ZA.CORE DISTRICT

Sales-Kit



DOROOB DEVELOPMENTS

About
The Developer

DOROOB DEVELOPMENTS

Since 1992, under the leadership of ENG/ HANY GOHAR, the group began with Al Rehab Company, building a solid foundation that evolved into a diversified business structure.

By 2023, the group had expanded into key sectors through Gohar Steel for commercial trading, Global Steel for pipes manufacturing, and GIS – Gohar Integrated Steel for reinforcement steel production.

Alongside, El-Mona Real Estate was established as the group's investment arm, focused on acquiring strategic land assets.

Doroob Developments Driven by CAPTAIN/ MOHMAED SAEED. Leading the company with a strong focus on innovation, quality, and long-term value. His strategic vision is shaping West Cairo through modern, high-impact projects built on elevated communities and supporting sustainable growth.

About
The Developer

DOROOB DEVELOPMENTS

Building on this legacy, Doroob Developments was launched as the group's real estate development company, delivering integrated projects with a forward-looking vision. The company also holds a growing land bank, including Juno Plaza and Za-Core District, and four prime land plots for residential and commercial development.

Today, the second generation ENG. MONA GOHAR and ENG. FARAH GOHAR stands at the future of Doroob Developments, bringing a refined blend of engineering excellence, progressive vision, and forward-thinking leadership, driving the business toward sustained growth, innovation, and long-term success.

A legacy built on STRENGTH. A future driven by VISION.

CENTRADA *hub*



JUNO
PLAZA

YOUR *One Stop* DESTINATION
FOR EVERYTHING

ARCHITECTURAL EXCELLENCE



Juno Plaza combines modern architecture with functional design, creating a space that is both aesthetically pleasing and highly practical.

ZA.CORE



Location

Accessibility

SODIC SPORTS CLUB

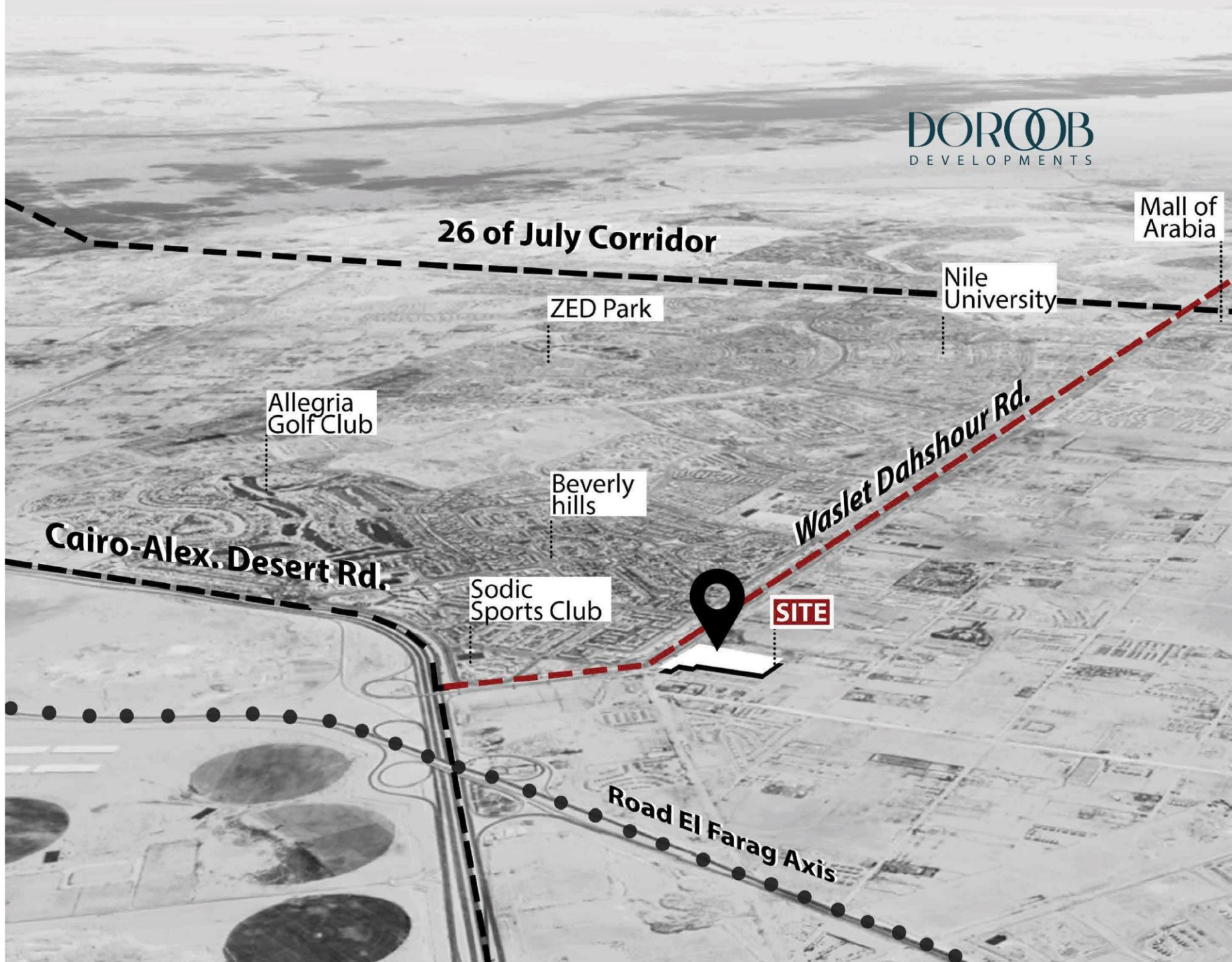
BEVERLY HILLS

MALL OF ARABIA

NILE UNIVERSITY

ZED PARK

ALLEGRIA GOLF CLUB




mcd
+partners
modular out designs

ABOUT US

MOD +Partners Led by the Co-Founder/ Principal Architect Mostafa Amer. who has solid and wide experience for 24 years in the Urban, architecture field, he has worked on more than 600 projects that range from Urban, Mixed-use, residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial.

MOD +Partners Name recognition certainly is important, but more than that is the personal relationship & personal involvement that we provide. We work hard to have a great working relationship with our clients, building officials, and consultants. Most of our work comes to our word of mouth, so that reputation is very important.

We practice architecture Even with years of experience, we are still learning and improving how we work and how we design buildings. An attitude of constant learning makes what we do more enjoyable. in other words, we don't settle for "that's how we've always done it".



OUR CLIENTS


اسس
osus


جنان
Jenan


الرمال العقارية
ALREMAAL REAL ESTATE


الأولى
للمشاريع
FIRST PROJECTS


الخليج
AL KHALEEJ


خالد سعود الشبيلي
Khalid Saud Al-Shubaily


SINCE 1942
IGI
DEVELOPMENTS


MEMAAR
ALMORSHEDY


ARQA
DEVELOPMENT GROUP


HORIZON
EGYPT


AMER
GROUP


PALM HILLS
DEVELOPMENTS


TMG


ماجد الفطيم
MAJID AL FUTTAIM


Tataat Moustafa Group


وزارة الإسكان
MINISTRY OF HOUSING


منازل
العصرية
MODERN HOMES


VOW
DEVELOPMENTS


ARKANIA


أسس العقار
OSUS REAL ESTATE


RFCO
DEVELOPMENT


ميسان
MAYSAN
PROPERTIES


مراكز حضارية جديدة


MANAZEL
INTERNATIONAL
DEVELOPMENTS


OAD
OMAR ABDALLAH
DEVELOPMENTS


خالد سعود الشبيلي
Khalid Saud Al-Shubaily


FIRST
GROUP


Misr
CONSTRUCTION AND TRADING


AL-BOROUJ MISR


KHALED
SABRY
HOLDING

AWARDED COMPETITION

It takes us great pleasure to announce that the results for Rethinking The Future Awards 2021 are out. We are thrilled
to inform you that your project Palm hills mixed use has received the First Award in RTF Awards 2021.

What makes RTF Architecture Awards 2023 Special?

First and foremost, RTF has been hosting these Awards for more than a decade. It gives a great pleasure when people share their winnings proudly after being one of the winners of RTF.
Secondly, RTF offers a great list of categories that leaves nobody out and gives equal opportunity to both established as well as young and novice architects & designers.
Third and most important is the esteemed Jury panel, our judging criteria have been carefully designed to ensure no decision is biased based on any reason.

RTF Architecture Awards include prestigious firms from around the world
Entries are carefully evaluated by an internationally influential jury panel composed of established scholars, esteemed professionals, prominent press members, creative design professionals, and experienced entrepreneurs who devote great care and attention to details while voting each entry.
RTF Architecture Awards 2023 offers more than 60 award categories, including concept and built categories under Architecture, Interior Design, Landscape Design, Product Design, Exhibition, and Urban Design.

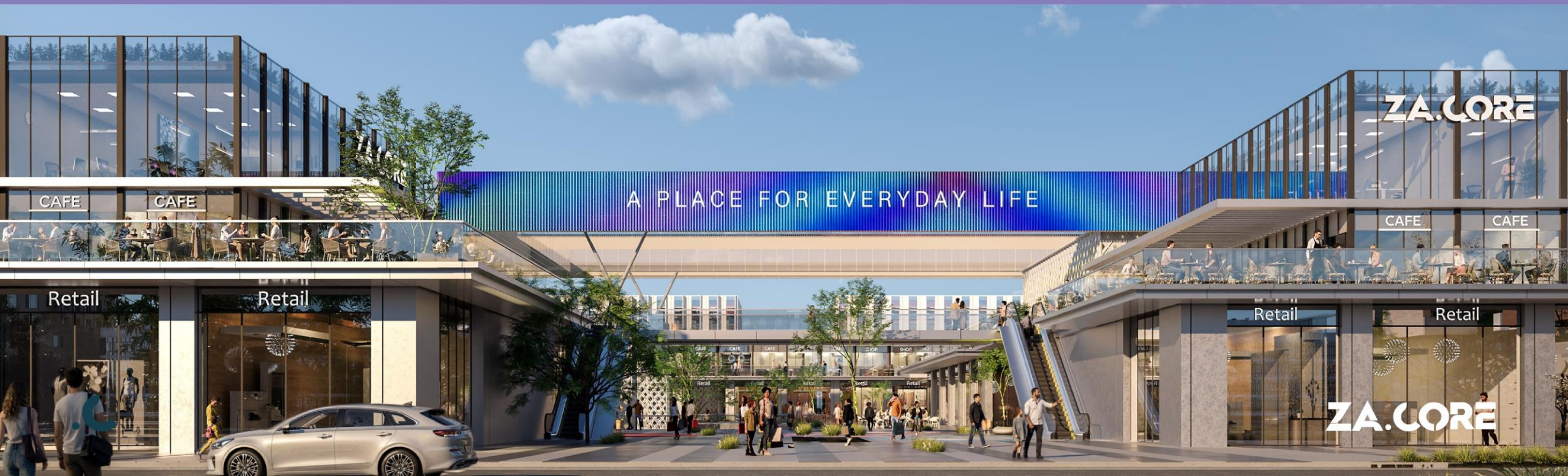


Project Description

DOROOB DEVELOPMENTS

Commercial Mall

- F&B and Retail
- Offices
- Clinics

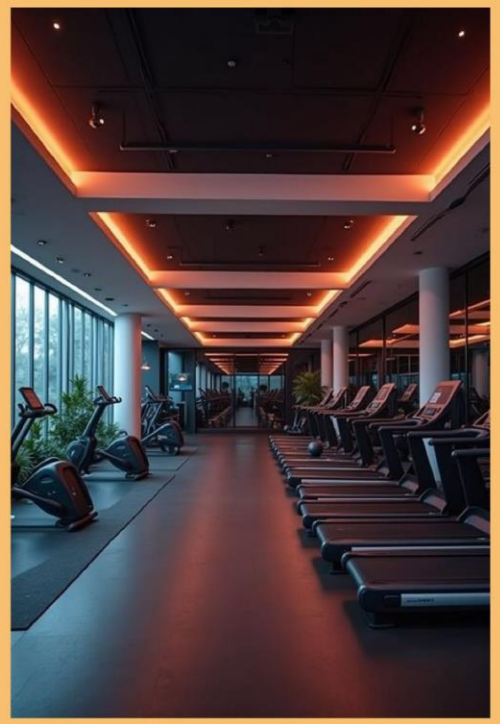


General
Amenities

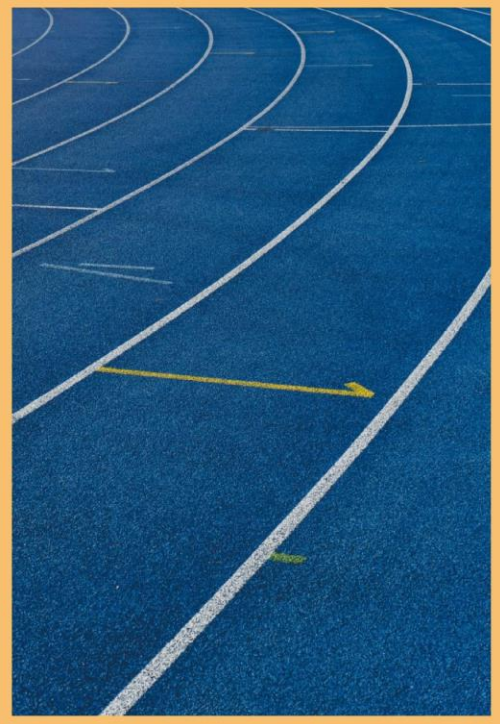
DOROOB DEVELOPMENTS



Hyper Market



GYM



Track



Kids Area

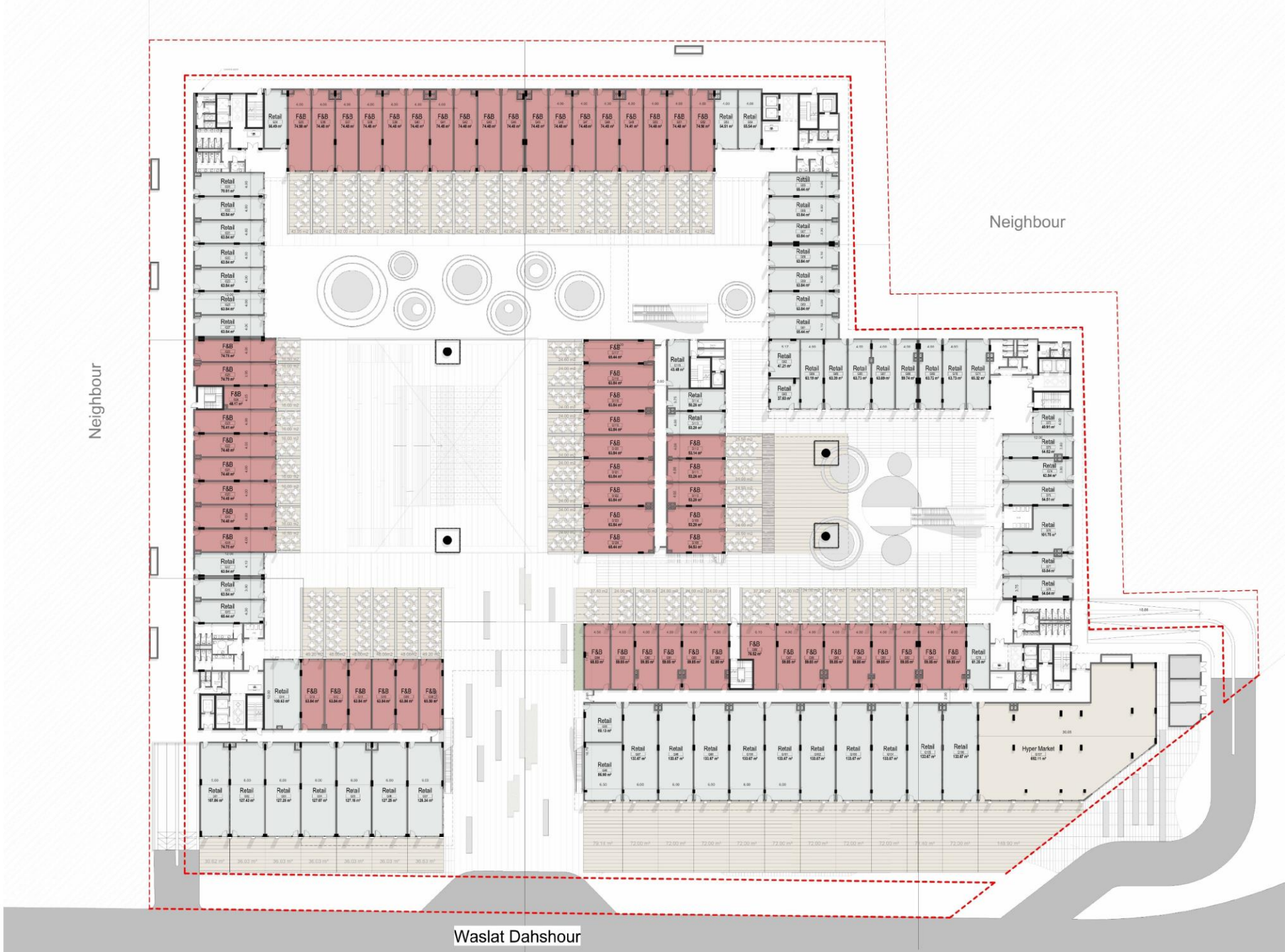
DOROOB
DEVELOPMENTS

FLOOR PLAN

ZA.CORE

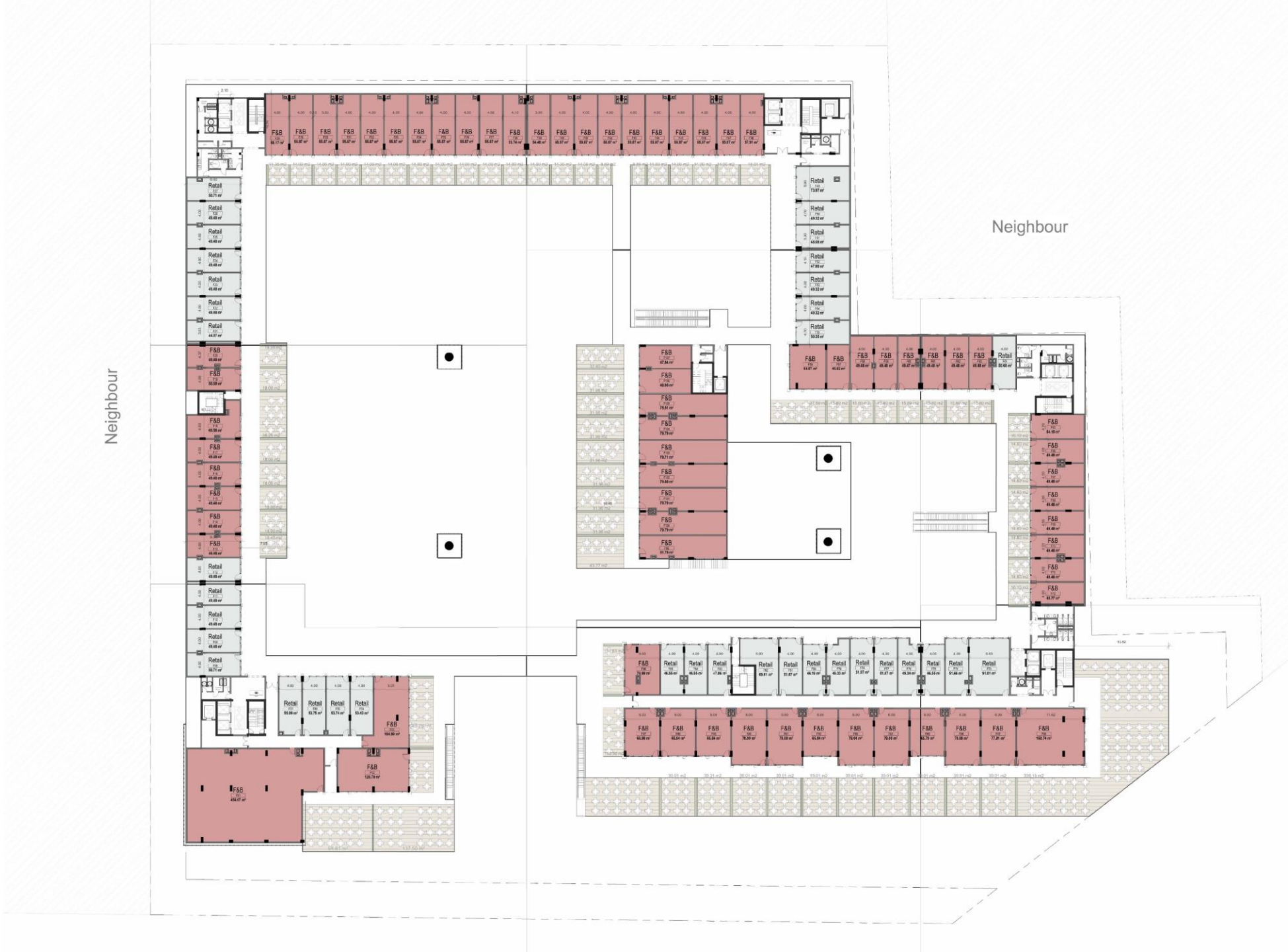
ZA.CORE

Ground Floor Plan



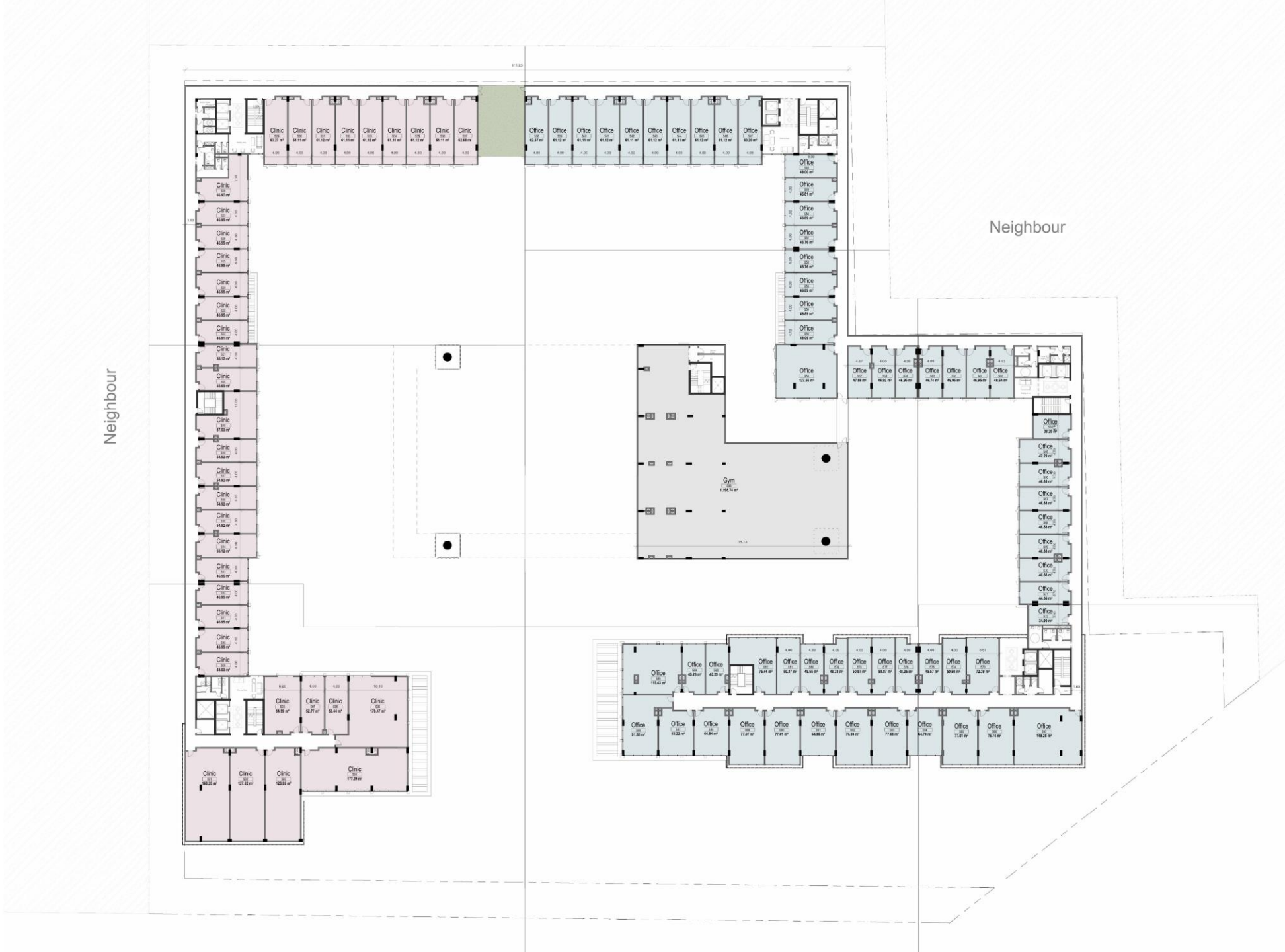
ZA.CORE

First Floor Plan



ZA.CORE

Second Floor Plan



Price
Per Meter

DOROOB DEVELOPMENTS

Commercial Units (Ground + First Floor)

Ground Floor average price per meter: 195,000 – 250,000 EGP / m^2
First Floor average price per meter: 148,500 – 185,000 EGP / m^2

Clinic Units (Medical Hub)

Average price per meter: 95,000 – 115,000 EGP / m^2

Serviced Offices

Average price per meter: 90,000 – 105,000 EGP / m^2

ZA.CORE

Payment Plan

DOROOB DEVELOPMENTS

DownPayment	Installments
5%	6 Years
10%	7 Years
15%	8 Years

Payment Plan

DOROOB DEVELOPMENTS

FULL CASH DISCOUNT

25%

ZA.CORE
DISTRICT

DOROOB
DEVELOPMENTS

DELIVERY
FROM THE CONTRACT DATE → 3 Years


WE SELL FUTURE
ZA.CORE


CAFE
CAFE
CAFE
CAFE
CAFE
CAFE
CAFE
Retail
Retail
Hypermarket
Hypermarket
Retail
ZOOM
ZA.CORE


WE SELL FUTURE
CAFE
CAFE
SHOP
SHOP
SHOP
ZA.CORE


WE SELL FUTURE
CAFE
SHOP
ZA.CORE


Retail
Retail
Retail
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Retail
SHOP
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SHOP
SHOP
ZA.CORE



ASSET PILLAR

DEVELOPMENT & PROPERTY MANAGEMENT

We Speak Standard

Asset Pillar is your trusted partner in real estate development and property management, delivering end-to-end solutions that turn vision into value. With expertise in market research, tenant mix, design optimization, and operational excellence, we help projects stand out and succeed. Our goal is simple: create thriving destinations that attract, engage, and maximize returns.

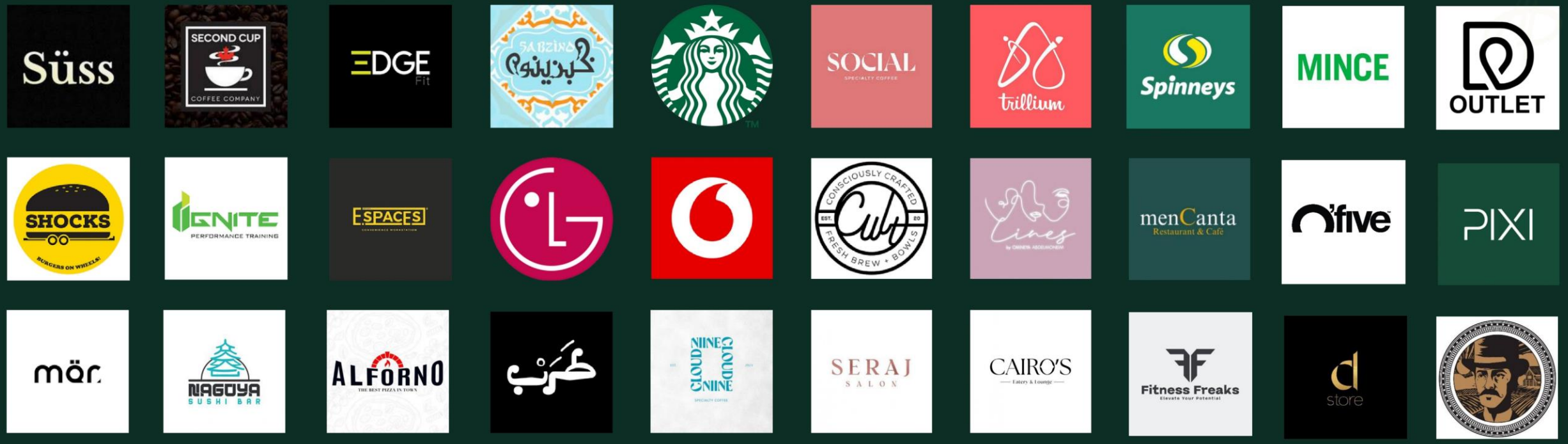
ASSET PILLAR
DEVELOPMENT & PROPERTY MANAGEMENT

Milestones of *our Work*



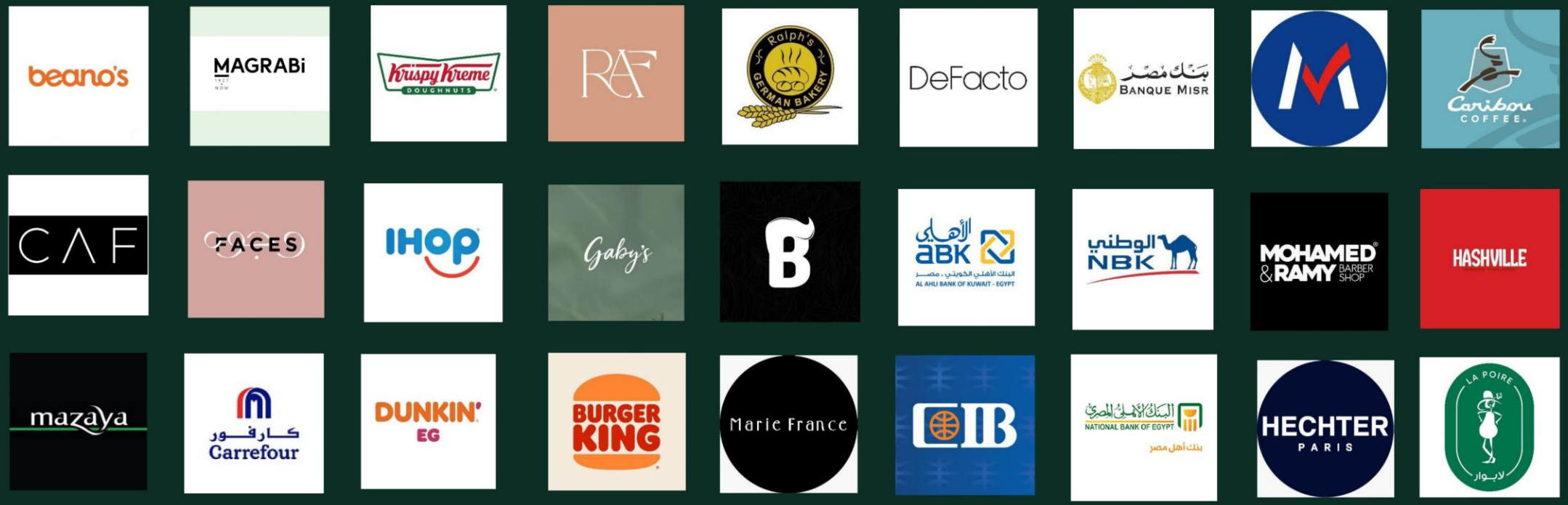
ASSET PILLAR
DEVELOPMENT & PROPERTY MANAGEMENT

Our Brand *Universe*



ASSET PILLAR
DEVELOPMENT & PROPERTY MANAGEMENT

Our Brand *Universe*



List of opperators

Hilton

Radisson BLU

Fairmont HOTELS & RESORTS

Marriott INTERNATIONAL

SWISS INN

01 MIXED USE

JEDDAH STRIP MALL

LOCATION: JEDDAH - KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:
WITH A LAND PLOT OF 7500 M2, THE PROJECT CONSISTS OF 3 FLOOR F&B AREAS IN ADDITION TO OFFICES IN THE 4TH FLOOR. WITH MODERN AND SHARP EDGES, THE PROJECT SET TO BE A NEW LANDMARK IN THE AREA.



DUNES MALL

LOCATION: RIYADH - KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:
TOTAL GFA 12235 M2 CONSISTS OF B, GR, 1ST AND 2ND. NATURE IS THE MOTHER OF ALL ARCHITECTURE SO WE FIND IT A SUSTAINABLE SOURCE OF ARCHITECTURE INSPIRATION, LOOKING AROUND SITE GUIDE US TO ELEGANT CURVED LINES FROM DESERT SAND CONSIDERING CLIENTS REQUIREMENTS IN CREATING A REMARKABLE BUILDING AT RIYADH.





ZAD MALL

LOCATION: AL SADAT CITY - EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:
THE CLIENT DESIRES TO DEVELOP A COMMERCIAL BUILDING IN A PIVOTAL AREA IN AL SADAT CITY AS THE SITE LIES NEAR AL SADAT UNIVERSITY AND INDUSTRIAL CITY. THE PROJECT HAS A LAND AREA AROUND 8,000 SQUARE METERS AND TOTAL BUILT-UP AREA AROUND15, 000 SQUARE METERS. MY DESIGN TEAM HAS DESIGNED A UNIQUE BUILDING THAT CAN SERVE MORE THAN ONE PURPOSE BY CREATING AN ATRIUM THAT DIVIDES THE MASS INTO U-SHAPE BUILDING TO INCREASE THE EXTERNAL FAÇADE AND VIEWS OF THE MAIN ANCHORS.







NAJRAN MIXED USE

LOCATION: NAJRAN- KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:
THE PROJECT HAS A VISION OF CREATING A TOURISTIC ATTRACTION POINT IN NAJRAN THAT OFFERS THE VISITORS WITH ACCOMMODATION AND ENTERTAINMENT THOUGHT COMMERCIAL ZONE + AN HOTEL WITH A PREMIUM ROOFTOP TAKING BENEFIT FROM THE KSA PLAN TO TURN KING SAUD BIN ABDUL-AZIZ ROAD INTO TOURISTIC BOULEVARD.



P117-P118

LOCATION: RIYADH - KSA
OWNER: Osus real estate
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:
The Project was inspired by a bygone monument depiction of Riyadh as a golden sand oasis. The central oasis creates cascading terraces and a lush environment for shopping on the building's commercial ground floor; the External Skin provides privacy by shielding upper-floor residents from the shoppers below, and it creates walkable areas that connect the two plots across the central road. The oasis' visual elements are replicated in the landscape as green hues, water features, and multifunctional outdoor covered places.



WEST YARD

LOCATION: ZAYED CITY - EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:
IN THE HEART OF ZAYED CITY WITH A PLOT AREA OF4000M2 AND A B.U.A OF 16000M2. THE DESIGN APPROACH TO CREATE DYNAMIC MASS AND SCULPTURE THAT MATCH WITH THE BUILDING USAGE WITH MODERN ARCHITECTURE VOCABULARIES.



Annex 26

LOCATION: FIFTH SETTLEMENT
OWNER: ARQA DEVELOPMENT
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:
The ARQA project, for which we served as the main consultant, involved the development of a state-of-the-art residential and commercial complex. Our responsibilities included comprehensive project management, architectural design oversight, and ensuring adherence to sustainability standards. Additionally, we provided innovative solutions to optimize space utilization and enhance the overall aesthetic appeal of the complex.





AL-QAIRAWAN

LOCATION: RIYADH - KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:
AL-QAIRAWAN OFFICE BUILDING IS LOCATED IN RIYADH, WHERE THE ADMINISTRATIVE AND COMMERCIAL AREAS OF KSA MEET. THE BUILDING IS DESIGNED SEEKING TO PROVIDE EFFICIENCY, RATIONAL MAINTENANCE COSTS AND HUMAN-CENTERED COMMUNAL AND OFFICE SPACE DESIGN THAT PERFECTLY SATISFIES THE REQUIREMENTS FOR MODERN OFFICE BUILDINGS. THE BUILDING STANDS OUT IN THE LANDSCAPE DUE TO ITS DESIGN AND SENSE OF LIGHTNESS, ALLUDING TO THE CLOUD AND THE TECHNOLOGICAL WORLD THAT CHARACTERIZES THIS AREA. AN





01 MIXED USE

OCTOBER MIXED USE

LOCATION: 6TH OF OCTOBER - EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

WITH A LAND AREA 11,500 M2, OUR CLIENT HAS REQUESTED A RESIDENTIAL TOWER WITH A RETAIL / F&B ZONE IN THE GROUND LEVEL TO SERVE THE TOWER RESIDENCES AND ITS SURROUNDINGS. OUR OBJECTIVE WAS TO CREATE AN ELEGANT DESIGN WITH A LOW MAINTENANCE MATERIAL.



LAVIDA MALL

LOCATION: NEW MANSOURA - EGYPT
OWNER: ARKANIA DEVELOPMENTS
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

WITH A VERY PRIME LOCATION IN THE MEDDLE OF NEW MANSOURA CITY, SURROUNDED BY BANKS, HOSPITALS, UNIVERSITIES AND DIFFERENT IMPORTANT FACILITIES. WE HAVE OUR PREMIUM PROJECT ARKANIA MIXED-USE PROJECT. HERE WE ARE NOT TALKING ABOUT A NORMAL PROJECT, WE DESIGNED ARKANIA TO BE A DESTINATION. WITH ITS DISTINCT SPACES PROGRAM THAT COVERS ALL THE USER NEEDS FROM F&B, SHOPPING AND ENTERTAINMENT TO THE A-CLASS HOTEL APARTMENTS WE CREATED AN ANCHOR IN THE HEART OF THE NEW CITY. WITH DESIGN APPROACH TO CREATE DYNAMIC MASS AND SCULPTURE THAT MATCH WITH THE BUILDING USAGE WITH MODERN ARCHITECTURE VOCABULARIES AND AS NATURE IS THE MOTHER OF ALL ARCHITECTURE, WE FIND IT A SUSTAINABLE SOURCE OF ARCHITECTURE INSPIRATION, LOOKING AROUND SITE GUIDE US TO ELEGANT CURVED LINES CONSIDERING CLIENTS REQUIREMENTS IN CREATING A REMARKABLE BUILDING. OUR ARKANIA DESIGNED WELL WITH DYNAMIC AND FREE FORM REFLECTING ITS OWN IDENTITY AS AN ICONIC BUILDING IN ITS LOCATION. ITS PLOT AREA AROUND 15,000 M2 AND CONSISTS OF GROUND, FIRST AND BASEMENTS FLOOR INCLUDES ALL REQUIRED FACILITIES TO THE SURROUNDED ENVIRONMENT





CENTRADA MALL

LOCATION: 6 OCTOBER - EGYPT
OWNER: OAD FOR REAL ESTATE
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

CENTRADA MALL IN THE HURT OF 6 OCTOBER CITY AND ADJACENT TO 26 JULY CORRIDOR, DESIGNED WELL WITH DYNAMIC AND FREE FORM REFLECTING ITS OWN IDENTITY AS AN ICONIC BUILDING IN ITS LOCATION. ITS PLOT AREA AROUND 28,000 M2 AND CONSISTS OF GROUND, FIRST, MEZZANINE AND TWO BASEMENTS FLOORS.
CENTRADA MALL HAS, F&B, RETAIL, SHOWROOMS, OFFICES, CLINICS, AND KIDS' ZONE TO BE REALLY ANCHORED POINT FOR THE SURROUNDING CONTEXT.





GHANNAM CLINICS

LOCATION: NEW MANSOURA CITY - EGYPT
OWNER: GHANNAM TRADE
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

THE PROJECT IS LOCATED IN THE NEW MANSOURA CITY, EGYPT IN PLOT AREA AROUND 6,000 M2 CONSISTS OF G+2 FLOORS. AND IT TARGETS THE CLASS B & A SEGMENTS OF THE CLIENTS IN THAT LOCATION BY ITS UNIQUE DESIGN AND LOCATION.
THE CLIENT HAS HIS OWN VISION TO BE THIS PROJECT GOOD DISTENTION FOR THE SELECTED CLIENTS IN THE NEW MANSOURA CITY.





PALM GATE

LOCATION: 6TH OF OCTOBER – EGYPT
OWNER: OAD DEVELOPMENT.
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

PALM GATE IS A MIXED-USE BUILDING LOCATED AT THE CENTER OF PALM HILLS, ADJACENT TO 26TH OF JULY CORRIDOR. THE PLOT AREA OF THE PROJECT AROUND 14,000 SQM AND GFA AROUND 20,000 SQM CONSISTS OF F&B, RETAIL, OFFICES, FURNISHED APARTMENTS. DESIGNED WELL WITH DYNAMIC AND FREE FORM SUFFICING ITS OWN IDENTIFY AS AN ICONIC BUILDING IN ITS LOCATION. THE PLOT AREA OF THE PROJECT IS AROUND 1900 M2 AND CONSISTS OF BASEMENT, 2 GROUNDS FLOORS AND FIRST FLOOR.





30K

LOCATION: 6TH OF OCTOBER EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

The "30K" mixed-use development is a cutting-edge project designed to create a vibrant community hub that seamlessly integrates residential, commercial, and recreational spaces. Located in a prime urban area, this development spans multiple floors and offers a dynamic environment for living, working, and socializing.





MISC TOWER

LOCATION: NEW CAPITAL - EGYPT
OWNER: MISC DEVELOPMENTS.
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

THE PROJECT IS LOCATED IN NEW CAPITAL, EGYPT WITH A PLOT AREA AROUND 2370 M2 AND CONSISTS OF 3B+G+10 FLOORS. THE PROJECT IS A MIXED-USE COMPLEX THAT CONTAINS HOTEL APARTMENTS OPERATED BY HILTON IN. THAT IN ADDITION COMMERCIAL SPACES.





MEHWAR PLAZA

LOCATION: 6 OCTOBER - EGYPT
OWNER: PRIVATE SECTOR.
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

THE PROJECT IS A MIXED-USE PROJECT WITH AROUND 15,000 SQM AND CONSISTS OF PODIUM FOR COMMERCIAL USE AND F&B AND THE NINE TYPICAL FLOORS FOR OFFICES AND CLINICS USE WITH VARIOUS AREAS
THE MAIN AIM BEHIND THIS DESIGN IS TO CREATE A DYNAMIC INTERACTIVE ARCHITECTURE FORMATION AND HARMONIOUS WITH THE ENVIRONMENT.



02 ADMINISTRATIO

28B TOWER

LOCATION: NEW ADMINISTRATIVE CAPITAL - EGYPT
OWNER: MISR CONSTRUCTION & TRADING
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

A CREATIVE SPACE IS NOT 'CREATIVE' BECAUSE OF HOW IT LOOKS BUT IT IS A PLACE THAT INSPIRES. IT IS ABOUT CREATING A SPACE WHERE PEOPLE CAN CONNECT, DISCUSS, AND WORK TOGETHER. IT IS A PLACE WHERE PEOPLE CAN SEE AND BE SEEN ON THE ACTIVITIES, THEY DO TO INSPIRE ONE ANOTHER. IT IS A PLACE THAT WOULD ALLOW FOR THE NEW AND THE UNKNOWN EVENTS TO HAPPEN, A REPROGRAMMABLE SPACE. IT IS A PLACE THAT SURROUNDS US WITH INSPIRING RESOURCES AND KNOWLEDGE, WITH BOOKS AND DIGITAL MEDIA, AND ROTATING EXHIBITION SPREADING THROUGHOUT.



AL ASREYA HQ

LOCATION: 5TH SETTLEMENT - EGYPT
OWNER: AL-ASREYA DEVELOPMENTS
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

THE UNIQUE LOCATION OF THE PROJECT BETWEEN THE NORTH 90TH AND THE SOUTH 90TH– ON GFA OF 12000 M2. THE PROJECT REFLECTS THE OFFICE COMMUNITY AND INCLUDES ALL REQUIRED FACILITIES TO THE BUSINESS ENVIRONMENT. THE DESIGN APPROACH TO CREATE DYNAMIC MASSES AND SCULPTURE THAT MATCH WITH THE BUILDING USAGE WITH MODERN ARCHITECTURE VOCABULARIES.



TWIN TOWER

LOCATION: NEW ADMINISTRATIVE CAPITAL - EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

TWIN TOWER OFFICE BUILDING DESIGNED AT THE NEW ADMINISTRATIVE CAPITAL. THE OFFICE BUILDING COMPLEX WITH SERVICE FUNCTIONS CONSISTS OF TWO MAIN BUILDINGS. WITH DESIGN PLACES PARTICULAR EMPHASIS ON THE CHARACTER AND ELEGANCE OF THE ENSEMBLE. TO THIS END, AN IMPORTANT ROLE IS PERFORMED BY THE FAÇADE, WHICH FEATURES A SPECIAL DESIGN ALSO IN TERMS OF TECHNICAL DETAIL. THE FAÇADE IS NOTEWORTHY FOR ANOTHER SPECIAL FEATURE – THE WIDTH AND ANGLE OF THE ELEMENTS, WHICH ARE ALTERNATELY GLAZED AND CLAD WITH WHITE PERFORATED PANELS, WERE DETERMINED PARAMETRICALLY. THIS MEANT THAT VARIOUS FACTORS, SUCH AS THE POSITION OF THE SUN DURING THE SEASONS, SHADING BY NEIGHBORING BUILDINGS, THE ATTRACTION OF THE OUTLOOK, THE POSITION IN THE BUILDING, AND PRIVACY REQUIREMENTS WERE INDIVIDUALLY EVALUATED AT EACH FAÇADE SIDE FOR A DOT GRID IN THE 3D MODEL, RESULTING IN A CERTAIN ANGLE OF OPENING AT EACH POINT IN THE FAÇADE.



FEDERATION EGYPTIAN OF BUILDING INDUSTRIES

LOCATION: CAIRO - EGYPT
OWNER: FEDERATION OF EGYPTIAN INDUSTRIES
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

IN ORDER TO ADDRESS THE MODERN NEEDS OF THIS URBAN INSTITUTION WE REPROGRAMMED AND DESIGNED A PHASED RENOVATION, RESTORING THE HISTORIC CHARACTER OF THE ADMINISTRATION BUILDING AS THE SPIRITUAL AND FUNCTIONAL CENTER OF THE COLLEGE. THE NEW PROGRAM CONSOLIDATED ADMINISTRATIVE SPACE, ADDED NEW TEACHING SPACE AND FACULTY OFFICES, UNCOVERED NEW STUDIO SPACE FOR AN EXPANDED ARTS PROGRAM, AND PROVIDED NEW STUDENT-LIFE SPACES TO ENCOURAGE INTERACTION.



24 TOWER

LOCATION: NEW ADMINISTRATIVE CAPITAL - EGYPT
OWNER: BROUJ-MISR DEVELOPMENTS
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

THE PROJECT IS LOCATED IN NEW CAPITAL, EGYPT WITH A PLOT AREA OF 5000 M2 AND CONSISTS OF 3 B+G+7 FLOORS. THE PROJECT IS A BUSINESS CENTER WITH A WIDE RANGE OF OFFICE SPACES.



21B TOWER

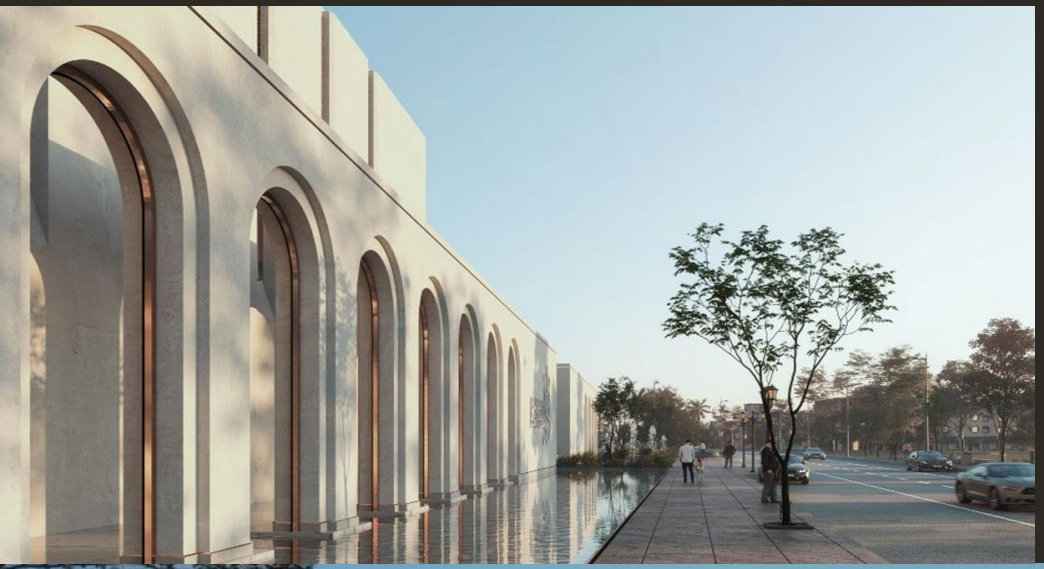
LOCATION: NEW ADMINISTRATIVE CAPITAL - EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

21B TOWER OFFERS PRIME OFFICE SPACE WITH AMPLE ACCESS TO OUTDOOR SPACE. IT IS AN INNOVATIVE LIFESTYLE HUB AT THE NEW ADMINISTRATIVE CAPITAL, AIMED TO CREATE A LIFESTYLE COMMUNITY THAT COMBINES WORK, LIFE, AND LEISURE. 21B TOWER COLLECTION IS A DEVELOPMENT THAT AIMS TO REDEFINE WORK/LIFE BALANCE THROUGH A SYNERGY OF EXPERIENCES THAT LEAD TO VALUABLE CONNECTIONS AND UNLIMITED OPPORTUNITIES.



03 MOUSQUE



BADYA MOSQUE

LOCATION: 6TH OF OCTOBER - EGYPT
OWNER: PALM HILLS
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

BADYĂ GRAND MOSQUE IS A REFLECTION OF RE-IMAGINES THE ROLE OF THE MOSQUE IN THE CITY. DRAWING REFERENCE FROM THE TRADITIONAL ARABIAN MOSQUE TYPOLOGY WHERE THERE IS A COMMUNAL ELEMENT, THE MOSQUE REFRAMES THE SPACES TO ENCOURAGE COMMUNITY USE ALONGSIDE ITS PURPOSE AS A SACRED SPACE OF WORSHIP.
WITH BEING A REFLECTION IS A STARK CONTRAST TO ITS SURROUNDINGS, STANDING AS THE PHYSICAL EMBODIMENT OF SPIRITUALITY, TRANQUILITY, AND COMMUNITY. THE SHELL OF THE EXISTING MOSQUE HAS BEEN RETAINED WITH THE FAÇADE DECORATED WITH HOLY QURAN VERSES AND THE SPATIAL ARRANGEMENT OF THE PRAYER SPACES HAS BEEN PRESERVED.







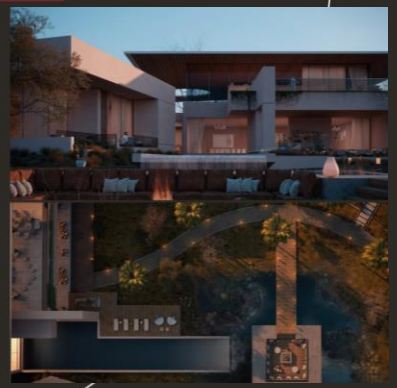
04 RESIDENTIAL

SHEIKH SALEH PALACE

LOCATION: Riyadh, KSA
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

The palace design draws inspiration from classical architecture, incorporating elements such as grand facades, intricate carvings, and majestic columns. The exterior showcases a blend of marble and stone, enhanced by elaborate cornices and archways. The central dome, a focal point, is adorned with intricate mosaic work, symbolizing the fusion of art and architecture.



SPAIN VILLA

LOCATION: MALAGA - SPAIN
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

THE PROJECT IS LOCATED IN MALAGA CITY - SPAIN WITH A PLOT AREA OF 1800 M2.
LOCATED AT THE TOP OF A HILL, THE VILLA IS BUILT SPARING NO LUXURY. ON THE OUTSIDE, THE PRIVATE POOL IS SURROUNDED BY A LUSH GARDEN LOOKING OUT TO A MAGNIFICENT VIEW.





BQ RESORT

LOCATION: DIRIYAH - KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

WITH AN AREA SPANNING 35 ACRES, BQ RESORT IS BUILT ON THE MOUNTAIN PROMENADE. SITES INTERNATIONAL DESIGNED THE RESORT AS A DISTINCTIVE TOURIST VILLAGE BUILT IN UNISON WITH ITS ASYMMETRICAL SURROUNDINGS AND OFFERING OVER 80% OF ITS RESIDENTS MAGNIFICENT PANORAMIC VIEWS. THE VILLAGE DESIGN IS COMPREHENSIVE FROM PRELIMINARY DESIGN, MASTER PLANNING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND ENGINEERING TO SITE SUPERVISION. THE RESORT HOSTS A 210 ROOM & SUITE HOTEL, 360 CHALETS, 52 TOWNHOUSES, HEALTH CLUB, RESTAURANTS AT PREMIUM LOCATIONS, SWIMMING POOLS, CHILDREN'S PLAYGROUND, AND SPORT AREAS WITHIN INTERCONNECTED NETWORK OF ROADS AND WALKWAYS WITH DIRECT LINKS TO THE PROMENADE.





PORTO HELIOPOLIS, MARIOTT RESIDENCE

LOCATION: NEW HELIOPOLIS, CAIRO, EGYPT
OWNER: AMER GROUP
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

THE PROJECT IS A GATED COMMUNITY WHERE ALL ASPECTS OF COMFORT ARE SURROUNDED BY AND TRANQUILITY IN THE MIDDLE OF THE LIVELY STREETS OF CAIRO WITH A LAND AREA OF 27,000 M2, AND TOTAL BUA AROUND 250,000 M2 CONSISTS OF FULLY FURNISHED APARTMENTS OPERATED BY MARIOTTE RESIDENCE WITH ALL FACILITIES AND AMENITIES REQUIRED TO BE ONE OF THE MOST AND LARGER HOSPITALITY PROJECTS IN THE HEART OF CAIRO.
IT IS A PERFECT COMBINATION BETWEEN CIVILIZED LIFE AND THE BEAUTY OF LIVING IN A COMFORTABLE NEIGHBORHOOD.



SILVA COMPOUND

LOCATION: SHEIKH ZAYED - EGYPT
OWNER: FIRST GROUP DEVELOPMENT
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

ONE OF THE MOST LUXURIOUS AND PRESTIGIOUS RESIDENTIAL COMPOUNDS IN THE NORTH-WEST SIDE OF AL SHEIKH ZAYED CITY AT THE NEW ZAYED CITY AND ADJACENT TO DAHSOUR ROAD IN PLOT AREA 20, SILVA IS CONSIDERED AN INTEGRATED CITY THAT PROVIDES RESIDENTS WITH ALL THE BASIC SERVICES THAT , CANNOT BE DISPENSED WITH CROWDS AND NOISE. IT PROVIDES A MODERN LIFESTYLE IN WHICH ENTERTAINMENT AND HOUSING ARE COMBINED IN ONE PLACE, AND THE COMPOUND ALSO HAS A DIVERSE MIX OF APARTMENTS, DUPLEXES, AND VILLAS OF VARIOUS SIZES. ENJOY LIFE IN THIS COMPOUND WITH MANY WONDERFUL SERVICES, FROM GREEN SPACES, SECURITY, AND GUARDING TO INTERNATIONAL SCHOOLS AND A COMMERCIAL COMPLEX THAT INCLUDES MANY RESTAURANTS, CINEMAS, AND INTERNATIONAL BRANDS.





MOAZ VILLA

LOCATION: RIYADH - KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

AN EXCEPTIONAL CUTTING-EDGE PROPERTY SETS TO DEFINE A NEW LEVEL OF LUXURY. CLEAN MODERN LINES, FLOOR TO CEILING GLASS WINDOWS, PLENTY OF VENTILATION, EXPANSIVE POOL, AND BEAUTIFUL LANDSCAPE SEEMED TO BE THE WAY TO GAIN OUR CLIENT SATISFACTION.





AMWAJ JIZAN COMPOUND

LOCATION: JIZAN - KSA
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

THE PROJECT IS IN A PRIME LOCATION IN JIZAN CITY AND CONSISTS OF RESIDENTIAL APARTMENTS WITH A VARIETY OF AREAS TO CHOOSE FROM. THE BUILDINGS ARE CONNECTED BY LANDSCAPE PLAZAS IN ADDITION TO THE LAGOON LIKE POOLS.



Rosail

LOCATION: Mostakbal City, New Cairo.
Developer: Khaled Sabry
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

Nestled on 55 acres, our exclusive residential compound in Egypt redefines luxury living. Choose from stand-alone villas, twin houses, and opulent apartments, each meticulously designed. Be among the first to experience our groundbreaking Lake Villas, a unique waterfront concept introducing unparalleled elegance and tranquility to Egyptian living. Welcome to Extraordinary.





KHAN EL KHALEJ RESIDENCE

LOCATION: EL-SADAT CITY - EGYPT.
OWNER: FIRST GROUP DEVELOPMENT
SCOPE OF WORK: MAIN CONSULTANT

PROJECT BRIEF:

KHAN EL-KHALEJ RESIDENCE IS THE STRONGEST AND FINEST RESIDENTIAL PROJECT AND COMPLEX LAUNCHED IN EL-SADAT CITY CENTER, ITS LAND DESIGN, THE MOST UPSCALE RESIDENTIAL CITY. IN ADDITION, DESIRABLE LOCATION NEAR THE MOST PRESTIGIOUS AND PRESTIGIOUS AREAS WHICH PROVIDING AS MUCH ENTERTAINMENT AS POSSIBLE TO MAKE IT A COMPETITIVE VENUE.





FANTASIA RESORT

LOCATION: RAS SEDR- EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

FANTASIA RESORT IS WATERFRONTS SITUATED IN RAS SEDR, WATER FRONT DESTINATION OFFERING AN APARTMENT FOR LEASE FOR FAMILIES AND INDIVIDUALS WANTS TO EXPERIENCE OF A RESORT LIFESTYLE. THIS DEVELOPMENT ALSO OFFER ATTRACTIONS FOR THE EASTERN PROVINCE RESIDENCE AND TOURISTS THAT WILL ADD VALUE TO THE EASTERN PROVINCE.EXTERIOR STRUCTURE OF EXPOSED METAL AND GLASS WAS DESIGNED HIGH ABOVE THE GROUND, WHICH CONVEYS A SENSE OF LIGHTNESS AS IF IT WERE HOVERING OVER THE LANDSCAPE.





AL SADAT MINI COMPOUND

LOCATION: AL SADAT CITY - EGYPT
OWNER: PRIVATE SECTOR
SCOPE OF WORK: CONCEPT DESIGNER

PROJECT BRIEF:

THE PROJECT IS IN A PRIME LOCATION IN SADAT CITY AND CONSISTS OF RESIDENTIAL APARTMENTS WHICH ARE CONNECTED WITH AN AMAZING LANDSCAPE PLAZA, IN ADDITION TO A COMMERCIAL BUILDING WHICH WILL NOT ONLY SERVE THE PROJECT, BUT THE SURROUNDING COMMUNITY AS WELL.

ZA.CORE

DISTRICT

DEVELOPED BY

DOROOB

DEVELOPMENTS