
SQUARES
DEVELOPMENTS
169 46
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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.



West View

COMPLEX MALL - NEW CAPITAL

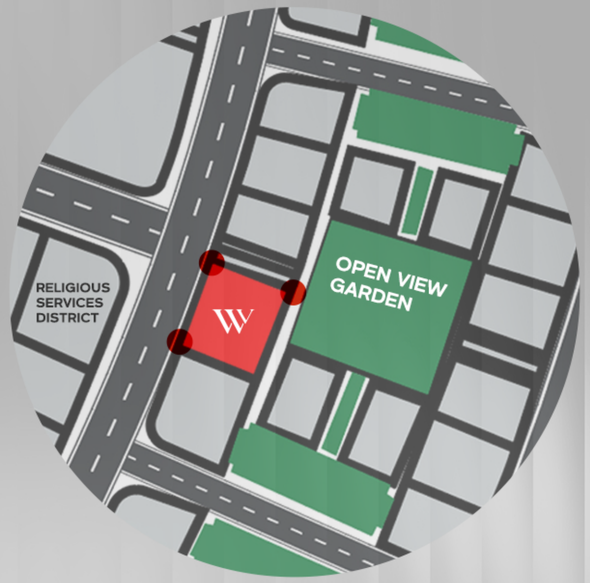


The West View project is a vibrant urban development built for a seamless blend of commercial, medical, and administrative spaces. Spanning a land area of 3,700 m^2, this elegant structure rises to 11 floors above ground (G + 11) and includes 2 basements for parking convenience. With a building area of 1,110 m(%30) ^{2} and an expansive plaza area of 2,590 m(%70) ^{2}, the project provides ample space for businesses and public amenities.

Commercial Units occupy the ground and the first three floors, with a total of 119 units ranging between 20 m^2 to 60 m^2, offering flexibility for various retail enterprises. Medical Units are housed on the fourth and fifth floors, featuring 54 units between 30 m^2 to 60 m^2 tailored for healthcare providers. The administrative units, located on the sixth to eleventh floors, include 162 units for modern office setups.

The project is enriched with exceptional facilities, including panoramic elevators, escalators, three food courts, and landscaped areas with water features. Sustainable innovations such as electric car charging stations and digital marketing screens further enhance its appeal.

PROJECT'S LOCATON



02Min.
Green River& Central Park

03Min.
Monorail &LRT Station

07Min.
From Green River

02Min.
Financial& Governmental Zone

05Min.
from New Capital Gate

02Min.
From Iconic Tower



- Project in Downtown.
- Directly on West Axis.
- On Street 40 m width.
- Direct Overlooking on Masa Hotel and Iconic Tower.
- Overlooking a low-altitude area (Religious Buildings).
- Project has 3 facades.
- project has a side overlooks a green area.

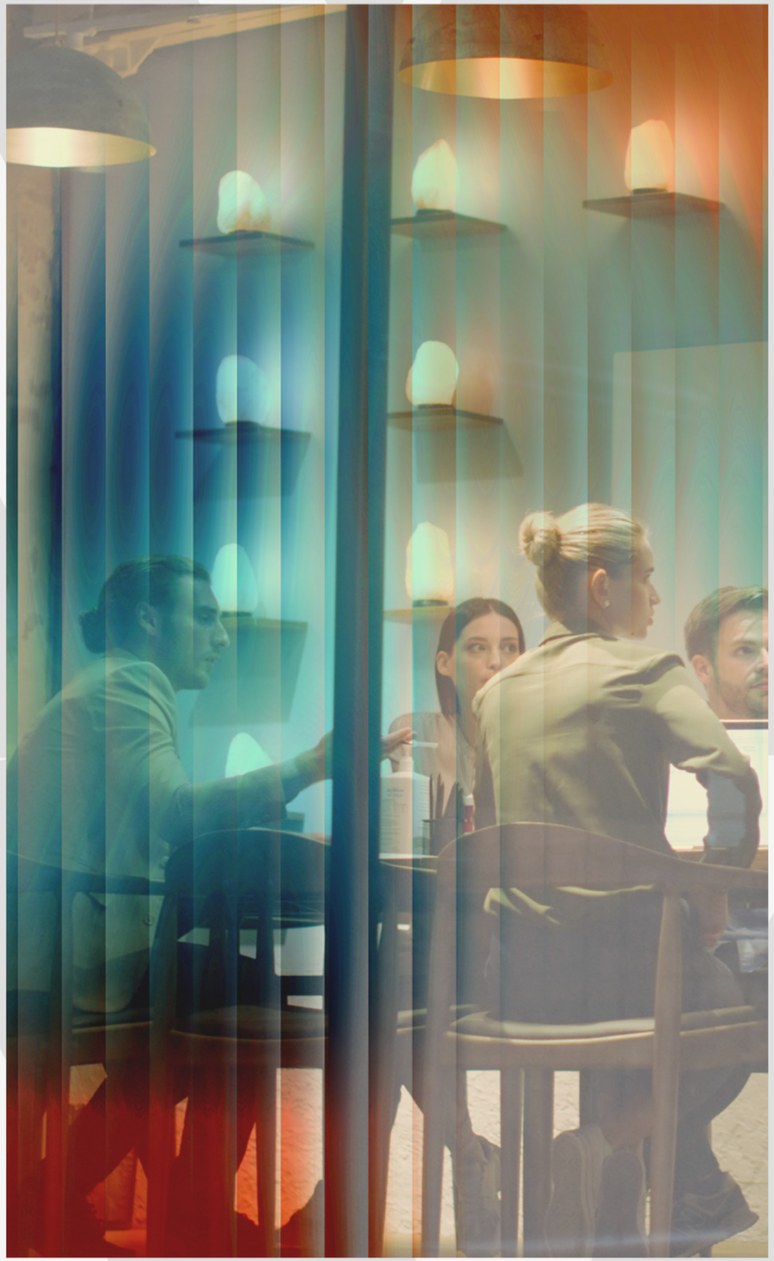
PROJECT'S FACTS

WEST VIEW - FACT SHEET
General Information

- Land Area: 3,700 m²
- Building Height: 34 m
- Floors: G + 11
- Retail Floors: G + 3
- Medical Floors: 4 to 5
- Administrative Floors: 6 to 11
- 80% of units have an iconic tower view.
- The building is designed as two interconnected buildings.
- structures with an outdoor area.

PROJECT SCHEDULE

- First Year
- Second Year
- Third and Fourth Year
- Fifth Year

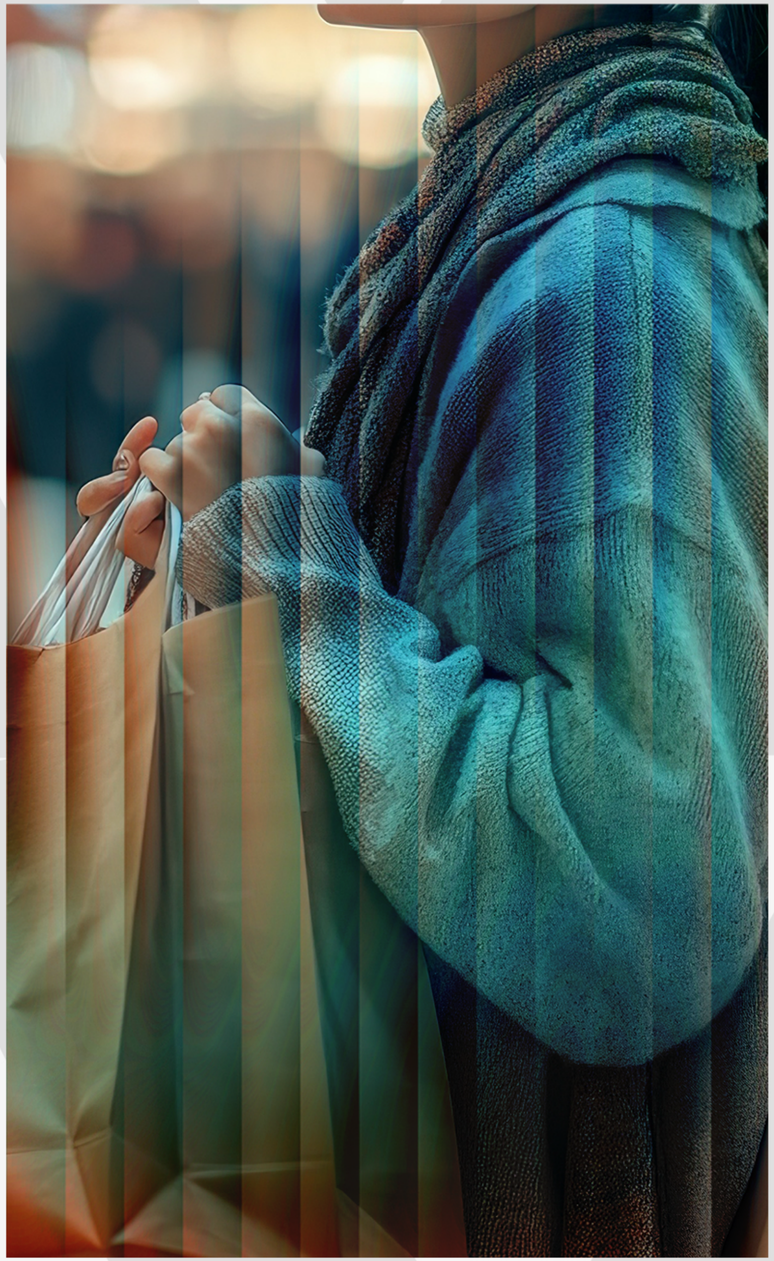


UNIT DETAILS

Commercial Units

Ground Floor: 20 to 55 m²	(32 units, total area: 1,243 m²)
1st Floor: 25 to 60 m²	(29 units, total area: 1,108 m²)
2nd Floor: 25 to 60 m²	(29 units, total area: 1,108 m²)
3rd Floor: 25 to 60 m²	(29 units, total area: 1,108 m²)

- Water features
- Electric car charging stations
- Digital marketing screens



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MEDICAL UNITS

4th Floor: 30 to 60 m² (27 units, total area: 1,088 m²)
5th Floor: 30 to 60 m² (27 units, total area: 1,088 m²)

ADMINISTRATIVE UNITS

6th to 11th Floors: 30 to 60 m² (27 units per floor, total area per floor: 1,088 m²)

FACILITIES

- 3 food courts
- Panoramic elevators
- Sustainable building

FEATURES

- 3 escalators
- Tracks
- Plaza

LANDSCAPED AREASADDITIONAL FEATURES

- Solar system
- Smart parking solutions
- Special needs accessibility

Consultants and Management

- Hafez Consultancy
- BRAI to Fact Facility Management
- WEFIX Maintenance and Management



West View
COMPLEX MALL - NEW CAPITAL

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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.

HAFEZ CONSULTANTS
MOHAMED ESSAM HAFEZ
ARCHITECTS ▪ PLANNERS ▪ INTERIOR DESIGNERS

BRAIN 2FACT GROUP
DIYA BOULOS

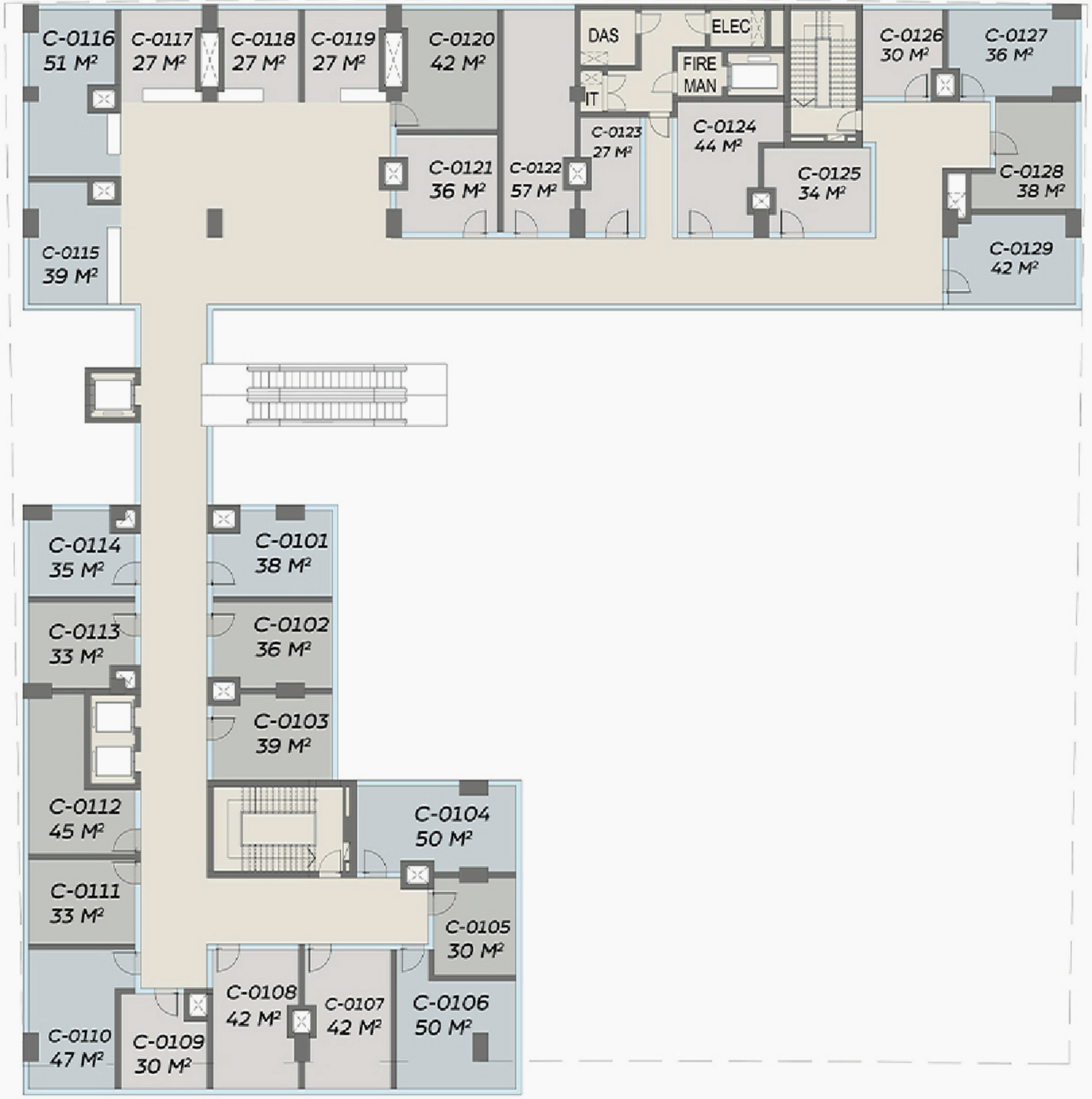
WEFIX
WITH CARE
DUBAI

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR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C-0118
27 M²
C-0119
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C-0120
42 M²
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ELEC
FIRE
MAN
IT
C-0123
27 M²
C-0124
44 M²
C-0125
34 M²
C-0126
30 M²
C-0127
36 M²
C-0128
38 M²
C-0129
42 M²
C-0115
39 M²
C-0121
36 M²
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C-0114
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33 M²
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36 M²
C-0103
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C-0110
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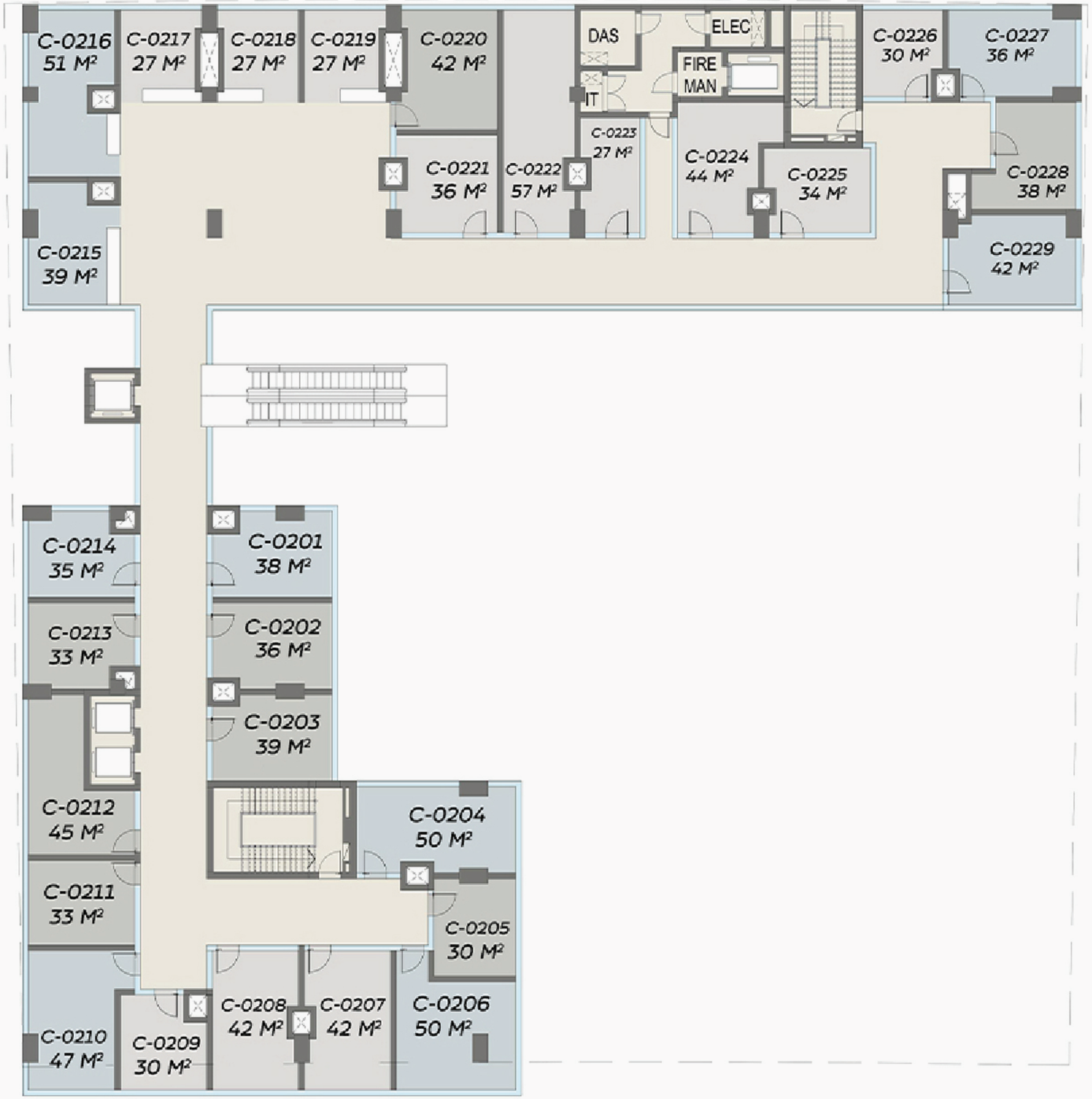
C-0109
30 M²

SECOND FLOOR



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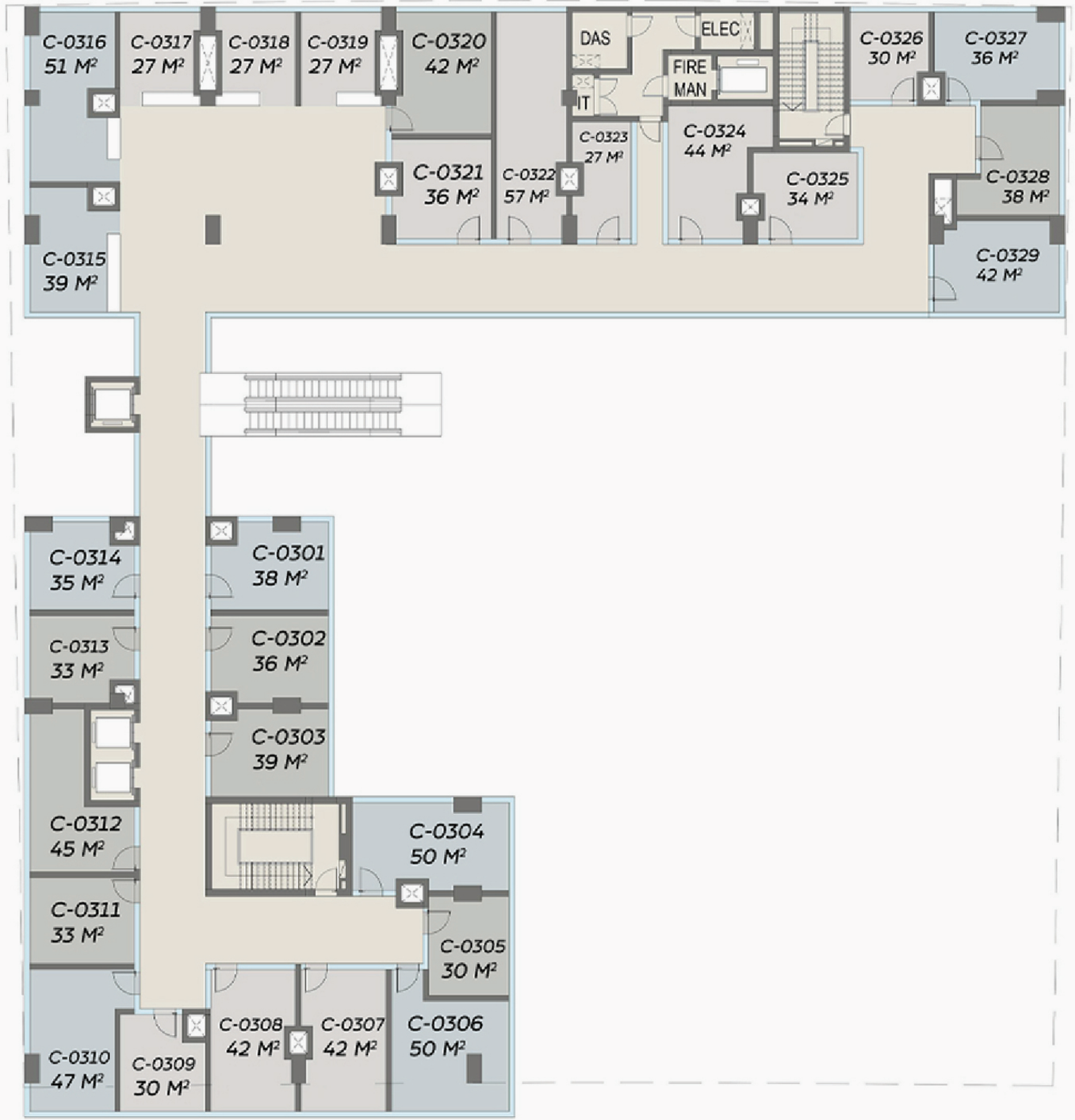
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MAN
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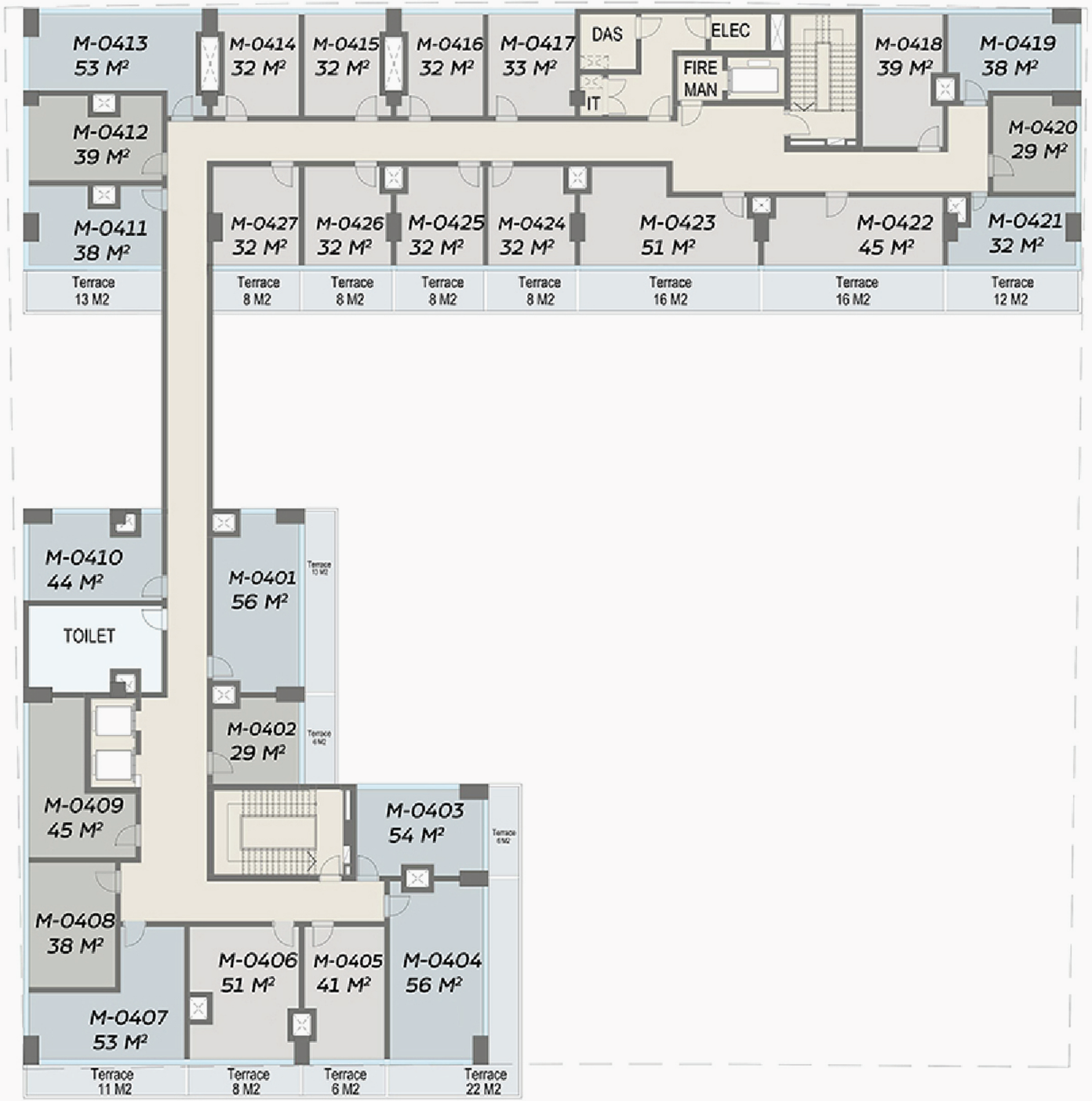
C-0306
50 M²

FOURTH FLOOR



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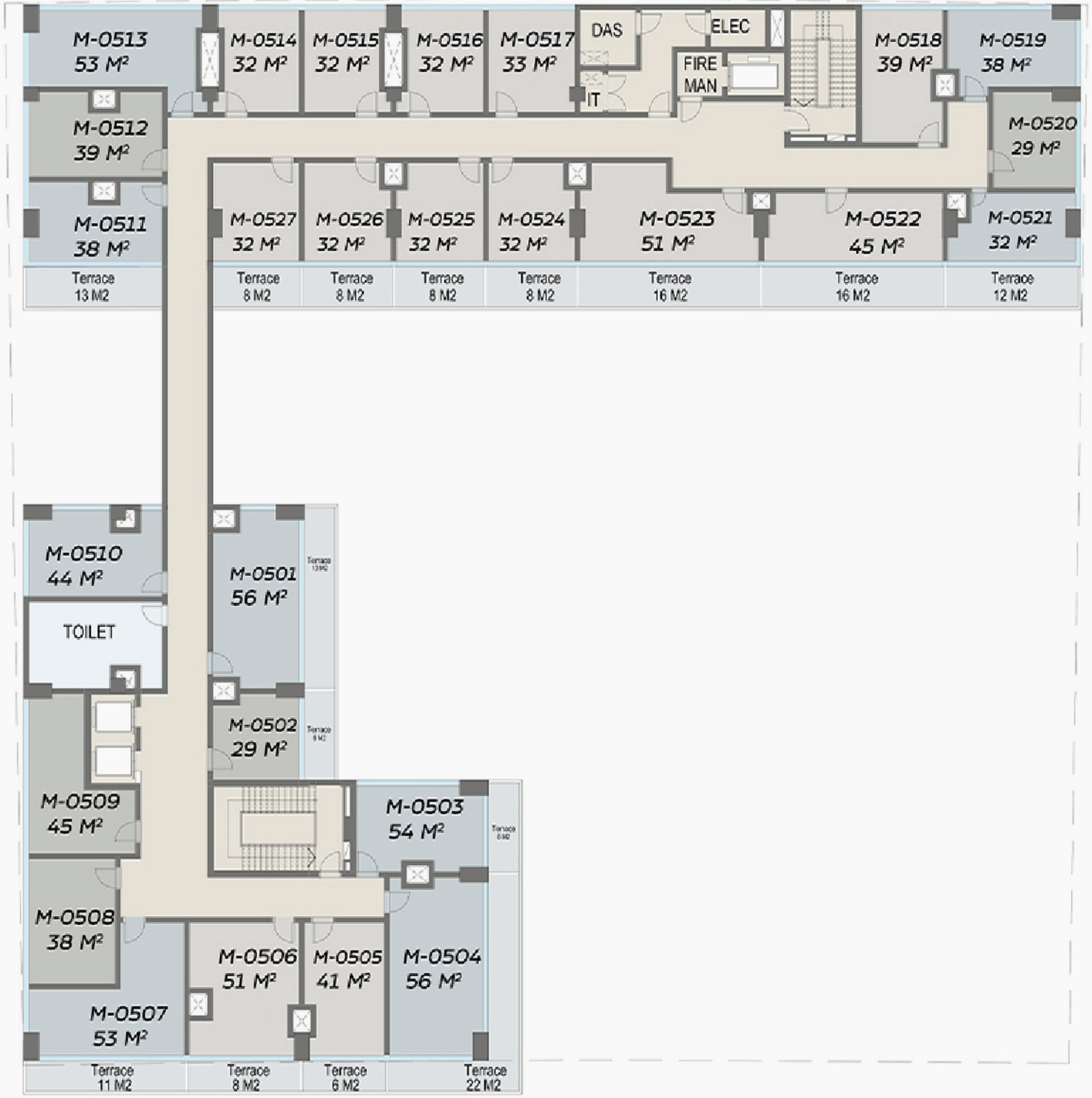
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16 M2
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12 M2
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TOILET
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M-0504
56 M²
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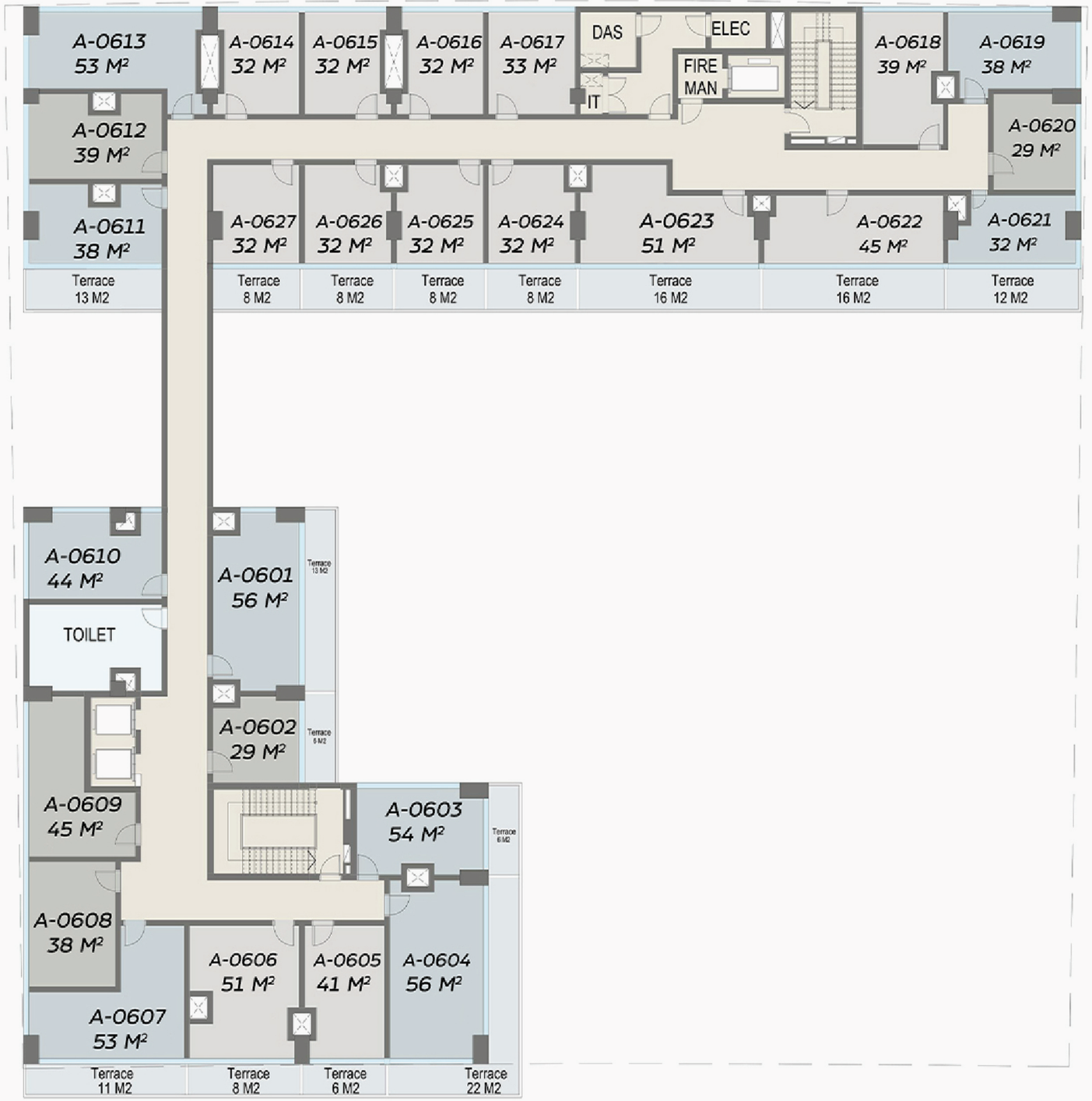
SIXTH FLOOR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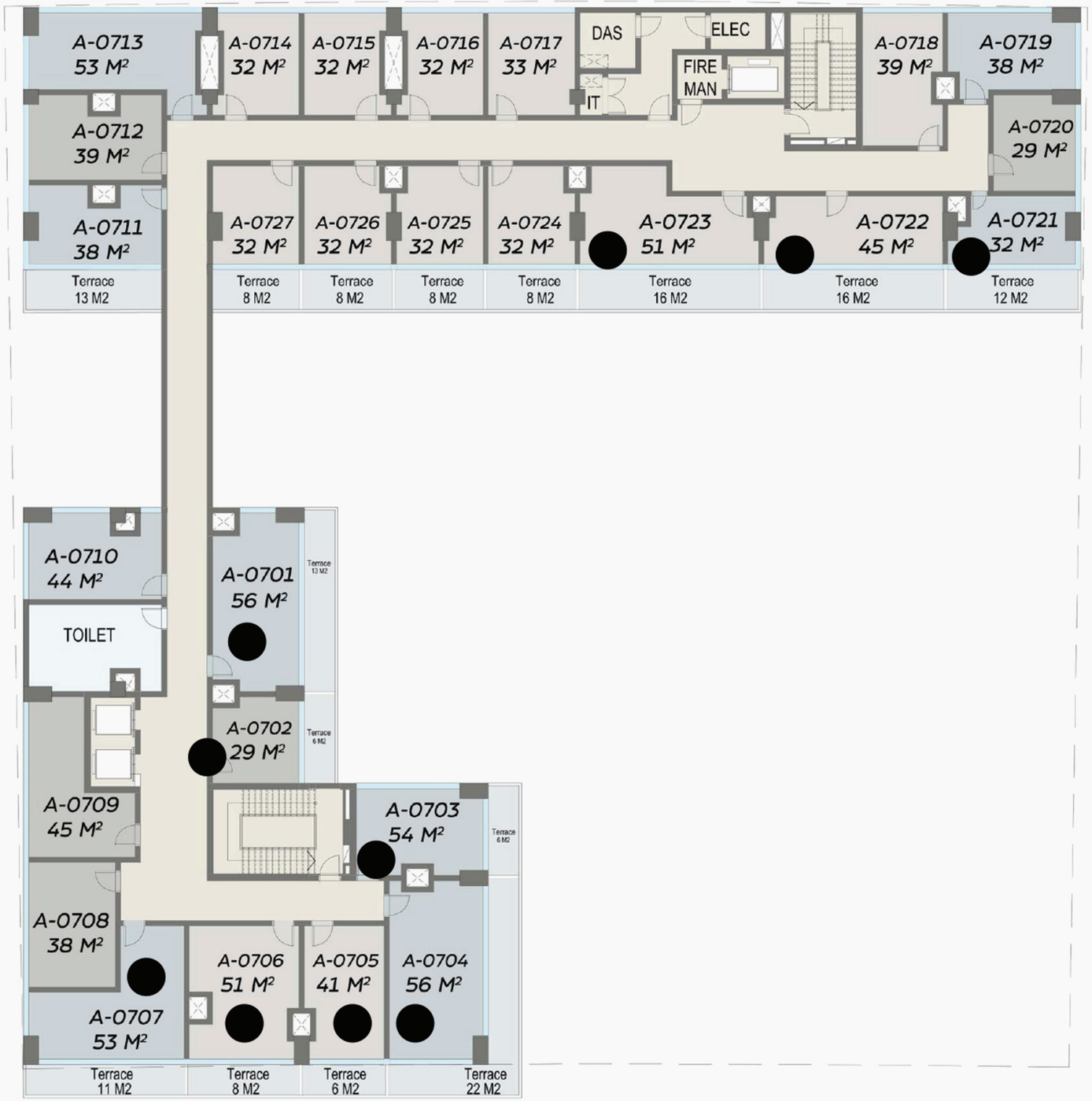
SEVENTH FLOOR



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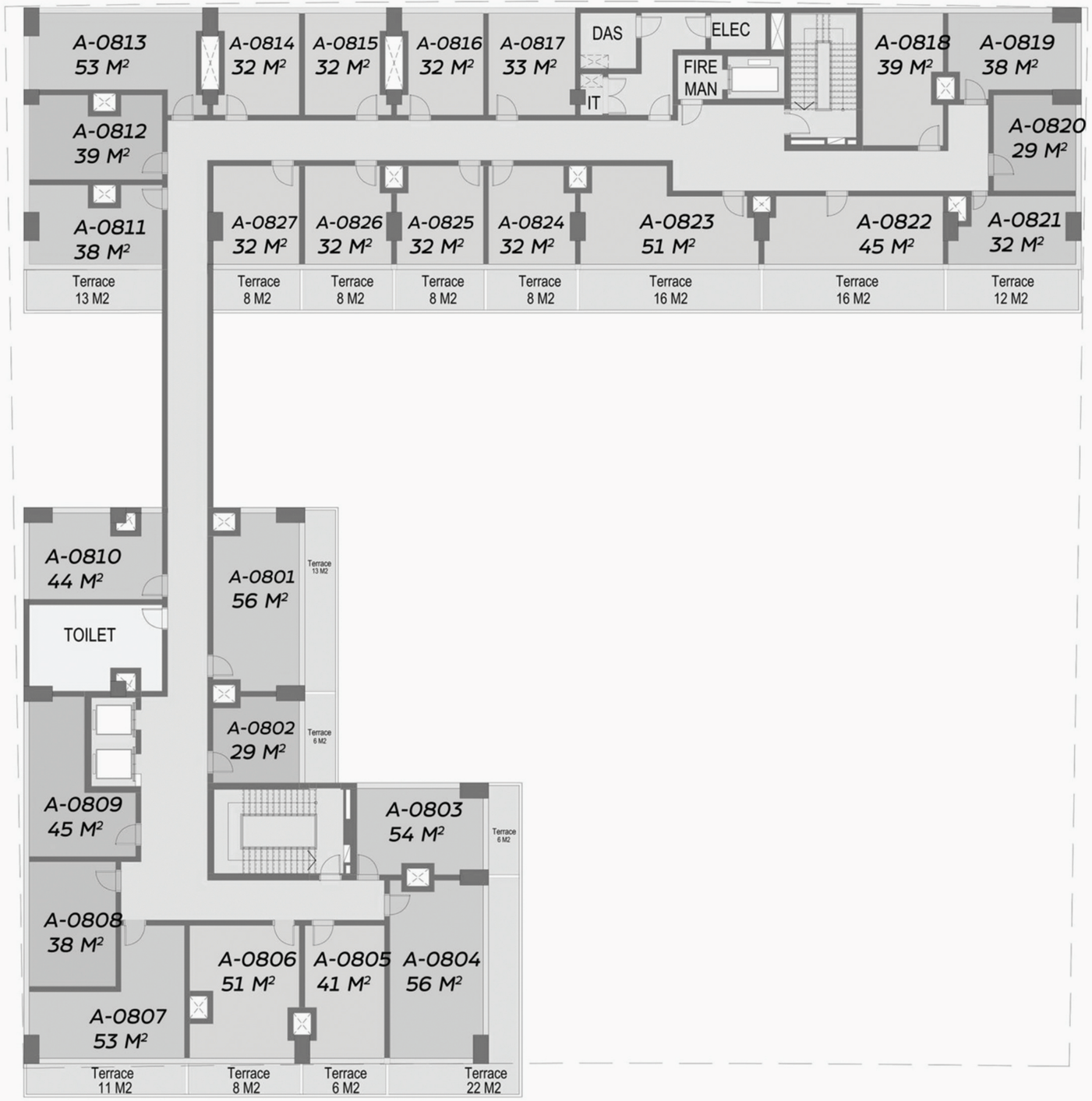

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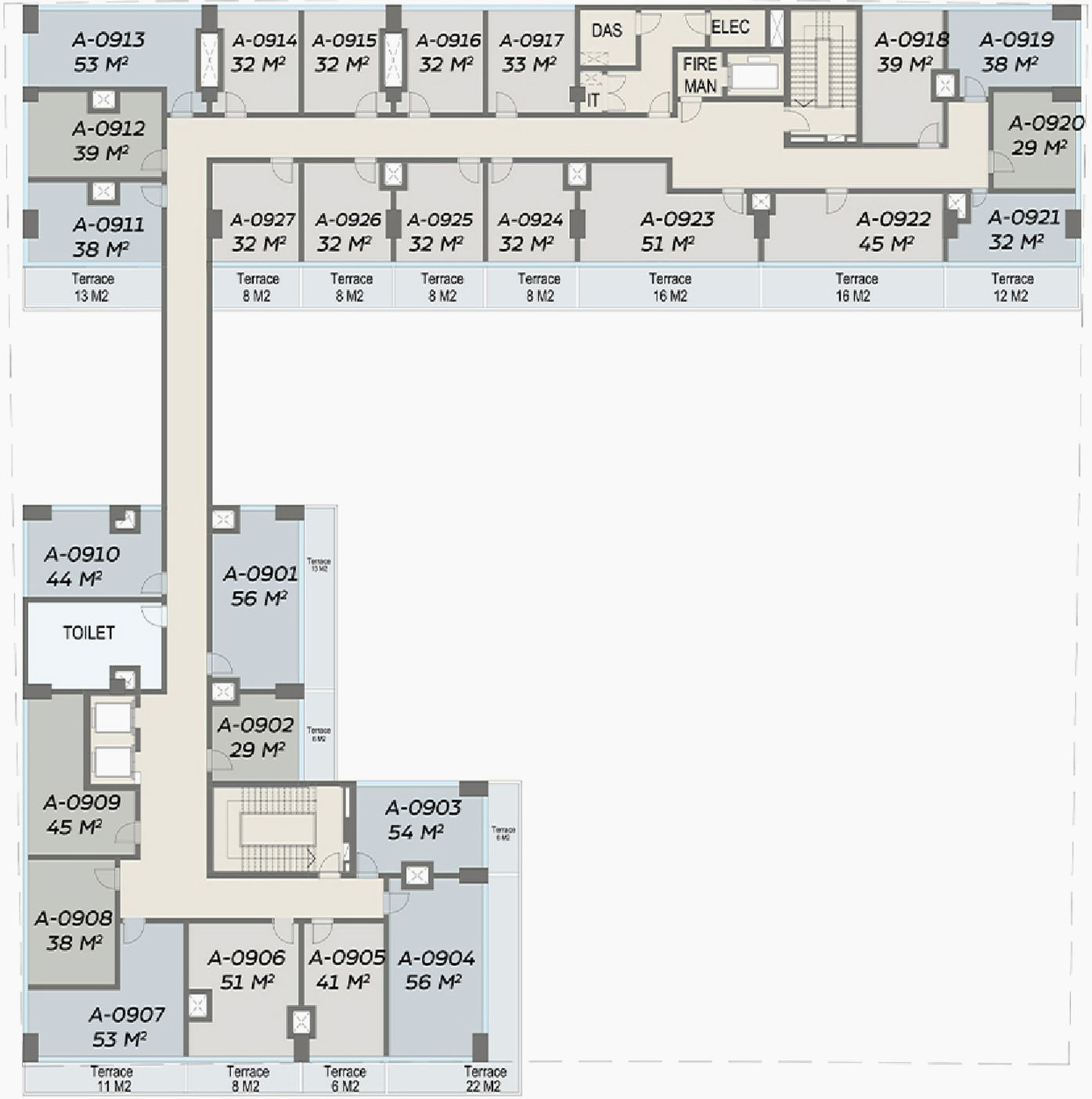
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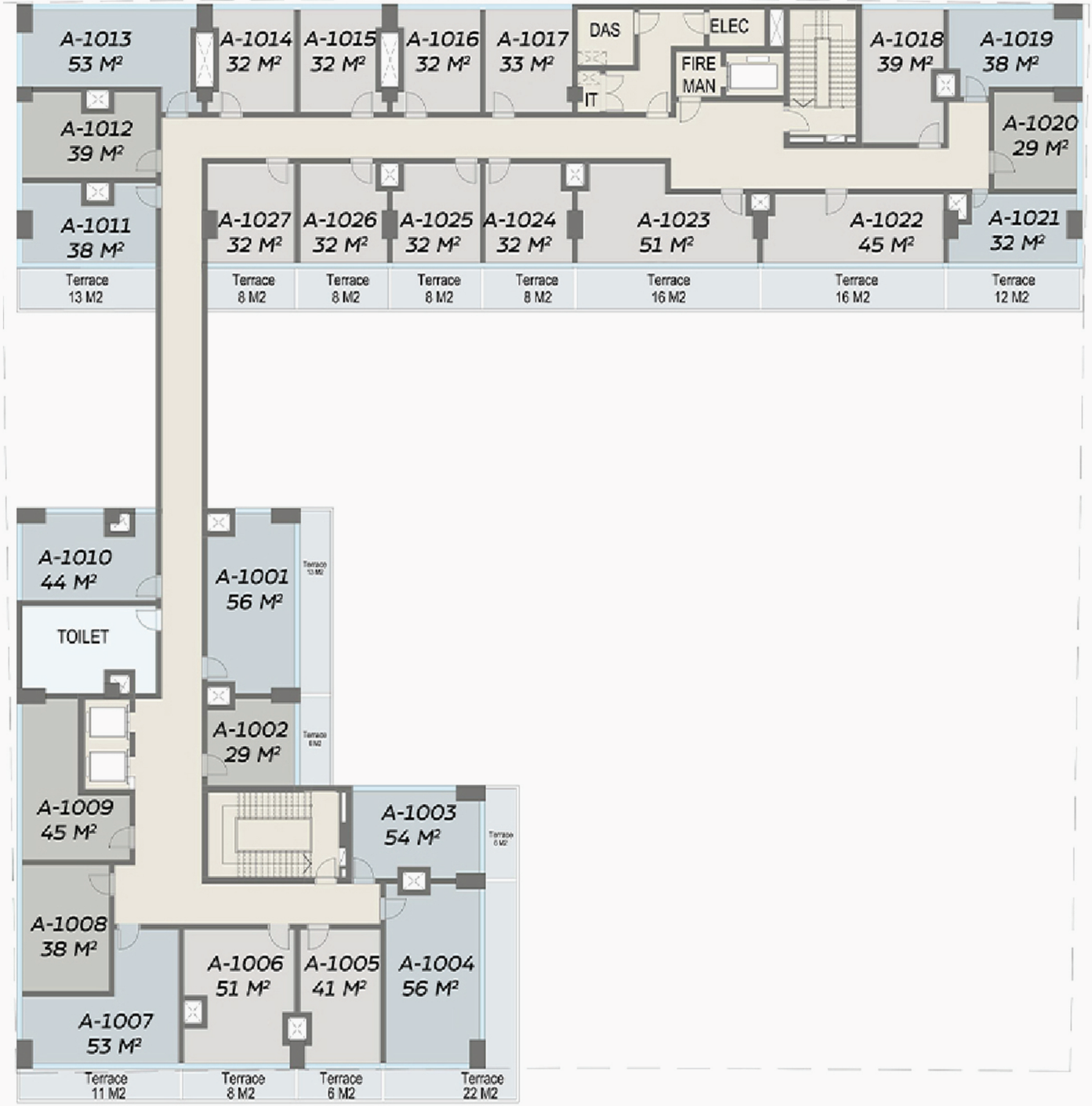
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