



THE TRIPLE BEAT OF NEW CAIRO



TRI
HUB

HOTLINE
19793

About Qawafil Real Estate Development

QAWAFIL IS AN EGYPTIAN COMPANY THAT BEGAN IN SUEZ IN 2008 WITH A CLEAR ENGINEERING AND CONSTRUCTION VISION TO LEAD IN REAL ESTATE DEVELOPMENT. IN 2016, IT EXPANDED TO NEW CAIRO WITH A MODERN MINDSET ALIGNED WITH MARKET DEMANDS.

OVER **17 YEARS**, QAWAFIL HAS DELIVERED MORE THAN **98 SUCCESSFUL RESIDENTIAL PROJECTS**, SERVING OVER **995 CLIENTS** ACROSS **SUEZ, NEW CAIRO, AND OBOUR CITY**, WITH OVER **40 PROJECTS CURRENTLY UNDER DEVELOPMENT**. THE COMPANY FOCUSES ON SELECTING PRIME LOCATIONS AND OFFERING INTEGRATED SOLUTIONS THAT ENSURE QUALITY LIVING AND ON-TIME DELIVERY.

17
YEARS

98
RESIDENTIAL
PROJECTS

995
CLIENTS

40
PROJECT UNDER
DEVELOPMENT



DESPITE ECONOMIC CHALLENGES, QAWAFIL HAS MAINTAINED THE TRUST OF ITS CLIENTS THROUGH PRECISE EXECUTION AND FULFILLING ALL COMMITMENTS. TODAY, THE COMPANY CONTINUES ITS EXPANSION BY DEVELOPING **COMMERCIAL, ADMINISTRATIVE, AND MEDICAL CENTERS** IN STRATEGIC LOCATIONS ACROSS NEW CAIRO, REINFORCING ITS POSITION AS A TRUSTED PARTNER FOR SAFE HOUSING AND INVESTMENT.

❖
“A TRUSTED PARTNER FOR SAFE HOUSING
AND INVESTMENT”



About TriHub



"**TRI**" SYMBOLIZES THE NUMBER 3 IN LATIN, REPRESENTING THE CORE OF THE CONCEPT, WHILE "**HUB**" SIGNIFIES THE CENTRAL POINT THAT BRINGS THINGS TOGETHER — MAKING THE NAME A TRUE REFLECTION OF THE PROJECT'S IDENTITY AS A HARMONIOUS URBAN HUB.

TRIHUB IS A **MIXED-USE BUILDING** INSPIRED BY THE MUSICAL CONCEPT OF THE "TRIAD," WHICH IS BASED ON THE HARMONY OF THREE NOTES.

THE PROJECT BRINGS THIS HARMONY TO LIFE BY INTEGRATING:

3 MAIN GROUPS

| **RESIDENTS** | **PROFESSIONALS** | **STUDENTS**

3 PRIMARY FUNCTIONS

| **COMMERCIAL** | **ADMINISTRATIVE** | **MEDICAL**

TRIHUB AIMS TO BE A **COMPREHENSIVE DESTINATION** THAT CONNECTS THESE GROUPS, OFFERING **INTEGRATED SERVICES AND SPACES** THAT MEET THEIR DAILY, PROFESSIONAL, AND EDUCATIONAL NEEDS WITHIN A DYNAMIC, INTERACTIVE ENVIRONMENT.



Location Analysis

SCAN FOR LOCATION





1

Location and Proximity to *Main Roads and Axes*

TRIHUB IS STRATEGICALLY LOCATED IN THE HEART OF NEW CAIRO, WITH DIRECT ACCESS TO THE MOST VITAL AND DYNAMIC AXES. ITS CENTRAL POSITION ENSURES EASY ACCESSIBILITY FOR CLIENTS AND INVESTORS FROM ACROSS NEW CAIRO AND ITS SURROUNDING AREAS.

South 90 Street Axis

JUST MINUTES AWAY;
THE MAIN COMMERCIAL
AND ADMINISTRATIVE
ARTERY OF THE AREA

Gamal Abdel Nasser Axis

PROVIDES SEAMLESS
CONNECTION TO EL
ANDALUS, EL NARGES,
AND THE 5TH SETTLEMENT

Mohamed Naguib Axis

OFFERS DIRECT ACCESS
FROM THE RING ROAD
AND SUEZ ROAD,
SERVING AREAS LIKE
BAIT EL WATAN AND AL
REHAB CITY

Middle Ring Road Connector

GRANTS THE PROJECT
QUICK ACCESS TO THE
NEW ADMINISTRATIVE
CAPITAL AND NEARBY
ZONES



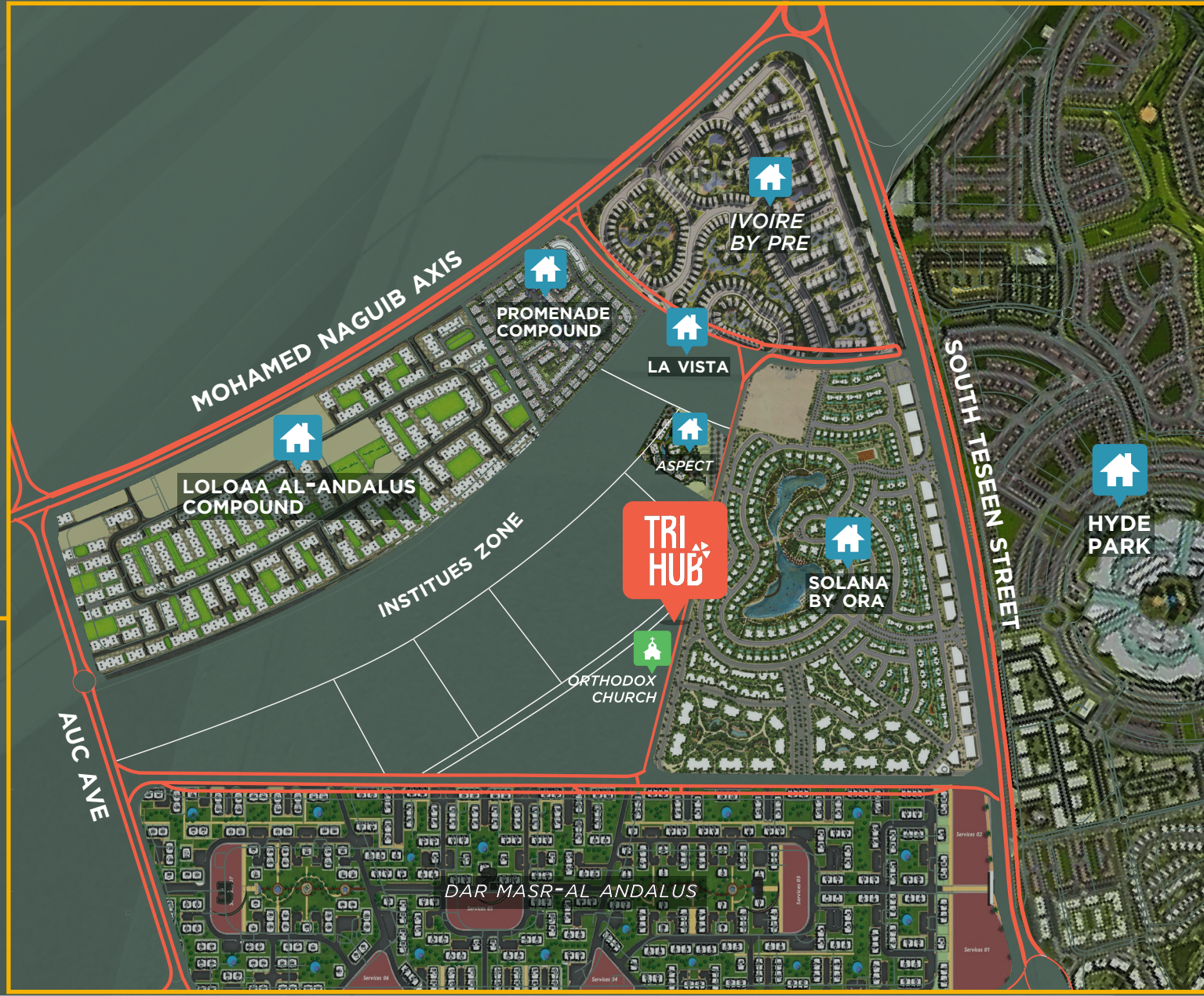
Location and Proximity to Residential Compounds

2

THE PROJECT IS SURROUNDED BY A LARGE AND DIVERSE **RESIDENTIAL DENSITY**, INCLUDING MIDDLE, UPPER-MIDDLE, AND HIGH-END SEGMENTS, CREATING A GENUINE DEMAND FOR COMMERCIAL AND MEDICAL UNITS.

COMPOUND NAME	DEVELOPER	DISTANCE FROM THE PROJECT	RESIDENTIAL DENSITY -NUMBER OF UNITS	EXPECTED NUMBER OF INDIVIDUALS
SOLANA BY ORA	ORA DEVELOPERS	650 M - 2 MIN	A LUXURY PROJECT UNDER DEVELOPMENT HIGH EXPECTED DENSITY	APPROXIMATELY 2,400 RESIDENTS, FAMILY
IVORY BY PRE	PRE DEVELOPMENTS	1.7 KM - 4 MIN	UPSCALE VILLA COMPOUND, ACTIVE GATED COMMUNITY	APPROXIMATELY 1700 RESIDENTS
LAVISTA	LAVISTA DEVELOPMENTS	1.3 KM - 4 MIN	HIGH-END VILLA COMPOUND, ACTIVE GATED COMMUNITY	APPROXIMATELY 1200 RESIDENTS
JADE & BLUE	ASPECT DEVELOPMENTS	1.3 KM - 4 MIN	A LUXURY RESIDENTIAL PROJECT SPANNING 12 FEDDANS, GROUND FLOOR + 4 UPPER FLOORS	APPROXIMATELY 1080 RESIDENTS
DAR MISR EL-ANDALUS	THE NEW URBAN COMMUNITIES AUTHORITY (NUCA)	500M - 2 MIN	THOUSANDS OF RESIDENTIAL UNITS, FULLY DELIVERED	APPROXIMATELY 36,000 RESIDENTS

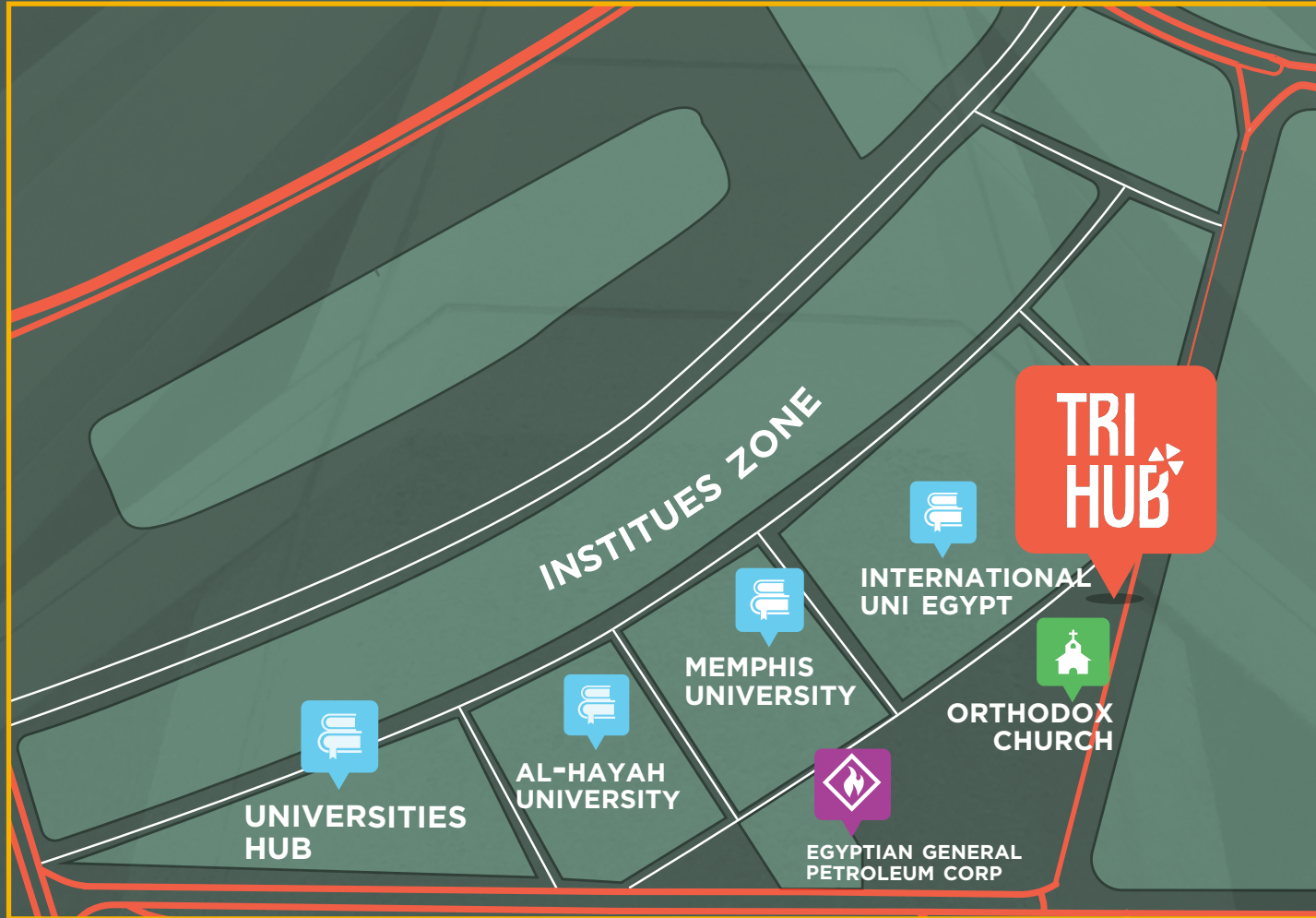
COMPOUND NAME	DEVELOPER	DISTANCE FROM THE PROJECT	RESIDENTIAL DENSITY -NUMBER OF UNITS	EXPECTED NUMBER OF INDIVIDUALS
AL LULUA COMPOUND	PRIVATE	1.8 KM - 5 MIN	A MID-RANGE RESIDENTIAL PROJECT ,READY FOR IMMEDIATE MOVE IN	APPROXIMATELY 26,688 FAMILY
PROMENADE COMPOUND	WADI DEGLA DEVELOPMENTS	1.4 KM - 4 MIN	A MID-RANGE RESIDENTIAL PROJECT ,READY FOR IMMEDIATE MOVE IN	APPROXIMATELY 9000 RESIDENTS
GARDEN HEIGHTS COMPOUND	THE JUDGES AUTHORITY	3.8 KM - 9 MIN	A MID-RANGE RESIDENTIAL PROJECT ,READY FOR IMMEDIATE MOVE IN	APPROXIMATELY 6720 RESIDENTS
HYDE PARK	HYDE PARK	2.7 KM - 5 MIN	ONE OF THE BIGGEST PROJECTS IN NEW CAIRO, ACTIVE GATED COMMUNITY	APPROXIMATELY 15,000 RESIDENTS
TOTAL				99,788



3

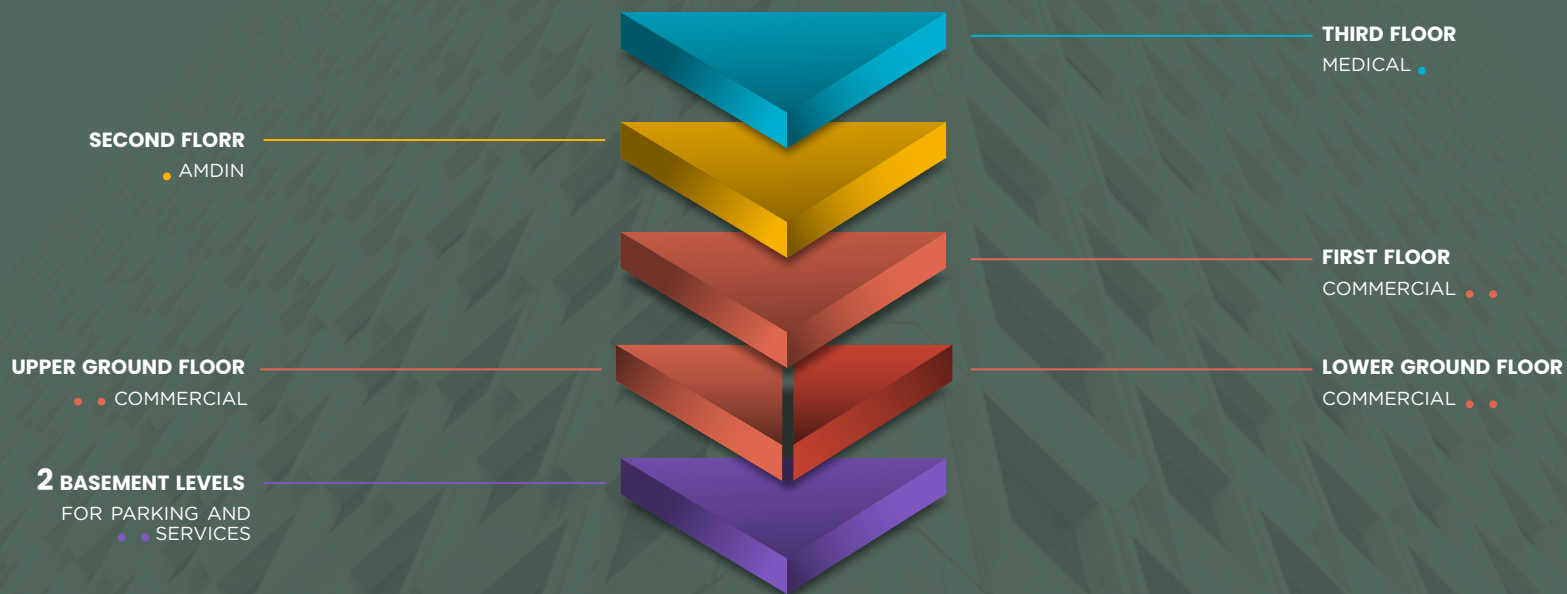
Location and Proximity to Universities & Surrounding Institutions

INSTITUTION / UNIVERSITY	MAJORS / CAREERS	DISTANCE FROM THE PROJECT	TARGET AUDIENCE	EXPECTED NUMBER OF INDIVIDUALS
HAYAT UNIVERSITY	MEDICINE PHARMACY PHYSICAL THERAPY	850 M - 3 MIN	STUDENTS FACULTY MEMBERS	20,000 STUDENTS UPON FULL OPERATION
MEMPHIS UNIVERSITY	BUSINESS ADMINIS- TRATION MEDIA COMPUTER SCIENCE	750 M - 2 MIN	STUDENTS GRADUATES EMPLOYEES	35,000 STUDENTS UPON FULL OPERATION
EGYPTIAN GENERAL PETROLEUM CORPORATION	MAJOR GOVERNMENT INSTITUTION	700 M - 2 MIN	EMPLOYEES & ADMINISTRATIVE STAFF	—
COURT	NEW CAIRO COURTHOUSE	500 M - 2 MIN	LAWYERS LITIGANTS EMPLOYEES	—
THE ORTHODOX CHURCH	SOCIAL & RELIGIOUS CENTER	180 M - 1 MIN	PERMANENT FAMILIES AND VISITORS	—



Master Plan





GF
COMMERCIAL UNITS
STARTING FROM
34 m²

FF
COMMERCIAL UNITS
STARTING FROM
27 m²

**ADMIN
& MED**
UNITS
STARTING FROM
39 m²

The background is a dark teal color with a complex, abstract geometric pattern of overlapping planes and lines, creating a sense of depth and perspective. Two thin, vertical yellow lines are positioned symmetrically on either side of the central text.

Trihub 3D Renders











Project Facilities

TRIHUB IS DESIGNED TO BE A **WORLD-CLASS MIXED-USE DESTINATION** THAT MEETS THE NEEDS OF BOTH INVESTORS AND VISITORS. THE PROJECT FEATURES A DISTINGUISHED **RANGE OF SMART SERVICES AND MODERN FACILITIES.**

01 Smart Infrastructure Services



MODERN
CENTRAL AIR
CONDITIONING
SYSTEMS



HIGH-SPEED
INTERNET &
FIBER OPTICS



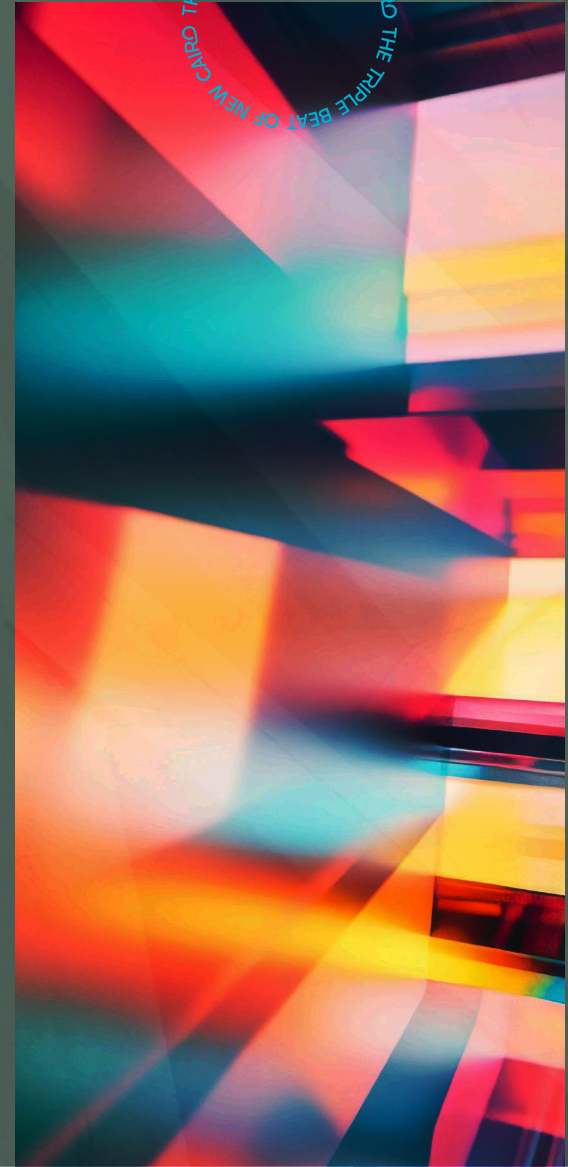
BACKUP POWER
GENERATORS FOR
UNINTERRUPTED
OPERATIONS



PANORAMIC
ELEVATORS &
ESCALATORS



BUILDING
MANAGEMENT
SYSTEMS (BMS)



02 Safety and Security Services



24/7 CCTV
SURVEILLANCE



EMERGENCY
CORRIDORS AND
MULTIPLE
SAFETY EXITS



SMART FIRE
ALARM &
FIREFIGHTING
SYSTEM



TRAINED ON-SITE
SECURITY TEAM
AVAILABLE
AROUND THE
CLOCK



ELECTRONIC
ENTRY & EXIT
GATES



03 Operational and Commercial Services



F&B ZONE WITH RESTAURANTS & CAFÉS
IN AN OUTDOOR PLAZA



OPEN OUTDOOR SPACES FOR EVENTS &
GATHERINGS



THE TRIPLE BEAT OF NEW CAIRO
THE TRIPLE BEAT OF NEW CAIRO
THE TRIPLE BEAT OF NEW CAIRO

04 Wellness and Support Services



**3-LEVEL UNDERGROUND
PARKING GARAGE**



**LUXURIOUS WAITING
LOUNGES & LOUNGE AREAS**



**CHILDREN'S RECREATIONAL
AREA**



**MEETING ROOMS AND OPERATIONAL
SPACES FOR OFFICES & CLINICS**



**GREEN AREAS & ATTRACTIVE
LANDSCAPE DESIGN**

The Result

THE PROJECT OFFERS A FULLY INTEGRATED EXPERIENCE TAILORED FOR INVESTORS, FAMILIES, CLINIC OWNERS, BUSINESSES, AND STUDENTS.



Payment Plans

QAWAFIL OFFERS **FLEXIBLE AND COMPETITIVE PAYMENT PLANS** TAILORED TO SUIT VARIOUS INVESTOR SEGMENTS, ALONG WITH EXCLUSIVE LAUNCH-PHASE OFFERS.

10% — **6**
DOWNPAYMENT YEARS

15% — **7**
DOWNPAYMENT YEARS

20% — **8**
DOWNPAYMENT YEARS

CASH
DISCOUNT **35%**

LAUNCH
DISCOUNT **10%**

Commissions



7 COMMISSION
0%

4%

FOR THE
COMPANY

1.5%

FOR THE SALES
PERSON

0.5%

FOR THE SALES
MANAGER

1%

FOR THE
COMPANIES THAT
RUN CAMPAIGNS

Success Partners

ENGINEERING CONSULTANT
HAFEZ CONSULTANTS



ENGINEERING CONSULTANT
ETQAN CONSULTANCY



TECHNOLOGY CONSULTANT
VODAFONE



PROPERTY MANAGEMENT
CONSULTANT
NAMAA PFM



FACILITY MANAGEMENT
CONSULTANT
VOICE OF FM



SCAN FOR WEBSITE



THANK YOU