



3 SIDES
SHOPPING MALL

The Ultimate
Shopping *Experience*

N
DEVELOPMENTS

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About N Developments

Evolving from Nawassy, N Developments represents the next chapter of our journey—where heritage meets innovation.

N Developments embodies a vision of integrated excellence, transforming prime locations into extraordinary realities through unmatched quality and innovation. With a multidisciplinary team overseeing every stage—from concept to completion—we deliver sustainable real estate ventures that meet evolving market demands.

Our projects stand out through exceptional architecture, premium amenities, and a commitment to enhancing quality of life for our clients, ensuring both lasting value and thriving communities.

About N Developments

Building on a legacy of over 25 years, N Developments inherits the expertise of Misr for Construction (ENCO), the historic developer behind Egypt's iconic bridges, hospitals, hotels, and factories. This solid foundation, paired with forward-thinking strategies, has established us as a trusted leader in real estate.

Guided by values of integrity, diversity, innovation, and dedication, we prioritize transparency, client-centric solutions, and uncompromising excellence. Our mission is simple yet powerful: we build what our clients truly need, not what they are limited to.

At N Developments, we don't just create properties—we craft lifestyles, redefine standards, and turn aspirations into reality.





About 3 Sides Shopping Mall

3 Sides is The Ultimate Shopping Experience

As the purpose of the shopping malls has evolved. In recent years, they have evolved into destinations for prearranged visits. People go there for a diverse range of purposes, as well as to catch up with friends, to go shopping, for a nice dinner, and to be entertained.

That's why N Developments started its endless journey in collaboration with Hassan Allam by launching its first luxurious project "3 Sides", which is believed to be the first magnificent shopping mall in Al-Shorouk city.

About 3 Sides Shopping Mall

In 3 Sides we are crucial to ensure that each autonomous area of the mall has the appropriate ambiance and offers the desired experience. From the facade and entrance of the mall, through the atrium and corridors, to the shopping and dining area, proper lighting can guarantee that each area in the mall is part of a consistently appealing overall atmosphere.

The project's location ensures that all of the commercial units will receive an incredible traffic, as it is bordered from the West by Springs Al- Shorouk compound and Maadi View from the East as well as being close to all residential properties, schools and universities .

3 Sides Location

3 Sides is located in the most unrivaled geographical location in Al- Shorouk City. The mall was built with the utmost accessibility and ease in mind. It is directly on the El-Suez road, Horeya, and Orabi streets, giving simple access to an infinite number of people whether you are inside Al-Shorouk City or outside.

- Reach wherever you want within minutes:
- In Front of Madinaty
- Directly on Suez Road
- Directly on Orabi Road
- Directly on Horeya Road
- 12 mins from New Cairo
- 12 mins from New Capital
- 15 mins from Future City
- 15 mins from Thawra Street
- 18 mins from the Airport
- 15 Mins from New Heliopolis

min Building
orouk City
عمارة الياسمين

Maadi View Compound
Building no. 25

عماره ٩٥ المعادي فيو

المعادي فيو الشروق

Ivy Residence

Cielo Mall

3 SIDES
SHOPPING MALL

Orabi Rd

Madinaty Bridge
كوبري مدينتي

50

EL Patio Sola

Shrouk Ho



Project Type

3 Sides is the first luxurious shopping mall in Al- Shorouk city, spanning an area of 22,000 sqm and a built up area 60,000 sqm. It consists of a basement and four floors for multiple purposes and various spaces as well as retail shops, anchor stores, pharmacies, banks, restaurants and cafes.

3 Sides Design

3 Sides is expertly designed to integrate innovation, originality, ingenuity and sophistication. It has spacious glass facades and atriums that welcome natural light and ever-changing views for every region of the mall.

3 SIDES







3 SIDES
SHOPPING MALL







Facilities and Amenities



Underground parking

3 SIDES
SHOPPING MALL



Elevators

3 SIDES
SHOPPING MALL



Escalators

3 SIDES
SHOPPING MALL



Supermarket

3 SIDES
SHOPPING MALL



GYM

3 SIDES
SHOPPING MALL



Banks

3 SIDES
SHOPPING MALL



Food Court

3 SIDES
SHOPPING MALL



Social Lounge

3 SIDES
SHOPPING MALL



-Outdoor areas

3 SIDES
SHOPPING MALL

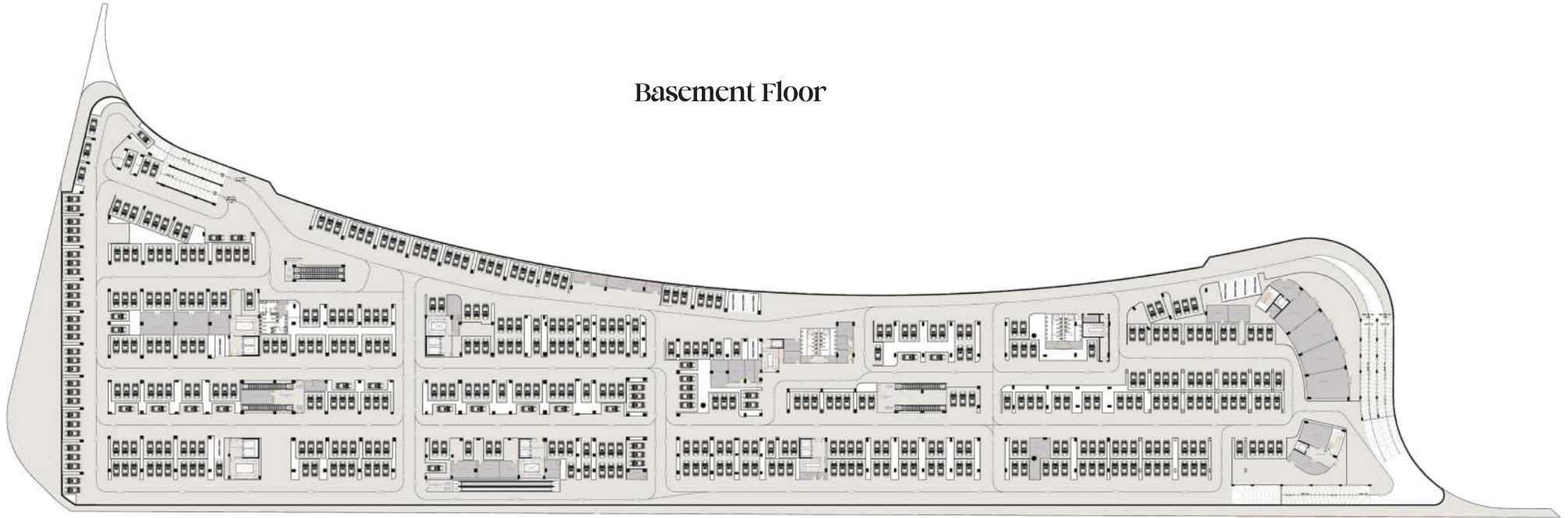




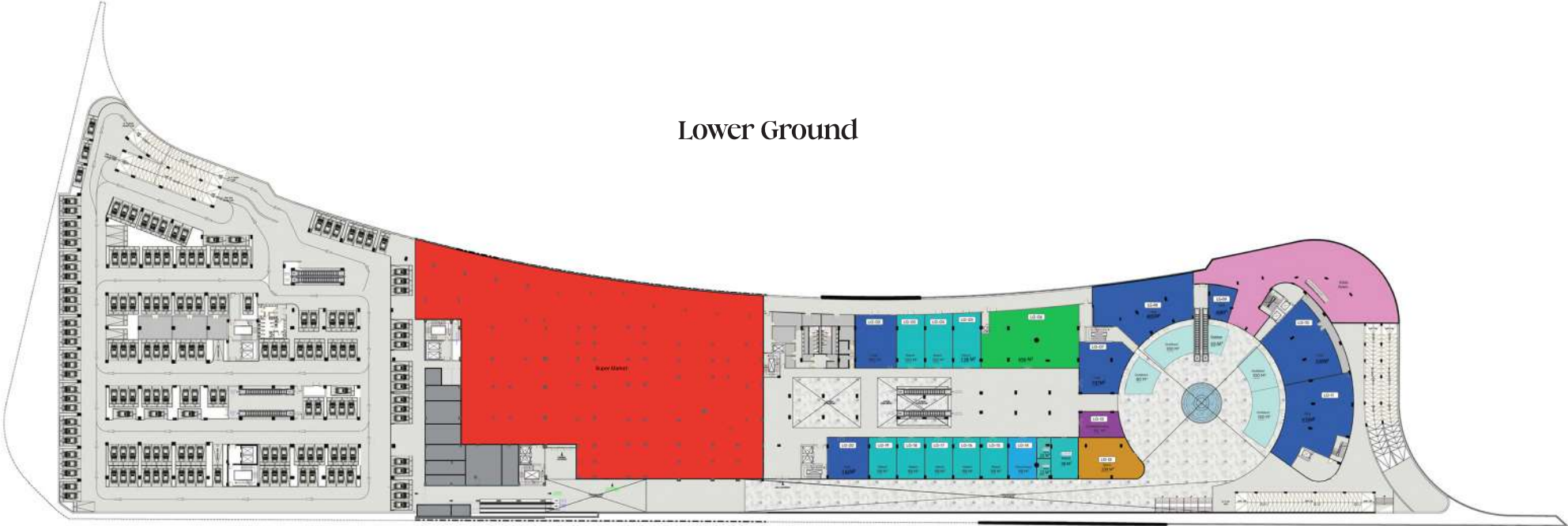
Floor Plans

Let's take a look on your unbeatable unit

Basement Floor

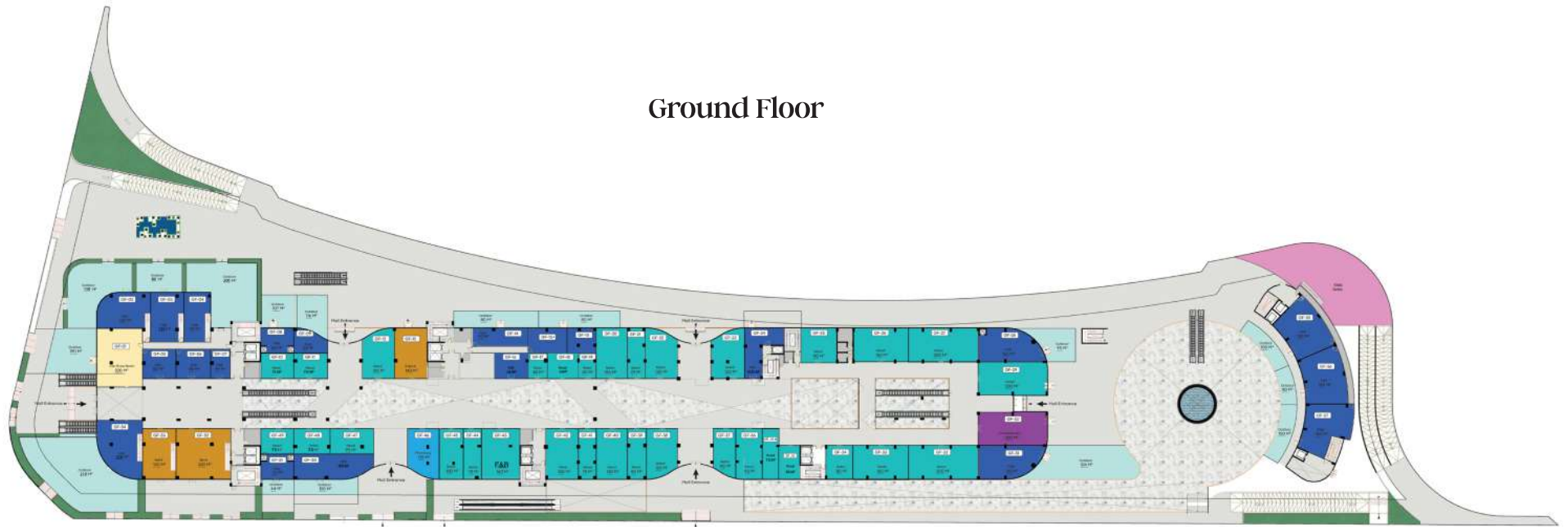


Lower Ground



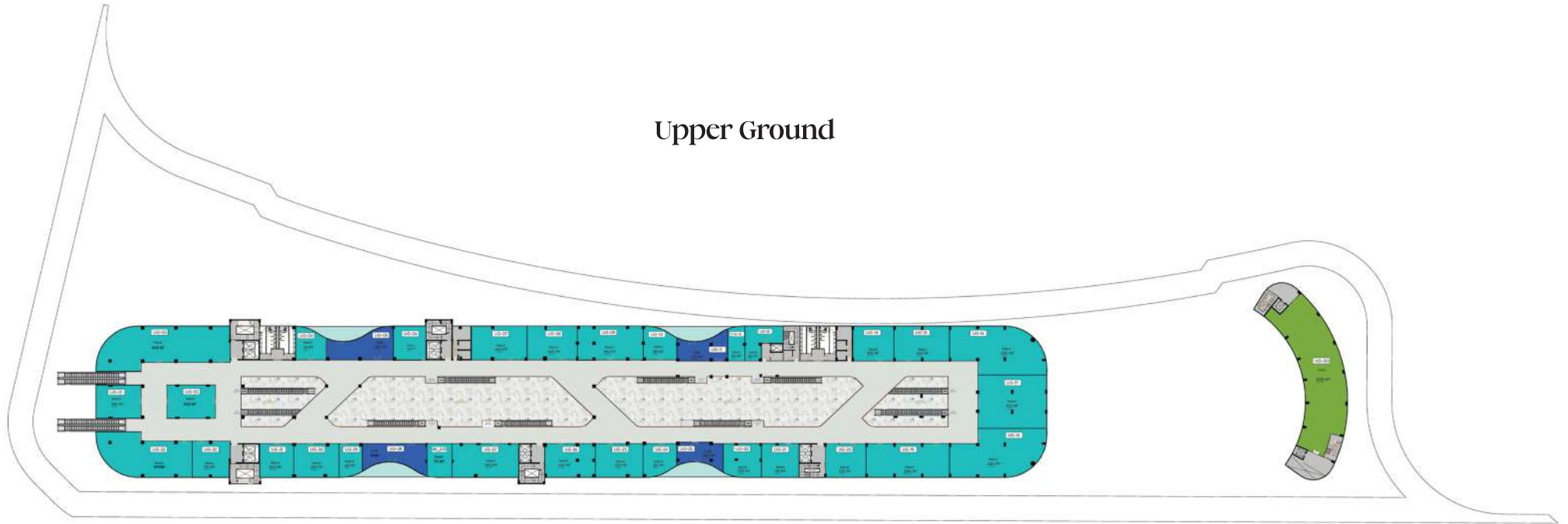
Storage Area	Orange	Bank	Orange	Super Market	Red	Corridor	Grey	Atrium	Light Blue
Mega Store	Green	Water	Blue	Confectionary	Purple	Service	Grey	Retail	Teal
		Kids Area	Pink	Pharmacy	Light Blue	Outdoor	Light Green	F & B	Dark Blue

Ground Floor



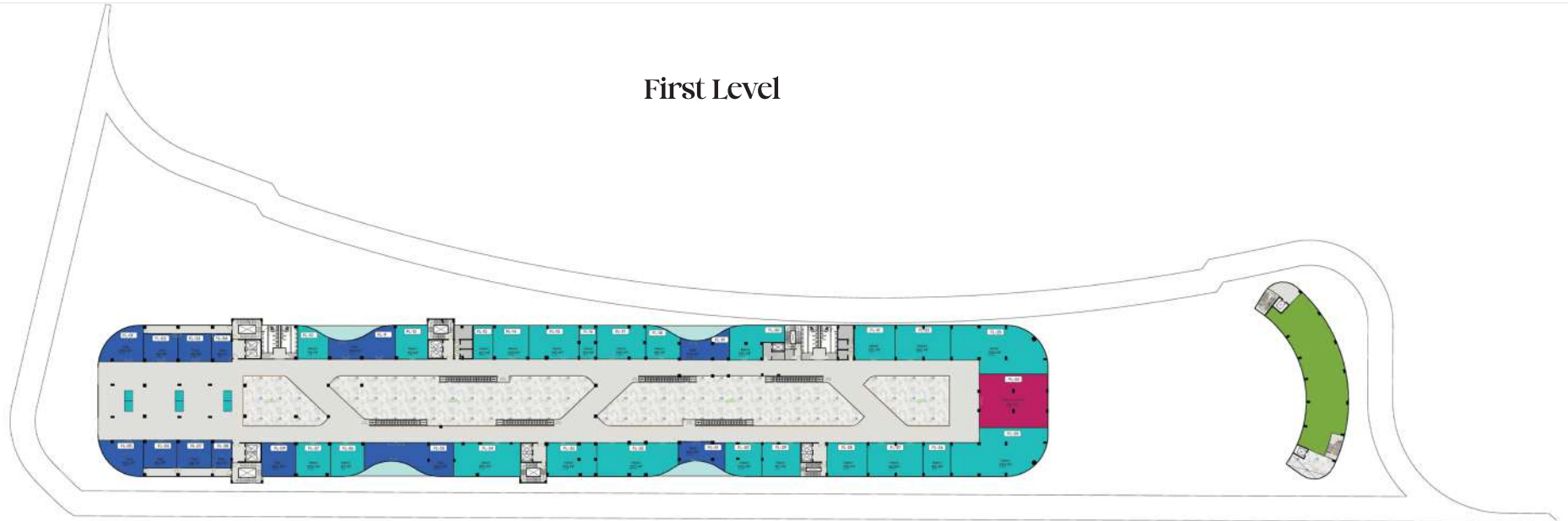
Bank	Car Show Room	Corridor	Atrium
Kids Area	Confectionary	Service	Retail
	Pharmacy	Outdoor	F & B

Upper Ground



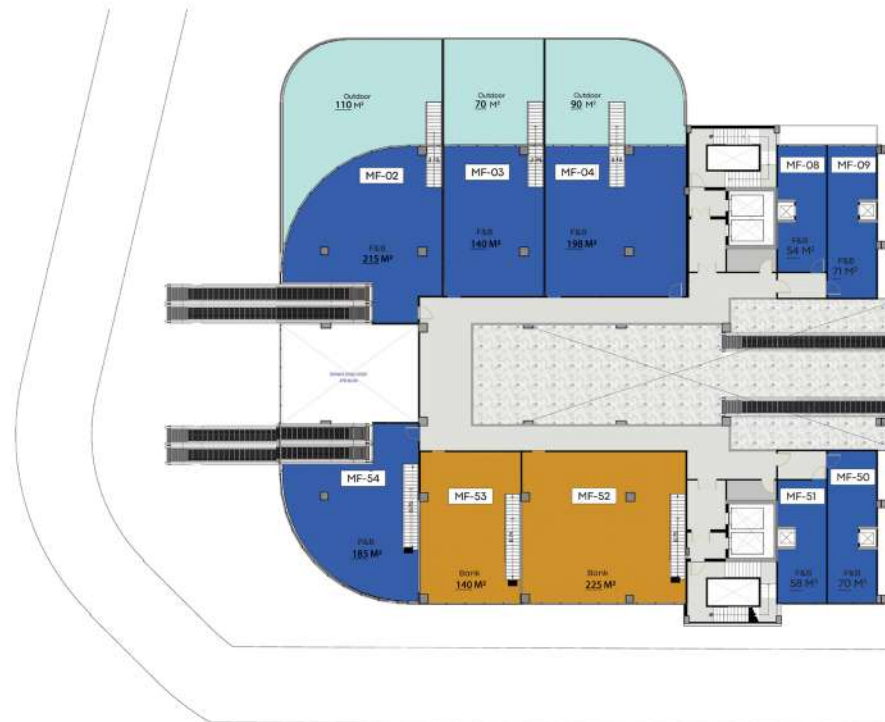
Atrium		Corridor		Gym	
		Service		Retail	
		Outdoor		F & B	

First Level



Atrium		Corridor		Gym	
Entertainment		Service		Retail	
		Outdoor		F & B	

Mazanine



Corridor
Service
Outdoor

The Ultimate Shopping *Experience*



3 SIDES
SHOPPING MALL



Places that
draw you (N)

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DEVELOPMENTS

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Cairo Business Park,
Fifth Settlement

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