



# CENTRAL AVENUE



Life in one place

Retail - Offices - Clinics

Sheikh Zayed



CA

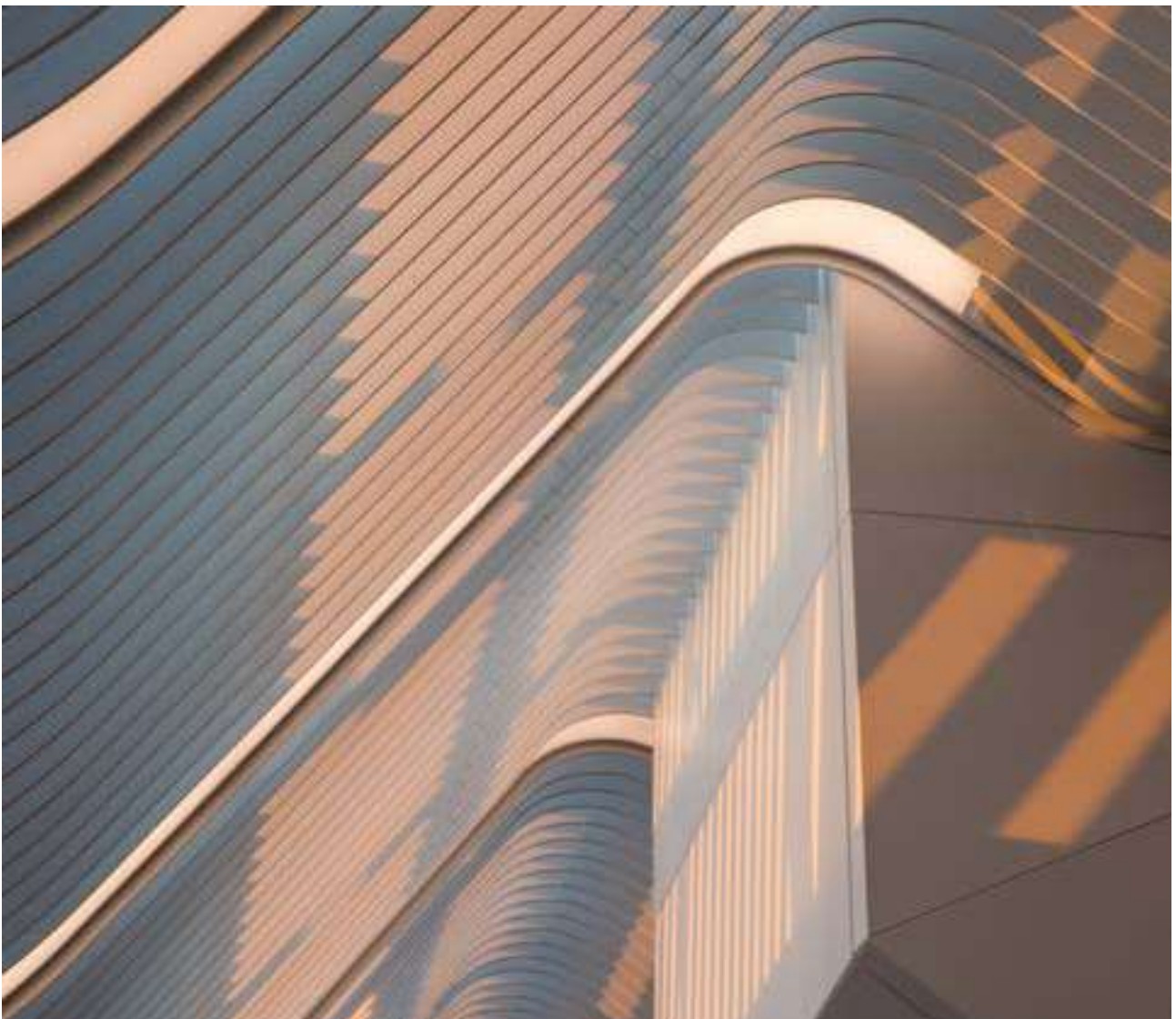


## ABOUT THE CREATORS



Mabany Edris has created conceptual and aesthetic designs, paving the way for a number of ventures in real estate development. It has established leading medical entities with the highest level of proficiency such as Rofayda maternity hospital and Dar El Oyoun. With its emphasis on meeting clients' needs, helping employees to grow and paying

attention to every detail. Unique projects have emerged, ranging from residential compounds and business complexes to towers situated in the heart of Cairo and extended all the way to Assiut. Each project focused on leading the way for mixed-use buildings all while creating memorable experiences.



## PARTNERS IN SUCCESS

# MB

DEVELOPMENTS

MB Developments is a real estate investment and operating company that provides a full suite of bespoke development services to discerning clients in Egypt and the U.S.

Backed by 15 years of proven experience as property developers, managers and real estate investors, MB Developments' extensive cross-border footprint, local expertise, and customer-centric service bring incredible artistry and impeccable architecture to life.

From developing and managing residential, commercial, and hospitality projects, MB Developments works across sectors to deliver comprehensive development and management services and solutions for clients around the world



## DESIGN AVENUE

Design Avenue was established in Cairo in 2009, with a vision to become the pioneer in our field, and surpass customer expectations by turning their dreams into reality. Specializing in Interior, Architectural and Landscape

Design, Design Avenue caters to both residential and commercial projects, for corporate and individual clients with finer taste, and an inherent flair for the simplicity and elegancy.





## In the Heart of Zayed

Instead of blending into its surrounding environment of different commercial complexes, Central Avenue stands out with a direct view overlooking El Bostan St. in Sheikh Zayed, located just a few blocks away from all the posh residential areas. If you're looking for a convenient yet strategic location, this is definitely the place to invest. Placed in the center of all Sheikh Zayed's main roads and exits, Central Avenue provides the opportunity to expand your office, clinic, or retail business to a more strategically positioned location, ensuring easy accessibility for everyone and minimizing potential disruption to your special moments.



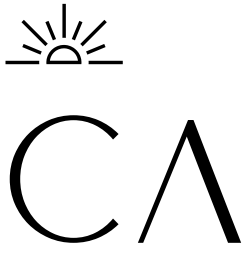


## Futuristic Design

By implementing new structures with an international approach to the rapidly changing demands, this three story building has optimized the use of space with an intelligent approach. Rather than being gated, our design opts for a more welcoming design with a wide passage that guides its guests into the space. Fine dining, banks, and child-friendly areas are the first to greet you, while the

First, Second and Third floor hold all the offices and clinics.

One of the most influential parts of the project is created to have all your needs in one place. Our modern exterior is designed with light glazing panels that let its clientele enjoy the beautiful view of Sheikh Zayed's Bostan St.



## Authenticity

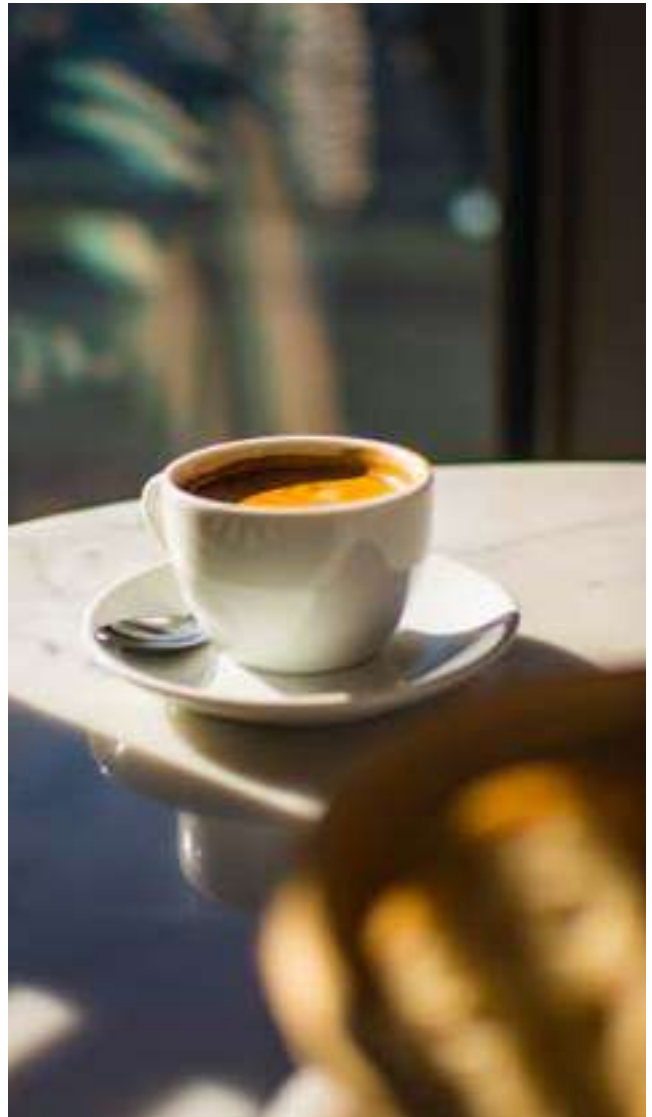
Central Avenue is a place for the creative thinkers, innovators, and seekers of new experiences. Enabling productive and compelling workspaces, welcoming medical clinics for your well-being, banking services for your financial

needs, and allowing you to enjoy the finest of foods with a variety of choices. We made sure to make your experience comfy and one of a kind.



## Light in every corner

As you stroll through Central Avenue, you'll notice the warm sunlight piercing through the surrounding panels, illuminating each office and extending into the clinics. This design creates a healthy environment that enhances productivity, tranquility, and mindfulness, ensuring that positive moments linger. The unique layout allows the sun to brighten both indoor and outdoor spaces, a luxury rarely found in contemporary commercial complexes.







## Underground Parking

### Safety & Security

Without a doubt, keeping our clients safe and sound is one of our highest priorities. Which is why we have our security guards throughout the entire premises of the building, real time video surveillance round the clock, and a control room with the latest technology ensuring you are well guarded and safe.



## Maintenance

Proper maintenance is provided on a regular basis, as our facility management team takes care of everything around you, leaving the landscapes freshly cut, the lights intact, the bathrooms running smoothly, and elevators checked on a regular basis, going the extra mile to ensure that each visit is as smooth, and serene as the one before.

Our facility management team is here for you, as they make sure that they provide professional cleaning services which are dedicated to keeping every surface germ free and every square spotless. Keeping you safe and satisfied.





## Life in one place

Imagine going somewhere that is crafted and created to serve all your needs in one place; from ensuring your safety, and providing you with up-to-date services. This is the purpose of Central Avenue.



RETAIL



CLINICS

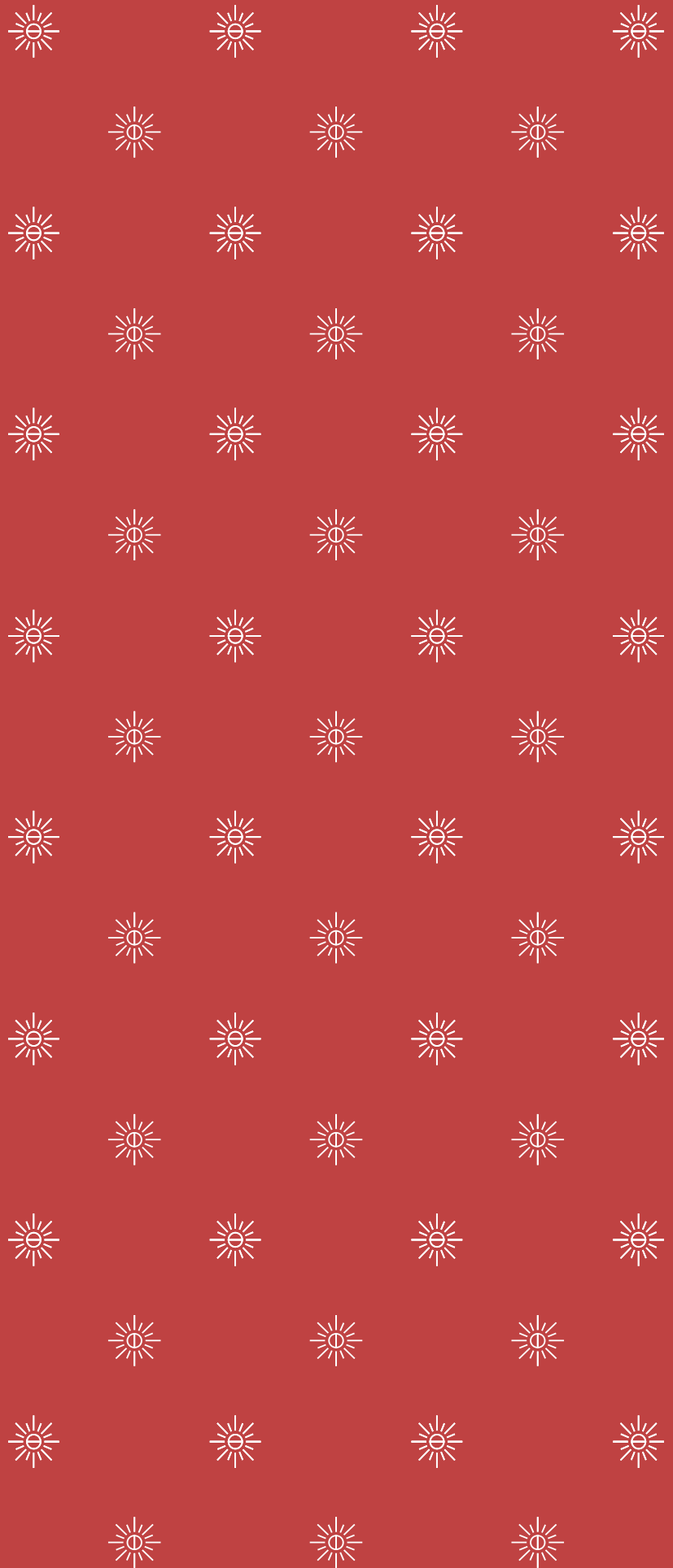



OFFICES



Central  
Avenue

**Retail**





**Commercial** | The ground floor is designed to make your everyday activities convenient, accessible and relaxing.



### **Start your day right**

We understand the importance of being wide awake, focused, and ready to create your next innovative project. That is why we chose to have a top-notch coffee shop ready for you to start your day with the perfect cup of coffee.

## A cuisine like no other

Indulge into a lavish fine dining, savoring an exquisite and refined culinary experience, featuring the finest dishes



## Your trusted bank

Having a smooth banking experience always keeps your mind at ease which is why we have your finances secure, safe, and close to you with our bank selection.



CENTRAL AVENUE

RESTAURANT

CAFE

ART

## The retailers you need

Enhance your shopping experience with our selected and most exclusive retailers to offer you a unique shopping extravaganza.







## A close by pharmacy

Elevate your well-being at our ground-floor pharmacy. Expert care, convenient access, and a curated range of health essentials await you.



Central  
Avenue

## Clinics





## Clinics

As we put our heart into taking good care of you, our clinics section has its own private entrance, equipped with all of your special needs; from clinics, labs, and pharmacies. Making your checkup as convenient as possible.

Central Avenue clinics will house a comprehensive array of specialty clinics.

These clinics will be equipped with the latest technology that is integrated into the overall design to ensure maximum utilization of facilities.

In addition to a spacious luxurious waiting area to ease the day to day activities.

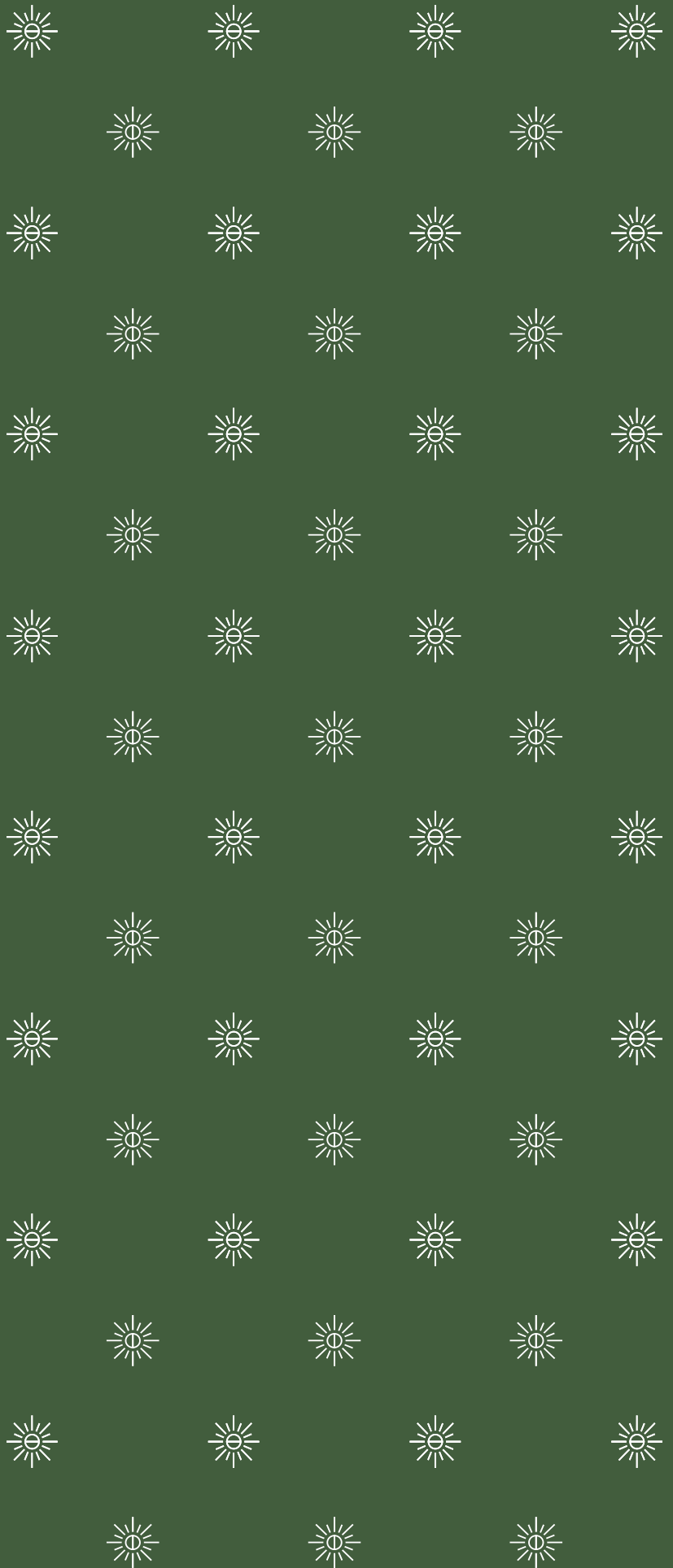






Central  
Avenue

**Offices**





## Offices

For those looking into being in the center of it all, or who want to expand from the East side to the West side, your next office awaits you here. After careful consideration and observation, we listened to your needs and made sure that our offices are drawn from the inspiration of creating an empowering workspace.

We have 41 offices overlooking one of the most strategic places in Sheikh Zayed as it is in the middle of the greatest commercial complexes. Each office has direct sunlight shining through the windows, an outdoor area, and retailers

on the ground floor with easy access to grabbing a bite, getting some coffee, or finishing any errands close by.

Central Avenue is the place to be if you're looking into expanding, innovating, or starting up your business.











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## Living life to the fullest

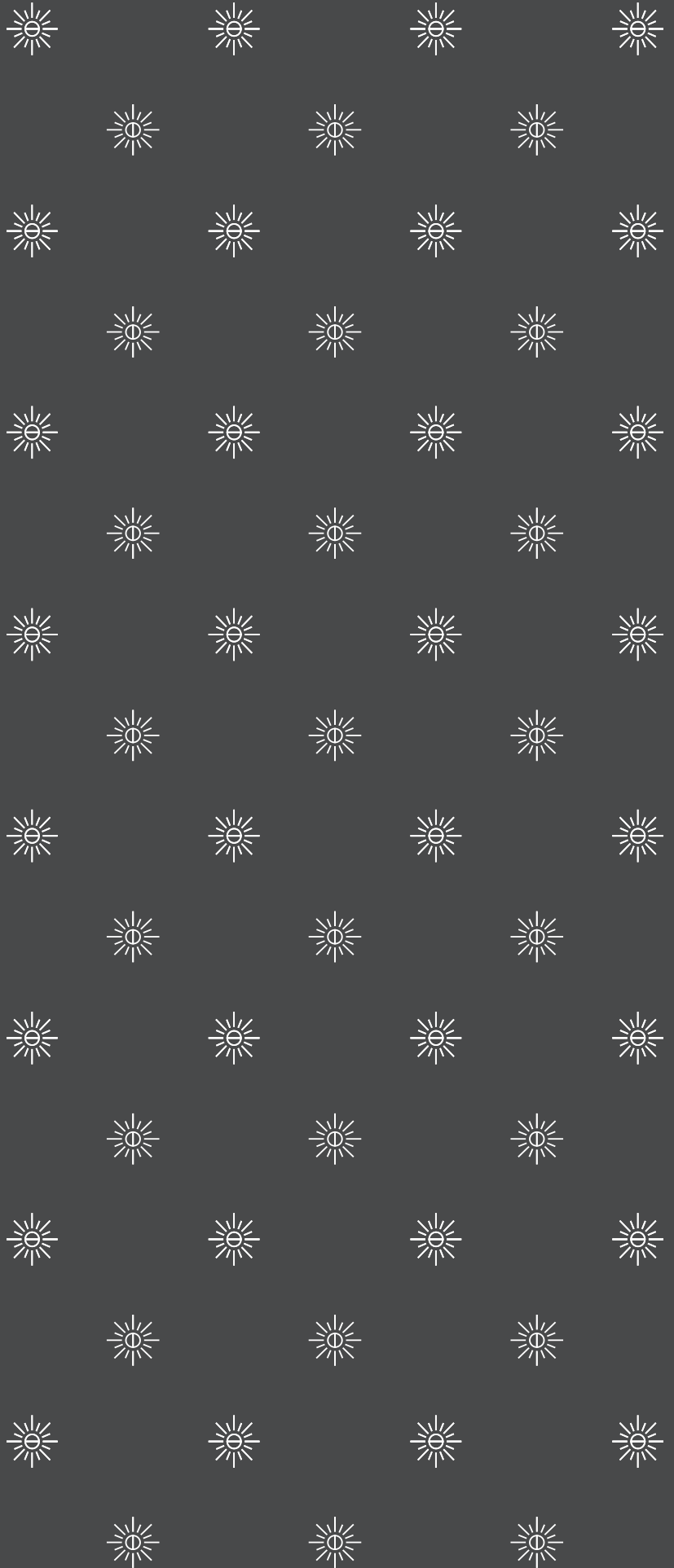
In essence, Central Avenue embodies luxury, refined dining, and professional camaraderie for businesses. It's the ideal location for both work and leisure, boosting a distinctive functional design, and seamlessly integrated health services such as clinics, labs, and a pharmacy. Coupled with an effortless banking experience making all your needs in one location.





Central  
Avenue

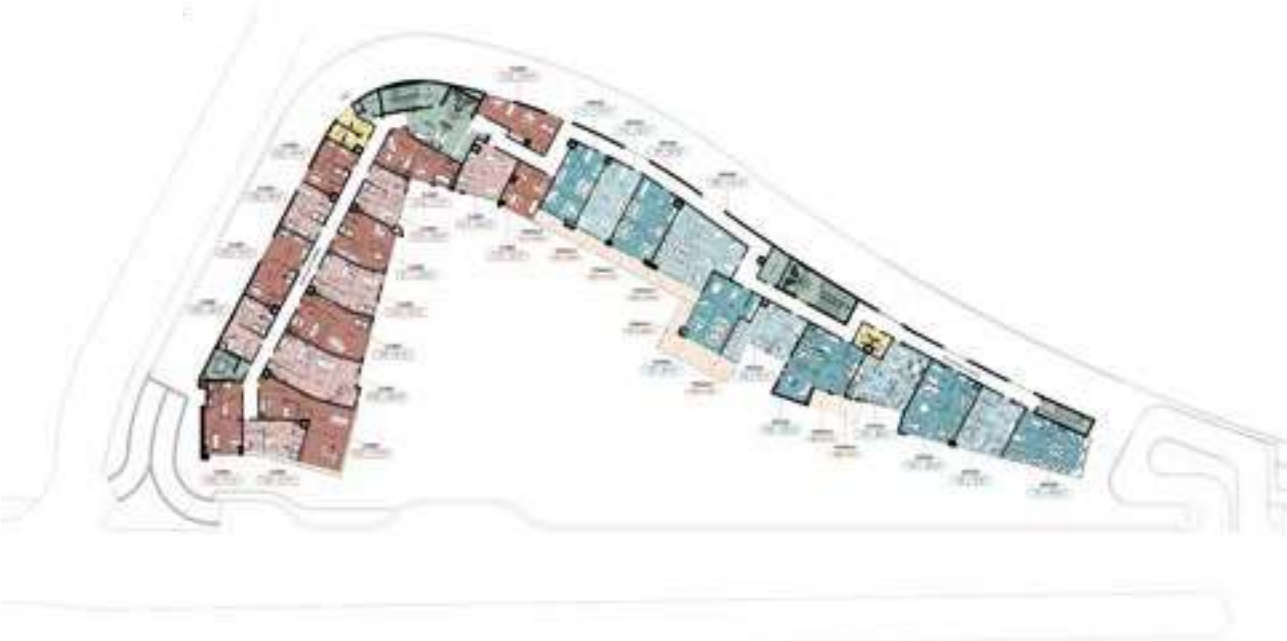
**Floor  
Plans**



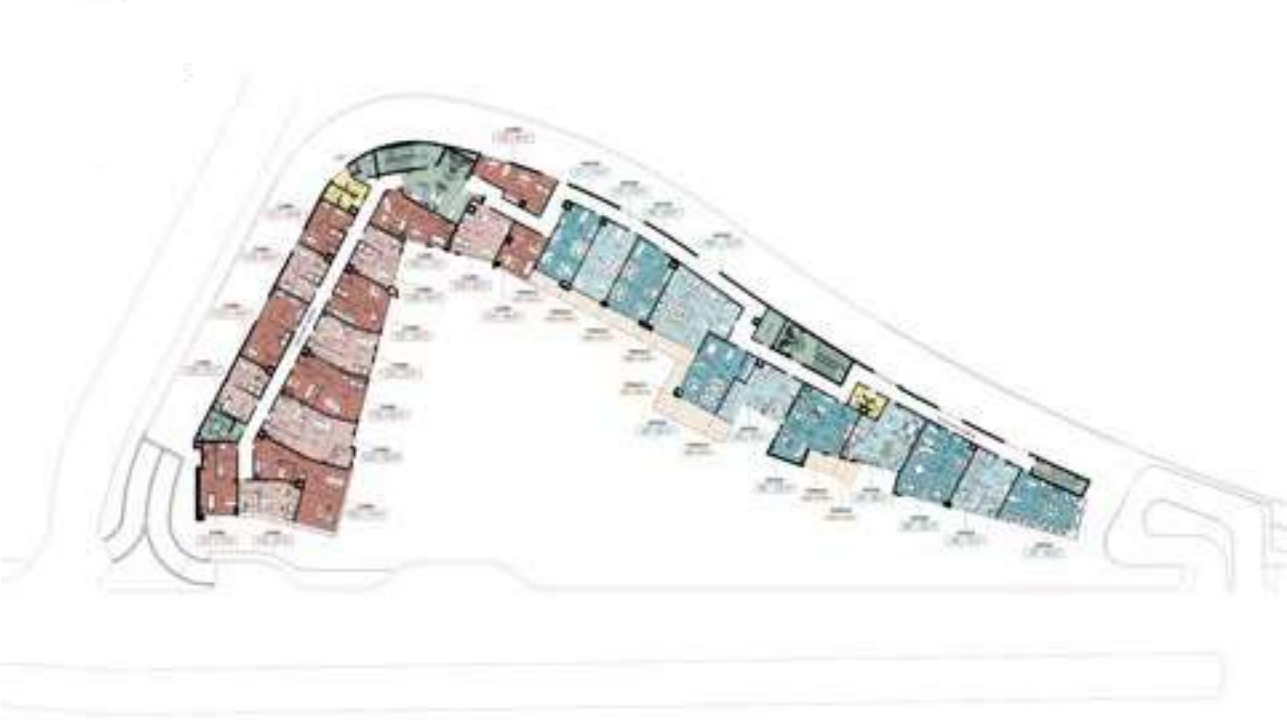
Ground floor



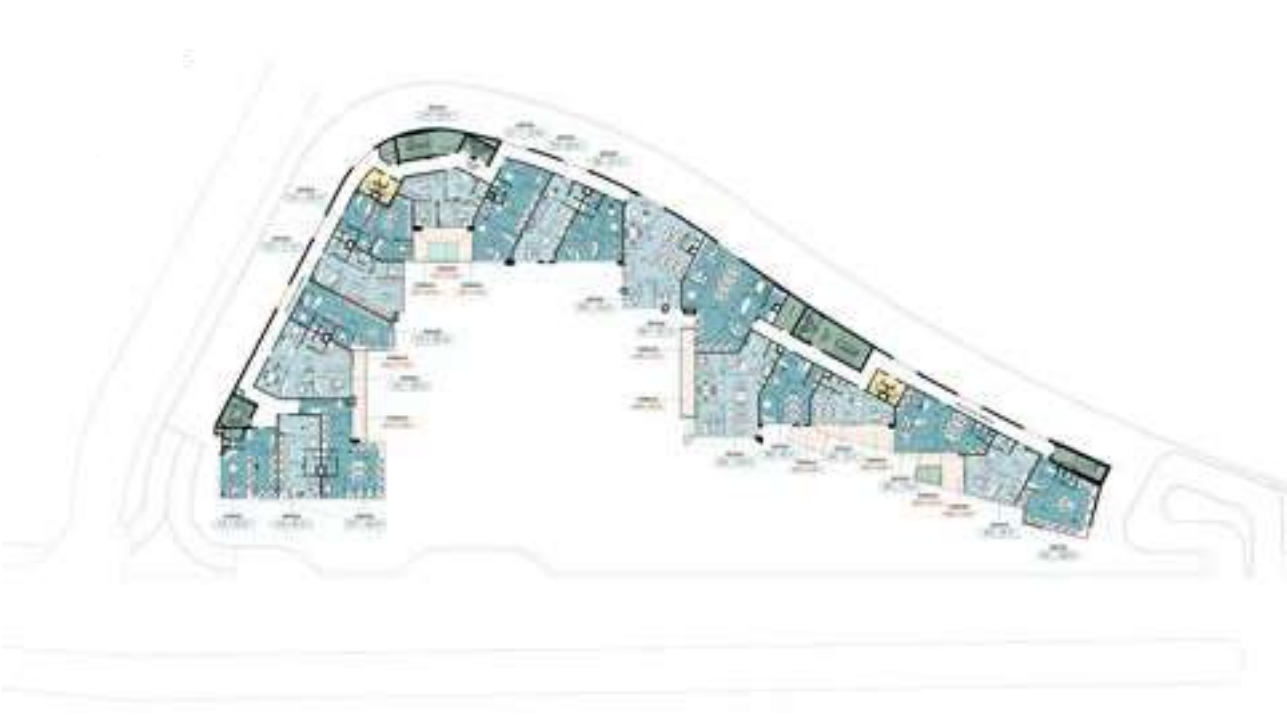
First Floor



Second floor



Third Floor



 CENTRAL AVENUE

BANK







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