

VILLAGE GATE MALL





EGYPT'S LEADING REAL ESTATE DEVELOPER

Palm Hills Developments is a leading real estate company in the Egyptian market, primarily developing integrated residential, commercial real estate as well as resort projects. Founded in 2005 by Mansour and Maghraby Investment and Development Company [MMID], the company, which is listed on the Egyptian Stock Exchange and London Stock Exchange, traded under the symbols "PHDC.CA" and "PHDC.LI" respectively, was the result of a vision to create

Presently Palm Hills Developments possesses one of the largest land banks in the country and is rapidly growing into a regional player, thanks to a geographically products all fashioned to cater for customers' need gaps and preferences.

Currently, Palm Hills Developments has a portfolio of projects spanning different development stages nationwide, and spreading over million square meters [sqm] in Egypt





PALM HILLS COMMERCIAL PROFILE

Becoming the first choice that comes to your mind as the real estate developer is what we, at Palm Hills Developments, aspire. We take utter pride in what we offer to our very distinctive communities—quite proficient facilities and services, that meet their every need. Our all-inclusive scene provides commercial and retail units. With our offices, medical, education and F&B services, there is too little that's undiscovered to our community and visitors.





THE PLACE TO BE

Village Gate Mall is a creative commercial strip for the modern mindset. Boasting prime office spaces with a host of retail, and recreational tastes and styles, Village Gate Mall is the place to be, see, and appreciate. Here to serve the community in the best way possible.

Village Gate Mall is a commercial strip that exudes lavish luxury, with convenient comforts. Consisting of 3 adjacent buildings, ground floors will showcase a brilliant mix of retail, and F&B Grab & Go, and quick service restaurant choices, while the first and second floors will feature dedicated buildings for Clinics, and the other building for Office Spaces. Within the fashionable setting will be ample underground parking, and direct access points to certain establishments.

Key To Business

GENERAL INFORMATION

TOTAL OF 3 BUILDINGS (BASEMENT+GROUND+2)

 Total BUA
15,000 m²

Basement
13,300 m²

Ground Floor
5,000 m²

1st Floor
5,000 m²

2nd Floor
5,000 m²



COMMERCIAL USAGE

OFFICES

F&B

RETAIL

CLINICS



BUSINESS & LEISURE

Office spaces & commercial mix will adorn your business life with lavish facilities catering to the surrounding developments and local communities needs.



ACCESSIBILITY

- . Underground parking
- . Multiple access points

(Catering 2,750 persons)



VILLAGE GATE

686 Homes



THE VILLAGE

500 Homes

CENTER OF ATTRACTION



-  The American University in Cairo- 7 Mins
-  Point 90 - 9 Mins
-  The Village Compound- 5 Mins
-  Village Gate Compound- 2 Mins
-  Road 90 - 5 Mins



At the heart of New Cairo, you will find Village Gate Mall in the most prime location within the contemporary community of Village Gate, right across the A.U.C Dorms.

Everything is around you

Adjacent to the A.U.C Avenue, directly in front of the A.U.C Dorms and walking distance from the A.U.C. Village Gate Mall is a centrally located escape, from the norm. It is in close proximity to Point 90, Midtown Mall and Road 90, giving it a highly accessible address.



**AN ELEVATED
EXPERIENCE**



Village Gate Mall benefits from its escalated topography offering unobstructed views and maximum exposure to all establishments. Themselves, profiting from the high-visibility, scenic street views they each overlook.

SHOPPING EXPERIENCE



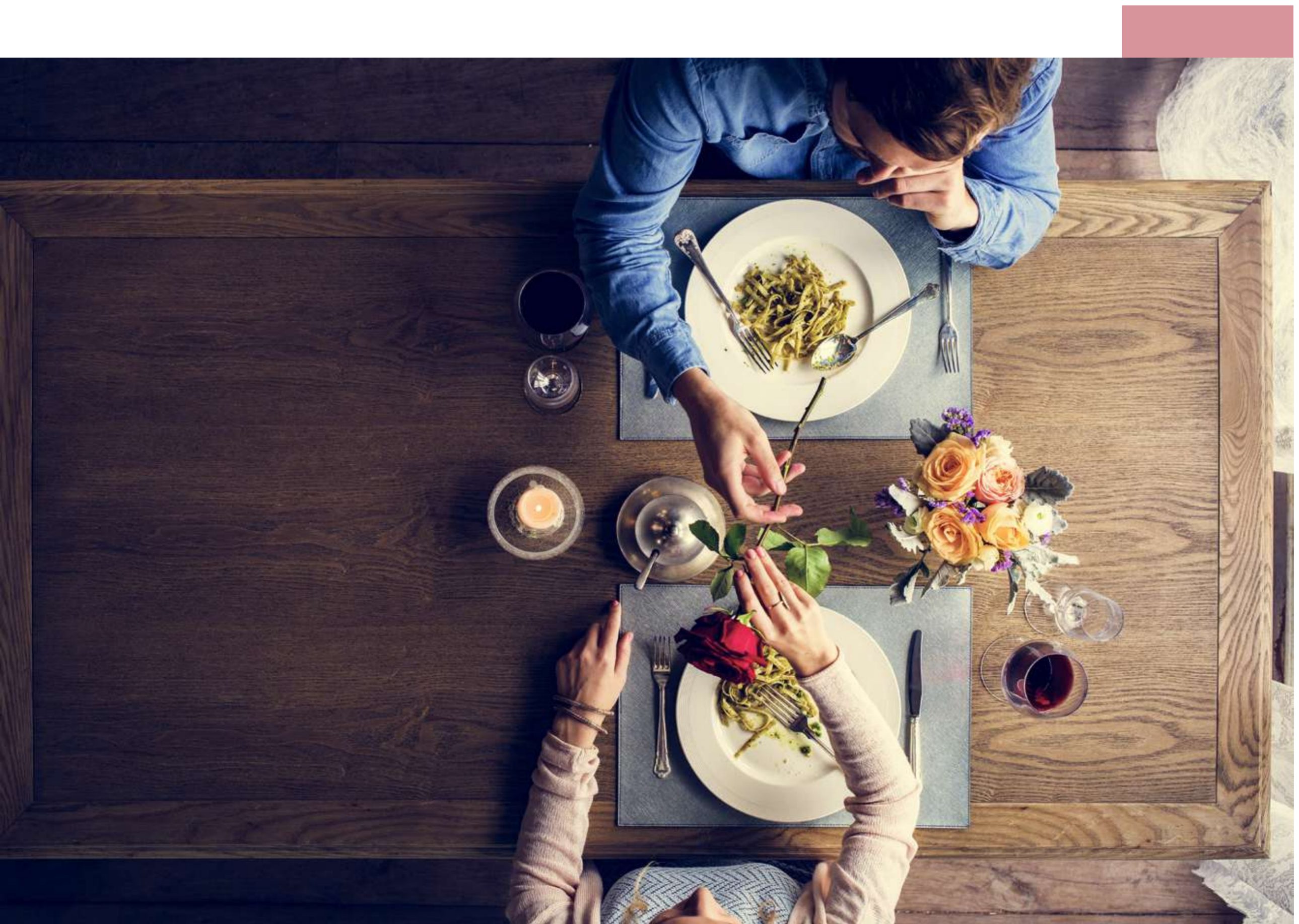
From high-end shopping to everyday groceries, Village Gate Mall has more to offer than you could ever imagine. Whether it's luxury or casual, this is the best place for it in town.



FIND YOUR FLAVOR



Village Gate Mall is happy to serve you a variety of tastes, and cuisines. Whether in the mood to dine, have a chat over a coffee or a grab quick bite on the go, you will find all you're craving for.



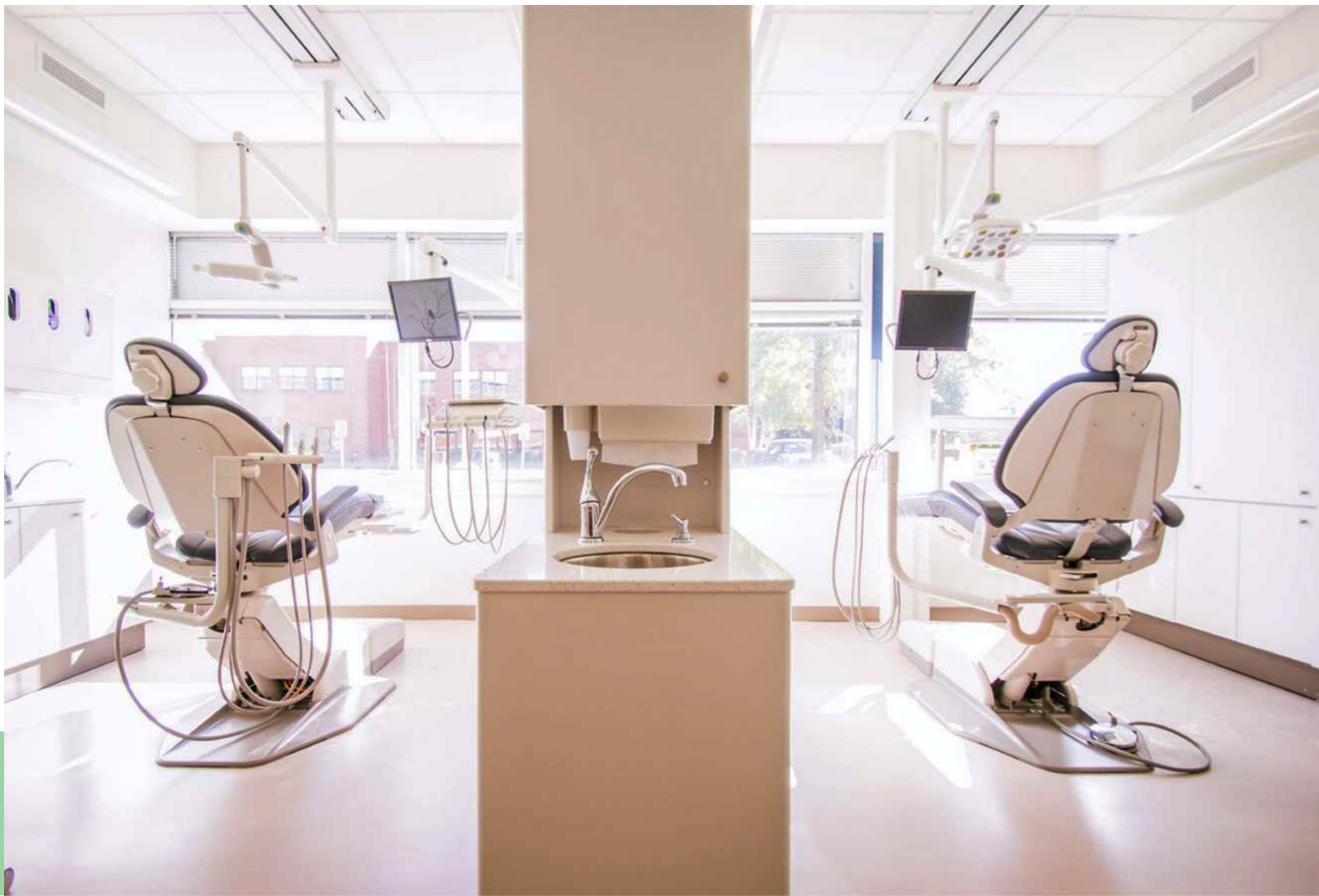
INNOVATIVE BUSINESS SPACES



Enjoy innovative office spaces for whatever your business needs. Function in an environment tailored for progress from the class facilities and amenities to the scenic, lifestyles flourishing outside, Village Gate Mall spells, business sense.



A HEALTHY, WEALTHY WELLBEING



State-of-the-art, customizable spaces designed for clinics and medical facilities are on-hand at Village Gate Mall. Whatever your specialization, you will find the right atmosphere to operate in. Let your medical practice thrive in an environment tailored to one's wellbeing. World class facilities and amenities are readily available.

PROJECT PERSPECTIVES & FLOOR PLANS





VGM-Building 2

Ground Floor - Building 2



First Floor - Building 2



Second Floor - Building 2





VGM-Building 3

Ground Floor - Building 3



- F&B
- RETAIL
- OUTDOOR 1
- OUTDOOR 2
- PHARMACY
- BANK

First Floor- Building 3

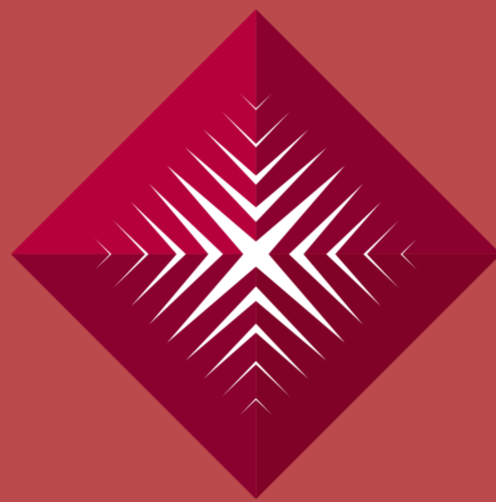


- CLINIC 1
- CLINIC 2

Second Floor- Building 3



- CLINIC 1
- CLINIC 2



PALM HILLS
DEVELOPMENTS