MAKING THINGS NORMAL

MAZAYA DEVELOPMENTS

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IN A WORLD FILLED WITH COMPLEXITIES,

WE PAVE THE PATH TO SIMPLICITY,



RESTORING BALANCE, PUTTING THINGS RIGHT,





FINDING SOLACE IN THE SIMPLICITY OF EVERYDAY LIFE.




MAZAYA
Sign Board

ESTABLISHED BY MAZAYA DEVELOPMENTS

Mazaya is a property development company established in Egypt in 2017.

As a beacon of excellence in real estate development, It has delighted over 1,000 satisfied customers with a focus on simplicity.

Mazaya takes pride in offering projects that embrace the beauty of simplicity.

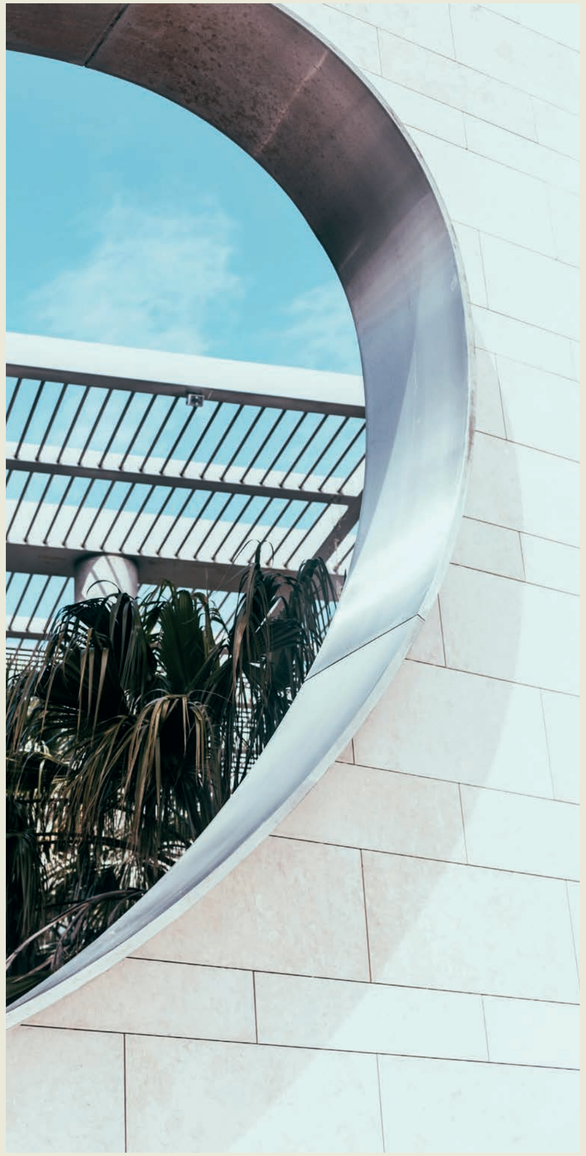
Mazaya has established 35 residential projects in New Cairo and 3 mixed-use building projects in the New Capital: The ROOK, Gemini Red, and Gemini Blue.

Mazaya Developments hunts for real opportunities and secures generational wealth for our clients by building simple yet efficient real estate properties.



MAZAYA embraced the concept of **'Normal'** because, in this fast-paced world, where everything seems to demand haste and complexity, they recognized the value of **simplicity, reliability, and flexibility.**

In a society where constant change and rapid innovation can sometimes feel overwhelming, **MAZAYA** believes that returning to **'Normal'** provides a sense of stability, comfort, and familiarity.



NORM REVOLUTIONIZES YOUR BUSINESS WITH A MIXED-USE EXPERIENCE IN ADMIN, COMMERCIAL, AND MEDICAL.

NORM INTRODUCES A NEW CONCEPT OF EXCELLENCE.

HERE YOU CAN FIND SIMPLICITY



NORM

Located on a main street with a width of 70 meters, **NORM** is situated strategically in the heart of the **MU-23 New Administrative Capital,** R2-R3, amidst the largest residential complexes.

With an anticipated population of 200,000-300,000 residents, **NORM** enjoys proximity to key landmarks such as the Al Amal Axis, serving as the link between **Suez Road and Sokhna Road,** and directly facing **Mostakbal City.**

Additionally, it boasts convenience with a mere **one-minute distance** from Sports City, proximity to various international schools and universities, and a two-minute drive from Al Maqsad Villas Complex.

Residents also enjoy easy access to **Madinaty and Suez road,** with transportation options including a few minutes' reach to **Monorail Station,** LRT Station, and the Central Bus Station.



SURROUNDING LANDMARKS

MOSTAKBAL CITY.

1 MIN FROM SPORTS CITY.

6 MINS FROM KNOWLEDGE CITY.

8 MINS FROM CANADIAN UNIVERSITY.

8 MINS FROM EUROPEAN UNIVERSITY.

CLOSE TO ICONIC TOWER & CBD.

NEAR BY GREEN RIVER.

NEAR BY ARTS & CULTURE CITY.

NEAR TO MULTIPLE FLOORS PARKING.

NEAR PETROL STATION.



EMBRACING SIMPLICITY IN DESIGN



* LAND AREA
  6661 SQM

* 9
  FLOORS

* 3 FLOORS
  UNDERGROUND
  PARKING

IT’S NORMAL TO YEARN FOR A VIEW

WITHOUT LIMITS



Norm-building embraces the concept of **healing architecture,** fostering spaces that promote physical and emotional well-being.

Designed to evoke a serene, **natural atmosphere,** every aspect of the **NORM** building prioritizes simplicity, greenery, and natural light.

Privacy and efficiency are central to the design, ensuring a seamless and harmonious experience for all people.

IT'S NORMAL FOR YOU TO CHOOSE FROM

The building offers an **"Infinity View"** from the 7th to the 9th floor, with each floor spanning **2000 square meters,** ensuring that all units enjoy an unobstructed frontal view.

Additionally, it features double plazas, providing ample **open space** for relaxation and various activities.



A VARIETY OF SPACES

THAT SUIT YOUR NEEDS

YOU CREATED YOUR BUSINESS,

THEN ITS NORMAL TO CHOOSE

YOUR

OWN SPACE TOO

ADMINISTRATION



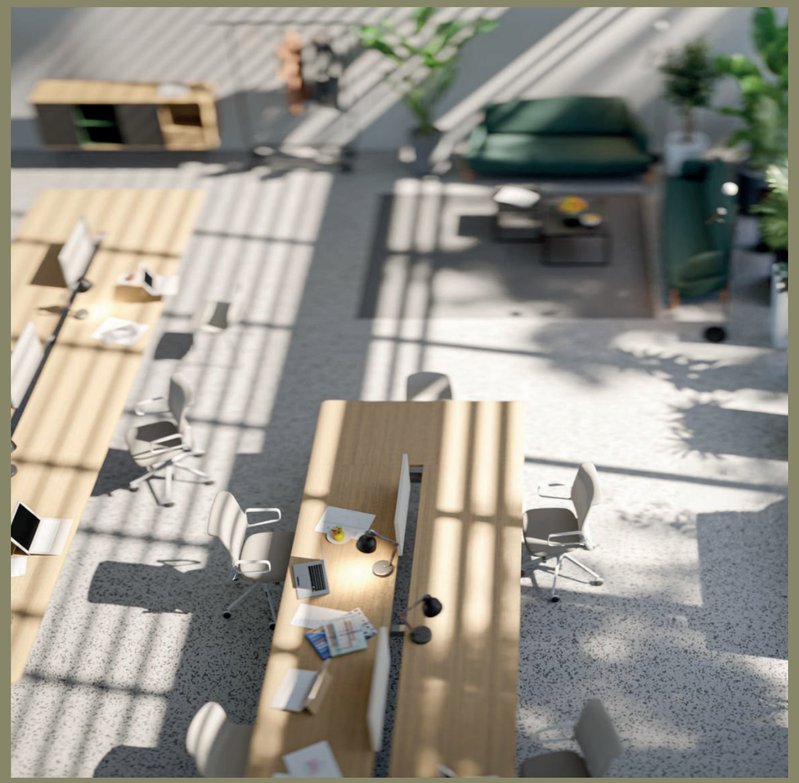


COMMERCIAL



MEDICAL

ADMINISTRATION



Our administrative offices, beginning at **42 sqm,** embody professional adaptability.

Tailored to suit various business needs, the units balance **private and shared spaces.** Investors can **select and choose** the size and design to **fit** their unique requirements, ensuring simplicity and elegance in every detail.

BASIC OFFICES	Core & Shell
LEASED OFFICES	Fully-Finished
HEADQUARTER (HQ)	Fully Furnished
CO- WORKING SPACES (TÖÖ)	



COMMERCIAL

Our commercial units, starting from **38 sqm,** and food court spaces, beginning at **36 sqm,** they are designed with flexibility in mind, allowing investors to select the size that best **fits their business vision.**

This approach ensures that entrepreneurs of all scales can find their **ideal space,** fostering a diverse and vibrant marketplace **for everyone.**

FOOD & BEVERAGE
FOOD COURT
ENTERTAINMENT
PHARMACY
GIFT SHOPS
BOOTHS

SUB CATEGORIES:

- Flat Units
- Duplex Units
- Shares \ Mazaya In

MEDICAL



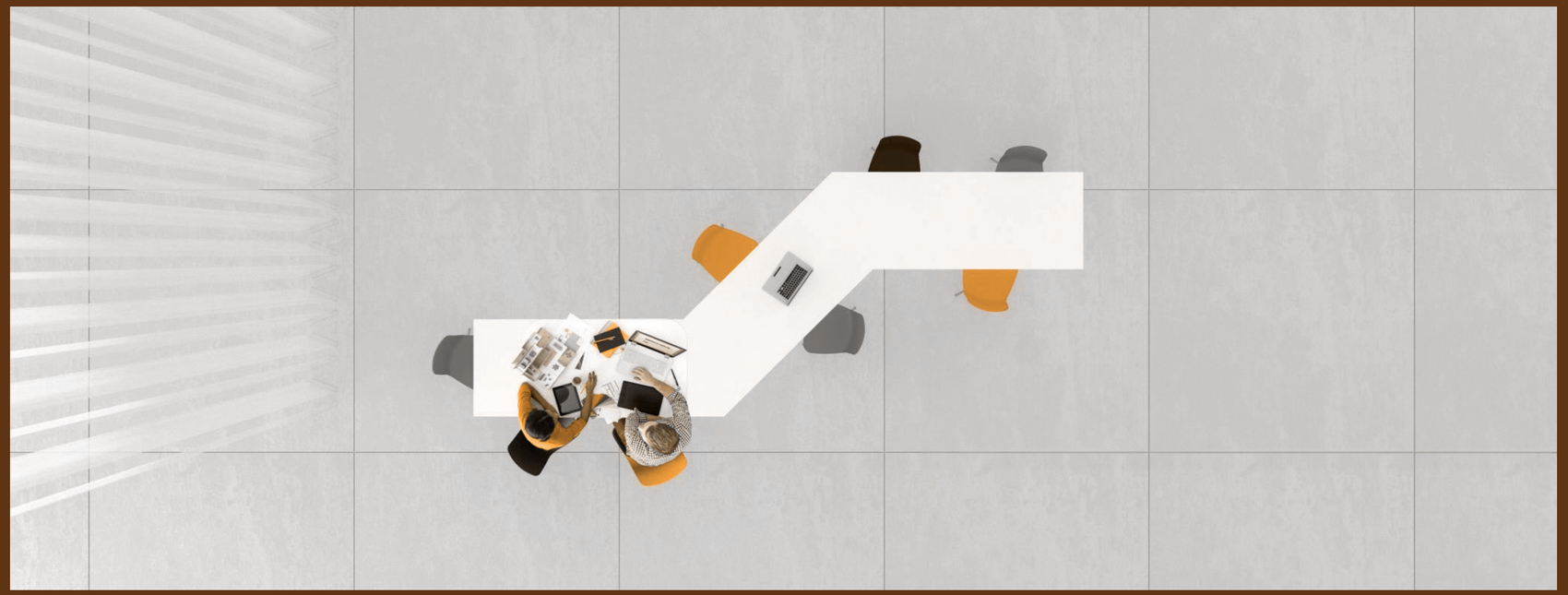
Our medical units, beginning at a compact **36 sqm,** embody a vision of **simplicity and flexibility.**

These **spaces** are thoughtfully designed to facilitate the concept of **shared spaces,** fostering seamless teamwork among healthcare professionals.

POLY CLINICS
PRIVATE CLINICS
CENTERS
DUO
RADIOLOGY CENTER
LABORATORY

SUB CATEGORIES:
Core & Shell
Fully-Finished

GETTING THE HIGHEST ROI IS NOW NORMAL



NORM SPACE

MAZAYA DEVELOPMENTS

FACILITIES & TECHNOLOGY

Our facilities are a testament to the power of technology in shaping the future. With a focus on design and cutting-edge innovation, we offer a glimpse into the next generation of smart spaces.



AMENITIES

SMART BUILDING

FACE ID

MEETING ROOMS WITH SMART TECHNOLOGY

SATELLITE DISH

HIGH SPEED FIBER OPTICS

DATA CENTER AND CLOUD STORAGE

SMART COMMUNICATION & TECHNOLOGY

ELECTRONIC GATES

DIGITAL BILLBOARDS

CLIMATE CONTROL: SMART SENSORS CONTROLLING LIGHTING & TEMPERATURE

AIR CONDITIONING: CENTRAL AC

WIFI

HIGH-QUALITY AIR FILTRATION SYSTEMS

FACILITIES &

SUSTAINABILITY

We've crafted spaces that harmonize with the environment, promoting a green and efficient lifestyle. It's a forward-thinking approach that nurtures both nature and innovation, setting the stage for a future where eco-friendly practices are not just encouraged but seamlessly integrated into everyday life.



AMENITIES

GREENERY: HUGE DOUBLE PLAZA

WATER FEATURES

MASSIVE NUMBER OF TRANSPARENT GLASS TO LET IN NATURAL LIGHT

ECO-FRIENDLY OPTIONS

BICYCLE PARKING

ELECTRIC VEHICLES CHARGING

ECO-FRIENDLY OPTIONS

ROOFTOP DECK

FACILITIES &

MEDICAL

Our medical facilities are meticulously designed to prioritize patient well-being and operational efficiency. From the advanced sanitization system to the calming pre-consultation rooms, every detail contributes to a seamless healthcare experience.



AMENITIES

- SANITIZATION SYSTEM
- PRE-CONSULTATION ROOM
- WIDE CORRIDORS FOR PATIENTS COMFORT
- COMFORTABLE SEATING AREAS
- EPOXY PAINTING ANTIBACTERIAL
- RAMPS FOR AMBULANCE
- MULTIPLE GREEN SPACES
- MAIN RECEPTION
- GARBAGE ROOM IN EACH FLOOR
- MANAGEMENT ROOM
- SEPARATE ENTRANCE FOR MALE & FEMALE TOILETS
- SEPARATE ENTRANCE FOR MEDICAL BUILDING
- SEPARATE ELEVATORS

FACILITIES & AMENITIES

GENERAL

Our facilities are meticulously crafted, paying attention to every detail that simplifies life. From efficient elevators to serene seating areas, we've woven practicality into every corner. It's about creating an environment where convenience meets elegance, making your experience effortless and flexible.



- HIGH SPEED ANTI-FIRE ELEVATORS
- ESCALATORS
- FULLY EQUIPPED FITNESS CENTERS
- CONFERENCE ROOM
- FOOD COURT
- KIDS AREA
- SKY LOUNGE
- CAR PARKING
- BASEMENT STORE
- RECEPTION AND CUSTOMER SERVICE
- SECURITY SYSTEM: 24/7 & CCTV
- LADIES PARKING
- HANDICAP PARKING
- CLEAR INTERNAL LANDMARKS
- MALL ACTIVITIES AREA
- MEP ROOMS IN EACH FLOOR
- SEPARATE ENTRANCE FOR ADMINISTRATIVE, COMMERCIAL AND MEDICAL BUILDINGS
- POWER BACKUP: ELECTRICITY GENERATORS
- DIGITAL BILLBOARDS

OUR SUCCESS

Architecture Design

ARCHRETE
DESIGN STUDIO

Property Management
(Administrative & Commercial)

BRAIN 2FACT GROUP
DIYA BOULOS

PARTNERS

Property Management
(Medical)

Tashawer™
Healthcare Management & Hands-on Consultancy

Operator
Healthcare Services

Construction

MAZAYA
CONSTRUCTION

HEADQUARTERS

CAIRO
Pearl Des Rois Mall, AUC Ave, New Cairo

SAUDI ARABIA
Nahdah District, Jeddah
King Fahd Road, Al Olaya, Riyadh

UAE
The Regal Tower, Business bay, Dubai

REGIONAL OFFICES

DUBAI
BAHRAIN

15041
MAZAYADEVELOPMENTS.COM

NORM

LET'S MAKE THINGS NORMAL

TOGETHER

MAZAYA DEVELOPMENTS