

4.O R T Y S Q.

At the Centre of Life.
MODERN LIVING-NEW CAPITAL.



01. INTRO.

About the Developers.

A LEGACY OF GROWTH, A VISION FOR THE FUTURE.

MINT Real Estate Assets by Ahly Sabbour is a premier asset management entity backed by the financial strength of the National Bank of Egypt and the development expertise of the Sabbour Group.

Managing over EGP 78 billion in assets, MINT stands at the forefront of real estate innovation and strategic growth.



BY AL AHLY
SABBOUR

OVER
DECADES
OF UN-
PARALLELED
EXPERIENCE.

Special Group for Trade & Investment, with over 25 years of proven experience, has been a driving force in Egypt's economic landscape—shaping industries and unlocking opportunities across key sectors including real estate, construction, and medical infrastructure, with strategic collaborations such as Ahly Medical Partner.



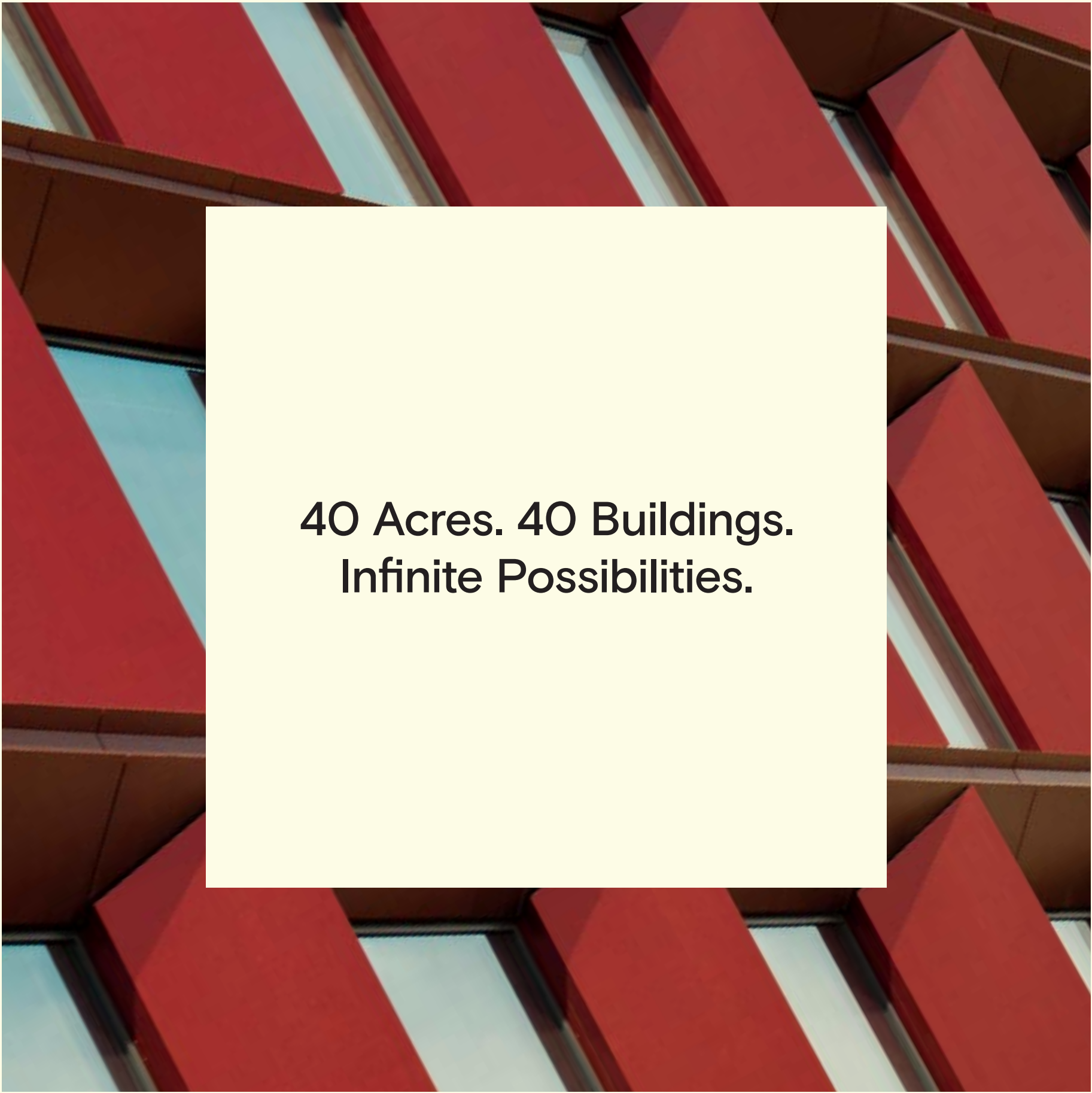
Misr for Investment and Urban Development, established 2017, is a subsidiary of The Sovereign Fund of Egypt for Investment and Development. The company's activities have included developing urban models in the fields of real estate investment, real estate development, and real estate marketing.

**Misr for Investment
& Urban Development**




**02.
40 SQUARE.**

Exceptional Living at a Time-
less Location.



40 Acres. 40 Buildings.
Infinite Possibilities.



Here, 40 elegantly-appointed buildings rise gracefully amidst green landscapes, inviting you to immerse in worlds of exclusivity while freely exploring the beauty of lush surroundings, on foot or by bike.

40 Square is a testament to harmonious living, seamlessly blending modern architectural brilliance with inspirational landscapes in the beating heart of the New Capital.

A Contemporary Interpretation of Urban Sophistication.

40 Square is where elegant architecture seamlessly fades into a backdrop of natural tranquillity and flowing water features.

Boasting a signature collection of 40 G+7 buildings—by visionary architect Hakim Afifi—life here is a daily invitation to forge an uninterrupted connection with breathtaking scenery, thanks to immersive living spaces that not only optimize generous intervals of natural light across every corner, but also beautifully extend into lush open spaces, re-defining the ultimate in functionality, elegance and innovation.

Secured by two smart-access gates, as well as an underground parking, the pedestrian-friendly destination encourages people of all ages to connect or unwind in manicured gardens or simply enjoy brisk strolls and safe bike rides along dedicated trails. From a signature clubhouse with an outdoor cinema, a lively commercial mall to swimming pools and sporting courts, 40 Square is everything you can possibly imagine under one integrated roof.



03. LOCATION.

At the Heart of Opportunity.
A GATEWAY TO THE FUTURE.

Perfectly positioned in the thriving Investors District while offering a front-row seat on the Diplomatic District—one of the most sought-after neighbourhoods of the New Capital, 40 Square places you at the centre of it all.

AT THE HEART OF OPPORTUNITY; PROXIMITY AND LOCATION.

With seamless access to major destinations and iconic landmarks, everything you need is just moments away. Whether for living or investing—40 Square stands as a symbol of refined living and elevated status, thanks to an unrivalled location that is your gateway to the future.

Location Map.

Minutes away from:

- **The Green River**
The world’s longest central park, a masterpiece of nature and design.
- **The Government District and the Bustling Business Hub.**
- **The Iconic Tower**
A beacon of modern ambition.
- **The spiritual grace of the cathedral and Masjid Misr.**
- **Renowned international schools and world-class universities.**
- **Upscale shopping destinations, entertainment hotspots, and leading medical facilities.**

Disclaimer: 1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance. 2.Diagrams are not to scale and are for illustrative purposes only. 3.All renderings and landscaping visuals, materials, façades are for illustrative purposes only. 4. Actual areas may vary from the stated area, drawings not to scale, the developer reserves the right to make revisions.



New Capital Location Map.



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O4. MASTER- PLAN.

A Seamless Blend of Luxury, Nature,
and Functionality .

40 Square Masterplan.

Amenities:

Commercial Strip

Clubhouse

Sports Courts

BBQ Area

Park

Nursery

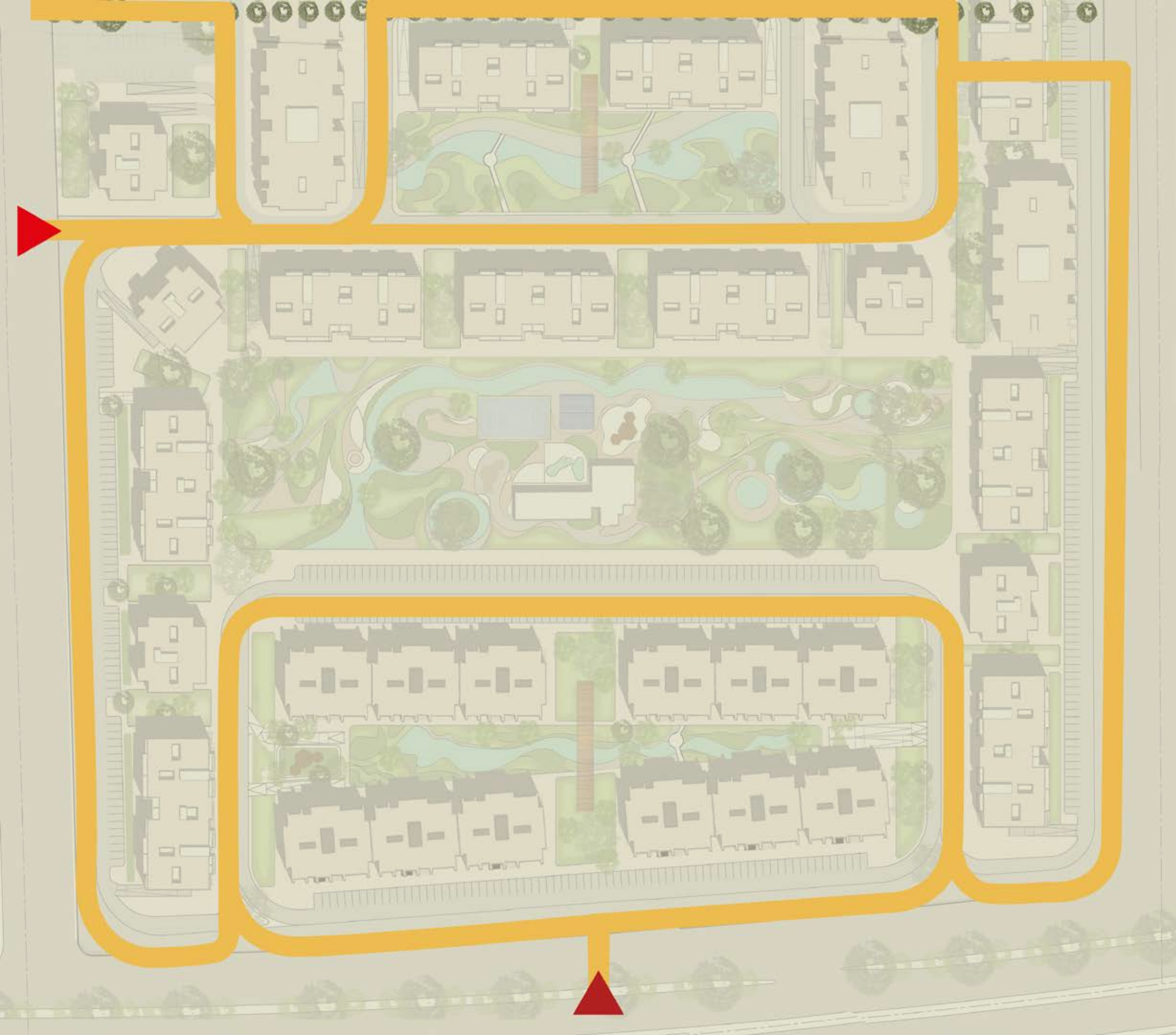
Community Centre



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Accessibility.

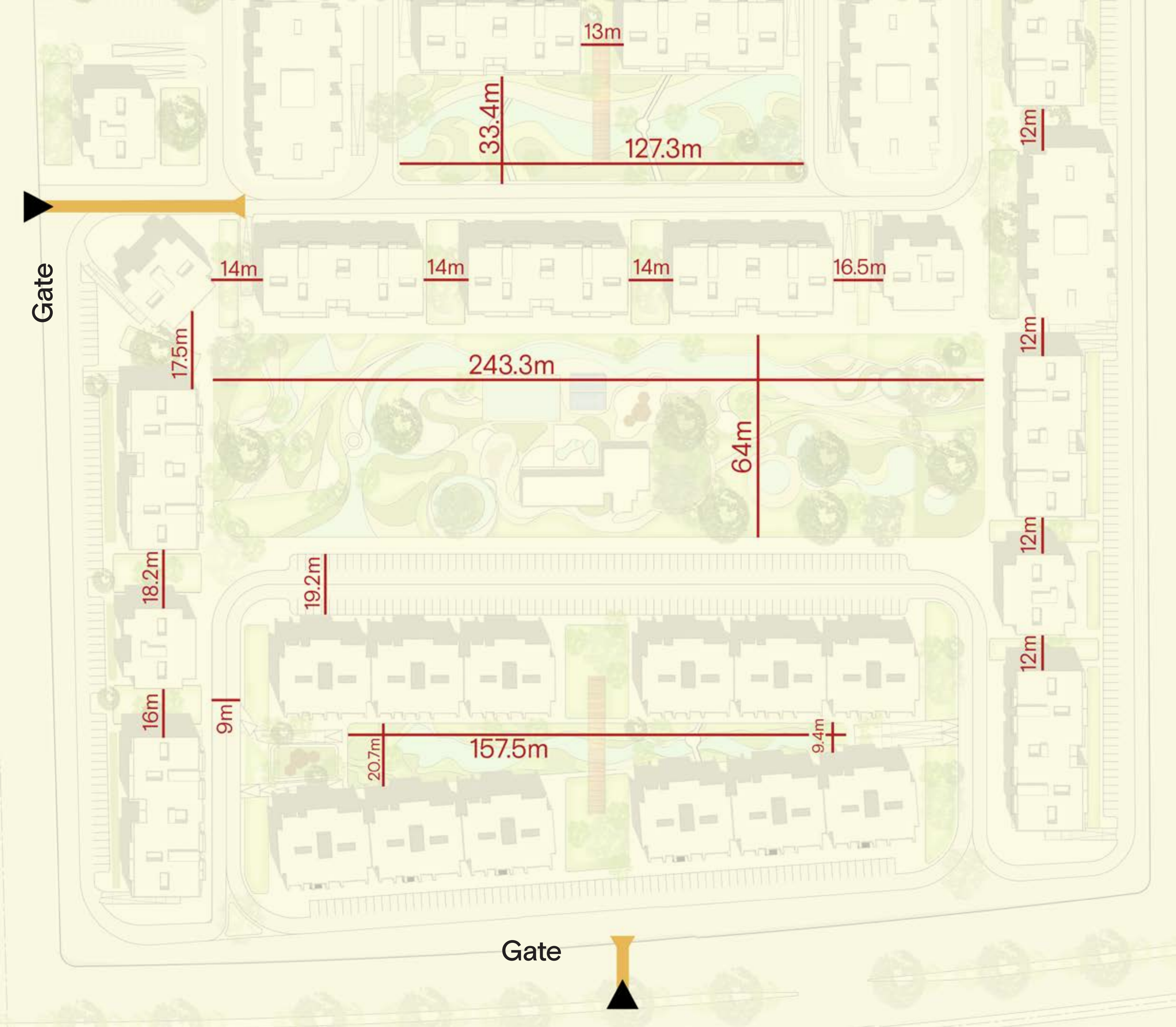


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Project Dimensions.

4. O
S Q

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05. AMENITIES.

Project Amenities.
DIVE IN... GAME ON. LIVE ACTIVE.

A WORLD OF CURATED EXPERIENCES PROMISING TO DE- LIGHT.

Stroll through the strip mall, pause for prayer at the mosque, or relax knowing 24/7 smart security has you covered. With underground parking, EV charging, and every detail designed for comfort, this is where lifestyle meets effortless living.

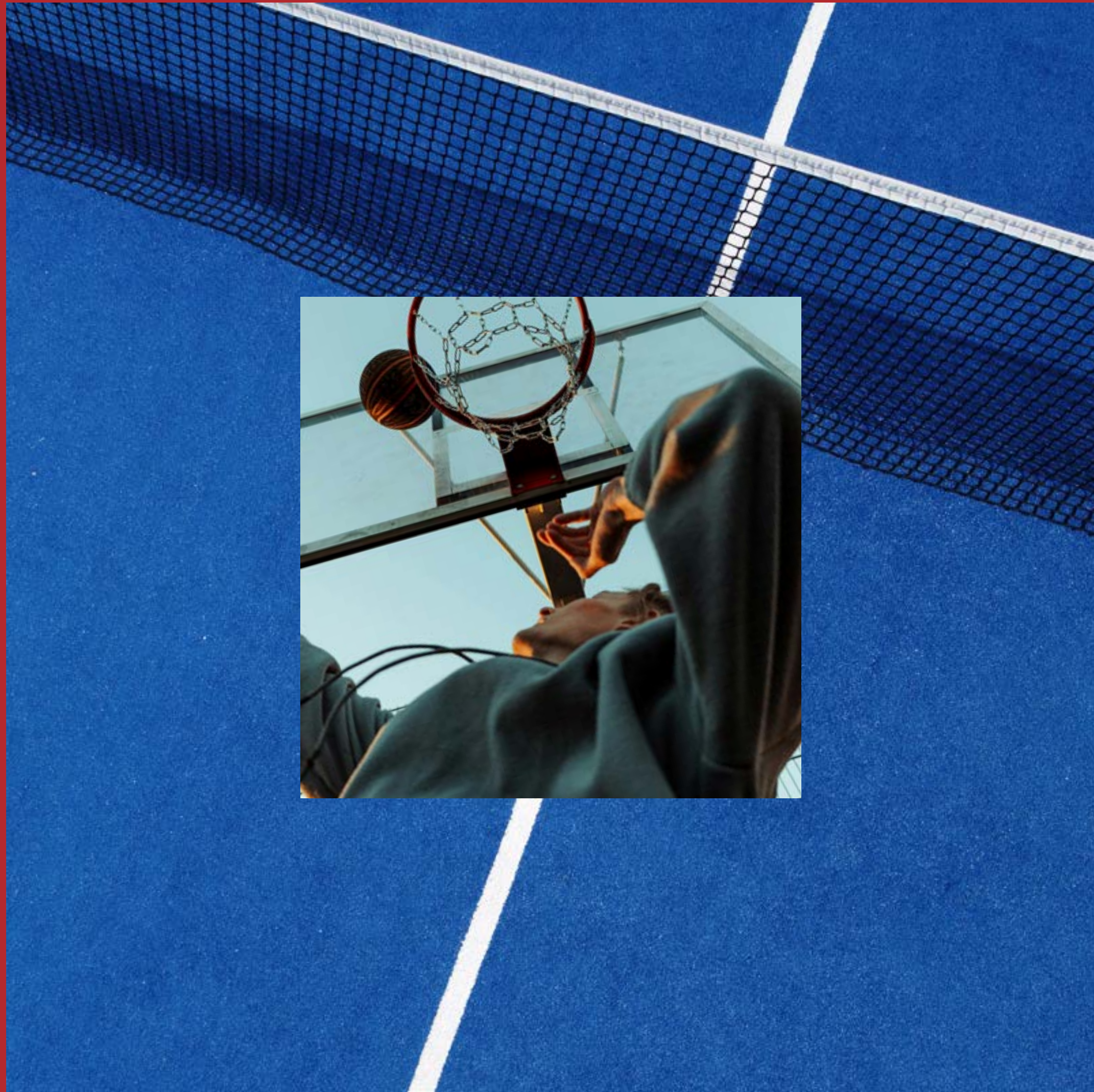
A Signature 4-Acre Clubhouse.

Along with complementary Community Centres.

More than just a building, 40 Square community centres at the heart of each neighbourhood, along with the social soul of the project; a central clubhouse spanning across 4 acres. The clubhouse is project-wide and central. A place where connections are made, and memories are born.

Designed for both relaxation and recreation, it offers stylish indoor lounges, activity spaces, and a welcoming ambiance that feels like an extension of home. But the magic truly comes alive outdoors, where the open-air cinema transforms evenings into unforgettable experiences. Gather with friends, cosy up under the night sky, and watch your favourite films beneath a canopy of stars—it's entertainment with a touch of wonder.





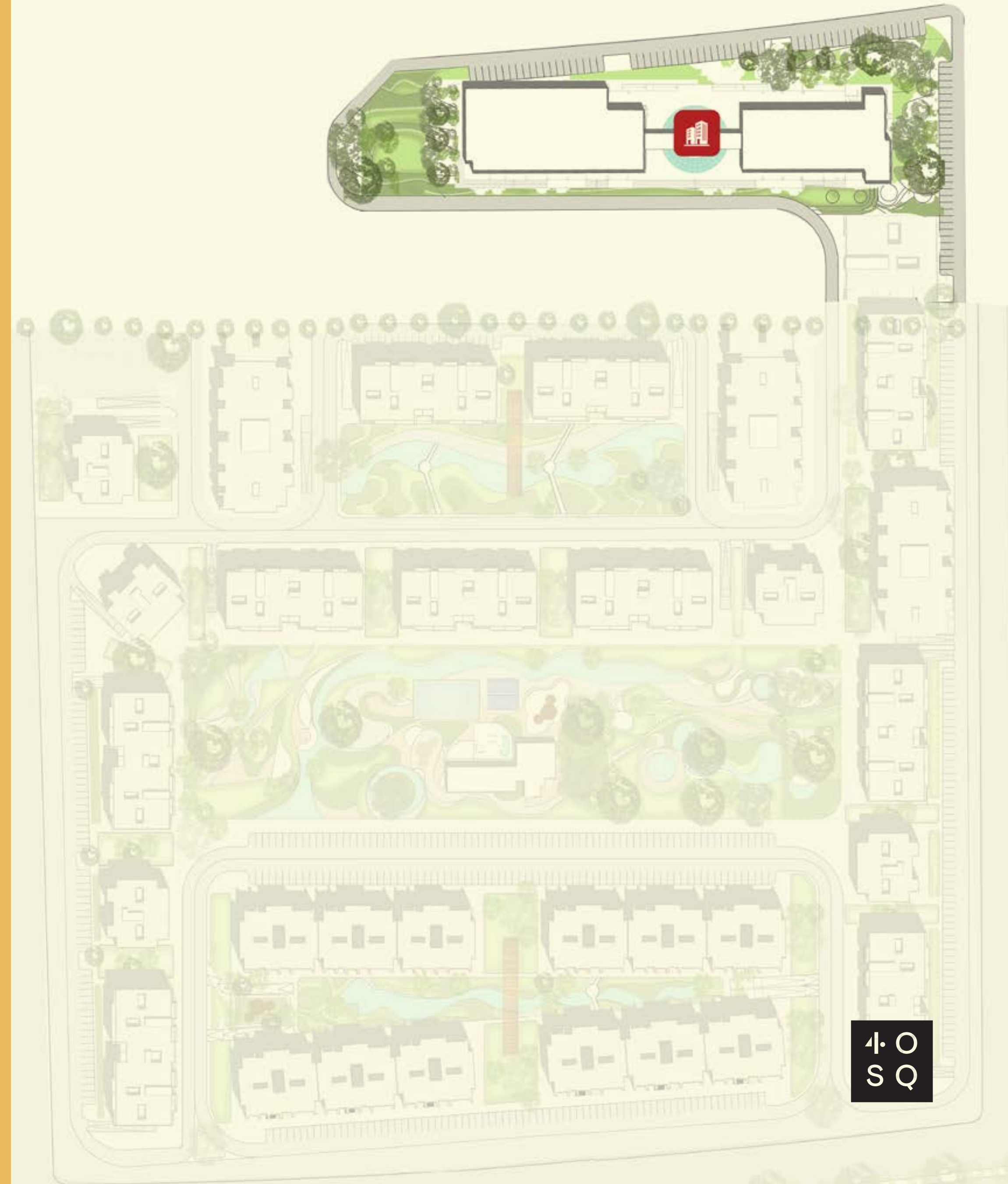
Swimming Pools and Sporting Courts.

At the heart of 40 Square lies a vibrant hub of wellness and recreation at your doorstep, where crystal-clear swimming pools invite you to sunbathe, swim or unwind, and state-of-the-art sports courts—from football to paddle and more—inspire active living every day.

Commercial Strip Mall—Community, Convenience, and Charm.

Step into a vibrant strip mall and experience a curated blend of retail elegance and culinary delight designed to elevate everyday living. Grab a morning coffee, browse boutique shops, or enjoy a cosy dinner with family, everything you need is just a stroll away.

The mall location provides a safe and widely accessible space that encourages inclusivity and offers comfort and ease for families.



Playgrounds, and Family-Friendly Parks.

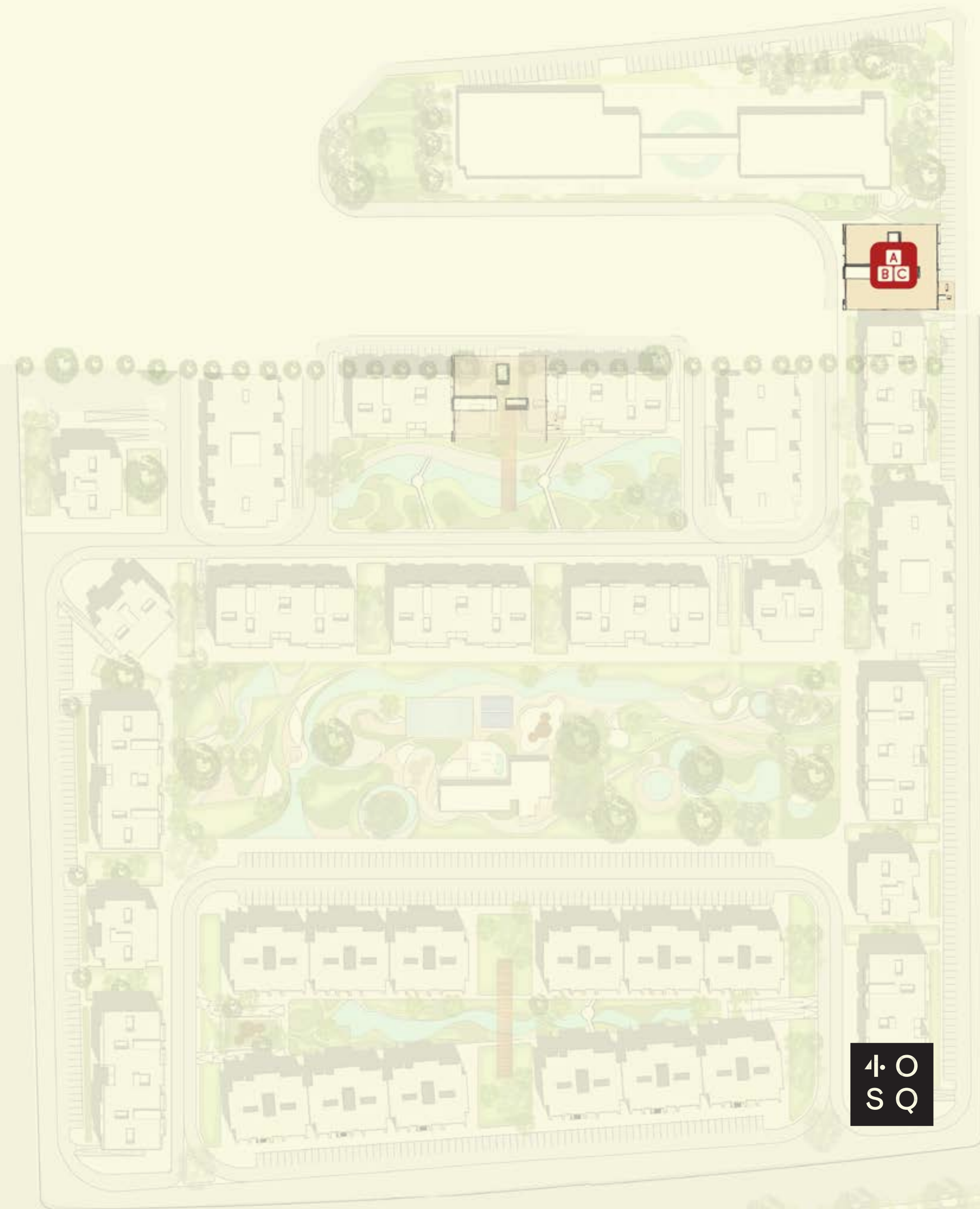


Designed with families in mind, 40 Square comes to life with playgrounds and family-friendly zone—vibrant spaces where laughter echoes and imaginations run wild. From colourful play structures, to open green areas perfect for weekend picnics and BBQ areas. Every corner invites connection, exploration, and joy. It's more than just playtime; it's where families grow together, creating cherished memories in a safe, welcoming environment made for all generations.

Children's Nursery.

The nursery at 40 SQ is designed to provide a nurturing and enriching environment for young children at your doorstep. Equipped with age-appropriate educational materials and engaging activities, it promotes early learning and development.

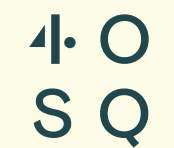
This thoughtful location ensures that the nursery, along with the surrounding commercial amenities, remains both secure and highly accessible to the wider community, fostering a sense of inclusivity and ease for families.



24/7 Security and CCTV.

PEACE OF MIND YEAR-ROUND.

At the core of 40 Square lies a promise of safety and serenity, delivered through 24/7 security, smart access control, and a network of advanced CCTV systems. Whether you're at home, at work, or away, you can rest easy knowing your family and space are protected by cutting-edge technology and a vigilant security presence.





Medical Unit.


ATTENTIVE CARE, AT YOUR DOORSTEP.

Health and well-being are always close at hand with a dedicated medical unit located right within the 40 Square. Whether it's a routine check-up or urgent care, residents have immediate access to professional healthcare services in a trusted, comfortable setting.



Smart-Charged Parking. A FUTURE-FORWARD LIFESTYLE.

Seamlessly integrated beneath the community, 40 Square underground parking offers more than just convenience—it's a step toward smarter, cleaner living. Designed with modern needs in mind, it features dedicated electric vehicle charging units, ensuring your car is always ready to go while reducing your carbon footprint.

The background of the slide is an abstract composition of geometric shapes. A large, bright yellow rectangle occupies the top and right portions. Below it, a large blue triangle points upwards, meeting the yellow area. To the left of the blue triangle is a smaller yellow triangle. The bottom left corner features a dark blue shape. The overall effect is a modern, minimalist design with sharp angles and a limited color palette.

06. FINISHING SPECS.

Finishing Specs.

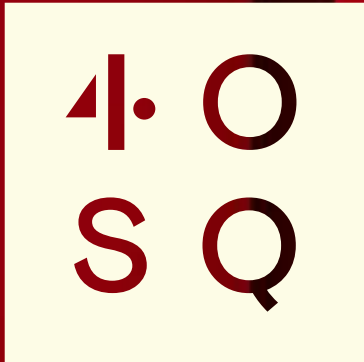
YOUR SPACE, YOUR STYLE.

Choose between a semi-finished unit, ready for your personal touch, or let our expert designers bring your vision to life with 3 available finishing package options:

• **3/4 Finishing** • **Basic Finishing** • **Premium Finishing**

At 40 Square, your home is a canvas—and you're in control of the final masterpiece.

From elegant materials to thoughtfully curated interiors, every detail is crafted to reflect your unique lifestyle. It's design flexibility with the confidence of expert execution—because your home should feel like you from the very first step inside.



SPECIAL
GROUP Since
1997



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