


NOVA
S Q U A R E

————— NEW CAIRO —————



INSPIRE YOUR.. **EXPERIENCE**

**ABOUT
PARTNERSHIP
DEVELOPERS.**

**+38 YEARS OF
EXPERIENCE**

REAL ESTATE IN NEW CAIRO



ENG MOHAMED ELBOSTANY

Chairman of El Bostany Realstate , One Of The Largest Realstate Development Companies in New Cairo With Over 300 Residential And Investment Projects .



ENG YASSER ABDALLAH

Chairman of Yasser Abdullah Group, which started in the realestate market in the field of engineering and real estate consulting in 2011.

ABOUT THE PROJECT

- Considered one of the strongest real estate alliances in New Cairo, combining experience, specialization, and a history of successful residential and investment projects.
- The project includes commercial, administrative, and medical units.
- A strong investment opportunity due to its unique location in New Narges on Gamal Abdel Nasser Axis, its distinctive design, and its modern facilities.
- The total area of the mall is

9,124 **OF**
METERS

square meters built on a land area of **3,650** square meters.



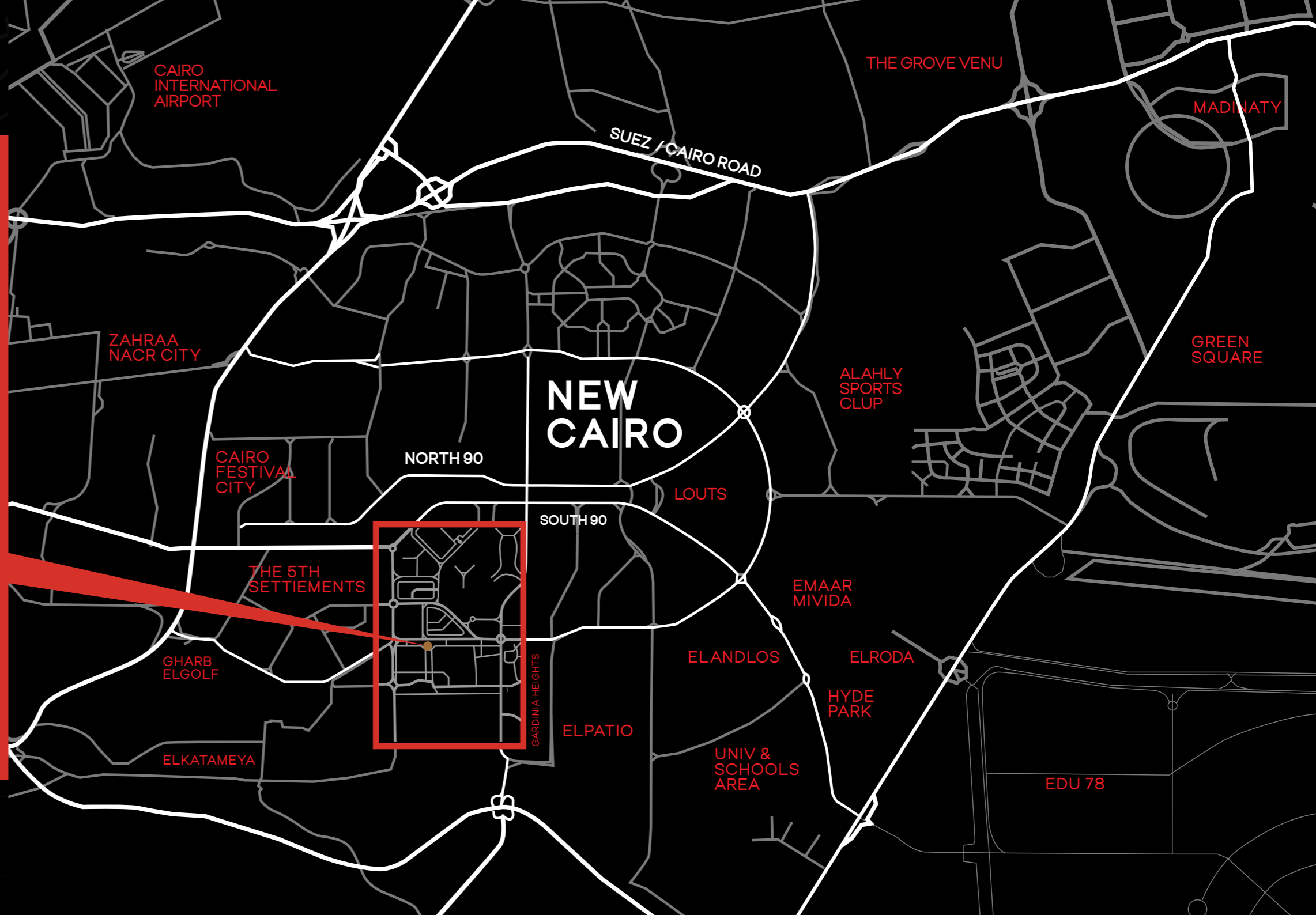
ABOUT LOCATION,

NEW CAIRO

- Located in a prime location with high traffic and high population density on Gamal Abdel Nasser Axis in New Narges, New Cairo.
- Two facades: one directly on Gamal Abdel Nasser Axis and the other on a main street and the New Narges Club.

Close to:

- Talat Harb Axis .
- Mohamed Naguib Axis and **90th Street South** .
- The German University (**2 minutes**) .
- The American University in New Cairo (**5 minutes**) .



UNITES TYPIS

The mall includes **200 clinics**, **86 administrative offices**, and 1144 employees who are constantly present, which makes it achieve high traffic inside the mall.



COMMERCIAL
SHOPS



MEDICAL
CLINICS



ADMIN
OFFICES



ENTERTAINMENT
AREA



MASTER PLAN FLOORS

- The total area of the mall is **9,124** square meters built on a land area of 3,660 square meters.
- The total area of the project is **35,025** square meters
- **The mall consists of:**
Lower Ground 1 – Lower Ground 2 – Upper Ground – First Floor – Second Floor – Third Floor– Fourth Floor

TWO SECTORS & 4 FLOORS

- **Unit Spaces suit all needs.**
- Administrative and medical areas start from 35 square meters and are located on the second, third, and fourth floors .
- The fourth floor has a terrace overlooking the plaza
- Commercial areas start from **21 square meters** and are located in Lower Ground 1, Lower Ground 2, Upper Ground, and First Floor .



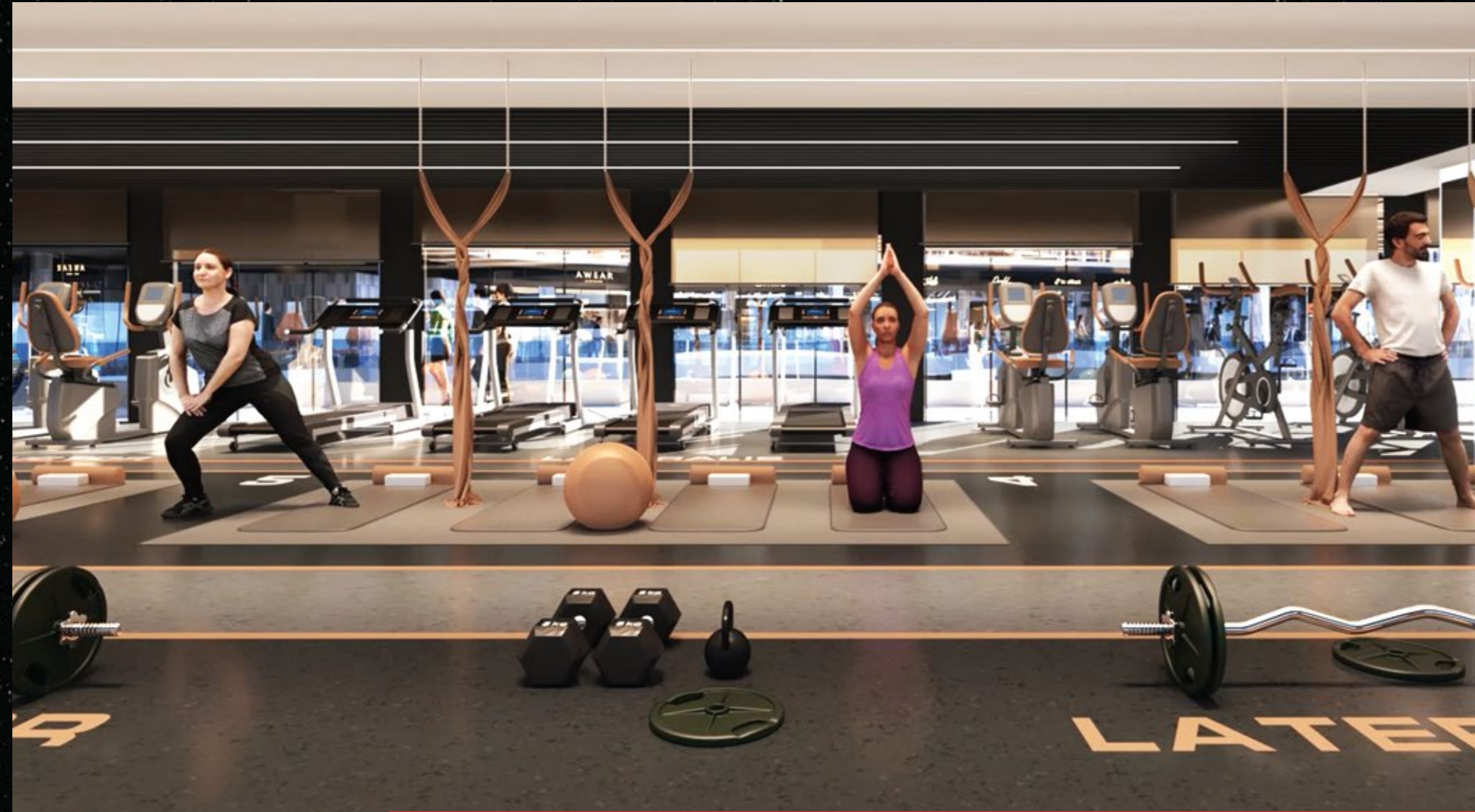
NOVA OVER VIEW



MEDICAL CLINICS



ADMIN OFFICES



SPORTS GYM



SPA

FEATURES AND FACILITIES



12 ESCALATORS
AND ELEVATORS



2 PANORAMIC
ELEVATORS



LARGEST MEGA
SCREEN 30M



DANCING
FOUNTAINS



KIDS
AREA



ICE SKATING
AREA



FOOD
COURT



GYM
CENTER



EASY ACCESS FROM SECTOR A TO SECTOR B VIA A BRIDGE CONNECTING UPPER GROUND SECTOR A AND LOWER GROUND SECTOR B, WHICH HELPS TO INCREASE TRAFFIC IN THIS AREA.



HAYPER
MARKET



ANOTHER SIDE



SKEATING AREA



INSIDE FACILITIES

HIGHEST INVESTMENT RETURN

A successful and unique investment experience in terms of investing in the value of the units and achieving the fastest and highest financial return on the capital invested in the unit because it is:

- The first and largest mall in New Narges area.
- Strategically located amidst more than

+600K **OF PEOPLE**
currently living around the mall.



SHANZELIZE



FOOD COURT



PARKING AREA

THE CONSTRUCTION SABOUR CONSTRUCTION COMPANY

The Team Oversees And Manages Construction Projects To Ensure Their Successful Execution To Make Sure The Projects Are Delivered With A High Level Of Professionalism Expertise An Attention To Detail Successful Execution Of Construction Projects While Upholding The Highest Standards Of Quality Safety And Compliance .

QUALITY ASSURANCE AND CONTROL

Rigorous Quality Assurance And Control Measures To Ensure That Construction Activities . Comply With Specified Standards And Requirements . Company Conducts Meticulous Inspections , Audits , And Tests To Verify The Quality Of Workmanship and materials , Identify Any Deviations Or Deficiencies , And Provide Recommendations For Improvement .



LEASING FACILITES MANAGEMENT INCOMMERCIAL MANAGEMENT COMPANY

Real estate Experts With Reputable Experience In Leasing And Investment Dealings/Arrangements With Individual, Local And Multinational Corporates.

FACILITY MANAGEMENT:

Identifying Every Single Issue That May Occur, Helps us in Implementing Detailed Solutions . Our Proficient Consultants Offer Our Clients . Investment Analysis, Risk Evaluation, And property Management That Help Them To Be On The right track And Make The Right Decisions.



THE PARTNER TECHNOLOGY

ETISALAT COMMUNICATION COMPANY



The Team Oversees And Manages Construction Projects To Ensure Their Successful Execution To Make Sure The Projects Are Delivered With A High Level Of Professionalism Expertise An Attention To Detail Successful Execution Of Construction Projects While Upholding The Highest Standards Of Quality Safety And Compliance .

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DEVELOPED BY



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