

O

BUSINESS
DISTRICT

THE
RUBIKS

W E L C O M E T O



Orascom Development invites you to experience an integrated lifestyle and a sensory experience in the heart of 6th of October city at O West, where every aspect of life is honed to perfection, as it should be.

O West draws its integrated lifestyle from Ancient Egyptian culture, continuing a legacy of excellence; every resource is efficiently utilized.

Green Fingers spread around the town alongside the Green Belt shields homeowners from noise and pollution and maintains a secure, private community. The pristine units are the perfect homes for families within a community that keeps clutter to a minimum and encourages a healthy, active lifestyle as a pedestrian-friendly community with walkways and trails interconnecting it.

All elements of O West synergize into a unique society. To enhance the integrated town living experience of O West, O Business District is set to be an addition to the list of composite amenities and benefits of O West, where life is in perfect harmony.

O BUSINESS
DISTRICT

Where businesses converge.

O Business District is set to be Egypt's most prominent commercial village, a dynamic zone with out-of-the-ordinary office areas for creative business owners.

O Business District fulfills a novel concept; to address the diversity of demand of business owners and entrepreneurs, O Business District is built as a business environment in the layout of a village concept serviced by fully fledged retail services catering for all business needs. Instead of the monotonic, oppressive aura of business buildings, O Business District breaks this visual discord with low-rise and stylish unconventional buildings for business premises, imbued with a unique character seldom found in business environment.

A great amount of effort and care were dedicated to create a village that instigates networking and synergy among businesses, encouraging growth rather than merely a traditional workspace.

The village is set to be the perfect destination for entrepreneurs and changemakers.



A photograph of a concrete wall. The wall is light gray with a dark horizontal band across the middle. On the right side, there is a shadow of a slatted object, possibly a window blind, cast onto the wall. The shadow consists of a series of parallel, slightly curved lines. The overall scene is lit from the left, creating a strong shadow on the left side of the wall.

WELCOME TO
O BUSINESS
DISTRICT

Intricate Design

OMA

With intricate precision, OMA exacted a vision that weaves both the unique boutique offices' precision with the intimate, reverberating relaxed essence of village, serviced by fully fledged retail services.

The eastern part of the village contains bigger office buildings that are placed on the main road, overlooking an unhindered view to the horizon, while at the western side is home to boutique-like offices designed for more privacy and a sense of introspective and unwinding vibe.



Urban Meets Sub-urban



Extending the vibrant lifestyle of O West, O Business District's landscape is ornamented with landscaped courtyards across the village. EDSA's landscape allows dedicated pathways for pedestrians to flow through the village, embroidered on both sides with aesthetic paving and landscaping patterns, and eye-catching seating to enliven O Business District with a balmy and unique personality, a unique zone of workspaces, a unique zone of respite.



Fine Symmetry

OMA

The architecture of the buildings accentuates the casual, yet professional groove of O Business District while maintaining the lavish, modern conveniences certain to be found in an office building. With ample parking spaces and utilization of the natural topography of the development's side, the efficient use of space and landscape essence of O West extends in O Business District's architecture, bespoke in sleek designs and sharp colors' contrast encouraging a casual approach to business. Rather than the common visual rinse-and-repeat buildings of business districts, O Business District is bustling with individualistic character.



A Habitat of Growth

The co-working cluster is a habitat for working, networking, and meetings in an amicable and relaxing setting. O Business District encourages synergy between business owners, creating the perfect environment for networking & growth. The social aspect to business is the core drive operating O Business District, where business is conducted in a relaxed and beneficial manner.



Facility Nodes at Your Service

The retail central plaza offers cafés, restaurants, childcare and fitness facilities, and other business amenities connected with the pedestrian trails weaved throughout the development and meeting in the central plaza incites a business community of commercial, social, and dynamic activities.

O Business District premises combine a relaxed groove with a professional undertone, chiseled and refined to perfection and echoing O West's essence of excellence throughout every corner.





Proximity to all of O West's Features

O Business District office workspaces are adjacent to the Sports Club and the Educational Area, overlooking most of the prominent features of O West. The village complements the active lifestyle of O West, interconnecting with the rest of the community through the spine and pedestrian walkways and reverberating with the same dynamic of activity that distinguishes O West. At the same time, the masterplan ensures that O Business district is easily accessible from outside of O West.

ACCESSIBILITY

PRIMELY
LOCATED
FROM THE
OUTSIDE
& THE
INSIDE



Business According to Your Style

As business owners' demand is the core driving force behind O Business District; different office units are available for different approaches to business, specifically designed to create a new uncharted workspace of creativity and aspirations. O Business District's premises create high-end, custom-made business headquarter options for you. You can pick from different headquarter units: the Solos office buildings with luxuriant design—for those who demand nothing less than immaculate excellence in their business environment, the Quattros & Duettes with a serene, secluded office space—for efficient and calculative minds, or the Rubiks Offices with creative and groovy distinctive features—for those who think out of the box and work with a team that is constantly dynamic.

Whatever is your approach to business, O Business District has the perfect, custom-made office workspace and tools for your journey.

WELCOME
TO

THE
RUBIKS

A Workspace of Synergy & Networking

For those who need a place where ingenuity is unhindered by traditional architecture, the contemporary Rubiks buildings incite an office space of dynamic creativity, perfect for sparks of ideas surrounding your workspace. The Rubiks offices are crafted with creative architecture and designs for creative people.

Rubiks buildings utilizes the perfect catalysts of success, through a distinctive workspace for those who want a unique, unconventional way of work-life balance within a community that supports creative methodologies and growth.



O Business District Site Plan



THE RUBIKS

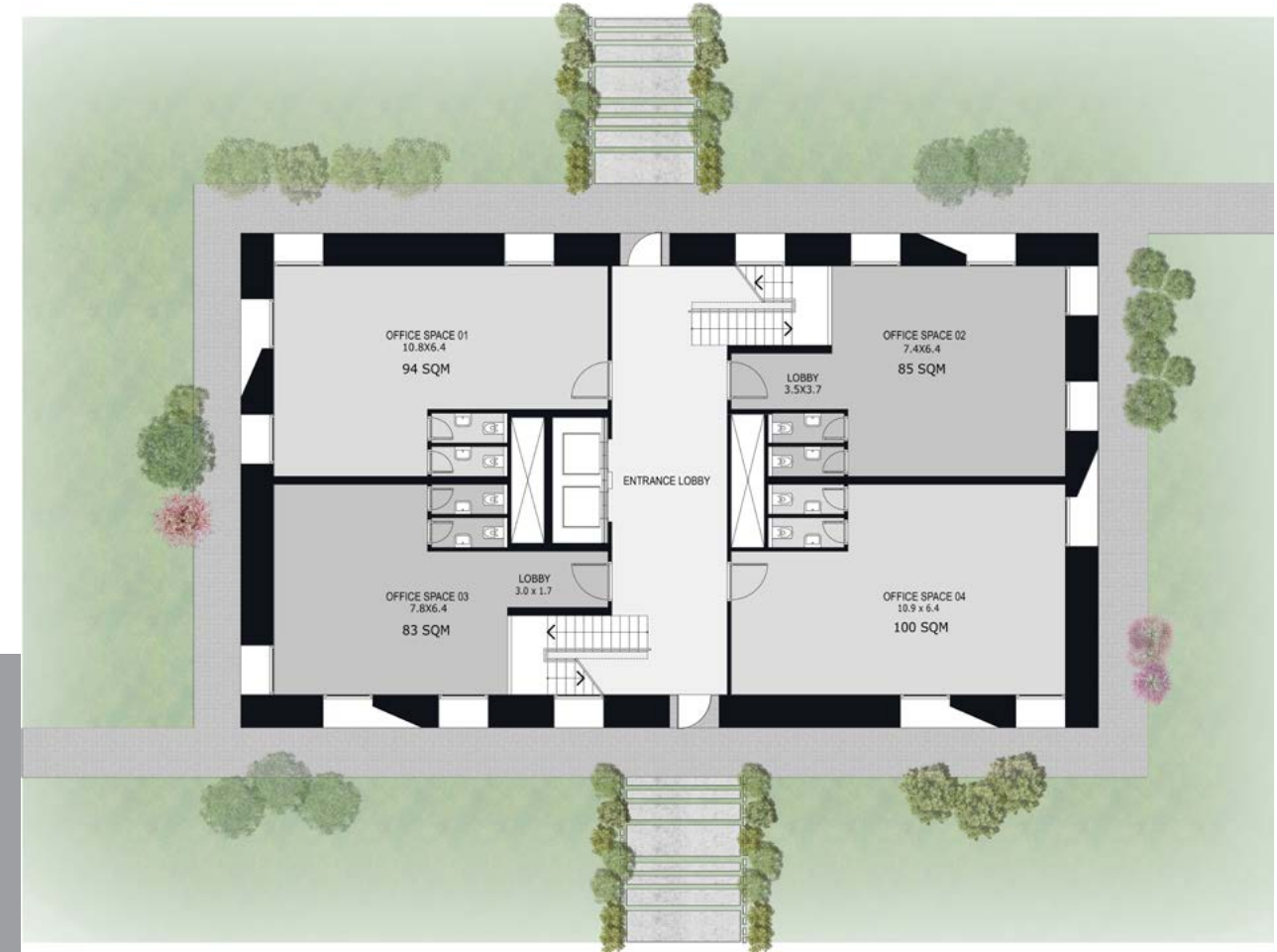
TYPE A



THE RUBIKS

TYPE A

TOTAL BUILDING AREA	1447 m ²
TOTAL FLOOR AREA	381 m ²
NUMBER OF FLOORS	Ground +3

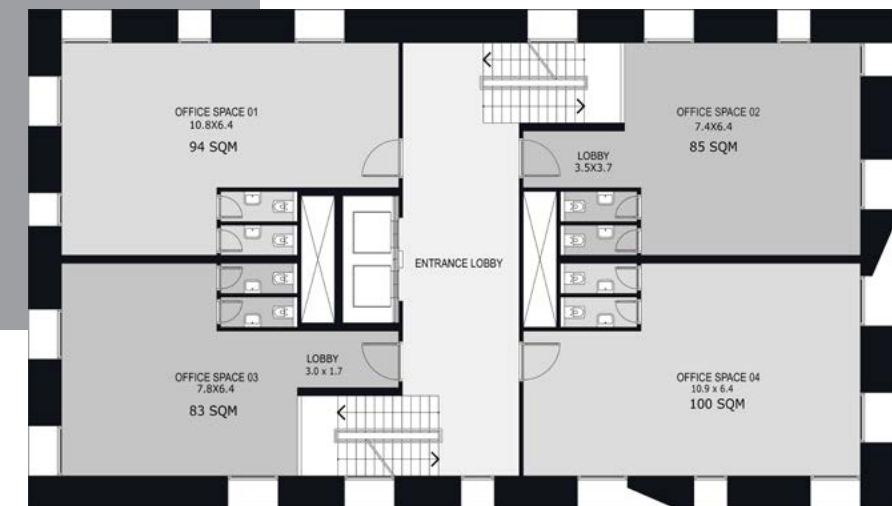


GROUND FLOOR AREA

OFFICE 1	94 m ²
OFFICE 2	85 m ²
OFFICE 3	83 m ²
OFFICE 4	100 m ²

TYPICAL FLOOR AREA

OFFICE 1	94 m ²
OFFICE 2	85 m ²
OFFICE 3	83 m ²
OFFICE 4	100 m ²



Ground Floor

Typical Floor

THE RUBIKS

TYPE B



THE RUBIKS

TYPE B

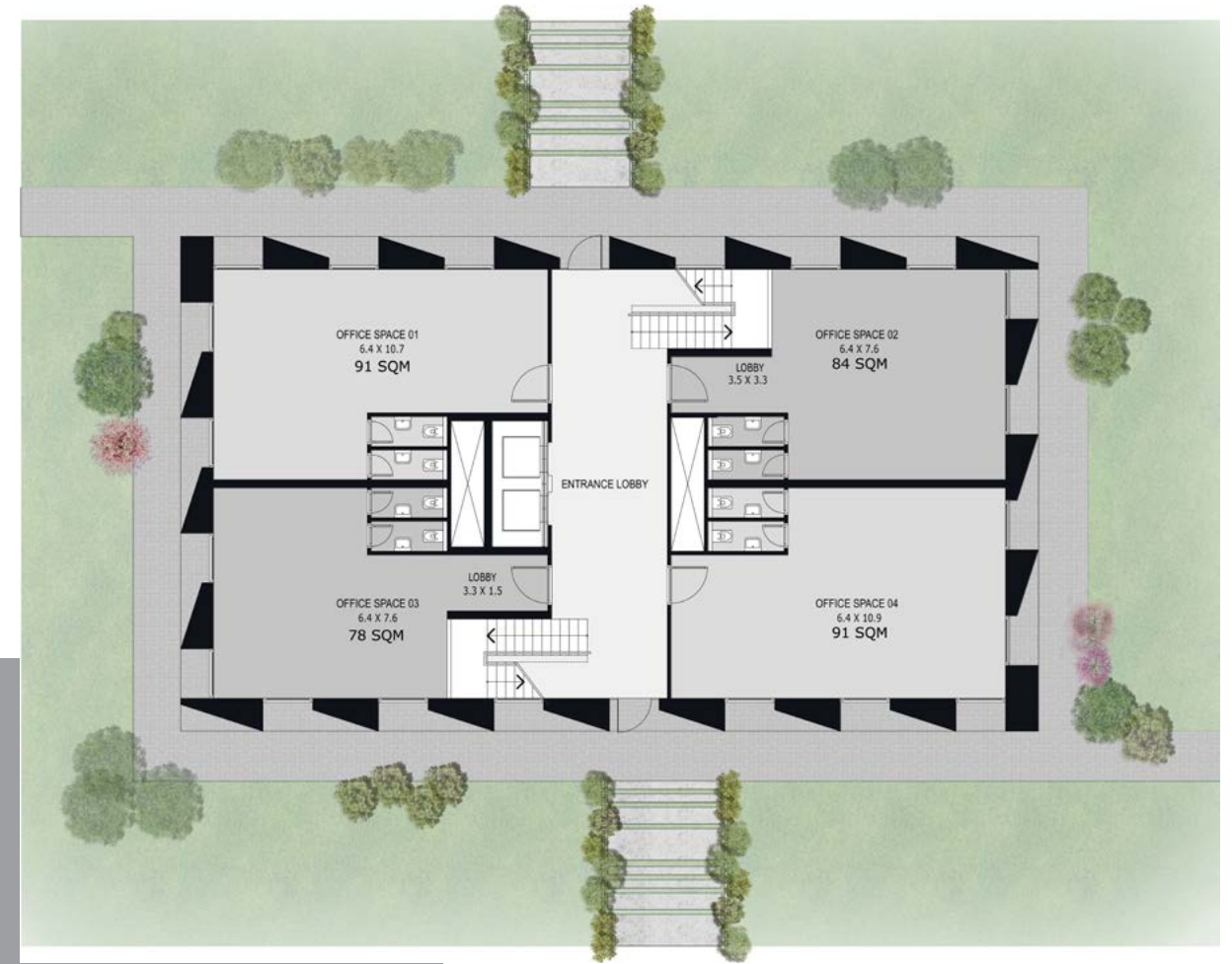
TOTAL BUILDING AREA	1374 m ²
TOTAL FLOOR AREA	381 m ²
NUMBER OF FLOORS	Ground +3

GROUND FLOOR AREA

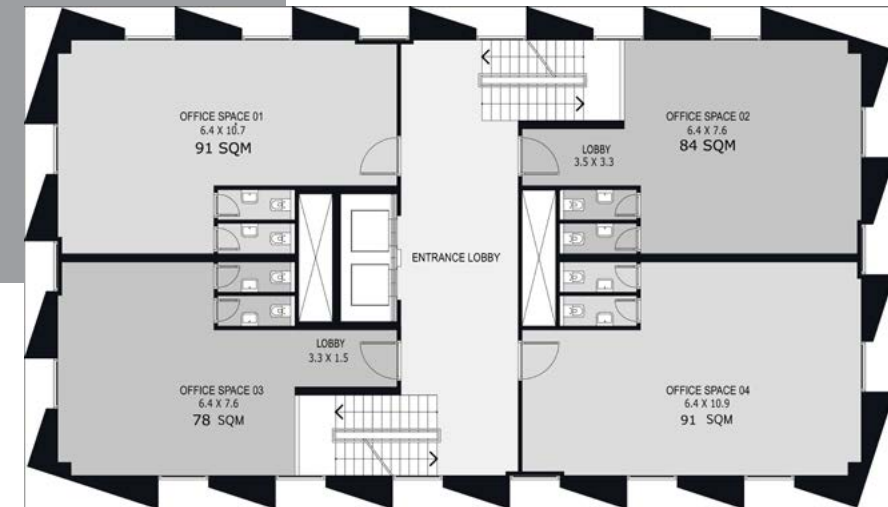
OFFICE 1	91 m ²
OFFICE 2	84 m ²
OFFICE 3	78 m ²
OFFICE 4	91 m ²

TYPICAL FLOOR AREA

OFFICE 1	91 m ²
OFFICE 2	84 m ²
OFFICE 3	78 m ²
OFFICE 4	91 m ²



Ground Floor



Typical Floor

THE RUBIKS

TYPE C



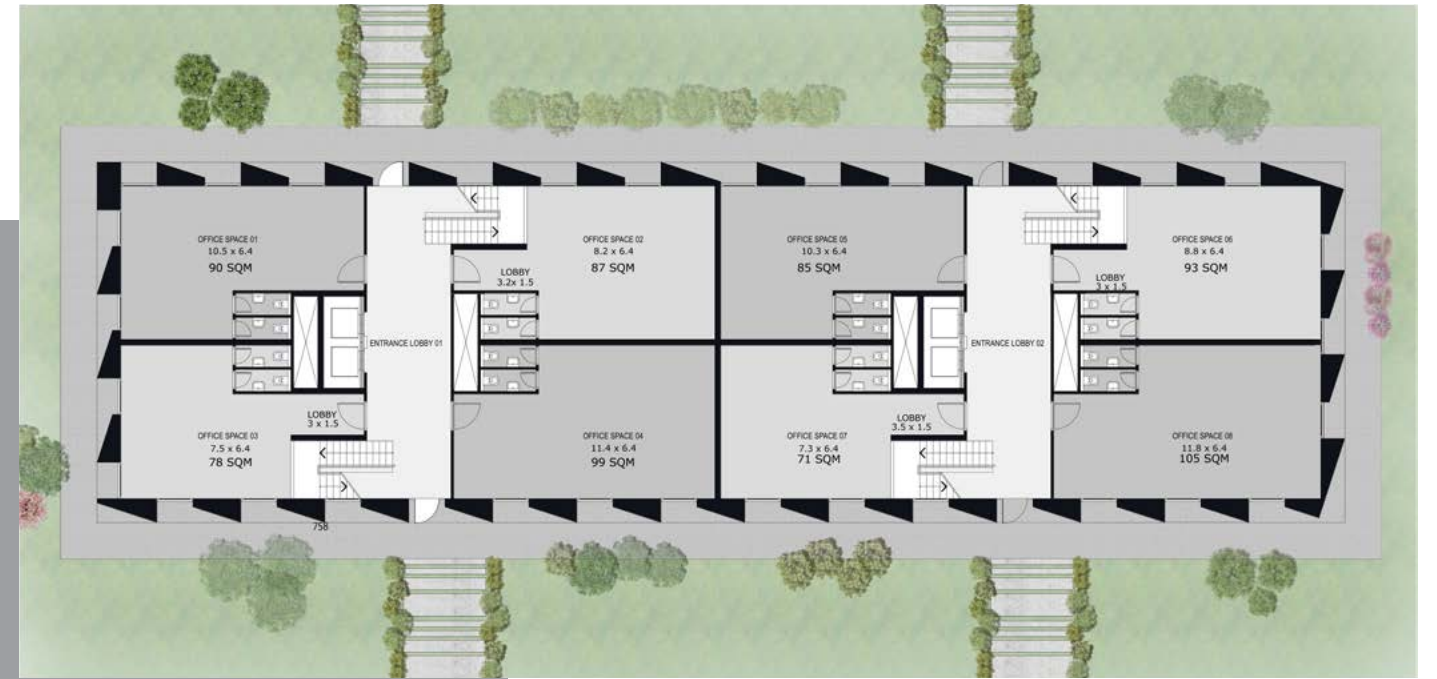
THE RUBIKS

TYPE C

TOTAL BUILDING AREA	2829 m ²
TOTAL FLOOR AREA	758 m ²
NUMBER OF FLOORS	Ground +3

GROUND FLOOR AREA

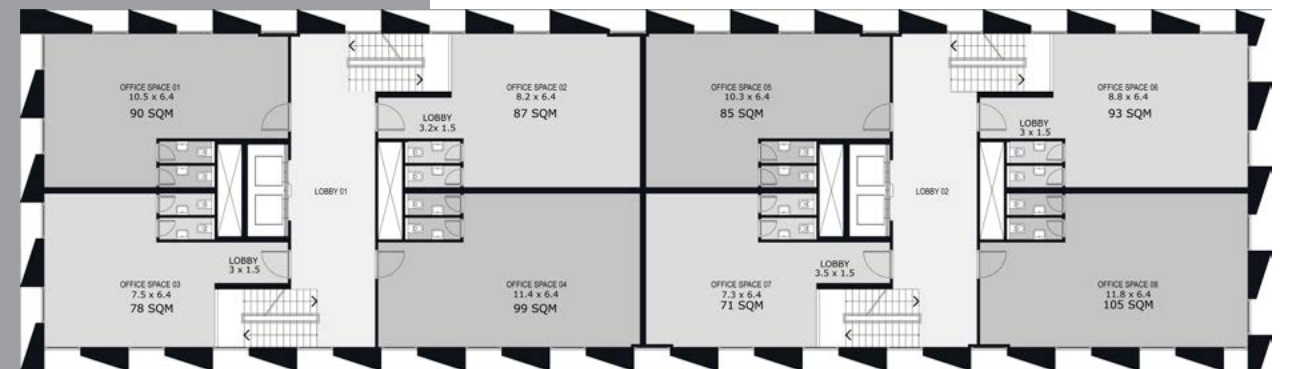
OFFICE 1	90 m ²
OFFICE 2	87 m ²
OFFICE 3	78 m ²
OFFICE 4	99 m ²
OFFICE 5	85 m ²
OFFICE 6	93 m ²
OFFICE 7	71 m ²
OFFICE 8	105 m ²



Ground Floor

TYPICAL FLOOR AREA

OFFICE 1	90 m ²
OFFICE 2	87 m ²
OFFICE 3	78 m ²
OFFICE 4	99 m ²
OFFICE 5	85 m ²
OFFICE 6	93 m ²
OFFICE 7	71 m ²
OFFICE 8	105 m ²



Typical Floor



ORASCOM
DEVELOPMENT

life as it should be

Developing towns since 1989, Orascom Development Holding has been delivering on its unrelenting vision of creating sustainable leisure and residential towns. As an established global developer with substantial, delivered results, Orascom Development has a pipeline of prevailing projects in 3 continents and 7 countries.



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