

Terrace *Plaza*



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HOUSING & DEVELOPMENT PROPERTIES

A VISIONARY CATALYST FOR MODERN COMMUNITIES.

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 on boundless innovation and holistic integration.

WELCOME TO
TERRACE PLAZA

Plaza





TURNING NEW BEGINNINGS INTO SUCCESS STORIES

With a total area spanning 5,789 sqm, Terrace Plaza offers unique business and commercial opportunities. The Plaza is an integral part of Terrace Zayed, which is home to over 800 families. Additionally, the Terrace Clinics are conveniently located within the area, offering essential services to residents. The ground floor features a variety of amenities, including dining options with different cuisines, diverse brand shopping, and comfortable spaces for relaxation. The upper floors host well-designed office spaces, featuring various areas and fully equipped floor plans to meet all business needs. Terrace Plaza creates a dynamic environment, where businesses can thrive and build lasting success, complemented by premium services and high-end facilities.



1. The facade 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 TERRACE PLAZA

Terrace Plaza provides businesses with exceptional opportunities to thrive in a dynamic and inspiring work environment. The Plaza attracts modern entrepreneurs and executives to a prime location, enabling direct connections with key decision-makers and visionaries. Here, office spaces reflect success and sophistication. Offering high-end facilities, well-designed floor plans, and wide range of administrative areas, Terrace Plaza ensures businesses have a distinct advantage. It's the ideal destination where lasting impact meets sustained success.





STRATEGICALLY LOCATED IN SHEIKH ZAYED

Terrace Plaza is directly located on Waslet Dahshour and the 26th of July Corridor, offering easy access to well-developed road networks. Its prime location combines modern design with a suburban feel, providing convenient access to commercial and business facilities.

- 26th of July Corridor **1 MIN**
- Waslet Dahshur **1 MIN**
- Nile University **1 MIN**
- Arkan Palm 205 **1MIN**
- Galleria 40 **2 MIN**
- Mall of Arabia **3 MIN**
- Americana Plaza **5 MIN**
- Alex/Cairo desert road Toll St. **10 MIN**
- Mall of Egypt **15 MIN**
- Sphinx Airport **25 MIN**



1. Actual spaces areas may vary from the stated area in the location map. 2. Drawing is not to scale.



1. These renders are for illustrative purposes only; minor changes are applicable as per actual master planning design and construction.

THE MASTER PLAN

Terrace Plaza spans 5789 sqm, designed to seamlessly integrate urban architecture with modernity, luxury, safety, and sustainability within a close-knit community. The Plaza, located at the edge of Sheikh Zayed, where premium offices and various amenities co-exist to serve as a vibrant hub for businesses and entrepreneurs. The plaza is the commercial and administrative strip of Terrace Zayed, gated residential neighborhoods, and clinics, ensuring convenience and connectivity.



ARCHITECTURAL
DESIGN

Plaza



REDEFINING THE MODERN WORKPLACE

Our architectural designs embrace the essence of contemporary workspaces, combining functionality, elegance, and innovation. Every corner is thoughtfully crafted to harmonize with its surroundings, featuring clean lines, open spaces, and a seamless integration of modern materials. With a focus on natural light and fluidity, our designs create environments that are both inspiring and welcoming. Rooted in the principles of sustainability and aesthetic excellence, our contemporary approach redefines modern living, balancing form and function for a lifestyle that is both sophisticated and enduring.



FACILITIES & AMENITIES

Terrace Plaza combines comfort and functionality with thoughtfully selected amenities to create a thriving environment. Multiple entrances, high-speed elevators, flexible unit layouts, and fully finished public spaces enhance both convenience and elegance. Essential features such as security cameras, outdoor seating, and ample parking ensure a sophisticated yet efficient experience every day.

-  CCTV Systems
-  Facility Management
-  Fiber Optic Cables
-  Dining & Retail Outlets
-  Hypermarket in Walkout basement
-  24/7 Security Services
-  2 Floors Underground Parking
-  Public spaces are fully finished
-  Garbage chute
-  Luxurious entrance
-  Outdoor seating areas
-  3 Different entrances
-  6 Elevators (2 for each entrance)
-  Units are delivered core and shell with VRF AC tie-ins for flexibility



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FLOORPLANS

Plaza



Terrace Plaza

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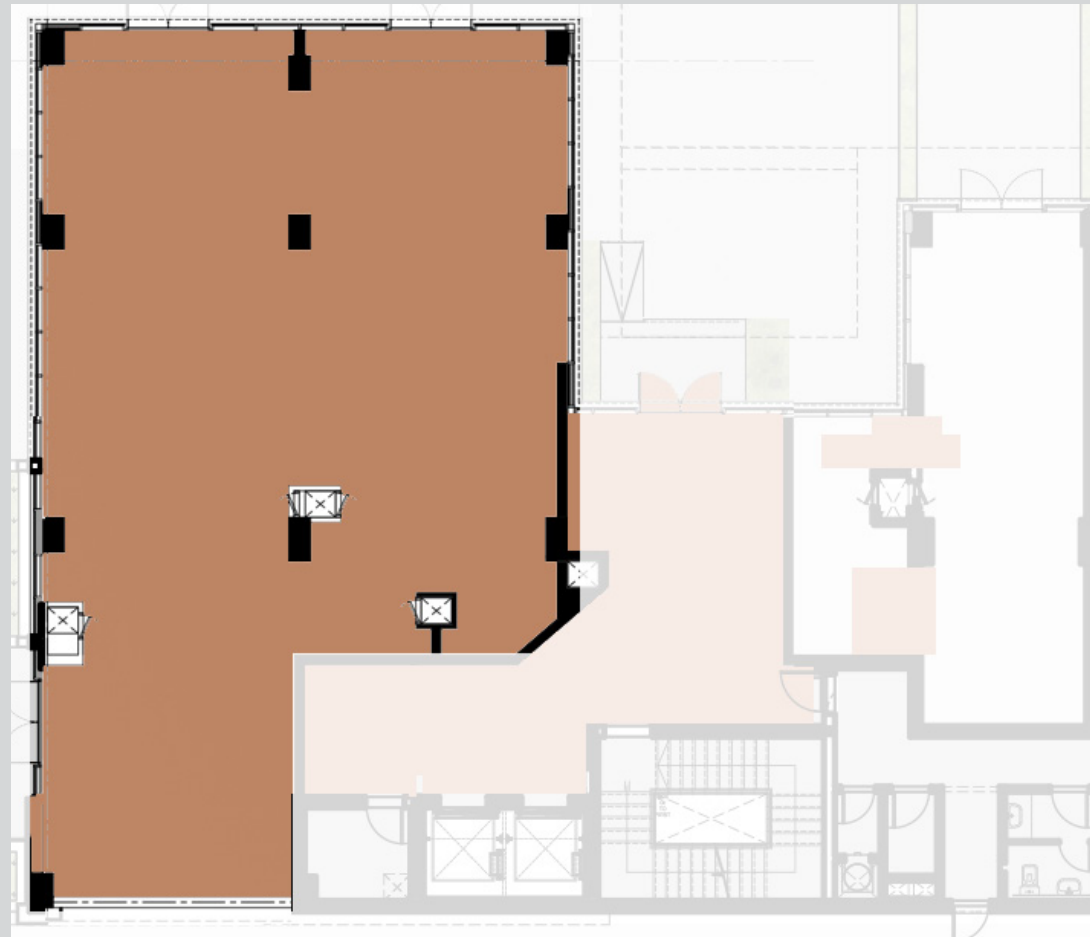


ENTRANCE C GROUND FLOOR

BANK

Total Area 481 m²

Ground Floor Area 280 m²



KEYPLAN

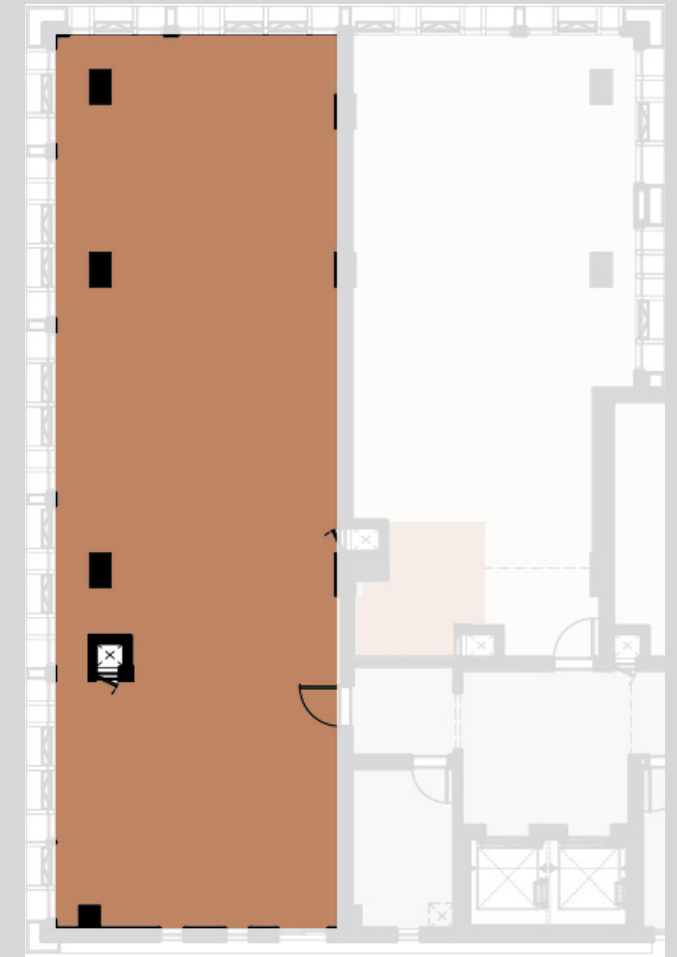


1. All room dimensions are measured internally and exclude wall finishes and construction tolerance. 2. All dimensions have been provided by our consultant architect. 3. All material, dimensions and drawings are approximate, and information is subject to change without notice. 4. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 5. Drawing areas are not to scale. 6. The developer reserves the right to make revisions. 7. Actual unit areas, windows, porches, terraces, and exterior trim detail may vary by elevation style. 8. The unit orientation will be shown in the master plan and not the floor plan.

ENTRANCE C FIRST FLOOR

BANK

First Floor Area 201 m²



KEYPLAN



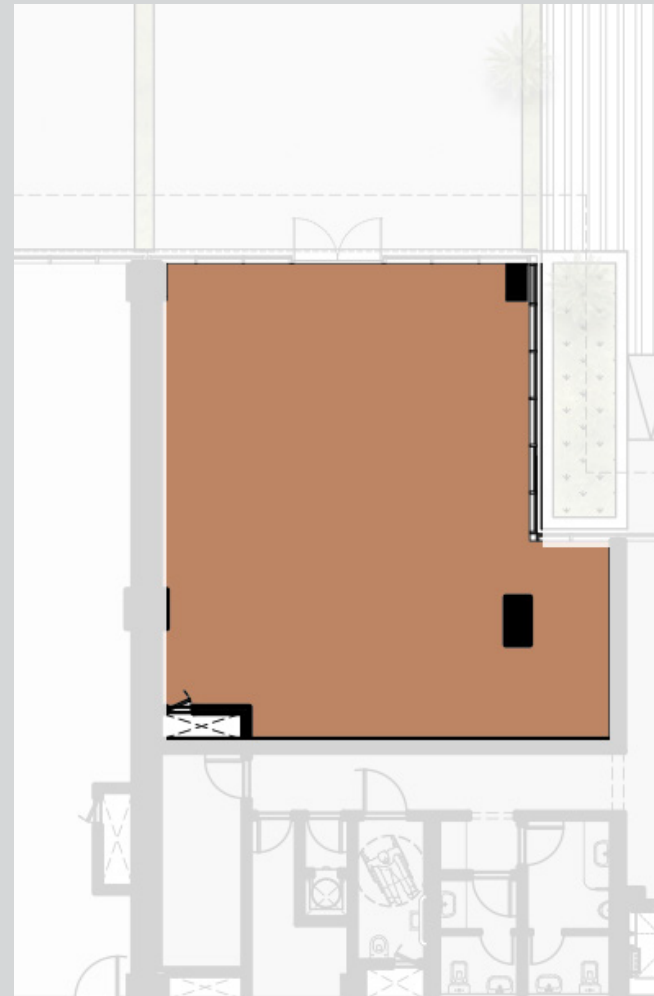
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ENTRANCE A GROUND FLOOR PHARMACY

Ground Floor Area

95.5 m²



KEYPLAN



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ENTRANCE A

Office 115,215,315	121 m ²
Office 116,216,316	53 m ²
Office 117,217,317	55 m ²
Office 118,218,318	94 m ²
Office 119,219,319	131 m ²
Office 120,220,320	94 m ²

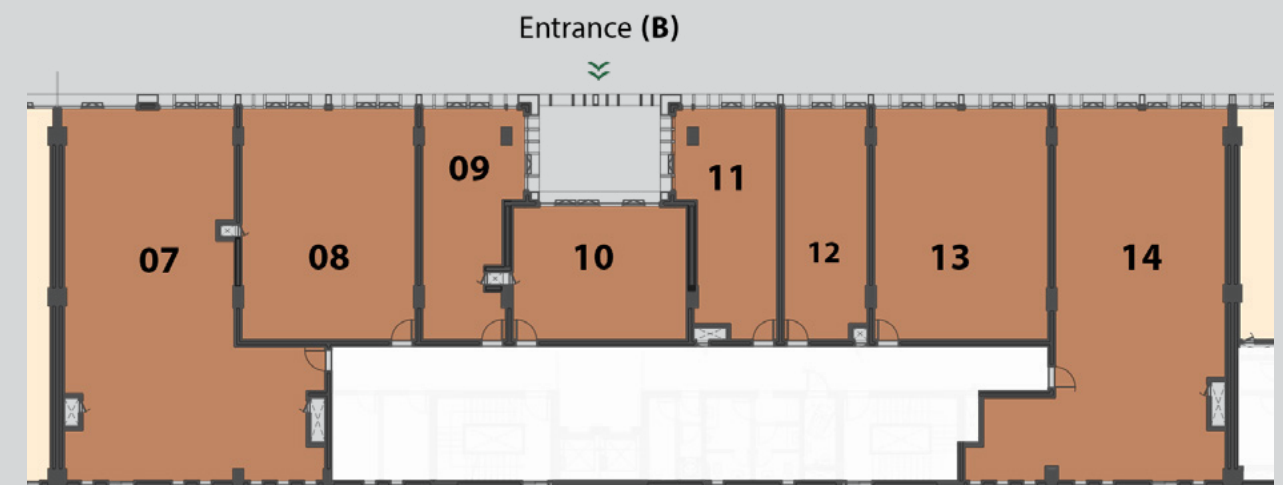


KEYPLAN

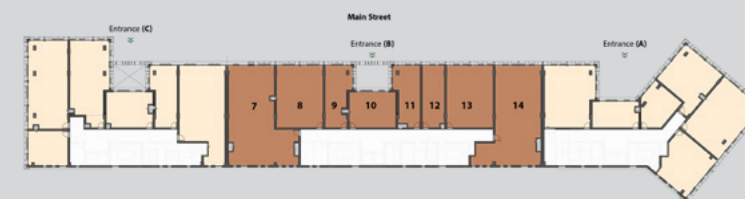


ENTRANCE B

Office 107,207,307	224 m ²
Office 108,208,308	118 m ²
Office 109,209,309	65 m ²
Office 110,210,310	71 m ²
Office 111,211,311	64 m ²
Office 112,212,312	60 m ²
Office 113,213,313	119 m ²
Office 114,214,314	212 m ²



KEYPLAN



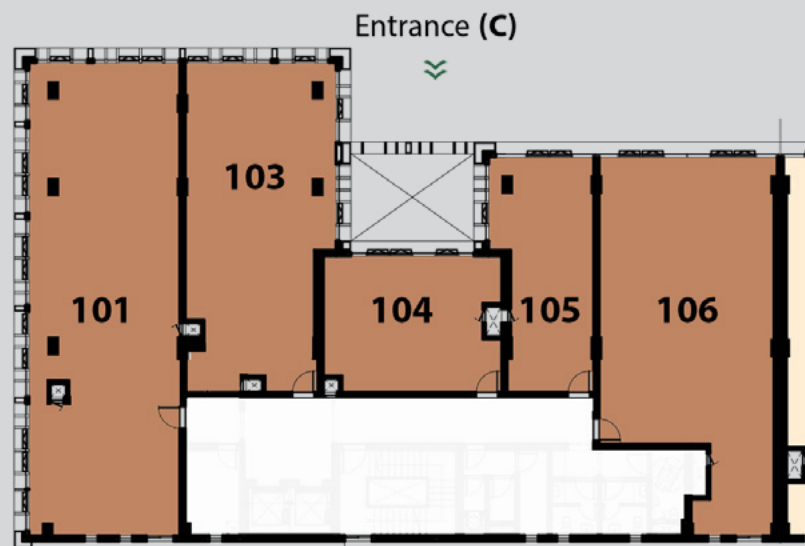
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ENTRANCE C FIRST FLOOR

Office 101	201 m ²
Office 103	133 m ²
Office 104	71 m ²
Office 105	64 m ²
Office 106	166 m ²



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ENTRANCE C TYPICAL FLOOR

Office 201,301	60 m ²
Office 202,302	142 m ²
Office 203,303	126 m ²
Office 204,304	71 m ²
Office 205,305	64 m ²
Office 206,306	166 m ²



KEYPLAN



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HYPER

Building A
Building B
Building C

WORTHBRIDGE

Terrace

ADMIN

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SALES OFFICES

- Sheikh Zayed – Majarraah, Building B1, 5th Floor.
- New Cairo – B4, Eastwalk, AUC Avenue.

