



TANAHY
INVESTMENT GROUP

ABOUT TANAHY INVESTMENT GROUP

Tanahy Investment Group is a family of private investors with a track record in real estate in new suburban areas.

We have projects in New Cairo, Shoruk, Mokattam, and Red Sea surpassing a total investment of EGP150 million.

Currently there are various projects in Beit El Watan underway spread across district 2 and district 5.



NEW CAIRO & BEIT EL WATAN

New Cairo is the capital's largest and most prestigious new area with excellent planning, wide streets and high-end residential and commercial areas. Located east of the Ring Road, New Cairo allows easy access to the Cairo – Suez Desert Road, Ain Sokhna Road and the NA which connects New Cairo residents to Nasr City, Mokattam and Downtown.

Beit El Watan is considered to be one of the prime locations in New Cairo. It's located between the Suez Road and Mohamed Bin Zayed Axis, directly between Al Rehab City, Lotus and Andalus areas on one side, Madinaty, Mostakbal City and the New Administrative Capital on the other.

Beit El Watan is surrounded on all sides by high-end compounds including Palm Hills, Mountain View and SODIC, as well as amenities such as Al Ahly Sporting Club, and Gezira Sporting Club.

Beit El Watan's location make it a great real estate purchase for future use and for investment.



The image features a large, stylized leaf with a grid pattern, set against a dark teal background. The leaf is the central focus, with its veins and grid lines clearly visible. The text "PROJECT 44E" is overlaid on the leaf in a bold, yellow, sans-serif font. There are also two smaller, similar leaves in the background, one in the top right and one in the bottom left.

PROJECT 44E

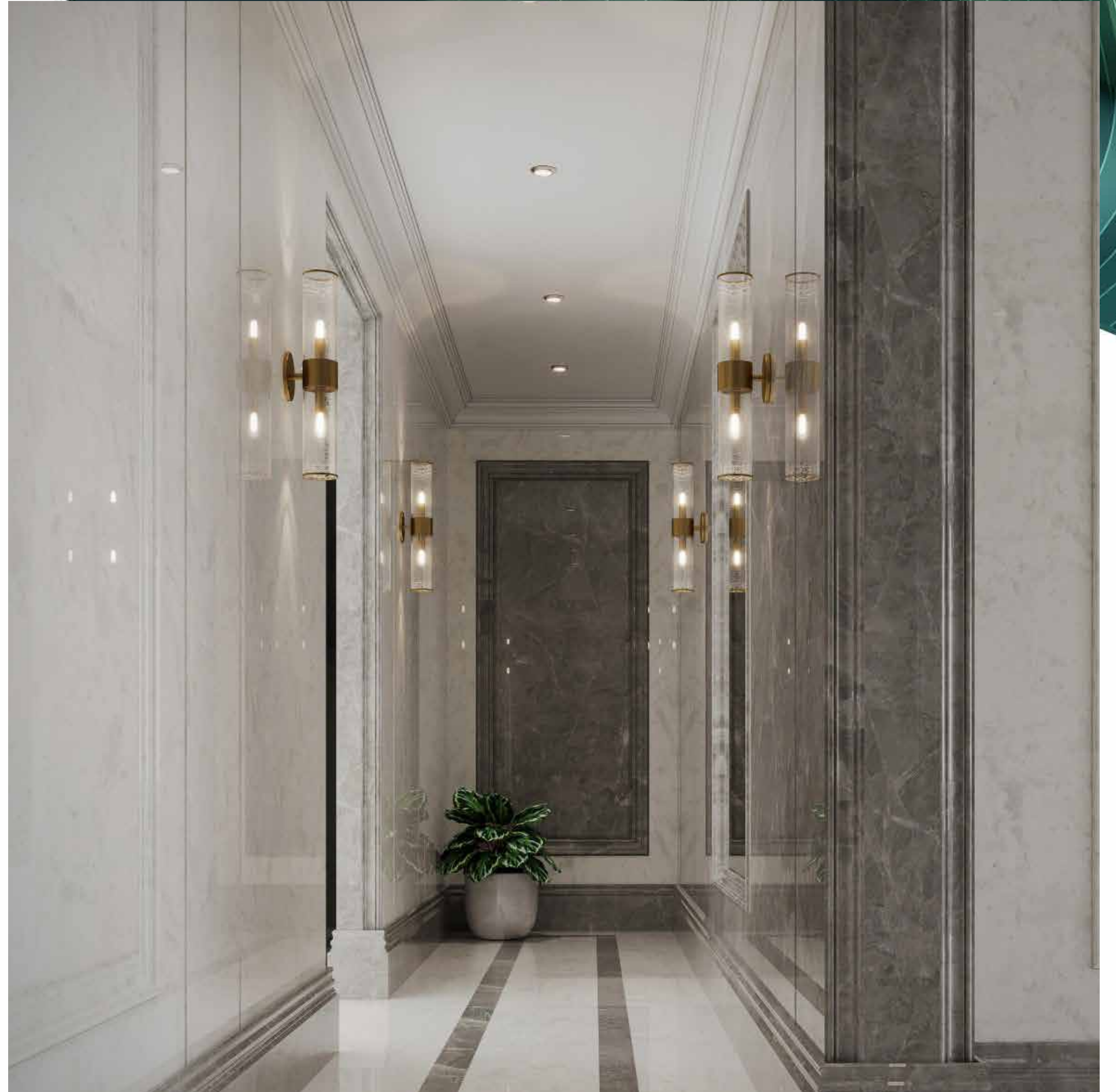
3D FASCADE



ENTRANCE INTERIOR

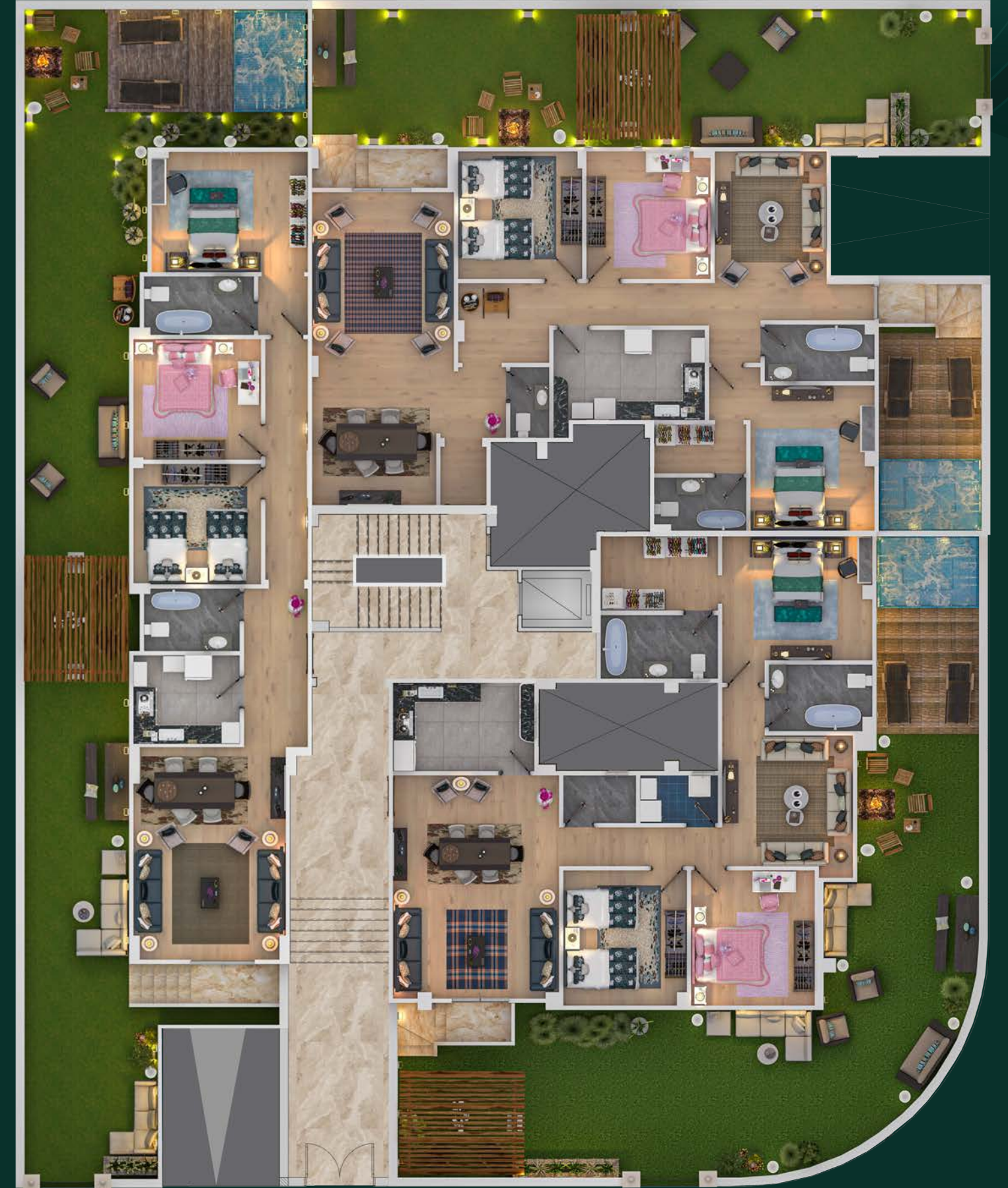






MASTER PLAN

Apartments ranging from 150m to 254m are available.



GROUND FLOOR

TYPE G1 - 210 M

Garden: 115

Reception: 6.32 x 4.60

Living room: 3.7 x 3.7

Kitchen: 2.5 x 4

Master Bedroom: 4.25 x 3.50

Master Bathroom: 3.32 x 1.80

Dressing room: 3.32 x 1.97

1st Bedroom: 3.83 x 3.60

2nd Bedroom: 3.68 x 3.83

Laundry Room: 2.20 x 1.35

Main Bathroom: 2.93 x 1.89

Guest Bathroom: 1.35 x 2.16



GROUND FLOOR

TYPE G2 200 M

Garden: 75

Reception: 8.84 x 3.52

Living Room: 4.77 x 3.16

Kitchen: 4.27 x 2.55

Master Bedroom: 3.60 x 3.97

Master Bathroom: 2.50 x 1.50

Dressing room: 2.50 x 1.38

1st Bedroom: 3.55 x 3.60

2nd Bedroom: 3.60 x 3.50

Main Bathroom: 1.60 x 3.10

Guest bathroom: 1.10 x 2.15



GROUND FLOOR

TYPE G3 150M

Garden: 132

Reception: 4.30 x 5.88

living room: 3.70 X 3.70

Kitchen: 3.00 x 2.59

Master Bedroom: 4.40 x 3.40

Master Bathroom: 3.10 x 1.67

1st Bedroom: 3.43 x 3.60

2nd Bedroom: 3.60 x 3.55

Main Bathroom 2.06 X 1.35



FIRST FLOOR

TYPE A2 - 237 M

Reception: 8.20 x 4.77

Terrace: 3.28 x 1.68

Reception Terrace: 1.40 x 4.77

Living room: 3.60 x 3.83

Kitchen: 4.42 x 3.10

Master Bedroom: 4.92 x 3.31

Master Bathroom: 3.50 x 1.50

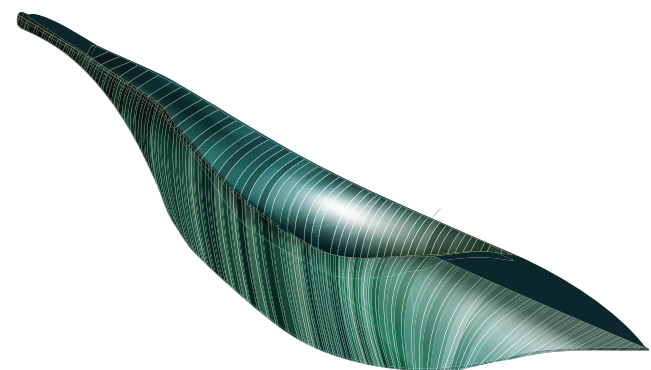
Dressing room : 3.60 x 1.50

1st bedroom: 3.40 x 4.40

2nd bedroom: 3.70 x 3.55

Main Bathroom: 3.28 x 1.60

Guest Bathroom: 2.70 x 1.40



TYPICAL FLOOR

TYPE A1 254M

Reception: 8.90 x 4.08

Living Room: 4.72 x 3.32

Terrace: 3.80 x 3.15

Kitchen: 3.75 x 2.78

Master Bedroom: 4.77 x 5.59

Master Bathroom: 2.70 x 1.88

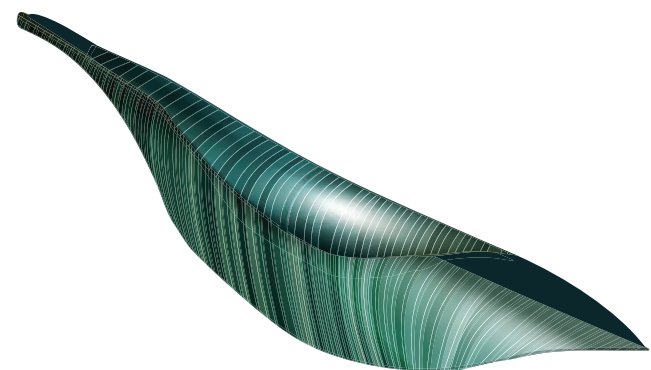
Dressing Room: 2.86 x 2.70

1st Bedroom: 5.58 x 3.50

2nd Bedroom: 3.40 x 3.88

Main Bathroom: 2.63 x 1.70

Guest Bathroom: 2.45 x 1.20



TYPICAL FLOOR

TYPE A2 - 227 M

Reception: 8.20 x 4.30

Living Room: 3.43 x 4.92

Terrace: 1.40 x 4.30

Kitchen: 2.80 x 4.92

Master Bedroom: 4.01 x 4.92

Master Bathroom: 2.14 x 3.07

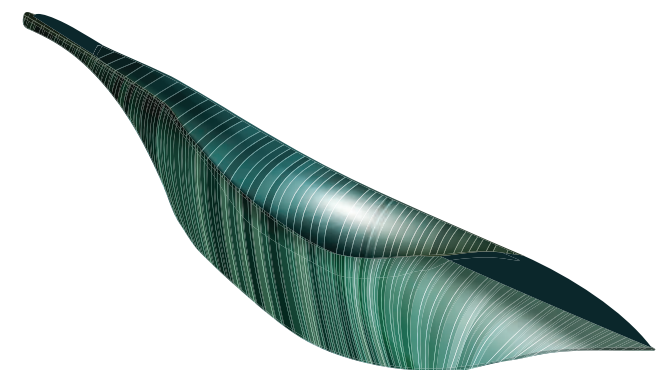
Dressing Room: 1.80 x 4.92

1st Bedroom: 4.40 x 3.40

2nd Bedroom: 3.60 x 3.55

Main Bathroom: 3 x 1.67

Guest Bathroom: 1.88 x 1.55



FINANCING & PAYMENTS

We are offering clients flexible payment plans ranging from installments over 5 to 8 years.
For enquiries about the project, or to arrange a tour of our sites in Beit El Watan, Shorouk and Mokattam contact:

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