

3 SIDES

☎ 0225305408
🌐 www.nawassy.com
✉ info@nawassy.com
📍 103 Office Building, Leven Square, New Cairo, Egypt

15432



PROJECT BY
Nawassy
DEVELOPMENTS

3 SIDES

SHOPPING MALL

A NEW ERA FOR *Business*



THIS PROJECT

is named **3 Sides** as it has three main sides each side of them is overlooking substantial view.

- About Nawassy
- Intro About The Project
- Location
- Design
- Project Types
- Facilities and Amenities
- Floor Plans
- Partners of Success
- Reach Us



NAWASSY DEVELOPMENTS

The Grandest Builders

Nawassay Developments is a real estate developer entity that has significant experience in Egypt in the field of construction and investment spanning more than 25 years, as it was founded through a strategic merger of the historical developer entity Misr for Construction (ENCO).

Our knowledge and in-depth expertise empower us to satisfy the growing need for integrated, high-quality developments with a robust amenity offering to assure the maximum return on investment while enhancing every facet of our community's lifestyle. Our biggest challenge in this new century is to achieve sustainable development and an abstract concept, a reality for everyone.

The secret significance of "Nawassy" is primarily reflected in our projects, which boasts superior locations, designs, facilities, and amenities. Therefore, it makes sense if we state that we are an ever-evolving firm that is constantly improving, expanding and strives to redefine the concept of "Grandest" so that the market can discover it in our projects.



Nawassy
DEVELOPMENTS

The Grandest Builders



INTRO ABOUT THE PROJECT

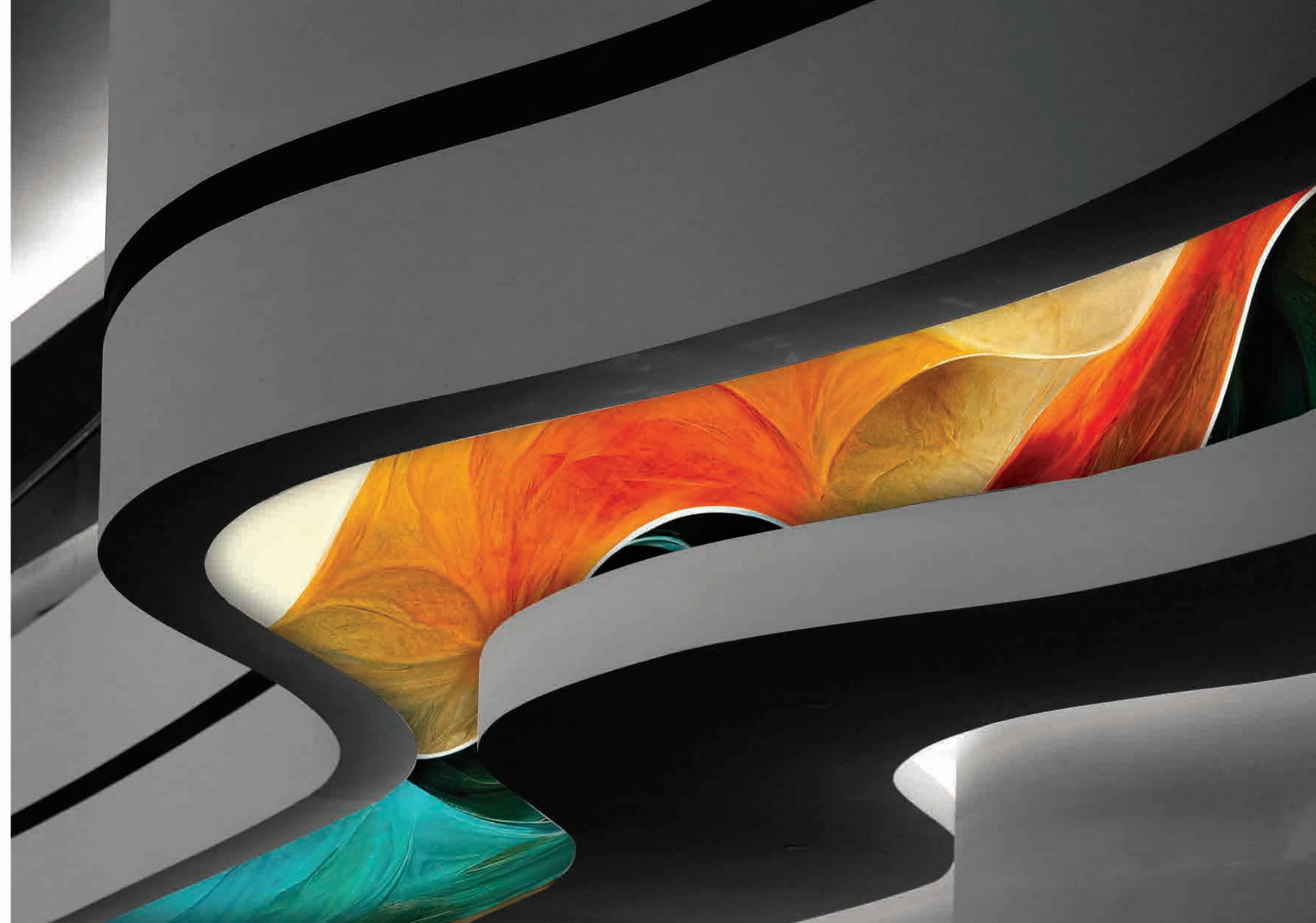
3 Sides A new Era for Business



3 Sides is the new beginning of our endless journey.

As the purpose of shopping malls has evolved. In recent years, they have evolved into destinations for prearranged visits. People go there for a diverse range of purposes, as well as to catch up with friends, to go shopping, for a nice dinner and to be entertained.

That's why Nawassy Developments started its endless journey in collaboration with Hassan Allam by launching its first luxurious project "3 Sides", which is believed to be the first magnificent shopping mall in Al-Shorouk city.





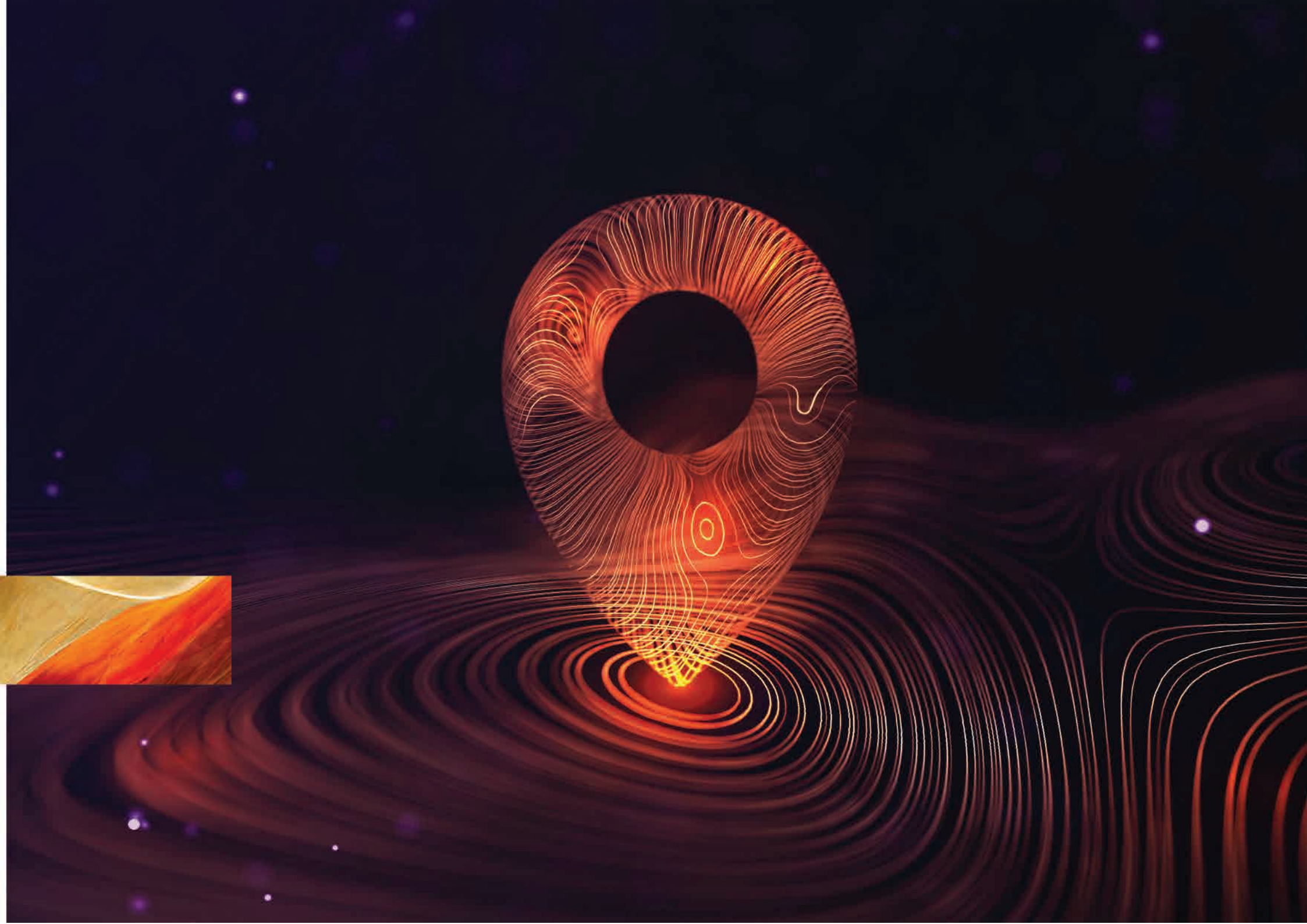
A NEW ERA FOR *Business*

In 3 Sides we are crucial to ensure that each autonomous area of the mall has the appropriate ambiance and offers the desired experience. From the facade and entrance of the mall, through the atrium and corridors, to the shopping and dining area, proper lighting can guarantee that each area in the mall is part of a consistently appealing overall atmosphere.

The project's location ensures that all of the commercial units will receive an incredible traffic, as it is bordered from the West by Springs Al- Shorouk compound and Maadi View from the East as well as being close to all residential properties, schools and universities.

LOCATION

3 Sides is located in the most unrivaled geographical location in Al- Shorouk City. The mall was built with the utmost accessibility and ease in mind. It is directly on the El-Suez road, Horeya, and Orabi streets, giving simple access to an infinite number of people whether you are inside Al-Shorouk City or outside.

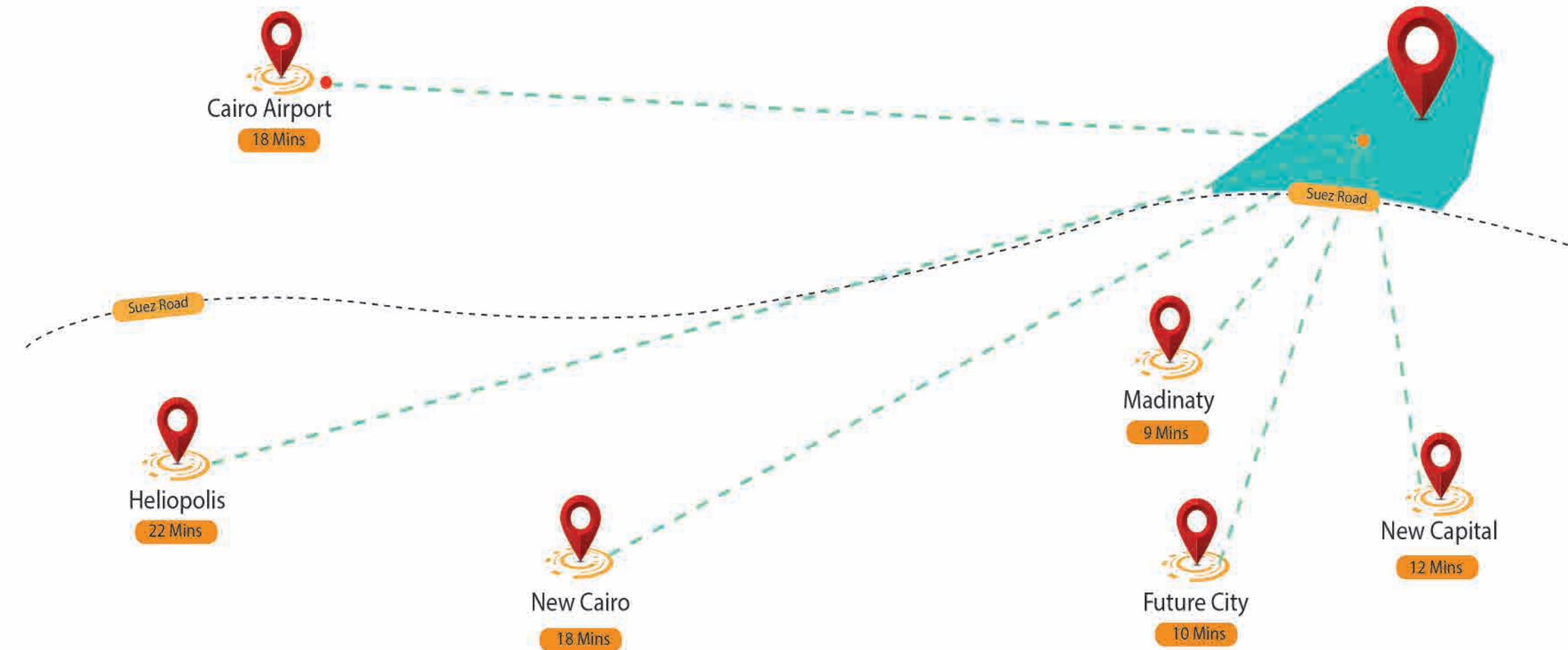


MAP LOCATION

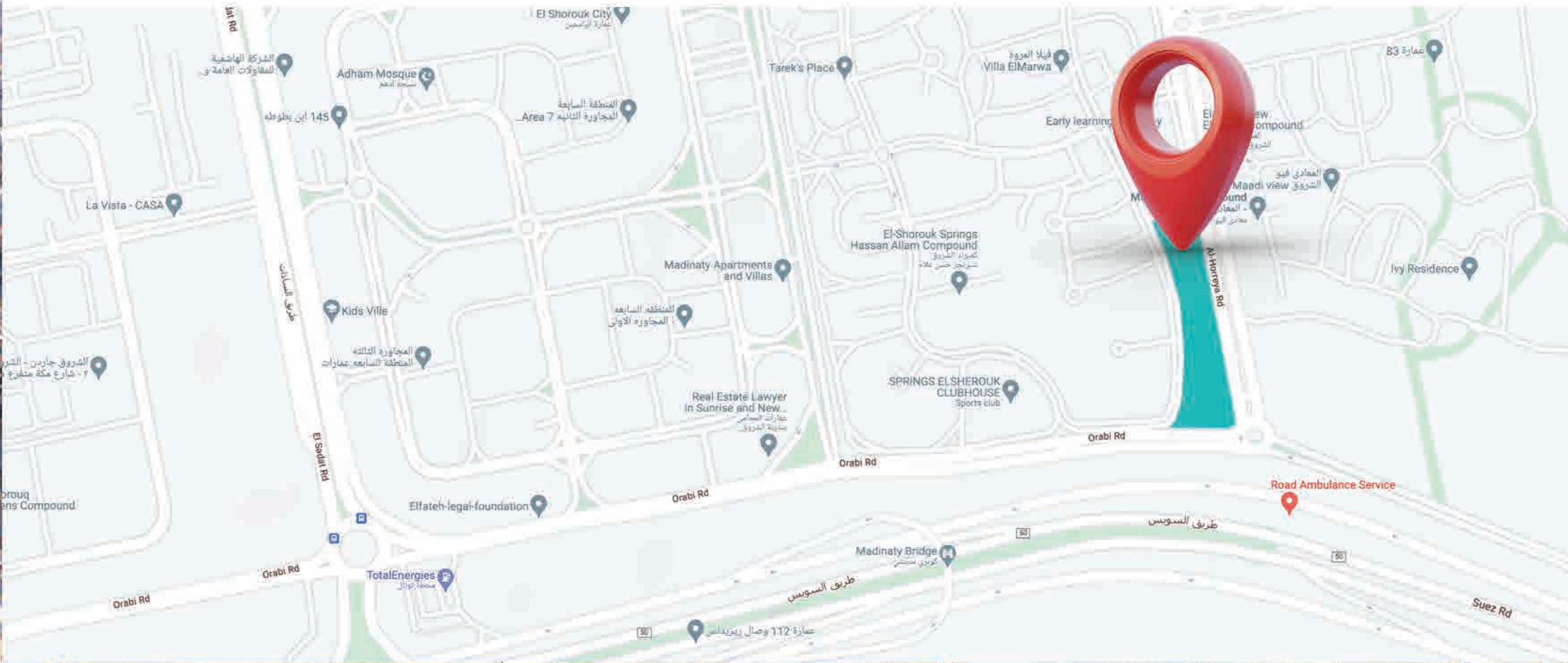
Reach wherever you want within minutes:

- In Front of Madinaty
- Directly on Suez Road
- Directly on Orabi Road
- Directly on Horeya Road
- 12 mins from New Cairo
- 12 mins from New Capital
- 15 mins from Future City
- 15 mins from Thawra Street
- 18 mins from the Airport
- 15 Mins from New Heliopolis

3 SIDES LOCATION



3 SIDES LOCATION



DESIGN

3 Sides is expertly designed to integrate innovation, originality, ingenuity and sophistication. It has spacious glass facades and atriums that welcome natural light and ever-changing views for every region of the mall.



PROJECT TYPE

3 Sides is the first luxurious shopping mall in Al- Shorouk city, spanning an area of 22,000 sqm and a built up area 60,000 sqm. It consists of a basement and four floors for multiple purposes and various spaces as well as retail shops, anchor stores, pharmacies, banks, restaurants and cafes.



FACILITIES AND AMENITIES



Underground parking



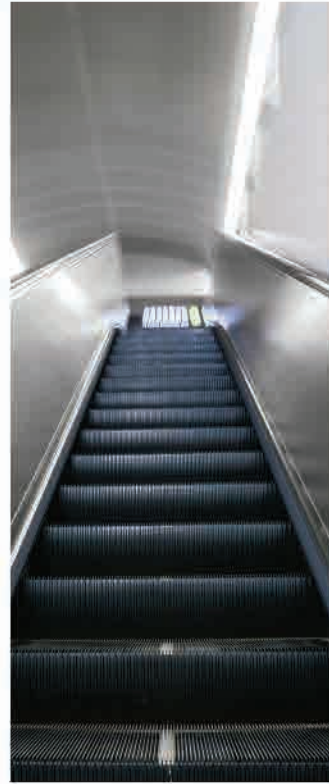
Elevators



Loading Elevators



Escalators



Generators



Public toilets



Service corridors



CCTV Cameras



Security Systems



Fire Fighting Systems





FACILITIES AND AMENITIES

Solar Panels



Praying Rooms



Banks



Gym & Spa



Food Court



Landscapes



Outdoor areas



Outdoor Plaza



Social Lounge



Sky Plaza





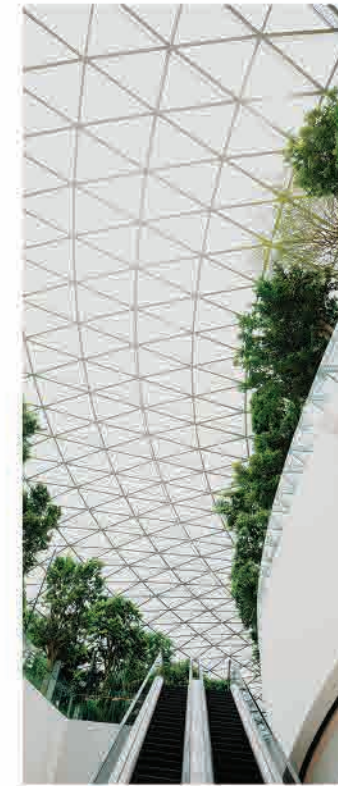
FACILITIES AND AMENITIES



Terraces



Atrium Views



Promenade Walkway



English Court





The **Grandest** Builders

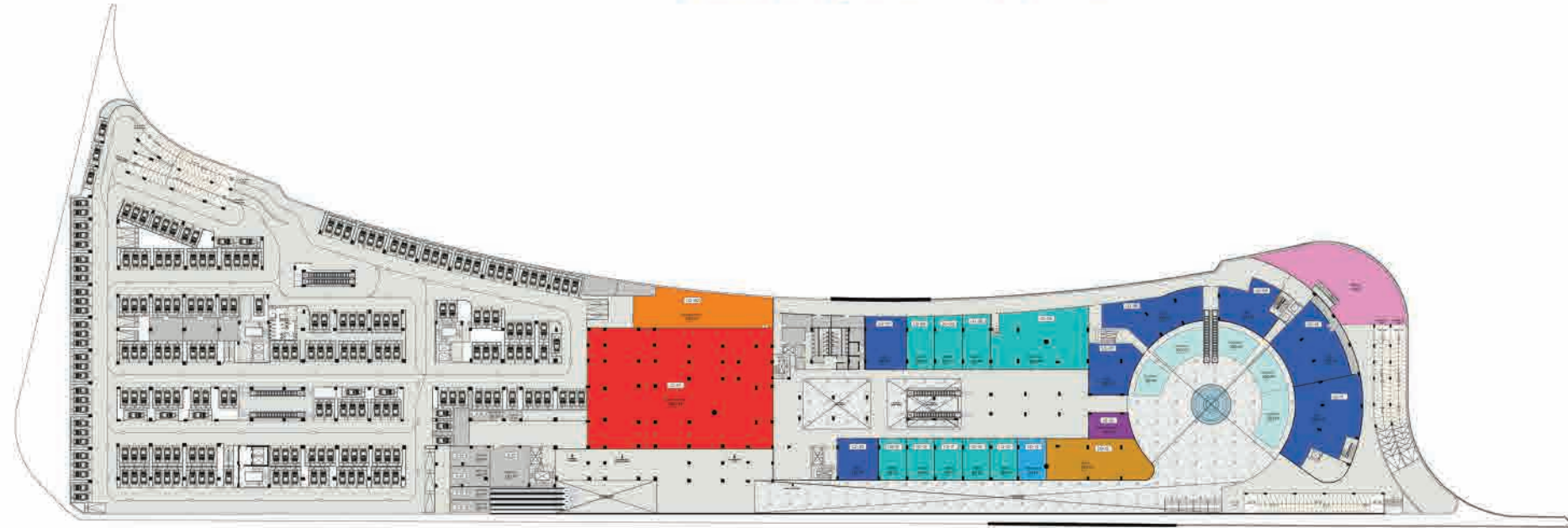


FLOOR PLANS

Let's take a look on your unbeatable unit

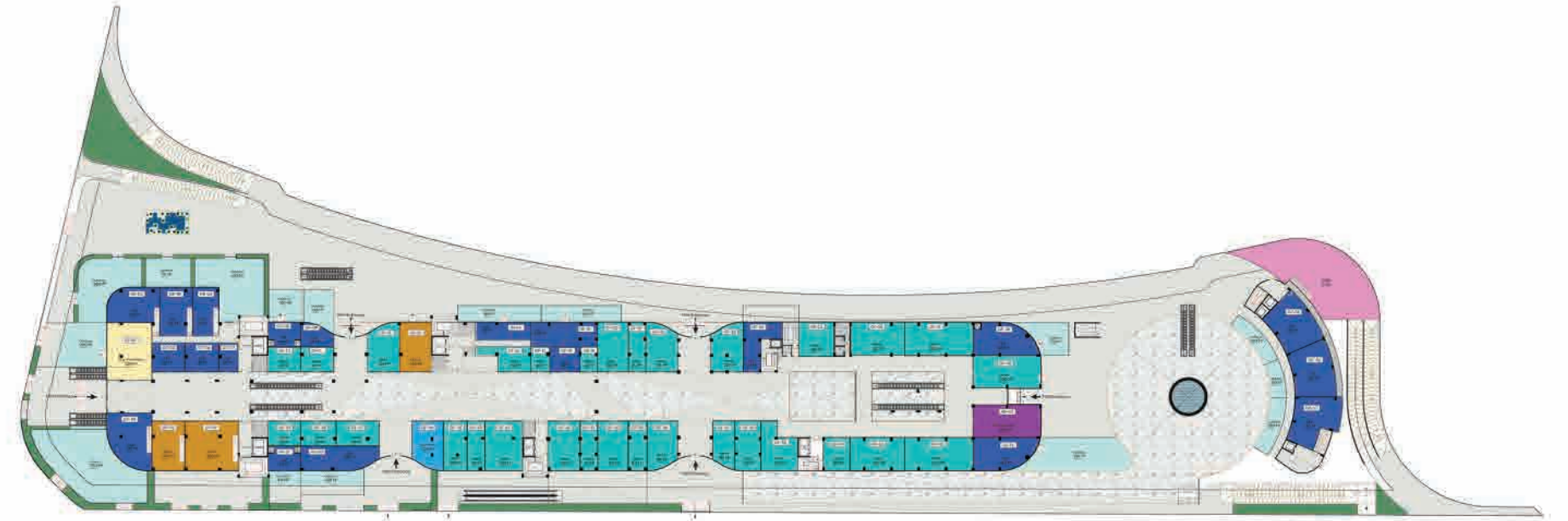


LOWER GROUND



Storage Area	Bank	Super Market	Corridor	Atrium
	Water	Confectionary	Service	Retail
	Kids Area	Pharmacy	Outdoor	F & B

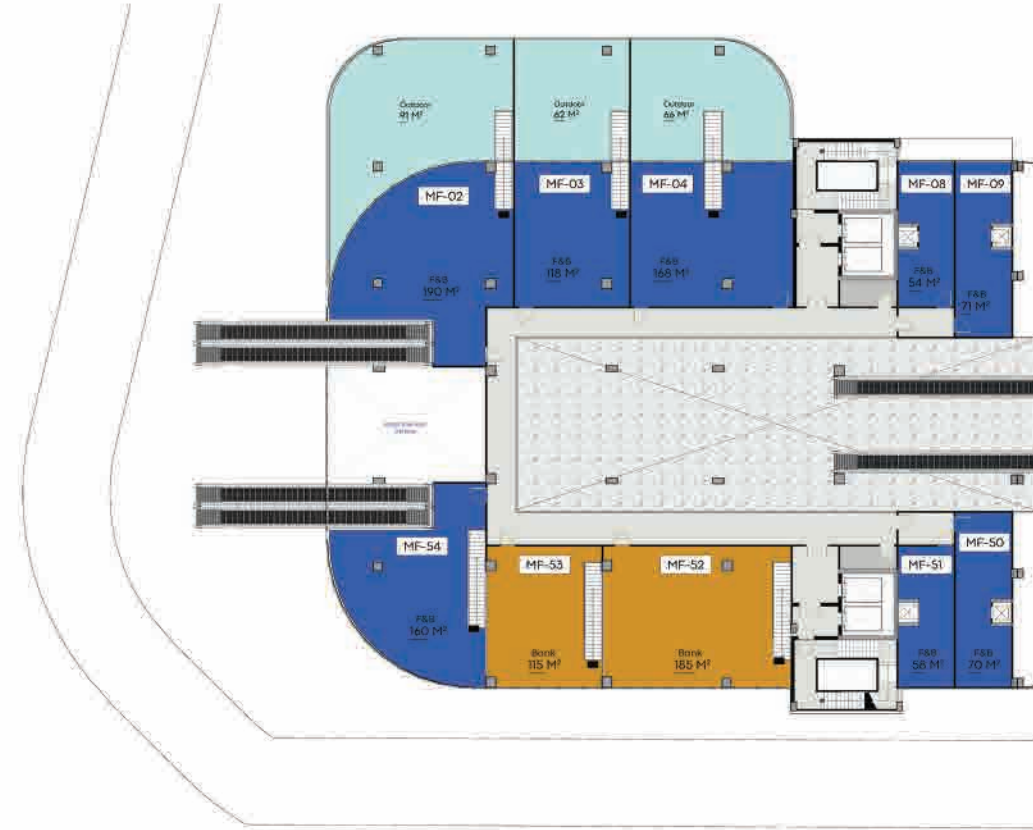
GROUND FLOOR



Bank	Car Show Room	Corridor	Atrium
Kids Area	Confectionary	Service	Retail
	Pharmacy	Outdoor	F & B

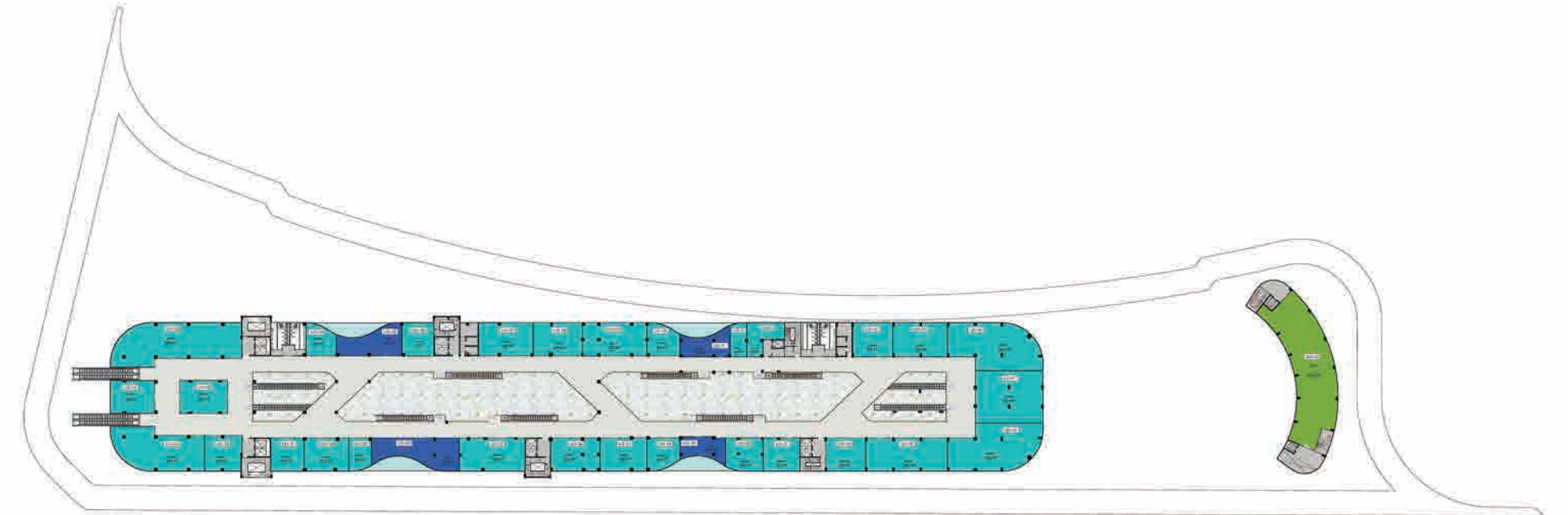


MAZANINE



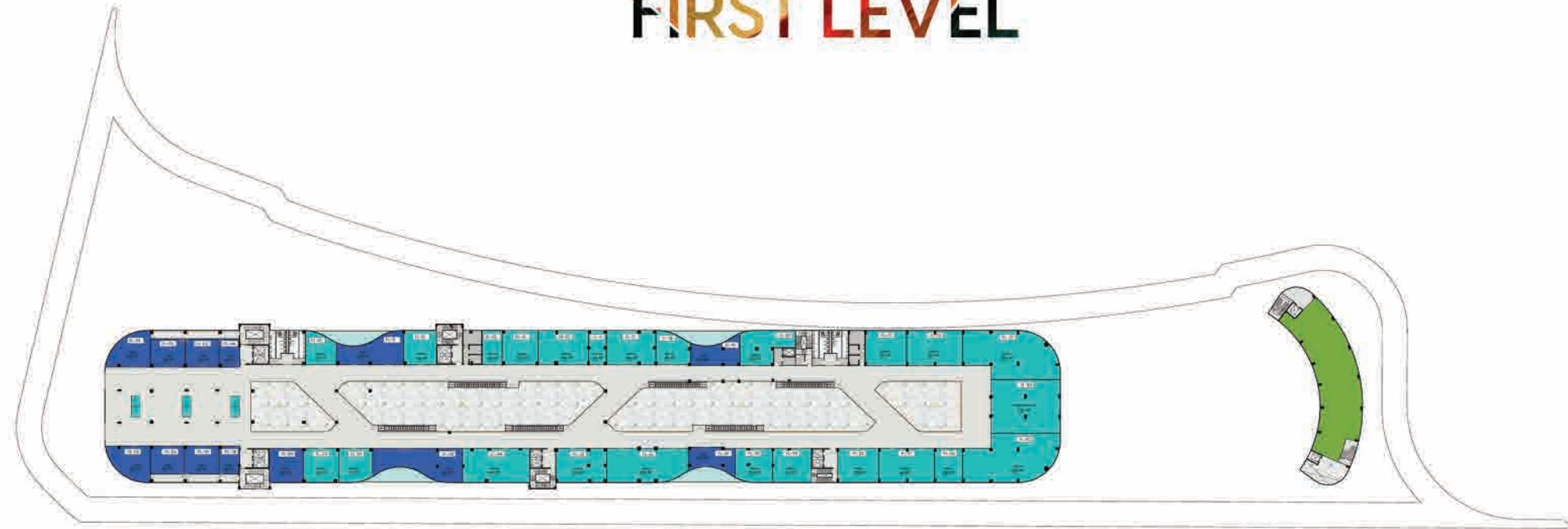
Corridor
Service
Outdoor

UPPER GROUND



Atrium
Corridor
Service
Outdoor
Gym
Retail
F & B

FIRST LEVEL



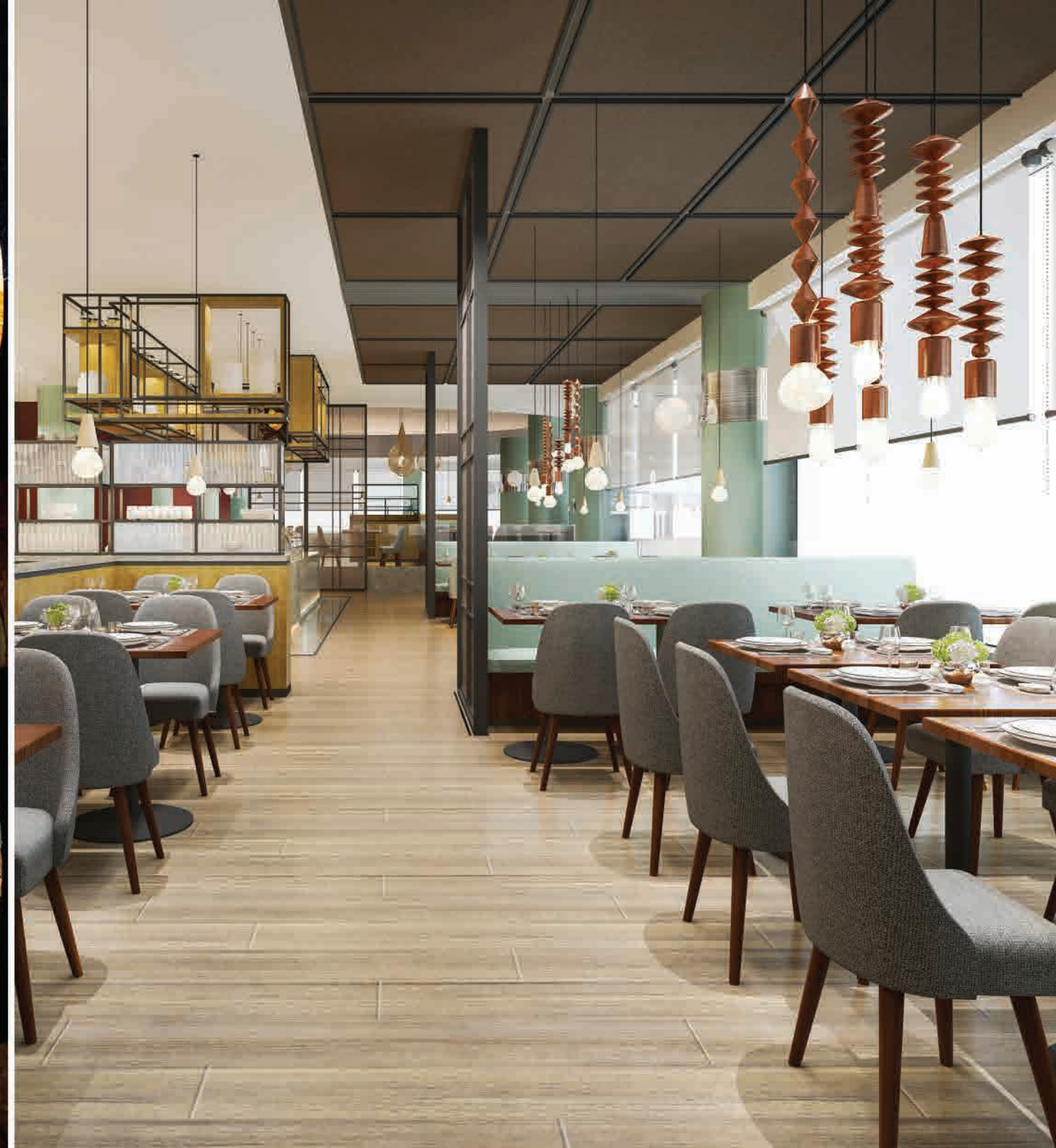
Atrium	Corridor	Gym
	Service	Retail
	Outdoor	F. & B.



3 SIDES

A NEW ERA FOR *Business*





PARTNERS OF SUCCESS

A sturdy team of professionals from all over the world has worked to create 3 Sides mall with its exquisite design. Each of them contributed their proficiency, expertise, attention to detail and liability.





Is a leading Engineering and Management consultancy firm established in Sharjah, UAE in 2006, devoting itself to excellence in providing professional services in four major areas: Engineering, Management, Training and Capacity Building, and Information Technology.





Is one of the world's largest and most diverse real estate investment management firms. It helps to buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate.

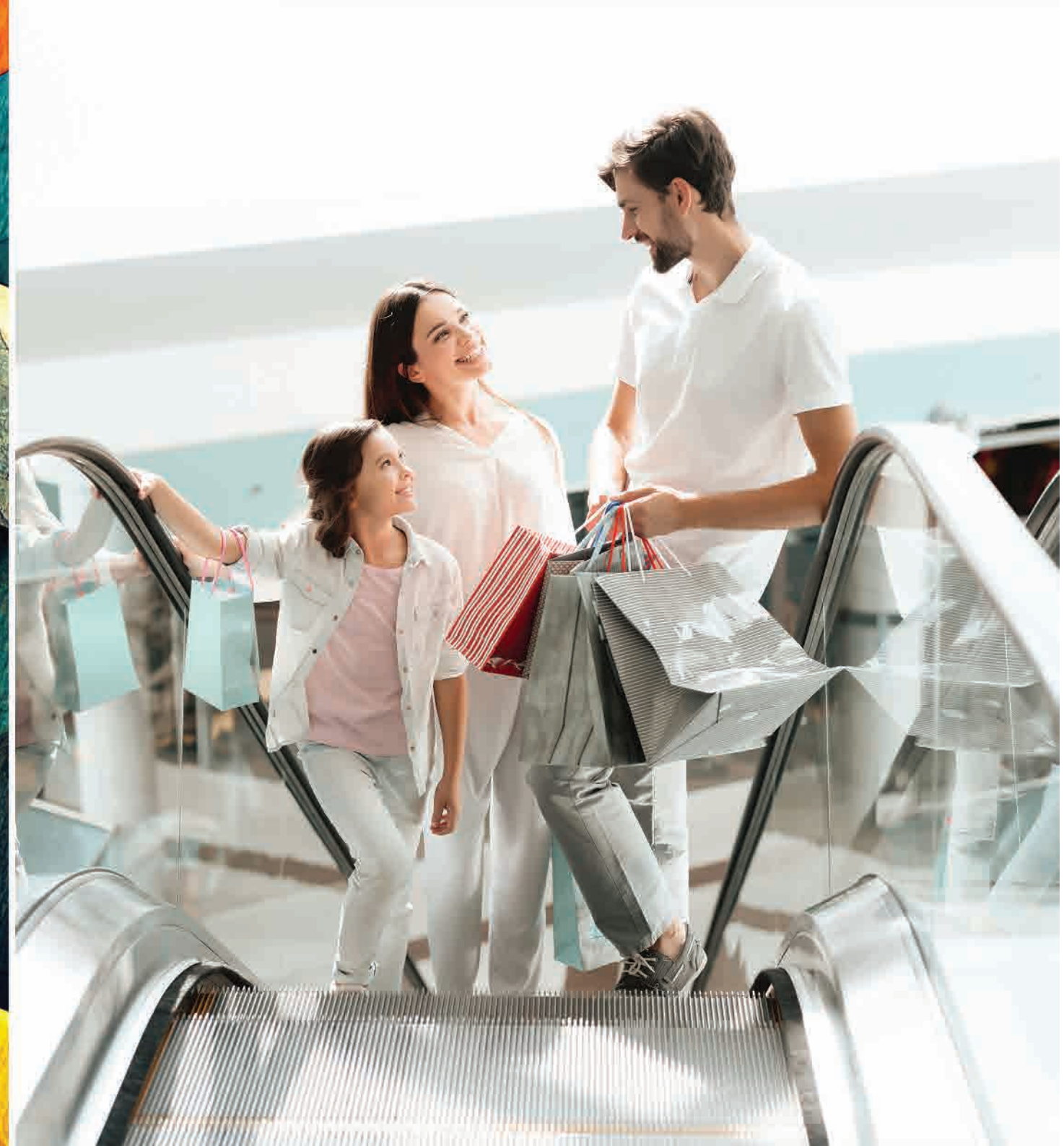


ARCHRETE

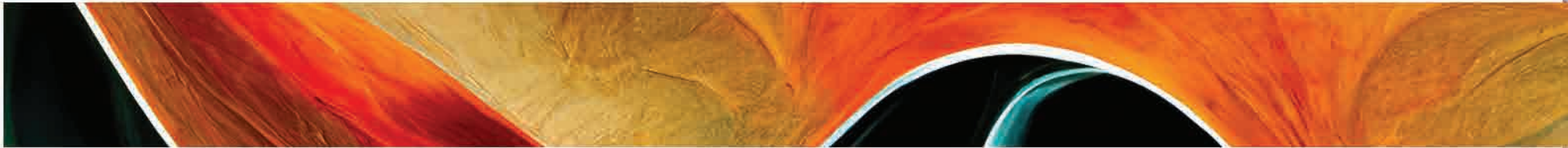
Is a full-service architecture and planning firm delivering innovation, artistry and attention to detail across multiple offices and studios, ensuring that our clients and communities get the best we have to offer no matter the building type or location.





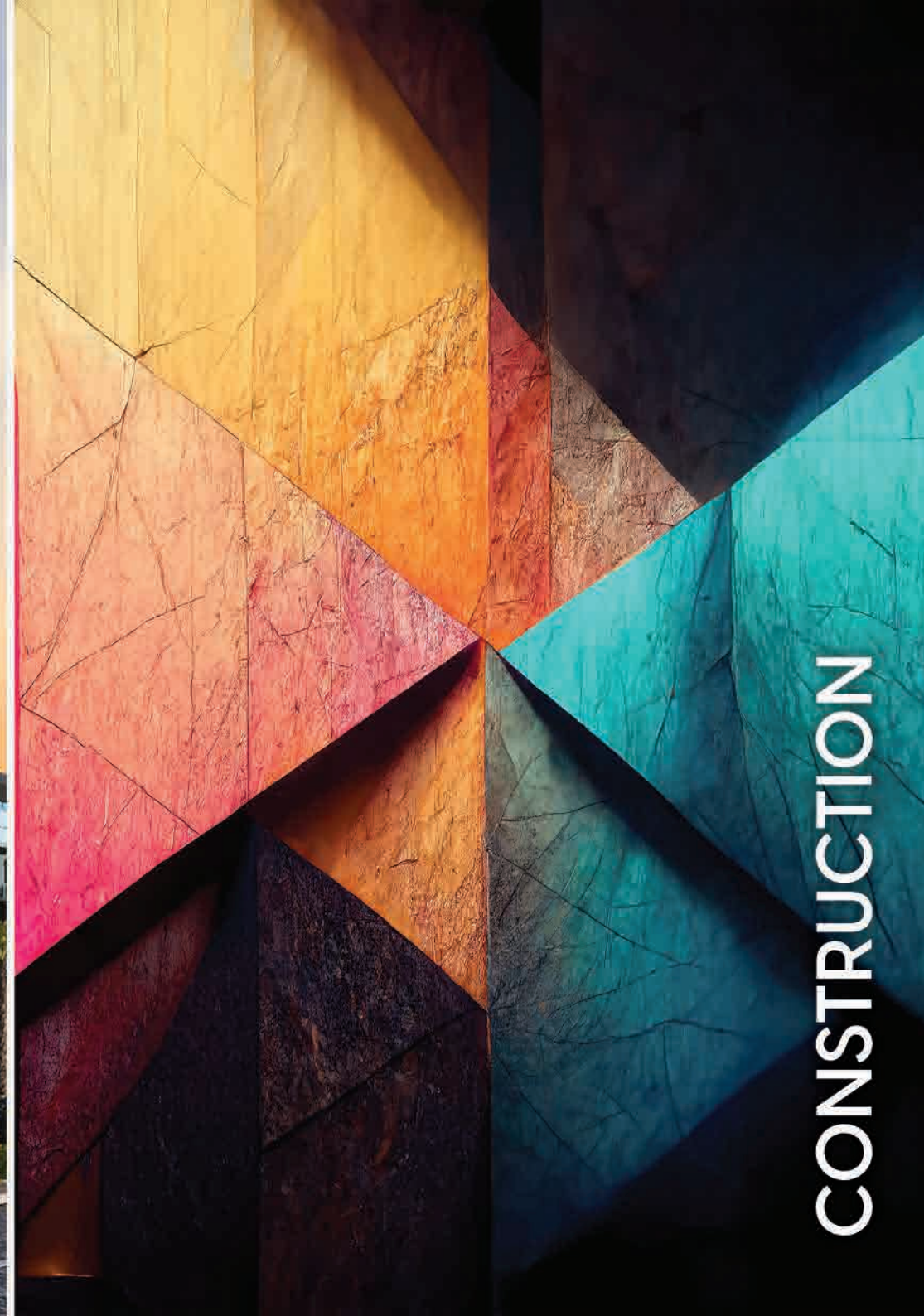


CONSTRUCTION We are Building your visions and creating reality.



3 SIDES





NOTES

3SIDES