

*The*



**HUB**

MIXED -USE AREA  
**AND FACILITIES**

## MIXED -USE AREA AND FACILITIES

OIA's vast green spaces are home to mixed-use areas that bring family and friends together, encouraging a healthier lifestyle through various sports activities that are suitable for all ages. The floodlit tennis court is accessible throughout the day and night, in addition to OIA's large multi-ball playing court that is designed for football, basketball and volleyball games and tournaments





OIA  
THE ISLAND OF THE NEW CAPITAL

GALAXY COFFEE

coffee paradise





OIA

THE ISLAND OF THE NEW CAPITAL

SEASIDE COFFEE

OIA

OIA

OIA



# MASTER PLAN







*The*  
**HUB** IN NUMBERS:

- Total area: 12,500sqm Bua
- Commercial and retail floor: 4,300sqm with 21 stores
- 2 administrative floors: each 4,300sqm with 56 stores in total in addition to a club house.
- 3 parking sub floors with total area of 4,300 each.



# FACILITIES

FASHION

PHARMACY

FOOD COURT

GYM

KIDS AREA

HYPER MARKET

BANKS





CHANEL

Dior

GUCCI

PRADA

OIA

THE PLAZA OF THE NEW CAPITAL



FASHION





# PHARMACY





# FOOD COURT





GYM







KIDS AREA



# BANKS





A close-up, low-angle shot of a silver metal shopping cart with a red handle, positioned in a brightly lit hypermarket aisle. The cart is empty and its wheels are visible. The background is blurred, showing shelves stocked with various products. A large, diagonal graphic overlay in shades of yellow and brown covers the right side of the image, with the text 'HYPER MARKET' in white, bold, uppercase letters positioned in the upper right corner of this overlay.

**HYPER MARKET**



# ADMINISTRATIVE FLOOR

Luxury finishing fitting the image and look and feel which is prt of your business perception.

Total area of 8,600sqm with more than 50 office, all designed to best fit your business needs. Offering a variety of spaces for you to place your future company in the right place. With high end designs and finishing for the floors communal areas, giving your business a luxury look and feel. With a great view for you office or company located in one of the prime locations in the new capital. We offer you a new business Edge for your future company.



# ADMINISTRATIVE FLOOR

Luxury finishing fitting the image and look and feel which is part of your business perception.





# ADMINISTRATIVE FLOOR

Luxury finishing fitting the image and look and feel which is part of your business perception.



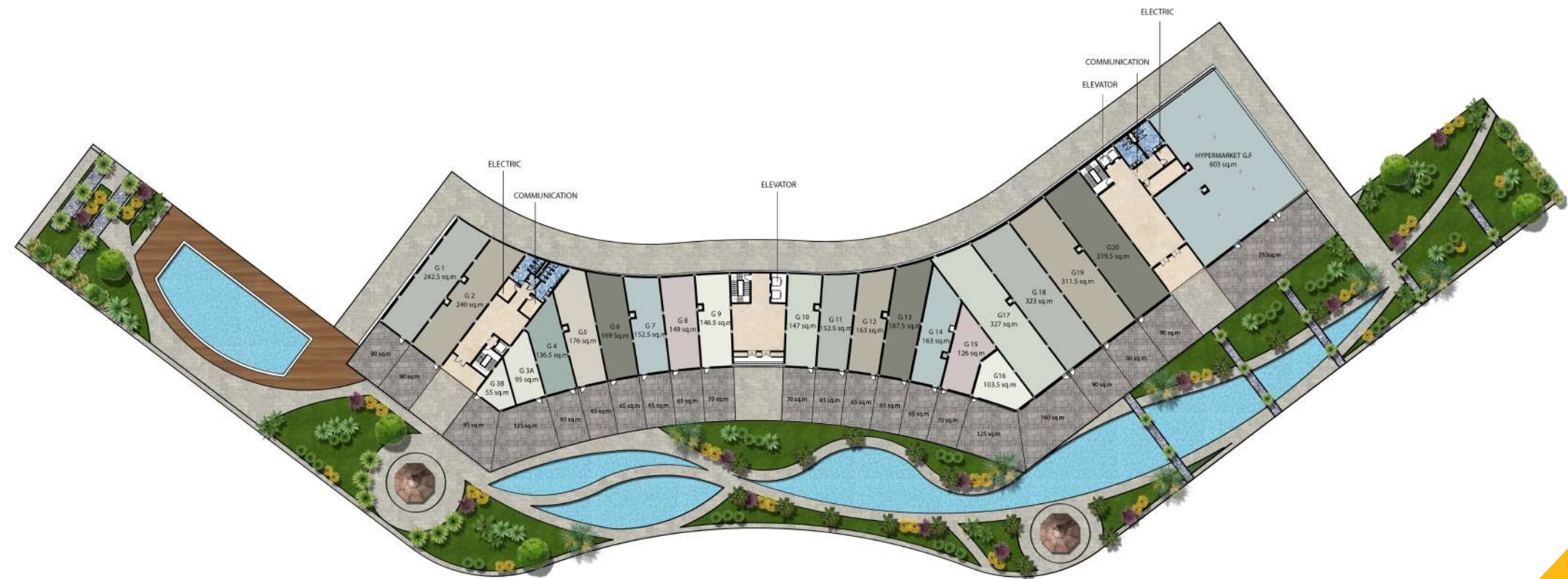


# FLOOR PLANS



# GROUND FLOOR

COMMERCIAL - Ground Floor	
commercial 1	242.50
commercial 2	240.00
commercial 3	144.00
commercial 4	136.50
commercial 5	176.00
commercial 6	169.00
commercial 7	152.50
commercial 8	149.00
commercial 9	146.50
commercial 10	147.00
commercial 11	152.50
commercial 12	163.50
commercial 13	187.50
commercial 14	163.50
commercial 15	126.00
commercial 16	103.50
commercial 17	327.00
commercial 18	323.00
commercial 19	311.50
commercial 20	319.50
commercial 21	803.00
Total Gross area of ground floor	4,683.50





# FIRST FLOOR

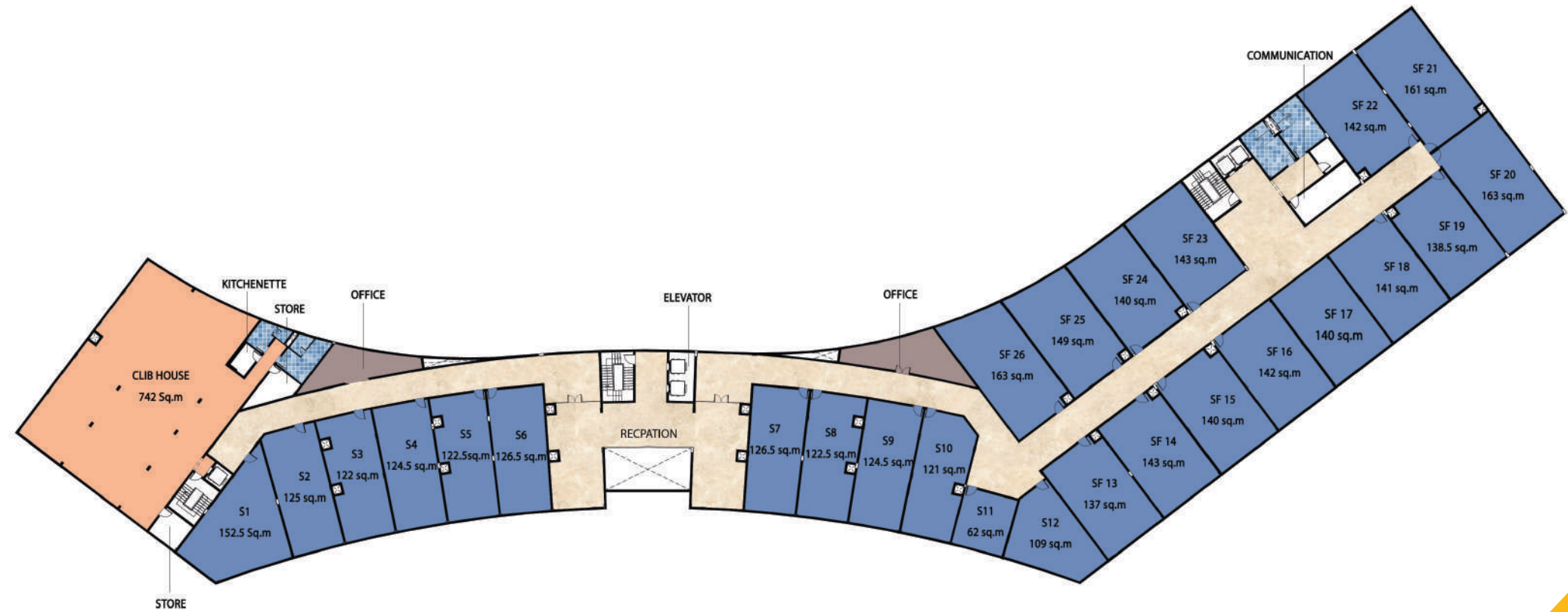
ADMINISTRATION - First Floor	
administration 1	117.50
administration 2	134.00
administration 3	109.50
administration 4	152.00
administration 5	124.00
administration 6	121.50
administration 7	124.00
administration 8	122.00
administration 9	126.00
administration 10	126.00
administration 11	122.00
administration 12	124.00
administration 13	120.50
administration 14	61.50
administration 15	108.00
administration 16	136.50
administration 17	142.00
administration 18	139.50
administration 19	141.00
administration 20	140.00
administration 21	140.00
administration 22	138.00
administration 23	162.00
administration 24	160.50
administration 25	141.50
administration 26	142.50
administration 27	139.50
administration 28	148.50
administration 29	162.50
administration 30	107.50
Total Gross area of first floor	3,934.00





# SECOND FLOOR

ADMINISTRATION - Second Floor	
club house	742.00
administration 1	152.50
administration 2	125.00
administration 3	122.00
administration 4	124.50
administration 5	122.50
administration 6	126.50
administration 7	126.50
administration 8	122.50
administration 9	124.50
administration 10	121.00
administration 11	62.00
administration 12	109.00
administration 13	137.00
administration 14	143.00
administration 15	140.00
administration 16	142.00
administration 17	140.00
administration 18	140.00
administration 19	138.50
administration 20	163.00
administration 21	161.00
administration 22	142.00
administration 23	143.00
administration 24	140.00
administration 25	149.00
administration 26	163.00
<b>Total Gross area of Second floor</b>	<b>4,222.00</b>







WELCOME TO  
THE ISLAND OF  
**THE NEW CAPITAL**





The logo consists of three stylized white characters: a circle with a gap at the bottom, a vertical bar, and a triangle pointing upwards. The background is a geometric composition of yellow and brown triangles.

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