



NOVA  
S Q U A R E  
BUSIENSS COMPLEX

Inspire *your experience...*



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## ABOUT DEVELOPERS



### ENG MOHAMED ELBOSTANY

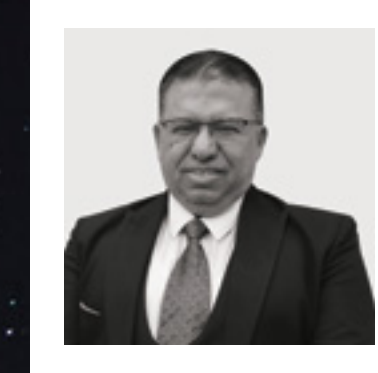
**Chairman of el Bostany Development,** One of the Largest Real Estate Development Companies in New Cairo.  
And one of Menassat Developments board members & one of its founders.

### Al Bostany Real Estate Development

**It is one of the largest real estate development companies in Egypt, founded by Engineer/Mohamed El Bostany.**

It has a commercial record documented in the Egyptian Commercial Gazette since 1985 AD.

Al Bostany Real Estate provide distinct units with multiple divisions that suit everyone, **The company has implemented over 300 residential & investment projects.**



### ENG YASSER ABDALLAH

**Chairman of Yasser Abdallah Developments,** One of Menassat Developments board members & one of its founders, Which started in the Real estate Market in the field of Engineering and Real estate consulting in 2011.

### Yasser Abdallah DEVELOPMENTS

**With 29 years of experience in real estate,** Yasser Abdullah Developments has distinguished itself since its inception thanks to its focus on producing high-quality real estate products.

**The company has implemented more than 350 projects in New Cairo,** showcasing a commitment to technical excellence and innovation in the field. This impressive track record reflects the group's dedication to shaping the landscape of modern living spaces.





# In the *Heart* Of New Cairo

Commercial | Medical | Administrative





## ABOUT THE PROJECT

- The total Area of the Project land is 9,124 SQM built on a net land area of 3,660 SQM.
- The Parking Spaces: 9,124 SQM.
- The Building area of the project is 35,025 SQM .







## Outdoor Area

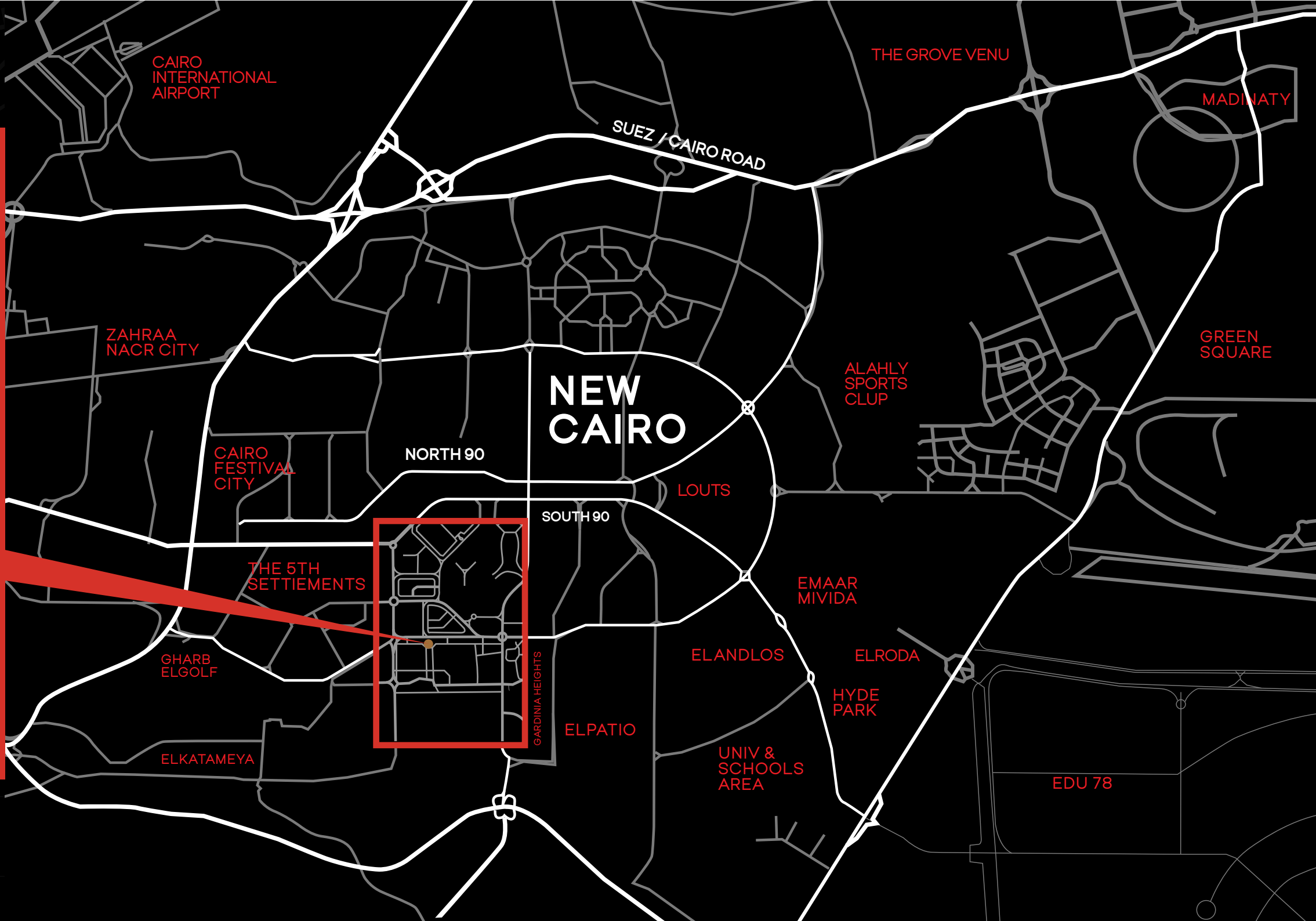
A central open area with seating, greenery, and public art for gatherings, events, and casual interactions with bike racks areas for bike lovers to easily transport your bike without any hassle, for safe & convenient experience



**PERFECTLY TO**  
**NOVA SQUARE BUSINESS COMPLEX**  
**NEW CAIRO**

- Located in a prime location with high traffic and high population density on Gamal Abdel Nasser Axis in New Narges, New Cairo.
- Two facades: one directly on Gamal Abdel Nasser Axis and the other on a main street and the New Narges Club.

*Easily Accessible location from everywhere!*





# Buy with *Confidence!*

A Business complex serves as a dynamic hub of innovation, collaboration, and growth for businesses of all sizes and industries, The Project includes administrative, medical and commercial Units.

The strongest real estate alliances in New Cairo, combining experience, specialization, and a history of successful residential and investment projects with distinctive design & modern facilities.

Nestled in a prime location, with high traffic and high population density on Gamal Abdel Nasser Axis in New Narges, New Cairo.

**2 Minutes**

From German University in Egypt

**2 Minutes**

From South 90<sup>th</sup> Street

**8 Minutes**

From American University in Egypt

**8 Minutes**

From Al Rehab City

**8 Minutes**

From the Ring Road





# Master Plan

- The Project Consists of:

**Commercial : 2 Lower Ground + Ground Floor + 1st Floor**

**Administrative / Medical : 2nd + 3rd + 4th Floor**

- The Parking Spaces for more than 250 car with area 9,124 SQM

- Designing for Diversity: The New Age of Multipurpose Buildings.

- **Commercial units starts from 21 Square meters and are located in Lower Ground 1 , Lower Ground 2, Upper Ground, and First Floor.**

- Starting from 35 square meters, **The Medical and Administrative units** are strategically placed on the second ,third floor & fourth floor ensuring a quiet and dedicated space for health and organizational needs.

- The fourth floor breaks away from the conventional, offering a stunning terrace that overlooks the plaza.



352

**Administrative Units**



171

**Medical Units**

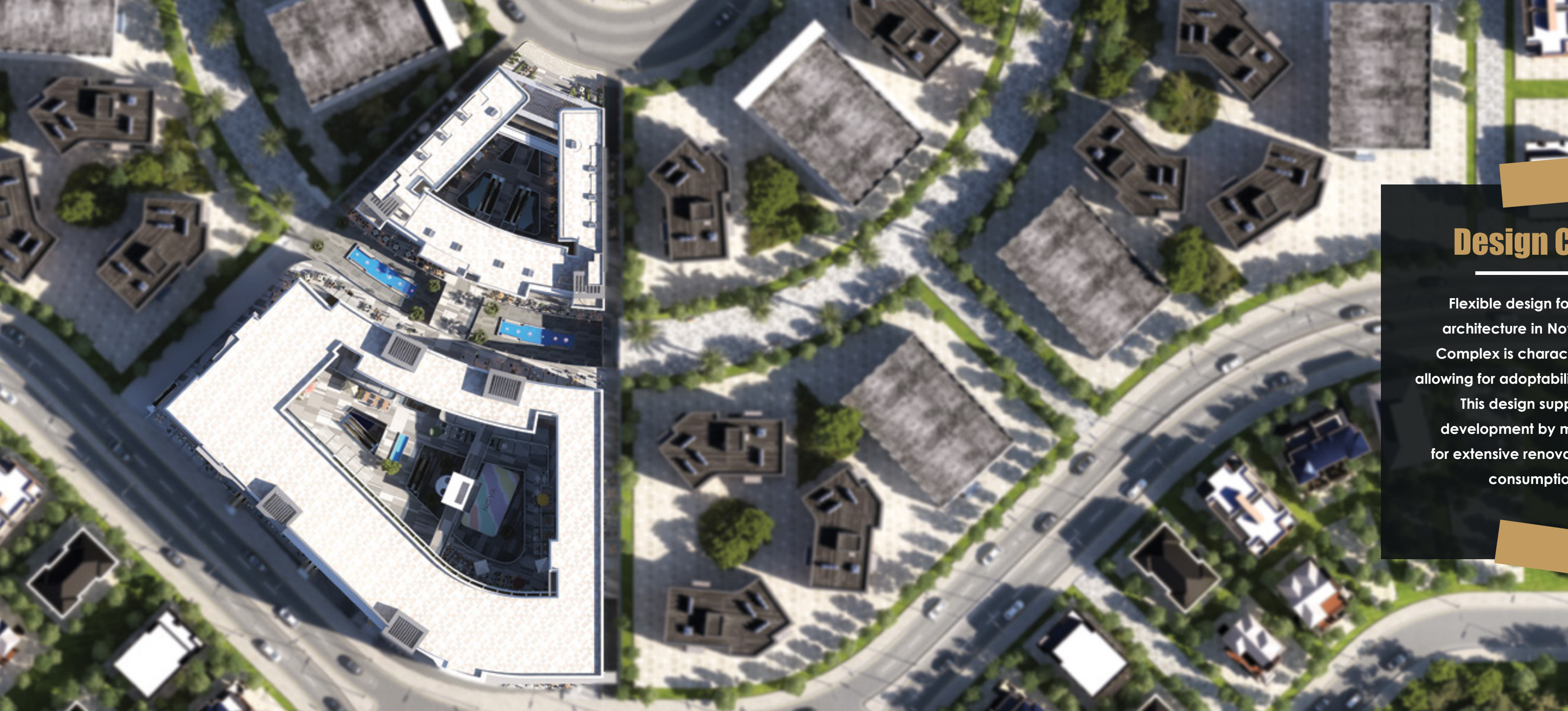


385

**Commercial Units**







## Design Concept

Flexible design for adaptability, the architecture in Nova Square Business Complex is characterised by flexibility, allowing for adaptability and future-proofing.

This design supports sustainable development by minimizing the need for extensive renovations and resource consumption over time.



## Commercial Spaces

Nova Square Business Complex offers different retail varieties located in the lower ground, ground and first floor via flexible retail and nourishment areas with extended façade along the outdoor plaza and the internal premium court with unique facilities & amenities







## A Productive Environment **Starts Here!**

**Get the most out of work with spirited office spaces** that blur the borders between work and play. Hi-tech facilities, top-end connectivity, ergonomic work-zones (including those for conferences, meetings and seminars) perfected to the littlest detail, thoughtfully designed lobbies, high level of security and professional service ensure that you shine the most when you really need to.

**Office spaces are designed in a flexible mood to offer variety of spaces with direct exposure to the day light.**



## More than Just Health Care Centers!

**A Luxurious lifestyle and a seamless experience now at Nova Square Business Complex.**

**Clinics** now features a stunning panoramic view of **Gamal Abdel Nasser Axis** in the heart of New Cairo, experience strategically positioned care that embodies the perfect balance of accessibility and premium medical services.



Love it? Own it.



*there.*  
Luxury





**Facilities  
and  
Amenities**



Panoramic Elevators



Dancing Fountain



Digital Billboards



Convention Hall



Food Court



Disabled Toilets



Hypermarket



Goldsmiths Market



SPA



Gym



Skating Area



Bike Racks



Property Mgt



Charging stations for electrical vechiles



Parking



Security System



Easy access from sector A to Sector B via bridge, Connecting Upper Ground Sector A and Lower Ground sector B, Which helps to increase traffic in this area.



# A New *experience* Awaits

The Complex offers state-of-the-art facilities equipped with modern amenities and cutting-edge technology to support the diverse needs of tenants. Beyond the physical infrastructure, the complex fosters a vibrant business community, providing networking opportunities



## Security System

Safety is a top priority at Nova Square Business Complex, This Cutting-edge system provides early detection & prompt response in case of emergencies, guaranteeing the utmost safety for visitors



## Bike Racks Area

Bike Racks areas for bike lovers to easily transport your bike without any hassle, for safe & convenient experience



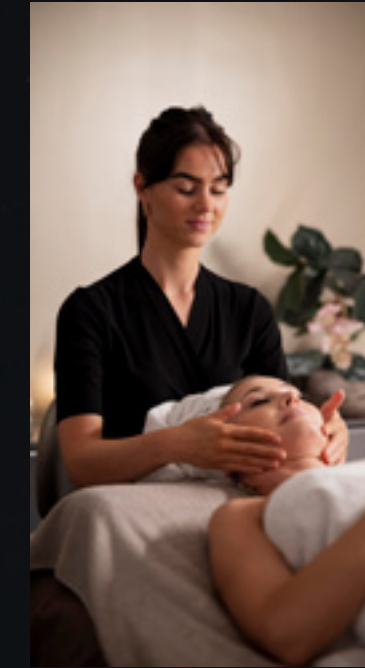
## Hypermarket

We Offer hypermarket for all tenants and visitors just steps away from your office, clinic or shop for a unique & easier experience



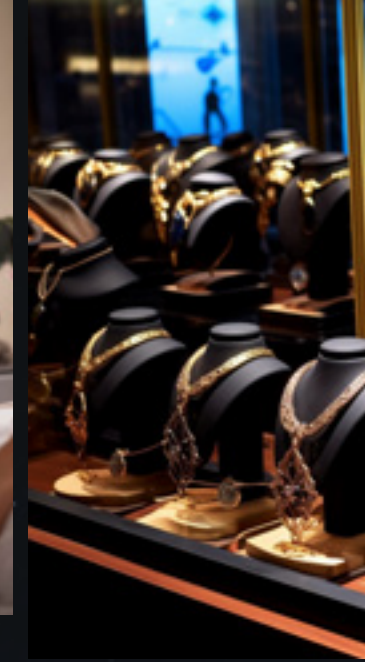
## Charging Stations for Electrical Cars

Car charging has never been easier! Our modern car parking system utilizes advanced technology to facilitate the parking process, ensuring a smooth & hassle-free experience for all visitors



## SPA

Embracing the importance of community and relaxation, Nova Square Business Complex features a thoughtfully designed a SPA, to induce a feeling of relaxation and serenity in your wind and body so that you can experience a relaxing, therapeutic experience



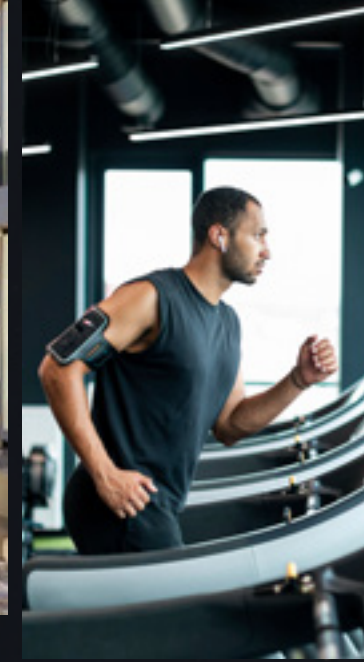
## Goldsmiths Market & Foodcourt

At Nova Square Business Complex , We provide all the sources of facilities and amenities including foodcourts and shopping markets to match all your needs



## Dancing Fountains

The Dancing Fountains at Nova Square Business Complex transform the outdoor area of the mall into a refreshing & unique place



## GYM

Make Your Goal of maintaining a healthy lifestyle easier, We've provided a state of the art gym with all sorts of sports equipment so you can improve your mental and physical self



# Car Parking

Parking has never been easier! With one basement exclusively dedicated to parking, tenants and visitors can rest assured knowing their vehicles are secure and readily accessible. Nova Complex offers convenient, ample parking spaces for more than **250** car with area **9,124** SQM







**Walk in good, Leave *great***  
Make Your Goal of maintaining a healthy lifestyle easier, We've provided a state of the art gym with all sorts of sports equipment so you can improve your mental and physical self



# Unique *shopping* experience

Nova Square Business complex is the ultimate opportunity to build your commercial success.

Nova Square Business Complex is a vibrant and diverse commercial space designed to create a dynamic and immersive shopping experience & food court with **1000** SQM area





# Inspire your *experience*

A successful and unique investment experience in terms of investing in the value of the units and achieving the fastest and highest financial return on the capital invested in the unit.
















**Facility** *services*  
**11** Elevators    **15** Escalators    **2** Panoramic Elevators







# Secure Investment Opportunity.

-  Prime location.
-  Project facilities.
-  Modern architecture.
-  Diversity of products.
-  Well Known facility management company.
-  Developer history.
-  High ROI.
-  Attractive Price/meter.
-  Operation guarantee from Day one.



## Actual Population Around Nova Square Business Complex



El- Narges Buildings



El- Narges Villas



The New Narges



The Gardenia Heights 1



El Diplomaseen



Al-Qudah Buildings



Enppi Project





Cultivate  
Lifestyle & Experiences

Cultivate  
Lifestyle & Experiences

foodicted

Eat Ranch

OVA SQUARE

Eazy Fish

ORGANICA

LOVE  
SWEET  
COFFEE



## Construction & Supervision

The team oversees and manages construction projects to ensure their successful execution. To make sure the projects are delivered with a high level of professionalism, expertise, and attention to detail. company is committed to ensuring the successful execution of construction projects while upholding the highest standards of quality, safety, and compliance.

**Quality Assurance & Control** Rigorous quality assurance and control measures to ensure that construction activities comply with specified standards and requirements. company conducts meticulous inspections, audits, and tests to verify the quality of workmanship and materials, identify any deviations or deficiencies, and provide recommendations for improvement.



## Leasing & Facility Management

Incorporation is founded by a group of commercial real estate experts with reputable experience in leasing and investment dealings/arrangements with individual, local and multinational corporates.

**Facility Management** Identifying every single issue that may occur, helps us in implementing detailed solutions.

Our proficient consultants offer our clients investment analysis, risk evaluation, and property management that help them to be on the right track and make the right decisions.





# Why to invest in *New Cairo?*

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- **New Cairo is a unique location characterized by modern and well-planned infrastructure, including wide roads, efficient public services, and advanced utility networks.** This infrastructure attracts businesses and residents looking for contemporary amenities.
- **Nova Square Business Complex is located in New Narges on Gamal Abdel Nasser Axis.**
- **Strategic Location / New Cairo offers a strategic location with easy access to the Cairo International Airport.** This connectivity is crucial for businesses, international travelers, and residents seeking convenience.
- **Quality of Life / The combination of modern infrastructure, cultural amenities, educational facilities, and residential options contributes to an enhanced quality of life for those living in New Cairo.**
- **Expanding Business Opportunities / New Cairo has become a hub for businesses and startups, providing a conducive environment for entrepreneurial activities and contributing to the city's economic**







Developed By

 **YASSER  
ABDALLAH**  
DEVELOPMENTS

**البستاني**  
التنمية العقارية ..

 **15199**