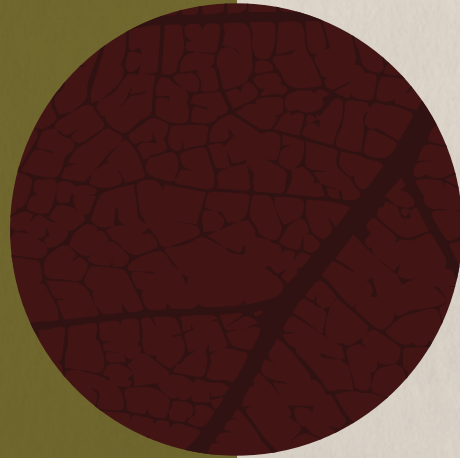


EVORA



Powering What's Possible

STM Investments is a diversified Egyptian investment and development group committed to creating long-term value through strategic investments across real estate, commercial destinations, sports, education, hospitality, and integrated urban infrastructure.

With a growing portfolio of fully owned developments and strategic partnerships, STM plans, develops, operates, and manages destinations that serve the evolving needs of communities, businesses, and future generations.

From residential communities and commercial hubs to sports clubs, educational institutions, and hospitality projects, every investment is driven by a long-term vision for sustainable growth and meaningful impact.

By combining strategic foresight, disciplined execution, and operational excellence, STM transforms opportunities into thriving destinations that contribute to Egypt's economic development while creating enduring value for partners, investors, and communities.

*About
Kayan City*

ENFORA



Kayan City

A World Of Its Own

Kayan City is STM's flagship development and one of Egypt's largest integrated cities. Spanning 84 km², it is a fully planned urban community bringing together living, business, education, healthcare, retail, sports, entertainment, and public services within one connected ecosystem.

Designed around the concept of integrated living, Kayan City offers a complete lifestyle where residents can live, learn, work, shop, and enjoy leisure activities without leaving the city. With a planned population of 250,000 residents and an 80-acre Central Park at its heart, the city brings together thoughtfully planned communities, diverse destinations, and essential services within a smart, connected environment.

At its core is a vision for a city that grows with its people—creating a complete urban experience where everything has its place, and every part of life is connected.

Kayan City is not simply a place to live. It is a destination designed around the way people want to live, today and for generations to come.



Connected to What Matters

Kayan City is strategically positioned between New Cairo and the New Administrative Capital, placing residents within easy reach of some of East Cairo's most important destinations.

With direct accessibility through major road networks, its location combines the convenience of established communities with the growth potential of Egypt's expanding New Capital corridor.



01

4 mins to
New Cairo

02

13 mins to
New Capital

03

10 mins to
American University in Cairo

Facilities & Amenities



84 km²



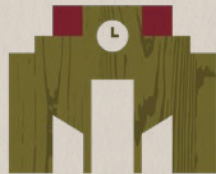
Mosques & Churches



3 Malls



5 Clubs



8 Schools



3 Hospitals



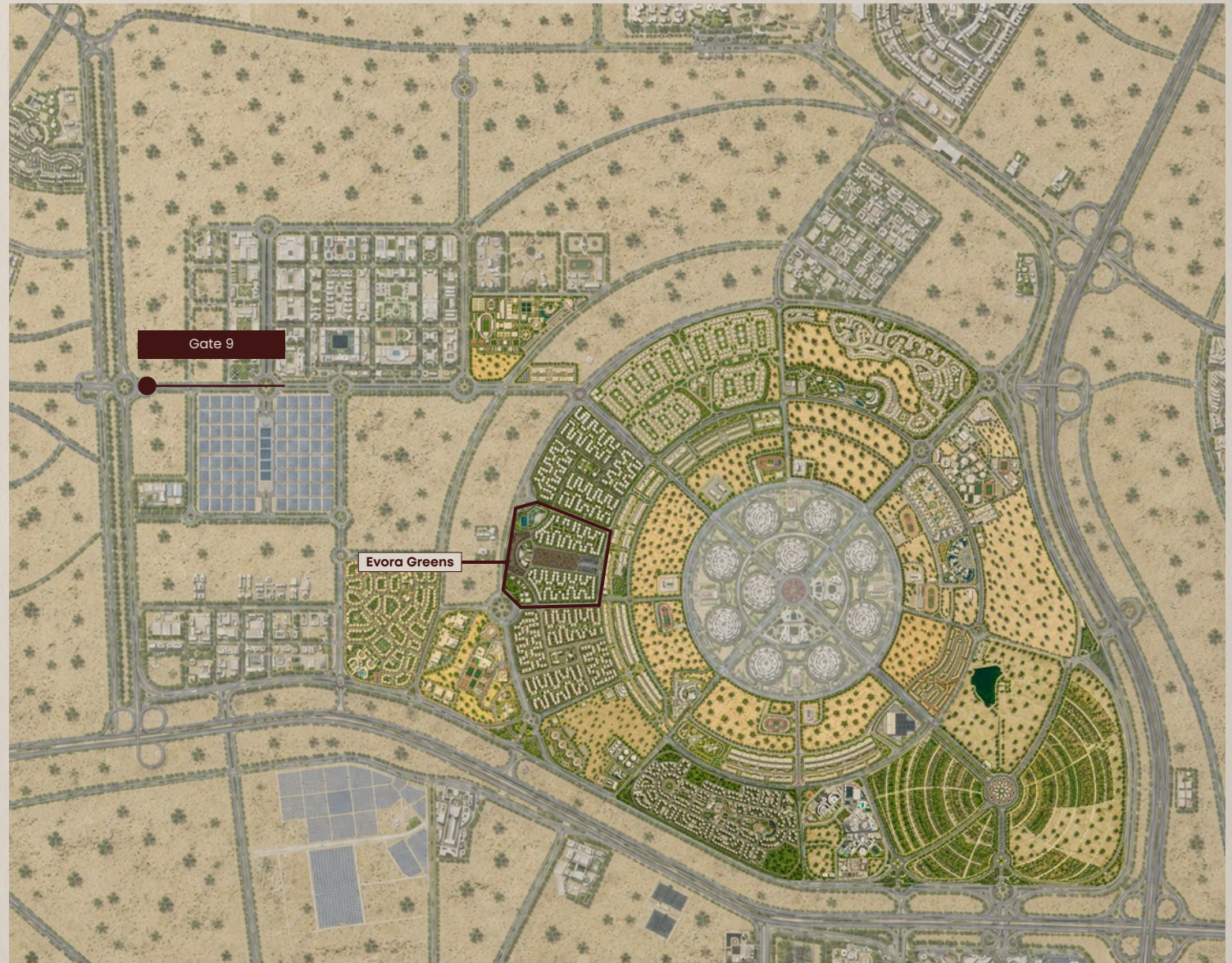
3 Gas Stations

*Kayan City
Masterplan*

ENZO RRA

Masterplan

Kayan City's masterplan is designed as a connected urban environment, thoughtfully bringing together residential communities, green spaces, education, healthcare, commerce, sports, and leisure. At its heart, an 80-acre Central Park creates a shared green destination, while carefully planned neighbourhoods and destinations connect the different aspects of everyday life.



ABOUT KAYAN CITY

Life Within Kayan City

A Complete City, Within Reach

Kayan City is designed around the idea that a truly integrated city should bring more of life closer to home. From everyday essentials to opportunities for learning, sport, entertainment, and connection, the city brings together the destinations and services that make everyday life more complete.



A Community in Motion

Kayan City brings together a diverse range of sporting and wellness destinations, creating spaces for activity, recreation, and connection for residents of all ages. Among its sporting destinations are Kayan Equestrian Club and Karma Sports Club, each offering a distinct experience within the wider city ecosystem.

Kayan Equestrian Club brings a premium equestrian experience to the city, with dedicated facilities for riding, training, competition, and comprehensive equine care. Karma Sports Club complements this with a broader mix of sports, recreation, culture, and entertainment, creating a vibrant destination for families and active lifestyles.



ABOUT KAYAN CITY

Retail, Dining & Everyday Life

Everyday convenience is built into the city, with commercial destinations bringing shopping, dining, services, and experiences closer to residents.

At the heart of Kayan City's commercial offering is Kayan Plaza, a major retail and lifestyle destination bringing together a diverse mix of shops, restaurants, entertainment, and everyday services. With more than 149 retail units across four buildings, Kayan Plaza plays a central role in the city's growing commercial ecosystem.



ABOUT KAYAN CITY

Places to Unwind & Enjoy

Life in Kayan City extends beyond the everyday, with spaces designed for entertainment, culture, and time well spent. From its 80-acre Central Park to theatres and community spaces, the city creates opportunities to gather, relax, discover, and enjoy.



ABOUT KAYAN CITY

Care, Close to Home

Healthcare is an essential part of life at Kayan City, with operating hospitals and healthcare facilities providing residents with access to medical care within the city. As Kayan continues to grow, its healthcare ecosystem is designed to evolve alongside its community, bringing essential services closer to where people live.



ABOUT KAYAN CITY

Education, Within Reach

Education is an integral part of Kayan City's long-term vision, with schools and educational institutions forming part of the city's growing ecosystem. With learning brought closer to home, families can enjoy greater convenience while children have the opportunity to learn, grow, and build their futures within their own community.





ENZO ANGILERI



A Community Within Kayan City

Inspired by the idea of evergreen living, Evora is a residential community where greenery forms an enduring part of everyday life.

Set within Kayan City, Evora is one of the development's two primary residential communities, alongside Villana, its villa community. Spanning 647 feddans, Evora represents the apartment community within Kayan City and is organised across three connected districts: Evora North, Evora Greens and Evora South.

Kayan City is structured around a central urban core, with its residential communities connected through a wider road network and multiple entrances. As part of this larger destination, Evora brings together homes, landscaped surroundings, connected districts and essential services within an integrated urban environment.

Together, Evora's three districts comprise 715 residential buildings and 20,020 homes, offering a large-scale community designed around connection, everyday convenience and a lasting sense of place

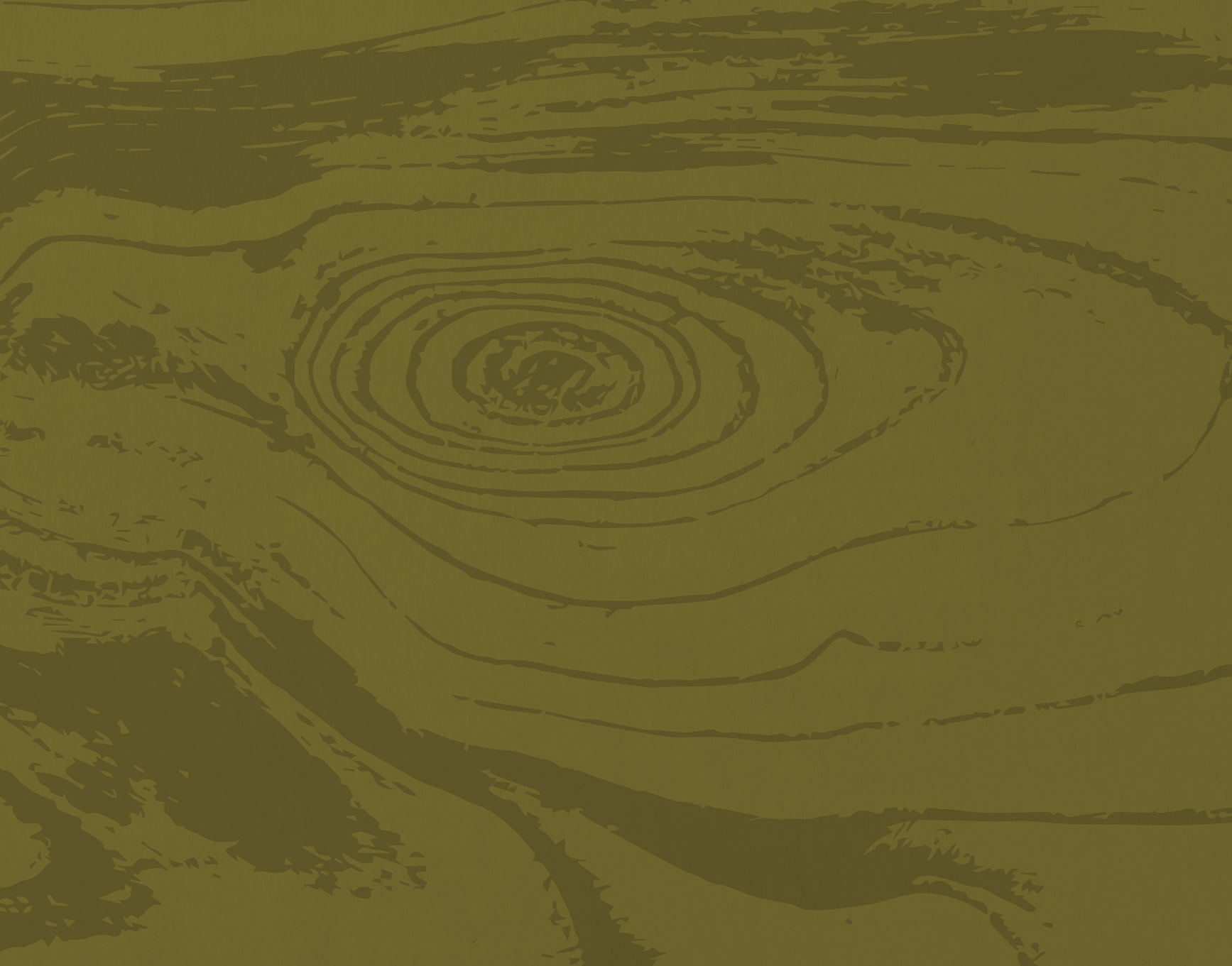
ABOUT EVORA

Evora's Masterplan

Evora is designed as one connected residential community, made up of three distinct districts.

Each district contributes to the overall scale of Evora while offering its own residential environment, green spaces and local services.





ENFORA

GREENS

Evora Greens

Spanning 211 feddans, Evora Greens is home to 161 residential buildings and 4,508 homes, forming an integral part of the wider Evora community.

Defined by its residential character and central role within the development, the district brings homes and everyday amenities together within a connected environment.

Beyond its residential offering, Evora Greens serves as a key hub within Evora, bringing residents closer to a comprehensive range of services, recreational facilities and community experiences. Its central position and diverse offering make it an important destination within the wider community, connecting the different aspects of everyday life in one place.



The Central Hub Includes

Everyday Services

Mosque

Two commercial markets

25 retail units

Nursery with 6 classrooms

Administrative building

Fire station

Post office

Real-estate registry

Lifestyle & Recreation

Social building

Half-Olympic swimming pool

Main football stadium

3 five-a-side football courts

2 padel courts

Tennis court

2 multi-use courts



A Community Designed Around Everyday Life

Evora is not defined only by its homes. The community is structured around the everyday experiences that take place between them.

Local services are distributed across the districts, while Evora Greens provides a larger central hub for community services, sports and recreation. This layered approach creates a residential environment where essential needs are close by, while larger facilities remain part of a connected community experience.

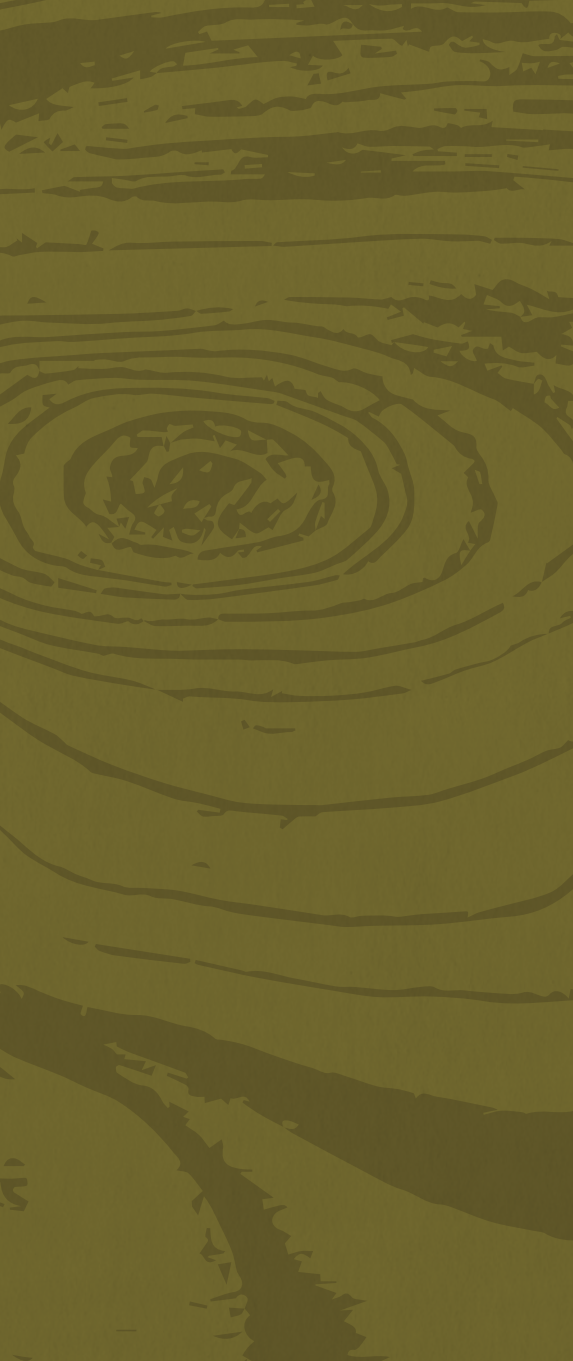
ABOUT EVORA GREENS

Rooted In Greenery

Landscaped pedestrian spines run between the residential blocks, creating green connections throughout the community and integrating landscape into the experience of moving through Evora.

Here, greenery is not simply a feature of the landscape. It is part of the identity of the community and the experience of everyday life within it.





Connected At Every Scale

Evora is designed to operate at different scales of community life.

Within Each District

Residents have access to local services and essential amenities.

Across Evora

The three districts come together as one connected apartment community.

Within Kayan City

Evora forms part of a larger integrated urban destination.

This creates a layered living experience — from the everyday convenience of local services to the broader lifestyle opportunities of the wider city.

At the Heart of the Community

Evora Greens provides a central destination for services, recreation and sports.

The background of the left half of the image is a close-up of a wood surface, showing a prominent knot with concentric growth rings. The wood grain runs horizontally across the frame. The colors are various shades of olive green and brown.

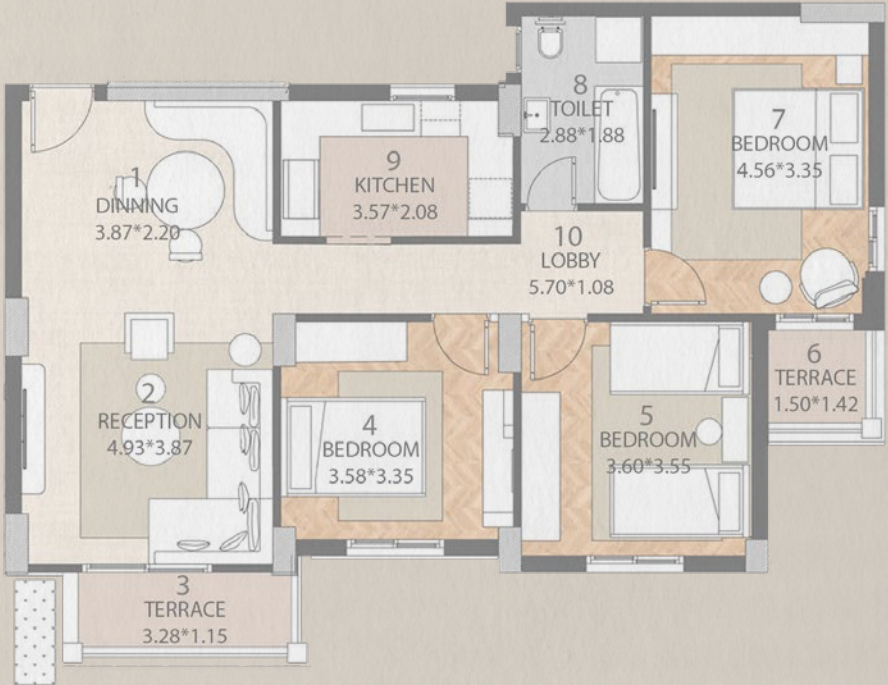
Floorplans

ENVIRONMENTAL
GREENS

Ground Floor Plan APT 01 | Type A



Room Name	DIM
Dinning	3.87*2.20
Reception	4.93*3.87
Terrace	3.28*1.15
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.56*3.35
Toilet	2.88*1.88
Kitchen	3.57*2.08
Lobby	5.70*1.08
Total Apartment Area:	124 m²

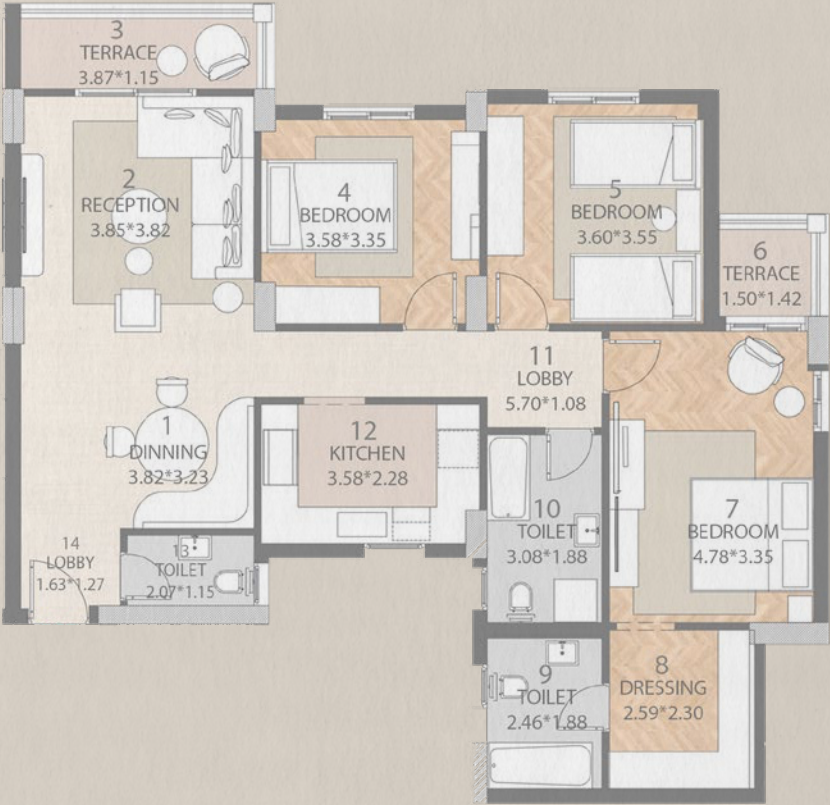


All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.



Ground Floor Plan APT 02 | Type A

Room Name	DIM
Dinning	3.82*3.23
Reception	3.85*3.82
Terrace	3.87*1.15
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.78*3.35
Dressing	2.59*2.30
Toilet	2.46*1.88
Toilet	3.08*1.88
Lobby	5.70*1.08
Kitchen	3.58*2.28
Toilet	2.07*1.15
Lobby	1.63*1.27
Total Apartment Area:	145.6 m²

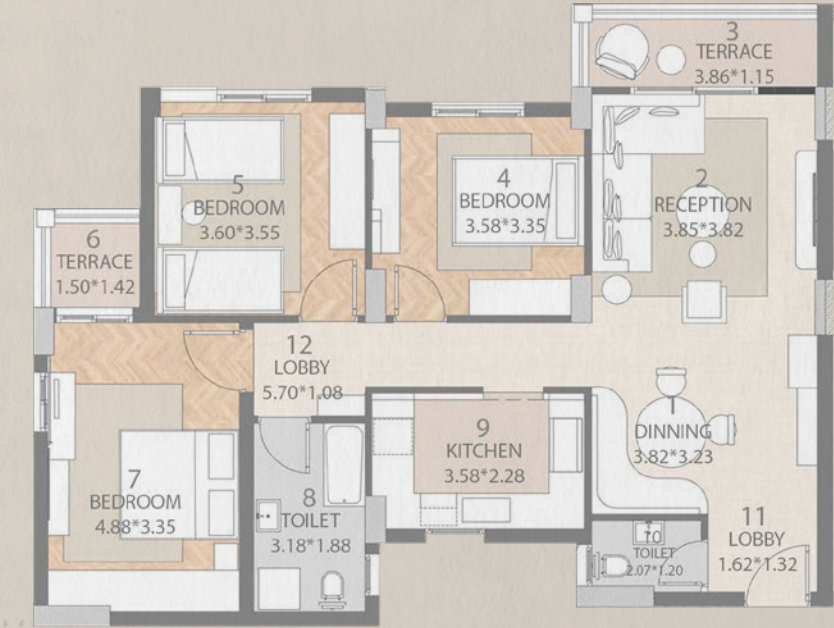


All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.

Ground Floor Plan APT 03 | Type A



Room Name	DIM
Dinning	3.82*3.23
Reception	3.85*3.82
Terrace	3.28*1.15
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.88*3.35
Toilet	3.18*1.88
Kitchen	3.58*2.28
Toilet	2.07*1.20
Lobby	1.62*1.32
Lobby	5.70*1.08
Total Apartment Area:	131 m²



All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.

Typical Floor Plan | APT 01



Room Name	DIM
Dinning	3.82*2.82
Reception	4.85*3.82
Terrace	3.91*1.20
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.48*3.43
Dressing	2.02*2.00
Toilet	2.18*1.89
Toilet	2.86*1.80
Kitchen	3.57*2.16
Lobby	5.62*1.00
Total Apartment Area:	133 m²

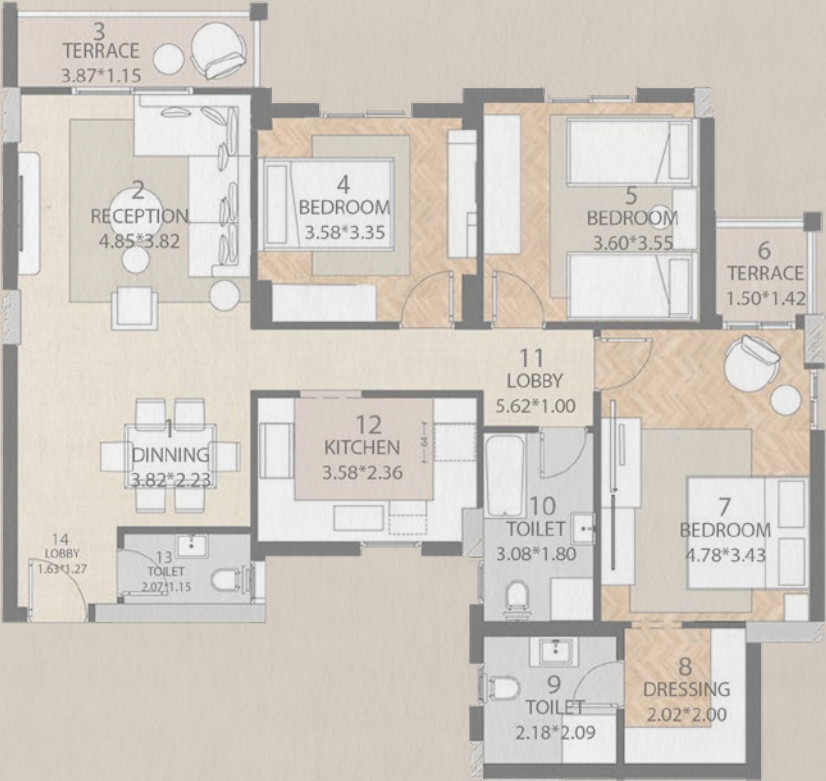


All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.

Typical Floor Plan | APT 02



Room Name	DIM
Dinning	3.82*2.23
Reception	4.85*3.82
Terrace	3.87*1.15
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.78*3.43
Dressing	2.02*2.00
Toilet	2.18*2.09
Toilet	3.08*1.80
Lobby	5.62*1.00
Kitchen	3.58*2.36
Toilet	2.07*1.15
Lobby	1.63*1.27
Total Apartment Area:	142.8 m²

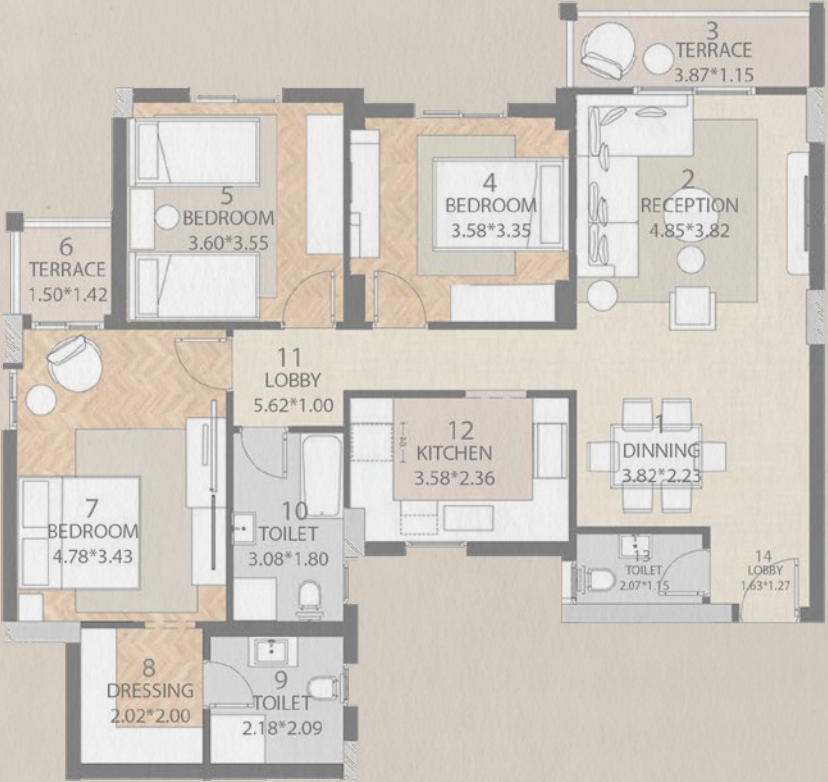


All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.

Typical Floor Plan | APT 03



Room Name	DIM
Dinning	3.82*2.23
Reception	4.85*3.82
Terrace	3.87*1.15
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.78*3.43
Dressing	2.02*2.00
Toilet	2.18*2.09
Toilet	3.08*1.80
Lobby	5.62*1.00
Kitchen	3.58*2.36
Toilet	2.07*1.15
Lobby	1.63*1.27
Total Apartment Area:	142.8 m²

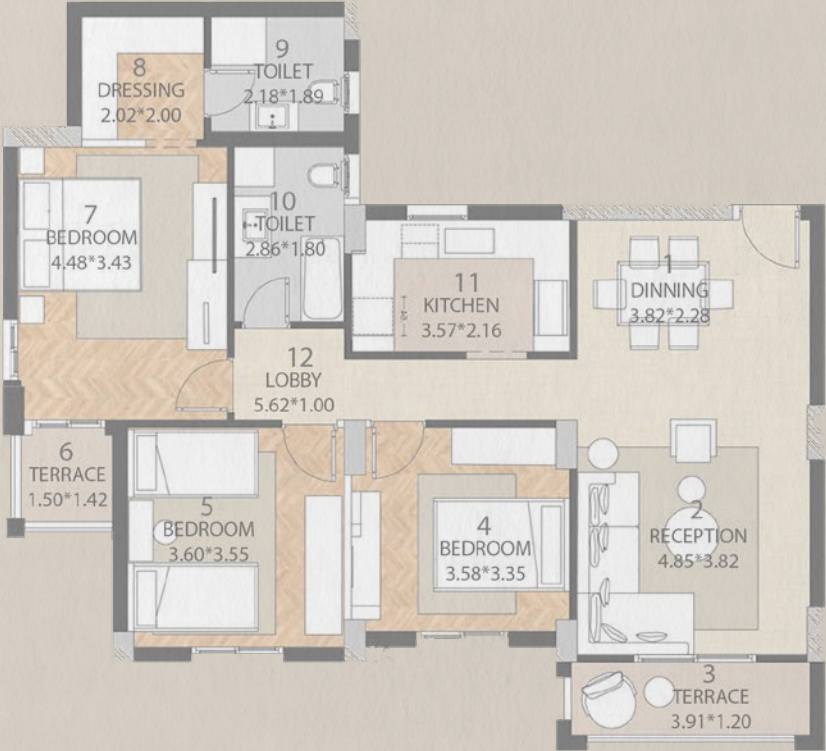


All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.

Typical Floor Plan | APT 04



Room Name	DIM
Dinning	3.82*2.82
Reception	4.85*3.82
Terrace	3.91*1.20
Bedroom	3.58*3.35
Bedroom	3.60*3.55
Terrace	1.50*1.42
Bedroom	4.48*3.43
Dressing	2.02*2.00
Toilet	2.18*1.89
Toilet	2.86*1.80
Kitchen	3.57*2.16
Lobby	5.62*1.00
Total Apartment Area:	133.2 m²



All dimensions in this brochure are for illustrative purposes and may vary from the actual dimensions.



East Plaza, Intersection of South 90th Street and
Mohamed Naguib Axis, New Cairo, Egypt.

