
CFCL
Find your Flow
COMMERCIAL
MEDICAL
ADMINISTRATIVE
DEVELOPMENTS®

# ABOUT THE DEVELOPER

At C Developments, we believe real estate is more than just structures — It's a legacy.

With over a decade of experience in Egypt's most dynamic markets and a strong footprint in New Cairo, we have redefined the standards of modern real estate development.

Our new brand reflects our ongoing commitment to leadership, craftsmanship, and excellence in every project we undertake.




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# ABOUT THE PROJECT




CRCL is the next project for C Developments.
Located at the Yasmeen area in New Cairo.

CRCL embodies the symbolism of a continuous circle, reflecting wholeness, timeless family rhythms, and community interconnectedness.

Inspired by the "third space" concept, it bridges home, work, and school into a cohesive ecosystem where daily life integrates wellness, commerce, and connection. The design philosophy — human-centric and minimalist — mirrors its mission to simplify modern living while fostering shared memories and belonging, anchored by its strategic location near schools, hospitals, and vibrant landmarks.

CRCL

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# CTCL

FIND YOUR FLOW

CTCL

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# PROJECT LOCATION

Located in **Al Yasmeen Service Area**, directly facing Yasmeen 5 Villas

| | | |
|---|---|---|
| **1 MIN** FROM SADAT AXIS | **2 MIN** FROM MOSTAFA KAMEL | **2 MIN** FROM NORTH 90 ST. |
| **7 MIN** FROM SOUTH 90 ST. | **10 MIN** FROM RING ROAD | **13 MIN** FROM SUEZ ROAD |






# TWIN WING
# COMMERCIAL COMPLEX

## BUILDING *ONE*

GROUND & FIRST FLOORS:
***COMMERCIAL***

SECOND & THIRD FLOORS:
***ADMINISTRATIVE***

## BUILDING *TWO*

GROUND & FIRST FLOORS:
***COMMERCIAL***

SECOND & THIRD FLOORS:
***MEDICAL***

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# PROJECT FEATURES



F&B




Shopping Mall



Sitting Areas



Administrative



Medical hub



Kids Area




Security **24/7**



Electric car charging



Meeting Rooms

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# STARTING SPACES




**COMMERCIAL**

FROM **21M²**
TO **298M²**



**ADMINISTRATIVE**
**MEDICAL**

FROM **25M²**
TO **130M²**

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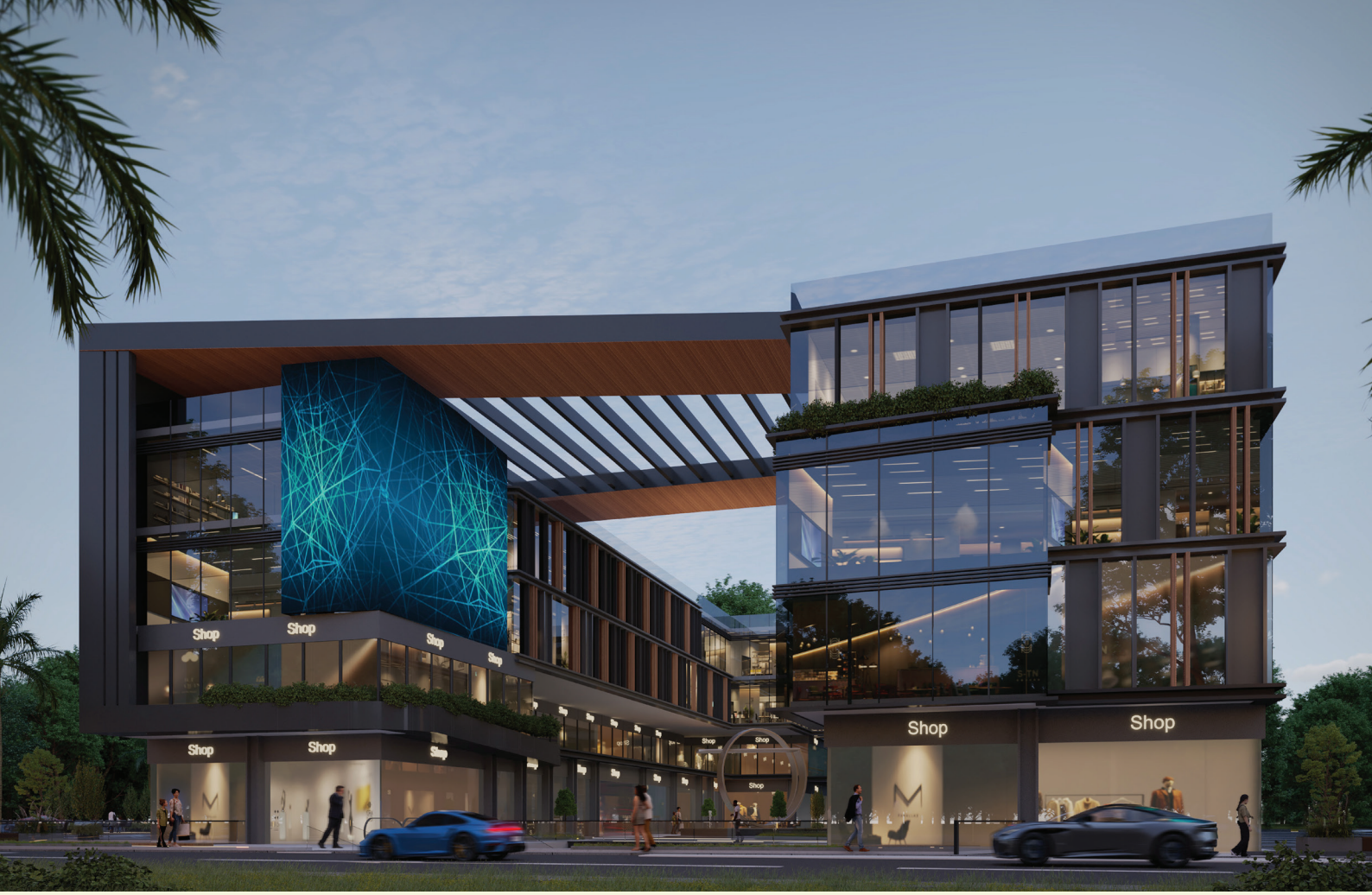


# STARTING PRICES

**COMMERCIAL**

FROM: **130,000** EGP/M²

**ADMINISTRATIVE**

FROM: **105,000** EGP/M²

**MEDICAL**

FROM: **115,000** EGP/M²

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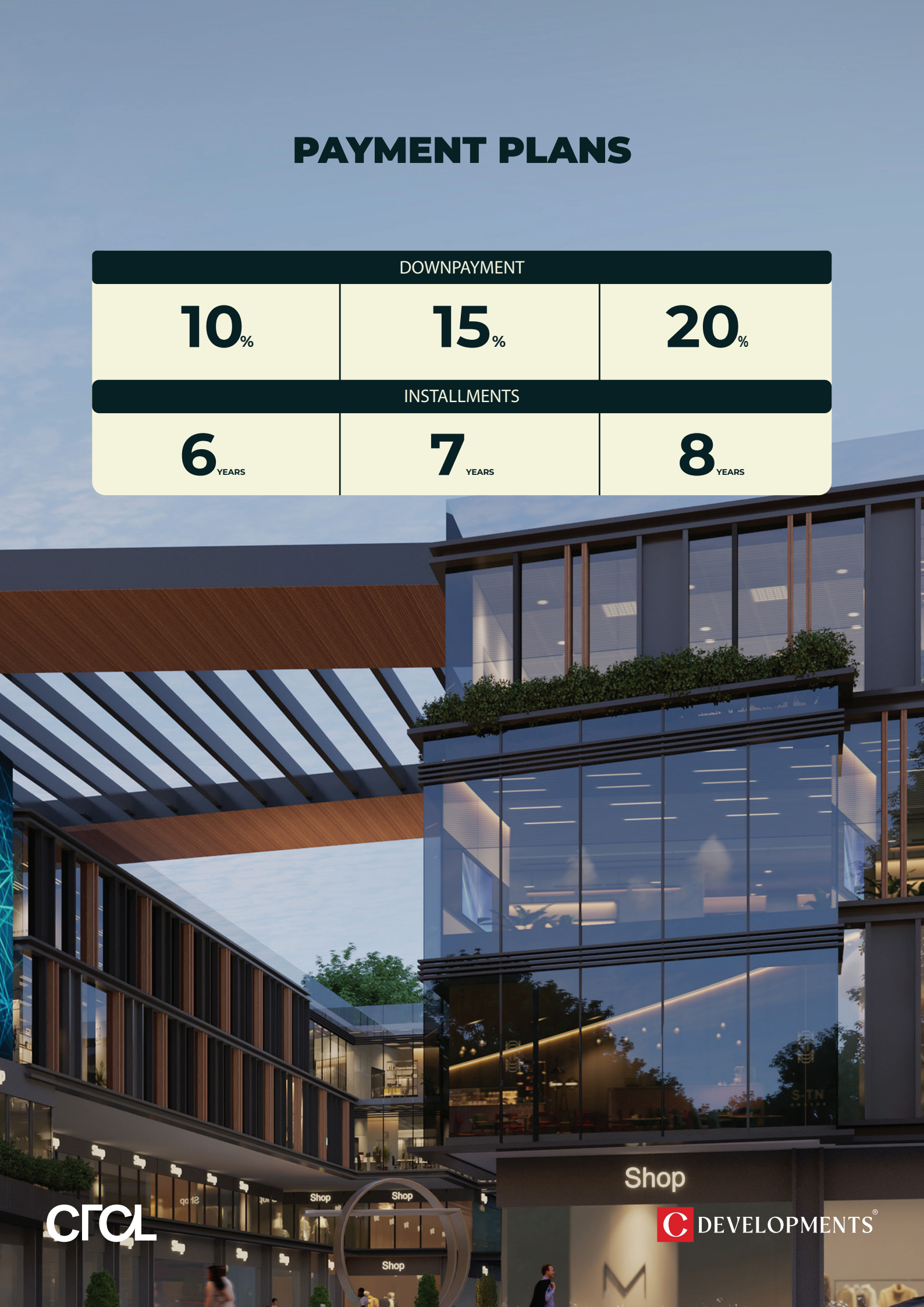
# PAYMENT PLANS

| DOWNPAYMENT | | |
|---|---|---|
| 10% | 15% | 20% |
| **INSTALLMENTS** | | |
| 6 YEARS | 7 YEARS | 8 YEARS |

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# SPECIAL PAYMENT PLAN

**30%** DOWNPAYMENT

**35%** DOWNPAYMENT

**9** YEARS INSTALLMENTS

**10** YEARS INSTALLMENTS

**DURING LAUNCH PHASE**

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# EXCLUSIVE OFFERS

**10%**
DOWNPAYMENT

**15%**
MONTHS 3 AFTER

**10**
Years installments

**DURING LAUNCH PHASE**

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# PAYMENT FLEXIBILITY

**30%**
DOWNPAYMENT

**10%**
ON DELIVERY

**3**
Installments after delivery

**DURING LAUNCH PHASE**

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## LAUNCH DISCOUNT

# 5%

DURING LAUNCH PHASE
FROM 18TH JUNE TO 18TH OF JULY

## CASH DISCOUNT

# 35%

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# EOI'S

## COMMERCIAL

# 100,000

EGP/M2

## ADMIN & MEDICAL

# 50,000

EGP/M2

## FULLY REFUNDABLE

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# PARTNERS OF SUCCESS

HAFEZ CONSULTANTS
MOHAMED ESSAM HAFEZ
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

ACE CONSULTING ENGINEERS
MOHARRAM.BAKHOUM

ETQAN
CONSULTANCY

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# COMMERCIAL PARTNERS

INCOMERCIAL
Consult. Manage. Lease.

mulliri

CAIRO'S
EXPERIENCE EGYPT ON A PLATE

SERAJ
SALON

A TASTE OF PARADISE
eden
Bakery & Coffeehouse
PREMIUM QUALITY

101B
HOME-GROWN RECIPES FROM LA

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Building 15, Zone 4, in front of AUC,
North 90 St., New Cairo