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# ABOUT TTD



A boutique developer making its mark and impression on Egypt's real estate market. We hold nearly 300,000M2 of area across our three mixed-use projects. Our shareholders have decades of industry experience. We capitalize on this deep knowledge and mastery as we step forward into the future of high-end experiences in New Cairo, and beyond.

Our fresh approach is what sets us apart and what made our entry to the market significant. Our forward thinking helps us make the best out of emerging trends and even starting our own. We appreciate the importance of belonging and community, and we provide our clients with the sought-after experience.

VALUES



INTEGRITY

**We prioritize honesty and transparency in all our dealings with tenants, customers, and partners.**

Our commitment to ethical business practices builds trust within our community. We are developing and merging the finest qualities to perfectly describe our work culture, which will later be reflected on our image to the outside world.



## **We continuously seek creative solutions**

**to enhance the shopping experience, promote sustainable practices, and adapt to changing market trends. Innovation drives our growth and competitiveness, with meticulous planning and unmistakable design.**

# We take our role in the community seriously

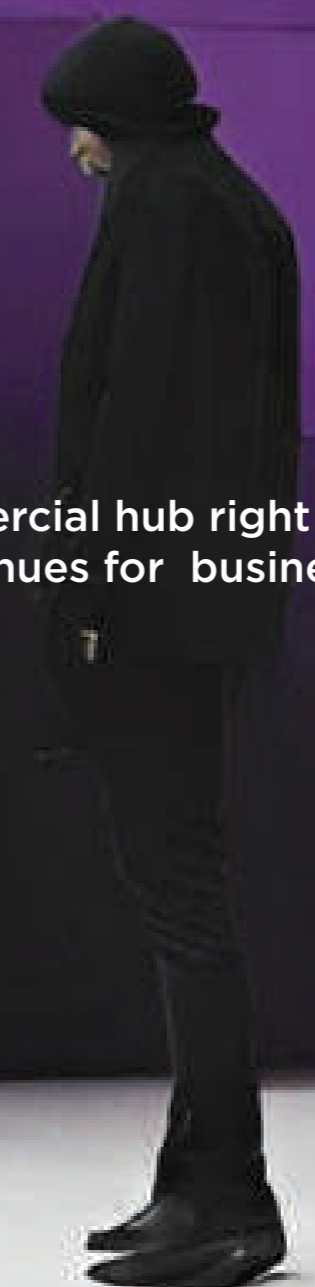
striving to minimize our environmental footprint, support local businesses, and contribute positively to the neighborhoods we serve. Responsibility guides our decisions and actions.



WELCOME TO T.



A mixed-use commercial hub right in the heart of it all, "T" comprises of the perfect venues for business facilities, and entertainment.





Set to perfect everything it touches, "T" is setting the standards high up with its lavish ways, creating the perfect stroll, work or business venue, breakfast or dining ambiances, and much more.





“T” is determined to curate the perfect atmosphere for whichever mode you’re about to enter, be it work or leisure modes.

# THE T. EXPERIENCE

Step into «T» and immerse yourself in a world of perfection, where convenience, elegance, and functionality converge.





Whether you are a business owner seeking an ideal space or a visitor looking for exceptional services, «T» promises an experience that exceeds expectations and sets new standards of excellence, and this revelation starts now.

OUR PARTNERS





An extraordinary destination that embodies the essence of perfection. The strip mall that is designed by the renowned architect Raef Fahmy. «T» is a testament that reflects meticulous craftsmanship, offering a seamless blend of functionality, elegance, and convenience. With its prime location in New Cairo, and it's impressive range of facilities, «T» provides a peerless experience for tenants and visitors. The mall is nestled in a vibrant and livable location, with main roads and residential areas all around, and built on the last available piece of land in this particular area, marking the magnitude of T and the added value it is bringing to the table.

 **raeffahmi.**  
**architects**  
© 2020



Attracting the like-minded, we have worked with Savills to ensure the absolute best tenant mix that will thrive and derive the smoothest experience. It's the science of blending our energies and philosophies with the tenant that will make a home out of T. Taking pride in allowing room for innovation, with the help of Savills, we're about to embark on a journey, with comfort, elegance, and diligence in mind, to bring about absolute joy and a cutting-edge experience for years to come.

savills

LOCATION





# PERFECTLY TO THE T.

**10 MINUTES**

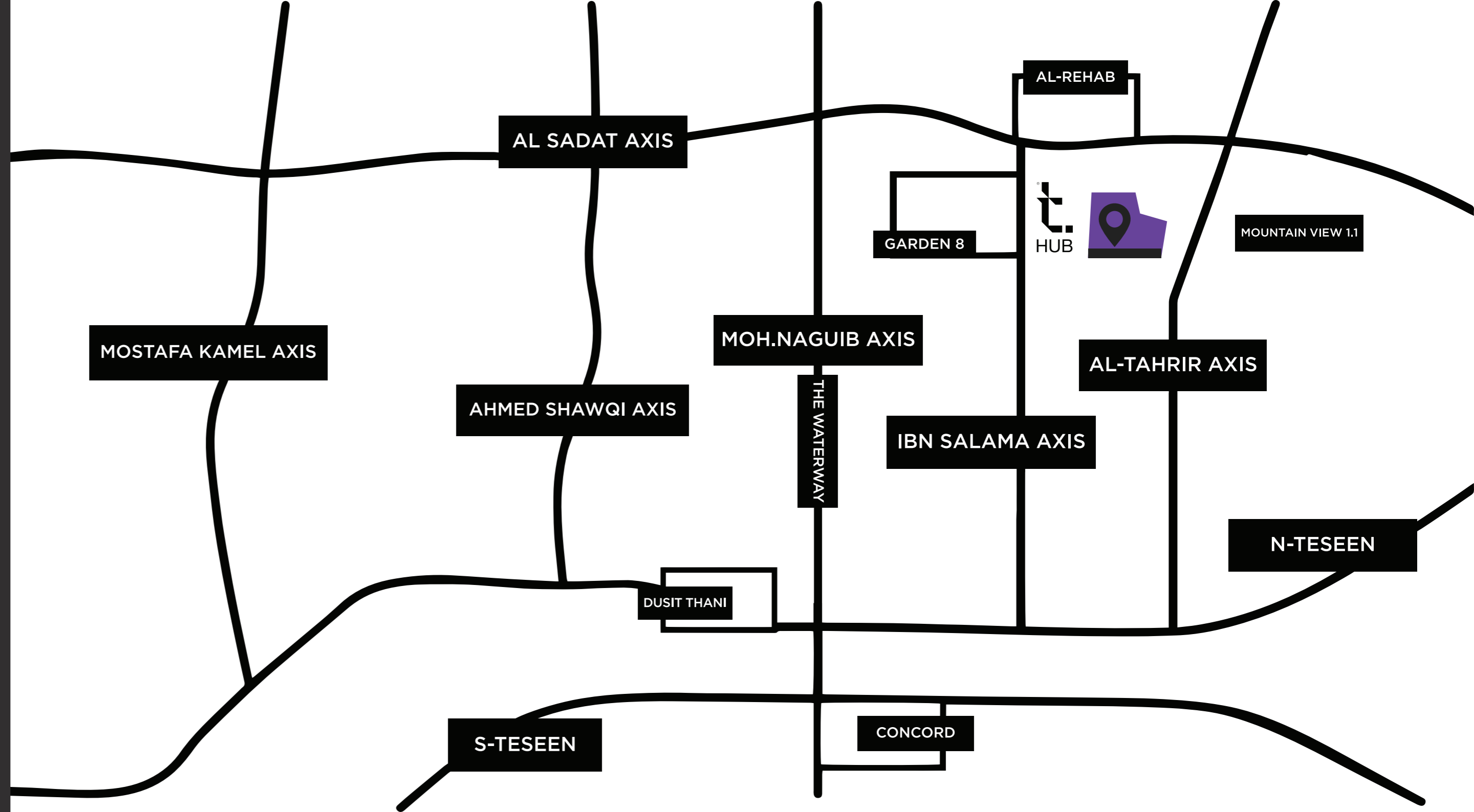
From 90 street

**25 MINUTES**

From Cairo airport

**30 MINUTES**

From New Administrative Capital



MASTERPLAN





How satisfying is it to be accurate.  
To look at the time and find it to be accurate to the 0 minute.  
To arrive at a location with a precise direction.  
To find a parking spot at exactly the place you're dropping off.  
To find the precise taste, smell, or sound you're looking for.  
To this moment, we stand still, enjoying every bit of it, perfectly done, exactly right and with no flaws. Some may say "down to the T", or "Crossing one's T's".  
"T" reflects great attention to details, accuracy and perfection in all aspects, which is all what we aspire to offer.

# WHAT INSPIRED T.



GET TO  
KNOW T.



# GET TO KNOW T.

You ought to know the facilities embedded within “T” as you’re about to embark on a journey of perfection being drawn down to the ‘T’!  
The escapade begins as you start to visualize your business flourishing, given all the information you need to bring about the “T” experience, and the liveliness that surrounds it.





# THE AREA

Spread across an expansive area, «T» boasts a Floor Plan (FP) of 3300 Square Feet and a Built-Up Area (BUA) of 9900 Square Feet. This generous space ensures ample room for an array of businesses to flourish and thrive.

# BUILDINGS

Comprising six awe-worthy buildings, «T» creates a vibrant and dynamic atmosphere. Each building is thoughtfully designed to blend seamlessly with the surrounding environment, presenting a cohesive and captivating architectural ensemble.







# FLOORS

With two basements, a ground floor, and three additional floors, «T» offers a diverse range of spaces to cater to various business needs. The ground floor is dedicated to commercial activities, while the first to third floors accommodate administrative offices, providing a harmonious setting for tenants.

# ENTRANCES

At «T», convenience and accessibility are paramount. With six strategically located entrances throughout the premises, tenants and visitors can effortlessly navigate the strip mall, ensuring a seamless and hassle-free experience for all.





# ELEVATORS

Recognizing the significance of efficient vertical transportation, «Т» Strip Mall is equipped with six high-speed elevators. These elevators ensure swift access to different floors, enhancing the overall convenience and ease of movement for tenants and visitors.

# OFFICES

Designed to cater to a thriving business community, «T» offers a total of 132 offices spread across three administrative floors. With 44 offices per floor, tenants can enjoy a professional and productive environment that fosters creativity and collaboration.



WHAT T. HAS  
TO OFFER





# ROOF AREA

Embracing the importance of community and relaxation, «T» features a thoughtfully designed roof area. This space provides enchanting seating areas, offering tenants and employees an ideal spot to unwind, socialize, or enjoy a refreshing coffee break. It's the perfect spot to take in the panoramic views and find solace amidst a bustling environment.

# ACCESS CONTROL SYSTEM

Maintaining a secure and controlled environment is of great importance. «T» is equipped with an advanced access control system, offering authorized access to designated areas. This system enhances overall security, ensuring a safe and protected environment for all.





# CAR PARKING SYSTEM

Finding and managing parking spaces is effortless at «T». Our modern car parking system utilizes advanced technology to facilitate the parking process, ensuring a smooth and hassle-free experience for all visitors. Enjoy the convenience of a well-organized parking system that enhances your overall experience.



# BASEMENT PARKING

Parking has never been easier! With two spacious basements exclusively dedicated to parking, tenants and visitors can rest assured knowing their vehicles are secure and readily accessible. "T" offers convenient, ample parking spaces just steps away from your destination.





# FIRE ALARM SYSTEM

Safety is a top priority at «T». To ensure a secure environment, a state-of-the-art fire alarm system is integrated throughout the premises. This cutting-edge system provides early detection and prompt response in case of emergencies, guaranteeing the utmost safety for tenants and visitors.

# STORAGE FACILITIES

Understanding diverse storage needs, «T» provides dedicated storage spaces in the basements. These secure areas offer tenants vast room to store inventory, supplies, or additional equipment, ensuring a clutter-free and efficient workspace.



# FLOOR PLANS





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# BUILDING TYPE (C & D)

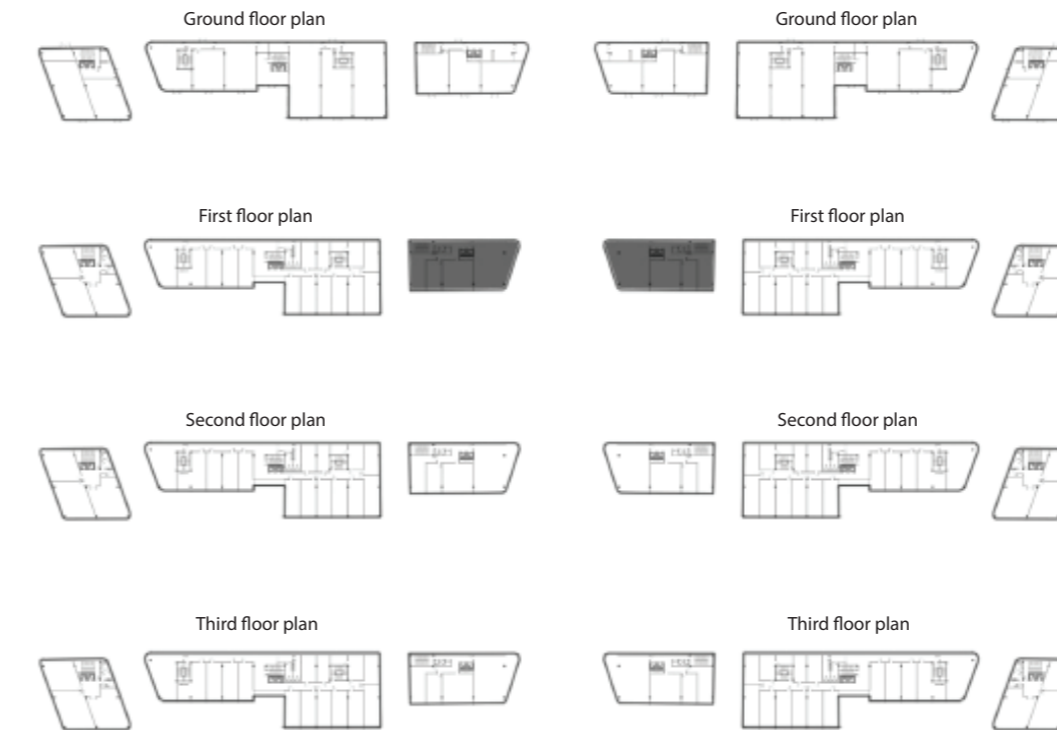


# BUILDING C & D



# 1ST FLOOR PLAN

## BUILDING D



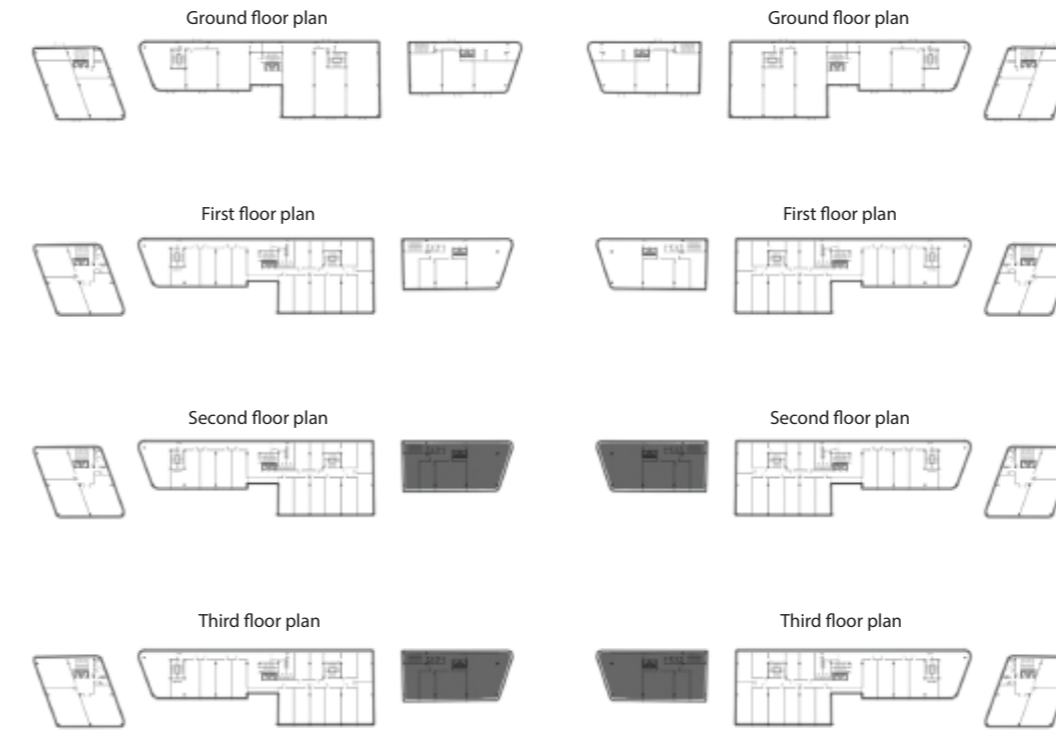
OFFICE	DIMENSIONS	AREAS
D-101	4.33m x 10.63m	79m <sup>2</sup>
D-102	4.35m x 8.58m	56m <sup>2</sup>
D-103	8.50m x 8.58m	109m <sup>2</sup>
D-104	10.32m x 13.62m	217m <sup>2</sup>

\* DISCLAIMER: ALL MATERIALS, DIMENSIONS AND DRAWINGS ARE APPROXIMATE. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. DRAWINGS ARE NOT TO SCALE AND ACTUAL USABLE FLOOR SPACES MAY VARY FROM THE SCALE FLOOR PLANS. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS TO THE FLOOR PLANS

# BUILDING C & D



## 2ND & 3RD FLOOR PLAN



### BUILDING D

OFFICE	DIMENSIONS	AREAS
D-201	4.33m x 10.63m	78m <sup>2</sup>
D-202	4.35m x 8.58m	54m <sup>2</sup>
D-203	8.50m x 8.58m	107m <sup>2</sup>
D-204	10.32m x 13.62m	216m <sup>2</sup>



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# BUILDING TYPE (B & E)



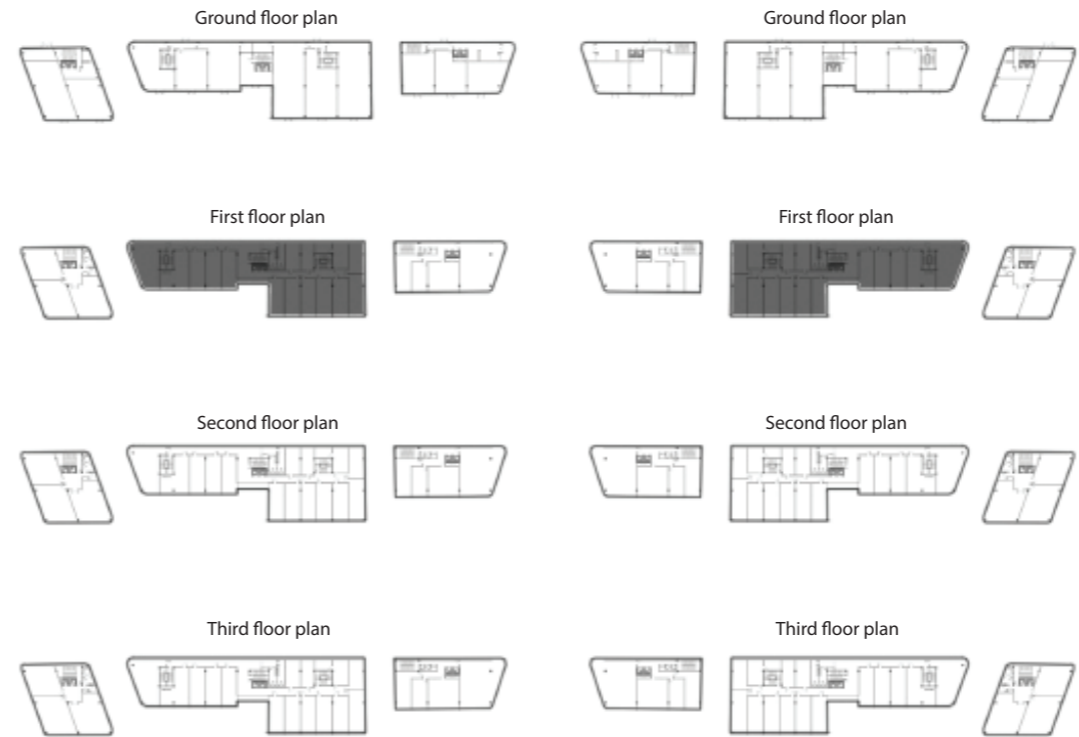
# BUILDING B & E



# 1ST FLOOR PLAN

## BUILDING E

OFFICE	DIMENSIONS	AREAS
E-101	7.40m x 12.82m	141m <sup>2</sup>
E-102	8.10m x 10.83m	101m <sup>2</sup>
E-103	4.20m x 10.83m	68m <sup>2</sup>
E-104	4.30m x 10.83m	69m <sup>2</sup>
E-105	4.38m x 10.83m	70m <sup>2</sup>
E-106	4.32m x 10.64m	70m <sup>2</sup>
E-107	4.35m x 10.64m	69m <sup>2</sup>
E-108	4.20m x 10.64m	67m <sup>2</sup>
E-109	4.30m x 10.64m	68m <sup>2</sup>
E-110	4.30m x 10.64m	68m <sup>2</sup>
E-111	4.38m x 11.94m	79m <sup>2</sup>
E-112	4.38m x 8.23m	54m <sup>2</sup>
E-113	6.93m x 9.11m	68m <sup>2</sup>
E-114	3.68m x 7.54m	43m <sup>2</sup>
E-115	4.20m x 7.54m	48.5m <sup>2</sup>

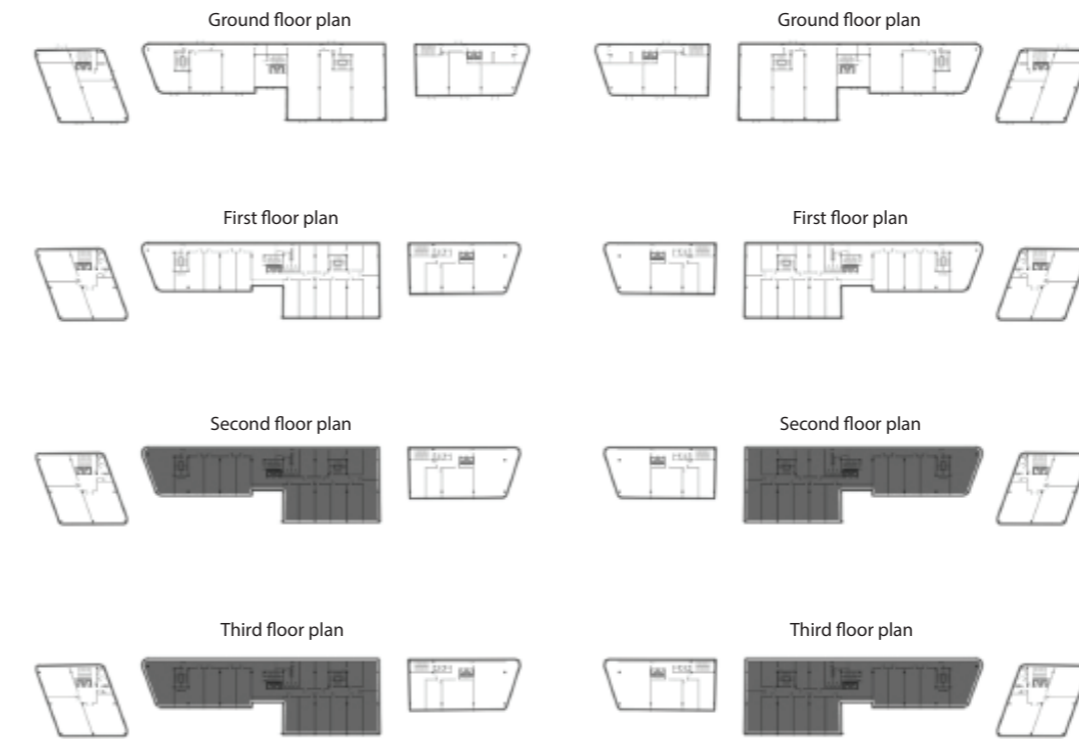


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# BUILDING B & E



## 2ND & 3RD FLOOR PLAN



### BUILDING E

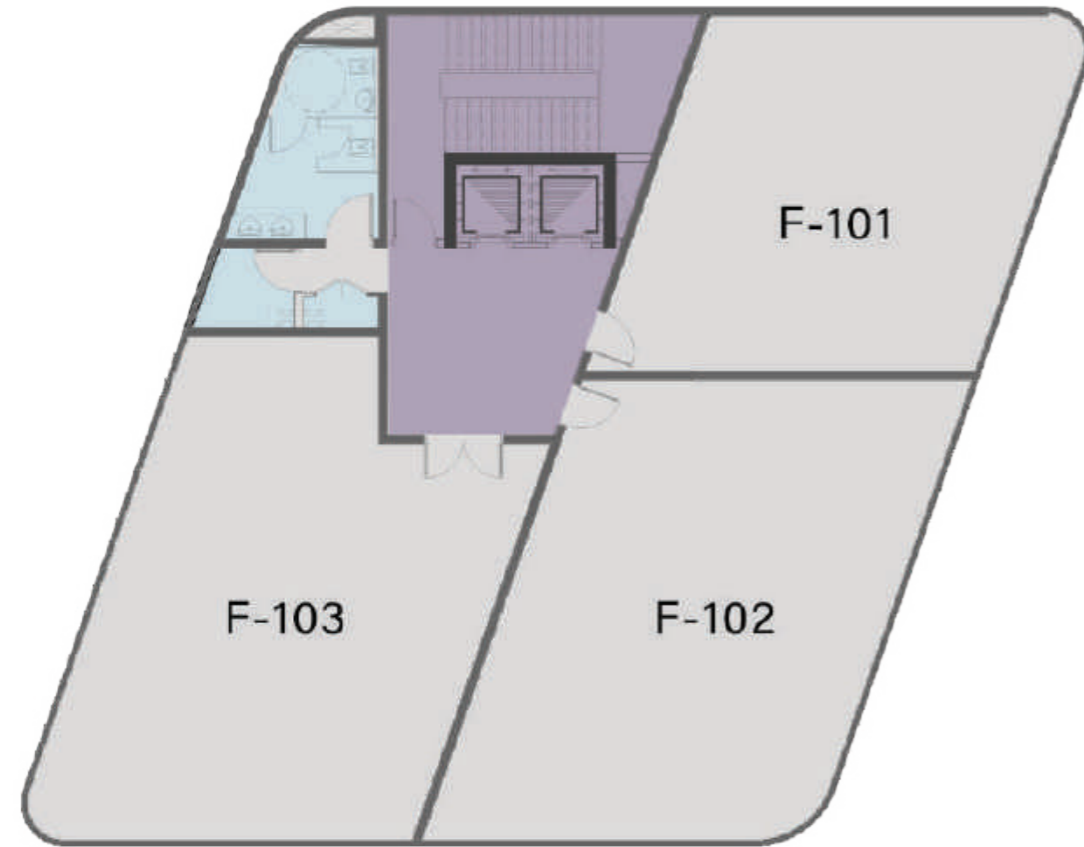
OFFICE	DIMENSIONS	AREAS
E-201	7.40m x 12.82m	140m <sup>2</sup>
E-202	8.10m x 10.83m	100m <sup>2</sup>
E-203	4.20m x 10.83m	67m <sup>2</sup>
E-204	4.30m x 10.83m	69m <sup>2</sup>
E-205	4.38m x 10.83m	69m <sup>2</sup>
E-206	4.32m x 10.64m	69m <sup>2</sup>
E-207	4.35m x 10.64m	68m <sup>2</sup>
E-208	4.20m x 10.64m	66m <sup>2</sup>
E-209	4.30m x 10.64m	68m <sup>2</sup>
E-210	4.30m x 10.64m	67m <sup>2</sup>
E-211	4.38m x 11.94m	78m <sup>2</sup>
E-212	4.38m x 8.23m	55m <sup>2</sup>
E-213	6.93m x 9.11m	68m <sup>2</sup>
E-214	3.68m x 7.54m	43m <sup>2</sup>
E-215	4.20m x 7.54m	49m <sup>2</sup>

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# BUILDING TYPE (A & F)

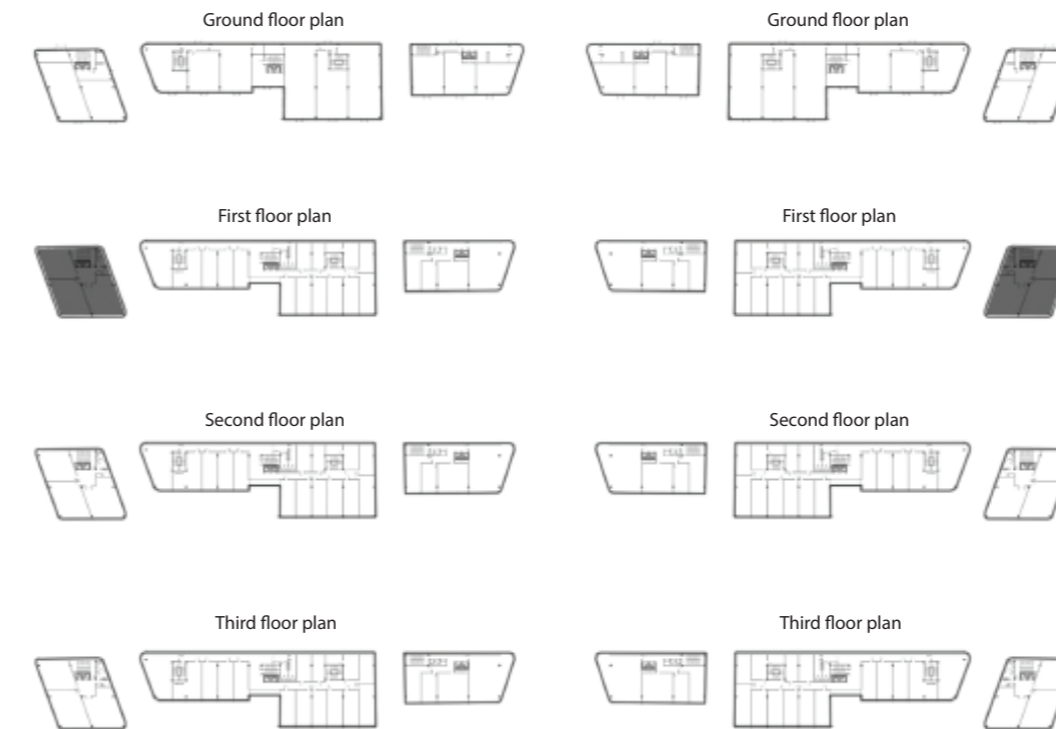


# BUILDING A & F



# 1ST FLOOR PLAN

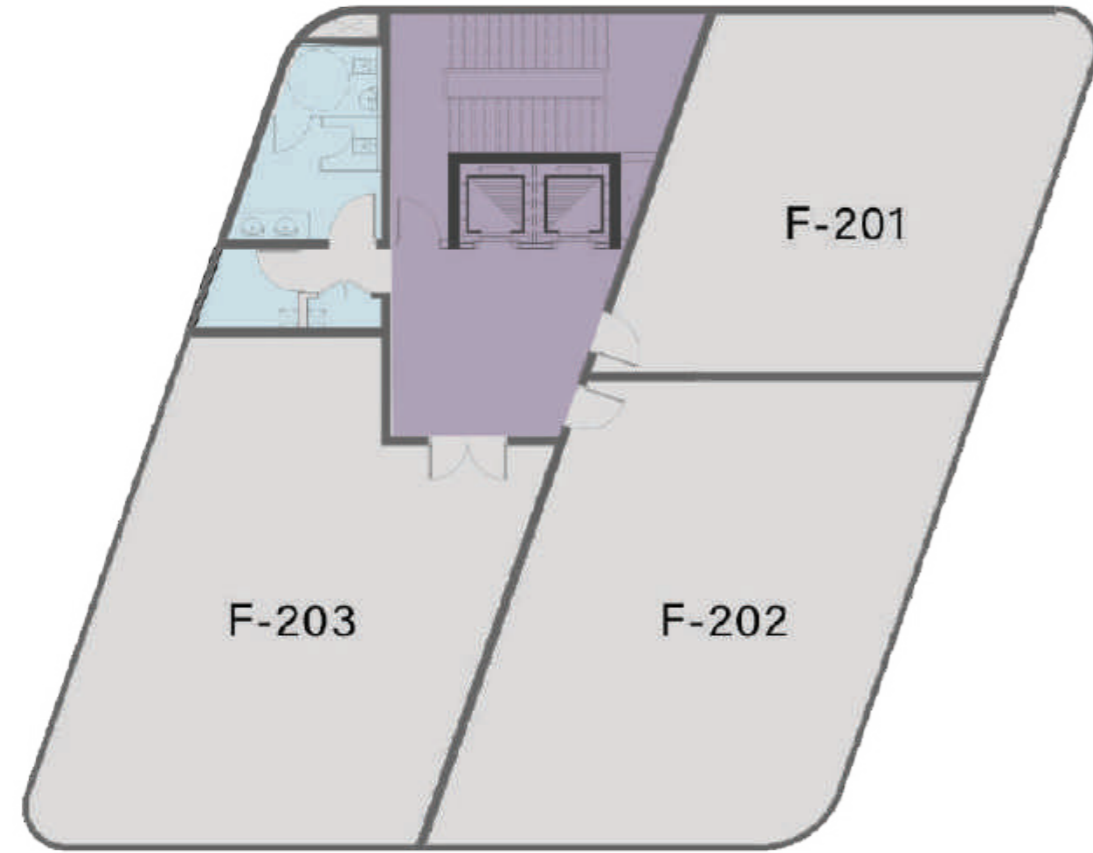
## BUILDING F



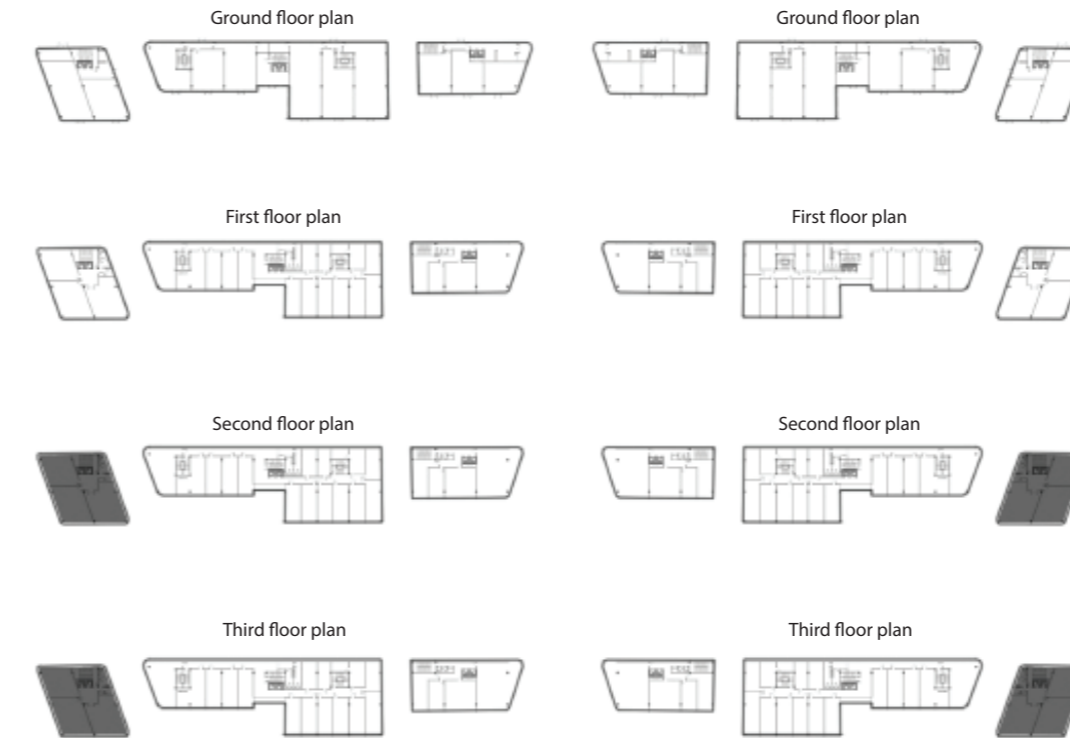
OFFICE	DIMENSIONS	AREAS
F-101	8.80m x9.06m	114m2
F-102	9.06m x11.30m	144m2
F-103	9.31m x 12.38m	147m2

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# BUILDING A & F



## 2ND & 3RD FLOOR PLAN



### BUILDING F

OFFICE	DIMENSIONS	AREAS
F-201	8.80m x9.06m	114m <sup>2</sup>
F-202	9.06m x11.30m	142m <sup>2</sup>
F-203	9.31m x 12.38m	145m <sup>2</sup>

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