

Sheikh Zayed Civil Registry · Giza



ARAB REPUBLIC OF EGYPT · PROJECT PORTFOLIO · 2026

Our Track Record in Egypt



ZEINGROUP
ARCHITECTURE AND CONTRACTING

100+

projects delivered in seven governorates since 2014



Delivered and documented across Egypt.

This portfolio presents the work Zein Group has delivered in the Arab Republic of Egypt: Ministry of Interior projects — including police facilities and the Al-Khamayel residential development — private residential buildings and finishing works, commercial and administrative fit-outs, and a parallel practice in architectural and interior design and urban planning.

100+

projects & works delivered in Egypt

30+

Ministry of Interior projects

07

governorates covered in this portfolio

2014

operations began in Egypt

Breakdown: 32 Ministry of Interior · 9 buildings · 53 finished units · 5 commercial & administrative · 1 community project · 395,000 m² planning · design work

CONTENTS

01	Civil Registry Projects Upgrade of 14 offices · fire-fighting · automated queuing · Ministry of Interior	P. 06 Giza · Aswan · Luxor · Menoufia · Qalyubia
02	Police Stations & Security Facilities Edfu · Birket El Sab centre & section · Benha 2nd · permits office · security directorate	P. 09 Aswan · Menoufia · Qalyubia
—	Performance Record & Participations Al-Fath certificate · October Civil Registry · Police Academy · correctional centres	P. 11 Giza · Cairo · Beheira
03	Al-Khamayel Residential Development Full construction, excavation to semi-finishing · 5 contracts in Phase 4	P. 13 Giza
04	Private Residential Projects 9 residential buildings · concrete frames, masonry and finishing	P. 15 Menoufia
05	Interior Finishing 53 residential units · Gym Heroes · Taha Hussein Salon · Zein Group offices	P. 17 Menoufia · Cairo · Giza
06	Architectural & Interior Design Residential · commercial, administrative & medical · façades	P. 22 Design visualisations
07	Urban Planning & Development 395,000 m ² of documented urban planning · 2014 — 2017	P. 25 Menoufia

LICENSED ENTITY IN EGYPT

Zein Group Architectural Design and Project Management and Contracting LLC

CR 125236 · Tax Reg. 559-993-056
Al-Khamayel, 6th of October City, Giza

شركة زين جروب للتصميمات المعمارية وإدارة المشروعات والمقاولات ذ.م.م

FIELDS OF PRACTICE

- Government & institutional projects
- Residential construction
- Interior finishing
- Architectural & interior design
- Urban planning & development
- Project management

Twelve years of delivery in Egypt.

Documented milestones from 2014 to today — from the first commission to more than one hundred projects and works across seven governorates.

2014

Practice established in Egypt

Operations begin in design, project management and contracting · urban planning schemes in Menoufia (2014 — 2017).

2018

Ministry of Interior work begins

Upgrade of Civil Registry offices and police facilities · Al-Khamayel starts · Shebin El Kom residential buildings · Taha Hussein Salon, Shebin El Kom.



2019

Joined the Contractors' Federation

Egyptian Federation for Construction & Building Contractors, membership no. 70892, Category 7 · Taha Hussein Salon, Mohandessin · Al-Khamayel Phase 4 structures.

2020

Private villa handed over, 6th of October

Interior finishing from December 2019 through to handover in February 2020.



2021

Upgraded to Category 5

Egyptian Federation for Construction & Building Contractors — Building Works (Integrated) and Low-Current Networks.

2022

Performance certificate from Al-Fath

22 Ministry of Interior projects completed on schedule, with no delay penalties.

2023

Civil Registry & police works completed

14 Civil Registry offices, alongside police facilities in several governorates.

2025

Al-Khamayel completed

5 contracts in Phase 4 · full construction from excavation to semi-finishing.



2026

100+ projects, seven governorates

32 Ministry of Interior projects · 9 buildings · 53 finished units · 5 commercial & administrative · 1 community project · 395,000 m² urban planning

100+

Aswan Issuance Centre

Egyptian Ministry of Interior · Civil registries · Police stations · Security directorates · Permits

Government & Institutional Projects

A multi-site delivery record for the Egyptian Ministry of Interior.

CLIENT

Egyptian Ministry
of Interior

CONTRACTED VIA

Al-Fath · MOI
investment group

MOI PROJECTS

30+ projects

GOVERNORATES

7 governorates

PERIOD

2018 — 2025

30+ projects for the Ministry of Interior.

For the Egyptian Ministry of Interior, Zein Group has upgraded Civil Registry offices, police stations and sections, permits offices and security directorates, delivered five contracts on the Al-Khamayel residential development, and contributed to further Ministry projects — across seven governorates.

CLIENT

Egyptian Ministry of Interior

CONTRACTING ENTITY WITHIN THE MINISTRY'S INVESTMENT GROUP

Al-Fath for Consulting & Projects

→

EXECUTION

Zein Group

Upgrade, rehabilitation and supplementary works

PROJECTS BY GOVERNORATE

COLOUR DENSITY REFLECTS THE NUMBER OF PROJECTS

Governorate	Civil Registry	Police & Security	Al-Khamayel	Participations	Total
Giza	02	—	05	02	09
Aswan	05	02	—	—	07
Luxor	03	—	—	—	03
Menoufia	01	04	—	—	05
Qalyubia	03	02	—	—	05
Beheira	—	—	—	01	01
Cairo	—	—	—	02	02
Total	14	08	05	05	32

Police & Security: police stations and sections, the Qalyubia Permits Office, and supplementary works at Edfu Police Centre and the Menoufia Security Directorate (two contracts). Participations: October 1st & 2nd Civil Registries, the Police Academy conference hall and two correctional & rehabilitation centres — participation in executing selected works.

SCOPE OF WORK

01	02	03	04
Building upgrades	Public service halls	Fire & queue systems	Full construction
Civil Registry offices, police stations and sections, permits offices and security directorates.	Interior finishing of public halls, service counters and waiting areas.	Fire-fighting systems and automated public queue-calling systems installed on site.	Al-Khamayel: from excavation to façade and staircase finishing, plus semi-finishing of apartments.

Sheikh Zayed 2nd Civil Registry · Giza

سجل مدني قسم ثان الشيخ زايد

14 offices
5 governorates

Giza

Aswan

Luxor

Menoufia

Qalyubia

Upgrade of Civil Registry offices · Egyptian Ministry of Interior

Civil Registry Projects

CLIENT

Egyptian Ministry of Interior

CONTRACTED VIA

Al-Fath · MOI investment group

SCOPE

Upgrade, fire-fighting & queue systems

SITES

14 offices

STATUS

Completed

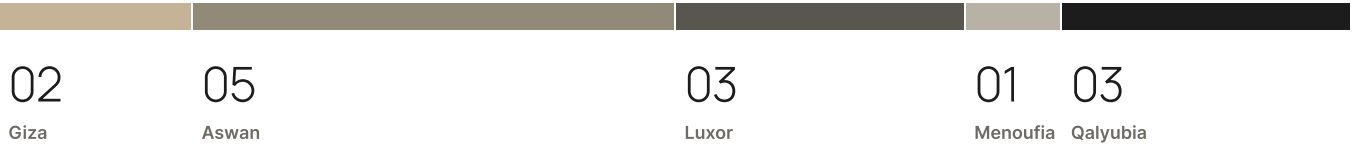
14 Civil Registry offices across five governorates.

A single Ministry of Interior programme spanning fourteen sites, delivered through Al-Fath for Consulting & Projects — one of the Ministry’s investment-group companies — and covering the upgrade and rehabilitation of every office.

SITE LIST

No.	Site	Governorate	Scope
CR01	Sheikh Zayed 1st Civil Registry	Giza	Upgrade & rehabilitation
CR02	Sheikh Zayed 2nd Civil Registry		Upgrade & rehabilitation
CR03	Aswan Issuance Centre	Aswan	Upgrade & rehabilitation
CR04	Daraw Civil Registry		Upgrade & rehabilitation
CR05	Kom Ombo Civil Registry		Upgrade & rehabilitation
CR06	Nasr El-Nuba Civil Registry		Upgrade & rehabilitation
CR07	Edfu Civil Registry		Upgrade & rehabilitation
CR08	Luxor City Civil Registry	Luxor	Upgrade & rehabilitation
CR09	El-Bayadiya Civil Registry		Upgrade & rehabilitation
CR10	Armant Civil Registry		Upgrade & rehabilitation
CR11	Birket El Sab Civil Registry	Menoufia	Upgrade & rehabilitation
CR12	Tanan Civil Registry		Upgrade & rehabilitation
CR13	Sindion Civil Registry	Qalyubia	Upgrade & rehabilitation
CR14	Benha Civil Registry		Upgrade & rehabilitation

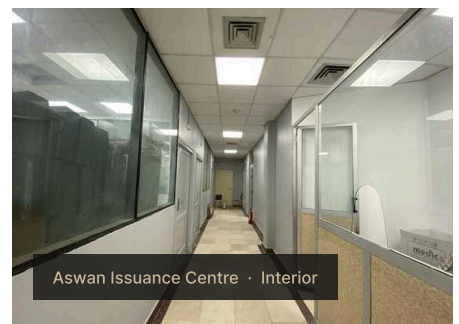
DISTRIBUTION BY GOVERNORATE



In addition: participation in upgrading the October 1st & 2nd Civil Registries — p. 12 · Other police facilities — p. 10

Scope at every office: upgrade & rehabilitation · public service hall finishing · fire-fighting systems · automated queue-calling system

On site at the Civil Registry offices.



Actual site photographs from the Civil Registry projects · Egyptian Ministry of Interior

Edfu Police Centre · Aswan

02

6 sites · 8 contracts
3 governorates

Aswan

Menoufia

Qalyubia

Upgrade & rehabilitation · Fire-fighting systems · Automated queuing · Egyptian Ministry of Interior

Police Stations & Security Facilities

CLIENT

Egyptian Ministry of Interior

CONTRACTED VIA

Al-Fath · MOI investment group

POLICE STATIONS

Edfu & Birket El Sab centres · Birket El Sab & Benha 2nd sections

OTHER WORKS

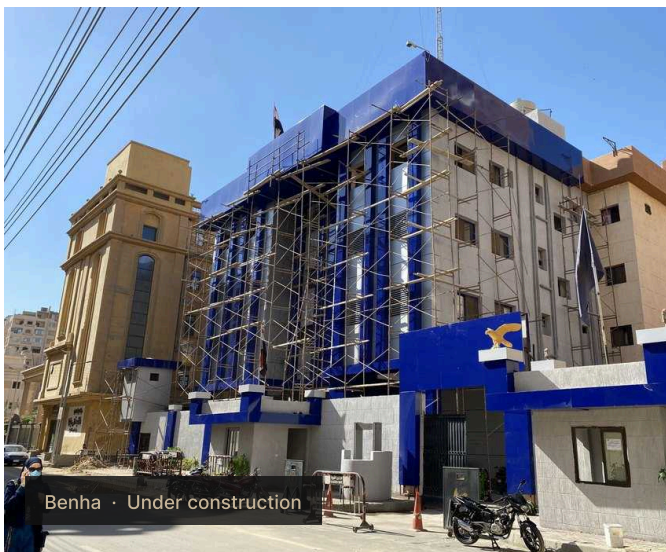
Permits office · supplementary works, Directorate & Edfu

STATUS

Completed

Six security sites in three governorates.

S01	Edfu Police Centre	Aswan	Upgrade + supplementary works
S02	Birket El Sab Police Centre	Menoufia	Upgrade & rehabilitation
S03	Birket El Sab Police Section	Menoufia	Upgrade & rehabilitation
S04	Benha 2nd Police Section	Qalyubia	Upgrade & rehabilitation
S05	Qalyubia Permits Office	Qalyubia	Upgrade & rehabilitation
S06	Menoufia Security Directorate	Menoufia	Supplementary works · 2 contracts



01

02

03

04

05

06

07

Contributions to further Ministry projects.

Zein Group executed selected works within four further Ministry of Interior projects. None of these is presented as a full-scope delivery.

P01

Upgrade of October 1st & 2nd Civil Registries

6th of October · Giza

Participation in execution

P02

Upgrade of the Police Academy Conference Hall

New Cairo · Cairo

Participation in execution

P03

Wadi El Natrun Correctional & Rehabilitation Centre

Beheira

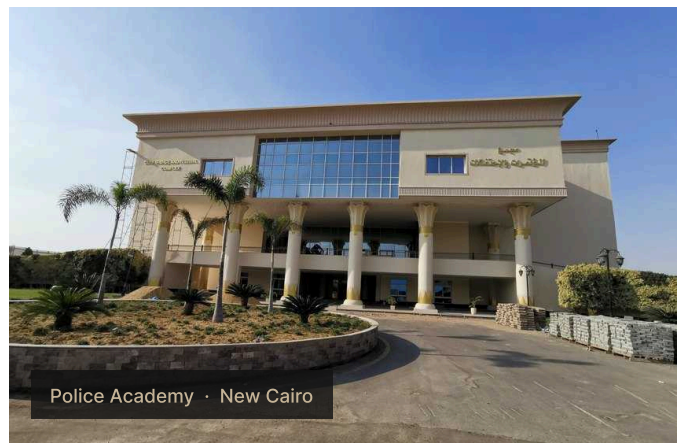
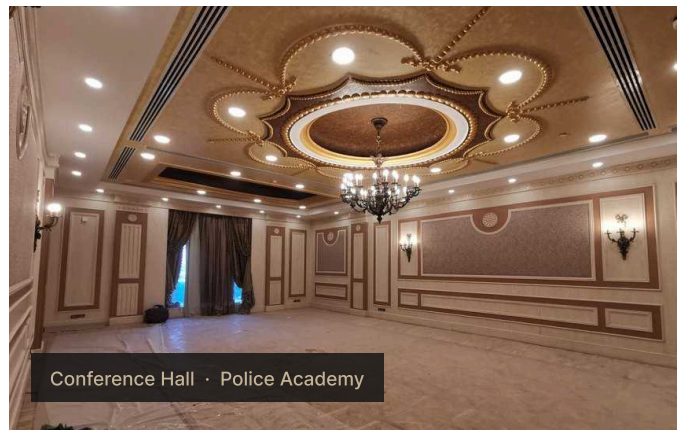
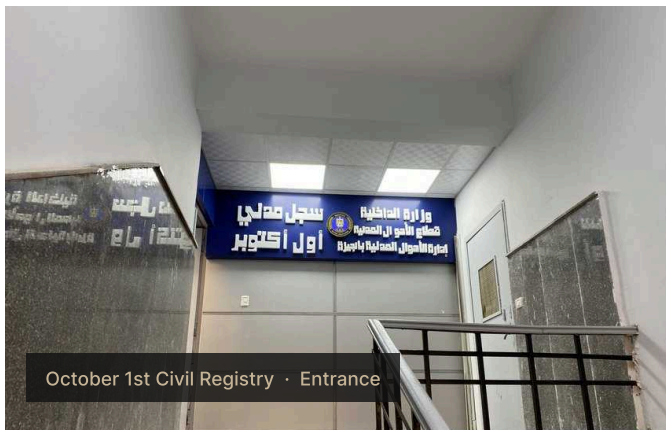
Participation in executing selected works

P04

15th of May Correctional & Rehabilitation Centre

Cairo–Suez Road · Cairo

Participation in executing selected works



01

02

03

04

05

06

07

Al-Khamayel · Completed

03

5 contracts
Phase 4

Giza

Full construction from excavation to façade finishing · Al-Khamayel · 6th of October · Giza

Al-Khamayel Residential Development

CLIENT	CONTRACTED VIA	SCOPE	PERIOD	STATUS
MOI Land Projects Fund	Al-Fath · MOI investment group	Full construction: excavation to semi-finishing	2018 — 2025	Completed

Full construction, from excavation to façades.

K01	K02	K03	K04	K05
Phase 4	Phase 4	Phase 4	Supplementary	Supplementary
Central (B)	Contract 1	Contract 3	Contract 1	Contract 3

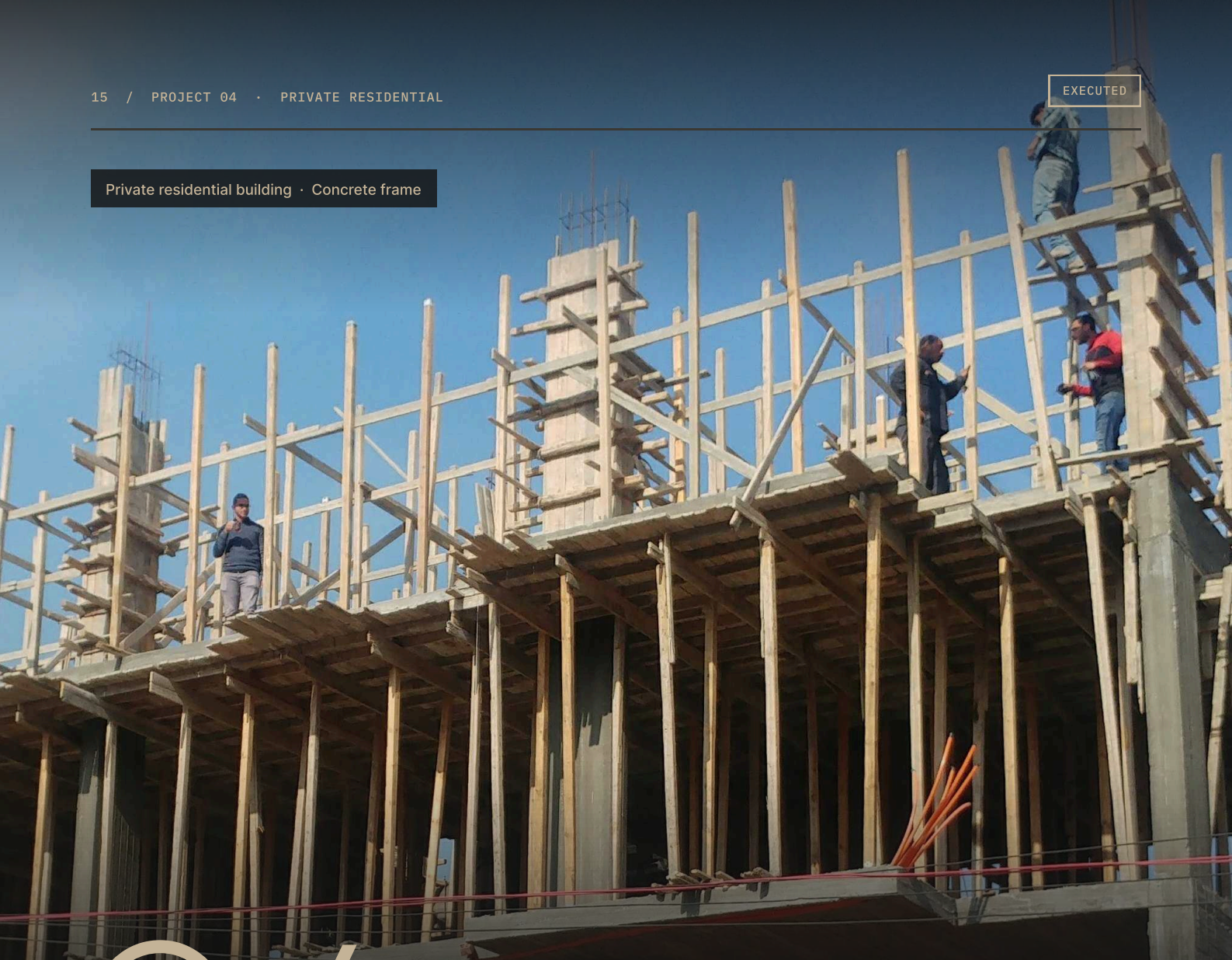
Under construction • 2019 — 2020 Excavation • Concrete frame • Masonry



Completed • 2023 Façades • Staircases • Apartment semi-finishing



Private residential building · Concrete frame



04

9 residential buildings
53 finished units

Menoufia

Cairo

Giza

Delivery experience, from structure to finish.

Private Residential Projects

CLIENTS

Private-sector clients

BUILDINGS

9 buildings

FINISHED UNITS

53 units

GOVERNORATES

Menoufia · Cairo
Giza

SCOPE

Concrete frame,
masonry & finishing

Residential buildings for private clients.

Projects are presented collectively, without owners' names or building addresses.

09

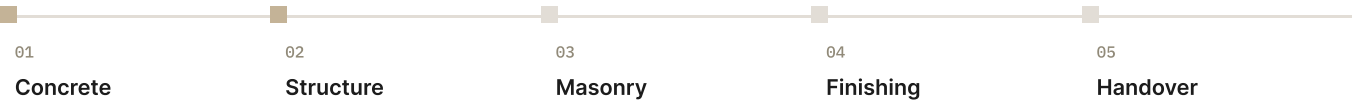
residential buildings
Shebin El Kom — Menoufia

36

residential units
interior finishing

SCOPE

Structure · Masonry · Interior & exterior finishes

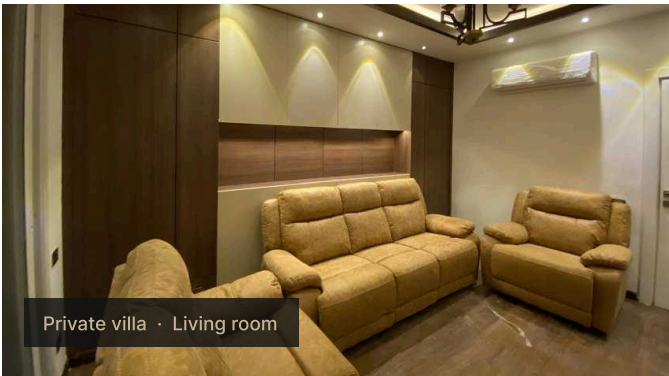
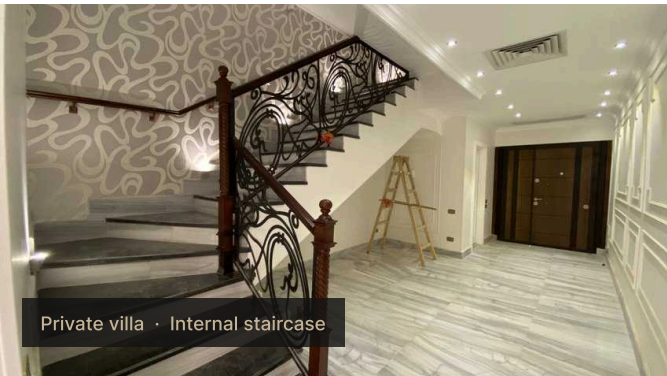


05

Private Residential Finishing

Interior finishing for private apartments, villas and residential units — presented by area, without client names or addresses.

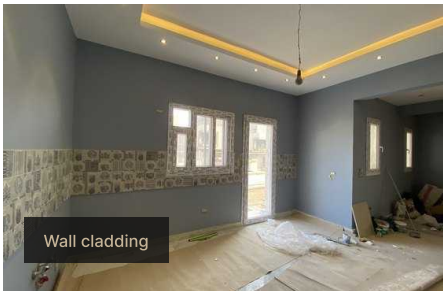
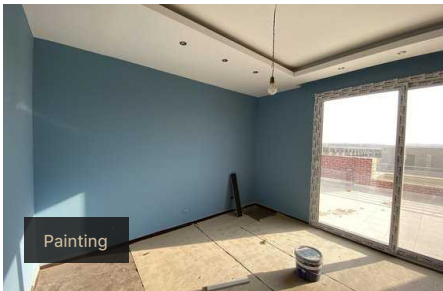
Shebin El Kom — Menoufia Residential units	36
Fifth Settlement — Cairo Apartments & villas	09
6th of October — Giza Apartments & villas	06
Badr City — Cairo Residential units	02



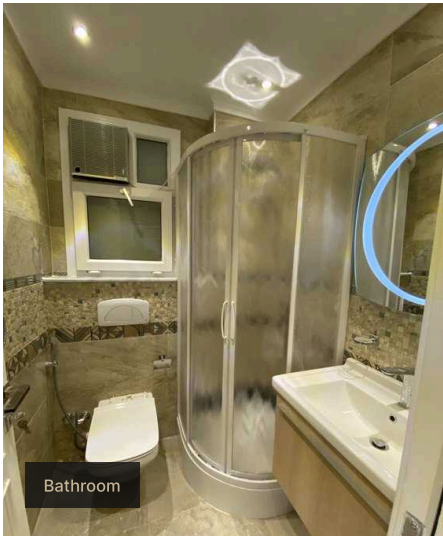
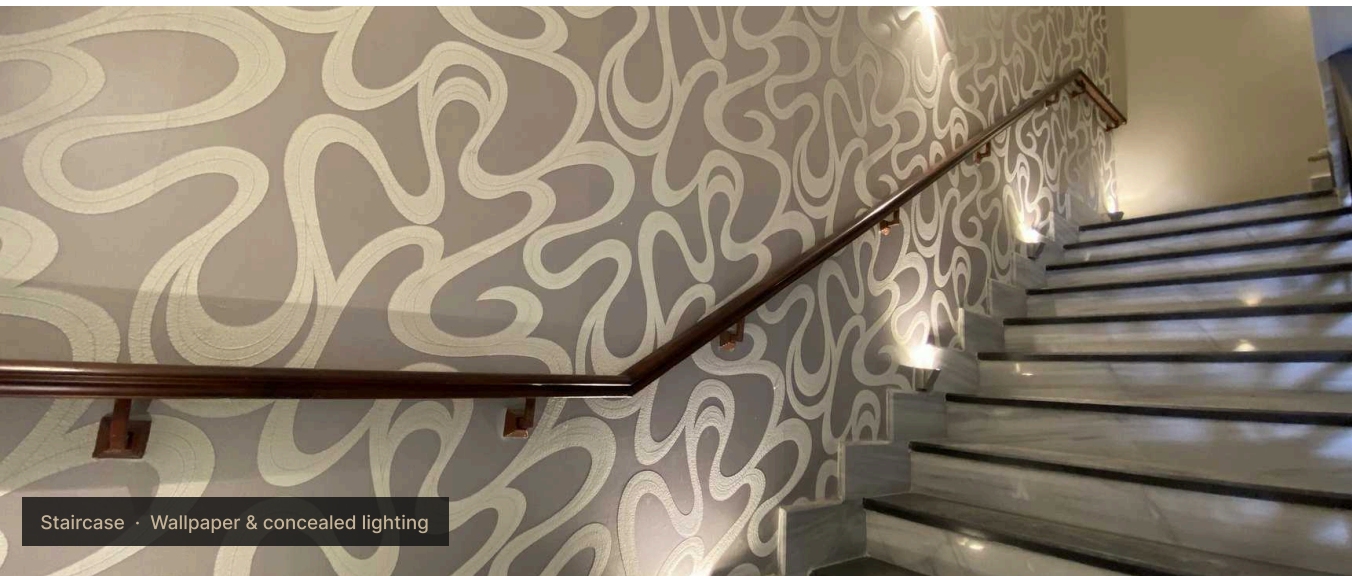
A private villa, from site works to handover.

6th of October — Giza • Interior finishing • December 2019 — February 2020

01 • In progress • December 2019



AFTER HANDOVER



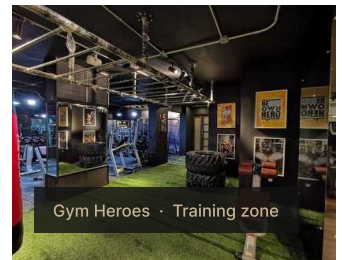
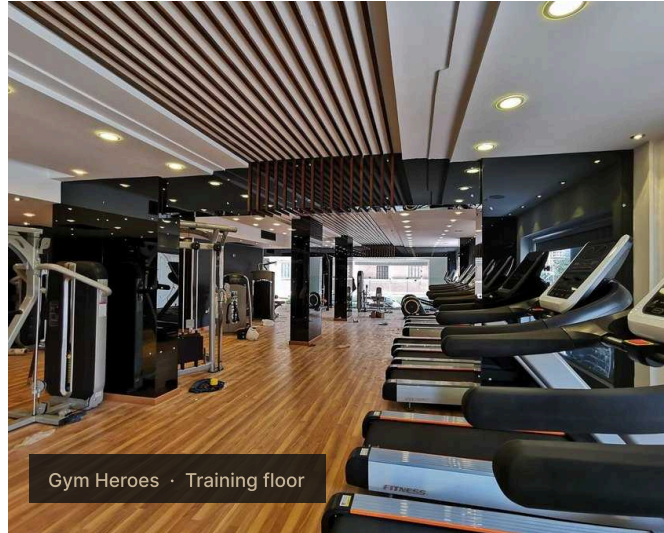
Commercial projects, designed and delivered.

C01

Gym Heroes

Shebin El Kom — Menoufia

Design & execution

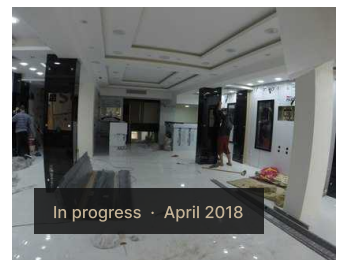


C02

Taha Hussein Salon Shebin El Kom

Shebin El Kom — Menoufia

Design & finishing

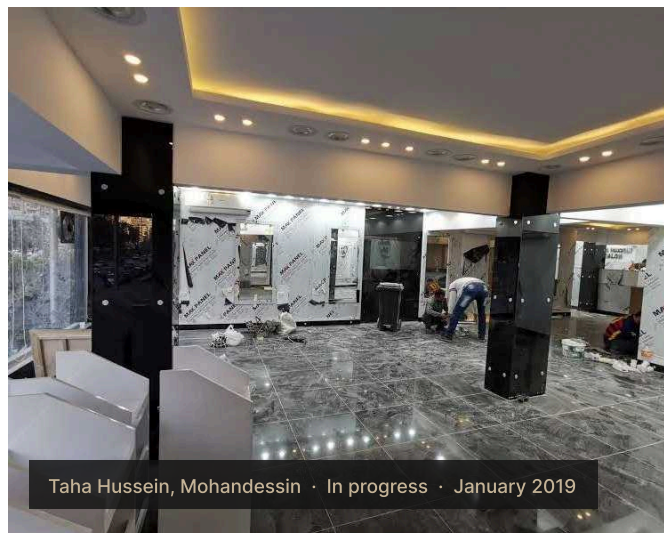


C03

Taha Hussein Salon Mohandessin

Mohandessin — Giza

Design & finishing



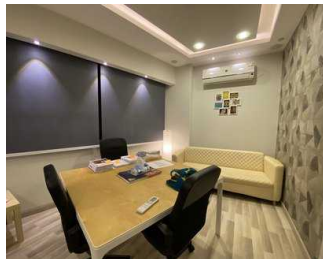
Zein Group administrative offices.

C04

Shebin El Kom Office

Shebin El Kom — Menoufia

Design & finishing

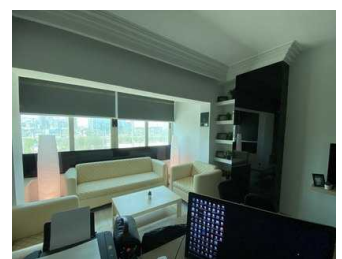


C05

Al-Khamayel Office

6th of October — Giza

Design & finishing



01

02

03

04

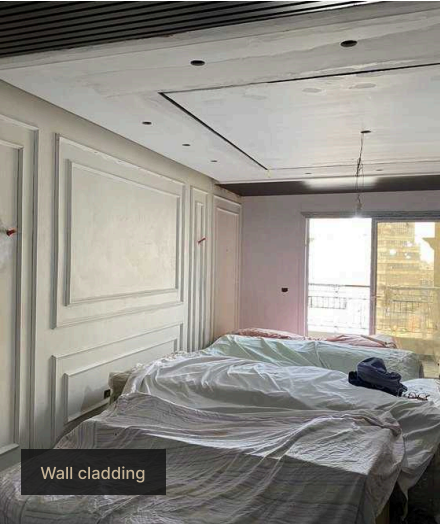
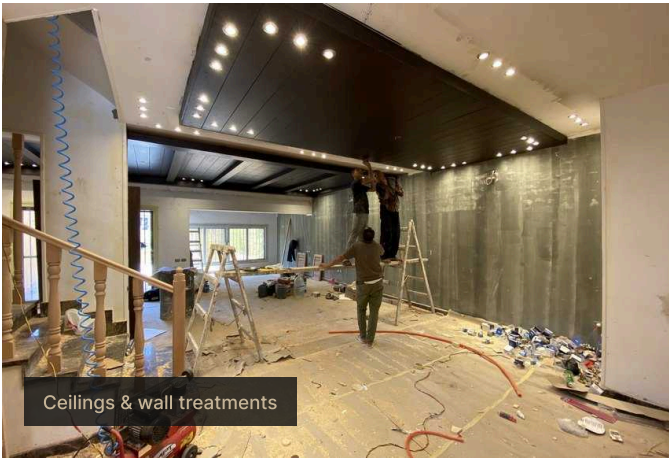
05

06

07

Behind the finish.

Suspended ceilings, wall cladding and concealed lighting during and after execution — the stage that never appears in the final photographs.



Reception · 3D render

06

Residential · Commercial
Administrative · Medical

Architectural design · Interior design · 3D visualisation

Architectural & Interior Design

SCOPE

Residential,
commercial, office
& medical

DELIVERABLES

Architectural &
interior design

PRESENTATION

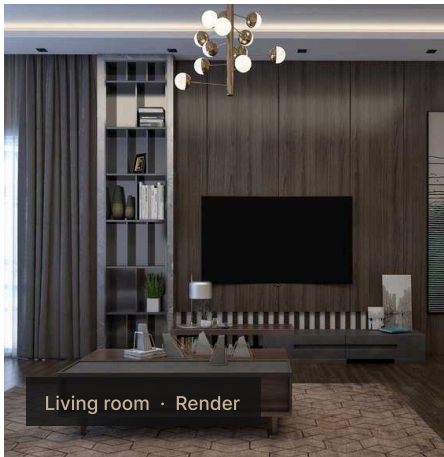
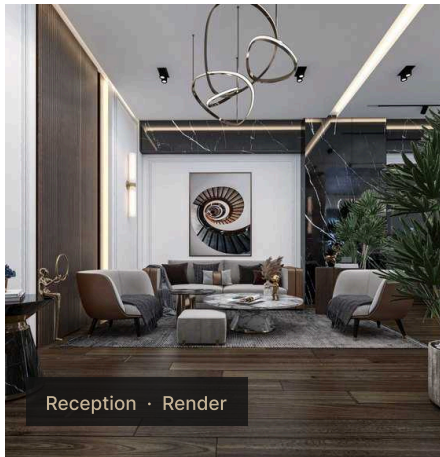
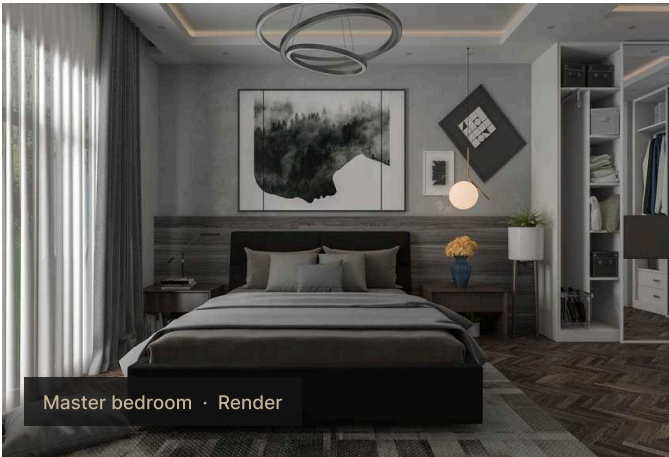
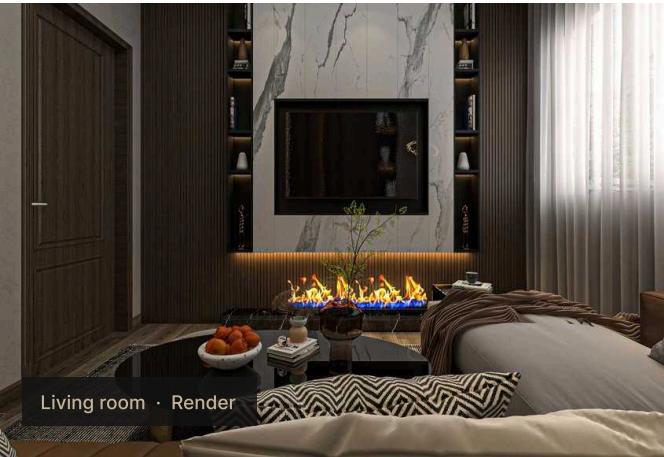
3D
visualisations

NOTE

Images in this section
are design renders,
not built work

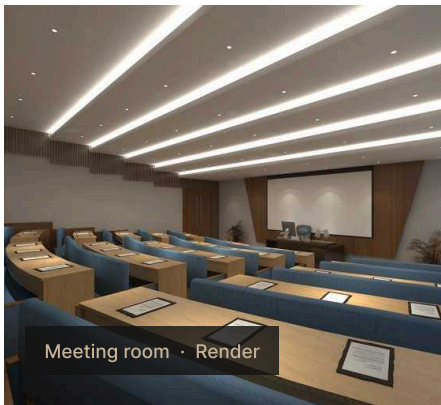
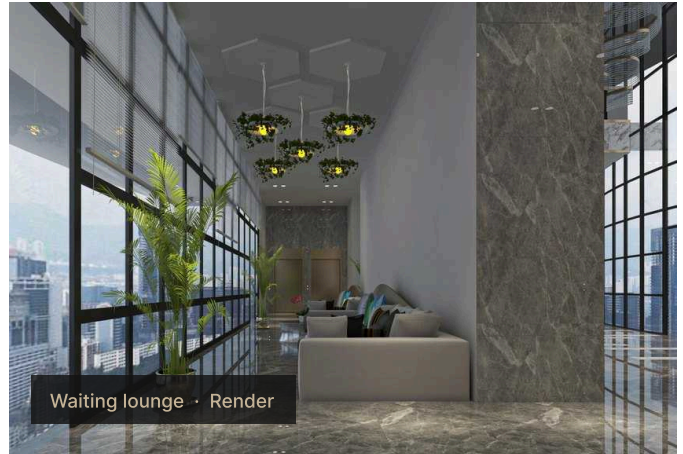
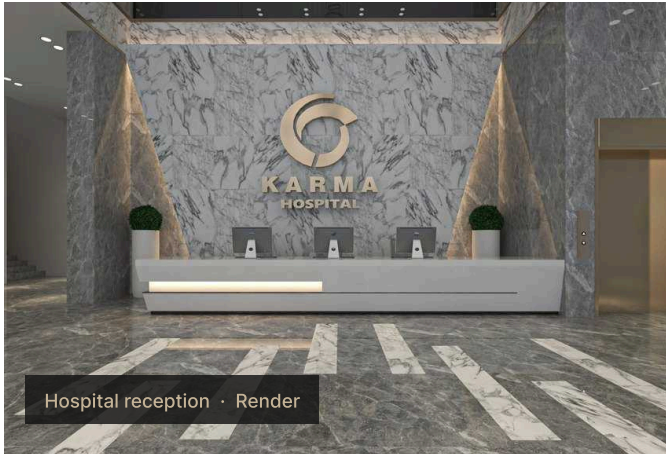
Interior design for residential spaces.

Reception rooms, living rooms, master and children's bedrooms for private apartments and villas. All images are 3D design renders.



Workplaces and services.

Hospital and clinic receptions, meeting rooms and building façades. All images are 3D design renders.



PRIVATE & COMMUNITY PROJECTS

Rigwa Mosque

LOCATION

Cairo–Alexandria Desert Road

CATEGORY

Private community project



01

02

03

04

05

06

07

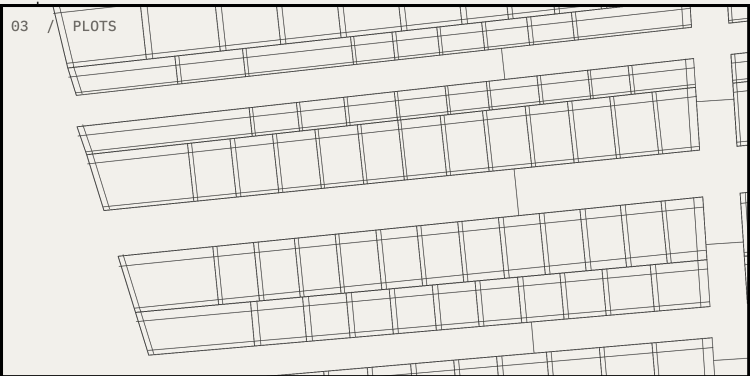
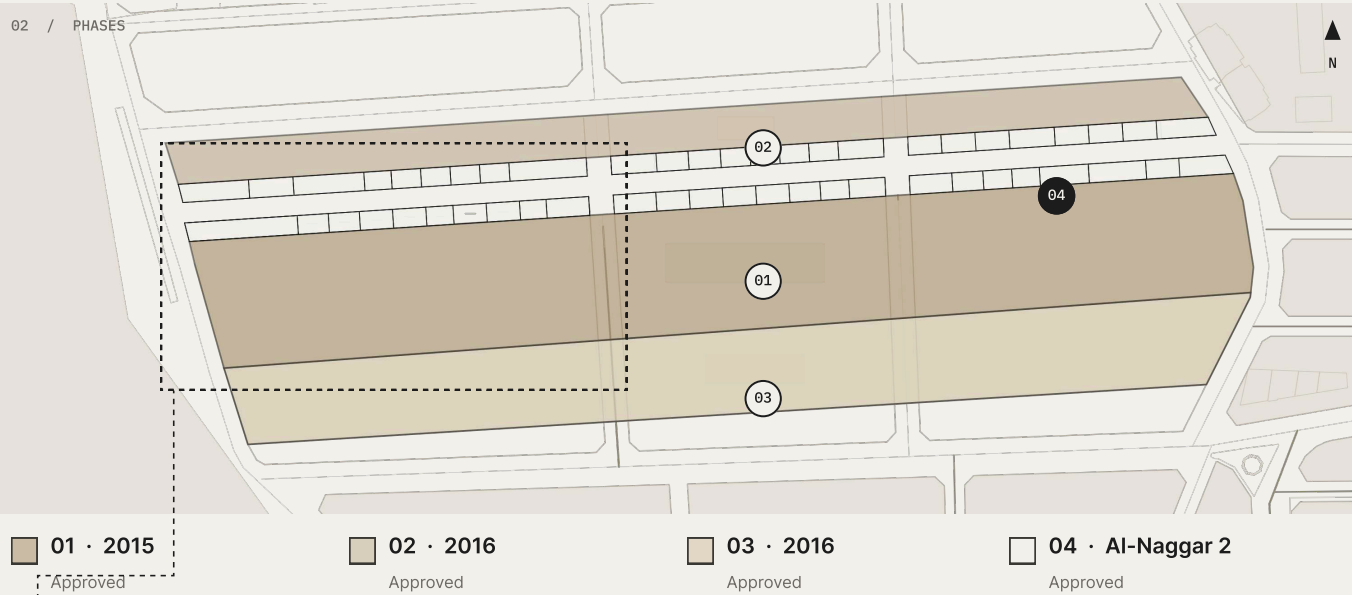
Urban Planning & Development.

395,000 m²

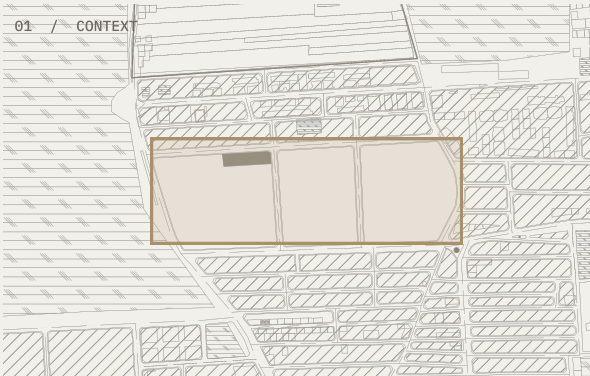
DOCUMENTED PLANNING · MENOUFIA · 2014 – 2017

From strategic plan to plot on the ground: topographic survey, block and plot subdivision, hierarchical road networks, building regulations and approval by Menoufia Governorate.

U01 Al-Naggar · West Shebin El Kom 160,000 m² · Four phases approved by Menoufia Governorate



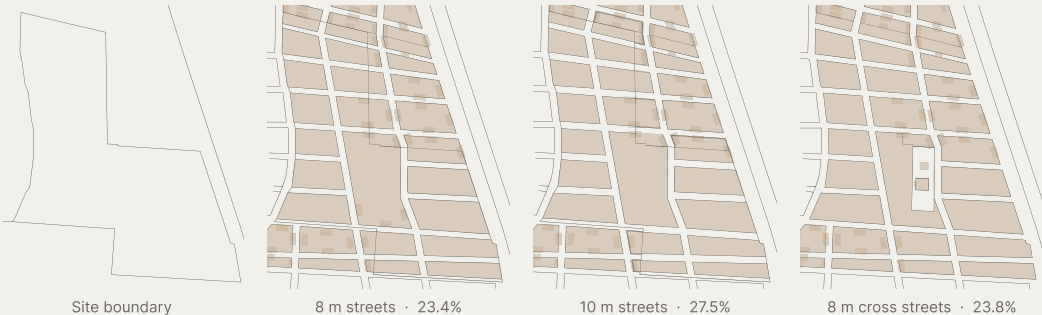
Detailed plot subdivision and setting-out on site



West Shebin El Kom · next to Menoufia University

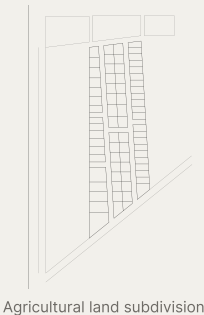
U02 Other Urban Development Schemes 235,000 m² in total · selected examples

Scheme 01 · Subdivision options study · 60,239 m² · Menoufia · 2017



Site boundary
Streets as % of total area

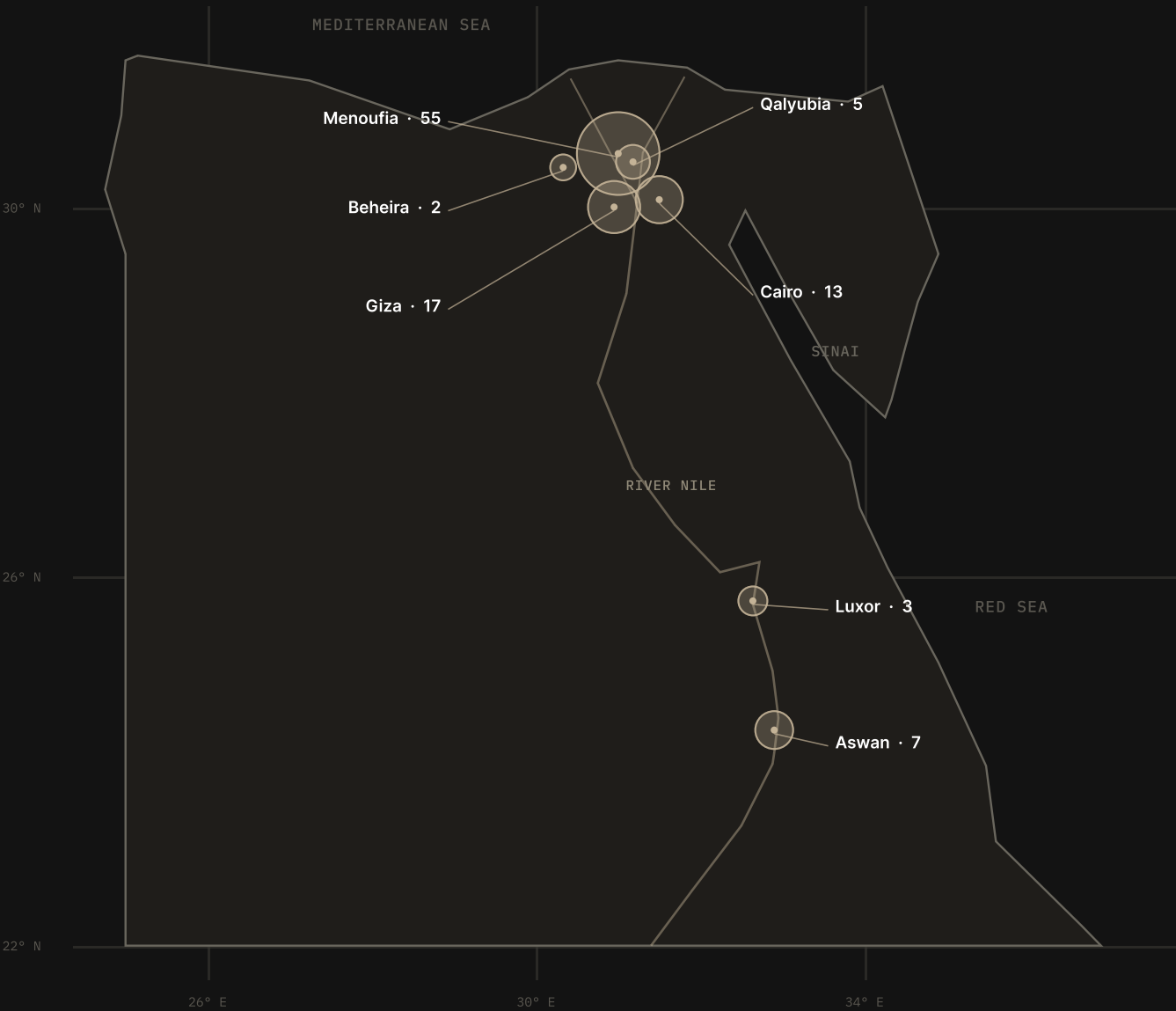
Scheme 02



Agricultural land subdivision

Seven governorates. One varied record.

More than 100 projects and works across seven governorates. Circle size reflects the number of works listed in this portfolio for each governorate.



Cairo 13 Fifth Settlement & Badr units Police Academy (participation) 15th of May (participation)	Giza 17 Civil registries · Al-Khamayel Residential finishing Salon & administrative office	Menoufia 55 Civil registry · police facilities 9 buildings · 36 units Urban planning · commercial	Qalyubia 05 3 civil registries Police section · permits office
Aswan 07 Issuance centre · 4 registries Edfu Police Centre	Luxor 03 3 civil registries	Beheira 02 Rigwa Mosque Wadi El Natrun (participation)	SCHEMATIC MAP · GOVERNORATE-LEVEL LOCATIONS



ZEIN GROUP · EGYPT · SINCE 2014

Built on Execution.

GENERAL ENQUIRIES

info@zeingroup.net

WEBSITE

zeingroup.net

HEAD OFFICE

Al-Khamayel, 6th of October City
Giza, Egypt

Zein Group Architectural Design and Project Management and Contracting LLC

CR 125236 · Tax Reg. 559-993-056 · Contractors' Federation membership 70892

شركة زين جروب للتصميمات المعمارية وإدارة المشروعات والمقاولات ذ.م.م

This portfolio presents Zein Group's projects in Egypt according to its actual role on each project and the contracting party involved. No financial values are included.



ZEINGROUP
ARCHITECTURE AND CONTRACTING

ZEINGROUP.NET

