



TIBIA
DEVELOPMENTS

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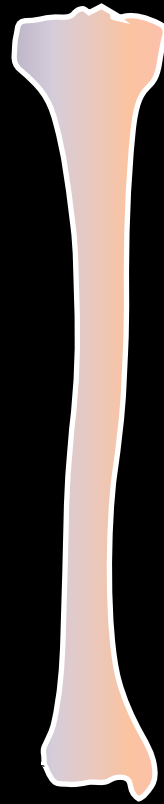
A FORWARD-LOOKING REAL ESTATE DEVELOPMENT COMPANY

Tibia Developments is a forward-looking real estate development company dedicated to delivering strong, enduring, and value-driven urban destinations across Egypt.

With extensive experience across residential, educational, commercial, and mixed-use developments, the company focuses on creating projects that combine architectural quality, functional efficiency, and long-term investment value.

Driven by integrity, technical expertise, and strategic planning, Tibia Developments continues to contribute to Egypt's evolving urban landscape through developments that prioritize sustainability, reliability, and community impact.

BRAND
IDENTITY



The name Tibia is inspired by the tibia bone—the strongest and most essential structural element of the human body.

This concept represents the company’s philosophy of serving as the backbone of every development it undertakes. Just as the tibia provides balance and strength, Tibia Developments establishes a solid foundation for durable construction, resilient design, and long-lasting value.

The brand reflects strength, precision, and trust—core elements embedded within every project.



VISION, MISSION
& CORE VALUES

MISSION

To design and deliver high-quality real estate developments that balance architectural excellence, operational efficiency, and social responsibility—creating environments that enhance living standards and investment value.

VISION

To become one of Egypt’s most trusted real estate developers, recognized for projects that endure over time and contribute meaningfully to sustainable urban growth.

VALUES

INTEGRITY

We uphold transparency, honesty, and accountability in every interaction.

PROFESSIONALISM

Each project reflects our commitment to excellence, precision, and discipline.

ENTREPRENEURSHIP

We embrace innovation, adaptability, and forward-thinking development strategies.

PASSION

Our dedication to building meaningful spaces drives our pursuit of quality.

TEAMWORK

Collaboration with partners and stakeholders lies at the heart of our success.

LOYALTY

We build long-term relationships founded on trust and mutual respect.



PORTFOLIO
& PROJECTS

Tibia Developments maintains a diverse portfolio reflecting extensive experience across multiple real estate sectors, supported by strong governmental partnerships and private investment initiatives.

MORE THAN
426
RESIDENTIAL
UNITS

RESIDENTIAL DEVELOPMENTS

In collaboration with the **New Urban Communities Authority**, Tibia Developments has successfully delivered **more than 426 residential units** across key growth locations, including:

- 6th of October
- Gardens Capital
- Gardens City
- 15th of May City
- New Administrative Capital

These projects emphasize efficient planning, livability, and long-term community value.

EXCEEDED
2B
EGP

MIXED-USE DEVELOPMENTS

The company has executed multiple mixed-use developments in Fayoum Governorate, integrating residential, commercial, and administrative components within cohesive urban structures.

Over more than **11 years of experience**, the total investment value of these projects has exceeded **2 billion EGP**, demonstrating strong execution capabilities in complex developments.

EDUCATIONAL DEVELOPMENTS

Through strategic cooperation with the **Educational Buildings** Authority, the company has delivered several impactful educational facilities, including:

- Al-Walda Azba School – Helwan
- Ismail Ali Fahmy School – Nasr City

In addition, **Tibia Developments** has completed maintenance and rehabilitation works for a group of schools in Beheira Governorate, supporting national educational infrastructure.

PORTFOLIO
& PROJECTS

Allora Hub represents Tibia Developments’ flagship mixed-use destination.

Strategically located **in Sheikh Zayed City**, the project integrates commercial, administrative, and medical spaces within a contemporary architectural framework designed to support daily activity, business growth, and community engagement.

- Key Features:
- Prime Sheikh Zayed location.
 - Integrated mixed-use planning.
 - Modern architectural identity.
 - Flexible unit configurations.
 - High accessibility and visibility.

Allora Hub reflects the company’s transition toward modern, experience-driven real estate development.



PORTFOLIO
& PROJECTS



PORTFOLIO
& PROJECTS



PORTFOLIO
& PROJECTS



PORTFOLIO
& PROJECTS

Tamaya is a contemporary architectural statement that blends minimal design principles with refined material expression. Through clean geometry, layered façades, and modern surface treatments, the project introduces a fresh architectural identity defined by elegance, precision, and timeless sophistication.



PORTFOLIO
& PROJECTS



PORTFOLIO
& PROJECTS



تمكيا
tamaya
TAMAYA
SHEIKH ZAYED CITY

PORTFOLIO
& PROJECTS



PORTFOLIO
& PROJECTS

Swiss Inn * Tibia brings together the trusted warmth of Swiss Inn hospitality with Tibia's elevated approach to modern living. The project creates a seamless experience where thoughtfully designed spaces, refined amenities, and attentive service come together to offer comfort beyond the traditional stay. From a memorable night to an extended residence, every detail is crafted to feel effortless, welcoming, and distinctly elevated.



SWISS INN
TIBIA HOTEL & RESIDENCES

SWISS INN TIBIA
SHEIKH ZAYED CITY

PORTFOLIO
& PROJECTS



SWISS INN
TIBIA HOTEL & RESIDENCES

SWISS INN TIBIA
SHEIKH ZAYED CITY

PORTFOLIO
& PROJECTS



TIBIA
FOUNDERS



Ahmed Saad El-Bahiry

Co-Founder & Chief Executive Officer

With more than **11 years of experience** in integrated contracting, Ahmed Saad El-Bahiry has contributed to several national projects across housing, education, and healthcare sectors.

His technical background in construction and execution provides deep insight into project efficiency, compliance with technical specifications, and on-time delivery. Through Tibia Developments, he aims to transfer this expertise into the Egyptian real estate development market, delivering high-quality projects while maintaining strong client relationships.



Osama Shaaban Qurani

Co-Founder & Chairman of the Board

With over **11 years of experience** in real estate development and has participated in the delivery of more than 30 mixed-use towers comprising residential, commercial, and administrative components.

His approach emphasizes client satisfaction throughout the full development cycle—from design to execution and final handover—ensuring reliability, transparency, and long-term value.



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