

*Be Impressed*

DEVELOPERS



[www.marvel-mall.com](http://www.marvel-mall.com)



MARVEL MALL  
NEW CAPITAL

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# The Developers

Locations developments was established to be the kernel between Deyar Masr and Al-Wejhaa to merge more than 10 years of experience in projects over Cairo and The Delta.

Our aim is to create great investments , providing credibility and develop pleasant places .







*in the heart of the new capital*



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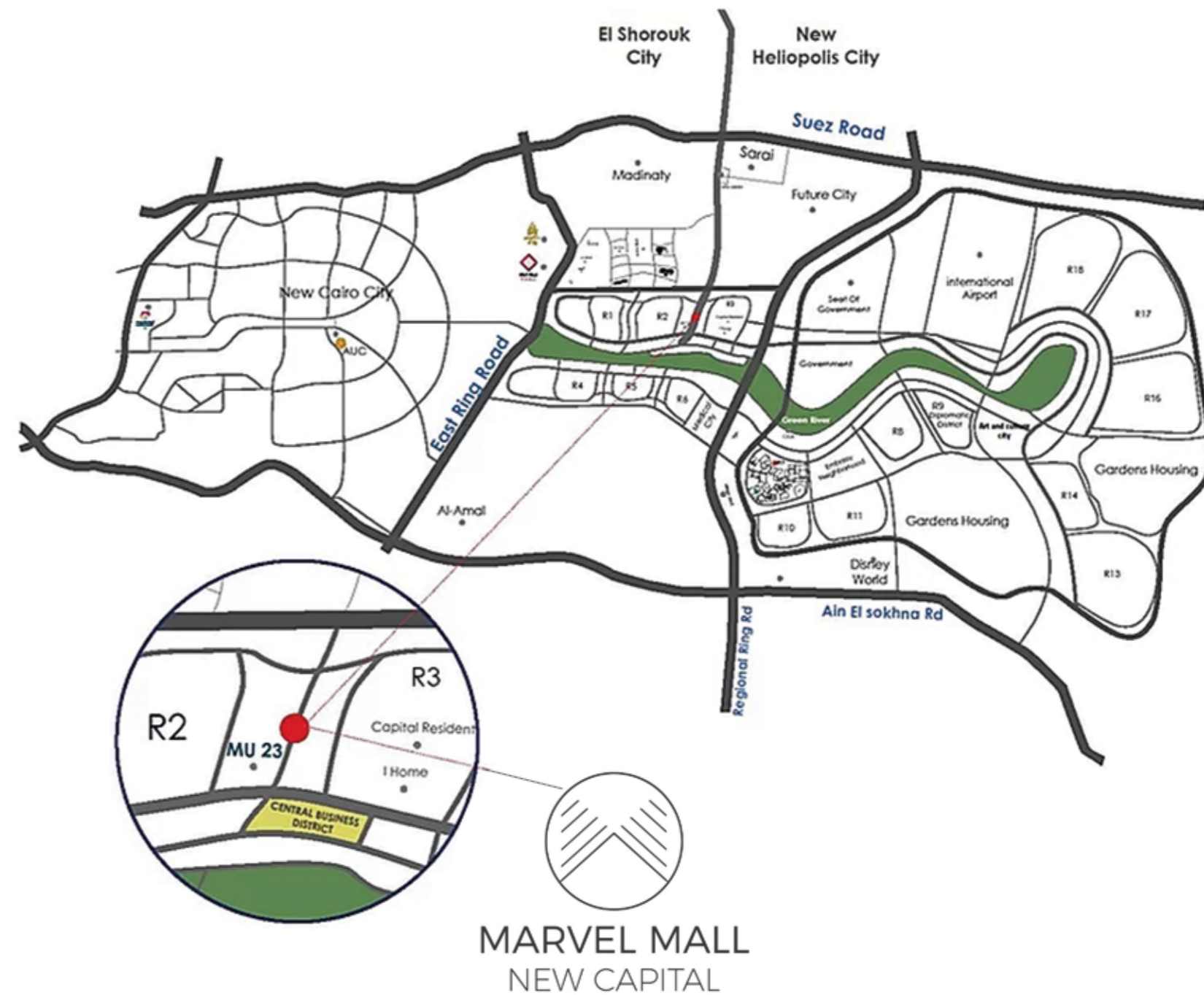


# New Capital City

The Administrative New Capital is a large-scale project announced by the Egyptian government. The major reason for creating the new city is to relieve congestion in Cairo, which is already one of the world's most crowded cities, and growing rapidly.

It will help to strengthen and diversify the country's economic potential by creating new places to live, work and visit. In order to draw people to this new city, a series of key catalyst developments has been established at its core.

This will include a new government administrative district, a cultural district, a commercial district and a wide variety of urban neighborhoods. The city is planned to consist of residential districts, educational institutions, hospitals, 40,000 hotel rooms, a major theme park, 91 square kilometers of solar energy farms, an electric railway link with Cairo, and a new international airport.





A prime location

A prime location overlooking the main road " Al Aml axis " it is one of the main axis crossing the whole new capital from Suez road.

Close to the Business District



Marvel mall is the closest to the Central Business District "CBD" Green river, Iconic Tower in Africa "Governmental district

<sup>23</sup>  
mu

Located in MU23 district

Located in MU23 district between residential zone R2 and R3 which will be the first delivered buildings in the new capital

Minutes From New Cairo



planned a lively environment that would accommodate all customers' needs in one place, that located a minutes from new Cairo and minutes from Sokhna road.











Marvel Mall offers definitive versatility due to its location, accessibility, parking facilities and multi-entrance design. Strong brand management and an effective combination of local and regional marketing activity, will further support its growth.

**Shops 'Accessories**

- General Fashion
- Jewelry and Watches.
- Optical.
- Electronics.
- Toys.

**Services Banks**

- Home Furnishing
- Florist
- Mobile Accessories
- Pharmacy
- Telecom
- Day Care Hair Salon
- Car Showroom

**Food & Beverage**

"Cafes, Restaurant, Casual dining. - Anchors "Dynamic cinema, gym, and supermarket. - Commercial layout " Ground & First "

**Offices**

Neighborhood hosts largest IT, Banking, Oil & Gas, and Real Estate companies in Egypt.

The space includes an impressive reception, Lounge, and meeting rooms.

Superfast internet connection, monitored 24/7 by our in-house IT team.

Phone supported by the global communications network

**Clinics**

Cutting Edge Medical Standards.

Flexible spaces from 40 SQM to 1,000 SQM to match your aspiration and future expansion needs.

Medical Clinics - Wellness Clinics - Specialized Hospital - Labs & Radiology Centers.

**SHOPS  
CAFES  
OFFICES  
CLINICS**





# RETAIL

Offering a dynamic and distinctive experience with your versatile needs in mind. Whether you are planning on investing in our spaces or just enjoying the shops available, we can guarantee You will be highly satisfied.





# OFFICES

Planned with your business essentials in mind and built with varied space options according to your company's size, our flawless workspace is a recipe for success.





# CLINICS

Making healthcare fully accessible to our customers and enabling them to stay healthy, fit and well is of vital importance, The wide array of wellness cevnters located within our complex will provide customers with the care they deserve.









# Marvel Amenities

A 2-level underground parking will occupy the basement floors of the building. The parking lot is designed to accommodate

Digital billboards and screens are available on the building to help you with your marketing and advertising efforts.

Kids Area where you can safely leave your little ones while you run your shopping or conduct a medical visit .

- Drop off area for ease of moving your merchandise.
- Central air conditioning
- Elevators
- Operating and maintenance company
- 24/7 security
- High speed internet connectivity
- Electric generators
- Fire-fighting system include alarms and sprinklers
- Automated ID gates for private areas
- Full surveillance of the building with CCTV cameras
- Solar panels that generate up to 50% of the energy.
- Smart system for garbage collection
- Outdoor plaza.
- Sky lounge.
- Meetings, events, study, business rooms.







# Quality of Life counts

## TENANT PATIO & LOUNGE

Unwind after work or host an event. With abundant indoor and outdoor seating, our new patio and lounge are ideal for getting some work done, soaking up the sun, or hosting an event, meeting or informal gathering.

## COMMUNITY-FRIENDLY LOBBIES

Work, relax or enjoy coffee and conversation with a coworker in one of our bright, spacious, newly renovated lobbies. With custom artwork, lush greenery, cozy seating and warm finishes, you'll feel right at home.

## ONSITE PROPERTY MANAGEMENT & SECURITY

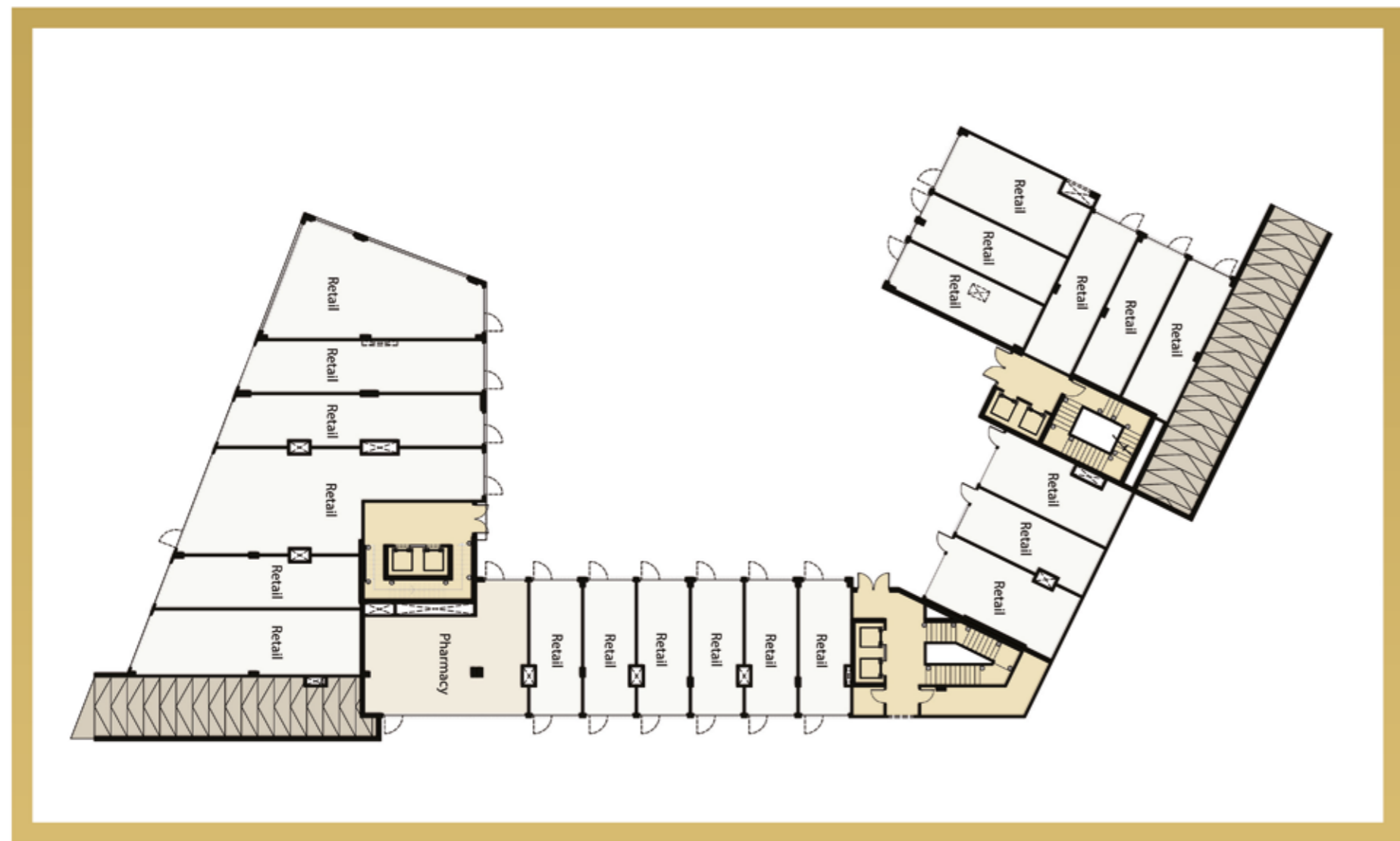
Resolve issues fast and preserve peace of mind. Onsite property managers, maintenance and security staff are focused on customer service.

## VIBRANT TENANT COMMUNITY

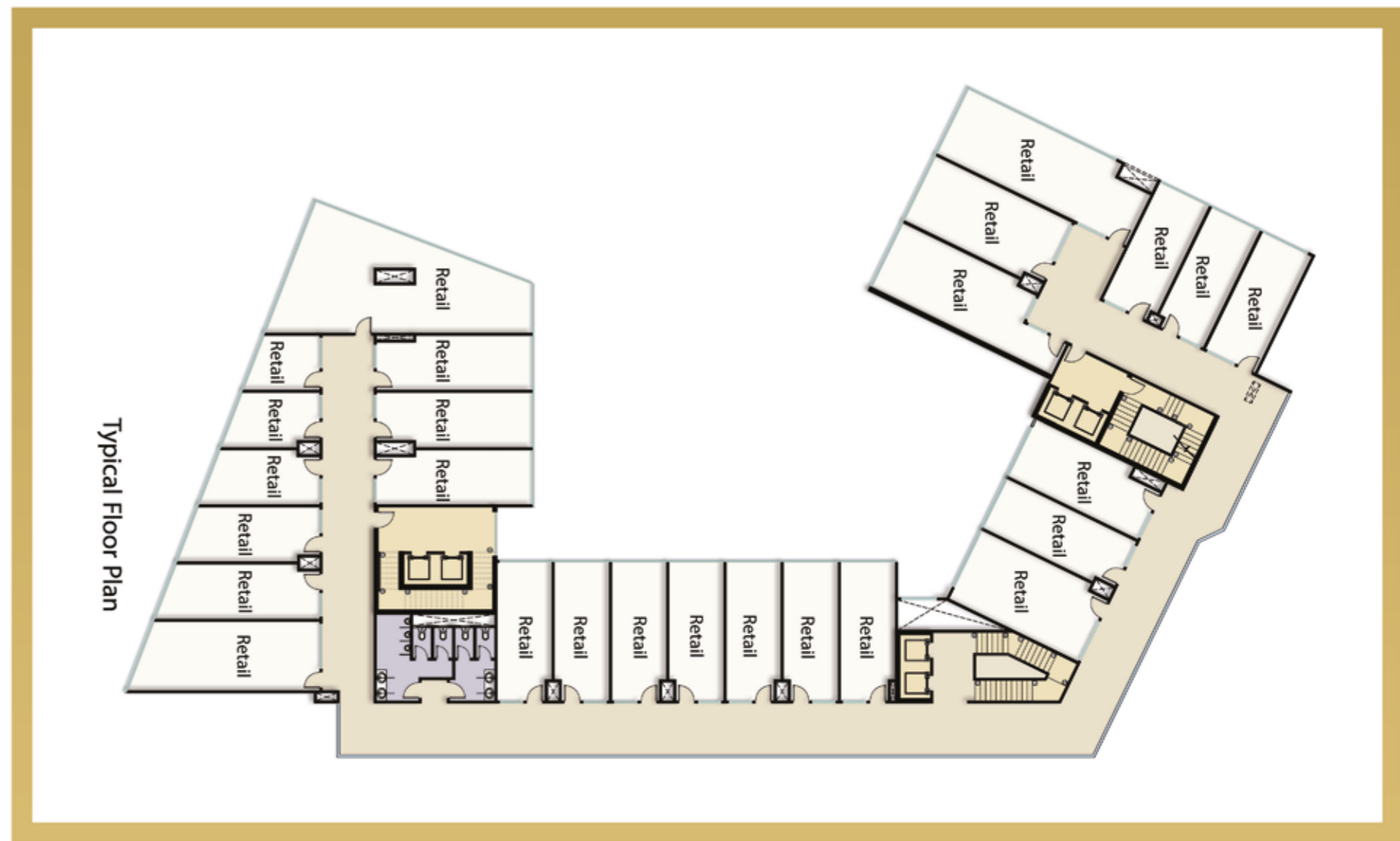
Work and play alongside fellow leaders and innovators in engineering, energy, renewables, outdoor, technology, manufacturing and government.



# Master Plan



Ground Floor



Typical Floor Plan

First / Second / Thirs Floor





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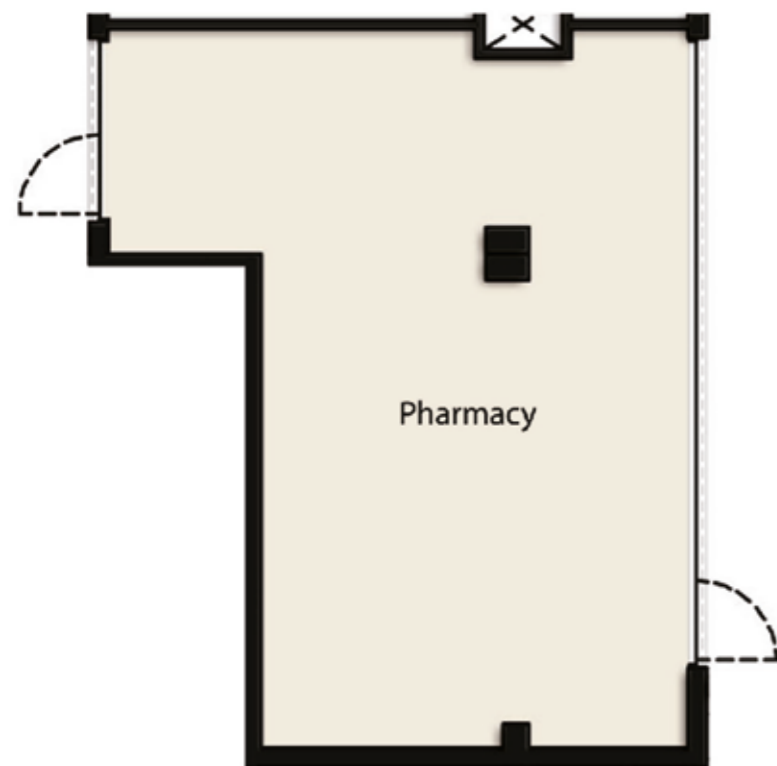
*Ground Floor*





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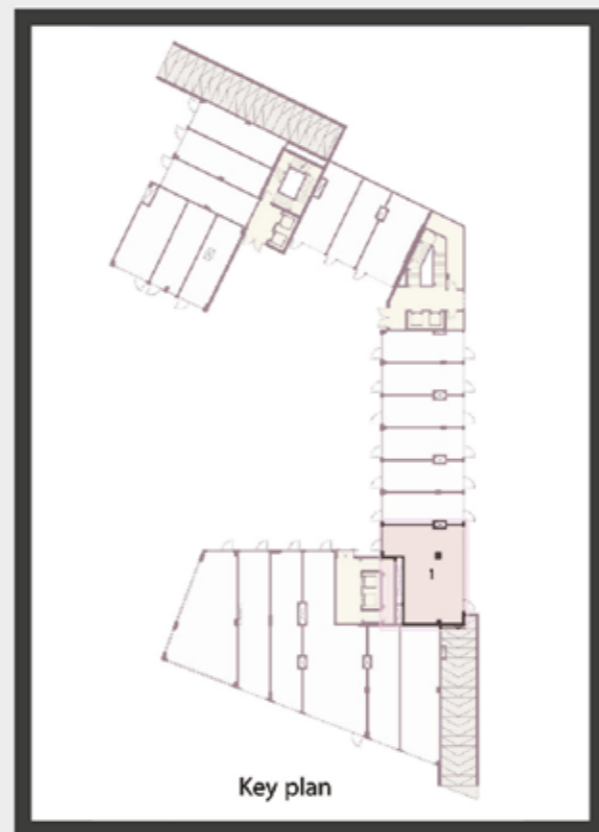
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Pharmacy

G07

Total Area  
111 m<sup>2</sup>



Key plan

Pharmacy

( 8.60 × 9.57 )



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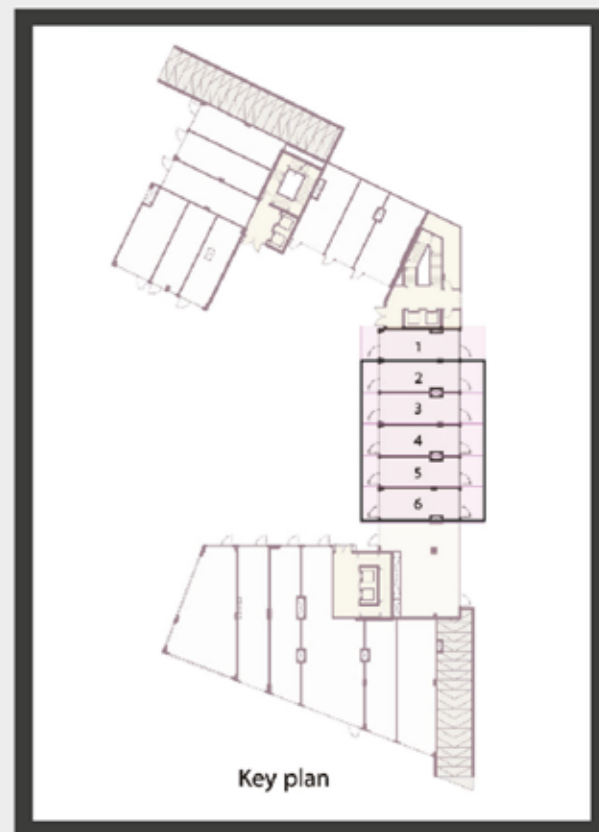


Retail

G08-G12

Total Area  
44 m<sup>2</sup>

Terrace  
20 m<sup>2</sup>

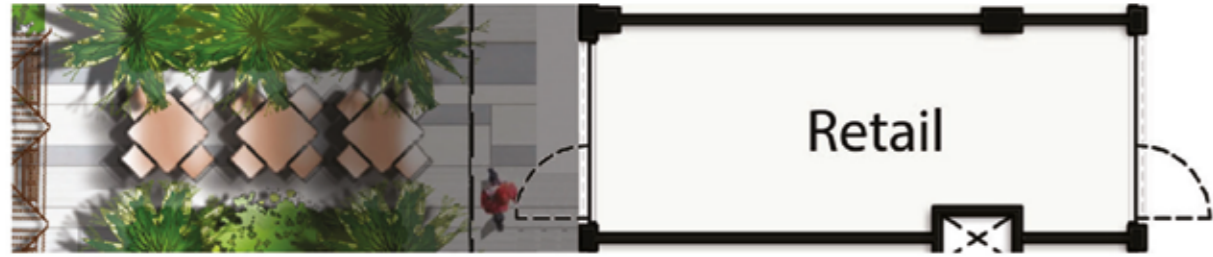


Key plan

Retail 3.60 × 8.90

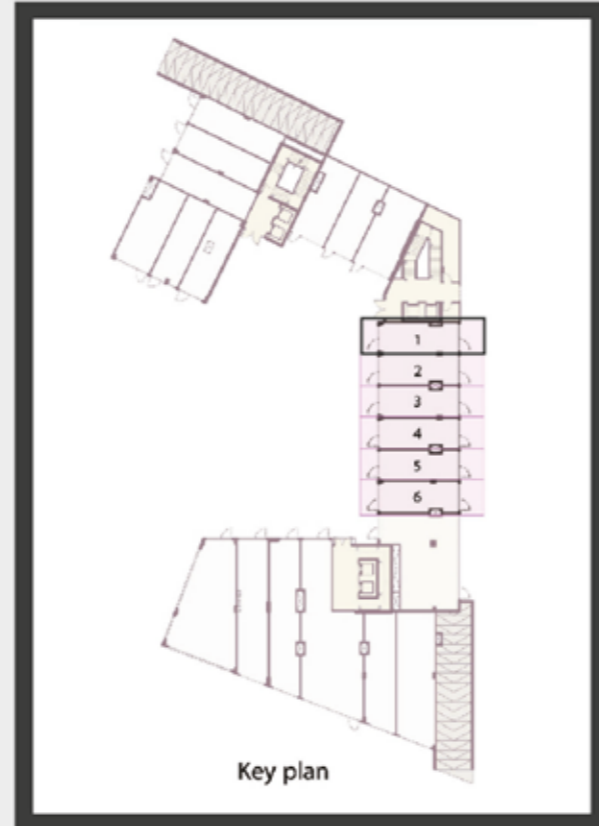
Outdoor 3.30 × 6.00





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G13

Total Area  
44 m<sup>2</sup>

Terrace  
20 m<sup>2</sup>

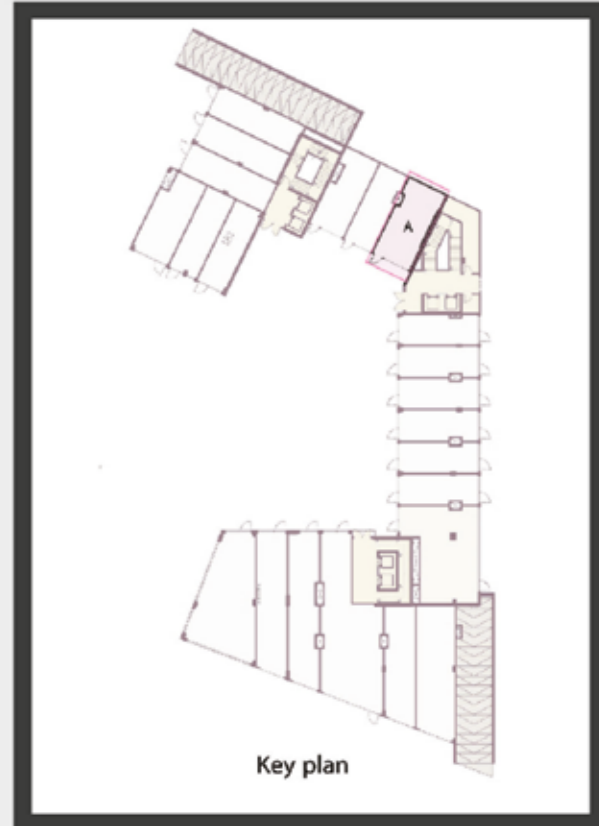
Retail 3.65 × 8.95

Outdoor 3.30 × 6.00



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G14

Total Area  
59 m<sup>2</sup>

Terrace  
35 m<sup>2</sup>

Retail 4.72 × 9.95

Outdoor 5.12 × 6.80





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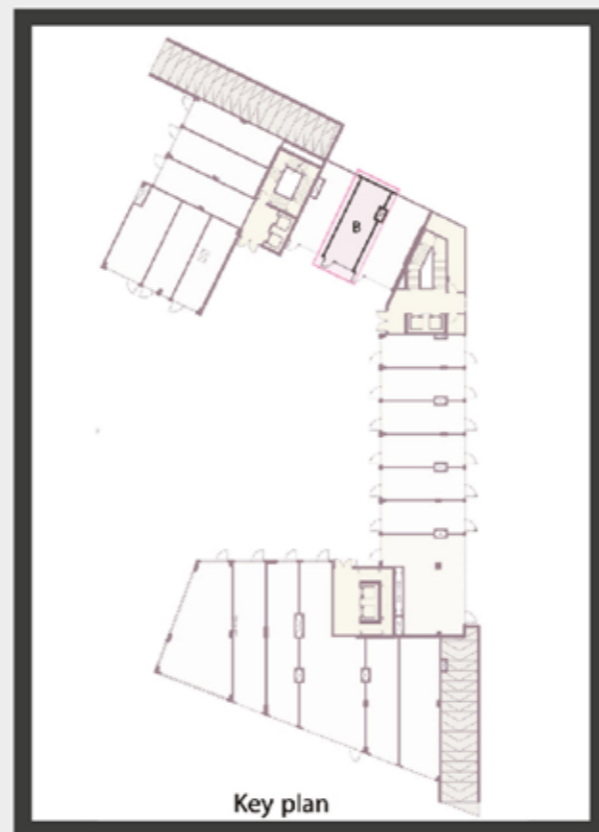
G15

Total Area  
45 m<sup>2</sup>

Terrace  
10 - 21 m<sup>2</sup>

**Retail** 3.65 × 9.19

**Outdoor** 3.12 × 3.27 - 3.30 × 6.30



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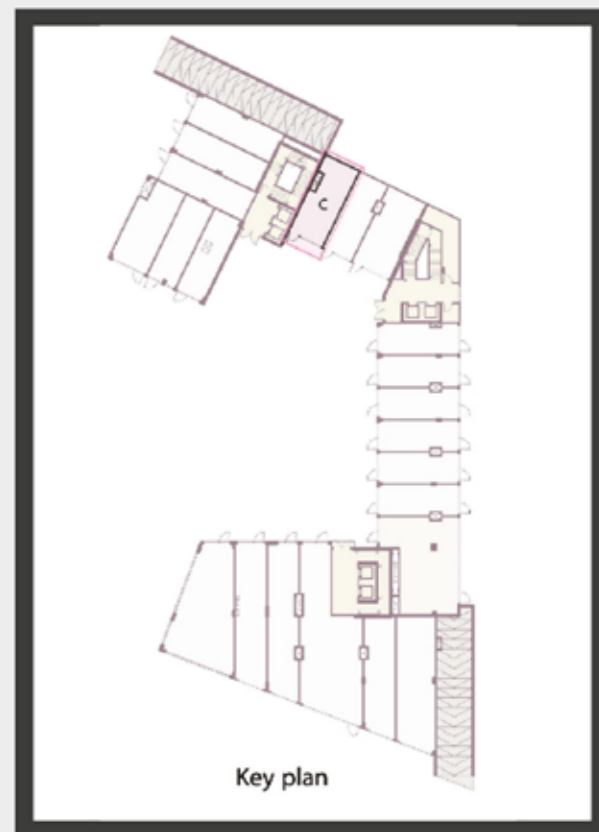
G16

Total Area  
53 m<sup>2</sup>

Terrace  
17 - 21 m<sup>2</sup>

**Retail** 4.33 × 9.06

**Outdoor** 5.12 × 3.30 - 3.50 × 6.00







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*Business Floors*

(1st - 2nd - 3dr)





Shop

Total Area  
46 m<sup>2</sup>



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Shop

Total Area  
47 m<sup>2</sup>



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1- Shop

F 108-109 ( 3.60 × 9.55 )

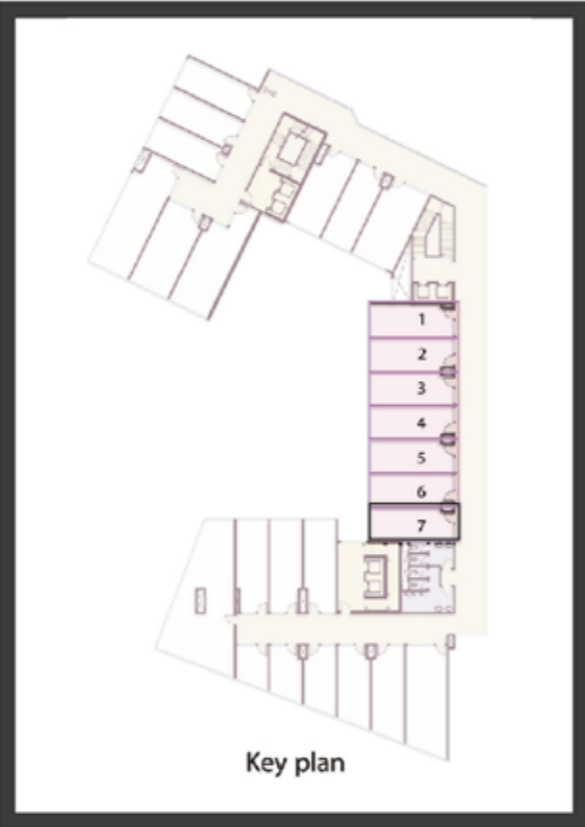
1- Shop

F 110 ( 3.65 × 9.60 )





Total Area  
40 m<sup>2</sup>



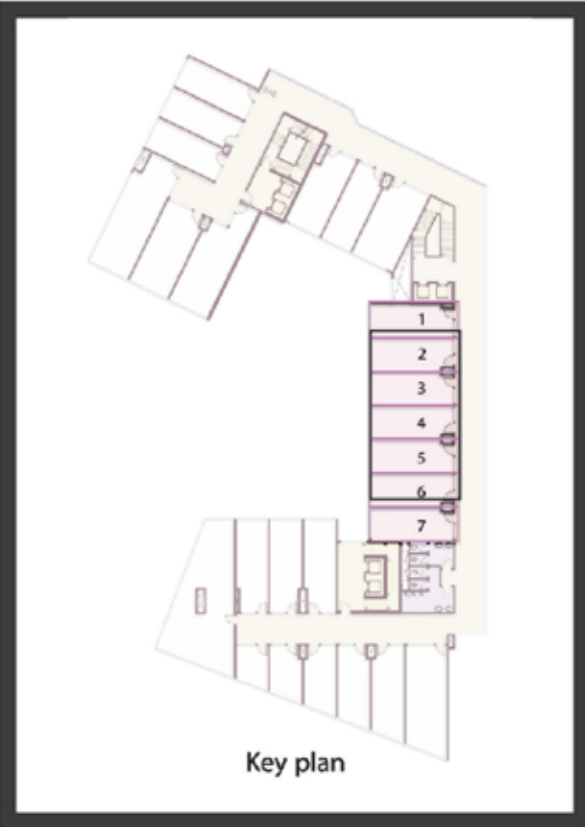
Key plan



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Total Area  
41 m<sup>2</sup>



Key plan



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1- Shop F 111 ( 3.53 × 8.47 )

1- Shop F 112 : F 116 ( 3.60 × 8.54 )





Shop

Total Area  
42 m<sup>2</sup>



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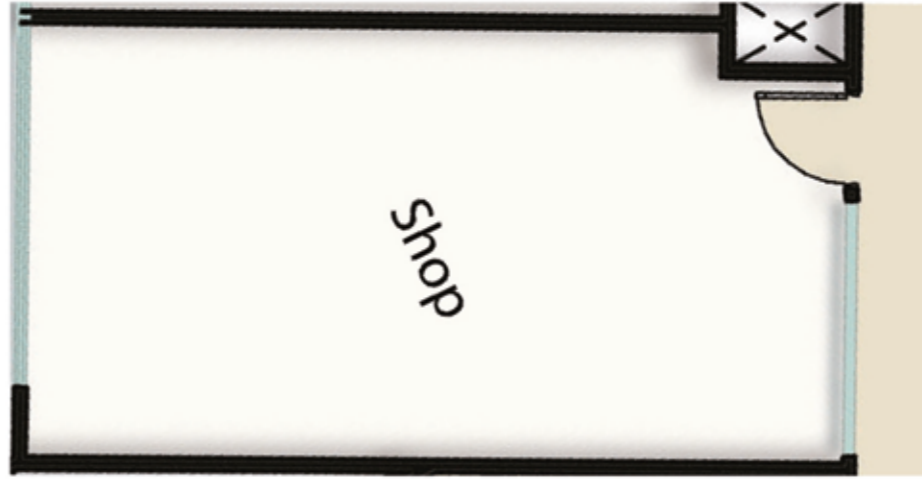
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Key plan

1- Shop

F 117 ( 3.65 × 8.59 )



Shop

Total Area  
57 m<sup>2</sup>



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Key plan

1- Shop

F 118 ( 4.86 × 8.70 )



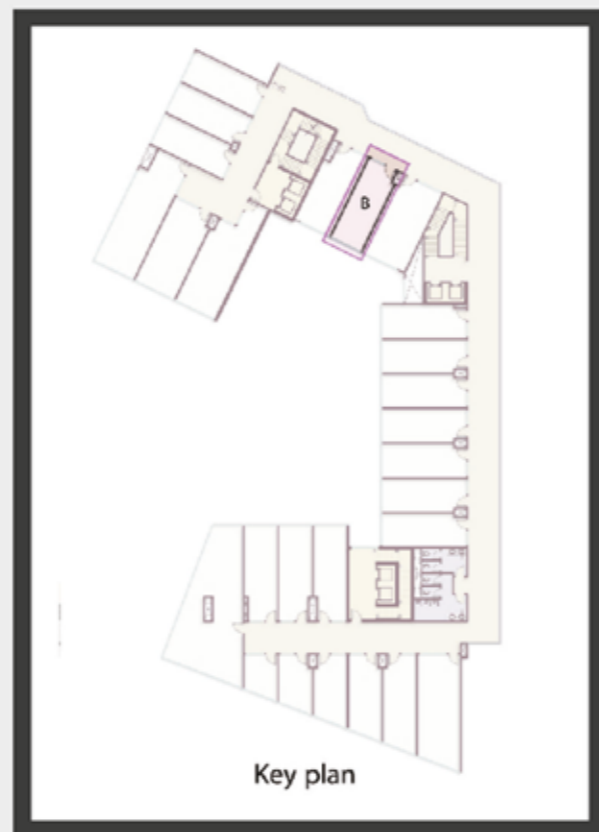


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Total Area  
43 m<sup>2</sup>



Key plan

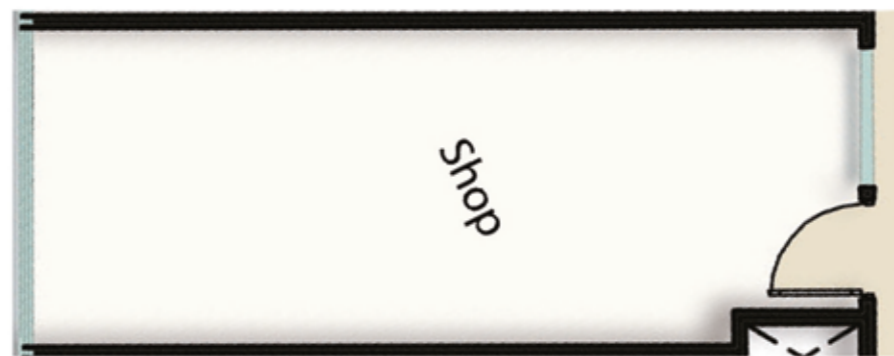
1- Shop

F 119 ( 3.69 × 8.67 )

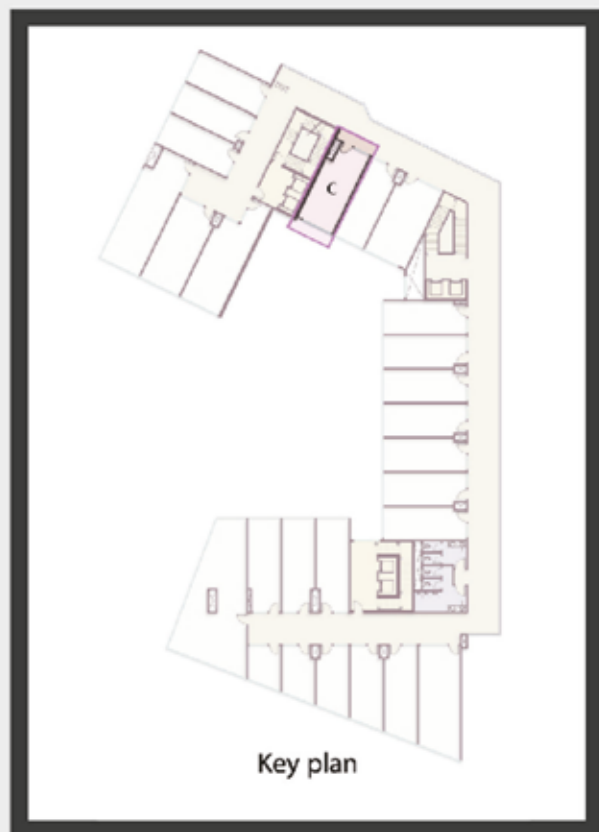


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Total Area  
51 m<sup>2</sup>



Key plan

1- Shop

F 120 ( 4.42 × 8.65 )



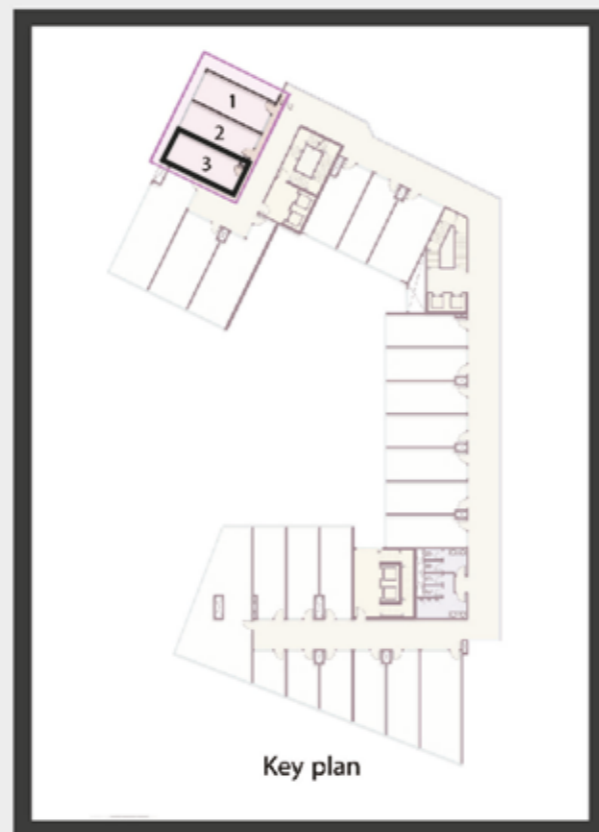


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Total Area  
40 m<sup>2</sup>



1- Shop

F 121 ( 3.67 × 8.11 )



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Total Area  
38 m<sup>2</sup>



1- Shop

F 122 ( 3.55 × 7.99 )





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