

eastside[®]

NEW CAIRO



LMD[°]



the unstoppable destination

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Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.



Ignite Your Inner Energy.

Eastside's Path to Unstoppable Success.

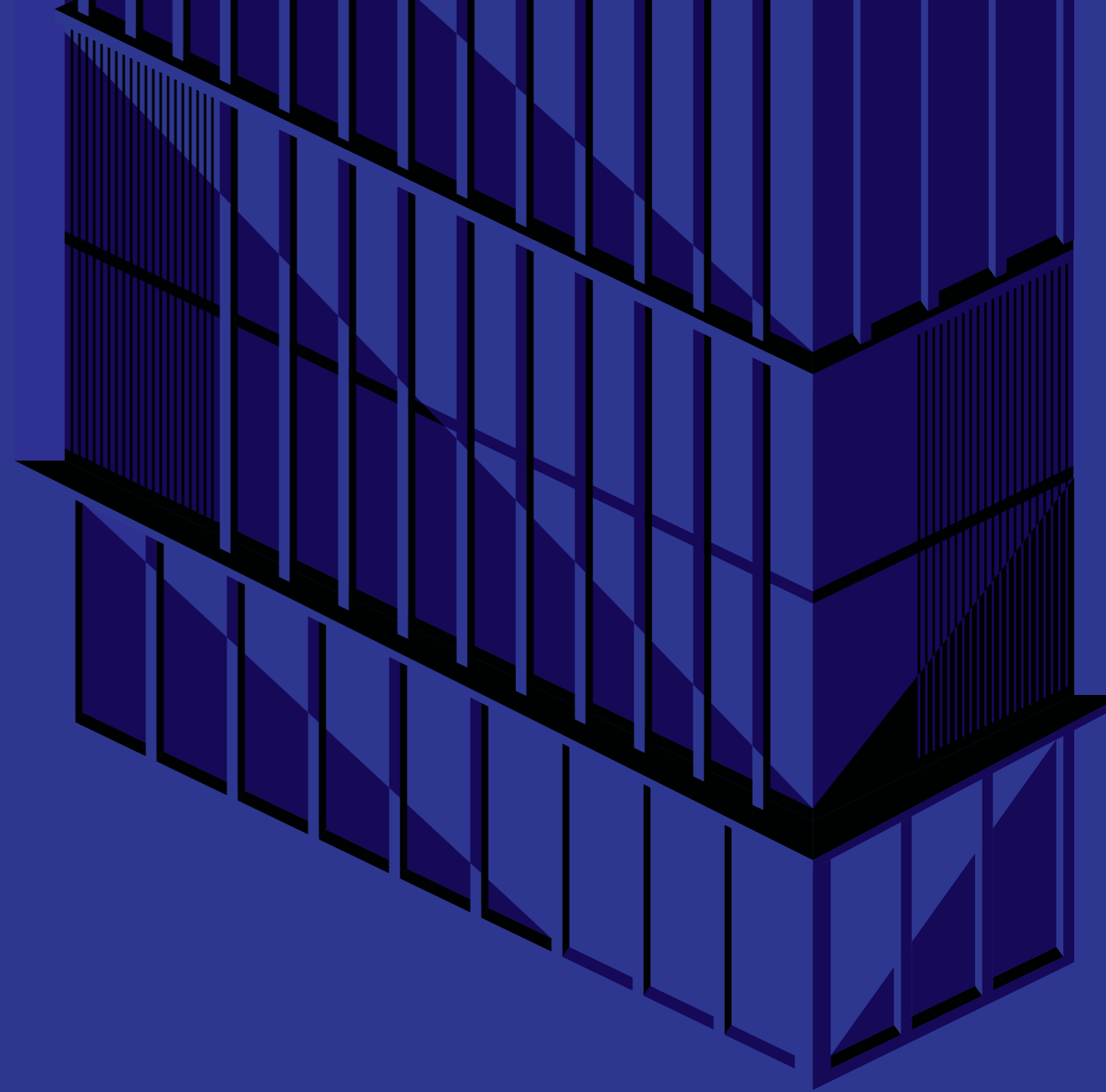
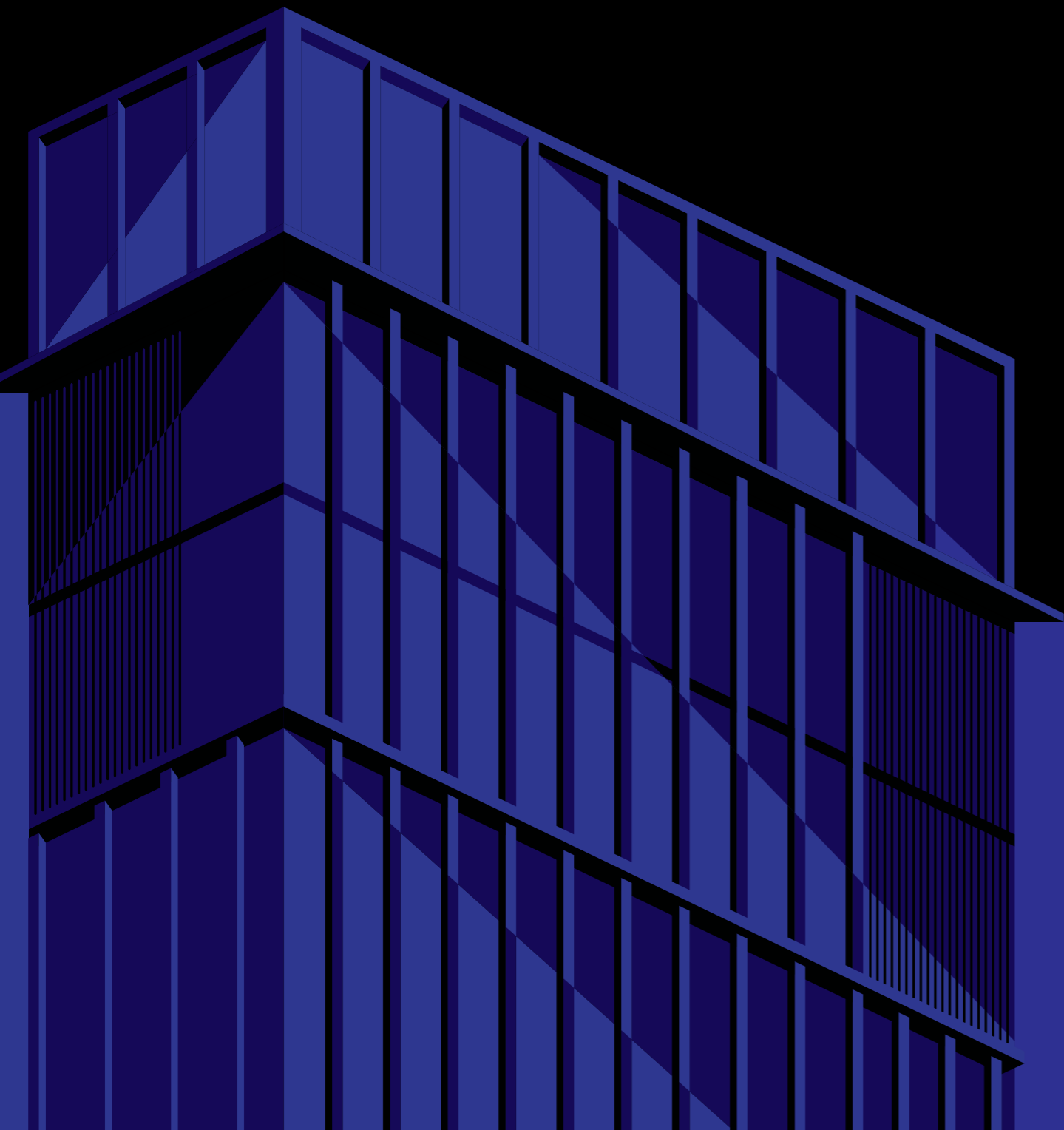
For those who are driven by an urge to do, that energy grows beyond limits, it becomes unstoppable.

LMD introduces Eastside to ignite that energy and keeps it flowing through 170 acres of connected buildings made to keep the energy flowing in an infinite dynamic growth. Then the cycle keeps on diverging, it creates a light ball absorbing the energy of its environment and directs it towards its aim.

One task connects to another with frequency and momentum reaching its completion. Your inspiration begins and can't be stopped. The grind becomes your nature, and your energy becomes innate. You overcome obstacles leaping over each and everyone. You progress in what you are doing as you create your method and find your signature until one day... the world calls it by your name.

The Perfect Circuit of Vitality.

How Eastside's Components
Fuel a Harmonious Balance.



The beauty of Eastside is that the energy flows seamlessly between its four components, creating a harmonious balance that powers all buildings. The Business Court feeds into the Health and Wellness which in turn fuels the Sports and Lifestyle then the energy flows back into the Shopping and Dining to complete a perfect circuit of vitality.

Eastside is more than just another project... it's an individualistic destination pulsating with energetic creations. Experience this one-of-a-kind vibrancy destined to invigorate your body and soul.

Progressive by Nature



Eastside's Prime Location.

Energy from Every Direction.

The dynamic intersection between Mohamed Naguib Axis and Youssef Al Sebai boosts Eastside's energy from every direction. Thanks to its one-of-a-kind prime location, at the core of New Cairo, with easy access to the East of Cairo, it stands as the true definition of ultimate accessibility. From afar, the green power radiates a special charm, privately enjoying direct access from Suez Road and proximity to the AUC and the airport.



Functionality Meets Aesthetics.

A Design Concept Masterpiece by Eastside.

Eastside is the intersection of functionality and aesthetics, built to cater to a spectrum of commercial needs. The entrance is an architectural masterpiece, with a sleek and modern glass façade that lures you in. All lobbies are spacious and well-lit, adorned with polished concrete floors and impressive 5-meter high ceilings. It features a large terrace with ample seating and lush greenery that breaths a relaxing and inspiring space for employees and visitors alike with an outdoor zone on the roof acting as an oasis of tranquility.



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Masterplan



Eastside, the mixed-use commercial destination overflows with amenities for business, retail, the health sector, and sports facilities. It has an ideal location for entrepreneurs and investors looking to capitalize on the area's perks, making it an attractive investment opportunity for those looking to establish a presence in a prime location. Eastside is sure to be a sought-after destination, neighbored by the elite singular villa community of Stei8ht.



Eastside	———	170 acres
Stei8ht	———	380 acres

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Masterplan

Phase 1

- 1 Phase 1
- 2 Phase 2
- 3 Phase 3



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Eastside Amenities.

The Eastside is a destination with an impressive range of amenities that elevate the project to another level. Eastside has something for everyone. The amenities are not only the latest in design and technology, but they also cater to the needs of the modern lifestyle.

-  Building management system
-  High speed quality and capacity elevators
-  Fire protection (meets NFPA codes)
-  Facility management
-  Visitors parking
-  Backup generators
-  Fiber optics cables
-  CCTV systems
-  Handicap access
-  Outdoor spaces
-  Electric car chargers
-  Bike lanes



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BUSINESS

MEDICAL

SHOP

SPORTS

BUSINESS COURTS

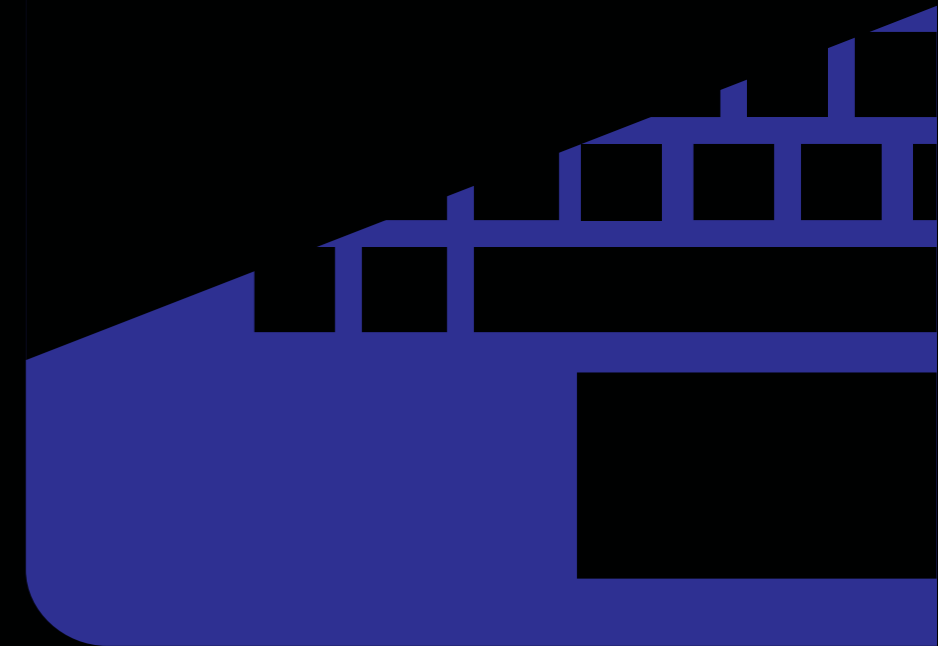


Join the Game-Changers.

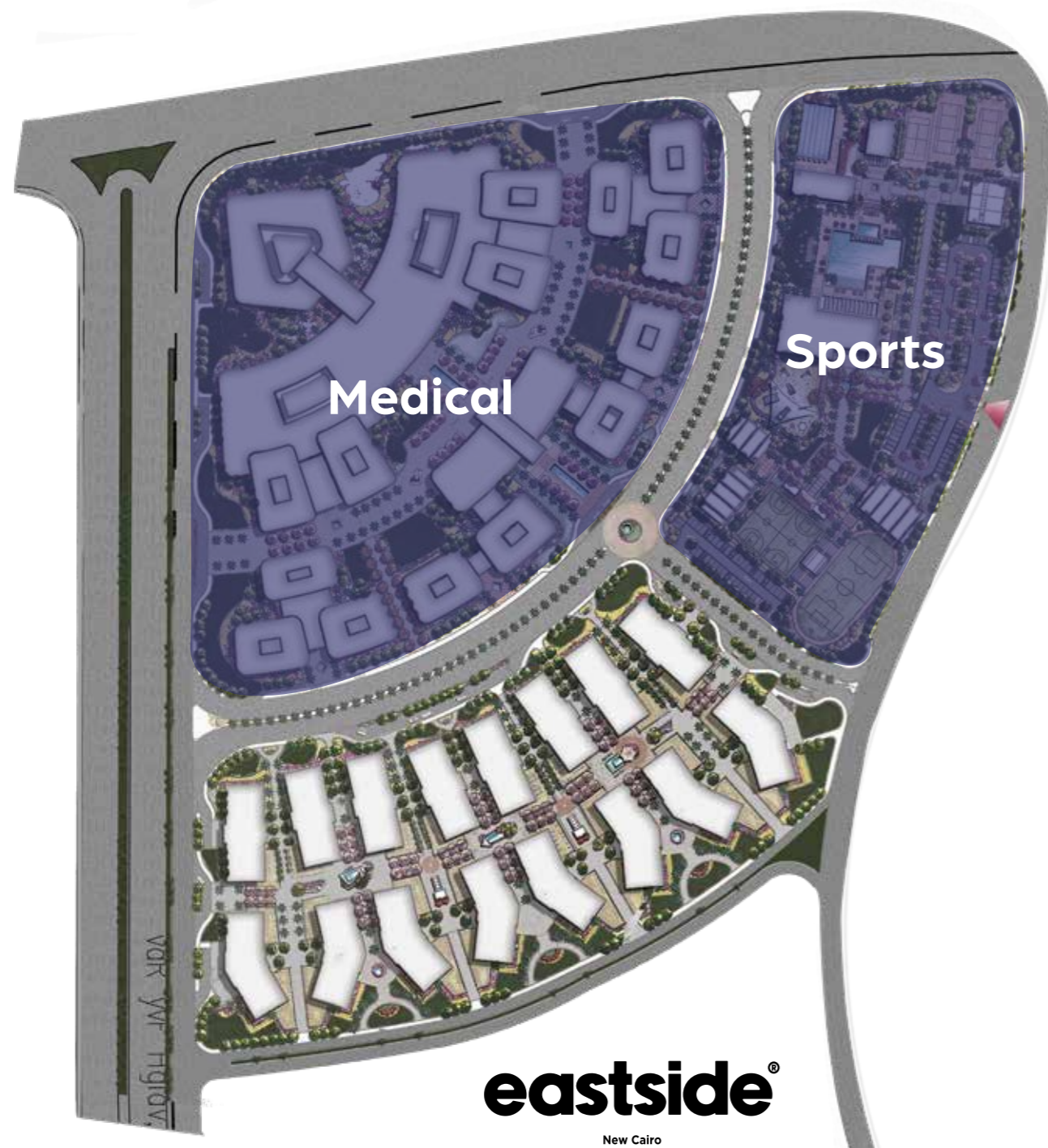
**Eastside's Business Courts are
for Business Tycoons.**

Eastside's Business Courts provide a perfect platform for daring and creative business leaders. The courts offer a world of commercial leisure, making it a preferred choice for entrepreneurs and trailblazers who are not afraid to take risks and disrupt conventional practices.

Its energy is dynamic, fast-paced, and highly charged with creativity and ambition. The air is thick with the sound of minds buzzing with ideas and the thrill of possibilities. Alluring to people from different industries and disciplines who come together, collaborate, and innovate. Eastside Business is a focal point of forward thinking individuals who embrace new ideas and approaches, pushing the boundaries of what's possible. The energy is beaming with the excitement of potential breakthroughs as game-changing solutions fill the air. The space stimulates networking and collaboration with open-plan offices, co-working spaces, and comfortable lounges to facilitate idea-sharing and innovation.



Business Courts



A Variety of Cutting-edge Offices (spaces start from 100 SQM)

Stand Alone Buildings (spaces start from 1,500 SQM)

Courtyards with complimentary retail and F&B

Panoramic Views

LED lighting

Motion Sensors

Area	52,500 m ²
BUA	108,000 m ²
Footprint	30%
Number of floors	G+5
Basement	3-floor Parking
Number of Courts	4
Types	Standalone Buildings, Duplex (Ground+First), Retail (Ground+Outdoor) and Office Spaces

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SPORTS

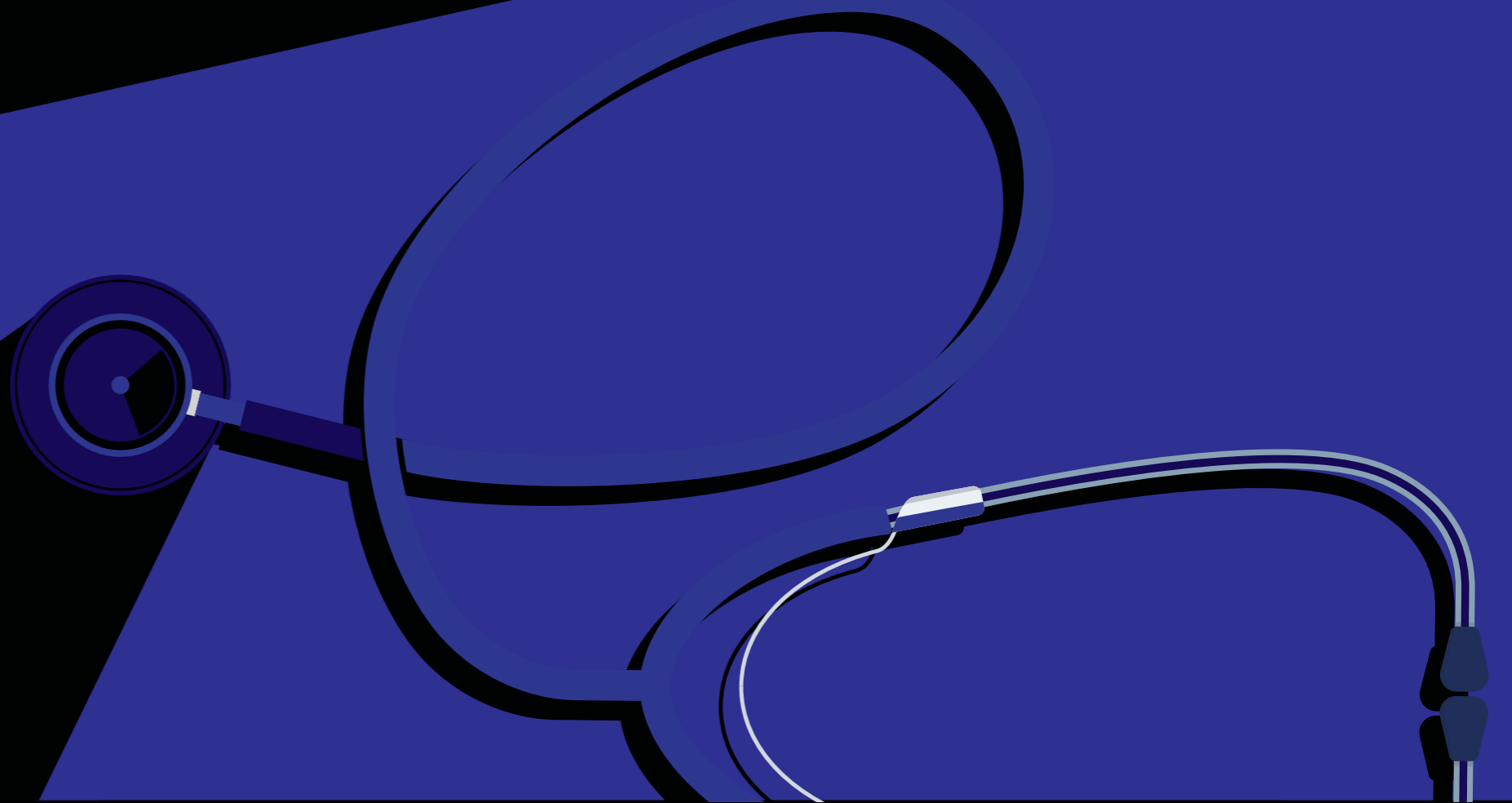
HEALTH & WELLNESS



A Healing Haven.

Eastside's Health and Wellness
for Rejuvenation and Care.

Eastside's Health and Wellness is more than just a space for treating patients; it's a sanctuary of healing and rejuvenation. Meticulously developed to be an atmosphere for doctors to effortlessly practice their passion for helping their fellow humans.





eastside[®]
New Cairo



Its energy is calming, serene, and invigorating, providing patients with the perfect environment for recovery. The space is designed with patient comfort and well-being in mind, with natural light, soothing colors, and calming sounds that give it a peaceful and rejuvenating aura. The energy is palpable, as highly skilled medical professionals, using state-of-the-art technology and advanced medical practices, provide comprehensive care and personalized attention to every patient.

Specialized Hospitals

Specialized Clinics

Polyclinics

Laboratories

Wellness Centers

Medical Centers

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eastside

BUSINESS

MEDICAL

SHOP

SPORTS

SHOPPING & DINING



A Taste of Life.

Delight Your Senses at Eastside's Shopping and Dining.

The Eastside Shopping and Dining is not only a vibrant and lively expanse but also a culinary paradise that caters to your taste buds.

Cinemas

Entertainment

Interactive Spaces for Families

Dining

Bistros

Fashion

Retail

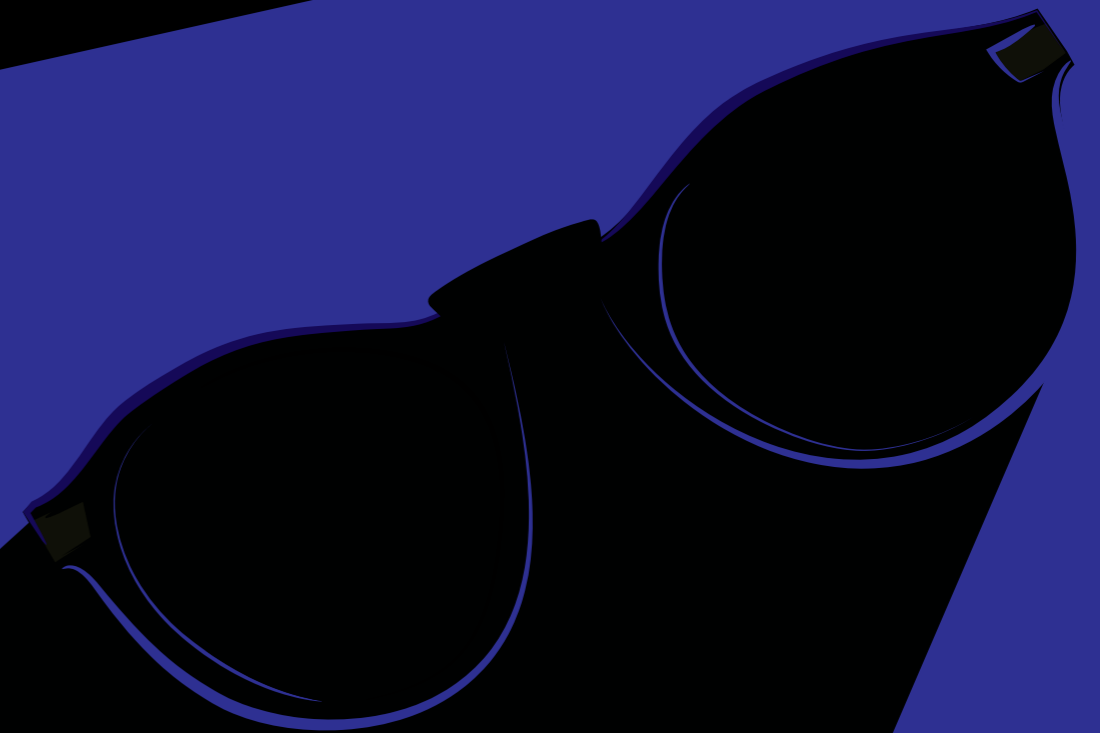
Outdoor Cafes

Services

Banks

Beauty Salons

Its energy is carefree, creating an immersive experience that invigorates the senses with an array of world-class cuisines to indulge in. The space is not just a place to shop but an experience, featuring a hand-picked selection of entertainment, boutiques, and interactive shops that offer unique and high-quality family time. The energy is vibrant with music, art, and the sound of people having a good time. Whether you're a fashion enthusiast, tech specialist, or a foodie; Eastside Shopping and Dining has something for everyone to create an immersive experience that fills you with excitement and joy.



eastside[®]

BUSINESS

MEDICAL

SHOP

SPORTS

SPORTS & LIFESTYLE



Fuel Your Competitive Spirit.

Get Your Heart Racing with Eastside's Sports and Lifestyle.

Eastside Sports and Lifestyle is a thrilling and dynamic space where the energy is electric, fueling the competitive spirit and the drive for excellence. The air is filled with the sound of athletes pushing themselves to the limit, striving to achieve their goals and surpassing their expectations.

Its energy is invigorating as people from all walks of life come together to compete, train, and stay in shape. The space is designed to promote physical activity in a sports club with state-of-the-art equipment, spacious workout areas, and expert trainers who are passionate about helping people achieve their fitness goals.





Whether you're a professional athlete, a weekend warrior, or just someone who loves to stay active, the Sports and Lifestyle at Eastside will inspire and energize you.

Football Fields

Olympic Pool

Jogging Tracks

Basketball Courts

Padel Courts

Tennis Courts

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LMD True to you

Since its inception in 2007, LMD has been on a dedicated mission to craft transformative experiences through thriving communities and integrated destinations that put you and innovation at heart.

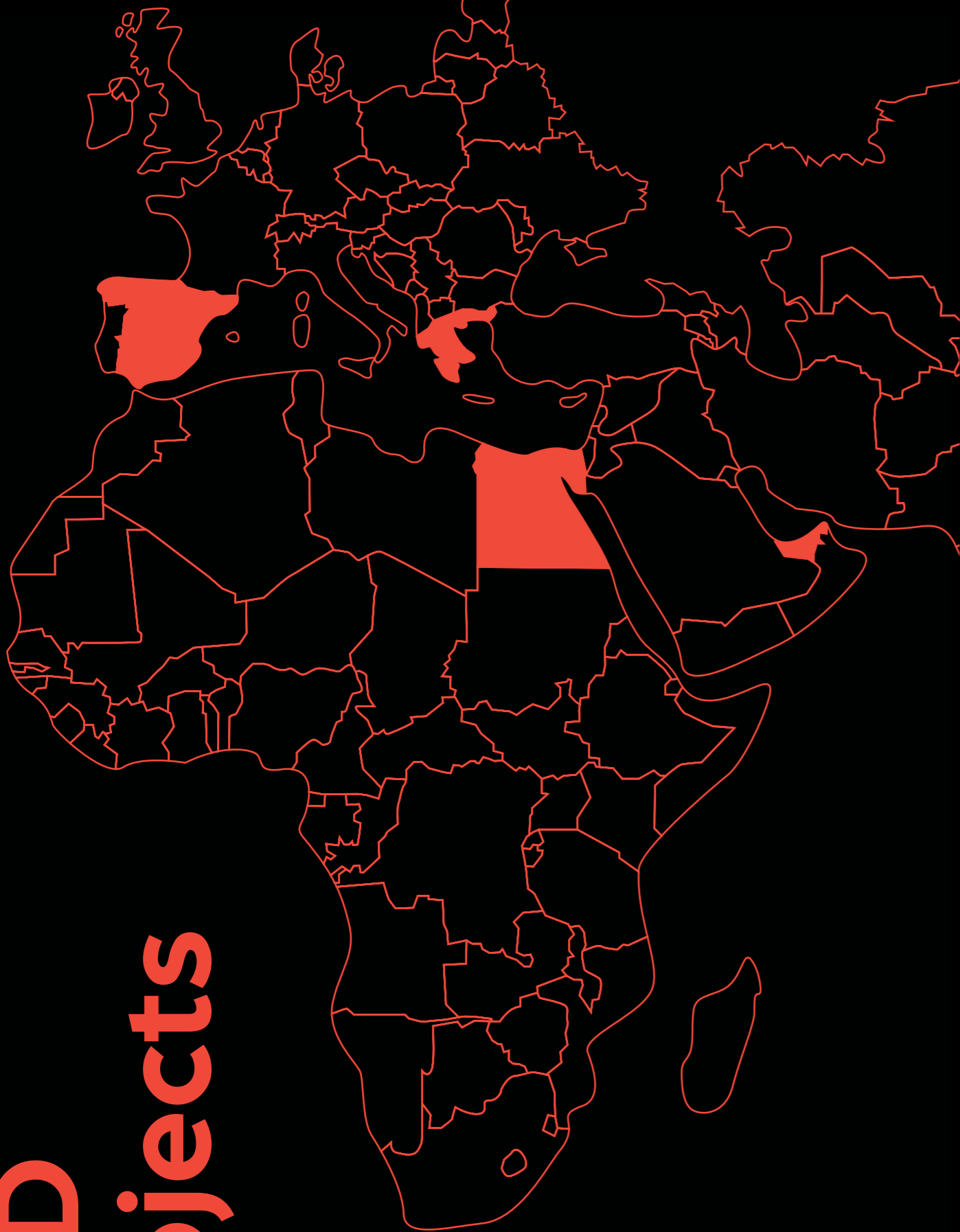
The company boasts a successful selection of projects, spanning first and second homes, as well as iconic mixed-use developments with a strong foothold in Dubai, Spain and Greece.

In Egypt, the journey began with two distinctive projects in New Cairo.

With an eye on excellence, a passion for impeccable taste and a commitment to exceed every expectation, LMD is renowned today for its strategic locations, generous spaces and the high-est standards of quality.

The company strives to transform living spaces by crafting larger than life places where quality seamlessly merges with comfort and integrated excellence, dictating the LMD experience.

LMD Projects



Egypt

STEI8HT - Mixed-use development and Residential - New Cairo

Eastside - Commercial Destination - New Cairo

One Ninety - Mixed-use development - (Commercial, Retail and Offices) - New Cairo

W Residences Cairo - Branded Residences - New Cairo

Cairo Design District - Commercial and Hospitality - New Cairo

3'Sixty - Commercial (Retail, Offices, Clinics) - Golden Square, New Cairo

Zoya - Second home - Coastal Living - Ghazala Bay, North Coast

Layan Residence - Residential - Golden Square, New Cairo

Aria - Residential - Mostakbal City, New Cairo

Dubai, UAE

Continental Tower - Residential - Marina - Dubai - United Arab Emirates

Rukan - Residential - Dubai Land - Dubai - United Arab Emirates

Marina Living - Residential - AlJaddaf - Dubai - United Arab Emirates

Barcelona, Spain

Muntaner 91 - Residential - Barcelona - Spain

Greece

Athines By The Sea - Hospitality - Athens - Greece

Greece Residential Projects - Greece

Our Partners

LMD is committed to share its vision of progressive excellence with like minded global partners that have an eye on sustainable development.

Therefore, the company collaborates with leading pioneers in every field to bring a world of cosmopolitan distinction at your door.



Sabbour is one of the most experienced engineering consultancy firms in the Middle East.

The company has successfully conducted numerous multidisciplinary projects in Egypt and abroad for a range of clients including governmental organizations, NGOs and the private sector.

BENOY

Benoy is a multi-award winning international Architecture, Masterplanning, Interior and Graphic Design Studio.

The company is primarily known for its global retail architecture working from design studios in the United Kingdom, Singapore, Hong Kong, Shanghai and Beijing. Notable projects include The Westfield London building in the UK, The Elements shopping centre in Hong Kong, and The ION mall in Singapore.

P R A G M A

"Pragma UK" The leading commercial advisors for retail and mixed-use, workplace and transport companies that create stories and experiences that inspire people to connect with brands and places.

LMLT

LMLT is a natural evolution of two pioneer companies, merging a perfect amalgam of hospitality, retail, and development. LMD and TLT Concepts have joined forces to create a bespoke retail planning and shopping destinations development advisory firm. Their primary focus is being a comprehensive development consulting firm, offering planning, leasing and management services of retail projects.



LMD° | **lmd.com.eg**
16295

Headquarters and Showroom:

**One Ninety - 90th Street South, New Cairo,
Cairo, Egypt**

