

EGYPT’S CONSTRUCTION LANDSCAPE - 2025

An annual review of Egypt’s construction output values and contract awards across various sectors.

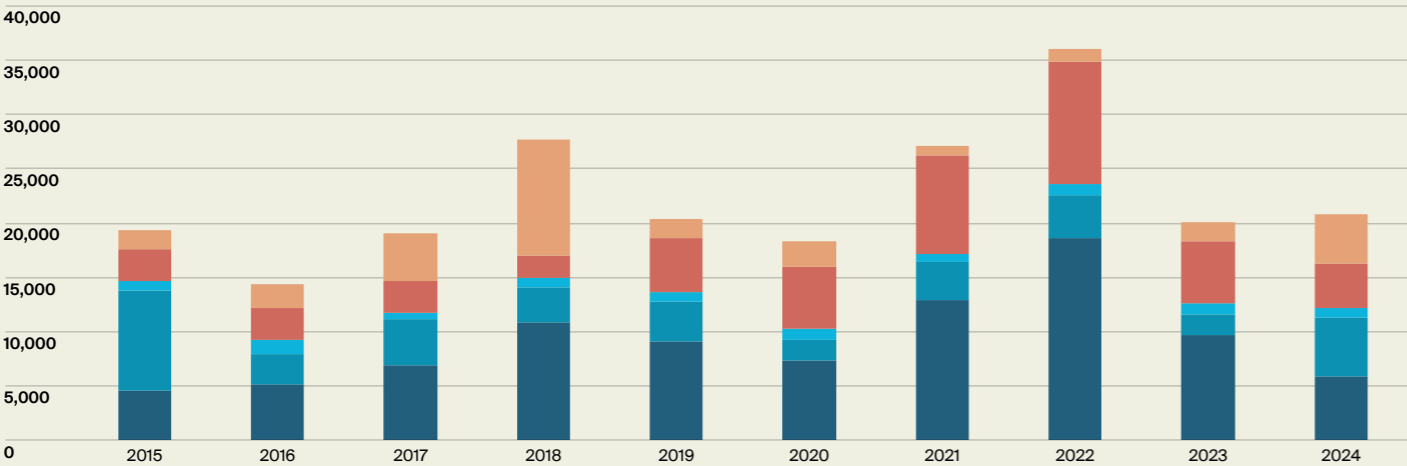


- Egypt's construction market is being underpinned by a tremendous pipeline of projects valued at over US\$ 565.5bn, making it the third-largest market in the region, behind UAE (US\$ 1.02 trillion) and Saudi Arabia (US\$ 1.97 trillion).
- Of US\$ 120bn worth of projects under execution in Egypt, US\$ 50.8bn in the construction industry
- The real estate construction sector itself is the most active, dominating in the number of contracts awarded. The outlook is exceptionally strong, with long-term, large-scale opportunities concentrated in the chemical, construction, power and transport sectors. However, the early-stage nature of the majority of this pipeline indicates a long-term, strategic horizon for investment with 51% of the projects (by value) in the ‘study phase’.
- Our analysis of contract awards over the past decade highlights a market shaped by Egypt’s ongoing sustainable development, driven by mega projects across the construction, energy, and transport sectors. On a micro-level, construction costs for prime residential and commercial properties remain competitive; villas command the highest building costs, with upper limits at US\$ 1,310 psm, while the cost for shell and core office buildings starts at US\$ 565 psm, with fitted offices costing as much as US\$ 1,210 psm to match the highest international standards for agile office spaces.
- So far this year, Egypt’s real estate market has witnessed sustained momentum, propelled by strong demographic demand, strategic mega-developments such as the New Administrative Capital and New Alamein, and growing interest from regional and international investors.
- As of Q2 2025, across 170 residential projects the average sales price in Sheikh Zayed reached EGP 115,000 psm, and EGP 98,000 psm in New Cairo.
- The US\$ 565.5bn future project pipeline hints at significant long-term potential, particularly given that 90% of projects by value are still in the early study and design phases. The immediate opportunity, therefore, is concentrated in planning and pre-construction services

Egypt contract awards (by sector)

US\$ million

Construction Power and water Industrial Transport Oil, gas, and chemicals



* Construction sector contains residential, commercial, hospitality, public, institutional, and infrastructure projects

Source: Knight Frank, MEEDProjects

Construction costs

	Property type	Lower limit (US\$ psm)	Upper limit (US\$ psm)
Residential	Villas	815	1,310
	Apartments	720	1,270
	Twinhouses (semi-detached) or townhouses	765	1,310
Commercial	Office buildings (Core & Shell)	565	775
	Fitted offices	785	1,210

Source: Knight Frank

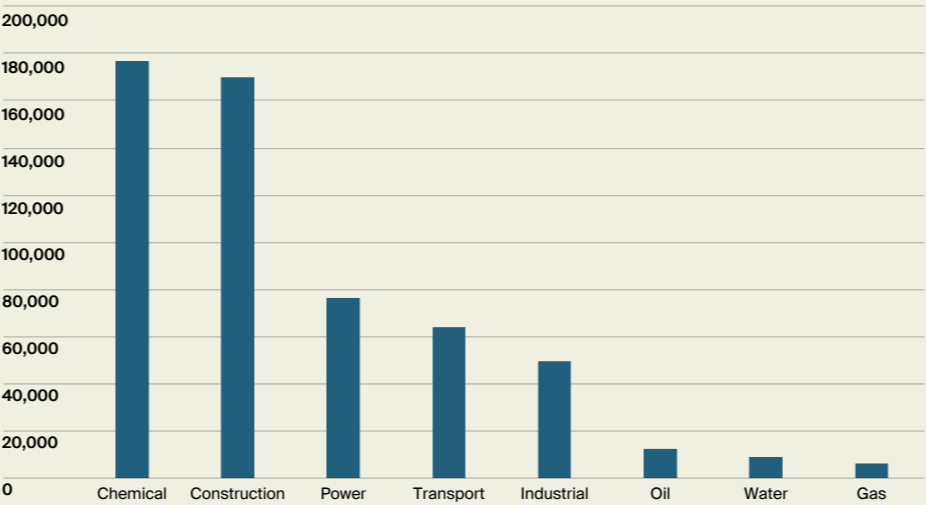


US\$ 565.5bn

worth of planned and un-awarded projects in Egypt

Future pipeline projects in Egypt (by sector)

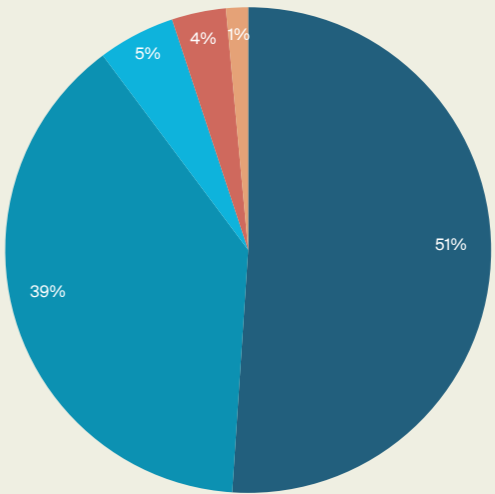
US\$ million



Source: Knight Frank, MEEDProjects

Status of future pipeline projects

Study Design Bid evaluation Front-end engineering design Main contract PQ



Source: Knight Frank, MEEDProjects

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