

COMMERCIAL, ADMINISTRATIVE
& MEDICAL PLAZA

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OLD ZAYED

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ABOUT TIBIA DEVELOPMENTS

Tibia Developments is a leader in real estate, known for building sustainable, high-quality spaces across Egypt. With a portfolio spanning residential, commercial, and mixed-use projects, we are committed to innovation, integrity, and community-centered design.

At Tibia Developments, we bring to life structures that support communities and foster economic growth, all while setting new standards in quality and functionality.

Our latest project, Allora Hub, exemplifies our dedication to excellence, strategically combining commercial, administrative, and medical spaces in one modern, accessible location.

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all(HUB)ra[®] CONCEPT

The name "Allora" is inspired by the fusion of "all" and "ora" (Latin for "hour" or "moment"), symbolizing a space that brings together all essential needs, anytime, for everyone.

This name reflects Allora Hub's purpose: a place where all aspects of life converge, providing convenience, inclusivity, and accessibility.

At Allora Hub, every moment is enriched by a seamless blend of shopping, administrative services, and healthcare, all within one dynamic, community-centered destination.

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INTRODUCTION TO **all(HUB)ora**[®]

Welcome to Allora Hub, Tibia Developments' innovative multi-use destination, crafted to redefine how communities connect, shop, and thrive. Located in the vibrant heart of [Sheikh Zayed], Allora Hub seamlessly integrates commercial, administrative, and medical spaces, creating a dynamic environment that caters to diverse needs.

Just minutes away from key landmarks, Allora Hub ensures unparalleled accessibility and convenience.

Featuring thoughtfully designed spaces and premium amenities, Allora Hub is set to elevate everyday experiences for residents, businesses, and visitors alike.

Discover a new way to connect—where community meets convenience.

all(PROJECT OVERVIEW)ra®

LOCATION: PRIME LOCATION IN SHEIKH ZAYED



ALLORA HUB IS STRATEGICALLY PLACED IN THE HEART OF SHEIKH ZAYED CITY, ENSURING SEAMLESS CONNECTIVITY AND VISIBILITY FOR BUSINESSES AND MEDICAL PRACTICES:

- 2 MIN FROM WASLAT DAHSHOUR
- 5 MIN TO ARKAN MALL
- 5 MIN TO MALL OF ARABIA AND MEHWAR 26 JULY
- 5 MIN TO JUHAYNA SQUARE
- 5 MIN TO AL AHLY CLUB
- 10 MIN TO SPHINX AIRPORT
- 2 MIN ZAYED DUNES COMPOUND
- 3 MIN JANET ZAYED COMPOUND
- 2 MIN EL RABWA COMPOUND
- 3 MIN THE CORT YARD
- 2 MIN THE GATE PLAZA
- 4 MIN ESPANA PLAZA
- 4 MIN ZED PARK
- 3 MIN DAHAHOR ROAD
- 2 MIN EL MOSTAKBAL ROAD
- 2 MIN EL SHABAB ROAD



all (ARCHITECTURAL
& SPACE SPECIFICATIONS) **ra**®

LAND AREA: **3,000 M²**
GROUND FLOOR FOOTPRINT: **1,200 M²**
TYPICAL FLOOR FOOTPRINT: **1,300 M²**
LOADING RATIO: **AVERAGE %30**
PLAZA AREA: **1,420 M²**
OUTDOOR AREA: **850 M²**

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UNIT TYPES:

SHOPS SIZES RANGE FROM 19 TO 148 M²

CLINICS SIZES RANGE FROM 42 TO 140 M²

ADMIN OFFICES SIZES RANGE FROM 42 TO 140 M²

FINISHING:

SHOPS CORE & SHELL

ADMIN & CLINIC SPACES FULLY FINISHED FOR
READY-TO-MOVE CONVENIENCE

all (KEY AMENITIES & FACILITIES) ra[®]

all (KEY AMENITIES & FACILITIES) ra®

GENERAL AMENITIES

- Spacious plaza with communal spaces and seating.
- Three main entrances with access control for smooth flow and enhanced security.
- Advanced building management and cleanliness systems.

PARKING & ACCESSIBILITY

- Two underground parking levels with ample capacity for tenants and visitors.
- Designated loading and service elevators for seamless operations.

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KEY AMENITIES & FACILITIES

CONVENIENCE & COMFORT

- Customer service desks at each main entrance
- Common restrooms on each floor and an open-air plaza for gatherings and relaxation.
- Free Wi-Fi for tenants and visitors, with optional Wi-Fi for individual units.

CONVENIENCE & COMFORT

- **Rooftop Lounges:** Featuring a gaming zone, playgrounds for soccer/padel, and a first-of-its-kind open-air cinema in the region.
- **Healthcare-Ready Facilities:** Clinics and labs equipped with anti-bacterial paint, optimized air freshening, and security systems tailored to medical needs.

all (KEY AMENITIES & FACILITIES) ra

ENTERTAINMENT & LEISURE

- Rooftop lounge with soccer and padel playgrounds, ideal for social gatherings or relaxation.
- Open-air cinema, a unique feature that enhances the appeal of the plaza.

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KEY AMENITIES & FACILITIES

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OTHER FACILITIES



WI-FI FOR UNITS



OUTDOOR ACS



OPEN AIR CINEMA
(FIRST TIME IN THE AREA)



ELECTRICITY
GENERATION



PLAYGROUNDS



WI-FI FOR UNITS



SECURITY SYSTEM



FIRE SYSTEM



SOUND SYSTEM



CLEANLINESS SYSTEM



ANTI-BACTERIAL PAINTS
FOR CLINICS & LABS



WIDE PLAZA



CAR SERVICE CARE



BUILDING
MANAGEMENT SYSTEM



PARKING ACCESS



CUSTOMER SERVICES

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WHY CHOOSE **all(HUB)ora**®

Prime Location Strategically situated in a high-traffic area within Sheikh Zayed's prestigious zones, Allora Hub ensures maximum business visibility and accessibility.

Cutting-Edge Design & Quality Finishes Features modern architectural aesthetics and functional layouts, offering core-and-shell retail spaces as well as fully finished administrative and medical units.

Comprehensive Facilities for Modern Needs Equipped with state-of-the-art amenities, exclusive rooftop features, and a secure environment to support thriving businesses, offices, and medical practices.

Flexible Payment & Investment Options Provides a variety of payment plans tailored to meet the needs of individuals and businesses, making investment opportunities more accessible.

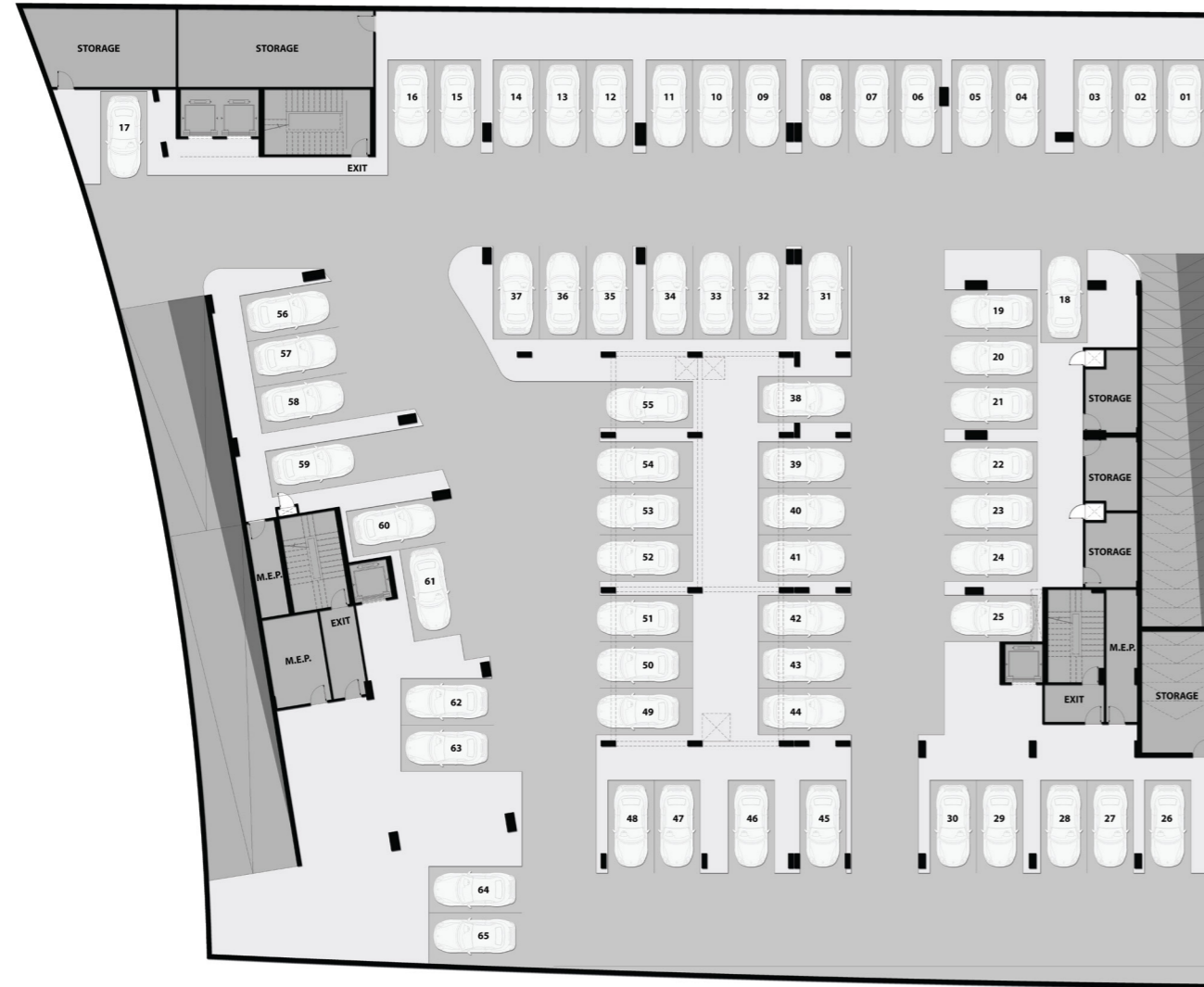
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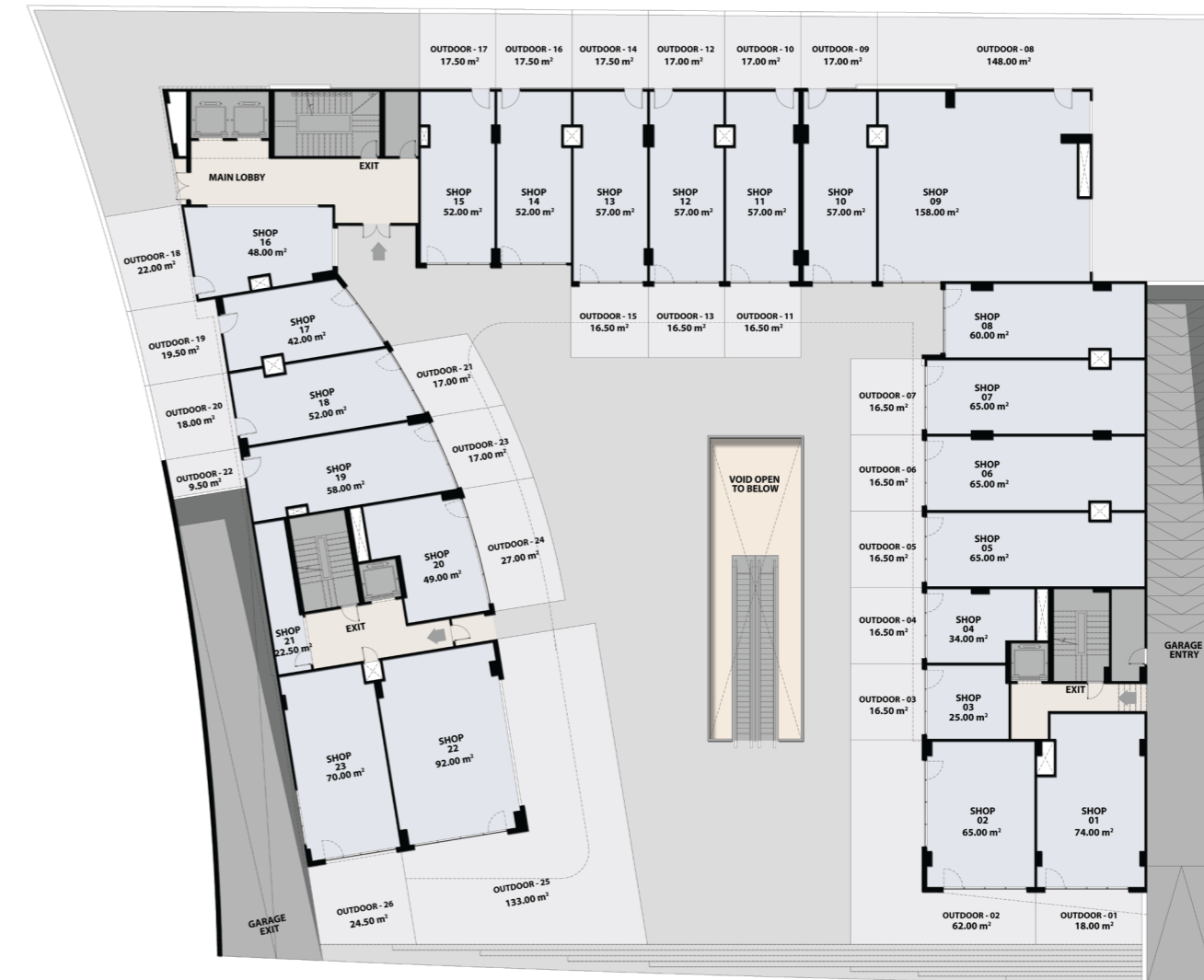
all(HUB)ra[®] FLOOR PLAN



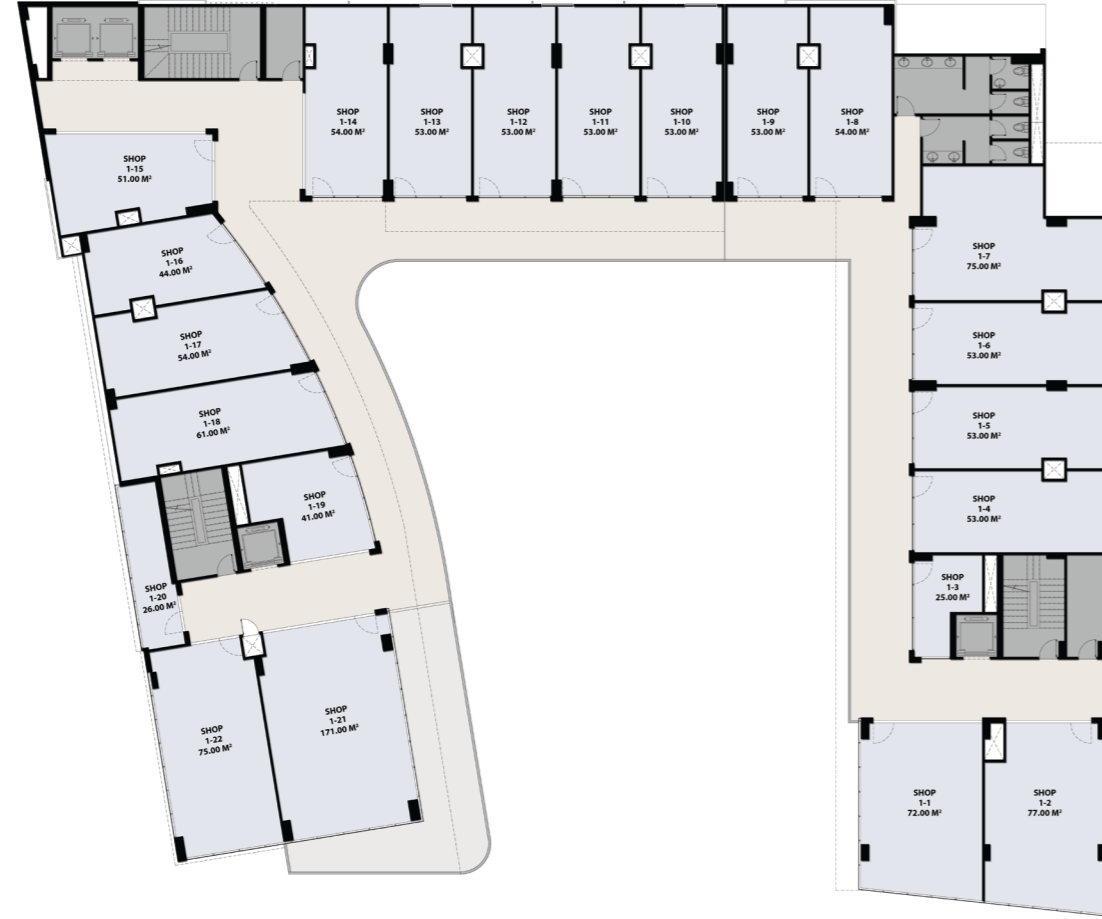
BASEMENT 1 FLOOR PLAN



BASEMENT 2 FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

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