

ALQAMZI
DEVELOPMENTS

THE **Qube**

RETAIL / OFFICES
/ CLINICS



EXPERIENCE LIFE
FROM A NEW ANGLE

THE Qube



WELCOME TO THE QUBE EASTSHIRE'S FIRST MIXED-USE DESTINATION

Spanning 15,320 sqm, The Qube is a vibrant village where retail, dining, medical, business, and community converge seamlessly. Designed for connectivity and convenience, it turns everyday moments into meaningful opportunities. From morning coffee to quick meetings and casual strolls, The Qube is where business thrives, people connect, and life unfolds effortlessly.



Mamushki

Noush

Creation

Surf

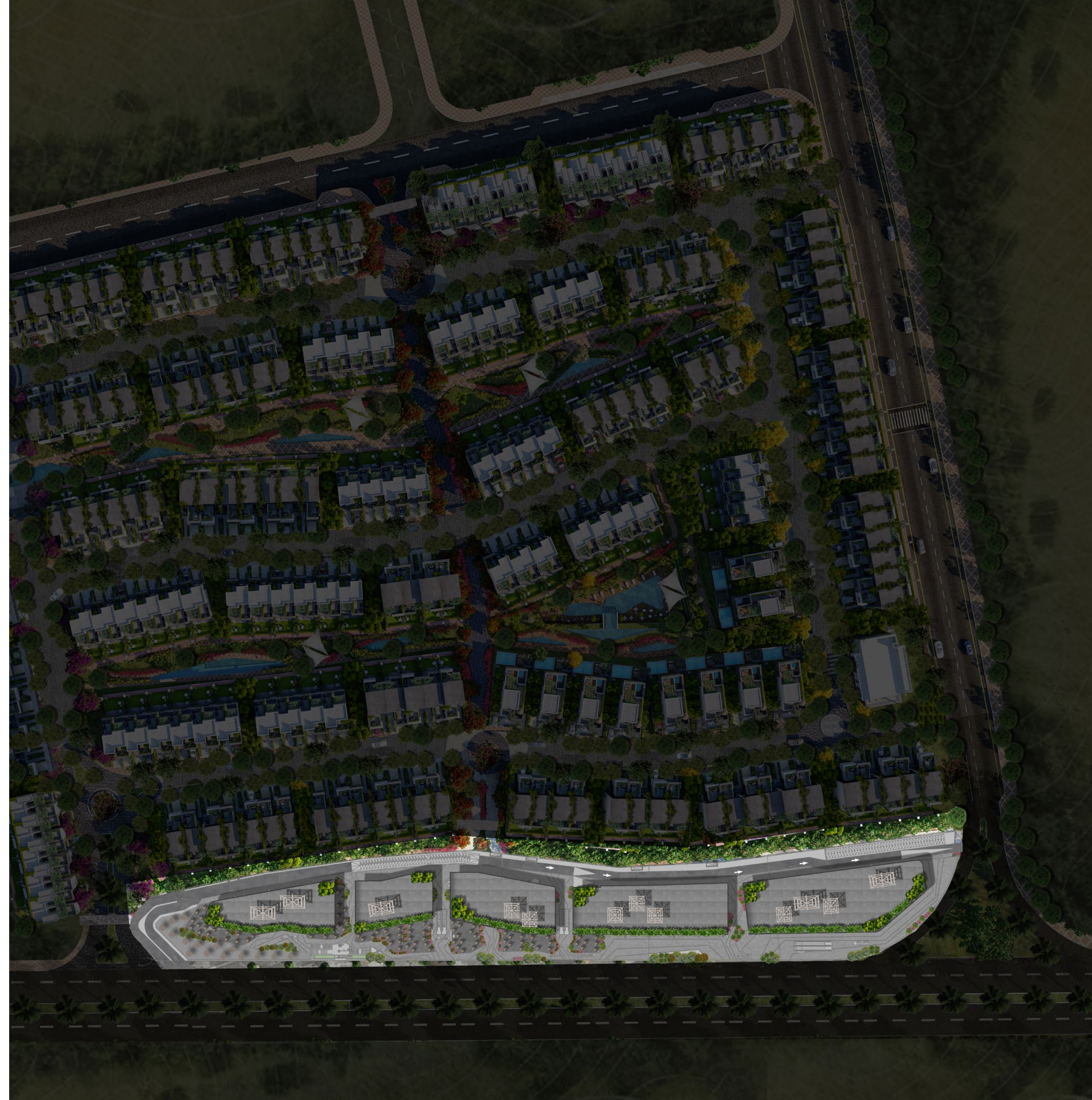
Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

MASTERPLAN

FLOW, BY DESIGN

The Qube, located directly outside Eastshire, is a prime commercial strip that serves as the gateway to the community. The Qube's masterplan creates a setting where movement feels natural. Five distinct buildings curve along AUC Avenue, forming a cohesive streetscape that invites exploration. Vibrant retail and dining at the ground level open directly to the street, while professional spaces at the upper level offer focused work spaces and expansive views. Here, every element is designed for natural circulation and a seamless experience.



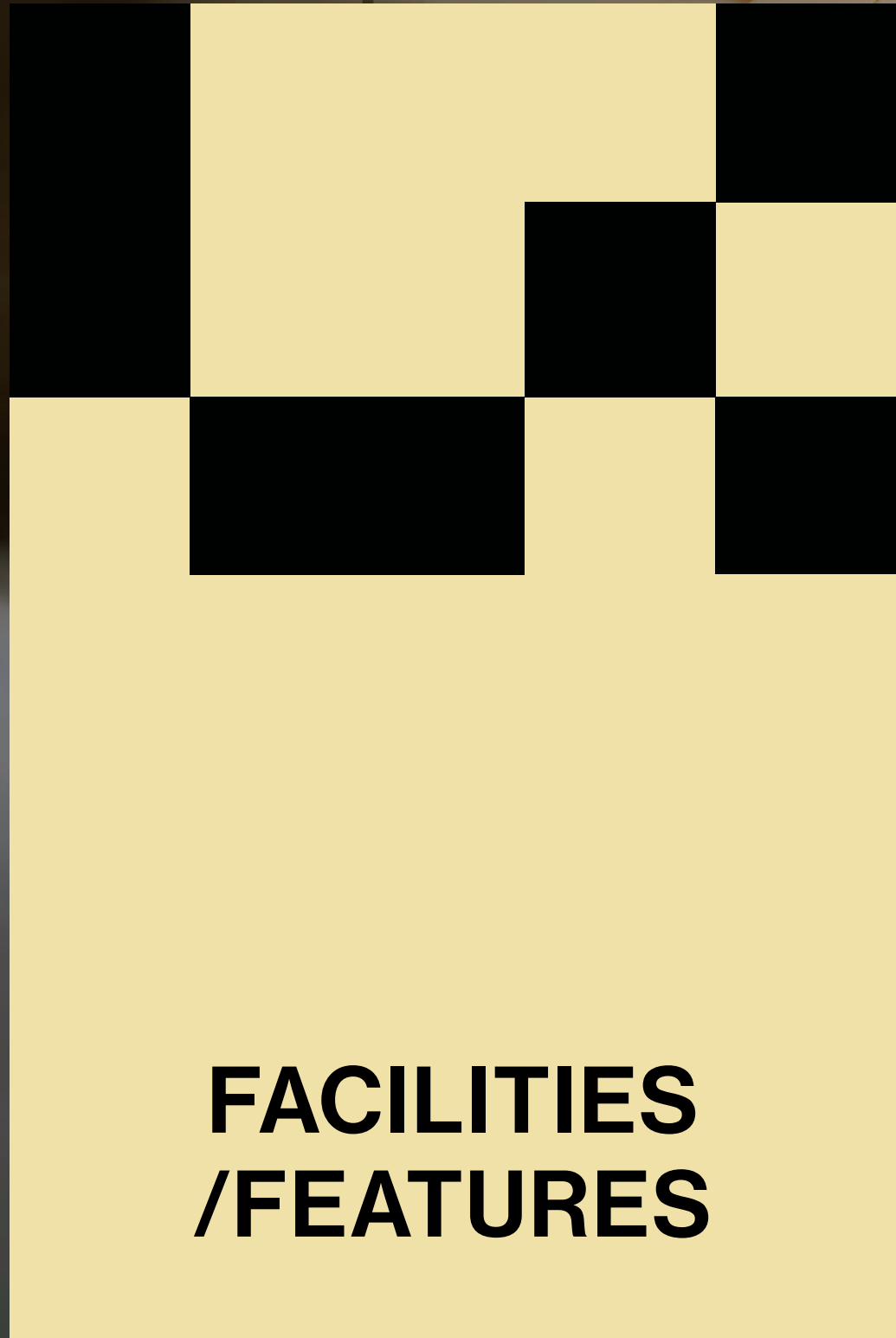
LOCATION

AT THE PULSE OF NEW CAIRO

The Qube, located in Eastshire, is the area's first mixed-use urban village, where living, working, and leisure come together seamlessly. Positioned on AUC Avenue, just minutes from AUC, South 90, and the Eastern Ring Road, it offers prime visibility and effortless connectivity at the very heart of East Cairo's vibrant growth.

5 MINUTES	from the Median Ring Road.
3 MINUTES	from the American University in Cairo.
25 MINUTES	from the Cairo International Airport.
3 MINUTES	from Point 90 Mall.





**FACILITIES
/FEATURES**



DAILY ESSENTIALS

LIFE, *SIMPLIFIED*

With two well-stocked supermarkets and a full-service pharmacy, daily needs are always within reach. From fresh produce to wellness essentials, everything you rely on is right here – offering the luxury of ease and convenience, without going out of your way.



Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.



FOOD & BEVERAGE

TASTE *THE MOMENT*

Eleven unique F&B concepts bring together a rich mix of flavors and experiences. From artisan coffee to business lunches and evening gatherings, each venue offers its own atmosphere while contributing to a vibrant, dining destination – one that naturally fits into both your routine and celebrations alike.



Noush

Manushka

Relish

Big Buns

Waross

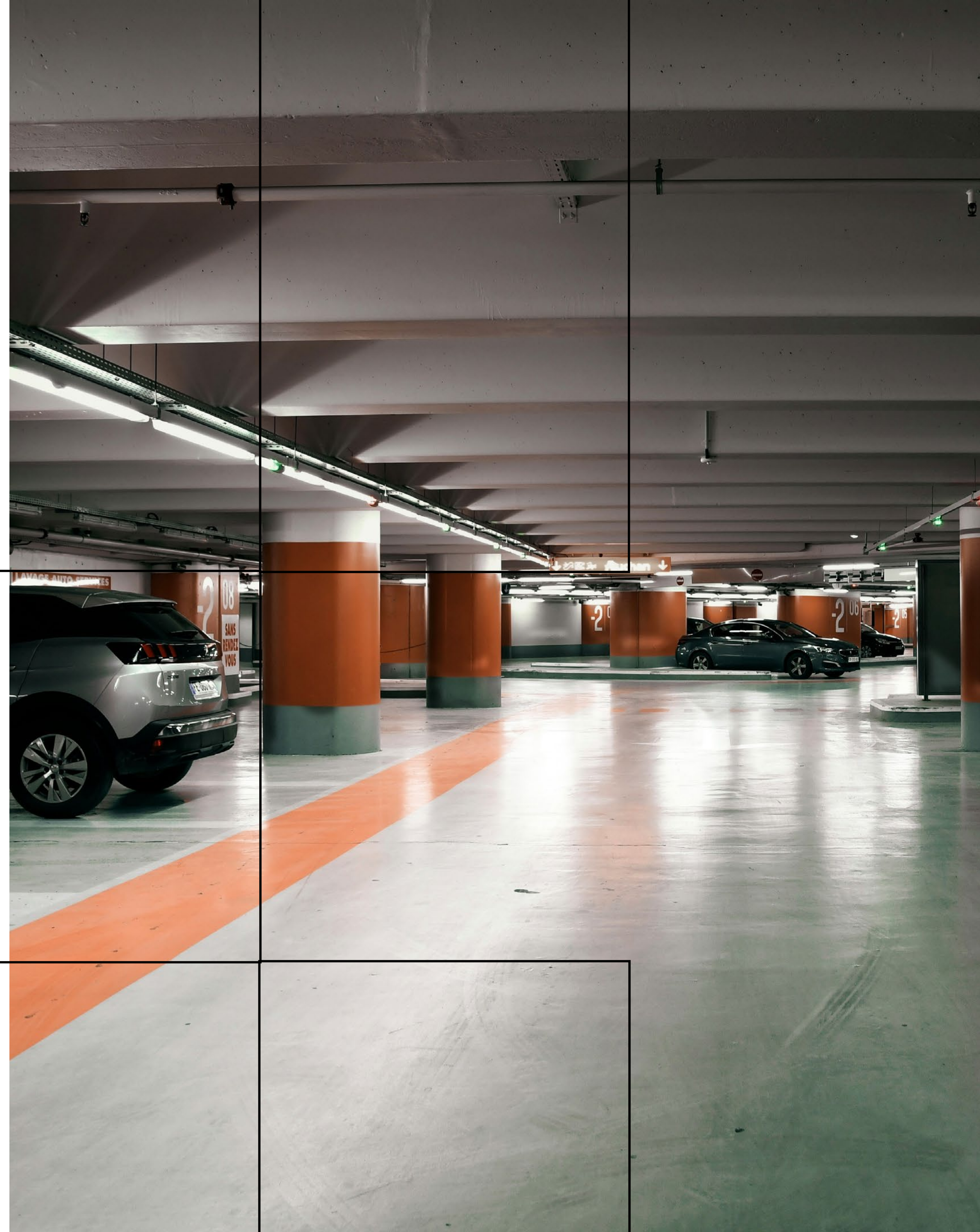
Buffalo

Disclaimers:
1- Actual areas may vary from the stated area. Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

INFRASTRUCTURE

THE INVISIBLE *EXCELLENCE*

At The Qube, two basement levels offer +550 Parking slots, with dedicated loading zones keeping the streetscape clear and welcoming. Modern utilities and high-speed connectivity power businesses seamlessly, while multiple access points and efficient circulation ensure smooth accessibility. Here, infrastructure is designed for effortless efficiency.





Disclaimers:

- 1- Actual areas may vary from the stated area. Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.



**RETAIL /OFFICES
/CLINICS**

RETAIL

WHERE BRANDS *COME ALIVE*

Six prime retail spaces line the main avenue, each designed to draw attention and invite entry. Offering exceptional visibility, easy access, and vibrant surroundings, they create the ideal setting for flagship concepts and growing brands alike. Here, browsers turn into customers. With high ceilings, natural light, and direct links to parking and dining, every space is built for retail to thrive.





Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

WORK, ELEVATED

ADMINISTRATIVE *OFFICES*

Across 134 premium units, The Qube redefines the workplace experience. Offices overlook either the lively avenue or serene landscaped views, with private terraces that extend work into the open air. Flexible layouts, abundant daylight, and on-site retail, dining and convenient amenities create a setting where productivity and quality of life go hand in hand.





THE Qube

Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.



MEDICAL CLINIC

TRANSFORMING *CARE*

The Qube offers state-of-the-art medical care through its specialized clinic. Every visit is designed around patient well-being, supported by top-tier specialists and world-class laboratories. Here, advanced expertise meets genuine care, delivering an experience that prioritizes comfort, precision, and trust.

RETAIL / OFFICES
/ CLINICS

WHERE LIFE, WORK,
& CONNECTION FLOW

THE **Qube**

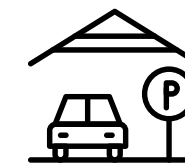
AMENITIES

EASTSHIRE
NEW CAIRO

EASTSHIRE'S FIRST
MIXED-USE URBAN
VILLAGE



11 F&B CONCEPTS
CREATING A VIBRANT
DINING HUB



+550 PARKING SLOTS
WITH EFFICIENT
ACCESS POINTS



PRIME AUC AVENUE
LOCATION WITH
UNMATCHED VISIBILITY



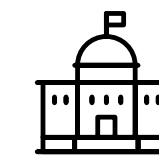
TWO SUPERMARKETS
FOR DAILY EASE



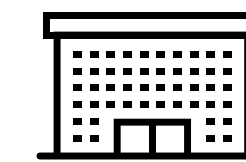
PHARMACY FOR ALL
YOUR NEEDS



Bank for all your
financial needs



FIVE CONTEMPORARY
BUILDINGS ALONG AUC
AVENUE



134 OFFICES WITH
TERRACES, LIGHT, AND
PANORAMIC VIEWS



6 PRIME RETAIL
SPACES



THE Qube

Bibib

Chassy

Crave

PIZZERIA

Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

DESIGN & ARCHITECTURE



BEAUTY *WITH PURPOSE*

Designed by Raef Fahmi Architects, The Qube embodies a philosophy where form meets experience. Its contemporary façade curves elegantly along AUC Avenue. Clean lines meet warm materials, while abundant glass invite light and openness within. Shaded walkways and strategic landscaping add comfort and calm year-round. At The Qube, every detail unites visual impact with human connection.

Disclaimers:

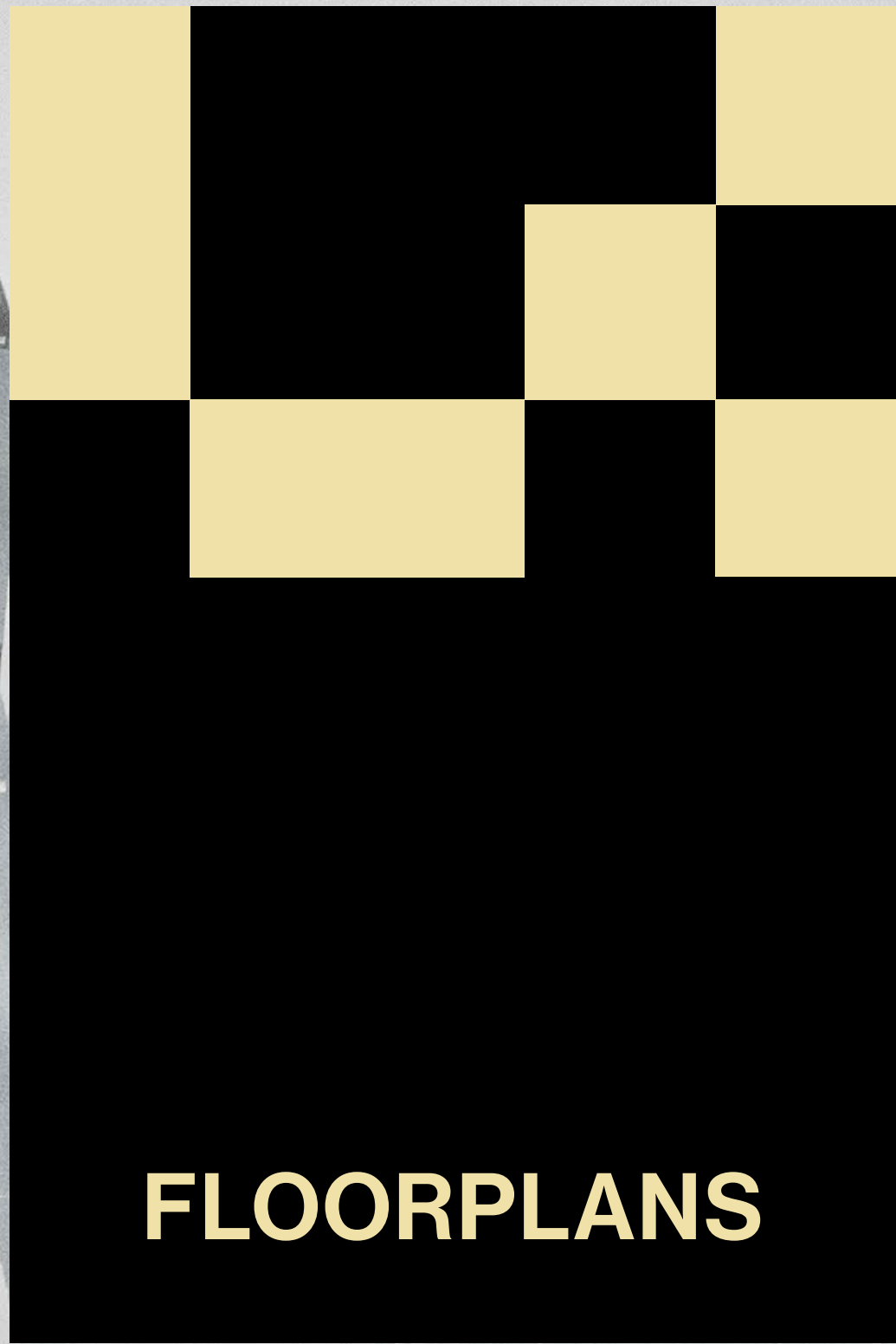
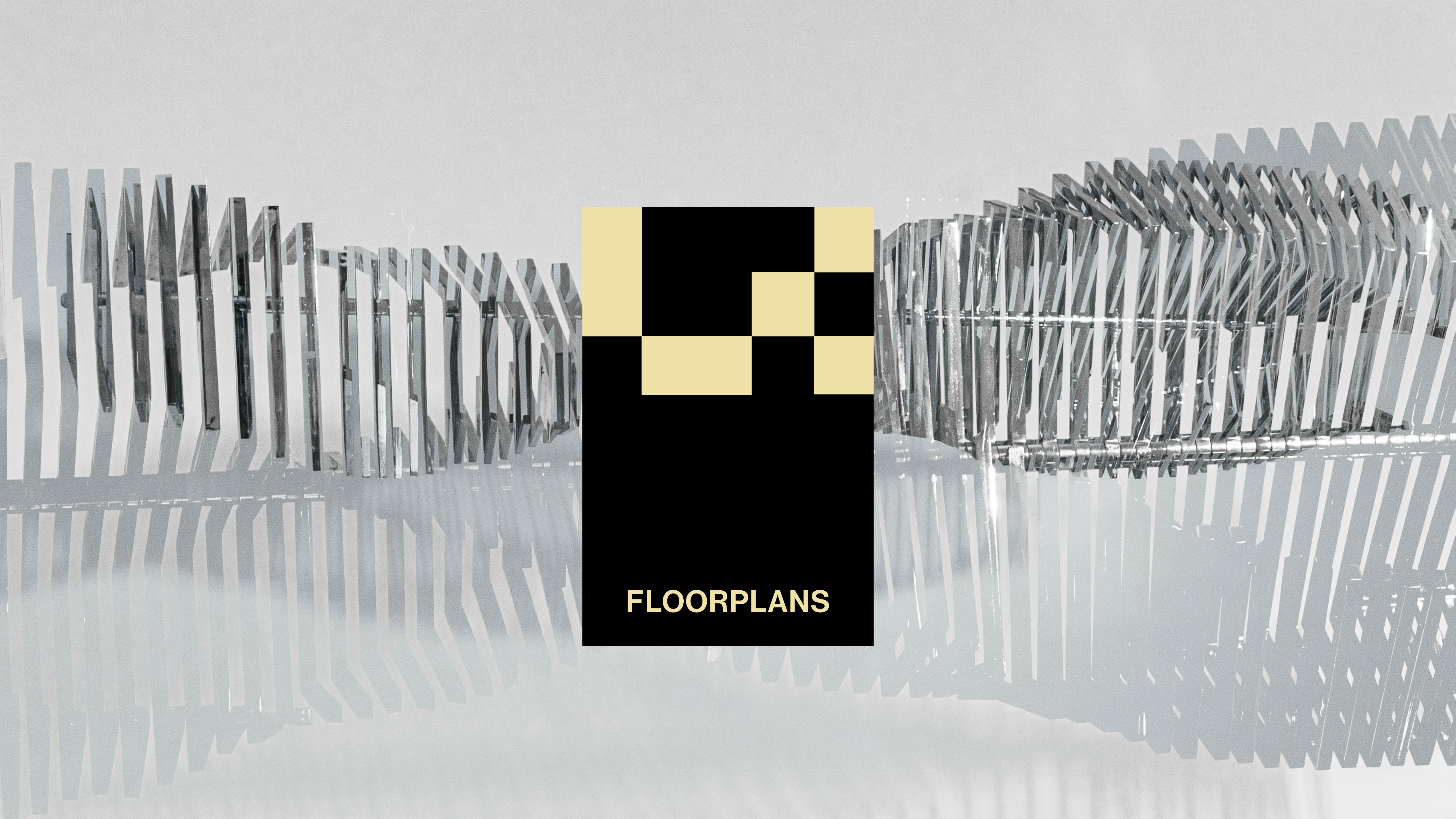
- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.





Disclaimers:

- 1- Actual areas may vary from the stated area. Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.



FLOORPLANS

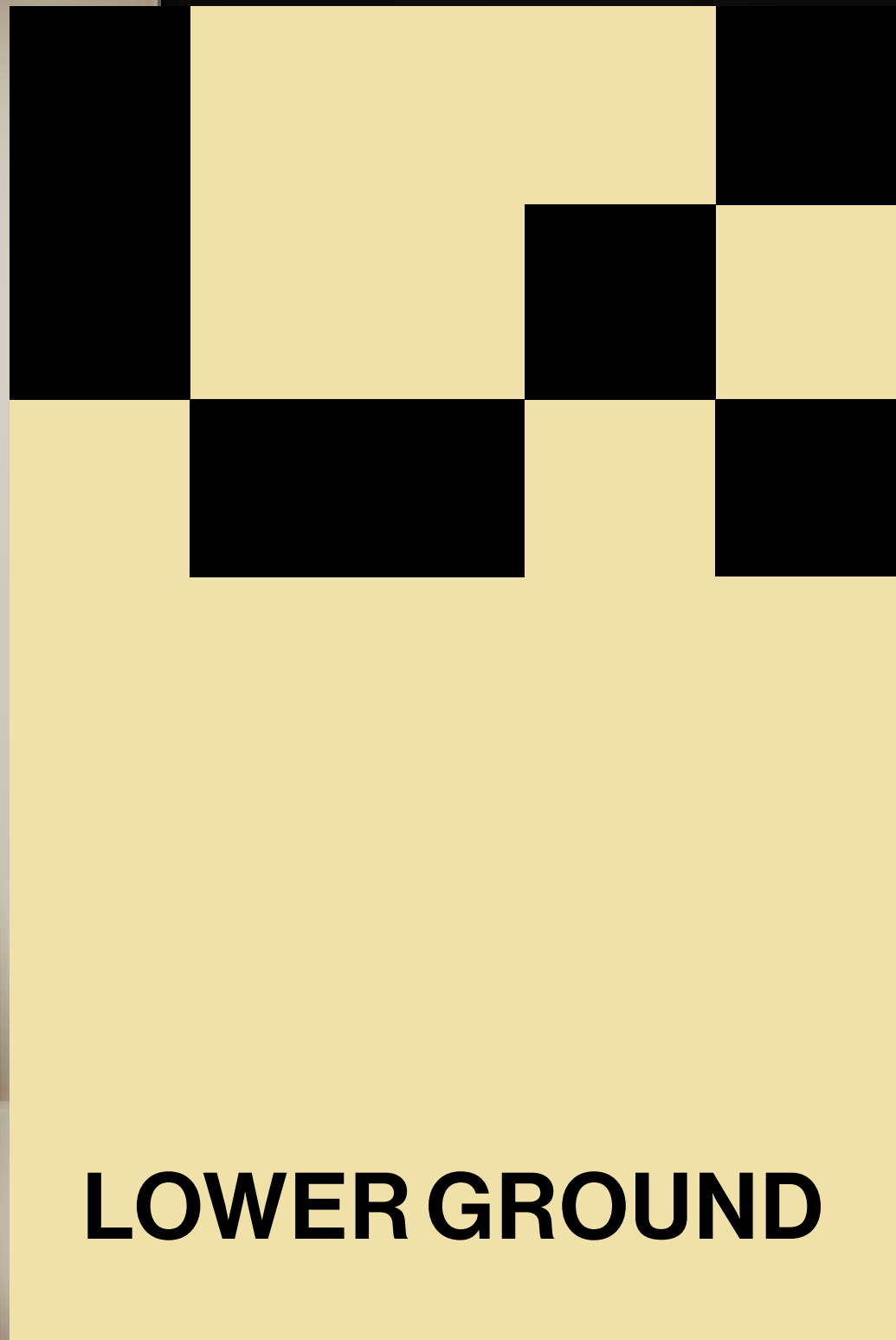
SPACE *THAT ADAPTS*

From 30 sqm offices to 400+ sqm commercial suites, The Qube offers flexible floor plans for ambitions of all sizes. Ground-floor retail maximizes street presence, while upper-floor offices provide adaptable spaces – open plans, private offices, meeting rooms, terraces, or mixed configurations. Clear unit coding ensures easy navigation, with layouts designed to match your vision.

Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.



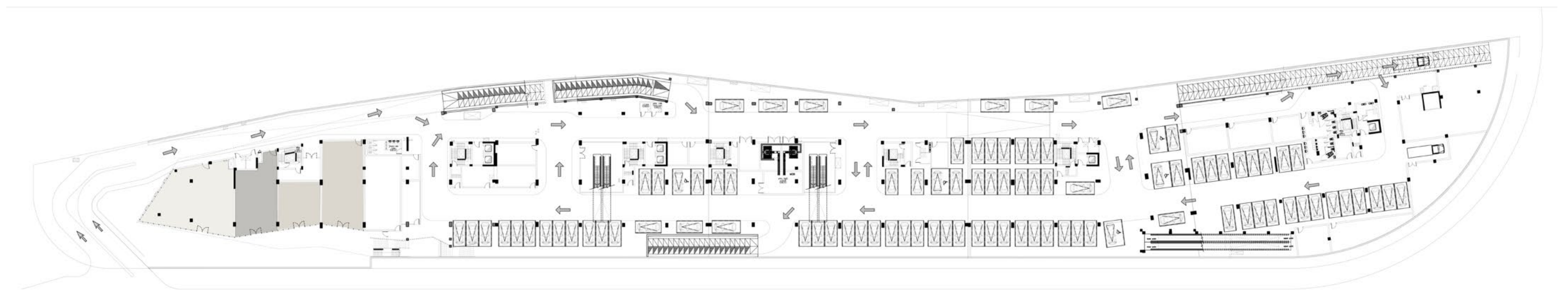


LOWER GROUND

COMMERCIAL

LOWER GROUND

Eastshire View



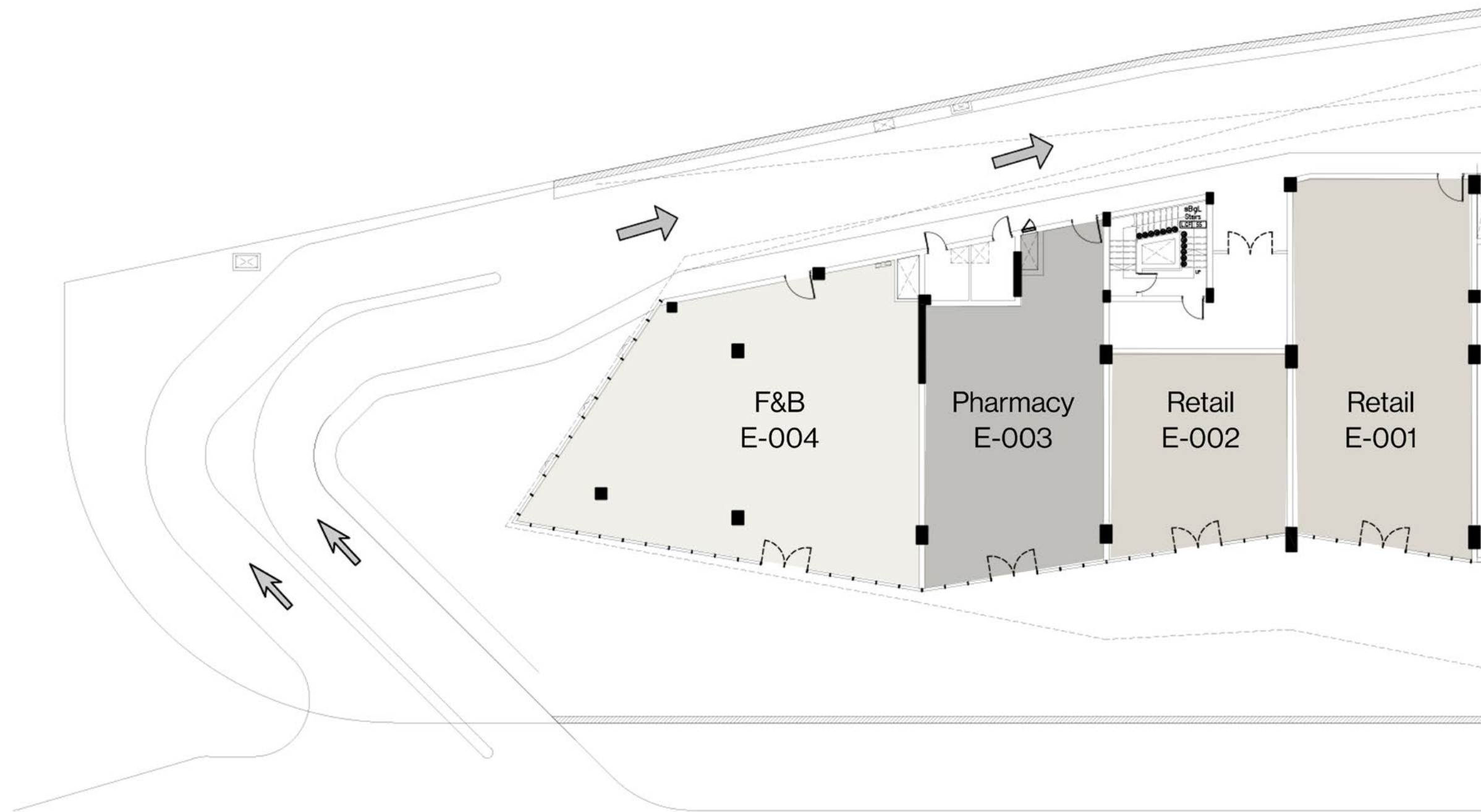
Road View

Disclaimers:

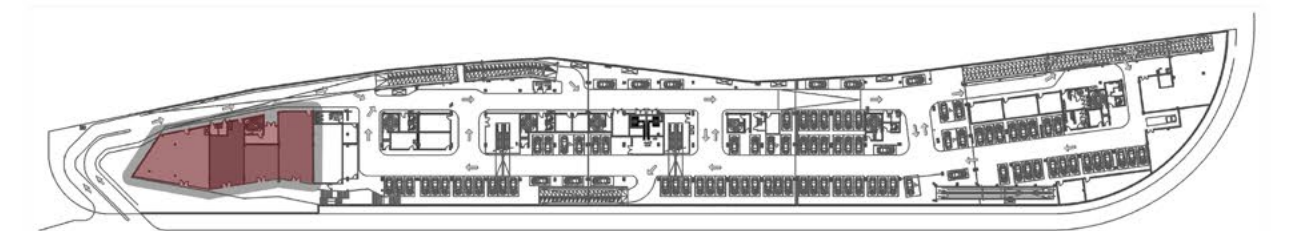
- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART E

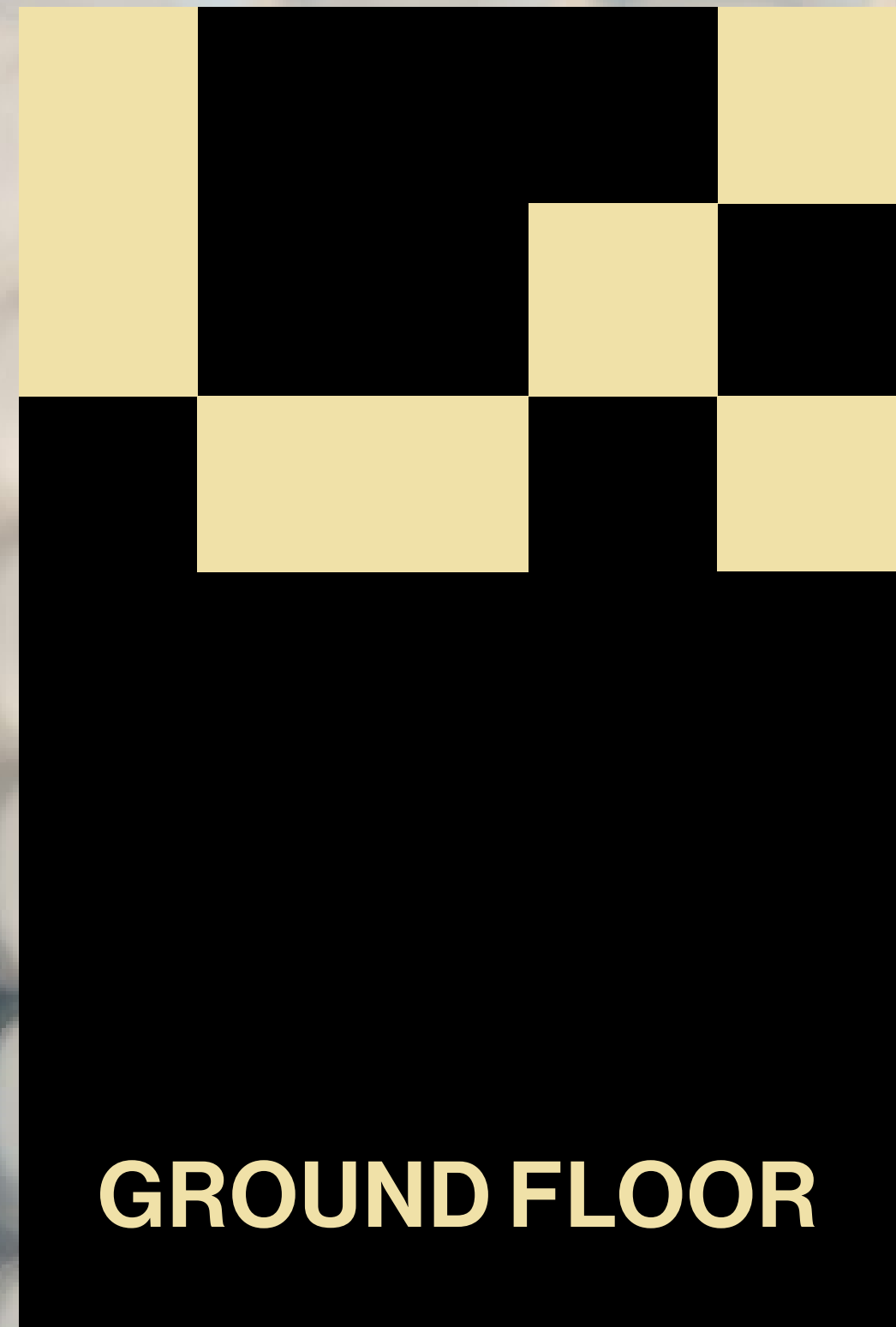
LOWER GROUND



- F&B
- Retail
- Pharmacy



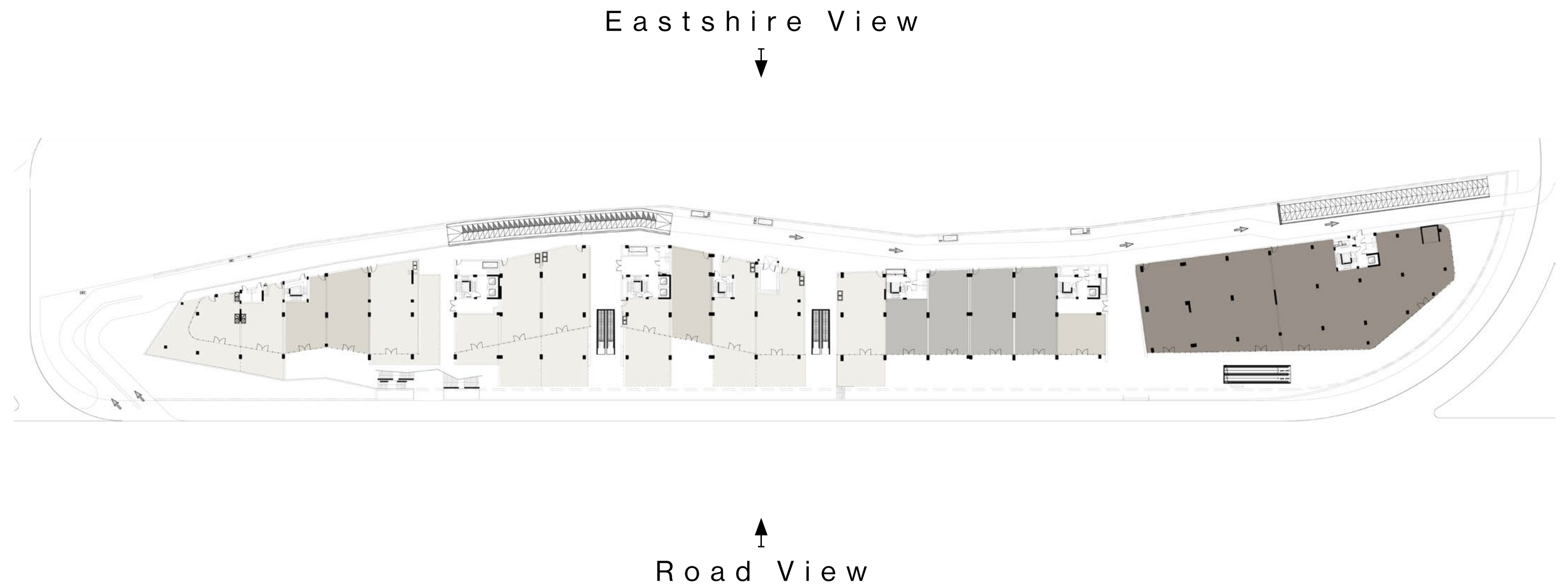
Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.



GROUND FLOOR

COMMERCIAL

GROUND FLOOR

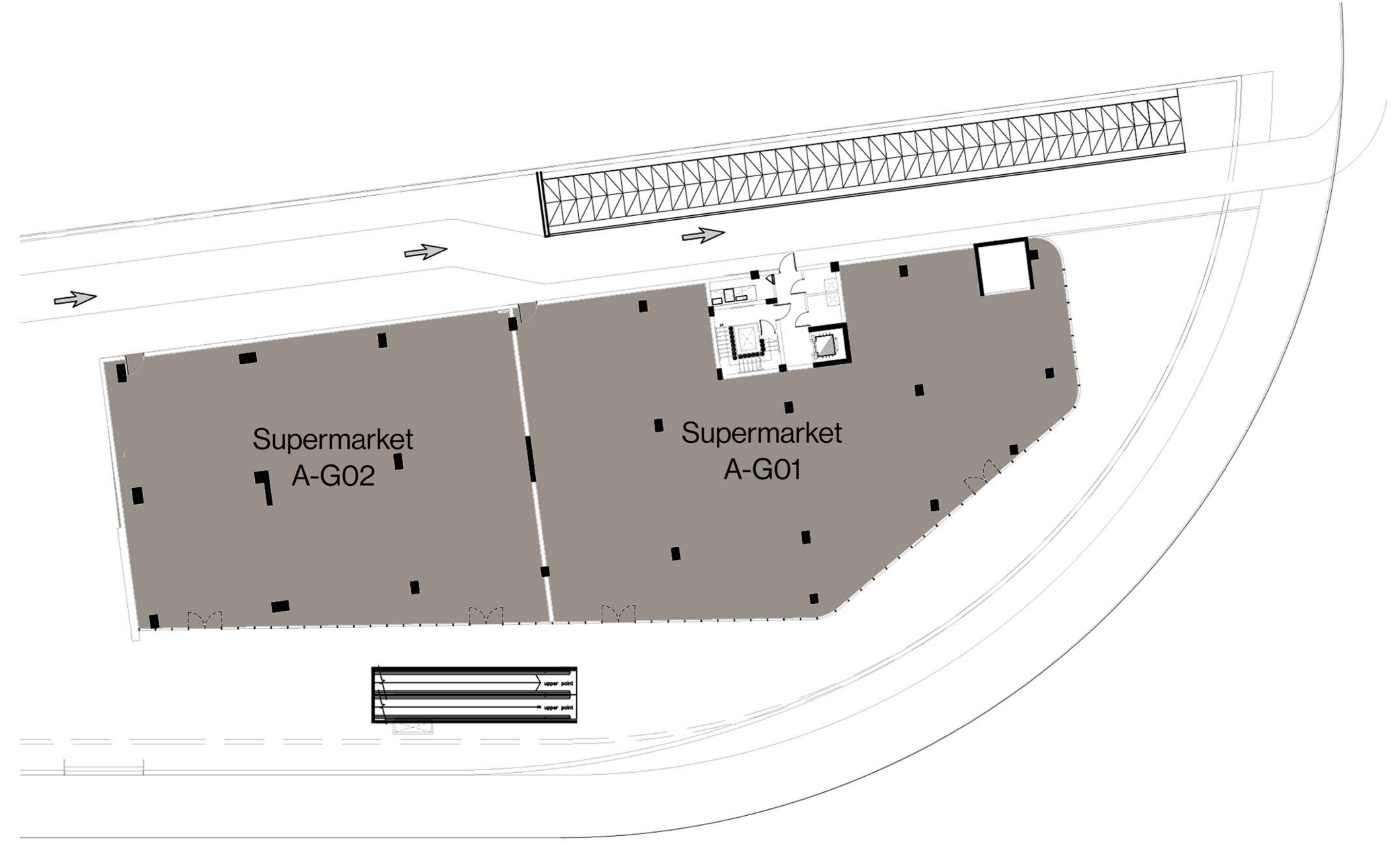






Disclaimers:

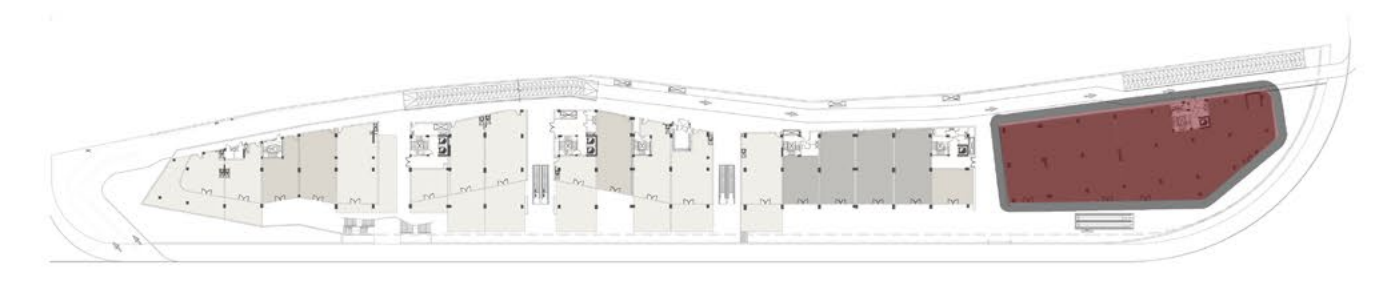
- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART A

GROUND FLOOR



-  F&B
-  Retail
-  Bank
-  Supermarket

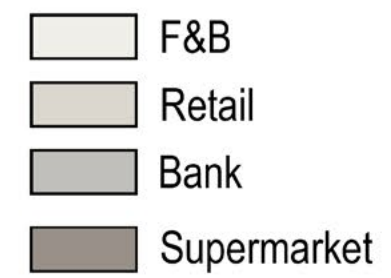
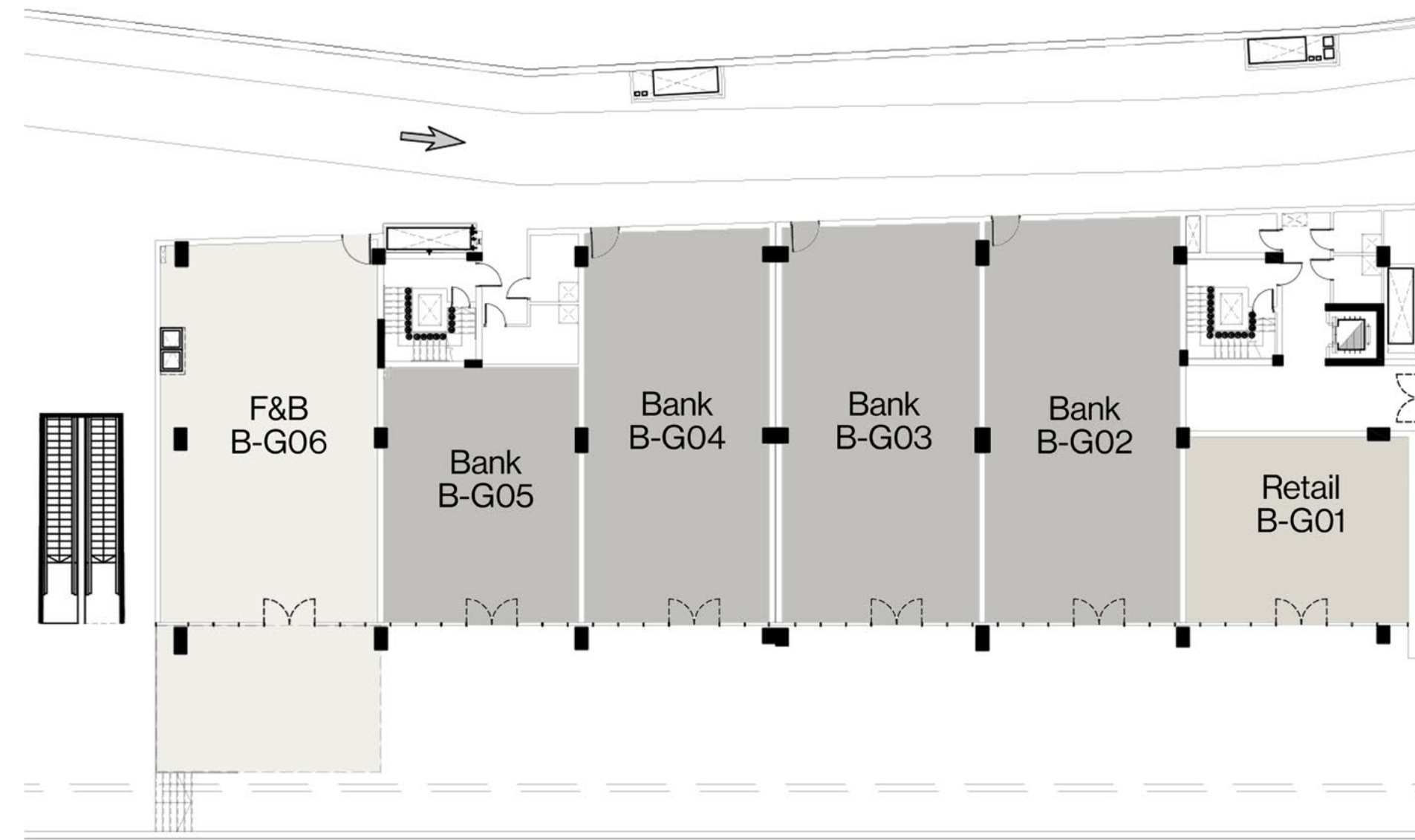


Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART B

GROUND FLOOR







Disclaimers:

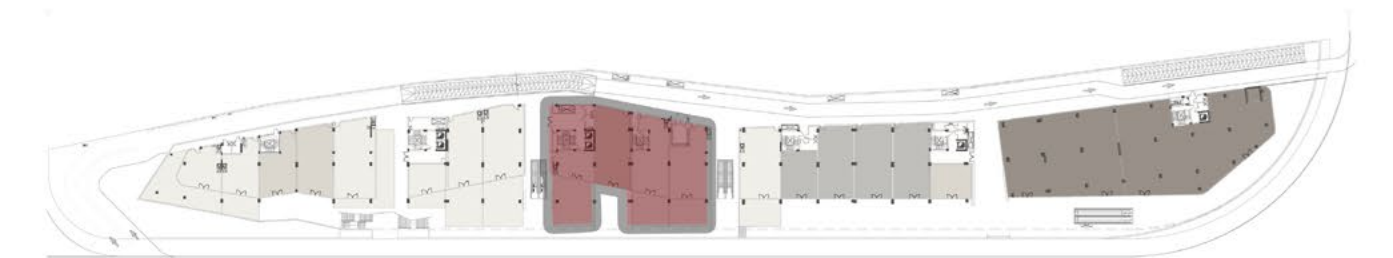
- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART C

GROUND FLOOR



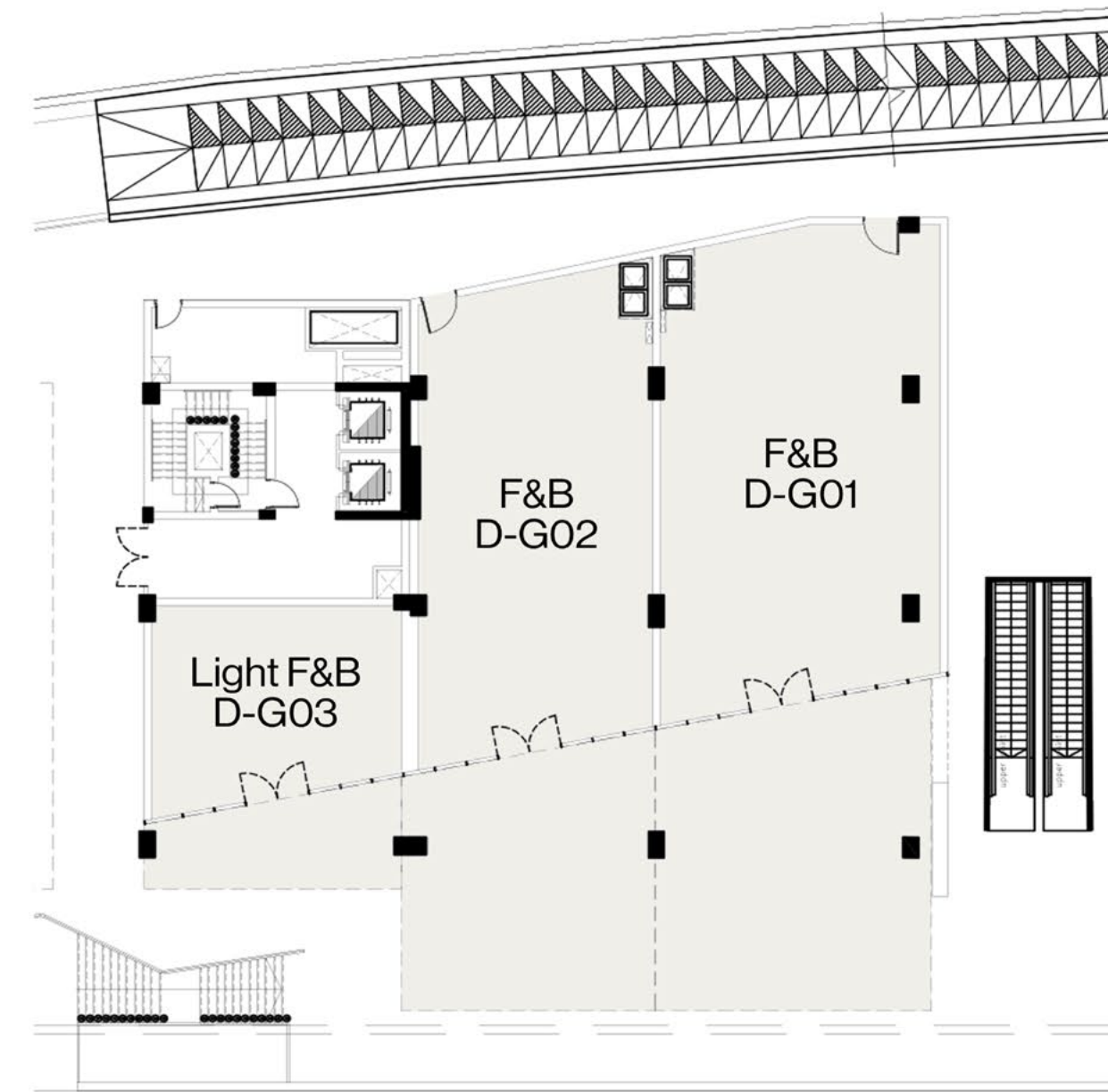
-  F&B
-  Retail
-  Bank
-  Supermarket







Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

PART D

GROUND FLOOR



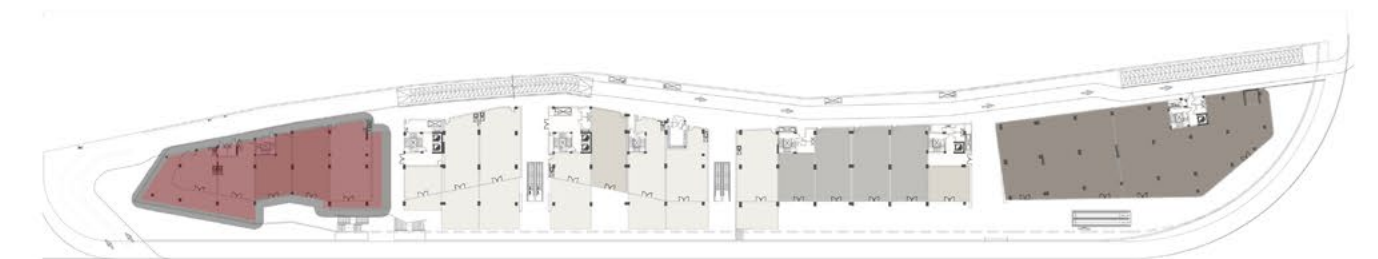
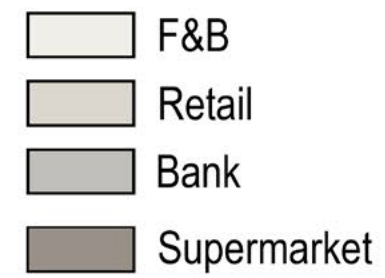
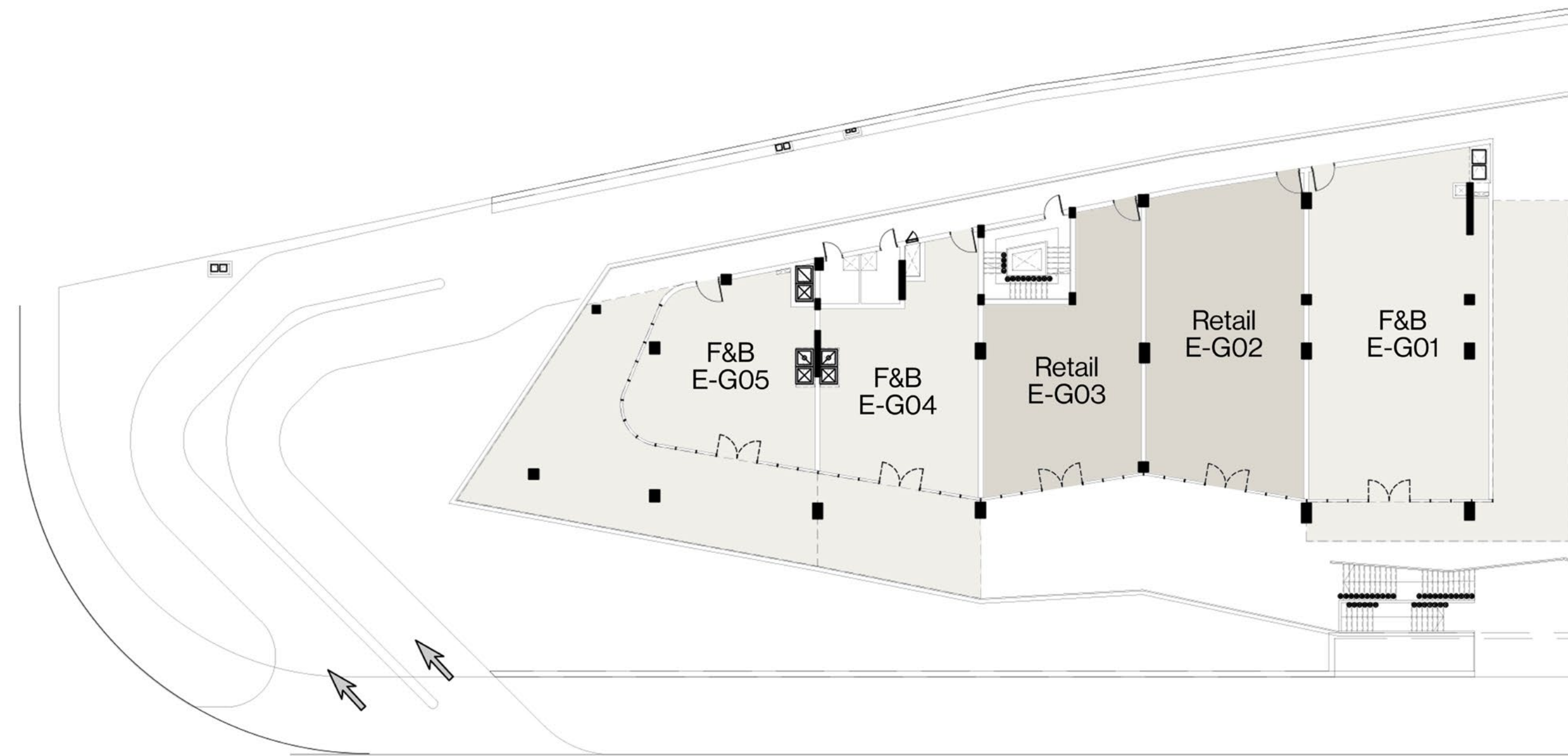
-  F&B
-  Retail
-  Bank
-  Supermarket



Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

PART E

GROUND FLOOR



Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

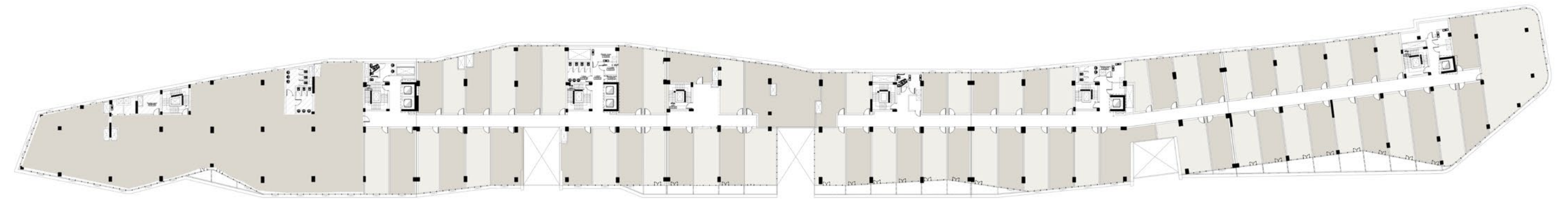


FIRST FLOOR

ADMIN

FIRST FLOOR

Eastshire View



Road View

Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART A

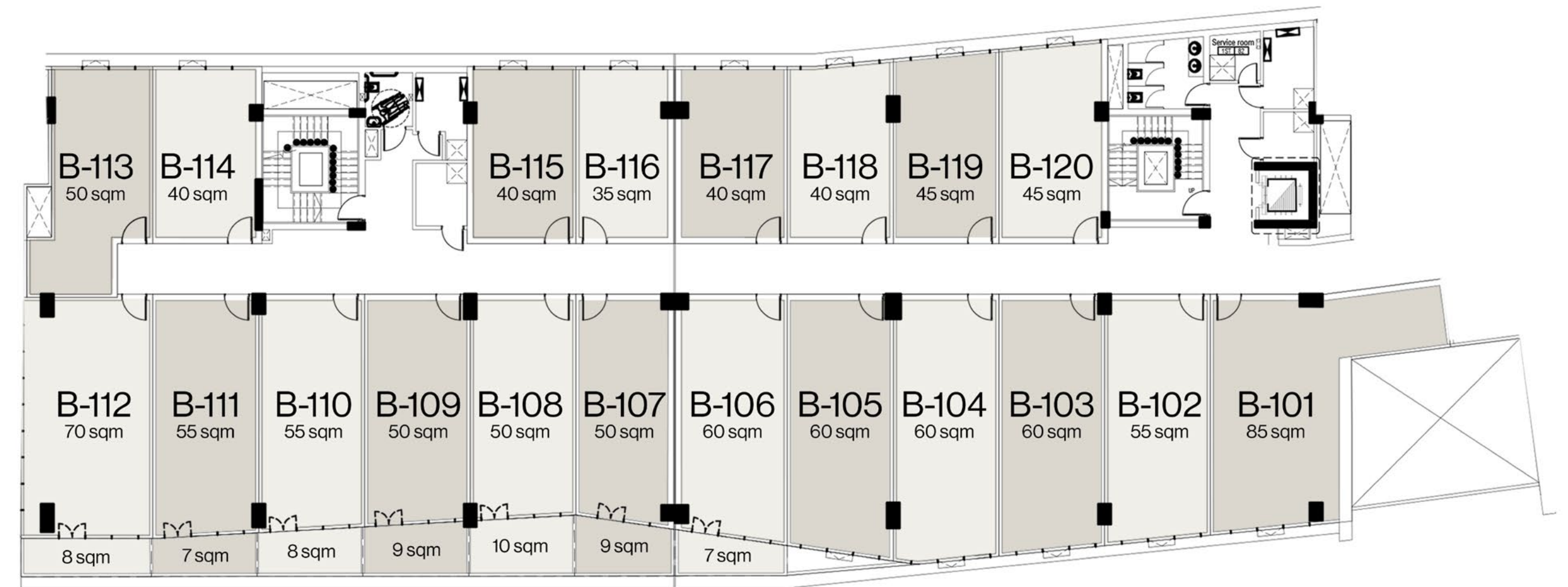
FIRST FLOOR



Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

PART B

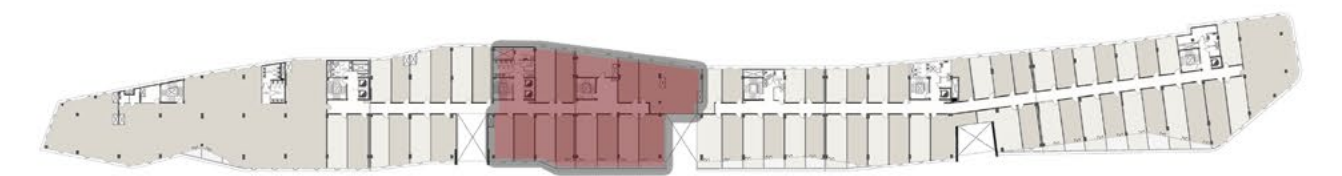
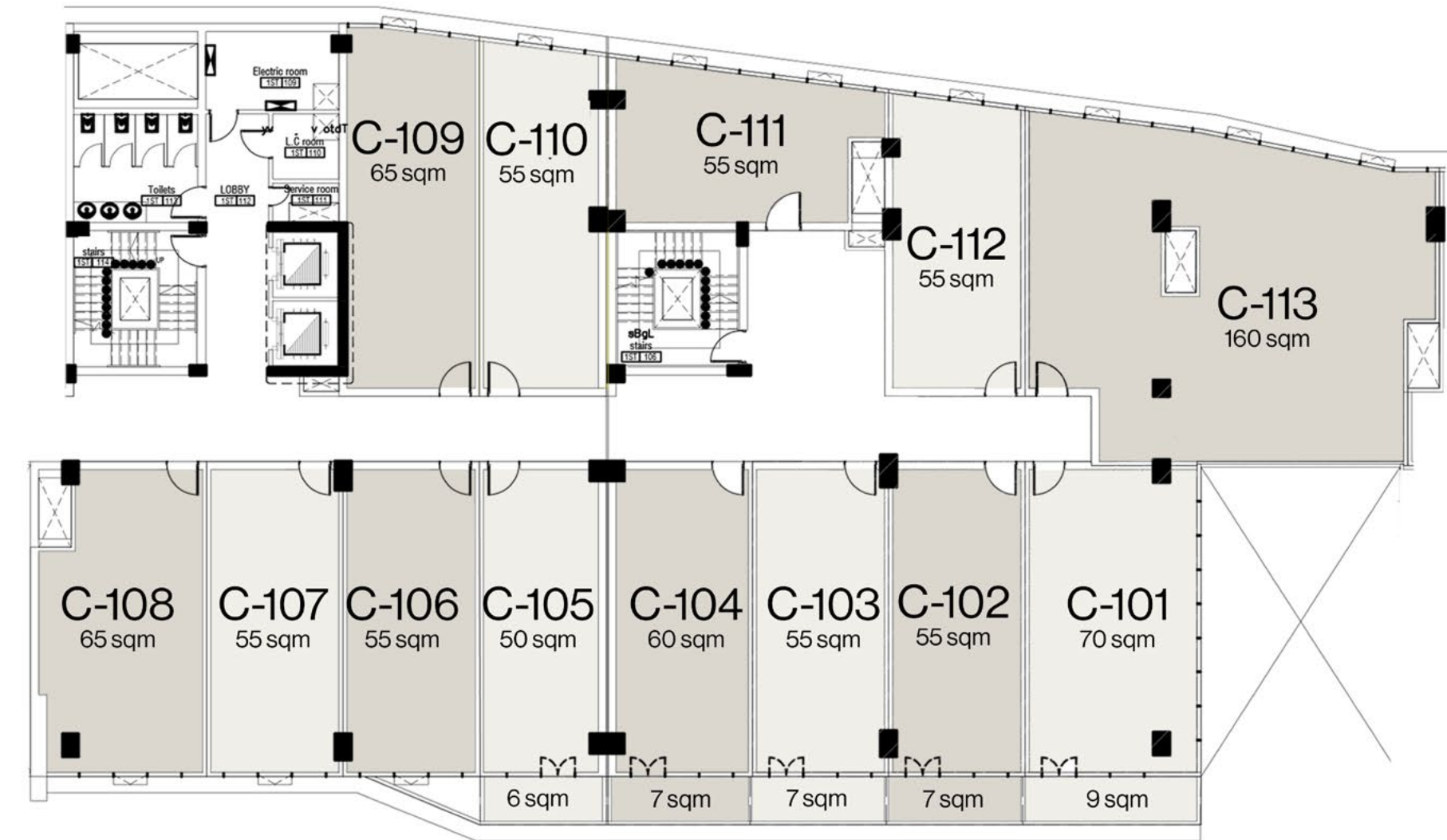
FIRST FLOOR



Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

PART C

FIRST FLOOR



Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.

PART D

FIRST FLOOR



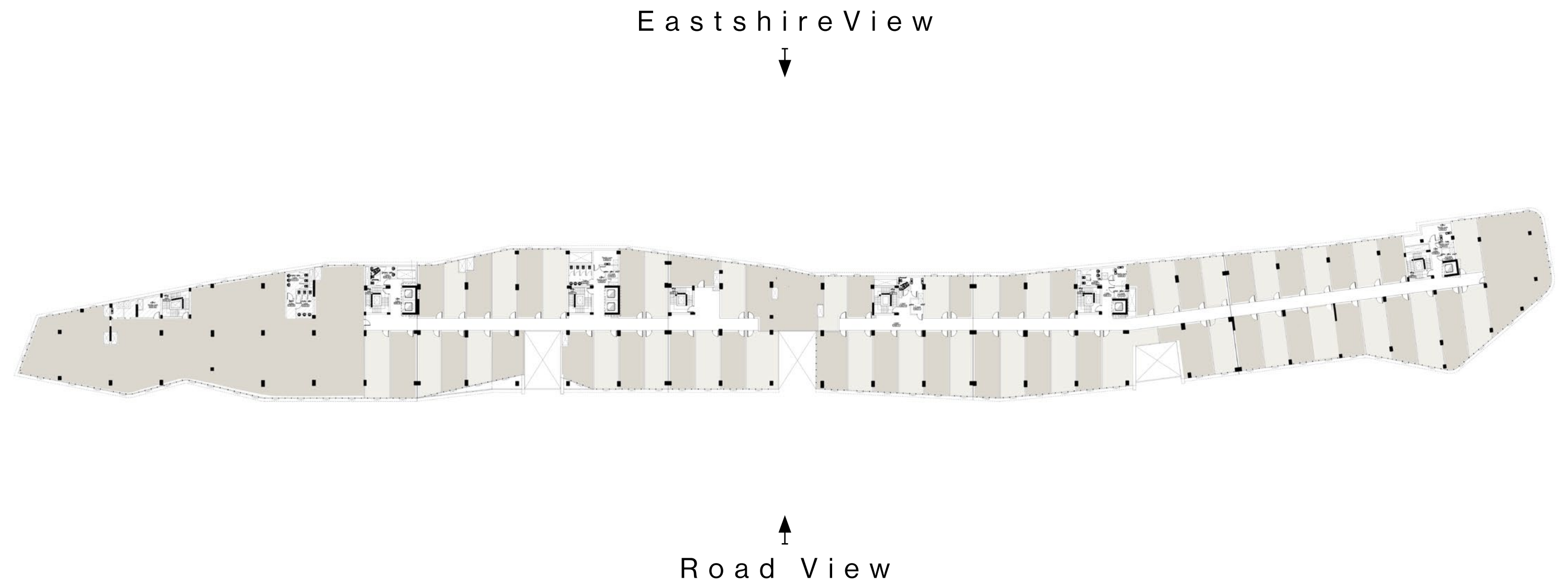
Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.



SECOND FLOOR

ADMIN

SECOND FLOOR



Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART A

SECOND FLOOR

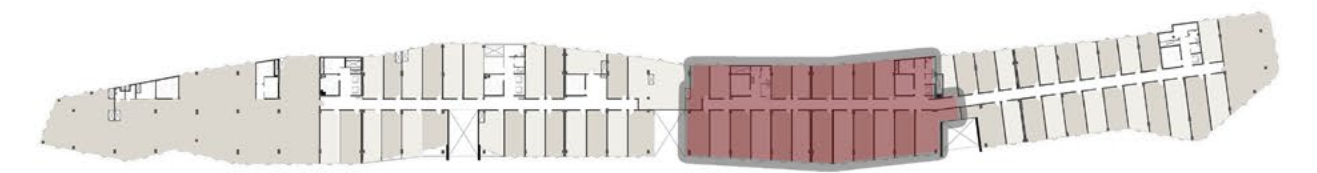
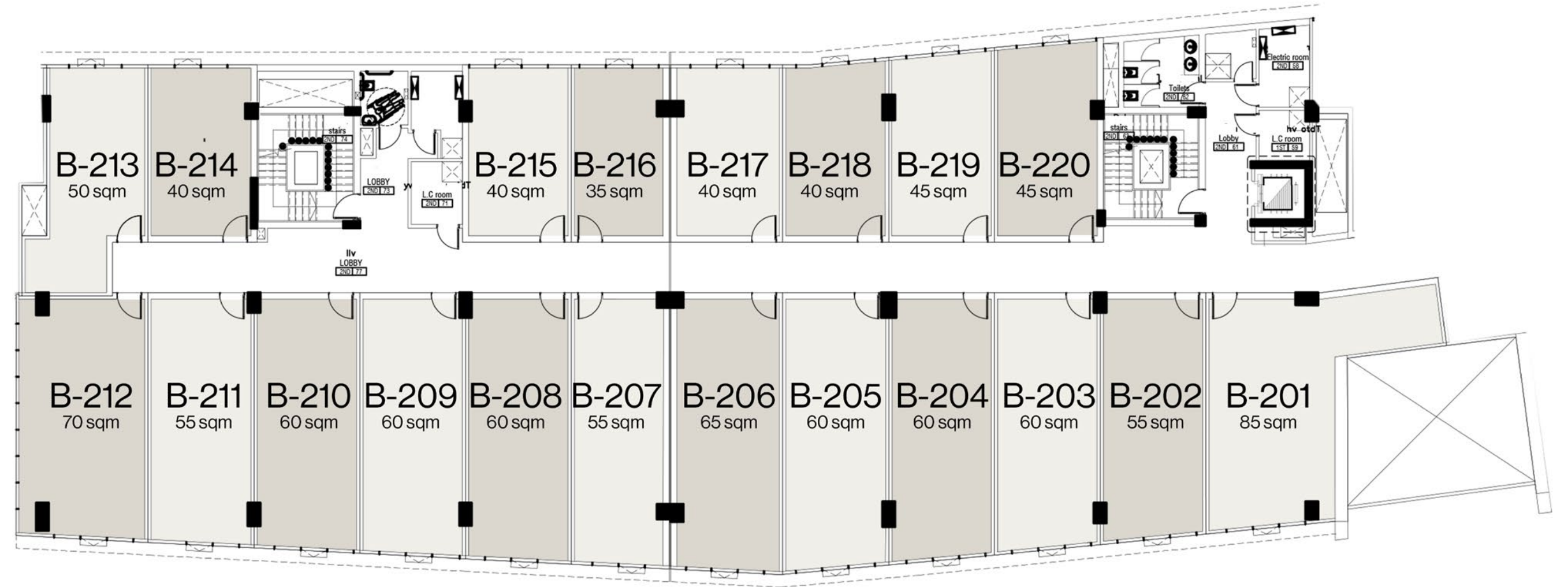


Disclaimers:

- 1- Actual areas may vary from the stated area, Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

PART B

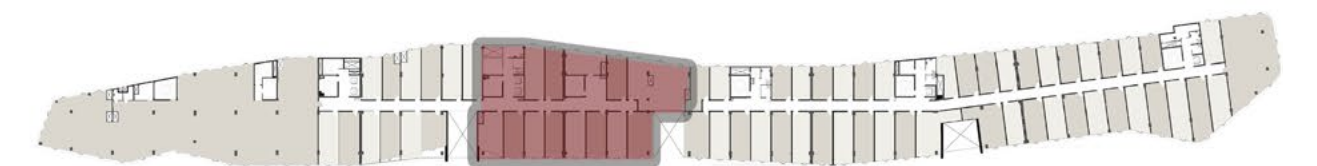
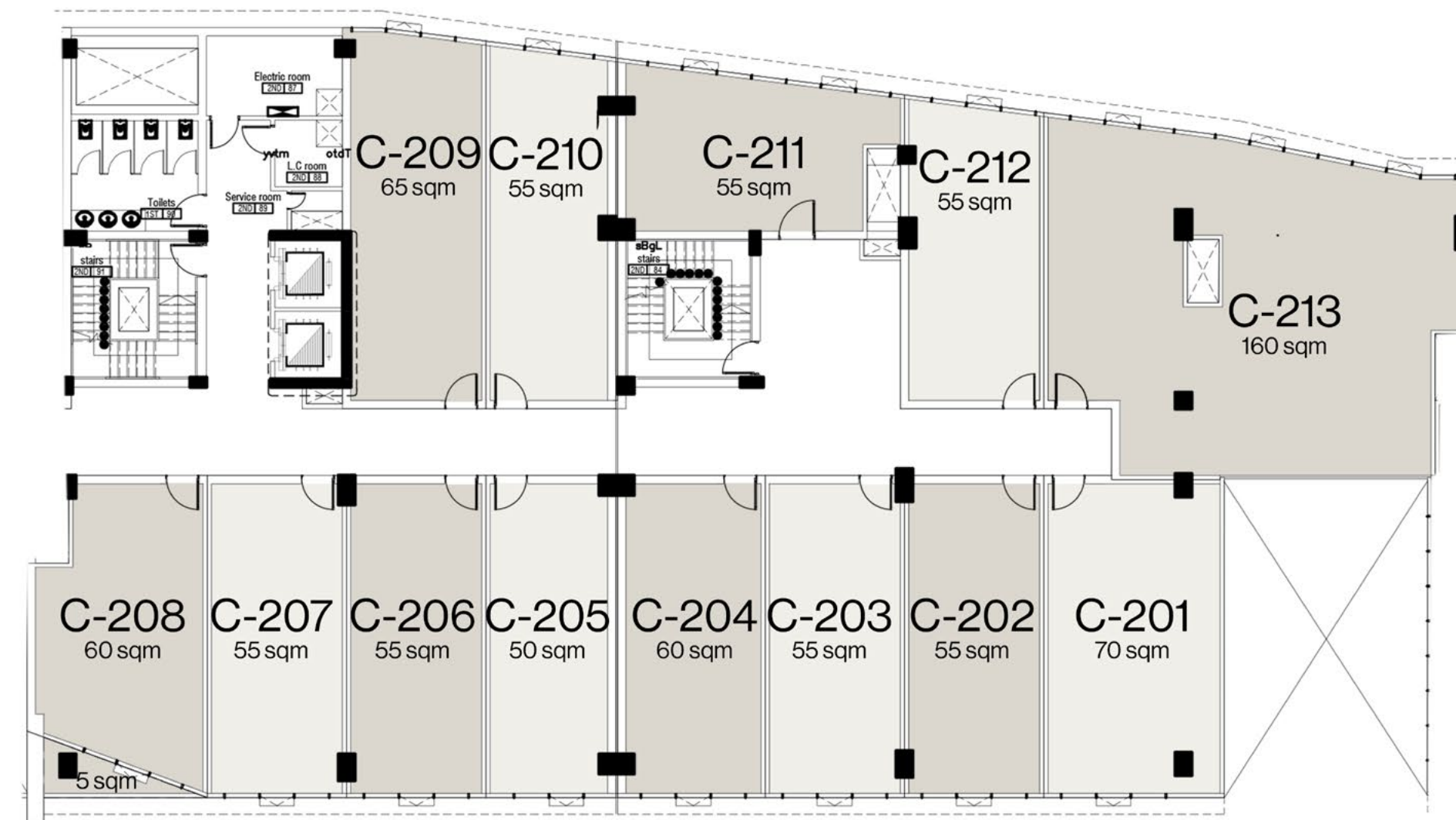
SECOND FLOOR



- Disclaimers:**
- 1- Actual areas may vary from the stated area, Drawings are not to scale.
 - 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
 - 3- All units are sold as Core and Shell.
 - 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
 - 5- All rooms dimensions include walls, allowance of a 5% variance.

PART C

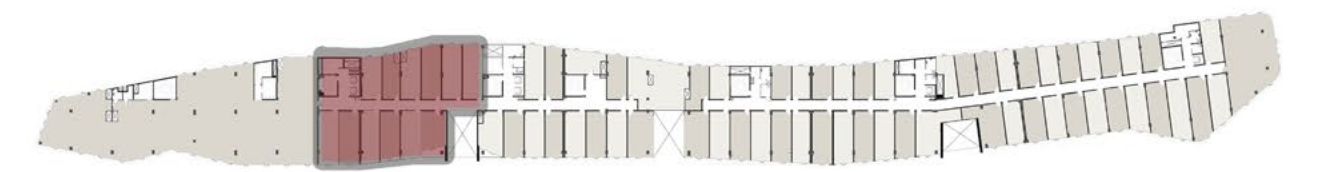
SECOND FLOOR



- Disclaimers:**
- 1- Actual areas may vary from the stated area, Drawings are not to scale.
 - 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
 - 3- All units are sold as Core and Shell.
 - 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
 - 5- All rooms dimensions include walls, allowance of a 5% variance.

PART D

SECOND FLOOR



Disclaimers:
1- Actual areas may vary from the stated area, Drawings are not to scale.
2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
3- All units are sold as Core and Shell.
4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
5- All rooms dimensions include walls, allowance of a 5% variance.



Disclaimers:

- 1- Actual areas may vary from the stated area. Drawings are not to scale.
- 2- The Architecture details, Dimensions and Area in this plan are approximate, and Final As-Built conditions may vary.
- 3- All units are sold as Core and Shell.
- 4- AL QAMZI Developments reserves the right to make revisions/ alterations, As its absolute discretion, and without liability.
- 5- All rooms dimensions include walls, allowance of a 5% variance.

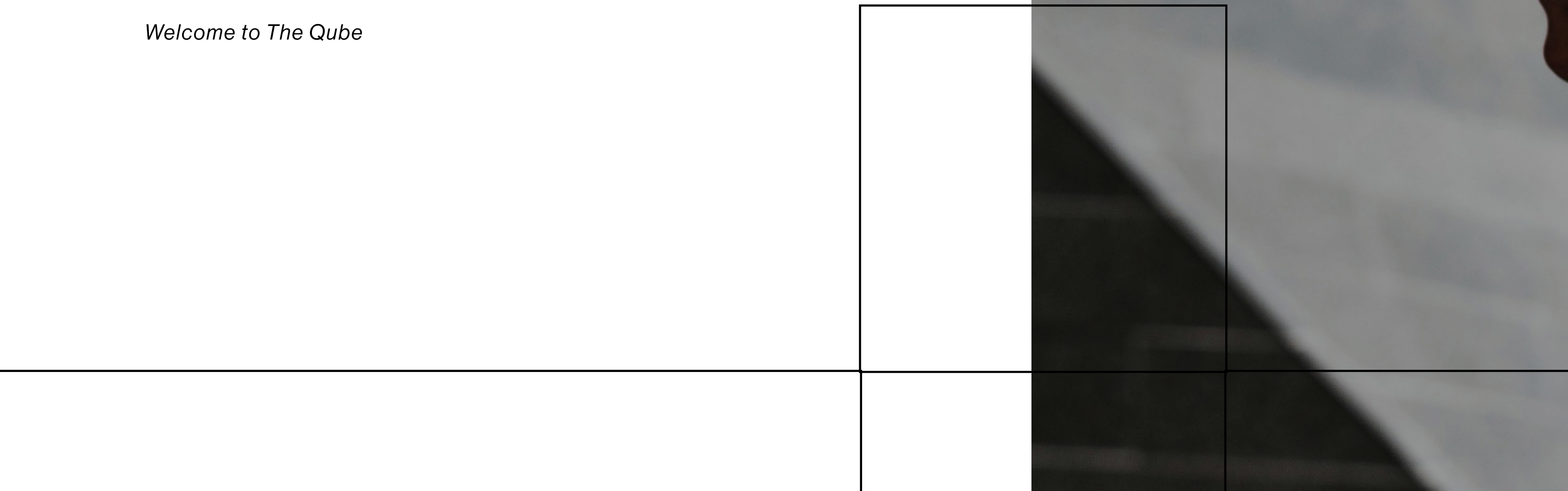
YOUR STORY *STARTS HERE*

The Qube is more than an address—it's where your next chapter unfolds. Whether you're building a brand, growing a business, or simply seeking a place that understands how you want to live and work, this is where it begins. East Cairo's first mixed-use destination. Prime positioning on AUC Avenue. A community that feels like discovery, every single day.

Welcome to The Qube

THE **Qube**

RETAIL / OFFICES
/ CLINICS





ABOUT AL QAMZI DEVELOPMENTS

Shaping communities since 1997, Al Qamzi Developments has evolved from transportation and infrastructure pioneers to creators of destinations that define modern living. Our journey across the UAE and Egypt is built on a singular belief: exceptional spaces emerge when vision meets precision, when design honors daily life, and when every detail serves the people who inhabit them. With over a decade of deep understanding of Cairo's evolving landscape, we don't just develop properties—we craft the backdrop to your story.



ALQAMZI
DEVELOPMENTS

16480
alqamzi.com