
9INTH HUB
SEGMENTS 4 DEVELOPMENT
1993
९ NINTH HUB
Hard Knocks
WATCH
VERSACE
GUCCI
ALLEGRO COFFEE
RALPH LAUREN
DUNKIN'
COSTA
ALLEGRO COFFEE
Peet's Coffee
COSTA
chillout



Segments 4 Development Since 1993

A Proud Subsidiary of SAMCO Engineering for Trade & Contracting

Over 32 Years of Excellence

Grade-A General Contracting Company Since 1993

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9INTH HUB

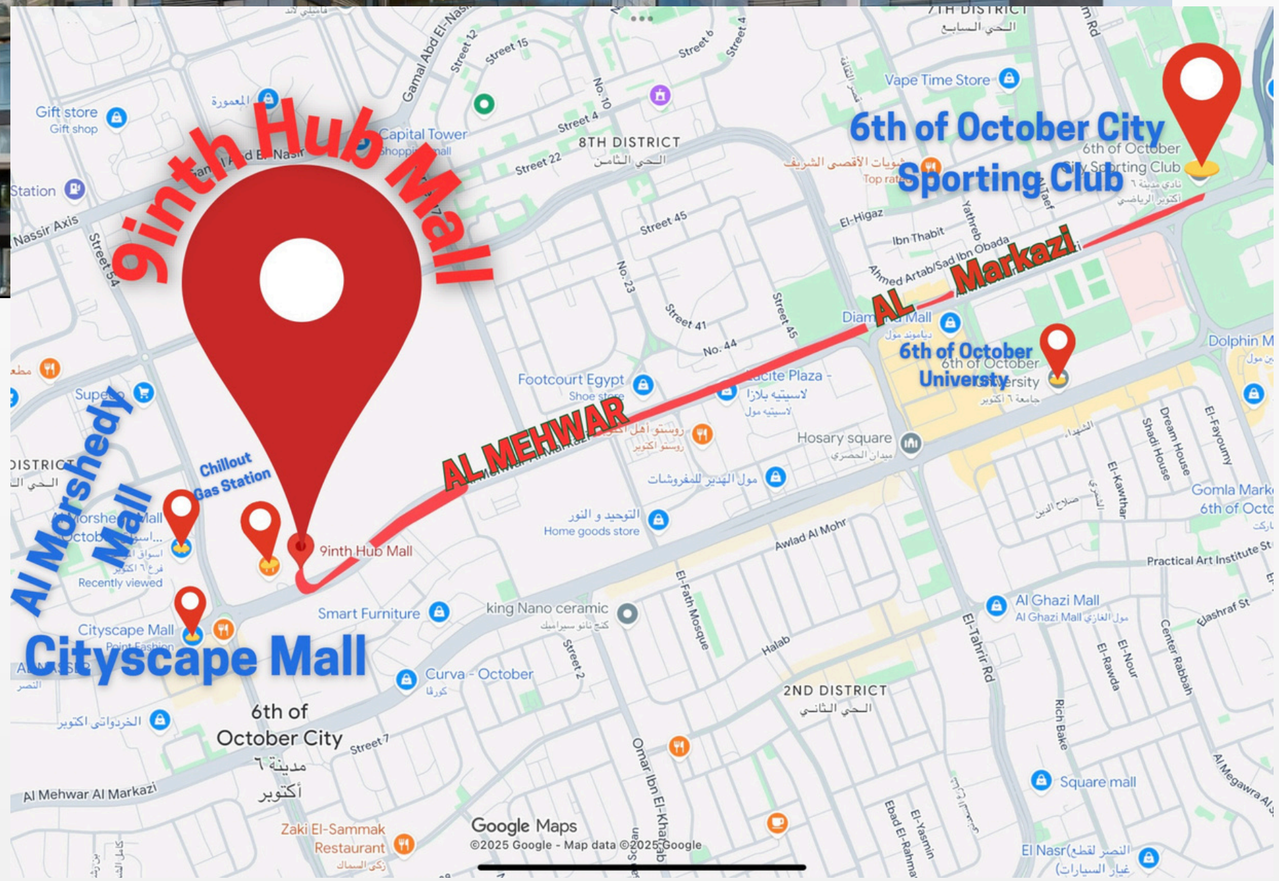
10,200 m²
PLAZA 6,500 m²

- Prime and central location
- Direct visibility and access from all directions
- Directly located on the Central Axis.
- Next to Chill Out gas station.
- Directly facing the Monorail
- Serves District 9 located directly behind the project.

Minutes away from:

- Heart of October City (Hosary Square, 6th October sports club)
- Gamal Abdel Nasser Axis
- 3 Universities
- Northern Expansions





PRIME LOCATION ADVANTAGE

- Located in 9th District – October, directly on the Central Axis
- Next to Chillout Gas Station 🏮 and in front of the Monorail Line

- The mall overlooks 4 main streets
- Divided into 6 separate buildings

- Built on an area of 10,200 m² – only 35% building footprint
- Ground Floor + 9 Floors



PROJECT LAYOUT & ZONING BREAKDOWN

6 high-rise towers up to 9 floors

- Commercial | Administrative | Medical | Hotel Apartments

- Various unit sizes to suit multiple investment tiers

  - Underground Level
  - Lower Ground Level
  - Ground Floor
  - 9 Upper Floors (G+9)



The mall is intelligently divided to ensure optimal flow, accessibility, and functionality across all levels:

Basement Levels:
Underground Parking covering the entire land plot

Lower Ground Floor:
Kids Area 👶
Hypermarket 🛒
Gaming Zone & VR Experience 🎮
F&B Units 🍔
Retail Shops 🛍️

Ground Floor:
F&B Outlets
Retail Stores

First Floor:
Retail Zone

Second Floor:
Dedicated Food & Beverage Floor – Indoor & Outdoor Seating

Floors 3 to 6:
Administrative Offices
Medical Clinics – Fully Finished

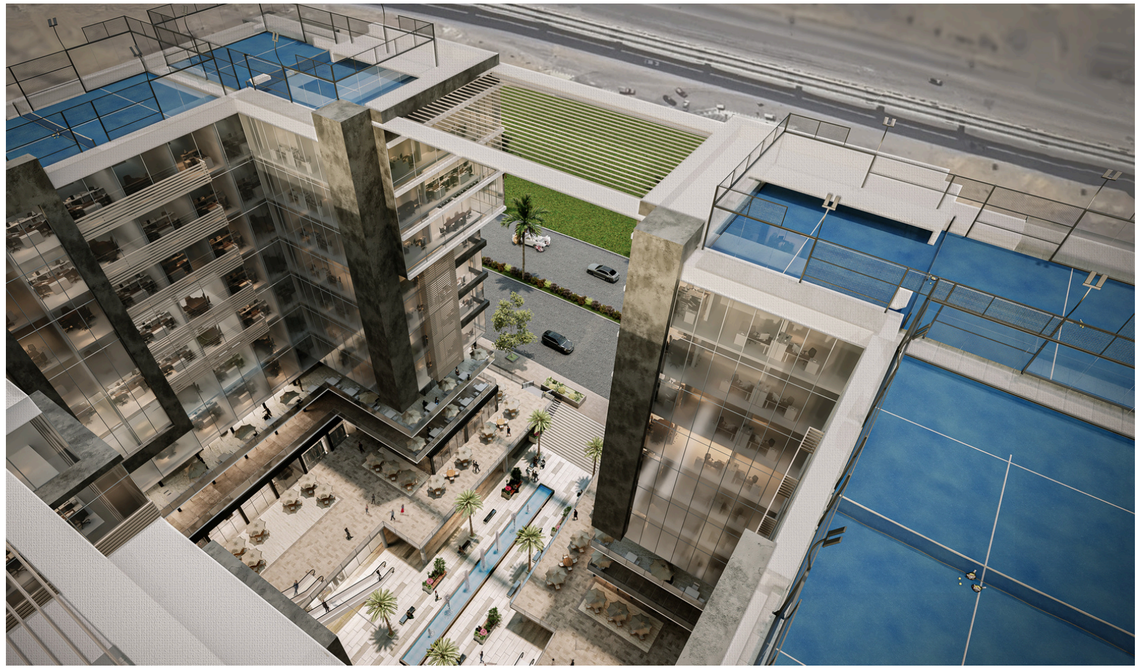
Floors 7 to 9:
Hotel Apartments – Serviced Units with Prime Views

Rooftop:
Sky View Restaurant 🍽️
Sky Gym & Wellness Area 🏋️‍♀️
Open Lounge / Events Area

FACILITIES & AMENITIES

Outdoor plazas spanning 6,500 m²
2 On-site Banks
Full-service Hypermarket
2 Pharmacies
Exclusive Gold Trading Center
Computer Center
Spacious Food Court featuring various restaurant brands
Kids Play Area
Gaming Zone and VR Zooming for adults





20+ Elevators ensuring smooth accessibility
6 Escalators
4 Panoramic Elevators
6 Grand Entrances
Massive Car Showroom for luxury vehicles
Large-scale Gym equipped with premium fitness gear
Sky View Gym with breathtaking views
Underground Parking covering the entire plot
Elevated Sky View Restaurant
Padel Courts
Dedicated Yoga & Meditation Area



DELIVERY & MAINTENANCE



- **Maintenance Deposit: 7% (due 6 months before delivery)**
- **Commercial Units: Core & Shell, delivered in 3.5 years**
- **Admin & Medical Units: Fully finished, delivered in 48 months**

PDG was founded in 2001 and is specialized in all kinds of Architectural Urban planning, Interior design, execution, Landscape, Workshop Drawings & 3D presentation and have miscellaneous projects in Egypt and all over the world.

Our mission is to find creative solutions to any Urban Planning, Architectural, interior andscape challenge,putting in consideration our client interests and needs as the main goal of our work.

The company was originated by 2 partners (Dr. Hosam Moftah & Dr. Tamer Abdel Aziz) and over than 20 Engineers in different disciplines and sup consultants for Electro mechanical, Structure and Roads consultancy.

Architectural design by

PLATOON DESIGN GROUP







FLEXIBLE PAYMENT PLANS:

- 10% Up to 8 years installment
- 15% Up to 9 years installment
- 20% Up to 10 years installment
- 25% Up to 11 years installment
- 30% Up to 12 years installment

EXCLUSIVE PAYMENT PLAN FOR THE FIRST 100 CLIENTS

- 10% Down Payment
- 10% After 1 Year
- 10% After 2 Years
- 10% After 3 Years
- Then, equal installments over 14 years starting after the initial down payment.

SEGMENTS 4
DEVELOPMENT
SINCE 1993

THANK YOU

