

GUSKO

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ABOUT GUSKO

Gusko is the first commercial strip in the 8th residential area in the New Capital or better known as R8. With the pace of 18,000 m2 the integrated commercial strip is an extension to Anakaji residential compound authorized to serve the entire area and open its doors for all visitors, designed by the visionary brains behind the unique design of Anakaji New Capital. It includes a mall, clinics, offices, retail stores, residential units, making it an all in one location that provides the solution for every need.

Located in the heart of the R8 district, close to the Capital's upscale presidential and diplomatic district, near the network of roads such as Mehwar Bin Zayed and Ring Road granting easy access. It's also a short walk from the green river and a couple of minutes away from Ain Sokhna by car.



GUSKO



A WORLD OF INVESTMENT OPTIONS



RETAIL

Gusko is offering a lot for all the on the business and investment table. Offering 54 retail units with core and shell finishing, exposure through the prime location, cash friendly offers, quality design for all and with spaces that starts at 48m2 suitable for Cafes, Restaurants with an outdoor area, Gym, Nurseries, Supermarkets, Bakeries, Spa, Beauty salons, Book Stores, Electronics. You can own a retail unit now at Gusko and pay through one of our installment plans that fits your business model the most.



OFFICES CLINICS

When it comes to offices and clinics, we have 34 clinics with a wide variety of spaces dedicated to suit clinics of different specialties including dentist clinics, X-ray center, Labs and Physiotherapy center starting from 57m2 fully finished including air conditioning. As well as 32 offices with spaces starting from 57m2 suit different levels of companies whether your company is a start-up or even a franchise of a huge multinational corporation you will find your space in Gusko as well as unique offers and installment plans that you won't find anywhere else in the market.



HOTEL APARTMENTS

Not to forget the luxurious apartments available in different sizes providing the finest full hotel service for residents and keeping them close to their workplace and the best part about all these apartments, clinics, offices and retail units is that the delivery is in 2023.



THE CHOICE IS YOURS

Different unit types by area of retail.

Anything more to be discussed other than what was mentioned previously in the past paragraphs?

GROUND FLOOR PLAN (RETAIL)



- SHOP
- SHOP
- PHARMACY
- SHOP
- PETS SHOP
- BANK
- THEME PARK
- CLUB HOUSE
- HYPER MARKET
- ATM ZONE
- CORRIDORS / CIRCULATION
- STAIRS
- TERRACES

FIRST FLOOR PLAN (RETAIL)



- | | | | |
|--|---|--|---|
|  SHOP |  SHOP |  CLUB HOUSE |  CORRIDORS / CIRCULATION |
|  SHOP |  BEAUTY CENTER |  GYM/SPA |  STAIRS |
| |  THEME PARK | |  TERRACES |

SECOND FLOOR PLAN (CLINICS)



- | | | | |
|---|--|---|---|
|  OFFICE / CLINIC |  OFFICE / CLINIC (PHYSIOTHERAPY CENTER) |  MOTEL / 2BR. 98-104 MSQ |  CORRIDORS / CIRCULATION |
|  OFFICE / CLINIC |  MOTEL / STUDIO 63 MSQ |  GREEN AREA |  STAIRS |
| | |  TOILETS / SERVICES |  TERRACES |

THIRD FLOOR PLAN (OFFICES)



- | | | | |
|--|--|--|--|
| OFFICE / CLINIC | OFFICE / CLINIC
(PHYSIOTHERAPY CENTER) | MOTEL / 2BR.98-104MSQ | CORRIDORS / CIRCULATION |
| OFFICE / CLINIC | MOTEL / STUDIO 63 MSQ | GREEN AREA | STAIRS |
| | | TOILETS / SERVICES | TERRACES |

ABOUT THE PROJECT ANAKAJI

Anakaji is the first ever compound to be inspired by Nubian architecture and to integrate it with modern contemporary architecture bringing peace of mind, warmth and color to the New capital. It's also the first to get the ministerial decision to start the construction process at R8, located near the capital's presidential and diplomatic district. With a whole lot of options for units with different spaces that suits the need of every family.

