



SHADOWS™

BUSINESS PARK

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RETAIL . ADMIN . CLINICS

2024

BEYOND BUSINESS, INTO THE SHADOWS



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Since we establishment in 2013, A Plus Developments has emerged as a leading force in the real estate industry. Specializing in innovative and high-quality developments, we have successfully launched numerous projects across key locations in Egypt, including 6th of October City, Sheikh Zayed, Maadi, and Fayoum.

Our portfolio includes a range of commercial, residential, and mixed-use developments, all strategically positioned in prime investment areas. Notable projects like The Nile Front, The isle, and The Address Mega Mall highlight our commitment to modern design and excellence.

Beyond real estate, A Plus Developments also invests in educational and medical institutions, with projects such as Utopia Languages School, Agyal Al-Mostaqbal Private School, and Al-Hayat Al-Jaida Hospital.

With a track record of delivering over 10 residential projects and a portfolio valued at over one billion EGP, A Plus Developments continues to set new benchmarks in the industry, shaping the future of urban development in Egypt.

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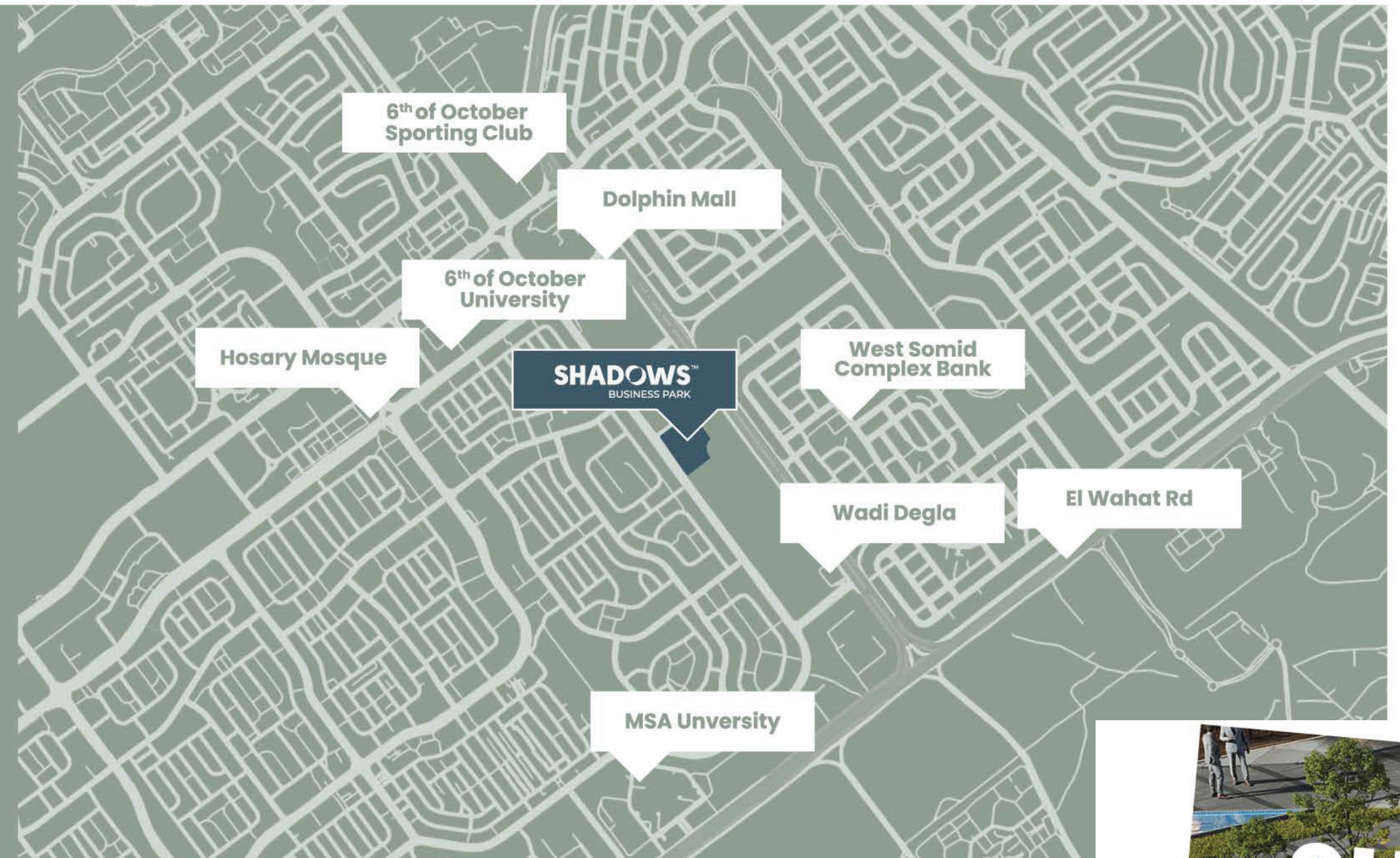
**THE PROJECT CONSISTS OF
2 BASEMENT FLOORS, A GROUND FLOOR,
A FIRST FLOOR, AND A SECOND FLOOR.**

- Discover Shadows Business Park, a distinguished commercial development poised to redefine business opportunities in 6th of October City. Offering an array of commercial, administrative, and medical units, this project stands out with its modern and unique design.
- Designed to cater to a diverse range of business needs, Shadows Business Park combines contemporary architecture with a strategic location, making it an ideal investment choice. Whether you are looking to establish a commercial enterprise, administrative office, or medical practice, Shadows Business Park offers the perfect blend of innovation and convenience, setting a new benchmark for business developments in 6th of October City

LOCATION

Shadows Business Park boasts a prime location in the heart of 6th of October City, situated in the First District on July 26th of July Corridor. Shadows Business Park ensures exceptional accessibility and connectivity. It is adjacent to Wahat Road and just steps away from MSA University, directly next to Wadi Degla Club, and close to all vibrant areas of the city. This makes it easily accessible through all major roads and Vital Highways.

- 1 minute from Wadi Degla Club
- 2 minutes from MSA University
- 4 minutes from Mall of Egypt
- 5 minutes from Mall of Arabia





PROJECT DETAILS



COMMERCIAL – ADMINISTRATIVE – MEDICAL

MINIMUM RETAIL: 24 SQM
MAXIMUM RETAIL: 95 SQM





COMMERCIAL – **ADMINISTRATIVE** – MEDICAL

MINIMUM OFFICE: 27 SQM
MAXIMUM OFFICE: 73 SQM



COMMERCIAL – ADMINISTRATIVE – **MEDICAL**

MINIMUM CLINIC: 27 SQM
MAXIMUM CLINIC: 73 SQM





FACILITIES





FACILITIES

HYPER MARKET
GYM & SPA
PHARMACIES
FOOD COURT
KIDS AREA

ROOF LOUNGE
UNDERGROUND PARKING
BANKS
ANALYSIS LABORATORIES

AMENITIES

ATM AREA
ELEVATORS
EXPANDING GREENERY & WATER FEATURES
LUXURIOUS ENTRANCE SPIN
G+4 BUILDINGS
SECURITY GATED ACCESS
FULLY-FINISHED OFFICES & CLINICS
UNIQUE LOCATION





3D
VISUALS





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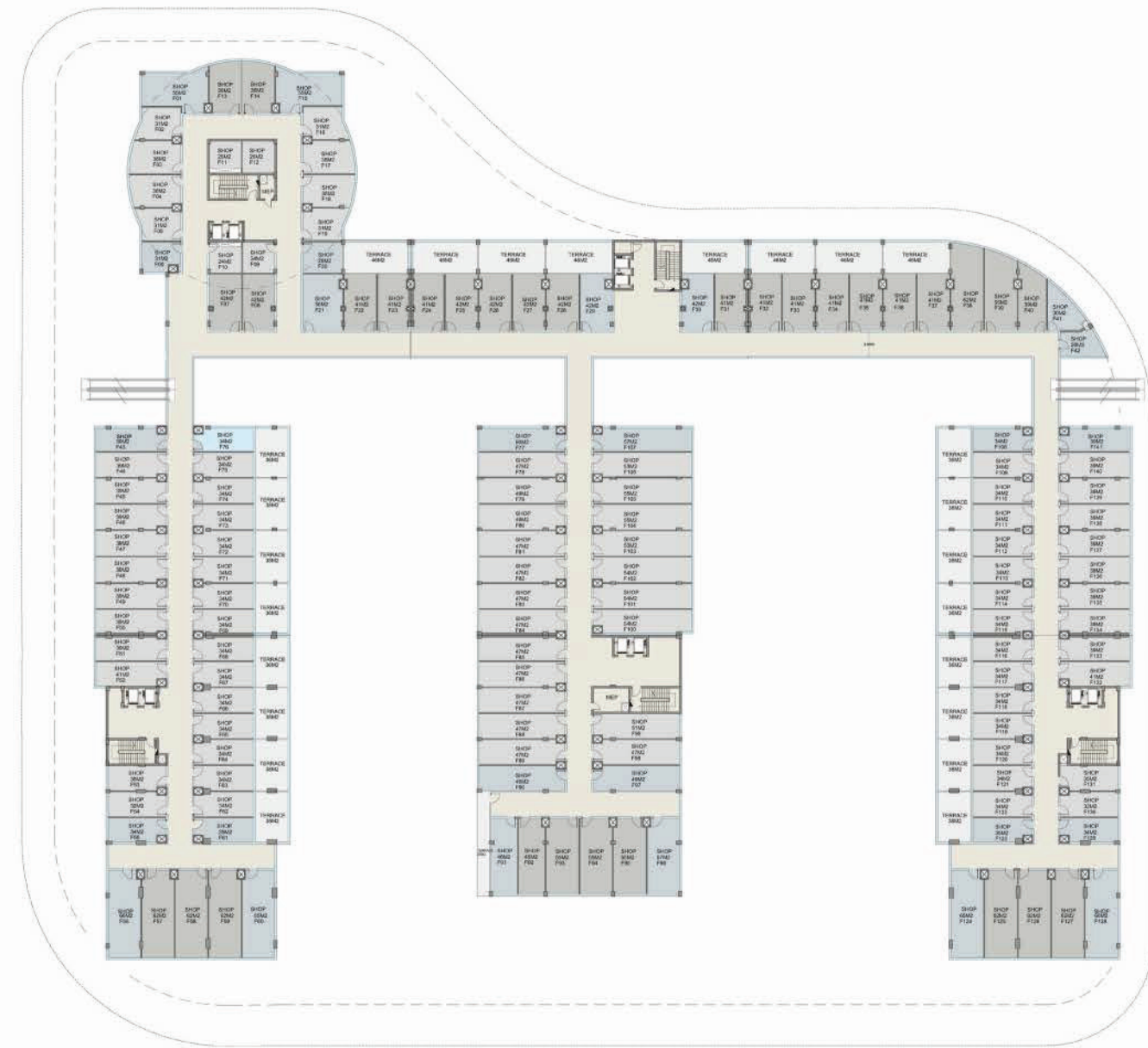
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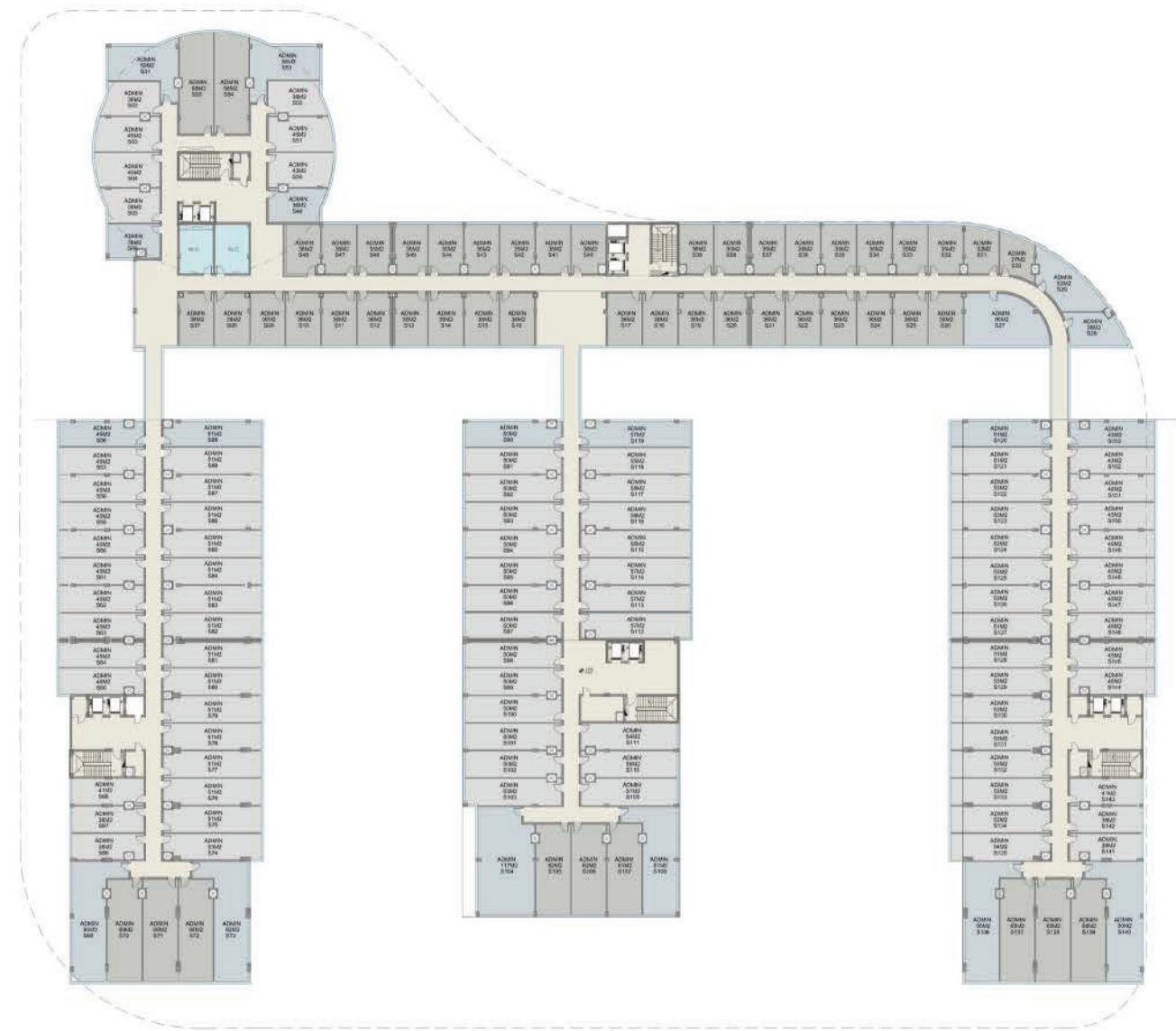
FLOOR PLANS



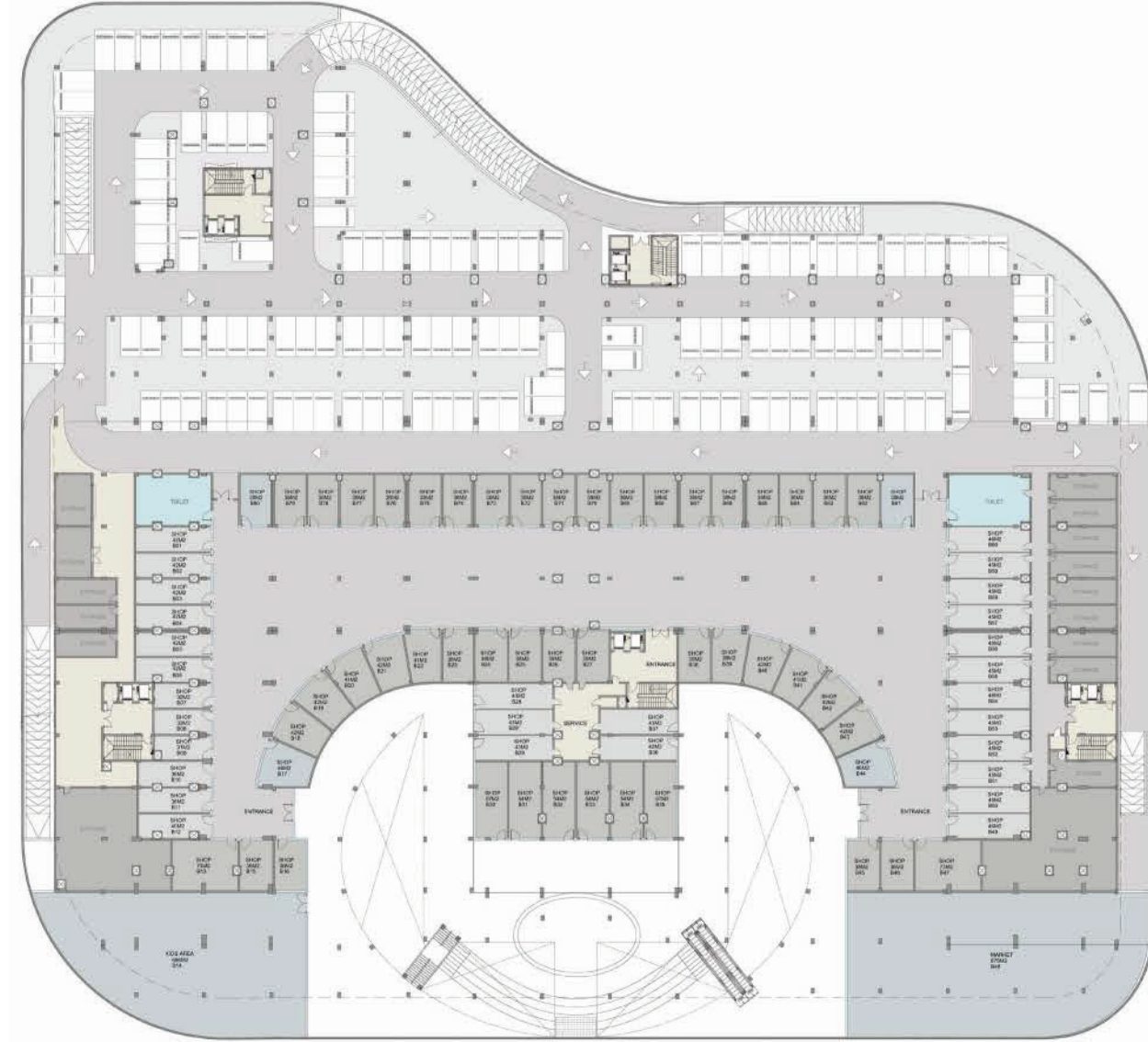
GROUND FLOOR PLAN



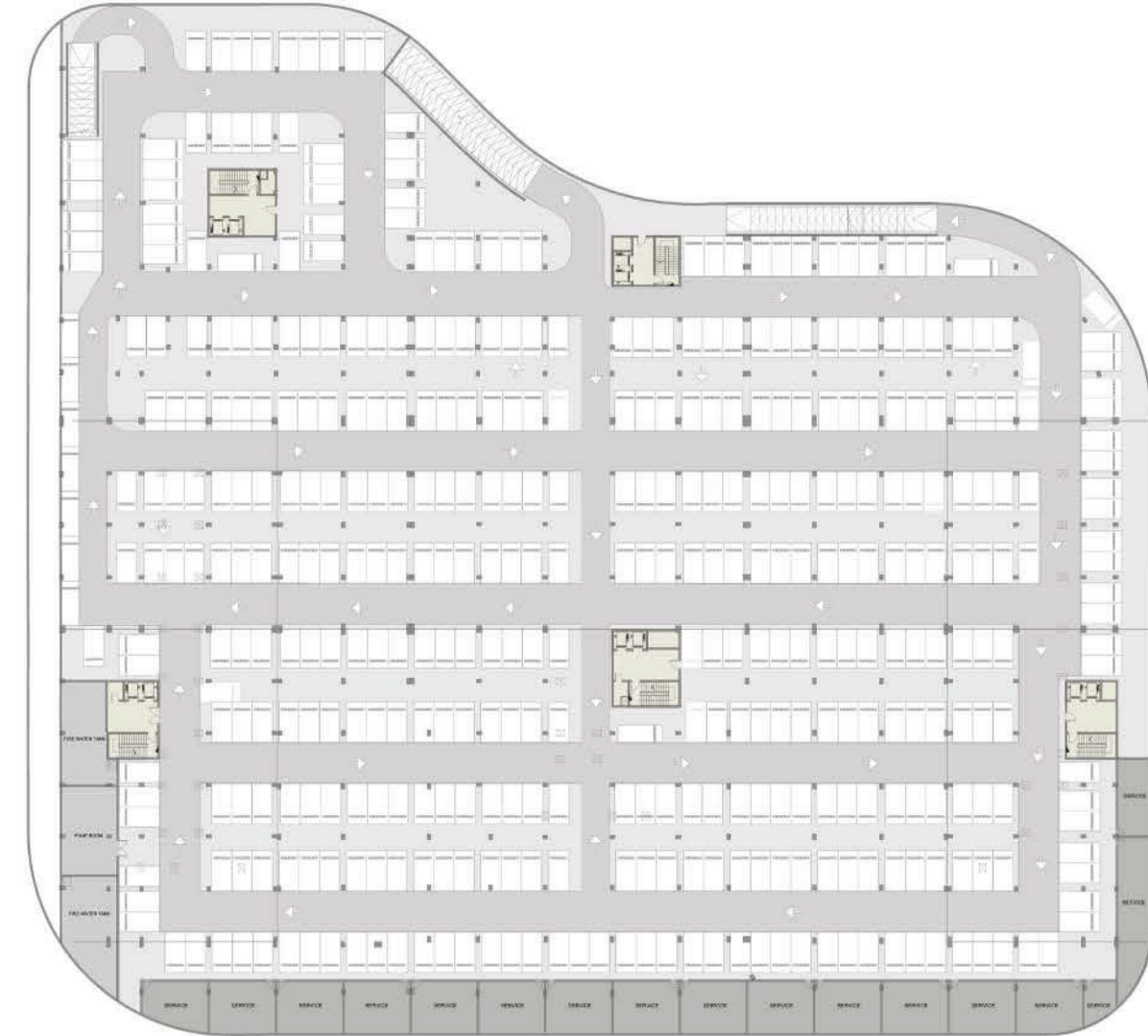
FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT 1 FLOOR PLAN



BASEMENT 2 FLOOR PLAN

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