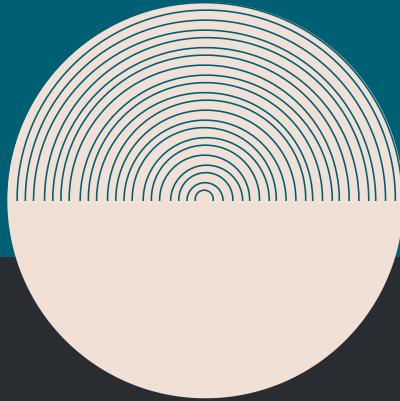


FACT // SHEET



Moon Hills 6

Only Villas

LOCATION : GREEN OCTOBER

PROJECT BY

SAKAN
GROUP

15571

WWW.SAKAN.GROUP

WHO // WE ARE

15⁺

YEARS OF EXPERIENCE

95⁺

RESIDENTIAL & CONSTRUCTION
PROJECTS

750⁺

FAMILIES SERVED

SAKAN GROUP IS A DEVELOPER WITH OVER 15 YEARS OF EXPERIENCE IN THE EGYPTIAN MARKET. WITH MORE THAN 95 PROJECTS DEVELOPED AND HOMES DELIVERED TO OVER 750 FAMILIES, SAKAN HAS BUILT A STRONG LEGACY OF EXPERIENCE, COMMITMENT, AND TRUST.

THROUGH THE MOON HILLS SERIES IN THE GREEN BELT — GREEN OCTOBER, THE GROUP CONTINUES TO CREATE THOUGHTFULLY PLANNED COMMUNITIES DESIGNED FOR A BETTER WAY OF LIVING.

SAKAN
GROUP

THE CONCEPT

Live where the moon meets the hills.

The hills are the earth — grounded, private, enduring. The moon is the sky — calm, aspirational, ever-changing. Moon Hills is the point where the two meet.

SAKAN
GROUP

THE SIXTH // CHAPTER

A GROWING LEGACY OF SUCCESSFUL DEVELOPMENTS — FIVE MOON
HILLS COMMUNITIES

Moon Hills 1

DELIVERED

Moon Hills 2

DELIVERED

Moon Hills 3

CONSTRUCTION 85%

Moon Hills 4

CONSTRUCTION 50%

Moon Hills 5

UNDER CONSTRUCTION

NOW CONTINUING WITH A NEW CHAPTER

Moon Hills 6

Not another Moon Hills — the evolution of the five that came before it.

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LOCATION

MOON HILLS 6

- ⦿ Green Belt — Basin 15, Green October — West Cairo
- ⦿ The highest elevation among the Green Belt basins
- ⦿ 300 m from the Middle Ring Road
- ⦿ Next to Nyoom October & Mountain View Chill Out



PROJECT AREA

TOTAL AREA

8
ACRES

66

TOTAL UNITS — ONLY
VILLAS

15%

FOOTPRINT

85%

LANDSCAPE, ROADS &
SERVICES

4 YEARS

DELIVERY

SAKAN
GROUP

Only Villas

TYPE	BUILT-UP AREA	FOOTPRINT
Townhouse Villa	231 m ²	70 m ²
Twin House Villa	264 m ²	80 m ²
Stand Alone Villa	297 m ²	90 m ²

First-floor projection of 15% by decree — larger real areas than most compounds in the area.
Net ceiling height of 3 m per floor, also by decree.

STARTING // PRICE

TOWNHOUSE VILLA

EGP 11,350,000

TWIN HOUSE VILLA

EGP 13,666,800

STAND ALONE VILLA

EGP 17,500,900

UNIT FINISH

Core & shell

SAKAN
GROUP

MOON HILLS 6

PRE LAUNCH OFFER

10 %

DOWNPAYMENT

10 %

DISCOUNT

10 Years

INSTALLMENTS

OR

50 %

DISCOUNT

2 Years

INSTALLMENTS

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RESERVATION

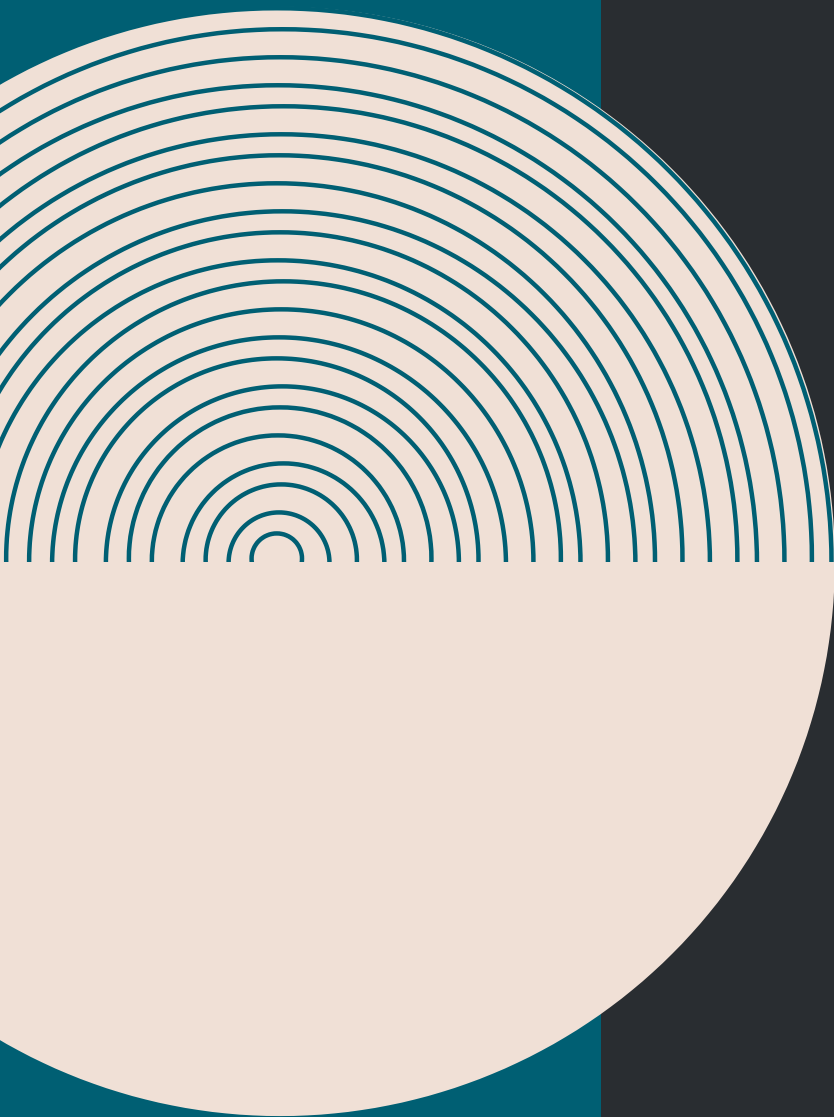
Collecting EOI

EGP **50** K Townhouse *Villas*

EGP **75** K Twin House *Villas*

EGP **100** K Stand Alone *Villas*

DELIVERY



4
YEARS

SAKAN
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FACILITIES



Club House



Mosque — licensed



Swimming Pool



Smart Access — two gates



Event Area



Office / Workspace



Yoga Area



Barbecue Area



Cycling Track



Open Green Spaces



24/7 Security

The mosque and the club house are licensed — not proposed.

- ◉ The highest elevation among the Green Belt basins

- ◉ Two gates, entry and exit, on smart access

- ◉ One of the few Green Belt compounds giving the villas the widest view

- ◉ Mosque and club house, both licensed

- ◉ Cozy by design — 66 villas only

- ◉ 15% footprint; the rest is landscape, roads and services

- ◉ 15% first-floor projection by decree — larger real areas

- ◉ 3 m net ceiling height per floor, by decree

- ◉ Sales opened only after the ministerial decree and the licences

GET IN TOUCH

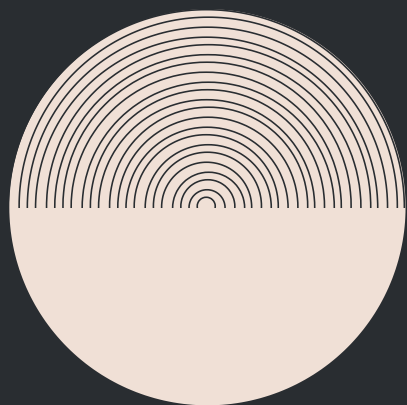
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Moon Hills 6

GREEN BELT — GREEN OCTOBER

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Moon Hills 6

Live where the moon meets the hills.

PROJECT BY

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THANK YOU