

by / **MAIN MARKS**

**MORAY**

# MORAY



# Mixed Use Commercial State

about

# MORAY

it's a **Mixed Use**  
**Commercial State**

Embodying a fusion of art, people, nature, and architecture, Moray / the emerging brand captivates with its youthful energy and innovative spirit. Rooted in a commitment to creativity, Moray seamlessly weaves together elements of contemporary art, the diverse tapestry of human connections, the beauty of nature, and the elegance of architecture. Through its unique blend, the brand offers a fresh perspective, resonating with a vibrant and socially conscious audience. With a focus on originality and sustainability, this young brand is poised to redefine the intersection of aesthetics and purpose, inviting individuals to explore a dynamic world where artistry converges with the essence of humanity and the environment.

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## Main Marks: Transforming Visions into Reality

Welcome to Main Marks, where innovation and elegance converge to redefine the landscape of real estate. As a pioneering force, Main Marks is committed to shaping environments that transcend expectations. Our vision goes beyond structures; it's about transforming spaces into vibrant communities and business hubs. With a focus on groundbreaking architecture, sustainable practices, and a passion for pushing boundaries, Main Marks stands at the forefront of reimagining how we live, work, and connect. Join us on a journey where each project becomes a hallmark of excellence, setting new standards in the world of real estate.

## Mission:

Empower and enrich lives by creating visionary spaces that seamlessly blend innovation, sustainability, and community. Main Marks is dedicated to crafting environments that inspire, elevate, and foster a lasting impact on the way individuals live, work, and thrive.

## Vision:

To be the forefront innovator in real estate, Main Marks envisions a future where each development is a testament to excellence, where architecture meets art, and where sustainable practices harmonize with dynamic lifestyles. Our vision is to shape environments that stand as enduring landmarks, reflecting our commitment to progressive, impactful, and visionary real estate solutions.

# MORAY



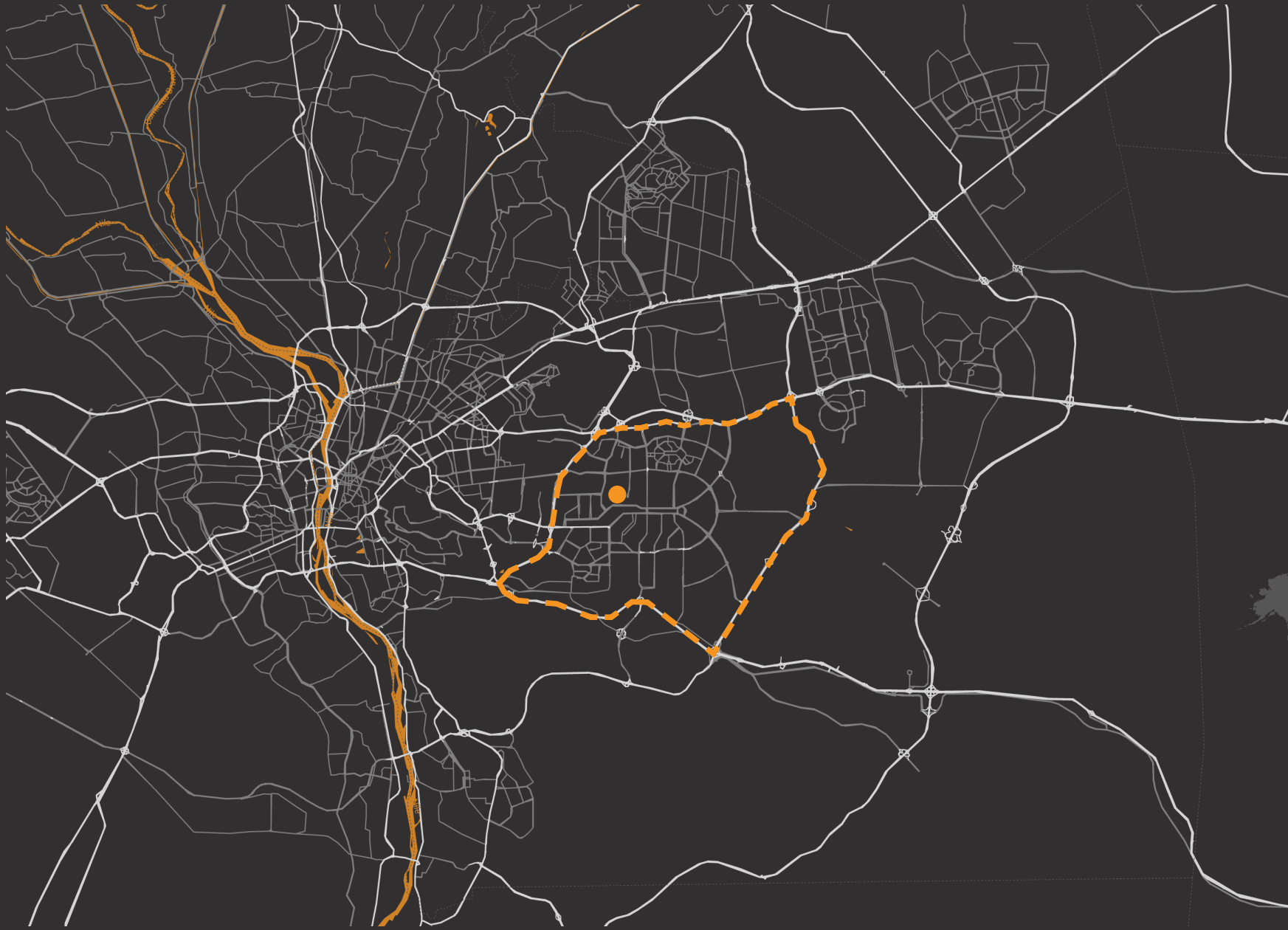
## Moray: A Symphony of Nature, Art, People, and Architecture

Welcome to Moray, where every detail is a brushstroke in a canvas woven by the elements of nature, art, people, and architecture. Here, lush green spaces seamlessly blend with visionary design, creating a harmonious tapestry that transcends conventional boundaries. Moray is not just a space; it's a living masterpiece where each structure is a testament to the fusion of artistry, the vibrant energy of its community, the embrace of nature, and the elegance of innovative architecture. Step into a realm where these elements converge, creating an environment that is both awe-inspiring and deeply connected to the essence of life.



A captivating union between nature, art, architecture and the people. All the elements coming together to create a fully integrated artistic masterpiece.

nature  
art  
people  
architecture



Location Macro  
**New Cairo,**  
 East, Cairo, Egypt.

New Cairo is characterized by modern and well-planned infrastructure, including wide roads, efficient public services, and advanced utility networks. This infrastructure attracts businesses and residents looking for contemporary amenities.

Strategic Location / New Cairo offers a strategic location with easy access to the Cairo International Airport. This connectivity is crucial for businesses, international travelers, and residents seeking convenience.

Quality of Life / The combination of modern infrastructure, cultural amenities, educational facilities, and residential options contributes to an enhanced quality of life for those living in New Cairo.

Urban Planning and Zoning / The area is known for well-thought-out urban planning and zoning regulations, ensuring a harmonious mix of residential, commercial, and recreational spaces.

Expanding Business Opportunities / New Cairo has become a hub for businesses and startups, providing a conducive environment for entrepreneurial activities and contributing to the city's economic growth.

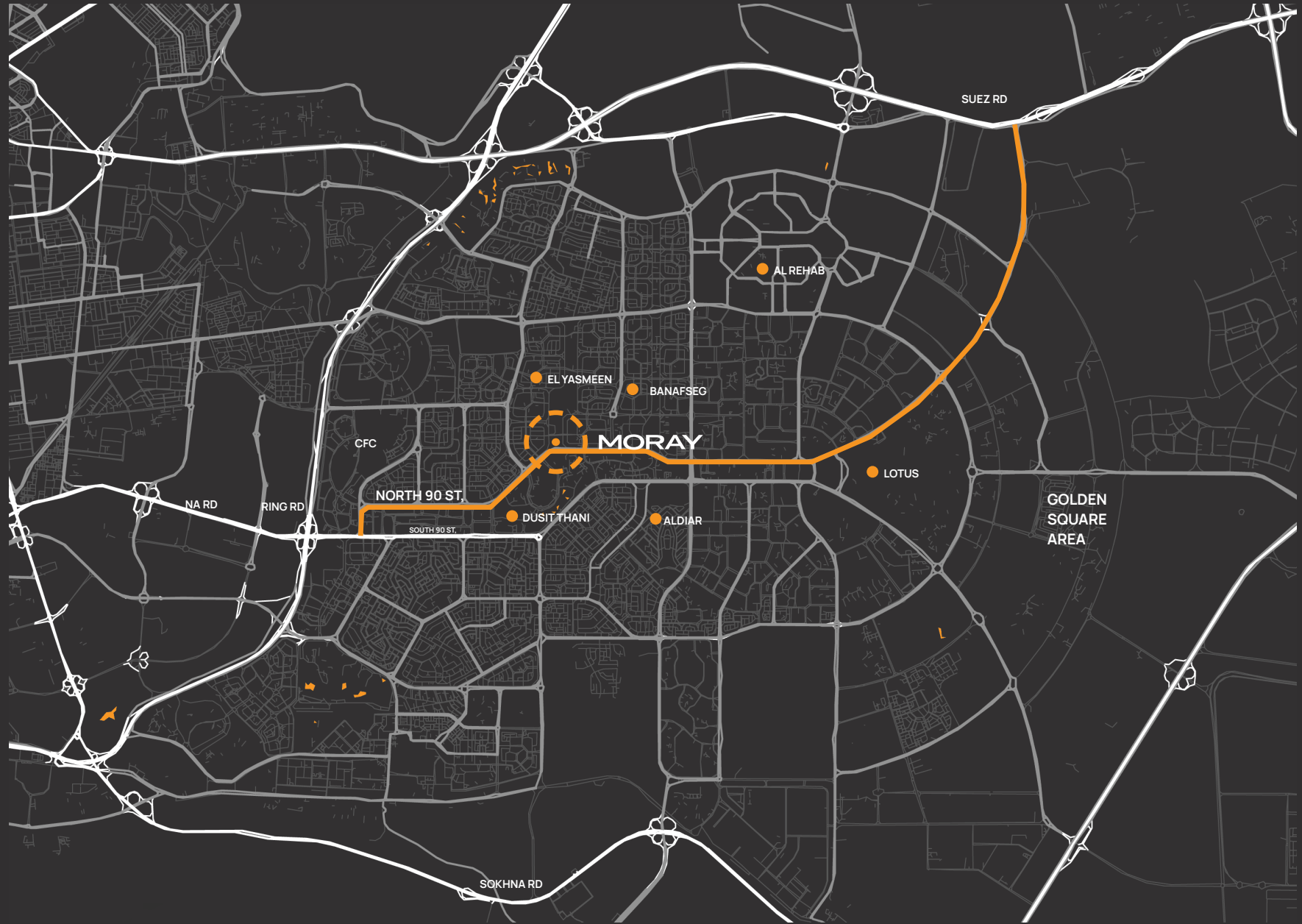
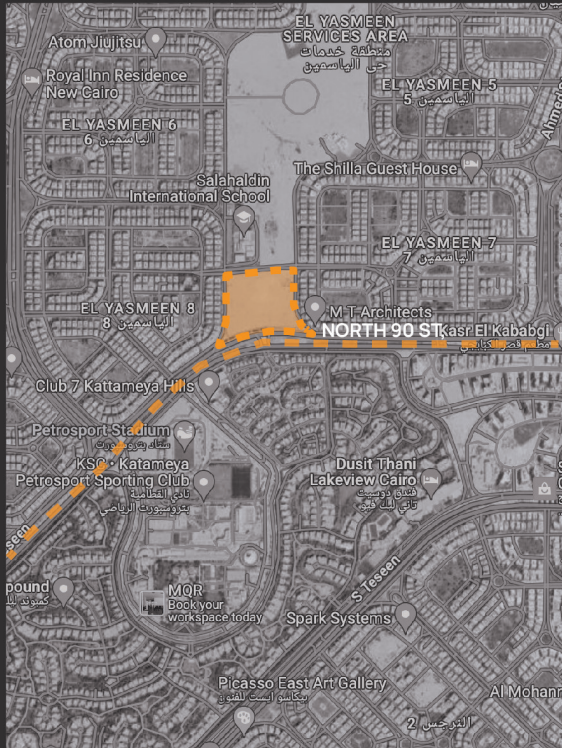




# Location Micro North 90<sup>ST</sup>, New Cairo.

Strategic Connectivity / North 90 Road is strategically connected to major transportation arteries, facilitating convenient access to and from different parts of Cairo. This connectivity is crucial for residents, businesses, and commuters.

Investment Potential / The location's potential for property value appreciation and return on investment is a crucial factor. If North 90 Road is experiencing positive trends in property values, it makes it an attractive option for real estate development.



# Architecture Render Shots

Aesthetic Elegance / Moray's architecture is a visual masterpiece, characterized by elegant and thoughtfully designed structures that contribute to the overall beauty of the environment. Attention to detail, unique shapes, and premium materials are integrated to create a captivating aesthetic.



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# Architecture Render Shots



Integration with Nature / The architectural design seamlessly integrates with the surrounding natural landscape, incorporating green spaces, landscaping, and eco-friendly elements. This approach not only enhances the visual appeal but also fosters a deep connection with nature.

NATURE  
ART  
PEOPLE  
ARCHITECTURE

# Architecture Render Shots

Sustainable Practices / Moray's commitment to environmental respect is evident in its sustainable architectural practices. From energy-efficient systems to the use of recycled and eco-friendly materials, the design prioritizes minimizing ecological impact.



# Architecture Render Shots

Natural Light Optimization / Architectural elements are designed to optimize natural light, reducing the reliance on artificial lighting. This not only enhances the visual appeal of spaces but also aligns with energy-efficient practices.



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# Architecture Render Shots



Flexible Design for Adaptability / Moray's architecture is characterized by flexibility, allowing for adaptability and future-proofing. This approach supports sustainable development by minimizing the need for extensive renovations and resource consumption over time.

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# Commerce Redefined

## The Beauty of Architecture

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# Commerce Redefined

Diverse / Community / Spaces

Main Marks seeks to redefine commerce by not only providing physical spaces for businesses but by creating an ecosystem where commerce is integrated with culture and community, ultimately shaping a new era of business excellence.

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	Cafés and Lounges	Collaborative Workspaces	Interactive Art Installations
Administrative Offices	Luxury Fine Dining	Children's Play Area:	Community Events Space
Business Lounge	/	Adults Exclusive Zones	/
Common Meeting rooms:	Community Plaza		Green Rooftop Terrace
/	Dog-Friendly Zones		Wellbeing Facilities
Retail Strips		Integrating these diverse community spaces will not only enhance the overall experience for businesses but also contribute to a vibrant and cohesive community within Moray.	Reading Nooks and Libraries

# Administrative Offices

**Cutting-edge Architecture:** Moray's Administrative Offices boast innovative design, reflecting a commitment to aesthetics and creating a unique business identity.

**Community-Centric Approach:** These offices are part of a larger community-focused environment, promoting networking, collaboration, and interaction among businesses within Moray's thriving ecosystem.

**Meeting and Conference Facilities:** Equipped with modern facilities, the offices cater to a variety of business needs, from intimate team meetings to large presentations.

**Inspiring Interiors:** The thoughtfully designed interiors aim to inspire creativity and productivity, featuring natural light, open spaces, and ergonomic furnishings.

**Café and Breakout Areas:** On-site cafés and breakout spaces foster a balanced work-life experience, providing opportunities for relaxation, informal meetings, and socializing.

**Strategic Proximity:** Positioned strategically within Moray, the Administrative Offices provide convenient access to amenities, contributing to a dynamic and efficient workspace.



*24/7 Security and Access:* Moray ensures the security of businesses with 24/7 measures, controlled access points, and surveillance systems, offering peace of mind to occupants.

The Administrative Offices at Moray by Main Marks are meticulously designed to provide a sophisticated and innovative environment for businesses. These offices go beyond the traditional workspace, offering a dynamic and functional setting that caters to the evolving needs of modern enterprises.



# Common Meeting areas:

Meeting and Conference Facilities: Equipped with modern facilities, the offices cater to a variety of business needs, from intimate team meetings to large presentations.



# Business Center:



# Business Lounge

Inspiring Interiors: The thoughtfully designed interiors aim to inspire creativity and productivity, featuring natural light, open spaces, and ergonomic furnishings.

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# Retail Strips

The Retail Strip at Moray by Main Marks is a vibrant and diverse commercial space designed to create a dynamic and immersive shopping experience.



Diverse Retail Spaces / The Retail Strip features a diverse range of retail spaces catering to various businesses, from boutique shops to larger stores, creating a curated mix of offerings for visitors.

Moray's Retail Strip includes cafés and eateries, providing visitors with a delightful culinary experience. These spaces offer a perfect blend of gastronomy and ambiance.

Interactive Storefronts / To engage passersby and create an interactive shopping environment, the Retail Strip incorporates innovative storefront designs, attracting attention and encouraging exploration.

Community-Focused Retail / Moray's Retail Strip adopts a community-focused approach, encouraging local businesses and artisans to showcase their products. This strategy fosters a sense of community and supports the growth of local enterprises.

Pedestrian-Friendly Design / The Retail Strip is designed with a pedestrian-friendly layout, encouraging visitors to explore the diverse retail offerings on foot. Walkways are well-planned to enhance accessibility and create an enjoyable shopping stroll.



## Shopping Zones:



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# Cafés and Lounges :

Variety of Culinary Options / Moray's cafés and lounges boast a diverse range of culinary offerings, from artisanal coffees and pastries to gourmet meals, catering to a wide range of tastes.

Architectural Ambiance / Each café and lounge contribute to the overall architectural ambiance of Moray, creating inviting and aesthetically pleasing spaces for visitors to unwind.

Indoor and Outdoor Seating / Thoughtfully designed indoor and outdoor seating areas offer flexibility, allowing patrons to enjoy their meals or drinks in comfortable settings, whether indoors or surrounded by greenery.

Strategically located within Moray, the cafés and lounges benefit from accessibility and convenience, attracting residents, workers, and visitors seeking quality culinary experiences.



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# Luxury Fine Dining:

Exquisite Culinary Creations / Moray's Fine Dining establishments showcase an exquisite array of culinary creations, featuring gourmet dishes crafted with precision and artistry.

Luxurious Ambiance / The Fine Dining venues boast luxurious interiors, creating an elegant and refined ambiance for patrons seeking a memorable and upscale dining experience.



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# Community Plaza:

A central open area with seating, greenery, and public art for gatherings, events, and casual interactions.



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# Community Events Space:

A multipurpose space for hosting community events, workshops, and cultural activities.

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# Dog-Friendly Zones

Designated areas where residents and tenants can enjoy time with their pets, creating a pet-friendly community.



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# Collaborative Workspaces:

Co-working areas with shared desks, meeting rooms, and collaborative spaces to encourage professional networking.

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# Children's Play Area:

A dedicated play zone for children, making the complex family-friendly and enhancing the overall community atmosphere.



# Adults Exclusive Zones:

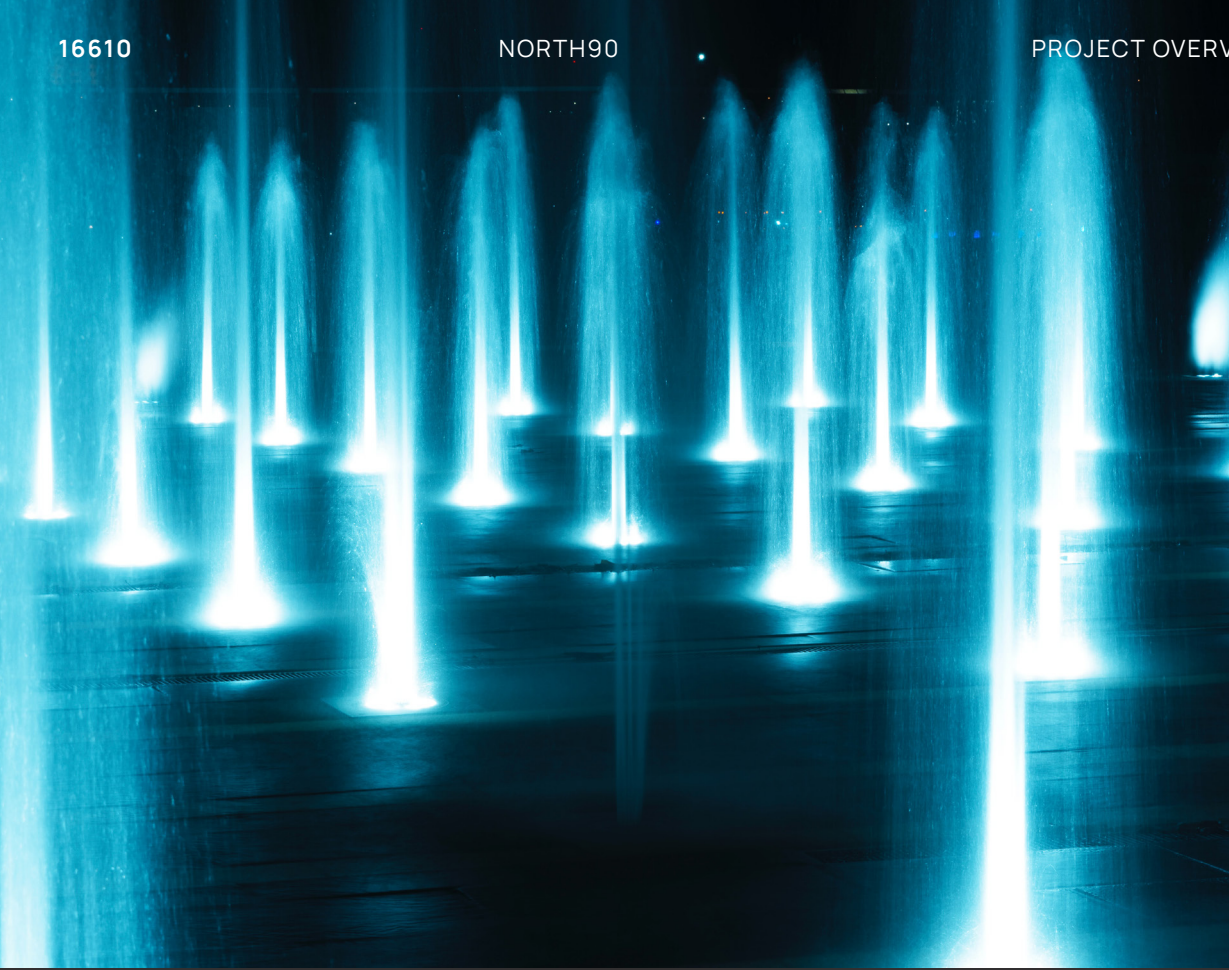


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# Interactive Art Installations:

Artistic installations that encourage community engagement and serve as conversation starters.

# Reading Nooks and Libraries:

Quiet corners or small libraries with comfortable seating for individuals to read, work, or study.

# Wellbeing Facilities:

Spaces for meditation, yoga, and wellness activities to promote a healthy lifestyle within the community.



# Green Rooftop Terrace:

A lush rooftop garden with seating, providing a serene escape and panoramic views for relaxation and social gatherings.

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Architectural  
plans

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Architecture  
Render  
Shots



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First Mark / New Cairo