



THREE  
SIXTY

BUSINESS &  
LEISURE PARK

WHERE  
EVERYTHING  
IS IN PLACE

RETAIL

OFFICES

CLINICS



LANDMARK  
SABBOUR



**WHERE  
EVERYTHING  
IS IN PLACE**

# ABOUT LANDMARK SABBOUR

Landmark Sabbour is committed to bring extraordinary lifestyles through premium projects that cater to all needs.

Our vision kicked-off in 2011 where we started choosing prime locations and converted them into landmarks.

The ideology behind this plan is to develop master key projects and turned them into iconic designs that set a new par in the real estate market both internally and outside Egypt.

# INTRODUCING THREE SIXTY

The name THREE SIXTY evolved from Landmark Sabbour's vision in creating an environment that is inspired by the three elements it possesses.

The project aims to cater to our variable, kaleidoscopic world by creating a multi-use project that would have **Retail, Offices and Clinics** sparing not a single option when it comes to providing the THREE SIXTY experience.

## WHERE EVERYTHING IS IN PLACE









# PROJECT LOCATION

Approximately 42KM from Central Cairo, directly East, in New Cairo City, The project is directly located on Mohamed Bin Zayed Axis in the heart of renowned Golden Square and surrounded by top-notch residential compounds.

Three Sixty is strategically positioned to reach the New Capital and 5th Settlement easily.

## Location Benefits

50 MINS

Central Cairo

10 MINS

New Capital

32 MINS

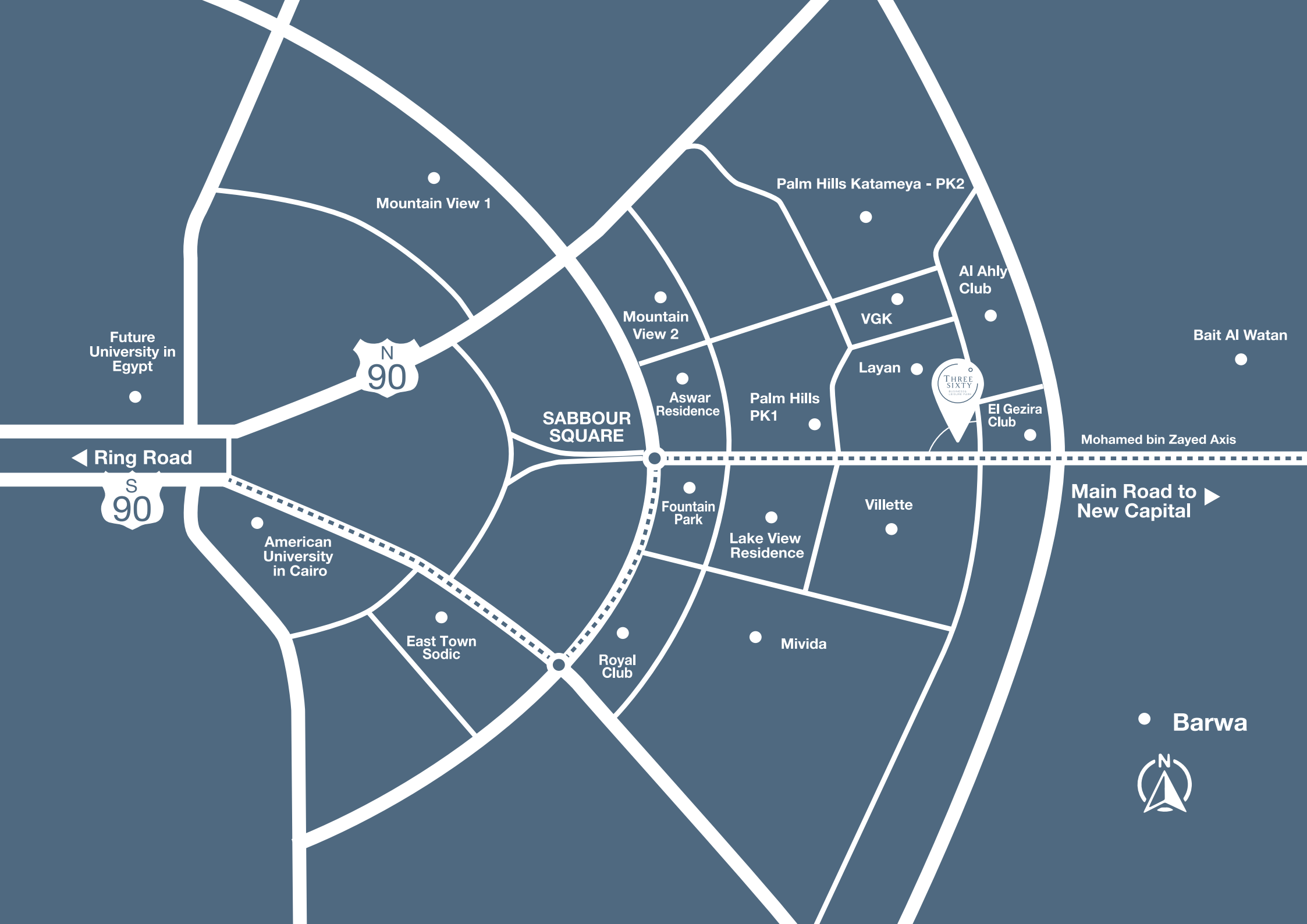
Cairo International Airport

15 MINS

Downtown Mall

5 MINS

AUC



Future University in Egypt

Mountain View 1

Palm Hills Katameya - PK2

Al Ahly Club

Bait Al Watan

N  
90

Mountain View 2

VGK

Layan



El Gezira Club

SABBOUR SQUARE

Aswar Residence

Palm Hills PK1

Mohamed bin Zayed Axis

◀ Ring Road

S  
90

American University in Cairo

Fountain Park

Lake View Residence

Villette

Main Road to New Capital ▶

East Town Sodic

Royal Club

Mivida

• Barwa





# PARTNERS OF SUCCESS

**Project Architects and  
Master Plan by:**

**Gensler**

Gensler is widely recognized as the world's leading collaborative design firm, not just the largest.

The focus of Gensler leadership is on serving their clients effectively wherever they need their services.

Gensler one-firm firm ethos saves time, cuts costs, and delivers innovation.

They offer the design industry's deepest bench of expertise, matched with experience gained by working with their clients across the global economy. They bring that broad knowledge To bear on every project and location where they work.



## Retail Consultant and Tenant Mix by:



Across the Middle East and Africa (MEA) JLL is a leading player in the real estate and hospitality services markets.

The firm has worked in 35 countries across the region and employs over 800 internationally qualified professionals across its offices in Dubai, Abu Dhabi, Riyadh, Jeddah, Al Khobar, Cairo, Casablanca and Johannesburg.

[www.jll-mena.com](http://www.jll-mena.com)

# MASTER PLAN

Mindfully executed and passionately put together, the master plan has been designed with an extensive attention to detail when it comes to the customers' needs. It has been expertly designed in order to strategically provide the proper mix of **retail, offices and clinics**. All buildings are faced with views of sprawling landscapes. We have different experience that brings everything in one place.







# PROJECT FEATURES

We planned a lively environment that would accommodate all customer needs in one place. Our project aims to cater to our dynamic, ever changing world by creating this multi-use project that would have everything - giving you a full-fledged experience.







THREE  
SIXTY

RETAIL


# THREE SIXTY

RETAIL

Three Sixty offers a dynamic experience of retail shops, anchors, F&B and services. Take your place at THREE SIXTY, the perfect spot for your retail business to thrive.







Having your retail shop in a place that gathers residents, workers and visitors will result in different lifestyles that will cause dozens to flock around your shop at different times of the day with a guaranteed daily traffic with different clientele and age groups in a range of 14 to 16 hours per day.

# RETAIL AND ENTERTAINMENT LIFESTYLE

## SHOPS

General Fashion  
Accessories  
Jewelry and Watches  
Optical  
Toys & Gadgets

## SERVICES

Banks  
Electronics  
Home Furnishing  
Mobile Accessories  
Pharmacies  
Telecom  
Day Care  
Beauty Salon  
Car Showroom

## F&B

Casual Dining  
Cafes  
Eateries & Lounges  
Fine Dining  
Grab and Go

## ANCHORS

Cinema  
Supermarket  
Family Entertainment Center  
Gym



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OFFICES



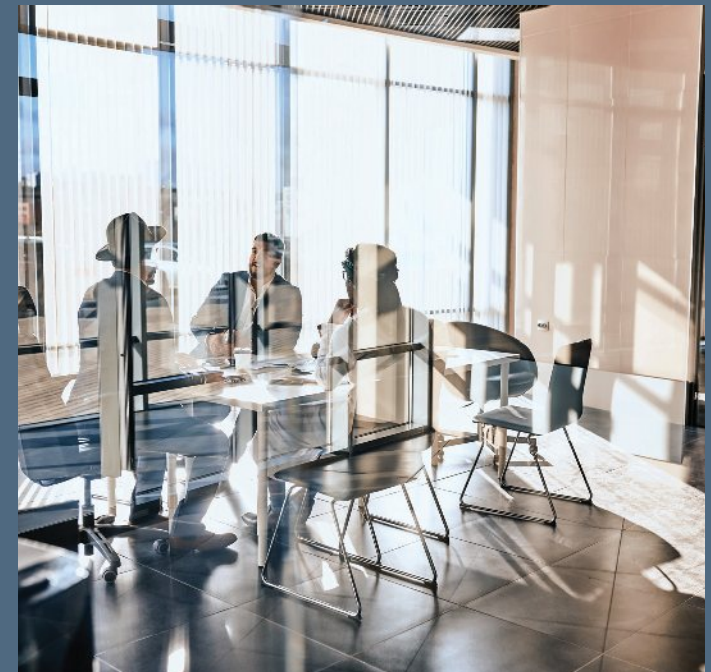




# THREE SIXTY

OFFICES

Our office spaces are designed to optimize productivity and ease of mind; from extravagant facades to ultramodern hallways and offices. The full facility is serviced with housekeeping and a state of the art security system catering to your safety and welfare.





A blurred office scene featuring a laptop, a coffee cup, and a smartphone on a desk. The image is overlaid with a semi-transparent blue filter.

**OFFICES  
INTERNAL  
SPECIFICS**

# ERGONOMIC PRINCIPLES

- Maximizing Usability of Space
- Raised Floor Installation
- High Speed Fiber Optic Wiring
- External Power Sources + Backup Generators, Automatic Transfer Systems (ATS) and Availability to Install UPS System
- High Quality Elevators

# PRODUCTIVITY AND ENVIRONMENTAL STANDARDS

- Heating Ventilation and Air Conditioning (HVAC) Running with Natural Gas
- The Building Management System (BMS) with the Power Saving Program (PSP)
  - Special Needs Friendly
  - LED Lighting, Solar Energy and Motion Sensors - Smart Interactive Building
  - Garbage Collecting and Recycling Agreement

# FACILITY MANAGEMENT

- Housekeeping Services
- Regular Maintenance for Electromechanical Machinery
- Landscaping

# SECURITY AND SAFETY

- Glass Standard (U Value 1.7) with 3M Safety Glass Breakage Protection.
- 24 Hours, 7 Days Security Services - Access Control System
- CCTV System
- Fire Fighting System NFPA Codes (National Fire Alarm and Signaling Code)
- Fire Alarm System LPCB Certified (Loss Prevention Certification Board)



THREE  
SIXTY

CLINICS







# THREE SIXTY

CLINICS

Three Sixty offers different types of clinics that provide customers with the healthcare services required day and night. Our high standard medical facility includes an array of polyclinics, specialized centers, radiology centers and laboratories; all of which are architecturally designed to offer maximum comfort and ensure the best quality of medical services.





## TYPES

Polyclinics  
Specialized Centers  
Radiology Centers  
Laboratories

## SPACES

Starting from 40 Square meters.  
One Bathroom  
Waiting Area (scaled to each clinic's space.)

## FACILITIES

CCTV  
BMS  
Access Control  
Parking Spaces (accommodating up to 1,400 cars)











| FROM LOCATIONS TO LANDMARKS |

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