

DESTINATION EGYPT

The ultimate guide to demand for
real estate in Egypt.

2nd edition

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THE DESIGN INSPIRATION: DESTINATION EGYPT 2025

Our striking cover design for the 2025 edition of Destination Egypt draws its inspiration from ancient Egyptian motifs, with the lotus flower serving as the central anchor - a timeless symbol of rebirth, purity, and the enduring spirit of Egypt. The design is meant to celebrate Egypt's 5,000+ years of cultural heritage through the selection of a rich tapestry of colours that evoke history, vitality and ambition.

Our choice of deep blues are linked to the sacred waters of the Nile, while radiant gold accents evoke the grandeur of the pharaonic era. Vibrant reds and bold oranges mirror the desert sun and the energy of modern Egypt, balanced by the cool, refreshing tones of turquoise and azure, reminiscent of ancient murals and protective amulets found in the Great pyramids.

The interplay of these hues creates an aesthetic that reflects Egypt's legacy of artistry, spirituality, and innovation. Together, these elements transform the design into more than a visual; into an immersive journey through time and sacred Egyptian tradition.

FOREWORD

Egypt's metamorphosis into a regional real estate development powerhouse is well and truly underway. Since our [2023 Destination Egypt](#) report, the country has seen an acceleration in foreign direct investment (FDI), particularly from GCC sovereign wealth funds, which is helping to facilitate the emergence of one of the MENA region's most exciting property markets. And international buyers are taking note.

From securing US\$ 35bn in funding for the immense 170 million sqm super-city on the north coast courtesy of Abu Dhabi's ADQ, to the recent opening of the US\$ 1bn Grand Museum in Cairo and the achievement of an historic milestone with 15.8 million tourists visiting last year, Egypt is powering ahead with its economic development agenda. Indeed, this is best reflected in the fact that the country now boasts US\$ 120bn in construction contract awards, with a further US\$ 565.5bn in the pipeline, making it the third largest construction market in the region, behind Saudi Arabia and the UAE.

To gauge the appetite of the investment community when it comes to investing in Egyptian real estate, our 2025 edition of Destination Egypt has focused its attention on global high-net-worth individuals (HNWI). We have sought the opinions of HNWI from Germany, the UK, the US, Saudi Arabia and the UAE to understand their attitudes towards the Egyptian real estate market.

Our findings have been telling, with high levels of interest in Egypt's giga projects, as well as the nation's residential and office markets. In addition, the luxury residential market and branded residential sector have stood out as market segments with the highest potential.

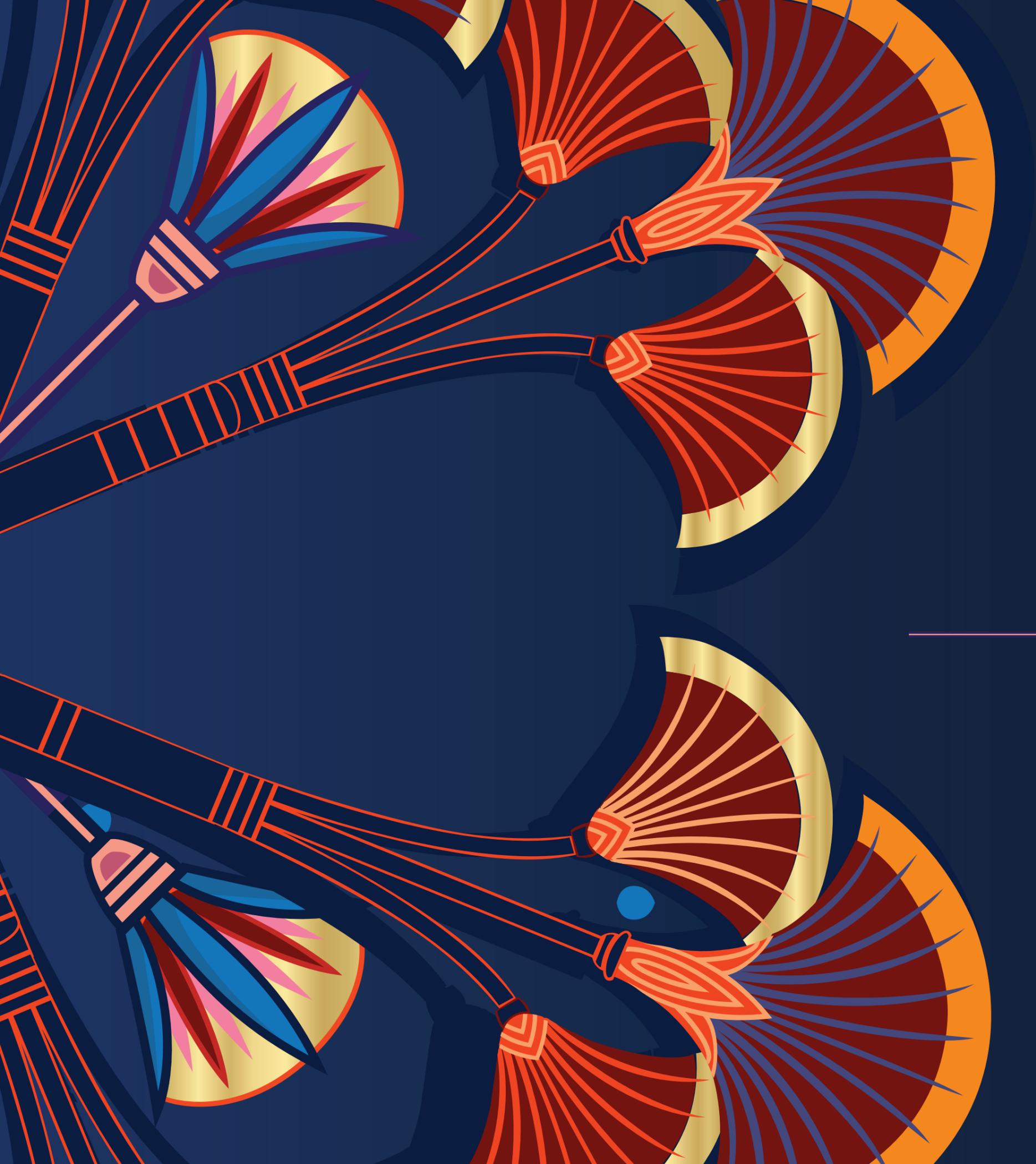
I invite you to explore our market-leading insights and welcome the opportunity to discuss our analysis with you in more detail.



James Lewis
Managing Director, MEA

Discover the report





INTRODUCTION



EGYPT'S ECONOMIC BACKDROP

Accelerating GDP growth exceeds expectations

In Q1 2025 (January to March) year-over-year real GDP growth accelerated to 4.8%, the highest rate in three years, up from 2.2% for the same quarter in 2024.

Key sectors driving growth were non-oil manufacturing, tourism (represented in national statistics by restaurants and hotels) and telecommunications. On the expenditure side, growth was supported by net exports, which contributed approximately 2.7 percentage points to overall GDP growth.

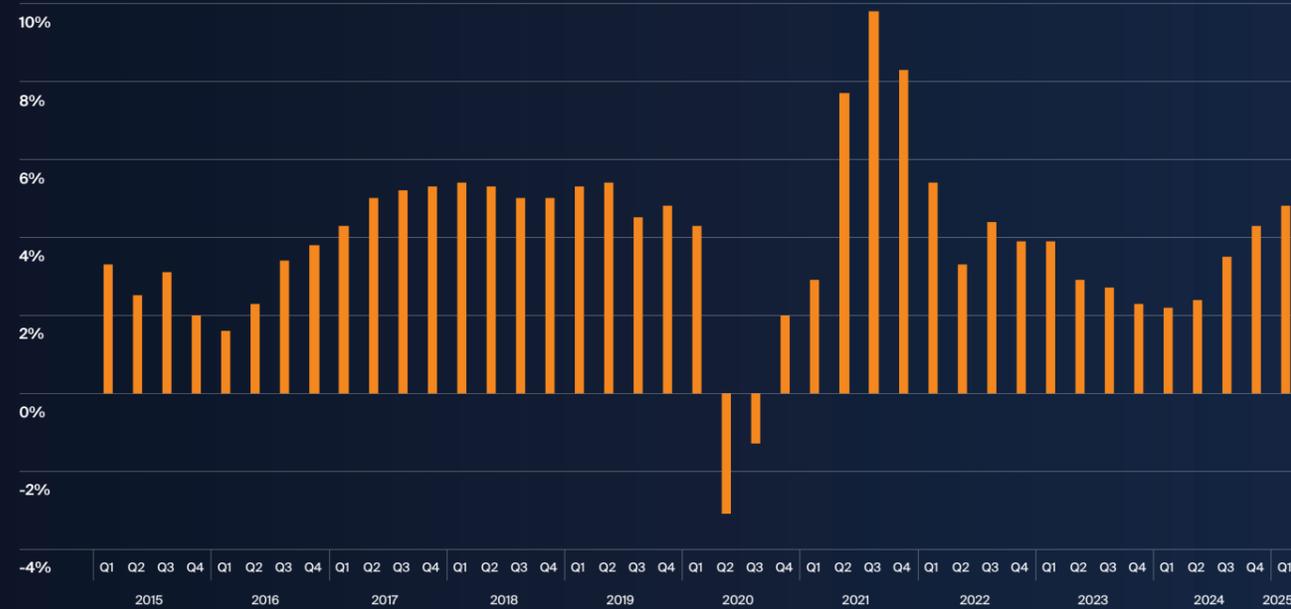
Following GDP growth of just 2.4% in 2023/24, which reflected the currency crisis, geopolitical instability and high inflation, the economy has now rebounded, with the IMF estimating growth of 4% for the year 2024/25. This is an upgrade from the previous projection of 3.6%.

Real GDP growth in 2025/26 is projected to be 4.1%, and the IMF is forecasting growth rates to trend up to over 5% for the remainder of the decade.

From the perspective of aggregate expenditure, more than 50% of growth will come from private consumption. The next largest contributor will be private sector investment.

From the output perspective, the service sector will be the largest contributor, accounting for 54% of output growth in 2025/26.

Real GDP growth (Q1 2015 - Q1 2025)



Source: IMF, Cbonds, Ministry of Planning, Economic Development & International Cooperation

Interest rates and inflation are moderating, providing support for the pound

The annual inflation rate, as measured by the consumer price index, peaked at 38% in September 2023, dropping below 30% after May 2024. Since then, it has declined significantly, falling to 13% in February 2025.

Since March, there has been a small increase in inflation, most likely in response to recent disruptions in trade, but inflation appears to again be tempering.

The Central Bank of Egypt remains committed to taming inflation and delivering long-term price stability, raising its overnight deposit rate to 27% in March 2024 and maintaining that rate since February 2025, with another 200bps reduction in August, with further reductions expected.

Separately, the overnight deposit rate has been set at 22% as at the end of August 2025.

Successive devaluations between 2021 and 2023 were forced on authorities in the wake of severe strains in Egypt's balance of payments. In turn, devaluations fuelled high rates of inflation. However, in bringing down inflation, monetary policy has paid dividends, providing stability in the currency.

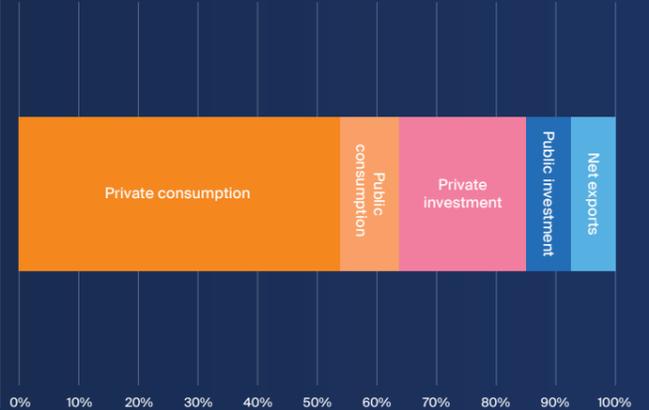
The Egyptian pound was floated in March 2024, enabling the Central Bank of Egypt to further focus its attention on targeting inflation.

Real annual GDP growth



Source: IMF, Cbonds, Ministry of Planning, Economic Development & International Cooperation

Contribution to real growth in 2025/26 (by expenditure)



Consumer prices increases (June 2020 - July 2025)



Central Bank of Egypt policy interest rate (June 2020 - July 2025)



Source: Cbonds

US\$/EGP FX rate (June 2020 - July 2025)



Source: Cbonds

EGYPT'S ECONOMIC BACKDROP

Egypt is on a path to fiscal stability that reduces interest rates and government debt-to-GDP

For the year ending 30 June 2025, the IMF is projecting a general government financing deficit of 8.9% of GDP. The latest revision, published in July 2025, reflects an improvement on the 11.2% of GDP previously projected – a result of better-than-anticipated corporate income tax receipts and lower interest payments. While the deficit is projected to widen slightly in 2025/26, to 9.9% of GDP, the trajectory in the following decade is towards a significant reduction, falling to 3.2% of GDP in 2029/30.

The successful implementation of structural reforms and balance of payments financing (see below), both resulting in decreased interest payments, will bring fiscal stabilisation. With high nominal rates of GDP growth persisting, general government debt-to-GDP should decline from around 90% currently to around 70% by the end of the decade.

With the Central Bank of Egypt focused on targeting inflation, the IMF projects the annual rate of consumer price inflation will decline to around 5% over the remainder of the decade.

As a result, interest rates will decrease, alleviating Egypt's fiscal burden. The effective interest rate on all outstanding debt is projected to be 10.8% in 2028/29, compared to 15.7% in 2025/26, according to data published by the IMF.

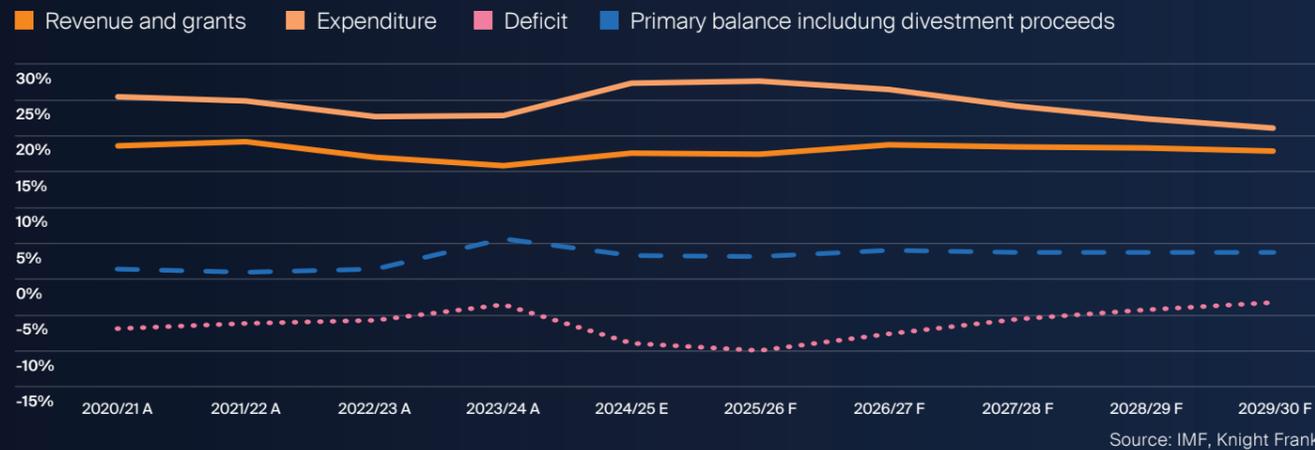
Foreign direct investment is key to balance of payments stability

Egypt's current account deficit is a result of trade imbalances and interest payments to international creditors. The deficit widened in 2023/24 due to lower oil prices and worsening terms of trade. Currency stability and lower interest rates should stabilise the deficit at around 3% of GDP this year.

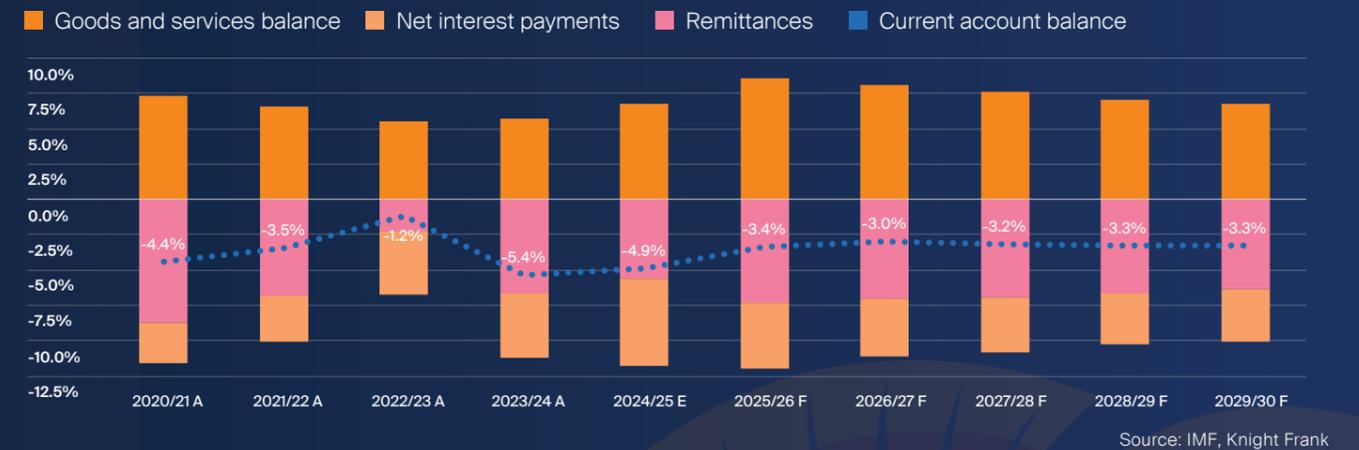
Egypt's external financing needs (capital account inflows) stem from a combination of the current account deficit and international loan repayments. In 2023/24, Egypt was able to balance its external financing needs with foreign direct investment, most notably from the UAE's investment in Ras El-Hekma.

So long as FDI is forthcoming, the funding shortfall will be relatively small in 2025/26, and there will be a slight positive balance in 2026/27. Even so, the IMF has published a list of multilateral organisations and sovereign wealth funds that are able to further support Egypt's efforts to build up its foreign exchange reserves, which are expected to remain at around six months of imports.

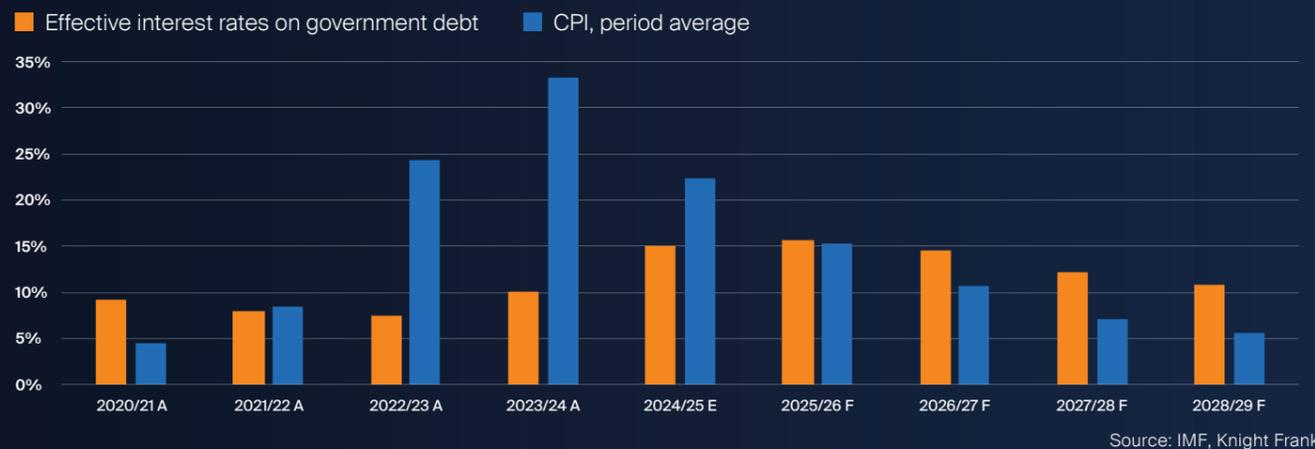
Egypt general government fiscal accounts (% of GDP)



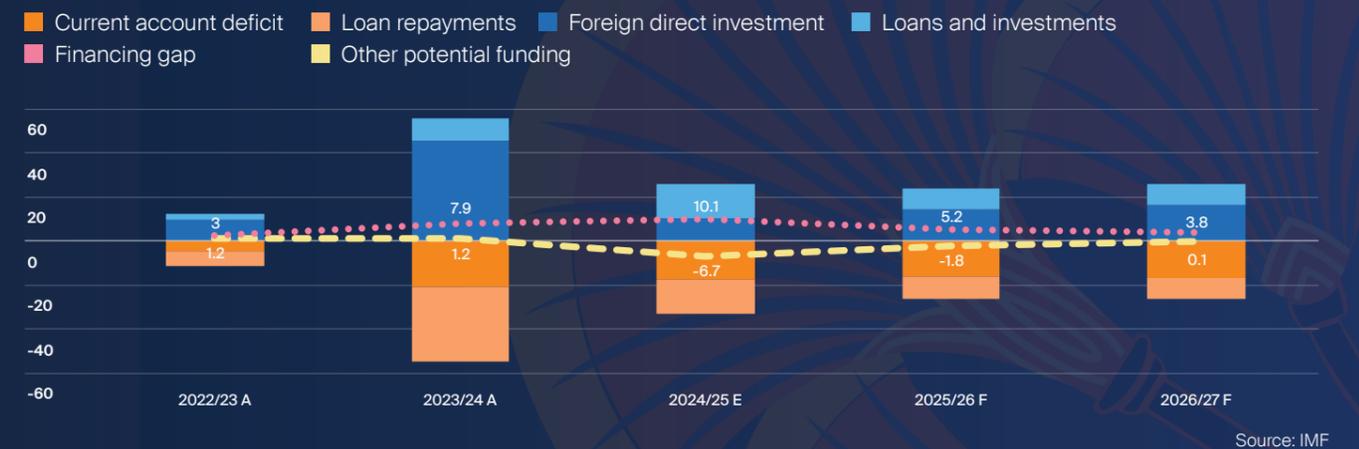
Components of the Egypt's current account (% GDP)



Interest rate and CPI expectations



External financing, needs and sources (US\$ billions)



THE GCC IS KEY TO DELIVERING THE FOREIGN DIRECT INVESTMENT THAT EGYPT NEEDS

In fiscal years 2022/23 and 2023/24, foreign direct investment into Egypt was US\$ 56bn, of which 69% originated in the United Arab Emirates and 78% from the collective GCC, including the UAE. The UAE's investment in Ras El-Hekma constituted US\$ 35bn.

Recent corporate investments in Egypt by Abu Dhabi's sovereign wealth funds include Abu Qir Fertilizers, Misr Fertilisers Production Company, Fawry, Commercial International Bank, Alexandria Container Handling, Egyptian National Drilling Agency, ELAB and Ethdeco.

Investments by Saudi Arabia's sovereign wealth fund include Abu Qir Fertilisers, Mir Fertilisers Production Company, Alexandria Container Handling and E-Finance.

The Central Bank of Egypt reported FDI of US\$ 6bn for the first half of 2024/25. The IMF's most recent estimate for full-year FDI in 2024/25 is US\$ 10.8bn.

The IMF projects that FDI needs to range between US\$ 15bn and US\$ 20bn per year up to and including 2029/30 to enable Egypt to balance its external funding needs. GCC states will likely continue to play a key role. Indeed, recent press reports have suggested that both Qatar and Kuwait are working towards fresh multibillion-dollar investments into Egypt.

FDI: 2022/23 and 2023/24



Source: Central Bank of Egypt

FDI: July - December 2024/25



Source: Central Bank of Egypt



In fiscal years 2022/23 and 2023/24, foreign direct investment into Egypt totalled US\$ 56bn.

OUR SURVEY

The focus of our research for Destination Egypt 2026 is centred around two key areas:

1. Understanding the appeal of Egypt to Emirati and Saudi nationals as a place for real estate investment; and
2. Investigating international visitors' perspectives on Egypt as a holiday destination.

To achieve these two objectives, in partnership with YouGov, we undertook a survey of 264 HNWI based in Germany, Saudi Arabia, the UAE, the UK and the US.

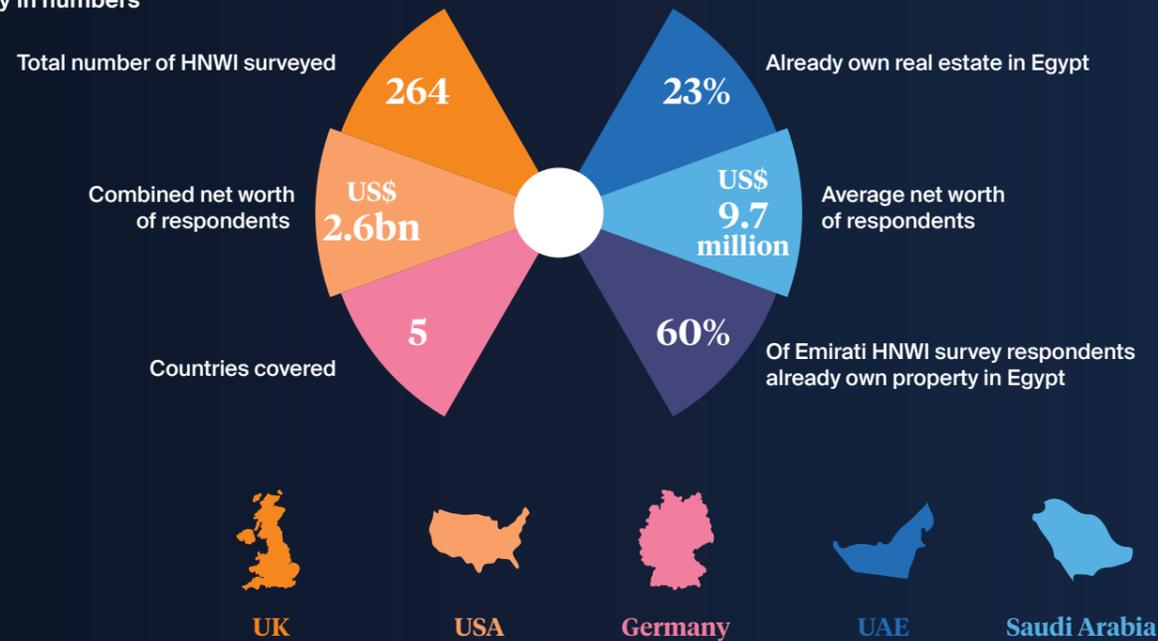
Our first objective was borne out of the desire to understand the attitudes, aspirations and appetite of Emirati and Saudi nationals for real estate investments in Egypt's giga projects, which sit at the heart of the government's plans to re-energise the Egyptian economy and the country's appeal to global investors, both individual and institutional.

The selection of the UAE and Saudi nationals for our survey stems from the long-standing cultural and historic trade links between the three nations. Indeed, the closeness of the countries is reflected in the fact that the UAE has been the key source of all FDI into Egypt since 2021, with investments topping US\$ 73bn over the past four-and-a-half years alone. ADQ's US\$ 35bn investment in Ras El-Hekma accounts for more than half of this total.

Saudi, meanwhile, holds the title of the world's second busiest air passenger route, operating between Cairo and the Red Sea gateway of Jeddah, with nearly 5.5 million scheduled seats available between the two cities in 2024. Hong Kong to Taipei is the busiest aviation route globally with 6.8 million seats available last year.

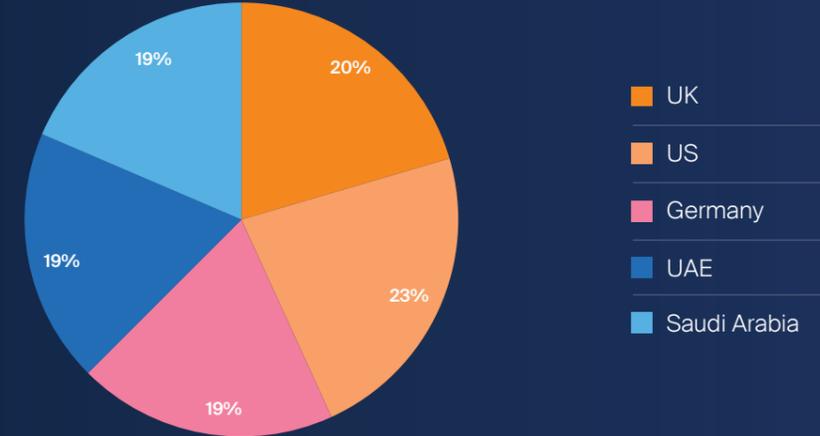
The inclusion of survey respondents from Germany, the UK and the US was to reflect their regular prominence in the top 10 source markets for visitors to Egypt. Indeed, during 2024, Germany was the biggest source market for visitors, followed by Russia, Saudi Arabia, the UK and Poland. Around 500,000 visitors came to Egypt from the US, making it the eighth largest source market for visitors, up from ninth place in 2023.

Our survey in numbers



	UK	USA	Germany	UAE	Saudi Arabia
Average net worth US\$	6,361,125	3,840,525	1,102,950	24,565,000	14,142,425
Total net worth US\$	343,500,000	230,250,000	56,250,000	1,228,250,000	693,000,000

Respondents' home location



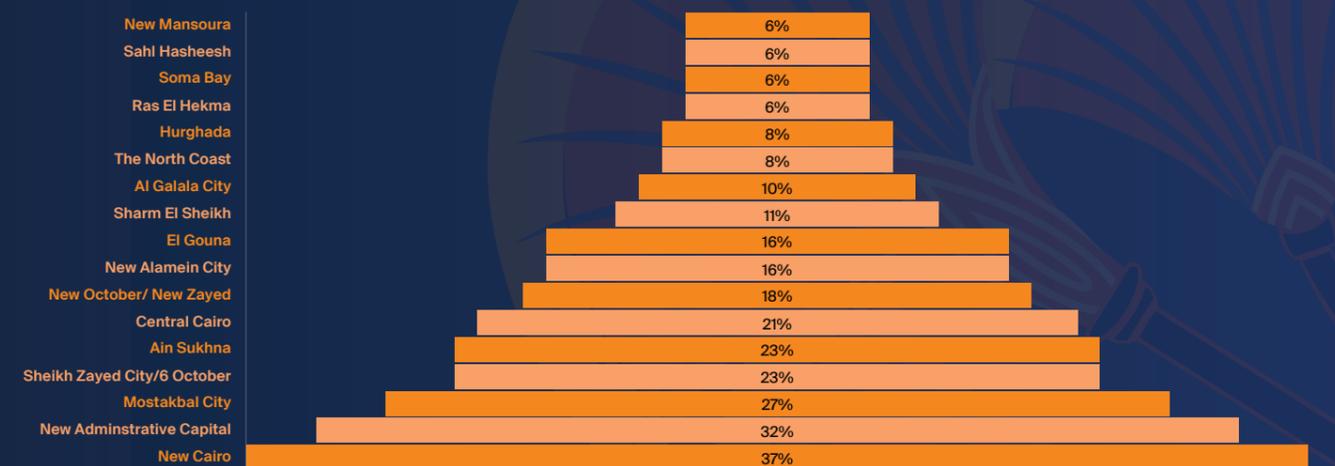
Source: Knight Frank, YouGov

Survey respondents' net worth



Source: Knight Frank, YouGov

Locations global HNWI survey respondents own property in Egypt



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov

INTERNATIONAL REAL ESTATE DEMAND





RESIDENTIAL AND OFFICE SECTORS TOP GCC HNWI WISHLISTS

At 61%, the residential sector has emerged as the top target real estate sector for the Saudi and Emirati HNWI we surveyed. The office market followed at 49%, while branded residences (45%) rounded off the top three areas of interest. Notably, demand from GCC HNWI for the residential sector is down slightly on the 68% we recorded in 2023, while the office sector's popularity has more than doubled from 23% over the same period.

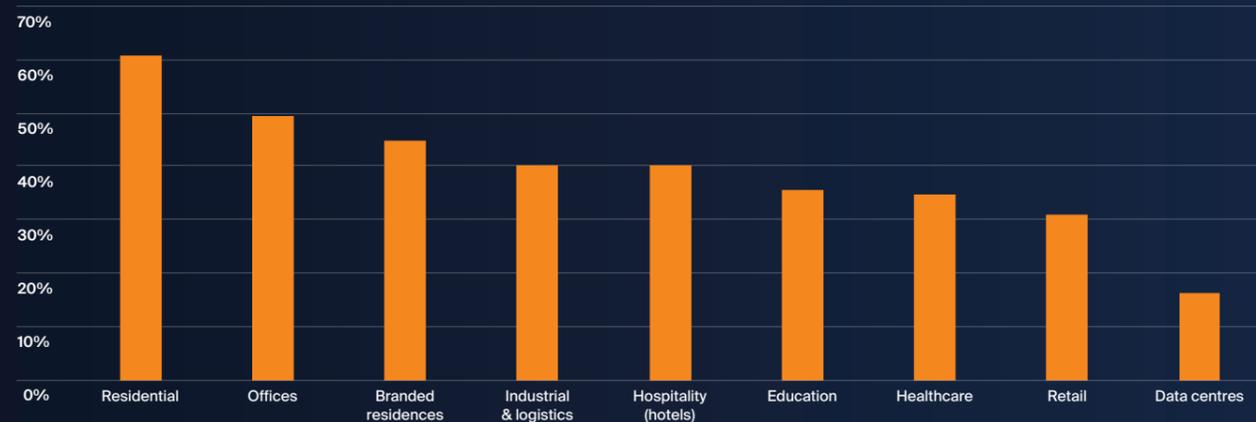
Differing sectors of focus

For Saudi HNWI, the office sector (63%) holds the most appeal, followed by the industrial and logistics sector (47%) and the education sector (44%).

In contrast, the residential sector is the go-to real estate market segment for Emirati HNWI (61%), while branded residences (50%) and the hospitality sector (43%) follow.

For our wealthiest Emirati and Saudi respondents – individuals with a net worth of more than US\$ 10 million – branded residences (60%) are the top real estate sub-sector target. At the other end of the wealth spectrum, for those with a net worth of US\$ 500,000-1 million or US\$ 2-5 million, the residential sector is the most popular asset class.

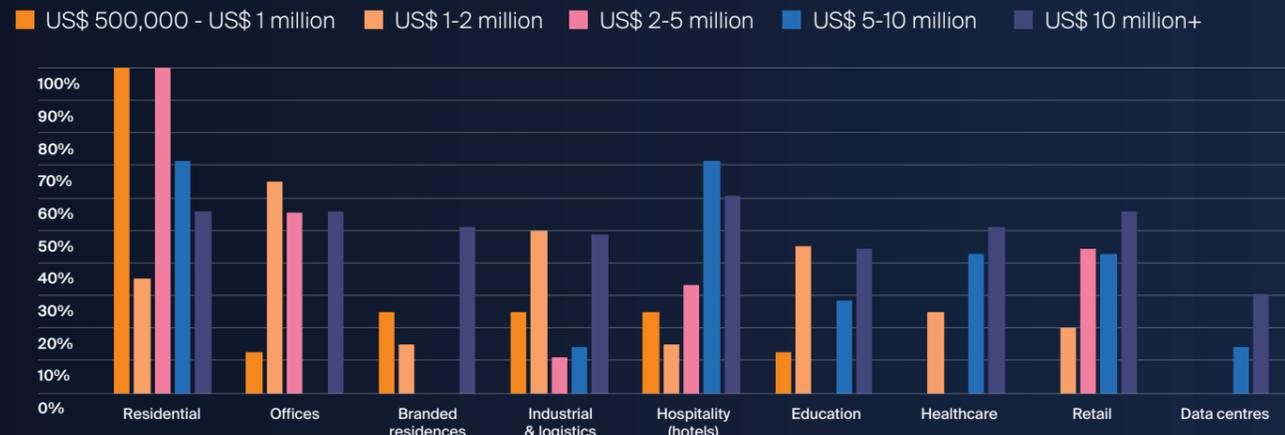
GCC HNWI real estate sector investment preferences



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov

Real estate sector investment preferences (by GCC HNWI net worth levels)



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov



Residential and office properties are the most popular for GCC HNWI investors



UNDERSTANDING CAIRO'S RESIDENTIAL MARKET

Greater Cairo's residential sector is experiencing significant momentum, driven by strong developer confidence and attractive buyer financing schemes. With 244,000 homes currently available for sale across 155 projects from a diverse landscape of 78 developers, the market continues to evolve amid rising demand and shifting project development pipelines.

Premium pricing and attractive financing options

As of Q2 2025, at a submarket level, New Zayed and New Cairo command the highest prices, with average rates of around EGP 102,000 (US\$ 2,100) and EGP 85,150 (US\$ 1,750) psm, respectively, compared to more competitive pricing in El Sheikh Zayed. To an extent, the market's buoyancy has been catalysed by buyer-friendly financing terms, with average down payments across the city of just 7.2% and instalment periods now stretching to 8.5 years, up from 7.7 years during Q1.

Villas in New Cairo sell for an average of EGP 159,000 psm (US\$ 3,270 psm), while apartments at VYE SODIC in New Zayed by SODIC are on the market for EGP 107,000 psm (US\$ 2,205 psm).

Supply pipeline

The resilience of the market has increased the pipeline of new residential developments, and we are tracking 111 projects slated for completion in 2028 and 2029. This contrasts with just 25 projects a year expected to be delivered in 2026 and 2027. This suggests that near-term supply constraints could place upward pressure on prices over the medium term. That said, it is worth noting that the true number of projects could be higher if additional phases of existing projects are included.

With 30,830 homes due to be delivered in 2025 – 29% more than were completed last year – developers are working to sustain the market's momentum, accepting proportionally smaller down payments and offering extended payment plans.

A dynamic residential landscape

The Greater Cairo market is characterised by a diverse array of residential offerings, catering to a broad spectrum of buyers. As the most affordable option, apartments account for approximately 64% of total stock. More upscale unit types, such as villas, duplexes, townhouses, penthouses and twin houses, form smaller but significant segments, creating a balanced market with offerings that meet both high-end and value-driven demands.

One notable trend is the market's acceptance of shell and core finishing, accounting for 42% of available units in Q2 2025, which suggests a strategic buyer preference for properties that require lower upfront costs and have the potential for custom finishes later.

In addition, for developers, this strategy helps to mitigate against uncertainties around total future build costs. A series of currency devaluations in recent years affected how they price their units, and this move serves as a hedge against costs incurred at delivery.



Source: Knight Frank

Average sale prices in Cairo
EGP psm



Prices for available stock (by property type)
EGP psm



Source: Knight Frank



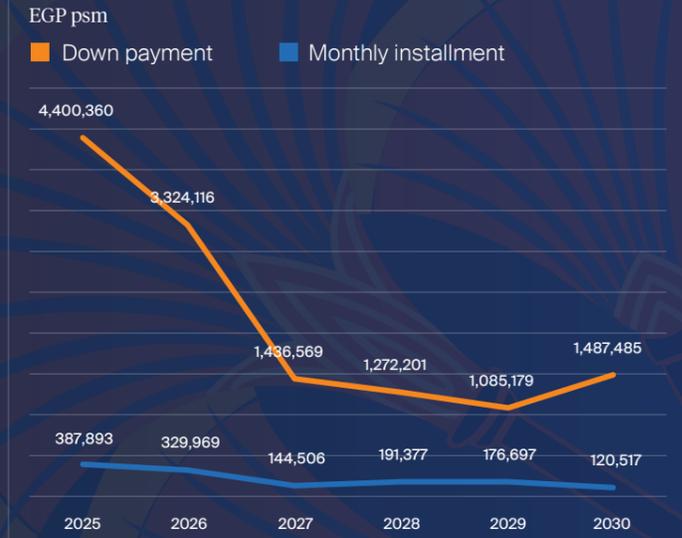
MARKET SUMMARY

- As of Q2 2025, Greater Cairo's residential market has 244,000 homes available for purchase across 155 projects, an 11% increase from Q1 2025.
- New Cairo is the most active district, with approximately 111,000 homes available to purchase in 69 launched projects.
- 60 projects containing approximately 90,160 units are scheduled for delivery in 2029.
- We forecast that 30,830 homes will be delivered in 2025, a 29% increase from the 24,000 units delivered in 2024.
- Developers are incentivising potential homebuyers, with down payments averaging 7.2% and instalment payment periods averaging 8.5 years. This compares to Q1, when down payments averaged 8.5% and the instalment period was 7.7 years, and last year, when down payments averaged 10% and the instalment period was only 6 years.
- Higher down payments for homes correlate with earlier delivery dates.
- The prevalence of shell and core units shows a developer-driven strategy to mitigate buyers' financial exposure, while also simplifying and accelerating construction.
- Starlight and Horizon Egypt Developments command significantly higher prices per square metre than other developers, according to our analysis.

Average sale prices in Cairo by property type
EGP psm

	6th of October City	El Sheikh Zayed	New Cairo	New Zayed
Apartments	69,222	80,940	72,716	80,913
Duplex apartments	81,284	70,623	70,392	102,889
Penthouses	71,664	76,638	85,695	84,106
Studio		140,254	71,134	158,500
Townhouses	87,532	106,027	102,933	99,336
Twinhouses (semi-detached)	122,915	92,068	117,642	106,993
Villas	114,572	131,257	159,064	153,669

Average down payment and monthly installment for all units available for sale
EGP psm



Source: Knight Frank



UNDERSTANDING CAIRO'S OFFICE MARKET

Cairo's office market is experiencing rapid expansion, with new developments set to increase stock by 82% by 2030. The development push comes as office rents and sale prices rose sharply across the city in the first half of 2025.

New Cairo cementing its place as Egypt's premiere business hub

Cairo's current office stock stands at 1 million sqm, with an additional 818,000 sqm slated for delivery by 2030. This represents an 82% growth in the office market and reflects Cairo's growing economy and its increasing appeal as a regional business hub, attracting both local enterprises and international corporations.

New Cairo is a clear leader in this expanding market. Boasting 1.33 million sqm of the city's total current and future office stock, it commands the highest values across the board. The average sales price in New Cairo reached EGP 274,000 (US\$ 5,650) psm in H1 2025, with premium office space securing as much as EGP 466,000 (US\$ 9,600) psm.

New Cairo's dominance also extends to the office leasing sector, where it recorded the highest rents and year-on-year growth across Greater Cairo, exceeding 2%. This consistent performance cements its position as the city's premier destination for top-tier businesses seeking prime, well-connected office locations that offer both prestige and functionality.

Developers are playing a pivotal role in facilitating investment and driving market growth with extended instalment periods and reduced down payments. For projects slated for delivery in 2025, the average payback period is 4.4 years, increasing to 7.8 years for projects completing in 2029.

This extended payment flexibility is a crucial incentive, designed to make investment more accessible and attractive to a wider range of businesses and investors, easing the financial burden and encouraging long-term commitments to the market. This proactive approach by developers is fostering a more liquid and dynamic investment environment.

Alternative business hubs

Elsewhere, West Cairo is rapidly emerging as a compelling alternative, offering diverse opportunities for businesses and investors looking for strategic locations outside the primary hub of New Cairo.

El Sheikh Zayed also presents a strong option, with average sales prices of EGP 229,000 (US\$ 4,700) psm, making it an attractive choice for companies seeking modern facilities in a rapidly developing area. For those seeking a more accessible entry point into the market, 6th of October City is also priced competitively, with average prices hovering at around EGP 171,000 (US\$ 3,500) psm.

El Sheikh Zayed, 6th of October City and West Cairo offer distinct advantages, including proximity to residential communities and a growing commercial ecosystem, making them viable alternatives for businesses expanding or relocating within Cairo.

New Cairo offices command the city's highest average prices thanks to the area's modern infrastructure, strategic location and the concentration of high-profile businesses and amenities. However, the gap between achieved office sales rates in New Cairo, El Sheikh Zayed and 6th of October City narrows significantly for premium office stock, suggesting investors are placing a strong focus on quality as well as location.

Pipeline

Following a slight dip in supply in 2026, the market is poised for significant growth over the next five years. Office supply is projected to peak in 2028, reaching 309,000 sqm, which equates to approximately 38% of the total future pipeline through to 2029. Our figures exclude office stock the New Administrative Capital.

Leading developers such as LMD, The Waterway Developments, Centrada Developments, La Vista Developments, SERAC Developments and SODIC are actively contributing to this expansion, with multiple projects underway across the key districts. Their strategic investments are not only adding to the inventory but also enhancing the overall quality and diversity of office spaces available.

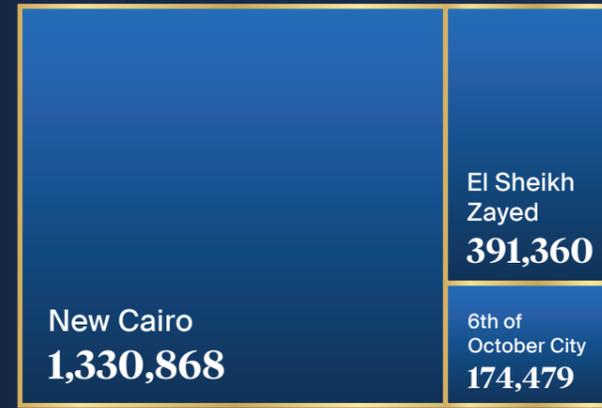
These developments are collectively shaping Cairo's urban landscape, reinforcing its status as a thriving business hub in the region and a magnet for both domestic and international investment.



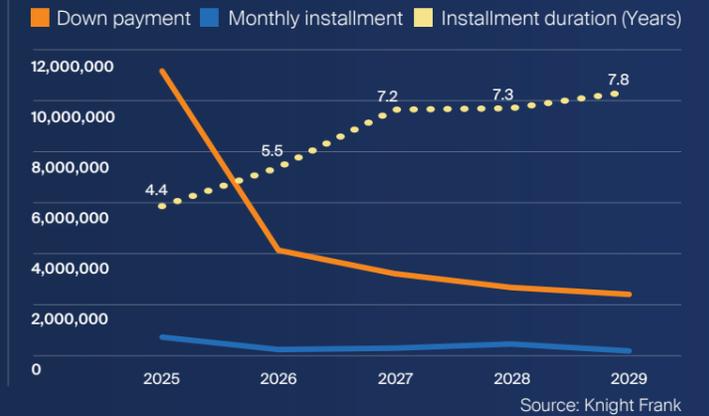
Omar Hazem
Partner - Head of Occupier and Landlord Strategy and Solutions, Egypt

“Real estate investment is growing across the MENA region, and Cairo offers a more affordable option than the nearby GCC markets. In addition, lower barriers to entry for GCC and international investors is likely to help fuel further growth.”

Greater Cairo office inventory by 2029 (by district) sqm



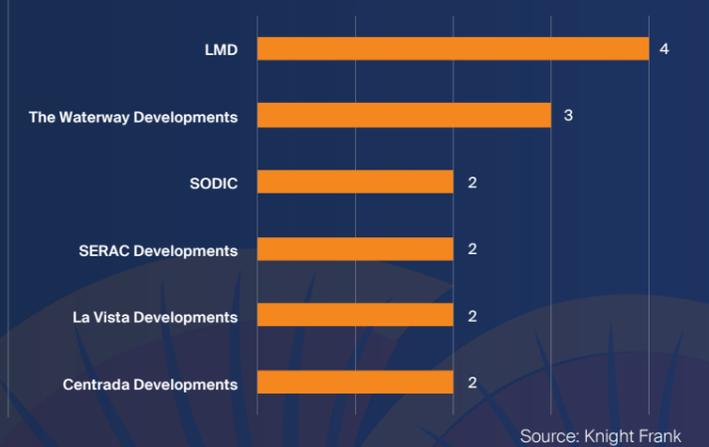
Average down payment and monthly installment for all office units available for sale EGP



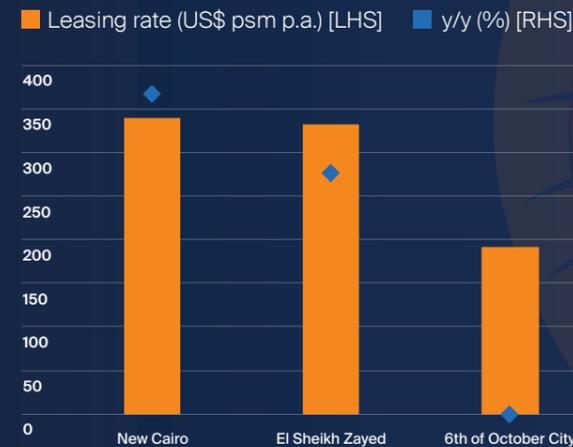
Price range for available stock (by district) EGP psm



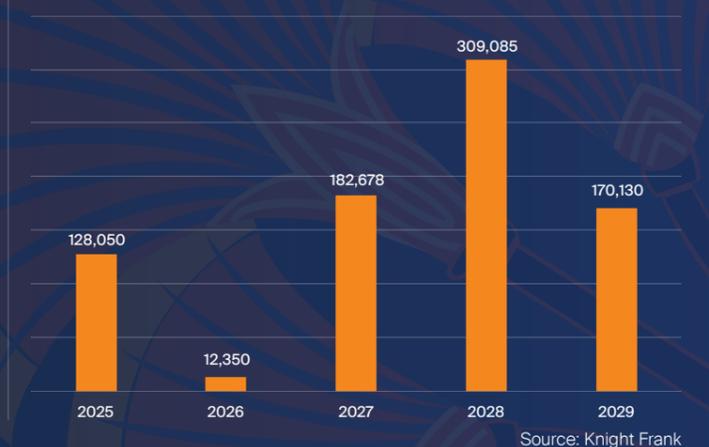
Developers with the highest number of office projects in the pipeline



Offices lease rates H1 2025



Forecast office supply Total GLA sqm



STRONG DEMAND FROM GCC HNWI

Saudi and UAE HNWI have the strongest appetite to invest in real estate in Egypt, mirroring the US\$ 59.5bn already invested by GCC governments since 2021 and echoing the findings of our 2023 Destination Egypt report. Indeed, despite ongoing regional geo-political tensions, the demand from Emirati and Saudi nationals remains unchanged on 2023 levels, with 42% of this cohort keen to purchase residential property in Egypt during 2026.

Government-backed positivity

Like elsewhere in the MENA region, sentiment plays a hugely important role in driving economic growth and real estate market activity in Egypt. While it is often challenging to quantify “feel-good” levels, S&P’s non-oil sector PMI reading is a useful indicator of market sentiment, with the headline reading remaining just below 50 for the better part of the past 10 years.

A reading of over 50 indicates growth and expansion, while a reading below 50 indicates contraction. Despite relatively muted long-term sentiment levels, GCC HNWI, particularly those from the UAE and Saudi, appear to remain bullish on Egypt, likely buoyed by their respective governments’ steady stream of multibillion-dollar real estate and infrastructure investments. Chief among these has been ADQ’s US\$ 35bn investment in the coastal city of Ras El-Hekma, which sits 350km north of Cairo.

While just 17% of all our HNWI survey respondents are interested in making a residential acquisition in Egypt during 2026, this figure jumps to 49% for Saudi HNWI and to 36% for Emirati HNWI. In contrast, no HNWI from the US or Germany have any appetite to purchase residential real estate in Egypt this year, likely deterred by ongoing regional geo-political tensions. Some 6% of UK HNWI would like to purchase residential property in Egypt this year.

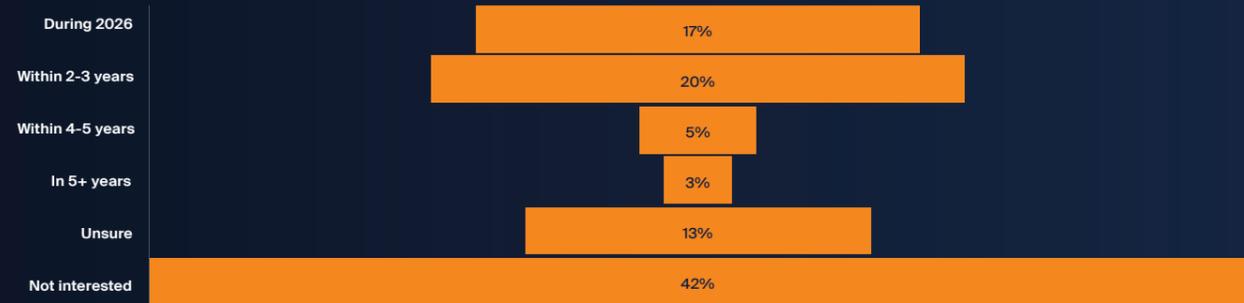
S&P Global Egypt PMI Index, sa, >50 = improvement m/m



Data were collected 12-20 June 2025.

Source: S&P Global PMI

Appetite to purchase residential property in Egypt - Global HNWI



Source: Knight Frank, YouGov

Contrasting views

While 86% of Saudi HNWI and 82% of Emirati HNWI are prepared to acquire residential property in Egypt within the next three years, this compares to just 14% of German HNWI, 12% of UK HNWI and 5% of American HNWI. Notably, one in five American HNWI and 22% of German HNWI say they are prepared to make a residential purchase in more than five years’ time, compared to just 8% of Emirati HNWI and 6% of Saudi HNWI.

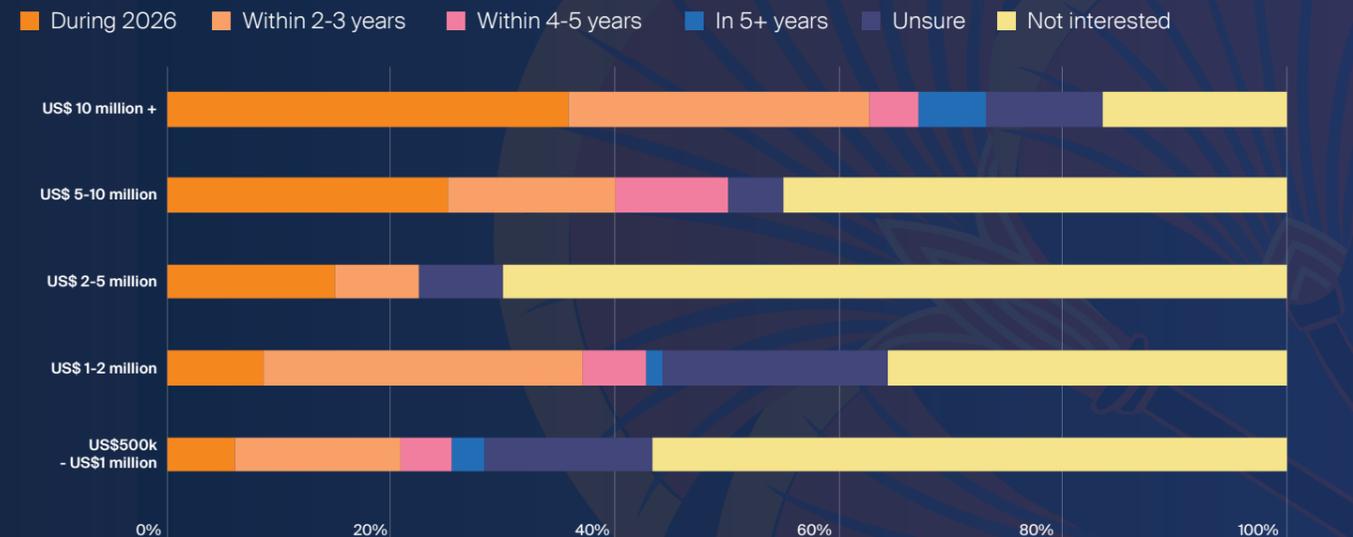
When examining the appetite to purchase a home in Egypt by levels of net wealth, those with the deepest pockets are most keen. Among those worth more than US\$ 10 million, 36% would like to buy a property during 2026, compared to just 6% of those with personal wealth of between US\$ 500,000 and US\$ 1 million.

Appetite to purchase residential real estate in Egypt (by HNWI nationality)



Source: Knight Frank, YouGov

Appetite to purchase residential real estate in Egypt (by HNWI net worth)



Source: Knight Frank, YouGov



STRONG DEMAND FROM GCC HNWI

Understanding purchasing and investment rationale

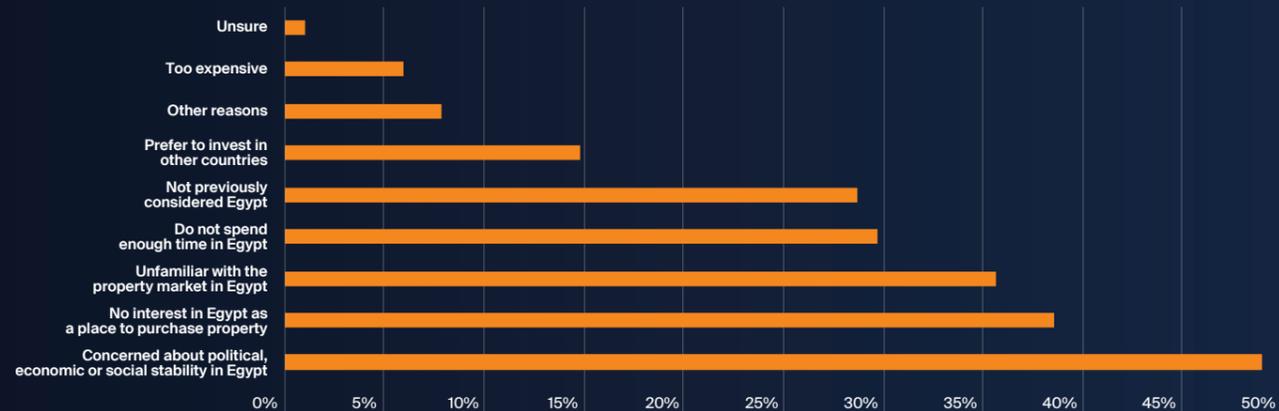
As previously noted, 58% of our global HNWI are interested in purchasing a home in Egypt. Of the 42% declaring no interest in purchasing a home in Egypt, the primary reason cited (49%) is “political, economic, or social instability”, with a further 39% saying they simply do not desire a home in the land of the Pharaohs. The third most significant reason for the weak appetite for a residential acquisition is being “unfamiliar with the property market in Egypt” (36%).

The final reason is particularly noteworthy given the May 2023 amendment to international purchaser rules, which saw the removal of all restrictions on the number of homes international buyers are allowed to own in the country.

Concerns around national “political, economic, or social instability” appear to transcend all wealth levels, ranging from 40% of those with a net worth of US\$ 5-10 million to 54% of those with a personal wealth of between US\$ 2 million and US\$ 5 million.

Similarly, with the exception of American HNWI, 62% of whom say they have “no interest in Egypt as a place to purchase a property”, all other HNWI that we surveyed cite the risk of “political, economic, or social instability” as the biggest deterrent to entering the market.

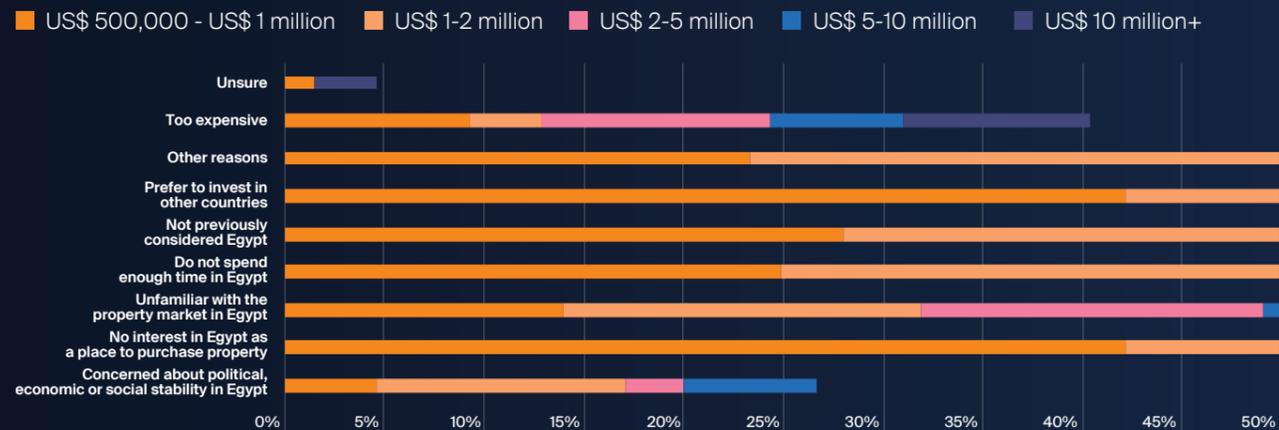
Appetite to purchase residential property in Egypt - Global HNWI



*Percentages indicate number of times each option was selected

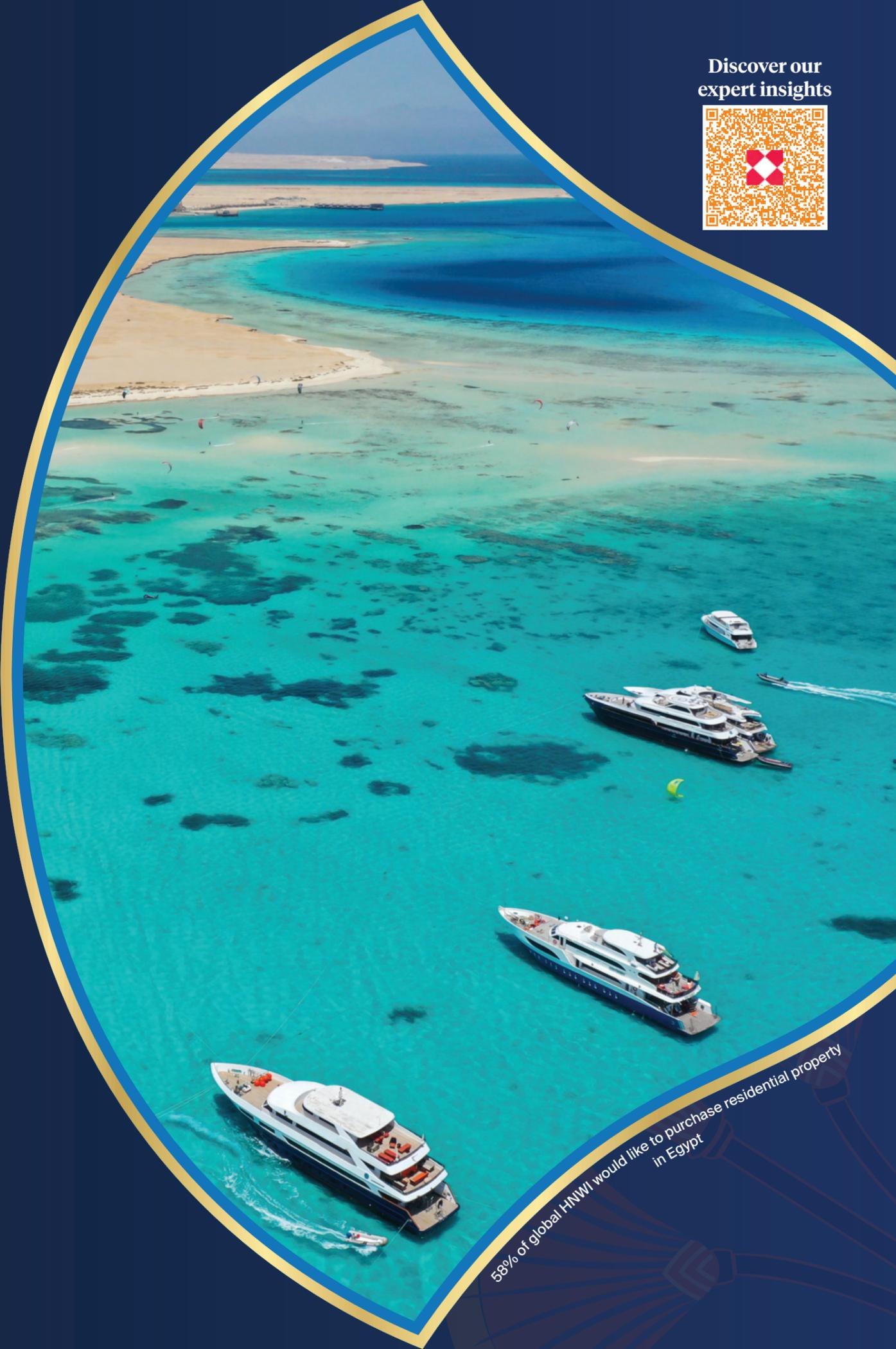
Source: Knight Frank, YouGov

Global HNWI reasons for not purchasing residential property in Egypt (by net worth)



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov



58% of global HNWI would like to purchase residential property in Egypt

AFFORDABILITY TOPS LIST OF PULL FACTORS

At around US\$ 2,350 psm (EGP 114,500 psm), residential values in Cairo's most expensive neighbourhood, El Sheikh Zayed, are relatively modest in comparison with other major cities in the MENA region. In Dubai, for instance, average residential values stand close to US\$ 5,400 psm, while in Abu Dhabi the figure is nearer US\$ 3,700 psm. Prices in Doha too are higher, at US\$ 2,740 psm. Only Riyadh (US\$ 1,500 psm) and Jeddah (US\$ 1,240 psm) are more affordable in comparison to El Sheikh Zayed. With this in mind, it is perhaps unsurprising that the relative affordability of residential property in Egypt was cited as the number one reason for its attractiveness among our global HNWI (24.2%), especially for Saudi (33%) and US HNWI (28%).

Coastal developments boosting country's appeal

Aside from "attractive property prices" (24.2%), "high-quality infrastructure" (23.9%), the availability of "properties in coastal locations" (20.8%) and the "proximity to cultural and historic tourist attractions" (19.7%) were ranked as the next biggest draws by the global HNWI we surveyed.

Cairo International Airport (CAI) had a record year in 2024, retaining its position as Africa's busiest aviation hub, ahead of Johannesburg's OR Tambo International Airport. CAI serves 122 destinations and handled 18.7 million passengers last year, reflecting a 46% increase on 2019 and an 11% rise on 2023, and so it is perhaps unsurprising to find infrastructure so high up on the list of positive pull factors for global HNWI eyeing real estate investments in Egypt.

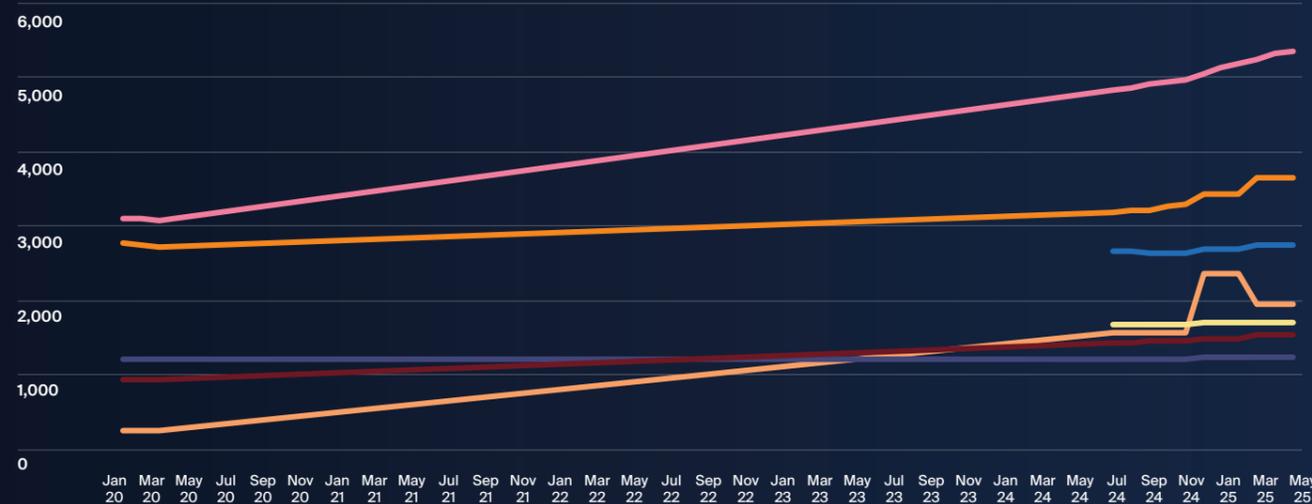
The North Coast region, along the Mediterranean, has become a hotbed of development activity, with new cities such as New Alamein and Ras El-Hekma rapidly emerging as investment magnets. Indeed, with the twin announcements last year of the UAE's ADQ investing US\$ 35bn in Ras El-Hekma and Emaar's US\$ 1bn investment in the Marassi Red Sea development, interest in the former 170 million sqm project has grown rapidly. The ongoing investment from UAE entities appears to be positively influencing UAE investors' view of Egypt as a real estate investment destination.

For our UAE HNWI survey respondents (32%) and for those with personal wealth in excess of US\$ 10 million (25%), the availability of "properties in a coastal location" is the number one reason they are keen on buying residential property in Egypt.

Performance of regional residential values

US\$ psm

Abu Dhabi - citywide Cairo - El Sheikh Zayed Dubai - citywide Doha - citywide Jeddah - citywide
Manama - citywide Riyadh - citywide



Source: Knight Frank, GSTAT, REIDIN, MoJ Qatar, MoJ Bahrain

Top three factors that make Egypt an attractive real estate investment destination (by HNWI nationality)



UK



USA



Germany



UAE



Saudi Arabia



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov

NEW ADMINISTRATIVE CAPITAL EMERGES AS TOP INVESTMENT TARGET

The 714km² New Administrative Capital (NAC), billed as the future capital city of Egypt, has been named as the country's top real estate investment target by the global HNWI we surveyed. The colossal US\$ 50bn district is expected to house 6.5 million people on completion. Close to 50,000 people work in the NAC and the new city, 45km east of Cairo, already houses more than 1,200 families.

Top investment locations

For UAE (34%) and Saudi HNWI (56%), the NAC is particularly highly regarded as an investment target. The positioning of the city as Egypt's new capital and future development potential is what likely underpins this strong level of demand. The same is true for our wealthiest survey respondents, with 47% of those with a net worth in excess of US\$ 10 million claiming the NAC would be their number one target location for a real estate acquisition.

Away from the NAC, the North Coast (28%) and Central Cairo (26%) have emerged as the second and third most popular real estate investment locations, respectively.

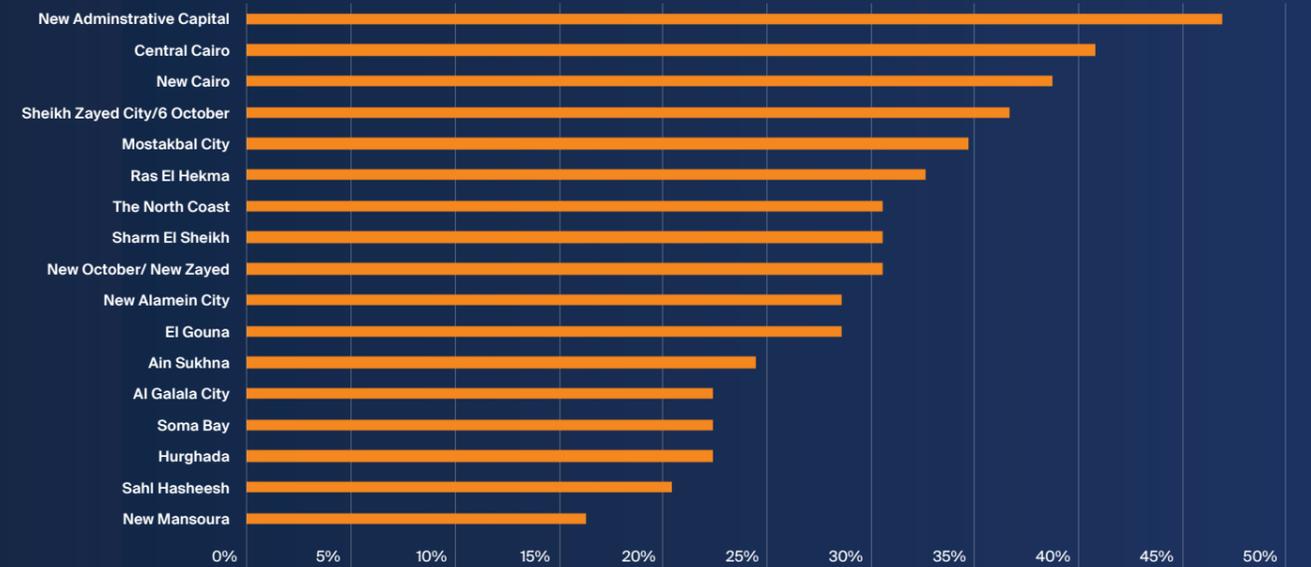
The North Coast (Sahel) is fast emerging as a cornerstone in Egypt's transformative economic vision. A key indicator of its rising prominence has been the surge in lifestyle retail developments, driven in large part by the area's transformation into a luxury destination for locals and international visitors. Notable master-planned projects include Ras El-Hekma, Marassi Red Sea and El Gouna. As noted above, demand from GCC HNWI, in particular, continues to rise in the wake of investment activity by GCC sovereign wealth funds in the Sahel area.

Elsewhere, the appeal of Central Cairo likely stems from its long-standing historic and cultural attractions, with areas such as Zamalek, for instance, being renowned for its cosmopolitan downtown lifestyle and luxury hotel offerings, which are particularly attractive to wealthy GCC visitors. Indeed, 41% of our survey respondents with personal wealth of more than US\$ 10 million are keen to secure residential property here.

Discover the report



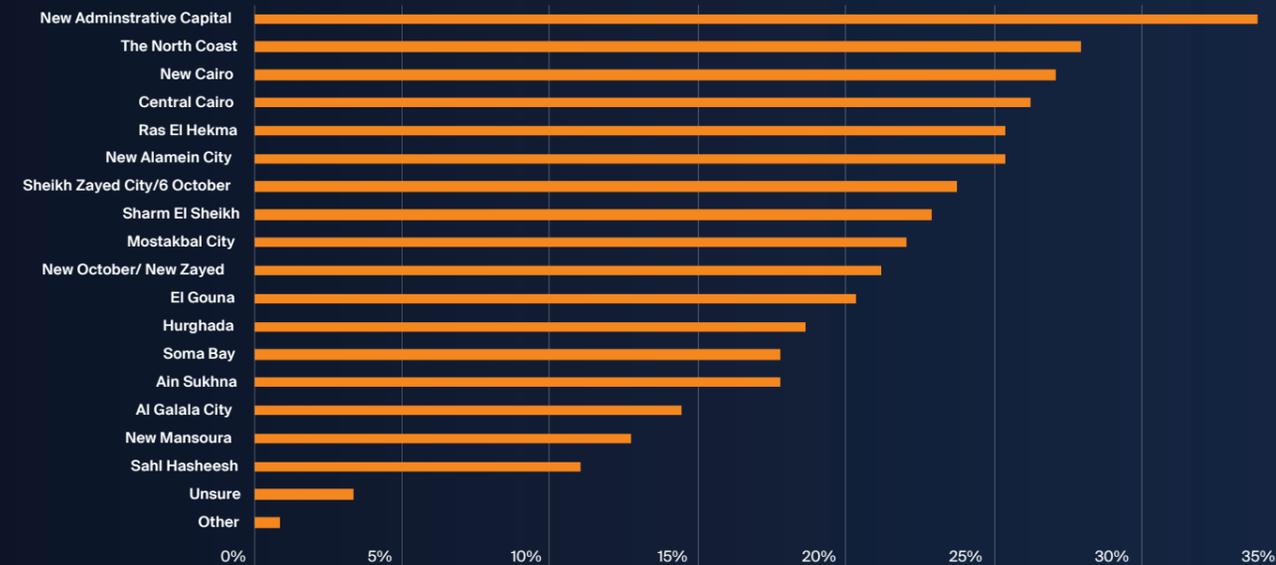
Most popular real estate investment locations in Egypt for global UHNWI (networth > US\$ 10 million)



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov

Most popular real estate investment locations in Egypt for global HNWI



*Percentages indicate number of times each option was selected

Source: Knight Frank, YouGov



The New Administrative Capital is the most popular real estate investment destination for global HNWI



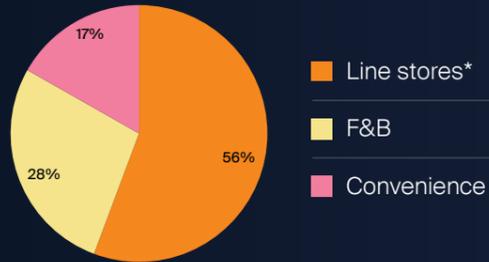
EGYPT'S LIFESTYLE RETAIL SCENE

Like elsewhere in the region, lifestyle retail destinations continue to become an entrenched part of the Egyptian retail scene. Through a combination of exciting retail, placemaking and immersive experiences, these destinations attract visitors not only for shopping but for socialising, entertainment and events. With the integration of dining, outdoor spaces, art installations and interactive exhibits and events, lifestyle destinations have become a key focal point for many of Egypt's new giga projects.

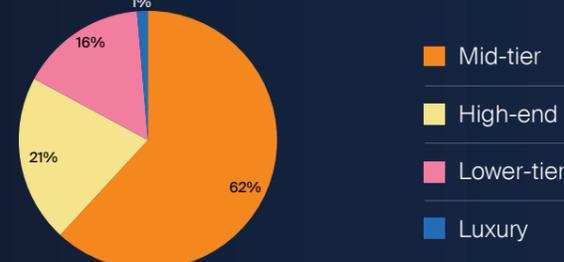
Cairo's lifestyle retail market currently encompasses 2.6 million sqm of space across 82 developments, with 183,730 sqm added in 2025. Overall, across Cairo's entire retail market, line stores account for 56% of the total number of units, while F&B outlets (28%) and convenience stores (17%) make up the rest.

Elsewhere, the North Coast lifestyle retail scene is more heavily focused on high-end stores and F&B outlets, with the latter accounting for 78% of all the stores in the North Coast.

Cairo's lifestyle retail breakdown



Cairo's lifestyle retail breakdown



*Line stores include apparel, home goods, electronics, books, and specialty gift stores

Source: Knight Frank

Cairo's lifestyle retail F&B tenant mix - 2025



Source: Knight Frank

Country of origin for Cairo's lifestyle retail F&B outlets



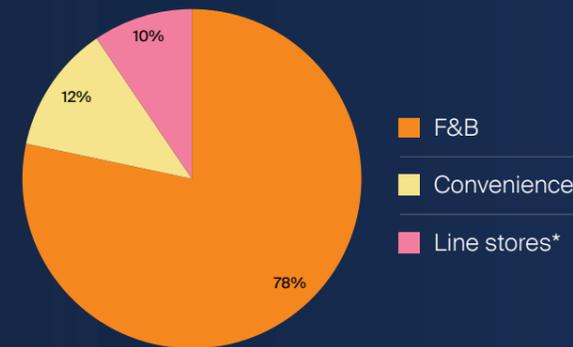
Source: Knight Frank

North Coast lifestyle retail development facilities - Summer 2025



Source: Knight Frank

North Coast lifestyle retail breakdown



*Line stores include apparel, home goods, electronics, books, and specialty gift stores

Egypt's lifestyle retail clothing stores brands' country of origin



Source: Knight Frank

North Coast's F&B tenant mix - Summer 2025



Source: Knight Frank

GCC HNWI HOLIDAY HOME HOTSPOT IN THE MAKING

With “the availability of coastal properties” emerging as the main draw for global and GCC HNWI eyeing a residential purchase in Egypt, it is no surprise to find that more than half (51%) of our GCC HNWI survey respondents plan to use their acquisition as a second home or holiday home. This rises to 53% for those with a net worth of over US\$ 10 million and climbs to 60% among those with personal wealth of US\$ 1-2 million.

A burgeoning holiday homes market

According to Statista, by the end of 2025, the holiday homes market in Egypt will have generated US\$ 1.09bn in revenue and is poised to grow by 7.02% per year through to 2030, by which time almost 27 million people will have stayed in one of Egypt’s holiday homes.

At 20%, the second biggest planned use of a home purchase in Egypt among GCC HNWI is as a main residence. The interest in making Egypt a permanent base tops out at 57% of those with personal wealth of US\$ 5-10 million.

Investment reasons, i.e., purely for capital value growth (13%), round off the top three planned uses of residential purchases in Egypt by GCC HNWI. For UAE HNWI (16%), this appears to be more important when compared to our Saudi HNWI respondents. Although, for the latter, capital value growth (9%) and rental yields (i.e., using the property as a buy-to-let) (7%) hold similar significance.

The capital value growth story has been compelling in Egypt, with home values in Cairo’s El Sheikh Zayed, for instance, growing by 24.7% to US\$ 1,964 psm since January 2024. At a regional level, this positions El Sheikh Zayed marginally behind Dubai (25%).

Overall, 77% of GCC HNWI would like to make a home purchase in Egypt for personal reasons.

Immediate possession

A theme that has emerged this year across the MENA region’s property markets is the desire of most global HNWI to take immediate possession of any property purchases. The same is true for Egypt, with 56% of UAE and Saudi HNWI keen to secure ready-to-move-in homes, while a further 21% are looking for fully fitted/furnished properties.

This aspiration is strongest among UAE HNWI (61%), as well as those with a net worth of US\$ 1-2 million (60%) and US\$ 500,000-1 million (63%). This suggests that these purchasers are either genuinely keen to relocate to Egypt and make it their main base of operations as quickly as possible, or they see value in putting their investment to work without delay.

US\$ 1.4bn takes aim at Egypt’s residential market

When it comes to planned budgets, there is a clear preference for both more affordable and more luxurious homes in Egypt among our global HNWI survey sample. For instance, 23.7% would like to spend less than US\$ 1 million on a home in Egypt, with a further 18.6% prepared to buy property worth US\$ 30-50 million, presumably as part of a portfolio building plan. Notably, this figure is largely driven by UAE HNWI (30%) and German HNWI (20%).

Nearly all of our US HNWI respondents (80%) would like to spend less than US\$ 1 million. Most Saudi HNWI (26%) are prepared to go a little further and spend US\$ 1-2 million, but it is clear that the bulk of Saudi HNWI (49%) are unwilling to spend more than US\$ 2 million on a home in Egypt.

This may be linked to:

1. Experiences in their home market, where average prices in Riyadh, for instance, hover at around US\$ 1,500 psm; and/or
2. A perception that homes in Egypt should not cost more than US\$ 2 million; and/or
3. The lack of residential offerings at this price point. Indeed, our estimates suggest that just 4% of all homes on the market today in Egypt are priced at over US\$ 2 million.

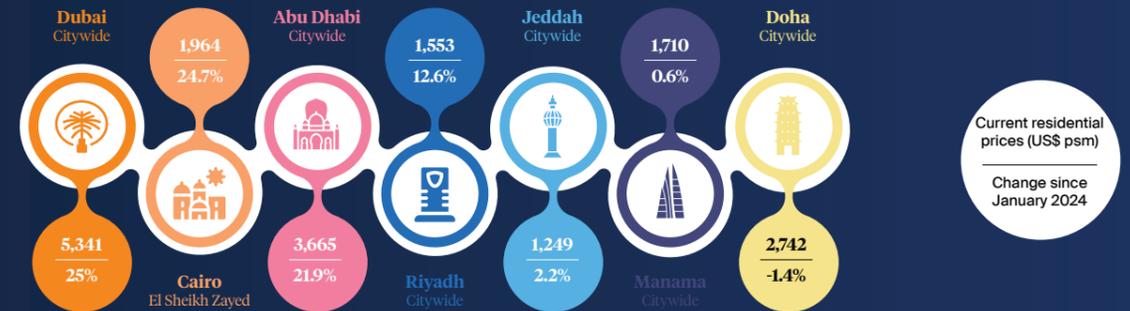
This hints at a potential market opportunity for developers, which we will return to later in the report.

Overall, among our 264 global HNWI survey respondents, we have been able to identify US\$ 1.4bn of potential private capital that is actively targeting Egypt’s residential market. Emirati HNWI (US\$ 709 million) lead that pack, followed by potential HNWI purchasers from Saudi Arabia (US\$ 403 million) and Germany (US\$ 263 million). Average budgets are highest among HNWI respondents from Germany (US\$ 17.7 million), followed by the UAE (US\$ 16.2 million), Saudi Arabia (US\$ 9.4 million), the UK (US\$ 5 million) and the US (US\$ 400,000).

Discover the data

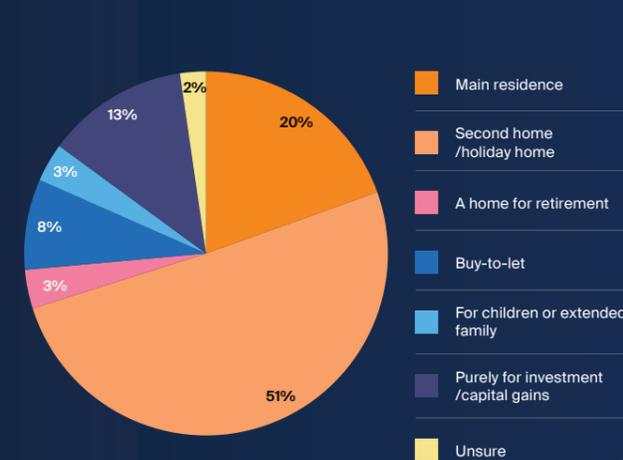


Regional residential price growth

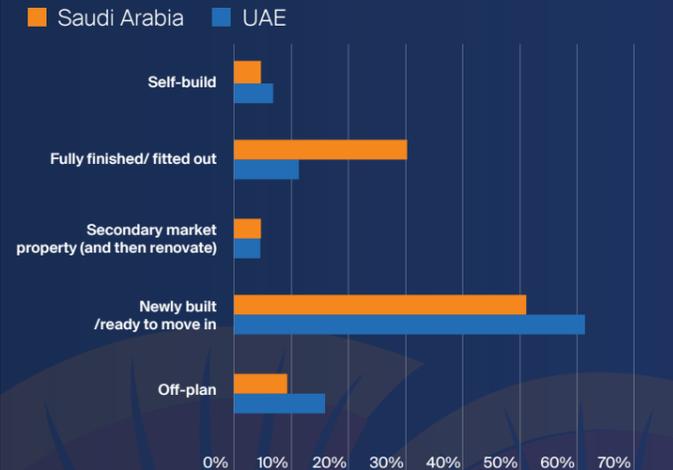


Source: Knight Frank, REIDIN, Quanta, MoJ Saudi Arabia, MoJ Bahrain

Planned use of residential purchases in Egypt by GCC HNWI

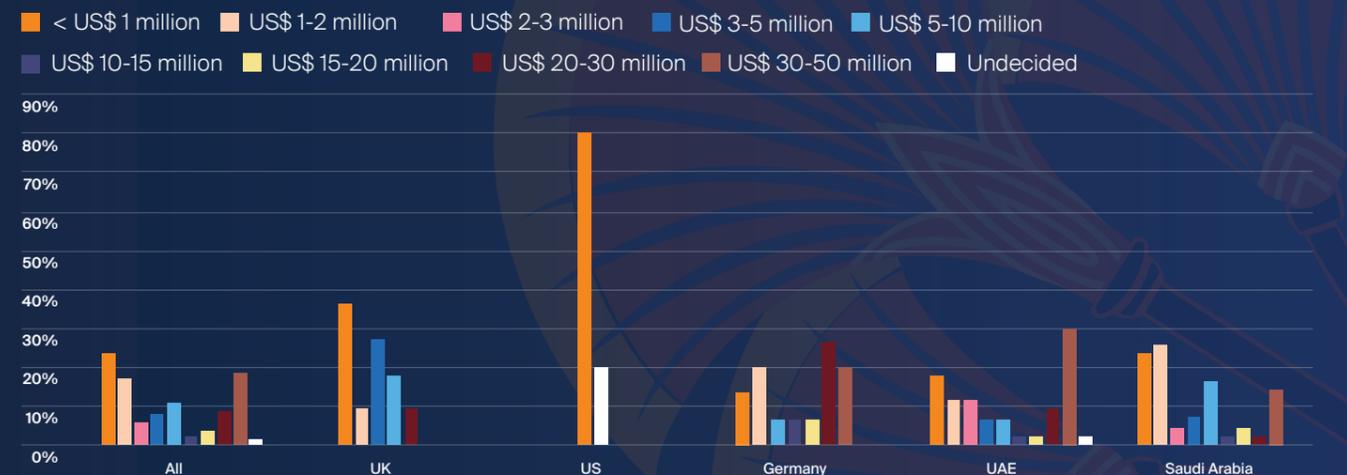


Planned Egypt residential market entry methods by UAE and Saudi HNWI



Source: Knight Frank, YouGov

Planned residential property budgets (by HNWI nationality)



Source: Knight Frank, YouGov



GCC DEMAND
FOR EGYPT'S GIGA
PROJECTS





UNDERSTANDING EGYPT'S 'GIGA' PROJECTS

Egypt is in the midst of developing a series of next-generation super-cities, akin to the giga projects unveiled in Saudi Arabia. Egypt's giga projects signal a bold new era of national reinvention and economic diversification, which is catalysing FDI, especially from the GCC region. Egypt's giga projects reflect the country's strategic vision, at the heart of which is to position the country as a regional leader in urban development and FDI.

Total area (sqm)
 Target population
 Total housing units
 Finished road network (km)

Producing factories
 Total investments (US\$ millions)

6th of October 656,402,737 sqm 651,667 housing units 1,690 factories 6,000,000 target population 1,146.50 km road network 571 million investments	New Cairo 283,281,083 sqm 69,764 housing units 87 factories 4,000,000 target population 1,150 km road network 506 million investments	New Aswan 90,609,478 sqm 4,966+ housing units 47 factories 850,000 target population 73.76 km road network 47 million investments
10 Ramadan 383,643,523 sqm 194,133 housing units 2,056 factories 2,100,000 target population 695 km road network 471 million investments	New Qena 97,934,317 sqm 1,548+ housing units 60 factories 130,000 target population 27.5 km road network 60 million investments	Badr 74,867,143 sqm 67,094 housing units 564 factories 650,000 target population 385 km road network 228 million investments
Obour 64,749,962 sqm 91,806 housing units 1,119 factories 600,000 target population 559 km road network 125 million investments	Shrouk 65,195,118 sqm 26,000+ housing units 119 factories 500,000 target population 445.9 km road network 119 million investments	New Damietta 26,304,672 sqm 44,684 housing units 510 factories 500,000 target population 504 km road network 109 million investments
Sadat 489,671,586 sqm 32,100 housing units 141 factories 1,500,000 target population 518.72 km road network 110 million investments	Sheikh Zayed City 42,087,475 sqm 87,936 housing units 104 factories 675,000 target population 421.3 km road network 104 million investments	New Minia 99,553,066 sqm 41,544 housing units 59 factories 638,000 target population 194.75 km road network 96 million investments

New Assiut 122,620,240 sqm 71,072 housing units 78 factories 750,000 target population 324.5 km road network 78 million investments	New Borg Arab 191,833,902 sqm 25,150 housing units 1,271 factories 750,000 target population 581 km road network 68 million investments	New Nubaria 7,349,121 sqm 6,692 housing units 120 factories 125,000 target population 63 km road network 23 million investments
New Fayoum 54,632,780 sqm 6 housing units 6 factories 75.75 km road network 21 million investments	New Salhia 6,543,793 sqm 7,840 housing units 263 factories 120,000 target population 113 km road network 13 million investments	15th of May 74,183,222 sqm 38,634 housing units 157 factories 500,000 target population 251.25 km road network 112 million investments
New Sohag 124,643,676 sqm 7,886 housing units 60 factories 820,000 target population 85.18 km road network 60 million investments	Tiba City 38,425,055 sqm 8,110 housing units 228 factories 238,000 target population 118.35 km road network 228 million investments	Toshka 12,031,352 sqm 125 housing units 80,000 target population
New East Port Said 285,502,816 sqm 119 housing units 1,000,000+ target population	East Owainat 4,342,294 sqm 110 housing units 4,342,294 target population	New Luxor 36,324,729 sqm 110 housing units 200,000 target population

Source: New Urban Communities Authority

99% OF GCC HNWI LIKELY TO INVEST IN EGYPTIAN GIGA PROJECTS

Nearly all (99%) of the GCC HNWI we interviewed declared an interest in purchasing real estate in one of Egypt’s giga projects, with 77% of UAE and Saudi HNWI saying they are “very likely” to buy property in one of Egypt’s new flagship real estate developments. This appetite rises with levels of net wealth, growing from 71% of those with a net worth of US\$ 500,000-1 million and topping out at 88% of those worth over US\$ 10 million.

A clear correlation between familiarity and investment likelihood

Our survey data reveals a direct link between the awareness of one of Egypt’s giga projects and the propensity of our GCC HNWI to make an investment. Investor interest appears to be growing as awareness of these ambitious projects spreads across the region

At 54%, for instance, the New Administrative Capital (NAC) is the most well-known giga project among our GCC HNWI survey sample. Notably, this is also the most popular location for GCC HNWI looking to purchase residential real estate (34%). The same holds true for the NAC from a sector-agnostic perspective for GCC HNWI (34.3%).

Familiarity with the NAC among Saudi HNWI (72%) is double that for UAE HNWI (36%).

Following on in second place is New Zayed, which is known to 44% of our GCC HNWI survey sample. Like the NAC, New Zayed is also ranked second as a likely property purchase location by our HNWI respondents.

GCC HNWI likelihood of making a residential purchase in one of Egypt's giga projects



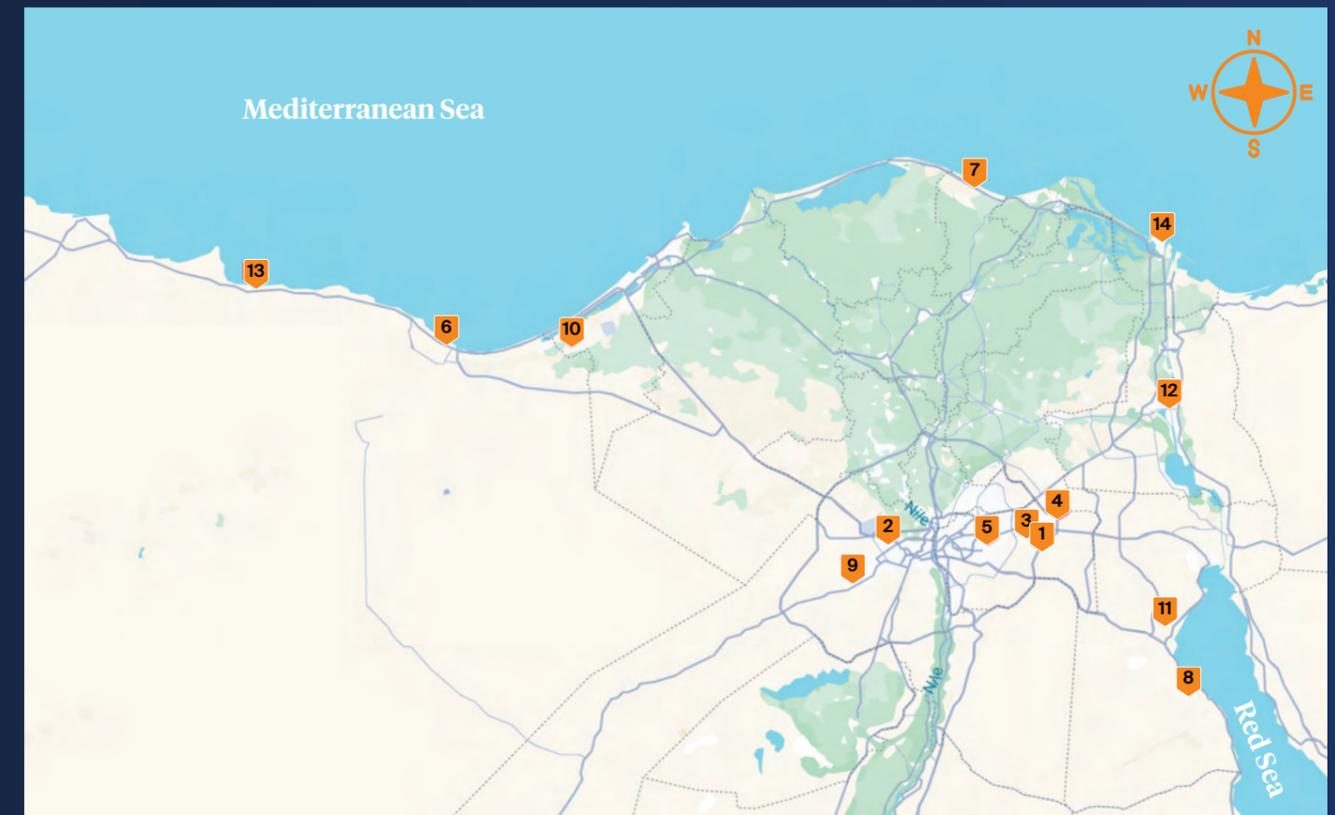
Source: Knight Frank, YouGov



Zeinab Adel
Partner – Head of Egypt

Egypt’s giga projects represent a new chapter in the country’s development. These well thought through next generation cities are capturing the imagination of Egyptian and international investors alike.

Popularity of giga projects for GCC HNWI ranked



	Familiarity (rank)	Likelihood of making a real estate purchase (rank)
1 New Administrative Capital	1	1
2 New Zayed	2	2
3 Mostakbal City	3	2
4 Capital Gardens	4	3
5 New Cairo extension	5	4
6 New Alamein City	6	2
7 New Mansoura	7	7
8 Al Galala City	8	5
9 New October	9	8
10 New Borg Al Arab	10	10
11 Suez Canal Exclusive Economic Zone	11	9
12 New Suez	12	6
13 Ras El Hekma	13	11
14 New Port Said	14	11
15 Other	15	12

Source: Knight Frank, YouGov



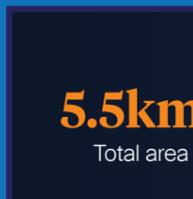
IN FOCUS: NEW ADMINISTRATIVE CAPITAL

At the forefront of Egypt's giga project development train is the New Administrative Capital (NAC). This vast new smart city to the east of Cairo, which sits at the heart of Egypt's Vision 2030 is set to modernise national governance through decentralisation and also ease the congestion in Cairo. Spanning over 700km², the NAC is designed to house the new presidential palace, key ministries and a diplomatic quarter. On completion it will house a park twice the size of Central Park in New York and also Africa's tallest tower.



Owner/ Developer	Administrative Capital Urban Development Company (ACUD)	Total area	170,000 acres (700 km ²)
62	development companies with units for sale	6.5 million	Projected population upon completion
US\$ 59bn	Total investment for the initial phases		
70%	Completed (phase 1), which is home to	12	Universities and international schools
25,000 families		12,000	University students
		20,000	School students
Connected to the capital by new highways, LRT and the Monorail. 30 minutes to New Cairo, 90 minutes to Downtown Cairo		Phase 2	in master planning adding new districts, facilities and transport links
		50,000	Government employees relocated

Recreational projects



5.5km²	7	Green River	35km
Total area	Parks		Length of the urban park, intended to be one of the largest in the world

Other projects

Al-Fattah al-Aleem mosque	Central Business District (CBD)	Iconic Tower
17,000	505,000 sqm	385m
Capacity	Total built up area	Africa's tallest skyscraper
250,000	20	241,000 sqm
sqm	Towers, including Iconic Tower, developed in collaboration with China State Construction Engineering Corporation	Total built up area
Largest mosque in Africa		

IN FOCUS: NEW ALAMEIN

Like the New Administrative Capital, New Alamein is another key pillar in the country's Vision 2030 development plan. Covering almost 195 km² and set along 14km of untouched beaches, the flagship coastal city will house 3 million residents on completion and will function year-round, unlike other locations on the country's north coast that are only used during the annual "season" that typically runs from July to October. New Alamein is fast emerging as an integrated urban centre, complete with its own presidential palace and international universities.



Owner/ Developer	New Urban Communities Authority (NUCA)	Total area	48,130 acres (200km ²)
Location	100km northwest of Alexandria, and 359km from Cairo		
3 million	Projected population		
365	Operating all year long		
The Touristic Walkway	Features a corniche, hotels, and entertainment venues		
21km	The first phase being 7km in length with an additional 14km in the second phase		
Walkway			



Riviera Alamein	Qatar Investment Fund	2,471 acres	10,250
	Investor	(11km ²)	Additional hotel rooms, creating more than 30,000 jobs and attracting 3 million tourists a year
	6km	Total area of the project located between Sidi Abdulrahman and Alamein	
	coastal strip		



Heritage City	260 acres
A cultural district	(1km ²)
Includes a Roman theatre, central lake, cinemas, a mosque, a church, hotels, restaurants, and luxury housing	



IN FOCUS: MARASSI RED SEA

Following the remarkable success of Marassi on the North Coast, Marassi Red Sea is poised to become a premier international destination, blending luxury living with the natural beauty of one of Egypt's most stunning coastal regions. Jointly developed by Emaar Misr and City Stars Properties (from Saudi Arabia), the US\$ 18.6bn giga project is envisioned as an integrated and self-contained community. Strategically located near Hurghada, the development is designed to feature world-class amenities, including luxury hotels, exclusive residential communities, and extensive leisure and retail districts. The master plan will feature pristine private beaches, swimmable lagoons, and abundant green spaces.



Owner Partnership between Emaar Misr (subsidiary of UAE's Emaar properties), and Sky Tower for Real Estate Development, & Golden Coast (both owned by Citystars, which is based in Saudi)

Total area 2,400 acres (9.7km²)

Located in **Soma Bay area**
within close proximity to Hurghada City
30 minutes from Hurghada International Airport

US\$ 18.6bn
Total investments

25,000
Permanent jobs

Initial plans include

- 2026**
First phase construction
- 2028**
Partial operation
- 2030**
Full city opening

500+
Retail outlets

400m
Jetty

Source: Knight Frank, various

IN FOCUS: MOSTAKBAL CITY

Within the framework of Egypt's 2030 Vision, Mostakbal City is a pivotal piece of the puzzle. Spread across an area of around 45km², Mostakbal City has been strategically sited between New Cairo and the New Administrative Capital (NAC), along the Cairo-Suez Road. The city serves as a critical connector and an urban hub in east Cairo's expansion. The focus of the development is on expansive green spaces, making it attractive to both domestic and international buyers and investors. Like the NAC, Mostakbal City is expected to aid with the government's decongestion strategy for Cairo.



Owner/ Developer El Mostakbal for Urban Development

Total area 11,000 acres (44.5km²)

23
development companies

1.25 million
Projected population

One of the largest privately-run, master-planned cities in Egypt

- Phase 1 – 1,490 acres**
Housing and green spaces
- Phase 2 – 2,046 acres**
Administrative zones, business centers, and hotels
- Phases 3 & 4 – 3,482 acres**
Mixed-use residential and community services
- Phase 5 – 3,755 acres**
Tourist attractions and large-scale commercial zones

Source: Knight Frank, various

Discover our expert insights

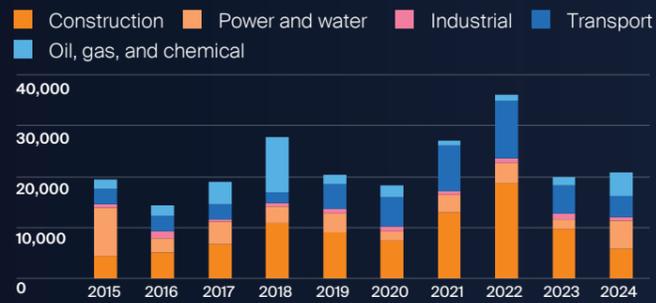




IN FOCUS: EGYPT'S CONSTRUCTION LANDSCAPE

Egypt's construction market is enjoying robust growth, fuelled by a pipeline of future projects valued at more than US\$ 565.5bn. Projects worth an estimated US\$ 120bn are currently under construction, making Egypt the third-largest construction market in the MENA region, behind Saudi Arabia and the UAE. Our analysis of contract awards over the past decade reveals a market driven by a consistent volume of traditional construction projects, encompassing everything from residential buildings to commercial complexes, coupled with periodic mega-projects in the energy and transport sectors. This blend of steady foundational work and transformative large-scale initiatives has been a key driver of sustained market activity and job creation.

Egypt contract awards (by sector)
US\$ million



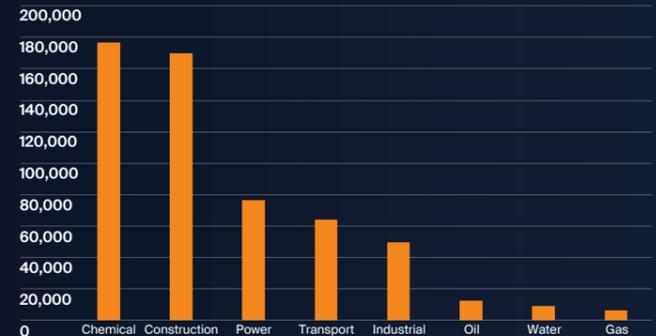
* Construction sector contains residential, commercial, hospitality, public, institutional, and infrastructure projects. Source: Knight Frank, MEEDProjects

Construction costs
US\$ psm

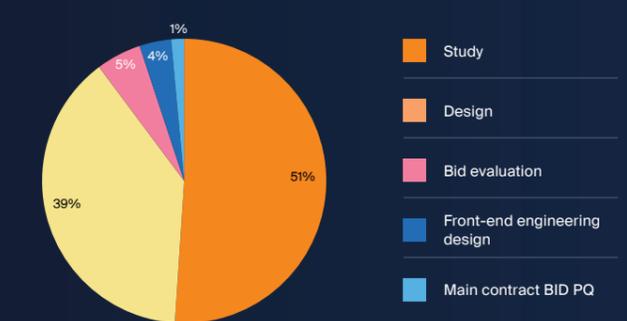
Property type	Lower limit (US\$ psm)	Upper limit (US\$ psm)
Residential		
Villas	815	1,310
Apartments	720	1,270
Twinhouses (semi-detached) or townhouses	765	1,310
Commercial		
Office buildings (Core & Shell)	565	775
Fitted offices	785	1,210

Source: Knight Frank

Future pipeline projects in Egypt (by sector)
US\$ million



Future pipeline projects current status (%)



Source: Knight Frank, MEEDProjects



Moataz Mosallam
Partner - Project & Development Services, MENA

“The strength of Egypt’s construction sector – and the volume of upcoming opportunities – provides a strategic long-term horizon for both local and international investors.”

US\$ 120bn

worth of projects under execution in Egypt

US\$ 565.5bn

worth of planned and un-awarded projects in Egypt

Project	Contract value (US\$ millions)	Owner	Completion year
Projects under execution (with the highest contract value)			
High Speed Rail Network: Greater Cairo-Aswan Railway Line (Phase 2)	7,400	National Authority for Tunnels	2028
Suez Oil Refining and Petrochemical Complex	4,880	Ministry of Petroleum, Egypt	2026
High Speed Rail Network: Ain Sokhna-Al Alamein (Phase 1)	4,450	National Authority for Tunnels	2025
Assuit Oil Refinery Upgrade: Hydrocracking Complex	2,000	Egypt's Assiut Oil Refining Company	2025
Cairo Metro Network: Line 4 (Phase 1)	1,990	National Authority for Tunnels	2027
Coking & Diesel Complex in Suez Refinery	1,800	Suez Oil Processing Company	2025
Greater Cairo East Monorail (Phase 1)	1,700	National Authority for Tunnels	2025
Alexandria Metro (Phase 1)	1,672	National Authority for Tunnels	2026

Project	Budget (US\$ millions)	Owner	Expected award year
Pipeline projects in the bidding stage (with the highest expected budget)			
Ras El Hikma City	24,000	The General Authority for Investment and Free Zones	2025
Water Desalination Plants 47	2,800	New Urban Communities Authority, Egypt Holding Company for Water & Waste Water	2025
Euro Africa Power Interconnection: HVDC Cable System	710	EuroAfrica Interconnector Limited	2025
Cyprus Gas Pipeline	500	Egyptian Natural Gas Holding Company	2025
Pipeline projects in the design, FEED, or study stages (with the highest expected budget)			
South Med North Coast	21,000	Talaat Moustafa Group, Ministry of Housing, Utilities and Urban Communities, Egypt	2025
Green Hydrogen and Ammonia Plant in Ain Sokhna (Phase 1)	12,900	Hassan Allam Holding, BP, Abu Dhabi Future Energy Company, Infinity Power	2026
Green Hydrogen Production Plant in Egypt	12,000	Rana Group India	2026
Ain El Sokhna Hydrogen Project	12,000	Acme	2026

Source: Knight Frank, MEEDProjects



GLOBAL HNWI DEMAND FOR BRANDED RESIDENCES



HIGH DEMAND FOR BRANDED HOMES

Egypt's branded residential sector has emerged as a high-value market segment, underpinned by rising demand for premium living experiences and international lifestyles from both wealthy Egyptians and global HNWI. Anchored in key urban developments such as the North Coast, New Zayed and New Cairo, Egypt's branded residential market has experienced a surge in branded operator partnerships with local top-tier developers. Brands such as Four Seasons, Banyan Tree and Ritz Carlton, for instance, have all been recent market entrants.

Lifestyle appeal is the biggest pull-factor

While 45% of our global HNWI survey sample say they would be interested, in principle, in purchasing residential real estate in Egypt, an even higher 81% express a desire to acquire a branded home in the country. UK and German HNWI, in particular, have the strongest appetite to purchase a branded home in Egypt, at 91% and 87%, respectively.

When it comes to understanding which characteristics of branded residences global HNWI find most appealing, the "quality and finish of the unit" and the "flexibility to use the property on demand" rank jointly as number one factors.

The "potential for a good return on investment" is the second most significant pull factor for our global HNWI. This is easy to understand given that rental yields for branded homes in Egypt range from 7-10%, on average, which compares to around 6-8% for unbranded homes elsewhere in the country.

Holiday home appeal

Using it as a holiday home, gaining access to exclusive residents-only facilities and achieving premium status with the associated brand have been jointly cited as the third biggest attractions of a branded residence.

Overall, the intended use of a branded home purchase in Egypt by our global HNWI survey sample is skewed towards personal reasons (80%). Most, however, would prefer to use their branded purchase as a second home or holiday home (40%), with a further 36% claiming they would like to make it their main residence, suggesting they are keen to relocate to Egypt on a more permanent basis. This demand could stem in part from the government's May 2023 decision to lift the two-property ownership limit for international buyers.

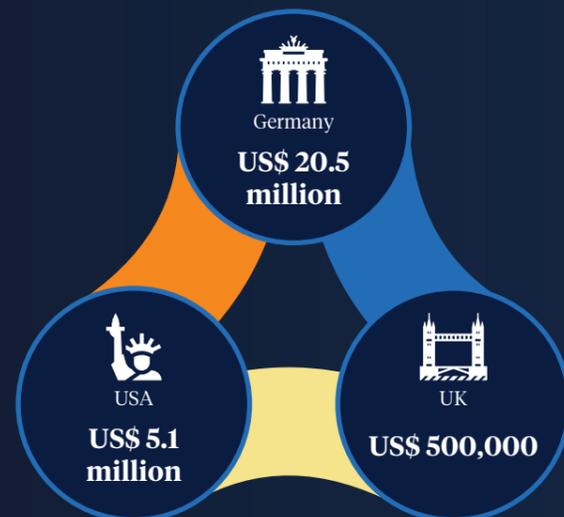
A further 16% consider a branded home acquisition in the country purely an investment play. With branded homes trading for approximately 73% more than non-branded homes in the country, Egypt's branded residential market is outperforming the global branded premium range of around 35-40% above non-branded homes.

US\$ 318 million targeting Egypt's branded residential market

Despite the strong demand for branded homes in Egypt among the global elite, budgets appear to be relatively modest and mirror what this cohort is prepared to spend on non-branded homes in the country. This may be a reflection of the relative nascency of Egypt's branded homes market. Our estimates suggest there are in excess of 1,100 branded homes in existence across Egypt, with more than 700 in the development pipeline. This compares to around 1,800 in Saudi Arabia and some 39,000 in Dubai, suggesting a strong opportunity to continue deepening this residential market segment.

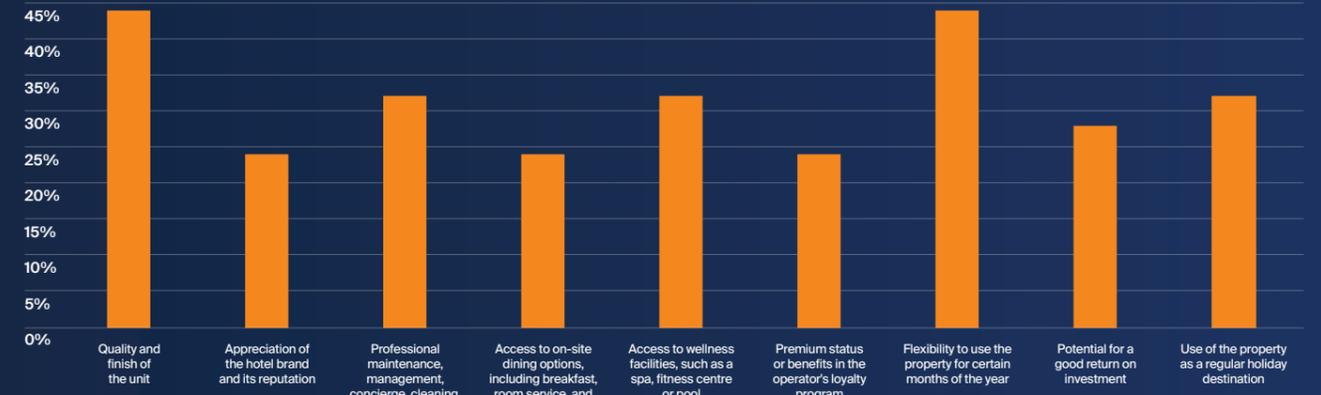
Overall, 24% of our global HNWI survey sample, representing the biggest group, are prepared to spend up to US\$ 1 million. Some 28% have budgets that range from US\$ 1-3 million, while 36% appear to have spotted an opportunity to develop more branded homes in Egypt and say they are willing to spend US\$ 20-50 million. The total potential private capital we have been able to identify that is actively targeting Egypt's branded residential market among our HNWI our survey respondents from Germany, the UK and the US stands at US\$ 318 million.

Average budgets by HNWI nationality



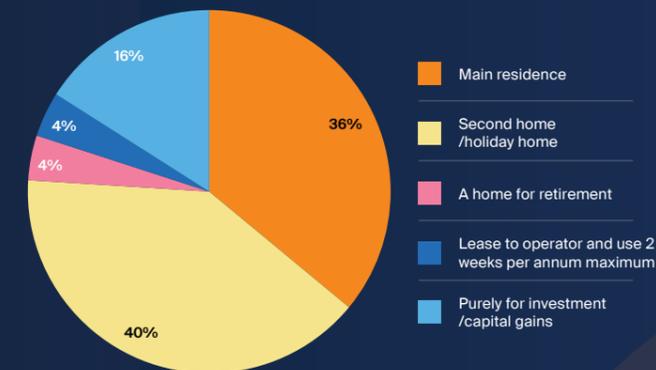
Source: Knight Frank, YouGov

Factors that make a branded home purchase in Egypt appealing to global HNWI

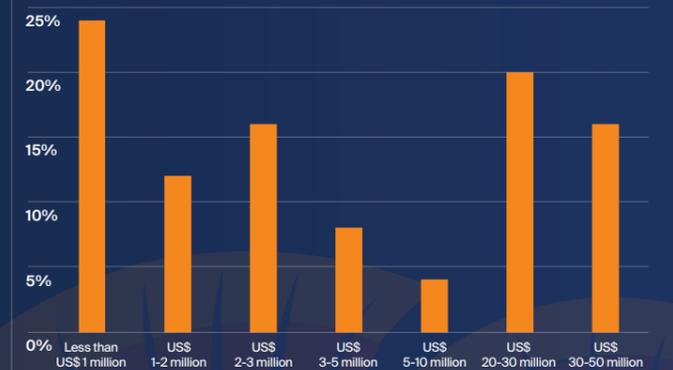


Source: Knight Frank, YouGov

Planned use of a branded home purchase in Egypt by global HNWI



Planned branded residential home budgets in Egypt by global HNWI



Source: Knight Frank, YouGov

Services demanded by global HNWI in a branded residential development in Egypt



Source: Knight Frank, YouGov

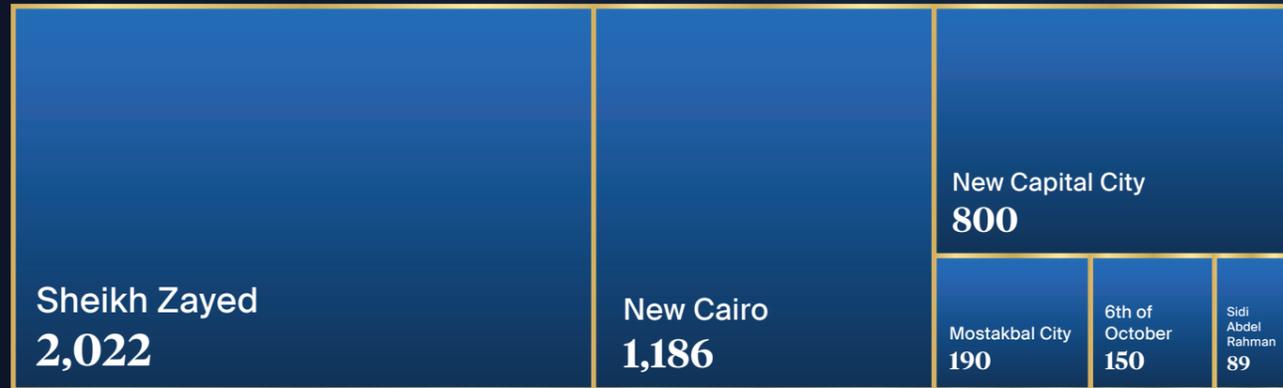


UNDERSTANDING EGYPT'S BRANDED RESIDENTIAL MARKET

Strategically aligned with Egypt's Vision 2030 agenda, the branded residential sector supports economic diversification, is attracting FDI and is boosting Egypt's global competitiveness for luxury real estate and tourism-driven real estate developments. This position is further enhanced by the relatively affordable prices for branded homes, which range on average from US\$ 1,700 – 7,800psm (EGP 82,500 – 380,000psm). Below we take a closer look at the country's branded residential sector.

Number of projects with primary inventory 14	Number of developers 13	Average down payment 10%
Average down payment duration (years) 8.1	Future supply (units) 4,437	Current stock (units) 2,851

Number of branded residences to be delivered by 2029



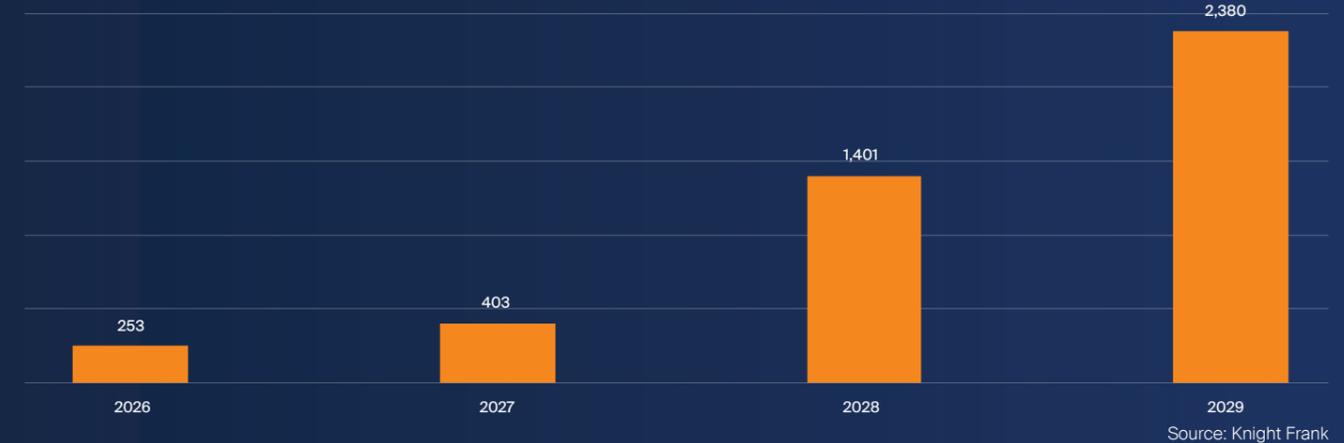
Source: Knight Frank

Average sales price by district
EGP psm



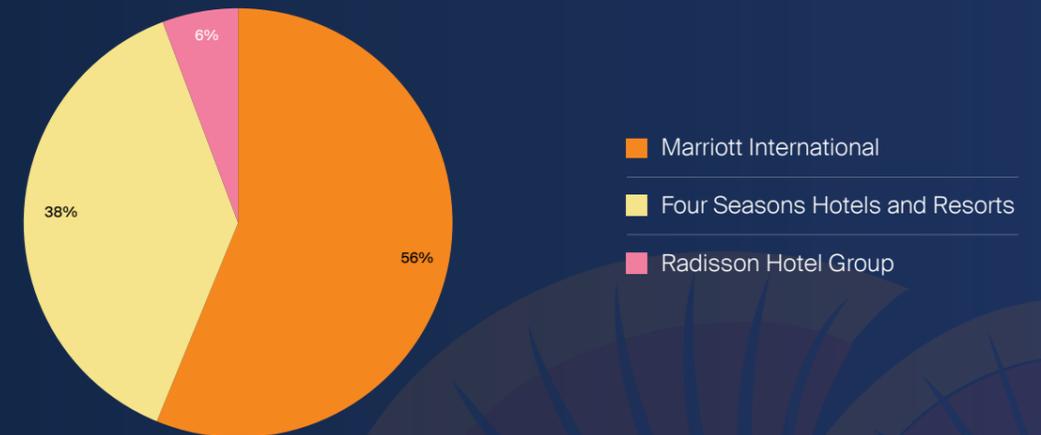
Source: Knight Frank

Branded residential development pipeline
Number of units



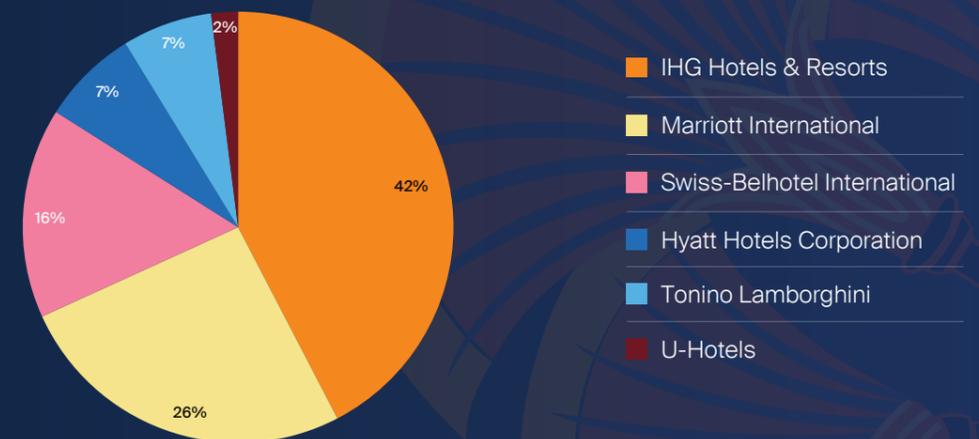
Source: Knight Frank

Current market share by operator



Source: Knight Frank

Future market share by operator



Source: Knight Frank



EGYPT'S HOSPITALITY MARKET





EGYPT'S HISTORY IS ITS BIGGEST ALLURE

The tourism and hospitality sector is an important component of Egypt's overall economic growth. During 2024, the sector contributed 8.5% of total GDP, equating to around EGP 1.4 trillion (US\$ 28.9bn), according to the World Travel & Tourism Council. Egypt welcomed a record 15.8 million tourists during 2024, a rise of 5.4% on 2023. Despite this record performance, Morocco (17.4 million) is now the most visited country in Africa, while globally, France attracted the most international visitors (102 million). International visitors drove a US\$ 16.3bn surge for the Egyptian tourism sector last year, eclipsing the US\$ 7.6bn recorded in the previous decade.

History and culture key for global HNWI visitors

The country's popularity is particularly notable among our global HNWI survey respondents, with 28% visiting multiple times a year. This figure rises to 59% for Saudi HNWI and 62% for Emirati HNWI.

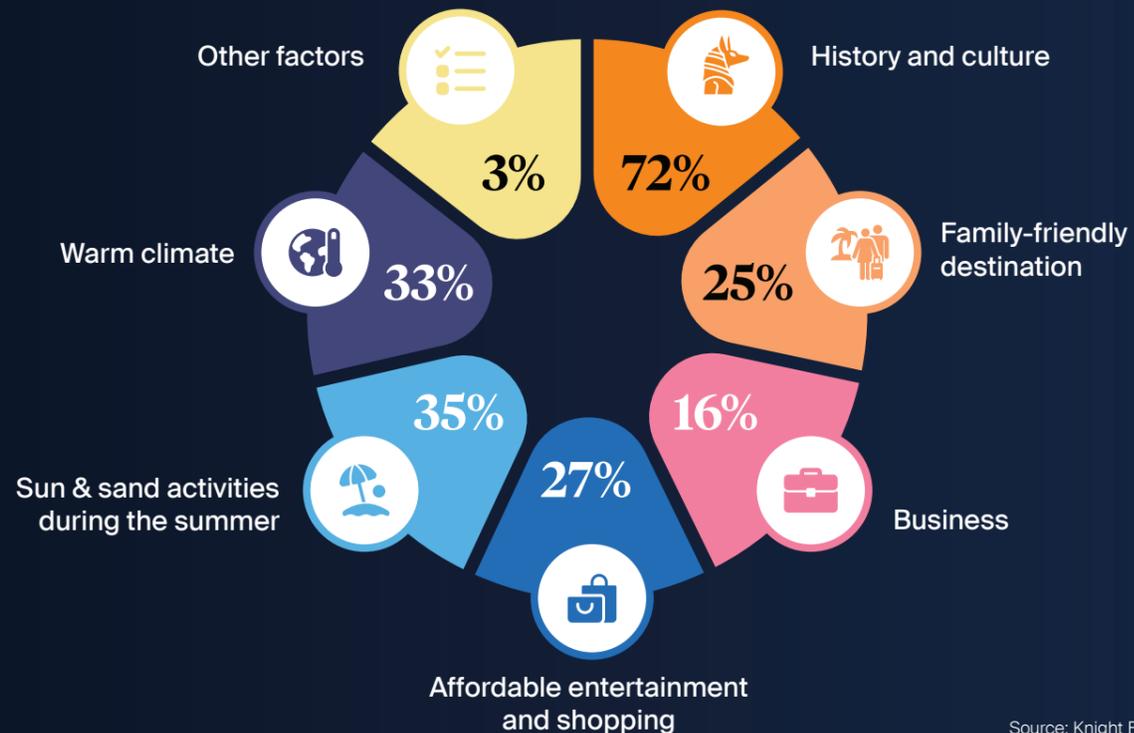
As outlined above, the popularity of Egypt as a tourist destination for GCC travellers is rooted in deep historic and cultural links, with the Jeddah-Cairo commercial air passenger route being the second busiest in the world.

The top attraction for global visitors is the country's rich 5,000-year history and culture, with 72% of our survey respondents citing this as the biggest draw. For HNWI visitors from the UK and US, this figure is even higher, at 85% and 92%, respectively.

For German HNWI, sun-sea-sand activities (45%) are the second biggest attraction of visiting Egypt, behind its history and culture (61%).

Meanwhile, among GCC HNWI, Emirati visitors cite history and culture as Egypt's biggest allure, and for Saudi HNWI, it's the country's "affordable entertainment and shopping" (61%).

Factors that make Egypt an attractive destination for global HNWI



Source: Knight Frank, YouGov



Central Cairo and the Nile



UNDERSTANDING EGYPT'S HOSPITALITY MARKET

We estimate that Egypt has around 185,000 hotel rooms. Historically, occupancy levels have hovered between 60-70%, rising further during the high season in locations like Luxor, the Red Sea Coast, Cairo and the North coast. To boost the hospitality sector's performance, the government has unveiled this year a new financing initiative, that is the result of a collaboration between the Central Bank of Egypt and the Ministry of Finance. The EGP 50bn (US\$ 1bn) initiative is aimed at adding 40,000 extra hotel rooms to the country's inventory. Below we take a closer look at Egypt's dynamic hospitality market and its performance.

Egypt's current stock of hotel rooms

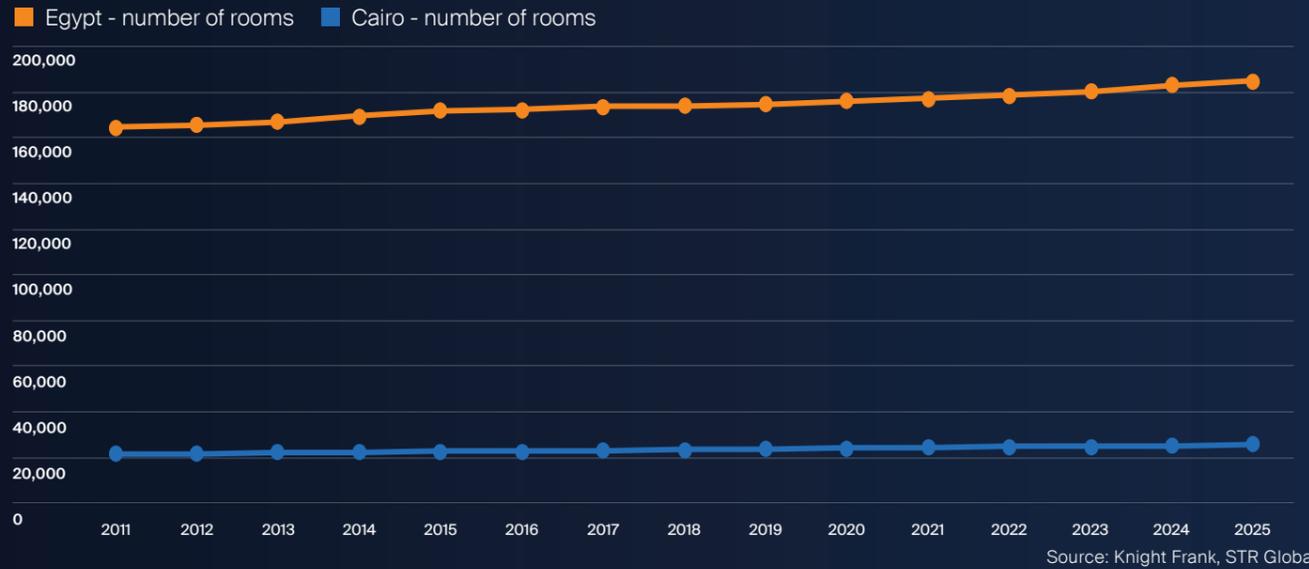
184,694

Number of hotel rooms in Egypt to be delivered by 2030

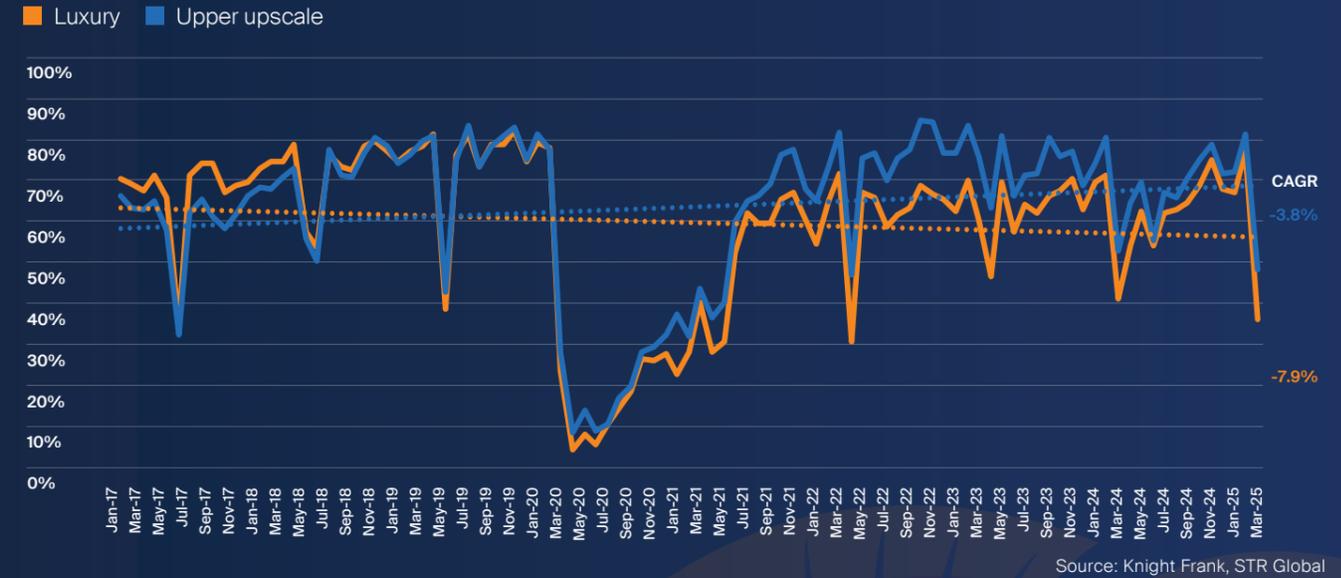
26,084

Source: Knight Frank, STR Global

Egypt hotel rooms current stock



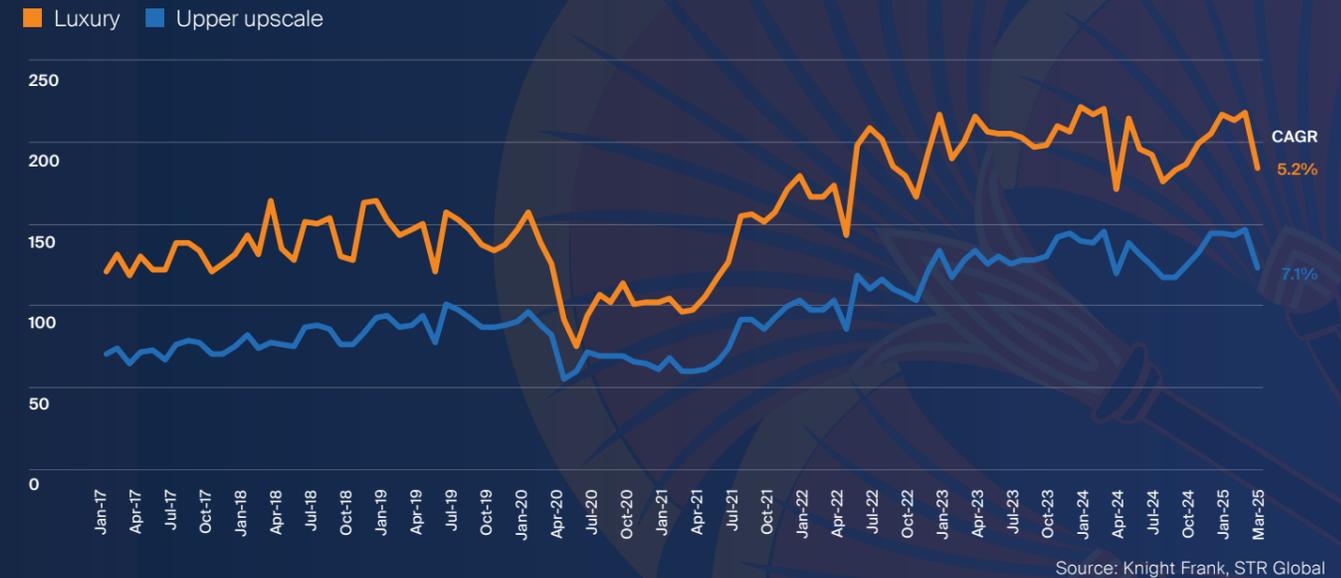
Occupancy rates



Egypt hotel supply pipeline



Average daily rates (US\$)





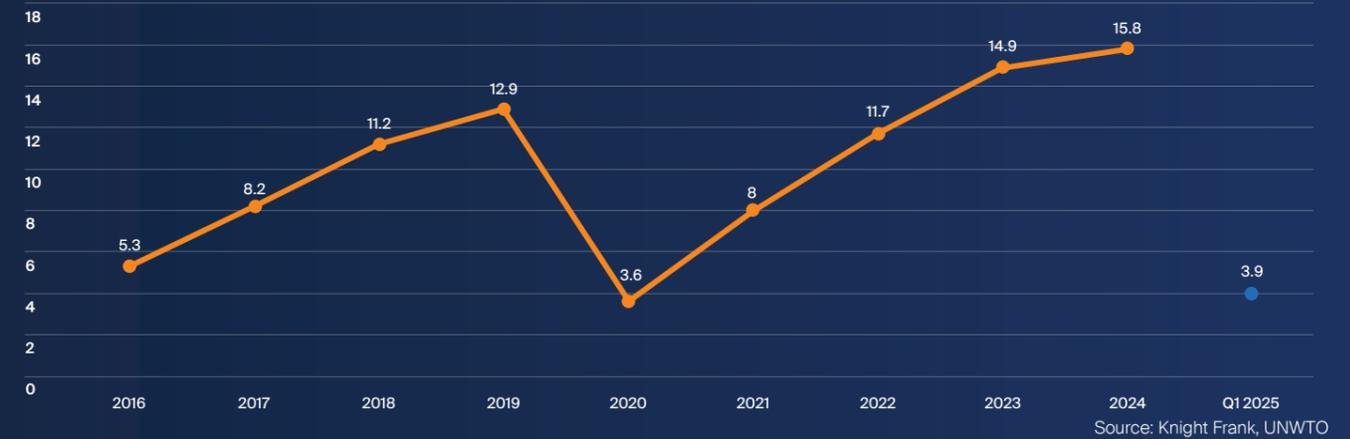
IN FOCUS: EGYPT'S TOURISM SECTOR

Egypt had a record 2024, welcoming 15.8 million international arrivals, well above pre-pandemic levels of around 13 million annually. Cairo International Airport (CAI) is Africa's busiest, handling 18.7 million passengers last year, representing an 11% year-on-year increase.

Top 5 busiest international flight routes (by seats) - 2024



International tourist arrivals (millions)



Flights per week to Egypt



Cairo-Jeddah

This route was the second busiest international flight path in the world in 2024 with

5.5 million

seats available

The high demand is fuelled by a mix of religious pilgrimage, business travel, and a large expatriate community. The capacity on this particular route has seen a staggering **62% increase** compared to pre-pandemic levels in 2019.

Top 9 source markets for visitors in 2024



Source: Egyptian State Information Service

Most popular airline

UK	Easyjet
Saudi Arabia	Saudia
UAE	EgyptAir
Germany	Air Cairo
USA	EgyptAir

Airlines with direct flights to Egypt

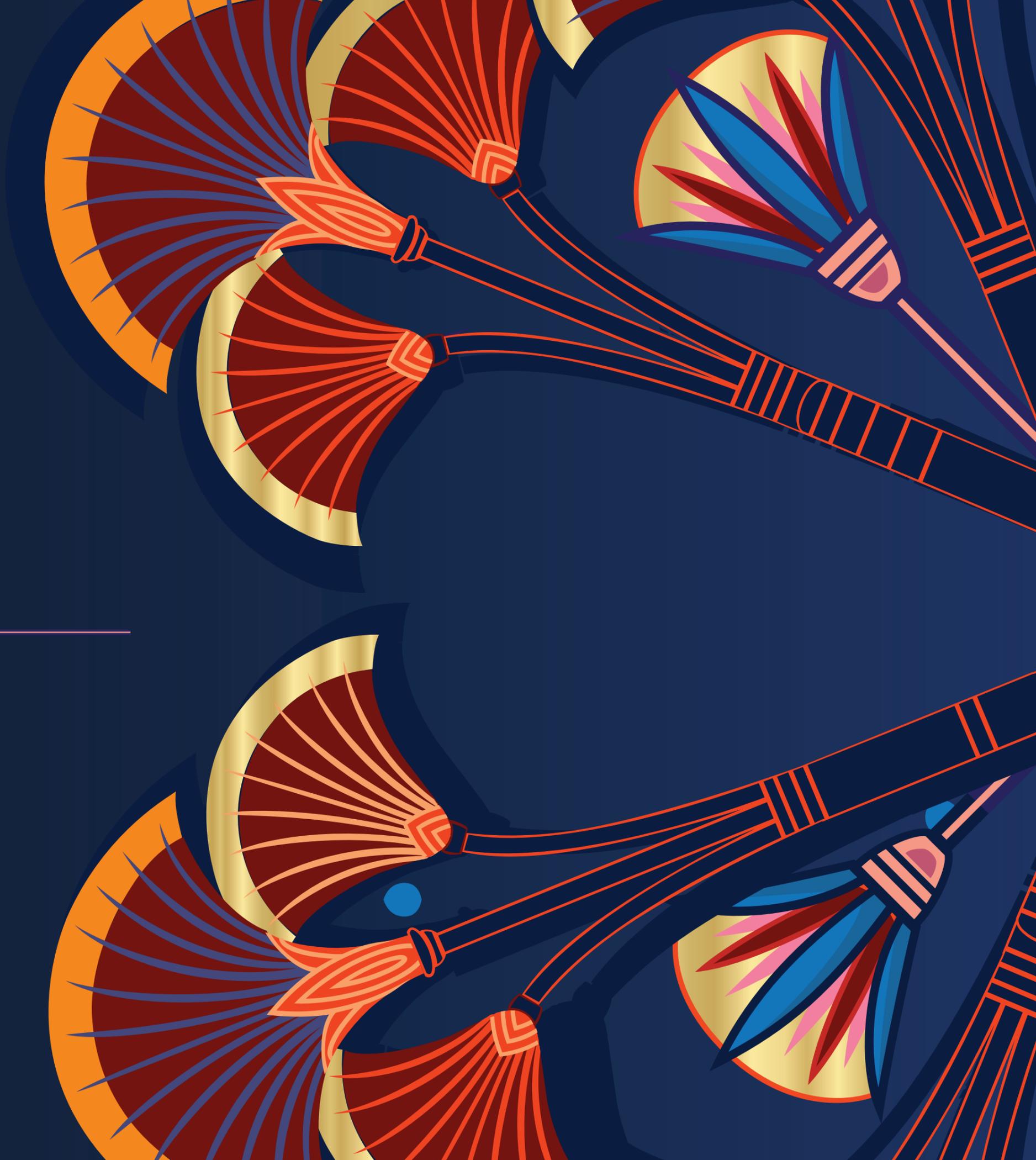
5	Wizz Air, easyJet, Egyptair, and British Airlines
8	Saudia, EgyptAir, Flynas, flyadeal, Air Cairo, Nile Air, Air Arabia, and Nesma Airlines
7	EgyptAir, Fly Emirates, Air Arabia, flydubai, Etihad Airways, Air Cairo, Nile Air
7	EgyptAir, Lufthansa, Condor, Eurowings, Air Cairo, easyjet, Corendon Airlines Europe
1	EgyptAir

Top destinations in Egypt

Cairo, Sharm El Sheikh, and Hurghada
Cairo, Giza, and Sharm El Sheikh
Cairo and Alexandria
Hurghda, Sharm Sheikh, Giza
Cairo, Sharm El Sheikh, and Hurghada

Source: Knight Frank, Skyscanner

THE HOUSE VIEW



MARKET OPPORTUNITIES

Through our unique research investigating the appetites, attitudes and aspirations for real estate investment in Egypt amongst global HNWI, we have been able to identify four real estate market opportunities for developers, investors and purchasers which we outline below.

1) LUXURY HOUSING DEVELOPMENTS

Our survey has shown that while nearly a quarter (23.7%) of our global HNWI are not prepared to spend more than US\$ 1 million on a residential purchase in Egypt, 24.6% are prepared to spend between US\$ 2-10 million. As noted above, according to our estimates, just 4% of homes in Egypt cost upwards of US\$ 2 million.

Given the depth of demand among the global elite for more luxury housing, there appears to be a clear opportunity for developers to introduce more luxury housing stock to the market. However, this is easier said than done, given the market does not have a deep history of homes selling for more than US\$ 2 million.

Considerations around exclusivity, amenities, and delivering a 'luxury experience' will all be key to achieving this, if developers and investors want to capitalise on the apparent pent-up demand for high-value homes from global HNWI.

Discover the data



2) BRANDED RESIDENCES

Linked to the above is the high level of interest we have found amongst our global HNWI survey respondents in purchasing a branded home in Egypt. With this cohort prepared to collectively spend as much as US\$ 318 million on the sector, we feel there is a clear opportunity for developers and investors.

As outlined above, today Egypt today boasts around 1,100 branded homes, with a further 700 in the development pipeline. Given that 24% of our survey sample is prepared to spend no more than US\$ 1 million on a branded home, the appeal to developers may be limited given the complexities of securing the right partner and operator for branded developments.

We believe the bigger opportunity may lie in tapping into the demand from private HNWI investors, 36% of whom we have found are willing to commit between US\$ 30-50 million on branded housing in Egypt. This approach would help to derisk developers to an extent and would also pave the way for new brands and experiences to be offered in Egypt.

In turn, the availability of branded residential product offerings that are on a par with those which global HNWI are accustomed to in other markets, will, we feel, help lift average prices. In effect, developers and investors have the opportunity to 'create' demand for luxury branded homes, albeit that exclusivity and excellent service and amenity provision will be critical 'make or break' factors for potential international super-rich buyers.

Furthermore, with Saudi HNWI being one of the biggest purchasing groups of branded homes in Dubai, which boasts the world's highest concentration of branded operators and a substantial stock of 39,000 branded homes, there is an opportunity to capitalise on the high flow of Saudi HNWI into Egypt. Indeed, 41% of our Saudi HNWI survey respondents – the highest of any of our sample groups – visit Egypt multiple times each year, highlighting this cohort's potential as future buyers of luxury branded homes in the country.

“ Given the depth of demand for more luxury housing by the global elite, there appears to be a clear opportunity for developers to introduce more luxury housing stock to the market.



There is a clear need for more ultra luxury housing in Egypt

MARKET OPPORTUNITIES

3) FACILITATING IMMEDIATE DEMAND

One of the most fascinating findings of this edition of Destination Egypt has been the apparent need by Saudi and Emirati HNWI to take immediate possession of any property purchases they make. Indeed, we found that 56% of this cohort would like to purchase a newly built home that is ready to move into. A further 21% would like to buy a fully fitted and furnished home.

This strong desire could of course be connected to their desire to begin using it as a holiday home or second home (51%), or using it as a buy-to-let (8%). Notably, just 13% are interested in purchasing an off-plan property. This behaviour, as noted above, echoes our findings of other global HNWI contemplating property purchases elsewhere in the MENA region.

While clearly a challenge for developers, we feel a solution may lie in the creation of smaller developments – not smaller homes, but a smaller number of homes. For GCC HNWI, this would foster a greater sense of privacy and exclusivity, often a key consideration for buyers from the Gulf. More crucially, it would enable developers to deliver smaller projects more rapidly.

Thinking about some of Egypt's most prominent developments, some of the smallest that we are aware of are Fifty 7 compound (57 units) in 6th of October city, due to be completed by end of 2028 and Brix compound (190 units) in 6th of October city, which should be handed over by the end of this year. Such developments are few and far between and represent, we feel an untapped area of market opportunity.

“ We have noted a significant focus by HNWI purchasers across the MENA region on purchasing homes that give them access to exclusive facilities and amenities, with a particular emphasis on those that promote wellness and wellbeing.

Discover our expert insights



4) WORLD-CLASS FACILITIES, AMENITIES AND MANAGEMENT

Given the high level of demand for luxury housing and second homes / holiday homes in Egypt, the provision of world-class facilities and amenities is crucial. We have noted a significant focus among HNWI purchasers across the MENA region on purchasing homes that give them access to exclusive facilities and amenities, with a particular emphasis on those that promote wellness and wellbeing. Such ‘destination residential’ communities are highly sought after and often create their own micro markets, with home values in such locations far outpacing surrounding areas.

For example, with prices hovering at around EGP 282,650 psm (US\$ 5,817 psm), El Gouna, for instance, is anchored by world class championship golf courses and marinas. In contrast, nearby Soma Bay (EGP 128,015 psm, or US\$ 2,632 psm), lacks such facilities and is by comparison more affordable. This may of course change with the recent announcement of the US\$ 18.6bn Marasi Red Sea development by Emaar Misr and Citystars.

Linked to the fact that more than half (51%) of GCC HNWI would like to use their residential acquisition in the country as a holiday home/second home, the need to offer outstanding facilities and property management services has never been stronger. Other regional markets, such as Dubai, Abu Dhabi and Doha are examples of where this is done to a globally recognised standard, which instils confidence in buyers and investors.



World-class facilities and amenities are key to attracting global HNWI buyers and investors

DESTINATION EGYPT 2025: NUMBERS YOU NEED TO KNOW

Top three GCC HNWI real estate sector preferences



Residential real estate purchasing appetite (2026)



Planned use of residential purchases by GCC HNWI



*percentages indicate number of times each option was selected

Top three residential purchase locations for global HNWI



GCC HNWI giga project preferences



Global HNWI budgets for residential purchases



Global HNWI likelihood of purchasing a branded home



Global HNWI branded residential budgets



Source: Knight Frank, YouGov

A RISING SECOND HOME HAVEN FOR GLOBAL WEALTH



Contributor
Zeinab Adel
Partner – Head of Egypt

Egypt offers indulgent and affordable second home options to GCC and international buyers alike and is already a well-established second-homes destination for GCC and global HNWI buyers.

Merging stability, scale, and diversity of lifestyle and affordability, Egypt offers an unprecedented blend of value and desire in coastal and city locations.

A real estate investment magnet emerging

The North Coast, in particular, has become a year-round lifestyle destination, far beyond the historical 'summer season'. The North Coast has emerged as a hot bed of development activity, with large-scale communities and giga projects redefining Egypt's real estate landscape.

Elsewhere, on the Red Sea, Soma Bay is recasting the playbook on resort offerings, maximising its year-round sunshine and focussing on amenities such as world-class golf, diving and wellness facilities.

Meanwhile, in Greater Cairo, the New Administrative Capital and the city's suburban corridors are delivering modern, amenity-focused homes merging affordable luxury living with accessibility to business hubs and lifestyle retail destinations.

“ The North Coast has emerged as a hot bed of development activity, with large-scale communities and giga projects redefining Egypt's real estate landscape.

Branded homes

Punctuating the residential market's heightened activity levels is the growing demand for branded residences. Globally recognisable hospitality brands are increasingly active across Egypt, delivering world-class homes, linked to five-star amenities, services, and management.

The relatively affordable rates for branded homes in Egypt, compared to elsewhere in the region means the sector offers an attractive entry-point for HNWI investors seeking access to a certain lifestyle in what is arguably a fast-growing segment of the residential market, with positive long-term prospects.



Egypt's North Coast

EGYPT'S TOURISM SECTOR RENAISSANCE



Contributor

Oussama El Kadiri

Partner - Head of Hospitality, Tourism & Leisure Advisory, MENA

Egypt's tourism sector is thriving, with the Red Sea Riviera and North Coast, particularly areas around Ras El Hekma, driving a hospitality surge. Indeed, in H1 2025, 8.7 million tourists arrived, generating US\$ 8bn in revenues, a 24% and 22% year on year increase, respectively. Coastal hotels in Sharm El Sheikh, Hurghada, and Ras El Hekma are experiencing robust demand, fuelled by luxury resorts and eco-conscious developments.

Sustainability remains central, with 20% of Red Sea resorts adopting green practices to protect coral reefs, supported by Hurghada's Green City project, reflecting the growing global appeal of 'greener' resorts. The North Coast, led by Ras El Hekma, has emerged as the future of Egypt's coastal tourism scene, anchored by the US\$ 35bn UAE-backed megaproject spanning 170km². Once completed, this giga-project development will include luxury hotels, residential communities, and a new airport, aligning with Egypt's 2052 Urban Development Plan. Infrastructure investments, including the Fouka Road and a high-speed train line, will enhance accessibility, positioning Ras El Hekma as a global tourism hub by 2028.

The National Tourism Strategy targets 30 million visitors by 2030, supported by US\$ 1bn in incentives. Ras El Hekma and New Alamein's Egyptian Riviera are becoming luxury hubs, with projects such as Solare and Cali Coast offering upscale villas and flexible payment plans, which is boosting its appeal. Hybrid packages, combining beach stays with desert safaris or cultural tours have risen by 15%, while AI-driven marketing has increased Asian arrivals by 12% since March 2025.

The tourism sector is a key pillar of Egypt's economy, sustaining 2.7 million jobs, with Ras El Hekma expected to generate thousands more, contributing to a US\$ 17bn market by year-end (12.8% CAGR).

Furthermore, the Grand Egyptian Museum's opening will boost coastal-cultural synergies, potentially adding US\$ 10bn annually to the economy by 2027. With US\$ 12.5bn in revenues for the first nine months of 2024/2025, Egypt's sun and sand tourism, led by Ras El Hekma and the North Coast, suggest further strong growth as new tourism infrastructure, giga-projects and international investment help to drive a renaissance in Egypt's hospitality sector.

“ The tourism sector is a key pillar of Egypt's economy, sustaining 2.7 million jobs, with Ras El Hekma expected to generate thousands more. ”



Luxor Temple

EGYPT – THE REGION’S NEW OUTSOURCING CAPITAL



Contributor

Omar Hazem

Partner – Head of Occupier/Landlord Strategy & Solutions, Egypt

From multinational tech innovators to global consulting firms, a growing wave of companies is choosing Egypt as their base for regional operations. What was once a quiet player in back-office support is now one of the fastest rising outsourcing hubs in the MENA region, offering a unique blend of cost efficiency, skilled talent, and strategic reach.

Demand is led by business process outsourcing (BPO) providers and regional centres of excellence (COEs), with consulting firms increasingly tapping Egyptian expertise to deliver complex advisory work, while maintaining competitive cost structures.

To add some perspective, the number of outsourcing centres has grown by more than 50% year-on-year, and global names like Deloitte and PwC have already established technology hubs across thousands of square meters of office space, with further expansion plans in the works.

This growth is supported by three main pillars:

1. **Cost competitiveness:** already one of the world's most cost-effective outsourcing destinations, Egypt's appeal has been amplified by recent currency devaluations. Operational costs are typically 50–60% lower than in Western Europe or North America, enabling significant savings, without compromising quality.
2. **Skilled, multilingual talent pool:** with around 750,000 university graduates each year, Egypt offers a deep pipeline of professionals. Many are fluent in English, French, or German, while top-tier institutions such as AUC, GUC, and BUE produce specialists in technology, consulting, and business disciplines.
3. **Strategic location and time zone:** Egypt's position allows for overlapping working hours with most MENA markets, as well as smooth coordination with Europe and parts of Asia and North America.

These factors are already reshaping Cairo's office market, with heightened demand for Grade A space in New Cairo and Sheikh Zayed, and a gradual shift toward the New Administrative Capital.

Developers seeking to capture this demand should focus on efficient, high-density layouts and sustainable, well-being-oriented work environments to attract the next wave of international occupiers.

“ What was once a quiet player in back-office support is now one of the fastest rising outsourcing hubs in the MENA region. ”



Modern, well-being oriented offices are in high demand

REGIONAL AND INTERNATIONAL CAPITAL AT THE FOREFRONT OF EGYPT'S HOSPITALITY INVESTMENT LANDSCAPE



Contributor
James Wrenn
Partner - Hospitality Capital Markets, MEA

Egypt's hotel market has long been underpinned by sizeable regional investment from across the Gulf region, in particular from the UAE, Saudi Arabia, Qatar and Kuwait. This capital continues to play a foundational role, with investors increasingly focused on long-term strategic positioning, and reinvestment in existing assets.

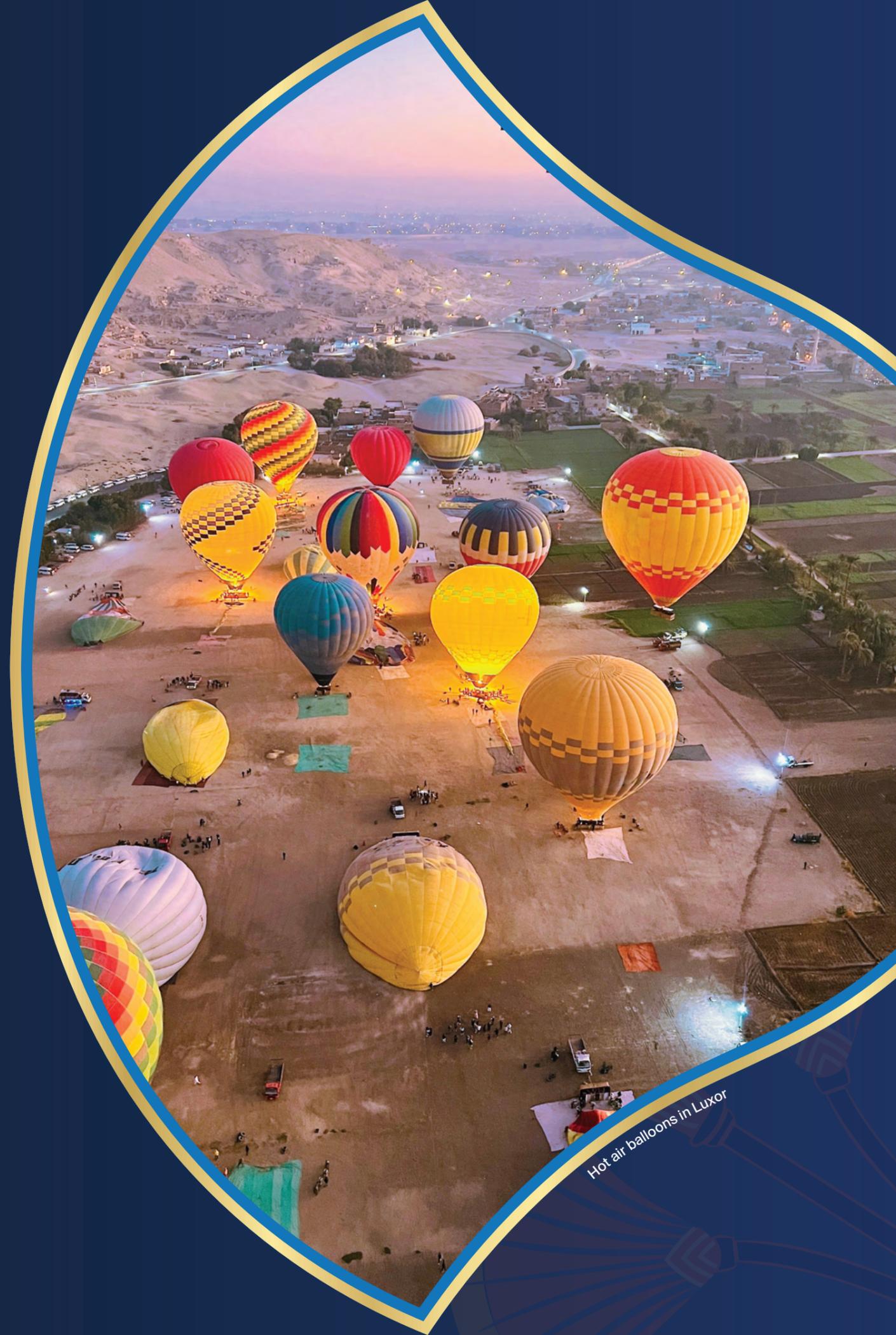
GCC groups are leading the charge in branded hospitality and mixed-use developments, often in partnership with local developers and global operators. Regional investors are looking to expand their footprint in Upper Egypt and Red Sea destinations, aligning with broader regional tourism ambitions and cultural synergies. Along the North Coast, large scale hospitality investment is expected within the Ras El Hekma development under the UAE's ADQ investments group.

At the same time, Egypt is steadily attracting a new wave of international interest, drawn by the country's scale, its long history of welcoming tourists, and growing demand for differentiated hospitality experiences. These investors are looking to bring fresh concepts, operational expertise, and a focus on sustainability and design-led development.

“ Regional investors are looking to expand their footprint in Upper Egypt and Red Sea destinations, aligning with broader regional tourism ambitions and cultural synergies. ”

From a transactional perspective, Egypt is firmly on the radar of investors seeking long-term value. While challenges remain around currency volatility and operational efficiency, the fundamentals remain: a large and youthful population and untapped potential in secondary cities and resort destinations.

As we look further ahead, Egypt's hotel market offers a unique blend of heritage, scale, and opportunity. Strategic partnerships, adaptive reuse of historic assets, and a focus on experiential travel will be key themes shaping the next wave of investment.



Hot air balloons in Luxor

DRIVING EGYPT'S BUILT ENVIRONMENT FORWARD



Contributor
Moataz Mosallam
Partner - Project & Development Services, MENA

Egypt is witnessing a transformative era in its construction landscape. Backed by ambitious national agendas, urban expansion policies, and sustained investment in infrastructure, the country is emerging as one of the major construction hubs in the region. With more than 30 new cities under development – including the New Administrative Capital, New Alamein, and other giga projects – alongside new industrial zones, extensive infrastructure networks, and high-profile mixed-use and luxury hospitality developments, Egypt's commitment to comprehensive urban modernisation is evident. These initiatives reflect the government's proactive approach to stimulate growth, decentralise population density, create employment opportunities, and attract both local and foreign investment.

During 2025 the construction sector has continued to benefit from stabilising macroeconomic conditions, greater exchange rate clarity, and key regulatory reforms that are enabling smoother capital flows, while also boosting investor confidence. The surge in megaprojects and public-private partnerships has helped to diversify and drive construction output.

“ The Egyptian construction sector has continued to benefit from stabilising macroeconomic conditions, greater exchange rate clarity, and key regulatory reforms that are enabling smoother capital flows, while also boosting investor confidence. ”

Our development management, project management, and cost management teams are at the forefront of enabling these opportunities. By combining global best practices with our market-leading intelligence, we support developers, government entities, and institutional investors in navigating complexities across project lifecycles. From technical and feasibility studies to procurement strategy, execution oversight, and cost optimisation – our integrated advisory adds value, ensures risk mitigation, and enhances project viability.

Our presence in Egypt reinforces our long-term commitment to the market. As the country continues to position itself as a regional investment destination, we believe the construction sector will remain a key driver of economic growth and urban transformation – and we are proud to play an active role in shaping its success.



Aswan dam memorial

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