

NEW COMMERCIAL DISTRICT







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01 INTRO

EXTENSION PROJECT OF THE
AREA OF THE **MAGRA ELOYOUN WALL**

A transformative project, Magra el Oyoun Arabesque Fustat, celebrates Egypt's rich cultural heritage and urban modernization and will greatly enhance urban infrastructure and drive economic growth in Cairo.

The area of Sugar and Lemon and
Hosh El-Nakheel Misr El-Qadima district
(Old Cairo district)

*Modern Living,
Rooted in Legacy*





02 LOCATION

THE BROADER CONTEXT OF THE SITE: CURRENT SITUATION



UNSAFE AREAS WITHIN THE HISTORICAL DISTRICT



Informal settlements classified as **first and second** degree danger zones, which have been designated for *removal* — such as Polluting industrial zones within the urban mass, *Abu Qarn, Al-Hattaba, ‘Arab Yassar, Qalaat Al-Kabsh, Ain Al-Hayat, Ain Al-Sira, Tal Al-‘Aqarib, and Al-Mawardi.* such as the **tanneries**.



PHASE ONE: ARABESQUE

3

The *Fustat Project* is a development initiative aimed at revitalizing the historic Fustat area in the heart of CAIRO, while preserving its rich heritage and modernizing its infrastructure.

1924 Units
11,000 Residents



The project includes residential and commercial units inspired by Islamic architecture, alongside modern facilities such as **Al-Fustat Park, the National Museum of Egyptian Civilization, and an open-air theater.**

The site is distinguished by its proximity to prominent landmarks such as the *Amr Ibn Al-As Mosque* and the *Citadel of Salah Al-Din*, with easy access via major roads like **Salah Salem Street and the Ring Road**—
creating a unique blend of heritage and contemporary development.



PROPOSED EXTENSION IN

ZONE ONE

- 1/ Commercial and Administrative
- 2/ Restaurants, Cafés, Shops, and Offices

OVERVIEW

- 1/ Ground Floor + 2 Upper Floors
- 2/ 12 Commercial Shops
- 3/ 15 Cafés with Kitchens
- 4/ 1 Restaurants
- 5/ 33 Terraces
- 6/ Outdoor spaces that can be used as extensions for ground-floor restaurants and cafés
- 7/ Horizontal and vertical circulation elements
- 8/ 453 Parking Units

MASTER PLAN



@ARABESQUE

14

15

SAUDI EGYPTIAN DEVELOPERS

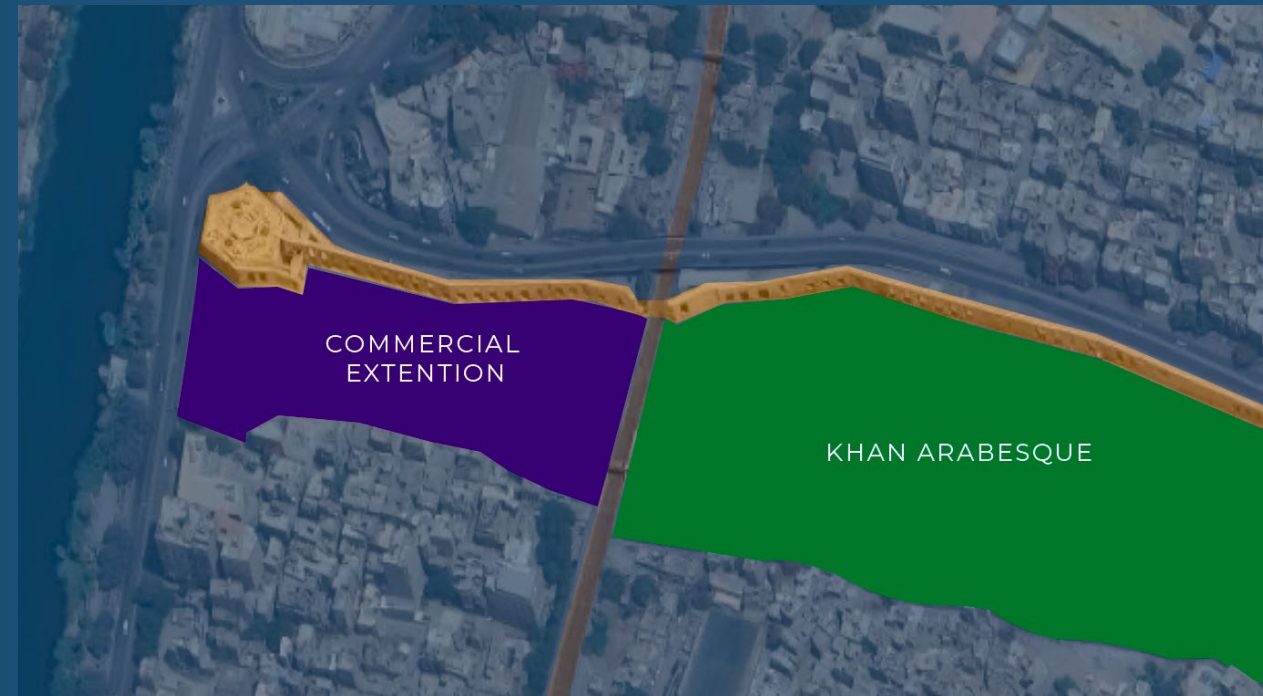


A new chapter in Cairo's,

Beating heart.

BUFFER ZONE OF THE
MAGRAEL OYOUN

AQUEDUCT WALL





FINAL VIEW

*Beneath Cairo's sky,
Beside the Nile's memory.*



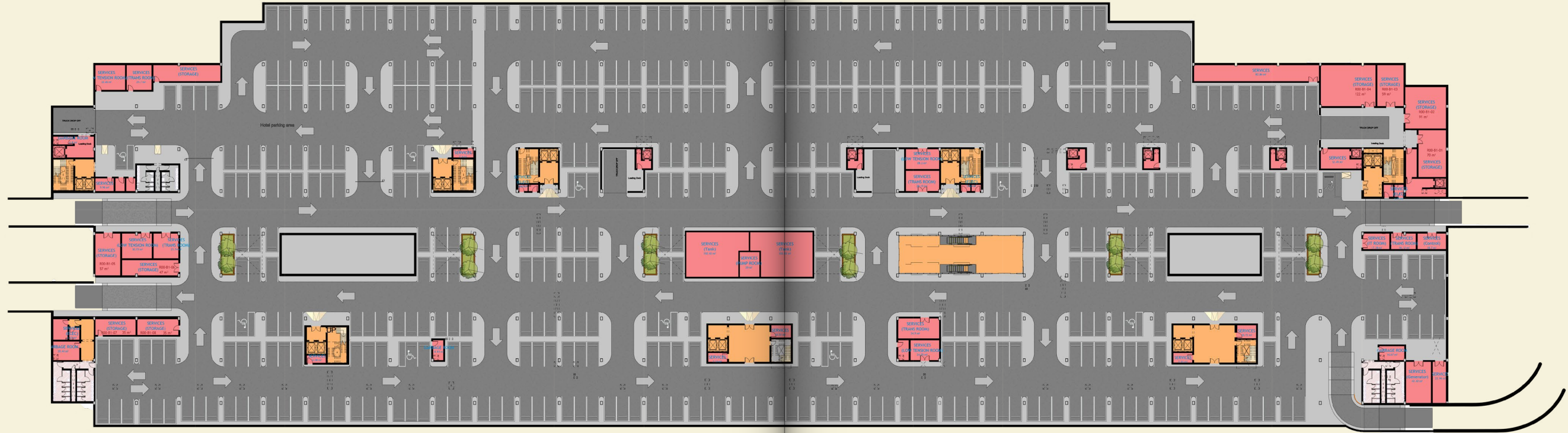


04 FLOOR
PLANS



PROJECT:
KHAN ARABESQUE,
MAGRA AL OYOUN,
OLD CAIRO, CAIRO GOVERNMENT

BASEMENT PAVEMENT FLOOR PLAN



FLOOR PLAN

KEY PLAN:

BUILDING A: FOOD AND BEVERAGE
BUILDING B: RESTAURANTS
BUILDING C: HOTEL
BUILDING D: COMMERCIAL/ ADMINISTRATIVE
BUILDING E: COMMERCIAL/ ADMINISTRATIVE
BUILDING F: COMMERCIAL/ ADMINISTRATIVE

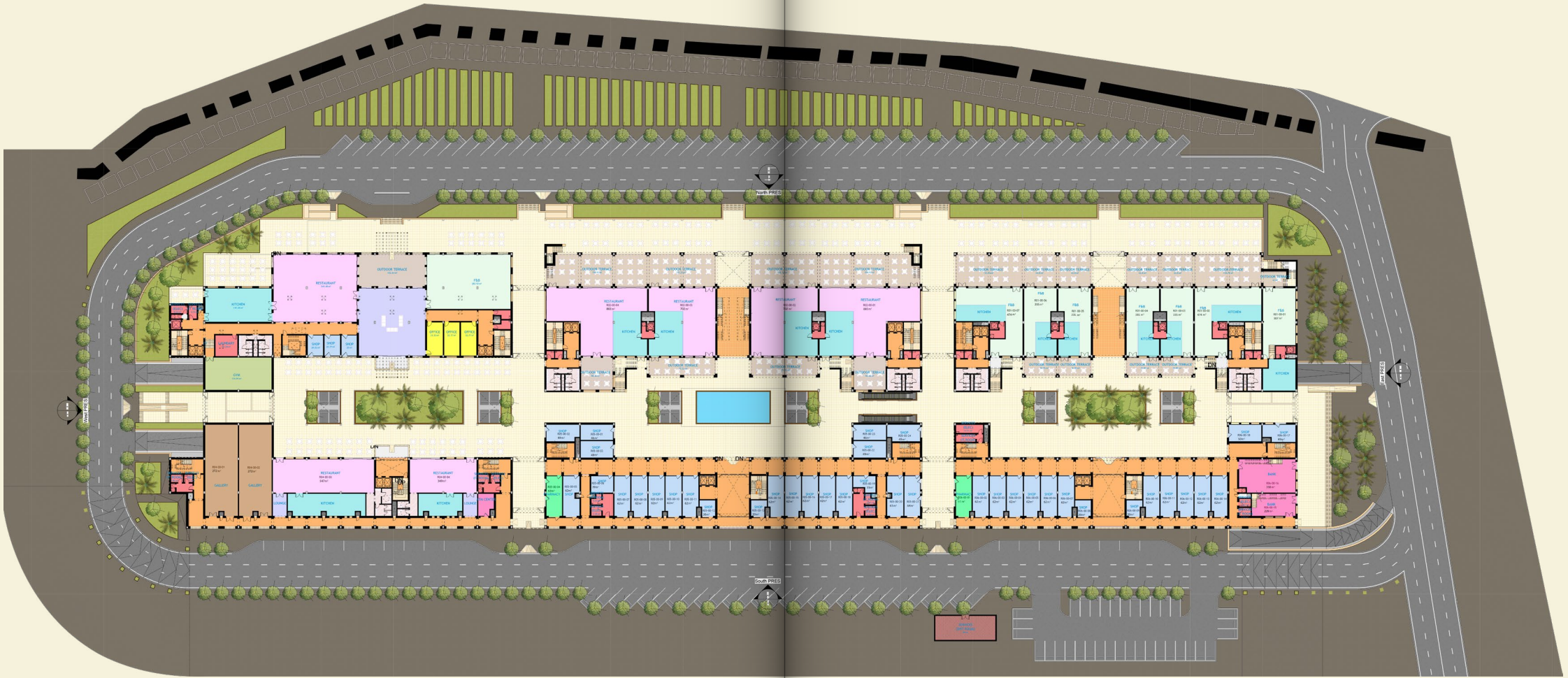
LEGEND

- CORRIDOR
- GARBAGE ROOM
- SERVICES
- TOILETS
- VERTICAL CORE



PROJECT:
KHAN ARABESQUE,
MAGRA AL OYOUN,
OLD CAIRO, CAIRO GOVERNMENT

MASTER PLAN (GROUND FLOOR)



LEGEND

- ATM CENTER
- BANK
- CORRIDOR
- F&B
- GALLERY
- GARBAGE ROOM

- GYM
- HOTEL LOUNGE
- KITCHEN
- LAUNDRY
- LOUNGE
- OFFICE

- OUTDOOR TERRACE
- PHARMACY
- RESTAURANT
- SERVICES
- SHOP
- TOILETS

- VERTICAL CORE

FLOOR PLAN

KEY PLAN:

- BUILDING A: FOOD AND BEVERAGE
- BUILDING B: RESTAURANTS
- BUILDING C: HOTEL
- BUILDING D: COMMERCIAL/ ADMINISTRATIVE
- BUILDING E: COMMERCIAL/ ADMINISTRATIVE
- BUILDING F: COMMERCIAL/ ADMINISTRATIVE



PROJECT:
KHAN ARABESQUE,
MAGRA AL OYOUN,
OLD CAIRO, CAIRO GOVERNMENT

FIRST FLOOR PLAN

FLOOR PLAN

KEY PLAN:

BUILDING A: FOOD AND BEVERAGE
BUILDING B: RESTAURANTS
BUILDING C: HOTEL
BUILDING D: COMMERCIAL/ ADMINISTRATIVE
BUILDING E: COMMERCIAL/ ADMINISTRATIVE
BUILDING F: COMMERCIAL/ ADMINISTRATIVE



LEGEND

- | | | | |
|--|--------------|---|---------------------|
|  | BANK |  | OFFICE |
|  | CORRIDOR |  | OUTDOOR SHARED AREA |
|  | F&B |  | OUTDOOR TERRACE |
|  | GARBAGE ROOM |  | RESTAURANTS |
|  | HOTEL ROOM |  | SERVICES |
|  | KITCHEN |  | TOILETS |

 VERTICAL CORE

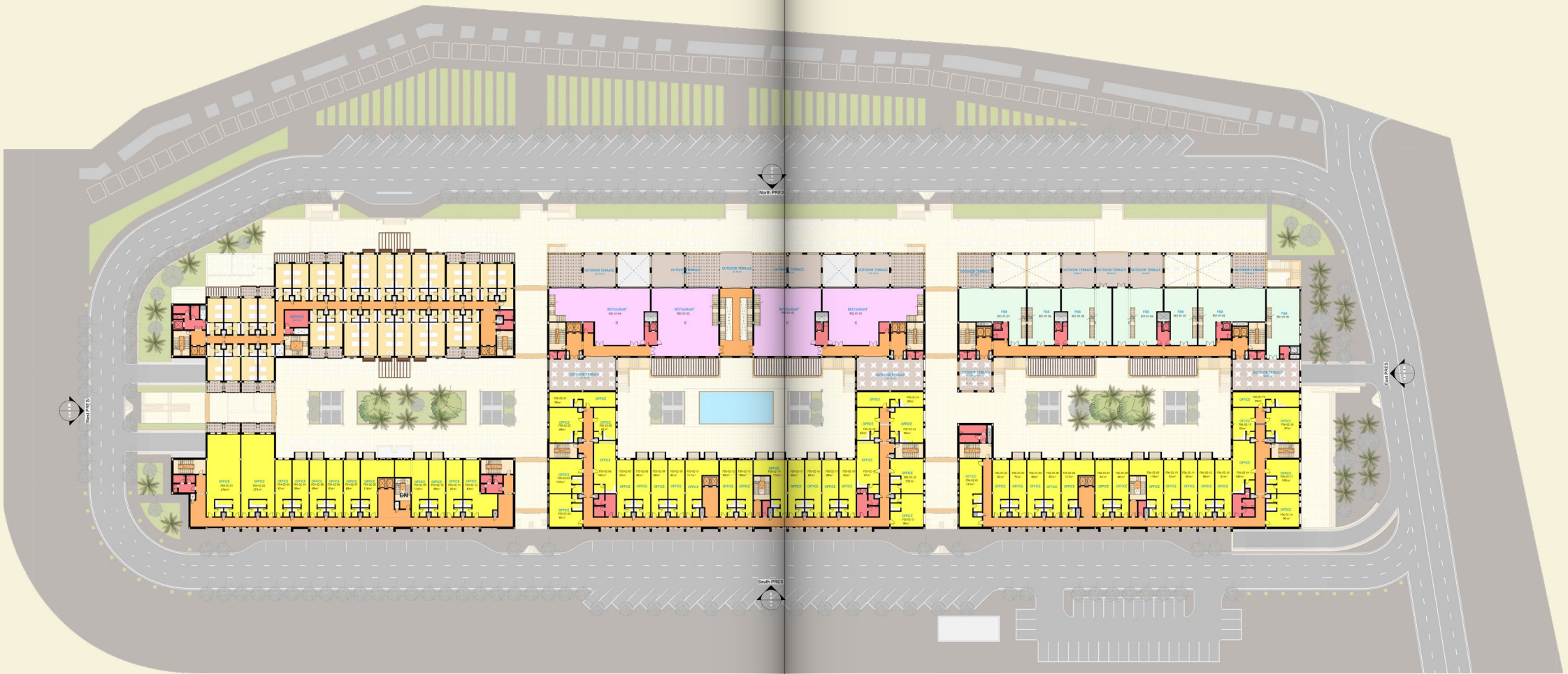


PROJECT:
KHAN ARABESQUE,
MAGRA AL OYOUN,
OLD CAIRO, CAIRO GOVERNMENT

SECOND FLOOR PLAN

FLOOR PLAN

KEY PLAN:
BUILDING A: FOOD AND BEVERAGE
BUILDING B: RESTAURANTS
BUILDING C: HOTEL
BUILDING D: COMMERCIAL/ ADMINISTRATIVE
BUILDING E: COMMERCIAL/ ADMINISTRATIVE
BUILDING F: COMMERCIAL/ ADMINISTRATIVE



LEGEND

- CORRIDOR
- F&B
- GARBAGE ROOM
- HOTEL ROOM
- OFFICE
- OUTDOOR TERRACE

- RESTAURANTS
- SERVICES
- VERTICAL CORE

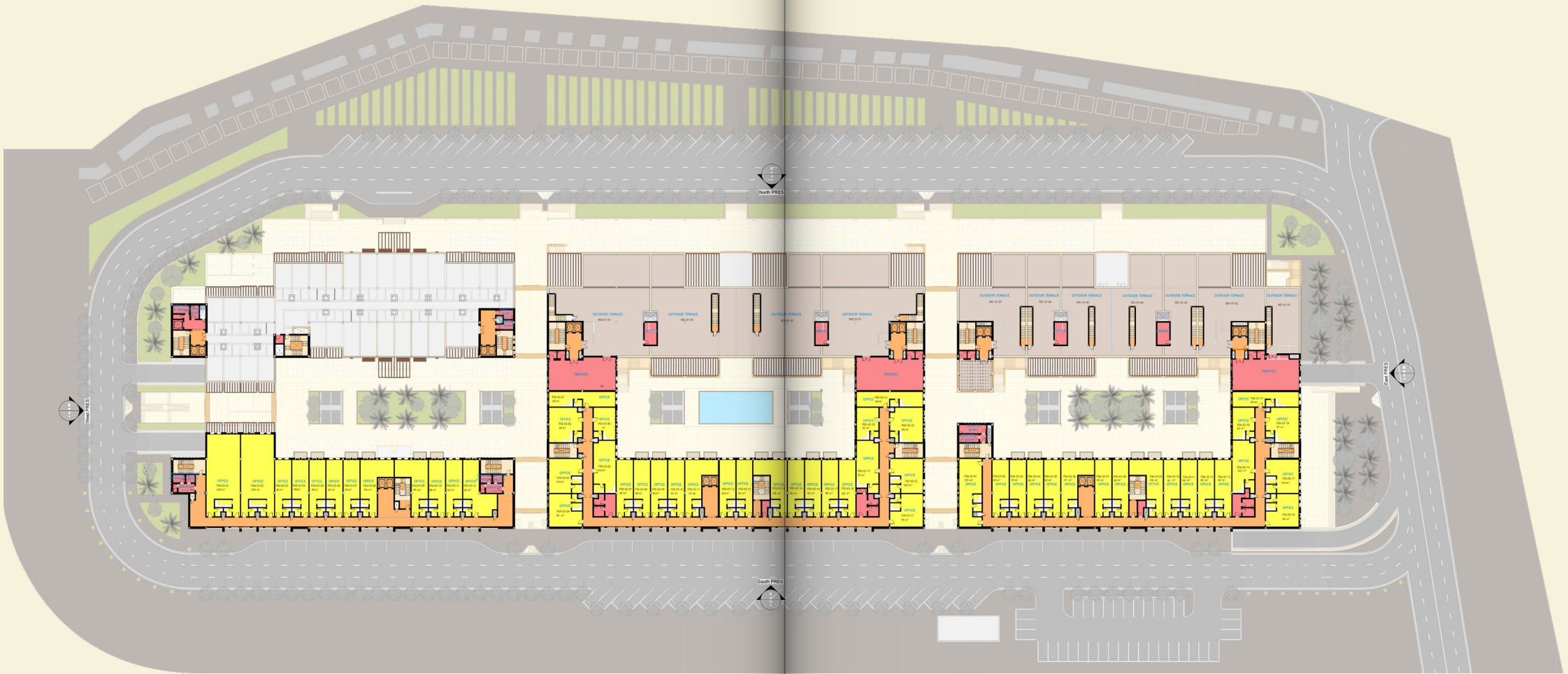


PROJECT:
KHAN ARABESQUE,
MAGRA AL OYOUN,
OLD CAIRO, CAIRO GOVERNMENT

THIRD FLOOR PLAN

FLOOR PLAN

KEY PLAN:
BUILDING A: FOOD AND BEVERAGE
BUILDING B: RESTAURANTS
BUILDING C: HOTEL
BUILDING D: COMMERCIAL/ ADMINISTRATIVE
BUILDING E: COMMERCIAL/ ADMINISTRATIVE
BUILDING F: COMMERCIAL/ ADMINISTRATIVE



LEGEND

- CORRIDOR
- GARBAGE ROOM
- OFFICE
- GARBAGE TERRACE
- SERVICES
- VERTICAL CORE







*A Taste of
Today in the
Soul of Yesterday*







*Retail,
Refined
by History*

