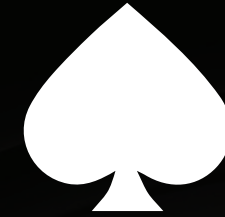


BY ASAAL DEVELOPMENTS





SPADE

17083



SPADE

Office 1304-B1, Park St., Sheikh Zayed, Giza
asaaldevelopments.com |   asaaldevelopments

ABOUT THE DEVELOPER



ASAAL Developments

ASAAL Developments draws upon the rich history of our founders, who have a significant experience in real estate landscape. Their legacy includes the successful project of Souk Kadry and other projects in New administrative capital and Sheikh zayed.

We keep your investment safe by carefully choosing projects, being honest about our work, and using reliable building methods.We also think beyond typical construction by using new ideas in design, technology, and protecting the environment.This makes our buildings beautiful, useful, sustainable

NUMBER OF EMPLOYEES

170

ON GROUND INVESTMENTS IN SQAURE METERS

160K

INVESTMENT SIZE

EGP 3.6B

MARKET PRESENCE

Since 1985

ABOUT SPADE

PRIME LOCATION

Spade is directly located on Gamal Abdel Naser Axis, new landmark in 6th of october city

LIVELY HEART OF THE CITY

Spade redefines city living by seamlessly integrating retail, F&B, clinics, and offices under one roof. This significant designed space fosters a thriving community with inviting shops, cafes, cutting-edge offices, state-of-the-art clinics, and experiential zones.



ABOUT SPADE

LIVE THE SPADE LIFE

Spade is more than a destination, it's a seamless blend of convenience, luxury, and a vibrant atmosphere, where everything you crave thrives within easy reach.

A WORLD WITHIN

Spade caters to every need. Explore flagship stores, indulge in culinary delights, rejuvenate at modern clinics, or elevate your workday in inspiring offices. Family-friendly amenities like a dedicated kids' area and rooftop activities offer a complete lifestyle experience.



ABOUT SPADE

THE STRATEGIC LOCATION

A map of a section of Cairo, Egypt, centered on a location marked 'SPADE' with a black location pin. The map shows a network of roads, including 'Gamal Abd El-Nasir' (a major diagonal road) and '26th of July Corridor' (a vertical road). Several landmarks are marked with red pins and labeled: 'Shooting Club' (top left), 'Mercedes-Benz' (bottom left), 'Egyptian engineering syndicate club' (center left), 'Must University' (bottom center), 'Souad Kafafi hospital' (center), 'Dar Alfouad hospital' (center right), 'Mall of Arabia' (top right), and 'Juhayna Square' (far top right). Concentric dashed circles around the SPADE pin indicate distances: 0.5KM, 1KM, 1.5KM, and 2KM. The SPADE location is situated near the intersection of the 26th of July Corridor and Gamal Abd El-Nasir.

ABOUT SPADE

A NEW CENTRAL POINT IN THE CITY

1 MINUTE

Juhayna Square, Mall of Arabia
Shooting Club

2 MINUTES

26th of July Axis, Must University
Dar El Fouad Hospital

5 MINUTES

Arkan Plaza, Hosary Square
North Expansions

NEARBY LANDMARKS

Beside Mercedes-Benz
Behind the Monorail

ABOUT SPADE

5,803 SQM
TOTAL LAND AREA

4000 SQM
DEDICATED OFFICE SPACE

3600 SQM
MEDICAL SUITES

RETAIL OVER
4,000 SQM
OF COMBINED RETAIL
SPACE ACROSS TWO FLOORS

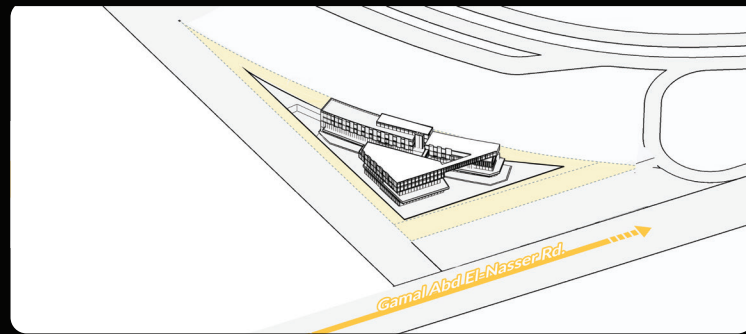
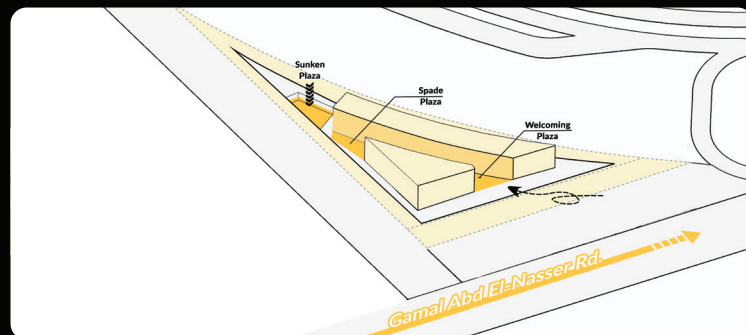
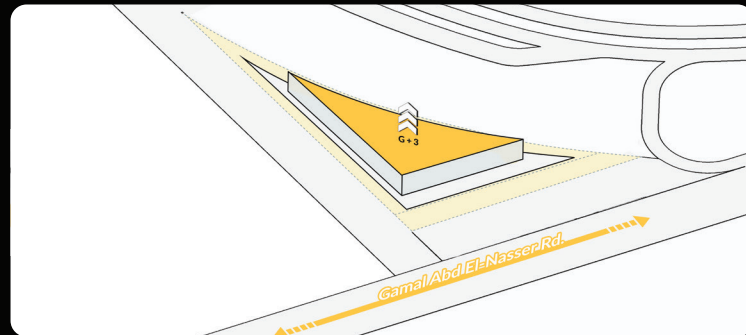


ARCHITECTURE CONCEPT

SPADE IS MORE THAN JUST A MALL
it's a meticulously crafted urban experience designed to optimize space and location.

A Spine of Connection Spade's unique layout features a central "spine" that elegantly divides the complex into two buildings. This innovative design allows for a spacious and airy feel while maximizing functionality. Skywalk bridges seamlessly connect these halves, fostering a sense of flow and encouraging exploration throughout the mall.

This design approach ensures that every level of Spade offers a distinct purpose while remaining seamlessly connected.



PROJECT PARTNERS



GENERAL & ARCHITECTURE CONSULTANT

AVA Consultancy has been instrumental in the planning and development of Spade Mall. Their innovative approach and attention to detail have ensured a design that combines modernity with practicality, setting new standards for excellence.



CONSTRUCTION & CONSULTANT

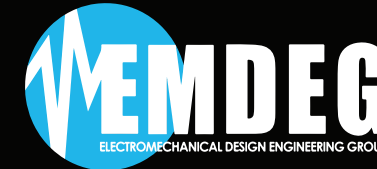
BCE Consultancy's architectural expertise has shaped Spade Mall into a sophisticated and functional space. Their creative vision and practical solutions have delivered a design that balances elegance and usability.



REAL ESTATE BUSINESS CONSULTANT

XMOVE is a multinational real estate firm focusing on commercial real estate business development, product mix innovations and strategic marketing with a proven success track record.

PROJECT PARTNERS



ELECTROMECHANICAL CONSULTANT

EMDEG Consultancy's expertise in engineering and project management has been critical to Spade Mall's success. Their focus on precision and efficiency has ensured a solid foundation and seamless execution throughout the project.



GENERAL CONTRACTOR

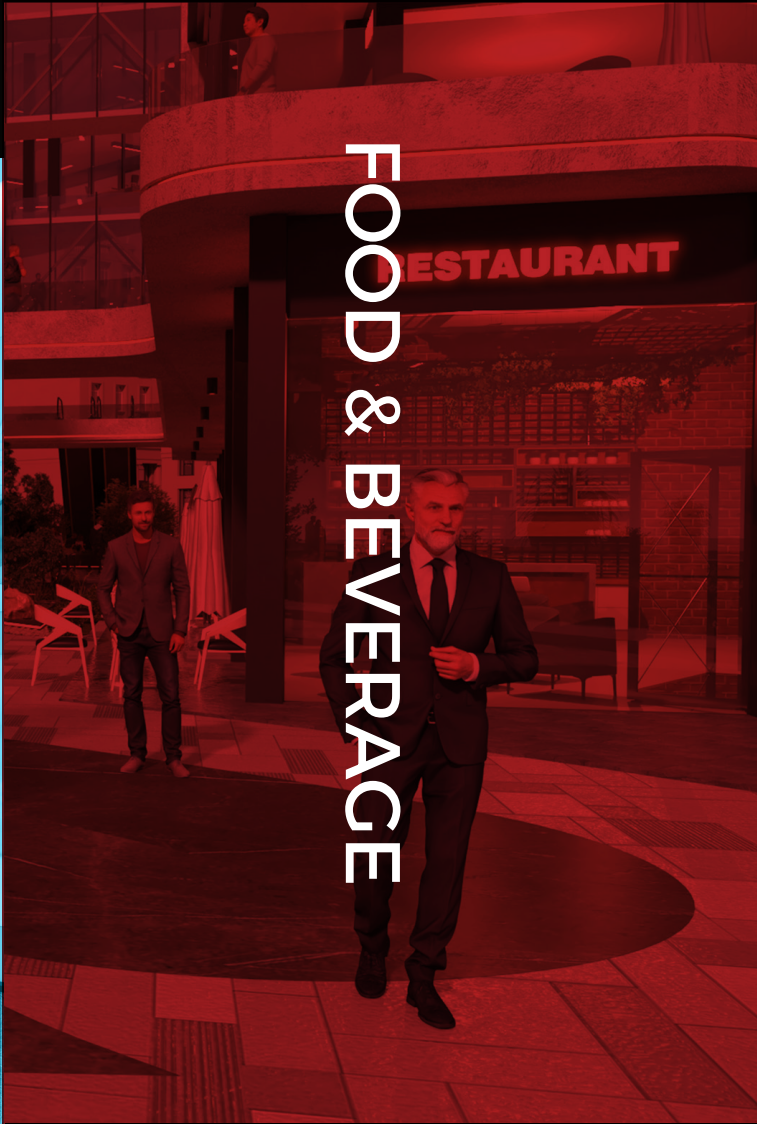
Projects House has played a key role in overseeing the construction and execution of Spade Mall. Their commitment to quality and professionalism has ensured the project meets the highest standards at every stage.



OFFICES



CLINICS



FOOD & BEVERAGE



RETAIL



ENTERTAINMENT AREA



FACILITIES

- 0 Retail Pharmacy
- 1 Retail F&B
- 2 Clinics
- 3 Clinics
- 4 Offices
- 5 Offices

OFFICES

HIGH-END, FULLY FINISHED

Improve how people see your company and help your team succeed by setting up your main office at Spade.

Our top-notch office spaces are carefully designed to be useful and look good. They have the latest technology and a friendly atmosphere for working together.

Located in the center of a lively area with many different things to do, these workspaces are very convenient. You can easily access lots of amenities.

Picture creating a feeling of togetherness and relationships while being around many potential partners and clients. Spade is a great place to build your business reputation and boost your organization to new levels.



CLINICS

HIGH-END, FULLY FINISHED

Spade Mall presents an exceptional opportunity for healthcare professionals with its premium medical suites, featuring cutting-edge designs and a sophisticated ambiance that appeals to an upscale clientele.

Strategically located near top hospitals, including Dar El Fouad, New Orspitalia, and Soad Kafafi, these suites offer unparalleled convenience and accessibility within the mall.

Designed to enhance patient flow and optimize your practice, our medical suites provide the ideal environment for success, blending high-end finishes with functionality to meet the needs of modern healthcare providers.



FOOD & BEVERAGE AREA

Spade F&B is more than just a regular food court. It's a place where you can create and grow your own unique food legacy. Situated in a vibrant area with various activities, Spade features a handpicked selection of top-quality restaurants and inviting cafes.

Imagine a lively space that appeals to a diverse crowd seeking new flavors and experiences. At Spade, you have excellent opportunities to reach a steady stream of customers, benefit from high foot traffic, and be part of a thriving community



COMMERCIAL AREA

Spade is like a springboard for your retail success story. Our hand-picked flagship stores create an exciting environment that attracts customers.

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

At Spade, you have unmatched access to a captive audience, steady foot traffic, and the energy of a thriving community, all geared towards lifting your brand and driving your retail success forward.



ENTERTAINMENT AREA

Spade Mall presents a rooftop oasis thoughtfully designed to cater to relaxation and fitness.

The space features a paddle court, a CrossFit area, and a dedicated meditation zone, providing diverse options for health and well-being.

Additionally, a specialized kids' area ensures an engaging experience for younger visitors. With its wide range of amenities, Spade Mall redefines convenience, offering a comprehensive destination that seamlessly blends recreation, fitness, and family-friendly activities.



FACILITIES

SMART SPACES

Tailoring the units to fit tenant needs, clinic or business owners can choose between one or more conjoint units to multiply their space for a perfect fit. Adjustable unit spaces allow choosing according to budget and workspace demands.





SUPERIOR FINISHING

Units are delivered with the utmost quality finishing. Spade delivers fully finished offices and clinic units, prepared for a hassle-free, cost- and time-efficient move-in.

FACILITIES

- Two parking Floors
- Outdoor Parking
- Roof Services
- ATMs
- Special Entrance for Offices and Clinics

SMART TECHNOLOGIES

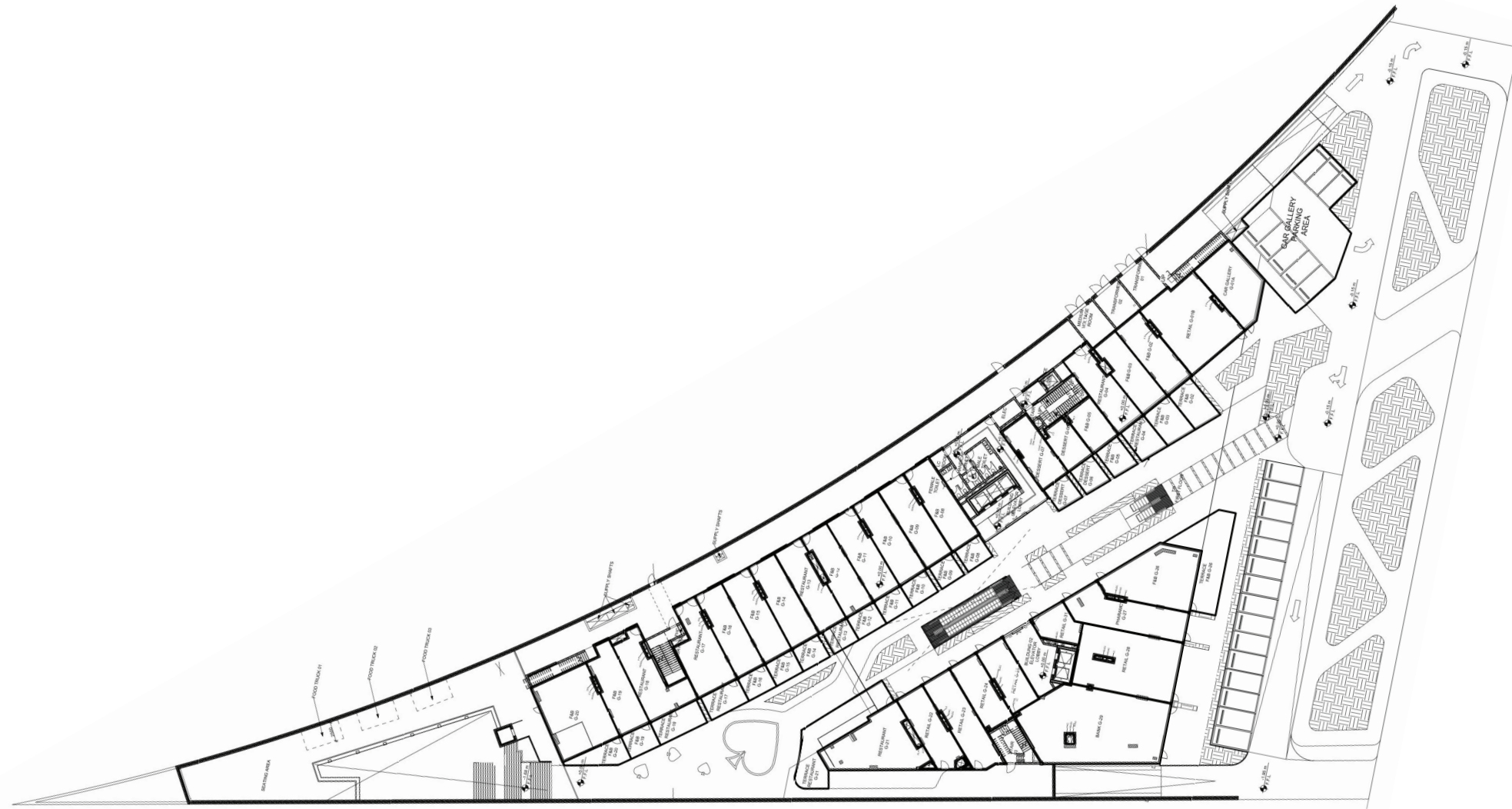
-  SMART FIRE SYSTEMS
-  SMART PARKING
-  FIBER CONNECTIVITY
-  LOYALTY PROGRAMS
-  CRM SYSTEMS
-  AFTERSALES CUSTOMER EXPERIENCE



3D DESIGN

The image is a 3D architectural rendering of a modern commercial building. The building has a dark, curved facade with large glass windows. A prominent central section features the word "SPADE" in large, gold, serif capital letters. The ground floor is a mix of brick and glass, housing various commercial spaces. Labels above the ground-floor windows include "CAFE", "RESTAURANT", and "BANK". The rendering shows people walking on the sidewalks and sitting at outdoor cafe tables, giving a sense of scale and life to the design.

GROUND FLOOR COMMERCIAL



1ST FLOOR COMMERCIAL

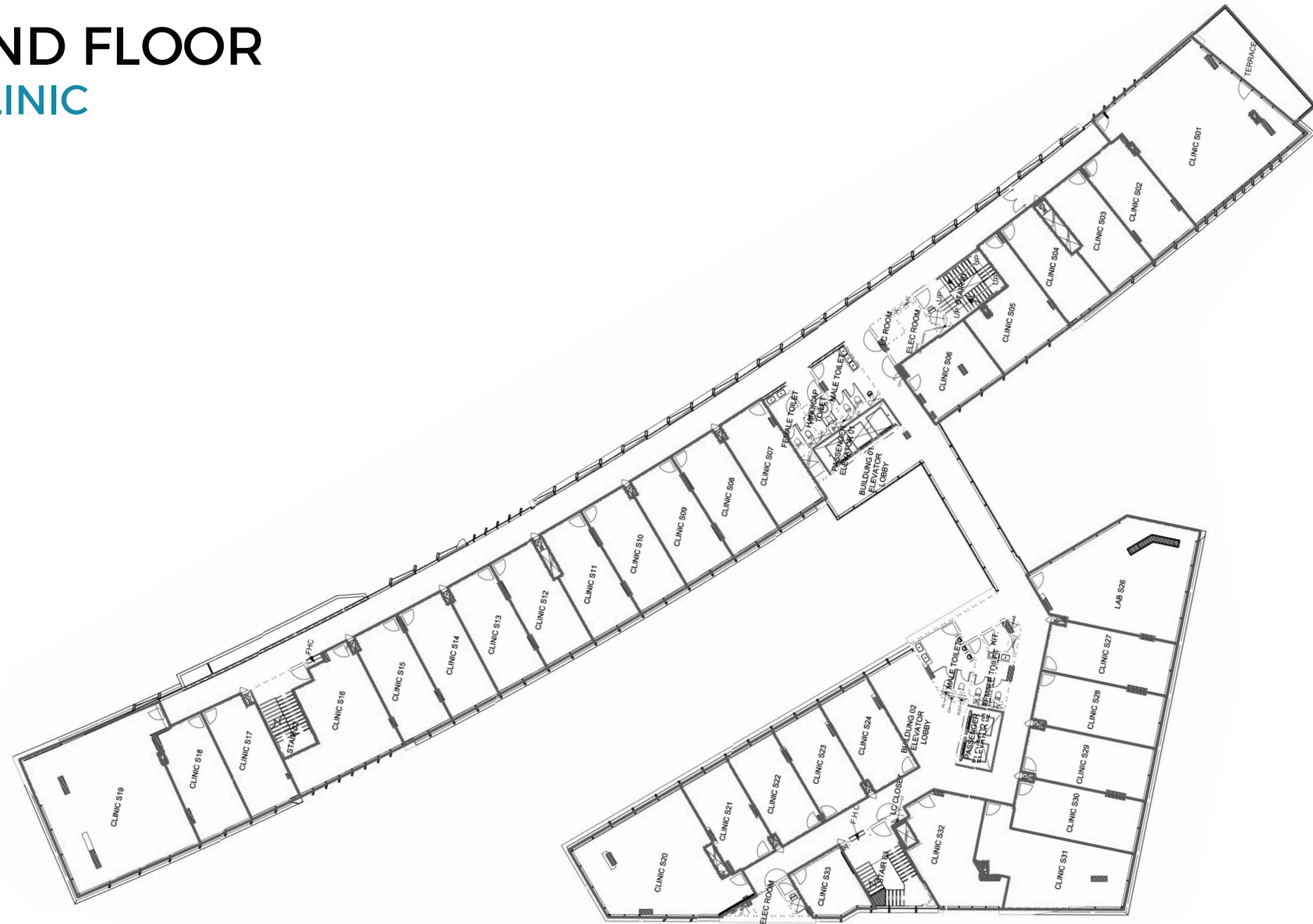
This architectural floor plan illustrates the 1st floor commercial layout. The plan is divided into several distinct sections, each containing various commercial spaces. Key areas include:

- Top Section:** Features a large open area labeled "F48 F-20" and "F48 F-19", along with a "TERRACE F48 F-20" and "TERRACE F48 F-19".
- Left Section:** Contains a "RESTAURANT F-17", "TERRACE F48 F-17", "TERRACE F48 F-18", "TERRACE F48 F-19", and "TERRACE F48 F-20".
- Central Section:** Includes a "RESTAURANT F-13", "TERRACE F48 F-13", "TERRACE F48 F-14", "TERRACE F48 F-15", "TERRACE F48 F-16", "TERRACE F48 F-17", "TERRACE F48 F-18", "TERRACE F48 F-19", and "TERRACE F48 F-20".
- Right Section:** Features a "RESTAURANT F-11", "TERRACE F48 F-11", "TERRACE F48 F-12", "TERRACE F48 F-13", "TERRACE F48 F-14", "TERRACE F48 F-15", "TERRACE F48 F-16", "TERRACE F48 F-17", "TERRACE F48 F-18", "TERRACE F48 F-19", and "TERRACE F48 F-20".
- Bottom Section:** Includes a "RESTAURANT F-10", "TERRACE F48 F-10", "TERRACE F48 F-11", "TERRACE F48 F-12", "TERRACE F48 F-13", "TERRACE F48 F-14", "TERRACE F48 F-15", "TERRACE F48 F-16", "TERRACE F48 F-17", "TERRACE F48 F-18", "TERRACE F48 F-19", and "TERRACE F48 F-20".

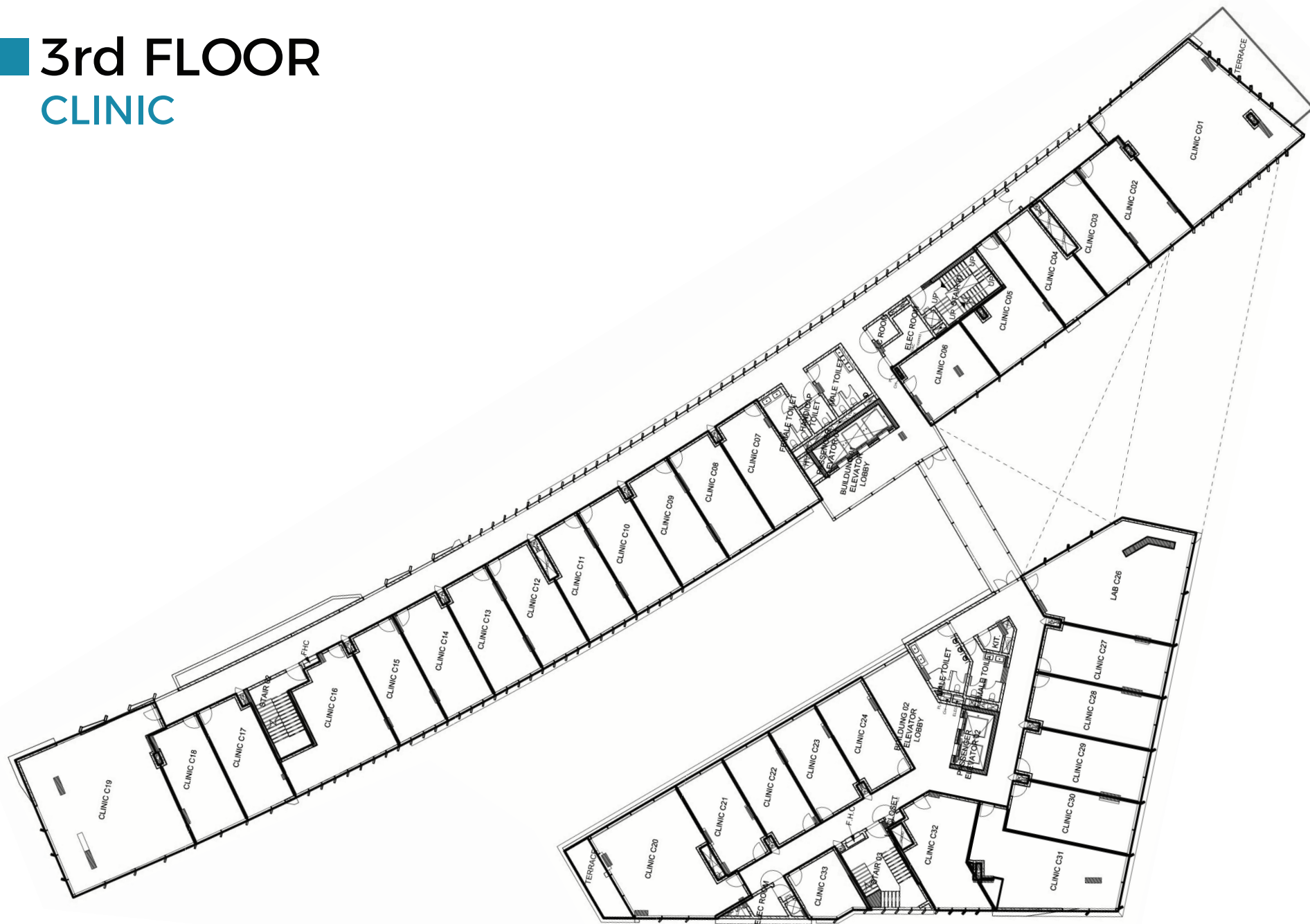
The plan also shows various corridors, stairs, and outdoor areas, providing a comprehensive view of the 1st floor commercial space.



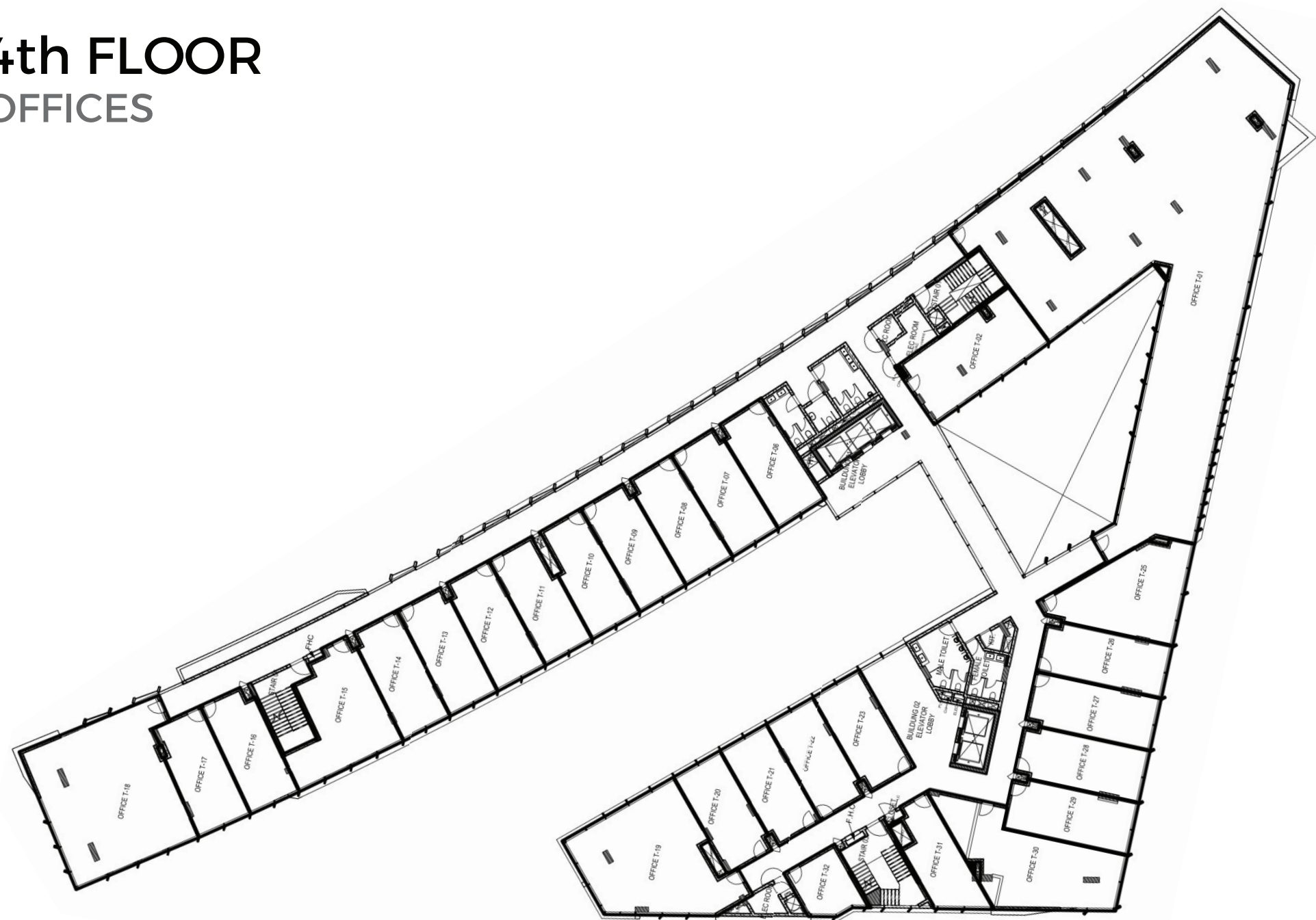
2ND FLOOR CLINIC



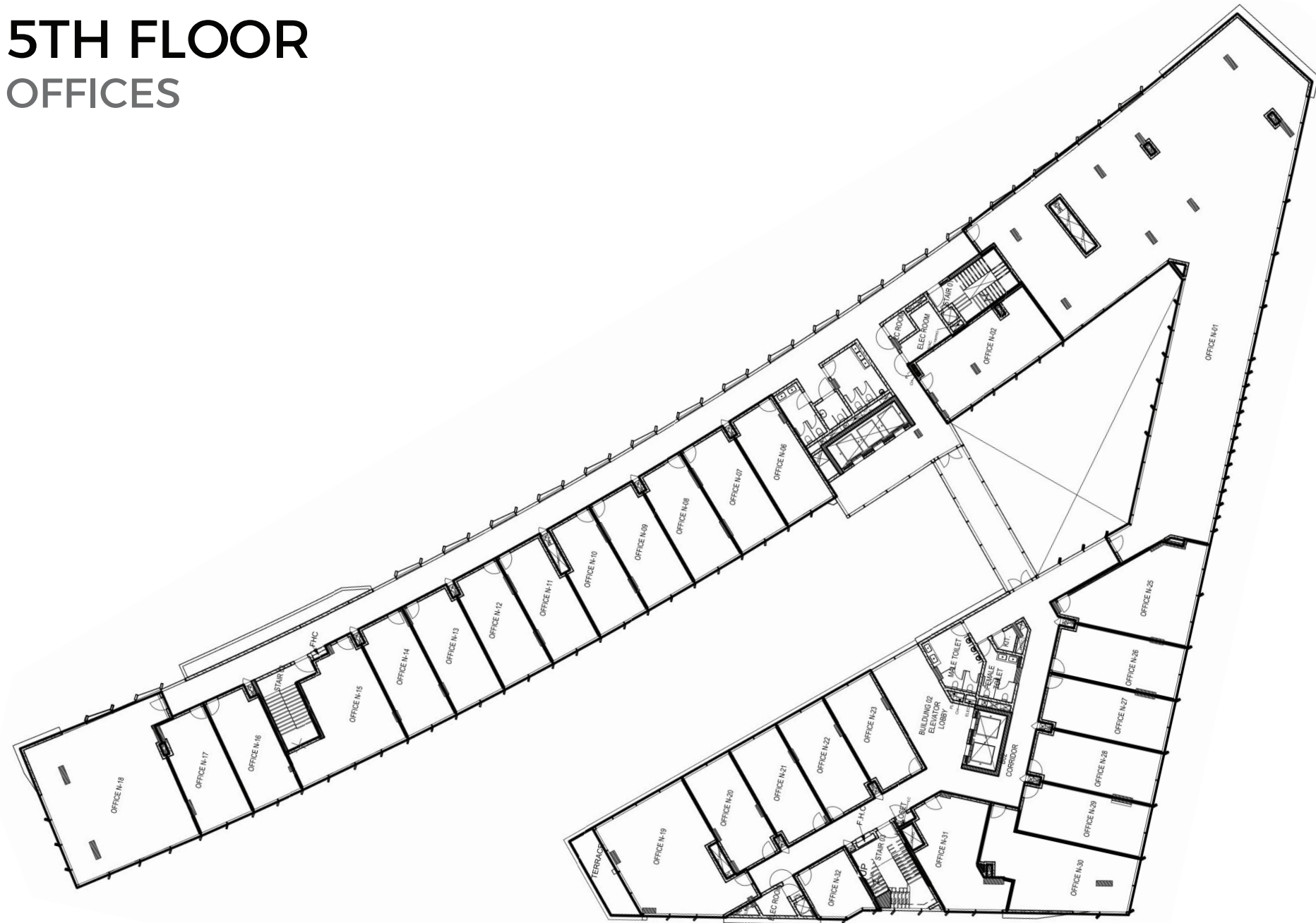
3rd FLOOR CLINIC



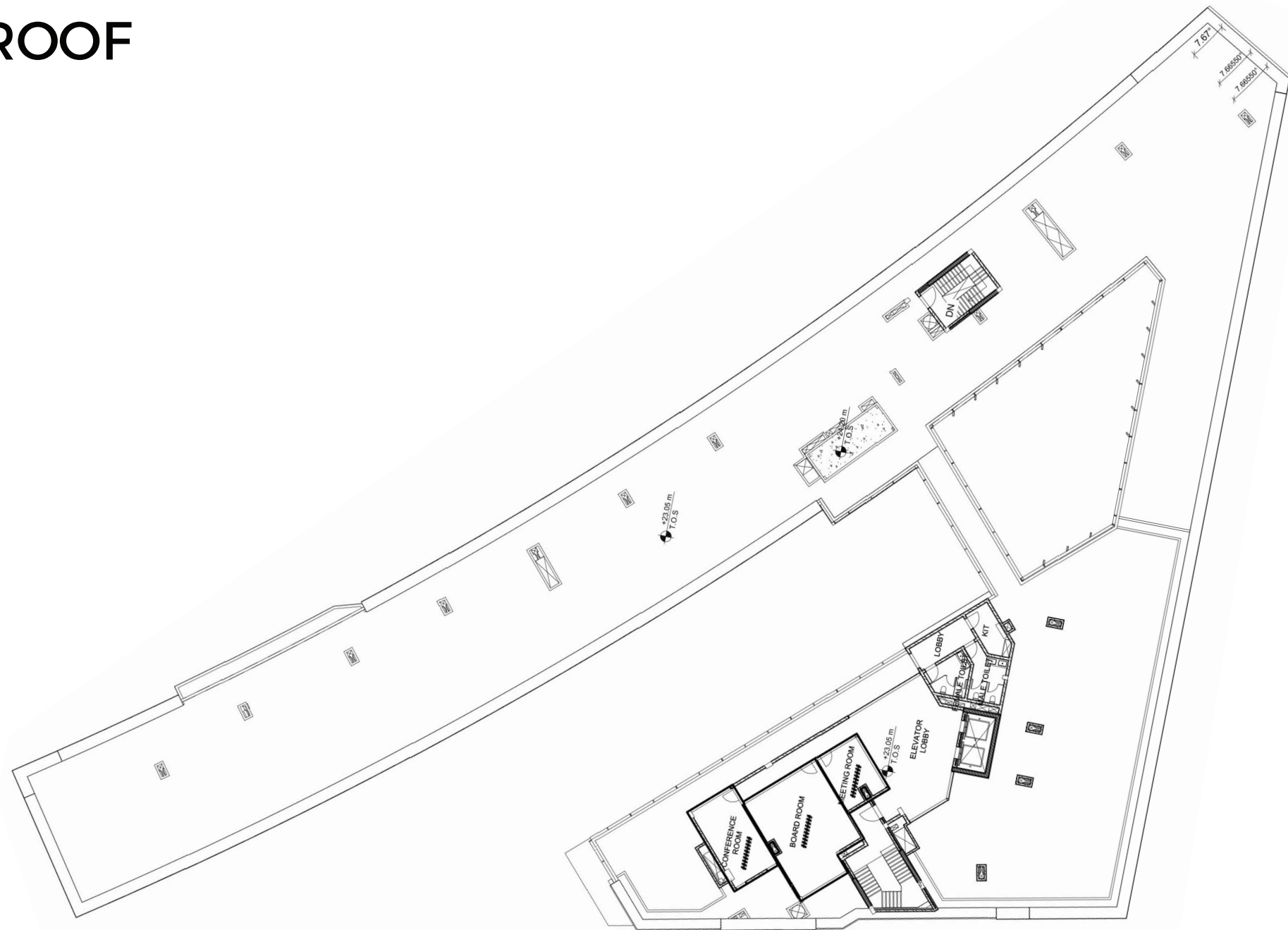
4th FLOOR OFFICES



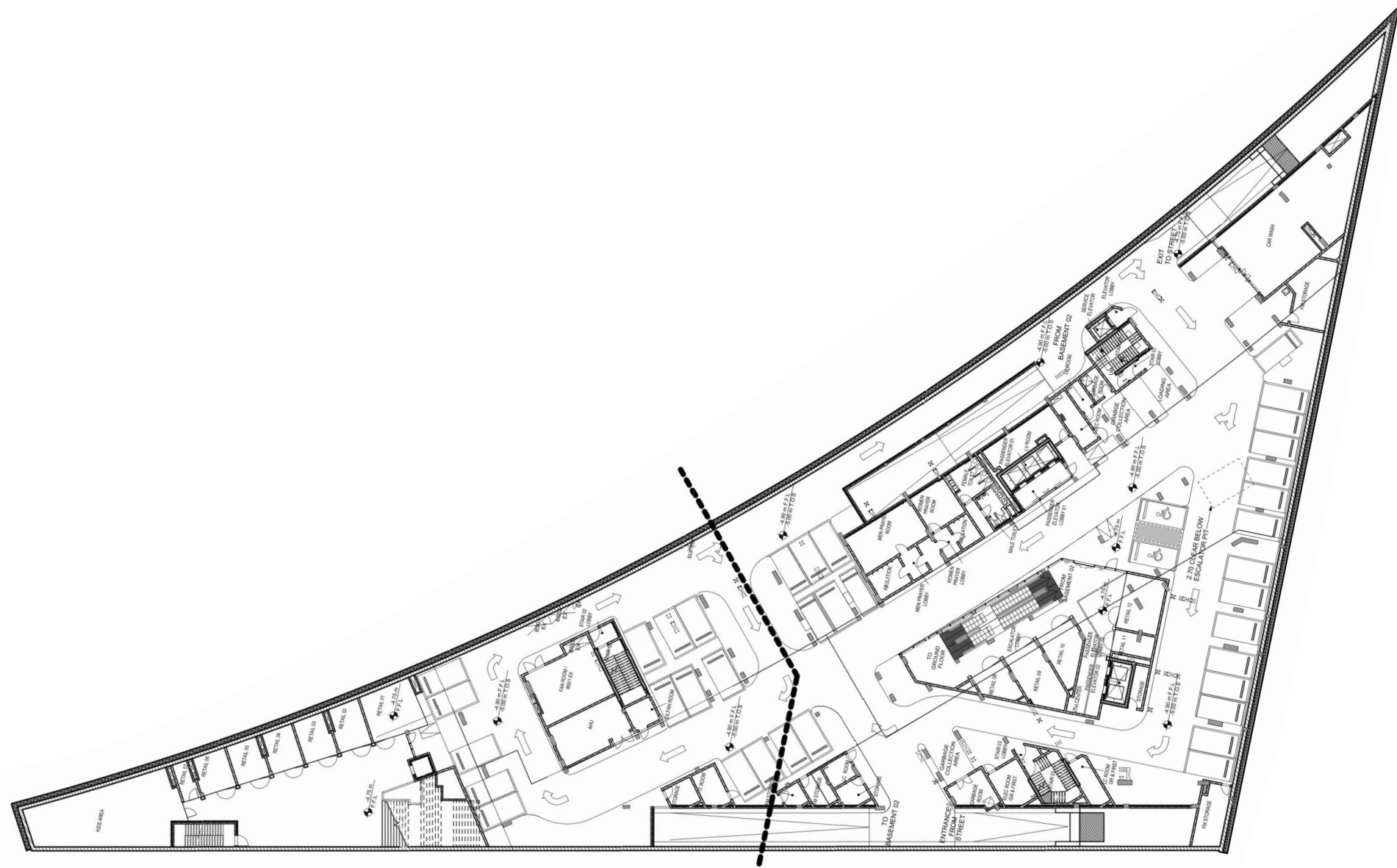
5TH FLOOR OFFICES



ROOF



LOWER GROUND 1



LOWER GROUND 2

Architectural floor plan of Lower Ground 2, showing a complex layout of rooms and corridors. The plan is oriented with a dashed line indicating a primary axis. Rooms include a large central hall, various storage areas, a reception area, and several smaller rooms. A dashed line runs diagonally across the plan, separating different sections. Arrows indicate circulation paths. The plan is labeled with various room names and dimensions.

Key areas and labels visible on the plan include:

- RECEPTION
- STAFF GARDEN
- STORAGE
- RETAIL 1, 2, 3, 4
- STAIRS
- LOBBY
- TELECOM
- SERVER ROOM
- DATA ROOM
- STORAGE
- RECEPTION
- STAFF GARDEN
- STORAGE
- RETAIL 1, 2, 3, 4
- STAIRS
- LOBBY
- TELECOM
- SERVER ROOM
- DATA ROOM
- STORAGE



BUSSINESS SERVICES

Our business services at Spade Mall combine modern smart technologies with a diverse range of services to support your professional needs. Offering facilities such as meeting and training rooms, a fully equipped print house, an outdoor lounge, and flexible co-working spaces, it ensures a seamless and efficient work environment.

These services are designed to provide professionals with an ideal spaces for networking, collaboration, and productivity. With its comfortable setting and well-planned facilities, it inspires creativity and success for the offices it serves.



SKYLINE TERRACE

ROOFTOP LOUNGE AREA

Take a break or connect with other professionals in our open-air rooftop lounge.

Whether you want to relax after a busy day or have a casual conversation with colleagues, this space offers a peaceful environment with a great view.

It's perfect for informal meetings or just unwinding.



THE SKILL ZONE

TRAINING ROOMS

Need a place for a workshop or training session?

Our training rooms are equipped with modern technology and flexible seating to make sure your event runs smoothly.

These rooms are ideal for companies looking to provide training or hold educational events



EXECUTIVE SUITES CONFERENCE ROOMS

Our conference rooms are designed for more formal meetings, with everything you need for a professional presentation.

Whether you're meeting with clients or holding an internal meeting, these rooms offer a comfortable and well-equipped space.



THE THINK TANK MEETING ROOMS

For smaller, private meetings, our meeting rooms provide a cozy and quiet environment.

These rooms are perfect for one-on-one discussions or small group gatherings where privacy is important.



THE STRATEGY ROOM BOARDROOMS

Our boardrooms are designed for high-level business meetings.

Fully equipped with modern communication tools, they provide the perfect setting for important decisions and discussions.



ABOUT SPADE

WI-FI AND HIGH-SPEED INTERNET

STAY CONNECTED WITH FAST AND RELIABLE INTERNET ACCESS THROUGHOUT THE ENTIRE COMPLEX. WHETHER YOU'RE IN A MEETING, WORKING ON A PROJECT, OR NETWORKING WITH OTHERS, YOU CAN ALWAYS COUNT ON OUR HIGH-SPEED WI-FI.

ON-SITE SUPPORT

OUR FRIENDLY STAFF IS ALWAYS HERE TO HELP. WHETHER YOU NEED ASSISTANCE WITH SETTING UP A ROOM, USING OUR TECHNOLOGY, OR ANYTHING ELSE, WE ARE AVAILABLE TO ENSURE YOUR EXPERIENCE IS SMOOTH AND STRESS-FREE.

FLEXIBLE MEMBERSHIP OPTIONS

WE OFFER A VARIETY OF MEMBERSHIP PLANS TO SUIT YOUR NEEDS. WHETHER YOU'RE LOOKING FOR A SHORT-TERM SPACE OR A LONGER-TERM SOLUTION, WE HAVE OPTIONS THAT ARE FLEXIBLE AND AFFORDABLE.



FACILITY HUB

THE PRESS ROOM

Don't worry about finding a place to print your documents.

Our high-quality printing services are available to meet all your business needs, from small print jobs to larger tasks.



3D DESIGNS









SPADE

CAFE

RESTAURANT

CAFE

RESTAURANT

CAFE

RESTAURANT

RESTAURANT

RESTAURANT

CAFE

RESTAURANT

CAFE

RESTAURANT

CAFE

RESTAURANT

RESTAURANT

BANK

BANK