



An integrated mixed-use futuristic development overlooking the
skyline of The New Administrative Capital



WELCOME TO



OIA TOWERS
COMMERCIAL & HOTEL APARTMENTS

BASK IN THE HEART OF THE NEW CAPITAL
AND CHERISH AN EXPERIENCE ABOVE IT ALL



COMMERCIAL & HOTEL APARTMENTS



REPRESENT

A UNIQUE, **30 STOREY TWIN TOWER** MIXED-USE DEVELOPMENTAL
CONCEPT WITH A TRULY EXCLUSIVE PINPOINTED LOCATION WITHIN
THE ICONIC COMMUNITY OF THE NEW ADMINISTRATIVE CAPITAL.





We strive to connect people and buildings to the future using the best practices to achieve our motto in reality and contribute to set the pace for enriching developments in Egypt's urban map towards investment in the real estate sector.



Driven by our pursuit to push the boundaries of our minds and our senses, to cherish what is most unique,


OIA Towers is a true model distinctiveness, convenience and magnificence in its model;

offering you all the elements of power and strong partnerships to achieve the utmost levels of uniqueness, luxury and charm - redefining a new world and a new dream filled with a multitude of joyful experiences.



THE SMART CITY OF TOMORROW

The New Administrative capital is undergoing development with a strategic vision for smart cities, intended to offer a superior quality of life for Egyptians within its scheme.

The background features a dark blue night cityscape with illuminated buildings. Overlaid on this is a complex network of blue lines and dots, resembling a digital or data network. A prominent red starburst light is visible in the upper right quadrant of the network. Two vertical, golden-yellow, curved shapes are positioned on the left side of the image, partially overlapping the text area.

Developed under the supervision of the President Abdel Fatah Al Sisi, it will be registered in history as a major turning point in Egypt's development.

We are proud to be part of this huge development that will change the face of Egypt forever with huge scale projects and investments that will reflect positively towards the booming of the Egyptian Economy.



LOCATION

OIA Towers is a 30-storey twin tower model of an integrated mixed use development, conveniently situated at the heart of the New Capital's groundbreaking landmarks, overlooking the green river.

Its strategic location is a five minute drive along the axes of The Grand Mosque, Grand Cathedral, Al Masah hotel , The Iconic Tower and The Presidential Palace.

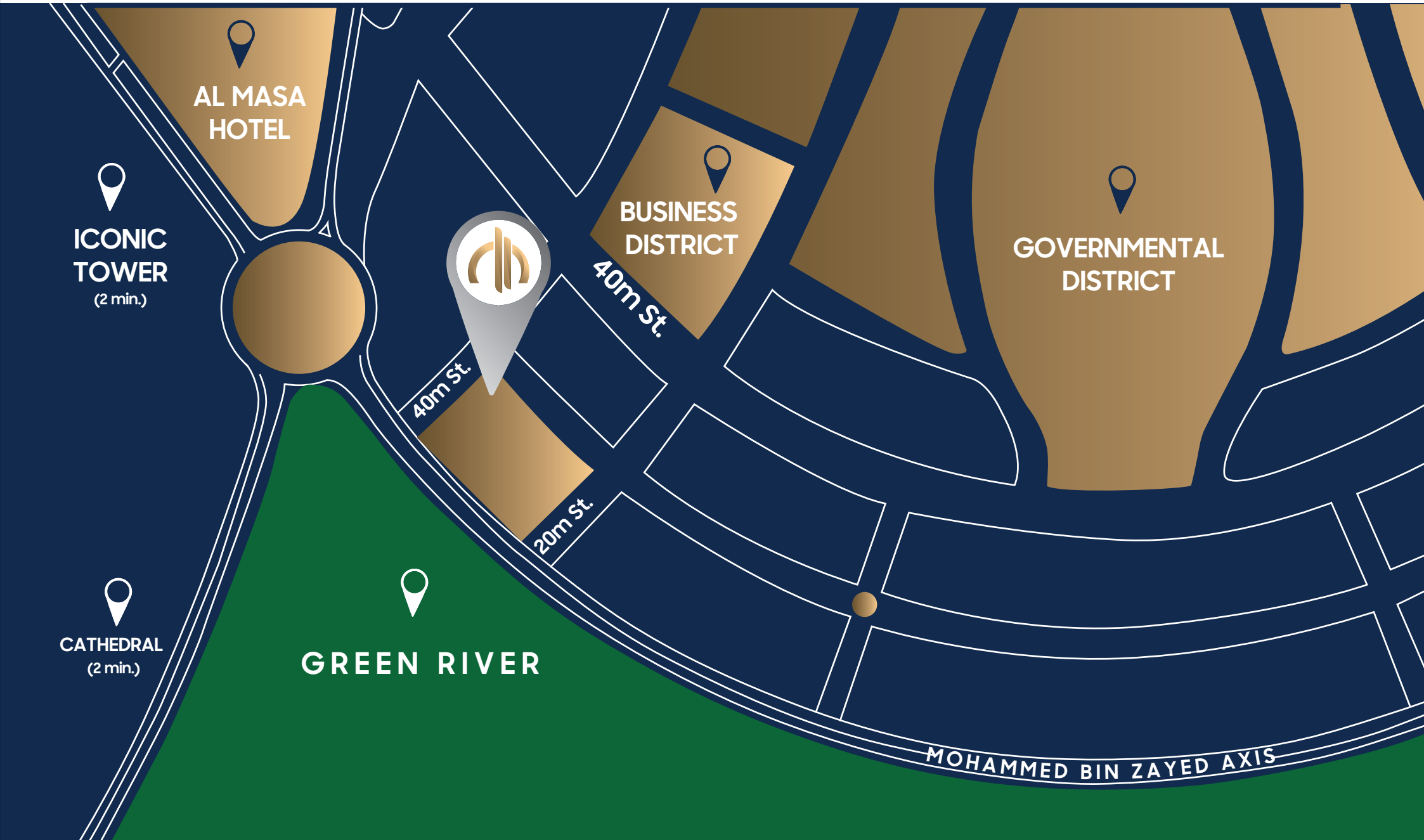
With all the amenities of urban indulgence, uniqueness and style, stretching across the lining of this iconic destination along 20,000 meters, nestles OIA Towers, New Capital.



LOCATION

OIA Towers is molded alongside the downtown of the idyllic strategic location of the New Administrative Capital City,

Only a **20-minute** drive from New Cairo, serving as a central point between the second greater Cairo Ring Road and New Cairo's Road 90 alongside the main three central routes of the New Capital - the Mohammed Bin Zayed Avenue, Road 6 and Road 10; with multiple access points through Road 90, Suez and Sokhna roads.



AL MASA
HOTEL

BUSINESS
DISTRICT

GOVERNMENTAL
DISTRICT

ICONIC
TOWER
(2 min.)

CATHEDRAL
(2 min.)

GREEN RIVER

MOHAMMED BIN ZAYED AXIS

40m St.

40m St.

20m St.





Crafted along the idyllic location of The New Administrative Capital OIA Towers offers an integrated development mix shaping a distinctive community including **100,507sqm** fully serviced commercial, administrative, medical, hotel and residential apartments amidst lavish landscapes and extensive green expanses.

OIA Towers is a conventional development with unprecedented views - a meticulously designed project with international quality standards.



AN ADDRESS THAT SPEAKS SUCCESS

Stretching across 32,720 square meters of office space, OIA Towers showcases a modern design focusing on ergonomic design and functionality within its 32,720 square meters of modern office spaces, where you're connected to a future-proof environment, with cutting-edge technology and a community of professional neighbors in a variety of industries.

OIA Towers offers the most efficient and flexible modern office spaces to make business a pleasure and to feel that you work where you want to be.



Within a prestigious mixed use business district offering international standard office spaces and high speed internet connections.

Feast your senses with inspiring views from the surroundings within an address that speaks success and promotes work efficiencies.



FACILITIES

With privacy, tranquility and an unparalleled lifestyle, OIA Towers presents an unparalleled roster of features combining balance and harmony through a state of the art swimming pool and water features, a fully equipped gym, a clubhouse and a commercial area within seamless thematically designed landscape features.

No destination is complete without a comprehensive bundle of services and facilities that are just outside your doorstep, making business simpler.

Allow us to take care of the little details, while you focus on getting your targets met.



A MODERN INSPIRED DESIGN

This accurately designed development is a home to commercial, administrative and medical units with panoramic restaurants overlooking the skyline of the New Administrative capital; conventionally the project embeds a luxury residential model with hotel serviced apartments to transform the expression of urban living endlessly.

With spectacular views, welcome to a world of exquisiteness and extravagance - a true classification of urban indulgence.



A MODERN INSPIRED DESIGN

The modern style of contemporary inspiration in design creates a unique architecture of diverse structures that offer diverse unit spaces to meet all preferences. Each zone is designed to secure privacy, together with inspirational sceneries to all units.

Our commercial area encompasses business, retail, sports, healthcare and hospitality complexes that is set to change the face of urban living forever.

With breathtaking views, enter a world of beauty and luxury - a true definition of urban living. The modern style of uniqueness in design creates an exceptional architecture of diverse unit spaces to meet all preferences.

The unit areas vary from 20 to 223 sqm which afford a pleasant range of choice between fully finished models.

A walkable seamlessly connected community of hospitality, business, entertainment and facilities



A COMMERCIAL AREA THAT FUSES PRACTICALITY



The commercial area embraces all pillars that relieve our everyday outside world stress comprising of 14,384 square meters of built up area, offering a fantastic range of commercial spaces with a mix of state-of-the-art facilities, leisure and entertainment destinations needed to suit your modernity, in line with international standards of design.

We have collaborated with Tivoli Dome, Egypt's most finest and well-renown commercial operator, to ensure an essence of convenience, where everything is at your fingertips, embedded with an exclusive bundle of services and facilities.



A COMMERCIAL AREA THAT FUSES PRACTICALITY

Its unique layout is optimal in terms of space and functionality ensuring uninterrupted natural sights. From the world of fashion to the joys of the great outdoors within a vast array of selection between cafes and restaurants – reveal that the world of fashion and culinary is at your feet.

Catering to everyday necessities, featuring an array of facilities our visitors can quickly access supermarkets, pharmacy, bakery, ATMs, a mosque and a laundry services and much more.

Enjoy facilities extraordinaire with a touch of music, greenery and water features that are set to compliment the experience.



**A COMMERCIAL
AREA THAT FUSES
PRACTICALITY**





FULLY FURNISHED HOTEL APARTMENTS

Infused with elite hospitality through its higher levels we present a pulsing hospitality district of its own. The well-appointed fully furnished hotel apartments are set with the precision of glistening jewels a top of spectacular background of its distinctive and elevated inspirational scenery.

Our hotel apartments and hospitality unfold a serene and toxic-free atmosphere surrounded by stunning water features and lush greenery with the city lights of the New Cairo skyline gleaming in the distance - At the pinnacle, cultivating values of metropolitan living a bar above.



FULLY FURNISHED HOTEL APARTMENTS

Under the stars it's all about letting the outside in. Designs accommodate windows placement to ensure maximum views - an unimpeded outlook from your spacious private unit. A blend of nature and well-being within open spaces filled with inspiring water features and relaxing tones of green.

Bask in the sun or happily splash in the pool.



ENERGIZE AND UNWIND

Apart from unmatched views and vast facilities, OIA Towers New Capital possesses a fully equipped gym, pool and spa to work out the stress of your day and boost your fitness levels. With a wide range of state-of-the-art machines and a tranquil spa, to bring the epitome of relaxation for its members.

Offering world-class training programs to ensure a highly encouraging and fulfilling experience to its guests.



ENERGIZE AND UNWIND

The signature spa that caters to its visitors awaiting a day full of relaxation, pampering and joy after a long hectic day

The community relishes the sunny scenery, as the sky turns to twilight, where their atmospheres are tranquil and all that can be heard is the breeze gently rustling the foliage.

OIA Towers is a seamlessly connected community that offers a better quality of life, fosters social interactions while incorporating unique lifestyle options.





REDEFINING HEALTHCARE

Our medical clinics will serve its patients with state of the art facilities medically-catered unconventional space to offer a novel and totally comprehensive medical experience.

Above and detached from the bustling clatter of the city presenting a skyscraping elevation



THE ROOFTOP RESTAURANT

Unwind after a busy day in rooftop lush restaurant to relax, recharge, revitalize.

Nestled at the peak of the 30 storey of OIA Towers, the lively rooftop is embraced by serenity and nature.



THE ROOFTOP RESTAURANT

Presenting a new iconic landmark in its own - Dine in our iconic signature rooftop restaurant located in the heart of the development at the highest peak.

Offering panoramic 360-degree panoramic views of the fresh city skyline while you savor specialties

The water features, shaded patios and landscape walkways and seating areas feature the perfect setting.

Spanning across a twilight horizon of the new city in uniqueness and style to suit your pursuits of relaxation and indulgence.





**INDULGING YOUR
SENSES TO DINING**



INDULGING YOUR SENSES TO DINING

OPERATED BY



Details are everything, which is why we chose Tivoli Dome to operate the commercial area to be thematically designed, offering restaurants spaces with lavish outdoor spaces, enabling us to satisfy with every breath of fresh air within our lavish landscapes.

Then get out and get going: meet, greet, relax and revel with an abundance of invigorating or relaxing choices. If you like to eat out, at OIA Towers you'll be spoiled for choice.

Stroll along the promenade and you'll find a vast array of selection between cafes and restaurants. Go chic or go casual.

Go for breakfast, lunch, dinner or late at night. Go for all you can eat or fine dining - the options are endless.



UPSCALE BRANDS

Take advantage of every amenity you can imagine within the urban strip. A world of leisure and convenience awaits. From the world of fashion to the joys of the great outdoors.

Simply stroll down the boulevard for the best of boutiques featuring upscale brands.

Complimented by lush landscapes, indulge in a stroll or simply relax under the shades of a sidewalk umbrella - reveal that the world of fashion is at your feet.

A life of luxury and ease, style and charm, where nature and modern conveniences meet



SECURITY

SECURITY

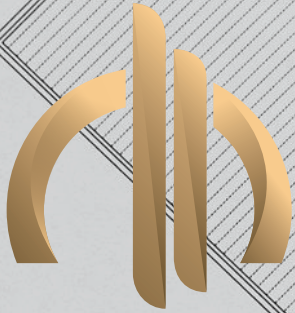
Because high-level security is vital round the clock, OIA Towers features a full CCTV system, electronic gates and a comprehensive network of cameras to reassure your safety.

A fully secured fire system is equipped within the development ensuring extreme safety measures for your peace of mind.

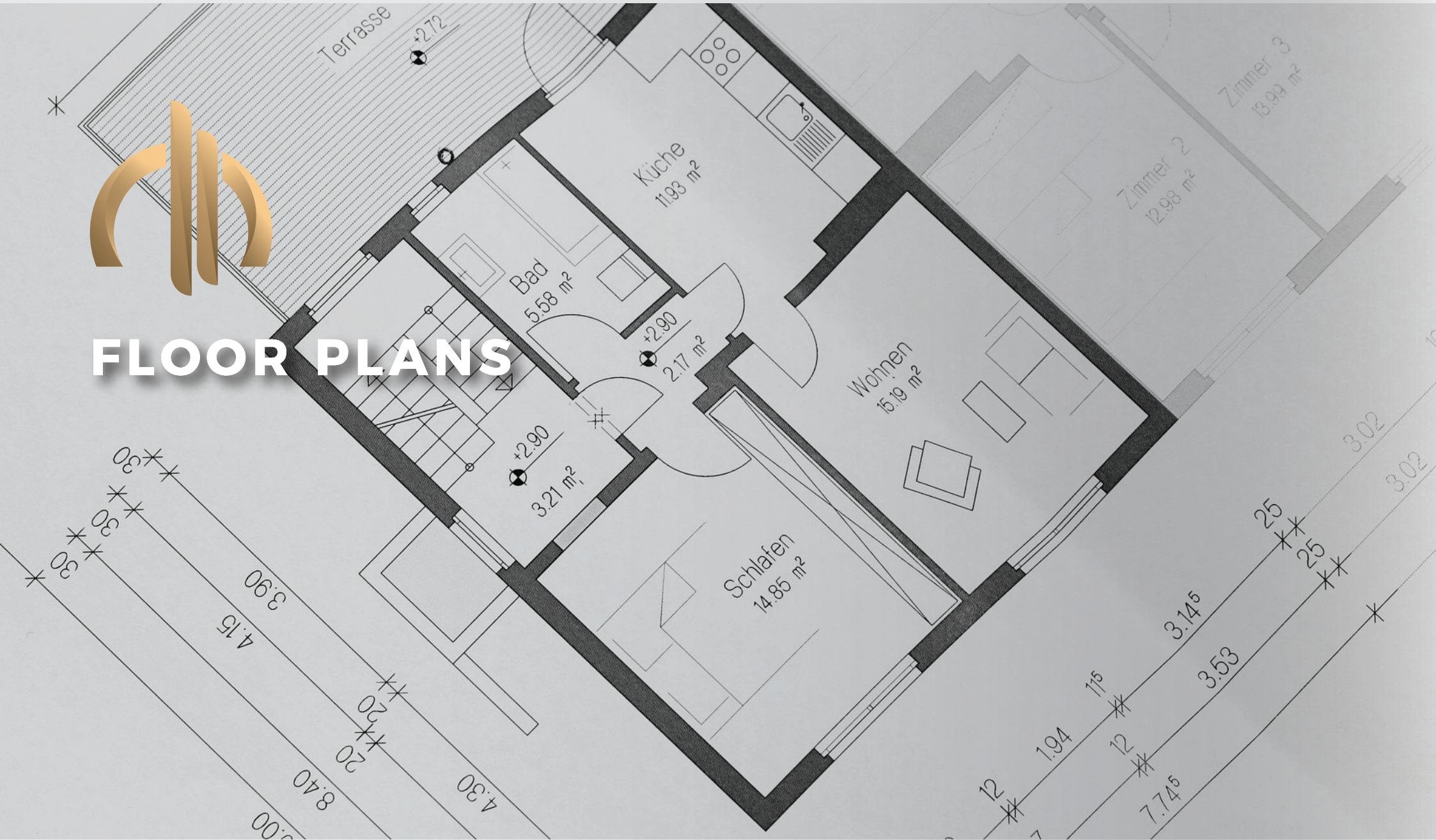


UNDERGROUND PARKING

With a meticulous eye for suitability of our visitors, our three-floor underground parking has been designed to serve comfortable capacities, with on-site security services and surveillance to ensure our visitors a sense of peacefulness and security.



FLOOR PLANS



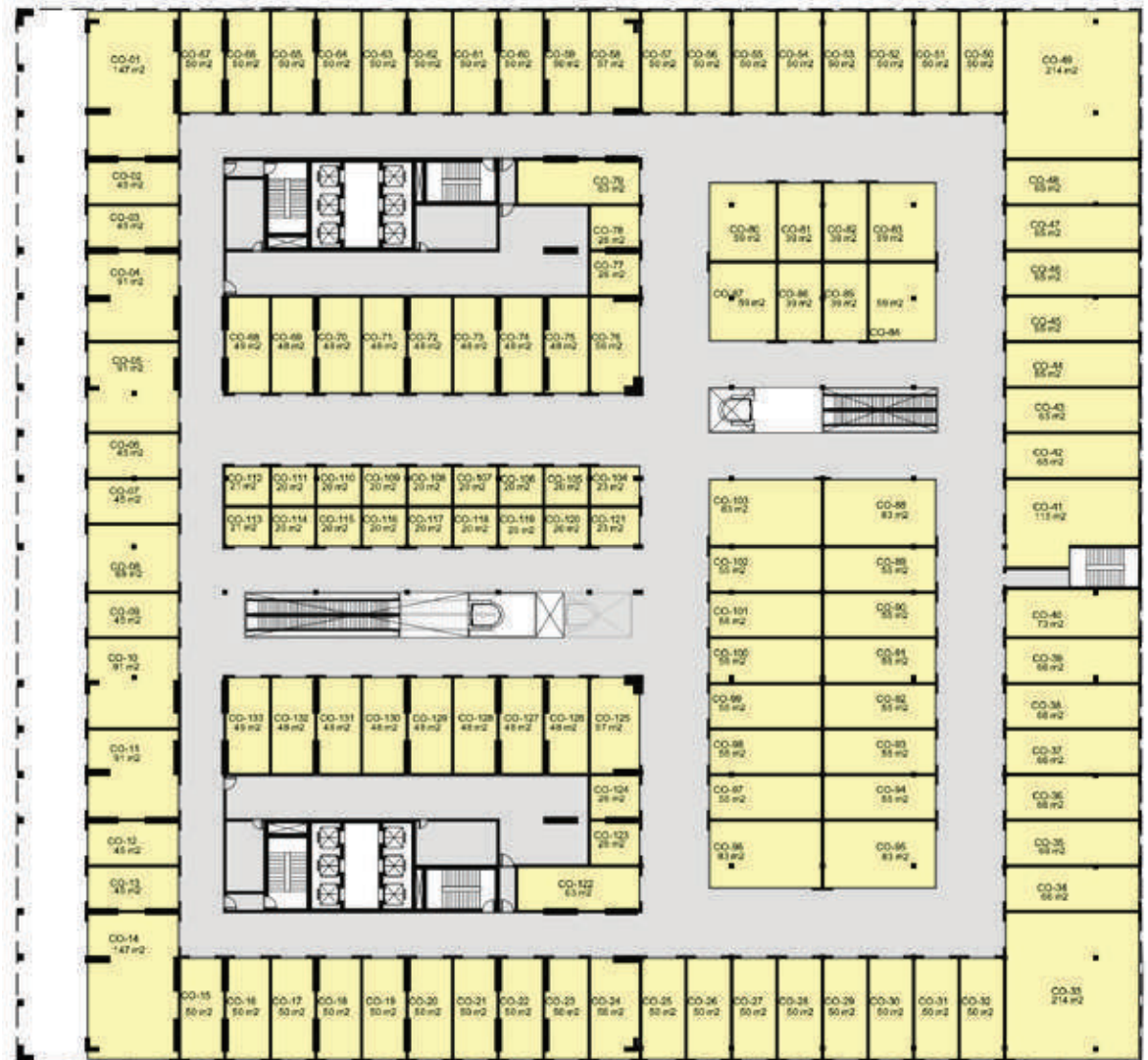


FLOOR PLANS

COMMERCIAL FLOOR PLANS



COMMERCIAL FLOOR PLAN FIRST FLOOR PLAN



COMMERCIAL FLOOR PLAN GROUND FLOOR PLAN

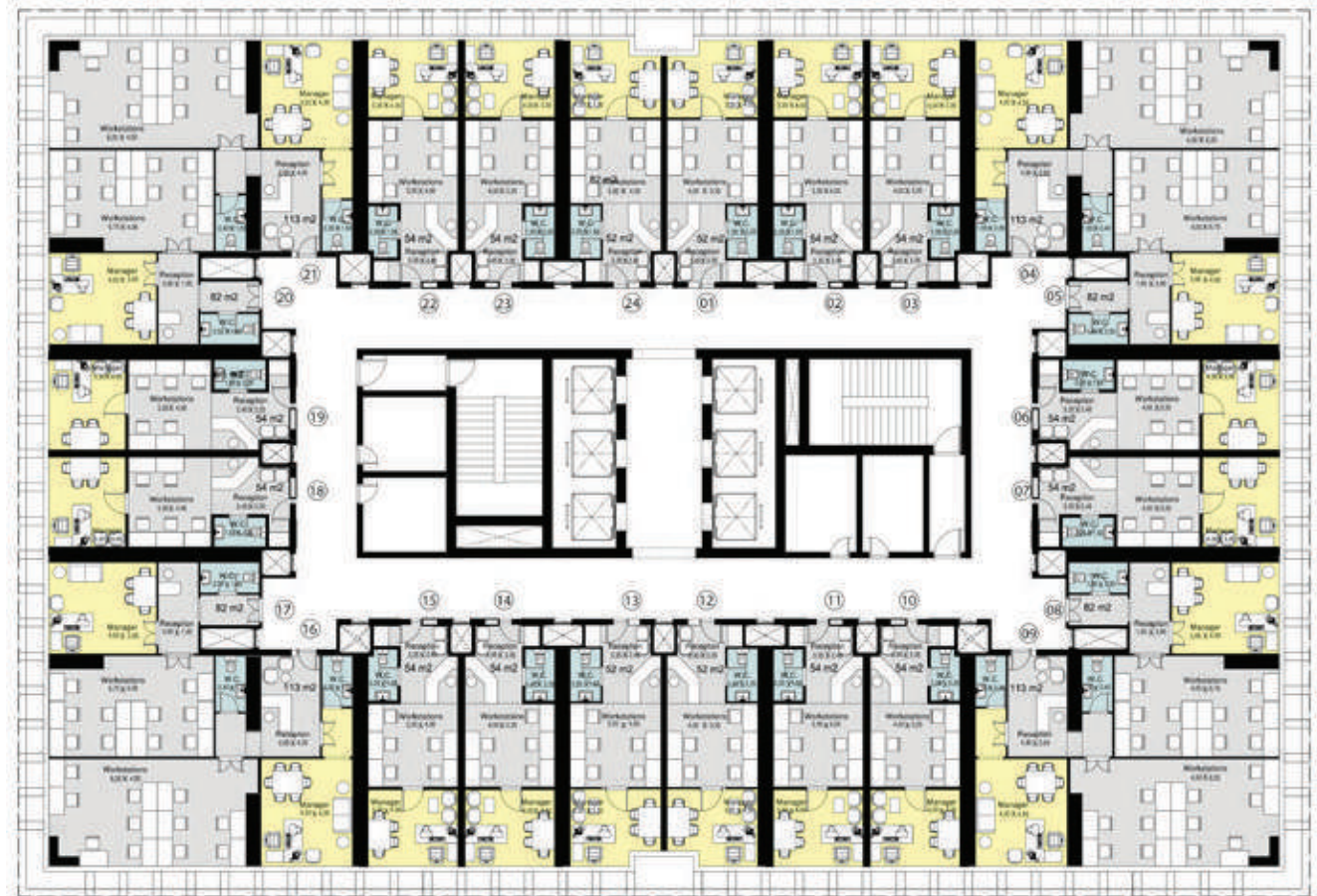




FLOOR PLANS

ADMINISTRATIVE FLOOR PLANS

ADMINISTRATIVE FLOOR PLANS



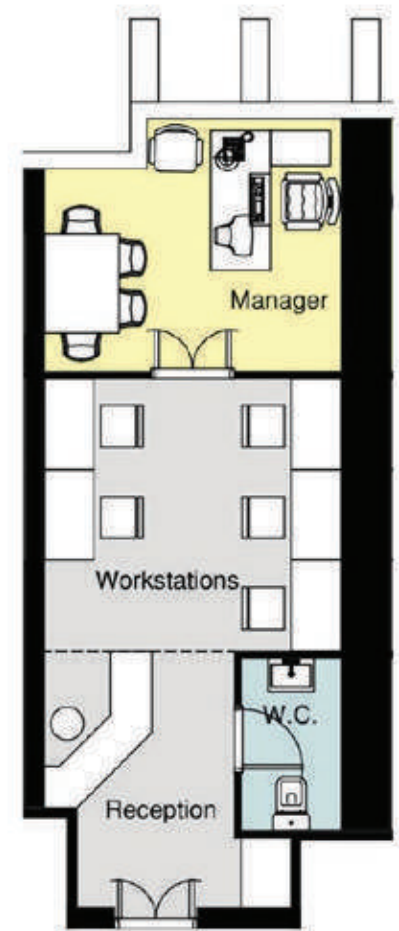
ADMINISTRATIVE UNIT PLANS TYPE A

Area = 52 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.45 X 3.35
WORKSTATIONS	3.35 X 4.00
MANAGER	3.30 X 4.00
W.C.	1.55 X 2.25



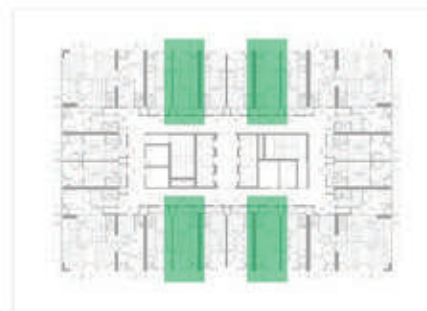
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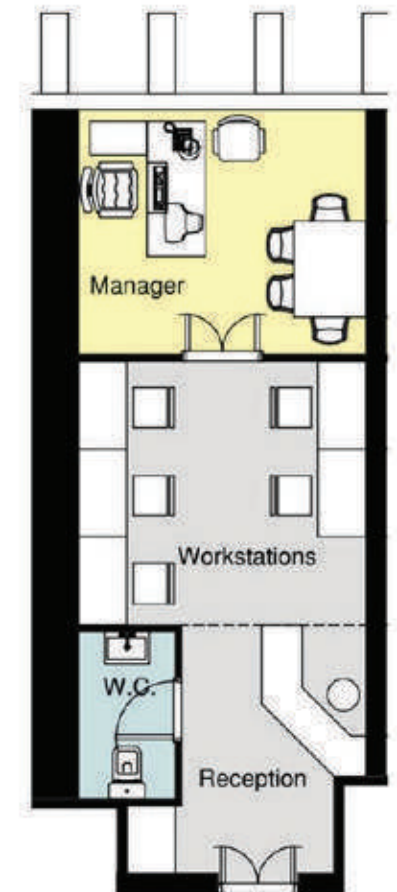
ADMINISTRATIVE UNIT PLANS TYPE B

Area = 54 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.45 X 3.35
WORKSTATIONS	3.35 X 4.00
MANAGER	3.30 X 4.00
W.C.	1.55 X 2.25



- spaces dimensions from (Axe to Axe)



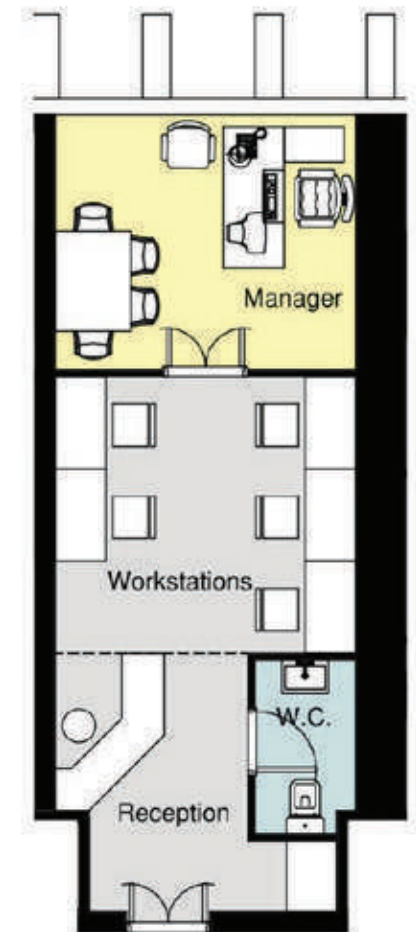
ADMINISTRATIVE UNIT PLANS TYPE C

Area = 54 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.45 X 3.35
WORKSTATIONS	3.35 X 4.00
MANAGER	3.30 X 4.00
W.C.	1.55 X 2.25



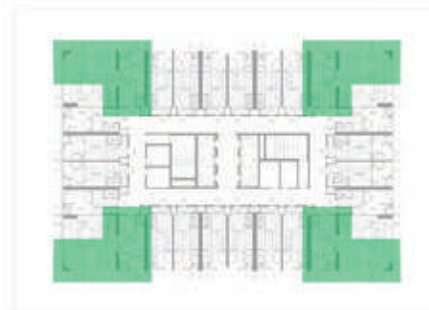
- spaces dimensions from (Axe to Axe)



ADMINISTRATIVE UNIT PLANS TYPE D

Area = 113 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.65 X 4.30
WORKSTATIONS	8.25 X 4.50
MANAGER	4.20 X 4.50
MANAGER W.C.	1.55 X 2.35
W.C.	1.55 X 2.40

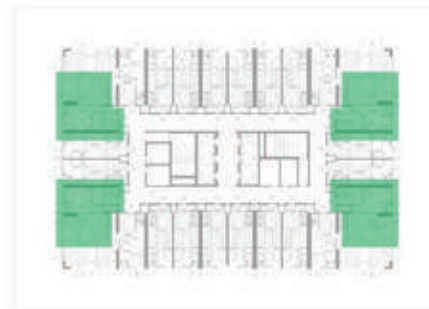


= spaces dimensions from (Axe to Axe)

ADMINISTRATIVE UNIT PLANS TYPE E

Area = 82 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	3.95 X 1.65
WORKSTATIONS	6.75 X 4.00
MANAGER	4.50 X 3.95
W.C.	1.60 X 2.50



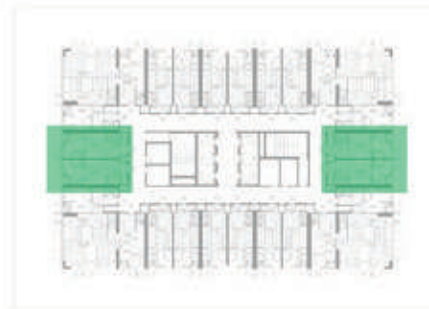
= spaces dimensions from (Axe to Axe)



ADMINISTRATIVE UNIT PLANS TYPE F

Area = 54 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	3.35 X 2.45
WORKSTATIONS	3.35 X 4.00
MANAGER	3.30 X 4.00
W.C.	1.55 X 2.25



= spaces dimensions from (Axe to Axe)

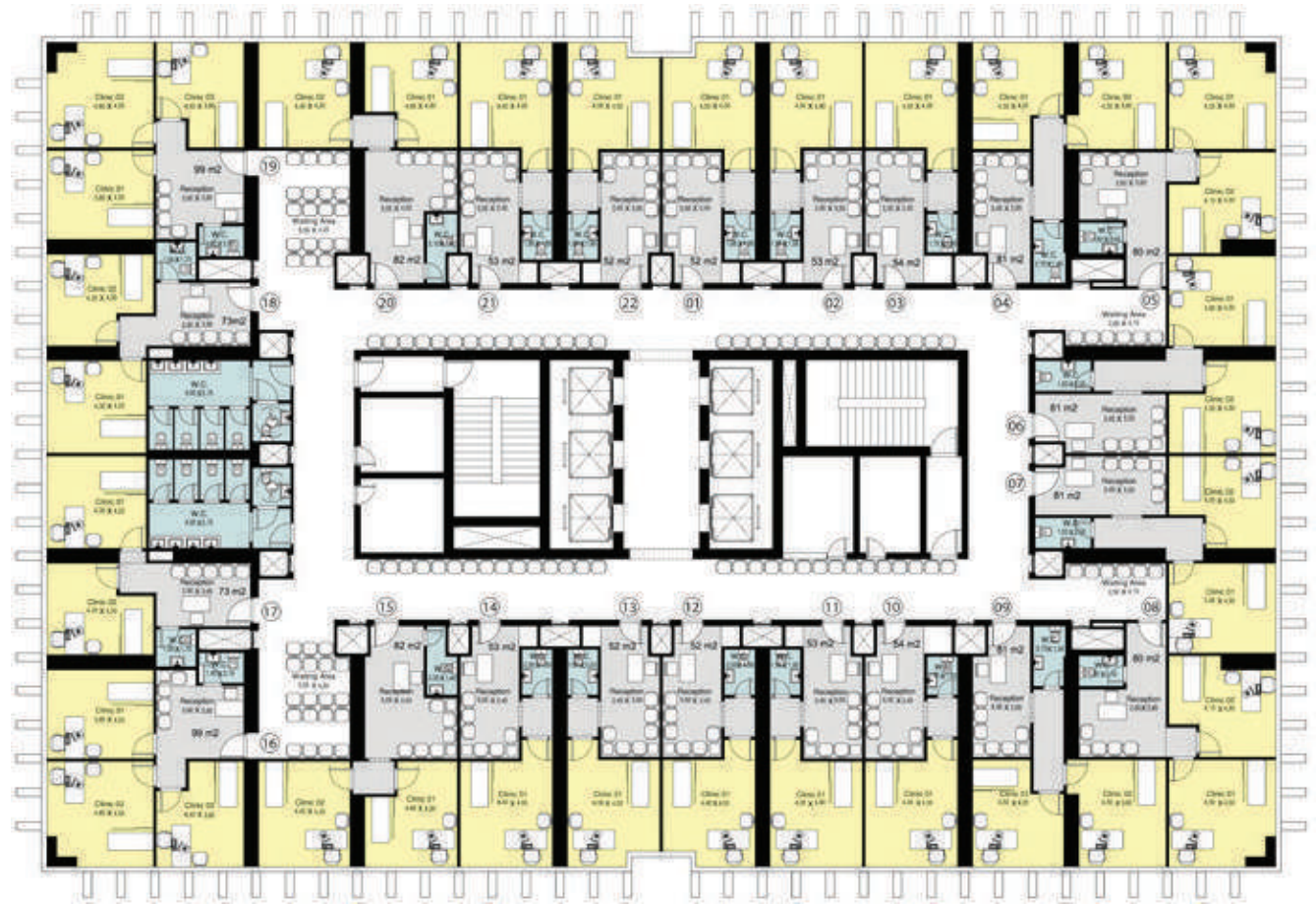




FLOOR PLANS

MEDICAL FLOOR PLANS

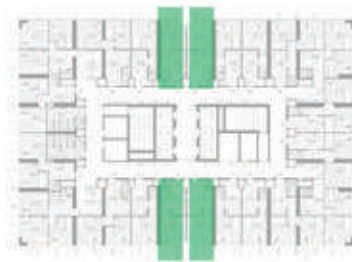
MEDICAL FLOOR PLANS



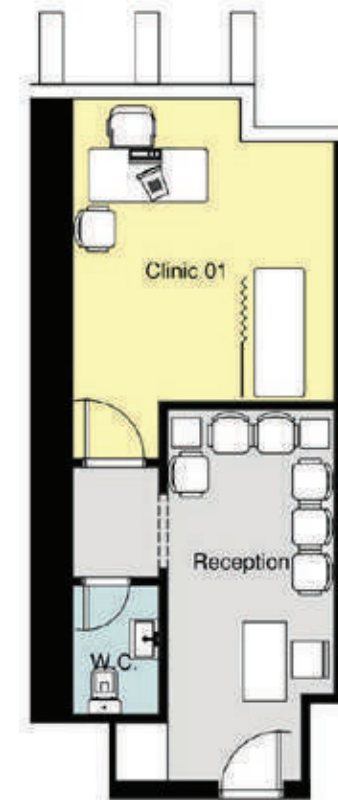
MEDICAL UNIT PLANS TYPE A

Area = 52 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	5.50 X 2.45
CLINIC 01	4.50 X 4.00
W.C.	1.55 X 1.95



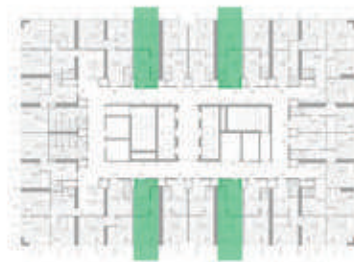
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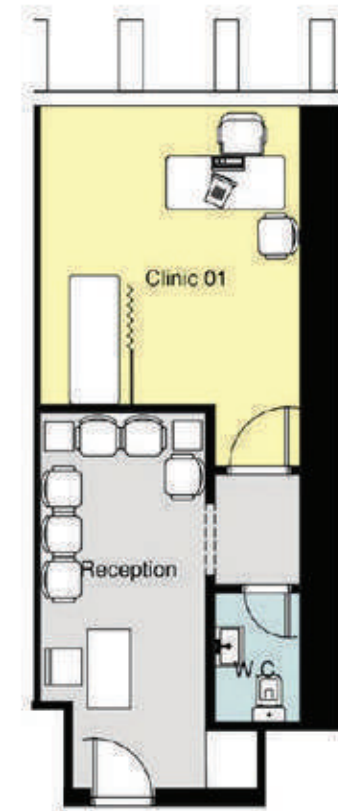
MEDICAL UNIT PLANS TYPE B

Area = 53 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.45 X 5.55
CLINIC 01	4.00 X 4.40
W.C.	1.55 X 1.95



= spaces dimensions from (Axe to Axe)



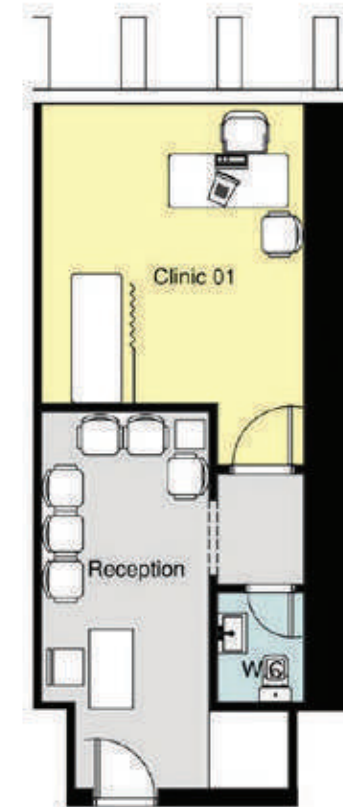
MEDICAL UNIT PLANS TYPE C

Area = 54 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.45 X 5.55
CLINIC 01	4.00 X 4.40
W.C.	1.55 X 1.75



= spaces dimensions from (Axe to Axe)



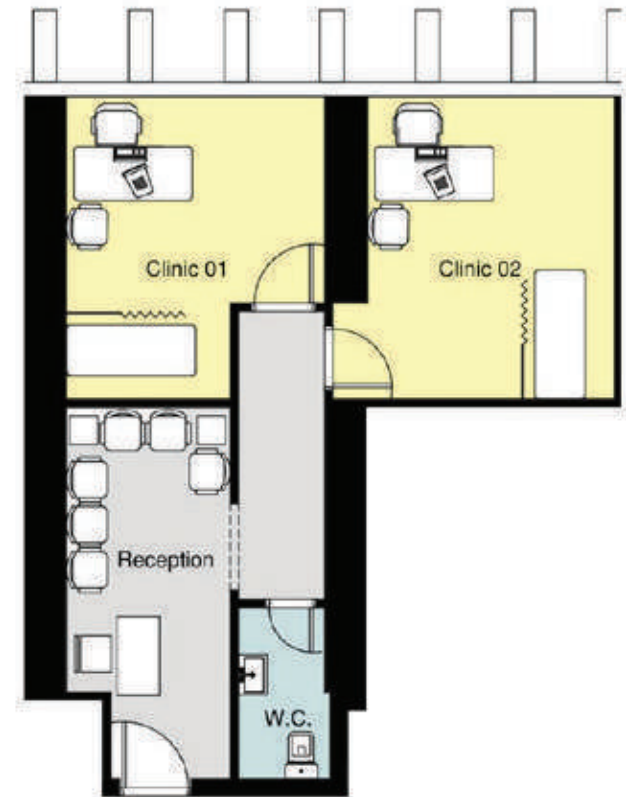
MEDICAL UNIT PLANS TYPE D

Area = 81 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.65 X 5.45
CLINIC 01	4.20 X 4.50
CLINIC 02	3.80 X 4.50
W.C.	1.60 X 2.70



= spaces dimensions from (Axe to Axe)



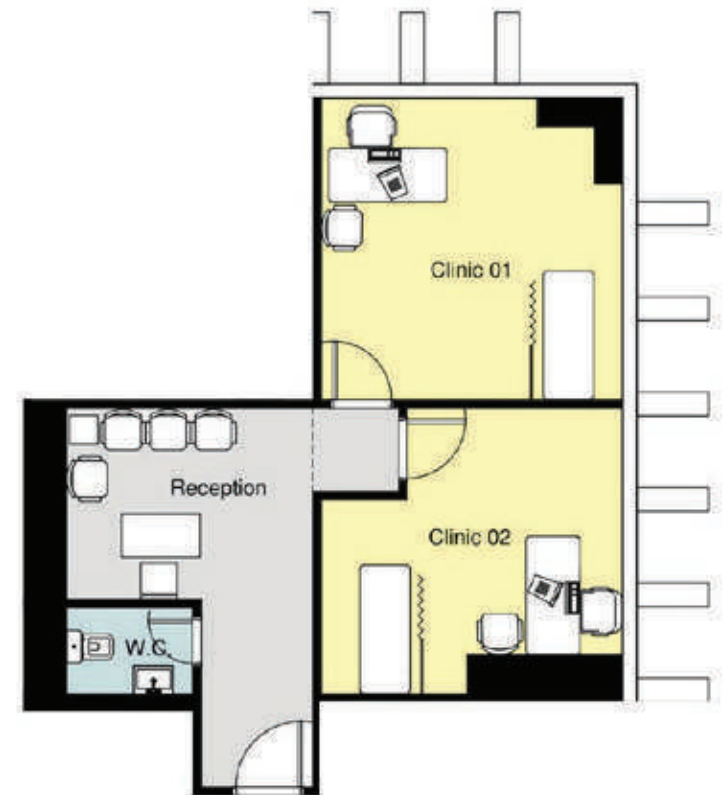
MEDICAL UNIT PLANS TYPE E

Area = 80 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.80 X 3.80
CLINIC 01	4.50 X 4.50
CLINIC 02	4.10 X 4.50
W.C.	1.50 X 2.10



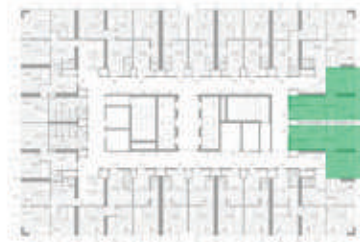
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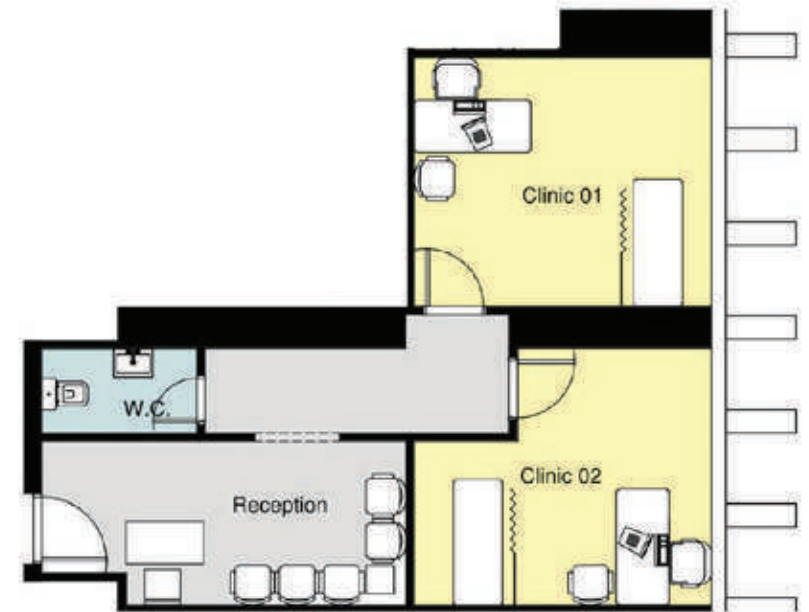
MEDICAL UNIT PLANS TYPE F

Area = 81 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.45 X 5.50
CLINIC 01	3.90 X 4.50
CLINIC 02	4.00 X 4.50
W.C.	1.55 X 2.50



= spaces dimensions from (Axe to Axe)



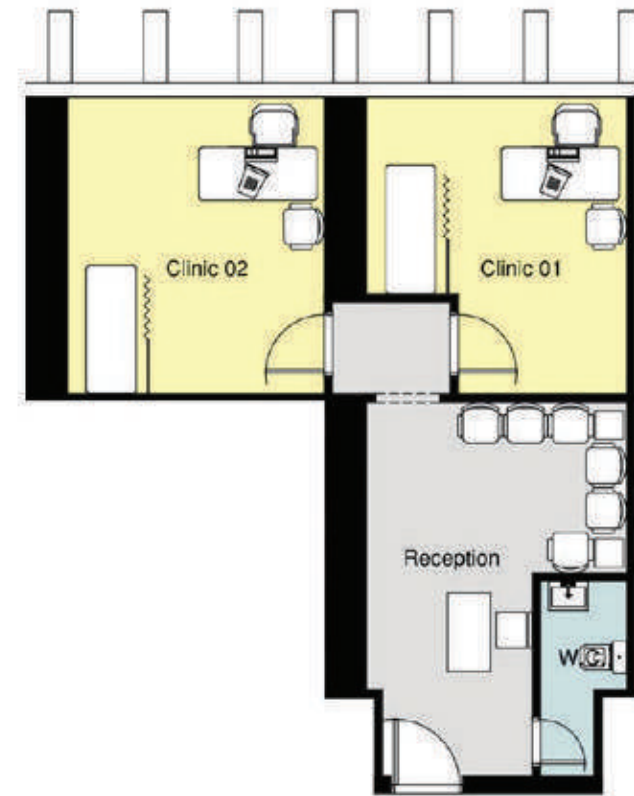
MEDICAL UNIT PLANS TYPE G

Area = 82 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	4.00 X 5.55
CLINIC 01	4.00 X 4.40
CLINIC 02	4.20 X 4.40
W.C.	1.40 X 3.10



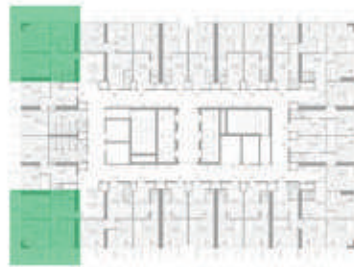
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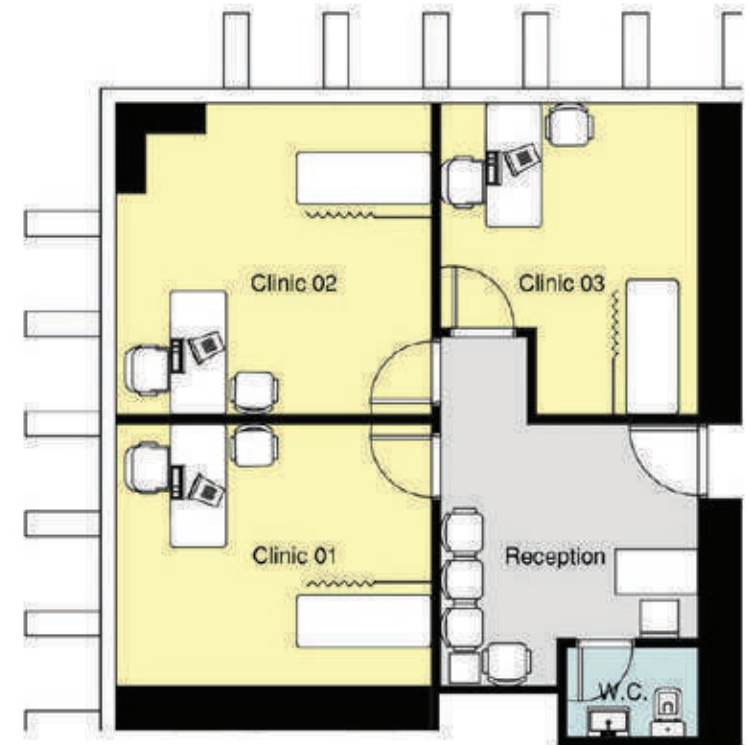
MEDICAL UNIT PLANS TYPE H

Area = 99 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	3.80 X 3.60
CLINIC 01	4.50 X 3.85
CLINIC 02	4.50 X 4.40
CLINIC 03	3.80 X 4.40
W.C.	1.40 X 2.10



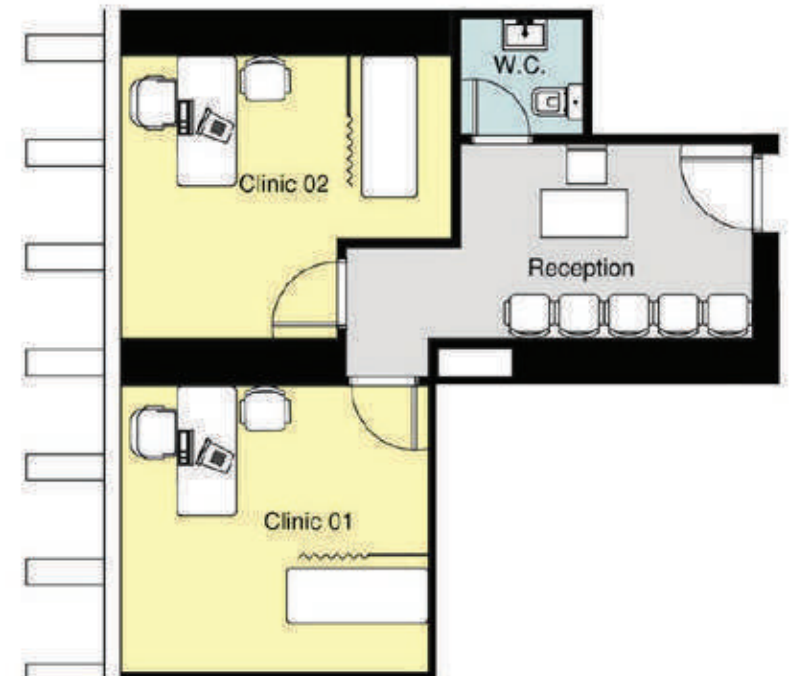
= spaces dimensions from (Axe to Axe)



MEDICAL UNIT PLANS TYPE I

Area = 73 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	2.90 X 3.95
CLINIC 01	4.00 X 4.20
CLINIC 02	4.50 X 4.20
W.C.	1.65 X 1.75



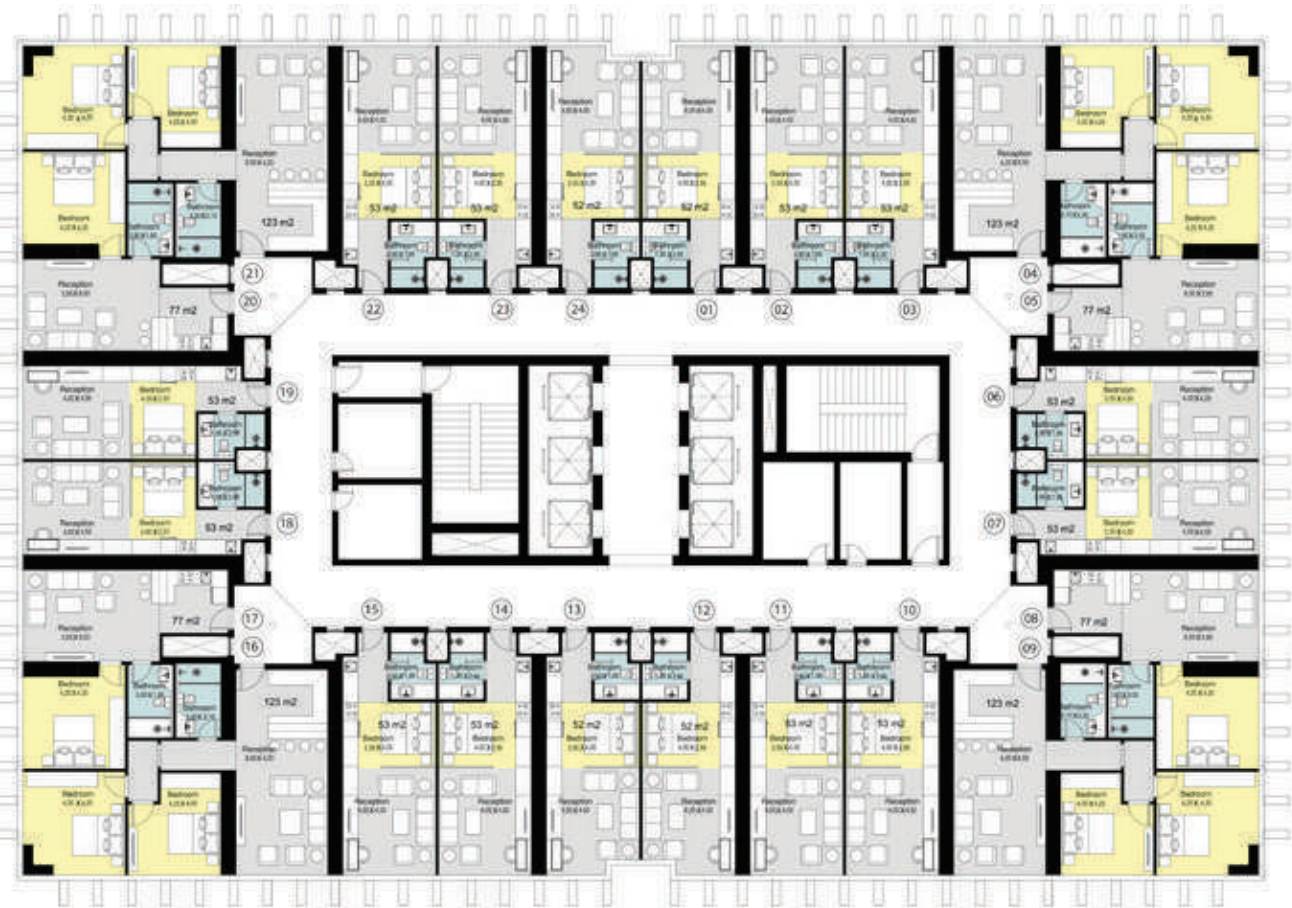
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FLOOR PLANS

**RESIDENTIAL AND HOTEL APARTMENTS
FLOOR PLANS**

RESIDENTIAL AND HOTEL
APARTMENTS
FLOOR PLANS



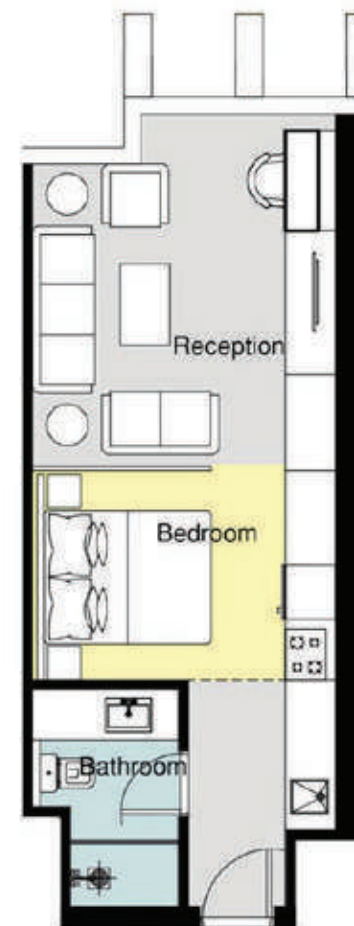
RESIDENTIAL AND HOTEL
APARTMENTS
UNIT PLANS
TYPE A

Area = 52 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	4.00 X 4.50
BEDROOM	4.00 X 2.55
BATHROOM	1.95 X 2.90



= spaces dimensions from (Axe to Axe)



RESIDENTIAL AND HOTEL
APARTMENTS
UNIT PLANS
TYPE B

Area = 53 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	4.00 X 4.50
BEDROOM	4.00 X 2.55
BATHROOM	1.95 X 2.90



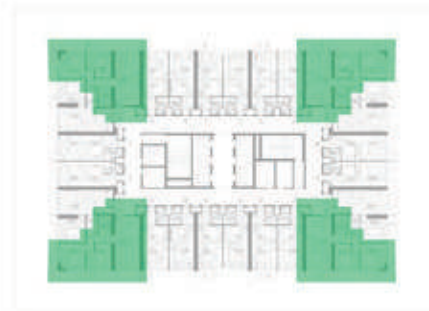
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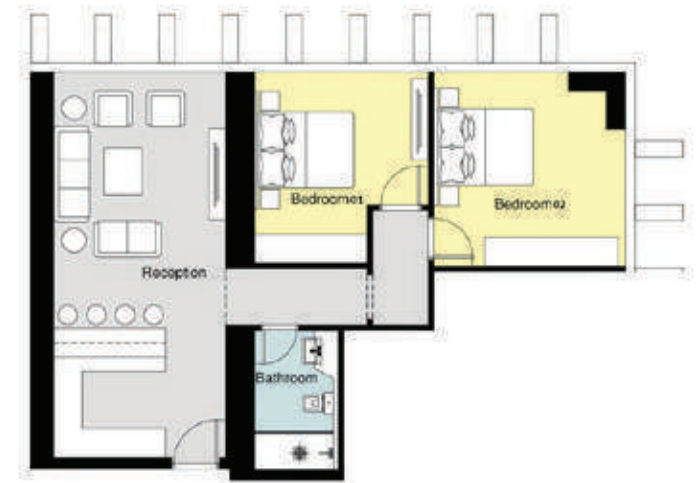
RESIDENTIAL AND HOTEL APARTMENTS UNIT PLANS TYPE C

Area = 123 m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	4.20 X 8.50
BEDROOM-01	4.00 X 4.25
BEDROOM-02	4.25 X 4.30
BATHROOM	2.10 X 3.30



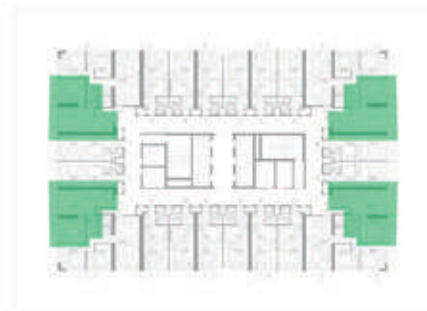
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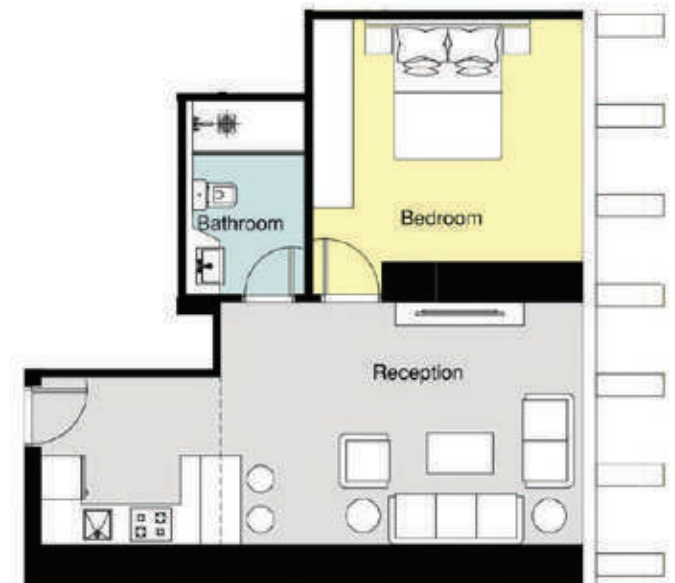
RESIDENTIAL AND HOTEL
APARTMENTS
UNIT PLANS
TYPE D

Area - 77m²

SPACE NAME	DIMENSIONS (m)
RECEPTION	8.50 X 3.95
BEDROOM	4.25 X 4.20
BATHROOM	1.90 X 3.00



= spaces dimensions from (Axe to Axe)





**PARTNERS OF
SUCCESS**



**PROJECT DESIGNER:
YASSER AL BELTAGY ARCHITECTURE**



YBA is a leading multidisciplinary design firm that covers a wide range of specialties and services: architecture, urban, landscape, and interior design.

Over the years, YBA has worked on more than 1,200 projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects.

YBA's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions.

Moreover, YBA won 26 global awards out of 33 competitions with success stories in the development of the New Alamein towers and multiple renowned real estate projects in Egypt and the region.



PROJECT CONTRACTOR



SIAC is a regional group that owns and controls the management and operates in the field of industrial and real estate development projects, construction, and building materials, renewable energy, and office business parks.

SIAC possesses an honorable case history of achievements in the construction sector that has extended for a period of over 30 years and has been responsible for development of multiple towers in New Alamein and a wide range of well-known residential and commercial developments around the Middle East region.