

# THE RIDGE villas



Welcome to The Ridge, a unique haven of modern luxury situated at the heart of Mostakbal City.

THE RIDGE is more than just a residential community, it embodies modern serenity and architectural excellence.



## A Modern *Serenity Retreat*

At The Ridge, we redefine your concept of living. Our villa-only community offers various unit types, featuring Standalone Villas, Twin Houses, and Townhouses, all meticulously designed with unparalleled attention to detail. Here, you'll encounter a harmonious blend of architectural innovation and timeless elegance. The Ridge isn't just a place to reside; it's a canvas for you to express your individuality and savor a life that radiates modern serenity.



OUR LOCATION



SUEZ ROAD

MADINATY

**THE RIDGE** villas



BIN ZAYED  
AVENUE

**WHERE WE ARE  
ON THE MAP**

Strategically located in the extension of New Cairo – Mostakbal City, The Ridge is situated within the vicinity of Cairo's future expansion.



VILLAS ONLY

## THE Masterplan

Free from high-rise buildings and sky-view blockers, The Ridge is a villa only community. It's where you can embrace the freedom of the wide-open landscapes and the beauty of the limitless sky view.

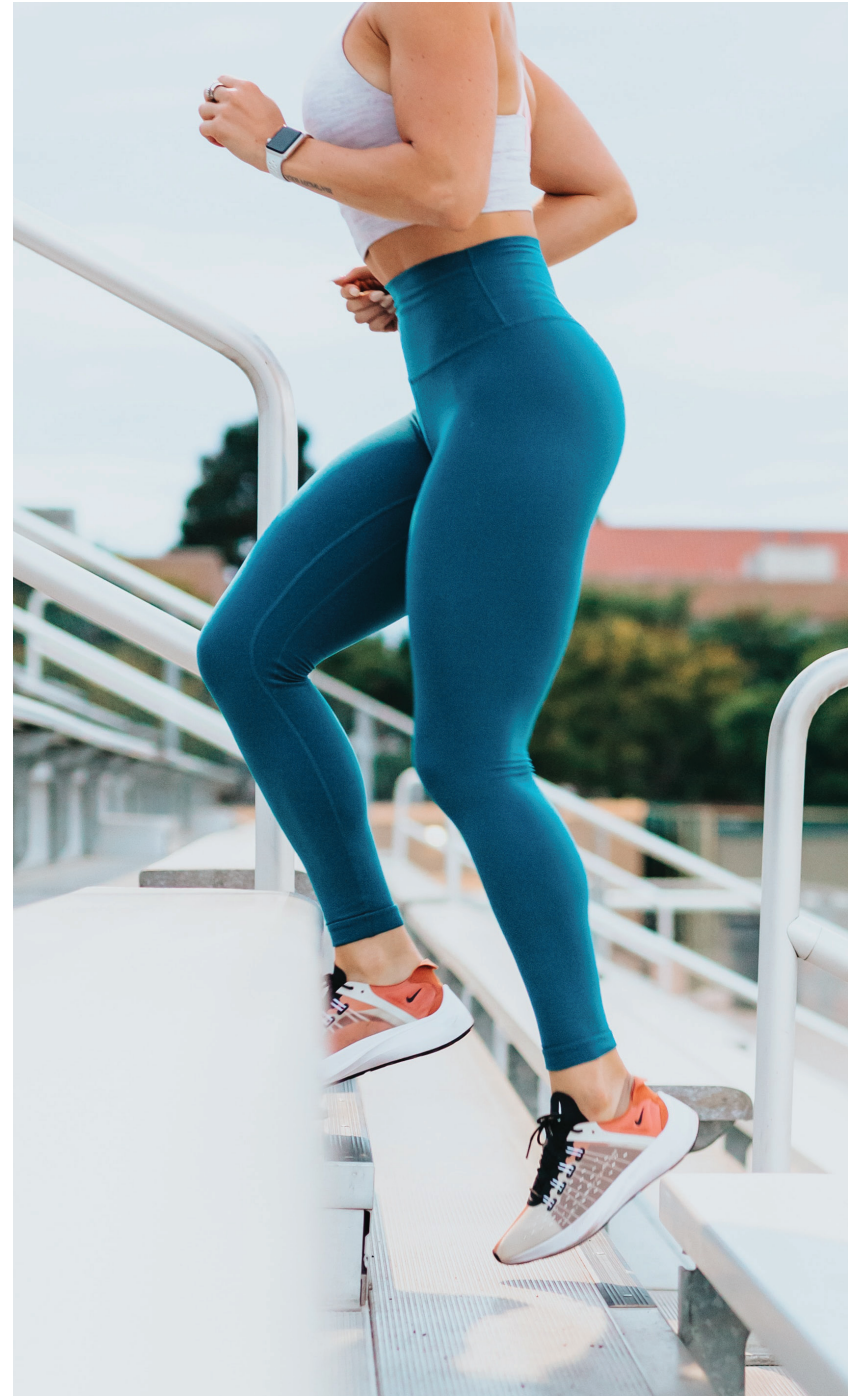
The term Red-fine space, didn't come only from the efficiency of the floor plans, but also from the perfect curation of the master-plan where the 76 buildings spread over 44 acres with 80% open spaces giving the residents a footprint of 20%







## Amenities *Crafted* for Your *Well-Being*

At The Ridge, your well-being is our paramount concern. Our community features a club house equipped with state-of-the-art facilities to cater to your daily needs and leisure activities. We are dedicated to fostering an environment that nurtures and enhances your quality of life.



## CLUB HOUSE

-  Sports Facilities
-  Swimming pool
-  Kids area
-  Luxurious Restaurant
-  Lounge



villas

# THE RIDGE



A FULL HOUSE, WHY NOT?

# YOUR *DREAM* *HOUSE* IS NOW *ATTAINABLE*







**THE RIDGE** villas

**TOWNHOUSE 5**  
**GARDEN VIEW**



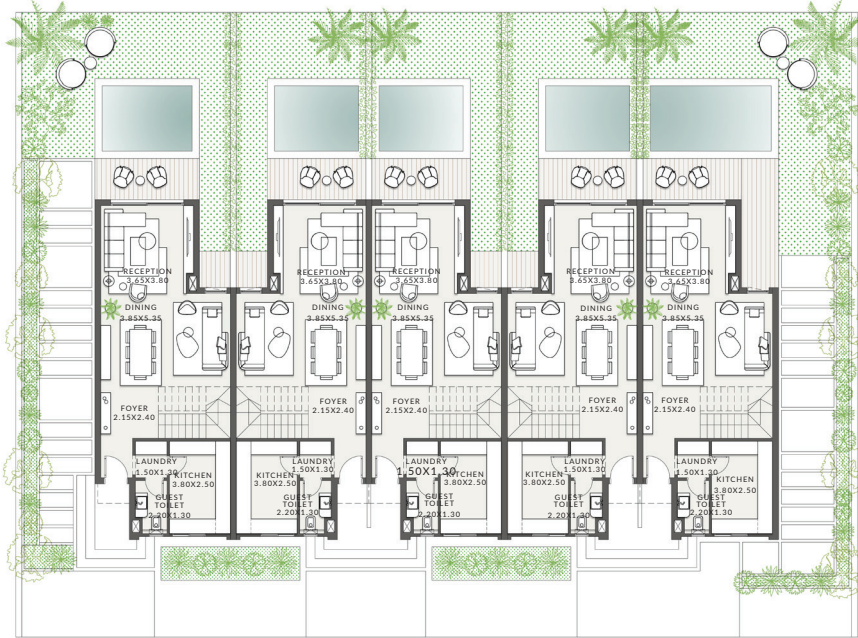


**THE RIDGE** villas

**TOWNHOUSE 5**  
**STREET VIEW**



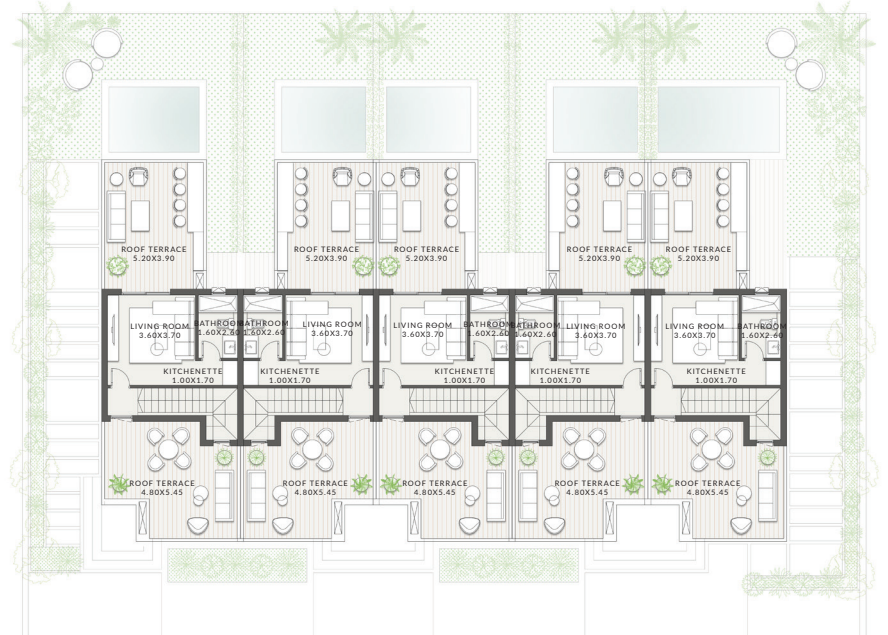
# THE RIDGE | TOWNHOUSE 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Diagrams are not to scale and are for illustrative purpose only. All renderings and landscaping visuals, materials, and facades are for indicative purpose only and subject to change. Actual areas may vary from the stated figures. All Dimensions are measured to structural elements and exclude wall finishes and construction tolerance. Al ahyh sabbour reserves the right to make non-fundamental changes to the design provided herein without prior notice.





**THE RIDGE** villas

**TOWNHOUSE 6**  
**GARDEN VIEW**



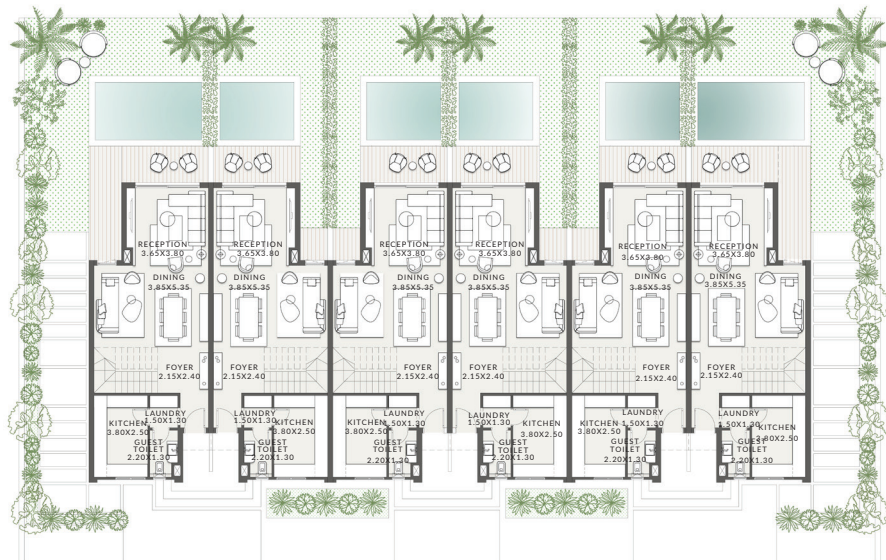


**THE RIDGE** villas

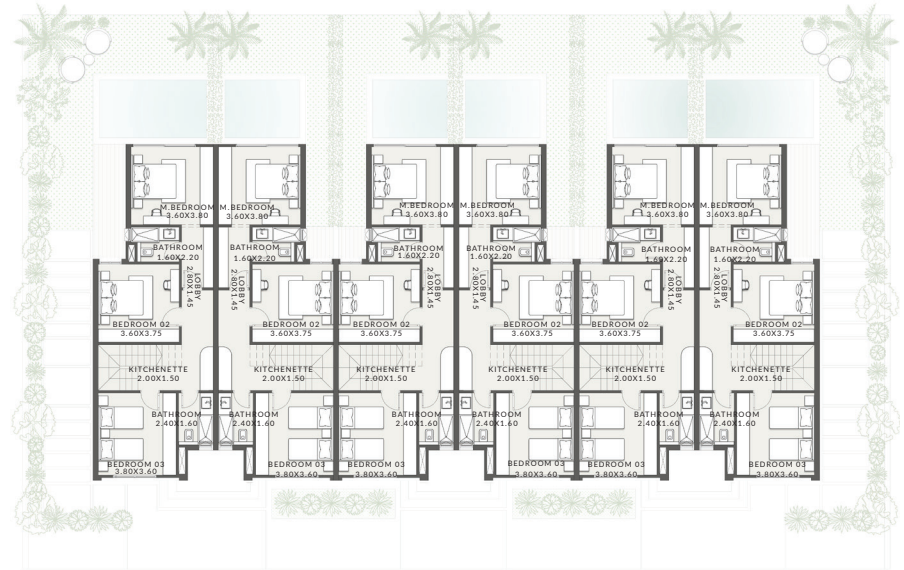
**TOWNHOUSE 6**  
**STREET VIEW**



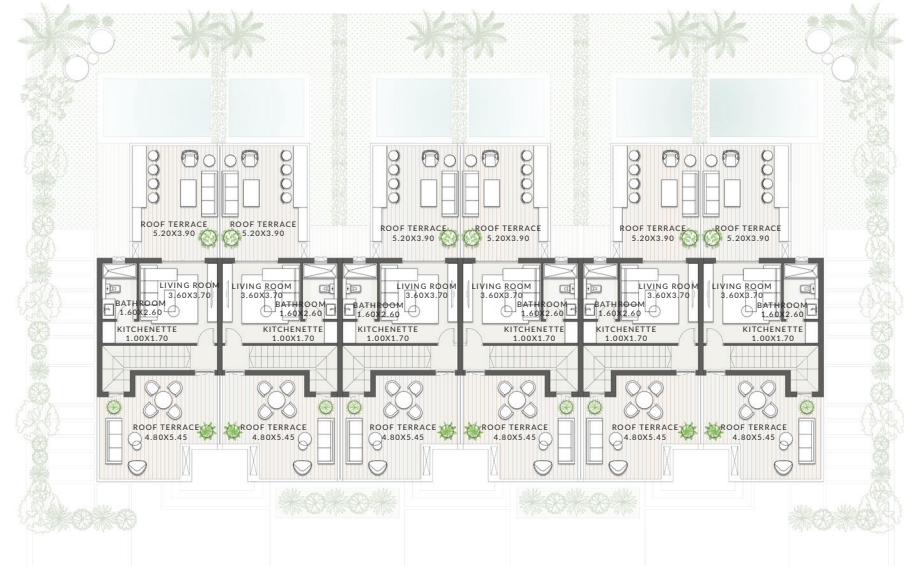
# THE RIDGE | TOWNHOUSE 6



GROUND FLOOR



FIRST FLOOR PLAN



ROOF PLAN

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**THE RIDGE** villas

**TOWNHOUSE 7**  
**GARDEN VIEW**



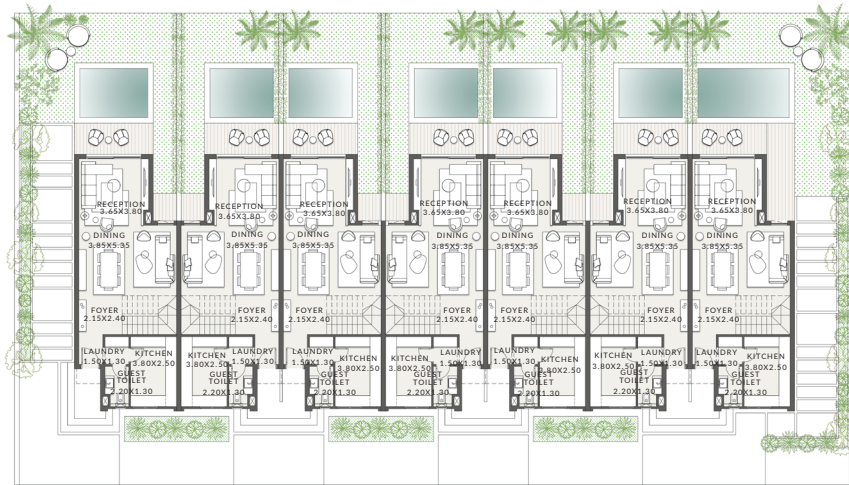


**THE RIDGE** villas

**TOWNHOUSE 7**  
**STREET VIEW**



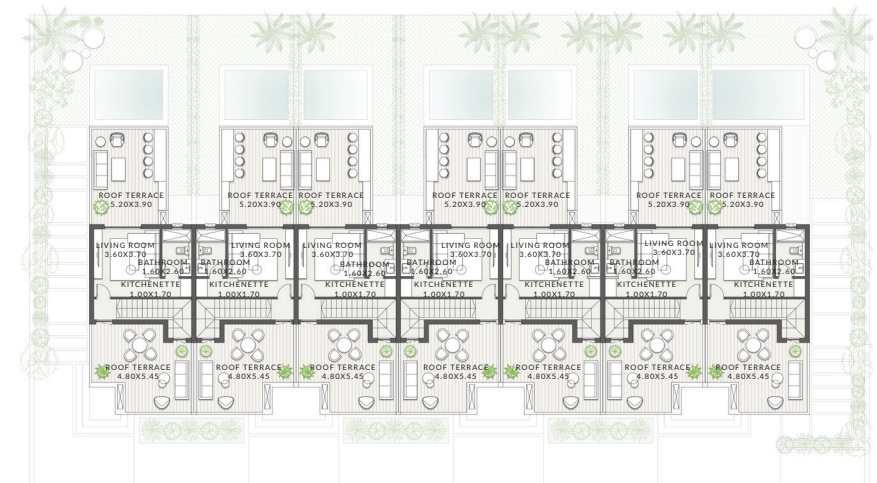
# THE RIDGE | TOWNHOUSE 7



GROUND FLOOR



FIRST FLOOR PLAN



ROOF PLAN

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**THE RIDGE** villas

**TOWNHOUSE 8**  
**GARDEN VIEW**



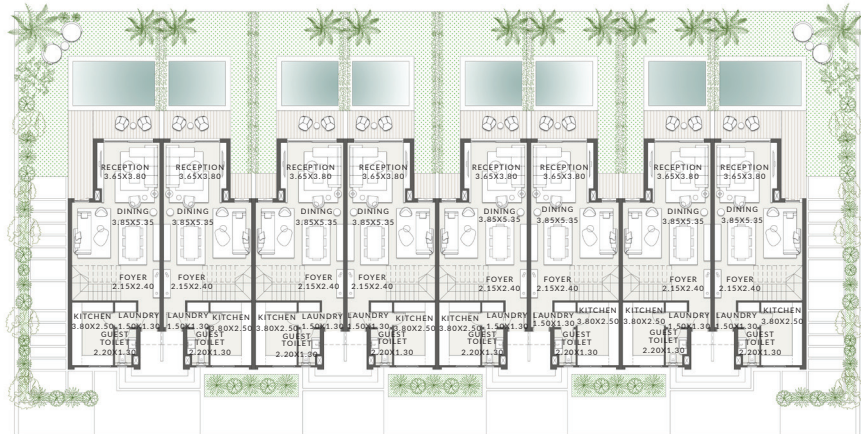


**THE RIDGE** villas

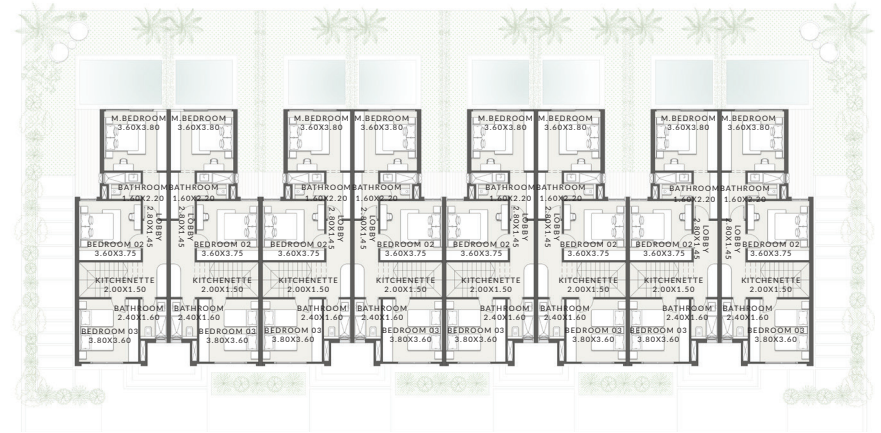
**TOWNHOUSE 8**  
**STREET VIEW**



# THE RIDGE | TOWNHOUSE 8



GROUND FLOOR



FIRST FLOOR PLAN



ROOF PLAN

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# Alchemy Architecture

Founded in 1997 by Karim Mekhtigian, Alchemy Design is a focused interior and product design studio and their expertise include an array of interior projects, spanning from residential to commercial and corporate spaces. What sets Alchemy Architecture apart is its unique focus on seamless design integration within its surroundings, erasing the boundaries between architecture, landscape, and interiors. Alchemy Architecture prioritizes well-being through thoughtful design, incorporating elements like forms, materials, colors, lighting, scents, and sounds. Their mission is to create exceptional, intangible atmospheres that elevate everyday experiences, and this is what they successfully implemented when crafting THE RIDGE villas.



**Alchemy**  
Architecture





## MOSTAKBAL CITY

Masterfully developed by El Mostakbal for Urban Development, Mostakbal City unveils a grand vision across 11,000 sprawling acres. This ambitious project strategically spans the Cairo-Suez Road, nestled between KM 46.5 and KM 51 in the eastern direction. More than just a city, Mostakbal City serves as a central hub bridging the heart of Cairo to emerging urban communities and major cities in the East and Northeast, including Madinaty and the New Administrative Capital. It epitomizes the essence of a thriving, forward-looking urban landscape.

Developed in  
**Mostakbal City**



# ABOUT ALAHLY SABBOUR

Back in 1994, Eng. Hussein Sabbour had a vision. Al Ahly Sabbour for Real Estate Developments was brought to life as a joint-stock company. In 1998, the partnership with the National Bank of Egypt (Al Ahly Bank) was established, with shares distributed 60:40 between the Sabbour family and the Al Ahly Bank, respectively. Al Ahly Sabbour Developments currently stands as a leading real estate developer with a portfolio of more than 60 projects all over Egypt. Throughout the years, the company's projects have covered a wide geographical area in Egypt, ranging from the capital city of Cairo moving northward and southward to cover areas like the North Coast and the Red Sea. Such coverage includes commercial, residential, and tourist projects.

**al ahly**  
**sabbour**  
DEVELOPMENTS



