
ARABC

MIXED-USE SPACES

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Linking
Essentials

NEW / CAIRO



Hubwalk


Hubwalk
Hubwalk
ENTRANCE
RESTAURANT SIGN
HYPERMARKET SIGN

HUBWALK Location Overview

- Prime spot in the Golden Square – New Cairo
- Adjacent to Platinum Sporting Club & Wadi Degla Sporting Club
- Minutes from North & South 90th Street, AUC, and Mivida





Project Details

- Land Area : 10,859 sqm
- BUA : 21,102 sqm
- Product mix : (Commercial Units & Offices & Clinics)
- Floors : G+5
- Two Floors underground parking
- Two Floors Commercial
- Four Floors (Offices & Clinics)

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Hubwalk

HUBWALK Unique Selling Points

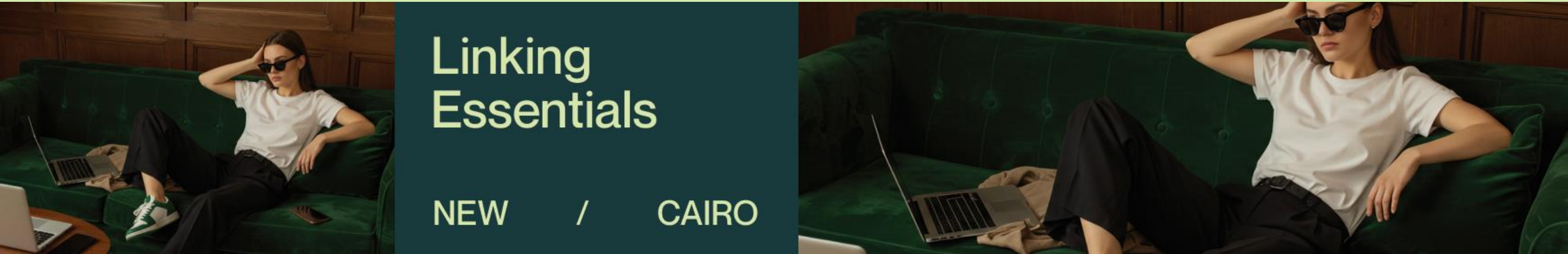
Phase 1 includes :

Facilities & Amenities:

1. Two Private entrances for Offices & Clinics
2. Facility Management
3. Property Management
4. Two Underground parking floors
5. Six Elevators
7. Escalators

Characteristic Of Property Location :

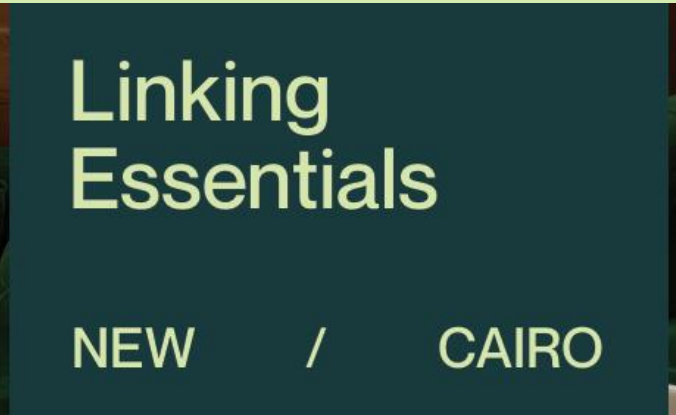
1. 90% of Commercial/Offices/Clinics overlooking Wadi Degla & Golden Square Villas
2. Access from North 90th & South 90th less than 5 Minutes
3. 90% of Commercial spaces have outdoor area
4. Variety of areas in Commercial/Admin/Clinic spaces
5. Scarcity factor: there are no availability for commercial spaces in Golden Square



Hubwalk Offering

- Commercial Units Starting Areas : 36 m
- Offices Starting Areas : 34 m
- Clinics Starting Areas : 39 m







Pre-Launch Highlights

- **EOI (Expression of Interest): 50,000 EGP – Fully Refundable**



Project Advantage

SEGMENT	NEEDS	YOUR PROJECT ADVANTAGE
End Users (Doctors & Business Owners)	Accessibility, branding, stable location	Golden Square = High visibility + Prestige
Investors	Capital Gains, Rental income	Off-Plan Pricing + growing demand