



CAPITAL HEIGHTS

NEW CAPITAL

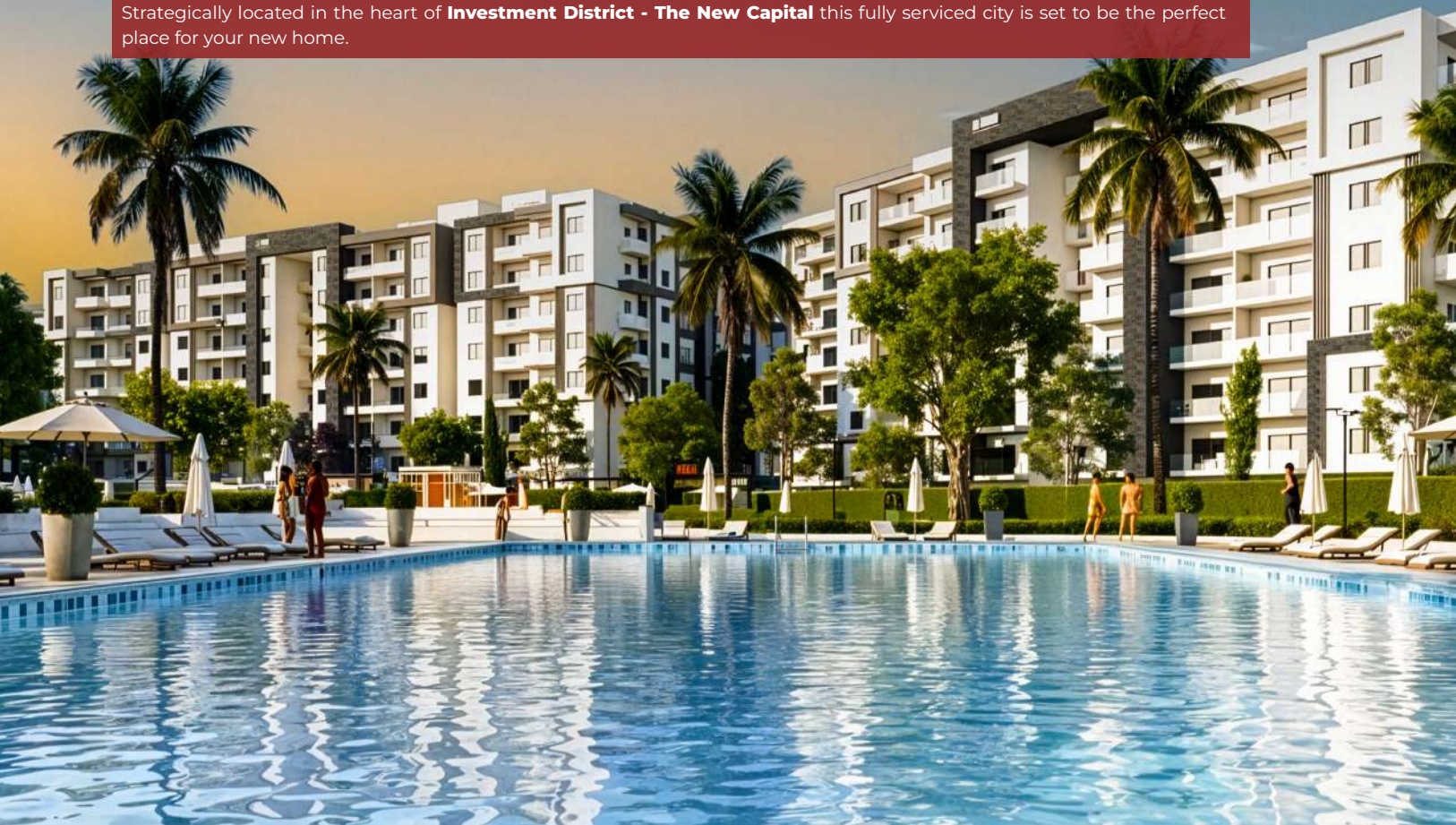




"A Higher Standard of Living."

CAPITAL HEIGHTS 2

CH 2 is one of SUD's flagship projects, designed around the principles of smart living, sports, and commercial convenience. Offering a wide range of services and Landscaped areas, CH 2 ensures an ideal living experience for all family members. Strategically located in the heart of **Investment District - The New Capital** this fully serviced city is set to be the perfect place for your new home.





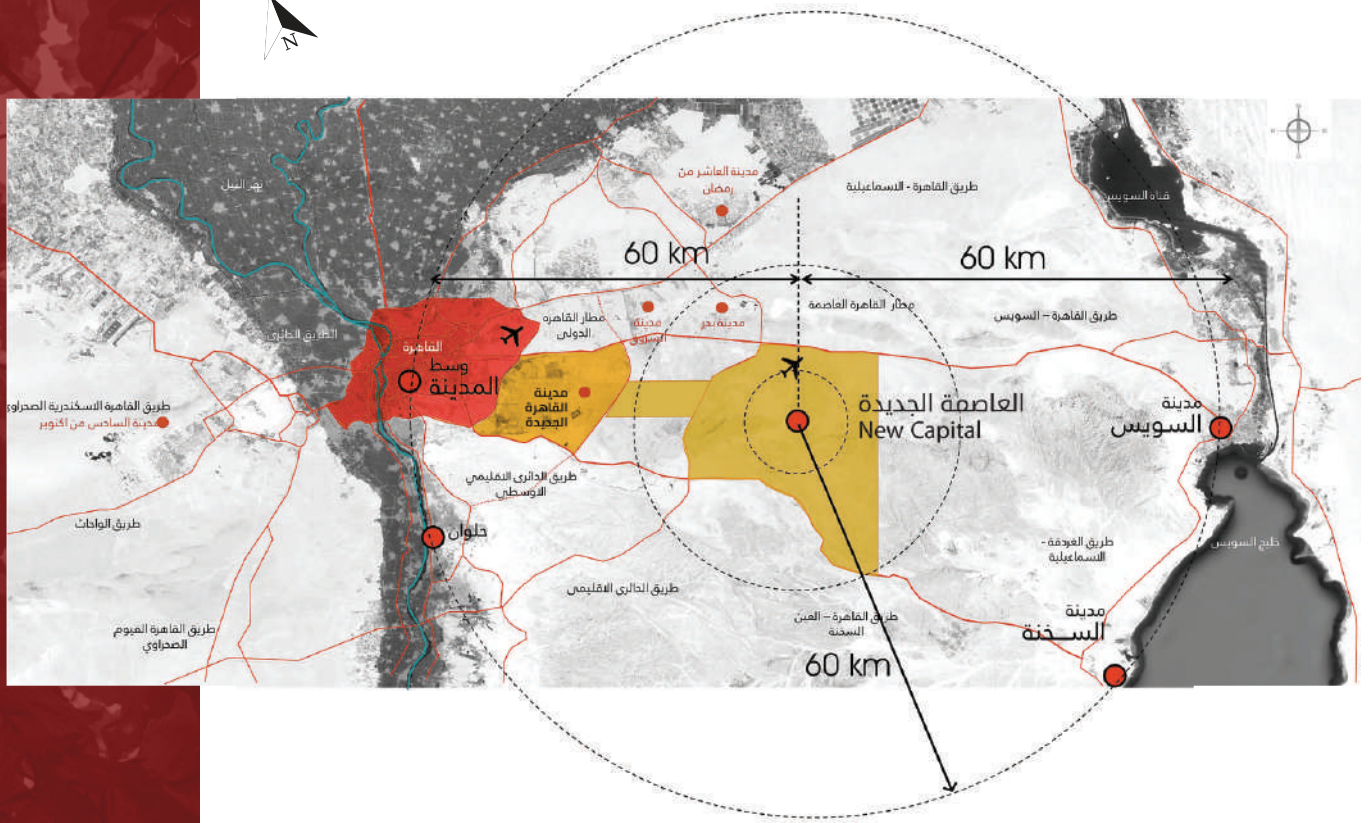
NEW CAPITAL LOCATION

Located 60 km from Suez, Downtown Cairo, Ain El Sokhna, **The New Capital** 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

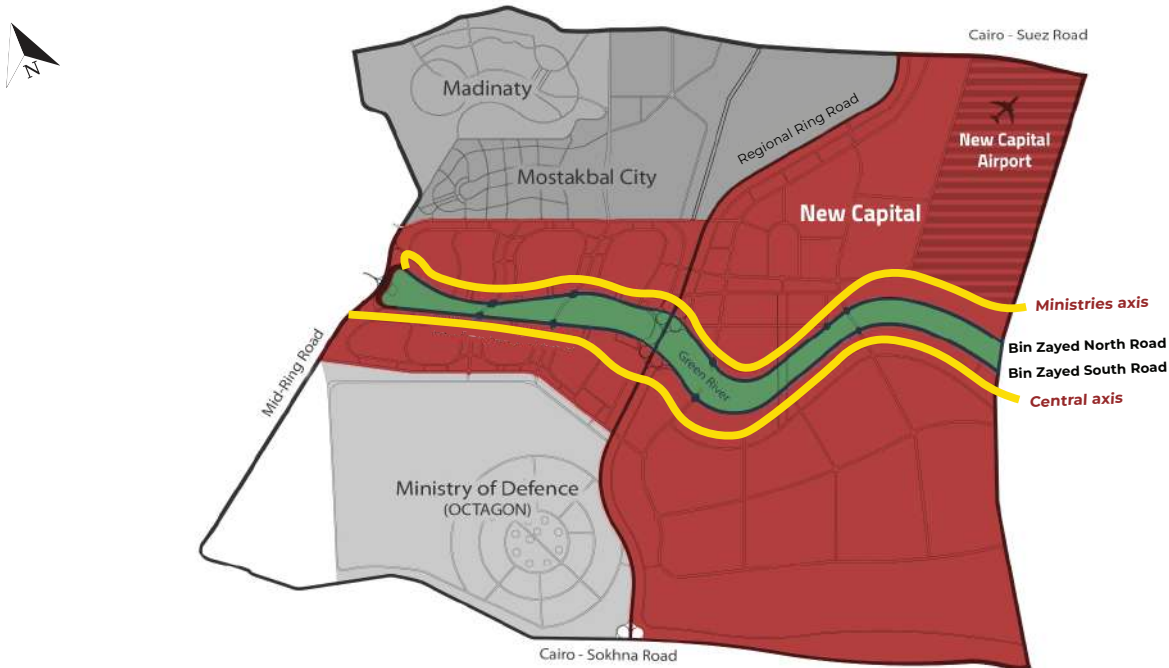




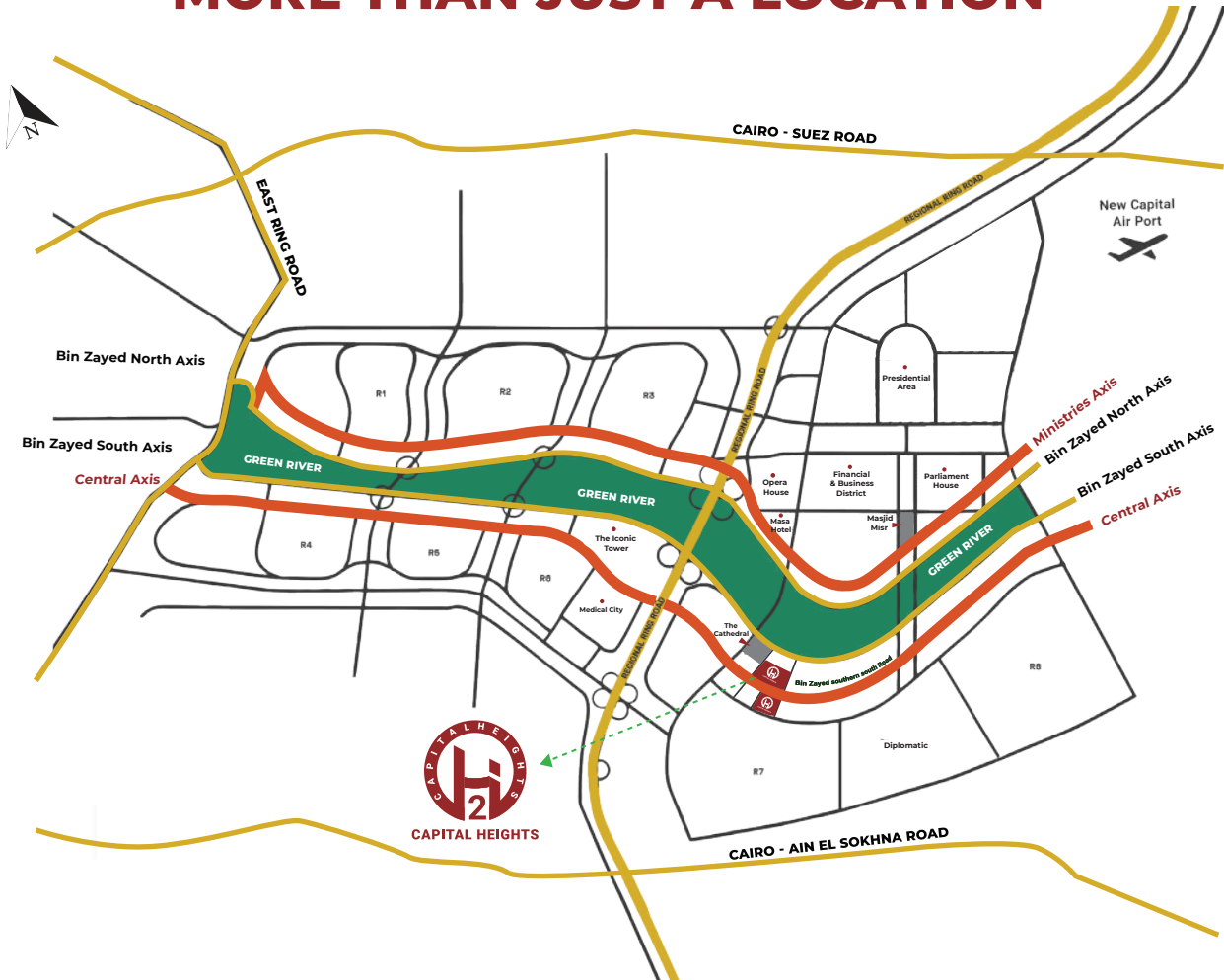
NEW CAPITAL ADJACENT CITIES & MAIN ROADS

The New 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 greenspace. It is also adjacent to Mostakbal City, Madinaty and the Octagon.

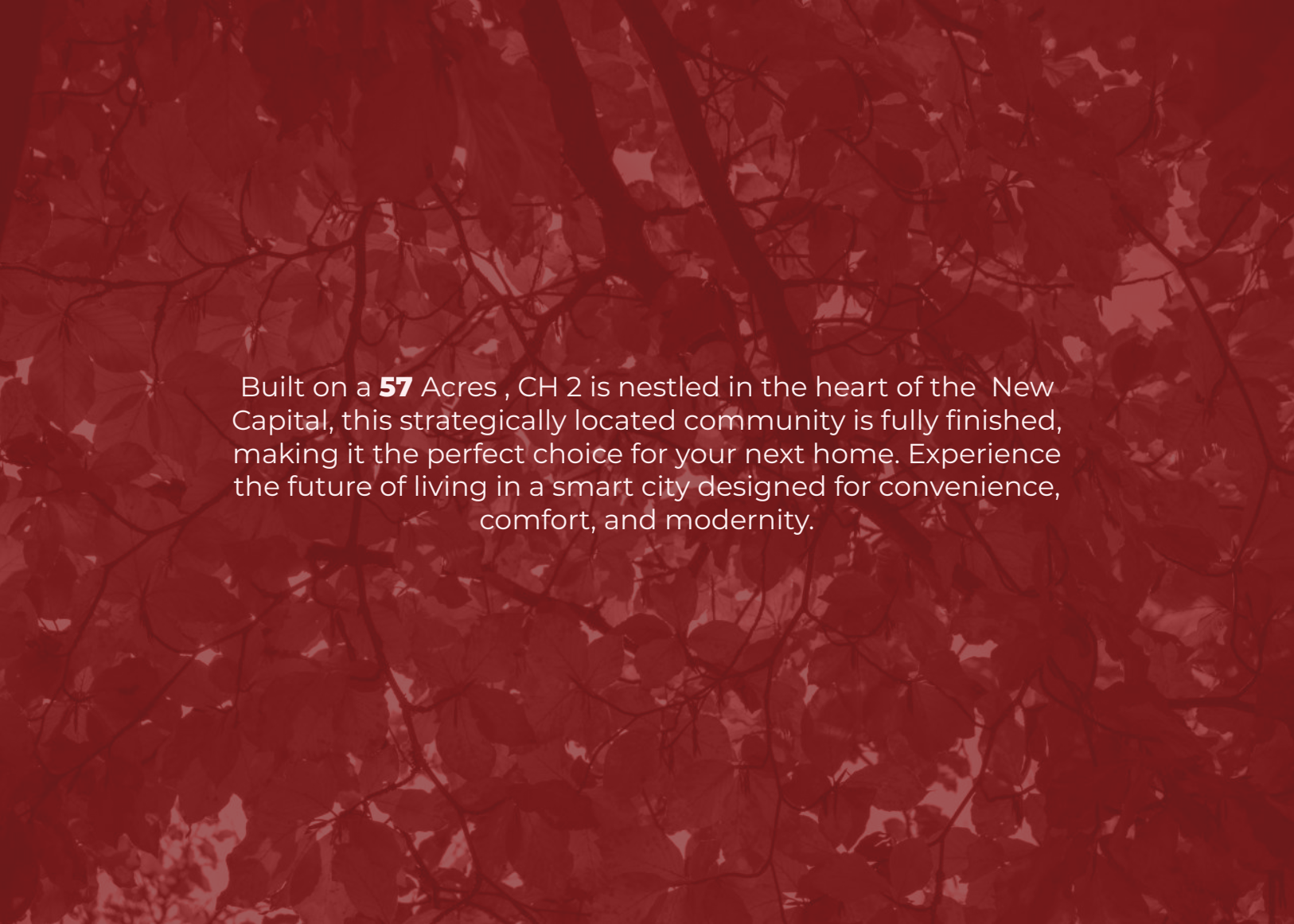


MORE THAN JUST A LOCATION



CAPITAL HEIGHTS 2

An aerial architectural rendering of a large-scale urban development project. The scene is dominated by a dense cluster of modern, multi-story apartment buildings with light-colored facades and flat roofs. These buildings are arranged in a grid-like pattern, interspersed with green spaces, including a central park area with a small pond and several smaller courtyards. A wide, multi-lane road runs along the bottom right of the development, featuring a dedicated bike lane and pedestrian walkway. To the left, a red-tinted area shows existing urban infrastructure, including older buildings and a road. The overall image has a high-contrast, stylized appearance with a strong red color cast.



Built on a **57** Acres , CH 2 is nestled in the heart of the New Capital, this strategically located community is fully finished, making it the perfect choice for your next home. Experience the future of living in a smart city designed for convenience, comfort, and modernity.



MASTER PLAN



MASTER PLAN



CAPITAL HEIGHTS 2

IN NUMBERS

57
ACRES



77.5%
OPEN SPACES

AREAS FROM

139^{sqm}
TO **1395**^{sqm}

FULLY
FINISHED

SPORTS
CLUB



APARTMENTS
AND DUPLEXES

PALACES
ZONE





PALACES ZONE

*Where Elegance
Meets Grandeur*

Step into a world of unmatched luxury in the Palaces Zone. This exclusive area is designed for those who desire the highest level of comfort and sophistication. Featuring expansive, beautifully crafted residences with stunning architecture, the Palaces Zone offers a lifestyle of opulence and prestige.

Every detail has been carefully considered to provide an extraordinary living experience, from the grand interiors to the lush outdoor spaces. Enjoy the privacy, security, and unparalleled beauty of your very own palace in this exceptional zone.

PALACES ZONE



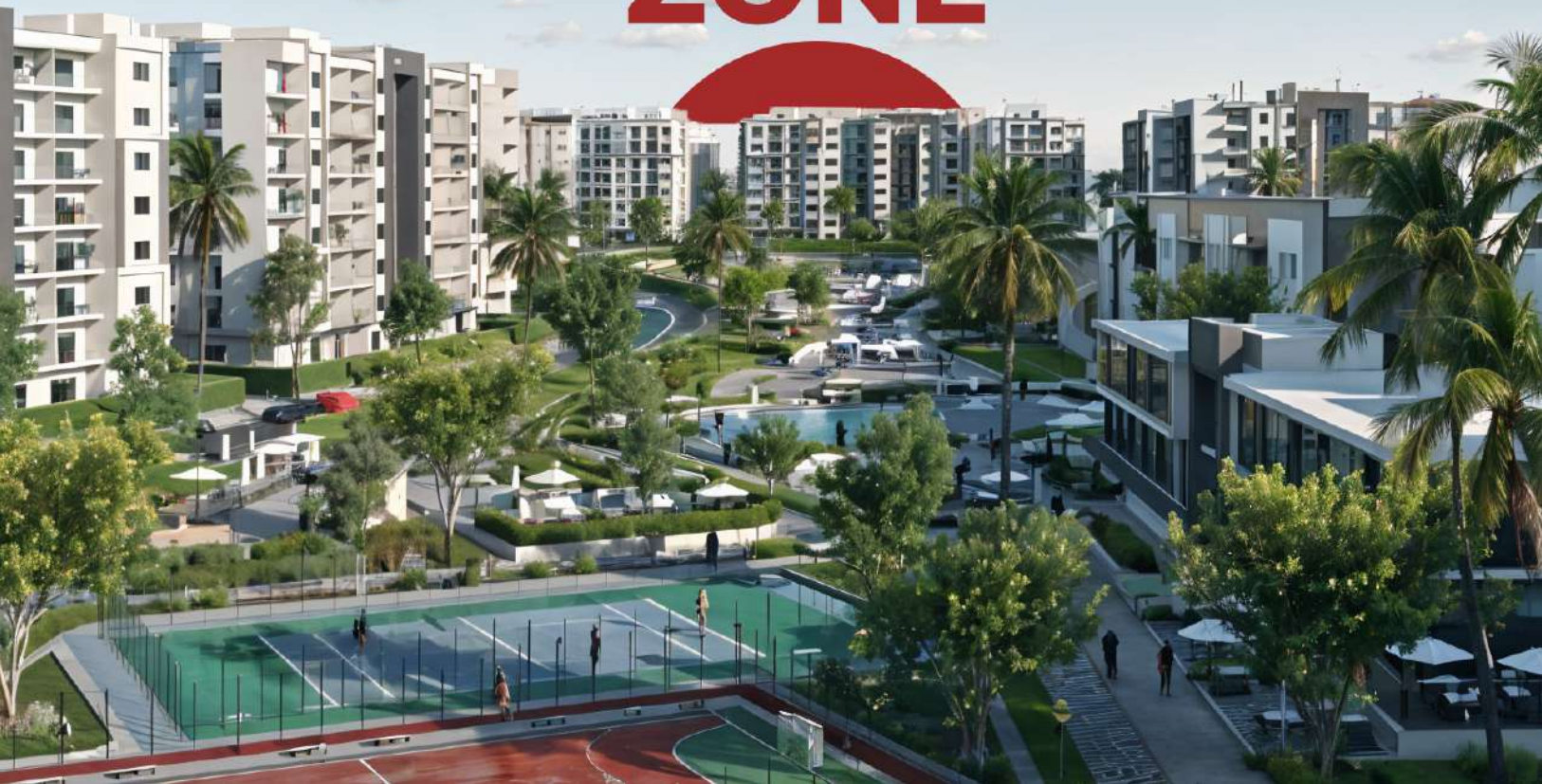
CLUB ZONE

Enjoy the best of both worlds with our apartments overlooking the Sports Club. With stunning views of the club's facilities, you can relax in comfort while being just steps away from all the action.

The Club Zone is the heart of our community , perfect for those who love an active lifestyle.

These apartments provide a front-row seat to sports, fitness, and recreation.

CLUB ZONE



LIST OF
AMENITIES

RUNNING TRACK



BASKETBALL COURT



KIDS PLAY AREA



PADEL COURTS

FOOTBALL COURT



TENNIS COURTS



FITNESS CLUB

GREEN AREAS



SWIMMING POOLS

MEDITATION AREAS









A Hub for Lifestyle, Shopping & More

HUB 2 is more than just a mall it's a destination to shop, dine, and connect. With exclusive retail outlets, diverse dining options, and exciting seasonal events, it's where modern lifestyle meets convenience.

For Businesses & Investors

Its high visibility, strong foot traffic, and vibrant atmosphere make it an ideal location for both local and international brands.

H2UB



- **30,000** sqm of retail space
- Basement, ground floor, and 2 Typical floors
- Easy **access** and plenty of parking
- **24/7** CCTV and Security

- **Facility** Management
- **Triple** Services
- Energy-efficient and **eco-friendly** design

HUB 2 AMENITIES



Restaurants & Cafes with Outdoor areas



ATM Center & Banking Services



Super Markets



Cinema



Food Court

HUB 2 AMENITIES





Building Upscale Communities





 **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.

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

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

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

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

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