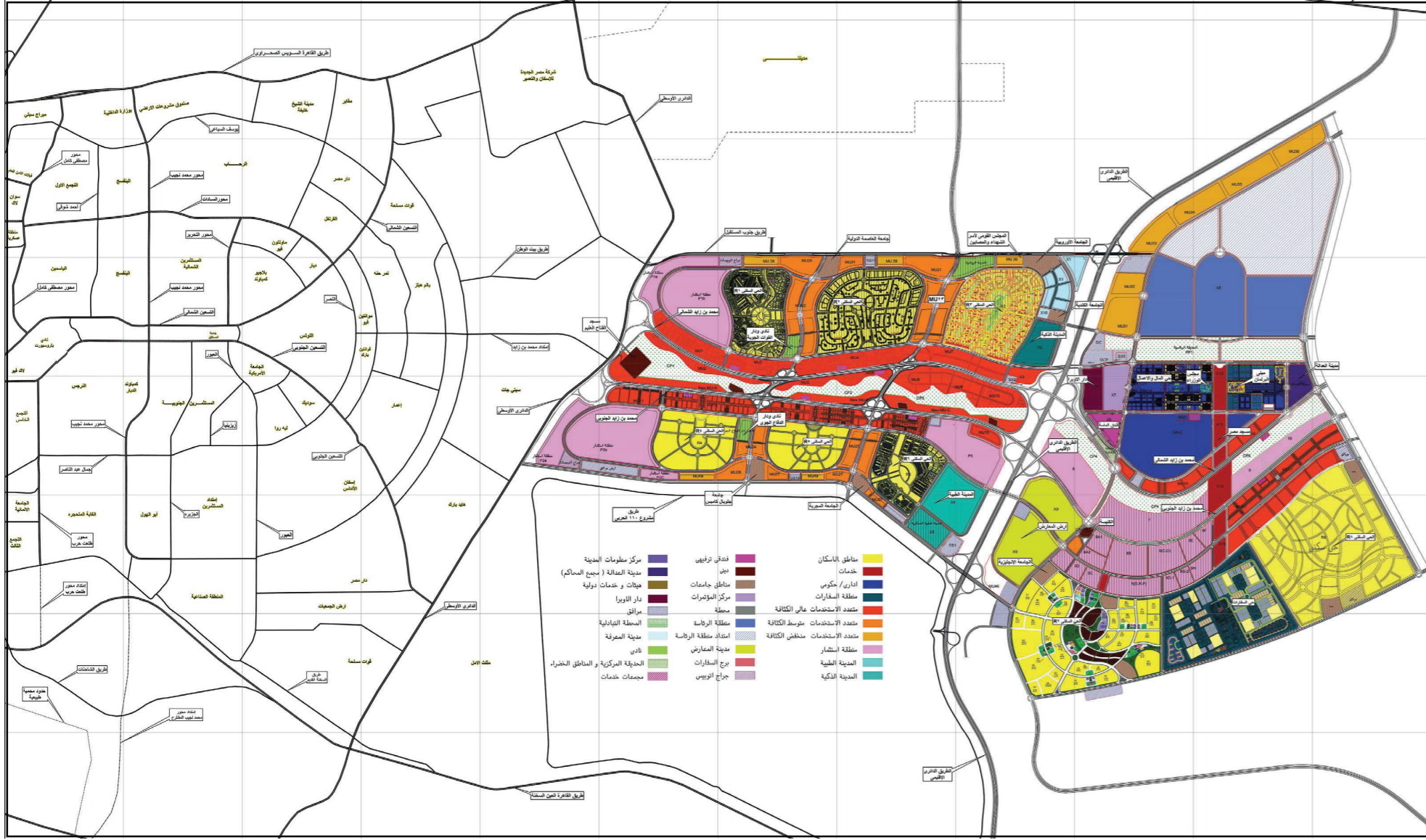




CAPITAL HEIGHTS

NEW CAPITAL



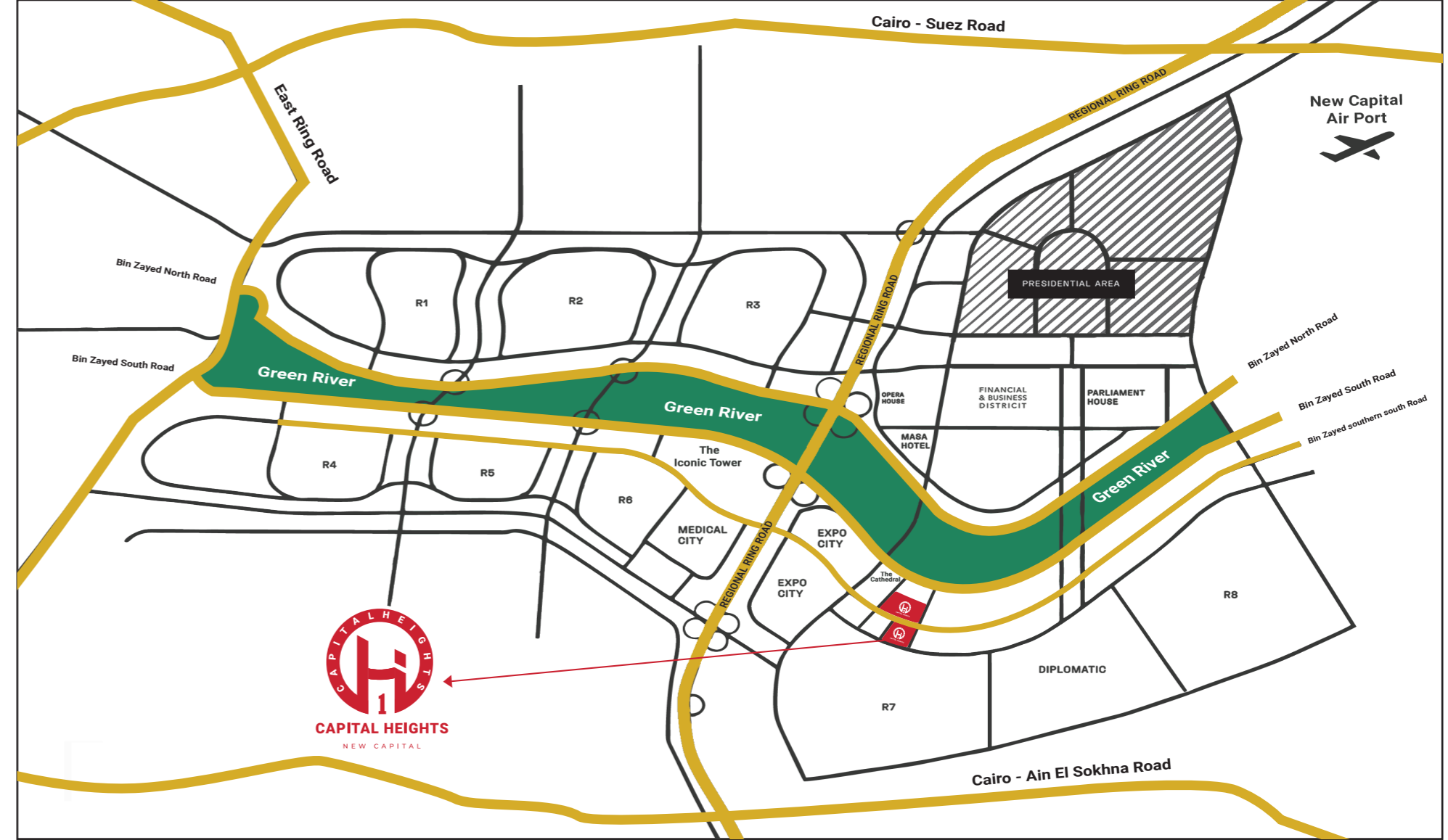


The New Administrative Capital Location

The New Administrative Capital is a city designed to address the challenges of overcrowding and traffic in Cairo. It's a hub for government, business, and cultural activities that positions Egypt for a prosperous future. The capital covers an area of 170 thousand acres and is located north of Cairo-Suez desert road, Shrouk City Capital Gardens, and Badr City. It is also located south of Cairo-Ain Sokhna road and the eastern desert, and 80 kilometers away from Suez city on the east and New Cairo on the west. The administrative capital is easily accessible from Cairo and other major Egyptian cities through a network of planned highways and railways. Its vast area provides enough space for future growth and development.

موقع العاصمة الإدارية الجديدة

العاصمة الإدارية الجديدة هي مدينة مصممة لمواجهة تحديات الازدحام وحركة المرور في القاهرة. إنها مركز للأنشطة الحكومية والتجارية والثقافية التي تضع مصر في مستقبل مزدهر. تغطي العاصمة مساحة 170 ألف فدان وتقع شمال طريق القاهرة - السويس الصحراوي، وحدائق مدينة الشروق، ومدينة بدر. كما تقع جنوب طريق القاهرة - العين السخنة والصحراء الشرقية، وتبعد 80 كيلومترا عن مدينة السويس شرقا والقاهرة الجديدة غربا. يمكن الوصول إلى العاصمة الإدارية بسهولة من القاهرة والمدن المصرية الكبرى الأخرى من خلال شبكة من الطرق السريعة والسكك الحديدية المخطط لها. حيث توفر مساحتها الشاسعة مساحة كافية للنمو والتطور في المستقبل.



CAPITAL HEIGHTS 1 LOCATION

If you're seeking a prime location, look no further than Capital Heights 1. Capital Heights 1 is one of SUD residential projects at The New Administrative Capital Built on the principles and Innovative concepts of smart residential life on an area of 50 acres. Located in one of the most dynamic areas of the New Administrative Capital, it's adjacent to the Embassies District, the Exhibition City, and the Medical City. Additionally, Capital Heights 1 is conveniently close to the Green River, destined to be the region's most vital area. The compound provides a wide range of services and recreational areas that guarantee a perfect life for all family members. Moreover, It is provided with a world-class security system for the safety and security of every single member of your family.

موقع كابيتال هايتس 1

إذا كنت تبحث عن موقع متميز، فأليك كابيتال هايتس 1. كابيتال هايتس 1 هو إحدى مشروعات شركة الصقوة للتطوير العمراني في العاصمة الإدارية الجديدة، يتم بناءه على أسس ومفاهيم الحياة السكنية الذكية بمساحة 50 فدان، ويوجد به العديد من الخدمات والمناطق الترفيهية التي تضمن الحياة المثالية لكافة أفراد الأسرة. حيث يقع الكمبوند في أكثر المناطق الحيوية في العاصمة الإدارية الجديدة إلى جانب حي السفارات ومدينة المعارض والمدينة الطبية بجوار النهر الأخضر المهيا ليكون شريان الحياة للمنطقة. يتميز الكمبوند بأفضل الخدمات التي تجعل منها المنطقة المثالية للسكن في المستقبل، كما أننا لم نغفل أهمية تزويد الكمبوند بأحدث أنظمة المراقبة حرصاً على سلامة كل فرد في العائلة.



MASTER PLAN GROUND FLOOR



- Lake Residence 1
- Lake Residence 2
- Hill Residence 1
- Hill Residence 2
- The Fountain
- The Jungle
- Capital HUB



MASTER PLAN TYPICAL FLOOR



- Lake Residence 1
- Lake Residence 2
- Hill Residence 1
- Hill Residence 2
- The Fountain
- The Jungle
- Capital HUB



CAPITAL HEIGHTS
NEW CAPITAL

PROJECT ZONES

LAKE RESIDENCE 1-2

The lake Time !

In our continuous efforts to enhance the beauty of the neighboring area to our home, we've developed two lake residential areas within Capital Heights 1. These residences feature water passing between the houses, creating an impressive sight. Lake Residence 1 is positioned right in the heart of the compound, while Lake Residence 2 is situated on the outskirts. Both areas consist of 29 blocks, each with its serene swimming pool.

درصاً منا علي تجميل شكل المكان المجاور لمنزلك والعمل على راحتك , تضم كايتهال هايټس 1 منطقتين تمر خلالهما البحيرات العذبة, وتقع منطقة البحيرات الأولى في وسط المنتجع , بينما تقع منطقة البحيرات الثانية على أطرافه. تم بناء المنطقتين لتضم عدد ٢٩ عمارة سكنية وحمامات سباحة



HILLS RESIDENCE 1-2

Be a Hill Seeker !

Nestled on the edges of two high hills, Capital Heights 1 features two residential areas known as the Hills Residences 1 & 2. These areas are strategically built on two facing sides of the compound, providing easy access to all regions, with swimming pools in each area and all the facilities you could ask for. Enjoy an extra-magnificent view while maintaining the privacy you deserve. The Hills residential areas are designed to accommodate 12 blocks each.

على جانبي إثنين من الهضاب العالية وعلى جانبي كمبوند كابيتال هايتس 1 تجدون منطقة المرتفعات 1 ومنطقة المرتفعات 2. تحتويان على حمامات سباحة ومناظر طبيعية تسحر القلوب. تم بناء المنطقتين لتضم عدد 12 عمارة سكنية، لتحصل علي كامل الخصوصية التي تستحقها بجانب رؤيتك الدائمة لأروع مشاهد الطبيعة



The FOUNTAIN

Your Way To Happiness !

At the heart of Capital Heights 1 lies the Fountain residential area, where everyone's happiness is discovered. This area comprises 5 blocks, offering breathtaking views of the landscape for your ultimate pleasure.

في كابيتال هايتس 1 تعمل دائما على إسعاد كل فرد، لذا تعتبر منطقة النافورة الراقصة إحدى أهم علامات الكمبوند . في داخلها، تجد نفسك في عالم آخر، عالم من المناظر الخلابة حيث ترقص فيه النافورات على أنغام الطبيعة . في وسط الكمبوند وتضم منطقة النافورة 0 عمارات سكنية صممت ببراعة لتوافق ذوقك الخاص



The JUNGLE

Collect Fun Moments!

On the eastern side of the compound, featuring 9 blocks lies The Jungle! This vibrant area offers mesmerizing entertainment and fun experiences, from swimming pools and kids' areas to green spaces and family parks, not to mention barbecue spots where you can gather and enjoy time with loved ones.

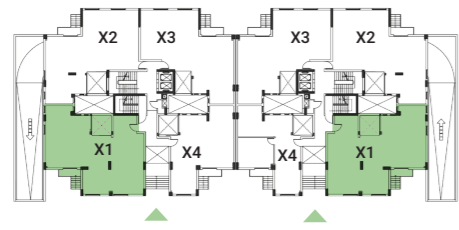
إذا كنت من المحبين للأنشطة الترفيهية والتجمعات الأسرية، توجه لمنطقة الأشجار في كابيتال هايتس 1 وتحتوي على عدد 9 عمارات سكنية في تلك المنطقة، كن مستعداً لتفعل كل ما تحب بدءاً من رياضة السباحة، ركوب الدراجات، قضاء أطلي الأوقات مع أسرتك و جلوسك في مساحات خضراء واسعة



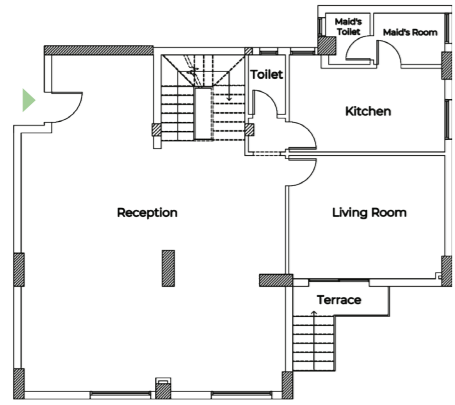
TYPE A
(SPACE ONLY)



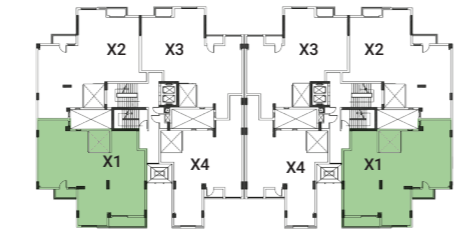
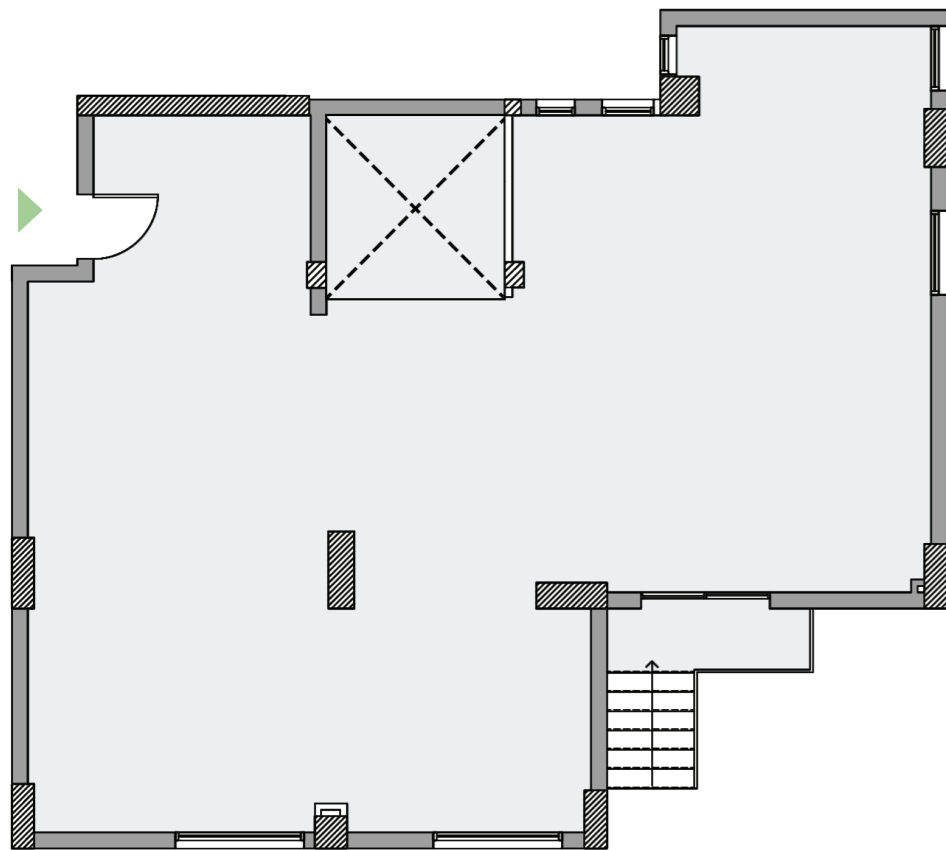
Unit X1 - Duplex
Total Area 430 m²



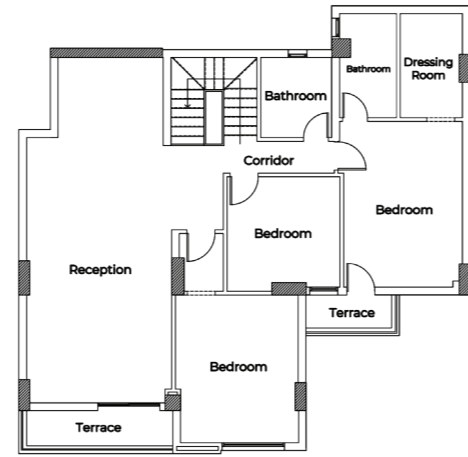
Proposal Design



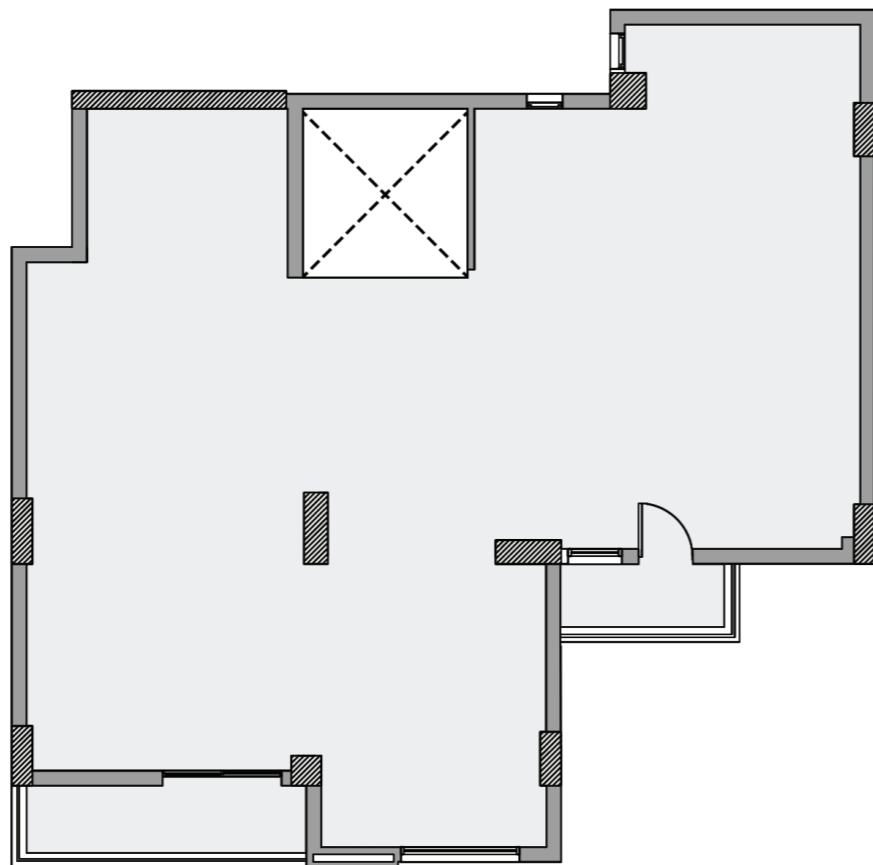
Ground Floor



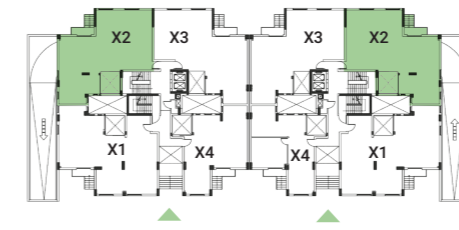
Proposal Design



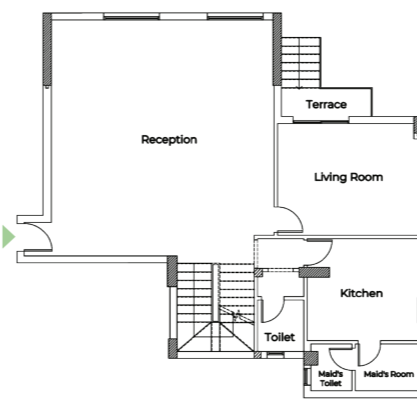
First Floor



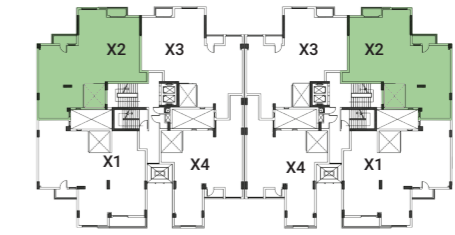
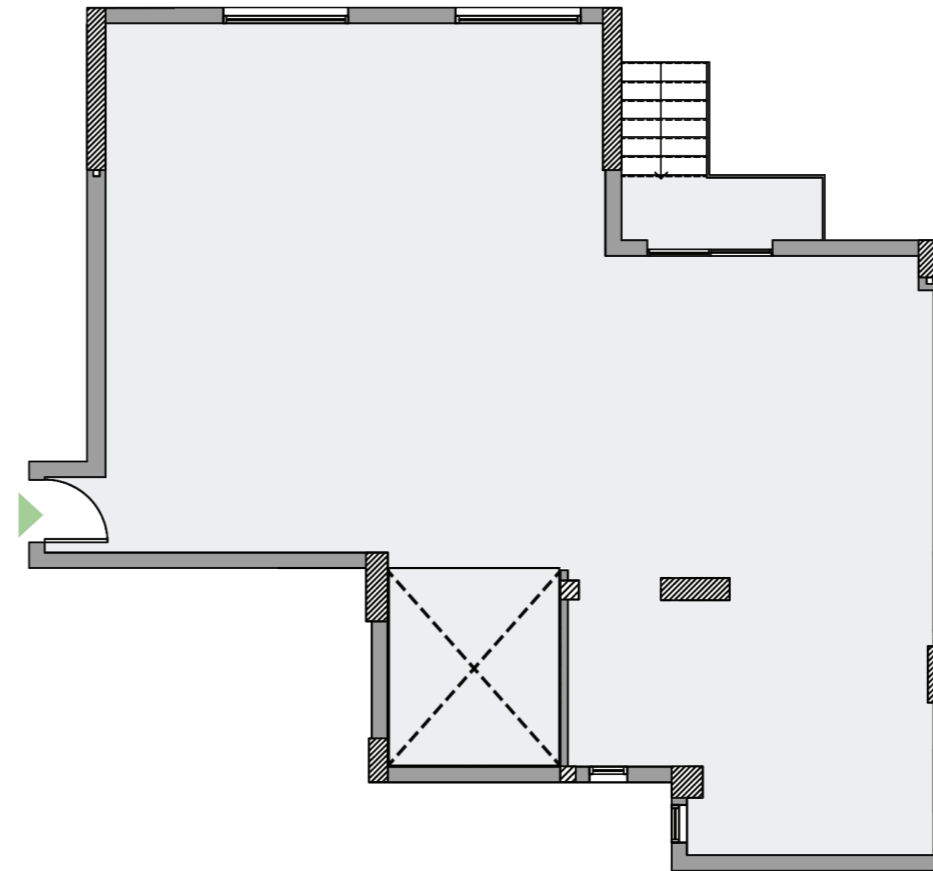
Unit X2 - Duplex
Total Area 400 m²



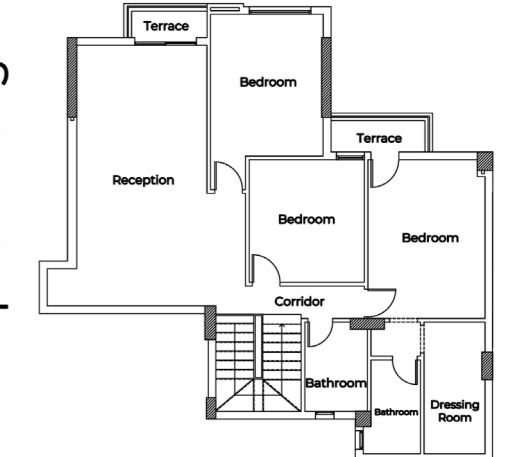
Proposal Design



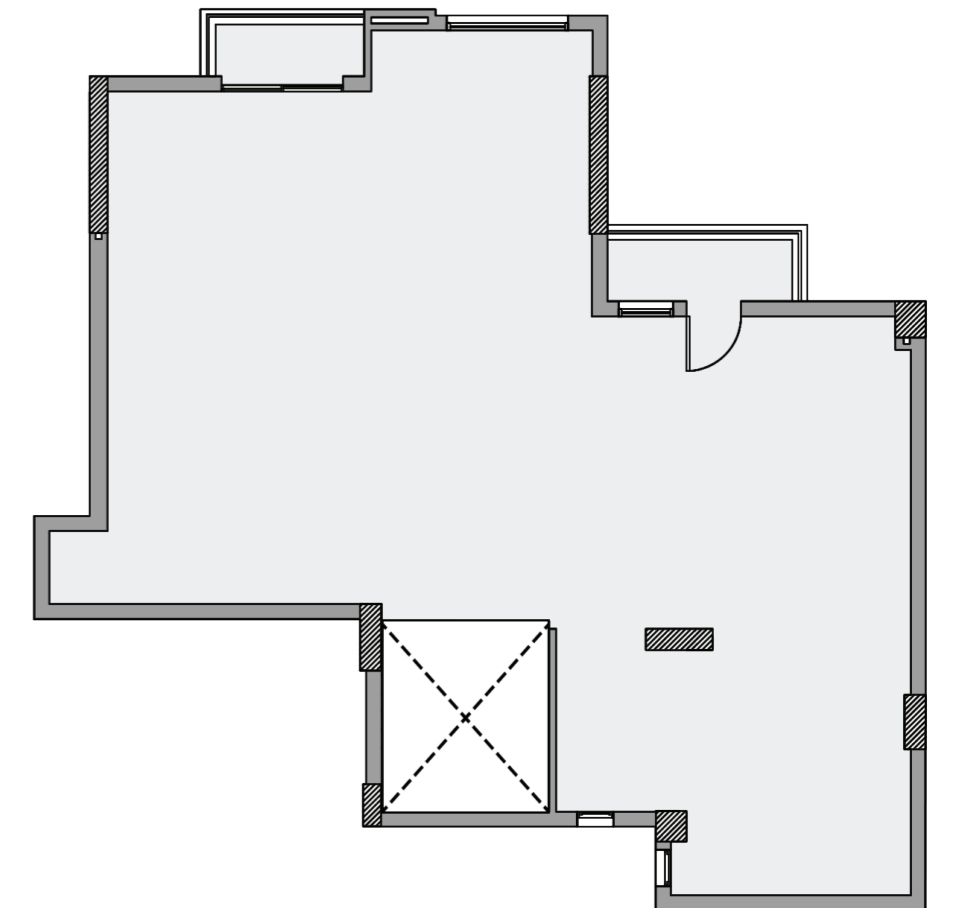
Ground Floor



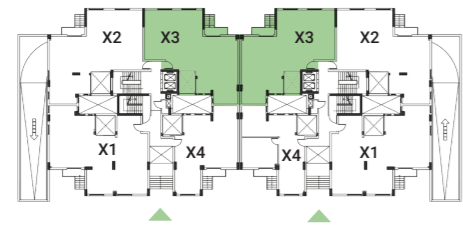
Proposal Design



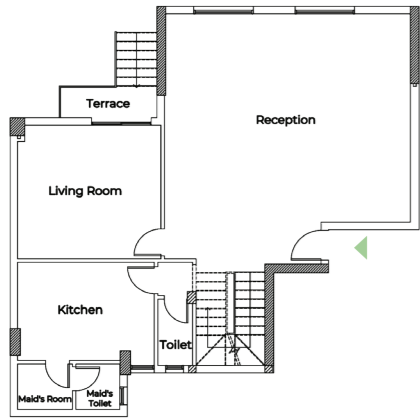
First Floor



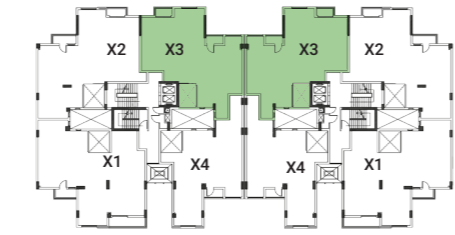
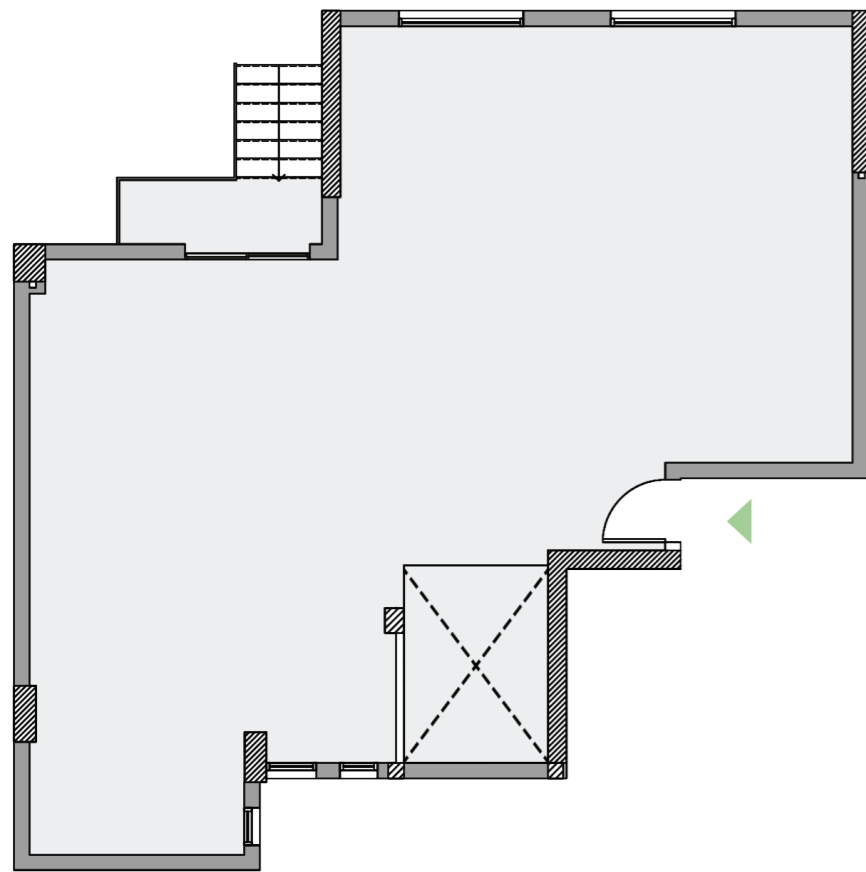
Unit X3 - Duplex
Total Area 370 m²



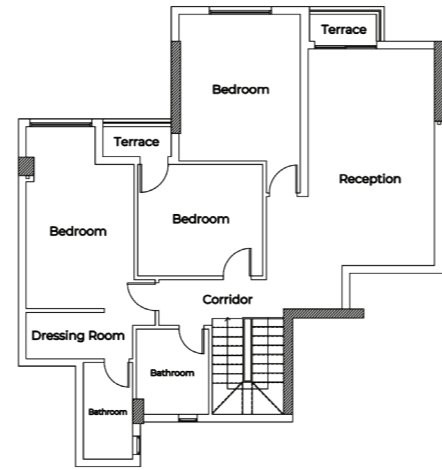
Proposal Design



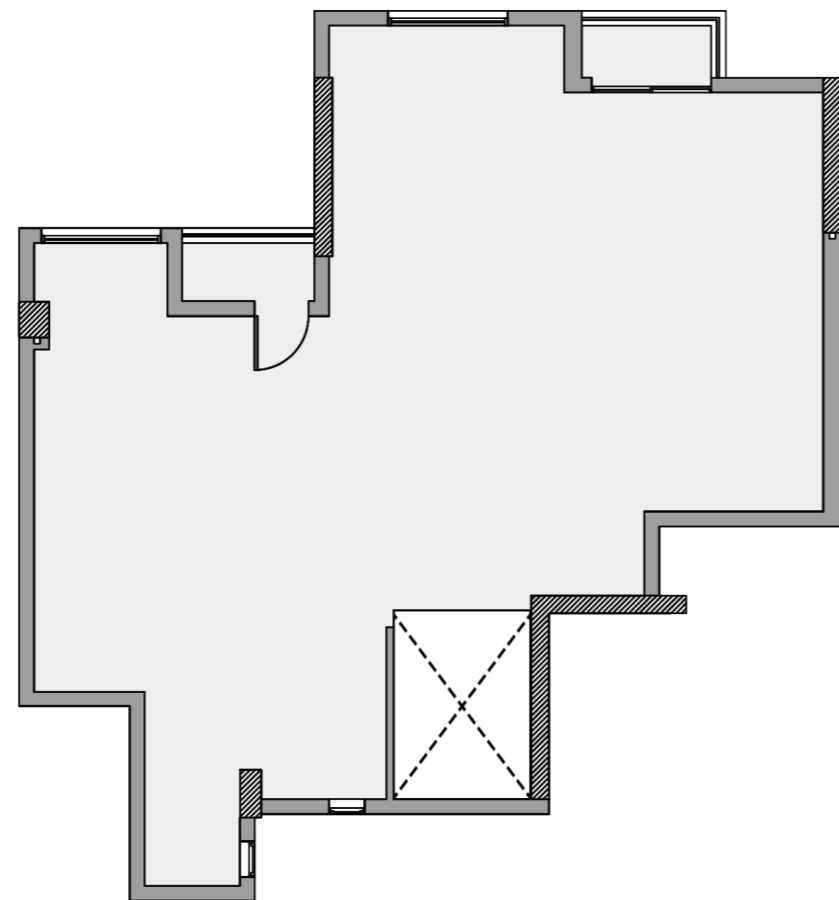
Ground Floor



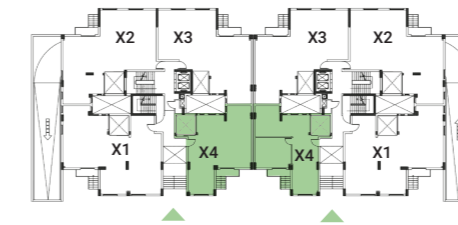
Proposal Design



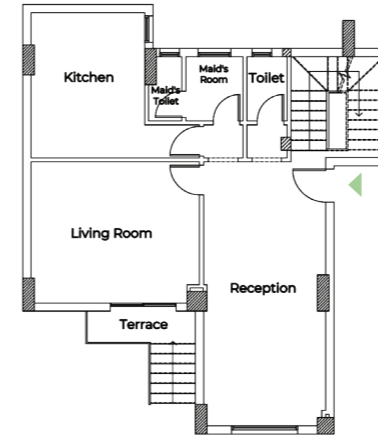
First Floor



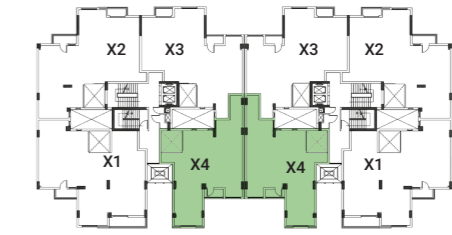
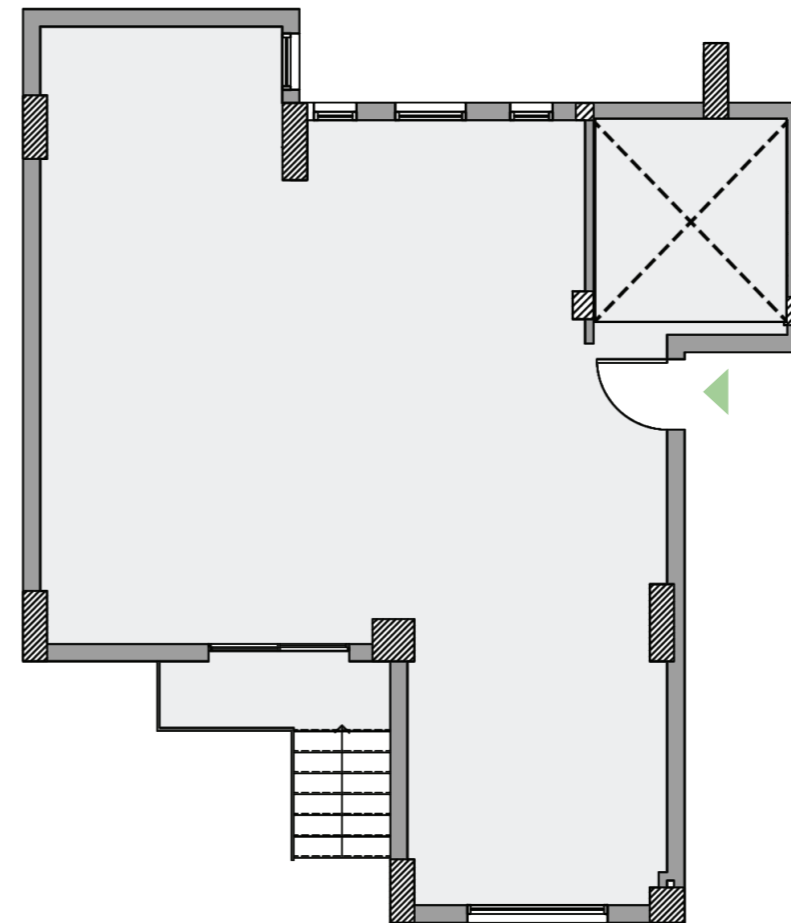
Unit X4 - Duplex
Total Area 305 m²



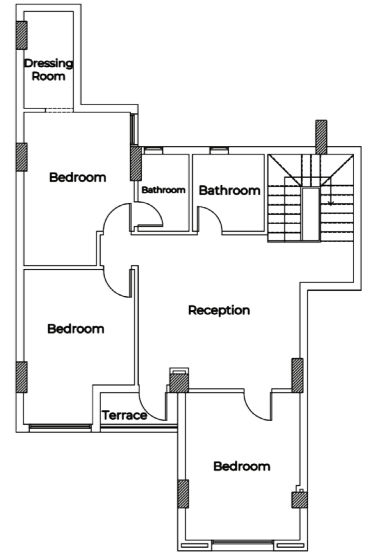
Proposal Design



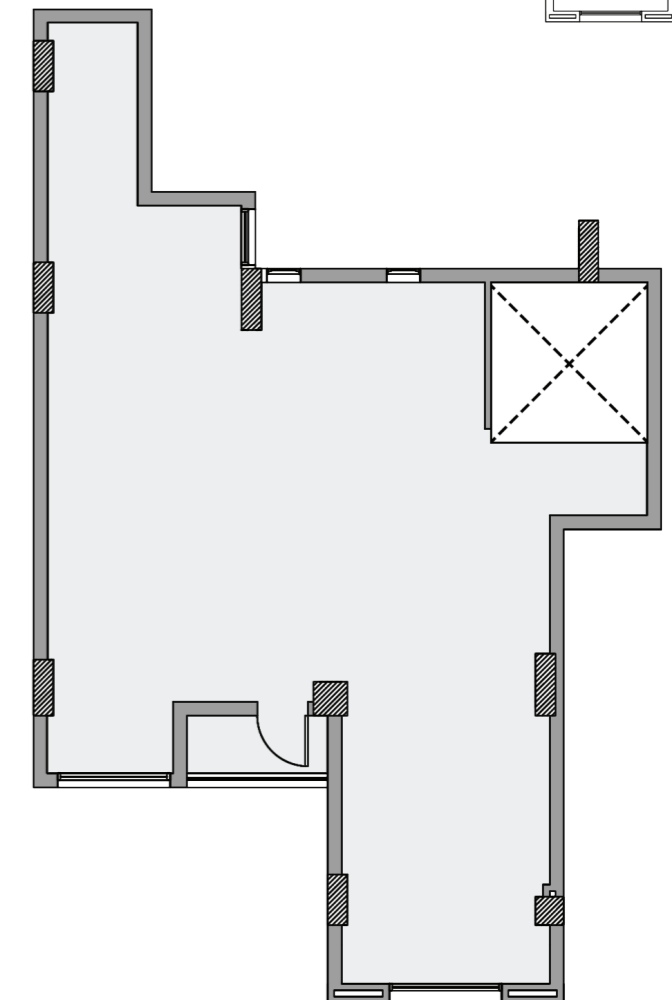
Ground Floor



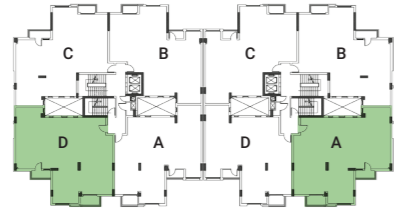
Proposal Design



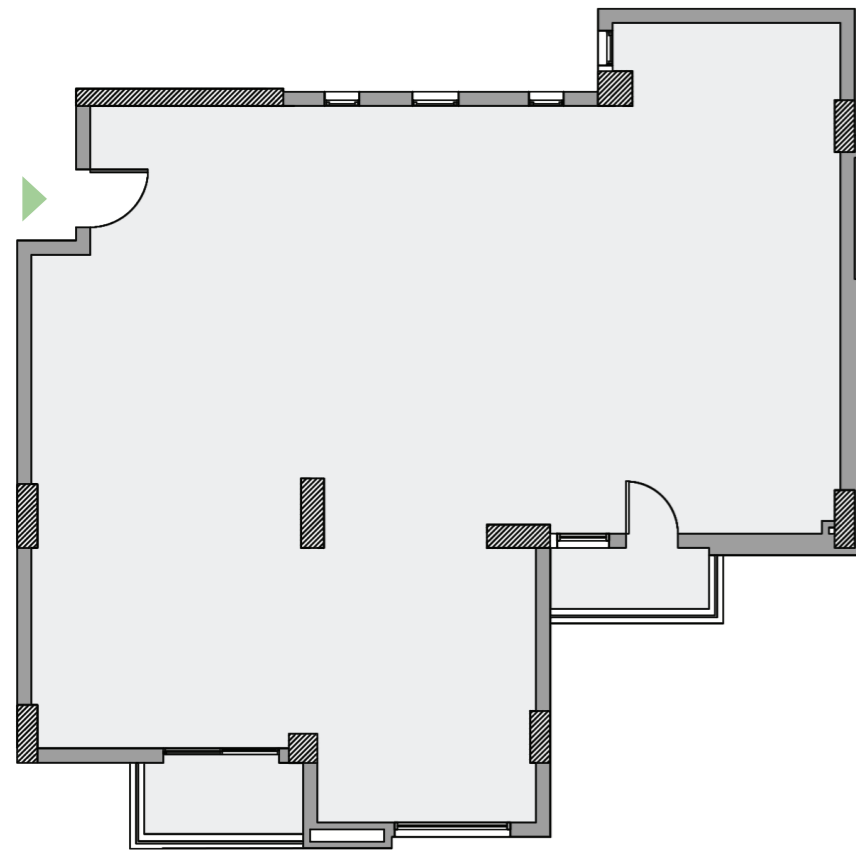
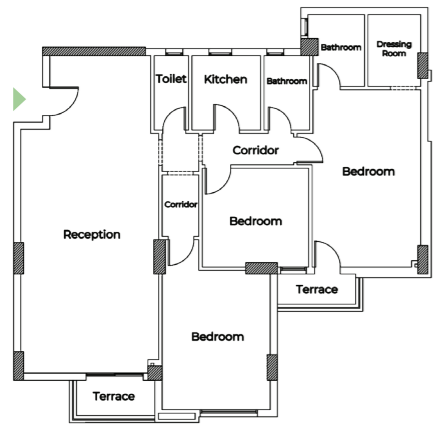
First Floor



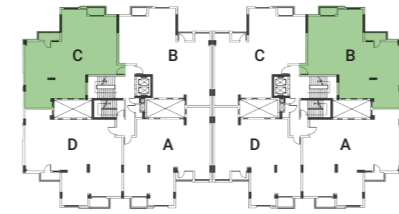
Unit A&D - Typical
Total Area 220 m²



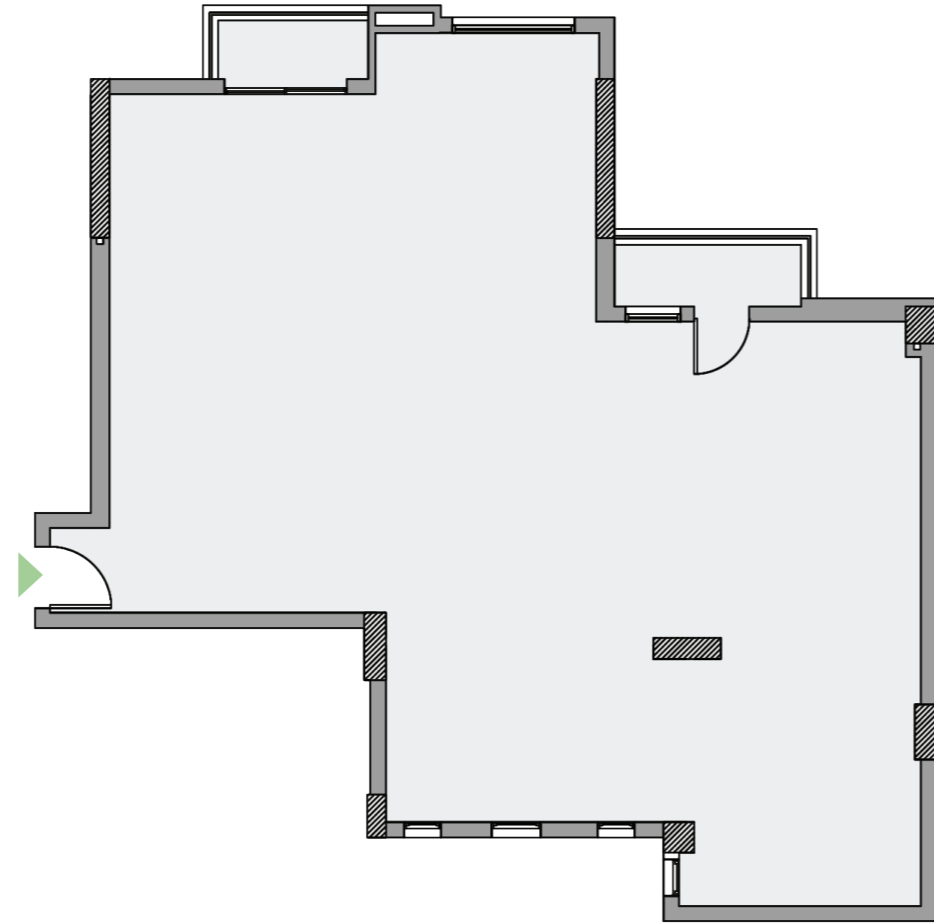
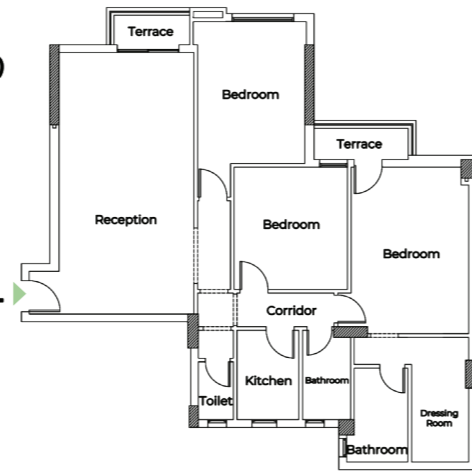
Proposal Design



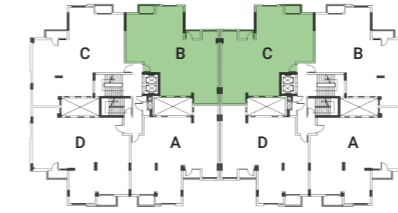
Unit B&C - Typical
Total Area 200 m²



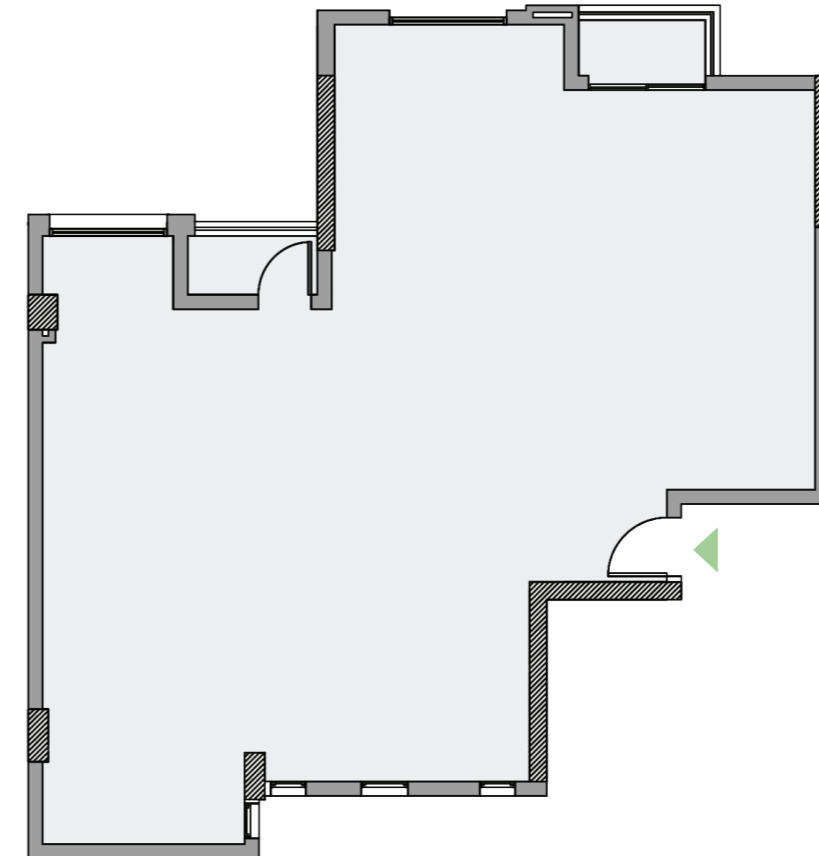
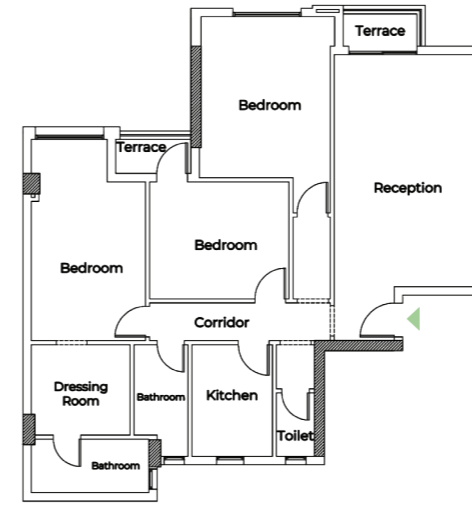
Proposal Design



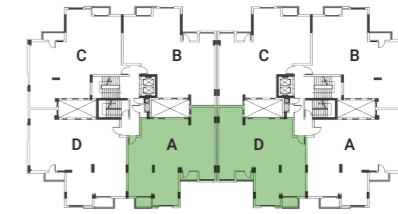
Unit C & B - Typical
Total Area 195 m²



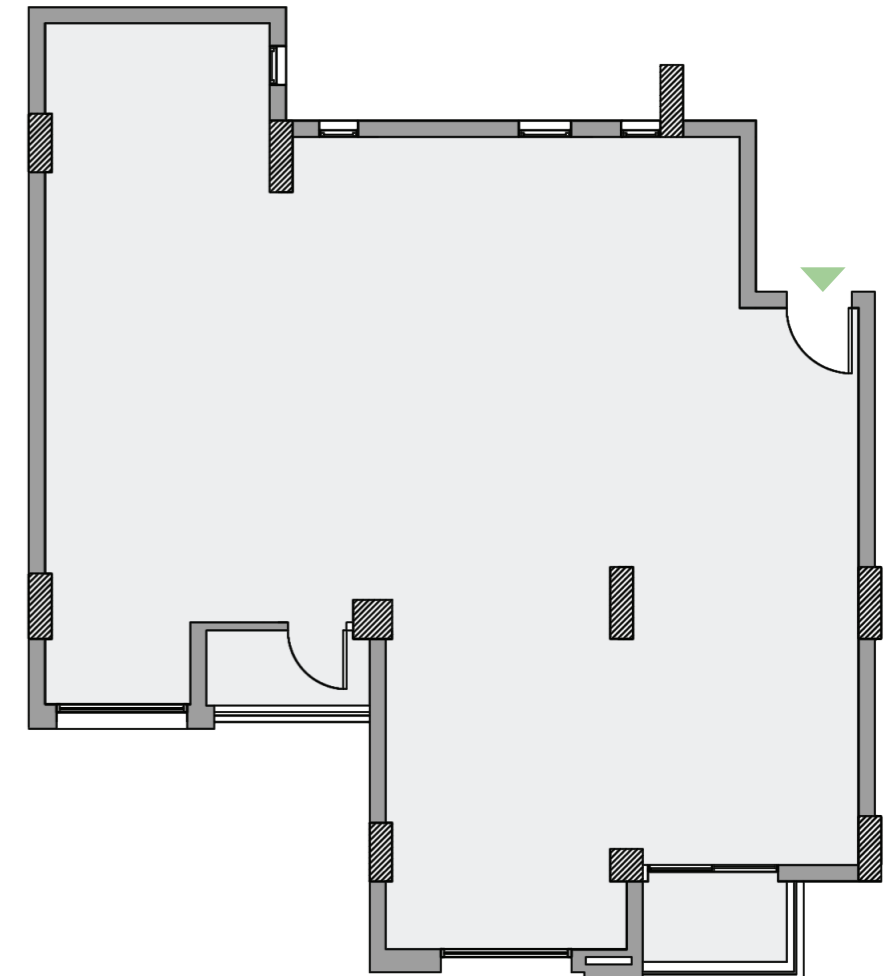
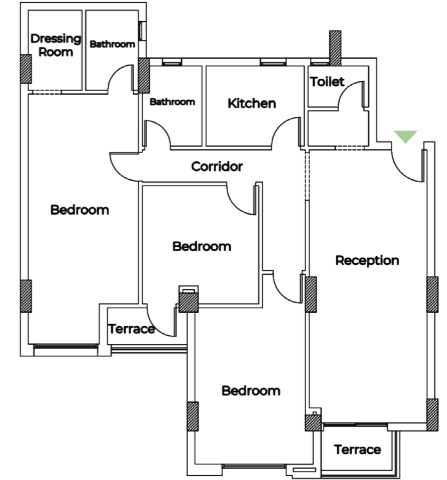
Proposal Design



Unit D & A - Typical
Total Area 200 m²



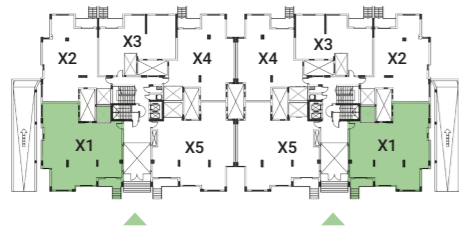
Proposal Design



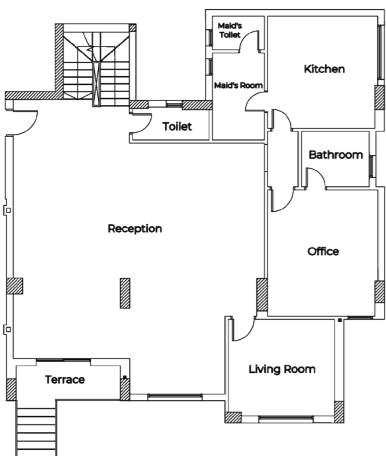
TYPE B
(SPACE ONLY)



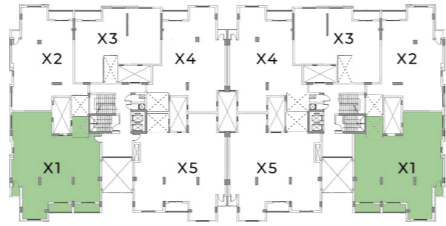
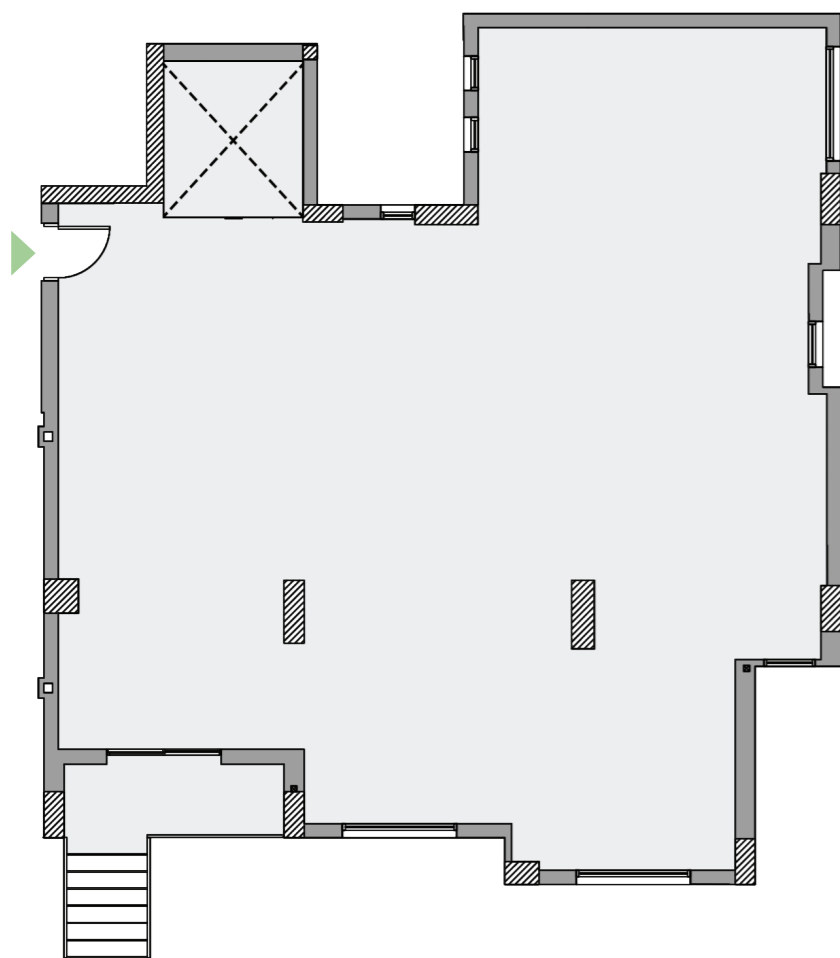
Unit X1 - Duplex
Total Area 505 m²



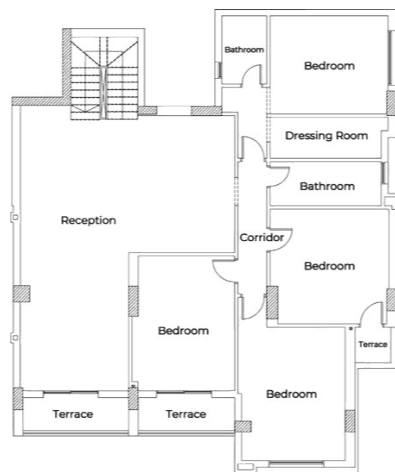
Proposal Design



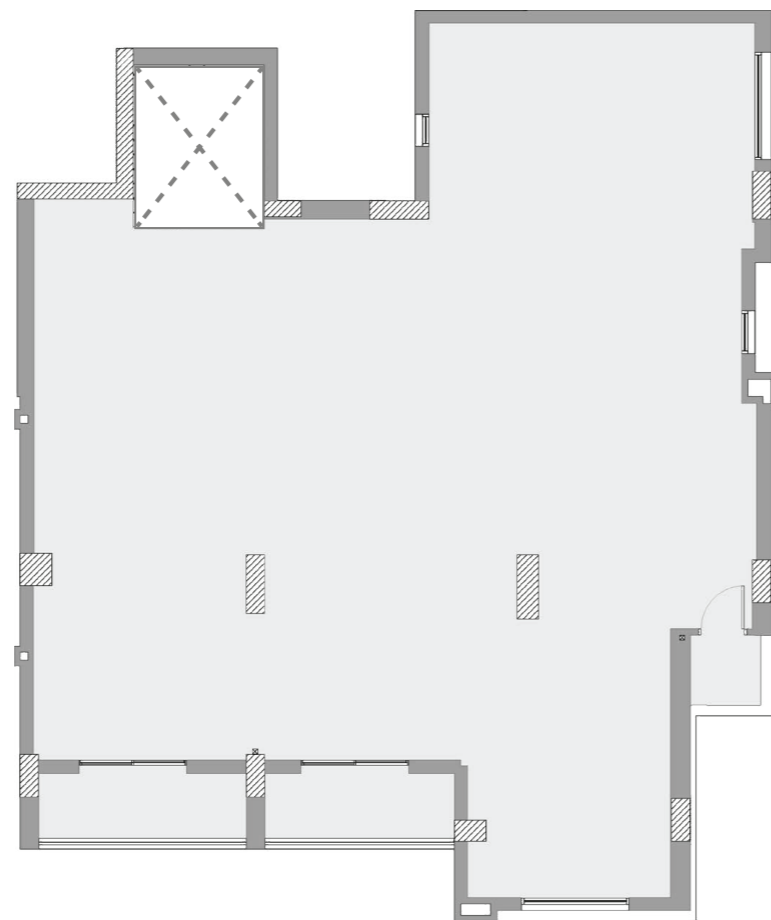
Ground Floor



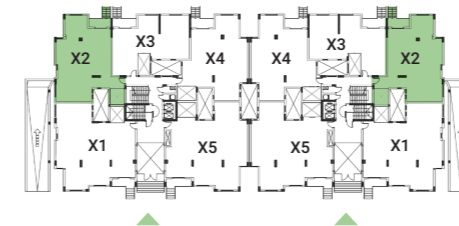
Proposal Design



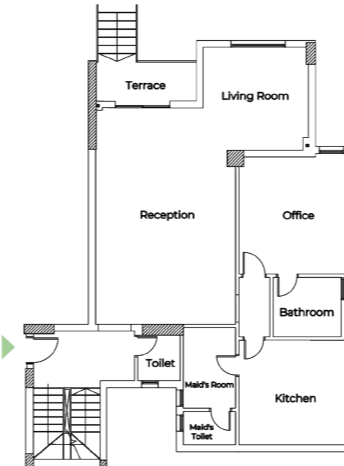
First Floor



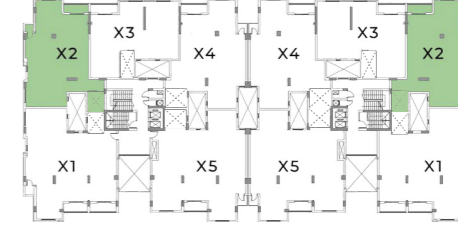
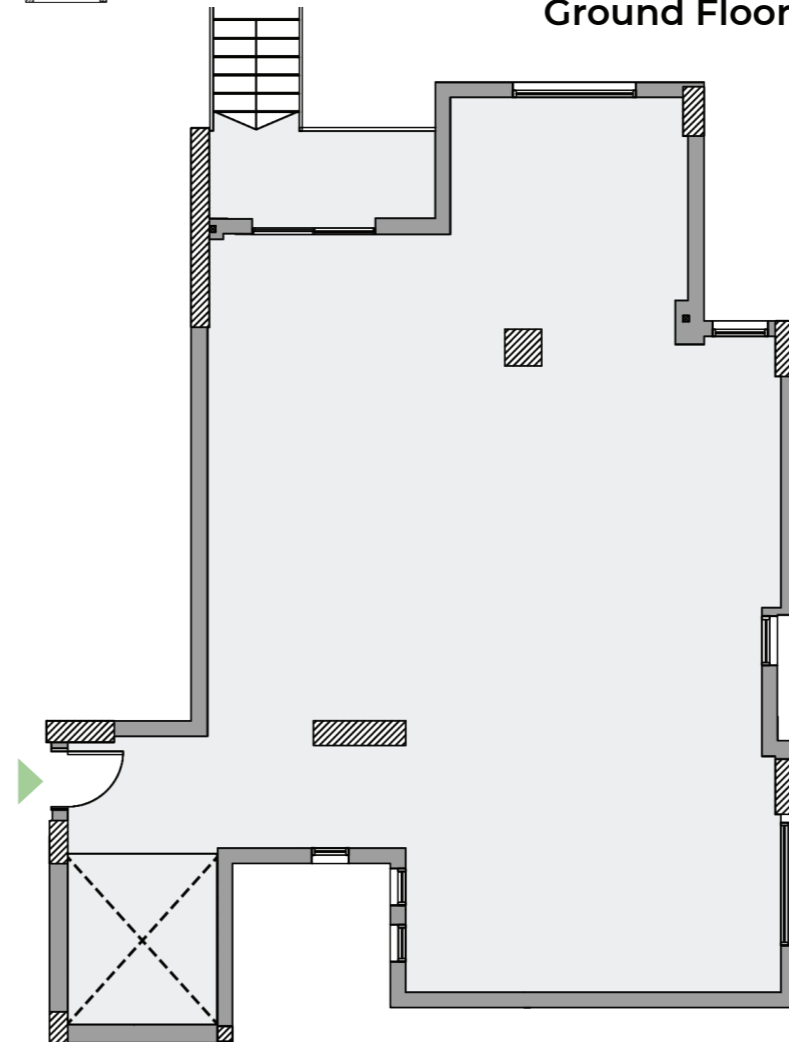
Unit X2 - Duplex
Total Area 390 m²



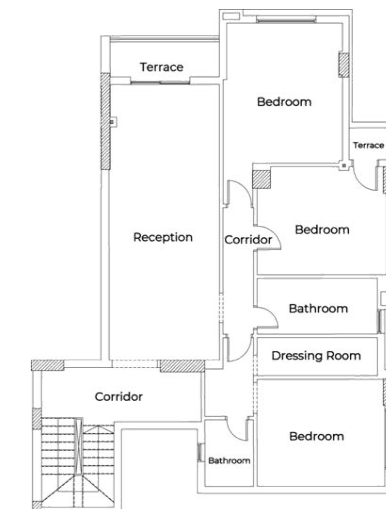
Proposal Design



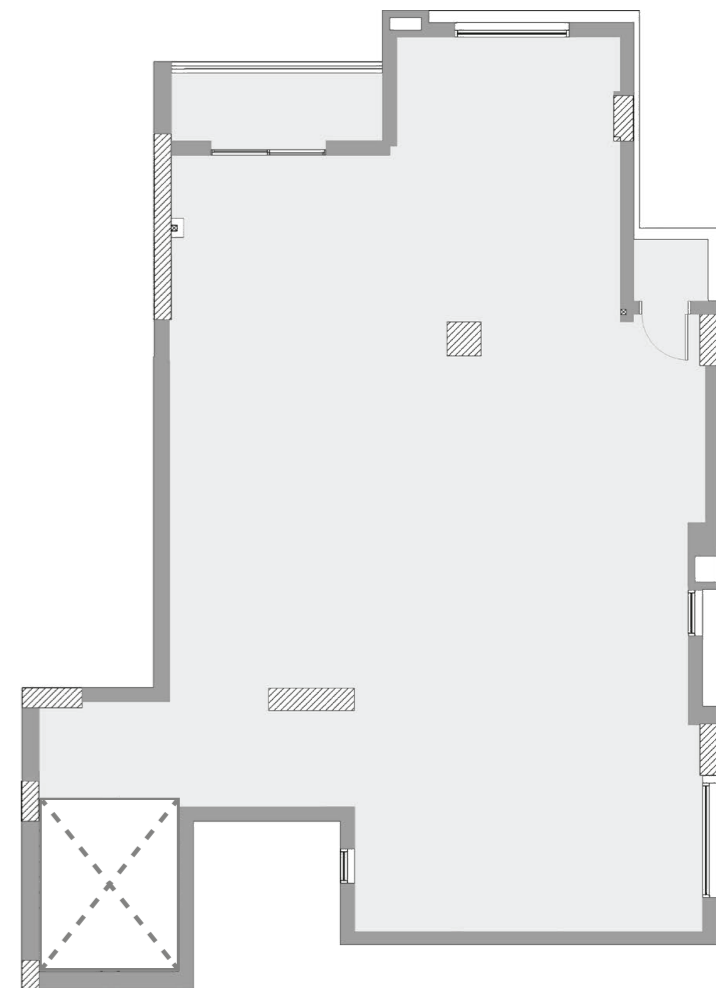
Ground Floor



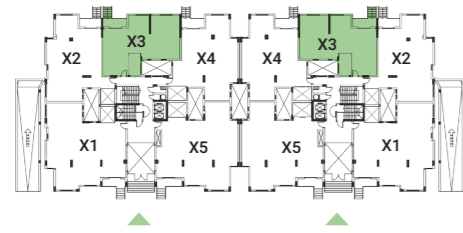
Proposal Design



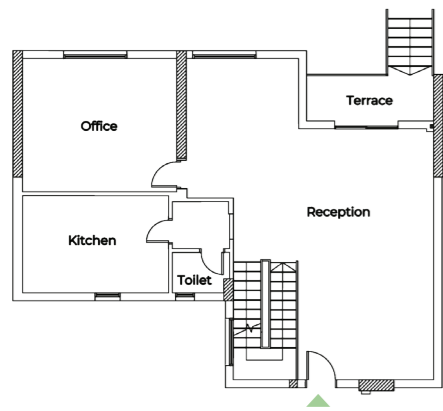
First Floor



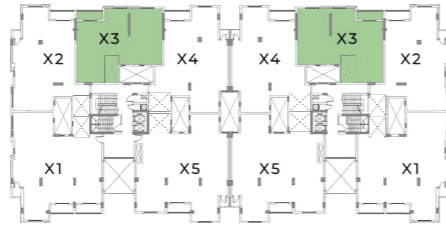
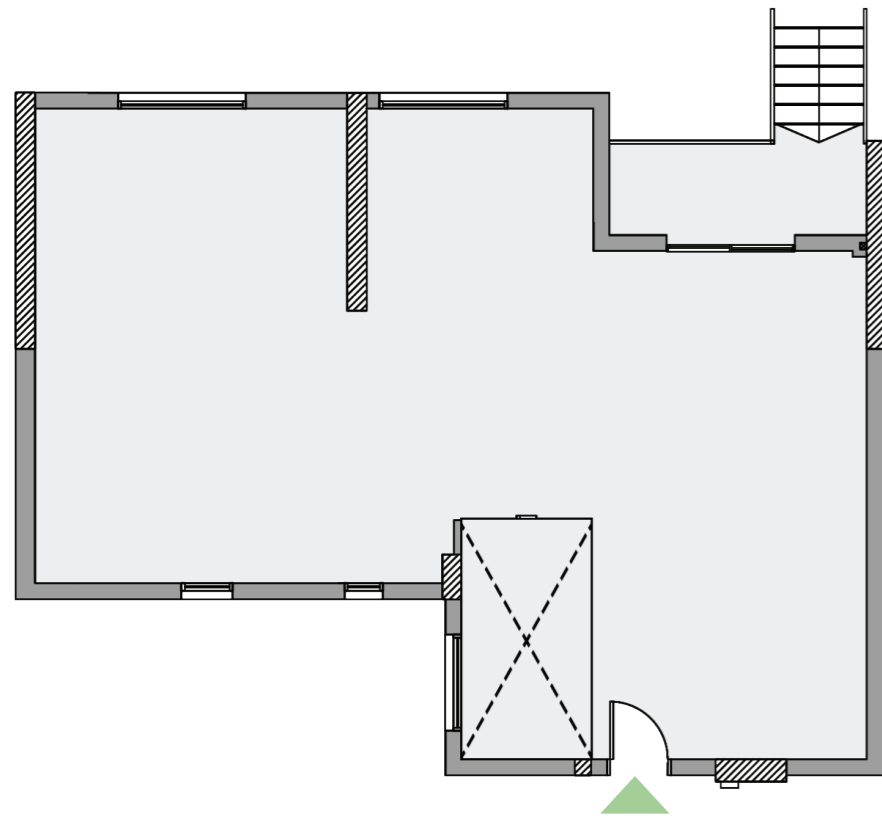
Unit X3 - Duplex
Total Area 330 m²



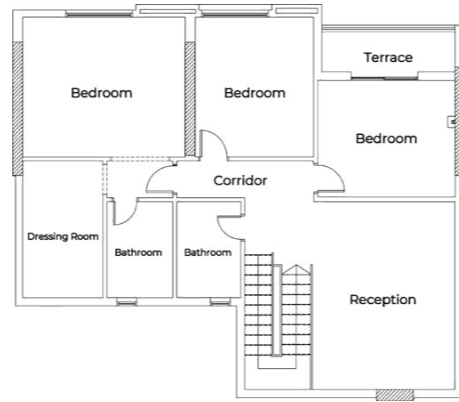
Proposal Design



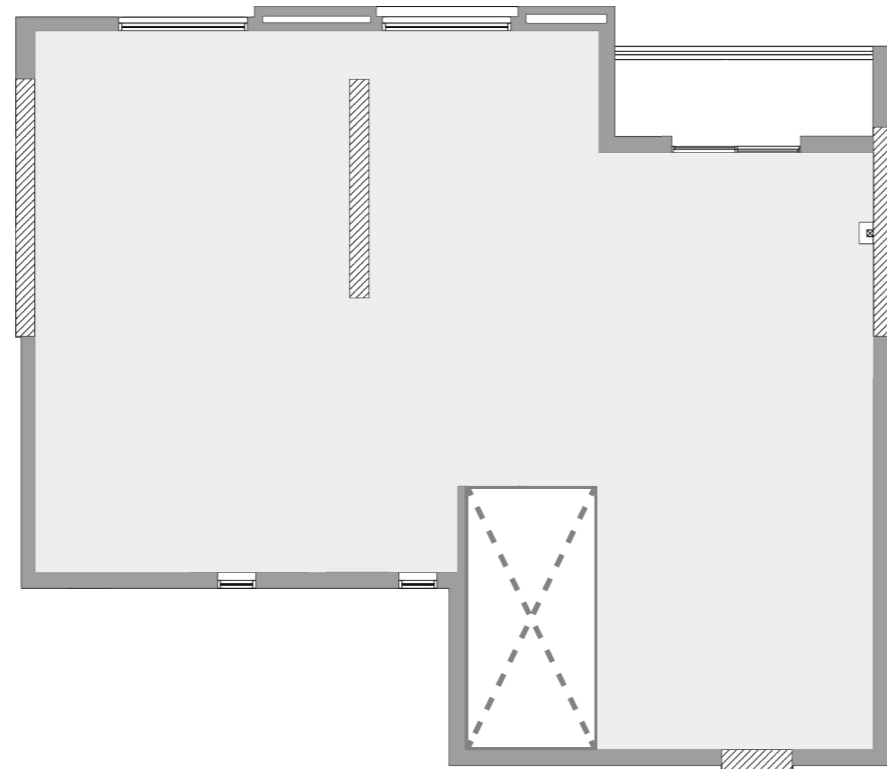
Ground Floor



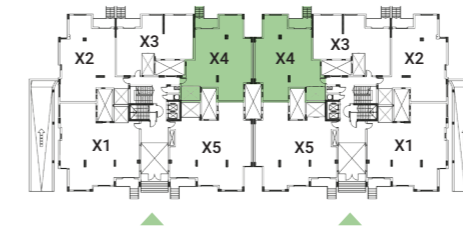
Proposal Design



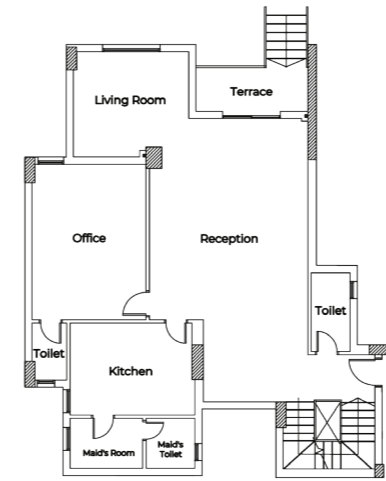
First Floor



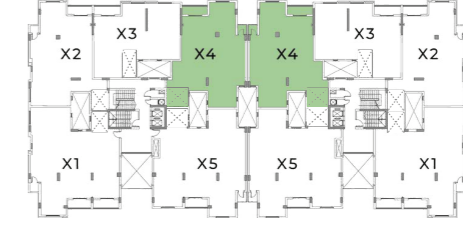
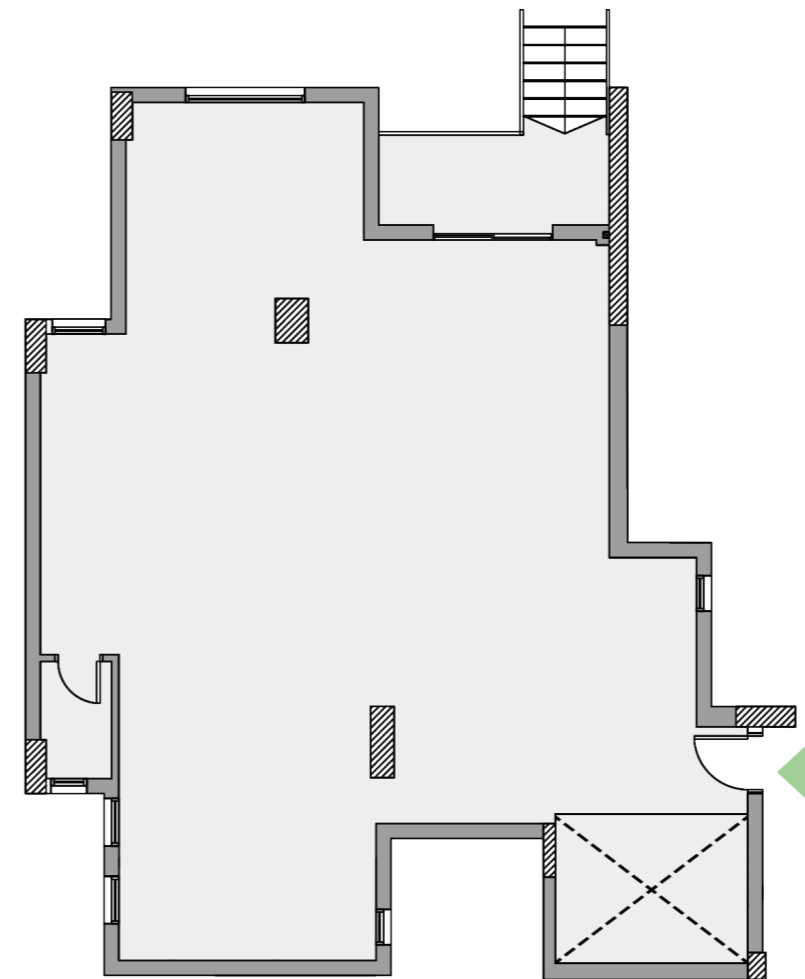
Unit X4 - Duplex
Total Area 405 m²



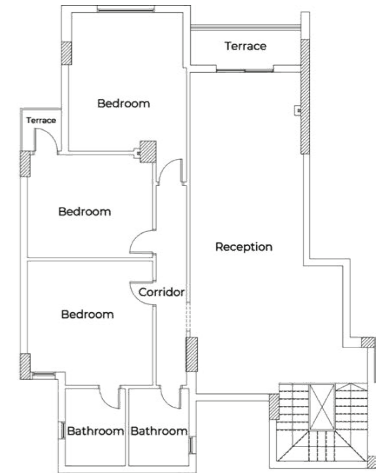
Proposal Design



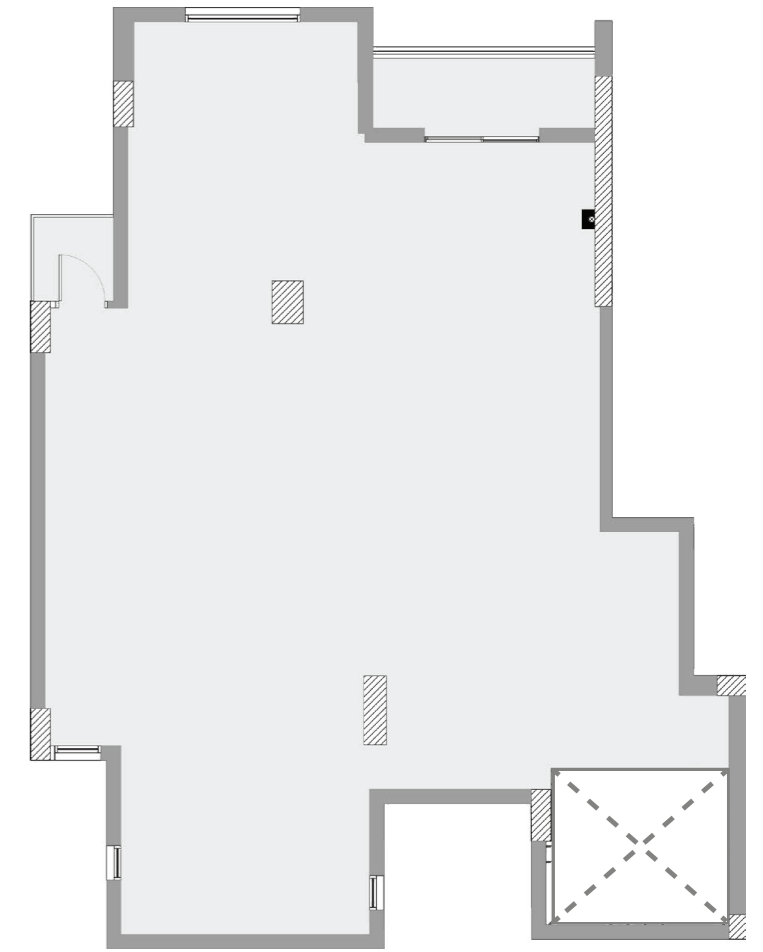
Ground Floor



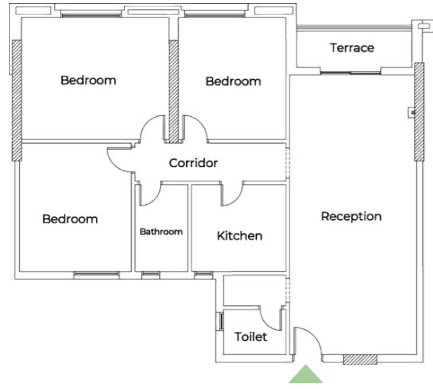
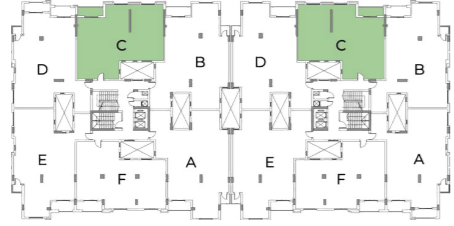
Proposal Design



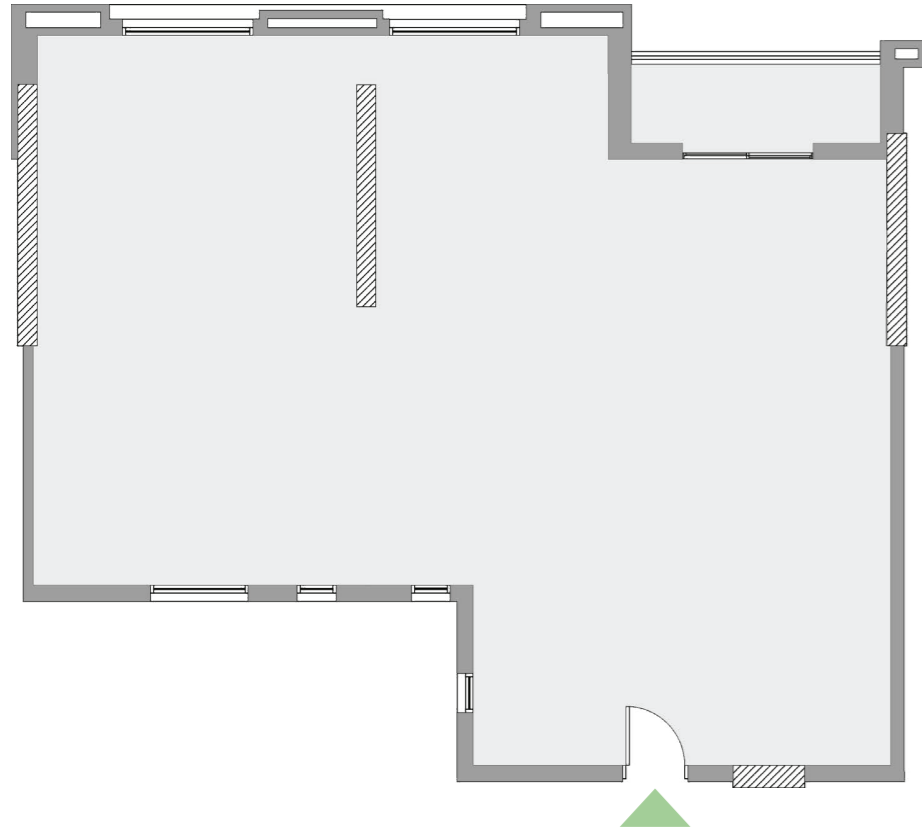
First Floor



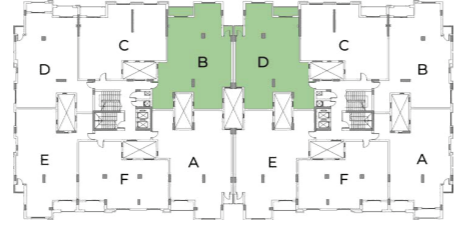
Unit C - Typical
Total Area 160 m²



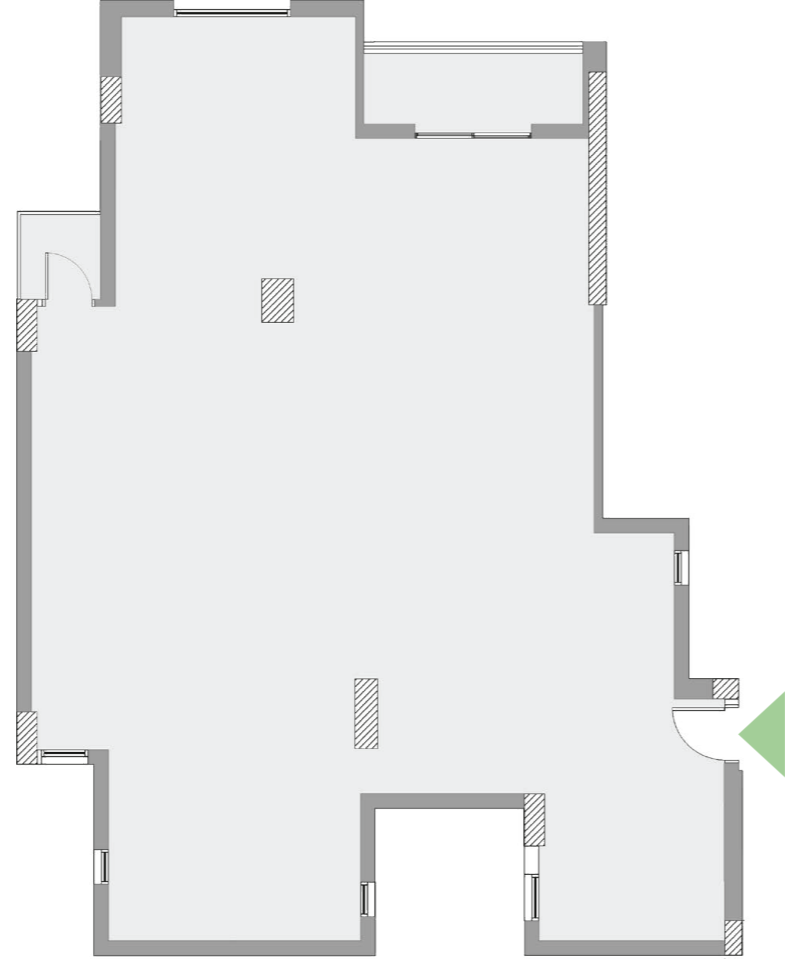
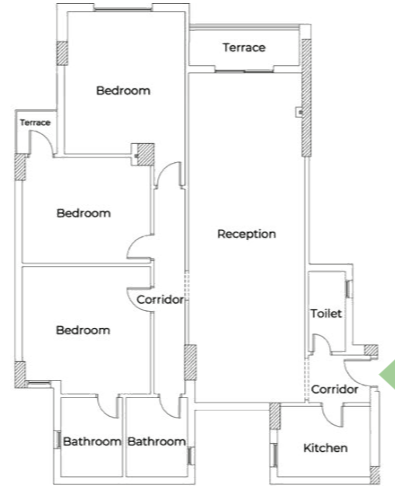
Proposal Design



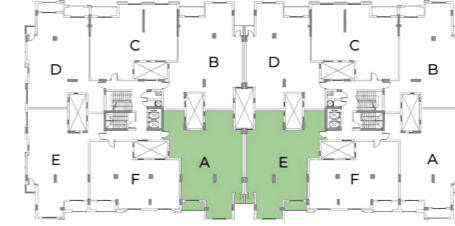
Unit D & B - Typical
Total Area 200 m²



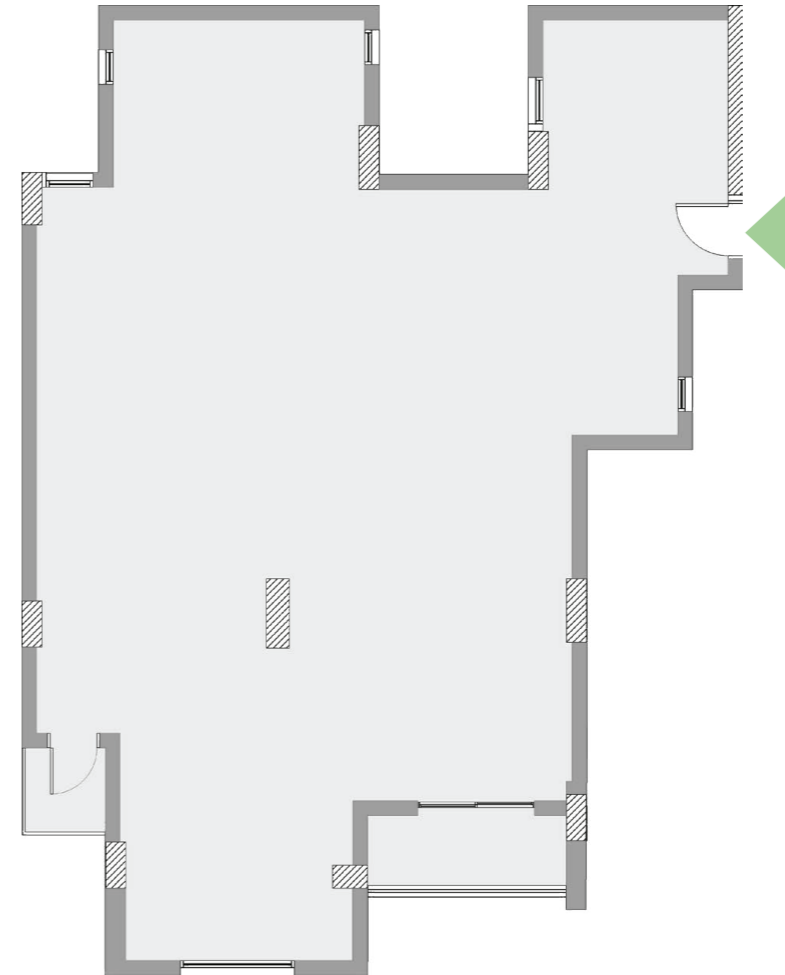
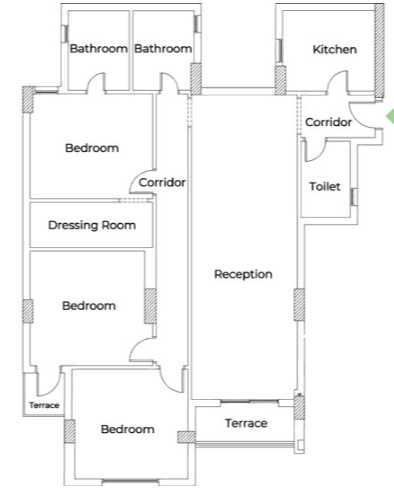
Proposal Design



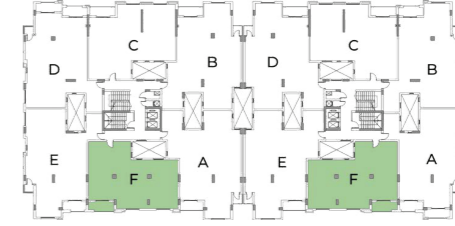
Unit E & A - Typical
Total Area 200 m²



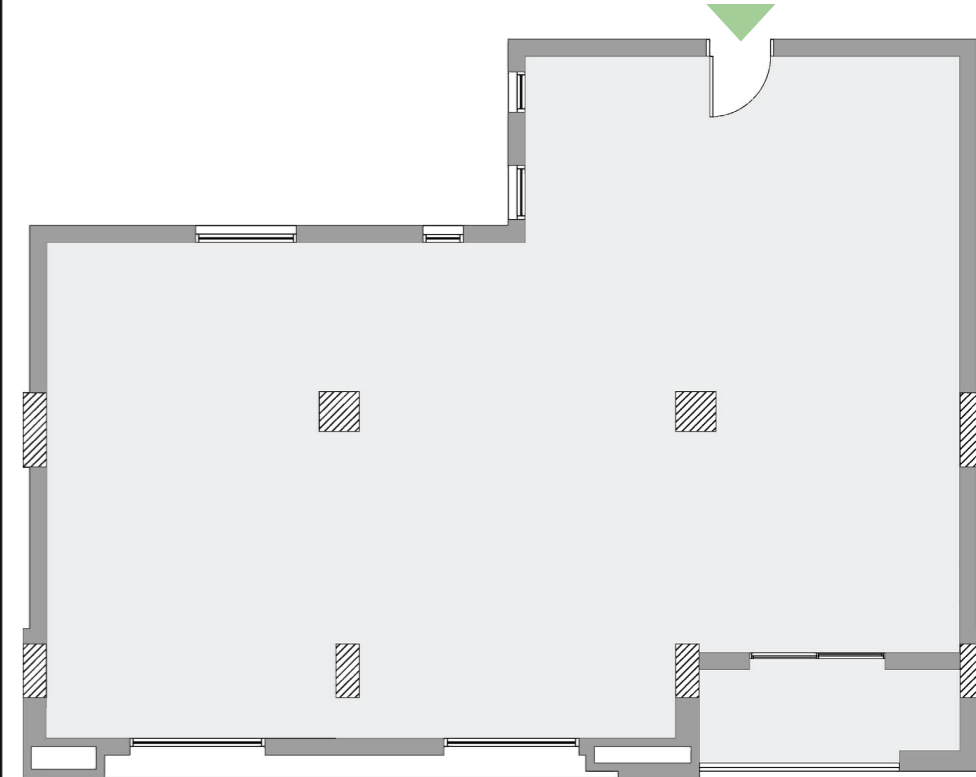
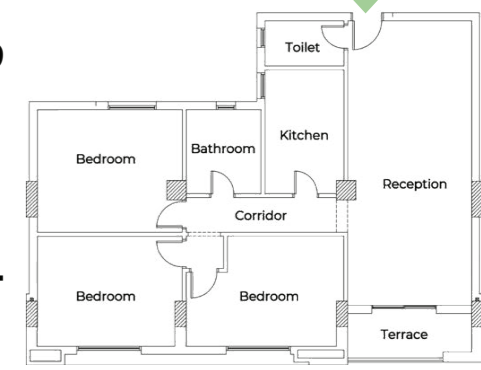
Proposal Design



Unit F - Typical
Total Area 160 m²



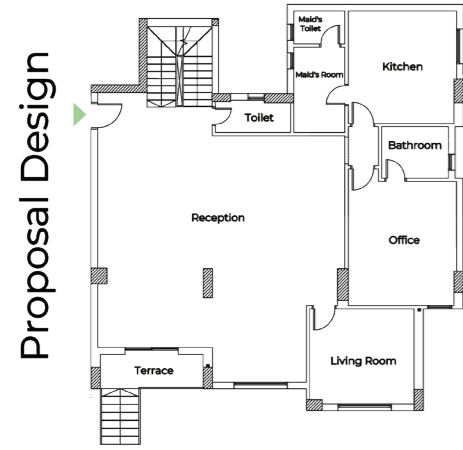
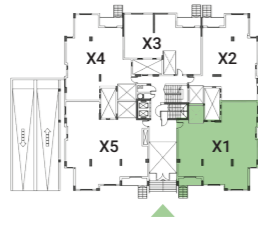
Proposal Design



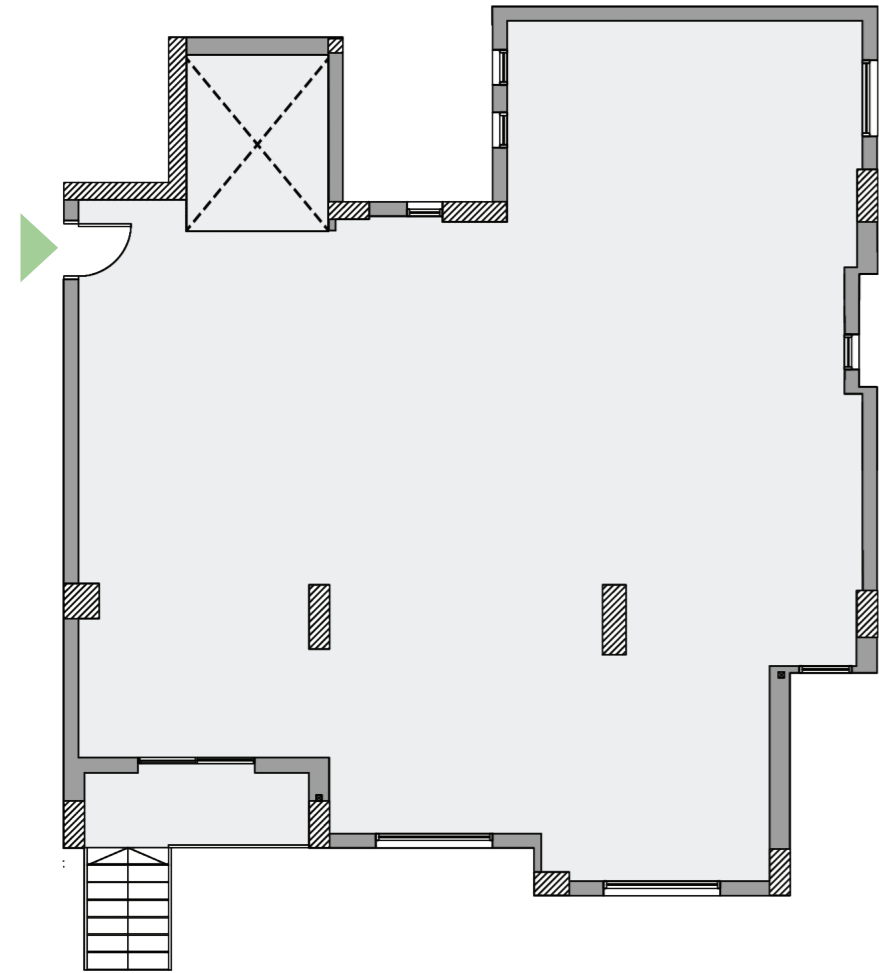
TYPE B'
(SPACE ONLY)



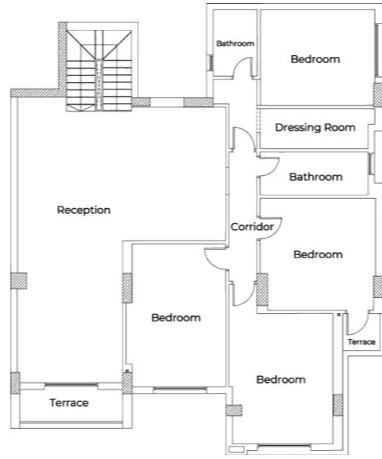
Unit X1 - Duplex
Total Area 505 m²



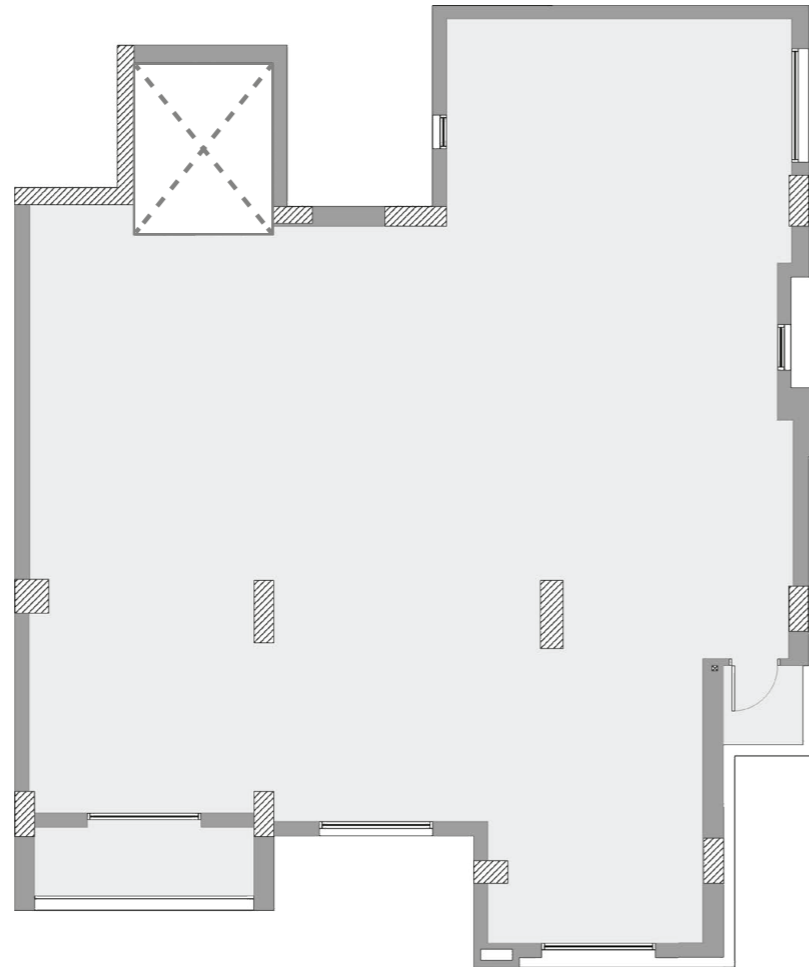
Ground Floor



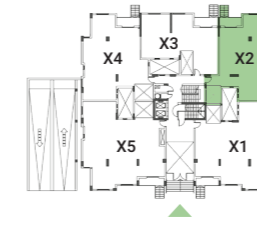
Proposal Design



First Floor



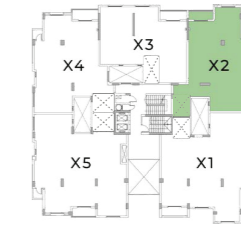
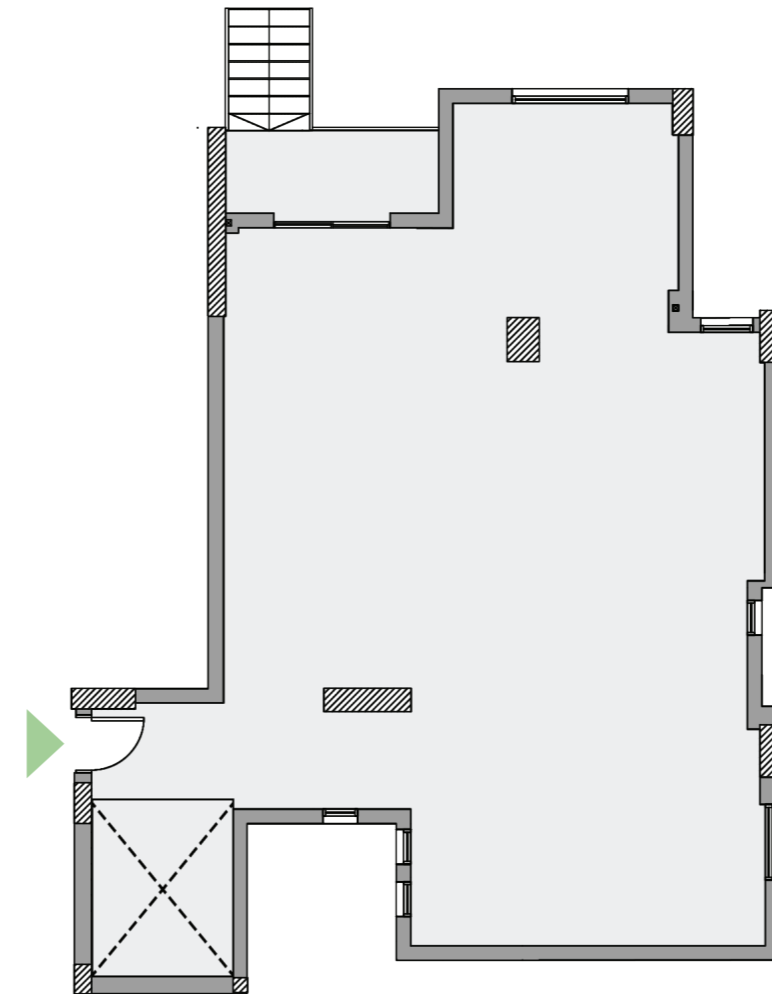
Unit X2 - Duplex
Total Area 390 m²



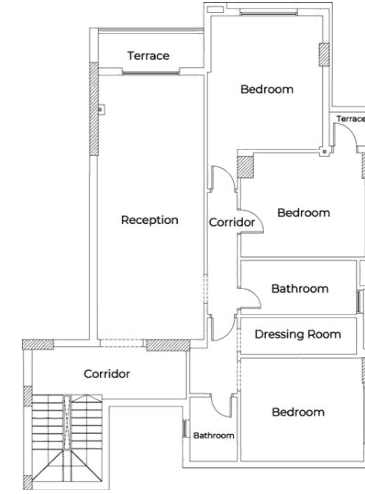
Proposal Design



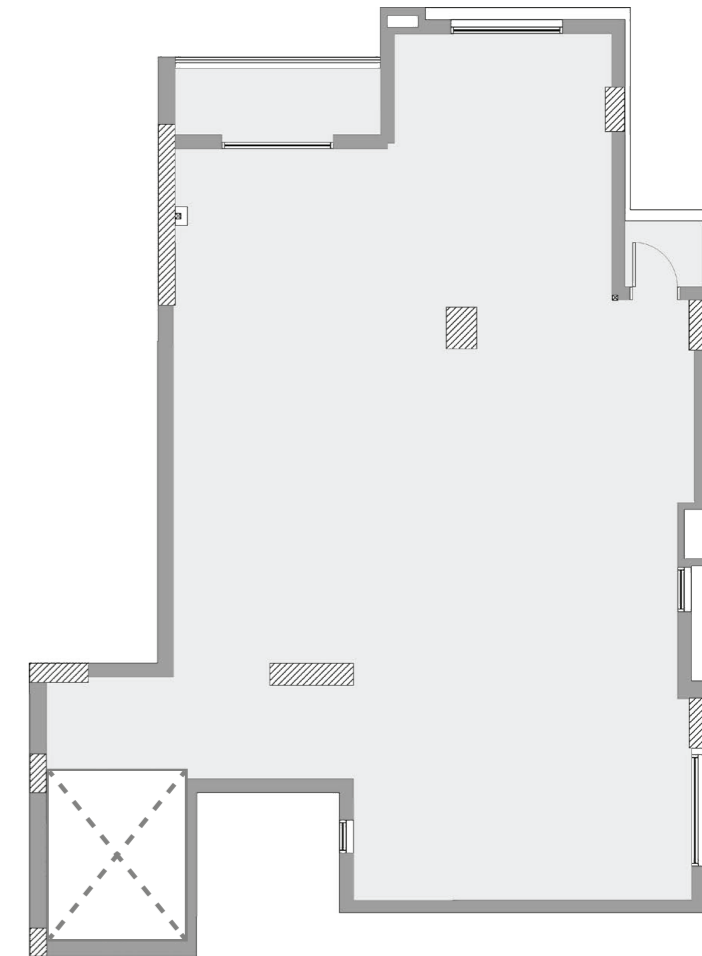
Ground Floor



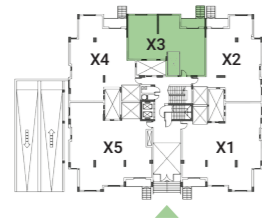
Proposal Design



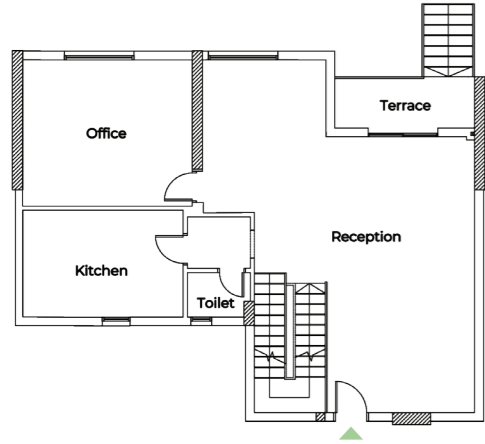
First Floor



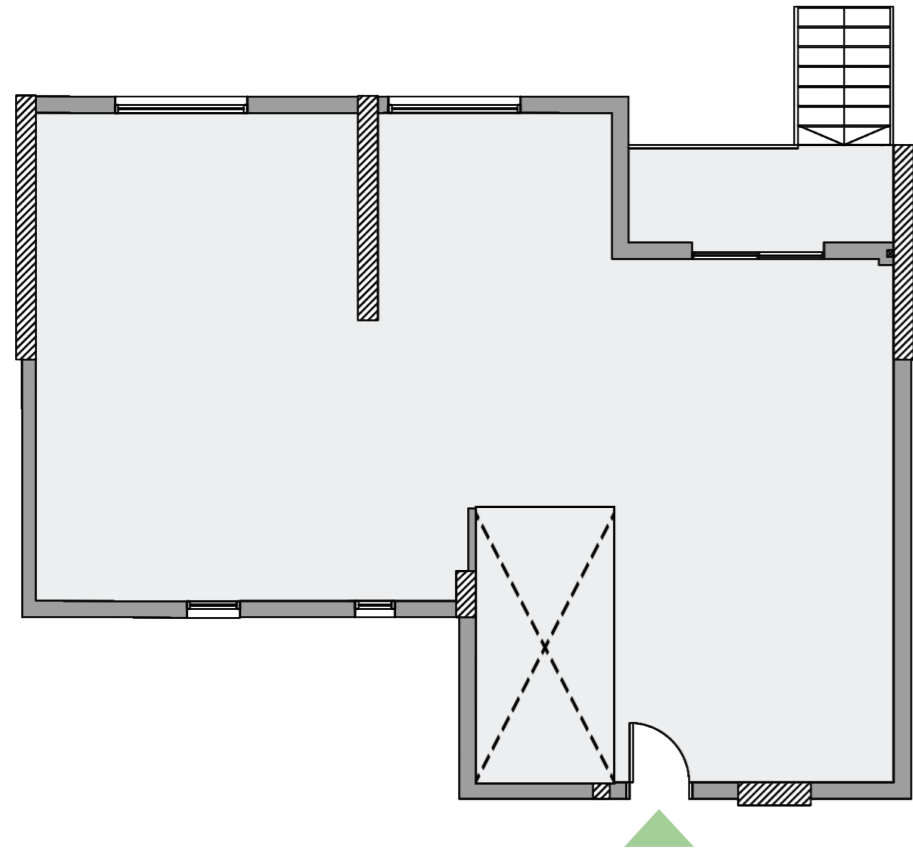
Unit X3 - Duplex
Total Area 330 m²



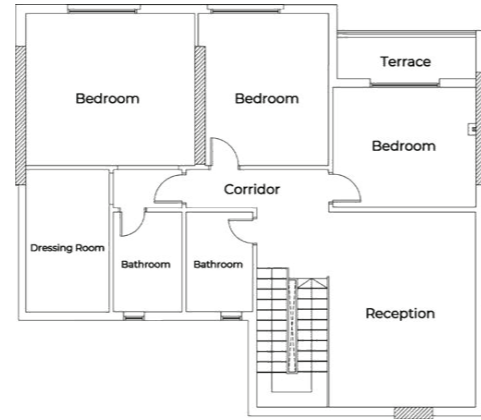
Proposal Design



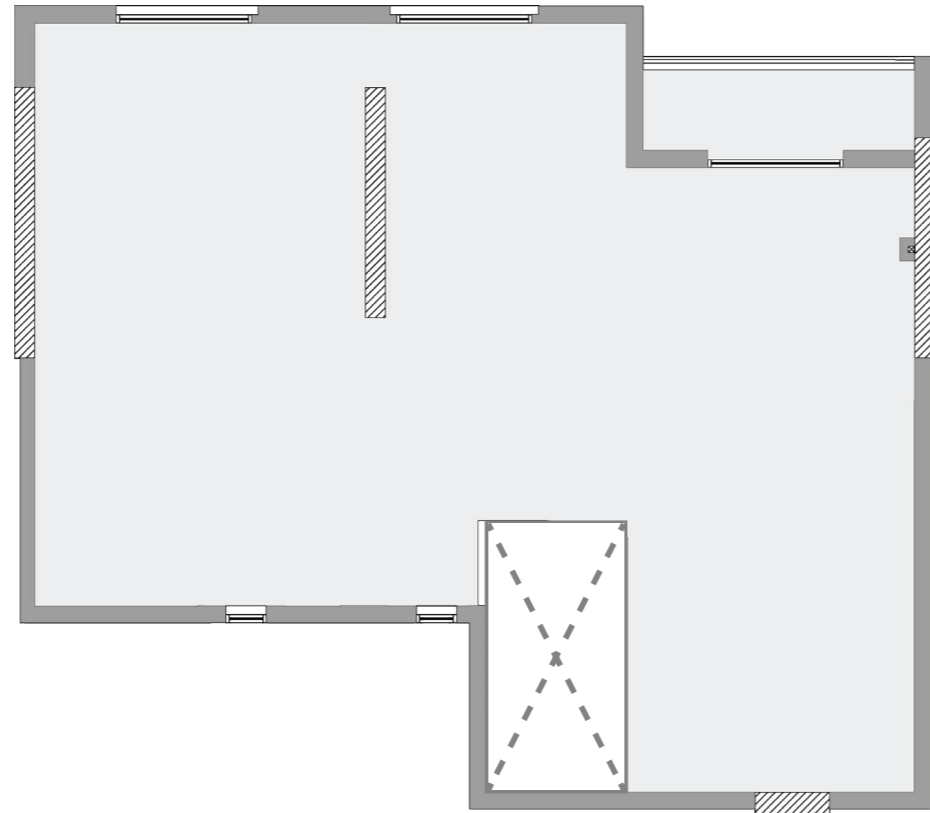
Ground Floor



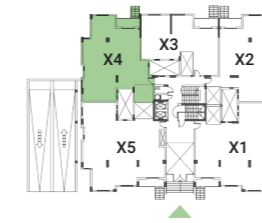
Proposal Design



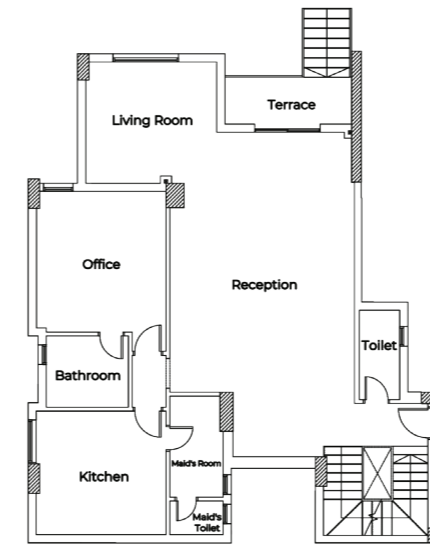
First Floor



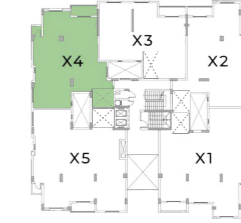
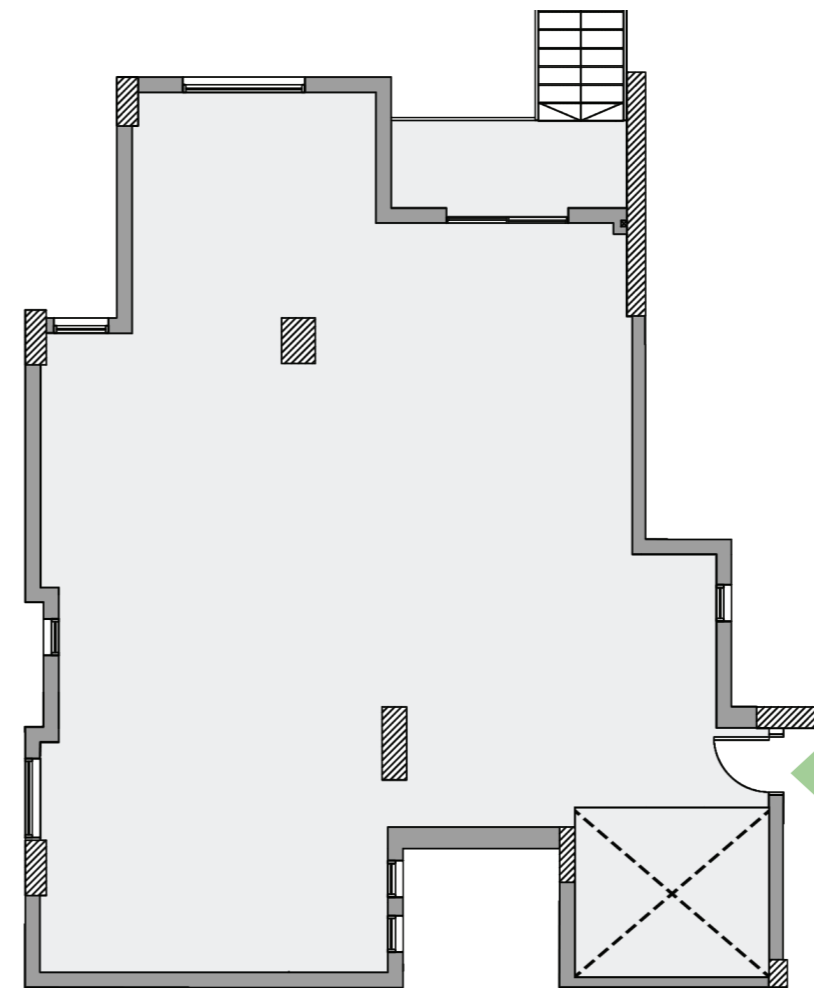
Unit X4 - Duplex
Total Area 405 m²



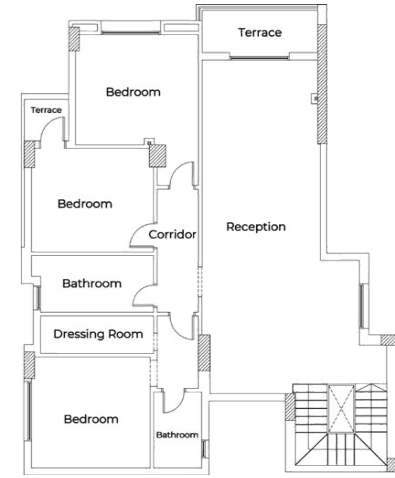
Proposal Design



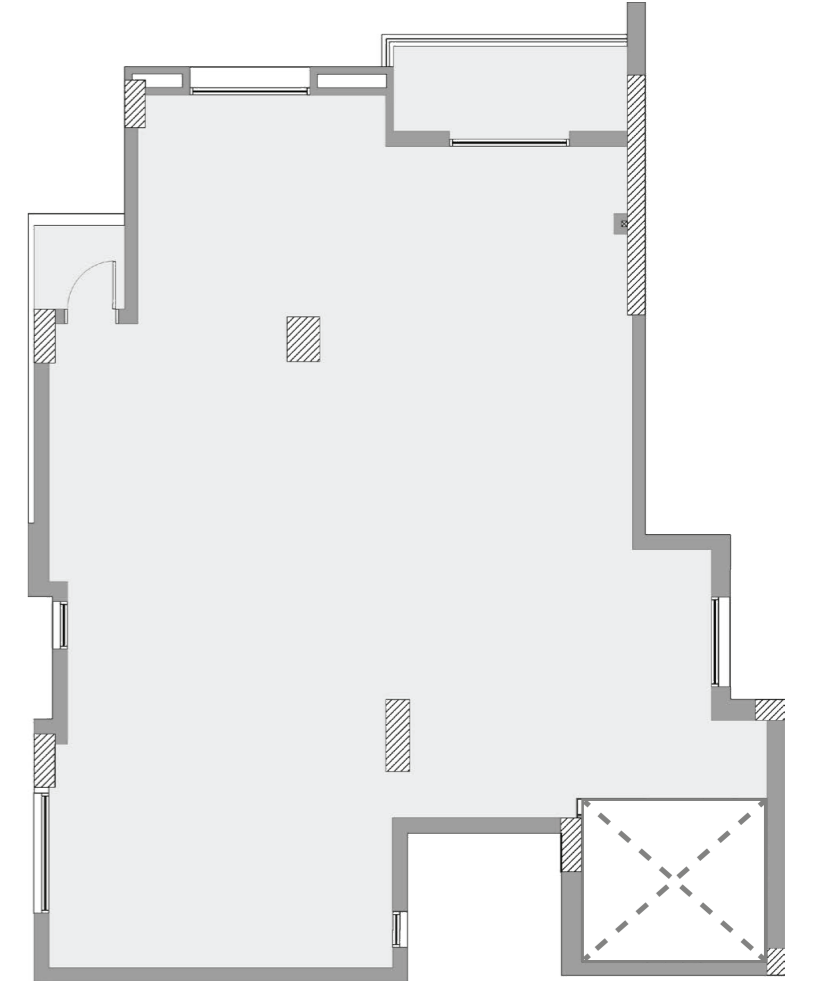
Ground Floor



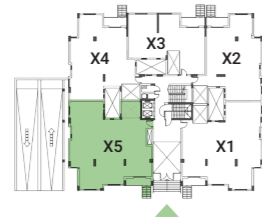
Proposal Design



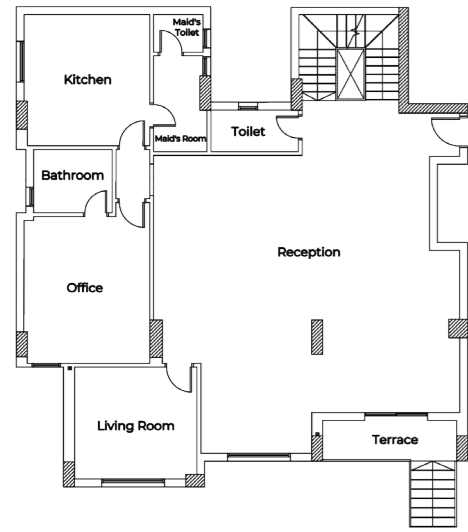
First Floor



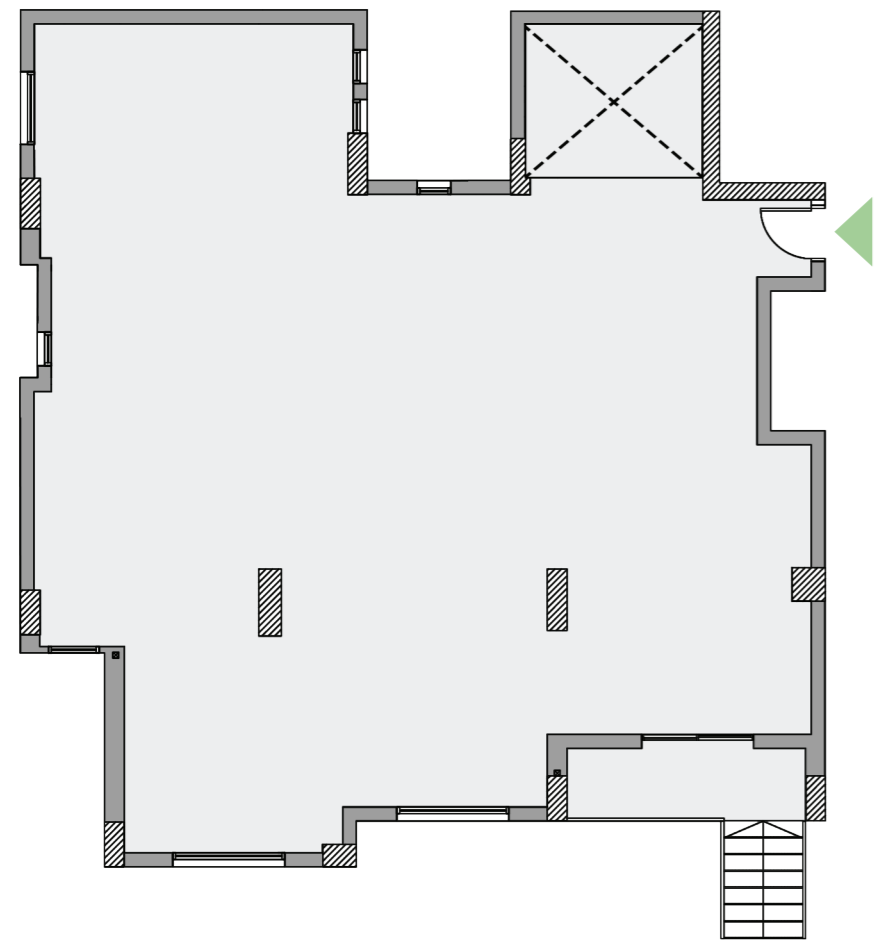
Unit X5 - Duplex
Total Area 505 m²



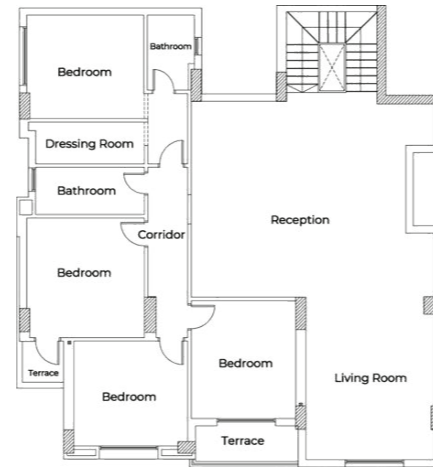
Proposal Design



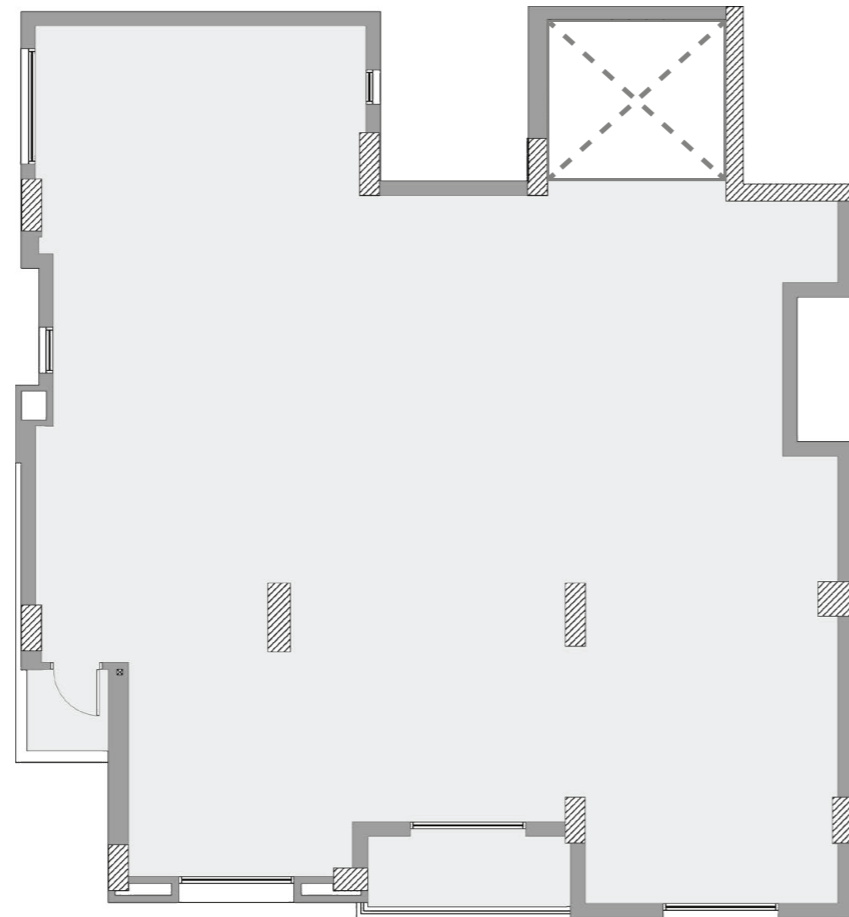
Ground Floor



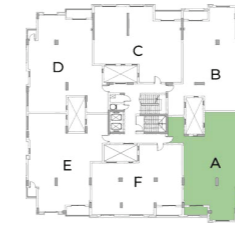
Proposal Design



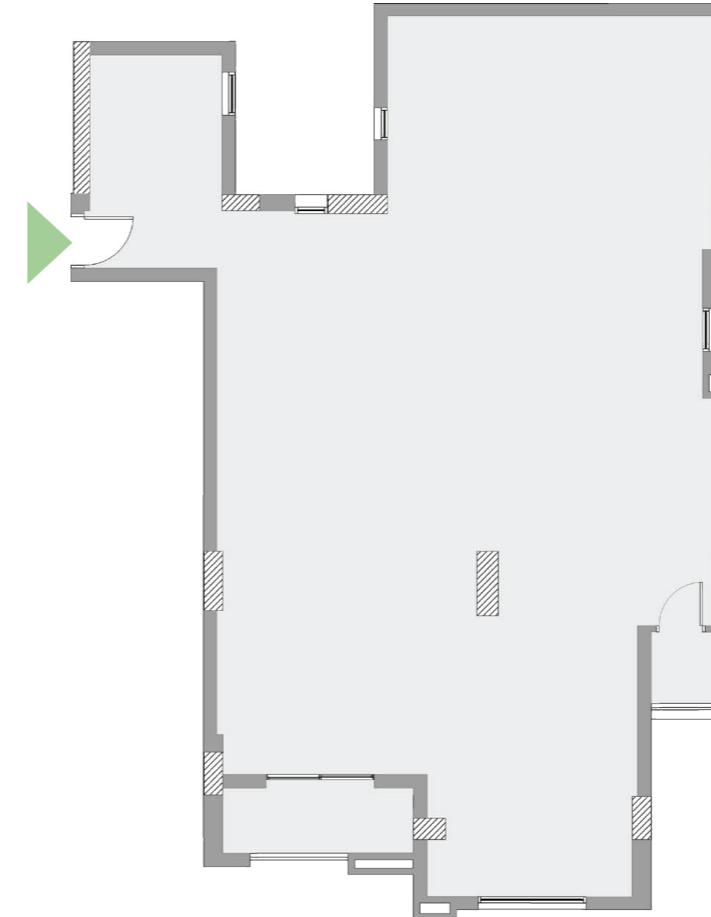
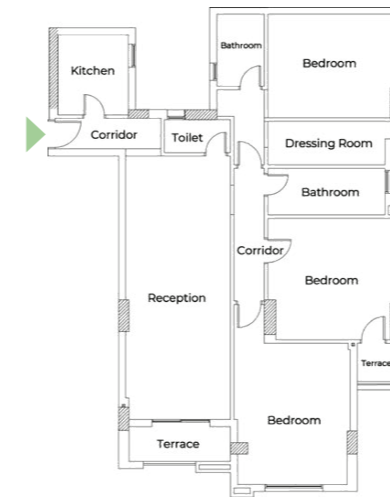
First Floor



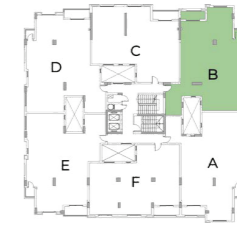
Unit A - Typical
Total Area 200 m²



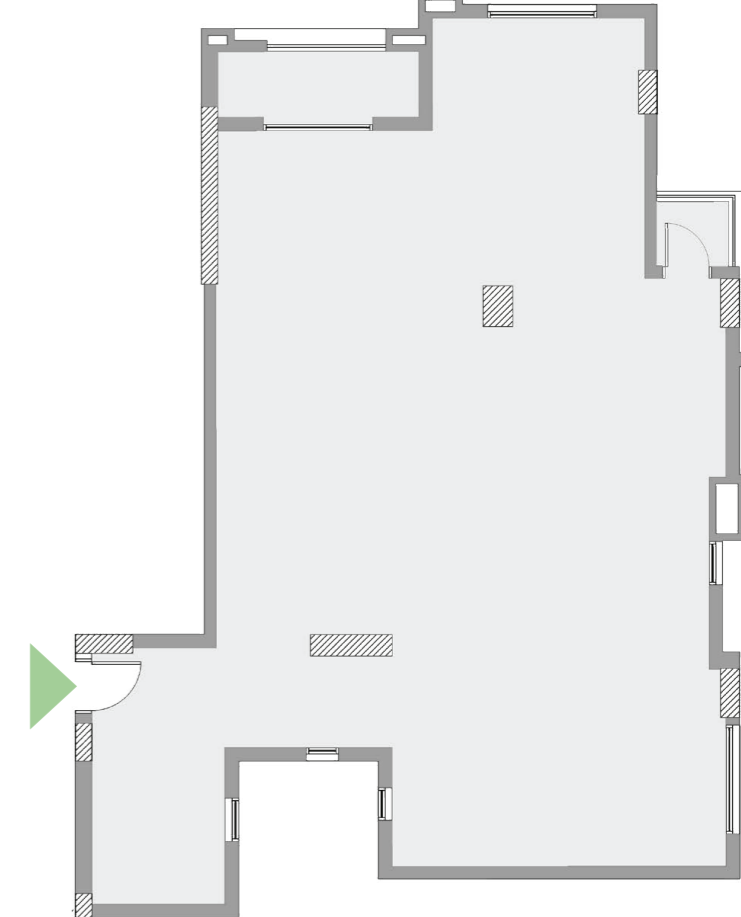
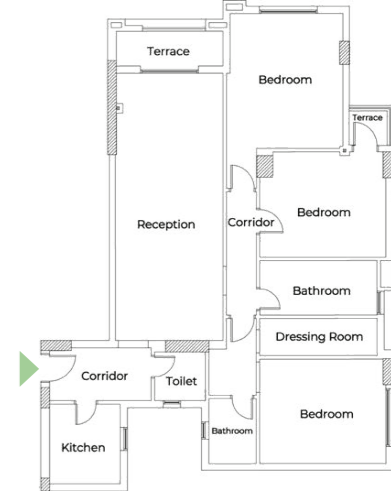
Proposal Design



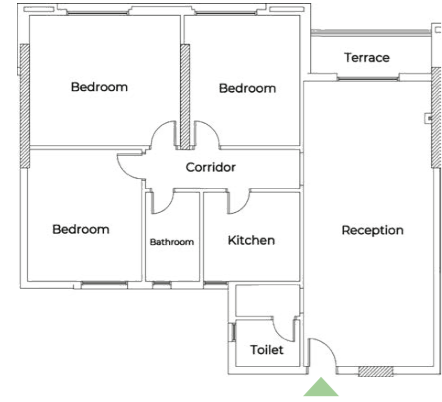
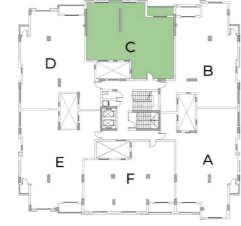
Unit B - Typical
Total Area 200 m²



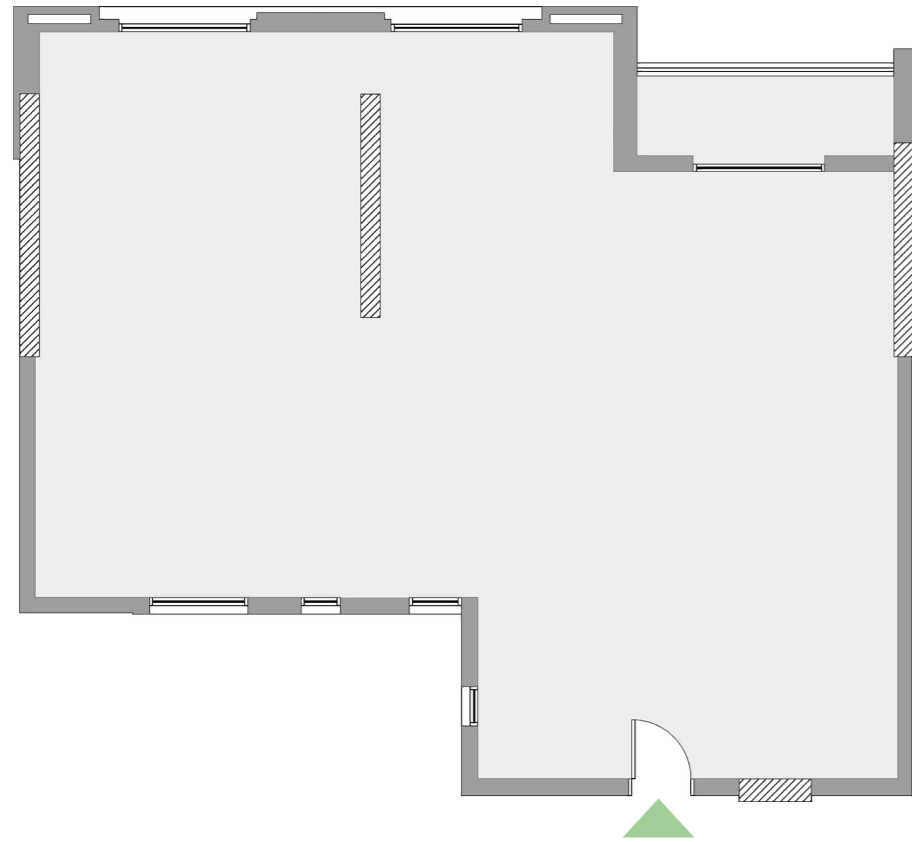
Proposal Design



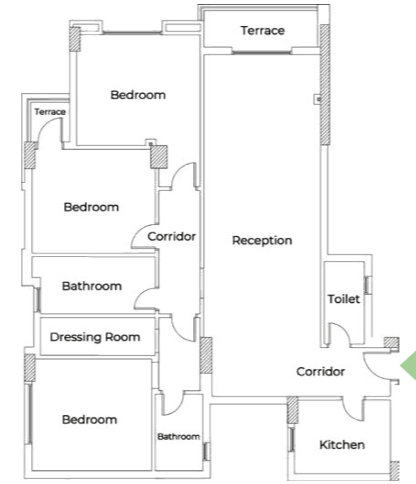
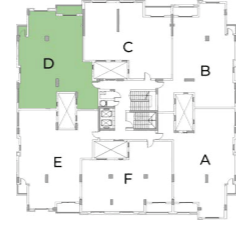
Unit C - Typical
Total Area 160 m²



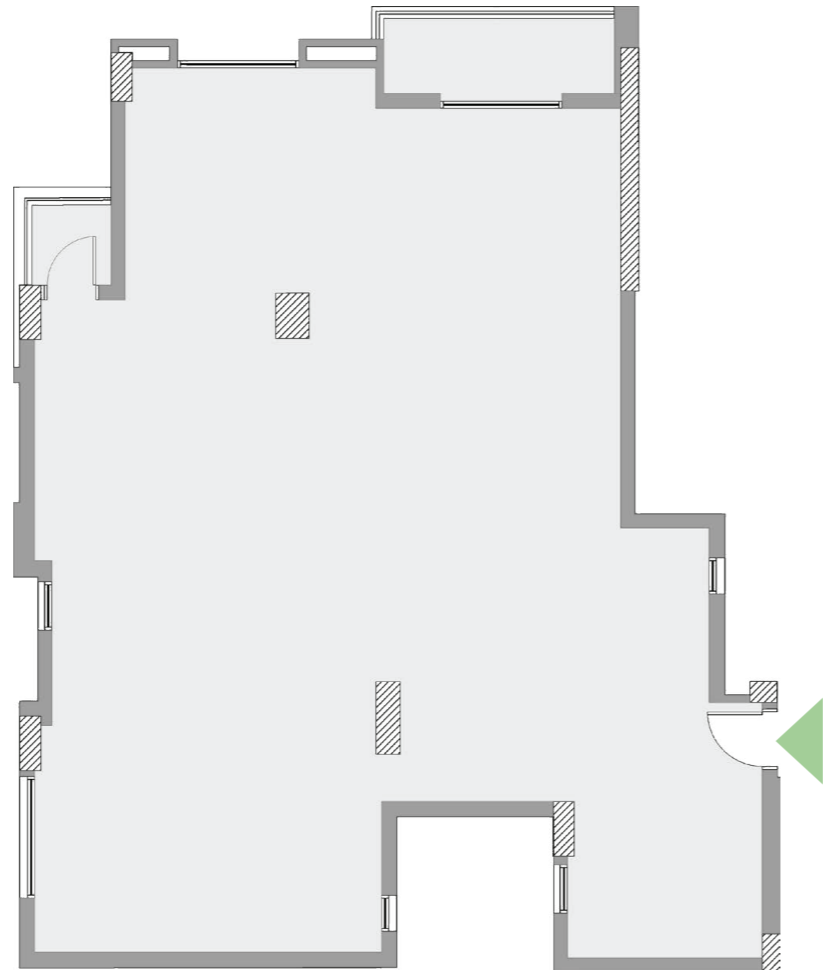
Proposal Design



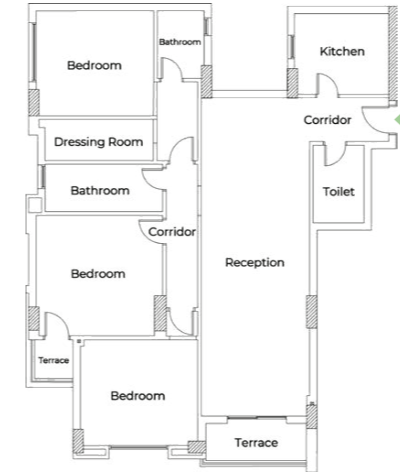
Unit D - Typical
Total Area 200 m²



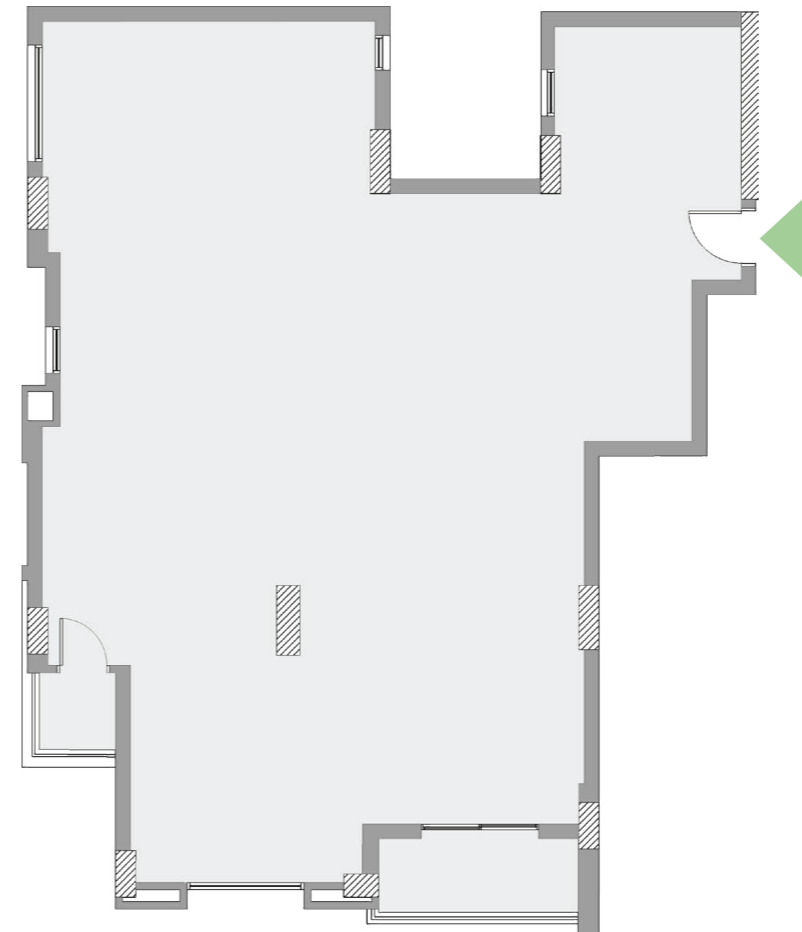
Proposal Design



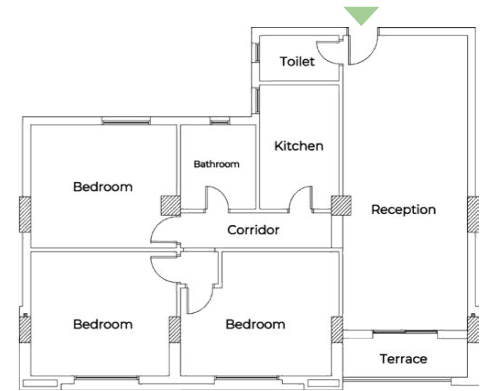
Unit E - Typical
Total Area 200 m²



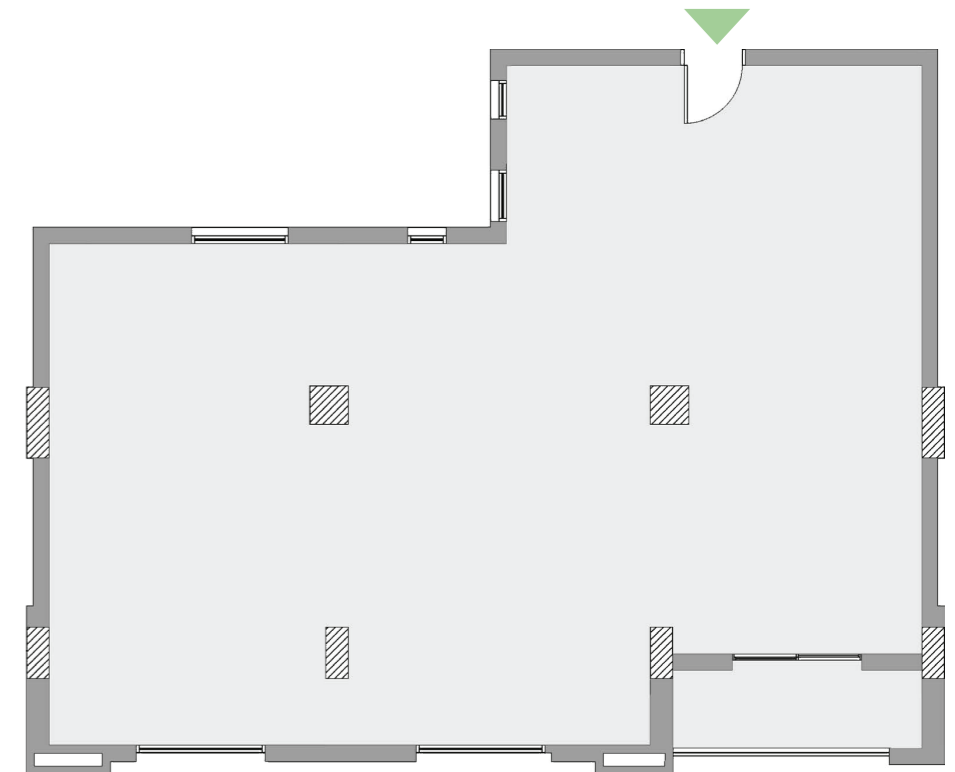
Proposal Design



Unit F - Typical
Total Area 160 m²



Proposal Design



About SUD

Safwa Urban Development-SUD is a leading Egyptian Urban Development Company, Established in 1996. We start every project with one goal in mind, which is taking the lead in creating upscale communities that provide the utmost privacy, maximum security, and substantial comfort, Hence our motto was "building upscale communities". Through all of our Urban Development projects that include Resorts, advanced residential communities, shopping centers as well as medical, educational, and sports facilities, we've managed to make an architectural fusion between contemporary and traditional designs, a feature that has become a trademark of ours. We've always been striving to live up to our customer's expectations and to earn their trust because we consider our customers to be our most important asset.



عن الصفوة للتطوير العمراني

الصفوة للتطوير العمراني هي شركة مساهمة مصرية، تم تأسيسها عام 1996م لتصبح واحدة من كبرى الشركات الرائدة في مجال التطوير العمراني في جمهورية مصر العربية . نعمل بكل كد واضعين نصب أعيننا دائماً هدفاً أسمى لم يغيب يوماً عنا وهو أن تكون لنا الريادة في خلق مجتمعات راقية تساهم في توفير الخصوصية والأمان والراحة القصوى لعملائنا. ومن هنا إستقينا شعارنا وارتبط اسم الصفوة به building upscale communities لتنوع مشاريعنا العقارية ما بين المنتجعات السياحية والمجتمعات السكنية المتطورة والمراكز التجارية والمشاريع الطبية والتعليمية والرياضية، وتتميز جميعها بالمزج ما بين الحدائق والأصالة في نفس الوقت وقد أصبح ذلك إحدى السمات المميزة لنا. فكننا وما زلنا على قدر ثقة عملائنا العالية وكان إرضائهم هو حقاً رأس مالنا الحقيقي .



Branches Inside Egypt

Cairo 1: Building 77 – Southern Ninety Street – Fifth Settlement

Cairo 2: Building 220 – Northern Ninety Street – Fifth Settlement

Cairo 3: Building 109 – First Plaza Mall – Sixty Street – Fifth Settlement

Mansoura 1: AlSafwa Elegance Tower – Gehan Street

Mansoura 2: Building 84 – Suez Canal Street

New Damietta: Central District – Next to the International Eye Hospital

Ras El-Bar: SUD Mall – Sunset 3 Resort – Ras El Bar

Branches Outside Egypt

France Branch: 12/14 rond point des Champs-Élysées 75008 Paris

Austria Branch: Maria Hilfer Street No. 123, Third Floor 1060 Vienna, Sixth District

Italy Branch: Via Umberto Visconti di Modrone 15, 20122 Milano

Germany Branch: Gontardstraße 11, 10178 Berlin, Germany

19315

www.sud.com.eg