



AA
ARMONIA WALK
VV
NEW CAPITAL

COMMERCIAL STRIP

A WORD FROM THE Chairman

Submerging **30 years of entrepreneurship** in various businesses; tourism, hotel management, retail, and lastly Real Estate development.

The journey started in **2006** with a vision to conquer the market to present an unmatched living experience, making TLD a tycoon in the real estate business with projects in the most high-profile areas in Egypt.

By holding a diverse portfolio in different industries, we were able to crack the code of what the customers are looking for. From this moment on, TLD's passion was born, offering a **better quality of life** and **a better sense of investment** to any kind of customer, and for any kind of project.

Ahmed El Tayebi



COMMITTED
TO YOU

IT'S
WHO
WE ARE..
IT'S WHAT WE DO.



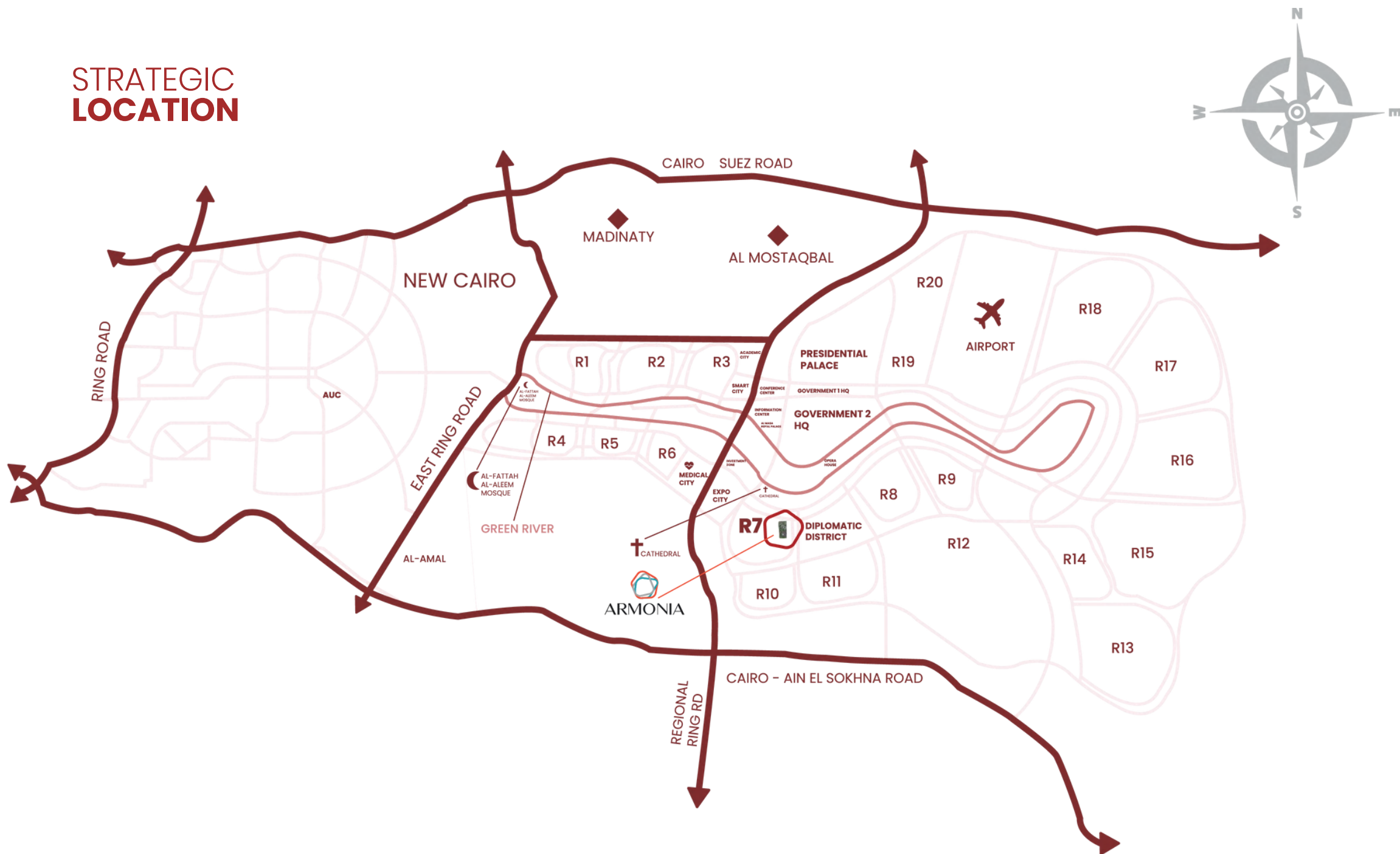
About the Project

Armonia Walk is a commercial project that encompasses Administrative, Retail, F&B, and clinic spaces. It serves as the commercial strip of the larger 'Armonia' residential compound in the **New Administrative Capital in R7 District. Spanning 250 meters**, Armonia Walk provides a comprehensive mix of services and amenities, catering to various needs. Positioned strategically just **800 meters from the Diplomatic Area**, it features modern and contemporary architecture, perfectly aligned with the **vision of a smart city**.

Crafted to accommodate both investors eyeing income-generating assets and businesses aspiring for market dominance, **Armonia Walk distinguishes itself through its prime location**, diverse array of tenants, and exceptional facility management services. It offers more than just a retail destination; rather, it presents an **elevated lifestyle experience**, rendering it an appealing prospect for all stakeholders engaged.



STRATEGIC LOCATION



Armonia Walk is strategically located in the most premium location in R7:

- 0.8 km Diplomatic District
- 1.6 km Opera
- 2.5 km New Capital Cathedral
- 4.1 km Government Center
- 4.8 km Conference Center
- 5.3 km Medical City
- 5.5 km Investment zone
- 8.8 km Academic City
- 10 km Airport



ARMONIA WALK

DESIGN CONCEPT

Armonia Walk offers more than just retail experiences. We provide office spaces for a distinctive working environment, along with clinics equipped with shared waiting areas for medical professionals and health and beauty practitioners. Additionally, we cater to anchor shops, gyms, and pharmacies, ensuring a comprehensive array of services.

Connected by a boardwalk on the ground floor, Armonia Walk comprises ground, first, and second floors, as well as a basement level serving all retail units. Terraces link the first and second floors, enhancing the overall connectivity and ambiance.

Our design prioritizes ease of movement, particularly for the elderly and individuals with special needs. We've incorporated a designated slow lane to improve accessibility for all customers accessing the commercial area.



AMENITIES



**8 Passenger
Elevators**



Central AC



**2 Service
Elevators**



**BMS
system**



Escalators



**Underground
Parking**



**CCTV
System**



**Handicap
Facilities**



Generator



**Prayer
Rooms**



**Smoke
Detector**



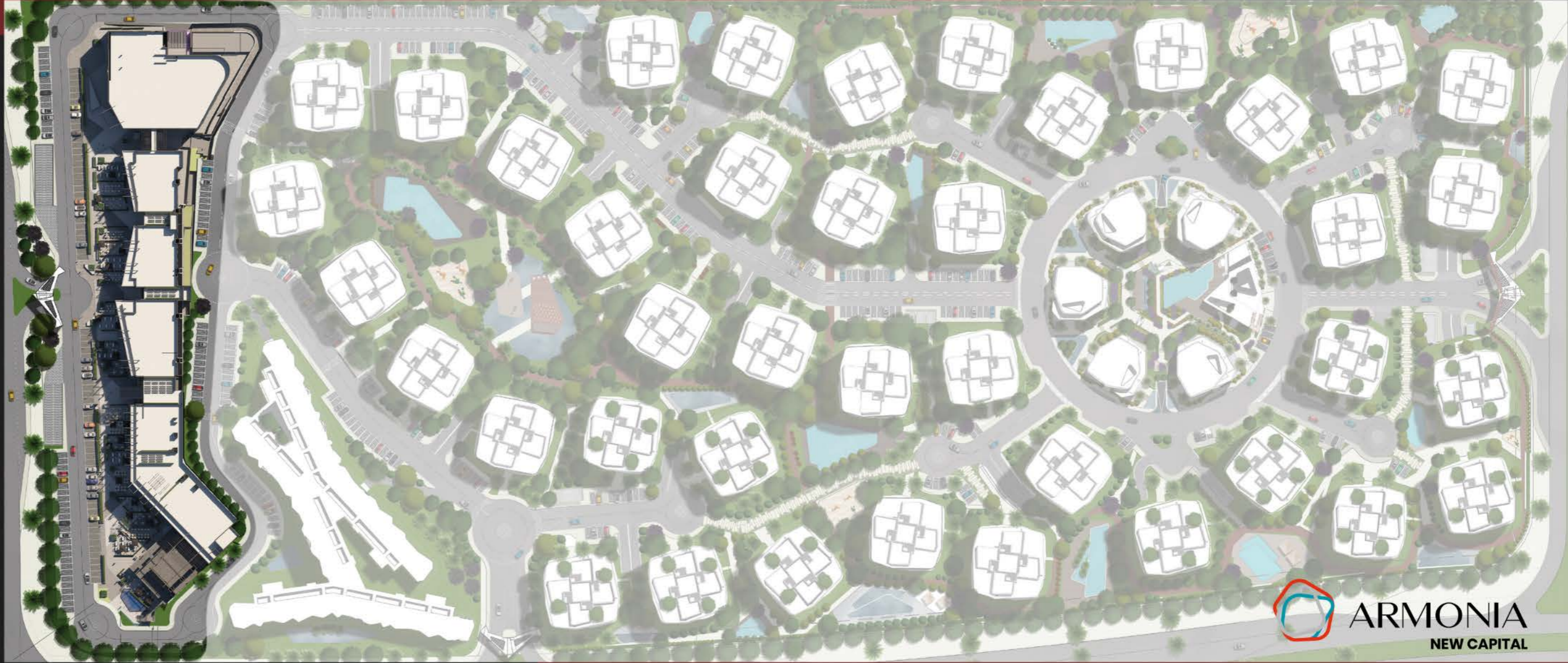
Toilets



**Facility
Management**



MASTERPLAN

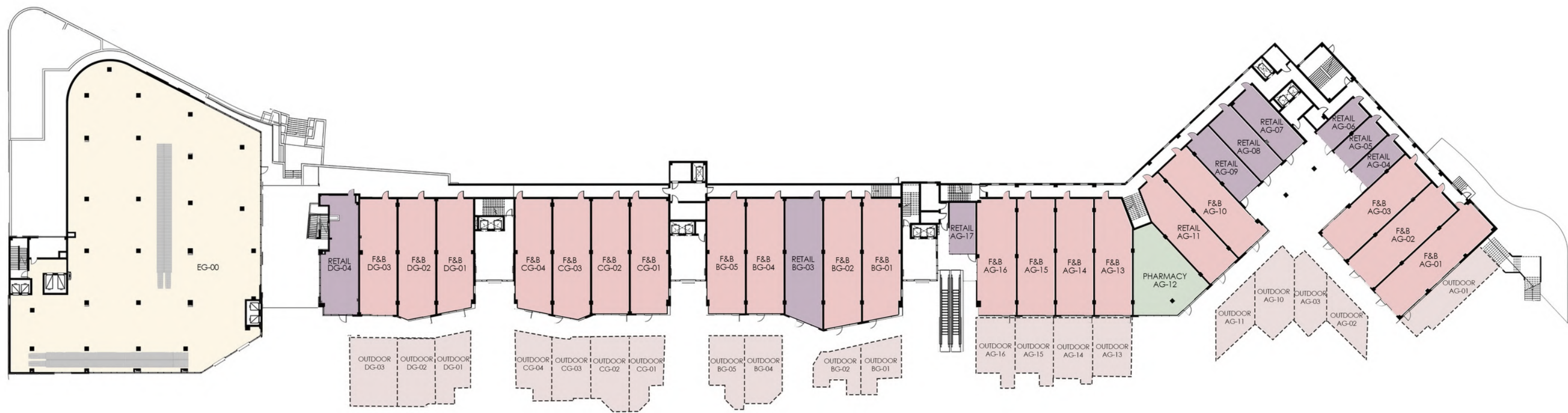


ARMONIA
NEW CAPITAL

LAYOUT



GROUND FLOOR



BUILDING E
GROUND FLOOR

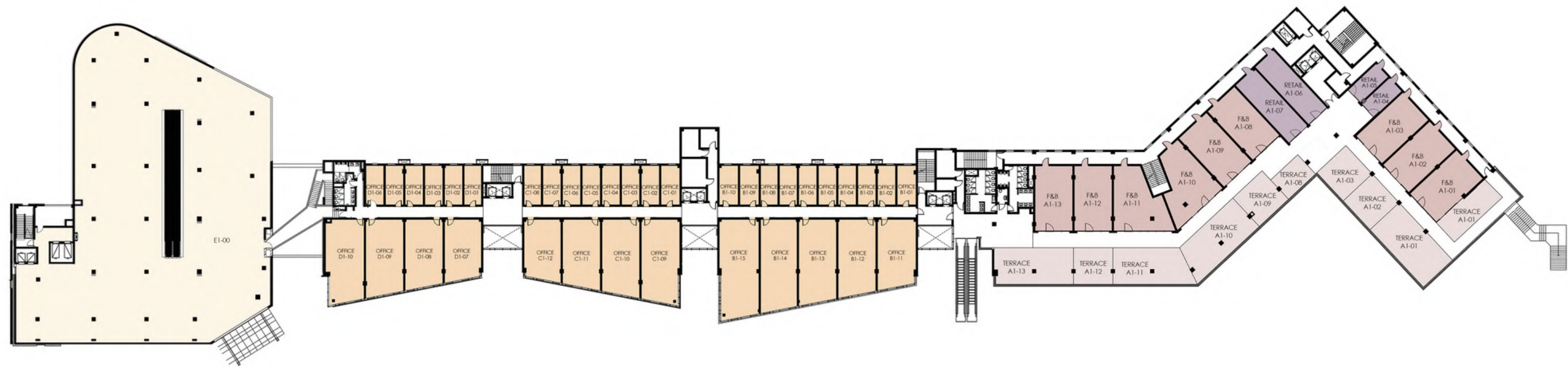
BUILDING D
GROUND FLOOR

BUILDING C
GROUND FLOOR

BUILDING B
GROUND FLOOR

BUILDING A
GROUND FLOOR

FIRST FLOOR



BUILDING E
FIRST FLOOR

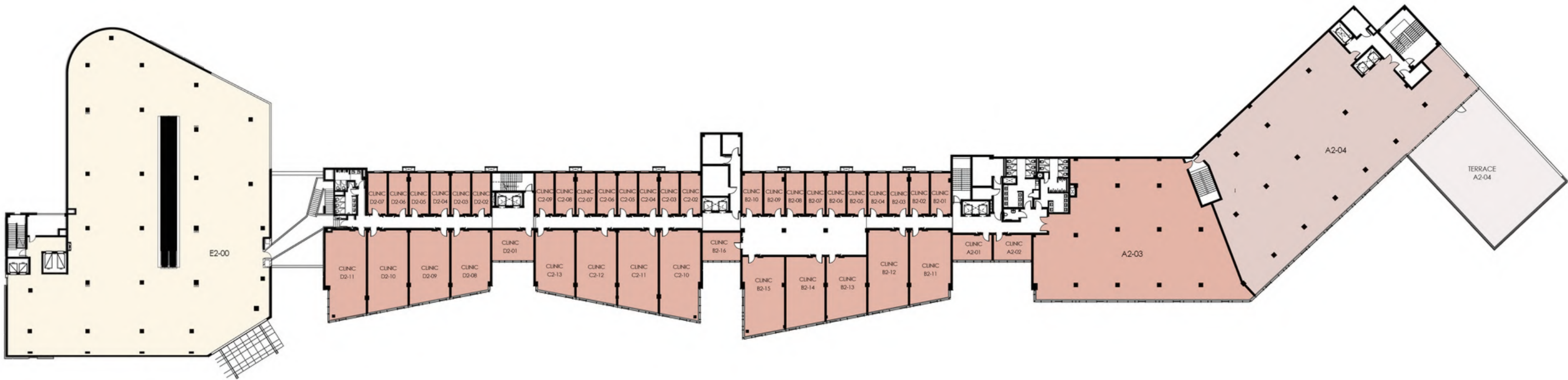
BUILDING D
FIRST FLOOR

BUILDING C
FIRST FLOOR

BUILDING B
FIRST FLOOR

BUILDING A
FIRST FLOOR

SECOND
FLOOR



BUILDING E
SECOND FLOOR

BUILDING D
SECOND FLOOR

BUILDING C
SECOND FLOOR

BUILDING B
SECOND FLOOR

BUILDING A
SECOND FLOOR

Building Tomorrow with Sustainable **Harmony**





Commercial District Interconnecting Care, Retail, and Business



BUSINESS

Our premium business office spaces, tailored to your business needs, enjoy unparalleled flexibility and amenities. Experience the convenience and advantages of our high-end office environment, designed to enhance your business operations.



CARE

Our health-focused facility, offers cutting-edge amenities and services to support both health professionals and patients. With state-of-the-art facilities and comprehensive fit-outs, we've created a health complex that meets all needs and demands.



HUB

Premier retail spaces are designed to fuel your business growth. By aligning your brand with renowned retailers in upscale shops and restaurants, success becomes inevitable. Catering to the needs of both established entrepreneurs and newcomers, we provide the perfect environment for your business to thrive.





BUSINESS

Modern Office Solutions

Enhancing Productivity with Contemporary Design

Situated on the upper floor, our multi-sized business office spaces are designed with contemporary professionals in mind. Featuring curtain wall windows, these spaces maximize natural light, creating an optimistic ambiance. Overlooking a beautiful garden on the main elevation, these offices offer stunning views to enhance the work experience.

Smaller office spaces, located on the south side, provide scenic views of the residential compound. Each rentable module ranges from 25 to 120 sqm and is equipped with essential amenities such as electric power, fire alarm, chilled water, fiber-optic connection, and natural ventilation.













Dynamic Clinic Spaces

Tailored for Today's Healthcare Professionals

Situated on the 2nd floor near the gym/healthcare center, our versatile clinic spaces are meticulously designed to cater to the needs of modern medical practitioners. with ample natural light streaming in, to create a comfortable atmosphere.

These clinics offer picturesque views of a stunning garden, enhancing the work environment. Smaller clinic spaces, located on the south side, overlook the scenic residential compound. Each rentable module spans either 3m or 6m wide, ranging from 25 to 90 sqm, and comes with core & shell finishing. Essential tie-in points include electric power, fire alarm, firefighting tools, chilled water, fiber-optic connection, fresh air duct, and natural ventilation.





Clinic









Tailored Retail Spaces

Crafted with Excellence

Each retail space, 6m wide and ranging from 25 to 150 sqm, is finished to core & shell standards with essential tie-in points. Our tailored product mix supports retailers' success. Our 5,600 sqm space features high ceilings and a structural grid to accommodate the anchor shop, with dedicated service provisions.





F&B OUTLET **Versatile F&B Spaces**

Your Destination for Culinary Exploration

Each (F&B) space, 6m wide and ranging from 75 to 155 sqm, is finished to core & shell standards. Explore our diverse F&B outlet options on two levels, connected to external terraces. The 1st-floor terraces offer shade, while the Ground Floor suits sun-lovers. For seamless operations, all outlets have easy access to loading docks at the basement level, with optional storage and service lifts.



DISCLAIMER

The masterplan and rendered images are artist impression, Actual product may vary.
All materials and drawings are approximate; information is subject to change without
notice. Amenities are for illustration purpose only; Amenities locations may change
without prior notice.
The developer reserves the right to make revisions and changes accordingly.

tld-eg.com

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THE LAND DEVELOPERS

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