# MULTŌA SOCIAL DISTRICT

DEVELOPED BY

AKNAN DEVELOPMENTS | ADREC PROPERTIES

# MEMORABLE MOMENTS



# TWO LEADERS, ONE LANDMARK

AKNAN DEVELOPMENTS

ADREC PROPERTIES / ESTD. 1996

Multqa is the result of a powerful alliance between Aknan Developments and ADREC Properties, two leading names in Egypt's real estate sector with a legacy of excellence and innovation. Together, they have successfully developed and delivered landmark projects in New Cairo including:

## PREVIOUS PROJECTS

ZOAN BUSINESS PARK

AKNAN EL YASMEEN

THE MARKET

MULTŌA SOCIAL DISTRICT

# The Spot that Brings you together and the meeting point for:

**Family Moments:** Quality time starts here, from play zones to casual dinners, connect and enjoy the day, together.

**Friendship Moments:** Catch up over coffee or explore the fun side of the district.

**Shopping Moments:** From your daily essentials to spontaneous buys, Multqa makes shopping effortless.

**Work Moments:** With modern offices and easy access, Multqa brings your business closer to the community.




multqasocialdistrict.com

# Facts and Numbers

Every Detail Counts

TOTAL Land Area:
**8490 m²**

Foot Print: **28%**

BUA: **6936 m²**

-Ground Floor:
**3045 m²**

-First Floor:
**2205 m²**

-Second Floor:
**1686 m²**



# Facts and Numbers

Every Detail Counts

Total Entertainment & Open Area:

**4630 m²**

Shops Overlooking The Courts:

**234 m²**

Indoor Recreational Area:

**613 m²**

Outdoor Recreational Area:

**1813 m²**



# FACTS AND NUMBERS



ELEVATORS:
5



ESCALATORS:
3



GATES:
8



TOILETS:
10



COMMERCIAL UNITS:
72
(2 DUPLEX)



ADMIN UNITS:
40

# PROJECT PROTOTYPE




LG: Commercial + Entertainment

G: Commercial

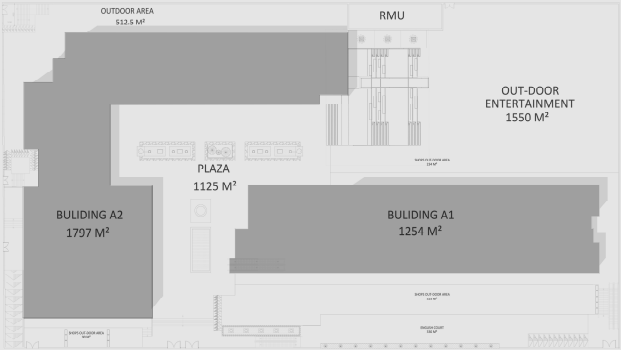
First Floor: Commercial + Admin

Second Floor: Admin

Admin Units fully Finished
Commercial Core & Shell

Operating Date: 2027

# PROJECT
# 2D PLAN



# LOCATION

## Perfectly Placed

Next to Hassan El-Sharbatly Mosque & Event Hall

**01** mins from
Taha Hussein Axis

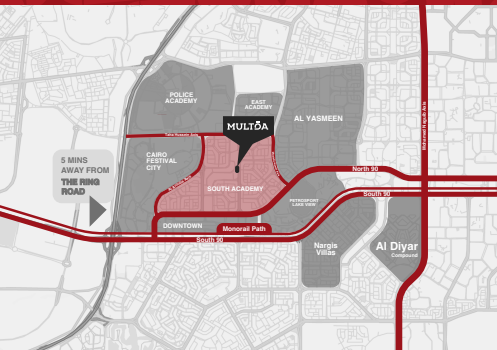
**01** mins from
North Teseen Street

**02** mins from
the Police Mosque

**03** mins from
the Ring Road

**05** mins from
Mohamed Naguib Axis

**10** mins to
Cairo International Airport



## Location Assessment

TOTAL 900 ACRES
2402 VILLAS
SERVICE AREA 160 ACRES

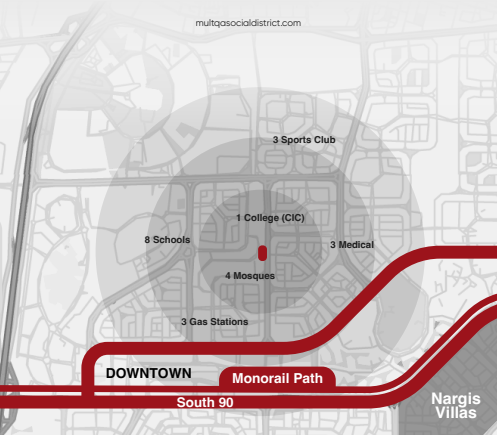
| AREA | ACRES | VILLA |
|---|---|---|
| A | 157 | 565 |
| B | 115 | 358 |
| C | 107 | 348 |
| D | 103 | 344 |
| E | 95 | 330 |
| F | 85 | 290 |
| G | 47 | 164 |
| SERVICES | 160 | - |

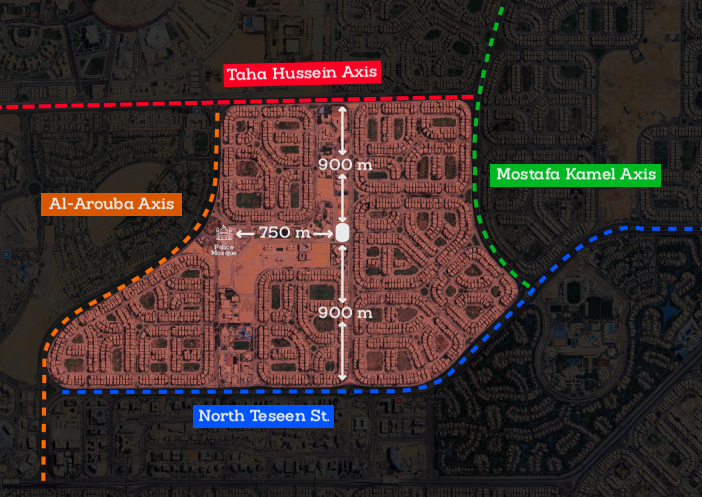


# Minutes Away from Everything

**Surrounded by:**

- 4 Mosques
- 8 Schools
- 1 College (CIC)
- 3 Medical
- 3 Sports Clubs
- 2 Gas Stations




Taha Hussein Axis
900 m
Mostafa Kamel Axis
Al-Arouba Axis
750 m
Police Mosque
900 m
North Teseen St.

# STARTING AREAS



**Adminstrative Spaces**

**45m²**

**Commercial Spaces**

**40m²**

# SUCCESS PARTNERS

## BUILT WITH VISIONARY PARTNERS

Architectural Consultant

SMARCH ARCHITECTURE

Entertainment Consultant

RECO

Realestate Entertainment Consultants & Operators

Landscape Consultant

GREEN &GREY

Constructions Consultant

AKNAN INTEGRATED PROJECTS

Brand Consultant

pragma INNOVATION

Property Management

EGY MAP

COMMERCIAL PROPERTY MANAGEMENT

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