



VeyoraTM
NEW ADMINISTRATIVE CAPITAL

IN MU12

 VEYORA | **COMMERCIAL GATE**

A VOYAGE THROUGH TIME & STYLE!

by **YAD**[®]

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A story to tell

Spaces Crafted for Unforgettable Experiences!

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by **YAD**[®]

About Yasser Abdallah Developments



With 30 years of experience in real estate, Yasser Abdallah 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 our dedication to shaping the landscape of modern living spaces.

About the **Developer**



THE CHAIRMAN

Eng. Yasser Abdallah, The 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.

Eng. Yasser Abdallah



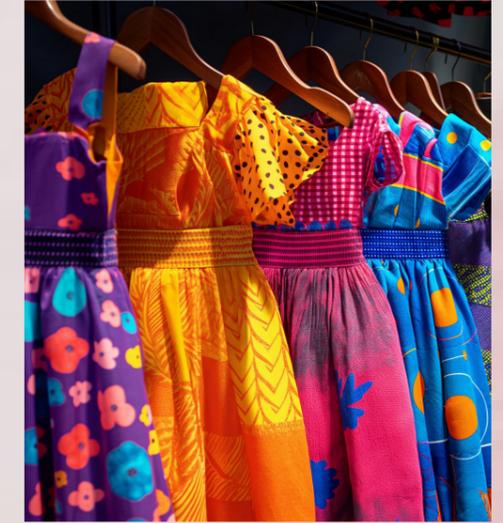
A Second Chance to Invest

True growth begins with the right move.
As Greater Cairo becomes more congested, thriving elsewhere is no longer just an option – it's a smart decision.

The future belongs to early movers. Position your business in a modern, master-planned hub – a rare second chance to lead, expand, and succeed in a space built for tomorrow.



F&B



Retail

Business deserves a bold start, a thriving opportunity for growth, success, and impact. There comes a time when ambition meets possibility, and the choices shape the future. With the right space, the right vision, and the right momentum.

About **New Capital**

THE CITY OF TOMORROW

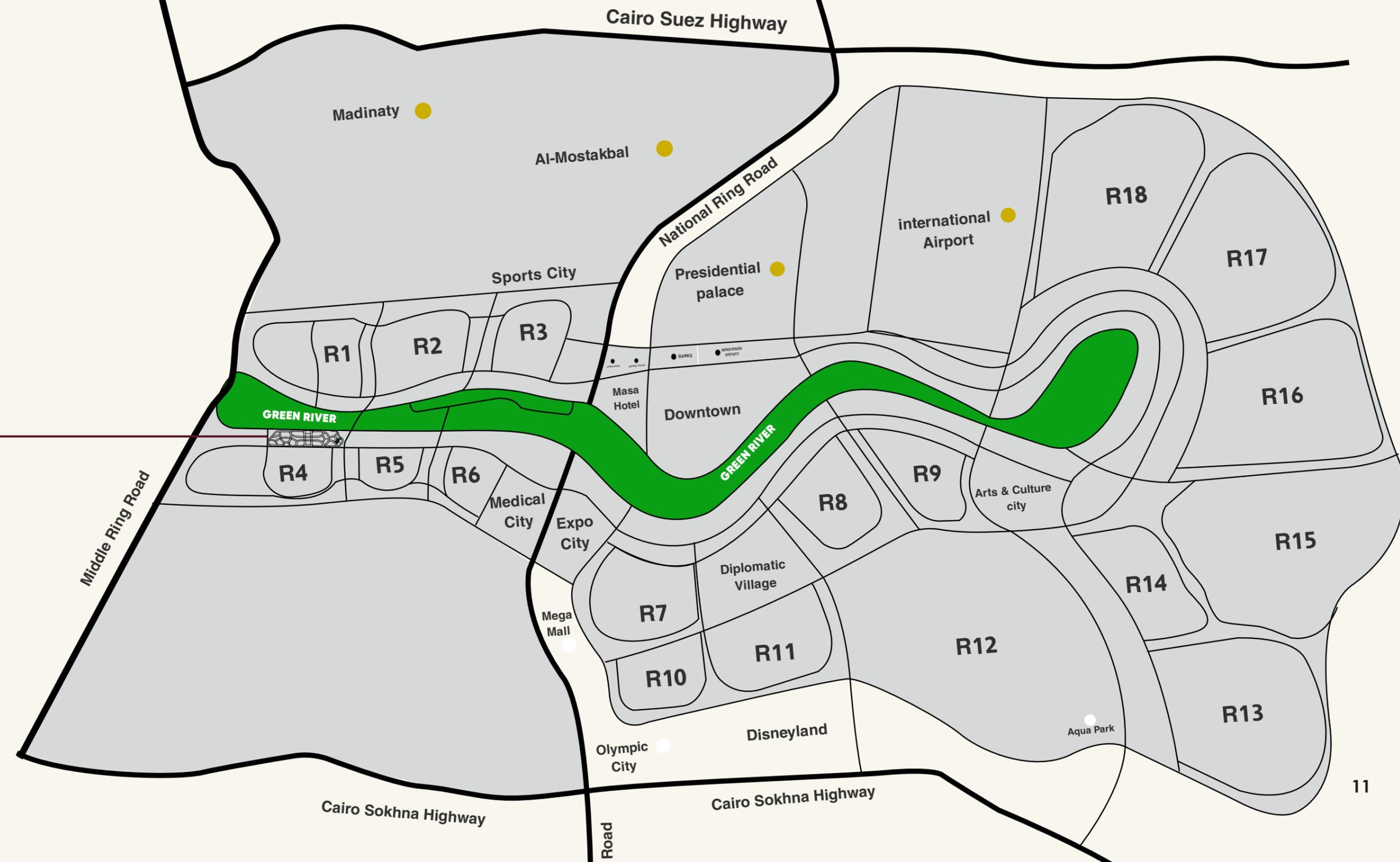
New Administrative Capital is Located 35 km East of Cairo, only 60 km from Ain Sokhna, Suez & Central Cairo.

The New Administrative Capital (NAC) is one of Egypt's most ambitious and transformative urban developments, launched in 2015. Spanning an impressive 170,000 acres, it is strategically located just 35 km east of Cairo, bordered by the Regional Ring Road, Cairo–Suez Road, and Cairo–Ain Sokhna Road.

Designed to unlock new economic opportunities, NAC aims to reshape Egypt's urban future by offering a dynamic environment to live, work, and thrive. The city is home to a mix of residential, commercial, and business districts, as well as iconic landmarks. It will also house Egypt's new Presidential Palace, Parliament, and Government District.

The Community of the **MU12**

NAC is more than just a city – it's a smart, fully integrated ecosystem featuring cutting-edge infrastructure, advanced transportation networks, world-class educational institutions, and innovative public services. All built to support sustainable growth and modern living.



WHY MU12 IS MASTERPLANNED TO FUNCTION LIKE A COMMUNITY:

The Plot is overlooking

1800 M²

of Green Areas

The Plot is overlooking

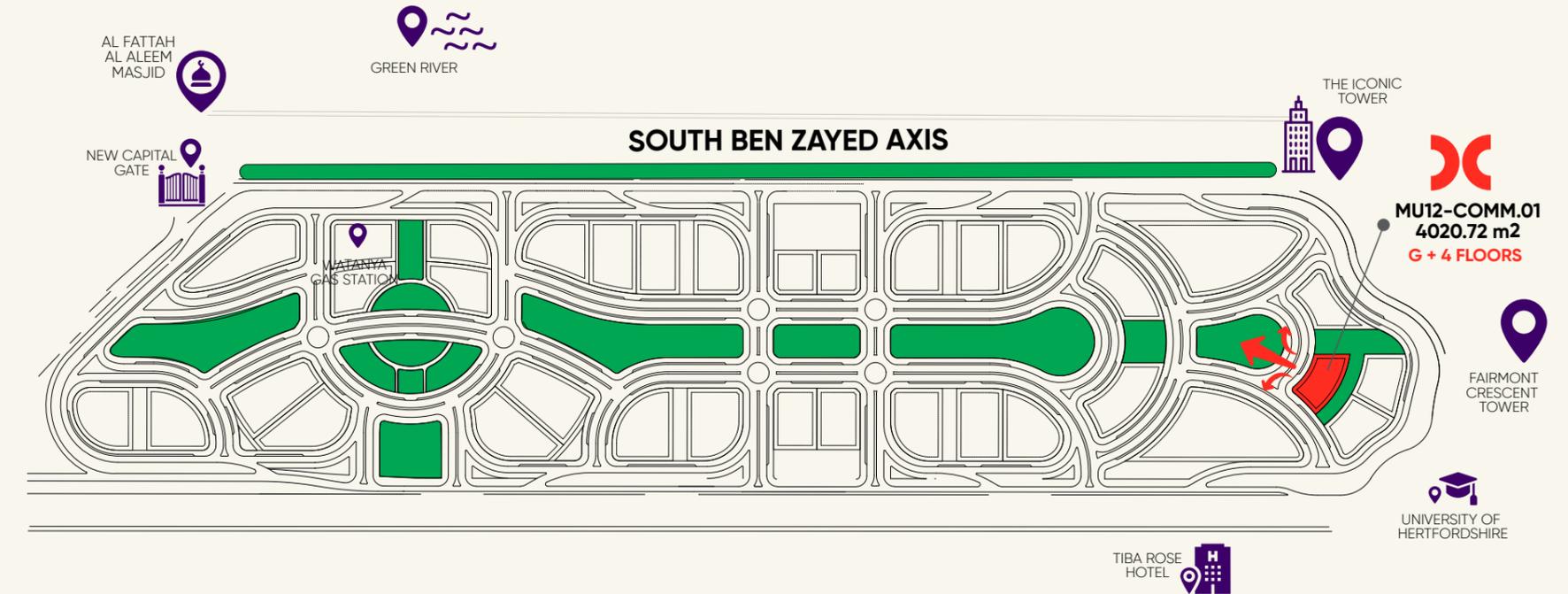
43 FEDDANS

of Green Areas

The Project is located in a very prime location in the MU12.

- ✓ Wide pedestrian-friendly walkways
- ✓ Public plazas and shaded areas
- ✓ Uniform architectural guidelines
- ✓ Shared amenities (e.g. green spaces, Seating areas, underground parking)

"The Commercial Gate to MU12"



Famous Landmarks Near the Project:

 **New Capital Gate**

 **Al Fattah Al Aleem Masjid**

 **Iconic Tower**

 **Green River**



About Veyora

Veyora Commercial Hub is the latest landmark development by Yasser Abdallah Developments, building on over 13 years of proven success in New Cairo.

Veyora is strategically positioned in the heart of the New Administrative Capital, the project covers around 4,020 sqm and consists of a ground floor plus four upper levels.



More than just a commercial complex, Veyora is a dynamic destination carefully designed with modern planning principles and high efficiency. Its smart spatial distribution and thoughtfully crafted user journey create a seamless experience for both visitors and investors alike.

Concept / Every Corner Tells a Story!

We Have a Story to Tell!

MU 12
New Administrative Capital



This concept is designed to transform a mall into an immersive world of exploration, entertainment, and emotional connection.

A Story-driven journey, Name inspired from Word Voyage (TRIP in french)

**DC A VOYAGE THROUGH
TIME & STYLE!**



CC A VOYAGE THROUGH TIME & STYLE!

A DAY WE ALL NEEDED!

It all begins when the family decide to turn an ordinary day into a special one balancing the simple joys of being together with the responsibilities of daily life. As they set out to complete some important errands, they discover a place where moments of laughter, connection, and ease are never far away.

First Stop: Getting Things Done



1 Right at the start, they found everything they needed to handle official business a modern government services center, quick and efficient. While YASSIN submitted their documents, SARA and the kid ADAM waited nearby. Fifteen minutes later – done. No stress. No city traffic. A win.



Unexpected Detour: A Little Clarity

After wrapping up their errands, YASSIN and SARA meet together. On their way out, YASSIN noticed the optician's window. He'd been squinting at his phone more lately, so they popped in for a quick checkup. While he tried on frames, SARA browsed a few stylish options for herself. Their kid ADAM tried on the silliest blue glasses just for laughs. A lighthearted stop – and two new pairs ordered.



3 Refuel Time: The Café Pause

They stopped at a quiet café nearby. Light music, big windows, and great coffee. Their Kid ADAM picked a cupcake, beaming with frosting on her cheeks...



4 Next: A Fashion Moment

Refreshed, they wandered through the apparel section – SARA found a beautiful summer dress she hadn't expected to fall in love with, while YASSIN discovered a sharp casual blazer for weekend outings. It wasn't about shopping. It was about rediscovering little pieces of themselves.



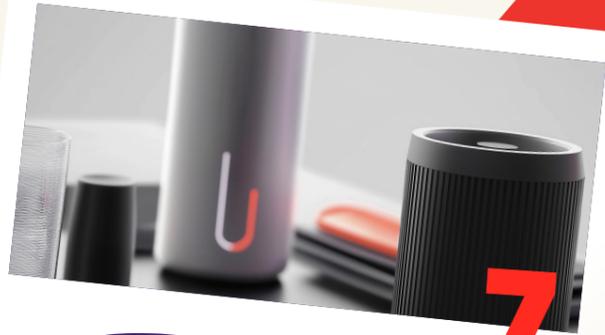
5 Self-Care, Together

Next door, a beauty and wellness space called to her. She stepped in for a quick facial – just 20 minutes. Her skin glowed. Meanwhile, her husband took their Kid ADAM to a mini grooming corner. Then, they reconnected with smiles.



6 A Visit for Luna

The dog, Luna, wasn't forgotten. In the pet zone, they picked up her favorite treats and a new leash. Their kid chose a plush toy "for Luna to sleep with." The whole space was clean, playful, and full of happy energy. It didn't feel like an errand – it felt like love.



7 A Little Tech Temptation

While the wife and the kid went to the toilet, YASSIN made a stop at the electronics section. Smartwatches, new headphones, and gaming accessories – He was in his zone. And as always, he didn't walk out empty-handed.



8 Time to Eat A Culinary Break

Now hungry, YASSIN, SARA and ADAM found themselves in a dining area that didn't feel like a mall – it felt like a destination. Open-air seating, greenery, and a spread of world cuisines. Sushi for her, sliders for him, pasta for their son. They shared bites, took photos, and let the afternoon slow down.



9 Last Stop: Just for Her (and Every Kid)

As they lingered over dessert, the sound of laughter drew them toward the kids' arcade zone. While SARA and ADAM went exploring the kids' arcade, YASSIN quietly slipped away. Just a few steps to the flower shop. He picked a bouquet of her favorite roses.

Every Corner, Tells a Story!

As the sun dipped outside, they walked out relaxed, smiling, bags in hand, child in tow, memories richer than they'd planned for.

Get to Know **Veyora**



Veyora Commercial Hub is a landplot near South Bin Zayed Road, marks the company's first geographic expansion beyond New Cairo, representing the culmination of a successful journey and a bold vision to develop exceptional projects that align with market trends and exceed client expectations.

- **Project overlooking main street with 43 meters wide.**
- **Front façade with a 55 meters wide.**
- **Back façade with a 90 meters wide.**

The Max. No. of floors

G+ 4 Typical Floors

The Max. footprint percent (G. floor area) from the Net Area

30%

Gross Land Area

9699.734 M²

Gross Land Area

2.309 FEDDAN

Built-Up Area

13,355 M²

Net Area

4020.72 M²

Net Area

0.957 FEDDAN



VeyoraTM
Commercial Hub & More...

**NEW
ADMINISTRATIVE
CAPITAL**

A VOYAGE THROUGH TIME & STYLE!

In the MU12



PROXIMITY



Veyora Commercial Hub is located in one of the most promising growth zones in MU12 just one minute from the Capital's main entrance), and in close proximity to Bin Zayed South Axis, key roads, and densely populated residential districts.

Open from all four sides, with no adjacent buildings, the location ensures maximum visibility, smooth access, and consistent visitor traffic.

1 MIN

NEW CAPITAL GATES

1 MIN

HERTFORDSHIRE UNIVERSITY

1 MIN

ICONIC TOWER

3 MIN

NEW CAIRO

1 MIN

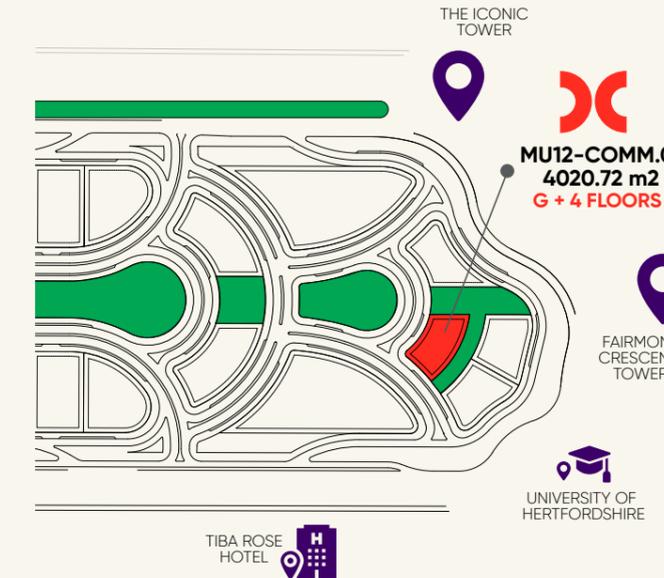
AL FATTAH AL ALEEM MASJID

0 MIN

TIBA ROSE HOTEL

Central Location, Easy to Reach from Anywhere!

Project overlooking **1800 METER OF GREEN AREAS**, This is why Veyora is called "The Commercial Gate to MU12"



Veyora Commercial Hub is Located in MU12, the project is surrounded by two hotels and the upscale Garden City District, with four open facades and no adjacent buildings.

With trusted operating partners and futuristic design, Veyora is not just a mall, it's a long-term investment opportunity.

DAY MOOD



NIGHT MOOD

MASTERPIECE IN MU12

True growth begins with the right move.

Veyora stands out among its peers in that the design is the first of its kind. It is designed to be dynamic, inviting and allow free and easy movement.



 In the MU12

SETTING A NEW BENCHMARK IN ARCHITECTURAL INNOVATION



Veyora Commercial Hub architectural design concept combines modern aesthetics with smart planning. Featuring glass façades, natural lighting, flexible layouts, and intelligent infrastructure, Veyora offers a comfortable visitor experience and a growth-ready business environment.





VeyoraTM
NEW ADMINISTRATIVE CAPITAL

Types - F&B Units

WHERE EVERY SIP IS A STATEMENT!



Your Story Begins Here!

where premium ambiance meets panoramic views. Whether it's a casual coffee, a quick business chat, or an afternoon break, the vibrant energy and stunning surroundings create the perfect setting. With high foot traffic, eye-catching design, and an atmosphere that elevates every visit, Veyora's cafés aren't just a stop – they're a destination. This is where experiences are crafted, connections are made, and every moment leaves a lasting impression.



POSITION YOUR BRAND WHERE IT MATTERS!



Retail units designed beyond function.

At Veyora, we craft retail spaces that fuse modern aesthetics with smart design, ensuring a vibrant, effortless, and positively memorable shopping experience. Strategically located to attract maximum footfall, these high-visibility storefronts offer unmatched exposure in a thriving commercial hub. Modern design, flexible space, and a ready-made audience – Veyora gives your brand the platform to perform, grow, and lead in one of the city's most promising destinations.

Facilities & Amenities

EXPERIENCE THE UNEXPECTED!



Veyora delivers state-of-the-art facilities, advanced amenities, and the latest technology to meet the evolving needs of modern tenants. It's more than amenities, it's a thriving business hub designed to foster collaboration and meaningful connections.



In the MU12

VeyoraTM
NEW ADMINISTRATIVE CAPITAL



Facilities & Amenities

-  SOLAR CELLS ROOF TOP
-  FOOD COURT
-  RETAIL SHOPS
-  24/7 SECURITY
-  PROPERTY MANAGMENT
-  CAFES & RESTAURANTS
-  PHARMACY
-  FANCY RESTAURANTS
-  EMERGENCY CLINIC
-  ELECTRIC CHARGING STATIONS
-  ARCADE GAMES ROOM & KIDS AREA
-  PRAYER ROOM
-  CENTRAL AIR CONDITIONING
-  GYM & FITNESS HUB
-  SMART BUILDING SYSTEM
-  FIRE FIGHTING SMART SYSTEM
-  MOTHER & CHILD CHANGING ROOM
-  70% LANDSCAPE
-  2 PANORAMIC ELEVATORS
-  ATM CENTER
-  ESCALATOR
-  SERVICE ROOMS (CLEAN/GARBAGE)
-  2 UNDERGROUND PARKING
-  SERVICE ELEVATORS
-  HANDICAPPED PARKING/TOILETS





A VOYAGE THROUGH TIME & STYLE!
in the MU12

SUCCESS PARTNERS

At Veyora, we believe true innovation begins with strong partnerships. That's why we've joined forces with leading industry experts who share our passion for creativity, excellence, and forward-thinking experiences.

Together, we're shaping a one-of-a-kind destination, setting new benchmarks in business, design, and contemporary culture.



A Professional Consulting Firm with a distinguished team of Planners, Architects and Engineers, Providing services such as Planning, Architectural design.HC have successfully Handled all kinds of Developments, Inside and Outside Egypt with More Than 1600 + Projects.



A Specialized company in the field of management, operation, and maintenance of facilities and buildings. Established in Egypt in partnership with a number of global and regional affiliated and sister companies that provide facility mgt and integrated technical services to customers in the Middle East, North Africa, Europe, and beyond.

WHY Veyora™
NEW ADMINISTRATIVE CAPITAL
STANDS OUT IN THE MU12?

**A Commercial Hub designed
beyond Function in the MU12**

Prime Location

Located in the NAC in a very strategic location minutes from Al fattah al aleem masjid and 2 minutes from the Green River. The Plot is overlooking 1200 meter of green areas.

Architecture Style

Every Aspect of the design with its interactive elements creates a memorable experience for all the visitors with 70% landscape and only 30% only building areas powered by the Well-known Architecture Hafez Consultant.

Developer Credibility

Our legacy in real estate is rooted in credibility, commitment, and consistent delivery. With every project, we continue to honor the reputation we've earned over three decades of excellence.

A Very Well Known Operator

ACCORD facility management; A Premium provider of high quality facility management and maintenance services.

Facilities

Veyora is designed to transform a mall into an immersive world of exploration, entertainment, and emotional connection.

Payment Plan

Perfect payment plan with the lowest downpayment and longest years of installments.

Facades & Entrances

All facades of Veyora are considered primary frontages, giving every commercial unit a distinctive and attractive view. Ensuring smooth circulation and seamless movement throughout the plaza.

Seamless flow of movement

Veyora is thoughtfully designed for smooth circulation, with clearly marked exits and easy access between floors via stairs and elevators.

Flavors That Flow

Veyora features food courts on both the ground and fourth floors to distribute foot traffic evenly. The ground floor suits quick visits, while the fourth floor offers a quieter setting with scenic views for a more relaxed experience.



NOTES

Ready for the Right Investment?

OFFICE

EPIC Mall, 3rd floor, North 90's St., New Cairo, Cairo, Egypt

CONTACT

yasserabdallah.com

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DISCLAIMER

- The Rendered images are the artist impression, actual product may vary.
- Amenities are for illustration purpose only, amenities locations may change without prior notice.
- The developer reserves the right to make revisions and changes.



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