

NAJM



By ROYAL

A wide-angle photograph taken from space, showing the Earth's horizon. The ground is covered in a dense network of city lights, appearing as a bright, glowing pattern against the dark surface. Above the horizon, a vibrant green aurora borealis (northern lights) is visible, stretching across the sky. The background is a deep black space filled with numerous small, distant stars.

EVERY JOURNEY
BEGINS WITH TRUST.

A LEGACY BUILT ON CREDIBILITY

Since its founding, Royal Developments has built communities shaped by trust and transparency with a commitment not only to build, but to deliver.

With over

100



Standalone projects in New Cairo delivered ahead of schedule And the trust of more than

1,200

Families.



Royal Developments has firmly established itself as a trusted and credible real estate developer in Egypt.



Alongside the successful delivery and handover of Capital Prime in the New Administrative Capital



and the early completion of Monark Residences in Mostakbal City, delivered more than 13 months ahead of schedule.



WHEN YOU RISE HIGHER, THE WORLD IS DIFFERENT.

Through visionary leadership and a proven track record, represents the next chapter in Royal's journey.



Height & Light
A Star in the Sky



425M Above Cairo

NAJM stands 425 meters above sea level, verified as the highest residential compound in Cairo.

This altitude brings cooler air, a cleaner atmosphere, and breathtaking panoramic views that embody the project's core philosophy of rising above expectations.

NAJM

(Meaning "STAR" in Arabic)
is an eperience, a rhythm that plays
out from sunrise to starlight.



A place where light becomes
architecture and elevation becomes lifestyle.



Here, life is lived
closer to the sky.

By
ROYAL

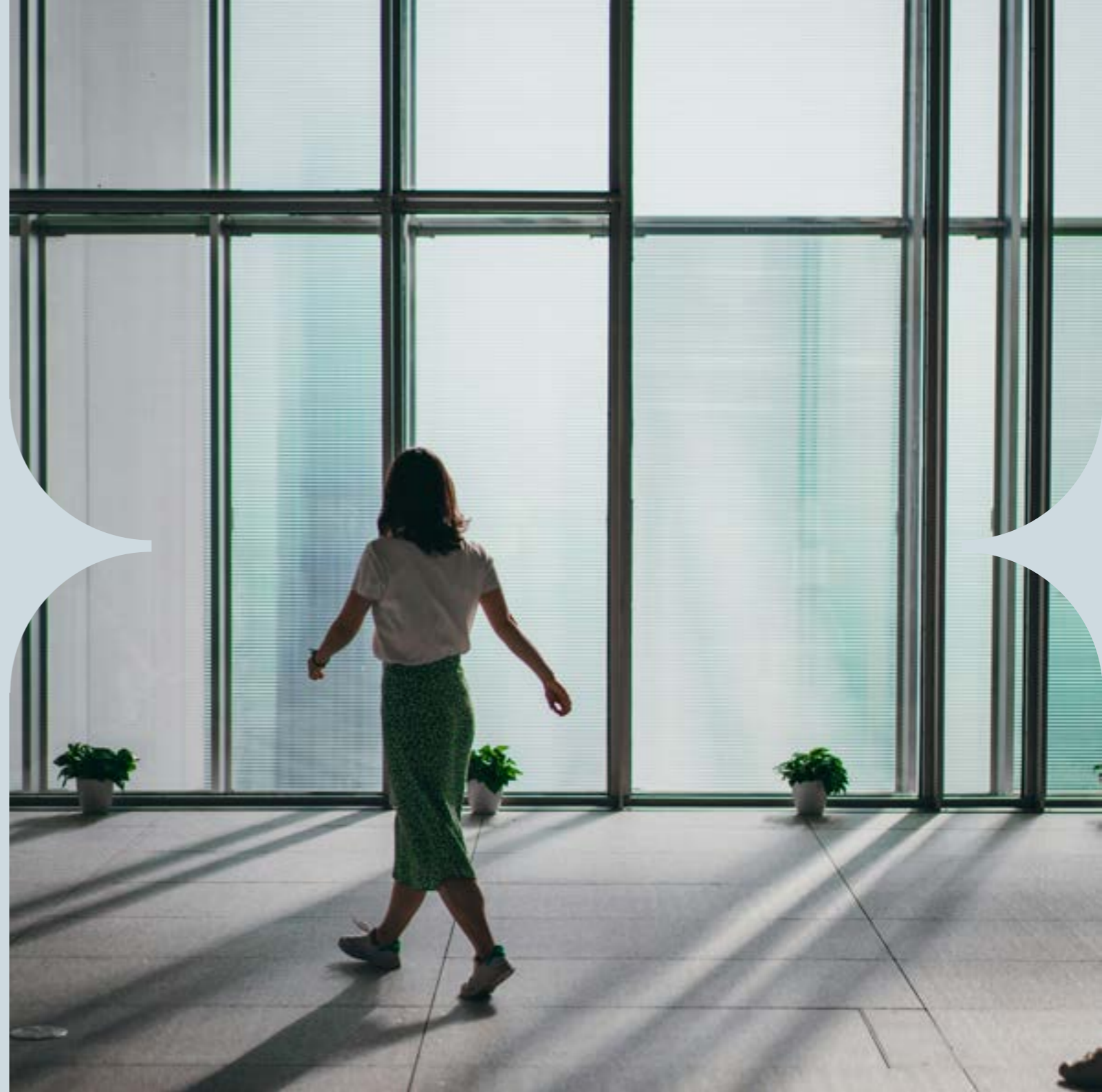
LOCATION IS EVERYTHING

—

BUT ELEVATION CHANGES EVERYTHING.

Situated in Cairo's highest point, 425 meters above sea level, NAJM occupies a prime corner plot with two main gates opening directly onto major roads within the 6th Settlement – Golden Triangle; Connecting to all that matters.

NAJM is minutes away from the AUC, South 90, the Ring Road, and the New Administrative Capital, ensuring that while you live above the city, you're never disconnected from it.



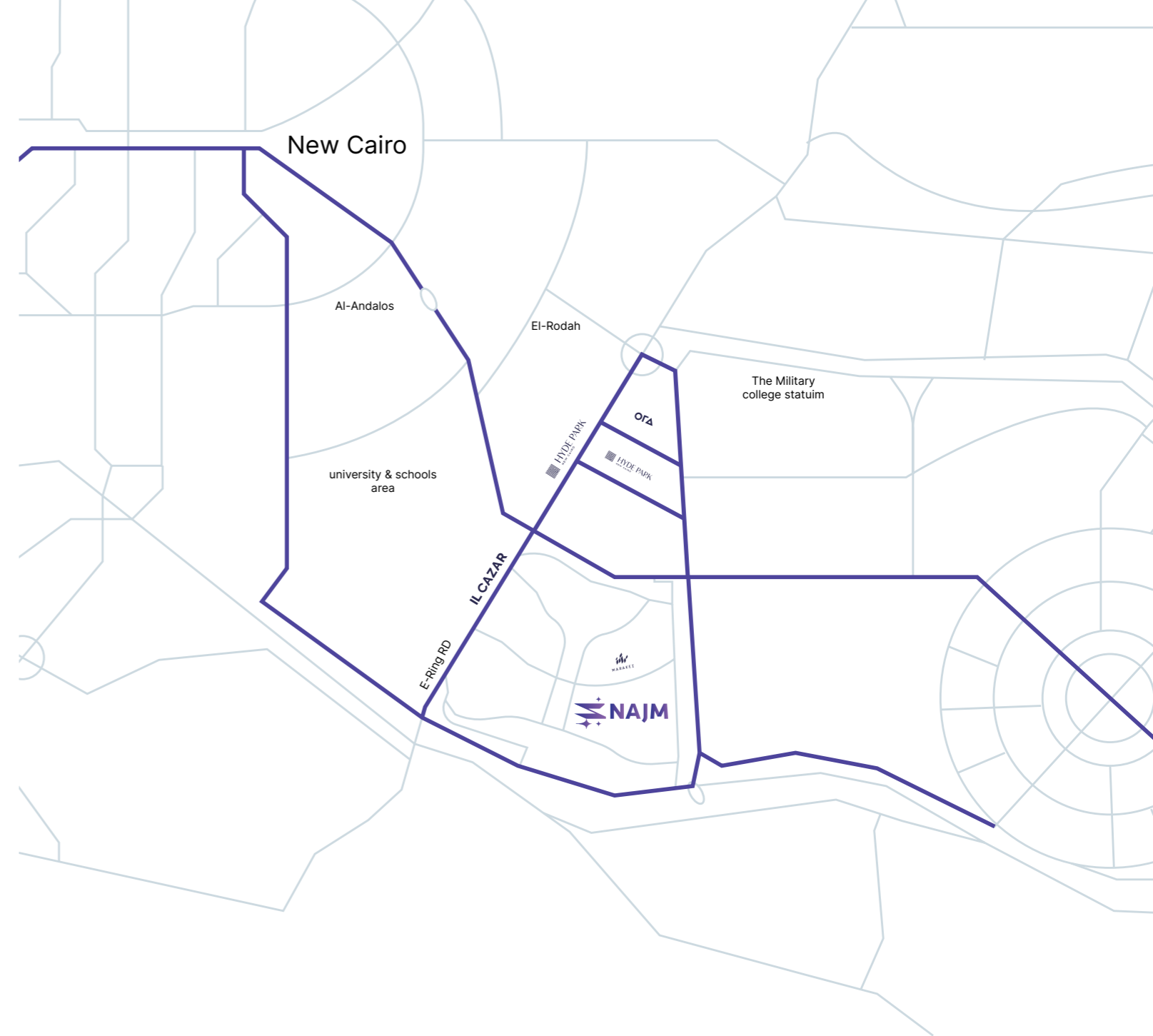
Najm Location

The strategic placement of NAJM within the Golden Triangle in the 6th Settlement is no coincidence — it's the heart of Cairo's most promising horizon. Perfectly poised between accessibility and exclusivity, NAJM offers effortless connection to the city's pulse while preserving the serenity of elevated living.

Surrounded by premium lifestyle destinations, fine dining, boutique retail, and healthcare excellence, NAJM's location turns convenience into a daily luxury. It's more than proximity — it's the privilege of living at the center of everything that matters.

- ◆ 5 minutes from Ring Road
- ◆ 5 minutes from South 90th Street
- ◆ 8 minutes from the American University in Cairo (AUC)
- ◆ 10 minutes from Suez Road
- ◆ 10 minutes from the New Administrative Capital

- ◆ 15 minutes from Maadi
- ◆ 20 minutes from Cairo International Airport
- ◆ 30 minutes from Heliopolis
- ◆ 45 minutes from El Sokhna
- ◆ 50 minutes from West Cairo





**17
ACRES.**

✦ ✦

**18%
FOOTPRINT.**

✦ ✦

**100%
ELEVATED.**

NAJM is designed for
openness with only 18%

✦

footprint and over 40%
dedicated to landscapes,
promenades, and water
features.



Accessibility & Connectivity

- A Road Surrounding most of project units
- Pedestrian Walk Connecting Masterplan Vertically & Horizontally
- To Ring Road

Amenities

- 1- Main Gate
- 2- Valley Entrance
- 3- Swimming pool
- 4- Club House
- 5- Outdoor Gym
- 6- Outdoor Cinema
- 7- Water Features
- 8- Commercial Zone



Typology

Offering 4 different building types, each with varying numbers of units and diverse configurations from 1 bedroom apartments to 3 bedrooms and sky lofts units with prime locations. This broad range of options provides residents with the flexibility to select their ideal home at any location across

- A
- B
- D
- C

Dimensions

Maximum Valley Space :180 m
 Narrowest Valley Space : 35 m



Vision

At Royal Developments, our commitment and credibility are at the heart of our vision.

We envision a world where communities are built around people, inspiring them to connect, grow, and thrive. We strive to be the trusted industry leader, setting the standard for design, functionality, and sustainability excellence.

Mission

We aim to create liveable communities prioritizing the well-being, growth, and happiness of those who call them home.

We strive to set the standard for excellence in design, functionality, and sustainability and are committed to continuously pushing the boundaries of what is possible.

Through innovative thinking, a human-centric approach, and a steadfast commitment to our values, we're building a legacy of quality, credibility, and trust that will endure for generations to come.



Every building maintains a minimum distance of 30 meters, guaranteeing privacy and 90% open-view apartments with zero direct facings.

The master plan is guided by a clear architectural vision that prioritizes spatial harmony and visual continuity. Every element is designed with the human scale in mind; ensuring comfort, accessibility, and a refined sense of proportion that fosters an engaging and livable environment.



Here, life is lived
among the stars.

By
ROYAL




Homes Designed To Rise Above

NAJM offers homes that balance practicality with serenity

- * Studios: 70-75 m²
- * 2 bedrooms apartments: 100-115-120 m²
- * 3 bedrooms apartments: 150-190-245 m²
- * Sky Villas & Sky Houses: Private terraces with Jacuzzis and panoramic rooftop views
- * Green Valley Homes: 2 and 3 bedrooms apartments with direct promenade access

All residences feature natural light flow, and core & shell delivery for personalization.





FROM SUNRISE TO
STARLIGHT, LIFE UNFOLDS
DIFFERENTLY HERE.

From Dawn To Starlight:

*Life in
Motion.*

Morning | The Quiet Rise

Dawn stretches across NAJM's skyline, brushing soft gold over rooftops.

The air feels cooler, the rhythm slower.

Residents jog along the green promenade, meditate beside water features, or breathe in the crisp morning air from rooftop Jacuzzis overlooking the city below.

Here, the day starts not with noise, but with light.

- ✦ Water Features
- ✦ Jacuzzis
- ✦ Green Promenade



Noon: *The Vibrant Pulse*

As the sun climbs higher, life unfolds across the courtyards.

Children roam freely through car-free streets, families gather at the infinity pools, and laughter drifts from the clubhouses.

Shaded paths and wind corridors make the outdoor spaces naturally livable, even in midday warmth.

- ✦ Children Courtyards
- ✦ Infinity Pools
- ✦ Clubhouses



Afternoon: *The Leisure Glow*

The community shifts
into calm.

Cyclists trace dedicated lanes across landscaped
zones, teens head to sports courts and lounges, while
parents retreat to spa decks or shaded terraces.

It's a time for balance, rest, and reflection.

- ✦ Cycling lanes
- ✦ Landscaped zones
- ✦ Sports courts
- ✦ Teen lounge
- ✦ Spa
- ✦ Terraces



Evening: *The Golden Hour*

Light softens into amber tones,
painting the skyline in gold.

Families reconnect outdoors, enjoying dinner under
pergolas or strolling through
the green valleys.

The Glow Garden begins to sparkle, pathways subtly
lit, and every step guided by light.

- ✦ Glow Garden
- ✦ Green valleys



Night: *The Starlit Realm*

When Cairo sleeps,
NAJM shines.

The Glow Garden, outdoor cinema, shimmering lanes come alive under the stars.

From Sky Houses' Jacuzzis, residents watch constellations shimmer above — living proof that some views exist only 425 meters closer to the heavens.

This is where the day ends and the elevation begins again.

- ✦ Glow Garden
- ✦ Outdoor cinema
- ✦ Shimmering lanes
- ✦ Jacuzzis



TOMORROW'S LIVING MEANS
SMARTER, GREENER, CLEANER

SMART LIVING & SUSTAINABILITY

Smarter. Greener.
Future-Proof.

NAJM integrates intelligence into comfort:

- * Smart gated community with CCTV and access control
- * Triple Play fiber connectivity across all units
- * EV charging stations and underground parking
- * Efficient irrigation systems and native greenery
- * Energy-conscious lighting and solar-integrated infrastructure

Every element anticipates the future — not for prestige, but for purpose. NAJM is built to last, adapt, and sustain the light it stands for.

- ✦ Water features
- ✦ Rooftop
- ✦ Gyms
- ✦ Green promenade



THE PEAK
IS CLOSER
THAN YOU THINK



Najm
Life From Above



Experience Cairo's Highest
Residential Community.

NAJM

Get in Touch

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