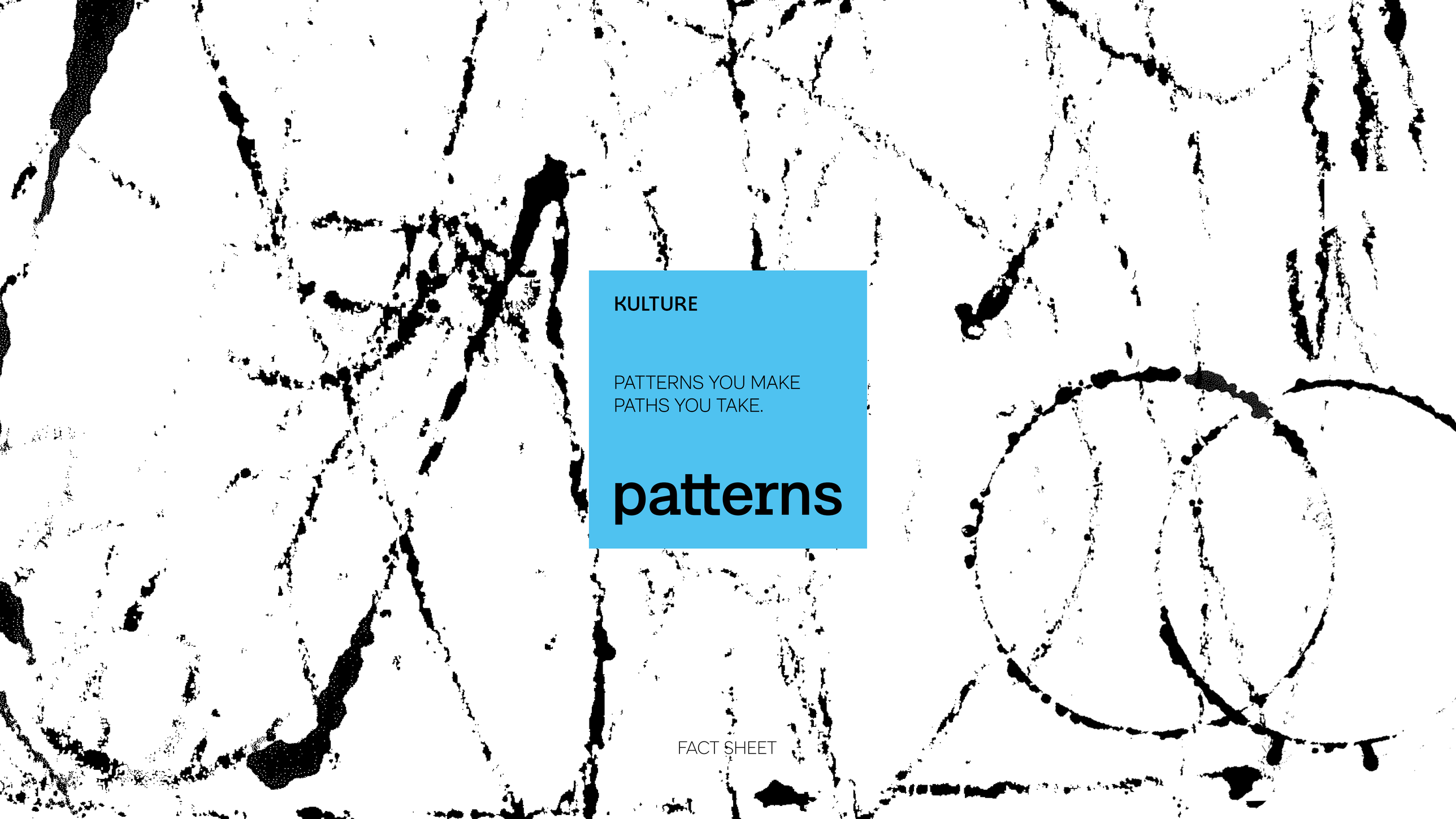


KULTURE

PATTERNS YOU MAKE
PATHS YOU TAKE.

patterns

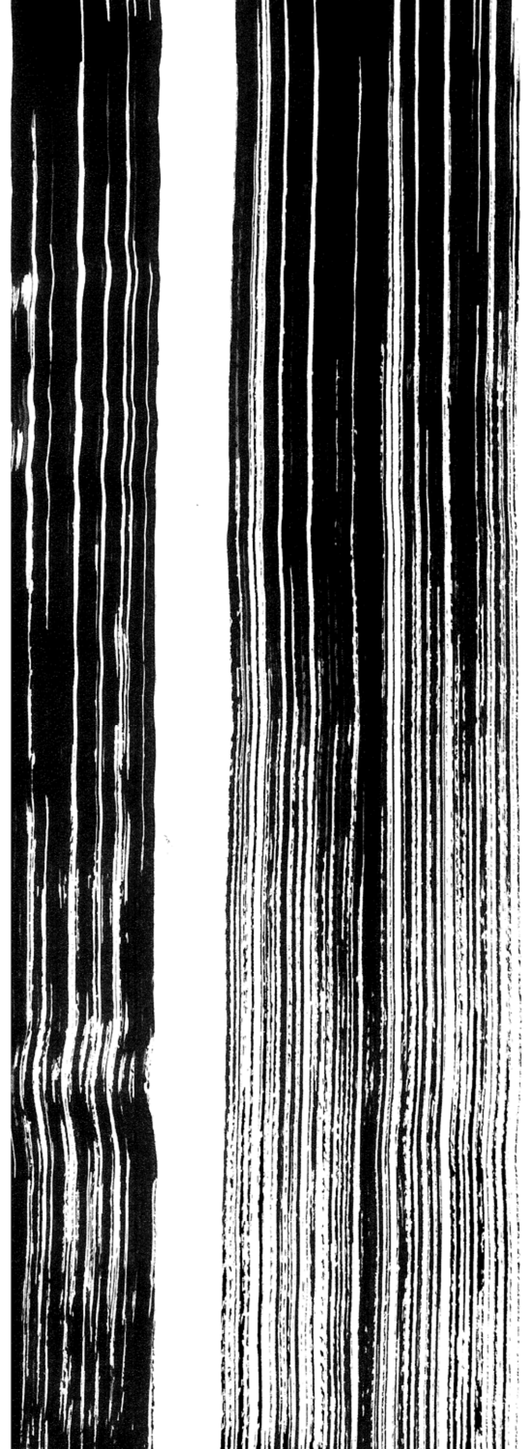
FACT SHEET

PATTERNS YOU MAKE
PATHS YOU TAKE.

CONCEPT

A new path in every experience

Patterns is an integrated collection of streets and experiences, where every path has its own rhythm, character, and story.
It draws inspiration from the patterns within us, our habits, emotions, and ways of thinking, bringing them to life in tangible form.
The space captures a different rhythm each time, so every visit feels like a new experience.
Each turn opens a new path, blending discovery, design, creativity, and a vibrant business community into one dynamic destination.

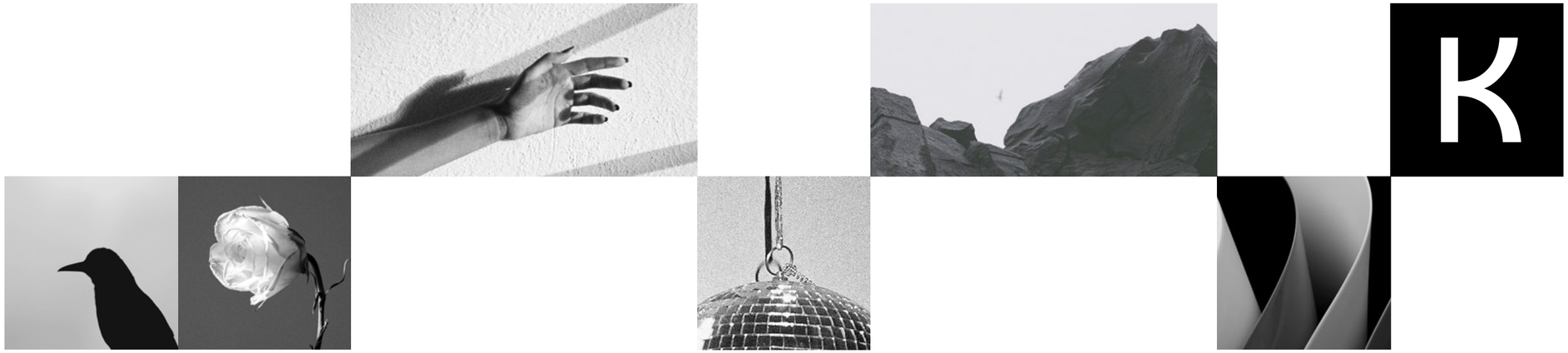


ABOUT THE DEVELOPER

Building Spaces that Inspire

Kulture Developments was founded with a clear vision to create spaces that lead the future of living. The company has delivered several successful projects including Granoy, Iguall, IT Business Hub, PrkVie, Cinco and their latest project Maliv.
Kulture combines strong experience with modern ideas, always focusing on harmony, innovation, and people.

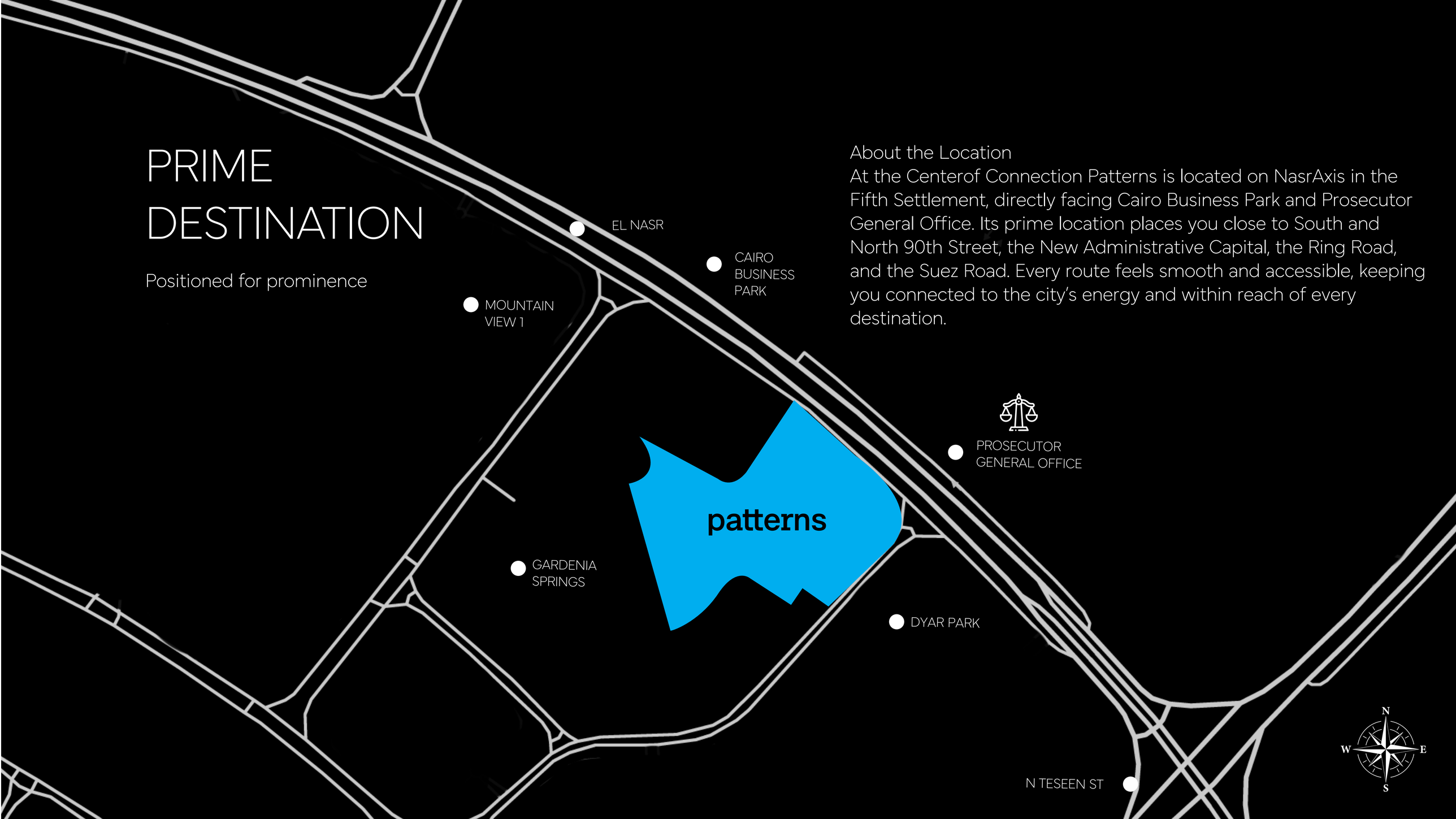
Patterns represents a new step in this journey, bringing sophistication lifestyle and business together in one inspiring destination.



KULTURE

PRIME DESTINATION

Positioned for prominence



About the Location

At the Centerof Connection Patterns is located on NasrAxis in the Fifth Settlement, directly facing Cairo Business Park and Prosecutor General Office. Its prime location places you close to South and North 90th Street, the New Administrative Capital, the Ring Road, and the Suez Road. Every route feels smooth and accessible, keeping you connected to the city's energy and within reach of every destination.

A Unique Blend of Work & Leisure

Patterns is an administrative, commercial, recreational, and medical mixed use project that changes the way people experience everyday places. It brings work, shopping, dining, and leisure together in one connected space.

The design focuses on creating an easy flow between active and calm areas where architecture and atmosphere go hand in hand. Patterns is not just a place to visit but a space to explore and enjoy.

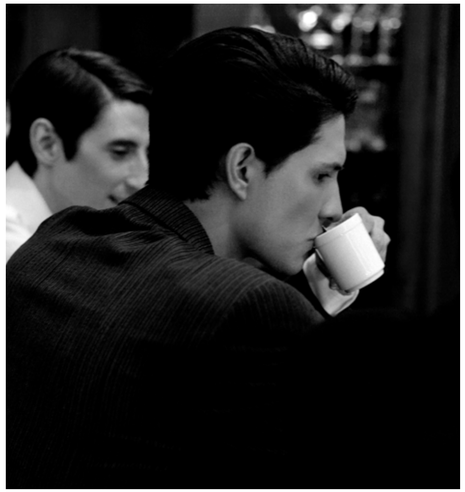
Total Land Area: 11,000 sqm
Built-Up Ratio: 30% of the total land area
Project Frontage: Extending over 160 meters on a prime corner directly facing the Public Prosecutor's Office
License Type: Administrative, Commercial, Recreational, and Medical
Basement: Full-site underground parking



PROJECT OVERVIEW

PROJECT OFFERINGS

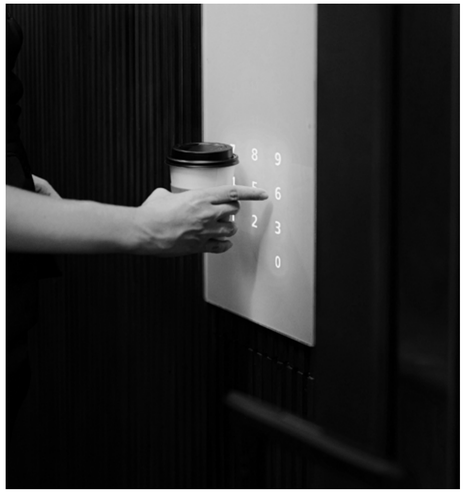
Business, Retail, and Leisure,
Perfectly Integrated.



Retail & Social Infrastructure Diverse Plazas : functioning as key retail and food & beverage (F&B) destinations, establishing vibrant social nodes.



Corporate Amenities : Exclusive premium leisure areas supporting both high-level business functions and informal social gatherings.



Smart Technology : Advanced deployment of Intelligent Lighting and state-of-the-art Smart Security Systems across the property.



Pedestrian Environment : Enhanced user experience via landscaped walkways, integrated water features, and expansive green spaces, optimizing comfort and flow.



Access & Convenience: Comprehensive full underground parking solution, guaranteeing effortless access to all commercial and administrative zones.

ARCHITECTURAL CONCEPT

The Blueprint for Distinction.

The design strategy, envisioned by the renowned architect Eng. Raef Fahmy, leverages standalone premium buildings to ensure distinction and a superior tenant experience.
All structures are strategically oriented to secure unobstructed views across the vibrant primary plazas or the highly visible main street frontage.

The master plan prioritizes comprehensive accessibility and integrates ample open spaces and pedestrian infrastructure to establish a high-end, highly functional commercial and administrative environment.






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The New Benchmark for Functional and Aesthetic Appeal

Investors looking for a distinctive and profitable location in New Cairo's fast growing area.

Retail and F&B brands searching for a modern, walkable space with high visibility and steady customer flow.

Residents and visitors from nearby communities such as Mountain View 1, Cairo business park, and El Rehab who value stylish, comfortable, and design driven experiences.

OUR CLIENTELE

WHY PATTERNS

Because It's More Than a Place

Design for Lasting Value: The use of standalone premium buildings and intelligent infrastructure is designed to meet modern practical needs while delivering high longterm investment value and aesthetic appeal.





patterns

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