



AURORA

*First Business
Complex*

About DOJA Developments

Founded in 2011, Doja Developments is a remarkable real estate developer and investment company. Doja Developments expanded its investments and projects quickly which made it become one of the most renowned real estate companies in Egypt with its bestseller project Aurora.

Doja's investments also expanded to reach Mansoura, where the company originated and where its second office is located, in addition to Cairo's headquarters. The company owns a number of administrative, commercial, and residential towers at some of the top landmarks in the whole governorate.

About DOJA Developments

Aurora is a huge integrated complex, located at one of the very unique locations of the new administrative capital, between the central business district and the embassy district. The project offers luxurious administrative, commercial and medical units, provided with world class standards and features.

The success of Aurora not only positioned it among the bestselling complexes in the new administrative capital, but also made it one of the hottest investment spots in Egypt. This has boosted the company's reputation, and financial power, which created a strong foundation to its future investment plans.

In addition to Aurora, Doja developed X-Business; a new administrative capital project which is another top-level administrative complex, bringing Aurora-like features, services and another thrilling design to reflect the company's outstanding capabilities and unique vision.

AURORA

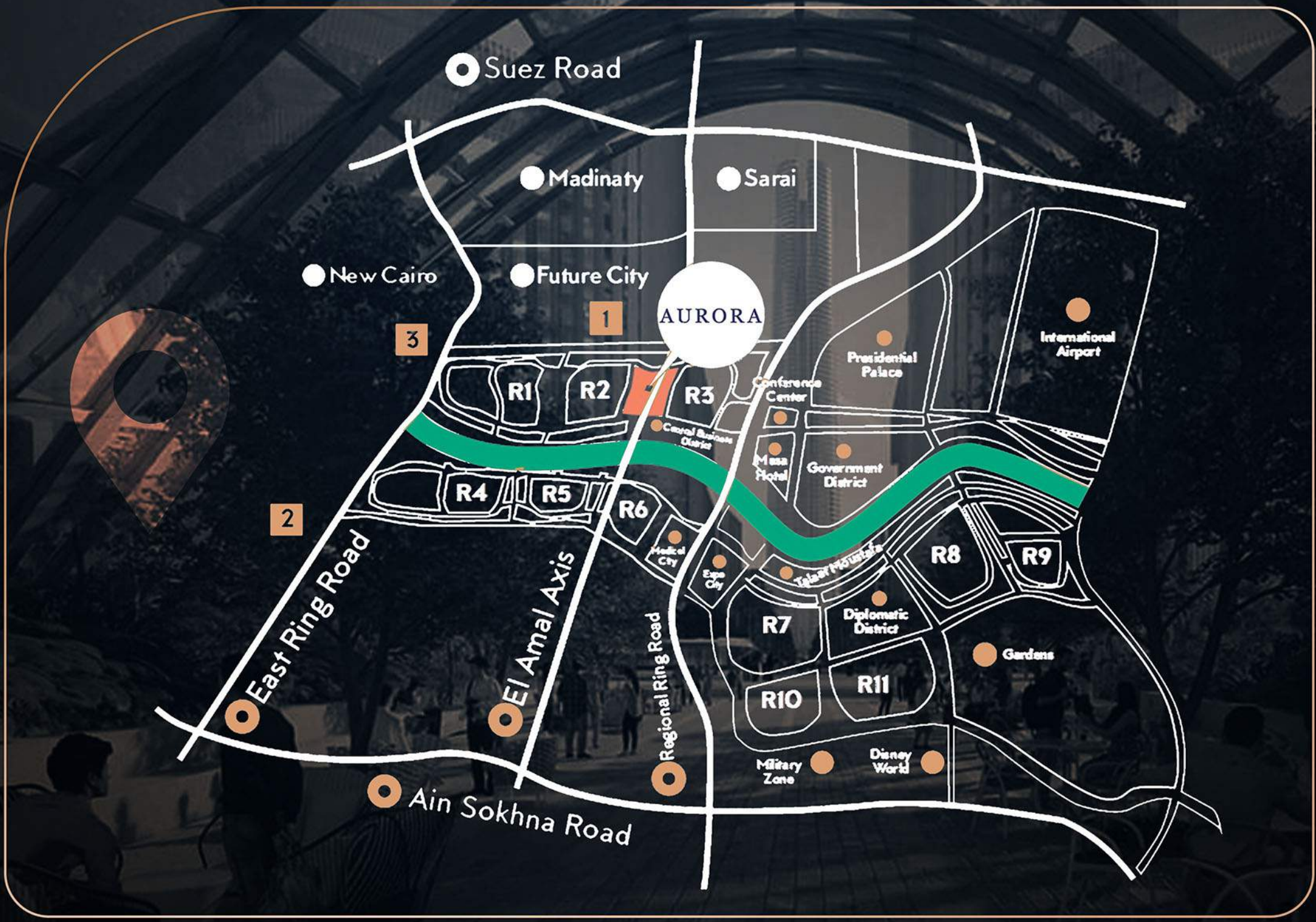
Aurora is an integrated administrative, commercial and medical complex located at one of the very unique locations in the new administrative capital and designed with world-class standards.





AUROYA

Site
Location *Map*



○ Suez Road

● Madinaty

● Sarai

● New Cairo

● Future City

AURORA

1

3

R1

R2

R3

Conference Center

Presidential Palace

International Airport

Central Business District

Mesa Hotel

Government District

R4

R5

R6

Medical City

Egypt City

R7

Diplomatic District

R8

Gardens

R9

R10

R11

Military Zone

Disney World

○ East Ring Road

○ El Amal Axis

○ Regional Ring Road

○ Ain Sokhna Road

2

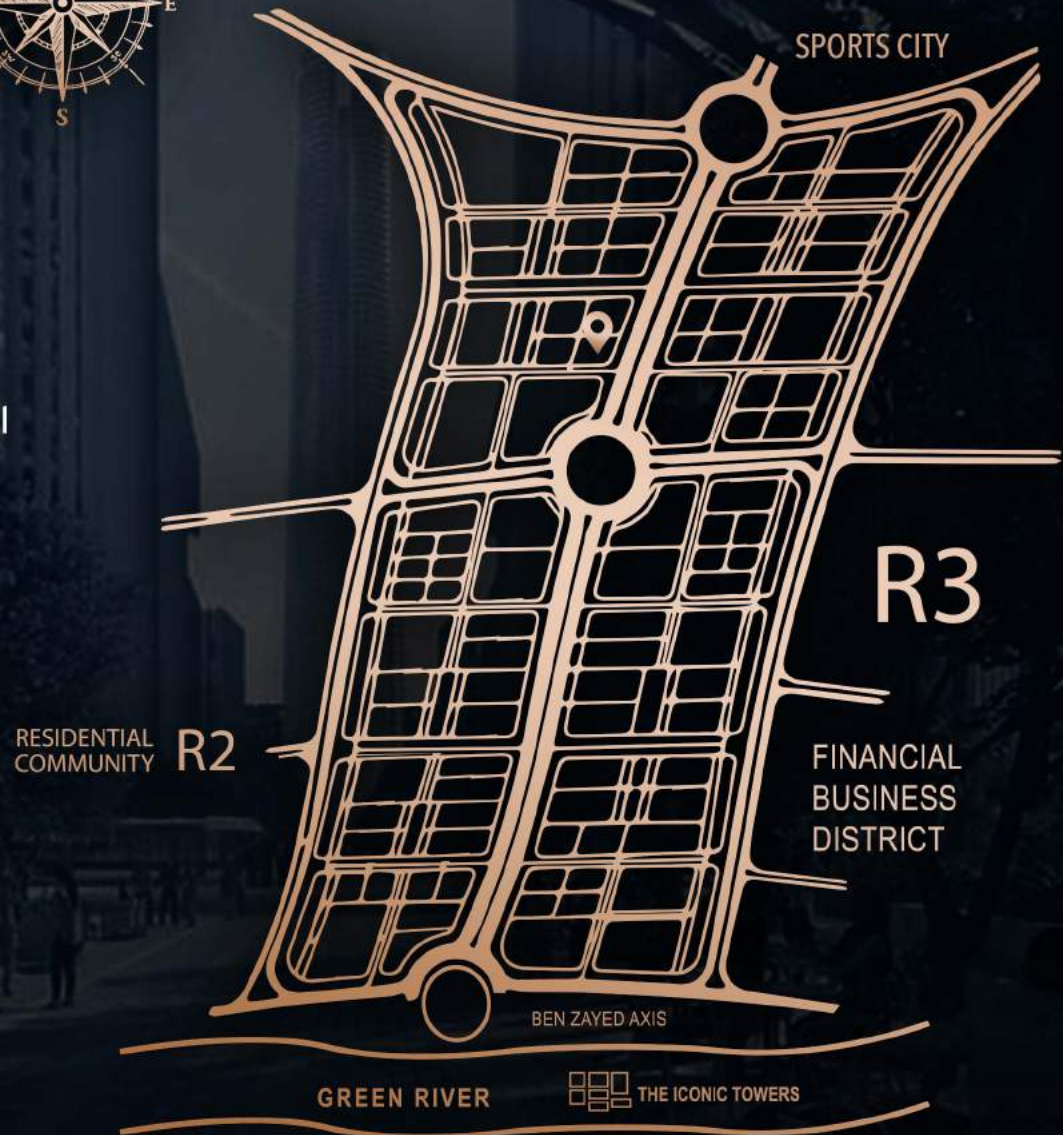
Mu23 *Location*



Built on an area of six thousand square meters, the complex is located in the MU23 commercial district, Land number C5 between R2 and R3 luxurious residential districts where there are more than 50,000 units ready to be delivered to their owners. It is close to the embassies' district and near the central business district, becoming a landmark in the city since the project inception.

It is also located at 500 meters from CBD, Sports City and The Iconic Tower.

The building consists of 2 basement floors plus 9 continuous floors spreading on 6300 meters, which takes up to 30% of the building percentage.



AURORA

Facilities



SECURITY



PARKING AREA



SKY LOUNGE



CENTRAL AIR
CONDITONER



FIRE ALARM
SYSTEM



CONFERENCE
ROOMS



MEETING ROOMS



RESTAURANT



ELEVATORS



INFINITY POOL



SOLAR ENERGY



SMART UNITS



BUSINESS
CENTER



ELECTRICITY
GENERATORS



HIGH SPEED
INTERNET

AURORA

A word from
the mastermind

Raef Fahmi



raeffahmi.
architects

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AURORA

Design Philosophy

It was designed by the international designer **Raef Fahmy**.

Aurora offers a range of features that cover every possible need; including security, parking, IT, entertainments, and sports. Doja Developments also partners with JLL as a management advisor for the Aurora project. JLL is one of the biggest companies operating malls worldwide. JLL runs projects in more than 80 countries through 93,000 expert employees in the Middle East and Africa. It also runs some of the biggest administrative and commercial malls in more than 35 countries.

In Dubai: Burj Khalifa, Emaar Square 2, Dubai Trade Center, Dubai Silicon Park, Marina Jet, and JBR.

In Cairo: Cairo Festival City, Mall of Egypt, City Center Almaza, Water Way 1&2, Arkan Plaza, and Aurora New Capital.

Raef Fahmy

DOJA

AURORA

Floor *Plans*

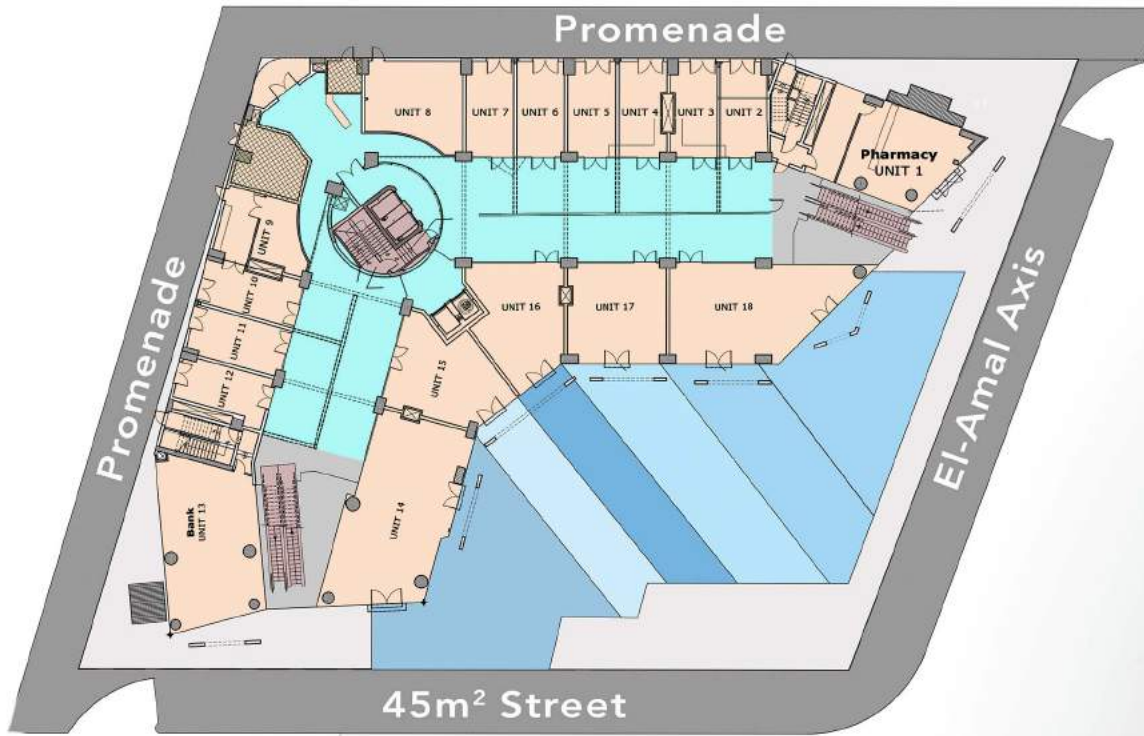
Ground, first and second floors include: Restaurants, Cafes, Banks, pharmacies and Shops.

Fourth, fifth and sixth floors include: Air conditioned and fully furnished Clinics.

Seventh, eighth and ninth floors include: Air conditioned fully furnished administrative offices.

Roof includes: The Sky Lounge and Infinity Pool.

Ground Floor



قسم مساحتك التجارية
مساحات تبدأ من 46m²

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1st Floor



قسم مساحتك التجارية
مساحات تبدأ من
32m²

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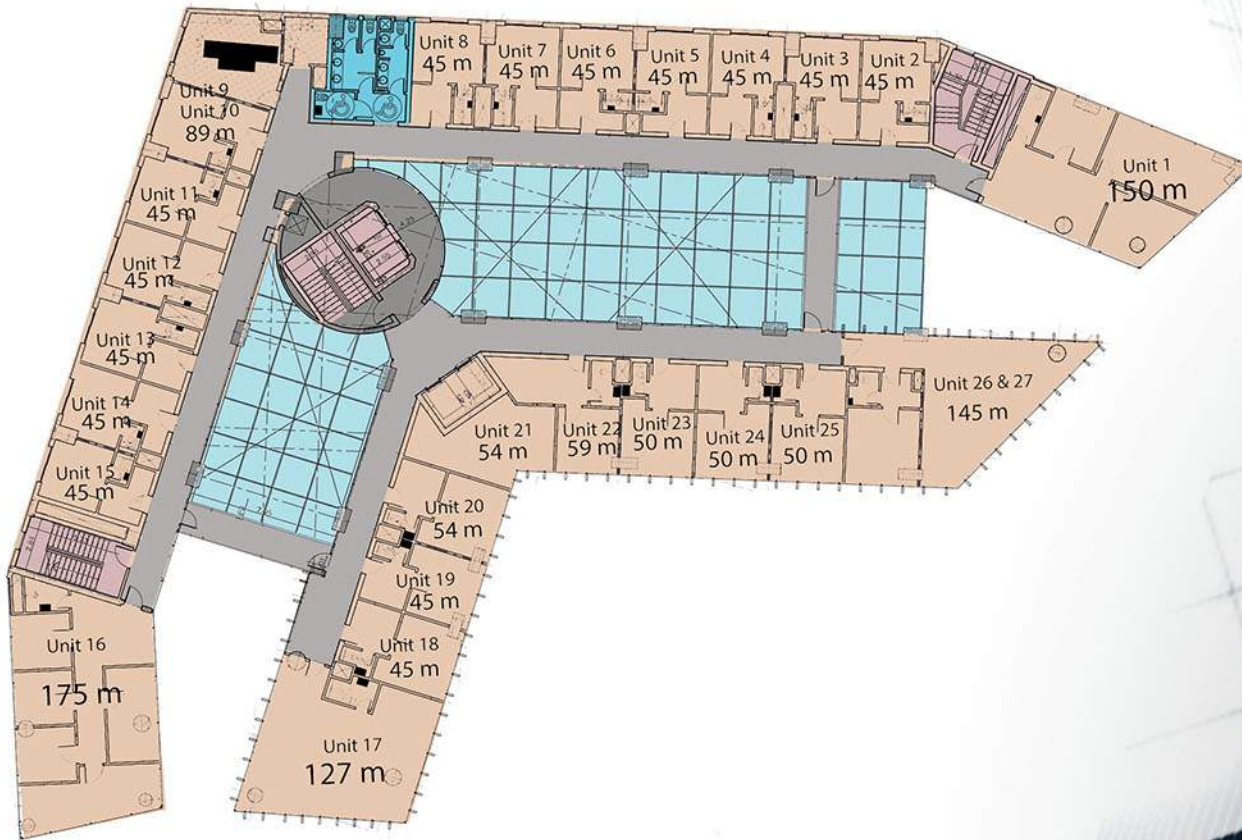
2nd Floor



قسم مساحتك التجارية
مساحات تبدأ من
32m²

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3rd Floor



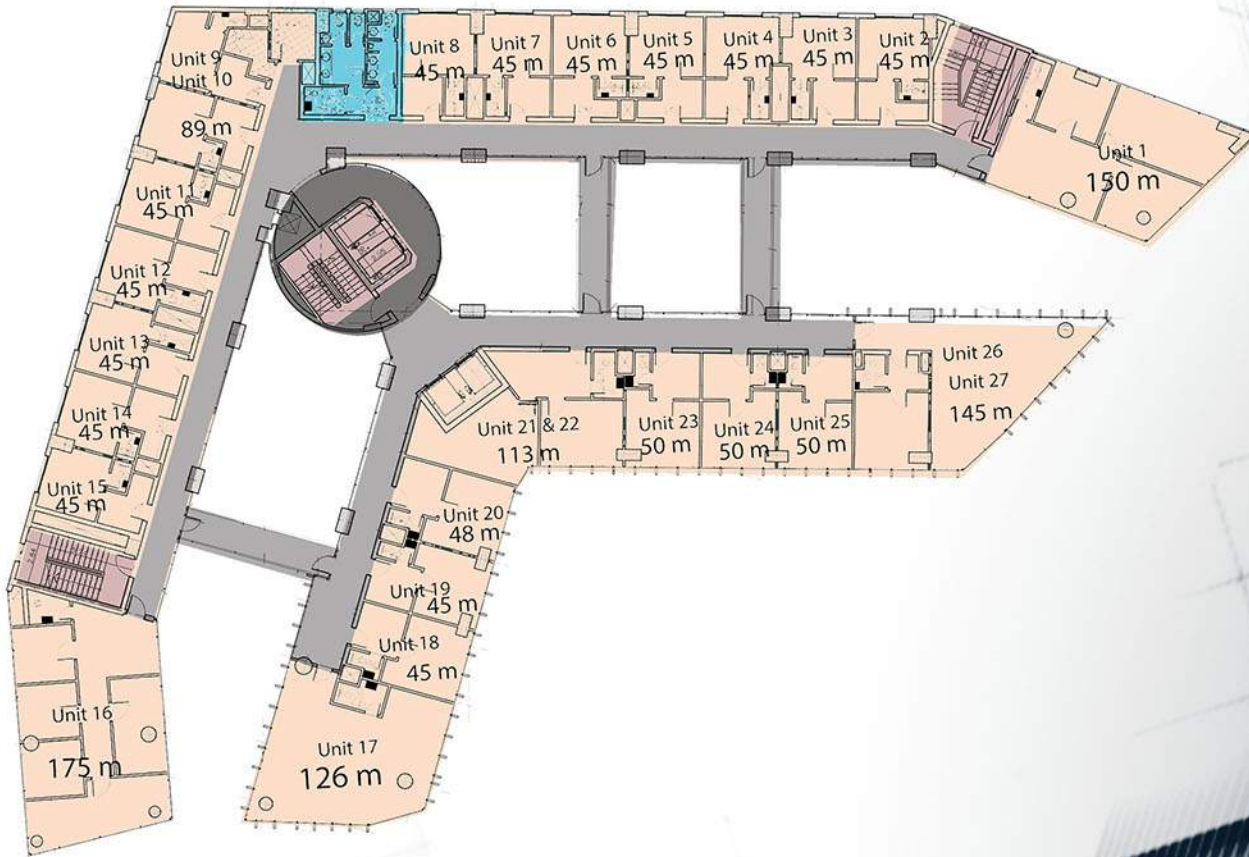
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4th Floor



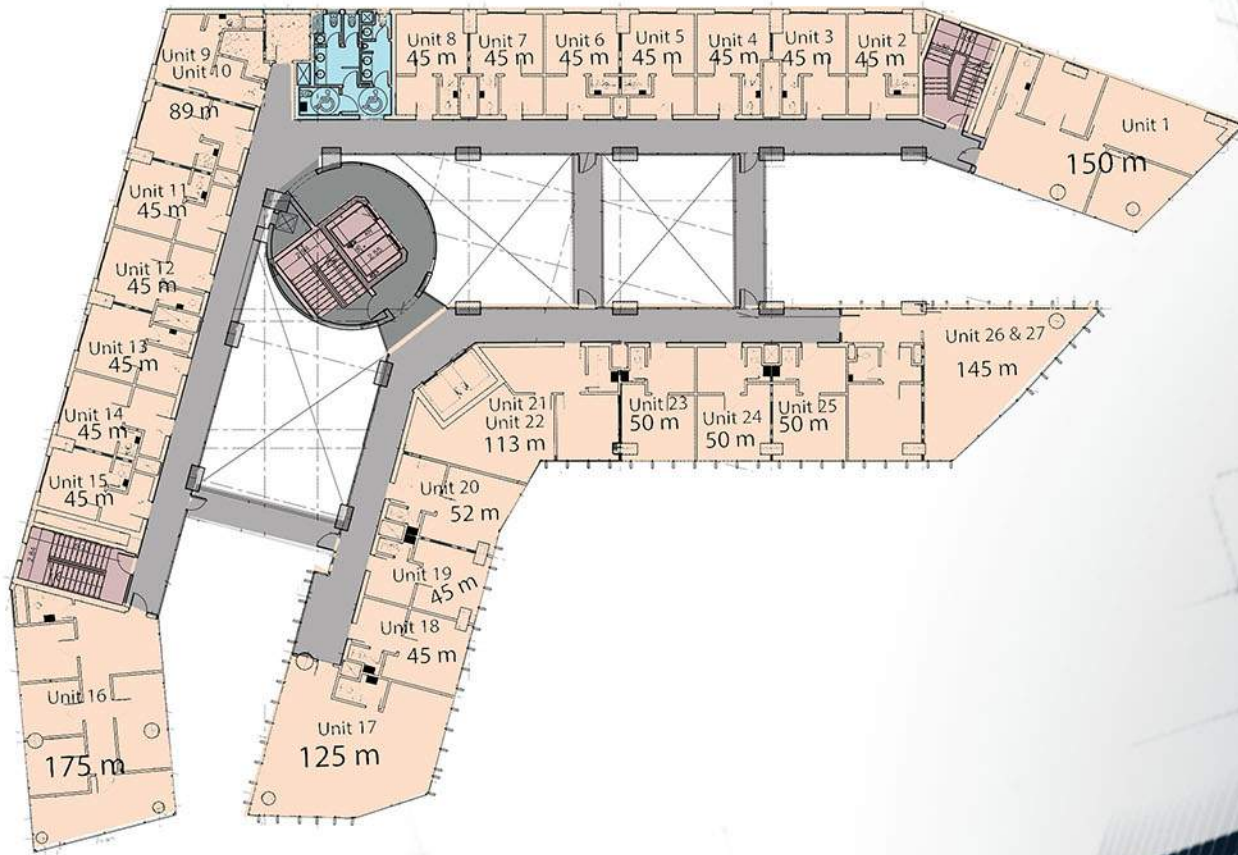
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5th Floor



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6th Floor



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7th Floor



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8th Floor



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JLL

About **JLL**

JLL is a leading icon that specializes in Real Estate and Investment Management. JLL' s Vision is to redefine the Real Estate world by offering rewarding opportunities and unique spaces to all investors so they can achieve their ambitions.

JLL is a 500 fortune company with annual revenue of \$16.3 billion, operating in over 80 countries.

JLL is a brand name and a registered trademark of Jones Land LaSalle Incorporated.

Dubai Projects :

Dubai Trade Center District, Dubai festival city, Dubai media city
Dubai marina, Dubai silicon oasis.

Egypt Projects :

Cairo Festival City, Mall of Egypt, City Center Almaza,
Waterway, and Arkan Plaza.



AURORA Consultants



Our Consultants

Consultants work portfolio:

- Consultant and International Designer: Raef Fahmy; who is behind many international projects beside Sky Line and New Capital projects in the same promising city. His designed projects are: Water Way, Arkan Plaza, Blooms Field, Ain Hills, and Jewels.
- Infrastructure and Civil Defense System are powered by: Mito Consultant PG & Fire Fighting (The Consultant for City Edge Towers New Alamein, Four Seasons, and San Stefano).
- ESO (Electromechanical Studies Office)
- Multiclimate Mechanical Consultants (The Consultant for Allegria Sodic Sheikh Zayed).