قُمُر
Qomor
BUSINESS PLAZA

By EL SHIHRY DEVELOPMENTS

Offer

Unit MFT-002

Retail · First Floor · Building M

Badr City, Cairo · Developed by El Shihry Developments

17 August 2026



Badr City, Cairo

WITHIN BADR CITY

Badr University	**2 min**
Tourist Walkway	**2 min**
Egyptian-Russian University	**2 min**
Industrial Zone	**5 min**
Suez Road	**5 min**
Cairo–Ismailia Road	**5 min**

THE WIDER EAST CAIRO

Shorouk City	**10 min**
Madinaty	**15 min**
Obour City	**15 min**
New Administrative Capital	**15 min**
10th of Ramadan City	**20 min**
New Cairo (Fifth Settlement)	**25 min**

OPEN IN GOOGLE MAPS

https://maps.app.goo.gl/9hFUfLZfbe9gFTB76?g_st=aw

Qomor

THE PROJECT

Qomor Business Plaza

TOTAL BUILT-UP AREA
90,000 m²

MIXED-USE AREA
49,000 m²

USE MIX

Retail	**31,000 m²**
Offices	**3,000 m²**
Medical centre	**15,000 m²**

THE BUILDING

Ground Plaza	**6,000 m²**
Sky Plaza	**11,000 m²**
Sky Strip	**2,000 m²**
Parking	**17,000 m²**
Hypermarket	**3,000 m²**

FEATURES

- First strip mall in Badr City
- Restaurant cluster
- Sky Plaza
- Bank cluster
- Show rooms
- Kids area
- Welcome fountain
- Gym

SERVICES

- High-speed fibre-optic internet
- 24-hour security and CCTV
- Dedicated clinic entrances
- Integrated fire safety system
- Service corridors for restaurants and retail
- Advanced air-conditioning
- Baby care room
- Step-free access throughout



BADR CITY, CAIRO

Qomor Business Plaza









Architectural visualisation. Finishes and landscaping are indicative.

Qomor

QOMOR BUSINESS PLAZA

Unit Offer

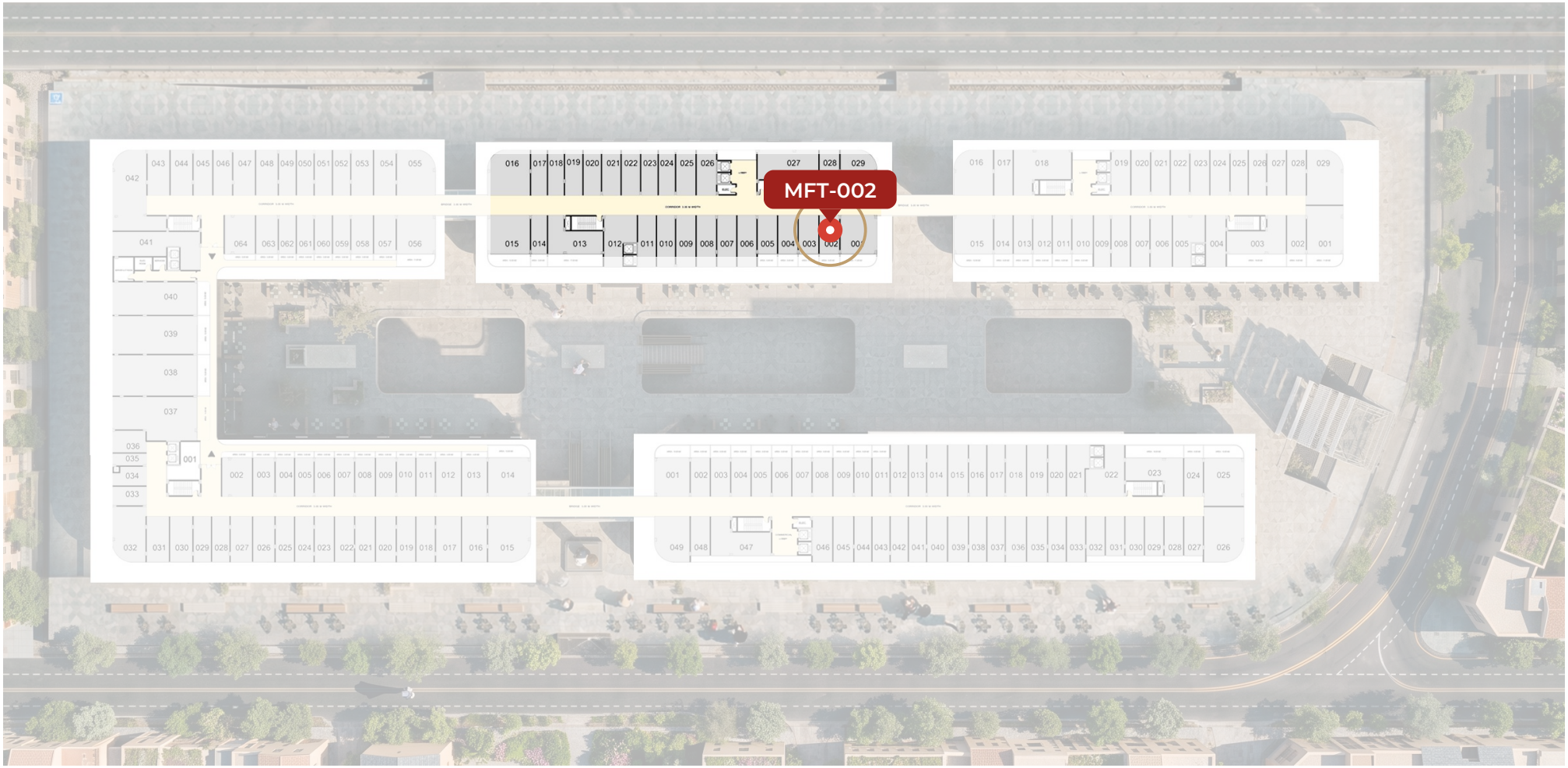
Unit MFT-002

Retail · First Floor · Building M

AREA	YOUR PRICE	PAYMENT PLAN	PREPARED
29.64 m²	2,690,982 EGP	6 years	17 August 2026



Building M is highlighted. Your unit MFT-002 is on the First Floor.



Building M, First Floor. Unit MFT-002 is marked on the drawing.

Unit MFT-002

BUILDING	FLOOR	TYPE	AREA	OUTDOOR
Building M	First Floor	Retail	29.64 m²	6 m²

LIST PRICE	DISCOUNT 10%	YOUR PRICE
2,989,980 EGP	- 298,998 EGP	2,690,982 EGP

You save 298,998 EGP

10% off the list price. The payment plan overleaf is calculated on your price.

6 years plan

Retail · First Floor · Building M · 29.64 m² + 6 m² outdoor · Price 2,690,982 EGP

DOWN PAYMENT	QUARTERLY	INSTALMENTS	MAINTENANCE 9%	TOTAL PAYABLE	DELIVERY
269,098 EGP	100,912 EGP	24	242,188 EGP	2,933,170 EGP	Aug 2029

YEAR	INSTALLMENT	DATE	AMOUNT (EGP)	%	YEARLY %
DP	**Down payment**	**17 Aug 2026**	**269,098**	**10.00%**	10.00%
Year 1	**Inst. 1**	**17 Nov 2026**	**100,912**	**3.75%**	15.00%
	Inst. 2	17 Feb 2027	100,912	3.75%	
	Inst. 3	17 May 2027	100,912	3.75%	
	Inst. 4	17 Aug 2027	100,912	3.75%	
Year 2	**Inst. 5**	**17 Nov 2027**	**100,912**	**3.75%**	15.00%
	Inst. 6	17 Feb 2028	100,912	3.75%	
	Inst. 7	17 May 2028	100,912	3.75%	
	Inst. 8	17 Aug 2028	100,912	3.75%	
Year 3	**Inst. 9**	**17 Nov 2028**	**100,912**	**3.75%**	24.00%
	Inst. 10	17 Feb 2029	100,912	3.75%	
	Inst. 11	17 May 2029	100,912	3.75%	
	Inst. 12	17 Aug 2029	100,912	3.75%	
	Maintenance (9%)	17 Aug 2029	242,188	9.00%	
Year 4	**Inst. 13**	**17 Nov 2029**	**100,912**	**3.75%**	15.00%
	Inst. 14	17 Feb 2030	100,912	3.75%	
	Inst. 15	17 May 2030	100,912	3.75%	
	Inst. 16	17 Aug 2030	100,912	3.75%	
Year 5	**Inst. 17**	**17 Nov 2030**	**100,912**	**3.75%**	15.00%
	Inst. 18	17 Feb 2031	100,912	3.75%	
	Inst. 19	17 May 2031	100,912	3.75%	
	Inst. 20	17 Aug 2031	100,912	3.75%	
Year 6	**Inst. 21**	**17 Nov 2031**	**100,912**	**3.75%**	15.00%
	Inst. 22	17 Feb 2032	100,912	3.75%	
	Inst. 23	17 May 2032	100,912	3.75%	
	Inst. 24	17 Aug 2032	100,908	3.75%	
Total payable					**2,933,170 EGP**

Indicative offer — subject to availability at the time of contract.