

# 01 STRIP MALL

HADAYEK OCTOBER



CORE ASSET  
A WISE INVESTMENT

# DETAILS THAT MAKE A DIFFERENCE



[www.01stripmall.com](http://www.01stripmall.com)

EVERY DETAIL ATTENDED TO  
A BUILDING DESIGNED WITH METICULOUS CARE  
TO ENSURE YOUR COMFORT











01 Strip

COMMERCIAL

COMMERCIAL

COMMERCIAL



Mall

Administrative building

COMMERCIAL

COMMERCIAL

MER

COMMERCIAL DRIVE THRU





# THE DEVELOPER

Strip mall draws upon the rich history of our founders, who have a significant experience in real estate landscape.

We keep your investment safe by carefully choosing the best location, with our trustworthy consultants.

Specially we always think outside the box while using new ideas in design, technology, and protecting the environment. This let our buildings unique, useful, and good for the planet.



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An architectural rendering of a modern, multi-story commercial building at dusk. The building features large glass windows and a dark, cantilevered upper floor. The ground floor has large glass storefronts with the word 'COMMERCIAL' visible above them. A street sign on the right indicates '01 Str'. The scene includes palm trees, a blue car, and pedestrians on the sidewalk.

# **A NEW CENTRAL POINT IN THE CITY STRIP MALL**



# PRIME LOCATION

Strip mall is directly next to Owest, easy access on Wahat road.  
Nearby all the known landmarks in Hedayek October  
located on the commercial Hub one of the biggest Commercial Centers and  
have a great view of AL-Nahr Al-Akhdar and the high speed train

## ACCESSIBILITY

5 MINS

from Mall of Egypt  
and wahat road

1 MIN

from Owest

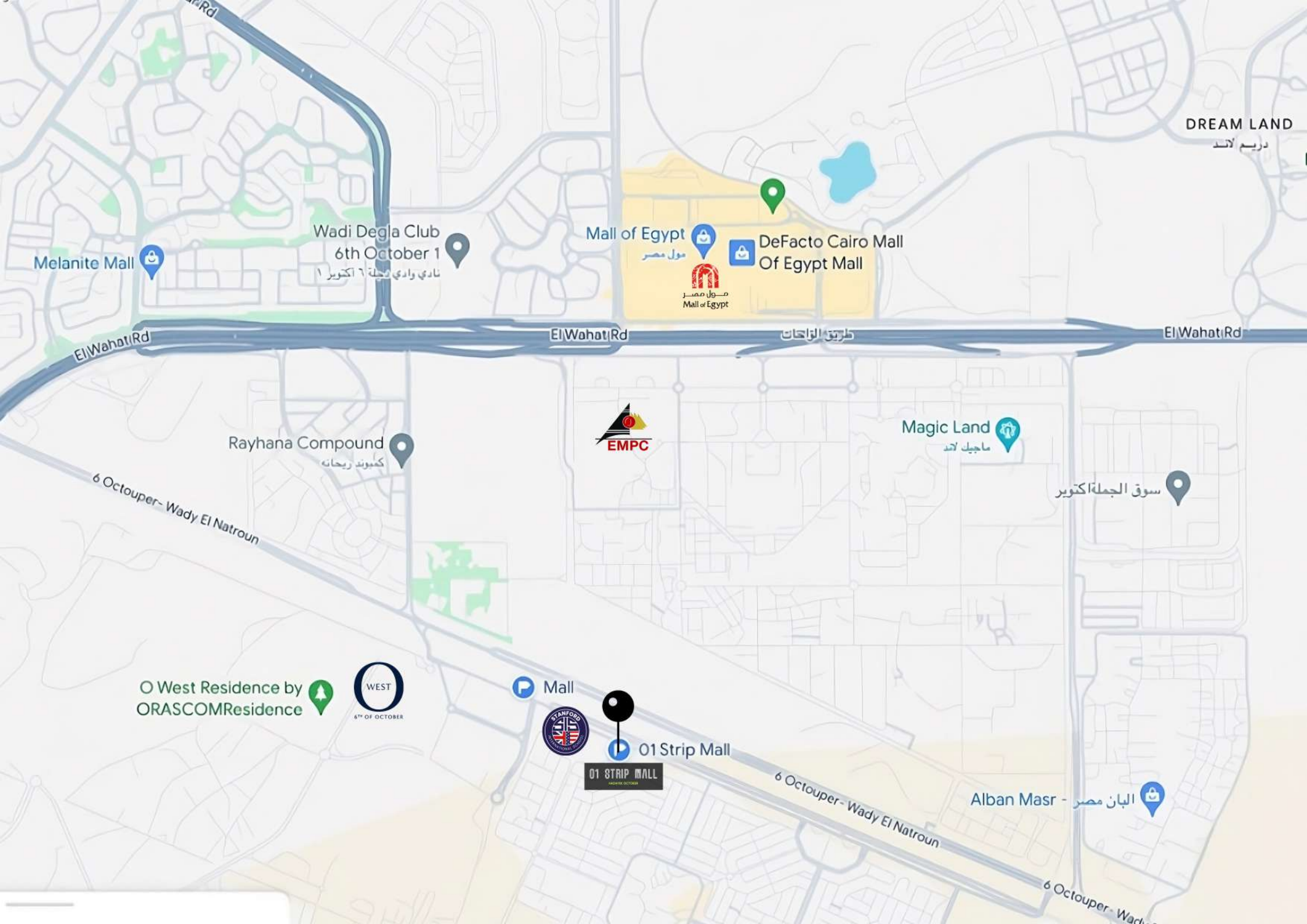
2 MINS

from Dar Misr

2 MINS

from Media  
Production City





DREAM LAND

دريم لاند

Wadi Degla Club

6th October 1

نادي وادي دجلة ٦ أكتوبر ١

Mall of Egypt

مول مصر

DeFacto Cairo Mall

Of Egypt Mall



Melanite Mall



El Wahat Rd

El Wahat Rd

طريق الواحات

El Wahat Rd

Rayhana Compound

كمبوند ريحانه



Magic Land

ماجيك لاند

سوق الجملة أكتوبر

6 October - Wady El Natroun

O West Residence by  
ORASCOMResidence



Mall



01 Strip Mall

01 STRIP MALL  
HABIB OCTOBER

6 October - Wady El Natroun

Alban Masr -

الابان مصر



6 October - Wady El Natroun





# LIVE THE STRIP MALL LIFE

M M E R C I A L

COMMERCIAL COMMERCIAL

COMMERCIAL COMMERCIAL



# 01

## STRIP MALL

Strip mall redefines city living by seamlessly integrating retail, food & beverages, clinics ,offices, and drive through under one roof.

We offer a family-friendly area amenities like a dedicated are for kids, common area for social life ,and rooftop for activities.

Strip mall is more than a destination, it's a seamless blend of convenience, luxury ,and vibrant atmosphere, where you can meet all your needs and wants.







# THE DESIGNER

The outer design for the mall is made by Qualital company.

It is designed for an eco friendly building

Which contains double glass, that allow ample sunlight without the heat-into the building, along with the quality of air, minimized noise level.

we created an integrated design that combines functionality and positive energy

resulting in boosting the workforce capabilities, general contentment with the positive work environment, increased motivation and low stress levels.



The background image is a composite. On the left, there's a vertical strip showing a modern building facade with dark, textured panels and vertical white light strips. Below this, there's a small outdoor seating area with several tables and chairs, surrounded by lush green plants. The main part of the image is a dark, moody shot of a building's exterior at night or in low light, with a sign that reads 'Administrative building' in large, metallic letters. The overall aesthetic is modern and eco-friendly.

# ECO FRIENDLY BUILDING

Our architectural approach prioritizes well-being to boost business success.

We've designed a space that's practical yet energizing, filled with natural light, clean air, and quiet green spaces, all in an eco-friendly framework.

This environment fosters well-being, leading to improved productivity, morale, and reduced stress.



# TOTAL AREA

Total Land Area

2000 SQM

Dedicated office & clinics  
spaces start from

27 GROSS AREA

Commercial & Retail area  
over

1070 GROSS AREA





# MALL FACILITIES

- ☑ Drive thru
- ☑ Greenery
- ☑ Gym
- ☑ CCTV Cameras
- ☑ Security
- ☑ Receptionist
- ☑ Water features
- ☑ Accessible elevators
- ☑ Smart fire systems
- ☑ Smart parking
- ☑ Fiber connectivity
- ☑ After sale customer experience
- ☑ Spacious storage rooms
- ☑ Convenient garbage chutes
- ☑ Versatile gypsum board walls



# ADMINISTRATIVE OFFICES

Improve your company's profile and help your team succeed by setting up your main office at 01 strip mall.

Located in the mid of Hadayek October with many different things to do. You can easily access lots of amenities.

Multiple administrative offices have been designed with various sizes to accommodate a wide range of activities, according to the highest standards.







01 strip mall is a great place to build your business reputation and boost your organization to new levels.



# MEDICAL CLINICS

Strip mall offers a unique opportunity, our medical suites boast state of the art design and a vibrant atmosphere attracting your clientele.

Our clinics have an east access within the mall.

Imagine smooth patient flow-all to help you to succeed.







we have a reception and services area that can guide your patient, visitor to your clinic.



# FOOD AND BEVERAGES

01 Strip Mall F&B is more than just a regular food area.

01 Strip Mall features a handpicked selection like the drive through, also restaurants and inviting cafes.

in 01 you have a great opportunity for a social life, besides a steady stream of customers.







Actually it's a benefit from  
food traffic, and be part of  
a thriving community

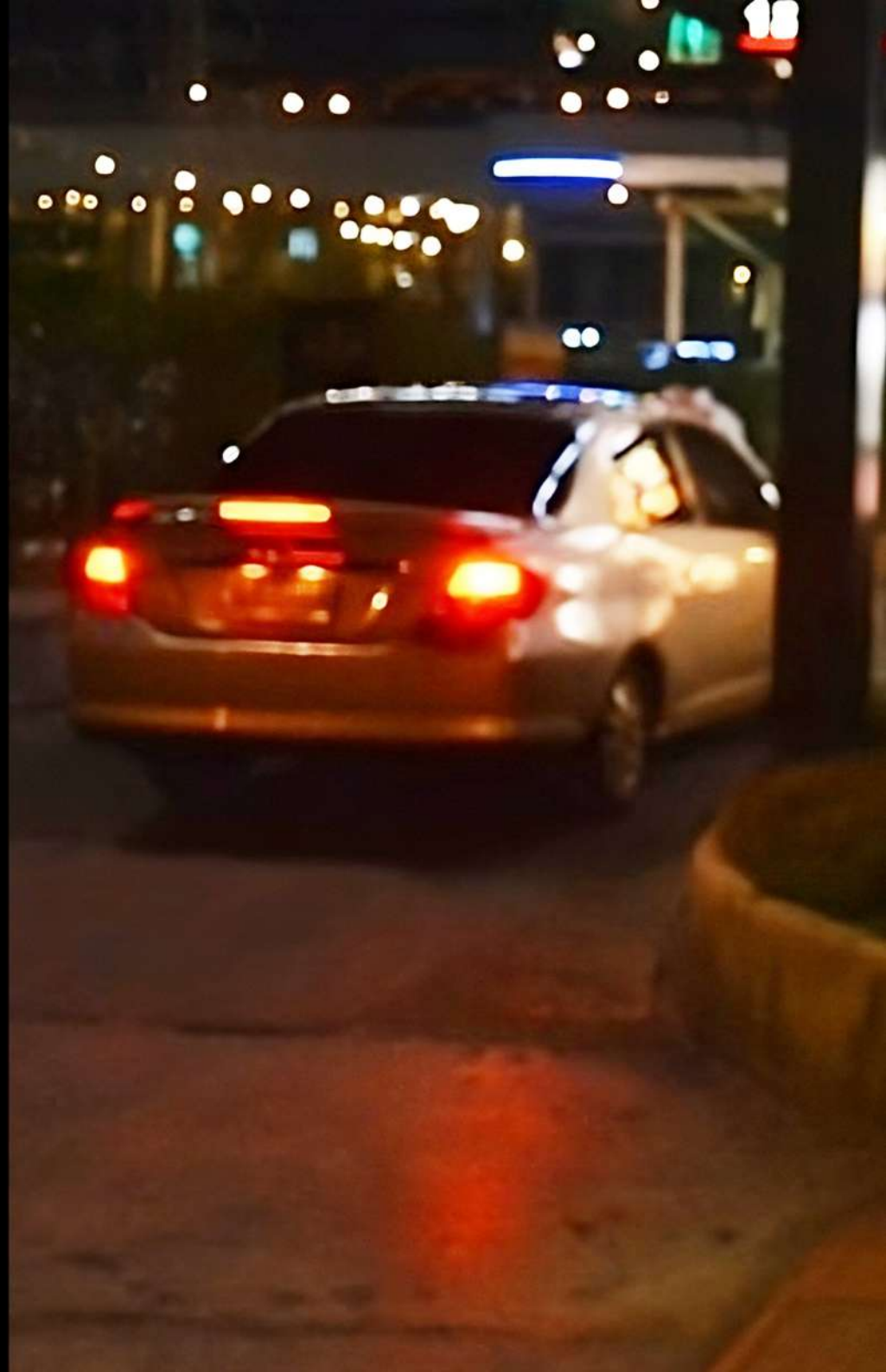


# DRIVE THRU

Offering a drive-thru option attracts a broader audience, including busy professionals, parents with young children, and individuals seeking quick and easy shopping solutions.

Drive-thru service speeds up transaction times, allowing you to serve more customers in less time, increasing overall sales volume.

Drive-thru shops often require less floor space and staffing compared to traditional retail spaces, lowering your operational costs.







Fast, Convenient, and Effortless  
Your Ultimate Drive-Thru  
Shopping Experience



# RETAIL STORES

A space specially designed to showcase your brand in the best way, conveniently situated in the heart of a vibrant mixed use complex.

You can catch a chance of a thriving community, all geared towards lifting your brand and driving your retail success forward.







AT 01 Strip Mall you have  
unmatched access to  
a captive audience,  
steady foot traffic.



# ENTERTAINMENT AREAS

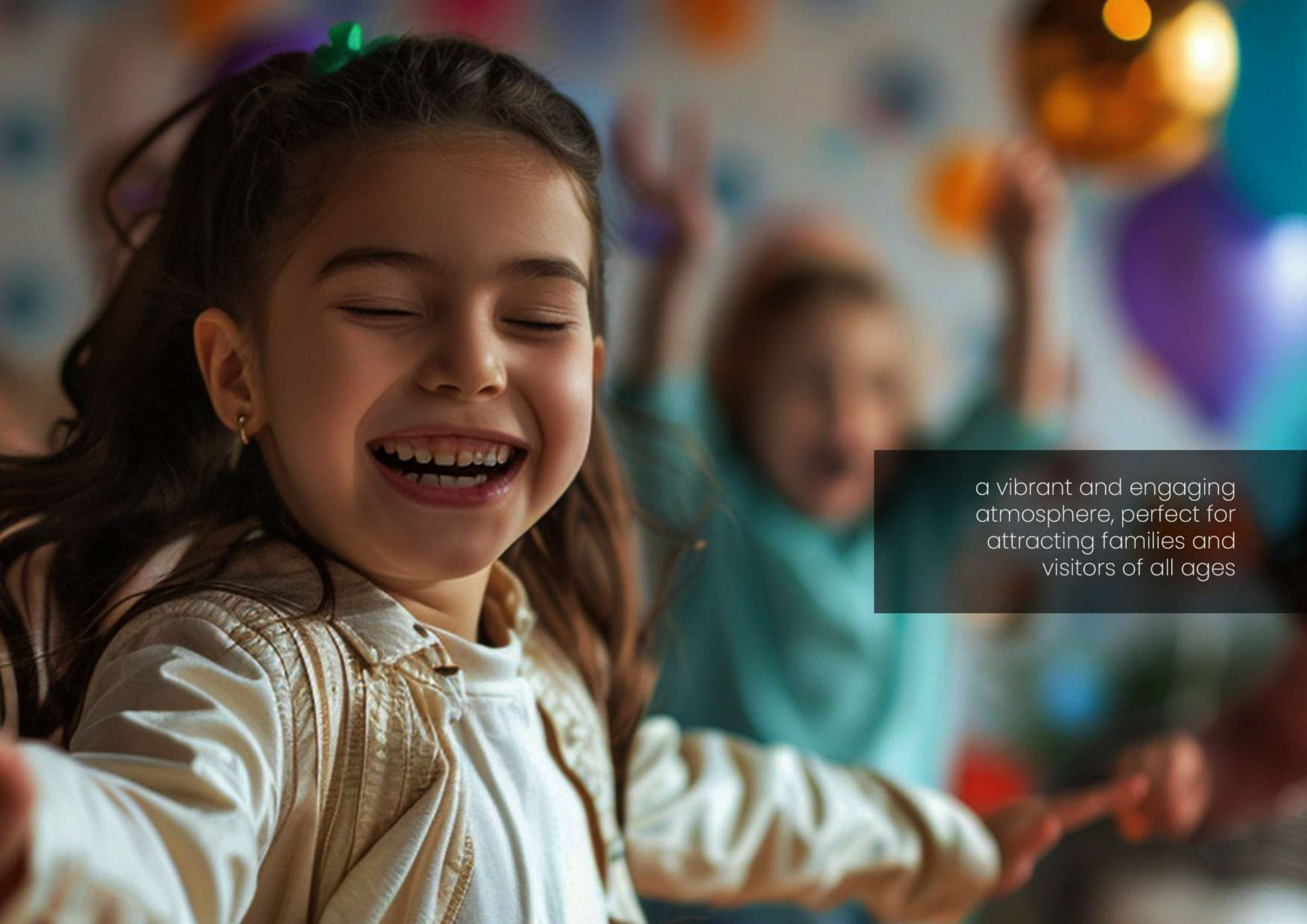
Strip mall offers a rooftop oasis for a relaxation and exercise, including a gym, cross fit area with mediation zone.

It also features a dedicated kid's area.

This variety of amenities makes 01 mall a one stop for leisure, fitness and practical needs.







a vibrant and engaging  
atmosphere, perfect for  
attracting families and  
visitors of all ages





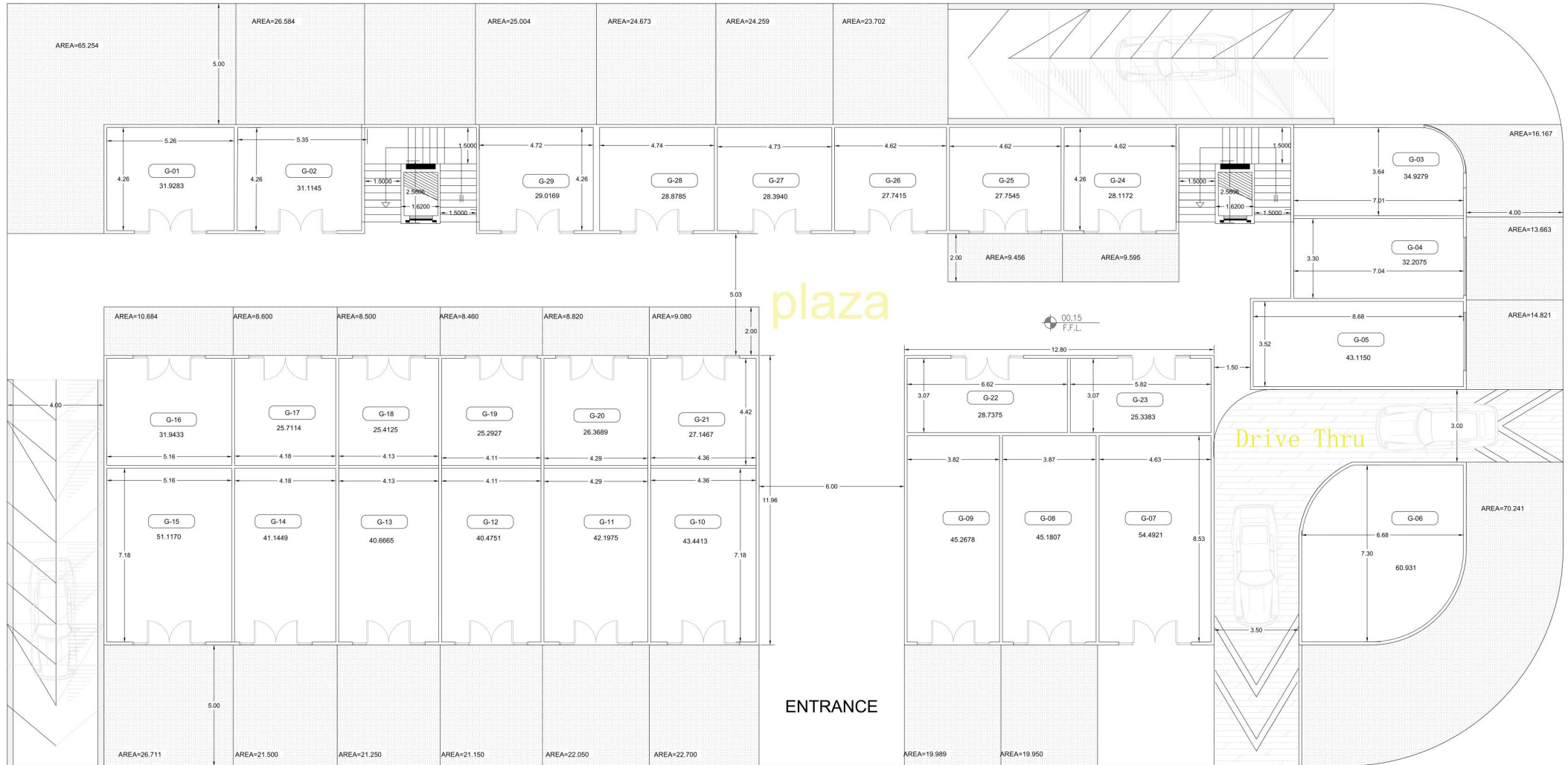
# PLANS AND AREAS

GROUND FLOOR

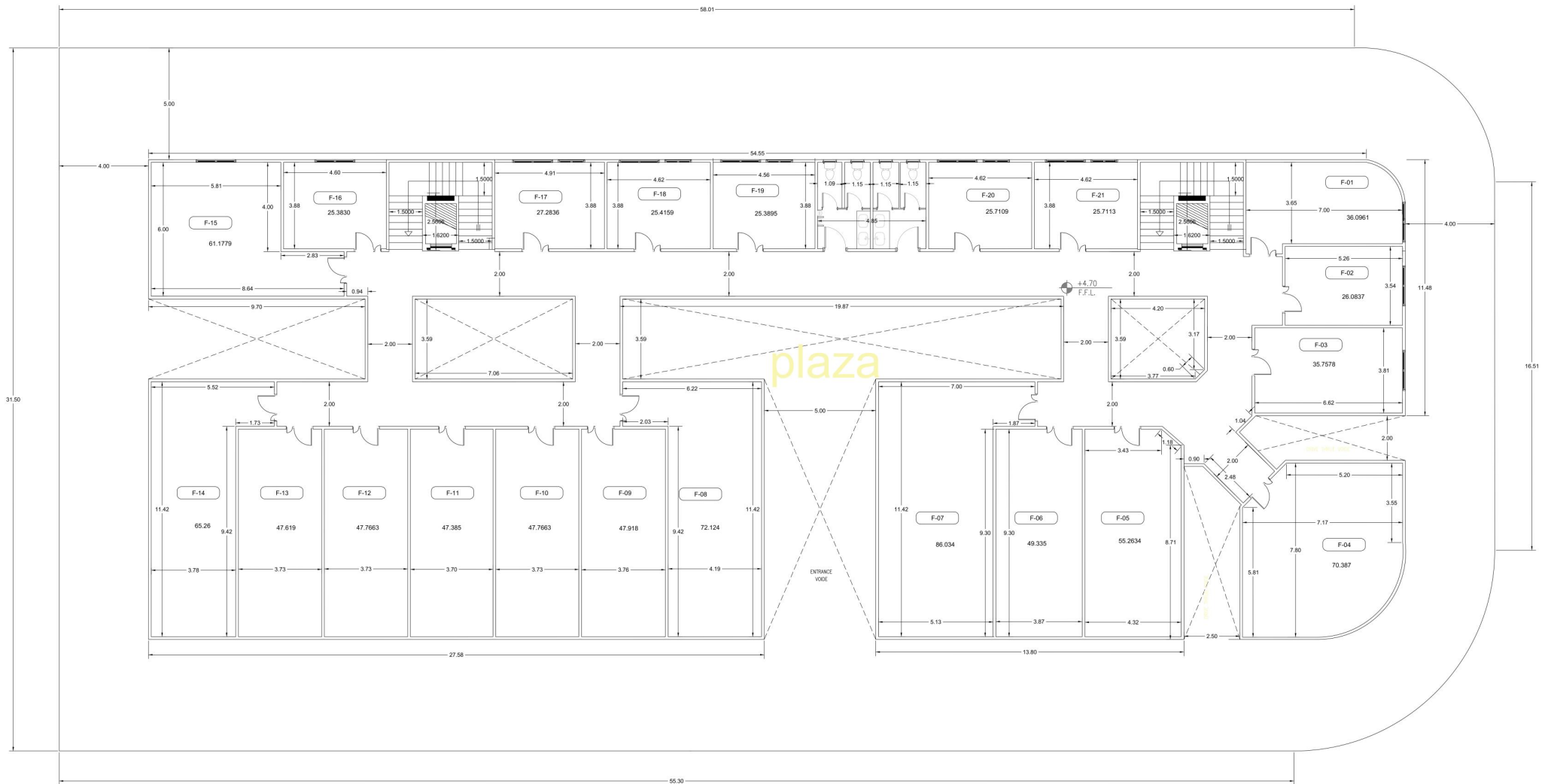
FIRST FLOOR

SECOND FLOOR



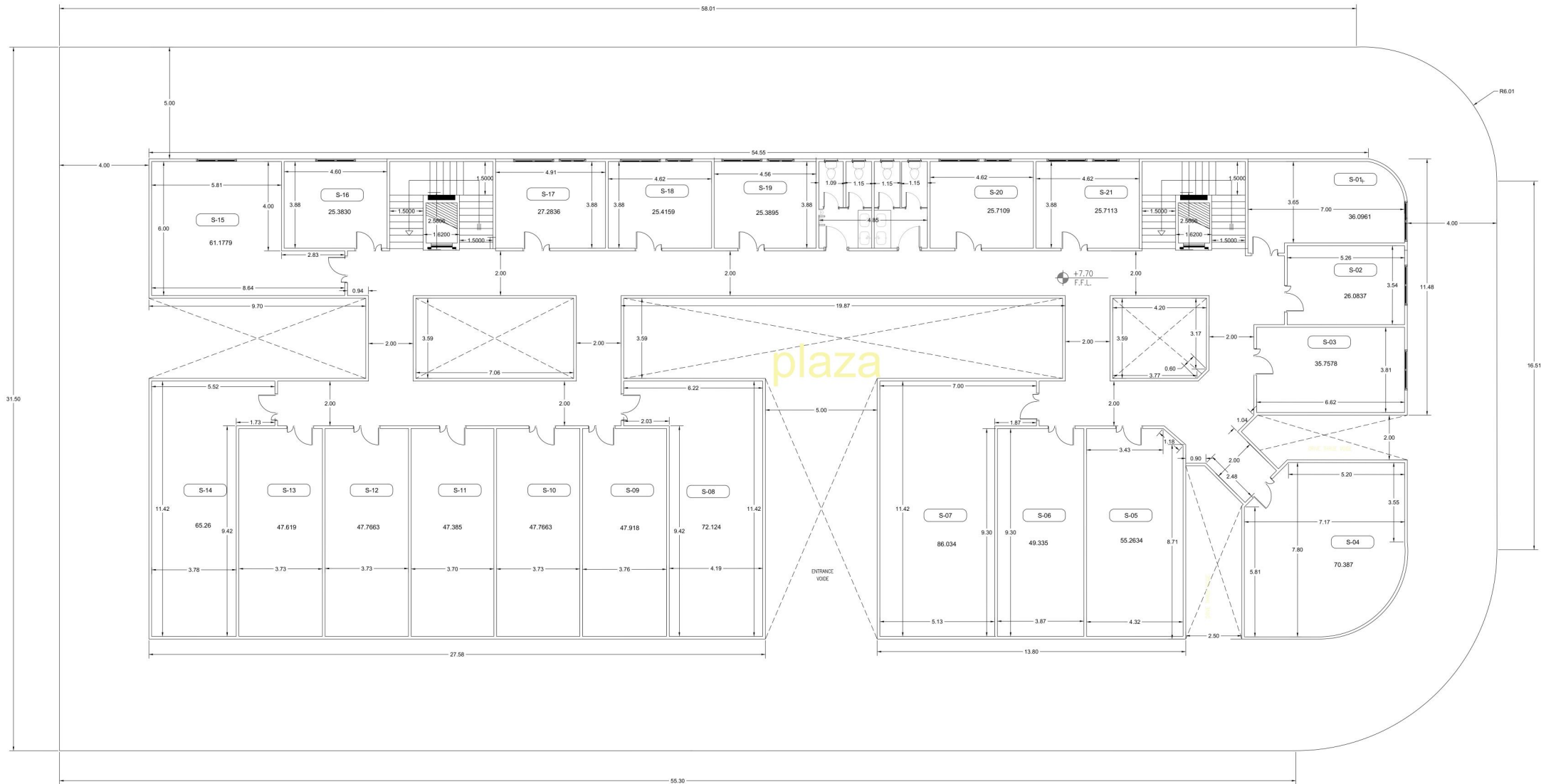


GROUND FLOOR



FIRST FLOOR





Second FLOOR



01 STRIP MALL

HADAYEK OCTOBER

CO  
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# SALES OFFICE

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