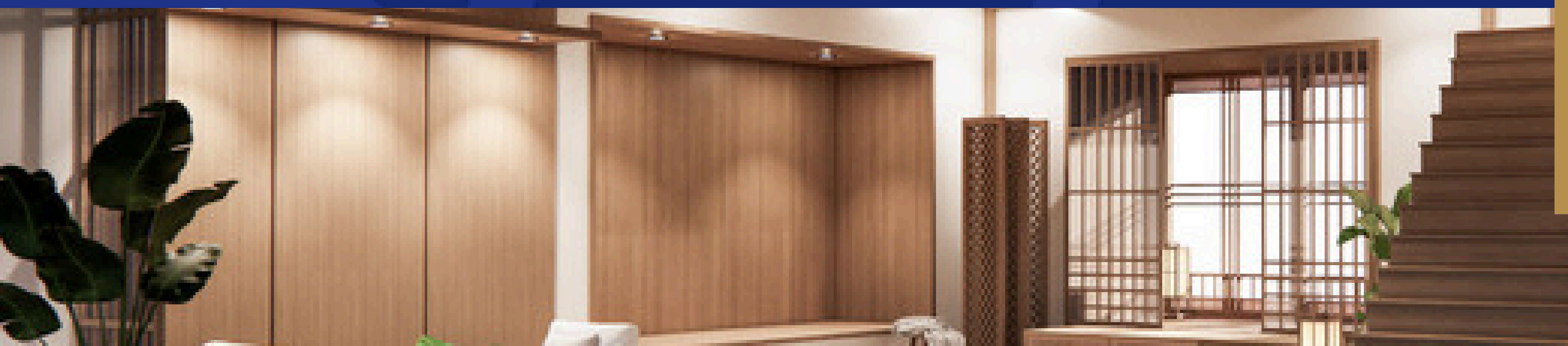




WELCOME TO PROPERTY STONE

YOUR TRUSTED REAL ESTATE PARTNER



Our Vision

- ✓ To become one of Egypt's most trusted real estate firm by delivering intelligent property solutions that create sustainable value for clients and partners.
- ✓ We want to live in a world where people can buy homes that match their needs rather than having to find a compromise and settle on the second-best option. That's why we take a lot of time and care in getting to know our clients from the moment they reach out to us and ask for our help.

Core Values

Property Stone operates according to internationally recognized professional principles.



www.property-stone.com

Our Mission

- ✓ To provide reliable, ethical, and market-informed real estate brokerage services that help clients make confident property decisions while ensuring efficiency, professionalism, and measurable results.
- ✓ We're on a mission to change the way the housing market works. Rather than offering one service or another, we want to combine as many and make our clients' lives easy and carefree. Our goal is to match our clients with the perfect properties that fit their tastes, needs, and budgets.



■ WHO WE ARE

ABOUT US

Property Stone is a professional real estate company specializing in premium residential and commercial properties across Egypt. The company operates at the intersection of market intelligence, strategic advisory, and client-centric service, offering tailored real estate solutions for individuals, corporations, and investors.

[**READ MORE**](#)

SERVICES OFFERED

R E S I D E N T I A L

- Sale and leasing of apartments, villas, and luxury residences
- Advisory support for primary and secondary market transactions

C O M M E R C I A L & A D M I N I S T R A T I V E

- Offices, administrative buildings, and mixed-use developments
- Corporate leasing and relocation solutions

I N V E S T M E N T A D V I S O R Y

- Property investment analysis
- Market feasibility insights
- Asset positioning and value optimization

M A R K E T C O N S U L T A N C Y

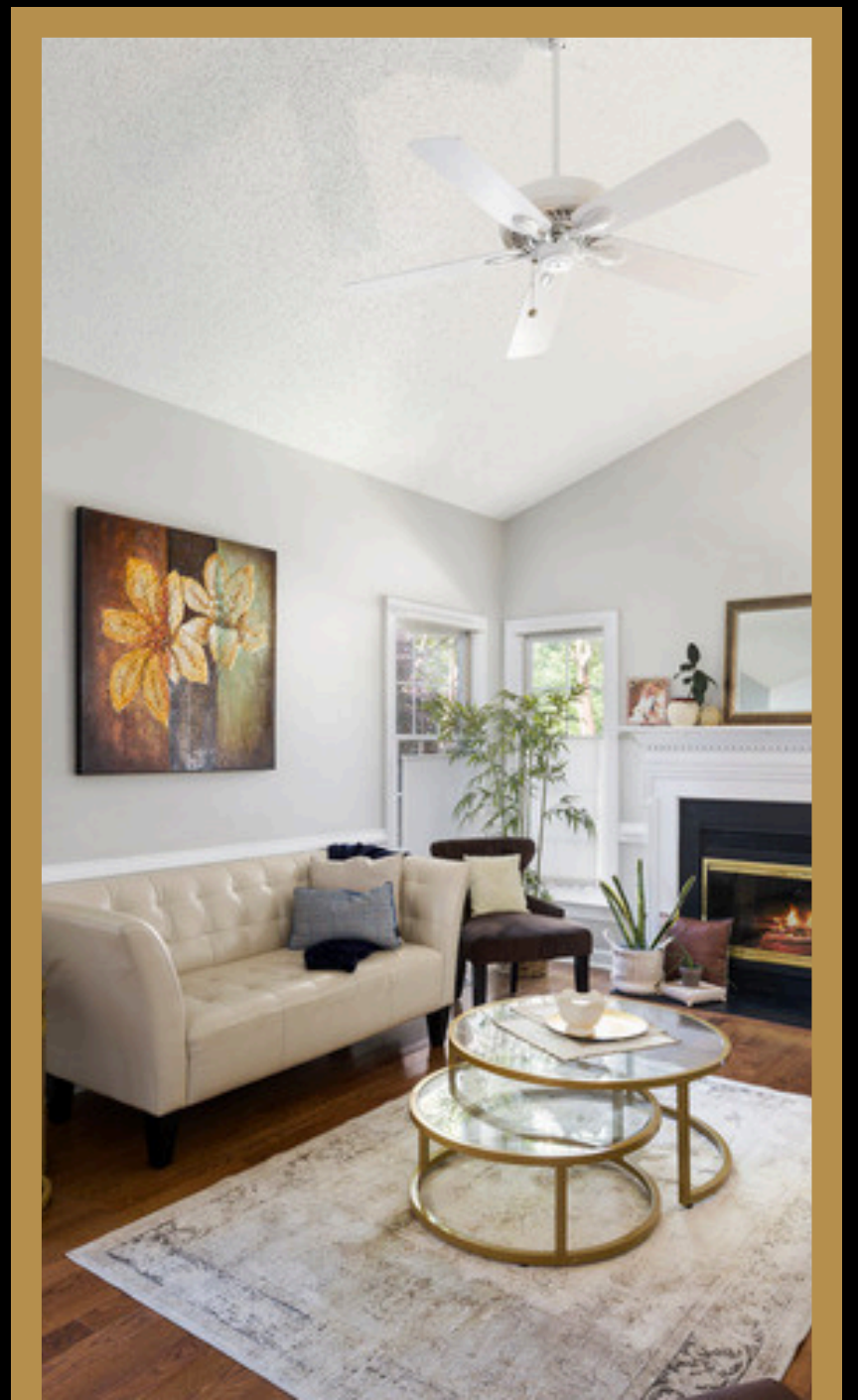
- Pricing strategy and comparative market analysis
- Portfolio structuring support for investors and developers



■ FIND YOUR PERFECT HOME

RESIDENTIAL PROPERTIES

Our approach goes beyond property listings. We support clients throughout the full transaction cycle—from identifying suitable options based on lifestyle or investment objectives, to market-based pricing guidance, negotiation support, and transaction coordination. Each recommendation is informed by current market data, comparative analysis, and an understanding of future value potential.





COMMERCIAL PROPERTIES

■ SPACES FOR YOUR BUSINESS

Property Stone provides specialized commercial real estate brokerage services for companies, investors, and institutional clients seeking well-positioned assets that support business operations and sustainable returns. The company represents a diverse portfolio of commercial properties, including retail units, mixed-use developments, and commercial buildings in key business locations across Egypt.



PROPERTY LISTINGS

■ DISCOVER OUR CURRENT LISTINGS

Property Stone maintains a curated portfolio of residential and commercial property listings that meet defined standards of quality, legal clarity, and market relevance. Each listed property is reviewed to ensure accurate specifications, transparent pricing, and alignment with current market conditions.

Our listings are structured to support informed decision-making. Property details include location insights, space configuration, usage potential, and comparative market positioning. Where applicable, listings are supported by market analysis to help clients assess value, demand, and suitability for their intended purpose.





INVESTMENT OPPORTUNITIES

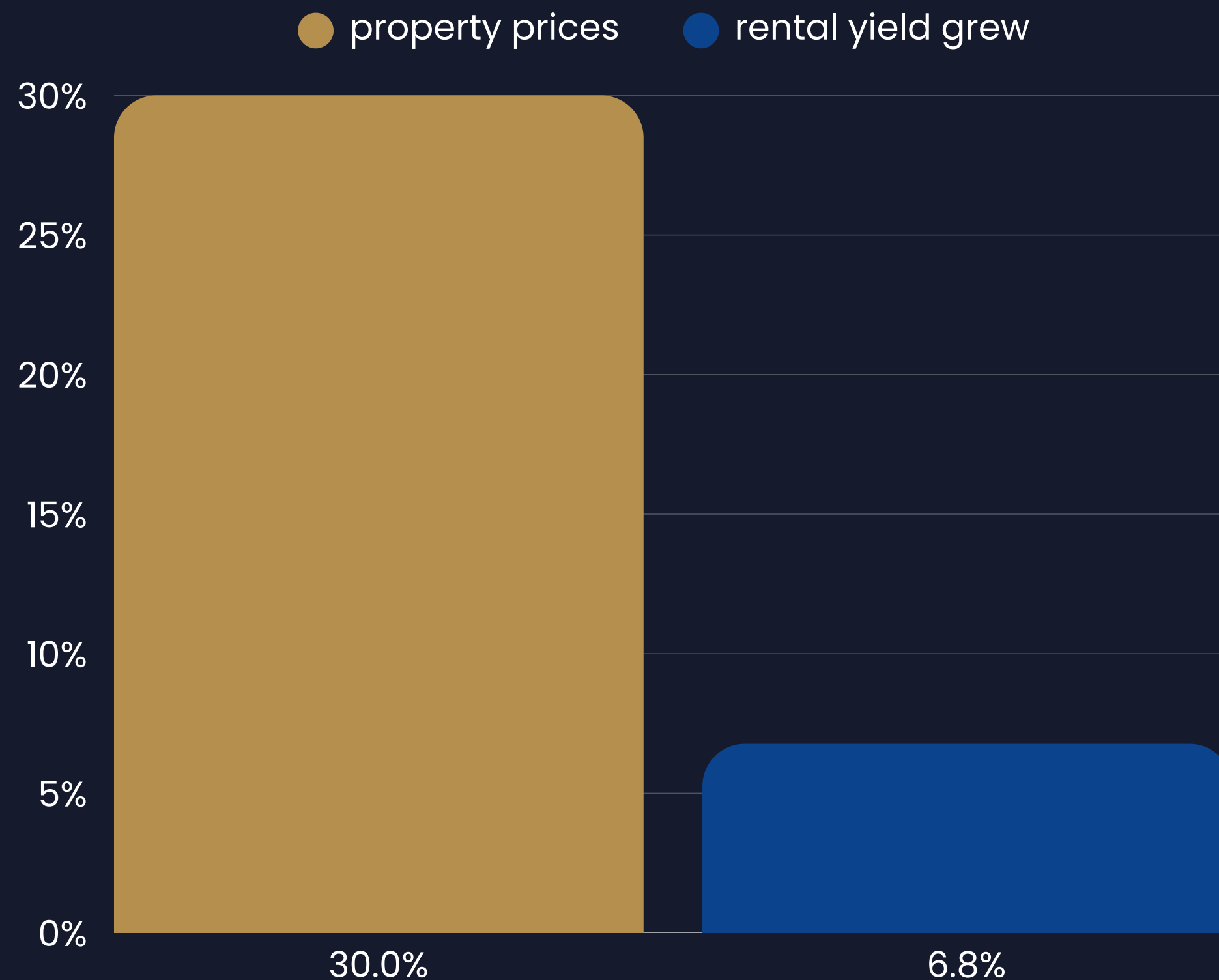
■ GROW YOUR WEALTH WITH REAL ESTATE

Property Stone offers carefully selected real estate investment opportunities focused on sustainable returns and long-term value creation. The company works with local and international investors to identify residential and commercial assets with strong rental income potential and capital growth prospects. Each opportunity is assessed through a structured advisory approach that analyzes location dynamics, market demand, pricing benchmarks, and risk factors. Property Stone supports investors in evaluating yields, exit strategies, and portfolio alignment using reliable market data. Through this advisory-led model, the company acts as a strategic partner across the entire investment lifecycle.

MARKET TRENDS

■ UNDERSTANDING THE REAL ESTATE MARKET

Property Stone monitors real estate market trends to provide clients and investors with clear insights into current conditions and emerging opportunities. The company tracks key indicators such as supply and demand dynamics, pricing movements, rental performance, and sector-specific growth across residential and commercial markets.



MARKET OVERVIEW



Residential Properties

+30.4%

Property Price Increase YoY

6.77%

Average Rental Yields by 2025

Growth in Prime Locations



Commercial Properties

USD 11.28B

Market Size in 2024

7.7%

CAGR Forecasted Growth

Expansion in Office & Retail Sector



Investment Opportunities

USD 1.5B

Property Exports in 2025

200%

Increase from 2024

Surge in Foreign Investment

Rising Property Prices & Yields

Expanding Commercial Market

Surge in Foreign Investments

*Real Estate in Egypt Shows Strong Growth & Opportunity
for Investors.*

Egypt's real estate market demonstrated strong growth between 2024 and 2025, driven by rising demand across residential, commercial, and investment segments. Residential property prices increased by over 30% year-on-year, with rental yields rising from 5.53% to 6.77%, particularly in prime locations such as New Cairo, the New Administrative Capital, and North Coast developments. The commercial real estate sector continues to expand, with a market size of USD 11.28 billion in 2024 and a forecasted growth rate of 7.7% CAGR, fueled by office, retail, and logistics demand. Investment activity surged, with foreign property investment increasing by 200% over the same period, reflecting confidence in Egypt's real estate as a long-term, high-potential asset class. Property Stone monitors these trends closely, providing clients with actionable insights and advisory support to optimize investment decisions and property acquisition strategies.

HOME BUYING PROCESS

■ STEP-BY-STEP GUIDE FOR PURCHASING A PROPERTY

1. Consultation

Client needs and budget discussion



2. Shortlisting

Property selection based on requirements



3. Viewing

Property inspection and evaluation

4. Negotiation

Offer submission and price agreement



5. Documentation

Contract review and legal procedures



6. Handover

Ownership transfer and key delivery

Property Stone follows a structured and transparent home buying process designed to simplify each stage of the transaction. From initial consultation to final handover, clients receive clear guidance, market-based advice, and professional coordination to ensure informed decisions and smooth execution. This approach minimizes risk, enhances efficiency, and delivers a confident, well-managed purchasing experience.



PROPERTY SELLING SERVICES

■ MARKETING STRATEGIES AND VALUATION SERVICES FOR SELLERS

Property Stone delivers professional property selling services focused on accurate pricing, strategic market positioning, and smooth transaction execution. Sellers benefit from targeted promotion, negotiation support, and end-to-end coordination to achieve optimal results with confidence.





The Amazon logo, consisting of the word "amazon" in a bold, black, lowercase sans-serif font, with a curved orange arrow underneath it pointing from the 'a' to the 'z'.

The Schneider Electric logo, featuring the word "Schneider" in a bold, green, sans-serif font, with a green circular icon containing a white stylized 'E' to the left of the word "Electric" in a green, sans-serif font.

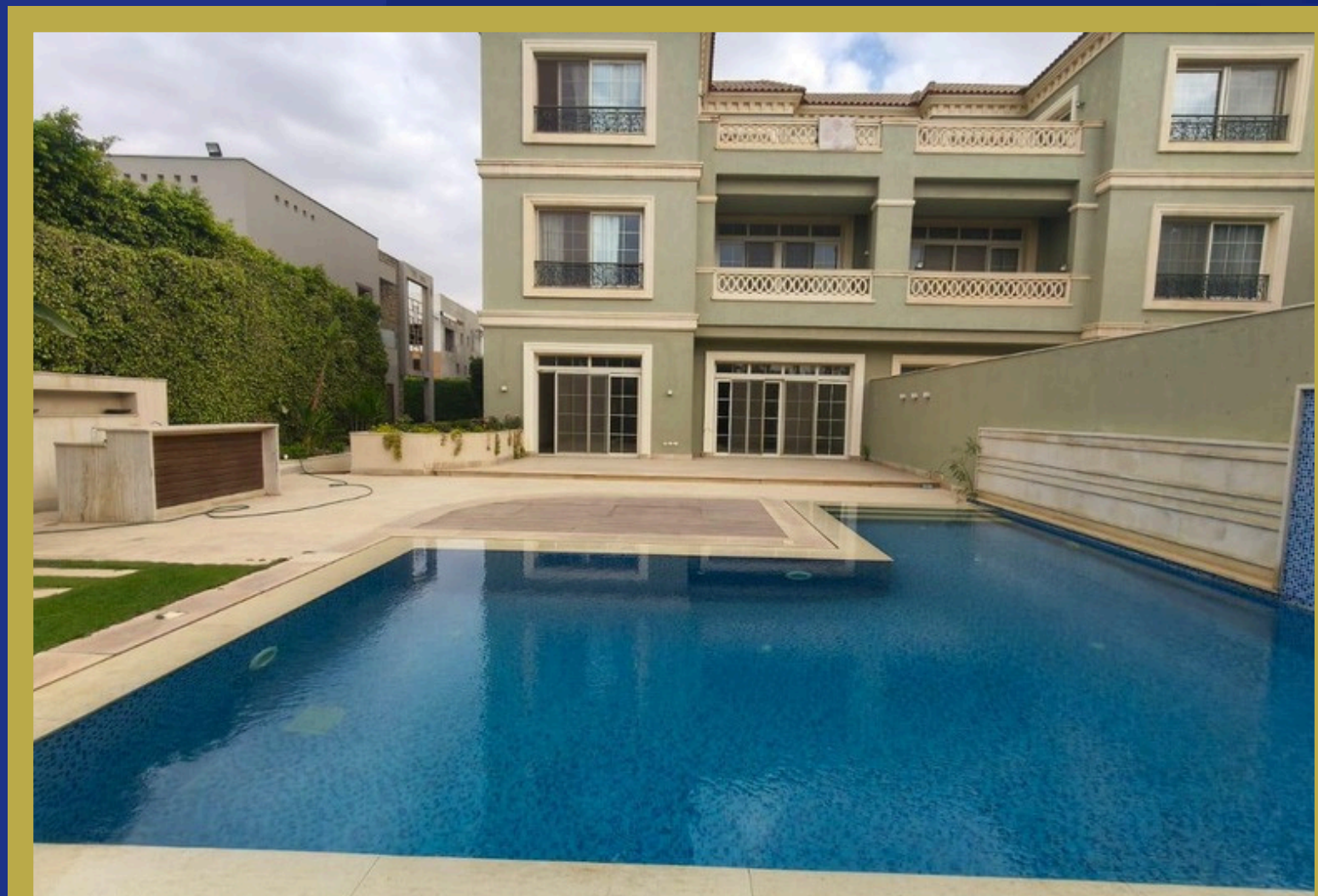
The talabat logo, featuring the word "talabat" in a bold, white, lowercase sans-serif font, set against a bright orange rectangular background.

PARTNERSHIPS AND NETWORKS

■ COLLABORATING FOR YOUR SUCCESS

Property Stone works closely with a trusted network of developers, legal advisors, financial institutions, and service providers to deliver integrated real estate solutions. These strategic partnerships enable seamless coordination, informed decision-making, and efficient execution across every stage of the property transaction. Through collaboration, Property Stone ensures added value, reliability, and successful outcomes for clients and partners alike.

PROPERTY GALLERY



THE GREAT
VILLA.



THE MODERN
OFFICE.



CONTACT NOW

■ GET MORE INFORMATION

We look forward to discussing this proposal and taking the next steps together.



OUR ADDRESS :
199 ST. Degla Plaza, Maadi Cairo,
Egypt , Cairo, Egypt

Phone: +20 2 27545190 / +2010 11114801
Email: sales@property-stone.com
Website: www.property-stone.com



THANK YOU

YOUR TRUSTED REAL ESTATE PARTNER

