

# A Hub for Healing and *Hustle*







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## ABOUT SMART HILLS



**SMART HILLS** is an innovative company committed to delivering exceptional value in commercial buildings across the UAE and Egypt.

With over **15 years** of expertise in sustainable design, energy efficiency, and green building techniques, we've completed projects ranging from commercial and sports facilities to palaces and government establishments. Drawing on our success in the UAE one of the region's leaders in green buildings we are now bringing the same standards of excellence and innovation to our new projects in Egypt



## SMART HILLS CLIENTS

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THE GOLDEN HILLS ONE

RADIOLOGY CENTER

Cafe Name

COF

LABORA

Cafe Name

Cafe Name

THE GOLDEN HILLS ONE



## ABOUT GOLDEN HILLS

**GOLDEN HILLS ONE** is redefining the retail and business scene in New Cairo with a pioneering green building approach.

By integrating sustainable design, energy-efficient technologies, and eco-friendly operations alongside the Higen Medical Hub it aims to set a new standard for responsible commercial development.

Rooted in the innovative ethos of **SMART HILLS** Investment, **GOLDEN HILLS ONE** offers curated spaces and services that streamline business operations, foster innovation, and create a prestigious environment to boost productivity and growth.

Covering over 2,500 square meters, Golden Hills three interconnected buildings feature a bold, modern design that evokes a futuristic and sophisticated business atmosphere







THE GOLDEN HILLS  
ONE

RADIOLOGY CENTER

COFFEE NAME

LABORATORY CENTER

COFFEE NAME

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

THE GOLDEN HILLS  
ONE



## GOLDEN HILLS IN NUMBERS

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01

Average Daily  
Traffic 70000  
Person

02

10 Years  
Payment Plan

03

+15 years  
exp

04

Highest ROI

05

Surrounded by  
3 Squares





THE GOLDEN HILLS  
CITY OF SUSTAINABILITY

RADIOLOGY CENTER

COFFEE NAME

LABORATORY CENTER

COFFEE NAME

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

Cafe Name

THE GOLDEN HILLS  
ONE







## WHY GOLDEN HILLS

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01

Prime Location in the Lotus  
district in the Golden  
Square

02

Sustainable green,  
energy efficient Building

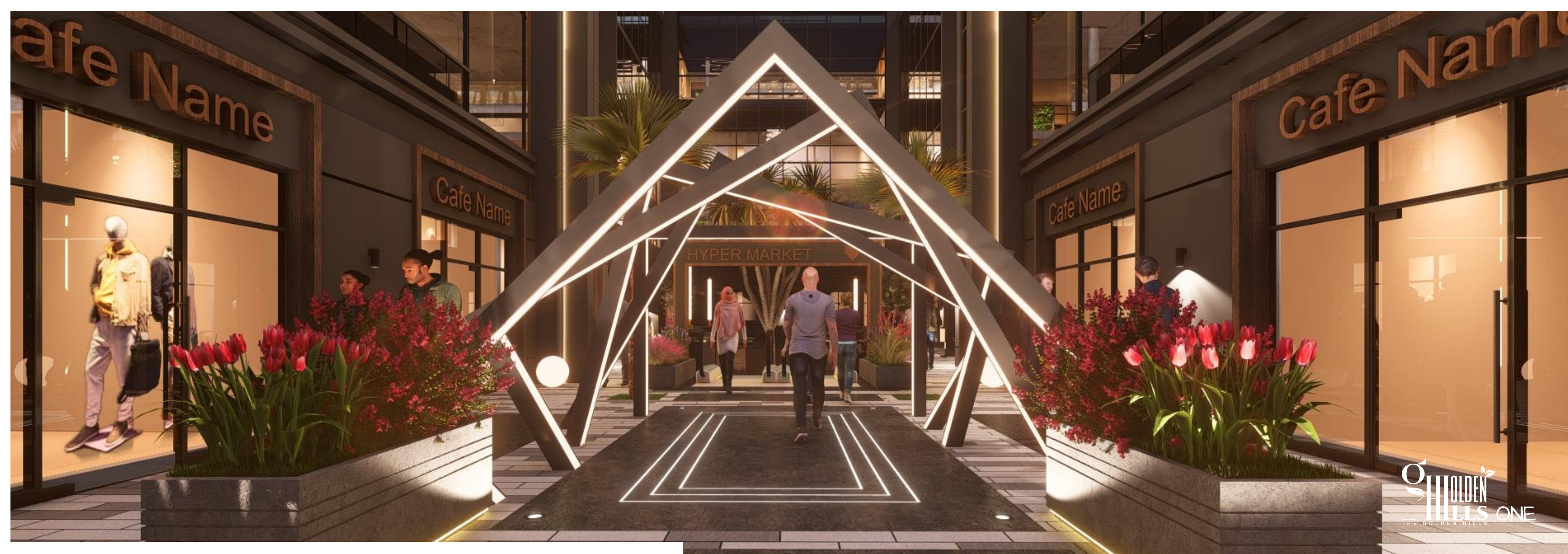
03

Building with 15+ years  
multinational experience

04

Designed specially for  
commercial and medical  
units











## GOLDEN HILLS LOCATION

**GOLDEN HILLS ONE MALL'S** location in New Cairo's North Lotus district reflects a strategic choice rooted in thorough market analysis and an understanding of regional demand.

With direct access to North 90th Street, it offers prime visibility and connectivity to surrounding residential, educational, and commercial hubs positioning it as a high potential destination for modern retail and lifestyle experiences.









## GOLDEN HILLS FACILITIES

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Property Management



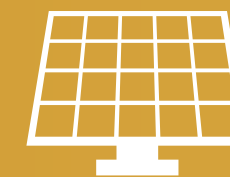
Underground Parking



Escalators



3 Entrances



Solar Panel



Hypermarket



Elevators



Wi-Fi



Greenery View



Laboratory

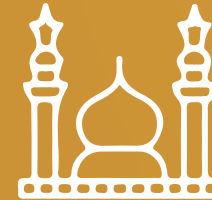




Atm Center



Public Toilet



Mosques



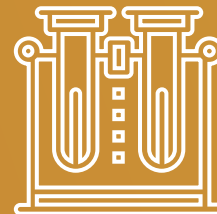
Security



Fire Systems



CCTV



Elevators



Radiology Center



Pharmacy







# UNITS TYPES

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## 1- COMMERCIAL

**GOLDEN HILLS ONE** offers a fresh and distinctive experience across its upscale retail spaces.

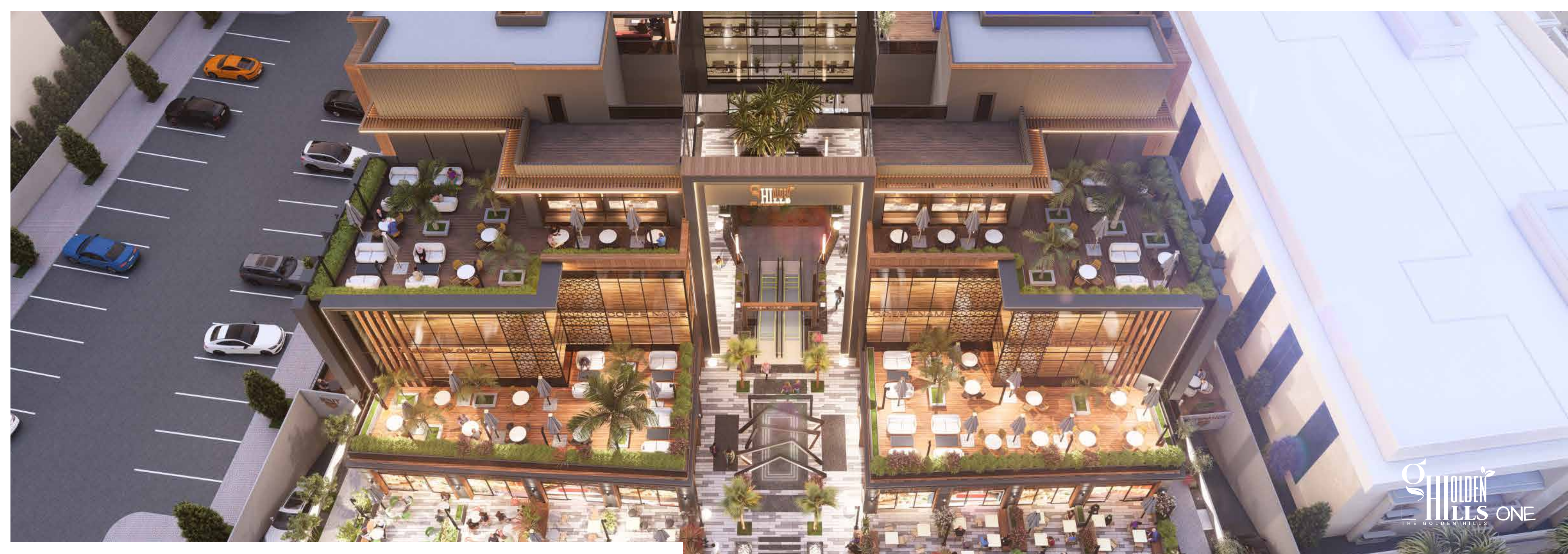
Here, you'll effortlessly discover your favorite dining spots and shopping outlets.

The dining journey becomes even more delightful as serene relaxation areas blend seamlessly with beautifully designed commercial spaces, creating a unique, tranquil atmosphere that elevates your visit to an entirely new level.



**GOLDEN  
HILLS ONE**









## 2- MEDICAL

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**GOLDEN HILLS ONE** medical spaces are designed with the highest standards of sustainability, reflecting our expertise in creating eco-friendly, future-ready facilities.

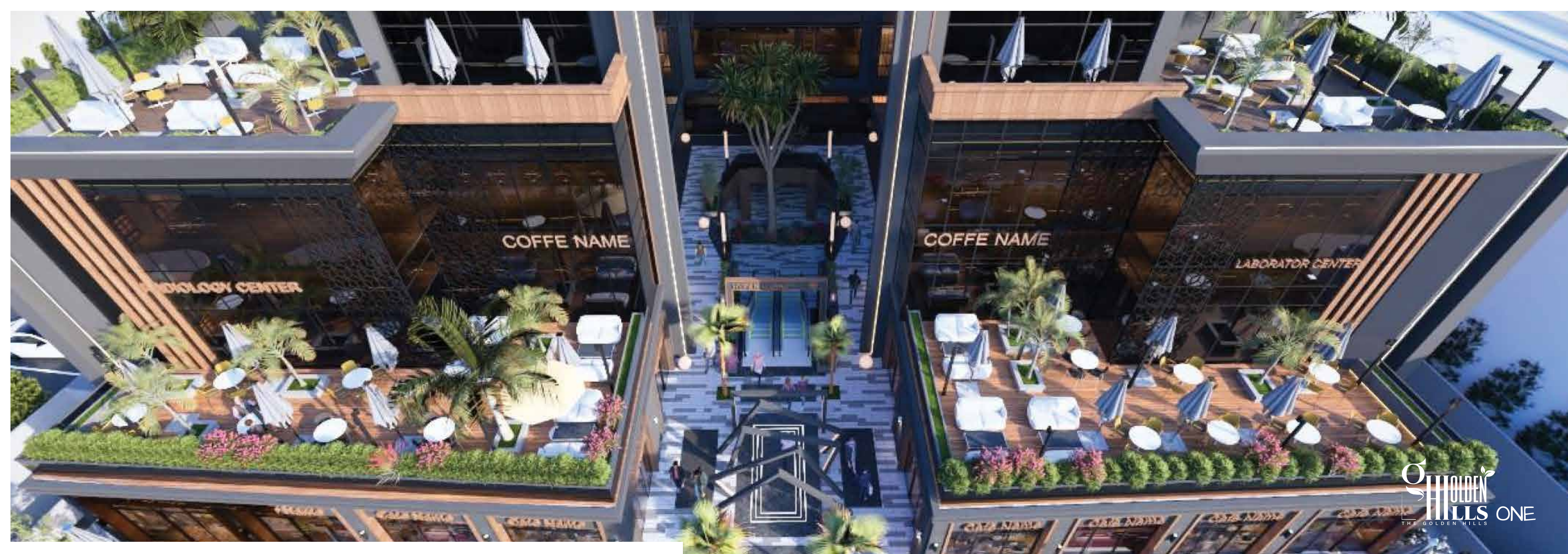
Every clinic and wellness center is equipped with advanced, energy-efficient systems and built using sustainable materials, ensuring both environmental responsibility and long-term performance.

Blending modern medical technology with a calming, patient focused atmosphere, we provide an exceptional healthcare environment that prioritizes comfort, efficiency, and a healthier planet.









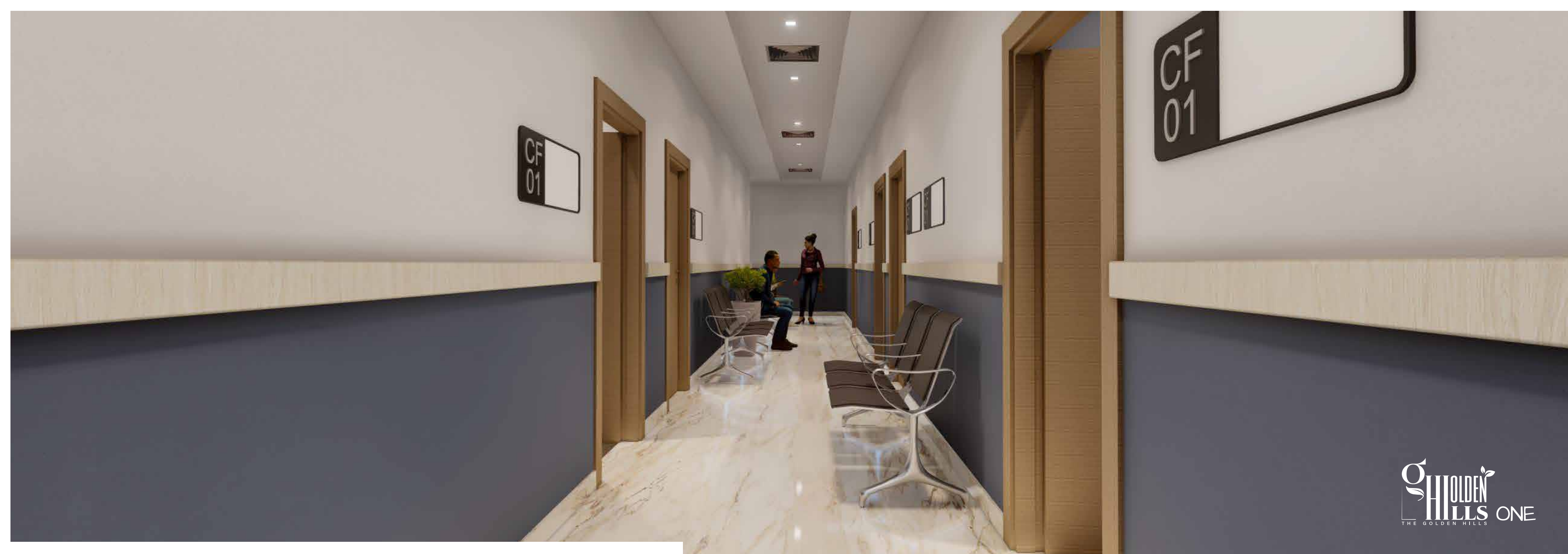


# MALLS INTERIOR DESIGN

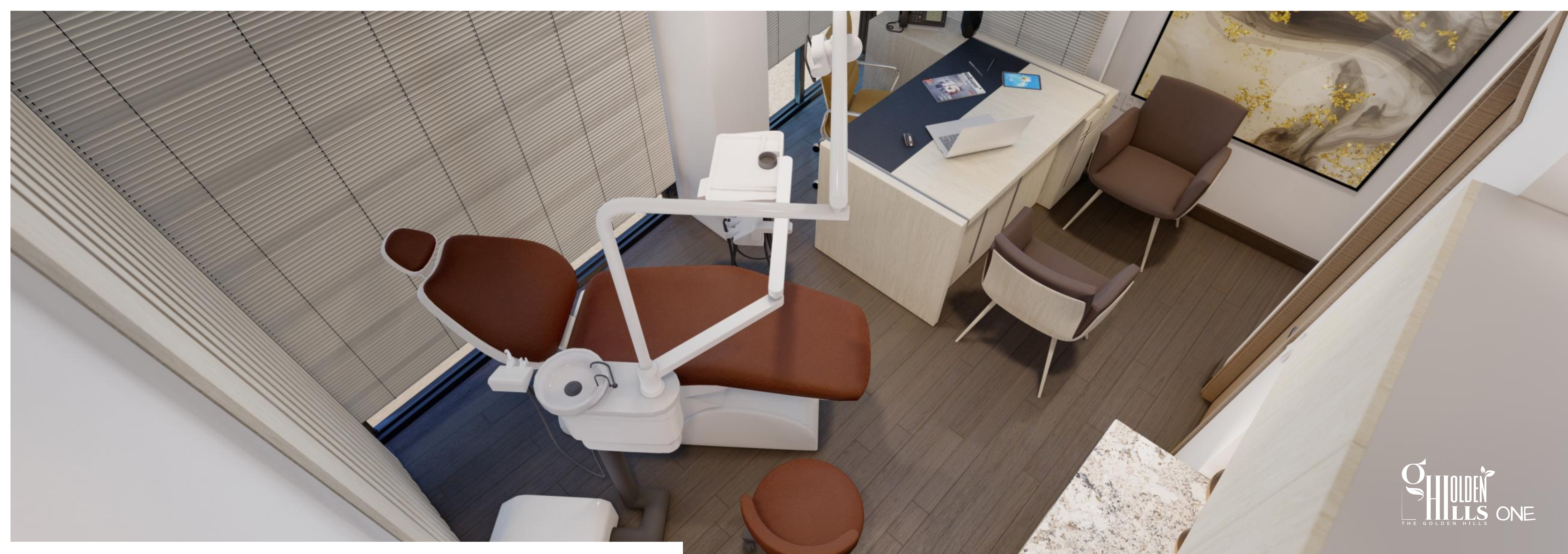








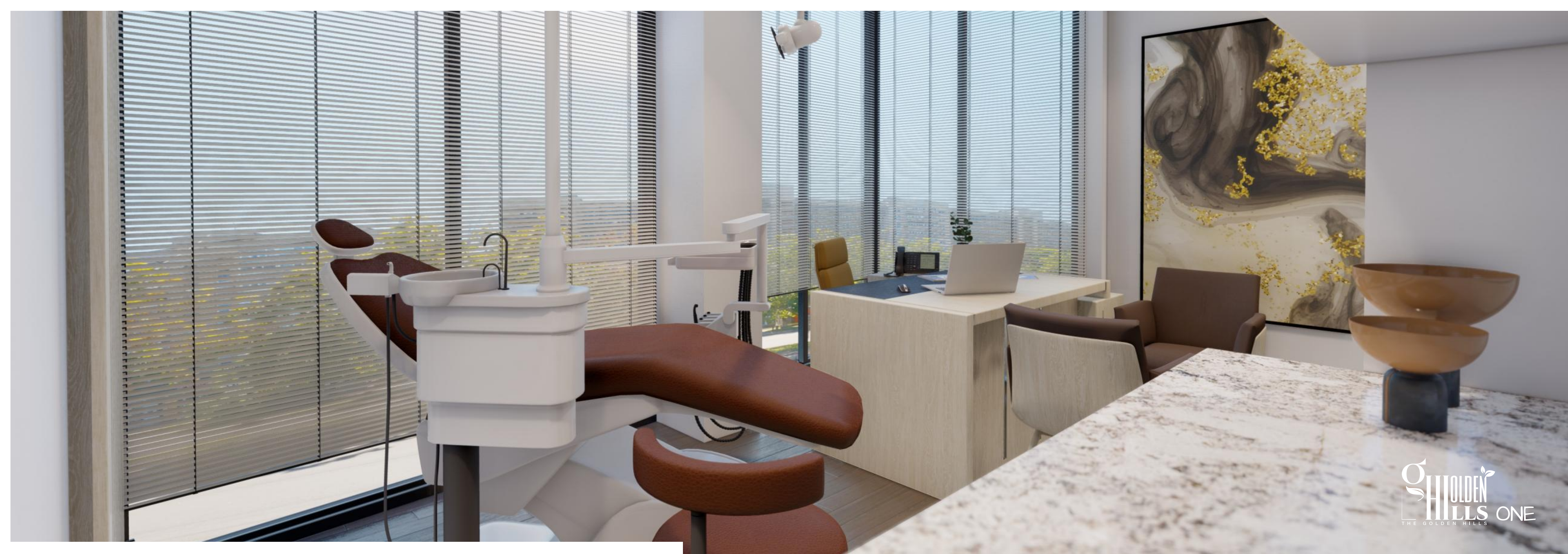






THE  
CLINIC



















OUR  
PARTNERS

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Architectural Design

MOHAMED  
ELAWADY

Structural Design

PARCEL

Construction

SMART  
HILLS

Aluminums Glazing & Cladding

PQM

Management

SMART  
HILLS

EXCLUSIVELY BY

**IRTKAZ**  
GUIDING THE WAY





**THANK YOU!**

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