



CUBE

A PROJECT BY  
**ISIA**  
DEVELOPMENTS



WHERE BUSINESS  
FINDS ITS PLACE





## Your Business Positioned Right

Cube Mall is a modern commercial destination in the heart of Sheikh Zayed, bringing together retail, offices, and medical units in one integrated environment.

It is designed for businesses that value visibility, accessibility, and long-term presence. Here, space is not just offered, it is structured to perform.




# In the Middle of Daily Movement

Cube Mall sits in one of Sheikh Zayed's most active zones.

## Close to major landmarks:

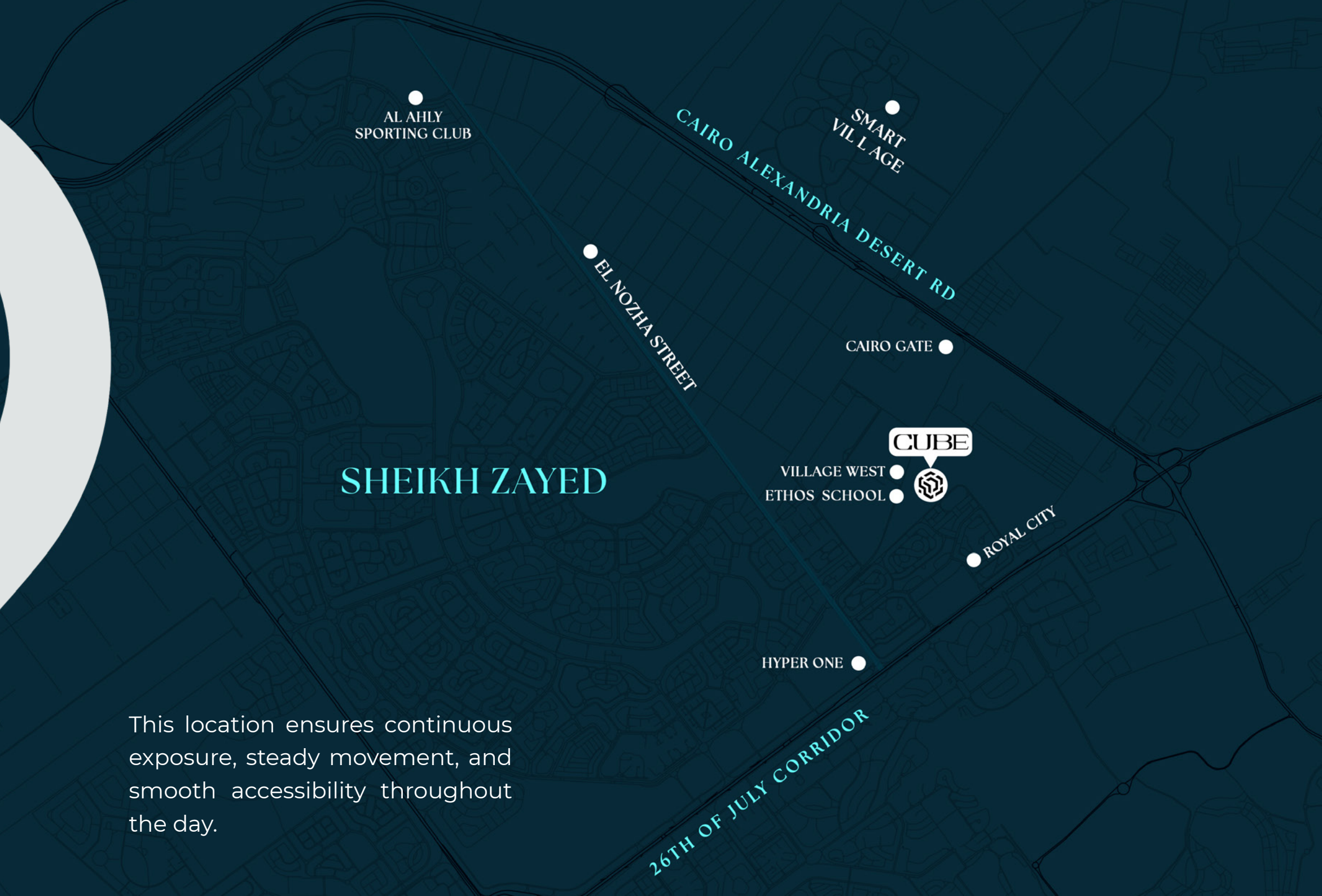
-  *Right in front of Village West – Dorra*
-  *Minutes from Cairo Gate – Emaar*
-  *Near Hyper One*
-  *Close to Smart Village*
-  *10 minutes from Al Ahly Sporting Club*

## Quick connectivity to key routes:

-  *3 minutes from 26th of July Axis*
-  *Direct access via a parallel main axis*
-  *Easy entry and exit from multiple directions*



This location ensures continuous exposure, steady movement, and smooth accessibility throughout the day.







## Clarity in Form Strength in Structure

The cube is the most stable architectural form simple, balanced, and strong. "Cube Mall" follows that same philosophy.

A defined geometry that reflects confidence and permanence. Clean lines | Clear circulation | Defined zones.

Every level is designed to support movement, visibility, and operational efficiency.



Balanced.  
Defined.  
Elevated.

# Elevate Your Everyday

Discover a curated mix of brands, experiences, and contemporary architecture—designed to inspire and elevate how you shop, dine, and unwind.

From vibrant retail to refined social spaces, every detail is crafted for a seamless, engaging experience—making every visit feel effortless and memorable.



# Where Structure Drives Success

The architectural language is rooted in modern contemporary commercial design.

- ☒ Strong horizontal presence creates visual dominance along the main road.
- ☒ Balanced massing ensures stability and proportion.
- ☒ Extensive glazing enhances transparency and business exposure.

The façade rhythm creates order, the open plaza introduces breathing space, the circulation flow connects levels seamlessly.

This is not a decorative structure, It is a performance-driven commercial environment.



Shop.  
STROLL.  
EXPERIENCE.



CCUBE





ARCHITECTURE &  
DESIGN CONSULTANTS

ARCHITECTURAL DESIGN BY

# ADC Architecture & Design Consultants

The project reflects a modern urban identity that is minimal in expression, precise in structure, and thoughtfully built around functionality.

Designed to perform | Built to last.

CUBE



Positioned for  
Medical Excellence





120



# Meters of FRONTAGE

ON A MAIN STREET PARALLEL TO 26 JULY AXIS

Frontage That catches Attention from Every Angle

The balance between solid structure and transparent glazing ensures both privacy and exposure for each business type.

Strong visual exposure   
Clear brand visibility 

Direct recognition from multiple directions   
Continuous street presence 



Elevating  
Workplace  
Experience

FAHCO | 

THE SCALE OF CUBE MALL

Cube Mall is developed over a land area of 5,700 sqm

The scale allows for:

- ⊞ Balanced unit distribution
- ⊞ Comfortable circulation
- ⊞ Defined operational zones
- ⊞ A central open plaza

The project consists of multiple levels designed to serve different activities without overlap, maintaining clarity and functionality across the entire mall.



CLUB



Sip.  
Savor.  
Stay.



CUBE

One Destination .. Multiple Business Formats

Cube Mall hosts a curated mix of:



Retail  
Units



Medical  
Clinics



Restaurants  
& Cafés



Administrative  
Offices



### Central Open-Air Plaza

A welcoming outdoor space designed to bring people together.



### Smart Infrastructure Systems

Integrated systems that support modern business operations.



### Organized Parking Areas

Efficiently planned parking for seamless access and convenience.



### Elevators & Vertical Circulation Planning

Thoughtfully designed vertical movement for smooth connectivity.



### Dedicated Loading Zones

Strategically placed service areas to streamline operations.



### Visitor-Oriented Layout

A layout designed with the end-user in mind.

Every detail is designed to support both tenant operations and visitor comfort.



Moments  
Made Here



# CUBE

Cube Mall is developed in collaboration with specialized partners in architecture, finishing, and operations.

Finished by



METANOIA

Designed by

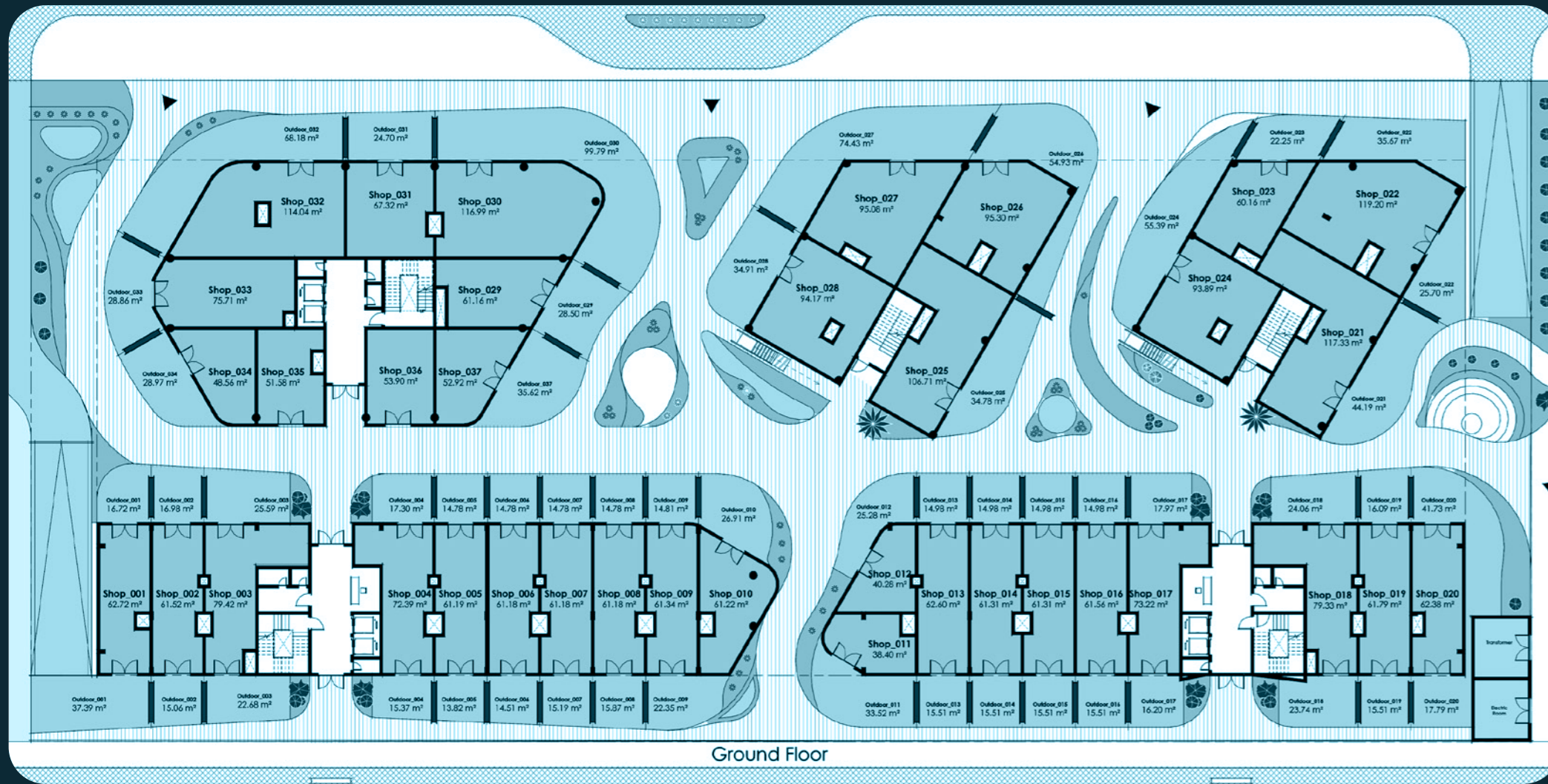


ARCHITECTURE &  
DESIGN CONSULTANTS

Managed by

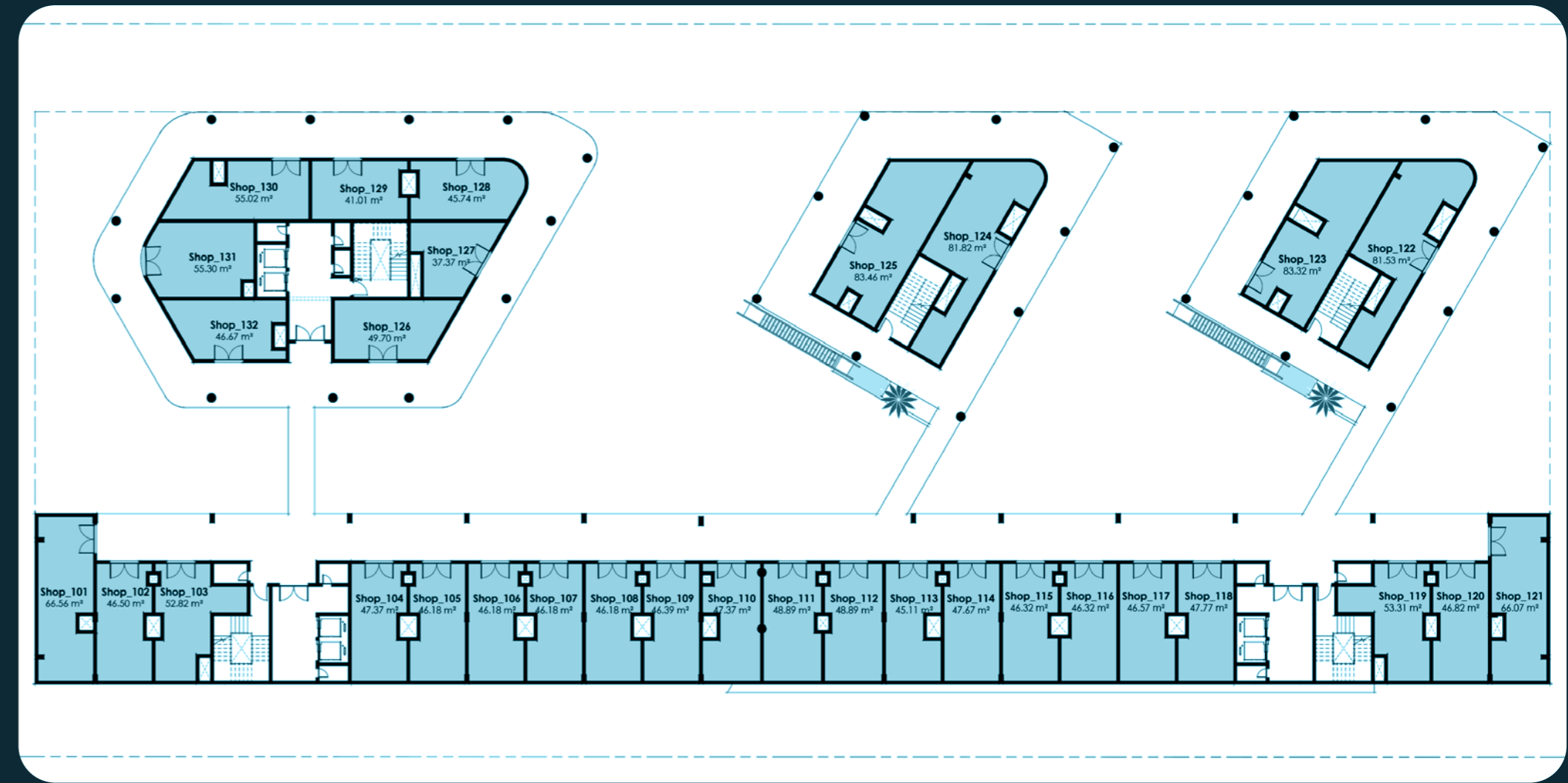


**EGY  
MAP**  
COMMERCIAL PROPERTY MANAGEMENT



# Ground Floor

Plot Area: 5675m<sup>2</sup>  
Ground Floor: 2238m<sup>2</sup>



# First Floor

Plot Area: 5675m<sup>2</sup>  
First Floor: 2401m<sup>2</sup>



## Second Floor

Plot Area: 5675m<sup>2</sup>

Second Floor: 2654 m<sup>2</sup>



## Third Floor

Plot Area: 5675m<sup>2</sup>

Third Floor: 2654 m<sup>2</sup>



-  17593
-  ISLADEVELOPMENTS.COM
-  INFO@ISLADEVELOPMENTS.COM
-  CUBE MALL, RIVIERA STREET, SHEIKH ZAYED, GIZA, EGYPT

A PROJECT BY  
**ISLA**  
DEVELOPMENTS

