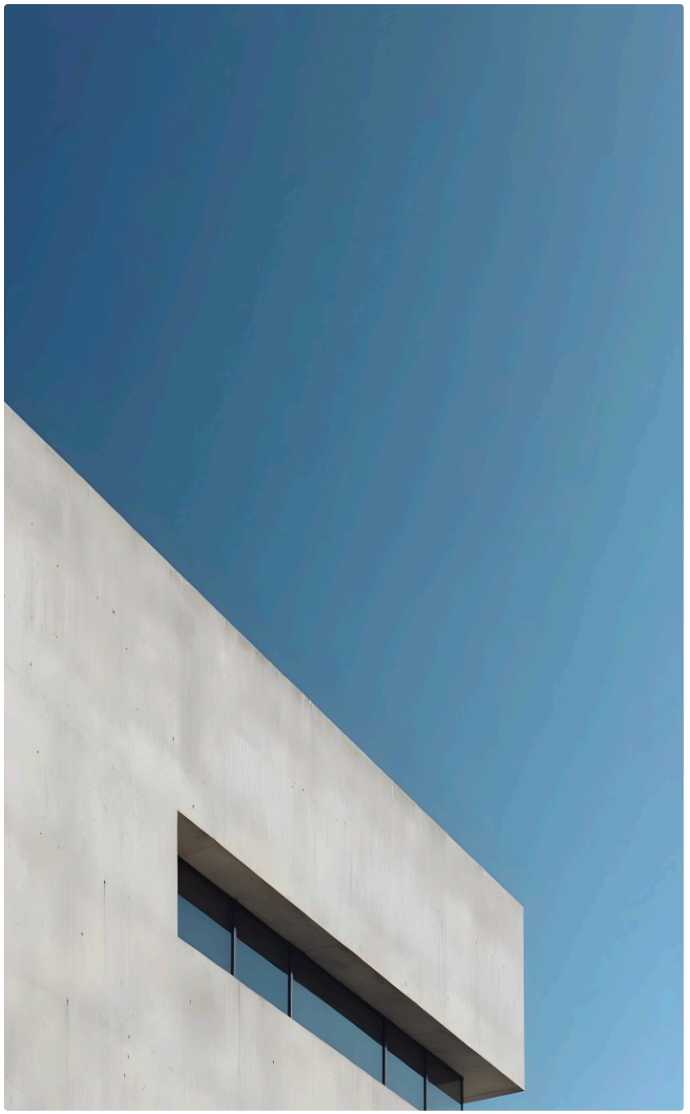
Nawy

The Mornings

AL AHLY SABBOUR DEVELOPMENTS

01

ABOUT **DEVELOPER**



ABOUT
AL AHLY SABBOUR DEVELOPMENTS

Well-known for building not only exceptional real estate projects but also fully integrated ones, Al Ahly Sabbour Developments is one of the distinguished names in the Egyptian real estate market.

Al Ahly Sabbour aims to construct real estate masterpieces with state-of-the-art architecture and unparalleled amenities. It believes that when generations connect through evolving knowledge, the world will be a better place for them.

That's why Al Ahly Sabbour's main vision is to pioneer the real estate industry in Egypt with ever-evolving knowledge that inspires the next generations to live, connect, and thrive, and go beyond measures.

Al Ahly Sabbour Developments History

The successful story of Al Ahly Sabbour Developments started back in **1988** with a joint partnership between Eng. Hussein Sabbour and the National Bank of Egypt. In 1994, the company was founded as one of Egypt's first engineering consultancy firms.

Its objective of redefining the real estate industry landscape was achieved through innovation, brilliance, and sustainability.



ABOUT
THE PROJECT

The Mornings Compound New Cairo is a high-end development by Al Ahly Sabbour, ideally located in Fifth Settlement. It is a serene living destination in one of the most prominent areas in East Cairo, surrounded by its vital facilities and popular recreational spots.

It extends over 15 acres of land in New Cairo. It boasts an upscale set of units for sale at different prices and flexible payment options. They are accompanied by impeccable amenities, guaranteeing homeowners' elevated experience.

The Mornings Fifth Settlement Compound features a commercial area, recreational activities for both children & adults, and unmatched services.

The Mornings Ahly Sabbour Compound Location

Al Ahly Sabbour smartly picked The Mornings Compound location in New Cairo, and it is situated in 5th Settlement, in the heart of Al Yasmeen Neighborhood. It is a short drive away from Al Sadat Axis and North 90th Street, surrounded by the area's popular attractions.

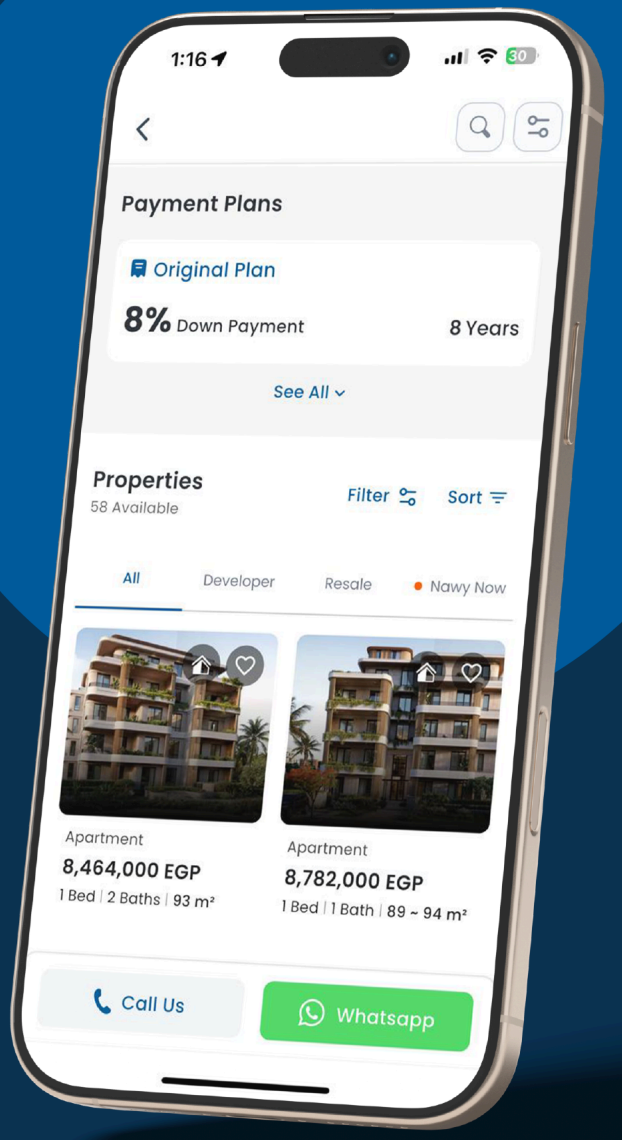
Thanks to this prime location, The Mornings Ahly Sabbour is:

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

NAWY APP

GET IT ON
Google Play

DOWNLOAD ON THE
App Store



Nawy

02

THE **GALLERY**

THE **GALLERY**













03

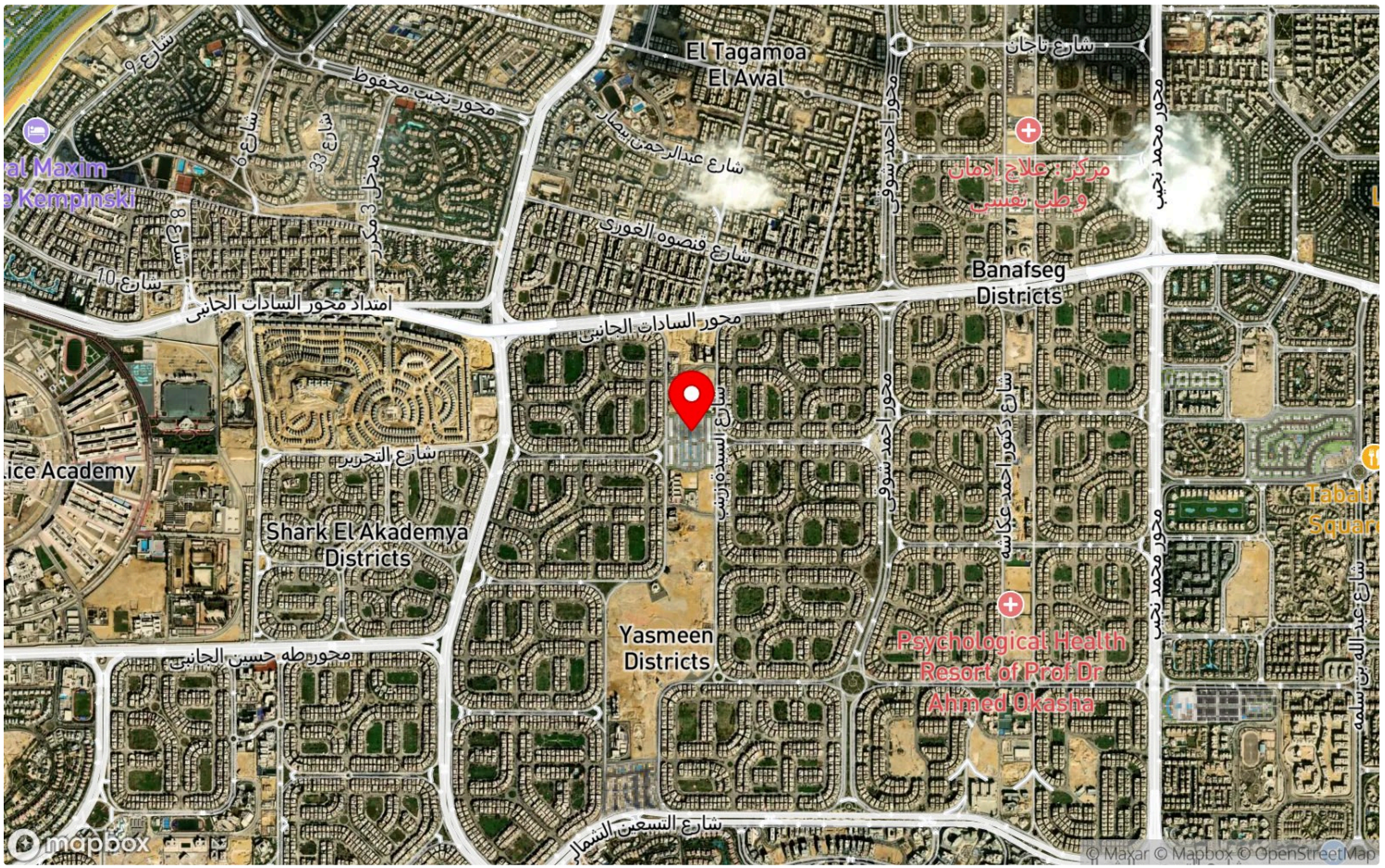
THE **MASTER PLAN**



04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

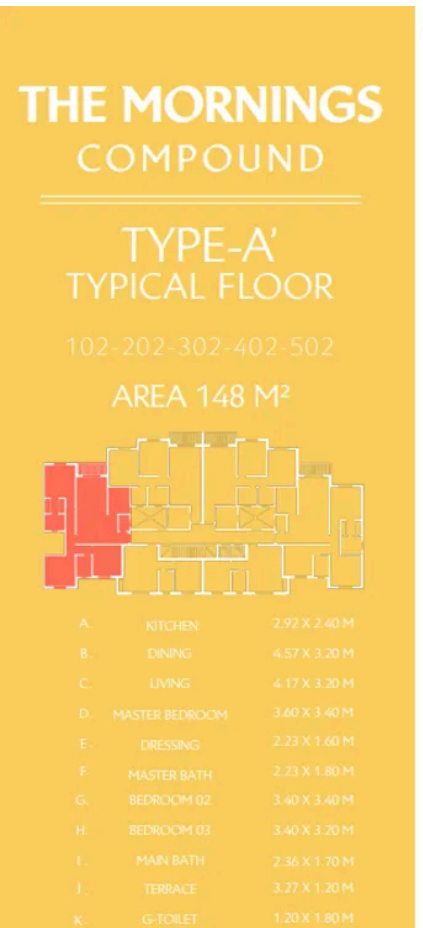


Nawy

CONTACT US

APARTMENT 01

Unit Name 148 Typical





APARTMENT 02

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

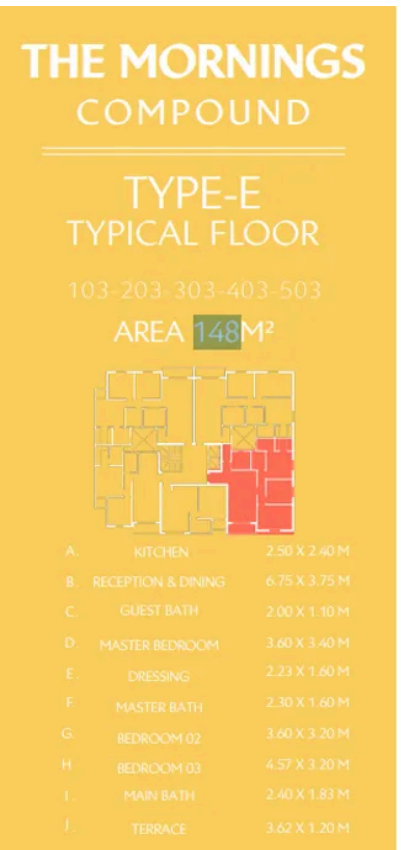


Nawy

CONTACT US

APARTMENT 02

Unit Name 148 Typical





APARTMENT 03

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

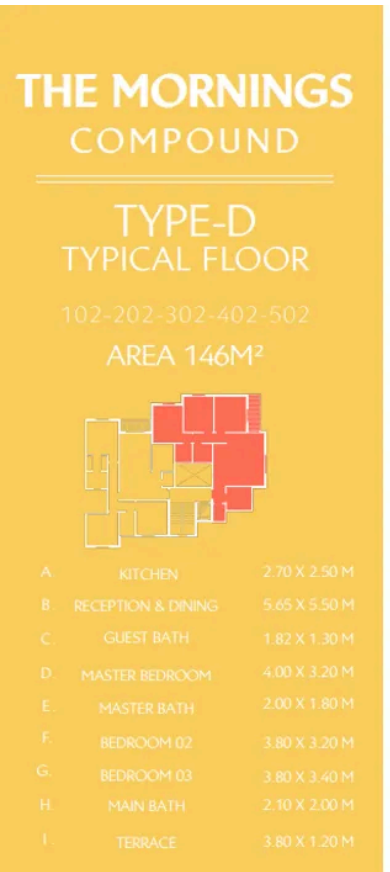


Nawy

CONTACT US

APARTMENT 03

Unit Name 146 T





APARTMENT 04

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

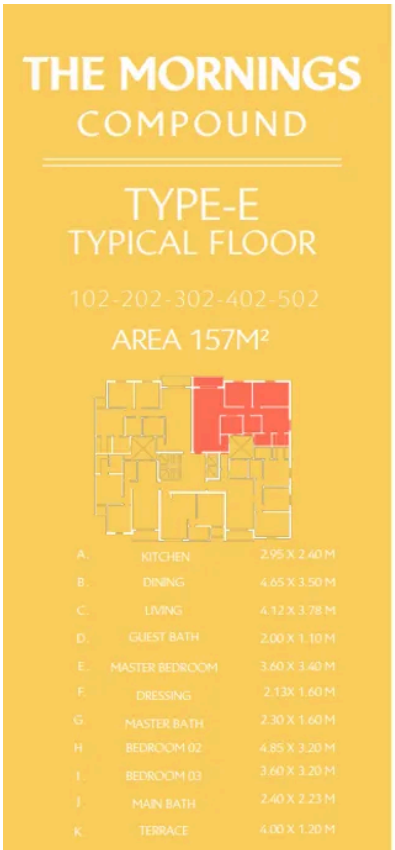


Nawy

CONTACT US

APARTMENT 04

Unit Name 157





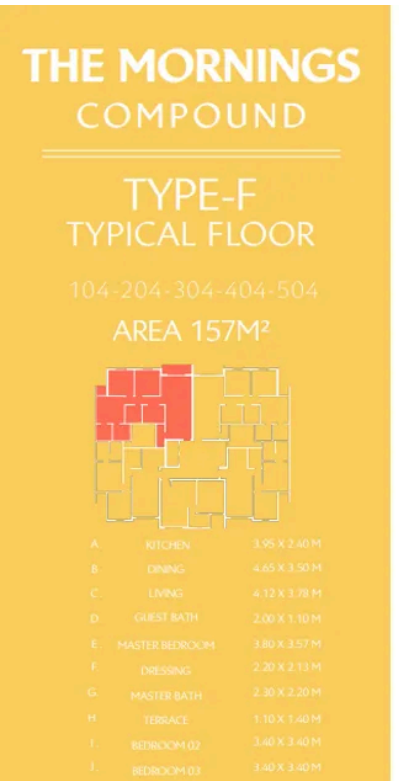
APARTMENT 05

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



APARTMENT 05

Unit Name 157





APARTMENT 06

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

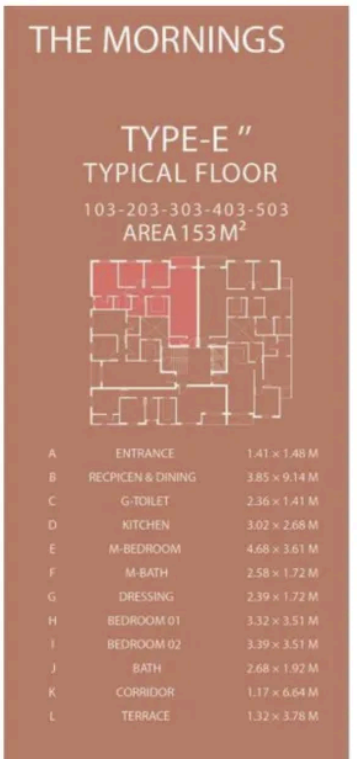


Nawy

CONTACT US

APARTMENT 06

Building Type	residential
Unit Name	153





APARTMENT 07

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

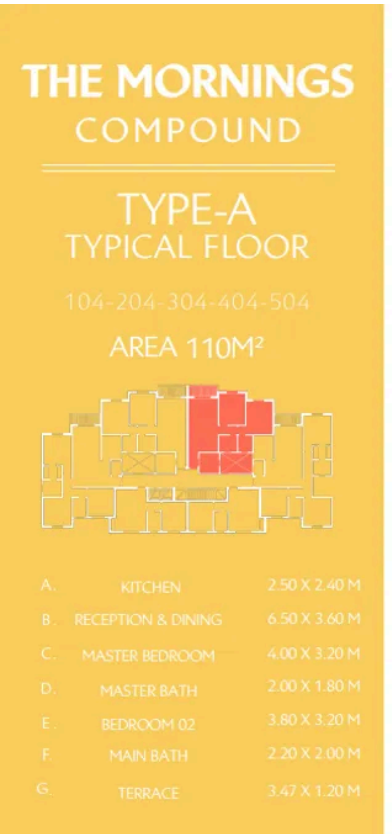


Nawy

CONTACT US

APARTMENT 07

Unit Name 110 T





APARTMENT 08

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



APARTMENT 08

Unit Name 110 T





APARTMENT 09

AREA ***148 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 09

THE MORNINGS
COMPOUND

TYPE-C
TYPICAL FLOOR

105-205-305-405-505

AREA 110M²



A.	KITCHEN	2.50 X 2.40 M
B.	RECEPTION & DINING	6.50 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.20 M
D.	MASTER BATH	2.00 X 1.80 M
E.	BEDROOM 02	3.80 X 3.20 M
F.	MAIN BATH	2.20 X 2.00 M
G.	TERRACE	3.47 X 1.20 M



APARTMENT 10

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 10

Building Type	residential
Unit Name	115 Typical





APARTMENT 11

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

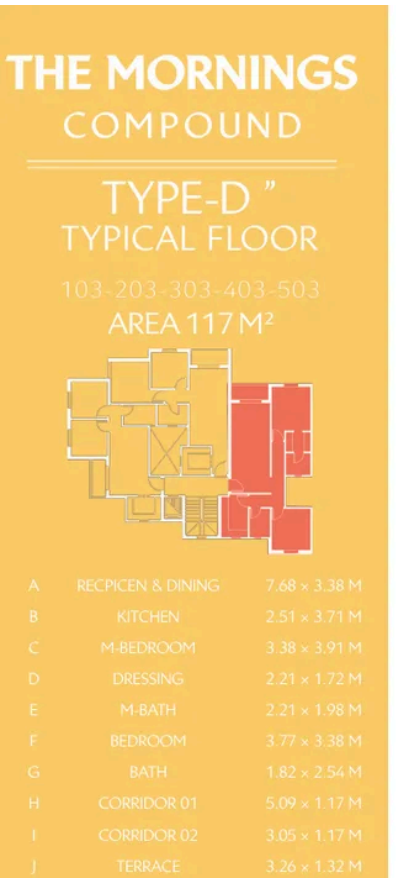


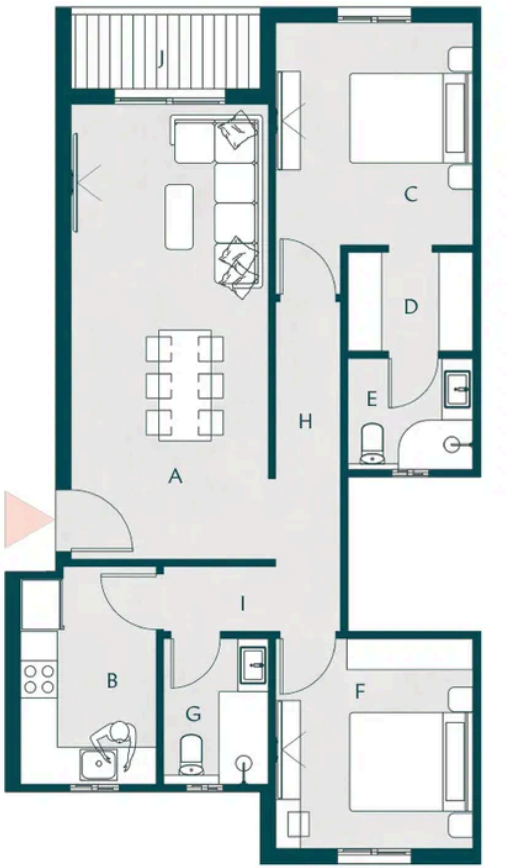
Nawy

CONTACT US

APARTMENT 11

Building Type	residential
Unit Name	apart 117 typ
Total Area From	117
Total Area To	117





APARTMENT 12

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

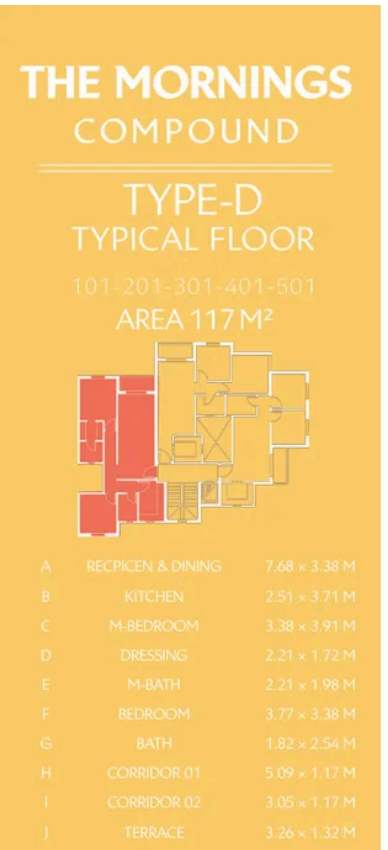


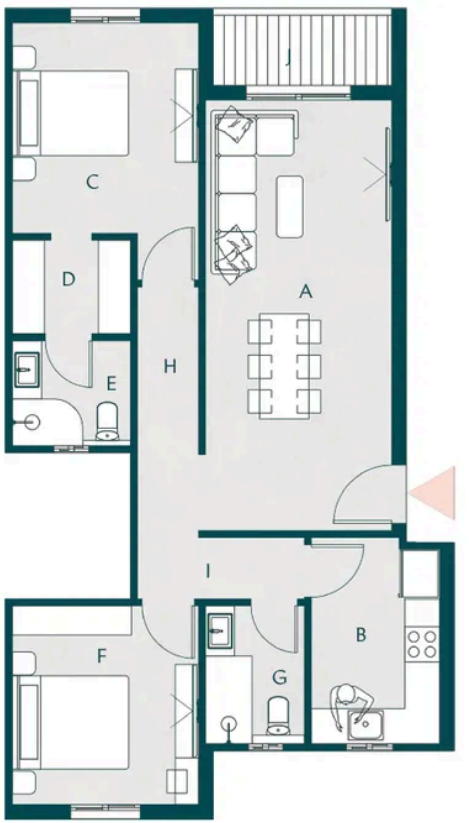
Nawy

CONTACT US

APARTMENT 12

Building Type	residential
Unit Name	apart 117 typ
Total Area From	117
Total Area To	117





APARTMENT 13

AREA ***148 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 13





APARTMENT 14

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

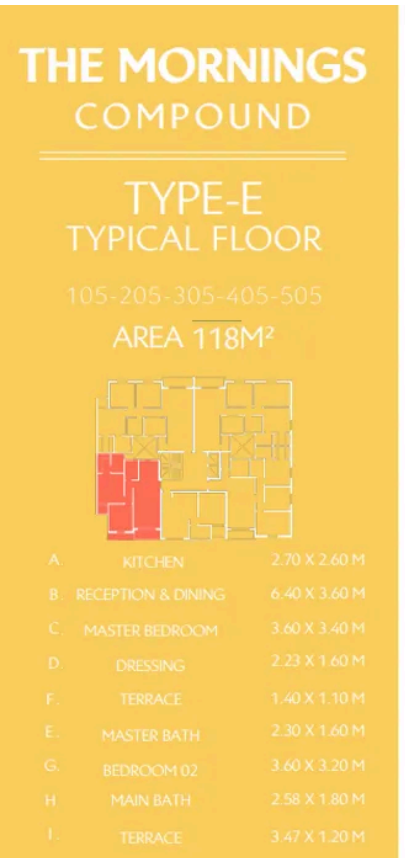


Nawy

CONTACT US

APARTMENT 14

Building Type	residential
Unit Name	118





APARTMENT 15

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

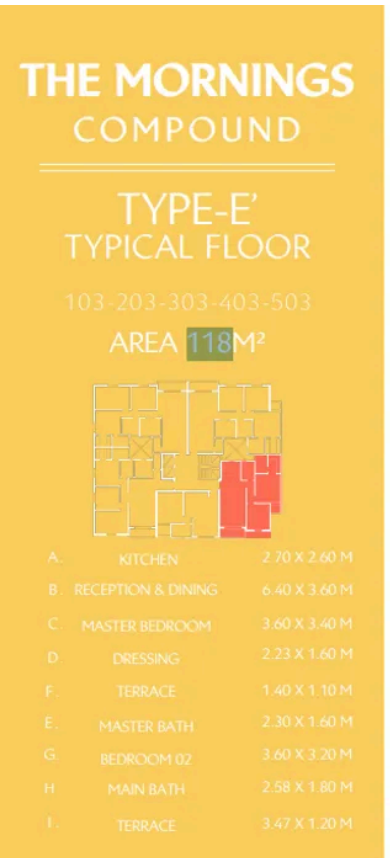


Nawy

CONTACT US

APARTMENT 15

Unit Name 118 T





APARTMENT 16

AREA ***148 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 16

THE MORNINGS
COMPOUND

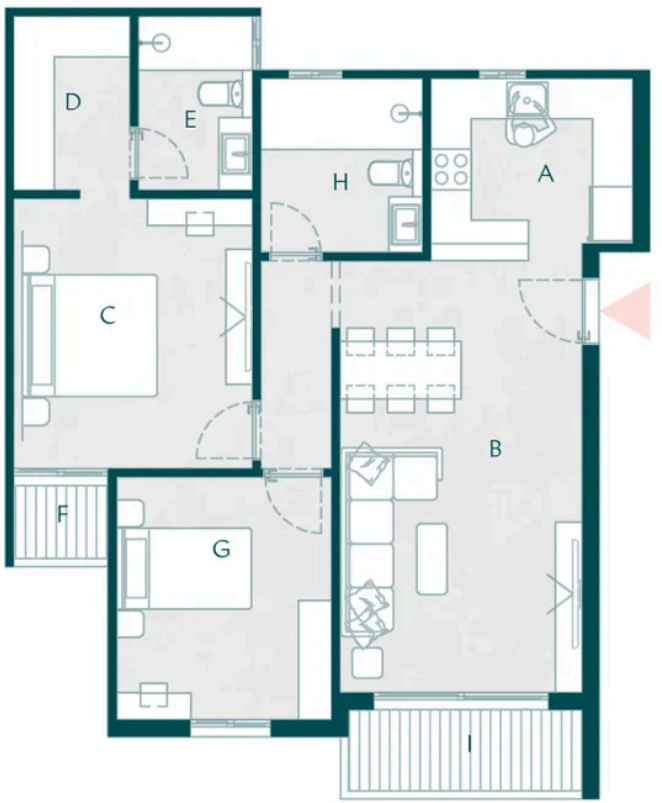
TYPE-F
TYPICAL FLOOR

103-203-303-403-503

AREA 120M²



A.	KITCHEN	3.00 X 2.70 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	4.45 X 1.45 M



APARTMENT 17

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 17

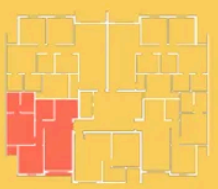
Unit Name 120 T

THE MORNINGS
COMPOUND

TYPE-F
TYPICAL FLOOR

103-203-303-403-503

AREA 120M²



A.	KITCHEN	3.00 X 2.70 M
B.	RECEPTION & DINING	6.40 X 3.60 M
C.	MASTER BEDROOM	4.00 X 3.55 M
D.	DRESSING	2.58 X 1.73 M
E.	MASTER BATH	2.58 X 1.70 M
F.	TERRACE	1.40 X 1.10 M
G.	BEDROOM 02	3.60 X 3.19 M
H.	MAIN BATH	2.58 X 2.40 M
I.	TERRACE	4.45 X 1.45 M



APARTMENT 18

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

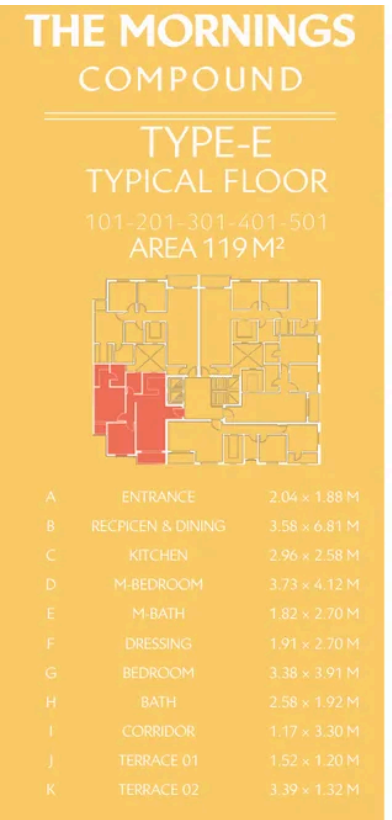


Nawy

CONTACT US

APARTMENT 18

Building Type	residential
Unit Name	apart 119 typ
Total Area From	119
Total Area To	119





APARTMENT 19

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 19

Building Type	residential
Unit Name	apart 119 typ
Total Area From	119
Total Area To	119





APARTMENT 20

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 20

Building Type	residential
Unit Name	apart 116 typ
Total Area From	116
Total Area To	116





APARTMENT 21

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 21

Building Type	residential
Unit Name	apart 116 typ
Total Area From	116
Total Area To	116





Nawy

CONTACT US

APARTMENT 22

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 22

Building Type	residential
Unit Name	51





APARTMENT 23

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

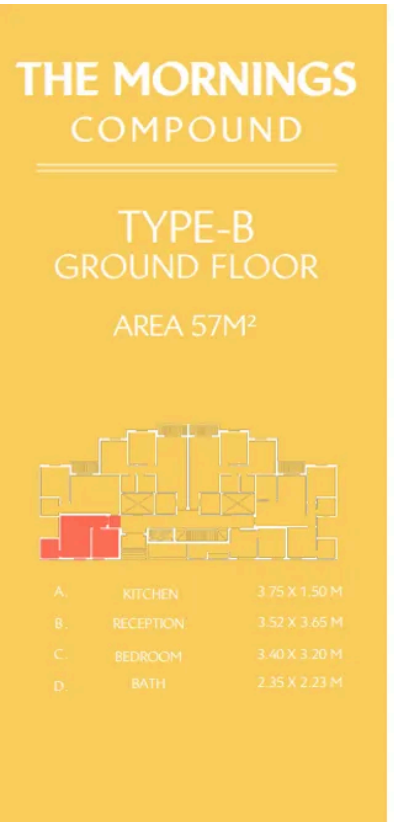


Nawy

CONTACT US

APARTMENT 23

Unit Name 57 G





APARTMENT 24

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 24

Unit Name 57 T



APARTMENT 25

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

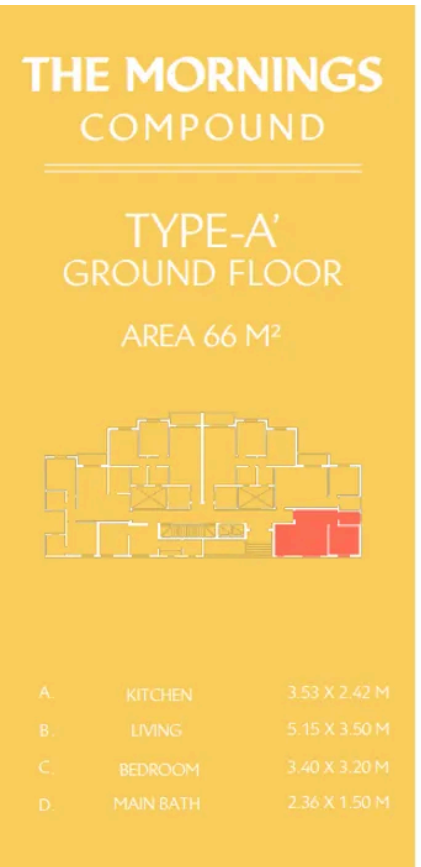


Nawy

CONTACT US

APARTMENT 25

Building Type	residential
Unit Name	66 Typical





APARTMENT 26

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

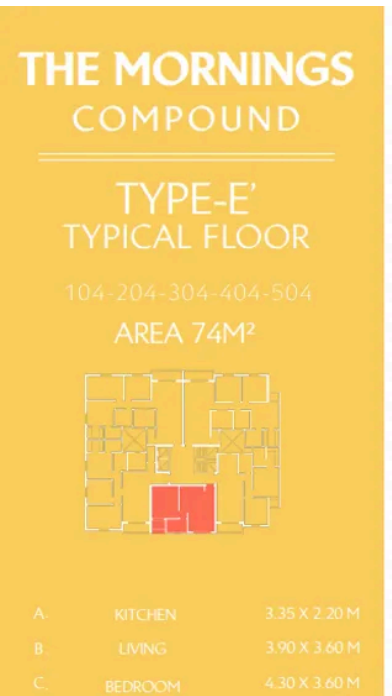


Nawy

CONTACT US

APARTMENT 26

Unit Name	74





APARTMENT 27

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 27

Unit Name 66 G





APARTMENT 28

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 28

Unit Name 110 G





APARTMENT 29

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 29

Unit Name 110 G





APARTMENT 30

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 30

Building Type	residential
Unit Name	115





APARTMENT 31

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

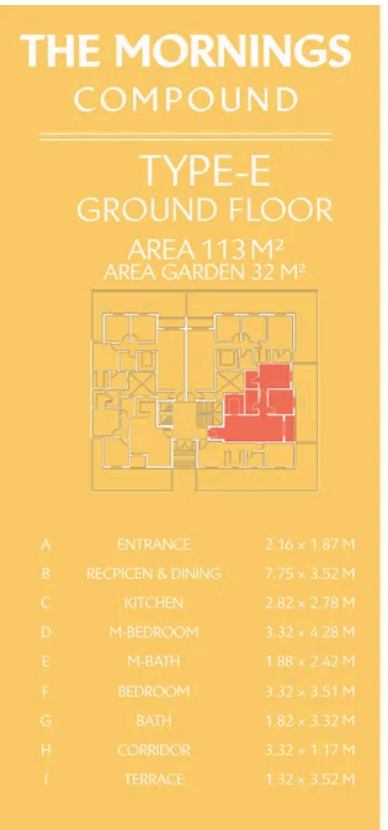


Nawy

CONTACT US

APARTMENT 31

Building Type	residential
Unit Name	apart 113 G
Total Area From	113
Total Area To	113





APARTMENT 32

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 32

Building Type	residential
Unit Name	apart 113 G
Total Area From	113
Total Area To	113



Nawy

CONTACT US

APARTMENT 33

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 33

Unit Name 118 G





APARTMENT 34

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 34

Building Type	residential
Unit Name	118





APARTMENT 35

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

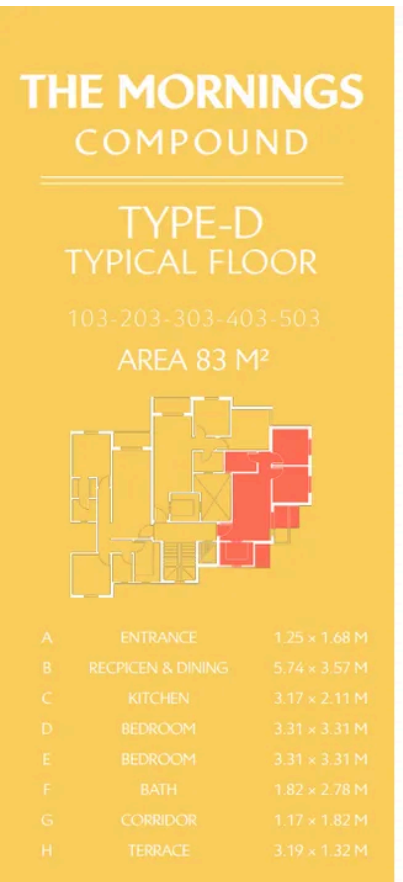


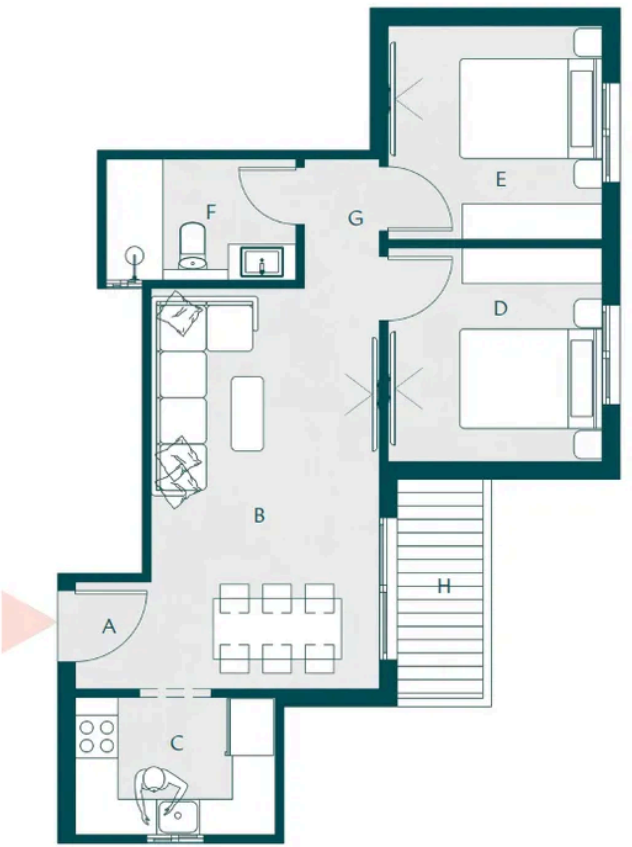
Nawy

CONTACT US

APARTMENT 35

Building Type	residential
Unit Name	83





APARTMENT 36

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

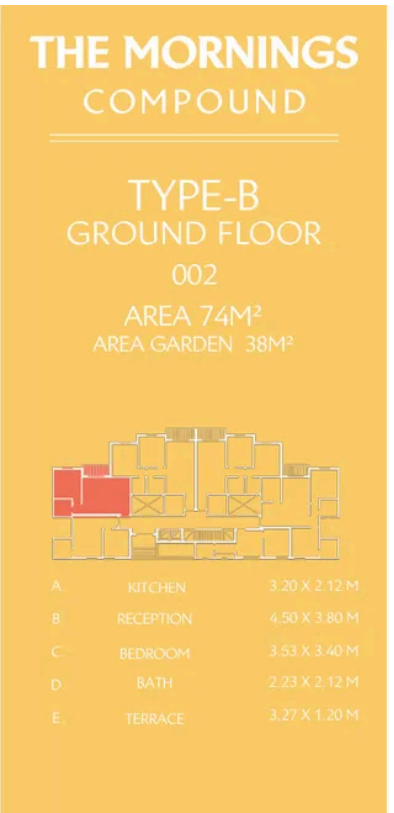


Nawy

CONTACT US

APARTMENT 36

Building Type	residential
Unit Name	apart 74 G
Total Area From	74
Total Area To	74





APARTMENT 37

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 37

Unit Name 72 G





APARTMENT 38

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 38

Unit Name 72 G





APARTMENT 39

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 39

Unit Name 126 G





APARTMENT 40

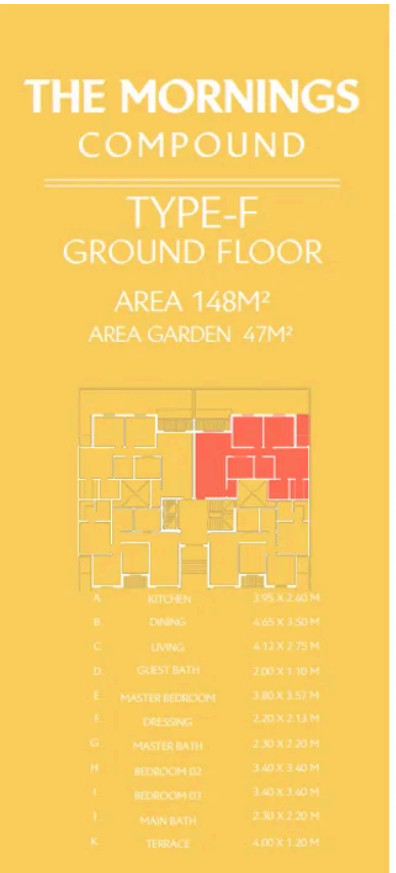
AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 40





APARTMENT 41

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

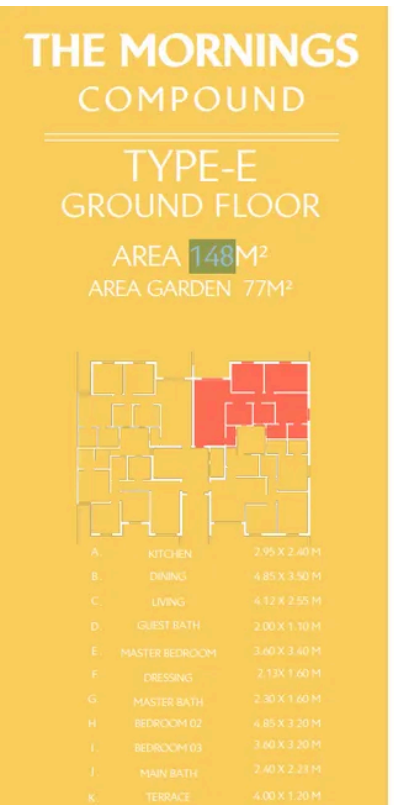


Nawy

CONTACT US

APARTMENT 41

Unit Name 148 G





APARTMENT 42

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 42

Building Type	residential
Unit Name	ap 146 G
Total Area From	146
Total Area To	146





APARTMENT 43

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 43

Building Type	residential
Unit Name	apart 147 G
Total Area From	147
Total Area To	147





Nawy

CONTACT US

APARTMENT 44

AREA ***148 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 44

Building Type	residential
Unit Name	apart 147 G
Total Area From	147
Total Area To	147





06

THE **AMENITIES**



BICYCLES LANES



JOGGING TRAIL



BUSINESS HUB



COMMERCIAL STRIP



MEDICAL CENTER



UNDERGROUND PARKING



CHILDREN'S PLAY AREA



SHARED GYM

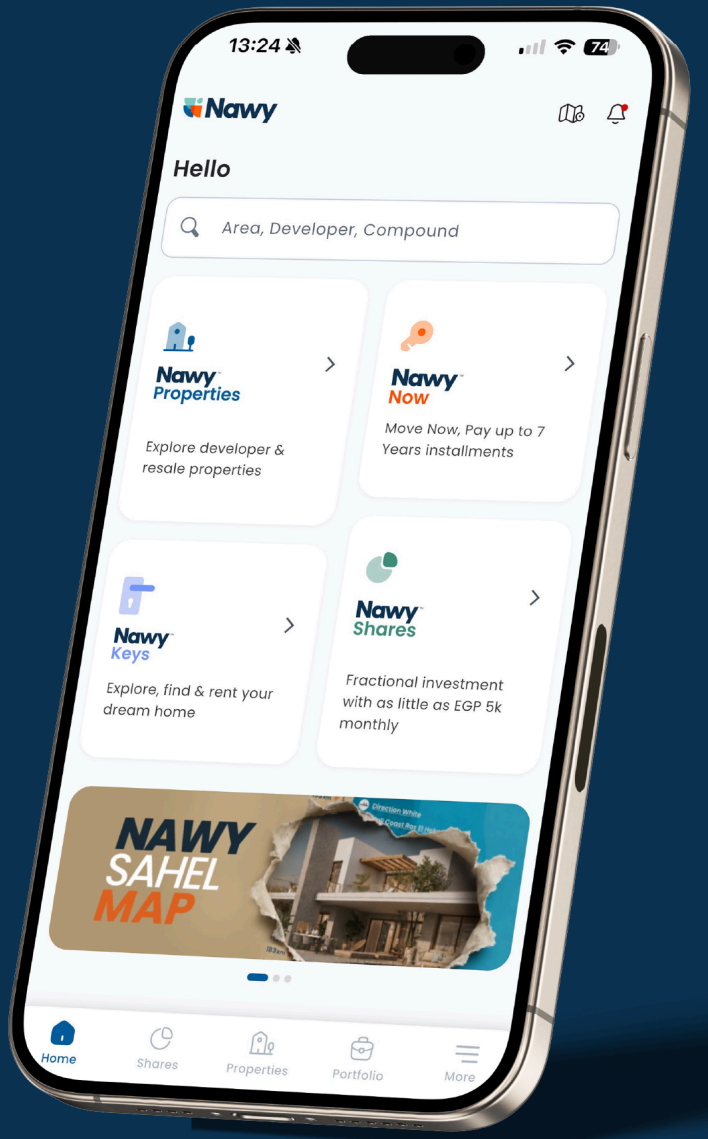
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