



HOW IT ALL

STARTED

www.thefirsteg.com



brand equity, track record, backed by strong shareholders

THE FIRST



112000
Sqm

OVER EGYPT



RESIDENTIAL UNITS



COMMERCIAL UNITS



ADMINISTRATIVE UNITS

6

PROJECTS

OUR EXPANDING COMMUNITIES



FIRST AVENUE



GREEN BUSINESS HUB



FIRST AVENUE MALL



PLAZA NAVAMALL



SABA BASHA GATE



VENECIA VILLAS COMPOUND



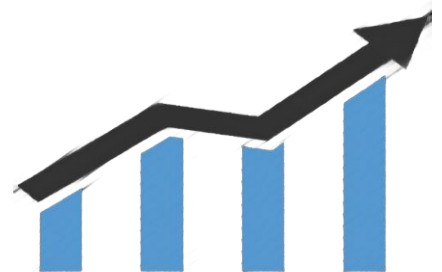
First Real Estate Developments manages a geographically diverse and well-balanced portfolio of projects.



FOUNDED IN

2018

Despite being newly established, the company leverages over 25 years of industry expertise from its owners, renowned leaders in Egypt's real estate sector. This foundation has driven its swift rise and prominent position among top real estate firms.



AND THE STORY OF THE FIRST BEGAN



A PRTOFOLIO
OF
6
PROJECTS

SPREADING
OVER
112000
sqm

BE PART OF
THE GROWTH

EGP **4.980** bn



We proudly announces that the total investment value of our projects has soared to an impressive 4 billion and 980 million EGP, it's reflecting our unwavering commitment to creating exceptional projects that redefine modern living and elevate community standards.

This value holds the potential to grow further with our ambitious upcoming projects

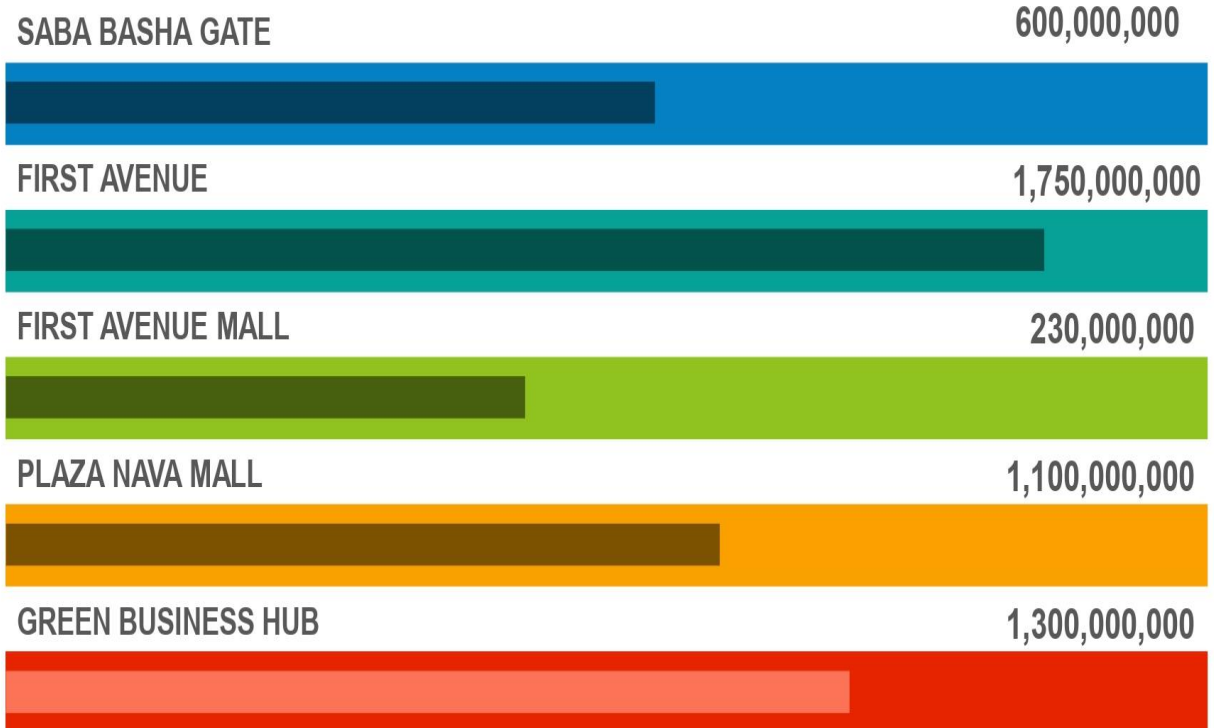


INVESTMENT VALUE
FOR OUR PROJECTS

(EGP)

INVESTMENT VALUES

Achieving a total investment value of **4,980 Billion EGP** is a testament to our commitment to excellence, and we're excited for what the future holds





FIRST AVENUE

1.750 bn EGP

7.5 Acres
550 Residential unit
Status: Under Development



GREEN BUSINESS HUB

1.300 bn EGP

14 Acres
330 Residential & commercial &
Administrative unit
Status: Under Development



FIRST AVENUE MALL

230 M EGP

500 sqm
19 commercial &
Administrative unit
Status: Under Development



PLAZA NAVA MALL

1.100 bn EGP

15000 sqm
80 commercial &
Administrative unit
Status: Under Development



VENECIA VILLAS COMPOUND

30000 sqm
9 Stand alone villas
Status: Completed



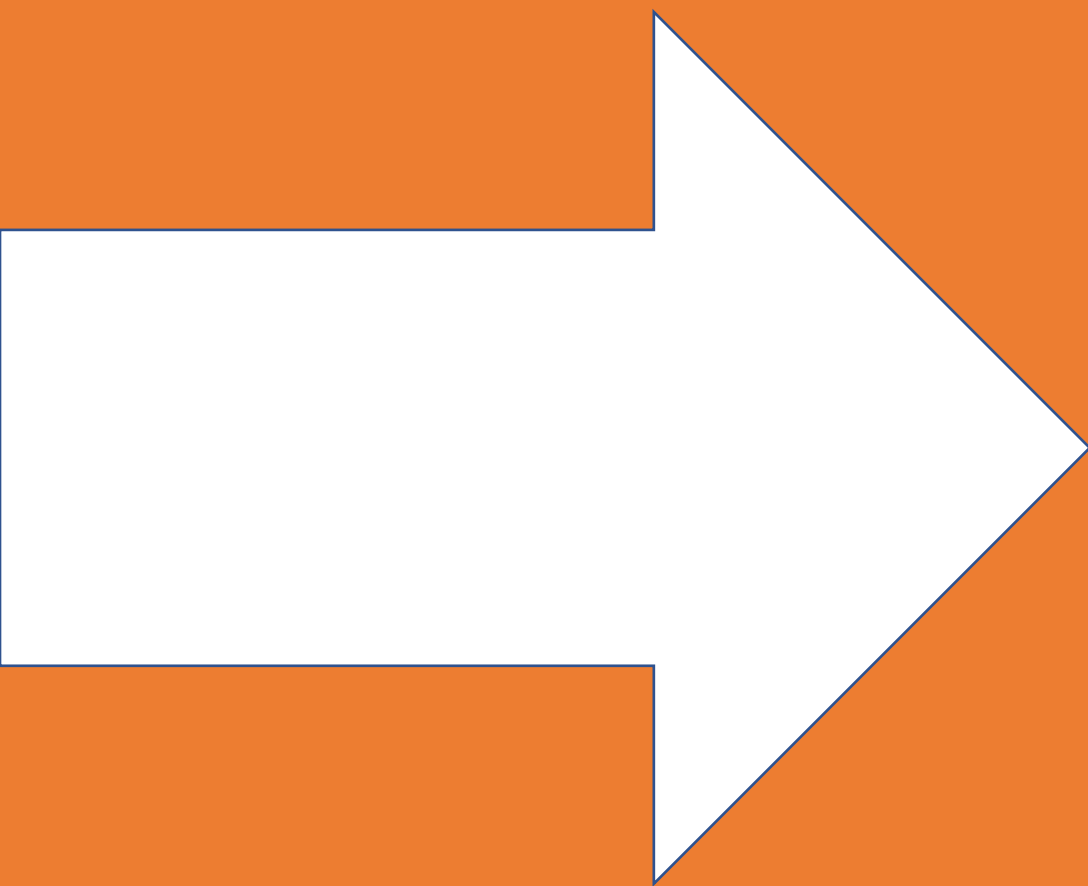
SABA BASHA GATE

600 M EGP

3000 sqm
160 Residential
&commercial&
Administrative unit
Status: Under Development

Detailed Insights into our Project Execution and Sales Rate

Project	Execution Rate	Sales Rate
FIRST AVENUE	68%	85%
GREEN BUSINESS HUB	50%	60%
PLAZA NAVA MALL	65%	0%
FIRST AVENUE MALL	92%	20%
SABA BASHA GATE	60%	25%
VENECIA VILLAS COMPOUND	100%	100%



PROJECT
OVERVIEW



THE FIRST FOR REALESTATE DEVELOPMENT
PROJECT MANAGEMENT

THE FIRST IS ENOUGH



FIRST AVENUE

DESIGN | SECTOR | <

FIRST AVENUE COMPOUND



LAND AREA

7.5
ACRES

GREEN SPACES

60%

TYPES OF UNITS

APARTMENTS

NUMER OF
UNITS

550

DELIVERY

Jan,
2026



MASTER

PLAN



صَوَافِي
NEW ALEXANDRIA



PLOT 23,24 SAWARY, NEW ALEXANADRIA

FIRST AVENUE

*everything you need is just
moments away!*



Location Matters, Value Persists :

**Choose First Avenue for Smart
Real Estate Investments**

14 mins

Alexandria Sporting Club

7 mins

Alexandria Stadium

10 mins

El Raml Station

18 mins

Alexandria Port



NEW ALEXANDRIA

 **15978**

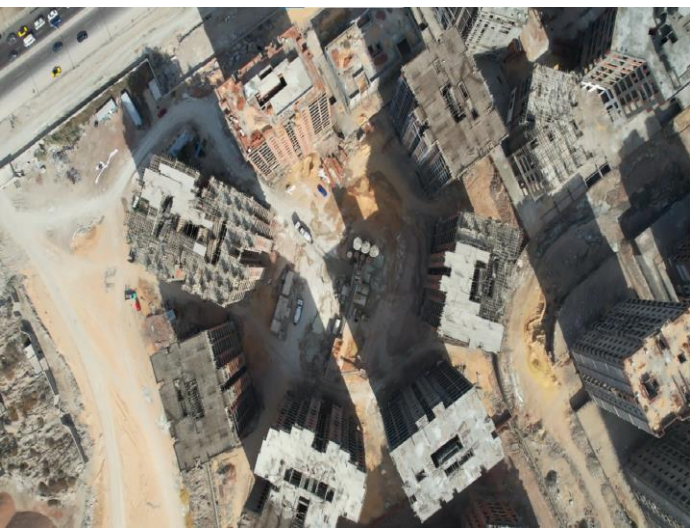
ENJOY

Accessibility at Its Best!

CONSTRUCTION



PROGRESS



DELIVERY

JAN, 2026

GREEN BUSINESS HUB



**MIXED
PROJECT**

**COMMERCIAL
ADMINISTRATIVE
RESIDENTIAL**



GREEN BUSINESS HUB

SWARY

LAND AREA 14 ACRES

Type of Units

COMMERCIAL, ADMINISTRATIVE,
RESIDENTIAL

DELIVERY JAN, 2026



Strategically on the main road, GBH offers prime access near Nissan and Peugeot dealerships, span 7 floors around a landscaped plaza.

PLAZA NAVA MALL





PLAZA NAVA MALL

SWARY

VIEW

Project Status

LAKE
MARIOT

Under
Development

TYPES OF UNITS

COMMERCIAL,
ADMINISTRATIVE



ICONIC DEVELOPMENT REPRESENT a LANDMARK of
ELEGANCE and GRANDEUR

MASTER

PLAN



Plot 55,56 Sawary, New Alexandria



PLAZA NAVA MALL



FIRST AVENUE MALL

COMMERCIAL & ADMINISTRATIVE PROJECT



THE FIRST FOR REAL ESTATE DEVELOPMENT
PROJECT MANAGEMENT



FIRST AVENUE MALL

SWARY

Limited units
available!

Achieved Sales

ADMINISTRATIVE
UNITS

SOLD OUT!

COMMERCIAL
UNITS

ONLY ONE UNIT
IS REMAINING!

DELIVERY

Jan, 2026



SABA BASHA GATE



LUXURIOUS RESIDENTIAL COMPOUND

P PRIMERO
SABA BASHA GATE



The project is the result of a partnership between the CEO of The First Company and other businessmen, located in Saba Pasha, Alexandria, directly on the tram. It has been ongoing from 2020 to the present. The project is a residential and commercial compound with an investment value of **600 million Egyptian pounds**.



VENECIA VILLAS COMPOUND



A Community of Distinction and Tranquility

Welcome Home to Timeless Luxury

A remarkable achievement in residential development, Venecia Villas embodies elegance and precision in every detail.



Venecia Villas Compound – King Mariout

Project Highlights:

Location: King Mariout

Implementation Rate: 100%

Sales Rate: 100%

Completion Period: 2008-2010

Features: A premium villa compound featuring 9 stand-alone villas, offering luxury and exclusivity.



THE FIRST FOR REAL ESTATE DEVELOPMENT
PROJECT MANAGEMENT



15978

T H E F I R S T I S E N O U P G H



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