



# Muse

— THE STRIP



THE STRIP





## MUSE THE STRIP

No tacky, outdated, or boring designs here. Muse the strip will cater to your amusements where the concept is inspired by the thoughtful side of life, and incorporate the true meaning of Indoor - outdoor experiences.

### Introducing our Muses

**Greenery;** Where we've removed what would irritate our naked eye, with what we call as a dream-turistic design that sets your day in ease.

**Space;** Reminding us to the eternal elegance of a casual walk on the strip, and feeling that there is space to breathe.

**Light;** To re-ignite our enlightenments with our day-to-day needs.

**Sound;** Where the perfect harmony soothes your journey and amuses your shopping Xperience.

*lifestyle-led design  
with breathtaking architecture*



*Muse The Strip*

**15,000**sqm  
of land for us to  
reignite your muse



# Muse The Strip

## Getting inspired through

A **10515.5 sqm** commercial area, and **5287.2 sqm** of administrative areas giving you the international scale and flexibility to help your lifestyle adapt to a new experience of retail and business. Find the space that's right for you.

Adapting to an evolving property landscape – so you can find the space you need, when and where you need it most

- 6 - Guest Elevators**
- 3 - Service Elevators**
- 408 - Parking plots**



# Muse The Strip

## **Shopping**

Muse The strip invites our guests to enjoy a diverse, and aspirational fashion retail

## **Dining**

Muse the strip is more than just a commercial strip showcasing a wide range of dining treats. It is rather like a food themed park experience taking you through a foodies' paradise



# Muse The Strip

## **Entertainment**

Explore an endless list of things to do at Muse the strip. The aspiring jewel of Entertainment. A place built with entertainment in its essence and behaviour through its architectural form.

## **Health & Beauty**

Look and feel inspirational with the help of our healthy and beauty service provider. From beauty essentials to must-haves, we've got everything you need to be amused.



# Muse The Strip

## **Services**

We offer a wide range of services to make your visit to Muse The strip an amusing and care-free Xperience.

## **Hospitality**

Offering unparalleled hospitality, good vibes, and positive energy are our speciality. At Muse the strip you'll see an unparalleled Experience in hospitality.



# Muse The Strip

## **Co-working spaces**

Find the space that's right for your. Muse The Strip Co-working space features private workplaces, communal spaces that'll inspire you and your team, as well as the guests you bring into our space.

## **Amenities**

- Super fast internet
- Spacious common area
- Natural light
- Multifunctional printers
- Indoor and outdoor venues

Creating a healthier workplace Xperience



# Muse The Strip

## Work

The place of unlimited opportunities

Muse is a perfect place to get your business growing in Cairo. Take your business to new heights at Muse The Strip offices covering a total of

**5287.2 sqm** just for administrative purposes

Offices starting from 75 sqm



# Muse The Strip

## **Boutique Hotel**

Muse Boutique Hotel is perfectly positioned to explore New Cairo and Xperience its many wonders. Setting the new standards for boutique hospitality in Egypt.

Combining upscale style with urban city living, Our stylish décor, excellent facilities and fantastic service create a first-class Xperience specifically for the work traveler, hopefully adding a little pleasure to business.

Our rooms, gym, spa & wellness centre, lounge, and restaurant combine lifestyle amusing elements with intelligent design and superb technology to make your stay one to remember.

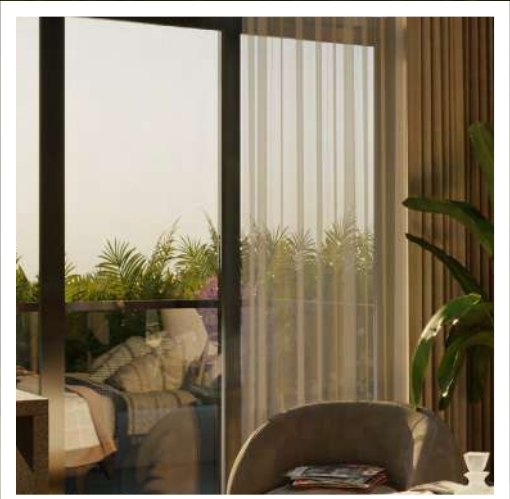
- Gym
- Spa
- Lounge
- Restaurant
- Rooftop pool



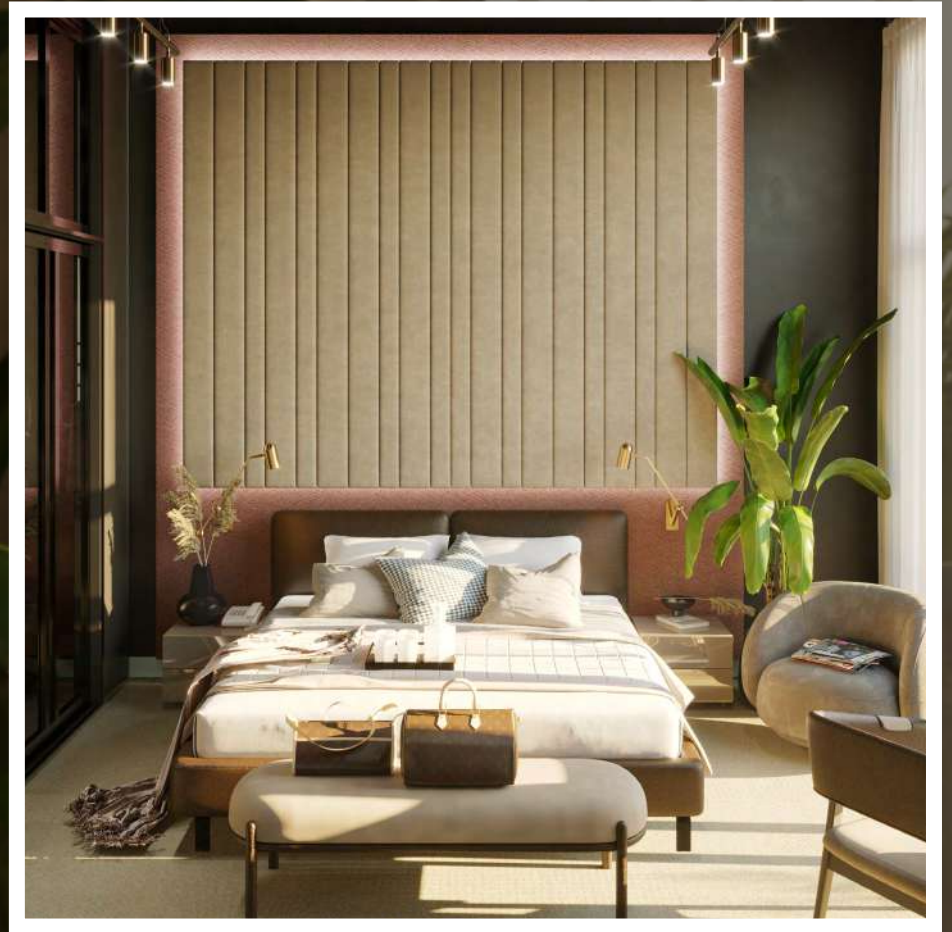
# Muse Hotel



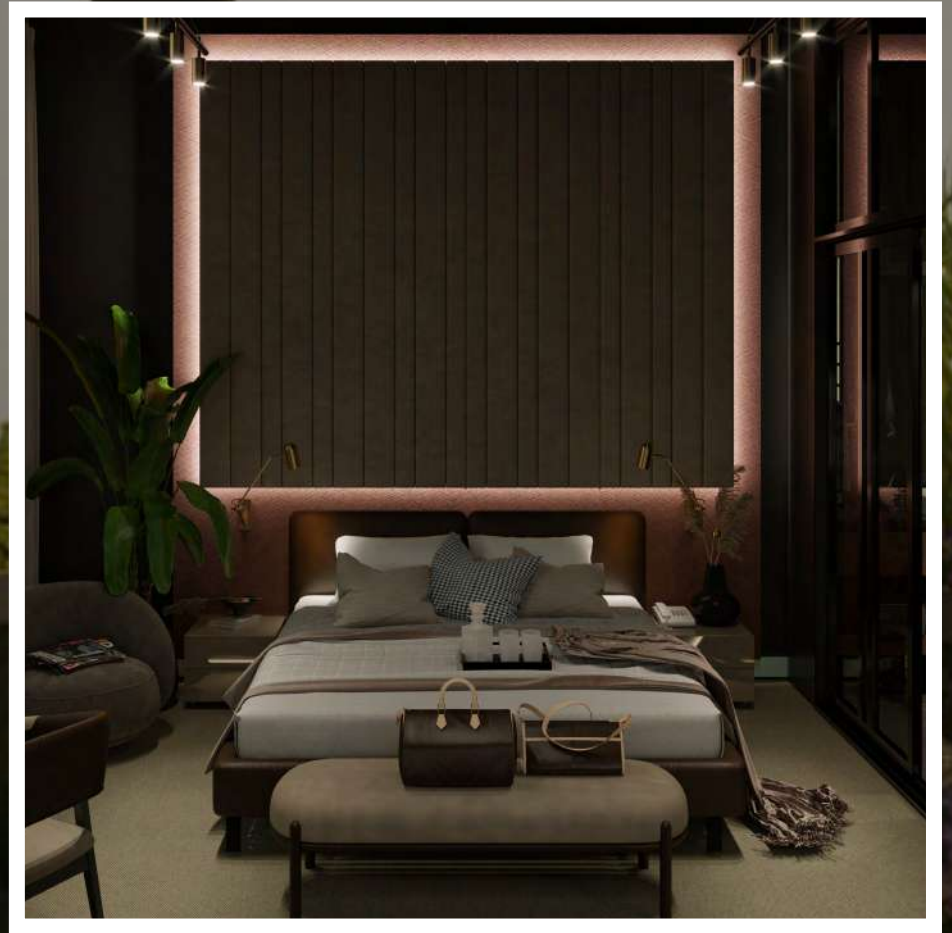
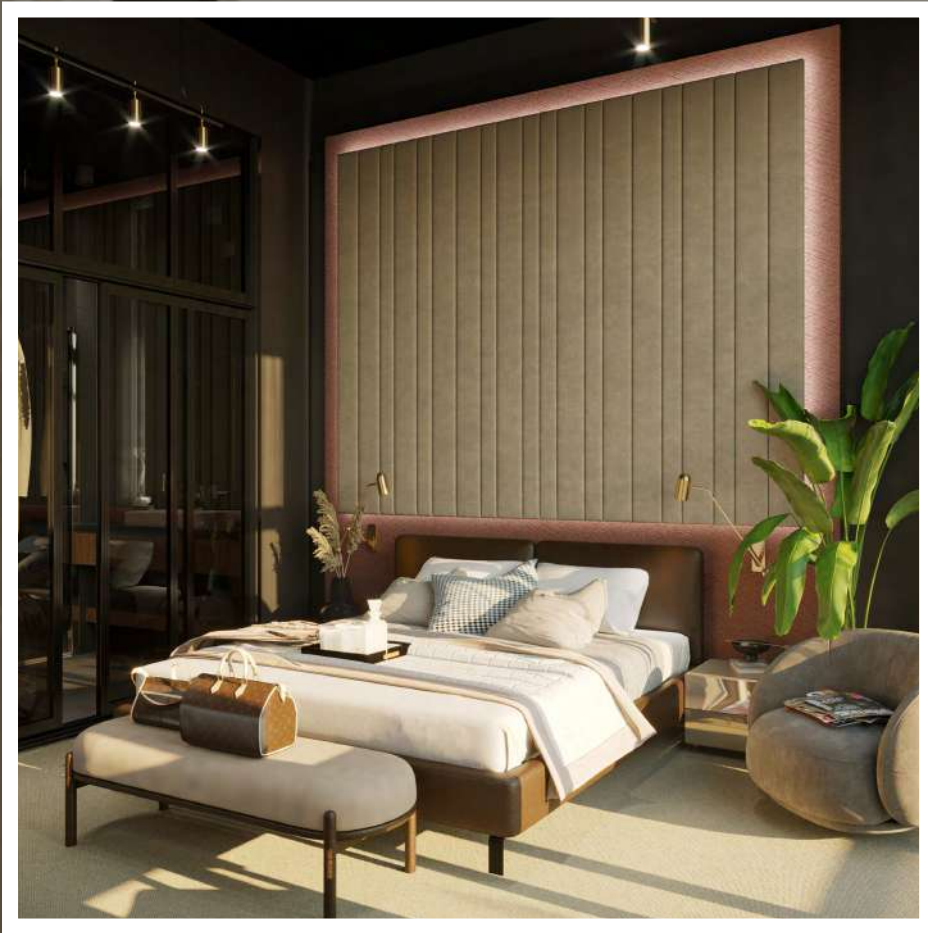














- **Artistic** design and architecture
- Office spaces allowing people to excel and explore their **creativity**
- A place to **de-stress** and enjoy scenic views
- A place to take **part**

*Considering the new "it" spot,  
meeting all social needs and desires*



# Location

## MAP

[Click Here](#)

MUSE THE STRIP is located in the golden square, the subtle icon of New Cairo by the **N Teseen road; in the 5th settlement**. Where we've marked an iconic hotspot in the map.

- 2~5 Minutes from Attorney General's Office
- 5 Minutes from El Rehab City, from El Nasr Street.
- 10 Minutes from The American University Of Cairo
- 10 Minutes From El Suez Highway
- 20 Minutes from The New Capital

Marking prominent destinations.







*Why the muse*





**As it best describes and embodies 3 specific concepts:**

- Considering something thoughtfully.
- A source of artistic inspiration.
- Thinking about the origins of life.



# The Concept

A person is standing in the center of a large, illuminated architectural structure. The structure is composed of curved, overlapping panels that create a sense of depth and movement. The lighting is vibrant, with shades of green, yellow, and orange. In the background, a city skyline is visible at night, with numerous lights and buildings.

Muse the strip features a light and airy facade providing everything that people need to re-ignite their amusement and live life to the fullest. Revealing a contemporary setting that embodies the distinctive and daring brand's aesthetics. Comprising of **5 floors and 47 Units**. The strip is a diverse retail property built to redefine retail **experiences**.



# Design concept

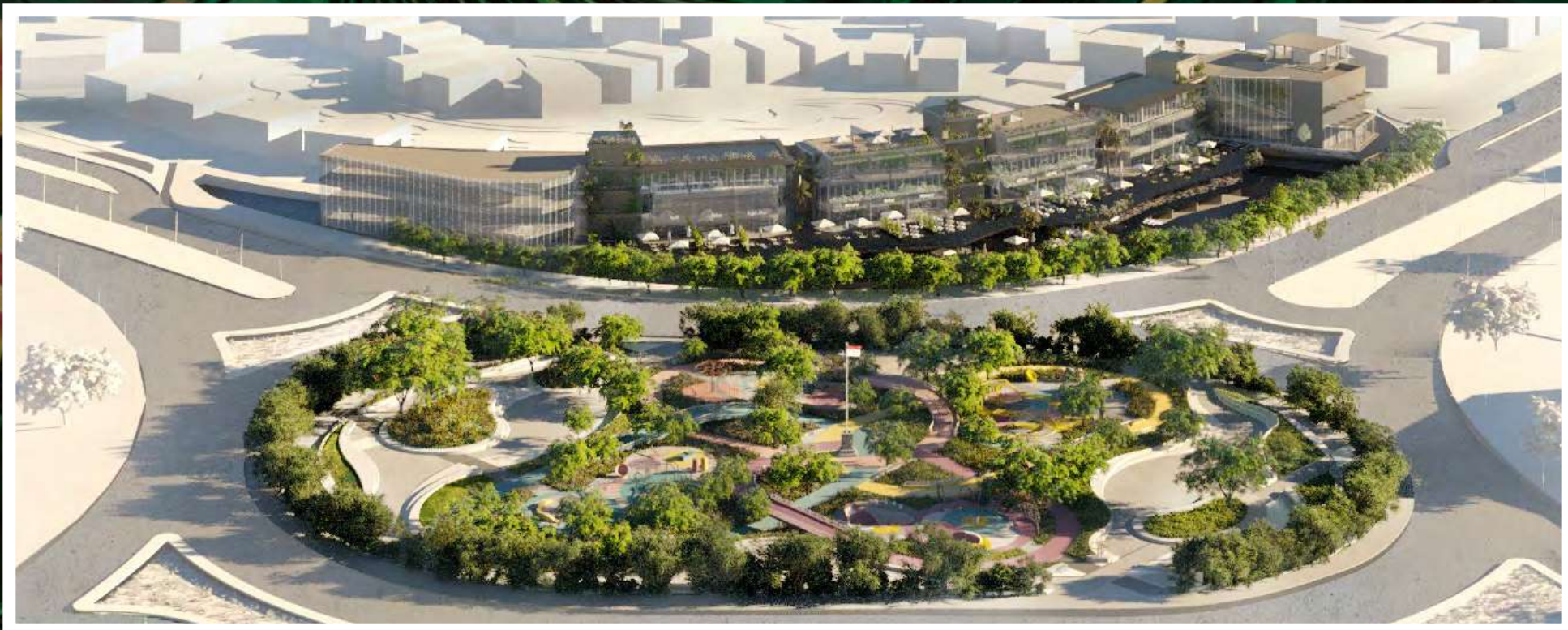


**Muse The strip** architecture creates a light-filled building. Blending edginess with culture chic, Muse emphatically embraces the creative, and so invites architectural forms to express themselves with unique execution .

Outside, the rounded lines and openness enclosing the walkways impart sensuality and exclusivity, while blending perfectly with the design of the marked location. Inside, glass facades and open atriums convey a feeling of verticality, space and lightness. By letting in the natural light, the glass brings life to this Xceptional place.



# Master Render





*Render*





Render





Render





Render





Render





*Render*





Render










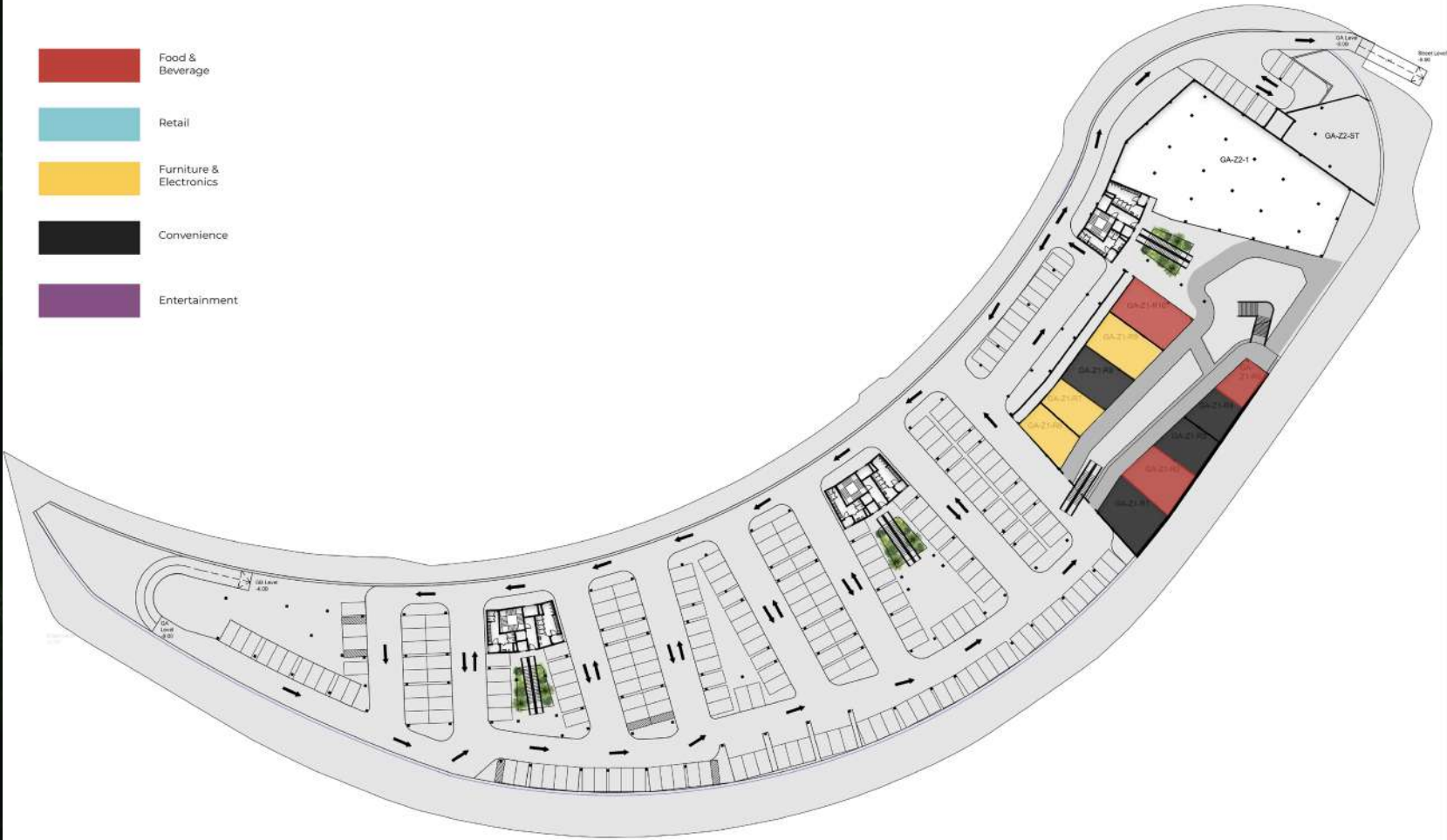
# Your Muse Leasing Guide

UNITS #	CATEGORY	AREA	UNITS #	CATEGORY	AREA
GA - Z1 - R1	CONVENIENCE	154.0	GB - Z1 - R24	RETAIL	95.4
GA - Z1 - R2	F&B	142.0	GB - Z1 - R25	CONVENIENCE	125.6
GA - Z1 - R3	CONVENIENCE	108.5	GB - Z1 - R26	F&B	138.2
GA - Z1 - R4	CONVENIENCE	89.2	GB - Z1 - R27	F&B	155.6
GA - Z1 - R5	F&B	71.6	GB - Z2 - H	ENTERTAINMENT	1206.6
GA - Z1 - R6	FURNITURE & ELECTRONICS	102.5	GC - Z1 - 1	CONVENIENCE	1266.1
GA - Z1 - R7	FURNITURE & ELECTRONICS	95.5	GC - Z2 - FB1	F&B	189.4
GA - Z1 - R8	CONVENIENCE	125.8	GC - Z2 - FB2	F&B	159.4
GA - Z1 - R9	FURNITURE & ELECTRONICS	138.4	GC - Z2 - FB3	F&B	190.8
GA - Z1 - R10	F&B	155.6	GC - Z2 - FB4	F&B	190.8
GA - Z2 - 1	CONVENIENCE	1207.8	GC - Z2 - FB5	F&B	159.4
GB - Z1 - R11	F&B	109.1	GC - Z2 - FB6	F&B	189.4
GB - Z1 - R12	RETAIL	107.6	GC - Z2 - FB7	F&B	189.4
GB - Z1 - R13	CONVENIENCE	95.0	GC - Z2 - FB8	F&B	159.4
GB - Z1 - R14	CONVENIENCE	84.7	GC - Z2 - FB9	F&B	190.8
GB - Z1 - R15	CONVENIENCE	106.6	GC - Z2 - FB10	F&B	190.8
GB - Z1 - R16	CONVENIENCE	110.2	GC - Z2 - FB11	F&B	159.4
GB - Z1 - R17	RETAIL	150.6	GC - Z2 - FB12	F&B	189.4
GB - Z1 - R18	RETAIL	155.4	GC - Z3 - G	CONVENIENCE	1106.6
GB - Z1 - R19	F&B	160.3	G3 - Z1 - 1	CONVENIENCE	265.6
GB - Z1 - R20	F&B	160.2	G3 - Z1 - 2	CONVENIENCE	270.0
GB - Z1 - R21	F&B	155.3	G3 - Z1 - 3	CONVENIENCE	264.0
GB - Z1 - R22	RETAIL	146.9	G3 - Z1 - 4	CONVENIENCE	77.7
GB - Z1 - R23	RETAIL	100.3	G3 - Z1 - 5	CONVENIENCE	127.1
			G3 - Z1 - 6	CONVENIENCE	253.9



**GROUND FLOOR G A:**  
8.00m below ground floor 1  
226 parking lots

-  Food & Beverage
-  Retail
-  Furniture & Electronics
-  Convenience
-  Entertainment





### GROUND FLOOR G B:

4.00m below ground floor 1  
134 parking lots

- Food & Beverage
- Retail
- Furniture & Electronics
- Convenience
- Entertainment





**GROUND FLOOR G.C :**  
0.00m above street level

- Food & Beverage
- Retail
- Furniture & Electronics
- Convenience
- Entertainment





**Percentage of total GLA in each floor in parallel with the prior floor plans and layout.**

Floor	GLA SQM	Percentage of Total GLA
GA	2,500	16.7%
GB	3,440	23.2%
GC	4,290	28.7%
1st	4,710	31.5%
Total	14,940	100%

\*All the assumptions are based on currently forecasted market conditions





*Our Offices*

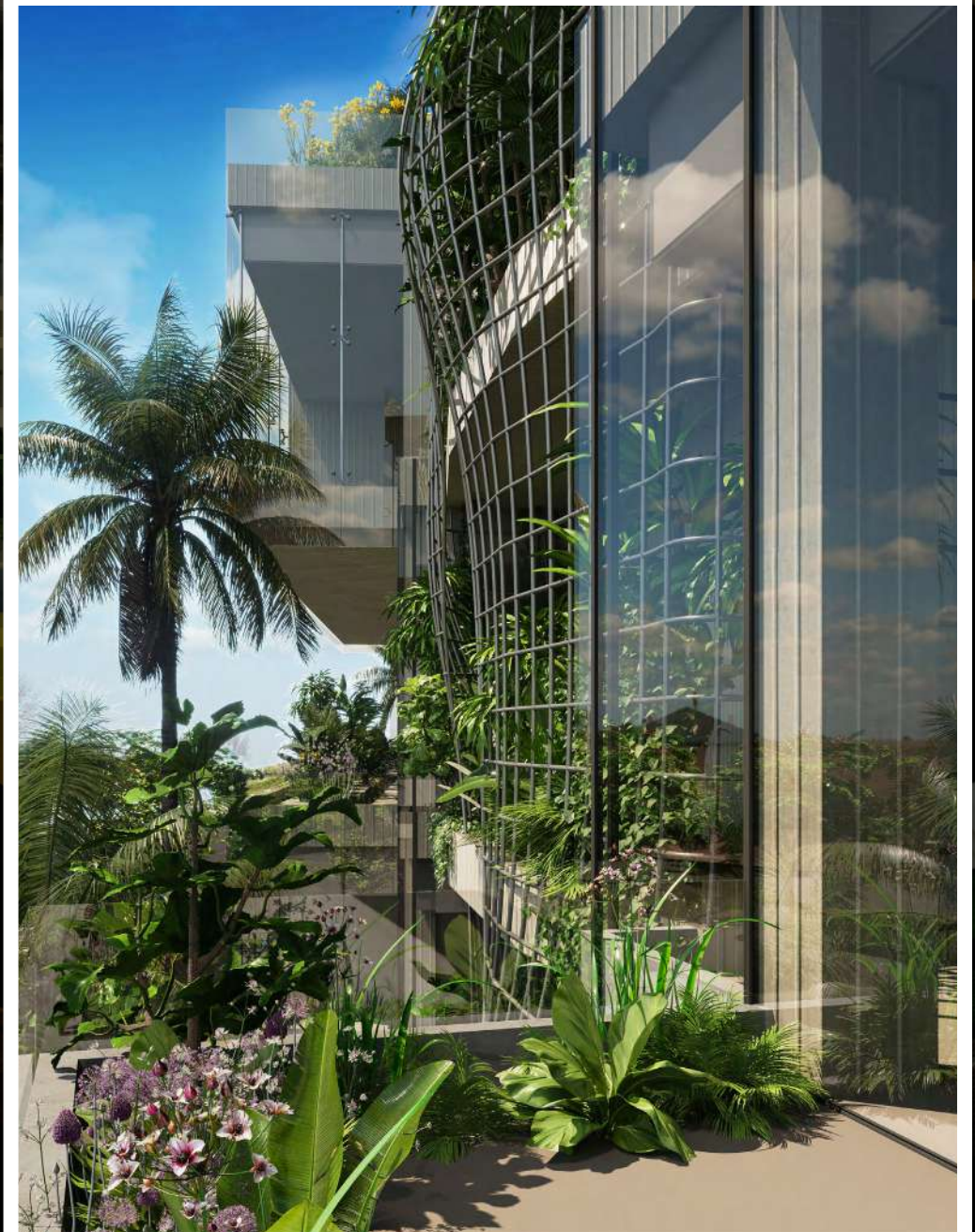


# Our Offices

A thriving location for companies, with the highest level of infrastructure.

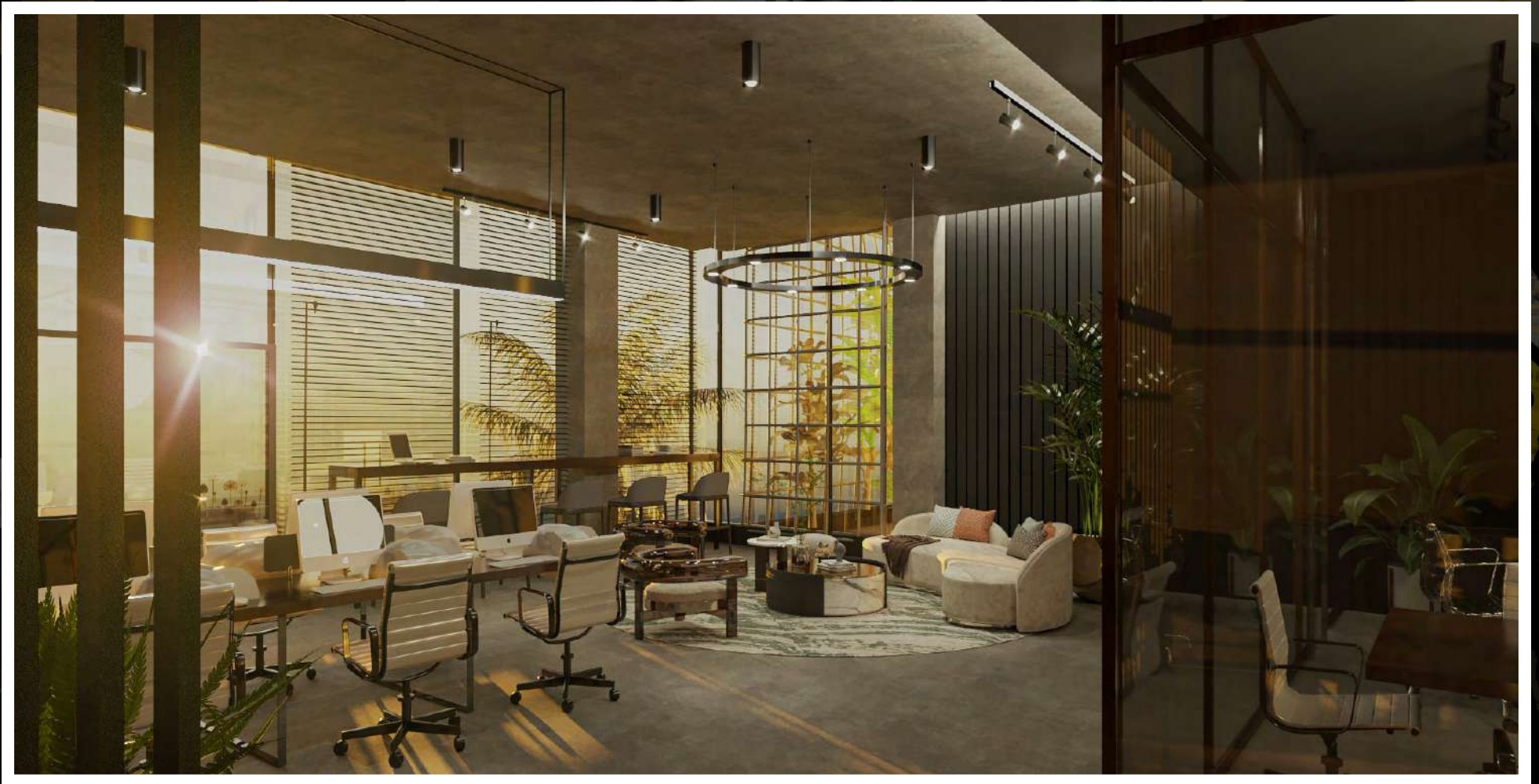
Offices starting from **75 sqm**

The ideal place for your business with office at the highest level of exclusivity and privacy with your own **terrace**, or **rooftops**





# *Office interiors*





# Office interiors





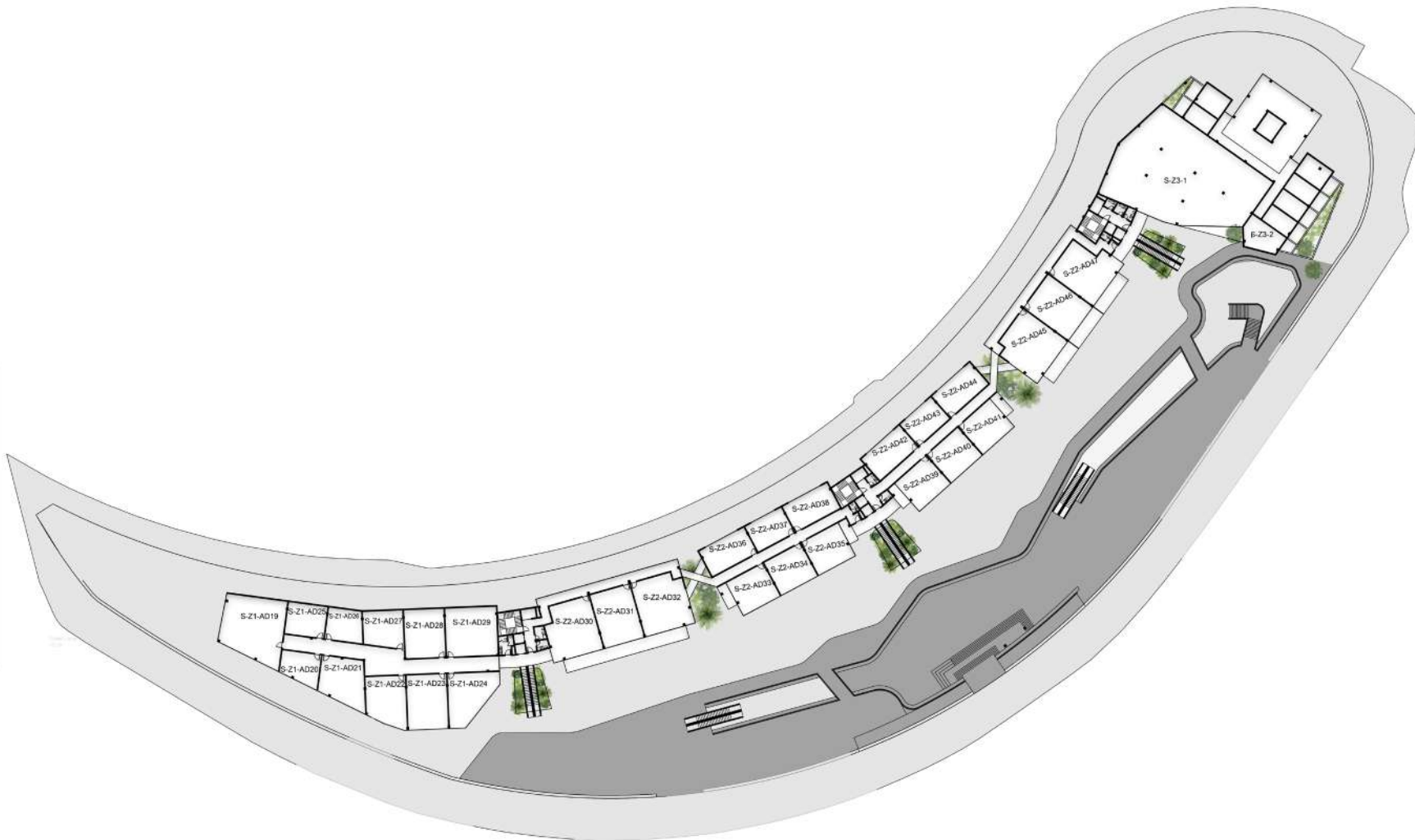
**FIRST FLOOR:**

5.00m above ground floor 1 level





**SECOND FLOOR:**  
10.00m above ground floor 1 level





Muse The Strip **offices with terraces** are perfectly designed for the Mediterranean climate, and suggest a new approach to life in the workplace.

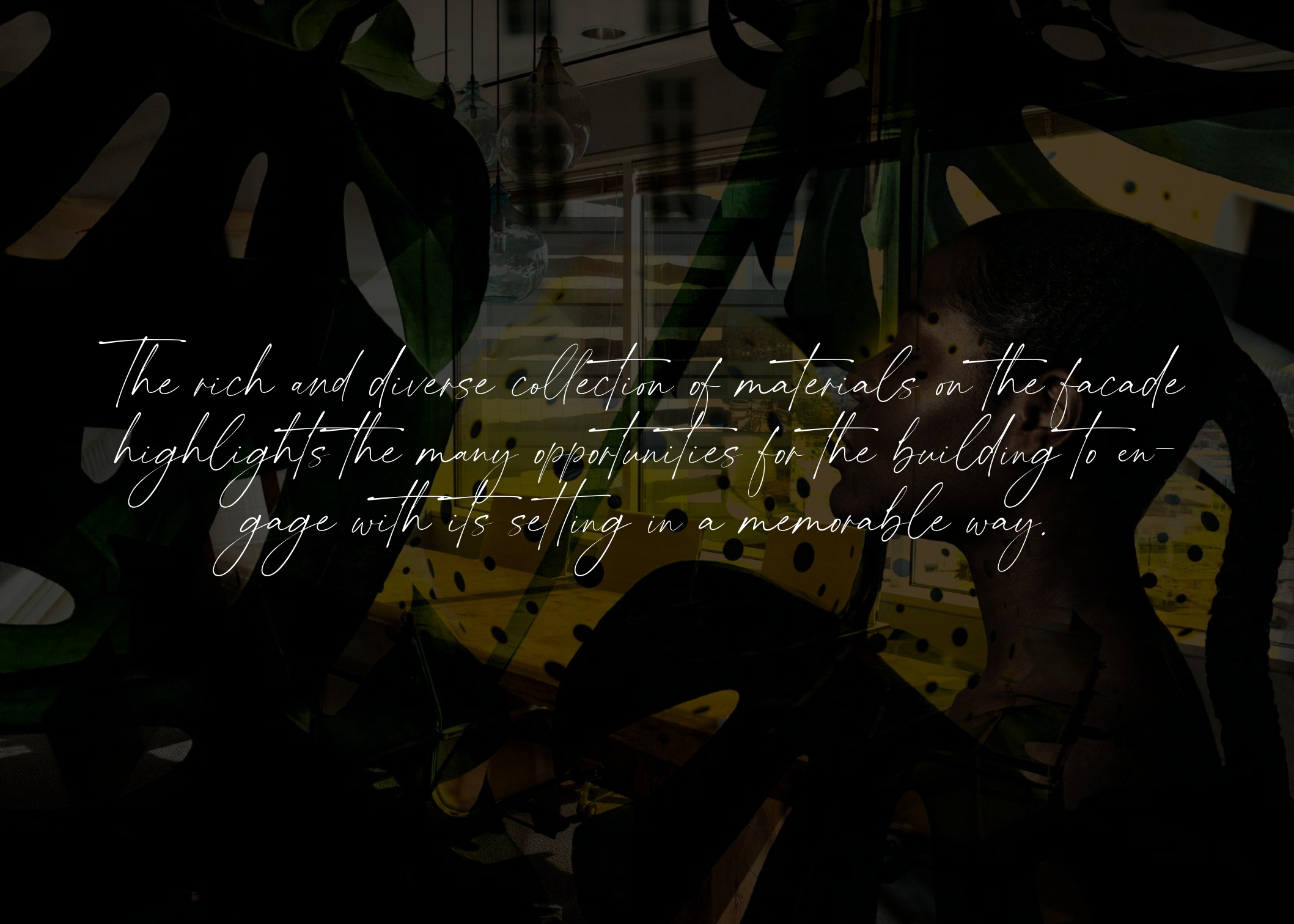
#### UNITS #

#### GROSS AREA

#### TERRACES SIZES

F-Z2-AD1	98.8	11
F-Z2-AD5	68.0	11
F-Z2-AD7	180.1	24
F-Z2-AD8	154.0	24
F-Z2-AD9	169.0	24
F-Z2-AD10	175.0	24
F-Z2-AD11	154.0	24
F-Z2-AD12	180.1	24
F-Z2-AD13	98.8	11
F-Z2-AD15	99.1	11
F-Z3-2	315.7	19
S-Z2-AD30	175.0	24
S-Z2-AD31	154.0	24
S-Z2-AD32	180.1	24
S-Z2-AD33	98.8	11
S-Z2-AD35	99.1	11
S-Z2-AD39	98.8	11
S-Z2-AD41	99.1	11
S-Z2-AD45	180.1	24
S-Z2-AD46	154.0	24
S-Z2-AD47	169.0	24



A dark, artistic photograph of a man in a suit looking out a window. Large green plants are in the foreground, and a yellow patterned chair is visible in the background. The text is overlaid in white cursive script.

The rich and diverse collection of materials on the facade highlights the many opportunities for the building to engage with its setting in a memorable way.



# About Developer X

## **Developer X**

**Born to be flexible , Born to create Xperiences**

**A property developer embracing a brilliant new world. A developer that answers the day-to-day needs of a world on the move. Where people want convenience, not restrictions. And choice, not limits. Designed to fit your lifestyle. Developer X is set to create spaces that reimagines ones livability with projects that caters different lifestyle Xperiences**



# *Retail properties*

## **Reignite your Muse**

**A property developer embracing a brilliant new world. A developer that answers the day-to-day needs of a world on the move. Where people want convenience, not restrictions. And choice, not limits. Designed to fit your lifestyle. Developer X is set to create spaces that reimagines ones livability with projects that caters different lifestyle Xperiences**



*Xplore, Entertain, Eat, Xperience*





DEVELOPERX  
BY SHOURA



Muse

— THE STRIP