



mazayadevelopments.com



THE ROOK
NEW CAPITAL

About MAZAYA

Mazaya is a property development company established in Egypt in 2017.

As a beacon of excellence in real estate development, It has delighted over 1,000 satisfied customers with a focus on simplicity.

Mazaya takes pride in offering projects that embrace the beauty of simplicity.

Mazaya has established 35 residential projects in New Cairo and 3 mixed-use building projects in the New Capital: The ROOK, Gemini Red, and Gemini Blue.

Mazaya Developments hunts for real opportunities and secures generational wealth for our clients by building simple yet efficient real estate properties.



33 PROJECTS IN NEW CAIRO

4 PROJECTS IN NEW CAPITAL



THE ROOK
NEW CAPITAL





NEW CAPITAL INVESTMENT

2021 marks our 1st footprint in New Capital aided by an investment Boost by our investors Eng. Essam Ghoniem & Mr.Ahmed Elsayed who joined Mazaya Developments to establish stable growth & expansion in New Capital.

INVESTMENT
2
BILLIONS

TOTAL INVESTMENT
IN NEW CAPITAL
6
BILLIONS

2021 Launching Our 1st project in New Capital



THE ROOK
NEW CAPITAL

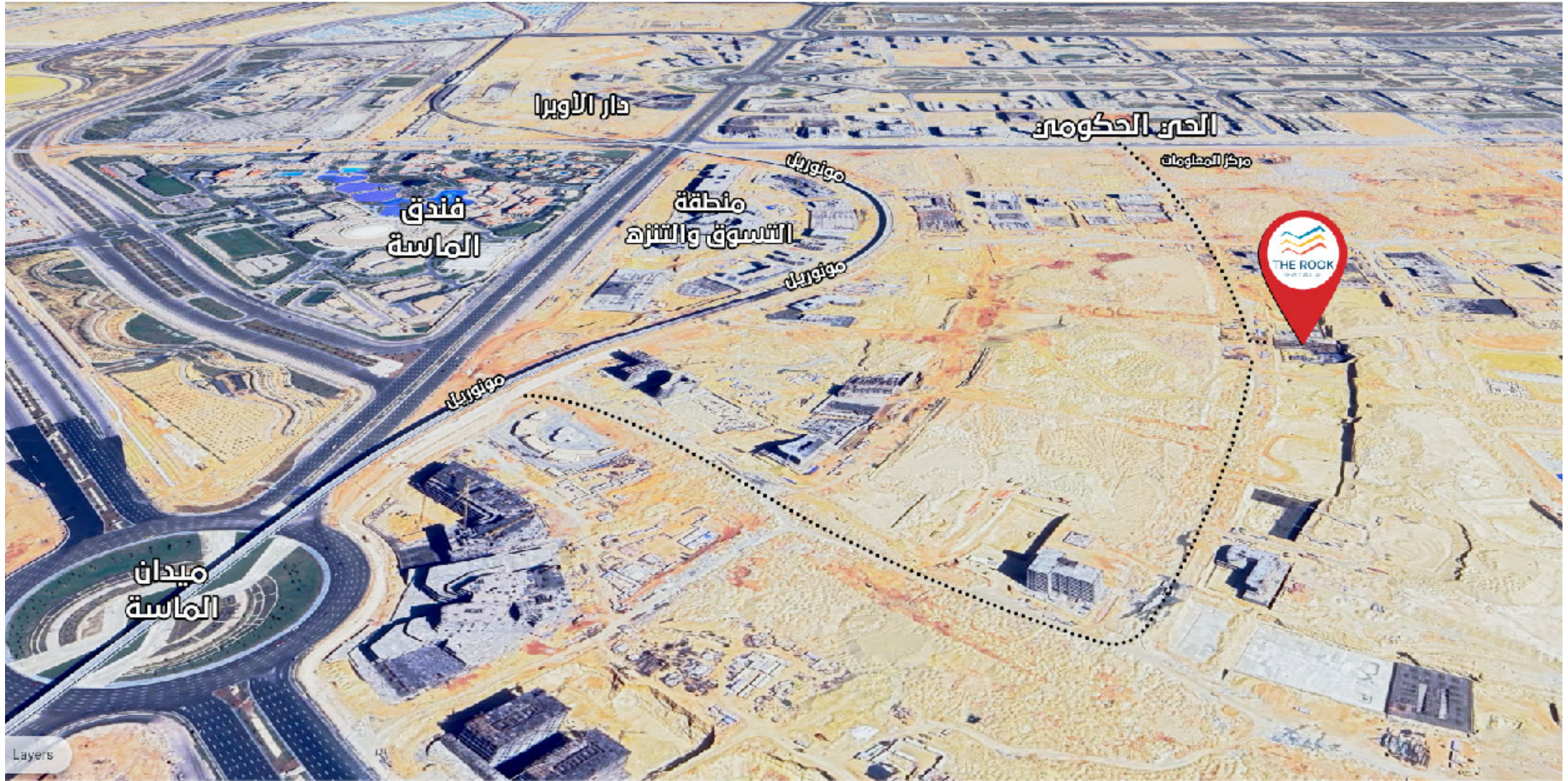


THE ROOK LOCATION

Downtown Area

- In Front of Pharmaceutical Companies Zone
- Close by Masah Hotel
- Close to Touristic Towers
- Near Governmental District
- Near Monorail Station
- Near Entertainment Area
- 3 mins from Data Center
- 3 mins from Masjid Masr





THE ROOK CONCEPT

The Rook Mall was our 1st project in New Capital. It's a mixed-use commercial building.

It is based on a modern minimalistic architectural design concept that is simple and sustainable.

The Rook timeless design consists of an L-shaped building that reflects simplicity and gives offices an equal unobstructed frontal view share.

It is perfectly executed to allow customization and maximize space utilization.

It is intentionally designed to be

**EASY TO RENT &
EASY TO OPERATE**





PROJECT DETAILS

- Land Area: 2,632 sqm
- Floors Number: Ground Floor + 12 Floors
- Total Floors Area: 10,300 sqm
- Plaza (open terrace): 500 sqm
- The project's number: MU466-

TYPE OF *UNITS*

Administrative | Commercial





RETAIL



FOOD & BEVERAGES
























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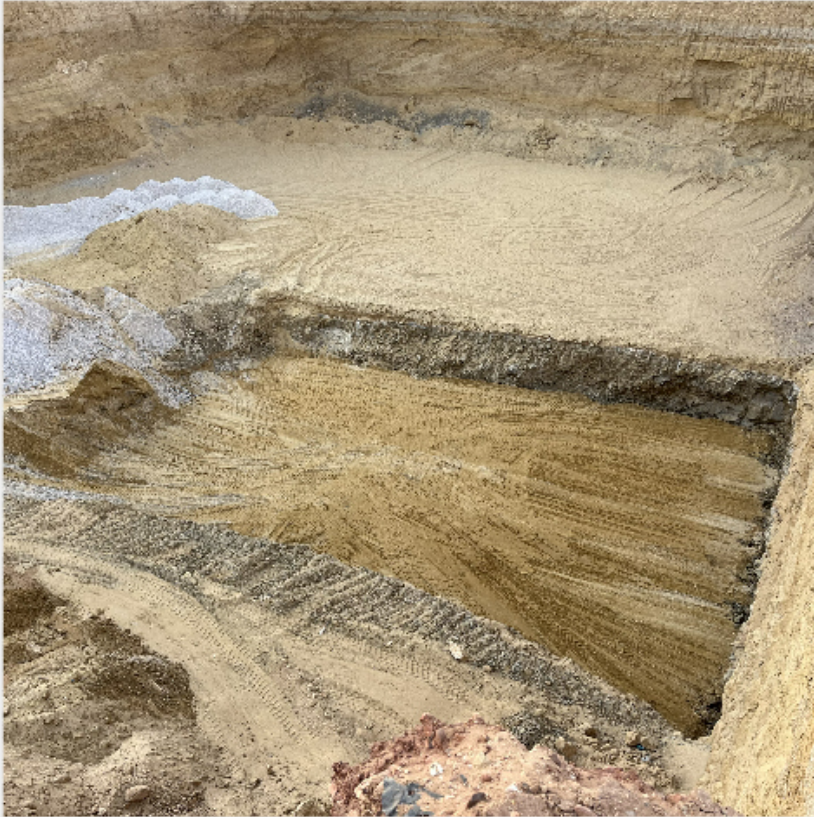


CO-WORKING SPACES

FACILITIES & AMENITIES

- 
-  Parking: Cars & Bicycle Spaces + Drive Thru
 -  High speed Elevators
 -  Power Backup: Electricity Generators
 -  Security system: 24/7 & CCTV
 -  Fire Fighting system
 -  Air Conditioning: Central AC
 -  Smart Sensors controlling lighting & temperature
 -  Sanitization System
 -  WiFi
 -  Meeting Rooms
 -  Digital Billboards
 -  Customer Service & Desk Information Points
 -  Food Court
 -  Open Terraces
 -  Eco-friendly options
 -  Green offices
 -  Recycling Service
 -  Solar Panels

CONSTRUCTION UPDATES



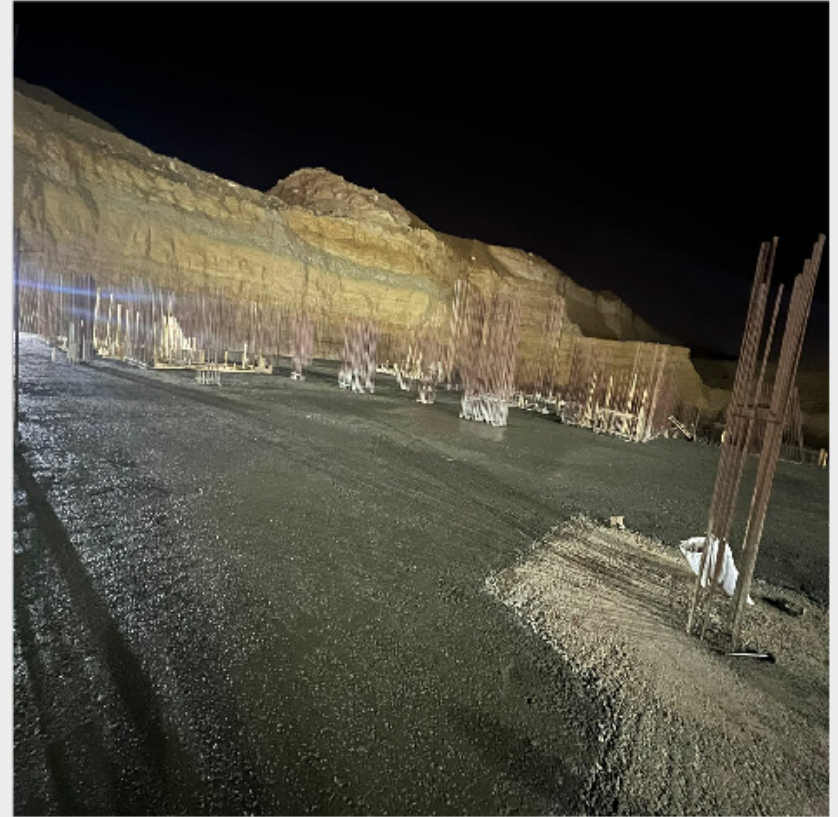
CONSTRUCTION UPDATES



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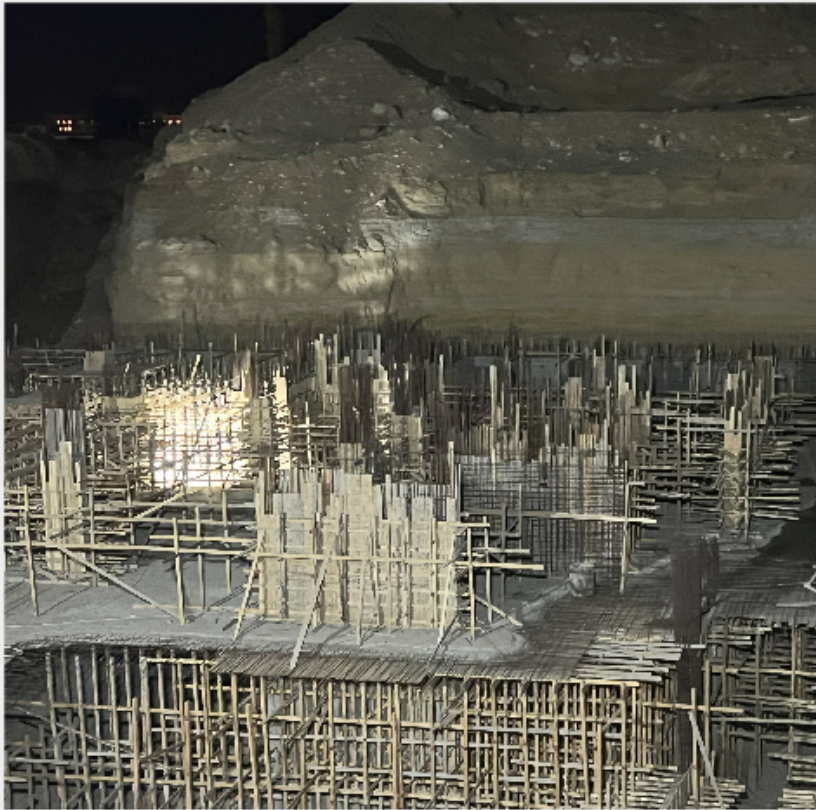
CONSTRUCTION UPDATES



CONSTRUCTION UPDATES



CONSTRUCTION UPDATES



WHY INVEST IN THE ROOK ?

BENEFITS

- FINANCIAL
- OPERATIONAL
- LEGAL



FINANCIAL BENEFITS

ROI

High Return On Investment Yearly mentioned in contract.

Price

Unit meter price clearly stated in the contract according to the current market price at the time of the deal.

Payment Systems

A huge variety of installment systems to serve different clients needs.

Installments: Up to 6 years.



OPERATIONAL & LEGAL BENEFITS

Contract (1)

Three Party Contract between the Owner, Mazaya Developments Company & Operations Company

Penalty Clause: Mazaya | Operations Company

Specified Rental Fees

Specified Lease Time

Specified Annual % Increase in Rent

(Between Mazaya, Investor and Operational Company)

SALES CONTRACT

Contract (2)

No Default clause: If 40 % of unit price is already paid, no contract termination takes place however, the same amount of money is invested in another unit co-owned by Mazaya Developments & the owner not to lose the whole investment.

Delay Penalty (In case of delayed unit delivery): Within 6 months delay, 5% from unit price is paid back to the owner. If delayed delivery more than 12 months, 12 % from unit price is paid back to the owner.

(Between Mazaya and Investor)

DELIVERY

Delivery state:

Commercial: Core & Shell

Admin: Semi finished







- *Retail*
- *Food & Beverage*
- *Food Stores*
- *Administrative*

RETAIL



FOOD & BEVERAGE

FOOD STORES

ADMINISTRATIVE



MEDICAL





The Wise Straight Forward Investment

Only Few Units are Still Available
Invest Now!

