

# EGYPT'S CONSTRUCTION LANDSCAPE - 2025

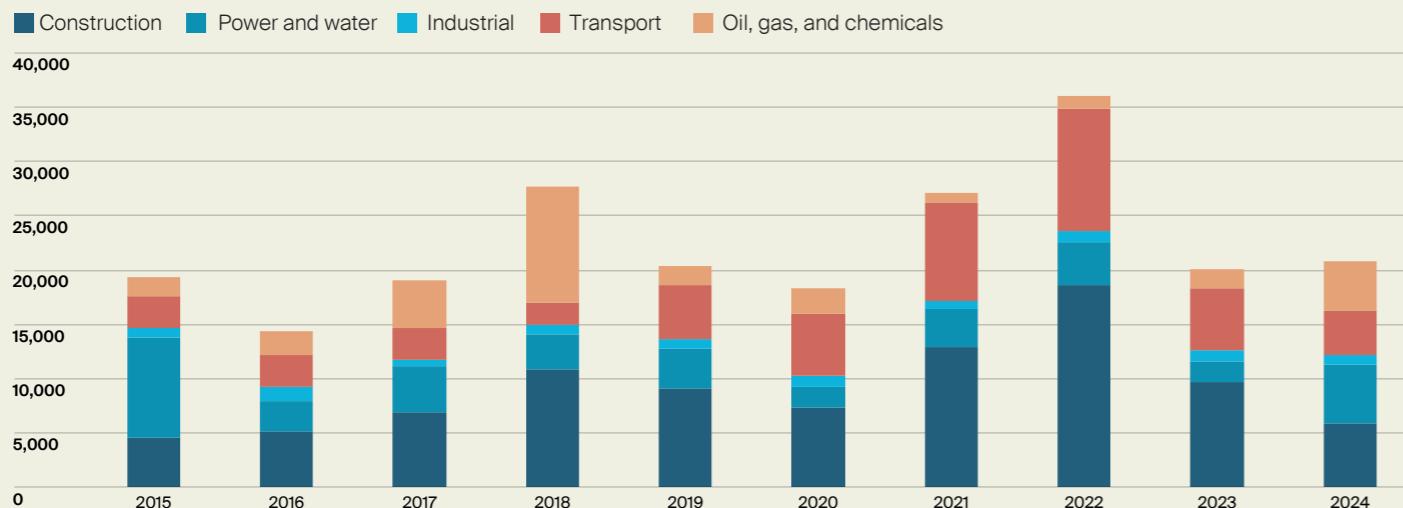
An annual review of Egypt's construction output values and contract awards across various sectors.



- 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.

## Egypt contract awards (by sector)

US\$ million



\* 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

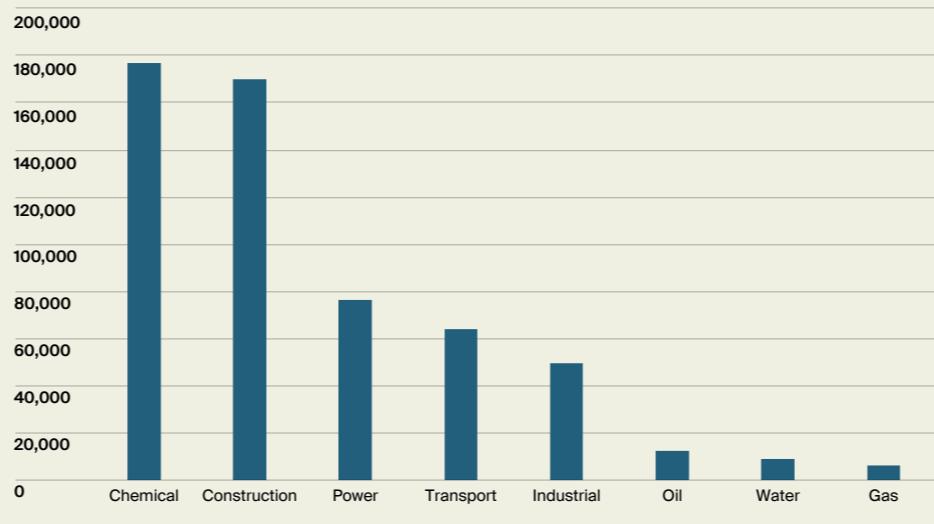


**US\$ 565.5bn**

worth of planned and un-awarded projects in Egypt

## Future pipeline projects in Egypt (by sector)

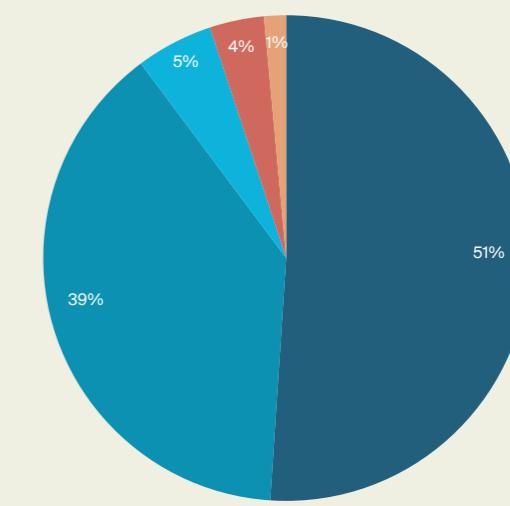
US\$ million



Source: Knight Frank, MEEDProjects

## Status of future pipeline projects

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



Source: Knight Frank, MEEDProjects

**ZEINAB ADEL**  
Partner - Head of Egypt  
zeinab.adel@me.knightfrank.com

**MOHAMED NABIL**  
Regional Partner - Head of Project & Development Services, MENA  
mohamed.nabil@me.knightfrank.com

**MOATAZ MOSALLAM**  
Partner - Project & Development Services - MENA  
moataz.mosallam@me.knightfrank.com

**OUSSAMA EL KADIRI**  
Partner - Head of Hospitality, Tourism & Leisure Advisory, MENA  
oussama.elkadiri@me.knightfrank.com

**HARMEN DE JONG**  
Regional Partner - Head of Consultancy, MENA  
harmen.dejong@me.knightfrank.com

**STEPHEN FLANAGAN, MRICS**  
Regional Partner - Head of Valuation and Advisory, MENA  
stephen.flanagan@me.knightfrank.com

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Knight Frank, Office No. 1, 16 Taha Street, Al Zamalek, Cairo, Egypt

**FAISAL DURRANI**  
Partner - Head of Research, MENA  
faisal.durrani@me.knightfrank.com

**AMAR HUSSAIN**  
Associate Partner - Research, ME  
amar.hussain@me.knightfrank.com

**ALIAA M ELESAAKI**  
Senior Research Manager, ME  
aliaa.elesaaki@me.knightfrank.com

**AMR ELSAYED**  
Research Analyst - Research, ME  
amr.elsayed@me.knightfrank.com

**MHD EYAD AL SAIDI**  
Research Creative, ME  
eyad.alsaidi@me.knightfrank.com

**in** @KnightFrankMENA   **in** @KnightFrankUAE   **in** @MENAKnightFrank   **in** @KnightFrankMENA   **in** @KnightFrankMENA