snova

Social Complex

About Us

With a -15year legacy of shaping the urban landscape of the Delta, Town Construction has become synonymous with distinction Our curated portfolio of over 20 landmark projects, combined with trusted alliances with government entities, has solidified our reputation as a developer of choice.

Today, we look towards a new horizon. We are channeling our expertise and significant new investments into Cairo and the New Administrative Capital. This bold new chapter marks our transformation into Orbis Development, proudly headquartered in the vibrant heart of Cairo.

orbis
DEVELOPMENT

New Capital

The New Administrative Capital is Egypt's new vision for the future — a modern city built to become the country's main administrative and business center. Covering about 700 km, it is planned to host around 6.5 million people, with room to grow up to 7 million in later phases.

Its location is strategic — close to the Suez Canal axis and El Sokhna Port — and it is linked by wide highways and strong transport networks, making it easy to connect and move. At the center of the city lies the Green River, a 35 km green park stretching across the capital — 9 times bigger than Central Park in New York — offering nature, leisure, and cultural life all in one place. The New Capital is designed to be more than just buildings. It is a smart, sustainable, and future-ready city, shaping a better life for residents and investors alike.

orbis
DEVELOPMENT

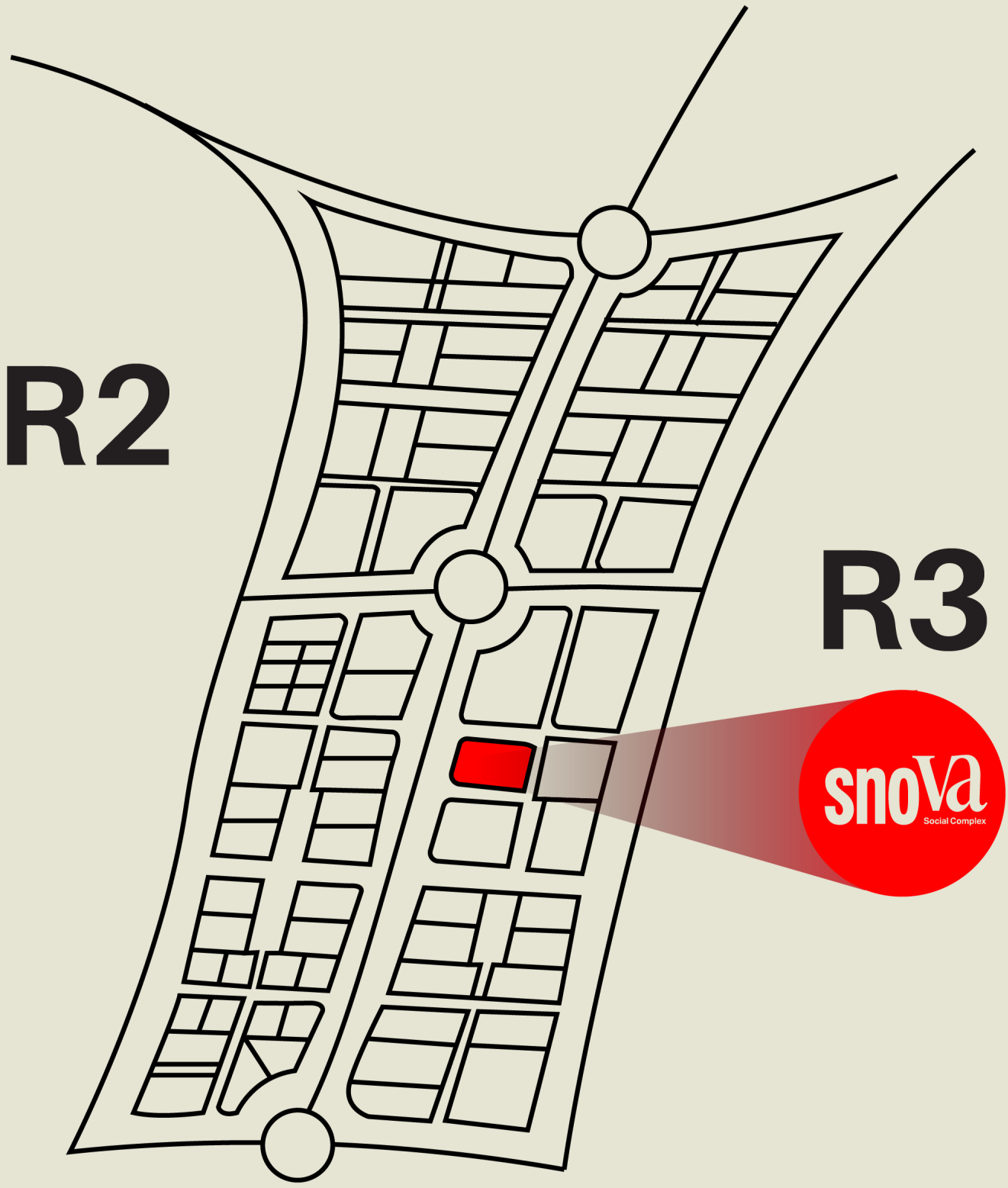
MU23

MU23 is one of the prime investment districts of Egypt's New Administrative Capital.
Strategically located between residential districts R2 and R3, along the Al Amal Axis, it is designed as a mixed-use zone combining commercial, administrative, medical, and hospitality developments. The masterplan ensures a clear separation of functions, maximizing vefficiency and accessibility.
With its unique position, MU23 offers easy access to the Central Business District (CBD), the Green River Park, and Monorail Station 18. It is also well connected to major facilities including hospitals, universities, and large-scale sports and cultural complexes.

MU23 is not only a business hub, but also a district with strong connections to educational, healthcare, and cultural facilities, A location designed to support both investment and community life within the New Capital.

orbis
DEVELOPMENT

MU23 Map



snova

About Project



Snova stands as a new landmark in the New Administrative Capital's MU23 district – plot N4, perfectly positioned at the intersection of El-Amal Axis and Suez Road. The project is composed of a Ground Floor and 9 upper floors, designed as two elegant towers connected by an iconic central gate.

What makes Snova truly unique is that it introduces the first outdoor skating arena in the Arab world and the Middle East — transforming the project from a traditional mixed-use building into a game-changing lifestyle destination that blends business, leisure, and entertainment in one address.

snova

Social Complex



Entertainment

At the heart of Snova lies its most distinctive feature which is a pioneering outdoor skating destination in the Middle East.
This unique space adds a completely new dimension of fun and energy to the New Capital, turning Snova into more than just a development, It becomes a social hub where families, youth, and professionals can enjoy an experience that blends enjoyment, lifestyle, and community in one place. By introducing such an attraction, Snova positions itself as the Capital's most vibrant entertainment destination, redefining what mixed-use projects can offer.

snova
ENTERTAINMENT





snova
ENTERTAINMENT



Commercial

The Ground Floor at Snova is dedicated to commercial spaces, offering maximum visibility and direct access from the main streets. It is designed for banks, showrooms, and flagship stores that require strong presence and daily exposure.

The First Floor is planned as a retail hub, bringing together fashion outlets, lifestyle brands, cafés, and restaurants. Wide storefronts and modern interiors create an engaging shopping and dining atmosphere that attracts residents, visitors, and professionals alike.

By combining a powerful commercial front with a dynamic retail experience, Snova delivers a complete business and shopping destination. Tenants gain prime exposure, steady customer flow, and a sustainable value proposition — making Snova one of the most attractive investment opportunities in the New Capital.

snova
COMMERCIAL



snova
COMMERCIAL



Administrative

From the Third to the Ninth Floors, Snova offers premium office spaces designed for modern businesses. Each floor provides flexible layouts, natural light, and a professional setting that helps companies work efficiently and grow.

Being part of a landmark project in the New Capital gives every office a strong business address that enhances brand image and attracts clients. With direct access to main roads and close proximity to retail, medical, and entertainment areas, the administrative floors offer both prestige and convenience in one location.

For investors and tenants, this means long-term value and a workplace that supports productivity, reputation, and success.

snova OFFICES



snova
OFFICES



Medical

From the Third to the Ninth Floors, Snova offers premium office spaces designed for modern businesses. Each floor provides flexible layouts, natural light, and a professional setting that helps companies work efficiently and grow.

Being part of a landmark project in the New Capital gives every office a strong business address that enhances brand image and attracts clients. With direct access to main roads and close proximity to retail, medical, and entertainment areas, the administrative floors offer both prestige and convenience in one location.

For investors and tenants, this means long-term value and a workplace that supports productivity, reputation, and success.

snova CLINICS



snova
CLINICS

Our Partners

HAFEZ™
CONSULTANTS

MRB
TOTAL FACILITY MANAGEMENT

Facilities



Customer Service Desk



Fire Fighting System



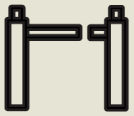
Elevators



Fire Fighting System



Customer Service Desk



Electric Gates



Security System (CCTV)



7/24 Security Team



Free Internet Service (Wi-Fi)



ATM Machines



snova
Social Complex



snova
Social Complex



snova
Social Complex

orbis

DEVELOPMENT

17541

orbisdevelopment.com