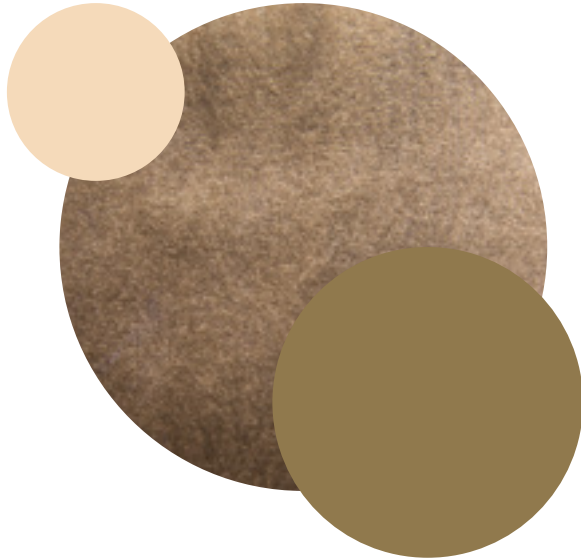


# BY<sup>®</sup>9



## Mixed-Use Complex

A next-generation development designed  
for the needs of tomorrow.

Medical | Commercial | Recreational



EXPLORE INSIDE



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## Define By Nine

By 9 is a 30,000 Sqm multi-purpose development that brings together medical units, recreational facilities, and commercial stores, all under one exquisite umbrella. By 9 boasts Unparalleled features that redefine urban living, the project consists of three buildings interconnected through a vast underground parking in addition to walkways and pedestrian bridges that create a vibrant movement and fascinating experience for all visitors.

The city of New Cairo as a whole and AlRehab City, in particular, are calling needily for By 9 as a concept venue that caters to the daily and future needs of the residents and introduces the creative face of both commercial and medical worlds — a place where you can ride, stroll, recline, and enjoy the beautiful flow of life around you.



# BY NINE



# The By Nine Spine.

By 9 is literally located by gate 9 of AlRehab City, with special accessibility lanes from both AlSadat Axis of New Cairo and the residential side of AlRehab, that's truly a location that speaks for itself. By 9's prime location offers easy access, visibility, exclusivity, and guaranteed footfall. Running to catch a friends' gathering, running a cosmetic procedure, or running errands, By 9 offers it all just a stone's throw away.

From a wider perspective, By 9 occupies a strategic location where the beautiful complex is reachable within 10 minutes from anywhere inside AlRehab or New Cairo and is only 9 km away from Suez Road and 14 km from the ring road.



**20 Minutes**  
From The Administrative Capital



**05 Minutes**  
From Ring Road/Police Academy



**10 Minutes**  
From Cairo International Airport



**10 Minutes**  
From Madinaty



**10 Minutes**  
From Cairo-Ismailia Road/AlOubour City



**07 Minutes**  
From Cairo-Suez Road/AlShorouk City



More than just an address, By 9 is a portal to a dynamic and effortlessly connected life. Its strategic placement by gate 9 of AIRehab City grants immediate access to the best of both worlds: the vibrant energy of New Cairo and the serene charm of AIRehab. Within a 10-minute radius, residents are embraced by a tapestry of trendy cafes, renowned healthcare facilities, and essential daily conveniences — all a stone's throw away.

## The By Nine Skyline

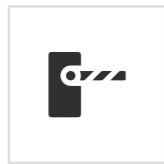
By 9's catchment area covers a bustling community and enjoys all the perks of the classy spot in the middle of nearly a million of high-purchasing power residents from AlRehab City and surrounding compounds.

Approaching By 9 from AlSadat Axis of New Cairo, the visitor will be able to enter the complex, enjoy exploring through the buildings, or head to the underground parking and get out of it without entering the AlRehab City, all through a special lane dedicated to By 9 entrance and exit. Similarly, the complex is accessible for AlRehab residents directly without exiting the city and will always reserve privacy and security through a special gate that allows only AlRehab card holders to go back to the city.

By 9 is the perfect place to say goodbye to the woes of finding parking spots, besides being able to cruise freely around and through the three buildings of By 9, the visitors will have access to an underground parking with an estimated capacity of 500 vehicles and an additional surface parking that's big enough for more 150 cars.



LANE FROM  
ALSADAT AXIS



PRIVATE GATE  
TO ALREHAB



# Behind the concept are emotions, an innovative lifestyle.

With its premium class and meticulous attention to detail, By 9 is an exceptional complex that's designed to exceed expectations. From the ingenious planning and elegant design to the high-quality finishes, every aspect has been carefully crafted to create a concept in a league of its own. Dine, mine, recline, and shine, it's the era of By 9.



By 9 is much more than owning a piece of prime real estate; it's about being part of a thriving community where people gather to savor exceptional cuisine and create unforgettable memories. With its international appeal, strategic location, fluid structure, and open-air ambiance, this mixed-use complex presents an exciting opportunity for investors looking to capitalize on the growing demand for unique dining experiences.



# DINE

## Dine By Nine

Cafes & Restaurants







Air Oasis

## Recline By Nine

Nestled high above the beautiful city, Air Oasis promises a truly magical experience for those seeking relaxation, tranquility, and breathtaking views. With its versatile layout, Air Oasis provides ample space for all uses. The panoramic views from this elevated vantage point are tempting enough to draw visitors from all country-wide.

RECLINE  
BY NINE

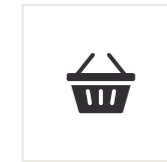
# ALL

## Mine By Nine

Imagine a swift parking, a joyous journey through beautifully designed bridges and walkways, surrounded by the finest local and international brands. By 9 offers an immersive shopping experience like no other, catering to elite and high-end preferences.

With its strategic location and a high potential for flooding footfall, investing in By 9's distinctive shopping stores is the opportunity of a lifetime that combines luxury, convenience, and profitability. By 9 is an extraordinary venture where dreams become reality and lucrative returns are guaranteed.

Moreover, By 9 houses a hypermarket within the complex that offers a one-stop shopping solution for residents and visitors alike. More of a superstore that provides the huge surrounding residential community with their needs in all ways and acts as a traffic magnet for the stores at all the levels of By 9.



1800 Sqm  
HYPERMARKET



STORE HEIGHTS  
UP TO 5.5 m

Commercial Stores



# MINI E

# Shine By Nine



Here is Medical Park Group's latest innovation embodied in Medical Park Mint, a revolutionary medical hub set to reshape the face of healthcare in Egypt providing a unique and unparalleled experience for both patients and healthcare professionals alike.

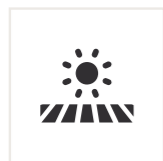
Since its establishment in 2012, Medical Park has been a trailblazer in the Egyptian medical real estate scene. With a network of cutting-edge medical complexes, it has quickly risen to become Egypt's first choice for premier healthcare service providers.

One of the standout features of the remarkable Medical Park Mint is the inclusion of terraces in most of the clinics. These thoughtfully designed outdoor spaces not only offer stunning views of the surrounding scenery but also provide patients with a serene setting to relax and rejuvenate during their visit. It is here that nature's healing power seamlessly integrates with modern healthcare practices.



Medical Park Mint

# SHINE

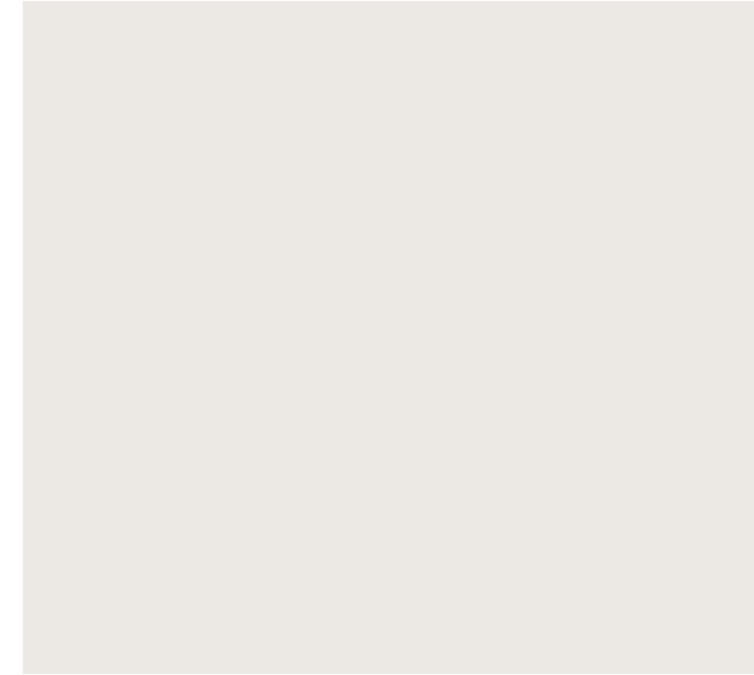


CLINICS WITH TERRACES

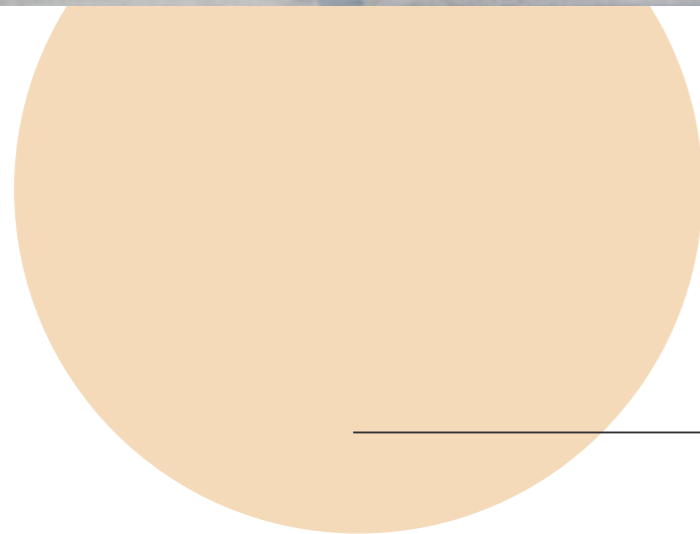


EXTERIOR LOGO FOR EACH CLINIC

Furthermore, each clinic at Medical Park Mint proudly displays its unique sign, serving as a symbol of excellence and professionalism. These signs not only add a touch of elegance to the overall aesthetic but also make it easy for patients to locate their desired clinic effortlessly.



Keeping on the legacy of Medical Park, Mint comes with its very own signature in terms of identity and interiors, every corner of Mint has been meticulously designed to create an atmosphere that exudes healing and serenity.



Top Line

# NO.1

The interior of Medical Park Mint is a beautiful world where elegance and opulence collide, creating an atmosphere that will leave every visitor in awe. The attention to detail is evident from the moment of entrance, with the mesmerizing hazel wood doors welcoming guests with their exquisite craftsmanship.

The soft creamy paints adorning the walls create a sense of tranquility and sophistication, while the linear floor lights guide the visitors' walkway with their subtle glow. Exploring further, eyes will be drawn to the recessed acrylic panels that add a touch of modernity and fluidity to the space.

Marble, known for its timeless beauty, graces various surfaces throughout Medical Park Mint. From countertops to flooring, this luxurious material exudes elegance at every turn. And let's not forget about the captivating abstract artworks that adorn the walls, bringing Mint more creativity and intrigue.



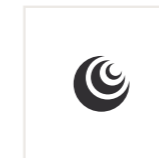
Every element within Medical Park Mint has been carefully curated to create an atmosphere that is both visually stunning and incredibly inviting. Prepare to be captivated by these luxurious interiors that re-define what it means to indulge in sophistication.



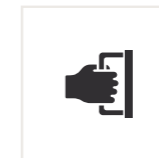


# Accessibility made brilliant.

The integration of By 9 and Medical Park Mint offers a unique blend of convenience and specialized healthcare services. While being part of a larger complex, Medical Park Mint maintains its own distinct identity through its dedicated entrance and prominent display of the esteemed Medical Park Branding.



MEDICAL PARK  
MANAGEMENT



PRIVATE MEDICAL  
ENTRANCES





**In fact, when two  
powerhouses like  
Abdullah + Ibrahim  
& AlRabat Properties  
unite for a decade,  
the result is nothing  
short of exceptional.**

**Together, we have  
pushed boundaries  
and created iconic  
spaces that inspire  
and transform.**



# DES

After striking the Egyptian real estate landscape with dazzling landmarks including but limited to The Yard, Sway, and Medical Park Premier, AlRabat Properties' partnership with Abdullah + Ibrahim Design Firm has once again pushed the boundaries of innovation and sustainability with their latest masterpiece — By 9.



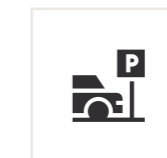
# IGN



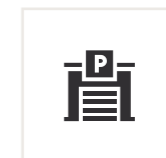
One cannot help but be mesmerized by the interplay of Hazel and Bronze hues that adorn the exterior façade. The use of transparent stripes and glass panels not only adds a touch of elegance but also allows for an abundance of natural light to flood the interior spaces, creating an inviting atmosphere for all who visit.



Abdullah + Ibrahim Design Firm understands the importance of convenience in today's fast-paced world. That's why they have thoughtfully incorporated underground parking facilities as well as a surface parking lot, ensuring ample space for cars while maintaining an uncluttered environment above ground.



150-CARS  
SURFACE  
PARKING



500-CARS  
UNDERGROUND  
PARKING



W  
K  
D



By 9 is not just a visual marvel; it's a space designed with people in mind. Pedestrian bridges connect the three buildings, promoting interconnection and fostering a sense of community. The interior of the commercial side of the building is strikingly spacious to boost the feeling of comfort and freedom with heights varying from 5.5 m on the ground floor to 4.4 m on the first floor. The

inclusion of linear LED lights further enhances this sense of unity, illuminating pathways for both pedestrians and vehicles alike.

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**Sublime**



Not only is the design visually striking, but it also prioritizes sustainability. By 9 incorporates eco-friendly features such as energy-efficient lighting systems and green spaces throughout the development. The sustainable design choices of By 9 side by side with responsible operational practices ensure a healthy environment for all.





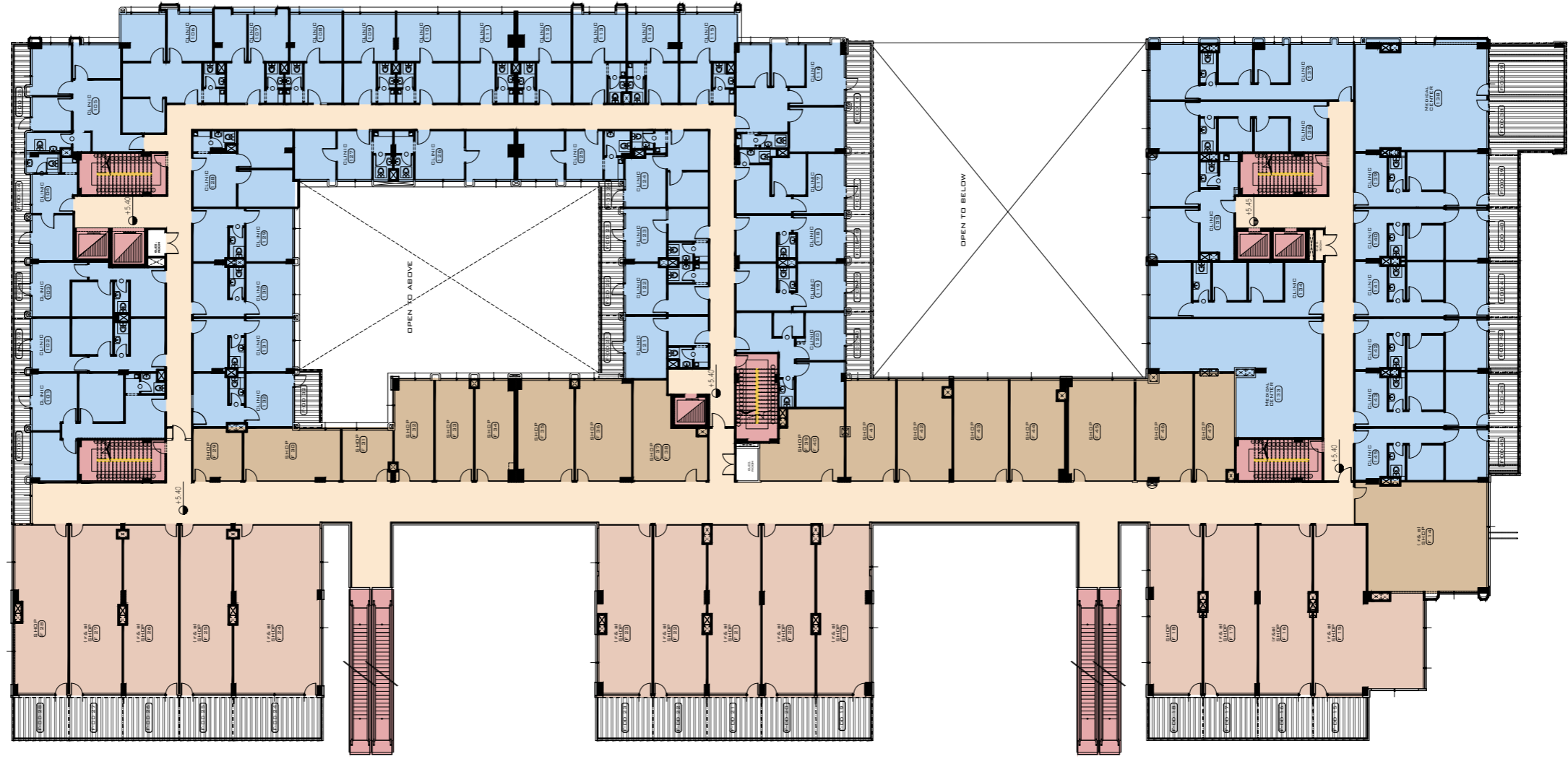
Basement 1 Floor Plan





Ground Floor Plan





## Align By Nine

Building on a successful partnership, By 9 is set to be managed by Jazeel Property Management — where communications are clear, facility management is top-notch, maintenance is proactive, leasing is seamless, and troubleshooting is swift. Jazeel handles the details expertly while the tenants enjoy peace of mind knowing that their properties are in expert hands.

# ZN G



Jazeel Property Management

**We develop  
properties  
that are  
humane,  
winsome,  
& proactive  
to tomorrow's  
needs.**



Welcome to the wonderful world of AIRabat Properties, Egypt's pioneer developer of medical complexes and a prominent player in the mixed-use and commercial real estate market. With a stellar reputation for excellence, innovation, and unparalleled quality, AIRabat Properties has firmly established itself as a leader in the industry.

As the proud owners and developers of Medical Park Egypt Group, B Complexes Series, The Yard, and Sway, AIRabat Properties has proven its ability to create exceptional spaces that seamlessly blend functionality with aesthetics. These iconic developments have become landmarks within Egypt's real estate landscape, setting new standards for design, sustainability, and community living.

## B303 Complex



B303, the concept of a mixed-use building at its peak — a true landmark in a pivotal location in the business district of New Cairo. One of the earliest New Cairo landmarks and the cornerstone of the B Complexes Series.

## Medical Park Group



Medical Park Egypt is the name given to the group that includes Medical Park 1, Medical Park 2, Medical Park Premier, Medical Park Elite, and Medical Park Mint. Egypt's number one medical complexes network.

# SWAY



Opening 2024

# THE YARD



Opened 2023



## B255 Complex

The coveted hub at the commercial center of New Cairo. Grade-A complex on thoughtfully selected land on the northern 90<sup>th</sup> street of New Cairo offering premium spaces for both administrative and commercial uses.



## B424 Complex

Fabulous is how success elements met together to create such a lofty icon and to embody the concept of harmony in a single building. B424 follows the same direction as the B series speaking of aestheticism and functionality.



Don't settle  
for fine.  
Be there,  
By Nine.

Address 7<sup>th</sup> Floor, B303 Complex, Southern 90<sup>th</sup> St., New Cairo.

E-mail [hello@by9-eg.com](mailto:hello@by9-eg.com)

Hotline 19750

Website [www.by9-eg.com](http://www.by9-eg.com)

Stay in line

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