

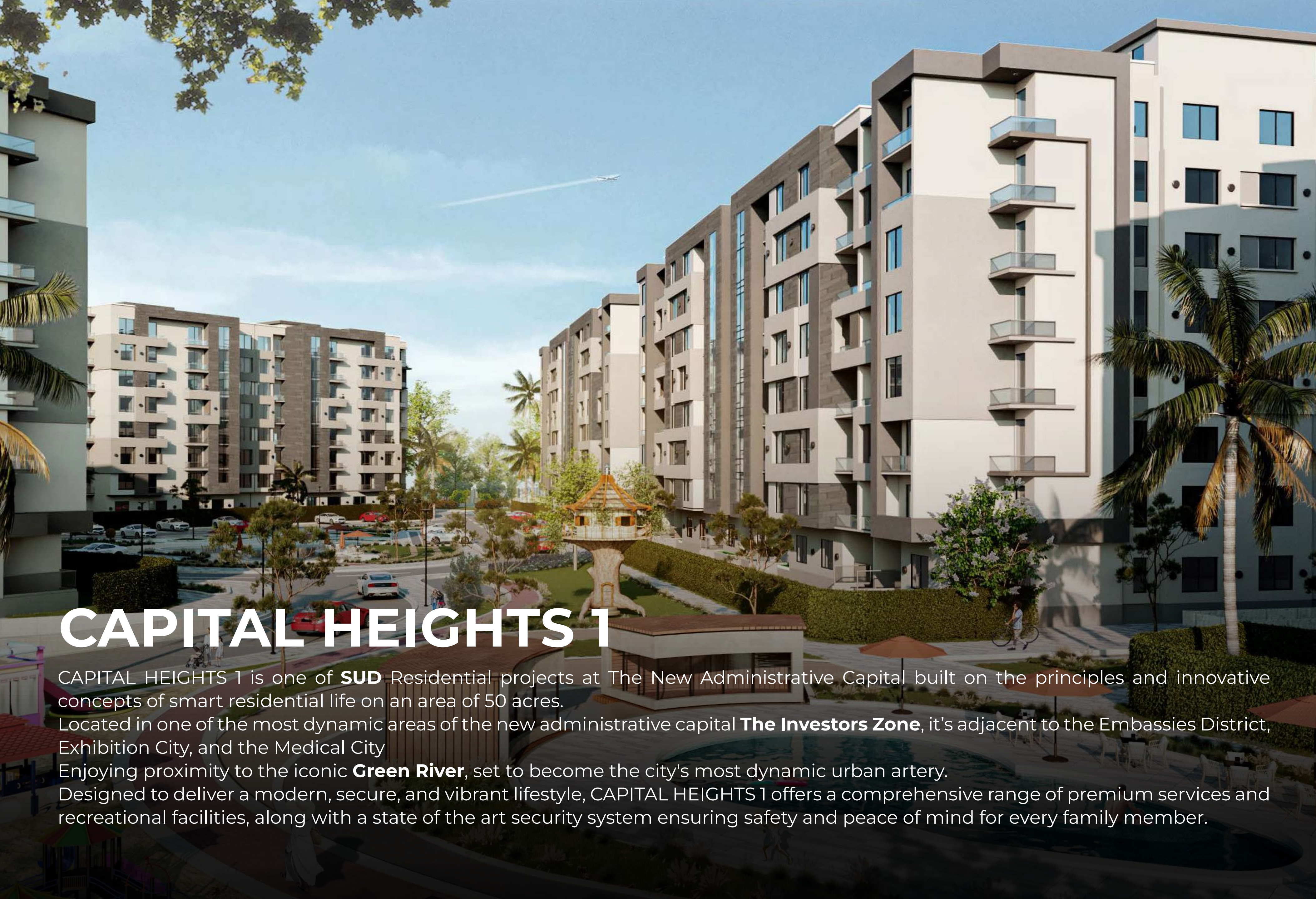


CAPITAL HEIGHTS

NEW CAPITAL

Welcome to
Capital Heights 1

— Home , at its Highest —

An architectural rendering of the Capital Heights 1 residential complex. The image shows several modern, multi-story apartment buildings with light-colored facades and dark window frames. The buildings are arranged in a row, with a central courtyard area featuring a small, traditional-style pavilion with a thatched roof. There are palm trees and other tropical vegetation throughout the scene. A swimming pool is visible in the foreground on the right. The sky is blue with a few wispy clouds and a small airplane in the distance.

CAPITAL HEIGHTS 1

CAPITAL HEIGHTS 1 is one of **SUD** Residential projects at The New Administrative Capital built on the principles and innovative concepts of smart residential life on an area of 50 acres.

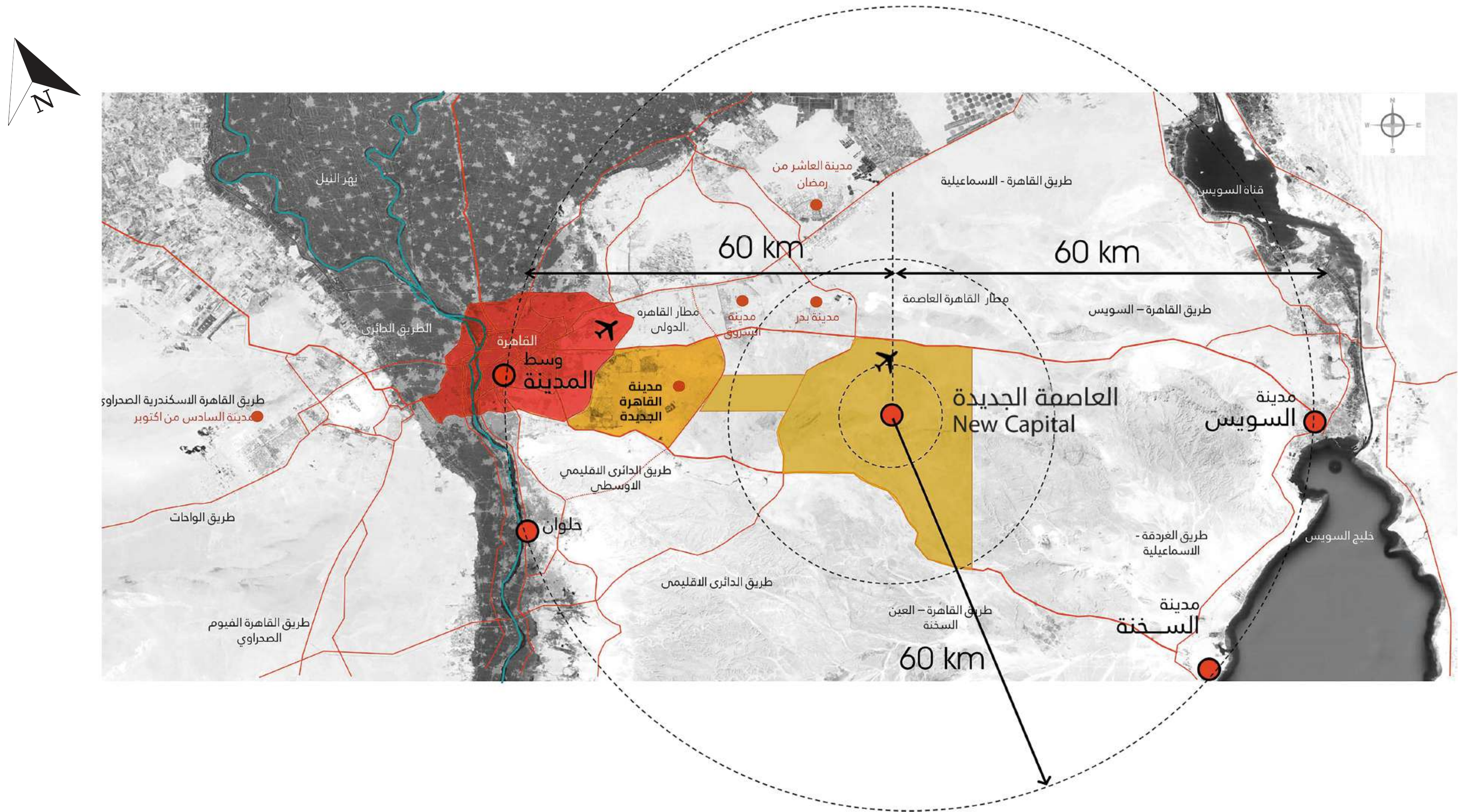
Located in one of the most dynamic areas of the new administrative capital **The Investors Zone**, it's adjacent to the Embassies District, Exhibition City, and the Medical City

Enjoying proximity to the iconic **Green River**, set to become the city's most dynamic urban artery.

Designed to deliver a modern, secure, and vibrant lifestyle, CAPITAL HEIGHTS 1 offers a comprehensive range of premium services and recreational facilities, along with a state of the art security system ensuring safety and peace of mind for every family member.

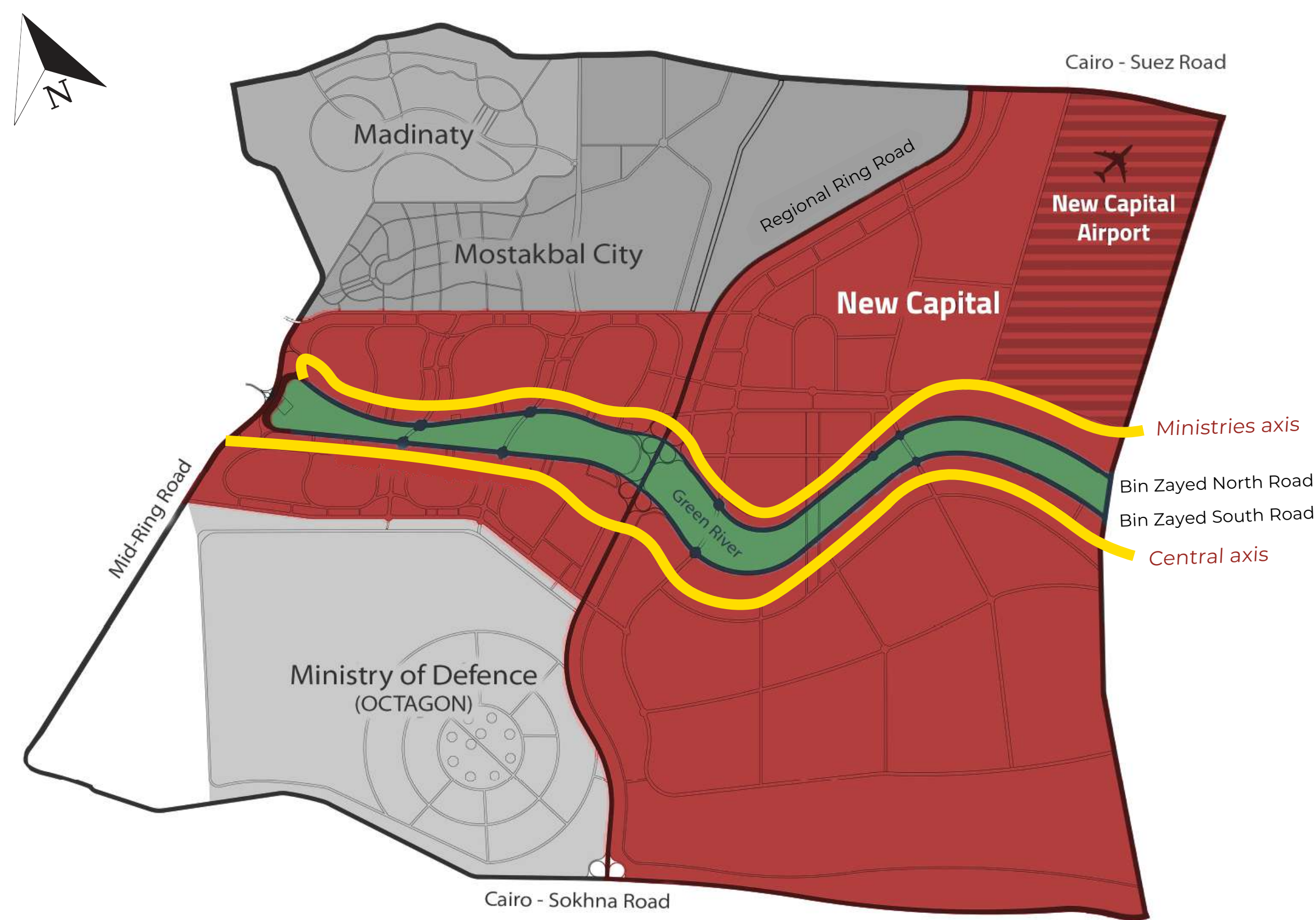
NEW CAPITAL LOCATION

Located **60 km from Suez**, Downtown Cairo, Ain El Sokhna, and Helwan, The New Administrative Capital City will serve as a central hub connecting these cities and act as their administrative center. It will also provide easier access to governmental services that were previously located in **Downtown Cairo**, Which **were Challenging to** reach for to reach for residents of other cities.



NEW CAPITAL ADJACENT CITIES & MAIN ROADS

THE NEW ADMINISTRATIVE CAPITAL is well-connected by major roads, including the Cairo-Suez Road, Regional Ring Road , and Mid-Ring Road, ensuring easy access to surrounding cities and key areas within the city. The New Capital City features the "**Green River**" park flowing through its length , providing all the blocks with access to a greenspaces It is also adjacent to Mostakbal City, Madinaty and the Octagon

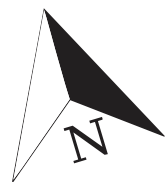


MORE THAN JUST A LOCATION



MASTER PLAN

GROUND FLOOR



-  Lake Residence1
-  Lake Residence2
-  Hill Residence
-  The Fountain
-  The Jungle
-  HUB1
-  Swimming Pools
-  Aquarium
-  Club House

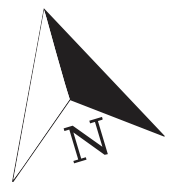
ENTRANCE



ENTRANCE

MASTER PLAN

TYPICAL FLOOR



- Lake Residence1
- Lake Residence2
- Hill Residence
- The Fountain
- The Jungle
- HUB1
- Swimming Pools
- Aquarium
- Club House

ENTRANCE



ENTRANCE

CAPITAL HEIGHTS 1 IN NUMBERS

77.5%
Open Spaces

Areas From
160_{sqm}
TO **505**_{sqm}

Aquarium

Swimming Pools

50
Acres

Apartments

**Club
House**

Lakes

Duplexes

**Water
Features**

**HUB 1
Mall**

LAKE RESIDENCE

Enhancing Living with Lakeside Elegance

As part of our ongoing commitment to elevating the beauty and serenity of the CH 1 community.

we proudly introduce Lake Residence Area.

These thoughtfully designed neighborhoods feature waterways flowing between the homes, offering a truly captivating and tranquil living experience.

LAKE RESIDENCE 1 is centrally located at the heart of the compound.

LAKE RESIDENCE 2 is gracefully positioned along the community's outskirts

Both areas consist of 29 BLOCKS, each with its serene lake.



THE FOUNTAIN

At the heart of **CH 1** lies the Fountain Residential area, where residents find joy and relaxation. This area comprises **5 BLOCKS**, offering breathtaking views of the landscape and a relaxing experience.



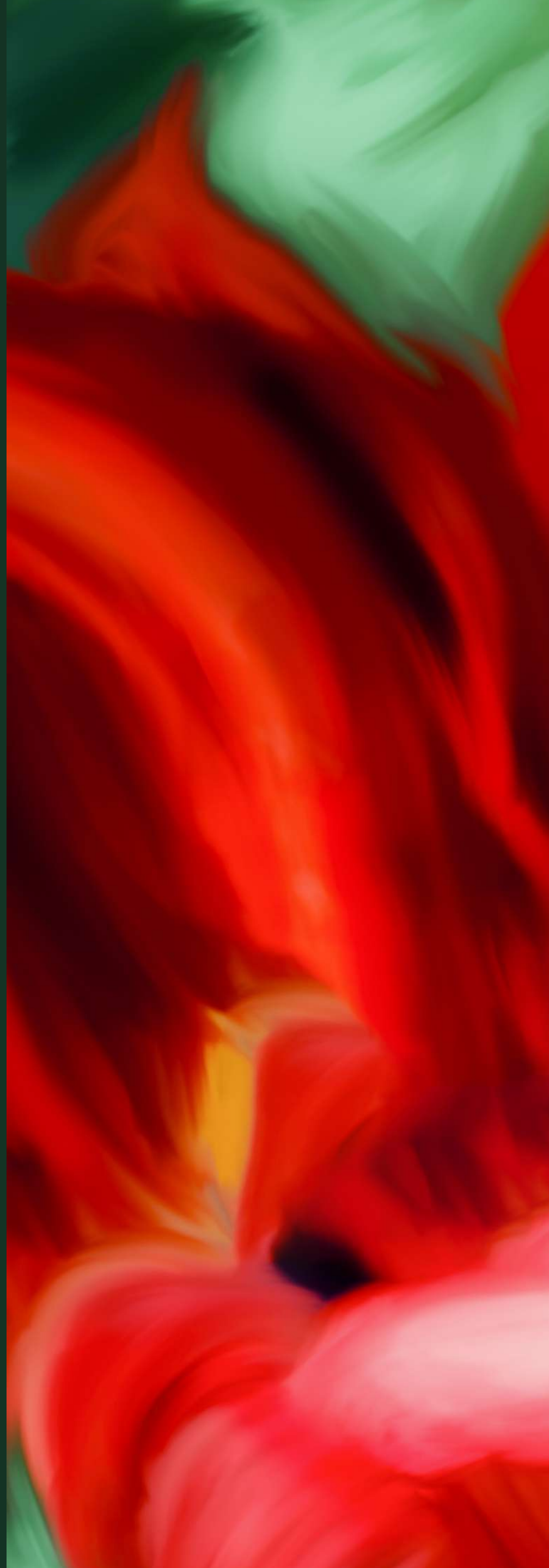


THE JUNGLE

Welcome to The Jungle – Where Life Thrives

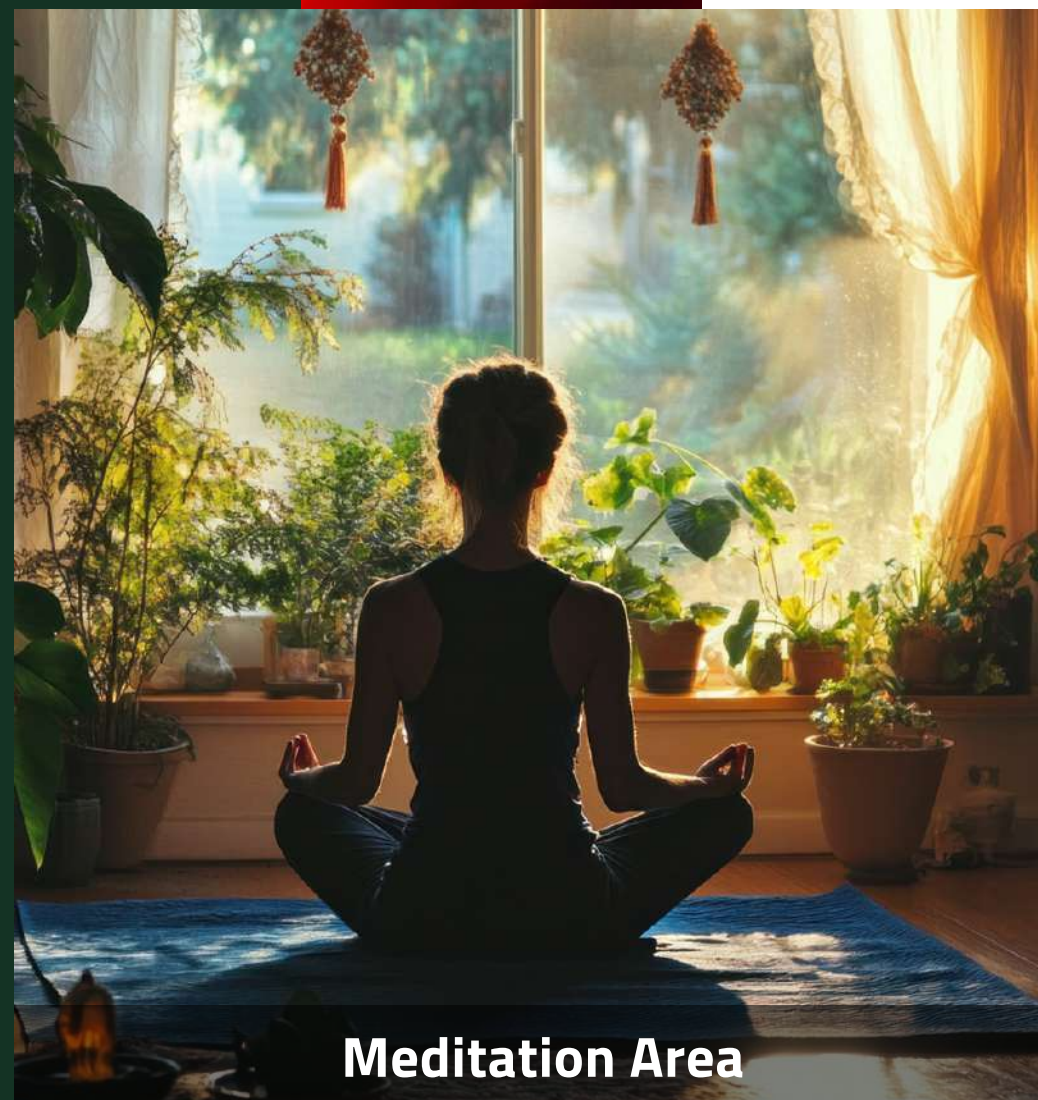
Located on the eastern side of **CH 1**, The Jungle is a lively and engaging residential zone made up of **15 Buildings**. This vibrant area is designed for fun, relaxation, and family time, offering a wide range of amenities including:

- Swimming pools
- Kids' play areas
- Green spaces and family parks
- Barbecue zones perfect for gatherings and joyful moments with loved ones.



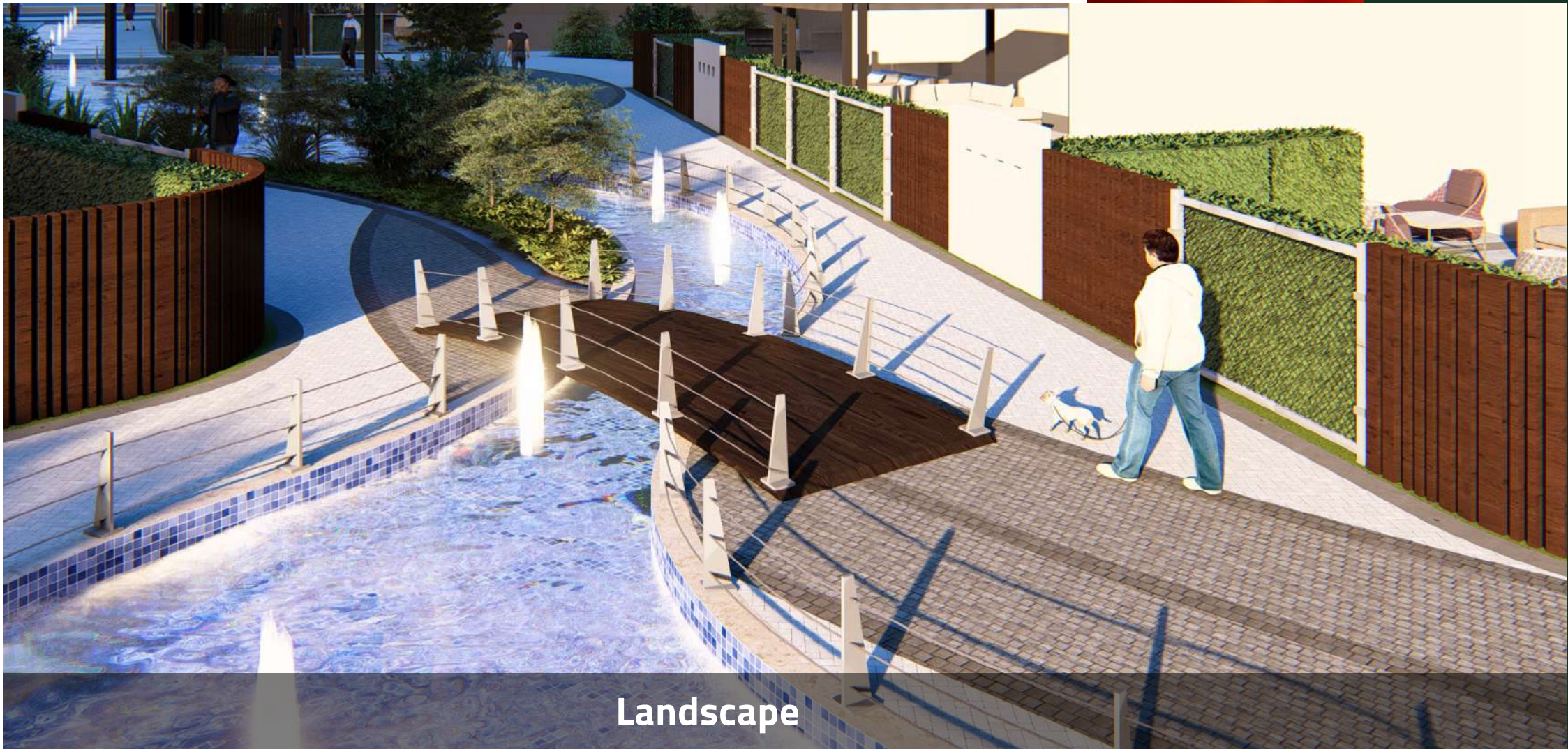
Amenities

CH 1 AMENITIES





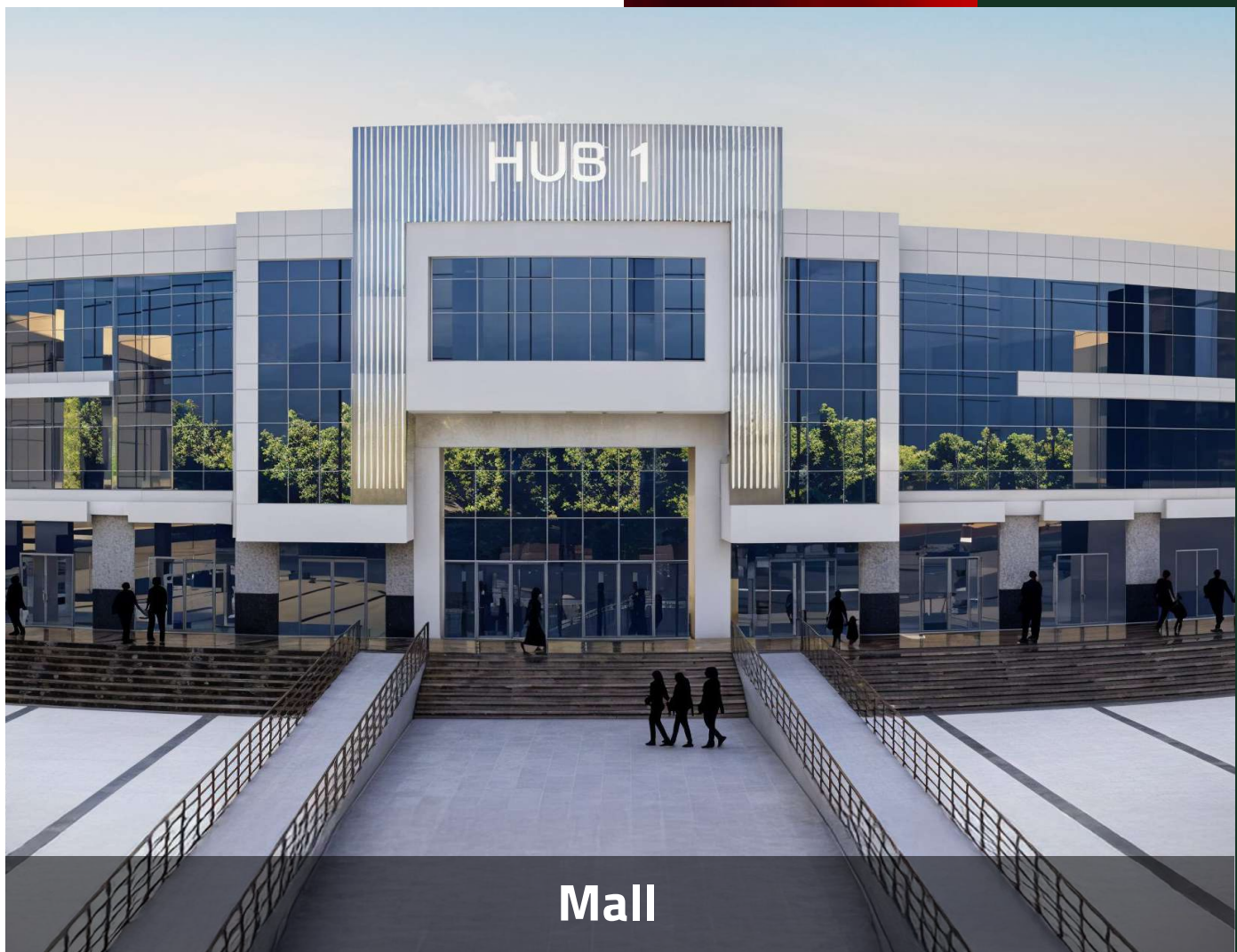
Clubhouse



Landscape



Water Features



Mall

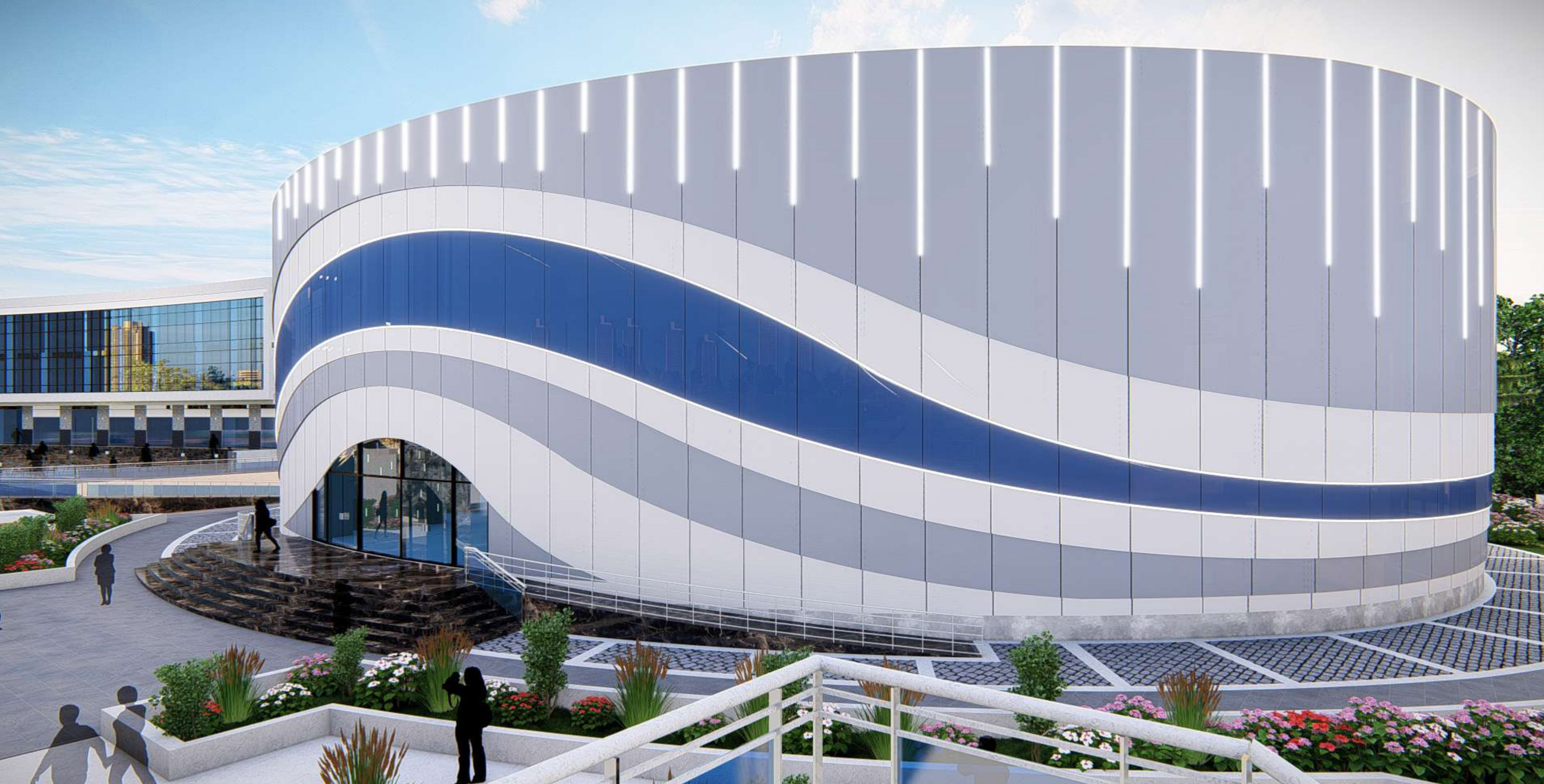


HUB 1 MALL

If you are seeking luxury, HUB 1 is a shopping Centre located in the most dynamic area of the New Administrative Capital, situated in front of the CH 1 compound, on the central axis directly adjacent to the diplomatic district and the exhibition city. Spanning an area of 22,000 square Meters the Centre comprises a basement, a ground floor, and two typical floors. The mall features the first aquarium in the New Capital, along with administrative offices, restaurants, cafes, and shops



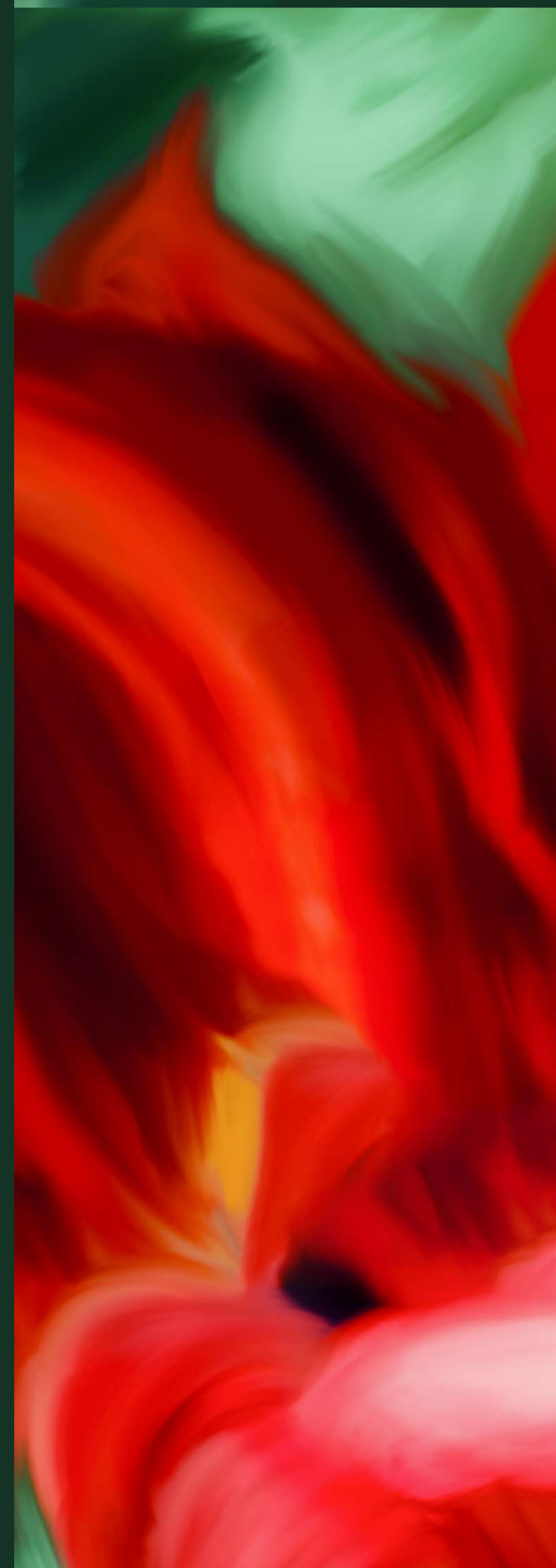
- 22,000 sqm of retail space
- Basement, ground floor, and 2 Typical floors
- Easy access and plenty of parking
- 24/ 7 CCTV and Security
- Facility Management
- Energy efficient and eco friendly design
- An iconic first of its kind aquarium in the New Administrative Capital



HUB AQUARIUM

Discover the First Aquarium in the New Capital Only at HUB 1 Mall!

Step into a world of wonder at HUB 1 Mall, where shopping meets adventure! We're proud to introduce the first-ever aquarium in the New Administrative Capital, bringing the ocean's magic to the city's heart. Whether you're here with family and friends or just exploring solo, The Experience is unforgettable. Stay for the breathtaking views under the sea!



Plans

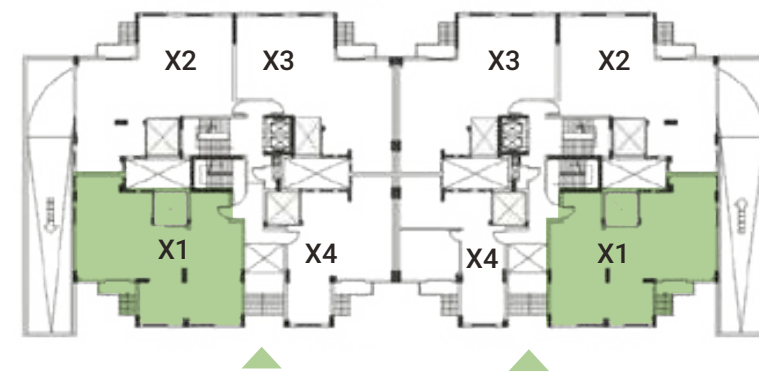
TYPE **A** ATTACHED



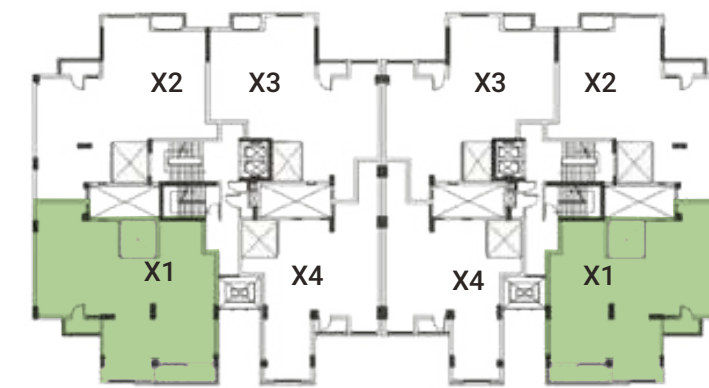
UNIT X1 - DUPLEX

TOTAL AREA 430 M²

Ground Floor



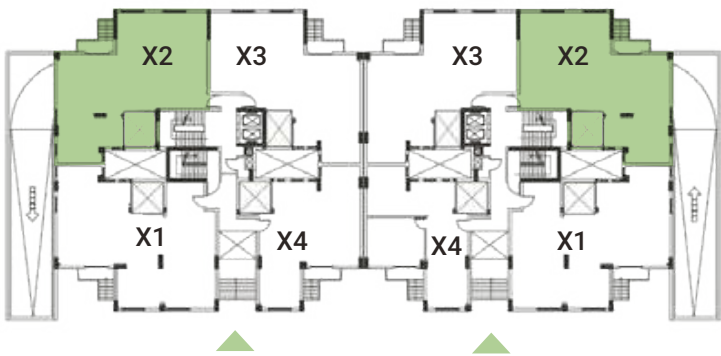
First Floor



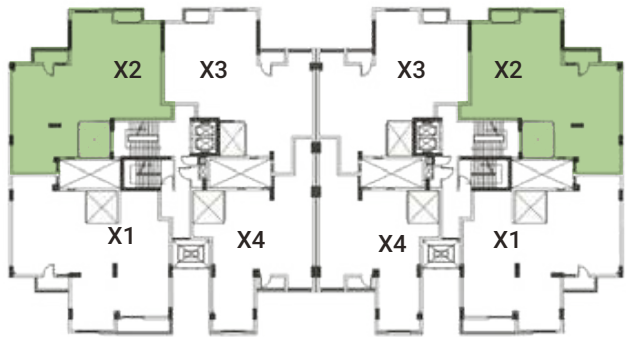
UNIT X2 - DUPLEX

TOTAL AREA 400 M²

Ground Floor



First Floor



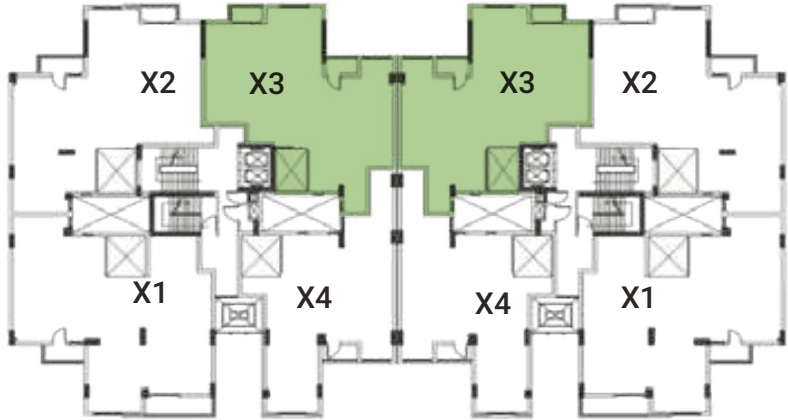
UNIT X3 - DUPLEX

TOTAL AREA 370 M²

Ground Floor



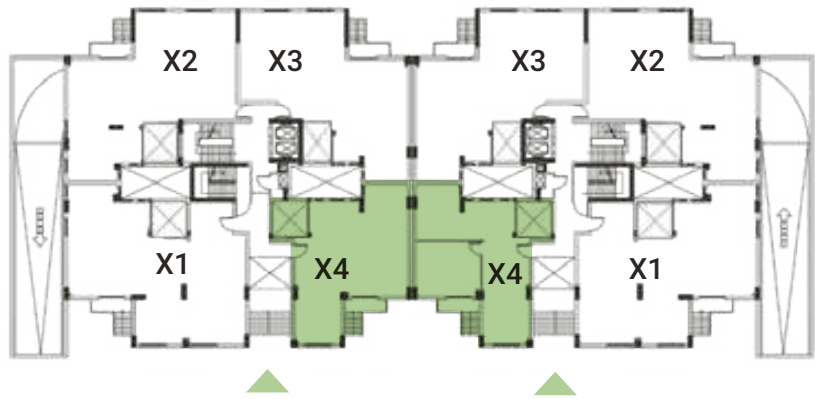
First Floor



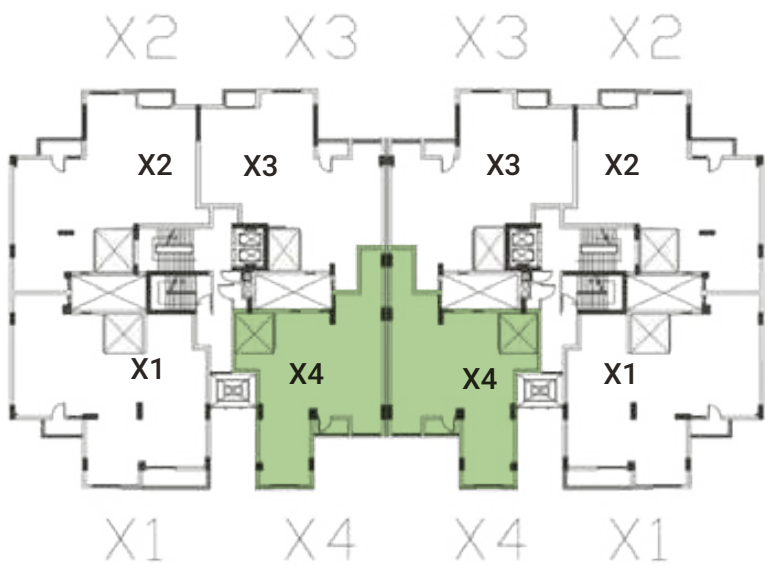
UNIT X4 - DUPLEX

TOTAL AREA 305 M²

Ground Floor

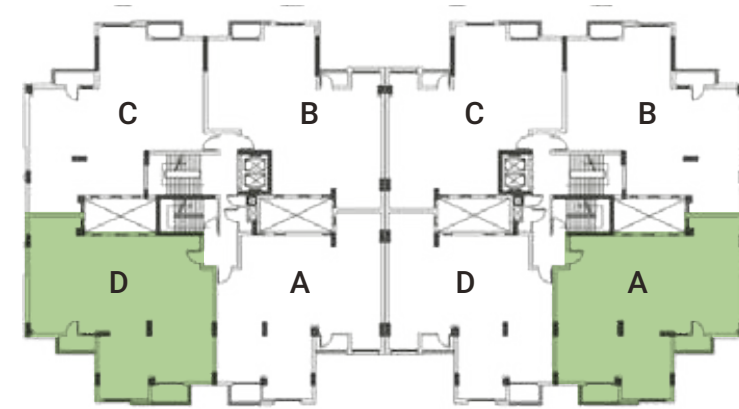


First Floor



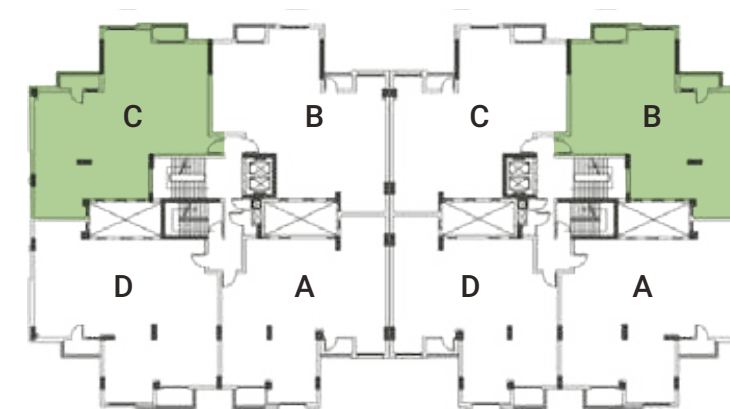
UNIT A & D - TYPICAL

TOTAL AREA 220 M²



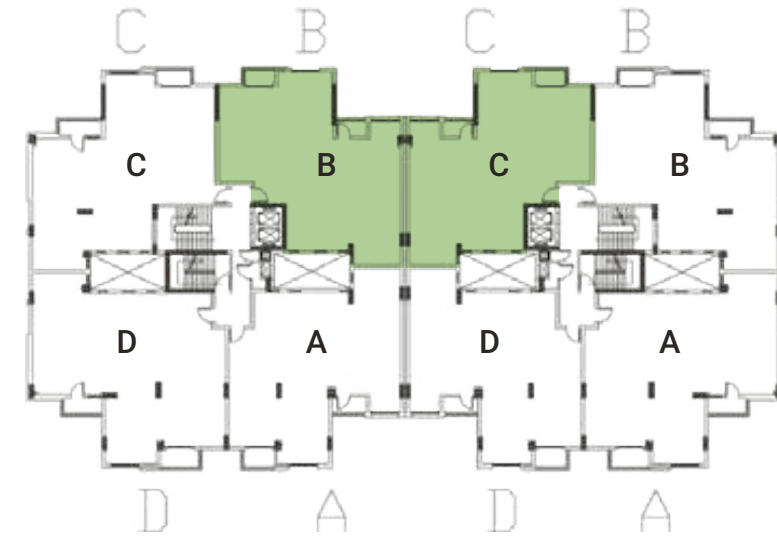
UNIT B & C - TYPICAL

TOTAL AREA 200 M²



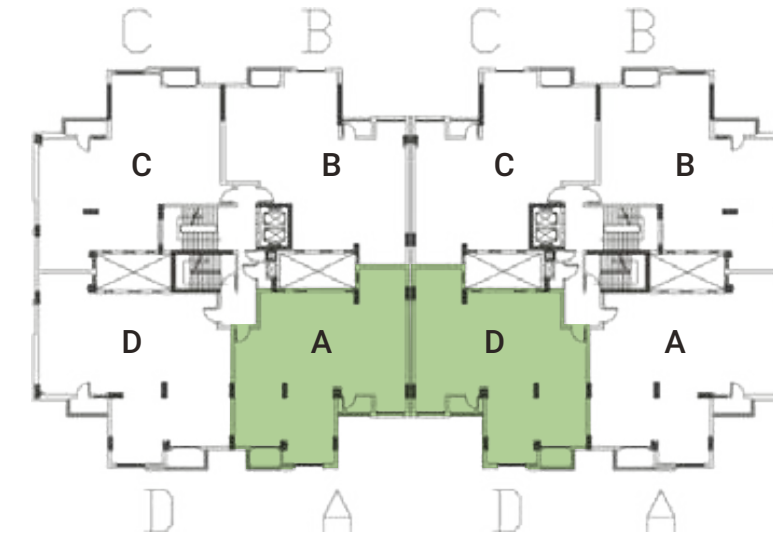
UNIT C & B - TYPICAL

TOTAL AREA 195 M²



UNIT D & A - TYPICAL

TOTAL AREA 200 M²



TYPE B ATTACHED



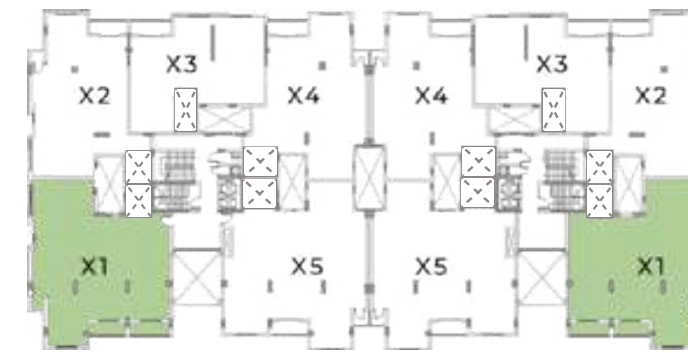
UNIT X1 - DUPLEX

TOTAL AREA 505 M²

Ground Floor



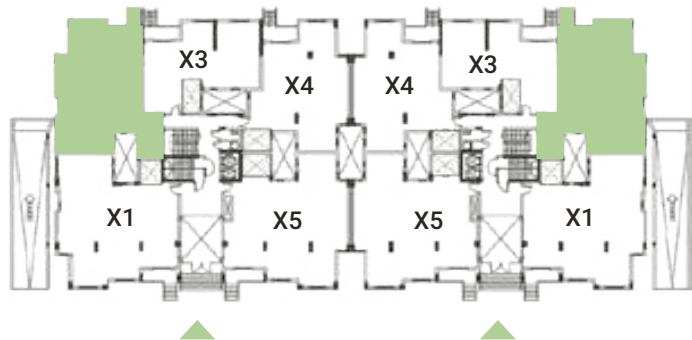
First Floor



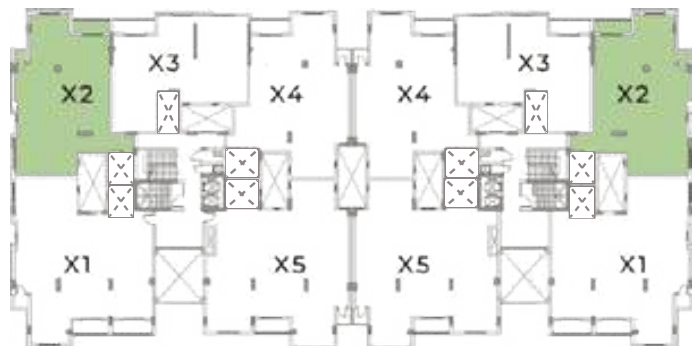
UNIT X2 - DUPLEX

TOTAL AREA 390 M²

Ground Floor



First Floor



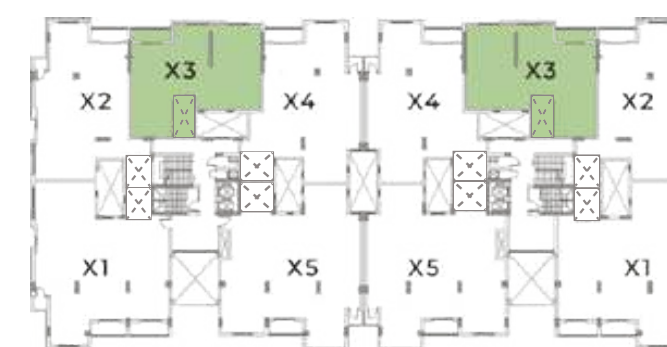
UNIT X3 - DUPLEX

TOTAL AREA 330 M²

Ground Floor



First Floor



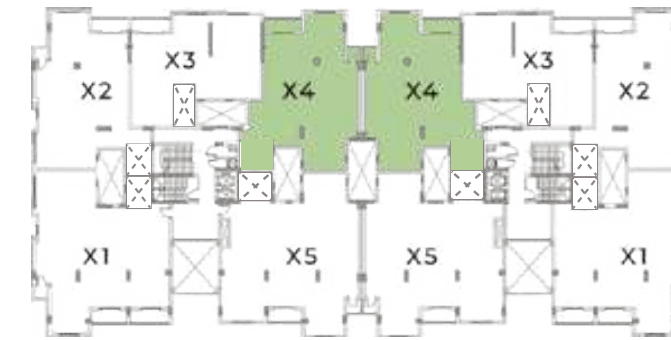
UNIT X4 - DUPLEX

TOTAL AREA 405 M²

Ground Floor



First Floor



UNIT X5 - DUPLEX

TOTAL AREA 505 M²

Ground Floor

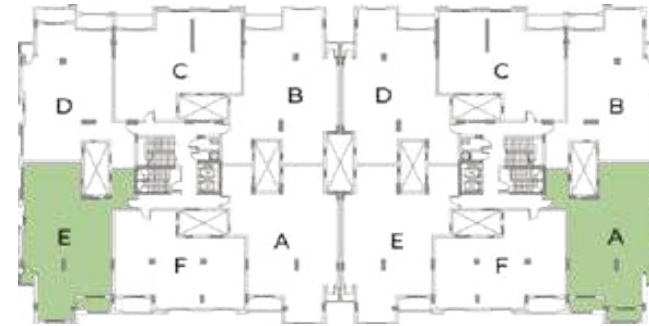


First Floor



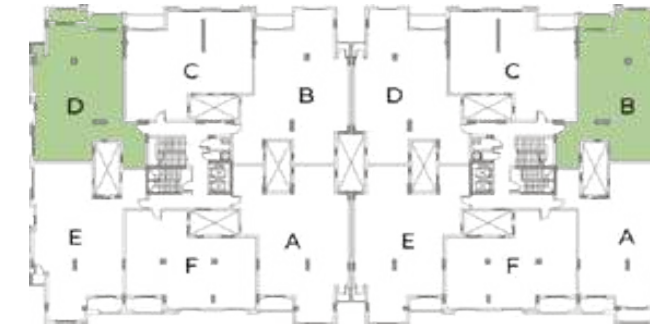
UNIT A & E - TYPICAL

TOTAL AREA 200 M²



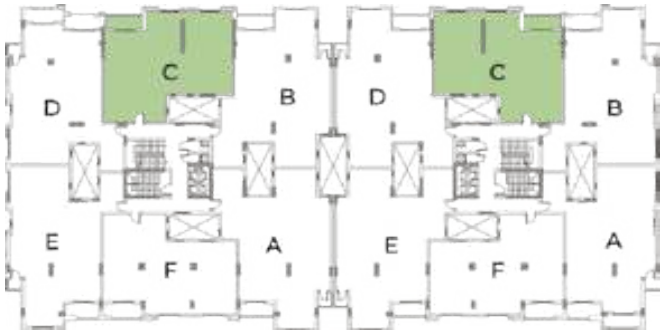
UNIT B & D - TYPICAL

TOTAL AREA 200 M²



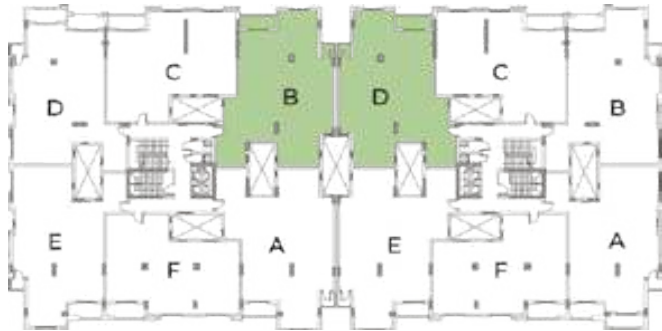
UNIT C - TYPICAL

TOTAL AREA 160 M²



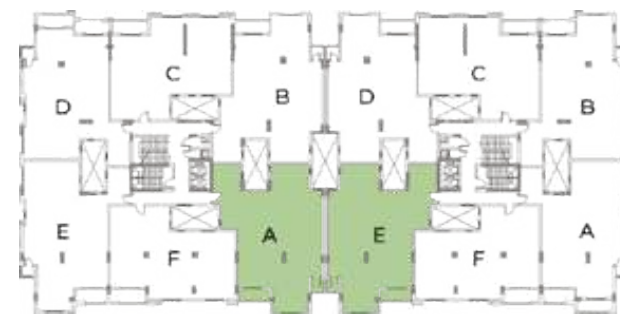
UNIT D & B - TYPICAL

TOTAL AREA 200 M²



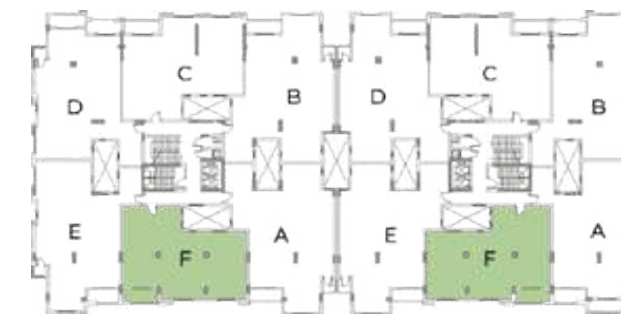
UNIT E & A - TYPICAL

TOTAL AREA 200 M²



UNIT f - TYPICAL

TOTAL AREA 160 M²



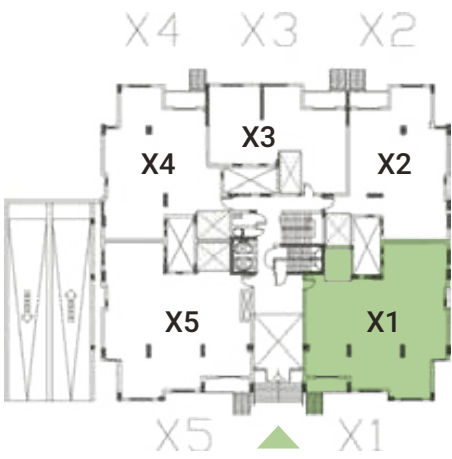
TYPE **B** STAND ALONE



UNIT X1 - DUPLEX

TOTAL AREA 505 M²

Ground Floor



First Floor



UNIT X2 - DUPLEX

TOTAL AREA 390 M²

Ground Floor



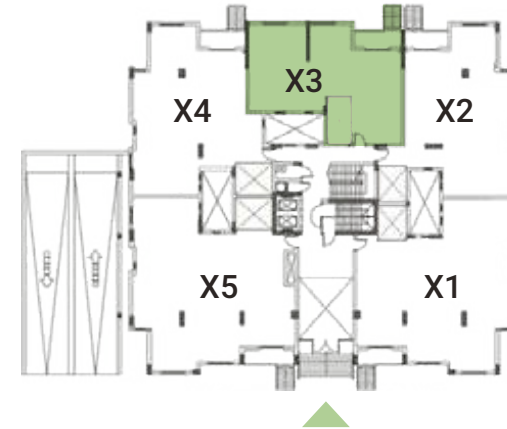
First Floor



UNIT X3 - DUPLEX

TOTAL AREA 330 M²

Ground Floor



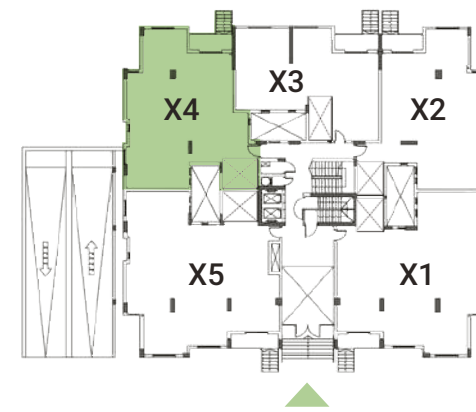
First Floor



UNIT X4 - DUPLEX

TOTAL AREA 405 M²

Ground Floor



First Floor



UNIT X5 - DUPLEX

TOTAL AREA 505 M²

Ground Floor



First Floor



UNIT A- TYPICAL

TOTAL AREA 200 M²



UNIT B - TYPICAL

TOTAL AREA 160 M²



UNIT C - TYPICAL

TOTAL AREA 160 M²



UNIT D - TYPICAL

TOTAL AREA 200 M²



UNIT E - TYPICAL

TOTAL AREA 200 M²



UNIT F - TYPICAL

TOTAL AREA 160 M²





Your Ideal Home Awaits at
CAPITAL HEIGHTS 1



 **SUD Building:** 298 Sector 2,
5th Settlement, New Cairo

 **Ras El-Bar: SUD Mall, SunSet 3,
Ras-Elbar**

 **Mansoura 1: Al Safwa Elegance
Tower, Gehan St.**

 **France Branch:** 12/14 rond point
des Champs-Élysées 75008 Paris

 **Mansoura 2:** 84 Suez Canal St.

 **Austria Branch:** Perfektastrasse
88/4 1230 Wien Austria

 **New Damietta:** Central Area, Next to
Ophthalmology International Hospital

 **Info@sud.com.eg**