



# CENTRAL AVENUE



Life at one place

Retail - Offices - Clinics

Sheikh Zayed





## ABOUT THE CREATORS



Mabany Edris has created conceptual and aesthetic designs, paving the way for a number of ventures in real estate development. It has established leading medical entities with the highest level of proficiency such as Rofayda maternity hospital and Dar El Oyoum. With its emphasis on meeting clients' needs, helping employees to grow and paying attention to every detail. Unique projects were born; from residential compounds, business complexes, and towers from the heart of Cairo all the way to Assiut. Each project focused on leading the way for mixed-use buildings all while creating memorable experiences.

**PARTNERS IN SUCCESS**



MB Developments is a real estate investment and operating company that provides a full suite of bespoke development services to discerning clients in Egypt and the U.S.

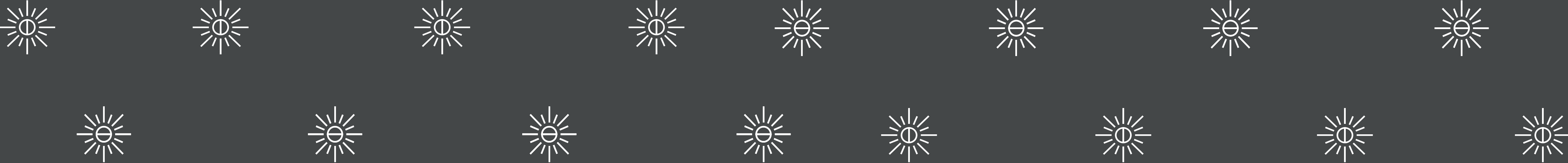
Backed by 15 years of proven experience as property developers, managers and real estate investors, MB Developments' extensive cross-border footprint, local expertise, and customer-centric service bring incredible artistry and impeccable architecture to life.

From developing and managing residential, commercial, and hospitality projects, MB Developments works across sectors to deliver comprehensive development and management services and solutions for clients around the world



**DESIGN  
AVENUE**

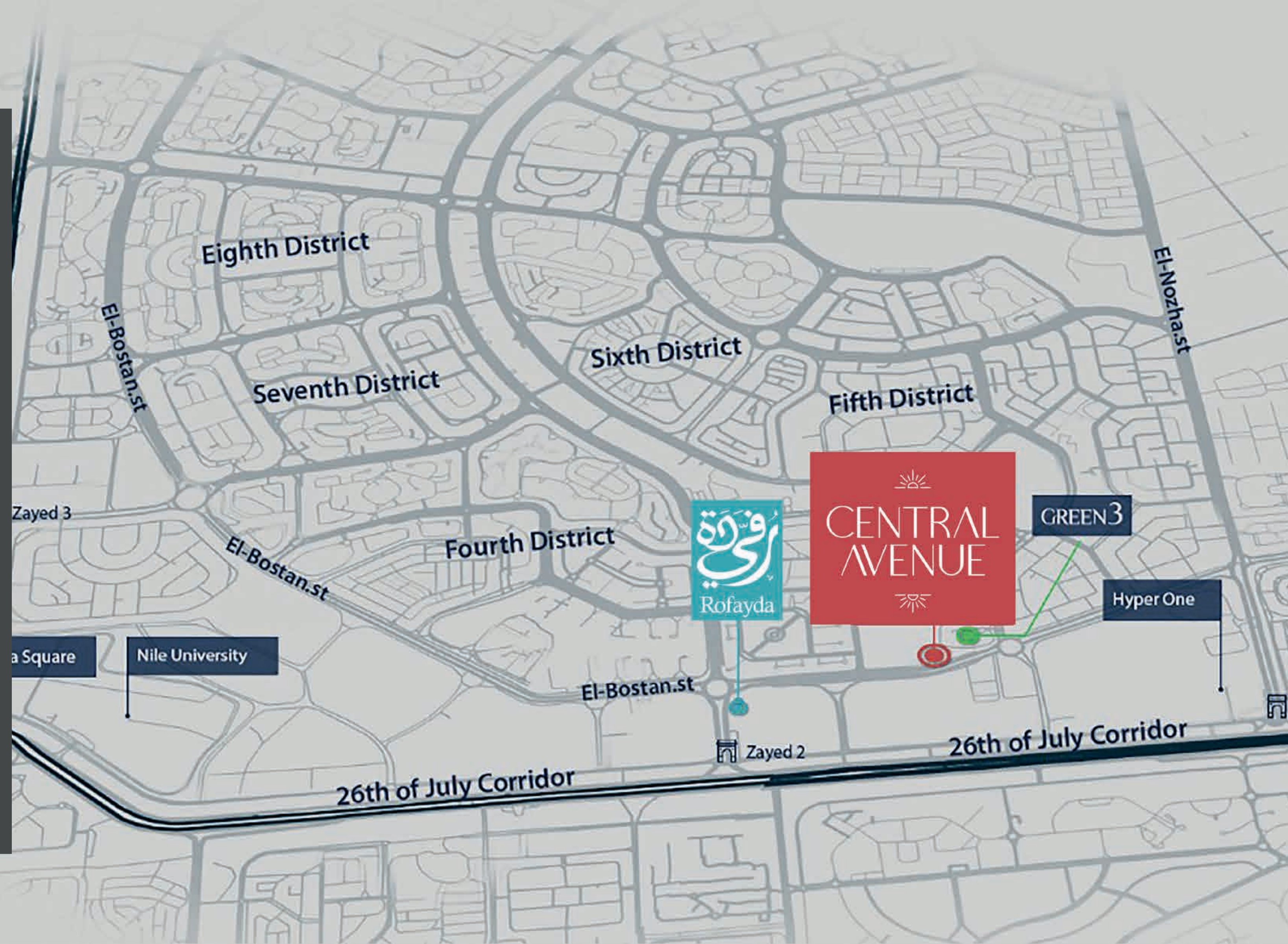
The Design Avenue was established in Cairo in 2009, with a vision to become the pioneer in our field, and surpass customer expectations by turning their dreams into reality. Specializing in Interior, Architectural and Landscape Design, the Design Avenue caters to both residential and commercial projects, for corporate and individual clients with finer taste, and an inherent flair for the simple and elegant.

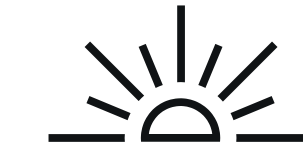




## In the Heart of Zayed

Instead of blending into its surrounding environment of different commercial complexes, Central Avenue stands out with a direct view overlooking El Bostan St. in Sheikh Zayed, located just a few blocks away from all the posh residential areas. If you're looking into having a convenient yet strategic location, this is definitely the place to invest. Since it is placed in the center of all 6th of October's main roads and exits, it allows you to expand your office, clinic, or retail business into a better more strategic location making it easily accessible to everyone, yet further away from any roadblocks that may deprive you of your special moments.





## **Futuristic Design**

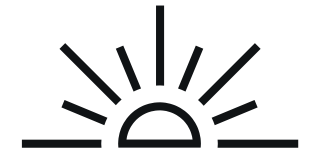
By implementing new structures of an international approach to the rapidly changing demands, this three story building has optimized the use of space with a smarter approach. Rather than being gated, our design opts for a more welcoming design with a wide passage that guides its guests into the space. Fine dining, banks, and child-friendly areas are the first to greet you, while the second and third floor hold all the offices and clinics with a vibrant glow of sunlight, spacious outdoor areas, and well equipped facilities.

One of the most influential parts of the project is created to have all your needs in one place. Our modern exterior is designed with light glazing panels that lets its clientele enjoy the beautiful view of Sheikh Zayed's Bostan St.



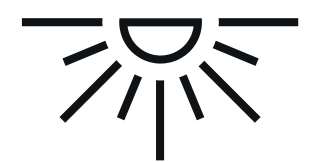
## **Authenticity**

Central Avenue is a place for the creative thinkers, innovators, and seekers of new experiences. Enabling productive and compelling workspaces, welcoming medical clinics for your wellbeing, banking services for your financial needs, and allowing you to devour the finest of foods with a variety of choices. Even though we have a limited number of units, we made sure to make your experience comfy and one of a kind.



### **Light in every corner**

As you take a stroll in Central Avenue, you'll notice the warm sunlight piercing through the panels around the place. Its rays light the room of each office, and expands into the clinics. Creating a healthy environment, which increases productivity, tranquility, mindfulness, and makes the good times last longer. This unique design lets the sun shine brightly indoors and outdoors which is an advantage that's hard to find within commercial complexes nowadays.







**Underground  
Parking**



## **Safety & Security**

Without a doubt, keeping our clients safe and sound is one of our highest priorities. Which is why we have our security guards throughout the entire premises of the building, real time video surveillance round the clock, and a control room with the latest technology ensuring you are well guarded and safe.

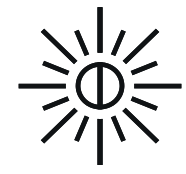
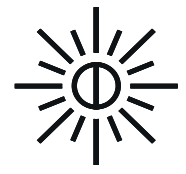
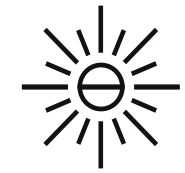
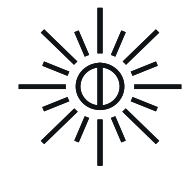
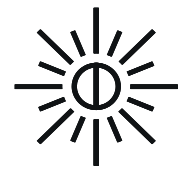
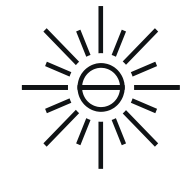
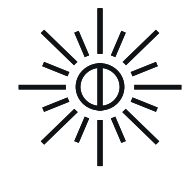
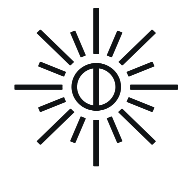


## **Maintenance**

Proper maintenance is provided on a regular basis as our facility management takes care of everything around you, leaving the landscapes freshly cut, the lights intact, the bathrooms running smoothly, and elevators checked on a regular basis, going the extra mile to ensure that each visit is as smooth, and serene as the one before.

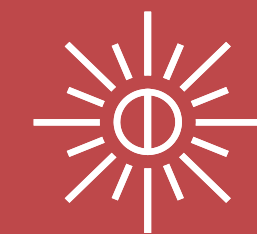
Our facility management team is here for you, as they make sure that they provide professional cleaning services which are dedicated to keeping every surface germ free and every square spotless. Keeping you safe and satisfied.





### Life in one place

Imagine going somewhere that is crafted and created to serve all your needs in one place; from ensuring your safety, and providing you with up-to-date services. This is the purpose of Central Avenue.



RETAIL



CLINICS



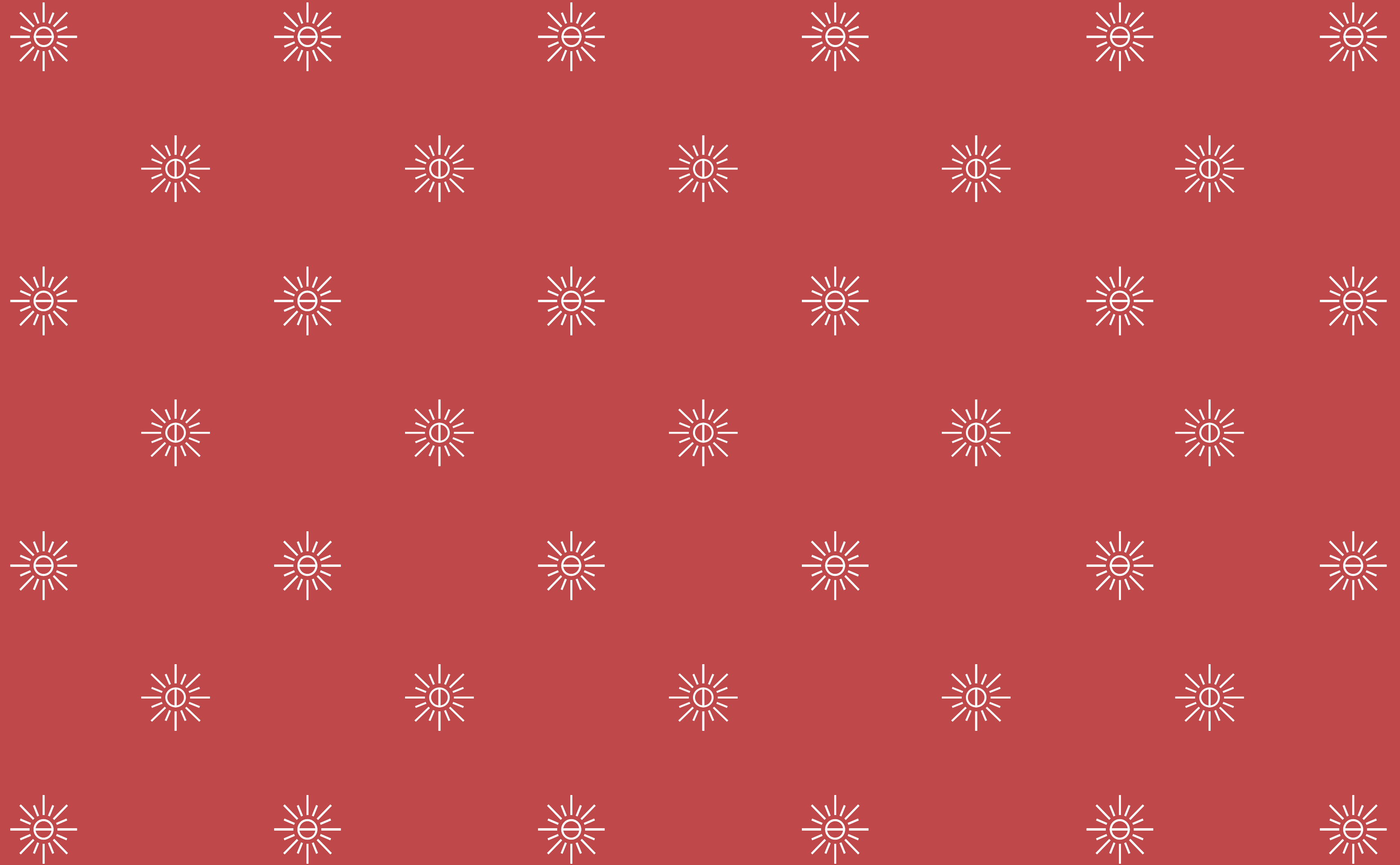
OFFICES

**CENTRAL  
AVENUE**

**RETAIL**

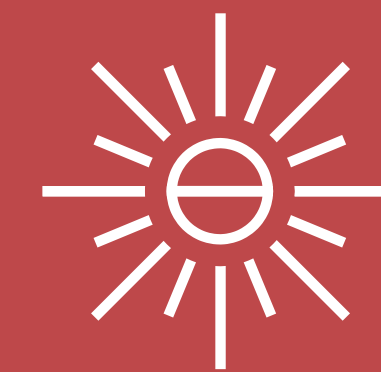


**CA**





Commercial | The ground floor is designed to make your everyday activities convenient, accessible and relaxing.



Start your day right

We understand the importance of being wide awake, focused, and ready to create the next greatest project. That is why we chose to have a top-notch coffee shop ready for you to start your day with the perfect cup of coffee.



**Authenticity**

Allow yourself to enjoy a sumptuous escape with an elegant yet sophisticated high quality experience of consuming the finest of dishes.



**Your trusted bank**

Having a smooth banking experience always keeps your mind at ease which is why we have your finances secure, safe, and close to you with our bank selection.







### The retailers you need

Upgrade your shopping experience with our selected and most exclusive retailers to offer you a unique shopping extravaganza





A close by pharmacy

Delivering care right to your doorstep or as close to you as possible is why Central Avenue has a pharmacy that is easily accessible







## Clinics

As we put our heart into taking good care of you, our clinics section has its own private entrance, equipped with all of your special needs; from clinics, labs, and pharmacies to making your checkup as convenient as possible.

Central Avenue clinics will house a comprehensive array of specialty

These clinics will be equipped with the up to date uses of information technology that is integrated into the overall design to insure maximum utilization of facilities.

In addition to a spacious luxurious waiting area to ease the day to day activities.





Doctor's  
Examination Room

CLINIC







**CENTRAL  
AVENUE**

**OFFICES**



**CA**





## Offices

For those looking into being in the center of it all, or who want to expand from the East side to the West side, your next office awaits you here. After careful consideration and observation, we listened to your needs and made sure that our offices are drawn from the inspiration of creating an empowering workspace.

We have 25 offices overlooking one of the most strategic places in Sheikh Zayed as it is in the middle of the greatest commercial complexes. Each office has direct sunlight shining through the windows, an outdoor area, and retailers on the ground floor with easy access to grabbing a bite, getting some coffee, or finishing any errands close by.

Central Avenue is the place to be if you're looking into expanding, innovating, or starting up your business. What can truly make a difference in the overall performance of an employee, is being happy. Having an outdoor area allows them to have outdoor meetings, connect with one another, get some fresh air, relax, take a break, or blow off some steam which results in a more successful work day.



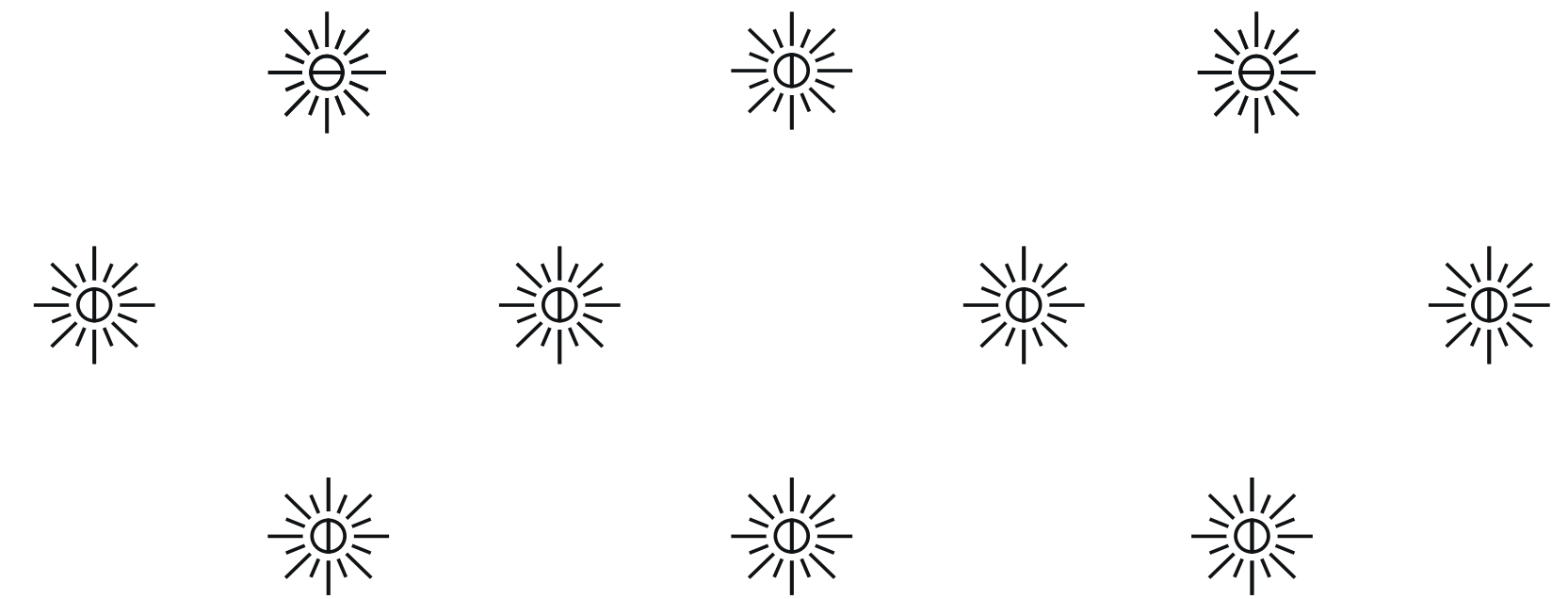






### **Living life to the fullest**

To sum it all up, Central Avenue is a hymn to luxury, fine dining, and good company. It's the place you want to spend your days and nights with all of its offerings; having a distinctive functional design for your office with a strategic location, fully functioning health building with clinics, labs, and a pharmacy within close proximity, and an effortless banking experience is the lifestyle you deserve.





CENTRAL AVENUE

M  
MAGELLAN

BANK

RESTAURANT

BAKERY

CAFE

RESTAURANT

BAKERY

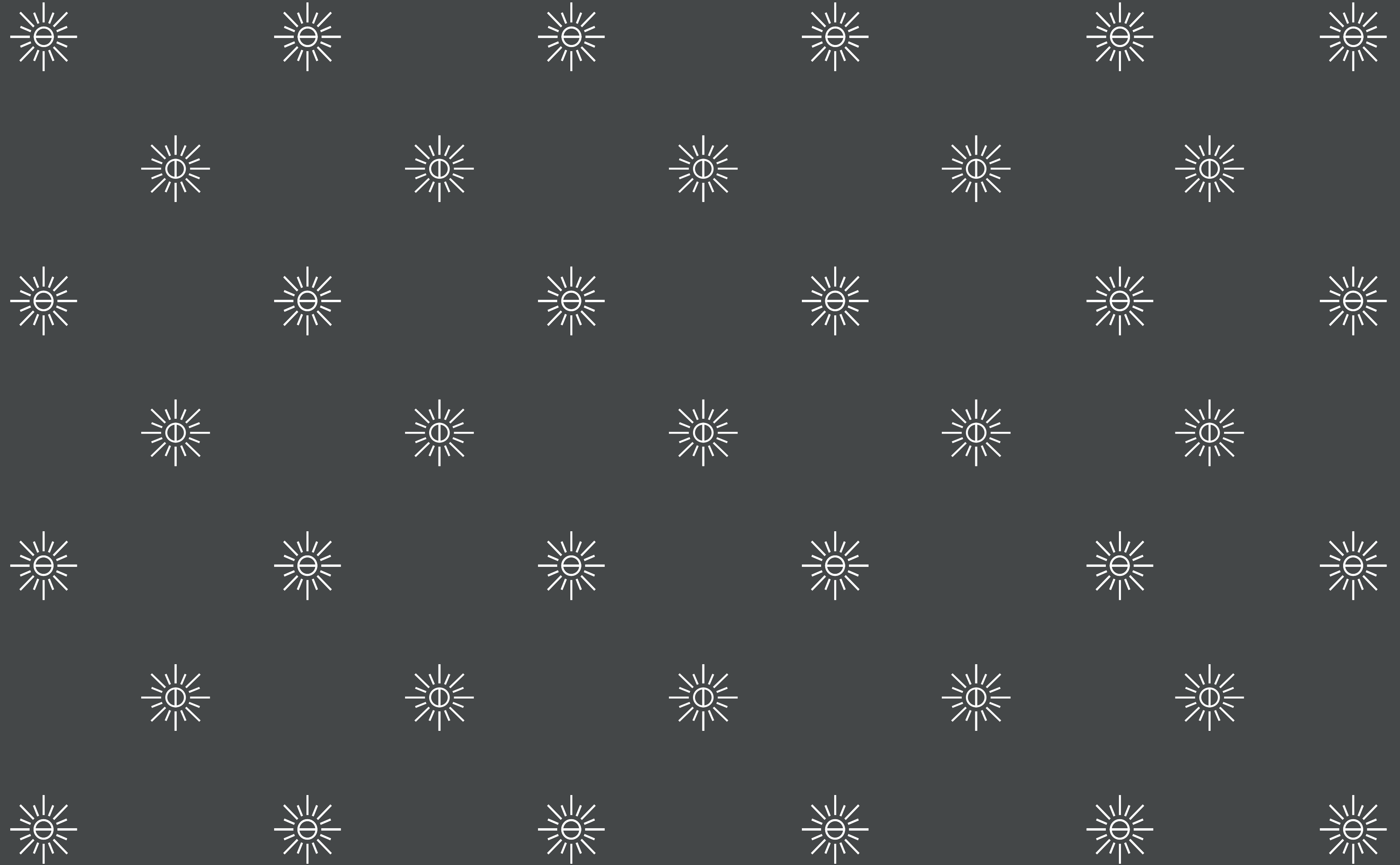
OFFICE  
PARKING

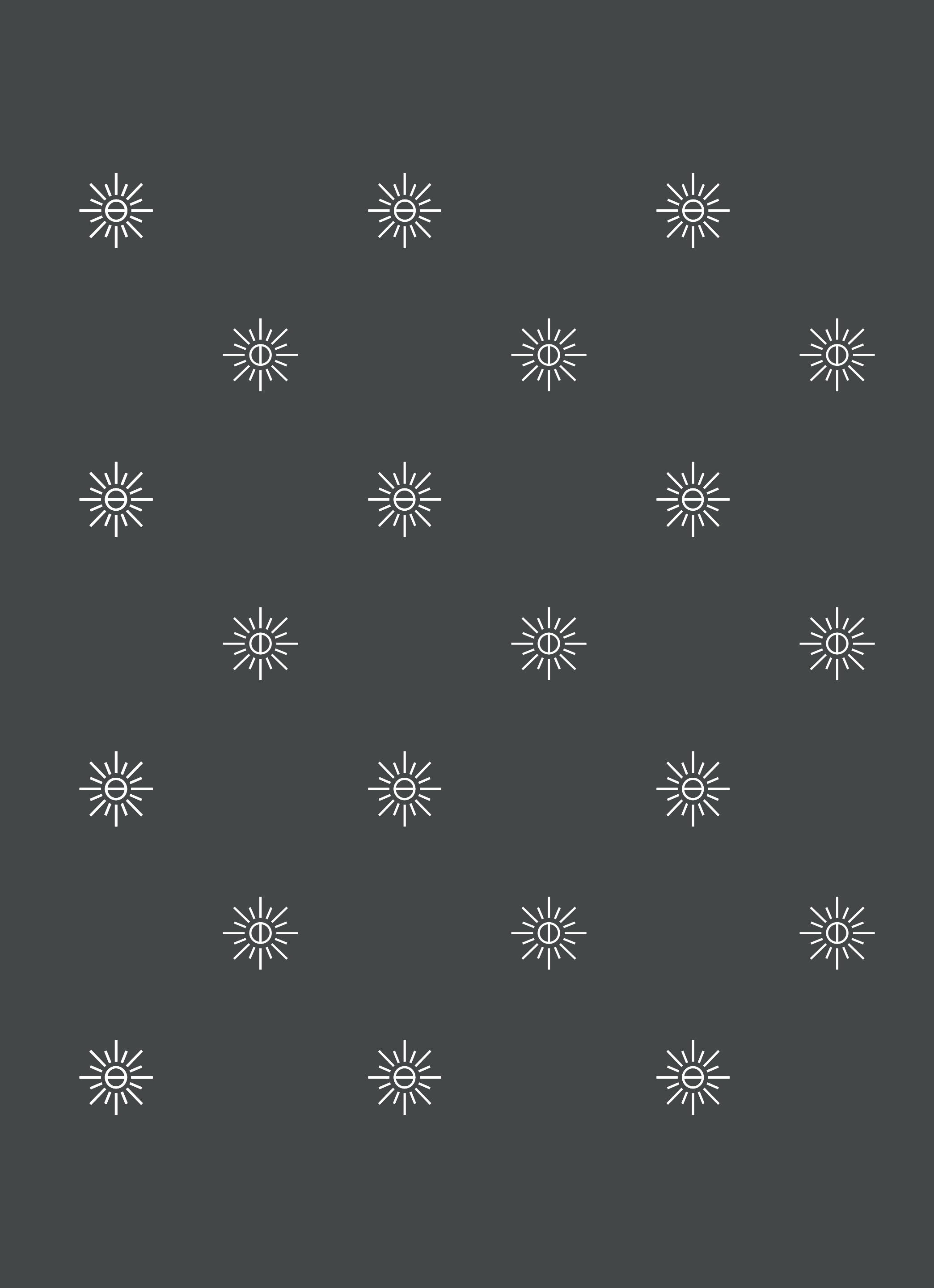
**CENTRAL  
AVENUE**

**FLOOR  
PLANS**



**CA**









# Ground Floor





# First Floor





DEVELOPED BY

