



JAYA
BUSINESS
COMPLEX

Downtown
NEW CAPITAL

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CHAPTER ONE

COMPANY OVERVIEW



Camden London

About (EDPM) Egyptian Developers

Egyptian Developers company was established to create a distinctive imprint in the real estate market with its extensive experiences in this field. The company is seeking to create long term value for its clients through picking the most prime locations and offer best-in-class services positioned to meet the needs of the market or user and deliver attractive returns. Our team of experts are always keen on providing innovative solutions and ideas to ensure the fulfillment of our customers' dreams.

Our vision

To be the most trustworthy and innovative real estate developer in Egypt and Arab world.

Our mission

To adopt new ideas and innovative solutions that meet the existing market needs in unique ways, and develop integrated and environmentally-friendly projects in the most strategic locations.



London Banks

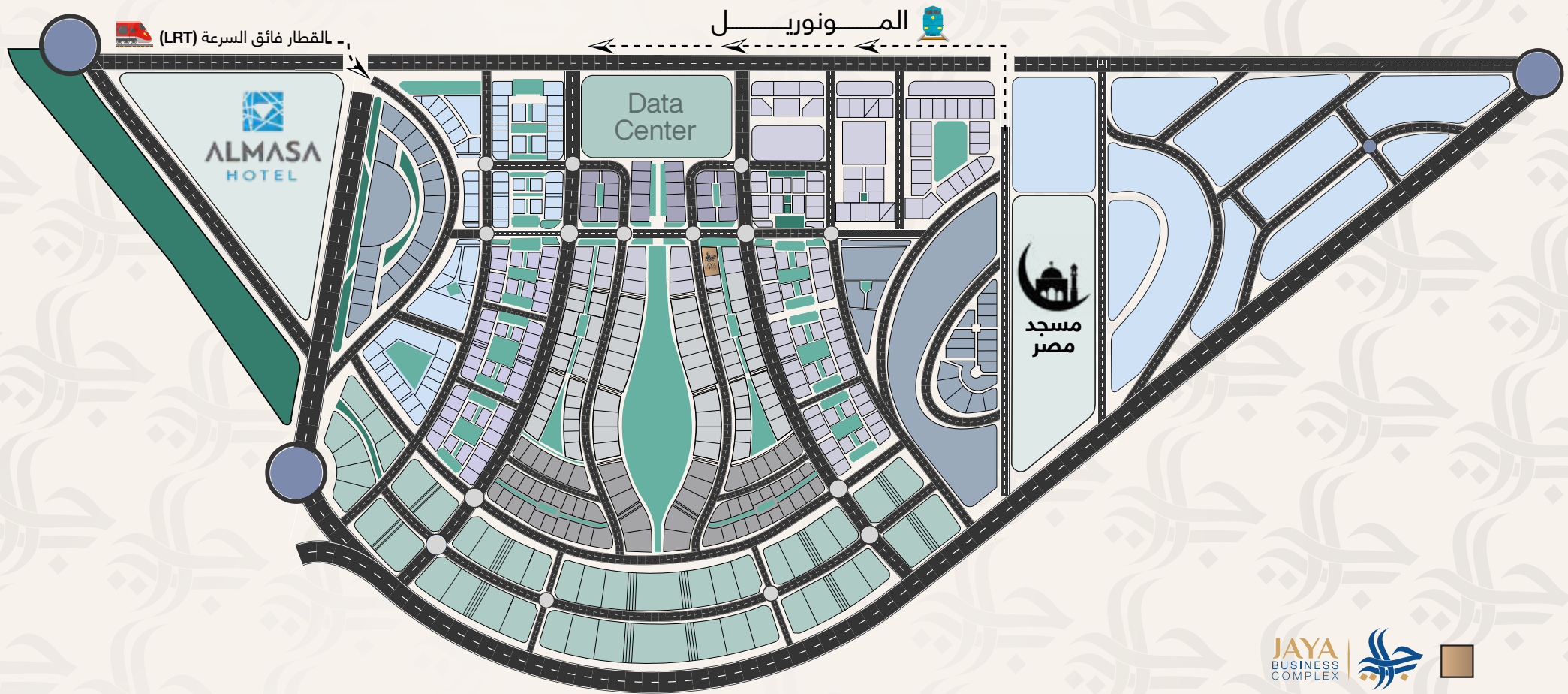
New administrative capital city

The New Administrative Capital City is planned to be the national economic powerhouse and the dwelling place of ministries, public sector, and private companies as well, surrounded by integrated urban communities. Thus, the City is designed with distinctive architecture, sustainable and digital infrastructure to benefit this large-scale project

In a very strategic location in the East of Cairo, on the way to the port city of Suez, the New Administrative City is planned to cover a massive area of 30 square miles-the same size as Singapore- to accommodate 6.5 million citizens, with a green belt that two times larger than the Central Park of New York.

Downtown district

The Downtown distinguished by the most premium locale in the heart of the New Capital on the circular road beside the governmental district, Downtown Square is designed to encompass national and foreign investments, headquarters of banks and multinational companies, a variety of hotels, dining venues, health care units, and offering myriad opportunities for professionals.



الحديقة المركزية
(النهر الأخضر)

خط سير المونوريل

القطار فائق السرعة
(LRT)

فندق الماسة
مسجد مصر

A space that is filled with originality, warmth, and togetherness; families and friends will find themselves lost in conversation whilst soaking up the warm sunlight and experiencing new culinary sensations.





JAYA business complex

Back in the days when we rushed to different projects all around the swarming streets of new cities. Here comes Jaya, a true testament to Egyptian Developers vision offers an unconventional twist on administrative, commercial offices spaces that will be home to a wide array of major corporations and start-ups with an equally ideal setting which permits great businesses to flourish amidst a motivating environment.

Located in the heart of downtown, with excellent visibility from main new capital Rd and with proximity to monorail main station, LRT and data center of new capital directly on a street with a width of 90 meters It overlooks a large green area with largest patio in downtown district.



JAYA business complex

An exceptionally well-positioned modern (class A) office, and commercial building with a dynamic plaza within the new capital downtown. Capturing the benefits of the near-governmental district will help to become the most popular building of new downtown with a secured creditworthy tenant roster.

The project entertains excellent daylight, green areas, an outdoor plaza and a generous reception.

Features include internal plazas positioned between the building voids, outdoor seating areas for the retail stores and both outdoor and underground parking areas.

Capturing the essence of the luxurious lifestyle, the design is complemented with easily accessed facilities and services that optimize your experience. The nature of the landscape surroundings around the strip enables visitors to enjoy and maximize their stay at Jaya due to the calmness.

The strip comprises the best selected, branded stores and office spaces that overlook Jaya's lush greenery. All of which is implemented with high-quality material finishing's and vastly equipped with technology.

CHAPTER TWO

FACILITIES



Unique Architecture

Commercial Facilities

Stimulating interest from the main road by positioning the development to face outwards.

- Providing a mix of retail and F&B.
- Connecting all the retail units with one plaza and 3 avenues.
- Core and shell.
- Outdoor areas.
- Ceiling clear height 4m.
- CCTV system.
- Building Management Systems (BMS).
- Ventilation and air conditioning (chiller system) (HVAC).
- Backup generators.
- Fire alarm and Firefighting system.



Administrative Facilities

- Maximizing usability of space.
- Spacious Landscape.
- Backup generators.
- Special needs friendly.
- UPS system.
- External power source.
- Automatic transfer systems (ATS).
- Common restrooms on every floor level.
- High speed fiber optic wiring.
- Generous -3.5meter clear floor ceiling height.



Productivity and Environment Standards

- Building Management Systems (BMS) with energy demand management (EDM).
- Ventilation and air conditioning (chiller system) (HVAC.)
- Solar energy.
- LED lighting.
- Smart and interactive building.
- Double glazed glass.
- High speed fiber optic wiring.



Security and safety facilities

- 7/24 security services.
- CCTV system (monitoring all the entrances and exit).
- Fire alarm and Firefighting system.
- 4 High quality elevators.
- Parking Slots.
- Special needs friendly.
- Front desks that offer receptionist services to all tenants.



CHAPTER THREE

FINISHES



Unique Offices

Flixifinishes

An almost-finished unit ready for the final phase of finishing painting and tiling, giving clients the freedom to choose their palettes positive energy.

Unit Door

- SecureIT glass door.

HVAC

- HVAC Tie-in chiller system.

Lighting power and low current

- Light sockets without electric wires.
- Power sockets without electric wires.

Fire Fighting

- Tie-In.

Toilets

- Finished with modern fitting & fixtures.

Ceiling

- Matt paint for concrete, ducts and pipes.

Walls

- Primary paints.



Common area finishes

Exterior

- Combination of glass, marble, stone, granite, tiles & painted surface.
- Dedicated external signage as per standard design & conditions.

Interior Ceiling Walls

- Gypsum Ceiling board and tiles.
- Combination of granite and marble tiles.
- Gypsum Board Partitions.
- Acrylic painting.

Fire Fighting

- Fire alarm fixtures.
- Sprinklers.

Toilets

- Finished with modern fitting & fixtures.

Lobbies & Corridors

- Combination of granite and marble tiles & painted surface.
- Furnished equipped with tenant directory & directional sign.

Fighting Power & Low Current

- Integrated decor LED lighting through-out.

Flooring

- Marble & Granite tiles.
- Carpet tiles.
- HDF flooring.
- Porcelain tiles.

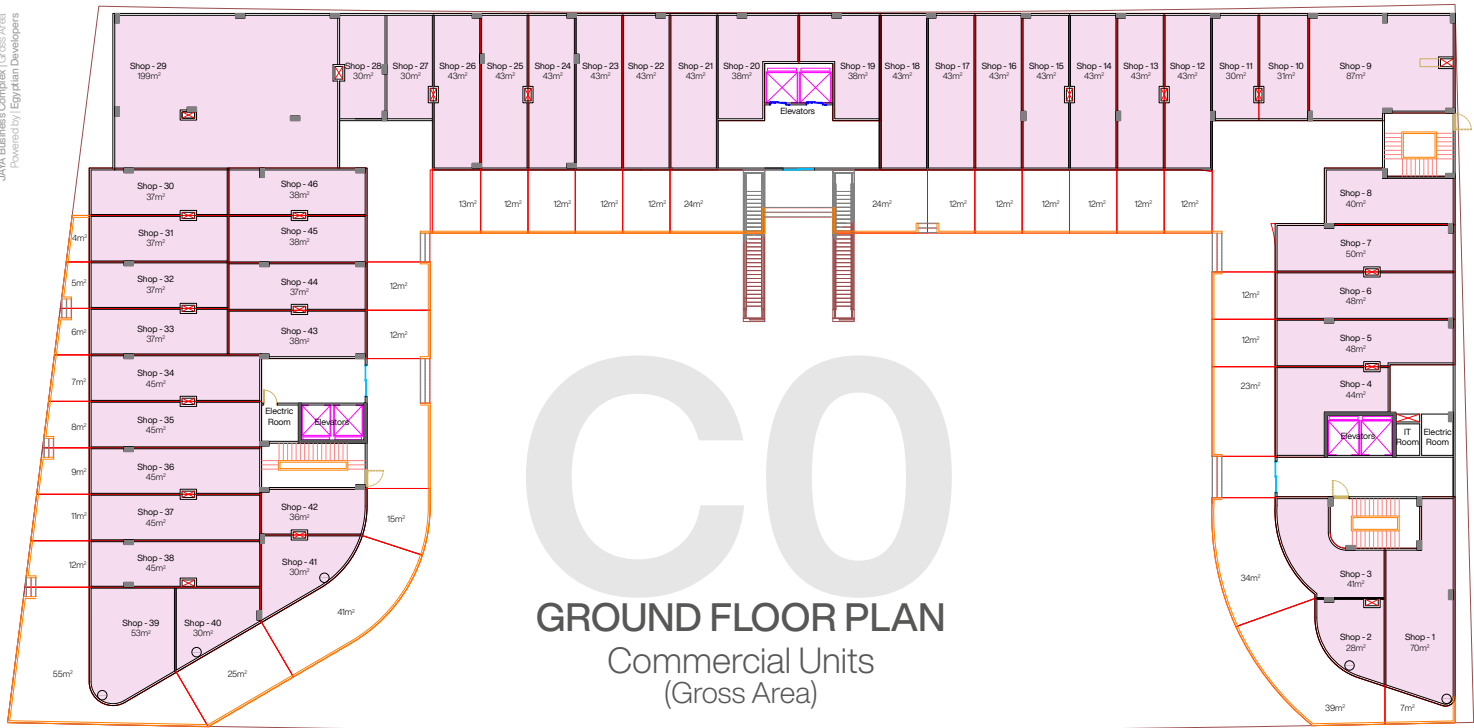


CHAPTER FOUR

FLOOR PLANS



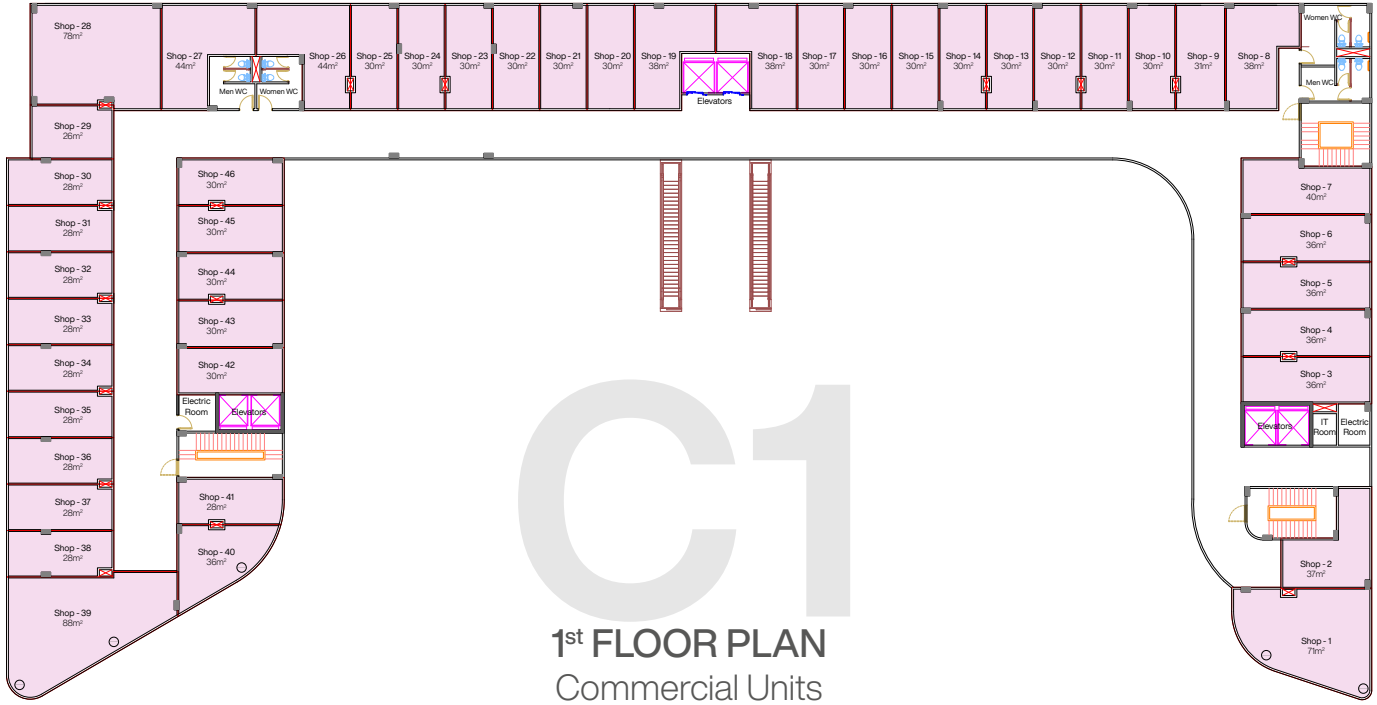
Flexible Areas



CO

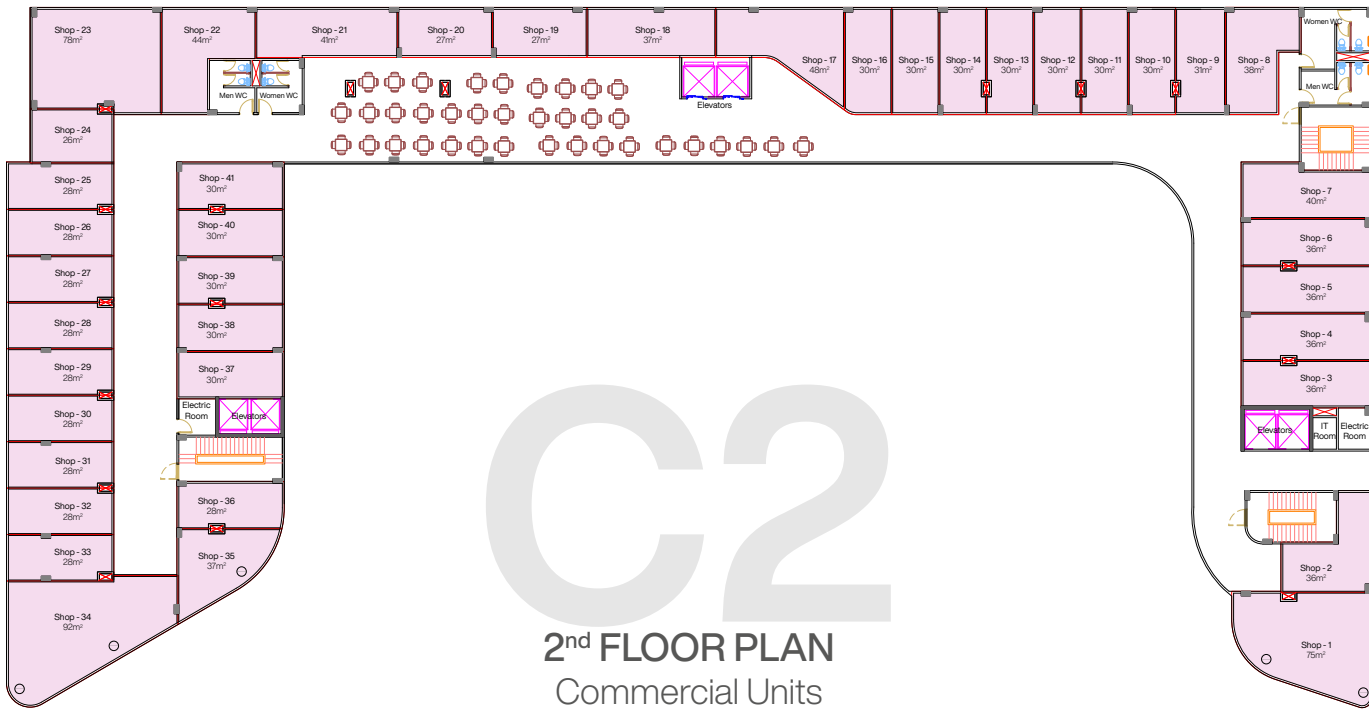
GROUND FLOOR PLAN

Commercial Units
(Gross Area)



C1

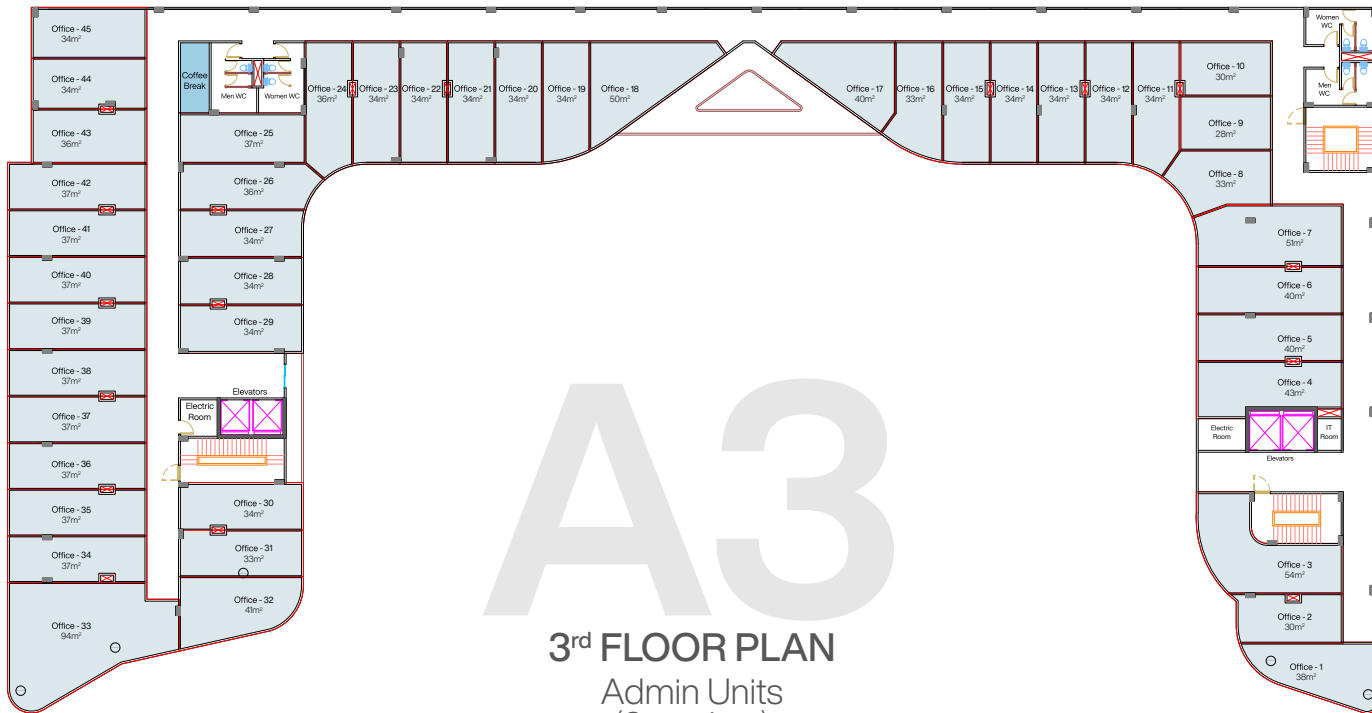
1st FLOOR PLAN Commercial Units (Gross Area)



C2

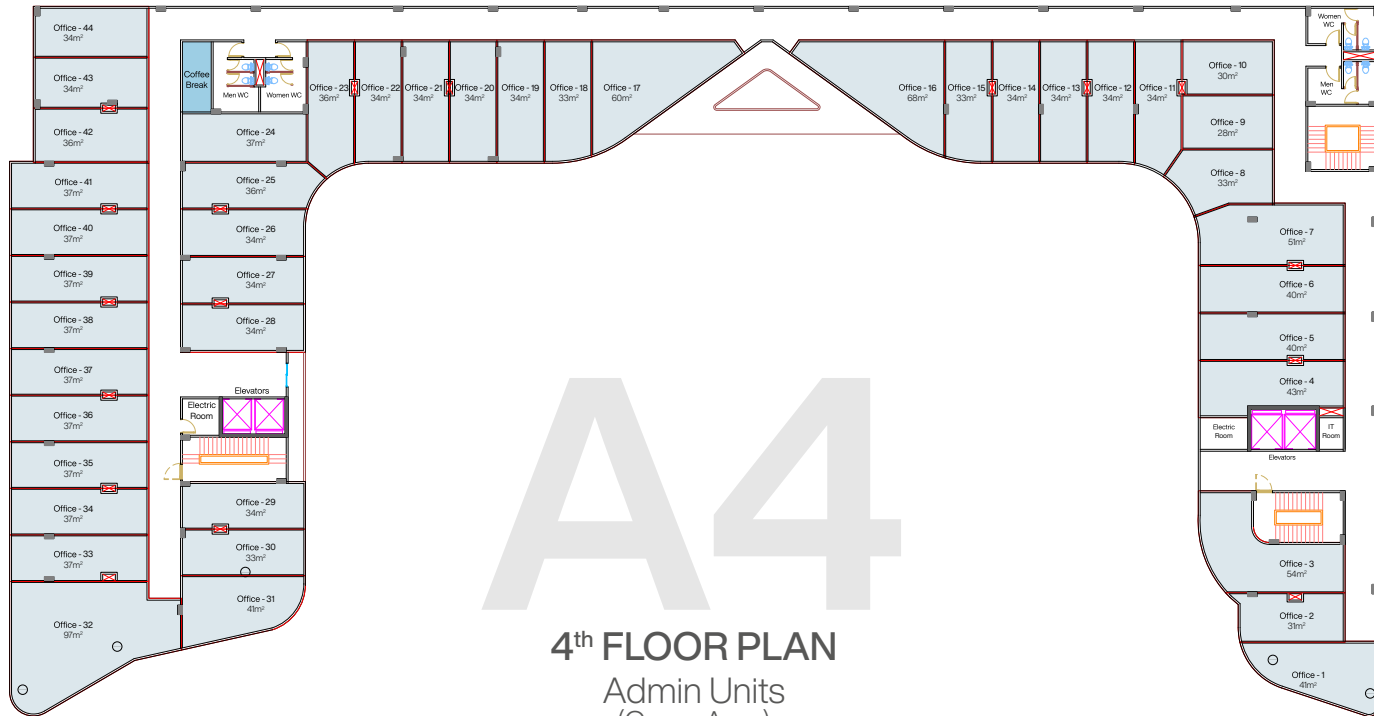
2nd FLOOR PLAN

Commercial Units
(Gross Area)



A3

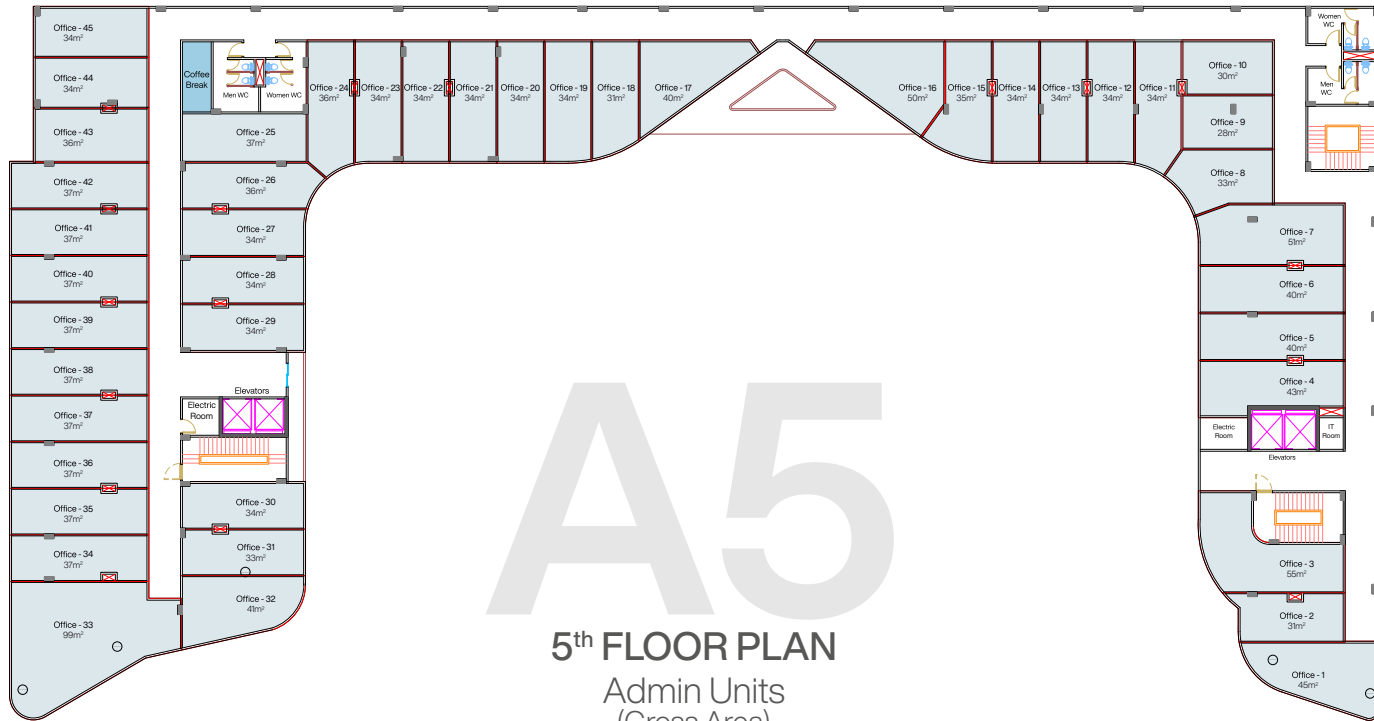
3rd FLOOR PLAN
Admin Units
(Gross Area)



A4

4th FLOOR PLAN

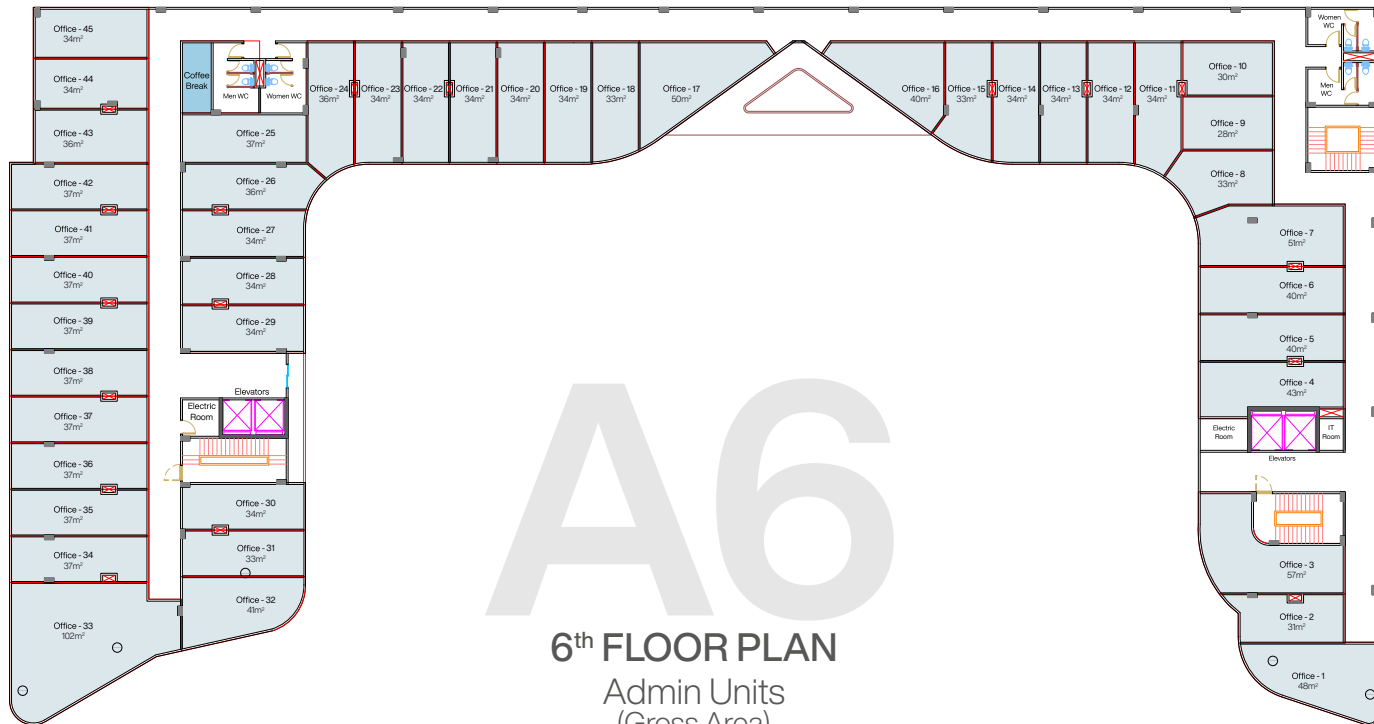
Admin Units
(Gross Area)



A5

5th FLOOR PLAN

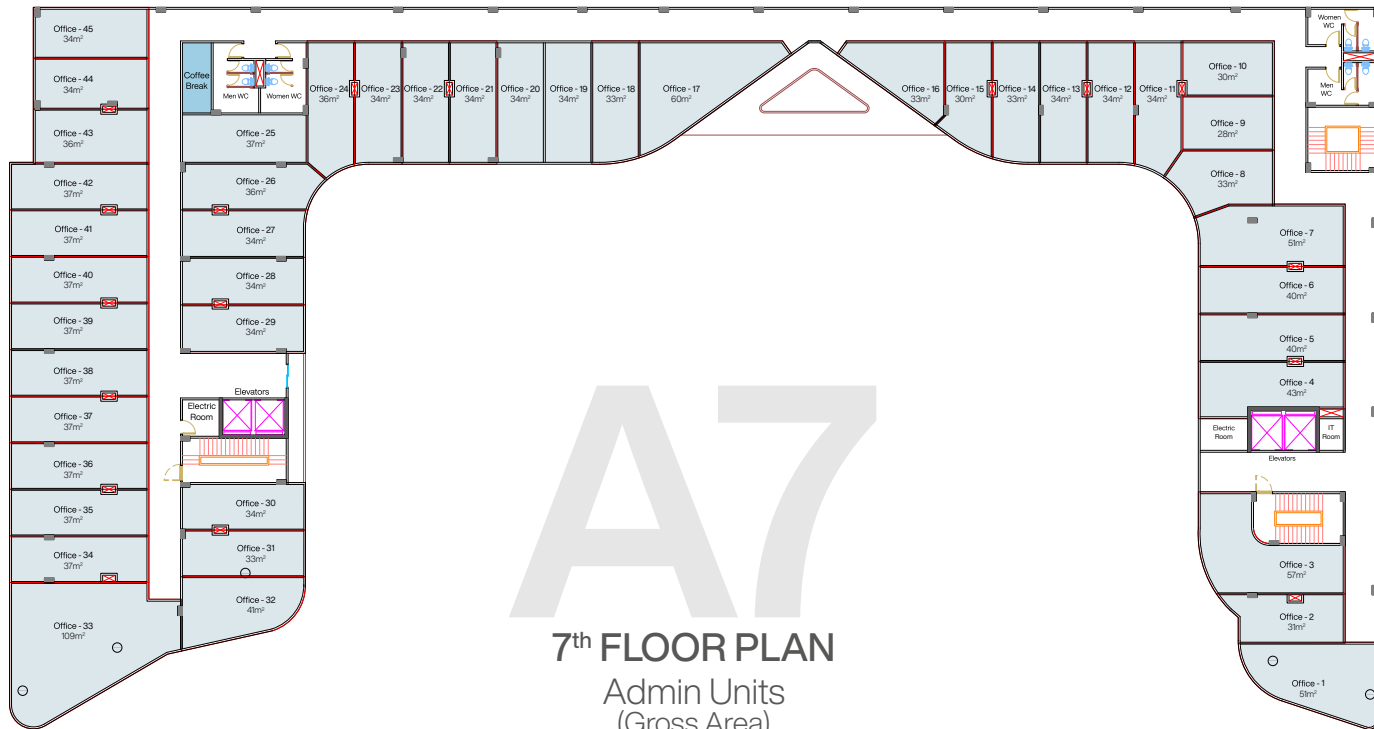
Admin Units
(Gross Area)



A6

6th FLOOR PLAN

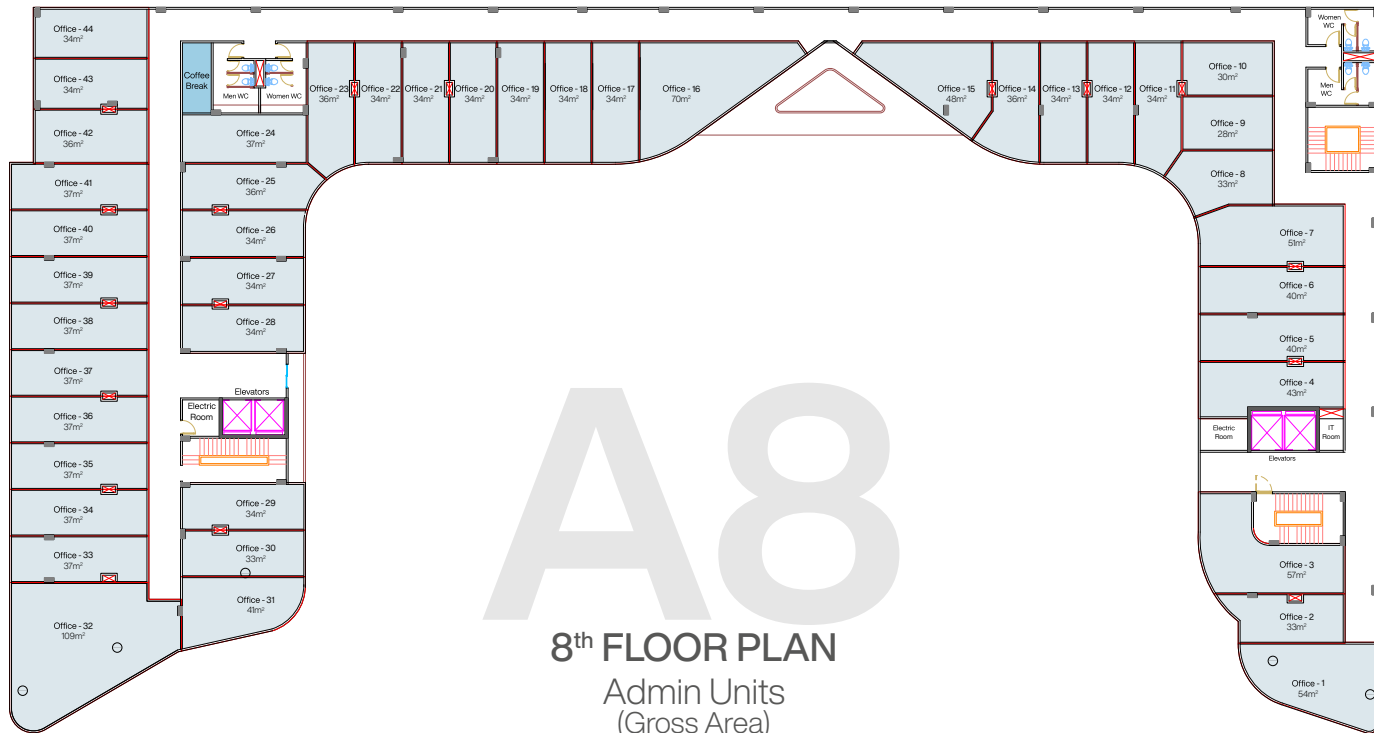
Admin Units
(Gross Area)

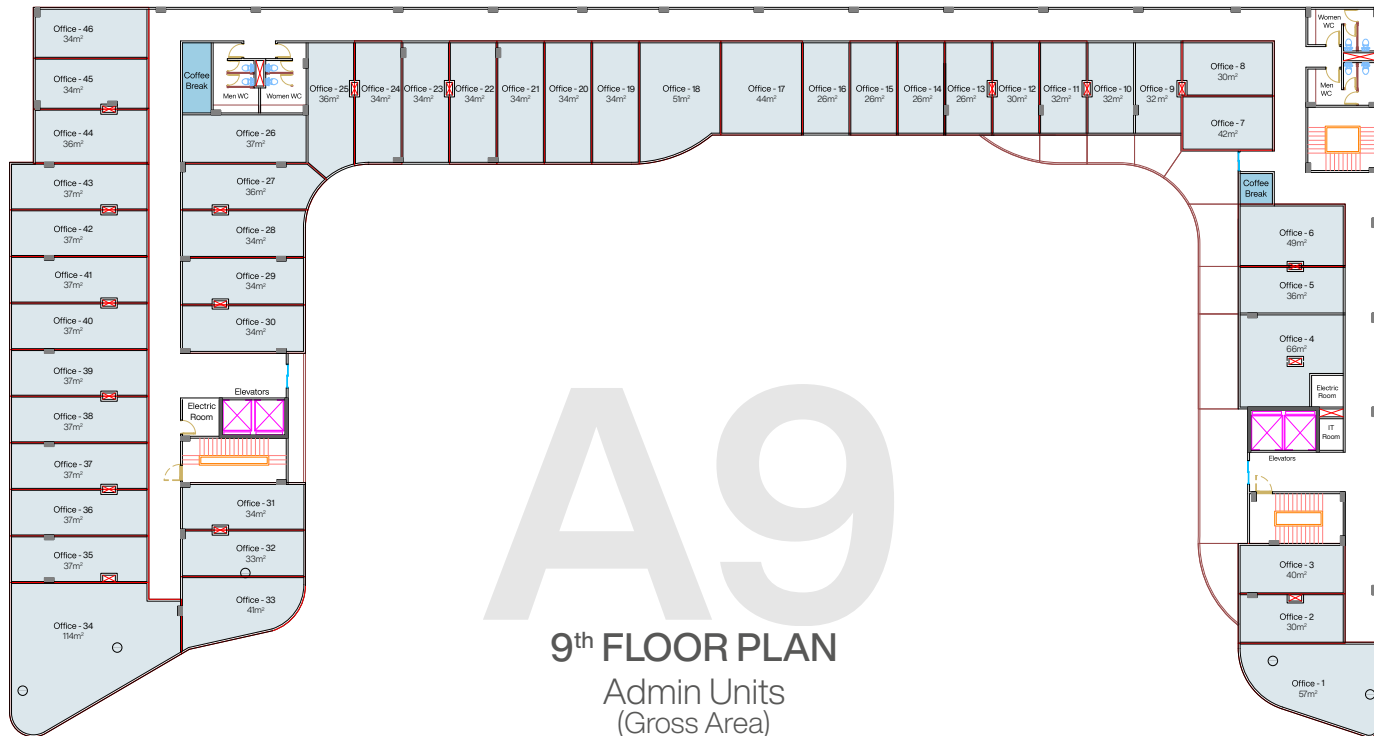


A7

7th FLOOR PLAN

Admin Units
(Gross Area)





A9

9th FLOOR PLAN

Admin Units
(Gross Area)

