

ANNEX 26

BUSINESS COMPLEX



GET SPOTTED

BRAND PURPOSE

ARQA DEVELOPMENT GROUP

At ARQA Development Group, our name and vision are inspired by the essence of 'Classiness,' rooted in its Arabic origins.

In a market where luxury speaks, ARQA defines itself with a refined and dynamic approach, embodying elegance in every detail.

We are dedicated to creating world-class, mixed-use commercial and residential projects, supported by a robust, diversified investment portfolio and unmatched global expertise.

Vision

To shape spaces where inspiration, elegance, and investment value meet. ARQA aims to set a new standard in real estate by creating landmark developments that are as rewarding financially as they are enriching for those who live and work within them. We believe in building more than luxury properties; we're crafting communities that stand the test of time.

Mission

Our mission is to deliver developments that blend style, functionality, and financial growth. At ARQA, every project is created with care and foresight to meet our clients' expectations and bring long-term value. Through a focus on quality and a commitment to our clients' success, we're building more than real estate; we're building trust and lasting relationships.

ARQA VALUES

Each letter in the name of "ARQA" represents a core value



A - Authenticity:

We focus on real connections and meaningful interactions with our clients. Each project is tailored to be as distinct and valuable as the people it's built for, reflecting our dedication to honesty and originality.



R - Reliability:

we stand by our word, ensuring that every development we undertake is delivered with the quality, timeliness, and commitment our clients expect.



Q - Quality:

Our projects go beyond meeting standards-they set them. We're dedicated to craftsmanship and precision, creating spaces that define elegance and sophistication in every detail.



A - Ambition:

Innovation drives us. We're constantly pushing the boundaries of what's possible, bringing bold and visionary ideas to life and aiming to reshape what luxury living means.

The vision of **6th of October City**

The expansion of 6th of October City represents a significant leap in Egypt's urban development, driven by the need to create a dynamic commercial hub that caters to modern businesses and healthcare services. Strategically positioned on the 26th of October AXIS, Annex 26 will play a pivotal role in serving the growing population of 6th of October. This project is not just a commercial hub but a vital retail destination designed to meet the diverse needs of the community.

Annex 26 will provide a range of shops, dining options, and essential services, contributing to the area's commercial vitality. The project is expected to be completed in 2028, offering a modern, accessible space that caters to the everyday needs of the local population.



WEST SOMID

WADI DEGLA CLUB

1ST DISTRICT

2ND DISTRICT

ANNEX 26
BUSINESS COMPLEX

26TH OF JULY AXIS

CHILLOUT

04

GET SPOTTED BY **ANNEX 26**

Annex 26 is the latest addition to Egypt's flourishing commercial landscape. Located strategically on the 26th of October Axis, this mixed-use development combines retail, office spaces, and healthcare facilities to cater to the diverse needs of the community. The project is expected to be completed in 2026, offering modern spaces that reflect the latest in design and functionality.





At The Heart of **6th of October City**

Strategically located near key landmarks such as Mall of Egypt and Nile University, Annex 26 offers unmatched visibility and accessibility. Its proximity to major roads, including the 26th of October Corridor, ensures a steady flow of visitors and business opportunities.

Nearby Landmarks:

- **West Somid:** 75 M, approx. 0 minutes
- **Wadi Degla Club:** 950 M, approx. 2 minutes
- **MSA University:** 2.5 KM, approx. 4 minutes
- **MUST University:** 3.7 KM, approx. 4 minutes
- **Mall of Egypt:** 7.5 KM, approx. 10 minutes



EL SHEIKH ZAYED

26TH OF JULY CORRIDOR

NILE
UNIVERSITY

MALL OF ARABIA

DAR EL FOUAD
HOSPITAL

MUST
UNIVERSITY

WASLET DAHSHUR RD



DOLPHIN MALL

WEST SOMID

CHILL OUT
GAS STATION

26TH OF JULY AXIS

WADI DEGLA
CLUB

FIRST DISTRICT

SECOND DISTRICT

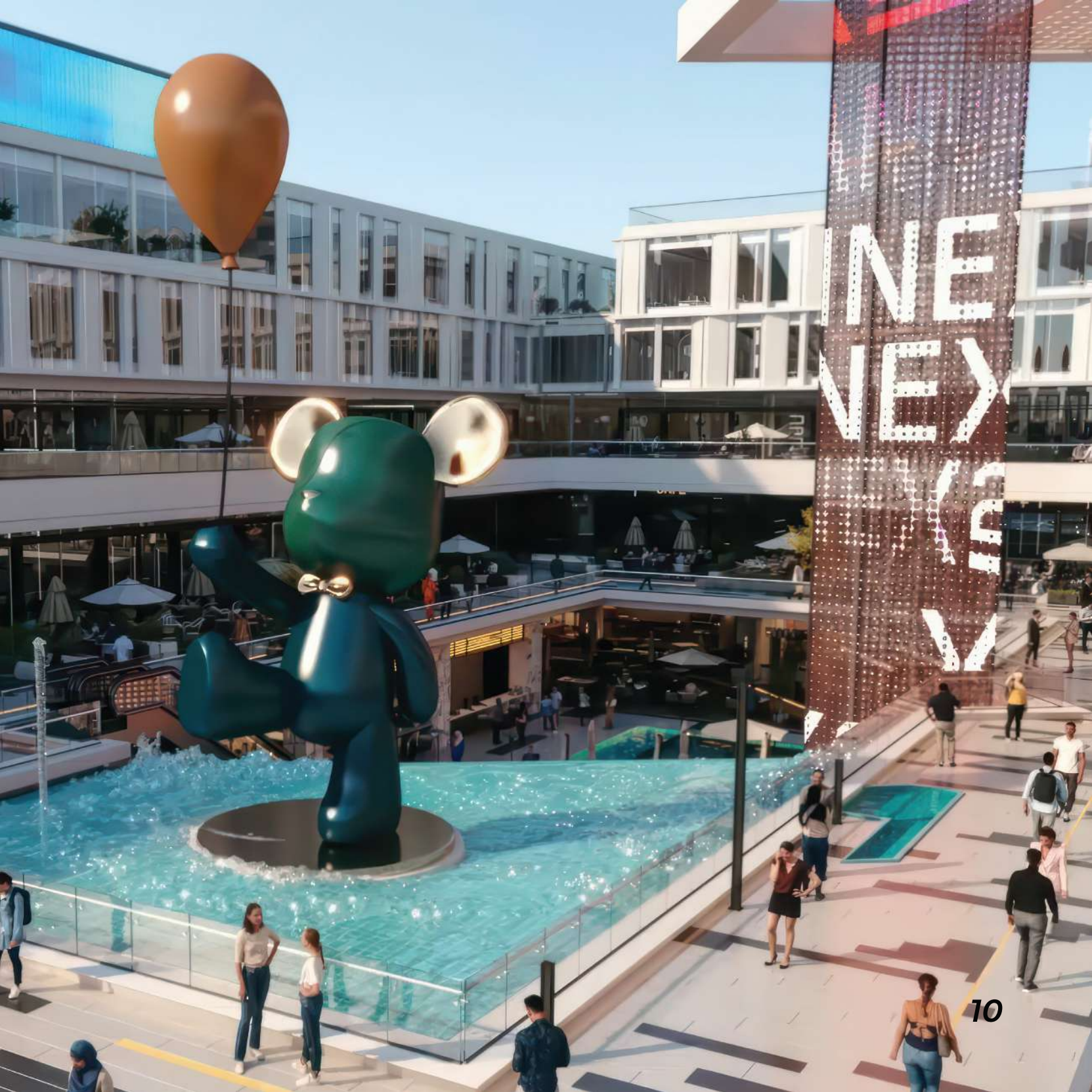
MSA
UNIVERSITY

EL WAHAT ROAD

Innovative **Design**

Annex 26 is more than just a commercial hub; it is a destination that offers a unique blend of shopping, dining, and healthcare services. With its modern design, open spaces, and cutting-edge facilities, Annex 26 is set to redefine the commercial experience in 6th of October.

A standout feature of Annex 26 is its pioneering lighting design, being introduced for the first time in Egypt. This advanced lighting system not only enhances the mall's aesthetic appeal but also creates a dynamic and welcoming atmosphere. The lighting design is integral to the architectural vision of Annex 26, strategically highlighting key areas to enhance the visitor experience. This innovative approach sets a new benchmark for commercial developments in Egypt, blending functionality with visual impact while also supporting energy efficiency.



Project **Details**

Annex 26 spans a significant area, featuring multiple floors dedicated to Retail, F&B, Offices and clinics. The building is designed with efficiency in mind, ensuring that every square meter serves a purpose.

F&B and Retail Spaces:

Ground Floor

1stFloor

Offices and Clinics:

2nd& 3rdFloor

Parking and Storage:

Basement Levels



Facilities & Amenities

- Central A/C
- FM Services
- 24/7 Security
- Storage Areas
- EV Charging Stations
- Solar Energy Panels
- Smart light system
- Electronic gates
- Wide range WiFi
- Car Wash service
- High speed Elevators
- Handicapped Friendly
- Electricity Generators
- Firefighting system





Food Court



Advanced Lighting & Screens Systems

A Unique Investment Opportunity:

Annex 26 offers a rare opportunity to invest in a prime location within the 6th of October City. With its modern design, strategic location, and diverse range of services, Annex 26 is poised to become a key player in the region's commercial sector.

Flexible Payment Plans:

Tailored payment options to suit various investment needs.

High Returns:

Annex 26's strategic location & design ensure high demand and premium returns for investors.

Long-Term Value:

Modern facilities & amenities that promise sustained growth & profitability.



Expert Consultants **Drive Innovation at ANNEX 26**

Annex 26 brings together some of the most experienced consultants in Egypt to ensure a world-class development. Notably, the lighting design for Annex 26 is a pioneering effort, being implemented for the first time in Egypt.



DESIGNER
& MAIN CONSULTANT



VISUALIZATION BY



PROPERTY
MANAGEMENT



FACILITY
MANAGEMENT



LIGHTING
CONSULTANT



TECHNOLOGY
PARTNER



WHAT WE DO SINCE 2005

Our journey began in the early 2000s with the launch of our first mall in 2005, strategically located in prime areas of New Cairo along key thoroughfares: South 90th Street, North 90th Street, and the Mohamed Naguib Axis. We have achieved significant success, most notably in customer satisfaction and adherence to international operational standards.

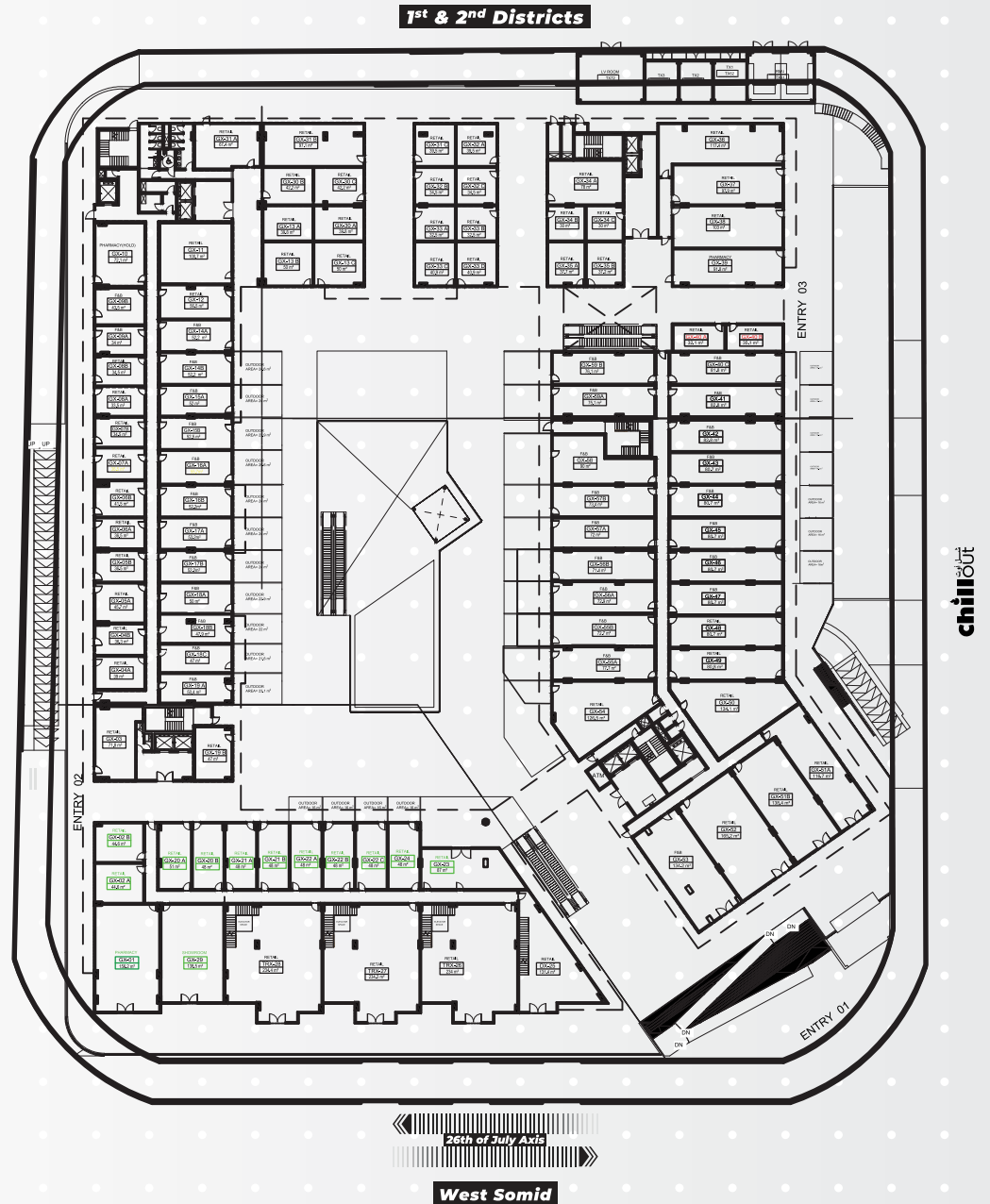
In 2019, we further expanded our vision and decided to broaden our development efforts in Egypt, offering premier concepts, prime locations, exceptional designs, and top-notch operations in three monumental towers in the New Administrative Capital, situated along the main tourist skyline near the new Tahrir Square.

Building on our success and excellence, we are now expanding to the West of Cairo, with a large-scale investment.

Top International & Local Partners



Ground Floor

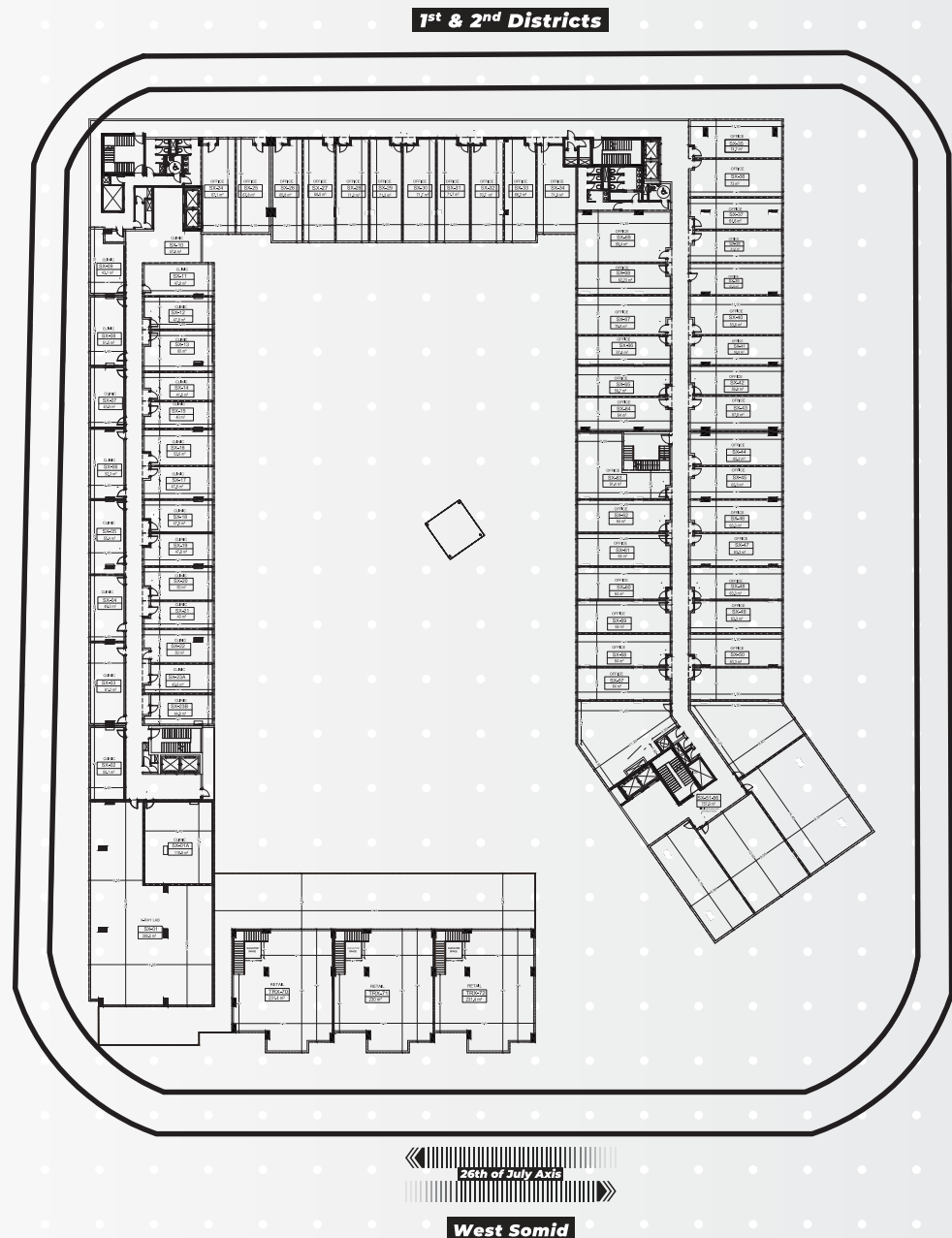


First Floor



F&B and Retail

Second Floor



Offices and Clinics

Third Floor



Offices and Clinics

Our Approach

At ARQA, our approach is simple: we combine superior construction with excellent operational standards to create spaces that endure for generations. We focus on delivering quality at every step, ensuring our developments offer exceptional value and an elevated experience.

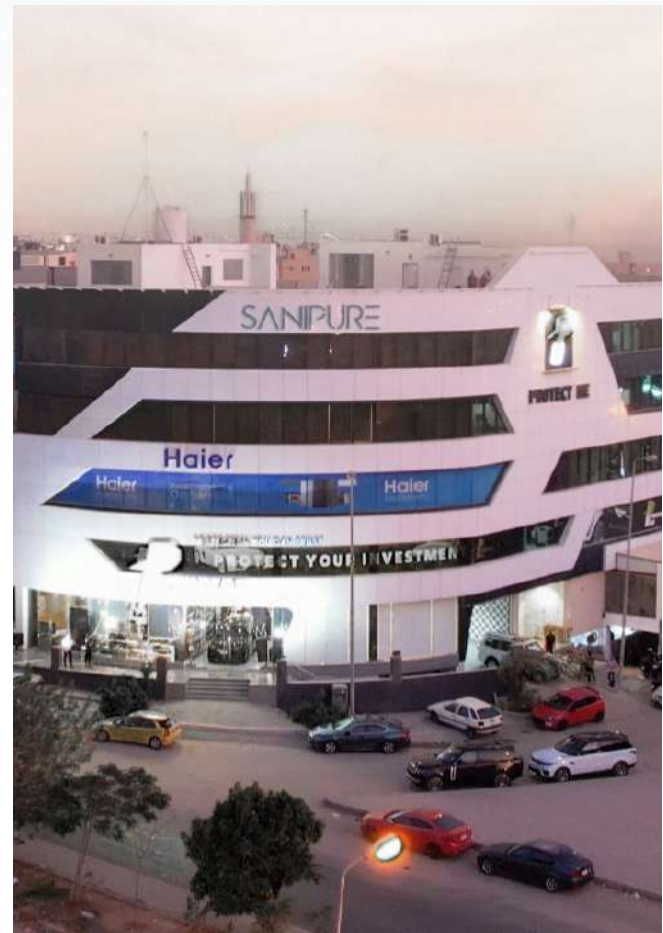
Superior Construction Quality

Our commitment to excellence begins with the foundation. We partner with top architects, engineers, and contractors to ensure that every aspect of construction meets the highest standards. From innovative designs to the finest materials, we leave no detail overlooked in delivering spaces that are built to last.



Operational Excellence

A great building isn't just about how it looks—it's about how it works. Our dedication extends beyond construction into efficient operations that ensure smooth functioning day-to-day. Our approach to seamless operations includes cutting-edge systems, expert management, and a commitment to maintaining the highest standards in service and functionality.



Key Projects

ARQA Mall - South 90 St. New Cairo. (Delivered)

Mall 94 - M.Nageb Axis. New Cairo. (Delivered)

Mall 238 - North 90 St. New Cairo. (Delivered)

IBusiness Park - New Administrative Capital (Under Construction).



SEP.2026

V4.9092026

ARQA Mall, Building 311, Fifth Settlement.
Melanite Mall, 6th of October.
www.arqadevelopments.com



ARQA

DEVELOPMENT GROUP

Contact us

15273