



**Advertisement No. 1 for 2025 "Expression of Interest"**

**Expression of Interest for Investors**

**A distinguished area overlooking the Nile River on Al-Shair Island**

**Located In Al-Qanater Al-Khayriyah (Marjana Village)**

**to be offered under the usufruct system**

Qalyubia Governorate announces its desire to invite interested investors and developers to submit Expression of Interest's applications to invest in land area of 24,760 m<sup>2</sup>, which is a very distinguished investment opportunity because of its unique location with a direct view on the Nile in the middle of Shair Island, which contains the famous Gardens of Qanater, under the usufruct system for 25 renewable years, and it is permissible to construct buildings and facilities according to the investor's vision and in accordance with the construction conditions and urban plans of the area in which the above mentioned land area is located. This opportunity is characterized by:

- 1- Direct Nile view of Nile's Rashid branch with a Nile facade of approximately 380 meters.
- 2- It is located inside the Shair Island, which contains the famous Gardens of Qanater. The target area overlooks the gardens directly.
- 3- Licensed river berth.
- 4- Easy access via river navigation route from Maspero to the berth of Marjana.

The description and coordinates of the land area are clarified in the advertisement attachments.

Anyone interested in investing in this area should submit an expression of interest to the General Administration of Economic Affairs at Qalyubia Governorate's building, Corniche El Nile Street, Banha City,

The application

should include the following:

1. Name of the company submitting the application and its legal form. (All documents indicating the legal form of the company should be attached to the application).
2. The proposed investment purpose of the company submitting the application in detail.( It is preferable to attach a preliminary concept of the proposed project)
3. Previous experience in the proposed field submitted.
4. The application and supporting documents should be submitted in two copies; a printed copy signed by the legal representative of the applicant company, and an electronic copy in PDF format on a CD.

For inquiries, please contact us by phone or via WhatsApp on 01555406090.  
You can also communicate via email at [maktabfany74@gmail.com](mailto:maktabfany74@gmail.com)