seen Gardenia

PROJECT BY

REJAN DEVELOPMENTS

16097

www.rejaneg.com

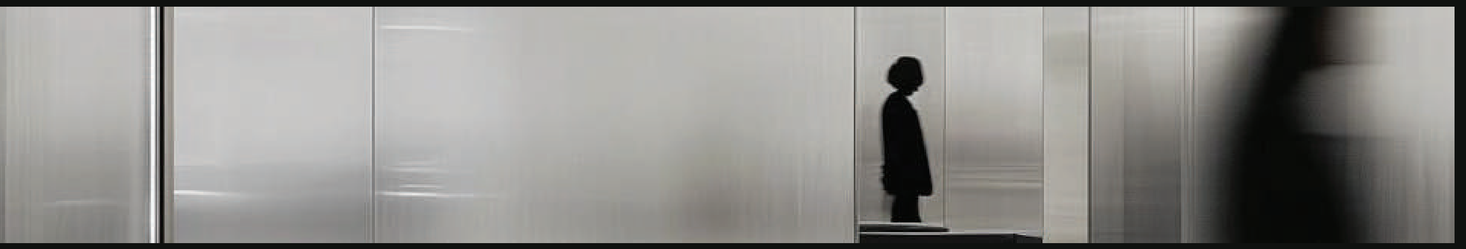
DESIGNED TO DEFINE



ABOUT REJAN DEVELOPMENTS

With over a decade of shaping urban living across South Cairo, New Cairo, and beyond, Rejan is more than a developer, it is a curator of meaningful spaces. Through residential, commercial, administrative, and medical projects, Rejan crafts environments that bring clarity to city life. Built on trust, vision, and delivery, Rejan builds for real.

WHERE REAL MATTERS



Every project reflects a deep-rooted commitment to elevating the everyday experience of people and professionals alike. Rejan operates with a futureforward mindset, constantly evolving to anticipate the demands of modern urban living. With over 85 projects and thousands of delivered units, Rejan has established itself as a trusted name that delivers not just on promises, but on purpose

SEEN GARDENIA ©2026

WHERE LIFE MEETS OPPORTUNITY

NED TO DEFINE DESIGNED TO DEFINE DESIGNED TO DEFINE DESIGNED TO B

From wellness to retail, Seen Gardenia is designed to be experienced, not just visited. It’s a dynamic community that places connectivity, flow, and design at the core of every floor. Whether you're launching a new venture or elevating a medical practice, Seen Gardenia offers a destination where potential thrives.

With a curated mix of medical and commercial zones, Seen Gardenia brings together audiences from all walks of life. It’s a place where your brand can grow roots and build visibility within one of Cairo’s most sought-after corridors, and where functionality meets prestige

SEEN GARDENIA ©2026

PURPOSE *BUILT*

Each space at Seen Gardenia is purpose built, designed with intention, crafted for comfort, and tailored to every practical need.

SEEN GARDENIA ©2026

DESIGN MEETS FUNCTION AND EVERYDAY EASE

NED TO DEFINE DESIGNED TO DEFINE DESIGNED TO DEFINE DESIGNED TO D

DESIGNED FOR ACCESS

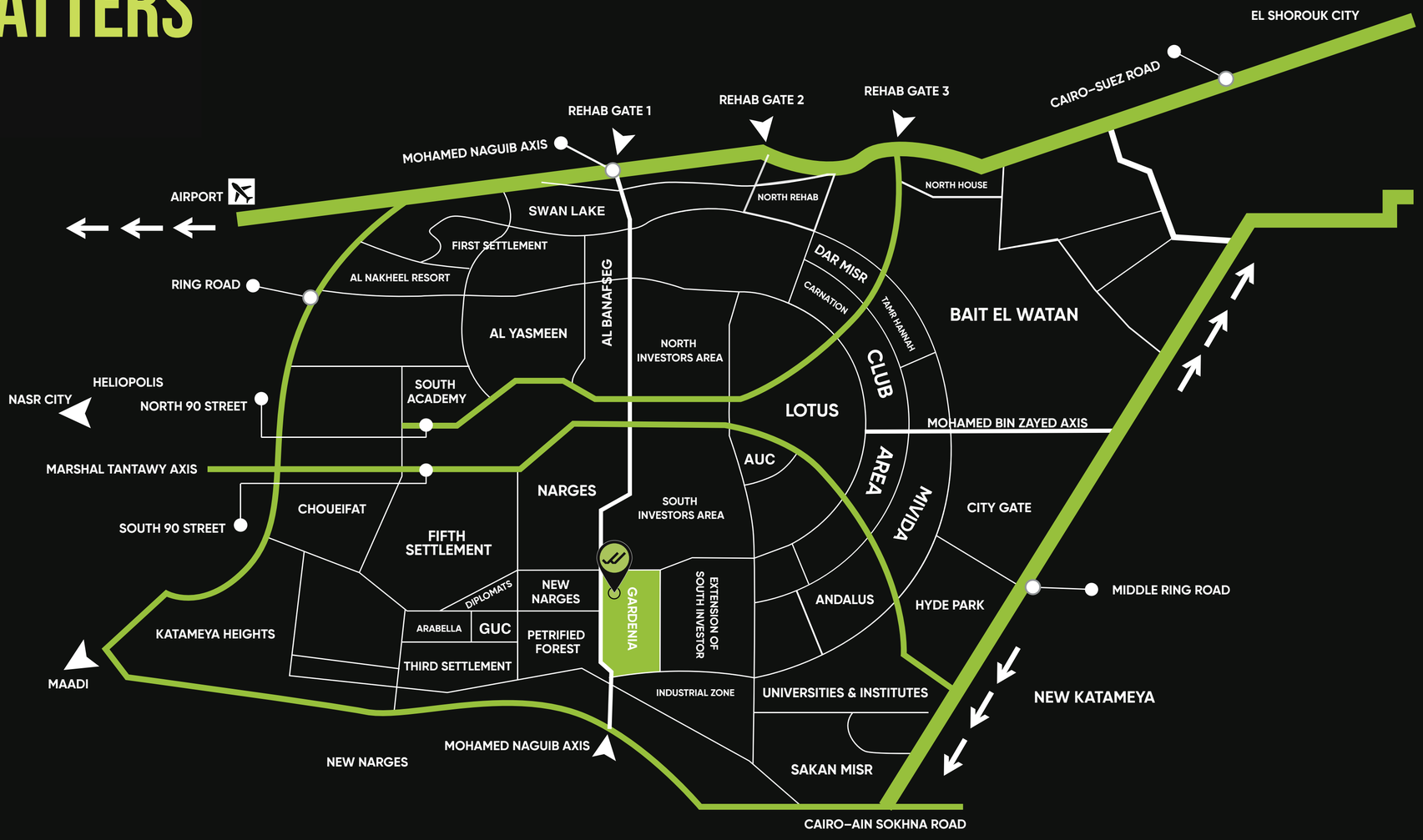
Seen Gardenia was designed to provide the perfect equilibrium, between elegance and practicality, pace and peace, visibility and comfort. With spacious layouts, flowing circulation, and curated views, every square meter is tailored to elevate your daily experience.

Whether you›re a service provider needing seamless access, a retail business targeting foot traffic, or a healthcare professional requiring privacy and organization, Seen Gardenia provides the spatial balance that supports diverse success stories under one address.

RIGHT WHERE IT MATTERS

Positioned directly on Mohamed Naguib Axis, Seen Gardenia connects businesses with the pulse of New Cairo. It's surrounded by more than 15,000 residential units and major institutions that feed into the footfall, visibility, and demand for every business.

This connectivity ensures that your business benefits from both vehicular visibility and neighborhood proximity, making it easier for clients, customers, and patients to access your services. A destination where accessibility meets ambiance, where every visit feels seamless, every turn invites discovery, and every service is thoughtfully positioned to enhance everyday convenience and connection.



SEEN GARDENIA ©2026

NEARBY LANDMARKS:

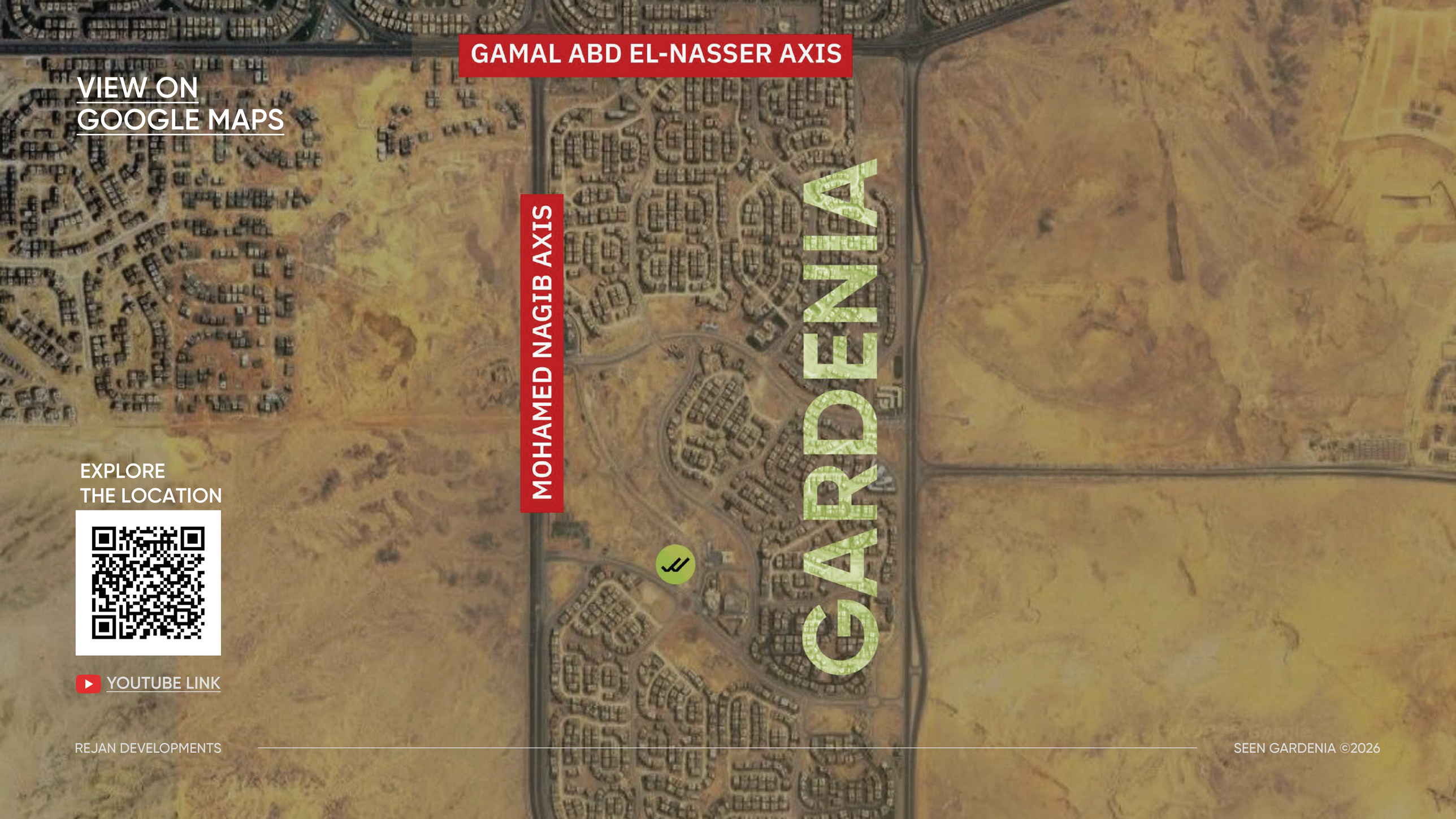
- GARDENIA 1, 2, AND 3
- 8 LEADING SCHOOLS
- LIFE SPORT BY MOUNTAIN VIEW
- HORAYA SELIM MOSQUE

ACCESS POINTS:

- 1 MIN FROM MOHAMED NAGUIB AXIS
- 2 MINS FROM SOKHNA ROAD
- 2 MINS FROM GAMAL ABDEL NASSER AXIS
- 4 MINS FROM SOUTH 90TH STREET



SEEN GARDENIA ©2026



VIEW ON
GOOGLE MAPS

EXPLORE
THE LOCATION

YOUTUBE LINK

SEEN GARDENIA ©2026

WHERE GLASS MEETS GRACE

DESIGN CONCEPT

Inspired by contemporary elegance, the architectural language of Seen Gardenia speaks with light, material, and transparency. Featuring curved glass façades, wooden louvers, and layered terraces, the design invites natural light into every level. The openness between floors enhances visibility and encourages movement, creating a seamless business experience inside and out. The building's multi-dimensional structure emphasizes human scale and urban presence. Every line and material was chosen to harmonize natural aesthetics with functionality, balancing form and identity for a distinctive, memorable structure.



SEEN GARDENIA ©2026



SEEN GARDENIA ©2026


SOLORA
seen.
Gardenia
AVIRA
ROASTIA
ROASTIA

SPACES FOR *e*COMMERCE



SEEN GARDENIA ©2026

COMMERCIAL UNITS

2026

Designed across the lower ground and ground levels, the commercial units provide flexible sizing, direct plaza access, and panoramic visibility. These units are core & shell, empowering brands to craft their space. With proximity to daily traffic and key amenities, every store benefits from a built-in audience. From boutiques to banks, lifestyle brands to convenience offerings, the commercial area caters to the neighborhood’s daily needs while inviting premium experiences into the district’s urban rhythm.



SEEN GARDENIA ©2026

A BETTER SETTING FOR *CARE*



SEEN GARDENIA ©2026

MEDICAL UNITS

2025

The first to third floors are dedicated to medical excellence, providing fully finished spaces with air conditioning and dedicated entrances. Whether it’s a clinic, lab, or specialized service, Seen Gardenia offers a comfortable and serene environment for both professionals and patients. The layout ensures privacy while maintaining accessibility. Equipped with vertical circulation and proper zoning, each unit promotes trust, comfort, and operational efficiency.

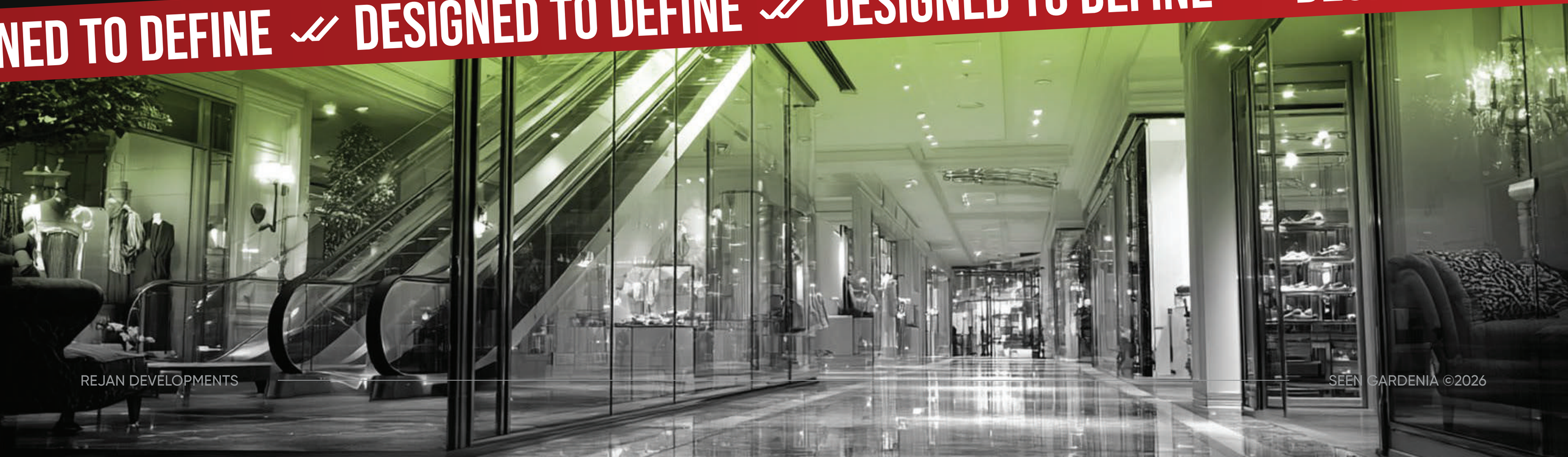


SEEN GARDENIA ©2026

FACILITIES & AMENITIES

Seen Gardenia goes beyond space, offering integrated amenities that make it a fully supported destination.

NED TO DEFINE // DESIGNED TO DEFINE // DESIGNED TO DEFINE // DESIGNED TO D



SEEN GARDENIA ©2026

HYPERMARKET



A fully stocked hypermarket offering daily essentials for visitors, shoppers, and nearby residents.

SPECIAL MEDICAL ENTRANCE



A private entrance for medical units, designed to ensure smooth, discreet access for patients.

PHARMACY



An on-site pharmacy providing immediate access to medications and health essentials for all.

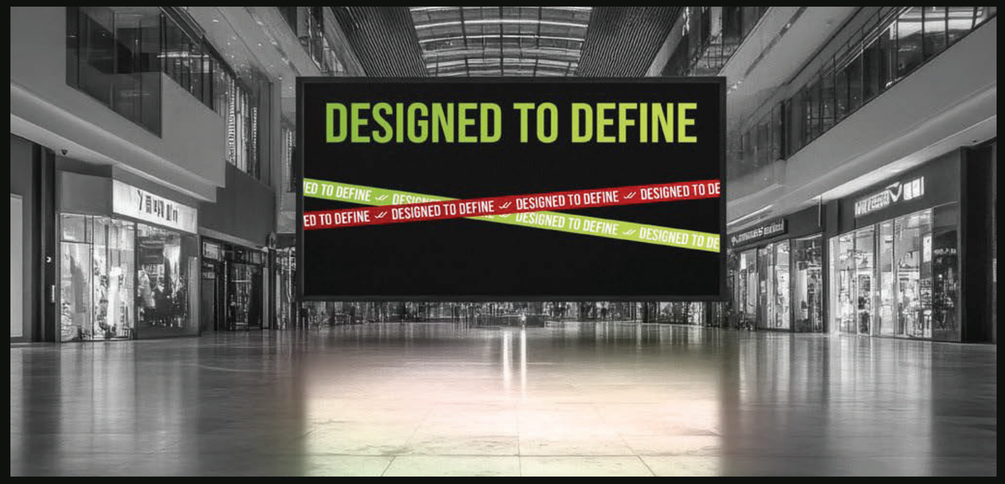
SEEN GARDENIA ©2026

ATM CENTER



Instant, secure cash withdrawal and banking access with conveniently placed ATMs.

MARKETING LED SCREEN



High-visibility LED screen for promotional messages, announcements, and real-time project updates

CCTV SYSTEM



A comprehensive CCTV system ensuring constant surveillance and heightened safety across the premises.

SEEN GARDENIA ©2026

EVATORS



oth, secure vertical access connecting oors, ideal for patient mobility and r convenience.

PROPERTY MANAGEMENT



Dedicated teams overseeing cleanliness, maintenance, and day-to-day operations for a smooth user experience.

ROOF GARDEN



A calm rooftop escape featuring greenery and open-air views, ideal for short breaks and downtime.

SEEN GARDENIA ©2026

SKY BRIDGE



An elevated sky bridge offering direct, convenient circulation between separate wings of the project.

UNDERGROUND PARKING



Secure, spacious underground parking with direct access to all commercial and medical levels.

TRAVELATOR



Effortlessly connecting levels, the travelator ensures smooth, safe, and accessible movement across Seen Gardenia's spaces.

SEEN GARDENIA ©2026

SMART STRUCTURE, STRATEGIC LAYOUT

PLOT AREA: 2077 M^2
FOOT PRINT: 40%
BUA: 7865 M^2

PLAZA: 360 M^2
OUTDOORS: 413 M^2

PROJECT PROTOTYPE:

- UNDERGROUND PARKING
- LOWER GROUND + GROUND + FIRST FLOOR : COMMERCIAL
- SECOND + THIRD FLOOR: MEDICAL

DELIVERY DATE: 2028

FINISHING:

Medical Units fully Finished with AC
Commercial Core & Shell

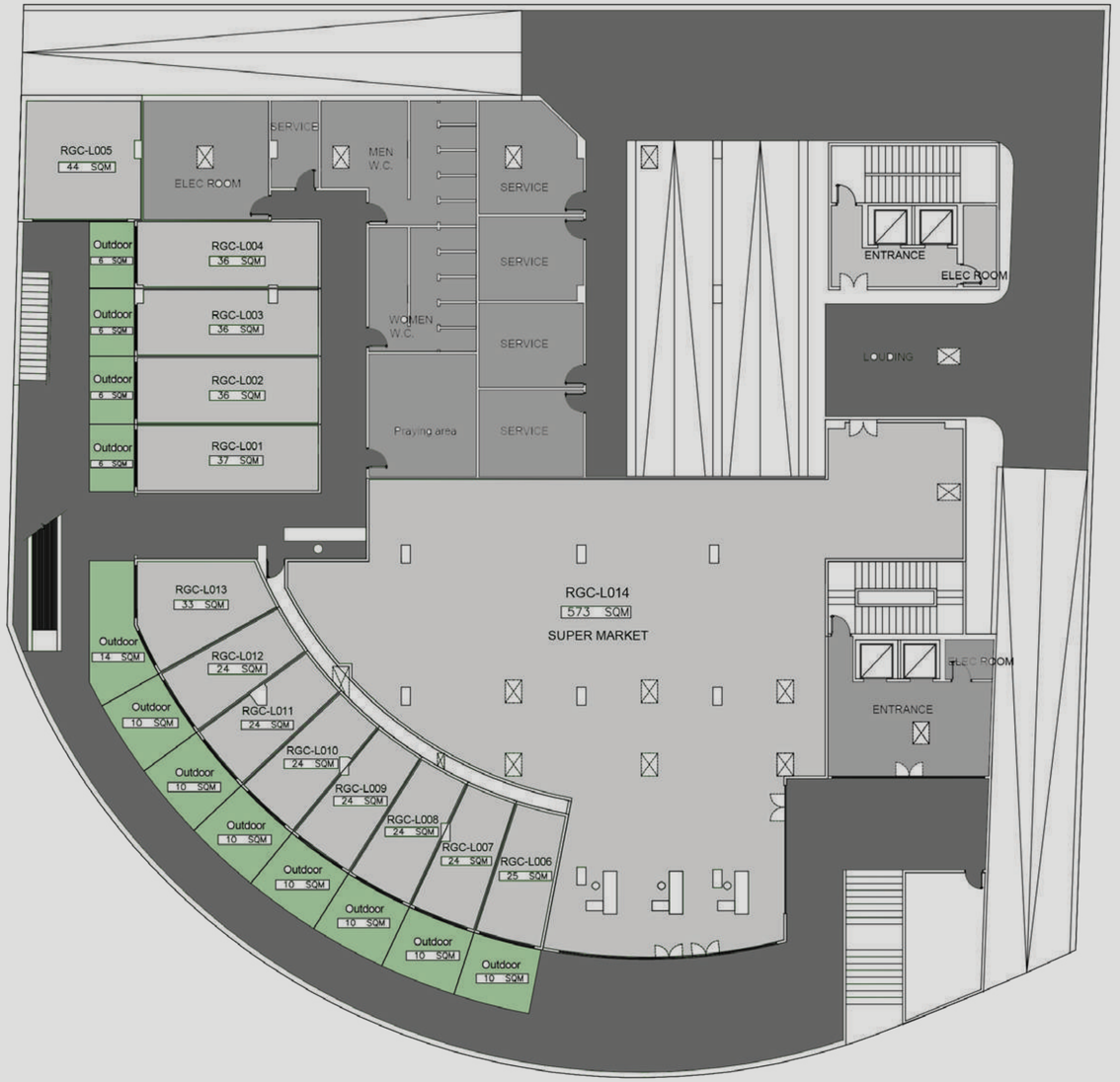


SEEN GARDENIA ©2026

FLOOR PLANS

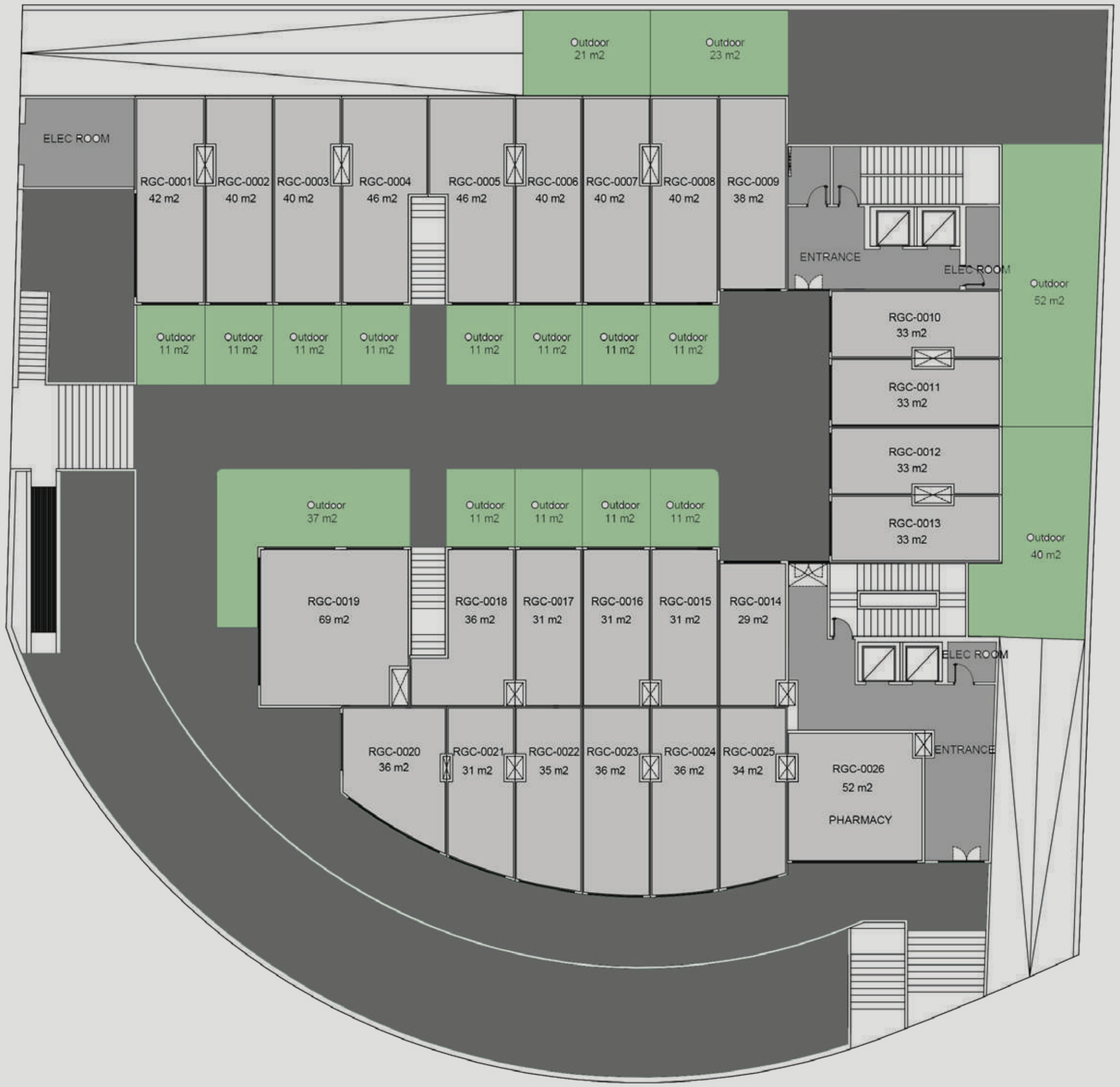
SEEN GARDENIA ©2026

COMMERCIAL LOWER GROUND FLOOR



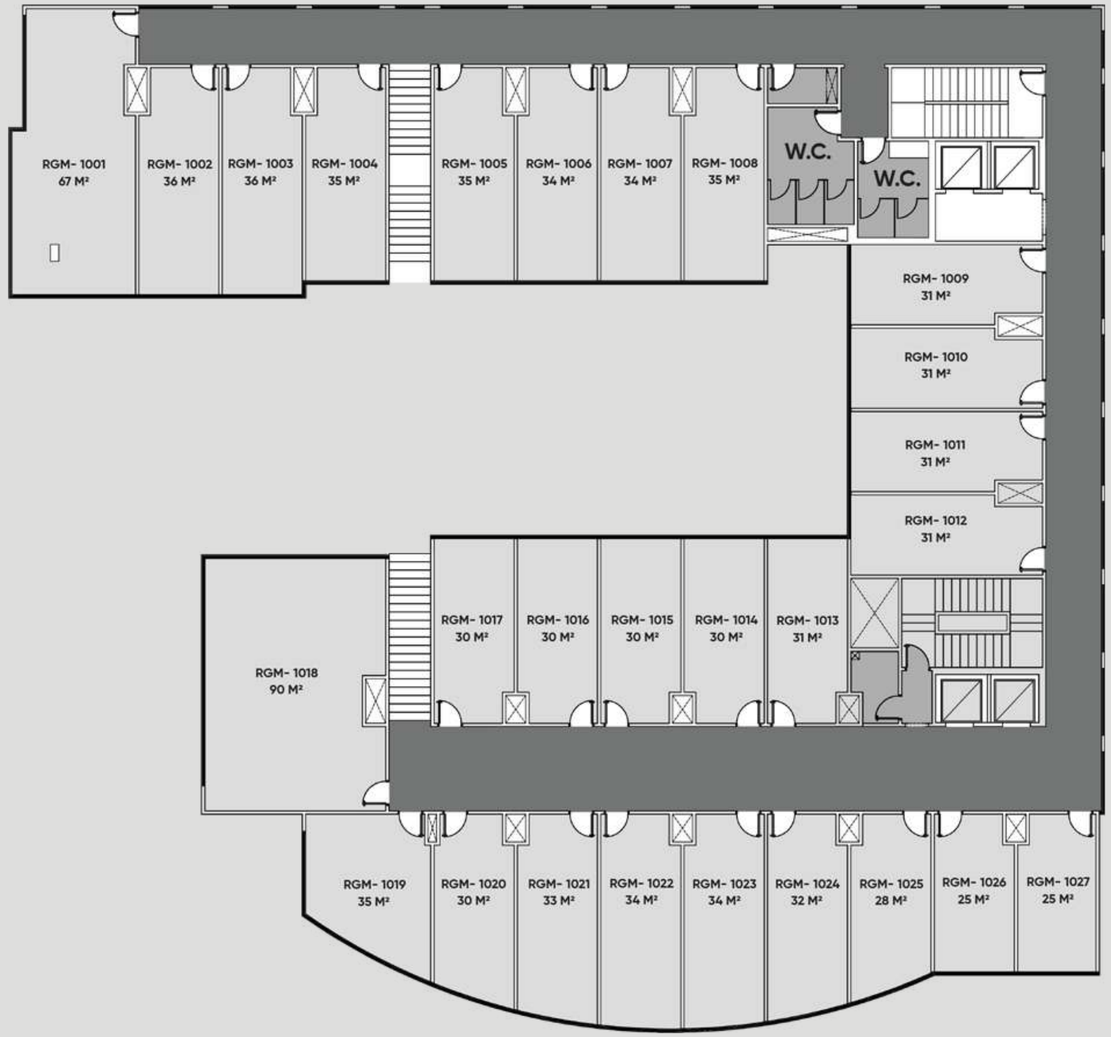
SEEN GARDENIA ©2026

COMMERCIAL GROUND FLOOR



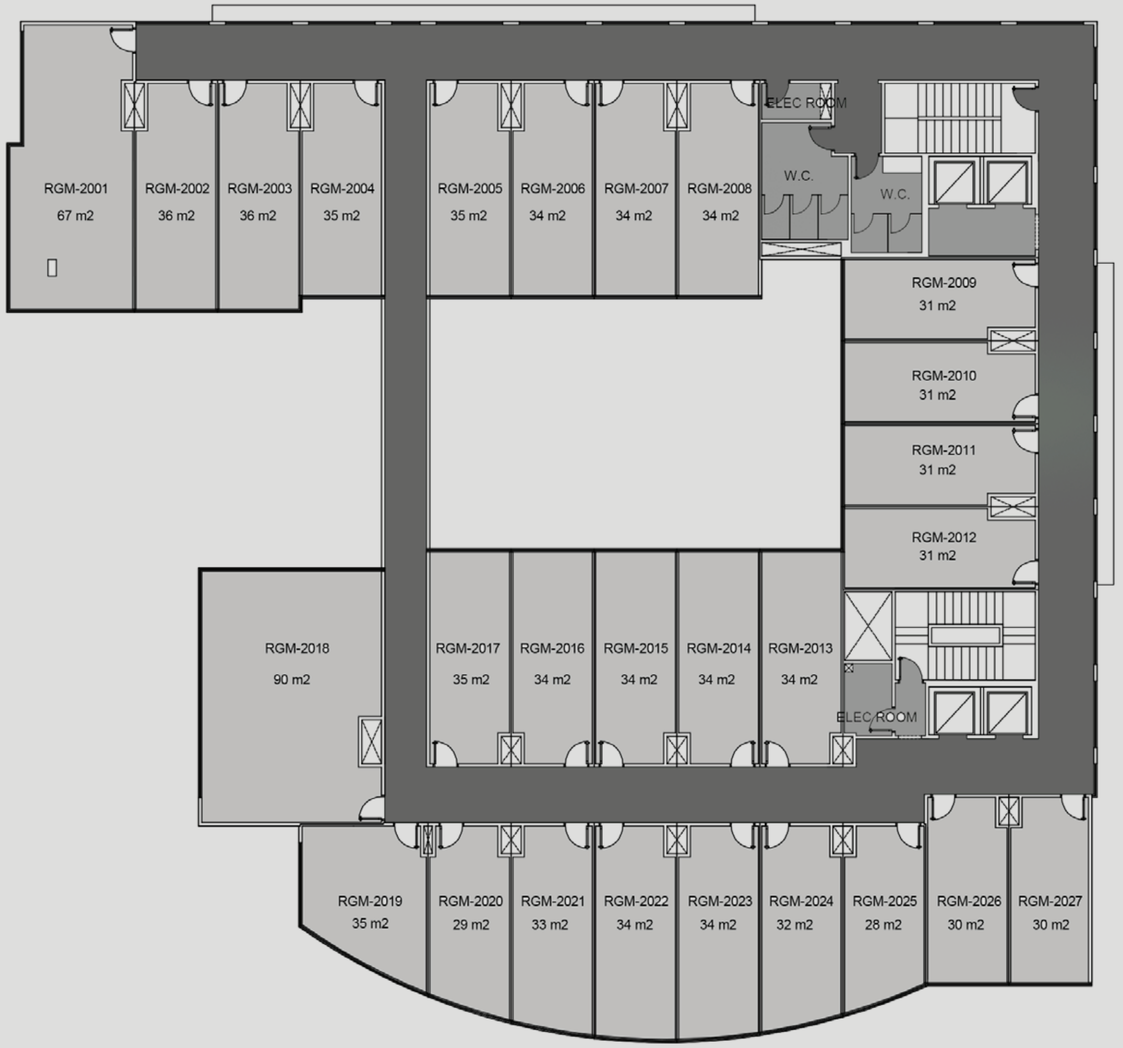
SEEN GARDENIA ©2026

COMMERCIAL FIRST FLOOR



SEEN GARDENIA ©2026

CLINICS
SECOND FLOOR



SEEN GARDENIA ©2026

SUCCESS PARTNERS

Trusted By:

بنك مصر
BANQUE MISR

Trusted By:

كارفور
Carrefour

Administrative
Development Consultant:

KELMA
BUSINESS
CONSULTING

Engineering
Consultant

ACE-PM
MOHARRAM BAKHOUM

Marketing
& Financial Consultant:

SEEN GARDENIA ©2026

seen Gardenia

PROJECT BY

REJAN DEVELOPMENTS

16097

www.rejaneg.com