



RAYA®
Development



OHM
FOR URBAN
DEVELOPMENT

3650 scene
three sixty
mall

TENANT MIX PRESENTATION

STORE

SHOP

GENTLEMEN

FOR MORE INFO



**EGY
MAP**
COMMERCIAL PROPERTY MANAGEMENT

17526

Our Vision

To become a **vibrant lifestyle destination** that brings together **retail, dining, medical** and **administrative services** in one modern, accessible hub serving the daily needs of the community.



Our Mission

To deliver a **well-planned mixed use mall** that offers daily **convenience, high-quality services** and an **enjoyable experience**, while creating sustainable value for tenants, visitors and investors through smart design and a balanced tenant mix.



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ABOUT RAYA MALL

RAYA MALL

IS A **MODERN, MIXED-USE STREET MALL**

Raya Mall - October Gardens, R4 Street

A mixed-use destination combining Retail, F&B, Medical, and Office spaces designed for easy access, strong variety, and steady footfall throughout the day.



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360 SCENE MALL



is designed with a **strong commitment** to **greenery and natural integration**.

Lush landscaping, trees, and planted zones are woven throughout the development — softening the architecture, enhancing the pedestrian experience, and creating a refreshing environment that feels alive at every hour.

In a dense urban context like **October Gardens**, this green approach isn't just aesthetic — it's a deliberate choice to offer visitors and tenants a space that breathes, making every visit more comfortable, more human, and more memorable.





MOODBOARD

P R E S P E C T I V E

FRONT VIEW



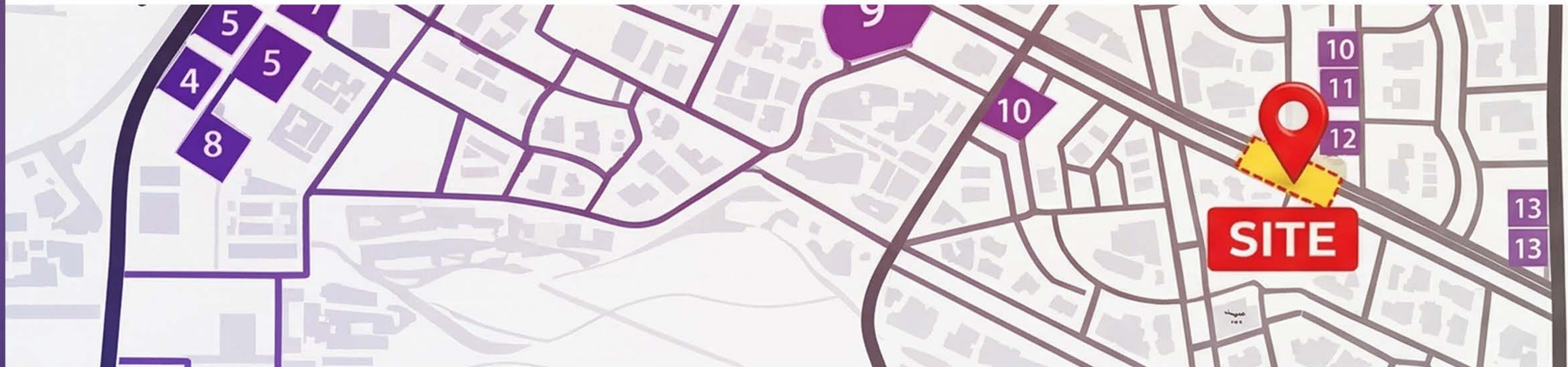
BIRD VIEW



LOCATION

R4 STREET IN OCTOBER GARDENS.

A prime street with strong residential density and daily movement.
The location offers high visibility, easy access and direct connection to surrounding neighborhoods.
Its street-front position makes the mall ideal for retail, F&B, medical and administrative uses.
This placement ensures continuous footfall and strong commercial performance.



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October Gardens Map

خريطة حدائق أكتوبر



Residential Compounds المجتمعات السكنية

- 1 Kite - Centrada
- 2 Belong - Centrada
- 3 Kamgar - Kayan
- 4 Tesla Residence - Tesla
- 5 Flw - Z9
- 6 Darwell - White Eagle
- 7 Tabeaa - Nasaq
- 8 Ashgar City - Igi
- 10 Rawdet - Al Wahha
- 11 Rock Eden - El Batal
- 12 Zomora - Sclarom
- 13 Taj - Loyla
- 14 Zat - Yolada
- 15 Sun Capital - Arabia Holdin
- 16 Levana
- 17 Zoya
- 18 Levels
- 19 Jiran - A Plus
- 20 Verca - Dream Hills
- 21 Be...
- 22 Ba...

22

اكتوبر الجديدة



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STUDIES

Concept Development

- ✓ All Units are directed to wanted view
- ✓ All Units are oriented to Prevailing Wind
- ✓ Strong Mall Entrances
- ✓ Unique user experience
- ✓ Great outing spaces
- ✓ All units see & Seen from Street

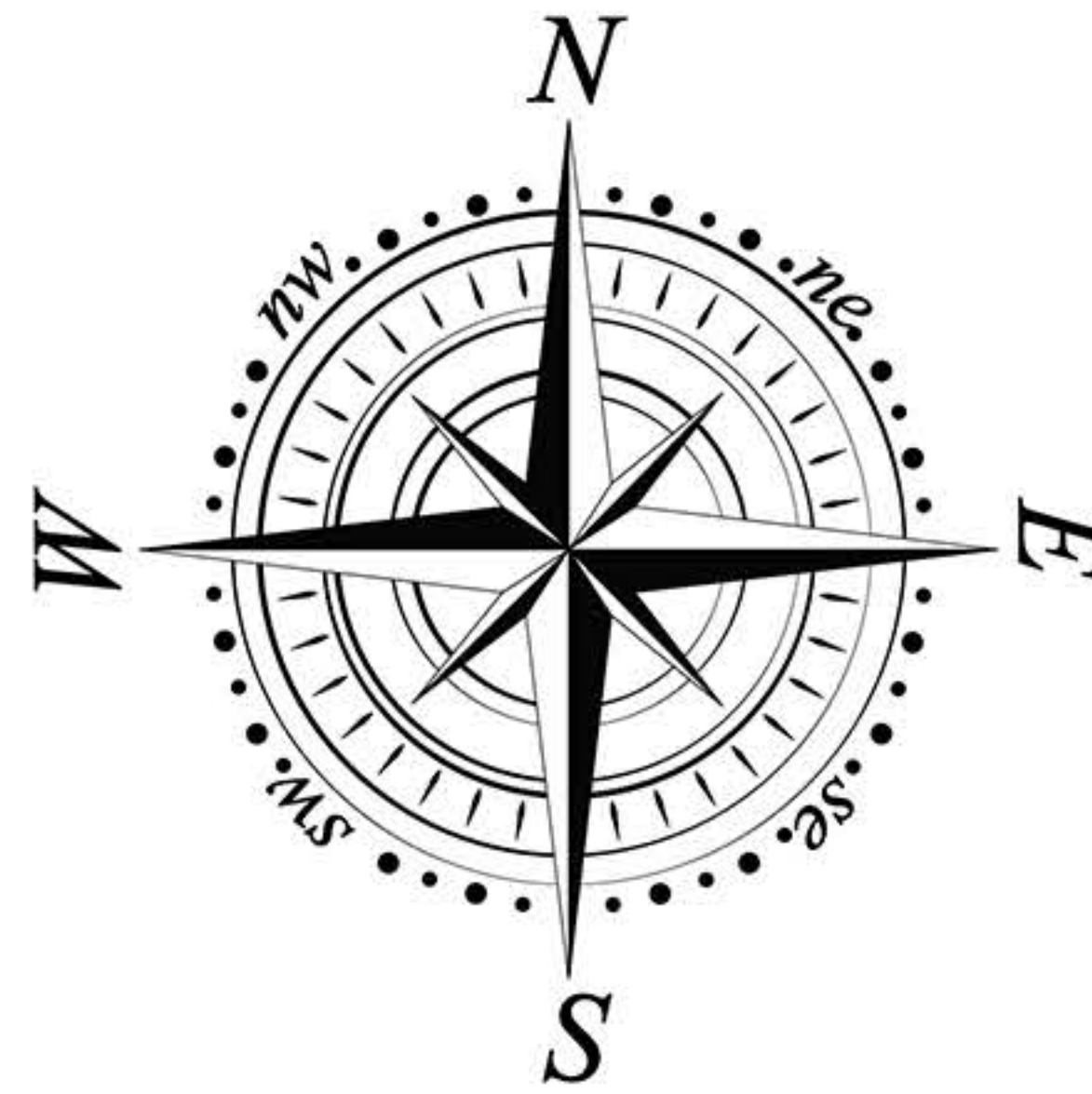
Compound Gate

Outing

Outing

WIND DIRECTION

360 SCENE MALL IS SHAPED BY THE WIND — ITS FLOWING CURVES ARE INSPIRED BY THE NATURAL MOVEMENT OF AIR TURNING ARCHITECTURE INTO A LIVING, BREATHING EXPERIENCE.



Location studies ensure the project is positioned to attract people, maximize footfall and compete effectively, while wind studies ensure comfort, safety and energy efficiency by understanding how air moves around and through the development.

Together they reduce risk, improve user experience and increase the long-term value of the project.



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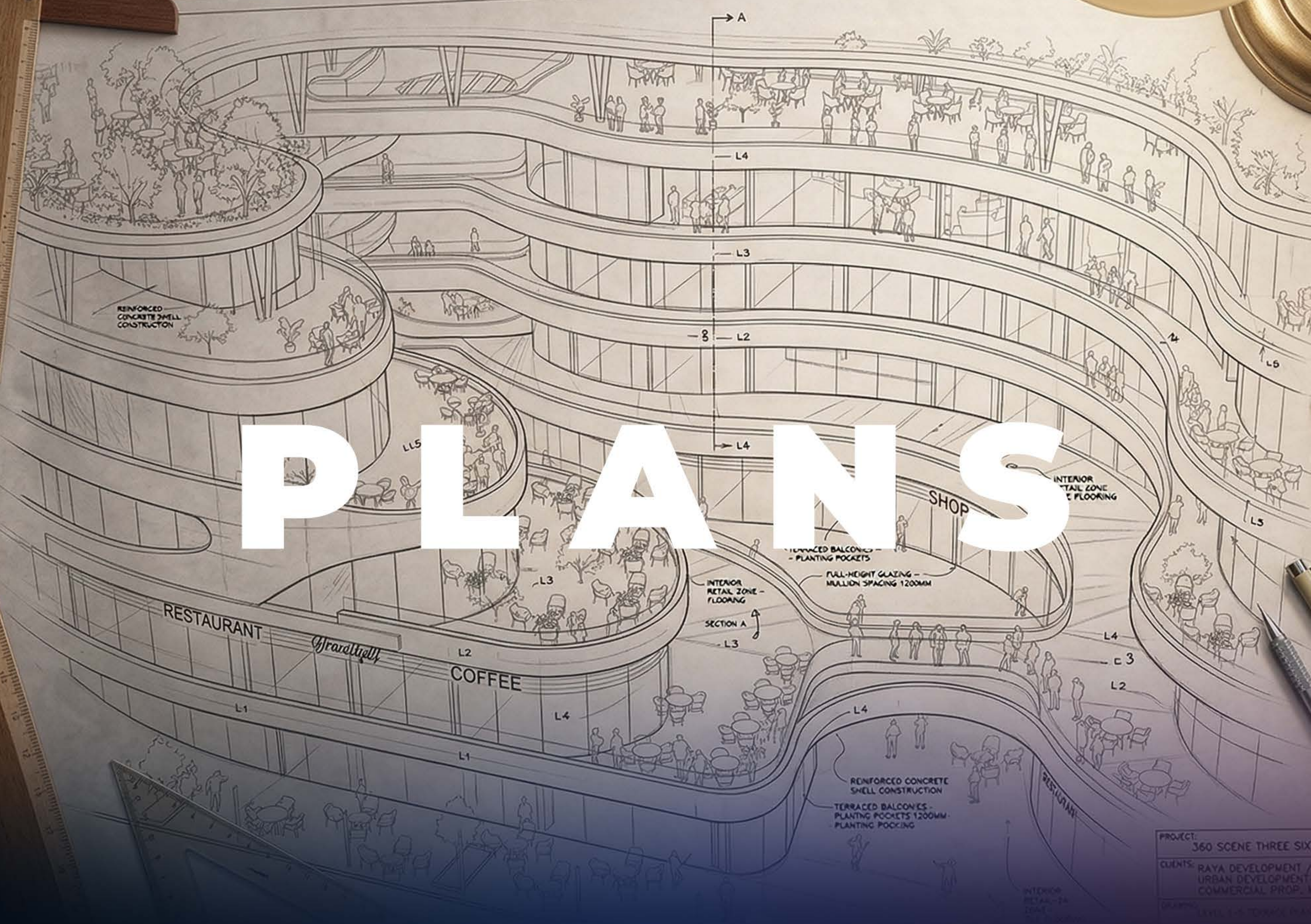
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PLANS



PROJECT: 360 SCENE THREE SIXTY MALL
CLIENTS: RAYA DEVELOPMENT / OHM
URBAN DEVELOPMENT / EGY MAP
COMMERCIAL PROP. MGMT
DRAWING: LEVEL 3-5 TERRACE PLAN & ELEVATIONS



GR 46 GR 47 GR 48

GR 01

GR 03

GR 05

GR 07

GR 09

GR 13

GR 15

GR 16

GR 17

GR 18

GR 20

GR 21

GR 23

GR 24

GROUND FLOOR

GR 45

GR 43

GR 44

GR 39

GR 37

GR 42

GR 40

GR 38

GR 34

GR 35

GR 33

GR 31

GR 29

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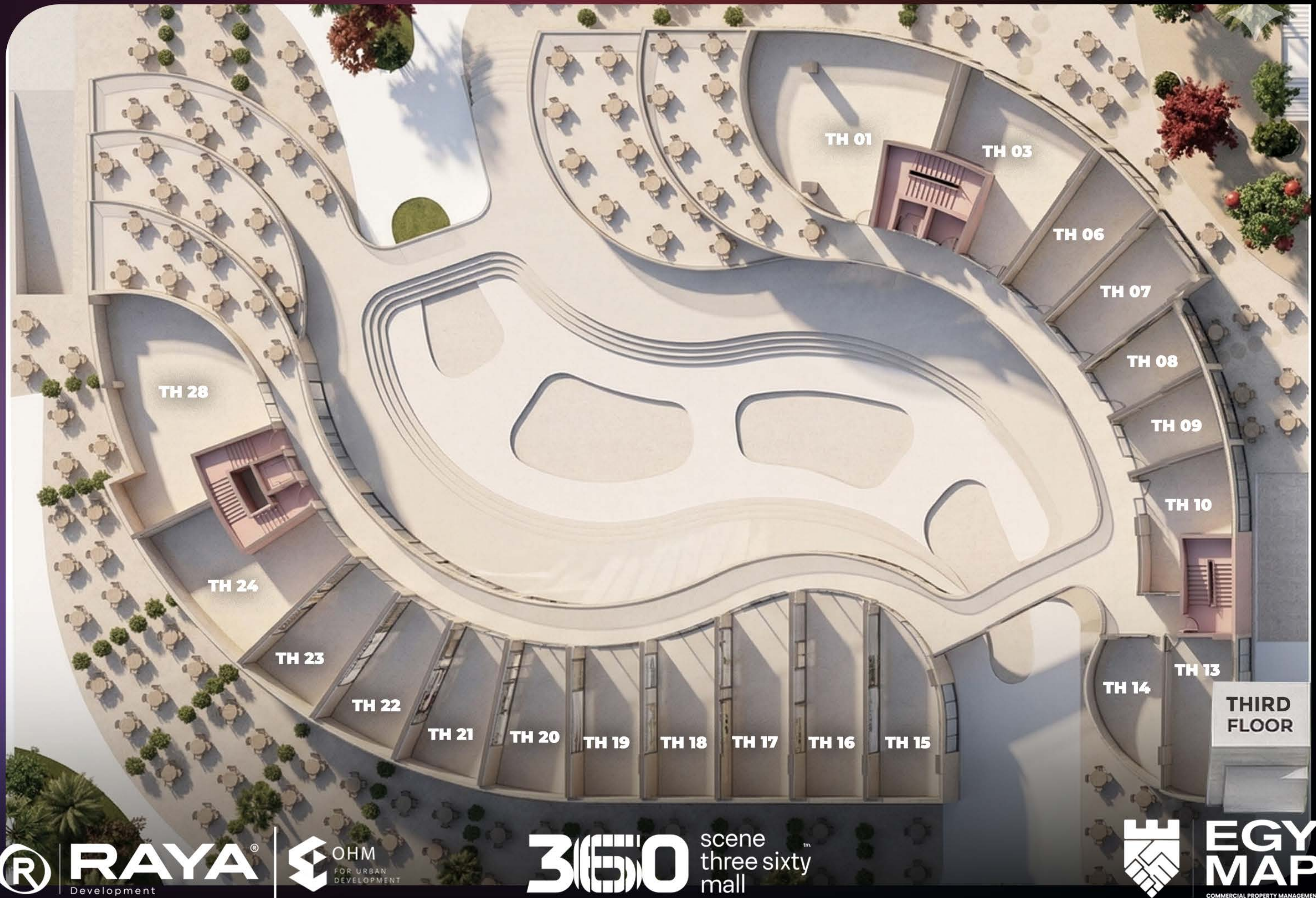
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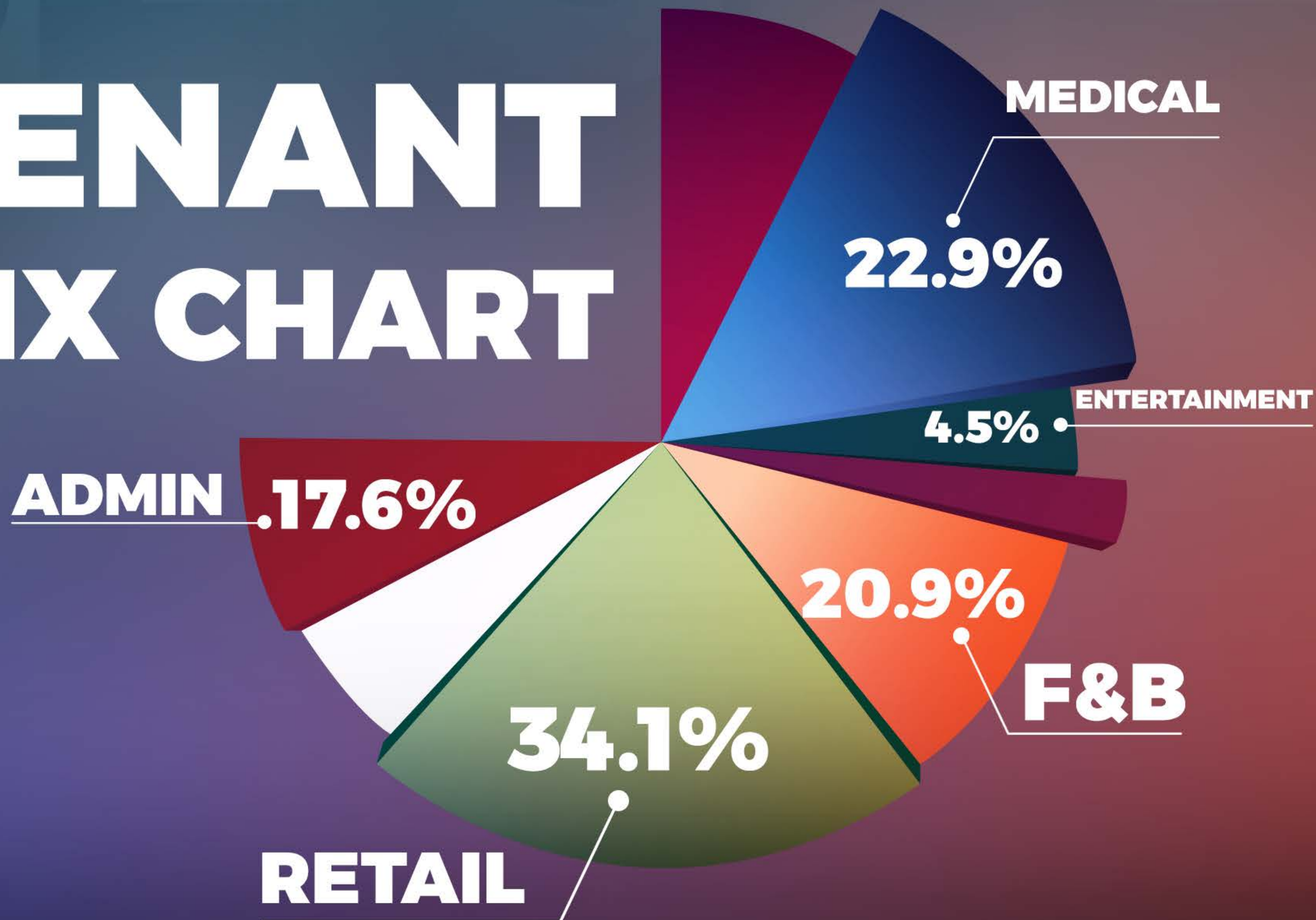


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TENANT MIX CHART



PROJECT

BENEFITS & FACILITIES



SECURED PARKING



LANDSCAPING



24/7 SECURITY
& MONITORING



FIRE SAFETY



HIGH SPEED WIFI



INTEGRATED SOUND
SYSTEM



EMERGENCY
WATER RESERVE



REGULAR MAINTENANCE
SERVICES



CCTV CAMERAS



DESIGNATED PUBLIC
RESTROOMS



ESCALATOR ACCESS



HIGH SPEED
ELEVATOR

THANK YOU

LET'S CREATE TOGETHER



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