

VISION of GREATER CAIRO 2050

BACK TO GLORY DAYS...



Why Developing a Vision?

After being one of the top capitals in the Middle East, Cairo's ranking in a lot of aspects declined as a result of several problems such as:



1- High Density in the inner city



2- Traffic congestion



3- Environmental deterioration

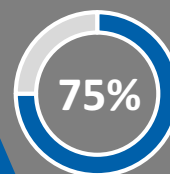
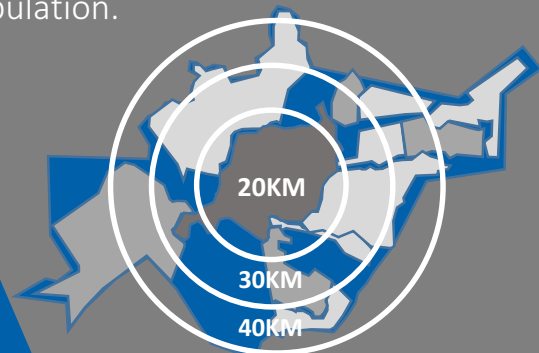


4- Informal Development

Problems & Challenges

Maldistribution of Population

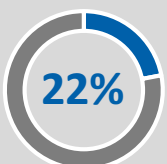
The problem is not the available area of GCR, but the maldistribution of the population.



Of GCR's population is condensed within 20Km diameter circle

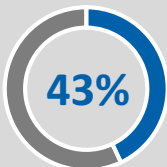
■ Population within 20km
■ Rest of GCR's population

Greater Cairo Region Encompasses:



of overall population in Egypt

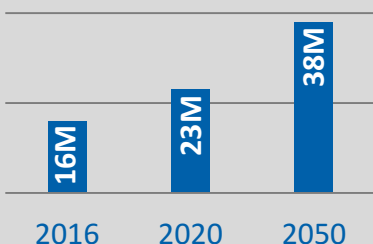
■ GCR ■ Rest of Egypt



of overall urban population in Egypt

■ GCR ■ Rest of Egypt

Projected population for GCR in 2050



The Target is limiting the population growth in GCR by 2050 to reach 30M ONLY instead of 38M

Greater Cairo Region

Development Direction

Different development direction approaches and visions should be clear to all inhabitants of Greater Cairo Region so they can also build a vision for their next movement steps and future settlement.

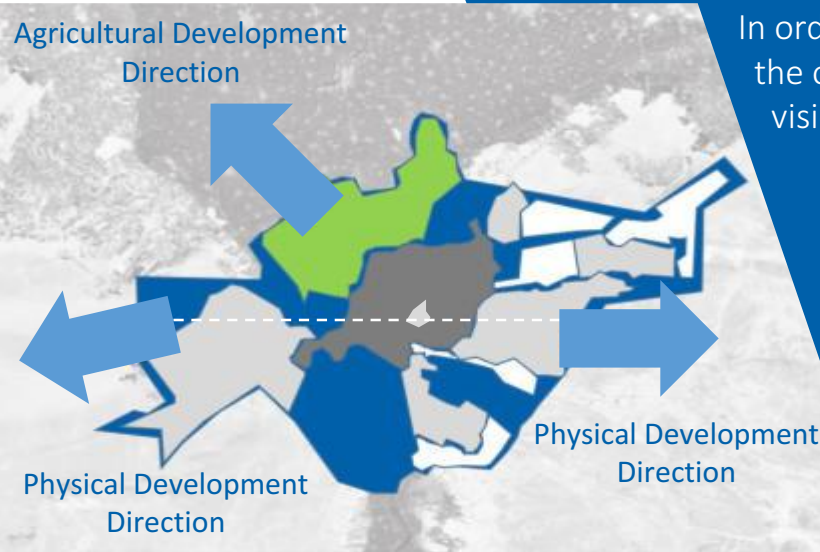
Main Concept

The main concept of the vision is developing new areas and cities to attract the population from middle Cairo and decrease the density in the inner city.

Redistribution of Population

In order to attract the population towards the outside of the inner city, Cairo 2050 vision included:

-  All housing types & categories
-  Diversity of job opportunities
-  New educational facilities
-  Transportation to link GCR
-  Parks and environmental friendly cities
-  Well distributed medical facilities
-  Tourism and hospitality
-  Entertainment & sports facilities



With the fast moving development strategy accompanied with less population density, new projects, and enough job opportunities it is projected for Cairo to reach its development goals and keep attracting new investors over and over.

It's time to catch the opportunity...

Coldwell Banker Commercial Advantage (CBC Advantage)

A full service commercial real estate company in Egypt, offering various investment services:

- | | | |
|--|--|---|
|  Market Research & Asset Valuation |  Development Management |  Investment Analysis |
|  Capital Services |  Acquisition & Disposition Services |  Corporate Services |
|  Distressed Assets |  Landlord Representation |  Tenant Representation |
|  Property Management |  Start-up and Small Businesses | |

For more details, please contact | **Sherif Hassan, Development Director**