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A NEW NUMBER. A NEW STORY.

NINE08

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



NINE
08

We Are More Than
Developers

CENTRADA™ DEVELOPMENTS

CENTRADA
Plaza

وسيط ابلاند
Wiseat Al Land

CENTRADA
hub

CENTRADA
One

kite.
RESIDENCE

Belong™
VILLA COMMUNITY

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.

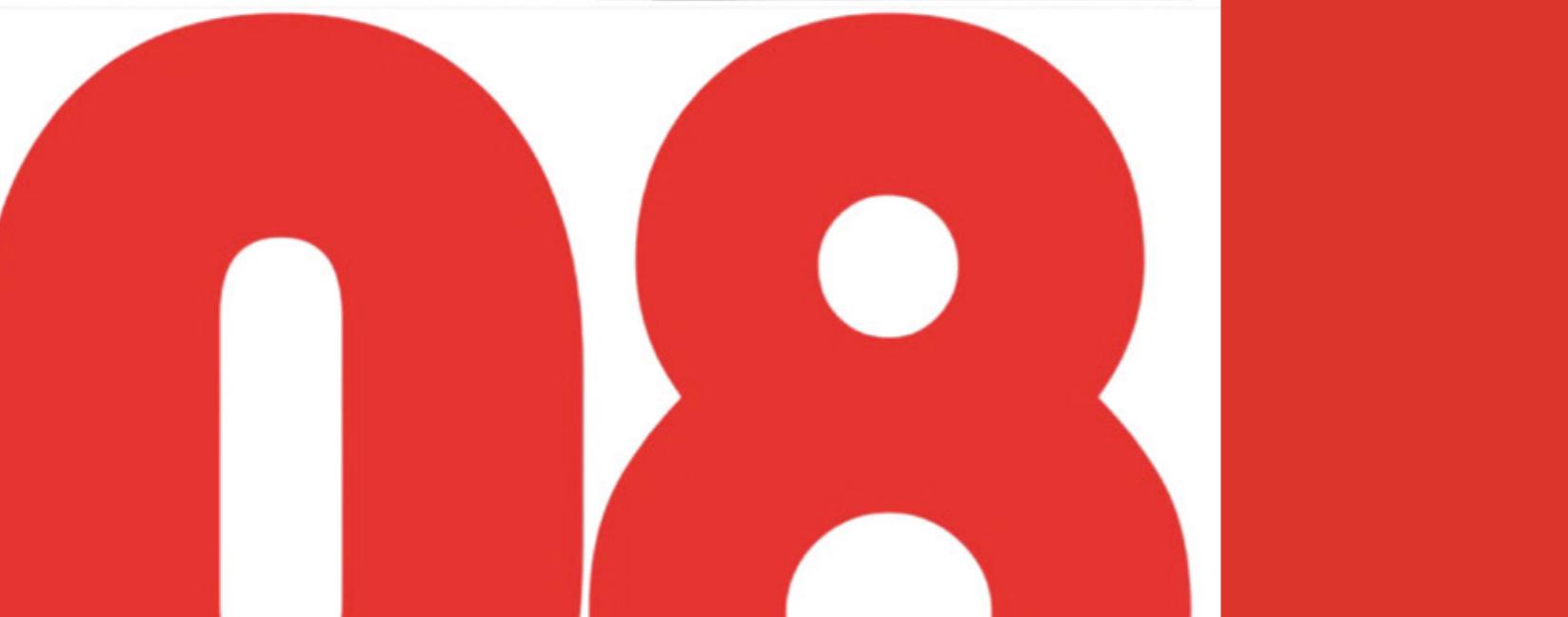
From prime visibility on the main axis to flexible units and iconic branding—every detail is created for growth, success, and long-term value.



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

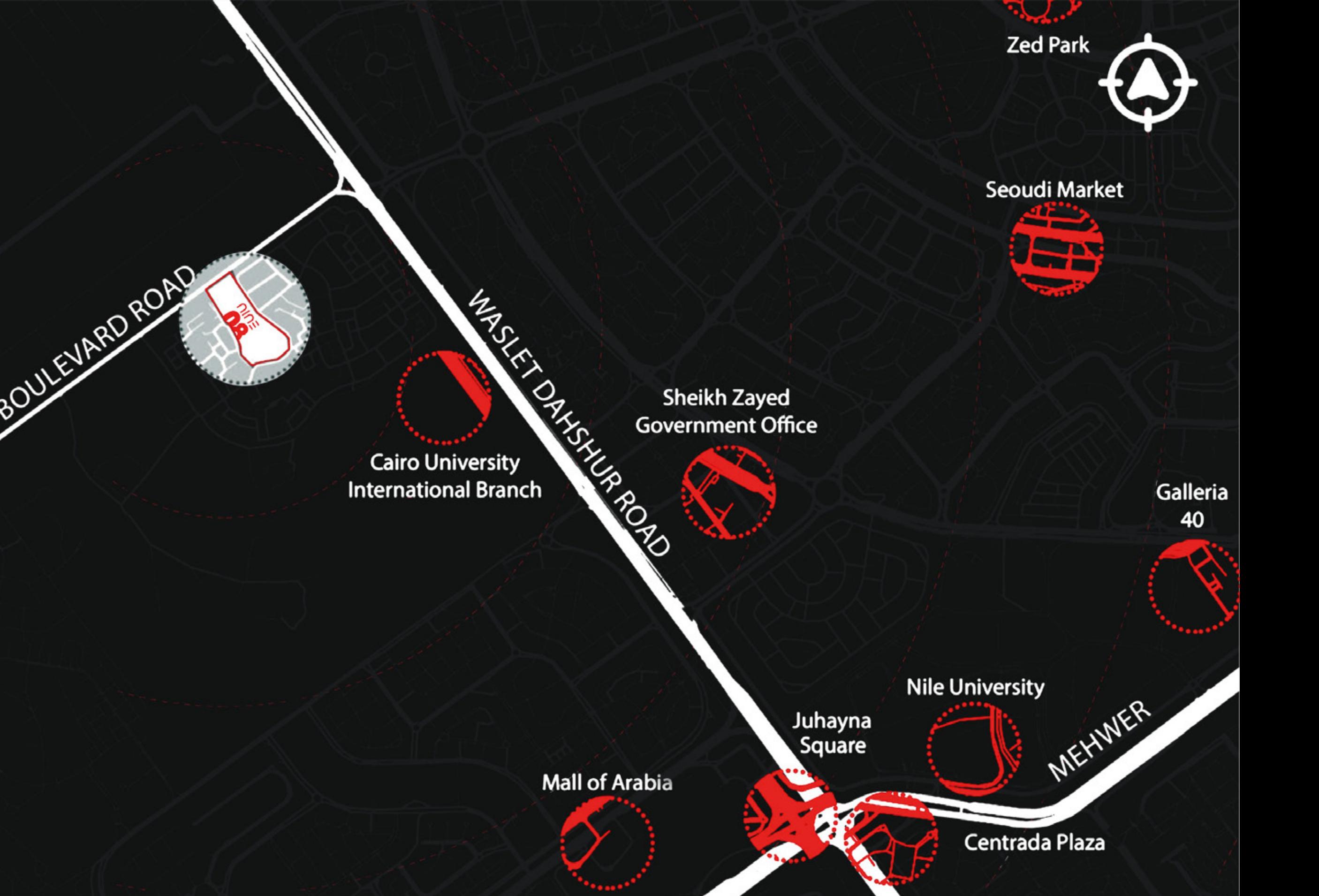
The project, located on Boulevard Road in Sheikh Zayed City near Cairo University, focuses on commercial spaces, offices, and clinics. It caters to the growing demand in the area, with potential for growth despite competition and infrastructure challenges



BOULEVARD ROAD

NINE
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LANDMARKS



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 storefronts
- 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



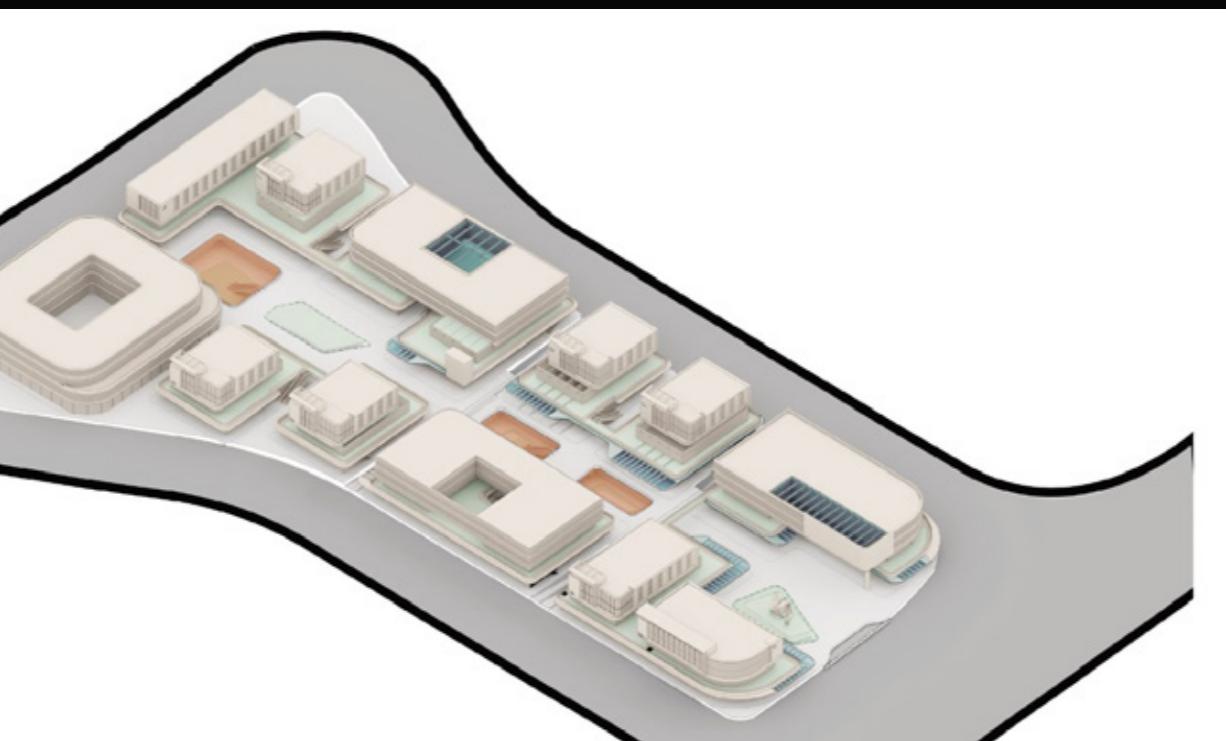
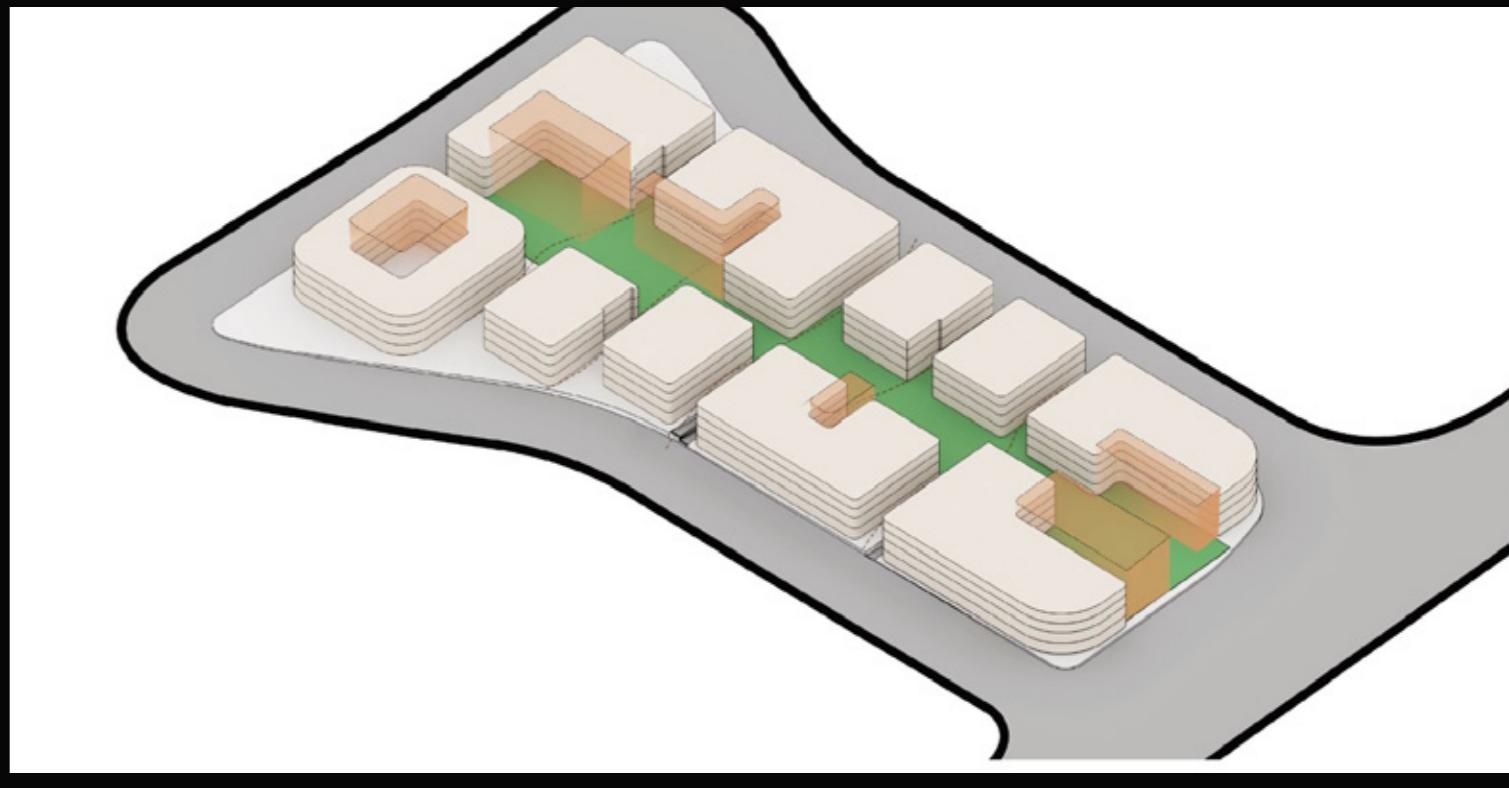
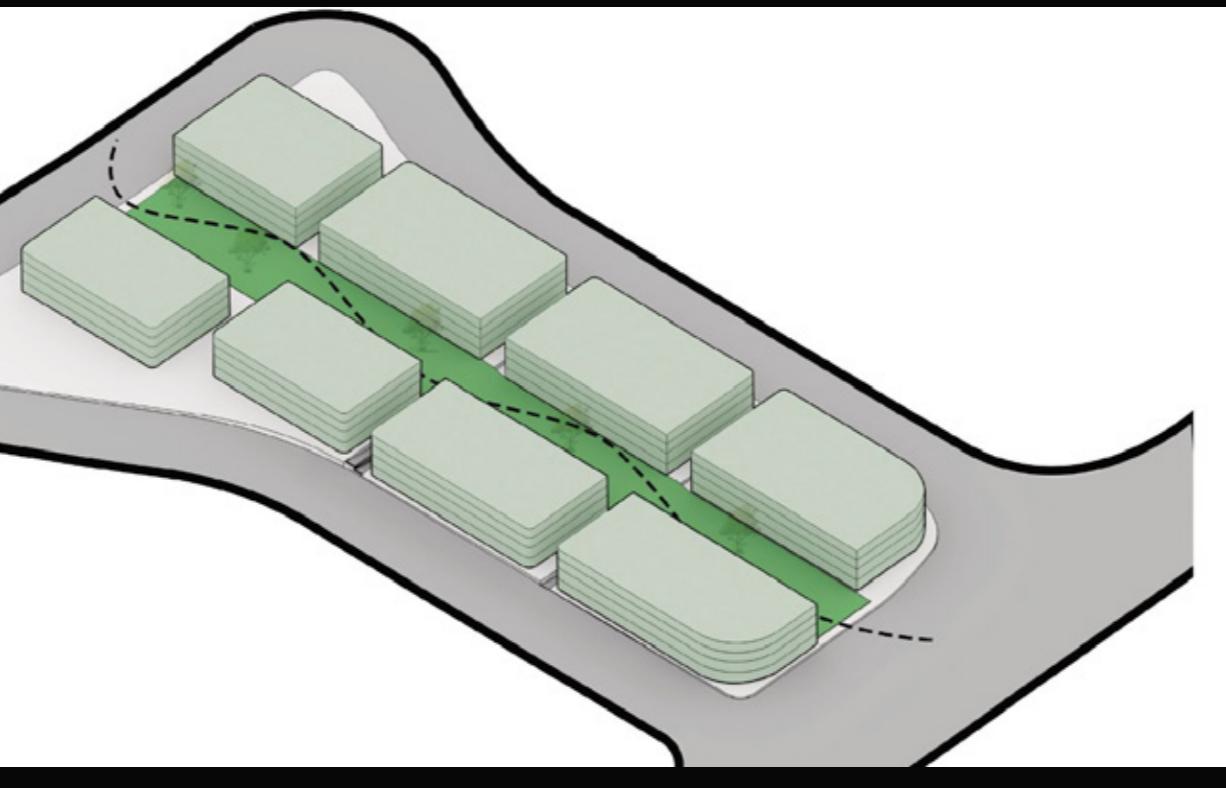
Designed for Efficiency

- 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.





















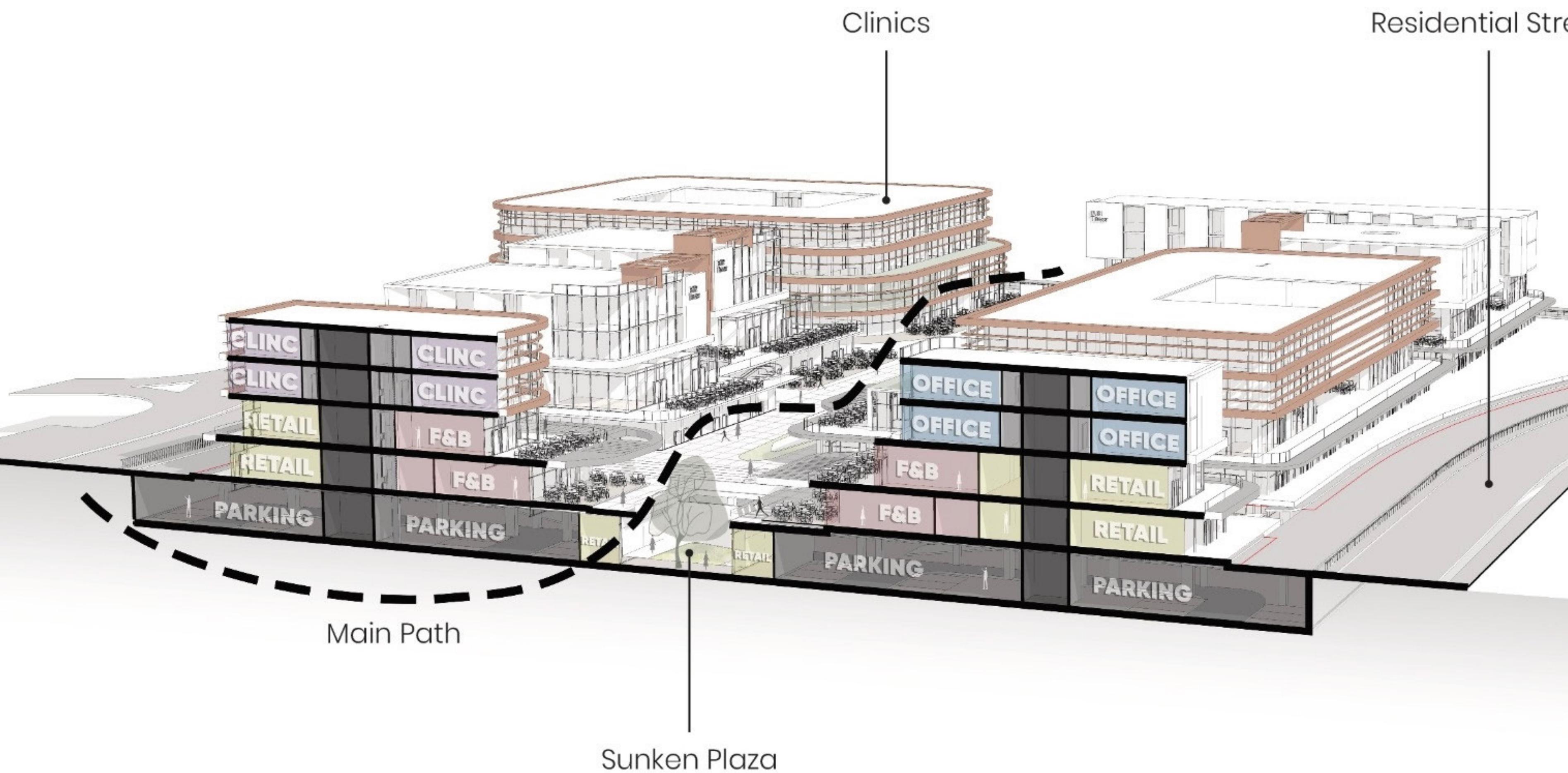




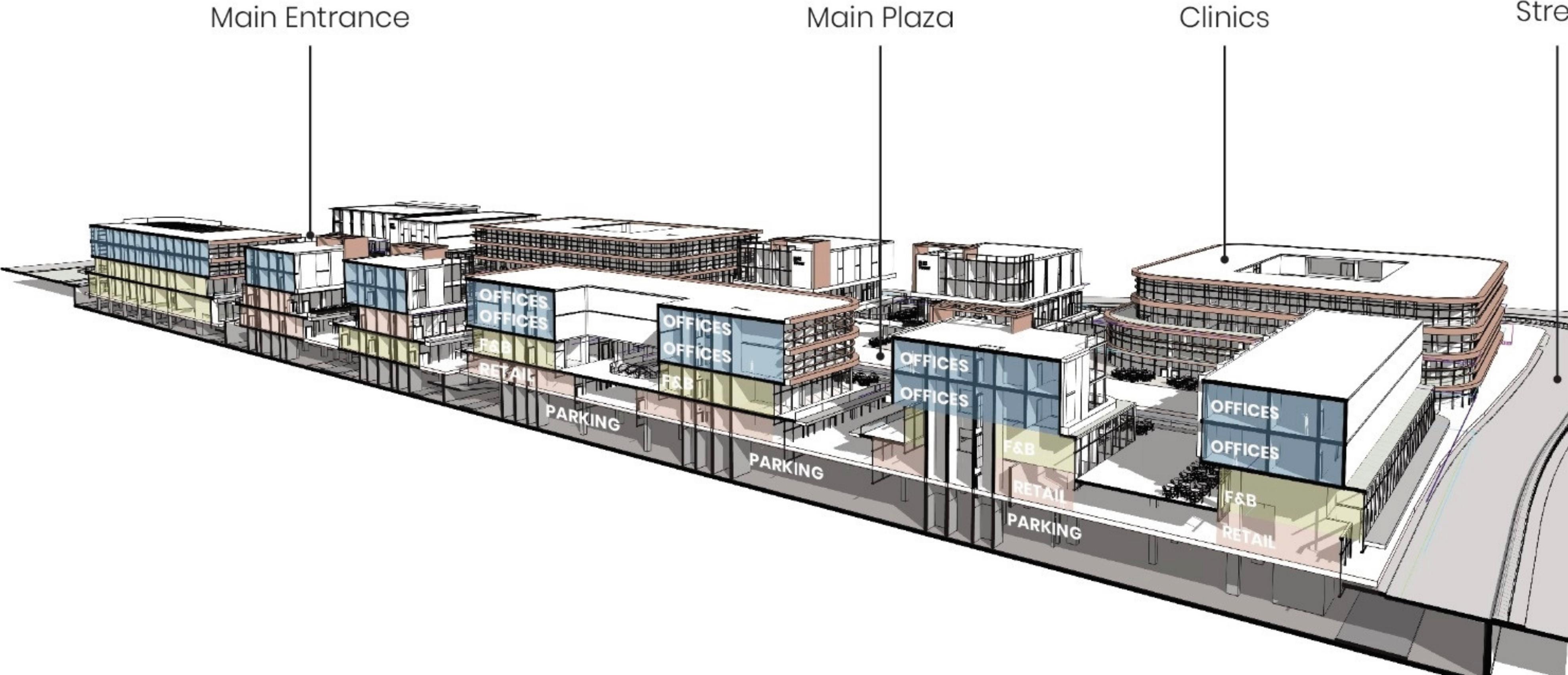




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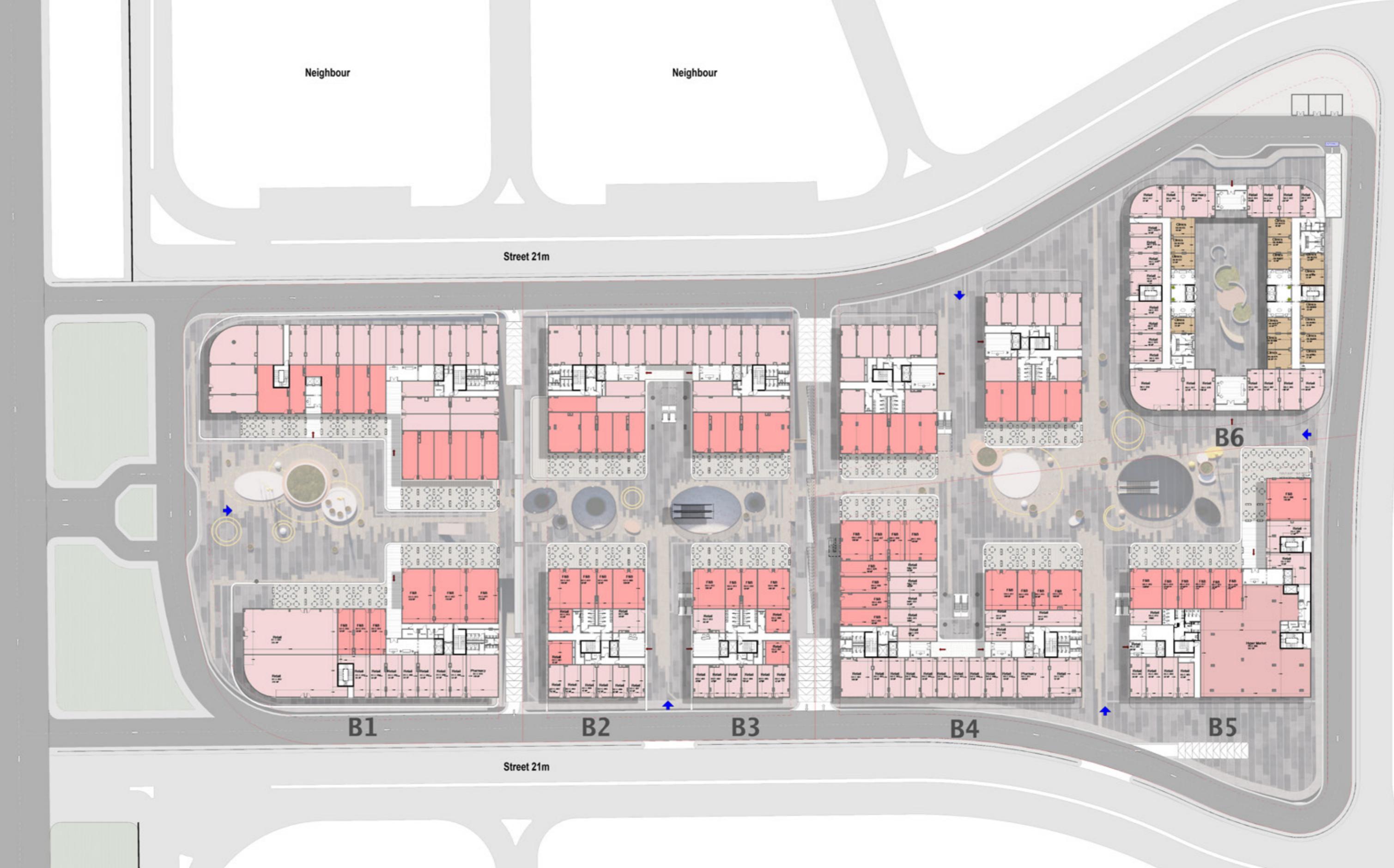


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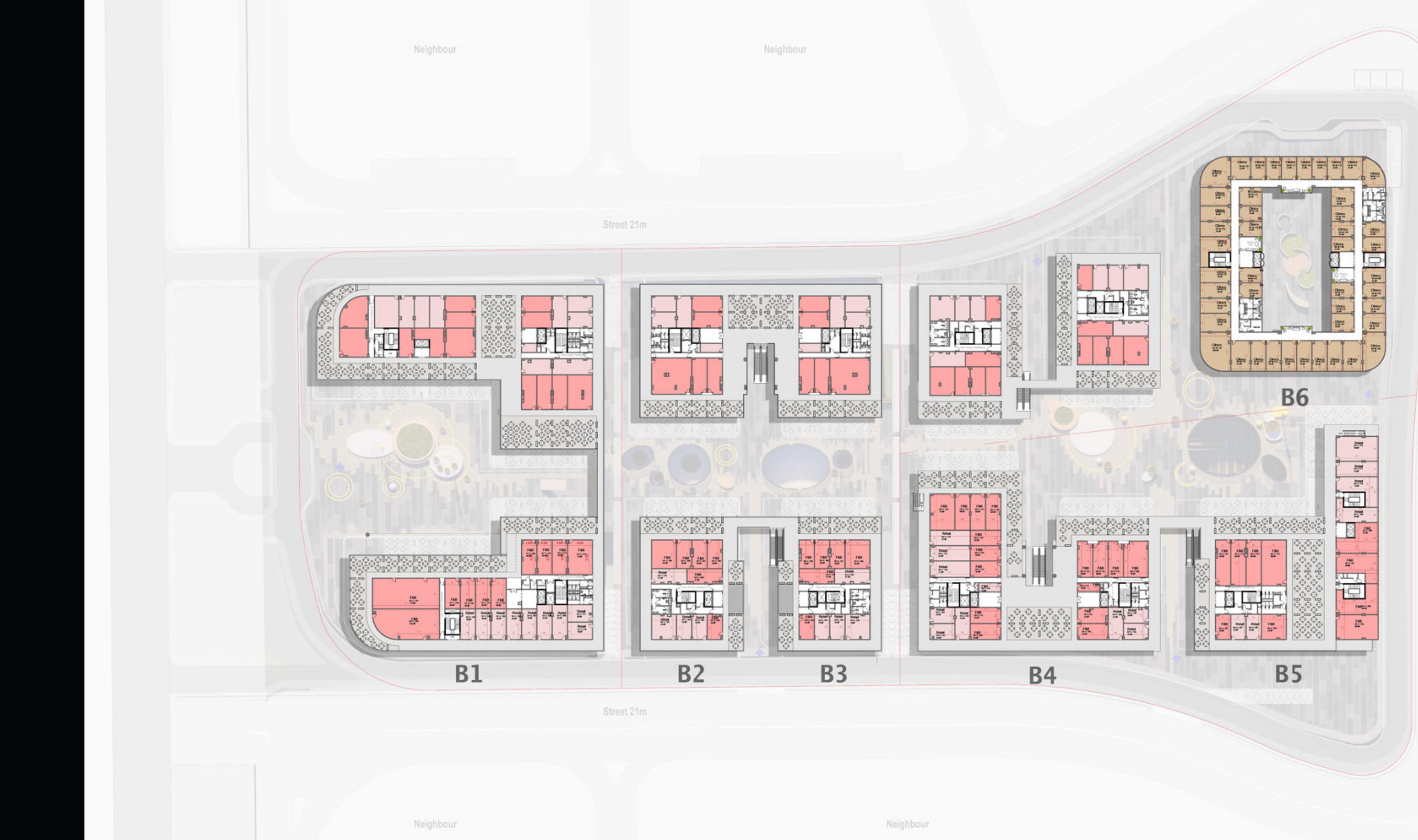




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT FLOOR PLAN



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A NEW NUMBER, A NEW STORY

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CENTRADA-EGY.C

CENTRADATM | VERDETM
DEVELOPMENTS | DEVELOPMENTS