90° APEX

MIXED-USE HUB

Mixed-Use Hub

2026



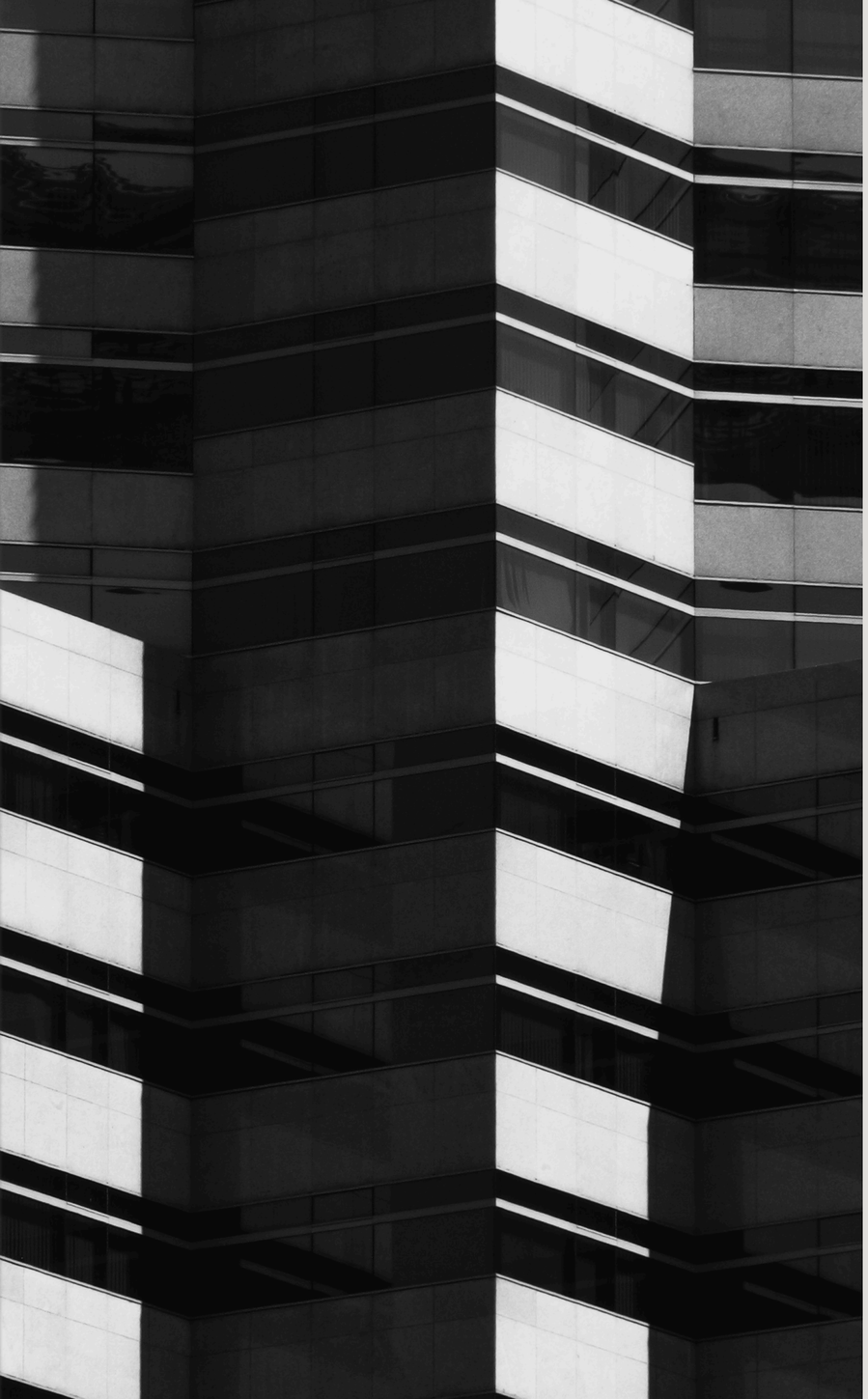
SOUTH TESEEN
NEW CAIRO



MILESTONE
DEVELOPMENTS

Milestone Developments is built on a rich legacy of experience across multiple industries, driven by a continuous commitment to success, innovation, and long-term value creation.

With a strong foundation and an ambitious vision for growth, Milestone Developments has made significant contributions to the Egyptian real estate sector, delivering projects that reflect quality, purpose, and forward-thinking development.



OUR VISION

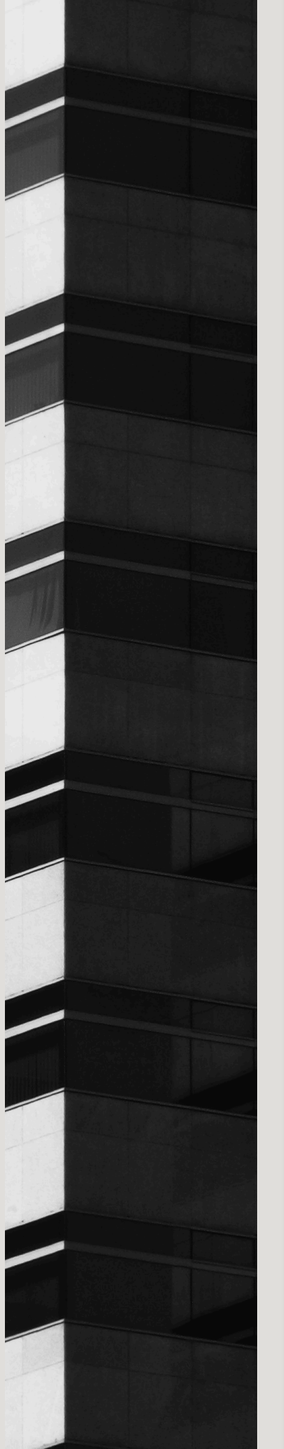
At Milestone Developments, we envision a future where every project goes beyond expectations and creates a meaningful impact.

From our origins in Saudi Arabia to our growing presence in Egypt, our vision is to create monumental developments that go the distance, exceed milestones, and set new benchmarks in the real estate market.

OUR MISSION

Our mission is to redefine real estate excellence through innovative design, strategic locations, and uncompromising quality.

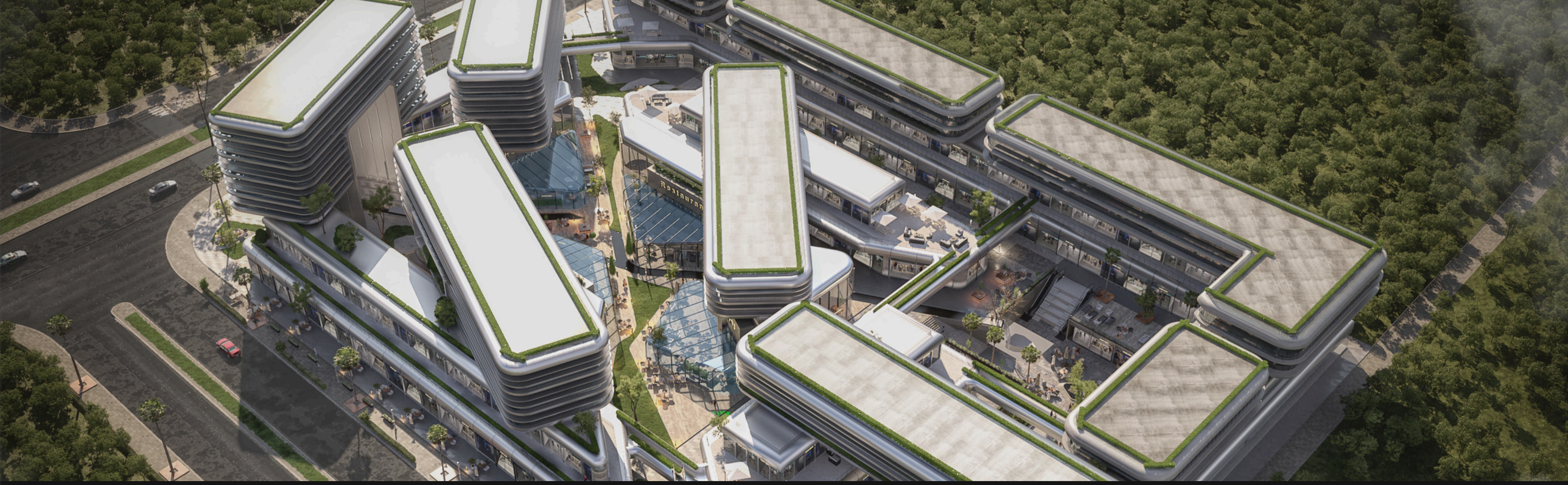
We aim to develop projects that combine functionality, architectural value, and sustainable thinking, creating destinations that serve people, businesses, and communities for years to come.



MILESTONE
DEVELOPMENTS

THE CORD
BUSINESS COMPLEX

90° APEX
MIXED-USE
HUB



Previous Project

THE CORD

BUSINESS COMPLEX

The Cord is a commercial and administrative project designed around the concept of connectivity.
Inspired by the idea of a strong bond that seamlessly connects every block of the project, The Cord reflects unity, efficiency, and flow. Every line, block, and pathway comes together to create a dynamic business destination built for productivity, visibility, and innovation.

The Cord enjoys a strategic location on the 26th of July Corridor, offering direct connectivity to key destinations:

- 10 minutes from Mall of Arabia
- 10 minutes from Sheikh Zayed City
- 3 minutes from 6th of October University
- 5 minutes from 26th of July Corridor

90° APEX

MIXED-USE
HUB


90°
APEX
MIXED-USE
HUB
Sports & Bar
Haircare
Jewellery
Skincare
Eyewear
Café
Accessories

90°APEX

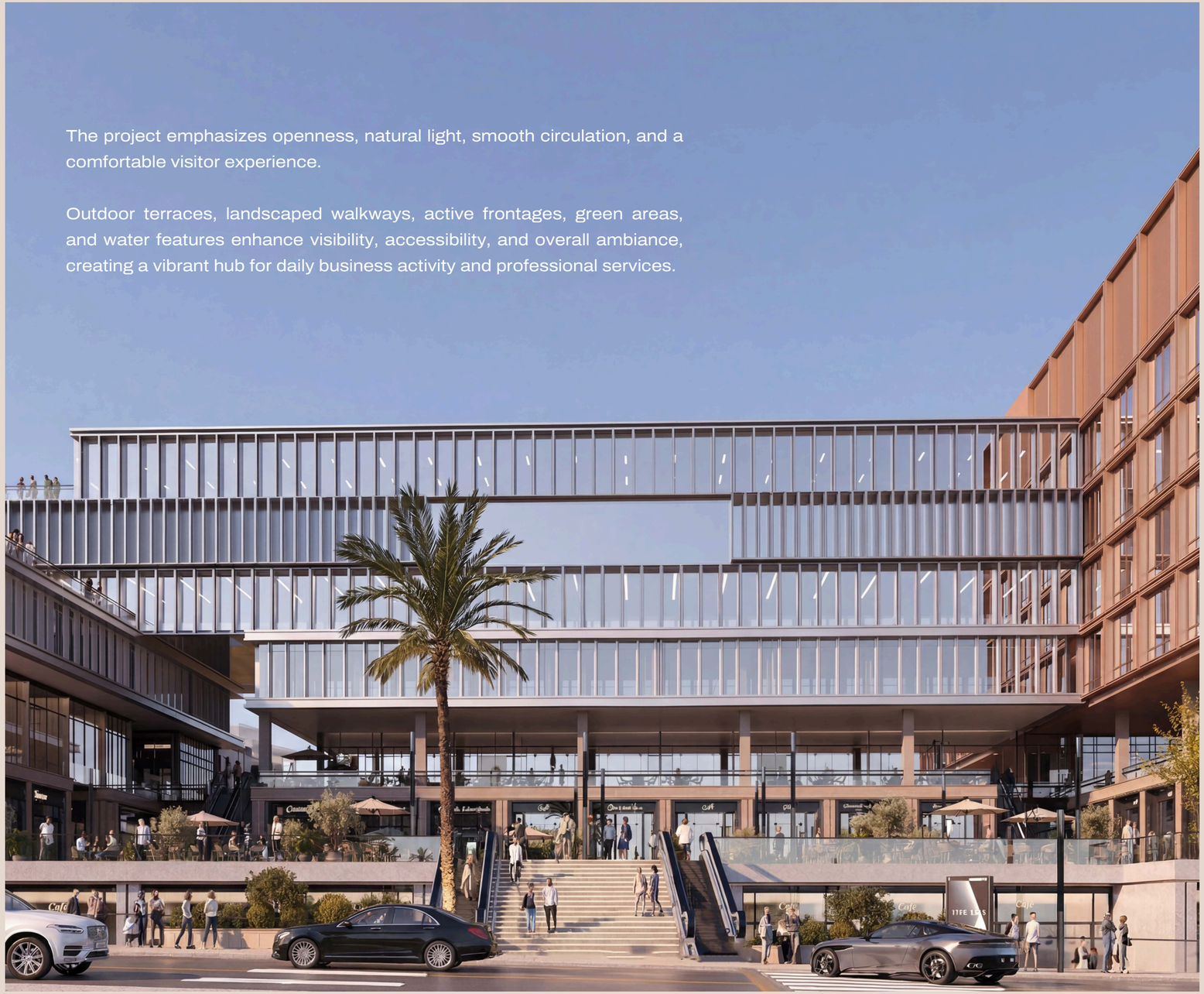
MIXED-USE HUB

90°APEX Mixed-Use Hub is envisioned as a contemporary commercial destination designed to serve the growing business, retail, medical, and lifestyle needs of New Cairo.

Designed to integrate retail spaces, food and beverage outlets, administrative offices, medical clinics, and hospitality services, 90°APEX brings together multiple functions within one connected destination.

The project emphasizes openness, natural light, smooth circulation, and a comfortable visitor experience.

Outdoor terraces, landscaped walkways, active frontages, green areas, and water features enhance visibility, accessibility, and overall ambiance, creating a vibrant hub for daily business activity and professional services.



Total Land Area

90°APEX expands over **5,700** square meters, offering a well-planned mix of commercial, administrative, medical, hospitality, and lifestyle spaces.





STRATEGIC LOCATION

90°APEX is strategically located in New Cairo, in South Teseen - Next to Tolip Hotel ElNarges, and just seconds away from S90 Road.

This prime location offers exceptional accessibility, strong visibility, and direct connectivity to surrounding residential, commercial, and professional communities.

The location positions 90°APEX as a highly attractive destination for business, hospitality, medical, retail and F&B seeking a premium presence in one of New Cairo's most active districts.

1 Min from Tolip El Narges Hotel & Spa
1 Min from Flamingo Hypermarket
3 Mins from The Ark Development
4 Mins from Concord Plaza
4 Mins from Dusit Thani Lakeview Cairo
1 Min from South Teseen Street
9 Mins from AUC Campus
10 Mins from Ring Road
13 Mins from Cairo Festival City

90° MIXED-USE HUB
APEX

PROJECT LAYOUT

MASTERPLAN

90°APEX is planned as a fully integrated mixed-use hub, combining different unit types across a clear and accessible layout.

Each floor is planned to serve a specific function while maintaining a connected experience across the entire project.



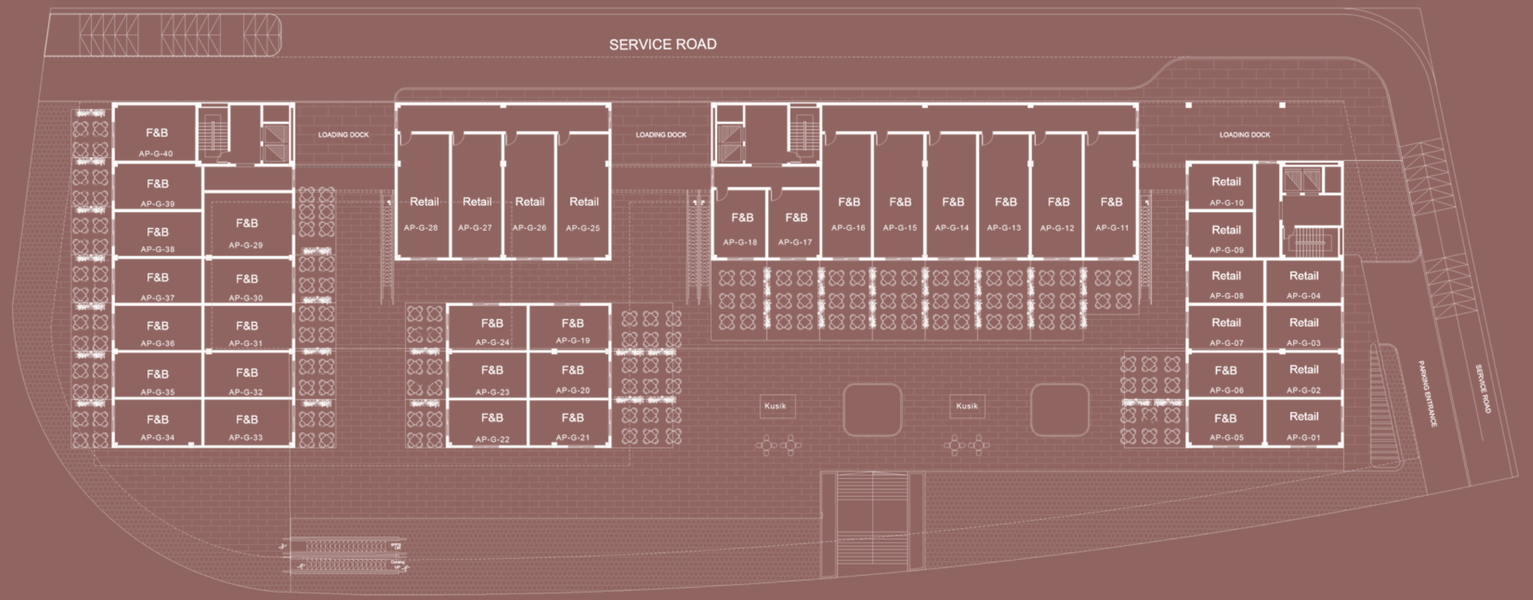
90° MIXED-USE HUB
APEX

GROUND FLOOR

Total Built Area: 1709 m^2

Retail Count: 12
Total Retail Area: 415 m^2

F&B Count: 28
Total F&B Area: 985 m^2



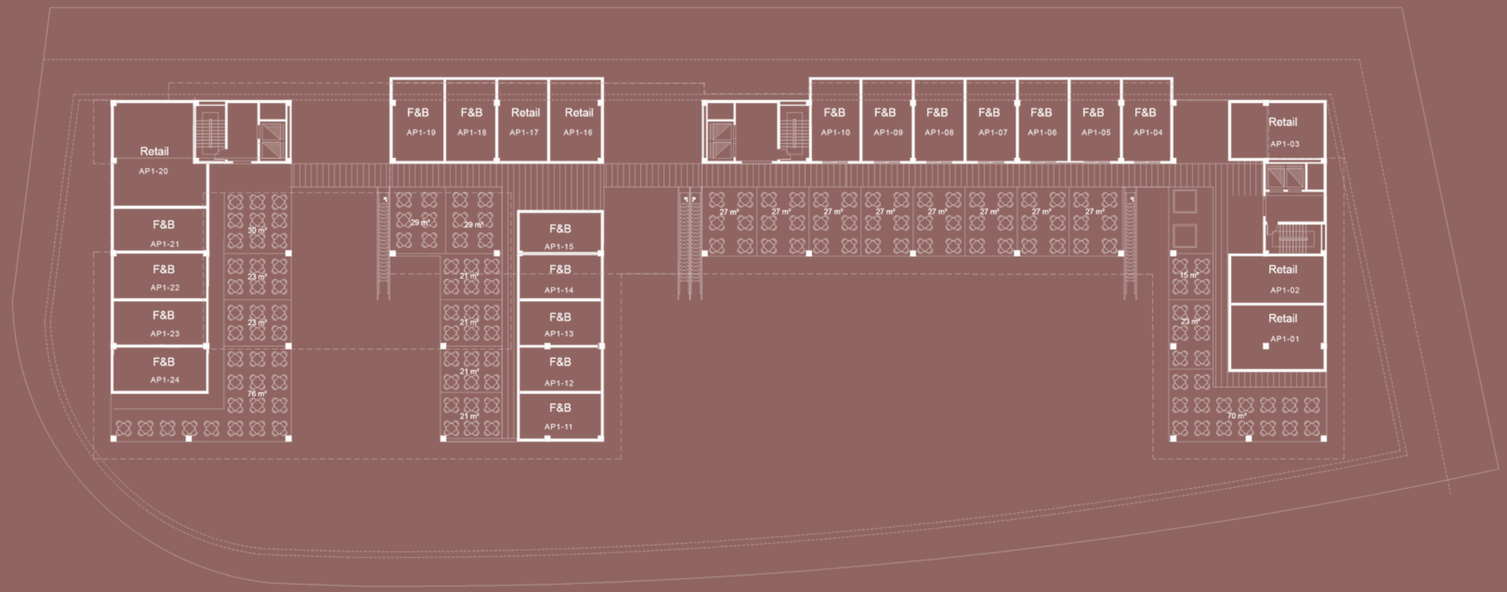
90° APEX
MIXED-USE HUB

FIRST FLOOR

Total Built Area: 1765 m^2

Total Outdoors Area: 622m^2

F&B Count: 19
Retail Count: 5



90° APEX

MIXED-USE HUB

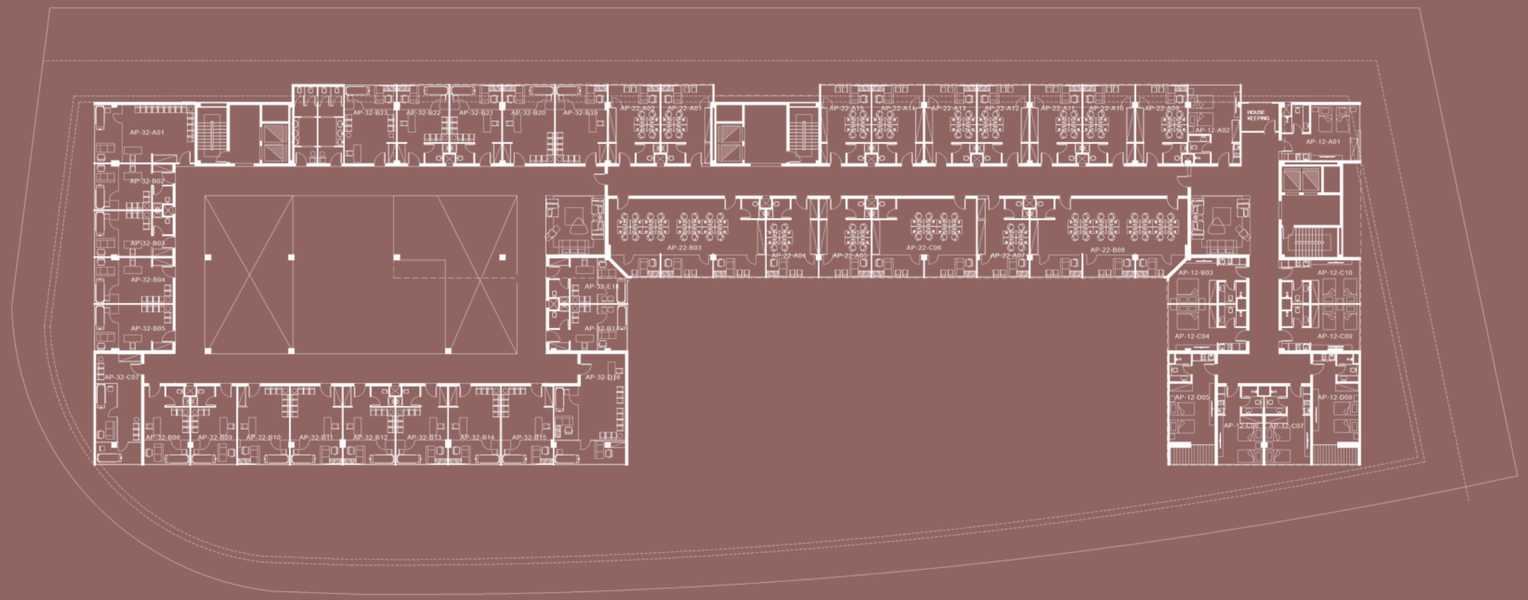
SECOND FLOOR

Total Built Area: 2350 m^2

Rooms Count: 10
Total Rooms Area: 315 m^2

Offices Count: 15
Total Offices Area: 645 m^2

Clinics Count: 23
Total Clinics Area: 715 m^2



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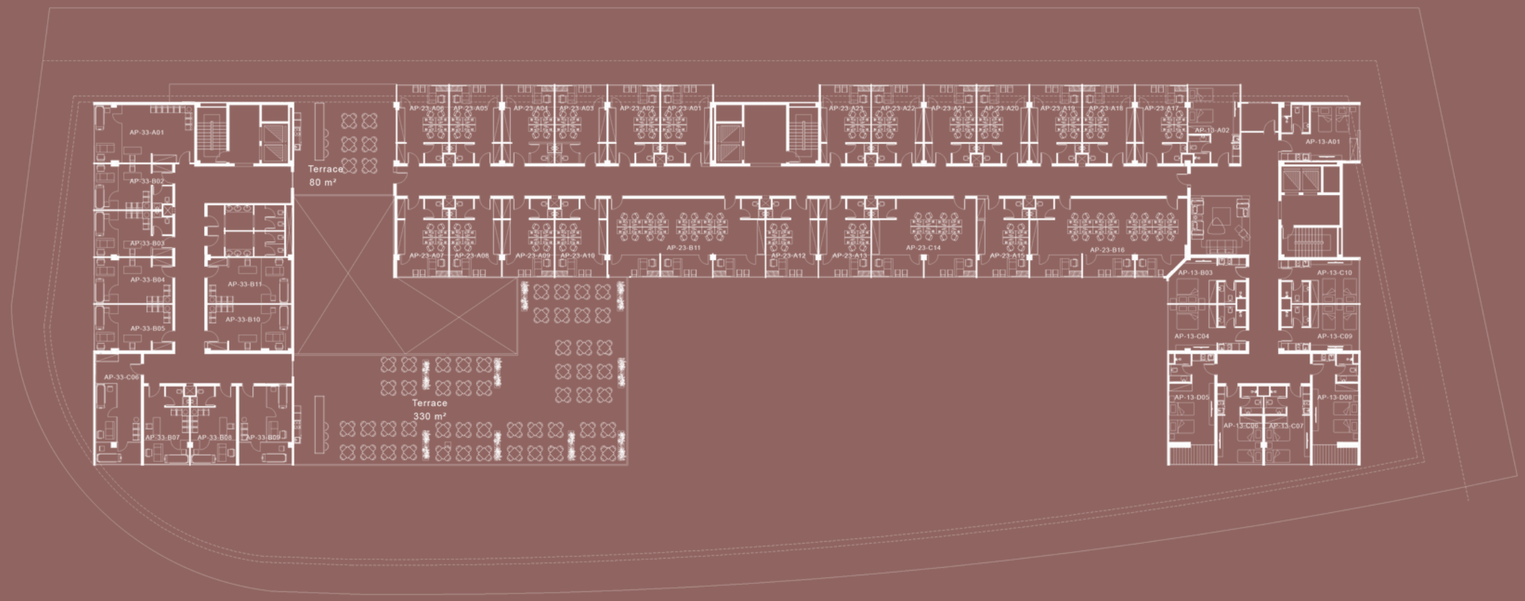
THIRD FLOOR

Total Built Area: 2114 m²

Rooms Count: 10
Total Rooms Area: 315 m²

Offices Count: 23
Total Offices Area: 900 m²

Clinics Count: 11
Total Clinics Area: 350 m²



30° APEX

MIXED-USE HUB

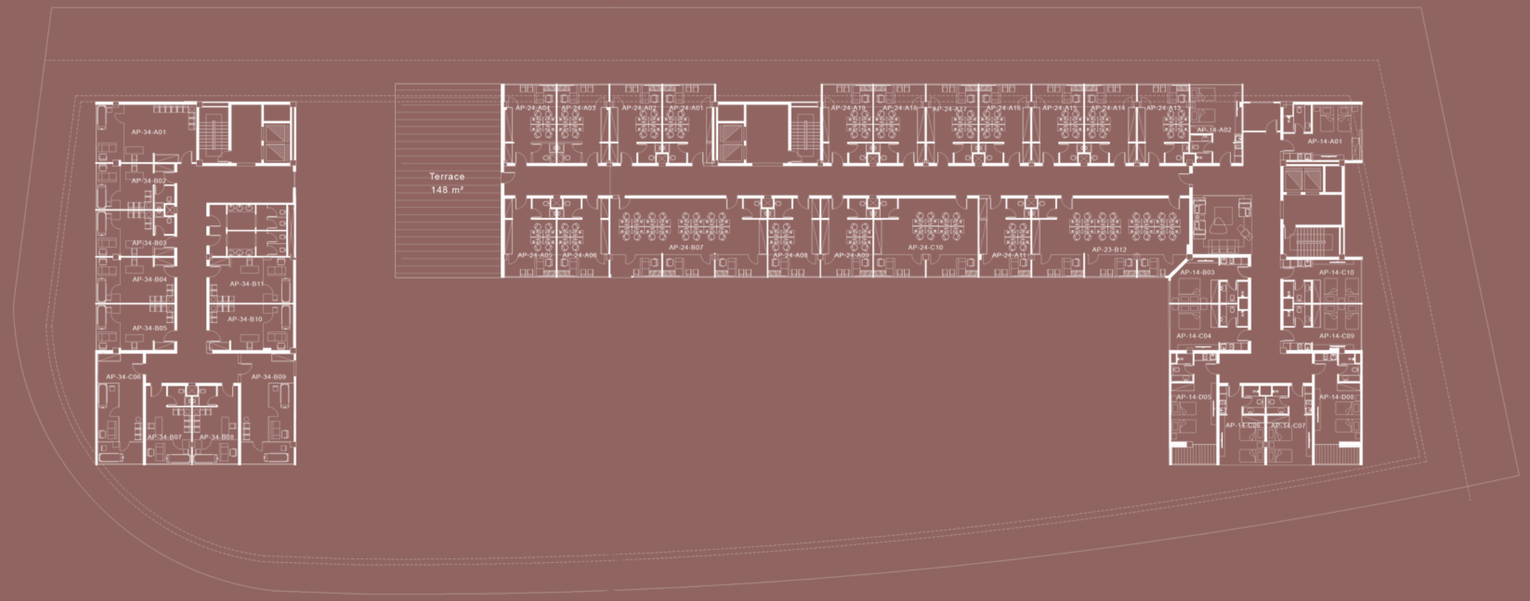
FORTH FLOOR

Total Built Area: 1968 m^2

Rooms Count: 10
Total Rooms Area: 315 m^2

Offices Count: 19
Total Offices Area: 770 m^2

Clinics Count: 11
Total Clinics Area: 350 m^2



90° MIXED-USE HUB
APEX

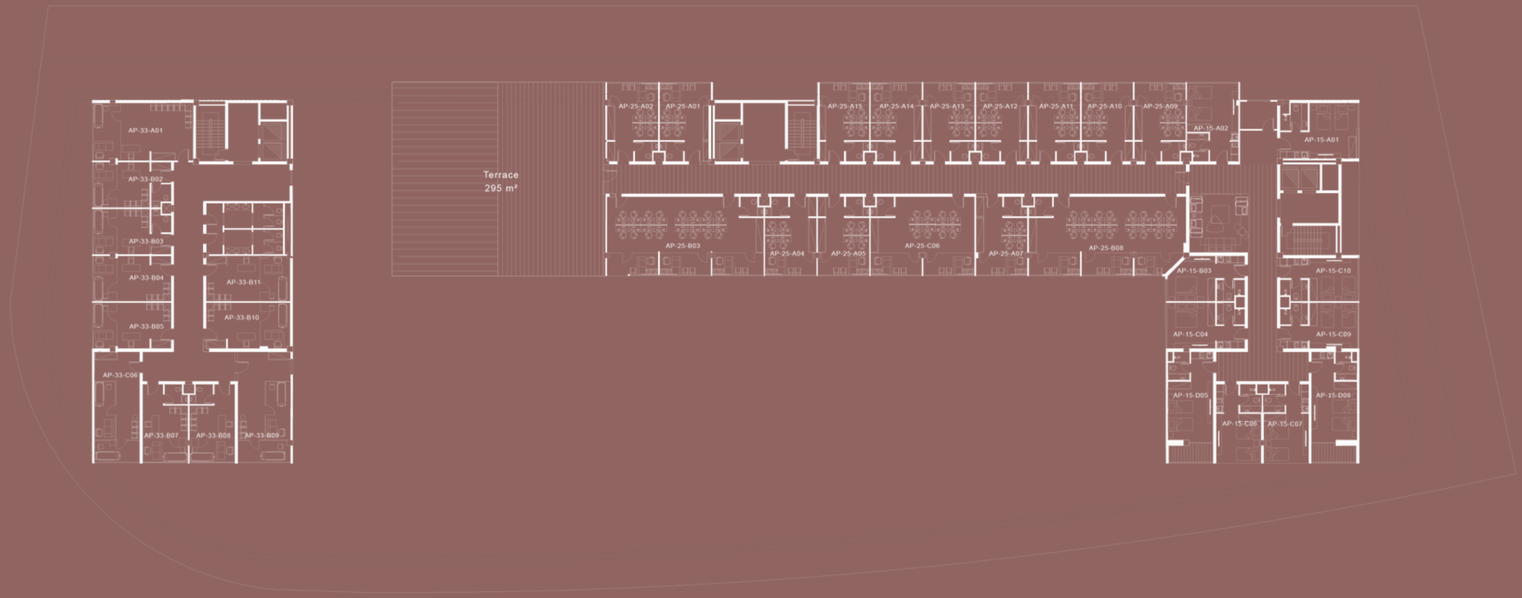
FIFTH FLOOR

Total Built Area: 1968 m²

Rooms Count: 10
Total Rooms Area: 315 m²

Offices Count: 15
Total Offices Area: 640 m²

Clinics Count: 11
Total Clinics Area: 350 m²



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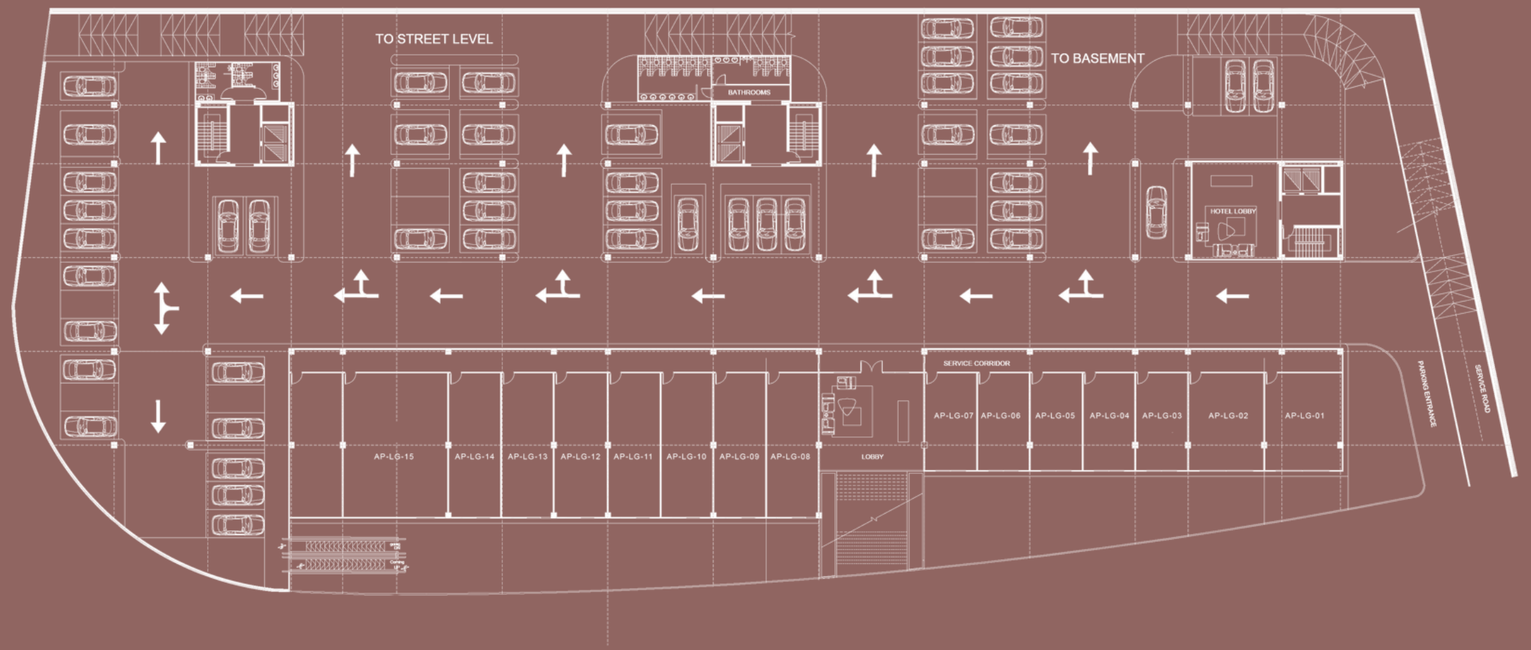
MIXED-USE HUB

LOWER GROUND FLOOR

Total Built Area: 1409 m^2

Retail Count: 16
Total Retail Area: 808 m^2



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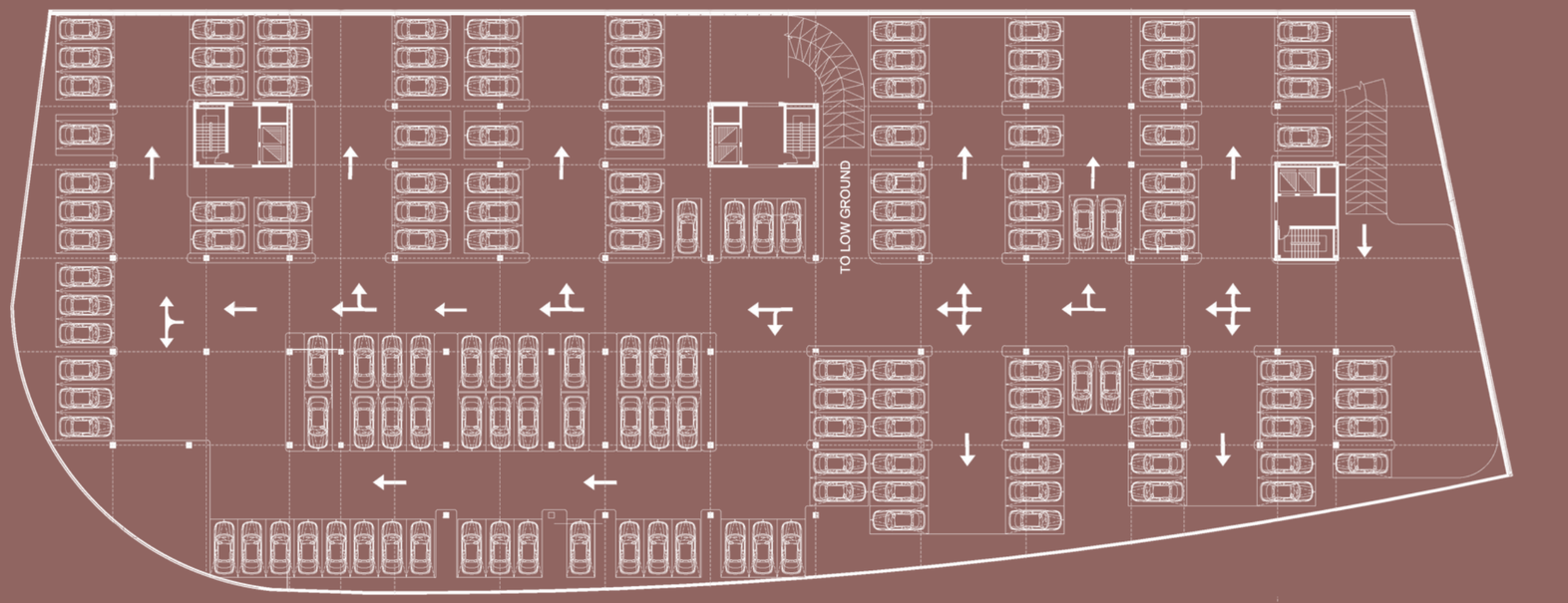
APEX

BASEMENT FLOOR

Total Built Area: 150 m^2
Parking Count: 148



90° APEX

MIXED-USE HUB

ARCHITECTURE & DESIGN



90° APEX EXTERIOR DESIGN



90° APEX EXTERIOR DESIGN



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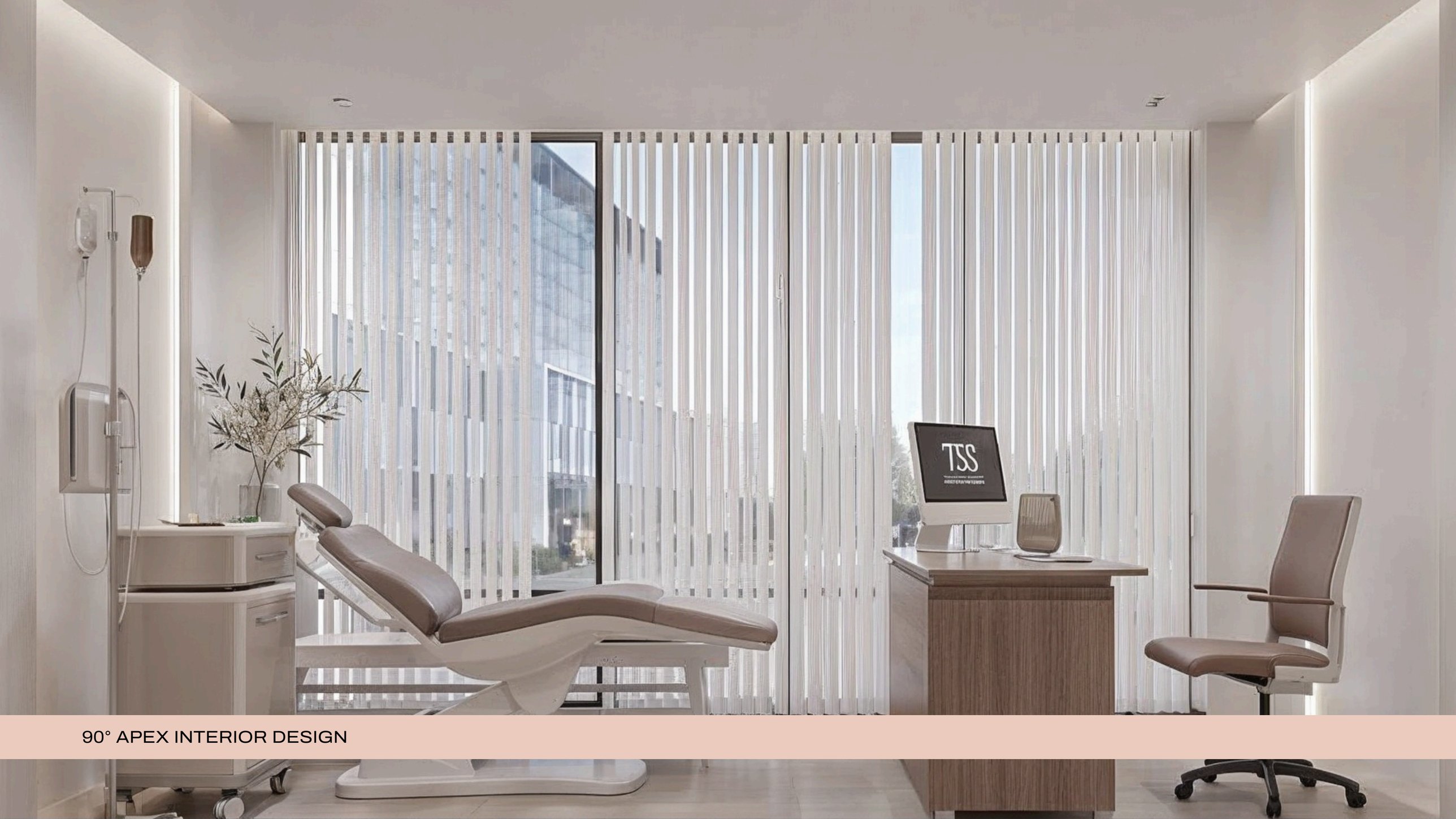

90° APEX INTERIOR DESIGN



90° APEX INTERIOR DESIGN



90° APEX INTERIOR DESIGN

ARCHITECTURAL FEATURES

90°APEX includes a range of architectural and environmental features that enhance the overall experience, including:

Green areas and landscaped walkways
Water features
Expansive glass façades
Outdoor terraces
Active commercial frontages
Open circulation zones
Natural light integration
Modern entrance experience
Clear visibility for commercial units





90° APEX MIXED-USE HUB

UNIT TYPES

01

RETAIL SPACES

Unit Type
Commercial Spaces

Unit Areas
24 – 112 m²

Floors
Lower Ground, Ground, First Floor

Retail units are designed to provide strong visibility, direct accessibility, and high exposure, making them suitable for brands, service providers, specialty stores, and daily convenience concepts.



02

FOOD & BEVERAGE

Unit Type
F&B Spaces

Unit Areas
26 – 52 m²

Floors
Ground Floor, First Floor

F&B units are positioned to benefit from visitor movement, outdoor areas, and active frontages, creating opportunities for cafés, restaurants, and casual dining concepts.



03

ADMIN SPACES

Unit Type
Administrative Offices

Unit Areas
31 – 95 m²

Floors
Second to Fifth Floor

Administrative units provide a professional business environment with practical layouts, natural light, and easy access, suitable for companies, consultants, agencies, and service-based businesses.



04

MEDICAL SPACES

Unit Type
Medical Clinics

Unit Areas
28 – 56 m²

Floors
Second to Fifth Floor

Medical units are designed to support clinics and healthcare professionals seeking a strategic, accessible, and premium location in New Cairo.



05

HOSPITALITY

Unit Type
Hotel Apartments

Unit Areas
28 – 56 m²

Floors
Second to Fifth Floor

Hospitality spaces are planned to complement the project’s mixed-use nature, adding further value to the destination and supporting a wider range of user needs.



90° APEX MIXED-USE HUB

AMENITIES & FACILITIES



Amenities & Facilities

90°APEX offers a complete mix of facilities and services designed to support businesses, visitors, and daily operations.

- Retail Spaces
- Hotel Apartments
- Restaurants & Cafés
- Administrative Offices
- Medical Clinics
- Wellness Facilities
- Parking Facilities
- 24/7 Security System
- Water Features
- Green Areas
- Outdoor Terraces
- Landscaped Walkways
- Modern Circulation Areas
- Commercial Frontages

90° APEX

MIXED-USE HUB

90°APEX is more than a commercial project. It is a mixed-use hub designed to bring business, lifestyle, healthcare, hospitality, and daily convenience into one connected destination.

With its strategic New Cairo location, contemporary architecture, flexible unit areas, and diverse mix of uses, 90°APEX creates a strong investment opportunity and a premium environment for businesses looking to grow in one of Egypt’s most promising urban districts.







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