



# CREEK<sup>™</sup> DISTRICT

In the middle of everywhere

 **IL CAZAR**  
DEVELOPMENTS



In the middle of everywhere



*about  
creek district  
10*

**CREEK**  
DISTRICT

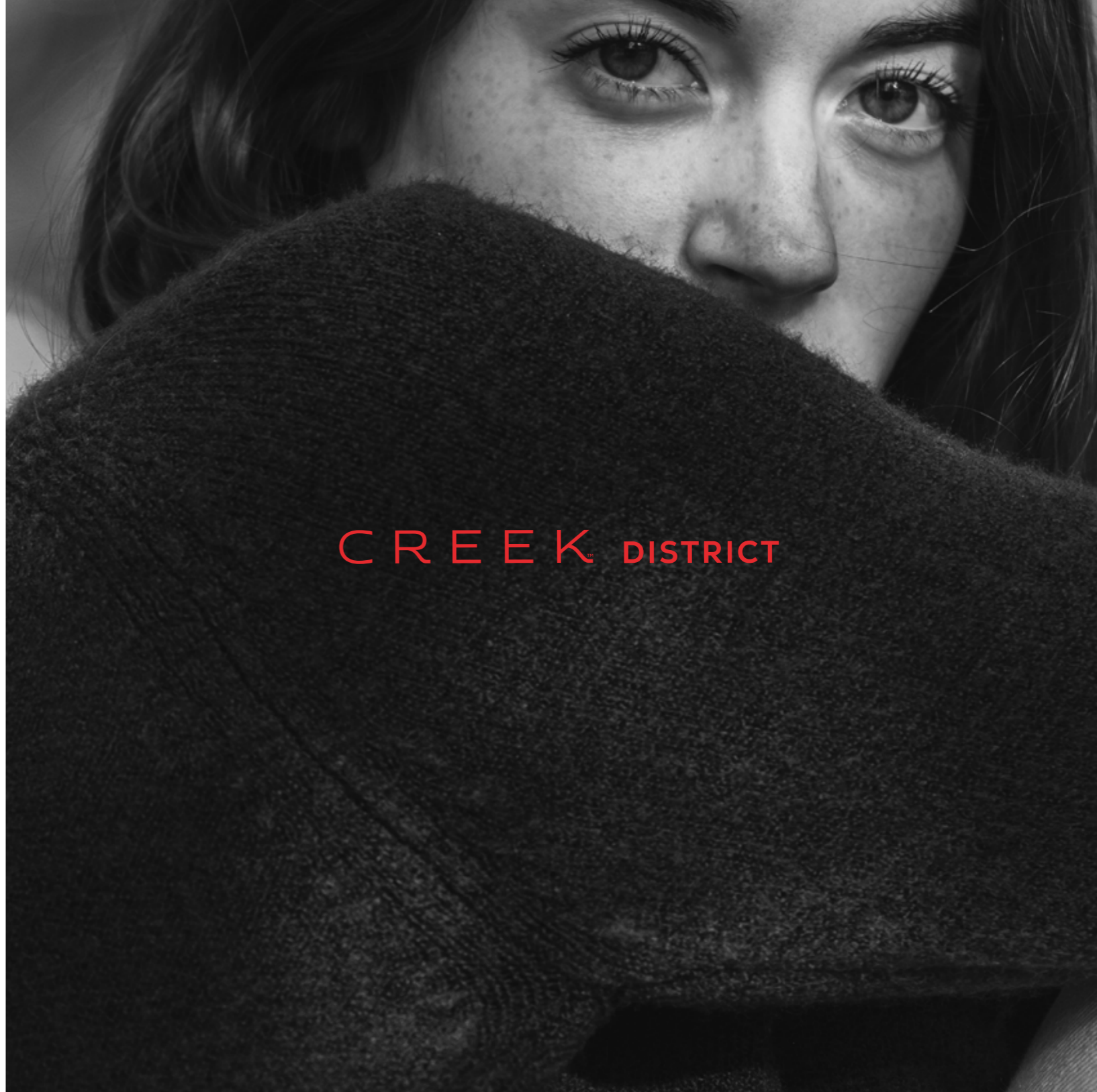
*A destination for all family members, offering the lavish lifestyle and fulfilling all needs and desires.*

CREEK DISTRICT



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*A commercial strip offering exclusivity through the cutting edge of serviceable living experience. The strip, private offices, medical park and sky fine dining will be overlooking the city fabric and horizons.*

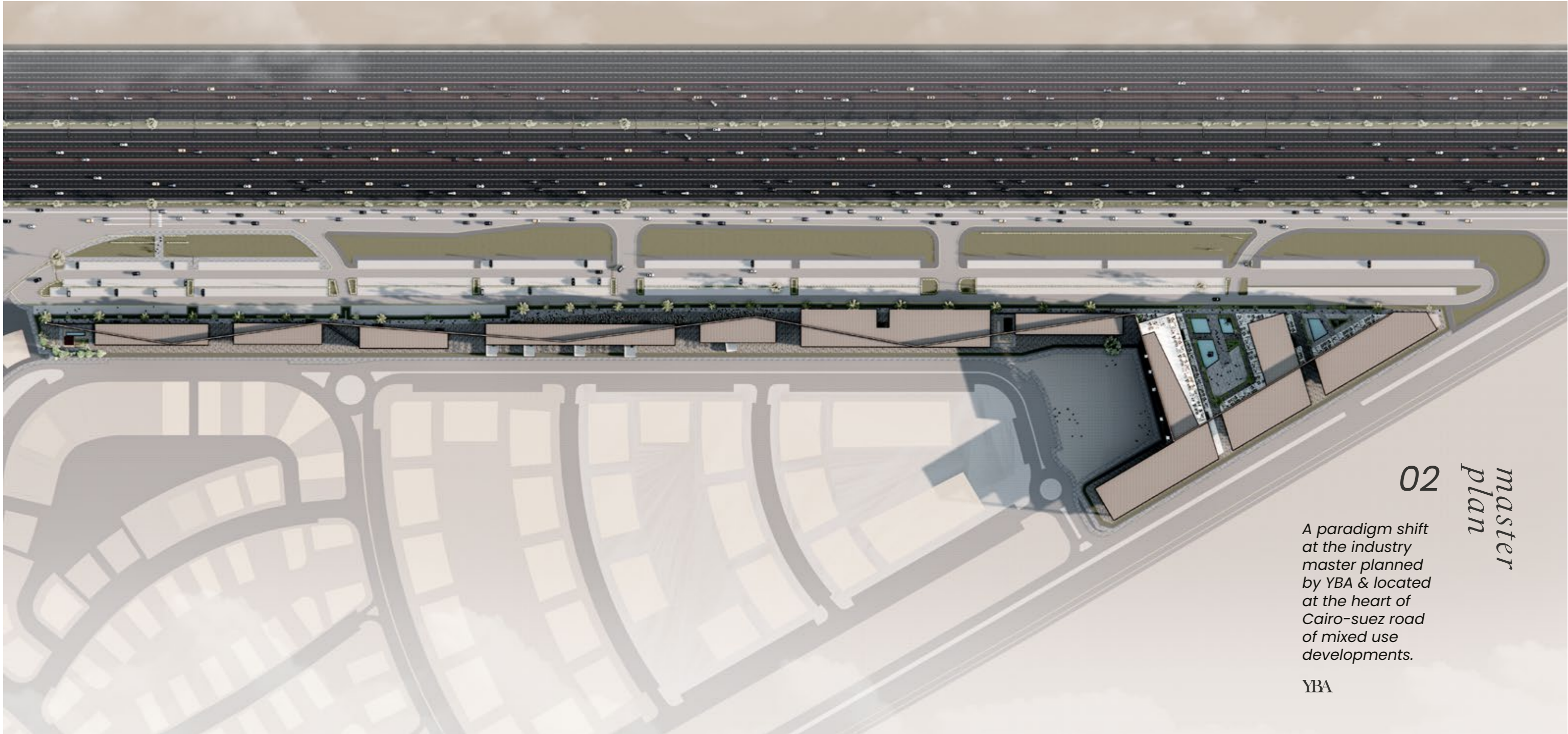


## CREEK DISTRICT

# 02 master plan

*A paradigm shift  
at the industry  
master planned  
by YBA & located  
at the heart of  
Cairo-suez road  
of mixed use  
developments.*

YBA





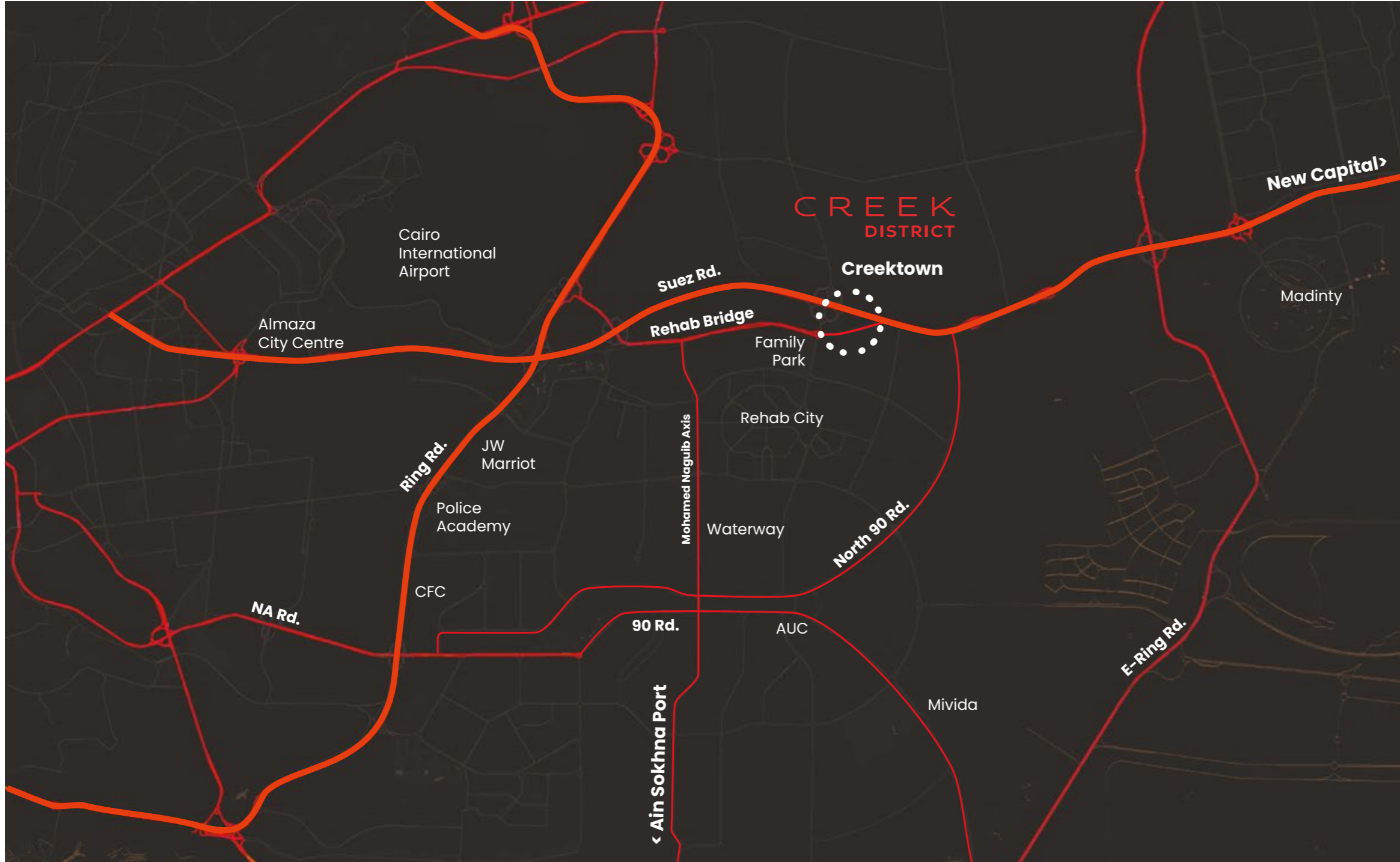
In the middle of everywhere



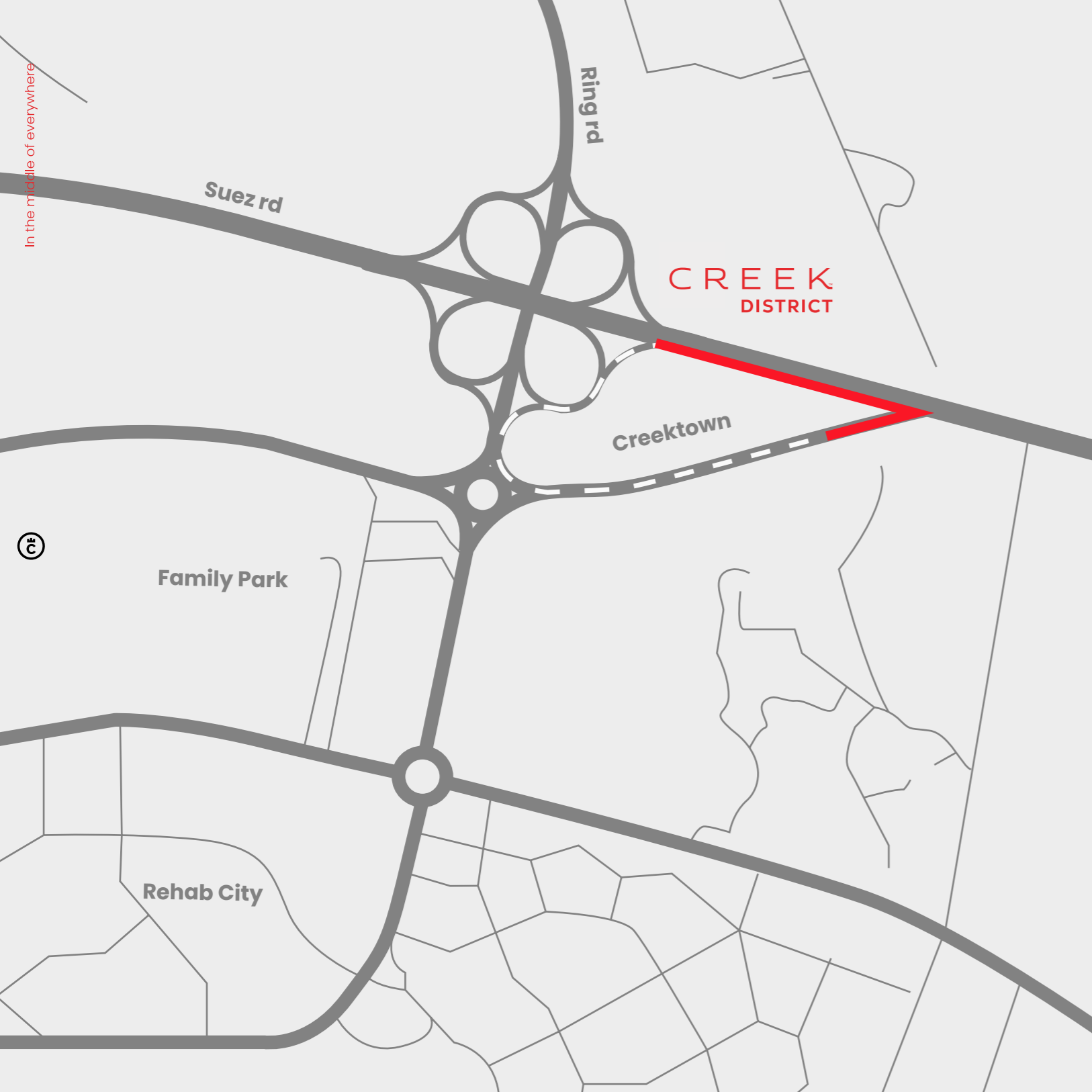
## 03 *Location*

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*The strip is located at the heart of New Cairo and at the meeting point of the Suez Road and New Suez Road, making it at a lively and dynamic location.*



Ring road/	4 minutes
Monorail station/	10 minutes
Rehab city/	3 minutes
Cairo airport/	6 minutes
New capital/	15 minutes
JW Marriott hotel/	7 minutes
CFC mall/	10 minutes



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# CREEK<sup>™</sup> DISTRICT

• *A closer  
look*

CREEK DISTRICT









05 *about offices  
& retail & clinics*

Almost **one kilometer** of vibrant urban complex sculptured as a linear icon at the heart of New Cairo.

Total land area /

**150000 m2**

Parking Space/

**50000 m2**

Parking spots/

**3000 spots**

surface & underground



06  
*administrative  
area*



*An administrative area that will include offices starting from **70** m2 catering to businessmen. The area will be fully prepared to accommodate all business sizes from startups to large corporations and to offer business owners everything needed to ensure smooth business interactions.*



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*Area is planned and designed to cater to all family members with different tastes. Commercial spaces start from **70** m2 with a **6** m high ceiling.*

*Redefining commercial spaces in Egypt.*



*A commercial area that will include retail shops ranging from high end to casual, along with banks, restaurants with different international cuisines and coffee houses.*

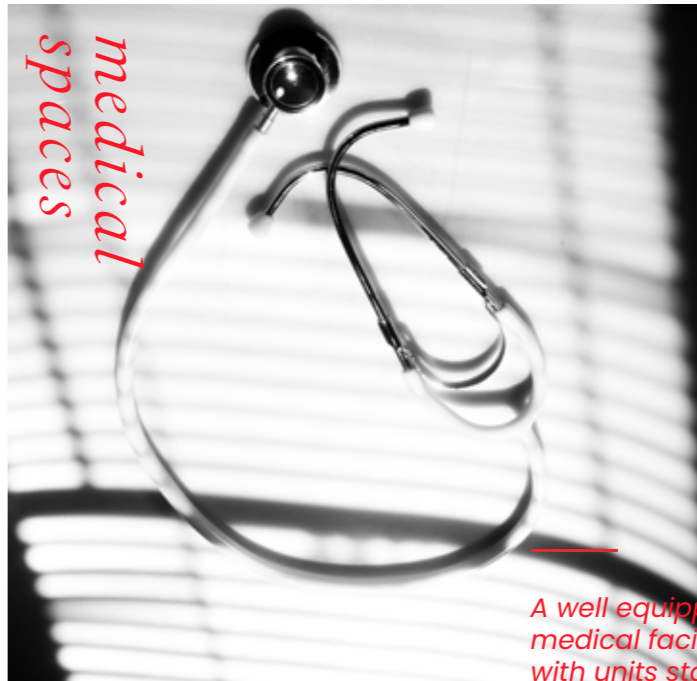
## *07 commercial spaces*



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08



medical spaces

A well equipped medical facility with units starting from **55 m2** in which medical practitioners can open up a clinic, laboratory or medical center to guarantee the wellbeing of all tenants and visitors at all times.





10 *tech amenities*



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*The strip will be functioning with advanced technological systems such as high speed fiber optics, data center and cloud storage, smart communication and power station to ensure the comfort of its visitors. Automatic ID Main Gates and CCTV will also be available to guarantee the safety and wellbeing of all visitants.*





## 11 parking & storage

The strip will be amenitized with parking and storage spaces in the basement floor of all buildings. Given the location of the strip, it will be provided with safe entrances and exits off Suez Road, as well as meticulously designed roads to ensure a safe and practical traffic flow.









12  
*about  
il cazar*

**IL CAZAR**  
DEVELOPMENTS

Il Cazar is an international name inspired by the great Ceasar reflecting a bolder leap, promising branded projects with international standards of excellence in every detail. Our aim is to rule and conquer the industry reflected by our selective affordable luxurious projects.

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