KÂMO
PROPERTY GROUP

THE QUICK GUIDE
2026 edition

BUYING PROPERTY IN EGYPT

Egypt is having *its moment.*

Why Egypt, why now, and how buying works, in six pages.

10-minute read | English version | Data as of 2026

Available in Deutsch, العربية, Español, Français, Русский and more →

On a phone? Read it online at kamoproperty.com/guides/egypt-quick-guide

EGYPT IN FOUR NUMBERS

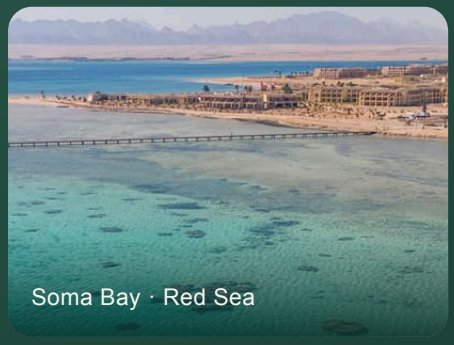
~19m
Tourists in 2025, an all-time record

$64.7bn
Two Gulf sovereign deals on the Mediterranean coast

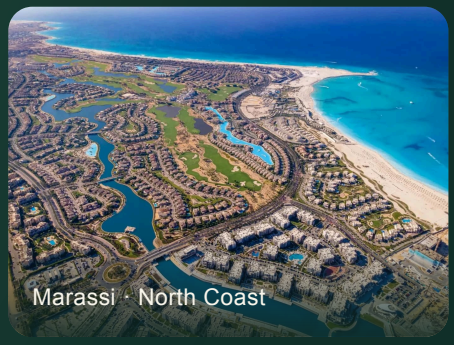
0%
Interest on developer payment plans. No bank, no credit check.

8–12%
Gross rental yields on the Red Sea

Book your free 20-minute call
Scan the code, or go to **go.kamoproperty.com/2026guide**


Soma Bay · Red Sea


Giza · Cairo


Marassi · North Coast

01 WHY EGYPT

The center *of the world.*

Africa, Asia and Europe meet here. The Gulf is two and a half to four hours away, most of Europe four to six, with direct flights to more than 100 cities.



Direct flight times from Cairo. Map distances are true great-circle distances.

HIGH-SPEED RAIL, PLANNED

First line
410 mi
Ain Sokhna – Marsa Matruh · service targeted for July 2027

Cairo – Marsa Matruh
2–2½ hrs
up to 155 mph · about 1,240 miles across three lines

CAI · CAIRO AIRPORT

110	55	296
destinations	countries	flights a day

London **5h 35m** · Paris **5h 10m** · Frankfurt **4h 50m** · Dubai **3h 50m** · Riyadh **2h 55m** · New York **11h 45m**

Also direct: Rome, Madrid, Amsterdam, Istanbul, Doha, Beijing, Tokyo, Toronto, Los Angeles

HRG · HURGHADA AIRPORT

83	27	84
destinations	countries	flights a day

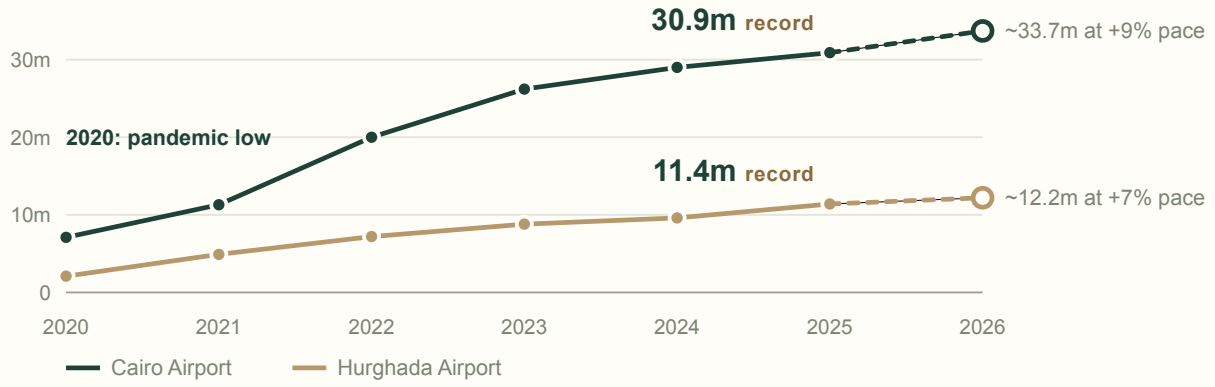
Frankfurt **5h 20m** · Zurich **5h 05m** · Warsaw **4h 50m** · Manchester **6h 15m**

Also direct: London Luton, Paris, Vienna, Amsterdam, Brussels, Prague, Milan, Riyadh, Kuwait

AeroCorner route data, October 2026. Schedules change by season.

2025: all-time records at both airports.

Cairo carried nearly double its 2010 peak. And 2026 is running ahead again: Cairo +9% in August, Egypt's airports +7% in January–April.



Airport passengers per year, millions

Annual passenger figures as compiled in Wikipedia's list of Africa's busiest airports; Cairo 2025 from the airport operator. Dashed 2026 points assume each airport keeps its 2026 pace so far; they are not forecasts.

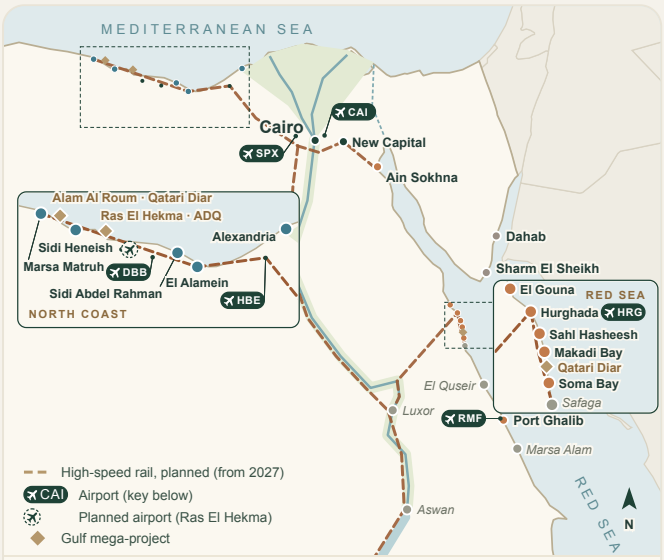
Three markets. *Three ways in.*

Foreign buyers can own freehold on the Red Sea mainland, the North Coast and in the main Cairo markets.

EGP 1.56trn
Sold by Egypt's top 20 developers in 2025, about $29bn
The Board Consulting, via Arab Finance · $ at 54 EGP

~10% p.a.
Prime coastal price growth, Red Sea (est.)
2025 · JLL · regional market data

+16% YoY
New Cairo prime sales
Q2 2025 · JLL



AIRPORTS CAI Cairo International · SPX Sphinx International, West Cairo · HBE Borg El Arab, Alexandria · DBB El Alamein · HRG Hurghada · RMF Marsa Alam · Ras El Hekma airport planned

Greater Cairo

Homes to live in and long-term rentals. Year-round tenants.

WEST Sheikh Zayed · New Zayed · 6th of October · New Giza

EAST New Cairo (Fifth Settlement) · New Capital · Madinaty · Mostakbal City · Shorouk

North Coast

The Mediterranean summer coast, where the Gulf mega-projects are rising.

WEST OF ALEXANDRIA
El Alamein and New Alamein · Sidi Abdel Rahman · Ghazala Bay · Dabaa · Fouka · Ras El Hekma · Sidi Heneish · Marsa Matruh

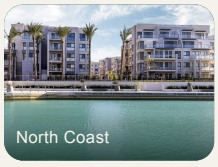
Red Sea

Sun all year, international flights and vacation rentals.

NORTH Ain Sokhna · Galala · El Gouna · Hurghada

SOUTH Sahl Hasheesh · Makadi Bay · Soma Bay · Port Ghalib


New Capital


North Coast


Somabay Marina

MOST COMMON
Off-plan
From the developer, on a long payment plan.

MOVE IN SOONER
Ready resale
See the real home. Rent from day one.

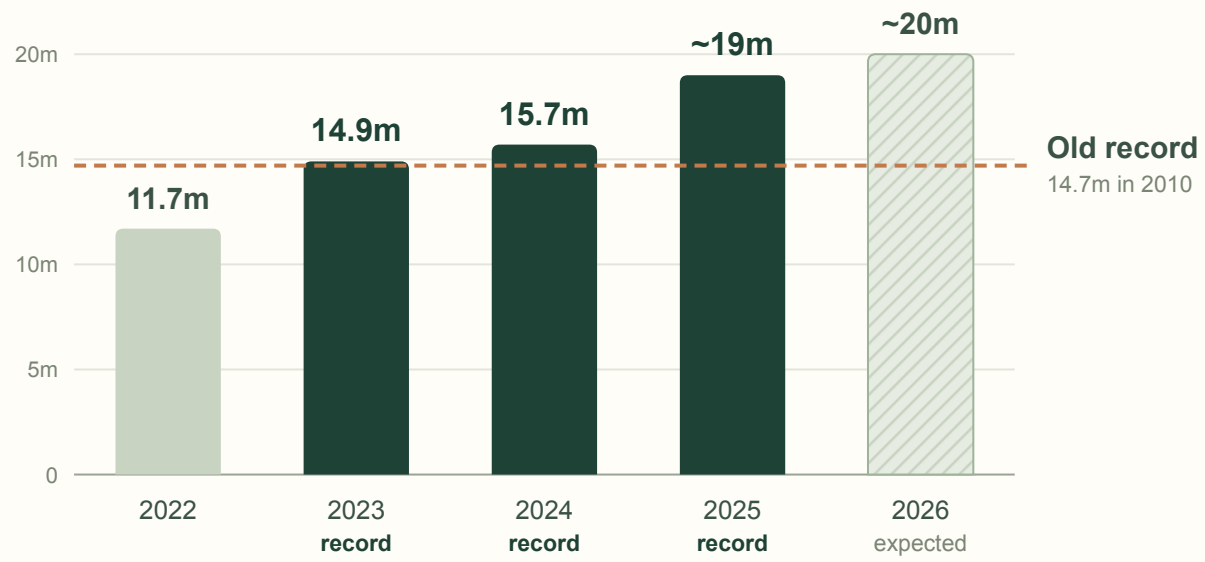
BEST OF BOTH
Resale with a plan
Pay the seller, take over the developer's plan.

Ask us in your consultation: which area and which way in fit your budget. Buying a home can also open a route to residency; the rules change, so we confirm the current route on the call.

Book a free call →

Record *after record.*

Egypt's tourism record stood for 13 years. Since 2023 it has been broken every year, and 2026 is on track to break it again.



Tourist arrivals, millions

2010 record: Central Bank of Egypt. 2022: CAPMAS. 2023–2025: Ministry of Tourism and Antiquities; State Information Service. 2026 expectation: Minister of Tourism (Ahram Online, October 2026).

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daytime high	70°F 21°C	72°F 22°C	77°F 25°C	82°F 28°C	88°F 31°C	91°F 33°C	93°F 34°C	93°F 34°C	90°F 32°C	86°F 30°C	81°F 27°C	73°F 23°C
Sea	73°F 23°C	72°F 22°C	72°F 22°C	73°F 23°C	75°F 24°C	79°F 26°C	81°F 27°C	82°F 28°C	81°F 27°C	81°F 27°C	79°F 26°C	75°F 24°C
Sun a day	9h	10h	10h	10h	11h	12h	13h	12h	11h	10h	9h	9h

Hurghada by month: daytime high, sea temperature and hours of sun a day

Warm all winter, sun every day. That is why visitors, and renters, come all year.

Long-term monthly averages from CRU (University of East Anglia), the Met Office and the Netherlands Meteorological Institute, via Weather2Travel.

Sea temperature, every month

72°F+

22°C or warmer, all year · Weather2Travel

Sunshine, every day of the year

9h+

up to 13 hours in July · Weather2Travel

Visitors, January–August 2026

12.7m

up about 4% · Egyptian Cabinet

Tourism revenue expected in 2026

$20bn+

from $16.7bn in FY2024/25 · Minister of Tourism

Gulf money is *building Egypt's coast.*

The Gulf's sovereign funds have stopped watching Egypt and started building it. Two deals alone are worth almost $65 billion.



$64.7bn
combined

Gulf sovereign investment on Egypt's Mediterranean coast, two deals
Ras El Hekma: UAE–Egypt agreement, February 2024. Alam Al Roum: Egyptian Cabinet; construction launched August 2026 (Daily News Egypt).

	2024	2025, all-time record	
Sent home from abroad	$29.6bn	→ $41.5bn	+40.5%
Tourists	15.7m	→ ~19m	+21%
Hurghada Airport passengers	9.6m	→ 11.4m	+19%
Cairo Airport passengers	29.0m	→ 30.9m	+7%

2025: four all-time records, each against 2024
Central Bank of Egypt (remittances, $29.6bn in 2024 and $41.5bn in 2025, February 2026); State Information Service and Ministry of Tourism (15.7m in 2024, ~19m in 2025); airport figures as on page 01 (Cairo: IDSC).

Foreign direct investment, 2024
$46.6bn
driven by Ras El Hekma · UNCTAD

Growth forecast, 2026
4.6%
upgraded in July · IMF

Why it's still early

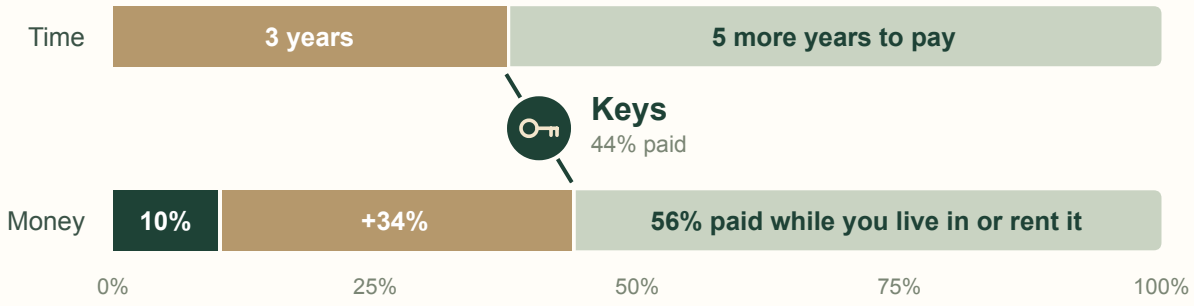
- Record visitors, record airports, record foreign investment
- A currency that makes entry prices cheaper for foreign buyers
- New coastal cities being built with sovereign money
- Developer plans that let you buy in before handover

Ask us in your consultation: which projects sit closest to where this money is going.

Book a free call →

0% interest. *No bank. No credit check.*

Egypt's developers finance the purchase themselves. It is one of the biggest advantages of this market, and most international buyers have never seen anything like it.



Example: 10% down, then equal quarterly payments over 8 years, with handover in year 3.

AN EGP 12M ($222,200) HOME ON THIS PLAN, IN US DOLLARS

Home price	Down payment	Each quarter	That's about
$222,200	$22,200	$6,250	$2,080
EGP 12m	10%	32 payments, 0% printed interest	a month

Illustration at 54 EGP per US dollar. Payments are fixed in EGP, so if the pound weakens, each one costs you fewer dollars. Not an offer.

THEN LET THE RENT HELP: Red Sea homes have shown gross rental yields of 8–12% (2025, JLL · regional market data). With most of the plan still to pay at handover, rent can cover much of each year's installments.

Vacation rentals
Short stays through a local operator. Year-round on the Red Sea, summer on the North Coast.

Long-term rentals
Yearly contracts, steadier income. Strongest in Greater Cairo.

Sell before handover
Sell your contract, with the developer's approval.

Sell after handover
A finished, rented home is easier to sell.

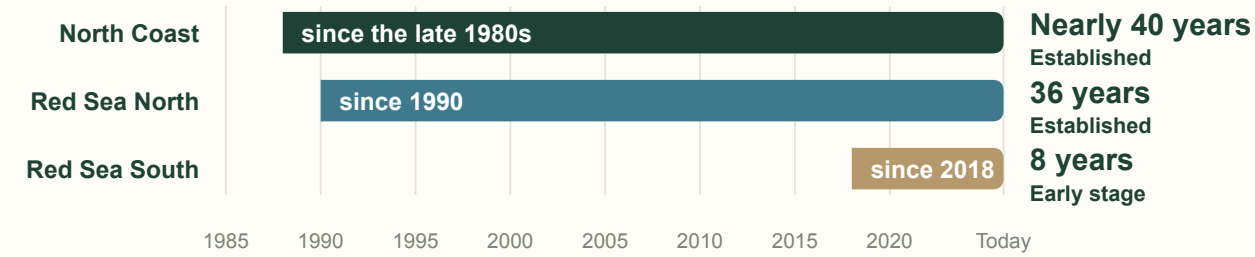
Choose well
Popular sizes and finished projects resell fastest.

Ask us in your consultation: the cash price against the plan price, your payment calendar in your own currency, and realistic rents for your shortlist.

Book a free call →

Two seas, *two ways to live.*

HOW LONG EACH MARKET HAS BEEN BUILDING



ESTABLISHED

North Coast

Proven: big-name resorts, active resale and a busy summer. SouthMed alone has sold EGP 520bn, about $9.6bn.

BEST FOR A summer home with strong seasonal demand

2-BEDROOM FROM **~$226k** total, on an 8-year plan

Late 1980s	Marina El Alamein State-built resort after the first Sahel compounds	STATE-BUILT
2007	Marassi Emaar Misr launches its resort at Sidi Abdel Rahman	EMAAR MISR
2014	Almaza Bay Travco opens up Sidi Heneish with its resort village	travcoproperties.
2018	New Alamein City The state's year-round city: beachfront towers, a marina and universities	STATE-BUILT
2021	Silversands Ora Developers' lagoon community	ORA
2024	Ras El Hekma $35bn new city with Abu Dhabi's ADQ; precincts by Modon and Palm Hills	MODON / PALM HILLS DEVELOPMENTS
2024	SouthMed TMG's mega-city; EGP 60bn+ (about $1.1bn) reportedly reserved in 12 hours	TMG
2025	Wadi Yemm Modon launches the first of Ras El Hekma's 17 precincts	MODON
2025	Alam Al Roum Qatari Diar's $29.7bn city	QATARI DIAR
Jun 2026	Nobu North Coast Hotel and residences at SODIC's Ogami	SODIC / NOBU
Jul 2026	Nammos Ras El Hekma Modon brings the Nammos resort, village and residences to Egypt	NAMMOS

ESTABLISHED SINCE 1990

Red Sea North

Proven: a lived-in town with year-round life.

BEST FOR Year-round life and rental income

2-BEDROOM FROM **~$202k** total, on an 8-year plan

1990	El Gouna Orascom founds a full resort town north of Hurghada	ORASCOM DEVELOPMENT

EARLY STAGE

Red Sea South

Younger: the big names are arriving now, so buyers get in earlier.

BEST FOR Year-round sun and getting in early

2-BEDROOM FROM **~$170k** total, on an 8-year plan

2018	Makadi Heights Orascom Development launches a new town at Makadi	ORASCOM DEVELOPMENT
2023	Almaza Bay Ras Soma Travco brings its North Coast brand south	travcoproperties.
2023–24	Somabay communities The resort starts launching residential communities	SOMABAY
2025	Marassi Red Sea Emaar Misr brings Marassi to Ras Abu Soma	EMAAR MISR
2026	Qatari Diar Red Sea Land allocation agreed for a 29m m² site between Makadi Bay and Soma Bay	QATARI DIAR
Now	Shams Soma MARAKEZ enters the Red Sea, within Somabay	MARAKEZ

2-bedroom prices: lowest total on a developer's 8-year plan, October 2026 (KÂMO unit data, listing portals), at 54 EGP per dollar; cash is usually lower. SouthMed sales: Daily News Egypt, August 2026.

07 YOUR NEXT STEP

Talk to the people *behind* KÂMO.

A free, private 20-minute call by phone or video, with no obligation. We advise international buyers and Egyptians abroad, and we sit on your side of the table.

Each of us made a move like the one you're considering. We advise from experience, not a brochure.



Mohamed Elbassyouni

CO-FOUNDER

Charlotte, NC → Dubai → Egypt

Ten years as a licensed broker in North Carolina, then years selling and advising in Dubai and Abu Dhabi. Today he works between the North Coast, Cairo and Dubai, walking launches before his clients do.



Khaled Haridi

CO-FOUNDER

Washington, DC → Mexico → Red Sea

A GWU graduate and former NASA engineer who travelled the world and lived in Spain and Mexico, then chose the Red Sea for his family. He bought in Makadi Heights and Somabay himself.



Larissa Pagan

PROPERTY ADVISOR

Dominican Rep. → Germany → Egypt

Raised between Dominican and German cultures, she led operations for multinationals in Germany. Now she keeps developers, sellers and paperwork moving for you, in German, Spanish or English.



Mido Elgabri

PROPERTY ADVISOR

New York City ⇄ Egypt

A career in financial services across the US and the Middle East, and he still travels back and forth between the two. He brings a New York state of mind to the conversation: direct, fast, and straight about the numbers.

LIVED AND WORKED IN Charlotte, NC · New York City · Washington, DC · Germany · Spain · Mexico · Dubai · Cairo · Red Sea

The view from abroad

Careers built in the US, Germany, Dubai and Cairo; homes in Spain, Mexico and on the Red Sea. We advise buyers making the same move.

Four languages

English, Arabic, German and Spanish, across the team.

On the ground

In Cairo, on the Red Sea and between Dubai and the North Coast.

On your side

Off-plan: the developer pays us. Resale: a 2% buyer fee, agreed in writing.

1. **Your brief** — Goal, budget, currency and timing.
2. **Where it fits** — The market and way of buying that suit you.
3. **Your numbers** — Full cost, plan and likely rent, in your currency.
4. **Your next steps** — What to check, in what order.

Scan to book your free 20-minute call

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