

Inspire your experience...



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ABOUT DEVELOPERS



ENG MOHAMED ELBOSTANY

members & one of its founders.

Chairman of el Bostany Development,
One of the Largest Real Estate Development
Companies in New Cairo.
And one of Menassat Developments board

Al Bostany Real Estate Development

It is one of the largest real estate development companies in Egypt, founded by Engineer/Mohamed El Bostany.

It has a commercial record documented in the Egyptian Commercial Gazette since 1985 AD.

Al Bostany Real Estate provide distinct units with multiple divisions that suit everyone, **The company has implemented over 300 residential & investment projects.**





ENG YASSER ABDALLAH

Chairman of Yasser Abdallah

Developments, One of Menassat

Developments board members & one of its
founders, Which started in the Real estate

Market in the field of Engineering and Real
estate consulting in 2011.

Yasser Abdallah DEVELOPMENTS

With 29 years of experience in real estate, Yasser Abdullah Developments has distinguished itself since its inception thanks to its focus on producing high-quality real estate products.

The company has implemented more than 350 projects in New Cairo, showcasing a commitment to technical excellence and innovation in the field. This impressive track record reflects the group's dedication to shaping the landscape of modern living spaces.



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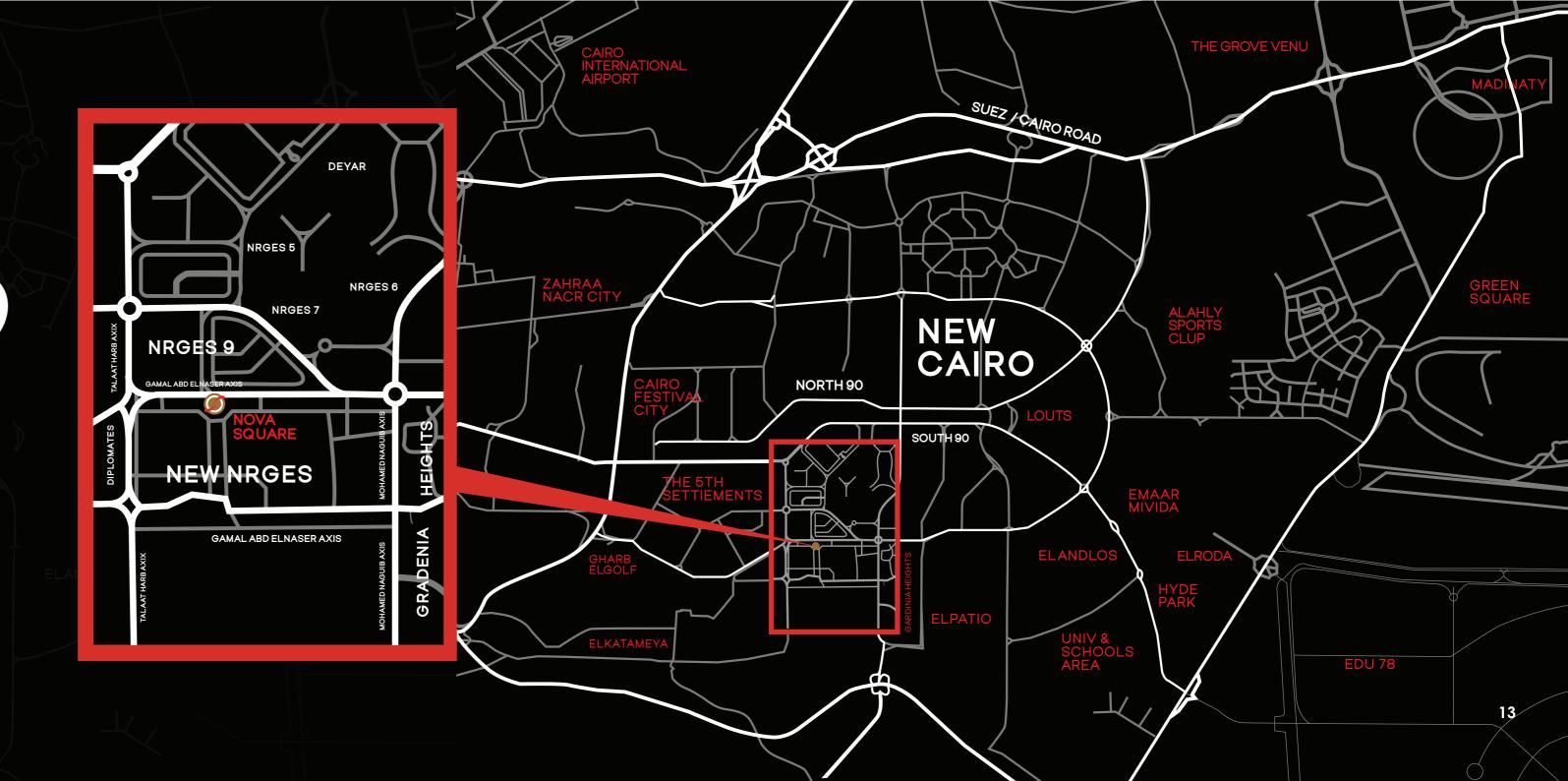


PERFECTLY TO NOVA SQUARE BUSINESS COMPLEX

NEW CAIRO

- Located in a prime location with high traffic and high population density on Gamal Abdel Nasser Axis in New Narges, New Cairo.
- Two facades: one directly on Gamal Abdel Nasser Axis and the other on a main street and the New Narges Club.

Easily Accessible location from everywhere!



Buy With Confidence!

A Business complex serves as a dynamic hub of innovation, collaboration, and growth for businesses of all sizes and industries, The Project includes administrative, medical and commercial Units.

The strongest real estate allliances in New Cairo, combining experience, specialization, and a history of successful residential and investment projects with distinctive design & modern facilities.

Nestled in a prime location, with high traffic and high population density on Gamal Abdel Nasser Axis in New Narges, New Cairo.

2 Minutes

From German University in Egypt

2 Minutes

From South 90th Street

8 Minutes

From American University in Egypt

8 Minutes

From Al Rehab City

8 Minutes

From the Ring Road



Master Plan

- The Project Consists of:
- Commercial: 2 Lower Ground + Ground Floor + 1st Floor Administrative / Medical : 2nd + 3rd + 4th Floor
- The Parking Spaces for more than 250 car with area 9,124 SQM
- Designing for Diversity: The New Age of Multipurpose Buildings.
- Commercial units starts from 21 Square meters and are located in Lower Ground 1, Lower Ground 2, Upper Ground, and First Floor.
- Starting from 35 square meters, **The Medical and Administrative units** are strategically placed on the second, third floor & fourth floor ensuring a quiet and dedicated space for health and organizational needs.
- The fourth floor breaks away from the conventional, offering a stunning terrace that overlooks the plaza.



















A Productive Environment Starts Here!

Get the most out of work with spirited office spaces that blur the borders between work and play. Hi-tech facilities, topend connectivity, ergonomic work-zones (including those for conferences, meetings and seminars) perfected to the littlest detail, thoughtfully designed lobbies, high level of security and professional service ensure that you shine the most when you really need to.

Office spaces are designed in a flexible mood to offer variety of spaces with direct exposure to the day light.



More than Just Health Care Centers!

A Luxurious lifestyle and a seamless experience now at Nova Square Business Complex.

Clinics now features a stunning panoramic view of **Gamal Abdel Nasser Axis** in the heart of New Cairo, experience strategically positioned care that embodies the perfect balance of accessibility and premium medical services.

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Panoramic Elevators



Dancing Fountain



Digital Billboards



Convention Hall



Food Court



Disabled Toilets



Hypermarket



Goldsmiths Market



SPA



Gym



Skating Area



Bike Racks



Property Mgt



Charging stations for electrical vechiles



Parking



Security System



Easy acess from sector A to Sector B via bridge, Connecting Upper Ground Sector A and Lower Ground sector B, Which helps to increase traffic in this area.

A New experience **Awaits**

The Complex offers state-ofthe-art facilities equipped with modern amenities and cutting-edge technology to support the diverse needs of tenants. Beyond the physical infrastructure, the complex fosters a vibrant business community, providing networking opportunities



Security System

Safety is a top priority at **Nova Square Business** Complex, This Cutting-edge system provides early detection & prompt response in case of emergencies, guaranteeing the utmost safety for visitors



Bike Racks Area

Bike Racks areas for bike lovers to easily transport your bike without any hassle, for safe & convenient experience



Hypermarket

We Offer hypermarket for all tenants and visitors just steps away from your office, clinic or shop for a unique & easier experience



Charging Stations for Electrical Cars

Car charging has never been easier! Our modern car parking system utilizes advanced technology to facilitate the parking process, ensuring a smooth & hassle-free experience for all visitors



SPA

Embracing the

importance of community and relaxation, Nova **Square Business** Complex features a thoughtfully designed a SPA, to induce a feeling of relaxation and serenity in your wind and body so that you can experience a relaxing, therapeutic experience



At Nova Sauare **Business Complex**, We provide all the sources of facilities and amenities including foodcourts and shopping markets to match all your needs



Dancing Fountains

The Dancing Fountains at Nova Square **Business Complex** transform the outdoor area of the mall into a refreshing & unique place



Make Your Goal of maintaining a healthy lifestyle easier, We've provided a state of the art gym with all sorts of sports equipment so you can improve your mental and physical







Inspire your experience

A successful and unique investment experience in terms of investing in the value of the units and achieving the fastest and highest financial return on the capital invested in the unit.







Secure Investment Opportunity.

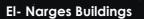
- Prime location.
- Project facilities.
- Modern architecture.
- **Diversity** of products.
- Well Known facility management company.
- Developer history.
- High ROI.
- Attractive Price/meter.
- Operation guarantee from Day one.



Actual Population

Around Nova Square Business Complex







El- Narges Villas



The New Narges



The Gardenia Heights 1



El Diplomaseen



l-Qudah Buildings



Enppi Project



Construction & Supervision

The team oversees and manages construction projects to ensure their successful execution. To make sure the projects are delivered with a high level of professionalism, expertise, and attention to detail. company is committed to ensuring the successful execution of construction projects while upholding the highest standards of quality, safety, and compliance.



Quality Assurance & Control Rigorous quality assurance and control measures to ensure that construction activities comply with specified standards and requirements. company conducts meticulous inspections, audits, and tests to verify the quality of workmanship and materials, identify any deviations or deficiencies, and provide recommendations for improvement.

Leasing & Facility Managment

Incorporation is founded by a group of commercial real estate experts with reputable experience in leasing and investment dealings/arrangements with individual, local and multinational corporates.



Facility Management Identifying every single issue that may occur, helps us in implementing detailed solutions.

Our proficient consultants offer our clients investment analysis, risk evaluation, and property management that help them to be on the right track and make the right decisions.

















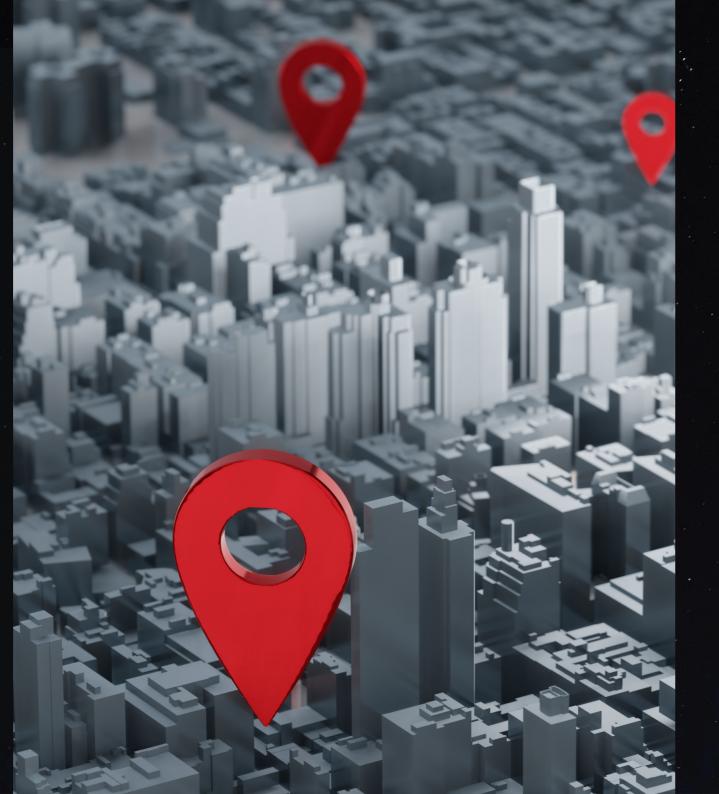




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Why to invest in airo?



- New Cairo is a unique location characterized by modern and well-planned infrastructure, including wide roads, efficient public services, and advanced utility networks. This infrastructure attracts businesses and residents looking for contemporary amenities.
- Nova Square Business Complex is located in New Narges on Gamal Abdel Nasser Axis.
- Strategic Location / New Cairo offers a strategic location with easy access to the Cairo International Airport. This connectivity is crucial for businesses, international travelers, and residents seeking convenience.
- Quality of Life / The combination of modern infrastructure, cultural amenities, educational facilities, and residential options contributes to an enhanced quality of life for those living in New Cairo.
- Expanding Business Opportunities / New Cairo has become a hub for businesses and startups, providing a conducive environment for entrepreneurial activities and contributing to the city's economic



Developed By



