





One District

MODERN LUXURY LIVING

A New Standard of Luxury
DESIGNED FOR MODERN LIVING

September 1, 2026



ABOUT
ROI

A PREMIER
REAL ESTATE
DEVELOPMENT

+20
YEARS

Your

Next

Milestone

/

Starts

Here



4 COMMERCIAL
MALLS:

.GALAXY MALL
.DOWNTOWN MALL
.ARCHIDIA MALL
.ARKA MALL

22

RESIDENTIAL TOWERS,
FULLY OPERATED.

+25
PROJECTS

Your

Next

Milestone

/

Starts

Here



PREVIOUS *PROJECTS*



Your

Next

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/

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Here



PROJECTS

GALAXY MALL
[HADAYEK OCTOBER]



DOWNTOWN MALL
[6TH OF OCTOBER CITY]





PROJECTS

A FLAGSHIP COMMERCIAL LANDMARK FEATURING A DIVERSE
INVENTORY OF OVER 150 PREMIUM UNITS THOUGHTFULLY DISTRIBUTED
ACROSS COMMERCIAL, COMMERCIAL, ADMINISTRATION, AND CLINICS

[ARCHIDIA MALL,
ARKA MALL]





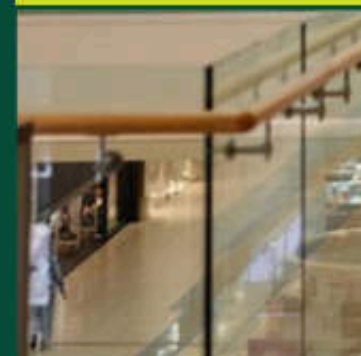
PROJECTS

OUR PORTFOLIO'S FLAGSHIP MALL, ACCOMPANYING NATIONAL COMMERCIAL DEVELOPMENT
ALONGSIDE ARKA MALL, OUR NEXT LANDMARK PROJECT CURRENTLY UNDER CONSTRUCTION

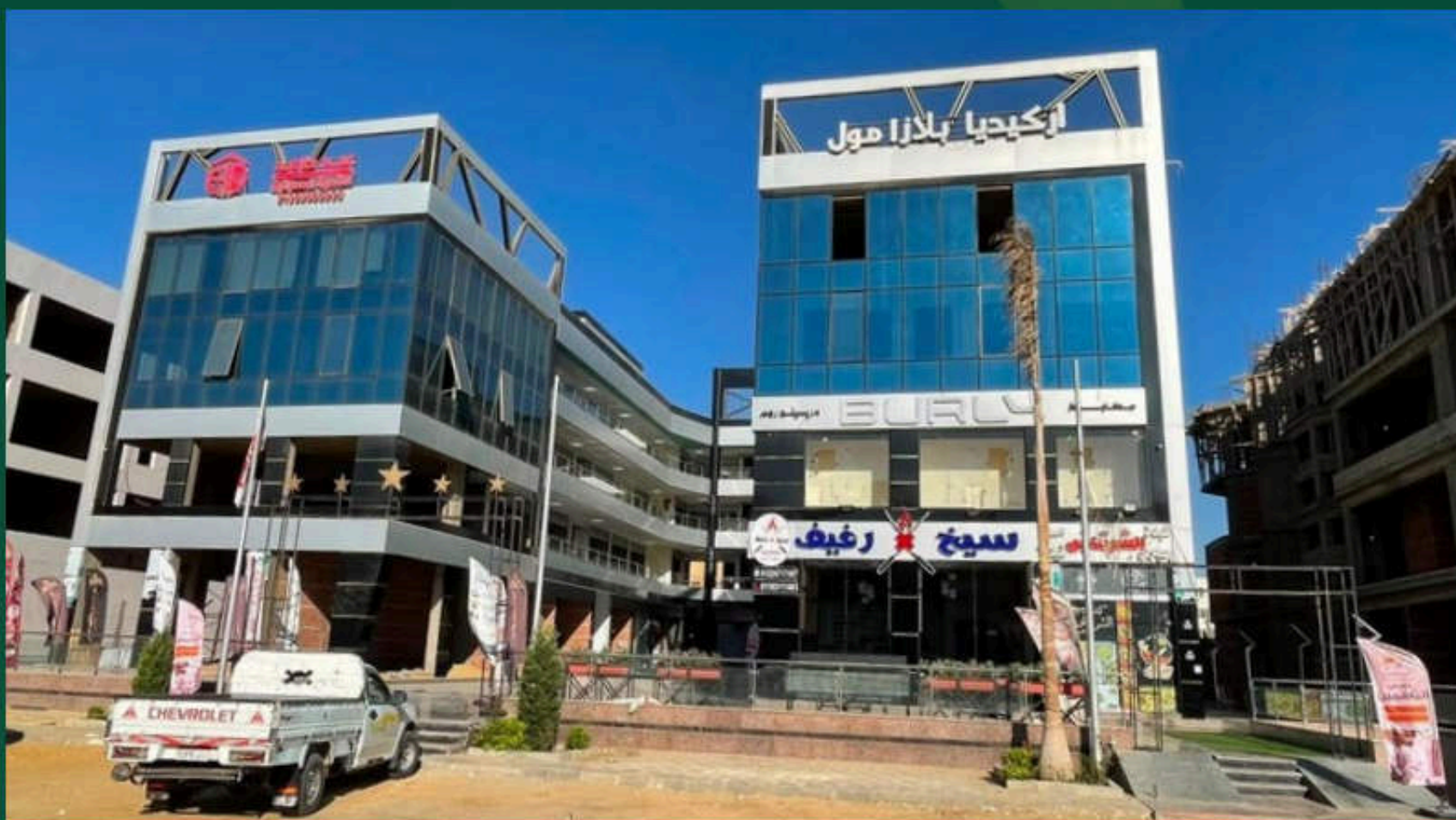




DOWNTOWN
MALL



PROJECTS





CURRENT *PROJECTS*



Your

Next

Milestone

/

Starts

Here



LOCATION

PROJECT LOCATION

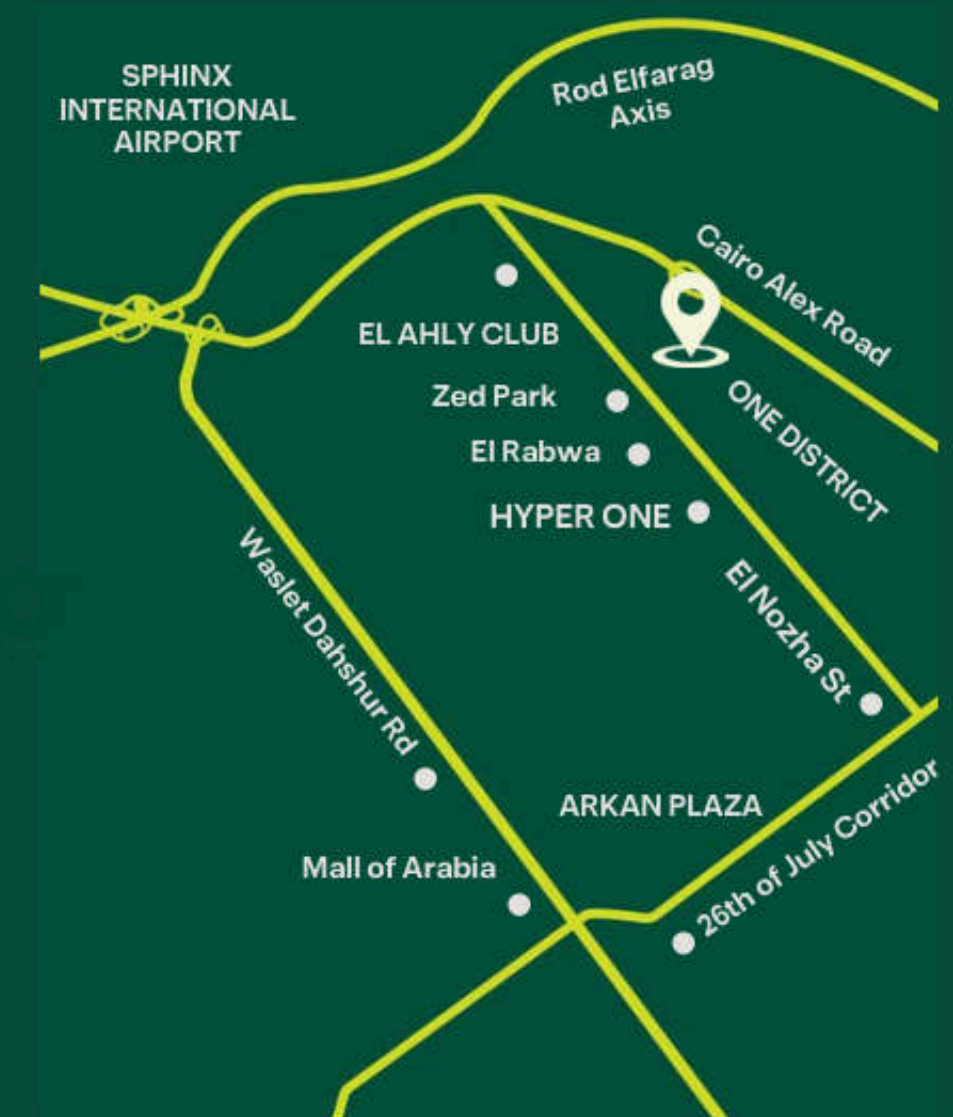
- .El Ahly Club - **3m**
- .Hyper One - **4m**
- .Sphinx International Airport - **10m**
- .Arkan Plaza - **10m**

LOCATION

PROJECT LOCATION

- .El Ahly Club -3m
- .Hyper One -4m
- .Sphinx International Airport - 10m
- .Arkan Plaza -10m

LAUNCHING EVENT
2026





- Landscape
- Club House
- Lagoons and Waterfeatures Kids Area
- Security and Safety
- Commercial Mall
- Cycling Track





SPACES



One bedroom

From **60 meters**

3 bedrooms

From **144 meters**

Two bedrooms

From **115 meters**

Duplex

From **250 meters**

Your

Next

Milestone

/

Starts

Here



TSM
ASSET MANAGEMENT
REAL ESTATE INVESTMENT

- **DANDY MALL**
- **CONCORD PLAZA MALL**
- **DOWNTOWN KATTAMYA**
- **MELANITE 6TH OF OCTOBER**
- **ETAPA SQUARE CITY EDGE**
- **NORTH SQUARE ALAMEIN**
- **KATAMEYA PLAZA**

Your

Next

Milestone

/

Starts

Here



- EL REHAB
- MADINATY
- HYDE PARK
- PARK AVENUE
- SUADI GERMAN HOSPITAL

Your

Next

Milestone

/

Starts

Here



PRICING

Your

Next

Milestone

/

Starts

Here



PRICING

STARTING UNIT PRICE

2,500,000
ONLY



DISTRICT One

STARTING UNIT PRICE
2,500,000
ONLY



Your Next Milestone / Starts Here



PRICING



CORE&SHELL UNITS

STARTING PRICE
per meter

33,700

FULLY FINISHED SERVICED APARTMENT

STARTING PRICE
per meter

60,000

FULLY FINISHED APARTMENT

STARTING PRICE
per meter

51,000

Your

Next

Milestone

/

Starts

Here



PAYMEN PLAN

Your

Next

Milestone

/

Starts

Here



عقد

إيجار إلزامي

لشقتك في الشيخ زايد

من أول يوم

اسكن واستثمر



16219



اسكن واستثمر

واسترد **100%** من مقدم شقتك

قبل الاستلام

في قلب الشيخ زايد



CORE&SHELL OR FULLY FINISHED WITHOUT
MANDATORY RENTAL

DOWNPAYMENT	INSTALLMENTS	YEARS	DISCOUNT
5%	Equal Installment	8	-
10%	Equal Installment	9	-
10%	5% after two years	10	-
15%	Equal Installment	8	8%
15%	Equal Installment	9	5%





CASH DISCOUNT

30%

Your

Next

Milestone

/

Starts

Here

ONE
DISTRICT



LAUNCHING EVENT
2026

ONE DISTRICT

A modern apartment complex at dusk. The building is a multi-story structure with a light-colored facade and dark window frames. Many windows are illuminated from within, casting a warm glow. In the foreground, there is a swimming pool with blue water. Several lounge chairs with dark cushions are arranged on a wooden deck. Large umbrellas, some dark and some red, are open over the pool area. To the right, there is a covered outdoor seating area with people sitting at tables. The sky is dark with some clouds. The overall atmosphere is relaxed and modern.

ONE DISTRICT

A wide-angle photograph of a modern residential development. In the foreground, a curved, shallow water channel with a wooden bridge crosses it. The water is clear blue, and the bridge is made of dark wood. To the right, a paved walkway with a red border runs alongside the water. In the background, several multi-story apartment buildings with light-colored facades and dark window frames are visible. Palm trees and other tropical plants are scattered throughout the scene. The sky is clear and blue.

ONE DISTRICT

A woman with long dark hair, wearing a white long-sleeved blouse and beige trousers, stands in the foreground on the left, looking towards the right. She has sunglasses on her head and a bag slung over her shoulder. In the background, there is a pond with several fountains, a wooden bridge, and a modern building complex with palm trees and a red awning. Other people are visible in the background, some standing and some sitting on a bench.

ONE DISTRICT

A nighttime rendering of a modern apartment complex. The scene features several multi-story buildings with balconies and large windows, some of which are illuminated from within. In the foreground, there is a swimming pool with a wooden deck, lounge chairs, and several large patio umbrellas. The area is landscaped with plants and trees. A bright yellow square is overlaid on the right side of the image, containing the text "ONE DISTRICT" in white, bold, sans-serif capital letters.

ONE DISTRICT

OUR *PARTNER*



THANK YOU