



Contents

- 1 | The Chairman
- 2 | Location Map
- 3 | ARMONIA Walk
- 4 | ARMONIA Walk Master Plan
- 5 | ARMONIA Walk Layout
- 6 | ARMONIA Walk Ground Floor
- 7 | ARMONIA Walk First Floor
- 8 | ARMONIA Walk Second Floor
- 9 | Design Concept
- 10 | Amenities
- 11 | Developed By
- 12 | Contact us



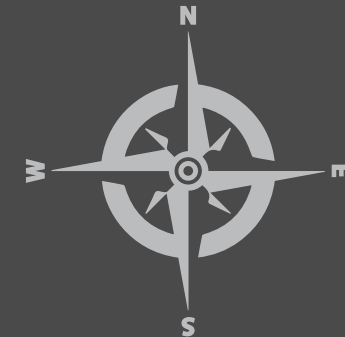
The Chairman



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 succeed 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 has co-founded '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 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
- 3.2 km New Capital Al-Fattah Al-Aleem Mosque
- 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

B - Third Administrative Floor,
Mall, 90 st. - Katameya, New Cairo, EGYPT



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.



ARMONIA Walk Master Plan



The master plan and rendered images are artist impression, Actual product may vary.

ARMONIA Walk
Layout



FOOD & BEVERAGE



RETAIL



OFFICES



CLINICS



GYM



SUPERMARKET

The master plan and rendered images are artist impression, Actual product may vary.



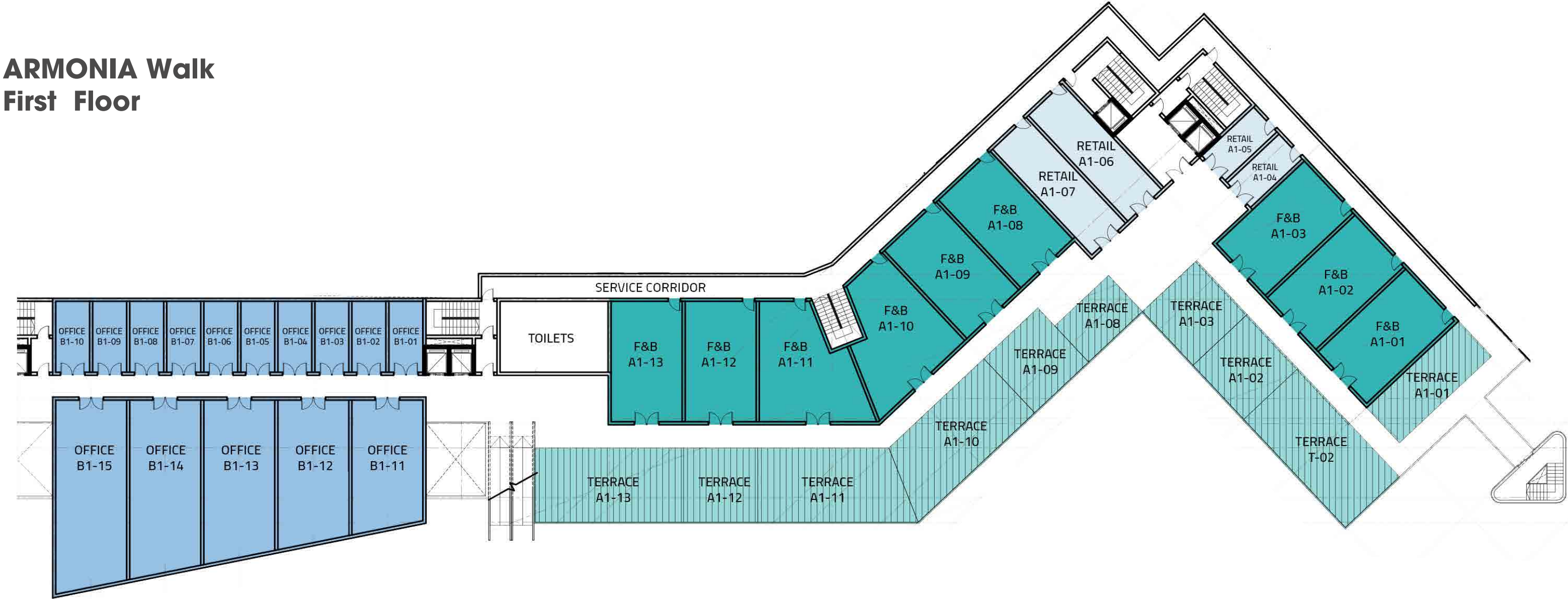
ARMONIA Walk
Ground Floor



Building B
Ground Floor

Building A
Ground Floor

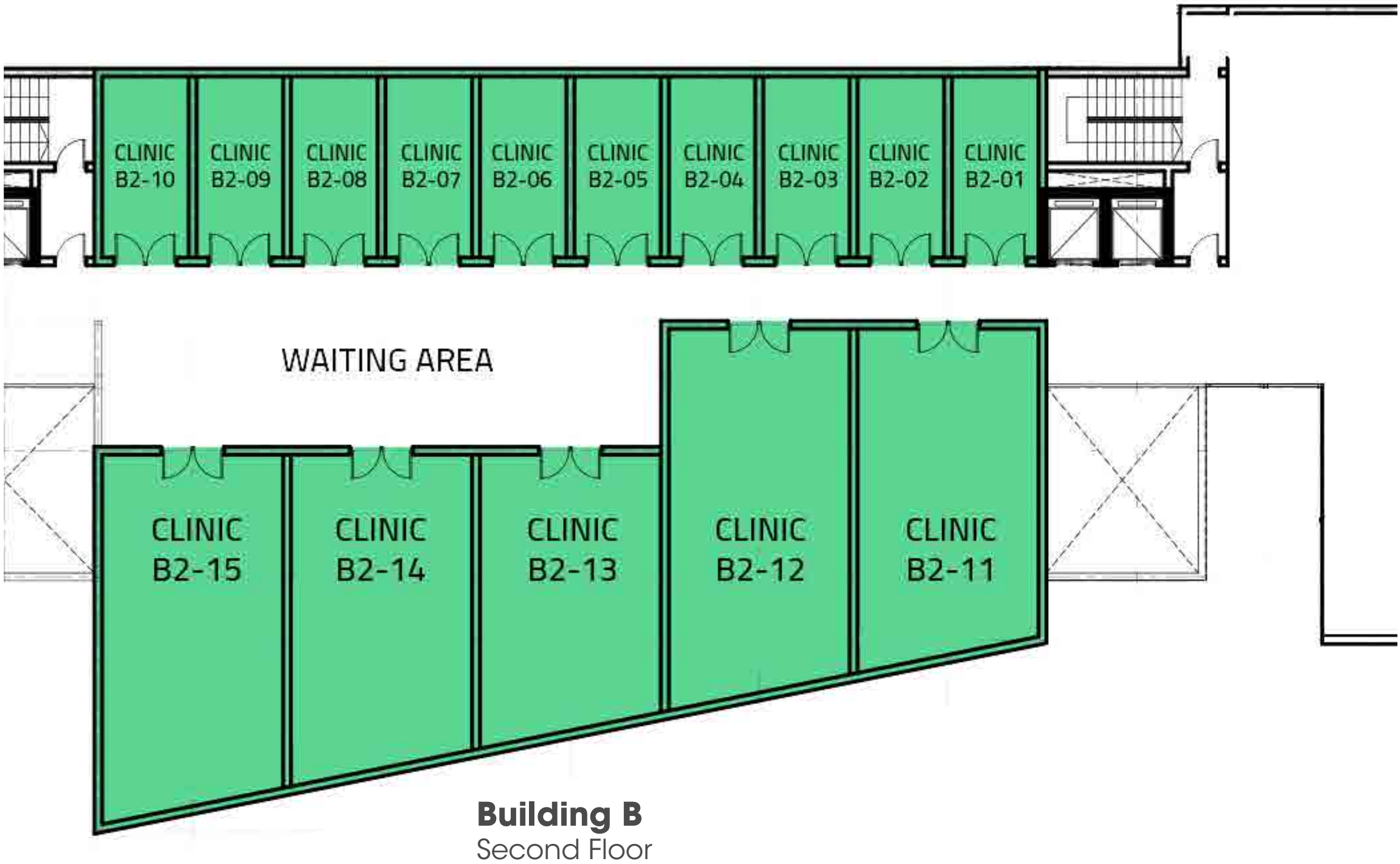
ARMONIA Walk
First Floor



Building B
First Floor

Building A
First Floor

ARMONIA Walk
Second Floor





Design Concept

Built over an expansive area covering 18,000 m², Armonia Walk is designed to fully accommodate the unique and specialized needs of the food and beverage and the retail industries. We also provide office spaces and units for a distinctive office and working experience, as well as clinics for doctors and health and beauty practitioners. In addition we provide the right space and infrastructure for large supermarkets, 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

Armonia Walk has 6 electric elevators for passengers and 2 elevators for services. The escalators connect the basement, ground and upper ground floor. In addition, there is a parking lot that can accommodate 550 cars between the basement and the upper floor.

At Armonia Walk, all lobbies and public areas are air conditioned using a central cooling system. In addition, we provide Prayer rooms, communal toilets for offices and clinics at all levels with provisions for toilet facility in larger units.

We use the best finishing materials with the highest of quality to ensure a perfect experience for our clients and customers.

Tie-ins for HVAC are provided for all units, however internal connections will be provided by tenants. In addition to a fire sprinkler system with provisional tie-ins for all units, and a smoke management system and fresh air ventilation for underground parking



Amenities

The project is operated using with the Building Management System (BMS), an electronic system that controls and monitors the building's mechanical and electrical equipment such as ventilation, lighting, energy systems, firefighting systems, and security systems.

In addition to CCTV system for maximum security and safety. To avoid power outages we provide stand-by generators and emergency lifts.

The Land Developers plans to contract a Facility Management company to ensure the efficiency of services which includes waste management, green areas irrigation and maintenance system, in addition to road cleanliness, maintenance and follow-up of plumbing, carpentry, electricity security and safety systems.





THE LAND DEVELOPERS

About The Land Developers

Established in 2018, The Land Developers is an Egyptian Real Estate Development joint stock company that brings a wealth of commercial and real estate experience through their joint shareholders. The three major shareholders are El Tayebi Developments, A-part Company Quality Steel & Concrete Company. The Shareholders and partners at The Land Developers, provide 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.



Address: Down Town Mall, Building S1/B, Third Floor,
90th Street. - Katameya, New Cairo, Egypt.

Website: www.thelanddevelopers.com
www.armonia-newcapital.com

Email: info@tld-eg.com

Facebook: [@TheLandDevelopers](https://www.facebook.com/TheLandDevelopers)

Instagram: [thelanddevelopers.eg](https://www.instagram.com/thelanddevelopers.eg)

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