

3. Ownership of Real Property for Private Residential Purposes by Non-Egyptians and their Families:

Treatment Granted to Foreign Investment	Legislative Basis	Text of the Governing Provision	Competent Authority
A non-Egyptian may own real property, whether built property or vacant land, subject to the following conditions: (i) Ownership shall be limited to no more than two properties throughout the Republic for the purpose of private residence for the non-Egyptian and his family, without prejudice to the right to own the real property necessary for carrying on any licensed business activity as authorized by the Egyptian competent authorities; for greater certainty, the term “family” means spouses and minor children. (ii) The surface area of each property shall not exceed 4,000 square meters. (iii) The property must not be classified as an antiquity under the Antiquities Protection Law. The Prime Minister may grant exceptions from the	• Article (II) of Law No. 230 of 1996 Regulating the Ownership by Non-Egyptians of Built Real Estate and Vacant Lands; and NB: The Minister of Justice is vested with the authority to grant exceptions from the conditions set forth in Article (II) pursuant to Prime Minister Decree No. 686 of 2013 • Prime Minister Decree No. 2725 of 2024 Entrusting the Minister of Justice with Prime Minister’s powers laid down under Articles (II) and (V) of Law No. 230 of 1996.	Article (II) of Law No. 230 of 1996: “A non-Egyptian may own real property, whether built property or vacant land, subject to the following conditions: 1. Ownership shall be limited to no more than two properties throughout the Republic and shall be limited to the purpose of private residence for the non-Egyptian and his family, without prejudice to the right to own the real property necessary for carrying on the licensed business activity as authorized by the Egyptian competent authorities. For the purposes of this provision, the term ‘family’ means spouses and minor children. 2. The surface area of each property	Ministry of Justice (Real Estate Registration and Notarization Department)

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conditions set out in items (i) and (ii). The Council of Ministers may lay down special conditions and rules for ownership in the areas it designates as tourist areas and new urban communities. Ownership of built property and vacant land is not subject to the conditions of this Law where the property is owned by a foreign government for use as premises for its diplomatic or consular mission, its annexes, or as the residence of the head and members of the mission, subject to reciprocity, or where the property is owned by an international or regional organization or body.		shall not exceed four thousand square meters. 3. The property must not be classified as an antiquity under the Antiquities Protection Law. The Prime Minister may, in such cases as he deems appropriate, grant exceptions from the conditions set out in items (1) and (2) of this Article. The Council of Ministers may also prescribe special conditions and rules for ownership in the areas it designates as tourist areas and new urban communities.” Article (V) of Law No. 230 of 1996: “A non-Egyptian who acquires ownership of real property in accordance with the provisions of this Law may not dispose of such property by any act transferring title before the elapse of five years from the date of acquisition of ownership. Nevertheless, the Prime Minister may,	

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		in such cases as he deems appropriate, authorize the disposition of the property prior to the expiry of such period."	
Subject to obtaining the approval of the competent security authorities, non-Egyptians are treated in the same manner as Egyptians with respect to the ownership of residential units in the new urban communities and in certain tourist areas, namely: (1) Sidi Abdel Rahman Tourist Area; (2) Hurghada; (3) the Red Sea; (4) Ras El-Hekma in Matrouh Governorate, and Marsa Matrouh.	• Prime Minister Decree No. 548 of 2005 on Ownership and Usufruct by Non-Egyptians of Residential Units in Certain Areas, as amended by Prime Minister Decree No. 2152 of 2014	Article (I): "Subject to obtaining the approval of the competent authorities, non-Egyptians shall be treated in the same manner as Egyptians with respect to the ownership of the residential units in the new urban communities and in the following tourist areas: 1. Sidi Abdel Rahman Tourist Area, as defined by Minister of Tourism Decree No. 112 of 1981; 2. Hurghada Tourist Area, as defined by Minister of Tourism Decree No. 113 of 1981; 3. Red Sea Tourist Area, as defined by Minister of Tourism Decree No. 175 of 1982; 4. Ras El-Hekma Tourist Area in Matrouh Governorate and Marsa Matrouh Tourist Area, both defined by	Ministry of Justice (Real Estate Registration and Notarization Department)

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		Minister of Tourism Decree No. 105 of 1986; 5. Areas reallocated in favor of the General Authority for Tourism Development as specified by President of the Republic Decree No. 612 of 2013.” Article (II): “By a decision of the competent authority and following the approval of the relevant authorities, non-Egyptians may be granted a usufruct right over units for residential purposes for a period not exceeding ninety-nine years in the City of Sharm El-Sheikh.” Article (III): “Non-Egyptians who own or hold usufruct rights in accordance with the provisions of this Decree may dispose of the units as of the date of gaining the ownership right or the usufruct right. The competent Real Estate Registration and Notarization Offices shall register or notarize such dispositions within a	

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		period not exceeding ten days from the date the required documents and information are duly completed.”	

