

ALRABAT PROPERTIES

©
2025

Mixed-Use
Development

30°01'34.1"N 31°28'33.4"E
New Cairo

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a Sleek® *story*





The **Seed** of Possibility

(How it all began)

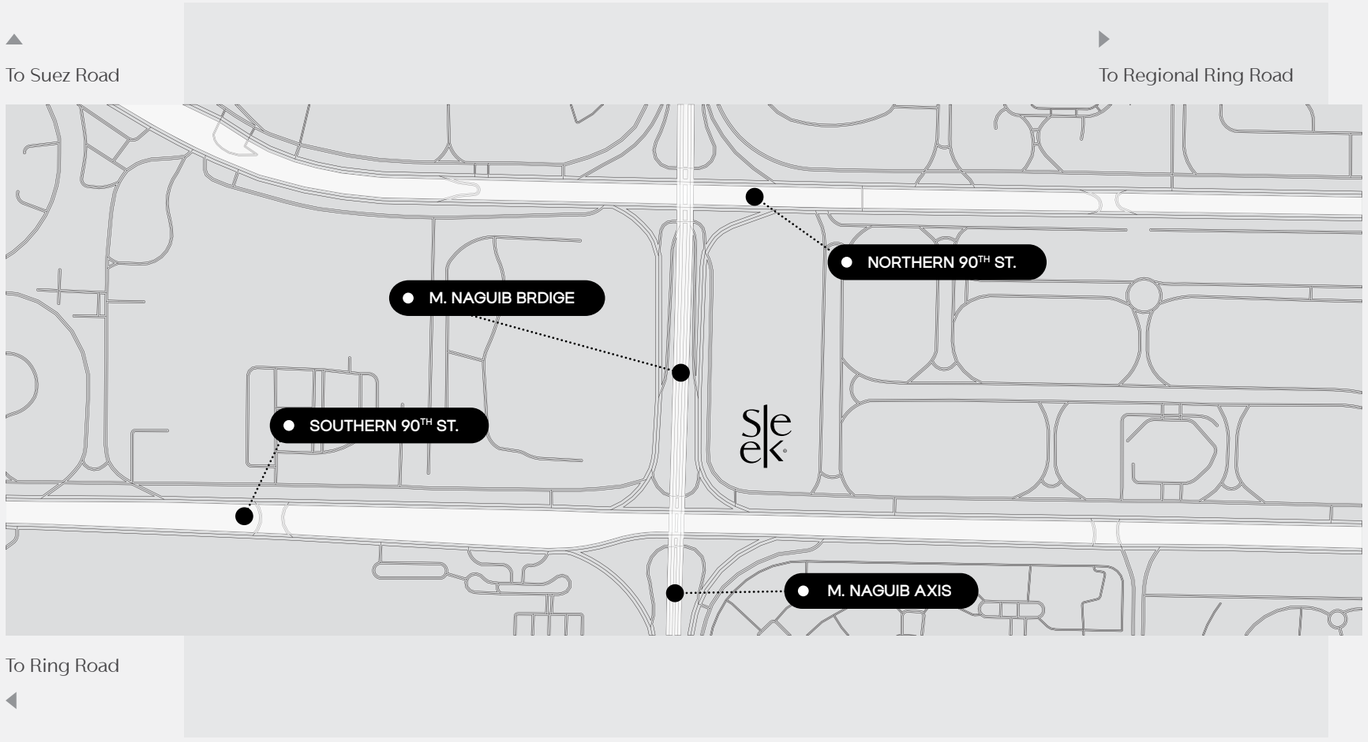
In the vast expanse of New Cairo, a pristine canvas awaited its artisan. It was more than a mere tract of land; it was a space full of potential, yearning for a visionary to sculpt its destiny. And that vision came from Sleek—a project born from the desire to showcase what luxury and design could bring together.

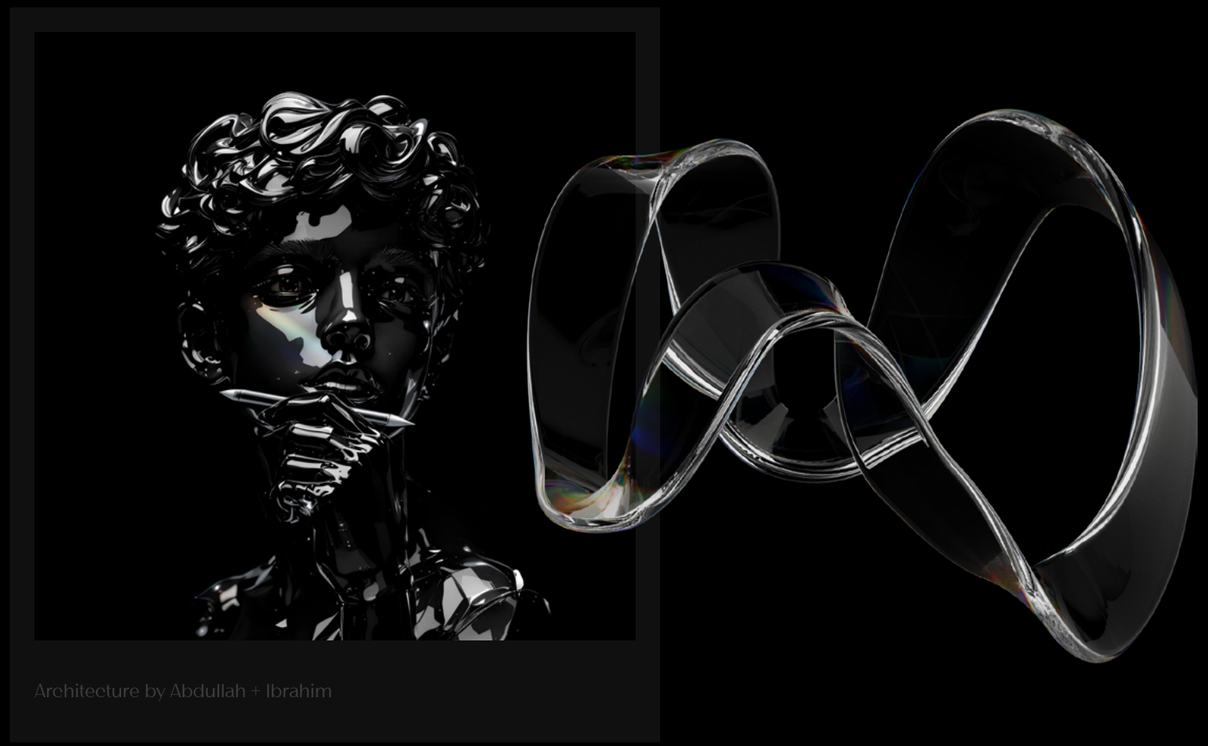
The dream was simple yet profound: to create something that would redefine the way people experience space. A mixed-use complex where elegance meets innovation, where minimalism meets luxury, and where form meets function in perfect harmony. And so, the essence of Sleek began to emerge—a rebellion against the ordinary.

Situated at the prime intersection of two of New Cairo's most vital arteries—Mohamed Naguib Axis and The Southern 90th St.—Sleek advances architectural elegance. Its location elevates it even further, placing it at the very heart of one of the city's most dynamic and connected regions.

The city, with its vibrant tapestry of life, unfolded before Sleek's gaze—a symphony of motion, a kaleidoscope of vibes, and a constant reminder of the dynamic energy fueling its existence. Sleek is emerging as a portal to the heart of the city, a vantage point from which to observe its rhythm and participate in its dance.

A Nexus of Ambition





Architecture by Abdullah + Ibrahim

[Loftily Minimal Architecture]

The architectural minds behind this vision, Abdallah + Ibrahim, celebrated for their avant-garde minimalist aesthetics, were enlisted to breathe life into this dream. Their philosophy has always been refreshingly uncomplicated—design a space that harmonizes with the city while distinctly setting itself apart.



As seen from Southern 90th Street

ABDULLAH IBRAHIM
DESIGN FIRM

An Architectural Symphony



As seen from M.ohamed Naguib Axis

As the Sleek's design started to rise high against the New Cairo skyline, Abdallah + Ibrahim's vision began to crystallize. Each floor, every corner, every line was designed with the belief that less is more. Minimalism, their guiding star, demands restraint—a quiet confidence that speaks volumes. Expansive glass curtains, pleasingly leveled floors, carefully placed greenery, and reflections of the city's heartbeat all invite the outside in, blurring the lines between interior and exterior.

BUILT-UP AREA	57,000 M^2
GROSS FLOOR AREA	4,700 M^2
DESCRIPTION	2 B + LG + 6

Inspired To Bloom

[Masterfully Planned]

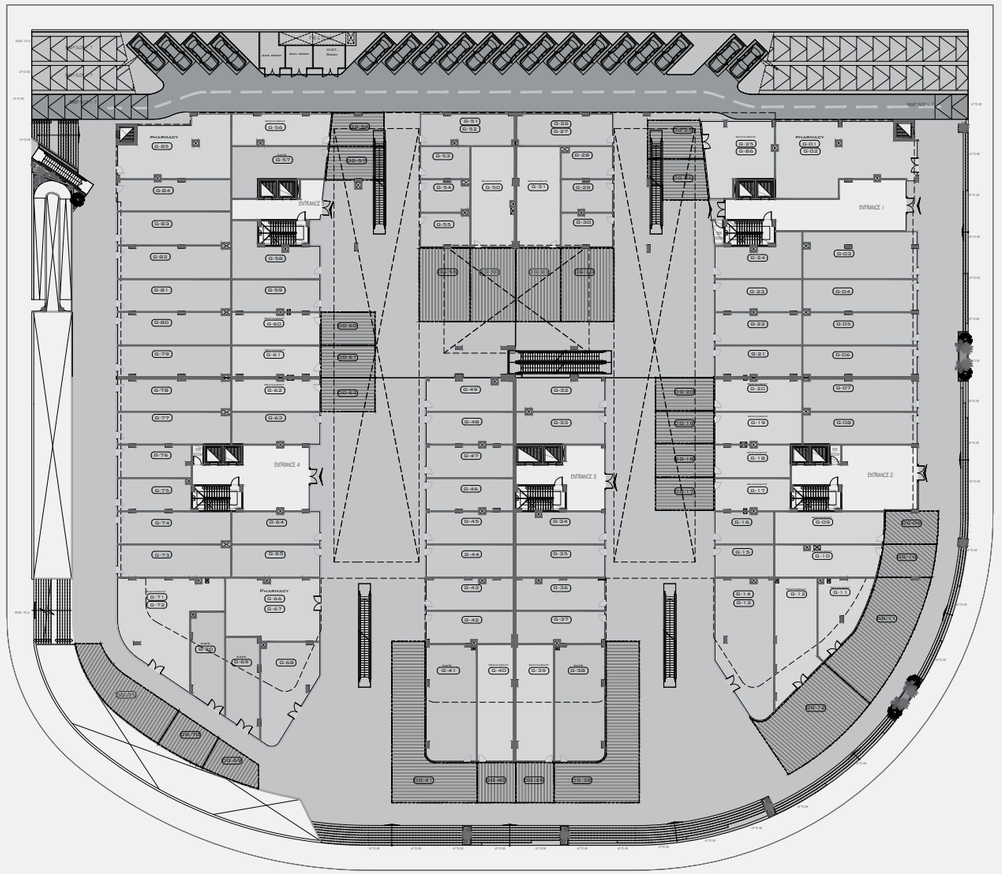
In the realm of Sleek, every detail holds significance. The spaces are crafted to evoke a sense of expansiveness and liberation while simultaneously offering comfort and tranquility. Each inch within the complex is meticulously designed to ensure it is not just another place for shopping or work—it is a sanctuary for experiencing life at its finest.

Yet, the design goes beyond aesthetics; it aims to cultivate an environment where individuals can flourish—be it within modern offices, cutting-edge medical facilities, or stylish commercial establishments.

Ground Floor

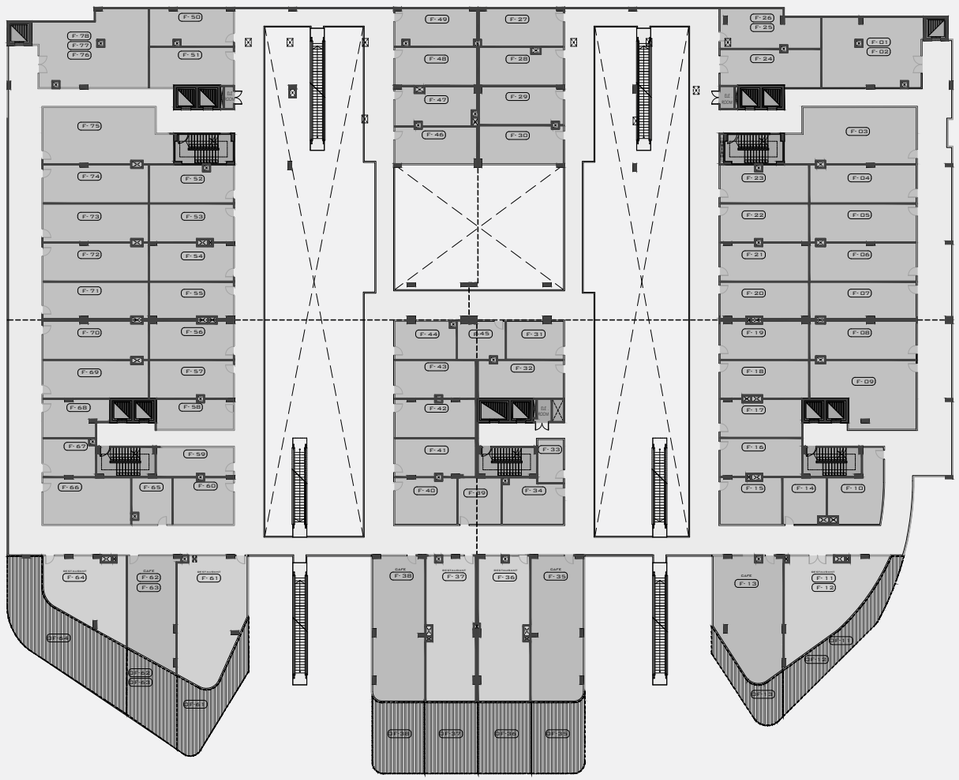
G

Retail / F&B



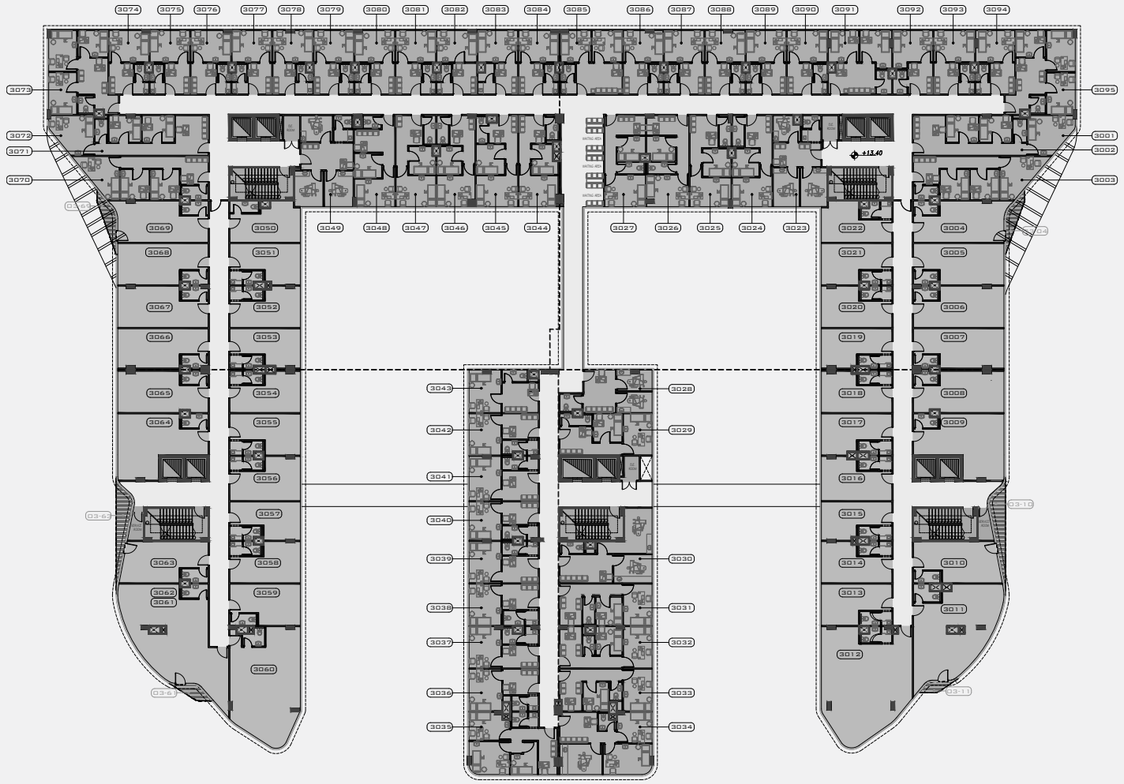
Pharmacy | Cafe | Restaurant | Shop | Entrance | Internal Road | External Road | Service

First Floor F1 Retail / F&B



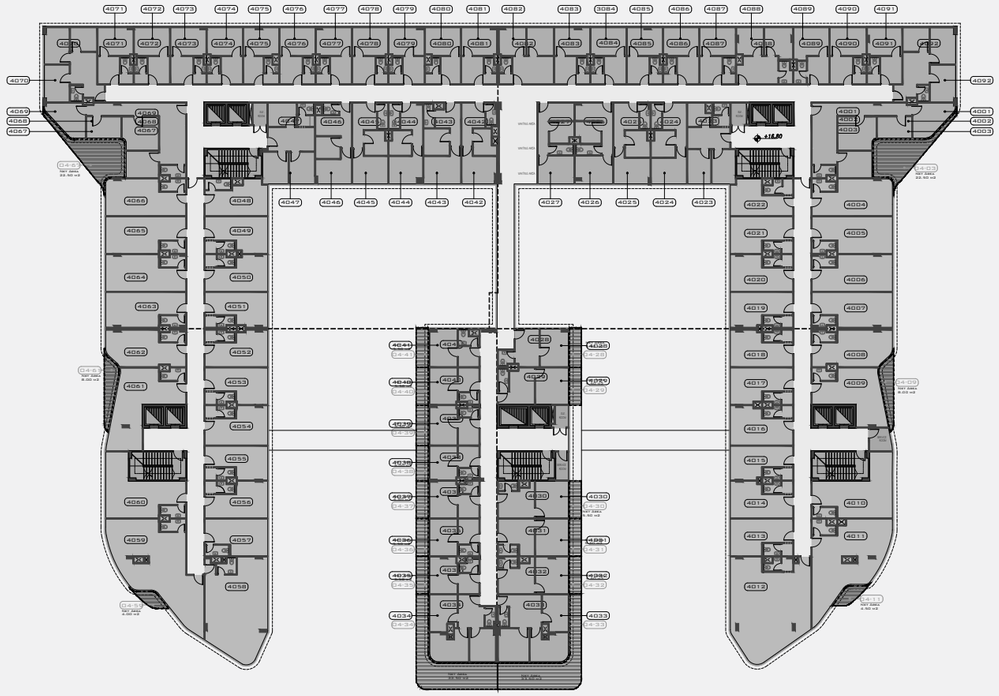
Cafe Restaurant Shop Corridor Service Outdoor

Third Floor F3 Administrative/Medical

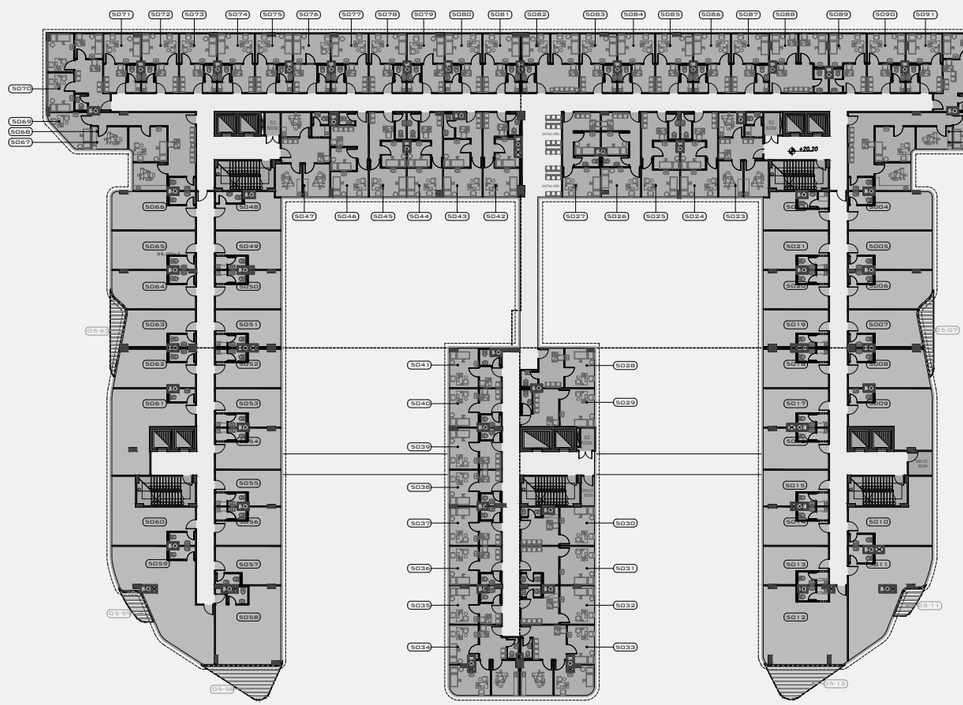


Administrative Clinic Corridor Service Outdoor

Fourth Floor F4 Retail / F&B



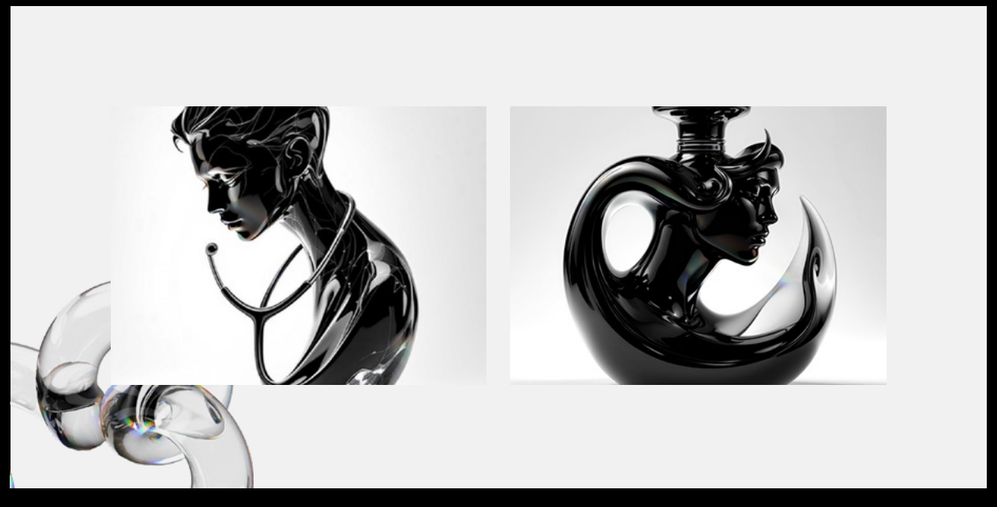
Fifth Floor F5 Administrative/Medical

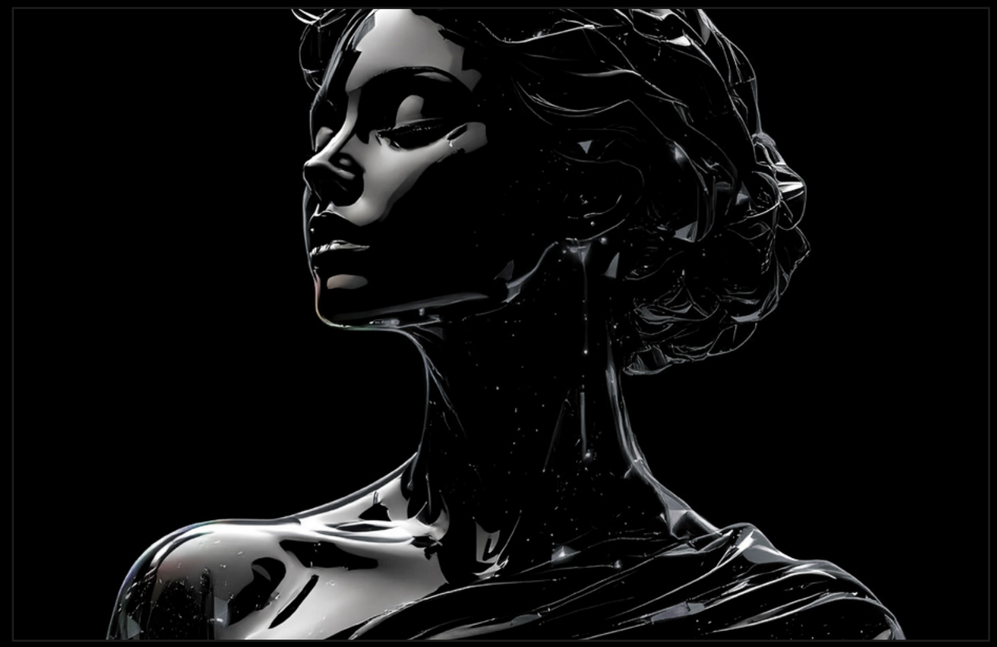


Cafe Restaurant Shop Corridor Service Outdoor

Administrative Clinic Corridor Service Outdoor

A Nation-wide Attraction





(Mixed-Use Just Right)

The **Essence** of Sleek

As the final refinements were applied to the design, Sleek turned out as something profoundly transformative: a lifestyle. A true representation of a destination, a novel way of living destined to influence the city for years to come.

COMMERCIAL

MEDICAL

ADMINISTRATIVE

200 Retail Stores

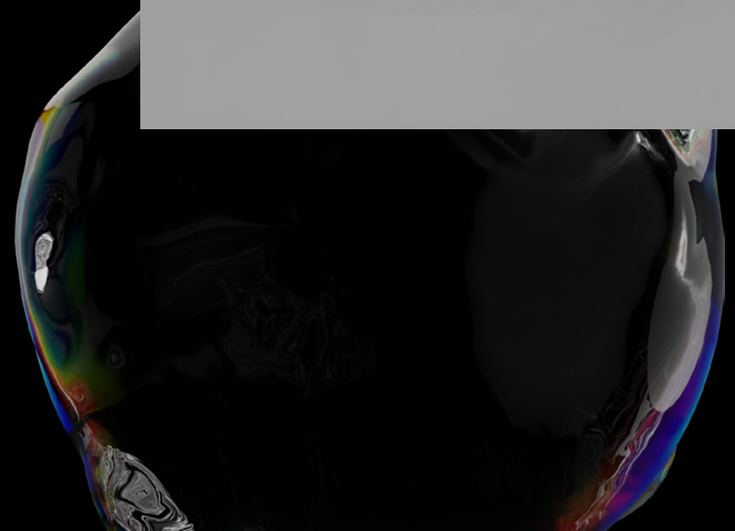
180 Clinics

9,000 M²

The fascinating six-story complex is set to loom over New Cairo, with its graceful lines and modern aesthetic perfectly contrasting with the skyline. The visual appeal of Sleek comes with many merits. Below, the vast basements, with 600 underground parking spots, ensure that convenience is paramount. Above, the remaining 57,000 square meters accommodate multifunctional spaces, ranging from medical clinics to retail stores to elegant offices.

For those who recognize that true luxury resides in the details, Sleek promises an unparalleled blend of convenience and style. With amenities such as a hypermarket, a family entertainment center, and a comprehensive array of services, Sleek offers an experience that whispers of a life reimagined.





UNDERGROUND PARKING

SURFACE LOT

100 Parking Slots

600 Parking Slots

MEDICALPARK SWAY TheYARD BY9 COMPLEXES

The Author of The Story

[Developing Realities]

Behind every extraordinary development stands a driving force that brings it to fruition. In the case of Sleek, that force is AlRabat Properties—the esteemed developer renowned for their dedication to excellence, unwavering commitment to quality, and ability to unearth potential within every undertaking.

With a legacy defined by transforming landscapes and reimagining skylines, AlRabat Properties recognized in Sleek an opportunity to craft something truly exceptional. AlRabat's team works tirelessly to ensure that every facet of the development reflects their core values of integrity, innovation, and craftsmanship.

Echoes of **Tomorrow**

And thus, the narrative of Sleek unfolds. It departs from the ordinary expectations of work and commerce destinations, embodying the realization of a vision, the manifestation of innovation, and the legacy of a developer woven into the very essence of New Cairo.

With its strategically advantageous location, world-class design, and unparalleled amenities, Sleek stands as a testament to what is achievable when passion, imagination, and expertise converge. For AlRabat Properties, this is a proudly achieved milestone. But the journey does not conclude here. In truth, Sleek is a single chapter in an ongoing saga of distinction—a narrative that will continue to evolve through the ages, for you and with you.



(Exclusive Opportunities)



The future is sleek—and it awaits.

AlRabat Properties

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A Development By **AlRabat Properties.**