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TIBRA DIST.



Harva Developments Is The Innovative
Real Estate Arm Of DIG And Westway Developments.

With A Proven Record Of Collaborating With Top Developers Behind
Some Of West Cairo's Most Successful Projects, **Harva** Has Firmly Established
itself As A Trusted Name In The Real Estate industry.

Harva Has Amassed Over A Decade Of Expertise And Knowledge
In Developing Exceptional Residential, Commercial, Administrative,
And Medical Projects In Prime Locations Such As The New Administrative
Capital And West Cairo.

OUR PROJECTS



TIBRA

حين يتجاوزُ الإلهامُ والدَّقة. يَحْدُثُ مَزِيْجٌ لا يُشْبِهُ سِوَاهُ

Tibra Is A Modern Commercial And Medical Complex Located In The Heart Of The 5th District In 6th Of October City.

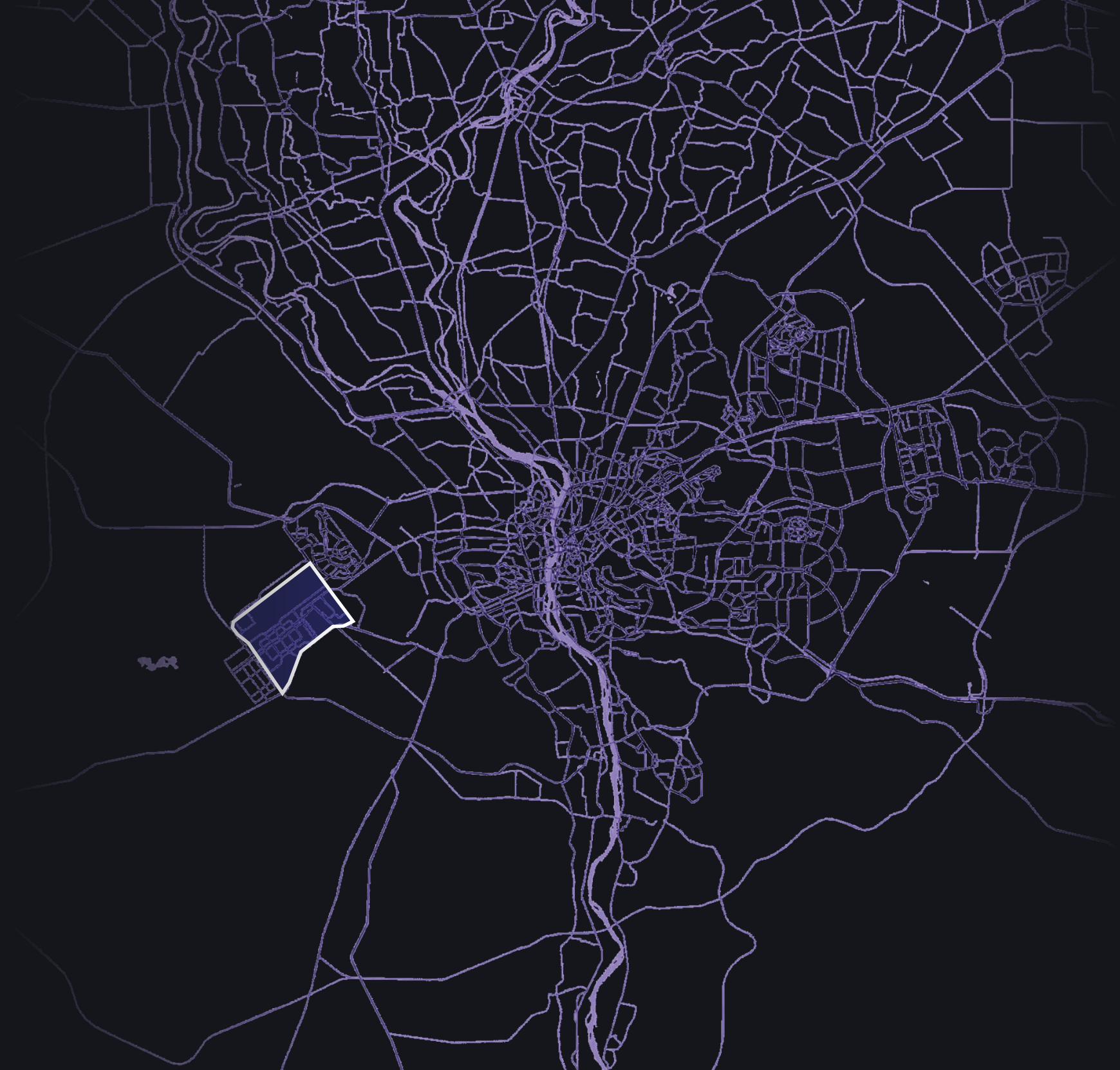
It Brings Together Clinics, Medical Centers,
And Retail Spaces In One Well-planned Destination.

Set on A Land Area Of **5,527.5** SQM, Tibra Is Designed To Serve Professionals
Patients, Shoppers, And Visitors, All In A Vibrant, Easy-To-Reach Location.



LOCATION

بعض الأماكن تُعرَّف بموقعها، وأخرى تُعرَّف الموقع نفسه.



STRATEGIC LOCATION

Here, You're Right In The Middle of A City That Never Stops Moving,
Surrounded By Thriving Residential Communities, Energetic Universities,
And Buzzing Business Zones That Keep Life Flowing Day And Night.

Easy To Reach

With Direct Access To The Central Axis And Major Roads, Tibra Is Designed
To Be Closer Than You Think. Add To That Ample Parking Facilities, And You've
Got Convenience Built Into Every Visit.

At The Heart of 6th of October City - 5th District

Tibra District Isn't Just About Location, It's About Connection.

بعض الأماكن تُعرَّف بموقعها، وأخرى تُعرَّف الموقع نفسه.

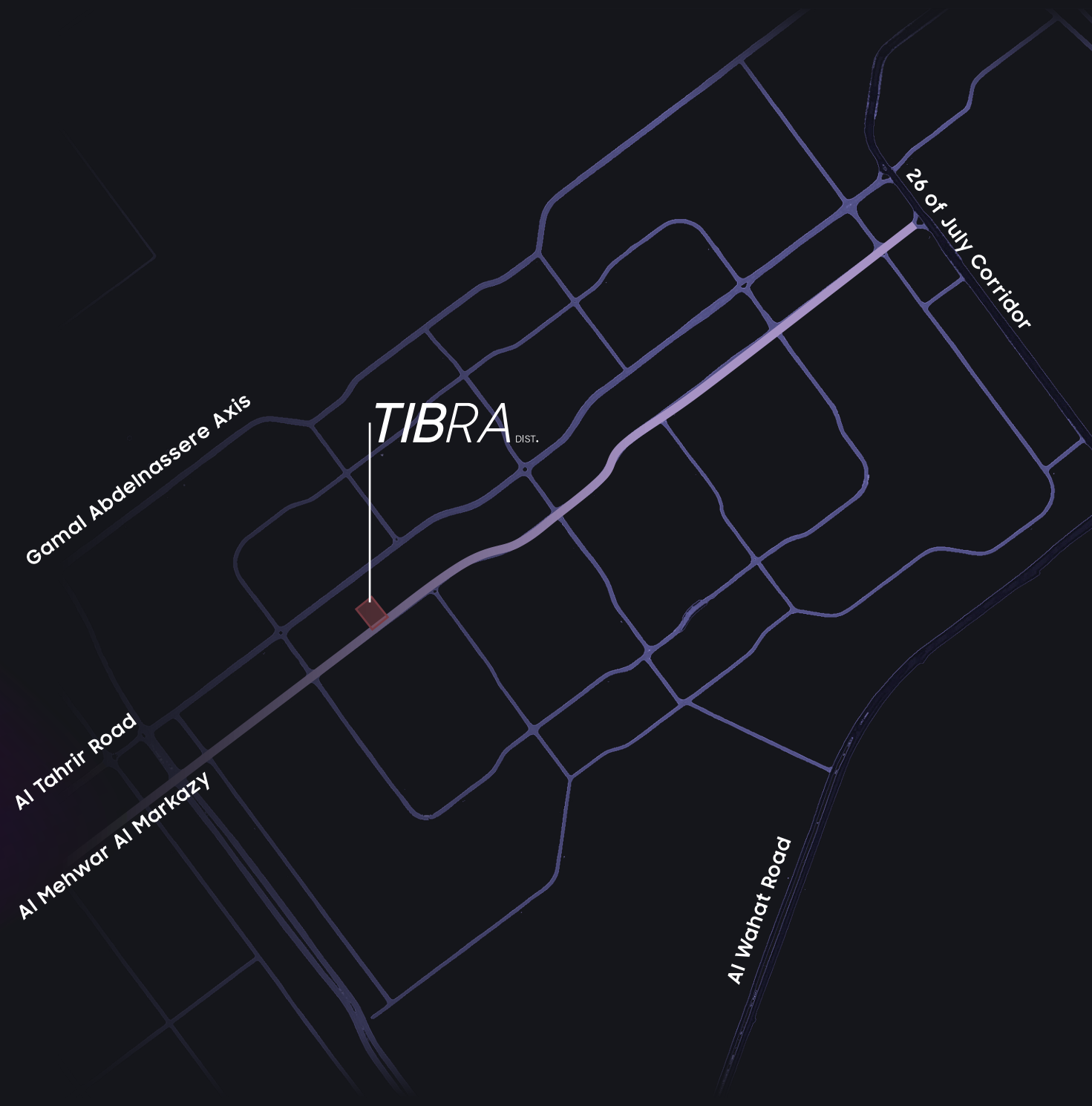
02 Minutes Away
Al Housary Sq.

03 Minutes Away
26th of July Corridor

05 Minutes Away
Al Wahat Rd.

15 Minutes Away
Mall of Arabia

20 Minutes Away
Mall of Egypt



مَـزِيـد

لَا يُشَبِّه

يَسْـوَاه



TIBRA DIST.

WHERE CLINICS TALK,

BRANDS WALK





Engineering & Architectural Consultation

Our Project Is Designed And Engineered In Collaboration With AUE Consultant, A Leading Company Specializing In Architecture, Urban Design, And Engineering.

AUE Integrates All Disciplines Seamlessly, Ensuring That Projects Are Not Only Aesthetically Appealing But Also Efficient In Construction, Operation And Long-term Sustainability.

AUE's Impressive Portfolio Spans Over 28 Landmark Projects Across Egypt And The Middle East, Including The Design Of The United Nations Building In The New Administrative Capital, The Raviile Hotel In New Cairo, the Dammam Towers In Saudi Arabia, The Alamein Towers, And Al Ahly Club In New Cairo.





Management Consultant

Established In **2024**, A-Plus Management & Consultation Is One of Egypt's Leading Companies In Property Management And Operations.

The Company Is Recognized For Its Commitment To Integrity, Competence, And Operational Efficiency, Ensuring consistent value and quality across all projects.

A-Plus Has Successfully Operated Over **24** Projects Across Egypt, Including San Stefano Mall, Madinaty And Al Reha, Aswan Plaza And the Saudi German Hospital .

Its Proven Expertise Spans Mixed-use, Retail, Residential, Entertainment, And Hospitality Projects, Making It A Trusted Partner For Sustainable Growth And Professional Management.



Medical Facilities Management

Our Medical Spaces Are Managed By Healthy Care Medical Group (HCMG), One Of Egypt's Most Trusted Medical Operators. HCMG Ensures International Quality Standards Are Met Across All Health Care Facilities, Guaranteeing Excellence In Operation, Patient Care, And Medical Service Delivery.

Redefine Your Work / Life Balance





Commercial Units

Designed For Visibility, Access, And Success – Tibra's commercial Units Provide The Ideal Setting For Brands To Thrive In One of 6th of October's Most Dynamic Locations

A doctor in a white lab coat with a stethoscope around their neck is holding a tablet. A patient's hand is visible in the foreground, pointing at the tablet. The background is a blurred office or clinic setting with windows.

Improve Your Quality
Of **Life**

Medical Units

Modern clinics designed for efficiency, comfort, and patient care
redefining healthcare spaces in 6th of October



*Facil*ITIES

المعنى الحقيقية
بـل في الطريقة
لا يكفـن في الأجزاء،
تتـمـع بها



PHARMACY



Conveniently Integrated Into The MasterPlan,
Giving Residents And Visitors Instant Access
To Essentials Without Leaving Tibra District

FOOD COURT



Centrally Located For Effortless,
Access Adding Flavor To Tibra's
Social And Lifestyle Experience.

OUTDOOR SPACES



Lush Terraces And Plazas Designed
For Wellness And Social Life, Creating
A Vibrant Community-Focused
Atmosphere.

RETAIL



Street-level Shops Are Woven Into The
Architecture, Bringing Energy To
Tibra District From Morning To Night.

UNDERGROUND PARKING



With Advanced Mechanical Systems,
The Design Maximizes Efficiency
While Freeing The Ground Level For
People And Green Spaces.

ACCESSIBILITY



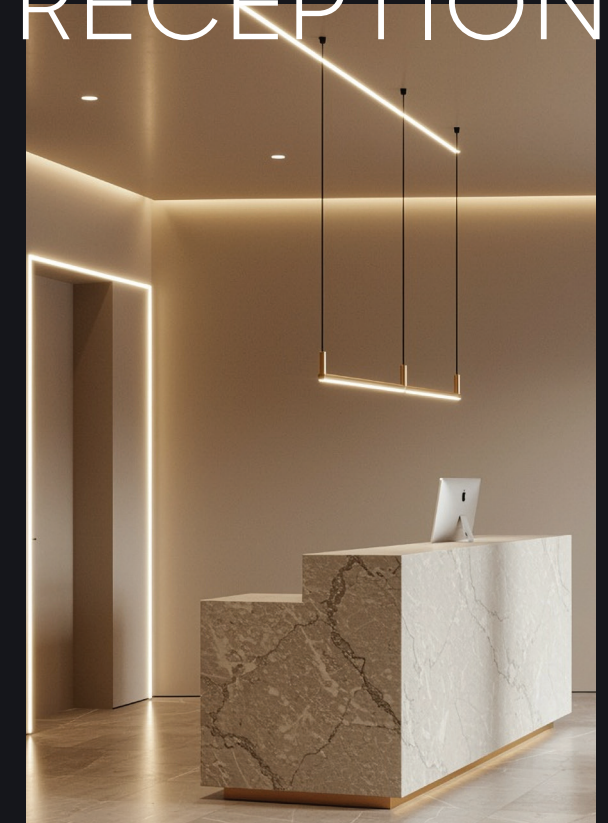
Universal Design Ensures **Tibra** Is
Inclusive, Welcoming, And Easy
To Navigate For Everyone.

CAFETERIAS



Placed As Lively Social Spots Throughout
The Project, Strengthening **Tibra's**
Communal Spirit.

RECEPTION



A Double-Height Entrance That Greets
Visitors With Elegance, Setting The
Tone For **Tibra's** Distinctive Character.

GYM



Naturally Lit, Thoughtfully Located
And Designed To Inspire
Wellness—Bringing Health Into
Tibra's Everyday Lifestyle.

LOGISTICS HUB



A Dedicated Loading And Unloading
Deck In The Parking Area Keeps Services
Efficient And Discreet, Ensuring
Smooth Visitor Flow.

WASTE & SERVICE MANAGEMENT



Well-Planned Corridors And Back-of-House Systems
Handle Waste And Supplies Quietly And
Hygienically, Maintaining Comfort For Tenants
And Visitors Alike.

ATMS



Smartly Placed For Discreet Yet Easy
Use, Supporting **Tibra's** Self-Sufficient
Urban Vision.

PROJECT HIGHLIGHTS

أقرب ممّا تظنّ، ومُختلف عمّا اعتدّت أنْ تراه.

SQM
5,527.5
Total Area

SQM
2,750
Footprint

SQM
15,000+
Built-up Area

SQM
2,500+
Terraces

SQM
5,000+
Retail Area

SQM
4,500+
Medical Area

SQM
1,500+
Food & Beverage

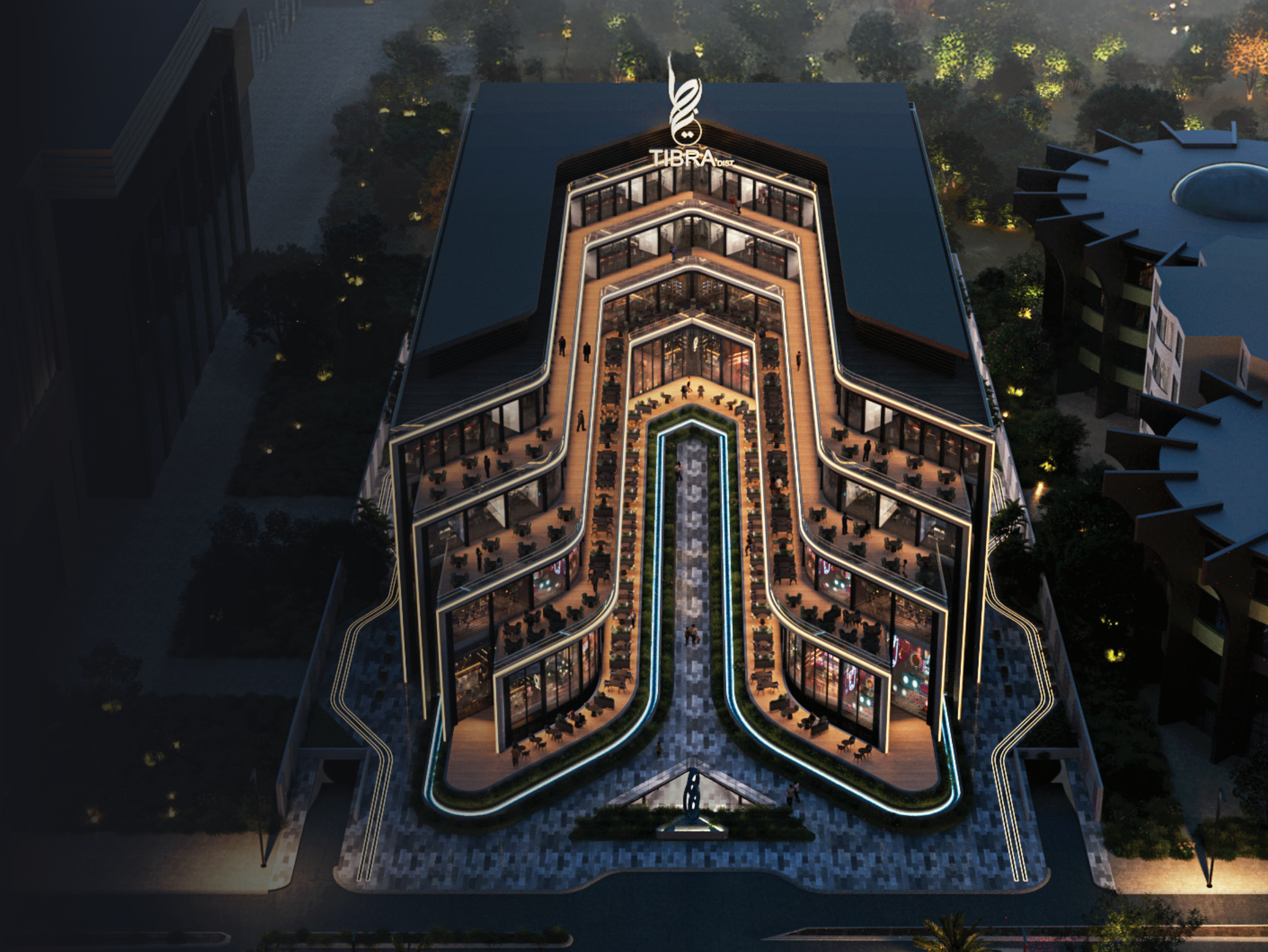
50%
Ground Floor

200+
Parking spaces



TECHNICAL

STOPS





TIBRA DIST

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

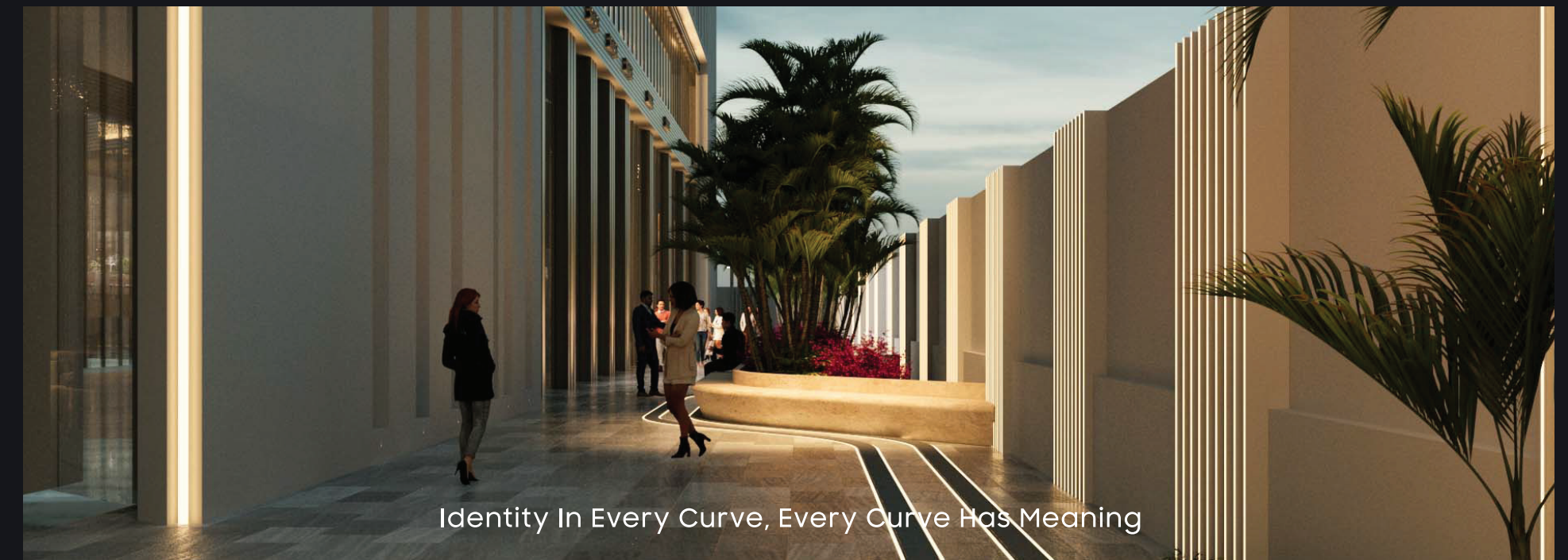
SIGNAGE

SIGNAGE

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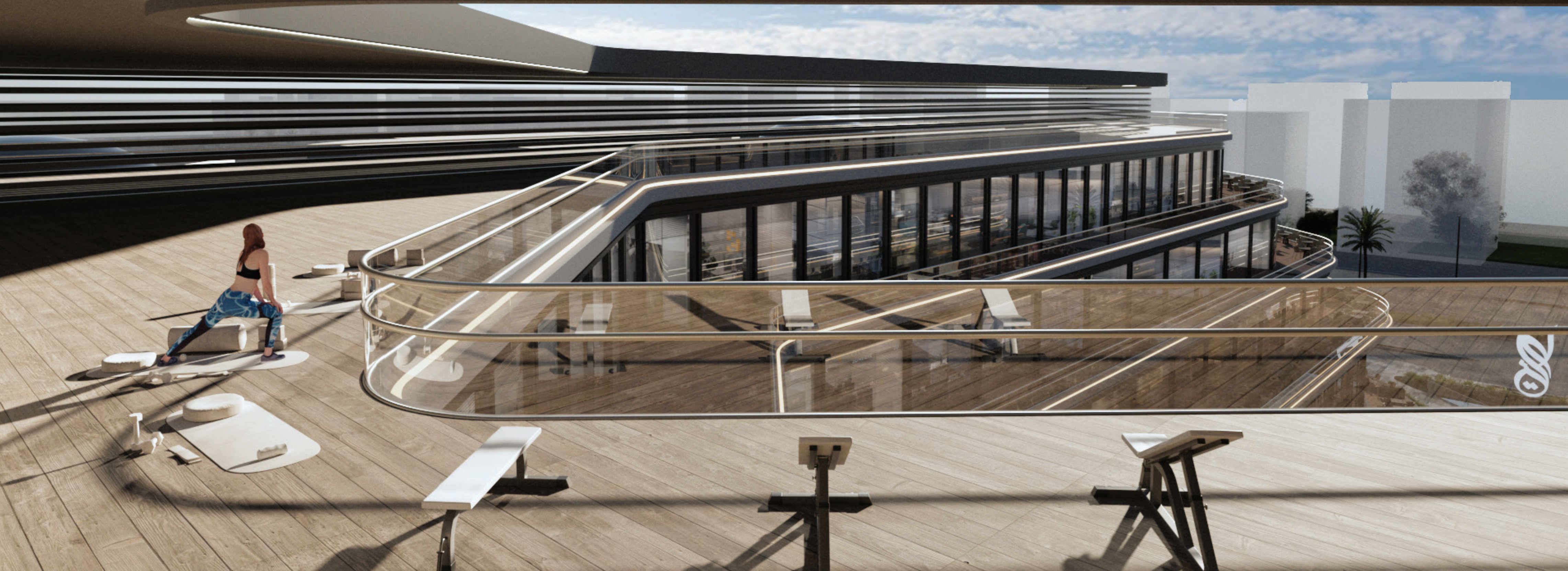
SIGNAGE





Emotion Shapes Experience, Experience Defines Identity





بِسْمِ

لَا يُشْبِه

مَزِيدٌ

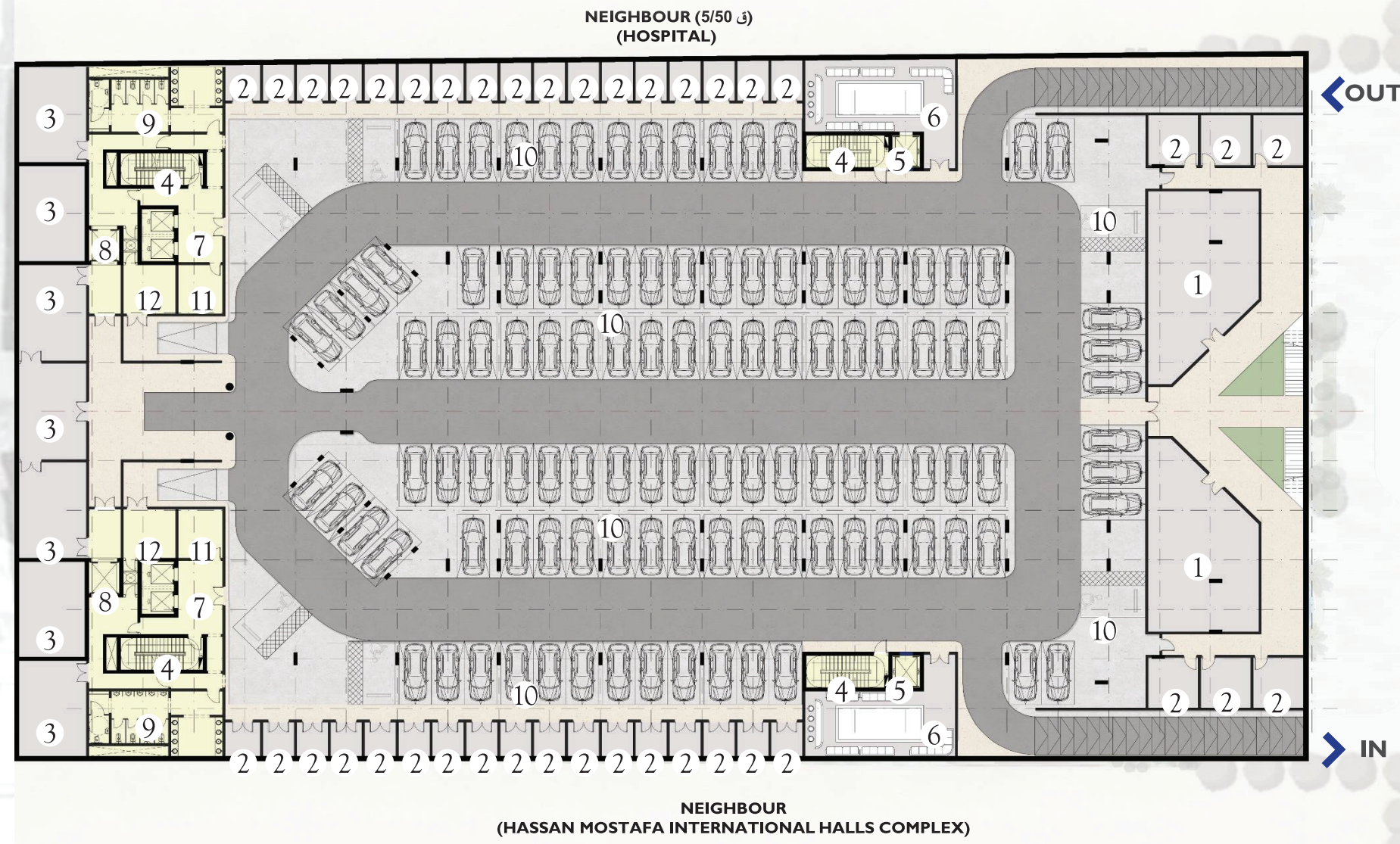
F L O O R

P L A N S



BASEMENT FLOOR PLAN

ARCHITECTURAL PLAN

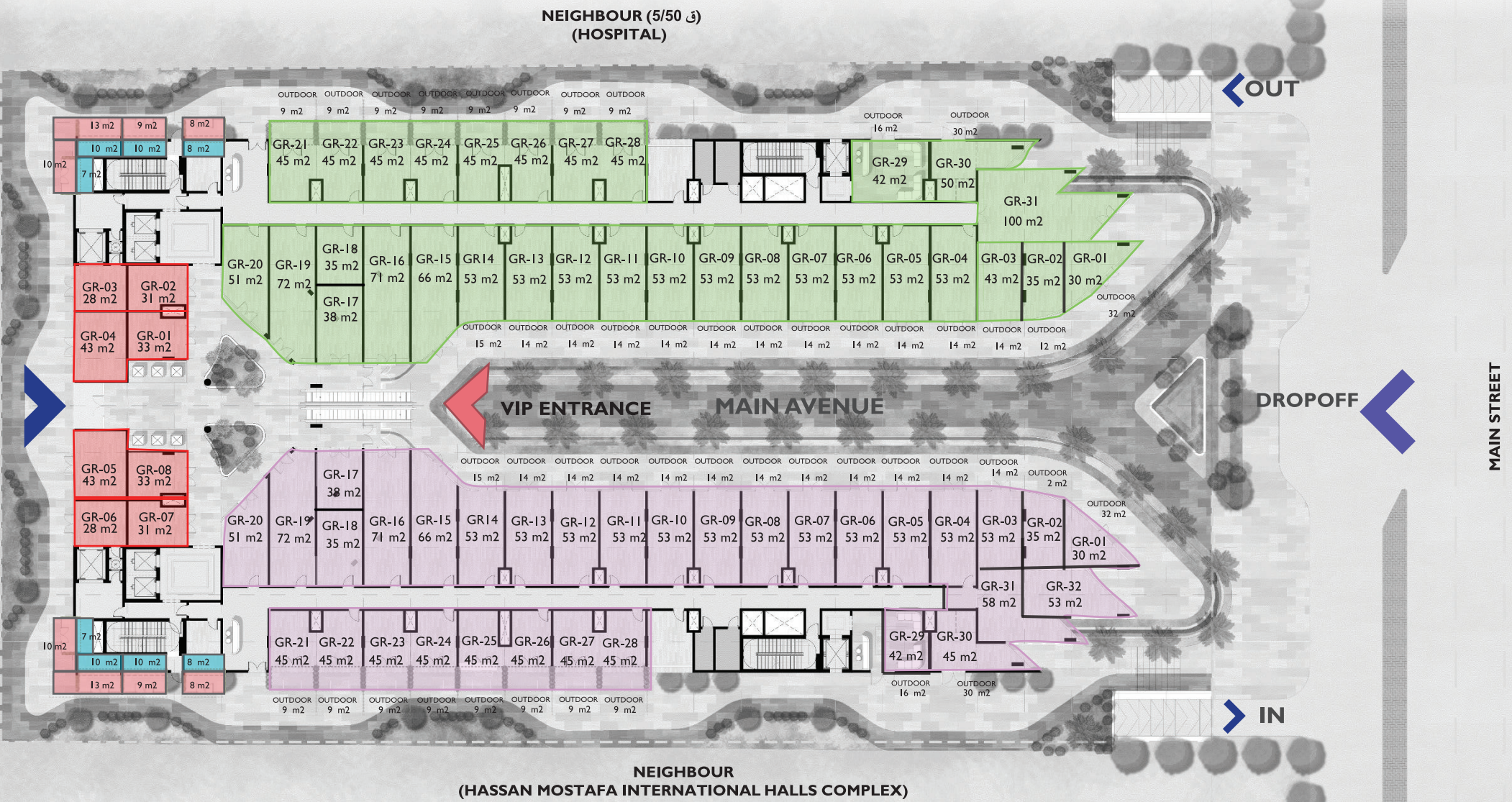


- 1. RETAIL
- 2. STORAGE
- 3. MEP ROOMS
- 4. EMERGENCY STAIRS
- 5. CLINICS ELEVATORS
- 6. CLINICS RECEPTION
- 7. ELEVATORS
- 8. SERVICE ELEVATOR
- 9. TOILETS
- 10. PARKING PLOTS
- 11. SERVICE ROOMS
- 12. GARBAGE COLLECTION

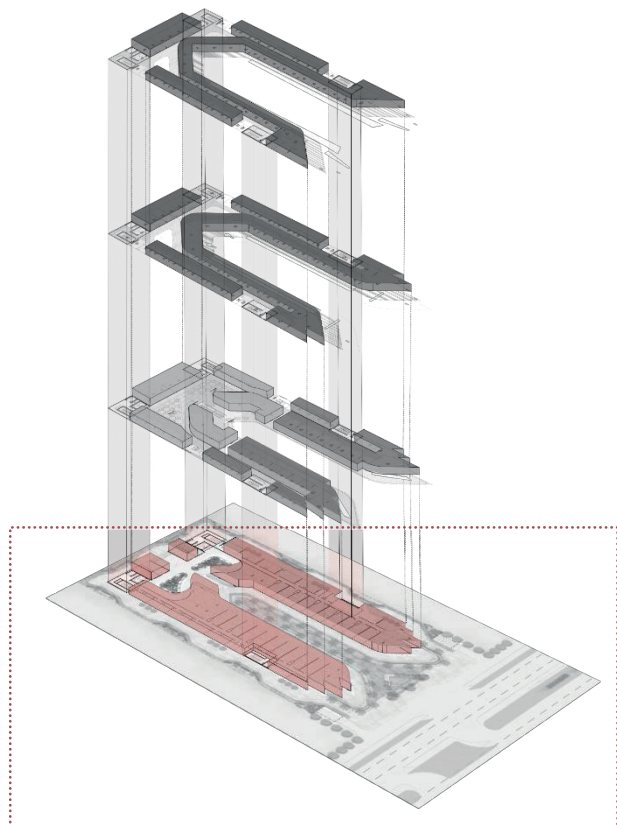
FLOOR AREA: 2,573 SQM

COMMERCIAL ELEVATION LENGTH: 165 m

ZONING ANALYSIS

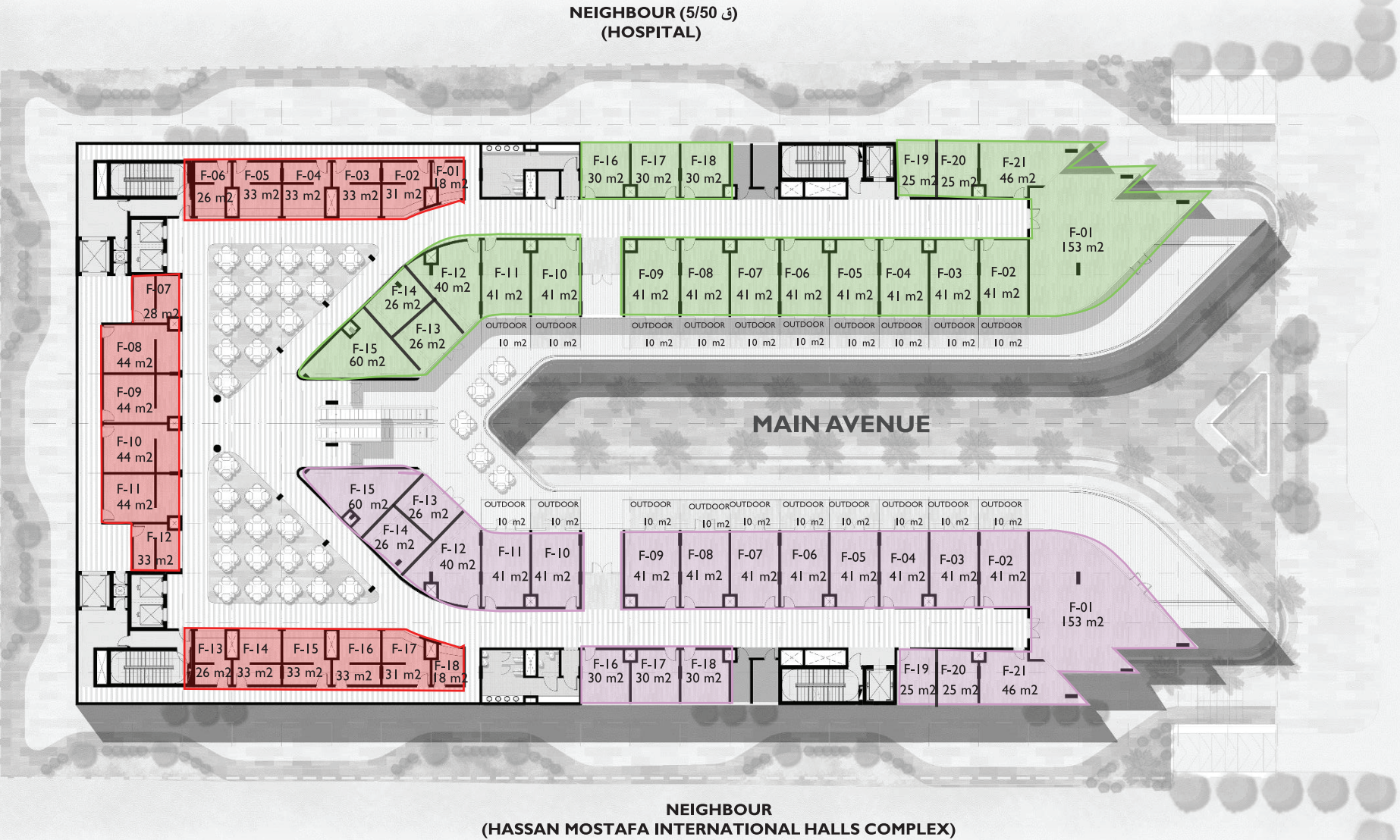


GROUND FLOOR PLAN
RETAIL TYPES

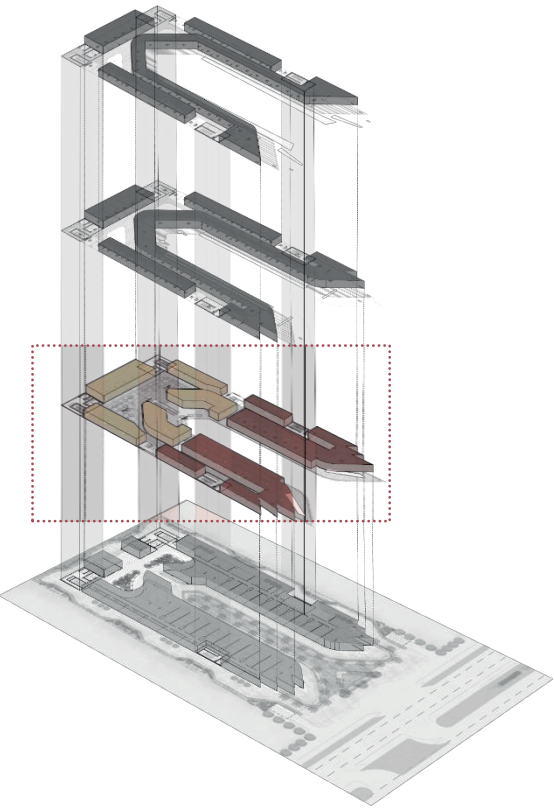


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|------------------|--------------|-----------|-----------------|------------|-------|--------------|---------|
| Clinic elevators | مصاعد عيادات | Cores | السلام والخدمات | Commercial | تجاري | VATRINAS | ترينيات |
| Pharmacy | صيدلية | Reception | استقبال | Services | خدمات | IT,ELEC ROOM | |

ZONING ANALYSIS

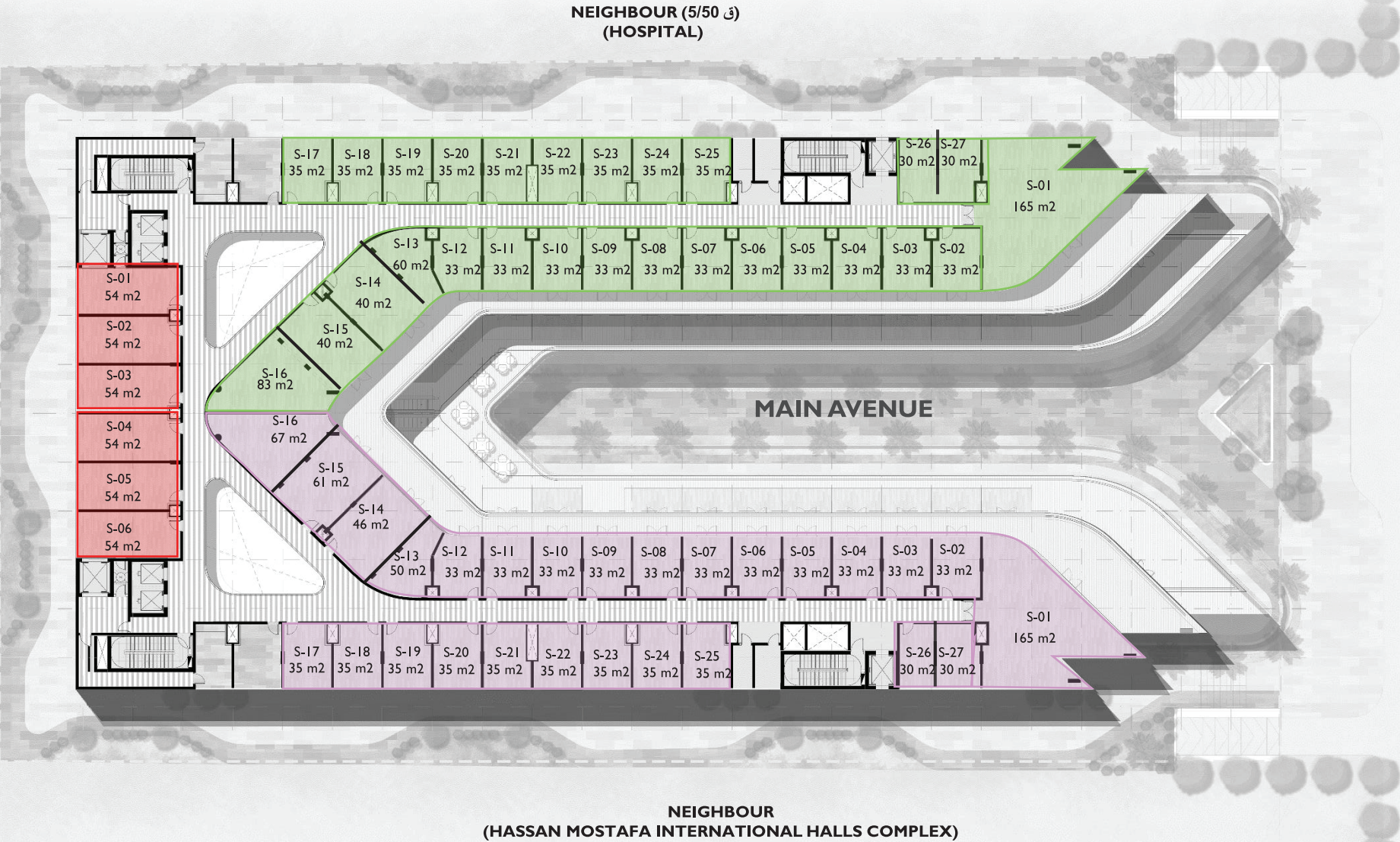


FIRST FLOOR PLAN
RETAIL TYPES

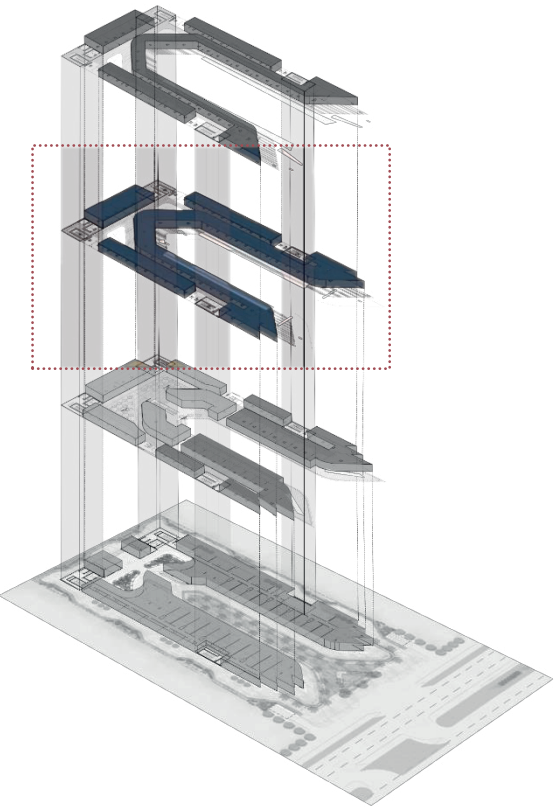


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|------------------|-------------------|------------|------------------|--------------|-------|
| Clinic elevators | مصاعد عيادات | Cores | السالام والخدمات | Commercial | تجاري |
| F&B | مطاعم وجبات سريعة | Food Court | قاعة طعام | Services | خدمات |
| | | | | IT,ELEC ROOM | |

ZONING ANALYSIS



SECOND FLOOR PLAN
CLINICS TYPES



A	33	SQM
B	165	SQM
C	30	SQM
D	35	SQM
E	54	SQM
F	53	SQM
G	40	SQM
H	40	SQM
I	43	SQM
J	33	SQM

GROSS AREA

TIBRA^{DIST.}

- Clinic elevators

مصاعد عيادات
- Cores

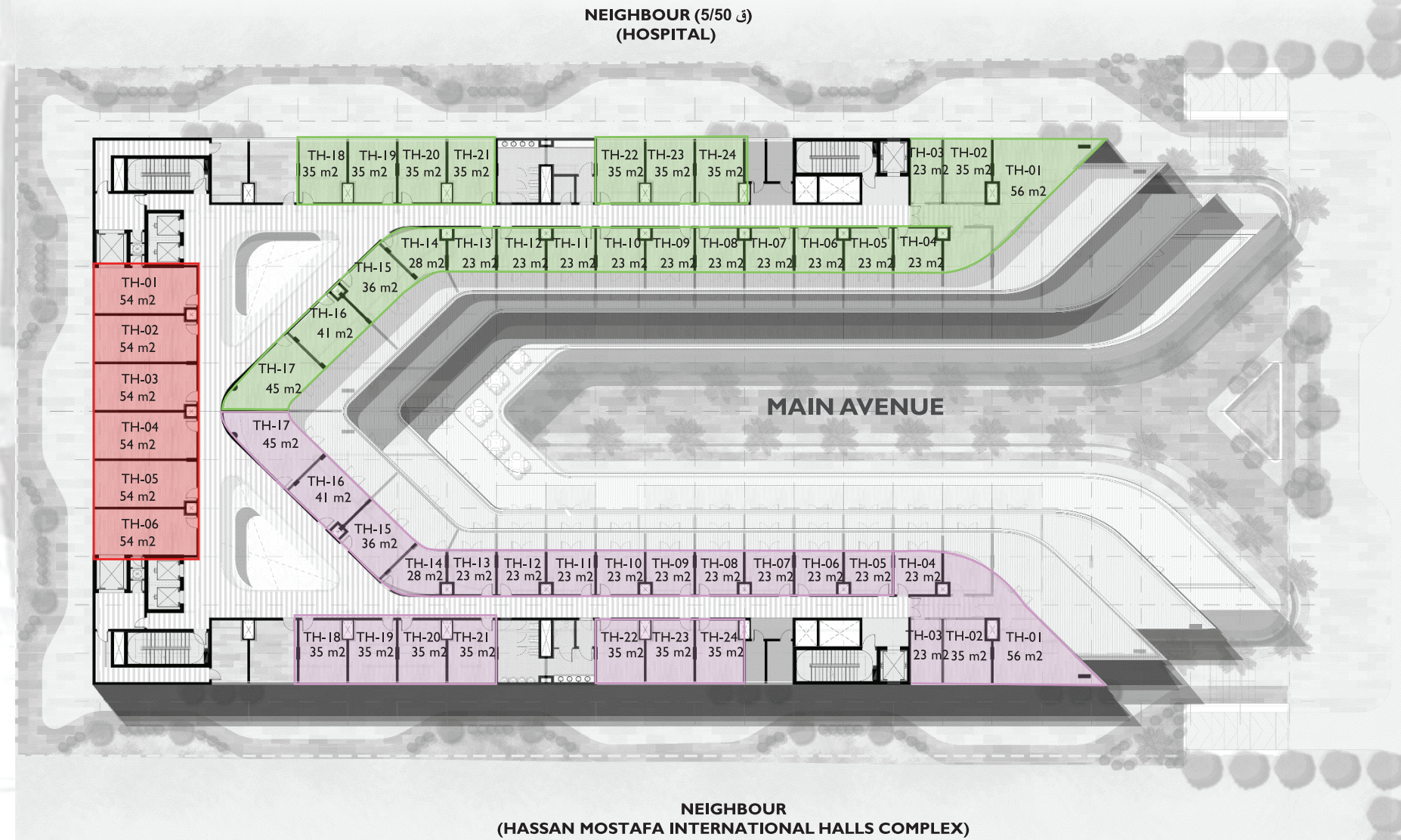
السلالم والخدمات
- Clinics

عيادات
- F&B

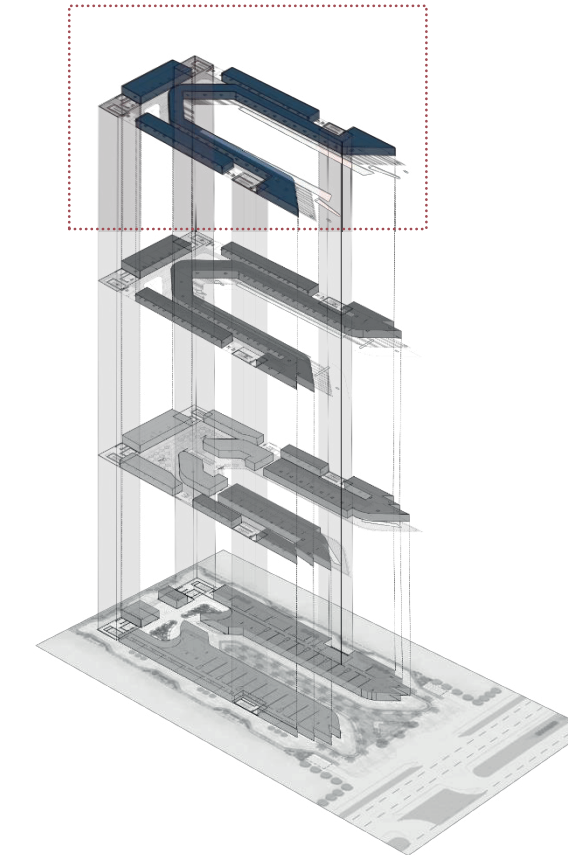
مطاعم وجبات سريعة
- IT,ELEC ROOM
- Services

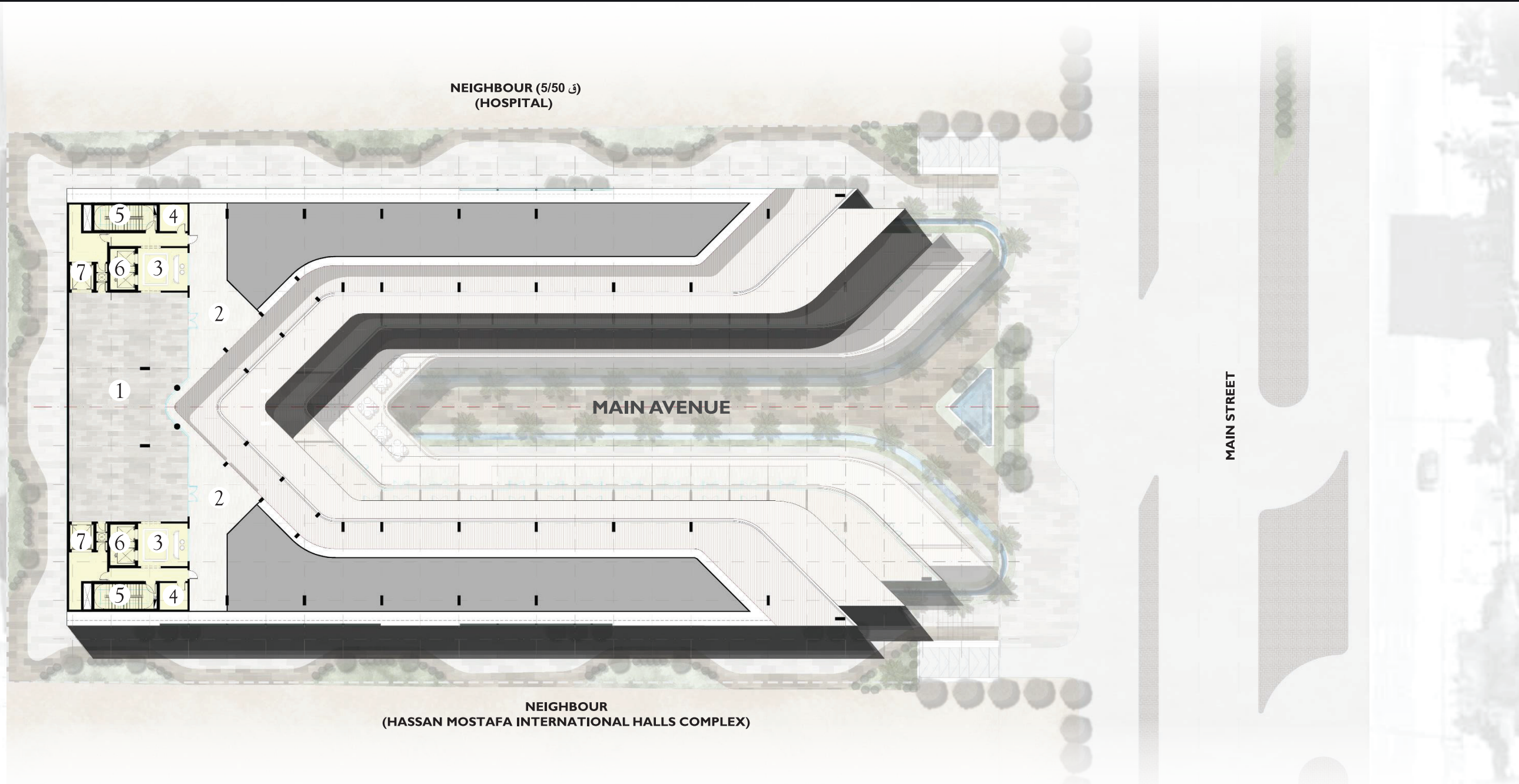
خدمات

ZONING ANALYSIS



THIRD FLOOR PLAN





ROOF FLOOR PLAN

ARCHITECTURAL PLAN

- 1. GYM
- 2. OUTDOOR
- 3. RECEPTION
- 4. OFFICE
- 5. EMERGENCY STAIRS
- 6. ROOF ELEVATORS
- 7. ELEVATORS

SISTER COMPANIES





THANK YOU...