



ZOIII A  
LIVE UP

A MARAKEZ  DEVELOPMENT

# **A MESSAGE FROM THE CHAIRMAN**

In 2006, we devised a vision for a fully integrated development in the centre of West Cairo that caters to the needs of modern Egyptian communities. Since the launch of Mall of Arabia in 2010, we have been providing millions of people with world standard retail spaces.

We are excited to have assembled a team with an impeccable real estate development track-record, together with world-renowned architects to complete our concept with a residential project worthy of the most prominent location in West Cairo.

It has been a tremendously gratifying journey to see our vision come to fruition. We will continue to grow our investments in Egypt and bring you the best in contemporary living.

Time to live up.

– FAWAZ AL HOKAIR

# **A MESSAGE FROM THE CEO**

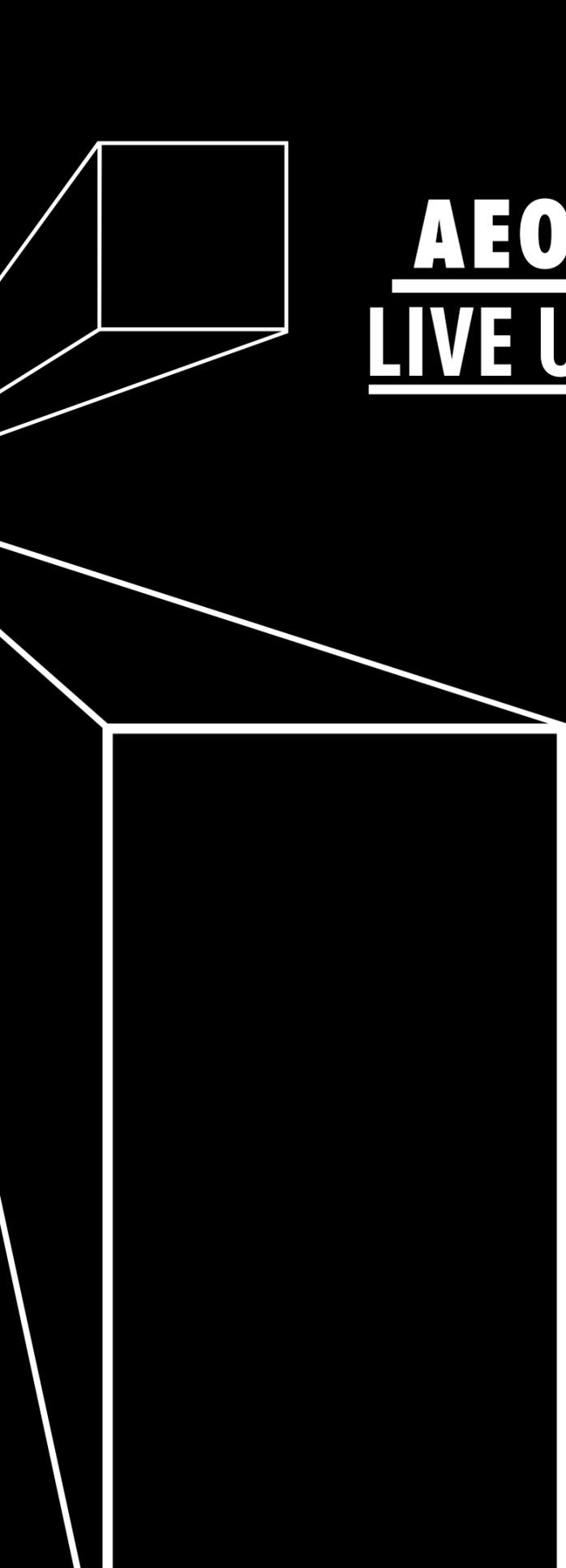
It is with great pride and sense of achievement that I introduce you to AEON Towers and Courtyards. AEON Towers & Courtyards represent a new and compelling product in a crowded market: a unique environment in which our residents can enjoy the best of both urban and suburban standards of living. Comprising first of its kind 21 floor towers, incredibly generous green spaces, a host of amenities and sports facilities as well as the benefits of being next to Mall of Arabia, I hope you will be as excited as I am about this project.

There are a lot of people involved with making a project like this come to life and I would like to thank the entire team at Marakez for the professional way they have brought the project to this stage. A special thank you to our friends at Machado Silvetti, our Boston based architects, who have a deeply ingrained and growing understanding of Egyptian culture.

At MARAKEZ, everything we do is about people; about how you live your lives, how you interact and how you experience the place you live in. Our vision is to create developments that are the heart and soul of the communities they serve.

AEON, a residential project that will stand as a timeless landmark of West Cairo.

– AHMED D. BADRAWI



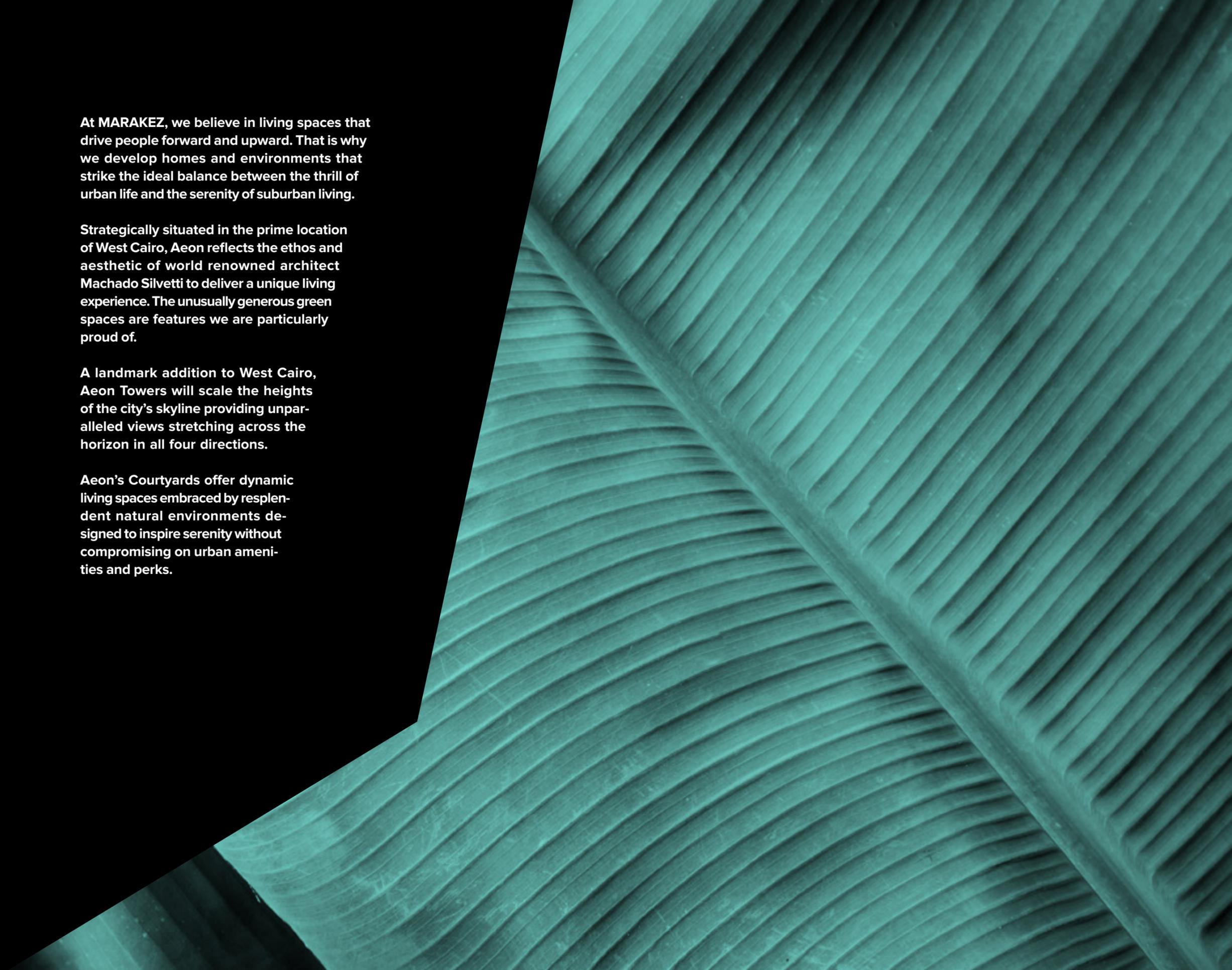
# **AEON** **LIVE UP**

At MARAKEZ, we believe in living spaces that drive people forward and upward. That is why we develop homes and environments that strike the ideal balance between the thrill of urban life and the serenity of suburban living.

Strategically situated in the prime location of West Cairo, Aeon reflects the ethos and aesthetic of world renowned architect Machado Silvetti to deliver a unique living experience. The unusually generous green spaces are features we are particularly proud of.

A landmark addition to West Cairo, Aeon Towers will scale the heights of the city's skyline providing unparalleled views stretching across the horizon in all four directions.

Aeon's Courtyards offer dynamic living spaces embraced by resplendent natural environments designed to inspire serenity without compromising on urban amenities and perks.



Aeon is located in the heart of West Cairo in the midst of services, entertainment spots and important highways. The prime location allows you to go off the grid while still staying connected to the rhythm of the urban scene.

“LIKE NO OTHER, CLEARLY LIKE THE VILLAGE'S CASTLE.”

– RODOLFO MACHADO

# LOCATION: CENTRAL

SMART VILLAGE

MALL OF ARABIA PARK

MEHWAR ROAD

NILE UNIVERSITY

MALL OF ARABIA

DAR EL FOUAD HOSPITAL





Machado Silveti is an award-winning architecture, urban design and master planning firm based in Boston USA known for their distinctive works. Their portfolio reflects the breadth of the firm's experience showing a commitment to architectural clarity and innovative technique that has resonated in cities such as New York, Dubai, Cairo, Beirut, Venice, Singapore and San Francisco among others.

Silveti aims to create projects that are timeless. Projects that respond to present conditions while relating to the history of architecture and urban design. Their inspirational designs integrate home owners' aspirations with the culture of a project's location.

# MACHADO SILVETTI

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## THE DESIGN



**The comfort and tranquility of serene low density neighbourhoods nestled within a vibrant urban setting.**

Aeon is a 21-acre residential development comprised of three large, lush courtyards surrounded by mid-rise buildings accentuated by a vibrant promenade that leads to three iconic high-rise towers. These four distinctive gardens are served by convenient perimeter parking and connected to a broad range of shared amenities. The central pedestrian promenade connects the four gardens and provides a direct pedestrian walk way to the grocery store, cinema, shopping, entertainment and all of the services provided at Mall of Arabia.

Aeon's unique balance is achieved by providing residents with a secluded yet convenient getaway, just a stone's throw away from surrounding urban services.

# PROJECT MASTERPLAN



The promenade beats to a slower rhythm than the urban world outside, calmly breathing life into the Courtyard homes.

The 450-metre promenade that runs through the backbone of Aeon is textured with lush-green trees and crisp bushes that infuse life into every corner of Aeon. It connects the homes to everything that matters as it veins through the urban framework, creating walkability and a sense of connection between all elements of the residential space.

# THE PROMENADE

An architectural rendering of a modern residential complex. The image shows several multi-story apartment buildings with light-colored facades and balconies, arranged around a central courtyard. The courtyard is lush with greenery, including trees, shrubs, and a large lawn. A paved path winds through the courtyard, and a small pond is visible in the lower-left corner. A modern, open-air structure with a wooden roof and stone walls is situated in the center of the courtyard. The sky is clear and blue, suggesting a bright, sunny day.

The courtyards provide something for everyone.

Whether you're out to clear your head, fuel your body or simply enjoy the sunset, the courtyards of Aeon inspire a sense of relaxation that most Cairenes rarely have the luxury to experience.

Submerge yourself in early morning scents with a jog around the track or go on a bike ride using the bicycle rack services available around the courtyards. Foster friendships with neighbours, throw birthday parties or host cocktail brunches.

**The possibilities to elevate your lifestyle are endless.**

# THE COURTYARDS



Homes that go beyond concrete walls and glass, the Courtyard homes provide the ideal living space.

The Courtyard homes offer spacious unit areas with four levels in each building.

The mid-rise semi-finished apartments come in variants that go from 90sqm up to 270sqm, catering to young professionals, couples as well as families.

Floor plans are designed to accommodate generous modern living spaces while including utility rooms such as a nanny quarter, laundry and storage.

# COURTYARD HOMES

A modern architectural rendering of a multi-story courtyard home complex at dusk. The buildings feature a mix of light and dark grey facades, large windows, and balconies with glass railings. Some balconies have potted plants. The central courtyard is landscaped with green grass, small trees, and a paved walkway. The sky is a soft blue and purple, and the interior lights of the buildings are glowing.

All owners of Aeon homes share spacious entrance lobbies adorned with glass entrances, allowing natural light to illuminate communal spaces.

“THIS IS AN ARCHITECTURE THAT VALUES ORDER, CLEARLY DEFINED PUBLIC AND PRIVATE REALMS AND A RESTRAINED SENSE OF BEAUTY.”

– RODOLFO MACHADO

# COURTYARD HOMES



Residents of top floors will have their own private rooftop sun-decks overlooking the courtyards.

# COURTYARD HOMES



The ground floors residents will enjoy private tree-lined gardens.

# COURTYARD HOMES



“NATURALLY VENTILATED AND LIT, THE HOMES ARE IMBUED WITH A SENSE OF TRANQUILITY FROM INSIDE OUT. EACH HOME HAS AN EXTENDED VIEW FROM OUTDOOR TERRACES AND FRENCH BALCONIES THAT OVERLOOK THE INNER COURTYARDS.”

– RODOLFO MACHADO

# COURTYARD HOMES



The 25-metre pool is ideal for laps or resort-like relaxation.

# AMENITIES

## THE POOL



Disconnect from the urban momentum and start your morning on the right foot at the professional 700-metre jogging track with metre distance counters keeping track of the distance you cover.

Find your own pace and refresh at our cool water fountains placed on the sides of the soft-step track.

## **THE JOGGING TRACK**



Residents of Aeon can fuel their body and mind with outdoor workout stations along the jogging track, tennis, football and multipurpose (volleyball, handball, basketball) courts.

## **THE WORKOUT**



## LAND USE SPLIT

- » PLOT: 21 acres
- » COVERAGE: 15.8%
- » OPEN SPACE: 84.2%

## BUILDING FOOTPRINT

- » COURTYARD HOMES: 10,821 SQM
- » TOWERS: 3,519 SQM

## UNITS

- » COURTYARDS: 216 units
- » TOWERS: 400 units

## PARKING

- » COURTYARDS: 440 spots
- » TOWERS: 600 spots (underground)

# KEY FIGURES



# AMENITIES AND SERVICES

## GENERAL AMENITIES

- » Jogging track with 3 outdoor exercise stations
- » Five - A - Side football pitch
- » Promenade
- » 2 tennis courts
- » Multi-purpose court (basketball / handball / volleyball)
- » Leisure pool (lockers, showers and changing rooms)
- » Kids pool
- » Kids playground
- » Community fire pit and barbeque area
- » Dog park

## GENERAL SERVICES

- » Monitored perimeter fence with controlled resident access
- » Communal gardens
- » Public Wi-Fi
- » 24/7 surveillance with foot patrols
- » On-ground parking spaces for residents and visitors
- » Dry clean drop-off station
- » Car wash service

# POINTS OF INTEREST



## A WALK AWAY

### RESTAURANTS:

- » Paul Café
- » Casper & Gambini's
- » Mori Sushi

### SERVICES:

- » Vodafone
- » Orange
- » Etisalat

### ENTERTAINMENT & CINEMAS:

- » Galaxy
- » Billy Beez

### FAST FOOD:

- » McDonald's
- » Burger King
- » KFC
- » Pizza Hut
- » London Fish & Chips
- » New York French fries

### HYPER MARKETS:

- » Spinneys

## A DRIVE AWAY

### SCHOOLS:

- » El Alsson
- » BSE
- » BISC
- » AIS
- » Voltaire

### RESTAURANTS:

- » Izakaya
- » Tabla Luna
- » Le Pacha

### ENTERTAINMENT & CINEMAS:

- » Galaxy Cinema
- » Chicky Chimps
- » Kiddles
- » Sparky's

### HEALTH & BEAUTY:

- » PowerHouse Gym
- » BeFit
- » CrossFit
- » Fight Fitness
- » El Ezaby Pharmacy
- » El Nady pharmacy
- » Elle Hairdresser
- » Chez Richard
- » La Coupe
- » Hilton Dream Spa

### HOSPITALS:

- » Dar el Fouad
- » Rofayda
- » El Nada
- » Oasis Clinic

### UNIVERSITIES:

- » MSA
- » MUST
- » Nile University
- » October University

### SPORTING CLUBS & GOLF COURSES:

- » Gezira Sporting Club
- » Shooting Club
- » Dreamland Golf and Tennis Resort

# **AEON**

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# **LIVE UP**

**For more information,  
please contact:**

**Hotline:** 19876

**Email:** [info@marakez.net](mailto:info@marakez.net)

**Website:** [www.marakez.net](http://www.marakez.net)

**Facebook:** Marakez Egypt

**Instagram:** @marakezegypt

**Marakez Sales Center:**  
6 El Sheikh El Mersafy St.  
Zamalek

**DISCLAIMER:**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All renders, materials, dimensions and drawings are approximate and subject to revisions.
3. Actual area may vary from the stated area. The developer reserves the right to make revisions.
4. Actual unit areas, windows, porches, terraces, exterior trim and colour scheme may vary according to elevation style and required approvals.
5. Ground floor gardens may vary in area, dimensions and outline according to the building location on the master plan final design.

COURTYARDS

TOWERS



PROMENADE

PASSAGE TO  
MALL OF ARABIA