

SAKAN
GROUP

تاريخ من التنفيذ، وثقة صنعتها النتائج

REAL DEVELOPMENT REAL DELIVERY

Every Moon Hills phase delivered. Every cycle. Zero stalled sites in fifteen years

15571

WWW.SAKAN.GROUP.COM

WHO WE ARE ?

PORTFOLIO 2026

A BUILDER, BEFORE A DEVELOPER

خمسة عشر عاماً من التنفيذ ...
، وثقة بُنيت على أرض الواقع



YEARS OF
EXPERIENCE



RESIDENTIAL &
CONSTRUCTION
PROJECTS



FAMILIES
SERVED

WE ARE THE DEVELOPER THAT FINISHES WHAT IT *starts*

ما نبداة ... نلتزم بإكمالها
للعائلة ، وللمستثمر



FOR FAMILIES



SUSTAINABILITY

85% open landscape. Low-density living that protects what you bought into.



UPGRADE PATH

Standalone, Twin, Townhouse — move up within the same community as your family grows.



VALUE vs PRICE

Pricing benchmarked against bigger neighbors — without their density tax.



DELIVERY

On schedule, on specification, with after-sales service that responds.



FOR INVESTORS



HIGHEST ROI

Moon Hills resale prices already trending above original launch.



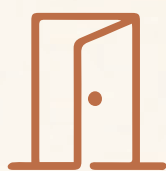
FLEXIBLE INSTALLMENTS

From 0% down, up to 10-year plans — preserve capital, capture appreciation.



NPV ADVANTAGE

15% build ratio caps unit count — scarcity supports long-term price discipline.



EXIT LIQUIDITY

Owner base of 650+ creates an active secondary market within SAKAN compounds.

WHY MOONHILLS IS DIFFERENT

Moon Hills

COMPOUNDS

FIVE STRENGTHS ONE STANDARD

The five that compound
into everything else

النقاط الأساسية التي نبني بها
مشاريع — مع موون هيلز



1



CREDIBILITY

15+ years of completed projects.
Every cycle. Zero stalled sites.



2



QUALITY

Soil tests, code-grade concrete,
thermal and water insulation.
Flat-slab construction.



3



REAL VALUE

15% built. 85% kept open. Villas only.
Value compounds with delivery.



4



RELIABILITY

Delivered on schedule. After-sales
service that responds. Resale uplift
documented.



5



SUSTAINABILITY

Thoughtfully planned communities
with enduring value



GREEN BELT

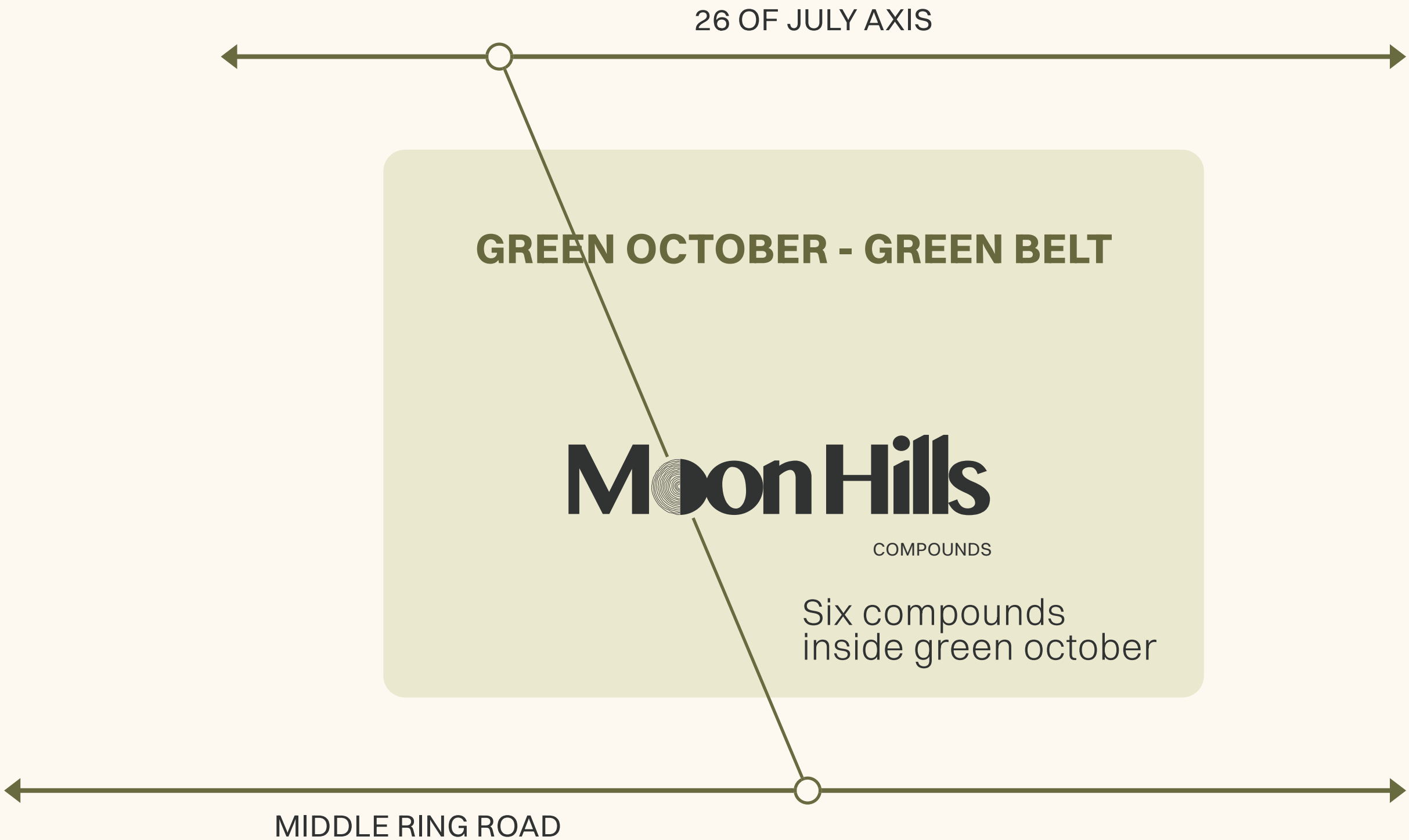
GREEN OCTOBER

Six compounds. One corridor. The west of Cairo, chosen for what it will become.

WHAT'S AROUND

MOONHILLS COMPOUNDS

- DAHSHOUR LINK**
Direct connector to West Cairo
- MIDDLE RING ROAD**
Citywide access
- 26TH OF JULY AXIS**
To downtown & the corniche
- MALL OF ARABIA**
Egypt's largest mall
- MOUNTAIN VIEW**
Adjacent community
- SODIC STRIP**
Adjacent retail strip
- JIRIAN STRIP**
Lifestyle & dining



ستة كمبوندات فيلات ... داخل وجهة واحدة تنمو بثقة

MoonHills 1 MoonHills 2 MoonHills 3 MoonHills 4 MoonHills 5 MoonHills 6

OUR COMMUNITIES

MoonHills

COMPOUNDS

SIX COMMUNITIES
ONE VISION

خمسة عشر عاما من الخبرة ... نبني مجتمعات تدوم لأجيال

MoonHills 1

MoonHills 2

MoonHills 3

MoonHills 4

MoonHills 5

MoonHills 6

PROJECT 01 , GREEN BELT

Moon Hills 1

FULLY DELIVERED. ALREADY LIVED IN.

The compound that started the reputation. Villas-only, fifteen percent built, minutes from the Dahshour Link. Sold out. Now home.

facilities

- KIDS AREA
- SMART GATE ACCESS
- EVENTS AREA
- CYCLING TRACK
- 24/7 SECURITY
- OPEN GREEN SPACES

TOTAL AREA	TYPES	BUILD RATIO	FULLY
4 ACRES	VILLAS ONLY	15%	DELIVERED



THE THESIS BECAME PROOF. THE FIRST TO LIVE. THE FIRST TO SELL OUT

PROJECT 02 , GREEN BELT

Moon Hills 2

FULLY DELIVERED. ALREADY LIVED IN.

The community that proved success was never a coincidence Built on the same philosophy, enriched with water features, expanded landscapes, and an even more refined living experience.

facilities

- CLUB HOUSE
- WATER FEATURES
- EVENTS AREA
- CYCLING TRACK
- 24/7 SECURITY
- OPEN GREEN SPACES
- SMART GATE ACCESS

TOTAL AREA
5 ACRES

TYPES
VILLAS ONLY

BUILD RATIO
15%

FULLY
DELIVERED

هنا لم يتكرر النجاح ... بل أصبح معياراً

Again

THE SECOND CHAPTER THAT TURNED TRUST INTO A LEGACY.

PROJECT 03 , GREEN BELT

Moon Hills 3

CONSTRUCTION AT 85 % .ON SCHEDULE.

The third compound in the series. Construction past the seventy percent mark — visible to anyone who visits the site. Sales velocity ahead of MH1 and MH2 at the equivalent stage.

facilities

- WATER FEATURES
- SMART GATE ACCESS
- EVENTS AREA
- CYCLING TRACK
- 24/7 SECURITY
- OPEN GREEN SPACES

TOTAL AREA
5 ACRES

TYPES
VILLAS ONLY

BUILD RATIO
15%

CONSTRUCTION
85%

الثقة لا تنتظر التسليم... بل تبدأ من أول يوم تنفيذ



PROGRESS BECAME VISIBLE. CONFIDENCE BECAME MEASURABLE

PROJECT 04 , GREEN BELT

Moon Hills 4

SELLING NOW
CONSTRUCTION AT 50% .ON SCHEDULE.

The active commercial release. The largest compound in the series at eleven acres. Selling alongside ongoing construction, with a new dedicated workspace amenity.

facilities

- CLUB HOUSE
- MOSQUE
- SWIMMING POOLS
- EVENTS AREA
- CYCLING TRACK
- 24/7 SECURITY
- OPEN GREEN SPACES
- WORK SPACE
- SMART GATE ACCESS

TOTAL AREA	TYPES	BUILD RATIO	CONSTRUCTION
11 ACRES	VILLAS ONLY	15%	50%



هنا تبدأ الفرصة ... قبل أن يكتمل المشهد

The right time

ISN'T AFTER COMPLETION. IT'S BEFORE EVERYONE ELSE ARRIVES

PROJECT 05 , GREEN BELT

Moon Hills 5

MINISTERIAL DECREE ISSUED.
UNDER CONSTRUCTION

THE DECREE IS IN. CONSTRUCTION IS UNDERWAY PER THE PUBLISHED TIMELINE.

facilites

- MOSQUE
- CYCLING TRACK
- EVENTS AREA
- 24/7 SECURITY
- OPEN GREEN SPACES
- SMART GATE ACCESS

TOTAL AREA	TYPES	BUILD RATIO	CONSTRUCTION
5 ACRES	VILLAS ONLY	15%	STARTED



الثقة ليست وعداً ... بل قرار موثقاً

RESERVED BY THE PEOPLE WHO ALREADY TRUST THE NAME.

PROJECT 06 , GREEN BELT

Moon Hills 6

DESIGN & DEVELOPMENT PHASE PRE LAUNCH

THE DECREE IS IN. CONSTRUCTION IS UNDERWAY PER THE PUBLISHED TIMELINE. SALES ARE NOW OPEN, WITH LIMITED AVAILABILITY & PRIORITY ACCESS FOR PREVIOUS SAKAN OWNERS & SELECT BROKERAGE PARTNERS.

facilities

- CLUB HOUSE
- MOSQUE
- SWIMMING POOLS
- EVENTS AREA
- CYCLING TRACK
- 24/7 SECURITY
- OPEN GREEN SPACES
- WORK SPACE
- SMART GATE ACCESS

TOTAL AREA
8 ACRES

TYPES
VILLAS ONLY

BUILD RATIO
15%

CONSTRUCTION
SOON



ليس مجرد خطوة جديدة... بل مستوى جديد من الاختيار

WHAT'S NEXT IS NOT JUST ANOTHER STEP... IT'S A NEW LEVEL OF CHOICE