SPACE/
SHAPERS®

2026

RAWAJ \ BUSINESS COMPLEX

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ABOUT SPACE SHAPERS

BUILT ON EL AGOUZ GROUP'S REAL ESTATE EXPERIENCE SINCE 2005, SPACE SHAPERS REPRESENTS THE GROUP'S NEXT CHAPTER IN REAL ESTATE DEVELOPMENT. AS THE NEWEST ADDITION TO EL AGOUZ GROUP'S DIVERSE BUSINESS ECOSYSTEM, THE COMPANY BUILDS ON TWO DECADES OF EXPERIENCE WHILE INTRODUCING A MORE FOCUSED, FORWARD-LOOKING APPROACH TO DEVELOPMENT.

THIS EXPERIENCE SPANS EVERY STAGE OF THE DEVELOPMENT JOURNEY, FROM STRATEGIC PLANNING AND INNOVATIVE DESIGN TO METICULOUS EXECUTION AND LONG-TERM ASSET PERFORMANCE.

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THIS INTEGRATED APPROACH ENSURES THAT EVERY PROJECT IS THOUGHTFULLY CONCEIVED, CAREFULLY DELIVERED, AND DESIGNED TO CREATE LASTING VALUE FOR INVESTORS, BUSINESSES, AND THE COMMUNITIES IT SERVES.





TODAY, SPACE SHAPERS BUILDS ON THIS FOUNDATION WITH RAWAJ BUSINESS COMPLEX, ITS FIRST PROJECT AND A NEW MILESTONE IN EL AGOUZ GROUP'S REAL ESTATE JOURNEY.

WHERE BUSINESS NEVER STANDS STILL

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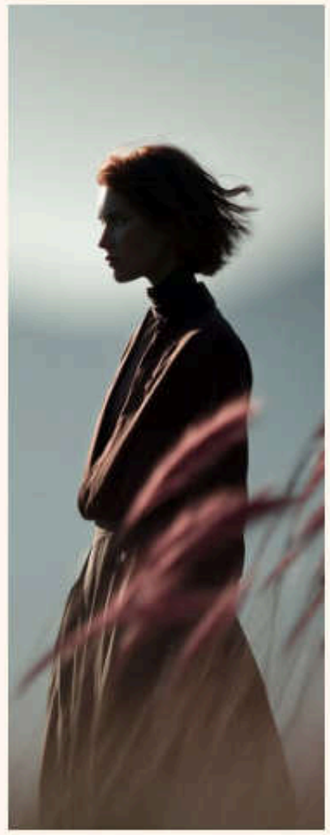


THE STORY OF RAWAJ

INSPIRED BY THE MEANING OF ITS NAME, RAWAJ REPRESENTS THE CONTINUOUS MOVEMENT THAT DEFINES SUCCESSFUL DESTINATIONS, WHERE BUSINESSES FLOURISH, OPPORTUNITIES GROW, AND PEOPLE NATURALLY COME TOGETHER.

A STRATEGIC ADDRESS. ENDLESS OPPORTUNITIES.

MORE THAN A MIXED-USE DEVELOPMENT, RAWAJ, LOCATED IN 6 OF OCTOBER CITY, HAS BEEN ENVISIONED AS A DYNAMIC DESTINATION WHERE RETAIL, HEALTHCARE, AND BUSINESS EXIST WITHIN ONE CONNECTED ECOSYSTEM. EVERY FLOOR, EVERY SPACE, AND EVERY EXPERIENCE HAS BEEN CAREFULLY PLANNED TO ENCOURAGE INTERACTION, ACCESSIBILITY, AND LONG-TERM SUCCESS.



RAWAJ IS WHERE IDEAS EVOLVE, BUSINESSES THRIVE, AND EVERY OPPORTUNITY FINDS THE SPACE TO GROW.

THE LOCATION

STRATEGICALLY POSITIONED DIRECTLY ON AL MEHWAR AL MARKAZI IN THE HEART OF 6TH OF OCTOBER CITY, RAWAJ PLACES YOUR BUSINESS WITHIN ONE OF THE CITY'S MOST DYNAMIC COMMERCIAL AND PROFESSIONAL DESTINATIONS.

SURROUNDED BY LEADING EDUCATIONAL INSTITUTIONS, HEALTHCARE FACILITIES, AND MAJOR ROAD NETWORKS, RAWAJ OFFERS EXCEPTIONAL ACCESSIBILITY FOR VISITORS, PROFESSIONALS, AND INVESTORS ALIKE. EVERY DESTINATION IS ONLY MINUTES AWAY, ENSURING CONTINUOUS CONNECTIVITY AND EFFORTLESS CONVENIENCE.

NEARBY LANDMARKS:

DIRECTLY ON AL MEHWAR AL MARKAZI

2 MINUTES – CLEOPATRA HOSPITAL OCTOBER
3 MINUTES – CULTURE & SCIENCE CITY
3 MINUTES – 6TH OF OCTOBER UNIVERSITY
7 MINUTES – 26TH OF JULY CORRIDOR
8 MINUTES – BOULEVARD ROAD
14 MINUTES – WASLET DAHSHUR ROAD



AT THE HEART OF EVERYDAY LIVING



MASTER PLAN

EVERY SUCCESSFUL DESTINATION BEGINS WITH A WELL-PLANNED FOUNDATION.

THE MASTERPLAN OF RAWAJ HAS BEEN CAREFULLY DESIGNED TO CREATE A SEAMLESS RELATIONSHIP BETWEEN COMMERCIAL, MEDICAL, AND ADMINISTRATIVE SPACES, ENSURING THAT EVERY COMPONENT COMPLEMENTS THE OTHER.

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THOUGHTFUL CIRCULATION, CLEAR ACCESSIBILITY, AND STRATEGICALLY POSITIONED SPACES ENCOURAGE CONTINUOUS MOVEMENT THROUGHOUT THE PROJECT, CREATING AN ENVIRONMENT WHERE BUSINESSES CAN BENEFIT FROM CONSTANT ACTIVITY AND CONVENIENT ACCESS.



PROJECT OVERVIEW

MIXED-USE DEVELOPMENT

COMMERCIAL, MEDICAL & ADMINISTRATIVE SPACES

FIVE INTEGRATED FLOORS

PRIME LOCATION IN 6TH OF OCTOBER

MODERN ARCHITECTURAL DESIGN

SMART BUSINESS ENVIRONMENT

HIGH ACCESSIBILITY & VISIBILITY

DESIGNED FOR LONG-TERM INVESTMENT VALUE



ARCHITECTURE & DESIGN

DESIGNED TO ELEVATE EVERY EXPERIENCE

AT RAWAJ, CONTEMPORARY ARCHITECTURE MEETS INTELLIGENT PLANNING TO CREATE A DESTINATION THAT IS BOTH VISUALLY DISTINCTIVE AND HIGHLY FUNCTIONAL. EVERY FAÇADE, ENTRANCE, AND CIRCULATION ROUTE HAS BEEN THOUGHTFULLY DESIGNED TO ENHANCE VISIBILITY, IMPROVE ACCESSIBILITY, AND CREATE A SEAMLESS EXPERIENCE FOR BUSINESSES, PROFESSIONALS, AND VISITORS ALIKE.

CLEAN ARCHITECTURAL LINES, MODERN MATERIALS, AND CAREFULLY CONSIDERED SPACES COME TOGETHER TO REFLECT THE PROJECT'S DYNAMIC IDENTITY WHILE SUPPORTING THE PRACTICAL NEEDS OF A THRIVING MIXED-USE ENVIRONMENT.



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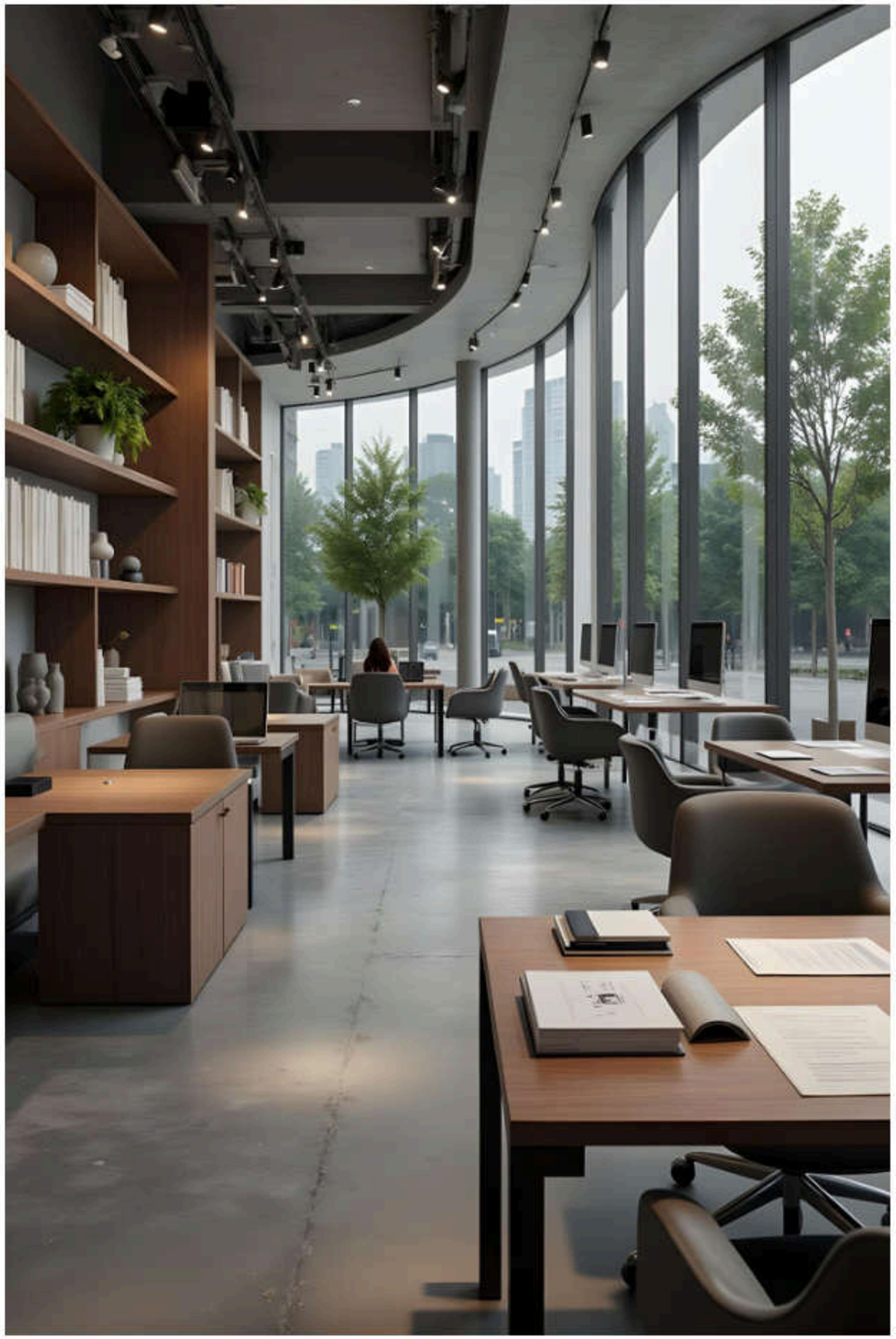
INVESTMENT ADVANTAGES

COMMERCIAL

A DESTINATION BUILT FOR BUSINESS

RAWAJ'S COMMERCIAL SPACES ARE POSITIONED TO MAXIMIZE VISIBILITY, ACCESSIBILITY, AND CUSTOMER ENGAGEMENT. SURROUNDED BY A DIVERSE MIX OF VISITORS, PROFESSIONALS, AND RESIDENTS, THEY OFFER BUSINESSES THE OPPORTUNITY TO ESTABLISH A STRONG PRESENCE WITHIN ONE OF 6TH OF OCTOBER'S MOST PROMISING MIXED-USE DESTINATIONS.





ADMINISTRATIVE

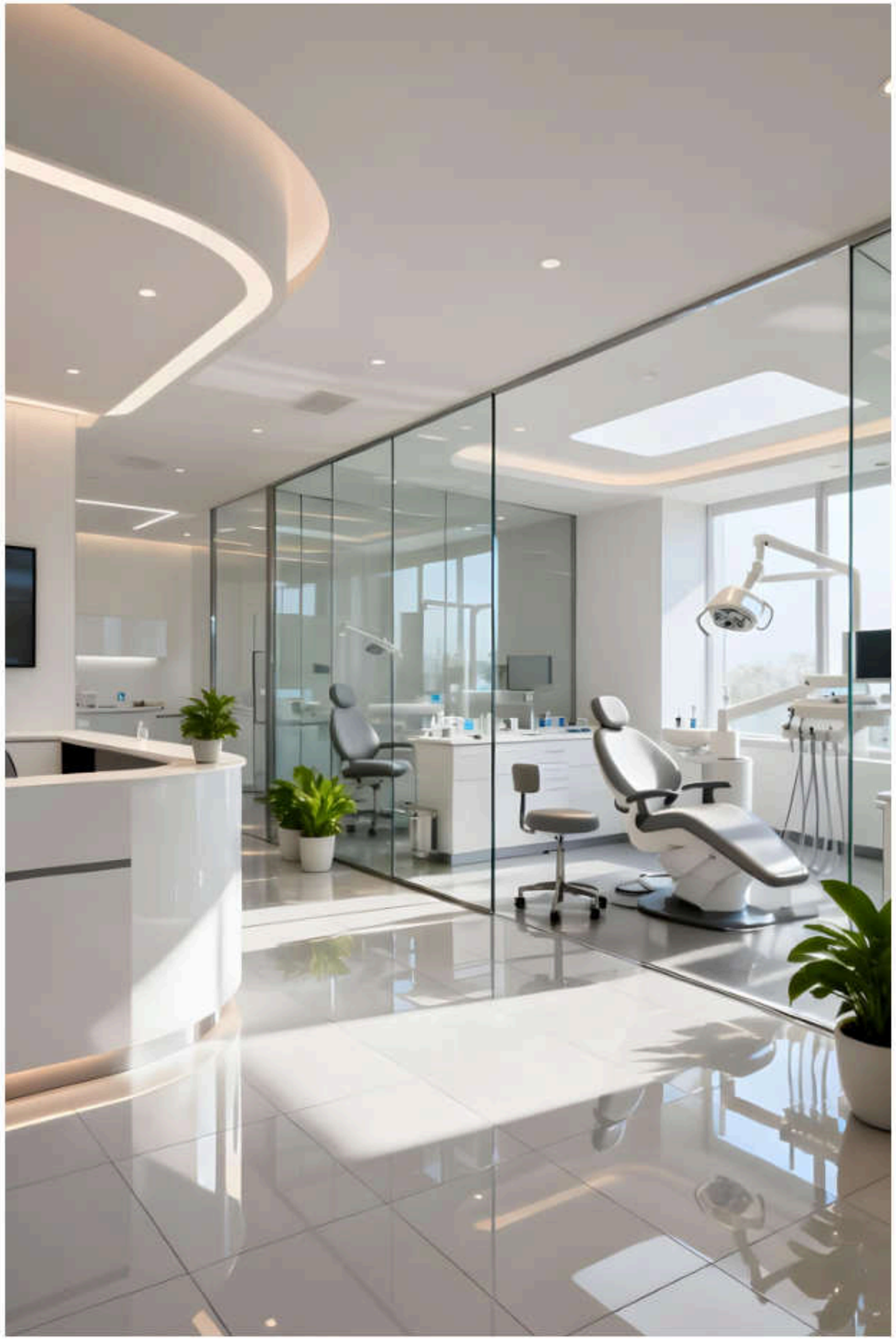
WORKSPACES DESIGNED FOR GROWTH

RAWAJ'S ADMINISTRATIVE SPACES OFFER A CONTEMPORARY BUSINESS ENVIRONMENT WHERE FUNCTIONALITY MEETS PROFESSIONALISM. THOUGHTFULLY DESIGNED TO SUPPORT PRODUCTIVITY AND COLLABORATION, THEY PROVIDE COMPANIES WITH A PRESTIGIOUS ADDRESS IN A LOCATION THAT KEEPS BUSINESS CONNECTED AND MOVING FORWARD.

MEDICAL

A PROFESSIONAL ENVIRONMENT FOR HEALTHCARE

DESIGNED TO SUPPORT MODERN HEALTHCARE PRACTICES, RAWAJ'S MEDICAL SPACES PROVIDE A CONVENIENT, ACCESSIBLE, AND WELL-CONNECTED ENVIRONMENT FOR CLINICS AND SPECIALIZED MEDICAL SERVICES. THEIR STRATEGIC LOCATION AND INTEGRATED SETTING CREATE AN EXPERIENCE THAT BENEFITS BOTH PRACTITIONERS AND PATIENTS ALIKE.

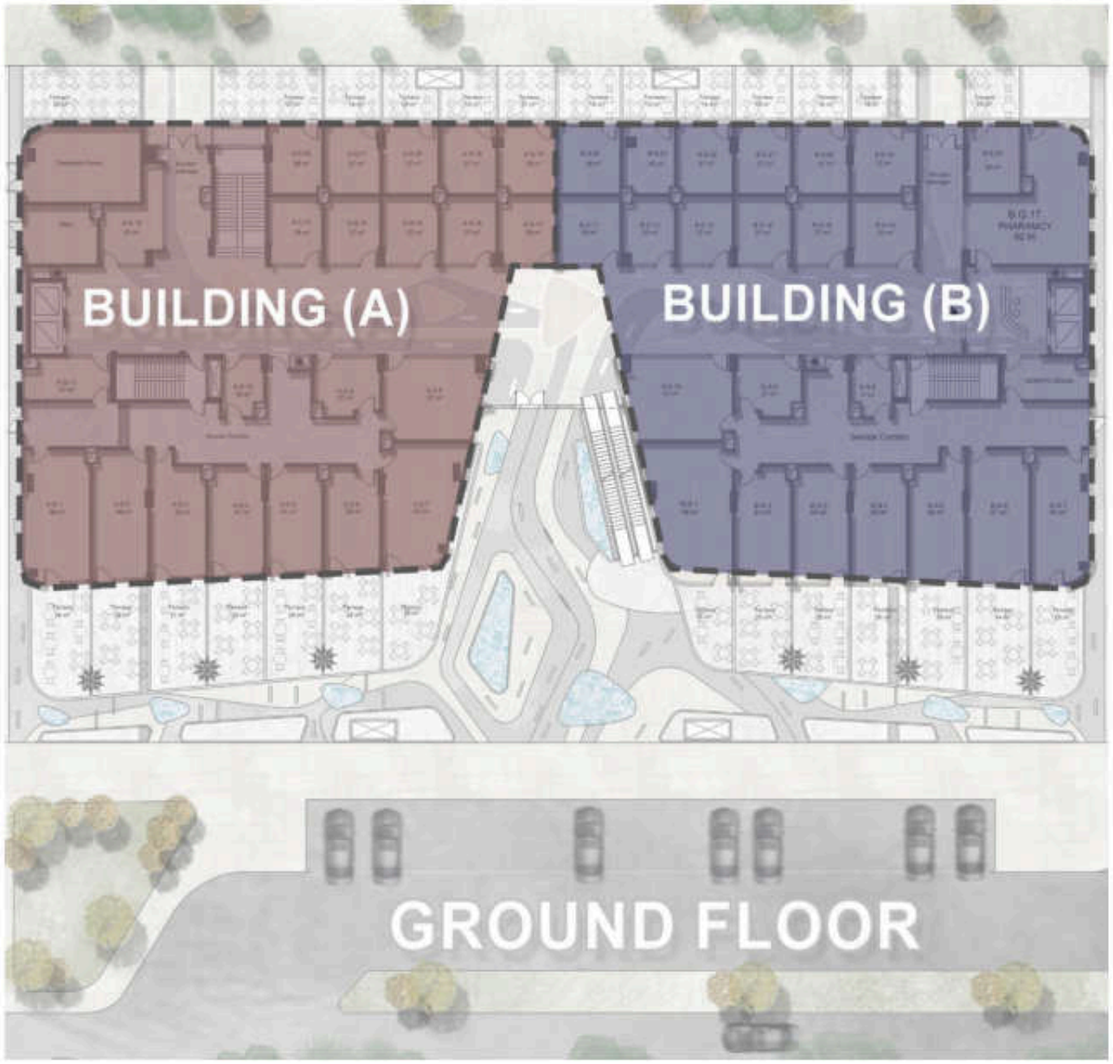


FLOOR PLANS

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GROUND FLOOR

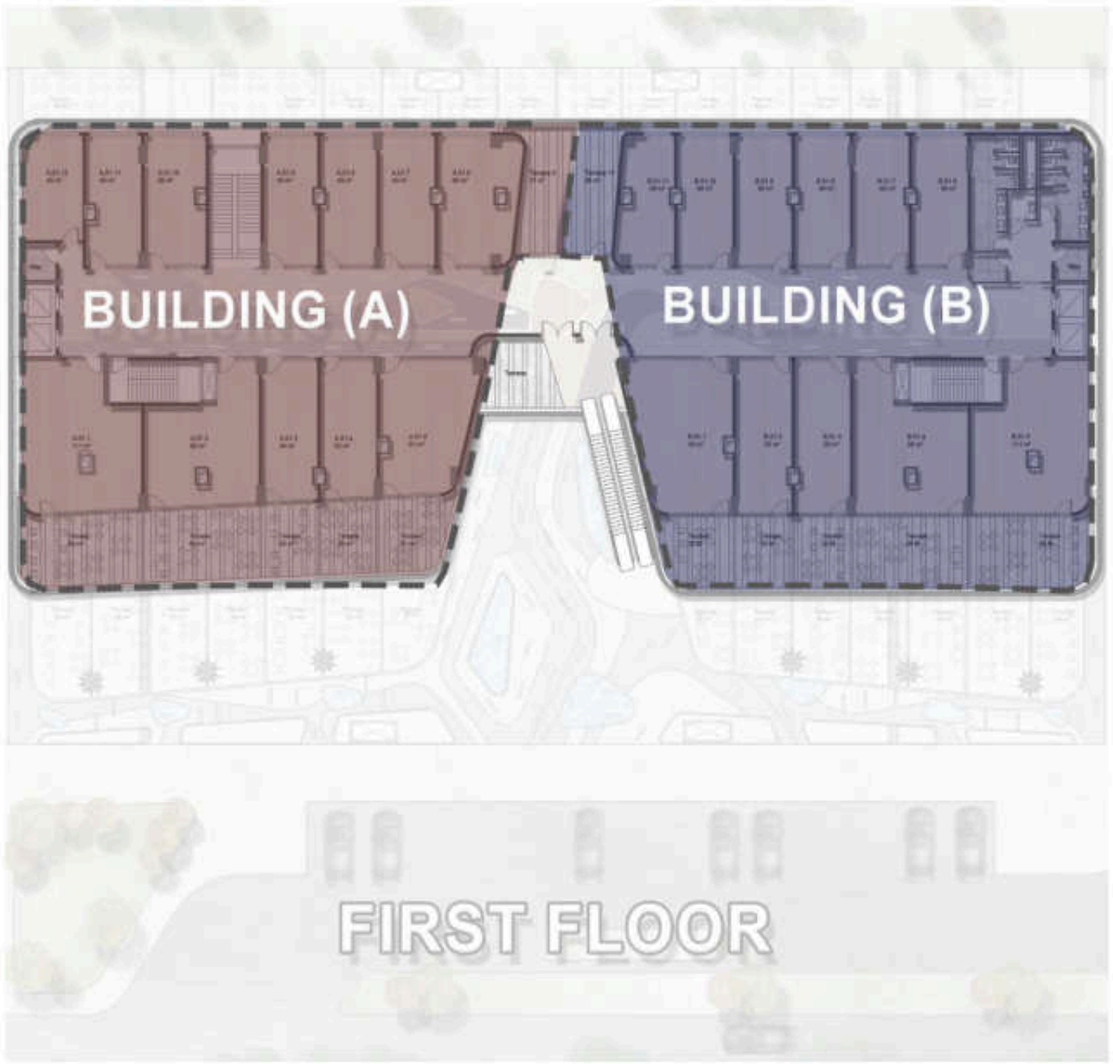
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FIRST FLOOR

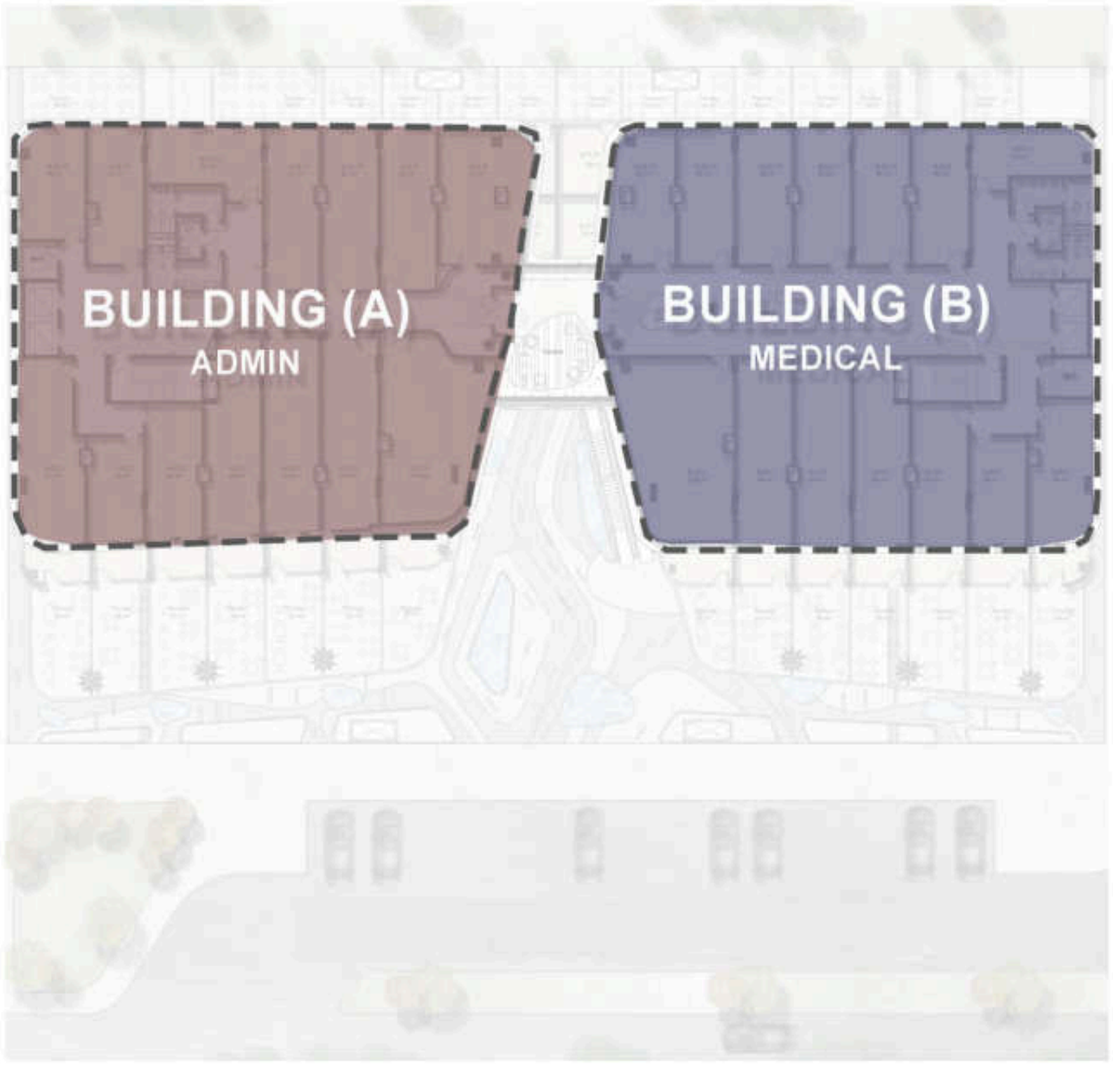
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SECOND FLOOR

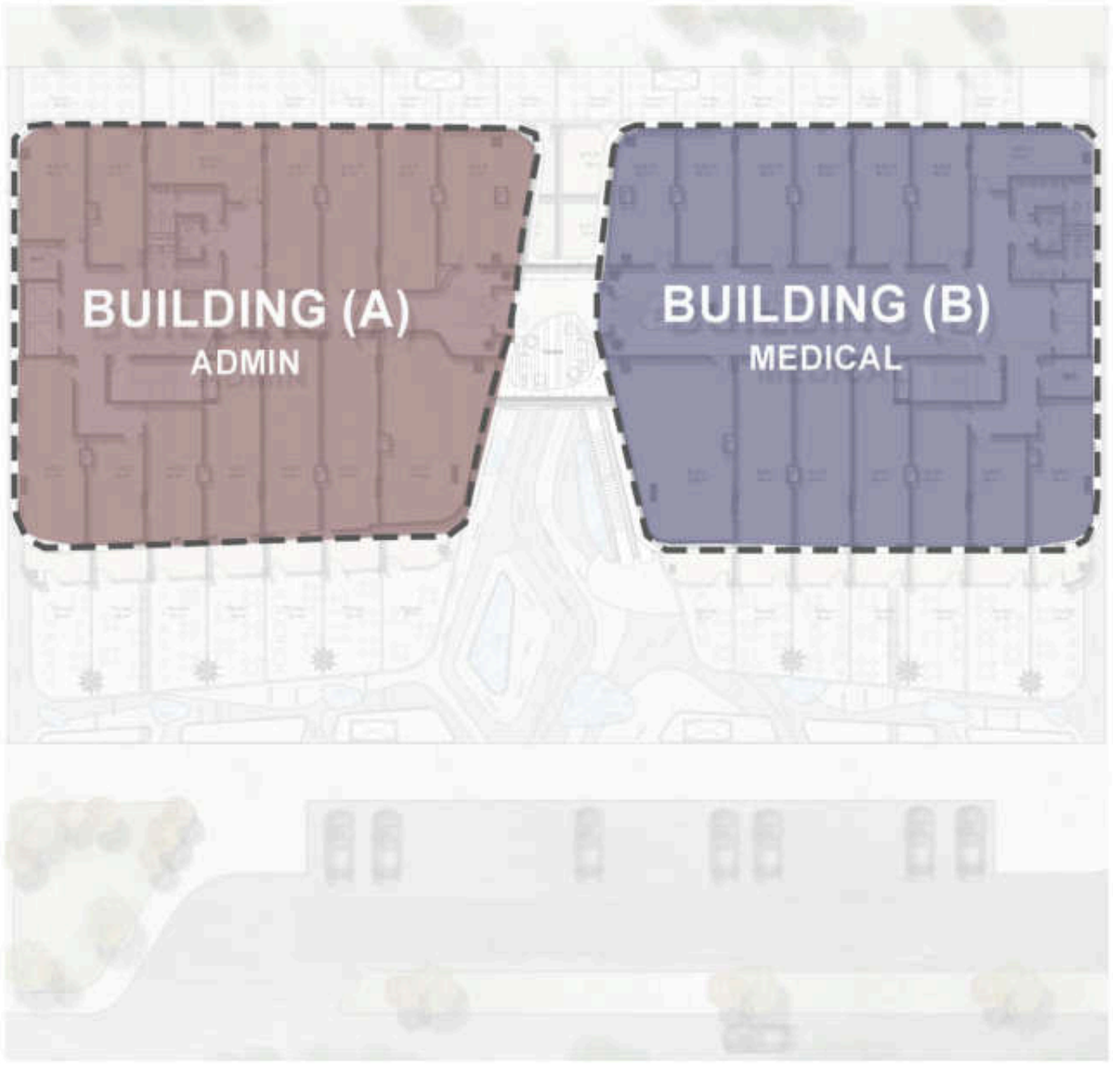
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THIRD FLOOR

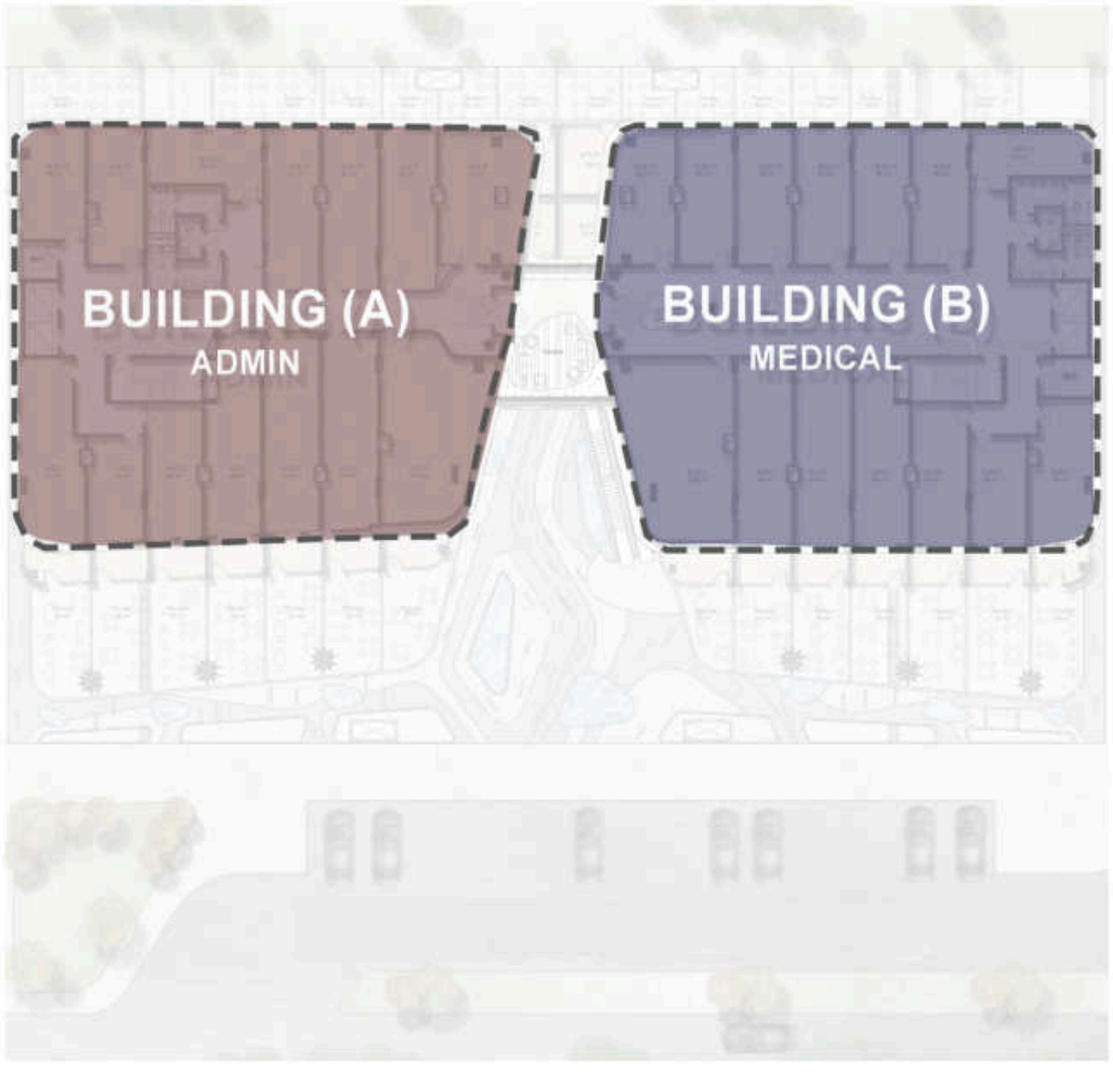
RAWAJ BUSINESS COMPLEX

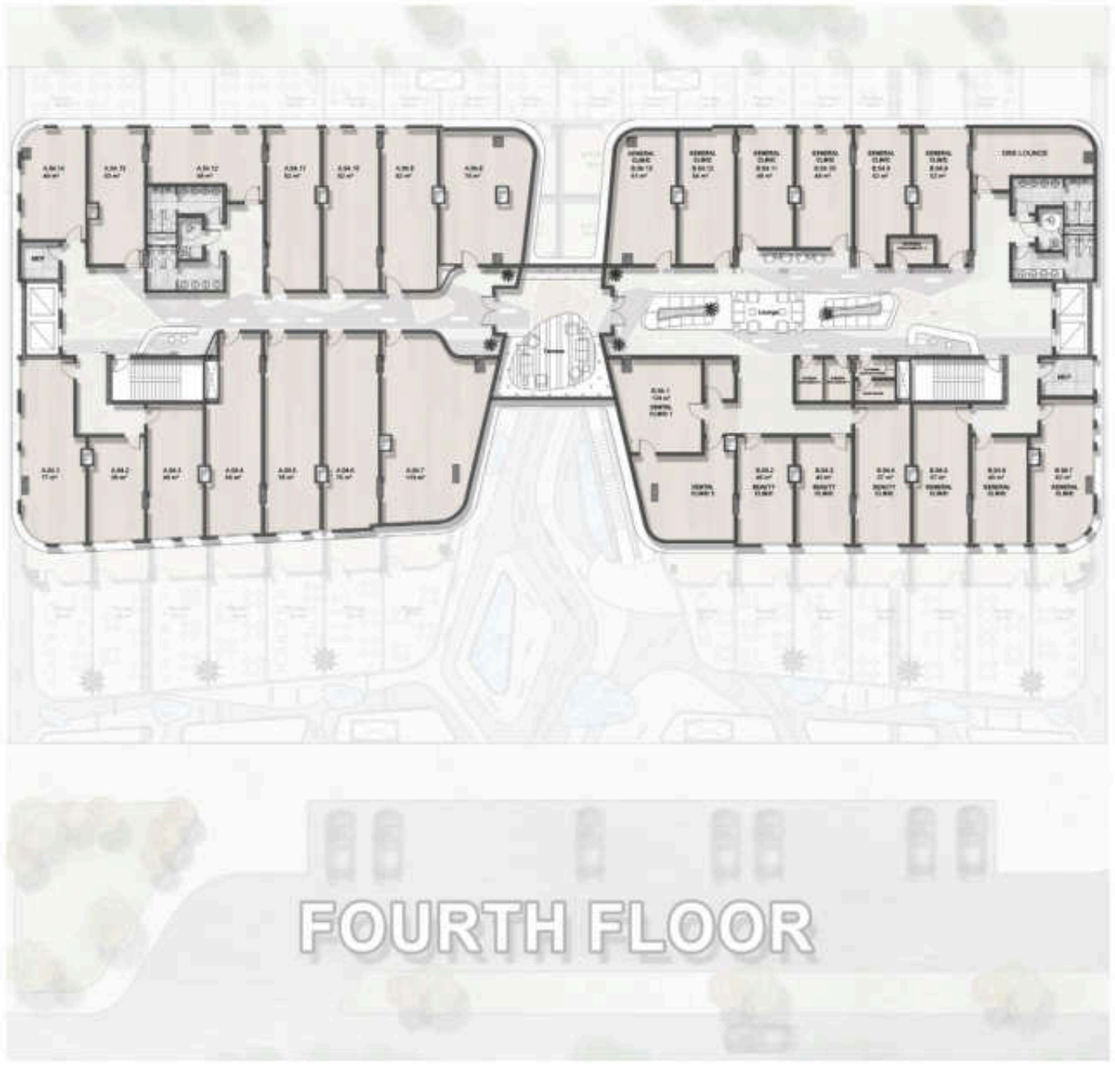




FOURTH FLOOR

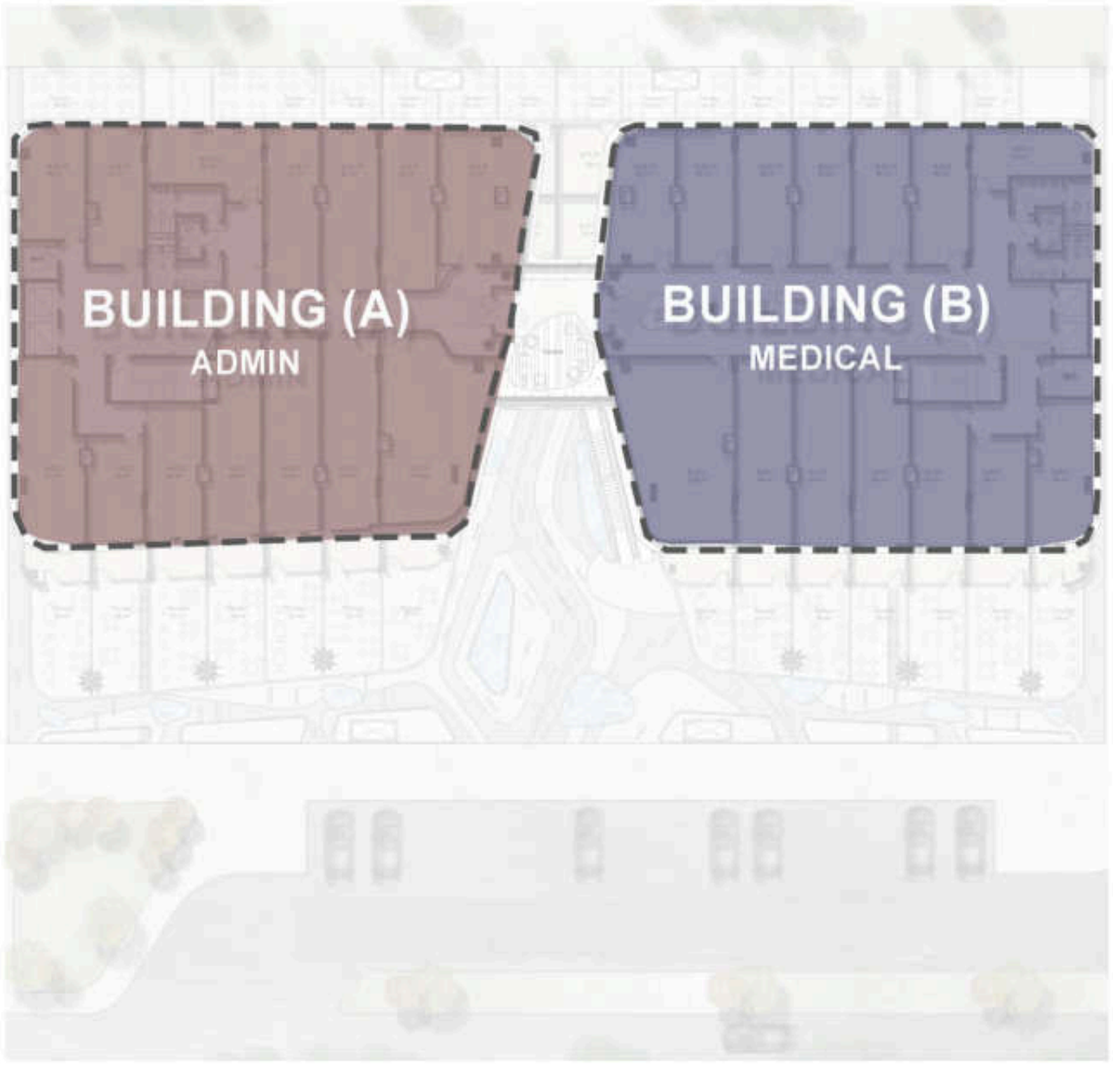
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FIFTH FLOOR

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PARTNERS

REGUS

A GLOBAL NAME. A STRONGER ADDRESS.
REGUS ADDS CREDIBILITY AND COMMERCIAL VALUE TO RAWAJ.

VODAFONE BUSINESS

CONNECTED TO WHAT MATTERS.
RAWAJ CONNECTS YOUR BUSINESS TO VODAFONE'S POWERFUL NETWORK.

VEZEETA

YOUR CLINIC, CONNECTED TO PATIENTS.
VEZEETA CONNECTS RAWAJ'S MEDICAL INVESTORS TO AN ESTABLISHED HEALTHCARE NETWORK.

SQUARED LAND

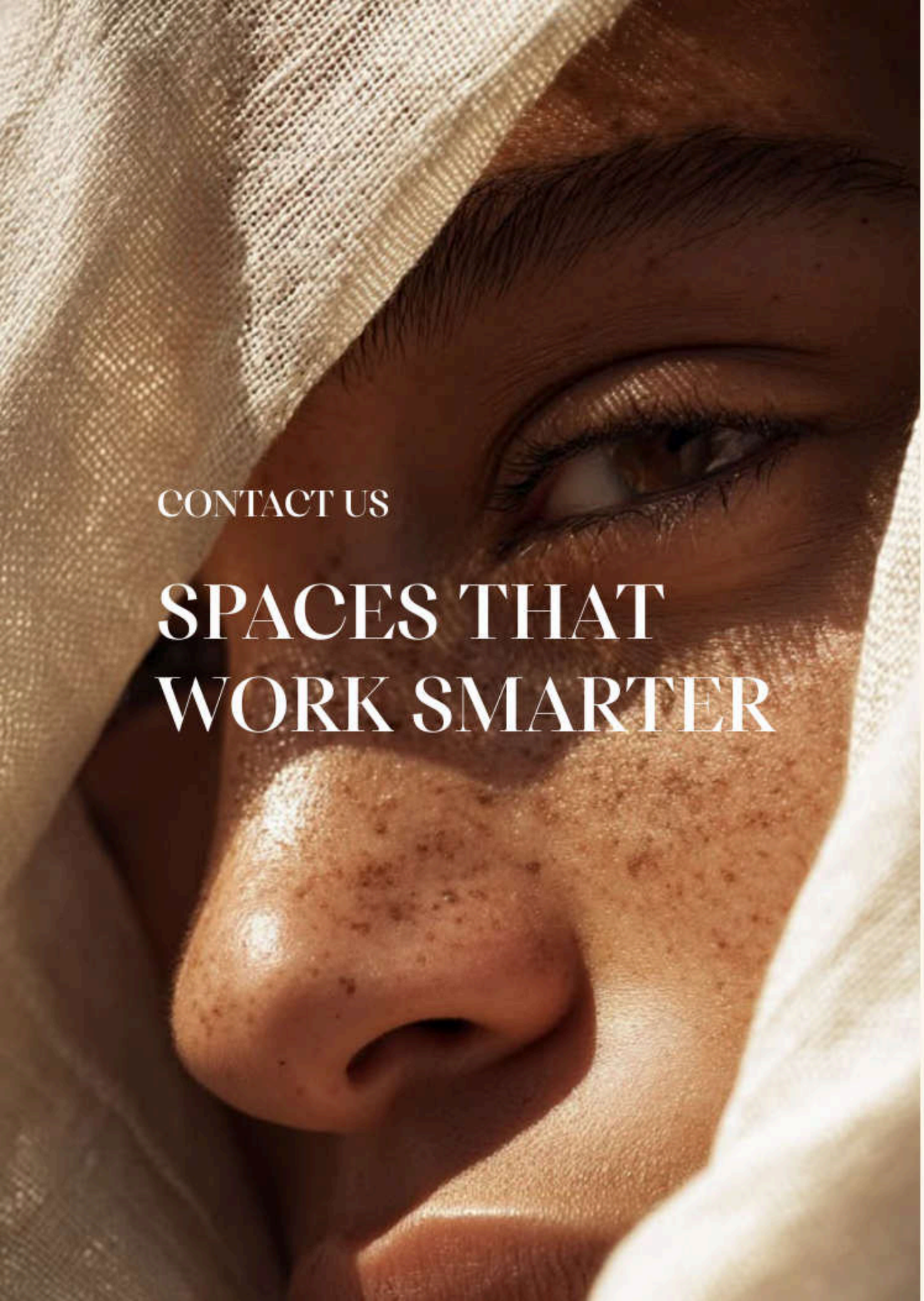
THE RIGHT MIX. A STRONGER DESTINATION.
SQUARED LAND CURATES RAWAJ'S TENANT MIX TO CREATE A BALANCED AND COMPLEMENTARY BUSINESS ENVIRONMENT.

AXA

YOUR INVESTMENT, PROTECTED.
AXA PROTECTS YOUR INSTALLMENTS AGAINST DEATH, DISABILITY, AND JOB LOSS.

FUSION FORM

ENGINEERED WITH PRECISION.
FUSION FORM PROVIDES ENGINEERING CONSULTANCY TO ENSURE RAWAJ IS DESIGNED AND DELIVERED TO THE HIGHEST STANDARDS.



CONTACT US

SPACES THAT WORK SMARTER

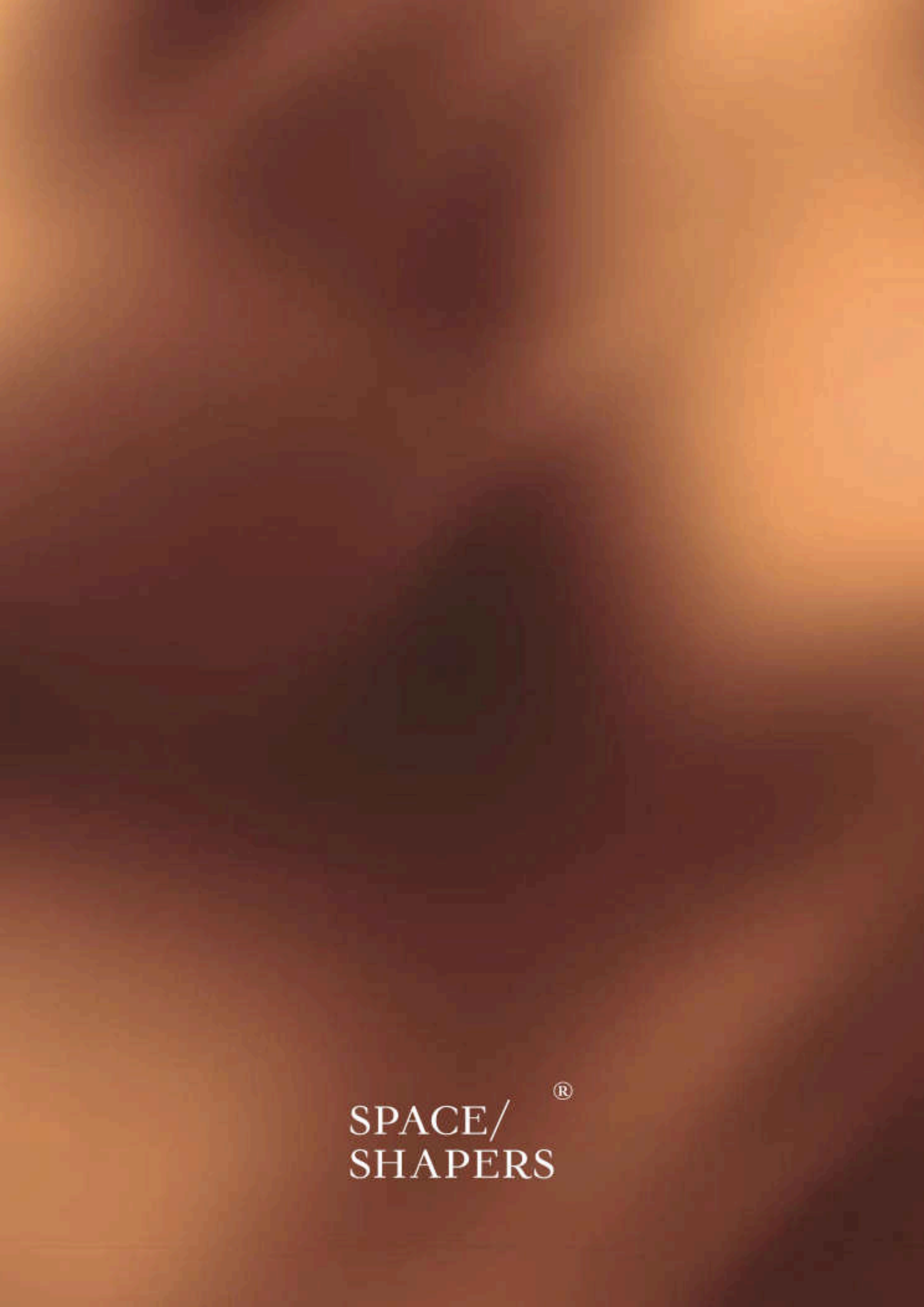
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TRIVIUM MALL, SHEIKH ZAYED, BUILDING B

FIRST FLOOR: OFFICES 108,109,110,111

A NEXT-GENERATION
MIXED-USE DESTINATION


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