

# 70,000 Sq.m Industrial Plot

## Ain Sokhna

November 2020

Accelerating success.

# Key Numbers



<b><u>Location</u></b>	:	1 <sup>st</sup> Industrial Zone, Ain-Sokhna North West Gulf of Suez
<b><u>Property</u></b>	:	Vacant
<b><u>Size</u></b>	:	70,000 sqm
<b><u>Price</u></b>	:	On application
<b><u>Current Status</u></b>	:	Available and Vacant
<b><u>Usage</u></b>	:	Industrial, or as per the approval fro developer
<b><u>Note</u></b>	:	<p>The Purchaser needs to commit to start their construction works within 12 months from getting Suez Governorate approval.</p> <p>Feasibility and development plan required by the developer before any transfer of ownership will be granted</p>

# Overview of the Area



## **The Ain Sokhna Industrial Zone**

A major industrial and logistics hub at the southern gateway to the Suez Canal, combining port facilities, industrial zones, residential areas, and excellent road and rail linkages to Cairo and the city of Suez. More than 162 km<sup>2</sup> of Ain Sokhna's total 210 km<sup>2</sup> are earmarked for manufacturing. The area is designed to accommodate heavy, medium and light industries, as well as commercial facilities. Real estate development opportunities exist for building residential communities. Suitable maritime-related activities include shipbuilding and repair services, bunkering, vessel scrapping and recycling.

## **Ain Sokhna Port**

A major international gateway port for Egypt, the Arabian Gulf and Asia, Ain Sokhna Port is located on the western coast of the Gulf of Suez, 43 km south of the city of Suez. Covering an area of 22.3 km<sup>2</sup>, it has a depth of 18 m. Due to abundant surrounding land, the port is fast becoming a major industrial hub serving international and domestic markets. Expansion plans include new container terminals; dry bulks and general cargo terminals; liquid bulk terminals; logistics, warehousing and distribution centers; and a dry port. Further investment is geared toward port automation and state-of-the-art container handling equipment.

# The Different Services & Ports

## **Targeted Divisions**

### **Ports & Logistics**

Investment opportunities in the development of Ain Sokhna Port and East Port Said Port and the associated terminals and facilities: container terminals, bulk and general cargo terminals, logistics, warehousing and distribution centers as well as dry ports.

### **The 6 ports are**

West Port Said Port: The port is located at the northern entrance of the maritime corridor of Suez Canal

East Port Said Port: The port is located at the northern entrance of the maritime corridor of Suez Canal

Ain Sokhna and Adabia ports

El Tor Port: planned to be developed in later stages

Arish Port: planned to be developed in later stage

### **Maritime Services**

With over 17,000 ships passing through the Suez Canal every year, the Suez Canal Economic Zone is ideally located for the development of maritime related activities including ship building and ship repair services, bunkering, vessel scrapping and recycling.

### **Industrial Zones**

The industrial zones of Ain Sokhna, East Port Said, Silicon Valley and Qantara provide vast land areas for light, medium and heavy industry. Potential opportunities are available in pharmaceuticals, food processing, automotive, electronics, textiles, petrochemicals and other industries.

### **ICT**

With a rapidly-expanding and well-recognized ICT industry in Egypt, the Suez Canal Economic Zone offers investors high quality facilities to engage in research and development, of software and other activities.

### **Renewable Energy**

The renewables sector is highly promising with strong potential for solar and wind farm development, and for the establishment of clean energy industries.



# Location in Proximity to Cairo



# Location in Ain Sokhna





# Location in Ain Sokhna

