

PROJECT BY

TAMAYOZ
Developments

THE
LARK
MALL

2023

New Cairo



ABOUT DEVELOPER :

Tamayoz Developments is a leading Saudi-Egyptian real estate development company established in 2006 by Mr. Ahmed Elshazly, Abdallah Mostafa, Abdelhalim Hemida, and Mohamed Elshami. The company has achieved steady progress over the past 17 years, leveraging the extensive experience of its founders in construction and real estate. Tamayoz Developments has successfully built governmental and educational buildings in collaboration with Saudi ministries. Furthermore, the company undertakes the construction and development of integrated residential projects in various cities across Saudi Arabia.



TAMAYOZ

PROJECTS

2019

2023



1st PROJECT

THE IVORY PLAZA

G+ 8

New Capital



The Ivory Plaza project is the first mixed-use commercial, administrative, and medical building to serve the residential neighborhoods in the Administrative Capital. Located in the R2 & R3 neighborhood, it aims to achieve the fastest return on investment. The project enjoys a prime location on a main street, directly on the Al-Amal axis, and is only 10 minutes away from the Monorail station.





CONSTRUCTION UPDATES



2nd PROJECT

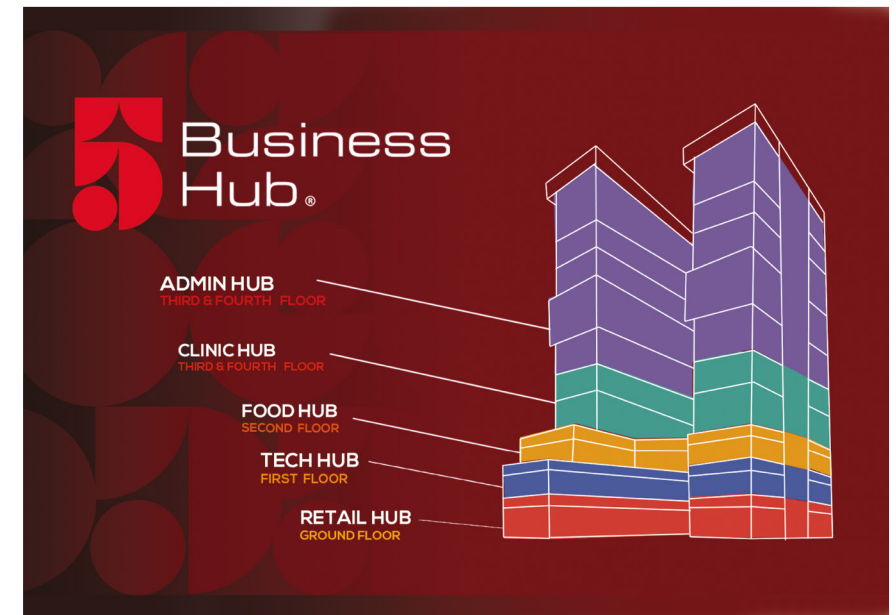
FIVE BUSINESS HUB

G+ 12

New Capital



In the heart of one of the most important locations in Downtown, only 5 minutes away from the government district monorail station, and at the entrance to Downtown, which connects the government district and the northern Bin Zayed axis, there is a mixed-use building. The building consists of the ground floor and 12 additional floors, offering 5 golden investment opportunities.



3rd PROJECT

MADAR

New Capital
G+ 12



Madar New Capital, Designs usually play a very important role in attracting customers to buy within a specific project. Therefore, the Administrative Capital stands out due to the beauty, splendor, elegance, and luxury of its project designs. Tamayoz follows this principle in its project, the Downtown Mall, located in Madar in the New Administrative Capital.

Tamayoz has created the most luxurious designs in Madar Mall, the Administrative Capital, to attract investors. The company has developed a mall consisting of a ground floor and 12 additional floors. The mall offers units of different sizes, including commercial, administrative, and medical spaces.



TAMAYOZ

Developments

UPSCALING EVERYTHING



UPSCALING OUR LOOK



UPSCALING OUR STYLE









UPSCALING OUR PROJECTS



TAMAYOZ X NEW CAIRO

FIRST MIXED-USE PROJECT IN NEW CAIRO

WE'RE
VIBING
NEW
CAIRO



GET IN
The Vibe ZONE

THE
LARK
MALL

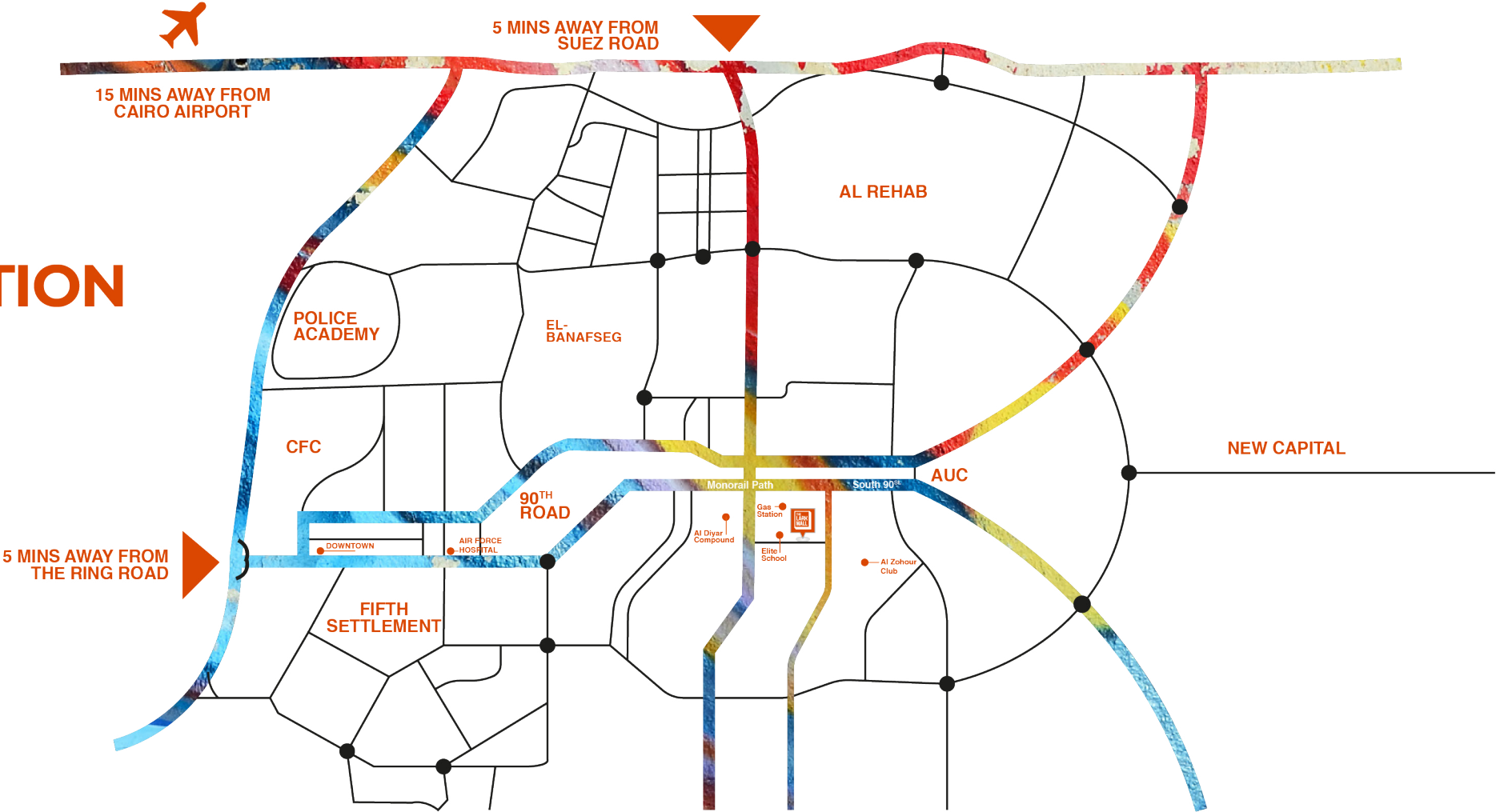


WE'RE
VIBING
NEW
CAIRO

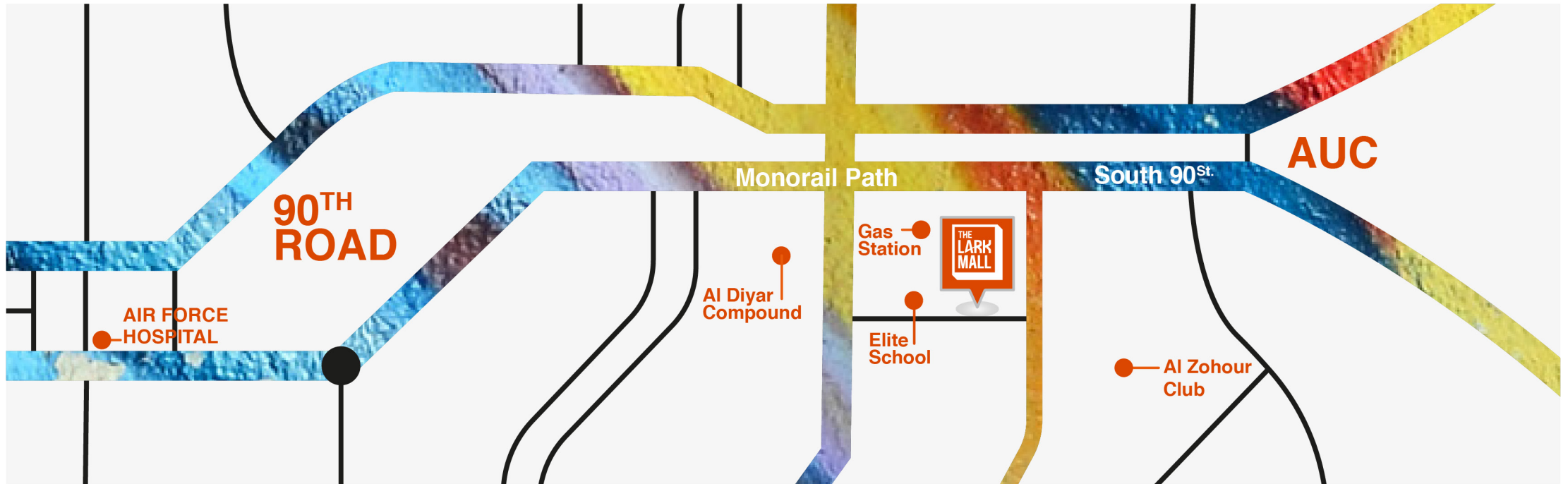
5 MINS AWAY FROM
THE RING ROAD



OUR
LOCATION



- South Teseen Axis – 500m
- Monorail path – 500 m
- AlGaziera Axis -400m
- Al diyar compound – 470 m
- Mohamed Naguib Axis- 450m
- Al Zohor Sporting Club – 800m
- Elite International School – 7m
- Concord Mall – 500m
- Al Seraj Al monir Mosque 130m
- Black ball Club- 440m
- Parking area – 100m
- More than 13 residential compound





RESIDENTIAL COMPOUNDS



13 TOTAL
COMPOUNDS



Apartments
Compounds

6



Villas
Compounds

5



Mixed
Compounds

2



RESIDENTIAL COMPOUNDS



AVG Area Population

70,000



Social Class

B+



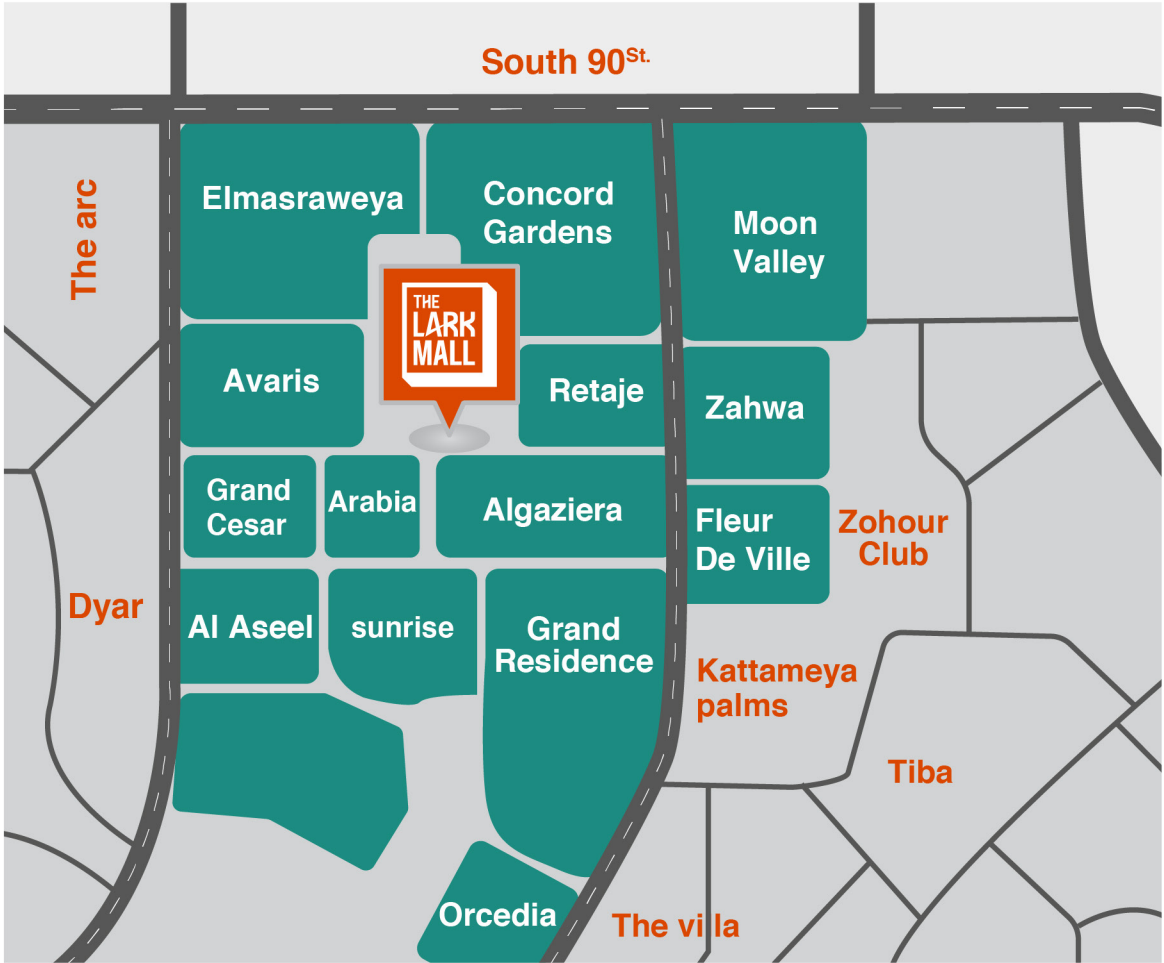
Avg Apartment Price

6,000,000 EGP

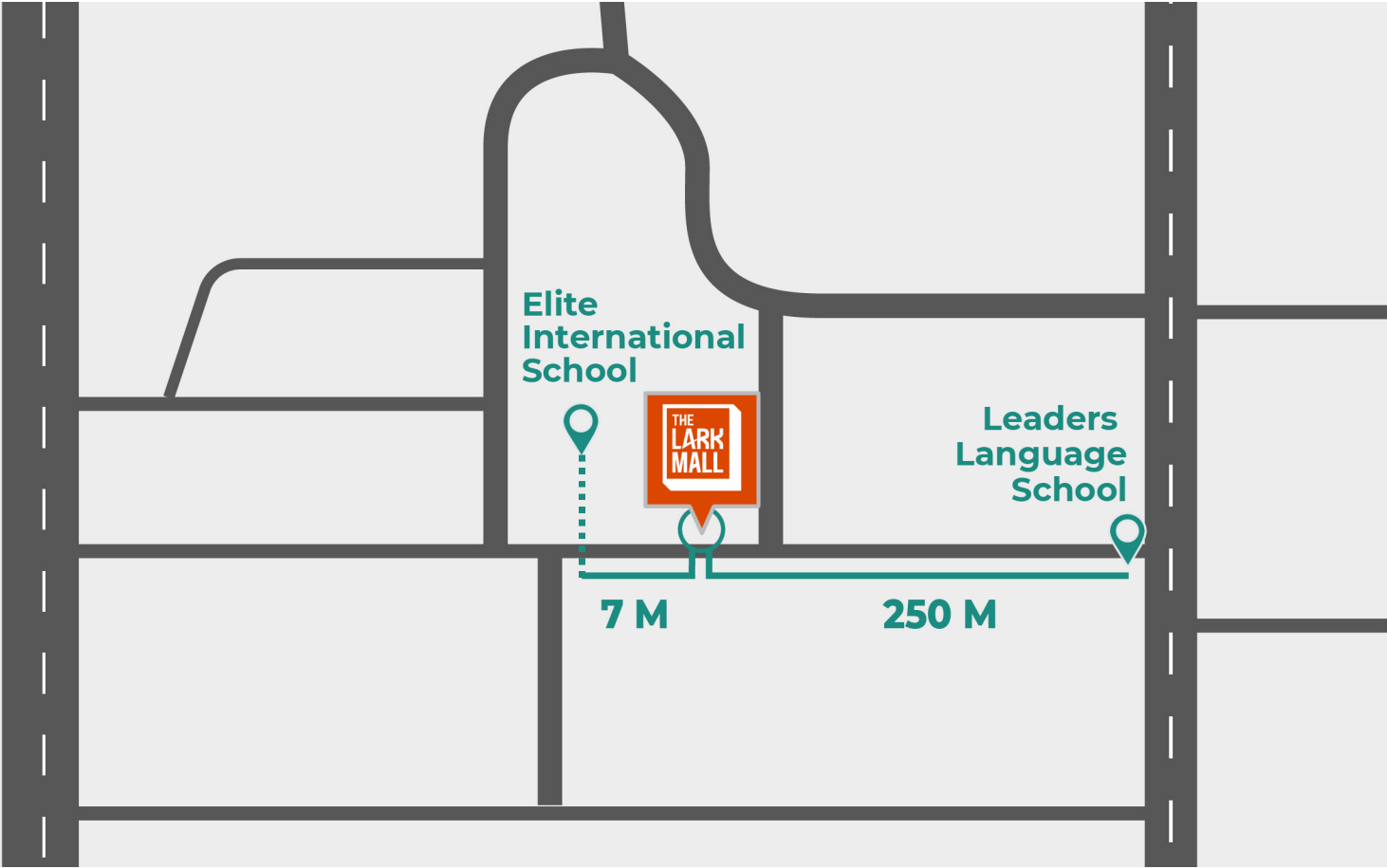


Avg Villas Price

12,000,000 EGP



INTERNATIONAL
SCHOOLS



INTERNATIONAL SCHOOLS



Avg Admission Fees

180,000
EGP/yr.



Avg Capacity

1,400
Student



Educational
Levels

KINDERGARTEN TO
Grade 12



Avg Admission Fees

120,000
EGP/yr.



Avg Capacity

1,000
Student



Educational
Levels

KINDERGARTEN TO
Grade 12



SPORTS CLUBS



AL ZHOUR CLUB



Club Fees

250,000 EGP



BLACK BALL CLUB



Swimming



Squash



Football



GYM







Archery

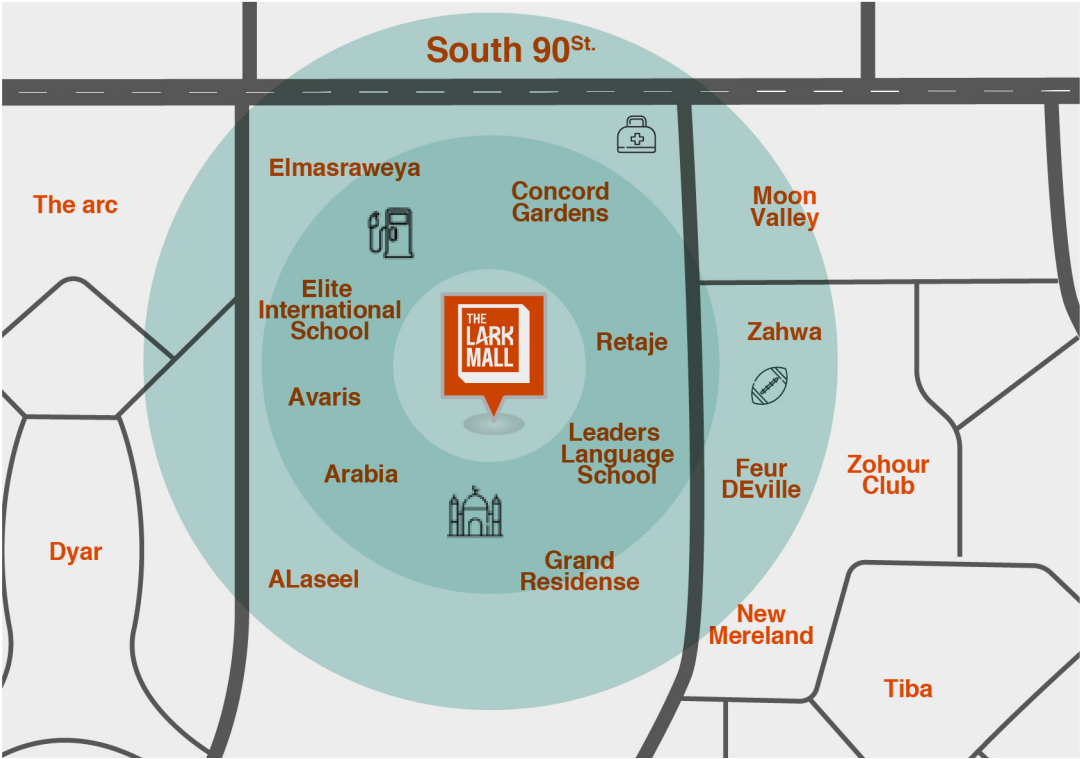


Kick Boxing



PROJECT SURROUNDINGS

		
Medical centers	Malls	Mosque
2	9	1
		
ATM Drive thru	Gas Station	Sports Club
1	1	2
		
Residential Compounds	International Schools	Hospitals
13	2	2



SERVICES



GAS STATION



1 MIN



MOSQUE



1 MIN



ATM DRIVE THRU



2 MIN



PRODUCT MIX



COMMERCIAL



MEDICAL



ADMIN.

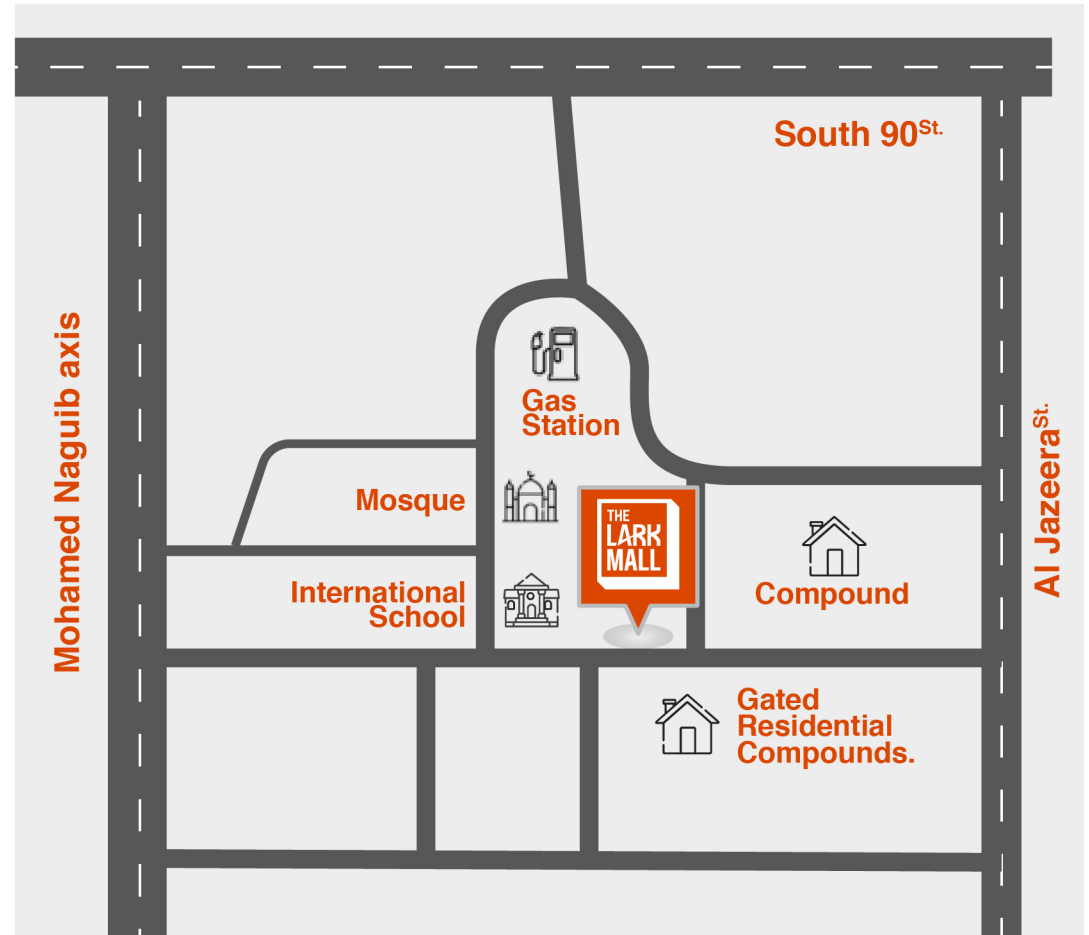


ABOUT THE PROJECT

After achieving great success in our New Capital projects, we are now approaching a new milestone for the First Mixed-Use project in New Cairo. The project boasts an excellent location, being only one minute away from South Teseen.

The area is surrounded by :

- International school
- gas station
- Gated residential compounds.
- Mosque



LAND SPECS



Land area

6,700 M



Implementation Period

3 YRS.



Building Percentage

30%



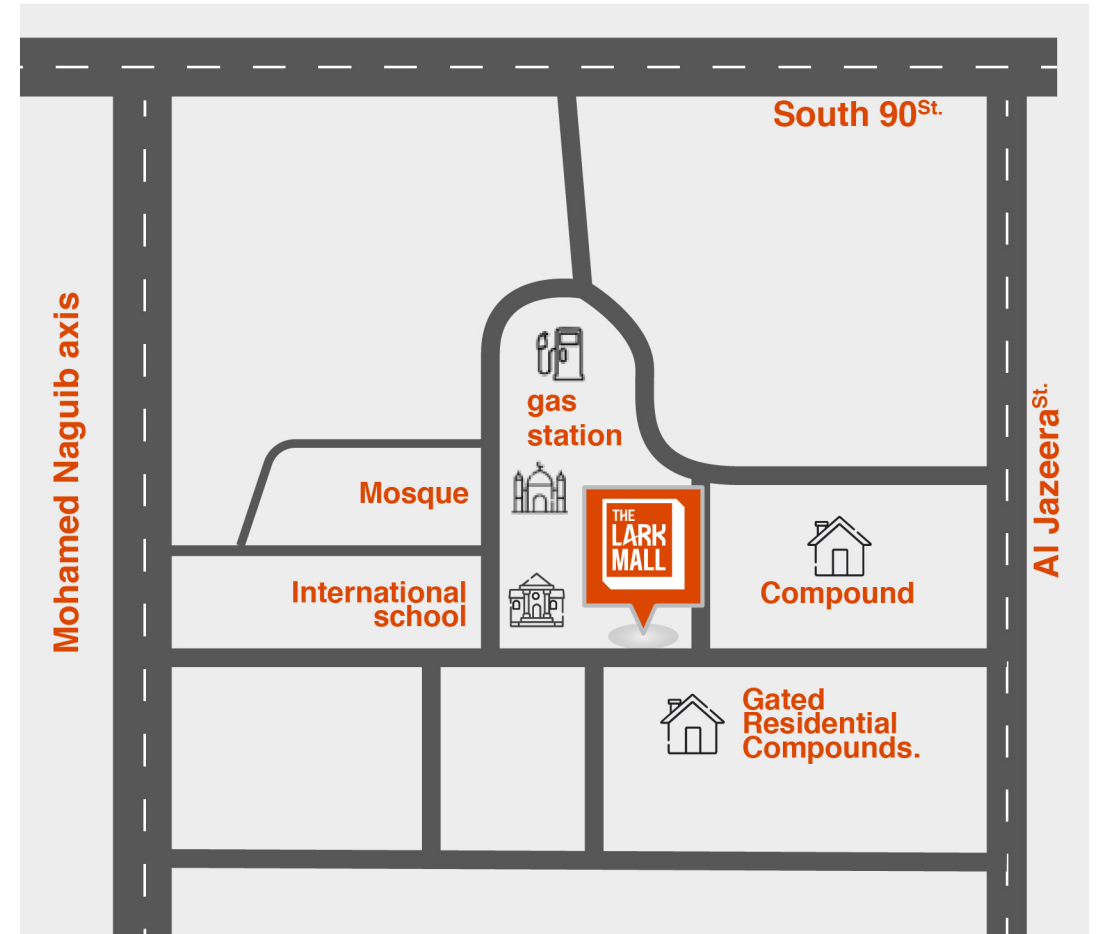
Height

(G + 3)



Façade

88 M



PROJECT FACILITIES



SKATE PARK



ART SPACES



FOOD TRUCKS



STREAMING HALL



PAYMENT PLANS



%**10** DOWN
PAYMENT

5 YEARS
INSTALLMENTS

%**20** DOWN
PAYMENT

6 YEARS
INSTALLMENTS



PRICES & SPACES



STARTING AREA



COMMERCIAL

Starting From

37 M²



MEDICAL

Starting From

36 M²



ADMIN.

Starting From

35 M²



STARTING PRICE



COMMERCIAL AREA

Starting From

1st Floor **84,000 EGP/M²**

Ground Floor **165,000 EGP/M²**



MEDICAL AREA

Starting From

75,000 EGP/M²



ADMIN AREA

Starting From

73,000 EGP/M²



EOI'S



COMMERCIAL

50,000 EGP



MEDICAL & ADMIN

20,000 EGP



LAUNCH OFFER



**LAUNCH
OFFER**

**%15 LAUNCH
DISCOUNT**



OUR PARTNERS

COMMERCIAL
CONSULTANT



ETQAN

ARCHITECTURE
CONSULTANT



HAFEZ CONSULTANTS
MOHAMED ESSAM HAFEZ
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

BRAND
CONSULTANT



pragma INNOVATION



TAMAYOZ

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