

# domix

CITY  
CENTER

# A CITY WITHIN A CITY



## ABOUT MEMAAR HEIGHTS

Memaar Heights Developments is a purpose-driven real estate developer committed to creating meaningful, integrated spaces across residential, commercial, and medical sectors. With a focus on people, progress, and long-term value, we build with clarity and ambition, consistently rising above industry standards to shape communities, inspire trust, and redefine how cities grow, live, and thrive.

**ACITY WITHIN ACITY**

# The Beating Heart *of* Badr City

Rising as Badr's Landmark

# ABOUT DOMIX CITY CENTER

## Not just a mall, but a city center reborn.

A place where shopping, healthcare, business, and leisure meet under one roof, creating a landmark that serves the heart of Badr.

Domix City Center is the largest multi-purpose mall in Badr City, designed as a true city landmark. Spanning 9,040 m<sup>2</sup> with four full frontages, it integrates retail, entertainment, medical, and administrative spaces into one iconic hub. This project is more than a mall, it's a city within a city, created to serve over 200,000 families, universities, and the entire surrounding community. With its scale, diversity, and design, Domix is redefining modern urban life in Badr.



## FACTS & NUMBERS

### TOTAL LAND AREA:

**9043** m<sup>2</sup>

### RETAIL UNITS:

**65** (Ground Floor)

**+ 38** (First Floor)

### FOOD COURT UNITS:

**17** overlooking  
the plaza

### FRONTAGES:

**4** (200m, 90m, 85m,  
& pedestrian path)

### OFFICE UNITS:

**38** (Second Floor)

### POPULATION SERVED:

**200,000+** families

**+ 3** universities

**+ New Heliopolis & 10th of Ramadan**

### BASEMENT PARKING:

**4,000** m<sup>2</sup>

**(300+** cars)

### UNIT SIZES:

**27** m<sup>2</sup> – **81** m<sup>2</sup>

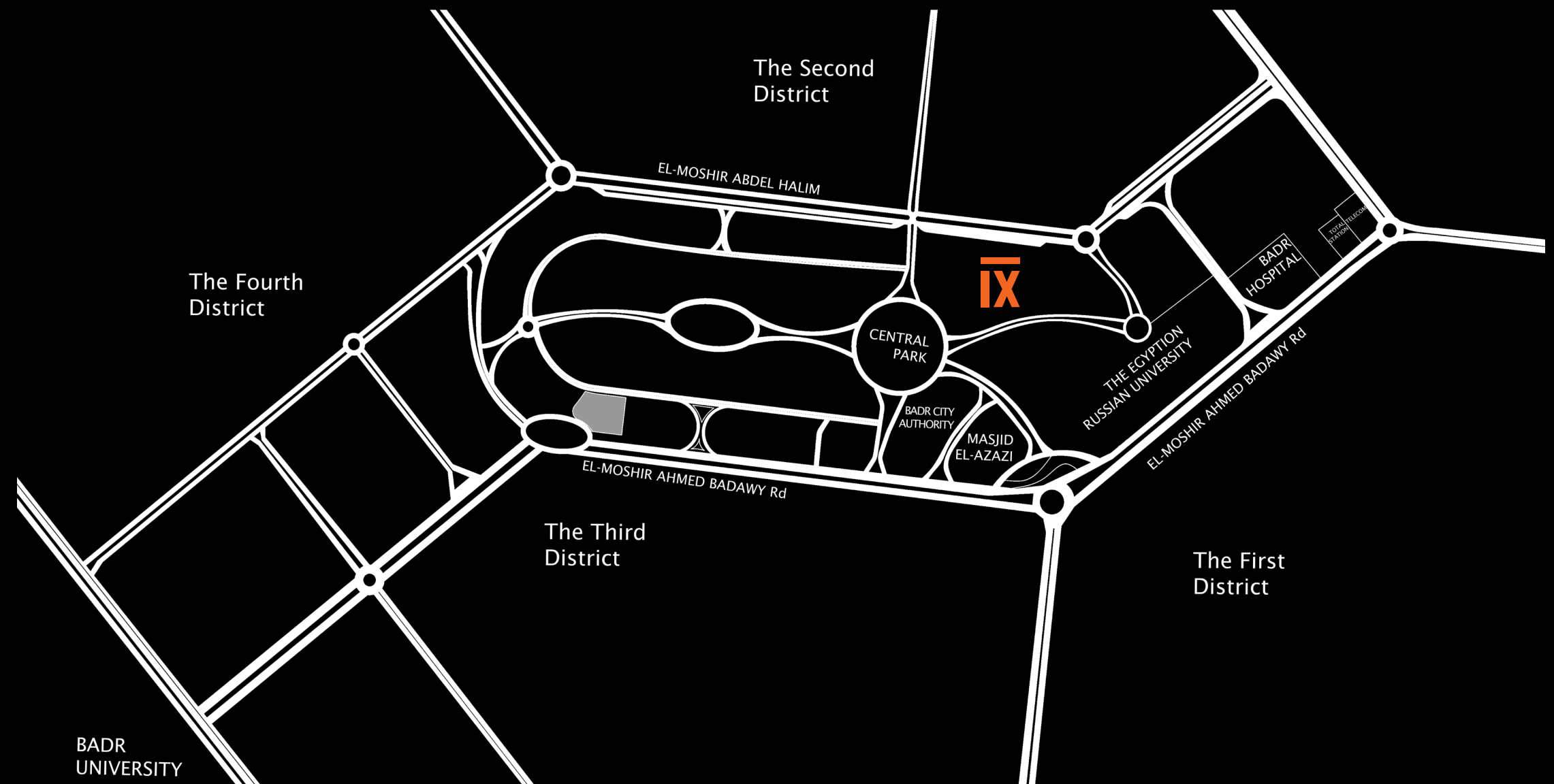
# LOCATION & ACCESSIBILITY

Centrally placed in Badr's service core. Minutes from universities, authority headquarters, and main roads linking to the New Capital. Domix isn't just near, it's connected.



## LOCATION & ACCESSIBILITY

- Located in the Central Services Area of Badr City, the city's most strategic spot.
- Connected directly to Al-Mosheer Ahmed Badawy Road and the Suez Road, linking it with the New Administrative Capital
- Just 1 minute from Badr University in Cairo (BUC) and near the Russian University.
- Centrally positioned to serve Residential Districts 4-1 and the largest population cluster of the city.
- Surrounded by key landmarks including Badr City Authority and telecom headquarters.





# A DESIGN THAT BREATHES MODERNITY

## Key design principles include:

Double-front concept: one side facing the central park, the other facing the city's largest streets. Natural ventilation and temperature control through green building strategies. An urban presence designed for flow, light, and human scale aligning with Egypt's vision for sustainable urban planning.

Four iconic frontages. Natural light and ventilation. Sustainable lines aligned with Egypt's green vision. Domix architecture balances modernity with human scale, visibility with purpose. The architectural design of Domix emphasizes openness, sustainability, and modern functionality. With four corner frontages, the building creates unmatched visibility and accessibility.





A CITY WITHIN A CITY



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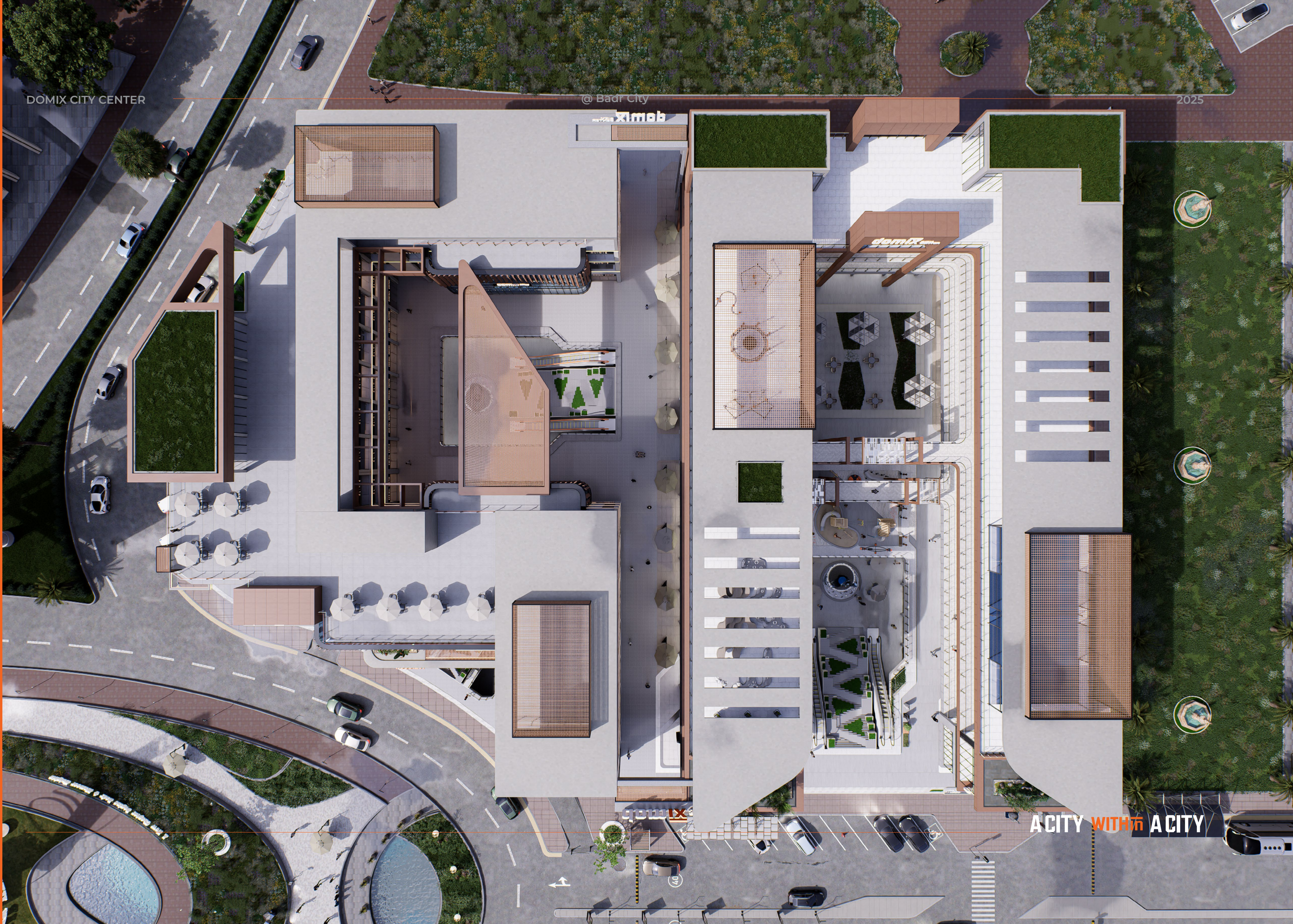




DOMIX CITY CENTER

@ Badr City

2025



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# COMMERCIAL

Retail and dining spaces designed  
for growth and visibility.



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# ADMIN

Premium office spaces for productivity,  
prestige, and convenience.



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# CLINICS

Modern clinics and healthcare spaces  
built for accessibility and care.



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# HOSPITAL

The city's largest hospital for advanced,  
community-centered healthcare.



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**ADMIN UNITS**  
*Starts From*

**43 M<sup>2</sup>**



**ACITY WITHIN A CITY**

**COMMERCIAL UNITS**  
*Starts From*

**27 M<sup>2</sup>**

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# Facilities & Amenities

## Banking hub & ATMS



First in Badr, with 8 ATMs and full banking services.

## Kids' Play Zone



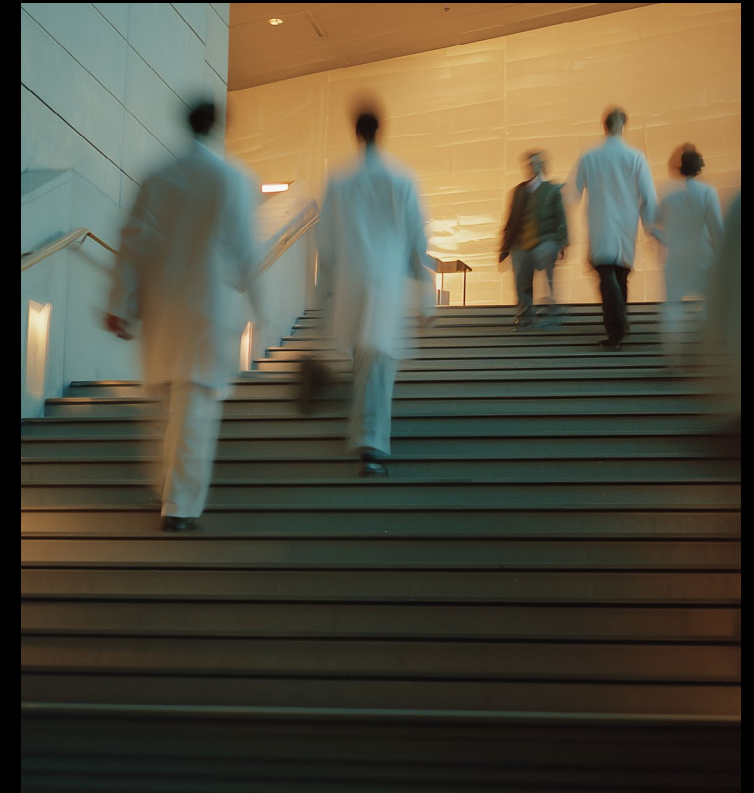
Biggest entertainment area for children in the city.

## Food Court



Largest in Badr, seating +100 with 17 premium-view units.

## Hospital



Full-scale hospital with outpatient clinics, labs, and radiology.



# Facilities & Amenities

## Padel Court



The first of its kind in Badr.

## Smart Digital



Outpatient clinics, labs, and radiology in full-scale hospital.

## Parking



Indoor garage for +300 cars and outdoor parking for +100 cars.

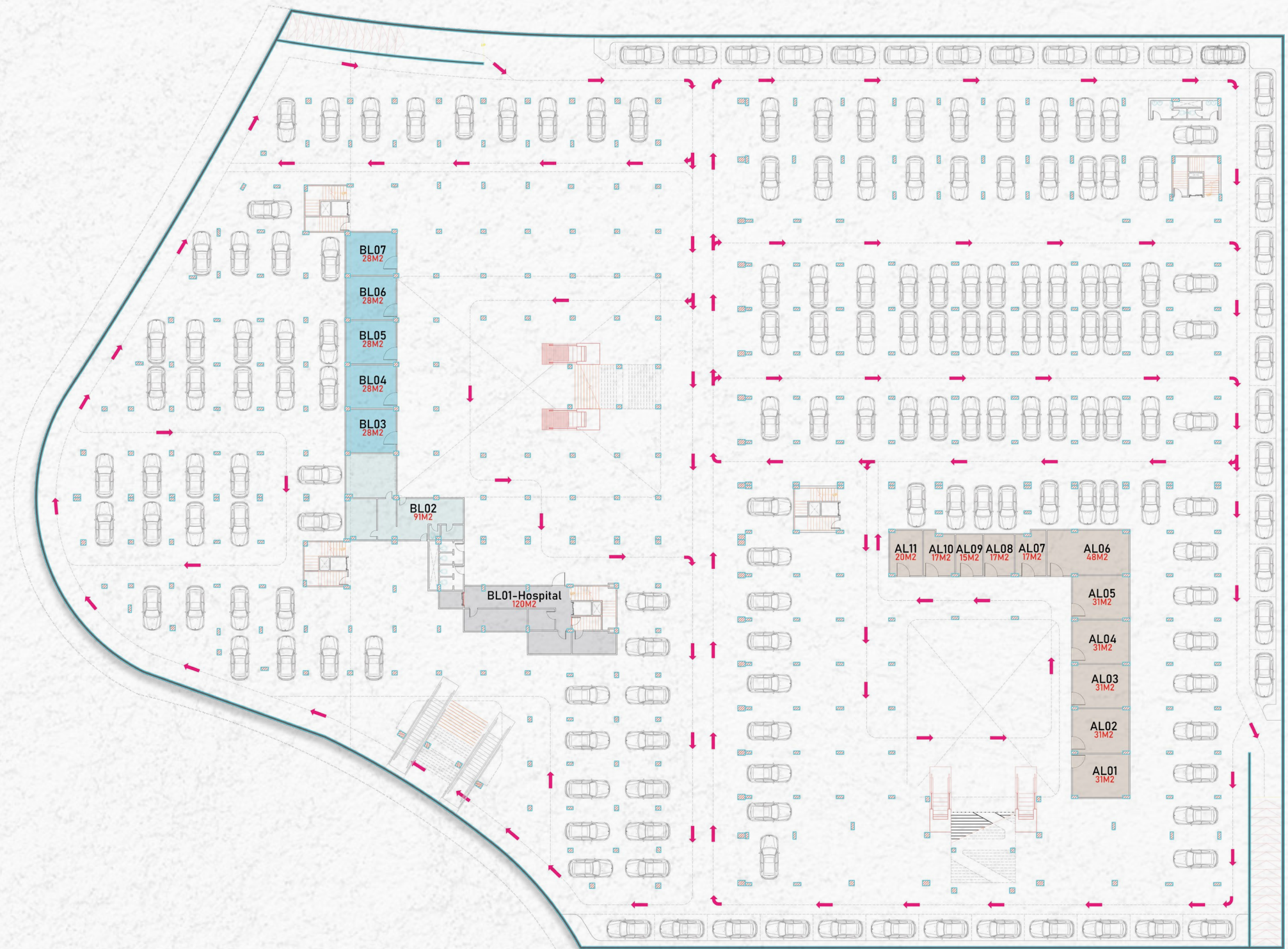
## Security & Comfort



6 escalators, 6 elevators, 7/24 security, CCTV, fire systems, and emergency staircases.

# Domix *floor* Plans

# Lower Ground Floor



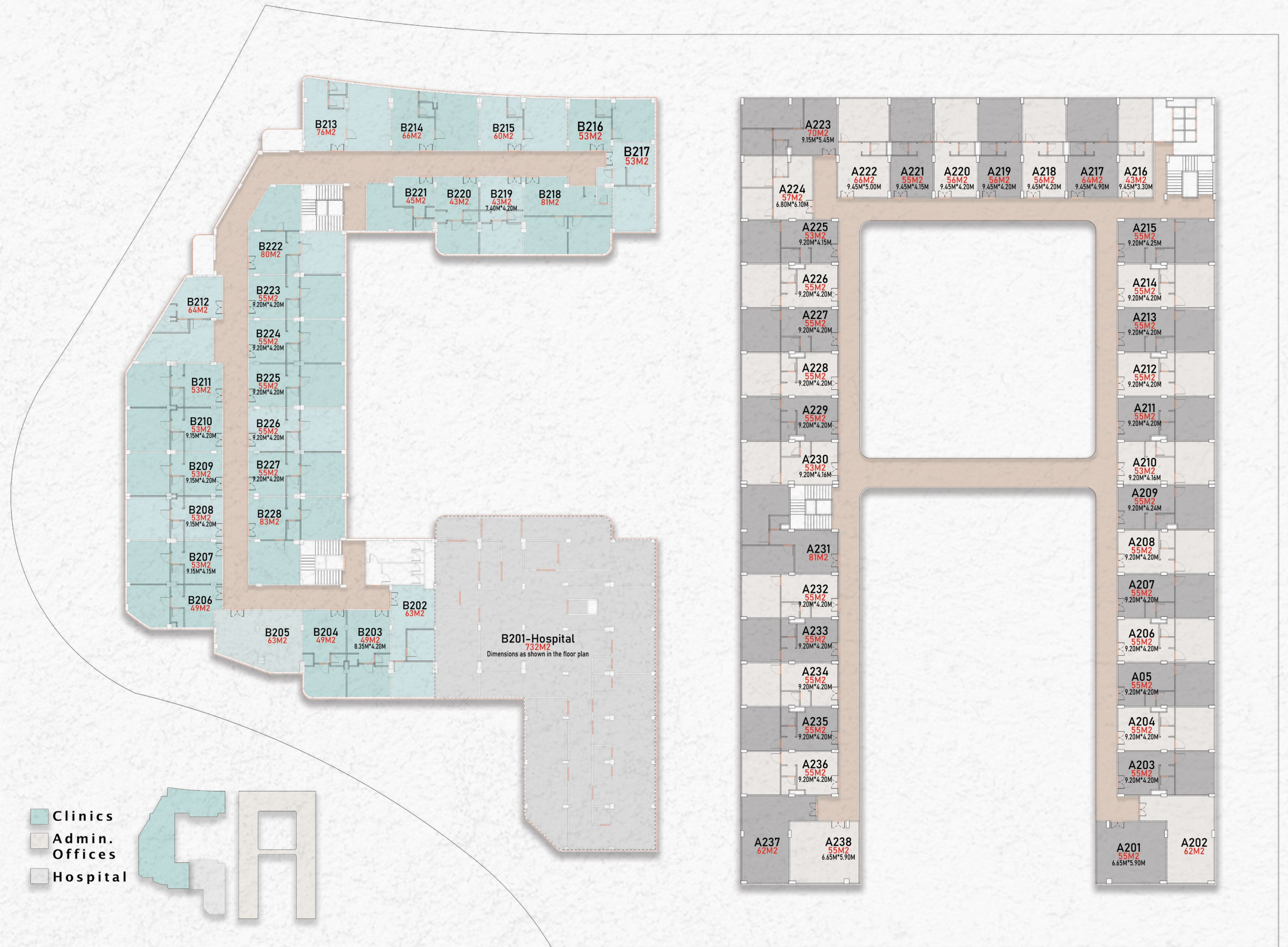
# Ground Floor



# First Floor



# Second Floor



# Roof Floor

