
HIVORA
BUSINESS HUB
HIVORA
BUSINESS HUB
Merak
EspressoLab
Carina
Sho
نَختَارُ مَا يَسْتَحِق ... وَنُطَوِّرُ مَا يَدُوم
BUILT TO WITHER VICISSITUDE. CREATED TO LEAD.
6TH OF OCTOBER CITY
keral
DEVELOPMENTS




نَختَارُ مَا يَسْتَحِق ... وَنُطَوِّرُ مَا يَدُوم

We choose what is worthy... and develop what lasts.

# BUILT WITH VISION. CREATED TO LEAD.




Hivora isalandmark destinationbuilttobringanewstandardof commercial and lifestyle experiences to the city. Created with a clear vision forinnovation, developmentandexcellence,itbringstogethera dynamiccommercial environmentwithspacesdesignedforbusiness, retail, entertainment andeverydaylife.

Every aspect of the developmentisdrivenbyonegoal:tocreatea destination that stands out in design,performsinvalueandremains relevant for years to come.

# CONNECTED TO EVERYTHING.




## THE LOCATION

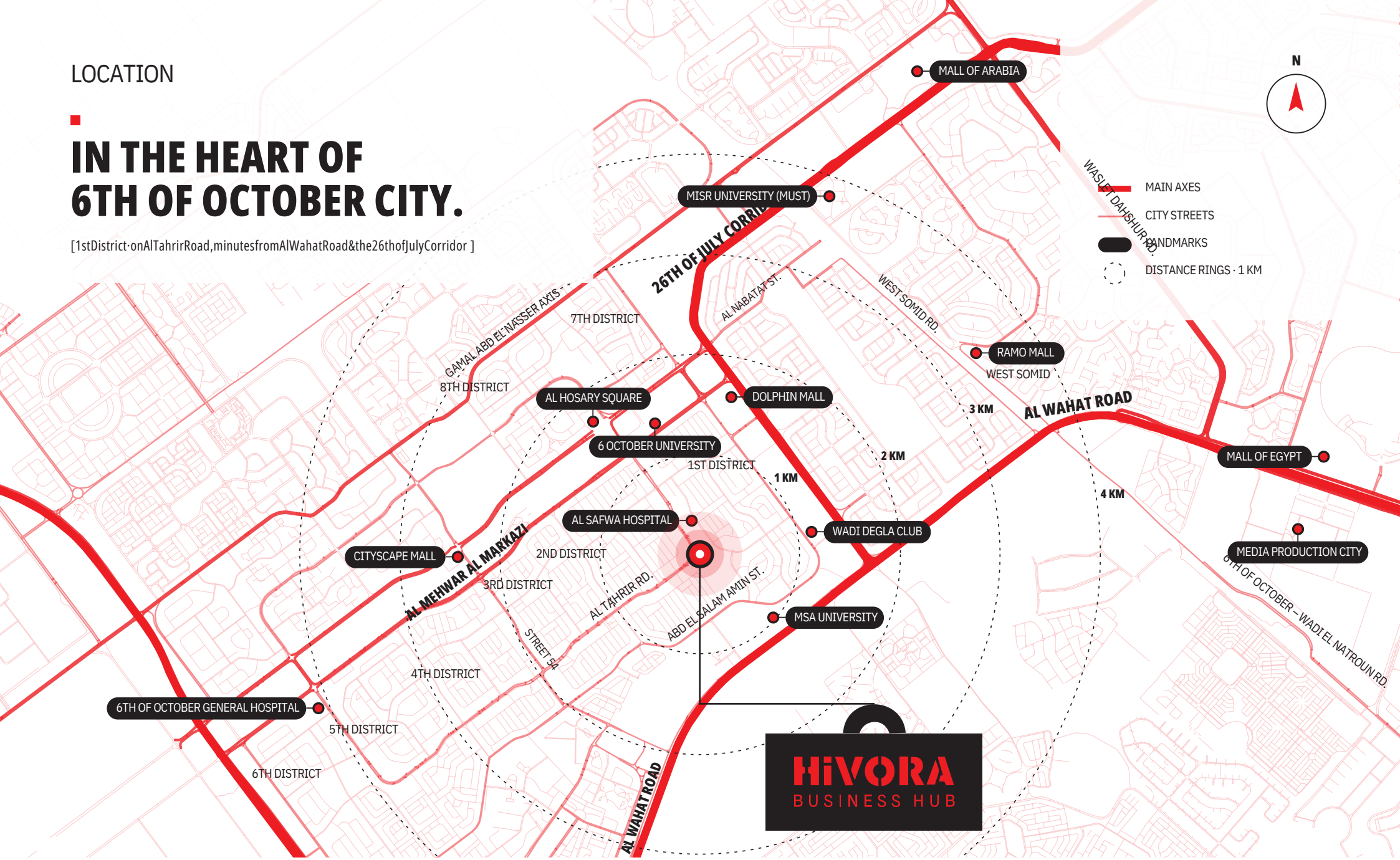
Hivorasits in the1stDistrictof6thofOctoberCityonAlTahrirRoad—minutesfrom AlWahatRoad,the26thofJulyCorridorandAlMehwar Al Markazi, withstrongaccessibilityandvisibilityfromeverydirection.

The hub is surroundedbythecity'skeydestinations:6October University, MSA University,AlSafwaHospital,DolphinMall,WadiDegla Club and Al Hosary Square,withMallofArabiaandMallofEgypta short drive away.

LOCATION

# IN THE HEART OF 6TH OF OCTOBER CITY.

[1stDistrict·onAlTahrirRoad,minutesfromAlWahatRoad&the26thofJulyCorridor ]




0 1 KM

HIVORA BUSINESS HUB · 6TH OF OCTOBER CITY

Map data © OpenStreetMap contributors · Indicative, not to be used for navigation

# A SMARTER PLACE TO GROW.

## THE VALUE OF HIVORA

Hivora creates anenvironmentwherebusinesses can operate, connect and grow — a diverse mix of commercial, administrative, medical and entertainment offerings, creating a destination that stays active throughout the day.

## STRATEGIC LOCATION

Positionedinahigh-potentialareawith strong accessibility and visibility.

## INTEGRATED DESTINATION

Adiversemixofofferingsthatkeepsthehubactive from morning to night.

## DESIGNED FOR VALUE

Everydetail plannedtosupportfunctionality, customer experience and long-term investment potential.

## BUILT TO GROW

Creatednotonlyfortoday'sbusiness needs, but for tomorrow's opportunities.





# WHHEERREE BBUUSSIINEESSSS GRROWSS

Our vision is to become a leading integrated business destination, where businesses, services and experiences come together to create lasting value and unlock new opportunities for growth. We envision Hivora Business Hub as more than a commercial destination — a dynamic environment built to connect people, businesses and possibilities.




**OUR VISION.**

**YOUR GROWTH.**

## PROJECT DETAILS

HIVORA AT A GLANCE

# FROM ALL PERSPECTIVES.

**155m**

A continuous frontage for strong visibility and presence.

**4 LEVELS**

Lowerground,ground,firstandsecond floors.

**5 ACTIVITIES**

Administrative,commercial,medical, food court and entertainment.

**1,900m²**

A large-format hypermarket on the lower ground floor.

**42+**

**PROJECTS DELIVERED**

**10+**

Of experience in the real estate sector.

# EXTERIORS




## HIVORA




# THE CENTRAL PLAZA




# THE CORNER VIEW

**Disclaimer:** All images are artist's impressions for illustrative purposes only and are subject to change.




# THE HEART OF HIVORA.

At the centre of Hivor aliesanopen,landscapedplazacrownedbyasignature sculptural canopy—anaturalmeetingpointthatdrawsvisitorsinandconnectsevery level of the hub.

Shopfronts, cafés and terraces open onto the plaza, while escalators, walkways and a water feature create a lively, seamless experience from the lower ground to the upper floors.

HiVORA
BUSINESS HUB




# TTHHEE 115555 M MAALLLL FFRRONTT

# UNIT TYPES

## COMMERCIAL · RETAIL

# LOWER GROUND




## COMMERCIAL · HYPERMARKET

A lively lower ground level arranged around the landscaped plaza, combining a 1,900 m² hypermarket with a varied collection of commercial units and street-facing showrooms.

## HYPERMARKET

A 1,900m² hypermarket serving daily needs.

## COMMERCIAL UNITS

Shops arranged around the plaza and its water feature.

## STREET SHOWROOMS

Units with direct frontage onto the surrounding road.

## CAR WASH

A dedicated service unit on the lower ground floor.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.


LOWER GROUND

COMMERCIAL · HYPERMARKET

A lively lower ground level arranged around the landscaped plaza, combining a 1,900 m² hypermarket with a varied collection of commercial units and street-facing showrooms.

HYPERMARKET

A 1,900m² hypermarket serving daily needs.

COMMERCIAL UNITS

Shops arranged around the plaza and its water feature.

STREET SHOWROOMS

Units with direct frontage onto the surrounding road.

CAR WASH

A dedicated service unit on the lower ground floor.

Disclaimer: Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.

# GROUND




FLOOR

COMMERCIAL · RETAIL

The ground floor brings retail to the heart of the hub — a dense mix of shopfronts with strong visibility from the plaza, the promenade and the main front.

## PRIME FRONTAGE

Shopfronts facing the plaza and the 155 m mall front.

## FLEXIBLE SIZES

A wide range of unit areas for every kind of brand.

## CONSTANT FOOTFALL

Direct access from every entrance and escalator.

## OPEN PLAZA

Landscaping, seating and a central water feature.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.

# GROUND FLOOR

COMMERCIAL · RETAIL

The ground floor brings retail to the heart of the hub — a dense mix of shopfronts with strong visibility from the plaza, the promenade and the main front.

PRIME FRONTAGE

Shopfronts facing the plaza and the 155 m mall front.

FLEXIBLE SIZES

A wide range of unit areas for every kind of brand.

CONSTANT FOOTFALL

Direct access from every entrance and escalator.

OPEN PLAZA

Landscaping, seating and a central water feature.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.

# FIRST FLOOR




## FOOD COURT · RETAIL

An upper level that combines a food court with retail units, overlooking the central plaza and its landscaped courtyard.

### FOOD COURT

A variety of dining options for every taste.

### RETAIL UNITS

Shops for daily essentials and unique experiences.

### PLAZA VIEWS

Terraces and walkways overlooking the courtyard.

### EASY ACCESS

Escalators and lifts linking every level.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.


FIRST FLOOR

FOOD COURT · RETAIL

An upper level that combines a food court with retail units, overlooking the central plaza and its landscaped courtyard.

FOOD COURT · RETAIL

An upper level that combines a food court with retail units, overlooking the central plaza and its landscaped courtyard.

FOOD COURT

A variety of dining options for every taste.

RETAIL UNITS

Shops for daily essentials and unique experiences.

PLAZA VIEWS

Terraces and walkways overlooking the courtyard.

EASY ACCESS

Escalators and lifts linking every level.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.

# SECOND



## FLOOR SECOND FLOOR

OFFICES · MEDICAL

A calm, professional level dedicated to administrative offices and medical clinics, set apart from the busier retail floors below.

### OFFICES

Professionalspaces designed for business growth.

### CLINICS

Healthcareservices in a moder n envi ro n ent.

### QUIET SETTING

Separated fromtheretail and dining activity.

### NATURAL LIGHT

Unitswrappingtheopen courtyard.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.

OFFICES · MEDICAL

A calm, professional level dedicated to administrative offices and medical clinics, set apart from the busier retail floors below.

OFFICES

Professional spaces designed for business growth.

CLINICS

Healthcare services in a modern environment.

QUIET SETTING

Separated from the retail and dining activity.

NATURAL LIGHT

Units wrapping the open courtyard.

**Disclaimer:** Plans are indicative and not to scale. Unit numbers, areas and layouts are subject to final approved drawings.




# THE PROMENADE




# RETAIL GALLERIES

**Disclaimer:** All images are artist's impressions for illustrative purposes only and are subject to change.







# PADEL · FOOD COURT · ROOFTOP

**Disclaimer:** All images are artist's impressions for illustrative purposes only and are subject to change.

# ONE HUB. FIVE WORLDS.

## WHAT'S INSIDE

Fivecomplementaryactivitiesunder one roof, creating a destination that serves visitors, tenants and business owners throughout the day.



01

### ADMINISTRATIVE

Professional spaces designed for business growth.



02

### COMMERCIAL

Retail shopsfordailyessentials and unique experiences.



03

### MEDICAL

Clinics andhealthcare services in a modern environment.



04

### FOOD COURT

Avarietyofdiningoptions for every taste.



05

### ENTERTAINMENT

Curated experiences for leisure, connection and enjoyment.

# WHY HIVORA.
# A DESTINATION THAT STANDS OUT IN DESIGN, PERFORMS IN VALUE AND LASTS FOR YEARS.




Positionedinahigh-potentialarea of6thof OctoberCitywithstrong accessibilityand visibility,Hivora brings commercial, administrative, medical, dining and entertainment spaces together in one integrated destination.

With a 155-metre mall front, a landscaped central plaza and four levels of carefully planned units, it is designed to support functionality, customer experience and long-term investment potential — built for today's businessneeds and tomorrow'sopportunities.

Positioned in a high-potential area of 6th of October City with strong accessibility and visibility, Hivora brings commercial, administrative, medical, dining and entertainment spaces together in one integrated destination.

With a 155-metre mall front, a landscaped central plaza and four levels of carefully planned units, it is designed to support functionality, customer experience and long-term investment potential — built for today's business needs and tomorrow's opportunities.

**155m** **4** **5**

**ACTIVITIES**

# OUR STRATEGIC PARTNERS.

Building stronger connections through trusted partnerships with leading names across technology, media, telecommunications and destination management.

**EGY MAP · VODAFONE · META AGENCY · DMC**

DEVELOPER

DEVELOPER

keral DEVELOPMENTS

PARTNERS

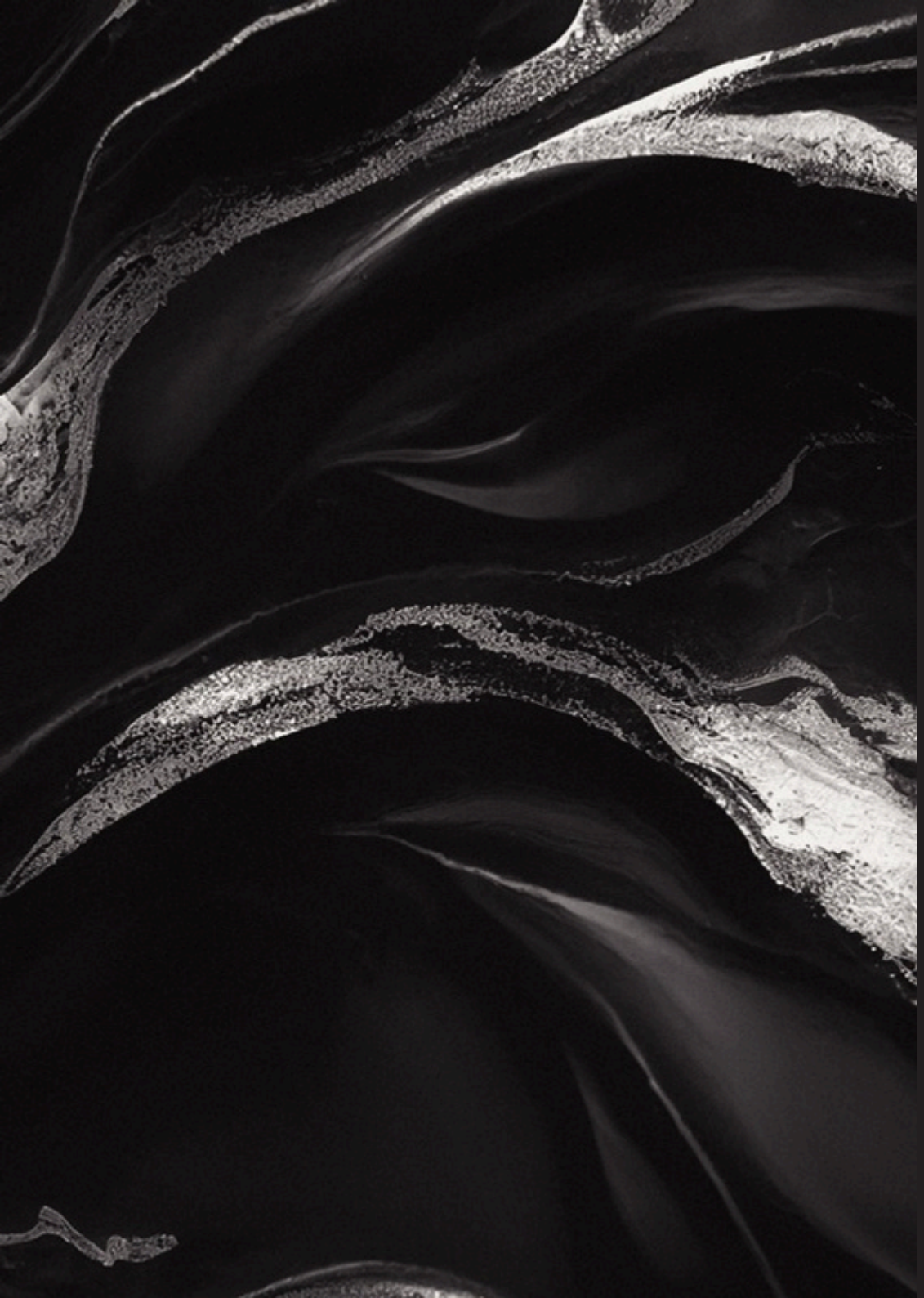
PARTNERS

EGY MAP

vodafone

META™ AGENCY

DMC ENGINEERING CONSULTANCY



# THE DEVELOPER.

Keral DevelopmentsisanEgyptianrealestatedeveloperfoundedandledby Eng. Mohamed Shawky, a highly qualified engineer with many years of experience in the real estate sector.

With more than 42 projects delivered to date,the companyhasbuiltastrongreputation for trust and credibility in the market — choosing whatdeservestobebuilt,and developing what is built to last.

HOTLINE

**HOTLINE**

## 1602288

**WEBSITE** .keral-develop ents.com
www.keral-development.com

keral
DEVELOPMENTS


BUILT TO WITHSTAND VISION AND CREATED TO LEAD.
HOTLINE
1 16600 2
HOTLINE
HIVORA
BUSINESS HUB
SCAN TO CONNECT