



**WINVESTOR**  
DEVELOPMENTS

**SMART MOVES . REAL VALUE .**  
SAUDI - EGYPTIAN COMPANY



**WINVESTOR**  
DEVELOPMENTS

## **ABOUT US**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**

**SAUDI - EGYPTIAN COMPANY**

# ABOUT Us

**Winvestor Developments is a Saudi–Egyptian real estate developer, established in 2021, built on a strategic alliance between leading Saudi and Egyptian companies, combining regional strength with deep local market expertise.**

**This partnership enables us to identify strategic opportunities and deliver high-quality developments in prime locations, driven by disciplined planning and professional execution.**

**At Winvestor, we operate as a structured development platform that integrates regional standards, technical expertise, and in-depth market insight.**

**We go beyond building properties—we develop real estate projects designed to deliver sustainable value for our clients, partners, and the communities we serve.**

*Winvestor Developments*



**WINVESTOR**  
DEVELOPMENTS

## **OUR STORY**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
SAUDI - EGYPTIAN COMPANY

# OUR Story

**Winvestor Developments was founded by bringing together the right expertise under a clear vision and strong collaboration.**

**The company's entry into Egypt was driven by comprehensive research, in depth market analysis, and a well-defined long-term strategy.**

**Combining the strength of Al Munawir in Saudi Arabia with its extensive experience in construction and project execution and Egyptian developers bring a deep understanding of the local market, together, they established Winvestor as a long-term real estate development company.**

**The journey began in December 2022 with I-Sheraton Compound, near Cairo International Airport, introducing serviced apartments and a modern living concept with integrated services, meeting an emerging market demand.**

**This milestone defined Winvestor's approach: precise planning, attention to detail, and a commitment to doing things right from the beginning.**

**In 2025, the journey continued with Capella Residence in Maadi, developed in partnership with Al Nasr Housing and Development Company, a public sector entity reflecting strong credibility, steady growth, and the ability to collaborate with major institutions.**

**At its core, Winvestor believes that real success comes from people. That's why the company focuses on building a strong teams and a solid working environment, because strong teams deliver exceptional projects.**

**Today, Winvestor stands as a Saudi-Egyptian developer with a clear goals: to develop well-planned, high-quality and long lasting developments that deliver real value and reliability at every stage.**



**WINVESTOR**  
DEVELOPMENTS

# OUR VISION / OUR MISSION

WINVESTOR DEVELOPMENTS

**SMART MOVES . REAL VALUE .**  
SAUDI - EGYPTIAN COMPANY

# OUR Vision

**To become a benchmark Saudi–Egyptian real estate developer, recognized for delivering high-quality developments, applying disciplined standards in execution and governance, and creating sustainable long term-value across Egypt and the wider regional market**

# OUR Mission

**To Develop high-quality and well-planned real estate communities through rigorous implementation and responsible investment in capital management, creating lasting value for clients and stakeholders. While enabling a professional team committed to integrity.**



**WINVESTOR**  
DEVELOPMENTS

## **CORE VALUES**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# CORE Values

## **CUSTOMER FOCUS**

We place our customers at the center of everything we do, working to understand their needs and deliver developments that create lasting value.

## **QUALITY**

We maintain high standards in design, construction, and delivery to ensure reliable and well-built developments.

## **INTEGRITY**

We act with transparency and honesty in all our relationships and business practices.

## **EXCELLENCE**

We strive for excellence by maintaining professionalism, attention to detail, and consistent performance.

## **COLLABORATION**

We believe that strong teamwork and trusted partnerships are key to delivering successful developments.

## **SUSTAINABILITY**

We develop sustainable projects that contribute to better communities and long-term value.



**WINVESTOR**  
DEVELOPMENTS

# **OUR FOUNDERS**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**



**DR/HISHAM IBRAHIM**  
CEO AND CO-FOUNDER



**YOUSSEF BIN SULEIMAN**  
CHAIRMAN



**SALEH BIN SULEIMAN**  
BOARD OF MEMBER



**MOHAMED ASHRAF**  
MANAGING DIRECTOR



**WINVESTOR**  
DEVELOPMENTS

**MARKETS**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# TWO Markets

EGYPT

SAUDI  
ARABIA

Winvestor Developments is built on a strategic Saudi-Egyptian partnership, combining Saudi investment strength with deep Egyptian market expertise. Together, this collaboration is built on a shared vision to deliver well-planned developments that create lasting value and drive sustainable growth.

Saudi Investment | Egyptian Expertise | Shared Vision



**WINVESTOR**  
DEVELOPMENTS

**PROMISE**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# BRAND Promise

**We are committed to developing real projects with execution certainty and financial discipline, supported by intelligent technology integration and responsible sustainability practices ensuring the protection and growth of long-term value.**

Saudi Investment | Egyptian Expertise | Shared Vision



**WINVESTOR**  
DEVELOPMENTS

**WHY**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# Why choose winvestor

## **Strategic Locations**

We carefully select locations that offer strong growth potential and long-term value.

## **Disciplined Investment**

Our projects are driven by careful planning and sustainable investment strategies.

## **Professional Execution**

We work with experienced partners to deliver developments that meet the highest standards.

## **Long-Term Vision**

Our developments are designed to create lasting value for our clients and communities.



**WINVESTOR**  
DEVELOPMENTS

# **APPROACH**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# OUR Development APPROACH

## Market Research

We begin with in-depth research to understand market demand and opportunities.

## Strategic Planning

Each project is carefully planned to ensure efficiency, value, and sustainability.

## Design & Development

We collaborate with leading consultants and contractors to bring our vision to life.

## Delivery & Value Creation

Our goal is to deliver projects that provide long-term value and exceptional experiences.



**WINVESTOR**  
DEVELOPMENTS

# **CURRENT INVESTMENT**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
SAUDI - EGYPTIAN COMPANY

# CURRENT Investment

SIZE WITH WINVESTOR  
DEVELOPMENTS .

1,000,000,000

# EXPECTED investment

VOLUME OVER THE COMING  
YEARS.

7,000,000,000



**WINVESTOR**  
DEVELOPMENTS

# **OUR PROJECTS**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# iSheraton compound

**The first smart compound in Sheraton Heliopolis**

**I-Sheraton is a full-service residential compound in the heart of Sheraton.**

- ~ Modern design in harmony with nature.
- ~ Entrances & vertical cores are integrated with nature.
- ~ A green river represents the project lungs.
- ~ A diversity of unit areas, with spaces starting from 90 m<sup>2</sup> to 207 m<sup>2</sup>

## location features :

In front of Cairo International Airport and Almaza Airport On El Saqa St between Suez Road and Nasr Road.. Minutes from Al Ahly Club, Wadi Degla Club and Sheraton Al Matar services area.. Five minutes to New Cairo, five minutes to Nasr City, 10 minutes to Downtown, and 20 minutes to the New Administrative Capital.



# Capella

Residence

The unique design of Capella Residence features a modern identity, a green river , and common green spaces, with a direct connection to the environment. The (All) Capella Residence buildings Salahasigned based on the following:

**The Environmental Axis - The Social Axis - The Art Axis**

## location features :

- 1 minute to Hasab Allah El-Kafrawy Axis
- 2 minutes to Hub 50 Mall
- 2 minutes to Street 50
- 3 minutes to Carrefour City Center Maadi
- 3 minutes to the Ring Road and the Autostrade
- 10 minutes to the Suez Road and Salah Salem





**WINVESTOR**  
DEVELOPMENTS

# **OUR PARTNERS**

**WINVESTOR DEVELOPMENTS**

**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

# OUR Development partners



# KEY COLLABORATORS



**SMART MOVE. REAL VALUE.**



**WINVESTOR**  
DEVELOPMENTS



**SMART MOVES . REAL VALUE .**  
**SAUDI - EGYPTIAN COMPANY**

**WWW.WINVESTORDEVELOPMENTS.COM ☎17106**