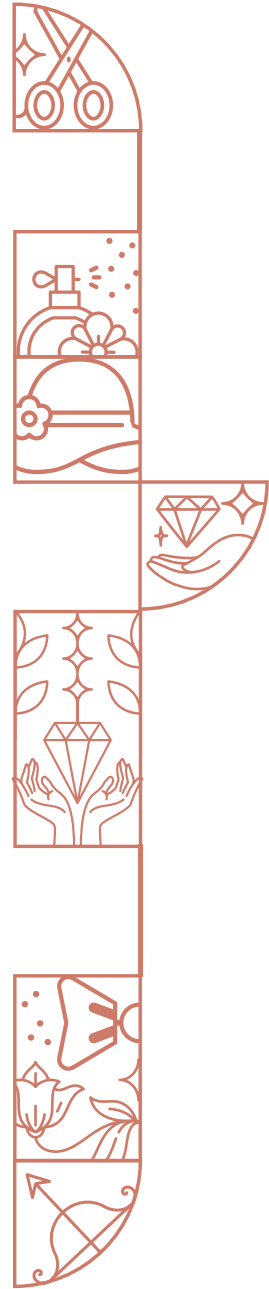


CROWN  
CENTRAL



CROWN CENTRAL  
PALM HILLS





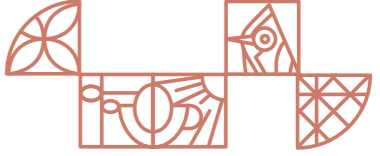
# WELCOME TO CROWN CENTRAL TRULY NOTHING LIKE IT

Enter Crown Central and leave everything you have come to know about your usual commercial and retail experience behind. Enter this one-of-a-kind downtown and be truly fascinated, as you walk through every street and cross every intersection unfolding a new experience.

A vibrant downtown that emulates the finest attributes of the magical medieval Cairo, together with a blend of the alluring European street, offering a differentiated variety of commercial, administrative offices and retail through a modernized architectural language.

*Welcome to a downtown vibe that is truly like nothing else.  
Welcome to Crown Central.*





TIMELESS  
ARCHITECTURE  
REFLECTING THE ESSENCE  
OF DOWNTOWN  
WITH A SEAMLESS  
& HARMONIOUS  
CONNECTION

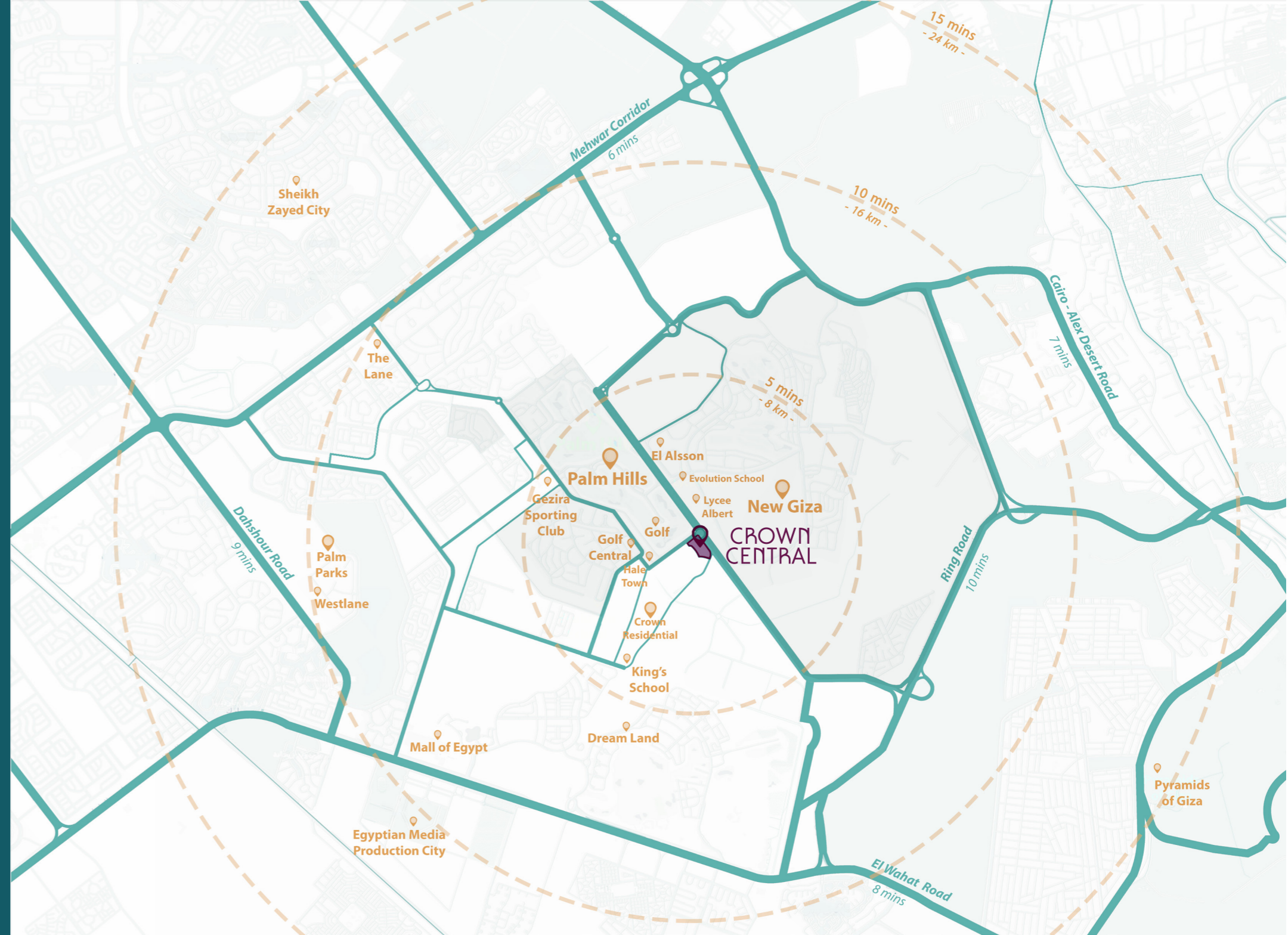
# A STRATEGIC LOCATION

True to its name, a downtown truly crowned for its strategic location with direct access and egress from West Cairo's main roads as well as prominent surrounding communities.

Located between Palm Hills' southern entrance and New Giza's western entrance, Crown Central is within close proximity to Al Alsson International School, Lycee Albert Campus, Evolution International School, and King's School.

## DIRECT ACCESS TO

- 26<sup>th</sup> of July Corridor
- Cairo-Alex Desert Road
- New Giza Road
- Ring Road
- Wahat Road





Next Door



Lycee Albert  
New Giza



El Alsson  
New Giza



King's School



Evolution School

Less Than 5 Mins



Palm Hills  
Club



El Gezira  
Sporting Club



New Giza

Less Than 10 Mins



Mehwar  
Corridor



Ring Road

Less Than 15 Mins



Sheikh Zayed



The Pyramids  
of Giza

THE PERFECT  
LOCATION

# OUR OFFERINGS



88  
RETAIL STORES



33  
F&B OUTLETS



144  
OFFICE UNITS

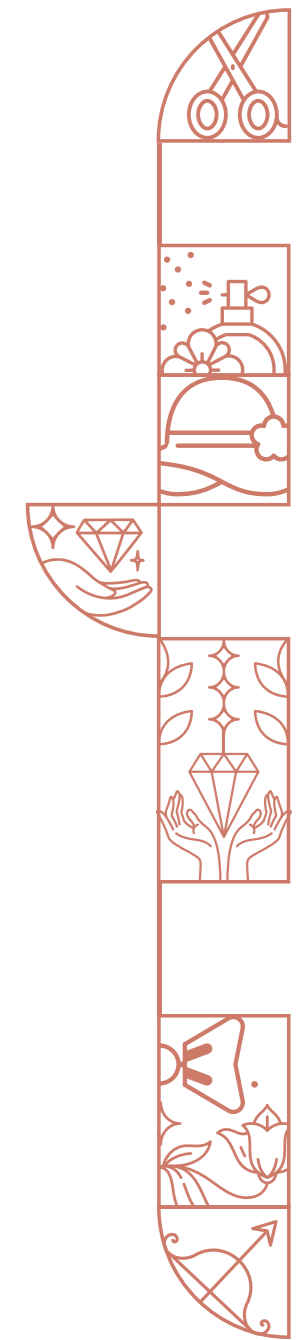


## REMINISCENT TRENDSETTING DESIGN & ARCHITECTURE

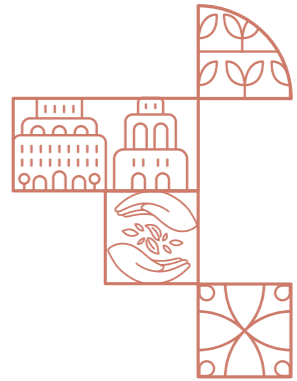
Designed and master planned to exude an Art Deco masterpiece, an artistic meld between Egyptian heritage and the European downtown experience; Crown Central is a true testament of architectural bliss.

Introducing a new design methodology that integrates the outdoors into everything indoors. Whether it is the natural lighting, the French balconies, or first-to-market spacious rooftop office facilities, every corner and archway will offer a sense of comfort, warmth and splendor that is both captivating and trendsetting.

With its bold structures, reminiscent designs, prominent outdoor integration, advanced planning and technologies, Crown Central is set to redefine the way architecture was always meant to be.





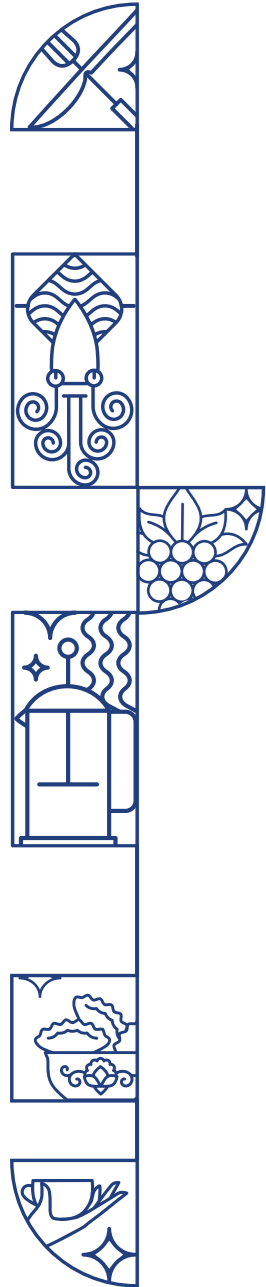


THE ARCHITECTURAL  
VOCABULARY OF THE  
MAIN PIAZZA IS IN  
PERFECT HARMONY  
WITH THE MODERN YET  
ICONIC BUILDING THAT  
CROWNS OVER THE  
ENTIRE AREA

A MAJESTIC

# DOWNTOWN EXPERIENCE





## A MAJESTIC DOWNTOWN EXPERIENCE

Unfold an outdoor experience that is second-to-none; one that involves all members of the family - young and old. A true small-town experience that fulfills all your cravings, simplest desires and daily necessities amid wide pedestrian-friendly pathways wrapped with breathtaking greenery.

This up-and-coming address is set to revolutionize West Cairo's commercial scene. From grab and go, casual al fresco or fine dining options, you are left with a myriad of F&B choices. A selection of the finest international and local retail brands will come together to relive Cairo's Downtown high street experience in the heart of 6th of October.



### DIVERSE FAMILY - CATERED OFFERINGS

- Indoor & Outdoor Kindergarten – Childcare Facilities
- Indoor & Outdoor Gym Facility
- Beauty Lounge
- Entertainment Venue
- Art Installations

### RETAIL DESIGN SPECIFICATIONS

- Separate service corridors (BoH) for loading & unloading stock

THE LATEST

# FASHION & RETAIL

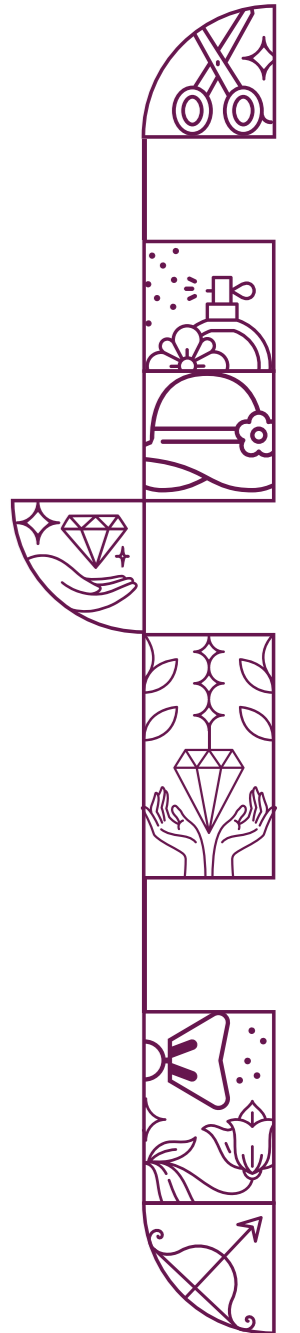




## REINTRODUCING CAIRO TO EXCLUSIVE DEPARTMENT STORES

With reference to the treasured recollections of Downtown Cairo's unmatched European-like shopping experience, Crown Central reinstates extravagant department stores to bring back a distinct and nostalgic shopping experience like never before.

Whether it's the stunning architecture, the endless options, or lavish customer experience, these exclusive department stores will undeniably raise the bar in Cairo's retail sector. Designed particularly for those who want to immerse themselves in a spectacular and enriching retail experience, Crown Central brings the ultimate one-stop shop to its dwellers. With its exquisite selections and unique community, shopping altogether will be redefined at Crown Central.



A UTOPIA OF  
**OFFICE SPACES**



# EXCLUSIVE ROOFTOPS TO EXPAND YOUR WORKSPACES

DIRECTLY OVERLOOKING PALM HILLS GOLF COURSE

Working productively in the open air is no longer a far-fetched dream. Second floor office spaces at Crown Central enjoy a rooftop workspace. These one-of-a-kind rooftops are partially shaded with direct access to each indoor area and are designed to stimulate creativity and maximize productivity.



## DESIGN SPECIFICATIONS

- Natural skylight staircase access between indoor & outdoor offices
- High-speed connectivity
- CCTV
- 24hr surveillance







A PRIME  
LOCATION WITH  
INSPIRING  
SURROUNDINGS  
& BREATHTAKING  
GOLF VIEWS

OUR  
PARTNERS

Conceptual Consultant



MEP Consultant



Commercial & Real Estate Consultant



Structure Consultant



PALM HILLS  
DEVELOPMENTS

Co-Development

INVEST  
—M—N—ORS™



6th OF OCTOBER:  
Palm Hills October (Palm Central)  
Tel: +202 3886 0103-04  
Ext: 8812  
Mob: +2 010 6668 6108

ZAMALEK:  
1, El Kamel Mohamed St.  
Tel: +202 2737 5530 - 31 - 32 - 33

5th SETTLEMENT:  
Namaa Building # 75,  
1st section, Road 90  
Tel: +202 2810 4530 - 31 - 33

6th OF OCTOBER:  
Palm Hills October (Palm Central)  
Tel: +2 012 1233 3364  
Ext: 1211  
Mob: +2 012 2999 9097

ALEXANDRIA:  
30 Patrice Lumumba,  
Tel: +203 033926010 - 033926002