

yards

**A NEW ERA OF EVER  
CHANGING BOUTIQUE  
BUSINESS & LEISURE  
EXPERIENCES, NOW AT  
YOUR FINGERTIPS.**

"EVERYTHING THAT IS POSSIBLE OR AVAILABLE."



9 Yards Is Not Only A Brand Name But **A True Commitment To Going The Extra Mile So, You Can Simply Discover Your Unleashed Uniqueness. A Next-Generation Boutique Strip Mall** Setting The **Benchmark In Quality Integration**. Thanks, To **Curated Business & Lesire Experiences** Transforming **The Way People Work & Enjoy. A Progressive Outlook** On **Accelerated Productivity, & Retail Distinction** Coming Together **In The Heart Of The 5Th Settlement** To Surround Professionals With **Everything They Can Possibly Imagine In One Spirited Context, Second To None.**

# AN INSPIRING

Empowering A Refined Community To  
Professionally Thrive While Marveling At  
Enjoyment From A Refreshing Perspective.

# BOUTIQUE STRIP MALL

INTRODUCING

# 9 Yards



## AN EXCLUSIVE DESTINATION CATERING TO YOU & YOUR EVERY NEED

Rolling Out On 7002 M2, 9 Yards Is A Visionary Blueprint Of Curated Boutique Business And Leisure Experiences Intertwined. The Boutique Strip Mall Is A Transformative Catalyst, Adopting A Unique Indoor/Outdoor Philosophy That Dedicates 60% Of Its Land To Green Open Spaces To Surround Professionals With Inspirational Scenery While Immersing Them In An Unrivaled Array Of Select Experiences To Recreate, Year-Long.

9 Yards Is Expertly Planned To Boast A Signature Collection Of 3 Separate Yet Interconnected Buildings, Accommodating Highly Adaptable Office Spaces That Invite The Outdoors Inside. Moreover, All Office Buildings Are Powered By Next-Generation Technology To Guarantee Uninterrupted Productivity While Offering Best-In-Class Facilities Including A Cutting-Edge Gym For Multinational Corporations And Local Enterprises To Thrive.

The Elemental Edge Of 9 Yards Lies In Its Boutique Nature And Refined Community, Centered Around A Lively Strip Mall. The Project Takes Pride In An Integrated Tenant Mix That Provides A 360 Innovative Outlook On Business And Leisure, Tailored To The Diverse Needs Of Contemporary Lifestyles.

To Cultivate The Perfect Work-Life Balance, 9 Yards Boutique Strip Mall Offers An Unrivaled Host Of F&B Experiences, As Well As Signature Retail Shops On 40%, Welcoming People From All Lifestyles To Connect, Collaborate And Re-Charge Where Greenery And Authentic Experiences Abound.

9 Yards Captures Sleek Architecture That Pays Tribute To The Natural World With Only 40% Footprint. The Project Also Ensures Investors' Ultimate Convenience, Thanks To An Indoor/Outdoor Parking Area With A 500 Capacity Pax, 24/7 Security, Expansive Storage Spaces And Outdoor Communal Spots, Not Offered Else-Where.



A MIND SHIFTER  
PROMISING TO INSPIRE  
YOU TO SIMPLY *BE YOU.*

# A SELECT TENANT MIX WHERE EVERYTHING BELONGS

9 Yards Is Carefully Planned To Cater To Contemporary Mindsets, Irrespective Of Their Profession, Age Or Interests. The Boutique Strip Mall Is Always Inviting, Interchanging And Personal, Thanks To A Fully-Integrated Tenant Mix That Balances Between Personal Enjoyment And Professional Success. 9 Yards Comes Alive With A Variety Of Enriching Components That Compliment Each Other, Curating A 360 Ambience Where Egypt's Leading Businesses, Medical Ser-Vices And F&B Concepts Seamlessly Belong Under One Integrated Roof.

OFFICES

COMMERCIAL

F&B

ENTERTAINMENT

AUTOMOTIVE

BANKING

MEDICAL

SPORTS

BEAUTY

GROCERY STORE



EAL

EASH

HIDDEN

ENES

9 yards

THE IDEAL PLACE  
TO UNLEASH YOUR  
HIDDEN UNIQUENESS



# WHY GO THE WHOLE 9 YARDS?



*A prime & central location in the heart of the 5th Settlement, just minutes away from Cairo International airport, 5 minutes from Heliopolis, Madinaty, Al Shorouk and Al Obour City while lying at very close proximity to Maadi and the New Administrative Capital, setting your business at the intersection of networking opportunities and leading business establishments while ensuring seamless accessibility to / from greater Cairo*

*An exceptional indoor/outdoor vision, capturing sleek architecture with panoramic facades cultivating a positive and inspirational work environment*

*A sustainable boutique strip mall dedicating 60% to green, outdoor spaces for ultimate productivity and re-generation, year-long*

*Experience-centric office spaces of flexible sizes starting 60 m<sup>2</sup>, boasting smart and luxurious interiors for seamless collaboration while catering to every industry type*

*An ideal tenant mix of select F&B concepts, commercial and retail experiences, in addition to original entertainment and sporting activities on 40% of land to suit every taste and contemporary lifestyle -indoors & outdoors starting 100 m<sup>2</sup>*

## **WORLD-CLASS FACILITIES FOR HASSLE-FREE EXPERIENCE**

- 24/7 security and surveillance cameras for a safe working environment
- Indoor/outdoor parking with a total capacity of 500 cars for a worry-free lifestyle
- Private entrances for all buildings with reception desk, ensuring a professional welcome, in addition to cutting-edge elevators serving each cluster on its own
- Spacious storage areas with loading and offloading corridors for seamless retail handling
- Public toilets, prayer room and staff lockers for guaranteed peace of mind

**AN EXCLUSIVE ADDRESS  
TO THRIVE WHERE NET-  
WORKING OPPORTUNITIES  
AND LEADING BUSINESS ES-  
TABLISHMENTS COME ALIVE**

# **SUCCESS CLOSER THAN YOU THINK!**

## **PROXIMITY AND LOCATION**

9 YARDS is centrally located in the booming heart of New Cairo to set itself as a boutique destination with a lively strip mall directly on the Ring Road

The project is ultimately planned with seamless accessibility in mind for a hassle-free experience, thanks to traffic-free commuting, as well as an expansive parking space guaranteeing peace of mind

The boutique strip mall lies just few minutes away from Cairo International Airport, enabling global business opportunities to thrive while enjoying easy access to Heliopolis in 5 minutes, Maadi in 20 mins and The New Capital in 15 mins only.

9 YARDS enjoys a prime location in the 5th Settlement, thanks to its strategic proximity to thriving residential communities and leading business establishments, as well as the Central Monorail station located in Street 90.

## **MINUTES AWAY FROM EVERYWHERE**

5 mins from Heliopolis

5 mins from Shorouk, Madinaty & Obour

10 mins from AUC

20 mins from Maadi



A photograph of a cafe interior. In the foreground, a dark-colored bag with a zipper and a metal ring is on a table. Next to it is a cup of coffee with a heart-shaped latte art. The background shows a wooden table and a chair. A large, semi-transparent yellow rectangle is overlaid on the left side of the image, containing white text.

BE ONE OF A FEW TO GROW IN A FORWARD ENVIRONMENT WHERE INSPIRED ARCHITECTURE BLENDS IN WITH BREATHING NATURE WHILE RETAIL INDULGENCE BLOOMS IN BETWEEN.



## INSPIRED ARCHITECTURE

9 YARDS adopts an agile and innovative design style, thanks to 3 interconnected buildings that not only capture dynamic motion through non-uniform lines, but also evoke a forward-thinking appeal that breaks free from monotonous work environments, thanks to its edgy and highly sophisticated module

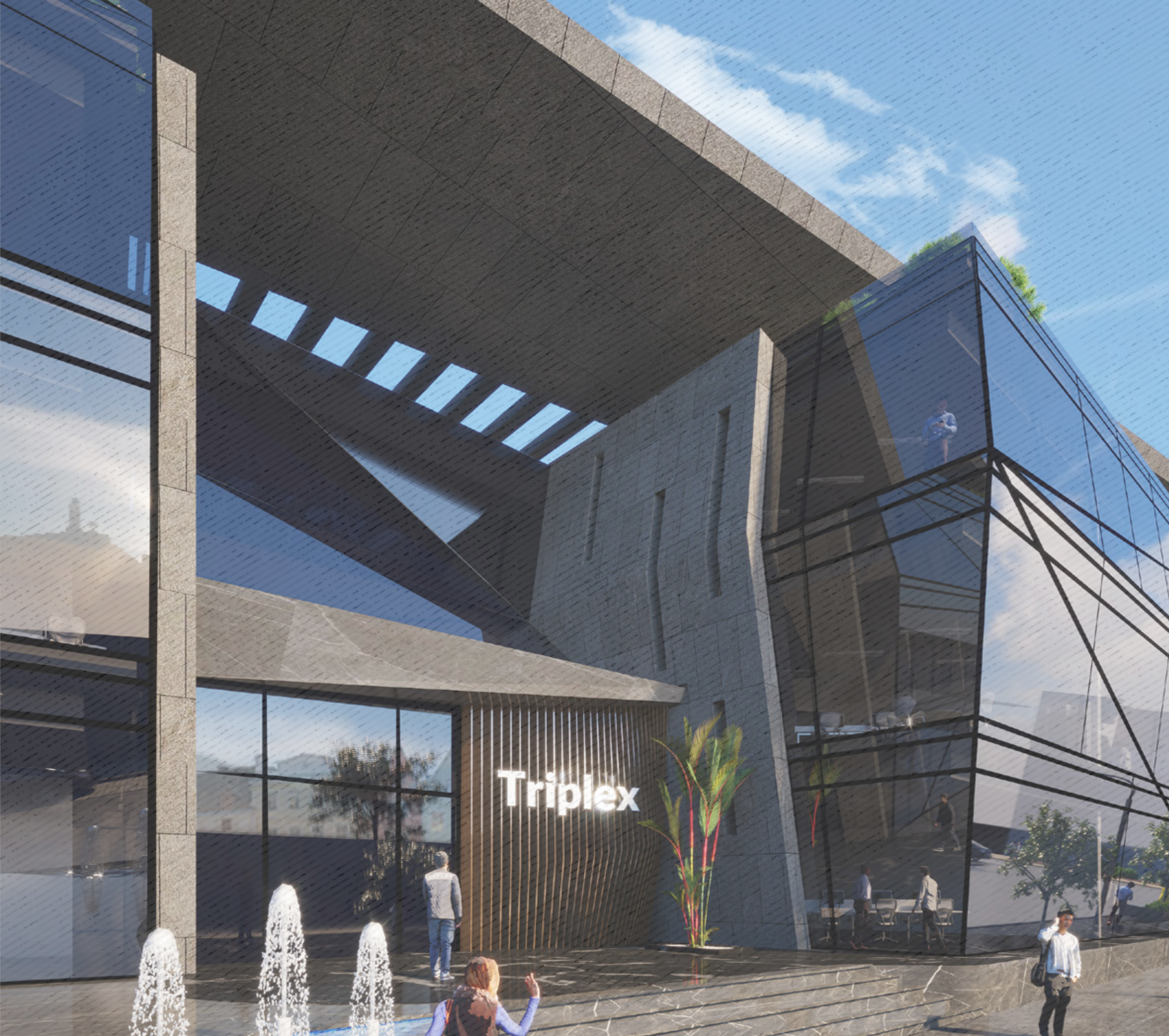
The buildings offer a unique marriage between function and aesthetic form by boasting sweeping glass window facades that welcome natural daylight indoors, in addition to ever-changing scenery with tranquil water features and verdant plantations, inspiring professional growth day or night.

Grand, graceful and generously innovative, 9 YARDS exterior concept serves as an inviting centerstage that connects architecture with its natural surroundings while acting as a highly visible landmark from varied points across New Cairo

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**PRIVATE  
ENTRANCES  
FOR A GRAND  
WELCOME**



**TRANQUIL  
WATER FEATURES**

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**PROFESSIONAL  
WELCOME DESK  
FOR EASY  
NAVIGATION**

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**HIGH-QUALITY  
FINISHING**

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## PANORAMIC WINDOW

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**FACADES  
INVITING  
NATURAL DAY-  
LIGHT INSIDE**

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**EVOKING  
TIMELESS  
SOPHISTICATION**

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**PLANTATION  
INSPIRING  
SEAMLESS FLOW  
OF IDEAS**

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G FLOOR  
LOBBY 1

- G01 Sales Office
- G02 Retail A
- G03 Retail B
- G0 Elevators
- G0 Toilet
- G0 Stairs
- G04 Sales Office
- G05 Retail A 1
- G06 Retail A2
  
- G07 Retail A
- G08 SALES

**WELL  
INTEGRATED F&B  
AND RETAIL  
CONCEPTS**

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**OFFERING  
INDOOR -  
OUTDOOR  
RECREATION**

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# IMAGINATIVE INTERIORS

Mindfully designed with seamless collaboration in mind, 9 YARDS introduces a highly flexible work environment that can be easily molded to suit every professional need. The luxurious interiors offer a variety of seating arrangements, allowing for quiet reflection, one-on-one brainstorming sessions or direct interaction with board members to stimulate the brain.

Boasting floor-to-ceiling soundproof windows, all office spaces invite generous sunlight and lush views indoors to create a healthy working environment while benefiting from state-of-the-art meeting rooms and advanced technology, promising the perfect formula for success.

Celebrating comfortable human interaction at every touchpoint, the office spaces are fully-finished with quality materials and central air-conditioning, making room for an enjoyable working atmosphere where innovation and shared-learning meet ultimate peace of mind.





# A TAILORED



INNOVATION AND HUMAN  
INTERACTION COMBINED

# EXPERIENCE OF SPACE

" A CULINARY CAPITAL  
FOR EVERY TASTE. "



9 YARDS *boutique strip mall* goes the extra mile to surround professionals with world-class restaurants and quality coffee-shops, powered by impeccable service, year-long

The project hosts an unrivaled array of select F&B concepts that transform everyday or-dinary into a culinary adventure ideal for big breakfasts, coffee breaks, lunch meetings, casual hangouts or fancy dining experiences.

# COMMERCIAL DISTINCTION

FOR EVERY LIFESTYLE

Every aspect of 9 Yards is mindfully designed to introduce an immersive commercial ex-perience that allows both visitors and professionals to alternate between indoor and outdoor settings, **thanks to a lively strip.**

By collaborating with key commercial players - both local and global- 9 Yards brings professionals closer to a full-suite of select stores spanning every category from gifts, technology and accessories to make-up and inviting bookstores



# MEDICAL EXCELLENCE AT YOUR DOOR

9 YARDS is expertly designed to invite medical providers, pharmacies and leading insurance companies to grow their business in a comprehensive destination where prospect target are.

The *boutique strip mall* sets new standards in next-generation design, as well as quality integration allowing healthcare professionals to succeed in the ideal ambience while leaving a lasting impression on their patients

By combining a full-host of pioneering scan centers, renowned pharmacies and beauty clinics under one roof, 9 YARDS carves itself a competitive niche in New Cairo as a fully-integrated medical address ensuring uninterrupted business success

# SPIRITED ENTERTAINMENT FOR YEAR-ROUD ENJOYMENT

Everyday is business unusual at 9 Yards, thanks to a fresh entertainment concept that invites people from all ages to disconnect, discover and enjoy.

The project boasts an exciting entertainment vision, comprised of diverse recreational and cultural activities that not only allow professionals to re-charge but also get in-spired, year-round

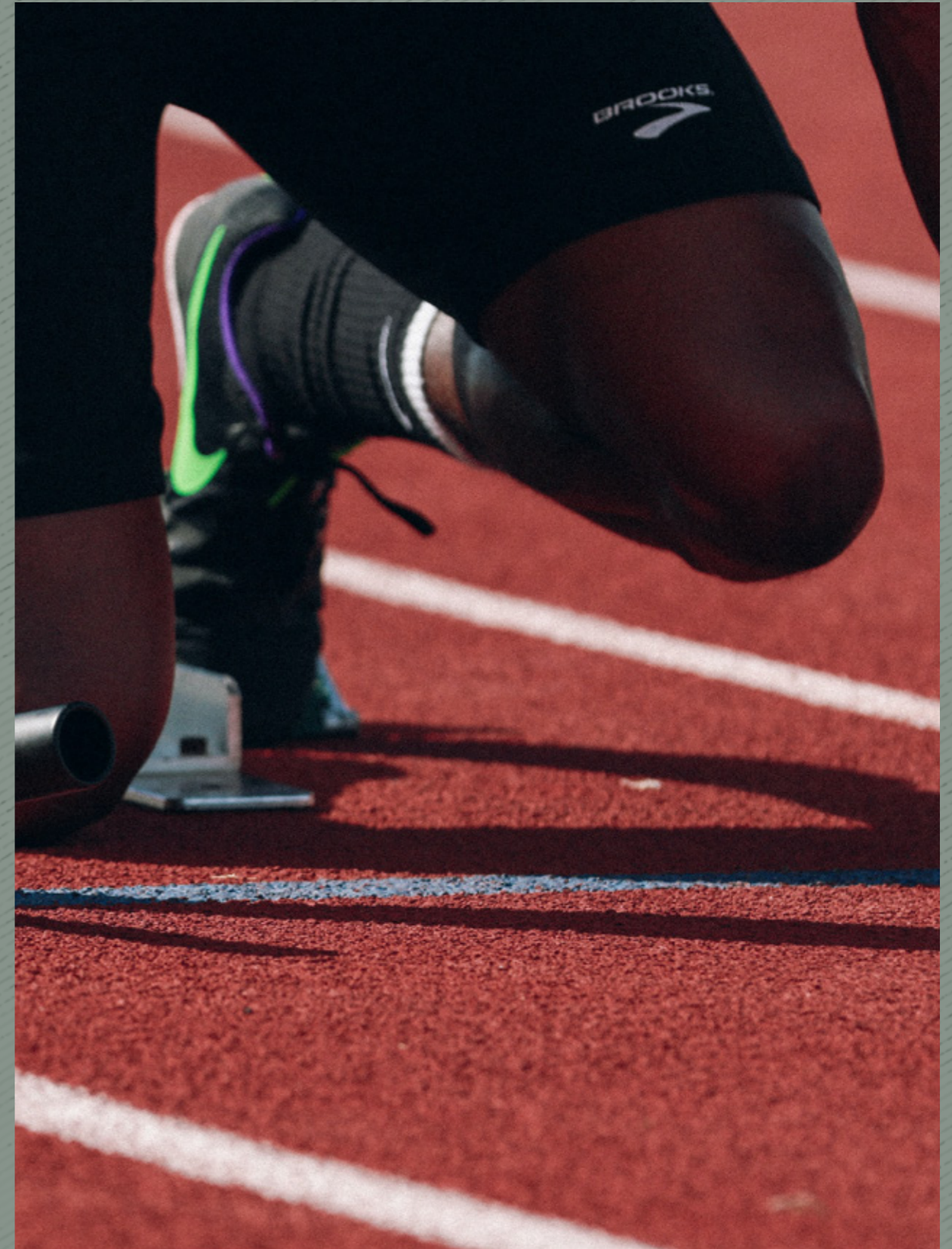
For professionals wishing to work while ensuring their kids have a good time, 9 Yards provides safe playing areas, as well as numerous colorful activities to keep them engaged

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# SPORTING ACTIVITIES TO STAY ENERGIZED

9 Yards puts professionals' well-being at heart. Therefore, the boutique strip mall takes pride in collaborating with Egypt's leading fitness centers to offer customized work-out plans and nutritional routines that fit every schedule and lifestyle.

deal for beginners and top athletes alike, 9 Yards Fitness Zone takes in sweeping views of lush greenery indoors while offering the latest equipment and infotainment screens to ensure a recharging ambiance



At 9 Yards, we value your precious time. That's why, **the boutique strip mall** boasts a full host of renowned beauty salons and aesthetic clinics while bringing you the latest in jewelry fashion in collaboration with Egypt's favorite trendsetters.

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# BEAUTY MADE ACCESSIBLE

# WORLD-CLASS AUTOMOTIVE BRANDS

9 Yards offers state-of-the-art automotive showrooms, boasting panoramic window fa-cades that lure both visitors and professionals in.

The **boutique strip mall** serves as an ideal attraction point, guaranteeing to amplify your brand's reach where the right target are.



# **ALL YOUR ESSENTIAL NEEDS AT YOUR FINGERTIPS**

Convenience lies at the very heart of 9 Yards masterplan, hanks to a fully-integrated network of leading banks and ATM services in addition to a select supermarket offering the freshest produce for an enjoyable grocery experience.

