



THE WALK MALL
NEW CAPITAL

THE
1ST
MALL
IN THE NEW CAPITAL

THE NEW CAPITAL

New Cairo capital city is located 35 Km East of Cairo on a total area of 170,000 feddans. It is situated between the regional ring road, the Cairo - Suez road and Cairo - El Ain El Sokhna road with the following details:

- 18,150 feddans green areas.
- 6,000 feddans central park.
- 51,000 feddans total residential areas.
- 11,870 feddans regional investment areas.
- 5.6 square kilometers central business district.
- 91 square kilometers energy farms.
- 4 square kilometers theme park.
- 6,500,000 population.



Why MU-23 Zone ?

It is located only 10 minutes away from the 5th. settlement, New Cairo.

It is also at a 10-minute drive from Suez Road.

It is a prime location on the main axis tying Suez Road to The Green River Area, located between R2 and R3 residential areas.

It is close to:

- The Central Business District.
- The Smart Village and the Knowledge Village.
- Mohamed Ben Zayed Northern Axis, as well as the Green River Area.

Being a true expert in urban development, Constructa carefully selected the zone where THE WALK is located in order to achieve optimum results and provide clients with a fruitful investment experience; thus fulfilling customer satisfaction, the fourth pillar of the time, cost, quality equation.

ZONE ADVANTAGES



THE WALK LOCATION

- THE WALK.
- Mohamed bin Zayd axis.
- A 100-meter wide main axis.
- A 50-meter wide secondary axis.
- Suez Road.
- Land net area = 1.74 Feddan.
- A two-feddan garden.



Project Advantages

THE WALK is directly located on a 100-meter wide main axis linking Suez Road to the Green River Area. It is 200 meters away from the Green River Area, in one of the most important commercial locations in the New Capital, between R2 and R3, the very first premium residential areas in the new capital with a total population of 50,000. Up to 75% of the construction of R2 and R3 is complete.



THE DESIGN CONCEPT

- The design of THE WALK represents a true masterpiece. From its outstanding design lines and use of unique material, all the way to the balance between building and service areas.
- The beauty of the design is only topped by the functional benefits of the project and its various features achieving the form-function architectural equation.
- The simplicity and elegance of the design can only be achieved by paying attention to the smallest details.

BUILDING SPECIAL FACILITIES

The walk: a promenade surrounded by landscape for visitors to unwind.

The stage: located at the edge of the commercial area for occasional entertainment purposes.

The roof top stage: located on top of one of the buildings for an out-of-the-box experience.

Digital billboards & screens: giving the chance to owners to advertise their businesses.

VIP lounges: to receive the important guests of owners

Multi-purpose halls: which can host a variety of activities.

Kids movie theater: so kids can be in safe hands while you run errands.

Free Wifi: for more connectivity.

Electronics charging points: for your various devices.

Digital maps: to easily get from one place to the other.

Equipped for handicapped: with the availability of wheel chairs.

Solar energy: for an environmentally friendly experience.

Chilled water System: for more convenience.

BUILDING TECHNICAL SPECIFICATIONS

Abiding by the regulations and guidelines, 30% of the project area is building while 70% is dedicated to services and landscape.

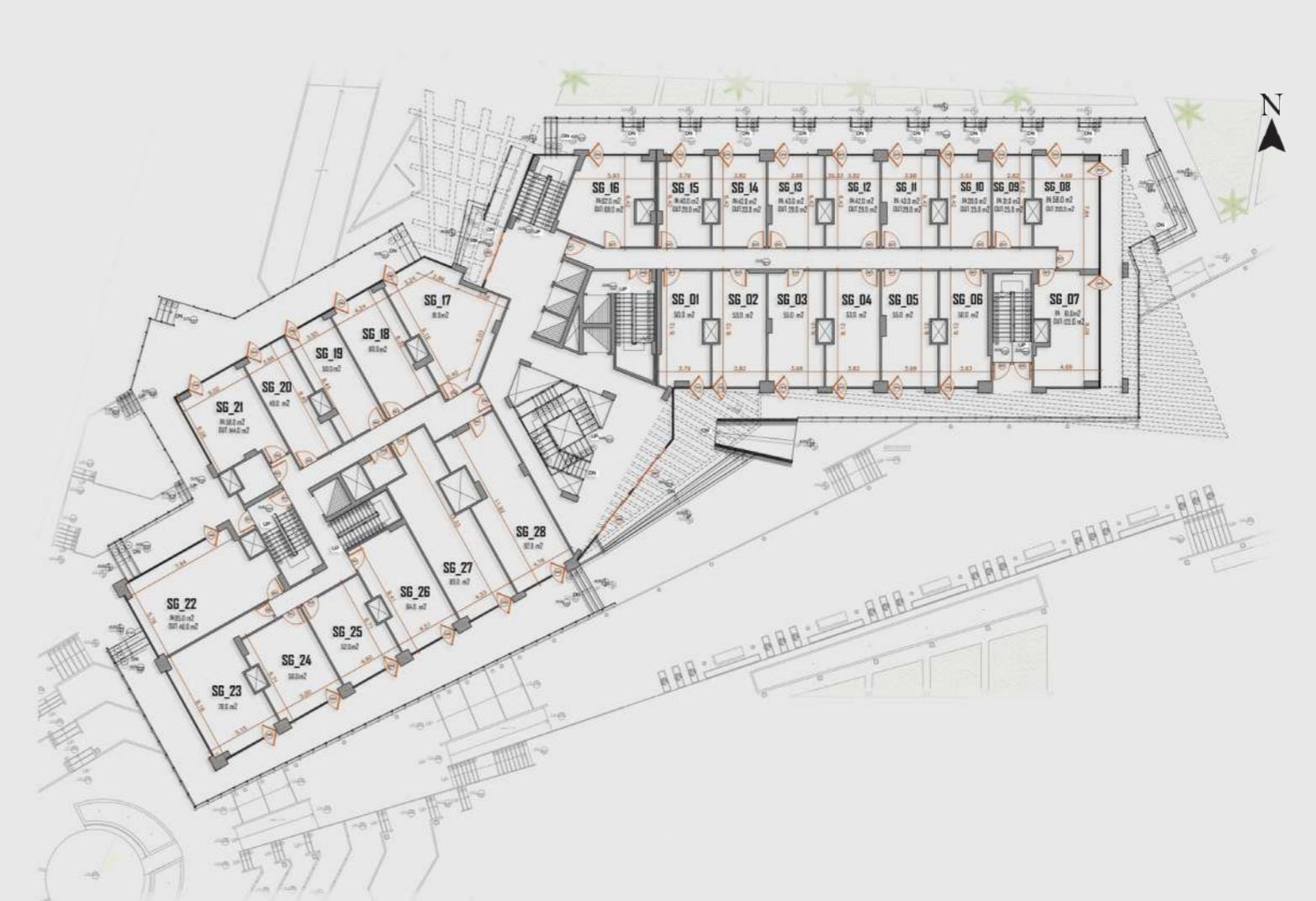
The buildings include 3 commercial floors and 5 administrative/ office floors in addition to 2 basements.

- Commercial space:
Occupies ground, first, and second floor.
Areas start from 33 m².
- Administrative space:
Occupies floors 3 to 8.
Areas start from 33 m².

Overall THE WALK offers its clients an unmatched mix between a profitable investment and an enjoyable experience.



S-BUILDING



COMMERCIAL: GROUND FLOOR



NEW CAPITAL



MU 23



G 5



THE WALK

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DESIGN, CONSTRUCTION,
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COMMERCIAL: FIRST FLOOR



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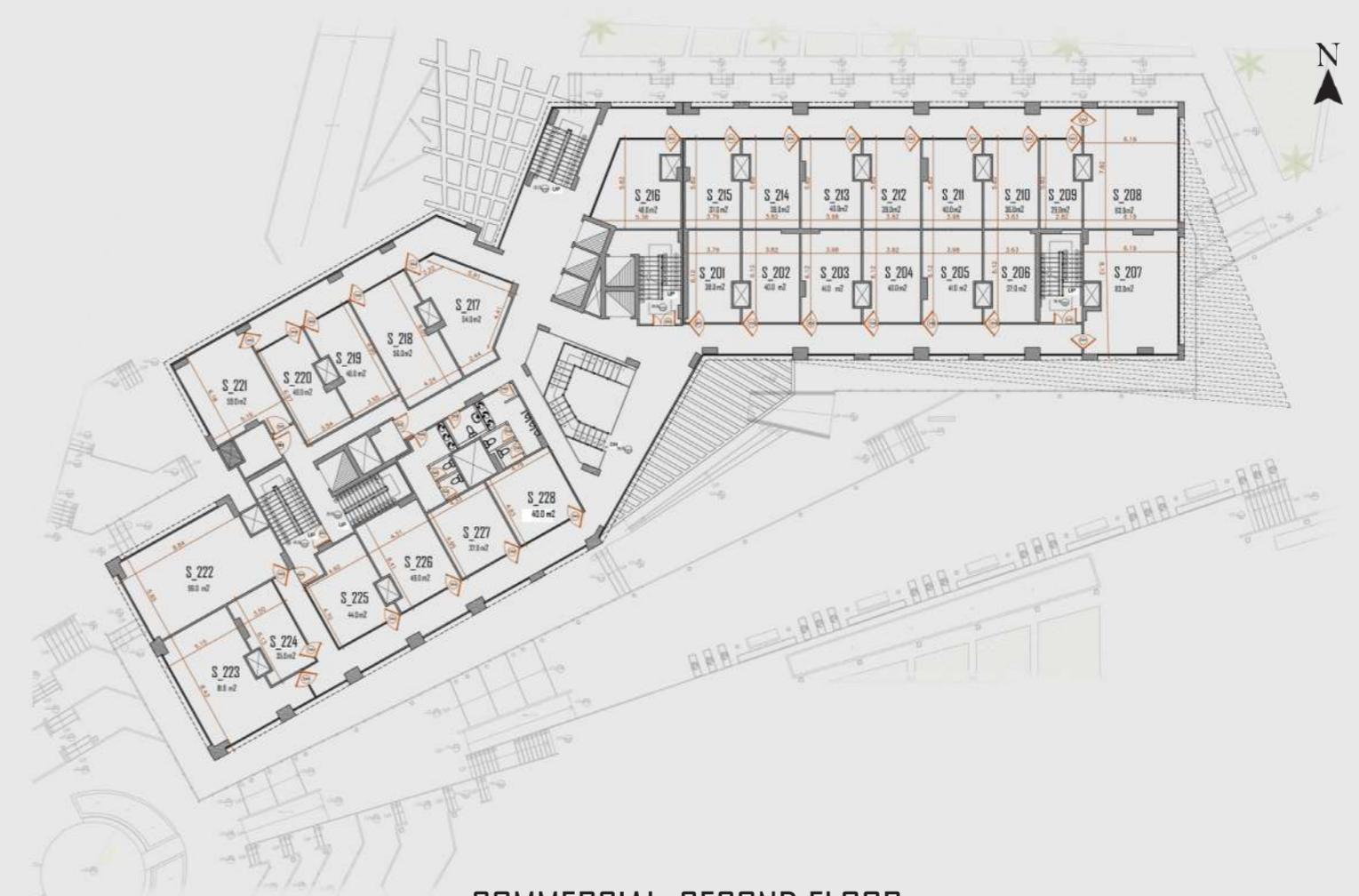


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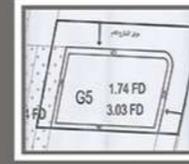
ADMINISTRATIVE: REPETITIVE FLOOR



NEW CAPITAL



MU 23



G 5



THE WALK

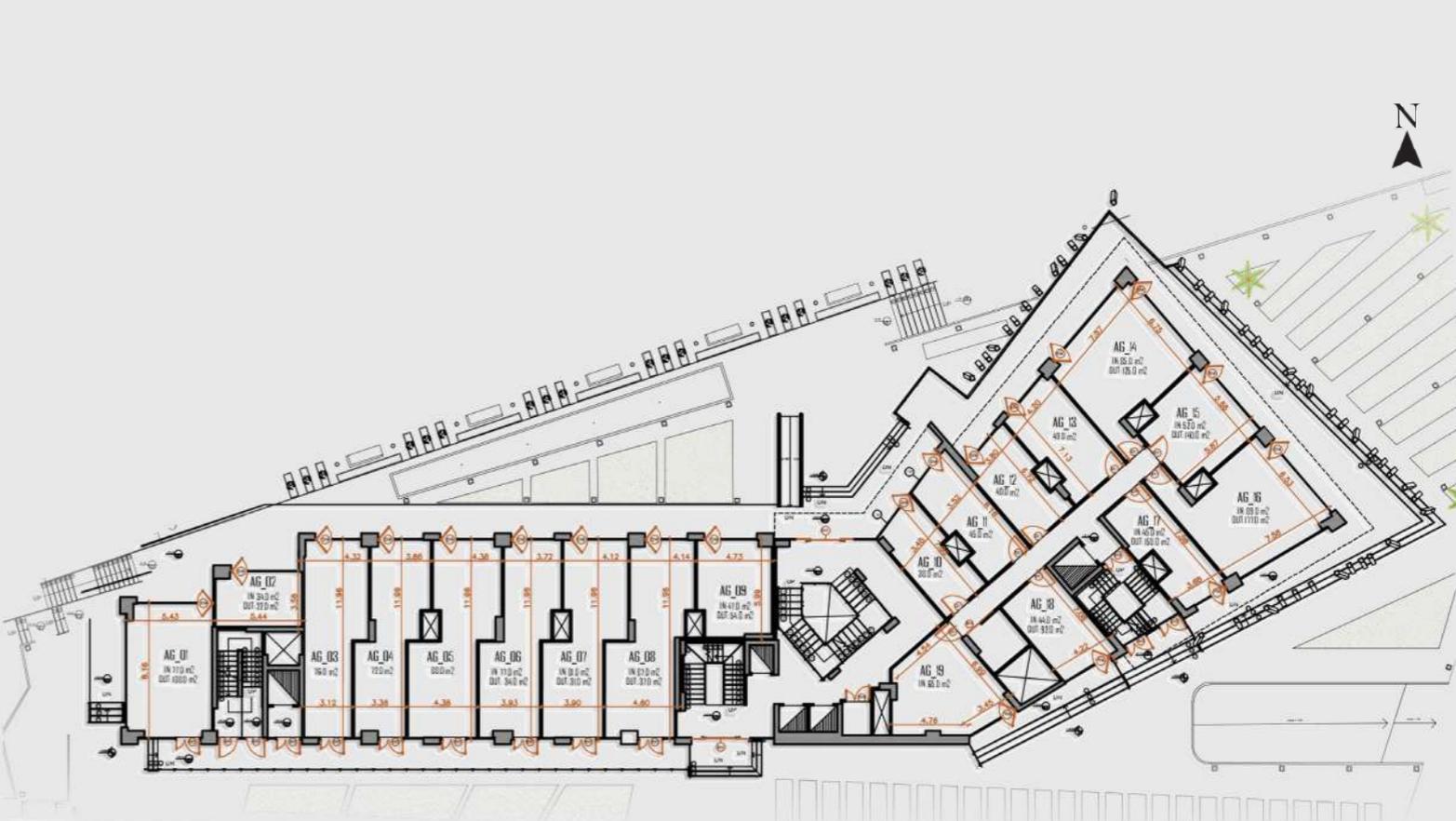
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Architect Bahgat Sabry



A-BUILDING



COMMERCIAL: GROUND FLOOR



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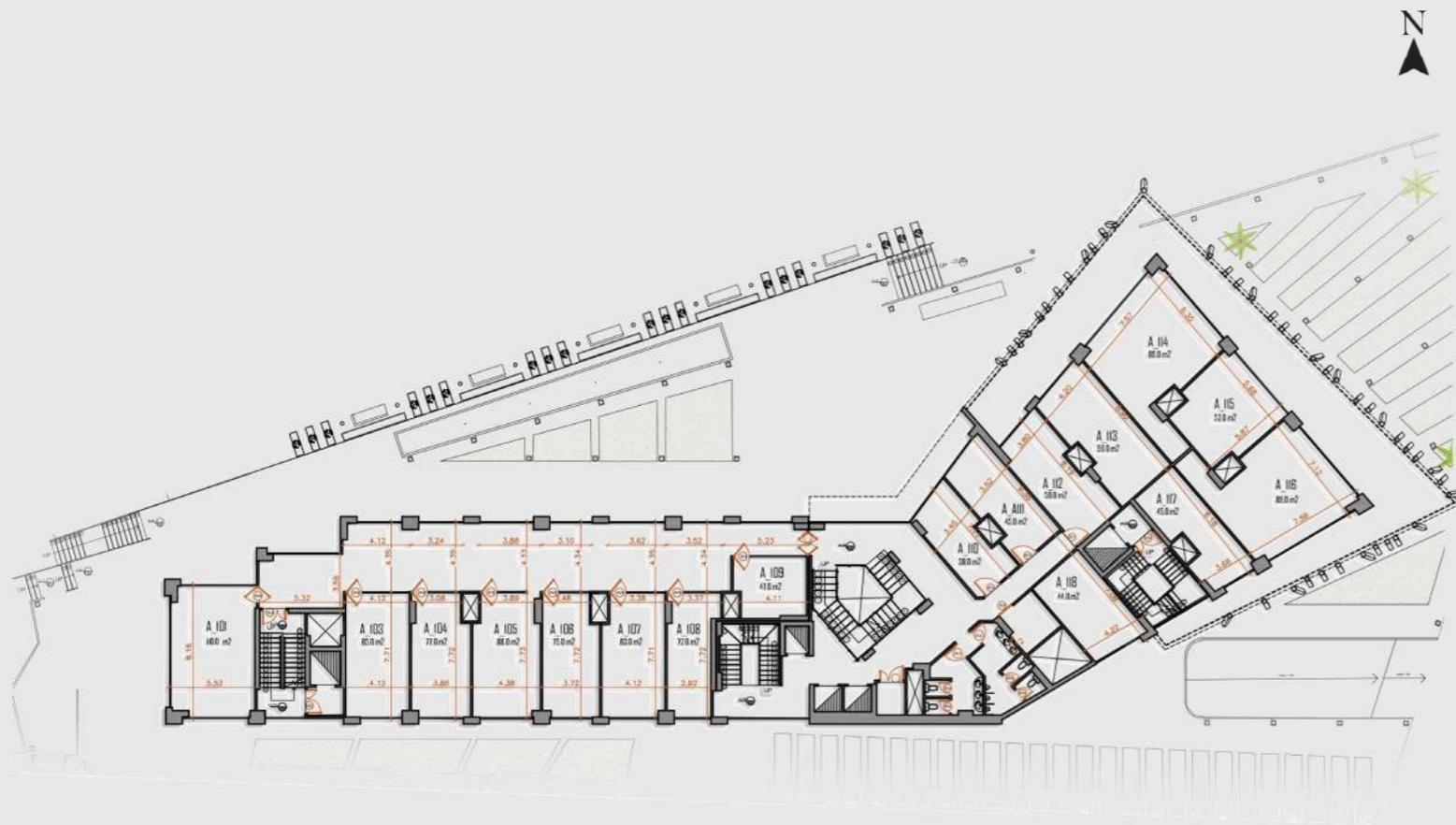


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1.74 FD
3.03 FD

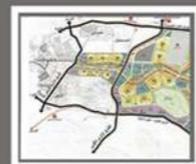


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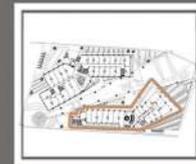
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Constructa for Design, Construction, and Project Management was established in 2011 and is one of the direct investors in Egypt's real estate sector. Constructa's multifaceted organization offers engineering, construction, project management as well as real estate marketing through LINES, the company's marketing arm. Constructa's commitment to excellence has made the company one of the most successful developers with a track record of successful projects. Constructa's motto is "Engineered Art", which forms the bedrock of everything the company is and does to achieve the best fusion between engineering, design solutions and the finest architectural form.