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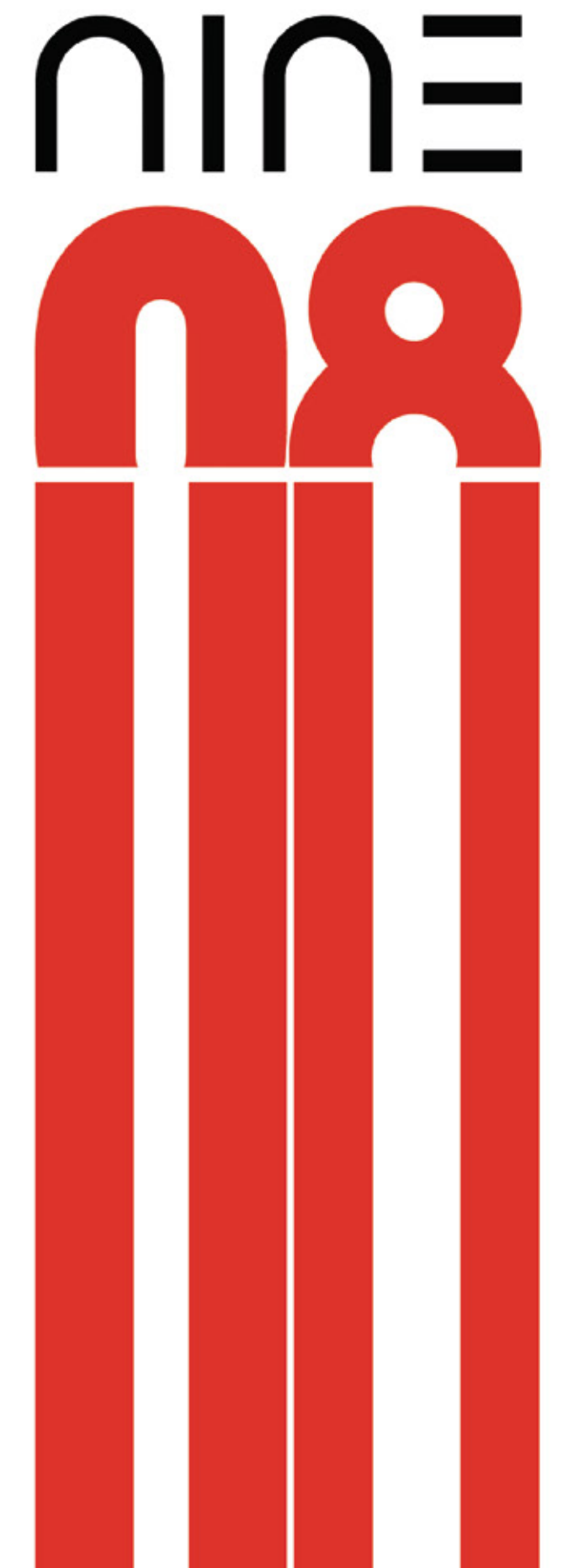
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A NEW NUMBER. A NEW STORY.

NINE08

A New Standard of Urban Commercial
Excellence
Commercial — Administrative — Medical



CENTRADA™

DEVELOPMENTS

CENTRADA
Plaza

وسط البلد
مجمع تجاري وإداري وطني

CENTRADA
hub

CENTRADA
One

kite. RESIDENCE

Belong™
VILLA COMMUNITY

We Are More Than
Developers

At Centrada , we bring extraordinary visions to life by harnessing the glory of natural landscapes and modern innovations to create pioneering sustainable and impactful developments.

We design to make a difference and foster happiness. We embrace creativity, innovation, sustainability and harmony.

VERDE

DEVELOPMENTS

LA VERDE I.S

11th GATE Mall

AZHA MALL

Vision made real

With over 20 years of engineering and architectural expertise, VERDE has built a solid reputation in delivering high-quality residential, commercial, medical, and administrative projects.

Driven by continuous success, the company expanded its operations, partnering with leading real estate developers to execute major developments across key locations.

INTRO

A New Era of Business Begins Here
NINE08 is a contemporary mixed-use
destination designed to elevate work, life, and
daily flow.
From prime visibility on the main axis to
flexible units and iconic branding—every detail
is created for growth, success, and long-term
value.





ABOUT NINE08

Where Business Meets Modern Architecture

NINE08 is a premium commercial–administrative–medical hub designed to serve a rapidly growing population in 6th of October and Sheikh Zayed.

The project is built on the foundation of Centrada's philosophy—clarity, precision, and timeless modernity.



Creating Landmarks. Changing Skylines.

NINE08 stands as the new icon of
6th of October — a bold destination
where business, lifestyle, and
modern design come together.

Strategic Location

The project, located on Boulevard Road in Sheikh Zayed City near Cairo University, focuses on commercial spaces, offices, and clinics. It caters to the growing demand in the area, with potential for growth despite competition and infrastructure challenges



BOULEVARD ROAD

WASLET DAHSHUR ROAD





LAND MARKS



ACCESS & CONNECTIVITY

Minutes Away From Everything

- 01 minute from neighborhoods of Sheikh Zayed
- 03 minutes from Mall of Arabia
- 03 minutes from Juhayna Square
- 04 minutes from Shooting Club
- 10 minutes from Mall of Egypt



VISION STATEMENT

Designed for Flow. Built for Performance.

NINE 08 blends visibility, circulation, and functional planning to create an efficient hub for business owners, entrepreneurs, and brands seeking a high-impact address.



PROJECT NUMBER

NINE 08 IN NUMBERS

- *Total land area:* 9.39 Acres
- *No. Of Commercial units:* 370
- *No. Of Administrative units:* 190
- *No. Of Medical units:* 282
- *Floors:* Ground+3
- *Parking spaces:* 890
- *Frontage width:* 71 meters



COMMERCIAL ZONE DESCRIPTION

The Commercial Spine

- High-visibility storefronts
- Double-height shopfronts
- Heavy footfall
- Outdoor circulation
- F&B terraces
- Drive-thru-ready access

Ideal for:

Cafés, Restaurants, Retail, Pharmacies, Services.





ADMINISTRATIVE ZONE

Smart Offices. Productive Spaces.

- Flexible office modules
- Natural daylight
- Acoustic comfort
- Premium finishes
- Separate entrances & elevators

Ideal for:

Consulting, Creative offices,
Technology, Corporate setups.

MEDICAL ZONE

A Healthcare Destination with Modern Standards

- Clinics with private entrances
- Spacious waiting areas
- Medical-grade circulation
- Easy patient drop-off
- High visibility for branding



AMENITIES & SERVICES

Everything Your Business Needs

- Security 24/7
- Facility management
- Housekeeping services
- Fire safety & emergency systems
- Underground & outdoor parking
- ATM zone
- Pharmacy access
- Loading docks



LANDSCAPE & PUBLIC REALM



Where People Gather, Meet & Connect

- Pedestrian-friendly plaza
- Outdoor seating
- Green pockets
- Iconic nine08 installations
- Celebration of open spaces & natural light

CIRCULATION & MOBILITY



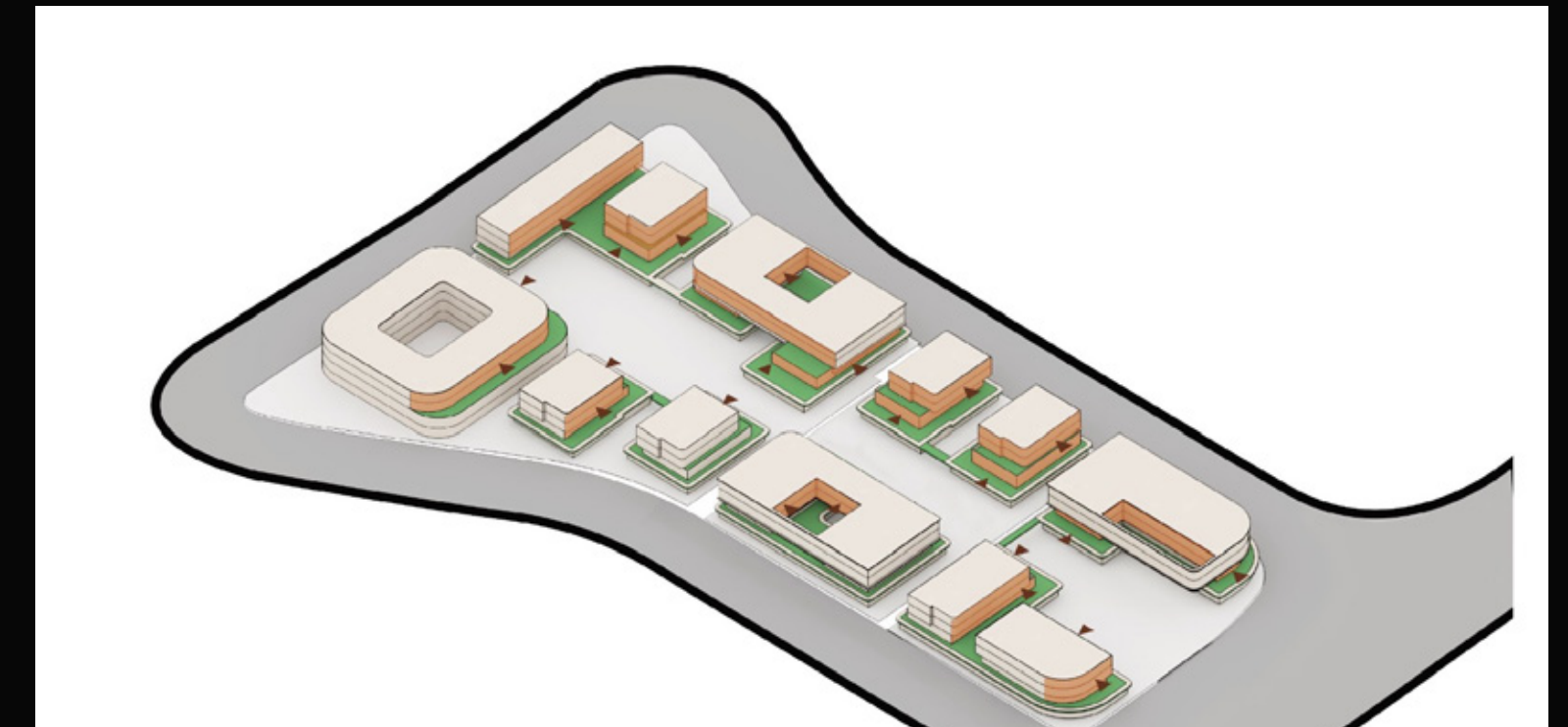
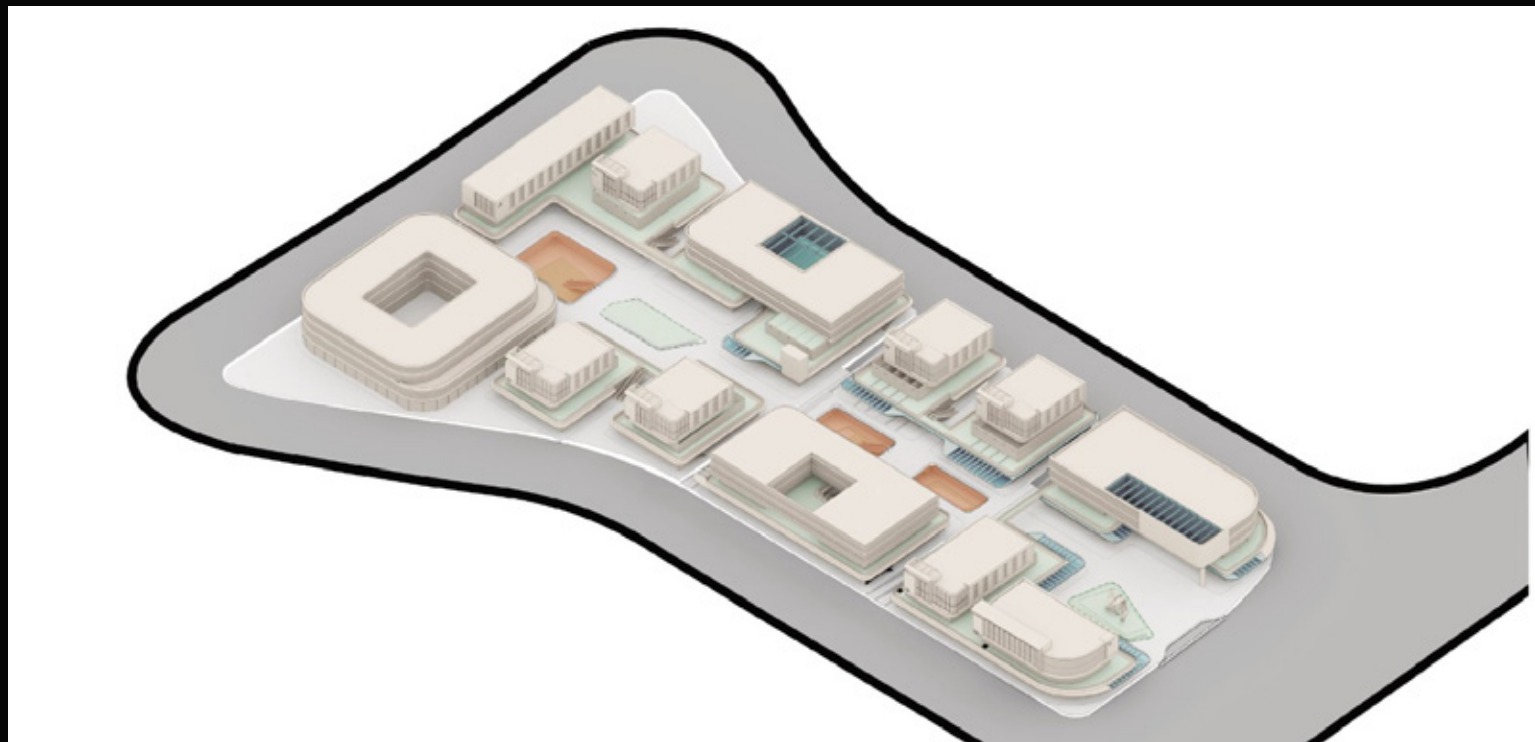
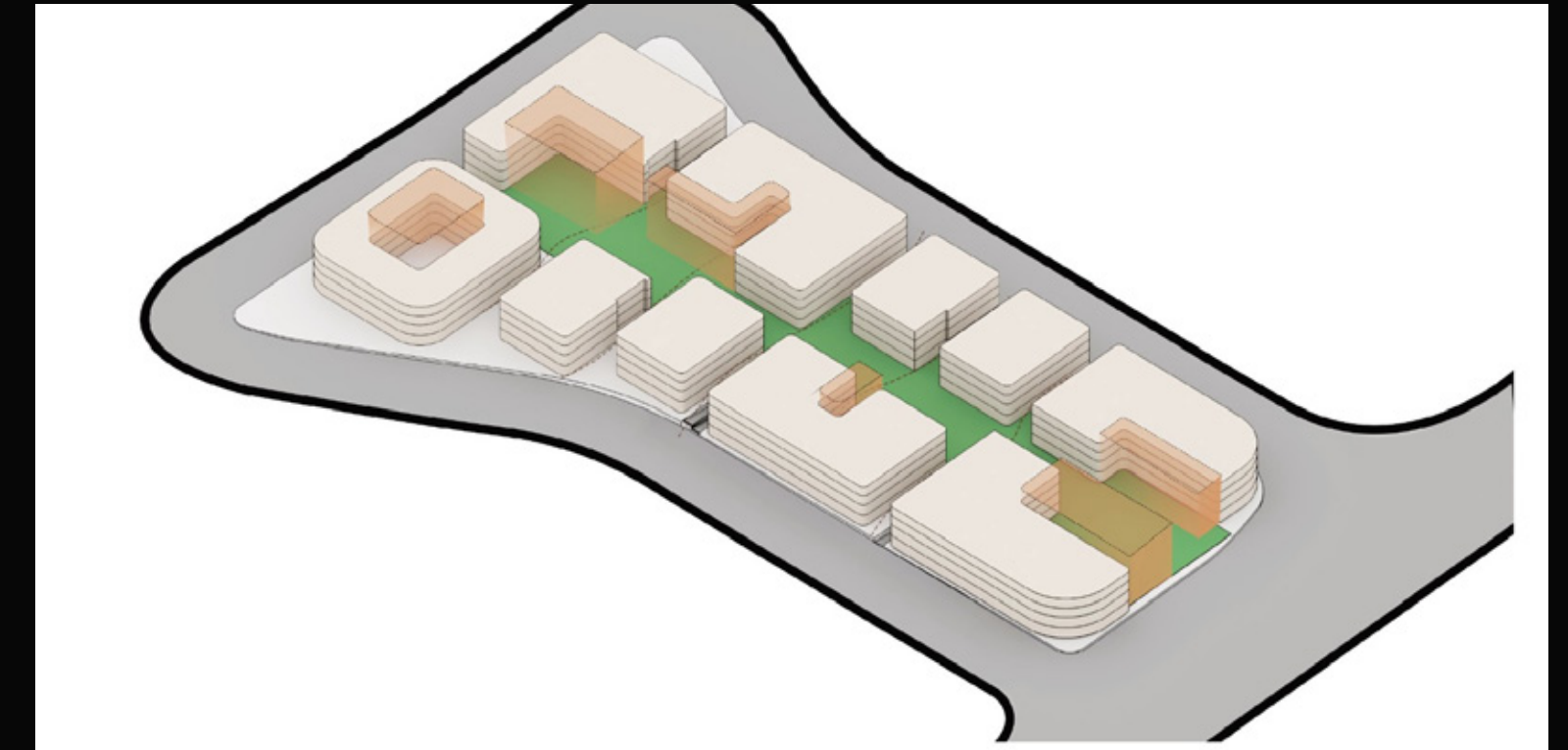
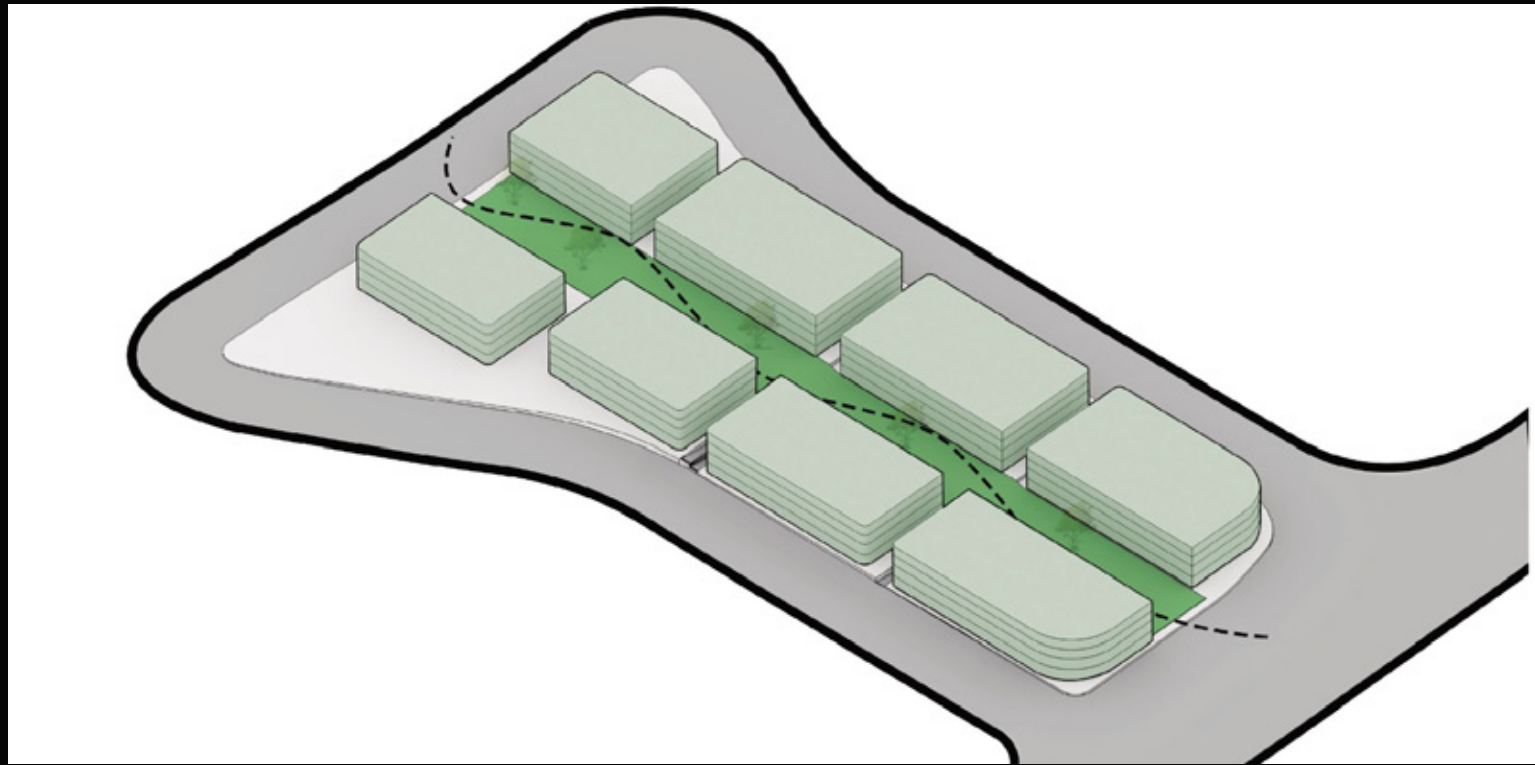
Designed for Efficiency

- Clear pedestrian routes
- Service corridors
- Vehicle drop-off loops
- Smart access points
- Loading/unloading designed away from public circulation

ARCHITECTURE CONCEPT

Modern. Minimal. Striking.

Double-height glass façades, strong linear composition, bold branding using the iconic nine08 contrast—every detail designed for instant recognition.





RAYOFT





STREET











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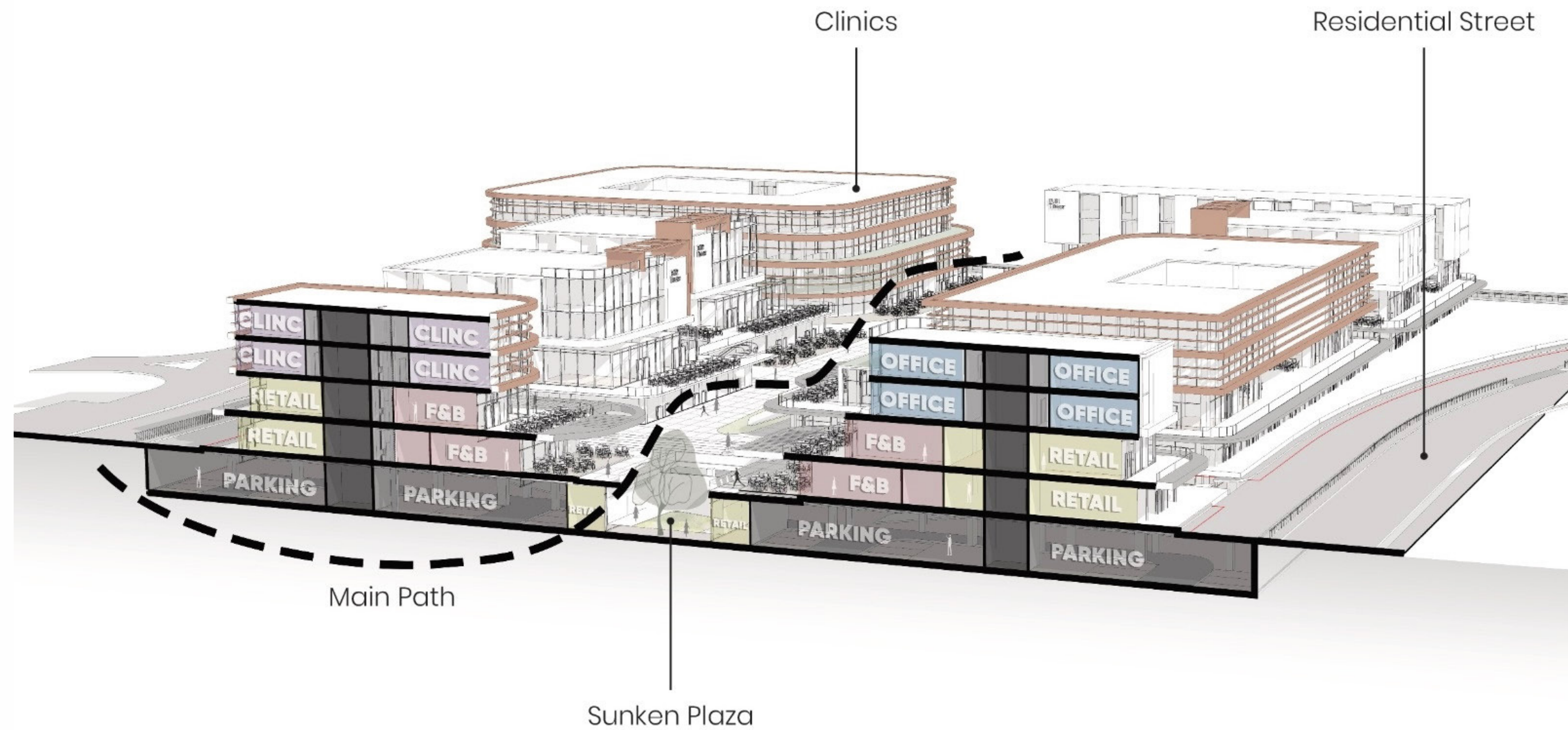


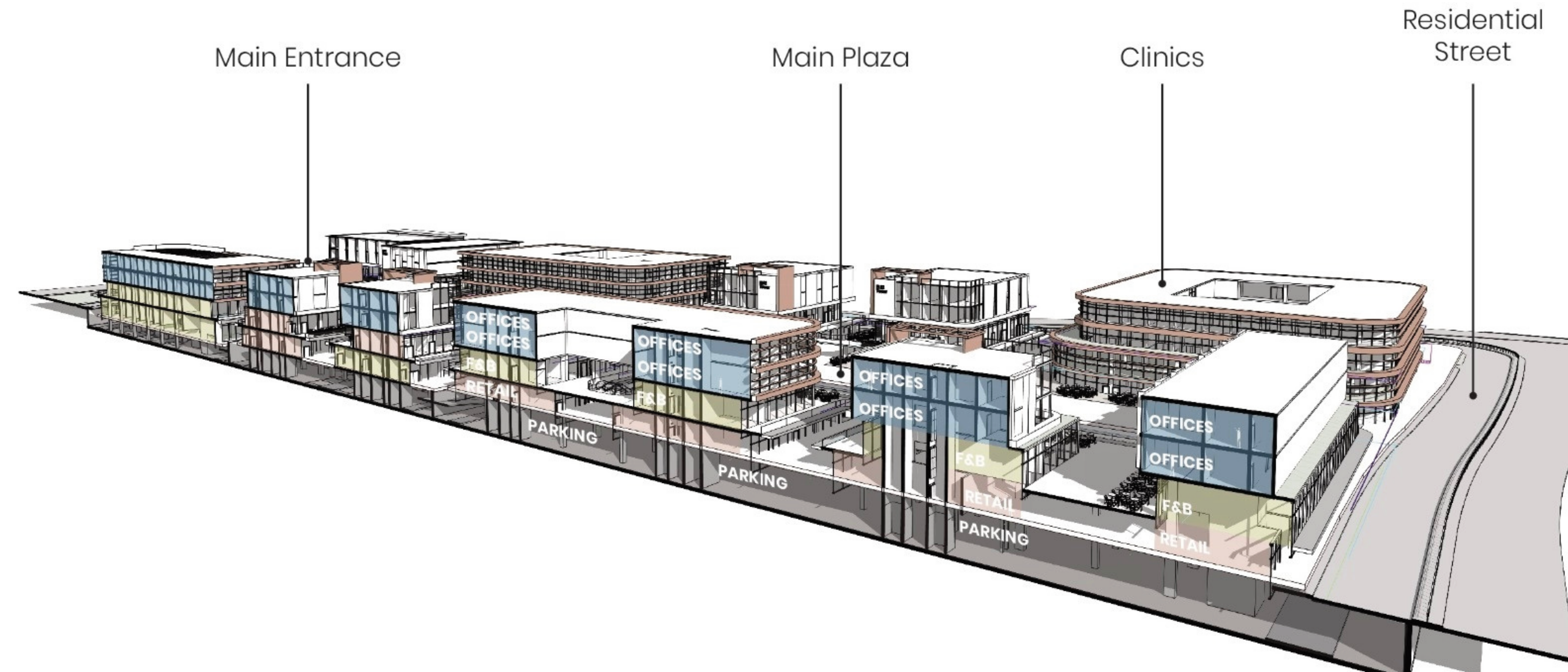














PLANES

GROUND FLOOR PLAN



PLAN

FIRST FLOOR PLAN



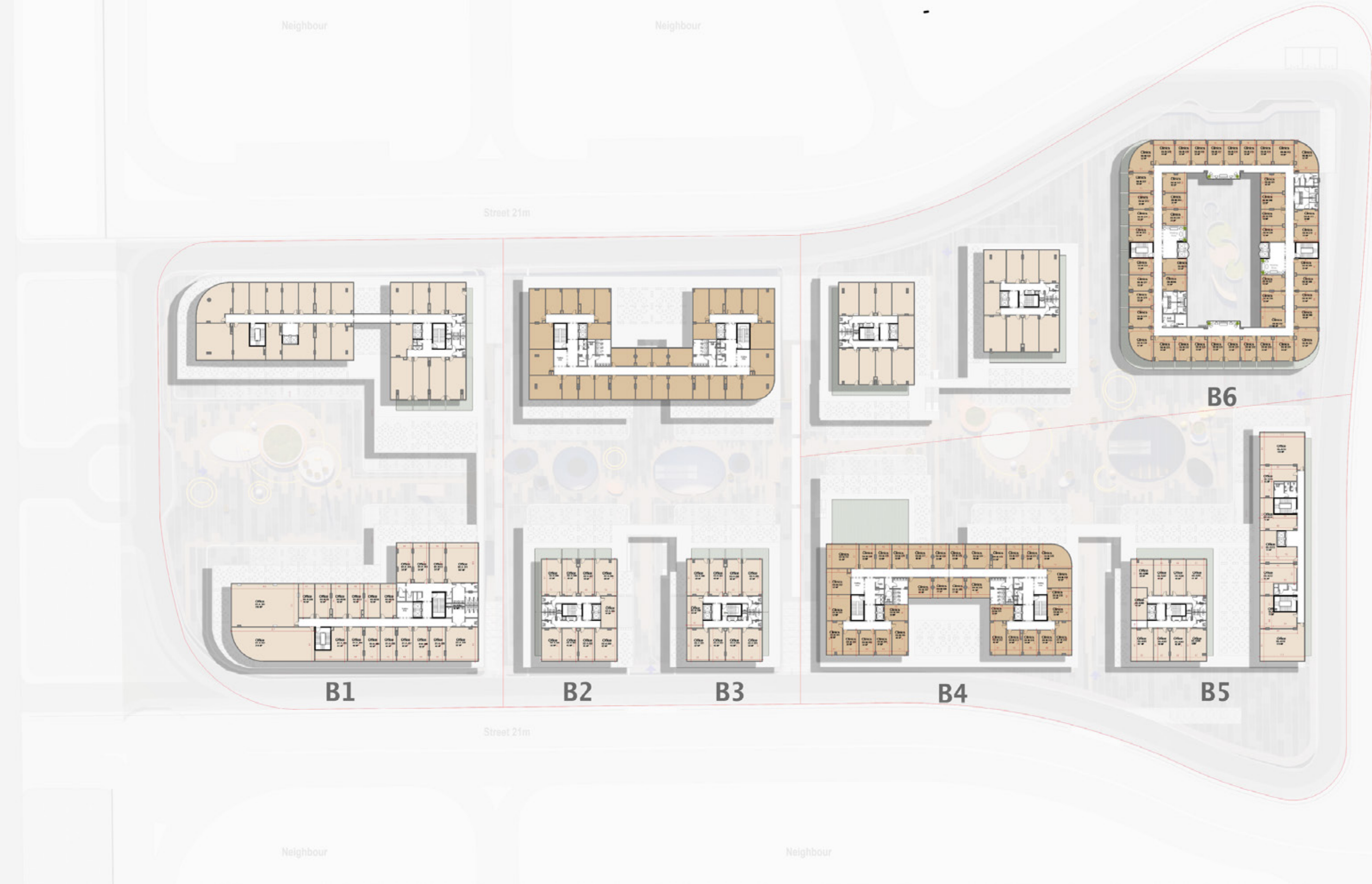
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SECOND FLOOR PLAN



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THIRD FLOOR PLAN



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BASEMENT FLOOR PLAN



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DEVELOPMENTS DEVELOPMENTS