

QUANTUMTM
BY A.M.A DEVELOPMENTS



BACKGROUND AND EXPERTISE

Ashraf Aboughazala the founder of A.M.A Developments has a combined experience of over 40 years in the infrastructure sector, having previously worked on major projects that include:

- *High-Rise Residential Towers*: Projects that involve modern design principles and energy-efficient technologies.
- *Commercial Complexes*: Development of office spaces that prioritize functionality and employee well-being.
- *Mixed-Use Developments*: Integrating residential, retail, and office spaces within a single project to foster community interaction.

Our experience in infrastructure and facility management gives a unique advantage in understanding the complexities of building regulations, environmental sustainability, and urban planning.



A.M.A Developments aims to expand its footprint in urban areas across the country, focusing on revitalizing underdeveloped neighborhoods. By investing in infrastructure and collaborating with local governments and communities, they seek to create spaces that not only meet the needs of residents and businesses but also contribute to the overall improvement of urban environments.

A.M.A Development has an edge in facility management by combining proactive maintenance, responsive service, and strategic planning to ensure every property operates at peak efficiency. We take pride in delivering seamless day-to-day operations, maintaining high standards of cleanliness, safety, and functionality across all building systems.

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Quantum New Capital

Our offices are strategically situated in the heart of The New Capital, surrounded by vibrant amenities and a dynamic workforce. With state-of-the-art facilities and flexible layouts, these spaces are designed to foster collaboration and innovation. Investing in an office here isn't just about a physical space; it's about positioning your brand at the center of opportunity and growth.

The ground level of the building features a vibrant retail strip designed to activate the streetscape and serve both office tenants and the surrounding community. With large glass storefronts, prominent signage, and direct sidewalk access, the retail units offer high visibility and easy customer entry.



61

We're Open!

Please
enter on
6th Avenue







The Q Plaza

Quantum New Capital is located in an ideal location, with close proximity to public transportation and significant landmarks like a presidential palace, present an excellent opportunity for businesses looking to enhance their visibility and accessibility. This retail strip frontage accommodates a top-notch tenant such as cafés, convenience stores, and boutique services, creating a dynamic interface between the public realm and the building.

The retail strip not only enhances the pedestrian experience but also contributes to the overall value and utility of the mixed-use development, providing daily amenities to office workers and local residents alike.

We are highly focused on attracting and securing top-notch retail tenants that not only enhance the value of our properties but also create a vibrant and engaging environment for the community. Through careful market analysis, strategic outreach, and established relationships with national and boutique brands, we curate a tenant mix that aligns with local demand and complements the overall character of the development.

Our reputation for delivering well-managed, high-visibility spaces in prime locations makes us a preferred partner for leading retailers. By prioritizing quality, consistency, and long-term potential, we ensure that our retail spaces are filled with tenants that drive foot traffic, serve the needs of residents and office users, and contribute to a thriving, sustainable commercial ecosystem.

Commercial Offices in Prime Locations

In today's competitive business landscape, selecting the right location for your office is crucial to your company's success.

Quantum is in a prime location offering a multitude of advantages that can significantly impact your operations, brand image, and employee satisfaction.



Here's a closer look at the key benefits of commercial offices situated in prime areas.

Enhanced Visibility and Accessibility

Having your office in prime locations are often situated in bustling areas with high visibility. This not only increases brand awareness but also makes it easier for clients and partners to find you. Proximity to major transportation hubs, such as airports and public transit, ensures accessibility for both employees and visitors, reducing commute times and enhancing overall productivity.

Increased Foot Traffic

Being located in a high-traffic area can lead to spontaneous visits from potential clients and customers. This is particularly advantageous for businesses that rely on walk-in traffic, such as retail or service-oriented companies. The presence of nearby amenities, such as restaurants and shops, can further encourage foot traffic and create a vibrant business environment.

**KEY
BE
NE
FITS**

Attracting Top Talent

The location of your office can play a significant role in attracting and retaining skilled employees. Prime locations are often associated with prestige and can be more appealing to potential hires. Additionally, being near popular amenities and recreational areas can enhance work-life balance, making your company more attractive as an employer.

Networking Opportunities

Offices in prime locations often come with a diverse range of businesses in close proximity. This creates ample networking opportunities, enabling collaborations and partnerships that can drive innovation and growth. Regular interactions with other industry leaders can lead to valuable insights and strategic alliances.

Brand Image and Perception

A prestigious office location can enhance your brand's image. Being situated in a well-known area signals stability and success, which can positively influence client perceptions. High-end office spaces often come with modern amenities and professional environments that reflect your company's ethos.

Potential for Growth

As your business expands, being in a prime location can offer more opportunities for growth. High-demand areas typically see an influx of businesses and customers, creating a thriving economic environment. This can lead to increased sales, market share, and overall business success.



Conclusion

Investing in commercial offices in prime locations offers numerous advantages that can elevate your business. From improved visibility and accessibility to enhanced employee satisfaction and networking opportunities, the benefits are substantial. As you consider your options, take the time to evaluate the specific needs of your business and how a prime location can meet those needs effectively.





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PRIME LOCATION

20

mins from Cairo Airport

5

mins from Main Monorail station

10

mins from Bank square

15

mins from New Cairo

3

mins from Ministry Square

3

mins from the presidential palace

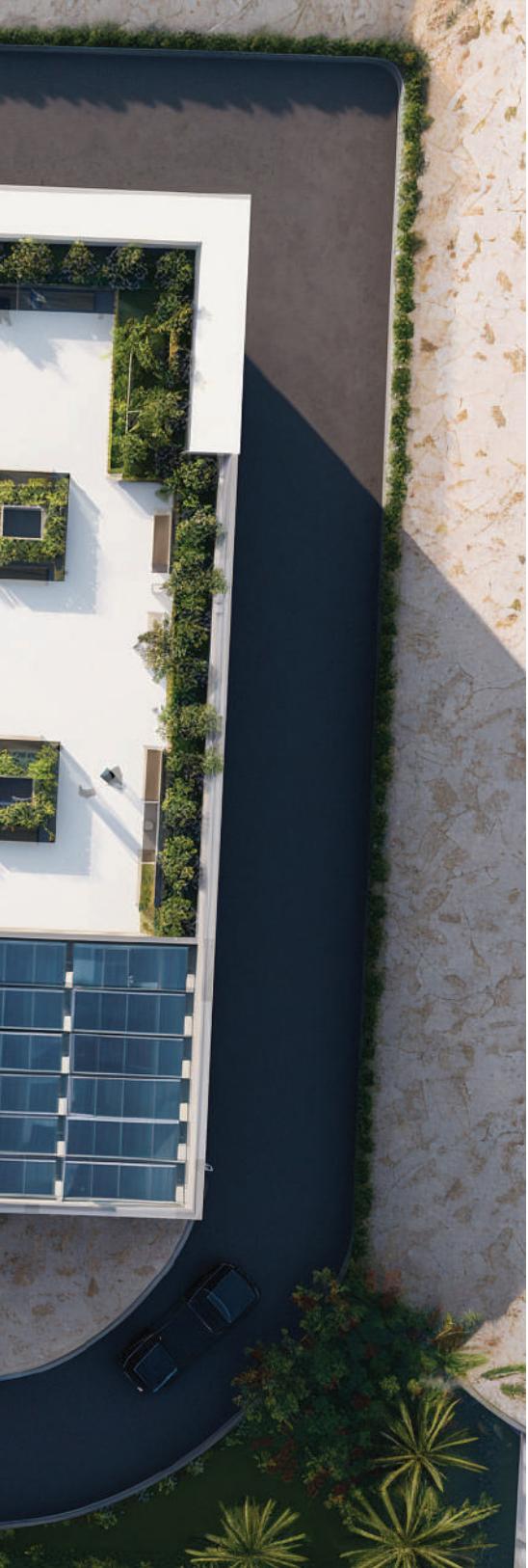
OPERA
HOUSE

Optimum Location for your Business

In today's competitive business landscape, selecting the right location for your office is crucial to your company's success. Quantum is in a prime location offering a multitude of advantages that can significantly impact your operations, brand image, and employee satisfaction. Here's a closer look at the key benefits of commercial offices situated in prime areas.







KEY FEATURES



Prime Location

Visibility and Prestige: Being next to a presidential palace not only offers a prestigious address but also enhances your company's image. This location can be a talking point and a draw for clients and partners.

Accessibility: Prime locations typically enjoy high foot traffic and visibility, which can be advantageous for businesses that thrive on walk-in clients or networking. Being located in a high-traffic area can lead to spontaneous visits from potential clients and customers.

Public Transportation Access

Monorail Convenience: The presence of a monorail station right in front of the building provides unparalleled access. Employees and clients can easily commute without the hassle of traffic, reducing travel time and increasing productivity.

Connectivity: The monorail connects to various parts of the city, making it easier for employees to reach the office from different neighborhoods. This can also attract a wider talent pool, as more people are willing to travel for a job in a well-connected area.

Office Space Features

Modern Design: Quantum is located in an ideal location featuring contemporary architecture and design, which can create an inspiring work environment. The exterior of our commercial building is made up of large windows that offer stunning views of the surrounding area, including the Ministry square where all the governmental entities are located. Quantum offices provide customizable spaces that can adapt to different business needs, whether it's open-plan offices, private meeting rooms, or collaborative workspaces.

Surrounding Attractions

Cultural and Recreational Facilities: Being next to a presidential palace and located in the Financial District across the street from the Monorail often means a rich cultural and historical backdrop. This is a very honorable address to have for your company.

Dining and Entertainment: there are a variety of dining options, coffee shops, and entertainment venues, making it convenient for employees to unwind after work or host business lunches.









Located in the Financial District

Proximity to Banks: Having all the major banks nearby facilitates quick and easy access to essential financial services, including loans, corporate accounts, and investment consultations. Businesses can manage their banking needs efficiently without the hassle of extensive travel.

Networking Opportunities: Being surrounded by financial institutions creates ample networking opportunities. Businesses can forge relationships with bank representatives, financial advisors, and other professionals, which can lead to potential collaborations and partnerships.

Flexible Layouts: Many commercial offices provide customizable spaces that can adapt to different business needs, whether it's open-plan offices, private meeting rooms, or collaborative workspaces.







*Lakeview Residence New Cairo,
Building B, Office number 315 & 316*

www.amadevelopments.net