



# چیران

JIRAN  
RESIDENCE

الْبَيْتُ جُدرَانُ وَ چیرَانُ



FOUNDED  
**2013**

PROVEN TRACK RECORD



**2025**

**10**

RESIDENTIAL  
PROJECTS

**12**  
BILLION

INVESTMENT VOLUME

**4**

MIXED USE  
PROJECTS



**A PLUS**  
DEVELOPMENTS

20  
25

Home is more than walls  
it's the people around you.  
In Jiran, neighbors aren't just next door; they're family.

[APLUSDEVELOPMENTSEG.COM](http://APLUSDEVELOPMENTSEG.COM)





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## LAND AQUISIONS

We strategically acquire prime land in high-potential areas to ensure long-term value and sustainable development opportunities.

## SATISFIED CUSTOMERS

We prioritize long-term relationships by delivering consistent quality, transparency, and personalized service that builds customer trust and loyalty.

## ROI

Our projects are designed to maximize returns for investors through smart planning, cost efficiency, and market-driven execution.

# BOARD VISION

## INNOVATION & DESIGN EXCELLENCE

We aim to lead the market through innovative architectural designs and cutting-edge construction techniques.





SOME OF THE COMPANY'S  
*Work*



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VISION

LIFESTYLE

LUXURY LIVING

MODERN LIVING  
EXPERIENCE

SUSTAINABILITY



# THE MASTERPLAN





# THE LIFESTYLE





THE GREENERY  
&  
WATERSCAPE







## COMMUNAL SPACES





# SWIMMING POOL







KIDS AREA





LUXURIOUS  
LIVING







## INTERIOR IDENTITY



THE  
LUXURY





## THE APARTMENTS



## THE APARTMENTS





## OCTOBER GARDENS OVERVIEW

  
2.5  
MILLION

  
109  
BUILDING



41780  
ACRES

  
18,000  
ACRES

  
557  
KM ROADS





## EXTRAORDINARY LOCATION OCTOBER GARDENS

### LAND MARKS

HIGH-SPEED TRAIN TRACK	1	MIN
ITALIAN QUARTER ROAD	1	MIN
CLUBS STREET	1	MIN
COSMIC VILLAGE	2	MINS
POLICE - ZAMALEK CLUB	2	MINS
SCHOOL COMPLEX	2	MINS
ZEWAIL CITY	4	MINS
PETROLEUM SQUARE	4	MINS
FAYOUM ROAD	4	MINS
MAGDI YACOUB HEART FOUNDATION	5	MINS
OASIS ROAD	5	MINS
MALL OF EGYPT	12	MINS





**PROJECT SPACE : 15 ACRES**  
**HEIGHT : G + 5**  
**FACADE : 200 METER**  
**MAIN STREET 50 METER**



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RESIDENTIAL AREA  
19%

HEIGHT  
G+5

STREET WIDTH  
50M

PROJECT FACADE  
200M

PROJECT SPACE  
62,400M<sup>2</sup>  
15 ACRES

COMMERCIAL AREA  
3700M<sup>2</sup>



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Building A3  
24 units

Building A2  
24 units

Building A1  
24 units

Building C4  
24 units

Building C5  
24 units

Building C6  
24 units

Building C7  
24 units

Building B1-8  
24 units

Building B1-9  
24 units

Building B1-10  
24 units

Building B11  
24 units

Building B12  
24 units

Building B13  
24 units

Building C14  
24 units

Building C15  
24 units

Building C16  
24 units

Building C17  
24 units

Building D28  
29 units

Building D27  
35 units

Building D26  
29 units

Building D25  
35 units

Building C24  
24 units

Building C23  
24 units

Building C22  
24 units

Building C21  
24 units

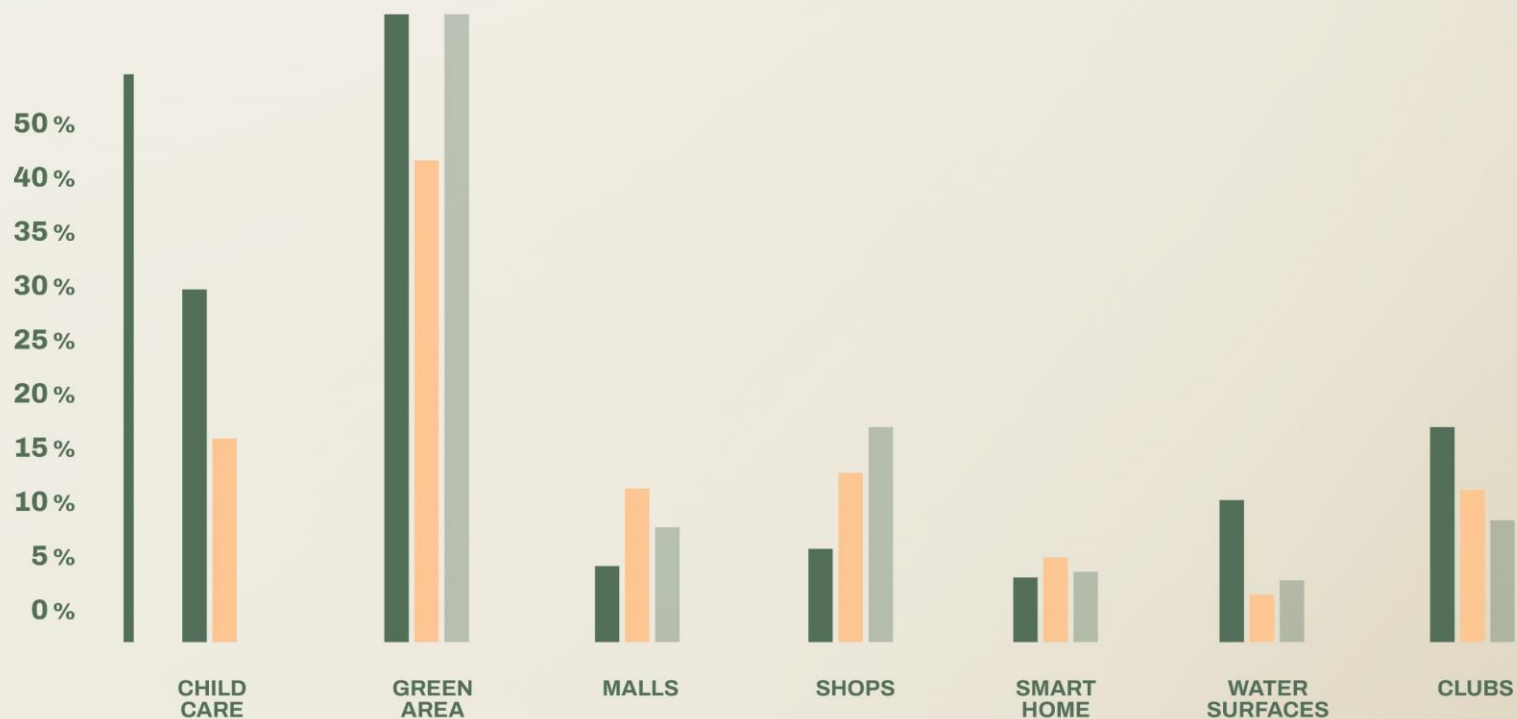
Building B1-18  
24 units

Building B1-19  
24 units

Building B1-20  
24 units



## WHAT IS THE MOST IMPORTANT AMENITY THAT NEEDS TO BE INSIDE YOUR COMPOUND





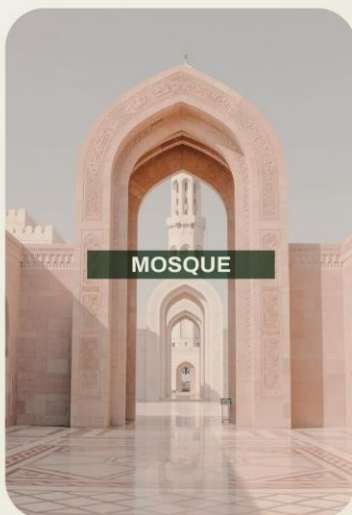
# FACILITIES & AMENITIES



CLUB HOUSE



MEDICAL AREA



MOSQUE



GREEN AREAS



STRIP MALL



WALKING & CYCLING  
TRACKS



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## UNIT TYPES

### BEDROOM

STARTS FROM **66 M<sup>2</sup>**

### BEDROOM

STARTS FROM **99 M<sup>2</sup>**

### BEDROOM

STARTS FROM **138 M<sup>2</sup>**

### BEDROOM

STARTS FROM **181 M<sup>2</sup>**



STARTING PRICE

30.000 EGP  
PER METER



# PAYMENT PLAN

DOWN PAYMENT

5%

AFTER 3 MONTHS

5%

INSTALLMENTS

YEARS 6

DOWN PAYMENT

20%

INSTALLMENTS

YEARS 8

DOWNPAYMENT

10%

INSTALLMENTS

YEARS 7

DOWN PAYMENT

25%

INSTALLMENTS

YEARS 9



## LIMITED TIME OFFER

5%  
LAUNCH  
DISCOUNT

25%  
CASH  
DISCOUNT



EOIS

50.000

FULLY REFUNDABLE



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# THANK YOU