



CONCEPT
— TO —
CREATION



MASTRO
GOOD TIMES ANCHORAGE

 **15075**



Cafe City

double shot

Herbs & Honey

kings

coffee lovers

MASTRO

double shot

Herbs & Honey

Cafe City

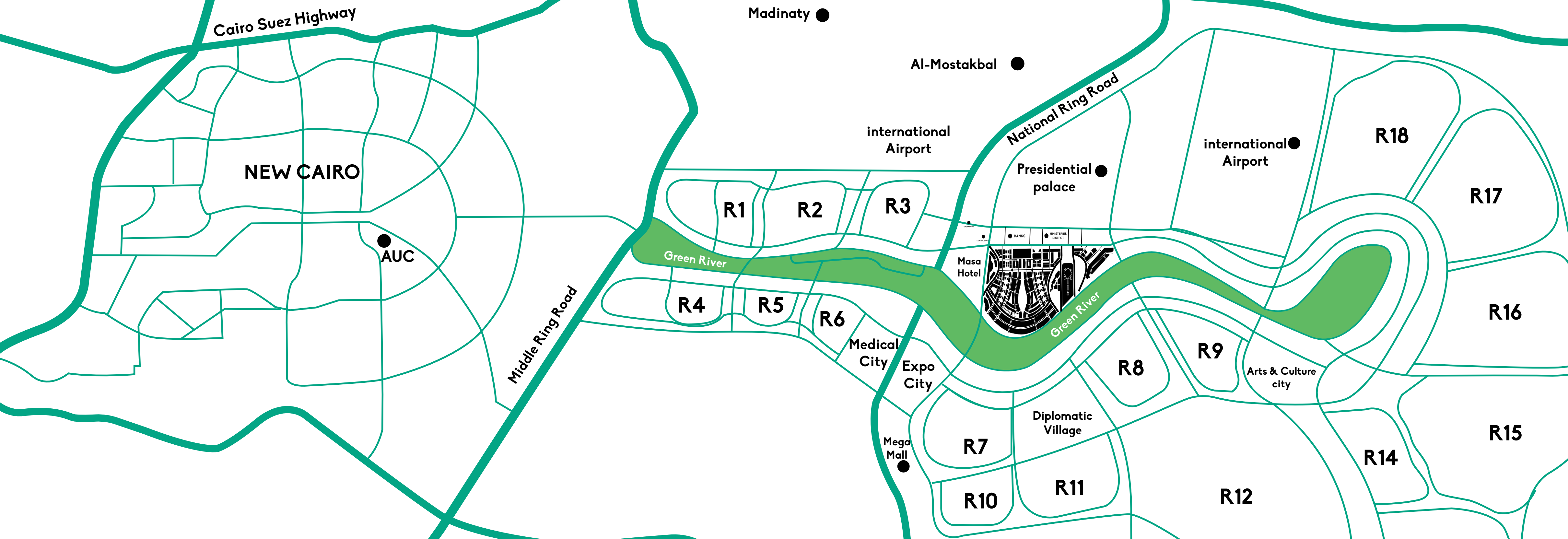
kings cafe

coffee lovers

ABOUT MAROTA DEVELOPMENTS

Marota Developments is a leading real estate investment and development compan. Our objective is to expand our 15 years of expertise into the Egyptian market in the fields of commercial, retail, and residential properties. We recognize the need to be flexible, entrepreneurial, and aggerssive in our day and age. Believing in teamwork, innovation, and professionalism, our integrity is reflected in the quality of our work.





Cairo Suez Highway

Madinaty ●

Al-Mostakbal ●

NEW CAIRO

AUC ●

international Airport

National Ring Road

Presidential palace ●

international Airport ●

R18

R17

R1

R2

R3

Green River

Masa Hotel

BANKS

MINISTRIES DISTRICT

R16

R4

R5

R6

Green River

Medical City

Expo City

R8

R9

Arts & Culture city

Middle Ring Road

R15

Mega Mall ●

R7

Diplomatic Village

R14

R10

R11

R12

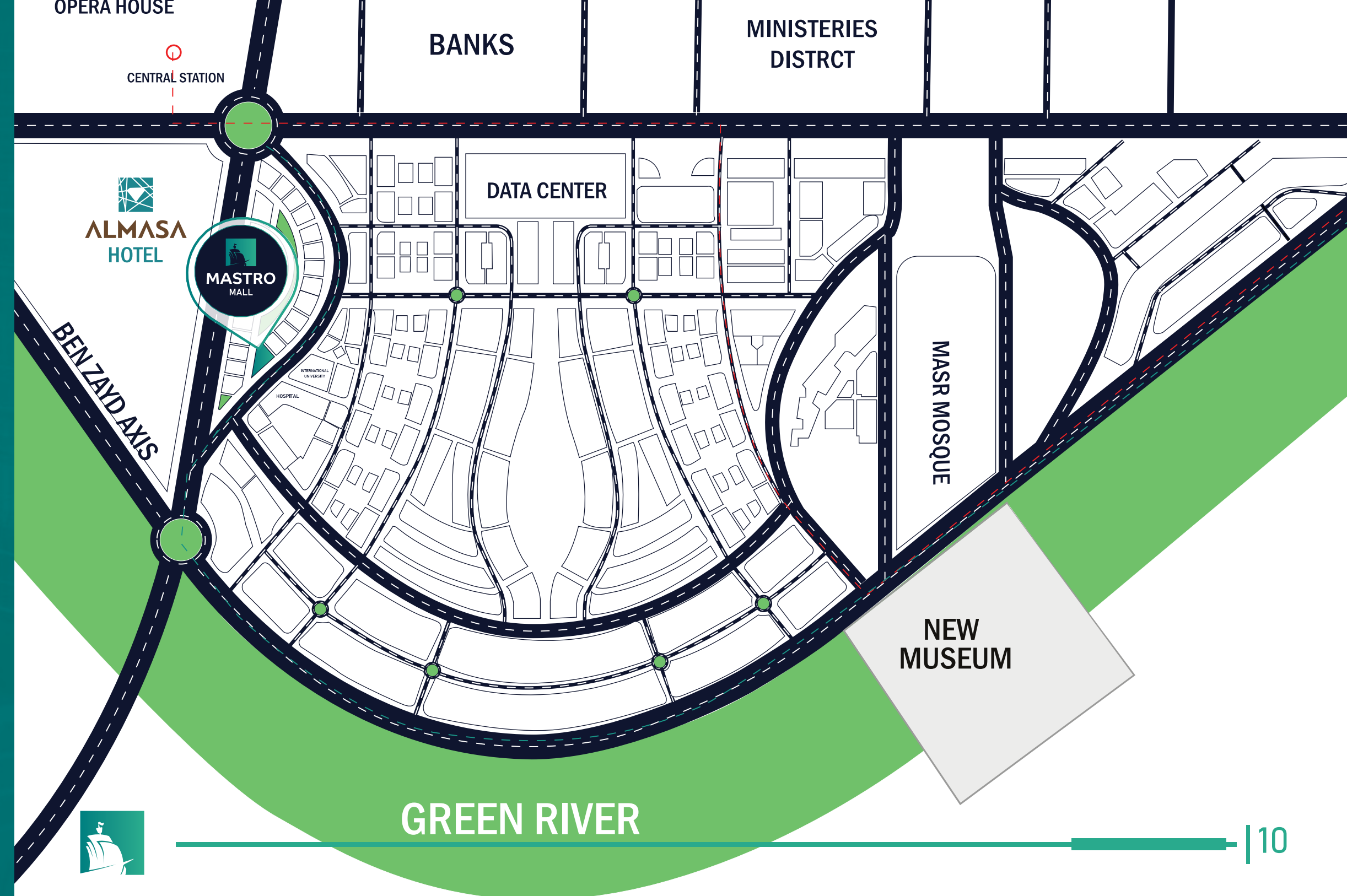
ABOUT NEW CAPITAL

The New Administrative Capital is the largest urban mega-city in Egypt and the Middle East, with an area of 170,000 acres. The project is set to integrate elements from major cities around the world with a capacity that accommodates more than 7 million people. Incorporating the latest technologies in infrastructure and land development, the project is set to include luxury residential living, international universities, and an international airport to serve the city.



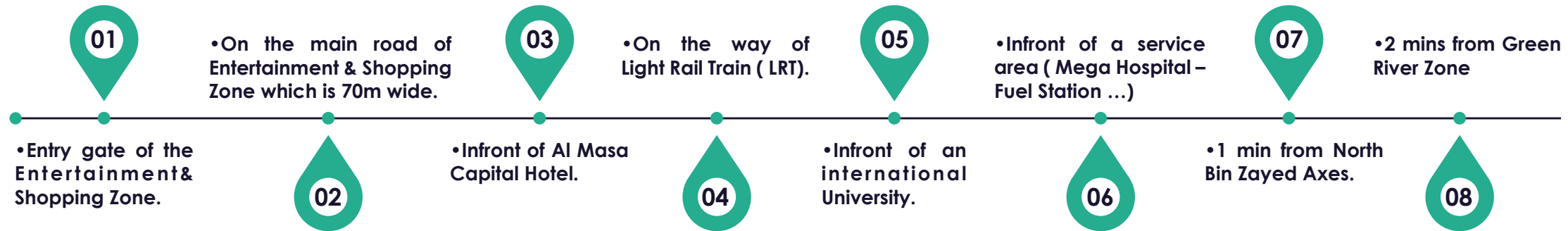
ABOUT DOWNTOWN

-Unrepeatable Zone
-Specialized Sectors and clusters, Petrol sector, Pharmaceutical Sector, Educational scattered projects, schools, and university. Three private investment zones. Medical sector; hospitals and polyclinics. And finally, the exclusive commercial zone. Data center. At the heart of the new Administrative Capital lies the Downtown area which is currently home to the St. Regis Al Masa Hotel Complex. The neighborhood is designed to be unique whilst functional and smart in style. Combining commercial, administrative, medical and market activities in the new Administrative Capital. It is located in the heart of the capital at MU19, the government district north, the new Al Masa Hotel west, as for the east, the second phase of the new administrative capital, and to the south, the axis of Mohammed bin Zayed and the Green River.



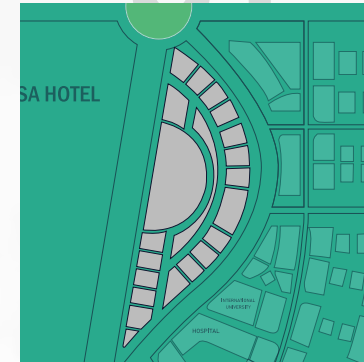
PROJECT LOCATION

Mastro Mall is located in the heart of the Entertainment & Shopping Zone in the Downtown area of the New Administrative Capital. Positioned at the entrance, Mastro Mall's (COMM - 11) location is a major point of attraction for the developer, as it is steps away from Al Masa Hotel. Located in the heart of the commercial district in Downtown, Mastro Mall is a luxury destination. Footsteps away from Al Masa Hotel, Mastro Mall holds a bespoke tenant mix to maximize customer satisfaction, comfort, and experience. Managed by a property and facility management company, Mastro Mall will be the complete destination to anchor your investment.



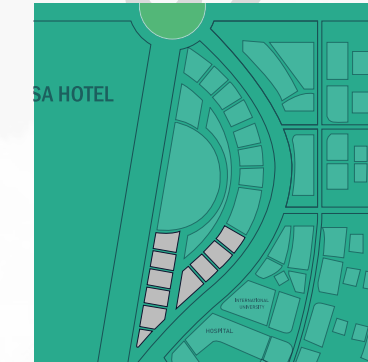
PROJECT CONCEPT

01



1-Entertainment & Shopping Zone in Downtown represents the shape of a huge boat sailing in the New Capital and leading the whole commercial sector towards the right way.

02



2-Our project is located at the very beginning of the Entertainment & Shopping Zone boat shape, representing "The Mast" which is the most important part of the boat.

03



3-The mast is what directs and reveals directions not to mention it's the first thing that meets the eye when encountering a huge boat, which is the concept of our project.



PROJECT DESIGN



Raef Fahmi Architects is a community sensitive architectural firm that takes the initiative from the urban planning perspective to create a homogeneous society.

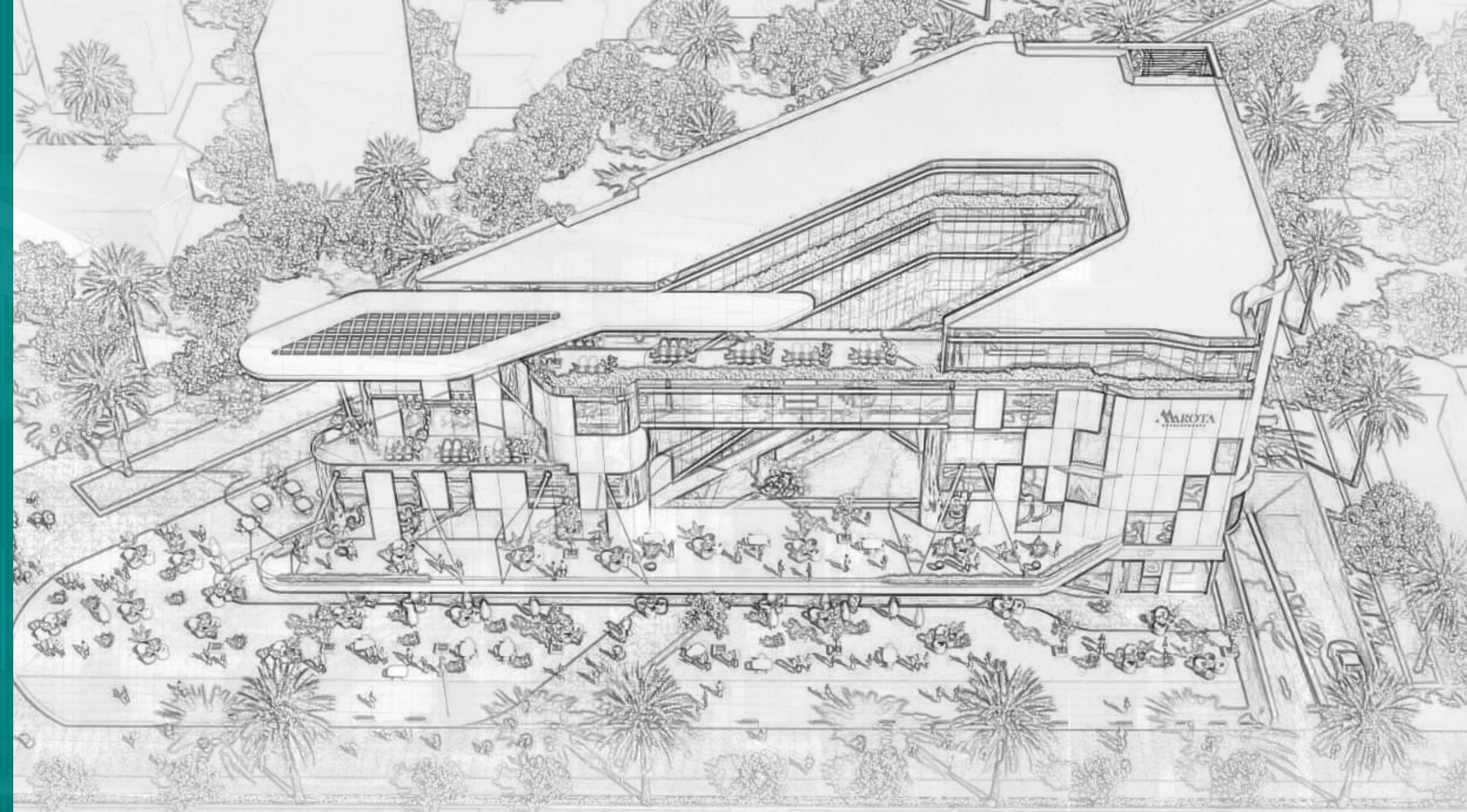
His portfolio includes Water Way New Cairo, Arkan Mall Sheikh Zayed, The Avenue Obour, The Platform Maadi, and Reef Villas Soma Bay.



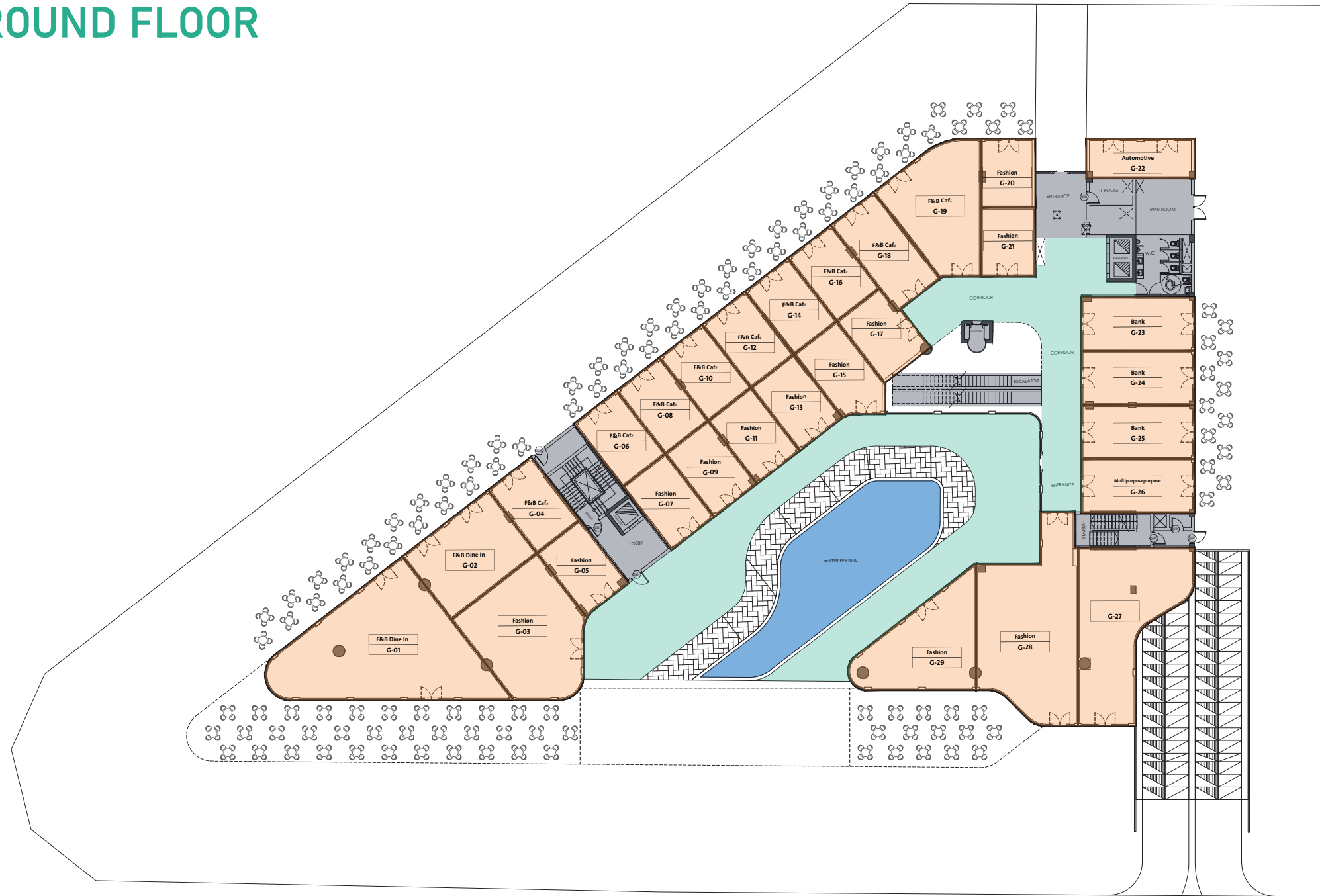
EXTERIOR SHOTS



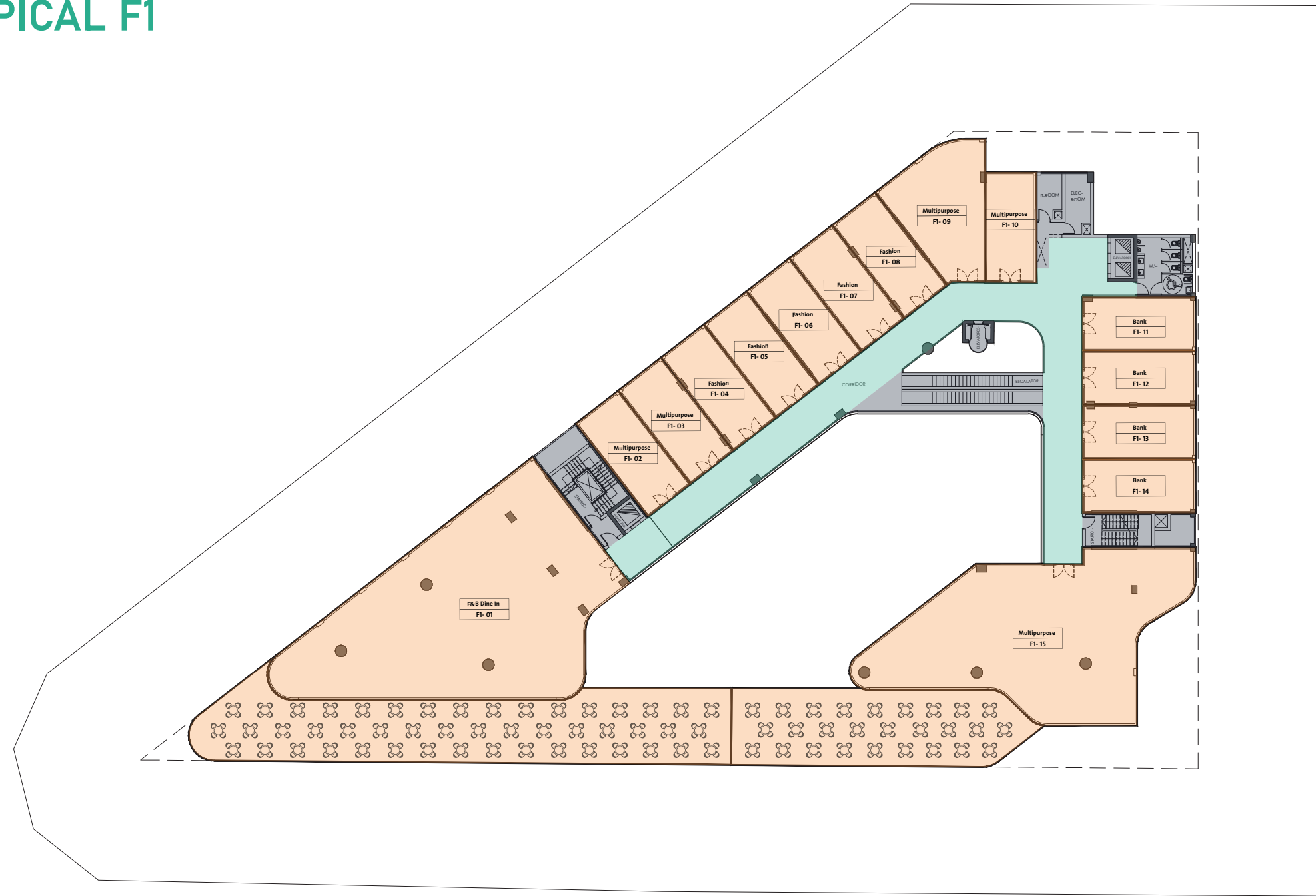
FLOOR PLANS



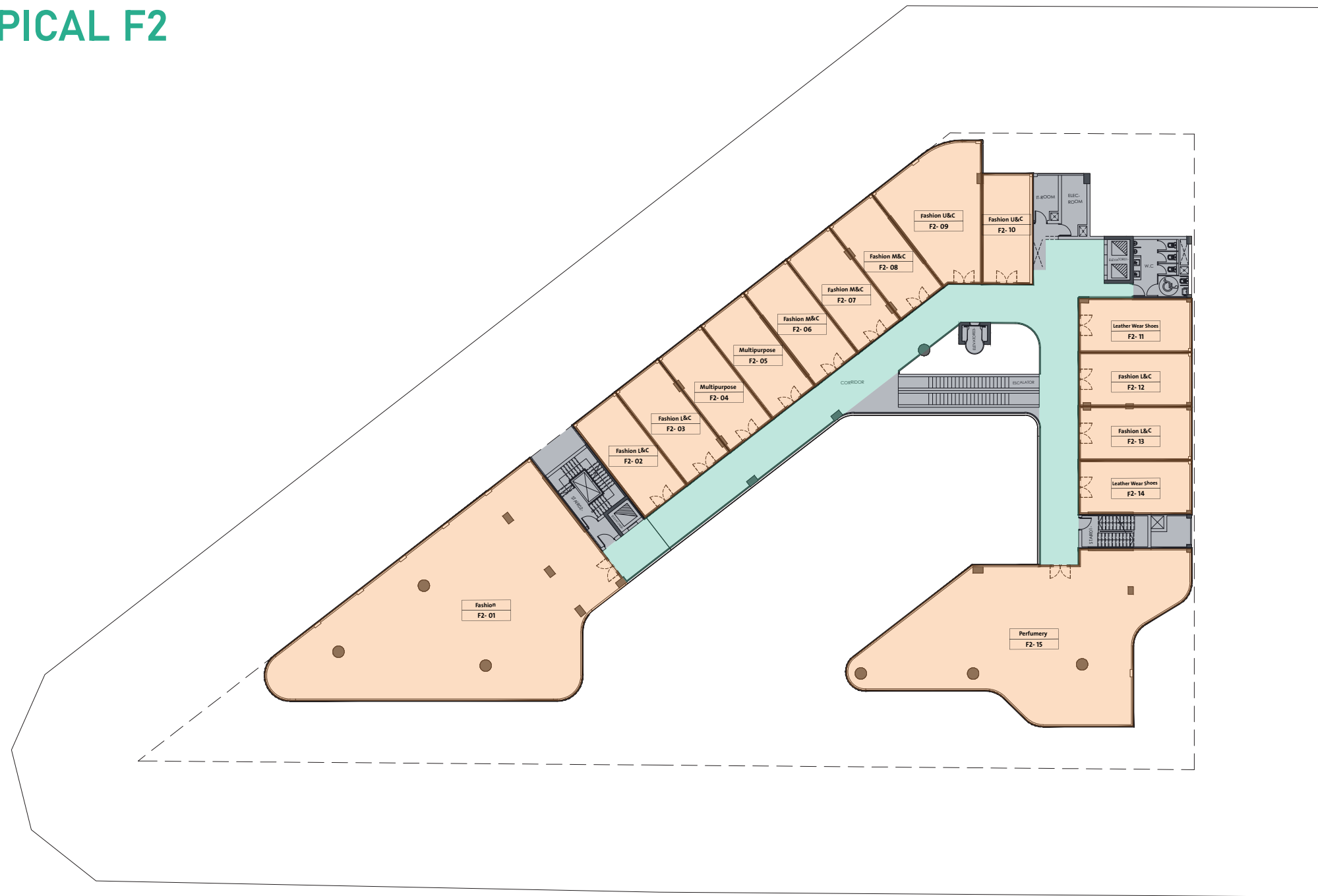
GROUND FLOOR



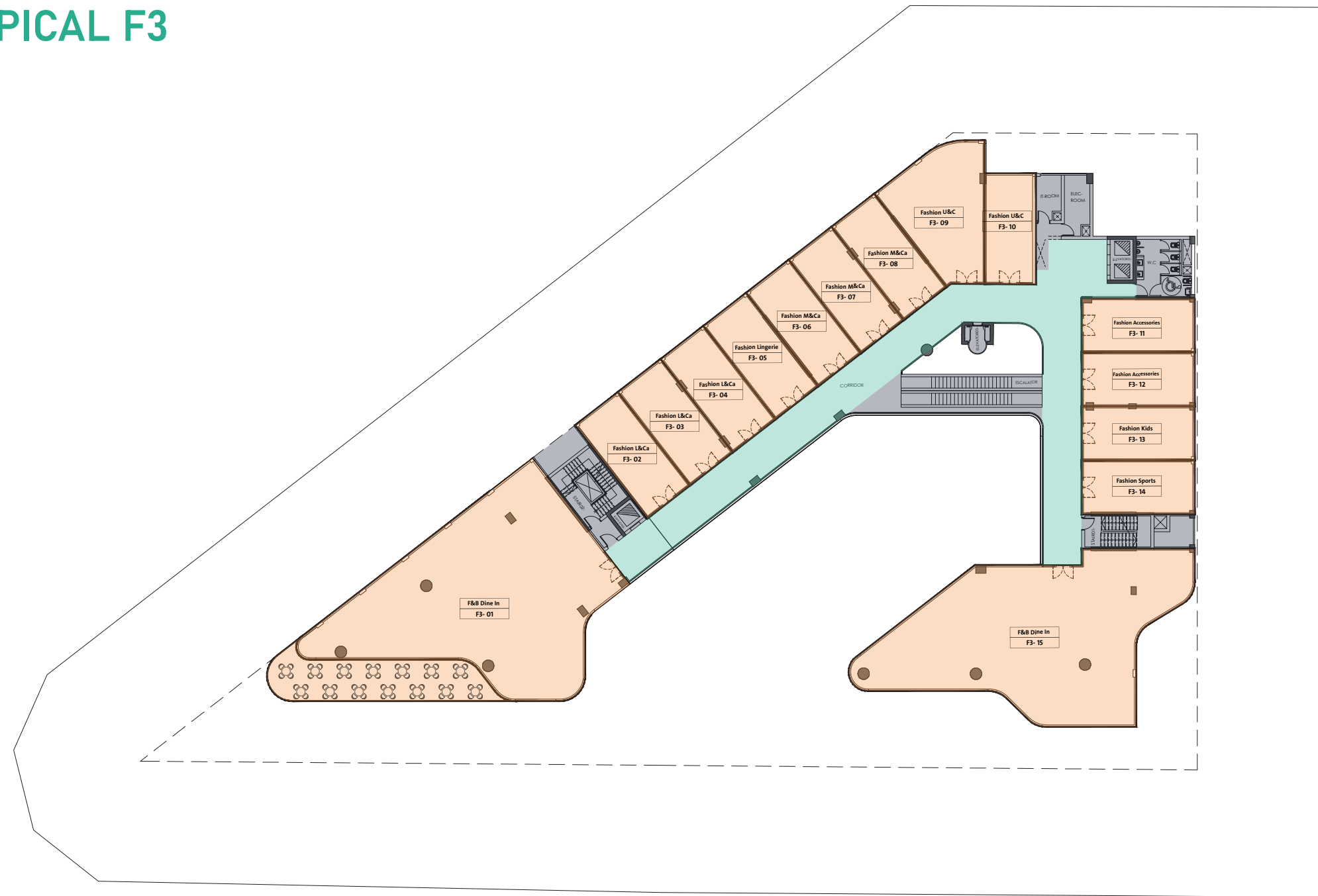
TYPICAL F1



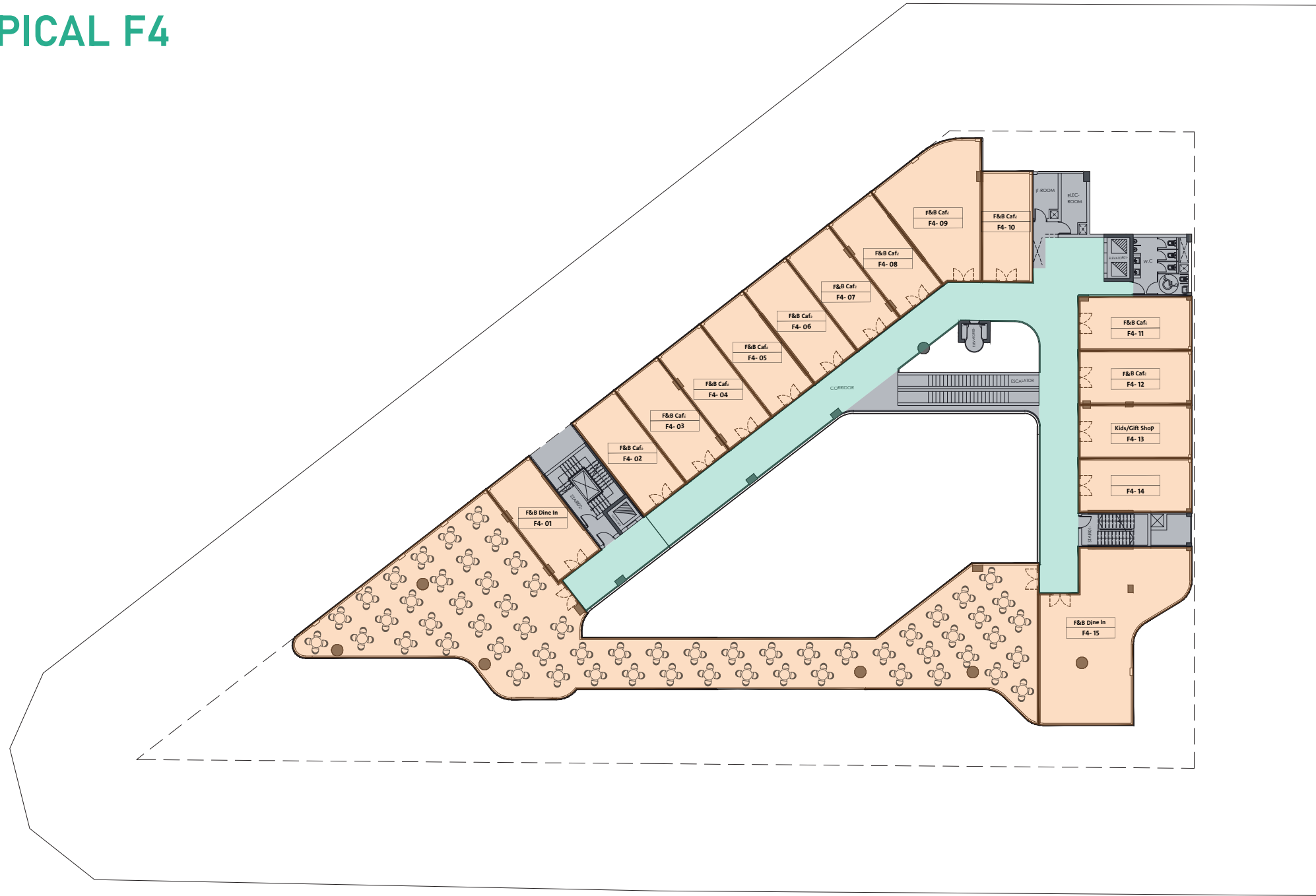
TYPICAL F2



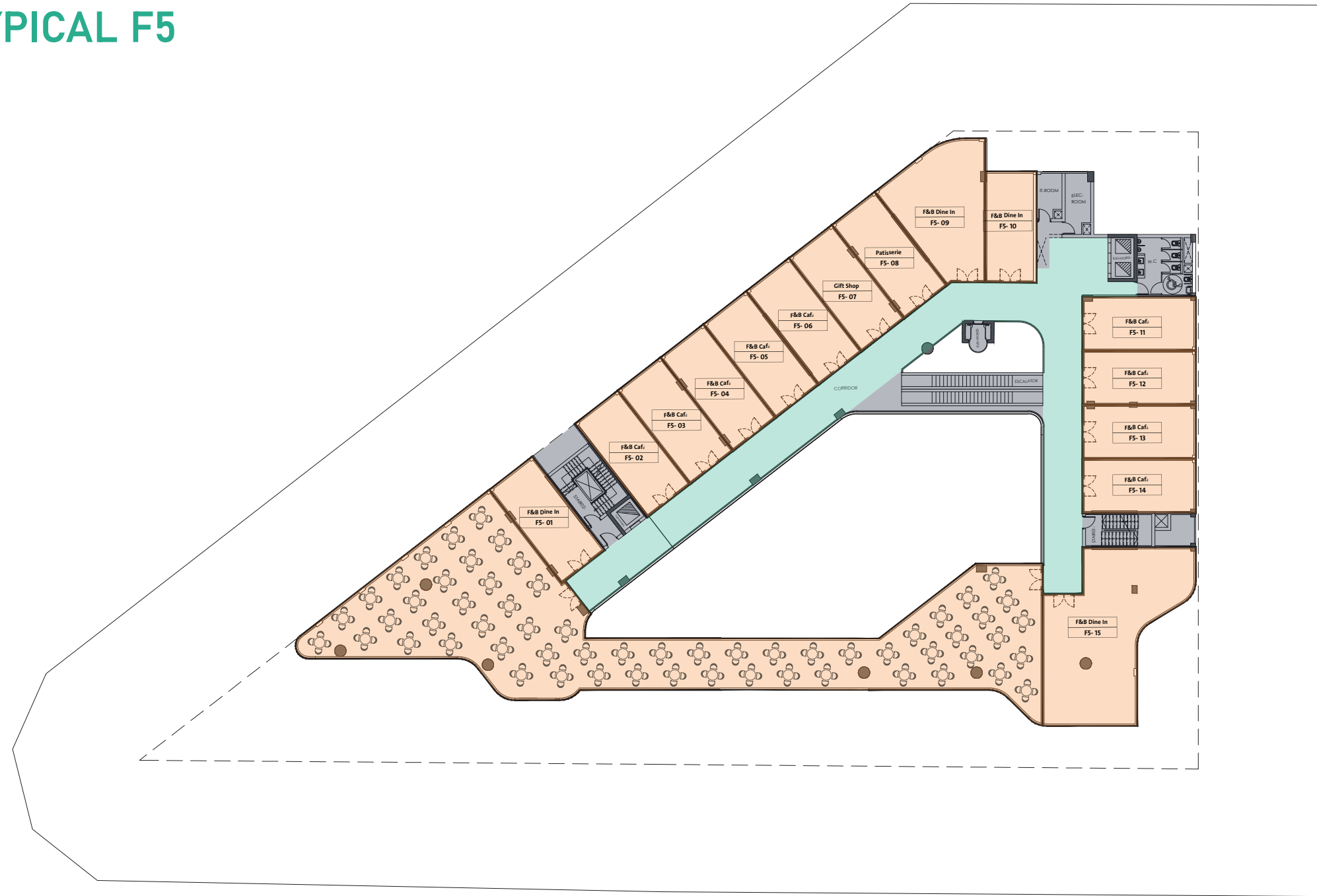
TYPICAL F3



TYPICAL F4



TYPICAL F5



COMMERCIAL UNITS

Located in the heart of the commercial district in Downtown, Mastro Mall is a luxury destination. Footsteps away from Al Masa Hotel, Mastro Mall boasts an iconic location with a bespoke tenant mix to maximize investment and customer satisfaction. Combined with property and facility management, Mastro Mall will be the “Anchorage” of your good times.



FASHION



PHARMACY



GIFT SHOP

FOOD-COURT



PATISSERIE

PARTENERS

