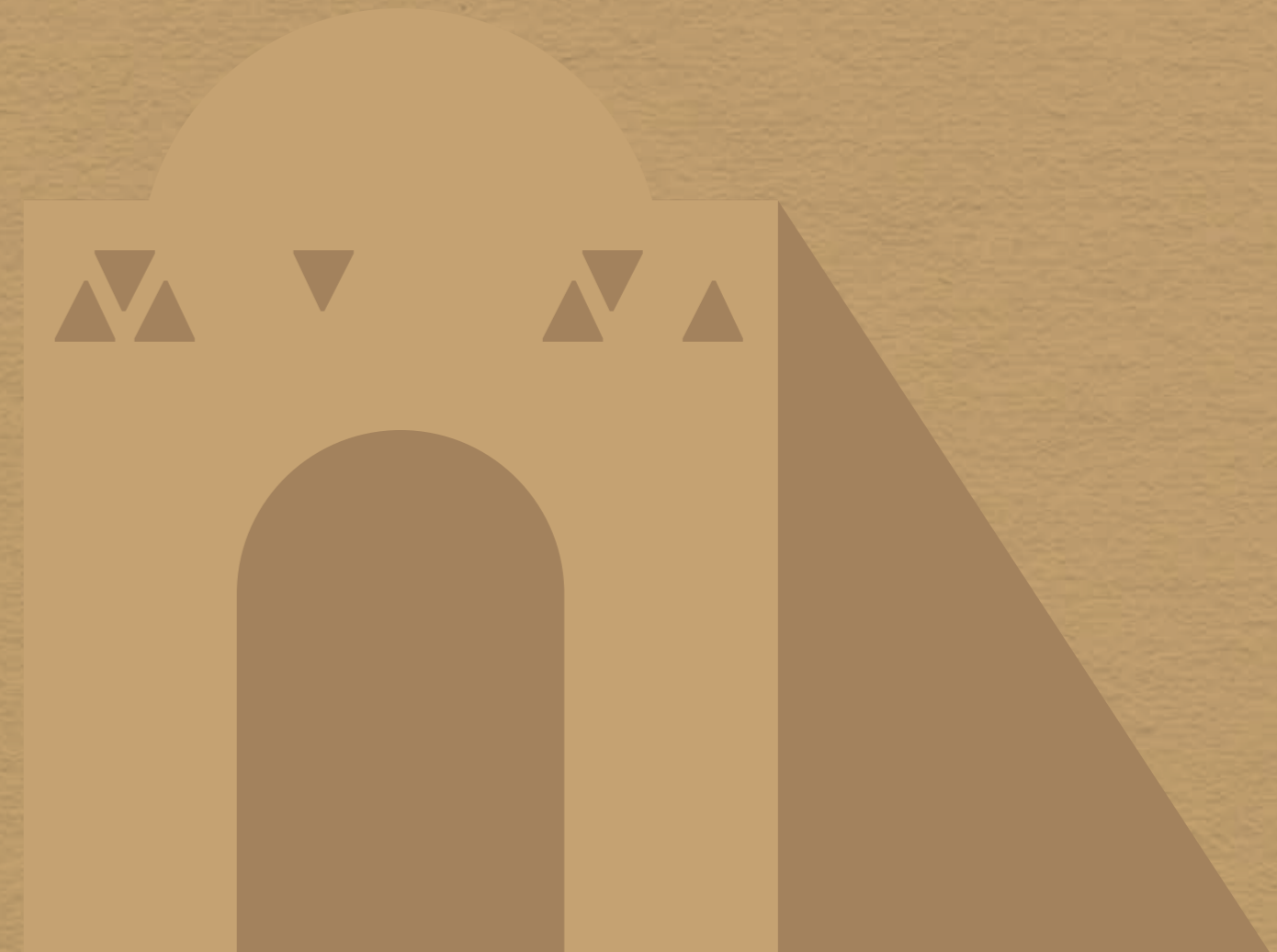




ANAKAJI
new capital



بيوتُ عِ الدنْيَا طَلَّةُ





HELLO FROM
THE CHAIRMAN

ملاحه
< / أهلا و سهلا / >

My vision as an engineer has always been to build in style and follow the footsteps of those who created the unique Egyptian architecture, even when I started out as a contractor back in 1995 to the present day. Now as a developer, proudly introducing the newly established **Aqar Masr**, my work continues to fulfill that vision throughout Egypt. From my earliest developments in Upper Egypt, to the residential and commercial units I've worked on across Cairo and the North Coast, my values have remained the same since day one—pride and commitment, creativity and beauty, and lastly, a revival of Egypt's longstanding architectural culture.

Today it is my pleasure to bring you **Aqar Masr's** first project, **Anakaji**. Inspired by the beauty of Nubia and set to inject the New Administrative Capital with 20 feddans of colors and charm. This is a project that pays homage to a true Egyptian architectural aesthetic. Nubia is known for its incredible hospitality and inviting landscape. We've taken those elements, integrated them in a modern design and created a truly unique community for both families and couples to live in. From the flow of the spaces inside to the natural surroundings outside, I know that **Anakaji** is a great place to start the next chapter in your life.

Engineer/ **Maged Migar**
Chairman





ANAKAJI

بيوت ع الدنيا طنة
</Our Homes/>

Inspired by the beauty of Nubia, **Anakaji** - meaning Our Homes - brings warmth and vibrancy to Cairo's new Administrative Capital. Comfortable and cheerful, simple yet special, everything about the Nubian distinctive architecture & landscape finds its way in **Anakaji**, with a modern contemporary twist.

From the lovely, natural landscaping and delightfully colorful architecture, to the quiet and calm surroundings and exceptional views for each and every resident, the sensation of Nubia is right at home at **Anakaji**.

ANAKAJI
▶ new capital ◀



THE NEW ADMINISTRATIVE CAPITAL

مَتَقَبِل مَاصِر
</New City Life/>

Set to be a world class city, the New Administrative Capital is a true representation of Egypt's bright future. From its innovative design and forward thinking development, to its smart initiatives and centers of excellence, the Capital is vision of growth and stability. Advanced, diverse and full of life, the Capital will boast state-of-the-art infrastructure - high speed fiber optics connectivity to green energy - and will be home to some of Egypt's most impressive landmarks including the Presidential Palace, Opera House and the largest Mosque and Cathedral in the Middle East.

Throughout the Capital, modern amenities place residents at the center of everything, with extraordinary access to some of Egypt's most celebrated restaurants, cafes and shops, cultural happenings, in addition to the most reputable international universities & schools.

Construction is well under way, making the New Administrative Capital one of the fastest modern-day cities to ever come to life





TO
ANAKAJI

New Cairo	25 min
Ring Road	xx min
Regional Ring Road	xx min
Sokhna	40 min



LOCATION

مكان ما يرتاح القلب
</Prime location/>

Anakaji is centrally located in the R8 District, in close proximity to the Capital's upscale Residential and Diplomatic district.

Strategically set at the center of it all, **Anakaji** is close to the Capital's main network of roads, including the Mehwar Bin Zayed and Ring Road, granting residents incredible accessibility & convenience. Thanks to this prime location, **Anakaji** is just a short drive from Ain Sokhna, bringing the beach destination a lot closer to home. It is also just a short walkaway from the Green River, the beautifully landscaped spine running through the New Capital holding it together from West to East.



ANAKAJI HOMES

بلكوتك شيفه النور
</Endless Views/>

Anakaji has been carefully designed to revive the Nubian heritage in a contemporary modern design. The integration with nature, the welcoming environment, the interconnected areas have all been our guiding principles.

Stretched across 20 feddans, **Anakaji** was specially designed in connecting clusters to maximize the views of all its residents, across its variety of homes - "**kaji's**". From 94 to 319 sqm, 1 to 4 bedrooms, duplex or penthouses, and private gardens, the choice is yours.





ARCHITECTURE

جدران لها روح
</Serenity & Style/>

Known for its warmth, and colorful way of life, Nubia was the inspiration for **Anakaji**'s unique design. From the roofs topped with domes to wide, sunny terraces and arched shaded gateways, the spirit of Nubia echoes throughout, with a new modern feel.

With Nubia's beauty & serenity infusing every space, **Anakaji** is an inspiring place to live.



ANAKAJI

في ظل النخيل

</Lush Greenery/>

Anakaji's Masterplan was carefully designed to connect open spaces to one another, thus creating seamless pathways of greens. Walking around **Anakaji**, you will enjoy the shades of palm trees standing tall and the relaxing water features, reminiscent of Nubia throughout.

Anakaji is a car-free project with safe pathways perfect for walking, jogging and cycling. Ideal for exercise, relaxation and inspiration, Anakaji's landscape offers a unique, rejuvenating experience.



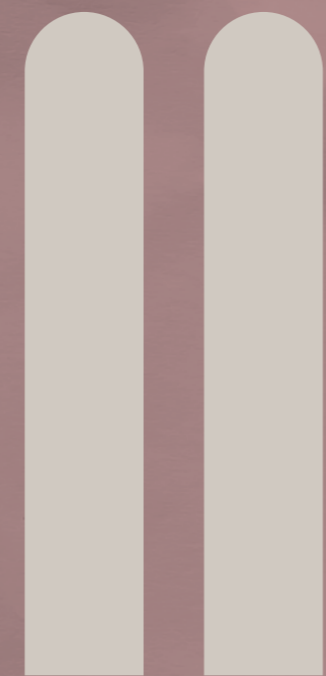


*PEACE
OF MIND*

حجر المكان
</Live Your Life/>

Anakaji is an exciting place to live for all residents. Whether their interest be fitness, culture or shopping, **Anakaji** has so much to offer throughout the year.





JOGGING

TRACK

دسیار

صباحك نشيط

</Rise & Shine/>

Hit the jogging track every morning to kick off your day in energy – or wind down at sunset with a leisurely walk with your neighbor or pet. The choice is yours to make the most out of the 1.2 km jogging track circling the compound among the rich green landscape and soothing water features



CLUB HOUSE

أراجيد

العشرة مع الجيرة

</Get Together/>

Arageed Clubhouse offers a state-of-the-art fitness center, large swimming pool and dedicated spaces for special occasions and a fun zone just for the kids. It is the place for gathering with the neighbors or simply chilling day or night.



CULTURAL CENTER

الدُّف

لوانفن بيت نكنه
</Authentic Experiences?>

The **Al Dof Culture Center**, located in the Clubhouse, presents residents with a wide range of cultural and artistic experiences including live performances, unique exhibits, classes and more. Offering plenty of depth, there's lots to keep you busy



COMMERCIAL

STRIP

المصطبة

قلب أن كاجي

</The Center of it All/>

Al Mastaba Commercial Strip is filled with high-end restaurants, cafes, state-of-the-art administrative offices, boutiques and various markets to fulfill every retail need. Divided into two strips, one to the North and one to the South, it will be one of the most exciting areas to explore within the community.

Parking, for up to 220 cars, will also be available, ensuring that the area does not become too congested granting residents the privacy they need. In keeping with the Nubian spirit, the entire strip will have stunning views of the surrounding green areas.







FLOOR PLANS

The Anakaji apartments, ranging from 94 to 319 sqm, have all been designed creatively to maximize the space & fluidity throughout your home. Master bedrooms come with their walk in dressing rooms for an ultimate experience of comfort and luxury.

KAJI
94 M²
Studio
1 Bedroom



KAJİ
124 M²
2 Bedroom
Apartment



KAJİ
156 M²
3 Bedroom
Apartment



KAJİ
156 M²

3 Bedroom
Apartment



KAJİ
162 M²

3 Bedroom
Apartment



KAJİ 208 M²

3 Bedroom
Apartment
Luxurious



KAJİ 241 M²

4 Bedroom
Apartment



KAJI
286 M²
4 Bedroom
Duplex



KAJI
319 M²
3 Bedroom
Duplex



ABOUT DMA

DEVELOPING LANDMARKS

فن وعماره

With more than 25 years of extensive experience, DMA is the leading diversified architectural firm in Egypt, delivering architectural and engineering services covering urban planning, landscaping, interior design and construction supervision; for all the real estate developments & facility sectors.

DMA's cutting edge is its customer centric focus, placing the customers' needs at the heart of the design process and fulfilling them with innovative solutions and creative flair. Whether it is a mixed-use development, a residential complex or an office building, DMA visualizes and designs it "inside-out".

For **Anakaji**, DMA got inspired by Nubia's unique architectural heritage and landscape and revived its essence in contemporary, practical designs, to meet today's changing lifestyles

