

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



SINCE 1979



مصرف أبوظبي الإسلامي
ADIB



Properties





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





GOLDEN HILLS ONE
THE GOLDENHILLS

GOLDEN HILLS IN NUMBERS

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



WHY GOLDEN HILLS

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



THE GOLDEN HILLS
THE GOLDEN HILLS ONE



THE GOLDEN HILLS
ONE

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 ONE
THE GOLDEN HILLS



GOLDEN HILLS ONE
THE GOLDEN HILLS

GOLDEN HILLS FACILITIES



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



THE GOLDEN HILLS ONE

UNITS TYPES

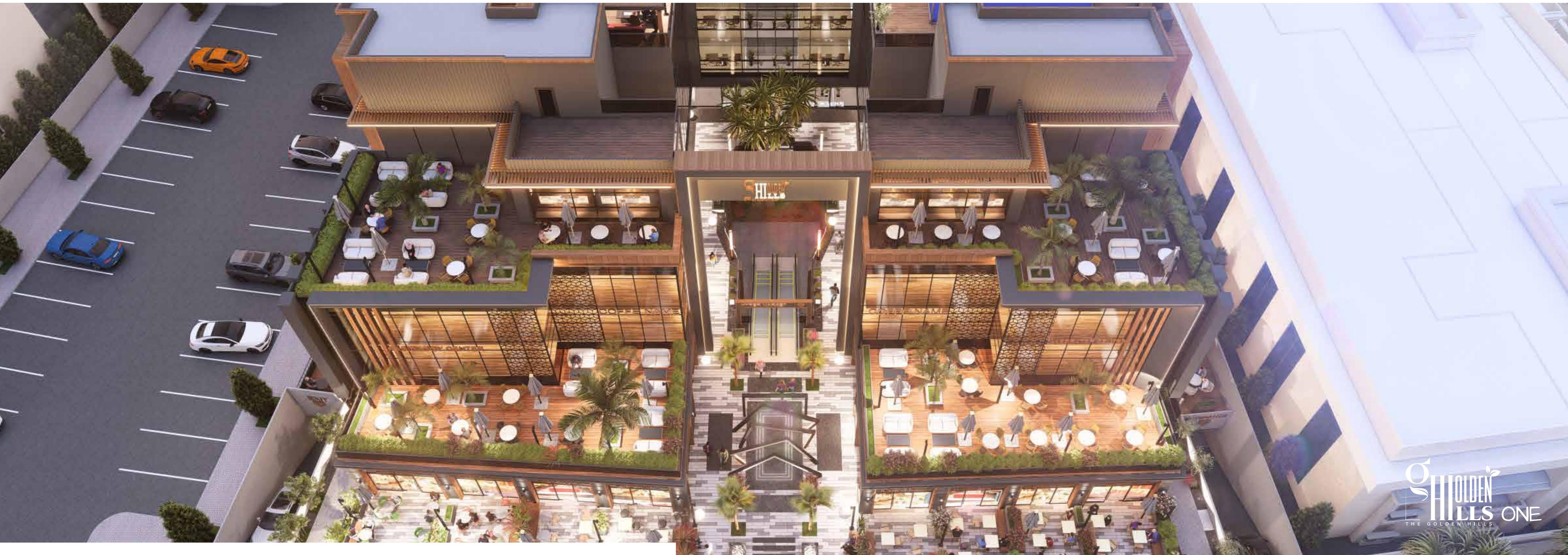
1- COMMERCIAL

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
THE GOLDEN HILLS



2- MEDICAL

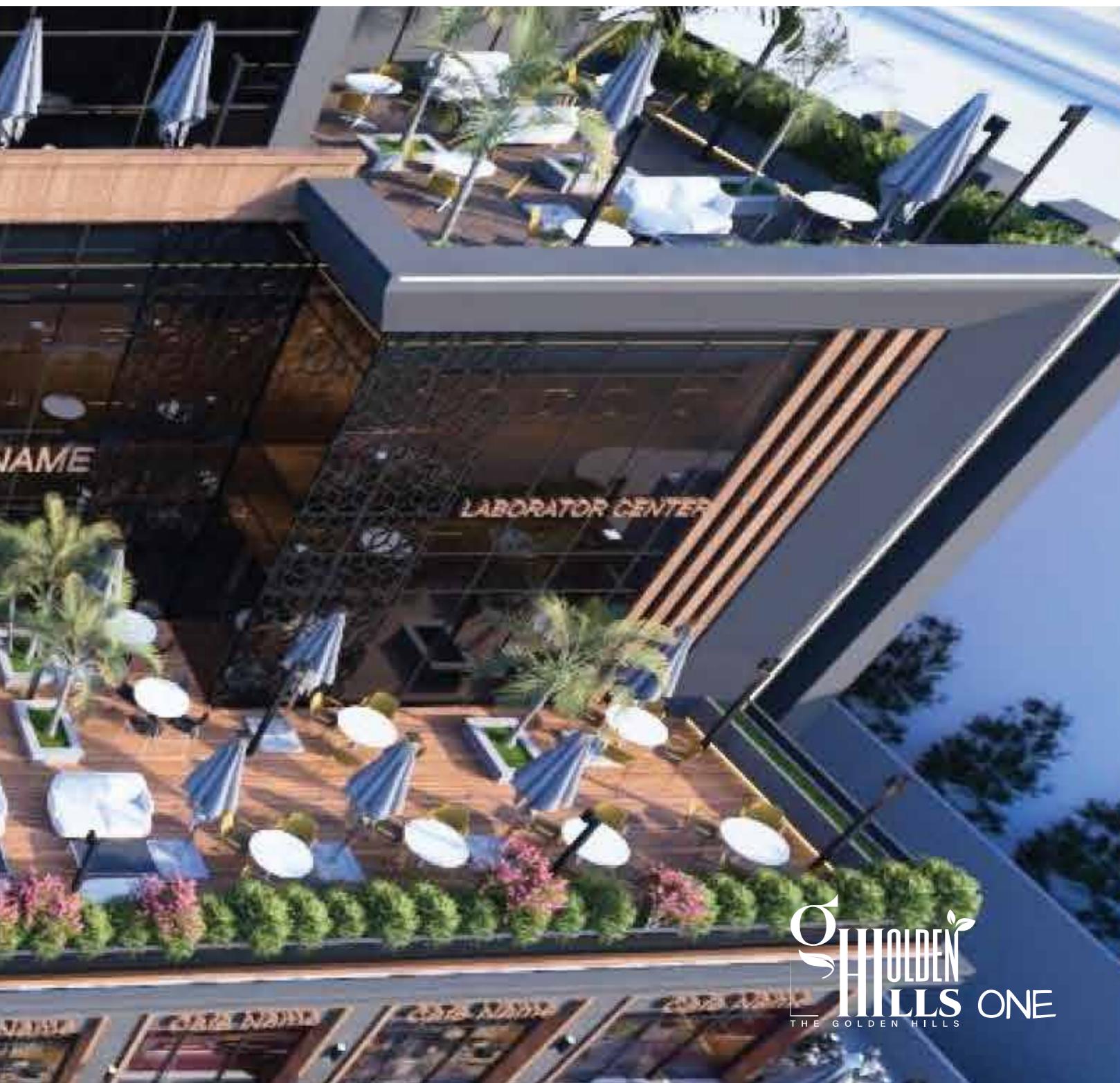
GOLDEN HILLS ONE medical spaces are designed with the highest standards of sustainability, reflecting our expertise in creating eco-friendly, future-ready facilities.

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.



THE GOLDEN HILLS ONE

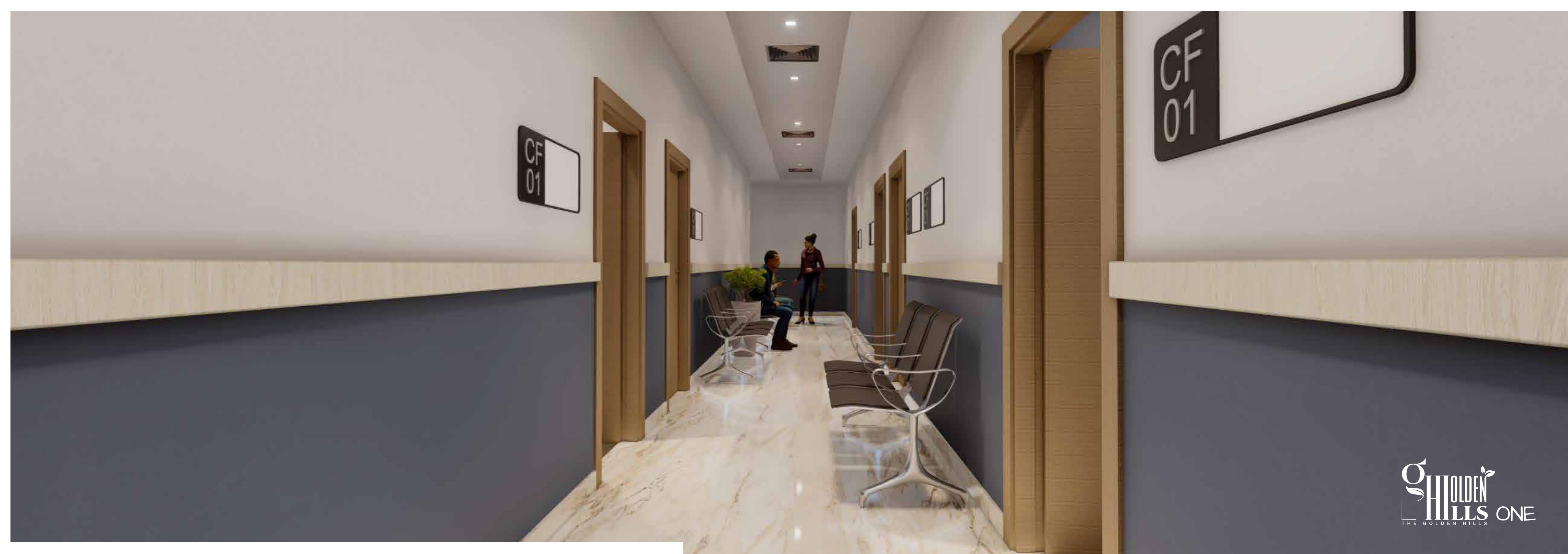


GOLDEN HILLS ONE
THE GOLDEN HILLS

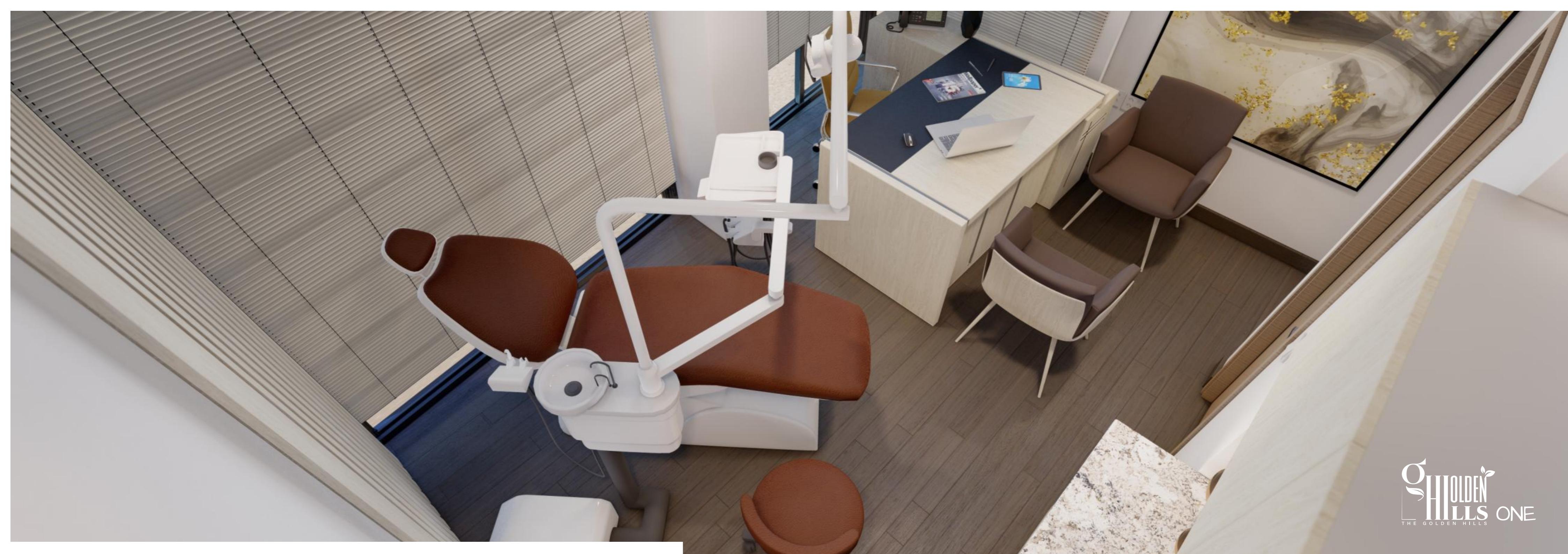
MALLS INTERIOR DESIGN



THE GOLDEN HILLS ONE



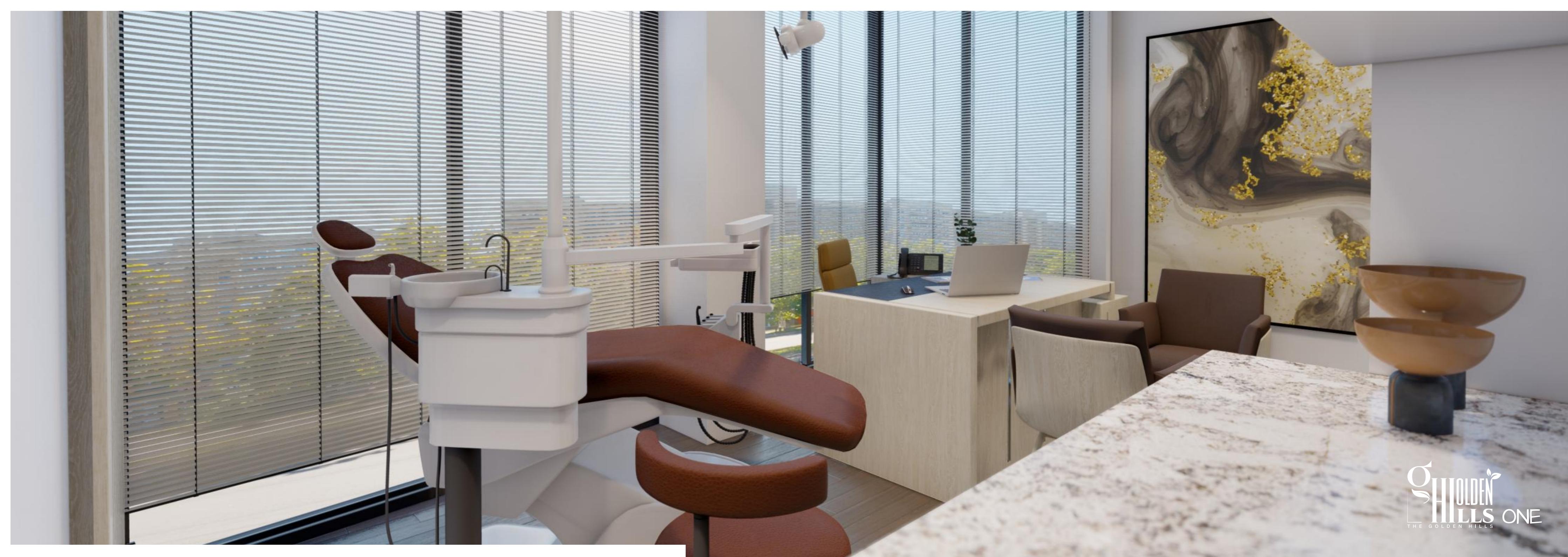
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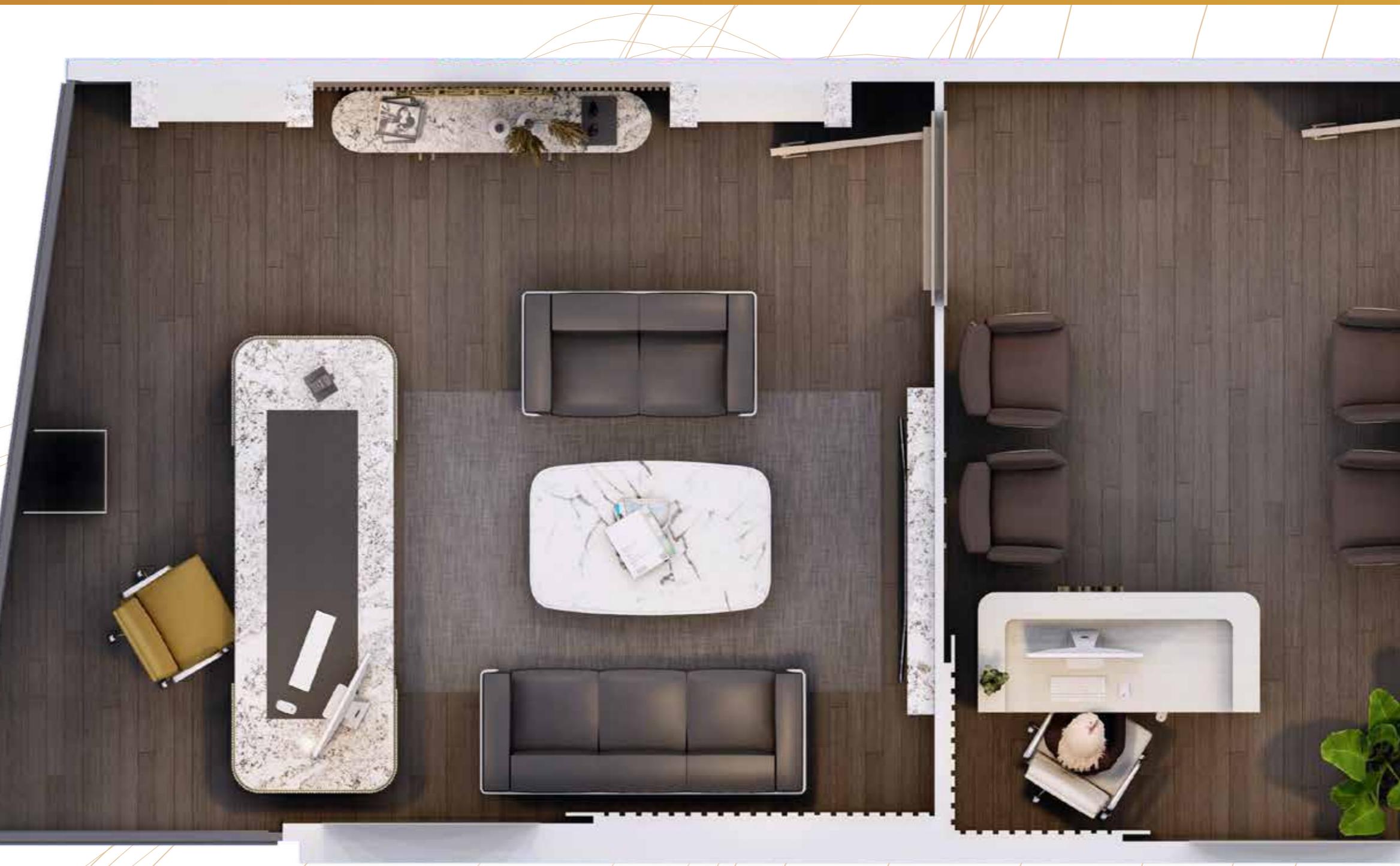
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THE GOLDEN HILLS
THE GOLDEN HILLS ONE

OUR PARTNERS

Architectural Design

**MOHAMED
ELAWADY**

Structural Design

PARCEL

Construction

**SMART
HILLS**

Aluminums Glazing & Cladding

PQM

Management

**SMART
HILLS**

EXCLUSIVELY BY

IRTKAZ
G U I D I N G T H E W A Y



THANK YOU!

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