

JÍWÁR
RESIDENCE
COMMUNITY

INDEX

الفهرس

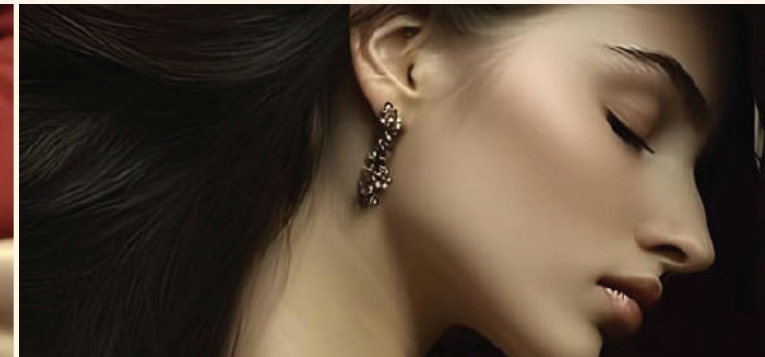
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OUR STORY

قصتنا

Concrete Developments has established itself as a trusted name in Egypt's real estate market, with 80 projects across the Fifth Settlement. Since its inception, the company has been driven by credibility, expertise, and a commitment to elevating modern living standards. By blending distinctive architecture with expansive green spaces and first-class amenities, Concrete has redefined residential and investment solutions for a new generation. Through ongoing research and innovation, it continues to carve a competitive edge in the market, shaping landmark destinations that stand as symbols of trust, progress, and modern living.



VISION

رؤيتنا

Our vision is to lead the Mena Region real estate development market by raising quality standards in order to reach a market focused on the expansion of creative and luxurious projects in the most high-status locations in Egypt.



MISSION

مهمتنا

Our mission is to shape meaningful destinations where credibility meets creativity, offering unparalleled developments that elevate everyday living to exceptional standards.





INTRODUCING JIWAR RESIDENCE



BY CONCRETE DEVELOPMENTS



At Jiwari Residence, together truly feels like home. More than just neighbors, you share life, moments, and stories that weave into a community of belonging. Here, living side by side becomes a rhythm of comfort and connection.



إذا الجوارُ صفا، صفتِ الحياة

THE CONCEPT

Jiwar Residence

إذا الجوارُ صفا، صفيتُ الحياةُ

Where neighbors become companions, and streets tell stories.



Jiwar is an Arabic word meaning neighborhood, close proximity, or noble coexistence.

The project reflects a lifestyle rooted in human connection, peaceful living, and dignified relationships – where homes are built not just with concrete, but with harmony. Here, stillness is not silence – it is a shared understanding, and every home is part of something greater than itself.

LOCATION

الموقع

Here Closeness is redefined. Jiwar Residence puts you at the heart of New Cairo's 6th Settlement, a prime location where connection, comfort, and community naturally meet.

4 minutes
from South 90th Street.

10 minutes
from AUC.

5 minutes
from Mid Ring Road & Elsokhna Road.

15 minutes
from Zues Road.

8 minutes
from the new Capital.

30 minutes
from Cairo.

Jiwar Residence by Concrete Developments places you right where life connects. Nestled in the 6th Settlement, New Cairo, the community enjoys seamless access to everything that matters.



SOUTH 90TH ST.

HYDE PARK

ZED EAST

NEW CAPITAL

MID RING ROAD
AZAR

SOUTH 90TH ST.

IL CAZAR

CRED

MIDTOWN EAST

MARAKEZ

IL CAZAR

AIN EL SOKHNA ROAD

AIN EL SOKHNA ROAD

NEW CAPITAL





إذا الجوارُ صفا، صفتِ الحياءُ

FACILITIES

المرافق



Water features.

Flowing serenity all around you, where every ripple adds calm to your daily rhythm.



Premium club house.

A vibrant social hub where leisure, wellness, and connection come together.



التجمع السادس
القاهرة الجديدة | 17140



Smart
Compound features.

Intelligent living at your fingertips, making every day smoother and more effortless.



Landscapes.

Thoughtfully designed views that transform everyday strolls into moments of beauty.



القاهرة الجديدة



Parking
Areas.

Convenience redefined, giving you the peace of mind that your journey always begins and ends with ease.



Garden
Villas.

Homes embraced by greenery, crafted to make life feel both intimate and expansive.



التجمع السادس



Different apartments varieties that consists of
[1 Bedroom, 2 Bedroom, 3 Bedroom, 4 bedroom].

A home for every lifestyle – from 1 to 4 bedrooms,
tailored to fit your wants and needs.



24 /7
security.

Safety that surrounds you, so you can
focus on living freely with your loved ones.



القاهرة الجديدة



Greenery
Areas.

Freshness in every breath, where
nature greets you at every corner.



Gated
Access.

A community that feels private and personal,
where belonging starts at the gate.



التجمع السادس



Yoga
Area.

Balance and stillness in every corner, where each breath restores harmony to your day.



Mall &
Hotel

A vibrant mall and elegant hotel, bringing shopping, and hospitality to your doorstep.



القاهرة الجديدة



Electric
Chargers.

Stay charged, stay connected. energy
made effortless for every visit.



Bike
Track.

Ride freely and pedal through freedom,
where every turn sparks adventure and joy.



التجمُّع السادس



Kids
Area.

Where laughter echoes, imagination runs wild, and every corner sparks little adventures.



PROJECT HIGHLIGHTS

Residential Compound.

Total Area: 20 acres.

Residential Buildings.

Delivery type: Semi Finished.



تفاصيل
المشروع

Gate 1

JIWAR
RESIDENCE
COMMUNITY









عنه

الاجابة

فقد

TM

إذًا الجوارُ صفا، صفا





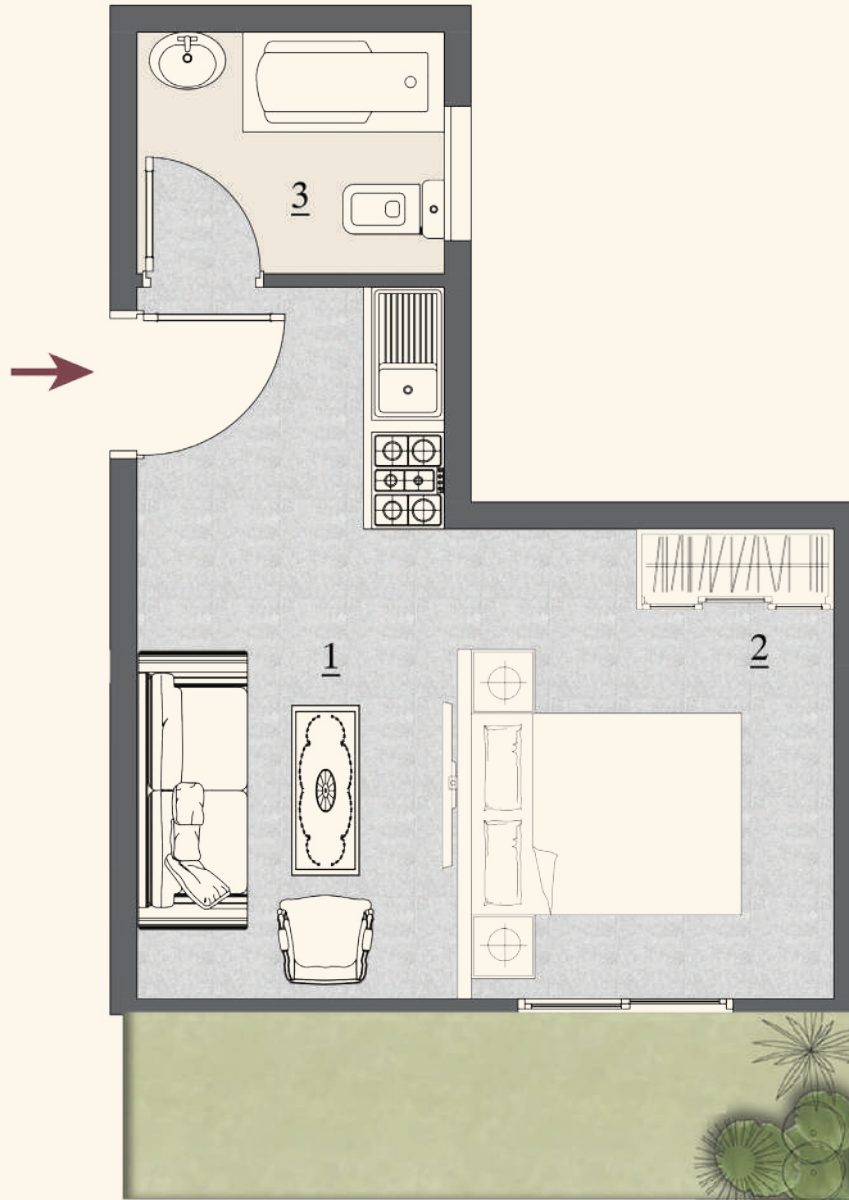
FLOOR PLANS

TYPE 1



JIWAR

RESIDENCE
COMMUNITY



GROUND FLOOR

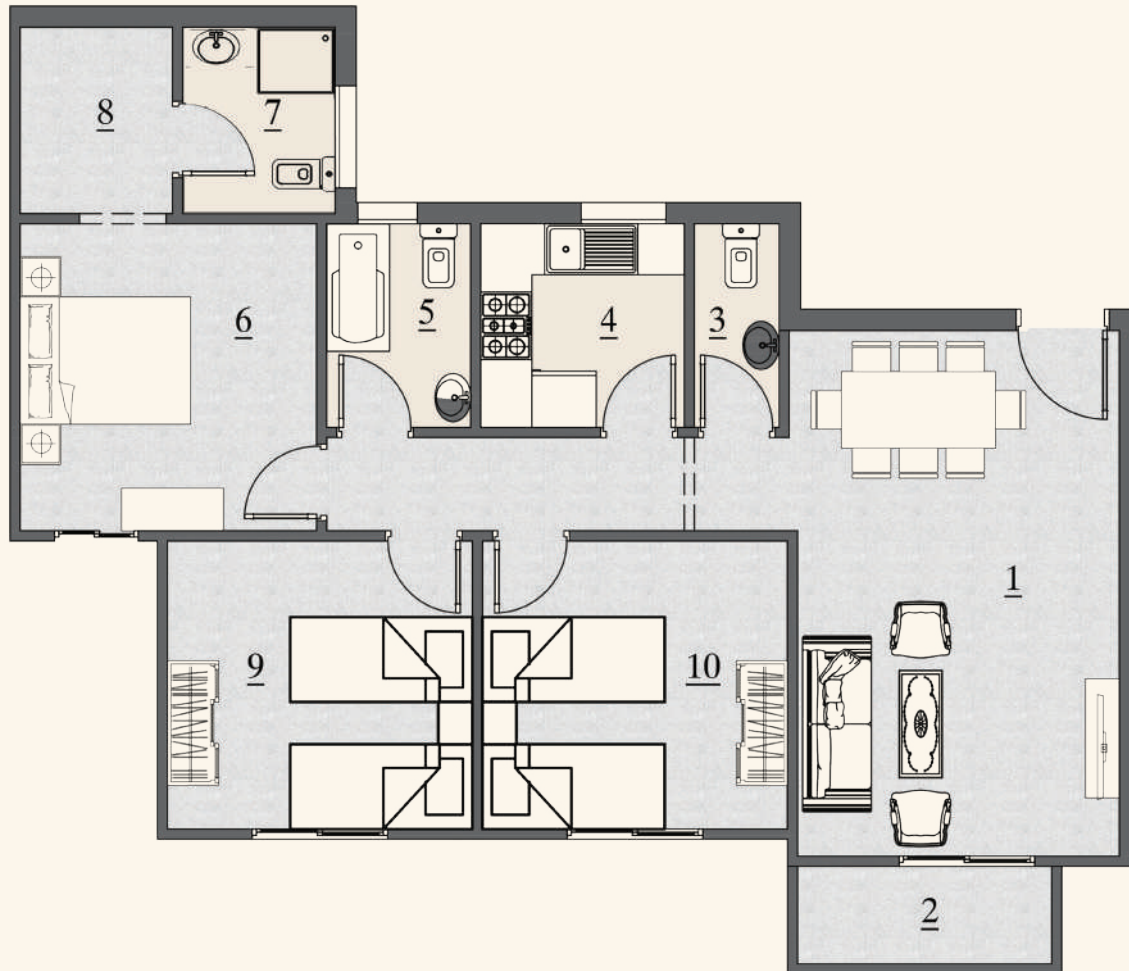
JW (23-24-26-27-29-30-31-32-34-35-37-38-39-40-42-43) G05

AREA: 42 m² **GARDEN:** 10 m²

- 01. LIVING 5.45M X 2.70M
- 02. BEDROOM 3.80M X 2.90M
- 03. BATHROOM 2.69M X 2.05

AREA 42 M²

GARDEN 10 M²



UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22) **201**

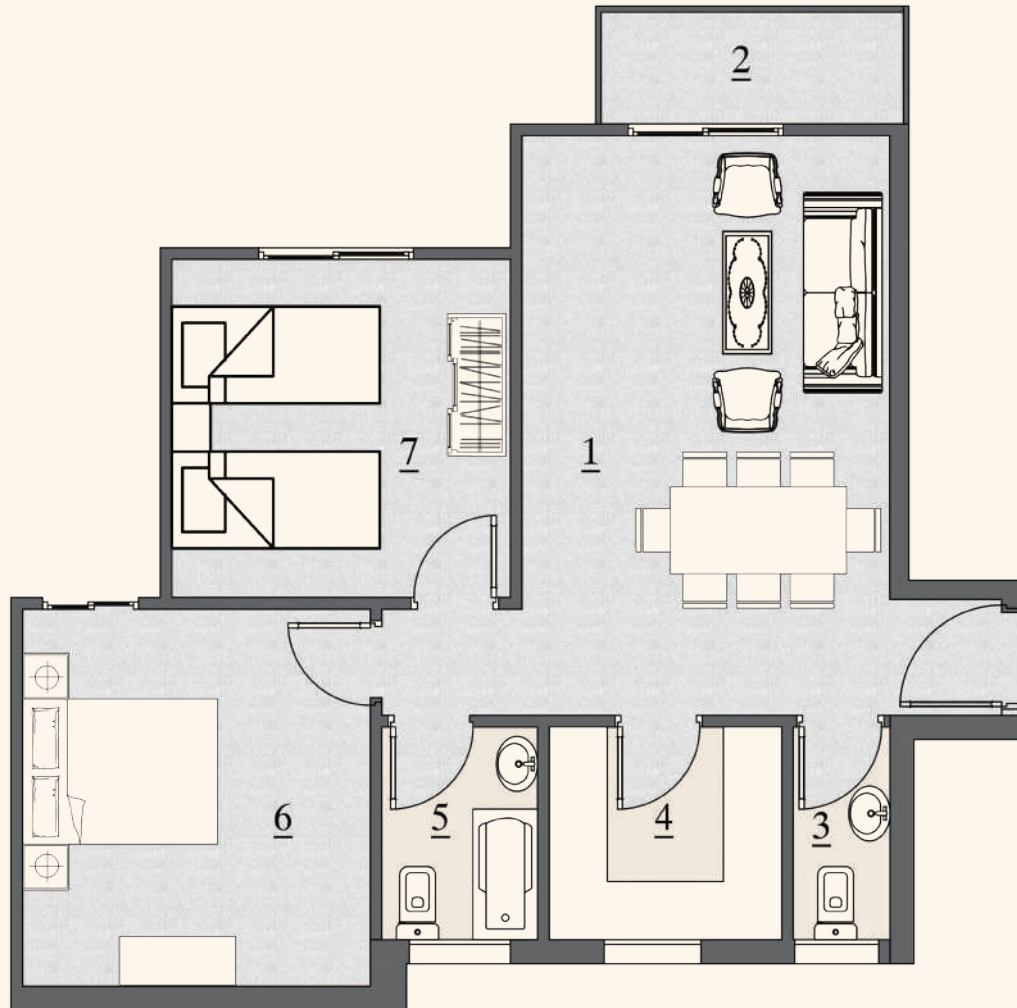
AREA: 138 m²

- 01. RECEPTION 6.45 M X 4.00 M
- 02. TERRACE 3.00 M X 1.27 M
- 03. GUEST TOILET 2.60 M X 1.19 M
- 04. KITCHEN 2.60 M X 2.52 M
- 05. BATHROOM 2.60 M X 1.82 M
- 06. MASTER BEDROOM 3.80 M X 3.68 M
- 07. MASTER TOILET 2.51 M X 2.11 M
- 08. DRESSING 2.51 M X 1.98 M
- 09. BEDROOM 3.78 1M X 3.58 M
- 10. BEDROOM 3.72 2M X 3.58 M

AREA 138 M²

JIWΛR

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UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22) 202

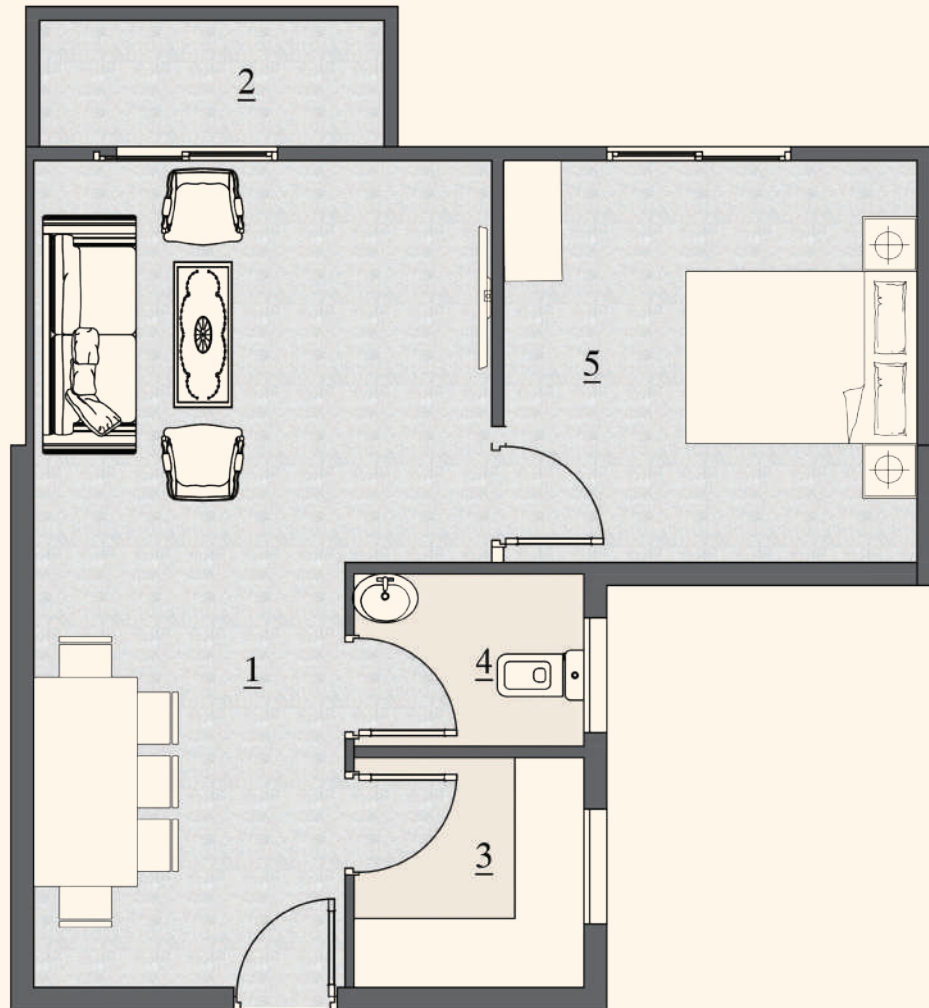
AREA: 101 m²

- 01. RECEPTION 6.18 M X 3.96 M
- 02. TERRACE 3.24 M X 1.22 M
- 03. GUEST TOILET 2.20 M X 1.19 M
- 04. KITCHEN 2.52 M X 2.39 M
- 05. BATHROOM 2.39 M X 1.73 M
- 06. BEDROOM 4.15 1M X 3.78 M
- 07. BEDROOM 3.68 2M X 3.68 M

AREA 101 M 2

JIWΛR

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Unit

JW (1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22) 203

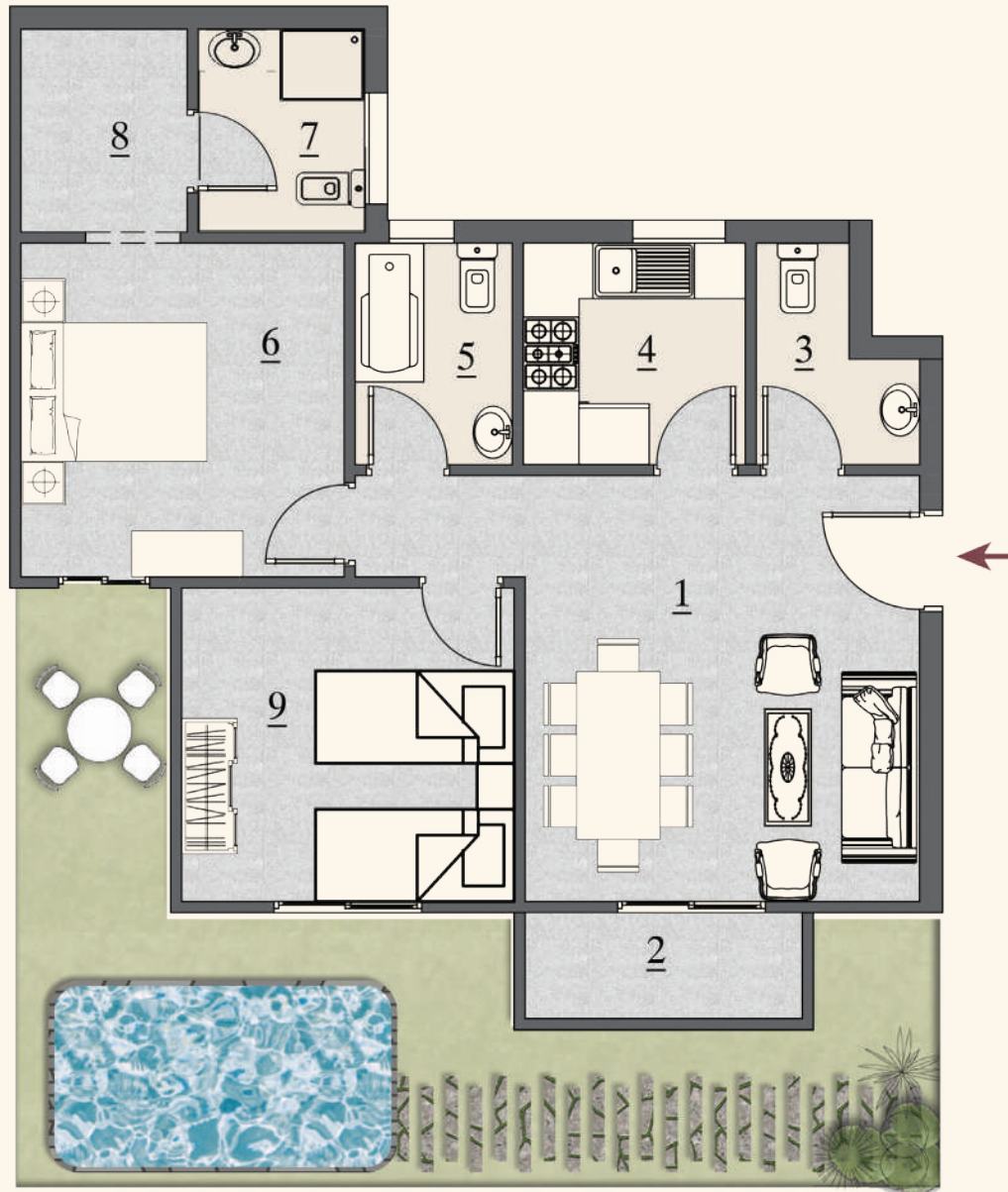
AREA: 71 m²

- 01. RECEPTION 7.42M X 3.99M
- 02. TERRACE 3.24M X 1.22M
- 03. KITCHEN 2.18M X 2.15M
- 04. BATHROOM 2.18M X 1.60M
- 05. BEDROOM 3.80M X 3.72M

AREA 71 M 2

JIWΛR

RESIDENCE
COMMUNITY



UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13
-14-15-16-17-18-19-20-21-22) G01

AREA: 111 m²

GARDEN: 38 m²

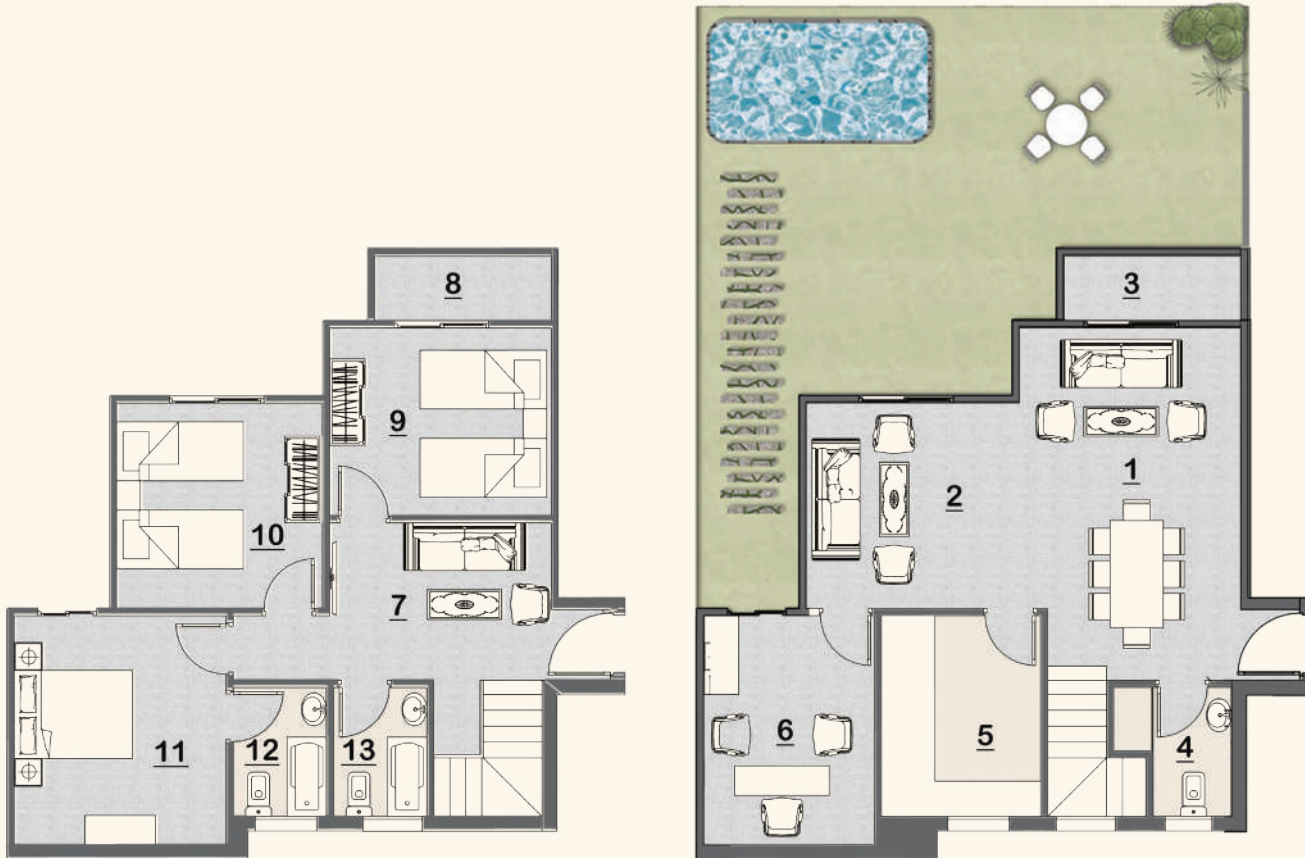
01. Reception 4.80 m x 4.55 m
02. terrace 3.25 m x 1.25 m
03. guest toilet 2.70 m x 2.05 m
04. kitchen 2.70 m x 2.50 m
05. bathroom 2.70 m x 1.85 m
06. MASTER BEDROOM 3.75 M X 3.65 M
07. MASTER TOILET 2.50 M X 2.11 M
08. DRESSING 2.50 M X 2.00 M
09. bedroom 3.78 M X 3.58 M

AREA 111 M²

GARDEN 38 M²

JIWΛR

RESIDENCE
COMMUNITY



UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13
-14-15-16-17-18-19-20-21-22) **G02**

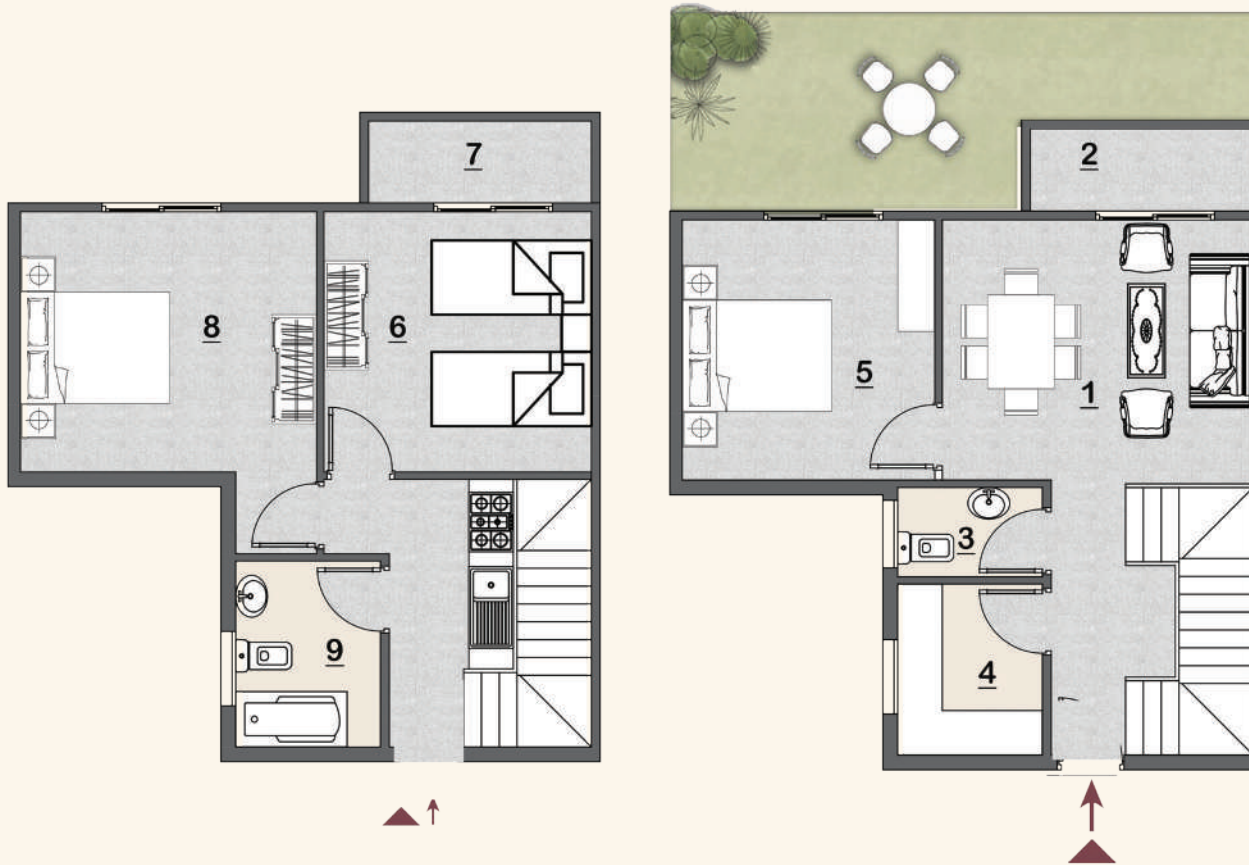
I VILLA: 202 m² **GARDEN:** 65 m²

- 01. RECEPTION 7.65 M X 6.10 M
- 02. TERRACE 3.15 M X 1.20 M
- 03. GUEST TOILET 2.65 M X 1.10 M
- 04. KITCHEN 2.65 M X 2.50 M
- 05. BEDROOM 4.20 M X 3.40 M
- 06. LIVING 3.75 M X 2.75 M
- 07. TERRACE 3.15 M X 1.20 M
- 08. BEDROOM 4.00 1M X 3.35 M
- 09. BEDROOM 3.65 2M X 3.65 M
- 10. BEDROOM 4.25 3M X 3.75 M
- 11. BATHROOM 2.55 M X 2.20 M

I VILLA 202 M 2
GARDEN 65 M 2

JIWÁR

RESIDENCE
COMMUNITY



UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22) G03

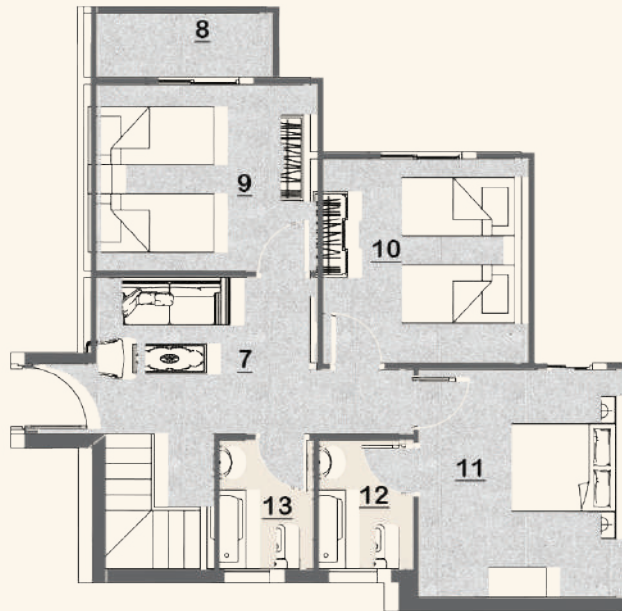
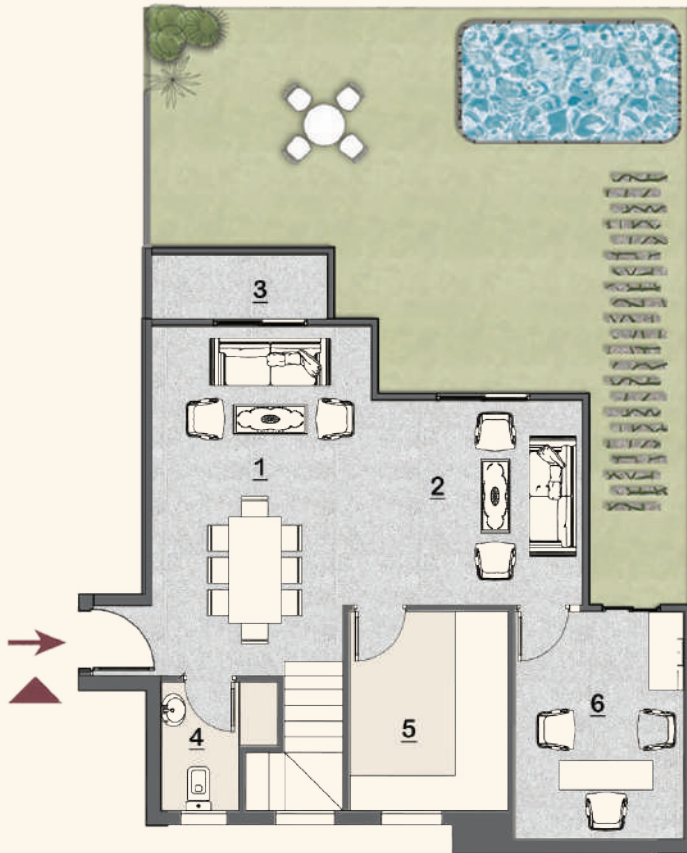
VILLA: 142 m² **GARDEN:** 22 m²

- 01. RECEPTION 4.35M X 3.60M
- 02. TERRACE 3.25M X 1.25M
- 03. GUEST TOILET 2.25M X 1.30M
- 04. KITCHEN 2.55M X 2.25M
- 05. BEDROOM 3.80M X 3.60M
- 06. BEDROOM1 3.75M X 3.70M
- 07. TERRACE 3.25M X 1.25M
- 08. BEDROOM2 4.15M X 3.80M
- 09. BATHROOM 2.80M X 2.25M

AREA 142 M²

GARDEN 22 M²

JIWΛR RESIDENCE COMMUNITY



UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13
-14-15-16-17-18-19-20-21-22) G04

I VILLA: 202 m2 **GARDEN:** 65 m2

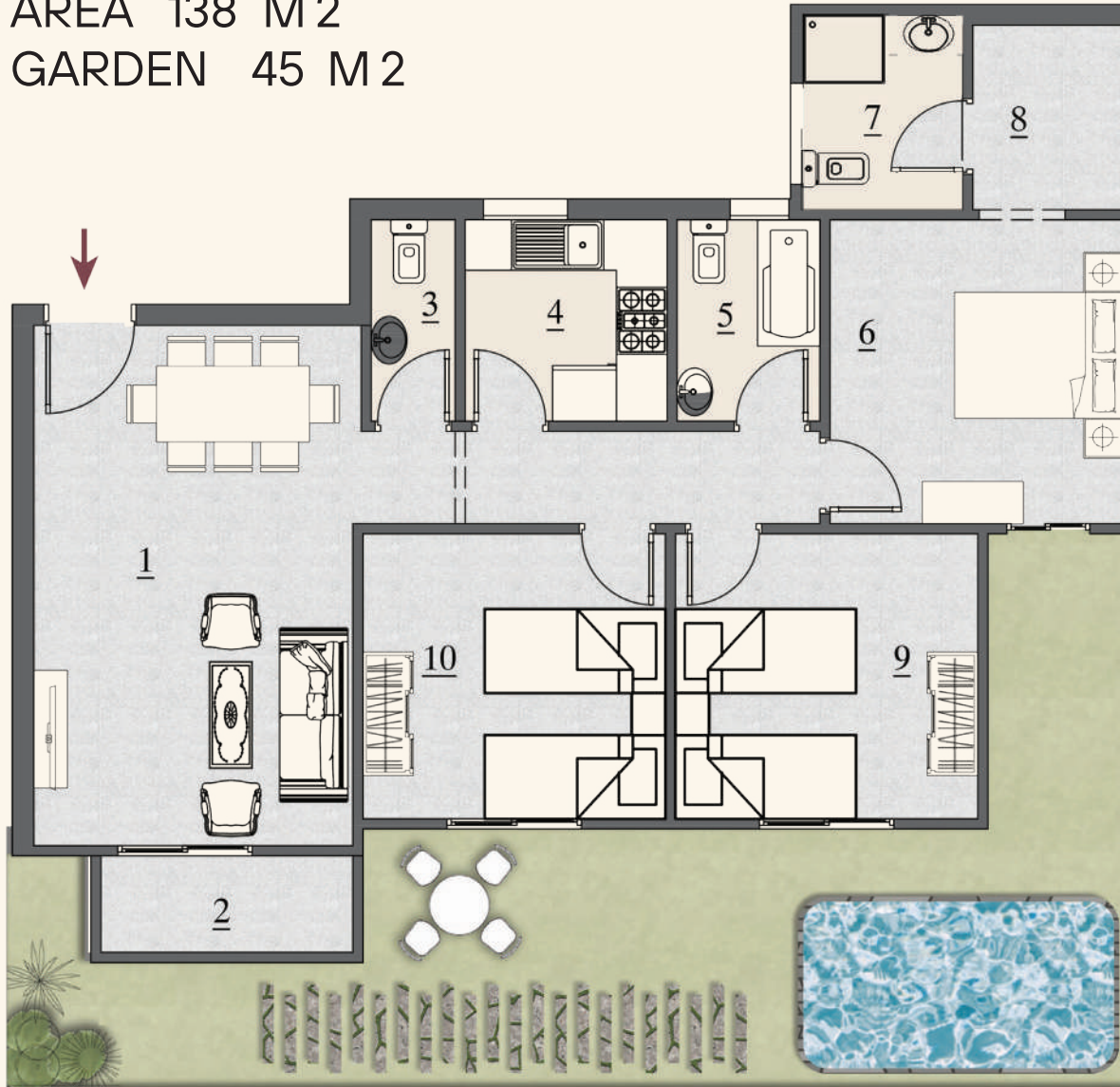
- 01. RECEPTION 7.65M X 6.10M
- 02. TERRACE 3.15M X 1.20M
- 03. GUEST TOILET 2.65M X 1.10M
- 04. KITCHEN 2.65M X 2.50M
- 05. BEDROOM 4.20M X 3.40M
- 06. LIVING 3.75M X 2.75M
- 07. TERRACE 3.15M X 1.20M
- 08. BEDROOM1 4.00M X 3.35M
- 09. BEDROOM2 3.65M X 3.65M
- 10. BEDROOM3 4.25M X 3.75M
- 11. BATHROOM 2.55M X 2.20M

I VILLA 202 M 2
GARDEN 65 M 2

JIWAR

RESIDENCE
COMMUNITY

AREA 138 M²
GARDEN 45 M²



UNIT

JW (1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22) **G05**

AREA: 138 m² **GARDEN:** 45 m²

- 01. RECEPTION 6.45 M X 4.00 M
- 02. TERRACE 3.00 M X 1.27 M
- 03. GUEST TOILET 2.60 M X 1.19 M
- 04. KITCHEN 2.60 M X 2.52 M
- 05. BATHROOM 2.60 M X 1.82 M
- 06. MASTER BEDROOM 3.80 M X 3.68 M
- 07. MASTER TOILET 2.51 M X 2.11 M
- 08. DRESSING 2.51 M X 1.98 M
- 09. BEDROOM 3.78 1M X 3.58 M
- 10. BEDROOM 3.72 2M X 3.58 M

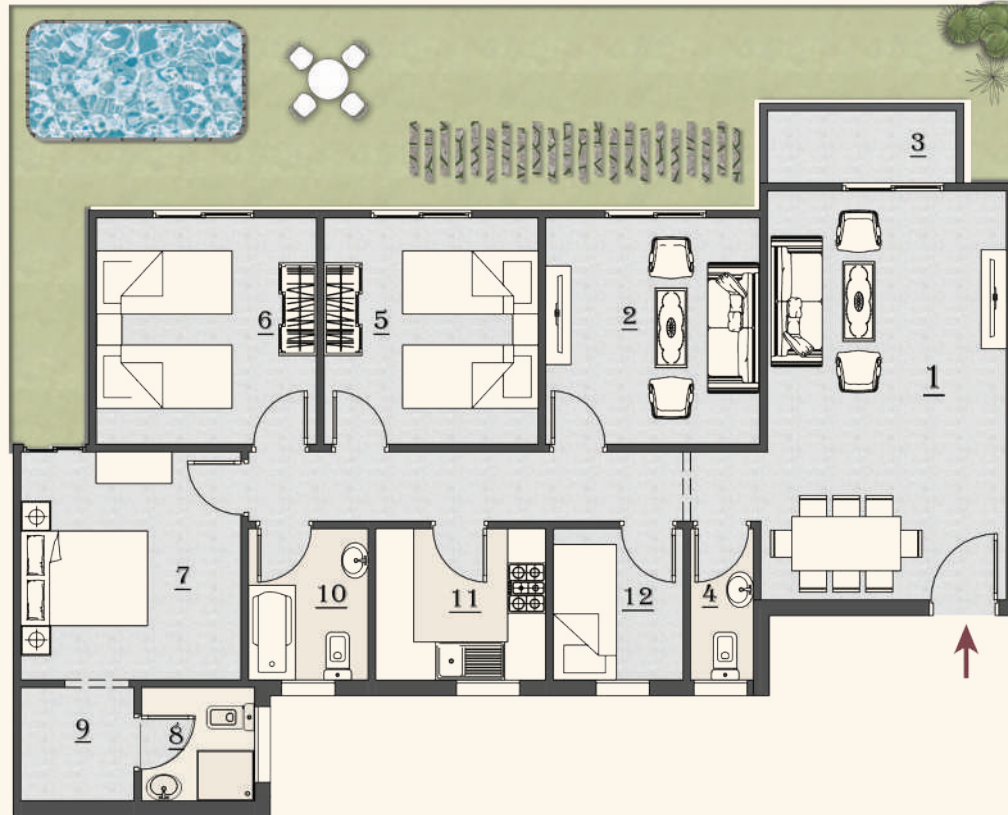




FLOOR PLANS

TYPE 2





UNIT
JW (25-28-33-36-41) **G02**

AREA: 171 m² **GARDEN:** 55m²

- 01. RECEPTION 6.69M X 3.99M
- 02. LIVING 3.78M X 3.52M
- 03. TERRACE 3.24M X 1.33M
- 04. GUEST TOILET 2.59M X 1.12M
- 05. BEDROOM1 3.78M X 3.52M
- 06. BEDROOM2 3.78M X 3.68M
- 07. MASTER BEDROOM 3.80M X 3.68M
- 08. MASTER TOILET 1.99M X 1.98M
- 09. DRESSING 1.99M X 1.98M
- 10. BATHROOM 2.59M X 2.02M
- 11. KITCHEN 2.82M X 2.59M
- 12. MAID ROOM 2.59M X 2.19M

AREA 171 M²
GARDEN 55 M²

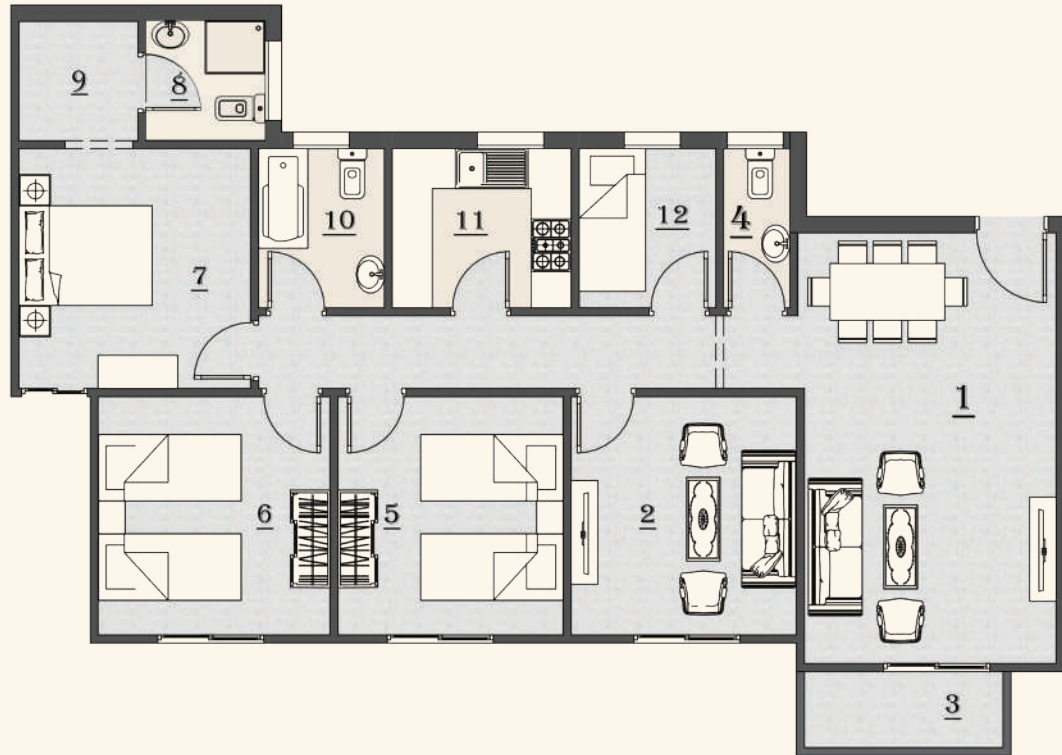
AREA 158 M²
GARDEN 45 M²



UNIT
JW (25-28-33-36-41) **G01**

AREA: 158 m² **GARDEN:** 45m²

01. RECEPTION 3.70M X 6.15M
02. TERRACE 3.25M X 1.30M
03. GUEST TOILET 2.75M X 1.50M
04. BEDROOM1 3.80M X 3.52M
05. BEDROOM2 3.80M X 3.68M
06. MASTER BEDROOM 3.80M X 3.68M
07. MASTER TOILET 2.10M X 2.00M
08. DRESSING 2.10M X 2.00M
09. BATHROOM 2.70M X 2.15M
10. KITCHEN 2.70M X 2.15M



UNIT
JW (25-28-33-36-41) **101**

AREA: 171 m²

- 01. RECEPTION 6.69M X 3.99M
- 02. LIVING 3.78M X 3.52M
- 03. TERRACE 3.24M X 1.33M
- 04. GUEST TOILET 2.59M X 1.12M
- 05. BEDROOM1 3.78M X 3.52M
- 06. BEDROOM2 3.78M X 3.68M
- 07. MASTER BEDROOM 3.80M X 3.68M
- 08. MASTER TOILET 1.99M X 1.98M
- 09. DRESSING 1.99M X 1.98M
- 10. BATHROOM 2.59M X 2.02M
- 11. KITCHEN 2.82M X 2.59M
- 12. MAID ROOM 2.59M X 2.19M

AREA 171 M²






















MASTER PLAN



JIWAR

RESIDENCE
COMMUNITY

-  Gates
-  Parking areas
-  Pedestrian

-  Clubhouse
-  Yoga area
-  Mall & Hotel
-  Spa & Jacuzzi
-  Tennis
-  Crouse Fitness Outdoor
-  Electric Chargers
-  Seating Area
-  Swimming Pool
-  Kids Area
-  BBQ Area
-  Reading Area
-  Green open spaces
-  Bike Track



MASTER PLAN



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DEVELOPMENTS

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