
SQUARES
DEVELOPMENTS
169 46
WWW.SQUARES.DEV.COM

ABOUT THE DEVELOPER

SQUARES Developments is a visionary real estate company dedicated to crafting exceptional spaces that resonate with the human spirit, and harmonize with the rhythm of life. Inspired by the timeless allure of the squares, we strive to create vibrant communities, crafted to foster community, connectivity, and growth.

We believe that the essence of every vibrant community lies at its center, thus we develop landmarks that stand as testaments to our unwavering commitment to quality and precision, serving as the heartbeats guiding and grounding all who dwell within.




REMENY
GLORIA HOTEL RESIDENCE

The GLORIA HOTEL RESIDENCE is a modern mixed-use development designed to harmonize functionality and sustainability. Spread over an expansive land area of 6,900 m^2, this sophisticated structure features 9 floors above ground (G + 9) and 2 basements for ample parking. The project boasts a balanced blend of built-up and open spaces, with a building area of 2,070 m^2 (%30) and an attractive plaza area of 4,830 m(%70) ^{2}.

Commercial Units occupy the ground and upper floors, offering 154 units across three levels with areas ranging from 20 m^2 to 85 m^2, catering to a variety of retail and business needs. Medical Units, situated on the third and fourth floors, provide 118 units ranging from 25 m^2 to 70 m^2, ideal for clinics and healthcare services. Additionally, the upper floors (5 to 9) host 34 hotel apartments with areas between 35 m^2 to 95 m^2, designed for premium living.

The GLORIA HOTEL RESIDENCE project is packed with world-class facilities, including an open-air swimming pool, a gym and fitness center, landscaped plazas with fountains, and three food courts. Sustainable features such as electric car charging ..stations further enhance the value of this eco-conscious development. Parking facilities are spread across two basements with a capacity of up to 1,000 cars.

REMENY-GLORIA HOTEL RESIDENCE

PROJECT'S LOCATON

02 Min. from Madinaty

03 Min. Iconic Tower

07 Min. Green River

02 Min. from Suez Road

05 Min. from Bin Zayed Axis

01 Min. from Sports City

- **Directly on Al-Amal Axis**
- **Overlooking on Sports City**
- **Between two vibrant residential areas, R2 and R3."**
- **Overlooking on Maqsed Villas**
- **80% Construction Percentage**
- **Next to international universities.**
- **One of the first operational areas in the capital.**



REMENY-GLORIA HOTEL RESIDENCE

PROJECT'S FACTS

Project Overview

Attribute	*Value*
Land Area	6,900 m²
Building Height	37.5 m
Number of Floors	G + 9
Basements	2
Building Area	(30%) = 2,070 m²
Plaza Area	(70%) = 4,830 m²

Commercial Units

Floor	Unit Area Range (m²)	Number of Units	Total Area (m²)
G	20 ~ 75	69	2,540
1	20 ~ 85	53	1,977
2	20 ~ 60	32	2,346

Hotel Apartments

Floors	Unit Area Range (m²)	Number of Units	Total Area (m²)
5 to 9	35 ~ 95	34	2,247



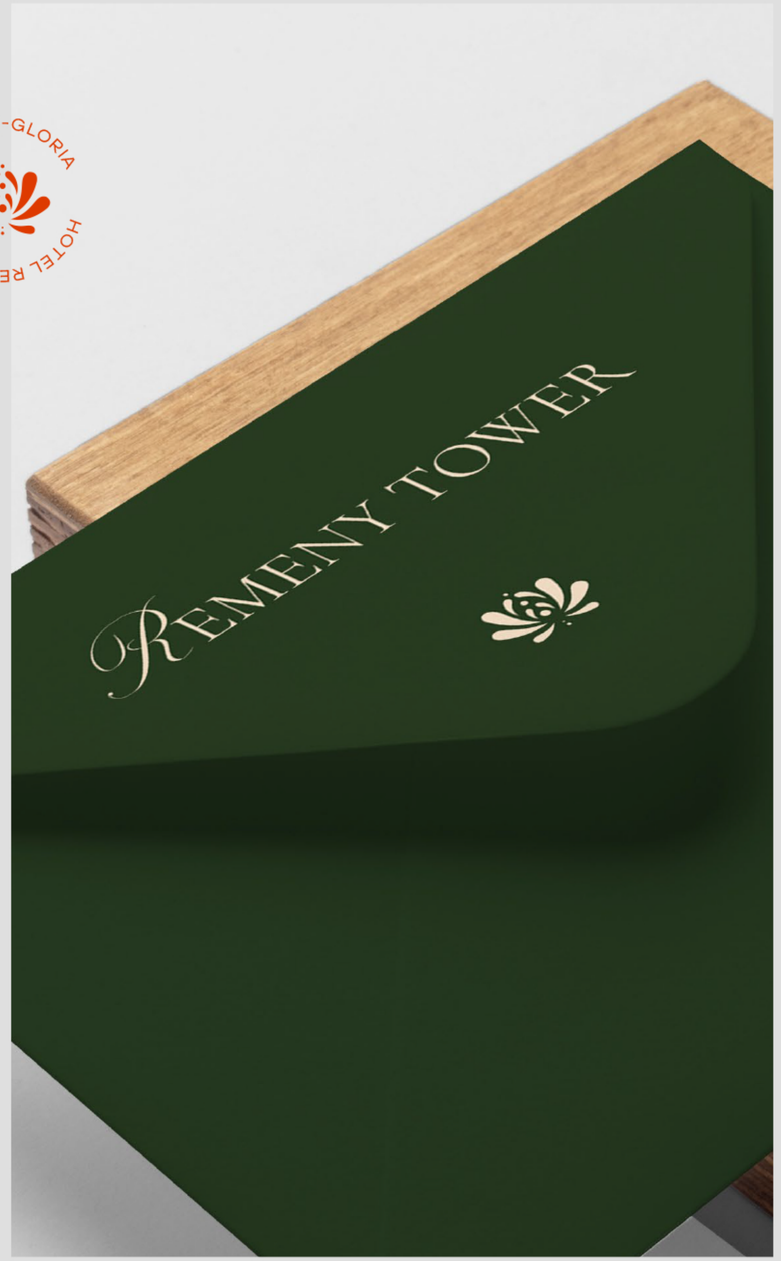
PROJECT'S FACTS

Facilities

- Open-air swimming pool
- Plaza with dancing fountains and water features
- Gym and fitness center
- Landscaped areas
- Sustainable building with electric car charging stations
- 3 food courts
- Hotel apartment elevators and panoramic escalators
- Separate entrances

Parking

Number of Basements	2
Capacity Up to	1,000 cars



SQUARES DEVELOPMENTS IS A VISIONARY REAL ESTATE COMPANY DEDICATED TO CRAFTING EXCEPTIONAL SPACES THAT RESONATE WITH THE HUMAN SPIRIT, AND HARMONIZE WITH THE RHYTHM OF LIFE. INSPIRED BY THE TIMELESS ALLURE OF THE SQUARES, WE STRIVE TO CREATE VIBRANT COMMUNITIES, CRAFTED TO FOSTER COMMUNITY, CONNECTIVITY, AND GROWTH.

OUR SUCCESS PARTNERS

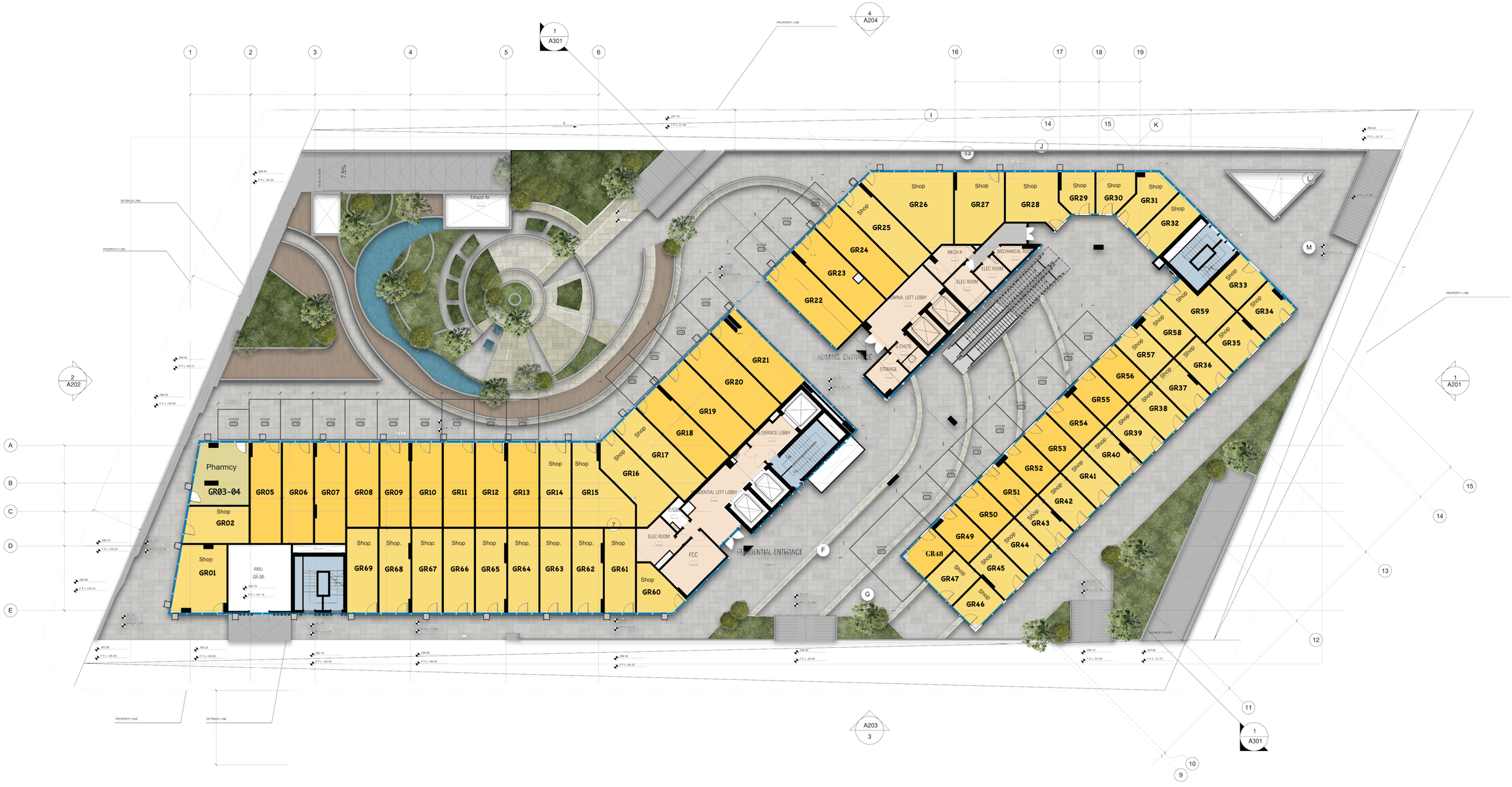
WE BELIEVE THAT THE ESSENCE OF EVERY VIBRANT COMMUNITY LIES AT ITS CENTER, THUS WE DEVELOP LANDMARKS THAT STAND AS TESTAMENTS TO OUR UNWAVERING COMMITMENT TO QUALITY AND PRECISION, SERVING AS THE HEARTBEATS GUIDING AND GROUNDING ALL WHO DWELL WITHIN.

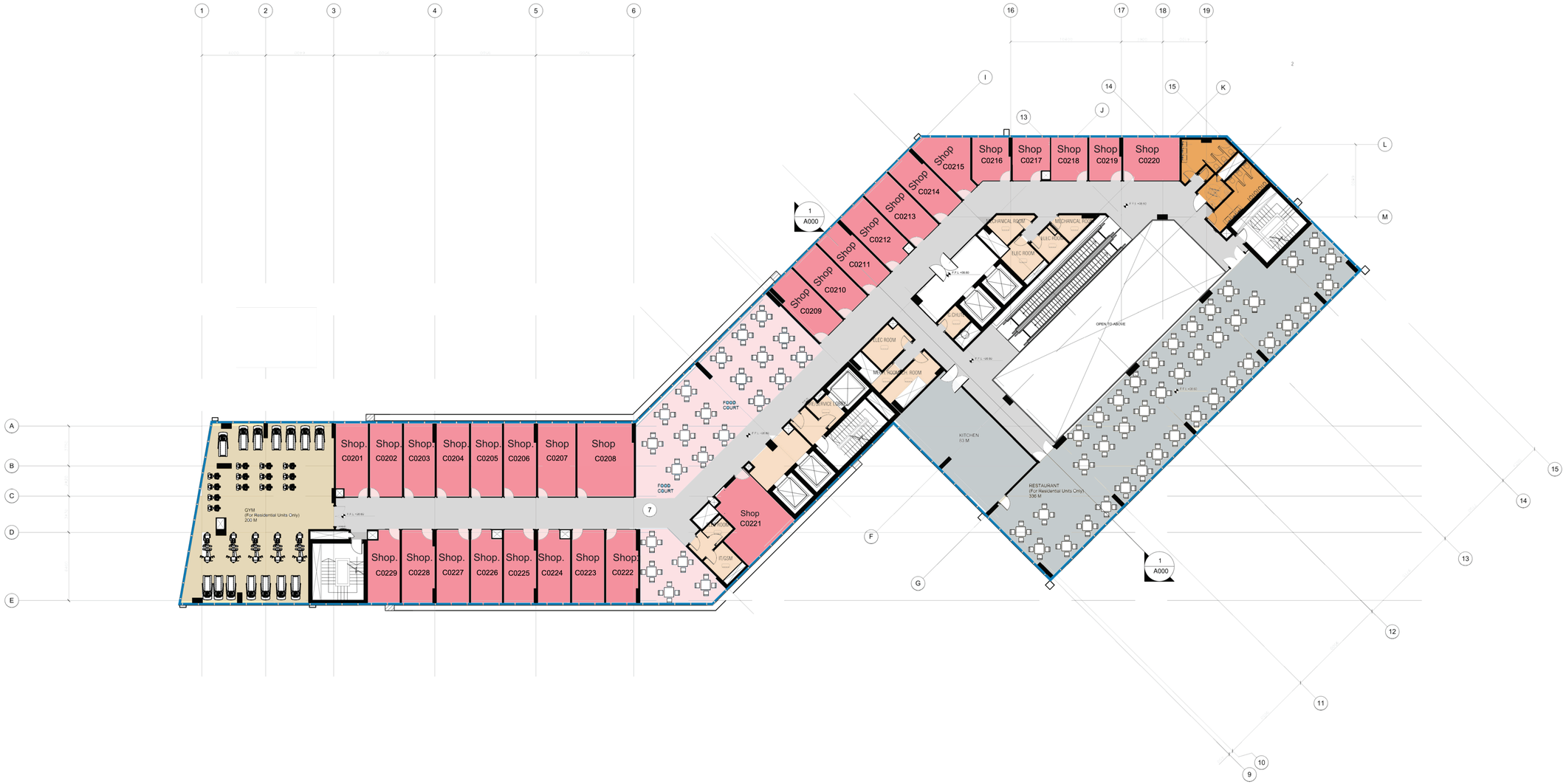
SSE سلامة ستركتشرال انجنيرز
SALAMA STRUCTURAL ENGINEERS

GLORIA & MOUROUJ GLORIA
HOTELS & RESORTS

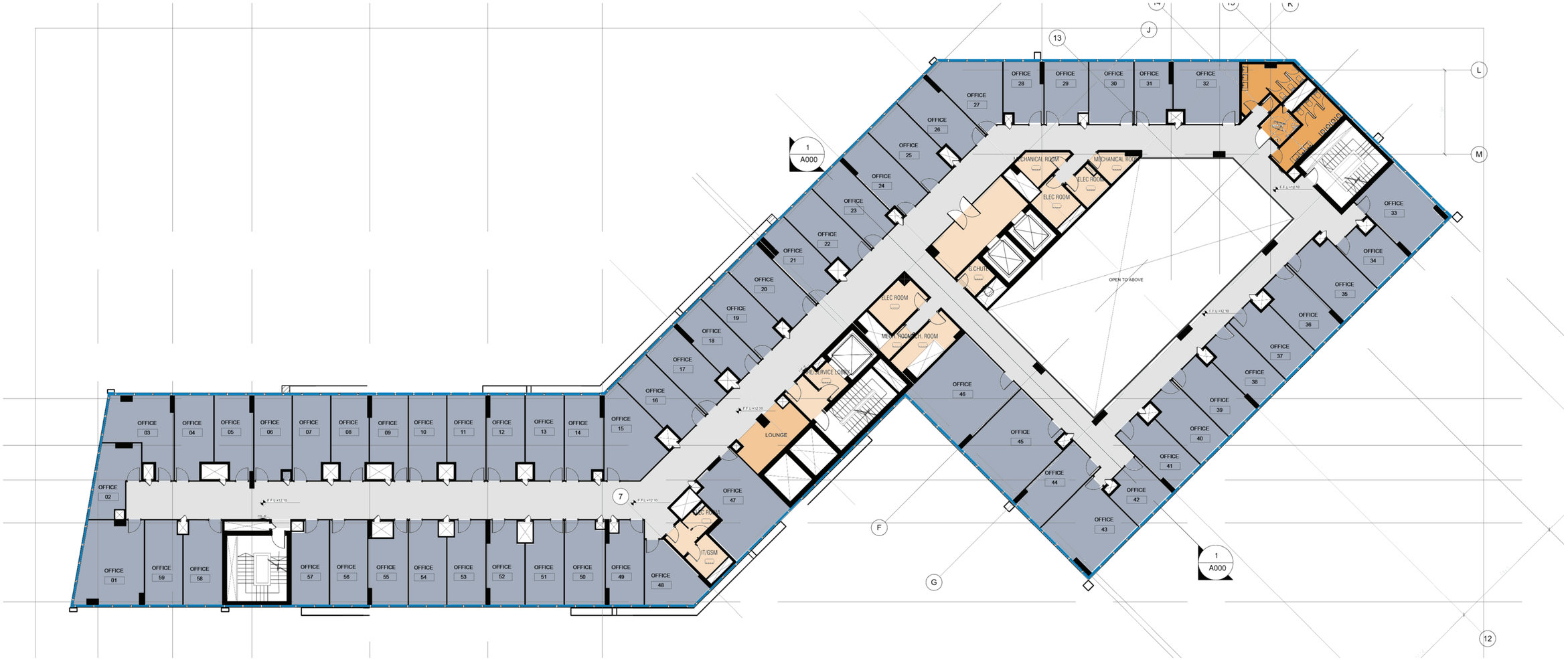
BRAIN 2FACT GROUP
RIYA BOULOS

WEFIX
WITH CARE
DUBAI

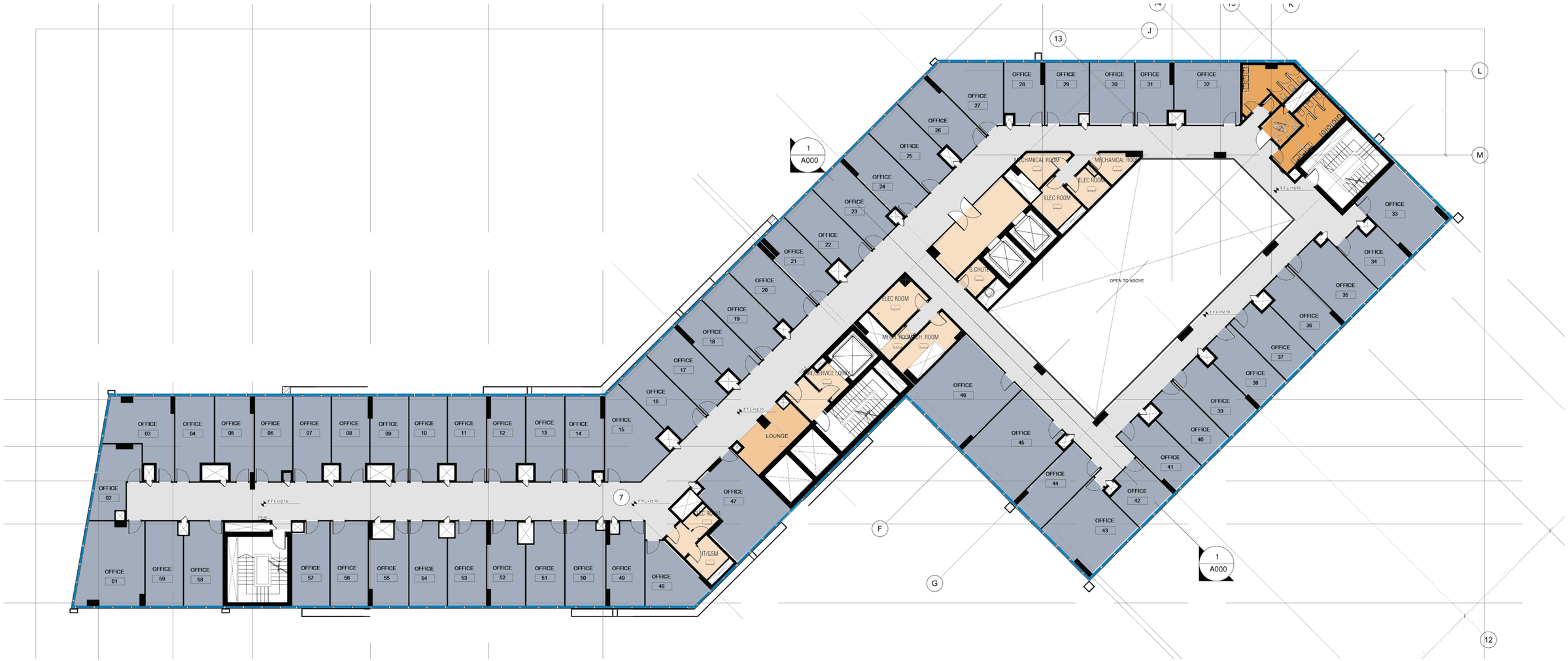

Pharmcy
GR03-04
GR05
GR06
GR07
GR08
GR09
GR10
GR11
GR12
GR13
GR14
GR15
Shop
GR02
Shop
GR01
RMU
GR-00
Shop.
GR69
GR68
GR67
GR66
GR65
GR64
GR63
GR62
GR61
Shop
GR60
GR21
GR20
GR19
GR18
GR17
GR16
RESIDENTIAL LEFT LOBBY
ELEC ROOM
FCC
RESIDENTIAL ENTRANCE
ADMIN. ENTRANCE
ADMIN. LEFT LOBBY
G.CHUTE
STORAGE
MECH.R
ELEC ROOM
MECHANICAL ROOM
GR22
GR23
GR24
GR25
GR26
GR27
GR28
GR29
GR30
GR31
GR32
GR33
GR34
GR35
GR36
GR37
GR38
GR39
GR40
GR41
GR42
GR43
GR44
GR45
GR46
GR47
GR48
GR49
GR50
GR51
GR52
GR53
GR54
GR55
GR56
GR57
GR58
GR59
Exhaust Air
7.5%
SETBACK LINE
PROPERTY LINE
ROOM B1 FLOOR


Shop C0201
Shop C0202
Shop C0203
Shop C0204
Shop C0205
Shop C0206
Shop C0207
Shop C0208
Shop C0209
Shop C0210
Shop C0211
Shop C0212
Shop C0213
Shop C0214
Shop C0215
Shop C0216
Shop C0217
Shop C0218
Shop C0219
Shop C0220
Shop C0221
Shop C0222
Shop C0223
Shop C0224
Shop C0225
Shop C0226
Shop C0227
Shop C0228
Shop C0229
GYM
(For Residential Units Only)
200 M
FOOD COURT
FOOD COURT
KITCHEN
53 M
RESTAURANT
(For Residential Units Only)
336 M
OPEN TO ABOVE
MECHANICAL ROOM
MECHANICAL ROOM
ELEC ROOM
ELEC ROOM
ELEC ROOM
IT/GSM
1
A000
1
A000

LEVEL 3RD & 4TH FLOORS PLAN (TYPICAL FLOOR)



LEVEL 3RD & 4TH FLOORS PLAN (TYPICAL FLOOR)




501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535


SQUARES
DEVELOPMENTS
16946
WWW.SQUARES.DEV.COM