LIFE

/

WORK

Ratio




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WHERE CALM TAKES SHAPE

In a world that moves fast, **Ratio** brings calm back; It is a place built with intention and care, where every element finds its right place.





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DEVELOPER

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BUILT ON PROMISES

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At Grit Properties, keeping our word is the foundation of everything we build. With integrity, care, and precision, we focus on every detail because real trust grows from consistency and genuine commitment. We do not compete through noise our actions speaks for us and every project we deliver reflects what we stand for Our goal is simple: to create spaces that protect, serve, and last Ratio is our newest out come of this belief, a project that brings balance, clarity, and care into every detail, continuing our journey of creating spaces that people can truly trust.





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BALANCE IN EVERY DETAIL

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Ratio was born from a simple belief that everyone deserves a space that feels right. It is a project built on understanding what people truly need: ease, connection, and a sense of belonging. Every element was planned with care to create a setting where life and work can exist in harmony.The U-shaped design opens the project toward light and movement, creating a natural flow between work and relaxation.

It allows every visitor to feel connected to the surroundings, always close to greenery, air, and a sense of calm.It brings together the best of both worlds; energy and calm, ambition and ease. Designed to create harmony in every moment, it forms spaces that feel grounded yet full of possibility, made for those who value simplicity, beauty, and a genuine sense of comfort. The project tells a story of trust kept through design, comfort built with intention, and care that continues long after the doors open. Ratio is where promises take shape and harmony becomes part of everyday life.





LOCATION

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03

ABOUT THE ARCHITECTURE

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04

AMENITIES AND FACILITIES

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STRATEGIC PARTNERS

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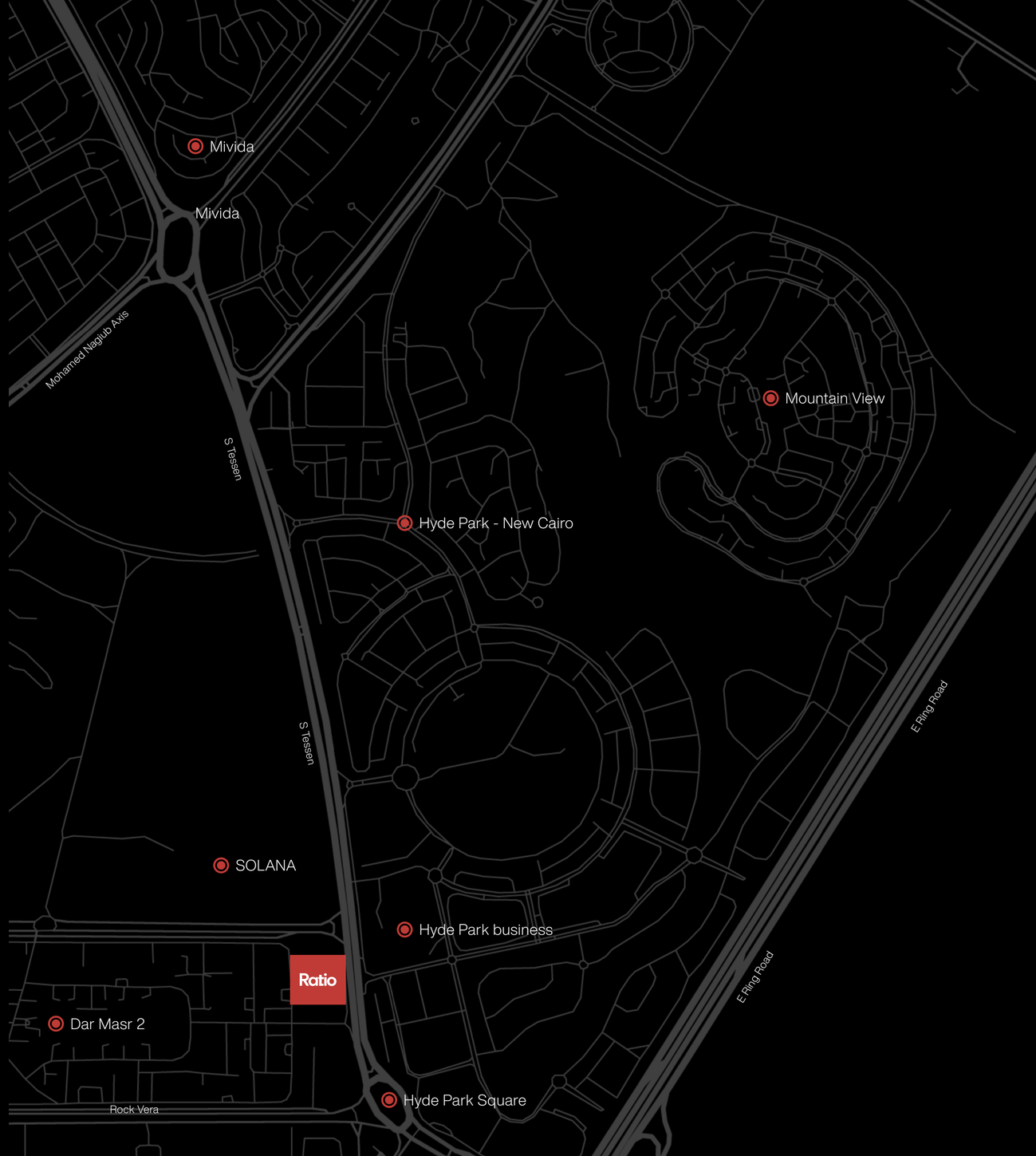
06

AT THE HEART OF IT ALL

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Ratio is located in the heart of the Fifth Settlement—a destination known for its balance of energy and ease. Positioned directly on South 90 Avenue with a striking 120-meter frontage, the project stands on New Cairo's most vital axis.

Surrounded by vibrant businesses, high-density residential communities, and the universities zone just behind it, Ratio offers an ideal setting for growth, connection, and daily movement. Every path leads to convenience, making Ratio a place where work, life, and flow come together in harmony.





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LINES WITH MEANING

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Ratio's design brings harmony and clarity together. Every detail serves a purpose, creating spaces that feel stable, bright, and welcoming. The project features five distinct buildings arranged in a U-shaped masterplan, naturally opening toward light and movement to create a continuous sense of connection within the inner spaces. Each building is equipped with two passenger elevators in addition to a dedicated service elevator, ensuring smooth flow and daily comfort. Every floor includes its own restroom facilities, providing exceptional convenience and privacy — a reflection of high-end functionality and thoughtful design.

On the ground floor, service corridors are carefully integrated to separate logistics and operations from public areas, maintaining an uninterrupted and refined experience for visitors and tenants alike. Guided by this philosophy, Mimmar Group bring creative precision to Ratio's structure and interiors, ensuring every detail reflects both local understanding and global design quality. As the general consultant, AVA Creative Solutions play a key role in transforming this design philosophy into operational, build-ready solutions, translating the project's concept into fully functional, executable designs.

Together, they bring Grit's vision into a living reality.




BEGIN
PERFUME
Ratio
PERFUME
Ratio
PERFUME


Ratio
Ratio
PERFUME
HER STYLE
CAFE


Ratio
Ratio
Ratio
Ratio
Ratio


CAFE
Ratio


SHOP
FURNITURE STORE
Ratio
Ratio
Ratio
Ratio



AMENITIES
AND FACILITIES

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05



BUILT AROUND EXPERIENCE

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The retail area brings together light, comfort, and connection. You can stop for coffee, browse your favorite shops, or take a seat in one of the calm corners. It's a place that adds warmth to every day and makes simple moments feel special.



ADMINISTRATIVE OFFICES

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Ratio's offices are built for focus and balance. Natural light fills every space and keeps the atmosphere open and clear. It's a place where energy feels steady, ideas flow easily, and work blends naturally into the rhythm of life.



MEDICAL AREA

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Your well-being always comes first. The medical area combines trusted care with calm, modern design that makes every visit feel effortless. It's a place where you can look after your health without stepping away from the rhythm of your day.



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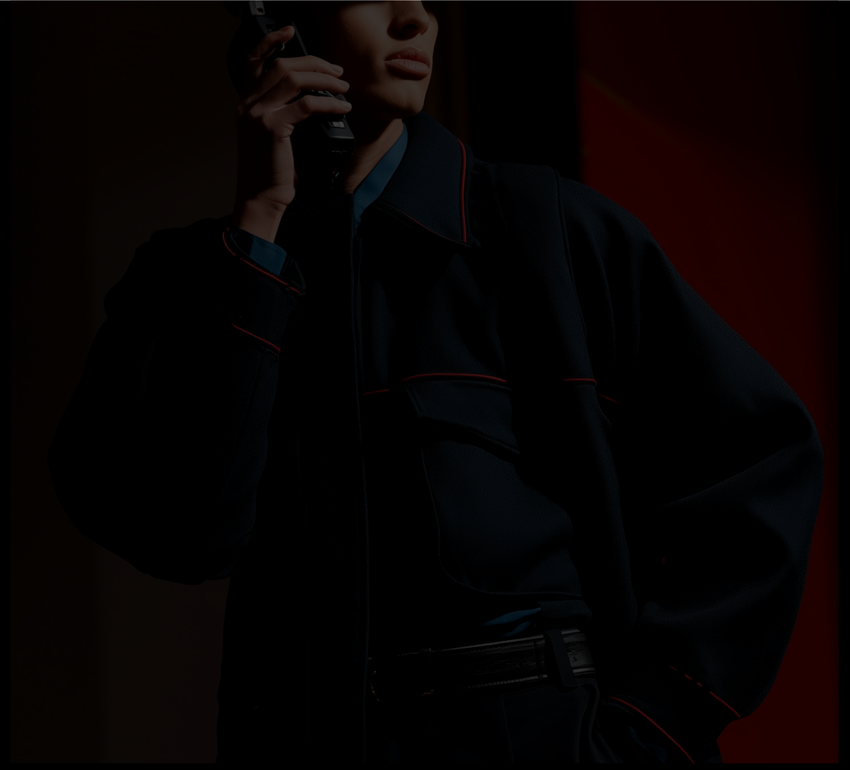
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PARKING FACILITIES

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The parking facilities extend across two full basement levels, covering the entire plot area and offering a capacity that exceeds the project's needs by more than one and a half times — ensuring comfort, ease, and effortless movement at all times.



SAFETY & SECURITY

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Ratio keeps you safe in every moment. Smart systems and careful planning protect both people and property. You can move freely and know that everything around you is built on trust and care.



OUTDOOR COURTYARDS

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Around every corner, open courtyards welcome you with calm and light. You can take a seat, enjoy the fresh air, or spend a few minutes with friends. These spaces add life between the buildings, creating natural places to pause, connect, and recharge during the day.



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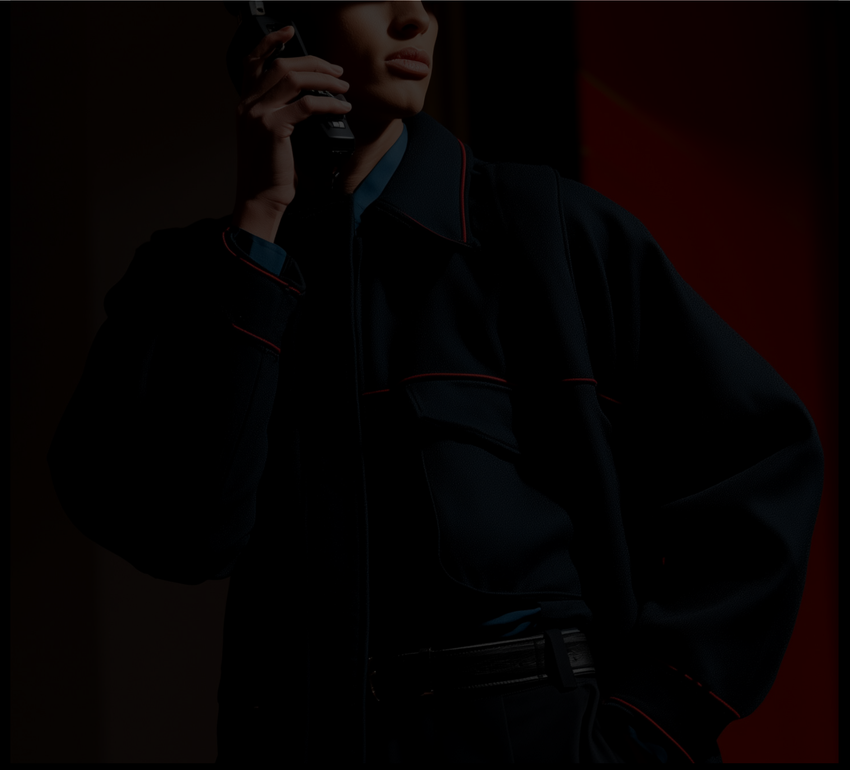
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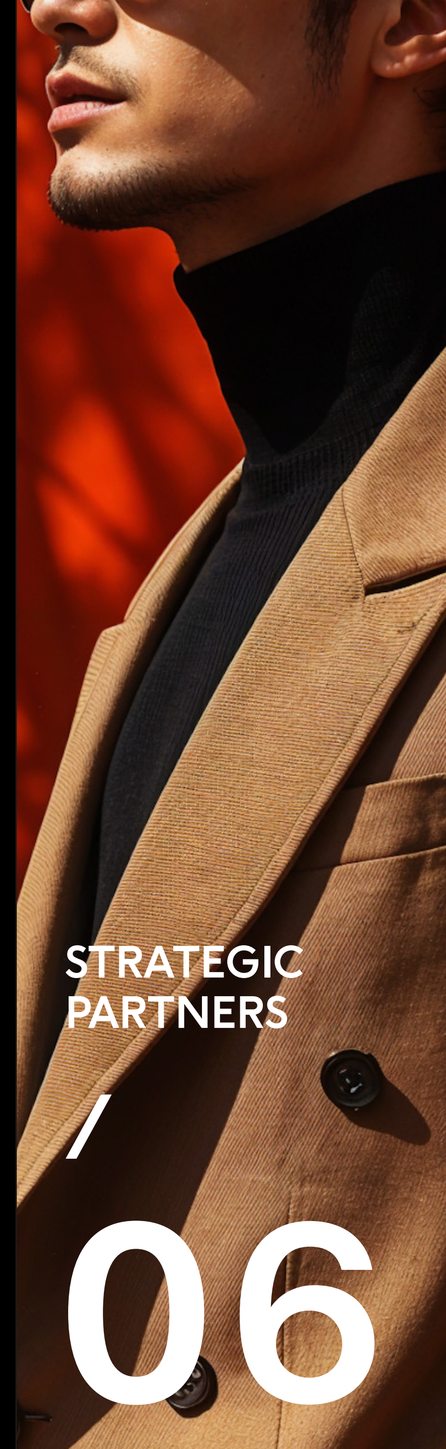
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STRATEGIC PARTNERS

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06

OUR PARTNERS

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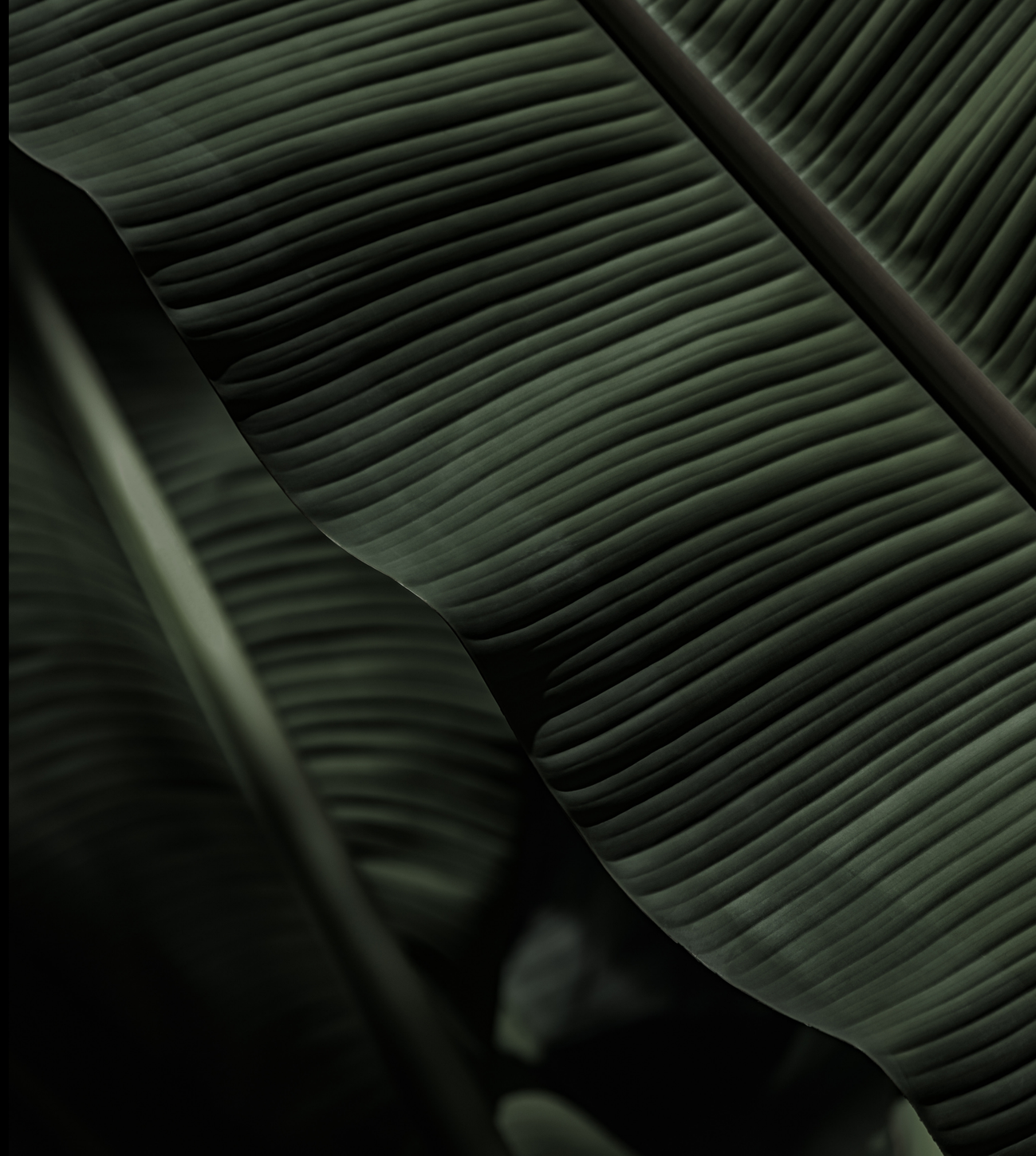
MIMAR

AVA CREATIVE SOLUTIONS

REZKNS

PULITEC Milano.Italy

Kelma





HARMONY THAT LASTS

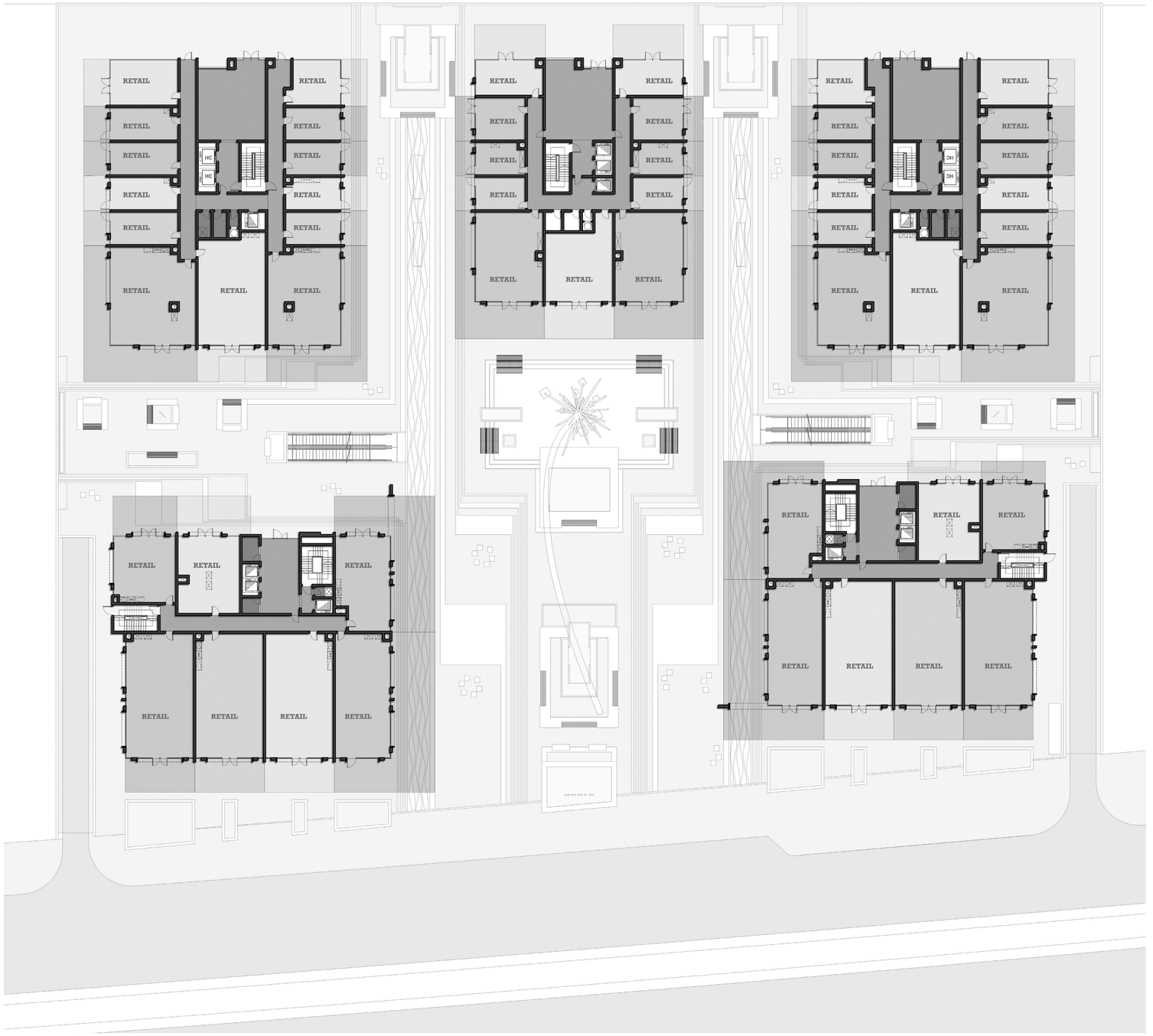
Ratio by Grit is built on a clear purpose to create harmony that lasts. Every space, every view, and every service carries the same value: care with precision.

It stands as proof that when work is done with integrity, balance becomes visible. Ratio is not only a project, it is a promise kept, ready to stand strong for generations to come.

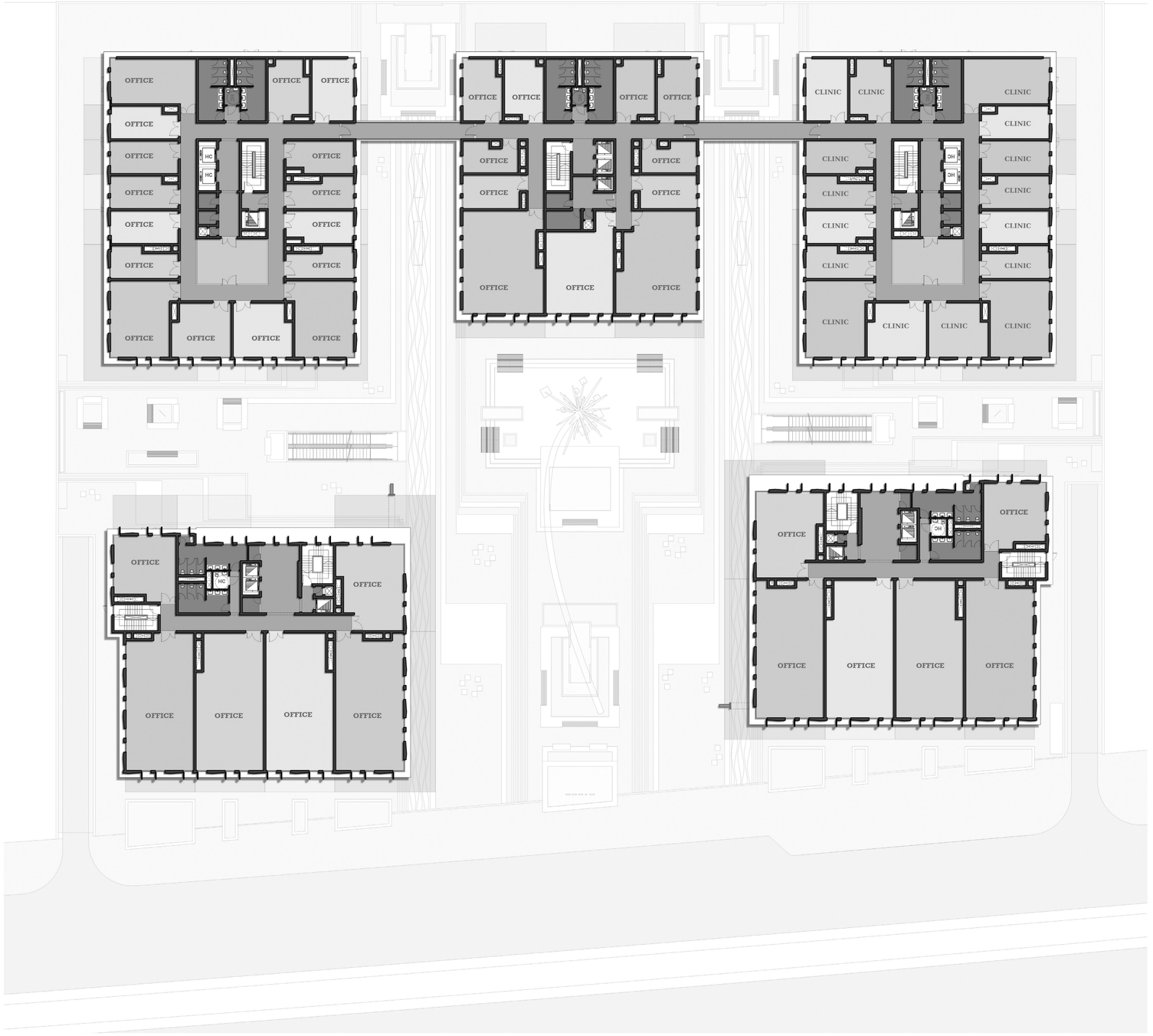
FLOOR PLANS

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GROUND FLOOR



FIRST FLOOR



GRIT PROPERTIES

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Ratio