

PLUS NINETY

MALL

E DEVELOPE

Hamat Properties is a forward–thinking real estate developer dedicated to creating sustainable, modern, and high value ,communities. With a strong commitment to quality, innovation .and trust, we don't just build properties, we shape lifestyles

About the developer

About the developer

At Hamat, we redefine luxury with a human touch, crafting exceptional residential and investment spaces that inspire, endure, and bring people together.

We don’t just build properties, we create a lifestyle where comfort, beauty, and functionality are seamlessly integrated into every detail.



PROJECT OVERVIEW

Plus 90 is designed to be more than just a commercial building; it's a modern hub in the heart of New Cairo, offering a dynamic mix of retail, dining, business, and medical facilities.

With a prime location and a sleek architectural design, it provides the perfect setting for businesses to grow and for visitors to enjoy a vibrant lifestyle experience.

WHERE STANDARDS RISE



PLUS NINETY
MALL

UNITS - FACILLITIES

The project spans 4,483 sqm of land, with a construction density of only 40%, ensuring a balanced environment that combines open
spaces with functional areas.

The building enjoys a **52-meter-wide** frontage directly overlooking North 90th Street, one of New Cairo's most prominent destinations.

LAND AREA & BUILT UP RATIO

Parking & Basements

Convenience is a key element at Plus 90. The project features 2 full basement levels dedicated to parking and storage, accommodating up to 140 car slots.

This ensures smooth traffic flow and accessibility for both tenants and visitors.

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Retail & F&B Spaces

The lower levels of Plus 90 are designed to create an engaging shopping and leisure experience:

Ground Floor:

Home to 16 F&B outlets, providing diverse dining options.

First Floor:

Dedicated to 15 retail shops, offering an exciting mix of brands and services.



4 OFFICES & CLINICS

The lower levels of Plus 90 are designed to create an engaging shopping and leisure experience:

Second Floor:
Includes 17 modern office units, designed for companies and professionals seeking a strategic location.

Third Floor:
Houses 17 medical clinics, creating a comprehensive health hub that benefits from the project's prime positioning and accessibility

CCESSIBILITY

The building is equipped with multiple vertical and horizontal movement solutions to ensure comfort and efficiency for all users:

- **6 passenger** elevators connecting all floors.
- **1 service elevator** for goods and logistics.
- **Escalator** from the ground floor for easy visitor access to retail levels.

ACCESSIBILITY & CIRCULATION

5

CIRCULATION

Accessibility

6

Situated prominently on North 90th Street, Plus 90 enjoys a prime position directly opposite Morasem Mall and Rotana Hotel.

This situates Plus 90 in one of the most active commercial zones of New Cairo, ensuring high visibility and accessibility.

Project Location

This location places it:

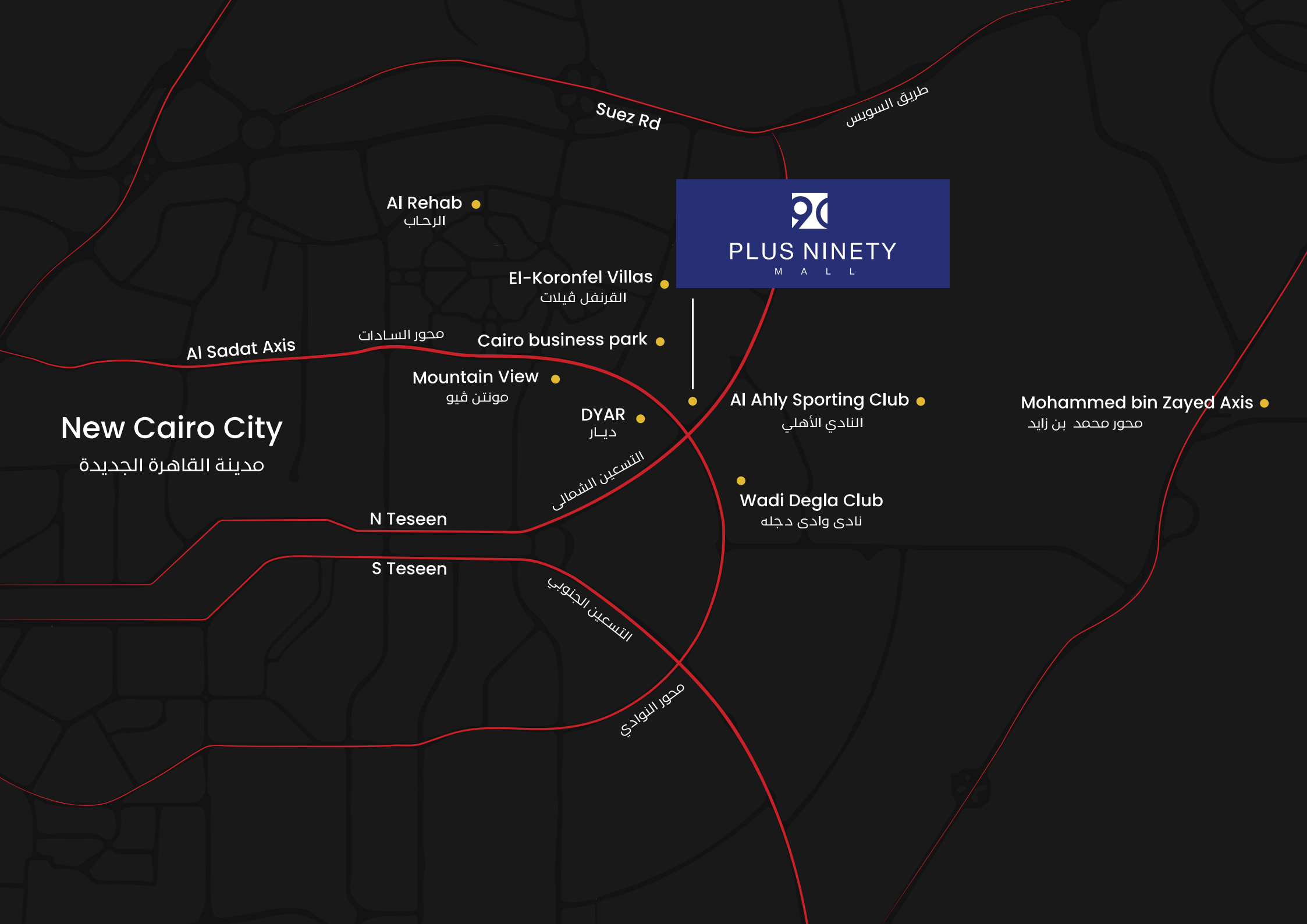
Just minutes from the American University in Cairo (AUC).

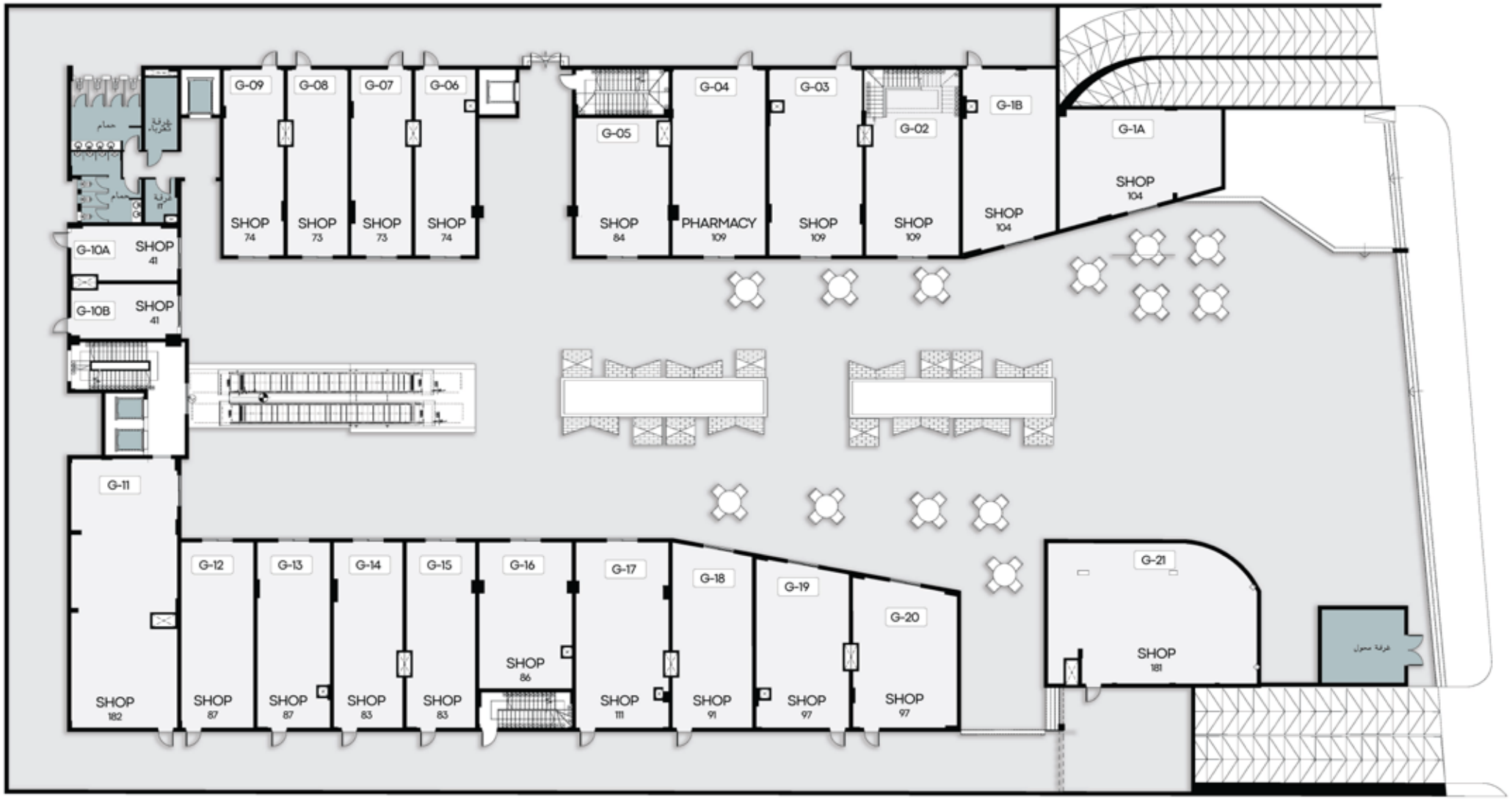
Around 15 minutes from the Downtown Mall.

Approximately 20 minutes from Cairo International Airport.

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Such strategic placement amplifies foot traffic, convenience, and overall investment appeal


Suez Rd
طريق السويس
Al Rehab
الرحاب
PLUS NINETY
MALL
El-Koronfel Villas
القرنفل فيلات
Al Sadat Axis
محور السادات
Cairo business park
Mountain View
مونتن فيو
DYAR
ديار
New Cairo City
مدينة القاهرة الجديدة
Al Ahly Sporting Club
النادي الأهلي
Mohammed bin Zayed Axis
محور محمد بن زايد
التسعين الشمالى
N Teseen
Wadi Degla Club
نادى وادى دجله
S Teseen
التسعين الجنوبي
محور النوادي



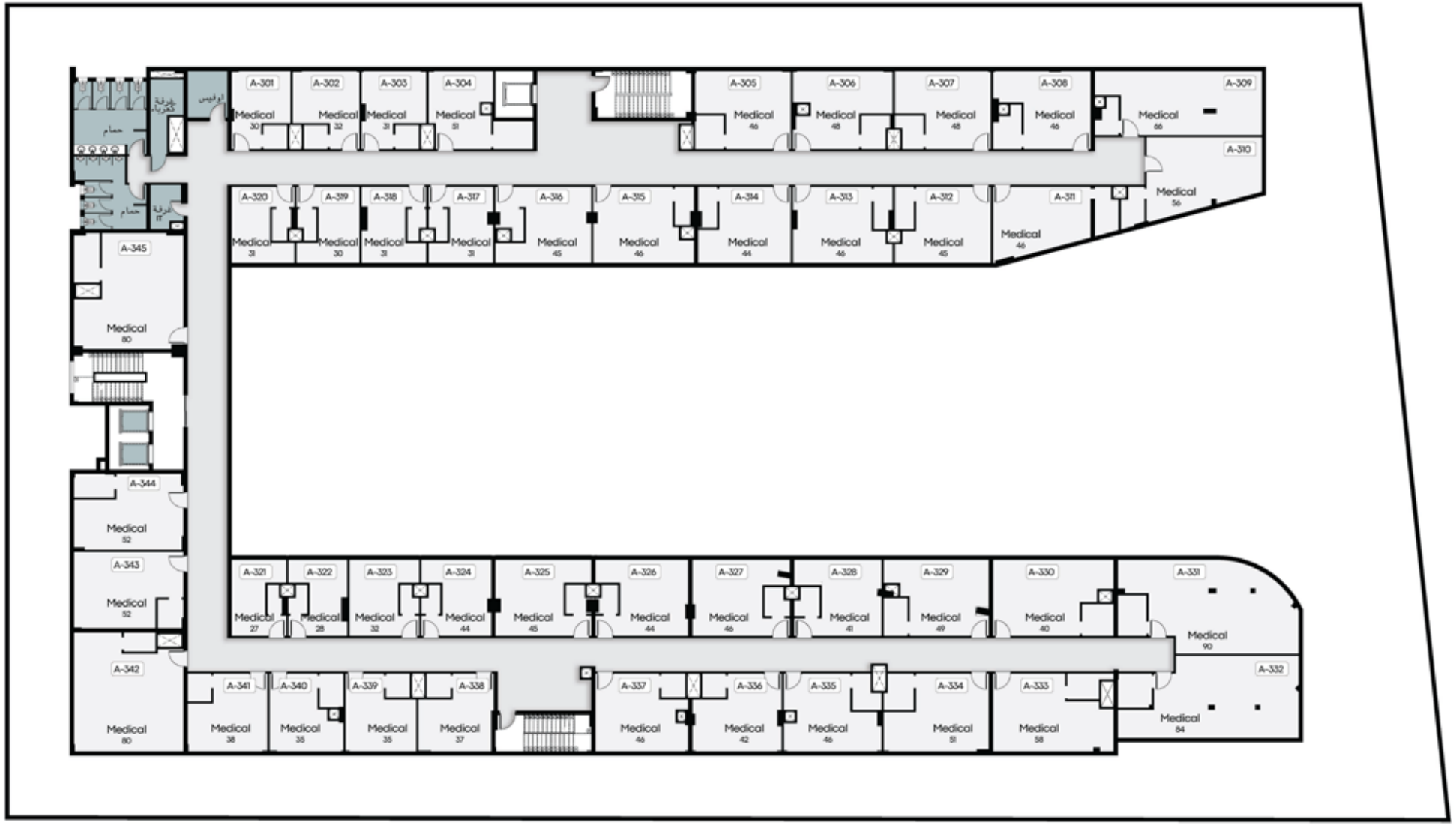
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN


DISCOVER
DISCOVER
BANANA REPUBLIC
BANANA REPUBLIC
Cartier
GUCCI
LI-NING
SPORT MAGIC
SPORT MAGIC


DISCOVER
BANANA REPUBLIC
SPORT MAGIC


ESCADA
CONVERSE


DISCOVER
BANANA FERURUC
PLUS NINETY
SPORT


SPORT M★DIC


LI-NING
BANANA REPUBLIC
SAMSUNG
COFFEE