



### A development by





Power players at *A Plus Developments* ditched the suit-and-tie routine, teaming up with community-focused builders High Art. One purpose, crafting vibrant neighborhoods brick by brick. We aim to build legacies, shaping spaces, prioritizing human connection and well-being over mere luxury. Welcome to the future of business and living, powered by A Plus and High Art



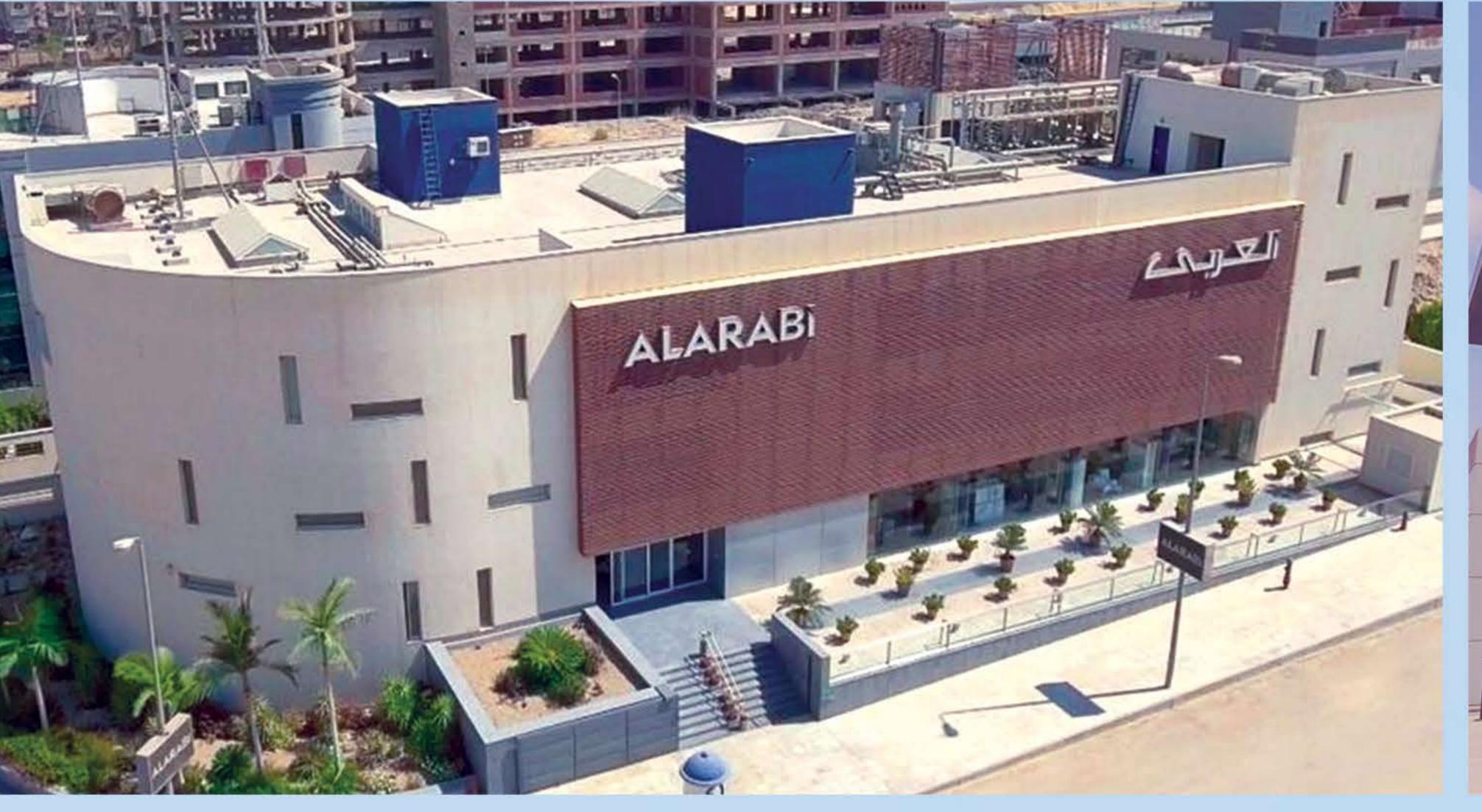
200 Projects in 30 Years

Renowned for our engineering excellence and unwavering commitment to the highest quality standards, We have established ourselves as a leading construction company specializing in the development of exceptional shopping malls. With a proven track record of delivering remarkable project outcomes, High Art has successfully completed 200 diverse projects transforming visions into reality. 15 projects are outstanding examples of their mastery in commercial mall design.

Our expertise encompasses every aspect of shopping mall construction, from meticulous planning and design to precise execution and attention to detail, setting a benchmark for engineering excellence in the industry.



















YOUR GATEWAY
TO BUSINESS
SUCCESS



### MAKAN - New Cairo

Highly Accessible Neighborhood

#### 2 MINS

University & Schools District

#### 5 MINS

AUC Campus

#### 10 MINS

New Adminstrative Capital And Suez Road

#### 15 MINS

Main Ring Road

#### 20 MINS

Cairo International Airport





# SPACES FOR EVERYONE

Makan has it all from restaurants, retail shops, and a supermarket to clinics and coffee shops. Makan is uniquely designed space to cater to the needs of all visitors. This variety caters to the diverse needs of the surrounding community, creating a dynamic shopping experience that attracts customers from all walks of life.

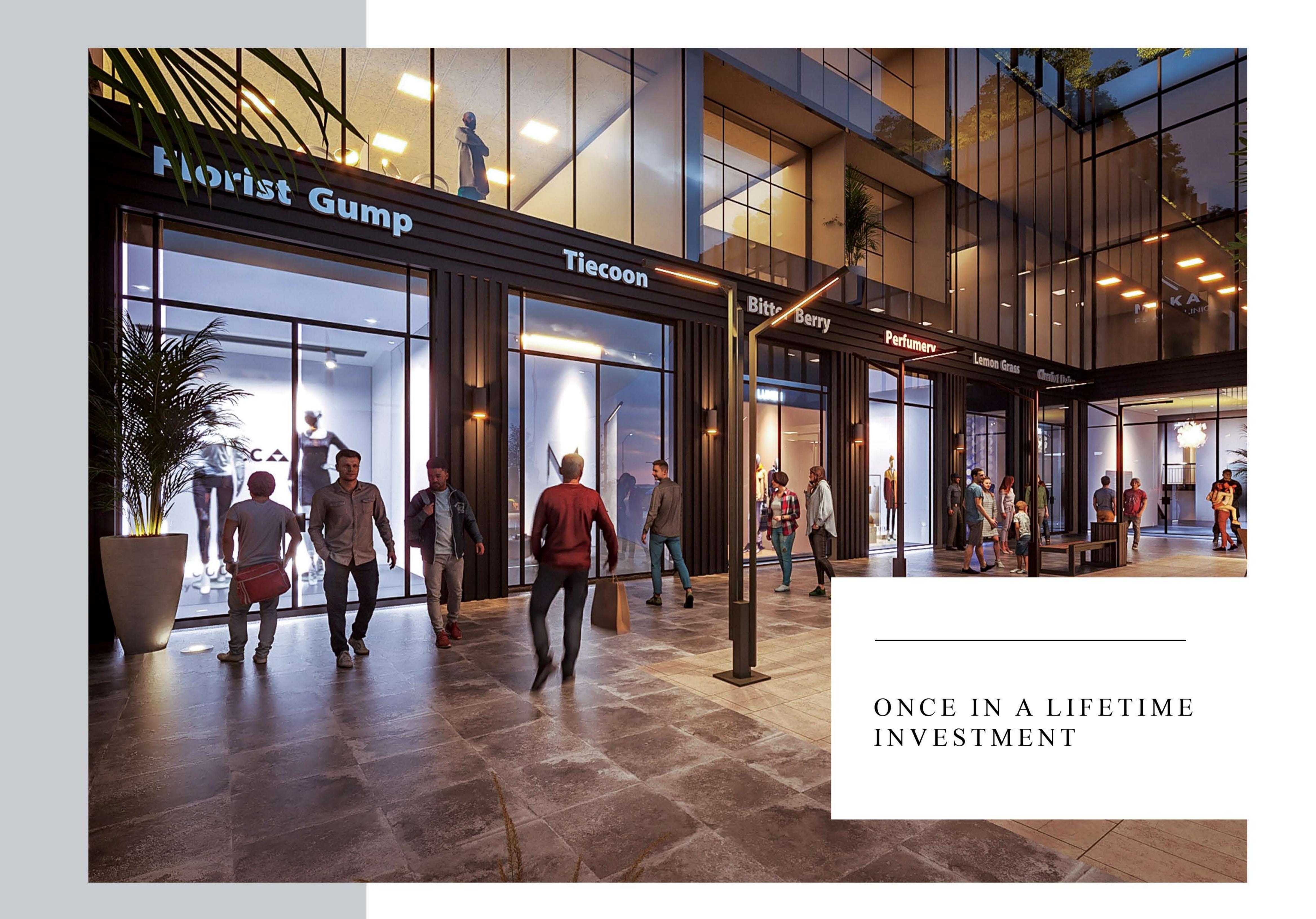




# SPACES FOR RETAIL

FROM 63M<sup>2</sup> to 263M<sup>2</sup>

The demand for retail spaces in the city & the neighborhood is ascending and due to the market's low level of saturation, as well the large population, owning a retail space presents a lifetime investment opportunity. Step inside a wide array of retail shops & find the perfect location to anchor your business.





# SPACES FOR CLINICS

FROM 35M<sup>2</sup>

An array of medical services offering the convenience of being close to where patients live. Medical spaces include specialty clinics, doctors and dental offices, holistic health centers, sports medicine and physical therapy facilities, laboratories and x-ray scan centers





# SPACES FOR DINE & CAFES

### Haven of Flavors and Ambience

As you stroll through the mall's beautifully landscaped walkways, you'll discover a variety of outdoor cafes and restaurants. Inviting parasols and retractable awnings provide ample shade, creating a cool and comfortable retreat from the sun's rays. Settle into a plush armchair or cozy couch, and let the gentle breeze caress your skin as you sip on a refreshing iced tea or enjoy a frothy cappuccino.







From 200m² to 390m²

### The Perfect Setting

starting from 200m<sup>2</sup> and attached to outdoor patio make the restaurant appealing to wider audience, increase foot traffic, increase seating capacity and profitability. Elevated guest experience is added benefit with creative patio ideas



# DIVERSE TENANT MIX





# IN GREAT DEMAND SUPERMARKET

The growth of the middle class in the neighborhood have a consistent population with stable demographics led to an increased demand for a convenient way to shop for a wide variety of products at a one stop shopping destination. Owning a supermarket in Makan ensures a steady demand for groceries and household essentials. Offers a unique opportunity to establish a stable business with a loyal customer base, generate recurring revenue, and build an asset that can appreciate in value over time.

## PHARMACY



A 95m<sup>2</sup> space at a prime location on the ground floor is dedicated to a pharmacy store that will benefit from a captive audience of potential customers who live, work, and shop in the neighborhood.





# ESSENCE OF FAMILY LIFESTYLE

Nestled amidst the serene suburbs, our space embraces the essence of the family lifestyle, providing a retreat for shared experiences and cherished memories. With spacious play areas, enriching entertainment, and engaging events, we create an environment where families can bond & create lasting connections. Makan is not simply a shopping destination; it is a sanctuary that celebrates the beauty and warmth of family life, nurturing the heart and soul of the suburban community.







CENTRALAC



CCTV



UNDERGROUND PARKING



ESCALATORS & ELEVATORS



STORAGE ROOMS



PRAYER ROOMS



KIDS AREA



ROOF LOUNGE







Makan will draw a significant volume of foot traffic, ensuring that your business will be exposed to a large and diverse customer base. This consistent flow of potential customers provides a fertile ground for your business to flourish and achieve its full potential.



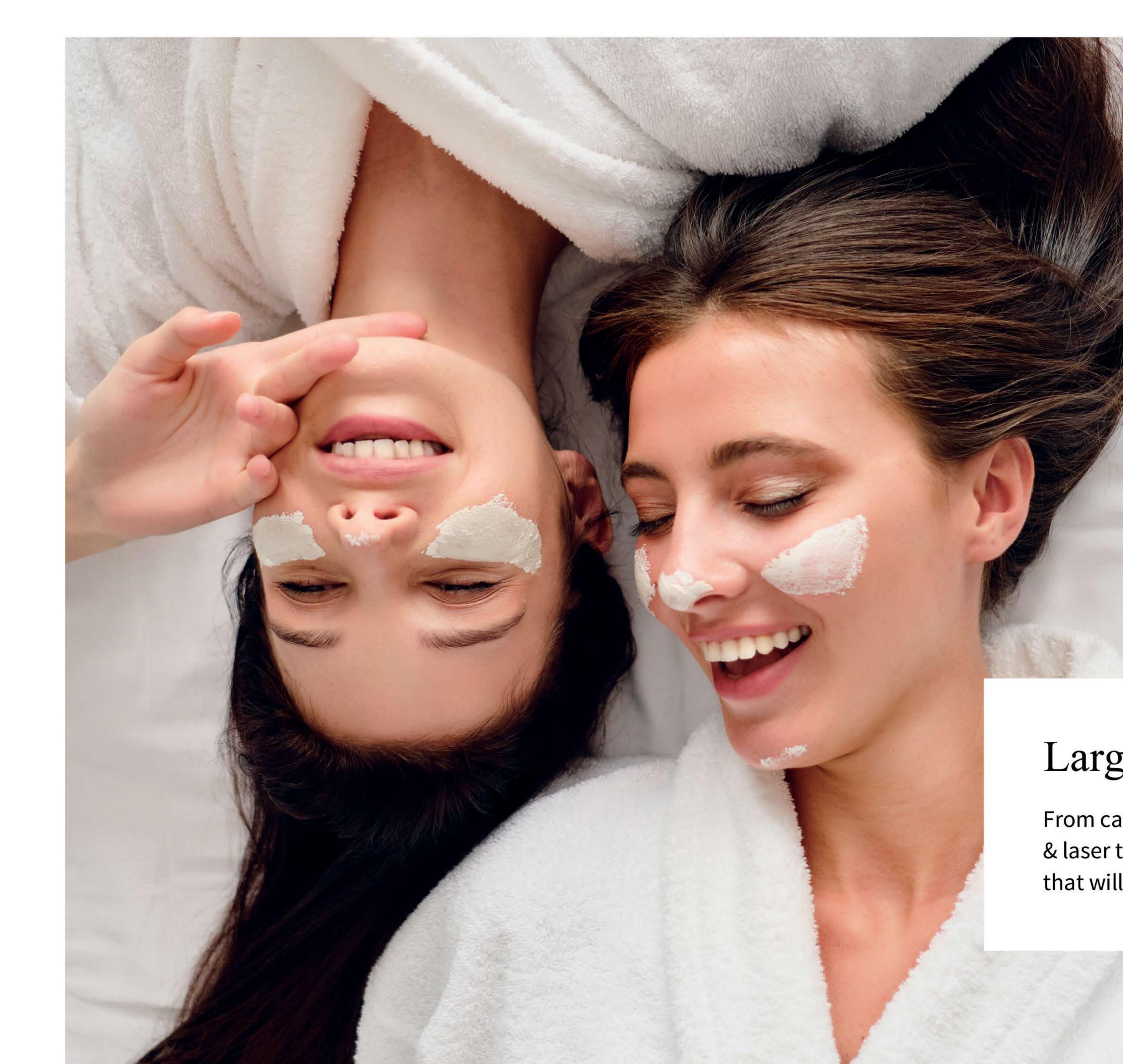
# TAKE THE FIRST STEP

Step inside a wide array of retail shops find the perfect location to anchor your business.



# HEALTHCARE AND WELLNESS

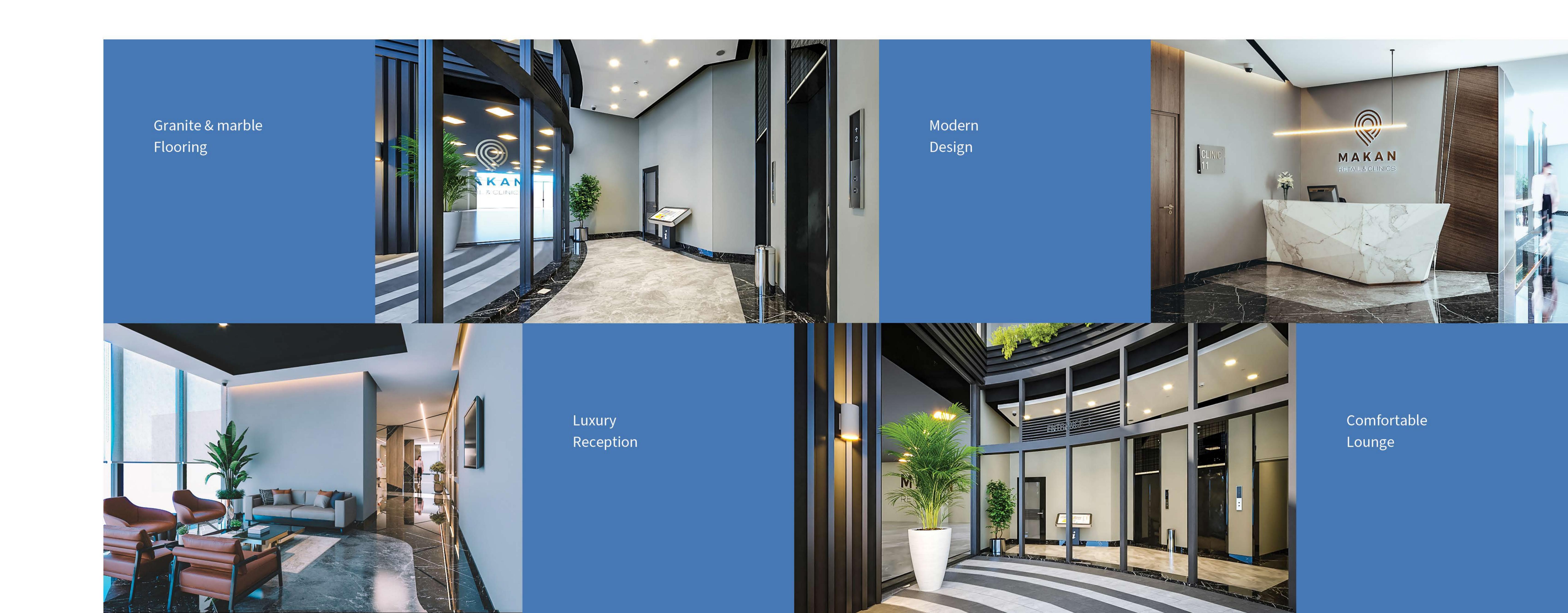
Makan will represent a destination complex of healthcare services available to a large majority of neighborhood residents. Facilities will include a large health club, health food store, gym & recreation center, meditation/relaxation institute and, women's health services.



Large Day Spa

From calming aromatherapy, skin care & laser treatments, to relaxing massages that will melt away tension and soothe soul

# PREMIUM INTERIORS







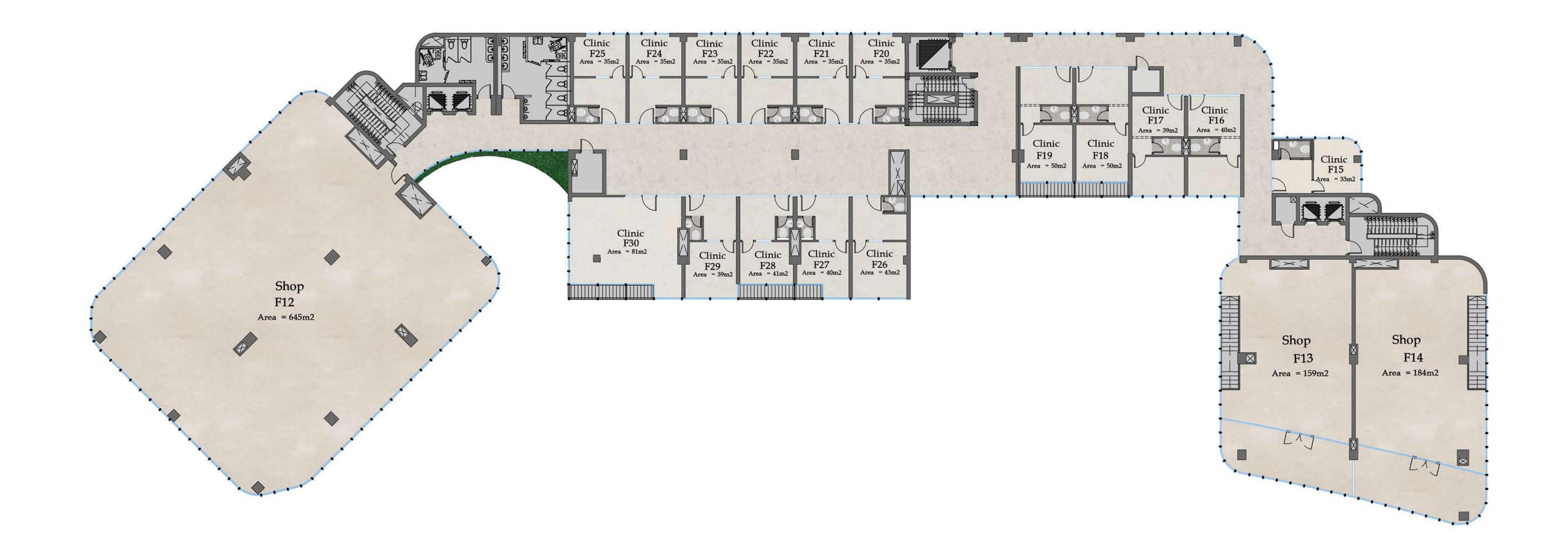
## MAKAN GROUND FLOOR PLAN



#### DISCLAIMER

- All clinic and retail areas are gross.
- All areas have been provided by our consultant architects.
- 3. All materials, dimensions and drawings are approximate and information is subject to change without notice.
- 4. Actual area may vary from the stated area.
- Drawings are not to scale.
- 6. The developer reserves the right to make revisions.
- 7. Windows and exterior details may vary by elevation styles.
- 8. Landscape and external works are subject to change without notice

# MAKAN FIRST FLOOR PLAN



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### MAKAN SECOND FLOOR PLAN



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A strategic hub where location aligns with your goals and budget

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