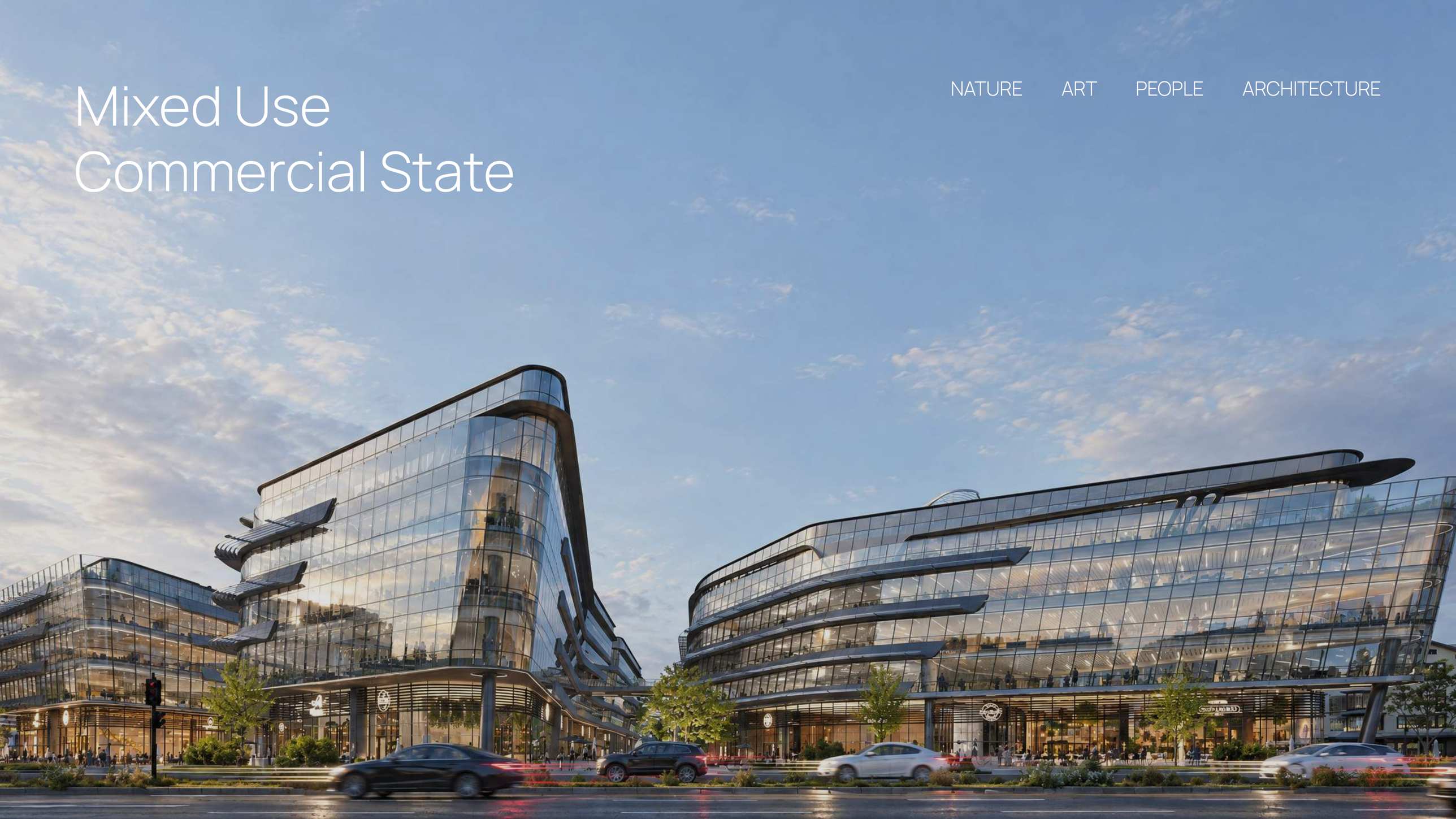
by MAIN MARKS

MORAY

BESPOKE EXPERIENCES

Mixed Use
Commercial State

NATURE ART PEOPLE ARCHITECTURE



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MAIN MARKS

SPACES THAT SPEAK / TO THE SOUL

A LEGACY OF EXCELLENCE

Main Marks Developments emerges as a distinguished force in Egypt's real estate landscape, drawing inspiration from the pioneering spirit of the UAE.

Owned by a formidable alliance of strategic partners, including the reputable Emirati entity Rawabi Al Ain General Contracting and Real Estate, alongside WEALTH Real Estate Developments, HTD Properties, and El Hayah Construction and Development, Main Marks embody over 40 years of combined industry expertise.

This powerful collective, led by visionary figures with a shared profound commitment to integrating rich Emirati and Egyptian cultures with groundbreaking sustainability and unparalleled luxury.

Renowned for impeccable taste and adherence to the highest global standards, Main Marks curates prime locations, delivering a portfolio of opulent projects that epitomize class and enduring value.



MAIN MARKS UNITES EMIRATI PRECISION AND EGYPTIAN HERITAGE TO CREATE TIMELESS DESTINATIONS OF LUXURY AND VALUE.



MARKED BY DISTINCTION

Initiating the future's pace, today, Main Marks goes beyond the conventional, embodying the spirit of a true boutique developer.

Our vision is all about being anchored through our different marks by distinction, where our role doesn't end by merely offering new structures; it is to shape personalized experiences, within environments where every detail reflects our commitment to unfathomed quality over mere scale.

When it comes to our marks, we selectively place them in premium locations, transforming them into exclusive, thriving ecosystems designed for those who discern true value.





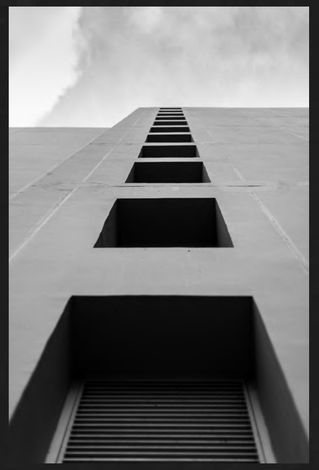
OUR PHILOSOPHY

At our core, Main Marks is powered by four foundational pillars: a deep reverence for Nature, an unapologetic embrace of cutting-edge Art, the cultivation of a balanced Community, and the constant pursuit of unparalleled Architecture.

These are the guiding principles that define every Main Marks signature, building spaces where life doesn't just happen—it truly elevates.

Nature	SUSTAINABLE HARMONY WITH THE ENVIRONMENT
Art	BOLD CREATIVITY IN EVERY DETAIL
People	BALANCED, PEOPLE-CENTERED DESIGN
Architecture	TIMELESS INNOVATION BUILT FOR THE FUTURE





ROOTED IN NATURE, SHAPED BY ART, BUILT FOR COMMUNITY, AND DEFINED BY TIMELESS ARCHITECTURE.

MORAY

/ 1st MARK OF—— DISTINCTION

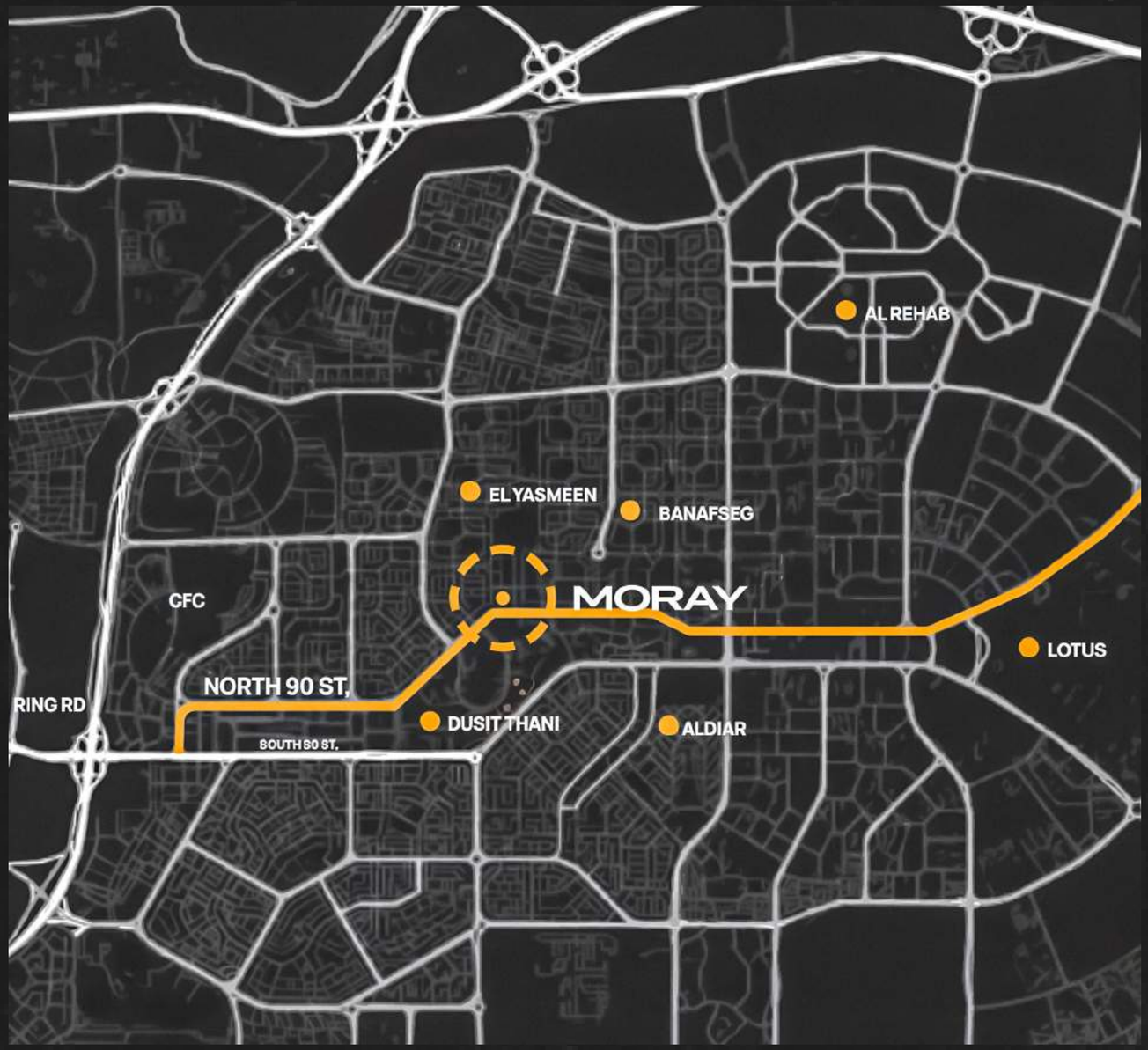
/ LOCATION

MORAY STANDS AT NEW CAIRO'S CORE, WHERE CONNECTION, PRESTIGE, AND GROWTH UNITE ON NORTH 90Th STREET.

NEW CAIRO. Your Life in ONE Singular Place! Moray stands at the indisputable heart of Egypt's commercial dynamism, strategically positioned on North 90th Street – the very epicenter of all business activity in the nation.

This isn't merely an address; it's the pulsating core of New Cairo's most distinguished district. Its connectivity ensures easy access to and from major arteries, making it the strategic convergence point for residents, thriving businesses, and commuters alike. As New Cairo solidifies its reputation as the primary destination for investment in Egypt.

Moray's location within this dynamic administrative, and commercial hub guarantees not only significant property value appreciation but also positions it as the definitive pivotal point for innovation, commerce, and future growth.



MORAY X ARC 5 DESIGN STUDIO

Forging ARC 5's Vision, every facet of MORAY's groundbreaking design is born from the visionary minds at ARC 5, where bold concepts are translated into tangible forms. Here, architectural brilliance isn't just imagined—it's realized.

The design concept of MORAY is a poetic manifestation of nature's rhythm. Drawing profound inspiration from organic life forms, the project captures the fluidity, elegance, and adaptive brilliance of the natural world. Just as nature twists, pulses, and flows effortlessly within its environment.

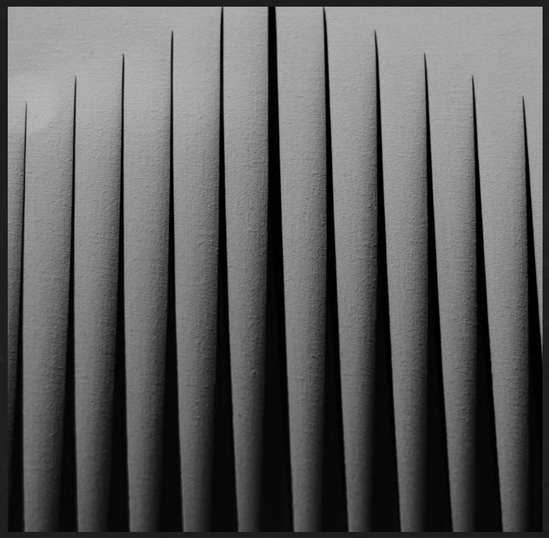
MORAY echoes those same graceful motions—sinuous lines, shimmering surfaces, and dynamic spatial choreography.

ARC 5's design process blurs the boundary between form and function, intertwining artistic expression with architectural necessity. The result is a structure that resonates with resilience, harmony, and organic vitality—a living, breathing space aligned with the future it envisions.

From conceptual renderings to intricate plans, MORAY represents more than architecture; it's a sculpted ecosystem where design is in constant dialogue with life itself.



WHERE FLOWING LINES, ORGANIC HARMONY, AND PURPOSEFUL DESIGN CONVERGE TO CREATE A LIVING RHYTHM OF SPACE AND LIFE.



NATURE
ART
PEOPLE
ARCHITECTURE



A SEAMLESS FLOW OF FORM AND LIGHT THAT BRINGS THE CITY TO LIFE



ARCHITECTURAL BRILLIANCE DESIGNED FOR TOMORROW

Moray's façade is an architectural harmony of luxurious natural stone, expansive glass openings and robust aluminum profiles, creating an open, sophisticated, and commanding presence.

Spanning approximately 17 feddans equivalent to 70,000 SQM, the project is thoughtfully divided into 14 buildings: 2 dedicated to clinics, 8 to administrative offices, and 4 to serviced apartments.

Enhancing its functionality and appeal, Moray also integrates ground-floor and select street-level commercial spaces, forming a fully
Connected mixed-use community.





CONVENIENCE CONNECTIVITY

Transition into Moray's planned environment easily. Its thoughtful layout features 10 entrances, 3 of which are grand gates directly accessible from the main street, North 90th St., Each spanning a remarkable 300 meters to ensure smooth entry and exit.

Additionally, 4 entrances are positioned on the sides and 3 at the rear, enabling seamless access from every direction.

Moray is also masterfully interconnected through bridges between buildings, designed to maintain ease of movement while preserving privacy.

This integrated connectivity enhances the overall experience, creating fluid transitions and a cohesive, walkable environment from the moment you arrive.

ENHANCED MATERIALITY SUSTAINABILITY

MORAY BLENDS SEAMLESS ACCESS, SUSTAINABLE STONE PAVING, AND BALANCED DESIGN FOR OPEN OCEAN VIEWS.

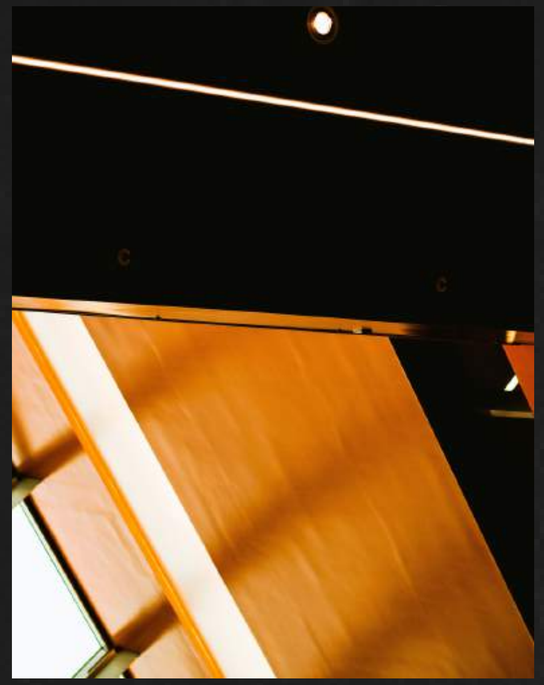
Our commitment to exquisite detail extends to the very ground you walk on. The deliberate choice of natural stone for flooring isn't just about timeless aesthetics; it's a smart, sustainable decision.

Its inherent thermal resistance actively mitigates heat absorption, ensuring a consistently cooler and more comfortable indoor environment by significantly reducing external thermal loads.

This is architecture that breathes, adapts and inspires, built for a progressive future. Beyond aesthetics, our commitment to eco-design is instilled into each corner: from intelligent airflow systems, vivid green rooftops to double-glazed windows, these are not just decorative but accommodating to well-being and sustainability.

Harmonious Proportions Views Experience a profound sense of balance and visual grace within MORAY.





Our architectural design intentionally maintains a 1:1 ratio between each building's height, and its distance from its neighbors. This thoughtful proportion creates an exquisitely harmonious pattern, ensuring an aesthetically pleasing interplay of forms and spaces.

Crucially, this balanced ratio maximizes visual permeability, allowing for unobstructed, breathtaking views, where observers can fully immerse themselves in the surrounding beauty, including glimpses of the majestic ocean.

MASTER PLAN / FLOOR PLANS

/ MASTER PLAN

MASTER PLAN ARCHITECTURAL LEVELS IMMERSE YOURSELF IN THE COMPREHENSIVE VISION OF MORAY.

Our detailed master plan and building levels unveil the intricate design, the intelligent flow, and harmonious integration of every element.

Bringing the future to life, our master plan reveals how each space aligns perfectly with the overarching structure outlined within these sections.

THIS IS YOUR PREVIEW OF TOMORROW.



STREET LEVEL / FLOOR



Retail

Bank

Pharmacy

GROUND / FLOOR



F&B

Retail

Showroom

Pharmacy

FIRST / FLOOR



Admin

Clinics

Showroom

SECOND / FLOOR



Admin

Clinics

THIRD / FLOOR



Admin

Clinics

FOURTH / FLOOR



Admin

Clinics

MASTER PLAN / FLOOR PLANS

SKY LOUNGES

DISCOVER EXQUISITE COVES ABOVE THE BUSTLING CITY WITH OUR EXQUISITELY DESIGNED SKY LOUNGES.

These unique vantage points offer breathtaking views and unparalleled comfort, perfect for inspired contemplation or intimate gatherings.





THE GRAND CENTRAL PLAZA



THE GRAND CENTRAL PLAZA IS MORAY'S VIBRANT HEART—WHERE ELEGANCE MEETS ENERGY, AND EVERY GATHERING BECOMES A LASTING MEMORY.

At the bustling core of MORAY lies our Central Plaza – a masterpiece of refined design envisioned as a dynamic, multifunctional space.

This architectural marvel is selectively planned to accommodate a spectrum of celebrations, events and spontaneous gatherings, easily merging aesthetic beauty with practicality to cater to the diverse needs and interests of our thriving community.

IT'S WHERE MEMORIES ARE MADE AND CONNECTIONS FLOURISH.



INTERACTIVE NIGHT LIGHTING

AS DUSK FALLS, MORAY TRANSFORMS THROUGH ITS INTERACTIVE NIGHT LIGHTING SYSTEM.

This intelligent illumination isn't just about visibility; it's an experience designed to deepen the connection between you and your environment. The lighting adapts and engages, enhancing every interaction and enables a powerful bond with Moray's unique and vibrant atmosphere.

It's an immersive visual symphony that adds another dimension to your journey within the project.

MORAY'S INTERACTIVE NIGHT LIGHTING TURNS EVERY EVENING INTO AN IMMERSIVE, VIBRANT VISUAL EXPERIENCE.



DYNAMIC WAVE

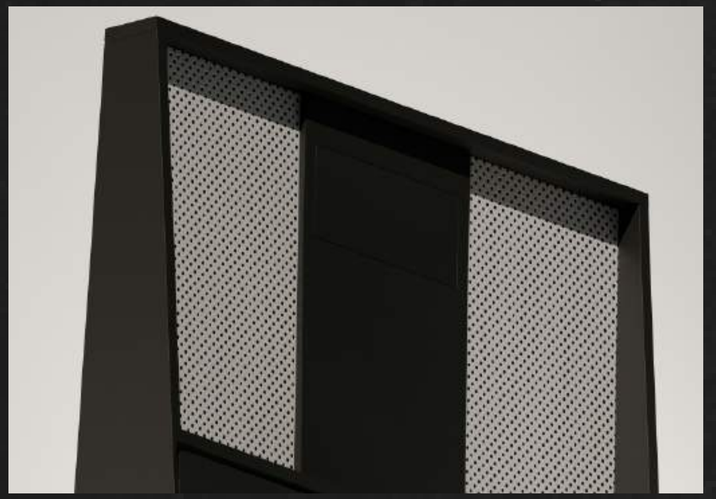
The Pulse of Connection: A Curated Retail Destination. Immerse yourself in Moray's vibrant energy.

Our curated commercial units spanning 43 SQM up to 2,444 SQM, is more than just shopping; it's a dynamic, pedestrian-friendly destination.

Discover an eclectic mix of refined retail, charming cafes, and exquisite dining that transforms every stroll into an experience, fostering organic connections and dynamic urban life.

Here, your business will find its perfect forefront and return on investment, in one central location let Moray be your launchpad to your business' success and the meeting point for visitors that will keep them coming.





MORAY'S COMMERCIAL UNITS A LIVELY, WALKABLE HUB OF SHOPS, CAFÉS, AND DINING—FROM 43 SQM UNITS TO EXPANSIVE 2,444 SQM SPACES—CREATING VIBRANT CONNECTIONS AND STRONG BUSINESS POTENTIAL.

BEYOND SHOPPING
AN URBAN EXPERIENCE

YOUR BRAND AT THE
HEART OF MORAY

STEP INTO A WORLD WHERE SHOPPING, DINING, AND LEISURE COME ALIVE

Moray's retail experience is more than storefronts—it's a vibrant hub of style, flavor, and connection, designed to inspire every visit, and keep people coming back for more.





ASSURED COMFORT CONTROL

Intelligent Living: Seamless Comfort, always. Our advanced Smart Management Systems ensure optimal air quality and precise temperature control, circulating central fresh air, and offering ultra-high-speed internet via fiber optics with seamless wireless services.

With consistent power from robust generators, your productivity and peace of mind are uninterrupted.

Absolute Serenity: Security Without Compromise. Your safety and peace of mind are paramount.

MORAY is fortified with uncompromising security measures, including 24/7 firefighting monitoring, a 100% NFPA compliant sprinkler system, extensive CCTV coverage, comprehensive video surveillance, and highly vigilant security personnel. Rest assured, your well-being within MORAY's exclusive environment is our highest priority, allowing you to thrive with absolute confidence.





MORAY ENSURES SMART COMFORT WITH FRESH AIR, CLIMATE CONTROL, FAST FIBER INTERNET, AND RELIABLE POWER, BACKED BY 24/7 SURVEILLANCE AND NFPA-COMPLIANT FIRE SAFETY FOR TOTAL PEACE OF MIND.

INTERIOR EXPERIENCE

CONNECTED INSPIRING ENVIRONMENTS

Interiors That Connect: Openness & Well-being MORAY's indoor spaces are carefully planned to foster an open, welcoming environment that effortlessly flows into the exterior landscape.

Our design approach is deeply informed by psychological insights, recognizing the profound positive impact of expansive spaces on individual well-being and collective productivity.

We incorporate vast windows, transparent glass walls, and other innovative elements to flood every corner with abundant natural light, creating a continuous visual dialogue with the outdoors. Furthermore, strategically integrated communal spaces.









WORK / HEAL

ADMINISTRATIVE SPACES

Envision your business accelerating within workspaces designed not just for productivity, but for profound impact and growth. From agile studios starting at 42 SQM to expansive corporate headquarters spanning 1,410 SQM, MORAY offers a spectrum of never-ending possibilities.

Each office is a canvas of inspiring interiors and integrated with advanced facilities—including masterful flooring and dedicated building amenities—all crafted to elevate your focus, spark innovation and empower your professional journey.

Designed to suit every work mode, from deep focus to lively collaboration and everything in between, this is where ambition finds its formidable command center.

Rooftops form an immersive experience with co-working spaces, outdoor gyms, meeting rooms, entertainment areas, reading area, and a cafeteria. These are spaces built with wellness and innovation at the forefront.





MORAY DELIVERS VERSATILE WORKSPACES—FROM COMPACT STUDIOS TO LARGE HEADQUARTERS—PAIRED WITH INSPIRING INTERIORS, MODERN AMENITIES, AND ROOFTOP SPACES DESIGNED FOR WELLNESS AND CREATIVITY.



/ MEDICAL SPACES

FOR HEALTHCARE PROFESSIONALS, MORAY PRESENTS A NEW PARADIGM.

Our dedicated clinical spaces, ranging from 41 SQM to 203 SQM, are meticulously designed to provide an atmosphere of modern practice and compassionate care.

With state-of-the-art building facilities and specialized flooring, these accessible spaces offer an optimal setting for vital services, ensuring both practitioner and patient experience comfort and efficiency.

THIS IS WHERE THE ART OF HEALING FINDS ITS STAGE.





MORAY'S MEDICAL CLINICS BRING TOGETHER ADVANCED FACILITIES AND REFINED DESIGN,OFFERING TRUSTED CARE IN A SETTING THAT PRIORITIZES COMFORT, ACCESSIBILITY, AND COMMUNITY WELL-BEING.

ROOFTOP LOUNGE

STEP INTO THE BUSINESS LOUNGE—AN EXCLUSIVE SPACE DESIGNED FOR PRODUCTIVITY AND CONNECTION.

Whether you're preparing for an important meeting, networking with peers, or simply unwinding in style, the lounge blends comfort with professionalism.

Every detail is crafted to support your business journey in a refined, inspiring environment.



R- RESIDENCE by

MORAY

SERVICED APARTMENTS

DISCOVER THE EPITOME OF SOPHISTICATED COMFORT IN OUR FULLY FURNISHED SERVICED APARTMENTS, RANGING FROM 38 SQM TO A SPACIOUS 83 SQM.

Each unit is a designed urban sanctuary, where contemporary style meets unparalleled convenience. Redefine your concept of home, where every detail is curated for your utmost relaxation and seamless living, allowing you to simply arrive.

Investing in these spaces enables you to have a solid return on investment in US dollars, given its iconic location, premium services and finishes that evoke luxury like no other.



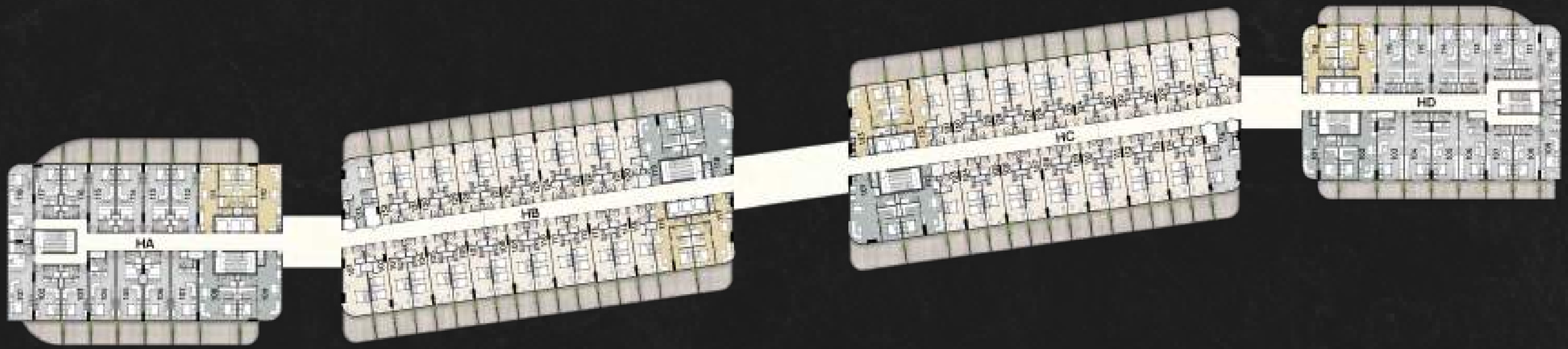


/ YOU EVERYDAY

/ REFINED SERVICED

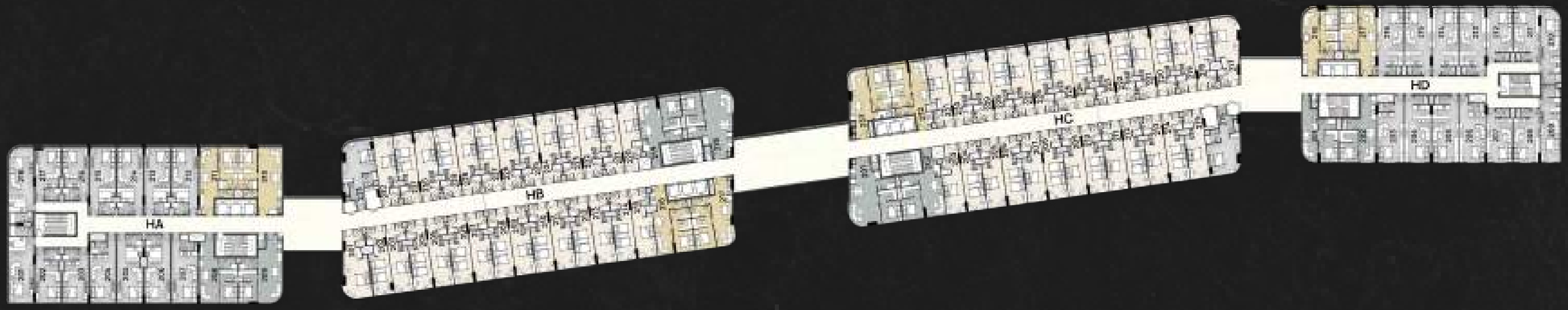
FLOOR PLANS

FIRST FLOOR



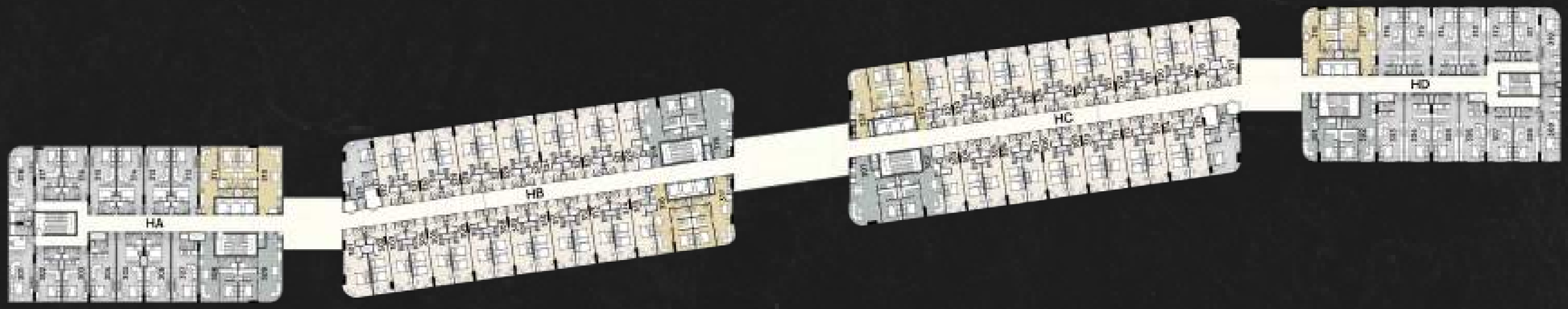
/ STUDIO
/ JUNIOR STUDIO
/ ONE BEDROOM TYPE 1
/ ONE BEDROOM TYPE 2

/ SECOND FLOOR



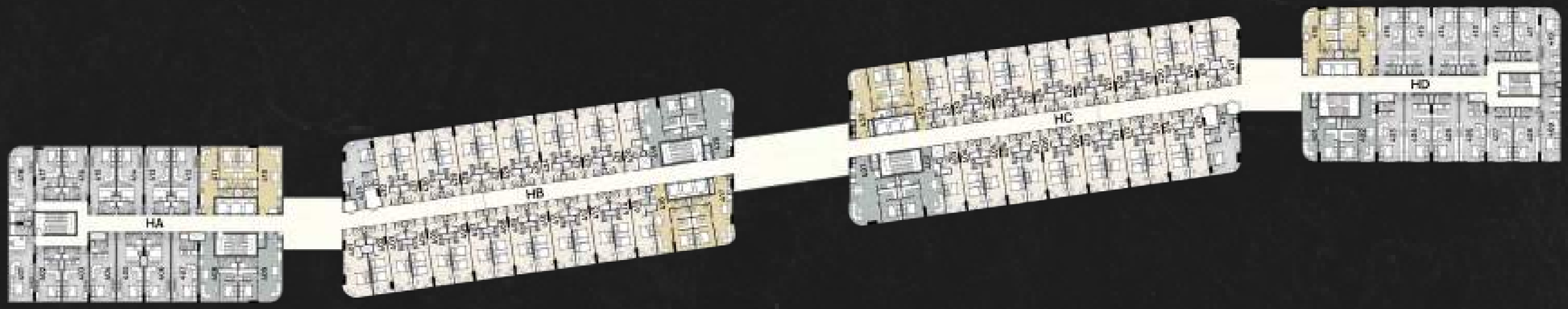
/ STUDIO
/ JUNIOR STUDIO
/ ONE BEDROOM TYPE 1
/ ONE BEDROOM TYPE 2

/ THIRD FLOOR



/ STUDIO
/ JUNIOR STUDIO
/ ONE BEDROOM TYPE 1
/ ONE BEDROOM TYPE 2

FOURTH FLOOR

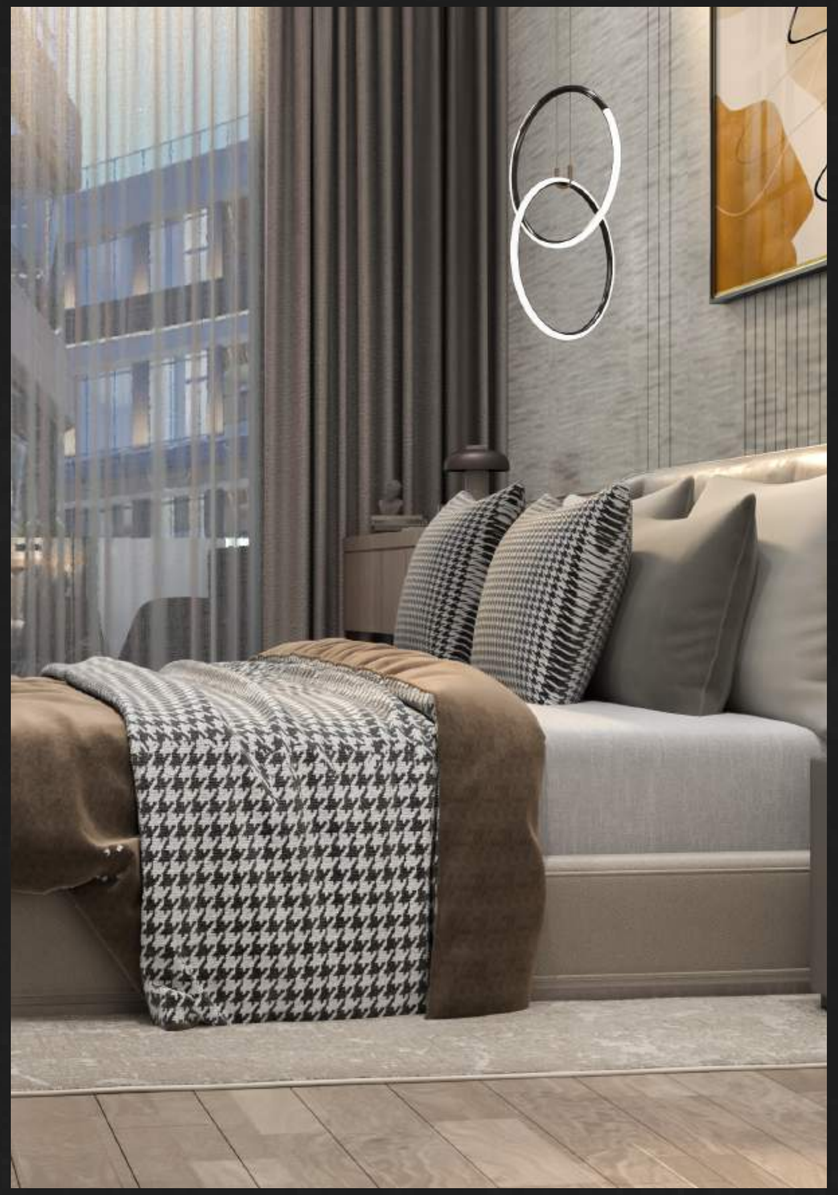


/ STUDIO
/ JUNIOR STUDIO
/ ONE BEDROOM TYPE 1
/ ONE BEDROOM TYPE 2

UNIT TYPES

At MORAY, every unit is thoughtfully designed to combine style, comfort, and functionality. Whether you're staying short-term, investing smartly, or seeking a refined city base, there's a space that fits your rhythm.







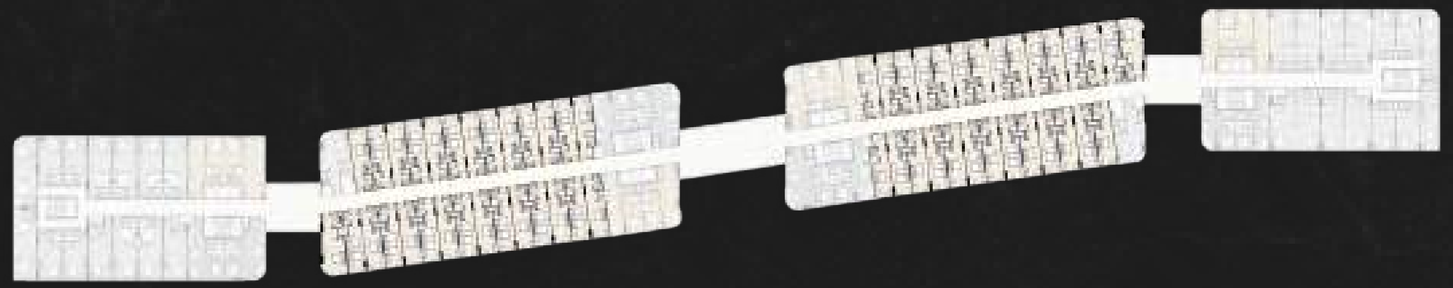
/ JUNIOR STUDIO

Compact yet complete. Ideal for solo stays or investors seeking high returns, the junior studio offers an efficient layout where every inch is smartly utilized—designed for ease, privacy, and refined living.



JUNIOR STUDIO

ROOM	DIMENSIONS
Bathroom	2.7X1.5
Hotel Room	7.6X3







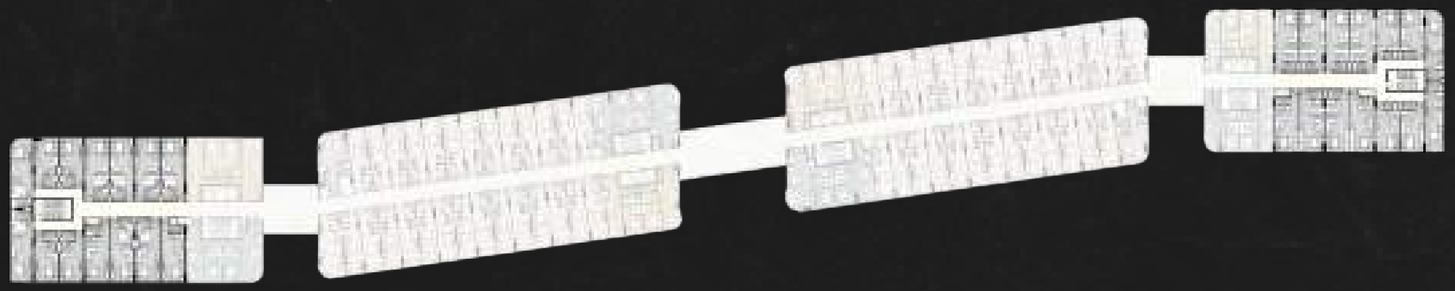
/ STUDIO

A step up in size and comfort. The studio offers generous open space with a distinct separation of zones, blending the convenience of studio living with the ambiance of a one-bedroom.



STUDIO

ROOM	DIMENSIONS
Bathroom	2X2.5
Kitchen	2.1X4
Room	6.4X4

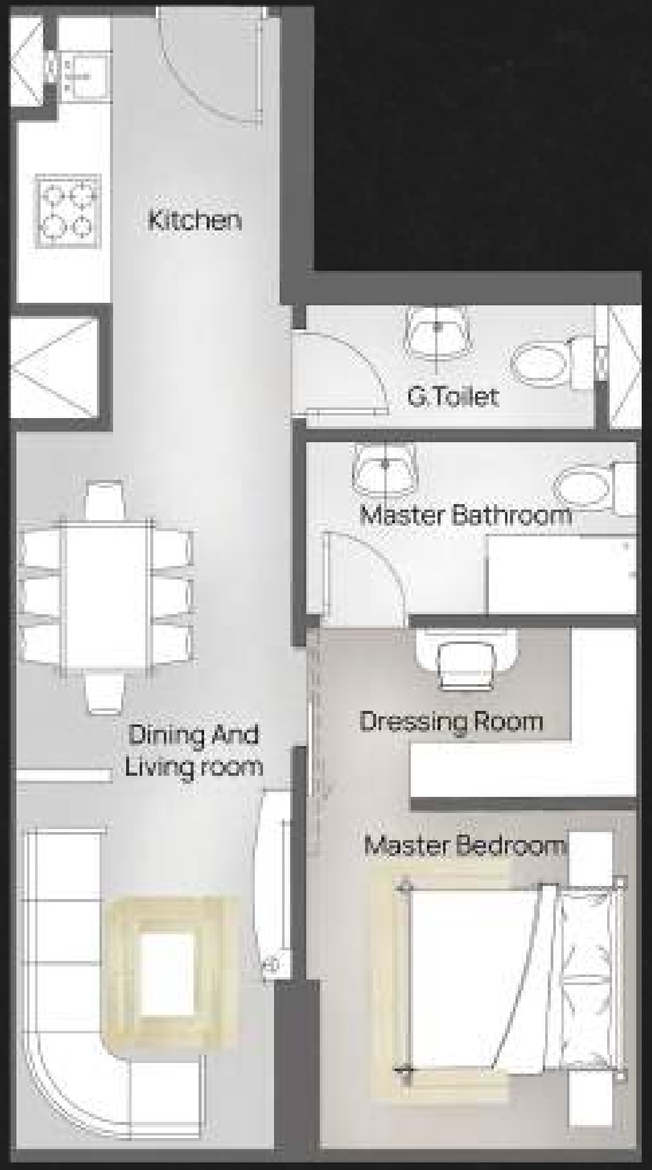






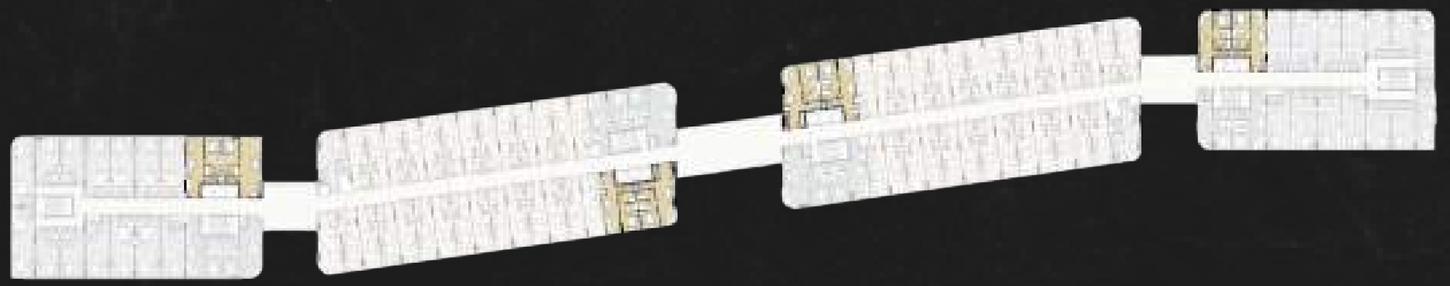
/ ONE BEDROOM APARTMENT

Tailored for longer stays and elevated lifestyles, the one bedroom unit combines spacious living, a private sleeping area, and room to entertain all styled with premium finishes and modern elegance.



ONE BEDROOM APARTMENT 1

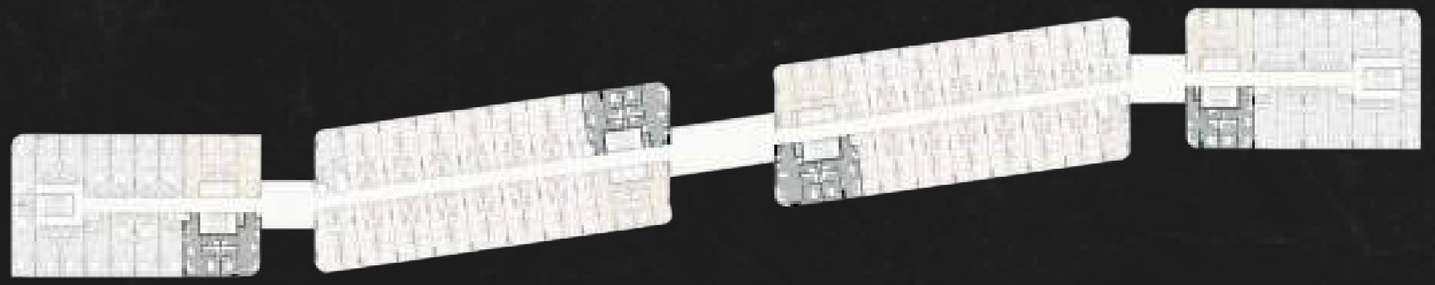
ROOM	DIMENSIONS
Kitchen	2.8X2.6
Dining And Living Room	7.5X2.6
G. Toilet	1.5X2.7
Master Bedroom	3.2X3
Dressing Room	1.6X3
Master Bathroom	1.7X3





ONE BEDROOM APARTMENT 2

ROOM	DIMENSIONS
Kitchen	2.6X2.7
Dining And Living Room	6.6X3.3
Bathroom	1.9X2.8
Dressing Room	1.7X2.8
Master Bedroom	3.3X3.1











THE NEW MARK OF THE CITY

/ 91 YASMIN SERVICES , NORTHERN 90 STREET ,
NEW CAIRO, EGYPT.

/ 16610

MAIN MARKS / MORAY