



IB/axis

UNLOCK MORE..

COMMERCIAL PROJECT
NEW CAIRO

IN THE HEART OF
GARDENIA HEIGHTS.

*PROJECT
DEVELOPED BY*

inBTIKAR

ABOUT IBTKAR



Ibtkar is not just a developer, it's a name built on results.

Shaping Projects. Building Trust.

For over 20 years, Ibtkar Developments has delivered excellence in residential and commercial projects across prime neighborhoods in New Cairo, Nasr City, October, and more. .We've built a reputation grounded in trust, quality, and consistent on-time delivery

Proven Track Record:

100+

COMPLETED PROJECTS



2,200+

SATISFIED CLIENTS

100%

ON-TIME HANDOVERS

In-house control over construction and design
A growing focus on commercial and mixed-use developments

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IBaxis

UNLOCK MORE WITH AXIS

NEW CAIRO'S NEXT LANDMARK
GARDENIA HEIGHTS – NEW CAIRO

iB/axis – What It Is

iB/axis. A New Kind of Destination.

As the latest milestone in Ibtakar's journey, iB/axis represents a new chapter in commercial excellence.

Right at the center of Gardenia's service zone, iB/axis emerges as a modern commercial hub designed to meet real, daily demand in a densely populated urban pocket.

It's not a shopping mall. It's not just retail. It's an axis a nucleus of movement, connection, and utility.

"NOT JUST SPACE. IT'S AN *axis* TO MORE.

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iB/axis isn't just a commercial project; it's a strategic answer to a market gap at Gardenia Heights. In a district full of residents and movement, but lacking in integrated service spaces, iB/axis rises with purpose.

It is designed not just to exist, but to lead.
To offer value not only for tenants, but also for the surrounding community.

THE VISION BEHIND iB/axis
More Than A Project. It's A Positioning Statement.

**FROM THE FACADE TO THE FOOTFALL, EVERY
DETAIL IS INTENTIONAL.**

KEY DIFFERENTIATORS

High residential density
with minimal surrounding
services

Small unit sizes suitable
for early-stage investment

High exposure with
outdoor areas for each
unit

Flexible layout and
efficient floor planning

Central location near
top international schools
and sports facilities

KEY HIGHLIGHTS

Blends commerce,
services, and social
interaction

Designed for
everyday use and
long-term growth

Strategic,
accessible, and
built with purpose

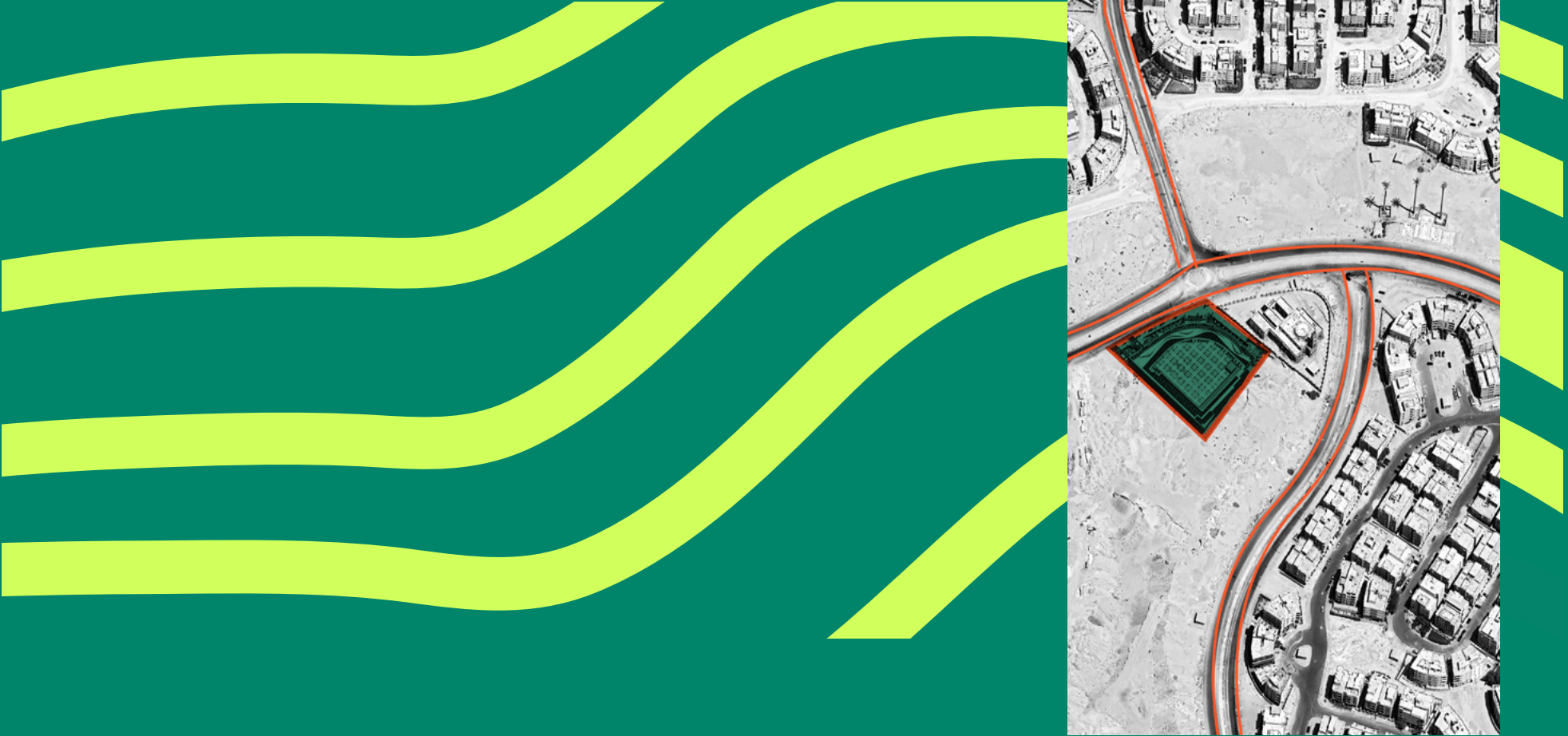
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UNLOCK MORE.. *LANDMARK*



WHY iB/axis

A Rare Commercial Opportunity in a High-Density Zone

In an area full of movement and people but short on services iB/axis fills a real market gap with precision and potential.

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IN THE HEART OF IT ALL

In commercial real estate, location isn't just important, it's everything.
iB/axis stands at the very center of Gardenia's most vibrant zone, surrounded by residential energy, schools, clubs, and constant movement.

Its dual-corner placement gives it maximum visibility, while its proximity to major axes makes it instantly accessible from all directions.

POPULATION APPROXIMATELY **70,000**
RESIDENTS

CURRENT OCCUPANCY RATE OVER **70%**

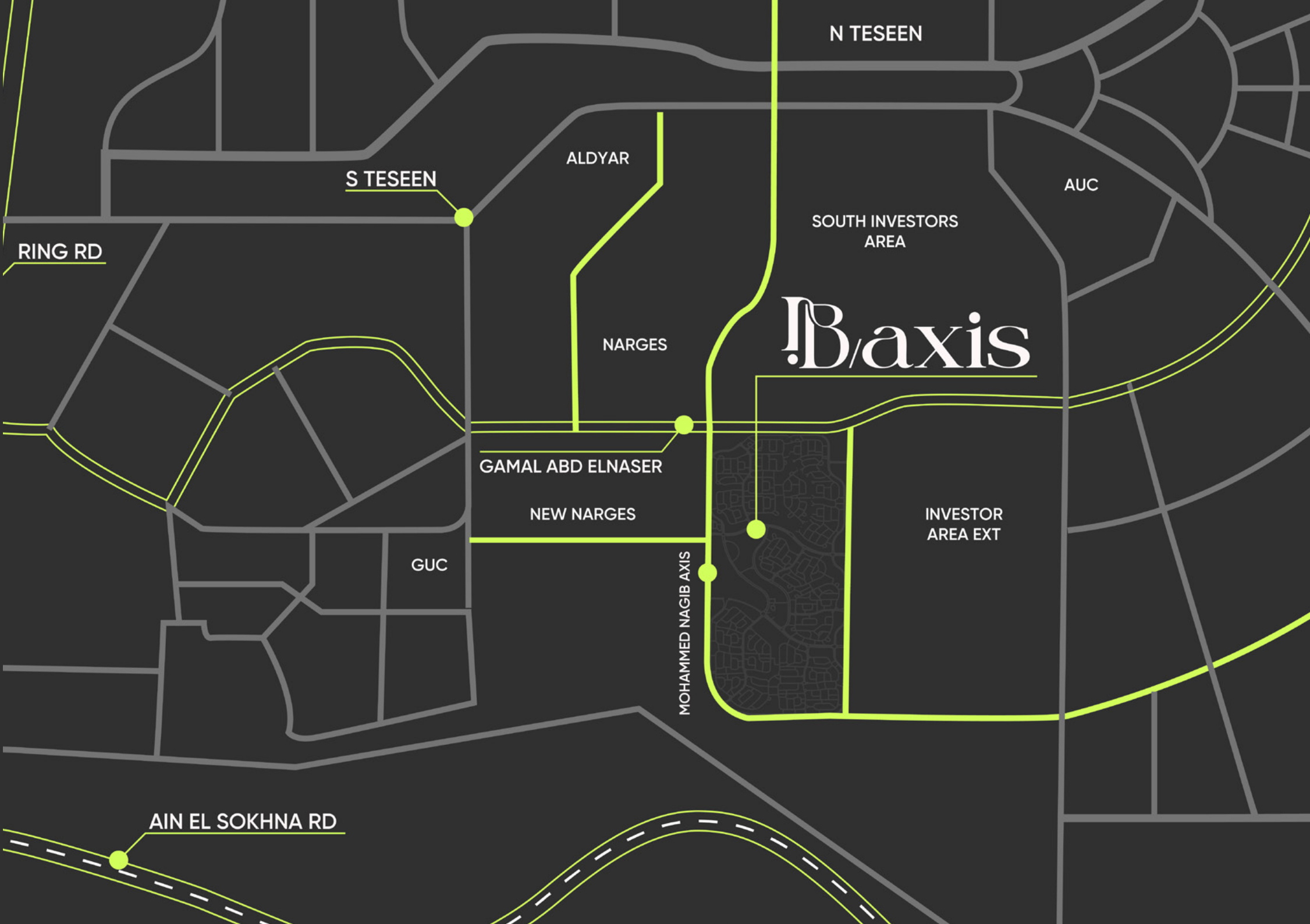
MOHAMED NAGUIB AXIS / LESS THAN **1** MIN

GAMAL ABDEL NASSER AXIS / **1** MIN

NORTH & SOUTH 90 STREETS / **10** MIN

AL NADY STREET / **10** MIN

AMERICAN UNIVERSITY IN CAIRO / **12** MIN



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DESIGN AND FACILITIES



SMART DESIGN, SHARP DESIGN

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WHERE DESIGN MEETS PURPOSE

iB/axis showcases a bold, modern facade that blends concrete, glass, and landscaped open spaces.

Built across 2 basements, a lower ground, ground, and 3 upper floors, the architecture prioritizes visibility, utility, and retail logic with every layer designed to support movement and maximize commercial value.

BUILDING HIGHLIGHTS

INTERNAL SHADED
PLAZA
1,050 SQM

4
MAIN ENTRANCES
+ 2 SERVICE STAIRS

BREAK AREAS AND WIDE
CORRIDORS
3.5–3M

OUTDOOR TERRACES
ON ALL FLOORS

SERVICE ELEVATORS FROM
BASEMENT TO LOWER GROUND

TRIPLE-HEIGHT
MAIN ENTRANCE

FIRST FLOOR
(ELEVATED GROUND
LEVEL)

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IN THE HEART OF
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**BEYOND
RETAIL.
BUILT FOR
REAL**

LIFE.



Own sp-ace that **sells,**
Not just space for sale

Facilities & Services

iB/axis goes beyond shops and units, it's built to support smooth operations, enhance daily experience, and offer more than just commercial value, From movement and logistics to wellness and social flow, the entire project is designed to serve people, not just spaces.



Service Elevators



Basement Parking



Prayer Room



EV Charging Stations



Fitness Zone



Sky Café/Lounge



Padel Court



Storage Areas



Accessible Toilets



Break Areas &
Shaded Walkways



Multiple Access Points



24/7 Security & CCTV



FUNCTION BY FLOOR

Each level in iB/axis is designed to serve a purpose from high-traffic convenience to elevated experiences.

FUNCTIONAL BREAKDOWN:

- Lower Ground:** Supermarket, influencer zone, gaming, appliances, cafés
- Ground Floor:** Pharmacy, mobile services, coffee shops
- First Floor:** Tech, accessories, booths, self-care
- Second Floor:** Fashion, co-working, home décor
- Roof:** Padel court, gym, sky café

DESIGNED FOR RETAIL

Every aspect of iB/axis is engineered for retailers and service providers. From deep storefronts and clear frontage to easy delivery access and outdoor terraces the space supports operations, not just aesthetics.



KEY FEATURES

- Average unit size: 25 sqm
- Sizes from 30 to 140 sqm with merging options
- Clear ceiling heights for visibility
- Flexible shopfront depths
- Plazas and resting zones for dwell time

UNLOCK MORE..

SPACES

A photograph of a set of wide, grey concrete steps leading up a hill. The steps are arranged in a series of landings. On the side of the steps, there is a quote in white and yellow capital letters. The background is a clear blue sky.

SOME WAIT FOR THE PERFECT LOCATION
OTHERS CLAIM IT FIRST

OWN YOUR SPACE AT
iB/axis

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WHERE NUMBERS BUILD TRUST.

Clear Facts. Solid Foundations.
When it comes to real estate, numbers tell the real story.
Here’s what sets iB/axis apart by the data:

LAND AREA
4,000 SQM

INTERNAL SHADED
PLAZA
1,050 SQM

FLOORS
2 BASEMENTS, LOWER
GROUND, GROUND, 3+
UPPER FLOORS

ENTRANCES
4 MAIN (GROUND) + 2
(LOWER GROUND)

SMALLEST UNIT SIZE
30 SQM

OUTDOOR TERRACES
AVAILABLE ON ALL
FLOORS

LARGEST UNIT SIZE
140 SQM

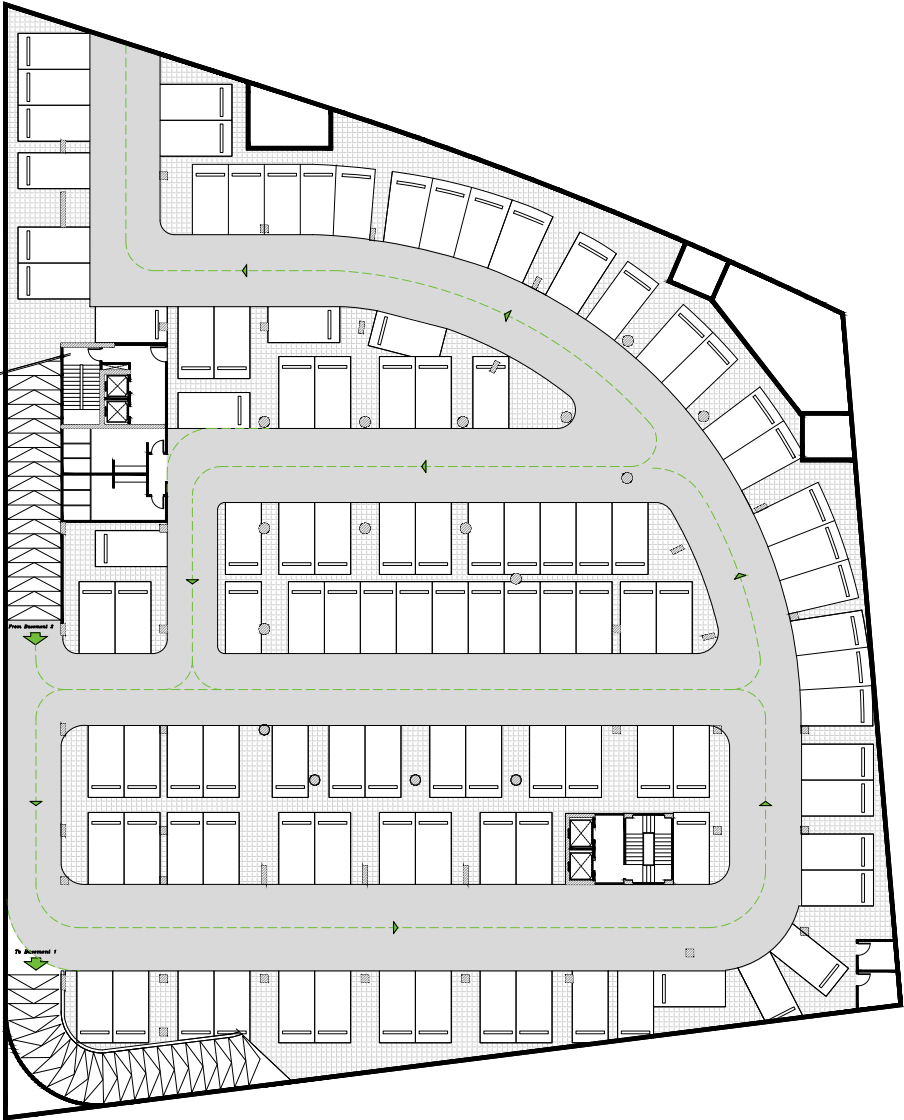


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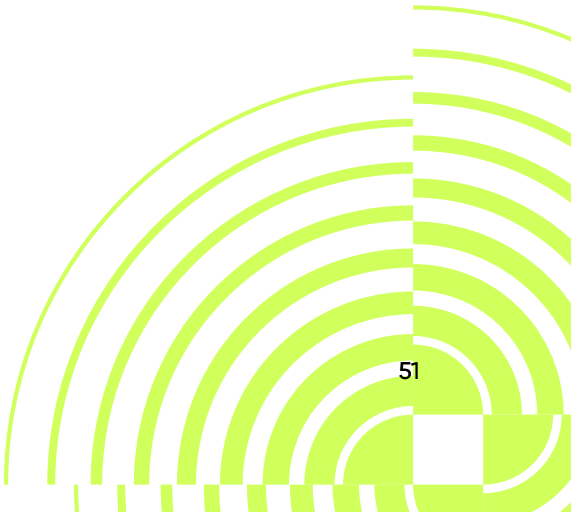
BASEMENT 1
ACCOMMODATES 108 CARS

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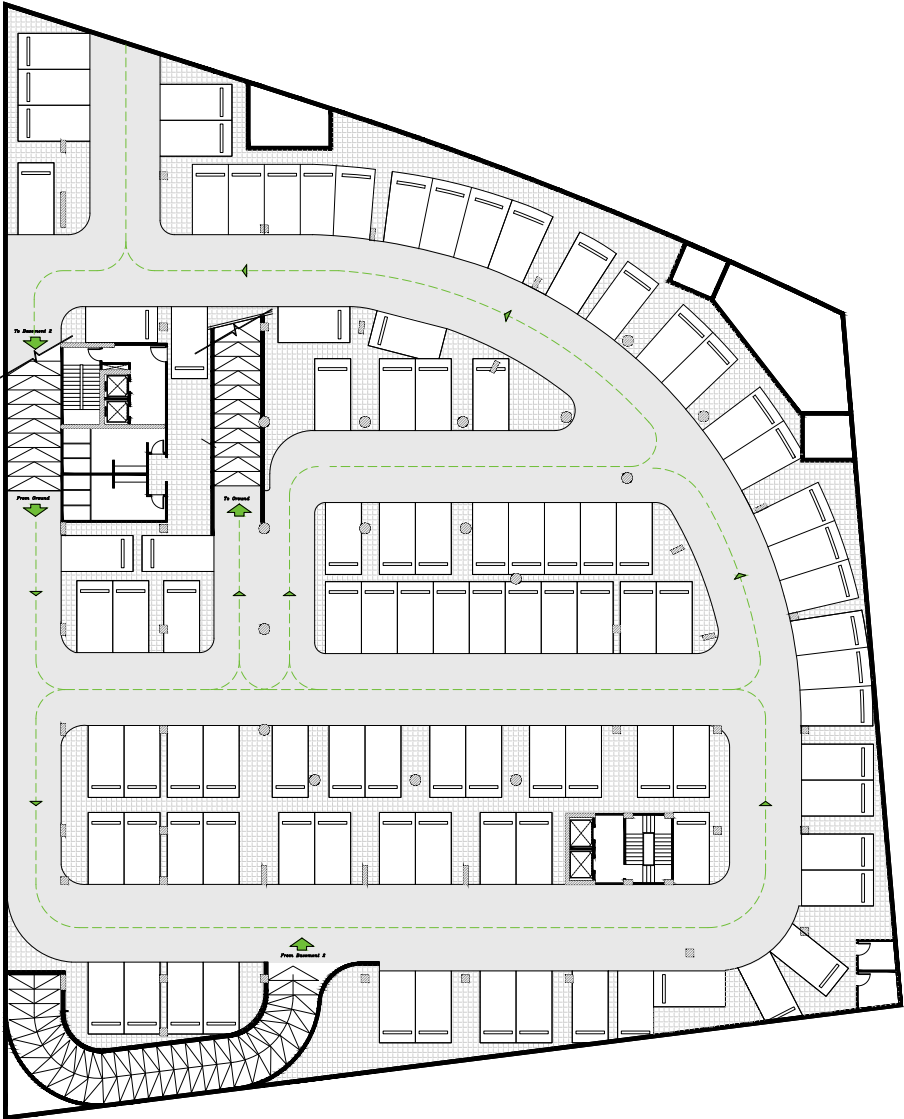


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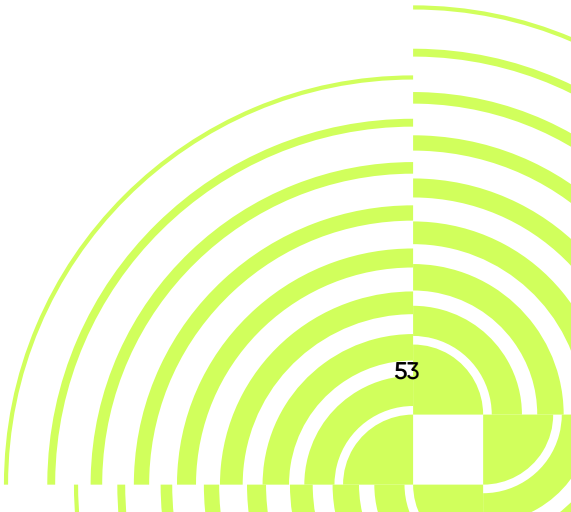
BASEMENT 2
ACCOMMODATES 100 CARS

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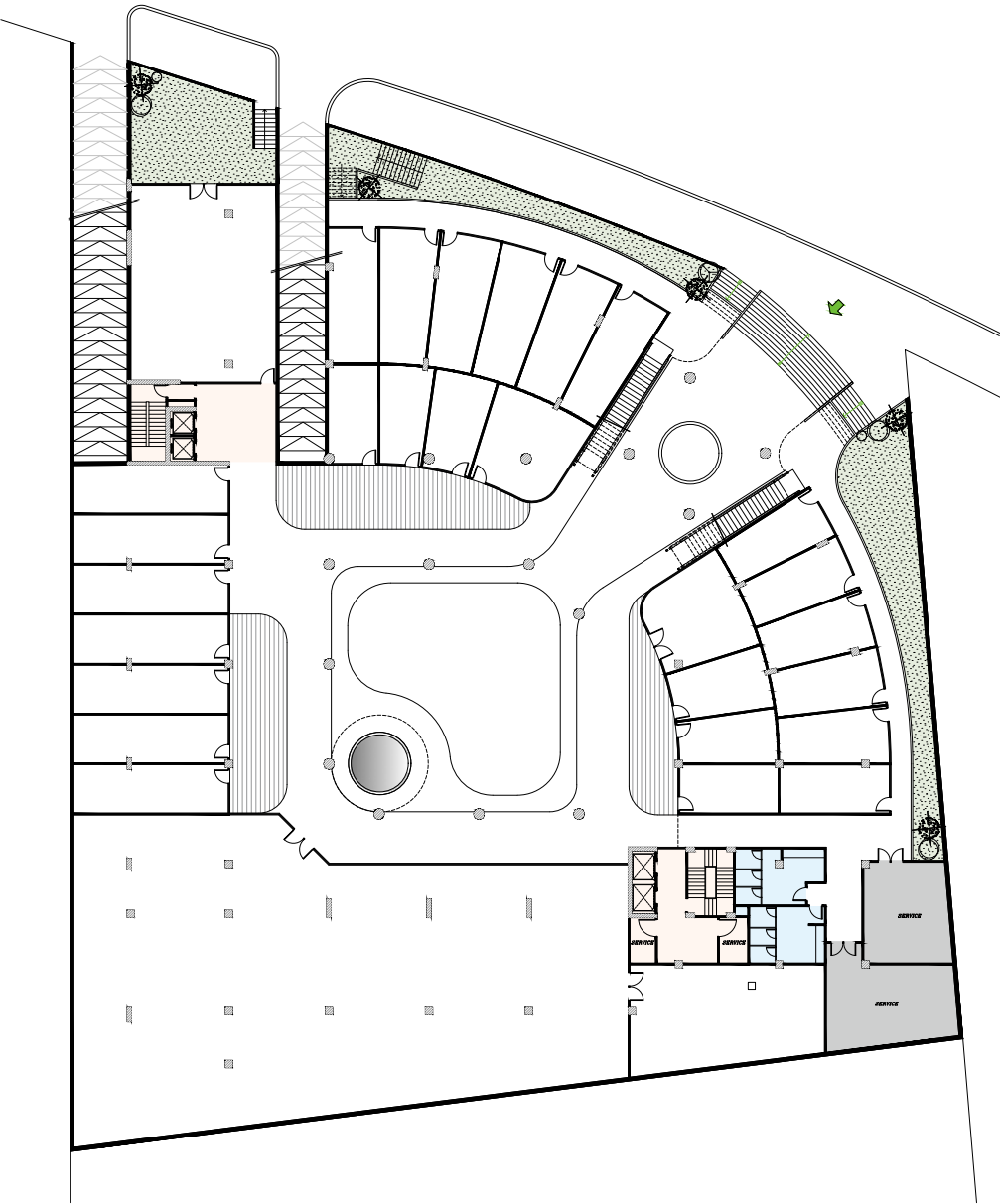


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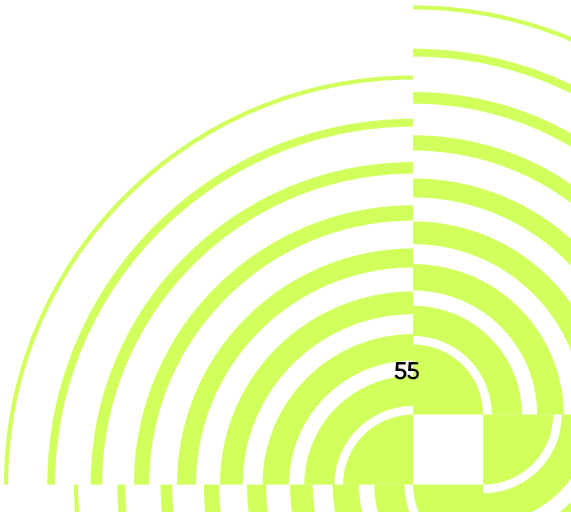
GROUND FLOOR 0

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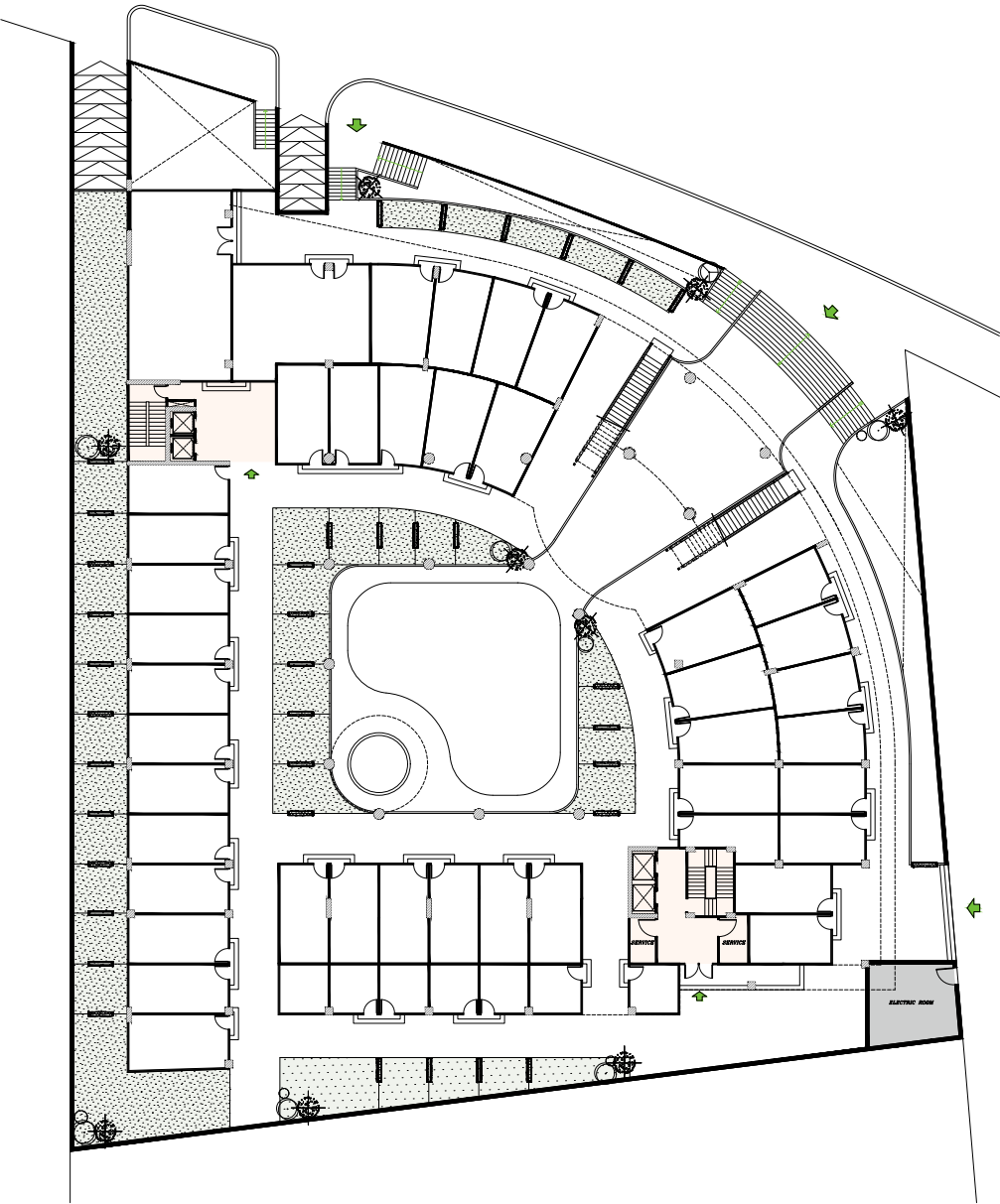


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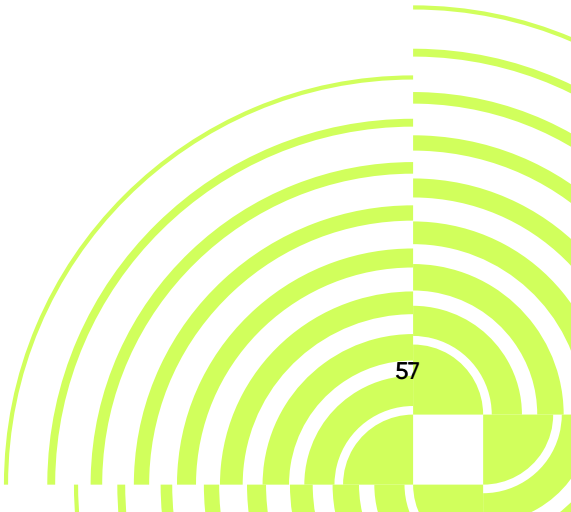
GROUND FLOOR 1

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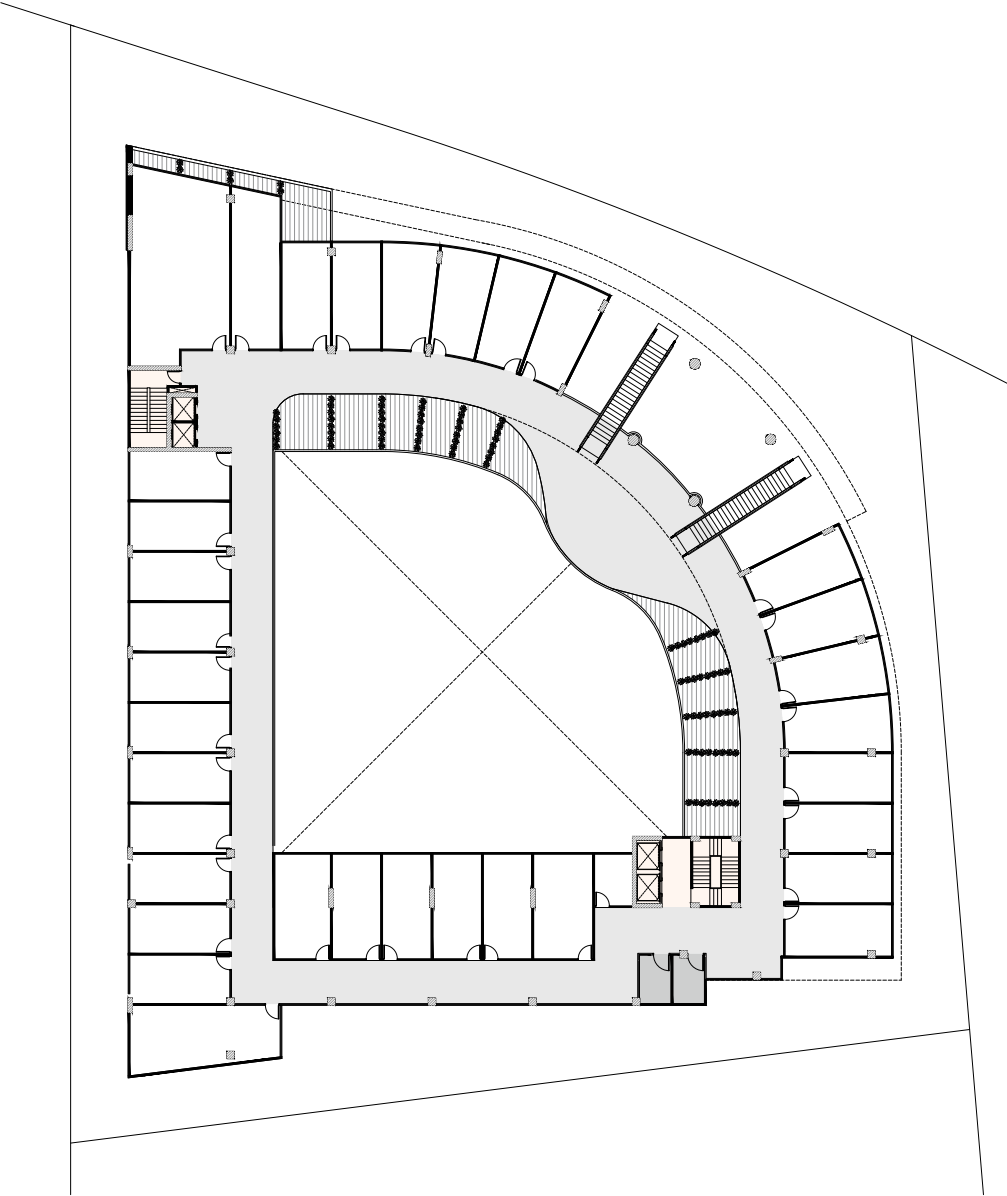


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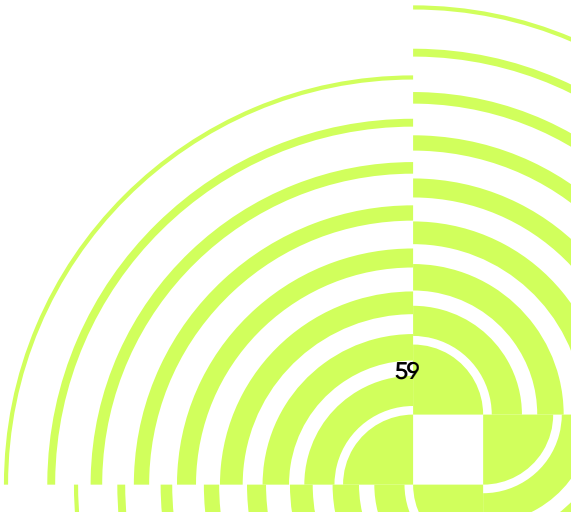
FIREST FLOOR

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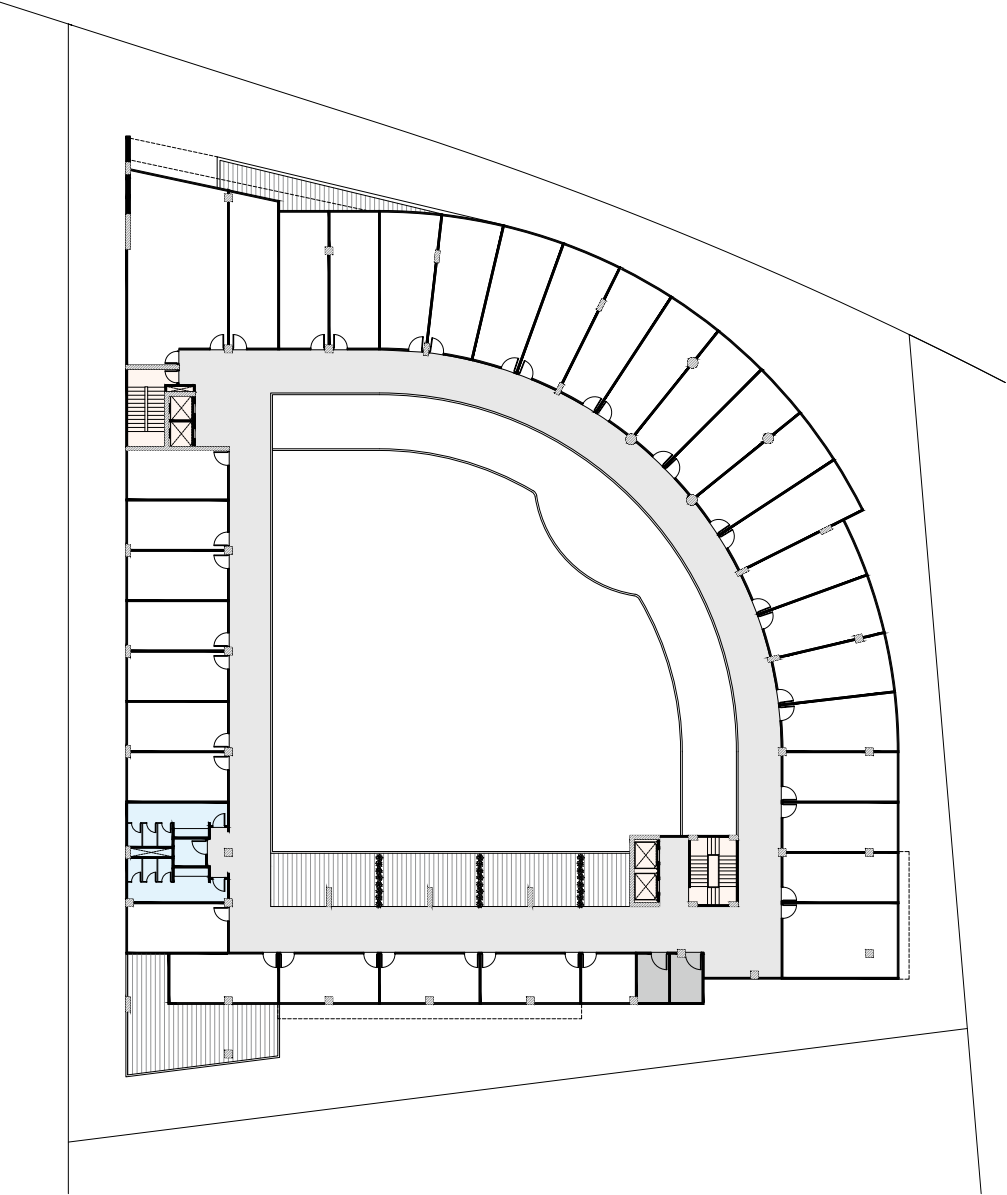


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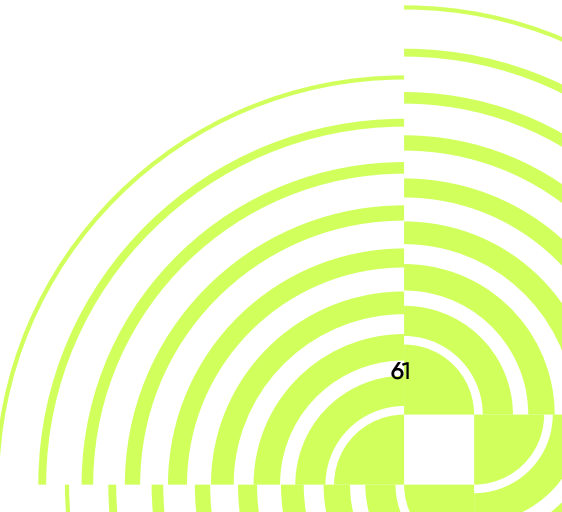
SECOND FLOOR

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In iB/axis, space is a tool not a limitation.
With modular units starting from just 12 sqm, the project offers a flexible retail ecosystem
that works for new entrepreneurs and established brands alike.

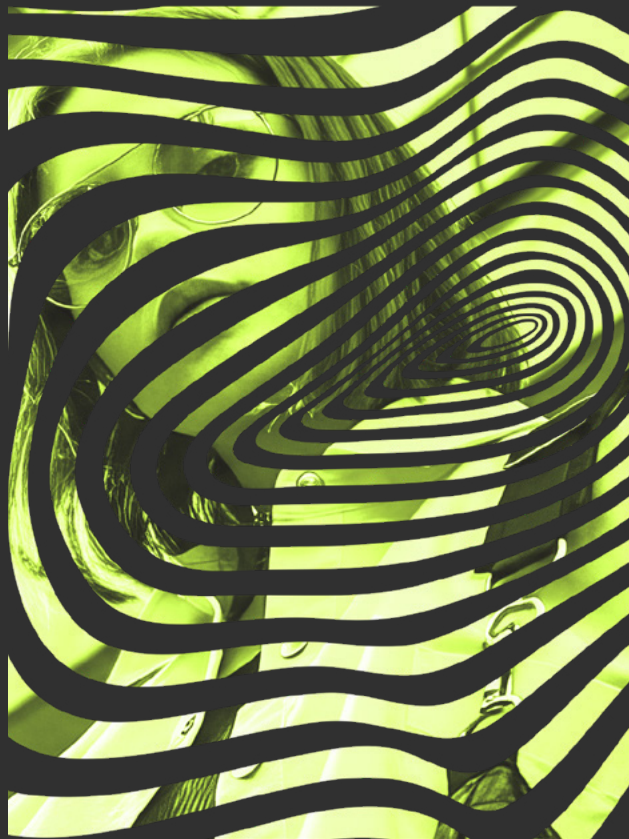
Small Starts. **BIG POSSIBILITIES**

From startup to scale-up, the space adjusts with you.



Whether you're launching a single kiosk or merging bays for a larger 47 sqm footprint, the
architecture supports your growth at every stage.

INFLUENCER CIRCLE



Where Content Lives. And Brands
Come to Life.

More than just a commercial zone,
Influencer Circle is the social pulse
of iB/axis
a space designed for creators,
brands, and audiences to connect
in real time.

THIS IS WHERE MOMENTS GO LIVE.
WHERE – LAUNCHES – HAPPEN.
WHERE CONVERSATIONS TURN INTO CONTENT.

Built with flexibility, flow, and visibility in mind, the zone is perfect for:

- Live events & influencer activations
- Product showcases
- Pop-up experiences
- Casual meetups and branded photo ops

**THE FUTURE OF THE MARKET IS NOW
— AND IBTKAR IS ALREADY IN PLAY.**

PARTNERS OF SUCCESS



BUILT TO UNLOCK MORE.

SALES OFFICES

OFFICE 106, CENTRO MALL
SOUTH LOTUS AREA, NEW CAIRO, EGYPT

INSTAGRAM
@IBTKAREG

FACEBOOK
IBTKAR DEVELOPMENTS

16321
IBTKARRE.COM

LINKEDIN
IBTKAR DEVELOPMENTS