



ELEGANTRY

Entrance to Elegance

FULL SERVICES BUILDING  
WITH SMART BUSINESS SPACE

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Pharmacy



FASHION OPTICS

OPTICS

FASHION OPTICS

# OVERVIEW

Elegantry is an iconic business hub located in New Cairo. It offers administrative offices, commercials and medical clinics with a full range of facilities located in one building.

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## LOCATION

In the middle of New Cairo, Cairo's most developed community. Elegantry is uniquely set apart by its proximity to New Cairo's Court, schools area, Boghdady square and the famous 90<sup>th</sup> street.

# YOUR SMART SPACE

Elegantry is the only building that offers smart space plans that allow you to have any desired office space.

Its unique offering comes with an opportunity to extend your business space while taking advantage of the extra facilities in the building.

It's the time you can boost your identity without bothering for unneeded space.



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## FACTS

- Total land area 5353m<sup>2</sup>
- Court area 868m<sup>2</sup>
- Floor numbers:
  - › Three basements
  - › One ground floor
  - › Two typical floors
  - › Open roof
- Up to 59 units per floor
- Building on 46% of total land area
- Commercial area 2900m<sup>2</sup>

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## CLINICS

Elegantry clinics are located in the 1<sup>st</sup> and 2<sup>nd</sup> floors, with different specialties where patients can receive a variety of medical services provided by expert doctors.

The clinics areas start from 47m<sup>2</sup> up to 141m<sup>2</sup> each equipped with its own comfortable waiting area.



# ADMINISTRATIVE OFFICES

The administrative offices are extended over 2-floors with separate entrance.

Office spaces are delivered fully finished and the space ensures a smart allocation of your furniture, facilities, and staff.



## MEETING ROOM

You do not need an extra room to hold your meetings. Elegantry offers well-equipped shared meeting rooms, available for rent by hour or by day.

We offer boardroom-style , conference rooms and executive-style meeting rooms equipped with various audio-visual devices to ensure that your meeting runs smoothly and efficiently.



## GYM & SPA

For entertainment purposes, Elegantry encompasses a gym and a spa.

The gym is furnished with top-notch sport devices and equipment.

In addition, the spa ensures a relaxed environment.





## PARKING

The underground 2-level parking provides 224 car parking spaces.

The entire garage is furnished with the highest technology to ensure all drivers undergo a smooth, safe, and convenient parking experience.

# FACILITIES

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WAITING AREA



CAFES & RESTAURANTS



MAINTENANCE



FIRE SYSTEM



ELECTRONIC GATES



WIFI

# FACILITIES

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CAR SERVICE



DRY CLEAN



CHILD CARE



AIRLINE OFFICE



MEDICAL ELEVATOR



EXCHANGE OFFICE

FLOOR AND  
UNIT PLANS



# BASEMENT 02 - FLOOR PLAN





# BASEMENT 01 - FLOOR PLAN



HOLD UNITS

# GROUND - FLOOR PLAN



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Project Name:  
ELEGANTRY

Location:  
New Cairo

Floor No.:  
LEVEL -L0



# FIRST - FLOOR PLAN



# SECOND - FLOOR PLAN



CLINICS  
UNIT PLANS



## TYPE - L102

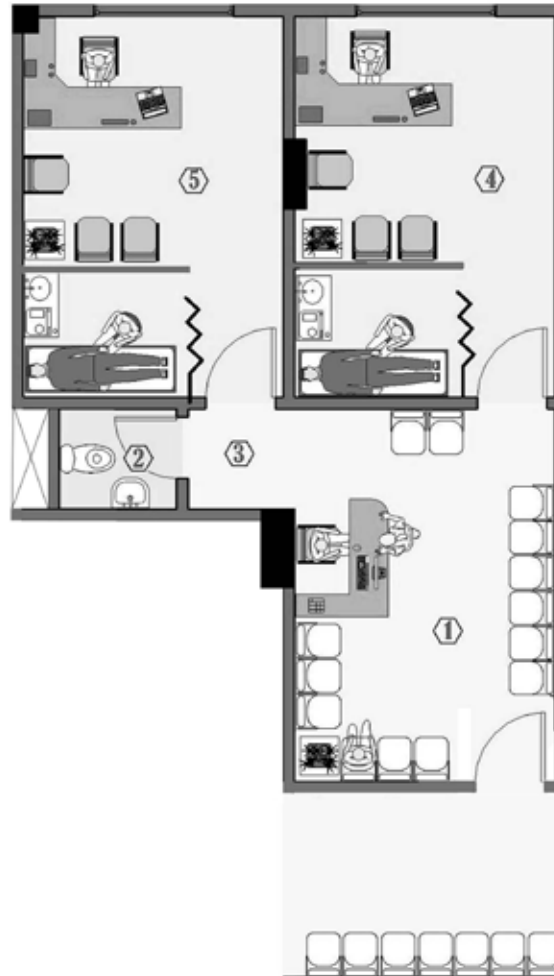
Total Area 47m<sup>2</sup>



# CLINICS PLANS FULL SERVICES BUILDING... WITH SMART BUSINESS SPACE

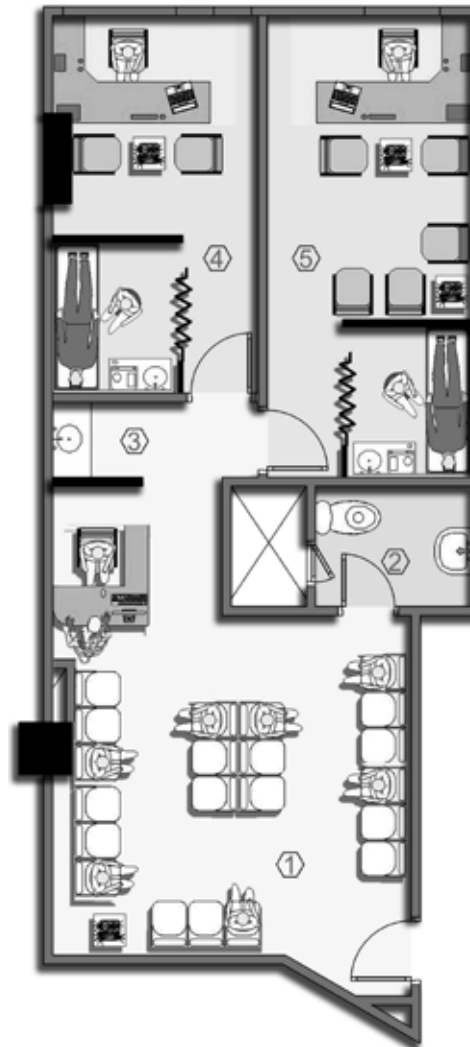
## TYPE - L120

Total Area 94m<sup>2</sup>



## TYPE - L101

Total Area 125m<sup>2</sup>





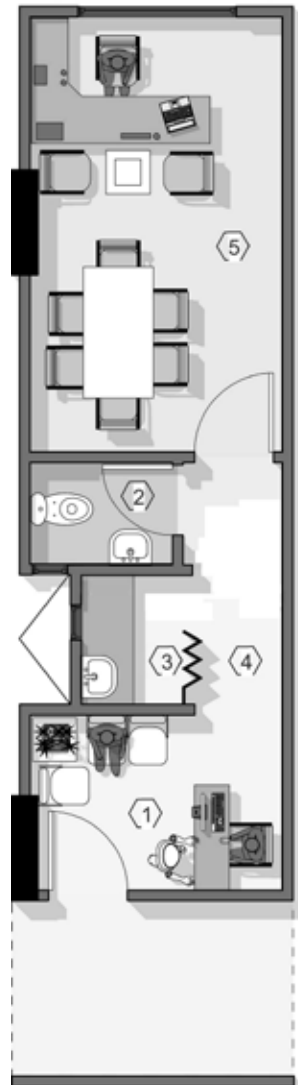
ADMINISTRATIVE  
UNIT PLANS



# ADMINISTRATIVE PLANS

## TYPE - L024

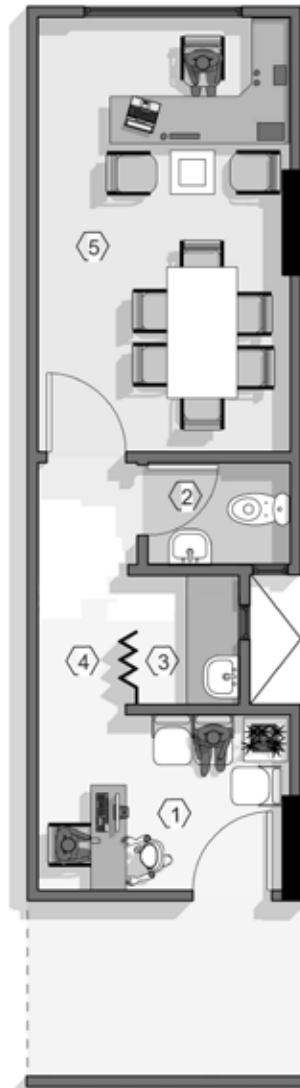
Total Area 47m<sup>2</sup>



# ADMINISTRATIVE PLANS

## TYPE - L25

Total Area 66m<sup>2</sup>



# ADMINISTRATIVE PLANS

## TYPE - L64

Total Area 88m<sup>2</sup>



## COMMERCIAL ZONE

Elegantry offers the most vibrant commercial zone with a total area of 2900m<sup>2</sup>, with direct access from the main road.



## MAINTENANCE & SECURITY

In order to maintain your confidence and safety permanently, a company will manage the project's maintenance, security and guarding that operates 24 hours a day.

It has qualified workers at the highest level to provide service and technical support to residents, carry out the external maintenance of buildings and landscape, and all the internal maintenance of the units.

In addition to electronic monitoring systems and gates operating in special cards.



# FINISHING SCHEME

## FOR UNITS:

- Flooring: 60 x 60 cm Porcelain tiles
- Walls and ceiling: Jotun paints or equivalent + gypsum board (entrance of unit only)
- Secured glass door
- Bathroom flooring: 20 x 20 cm ceramic
- Bathroom walls: 20 x 20 cm ceramic
- Sanitary ware: Ideal Standard or equivalent to level 1.20
- Air Conditioner: Piping only (as per MEP design)

## FOR ENTRANCE AND CORRIDORS:

- Flooring: 60x60 cm Marble or Granit tiles
- Walls and ceiling: Jotun paints or equivalent + gypsum board
- Automatic Secured glass doors
- Air Conditioner: Fan coil unit (as per MEP design)
- Otis or Kone or equivalent elevators and escalators



# FINISHING SCHEME

## FOR PUBLIC BATHROOMS:

- Bathroom flooring: 20 x 20 cm ceramic
- Bathroom walls: 20 x 20 cm ceramic to level 1.20
- Sanitary ware: Ideal Standard or equivalent
- Granite counter top

## FOR PARKING BASEMENT :

- Flooring: Epoxy painted concrete flooring or equivalent



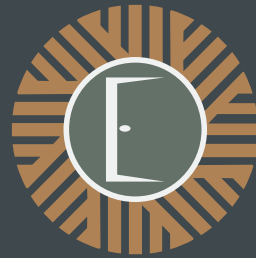




# PROPERTY MANAGEMENT

- Visitors management
- Periodic maintenance for electromechanical utilities, heating, ventilation, and air-conditioning systems
- Electricity maintenance
- Exterior and interior lighting for the public areas
- Maintenance for the elevators and electricity generators
- Housekeeping service
- External facade cleaning services
- Firefighting and fire alarm maintenance for the service area
- Continuous maintenance for the landscapes and parking areas
- Main building security

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