



the Pearl

NEW MANSOURA



A HOME WHERE
THE SEA IS YOUR NEIGHBOR.”

the Pearl
NEW MANSOURA

“

EVERY MORNING STARTS
WITH THE WAVES

”





DISCOVER THE VISIONARY CONCEPT BEHIND THE PEARL



The Pearl Project is a landmark community where two thriving mini-cities converge within a beautifully crafted urban landscape. With flowing water features, expansive greenery, and open spaces, it redefines modern living by offering a lifestyle that blends connectivity with serenity designed for families, singles, and young couples seeking a place to truly belong.



“

DESIGNED FOR THOSE
WHO DREAM OF THE SEA,
AND LIVE FOR LUXURY.

”

THE PEARL | SUD

NEW MANSOURA CITY





New Mansoura is a new city that was built on 6000 acres to represent Egypt's international coastal strip on the Mediterranean Sea, accommodating many yacht marinas, international universities, sports clubs, commercial malls, and hotels.

New Mansoura is situated on the Mediterranean, about 14 km, and 54 km from Mansoura City, 20 km from New Damietta

JUST MINUTES AWAY FROM EVERYTHING, THAT TRULY MATTERS.

FRONT OF
MARINA YACHT

10 MINS
DELTA UNIVERSITY

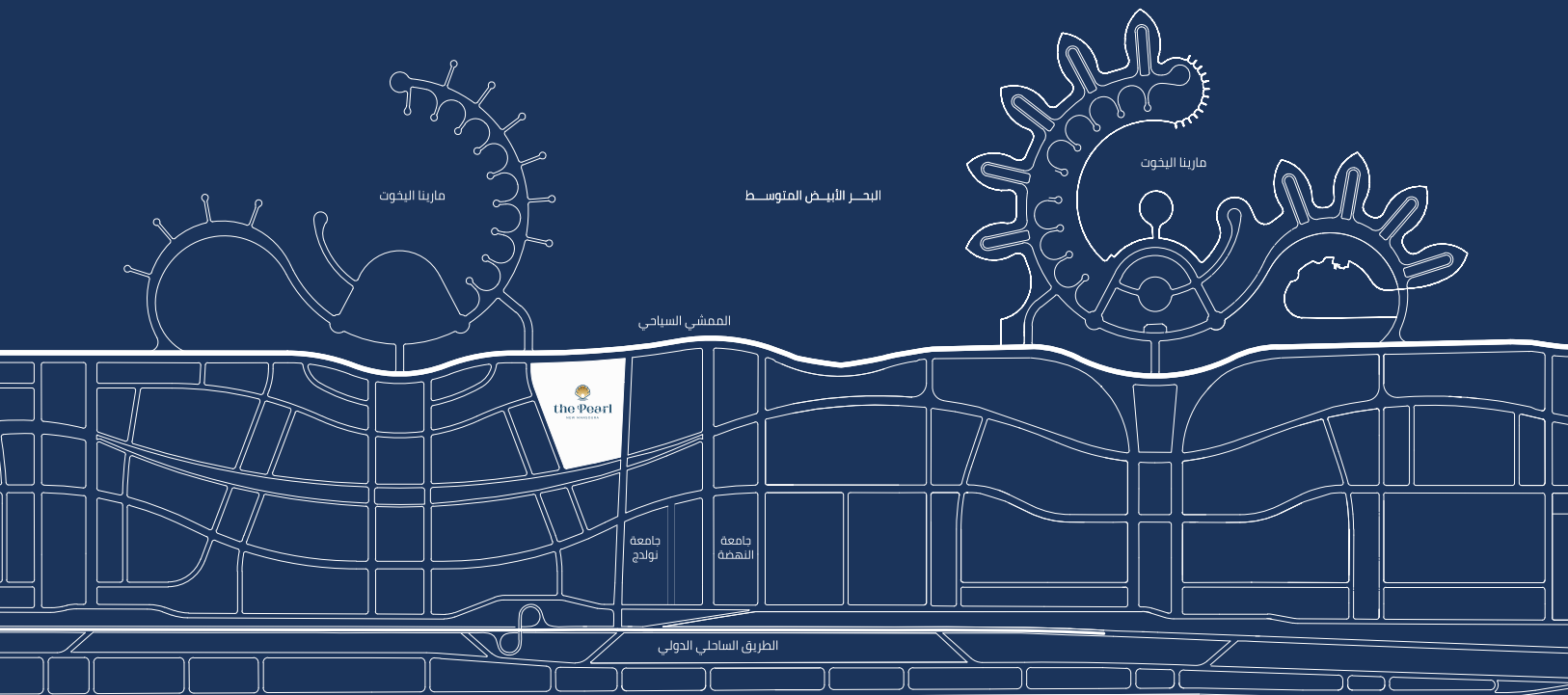
10 MINS
NEW MANSOURA UNIVERSITY

30 MINS
NEW DAMIETTA CITY

1 HOUR
MANSOURA CITY

1:30 HOURS
PORT SAID CITY

SEA VIEW LOCATION



MASTER PLAN





“

NOT JUST A VIEW...
AN ENDLESS EXPERIENCE



”



THE PEARL IN NUMBERS





60
ACRES



77.5%
LANDSCAPE



AREAS FROM **58** sqm
To **194** sqm



**TOWN HOUSES &
VILLAS**



**SEMI
FINISHED**



**SEA VIEW
APARTMENTS**



**FACING DIRECTLY
YACHT MARINA**



550m
SEA VIEW





Φ

An aerial photograph of a vast ocean with numerous white-capped waves, creating a textured, shimmering surface. The water is a deep blue, and the white foam of the waves contrasts sharply against it.

FACILITIES & AMENITIES

CLUBHOUSE

THE PEARL | SUD



Experience the life of luxury and exclusivity in our clubhouse and enjoy all the facilities available such as the great food and beverage venues, the kids areas and the wellness center.

SPORTS FACILITIES

Residents can stay active and enjoy friendly competitions on the Paddle,Tennis and Football courts, providing opportunities for fitness and recreation right within the community



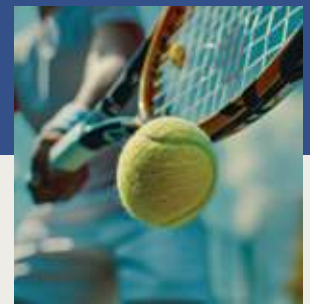
Padel Court



Running Track



Football Court



Tennis Court



SWIMMING POOLS

swimming pools that bring families together, creating joyful weekends filled with relaxation and connection.



GREEN AREAS

Green areas and landscapes cover 77.5% of the compound, creating a lush and refreshing environment.





WHERE LIFE MEETS LIFESTYLE

Step into a vibrant hub at the heart of the community boutique shops, cozy cafés, and everyday essentials, all within walking distance. It's more than convenience

it's your new favorite place to be.



THE PEARL | SUD





HOTEL COMFORT, HOME FEELING



Enjoy daily housekeeping, concierge service, and all the perks of a hotel right where you live. It's hustle-free living, just the way you like it.



“

LUXURY IS NOT A CHOICE,
IT'S A LIFESTYLE

”



“

LUXURY LIVING,
SEASIDE BREATHING

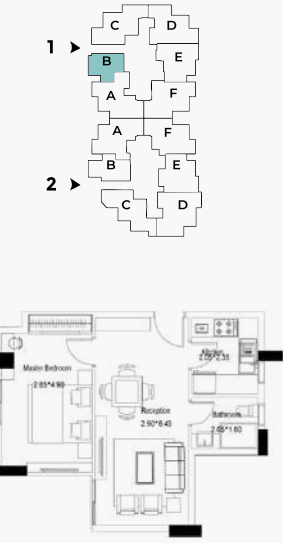
”

PHASE 2



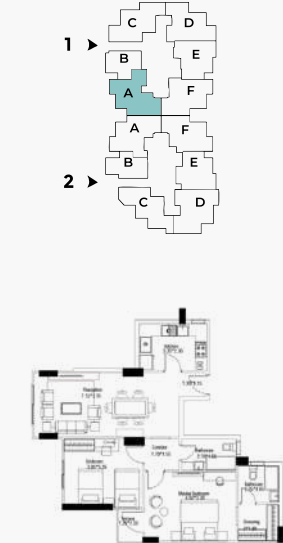
V.RESIDENCE | APARTMENTS

Ground Floor | 57 m²



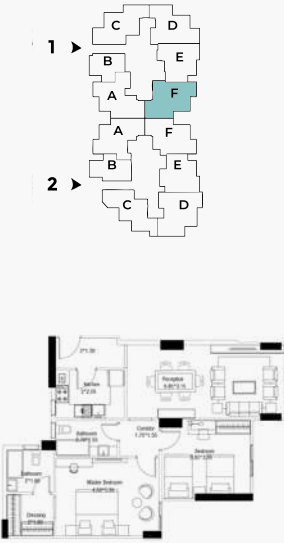
Site dimension changes may apply.

Ground Floor | 105m²



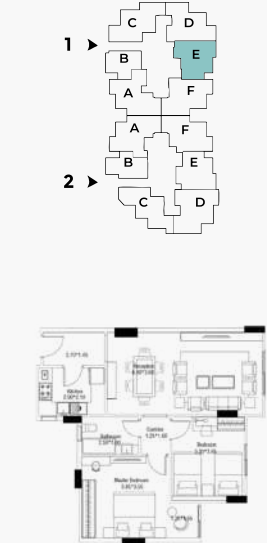
هذه المصاحبات تحت المبنى والزيادة

Ground Floor | 102 m²



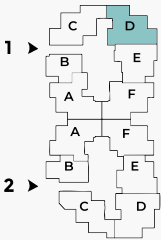
Site dimension changes may apply.

Ground Floor | 93 m²



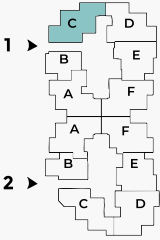
هذه المصاحبات تحت المبنى والزيادة

Ground Floor | 103 m²



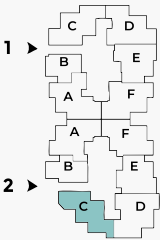
Site dimension changes may apply.

Ground Floor | 99 m²



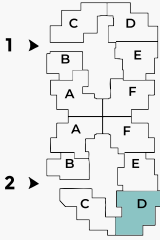
هذه المساحات تحت العجز والزيادة.

Ground Floor | 94 m²



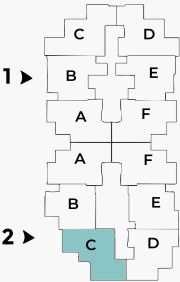
Site dimension changes may apply.

Ground Floor | 98 m²



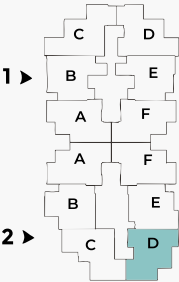
هذه المساحات تحت العجز والزيادة.

TYPICAL Floor | 117 m²



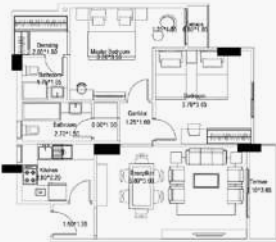
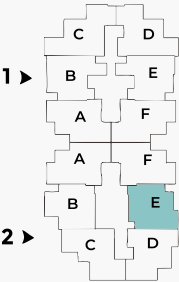
Site dimension changes may apply.

TYPICAL Floor | 112 m²



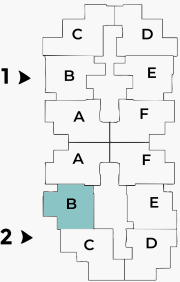
هذه المساحات تحت المزد والزيادة

TYPICAL Floor | 103 m²



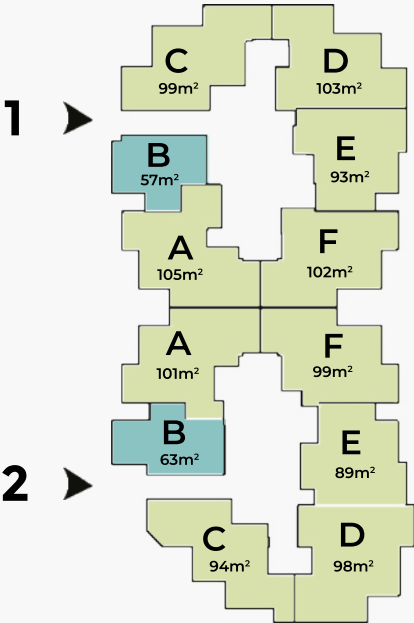
Site dimension changes may apply.

TYPICAL Floor | 103 m²



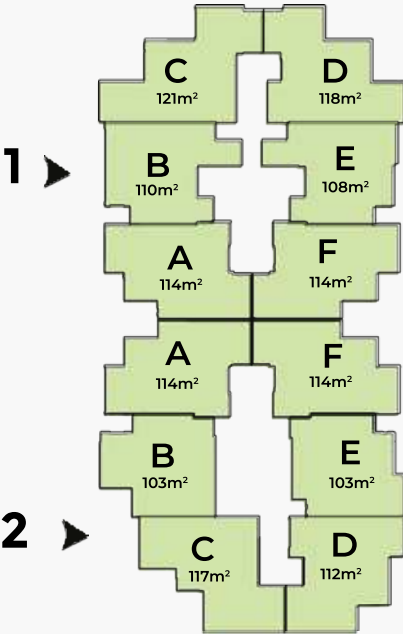
هذه المساحات تحت المزد والزيادة

GROUND Floor



1 Bedroom
2 Bedrooms

TYPICAL Floor



2 Bedrooms

BUILDING C / APARTMENTS

BUILDING C

Ground Floor



Ground Floor Unit A & E | 132m²
2 Bedrooms

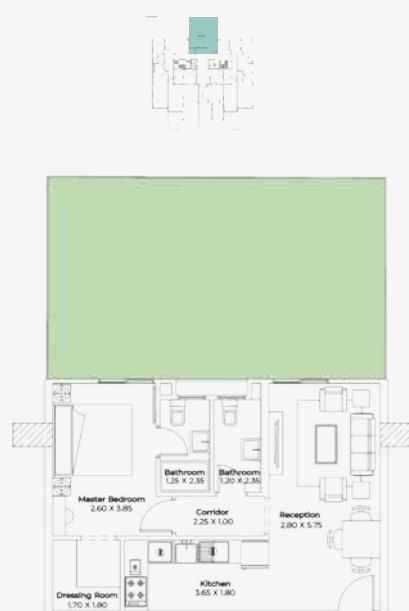


Site dimension changes may apply.

Ground Floor Unit B & D | 162m²
3 Bedrooms



Ground Floor Unit C | 62m²
1 Bedrooms



هذه المساحات تحت القدر والزيادة

BUILDING C

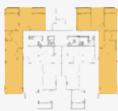
TYPICAL Floor



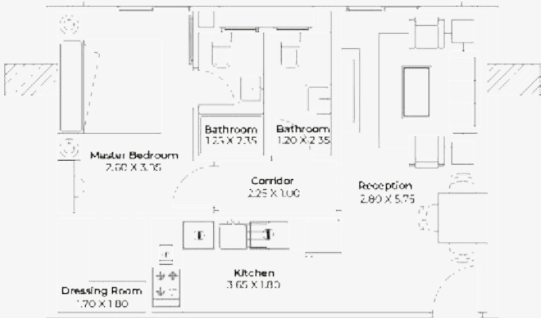
Typical Floor Unit A & E | 165m²
3 Bedrooms



Typical Floor Unit B & D | 184m²
3 Bedrooms



Typical Floor Unit C | 62m²
1 Bedrooms



Site dimension changes may apply.

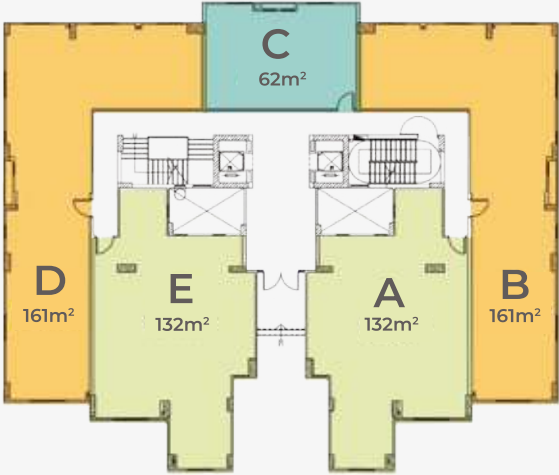
هذه المصاحبات تحت العود والزيادة

BUILDING C

Master Key

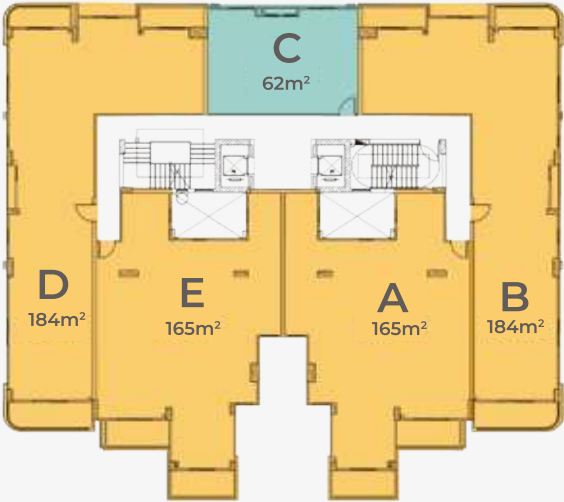


Ground Floor



- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms

Typical Floor



- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



ABOUT SUD

Safwa Urban Development - SUD is a leading Egyptian Urban Development Company, Established in 1996. We start every project with one goal in mind, which is taking the lead in creating upscale communities that provide the utmost privacy, maximum security, and substantial comfort, Hence our motto Became "building upscale communities"

Through all of our Urban Development projects that include Resorts, advanced residential communities, shopping centers as well as medical, educational, and sports facilities, we've managed to make an architectural fusion between contemporary and traditional designs, a feature that has become a trademark of ours. We've always been striving to live up to our customer's expectations and to earn their trust because we consider our customers to be our most important asset.



 **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