

# HURGHADA AVENUE







المقاولون العرب  
عثمان أحمد عثمان وشركاه



مصر الدواية المقاولات و الأستثمار  
إحدى شركات  
المقاولون العرب (عثمان أحمد عثمان وشركاه)

**THE DEVELOPER**

# THE ARAB CONTRACTORS:

Building the Future  
of the Middle East and Africa

The Arab Contractors (AC) is a leading construction powerhouse in the Middle East and Africa, boasting a diverse portfolio spanning over 29 countries. With a strong emphasis on collaboration with clients, partners, and suppliers, AC's 70+ year legacy is built on a foundation of unwavering expertise and commitment to excellence.

## Unmatched Expertise:

AC's experience encompasses the full breadth of the construction industry, from iconic public buildings and sprawling infrastructure projects like bridges, roads, and tunnels to essential utilities like water and sewage systems, power stations, and dams. From the bustling metropolises to remote regions, AC leaves its mark on the landscape, shaping the lives of millions.

## Beyond Construction:

AC's reach extends beyond the realm of physical structures. Its commitment to holistic development encompasses healthcare facilities, sports complexes, and even the restoration of historical monuments, preserving cultural heritage for future generations. Additionally, AC operates shipyards, manufactures prefabricated materials, and offers engineering consultancy, demonstrating a comprehensive understanding of the construction ecosystem.

## A Collaborative Spirit:

AC's success hinges on its collaborative approach. The company fosters strong relationships with clients, ensuring its vision is translated into reality. Partners and suppliers form an integral part of its ecosystem, providing invaluable expertise and resources. This collaborative spirit fosters innovation and ensures projects are delivered on time and within budget.



## Building the Future:

The Arab Contractors continue to push boundaries, embracing sustainable practices and innovative technologies like Building Information Modeling (BIM) to shape the future of construction. Its commitment to social responsibility extends to employee welfare and community development, leaving a lasting positive impact beyond their projects. In essence, The Arab Contractors is not just a construction company; it is a force for progress, development, and collaboration, building the future of the Middle East and Africa one project at a time.

## MISR INTERNATIONAL COMPANY :

For Contracting And Investment

Establishment of the Misr International Company for Contracting and Investment (MIC): An Egyptian joint-stock company established on 22/11/1975 by decision of the Minister of Economy and Economic Cooperation No. 199 of 1975. The company is currently subject to the provisions of Law No. 159 of 1981 on the issuance of the Law on Joint Stock Companies, Limited Liability Companies and its executive regulations, and Law No. 95 of 1992 on the issuance of the Capital Market Law and its executive regulations, and Law No. 8 of 1997 on the issuance of the Investment Guarantees and Incentives Law.

The company's issued capital is 80 million Egyptian pounds, and Arab Contractors Company owns 97.86% of the company's capital.

The company is registered with the Egyptian Federation of Construction Contractors under membership number 559 and is classified in the works of road and bridge construction, as well as their maintenance, building and finishing works, restoration of Archaeology, water and sanitation networks, and public works.

The efforts within the MIC family are combined between the leadership and all employees spread in more than 14 governorates within the Arab Republic of Egypt to achieve the highest performance.

## VISION

Misr International Company for Contracting and Investment (MIC) aims to become one of the leading companies in the field of construction in the Arab Republic of Egypt.

## MISSION

Misr International Company is committed to providing a high level of services and products according to quality standards.

Misr International Company firmly believes that the company's development process is linked to its human resources.

The history of Misr International Company shows that it has experts in all engineering fields. Since the company's main goal is to keep pace with the era of globalization.

Misr International Company is keen to satisfy its customers.



# THE DESTINATION

Hurghada is a sun-drenched paradise on the western coast of the Red Sea in Egypt, offering pristine beaches, vibrant coral reefs, and a captivating blend of ancient and modern charm. Here's a deeper dive into what makes Hurghada such a captivating destination:

## Dazzling Beaches and Seascapes

Imagine sinking your toes into the soft, golden sand of Hurghada's expansive beaches, stretching for miles along the crystal-clear turquoise waters of the Red Sea. Water sports enthusiasts rejoice! Windsurfing, kitesurfing, diving, snorkeling, and parasailing are just a few of the activities that await you in this aquatic playground. Discover the vibrant underwater world teeming with exotic marine life on breathtaking coral reefs, accessible through diving excursions or glass-bottom boat tours.

## Cultural Tapestry and Historical Gems:

Step back in time at the historic El Dahar district, Hurghada's old town, where traditional shops, bustling souks, and charming cafes offer a glimpse into Egyptian culture. Visit the Grand Mosque, a stunning architectural masterpiece featuring intricate Islamic designs and towering minarets. Immerse yourself in the vibrant atmosphere of the Hurghada Museum, showcasing fascinating artifacts and exhibits that tell the story of the region's rich history.

## Thrilling Adventures and Endless Entertainment:

Embark on an exhilarating desert safari, riding camels through the golden sands and experiencing the Bedouin culture under a star-studded sky. Get your adrenaline pumping with exciting waterpark rides, go-karting adventures, or horseback riding excursions. Night owls flock to Hurghada's bustling nightlife scene, with trendy nightclubs, lively bars, and traditional belly dancing performances.

## Accessibility and Year-Round Sunshine:

Hurghada International Airport offers convenient connections to major cities worldwide, making it a readily accessible escape. With over 365 days of sunshine and warm temperatures year-round, Hurghada is a perfect destination for soaking up the sun and escaping the winter blues.

## Beyond the highlights, Hurghada offers something for everyone:

Families will find plenty of kid-friendly activities, water parks, and resort amenities. Couples can enjoy romantic getaways, sunset cruises, and luxurious spa treatments. Solo travelers can explore independently, meet fellow adventurers, and soak up the laid-back atmosphere. In a nutshell, Hurghada is a kaleidoscope of experiences: a sun-seeker's haven, a diver's paradise, a cultural gem, and an entertainment hub rolled into one. Whether you're seeking relaxation, adventure, or cultural immersion, Hurghada promises an unforgettable experience under the warm Egyptian sun.



# HURGHADA AVENUE

Escape the ordinary, embrace the extraordinary. Hurghada Avenue beckons you to a life bathed in sunshine, kissed by the turquoise waters of the Red Sea, and embraced by the vibrant heart of Hurghada. This sprawling 30,000 square meters haven redefines luxury living, offering a kaleidoscope of studio, 1, 2, and 3-bedroom apartments designed for every dream and desire.

## Imagine:

365 days of sun-kissed bliss, where the Red Sea shimmers like a sapphire jewel and gentle breezes whisper through palm trees.

Waking to a panorama of endless turquoise, your balcony a perch for witnessing the magical sunrise paint the horizon. Stepping into the vibrant pulse of Hurghada, just minutes from the international airport and a stone's throw from the pristine beach.

Indulging in a symphony of luxury, with state-of-the-art amenities at your fingertips and smart home options for effortless living.

## Hurghada Avenue is more than an address; it's a passport to paradise:

**Studios:** Compact havens for solo adventurers or couples seeking a romantic escape, offering stunning views and access to the community's vibrant heart.

**1 & 2-bedroom apartments:** Perfect for families or those seeking space and comfort, these havens provide ample room for laughter, relaxation, and shared adventures.

**3-bedroom apartments:** The epitome of luxurious living, these expansive sanctuaries offer privacy, breathtaking views, and a stage for unforgettable gatherings.





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BENOS CAFE

# HURGHADA AVENUE UNFOLDS A WORLD OF POSSIBILITIES:

## **Central Satellite & Wi-Fi:**

Stay connected and informed, effortlessly.

## **Cafes & Restaurants:**

Savor the flavors of the world, from exotic spices to fresh seafood.

## **Shopping Area:**

Discover treasures and indulge in retail therapy.

## **24/7 Security:**

Enjoy peace of mind knowing your haven is protected.

## **Maintenance Guarantee:**

Rest assured, your comfort is our priority.

## **Smart Homes (Options):**

Experience the future of living, with effortless control at your fingertips.

## **Unique Location:**

In the heart of Hurghada, close to the airport and beach, perfect for exploring and relaxing.

## **Underground Parking:**

Leave your car behind and explore the vibrant streets on foot.

## **Elevators:**

Convenience at your fingertips, connecting you to every level.

## **Closed Community:**

Enjoy a sense of security and belonging.



**Luxury Finishing:**

Immerse yourself in the finer details of elegant living.

**Swimming Pools:**

Dive into refreshing waters and soak up the sun.

**Kids Area:**

Let your little ones play safely and create lasting memories.

**GYM:**

Stay active and invigorated with access to modern fitness facilities.

**Laundry:**

Life's little chores become effortless.

**Club House:** Gather with friends and neighbors, creating memories that last a lifetime.

**Pharmacy:**

Essential services always within reach.

**Garden:**

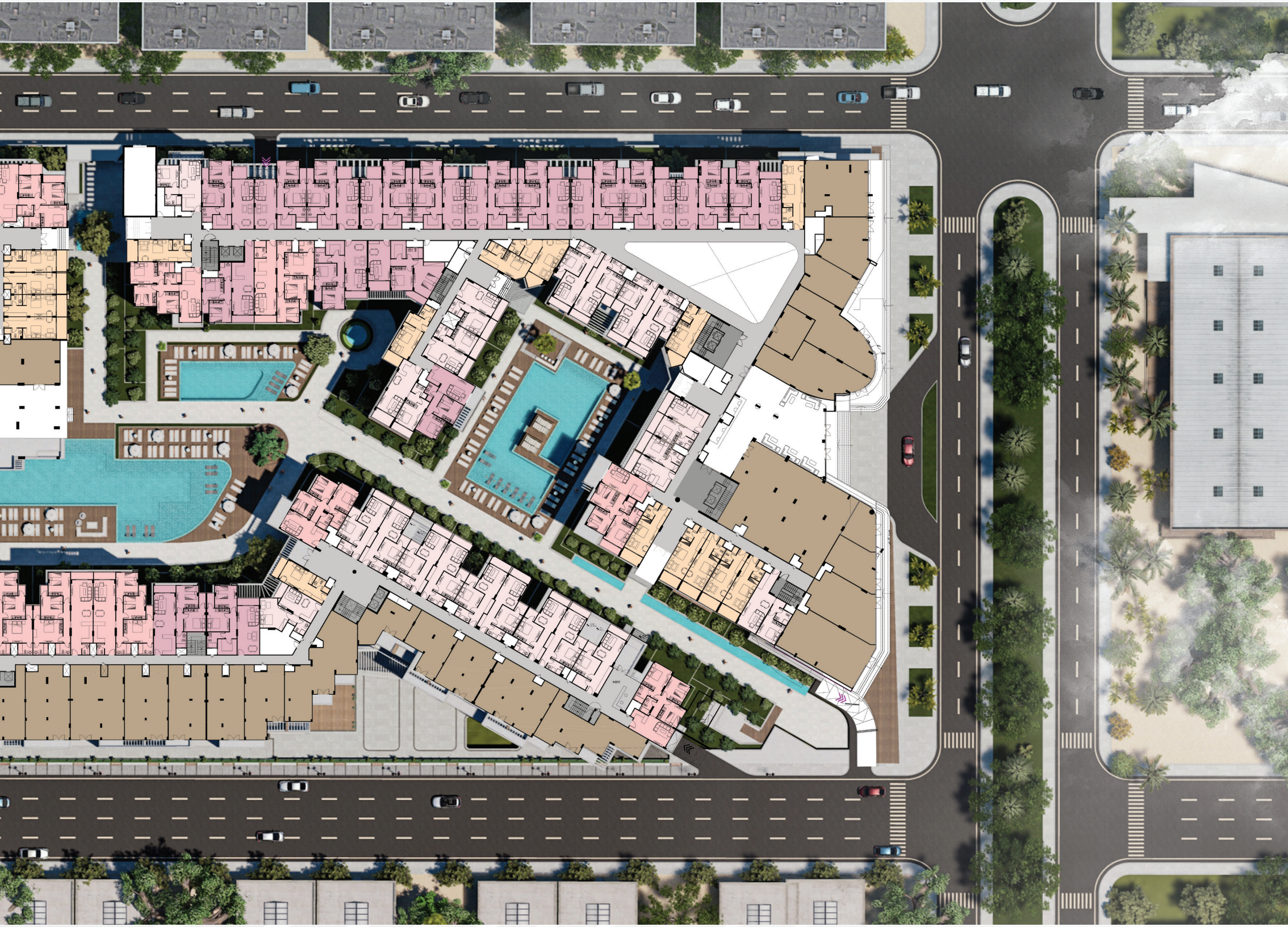
Seek serenity amidst verdant landscapes and fragrant flowers.

**Hurghada Avenue:**

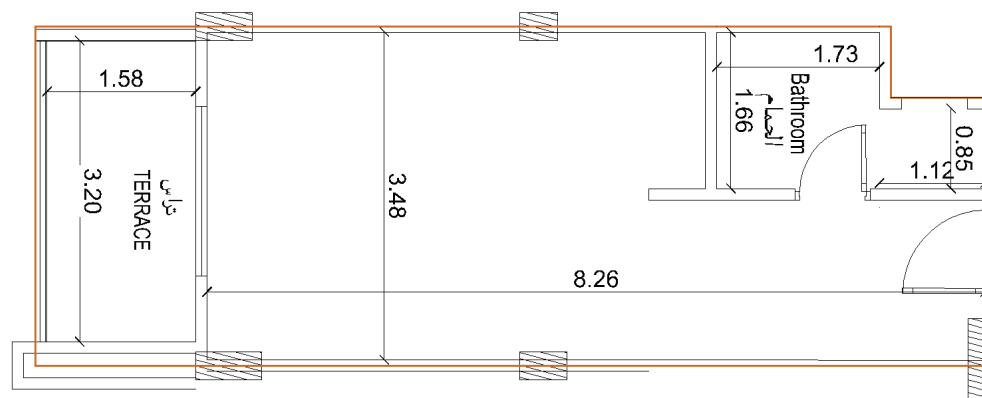
Where convenience meets luxury, and every day is an invitation to explore, indulge, and create memories that shimmer like the Red Sea itself. Contact us today and discover your sun-kissed sanctuary in the heart of Hurghada.



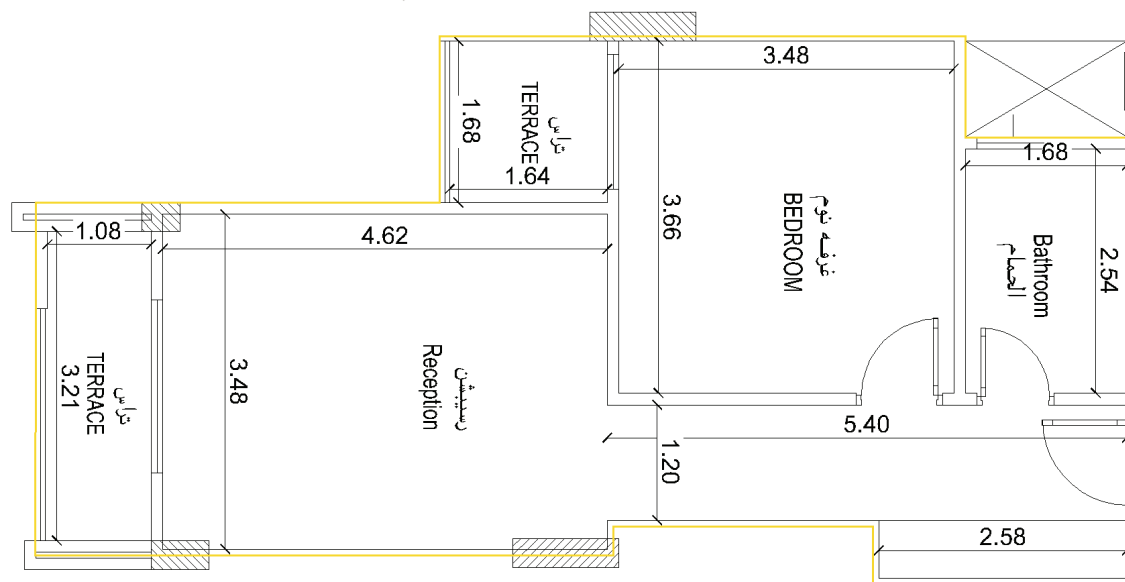




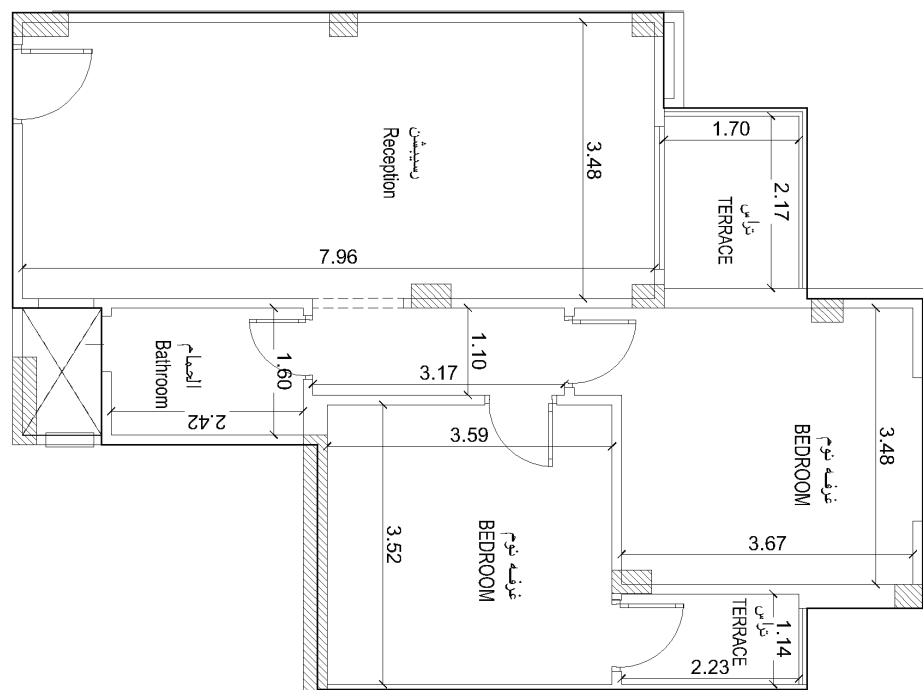
Unit Type		Model	
<b>Studio</b>		<b>02</b>	
Area ( m <sup>2</sup> )			
<b>45 m<sup>2</sup></b>			
Building		Floor	
<b>D</b>		<b>Second</b>	
Description			
<ul style="list-style-type: none"> <li>- <b>Kitchen</b></li> <li>- <b>Terraces</b></li> </ul>			



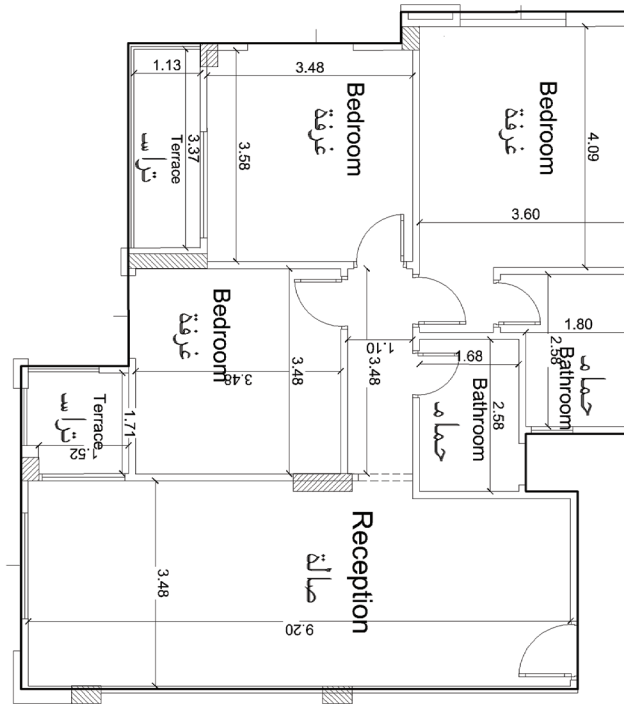
Unit Type		Model	
<b>One Bedroom</b>		<b>03</b>	
Area ( m <sup>2</sup> )			
<b>66 m<sup>2</sup></b>			
Building		Floor	
<b>D</b>		<b>Second</b>	
Description			
<ul style="list-style-type: none"> <li>- Reception</li> <li>- Bedrooms</li> <li>- Bathrooms</li> <li>- Kitchen</li> <li>- Terraces</li> </ul>			



Unit Type		Model	
<b>Two Bedroom</b>		<b>02</b>	
Area ( m <sup>2</sup> )			
<b>94 m<sup>2</sup></b>			
Building		Floor	
<b>D</b>		<b>Second</b>	
Description			
<ul style="list-style-type: none"> <li>- <b>Reception</b></li> <li>- <b>2 Bedrooms</b></li> <li>- <b>Bathrooms</b></li> <li>- <b>Kitchen</b></li> <li>- <b>2 Terraces</b></li> </ul>			



Unit Type	Model
<b>Three Bedroom</b>	<b>01</b>
Area ( m <sup>2</sup> )	
<b>127 m<sup>2</sup></b>	
Building	Floor
<b>D</b>	<b>Second</b>
Description	
<ul style="list-style-type: none"> <li>- <b>Reception</b></li> <li>- <b>3 Bedrooms</b></li> <li>- <b>2 Bathrooms</b></li> <li>- <b>Kitchen</b></li> <li>- <b>2 Terraces</b></li> </ul>	



# HURGHADA AVENUE: INVEST IN PARADISE

Beyond sun-kissed bliss, Hurghada Avenue presents an investment opportunity as radiant as the Red Sea itself. Nestled in the heart of Hurghada, with its prime location, thriving tourism industry, and ever-growing demand for high-quality accommodation, Hurghada Avenue offers a chance to secure your share of paradise.

## Consider this:

### High Rental Yields:

Hurghada's popularity with tourists ensures a consistent stream of income, with potential for returns exceeding 8% per annum.

### Capital Appreciation:

Limited land availability and growing demand for luxury apartments guarantee continuous property value growth.

### Hassle-Free Investment:

Our dedicated management team takes care of everything, from tenant screening to property maintenance, allowing you to relax and enjoy your investment.

Diverse Investment Options: Studios to spacious 3-bedroom apartments cater to a wide range of budgets and investor profiles.

### Resort-Style Amenities:

From sparkling pools and lush gardens to a vibrant community center, Hurghada Avenue enhances tenant experience and increases rental demand.

### Solid Infrastructure:

Hurghada boasts a modern airport, excellent transportation links, and robust infrastructure, ensuring long-term stability and growth.

### Favorable Government Incentives:

Egypt actively encourages foreign investment, offering attractive tax benefits and ownership structures.

Hurghada Avenue is not just a property; it's a gateway to a thriving market, a secure investment, and a haven for your future. Contact us today and discover how you can own a piece of paradise, bask in the sun's golden rays, and watch your investment shine brighter than ever.



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