



CONNECT 4

PLAZA



SALES PRESENTATION



A PLUS
DEVELOPMENTS



Where people meet, ideas spark.
Connect Four is more than a plaza.
It's a rhythm of connection and creativity.

20
25

About A Plus

Founded in 2013, A Plus Developments has become a prominent name in real estate, known for its innovative and high-quality projects across Egypt. We have successfully developed commercial, residential, and mixed-use properties in key locations such as 6th of October City, Sheikh Zayed, Maadi, and Fayoum.

Our projects, including The Nile Front, The Aisle, and The Address Mega Mall, reflect our dedication to modern design and excellence. Additionally, we invest in educational and medical institutions,

such as Utopia Languages School, Agyal Al-Mostaqbal Private School, and Al-Hayat Al-Jadida Hospital.

With a portfolio exceeding **8 billion EGP** and a proven track record of delivering over 10 residential projects,

A Plus Developments continues to set new standards in urban development, shaping the future of communities in Egypt.

SHADOWS™
BUSINESS PARK

چیران
JIRAN
RESIDENCE

THE ADDRESS
MEGA MALL

PREVIOUS WORK HISTORY

چیران JIRAN RESIDENCE



SHADOWS™ BUSINESS PARK



THE ADDRESS MEGA MALL





CONNECT 4

PLAZA

COMMERCIAL

ADMINISTRATIVE

MEDICAL



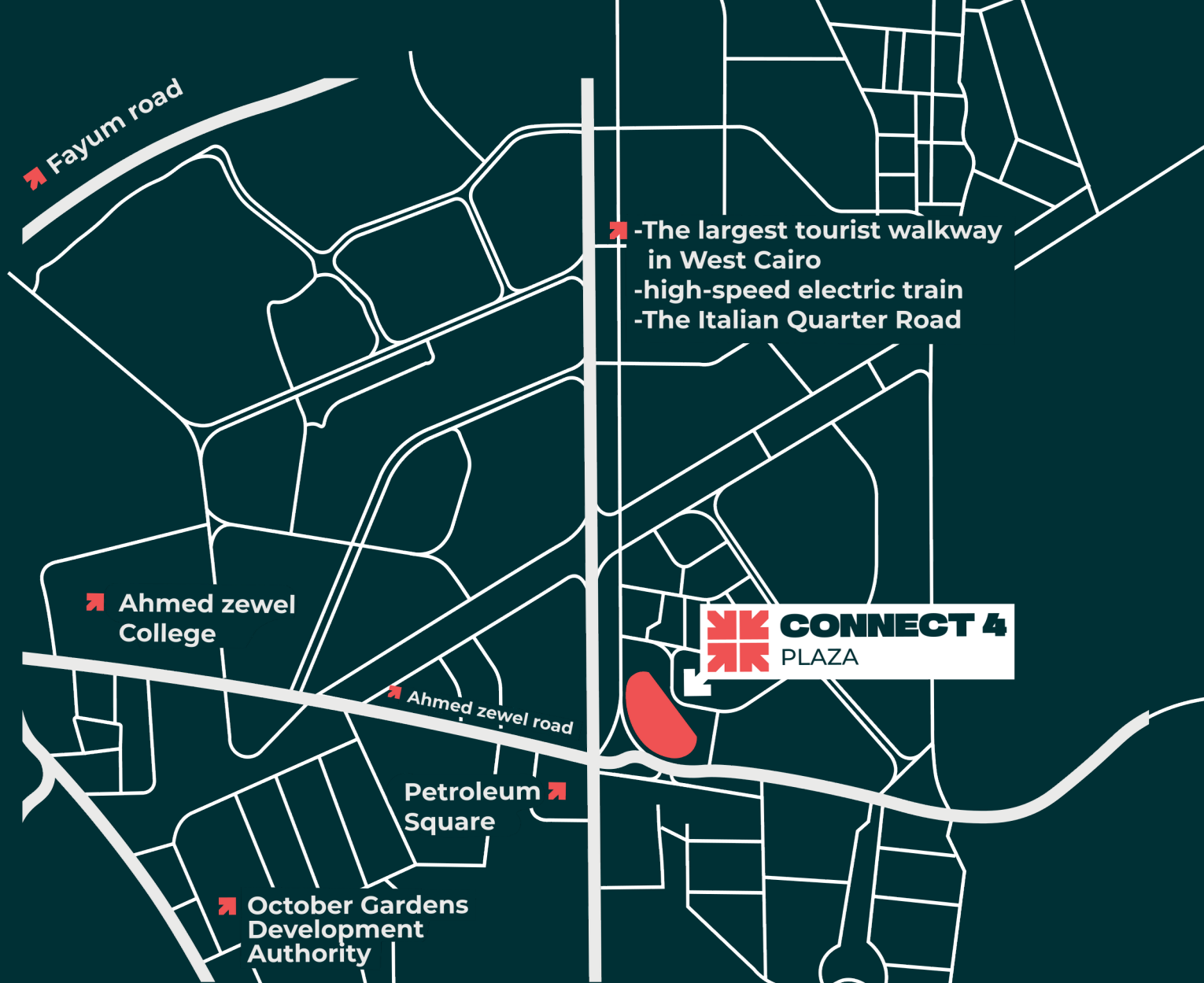
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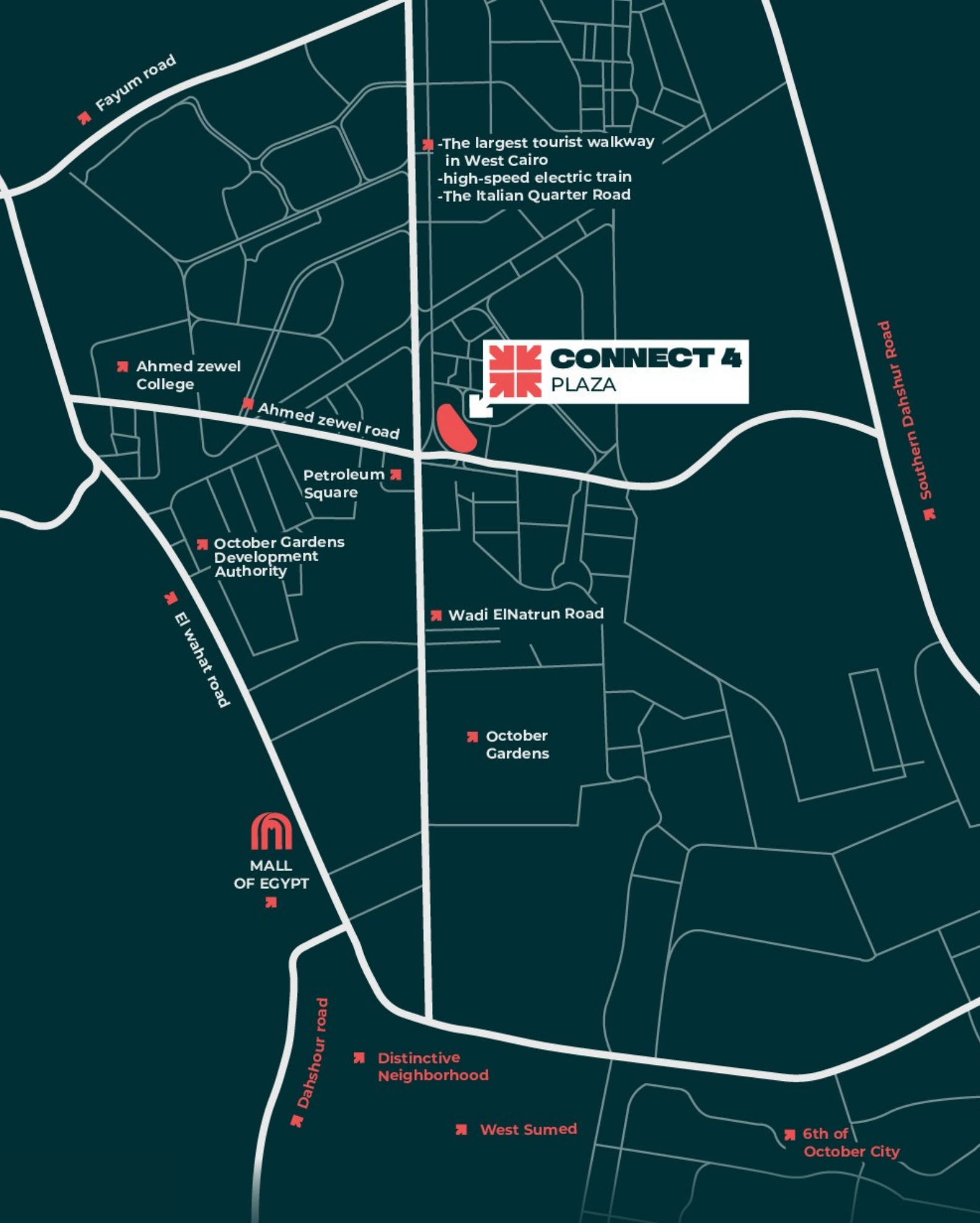


EXTRAORDINARY LOCATION

OCTOBER GARDENS

LAND MARKS

COSMIC VILLAGE	2 MINS
ZEWAIL CITY	4 MINS
MAGDI YACOUB HEART FOUNDATION	5 MINS
PETROLEUM SQUARE	4 MINS
HIGH-SPEED TRAIN TRACK	1 MINS
ITALIAN QUARTER ROAD	1 MINS
CLUBS STREET	1 MINS
MALL OF EGYPT	12 MINS
POLICE - ZAMALEK CLUB	2 MINS
FAYOUM ROAD	4 MINS
OASIS ROAD	5 MINS
EX	2 MINS





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PROJECT FACADE



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UNIT AREAS

COMMERCIAL

STARTING FROM
38
SQUARE METERS

ADMINISTRATIVE

STARTING FROM
46
SQUARE METERS

MEDICAL

STARTING FROM
46
SQUARE METERS



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PRICES

COMMERCIAL

STARTS FROM
EGP 120,000
PER SQUARE METER

ADMINISTRATIVE

STARTS FROM
EGP 60,000
PER SQUARE METER

MEDICAL

STARTS FROM
EGP 55,000
PER SQUARE METER



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PAYMENT PLANS

DOWNPAYMENT

10% | **5%**

PAYMENT UPON RECEIPT

5
YEARS

DOWNPAYMENT

20% | **5%**

PAYMENT UPON RECEIPT

6
YEARS

DOWNPAYMENT

30% | **5%**

PAYMENT UPON RECEIPT

7
YEARS

5% LAUNCH
DISCOUNT



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