

PARAGON<sup>+</sup>

NEW CAPITAL





# WELCOME TO OUR

## PARAGON<sup>✦</sup>

Discover the epitome of excellence at the Financial District's First Intelligent Office Building in the New Capital. Utilizing state-of-the-art technology and the latest in corporate design, Paragon is equipped to take your business to new smart levels of success.

# CONCEPT



**PARAGON** is the example used to portray the bold business ideals and standards we all aspire to. As the First Intelligent Office Building in The New Capital's Financial District with a solid mission of bringing the latest technologies in business administration and facilities.

**PARAGON** is designed to become the archetype for administrative business success and set the standards of perfection in Egypt.



**THE FIRST INTELLIGENT  
OFFICE BUILDING  
IN THE FINANCIAL DISTRICT**

**PARAGON  
IN NUMBERS**

Area: **4,539m<sup>2</sup>**

BUA: **14,838 m<sup>2</sup>**

**50%** Built-up area

Number of Units: **205**

Number of Parking Spots: **154**

The project consists of **7 floors**



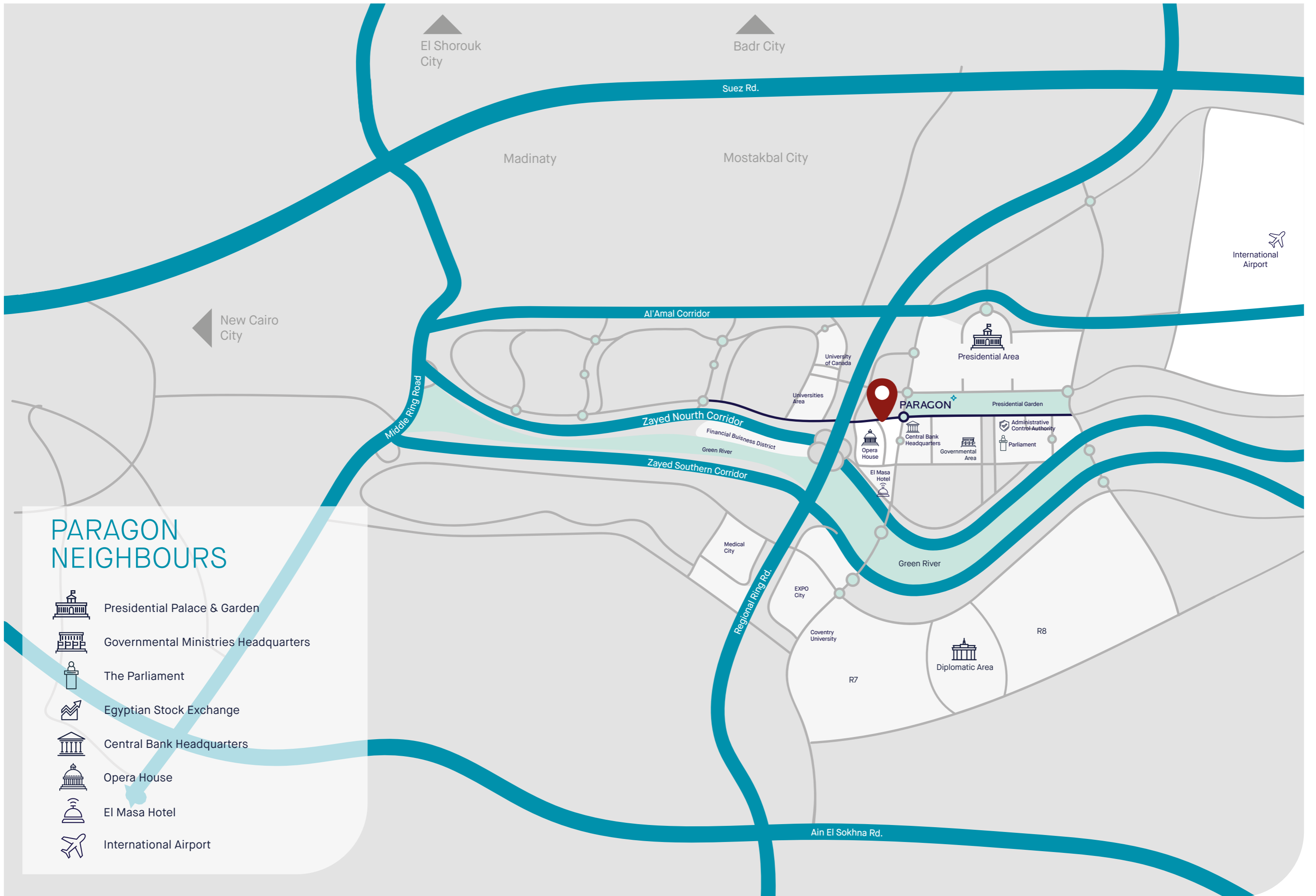


# INTELLIGENTLY LOCATED









In the most prominent area in what's considered the modern embodiment of smart and sustainable cities; the New Capital and where all governmental institutions and banks are shifting, Paragon Overlooks two main and wide streets with massive open views in the Financial District.

It is positioned in the center of trade and administrative area where all the roads lead straight to Paragon, making it one of the most coveted and accessible base-of-operations in the country.





# PARAGON NEIGHBOURS

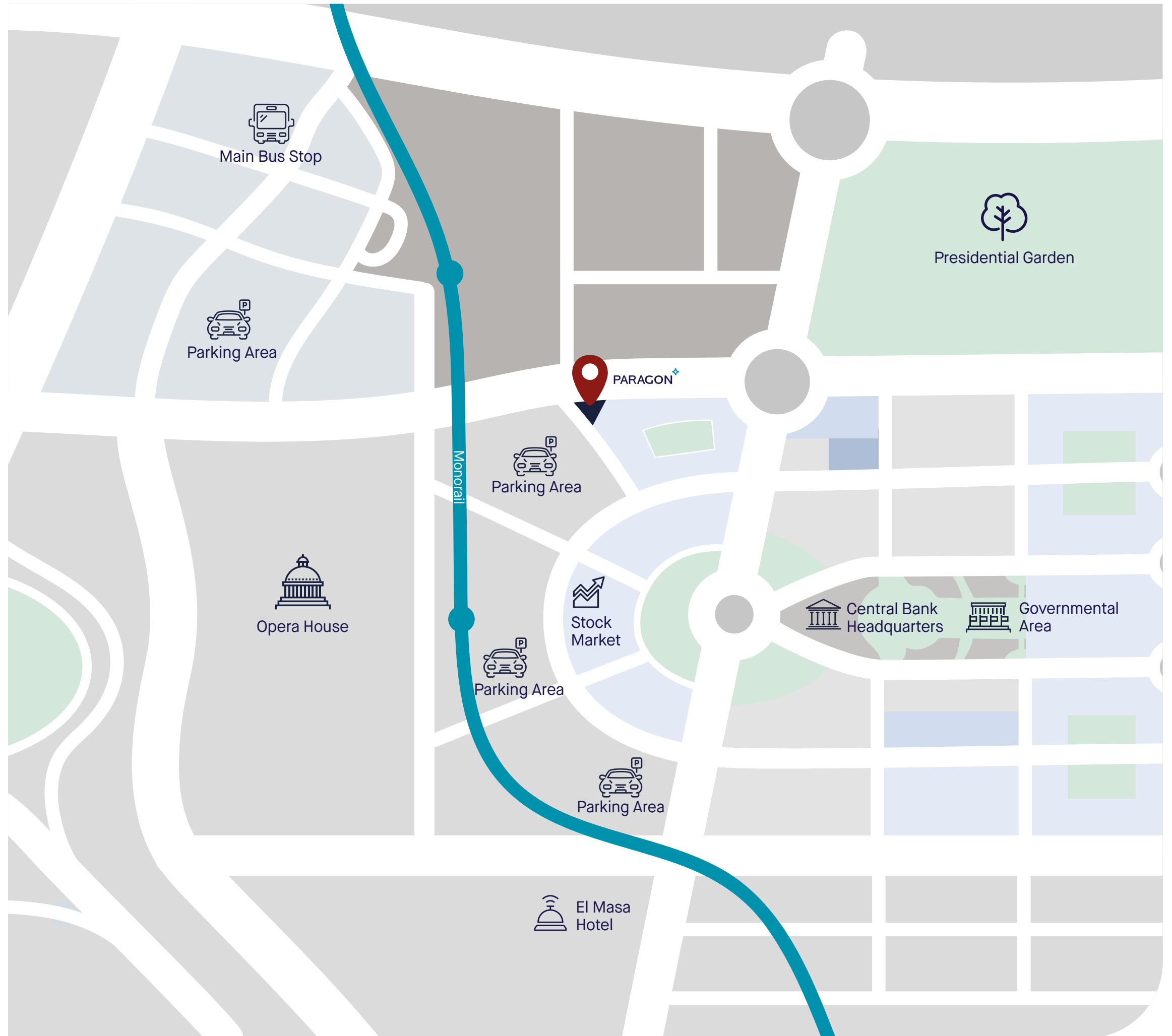
-  Presidential Palace & Garden
-  Governmental Ministries Headquarters
-  The Parliament
-  Egyptian Stock Exchange
-  Central Bank Headquarters
-  Opera House
-  El Masa Hotel
-  International Airport

Paragon neighbors the Presidential Palace, Governmental Ministries and The Central Bank headquarters, The Egyptian Stock Market, Parliaments and Al Masa Hotel in addition to the main offices of well-established multinational and local financial institutions consequently driving the traffic of businesses to the area.

Being in the nerve center of Egyptian commerce zone, occupants of Paragon will also be in close proximity to the 'Culture Hub' which will include The Opera House, Massa hotel, museums, theaters, and a multitude of other venues perfect for out-of-office meetings.

## PARAGON CITY PERKS

- ◆ The Electrical Train From Salam Station
- ◆ The Monorail station
- ◆ Bus-station
- ◆ Green River
- ◆ Parking Area





# PARAGON INTELLIGENT ARCHITECTURE

PARAGON sets new standards for the workspaces designs and how to create a more enjoyable and relaxing yet professional and productive workspace.

◆ Design for the building and the facades utilizes the double-glazed glass that allows only for the penetration of healthy natural light, adding to all of that, the building is Handi-cap-friendly.

◆ Reduced energy consumption with the exceptional U-shaped design and management systems. The Central System in the intelligent building design generates and circulates fresh air to the building and helps maintain a well-oxygenated & energetic atmosphere.

◆ Proven by studies to enhance both positive and productive atmosphere in the workplace,

all Units have facades allowing the natural daylight into the whole unit

◆ Being an Admin-Only building indicates that we are not hosting any retail, F&B or medical services ensuring less public traffic and a calmer work atmosphere with no interruption





Artistically exclusive and distinctively unique designed green spaces and water features adding the perfect balance between motivation and relaxation

- ◆ The Zen Garden on the 1st Basement Floor
- ◆ The Atrium on the Upper Floor
- ◆ The Ground Floor Garden
- ◆ Spacious Greenery around the building facades
- ◆ Interior Green Walls





# PARAGON JOURNEY

Ground Floor units and the 3 main building entrances are of 6-meter double heights leading you to 6 elevators ensuring the smooth flow of traffic in the building especially during rush hours.

The complex not only showcases an immaculate facade, but the interior was painstakingly designed to represent the wealth and status of those who occupy its rooms. From luxurious entryways to sleek corridors, Paragon's attention to detail is one thing an entire boardroom can agree upon.

**PARAGON meeting zones** on each floor caters to employees & visitors with an accessible meeting room, and espresso bar. The meeting room is equipped and supported with state-of-the-art communication technology to allow and ensure seamless collaboration between employees internally and with outside visitors.

Covering each detail, Paragon provides bathroom facilities giving its tenants the freedom to customize their office interior in a manner that best suits their work-style and maximizes their usage of their office space.





## INTELLIGENT OFFICE SPACE

Built with bold, modern lines that epitomize contemporary architecture, Paragon is equipped with technologically advanced amenities and services that encapsulate the fast-paced world of business and commerce. Using high-quality materials and finishing specs, the administrative building takes a realistic approach to the application of office layouts and provide occupants with spaces that are both practical and functional.

The units are designed to have a 3.5 to 4-meter clear height ceiling and a flap slap with 4-meter window width that fits the multinational companies' requirements.

Offices spaces are highly equipped with Smart infrastructure, IP telephone systems, Fiber Optics and high-speed internet with wide access range





# PARAGON FACILITIES CENTER







## PARAGON NATURE

Keen on being the leading social business community that enhances networking and connectivity, Paragon's picturesque artificial waterfalls, secluded meeting pods, enjoyable lounges & espresso bar create more communication between the tenants in an open, friendly & yet beneficial and professional atmosphere.



PARAGON  
WORK HUB



◆ MEETING ROOMS



◆ CONFERENCE & TRAINING ROOMS



◆ MEETING PODS



# PARAGON COMMUNITY HUB



◆ COFFEE BAR



◆ LOUNGE



◆ PLAY ROOM



## PARAGON INTELLIGENT MANAGEMENT SYSTEMS

As part of PARAGON's intelligent design, we established the internet of things (IoT), a computing concept that describes the idea of everyday physical objects being connected to the Internet and being able to identify themselves to other devices and transfer data over a network without requiring human-to-human or human-to-computer interaction. The IoT technology is most synonymous with products pertaining to the concept of the "smart offices", covering devices and appliances that support one or more common ecosystems, and can be controlled via devices associated with that ecosystem, such as smartphones and smart speakers

- ◆ Fire control for hazardous situation identification.
- ◆ Air Quality and temperature management
- ◆ Occupancy sensors for work environment utilization
- ◆ Video surveillance for integrated security.
- ◆ Digital signage
- ◆ Security access
- ◆ Generator to ensure uncut electricity supply







## MAINTENANCE AND SECURITY

- ❖ Automatic ID gate
- ❖ 24/7 CCTV cameras
- ❖ Canine units in parking inspection areas
- ❖ 24/7 Security personnel on all building entrances
- ❖ Sprinkler systems covering 100 % of properties according to the American national fire protection association (NFPA)
- ❖ Technical support 24/7



# PARAGON MOBILE APPLICATION (PMA)

Paragon went the extra mile to provide a diversified range of additional Intelligent and looked-for optional and separately requested services to help you boost and facilitate your business and monitor it. PMA offers the tenants:



## INTELLIGENT SERVICES

-  Organizing regular Networking events
-  Communication between tenants
-  Newsletter, to Share companies' updates
-  On-demand maintenance request from tenants
-  Monitoring the electricity/water consumption & financial statements
-  Booking shared meeting rooms
-  Issuing Digital passes for employees & guests



## OPERATIONS SUPPORT SERVICES



Servers' room



Car care service



Business operational services



Maintenance service



Office barista



Courier services



Front desks that offer receptionist services to all tenants (guests' reception, printing, scanning, etc.)



FINISHING

DO  
GOOD  
THINGS





## FLEXI - FINISH

The Flexi-finish solution; a newly introduced and innovative finishing scheme that offers an almost-finished unit which allows more flexibility where our tenants get their units almost finished and just waiting for your final painting and flooring touches.

## ADDITIONAL FINISHING STYLES

A variety of additional extra services to help you facilitate and run your business efficiently and effectively, these services can be requested separately to enhance and encourage your experience.





## INDUSTRIAL STYLE

*"Every other piece of industrial design is a pot or a dish or something insignificant. But when you have a chair, it's like a sculpture of a person: it's alive. It's big. You can't miss it. It's a 'look at me!' item".*

**Charles Pollock**

Industrial style or industrial chic refers to an aesthetic trend in interior design that takes clues from old factories and industrial spaces and has been reintroduced as a new trend in both residential and office finishing styles. It's a style that is pleasingly flexible as it consists mostly of neutral hues and materials that focus on unique textures, this design style is easy to pull off with lighting, decor, and furniture.

### CEILING:

- Black matt Paint for concrete, Ducts and pipes
- Gypsum board Ceiling for 50% of work stations space
- Acrylic painting – Light Colors "White, Grey or Beige"

### WALLS:

- Gypsum Board Partitions 10cm thick
- Rough bricks – Reception & Manager room
- Acrylic painting – Light Colors "White, Grey or Beige"
- Acrylic painting dark colors one wall in the meeting room

### FLOORING:

- Milly grey marble tiles – 20mm thick
- HDF flooring – Germany – 8 mm thick
- HDF Skirting – Germany – 10 cm Height

### LIGHTING, POWER & LOW CURRENT:

- Décor Led light unit
- Bitchino power sockets
- Bitchino low current sockets

### HVAC:

- Concealed HVAC units

### FIRE FIGHTING :

- Fire alarm fixtures
- Sprinklers







## CONTEMPORARY STYLE

*"Good buildings come from good people, and all problems are solved by Contemporary designs".*

**Stephen Gardiner**

If you enjoy the modern and trendy mood and like to keep current with the styles of the moment, then contemporary or modern style is what you're looking for.

While it's sometimes thought that "modern" interiors are cold and minimalist, in today's offices, contemporary interiors are comfortable, practical as well as welcoming and definitely without being cluttered or dark.

### **CEILING:**

- Gypsum board Ceiling.
- Gypsum board tiles 600x600 mm.
- Acrylic painting – Light Colors "White, Grey or Beige"

### **WALLS:**

- Glass partitions 10mm Thick.
- Acrylic painting – Light Colors "White, Grey or Beige"
- Acrylic painting – Dark Colors – One wall in each space.

### **FLOORING:**

- HDF flooring – China – 8 mm thick
- HDF Skirting – China – 10 cm Height
- Bitchino low currant sockets

### **LIGHTING, POWER & LOW CURRENT**

- Led panels 600x600 mm.
- Bitchino power sockets.
- Bitchino low current sockets

### **HVAC:**

- Concealed HVAC units.

### **FIRE FIGHTING:**

- Fire alarm fixtures
- Sprinklers.



## CLASSIC STYLE

*"One of the things that attracts me to vintage and antique things is they have stories, and even if I don't know the stories, I make them up".*

**Mary Kay Andrews**

The classical finish will reflect your alluring taste and impress your guests with no compromise; so you would genuinely enjoy your office space as vividly as you desire.

The contrast in color, texture, and design orchestrated into a harmoniously united assemblage creates an ultimate mix that is accentuated by the attention to detail in a chic and subtle manner. It's almost therapeutic.

### CEILING:

- Gypsum board Ceiling.
- Gypsum board border with groove for led light.
- Classic Futec Kurnish.
- Acrylic painting – Light Colors "White, Grey or Beige"

### WALLS:

- Wooden Cladding – Reception & Manager room
- Acrylic painting – Light Colors "White, Grey or Beige"
- Acrylic painting – Dark Colors – One wall in each space.

### FLOORING:

- HDF flooring – Germany – 8 mm thick
- HDF Skirting – Germany – 10 cm Height
- Bitchino low currant sockets

### LIGHTING, POWER & LOW CURRENT

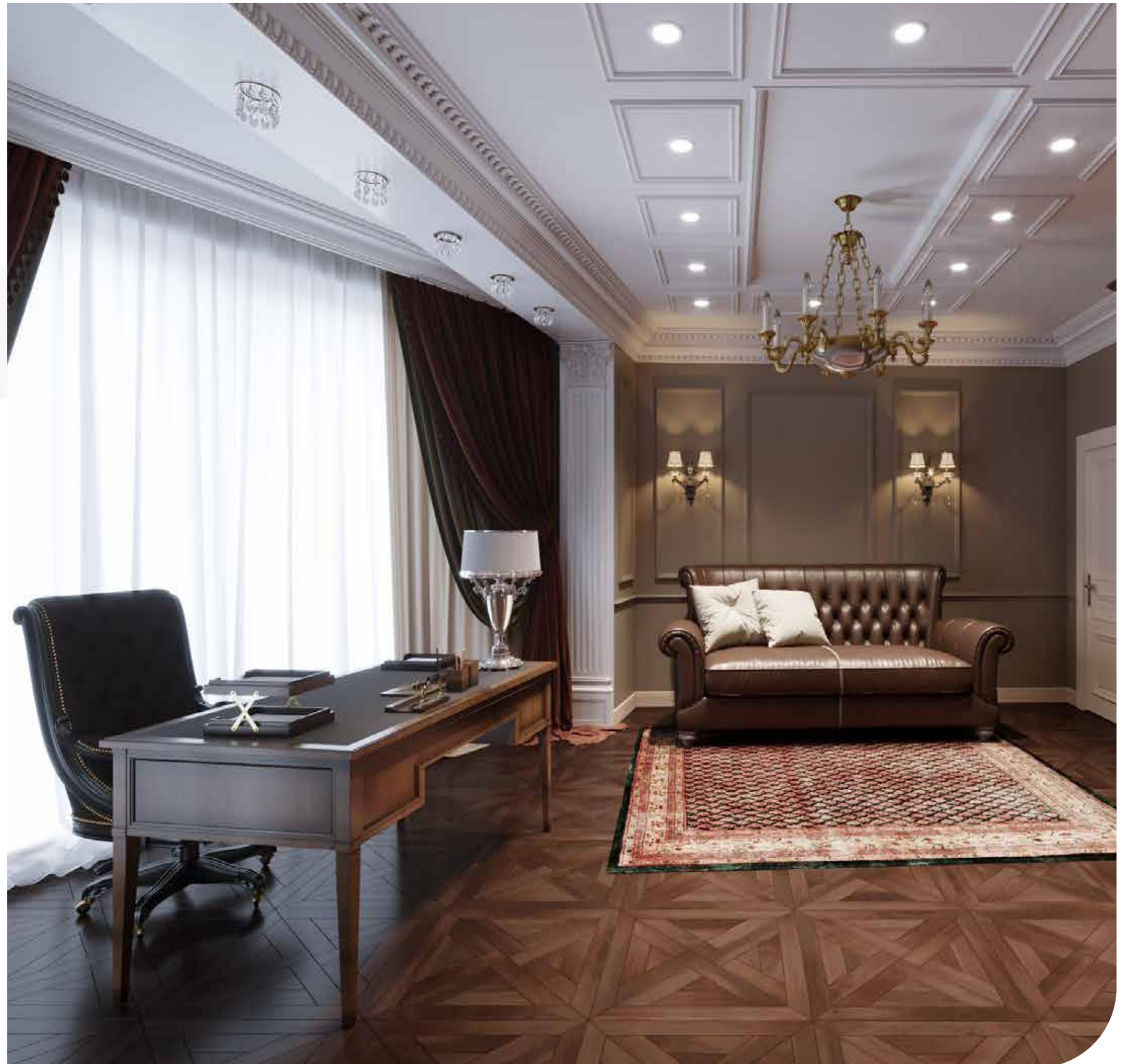
- Décor Led light unit.
- Hidden led light.
- Bitchino power sockets.
- Bitchino low current sockets

### HVAC:

- Concealed HVAC units.

### FIRE FIGHTING :

- Fire alarm fixtures
- Sprinklers.



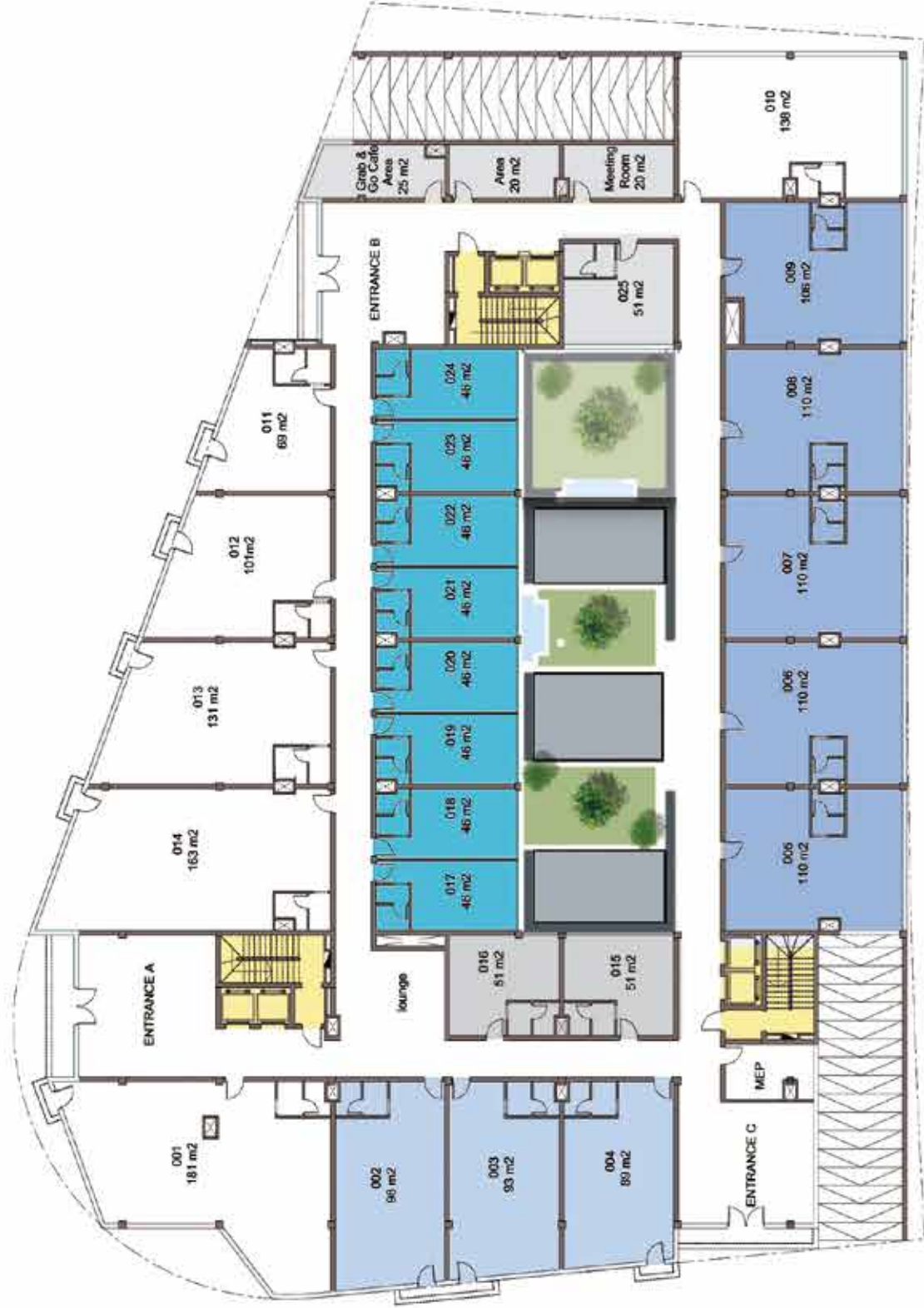


FLOOR  
PLANS





# GROUND FLOOR

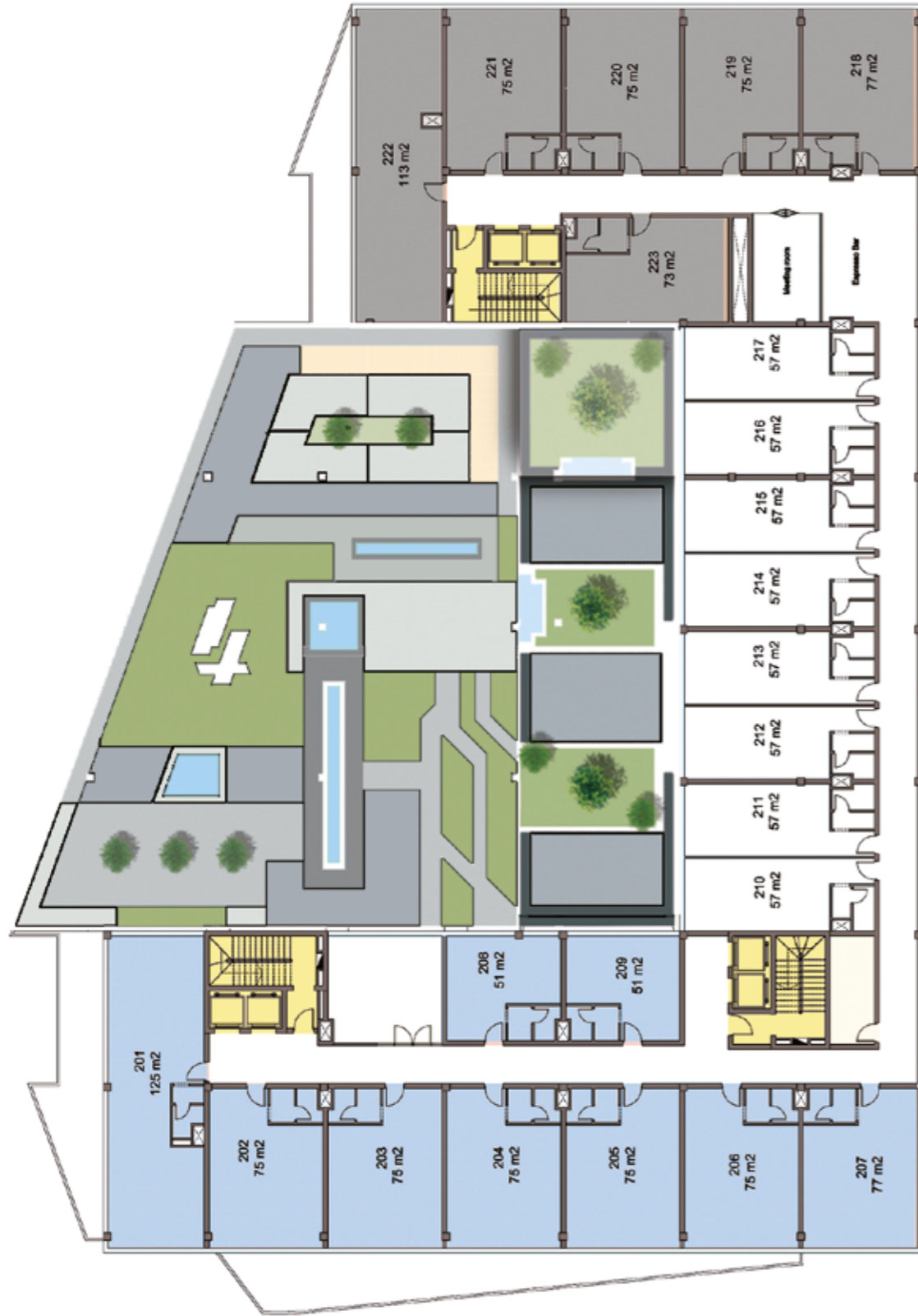


# 1ST FLOOR

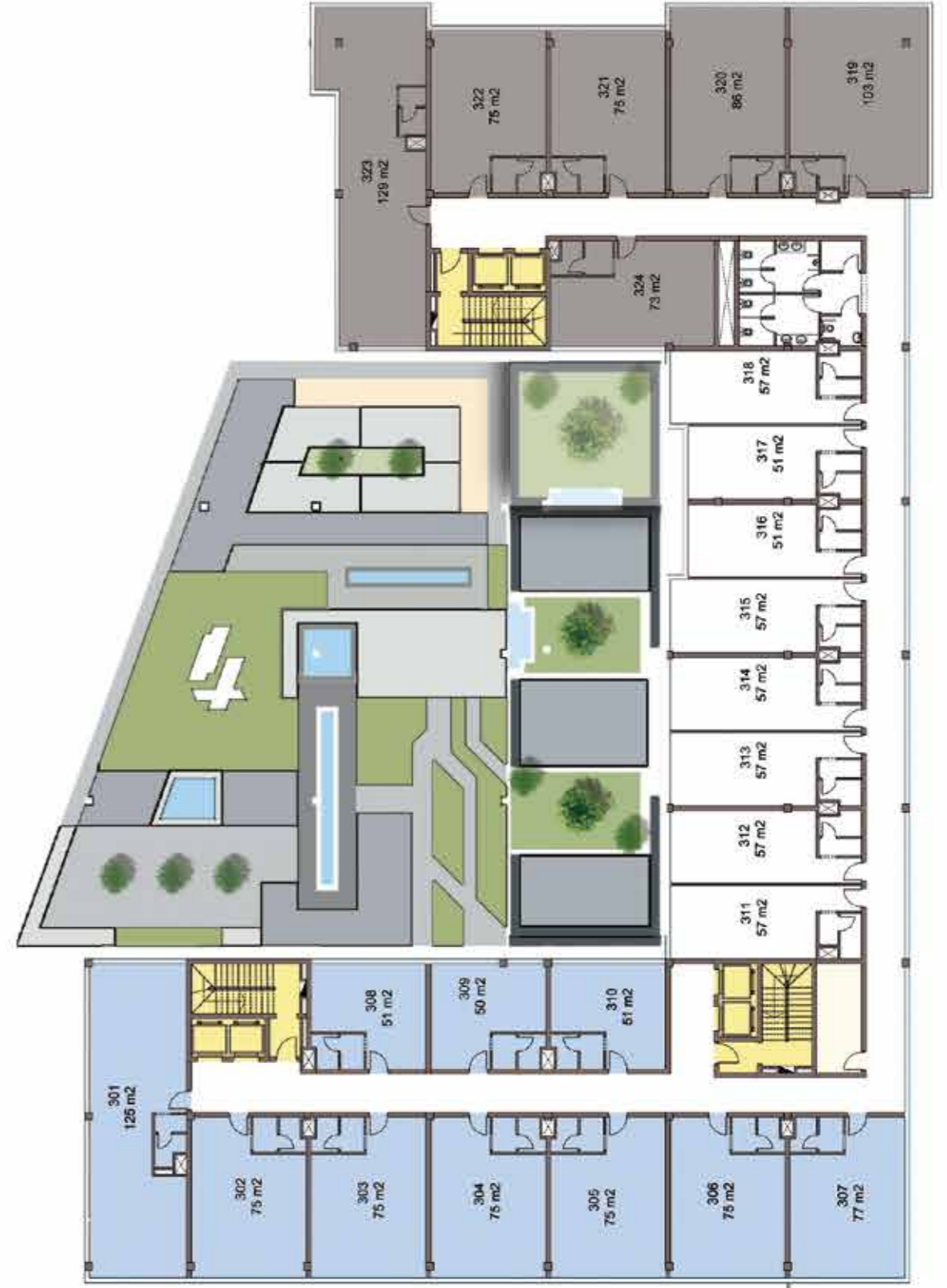




## 2ND FLOOR

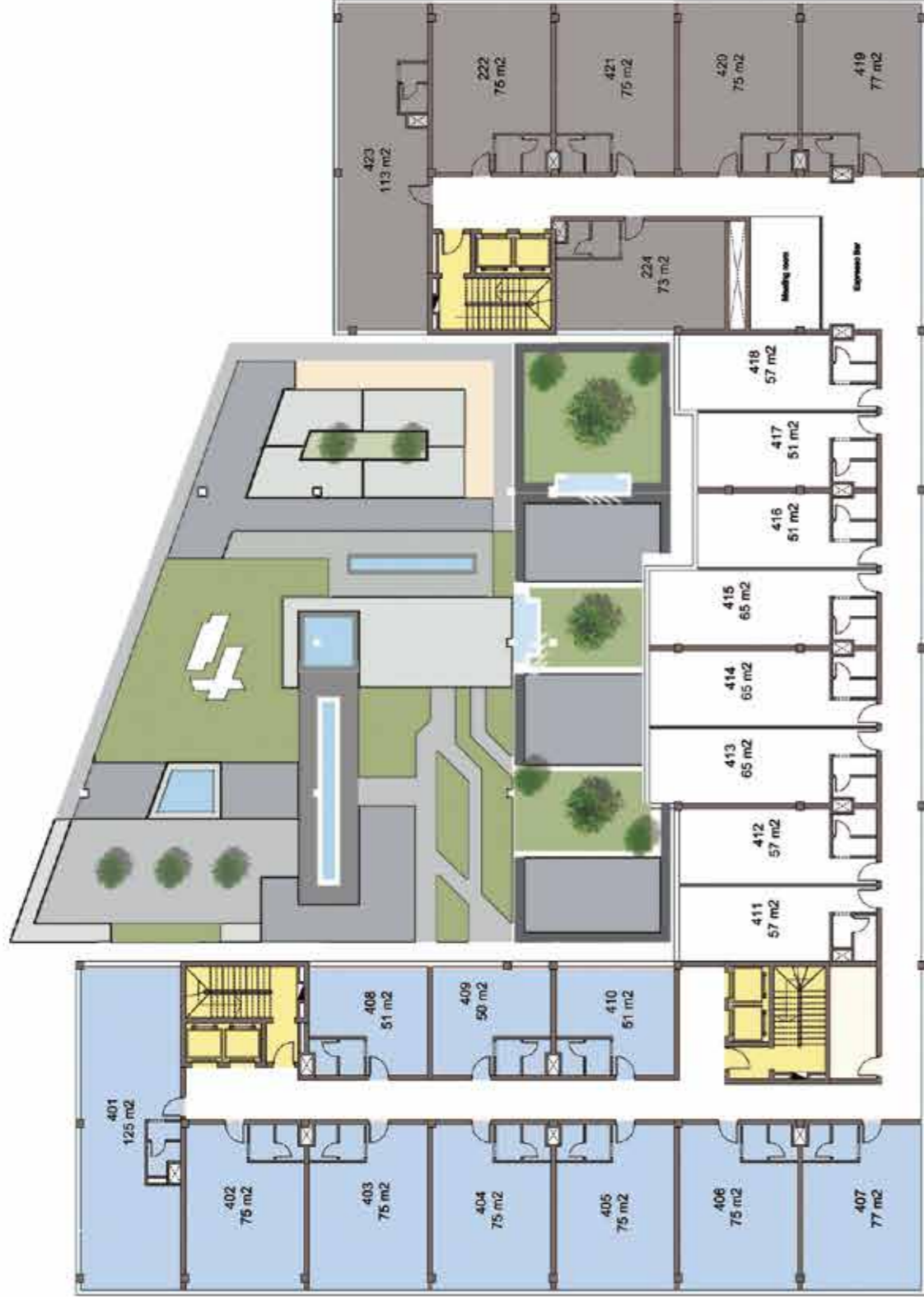


## 3RD FLOOR

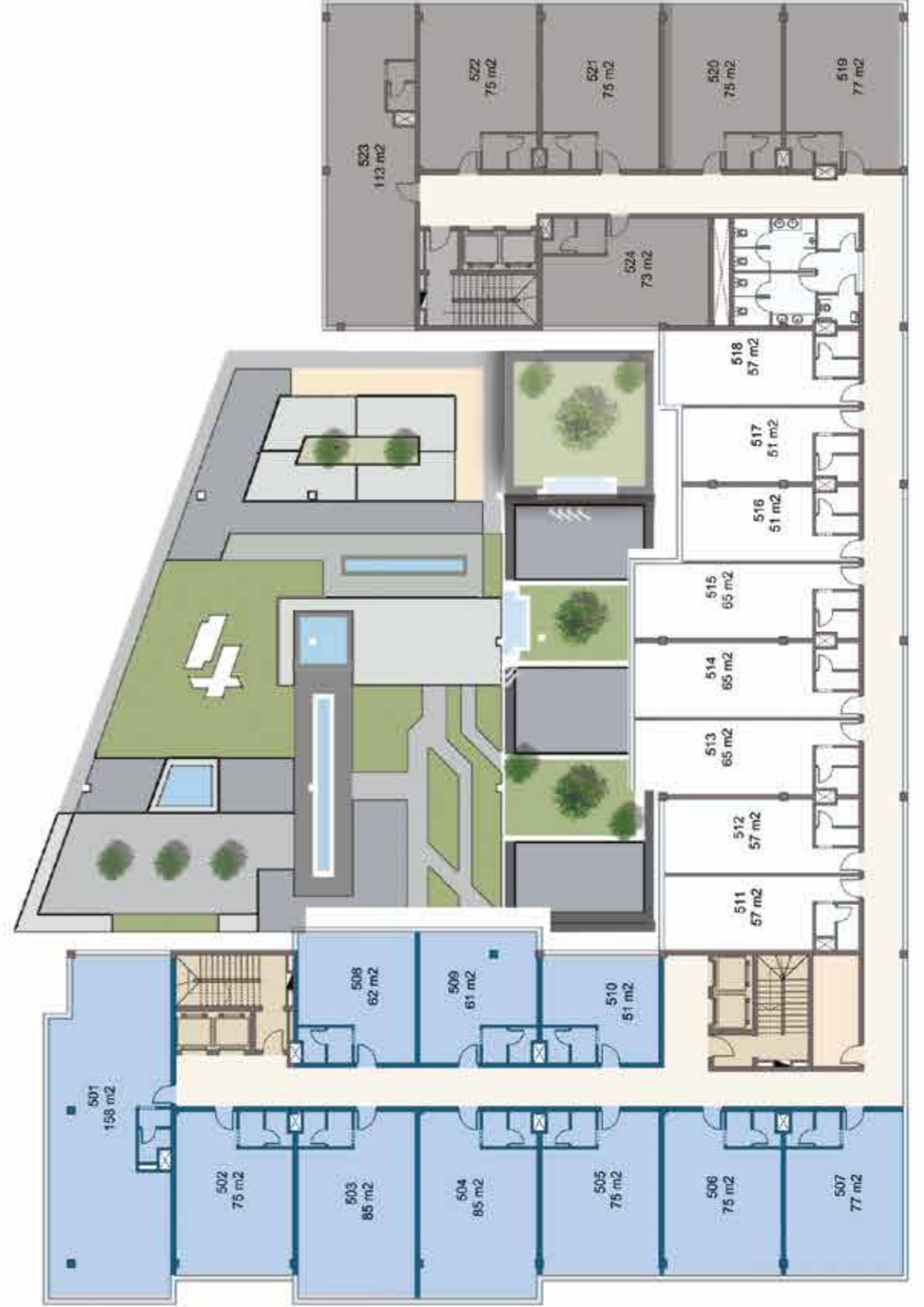




# 4TH FLOOR

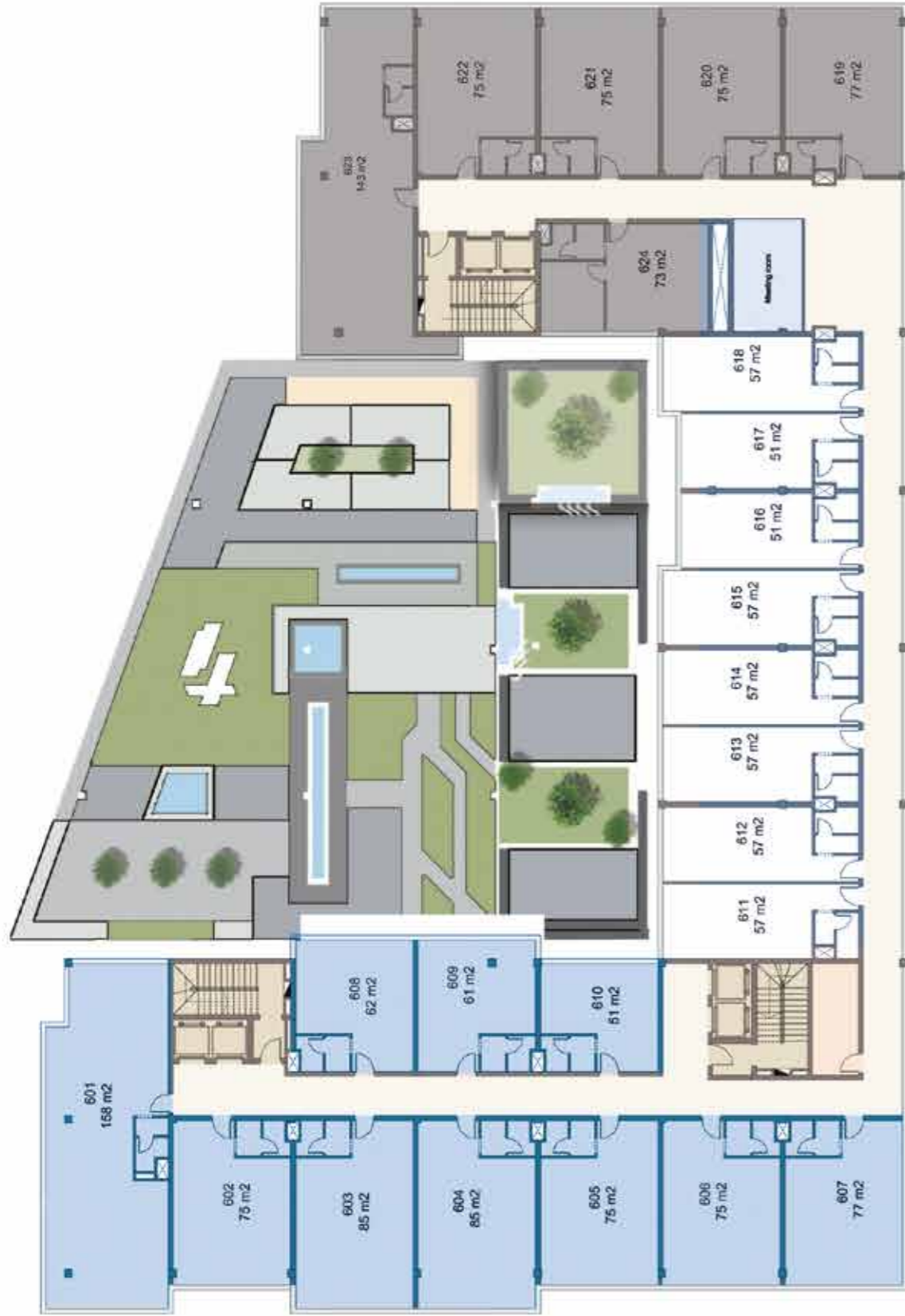


# 5TH FLOOR





# 6TH FLOOR



# 7TH FLOOR





# B1 FLOOR



# B2 FLOOR







Builderia is a one-of-a-kind consortium built upon the extensive 360° experience accumulated over 15 years of operating in the market. Builder has successfully overseen numerous projects within the scope of real estate from development and construction to consultancy, project management, and financing.

Builderia's latest project, Paragon, was made possible through the team's practical expertise within Egypt and the GCC in the development of administrative buildings, commercial projects, and hotels and resorts. Our portfolio is comprised of multiple success stories that include: Pioneer Administrative Building, Zepter Administrative Building, Siemens Administrative Building, Al Khayat Tower and Complex, Dar Al Salam Hotel, and various residential projects.

## PARTNERS LOGOS





PARAGON 

NEW CAPITAL