



G7
COMMERCIAL
COMPLEX

ABOUT US

Mercon Developments launched its operations in 2021 through a conglomerate between key figures in the dynamic real estate market with a visionary approach to shape futuristic mixed use developments in Egypt.

Mercon Developments is a one-of-a-kind consortium built upon the extensive 360° experience accumulated over 15 years of operating in the market. Mercon Developments has successfully overseen numerous projects within the scope of real estate development and construction.

Mercon Developments portfolio is comprised of multiple success stories that include 70 established and living projects in Cairo, delivered more than 840 unit, partnering with China state Construction engineering Corporation Egypt in Iconic towers Construction, and numerous gait projects include:

- Governmental district New Capital
- Monorail
- Octagon

MERCON
DEVELOPMENTS



It takes way more than just one positive thought to reveal the life of your dreams. For those who have had success in manifesting their wildest desires, they are guided by pure intention, so without a doubt, we have to actually want it.

Bursting with vibrancy in the fifth settlement prime commercial zone, nestles G7 presenting a 6000 meter pulsing mixed use strip mall district of its own.

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LOCATION

- G7 is located in the heart of the idyllic location of New Cairo, serving as a central point on the main spine of the North 90th road, connecting to the main central route to Mohammed Naguib axis that interconnects the Suez road to road 90.
- Fusing practicality and convenience, Its strategic location on the axes of the North 90th street, in the heart of the business district. G7 is surrounded by a residential area with very close proximity to nearby schools and hospitals.
- The project is serving more than 300,000 resident in 5 kilometer trade area.



PROJECT BREAKDOWN

- Project Breakdown
- Land area 6000 sqm/ built up area 9000 sqm/ 2 level Under ground parking 12000 sqm
- Project Frontage: 250 Meters
- Clear Ceiling for ground floor: 4 Meters
- Commercial frontage from: 1:3 to 1:1
- First floor clear Ceiling: 4 Meters
- Second & Third Floors Administrative floors: 3.7 clear ceiling per each
- Aluminum Cladding ◇ Marble
- Certain Walls
- Decorative Bricks



A surreal scene where a conference table with laptops and chairs is placed on a roller coaster track against a cloudy sky with floating papers.

WHERE
BUSINESS
MEETS
PLEASURE

WORK-LIFE-JOY

G7 offers the best of both worlds: A luxurious, professional space with the perfect atmosphere for a flexible working environment and a wide range of services. Whether you are a well established SME looking to expand or a startup searching for the best location to get introduced to the market and create an exceptional business network; G7 is the perfect place to fit your requirements.





G7 offers a special walk-in experience throughout the upscale retail areas . Here you can easily find your preferred food outlets, banks and most of the service providers that you might need

Casual Dining Experience: Chill O Chill out places.

Delightful Environment: A beautifully designed commercial venue is the meeting point between business and joy.

ATMOSPHERE & AMBIENCE

A comfortable, unique and pleasurable atmosphere will constantly take your experience to a whole new level



COMMERCIAL COMPONENT

- Service Corridors
- Escalators
- Storage Areas
- Service Elevator
- Land Scape & Outdoor Areas
- Outdoor & Underground Parking Areas
- Common Toilets
- Kids Area



TENANT MIX



Convenience store



Fast Casual / Grab & GO



Automotive show room



Bank



Pharmacy & Cosmotics



Jewelry & Diamond shop



Optics shop



Impulse shop



Telecom shop



Fast Food (Light Kitchen
Food Beverage)



Drive Thru



Showroom



Home accessories



Gift Shop



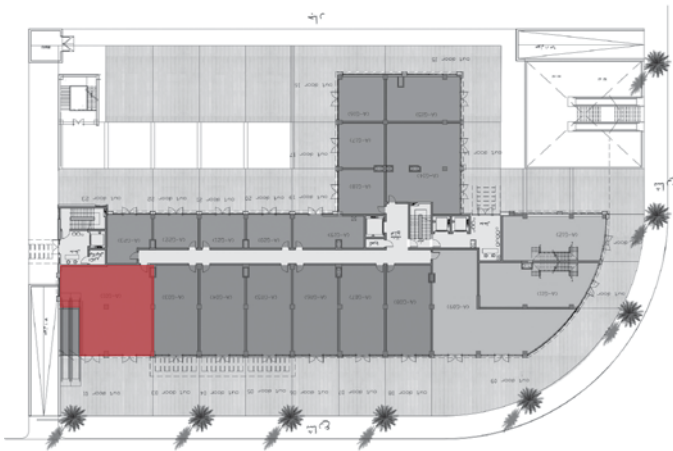
Service shops

CONVENIENCE STORE

AREA: 184 SQM

Frontage: 9.30 Meter

Out Door: 79 Sqm



FAST CASUAL / GRAB & GO

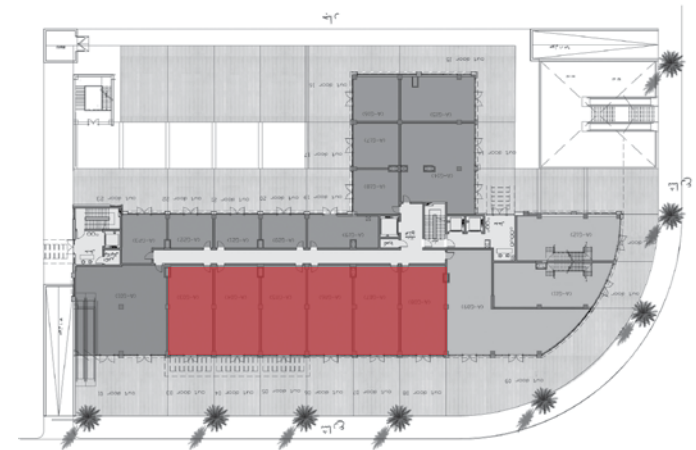


AREA: 104 SQM

Frontage: 6 Meter

Out Door: 51 Sqm

Cuisine : Sushi/ International/ Breakfast/ Italian/
Burger/ Patisseri

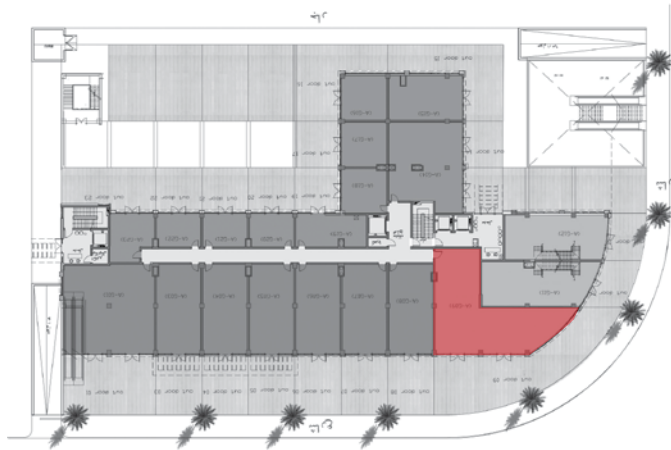


AUTOMOTIVE SHOWROOM

AREA: 208 SQM

Frontage: 20 Meter

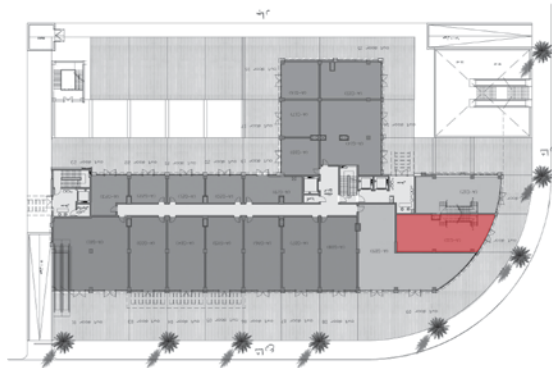
Out Door: 163 Sqm



BANK



Bank 1 Duplex
AREA: 281 SQM
Frontage: 6 Meter



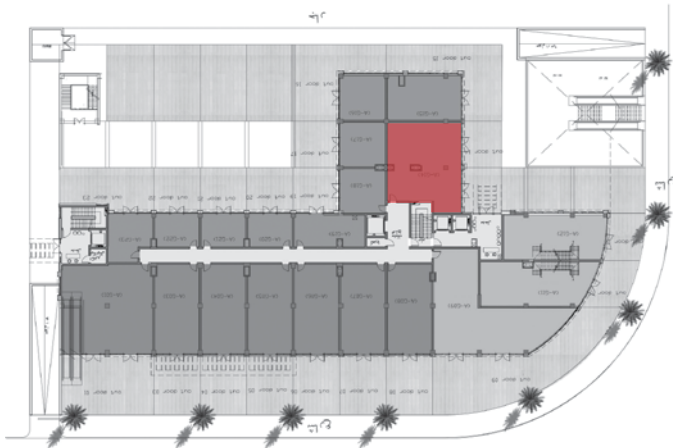
Bank 2 Duplex
AREA: 269 SQM
Frontage: 18 Meter



PHARMACY & COSMOTICS

AREA: 147 SQM

Frontage: 12 Meter

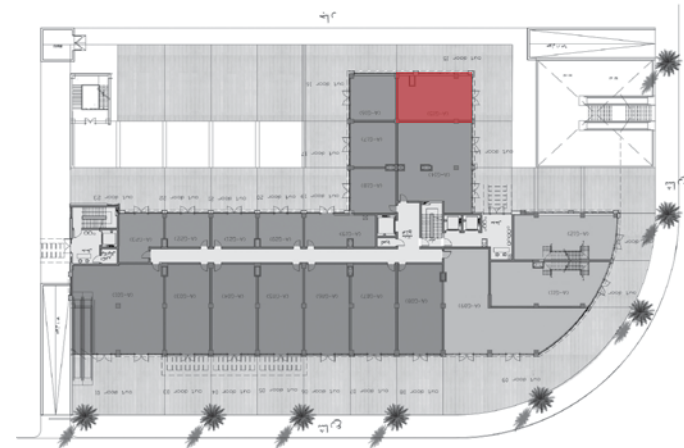


JEWELRY SHOP



AREA: 85 SQM

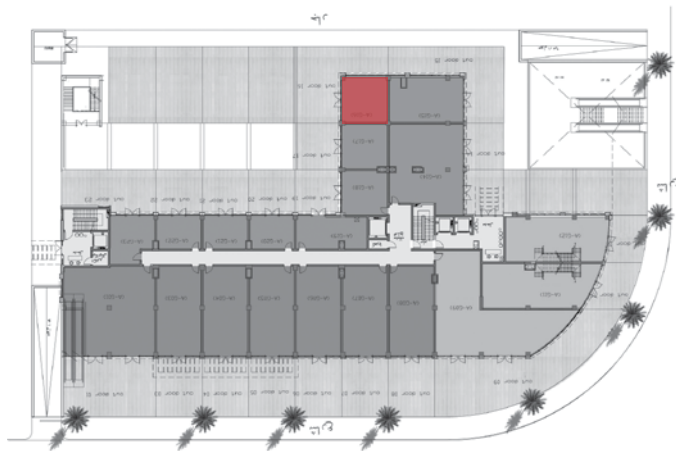
Frontage: 16 Meter



OPTICS SHOP

AREA: 53 SQM

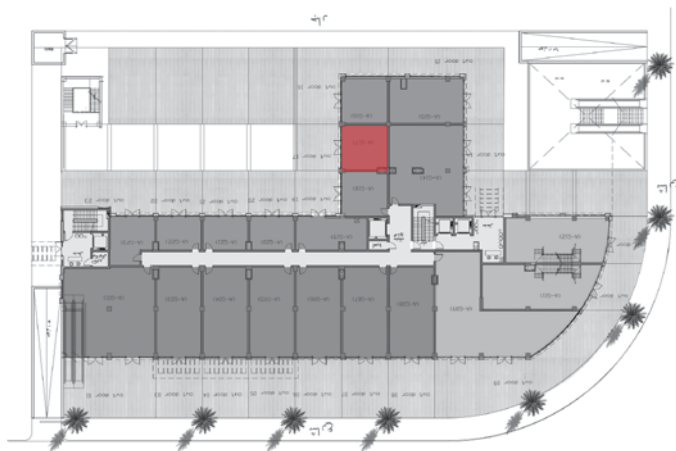
Frontage: 12 Meter



IMPULSE SHOP

AREA: 53 SQM

Frontage: 12 Meter



TELECOM SHOP



Telecom 1

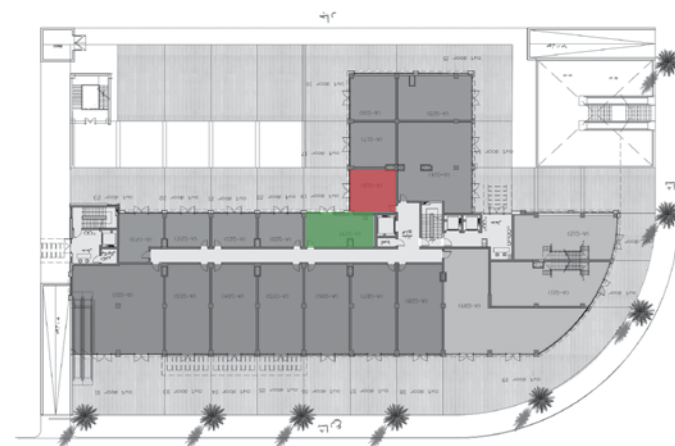
AREA: 53 SQM

Frontage: 6 Meter

Telecom 2

AREA: 61 SQM

Frontage: 6 Meter



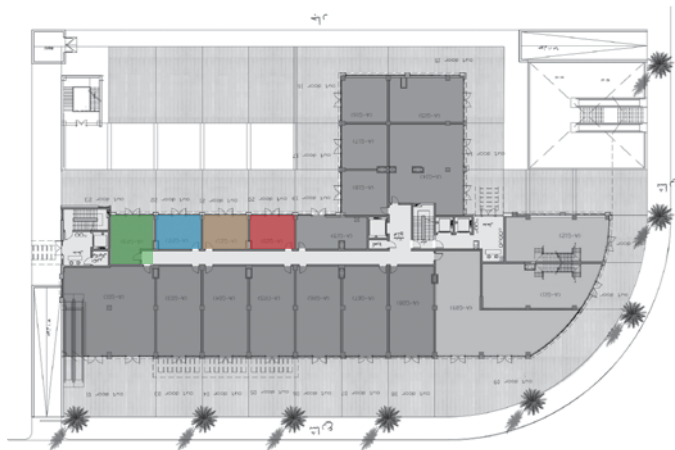
FAST FOOD

AREA: 40 to 53 SQM

Frontage: 6 Meter

Out Door: 38 to 78 Sqm

Cuisine : Cafe/ Street Food / Fast food



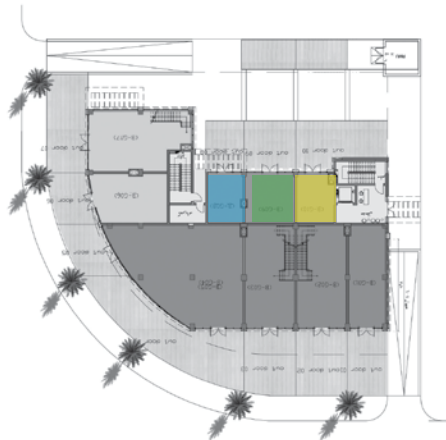
FAST FOOD

AREA: 40 to 53 SQM

Frontage: 6 Meter

Out Door: 28 to 58 Sqm

Cuisine : Cafe/ Street Food / Fast food



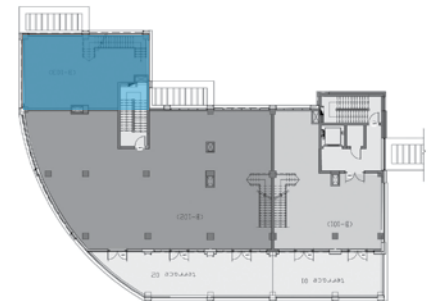
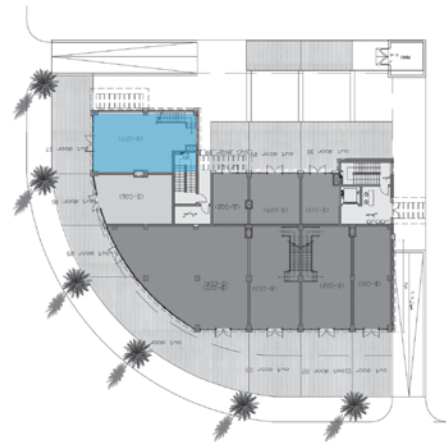
DRIVE THRU



AREA: Duplex 237 SQM

Frontage: 18 Meter

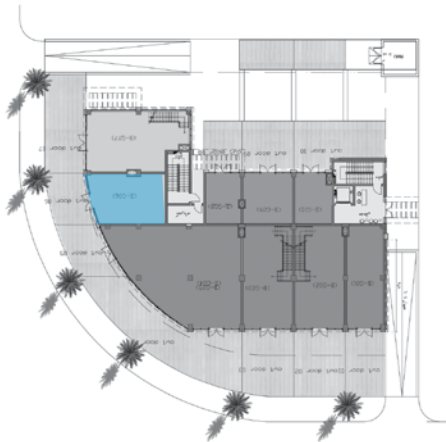
Out Door: 40 Sqm



PHARMACY

AREA: 76 SQM

Frontage: 6 Meter

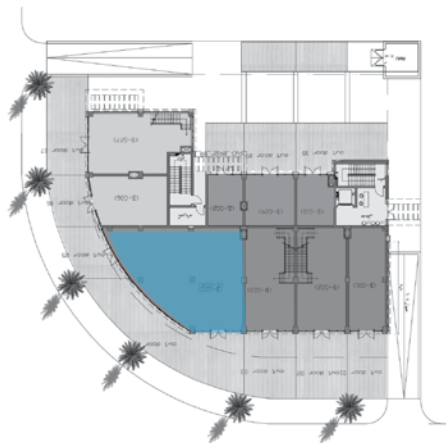


SHOWROOM

AREA: 222 SQM

Frontage: 20 Meter

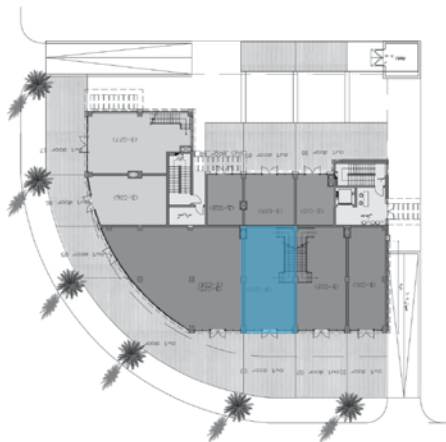
Outdoor: 149 SQM



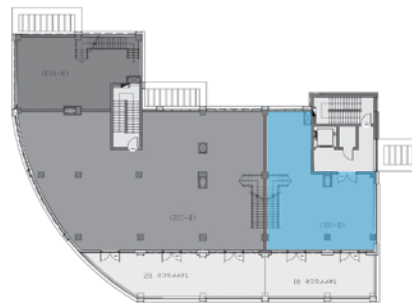
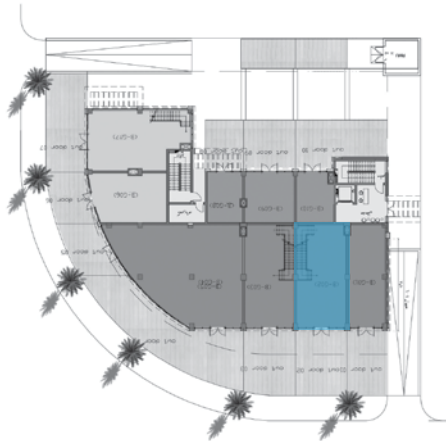
HOME ACCESSORIES

AREA: Duplex 488 SQM

Frontage: 30 Meter



HOME ACCESSORIES



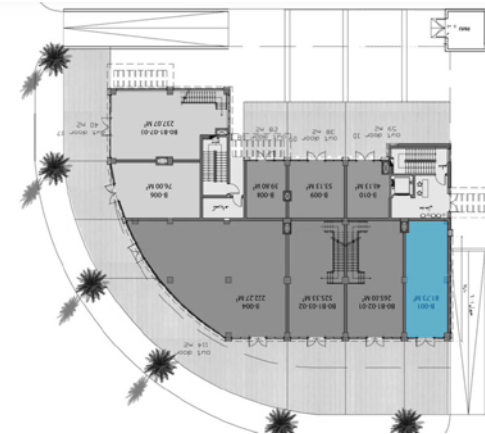
AREA: Duplex 178 SQM
Frontage: 12 Meter

GIFT SHOP



AREA: 81 SQM

Frontage: 6 Meter



SERVICE SHOPS

- Barber
- electronics
- Home accessories
- Toy shop
- Specialty store



OFFICES COMPONENT

Interior

Unique 3 entrances and corridors grant premium exposure to each business, and superior interior flooring, lighting and wall finishes



COMMUNITY CENTER





CONTEMPORARY STYLE

CEILING:

- Gypsum Board Ceiling.
- Gypsum Board Tiles 600x600 mm.
- Acrylic Painting – Light Colors “White, Grey or Beige”

WALLS:

- Glass Partitions 10mm Thick.
- Acrylic Painting – Light Colors “White, Grey or Beige”
- Acrylic Painting – Dark Colors – One wall in each space.

FLOORING:

- HDF Flooring – Europe Made – 8 mm Thick - HDF Skirting – Europe Made – 10 cm Height

LIGHTING, POWER & LOW CURRENT

- Led Panels 600x600 mm.
- Bticino Power Sockets.
- Bticino Low Current Sockets

FIRE FIGHTING:

- Fire Alarm Fixtures - Sprinklers.



PROJECT FACILITIES

- Fire Control for hazardous situation identification
- Air Quality and Temperature Management
- Occupancy Sensors for work environment utilization
- Video Surveillance for integrated security
- Security Access
- Generator to ensure uncut electricity supply
- Automatic ID Gate
- 24/7 CCTV Cameras
- Canine units in parking inspection areas
- 24/7 Security personnel on all building entrances



PROJECT FACILITIES

- Sprinkler systems covering 100 % of properties according to the American National Fire Protection Association (NFPA)
- Technical Support 24/7
- Care Service
- Maintenance Service
- Office Barista
- Common toilets Each floor
- Under Ground parking up to 200 Parking spot
- Central AC

