the one®

COMMERCIAL DISTRICT

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# WE DON’T JUST BUILD PROJECTS. WE BUILD LEGACIES

BECAUSE BEING FIRST ISN’T ABOUT TIMING. IT’S ABOUT VISION.



# ABOUT GHONEIM DEVELOPMENTS GROUP

SINCE 1968, GHONEIM DEVELOPMENTS GROUP HAS BEEN PART OF THE STORY OF MOKATTAM, HELPING SHAPE ITS BUILT ENVIRONMENT AND INFRASTRUCTURE AND WATCHING THE CITY GROW AROUND IT.

FOR DECADES, GDG HAS BUILT WITH A SIMPLE UNDERSTANDING: THE STRONGEST DEVELOPMENTS DO MORE THAN OCCUPY A PLACE. THEY BECOME PART OF IT.





THAT BELIEF CONTINUES TODAY THROUGH DEVELOPMENTS THAT BRING TOGETHER QUALITY, INNOVATION, SUSTAINABILITY AND ENDURING VALUE, CREATING LANDMARKS THAT RESPOND TO HOW CITIES GROW AND HOW PEOPLE LIVE.

FROM THE FOUNDATIONS THAT HELPED SHAPE MOKATTAM TO THE DESTINATIONS SHAPING ITS NEXT CHAPTER, GDG CONTINUES TO BUILD WHAT COMES NEXT.

AND SOMETIMES, WHAT COMES NEXT IS

## THE ONE.

NEW
MOKATTAM

17492

BECAUSE BEING FIRST ISN'T ABOUT TIMING.
IT'S ABOUT VISION.

# the one®

COMMERCIAL
DISTRICT

# هيكل المُقطم

# WHERE THE CITY COMES TOGETHER

OFFICE SPACES
COMMERCIAL
RETAIL

GHONEIM
DEVELOPMENTS
GROUP



# ABOUT THE ONE

AT THE HEART OF NEW MOKATTAM, DIRECTLY ON THE NEW MOKATTAM CORNICHE, A NEW POINT OF CONNECTION TAKES ITS PLACE.

THE ONE BRINGS COMMERCIAL, ADMINISTRATIVE AND MEDICAL SPACES TOGETHER IN ONE FULLY INTEGRATED DESTINATION, CREATING A PLACE WHERE EVERYDAY NEEDS, BUSINESS AND MOVEMENT NATURALLY COME TOGETHER.

ITS POSITION GIVES IT MORE THAN VISIBILITY. IT GIVES IT A ROLE. A PLACE TO WORK FROM. A PLACE TO ACCESS. A PLACE TO MEET. A PLACE TO MOVE THROUGH.

BECAUSE WHEN EVERYTHING YOU NEED COMES CLOSER, THE CITY STARTS TO FEEL CLOSER TOO.

BUILT FOR LIFE. DESIGNED FOR THE CITY.
AND FROM ONE CENTRAL ADDRESS, THE ONE BRINGS THE CITY TOGETHER.

the one® COMMERCIAL DISTRICT

# THE STORY OF THE ONE

MOKATTAM HAS GROWN. ITS PEOPLE HAVE GROWN WITH IT. AND AS THE CITY MOVES FORWARD, SO DOES THE NEED FOR A DESTINATION THAT MOVES WITH THEM. A PLACE CLOSE TO HOME, CLOSE TO BUSINESS, CLOSE TO EVERYDAY LIFE.

SO INSTEAD OF ASKING PEOPLE TO GO FARTHER FOR WHAT THEY NEED, THE ONE BRINGS MORE OF WHAT THEY NEED CLOSER TO THEM.

SET DIRECTLY ON THE NEW MOKATTAM CORNICHE, IT BRINGS COMMERCE, BUSINESS AND HEALTHCARE TOGETHER IN ONE DESTINATION, CREATING A NEW POINT OF MOVEMENT AT THE HEART OF NEW MOKATTAM.

WHERE FAMILIAR STREETS LEAD TO A NEW DESTINATION. WHERE EVERYDAY MOVEMENT CREATES NEW OPPORTUNITIES. AND WHERE ONE ADDRESS CAN CHANGE THE WAY A CITY CONNECTS.



# THE CITY IS ABOUT TO LOOK DIFFERENT.

A PLACE TO COME TOGETHER. A PLACE TO MOVE FORWARD. A PLACE WHERE THE CITY COMES TOGETHER.

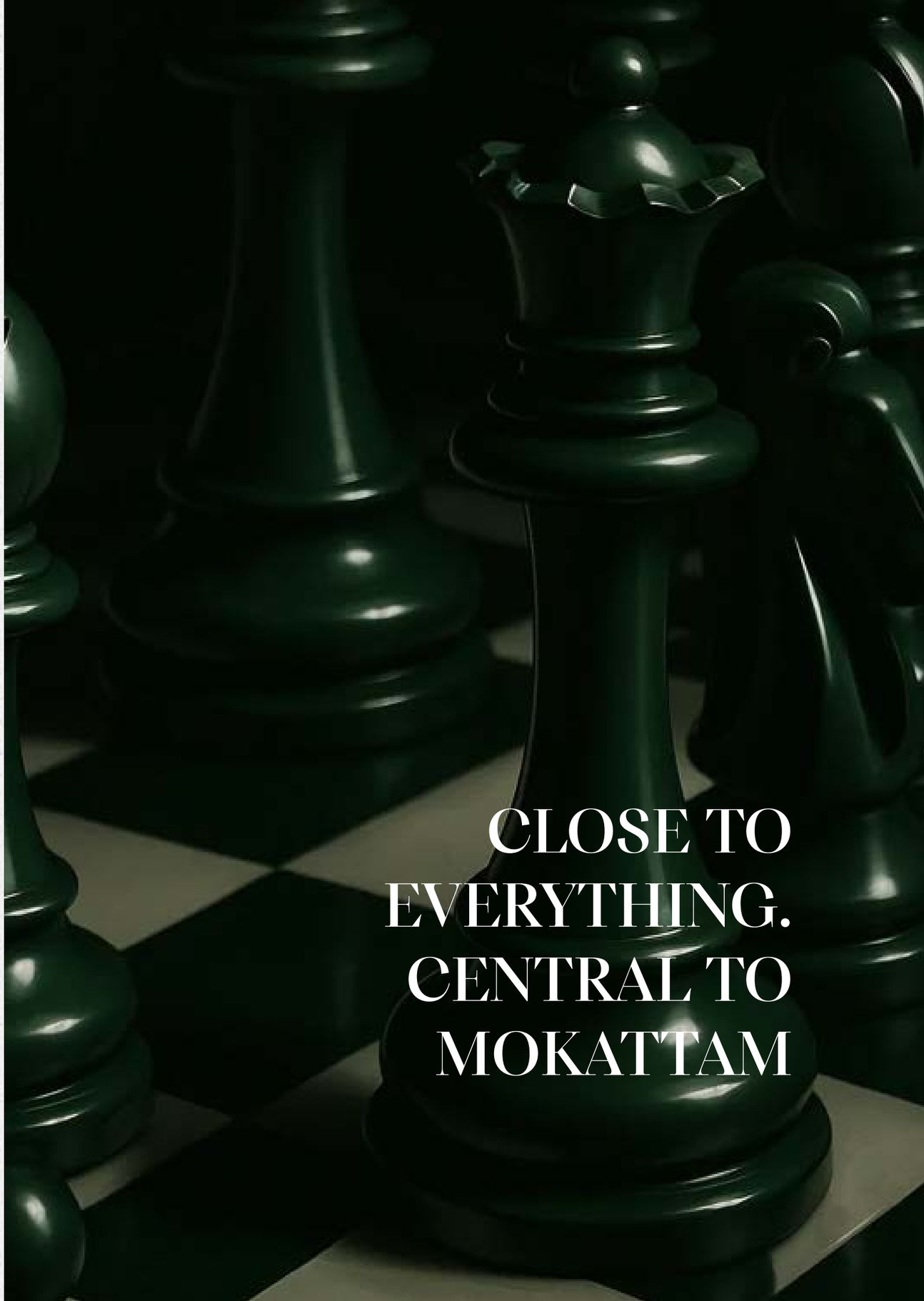
# PROJECT LOCATION

A LOCATION BUILT AROUND MOVEMENT, VISIBILITY AND ACCESS, PLACING THE ONE WITHIN EASY REACH OF CAIRO'S KEY DESTINATIONS WHILE KEEPING MOKATTAM AT THE CENTER. FOR COMMERCIAL, IT MEANS VISIBILITY WHERE PEOPLE ALREADY MOVE.

FOR BUSINESS, ACCESS THAT KEEPS WORK WITHIN REACH.
FOR CLINICS, A LOCATION DESIGNED AROUND CONVENIENCE AND ACCESSIBILITY.

WHERE YOUR NEXT DESTINATION BECOMES EVERYONE ELSE'S.

POSITIONED WHERE MOKATTAM MOVES.
NEW MOKATTAM, DIRECTLY ON THE NEW MOKATTAM CORNICHE, ALONG ABDEL MEGUID MAHMOUD AXIS.

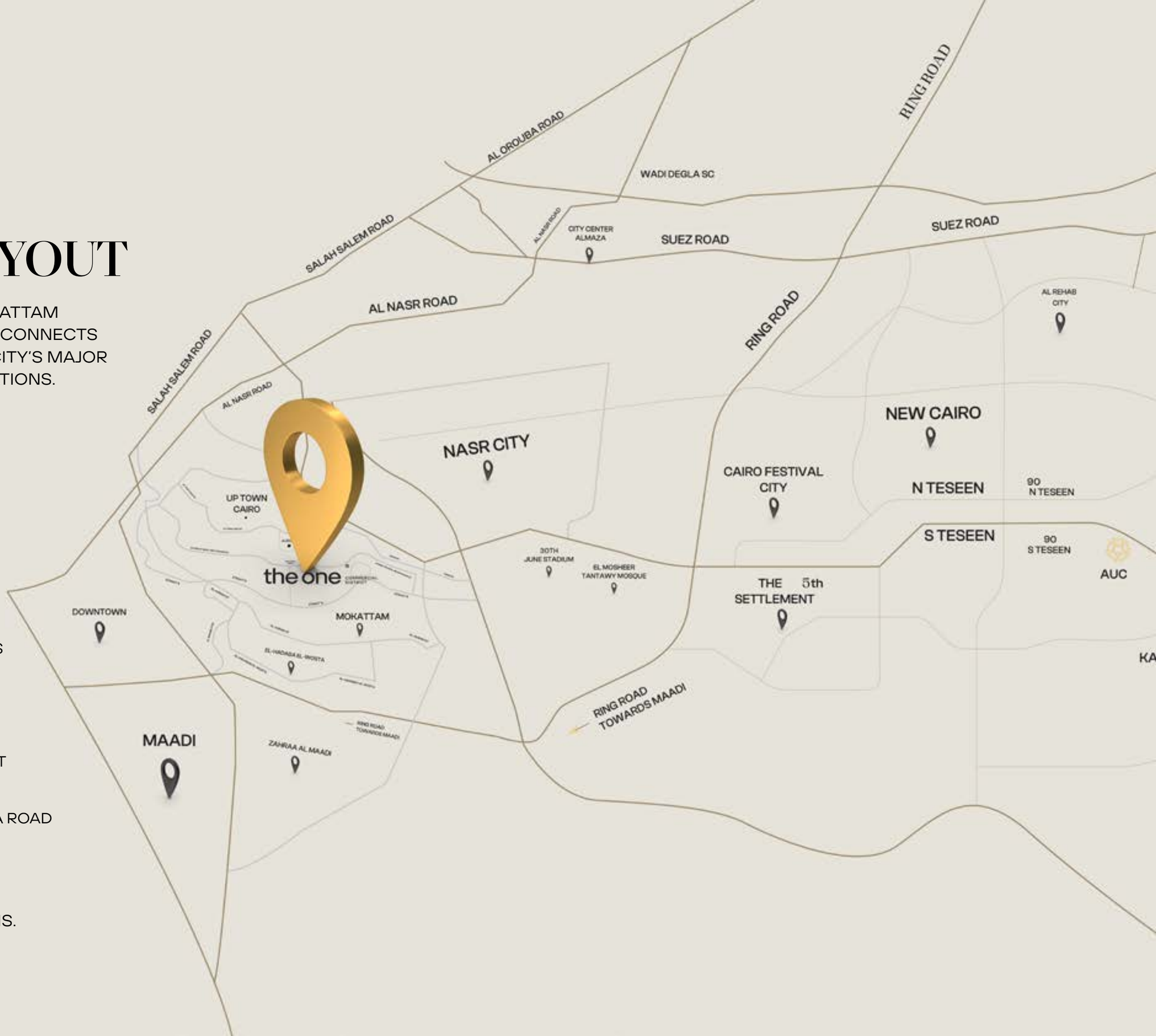


# MAP LAYOUT

FROM THE NEW MOKATTAM CORNICHE, THE ONE CONNECTS NATURALLY TO THE CITY'S MAJOR ROADS AND DESTINATIONS.

5 MINS NASR CITY
6 MINS MAADI
7 MINS EL MOSHIR AXIS
8 MINS RING ROAD
8 MINS NEW CAIRO
10 MINS HELIOPOLIS
12 MINS CAIRO AIRPORT
12 MINS SUEZ ROAD
14 MINS AIN EL SOKHNA ROAD
15 MINS DOWNTOWN

ONE ADDRESS.
MULTIPLE DIRECTIONS.



# PROJECT FACILITIES

- PREMIUM RETAIL SPACES
- RESTAURANTS & CAFÉS
- BUSINESS LOUNGE
- PHARMACY
- CONFERENCE ROOMS
- MEETING ROOMS
- 24/7 SECURITY
- UNDERGROUND PARKING






# PROJECT HIGHLIGHTS

- 85% OF UNITS FULL VIEW ON CORNICHE
- 588 UNITS ACROSS DIFFERENT TYPES
- 4.7 FEDDAN
- 3 SERVICED GATES
- COMPETITIVE PRICING
- FLEXIBLE PAYMENT PLANS
- PRIME LOCATION
- OUTDOOR EVENT SPACES
- VIP LOUNGE
- GREEN SPACES
- WATER FEATURES
- MULTI LEVEL PARKING
- LANDSCAPED AREA


SERENITY WELLNESS
HOME & HEARTH
THE BOOK NOOK
SIGNAGE

# UNIT TYPES

A SPACE FOR EVERY INVESTMENT.

DIFFERENT BUSINESSES NEED DIFFERENT SPACES. DIFFERENT INVESTORS LOOK FOR DIFFERENT OPPORTUNITIES.

THE ONE CREATES ROOM FOR BOTH, WITH COMMERCIAL, MEDICALAND ADMINISTRATIVE UNITS DESIGNED AROUND DISTINCT BUSINESS NEEDS, GIVING EVERY INVESTMENT A PLACE TO TAKE SHAPE.

**COMMERCIAL:**
FOR BRANDS LOOKING FOR VISIBILITY.

**MEDICAL:**
FOR PROFESSIONALS & MEDICAL SPACES BUILDING TRUST.

**ADMINISTRATIVE:**
FOR BUSINESSES READY TO MOVE FORWARD.






**COMMERCIAL**

STARTING FROM
**20** $M^2$ CORE & SHELL

**MEDICAL**

STARTING FROM
**25** $M^2$ WHITE BOX

**ADMINISTRATIVE**

STARTING FROM
**25** $M^2$ WHITE BOX

# FIND YOUR SPACE IN THE ONE.

# INVESTMENT OPPORTUNITIES

ENTER AT YOUR OWN SCALE.
THE ONE OPENS THE DOOR TO DIFFERENT INVESTMENT PATHS ACROSS COMMERCIAL, MEDICAL AND ADMINISTRATIVE SPACES, WITH COMPETITIVE ENTRY PRICES DESIGNED TO MAKE OPPORTUNITY MORE ACCESSIBLE ACROSS THE DEVELOPMENT.




## COMMERCIAL

GROUND FLOOR SHOPS STARTING FROM

EGP 170,000 SQM

FIRST FLOOR SHOPS STARTING FROM

EGP 120,000 SQM

## MEDICAL

STARTING FROM

EGP 80,000 SQM

## ADMINISTRATIVE

STARTING FROM

EGP 70,000 SQM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# PAYMENT PLANS

A DESTINATION BUILT FOR OPPORTUNITY SHOULD GIVE INVESTMENT THE ROOM TO MOVE AT ITS OWN PACE.

THE ONE OFFERS FLEXIBLE PAYMENT STRUCTURES DESIGNED TO SPREAD YOUR INVESTMENT OVER TIME, WHILE KEEPING THE STARTING POINT WITHIN REACH.



**5%** DOWN PAYMENT — INSTALLMENTS UP TO **6** YEARS

**10%** DOWN PAYMENT — INSTALLMENTS UP TO **7** YEARS

**5%** ON DELIVERY

FOR CASH PAYMENTS, ENJOY A **30%** DISCOUNT




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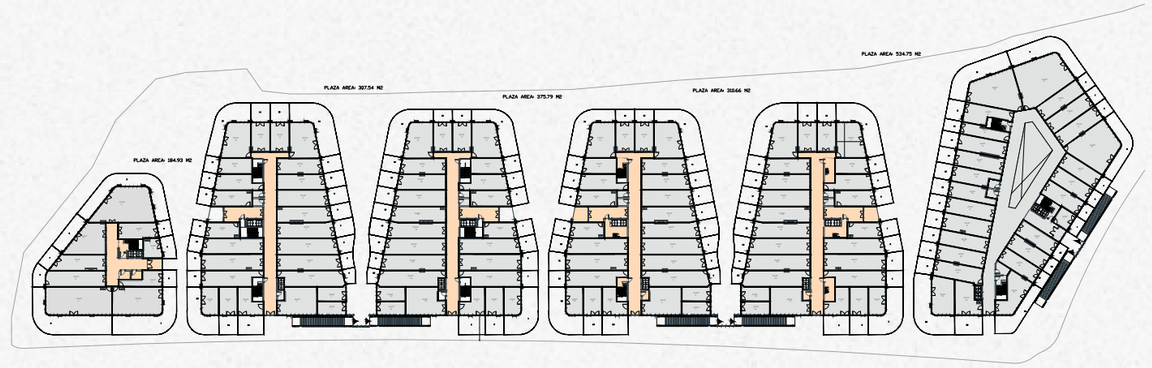
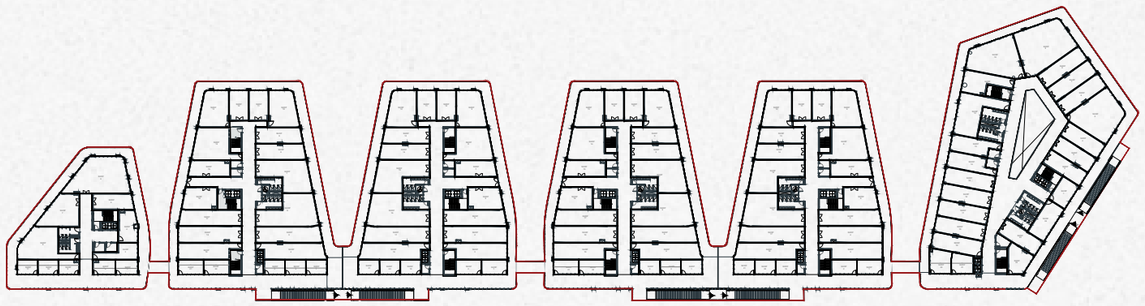
# FLOOR PLANS

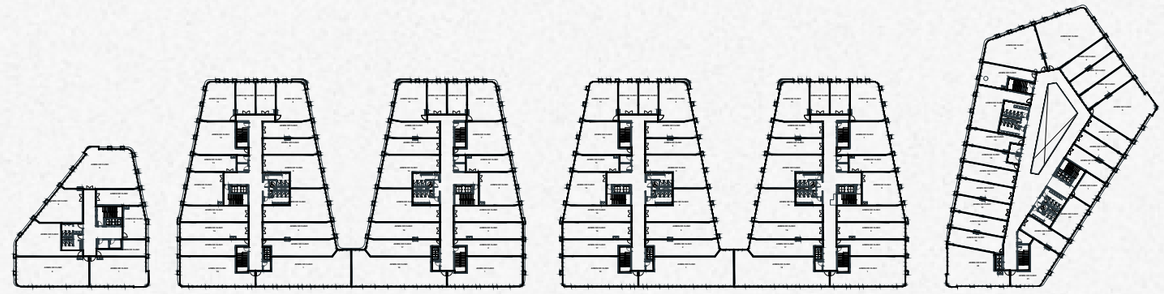


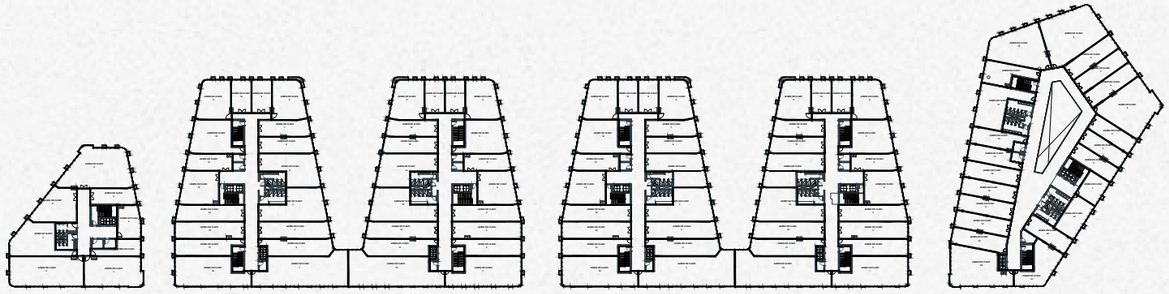

## GROUND FLOOR



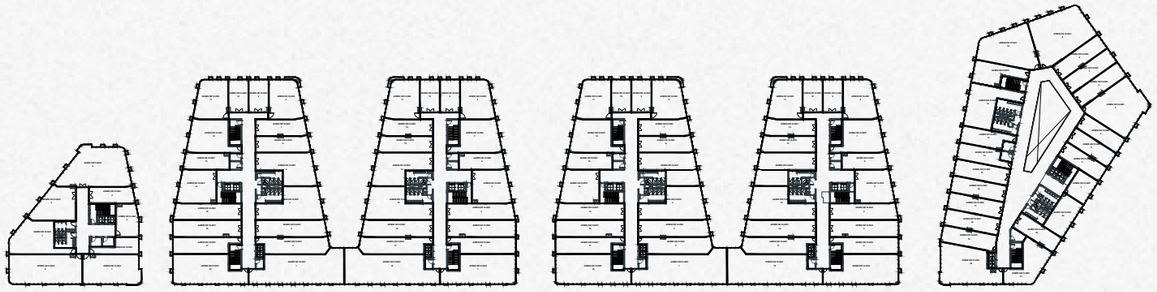
FIRST FLOOR




SECOND FLOOR




# THIRD FLOOR




# FOURTH FLOOR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# OUR PARTNERS

THE RIGHT EXPERTISE, BEHIND EVERY DETAIL.
THE ONE BRINGS TOGETHER SPECIALIZED PARTNERS ACROSS ARCHITECTURE, MARKETING, AND FACILITY MANAGEMENT, EACH CONTRIBUTING TO A MORE COMPLETE PROJECT EXPERIENCE.




AZURE
Planning & Architecture

**AZURE ARCHITECTS**
AN ARCHITECTURAL PRACTICE BRINGING TOGETHER DESIGN EXPERTISE, FUNCTIONALITY, AND A STRONG UNDERSTANDING OF THE BUILT ENVIRONMENT TO CREATE DISTINCTIVE, LASTING SPACES.

INCM™
INCOMERCIAL
Consult. Manage. Lease.

**INCOMMERCIAL**
HANDLING THE TENANT MIX AND COMMERCIAL CONSULTANCY FOR THE ONE PROJECT, ENSURING THE RIGHT BRANDS AND COMMERCIAL CONCEPTS ARE BROUGHT INTO THE PROJECT.

ACADIO

**ACADIO**
THE ONE'S STRATEGIC MARKETING PARTNER, FROM DEFINING THE ONE'S IDENTITY TO SHAPING ITS STRATEGY, POSITIONING, COMMUNICATION, AND LAUNCH, ACADIO LEADS THE BRAND FROM CONCEPT TO MARKET.

# CONTACT US

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SINCE 1968
GHONEIM
DEVELOPMENTS
GROUP