



ASHGAR CITY

CITY

— CENTRAL —

A SPACE FOR EVERYONE

**A SPACE  
FOR  
EVERYONE**

We Have a  
Place for You

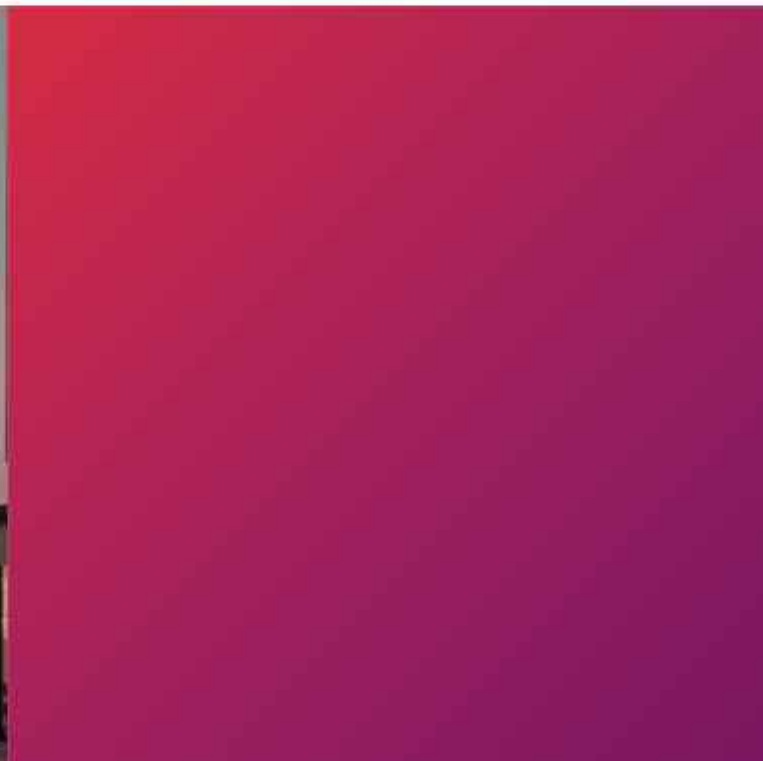


# About City Central

## A Space for Everyone

Situated within a liveable community of 4000+ families inside Ashgar City by IGI Developments, serving residents and visitors.

City Central is an all-inclusive destination that offers a fully-fledged experience, featuring retail, office spaces, and clinics in one place. City Central reimagines accessibility through various shops, restaurants and cafes and more satisfying all your needs.



# Design Inspiration

## Nature-Inspired Haven

A nature-inspired hub, City Central's buildings showcase its treescape concept by following a contemporary modern architectural style.

We carefully designed shaded areas that allow for accessible outdoor areas all day long with fully finished and furnished air-conditioned lounges in the clinics and offices to guarantee a relaxing yet productive environment.





Own Your  
Space Now



# Location

City Central, as its name goes is in the central of Ashgar City, situated in the ever-growing locale of 6<sup>th</sup> of October City complementing an exceptional lifestyle.

## Amenities in Proximity:

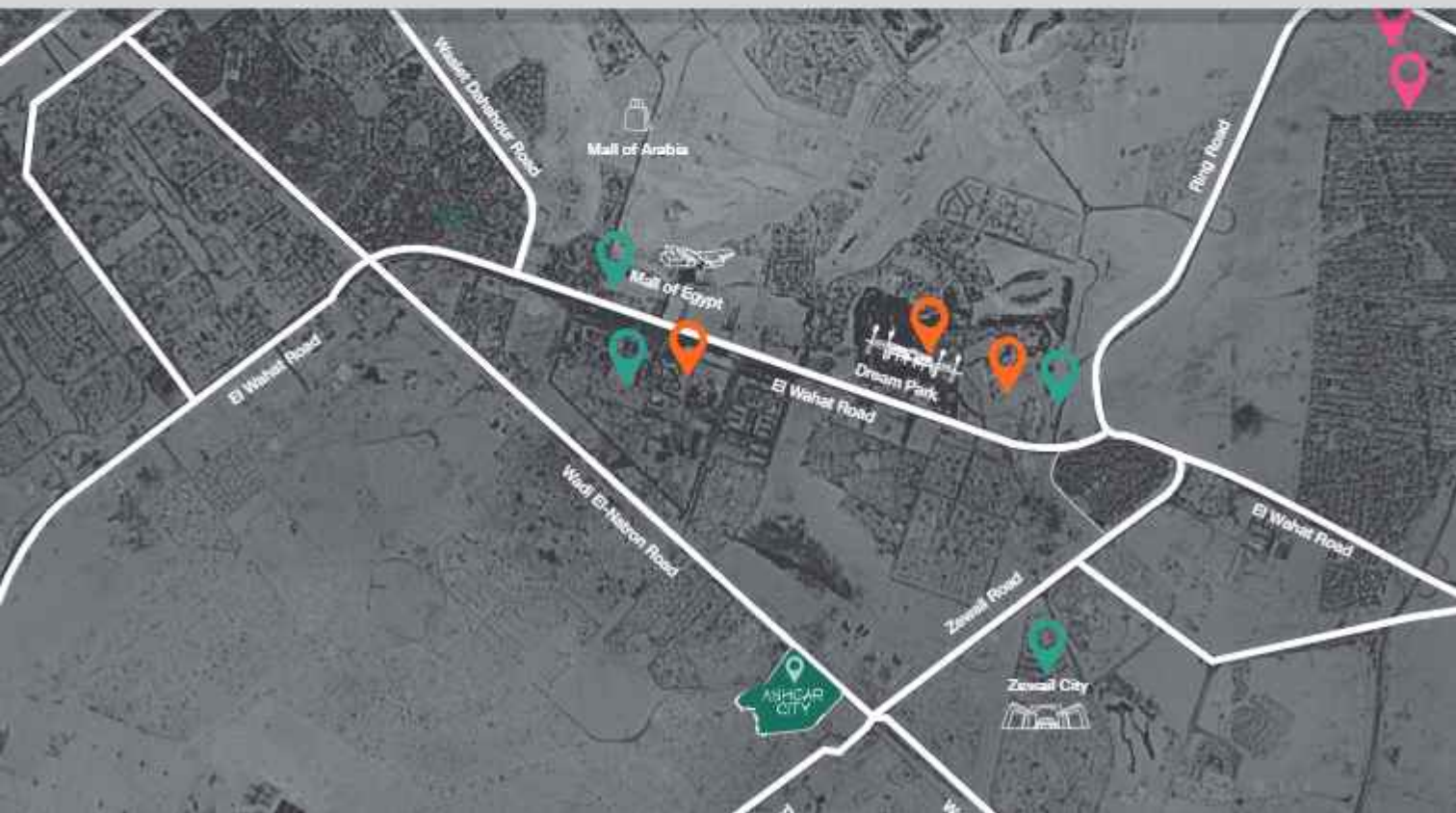
- Dream Park
- Mall of Egypt
- Mall of Arabia
- Media City
- Zewail University
- Yacoub Hospital
- Sphinx Int. Airport

## Hotels in Proximity:

- Marriot Mena House
- Movenpick Media city
- Hilton Dreamland
- Swiss-inn Dreamland
- Hyatt Regency Cairo West
- Crowne Plaza Arkan

## Landmarks in Proximity:










- Giza Plateau
- Grand Egyptian Museum





# Master Plan



-  Jogging Track (1.7 km)
-  Commercial
-  Sales Center
-  Coffee Shop
-  Outdoor Gym
-  Mosque
-  School
-  Sports Club
-  Kids Area



# Clinics

## The Wealth of Health

We understand the priority of health, and so we offer premium and highly-equipped clinics to ensure all your needs are met.



# Retail

## Shop Till You Drop

The complete ground floor retail area ensures meeting all shoppers' needs, offering a wide array of stores from fashion, grocery stores, stationery stores, and pharmacies, in addition to a variety of restaurants and cafes.



# Offices

**Get Productive, Get Innovative in the Workplace**

City Central offers a range of versatile office spaces that allow harmonious expansion with lavish entrances, maintenance systems, air-conditioned lounges, and parking spaces.



**A SPACE  
FOR  
EVERYONE**



# Spaces Tailored to all Needs





# For All Your Needs



**Parking Spaces**



**GROUND  
FLOOR**

**All Dedicated for  
Retail Activities**



**Flexible and  
Modular Units**



**High Footfall  
Around the project**



**A Dedicated  
Outdoor Area**



**Dedicated  
Entrance**



**Pyramids  
Panoramic View**



**Air-conditioned  
Public Spaces**



**High-tech Elevators**



**Common Waiting  
Areas in each floor**



**Front desk**



**High Quality Internet**



**Security and  
housekeeping**



**Fully-serviced  
floors**



**Loading Bay**



**High-end Finishing**

# Floor Plans





# Ground Floor

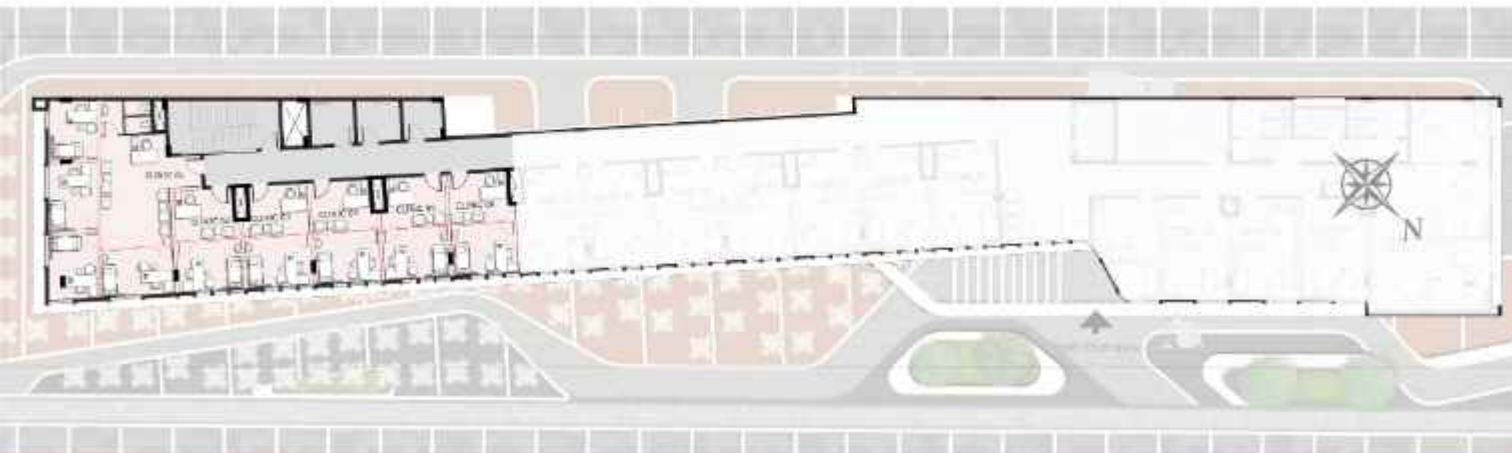


SPACE	DIMENSIONS	GROSS	OUTDOOR
Restaurant 01	11.00 X 6.40	106 sqm	129 sqm
Cafe 02	7.20 X 3.80	44 sqm	52 sqm
Cafe 03	5.20 X 3.80	33 sqm	28 sqm
Cafe 04	5.20 X 3.80	33 sqm	29 sqm
Cafe 05	7.20 X 3.80	44 sqm	30 sqm
Cafe 06	9.40 X 3.80	57 sqm	31 sqm
Cafe 07	7.20 X 3.80	44 sqm	32 sqm
Cafe 08	7.20 X 3.80	44 sqm	33 sqm
Cafe 09	7.20 X 3.80	44 sqm	35 sqm
Cafe 10	7.20 X 3.80	44 sqm	36 sqm
Cafe 11	7.20 X 3.80	44 sqm	36 sqm
Cafe 12	6.90 X 3.00	34 sqm	15.5 sqm
Anchor	22.20 X 10.80	304 sqm	-



# First Floor

SPACE	DIMENSIONS	GROSS
CLINIC 01	11.40 X 6.90	131 sqm
CLINIC 02	5.80 X 3.80	36.5 sqm
CLINIC 03	5.80 X 3.80	36 sqm
CLINIC 04	5.80 X 3.80	36 sqm
CLINIC 05	5.80 X 3.80	36 sqm
CLINIC 06	5.80 X 3.80	36 sqm



# Second Floor

SPACE	DIMENSIONS	GROSS
Office 01	11.40 X 6.90	131 sqm
Office 02	5.80 X 3.80	36.5 sqm
Office 03	5.80 X 3.80	36 sqm
Office 04	5.80 X 3.80	36 sqm
Office 05	5.80 X 3.80	36 sqm
Office 06	5.80 X 3.80	36 sqm



# Third Floor



SPACE	DIMENSIONS	GROSS
Office 01	11.40 X 6.90	131 sqm
Office 02	5.80 X 3.80	36.5 sqm
Office 03	5.80 X 3.80	36 sqm
Office 04	5.80 X 3.80	36 sqm
Office 05	5.80 X 3.80	36 sqm
Office 06	5.80 X 3.80	36 sqm





The Facility  
that fits you





## About Ashgar City

Ashgar City, currently being created alongside the iconic Great Pyramids of Giza, will paint the complete picture of the perfect residential compound with around 4,000 units based on seven separate designs ranging in size from 77 to 234 square meters.

The 148-acre site is free of the noise and pollution that affects city life, but provides a cohesive mix of facilities and amenities including a school, medical center and sports and social clubs, in addition to commercial and administrative buildings. Residents can move freely through pedestrian walkways between the buildings, opening out on to expansive green spaces to relax and enjoy moments of peace and tranquillity.





## **About IGI Developments**

IGI Developments is the real estate division under the International Group for Investments (IGI) holding, which was a pioneer in the delivery of premium residential properties in Egypt for the last 28 years. Established in 1942, IGI was the first company to introduce the concept of “residential compounds” to the Egyptian market in 1997. Since then, it has sustained to continue its legacy in the development of the suburbs of Cairo.

IGI Developments has introduced various product offerings ranging between premium upscale residential compounds like Gardenia Park I & II and Gardenia Springs all the way to mixed-use compounds like Al Ashgar, Ashgar Heights and Ashgar City. IGI Developments encompasses a versatile portfolio of primary home developments spanning the West and East side of Cairo.

Call Now  
16124

SINCE **IGI** 1942  
DEVELOPMENTS

GARDENIA  
PARK

ASHGAR  
HEIGHTS

AL ASHGAR

ASHGAR  
CITY