

QURTUBA

DEVELOPMENTS

Alawa

RESIDENCE

16861

01

ABOUT THE DEVELOPER

Qurtuba Developments- A new era in urban development is not just built—it's envisioned With roots dating back to 2019, Qurtuba Developments has rapidly evolved into one of Egypt's forward-thinking real estate players.

QURTUBA
DEVELOPMENTS

ABOUT THE DEVELOPER

Backed by over two decades of experience in residential, commercial, and medical developments, the company has successfully delivered +50 projects across key regions in Egypt.

Focusing on fourth-generation cities—the New Administrative Capital, New Mansoura, New Damietta, New Alamein, and New Cairo—Qurtuba creates modern, sustainable communities designed for long-term value.



BREATHE LIFE
DIFFERENTLY

هواء تَحْيِيهِ فِئِي

©2025



02

ABOUT THE PROJECT

Hava draws its name from the Turkish adaptation of the Arabic air, capturing the feeling of a refreshing breeze—full of openness, vitality, and freedom. Blending tradition with modern living, Hava offers spaces where light and air move effortlessly. Hava embodies a lifestyle shaped by calm, clarity, and effortless connection with the surrounding environment—transforming everyday living into an experience of lightness, inspiration, and continuous renewal.

HAV A HOME THAT FEELS ALIVE

ABOUT THE PROJECT

Hava by Qurtuba Developments introduces a new approach to elevated living in the R8 District of the New Administrative Capital. Set across 20 feddans on a naturally raised plateau, the project enjoys clear air, brighter horizons, and an atmosphere that feels open and effortlessly calm. With only %15 of the land built and the rest dedicated to gre

enery, lagoons, and wide outdoor spaces, Hava creates a community shaped by privacy and natural breathing room. Its contemporary architecture, generous view corridors, and thoughtful masterplan come together to form a lifestyle that feels light, balanced, and quietly refined—offering residents a sense of renewal every day.



©2025

A NEW RHYTHM
MOVES THROUGH
R8 CALMER,
WIDER, ALIVE.

کل نسبتہ ...
تھکی حکایتی

hawa RESIDENCE

07

PROJECT HIGHLIGHTS / FACTS



ARCHITECTURE

Modern and sleek design with floor-to-ceiling windows
G8+ buildings with wide inter-building distances
Focus on light, ventilation, and functional aesthetics

LANDSCAPE

Extensive green areas and lagoons covering the majority of the site

Open spaces and corridors for privacy and natural flow

Resort-like environment for calm and relaxation



DESIGN PHILOSOPHY



Emphasis on openness, light, and natural flow
Combines modern architecture with nature to
create a refreshing, inspiring living experience

LOCATION ADVANTAGES

R8 District – New Administrative Capital
Central Axis in R8
3 minutes to Downtown – New Capital
5 minutes to Iconic Tower
10 minutes to Sokhna Road



HAVA STORY

IN A CITY THAT NEVER STOPS,
HAVA OFFERS A SANCTUARY
WHERE SPACE, LIGHT, AND
AIR FLOW NATURALLY.

Inspired by the concept of a gentle, refreshing breeze, Hava transforms urban living into a story of calm, freedom, and renewal. Here, every corner is designed to breathe, every space encourages connection with nature, and life becomes more than a home.





05 VISION

To redefine urban living by blending openness, greenery, and contemporary architecture into a harmonious community. Hava creates spaces where life flows effortlessly, privacy meets freedom, and every day brings the calm, clarity, and freshness of a gentle breeze.

06 MISSION

To craft a modern living destination where light, air, and landscape shape every detail. Hava offers a lifestyle of balance, serenity, and effortless connection with the environment, turning daily living into a naturally refreshing, inspiring experience.



07 FACILITIES & AMENITIES

Hava offers a thoughtfully designed community where every detail enhances comfort, privacy, and lifestyle. From expansive open spaces to resort-like water features, the project combines functionality, leisure, and scenic beauty to create a refreshing and elevated living experience.

KEY FACILITIES & FEATURES

Mosque

Generous inter-building
distances up to 24 m

Architectural &
engineering consultancy

Water features
for all buildings

Clubhouse

Lowest population
density in the city

Largest lagoon
in East Cairo

Lowest built-up ratio in the
New Administrative Capital

Panoramic views

Running track

1 Basement for parking
& services

Single main internal
road for easy circulation

16 m distance
between buildings







09

LOCATION

HAVA ENJOYS A PRIME LOCATION
IN THE R8 DISTRICT OF THE NEW
ADMINISTRATIVE CAPITAL, ALONG THE
PRESTIGIOUS CENTRAL AXIS, OFFERING
BOTH CONNECTIVITY AND EXCLUSIVITY.

3 MINUTES TO DOWNTOWN – NEW CAPITAL
5 MINUTES TO THE ICONIC TOWER
10 MINUTES TO SOKHNA ROAD
CENTRAL AXIS FRONTAGE FOR PREMIUM ACCESSIBILITY
CLOSE TO KEY GOVERNMENTAL AND DIPLOMATIC HUBS

10

MASTER PLAN

Hava is thoughtfully designed to maximize open space, with only 15% built-up area. Approximately 85% of the site is dedicated to lush landscapes and open areas, 10–12% to roads and circulation, and 4% reserved for fences, gates, the clubhouse, and essential services. The rectangular layout ensures optimal use of every square meter, featuring direct frontage on the Central Axis. The masterplan incorporates a commercial strip mall along the main road, hotel apartments overlooking the street, and modern smart features such as intelligent lighting, security systems, handicap-friendly design, and garbage chute access, blending functionality with a premium, resort-like living experience.

SPANNING

20

FEDDDANS

(88,000

M²)



MASTER PLAN

15% built-up area.
Approximately 85% of the
site is dedicated to lush
landscapes and open areas





A LIVING EXPERIENCE LIKE NO OTHER

Expansive lagoons, generous inter-building distances, and the largest open spaces in the area bring privacy, panoramic views, and a resort-like rhythm to life. Every detail enhances comfort, light, and natural flow creating a life where you truly breathe differently.

11

FLOOR
PLANS

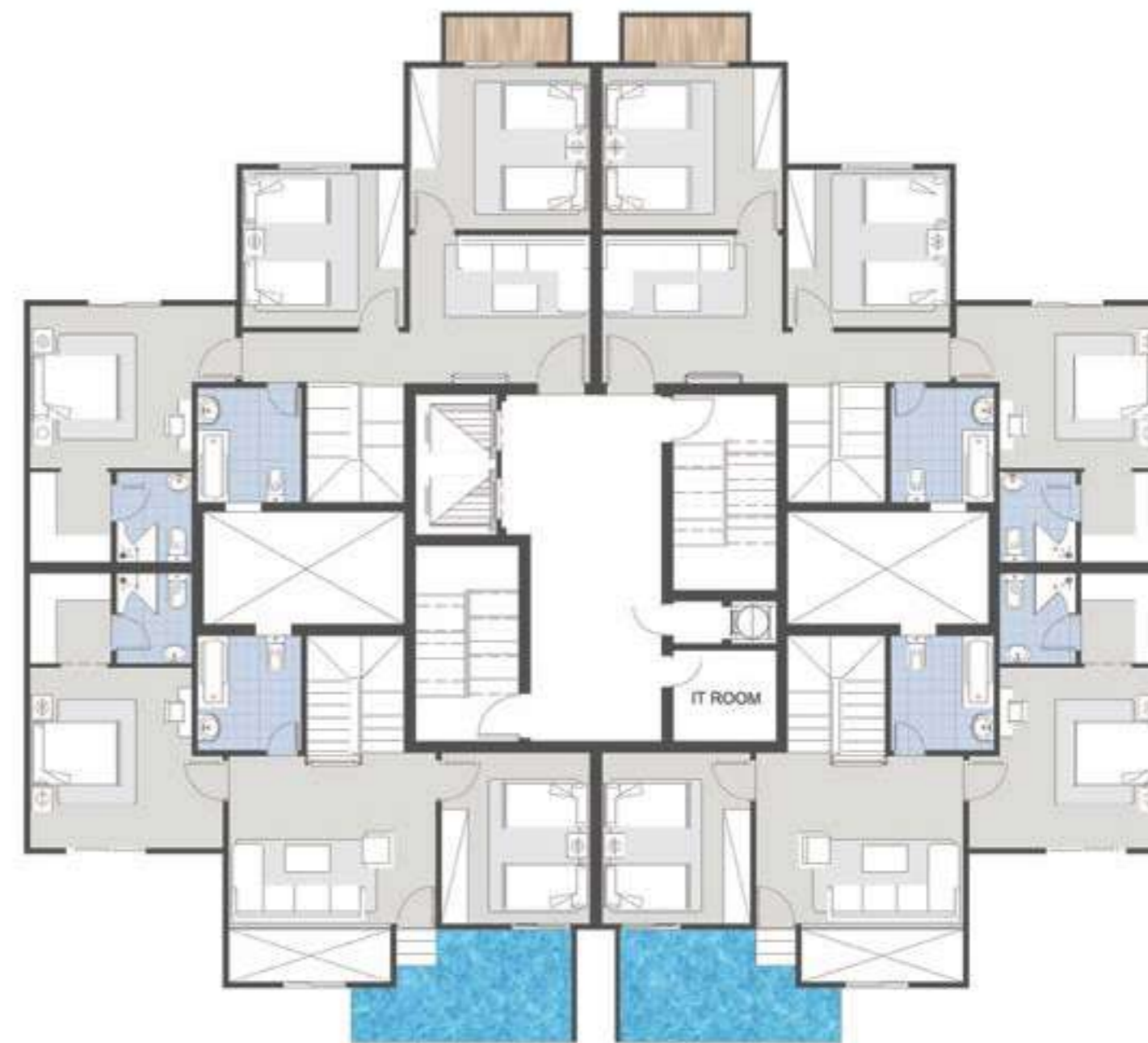
FLOOR PLAN

TYPE A



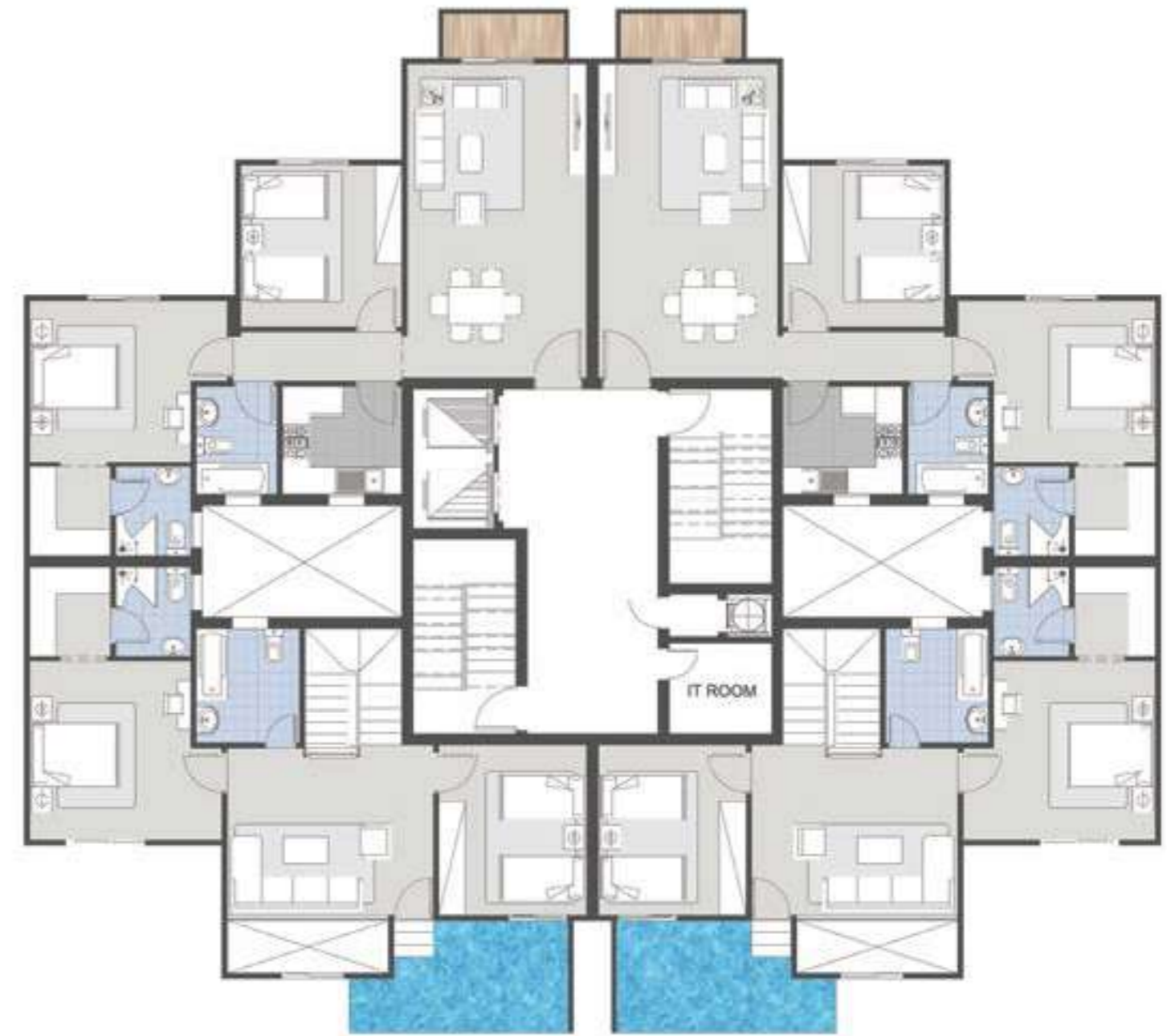
FLOOR PLAN

TYPE B



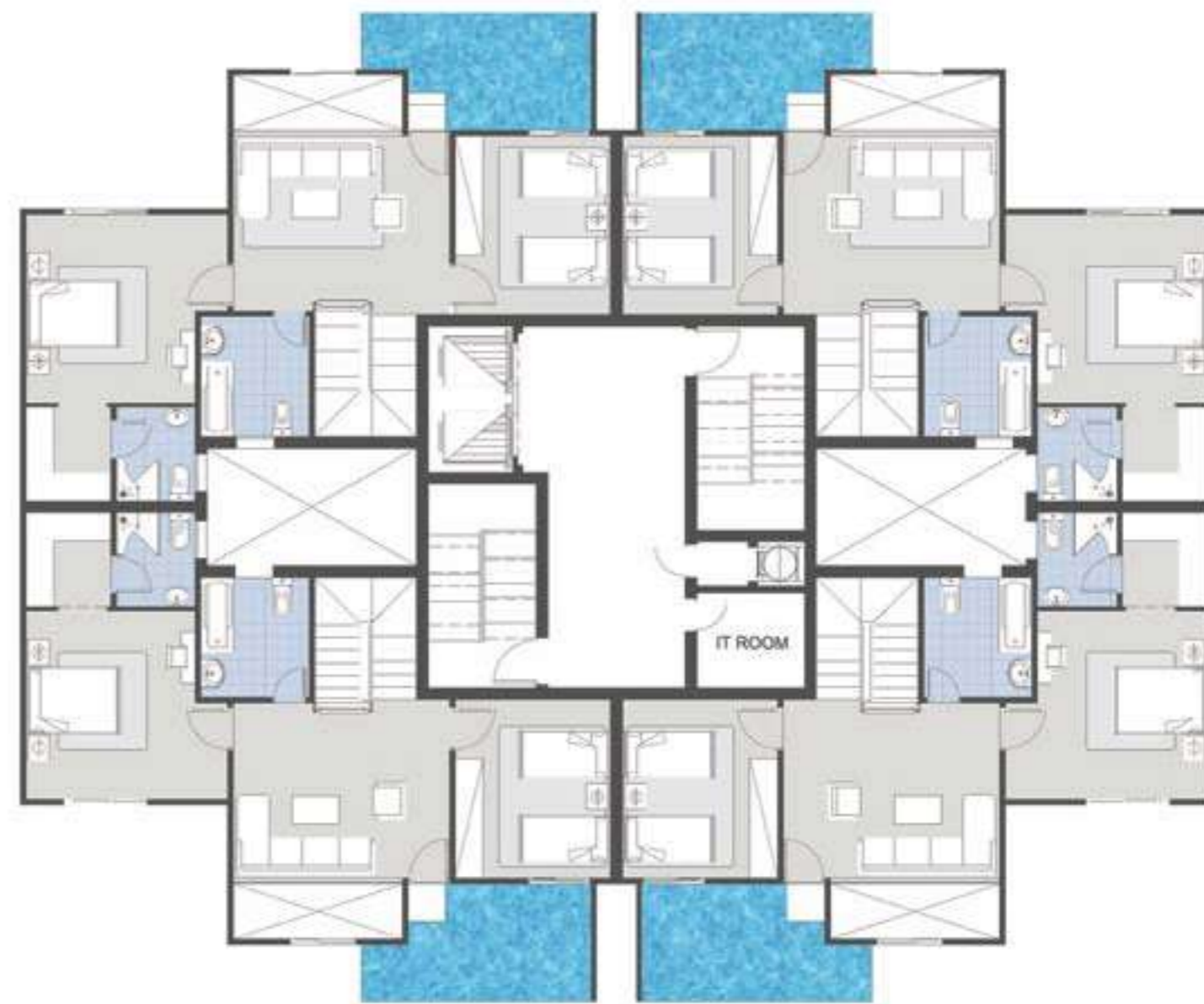
FLOOR PLAN

TYPE C



FLOOR PLAN

TYPE D



FLOOR PLAN

TYPE F



Hawa

RESIDENCE

QURTUBA
DEVELOPMENTS

16861