

MUSE

INSPIRED BY PASSION

16663

Nyouim
MOSTAKBAL



Developed in
Mostakbal City

ABOUT ARAB DEVELOPERS HOLDING

Arab Developers Holding is a leading real estate developer in Egypt since 2005 providing various property products with a wide range of prices across the country. Arab Developers Holding is building communities with state-of-the-art amenities and services catering to both end-users and property investors

Developers of:



Island 1
Island 2
Grand View
Golf Bay
Lagoon
Villaggio
Matrouh

Nyoum

Mostakbal
Assiut
New Cairo
October
Pyramids

Resorts

DeadSea
Agadir

Commercial

Park mall
Nyoum Medical Hub
Muse



**ARAB DEVELOPERS
HOLDING**

Developed in
Mostakbal City

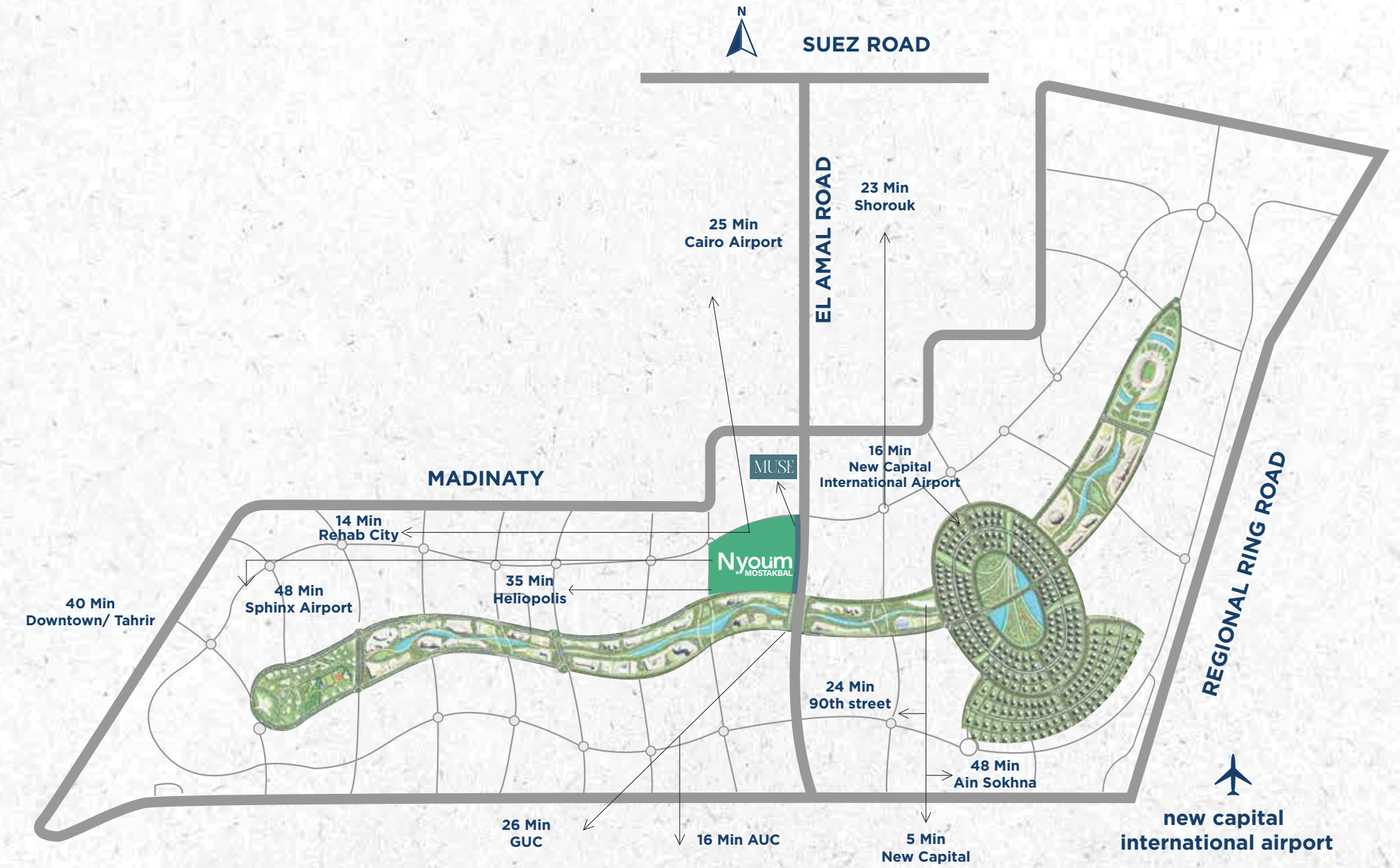
Inspired by its name, El Mostakbal city is the future of development. Set to become the first smart green city with a self-sufficient nature in the east of Cairo, El Mostakbal City takes convenience to a whole new level by adopting the latest in intelligent technologies and providing smart communication between residents and all services available through a mobile application for easy parking, e-payments and streamlining public transportation on par with International megacities around the world.



NYOUM MOSTAKBAL

Nyoom Mostakbal is a sustainable smart compound located in a prime spot along Al Amal Road, between km 46 and km 51 on Suez Road, East Cairo. Surrounded by vibrant cities such as Madinaty, El Shorouk, New Capital, and New Heliopolis, this unique development offers residents unparalleled connectivity to major routes like the Regional and Middle Ring Roads, Cairo Suez Road, international airports and top educational institutions, including the American University in Cairo.

Designed by the world-renowned architectural firm WATG, with landscape design by Green Tyger, Nyoom Mostakbal offers a harmonious blend of over 470 villas and over 3000 apartments. The project features a golf area, a mixed-use commercial building, school, and 80% open wide views, creating an expansive and serene living environment.



Welcome to

MUSE

A mixed-use development that seamlessly blends work, life, and leisure in one exceptional address.

Offering a dynamic mix of administrative offices, retail spaces, clinics, and residential units, this project is designed to meet the diverse needs of modern living.

With world-class amenities, strategic location, and contemporary design, MUSE is not just a place, but a lifestyle."

WHERE INSPIRATION MEETS PASSION
IN EVERY SPACE.



AT THE HEART OF CONNECTIVITY

Muse isn't just a building—it's a lifestyle experience that connects seamlessly with the surrounding environment, enhancing the overall flow and energy of the master plan.

Strategically positioned within our master plan, Muse is the vibrant focal point of this development, situated on one of the city's most important and vibrant roads—Al-Amal Axis.

This prime position not only offers easy access to major districts and landmarks but also connects Muse to the heart of Mostakbal city & the New Capital's thriving business and residential communities. With its proximity to essential infrastructure and transport networks, Muse stands as a key destination in a rapidly growing urban landscape.

This phase is designed to inspire passion and innovation, making it a key destination within the entire community.



PASSIONATELY CRAFTED, UNIQUELY YOURS

Discover a vibrant retail experience that brings together the best in shopping, dining, and entertainment. Our retail spaces are strategically located to attract high foot traffic, ensuring visibility and success for your business. With a mix of renowned brands and unique boutiques, this retail hub is set to become a destination for all."



COMMERCIAL FLOOR PLAN

The ground floor consists of 6 finger with total built area 7945.57 m².

Each finger has its own atrium to allow the cross ventilation from roof to ground floor plan.

There is a main link connecting the 6 finger together to enable connectivity and easily access.

Each finger has its own terraces.
Commercial areas ground floor, starts from 29 SQM up to 1,287 SQM

B05 GROUND FLOOR

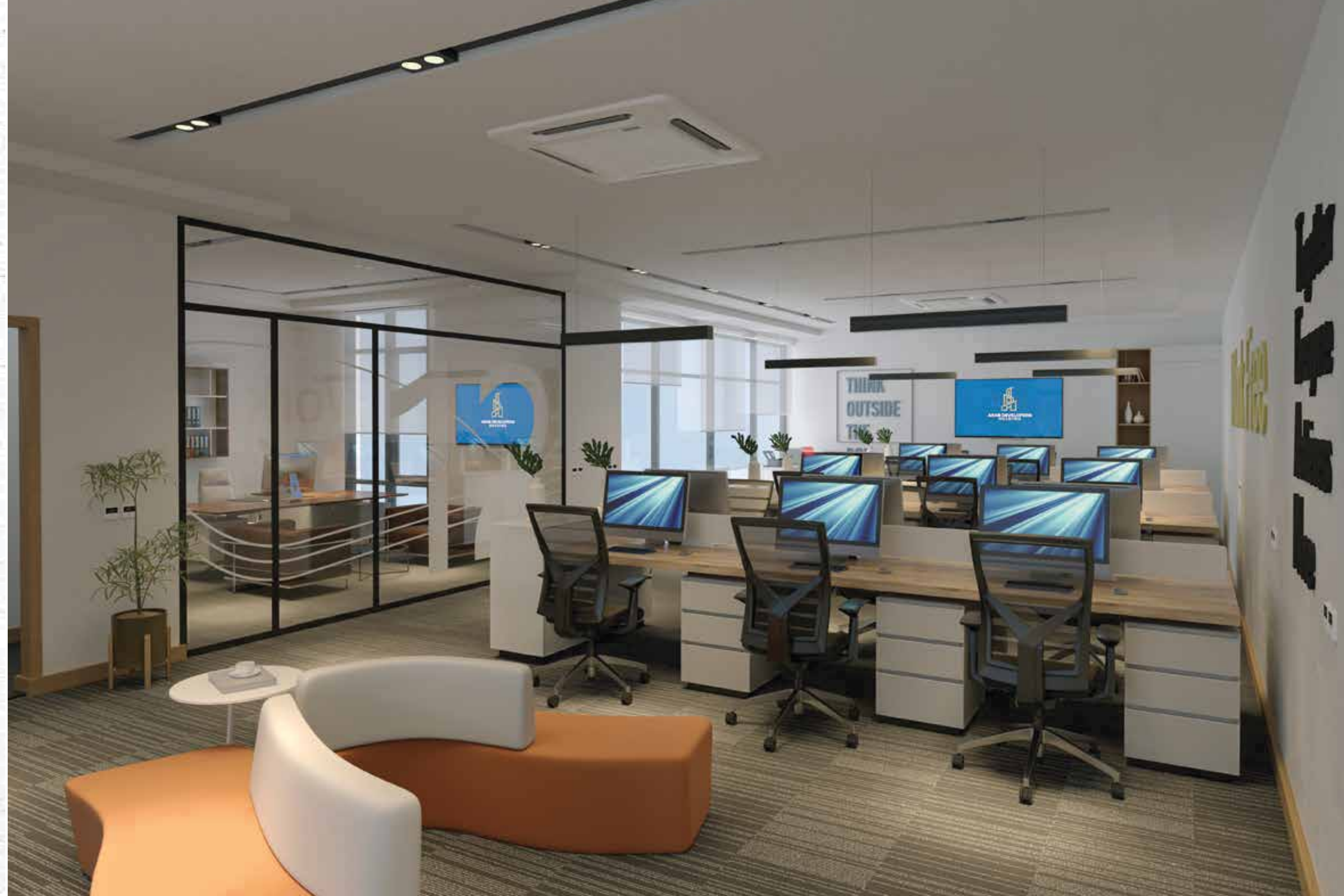


CREATE YOUR MASTERPIECE

Designed for productivity and innovation, our administrative spaces offer modern office environments that cater to businesses of all sizes.

Each unit is thoughtfully planned to provide ample natural light, flexible layouts, and state-of-the-art facilities.

Whether you're a startup or an established enterprise, our offices provide the perfect setting to thrive and grow."



ADMIN OFFICES FLOOR PLAN

Building B05 consists of typical floors from first to fifth floor with various areas

Admin offices typical floors, starts from 31 SQM up to 1,676 SQM

B05 TYPICAL FLOOR



CARE WITH COMPASSION, HEALING WITH PASSION

Providing excellence in healthcare, our clinics are equipped with cutting-edge medical facilities and designed to meet the needs of both practitioners and patients. The environment is tailored for comfort, privacy, and efficiency, making it an ideal choice for healthcare professionals looking to establish or expand their practice."

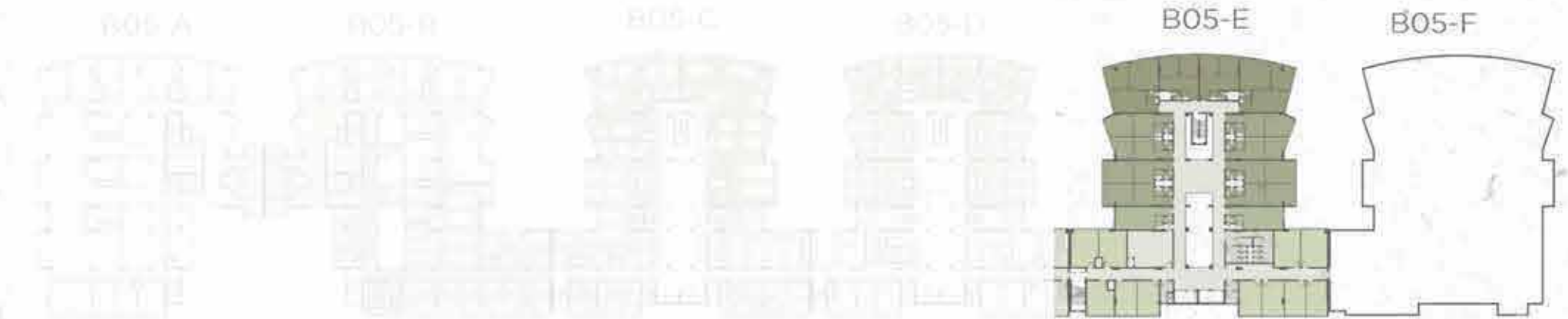


CLINICS FLOOR PLAN

Building B05 consists of typical floors from first to fifth floor with various areas

Clinics areas typical floors, starts from 34 SQM up to 112 SQM

B05 TYPICAL FLOOR



INSPIRED LIVING, PASSIONATE DESIGN

Experience a new standard of living with our premium residential units, where luxury meets comfort. Each unit is designed with attention to detail, offering spacious layouts, and breathtaking views. Whether you're seeking a tranquil retreat or a vibrant community lifestyle, our residences provide the perfect home for you and your family



