



Muse

— THE STRIP



THE STRIP



MUSE THE STRIP

No tacky, outdated, or boring designs here. Muse the strip will cater to your amusements where the concept is inspired by the thoughtful side of life, and incorporate the true meaning of Indoor - outdoor experiences.

Introducing our Muses

Greenery; Where we've removed what would irritate our naked eye, with what we call as a dream-turistic design that sets your day in ease.

Space; Reminding us to the eternal elegance of a casual walk on the strip, and feeling that there is space to breathe.

Light; To re-ignite our enlightenments with our day-to-day needs.

Sound; Where the perfect harmony soothes your journey and amuses your shopping Xperience.

*lifestyle-led design
with breathtaking architecture*

Muse The Strip

15,000sqm
of land for us to
reignite your muse

Muse The Strip

Getting inspired through

A **10515.5 sqm** commercial area, and **5287.2 sqm** of administrative areas giving you the international scale and flexibility to help your lifestyle adapt to a new experience of retail and business. Find the space that's right for you.

Adapting to an evolving property landscape – so you can find the space you need, when and where you need it most

- 6 - Guest Elevators**
- 3 - Service Elevators**
- 408 - Parking plots**

Muse The Strip

Shopping

Muse The strip invites our guests to enjoy a diverse, and aspirational fashion retail

Dining

Muse the strip is more than just a commercial strip showcasing a wide range of dining treats. It is rather like a food themed park experience taking you through a foodies' paradise

Muse The Strip

Entertainment

Explore an endless list of things to do at Muse the strip. The aspiring jewel of Entertainment. A place built with entertainment in its essence and behaviour through its architectural form.

Health & Beauty

Look and feel inspirational with the help of our healthy and beauty service provider. From beauty essentials to must-haves, we've got everything you need to be amused.

Muse The Strip

Services

We offer a wide range of services to make your visit to Muse The strip an amusing and care-free Xperience.

Hospitality

Offering unparalleled hospitality, good vibes, and positive energy are our speciality. At Muse the strip you'll see an unparalleled Experience in hospitality.

Muse The Strip

Co-working spaces

Find the space that's right for your. Muse The Strip Co-working space features private workplaces, communal spaces that'll inspire you and your team, as well as the guests you bring into our space.

Amenities

- Super fast internet
- Spacious common area
- Natural light
- Multifunctional printers
- Indoor and outdoor venues

Creating a healthier workplace Xperience

Muse The Strip

Work

The place of unlimited opportunities
Muse is a perfect place to get your business growing in Cairo. Take your business to new heights at Muse The Strip offices covering a total of **5287.2 sqm** just for administrative purposes
Offices starting from 75 sqm

Muse The Strip

Boutique Hotel

Muse Boutique Hotel is perfectly positioned to explore New Cairo and Xperience its many wonders. Setting the new standards for boutique hospitality in Egypt.

Combining upscale style with urban city living, Our stylish décor, excellent facilities and fantastic service create a first-class Xperience specifically for the work traveler, hopefully adding a little pleasure to business.

Our rooms, gym, spa & wellness centre, lounge, and restaurant combine lifestyle amusing elements with intelligent design and superb technology to make your stay one to remember.

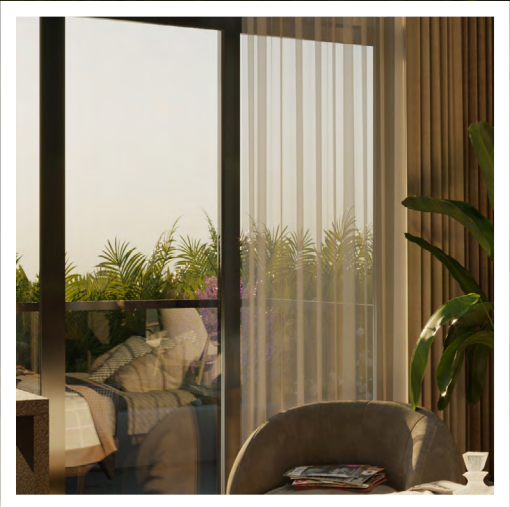
- Gym
- Spa
- Lounge
- Restaurant
- Rooftop pool

Muse Hotel



Muse THE HOTEL

Muse
THE STRIP







- **Artistic** design and architecture
- Office spaces allowing people to excel and explore their **creativity**
- A place to **de-stress** and enjoy scenic views
- A place to take **part**

*Considering the new "it" spot,
meeting all social needs and desires*

Location

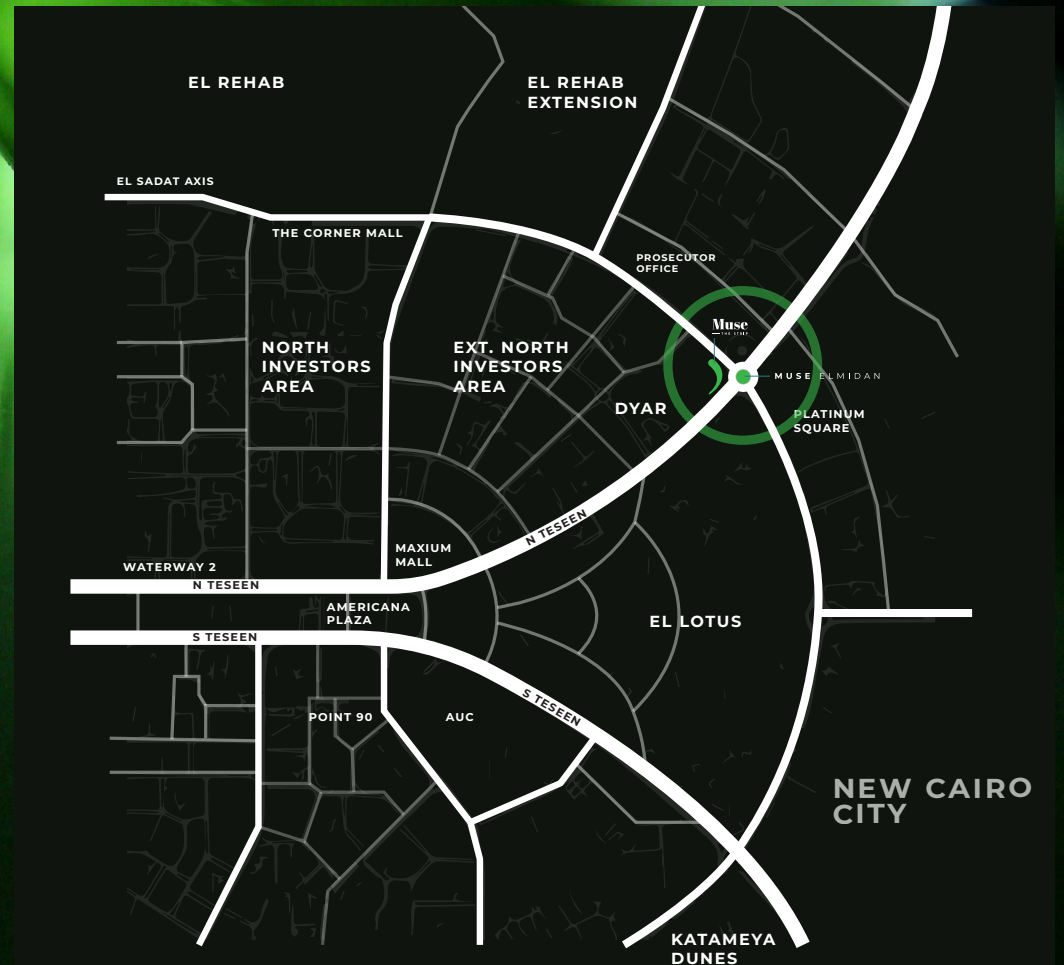
[Click Here](#)

MUSE THE STRIP is located in the golden square, the subtle icon of New Cairo by the **N Teseen road; in the 5th settlement**. Where we've marked an iconic hotspot in the map.

- 2~5 Minutes from Attorney General's Office
- 5 Minutes from El Rehab City, from El Nasr Street.
- 10 Minutes from The American University Of Cairo
- 10 Minutes From El Suez Highway
- 20 Minutes from The New Capital

Marking prominent destinations.

MAP





Why the muse



As it best describes and embodies 3 specific concepts:

- Considering something thoughtfully.
- A source of artistic inspiration.
- Thinking about the origins of life.

The Concept

A person is standing in the center of a large, illuminated architectural structure. The structure is composed of curved, overlapping panels that glow with a spectrum of colors from green to orange. The background shows a city skyline at night with numerous lights.

Muse the strip features a light and airy facade providing everything that people need to re-ignite their amusement and live life to the fullest. Revealing a contemporary setting that embodies the distinctive and daring brand's aesthetics. Comprising of **5 floors and 47 Units**. The strip is a diverse retail property built to redefine retail **experiences**.

Design concept

A person is seen from behind, standing in a futuristic architectural structure. The structure is composed of glowing, curved walls with a color gradient from green to orange. The person is looking out over a city at night, with a dense array of lights visible in the distance. The overall atmosphere is one of modern, light-filled design.

Muse The strip architecture creates a light-filled building. Blending edginess with culture chic, Muse emphatically embraces the creative, and so invites architectural forms to express themselves with unique execution .

Outside, the rounded lines and openness enclosing the walkways impart sensuality and exclusivity, while blending perfectly with the design of the marked location. Inside, glass facades and open atriums convey a feeling of verticality, space and lightness. By letting in the natural light, the glass brings life to this Xceptional place.

Master Render



Render



Render



Render



Render



Render



Render





Render

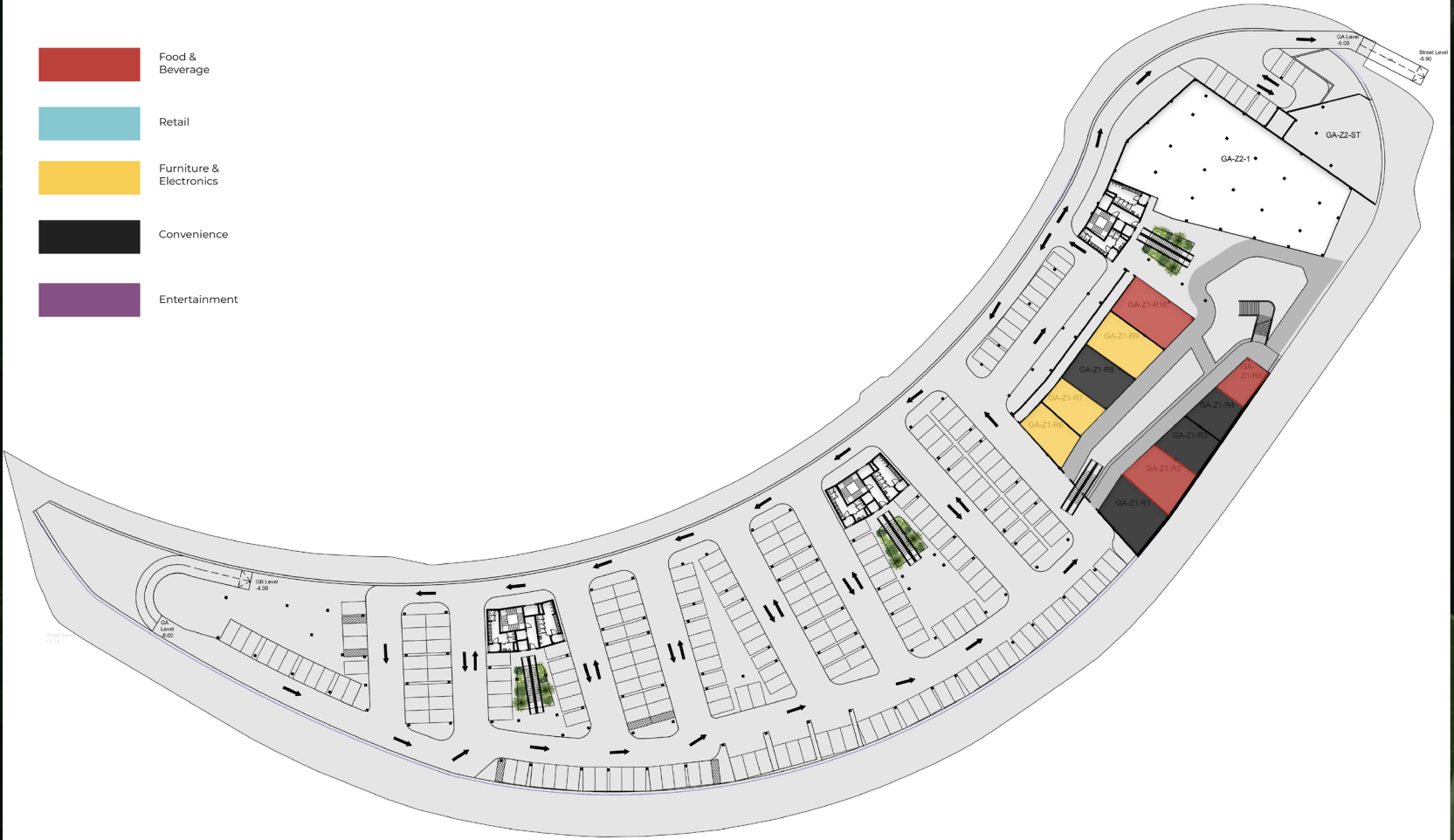


GROUND FLOOR G A:

8.00m below ground floor 1

226 parking lots

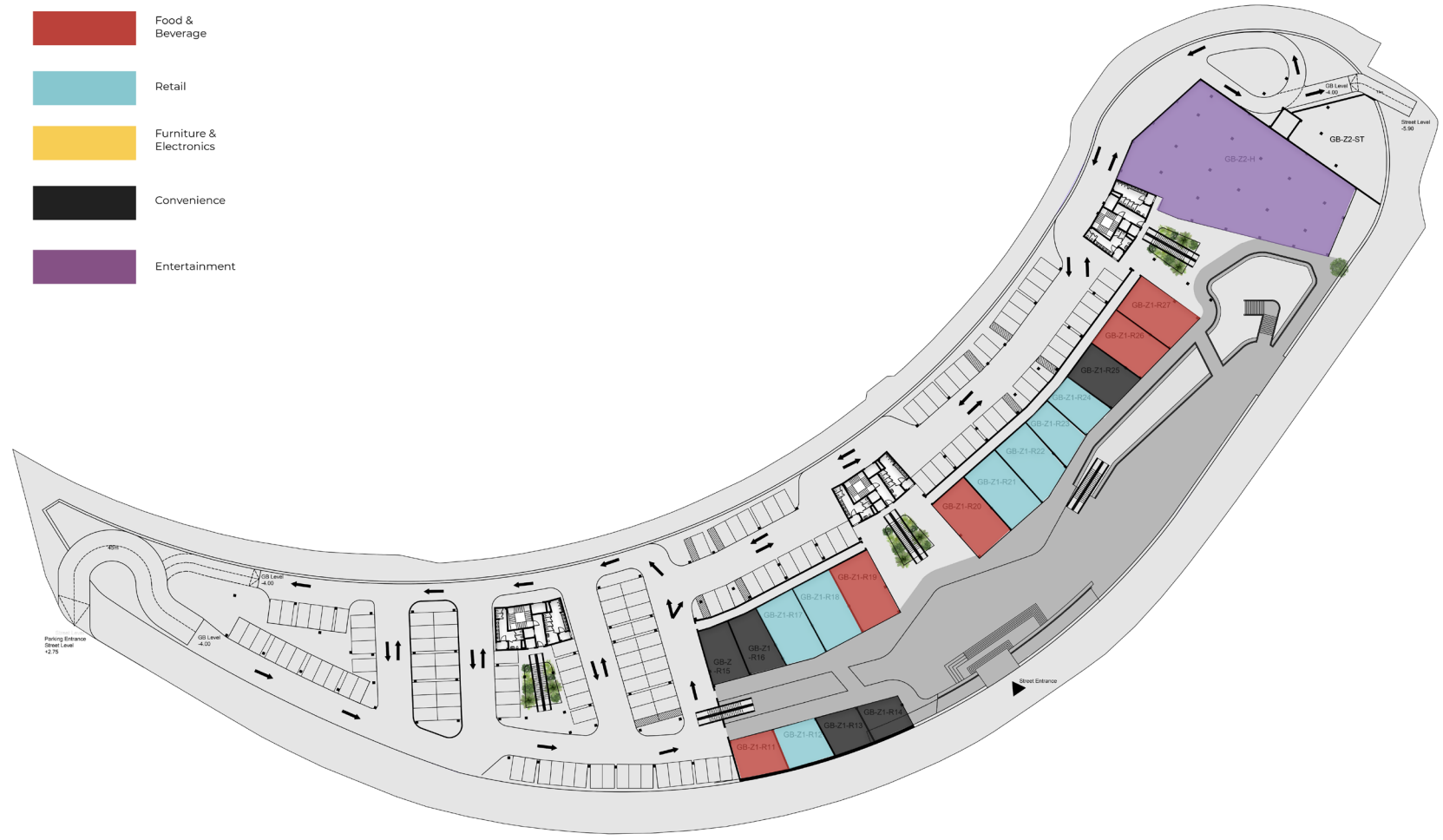
-  Food & Beverage
-  Retail
-  Furniture & Electronics
-  Convenience
-  Entertainment



GROUND FLOOR G B:

4.00m below ground floor 1
134 parking lots

- Food & Beverage
- Retail
- Furniture & Electronics
- Convenience
- Entertainment



GROUND FLOOR G.C :
0.00m above street level

- Food & Beverage
- Retail
- Furniture & Electronics
- Convenience
- Entertainment



Percentage of total GLA in each floor in parallel with the prior floor plans and layout.

Floor	GLA SQM	Percentage of Total GLA
GA	2,500	16.7%
GB	3,440	23.2%
GC	4,290	28.7%
1st	4,710	31.5%
Total	14,940	100%

*All the assumptions are based on currently forecasted market conditions

A woman with dark hair in a ponytail is shown in profile, looking out a large window. The office interior is visible through the window, featuring a wooden table, yellow chairs, and hanging light bulbs. Large green plants are in the foreground, partially obscuring the view. The overall lighting is warm and natural, suggesting a bright day.

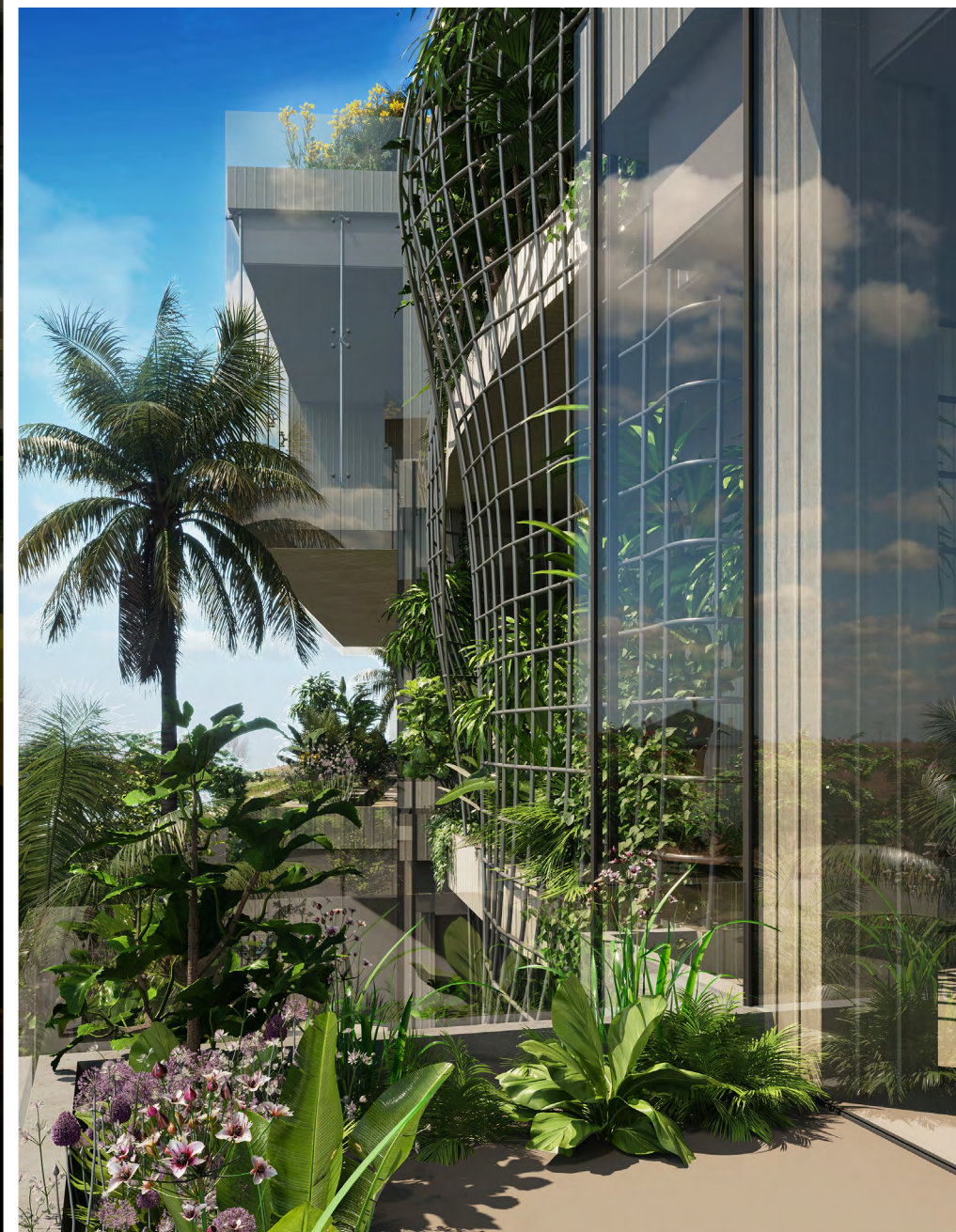
Our Offices

Our Offices

A thriving location for companies, with the highest level of infrastructure.

Offices starting from **75 sqm**

The ideal place for your business with office at the highest level of exclusivity and privacy with your own **terrace**, or **rooftops**



Office interiors

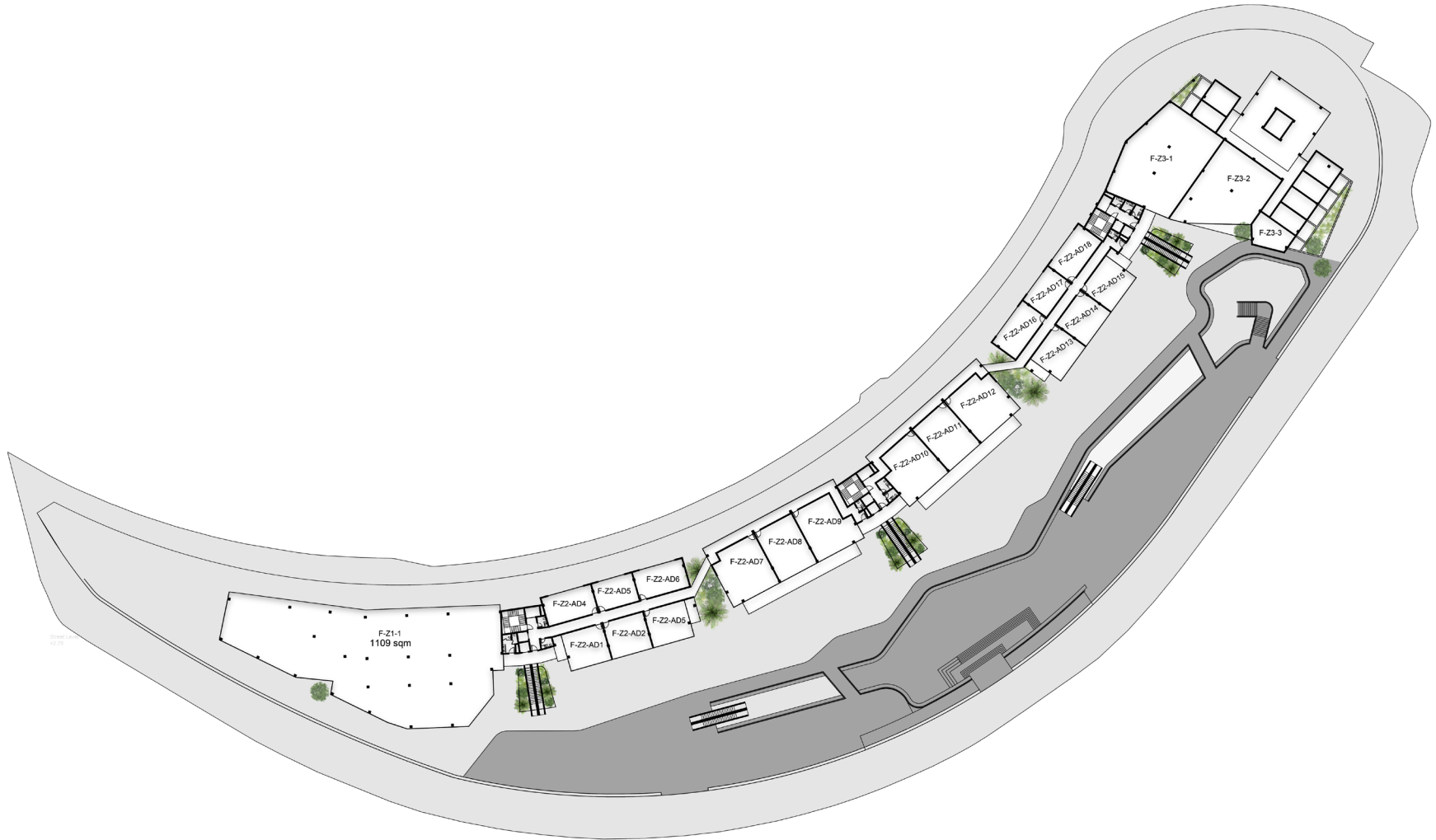


Office interiors

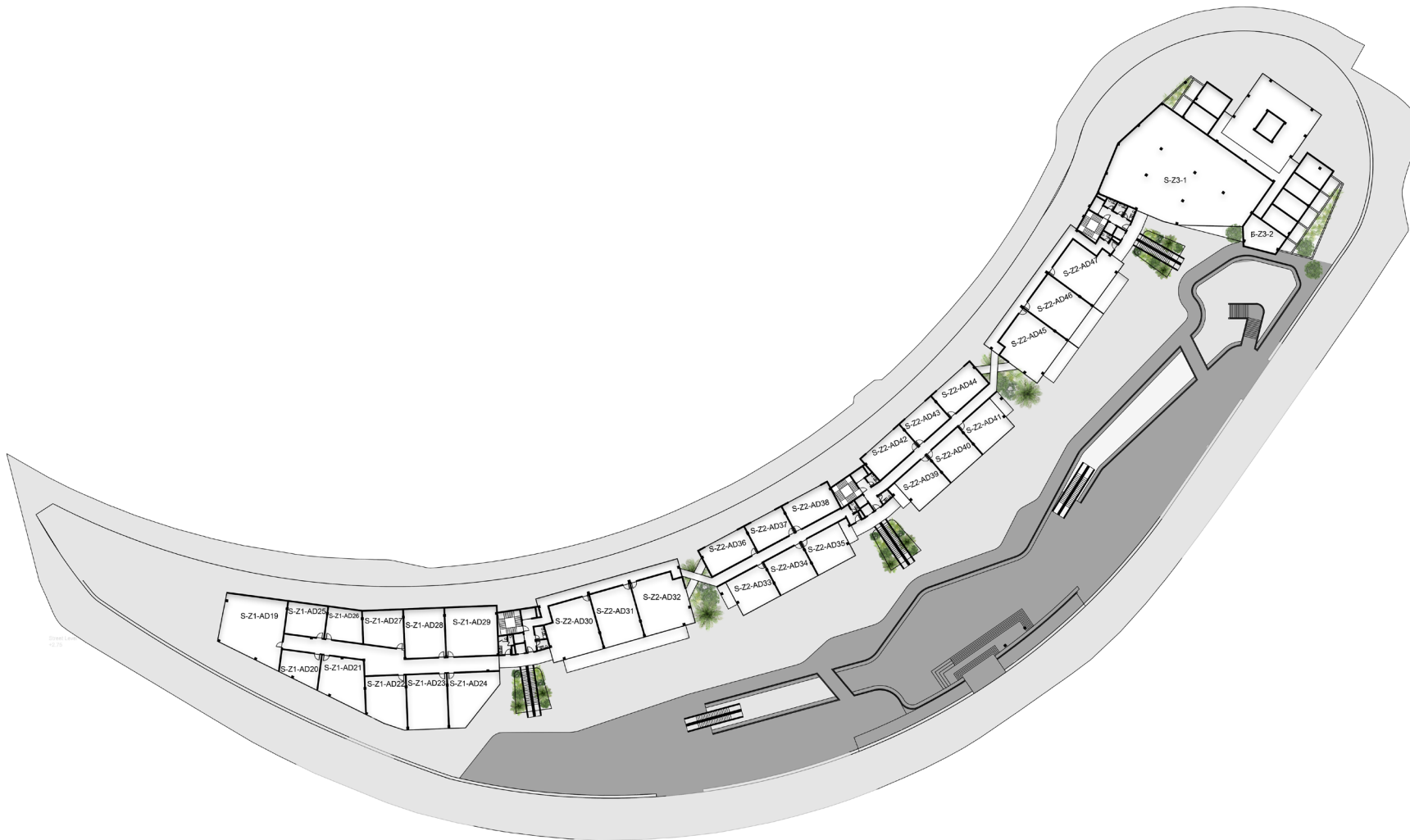


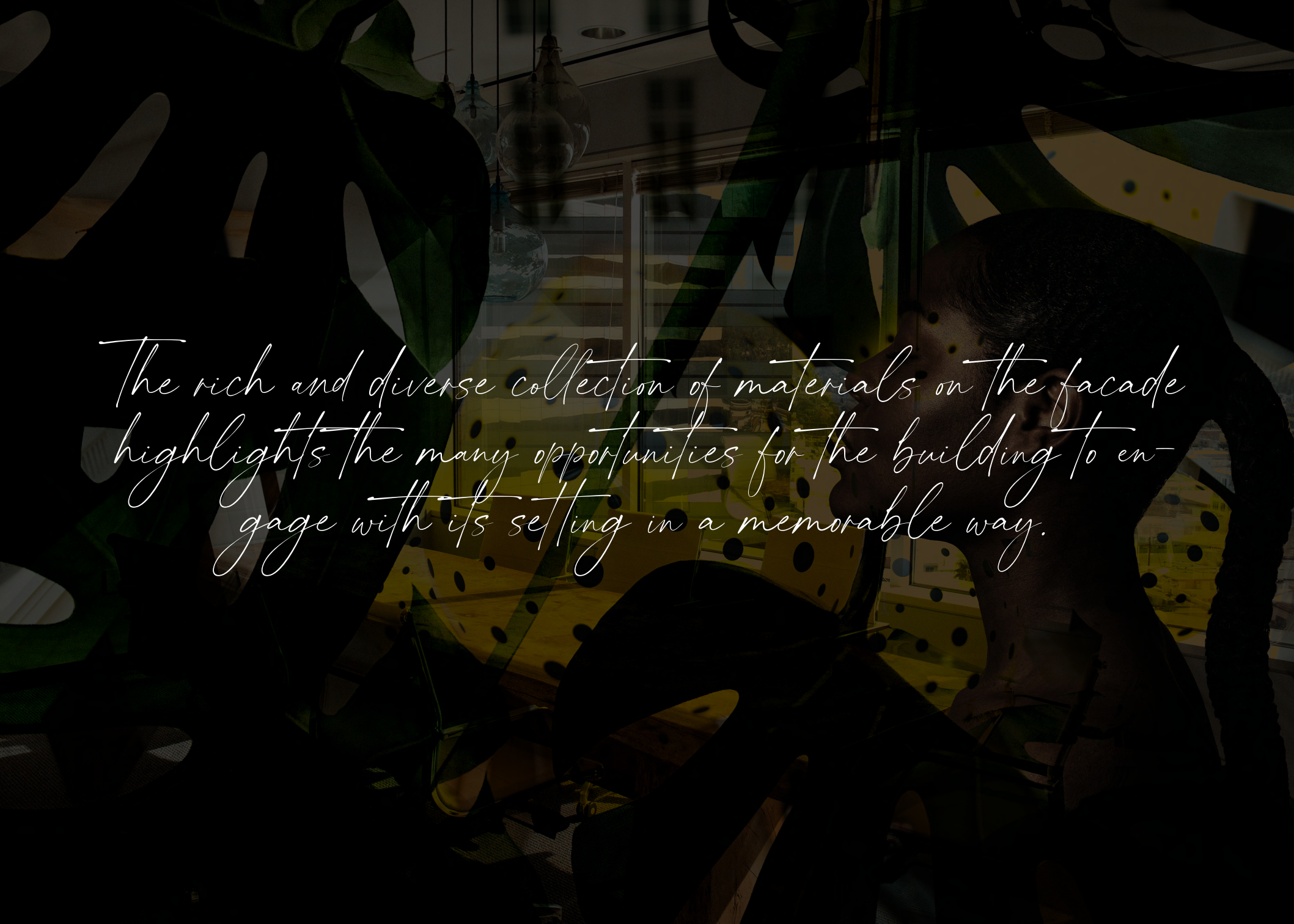
FIRST FLOOR:

5.00m above ground floor 1 level



SECOND FLOOR:
10.00m above ground floor 1 level



A dark, artistic photograph of a man in a suit looking at a tablet. The scene is dimly lit, with large green plants in the foreground and a window in the background. The text is overlaid in a white, cursive font.

The rich and diverse collection of materials on the facade highlights the many opportunities for the building to engage with its setting in a memorable way.

About Developer X

Developer X

Born to be flexible , Born to create Xperiences

A property developer embracing a brilliant new world. A developer that answers the day-to-day needs of a world on the move. Where people want convenience, not restrictions. And choice, not limits. Designed to fit your lifestyle. Developer X is set to create spaces that reimagines ones livability with projects that caters different lifestyle Xperiences

Retail properties

Reignite your Muse

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Xplore, Entertain, Eat, Xperience

XPERIENCE WITH US

It is all about the
lifestyle Xperience

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BY SHOURA

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