



MARVEL MALL
NEW CAPITAL

Be Impressed

DEVELOPERS



The Developer

Locations developments was established to be the kernel between Deyar Masr and Al-Wejhaa to merge more than 10 years of experience in projects over Cairo and The Delta.

Our aim is to create great investments , providing credibility and develop pleasant places .



Locations
Developments

*is the heart of
the new capital*



MARVEL MALL
NEW CAPITAL

A prime location overlooking the main road “ Al Aml axis “ it is one of the main axis crossing the whole new capital from Suez road.

23
mu

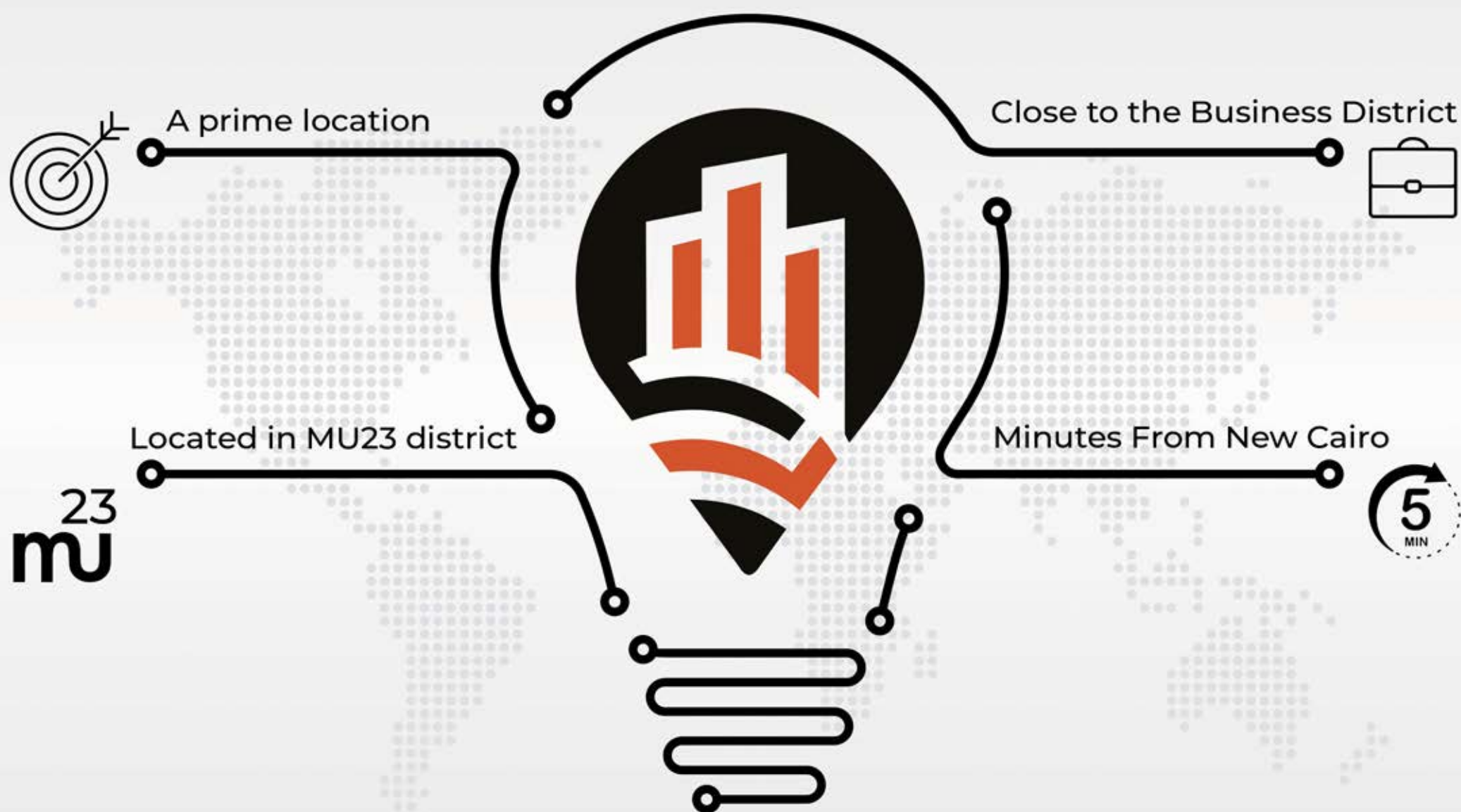
Located in MU23 district between residential zone R2 and R3 which will be the first delivered buildings in the new capital



Marvel mall is the closest mall to the Central Business District “CBD”, Green river, Iconic Tower (the tallest in Africa and governmental district.



planned a lively environment that would accommodate all customers' needs in one place, that located a minutes from new Cairo.

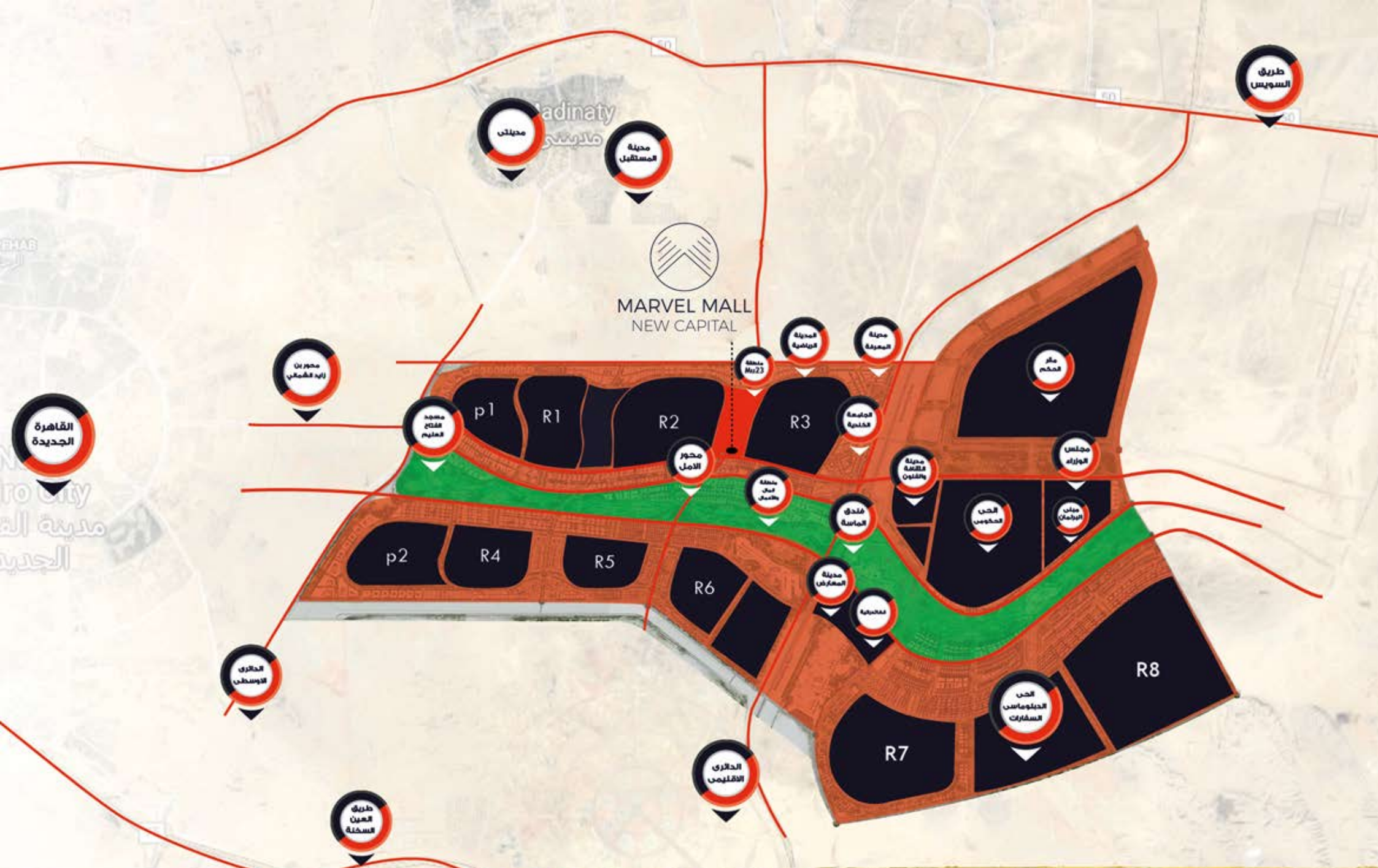


The New Capital City

The Administrative New Capital is a large-scale project announced by the Egyptian government. The major reason for creating the new city is to relieve congestion in Cairo, which is already one of the world's most crowded cities, and growing rapidly.

This will include a new government administrative district, a cultural district, a commercial district and a wide variety of urban neighborhoods. The city is planned to consist of residential districts, educational institutions, hospitals, 40,000 hotel rooms, a major theme park, 91 square kilometers of solar energy farms, an electric railway link with Cairo, and a new international airport.





MARVEL MALL
NEW CAPITAL

مدى
مدى
مدى

طريق
السويس

القاهرة
الجديدة

محور
زاد الشاذلي

محور
فتح محمد

مدرسة
M23

مدرسة
الرياضة الحديثة

مدرسة
المعرفة

مركز
مكتبة

مدرسة
الجامعة الحديثة

محور
الأول

مدرسة
العلم والتكنولوجيا

مدرسة
القانون الحديثة

مركز
الوزراء

p2

R4

R5

R6

مدرسة
الرياضة الحديثة

مدرسة
الرياضة الحديثة

مدرسة
الرياضة الحديثة

مدرسة
الرياضة الحديثة

محور
الدوسلي

مدرسة
الرياضة الحديثة

مدرسة
الرياضة الحديثة

مدرسة
الرياضة الحديثة

R8

محور
الاقليمي الثاني

طريق
عين
السخنة

R7

مدرسة
الرياضة الحديثة



RETAIL



Shops 'Accessories

- General Fashion
- Jewelry and Watches.
- Optical.
- Electronics.
- Toys.

Services Banks

- Home Furnishing
- Florist
- Mobile Accessories
- Pharmacy
- Telecom
- Day Care Hair Salon
- Car Showroom

Food & Beverage

"Cafes, Restaurant, Casual dining. - Anchors "Dynamic cinema, gym, and supermarket.

OFFICES



Offices

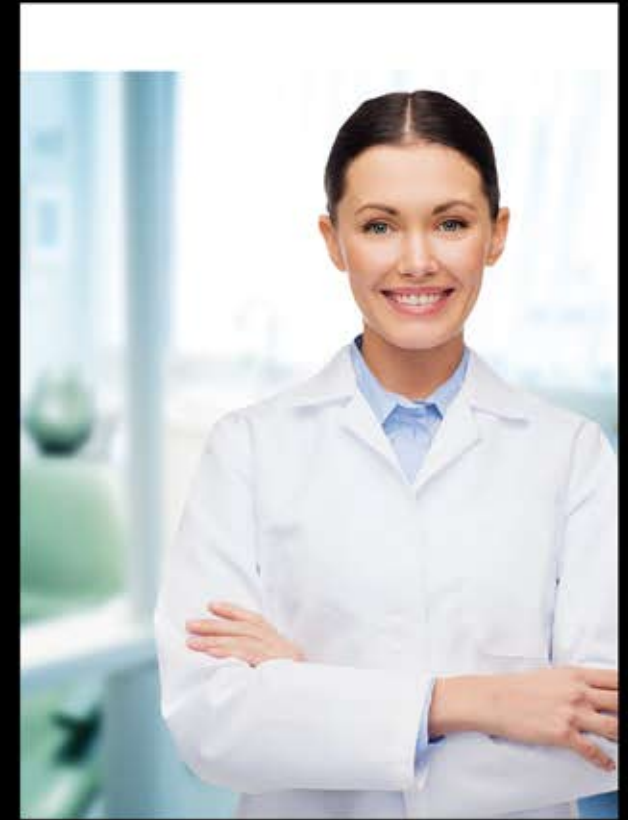
Neighborhood hosts largest IT, Banking, Oil & Gas, and Real Estate companies in Egypt.

The space includes an impressive reception, Lounge, and meeting rooms.

Superfast internet connection, monitored 24/7 by our in-house IT team.

Phone supported by the global communications network.

CLINICS



Clinics

Cutting Edge Medical Standards.

Flexible spaces from 40 SQM to 1,000 SQM to match your aspiration and future expansion needs.

Medical Clinics - Wellness Clinics - Specialized Hospital - Labs & Radiology Centers.

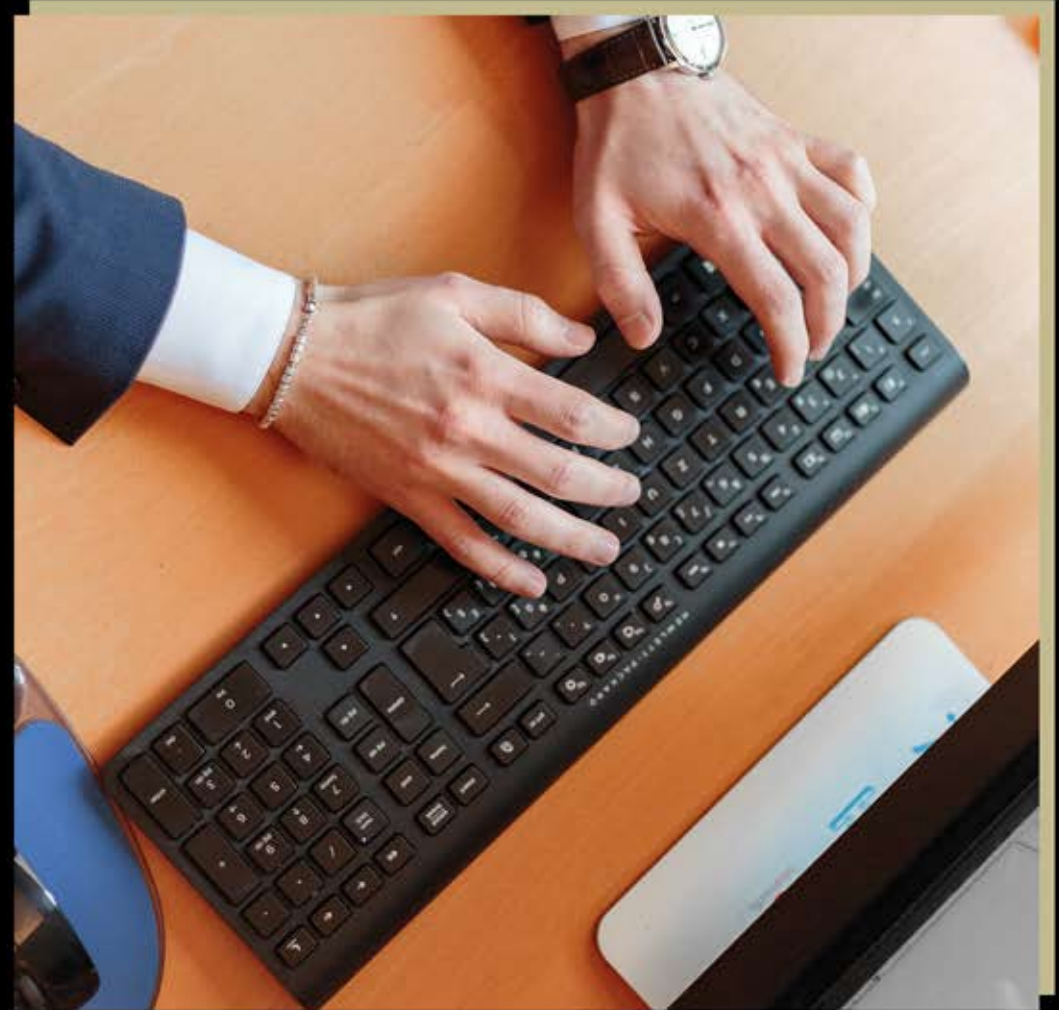
RETAIL

Offering a dynamic and distinctive experience with your versatile needs in mind. Whether you are planning on investing in our spaces or just enjoying the shops available, we can guarantee You will be highly satisfied.



OFFICES

Planned with your business essentials in mind and built with varied space options according to your company's size, our flawless workspace is a recipe for success.



CLINICS

Making healthcare fully accessible to our customers and enabling them to stay healthy, fit and well is of vital importance, The wide array of wellness centers located within our complex will provide customers with the care they deserve.





Marvel Mall offers definitive versatility due to its location, accessibility, parking facilities and multi-entrance design. Strong brand management and an effective combination of local and regional marketing activity, will further support its growth.

**SHOPS
CAFES
OFFICES
CLINICS**













Marvel Amenities



A 2-level underground parking will occupy the basement floors of the building. The parking lot is designed to accommodate more than 200 cars.

Digital billboards and screens are available on the building to help you with your marketing and advertising efforts.

Kids Area where you can safely leave your little ones while you are shopping or on a medical visit .



SOLAR PANELS
to generate part of the energy



FULL SURVEILLANCE
of the building with CCTV cameras



DROP OFF AREA
for ease of moving your merchandise



FIRE-FIGHTING SYSTEM
include alarms and sprinklers



SMART SYSTEM
for garbage collection



AUTOMATED ID GATES
for private areas



**OPERATING & MAINTENANCE
COMPANY**



**MEETINGS, EVENTS,
STUDY & BUSINESS ROOMS**



ELEVATORS



24/7 SECURITY



HIGH SPEED INTERNET



SKY LOUNGE



ELECTRIC GENERATORS



OUTDOOR PLAZA



AIR CONDITIONING





Quality of life counts

TENANT PATIO & LOUNGE

Unwind after work or host an event. With abundant indoor and outdoor seating, our new patio and lounge are ideal for getting some work done, soaking up the sun, or hosting an event, meeting or informal gathering.

COMMUNITY-FRIENDLY LOBBIES

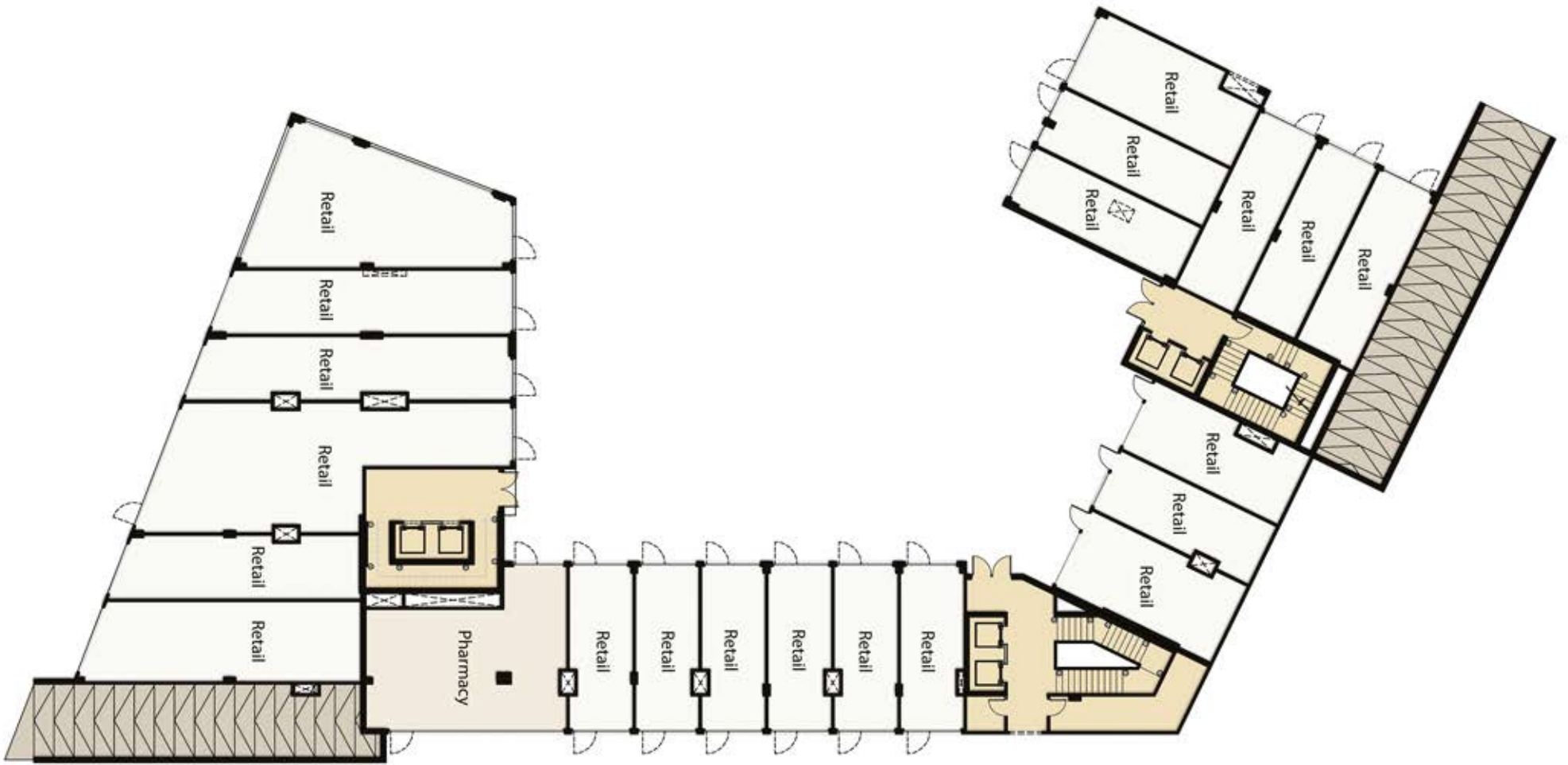
Work, relax or enjoy coffee and conversation with a coworker in one of our bright, spacious, newly renovated lobbies. With custom artwork, lush greenery, cozy seating and warm finishes, you'll feel right at home.



MARVEL MALL
NEW CAPITAL

Ground Floor

Master Plan



Ground Floor



MARVEL MALL
NEW CAPITAL

Business Floors

(1st - 2nd - 3rd)

Master Plan



Typical Floor Plan

First / Second / Third Floor

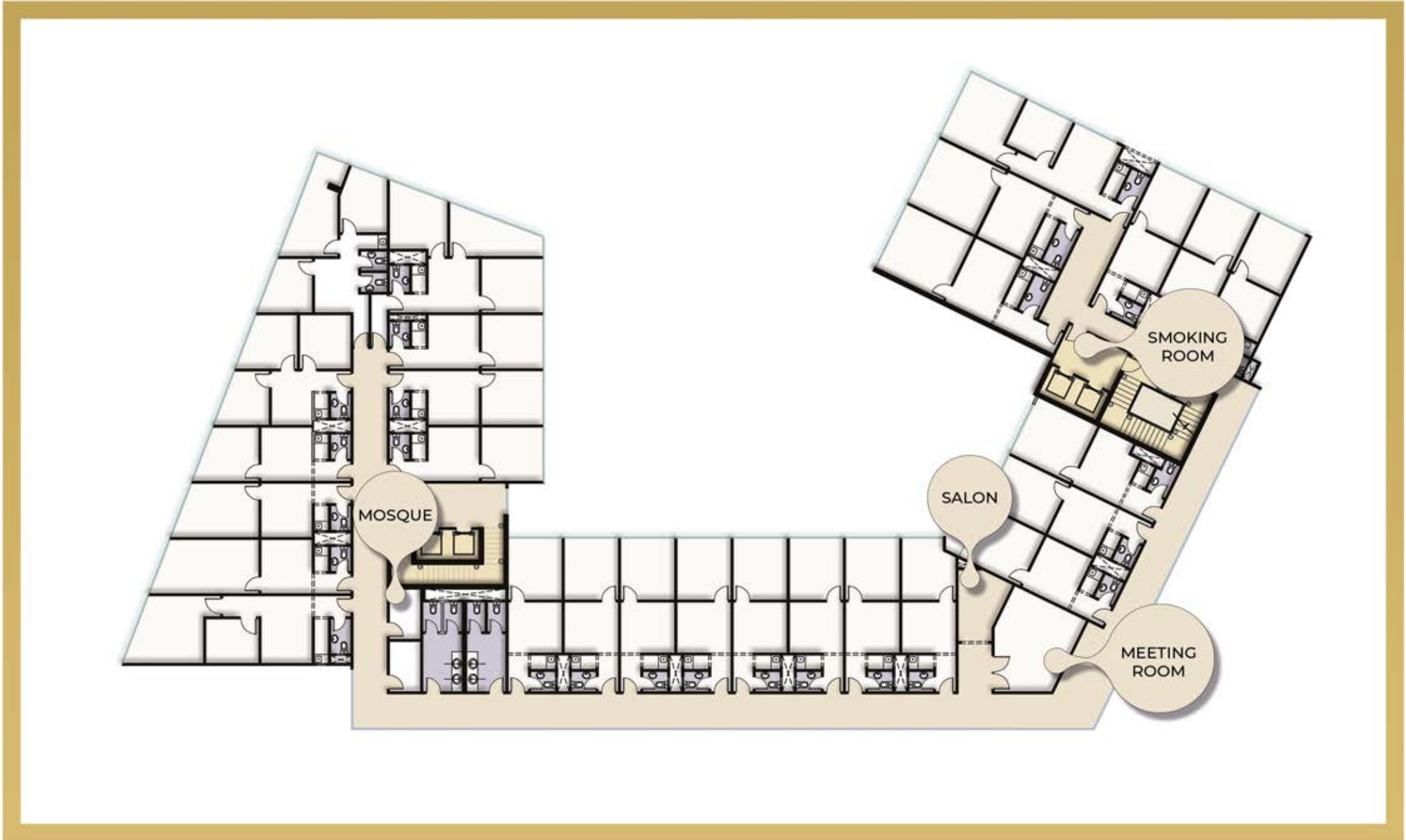


MARVEL MALL
NEW CAPITAL

Medical Floors

(4th - 5th - 6th)

Master Plan



Fourth / Fifth / Sixth Floor



MARVEL MALL
NEW CAPITAL