

ALBURUJ

Business Park

By



ALBUDUJ

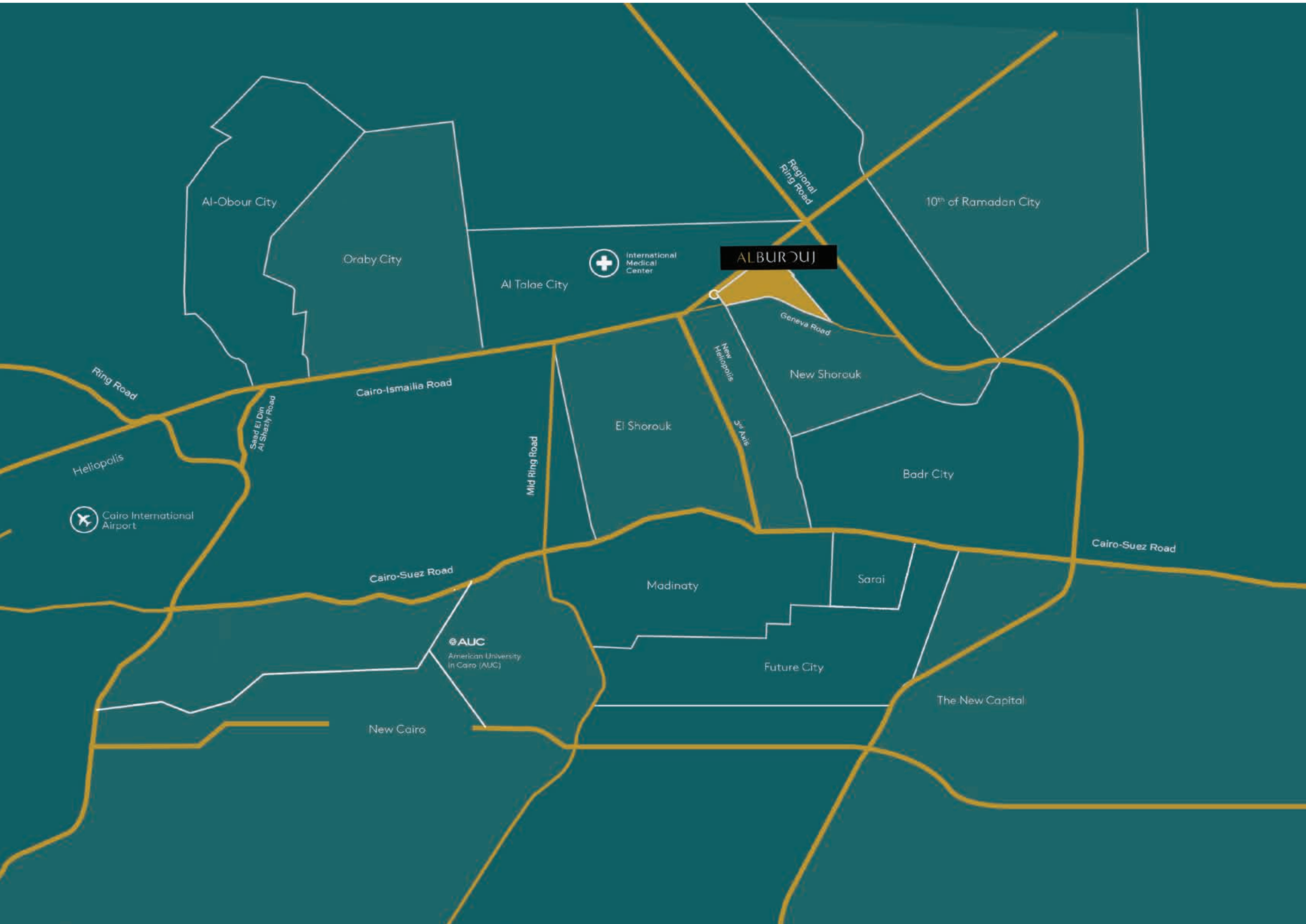
A modern, bright interior space, likely a dining or meeting area, featuring large windows on the left side. The room has a high ceiling with exposed ductwork and pipes. In the center, there is a long wooden table with several red chairs. Two large, black, conical pendant lights hang above the table. The floor is a light-colored, polished surface. The overall atmosphere is clean, minimalist, and airy.

LIFE AT ALBUROUJ

LIFE AT ALBUROUJ CAN BE DESCRIBED IN ONE WORD: FULFILLING. ITS HARMONIOUS DESIGN ALLOWS ONE TO FIND PEACE OF MIND, TRANQUILITY, AND A CHANCE TO APPRECIATE THE BEAUTY OF THE UNIVERSE.

Excellent education, seamless business affairs and quality healthcare are a part of daily life, as they are all accessible within the gates of the community. Luxury and leisure, from shopping, contemporary offices to fine dining are attainable with

ease; the comforts of daily life will not be compromised. Through superior quality and an accommodating environment, contentment and the feeling of fulfillment are achieved. Alburouj has built its community to reflect these principles and it is committed to building the perfect integrated community.



CONVENIENT PROXIMITY.

AlBurouj is an integral part of the capital's most significant districts in East Cairo. It is also located just minutes away from one of Cairo's most iconic destinations, El Shorouk. With convenient proximity to the International Medical Center, AlBurouj is only:

20 MINUTES FROM CAIRO INTERNATIONAL AIRPORT

25 MINUTES FROM HELIOPOLIS

20 MINUTES FROM NEW CAIRO

15 MINUTES FROM THE NEW CAPITAL

10 MINUTES FROM MADINATY

05 MINUTES FROM HSC SHOROUK

THE FIRST AND ONLY
SMART VILLAGES IN
EAST CAIRO





A WORLD OF INFINITE
POSSIBILITIES AT
YOUR DOORSTEP

SEIZE THE FUTURE EAST OF CAIRO
THINK SMART



BUSINESS EXCELLENCE COMES TO LIFE AT ALBUROUJ

Introducing Alburouj
Business Park

Rolling out on an impressive 1,200 acres of lush land, AlBurouj is expertly designed with a progressive alchemy in mind to combine the best of living, leisure, work and nature under one integrated roof. With an eye on the future and a passion for business unusual, AlBurouj's strategic partnership with Smart Villages Development & Management Company (SVC) and award-winning British architectural firm Squire and Partners opens your eyes on the first and only multi-purpose smart villages in east cairo, built to amplify professional performance in a technologically advanced ecosystem while surrounding you with top-class

retail and F&B outlets, steeped in breathing landscapes.

AlBurouj Business Park by Smart Villages East introduces 12 landmark buildings of utmost functionality and an impressive aesthetic style, combining all the vital elements needed to create an ideal work-life balance. Envisaged as a fully-integrated destination of its own, the Business Park sets the benchmark in up-to-date business excellence, as well as contemporary luxury, powered by an interactive community and AlBurouj's top grade facilities, necessary to enjoy and unwind.



THRIVE IN EGYPT'S
QUINTESSENTIAL HUB FOR
BUSINESS EXCELLENCE
AND SPRINGBOARD YOUR
PERFORMANCE WHERE
GROWTH OPPORTUNITIES
SKYROCKET IN THE FIRST
AND ONLY SMART VILLAGES
IN EAST CAIRO

PARTNERING WITH THE BEST



About Smart Villages Development and Management Company

Founded in 2001 under the Public-Private-Partnership (PPP) investment law, Smart Villages Development and Management Company (SVC) develops and manages a branded chain of technology cluster and business parks to offer a distinguished vision of business excellence, backed-up by a variety of top-class services. SVC specializes in the establishment and management of communities through innovative means and multipurpose ecosystems that are built on a foundation of unrivaled quality, collaboration, and trust to exceed the expectations of all its stakeholders.

Boasting a superior location West of Cairo, Smart Village is the largest-gated business community in Egypt, accommodating leading multinational and local companies, as well as Governmental, Financial and Educational Authorities and Organizations, as well as Research & Development centers. By offering expert Facility Management and a full range of business and recreational services, Smart Village has become the thriving hub of business communities and the pacemaker of economic growth in Egypt.

SMART VILLAGE KEY FIGURES



GROW YOUR BUSINESS IN THE BEATING HEART OF THE FUTURE

A Strategic Location
Like No Other

Masterplanned with ultimate convenience in mind, AlBurouj Business Park by Smart Villages East is an exclusive opportunity to grow alongside forward-thinking minds in a strategic location, directly situated on Cairo-Ismailia Road. The Business Park grants you easy access to the future, as well as the past, thanks to its ideal proximity to Cairo's New Administrative Capital and the Fifth Settlement. Located minutes away from AlBurouj's main entrance, the Business Park is planned to crown the mixed-use strip between AlBurouj Cultural Center and AlBurouj Grand Mosque, enriching your business experience and daily interactions with world-class facilities whenever you turn.

MASTER-PLAN



N



A
BREAKTHROUGH
VISION
WHERE WORK
AND LEISURE
INTERTWINE



Inspired Design

Mindfully masterplanned by world-renowned Squire and Partners, AlBurouj business park by Smart Villages

East is a contemporary interpretation of accelerated performance and dynamic community interaction at every touchpoint. Sleek, progressive and more than meets the eye, the Business Park rolls out on 120,000 sqm to invite the outdoors inside through 12 modular designs of the highest

standards, perfected by green open landscapes to enrich its modern sophistication while evoking timeless peace of mind. Built with professionals' diverse needs in mind, the Business Parks accommodates hassle-free underground parking, inspirational roof-top seating areas, powered by immaculate services, as well as spacious lobbies for seamless business encounters.

Nominated for the
new London award
2017, as one of the best
British architectural
projects in Africa.

By leveraging AlBurouj's state-of-the-art infrastructure, as well as its highly integrated facilities, the Business Park is a one-stop business hub, to fulfill the needs of medium-sized firms, as well as large corporations while granting you seamless accessibility to a wide array of retail choices and F&B outlets at your fingertips. Smart Village East Business Park stands as a true tribute to visionary excellence, steeped in professionalism, comfort and unrivaled luxury, elevating the standards of business hubs in Egypt.

WORK CONNECT UNWIND



BUSINESS MADE
SIMPLE



WORK SMART

KICKSTART YOUR BUSINESS
IN CUTTING-EDGE SETTINGS

AlBurouj Business Park by Smart Villages East is your one-way ticket to work smart while enjoying a cutting-edge environment, designed around your needs. Boasting a variety of office spaces, powered by the latest technology, the multi-purpose Business Park is ideal for large corporations and aspiring entrepreneurs alike, not only fostering flawless performance at work, but also encouraging seamless collaboration and epic ideas, thanks to its outdoor terraces and breathing rooftops that bring about inspirational tranquility and green nature to your professional sight.

RECREATE SMART

AlBurouj Business Park by Smart Village East is a multi-purpose hub, mindfully designed with your daily recreation and nature in mind. By boasting a unique melange of top-class venues spanning artisanal cafes, colorful retail shops and world-class dining alternatives, the park guarantees to charge you with the energy to connect, collaborate and flawlessly execute at work. Embracing spacious pocket parks in every direction, AlBurouj Business Park by Smart Village East is an open invitation to seize uninterrupted peace and infinite greenery wherever you turn.





A FULLY INTEGRATED VISION LIKE NO OTHER

- Only smart village in east cairo
- Parcel land area: 120,000 m²
- Total Built-up area: 100,000 m²
- Smart Village East is comprised of 12 buildings
- Accessibility to retail and F&B outlets
- Surface and underground parking count: 2,500 slot

A SMART VISION, TRANSFORMING THE FACE OF BUSINESS EAST OF CAIRO

- High speed fiber optic network
- Centralized Air Conditioning
- High speed elevators
- Transportation services
- Redundant power source
- Standby generator in case of emergency
- Integrated building management system
- Firefighting systems
- IPCCTV and access control systemsm



EXTERIOR 01



EXTERIOR 01

DISCLAIMER

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purposes only.
3. All renderings and landscaping visuals, materials, facades are for illustrative purposes only.
4. IMKAN MSR reserves the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.



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MASTER PLAN

-  TYPE 01
-  TYPE 02
-  TYPE 03
-  TYPE 04
-  TYPE 05

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6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.



ABOUT THE DEVELOPER

IMKAN MISR IS DRIVEN BY THE SOLE PURPOSE OF OFFERING AN EXCEPTIONAL LIFESTYLE IN A CULTURED MIXED-USE COMMUNITY.

IMKAN
MISR



IMKAN MISR was established in 2017 owned by Abu Dhabi Capital Group (ADCG), leading global developer with diversified investment portfolios and an extensive land bank of prime locations worldwide.

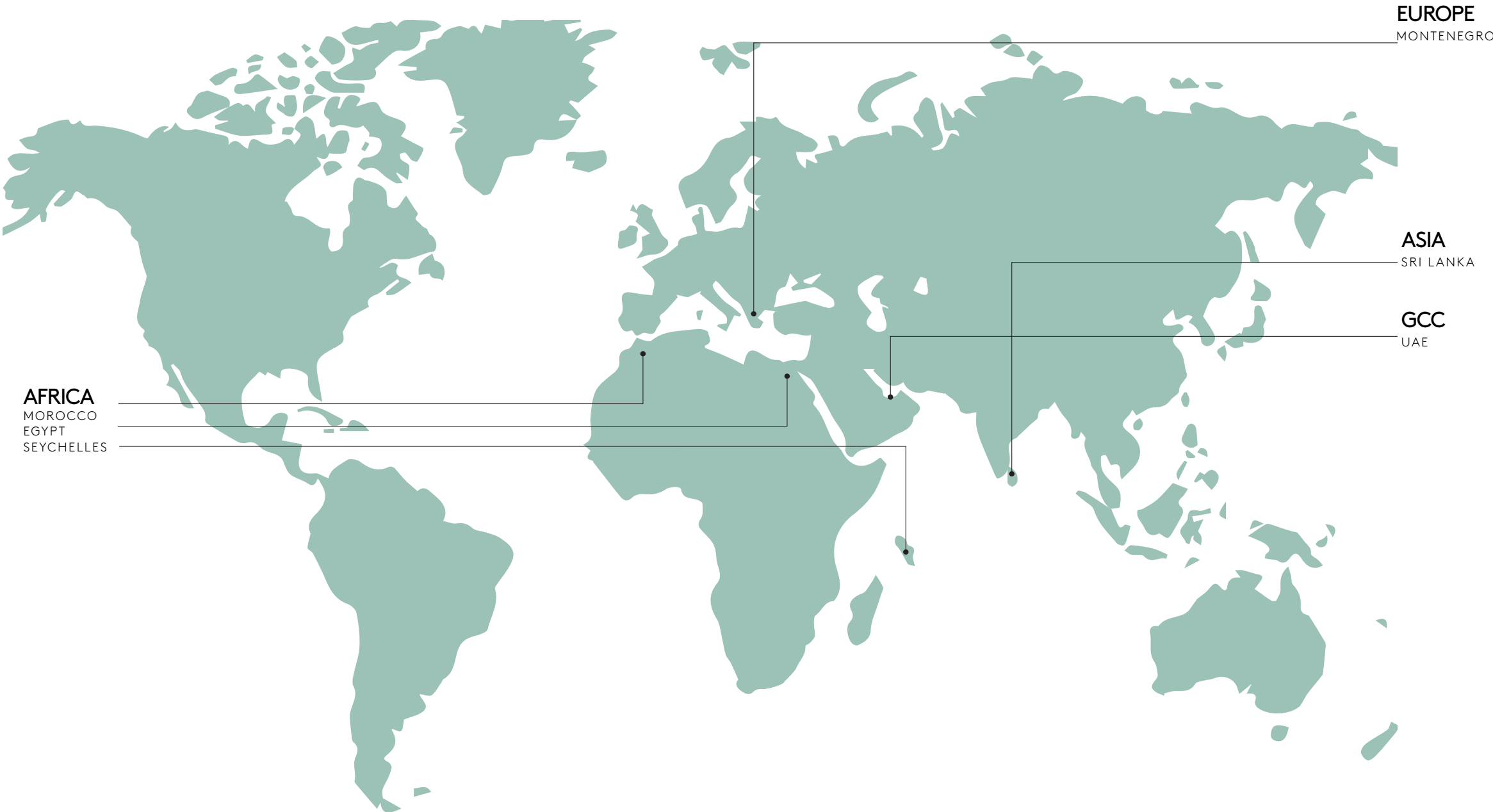
IMKAN Misr is more than just a real estate development company – we are place-makers with a span over 30 million sqm across four continents, With projects across the residential, retail, hospitality and commercial segments, our core mission is to create soulful places that enrich people’s lives.

To deliver on the promise, our research-led approach explores the social behaviors, habits and unique characteristics of the members of our collaborative communities, who belong to a variety of fields ranging from fashion and food to design and technology. We are redefining the real estate development landscape through placing R&D and insights at the core of our operations to shape better living environments.

OUR GLOBAL FOOTPRINT

GLOBAL PRESENCE.

Owned by Abu Dhabi Capital Group (ADCG), IMKAN has a remarkable portfolio of global developments, an extensive land bank, and prime locations worldwide. Its unique human experiences extend through residential, retail, hospitality, and commercial segments, all of which span over 30 million sqm across 26 key projects in six countries and 3 continents.



30 Million m²
Land available for development

26 Projects
In various stages of development

06 Countries
Our expanding global presence

OUR PARTNERS

DESIGN AND ARCHITECTURE PARTNERS:



Since 2006, the Office of Architecture in Barcelona (OAB) has established itself as a collective platform that brings new ways of understanding architecture through richer, more variable, and more flexible approaches, while maintaining the heritage of the earlier studio. OAB has taken on many international projects, across Europe and the USA. With acclaimed projects in urban planning, landscaping, architecture, and design of residential and commercial developments, the company has earned several awards and recognitions through the years. Among others, it has received the Gold Medal for Merit in Fine Arts, and the First Award for the European Garden Award 2019/20 in the category of Innovation of Contemporary Concept or Design; as well as being the finalist at the FAD Awards 2019, and being nominated for the Mies Van der Rohe 2018 Award.

L35

L35 is an international architecture firm that celebrates a 50-year history. With more than 200 works in four continents, it thrives with complex and mixed-use projects that have earned international recognition and awards.



Sancho-Madrirdejos Architecture Office (SMAO) celebrates 30 years' worth in the field of Architecture and Urbanism. In this time, SMAO has performed many works in singular public buildings, residential buildings, and mixed-use buildings, as well as urban design projects of various scales, in Spain and other countries, such as France, China, Qatar and Mexico. Characterized by the quality of design and high level of development of projects, the company allows a full development of each project from start to end. This effort has been rewarded with winning competitions, awards, and acknowledgements in several countries, making SMAO one of the most leading firms in its field.

LIFESTYLE PARTNERS:



As a joint venture between EMARAT, MIDTAP and MIDOR, Emarat Misr has been operating integrated service stations and offering superior quality engine oils and other lubricants for over 15 years.

Egypt's leading telecommunication company brings communities together, creating deep connections and spaces to engage and interact through high quality digital infrastructure and technology.

Since 2001, El Sawy Culturewheel has been a beacon of light for art and culture in Egypt's thriving capital. Throughout the years, its cultural hub has been an iconic landmark in Zamalek, sharing the community's desire to learn, observe, engage, and entertain. Today, El Sawy Culturewheel is the leading operator of AlBurouj Cultural Hub, offering year-round exhibitions, curated events, art-inspired shows, and more.

More than 60 years ago, the first hypermarket in France was established. Ever since, Carrefour has retained its pioneering spirit and has continuously reinvented itself. It has reached global borders, expanding, and elevating the standard of its food quality, variability, and accessibility. With the dedication and commitment of a multidisciplinary team of professionals, Carrefour has earned its reputation as an acclaimed leader in the food industry worldwide.

Located near the main entrance of AlBurouj, Smart Village East is a center point for businesses seeking to grow and expand across Cairo. As a successful extension of Smart Village west, the business hub boasts 12 office buildings comprising innovative designs and becoming every firm's leading destination.

AlBurouj brings the most rejuvenating elements to its community in the Orchard Park. Across 73 acres of open spaces and verdant landscapes, the Orchard Park spreads out with a kids-friendly petting zoo, a spacious dog park, outdoor diners and restaurants, as well as an outdoor cinema and an open-air workout area. Without compromise, this iconic destination is vast with raw vegetation and fresh fruits ready to serve from the garden to your meal. There, the lush landscapes provide an ideal space to enjoy the outdoors and continue being active.



