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ARMONIA
WALK

COMMERCIAL STRIP

PHASE 1 - New Capital

 **TLD** | 16170
THE LAND DEVELOPERS

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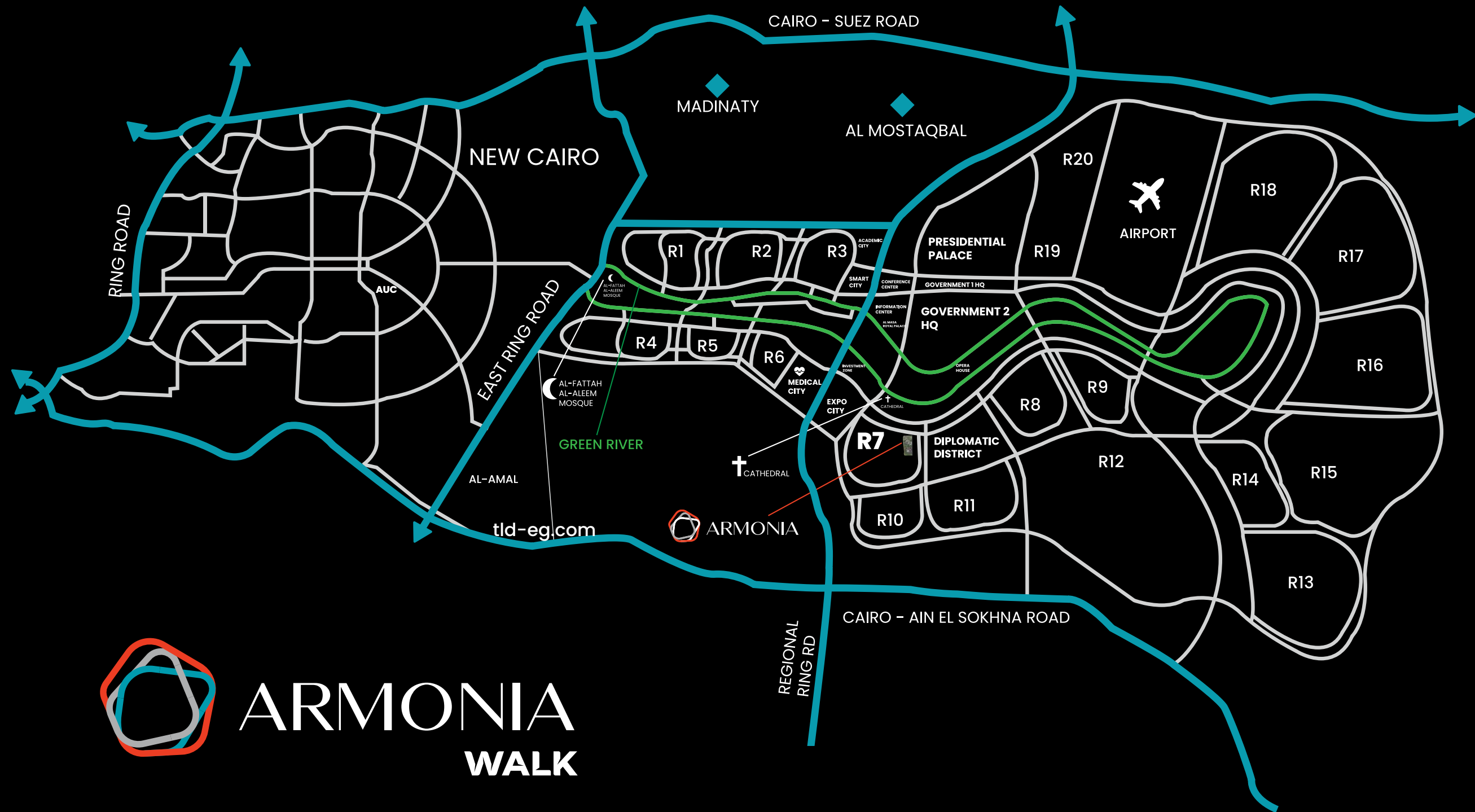
THE CHAIRMAN

Ahmed El Tayebi, is a forward-looking and self-motivated businessman with an extensive and diverse career extending over a period of 30 years in entrepreneurship and investments in various sectors across Egypt, namely tourism and hospitality, retail and real estate, which he has successfully garnered a solid market reputation in each one of them.

In 1995, El Tayebi ventured into the retail industry through establishing 'Raa Sport' for the import and export of sportswear, the first company that specialized in the field of retail in Egypt. Through Raa Sport, he succeeded in acquiring the franchise of top international brands in Egypt, through signing an exclusive distribution and franchise agreement with Adidas, followed by Timberland, Levi's, Reebok, Geox and other international well-known brands, with a total of 13 brands displayed in 120 stores all over Egypt, and employing 2,500 employees. In 2010 he has successfully obtained the franchise of the famous French café "Brioche Dorée", which currently has 10 branches between Cairo and Alexandria and enjoys a huge success in the F&B market.

In 2006, he established "El Tayebi Developments" which is a pioneering company in providing high-end real estate products with top-notch international standards and designs, that targeted the expat foreigner community in Maadi, New Cairo, and Alexandria. In 2018, El Tayebi co-founded 'TLD - The Land Developers', a real estate joint stock company, which launched its first residential flagship project, 'Armonia' covering an area spanning 42 acres in the heart of the New Administrative Capital and now launching Armonia Walk.





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

- 0.8 km Diplomatic District
- 1.6 km Opera
- 2.1 km Green River
- 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
- 14 km New Capital Al-Fattah Al-Aleem Mosque



**ARMONIA
WALK**



ARMONIA WALK

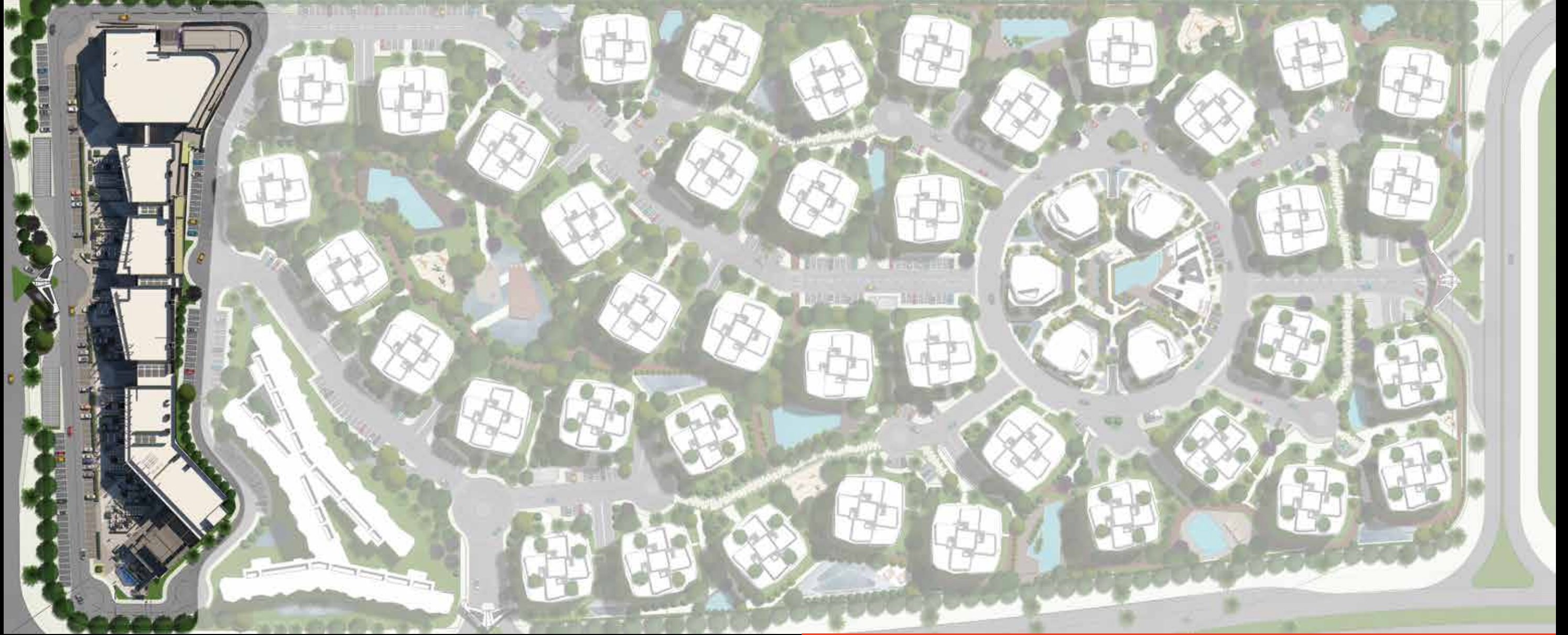


Armonia Walk, is part of 'Armonia' residential compound located in the New Administrative Capital. The project is the first fully integrated commercial strip spanning over an area of 250 meters overlooking the main axis of R7, designed to bring customers a sense of relaxation, leisure and the best shopping experience. Armonia Walk is based in a strategic location, in the R7 area 800 m from the Diplomatic Area.

Armonia Walk, brings a new concept of design that combines modernity and contemporary architecture and meets all the requirements of a truly smart city. Given its strategic location, tenant mix, and facility management services, this commercial project targets both investors seeking income producing assets and business owners and brands seeking to become market leaders and enjoy huge presence and visibility in the market.



MASTER PLAN



LAYOUT



OFFICES



RETAIL



FOOD & BEVERAGE



CLINICS

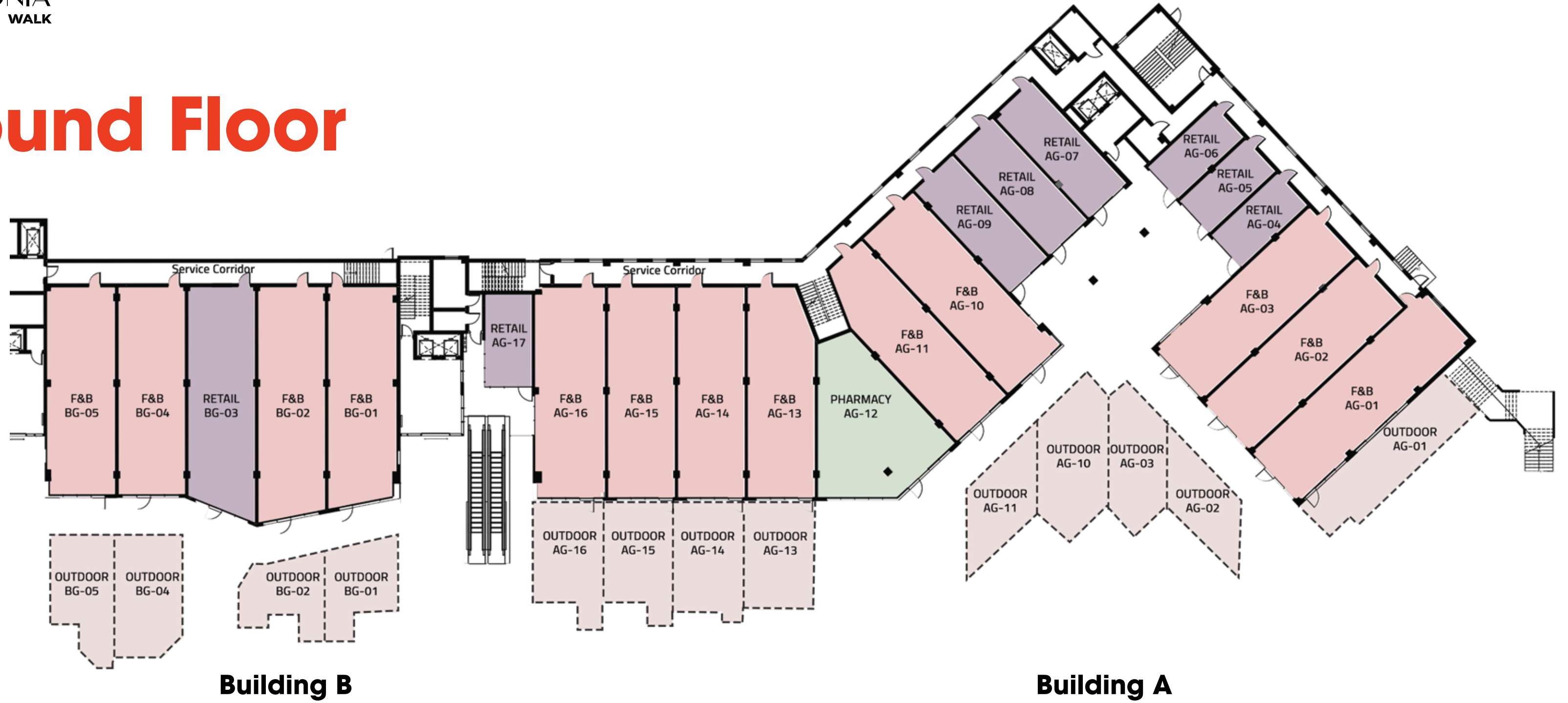


GYM

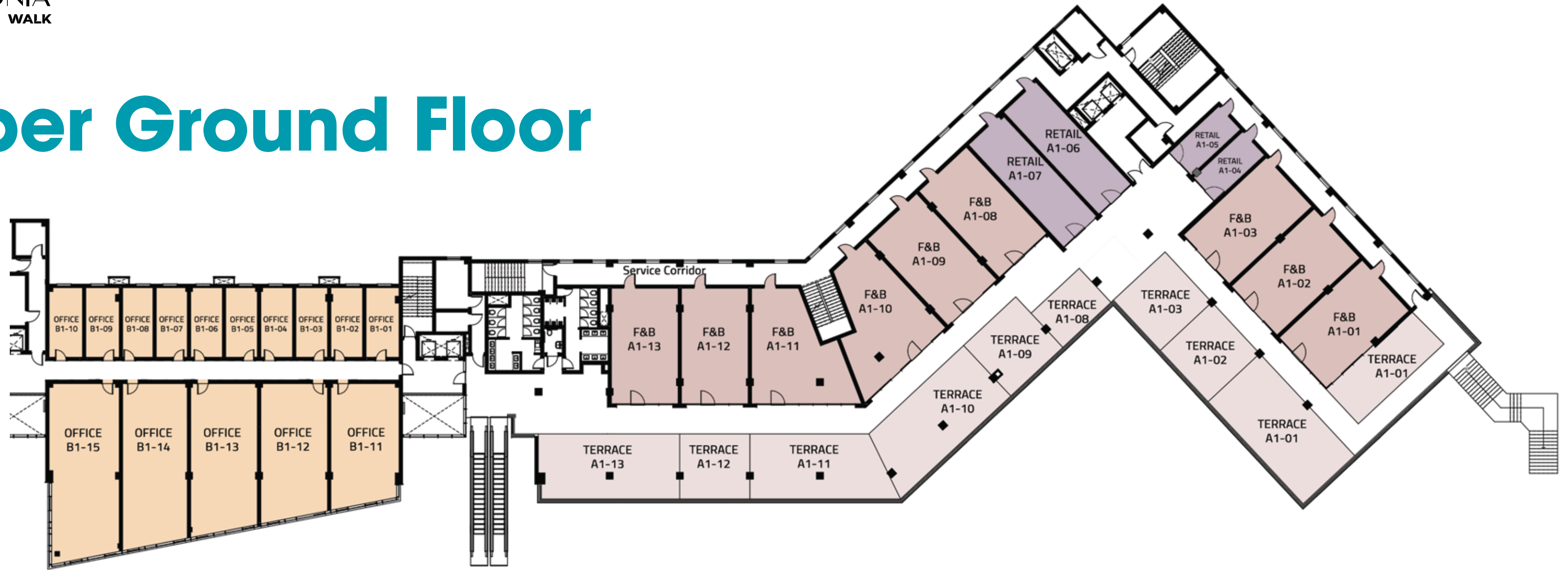


ANCHOR SHOP

Ground Floor



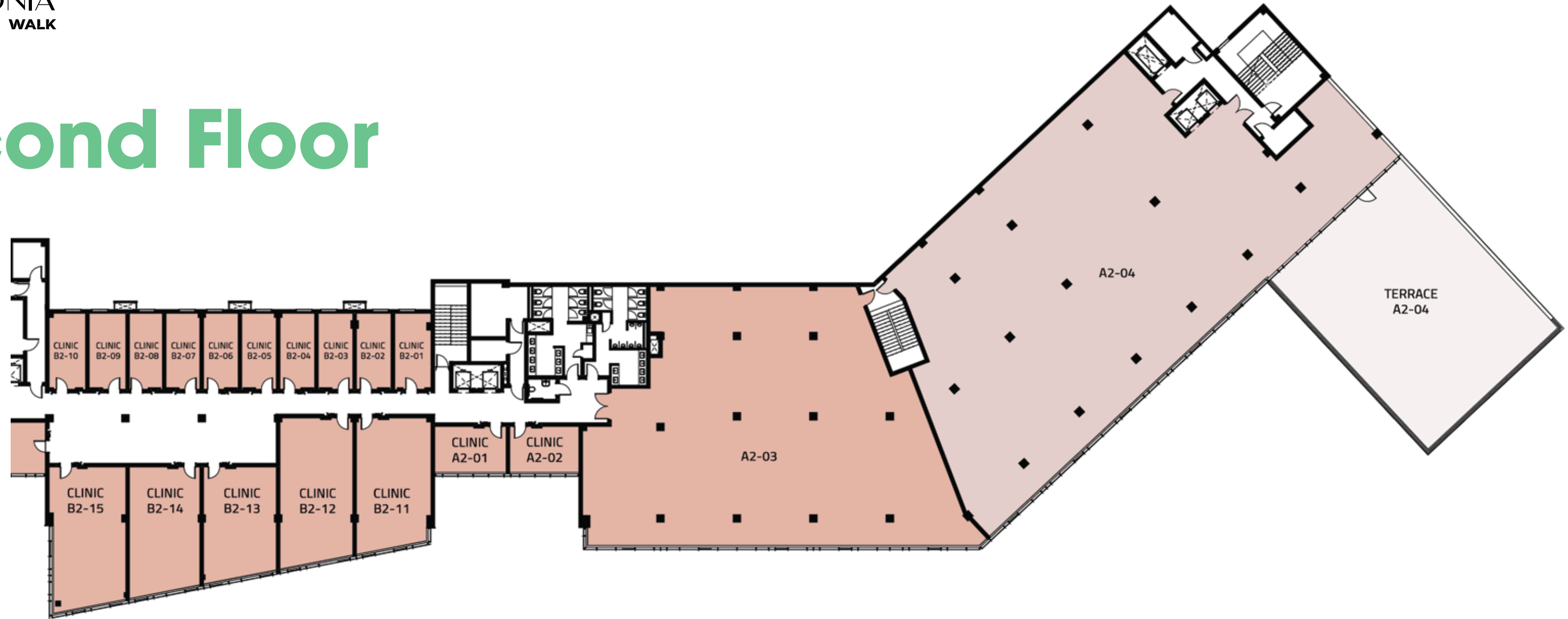
Upper Ground Floor



Building B

Building A

Second Floor



Building B

Building A

A woman with long dark hair, wearing a bright yellow jacket, is smiling and looking to her right. She is holding a brown paper coffee cup with a black lid in her right hand and a large, light-colored paper shopping bag in her left hand. The background is a blurred city street at night, with warm lights from buildings and street lamps creating a bokeh effect.

A STATE OF ART

DESIGN CONCEPT

With a Total Built up area of 18,000 m², Armonia Walk is designed to fully accommodate the unique and specialized needs of the food and beverage and the retail industries represented in the Service Lifts, Service Corridors & Loading from Basement

We also provide office spaces and units for a distinctive office and working experience, as well as clinics for doctors with their shared waiting areas and health and beauty practitioners. In addition we provide the right space and infrastructure for the Anchor Shop, as well as gyms and pharmacies.

Armonia Walk has a boardwalk connecting all buildings in the ground floor. The project consists of the ground level, first and second floors in addition to a basement floor, and all retail units within the project are served through the basement. The first and second floors are connected through terraces.

Armonia Walk was planned in a way that allows easy movement and mobility, especially for the elderly and people with special needs. We have also designed a slow lane to facilitate access to the commercial area for improved accessibility for customers.



AMENITIES



8 Passenger Elevators



Central AC



2 Service Elevators



BMS system



Escalators



CCTV System



Underground Parking



Generator



Handicap Facilities



Smoke Detector



Prayer Rooms



Facility Management



Toilets





RESTAURANT

Pharmacy

OX

COFFEE

CRISP

SPUMONI

BREAD & BUTTER



LUXURY IN EVERY DETAIL



TLD - The Land Developers is an Egyptian real estate development company that brings a wealth of commercial and real estate experience through the joint partners. With more than 35 years of real estate experience that was Inherited from El Tayebi Developments; A pioneer in providing real estate products catering to the specific needs of various expat communities and building high-end residential and commercial projects in Maadi, New Cairo and Alexandria.

A-part Company and Quality Company together with El Tayebi Developments are the founders of TLD - The Land Developers, providing an extensive business and technical expertise needed to fulfill the mission and vision of creating value through smart investment opportunities in commercial developments that generate exponential growth, and high return on investment.



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DISCLAIMERS

The master plan 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