

# THE GRAY

**HDP** | Housing and  
Development  
Properties

THE  
GRAY

BALANCING WORK, PLEASURE & WELLNESS

A BALANCED FLOW EVER-EVOLVING, YOUR WAY

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# A NEW ERA OF DISTINCTION INSPIRING FUTURE POSSIBILITIES

## ABOUT HOUSING & DEVELOPMENT PROPERTIES

Housing and Development Properties (HDP) has been upping the exclusivity factor in the real estate sector since 2022, thanks to a team of young visionaries and breakthrough concepts that cater to contemporary lifestyles. The company leverages the Housing and Development Bank's four decades legacy, acting as its real estate investment and development arm while making aspirations attainable for varied market segments.

HDP specializes in bespoke residential and mixed-use offerings that not only enrich everyday ordinary, but also maximize return on investment, thanks to prime locations, second to none. As a visionary hub, HDP offers holistic solutions under one seamless roof, driven by a unique philosophy centered around boundless innovation and holistic integration.







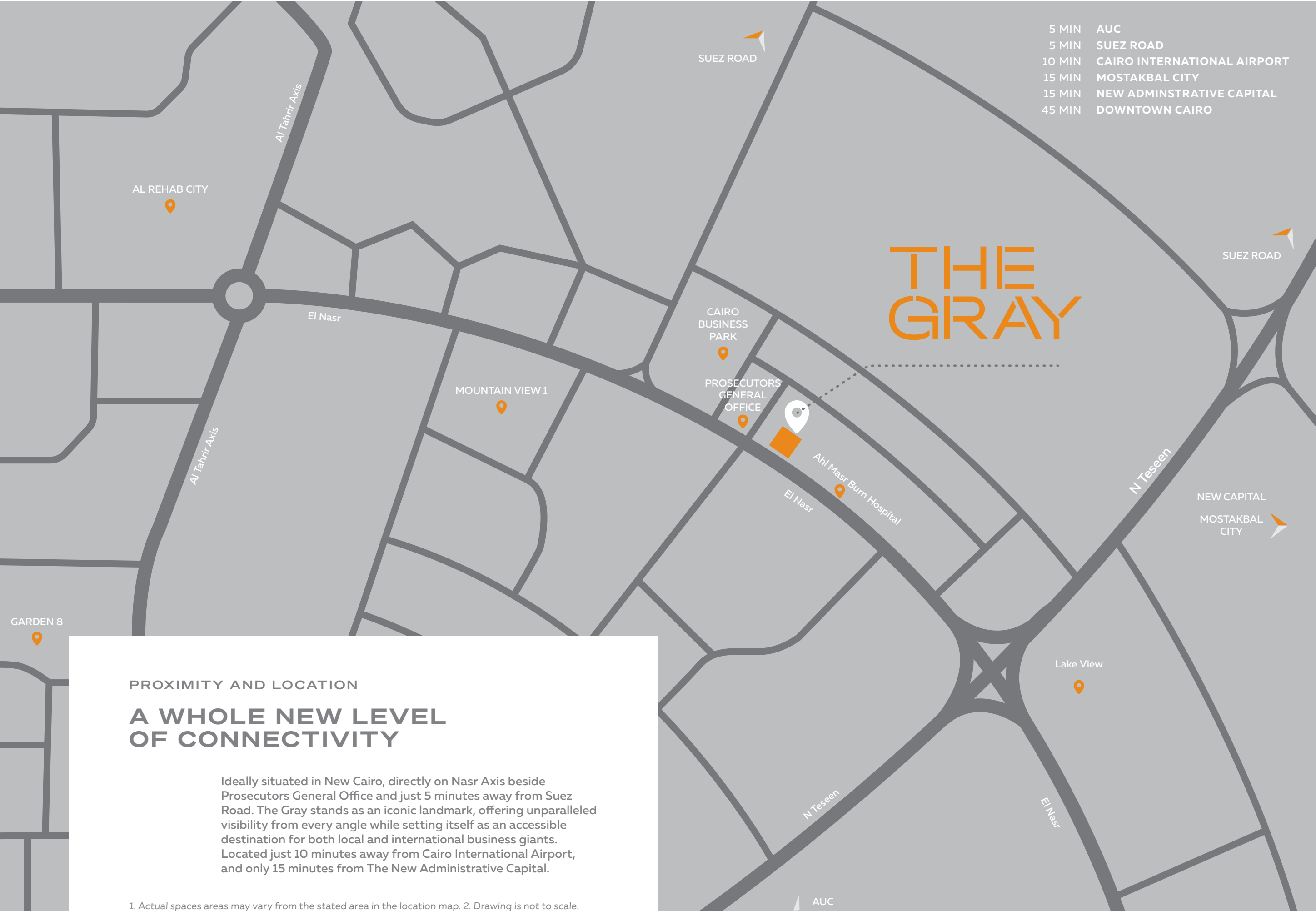
**BLURRING THE LINES  
BETWEEN WORK,  
WELLNESS & PLEASURE**

## **THE GRAY PHILOSOPHY**

At The Gray, the boundaries of business, wellness and leisure effortlessly blur, giving rise to a premiere mixed-use experience that inspires creativity, fosters enjoyment and supports the well-being of forward minds in every possible domain. Days here defy the transience of time with a balanced ecosystem that melds modern-day practicality with ultimate sophistication to accelerate productivity, thanks to cutting edge office spaces and next-generation clinics, centered around

uninterrupted wellness. Moreover, The Gray immerses its community in a select tapestry of F&B concepts, retail luxuries and non-stop entertainment artfully curated to perfect the concept of work-life balance under one seamless roof. So, whether you are a business professional, a medical expert, a retail venture or a leading enterprise looking for a place to thrive, The Gray is the perfect address for balancing business, pleasure and wellness, your way!







A wide-angle architectural rendering of 'The Gray' building, a modern multi-story structure with a glass and metal facade. The building features a large, cantilevered upper section and a ground-floor retail area with a 'Pharmacy' sign. A large, stylized golden logo is visible on the upper glass facade. The building is situated on a city street with palm trees and cars. The sky is clear and blue.

A BALANCED  
BLEND OF  
WORLDS WITHIN

1. The façade may undergo small changes without prior notice. 2. Specifications, materials, and colors may be altered depending on final design and availability. 3. Actual finishes for windows, porches, terraces, loggia, and exterior trim may vary by elevation styles and floor level. 4. The façade shown is for illustrative purposes only.

## ABOUT THE GRAY

Every aspect of The Gray is dynamically planned to open your eyes on a comprehensive world, dawning a new era of work-life balance across a full-fledged built-up area of 30,000 sqm, not offered elsewhere. The futuristic hub unlocks limitless ambition from an individual outlook, thanks to a balanced philosophy that seamlessly integrates business, wellness and leisure to cater to varied mindsets, under one comprehensive roof. Envisaged as an empowering accelerator, The Gray is the destination to effortlessly thrive - both personally and professionally - while collaborating with trend-setters in every domain. Mindfully designed to break free

from conventional mixed-use concepts, The Gray offers a unique fusion of cutting-edge administrative offices and next-generation clinics and awhile breaking down the optimal in enjoyment at your fingertips, from the ground floor up to 4 floors high. Within its vibrant walls, a treasure trove of indulgence unfolds, inviting its community to connect in engaging settings as well as indulge in open views and lush landscapes where nature reigns. Across 7,500 sqm of total gross land area and a strategic 3,000 sqm of gross area per floor, The Gray is where exploring a well-curated mix of F&B and entertainment options, forward fashion and wellness offerings is absolutely limitless.

THE  
GRAY





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**INTELLIGENT OFFICE SPACES  
FOR EVERY ENDEAVOR**

## **BALANCING BUSINESS POSSIBILITIES**

The elemental edge of The Gray lies in a flexible alchemy that lends rising entrepreneurs and large corporations alike the freedom to tailor their office spaces to their own preference, as well as their business needs. The administrative offices are peacefully located on higher grounds, ensuring ultimate privacy as well as mindful settings accelerating productivity. Imagine open-ended views, dappled in direct sunlight, and framed by verdant landscapes, to create environments

that nourish the wellbeing and energy of all who inhabit them. With inspirational views and diverse business verticals, The Gray offers a unique mix of intelligent floor plans that not only maximize space, but also enable businesses to customize their ambiance. From shared collaborative hubs and independent office spaces to stand-alone buildings as wide as the imagination, The Gray offers the perfect balance with bespoke administrative offices starting from 30 SQM.

# THE GRAY





## WELLNESS BALANCED TO YOUR PREFERENCE

### NEXT-GENERATION MEDICAL COMPLEX

The Gray is where cutting-edge design and intelligent spaces converge to create an unparalleled experience for medical professionals and their patients alike. By stepping inside, it's not just the aesthetics that set the medical clinics apart but the flexible floor plans that are imbued with an air of sophisticated intelligence, dictating a vision of efficiency and unmatched comfort. Thoughtfully planned with varied healthcare needs in mind,

The Gray lays the ideal foundation for doctors and leading radiology hubs to customize their clinic spaces based on their preference while benefiting from commercial options, coming alive on the ground floor. With an underground parking ensuring patients' peace of mind and impeccable spaces starting from 38 SQM, The Gray sets new standards of healthcare excellence in the heart of New Cairo.

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## F&B & NIGHTLIFE

Experience the epitome of culinary and entertainment grandeur as you step into The Gray's retail realm and immerse yourself in a symphony of gastronomic delights and captivating moments.







## RETAIL DISTINCTION

### BALANCING DISCOVERY & ENJOYMENT

Step into The Gray's retail haven, where a delightful fusion of shopping, dining, and entertainment unfolds across the street level and the elevated ground floor, where each unit beckons with naturally lit, well-ventilated spaces, offering panoramic views of a lively outdoor plaza. Step outside into the heart of social connectivity and enjoy an array of inviting restaurants, cafes,

and event spaces. At The Gray, the seamless blend of retail and leisure experiences is enhanced by state-of-the-art facilities, infrastructure, and spacious underground parking—a testament to the dedication of a harmonious balance of sophistication and functionality.



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**FOCUS. FUEL.  
FREE YOUR MIND.**



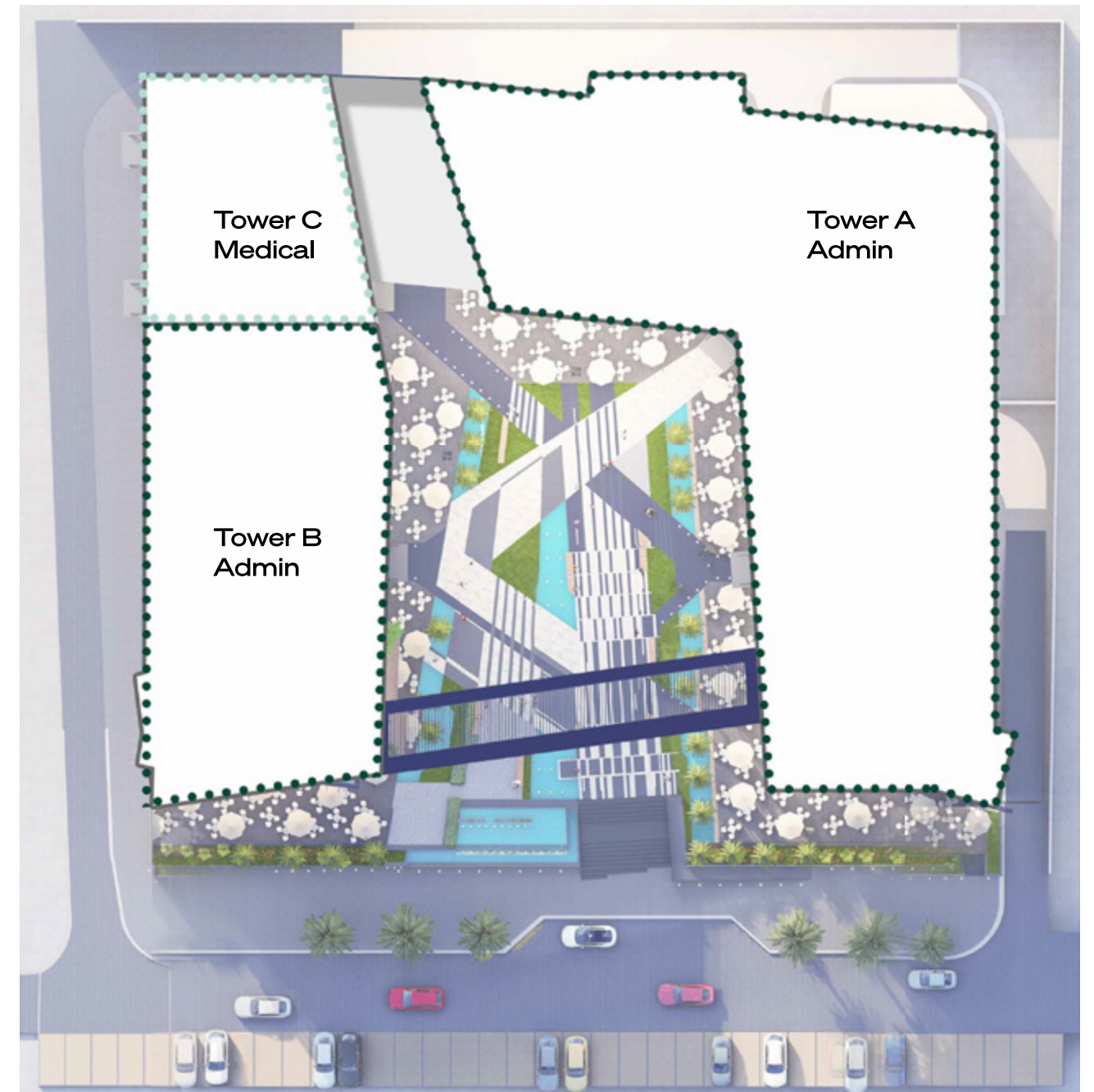
**EXCEL.  
ENTERTAIN.  
EXCERCISE.**



**INDULGE.  
CONNECT.  
UNWIND.**

# MASTER PLAN

The Gray pays tribute to modern sophistication and refined elegance, thanks to its sleek gray exterior, adorned with sweeping glass facades that seamlessly blend into its surroundings. With a distinctive layout that maximizes natural light, The Gray embraces its higher elevation, offering endless panoramic views of the horizon. The building's environmentally optimized and smart design ensures a harmonious balance between form and function, with the north winds penetrating its main outdoor space for maximum ventilation, and south-facing facades minimizing heat impact. The Gray also provides easy access to retail and hypermarket areas on the lower west side, while its functional outdoor plaza fosters a sense of community and collaboration. The Gray breaks free from conventional business hubs to provide a refreshing take on creativity and collaboration for everyone to excel - both professionally and personally - in a one-of-a-kind ambiance where modern aesthetics truly reign and transformative experiences await.



## DISCLAIMER

1. These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2. Diagrams are not to scale. 3. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 4. Each garden plot shape will vary based on the location of the building in the masterplan.





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# ALIVE WITH POSSIBILITIES

The Gray is more than an inspirational hub; it is a harmonious blend of world-class amenities, technological prowess, and a vibrant community, always encouraged to engage. The destination provides a nurturing and smart environment for you to flourish and recharge beyond boundaries, both inside your working space or outdoors. With stunning rooftops and outdoor spaces, professionals can enjoy business recreation amidst nature, anytime of the day. Tantalizing aromas beckon from an abundant

variety of eateries, catering to the most discerning palates while shopping extravaganza comes alive in the outdoor plaza. Prioritizing holistic wellbeing, The Gray motivates you to exercise and restore balance to your mind and soul. Here, creativity knows no bounds. You'll get to immerse yourself in rich cultural and family-friendly experiences. With everything right at your fingertips, The Gray is all you need to stay on top of your game.

- |  |   |   |  |
|--|---|---|--|
| <br>Facility Management        | <br>Central Air Conditioning System | <br>Card Access Systems   | <br>Underground Parking              |
| <br>Central Satellite Systems | <br>Fiber Optic Cables             | <br>Emergency Generators | <br>Electric Car Chargers           |
| <br>Fire Alarm System         | <br>Dining & Retail Outlets        | <br>Wellness Facilities  | <br>Loading Area & Service Corridor |
| <br>Shared Meeting Rooms      | <br>Shared Toilets                 | <br>Handicap Access      | <br>Service Elevator                |
| <br>CCTV Systems              | <br>24/7 Security Services         | <br>Elevators            |  |



## THE GRAY ARCHITECTURE

The architectural design of The Gray embodies a harmonious integration with its surroundings, offering open views to all sides and full exposure to the surrounding context. This strategic positioning not only allows for extended visions to adjacent communities, fostering a sense of connectivity and inclusivity, but also sets the stage for the unique architectural features that define The Gray's presence within its environment. Notably, the low-rise structures enveloping the site from the east and north sides create a distinctive landscape, accentuating the prominence of The Gray within

its environment. At an elevation of 10.00 meters, the site stands higher than its northern surroundings, enabling efficient ventilation as north winds penetrate to ventilate the main outdoor space. Furthermore, the environmentally optimized facades facing south are meticulously designed to minimize heat impact on glazed surfaces, ensuring comfort and sustainability. The prevailing wind penetration throughout the site enhances natural ventilation and enriches the overall sensory experience, making The Gray a beacon of innovation and environmental consciousness in its urban setting.



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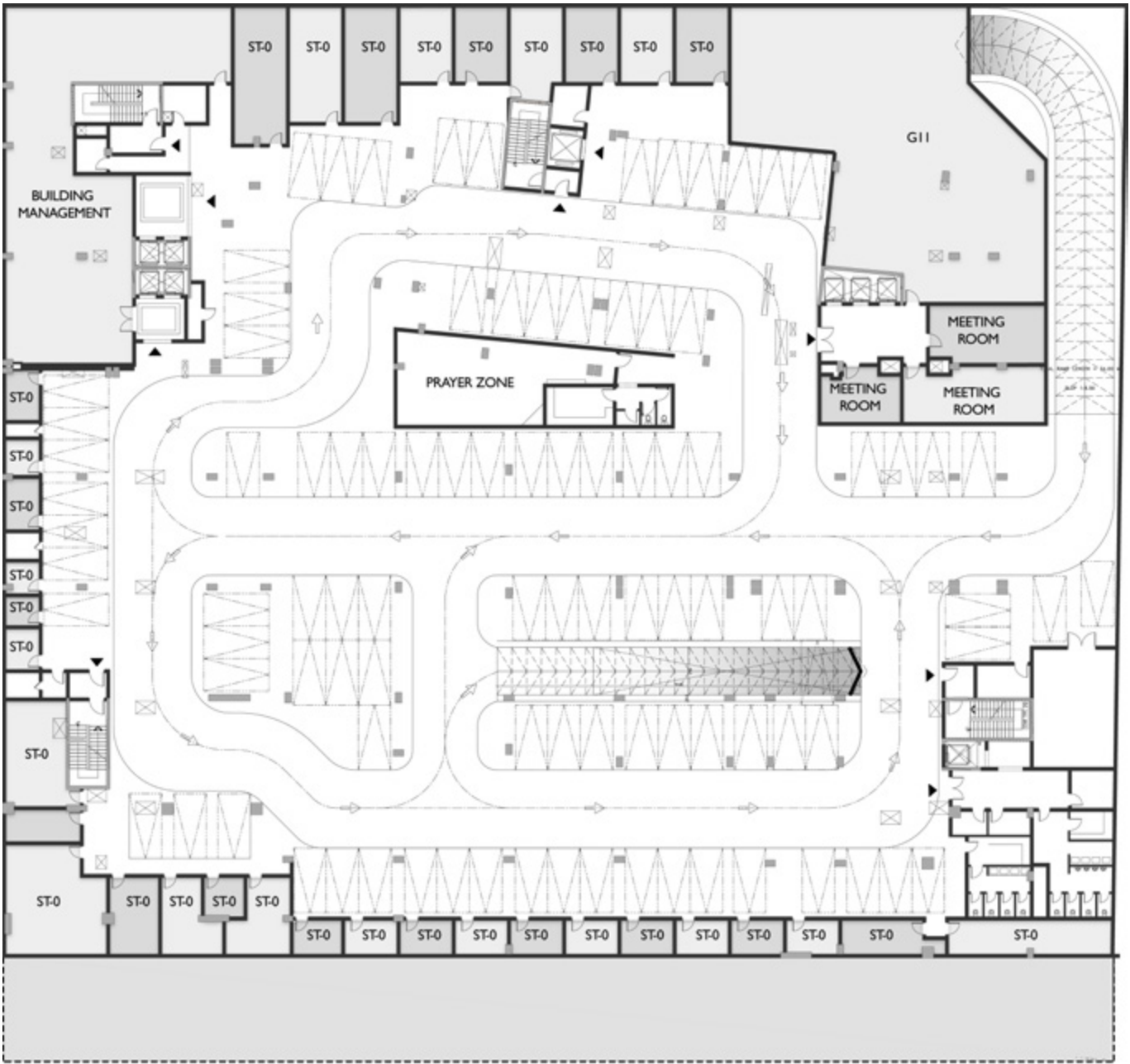


**FLOOR  
PLANS**



LOWER  
LEVEL

Unit Code	Unit Type	Area
G11	GYM/FITNESS	532 m <sup>2</sup>



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# STREET LEVEL

Unit Code	Unit Type	Area
G02	Pharmacy	129 m <sup>2</sup>
G03	Hyper Market	1754 m <sup>2</sup>
G04	Retail	51 m <sup>2</sup>
G05	Retail/Showroom	367 m <sup>2</sup>
G06	Retail/Showroom	367 m <sup>2</sup>
G07	Retail	81 m <sup>2</sup>
G08	Retail	72 m <sup>2</sup>
G09	Retail	44 m <sup>2</sup>
G10	Kids Area	502 m <sup>2</sup>
CO01	Medical Unit	136 m <sup>2</sup>
SGO3	Hyper Market Storage	399 m <sup>2</sup>



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# GROUND FLOOR

Unit Code	Unit Type	Area
R01	Commercial/Retail Unit	285 m <sup>2</sup>
R02	Commercial/Retail Unit	107 m <sup>2</sup>
R03	Commercial/Retail Unit	145 m <sup>2</sup>
R04	Commercial/Retail Unit	179 m <sup>2</sup>
R05	Commercial/Retail Unit	242 m <sup>2</sup>
R06	Commercial/Retail Unit	262 m <sup>2</sup>
R07	Commercial/Retail Unit	542 m <sup>2</sup>
R08	Commercial/Retail Unit	137 m <sup>2</sup>
R09	Commercial/Retail Unit	163 m <sup>2</sup>
R10	Commercial/Retail Unit	520m2
R11	Commercial/Retail Unit	226 m2
R12	Commercial/Retail Unit	242m2
R13	Commercial/Retail Unit	252m2
R14	Commercial/Retail Unit	74m2
R15	Commercial/Retail Unit	50m2
R16	Commercial/Retail Unit	88m2
R17	Commercial/Retail Unit	255m2



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**TOWER A**

# FIRST FLOOR

## TOWER A

Unit Code	Unit Type	Area
A101	Commercial Unit	538 m <sup>2</sup>
A104	Commercial Unit	75 m <sup>2</sup>
A105	Commercial Unit	75 m <sup>2</sup>
A106	Commercial Unit	75 m <sup>2</sup>
A107	Commercial Unit	78 m <sup>2</sup>
A108	Commercial Unit	165 m <sup>2</sup>
A109	Commercial Unit	101 m <sup>2</sup>
A110	Commercial Unit	60 m <sup>2</sup>
A111	Commercial Unit	60 m <sup>2</sup>
A112	Commercial Unit	60 m <sup>2</sup>
A113	Commercial Unit	78 m <sup>2</sup>
A114	Commercial Unit	58 m <sup>2</sup>
A115	Commercial Unit	50 m <sup>2</sup>
A116	Commercial Unit	41 m <sup>2</sup>
A117	Commercial Unit	41 m <sup>2</sup>
A118	Commercial Unit	41 m <sup>2</sup>
A119	Commercial Unit	41 m <sup>2</sup>
A120	Commercial Unit	45 m <sup>2</sup>
A121	Commercial Unit	30 m <sup>2</sup>
A122	Commercial Unit	72 m <sup>2</sup>
A123	Commercial Unit	48 m <sup>2</sup>
A124	Commercial Unit	48 m <sup>2</sup>
A125	Commercial Unit	48 m <sup>2</sup>
A126	Commercial Unit	48 m <sup>2</sup>
A127	Commercial Unit	48 m <sup>2</sup>
A128	Commercial Unit	48 m <sup>2</sup>
A129	Commercial Unit	48 m <sup>2</sup>
A130	Commercial Unit	51 m <sup>2</sup>



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# SECOND FLOOR

TOWER A

Unit Code	Unit Type	Area
A201	Admin Unit	538 m <sup>2</sup>
A204	Admin Unit	75 m <sup>2</sup>
A205	Admin Unit	75 m <sup>2</sup>
A206	Admin Unit	75 m <sup>2</sup>
A207	Admin Unit	78 m <sup>2</sup>
A208	Admin Unit	165 m <sup>2</sup>
A209	Admin Unit	101 m <sup>2</sup>
A210	Admin Unit	60 m <sup>2</sup>
A211	Admin Unit	60 m <sup>2</sup>
A212	Admin Unit	60 m <sup>2</sup>
A213	Admin Unit	83 m <sup>2</sup>
A214	Admin Unit	58 m <sup>2</sup>
A215	Admin Unit	50 m <sup>2</sup>
A216	Admin Unit	41 m <sup>2</sup>
A217	Admin Unit	41 m <sup>2</sup>
A218	Admin Unit	41 m <sup>2</sup>
A219	Admin Unit	41 m <sup>2</sup>
A220	Admin Unit	45 m <sup>2</sup>
A221	Admin Unit	30 m <sup>2</sup>
A222	Admin Unit	72 m <sup>2</sup>
A223	Admin Unit	48 m <sup>2</sup>
A224	Admin Unit	48 m <sup>2</sup>
A225	Admin Unit	48 m <sup>2</sup>
A226	Admin Unit	48 m <sup>2</sup>
A227	Admin Unit	48 m <sup>2</sup>
A228	Admin Unit	48 m <sup>2</sup>
A229	Admin Unit	48 m <sup>2</sup>
A230	Admin Unit	51 m <sup>2</sup>



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# THIRD FLOOR TOWER A

Unit Code	Unit Type	Area
A304	Admin Unit	75 m <sup>2</sup>
A305	Admin Unit	75 m <sup>2</sup>
A306	Admin Unit	75 m <sup>2</sup>
A307	Admin Unit	78 m <sup>2</sup>
A308	Admin Unit	165 m <sup>2</sup>
A309	Admin Unit	101 m <sup>2</sup>
A310	Admin Unit	60 m <sup>2</sup>
A311	Admin Unit	60 m <sup>2</sup>
A312	Admin Unit	60 m <sup>2</sup>
A315	Admin Unit	50 m <sup>2</sup>
A316	Admin Unit	41 m <sup>2</sup>
A317	Admin Unit	41 m <sup>2</sup>
A318	Admin Unit	41 m <sup>2</sup>
A319	Admin Unit	41 m <sup>2</sup>
A320	Admin Unit	45 m <sup>2</sup>
A321	Admin Unit	30 m <sup>2</sup>
A322	Admin Unit	72 m <sup>2</sup>
A323	Admin Unit	48 m <sup>2</sup>
A324	Admin Unit	48 m <sup>2</sup>
A325	Admin Unit	48 m <sup>2</sup>
A326	Admin Unit	48 m <sup>2</sup>
A327	Admin Unit	48 m <sup>2</sup>
A328	Admin Unit	48 m <sup>2</sup>
A329	Admin Unit	48 m <sup>2</sup>
A330	Admin Unit	51 m <sup>2</sup>



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# FOURTH FLOOR TOWER A

Unit Code	Unit Type	Area
A404	Admin Unit	75 m <sup>2</sup>
A405	Admin Unit	75 m <sup>2</sup>
A406	Admin Unit	75 m <sup>2</sup>
A407	Admin Unit	78 m <sup>2</sup>
A408	Admin Unit	165 m <sup>2</sup>
A409	Admin Unit	101 m <sup>2</sup>
A410	Admin Unit	60 m <sup>2</sup>
A411	Admin Unit	60 m <sup>2</sup>
A412	Admin Unit	60 m <sup>2</sup>
A415	Admin Unit	50 m <sup>2</sup>
A416	Admin Unit	41 m <sup>2</sup>
A417	Admin Unit	41 m <sup>2</sup>
A418	Admin Unit	41 m <sup>2</sup>
A419	Admin Unit	41 m <sup>2</sup>
A420	Admin Unit	45 m <sup>2</sup>
A421	Admin Unit	30 m <sup>2</sup>
A422	Admin Unit	72 m <sup>2</sup>
A423	Admin Unit	48 m <sup>2</sup>
A424	Admin Unit	48 m <sup>2</sup>
A425	Admin Unit	48 m <sup>2</sup>
A426	Admin Unit	48 m <sup>2</sup>
A427	Admin Unit	48 m <sup>2</sup>
A428	Admin Unit	48 m <sup>2</sup>
A429	Admin Unit	48 m <sup>2</sup>
A430	Admin Unit	51 m <sup>2</sup>



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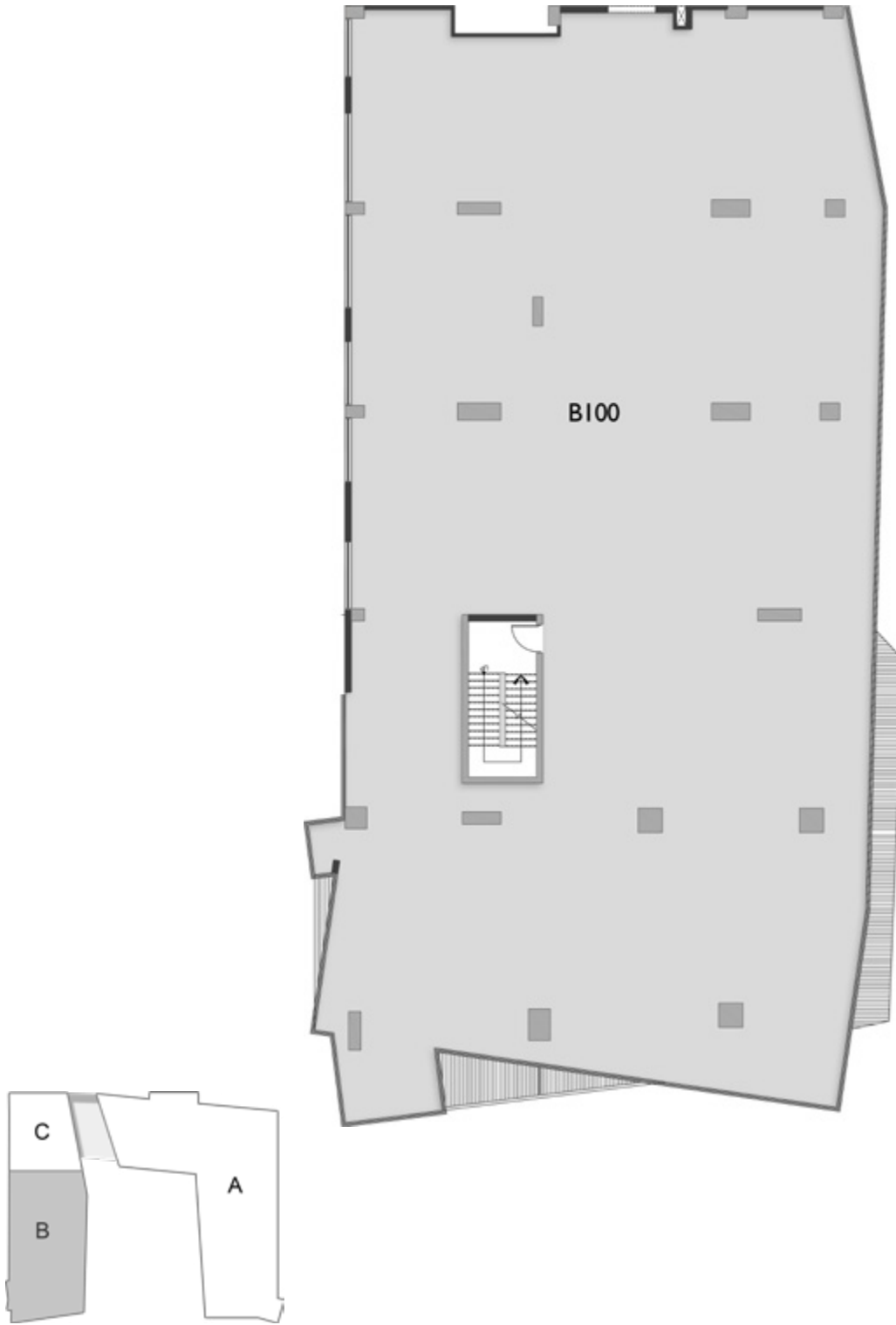
**TOWER B**

THE PRAY-G

# FIRST FLOOR

TOWER B

Unit Code	Unit Type	Area
B100	Commercial Unit	1361 m <sup>2</sup>
Terrace	Commercial Unit	42 m <sup>2</sup>



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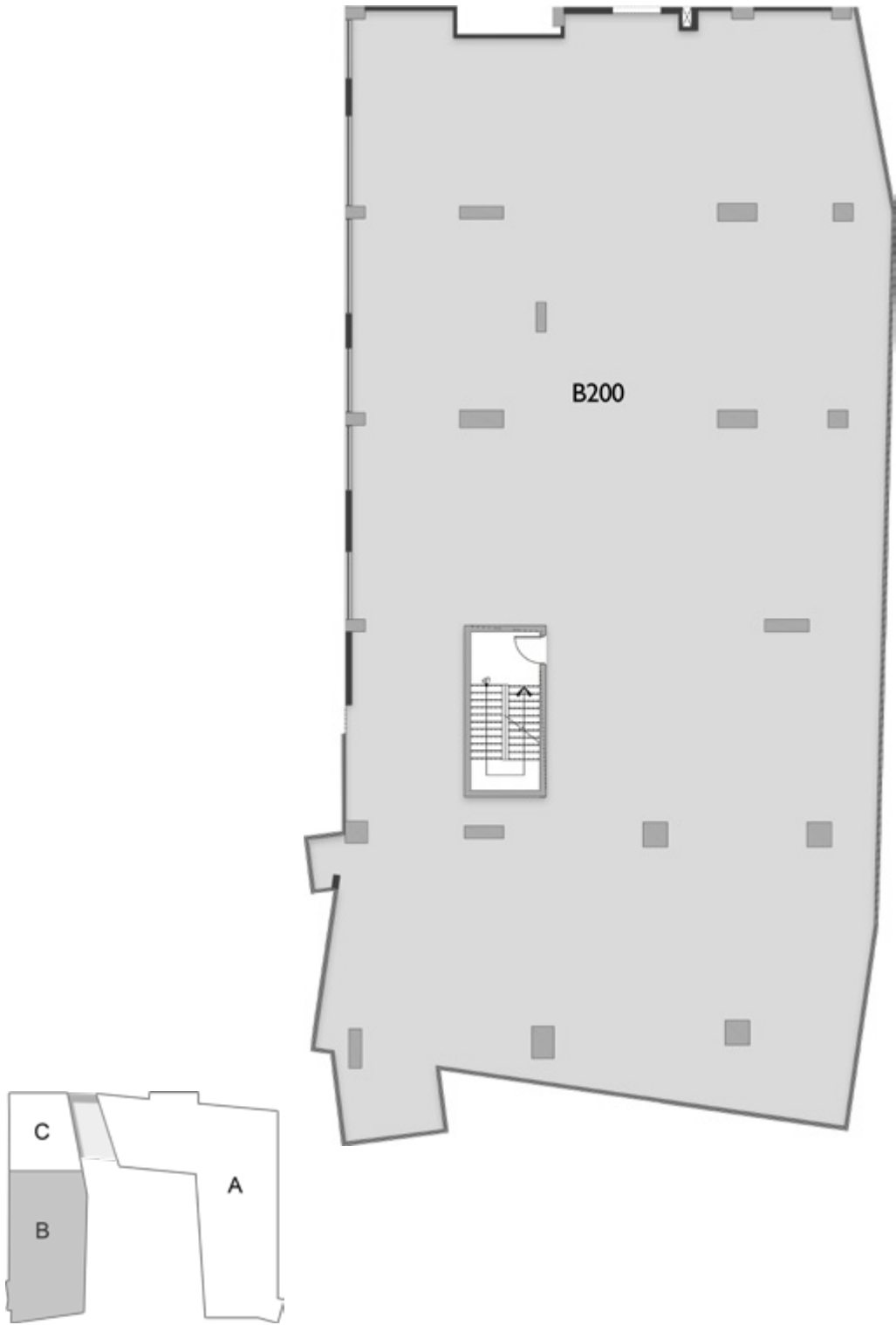
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SECOND  
FLOOR

TOWER B

Unit Code	Unit Type	Area
B200	Admin Unit	1361 m <sup>2</sup>



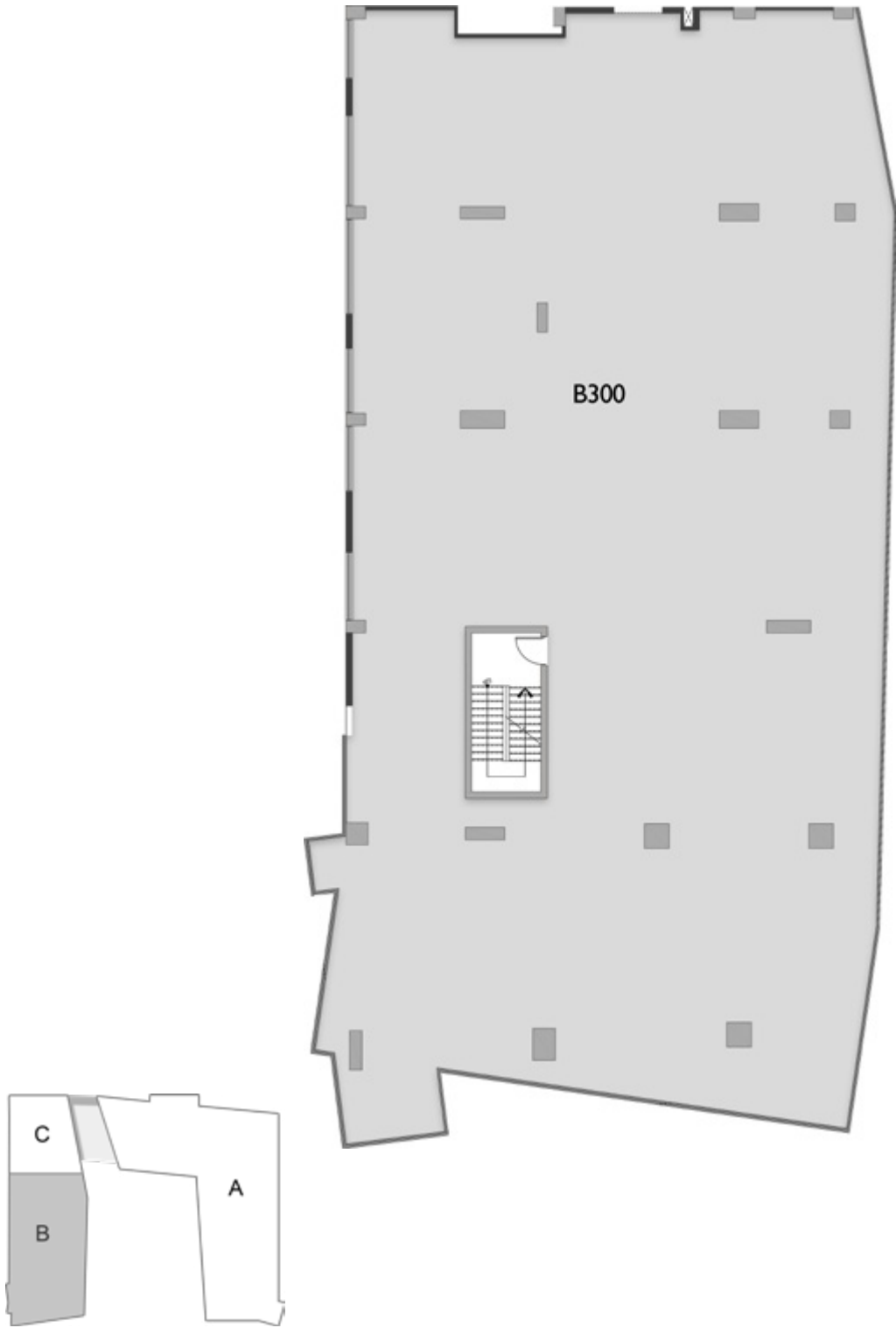
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THIRD  
FLOOR

TOWER B

Unit Code	Unit Type	Area
B300	Admin Unit	1361 m <sup>2</sup>



DISCLAIMER:

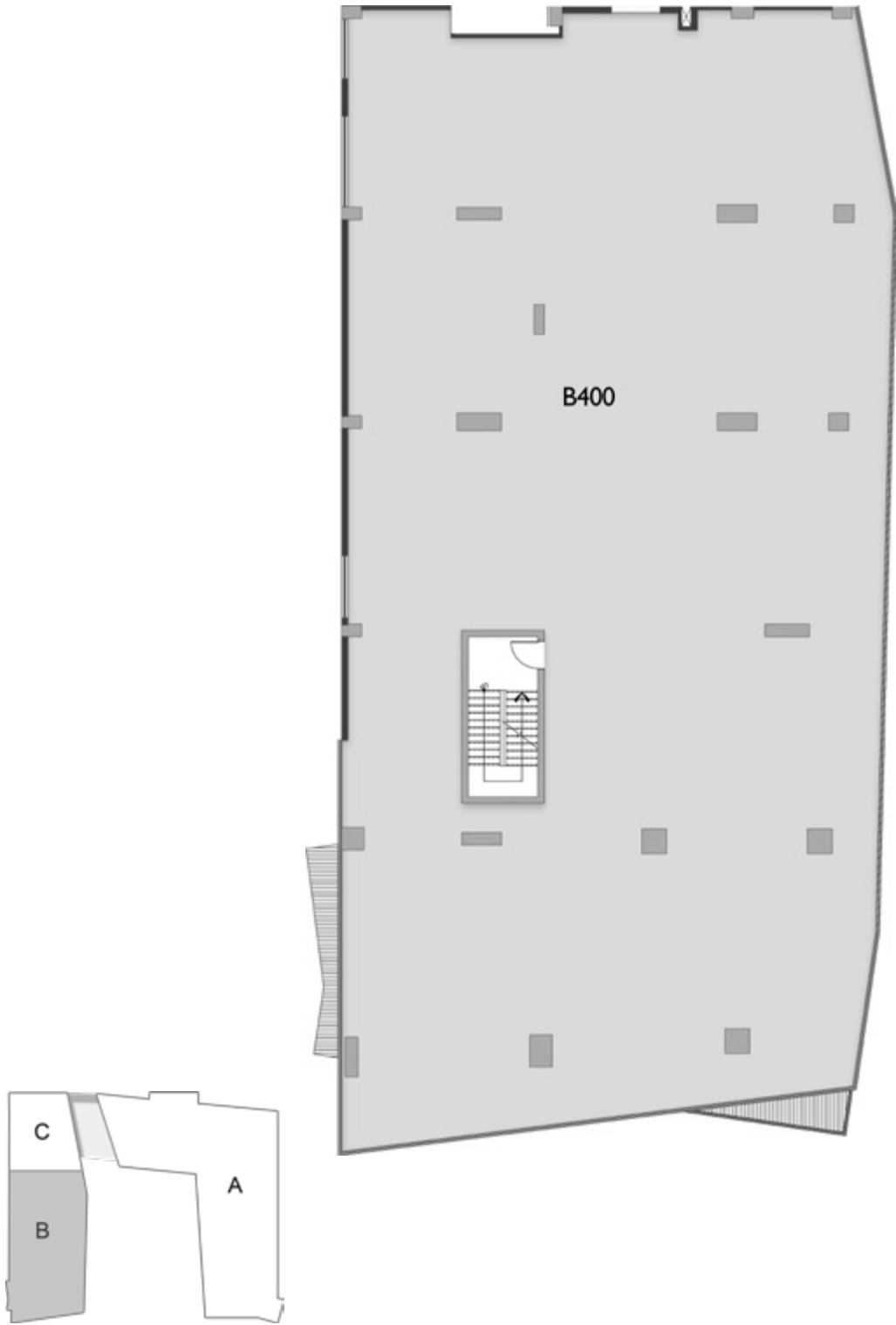
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# FOURTH FLOOR

## TOWER B

Unit Code	Unit Type	Area
B400	Admin Unit	1354 m <sup>2</sup>
Terrace	Admin Unit	21 m <sup>2</sup>



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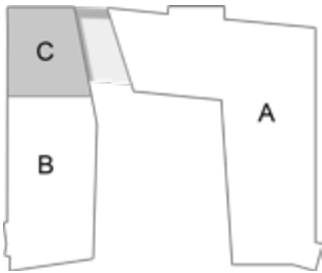
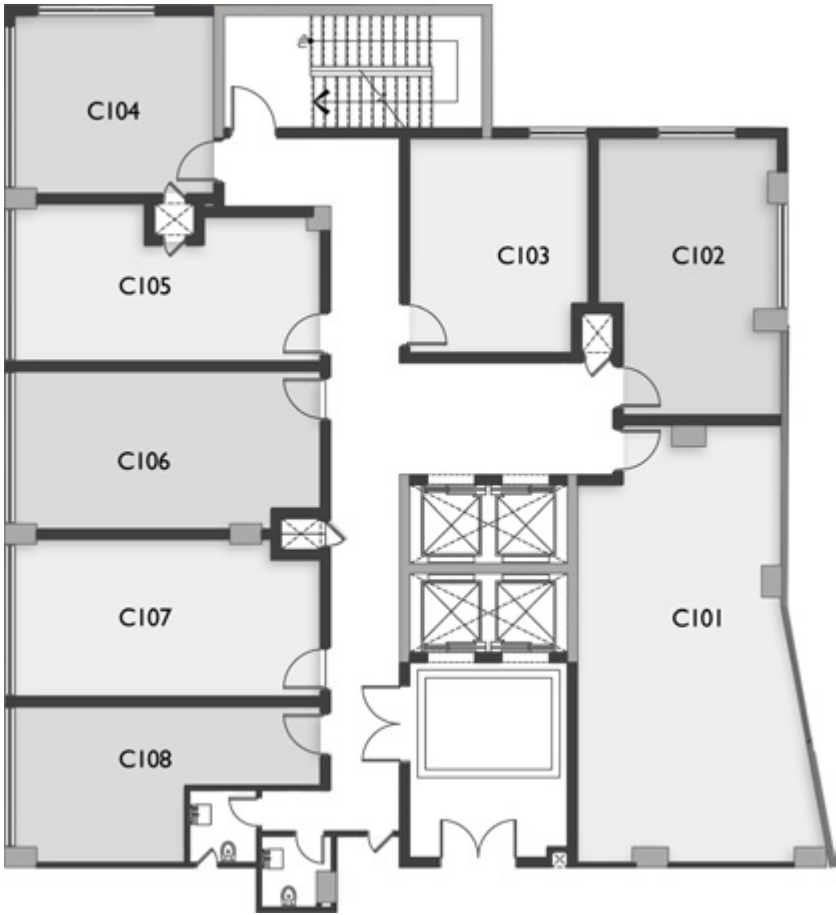




# FIRST FLOOR

## TOWER C

Unit Code	Unit Type	Area
C101	Medical Unit	90 m <sup>2</sup>
C102	Medical Unit	49 m <sup>2</sup>
C103	Medical Unit	40 m <sup>2</sup>
C104	Medical Unit	38 m <sup>2</sup>
C105	Medical Unit	47 m <sup>2</sup>
C106	Medical Unit	49 m <sup>2</sup>
C107	Medical Unit	49 m <sup>2</sup>
C108	Medical Unit	38 m <sup>2</sup>



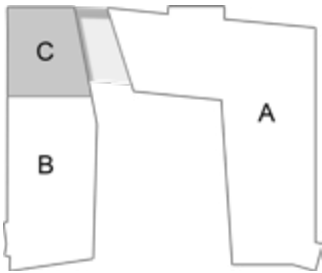
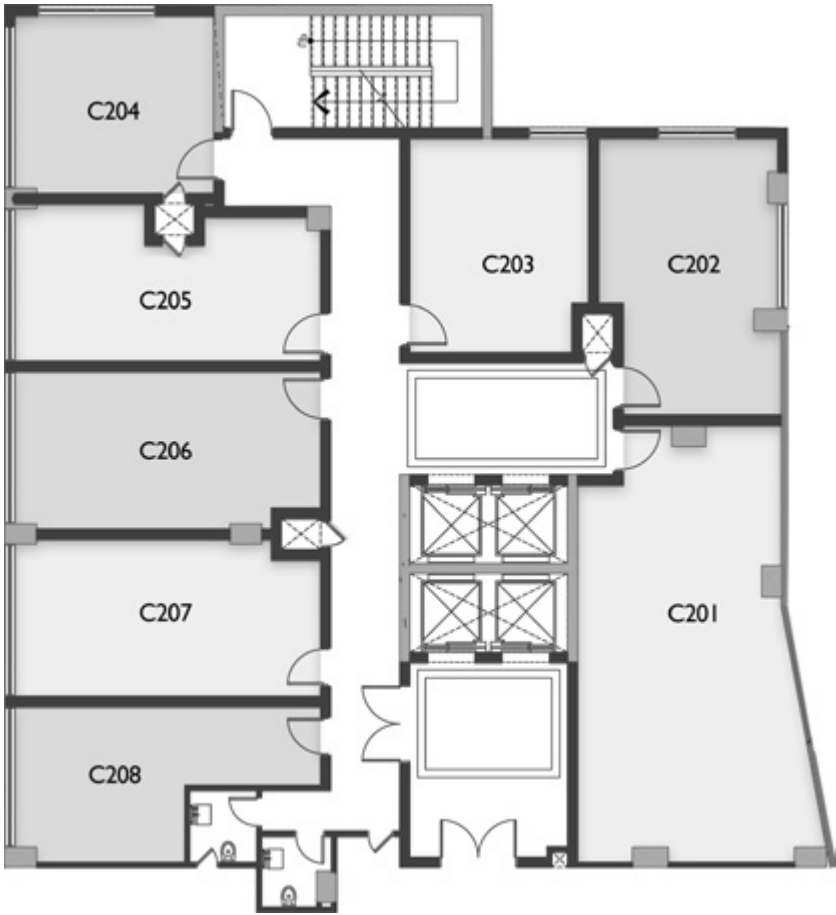
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# SECOND FLOOR

## TOWER C

Unit Code	Unit Type	Area
C201	Medical Unit	90 m <sup>2</sup>
C202	Medical Unit	49 m <sup>2</sup>
C203	Medical Unit	40 m <sup>2</sup>
C204	Medical Unit	38 m <sup>2</sup>
C205	Medical Unit	47 m <sup>2</sup>
C206	Medical Unit	49 m <sup>2</sup>
C207	Medical Unit	49 m <sup>2</sup>
C208	Medical Unit	38 m <sup>2</sup>



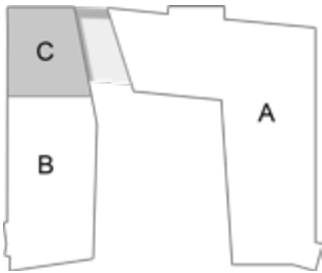
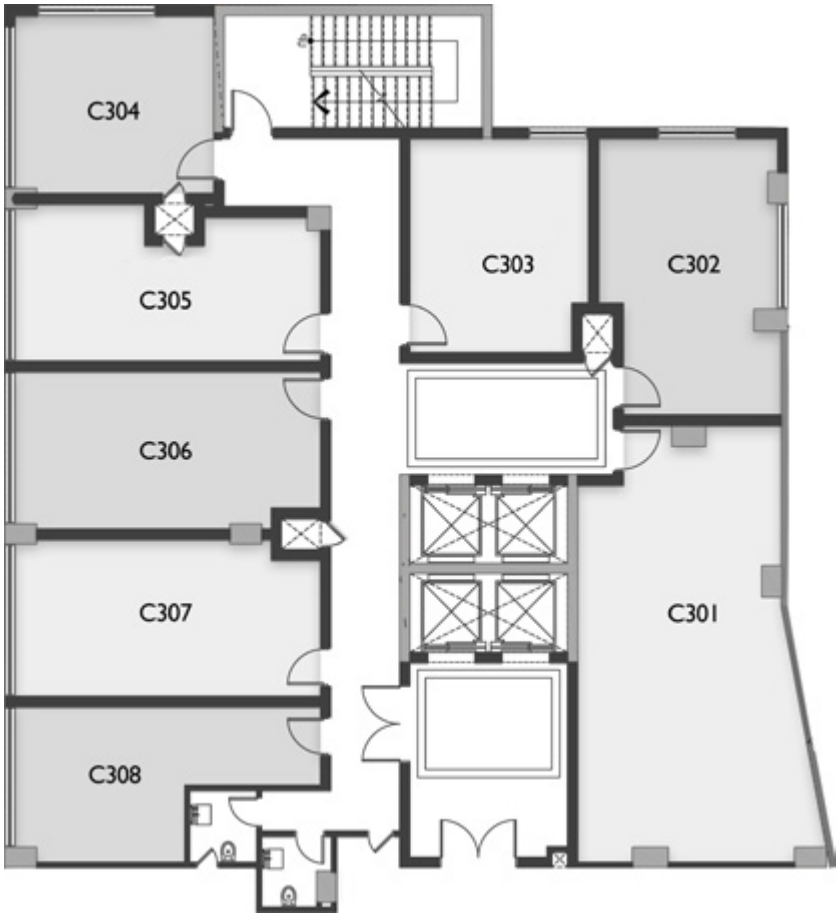
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# THIRD FLOOR TOWER C

Unit Code	Unit Type	Area
C301	Medical Unit	90 m <sup>2</sup>
C302	Medical Unit	49 m <sup>2</sup>
C303	Medical Unit	40 m <sup>2</sup>
C304	Medical Unit	38 m <sup>2</sup>
C305	Medical Unit	47 m <sup>2</sup>
C306	Medical Unit	49 m <sup>2</sup>
C307	Medical Unit	49 m <sup>2</sup>
C308	Medical Unit	38 m <sup>2</sup>

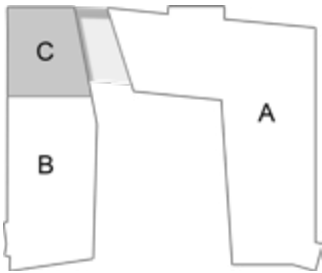
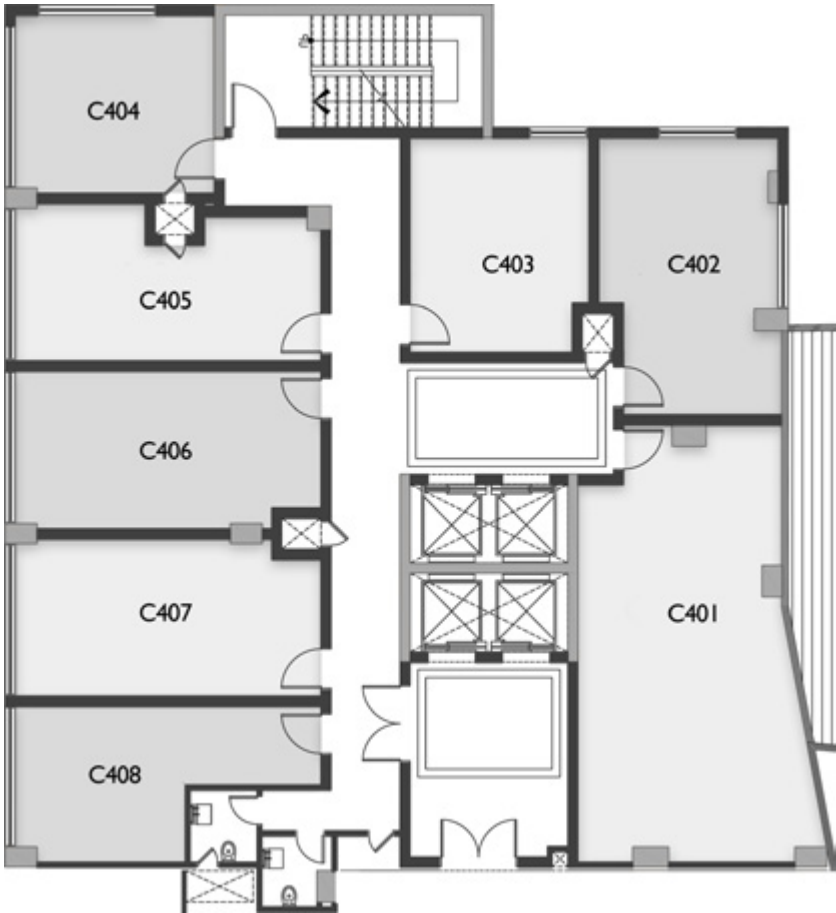


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# FOURTH FLOOR TOWER C

Unit Code	Unit Type	Area
C401	Medical Unit	90 m <sup>2</sup>
C402	Medical Unit	49 m <sup>2</sup>
C403	Medical Unit	40 m <sup>2</sup>
C404	Medical Unit	38 m <sup>2</sup>
C405	Medical Unit	47 m <sup>2</sup>
C406	Medical Unit	49 m <sup>2</sup>
C407	Medical Unit	49 m <sup>2</sup>
C408	Medical Unit	38 m <sup>2</sup>



DISCLAIMER:

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1. The façade may undergo small changes without prior notice. 2. Specifications, materials, and colors may be altered depending on final design and availability. 3. Actual finishes for windows, porches, terraces, loggia, and exterior trim may vary by elevation styles and floor level. 4. The façade shown is for illustrative purposes only.

# IMPECCABLE FINISHING WITH A TOUCH OF ELEGANCE

In crafting a workspace that exudes sophistication and warmth, quality interior finishing plays a pivotal role. That’s why, The Gray adopts a sleek interior approach, infusing warm wood punctuations with gray and white marble floors to evoke a refined aesthetic that speaks of professionalism and attention to detail. Complementing these elements, pristine white ceilings offer a sense of airiness and brightness, creating a harmonious backdrop for increased collaboration and productivity. By boasting transparent

office doors, black lighting accessories and vibrant paintings with Grey tints, your work space transforms into an elevated ambiance, rooted in focus, and uninterrupted inspiration. With thoughtful craftsmanship, the retail and offices feature core & shell finishing, while the clinics exude a flexi-finished concept. This innovative approach provides the perfect balance between semi-finished and fully finished spaces, allowing you to personalize the space to your desired aspirations and needs.

# FINISHING SPECIFICATIONS

## OFFICES & RETAIL

### Core & Shell

## CLINICS

### Flexi Finishing

Flooring	Plastering For Floors
Walls	Plastering & Sealer (Under Coat Layer)
Electricity, AC & Plumbin	Electricity Conduit Excluding Wires AC Tie In Drainage & Supply Tie In Fire Pipe Tie In

# PARTNERSHIPS & COLLABORATIONS



## **Tulua Developments:**

Tulua Developments, under the astute leadership of Dr. Hosny Hany, is a real estate company in Egypt, with Dr. Hany boasting over 12 years of industry expertise. Tulua's hallmark lies in forging strategic partnerships with governmental entities, a testament to its commitment to integrity and professionalism. These collaborations not only bolster our credibility but also empower us to shape the future of real estate development, creating lasting impact.

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- New Cairo – Building 4, Pearl Des Rois, AUC Avenue.

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