



HASSAN ALLAM
PROPERTIES

The **WORLD** *of* **HAP**

CORPORATE PROFILE
2026 EDITION

The Luxury of Certainty



HAP AT A GLANCE

Since its inception in the 1990's, Hassan Allam Properties [HAP] has carved an enviable niche for itself as an exclusive boutique developer, building intimate communities where families always come first.

Originating as a trusted family-run business passed down through three generations, HAP draws on 80 years of development expertise to master the equation of private luxury and inviting hospitality going beyond just building homes.

Driven by a community-centric vision and a passion for individuality, the company boasts a wide diversified portfolio of first-class residential communities and vacation homes catering to families in search of exclusive experiences and private seaside getaways

throughout prime locations in Egypt.

Today, HAP prides itself as a leading real-estate developer in partnering with leading local and global names in the industry to transcend local boundaries, bringing its unique success formula to the region by transforming infinite landscapes into dream-like realities where families come together and homes come to life, while delivering the highest of standards that it's known for.

FACTS & FIGURES

 24,000

FAMILY MEMBERS

 25

YEARS of Community
Development

 25

COMMUNITIES

 1,000,000 SQM

DIVERSIFIED ASSET CLASSES

Retail • F&B • Hospitality • Office
Parks • Leisure Clubhouses • Sport &
Wellness

 20,000

HOMES Developed & Under
Development

 100,000 SQM

CRYSTAL LAGOONS

1936

The Birth of Hassan Allam
Construction in Egypt

1961

Nationalization of
Hassan Allam Construction

1972

The Birth of Hassan Allam
Sons for Construction

1999

The Birth of Hassan Allam
Properties



“THERE IS NO GREATER PLEASURE
THAN CRAFTING FAMILY-CENTRIC
COMMUNITIES WHERE HARMONY
AND EXCLUSIVITY TRANSLATE INTO
EVERYDAY LIFE.”

For three consecutive generations, Hassan Allam’s family attained a proud heritage in crafting exclusive communities where families come together to enjoy the finest luxuries of life. Starting from lifetime unions to new births, our handpicked communities exclusively grow in prime locations, welcoming neighbors who would soon form lasting friendships. The family-like ties and hassle-free lifestyles that bind them together add a whole new dimension, not only to the value of our lifetime properties, but also to the true essence of life. Welcome to Hassan Allam Properties’ circle of trust, where exclusivity, charm and harmony are synonymous with everyday life.

From our family to yours,

Mohamed Allam

MOHAMED ALLAM
VICE CHAIRMAN & CEO

PORTFOLIO EVOLUTION

LITTLE
VENICE

PHASE I
169,420 m²

SWANLAKE
KATAMEYA

462,600 m²

SWANLAKE
OCTOBER

201,000 m²

LITTLE
VENICE

PHASE III
607,566 m²

1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010

LITTLE
VENICE

PHASE II
169,420 m²

SEASONS
KATAMEYA

210,000 m²

PORTFOLIO EVOLUTION



PORTFOLIO EVOLUTION

SWANLAKE
NORTH COAST

PHASE IV | LAUNCH
336,000 m²

TWAINS

SLW | LAUNCH

KEYS 52

LAUNCH
4,799 m²

PARK
CENTRAL

MOSTAKBAL CITY | LAUNCH

VALLEY III
MOSTAKBAL
CITY

THE VALLEYS | NEW RELEASE

ENCORE
SWANLAKE
EL GOUNA

LAUNCH

2023

THE VALLEYS
MOSTAKBAL
CITY

465,040 m²

AMAIA

SLR | LAUNCH

SWANLAKE
RESIDENCES

SLR | NEW RELEASES

am:pm

SMALL OFFICES | NEW RELEASE

PARK 226
MOSTAKBAL
CITY

PHASE I I

VALLEY I & II
MOSTAKBAL
CITY

THE VALLEYS | LAUNCH

2024

2025



SWANLAKE *northcoast.*

SWANLAKE *october.*

SWANLAKE *west.*

SWANLAKE *katameya.*

Seasons
KATAMEYA

KEYS/52

HAPTOWN
Mostakbal City

The Valleys

PARKCENTRAL

parkview
KATAMEYA

Little Venice
GOLF RESORT
Ain Sokhna

SWANLAKE *residences.*

The SCARLET *The* IRIS

The GISELLE *The* AMAIA

The PHOENIX *The* SELINA

am:pm

KODE™

ENCORE
SWANLAKE *el gouna.*

SWANLAKE *el gouna.*

SECTION 01

CORPORATE PROFILE

2026 EDITION

OUR PORTFOLIO

OUR COMMUNITIES

SWANLAKE*west.*

SWANLAKE*northcoast.*

SWANLAKE*residences.*

SWANLAKE*katameya.*

SWANLAKE*october.*

SWANLAKE*el gouna.*



OUR COMMUNITIES

parkview
KATAMEYA

Seasons
KATAMEYA

KEYS/52
THE KEYS

HAPTOWN
Mošakbal Cîty

The Valleys
Mošakbal Cîty

PARKCENTRAL
Mošakbal Cîty

ENCORE
SWANLAKE *el gouna.*

Little Venice
GOLF RESORT
Ain Sokhna



OUR COMMUNITIES

parkview
HAPTOWN Mostkbal City

Seasons
HAPTOWN Mostkbal City

Park²²⁶
HAPTOWN Mostkbal City

The
S C A R L E T

The
G I S E L L E

The
S E L I N A

The
A M A I A

The
I R I S

The
P H O E N I X



MIXED USE DESTINATIONS

am:pm | SWANLAKE *residences.*

BOOMERANG
SWANLAKE *west.*

XCHANGE™
HAPTOWN MOSTKBAL CITY.



SECTION 01

CORPORATE PROFILE

2026 EDITION

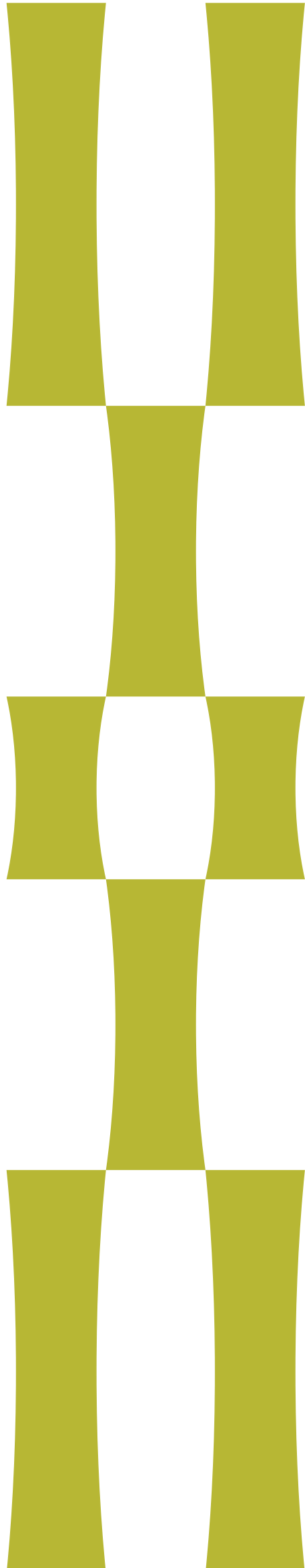


HASSAN ALLAM
PROPERTIES

IN THE CITY

A wide-angle photograph of a golf course during the day. In the foreground, a winding, light-blue water feature flows through a lush green landscape. The water reflects the sky and the surrounding trees. To the left, a tall palm tree stands prominently. In the background, a large, multi-story clubhouse with a red-tiled roof is visible, surrounded by numerous palm trees and other tropical vegetation. The sky is a pale blue with soft, wispy clouds. The overall atmosphere is serene and well-maintained.

SWANLAKE *october.*



SWANLAKE *october.*

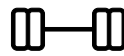
OVERVIEW

Renowned for its nature inspired layout, SwanLake October is an oasis of calm for families and young couples in search of peace yet wish to be close to city life. Planned and designed by architect Shehab Mazhar and landscaped by world renowned firm Belt Collins, the project is HAP's first luxury community crowning the suburb of West Cairo.

AMENITIES & FACILITES



RESTAURANTS



GYM



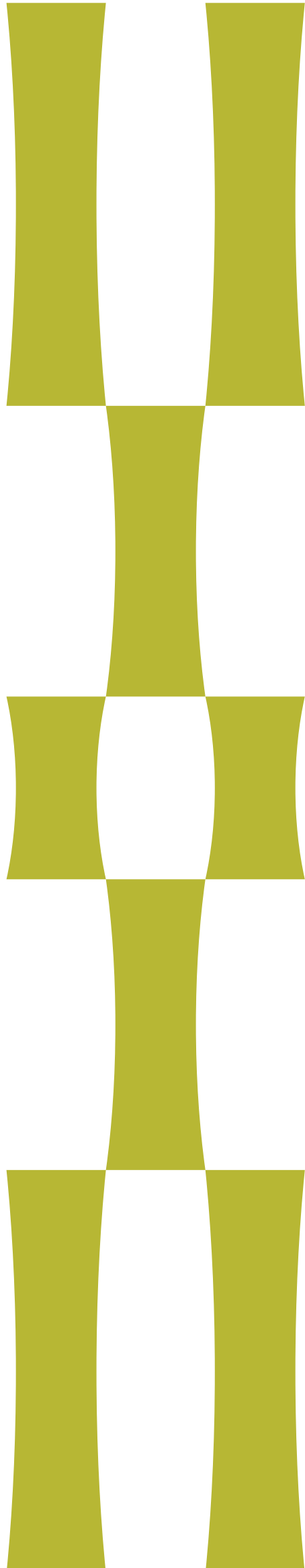
SWIMMING POOL



SPA



TENNIS ACADEMY



SWANLAKE *october.* LOCATION MAP



SWANLAKE *october.* A FLAVOR OF REALITY



SWANLAKE *october.* A FLAVOR OF REALITY



SWANLAKE *october.* A FLAVOR OF REALITY



SWANLAKE *october.* A FLAVOR OF REALITY

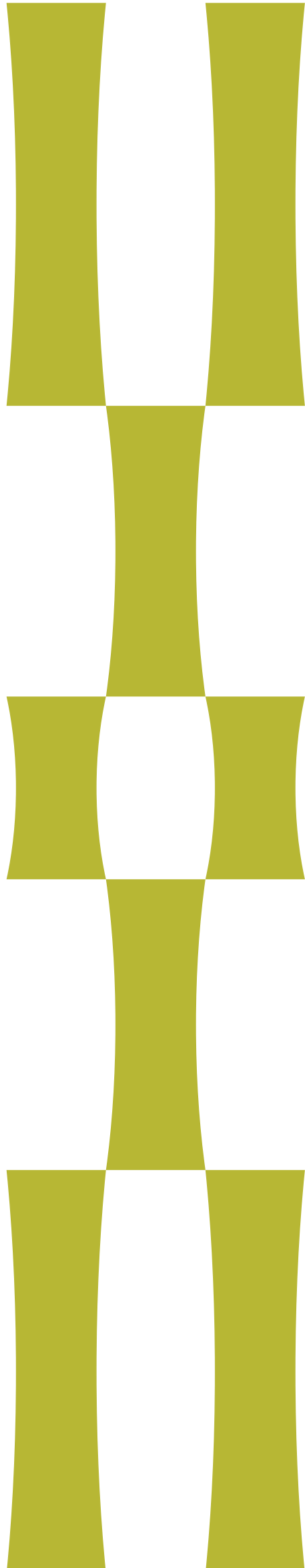


SWANLAKE *october.* CLUBHOUSE - A FLAVOR OF REALITY





SWANLAKE *katameya.*



SWANLAKE *katameya.*

OVERVIEW

Conceived in cooperation with world renowned hospitality and leisure designers Wimberly Allison Tong & Goo (WATG) and Belt Collins Landscaping Design Firm, SwanLake Katameya is one of East Cairo's first picturesque getaways, blending unparalleled privacy with worlds of excitement as diverse and colorful as its leisure facilities.

AMENITIES & FACILITES



SPORTS & FITNESS



KIDS PLAYING AREA



RESTAURANT & FINE DINNING



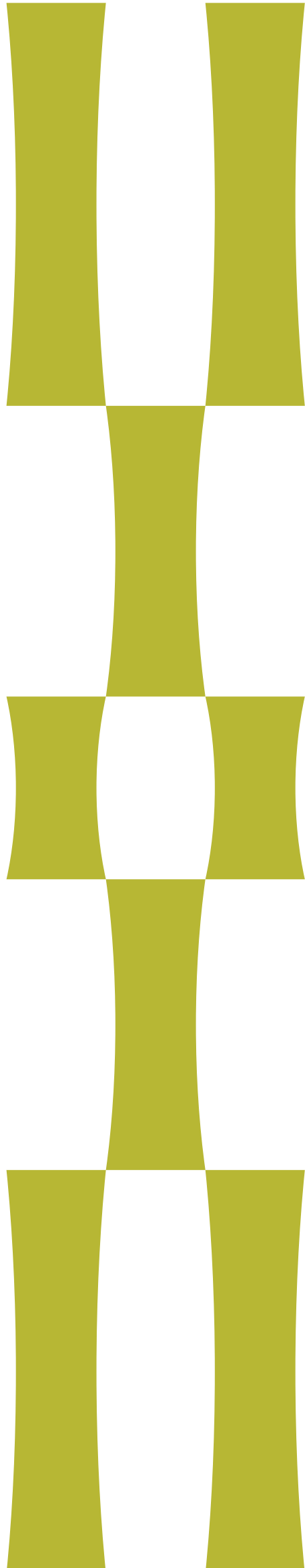
PARK



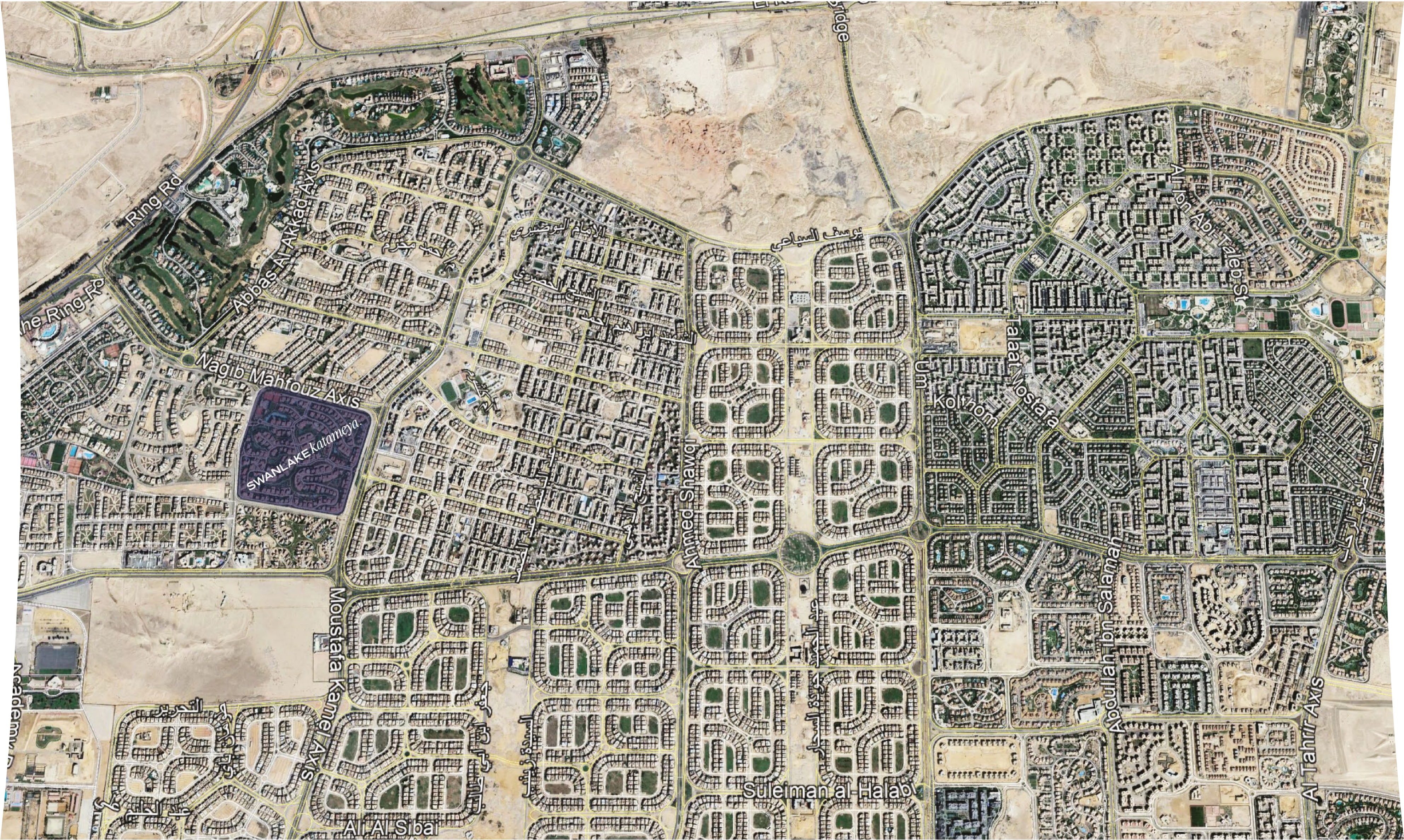
SOCCER ACADEMY



TENNIS ACADEMY



SWANLAKE *katameya*. LOCATION MAP



SWANLAKE *katameya.* A FLAVOR OF REALITY



SWANLAKE *katameya.* A FLAVOR OF REALITY



SWANLAKE *katameya.* A FLAVOR OF REALITY



SWANLAKE *katameya.* CLUBHOUSE - A FLAVOR OF REALITY

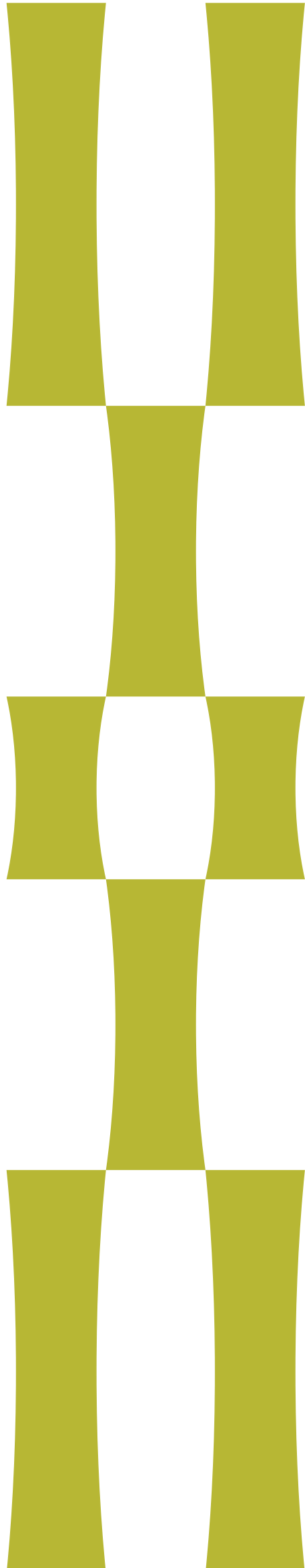


SWANLAKE *katameya.* CLUBHOUSE - A FLAVOR OF REALITY



A night-time photograph of a modern outdoor swimming pool at Parkview Katameya. The pool is illuminated with bright blue lights, creating a vibrant glow. It is surrounded by lush tropical landscaping, including several tall palm trees and various shrubs. To the left, there is a covered wooden pergola with warm lighting. The sky is a deep twilight blue. The overall atmosphere is serene and luxurious.

parkview
KATAMEYA



parkview

KATAMEYA

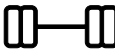
OVERVIEW

Designed by Egypt's leading architect Shehab Mazhar, ParkView infuses the best of nature with contemporary elegance, offering an abundance of luxury facilities to complement the lives of families with children.

AMENITIES & FACILITES



RESTAURANTS



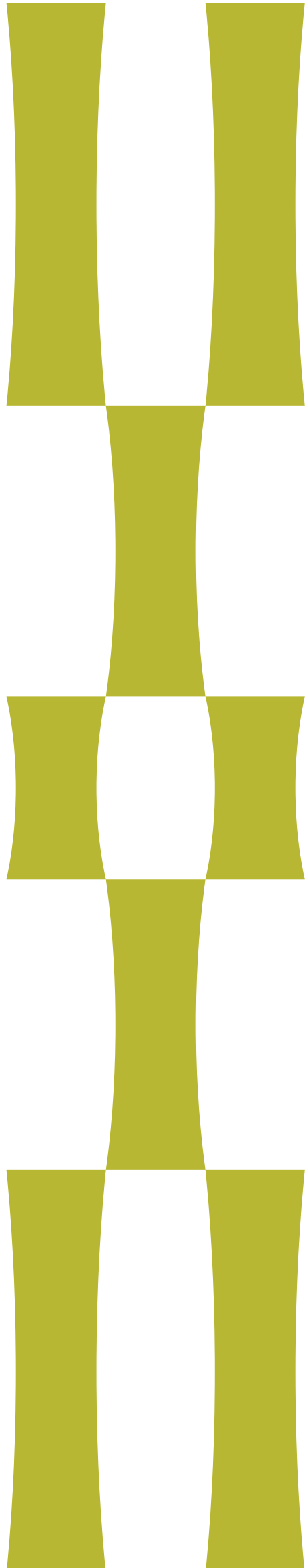
GYM



SWIMMING POOL



LOUNGE













An aerial photograph of a lush resort garden. A large, winding pond with a light blue-green hue is the central feature, bordered by manicured green lawns. Numerous palm trees are scattered throughout the landscape, some with vibrant purple and pink flowering branches. A small, square gazebo with a tiled roof sits on a grassy area near the pond. In the foreground, a stone staircase leads down from a paved area towards the water. The background shows a residential area with buildings under a clear blue sky. A decorative header with vertical tan and white stripes is at the top of the image.

Seasons

KATAMEYA

Seasons

KATAMEYA

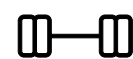
OVERVIEW

Dedicating 85% of its 50 acres to lush spaces and breath-taking landscapes, Seasons Residence is Katameya's tranquil haven for families who wish to enjoy nature yet have easy access to city life. Created in partnership with acclaimed architect Shehab Mazhar and International Landscape specialists Belt Collins, the project is inspired by the traditional Spanish Style.

AMENITIES & FACILITES



RESTAURANTS



GYM



SWIMMING POOL











KEYS/52

THE KEYS

KEYS/52

KEYS/52

THE KEYS

OVERVIEW

Introducing The Keys Edition by Hassan Allam Properties. A truly exclusive collection of boutique communities strategically located within Egypt’s most sought-after addresses.
A new, serviced, residential, boutique lifestyle is about to enter Egypt’s market and it’s all starting through Hassan Allam Properties.

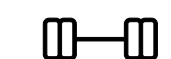
AMENITIES & FACILITES



LAUNDRY



HOUSE KEEPING



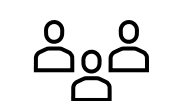
ROOF GYM



COLD KITCHEN



SECURITY SERVICES



CO-WORKING SPACE









HAPTOWN

Mostakbal City

HAPTOWN

Mostakbal City

OVERVIEW

Building on the well-established equity and sturdy awareness coloring our flagship projects, HAP combined them into one well interwoven town center; HAPTOWN in Mostakbal City. Primely located in Mostakbal City, HAPTOWN emerges with unmatched suburban convenience into a distinct, intimate and vibrant town sprawling over 1,021,902 sqm. The town offers a world-class range of contemporary townhomes and sophisticated apartments, designed by CallisonRTKL, and elegant villas, designed by the Egyptian acclaimed architects, Alchemy, HAPTOWN allows its residents to work, live and play. Each phase of HAPTOWN represents a stand-alone project that is unique in character and design within the broader gates of a master development.

AMENITIES & FACILITIES



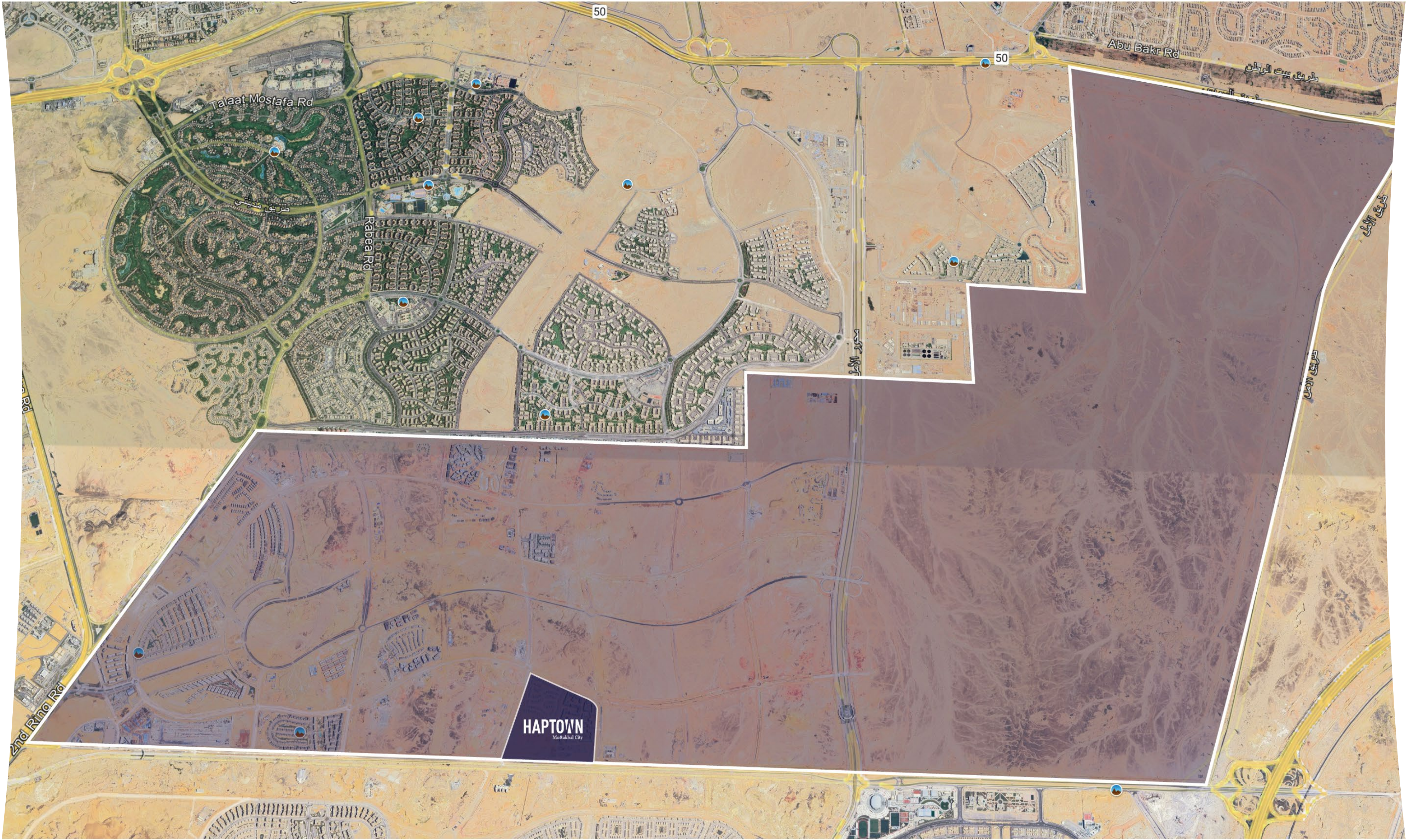
130,000 SQM BREATHING OPEN SPACE.



7.5 KM BICYCLE AND PEDESTRIAN PATHS.



70,979.30 SQM OF SERVICES AREA; SPORTS CLUB, COMMERCIAL DISTRICT & BUSINESS PARK.



Seasons
HAPTOWN Mostkbal City

HAPTOWN
Mostkbal City

A FLAVOR OF THE DESIGN



Seasons
HAPTOWN Mostkbal City

HAPTOWN
Mostkbal City

A FLAVOR OF THE DESIGN



parkview
HAPTOWN Mostkbal City

HAPTOWN
Mostkbal City

A FLAVOR OF THE DESIGN



Park ²²⁶
HAPTOWN Mostkbal City

HAPTOWN
Mostkbal City

A FLAVOR OF THE DESIGN







The Valleys

Mostakbal City

The Valleys

Mostakbal City

OVERVIEW

An exclusive low rise boutique development at Mostakbal City. The Valleys; a haven where convenience meets tranquility. Nestled into the sought-after neighbourhood of Mostakbal City, The Valleys offers a tranquil haven amidst the vibrant capital lights. Stretched across 465,040 sqm, this boutique community is set to house over 600 exclusive low-rise residences offering a range of stand-alone villas, twin villas and townhomes.

AMENITIES & FACILITES



THE TREEHOUSE



GRILLS & BRANCHES



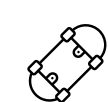
CAMP NEST



KITCHEN GARDEN



WELLNESS WILLOWS



THRILLVILLE



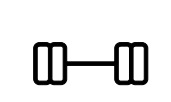
HARMONY PARK



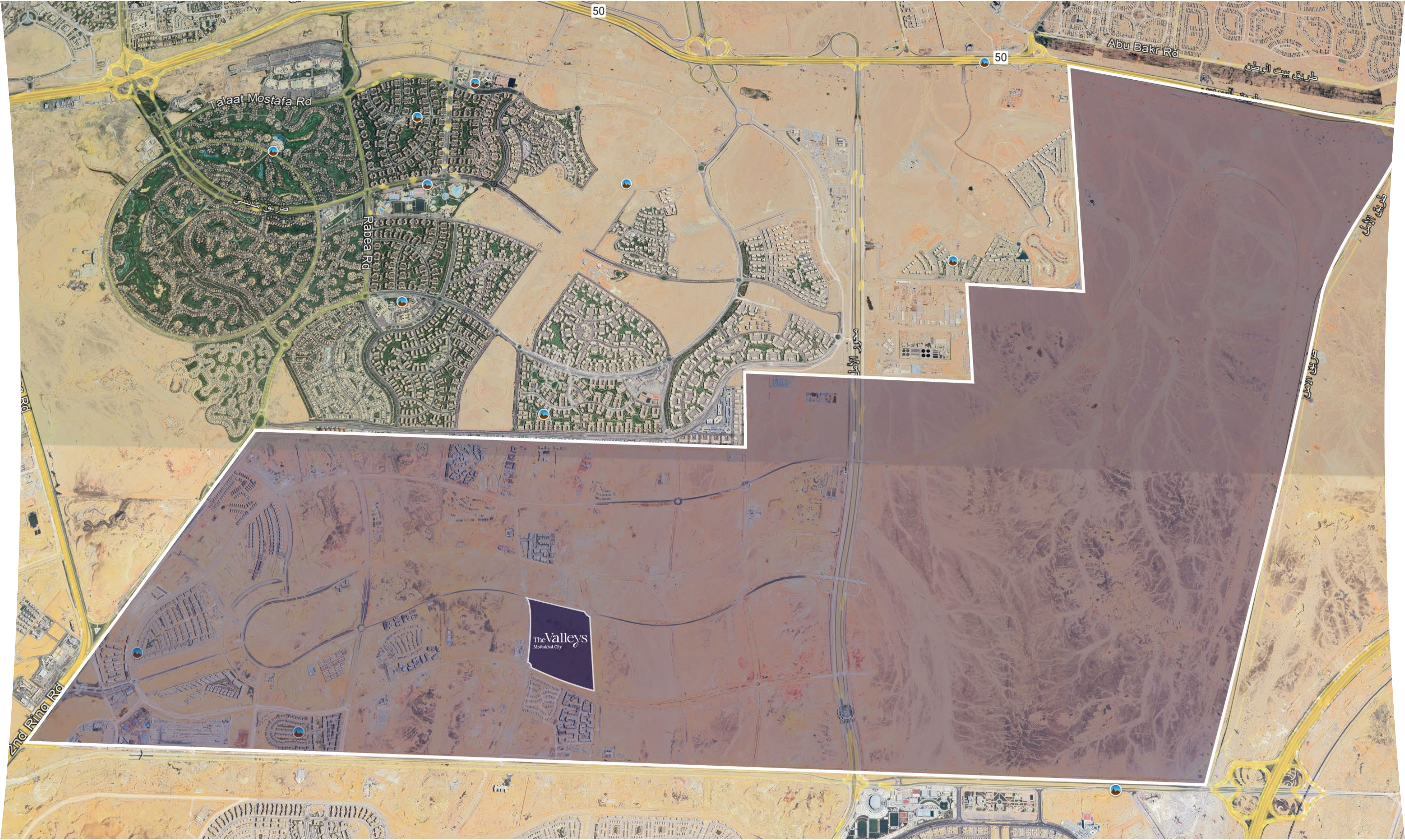
TRACKS & TREES



PAW LAND



FITNEST









An architectural rendering of a modern residential complex at dusk. The scene features two large, multi-story apartment buildings with balconies, some of which are lit up. In the foreground, there is a large, winding water feature with a small waterfall and a wooden deck area. The area is landscaped with green lawns, trees, and pathways. The overall atmosphere is serene and modern.

PARK CENTRAL

MoStakbal City

PARK CENTRAL

Mostakbal City

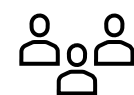
OVERVIEW

Hassan Allam Properties embarks on an exciting new chapter by expanding its footprint in Mostakbal City, transforming the urban landscape into an ever-green paradise to call home. Following the remarkable success of its mixed-use developments, Haptown and The Valleys, HAP is proud to present a regenerative living experience where community and modern urbanity converge in nature's embrace.

Inspired by the Central Park experience of NYC, Park Central is anchored around an extensive mega green body—an expansive natural spine featuring a huge central park, inclusive of multiple experiential nodes.

Master-planned with walkability in mind, Park Central provides more than 129,500 sqm for accessible recreation and leisurely strolls in lush green scapes, interconnected via a 4 km spinal promenade, not only acting as a revitalizing lung for the entire destination, but also as a vibrant community magnet, hosting outdoor activities of all kinds. With an eye on innovation, Park Central promises an unrivaled collection of living spaces with different unit types and sizes to live up to modern-day aspirations.

AMENITIES & FACILITIES



COMMUNITY CENTERS



OUTDOOR WORKOUT SPACE.













The
Signatures

PARKCENTRAL
Mostakbal City

A FLAVOR OF THE DESIGN



The
Signatures

PARK CENTRAL
Moštakbal City

A FLAVOR OF THE DESIGN



The
Signatures

PARKCENTRAL
Moštakbal City

A FLAVOR OF THE DESIGN



The
Signatures

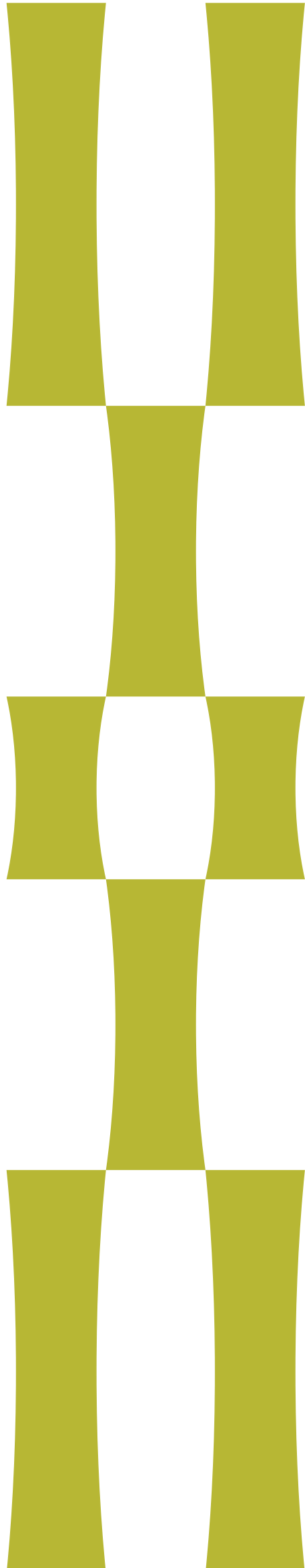
PARK CENTRAL
Moštakbal City

A FLAVOR OF THE DESIGN





SWANLAKE *residences.*



SWANLAKE *residences.*

OVERVIEW

Situated in Cairo's prestigious east side, SwanLake Residences [SLR] - New Cairo evokes ultra-premium lifestyles in close proximity to the capital's prime destinations. Far from the city's noise and crowds, SwanLake Residences features niche settings that spread across lush landscapes and select luxuries. Sprawling over 454 feddans, SLR is home to 12 exclusively gated projects which come together in one high-end center point to ultimately revive Cairo's favorite east side. SLR has planned for its very own Champs-Élysées, am:pm East Cairo's most integrated destination. am:pm is home to state-of-the-art office park, hand-picked retail, hospitality healthcare and fitness facilities, along 1.4 Km pleasurable pedestrian promenade.

AMENITIES & FACILITIES



OFFICE PARK



ENTERTAINMENT AND
LEISURE COMPONENT



RETAIL HUB



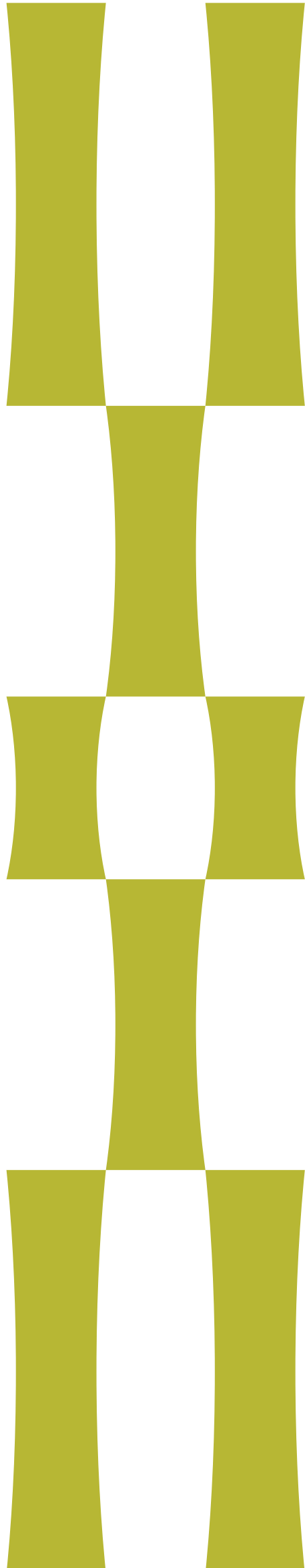
FITNESS FACILITY



HEALTHCARE FACILITY



HOSPITALITY





The
SCARLET | **SWANLAKE** *residences.* A FLAVOR OF REALITY







The
SELINA

| **SWANLAKE** *residences.* A FLAVOR OF THE DESIGN



The
SELINA

SWANLAKE *residences.* A FLAVOR OF THE DESIGN



The
A M A I A

SWANLAKE *residences.*

A FLAVOR OF THE DESIGN



The
A M A I A

SWANLAKE *residences.*

A FLAVOR OF THE DESIGN



THE
SIGNATURES

The
A M A I A

SWANLAKE *residences.*

A FLAVOR OF THE DESIGN



THE
SOLOS





The
PHOENIX

SWANLAKE *residences.* A FLAVOR OF THE DESIGN



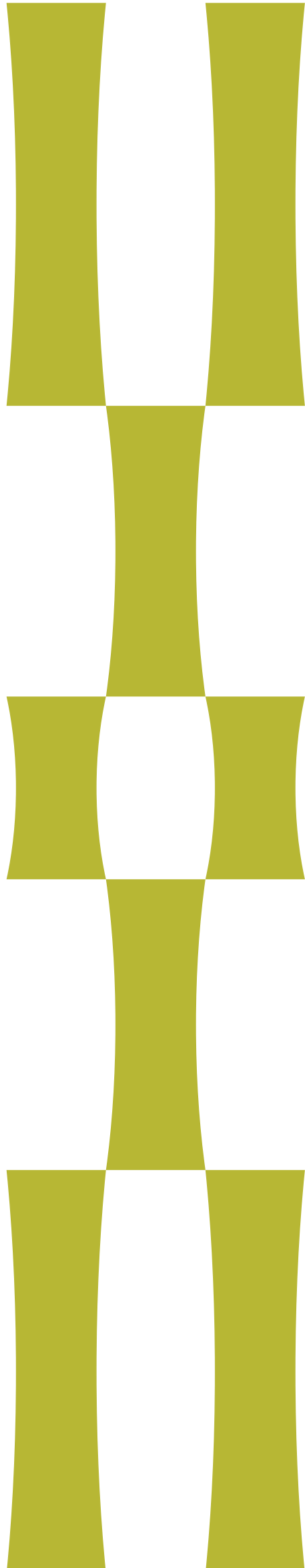
The
PHOENIX

SWANLAKE *residences.* A FLAVOR OF THE DESIGN



A modern two-story house with a swimming pool and outdoor lounge area. The house features large glass windows and a balcony with a glass railing. The pool is in the foreground, and there is a lounge area with sofas and chairs. The text "SWANLAKE *west.*" is overlaid on the image.

SWANLAKE *west.*



SWANLAKE *west.*

OVERVIEW

Spread over 173 feddans, SLW is master-planned by the renowned EDSA, SLW was created to encompass four breathtaking residential villages, seamlessly spread out across varying elevations, taking advantage of the land's natural topography and boasting the project over upper and lower plateaus. SLW includes dramatic topography, with an upper plateau that sharply falls 20-30 meters in the center of the site to meet the lower grades on adjacent roads. The upper plateau, especially on the southern part of the property, enjoys uninterrupted views towards the Pyramids.

Masterfully curated by the reputable LW, an award-winning consultant, and the designers of CITY WALK Dubai. Each residential village speaks out with unique character, featuring modern seamless sharp clean lines reflecting resort-inspired color schemes and luxurious comfort; collectively representing a unified sense of character and aesthetic naturally blending materials and earthy color palettes to organically infuse and integrate with SLW's outdoor living.

AMENITIES & FACILITES



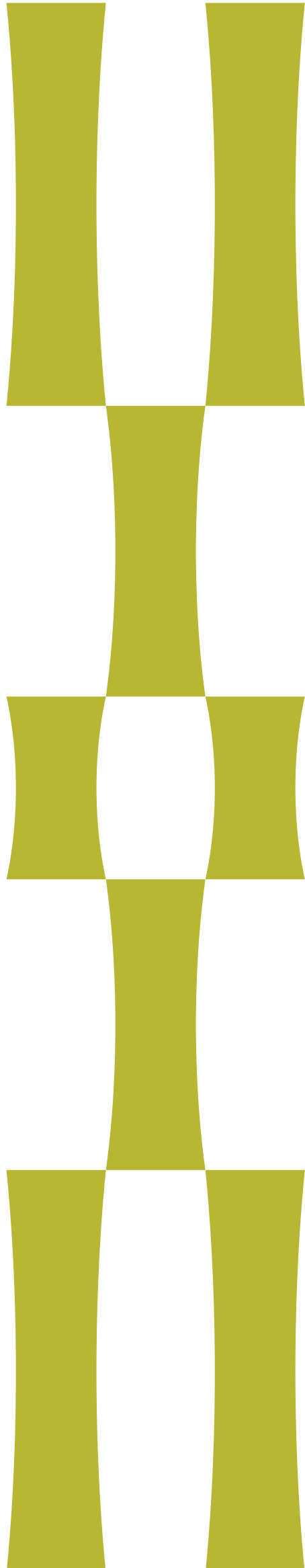
ENTERTAINMENT AND
LEISURE COMPONENT



RETAIL HUB



BOUTIQUE HOTEL



SWANLAKE*west.* LOCATION MAP



SWANLAKE*west.* A FLAVOR OF THE DESIGN



THE SIGNATURES
ONE STORY VILLA

SWANLAKE*west.* A FLAVOR OF THE DESIGN



THE SIGNATURES
ONE STORY TWIN VILLA

SWANLAKE*west.* A FLAVOR OF THE DESIGN



SKYWARD LOFTS
LOFT VILLA

SWANLAKE*west.* A FLAVOR OF THE DESIGN



SKYWARD LOFTS
LOFT VILLA

SWANLAKE*west.* A FLAVOR OF THE DESIGN



SKYWARD LOFTS
LOFT TWIN VILLAA

SWANLAKE*west.* A FLAVOR OF THE DESIGN



AN ODE TO ACCESSIBLE
LUXURY TOWNHOME

SWANLAKE*west.* A FLAVOR OF THE DESIGN



AN ODE TO ACCESSIBLE
LUXURY TOWNHOME

SWANLAKE*west.* A FLAVOR OF THE DESIGN



THE SHIMMERS RESIDENCES
LAGOON APARTMENTS

SWANLAKE*west.* A FLAVOR OF THE DESIGN



THE SHIMMERS RESIDENCES
LAGOON APARTMENTS

SWANLAKE*west.* A FLAVOR OF THE DESIGN



THE
TWAIN
RESIDENCES

SWANLAKE*west.* A FLAVOR OF THE DESIGN





THE
MONOS
LUXURY APARTMENTS

SWANLAKE *west.* A FLAVOR OF THE DESIGN





SECTION 01

CORPORATE PROFILE

2026 EDITION

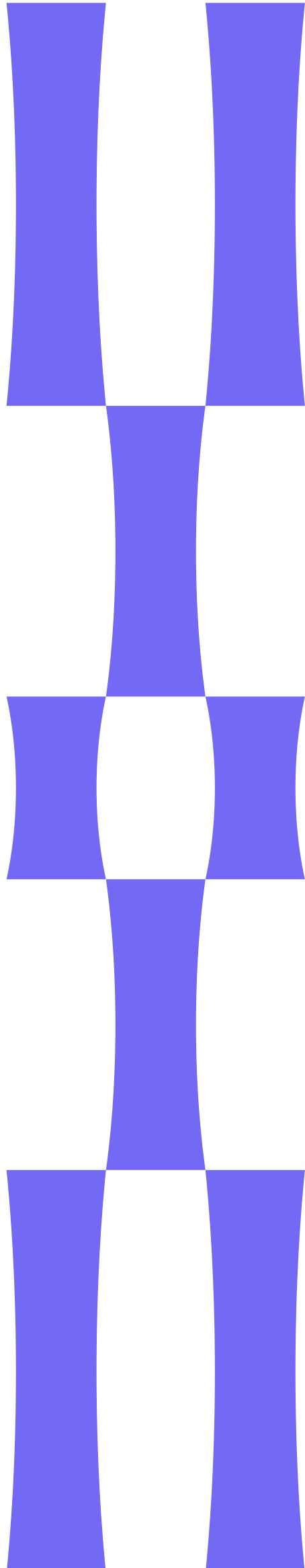


HASSAN ALLAM
PROPERTIES

BY THE SEA



SWANLAKE *northcoast.*



SWANLAKE *northcoast.*

OVERVIEW

Spot on the Mediterranean coastline, SwanLake North Coast infuses the lushness of tropical landscapes with sparkling lagoons to become Egypt's new beach destination rivaling any world-class resort. The project is home to 674 summer homes and 276 sea cabanas in addition to staff housing rooms. The project runs on a beachfront of 511 meters.

AMENITIES & FACILITES



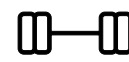
CLUBHOUSE



MEDICAL FACILITY



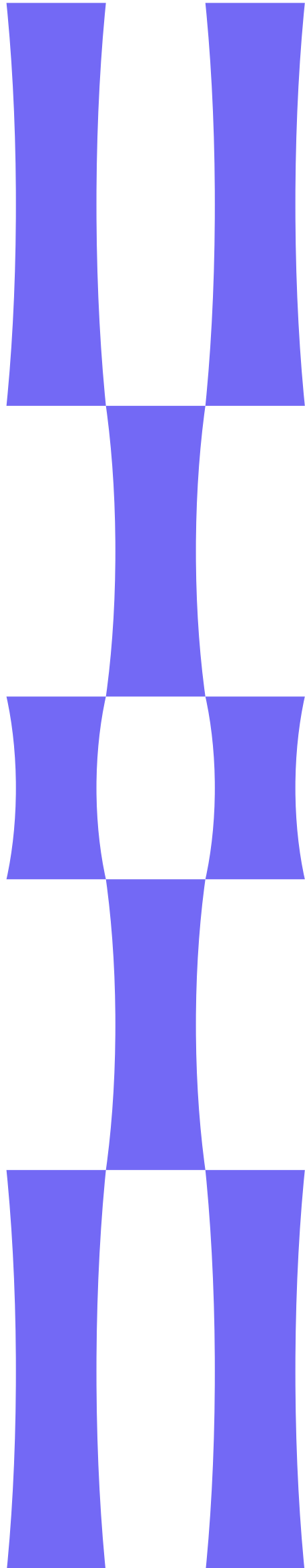
CRYSTAL LAGOONS



GYM & BEACH
SPORTS PAD



RETAIL AND F&B







SWANLAKE *northcoast.* A FLAVOR OF REALITY



SWANLAKE *northcoast.* A FLAVOR OF REALITY





SWANLAKE *northcoast.* A FLAVOR OF REALITY

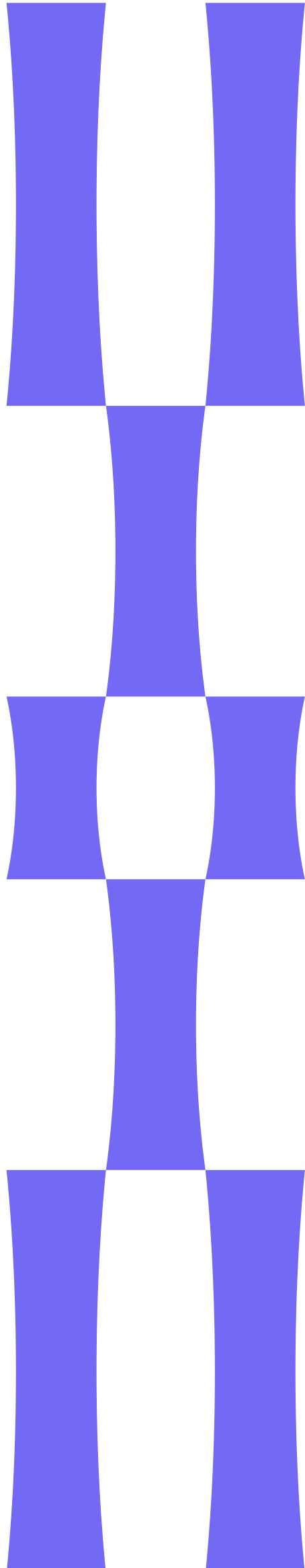


SWANLAKE *northcoast.* A FLAVOR OF REALITY





SWANLAKE *el gouna.*



SWANLAKE *el gouna.*

OVERVIEW

A dream-like reality where Greek Cycladic houses of beautiful eccentricity proudly stand as statements of architectural brilliance, blending in absolute harmony with white sandy beaches, sun-kissed roof tops and undulating greens. SwanLake is El Gouna's new socially spirited world offering premium amenities and memorable experiences not offered elsewhere. SLG is home to 315 condos. The development runs on a waterfront of crystal lagoon.

AMENITIES & FACILITES



CLUBHOUSE



CRYSTAL LAGOONS



RESTAURANT & FINE DINNING



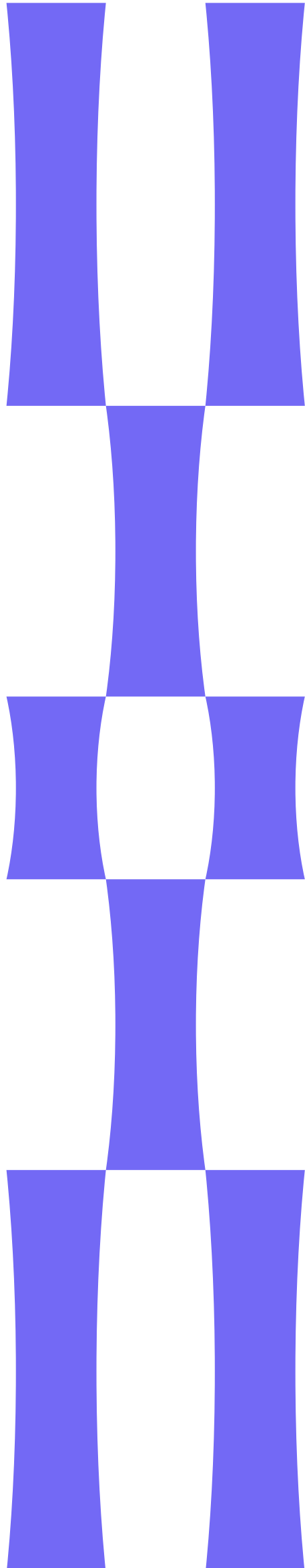
SPA



BEACH BAR



GYM



SWANLAKE *el gouna.* LOCATION MAP



SWANLAKE *el gouna.* A FLAVOR OF REALITY



SWANLAKE *el gouna.* A FLAVOR OF REALITY



SWANLAKE *el gouna.* A FLAVOR OF REALITY



SWANLAKE *el gouna.* A FLAVOR OF REALITY



SWANLAKE *el gouna.* A FLAVOR OF REALITY



ENCORE

SWANLAKE *el gouna.*

ENCORE
SWANLAKE *el gouna.*

ENCORE

SWANLAKE *el gouna.*

OVERVIEW

After the resounding success of SwanLake El Gouna, Hassan Allam Properties (HAP) is poised to make waves once again with its latest masterpiece Encore - SwanLake El Gouna: a picturesque waterfront lifestyle, promising to immerse natives in shimmering turquoise crystal clear waters, perfected by a pristine sandy beach, straight at their door. With an eye on Greek-inspired design and a commitment to expand with another timeless community atmosphere, Encore - SwanLake El Gouna aims to create not just private homes of utmost exclusivity, but a liberating escape for those wishing to disconnect and relax where possibilities are infinite. This radiant destination seamlessly blends urban convenience with the tranquillity of lagoon-front living, spanning an impressive 15,000 sqm.

AMENITIES & FACILITES



CLUBHOUSE



CRYSTAL LAGOONS



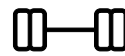
RESTAURANT & FINE DINNING



SPA



BEACH BAR



GYM



ENCORE

A FLAVOR OF THE DESIGN

SWANLAKE el gouma.



ENCORE
SWANLAKE el gouna.

A FLAVOR OF THE DESIGN



ENCORE

A FLAVOR OF THE DESIGN

SWANLAKE el gouma.



An aerial photograph of the Little Venice Golf Resort in Ain Sokhna. The image shows a lush green golf course with a winding blue water feature in the center. Numerous palm trees are scattered throughout the landscape, particularly along the edges of the course and around the resort buildings. In the foreground, there are several modern, multi-story resort buildings with light-colored facades and red-tiled roofs. The overall scene is bright and sunny, with clear shadows cast by the trees and buildings.

Little Venice

GOLF RESORT

Ain Sokhna

Little Venice

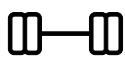
GOLF RESORT

Ain Sokhna

OVERVIEW

Situated in Ain El Sokhna just an hour drive from Cairo, The Little Venice Golf Resort boasts panoramic sea and garden views, complimented by tranquil water features and first-class amenities. Designed by world-renowned Magnum Enterprise, the resort is an exclusive holiday destination not only offering world-class accommodation at Jaz Hotel, but also an iconic 9-hole golf course designed by world specialists Sanford Golf Designs.

AMENITIES & FACILITES



GYM



GOLF COURSE



RESTAURANT & FINE DINNING



SWIMMING POOL



SPA



BEACH BAR



KIDS PLAYGROUND



BOUTIQUE HOTEL





SECTION 01

CORPORATE PROFILE

2026 EDITION

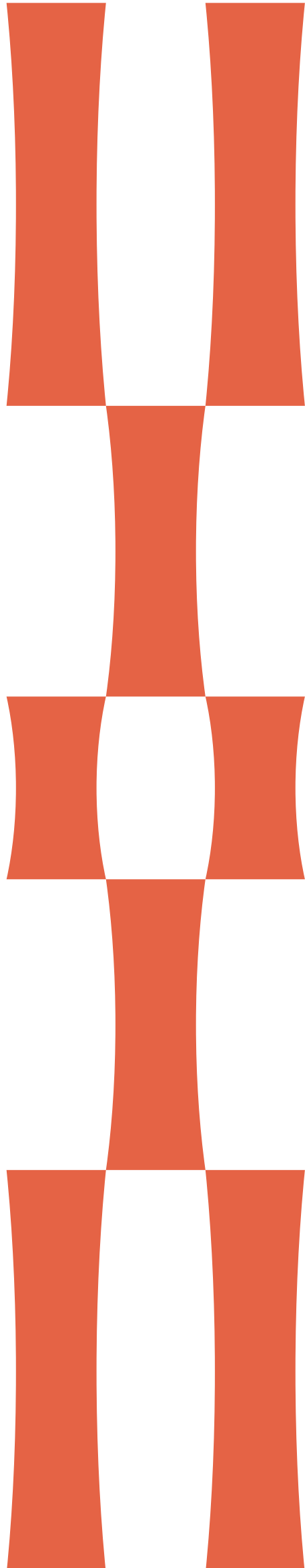


HASSAN ALLAM
PROPERTIES

COMMERCIAL PROPERTIES



am:pm



am:pm

OVERVIEW

Boasted over 161,000 sqm, am:pm is HAP's innovative brainchild, crowning a prime location in the heart of its flagship mixed use development SwanLake Residences - New Cairo [SLR]. Building on its top-class offerings, am:pm brings to fruition a signature one stop destination, combining vital ingredients such as business, retail, and leisure to creatively cater to the ever-changing needs of contemporary lifestyles.

Suitable to work in cutting edge settings over (190,000 sqm Office Park) or socialize in an uplifting destination across (1.4 km promenade) or play all day and unwind in a naturally inviting world (40,000 sqm retail hub), am:pm is a wanderer's delight inspiring creativity, social interaction, art curation and an intimate sense of community by offering every sought-after experience.

AMENITIES & FACILITES



OFFICE PARK



RETAIL HUB



HEALTHCARE FACILITY



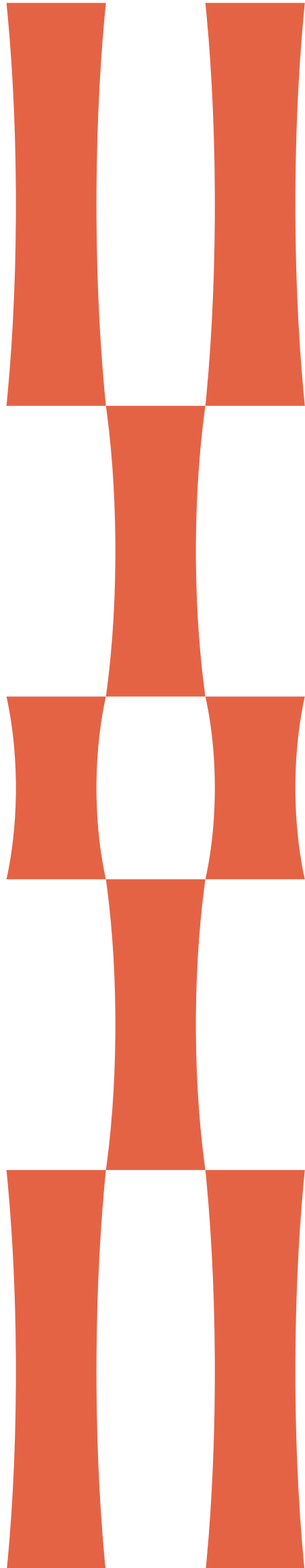
ENTERTAINMENT AND
LEISURE COMPONENT



FITNESS FACILITY



HOSPITALITY



am:pm

| SWANLAKE *residences.*

A FLAVOR OF THE DESIGN



am:pm

| **SWANLAKE***residences.*

A FLAVOR OF THE DESIGN



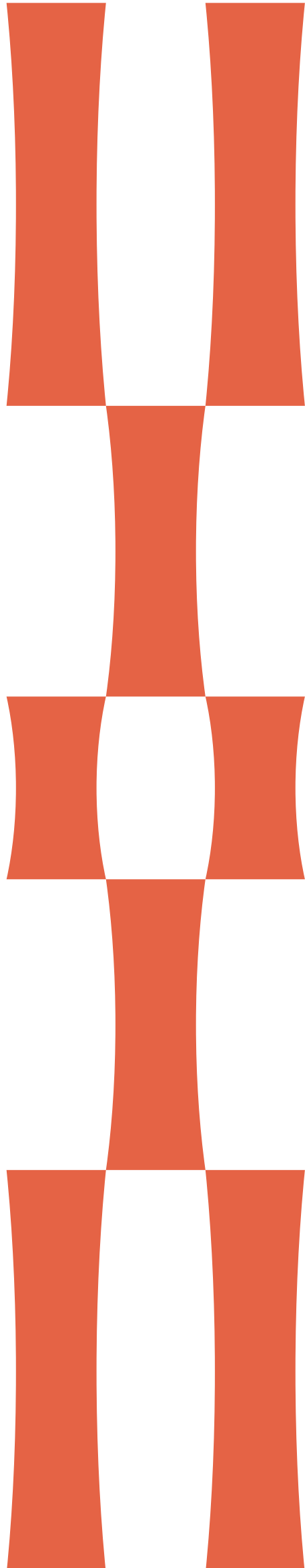
am:pm

| SWANLAKE *residences.*

A FLAVOR OF THE DESIGN



BOOMERANG
SWANLAKE*west.*



BOOMERANG

SWANLAKE*west.*

OVERVIEW

A realm where your reality is reimagined at every corner, the destination enfolds to multiple spaces where your creativity and connectivity are evoked at every juncture, and inspiration enfold you.

At Boomerang, there is room for you to thrive professionally, connect socially, and breathe mentally. It's a loop of growing incitement by a meticulously built space, a loop of moments to live.

AMENITIES & FACILITES



OFFICE PARK



RETAIL HUB



HEALTHCARE FACILITY



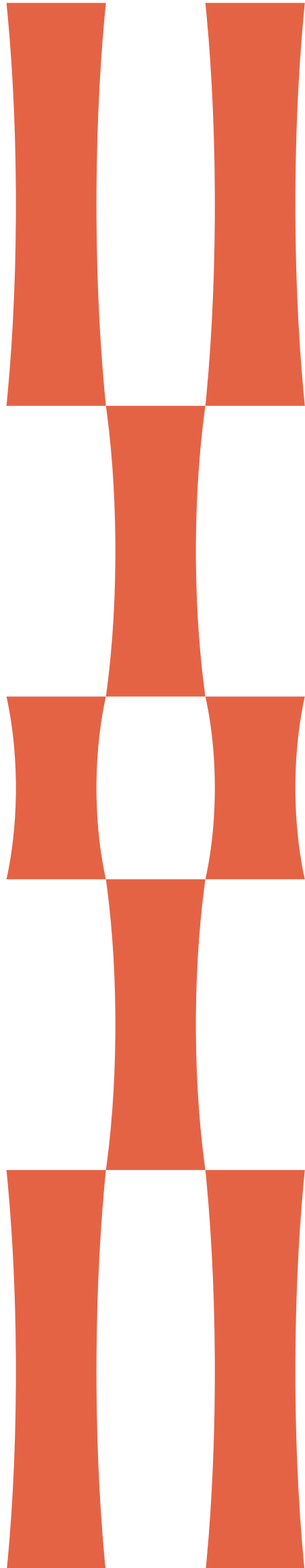
ENTERTAINMENT AND
LEISURE COMPONENT



FITNESS FACILITY



HOSPITALITY



BOOMERANG
SWANLAKE *West*.

SWANLAKE *residences.* A FLAVOR OF THE DESIGN





moca'

WORK.MEET.EAT



OVERVIEW

Moca is Egypt's leading on-demand coworking brand, offering its own network of flexible workspaces powered by a seamless booking app. Whether you're working independently or with a team, Moca provides professional, fully equipped spaces and flexible plans designed to support every work style.







SECTION 01

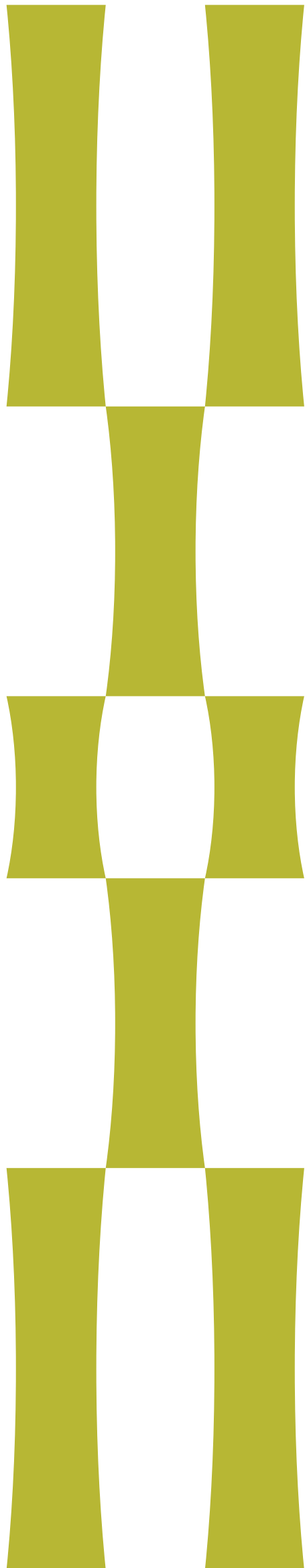
CORPORATE PROFILE

2026 EDITION



HASSAN ALLAM
PROPERTIES

HOSPITALITY





KAZOKU

THE ART OF DINING



OVERVIEW

Set against SwanLake Katameya's spellbinding surroundings, Kazoku Restaurant and Bar, not only redefines the art of dining in the heart of Cairo, but also revives the image of contemporary Japanese cuisine by artfully combining the age-old cooking style of northern Japanese fisherman with dramatic surroundings. Launched by Ayman Baky in 2015, Kazoku's poolside bar is the ideal getaway during daytime, offering guests a variety of refreshing cocktails, as well as the ultimate opportunity to disconnect from city life. When the night draws in, KAZOKU Restaurant comes to life, bringing friends and families a fresh fusion of gastronomic delights that will satisfy every taste, ranging from international specialties to an extensive selection from the raw bar. In 2016, KAZOKU came in second place at the Luxury Lifestyle Awards, earning the prestigious title of the "LUXURY RESTAURANT OF EGYPT".

K A Z O K U
THE ART OF DINING

SWANLAKE *katameya.* A FLAVOR OF REALITY



K A Z O K U
THE ART OF DINING

SWANLAKE *katameya.*

A FLAVOR OF REALITY



K A Z Ō K U
THE ART OF DINING

SWANLAKE *katameya.* A FLAVOR OF REALITY



K A Z Ō K U
THE ART OF DINING

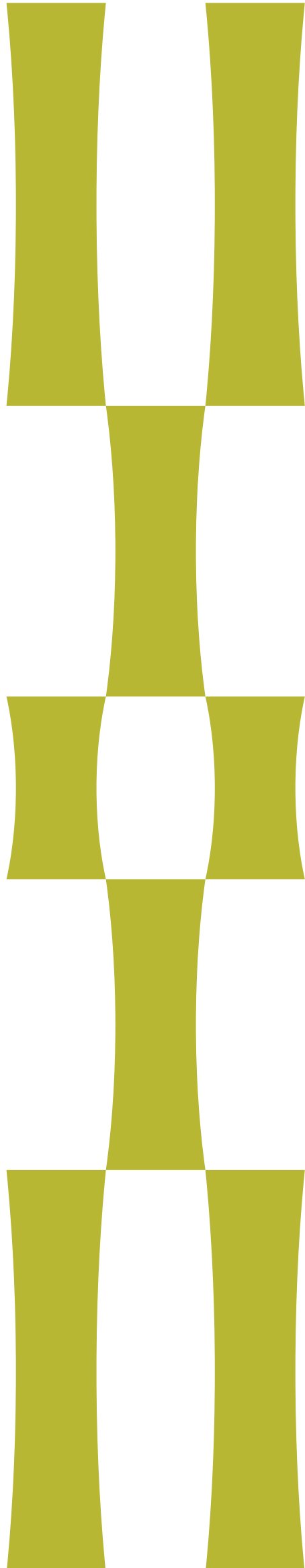
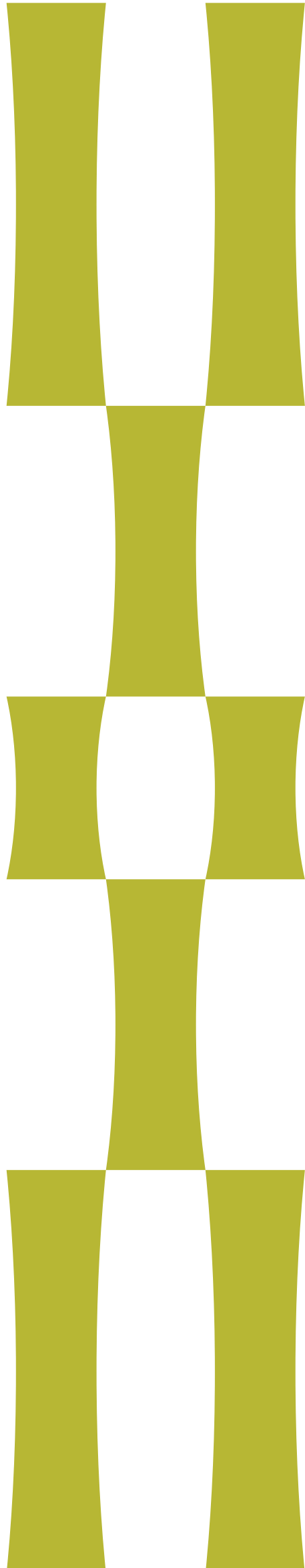
SWANLAKE *katameya.*

A FLAVOR OF REALITY



The image shows the interior of a restaurant named 'Little Lexie's'. The space is bright and modern, with large windows on the right side offering a view of a lush, green outdoor area with palm trees. The ceiling is a complex, geometric structure made of wood, with several large, dome-shaped pendant lights hanging from it. The floor is a mix of dark and light marble tiles. On the left, there are several tables set with white tablecloths, glassware, and small green decorative items. In the center, there are rows of wooden chairs with light-colored upholstery. On the right, there is a long bar with a dark countertop and a row of high-top wooden stools with green upholstered seats. The overall atmosphere is warm and inviting.

Little Lexie's
CUCINA ITALIANA



Little Lexie's

CUCINA ITALIANA

OVERVIEW

Located at SwanLake Katameya's clubhouse, New Cairo, Little Lexie's is a vibrant Italian dining destination built around handmade pasta as its signature expression. Designed by KH Studio, the 60-seat space pairs bold contemporary aesthetics with an open kitchen that brings energy and craftsmanship to the forefront. The menu balances playful pasta shapes, fresh pizzettes, and a curated beverage selection, creating a dining experience that is refined yet effortlessly approachable.

Little Lexie's
CUCINA ITALIANA

SWANLAKE *katameya.*

A FLAVOR OF REALITY



Little Lexii's
CUCINA ITALIANA

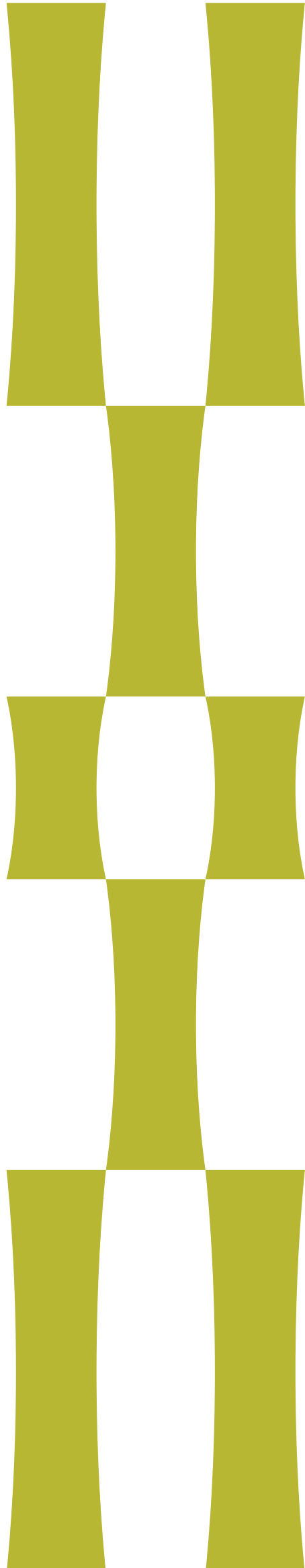
SWANLAKE *katameya.*

A FLAVOR OF REALITY





cake café



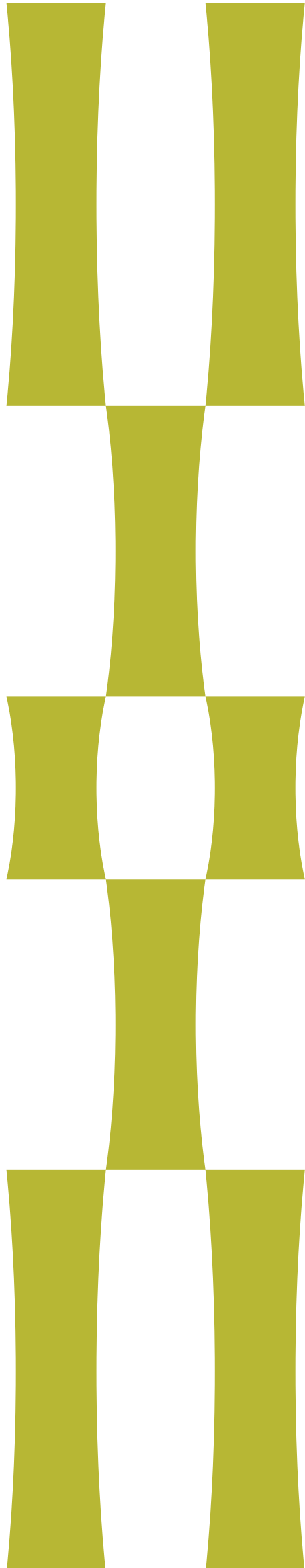
cake café

OVERVIEW

A place you can call home filled with beautifully crafted treats and coziness! HAP is proud to add Cake Cafe underneath its homegrown brands belt.

A communal cafe which operates at our SwanLake Katameya flagship project, Parkview Katameya, and SwanLake Ocotber always welcoming its guests with freshly baked cakes and snacks whether over a chilled gathering, delivery to customers' doorsteps or on the go.

Another master-piece designed by our acclaimed kh studio.



cake
café

SWANLAKE *katameya.*

A FLAVOR OF REALITY





cake
café

parkview
KATAMEYA

A FLAVOR OF REALITY



cake
café

SWANLAKE *october.* A FLAVOR OF REALITY





REIF

J A P A N E S E

REIF

K U S H I Y A K I



OVERVIEW

Located at Seasons Katameya Residence, Reif Kushiyaiki Seasons is an upscale contemporary Japanese dining destination that reinterprets the energy of Japanese street culture through a more refined and immersive experience.

Blending lush outdoor surroundings, layered architectural details, and a sophisticated cocktail bar, the restaurant offers a vibrant yet elevated atmosphere, complemented by a menu that balances Reif's signature bold flavors with a polished, contemporary approach to dining.







SECTION 01

CORPORATE PROFILE

2026 EDITION



HASSAN ALLAM
PROPERTIES

HOTELS & RESORTS



SWANLAKE *west.*
THE HOTEL

ampm
THE HOTEL



Jaz
little venice



OVERVIEW

Jaz Little Venice Golf Resort has built a name for itself as Sokhna's hospitality hub to earn TripAdvisor's Certificate of Excellence for the year 2016. Delivering 5 star facilities right on the shores of the Red Sea, the resort offers a state-of-the-art fitness center, two swimming pools and a private sandy beach opening onto a bustling marina. Visitors can enjoy an abundance of water-sport activities during the day.

Jaz
little venice

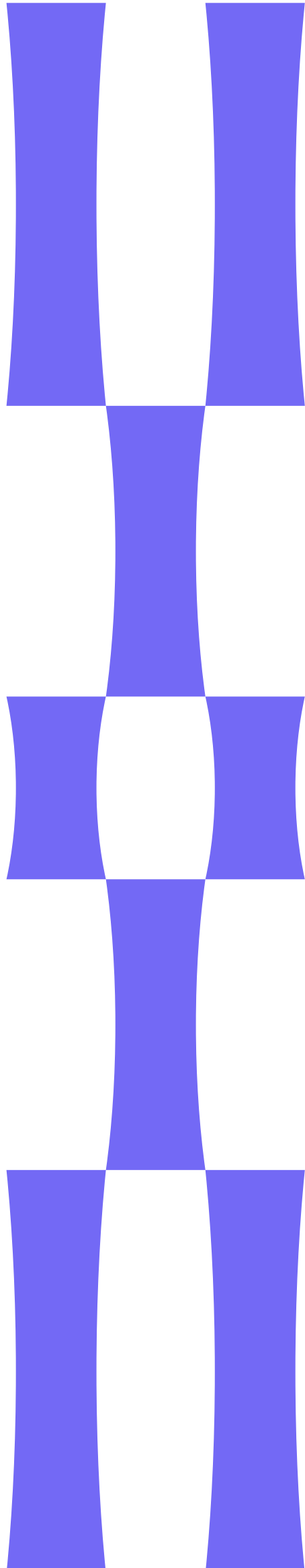
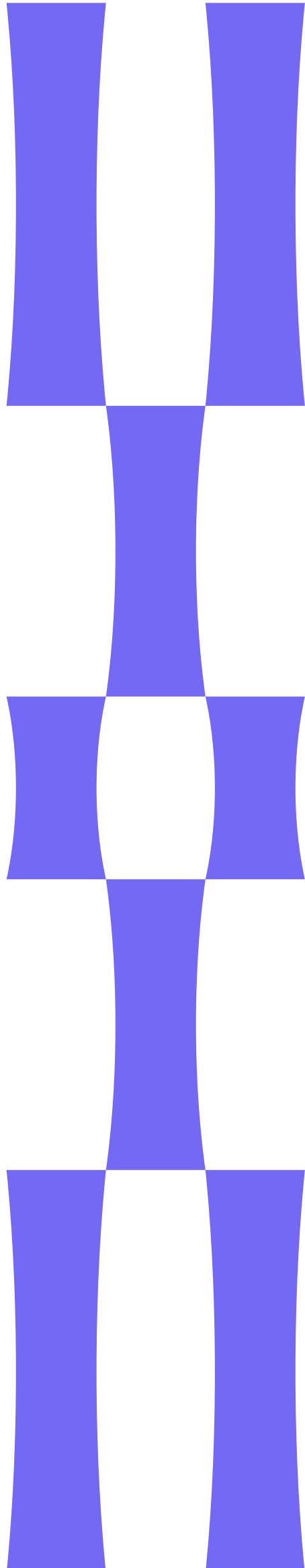
A FLAVOR OF REALITY





An architectural rendering of the Swanlake West Hotel at dusk. The hotel is a modern, multi-story building with a prominent entrance canopy supported by stone pillars. The canopy has a perforated metal ceiling that glows with warm light. Large glass windows reveal the interior lobby, which is brightly lit and features a modern staircase. In the foreground, there is a circular water feature with a large, abstract, illuminated sculpture. The scene is surrounded by lush tropical landscaping, including numerous palm trees and flowering bushes. The sky is a deep blue, and the overall atmosphere is sophisticated and luxurious.

SWANLAKE *west.*
THE HOTEL



SWANLAKE*west.*

THE HOTEL

OVERVIEW

Beyond hospitality lies a destination that redefines the urban resort experience. Nestled within SwanLake West, the 80-key hotel overlooks the tranquil lagoon, where refined design and exceptional service come together to create West Cairo's newest lifestyle destination. From vibrant dining experiences to breathtaking poolside moments, every stay is designed for relaxation, connection, and creating memories. Beyond the stay. Beyond the expected.

SWANLAKE*west.* A FLAVOR OF THE DESIGN
THE HOTEL

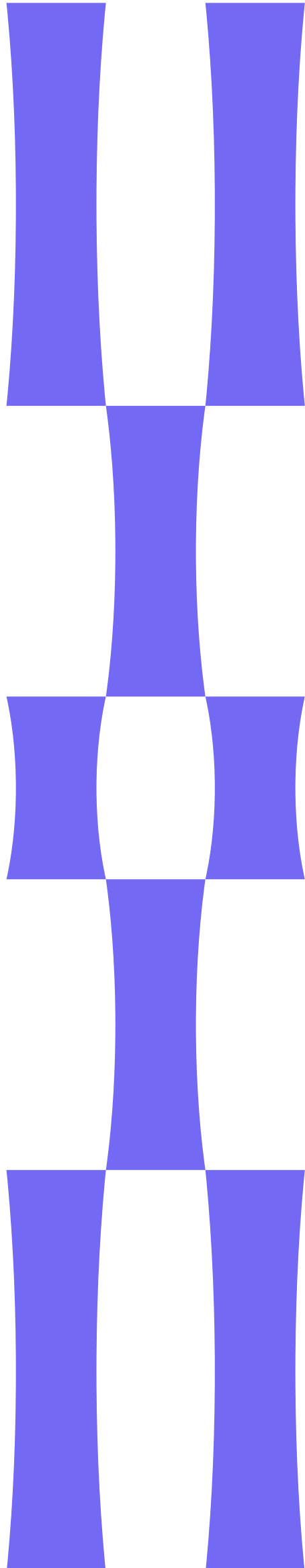
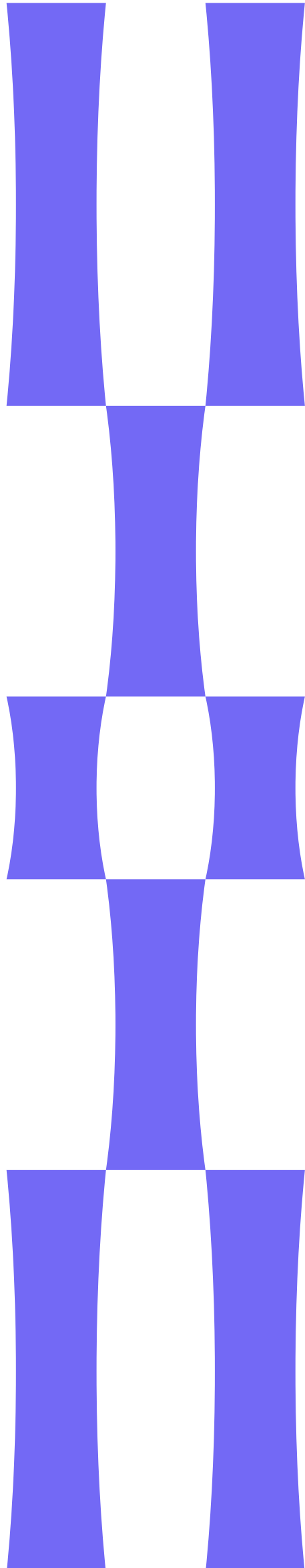


SWANLAKE*west.* A FLAVOR OF THE DESIGN
THE HOTEL





ampm
THE HOTEL



am:pm

THE HOTEL

OVERVIEW

A living experience never compromised by the clock at am:pm Business Hotel. Located in close proximity to am:pm at SwanLake Residences, the 130-key am:pm Business Hotel does not divide the day, but inhabits the space between hours, redefining how time is lived and experienced, in a flexible setting designed for productivity, creativity and collaboration. Work, stay, gather, dine, recharge - at am:pm Business Hotel, you can arrive anytime, and remain in your flow in a space that absorbs movement, rather than interrupts it.

SECTION 01

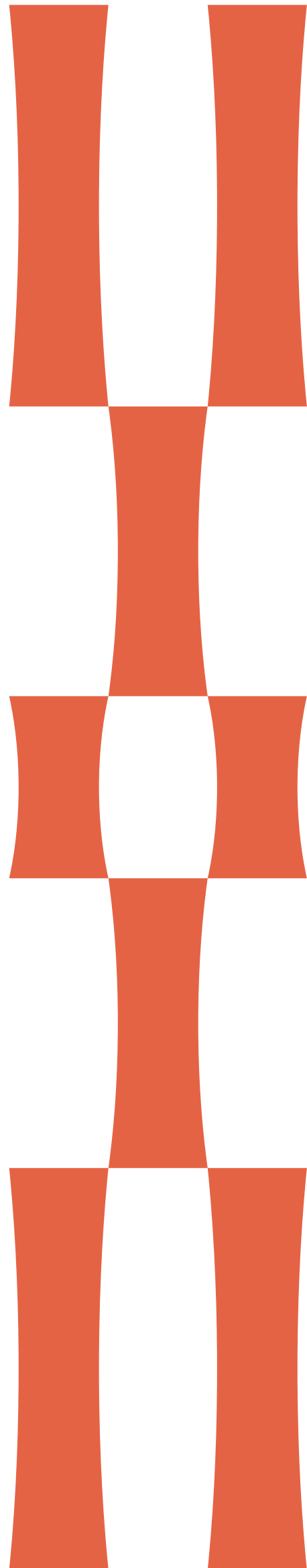
CORPORATE PROFILE

2026 EDITION



HASSAN ALLAM
PROPERTIES

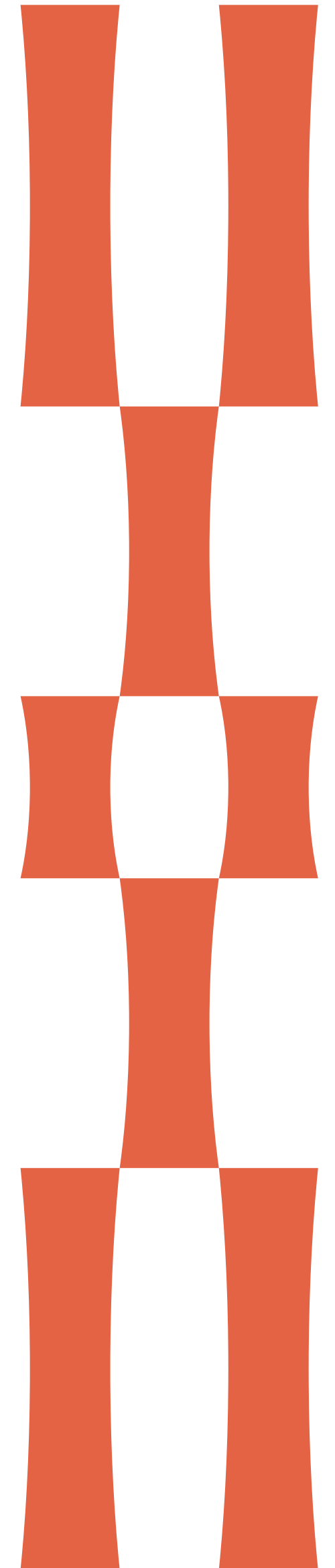
SPORTS & FITNESS



B-E-F-I-T *30* STAMINA

B- URN
MESS UP. GROW UP. MESS UP. GROW UP.

Fitstop
body, mind & spirit







OVERVIEW

Artfully designed to balance wellbeing and life at SwanLake Residences - New Cairo, KODE is a world-class sports hub boasted over 68k sqm of premium fitness facilities.

KODE allows SwanLake Residences members access to differentiated space of verdant land that's home to the most celebrated sports academies, top-notch coaches and nutritionists. Ideal for children, adults and seniors, KODE is a daily invitation to unleash full potential while engaging in stimulating activities that balance one's body, mind and soul.

It's time to LIVE BY the KODE.





SWANLAKE *residences.* A FLAVOR OF REALITY





SWANLAKE *residences.* A FLAVOR OF REALITY





Bfit 30

BEFIT 30

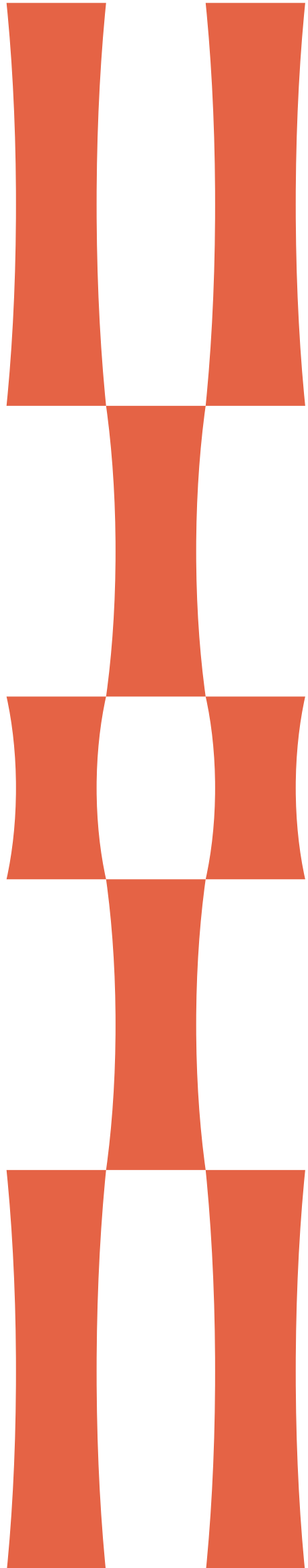
SWANLAKE *katameya.*

A FLAVOR OF REALITY



A wide-angle photograph of a modern gym interior. In the foreground, a long wooden rack holds two rows of black dumbbells. To the left, a row of treadmills is visible, and a wooden shelf above them holds several black boxing gloves. To the right, there are various exercise machines, including a leg press and a seated machine. The gym has large windows in the background, offering a view of a cityscape with palm trees. The floor is made of dark grey tiles, and the ceiling features recessed lighting and a series of white, rectangular light fixtures. The word "STAMINA" is overlaid in the center of the image.

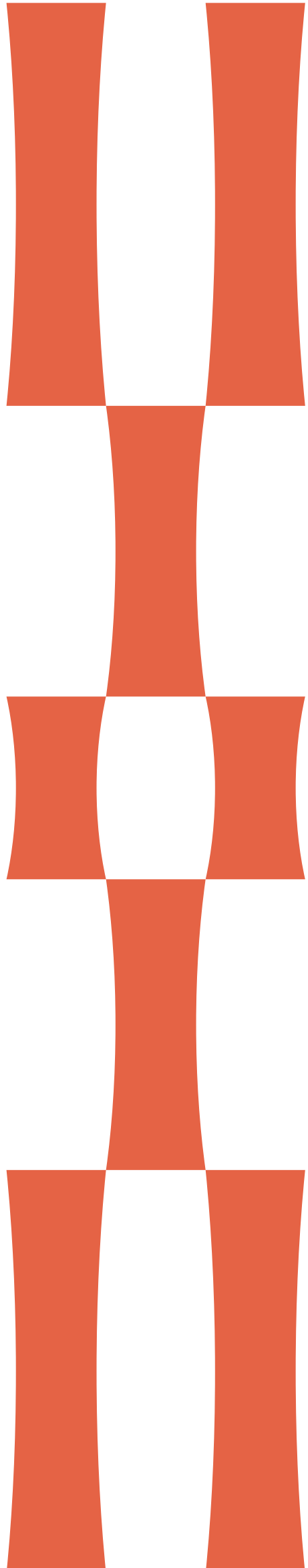
STAMINA



STAMINA

OVERVIEW

Designed with residents' well-being in mind, STAMINA is a fully integrated wellness facility dedicated to restore balance to the body, soul and mind. Through a variety of well-adjusted fitness routines and wellness services, we support members to holistically transform. by finding the ideal connection between their inner peace and outer endurance, realizing wellness one day at a time. The facility provides tailor-made solutions that focus on each member individually, designing specific nutrition and fitness programs to cater to specific body needs. Ideally situated minutes away from home, residents can embark on an exciting journey of transformation that will improve the quality of their everyday life.





STAMINA

parkview
KATAMEYA

A FLAVOR OF REALITY

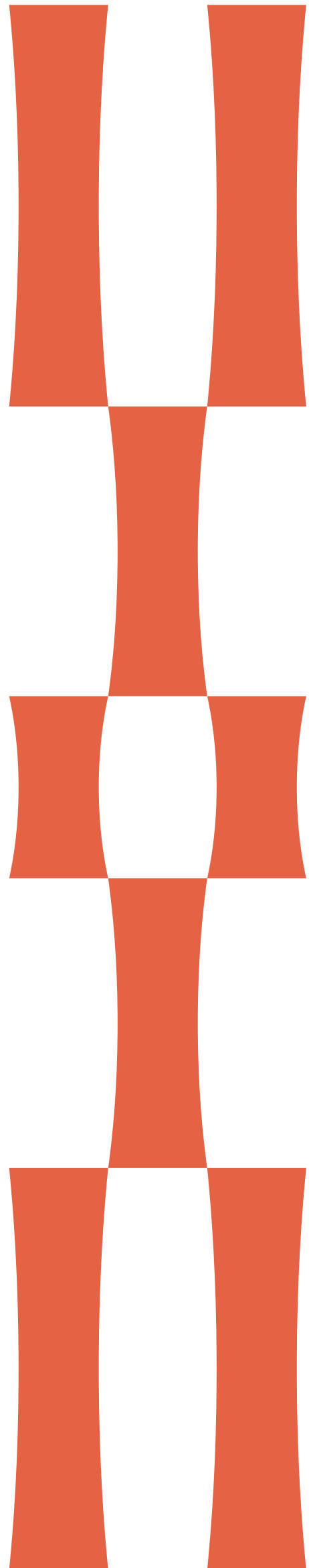




B-URN

MESS UP. GROW UP. MESS UP. GROW UP.

one step at a time



B- URN

MESS UP. GROW UP. MESS UP. GROW UP.

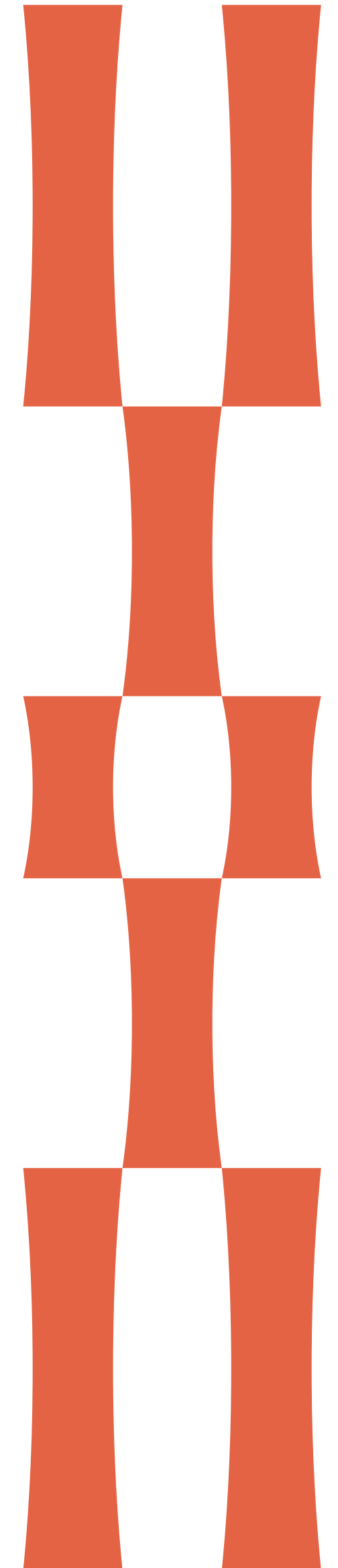
OVERVIEW

More than a workout, B- URN is a mindset. A community that celebrates progress over perfection, connection over competition, and movement as a path back to yourself.

Every class is a reminder that strength looks different for everyone, but the feeling at the finish is the same: lighter, stronger, clearer.

B- URN was built to help people reconnect with that version of themselves through movement, challenge, and community.

Every class is designed to take you beyond what you thought was possible—not just physically, but mentally. Because real growth begins the moment you step outside your comfort zone.



B-URN
MESS UP. GROW UP. MESS UP. GROW UP.

SWANLAKE *katameya.*

A FLAVOR OF REALITY



B-URN
MESS UP. GROW UP. MESS UP. GROW UP.

SWANLAKE *katameya.*

A FLAVOR OF REALITY





Golf club
sokhna





OVERVIEW

"Sokhna Golf Club" is a joint venture between two of Ain Sokhna's leading golf resorts the Little Venice Golf Resort and El Ein Bay, owned by Galalah Touristic Investments Company. "Sokhna Golf Club" is only one hour drive from Cairo and features a 27-hole Championship Golf Course designed by renowned golf course designers, John Sanford and Tim Lobb. The course has been built entirely to international specifications, with gently undulating fairways, perfect putting surfaces and well placed lakes and sand traps. It's simply a "must play" golf course. The outstanding course is also situated just a minute walk from the sandy coast line of Ain Sokhna, the location aims for a perfect stay for the entire family.



Little Venice
GOLF RESORT
Ain Sokhna

A FLAVOR OF REALITY





Little Venice
GOLF RESORT
Alin Sokhna

A FLAVOR OF REALITY





Little Venice
GOLF RESORT
Ain Sokhna

A FLAVOR OF REALITY



The Luxury of Certainty



HASSAN ALLAM PROPERTIES

The Luxury of Certainty