



A PROJECT BY
ISIA
DEVELOPMENTS



WHERE IT ALL BEGINS

CUBE MALL



CUBE

WHERE IT ALL BEGINS



SHAPE OF SOMETHING BIGGER

CUBE IS WHERE AMBITION MEETS OPPORTUNITY, A MODERN COMMERCIAL HUB DESIGNED FOR THOSE READY TO START, GROW, AND LEAD.

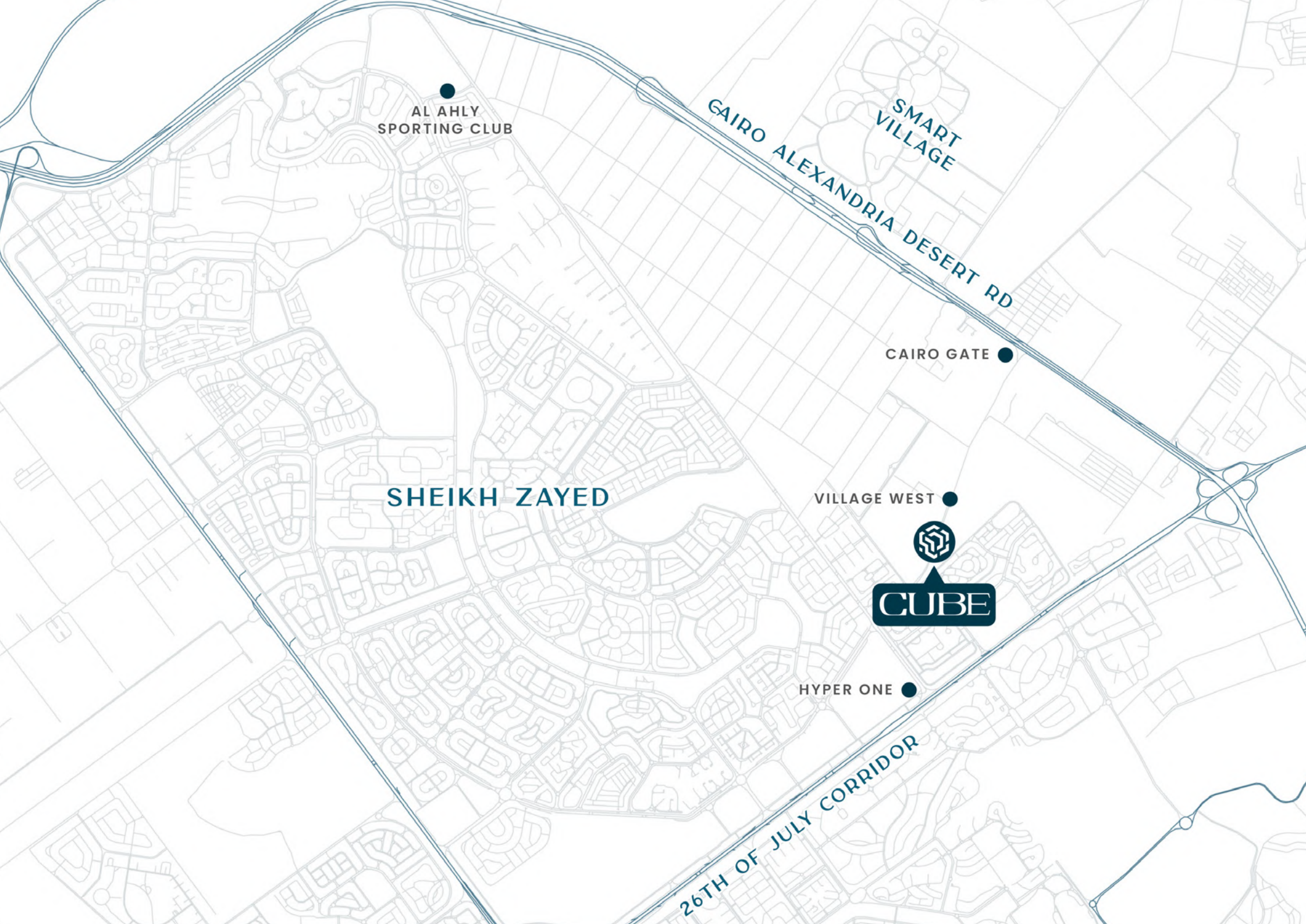
BRINGING TOGETHER RETAIL, DINING, CLINICS, AND OFFICES IN ONE SEAMLESS EXPERIENCE, CUBE OFFERS MORE THAN JUST SPACE, IT OFFERS A FOUNDATION.

HERE, YOUR BUSINESS DOESN'T JUST EXIST. IT THRIVES!



IT ALL START
WITH
A CUBE

CUBE isn't just a name, it represents the core of everything: the first block, the first idea, the first move.



CUBE

WHERE IT ALL BEGINS



AT THE CENTER OF GROWTH

CONNECTED TO WHAT REALLY MATTERS

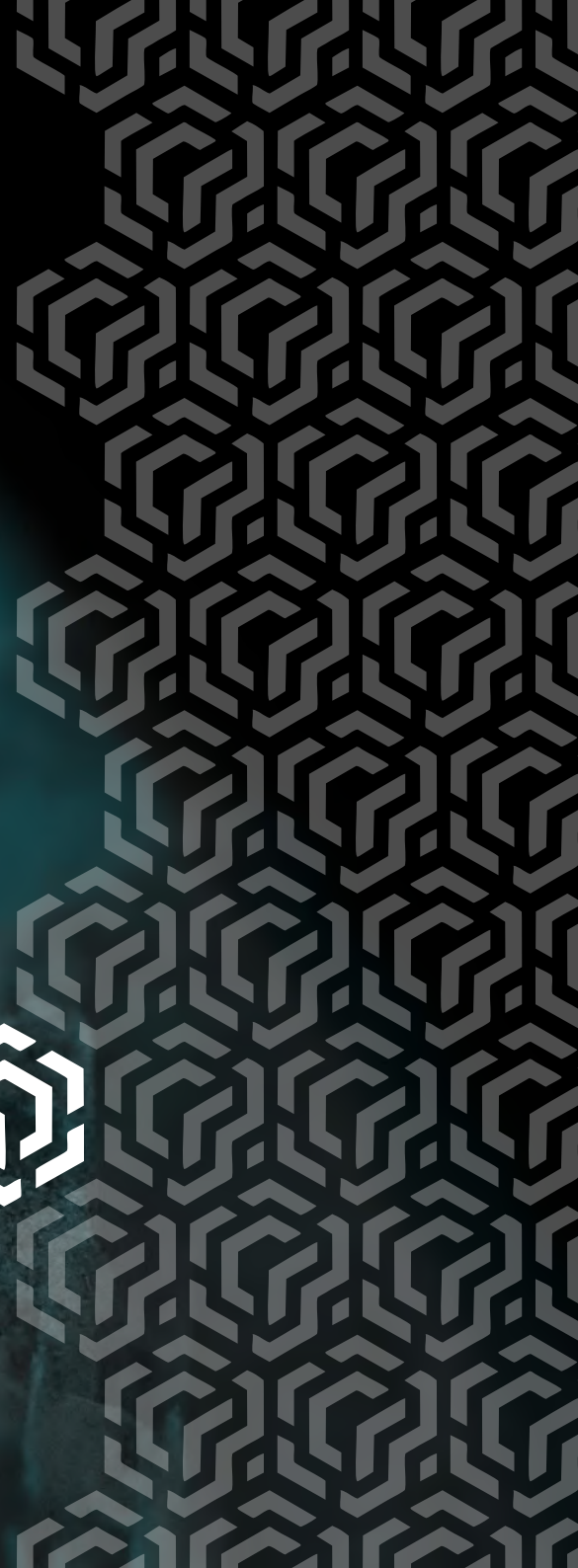
Cube sits at the heart of Sheikh Zayed's new urban pulse, positioned for visibility, access, and daily movement.

Right across from village west and just minutes away from key residential and commercial zones

- ▶ 1 MINUTES FROM VILLAGE WEST
- ▶ 3 MINUTES FROM 26TH OF JULY AXIS
- ▶ 4 MINUTES FROM CAIRO GATE
- ▶ 5 MINUTES FROM HYPER ONE
- ▶ 8 MINUTES FROM SMART VILLAGE

WHATEVER
YOU BUILD

CUBE
FITS 







RETAIL ?

HOW DOES RETAIL GROW SMARTER?

By choosing a space designed to attract, engage, and convert. At Cube, your retail business gets the visibility it needs with direct frontage on a main road, plus high footfall from surrounding compounds like Cairo Gate. Add to that flexible unit layouts and a dynamic plaza experience, and you've got the perfect setup for sales and brand growth.



Café So

Abuela's

Movi

Speedo

Green

Green

Green

Green

Green

Juic

Juic

Asolo



RESTAURANTS?

WHAT SPARKS YOUR RESTAURANT'S JOURNEY?

It starts with the right location, the right crowd, and the right setup. At Cube, our restaurant gets premium visibility on a main road, steady traffic from nearby compounds, and a lively central plaza that naturally draws people in. With smart infrastructure and adaptable spaces, Cube gives your concept the spotlight from first flavor to full house.





CUBE

Café Sol

Café Sol

Carrot

Lume Café

Tacomesh

Gleem

Gleem

Carloo

Lume Café



CAFÉS?

WHAT MAKES A CAFÉ TRULY CLICK?

Atmosphere, flow, and the right kind of foot traffic. Cube offers cozy visibility with a front-facing location, natural gathering spaces like the open plaza, and a surrounding community looking for their next favorite spot. Whether you're brewing quiet mornings or lively evenings, Cube gives your café the base to grow and the vibe to stick.

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CLINICS & MEDICAL CENTERS

HOW DO YOU BUILD TRUST FROM DAY ONE?

With a space that feels reliable, accessible, and designed for care. Cube offers modern, private, and practical units tailored for clinics with smooth access, a calm environment, and professional infrastructure that supports both doctors and patients from the very first visit.

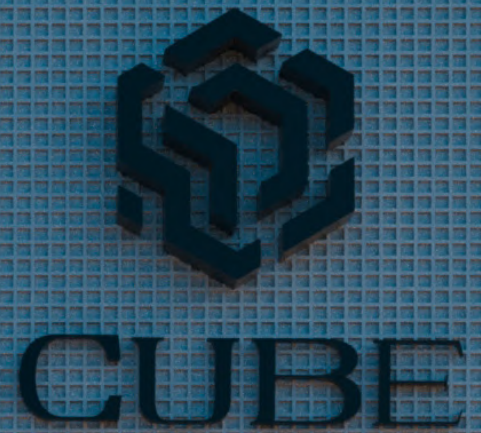


CUBE

WHERE IT ALL BEGINS



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OFFICES

WHERE DOES PRODUCTIVITY FIND CLARITY?

At Cube, where flexible layouts, smart infrastructure, and a calm business friendly environment set the tone for focus and growth. Whether you're a solo professional or a growing team, Cube gives your work the space it deserves efficient, modern, and ready to evolve.

CUBE

WHERE IT ALL BEGINS



STARTUPS & COMPANIES?

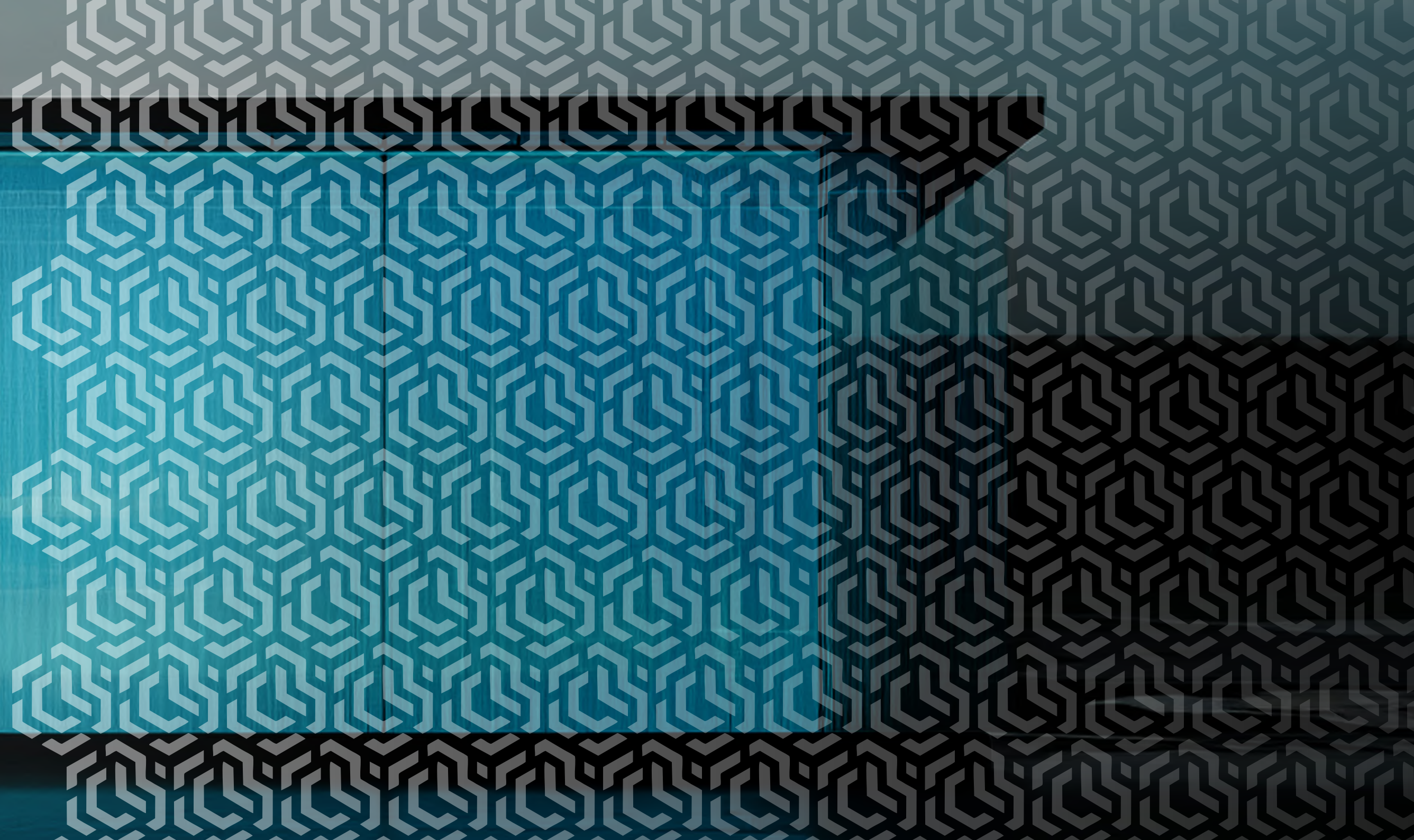
HOW DOES A SPACE FIT BOTH BEGINNINGS & GIANTS?

By offering flexibility, visibility, and presence all in one smart setup.

Cube adapts to your scale and ambition, whether you're launching a bold new idea or expanding an established business, Cube gives you the foundation, exposure, and professional environment to grow with confidence.



ELEGANCE
IN EVERY STEP



WHY CUBE STANDS OUT?

DETAILS THAT MAKE A DIFFERENCE

Every aspect of Cube is deliberately designed to give businesses more than just space, it offers structure, service, and smart systems that empower growth. From professional on-ground management to premium finishes, modern infrastructure, and visitor-centered planning, Cube sets a new benchmark for commercial excellence.



PROFESSIONAL MANAGEMENT

Operated by EGYMAP, ensuring seamless facility operations, cleaning, technical support, leasing coordination, and visitor experience.



VALET & PARKING MANAGEMENT

Organized valet service and dedicated parking zones for smooth visitor flow and accessibility.



SMART SYSTEMS

Advanced surveillance, fire safety, and smart access infrastructure ensure a safe, modern, and efficient environment.



PLANNED LOADING ZONES

Specific areas for loading & unloading to streamline operations for retail and F&B tenants.



ENDLESS POSSIBILITIES

ONE DESTINATION



PREMIUM FINISHES

High-end finishing by Metanoia Design, delivering commercial spaces that elevate brand presence.



LANDSCAPE & OPEN SPACE

An elegant open-air plaza and two water fountains offer a visual break and encourage dwell time.



ARCHITECTURAL EXCELLENCE

Designed by ADC, Cube offers a visitor-friendly flow with well-separated outdoor areas that prioritize circulation and comfort.



ACCESSIBILITY FOR ALL

Cube includes ramps and easy pathways for people of determination.

SURROUNDED BY LIFE



MODERN INFRASTRUCTURE

Cube features 4 elevators, high-performance lighting systems, and full Wi-Fi coverage across public areas.



VISITOR COMFORT FEATURES

Public Wi-Fi, intuitive wayfinding signage, and shaded areas elevate the visitor journey.



SERVICE & MAINTENANCE ZONES

Dedicated operational spaces ensure smooth backend logistics without disrupting visitor experience.



MINIMUM UNIT SIZE & FLEXIBILITY

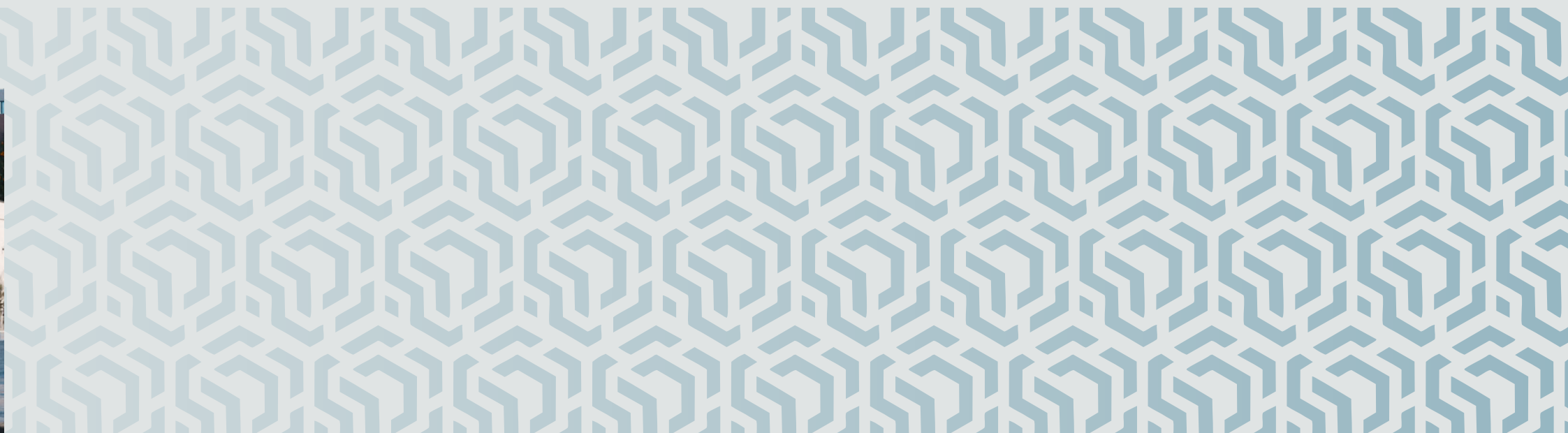
Different units available allows combining spaces to suit your business needs.



WHAT'S INSIDE CUBE?

Built on a 2,800 sqm land plot with a 980 sqm built-up area, Cube is designed to balance open space with functionality.

Its layout reflects a thoughtful distribution, maximizing usability, ensuring smooth circulation, and enhancing visibility across all levels.





GROUND FLOOR

Shops: 1,264 m²

Outdoor: **944 m²**

Services: **101 m²**



FIRST FLOOR

Shops: **907 m²**

Outdoor: **140 m²**

Services: **94 m²**



SECOND FLOOR

Offices: **684 m²**

Outdoor: **163 m²**

Services: **160 m²**

Circulation: **199**



THIRD FLOOR

Clinics: **610 m²**

Outdoor: **64 m²**

Services: **160 m²**

Circulation: **199**

DIFFERENT
SOMETHING
EXPERIENCE





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