



**CAIRO CAPITAL CENTER**  
YOUR BUSINESS ADDRESS

**MAXIMUM BUSINESS OPPORTUNITIES**  
IN ONE PLATFORM

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**CAIRO CAPITAL CENTER | FULL SPECTRUM OF BUSINESS SPACE & REQUIREMENTS.**



CAIRO CAPITAL CENTRE

BANK A

BANK A

# TABLE OF CONTENTS

---

About

Location

Facts

Floor Plans

Unit Plans

Building Features

Facilities

Finishing Scheme

Property Management





Cairo Capital Center

# ABOUT CCC

FULL SPECTRUM OF BUSINESS SPACE & REQUIREMENTS

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**Cairo Capital Center** can host a range of financial and non-financial firms from across the globe.

The areas of business within the center include banking, professional services, global and local corporations and insurance.

The destination that decision-makers and business leaders smartly can choose as their prime business address.

**CCC** is a state-of-the-art six-story development which includes prime office spaces, as well as an additional business services and open court. The space features secured parking, a VIP drop-off area, express elevators, parking with electronic access, and 24-hour security.

**“It’s the new epicenter of business in New Cairo”**

# C.C.C LOCATION



# LOCATION

The most exclusive address for your business space

**CCC** is perfectly located in the middle of the financial district in New Cairo only seconds from south **90<sup>TH</sup>** .

It offers a strategic advantage of being in close to everywhere :

- ✓ **CAIRO CAPITAL CENTER** is accessible from the Ring Road and Cairo / Suez Road in less than 3 minutes.
- ✓ Short drive away from Heliopolis, Nasr City, El Rehab City and Madinaty.
- ✓ Less than 30 minutes away from the New Administrative Capital, Maadi, El Sherouk City and El Obour City.



# FACTS

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**3,684m<sup>2</sup>**

Land Area (net area)



**1,268m<sup>2</sup>**

Ground Floor Area



**8,260m<sup>2</sup>**

6 Typical Floors Area



**171**

Parking Capacity



**2,846m<sup>2</sup>**

Basement 1 Area

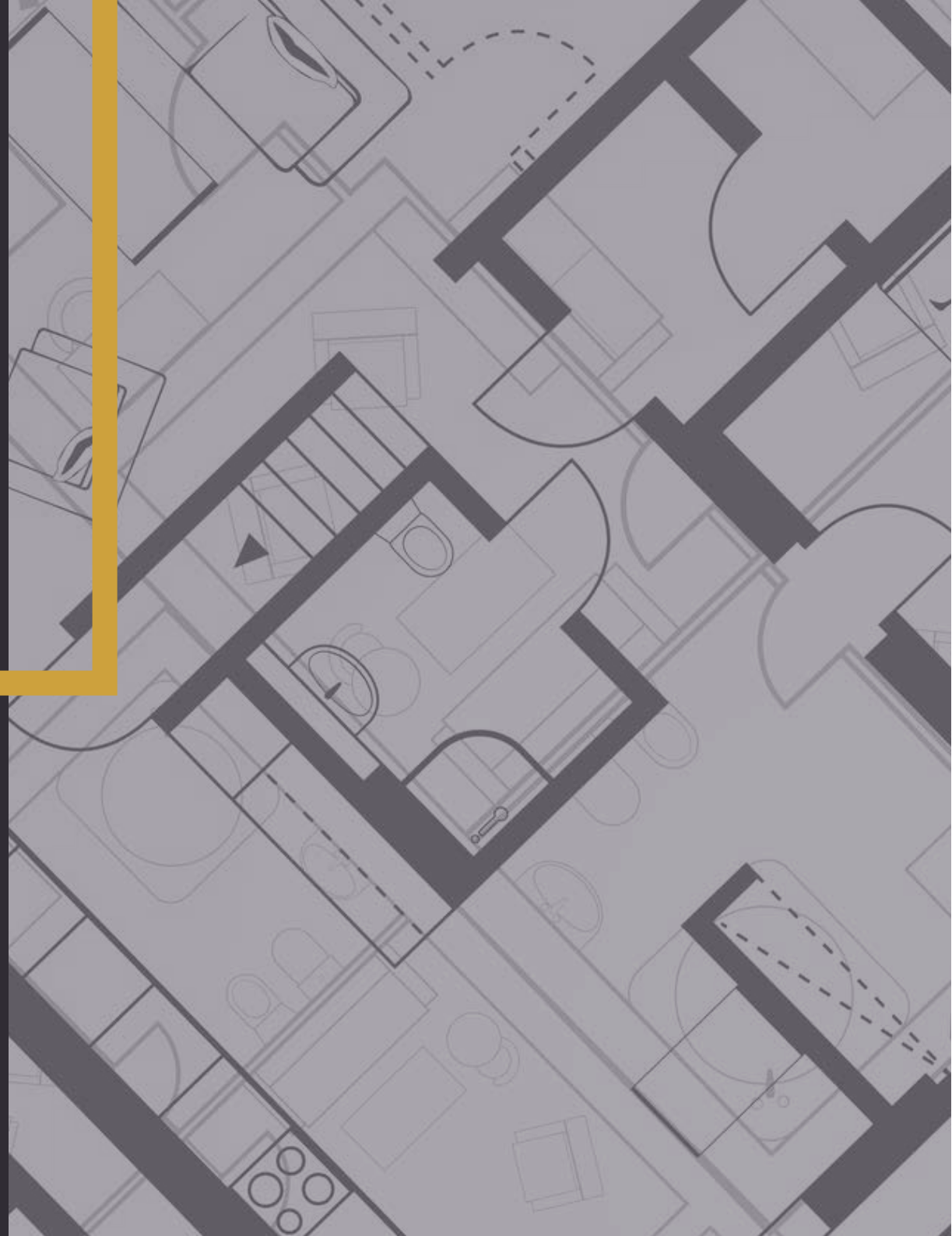


**126m<sup>2</sup>**

Open Court Area

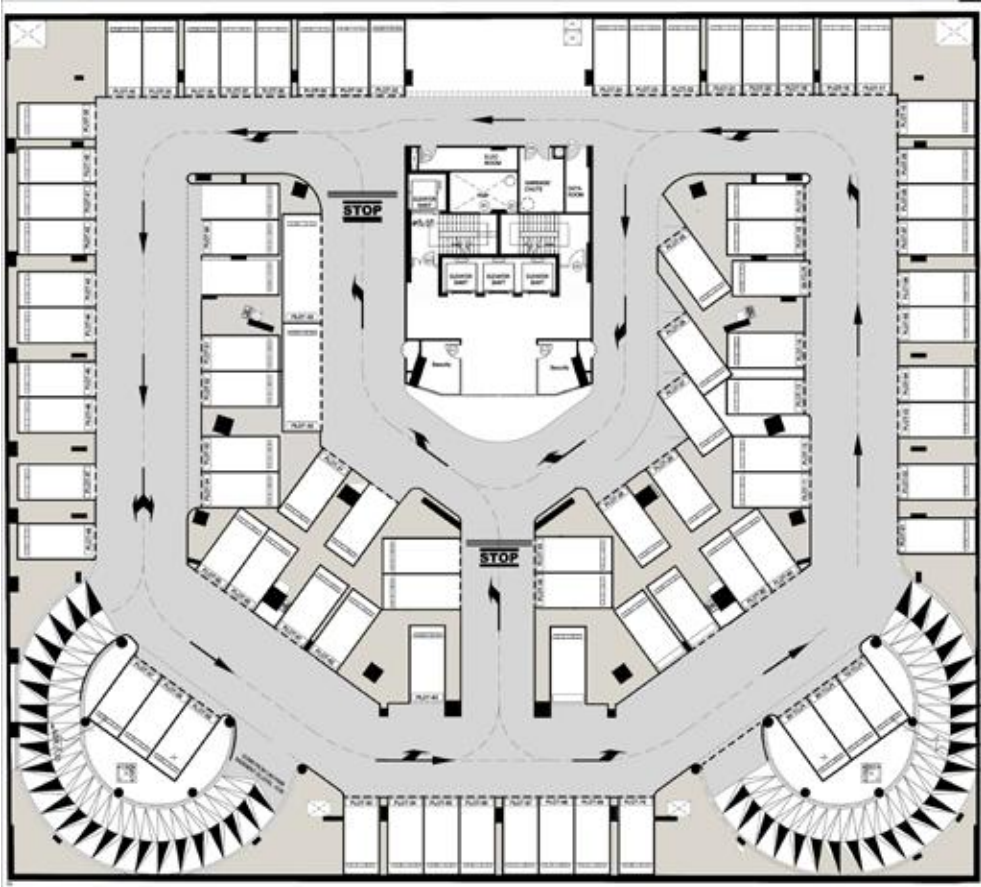
# FLOOR & UNIT **PLANS**

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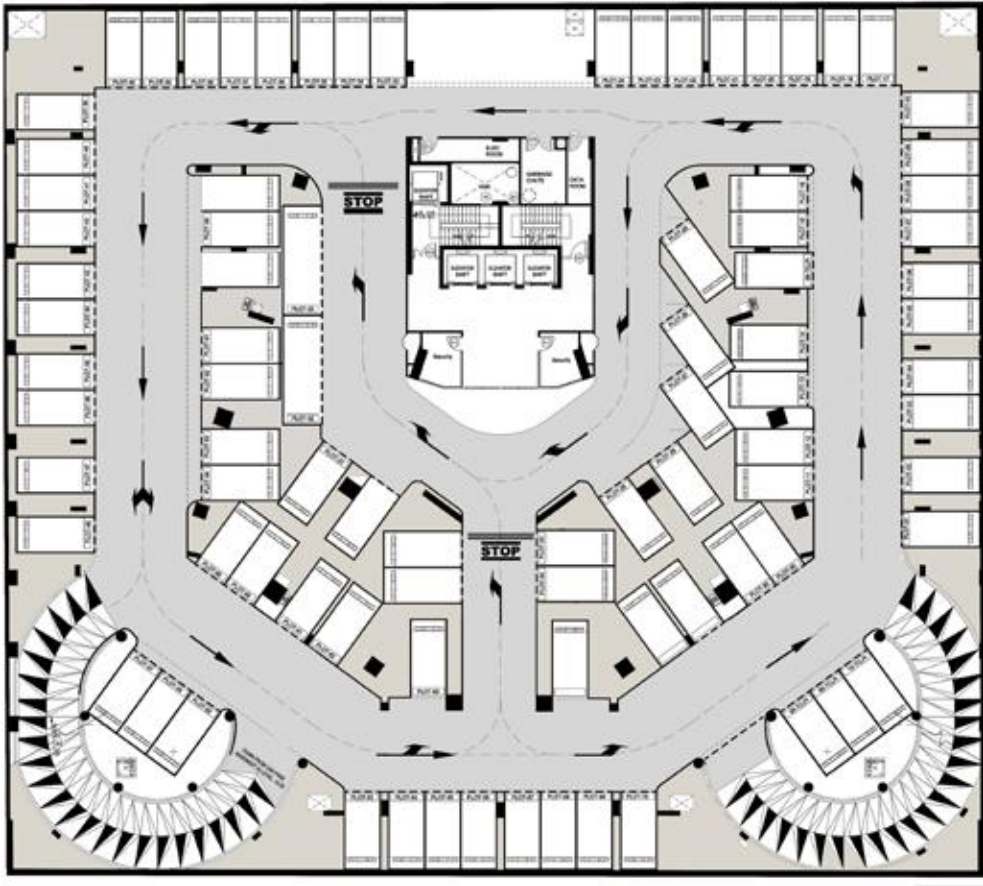




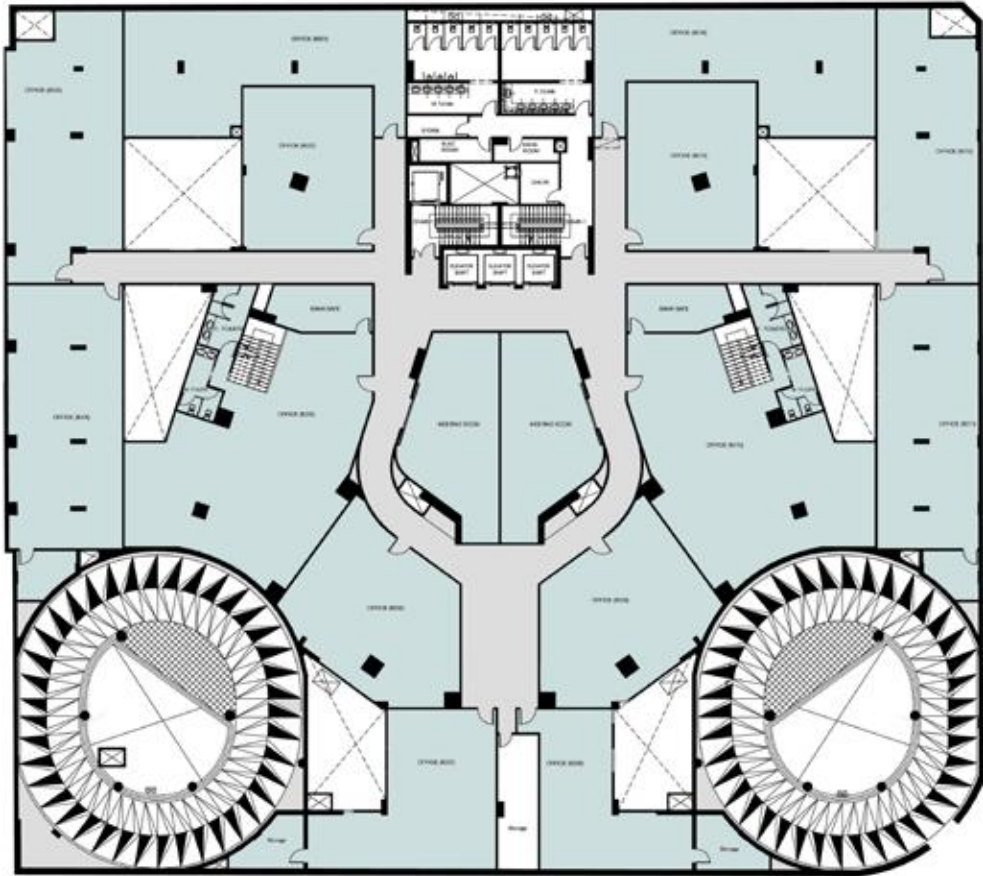
# BASEMENT 03-FLOOR PLAN



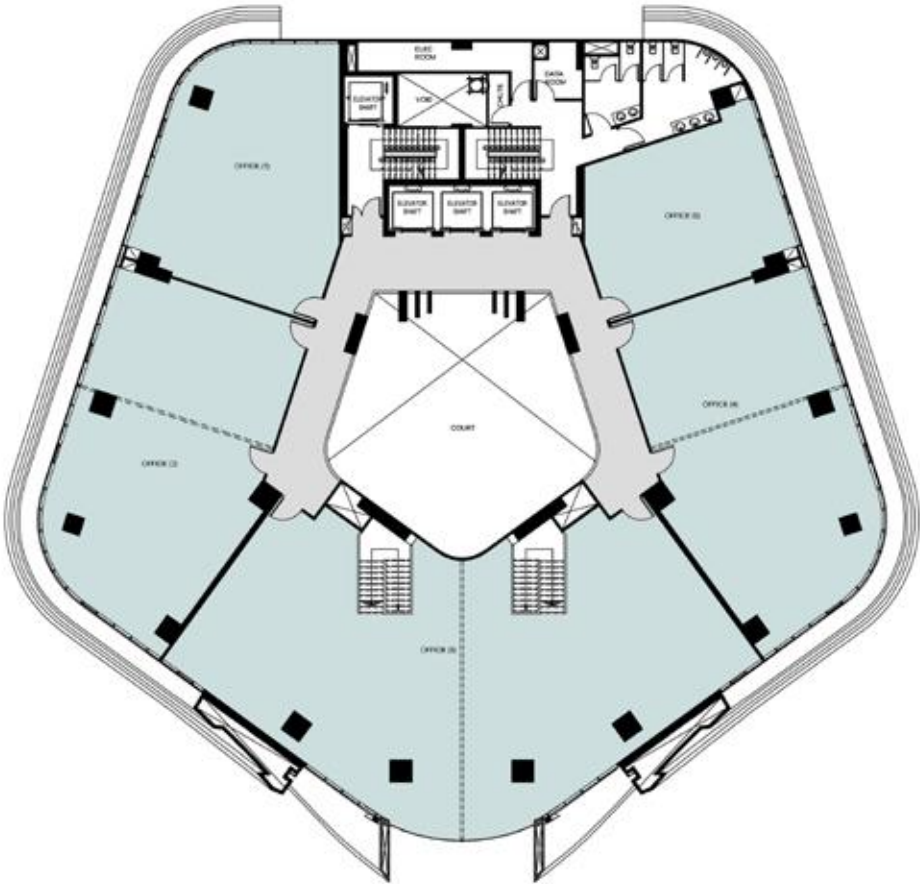
# BASEMENT 02-FLOOR PLAN



# BASEMENT 01-FLOOR PLAN

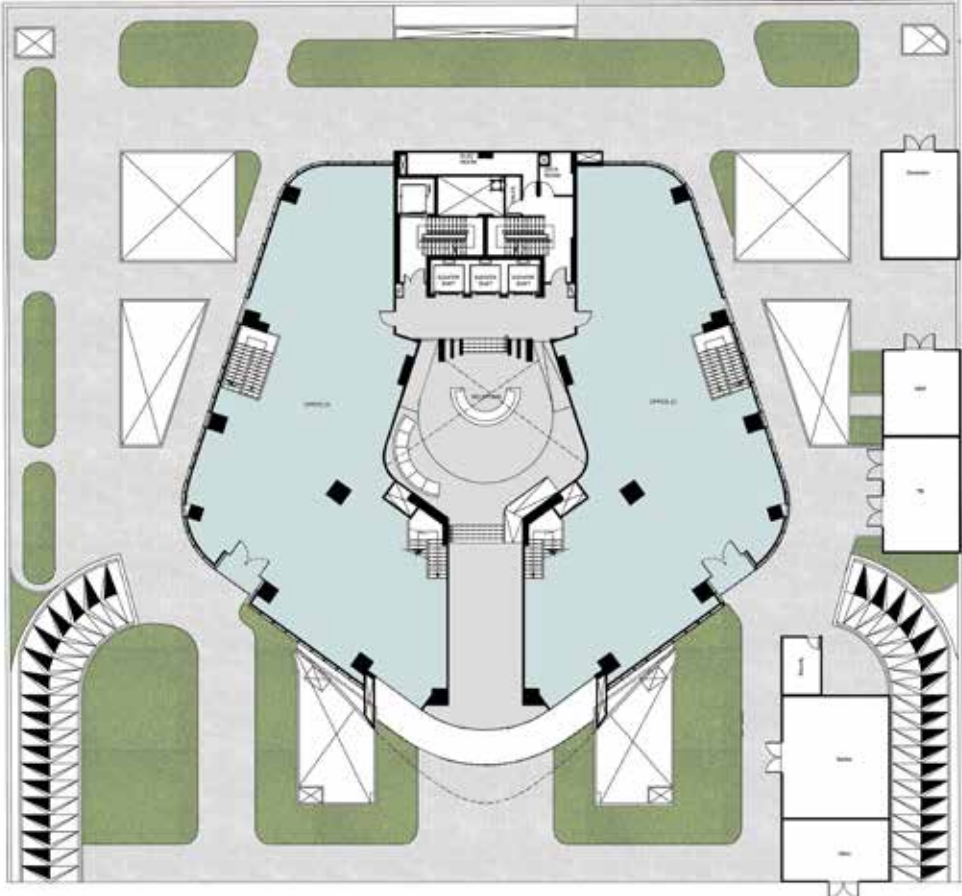


# FIRST FLOOR PLAN

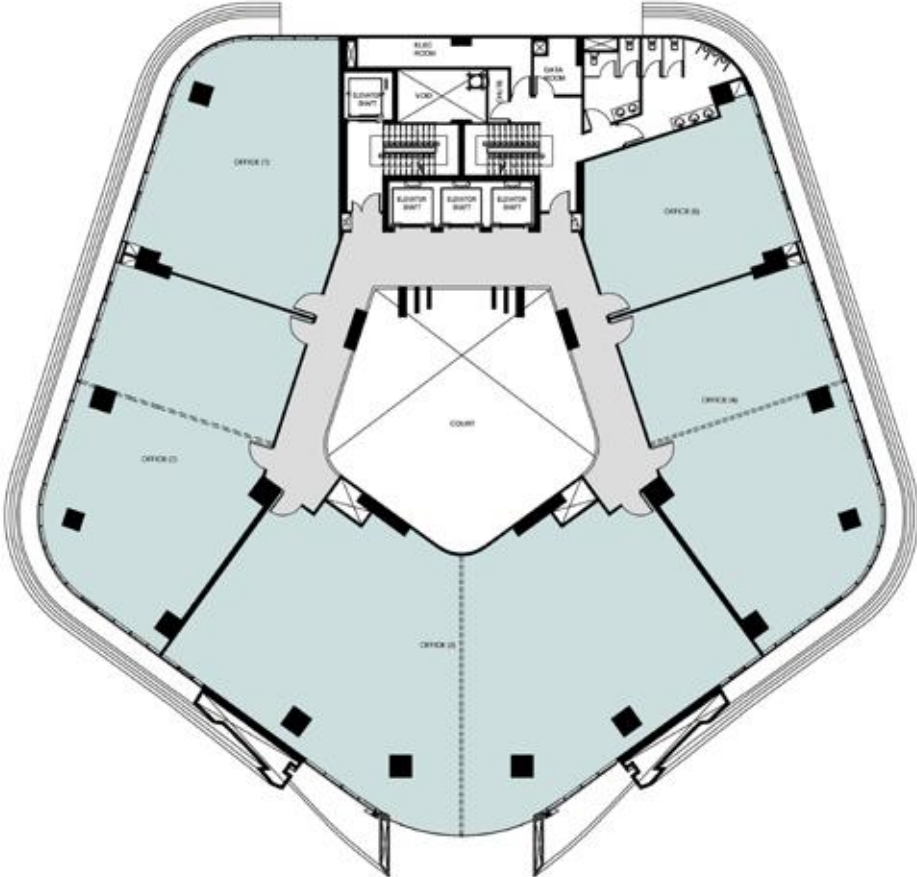




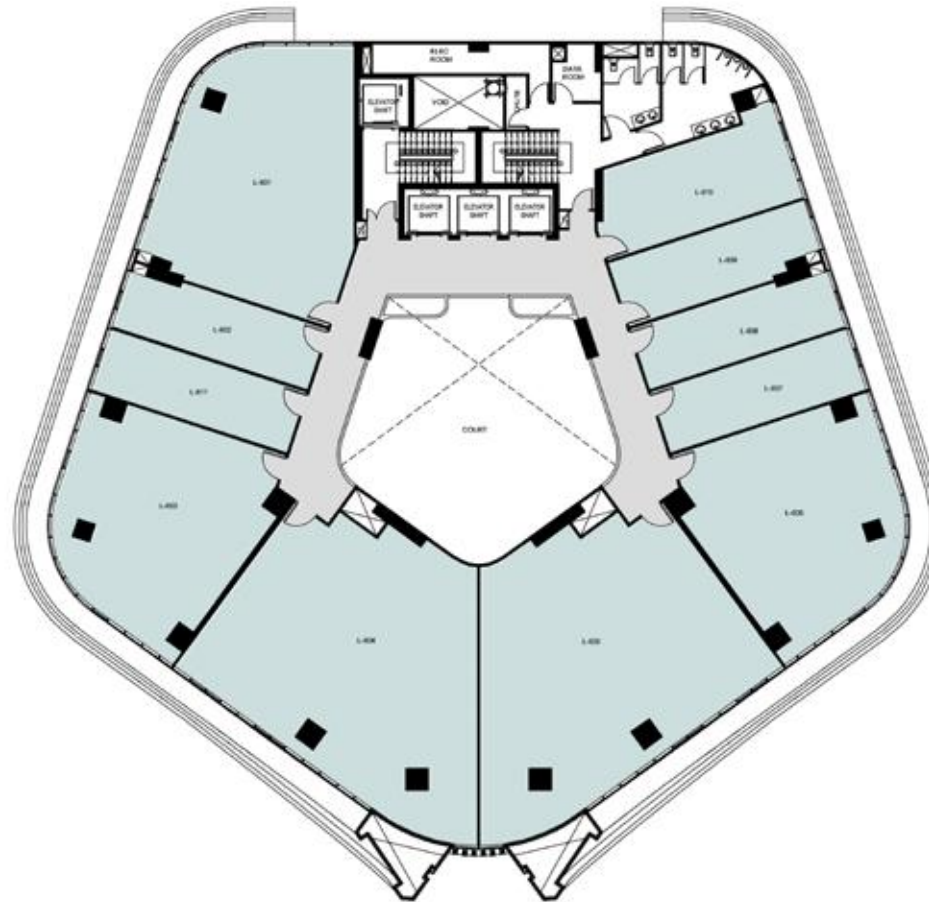
# GROUND FLOOR PLAN



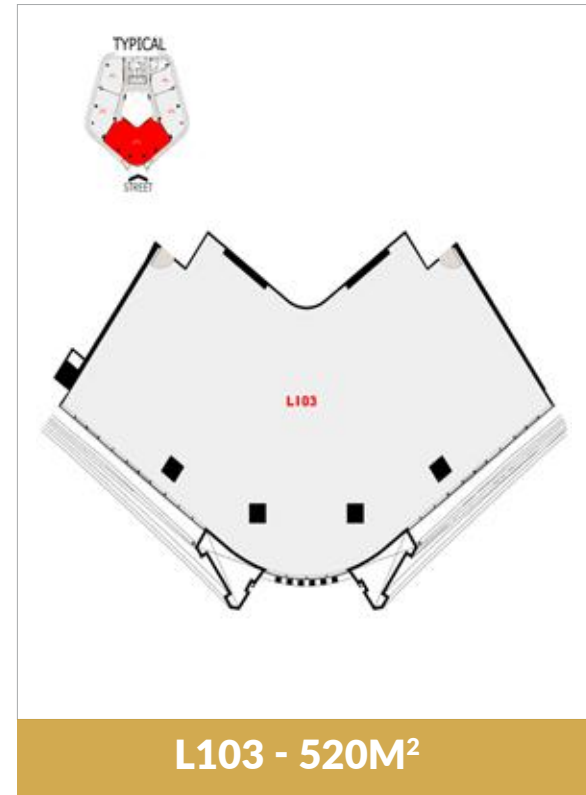
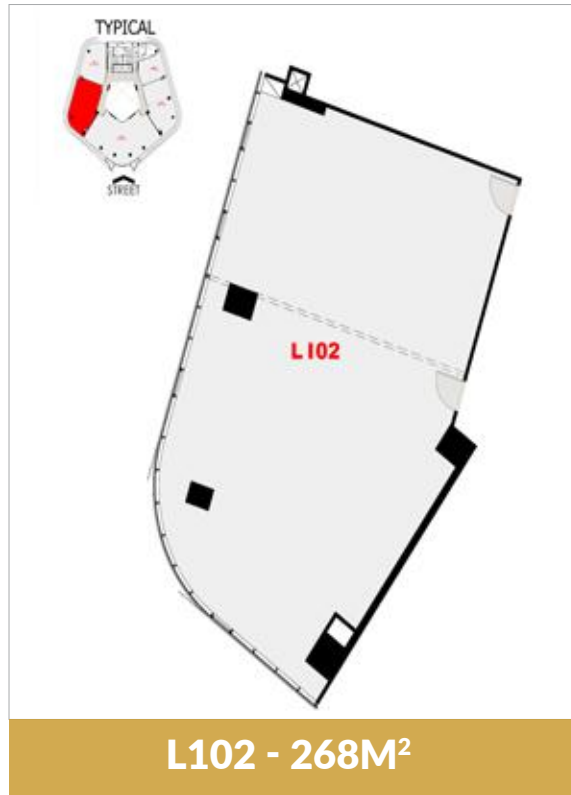
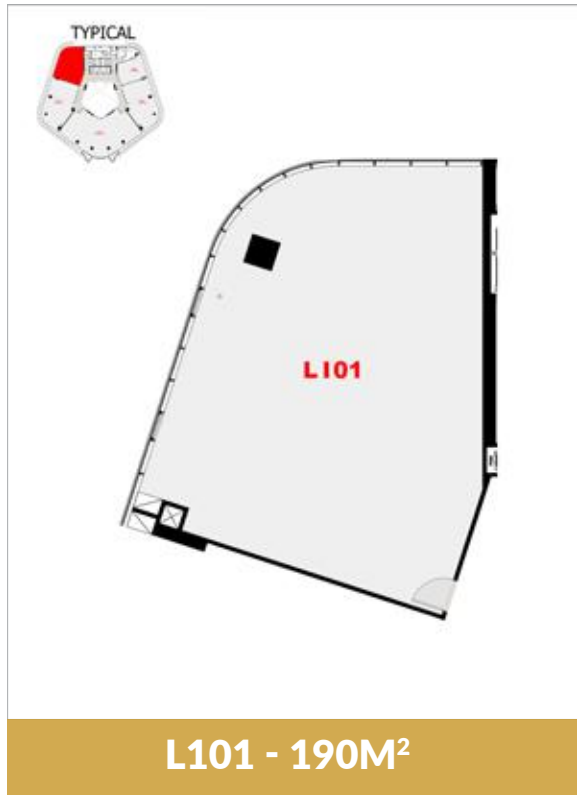
# TYPICAL FLOOR PLAN



# 6<sup>TH</sup> FLOOR PLAN



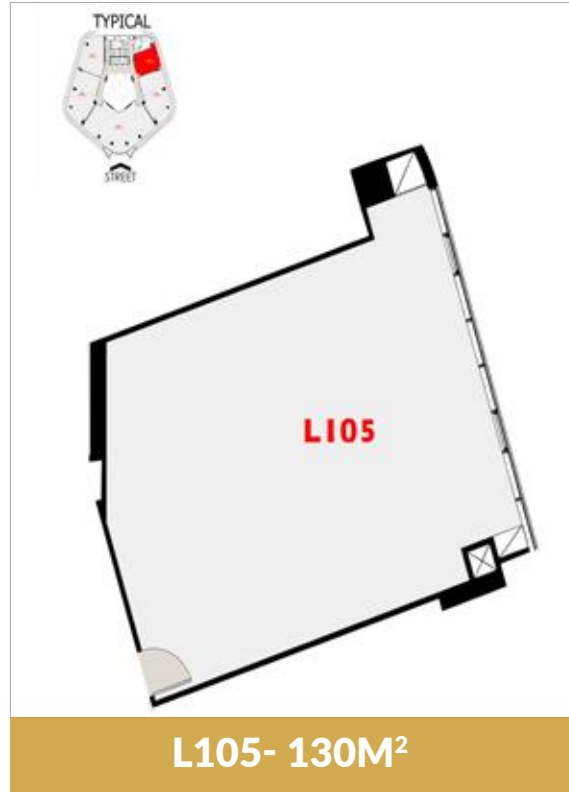
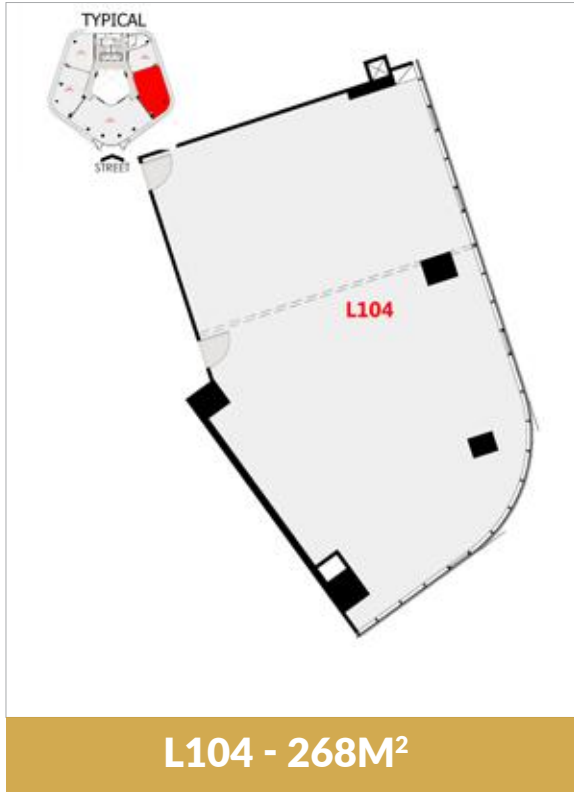
# TYPICAL UNIT PLANS





# TYPICAL UNIT PLANS

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# BUILDING FEATURES



# BUILDING FEATURES

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Complete façade work (structural double glazing and aluminum, cladding for all elevations).

Complete finishing for the basement and floors area equipped with exhaust fans, fire alarm, and firefighting systems.

For the common areas; super standard finishing for the lobby and front, back and services corridors; complete with the fresh air, exhaust air ducting system, air-condition ( HVAC ) .

## Administrative Area :

- Electrical distribution panel complete with main and secondary circuits breakers ( MDP, EMDP + generator ).
- Complete wiring system for lighting and power sockets.
- All walls in the common areas plastered.
- Complete fire alarm and firefighting systems.
- Supply and return outlets for chilled water fan coil system + BMS
- The building is equipped with an automation system in case of electricity shut down or fire hazard with a backup generator for the emergency elec. Panel.





# CCC FACILITIES







# FACILITIES

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Cairo Capital Center offers a variety of services and facilities, making it the ultimate destination for everything you need in a smart business space .



# FACILITIES

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FACILITIES INCLUDE :



PARKING  
AREA

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LOUNGE  
AND CAFE

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COURT WITH  
NATURAL LIGHTING

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# FACILITIES

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FACILITIES INCLUDE :



MEETING  
ROOMS

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SKY  
LOUNGE

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CLUB HOUSE  
WITH JOGGING TRACK

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# **FINISHING**

## SCHEME



# FINISHING SCHEME :

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## 1. For Units:

- Flooring and ceiling: Concrete slab
- Walls: Block work
- Secured glass door
- Air Conditioner
  - Corridors: Central air condition (chiller system) full system
  - Units : Central air condition (piping only)

## 2. For Entrance and Corridors:

- Flooring: Marble
- Walls and ceiling: Jotun paints or equivalent + gypsum board
- Automatic Secured glass doors
- Air Conditioner: Central air condition (chiller system) full system
- Schindler or Kone or equivalent elevators and escalators

## 3. For Public Bathrooms:

- Bathroom flooring: ceramic
- Bathroom walls: ceramic to level 1.20
- Sanitary ware: Ideal Standard or equivalent
- Granite counter top

## 4. For Parking Basement :

- Flooring: Stamped concrete flooring or equivalent





# **PROPERTY** MANAGEMENT







# FACILITY & PROPERTY MANAGEMENT

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Electronic Gates



Maintenance of electromechanical utilities, heating, ventilation, and air-conditioning



Electricity maintenance during working hours



Exterior and interior lighting of public areas



Maintenance of elevators and generators



Housekeeping



External facade cleaning services



Firefighting and fire alarm maintenance for service area



Landscape, ramps, parking area, continuous maintenance

**THANKS**

