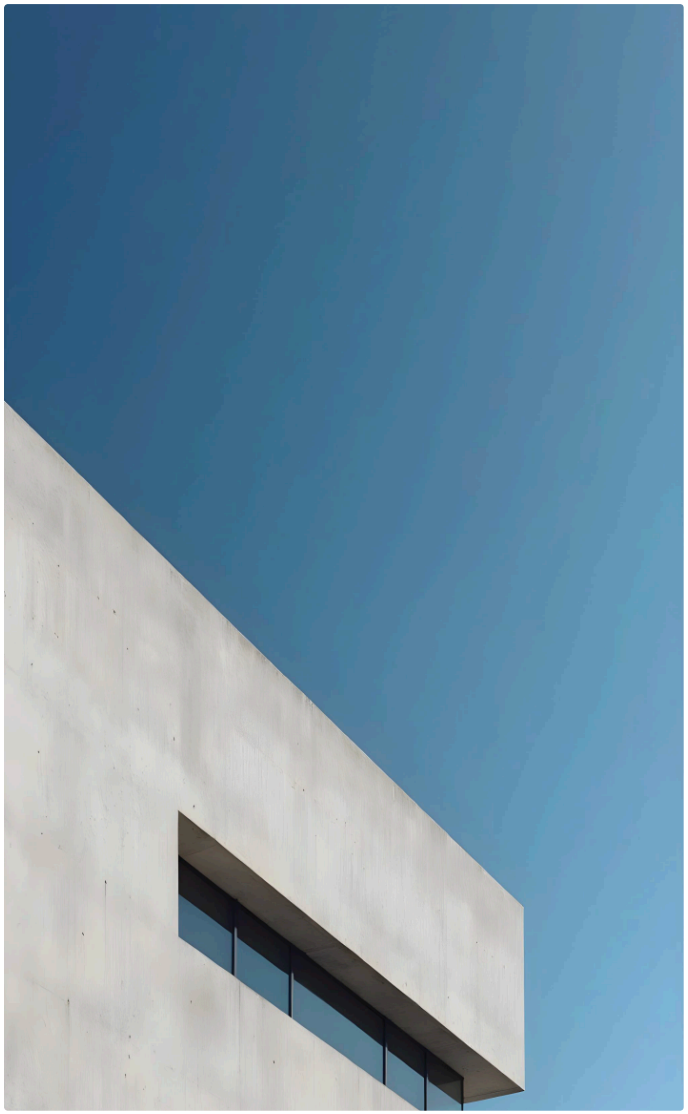


Patterns

KULTURE DEVELOPMENTS

01

ABOUT **DEVELOPER**



ABOUT
KULTURE DEVELOPMENTS

Kulture Development is one of the brilliant, artful minds in the Egyptian real estate industry, which launched its operations and real estate developments in **2025**. It aims to provide its clientele with first-class, fully integrated projects and solutions, meeting the evolving demands of the market.

The company was founded by a group of experts in the real estate industry in Egypt who have more than 20 years of experience in the market. The CEO of Kulture Development is **Mr. Mohamed Abdel Hamid**, who is driving the company to become one of the leading entities in the field.

Kulture Development Company was shaped by the high-end spaces it crafted in various elite projects by Upwyde Developments, which include:

Granoy

White Residence New Cairo

Iguall New Cairo

Cinco New Cairo Project



ABOUT
THE PROJECT

Patterns Mall is an upscale mixed-use project by Kulture Developments in New Cairo City, in partnership with IGI Real Estate. It boasts a broad range of unparalleled amenities, high-end units, and smart facilities.

Patterns New Cairo Mall was designed by the renowned architect, Eng. Raef Fahmi. It has a modern European architectural style, vibrant outdoor spaces, and perfectly equipped workspaces. It covers **11,000 SQM**.

Kulture also ideally located Patterns Mall in New Cairo City, close to many of its well-known destinations and popular attractions. It is close to 90th Street, surrounded by many of the area's fancy compounds, and accessible through several main roads for seamless connectivity.

Patterns New Cairo Master Plan, Facilities, & Services

Kulture smartly utilized the Patterns New Cairo land area by meticulously designing the mall's master plan. It encompasses a myriad of matchless facilities, complemented by vibrant green spaces and modern architecture.

The Patterns New Cairo master plan outlines the following:

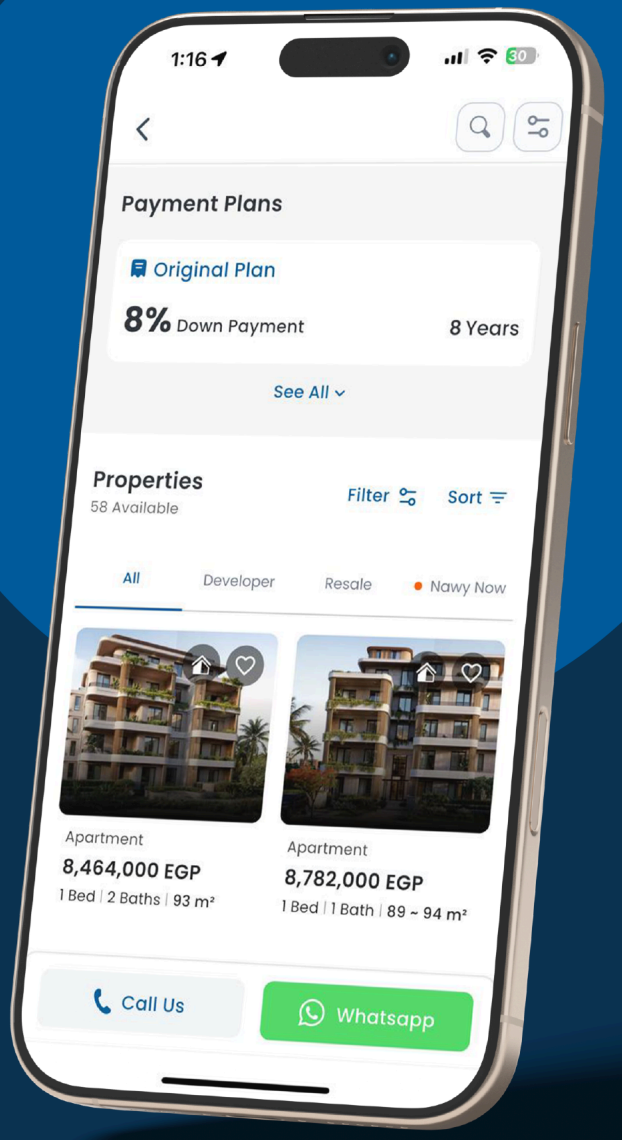
High-end administrative, medical, and retail zones.

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

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Nawy

02

THE **GALLERY**

THE **GALLERY**









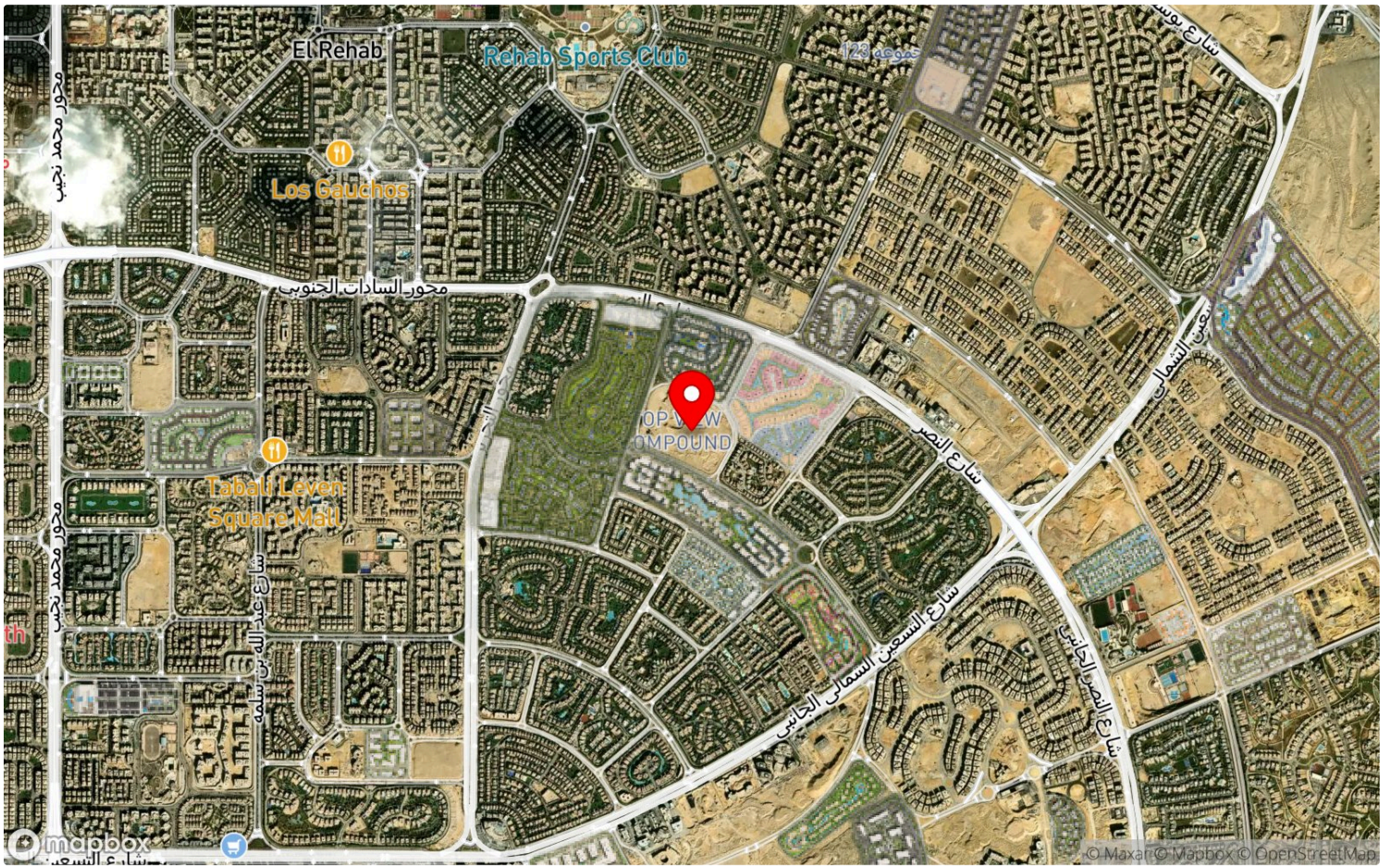




03

LOCATION & **MAP**

LOCATION **MAP**



04

PROPERTY TYPES & **FLOOR PLANS**

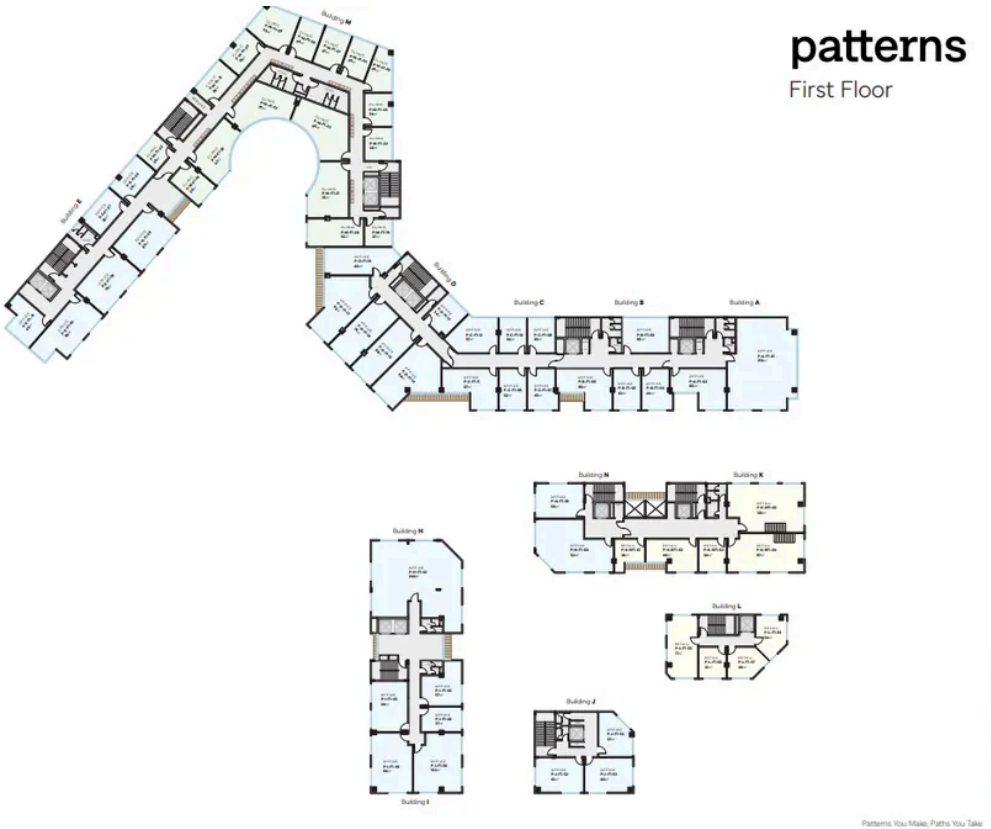
ADMINISTRATIVE 01

AREA ***32 SQM*** ***0*** BATHROOMS



ADMINISTRATIVE 01

Building Type	commercial
Unit Name	first floor



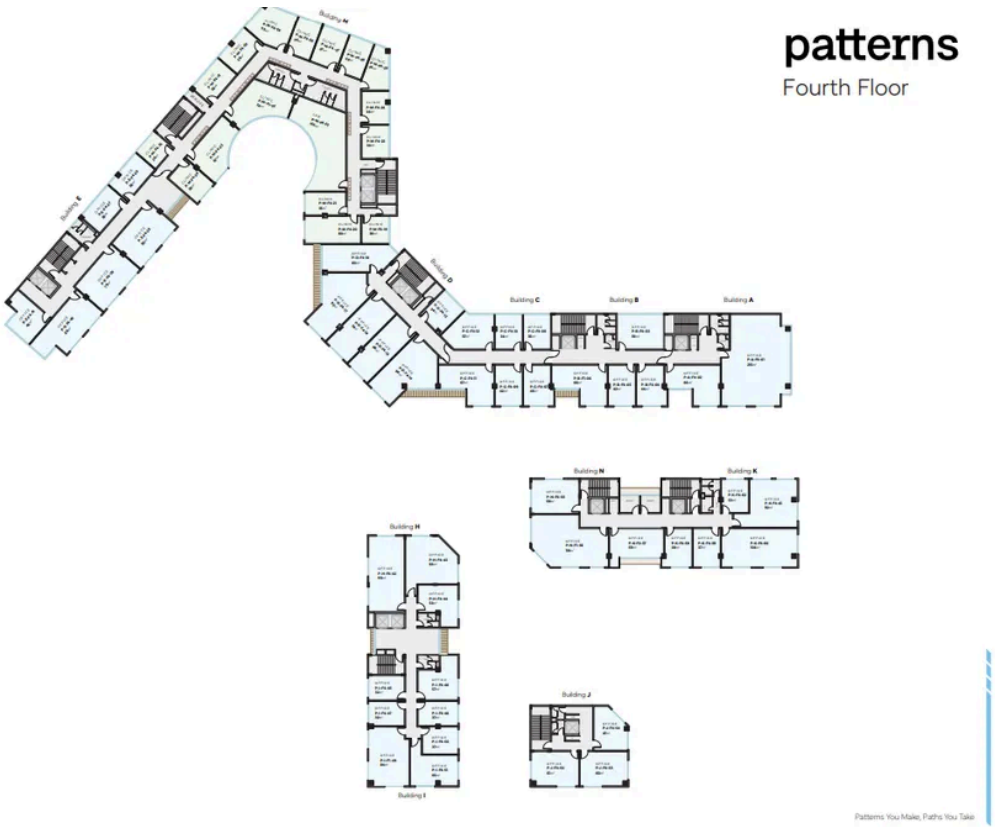
ADMINISTRATIVE 02

AREA ***32 SQM*** ***0*** BATHROOMS



ADMINISTRATIVE 02

Building Type	commercial
Unit Name	fourth floor



RETAIL 01

AREA ***30 SQM*** ***0*** BATHROOMS



MEDICAL 01

AREA ***34 SQM*** ***0*** BATHROOMS



05

THE **AMENITIES**



DISABILITY SUPPORT



COMMERCIAL STRIP



DISABILITY SUPPORT



UNDERGROUND PARKING



COMMERCIAL STRIP



UNDERGROUND PARKING



DISABILITY SUPPORT



COMMERCIAL STRIP

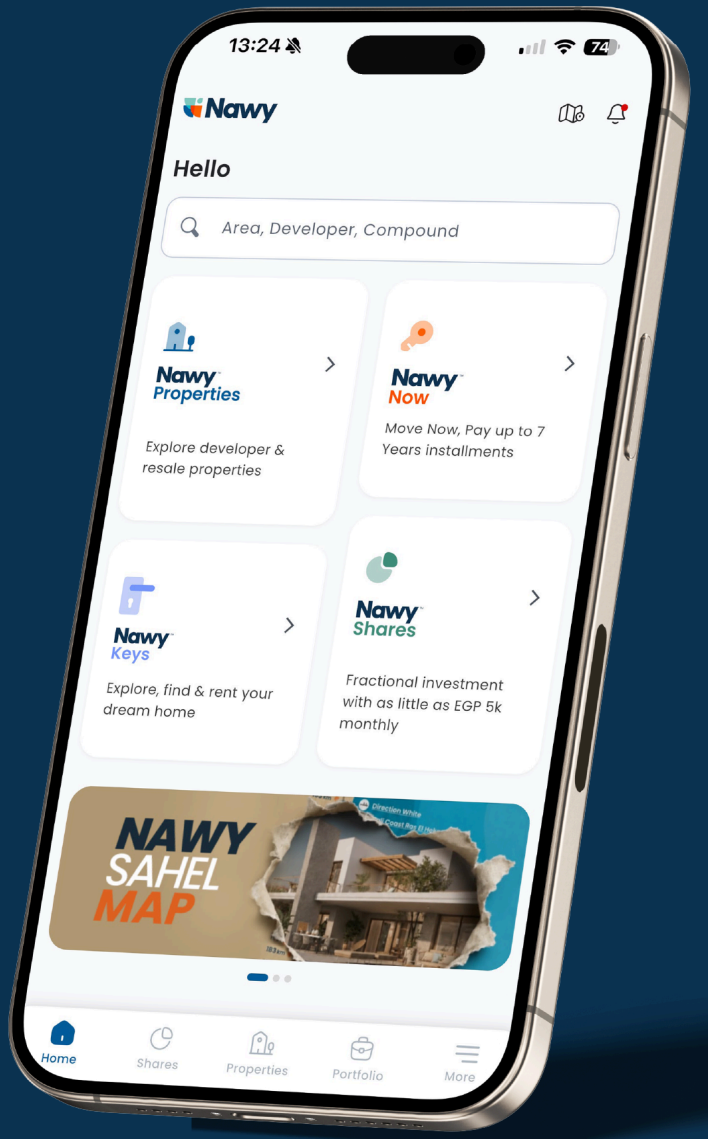
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