



CAIRO BUSINESS PARK




AWARD WINNING CAIRO BUSINESS PARK

We are very proud of winning the prestigious "COMMERCIAL PROJECT AWARD" at the Cityscape Exhibition with our Cairo Business Park project.

Cairo Business Park has a very unique concept being the Only Gated Business Hub in New Cairo with a full mix of amenities to increase employee focus, productivity and time management for the ultimate work/life balance.

Winning such a respectable award will surely open new doors for success and business growth in Egypt. Such a prestigious award crowns the Cairo Business Park exclusive concept with its unique location, distinctive architectural design and advanced facilities that were built based on genuine needs & insights learned from big local & multi-national companies as well as SME's.





Cairo Business Park, New Cairo's Business Gated Business Community which management creating a friendly, environment to drive business growth

Hub, is Egypt's Finest Fully Integrated fosters employee productivity and time harmonious and efficient work and market evolution.

TABLE OF CONTENTS

01 Prestigious Move

- 1- New Cairo's Business Hub
- 2- Ideal Location
- 3- Masterplan
- 4- Design & Concept

02 Phenomenal Success

- 1- Project Specifications
- 2- Spacious Parking Area
- 3- Sound Proofing
- 4- Supporting Services
- 5- Convenient Business Hotel

03 Balanced Life

- 1- Ideal Work Environment
- 2- Business with Pleasure
- 3- Pedestrian Zone



PRESTITIGIOUS MOVE.



NEW
CAIRO'S
BUSINESS HUB

For the first time in Egypt, CAIRO BUSINESS PARK introduces the concept of stand-alone offices & corporate buildings within a 360 Gated Compound in a Fully Integrated Business Community. The Business Hub is supporting the presence of medium & large enterprises which are in need of their own unique identity to flourish in a professional business environment that will boost their growth.

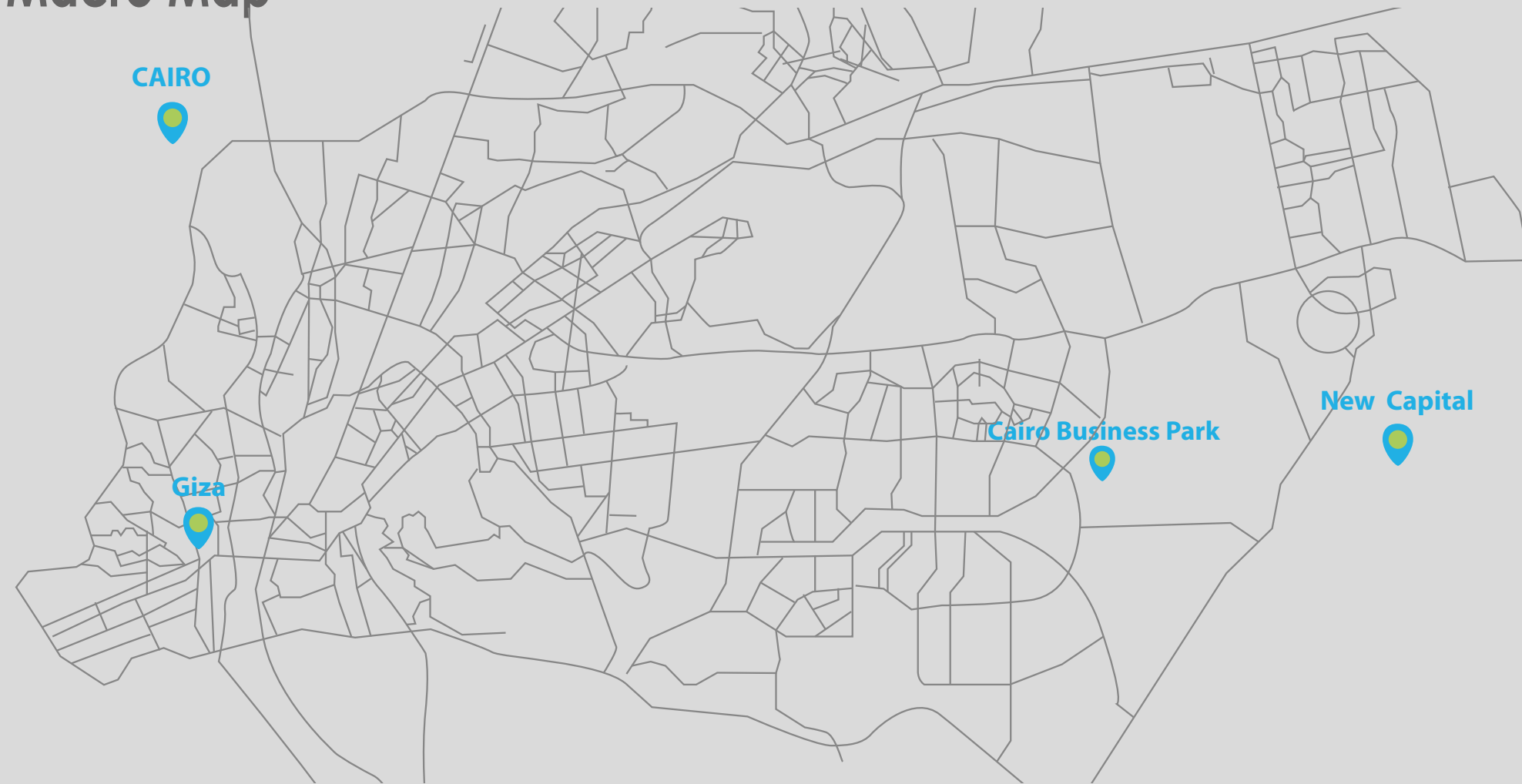
When creating the concept of CAIRO BUSINESS PARK, every single detail was taken into consideration by having most of the services and facilities that support the daily operation of the occupants in an ideal proximity.

CAIRO BUSINESS PARK is a prestigious business hub that will definitely help you build the image you desire for your business.

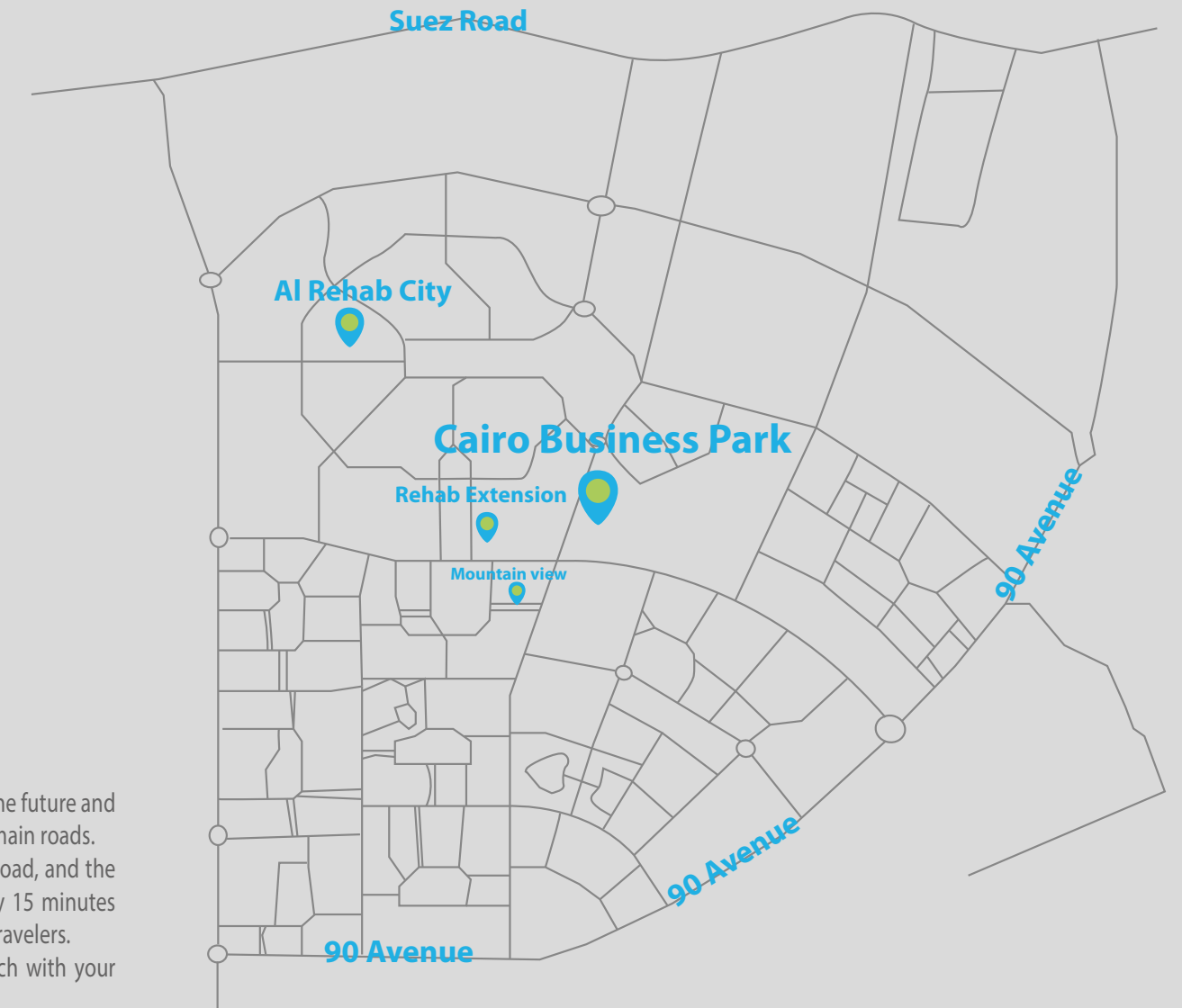


**TAILORED TO PROVIDE
THE MOST EFFICIENT &
FLEXIBLE WORKSPACE**

Macro Map



Micro Map



Midway Between Old Capital & New Capital



IDEAL
LOCATION

CAIRO BUSINESS PARK is located in New Cairo, the destination of the future and business magnet. The project is easily accessible through several main roads. Tenants and visitors are 5 minutes away from both Cairo - Suez Road, and the New Cairo Ring Road, or in 5 minutes from 90 Avenue, and only 15 minutes from Cairo International Airport for the convenience of business travelers. CAIRO BUSINESS PARK'S unique location helps you keep in touch with your customers and suppliers wherever they might be.



MASTERPLAN

The entire project land size is 75,615 m² and was perfectly designed to accommodate an equilibrium of buildings, landscape and roads creating a flawless, harmonious and professional balance. We understand that the work environment has a direct impact on the output of employees; that's why we made sure that the master plan provides spacious areas, greenery and water features that create a productive workplace that helps put your employees in a better mental state to have better concentration and flow with creativity.



Inspired by Cynthia Myntti's literary masterpiece, "Paris Along The Nile" : Architecture In Cairo From The Belle Epoque



The business park is much more than just a traditional corporate hub. The architecture of the place is an infusion of the elegance of the classic era coupled with the convenience of modern architecture; this design approach became CAIRO BUSINESS PARK'S architectural signature. Located within the central area of the park, the Park Center serves as a visual, psychological and social break haven. The business community features a new hybrid concept of independent, fully integrated offices that come in all sizes yet deploy a feeling of seamlessness towards employees and visitors. All offices have a spectacular view of the lush greenery surrounding CBP, giving you the tranquility and beauty of nature without stepping outside.

The background is a solid teal color. It features several white chevron shapes of varying sizes and orientations scattered across the frame. Some chevrons are large and prominent, while others are smaller and more subtle. The chevrons generally point towards the right side of the image.

PHENOMENAL SUCCESS.



PROJECT SPECIFICATIONS

Communication & Technology Systems

- High speed fiber optics backbone network for existing and future use.
- Data center & cloud storage existence to be used for document storage.
- BMS system.
- A modern and advanced telecommunications infrastructure that includes voice and Internet connection.
- Fully secure communication systems with fire-wall capability.
- Network systems (LAN, WAN & Wi-Fi), wired and satellite communication.

Electrical Power Systems

- Permanent supply of electricity from two different sources
- A power station is available for the compound with capacity (22 KV)
- Electricity generator in case of power failure to ensure sustainable CCTV monitoring and security measures.

Security Systems

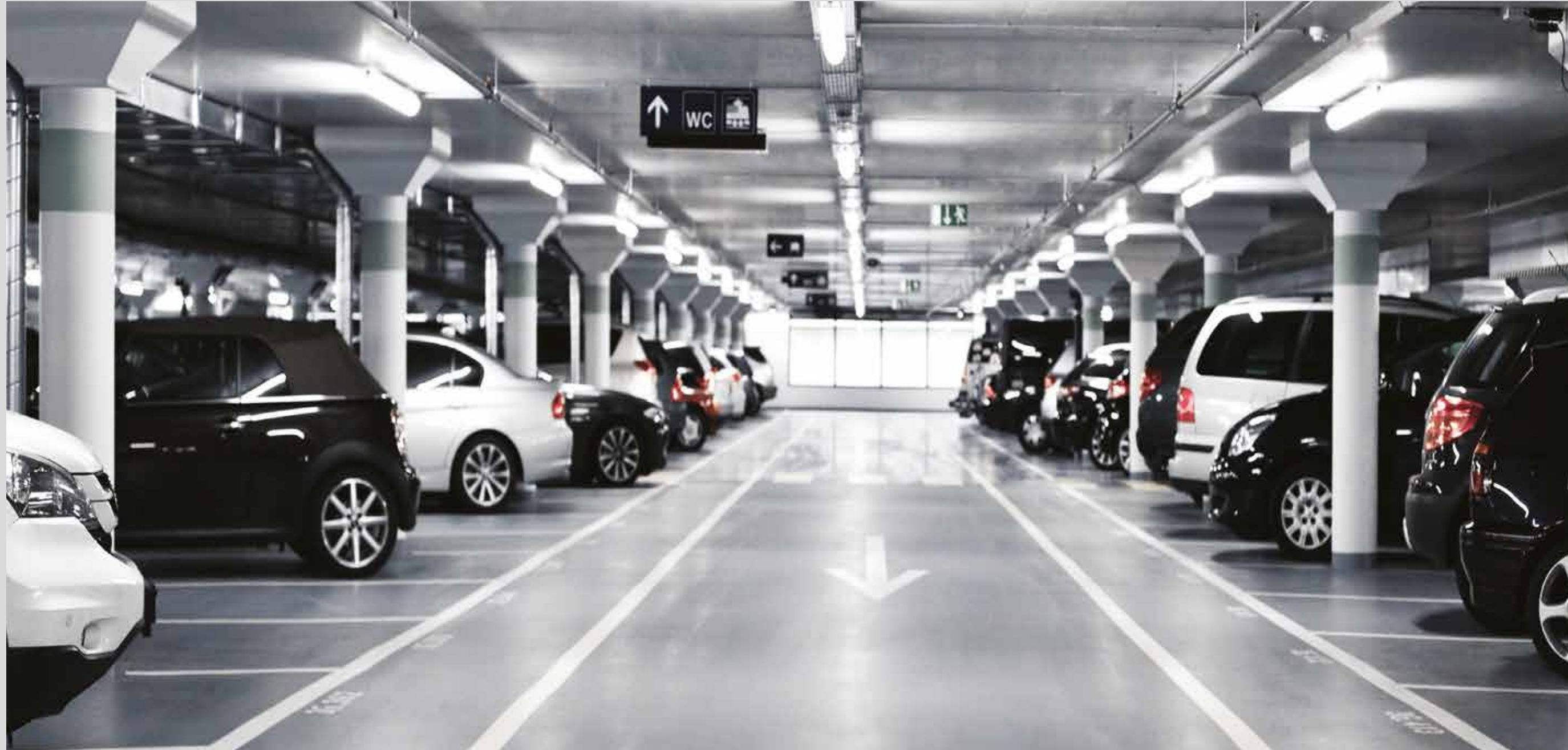
- Central Camera Surveillance (CCTV system): surveying all the locations, fences even during emergency power outages and monitoring all lower areas on a 24 hour basis.
- Automatic ID Main Gates to ensure high level of safety and security.
- Certified and Trained canine units guarding all gates, parking entries and exits.
- Fire alarm and firefighting system is designed and installed according to the standards of the American National Fire Protection Organization (NFPA).
- Security personnel who monitor, report and prevent any hazards in addition to random patrols on a 24/7 basis and random lower security inspections.

Civil infra-structure

- SAP 2000 STADIII ductile frames
- Flat Slab Construction
- 3.6 meters slab to slab ratio

*The finishes and specs differ based on the unit type (building or office) and are subject to be slightly altered by the developer to ensure the overall benefit of the project.





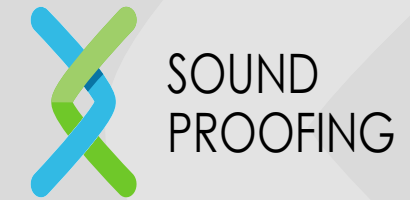
Parking is no longer an issue



Parking is no longer an issue for any business owner, employee, partner or visitor. Inside CAIRO BUSINESS PARK, every employee will start and end their day at a positive note, saving hundreds of minutes every month per employee to be spent on your business rather than on searching for a parking spot. CAIRO BUSINESS PARK has Egypt's largest independent underground parking in any commercial or administrative project with a ratio of one spot for every 35sqm of office space. There are also two basement-level Central Parking areas that are allocated to day-time or overnight stay.



Where Noise is Eliminated



SOUND
PROOFING

Existing and potential acoustic disturbances were considered in every building's aspect within CAIRO BUSINESS PARK. All offices are soundproofed against any outside noise. Windows are installed in thermally-treated double-glazed curtain walls to assure energy-saving.



Smooth Work Flow



Because "Time is Money", we make sure at CAIRO BUSINESS PARK that the supporting business services you need will be easily accessible and within arm's reach to help speed-up your business. Below are some of the services that will be made available at CAIRO BUSINESS PARK:

- Courier Service
- Travel Agency
- Banks
- Pharmacy

CONVENIENT BUSINESS HOTEL

At CAIRO BUSINESS PARK, you don't have to worry about the accommodation of your international business visitors with the presence of a worldwide standard business hotel that is walking distance from your office.

Misr Italia Properties signed a contract with Hilton Hotels & Resorts At Cityscape 2017 to develop a new business hotel- HILTON GARDEN INN for the first time in Cairo, right at the heart of CAIRO BUSINESS PARK

Hilton Garden Inn is the award-winning, upscale, yet affordable business hotel brand that enables travelers to discover and connect while on business trips. The two buildings of Hilton Garden Inn consist of more than 130 rooms, inviting social spaces, and high-end meeting rooms and amenities, which ensure a positive experience for business travelers and visitors of CAIRO BUSINESS PARK.

The hotel is equipped to handle meetings and events of any shape and size with their highly trained staff, space and amenities needed to smoothly execute events from start to finish.

The buildings offer the following:

- 1- Flexible meetings & banquet spaces
- 2- Convention hall seating: 500 pax
- 3- Audio/visual equipment
- 4- Wi-Fi
- 5- 24/7 Business Center
- 6- Full service catering
- 7- On-site restaurant & bar
- 8- Health club, and Spa
- 9- Swimming pool & lounge areas



The background is a solid teal color. It features several white chevron shapes of varying sizes and orientations scattered across the left and center portions of the image. The chevrons are simple, thick-lined shapes that point in different directions, creating a dynamic, abstract pattern.

BALANCED LIFE.



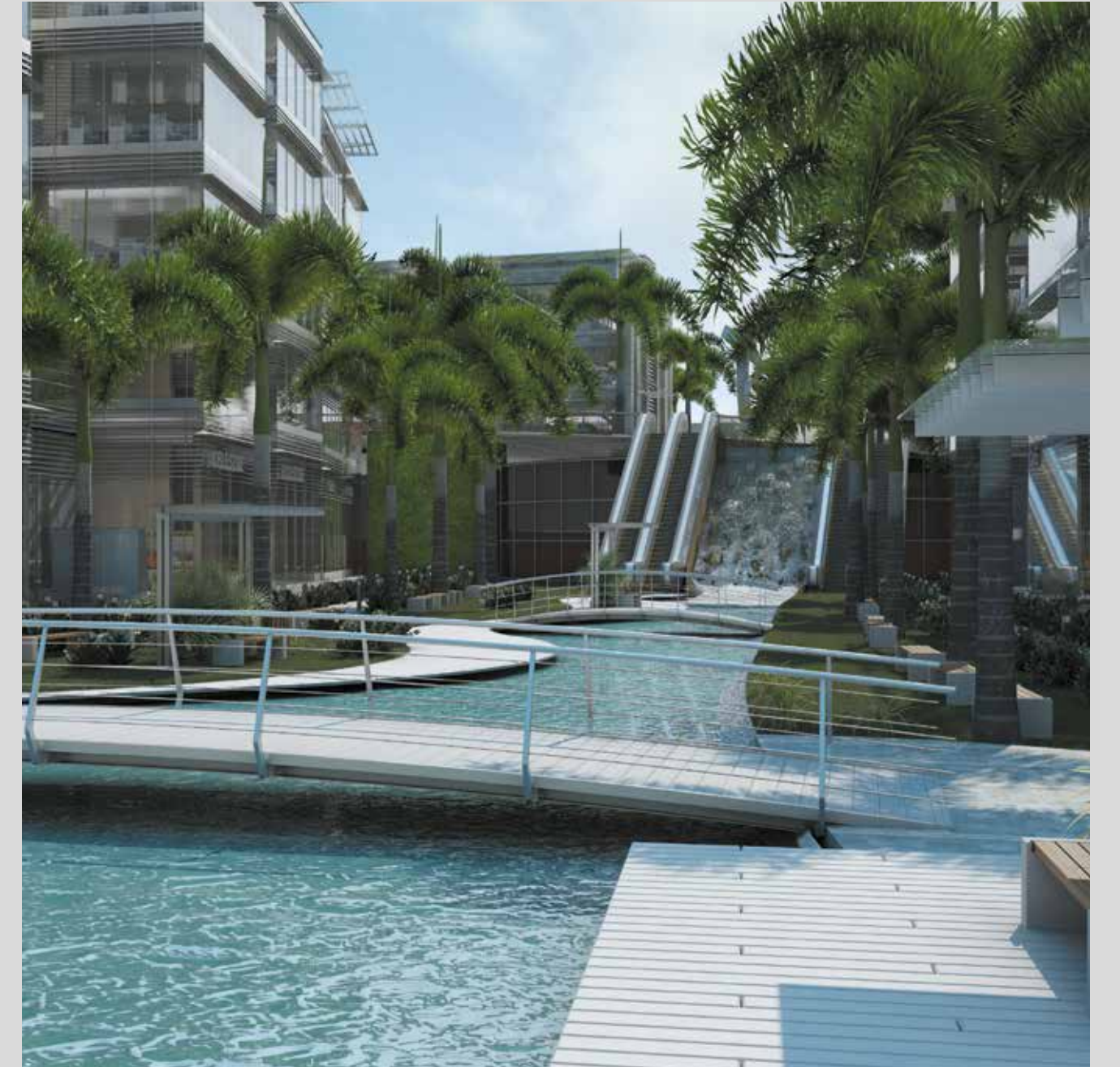
Your Successful Business Starts Here



IDEAL WORK ENVIRONMENT

Take your business and your life to the next level. Our seamless office spaces that overlook outside landscaping and water features provide you with inner peace and the ability to concentrate to be more productive and creative.

Enjoy the benefits of working in a park with a stress-free atmosphere to optimize your time management and have more time for other important things in your life. CAIRO BUSINESS PARK helps you achieve the perfect work/life balance.





Restaurants & Cafes



Beauty Salon



Nursery



Health Center/Gym



Mini Market



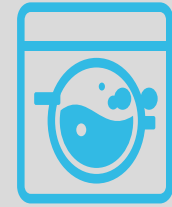
Bookstore/Library



Jogging



Auto Care



Laundry Services



Spa



BUSINESS WITH PLEASURE

CAIRO BUSINESS PARK will help free up your employee's minds from potential daily hassle to focus on your business and achieve optimum performance. Whether you have a working mum who is struggling with day-care for her child , or health conscious employees who want to maintain a healthy lifestyle, or busy executives who can't find time to make a short visit to the barber shop, or over-stressed managers who need a quick dose of relaxation, CAIRO BUSINESS PARK is the solution for you. At CAIRO BUSINESS PARK, we have the day-care facility, the health club, gym and jogging track, the hair dresser, the spa, in addition to top of the line restaurants and cafés and many more in the over 10,000 square meters of retail space.





THE PEDESTRIAN ZONE

The Ultimate business hub has created an environment where employees are free to move without any potential threats to their safety or their workflow. The surface area of CAIRO BUSINESS PARK is made of basalt and interlock-paving finish mainly intended and executed for pedestrians only in order to eliminate any potential noise, exhaust emissions or road accidents. Pedestrian paths are multi-colored and go through the magnificent greenery surrounding the administrative buildings

