

2023

ARTEA

BROCHURE

OVERVIEW:

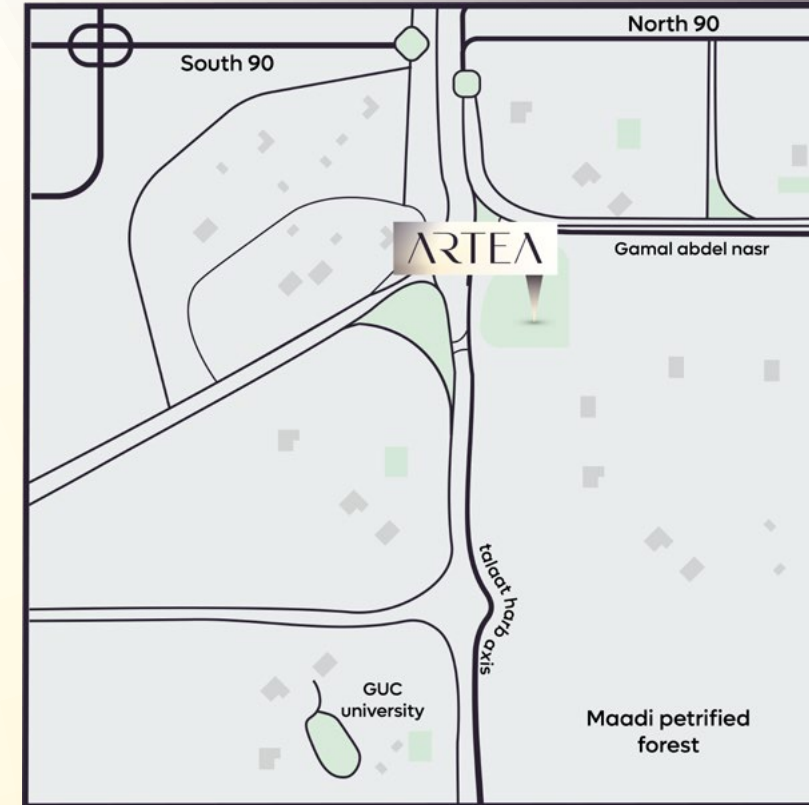
In Artea, there is more than art. It is a new commercial, administrative, and medical mall in New Cairo, with 2832 m2 of total land area. Artea is designed to serve different purposes in one destination, balancing business life, leisure, and health care. Artea is a diverse experience that awaits you!

ARTEA



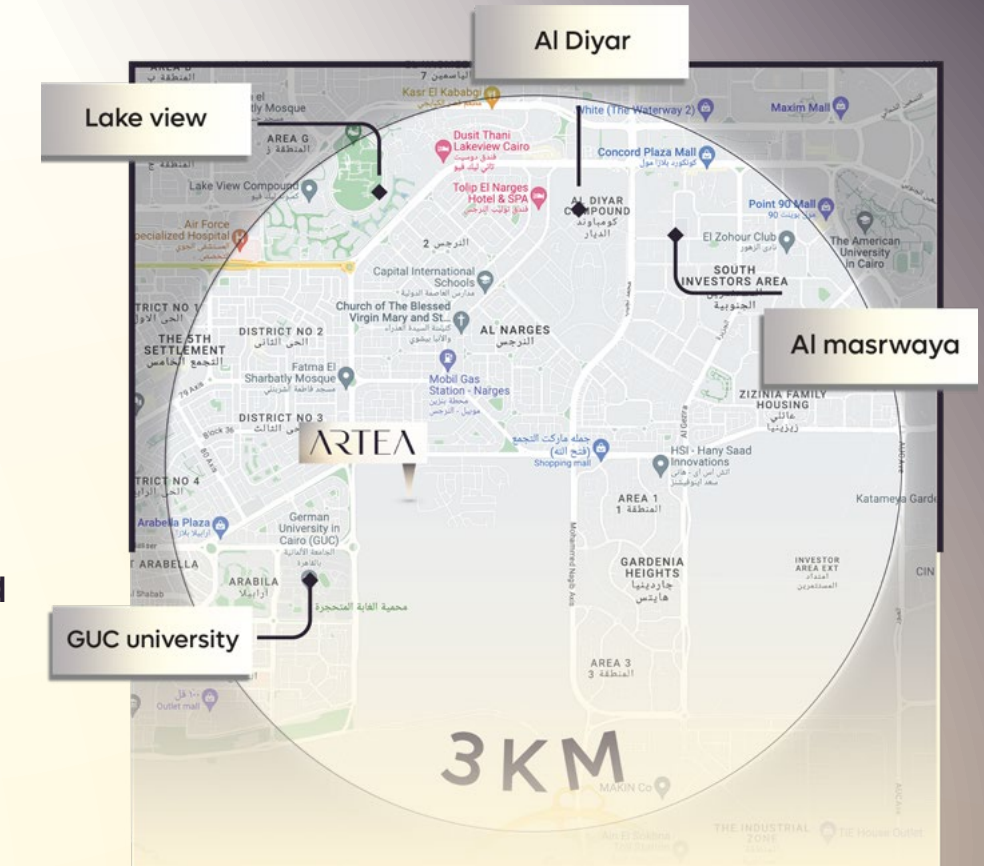
LOCATION:

Artea Mall is located in a strategic place in front of Gamal Abd El- Nasser Axis in the 5th settlement in New Cairo.

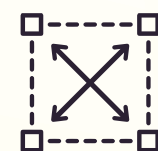


Artea is surrounded with many prominent spots for easy accessibility:

- 5 mins away from Lake view
- 2 mins away from Arabella Plaza
- 2 mins away from GUC
- Near the Narges compound



ARTEA FACTS:



2832 m2

Land area



1132 m2

Ground floor area



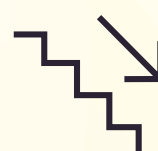
4870 m2

Ground and 3 typical floors



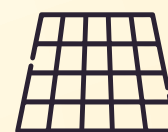
150+

parking capacity



2832 m2 (each)

2 basements



1000m2

open court area

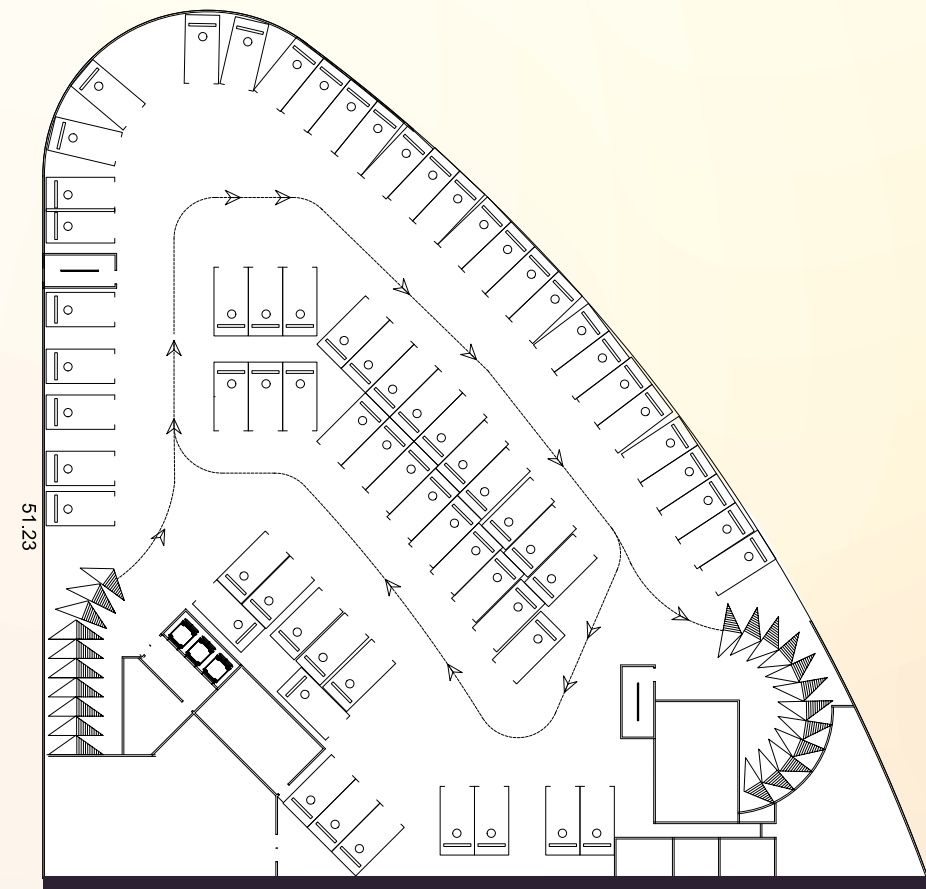




PLANS AND UNITS:


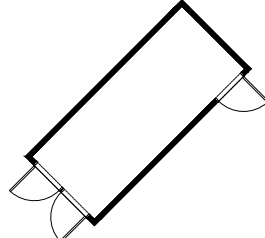
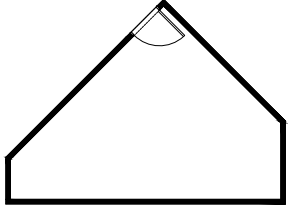
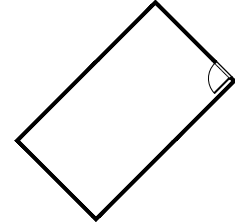
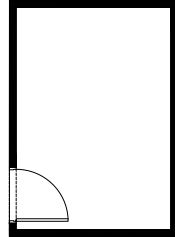
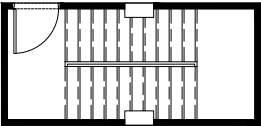


BASEMENT:

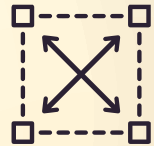
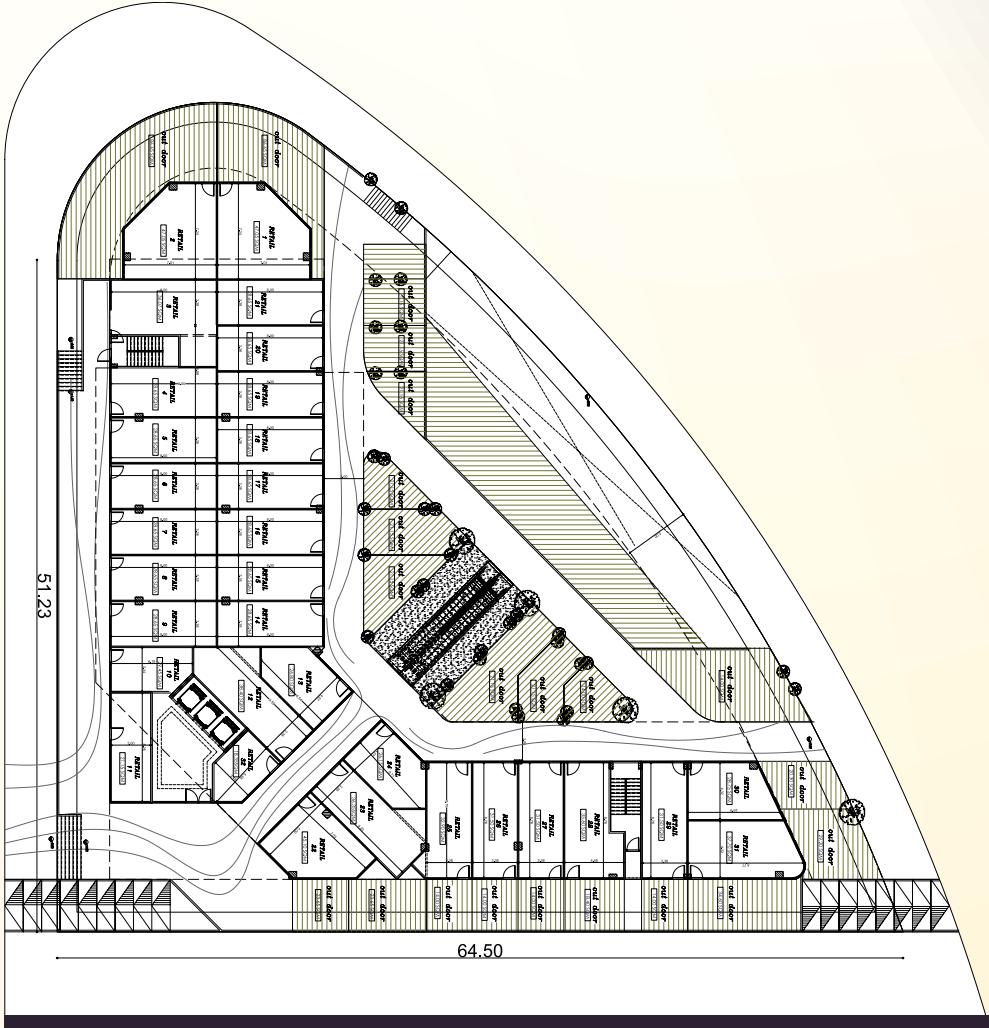



2832 m2 (each)
2 basements

BASEMENT UNITS:

 <p>Admin Office</p>	 <p>Office</p>	 <p>Office</p>
 <p>Admin Office</p>	 <p>Office</p>	 <p>Service ST.</p>

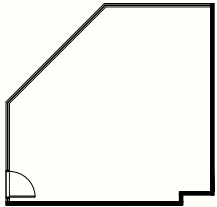
GROUND FLOOR:



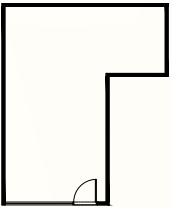
2832 m2

Land area

GROUND FLOOR UNITS:



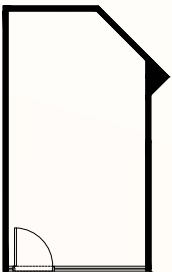
Retail 01



Retail 03



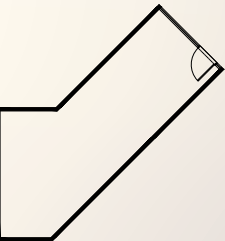
Retail 04



Retail 10

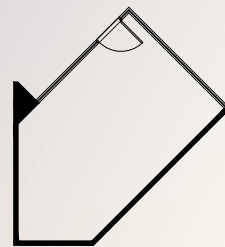


Retail 11

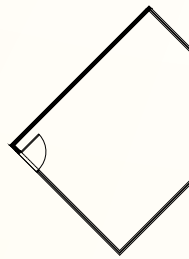


Retail 12

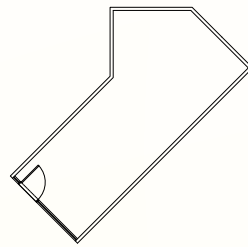
GROUND FLOOR UNITS:



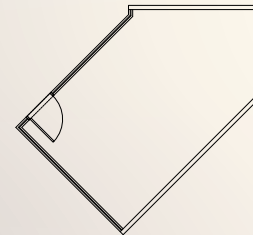
Retail 13



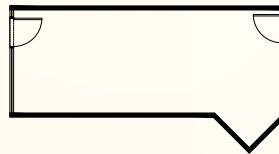
Retail 22



Retail 23



Retail 24

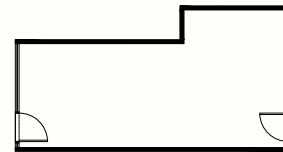


Retail 25



Retail 26

GROUND FLOOR UNITS:



Retail 28



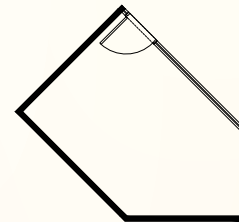
Retail 29



Retail 30

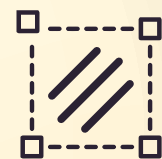
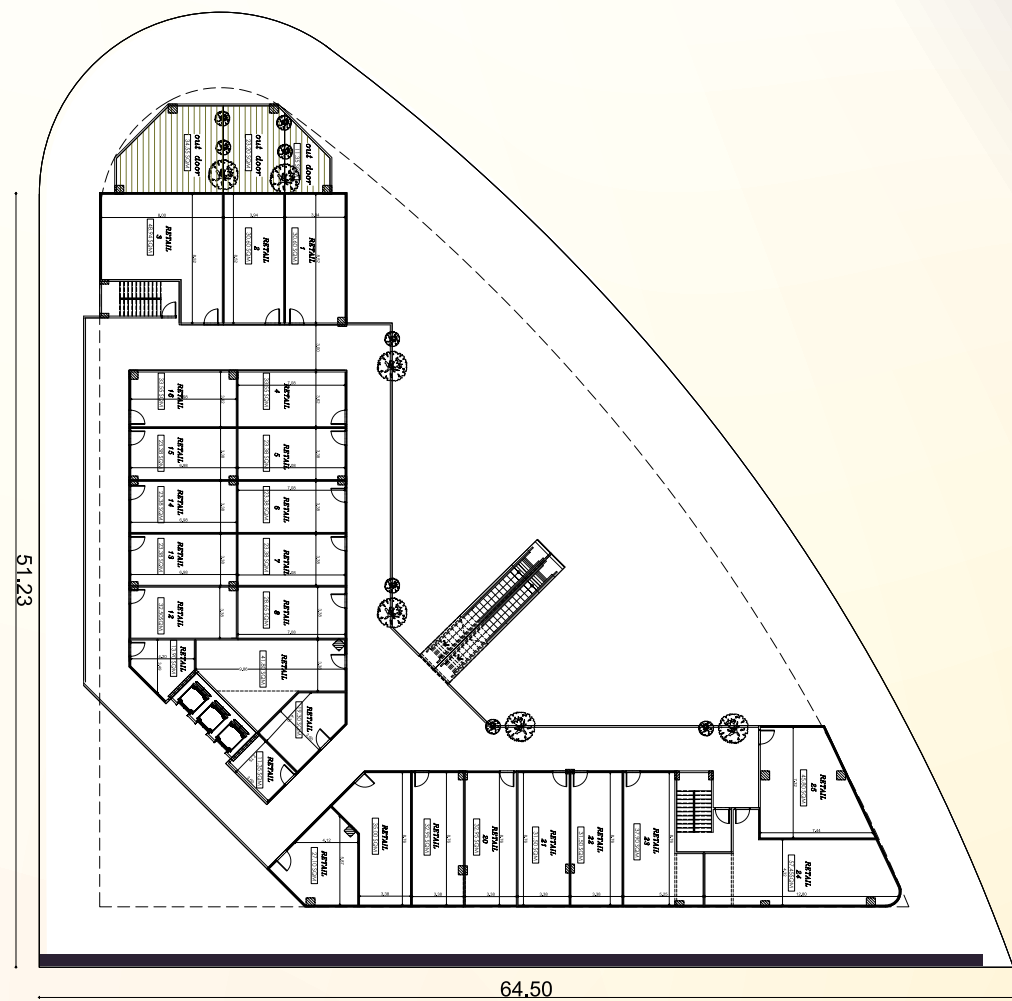


Retail 30



Retail 32

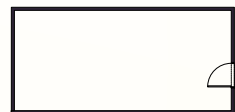
FIRST FLOOR:



1132 m2

Ground floor area

FIRST FLOOR UNITS:



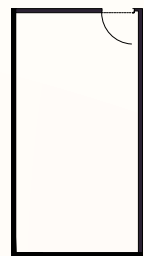
Retail 01



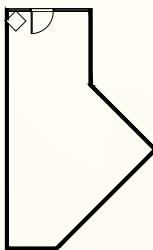
Retail 02



Retail 03

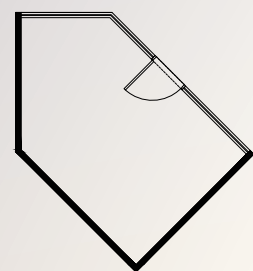


Retail 04

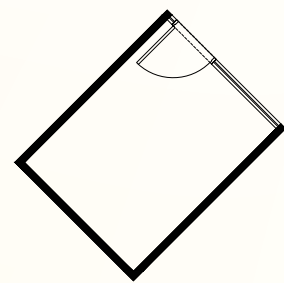


Retail 09

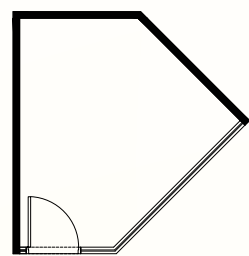
FIRST FLOOR UNITS:



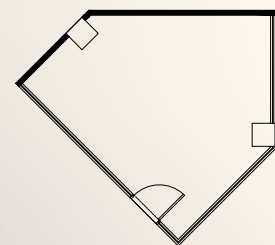
Retail 10



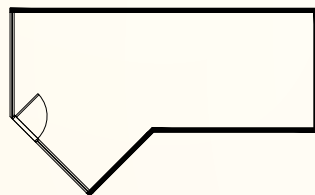
Retail 11



Retail 12



Retail 18

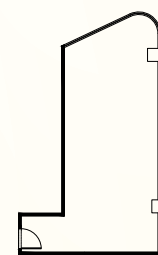


Retail 19

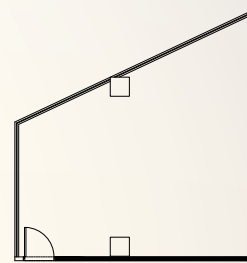
FIRST FLOOR UNITS:



Retail 20

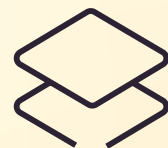
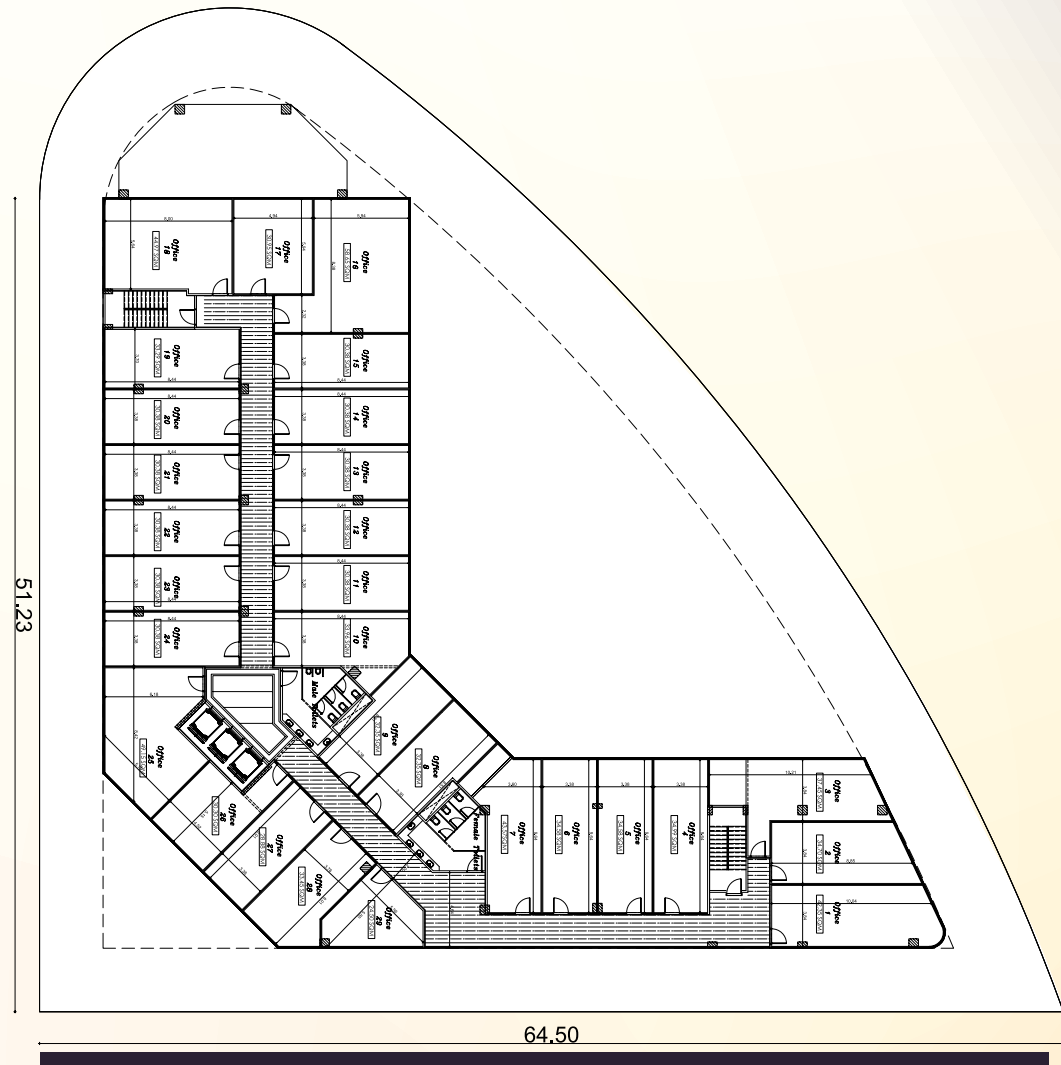


Retail 25



Retail 04

TYPICAL (SECOND AND THIRD FLOOR):



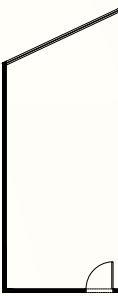
4870 m2

Ground and 3 typical floors

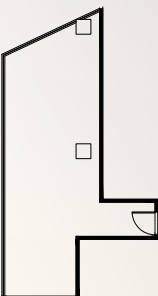
TYPICAL (SECOND AND THIRD FLOOR) UNITS:



Office 01



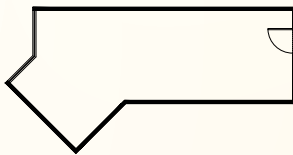
Office 02



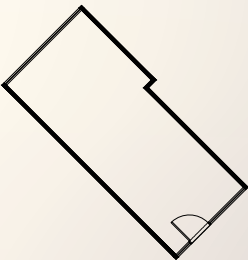
Office 03



Office 04



Office 07



Office 08

TYPICAL (SECOND AND THIRD FLOOR) UNITS:



Office 09



Office 10



Office 15



Office 15




Office 17

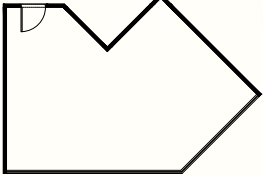


Office 18

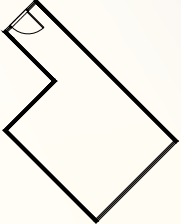
TYPICAL (SECOND AND THIRD FLOOR) UNITS:



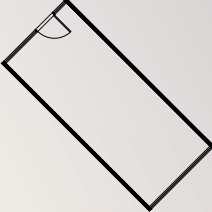
Office 24



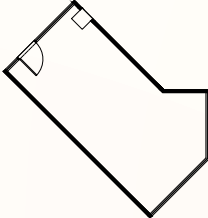
Office 25



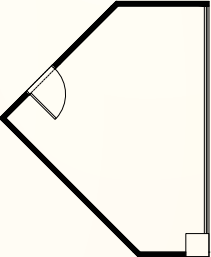
Office 26



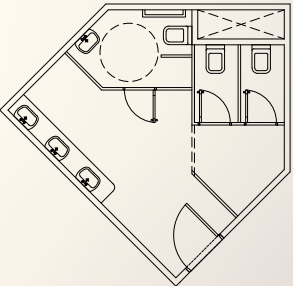
Office 27



Office 28



Office 29



Toilets

FINISHING:

FOR UNITS:

- Flooring: 60 x 60cm Porcelain tiles
- Walls and ceilings: Jotun paints or equivalent + gypsum board (entrance of unit only)
- Secured glass door
- Bathroom flooring: 20 x 20 cm ceramic
- Bathroom walls: 20 x 20 cm ceramic
- Sanitary ware: Ideal standard or equivalent to level 1.20
- Central air conditioning system

FOR ENTRANCE AND CORRIDORS:

- Flooring: 60 x 60 cm, Marble or Granite tiles
- Walls and ceilings: Jotun paints or equivalent + gypsum board
- Automatic secured glass doors
- Central air conditioning system
- Otis or Kone or equivalent elevators and fujis

PARKING BASEMENT:

- Flooring: Epoxy painted concrete flooring or equivalent

FOR PUBLIC BATHROOMS

- Bathroom flooring: 20 x 20 cm ceramic
- Bathroom walls: 20 x 20 cm ceramic to level 1.20
- Sanitary ware: Ideal standard or equivalent
- Granite countertop



FACILITY & PROPERTY MANAGEMENT:



Electronic Gates



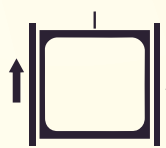
Maintenance of electromechanical utilities, heating, ventilation, and air- conditioning



Electricity maintenance during working hours



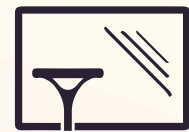
Exterior and interior lighting of public areas



Maintenance of elevators and generators



Housekeeping



External facade cleaning services



Firefighting and fire alarm maintenance for service area



Landscape, ramps, parking area, continuous maintenance





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DEVELOPMENT



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