



**G3 MALL**

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*Dream, Believe, Passion*



[www.G3mall.net](http://www.G3mall.net)

☎ 16849



**DISCOVER MORE**

**DISCOVERY CONSISTS OF SEEING  
WHAT EVERYONE ELSE HAS SEEN  
& THINKING WHAT NO ONE ELSE  
HAS THOUGHT**



**ABOUT UNITED**

HOME IS WHERE OUR  
STORY BEGINS





We Sure that you are searching  
about opportunities and luxury  
if that what actually you think about it  
congratulation now you are our client  
United development chose G3 to be  
our new challenge



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**OUR VISION**

**YOUR VISION IS OUR  
MISSION**



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## G3 DESIGN

THERE ARE TWO TYPES OF DESIGNS ONE OF THEM CONCENTRATES ON THE EXTERIOR APPEARANCE ONLY, BUT OVER YEARS WILL BECOME OLD DESIGN WHATEVER IT WAS INNOVATIVE, AND THE OTHER TYPE CONCENTRATE ON SELECTING FINEST MATERIALS, BUT UNITED CHANGED THE RULES OF GAME IT WAS OUR CHALLENGE HOW THE ARCHITECTURAL DESIGN COMBINED THE MAGNIFICENT DESIGN AND UNIQUE MATERIALS TO SATISFY ALL CUSTOMER'S DREAMS AND HER LADIES AND GENTLEMEN G3 DESIGN APPEARED .

G3 IS DESIGNED TO A HIGH LEVEL OF FINISHES AND FINEST MATERIALS EXTERIOR DESIGN OF BLUE CRYSTAL, U SHAPED AND ABOUT OUR OUTDOOR PLAZA IT'S UNFORGETTABLE .



## ABOUT G3

- Land area: 3000 m<sup>2</sup>.
- Nine floors divided into units with different spaces starting from 55 m<sup>2</sup> up to 136 m<sup>2</sup>.
- Number of commercial unites 31.
- Number of administrative unites 40.
- Number of medical unites 88.
- Three basement floors up to 270 cars.
- Both the administration and medical unites with different entrances to insure complete privacy for them.
- Commercial area contains (shops, retail, pharmacy, banking, restaurants).







## G3 LOCATION

- OVERLOOKING THE MAIN ROAD WHICH IS CROSSING THE WHOLE NEW CAPITAL (AL AMAL AXIS).
- LOCATED IN MU 23 NEXT TO COMMERCIAL AND ADMIN AREA BETWEEN R2 AND R3 ZONE THAT UP 75% OF THE CONSTRUCTION HAS BEEN COMPLETED AND WILL BE THE FIRST DELIVERED BUILDINGS IN THE NEW CAPITAL .





## ZONE ADVANTAGE

- DIRECTLY ON TWO MAIN STREETS (120 MW AND 90 MW) .
- IN FRONT OF THE FIRST RESIDENTIAL AREA THAT UP75% OF THE CONSTRUCTION HAS BEEN COMPLETED WITH A TOTAL POPULATION OF 50,000 .
- IT IS DIRECTLY LOCATED ON A 100 –METER WIDE MAIN AXIS LINKING SUEZ ROAD TO THE GREEN RIVER .
- CLOSE TO OLYMPIC VILLAGE, TALLEST TOWER IN AFRICA, NEW CAPITAL INTERNATIONAL AIRPORT, EMBASSIES AREA AND EL MASA HOTEL .
- MINUTES FROM NEW CAIRO& 8 MINUTES FROM SOKHNA ROAD 8 .







## G3 MALL

### GROUND FLOOR AREAS

shop No	Gross Area	Plaza outdoor	Street outdoor
shop 1	91 M <sup>2</sup>	89 M <sup>2</sup>	--
shop 2	46 M <sup>2</sup>	17 M <sup>2</sup>	--
shop 3	67 M <sup>2</sup>	14 M <sup>2</sup>	--
shop 4	67 M <sup>2</sup>	14 M <sup>2</sup>	--
shop 5	67 M <sup>2</sup>	14 M <sup>2</sup>	--
shop 6	66 M <sup>2</sup>	85 M <sup>2</sup>	--
shop 7	66 M <sup>2</sup>	--	--
shop 8	65 M <sup>2</sup>	--	--
shop 9	60 M <sup>2</sup>	--	--
shop 10	56 M <sup>2</sup>	--	--
shop 11	51.5 M <sup>2</sup>	--	--
shop 12	70 M <sup>2</sup>	--	--
shop 13	33.5 M <sup>2</sup>	--	20 M <sup>2</sup>
shop 14	33.5 M <sup>2</sup>	--	20 M <sup>2</sup>
shop 15	33.5 M <sup>2</sup>	--	87 M <sup>2</sup>
shop 16	100 M <sup>2</sup>	118 M <sup>2</sup>	--
shop 17	47 M <sup>2</sup>	26 M <sup>2</sup>	--
shop 18	33.5 M <sup>2</sup>	21.5 M <sup>2</sup>	--
shop 19	33.5 M <sup>2</sup>	21.5 M <sup>2</sup>	--
shop 20	33.5 M <sup>2</sup>	21.5 M <sup>2</sup>	--



The Comprehensive Center  
Companies

Timberland

Carina

Diesel

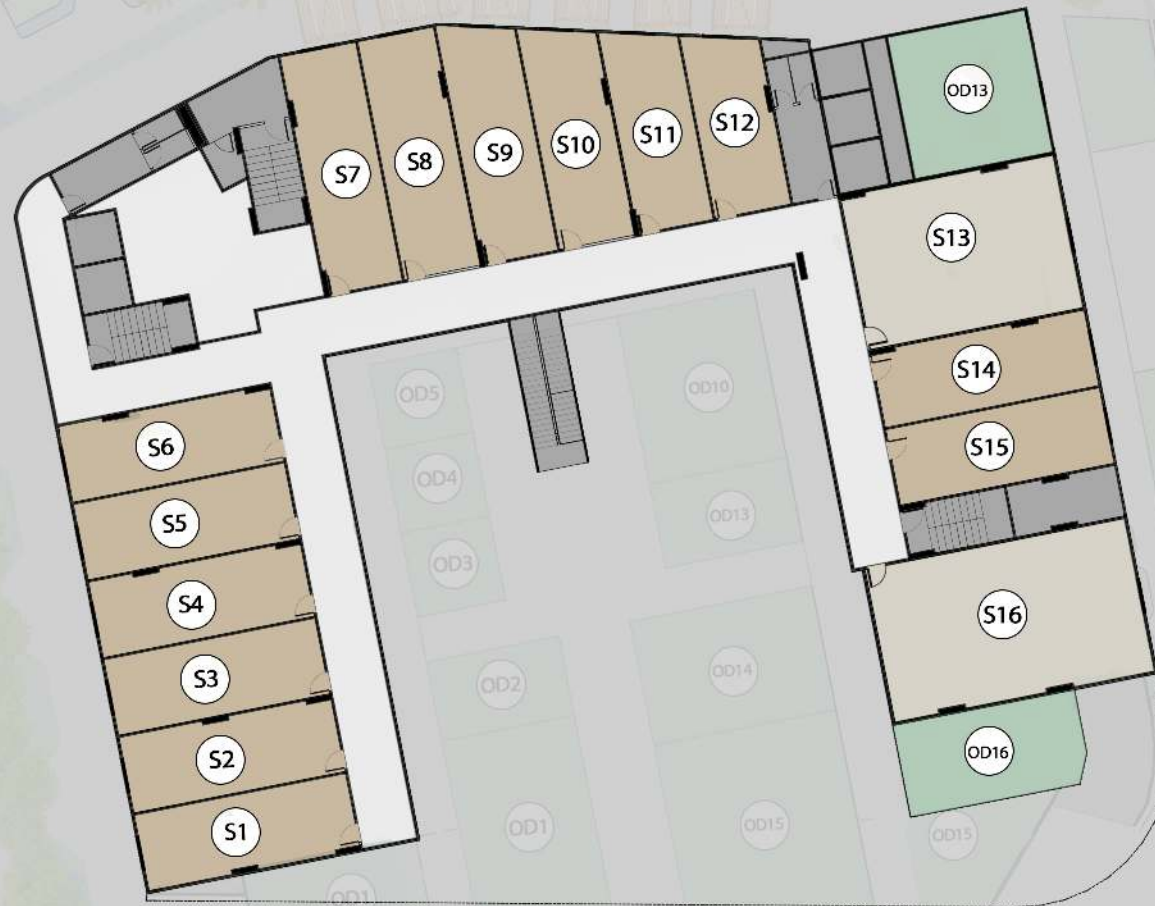
POLO

ZARA

Dejavu



# First floor plan



shop No	Gross area	Outdoor
shop 1	55 M <sup>2</sup>	--
shop 2	55 M <sup>2</sup>	--
shop 3	55 M <sup>2</sup>	--
shop 4	55 M <sup>2</sup>	--
shop 5	55 M <sup>2</sup>	--
shop 6	55 M <sup>2</sup>	--
shop 7	62 M <sup>2</sup>	--
shop 8	62 M <sup>2</sup>	--
shop 9	60 M <sup>2</sup>	--
shop 10	55 M <sup>2</sup>	--
shop 11	50 M <sup>2</sup>	--
shop 12	45 M <sup>2</sup>	--
shop 13	110 M <sup>2</sup>	40 M <sup>2</sup>
shop 14	55 M <sup>2</sup>	--
shop 15	55 M <sup>2</sup>	--
shop 16	140 M <sup>2</sup>	32 M <sup>2</sup>

# SKY LOUNGE



Typical floor plan



- Type A
- Type B
- Type C



Sonny's

Carina

THE CHILDRENS PLACE

DINNER SHOP

Payless

Dejavu

# Roof landscape plan



1 Club house	62.89 M <sup>2</sup>
2 Gym	105.95 M <sup>2</sup>



Carina

THE CHILDRENS PLACE

DINER SHOP

Dejavu

ARA

Payless

## G3 TYPES

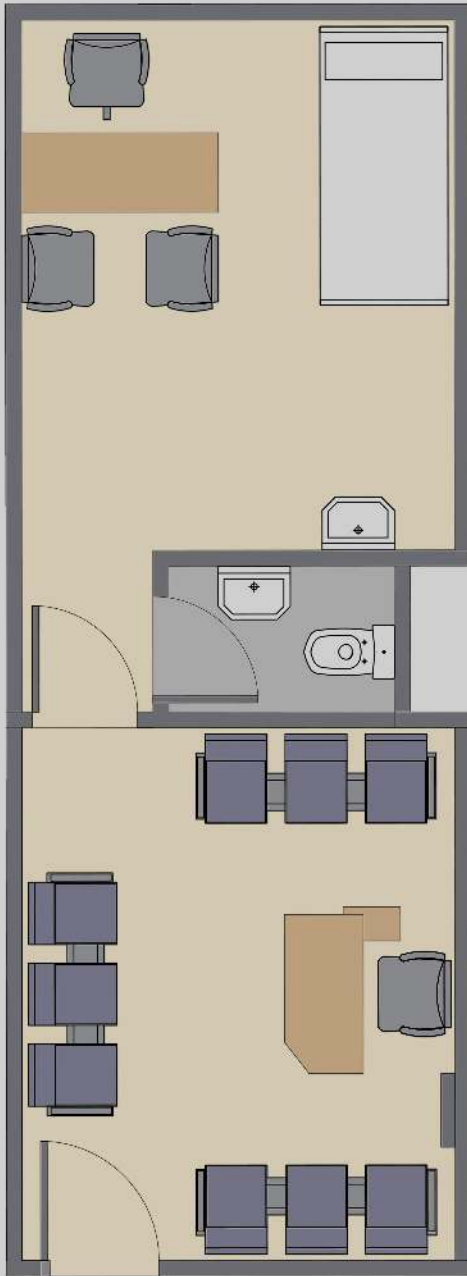
- TYPE A ( MEDICAL UNIT ) .
- TYPE B ( ADMINISTRATION UNIT ) .
- TYPE C ( OFFICE UNIT ) .
- TYPE C ( MEDICAL UNIT ) .

Type A medical unit



- Gross Area 55 M<sup>2</sup>
- Dr Room 4.20x3.40
- Dr Bathroom 1.95x1.20
- Waiting Area 4.20x3.40
- Type Dimentions 9.60x3.45





## Type B Administration unit



Gross Area 55 M<sup>2</sup>

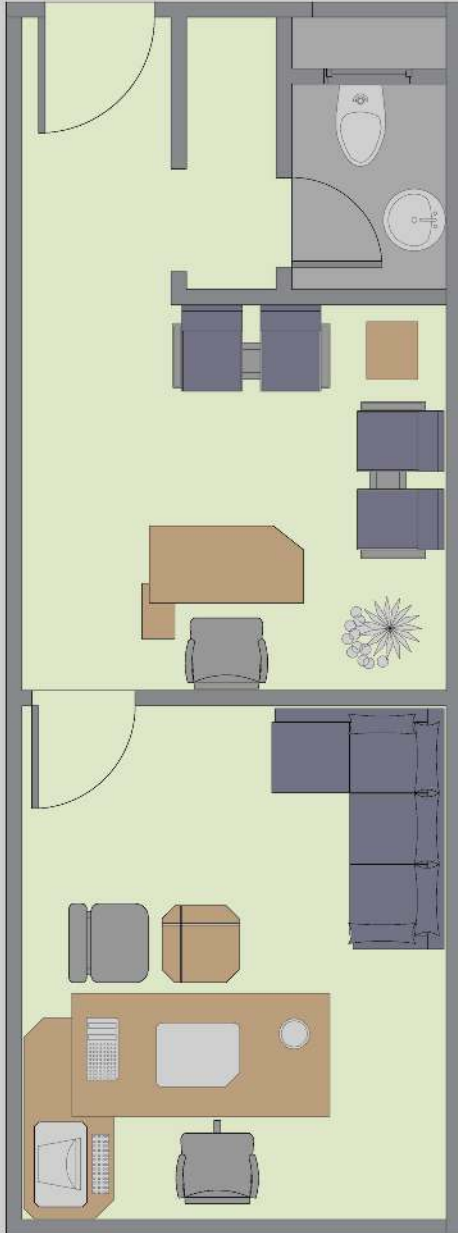
Director room 4.20x3.40

Bathroom 1.70x1.30

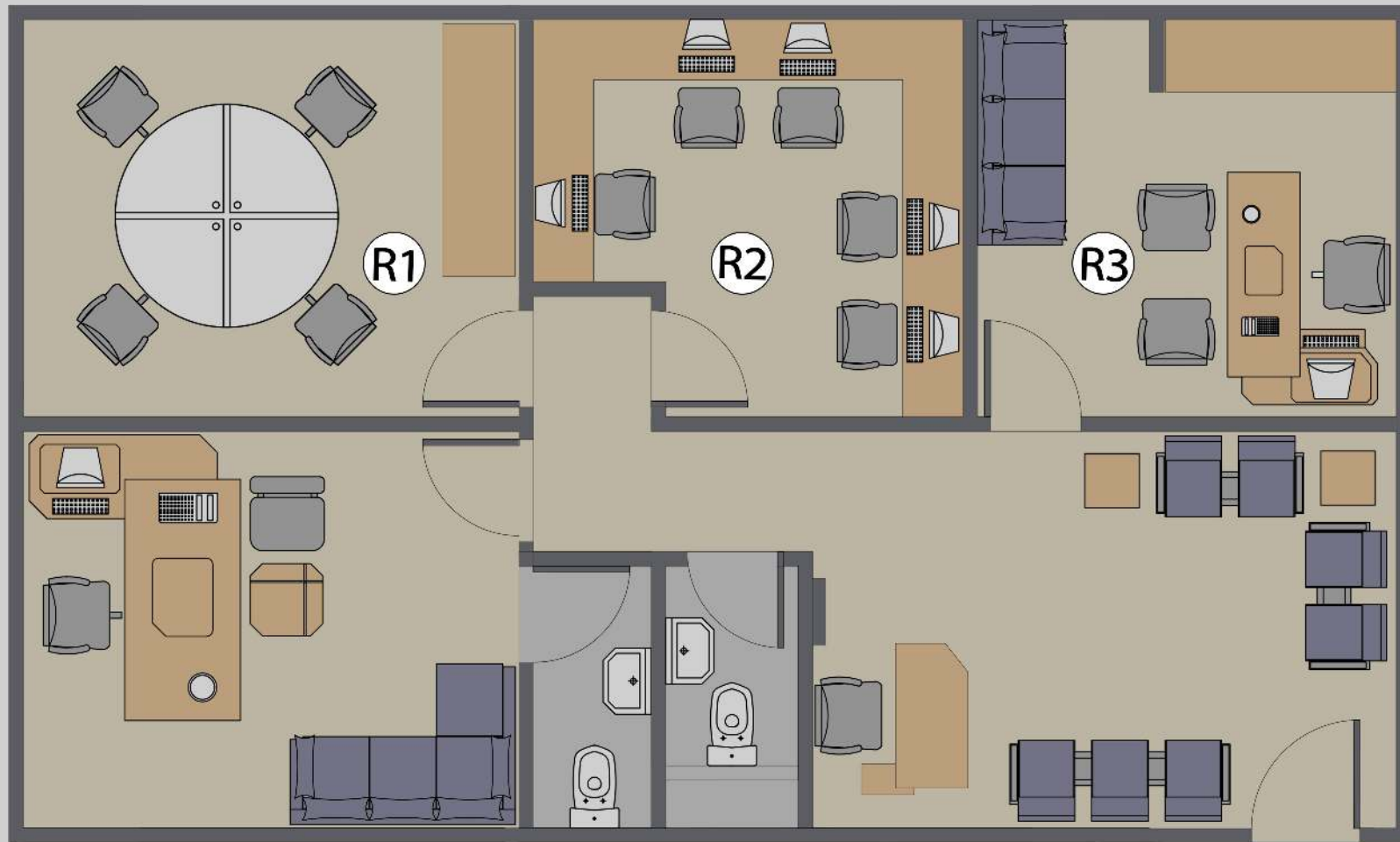
Waiting Area 3.40x3.10

kitchen 2.20x0.80

Type Dimentions 9.60x3.45



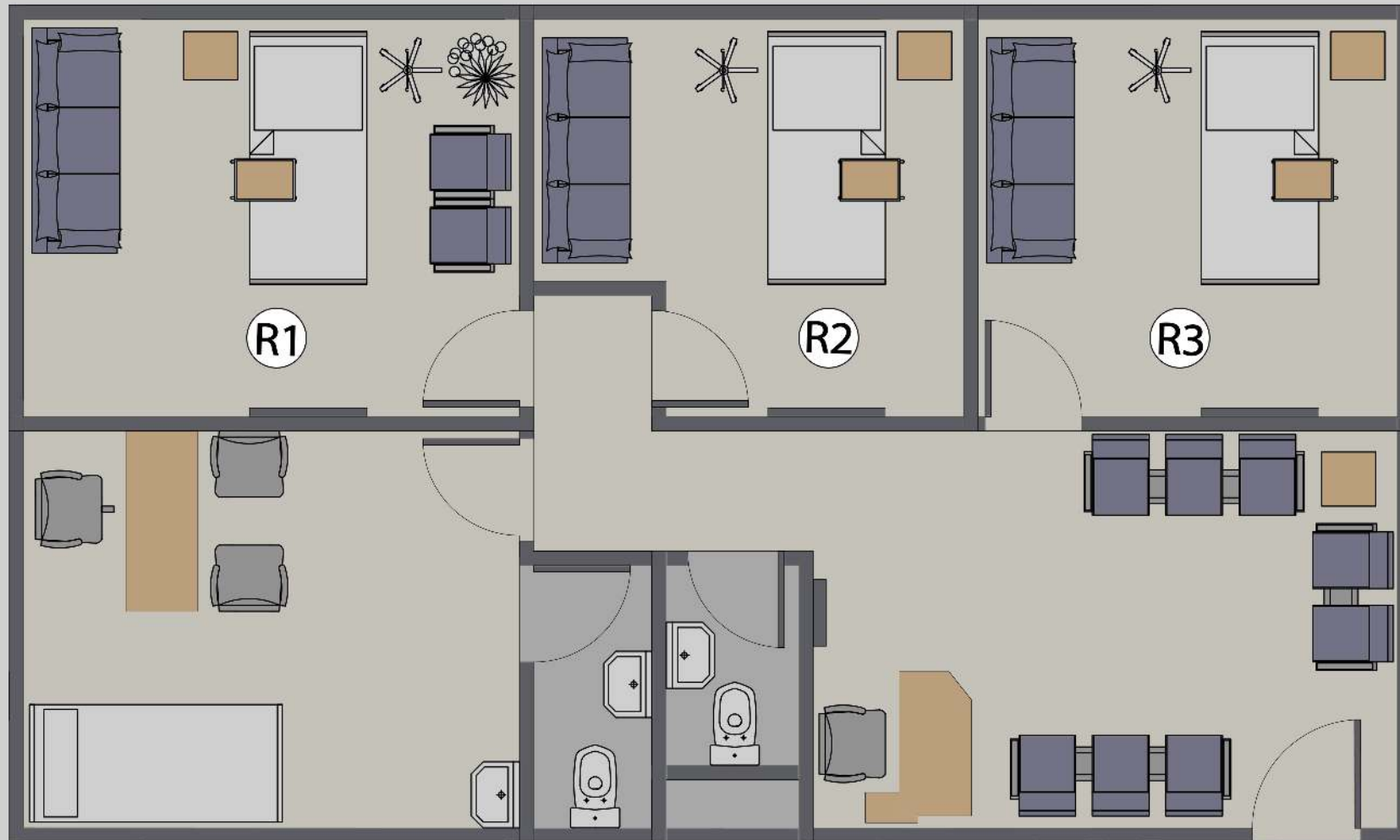
# Type C office unit



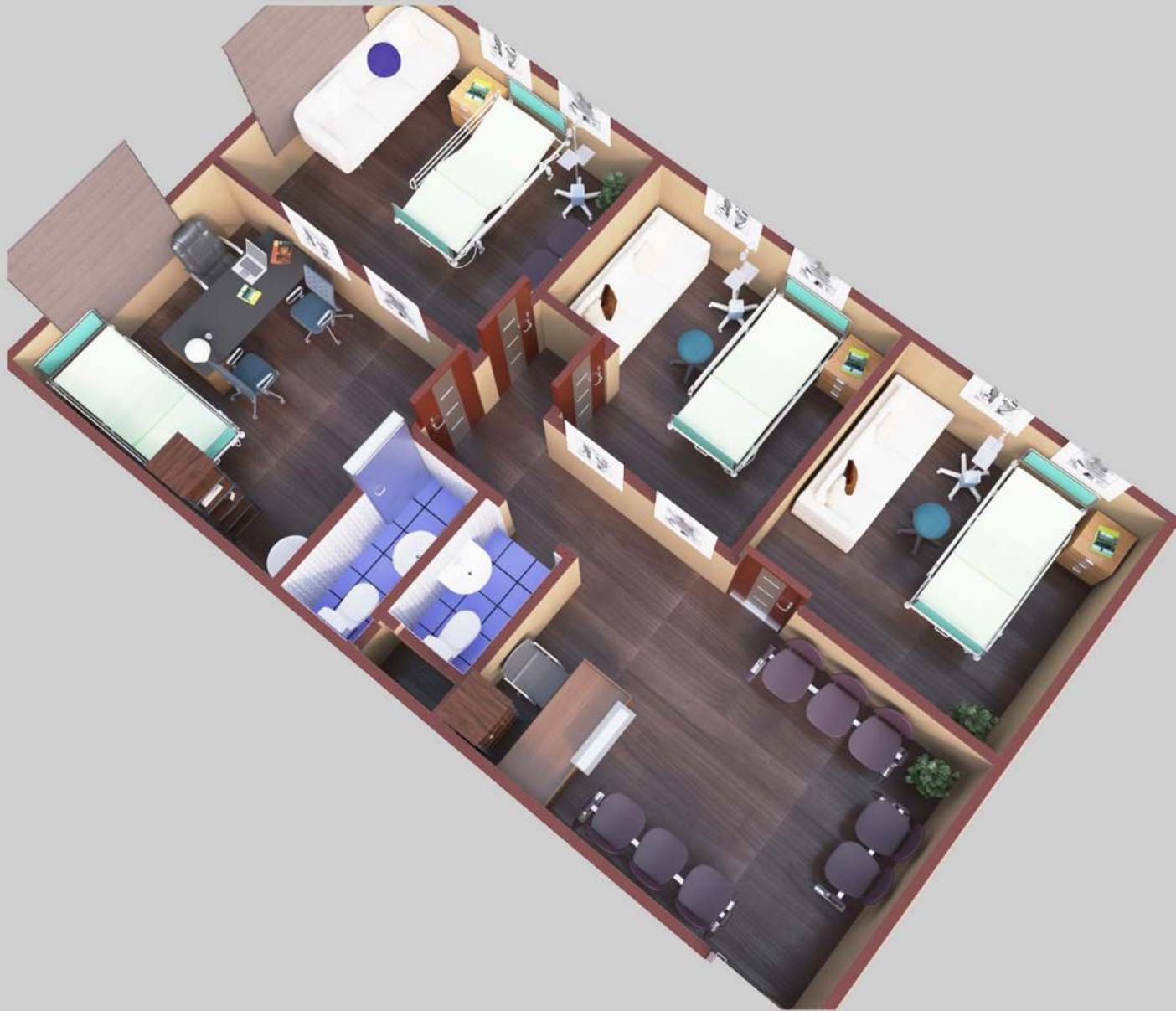
Room 3	3.65x3.40	Gross Area	136.5 M <sup>2</sup>
Waiting Area	5.00x3.40	Director Room	4.20x3.40
Vistor Bathroom	1.70x1.30	Bathroom	2.30x1.20
Type Dimentions	11.65x6.85	Room 1	4.20x3.40
		Room 2	3.80x3.40



# Type C medical unit



Room 3	3.65x3.40	Gross Area	136.5 M <sup>2</sup>
Waiting Area	5.00x3.40	Dr Room	4.20x3.40
Vistor Bathroom	1.70x1.30	Bathroom	2.30x1.20
Type Dimentions	11.65 x 6.85	Room 1	4.20x3.40
		Room 2	3.80x3.40











Solar cells



Electronic gates



ATM Center



Parking garage



Elevators  
escalators



24\7  
security



Wi-Fi



GYM



Fire  
fighting



maintenance  
services





Fire  
alarms



Central air  
conditioning



Sky  
lounge



Outdoor  
plaza



SPA



units are  
fully finished



General  
satellite



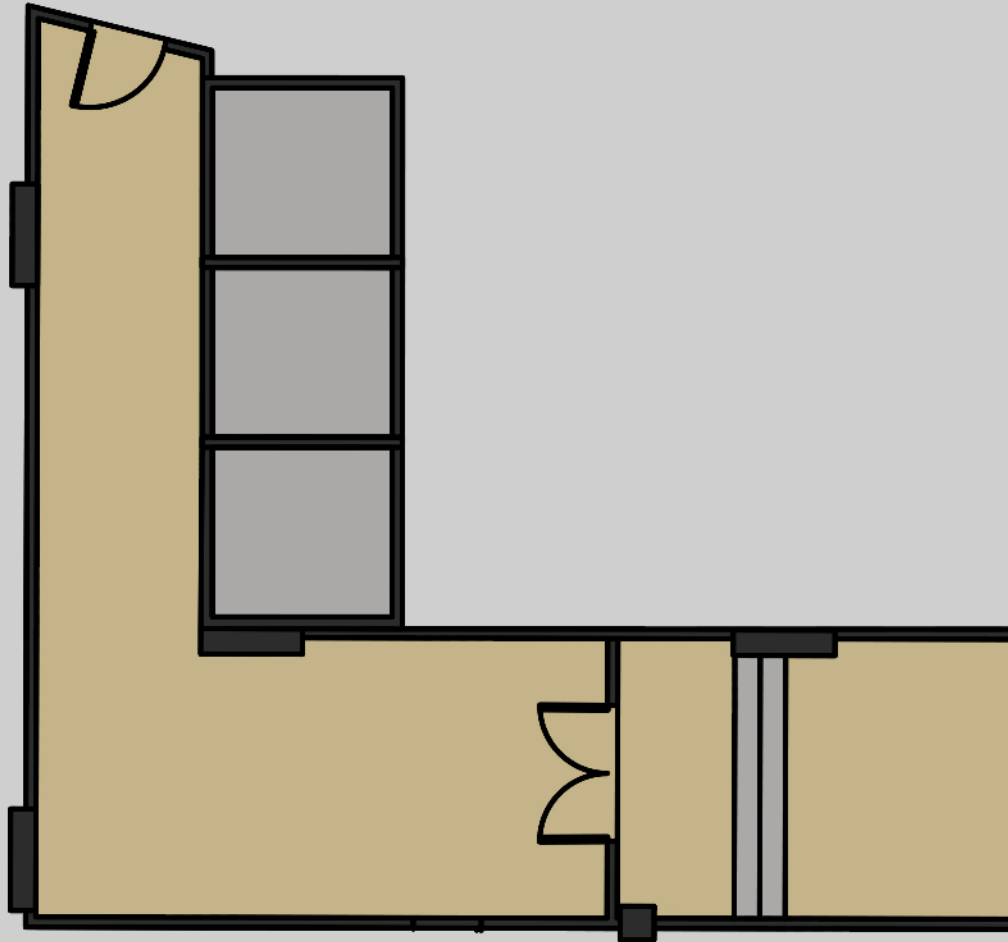
Internal and  
external finishes



Multiple  
entrance



Mall  
management



## Entrances

- G3 has five separate entrances "2 for administrative & 3 for medical
- Marble cladding for walls



YOU ARE OUR MISSION



**DEVELOPED BY**



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17 Elgendy motors mall, services area, first settlement, new Cairo, Cairo, Egypt

**DESIGNED BY**

