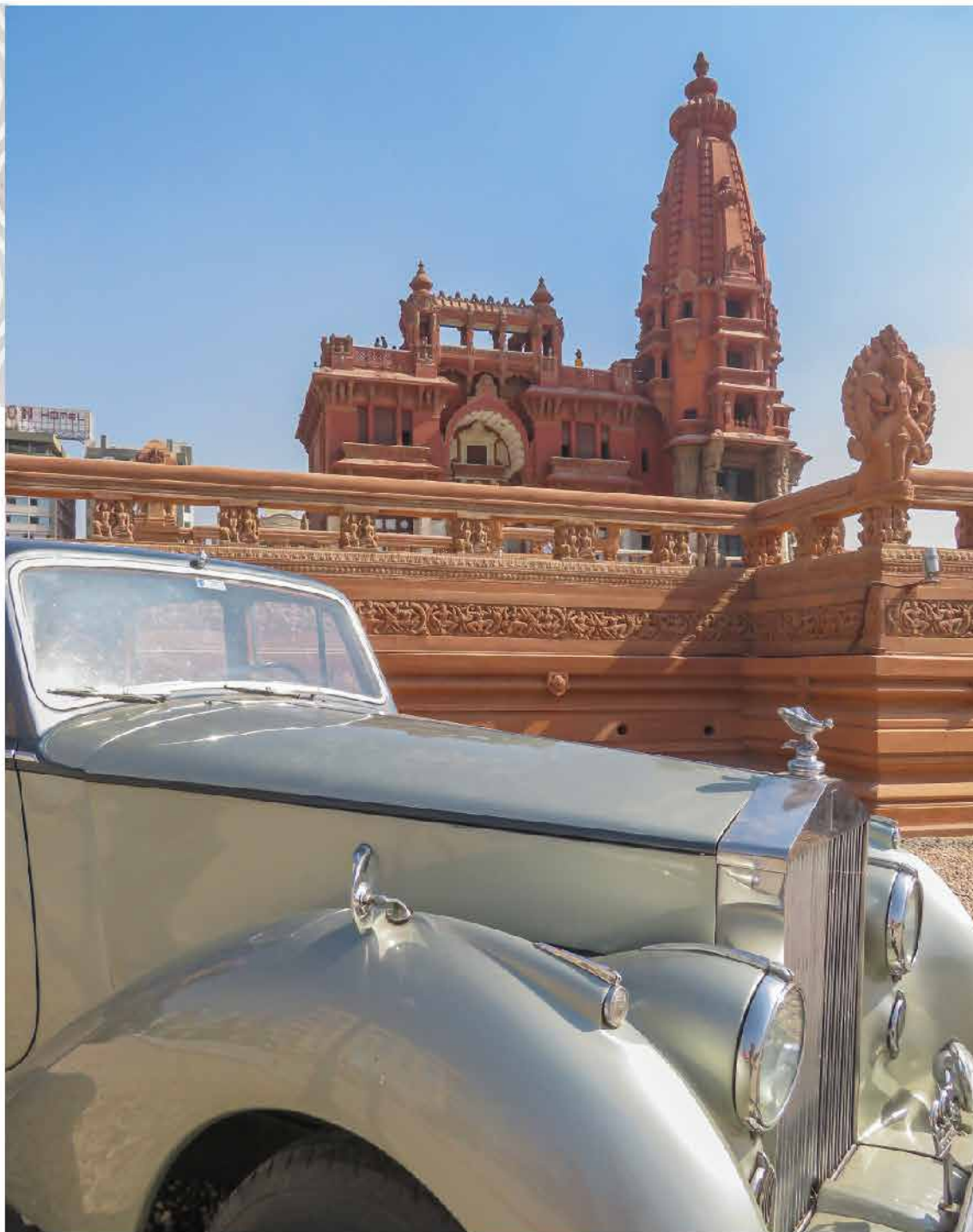




RESIDENCE OWNERS CAN ENJOY THE AMENITIES:

- RESERVATION SERVICES
 - AIRLINE/PRIVATE AIR
 - RESTAURANT/THEATER & ENTERTAINMENT
 - SPA & SALON
 - CAR / LIMOUSINE RENTAL & HOTEL
 - TOUR
 - WAKE-UP CALLS & BUSINESS CENTER SERVICES
- 24 HOUR STAFFED SECURITY
- HOUSEKEEPING SERVICES OF COMMON AREAS
- COMMON AREA MAINTENANCE
- PEST CONTROL
- POOL
- LANDSCAPING
- DOORMAN, BELLMAN & BUTLER
- ASSISTANCE & DELIVERY OF PACKAGES
- DAILY TRASH REMOVAL MOVE-IN
- EMERGENCY KEY SERVICE
- DAILY CLEANING OF FITNESS AREAS
- LOCKER ROOMS, STEAM AND SAUNA, POOL
- POOL TOWELS, REFRESHMENT STATION



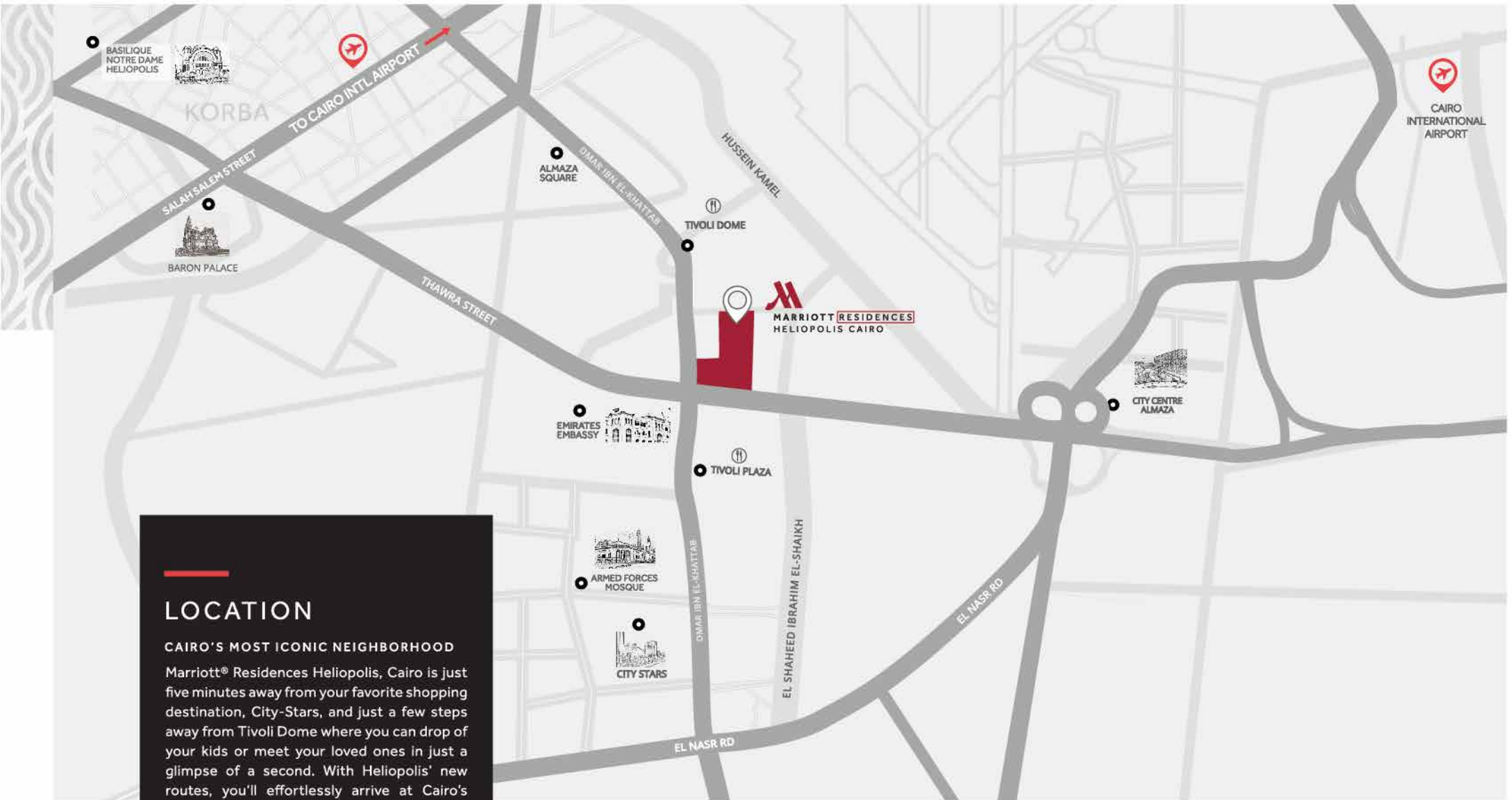


THIS WAY HOME...

The bustling center of Heliopolis offers a variety of shopping and dining options for individuals, couples, and families. City Centre Almaza and City Stars provide a wide array of entertainment options, including VOX cinemas, diverse restaurants and engaging shopping experiences. In addition, opulent cafes and the eateries at Tivoli Dome,

Luxury meets location within a short driving range from The heart of Heliopolis, Korba, where you can relish for a night out in a classical Fine Dining experience.





LOCATION

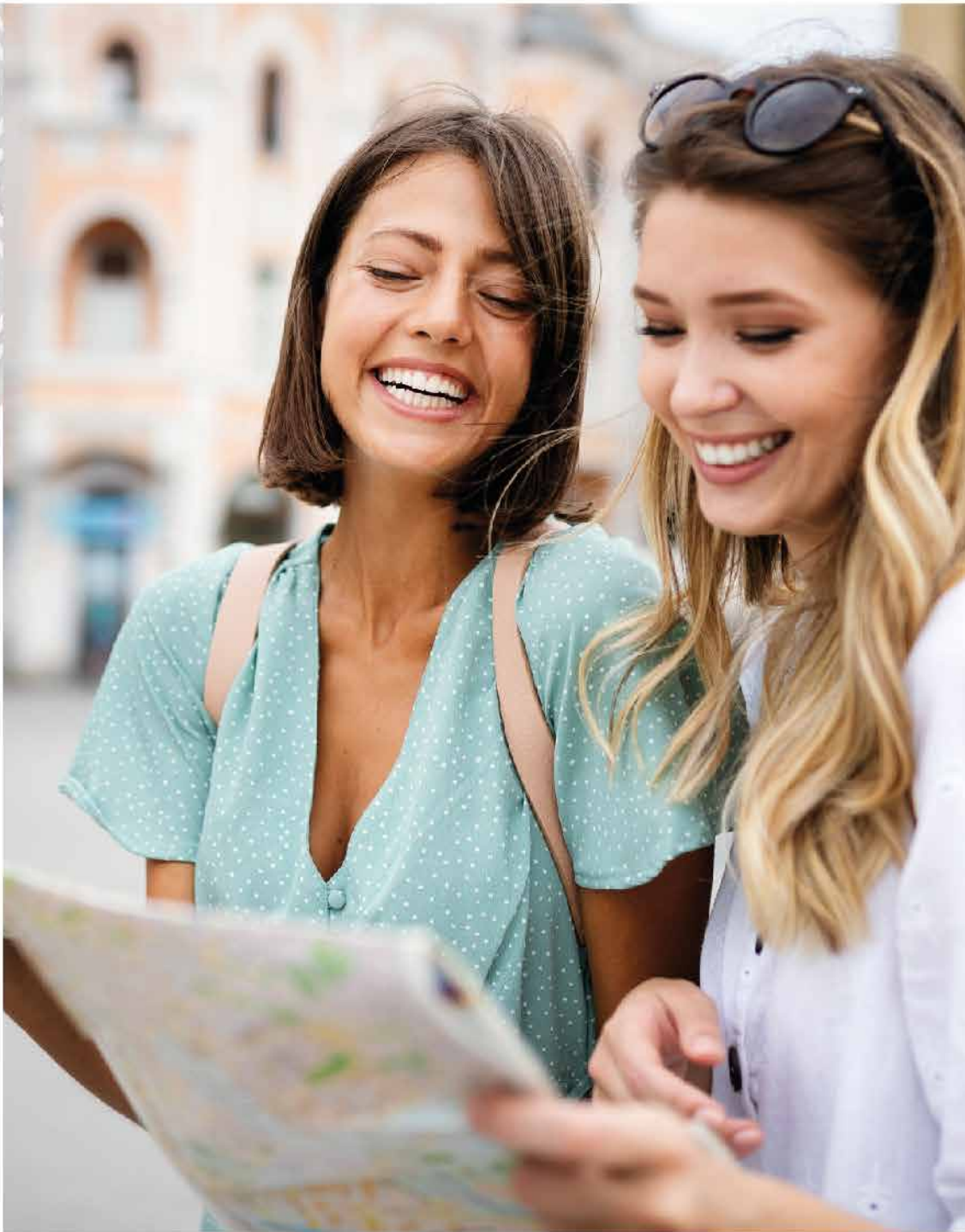
CAIRO'S MOST ICONIC NEIGHBORHOOD

Marriott® Residences Heliopolis, Cairo is just five minutes away from your favorite shopping destination, City-Stars, and just a few steps away from Tivoli Dome where you can drop of your kids or meet your loved ones in just a glimpse of a second. With Heliopolis' new routes, you'll effortlessly arrive at Cairo's International Airport in just 10 minutes and New Cairo in only 10 minutes.

At Marriott Residences Heliopolis Cairo, any destination you choose, is just right around the corner.

DISTANCES

 KORBA DISTRICT	 NEW CAIRO	 CAIRO INTERNATIONAL AIRPORT	 THE AMERICAN UNIVERSITY IN CAIRO	 MAADI	 NEW CAPITAL	 AIN SOKHNA
5 mins	10 mins	10 mins	20 mins	30 mins	50 mins	90 mins



ELITE MARRIOTT BONVOY MEMBERSHIP

Owners of Marriott Residences Heliopolis are privy to premium benefits, including a complimentary membership in Marriott Bonvoy. This allows them to take advantage of exclusive savings, room upgrades, reservation assistance, and a plethora of other amenities at all of our properties around the world. Enjoy the benefits of being an owner of Marriott Residences Heliopolis wherever your travels may take you.



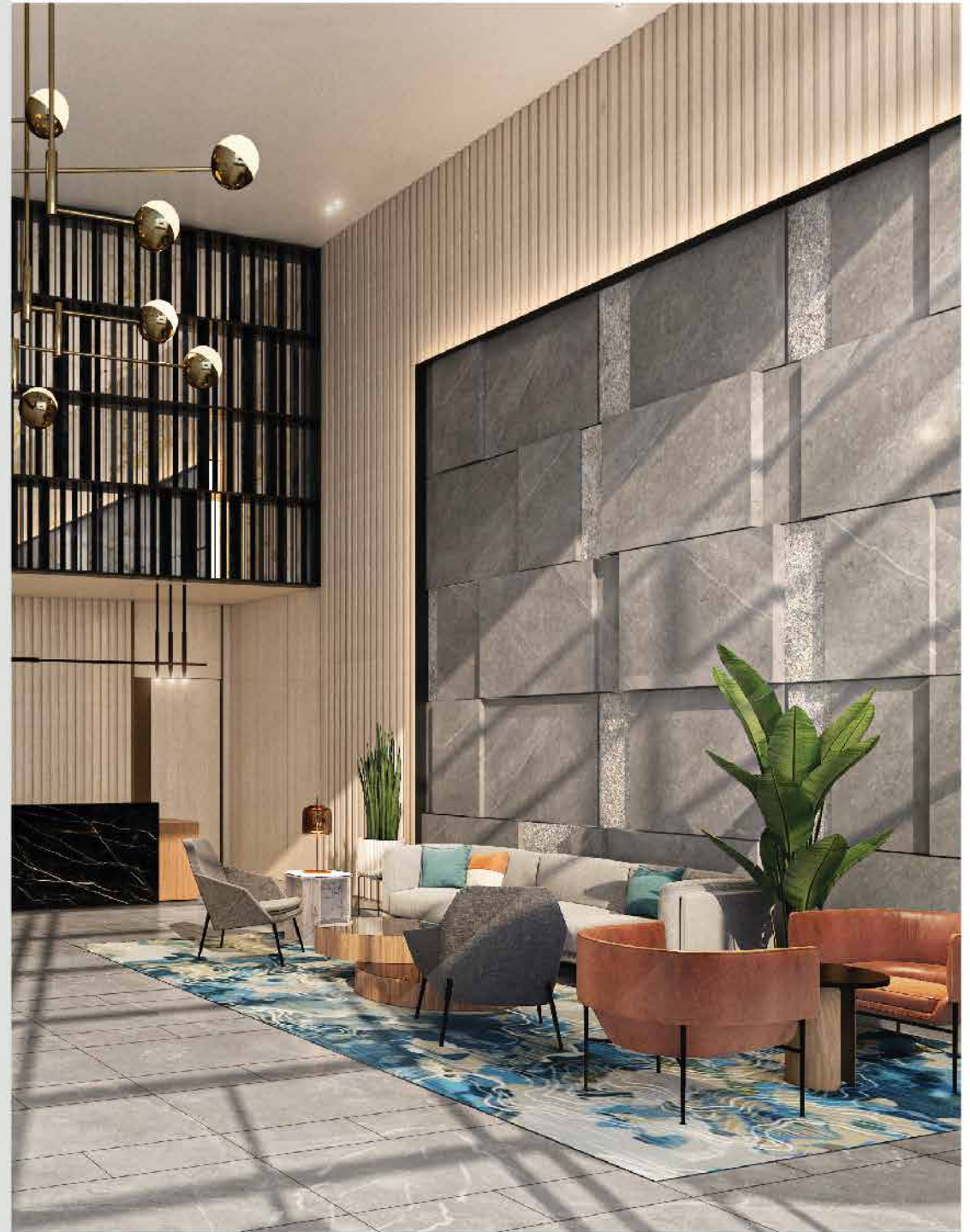


INTENDED TO INSPIRE AND REJUVENATE BODY AND MIND

Marriott Residences Heliopolis, Cairo are thoughtfully designed to inspire and rejuvenate the body and mind in well-crafted and breathtaking style.

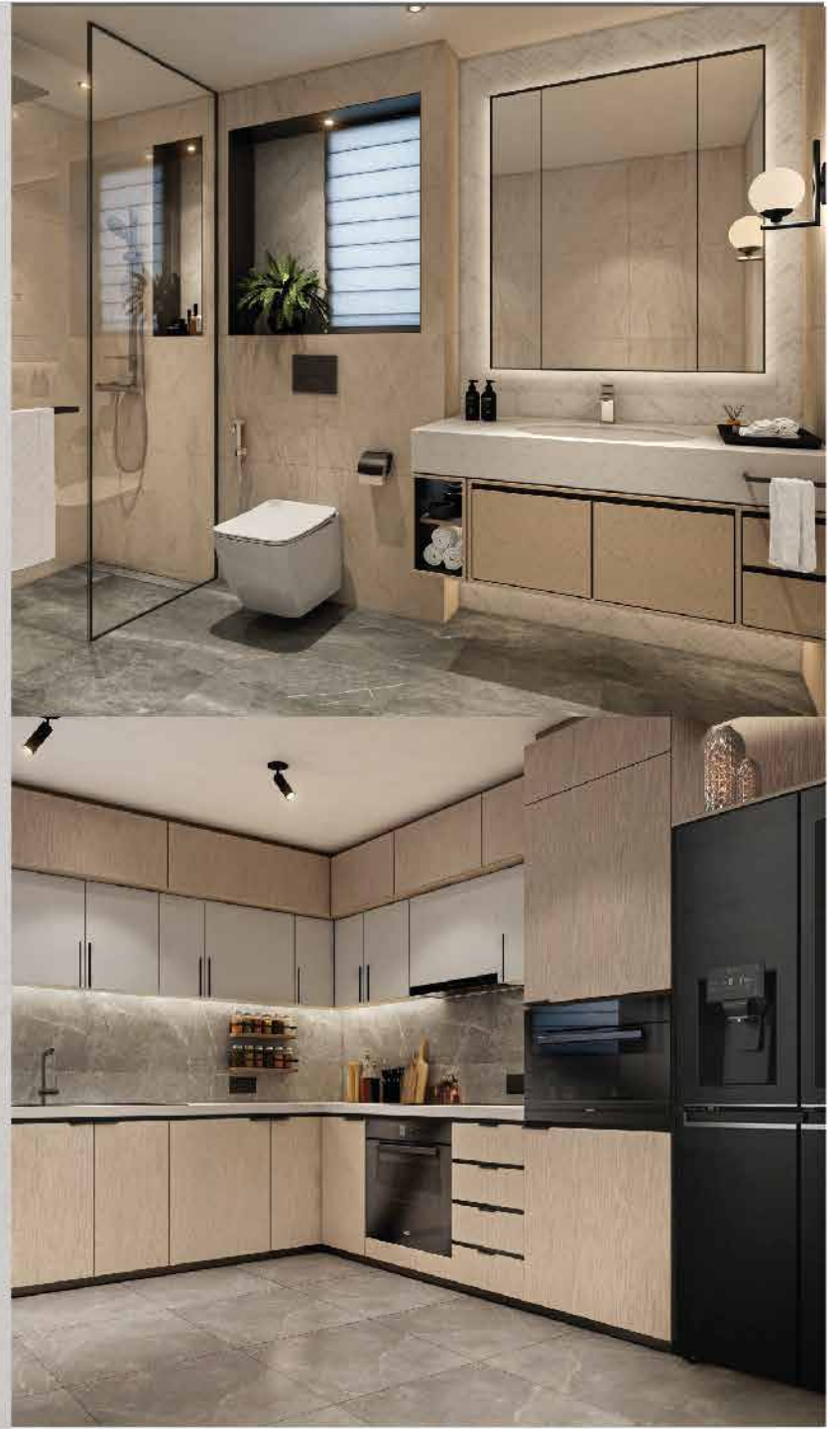
This new standard of living for working professionals, boasts sleek and minimalistic design with a perfect balance of raw and polished finishes. No aspect has been overlooked in creating a luxurious and comfortable environment.

Experience the feeling of being pampered, while enjoying the privacy and spaciousness of your own living area, which is outfitted with tasteful decor and top-notch amenities. The Residences is a home that is in harmony with your fast-paced city lifestyle, offering the perfect combination of convenience and elegance.











"Any Concept Renderings as shown for the residences are representative only, and the Developer reserves the right to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit."

PARTNERS

WATG CONCEPT DESIGN

A global multi-disciplinary design firm specializing in strategy, master planning, architecture, landscape and winery interiors. Creative, world-traveling professionals design landmark urban and leisure destinations with eight offices across three continents.

Shangri-La Maldives
The Ritz-Carlton Xi'an, China
Atlantis The Palm, UAE

KRISTINA ZANIC CONSULTANT, KZC INTERIOR DESIGNER

Kristina is a prominent figure in interior design in asia and the middle east. Her recognition may be seen in the form of a number of international and local design awards. Designs inspired by her desire to travel and to explore foreign cultures.

The Ritz-Carlton Ras Al Khaimah, UAE
Domes Miramare, A Luxury Collection Resort, Corfu, Greece
Hilton Resort & Spa, Ras Al Khaimah, UAE

BERNARD MALLAT LANDSCAPE DESIGN

BM Architects operates in the region and overseas, producing contemporary work in architecture, urban, interior, product and stage design. the firm collaborates with a number of other designers and firms notably a partnership with wz architects.

Solaris Towers, Beirut
Sky Tower, Beirut
Beach House Resort, Caribbean Island of Grenada.



SALES GALLERY:

311A, Al-Thawra St. intersecting with Omar Ibn Al-Khattab St.
in front of Dar Al-Ishara.

DISCLAIMER:

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