

1-NINETY

واحد شارع التسعين

T H E P I N N A C L E O F 9 0 T H S T R E E T

The shining pinnacle of 90th road is rising at its gates, a monument to the definition of opulence. We are honoured to present 1-NINETY, a mixed-used development by Landmark Sabbour.



1-NINETY

One of the first branded residential neighborhoods in Egypt, a state of the art office complex designed for only the most prestigious organizations, an unparalleled variety of shopping destinations while introducing them to the next generation of casual and fine dining experiences, a sprawling green park thriving with a selection of native flora. A lavish haven for our most illustrious guests captivating with exceptional comfort standards & one of the first branded residential neighborhoods in Egypt.

A STATE OF ART

The state of the art commercial office complex is designed for distinguished tenants with productivity and dynamism in mind. Building lobbies feature a luxurious entrance lounge, and a concierge-grade front desk service.

Ergonomically developed using the latest spatial innovation, the complex buildings are energy efficient and smart offering tenants and guests direct engagement. Employees will be spoiled with a range of tier amenities including a gym, emergency clinic, indoor and outdoor F&B options, an entertainment area, and a jogging track.



ABOUT THE PROJECT



ARCHITECTURE STYLE



1-NINETY

I D E A L L Y L O C A T E D

Cairo
Festival
City

Orouba Axis

Ring Road

N Teseen

Al Mosheer Tantawy Axis

S Teseen

S Teseen



Ring Road

Al Amal

MASTER PLAN



PLAN DISTRIBUTION

CLEAR FRAMEWORK & CENTRAL ATTRACTION

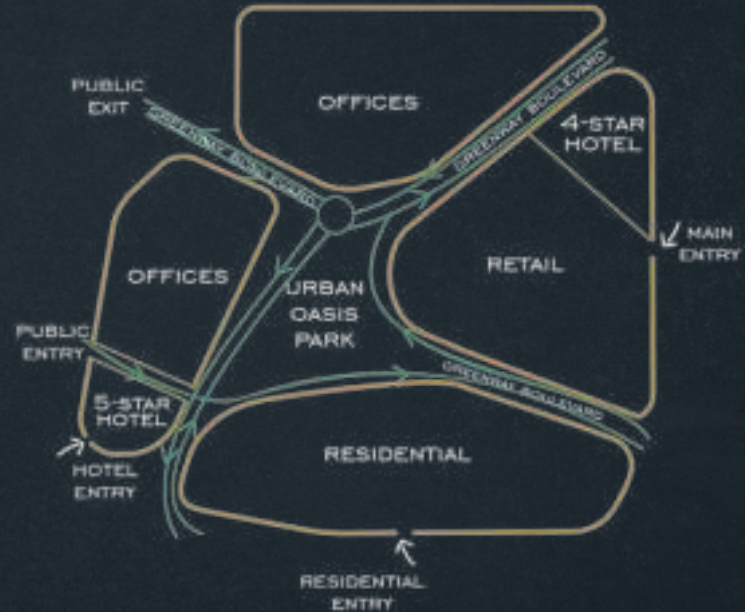
1 NINETY's network of walkable boulevards, rich with attractive verdure, connect the different neighborhoods seamlessly and efficiently to meet at the heart of the development in the Urban Oasis Plaza. With charming elements such as water features and landscape attractions, the Plaza will be a delightful rendezvous for guests and residents to relax and enjoy themselves.

PEDESTRIAN-CENTRIC ROAD SYSTEM

1 NINETY's remarkable location was determined through the careful analysis of the location's accessibility, visibility, and the requirements of its community. Within the development, lush greenway boulevards act as natural separators between each neighborhood, outlining the parameters of each section without imposing on the aesthetic.

RATIONAL PROGRAM DISTRIBUTION

The common spaces at the center of 1 NINETY, the Urban Oasis Park where the paths from different neighborhoods intersect, will feature shared attractions that all members of the community can enjoy as well.





1-NINETY SPACES

- Offices
- Retail
- Urban Park
- Hotels
- Hotel Apartments



OFFICE PARK

1-NINETY
OFFICES

1 OFFICES

Building specifications also include fibre-optic internet, high speed heavy duty elevators, certified fire protection, an electric car charging station and more. Reflecting the utmost professionalism reserved only for the most prestigious of enterprises, 1 NINETY office spaces offer modern, stimulating work experiences for teams looking to disrupt industries and build empires.

1 OFFICES



OFFICE PARK FACILITIES

- Luxurious lounge & front desk service
- VIP meeting room (Fully Equipped)
- Smart interactive building
- Building Management system
- Green Buildings
- CCTV Systems
- Entertainment room
- F&B indoor & outdoor
- Gym
- Electric car charging stations
- Emergency clinic
- Jogging track
- ATM center
- Visitors parking
- Backup generators
- High Speed Quality & Capacity elevator with service elevator
- Prayer room & ablution room
- Storage Areas
- Fiber optics cables
- Fire Protection (Meets NFPA Codes)
- Facility Management



RETAIL MALL

1-NINETY
RETAIL

1 RETAIL



Only the most covetable luxury brands will exhibit their future flagships at 1-NINETY. The retail mall offers the 1-NINETY community an unparalleled variety of shopping destinations while introducing them to the next generation of casual and fine dining experiences. Complementing the mall is a 4-star business hotel perfect for community guests and visiting professionals with its full range of amenities and ideal location at the entrance to New Cairo.



U R B A N P A R K

1-NINETY
U R B A N P A R K

1 URBAN PARK



1 URBAN PARK



A natural eden nestled in the heart of 1 NINETY where the entirety of our development's extravagance congregates. Using specialized permaculture techniques, the park includes a unique collection of native flora that complements the development's aesthetic while working towards conserving the natural environment of Egypt. With features such as an amphitheatre to host performing arts, botanical and other specialized gardens, and dedicated picnic and outdoor recreation spaces, the Urban Oasis Park is the shining emerald center of 1 NINETY.

1 URBAN PARK

PERSPECTIVE VIEW

- 1- TERRACED BOTANIC GROVE
- 2- THEMED GARDENS
- 3- AMPHITHEATER SEATING
- 4- PERFORMANCE DECK
- 5- PICNIC GROVE





H O T E L S

1-NINETY
HOTELS



A lavish haven for our most illustrious guests, the 5-Star hotel captivates with exceptional comfort standards. Visitors will enjoy thoughtful amenities and expert hospitality matched with the richly decorated rooms and signature suites. And with direct access to the Urban Oasis Park and Retail Mall via hanging footbridges, the luxury hotel integrates perfectly with 1-NINETY offering guests a unique stay with an expanding range of services and experiences on property.




HOTEL APARTMENTS

1-NINETY
HOTEL APARTMENTS

1 HOTEL APARTMENTS



The residential neighborhood is defined by lush green, native, landscape gardens, full amenities, and direct connection to the 5-Star Hotel as well as the Urban Oasis Park. The architecture reflects local climate, with deep façade and operable shading. Multi-layered terraces with canopy shading offers strong indoor-outdoor experience.



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PROJECT MANAGER

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