

A STATE OF
Harmony



SHERATON

The Residences at
Mostakbal City, New Cairo



The Residences at Sheraton Mostakbal City, New Cairo.

Unrivaled Luxury

A world-renowned icon in hospitality, Margins Developments in cooperations with El Rabwa Group bring branded Sheraton Residences to Egypt. Adding another piece to its long-celebrated pedigree. The essence of this global brand permeates in every one of their communities all around the world, and in this instance, Cairo is hosting the Sheraton Residences to bring an unrivaled experience to the Egyptian real estate Industry.



Unwind in Style

Bringing the global brand's celebrated pedigree and commitment to excellence to the Egyptian real estate industry. With a focus on luxury and exceptional service, the residences provide owners with a truly unparalleled living experience.

The Residences offer a level of exclusivity that is hard to come by in the city. With only a limited number of units available, residents can enjoy a sense of privacy and seclusion that is rare in such a bustling metropolis. And with a range of high-end amenities and features, including a private cinema and rooftop terrace, residents can unwind in style without ever having to leave the comfort of their own home.

It is a testament to Marriott International's commitment to delivering exceptional hospitality experiences around the world. With a focus on convenience, and exclusivity, the Residences offer owners the opportunity to live in one of the world's most vibrant cities in unparalleled comfort and style.



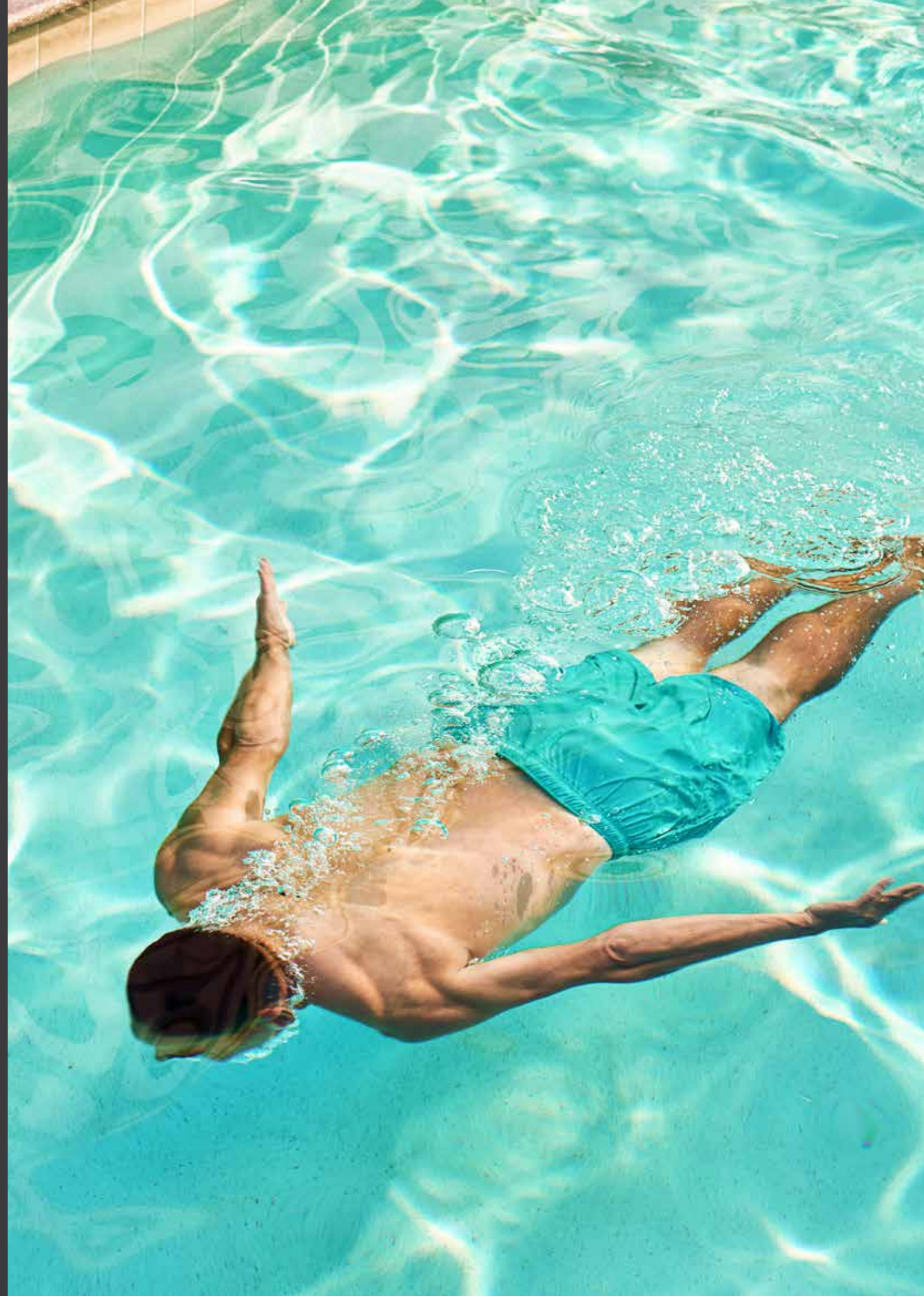
01

About The Residences



01. About the Residences

Unwind in Style









The Sheraton Lifestyle

The Residences offer a state of harmony that is truly unique in the world of living. From the moment you step through the doors, you are enveloped in an atmosphere of tranquility and relaxation, allowing you to fully immerse yourself in the Sheraton experience.

The 24-hour accessibility to the distinguished staff of the branded residence is one of the standout features of the property. With a focus on personalized service, residents can enjoy the care and attention of a dedicated team of professionals who are committed to ensuring their every need is met. Whether you need assistance with housekeeping, laundry, or even booking a restaurant reservation, the staff are always on hand to provide assistance.

In addition to the personalized service, the Residences offer a range of amenities and features that cater to an elevated lifestyle. From the state-of-the-art fitness center to the luxurious spa, residents can enjoy a wide range of activities that promote health and wellness. And with a dedicated concierge service, residents can take advantage of all that Cairo has to offer, from cultural events to culinary experiences.

Perhaps most importantly, you will have a sense of community that is hard to come by in the world of luxury living. With communal spaces that encourage residents to connect and socialize, such as the rooftop terrace and lounge, you will have a welcoming and inclusive environment that you can call home.

02

Sheraton Residential Experience



Open the door to
Extraordinary Possibilities



A Place For Gathering

Me turns into we





Design Philosophy

Living in Harmony

The Residences at Sheraton New Cairo, Mostakbal City is a new community providing residents with an escape from the crowds, noise, and pollution of Cairo. It is easily accessible and strategically located near the main gate and entrance to Mostakbal City.

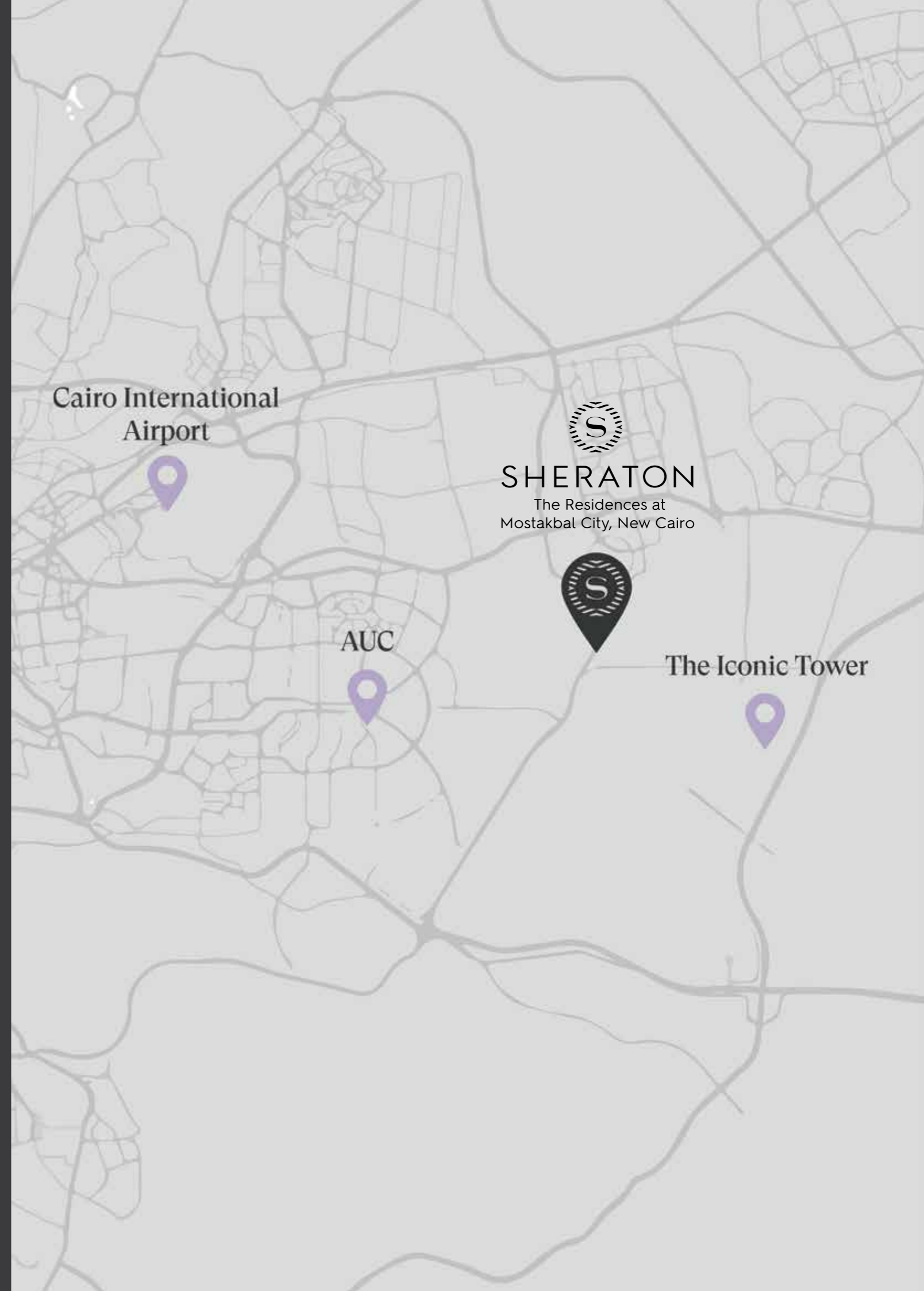
Sites International created a master plan that offers a lush and walkable community where cars are not needed to get around. Every resident has access to abundant green open spaces, gardens, water features, intimate recreational and seating areas, mosque, schools, and numerous amenities. Special attention was given to harmoniously integrating into the plan every residential type, including standalone villas, twin villas, townhouses, and Z villas.

Whether walking, jogging, pushing a stroller, or biking, the carefully designed network of pathways connects residents to all facilities within a mere 5 to 10 minutes. Meticulous design achieves balance between private spaces and lively recreation at the 5 star Sheraton Hotel's cafes, restaurants, and conference facilities, and two clubhouses with pools, indoor and outdoor seating, coffee shops, and management offices. Every design detail offers residents access to beauty, joy, and luxury from the convenience of their backyards.

Renowned Location

Location

- › 5 minutes from Suez Road
- › 15 minutes from the Iconic Tower
- › 20 minutes from the American University in Cairo
- › 20 minutes from Cairo International Airport



*This Residence was
designed not only as
a place to live but a
work of art.*

03

The Signature
Master Plan



Elevating Luxury Living

This signature design pushed the boundaries and reimagined the spaces to create unparalleled luxury and comfort incorporating the most cutting-edge design ideas creating a masterpiece of modern architecture.

Embrace these trends and watch as your villa transforms into a true architectural masterpiece. your villa will become a sanctuary of luxury and sophistication, where every detail reflects your unique style and vision.

Occupied with a magnificent Roof terrace, an additional outdoor space for relaxation, entertainment, and gardening. Allow you an ideal spot for hosting parties, barbecues, and other social gatherings.

This philosophy was engraved with every design type whilst working in this project, ranging from the Standalones, Twinhouses, Townhouses and lastly The Harmonic Villa. To ensure the presence of a state of harmony.





SHERATON
Club House
GO
➔

PLAZA



The indoors with the outdoors are smoothly blended, biophilic design embraces nature as an integral part of the living experience. Large windows, living walls, and natural materials create a harmonious connection to the environment. Integrate indoor plants and verdant accents to infuse the villa with a refreshing, calming ambiance.



The double height lounge in the first floor created a roomier and more flooded interior with natural lights in the day. When the sun is shining outside, It offers a seamless connectivity for the family in their different activities.



Accommodating to the wants and needs of every resident owner, Resident owners have access to a generous range of amenities, including but not limited to, a global concierge, exclusive spaces, beautiful wellness and fitness facilities, and valet services.

04

Services & Amenities



03. Services and Amenities

Unmatched Experiences





Services

Access to 5-star Sheraton Hotel facilities

- Airline/Private Air Reservations, Airport /Ground Transportation Arrangements
- Car/limousine rental and hotel Reservations
- Tour Information and Reservations
- Wake-up Calls

- Move-in coordination with moving company
- Move-in utilities coordination
- Club House
- Restaurant information/Reservations
- House Keeping
- Sheraton catering Service

- Gym & Fitness center , Sauna and steam room
- Jogging Track
- Bicycle Track
- Gaming Room
- Ordering Floral Arrangements
- Activity Arrangements

- Events Management
- Business center services.
- Meeting Room
- Media Room
- Doorman / Porter / Bellman / Butler
- Assistance with packages, etc.
- Delivery: Mail, magazine, newspaper, package

- 24 hour staffed surveillance
- Kids club
- Residents Lounge
- Roof top Juice bar
- Outdoor entertainment swimming Pool and changing rooms.
- Indoor lap pool



BE STRONGER
THAN YOUR
EXCUSES





Global Benefits

As an expression of our commitment to the project, Marriott is offering residence purchasers a compelling package of benefits including complimentary “Gold Elite” status in Marriott Bonvoy for two years.

05

Exclusive Marriott Bonvoy Benefits



04. Exclusive Marriott Bonvoy Benefits

The World's Gathering Place



Gold Elite Status

- 25% bonus points on stays
- Enhanced Room Upgrade
- Upgrade at check-in and 2 pm checkout (based on avail.)
- Complimentary wireless internet access
- Welcome amenity
- Special hotel amenity
- Accessible across +8600 hotels







MARGINS

DEVELOPMENTS

Upholding its reputation as an upcoming and progressive property developer, Margins Corporation for Development and Project Management was established to redefine and create impactful entities that base their success on innovation, up to date designs, safety approaches, and global standard construction systems.

Through a team of dedicated and quality expert architects, engineers, construction experts, and real estate professionals in the fields of development and contracting, Margins Developments had been established to envision and actualize sustainable human design solutions that sets the company apart from any competition as it has worked to be an exclusively integrative and globally certified entity.

Committed to delivering excellence through signature 'health first' buildings that promote personal wellbeing, environmental design awareness, and complete inclusivity, Margins promotes its distinctively designed buildings and spaces that endorse aesthetics, dynamism and are eco-friendly for its occupants and tenants.

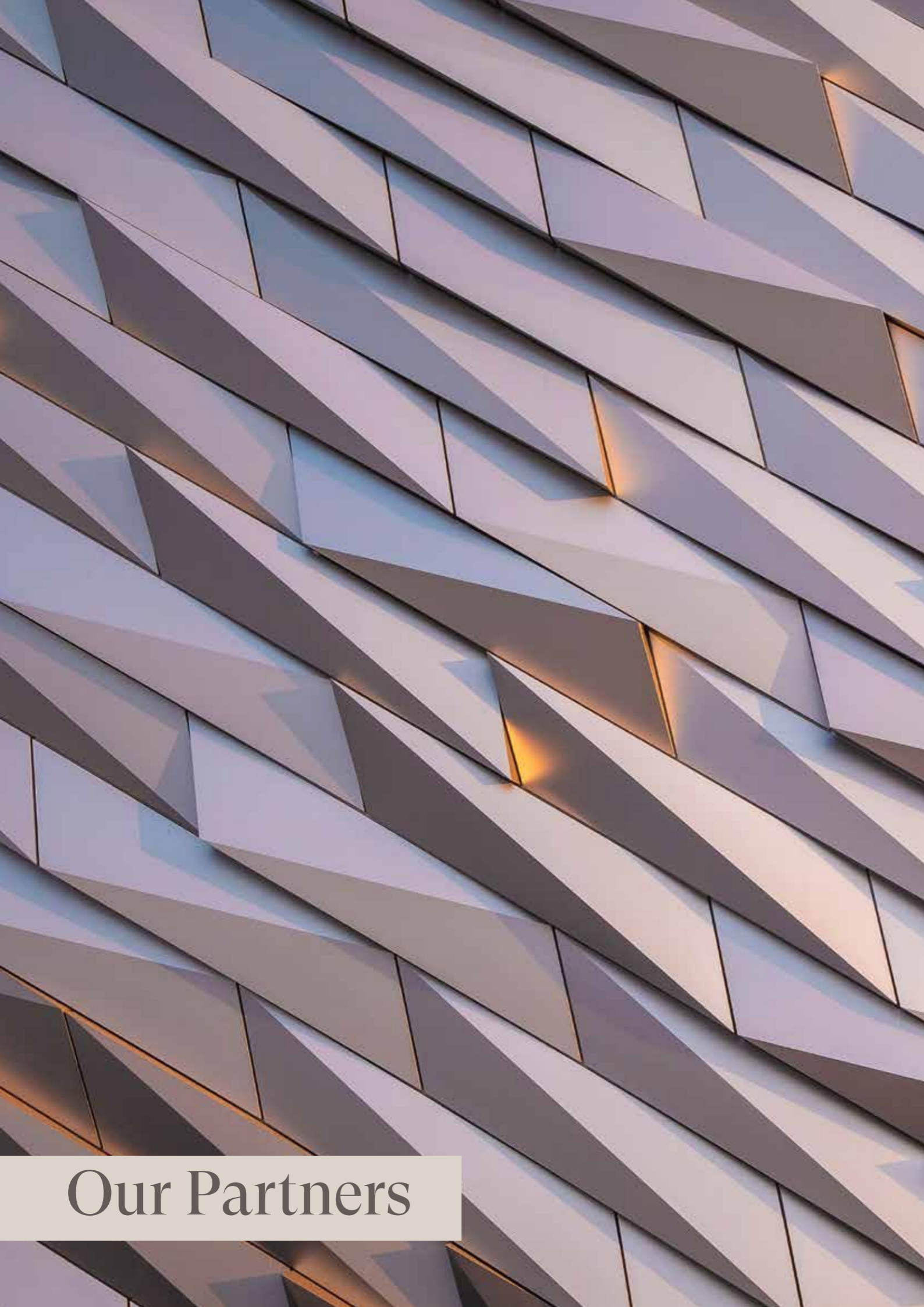
ELRABWA

GROUP

El Rabwa Company, founded in 2009, stands as a pioneering entity within the realm of education services. It owns and operates four distinguished schools; each offers a distinct educational program. Global Paradigm Complex, located in Mostakbal City, provides an academic excellence in different systems including American, British, and International Baccalaureate. Recently added to the group's portfolio, Kayan College and American and British school that was founded in 2023.

In 2017, El Rabwa Group achieved a significant milestone by embarking on an ambitious venture: the establishment of "Macana," a self-contained city complex situated within Mostakbal City. This visionary project comprises of Global Paradigm Schools Complex, a 300-room Sheraton Hotel, Sheraton branded Residence Villas, as well as a multifaceted commercial project known as "The Rift Business Park." The latter involves a vast array of facilities such as: commercial and retail facilities, entertainment center including cinemas, a children's hub and a medical hub.

El Rabwa Group journey is characterized by consistent and steady expansion and an unwavering dedication to enhancing communities through education and dynamic urban development



Our Partners



40 Years of Integrated Sustainable Design Solutions is a collection of Sites International's most significant projects ranging from parks, hotels, residences, campuses, to historical and conservation sites, designed and built between the 1980s and the present. It showcases prominent projects in Egypt and the Middle East established on the principle of a multi-disciplinary, comprehensive, and sustainable design approach that reflects the social, economic, and environmental needs of local communities. From its inception to the present, Sites International's portfolio demonstrates the value of integrated design solutions from pre-concept through all phases and construction management. Our planning, architecture, engineering, and landscape teams work together to embrace and celebrate the natural landforms, flora, fauna, and rich heritage and cultures of the Middle East and North Africa.



Cove Architecture is uplifting the regional architecture experience in the market to encounter the international standards with a journey of 20 years' experience working in the fields and making global unique projects all around the world and brought to the market high standards and a responsible design approach. Organized from High-qualified staff well selected from an international background supported with successful record of mega scale projects, Cove was established with a commitment to transfer the architecture in the local market to a worldwide space where the high standards projects are the basic approaches and the common products, the commitment which cemented Cove's presence as a major player in the regional architectural scene.



KEVA Design House excels as a lead project consultant, partnering with a wide range of clients across diverse fields such as hospitality, administrative, commercial, and residential projects. Our collaborative approach includes working with specialty consultants to ensure exceptional design and client service. At KEVA, our unwavering commitment is to create facilities that not only meet but surpass our clients' expectations. By offering integrated design and fit-out solutions, we provide a streamlined and efficient experience for our clients. From conceptualization to completion, our dedicated team of designers, architects, and fit-out experts work in harmony to ensure that every aspect of the project aligns with the overall design objectives and functional requirements.



After the establishment of Osool Company for contracting Cairo in 2005, and after a long journey where a lot of services including: commercial, residential, industrial, and hotel projects were executed. In addition, Osool is working on keeping its reputation as one of the modern construction companies that built its success over caring to the tiniest details while executing projects and following the global standards of construction, through a complete team of engineers, construction experts, and specialists in the construction field.

DEVELOPED BY

MARGINS
DEVELOPMENTS

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