



RIO \_\_\_\_\_ NEW CAIRO  
| BUSINESS & LEISURE HUB



| A CONTINUING JOURNEY OF  
DEVELOPMENT & INNOVATION



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MIXED USE DEVELOPMENT WITH BLENDED RETAIL, BUSINESS & CLINICS USES, CREATING A MAJOR DYNAMIC ANCHOR AS A NEW CAIRO COMMUNITY & INVESTMENT HUB

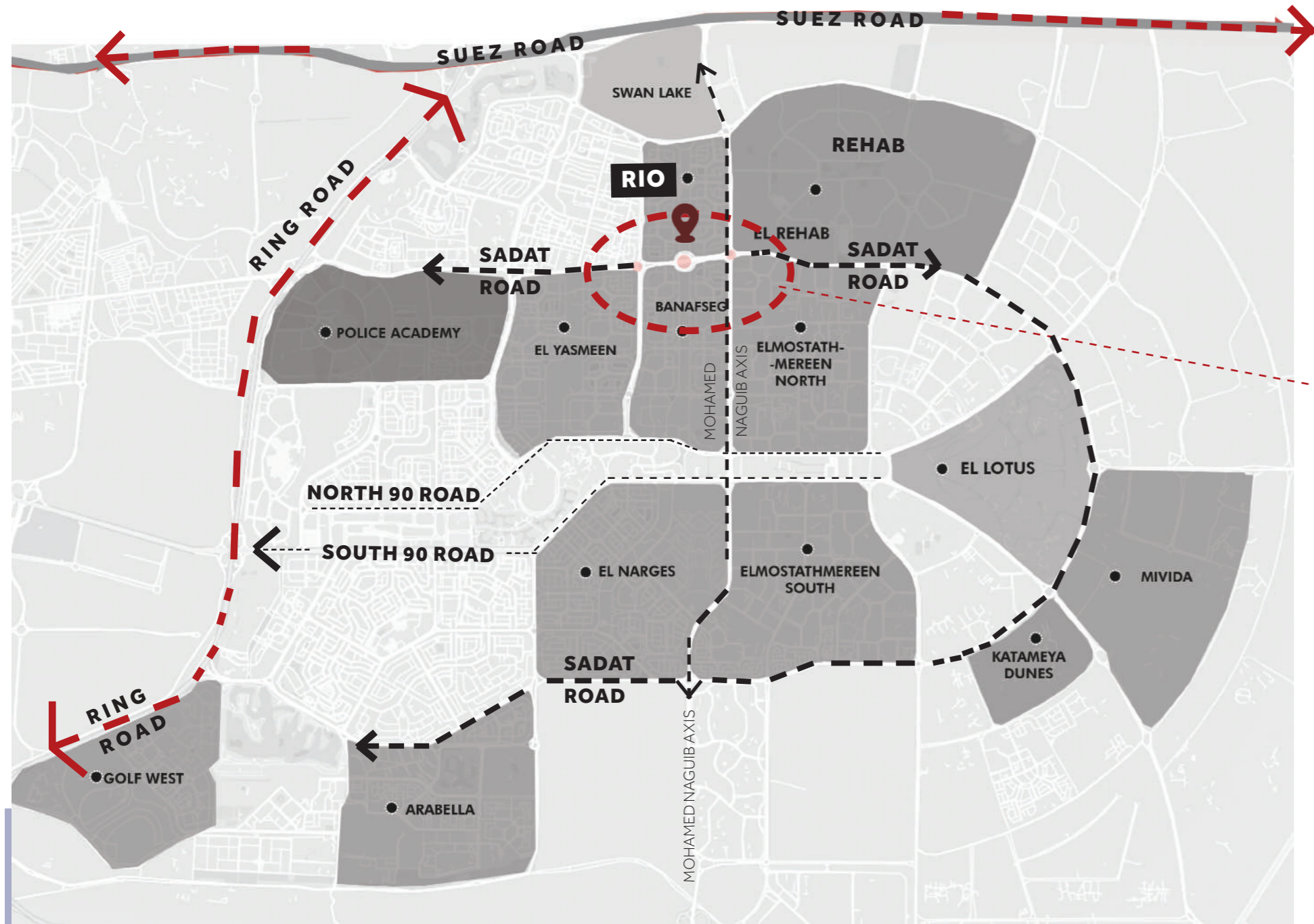


RIO | MASTER PLAN AERIAL VIEW



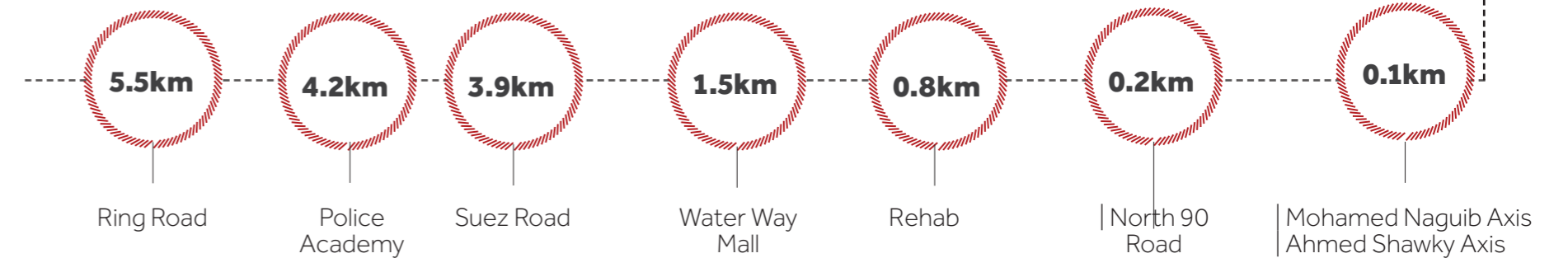
YOUR NEW DESTINATION  
JOIN RIO BUSINESS & LEISURE HUB





## RIO SIGNIFICANT LOCATION IN THE HEART OF NEW CAIRO

With a prime & central location in New Cairo at Al Banafseg Neighborhood that's centralized situation to all New Cairo Districts i& closely near to Rehab , rehab square, Mivida & other new Cairo facilities and main destinations, providing an ideal residential location for residents and for rental investors. with easily accessibility to Suez road & 90th road



## | ARCHITECTURE CONCEPT

Because everyone deserves a a unique experience. Rio's Unique design to reflect both offices uses at upper floors & while keeping the leisure spirit of place to the ground platform through reorienting the building forms into 2 mirrored -rotated building to leave a dynamic vibrant central courtyard in between to allow enjoying views for the cafes & F/B users while at having a pleasant view for the upper offices /clinics ,

The same concept have been translated on the facade treatment through the idea of double faced colored ;louvers with white color formal look on another side while having multi- aolors on the opposite side to allow viewing the building from different point of views( POV of user) wither for business & primary care clinics or creating a pleasant inviting/ welcoming platform at ground level for the retail & food & beverage units





## | ARCHITECTURE CONCEPT

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COMPLEX

**BOLD**  
**UNIQUE**  
**VIBRANT**





**RIO**  
LEISURE & BUSINESS  
COMPLEX

# LIVE AN EXCEPTIONAL EXPERIENCE

WORK ,SHOP & DINE UNDER ONE ROOF

As with previous success stories ,RIO is focusing purely on providing a unique user experience & bespoke architecture. Office spaces will host international & local business entities. Up-scale brands will populate the shopping spaces, and exquisite dining restaurants have been considered for allocation within the program The result is an all-in-one recipe for distinction that will bring an international standard to the commercial sector of not just New Cairo, but Egypt as a whole.





**P**EDESTRIAN  
**F**REINDLY  
**E**NVIRONMENT

**H**EALTHCARE CLINICS

**B**USINESS

**O**UR **E**NVIRONMENT

F&B



ENTERTAINING  
PIAZZA

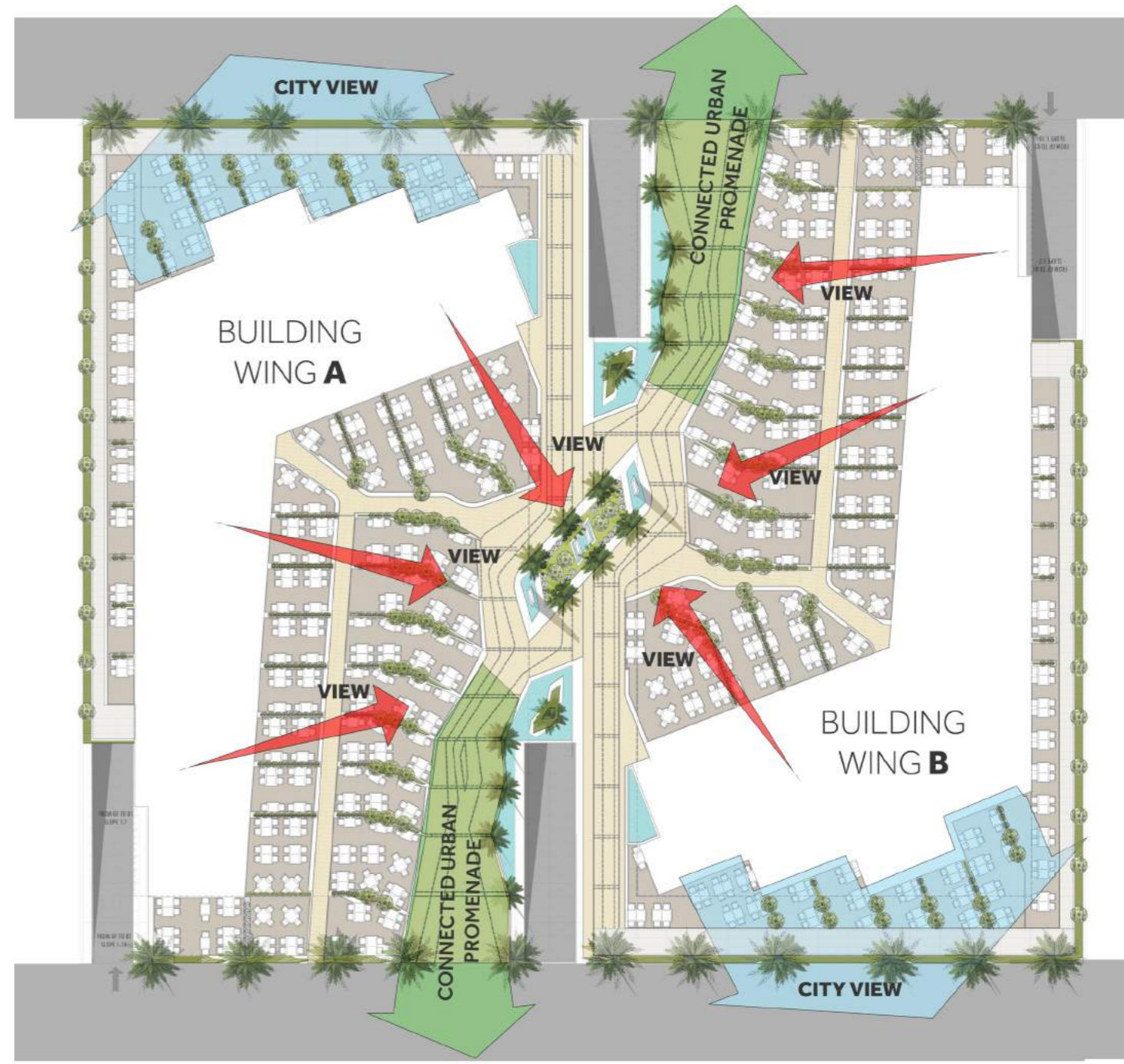


SHOPPING

# MASTERPLAN



# CONCEPT





COMMERCIAL & RETAIL UNITS DESIGN

**GR & 1<sup>ST</sup>** | Duplexes & Standard

RIO | CENTRAL RETAIL COURTYARD / PLATFORM AREA



# RETAIL OPTION 1 | Master Ground Floor Plan

Floor Area = 700 Sq.meters.

### Legend

- Duplex Retail Units
- Standard Retail Units
- Circulation



VIEW TO WING A



VIEW TO WING A

### DISCLAIMER

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# RETAIL OPTION 1 | Master Ground Floor Plan

Floor Area = 700 Sq.meters.

### Legend

- Duplex Retail Units
- Duplex Retail Units
- Circulation



WING A



STREET VIEW



CLOSED VIEW TO UPPER FLOORS

### DISCLAIMER

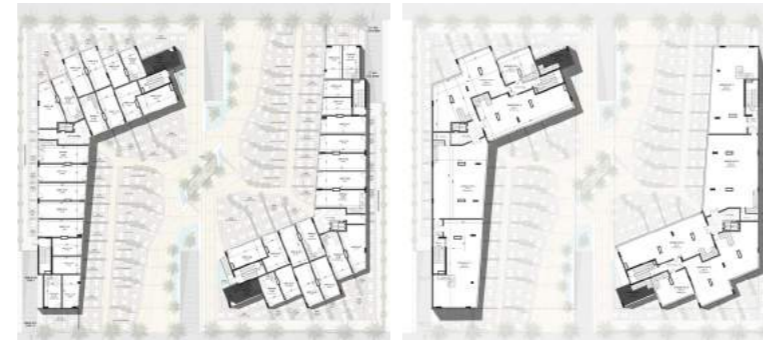
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### RETAIL DUPLEX G-01 / 1<sup>ST</sup>-01

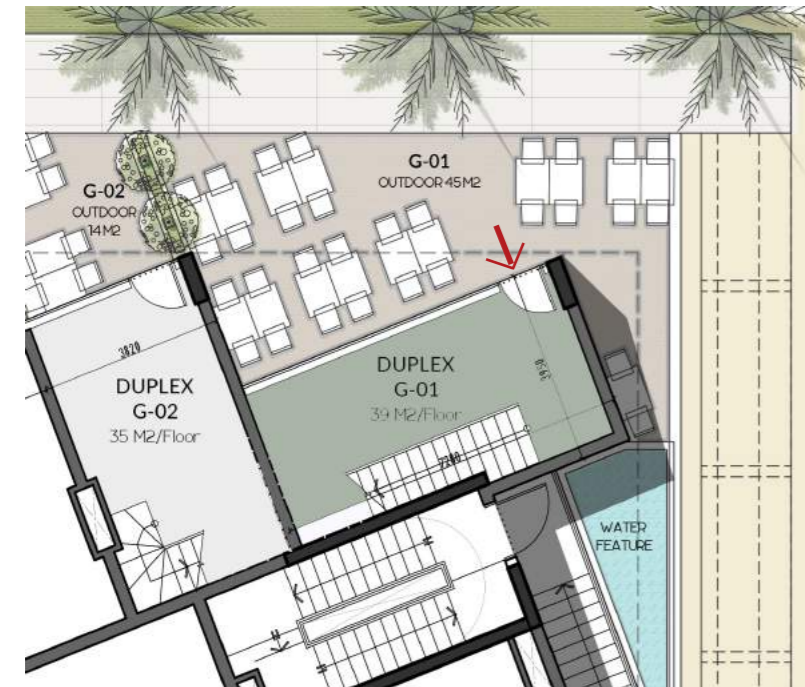
Total Area = 78 Sq.meters.

Retail Outdoor Area= 45 Sq.m

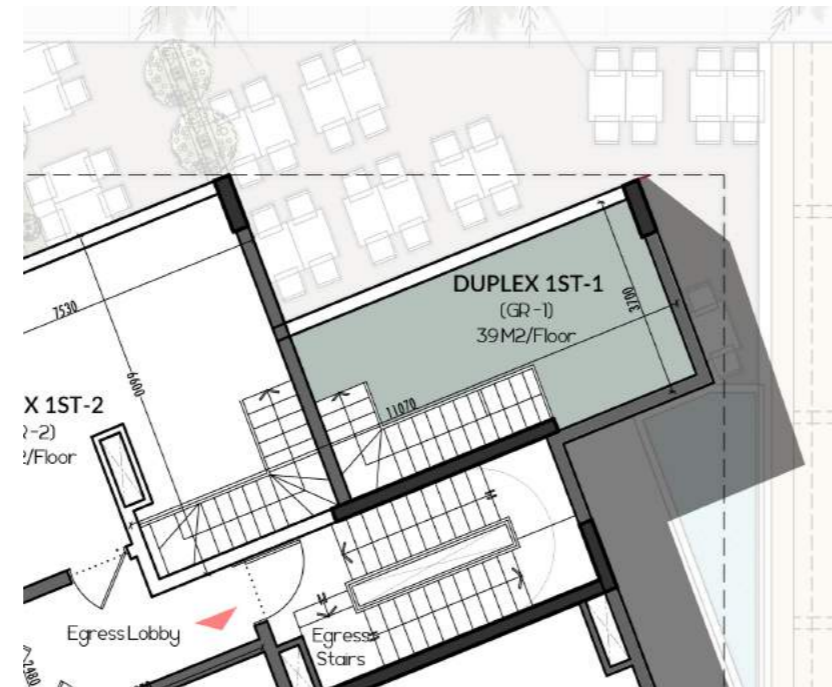


KEY MAP | GROUND FLOOR      KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 39 Sq.m



| Retail Duplex Upper Level = 39 Sq.m



#### DISCLAIMER

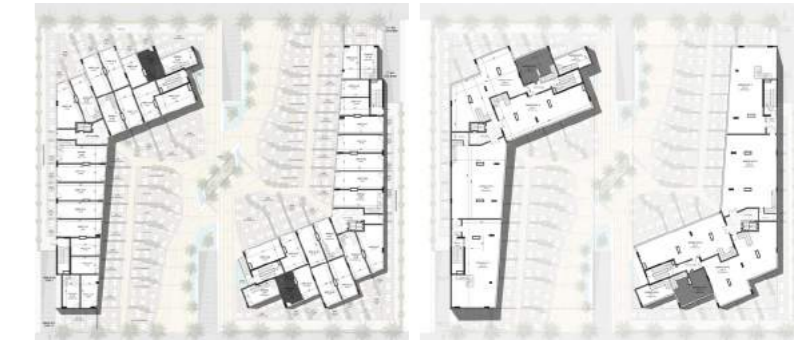
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### RETAIL DUPLEX G-02 / 1<sup>ST</sup>-02

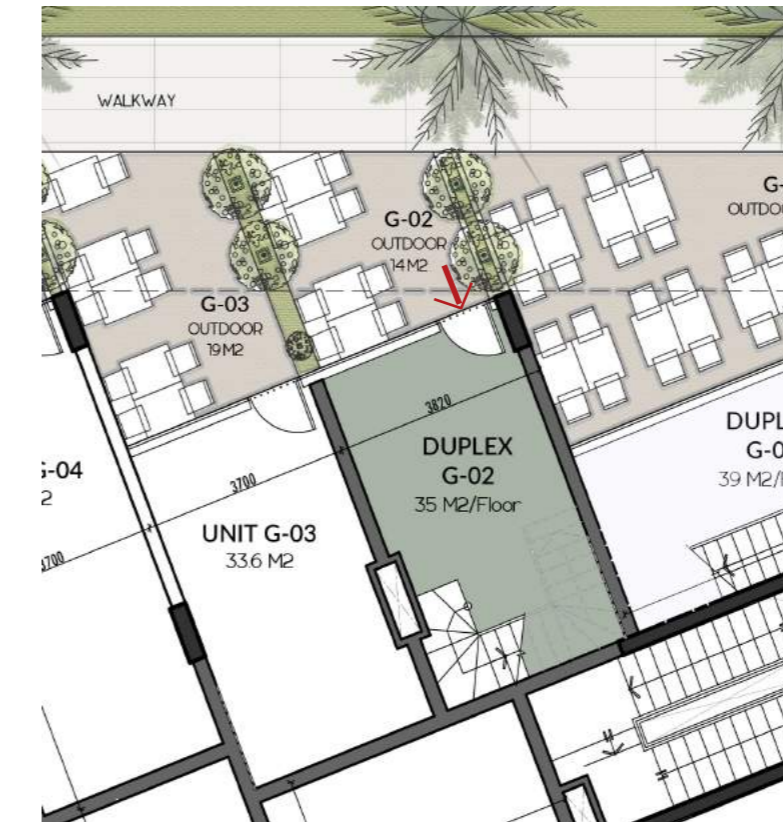
Total Area = 99 Sq.meters.

Retail Outdoor Area= 14 Sq.m

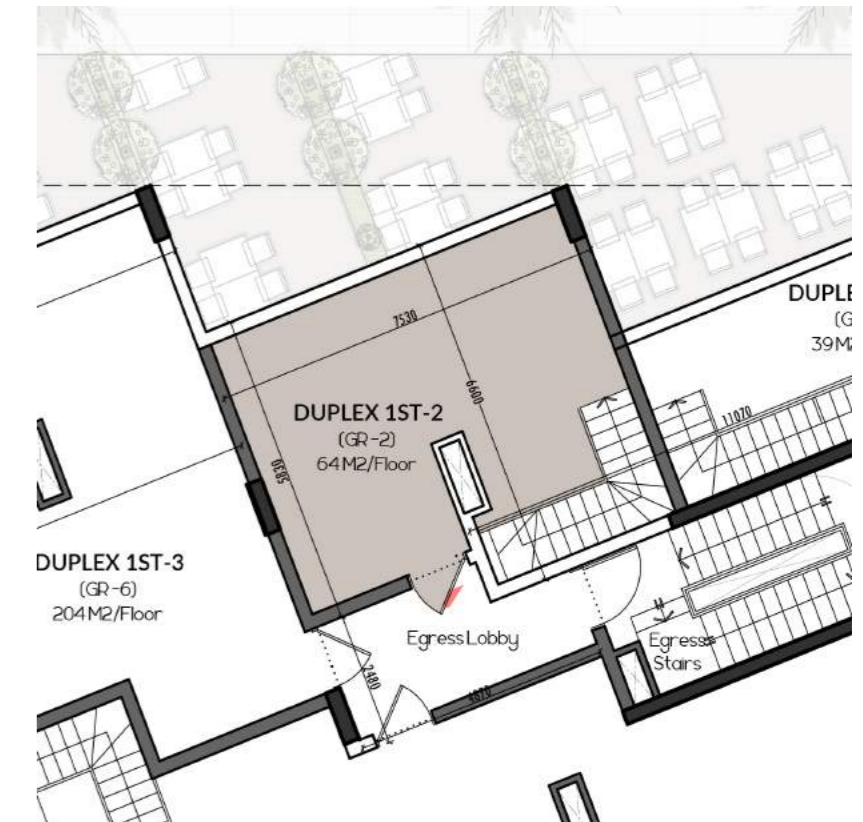


KEY MAP | GROUND FLOOR      KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 35 Sq.m



| Retail Duplex Upper Level = 64 Sq.m







### RETAIL UNIT G-03

Total Area = 34 Sq.meters.

Retail Outdoor Area= 19 Sq.m



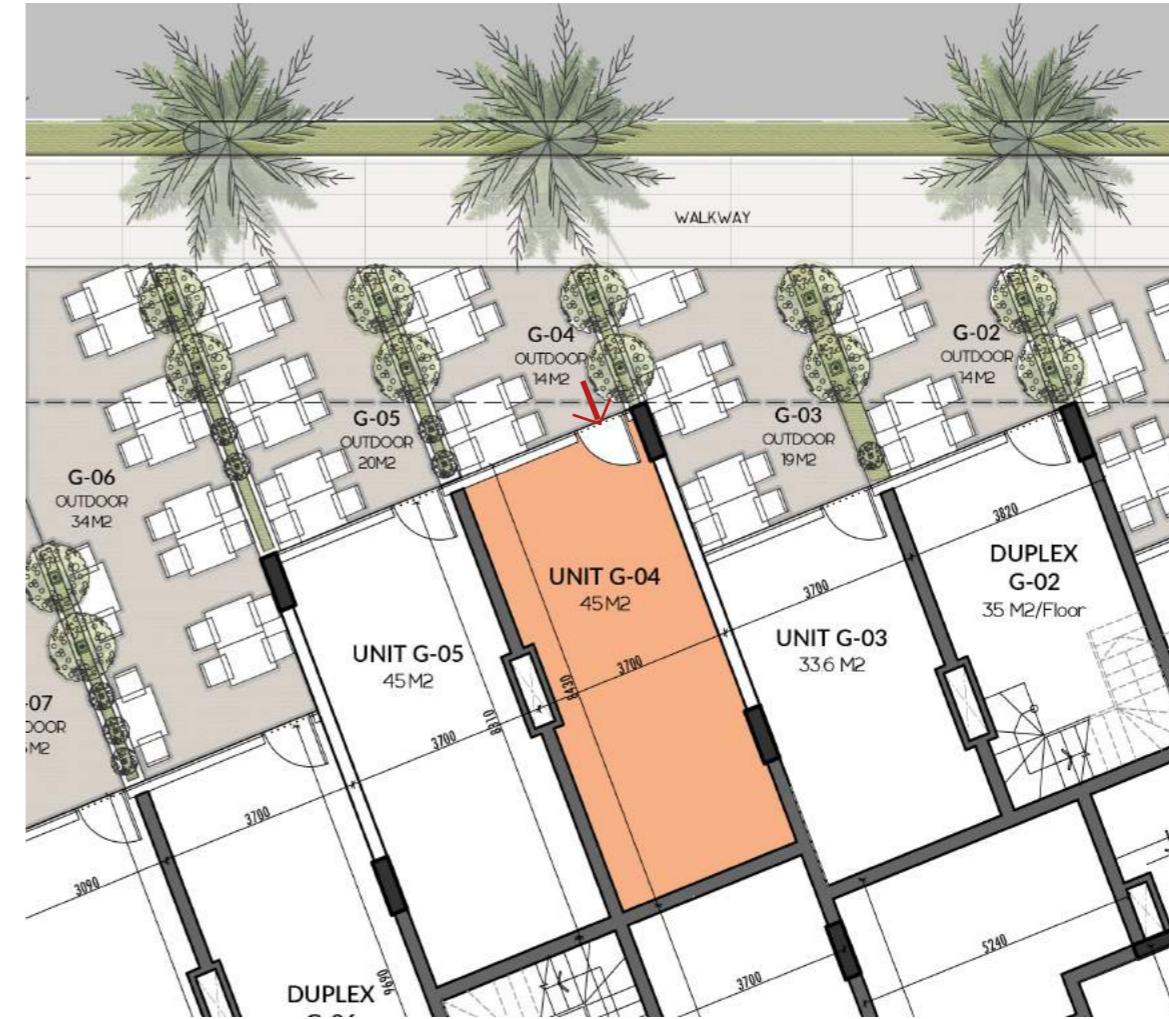
KEY MAP | GROUND FLOOR



### RETAIL UNIT G-04

Total Area =45 Sq.meters.

Retail Outdoor Area= 14 Sq.m



KEY MAP | GROUND FLOOR

#### DISCLAIMER

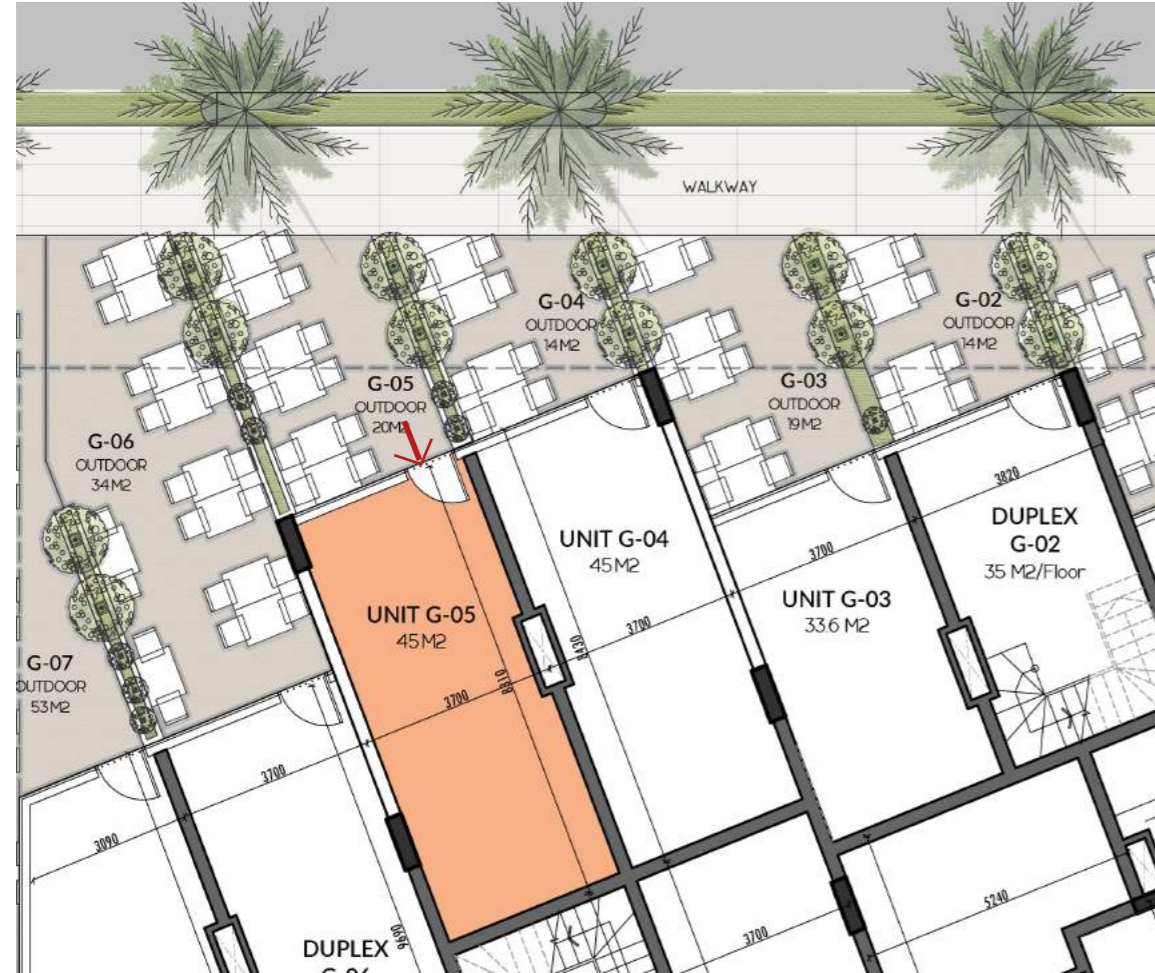
All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.



## RETAIL UNIT G-05

Total Area = 42 Sq.meters.

Retail Outdoor Area = 20 Sq.m



KEY MAP | GROUND FLOOR

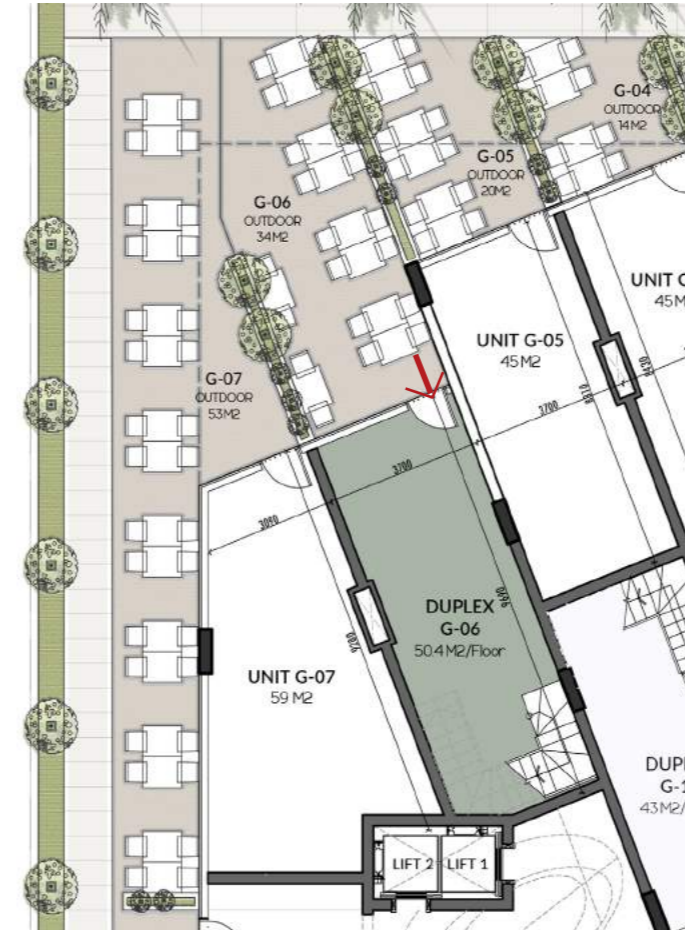


## RETAIL DUPLEX G-06/1<sup>ST</sup>-03

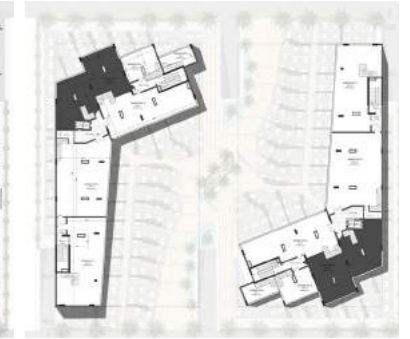
Total Area = 239 Sq.meters.

Retail Outdoor Area = 35 Sq.m

| Retail Duplex Lower Level = 50.4 Sq.m

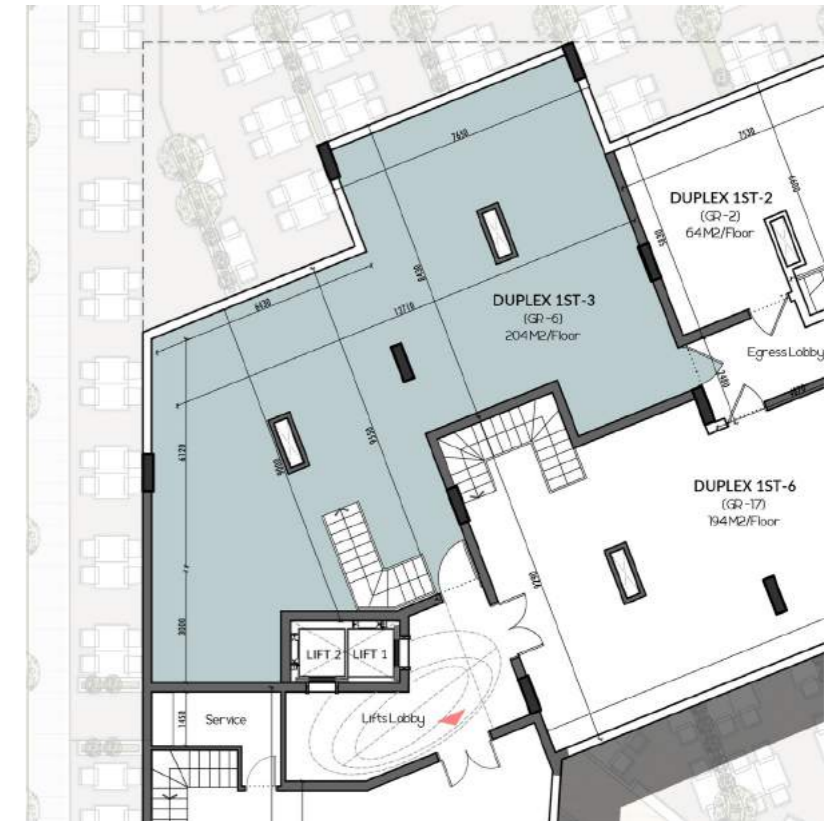


KEY MAP | GROUND FLOOR



KEY MAP | 1ST FLOOR

| Retail Duplex Upper Level = 204 Sq.m



### DISCLAIMER

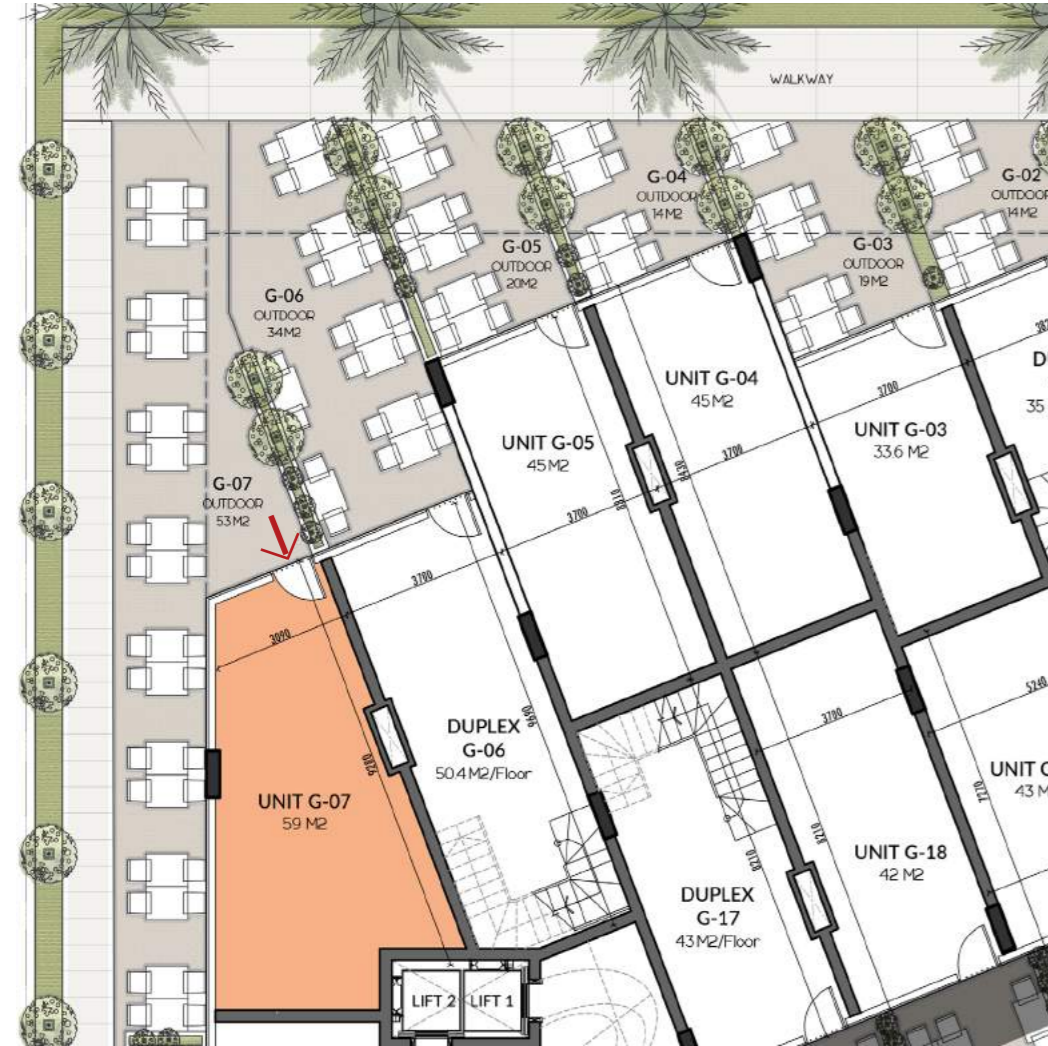
All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.



## RETAIL UNIT G-07

Total Area = 59 Sq.meters.

Retail Outdoor Area= 53 Sq.m



KEY MAP | GROUND FLOOR

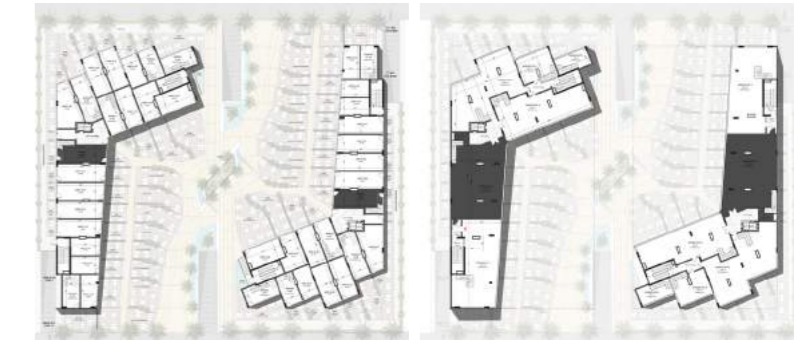


## RETAIL DUPLEX G-08/1<sup>ST</sup>-04

Total Area = 312 Sq.meters.

Total Retail Outdoor Area= 24.5 Sq.m

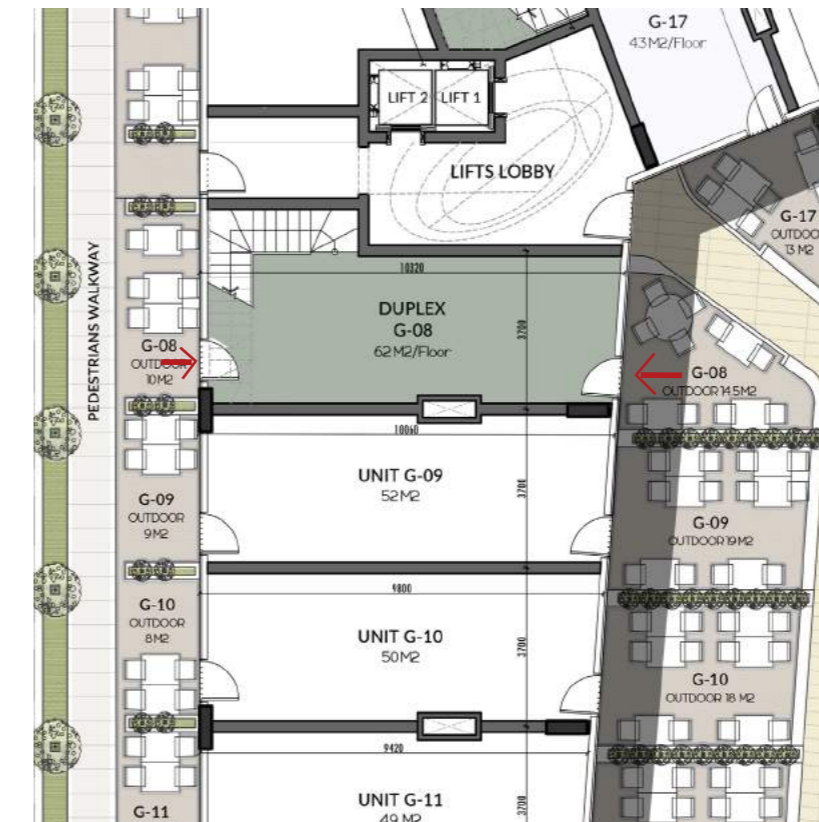
1. Front Outdoor Area = 14.5sq.m
2. Back Outdoor Area = 10 sq.m



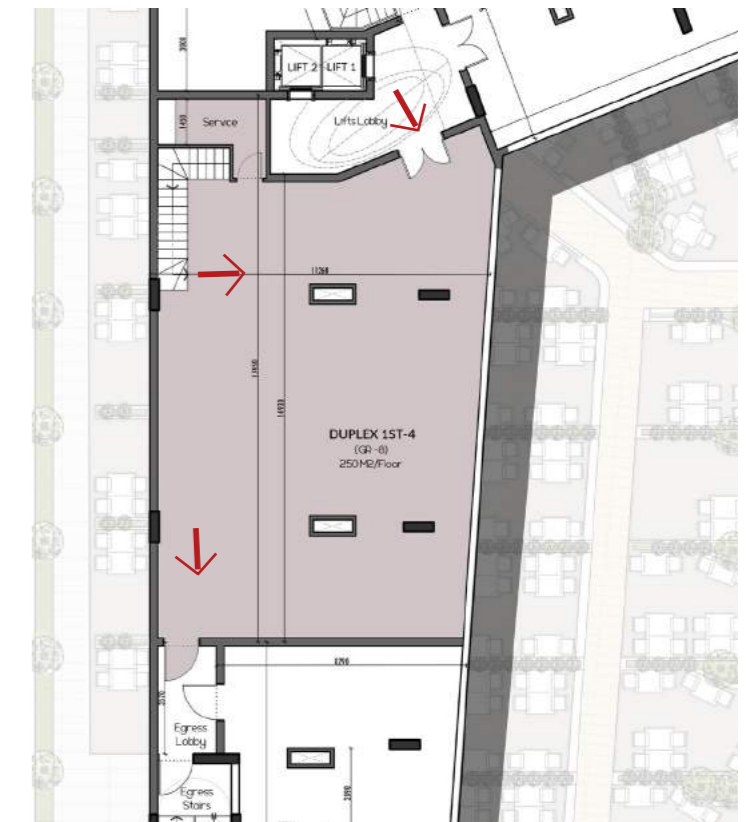
KEY MAP | GROUND FLOOR

KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 62 Sq.m



| Retail Duplex Upper Level = 250 Sq.m



### DISCLAIMER

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## RETAIL UNIT G-09

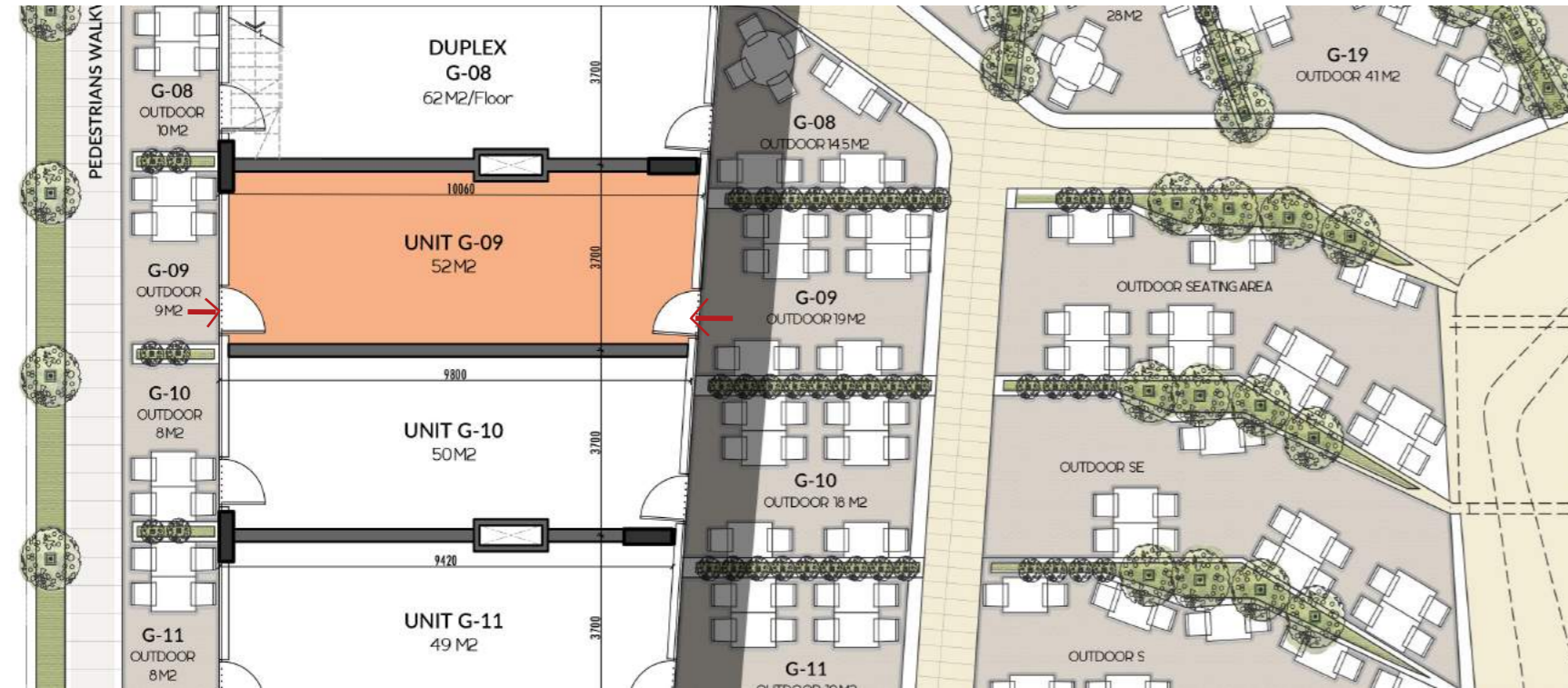
Total Area = 52 Sq.meters.

Total Retail Outdoor Area= 28 Sq.m

1. Front Outdoor Area = 19.5sq.m
2. Back Outdoor Area = 9 sq.m



KEY MAP | GROUND FLOOR



## RETAIL UNIT G-10

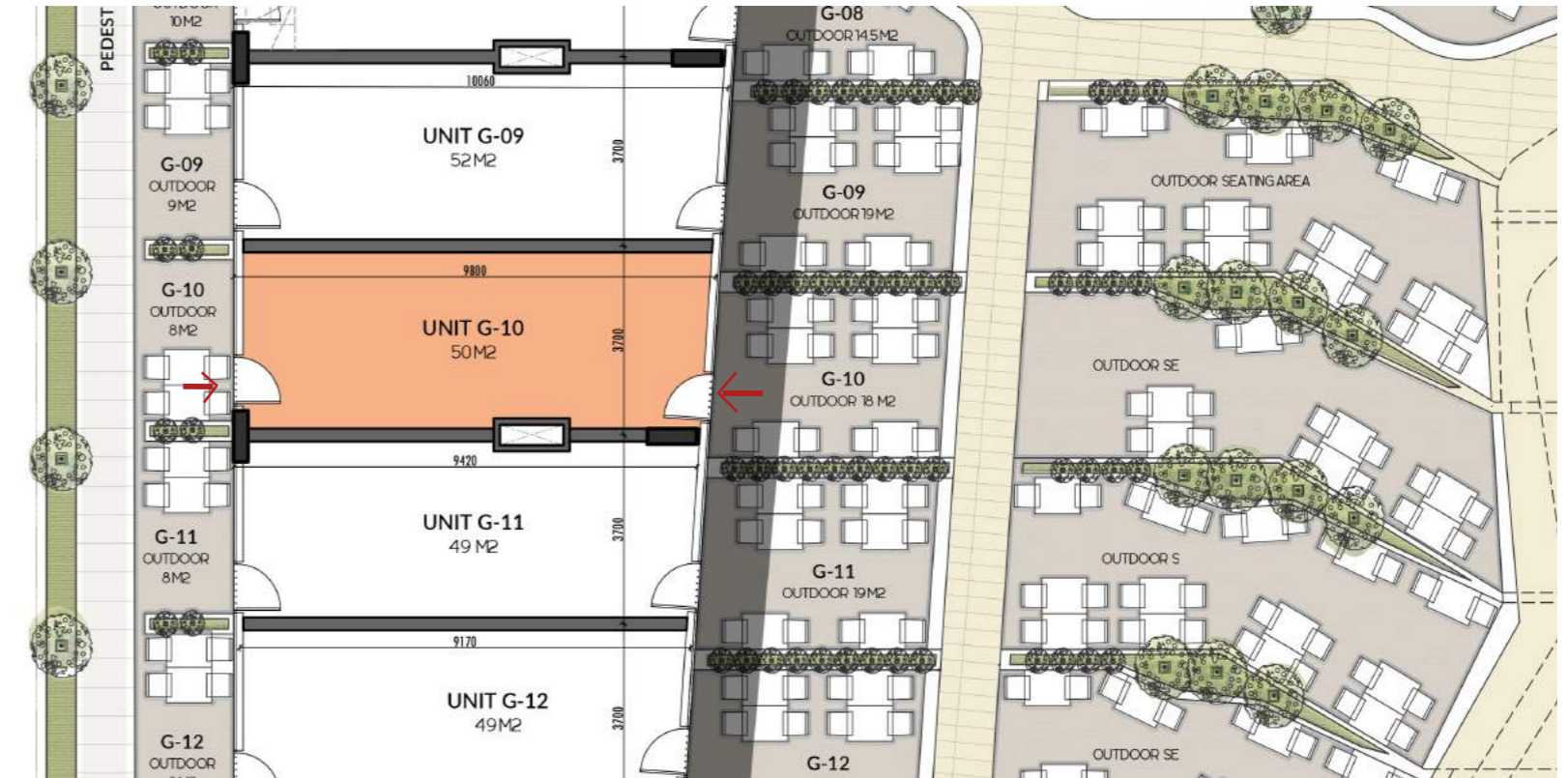
Total Area =50 Sq.meters.

Total Retail Outdoor Area= 26 Sq.m

1. Front Outdoor Area = 18.5sq.m
2. Back Outdoor Area = 8 sq.m



KEY MAP | GROUND FLOOR



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## RETAIL UNIT G-11

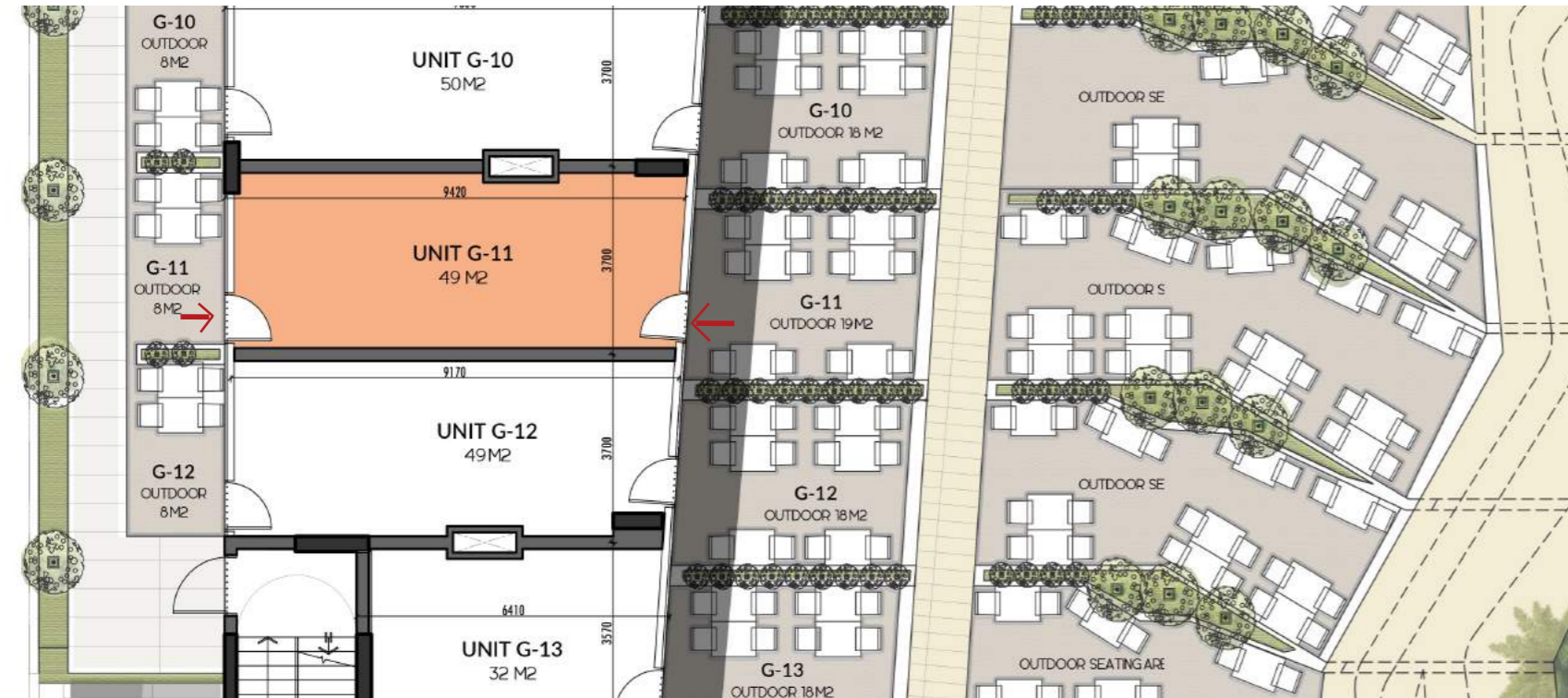
Total Area = 49 Sq.meters.

Total Retail Outdoor Area= 27 Sq.m

1. Front Outdoor Area = 19.5sq.m
2. Back Outdoor Area = 8 sq.m



KEY MAP | GROUND FLOOR



## RETAIL UNIT G-12

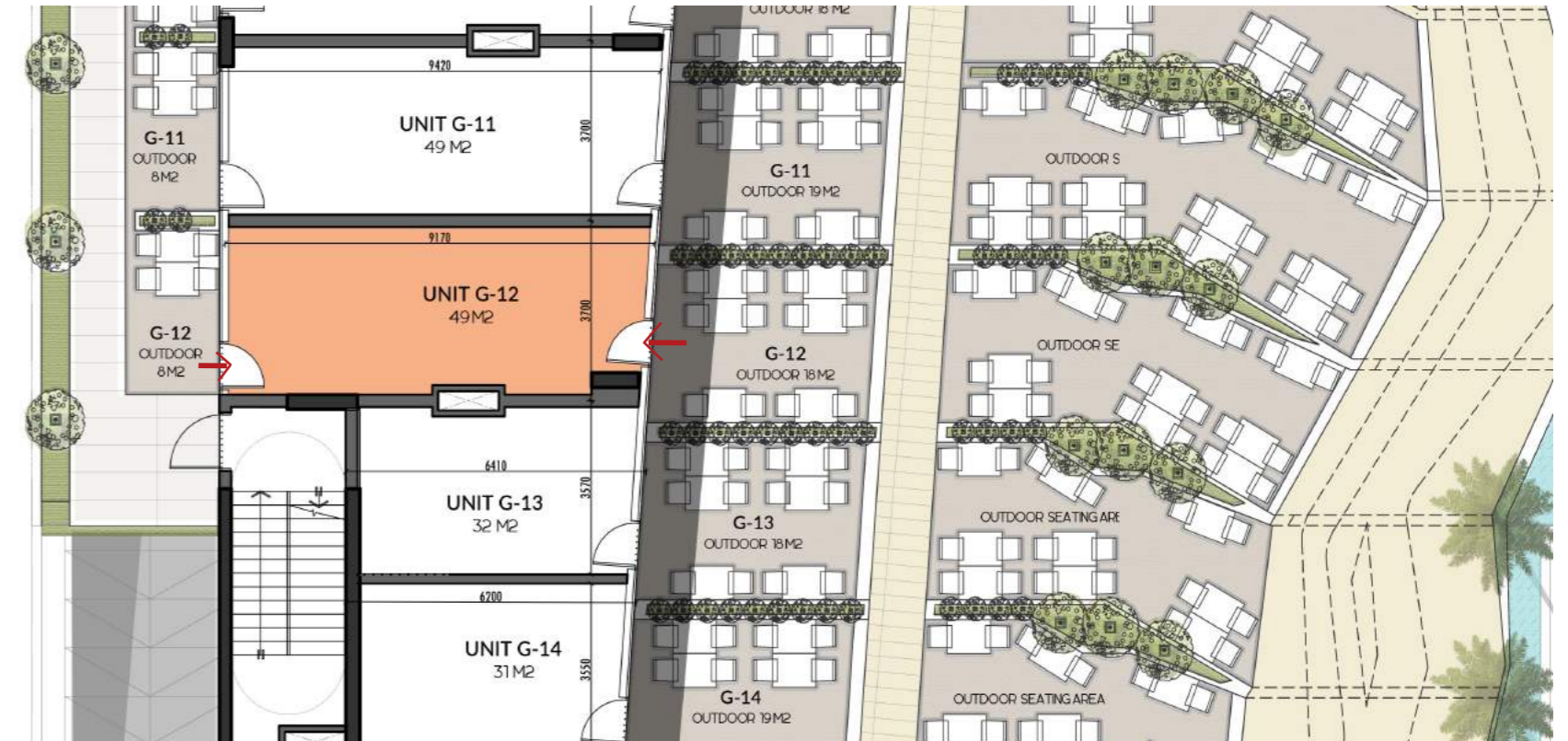
Total Area =49 Sq.meters.

Total Retail Outdoor Area= 26 Sq.m

1. Front Outdoor Area = 18.5sq.m
2. Back Outdoor Area = 8 sq.m



KEY MAP | GROUND FLOOR



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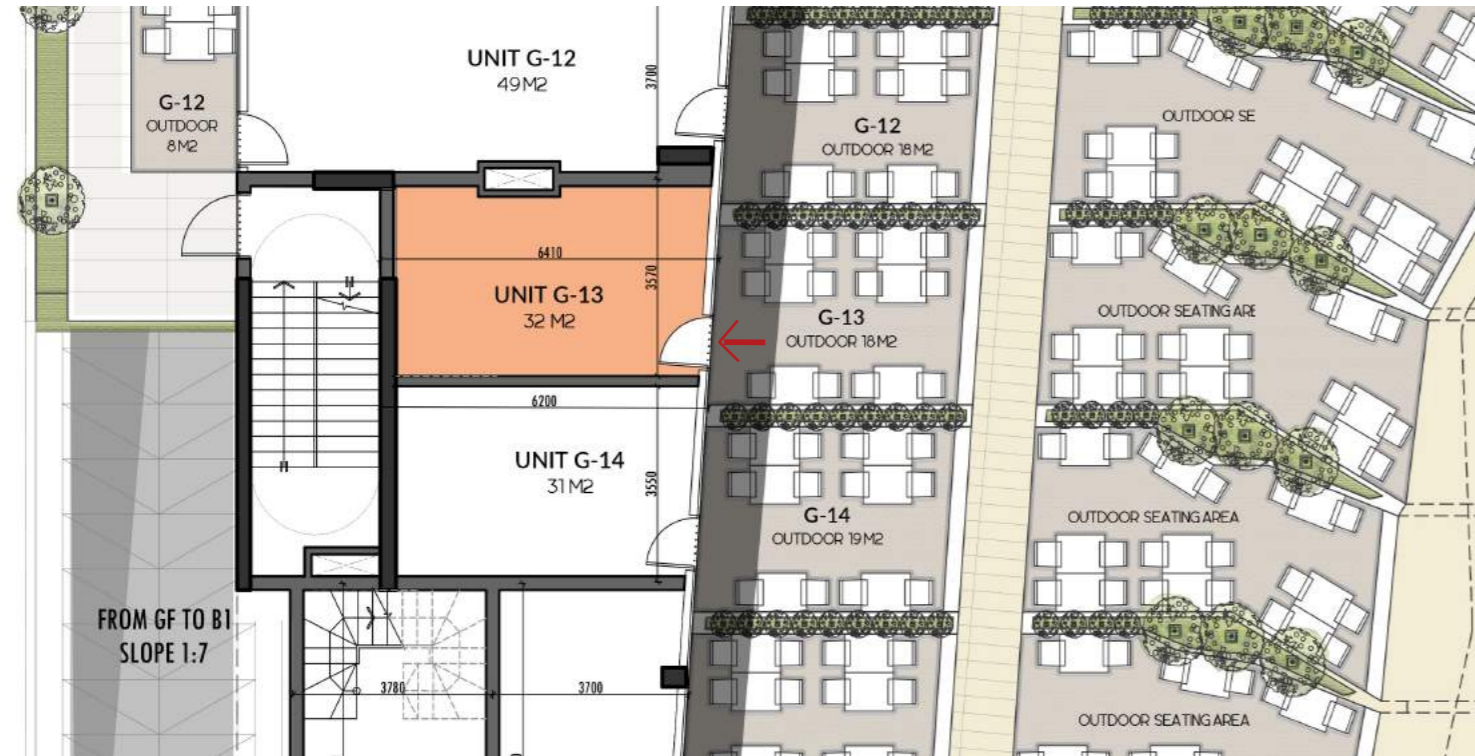
### RETAIL UNIT G-13

Total Area = 32 Sq.meters.

Retail Outdoor Area = 18 Sq.m



KEY MAP | GROUND FLOOR



### RETAIL UNIT G-14

Total Area = 31 Sq.meters.

Total Retail Outdoor Area = 19 Sq.m



KEY MAP | GROUND FLOOR



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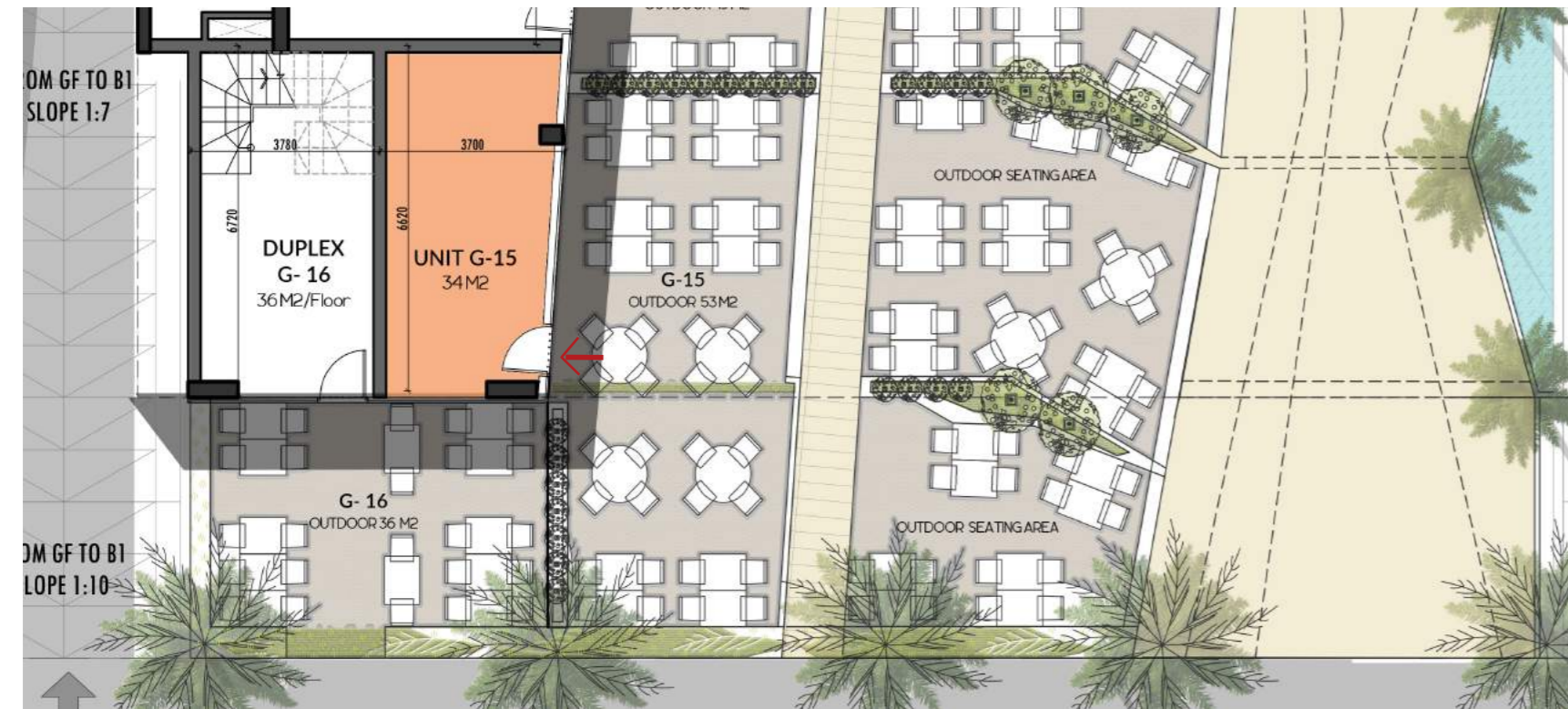
### RETAIL UNIT G-15

Total Area = 34 Sq.meters.

Total Retail Outdoor Area= 53 Sq.m



KEY MAP | GROUND FLOOR



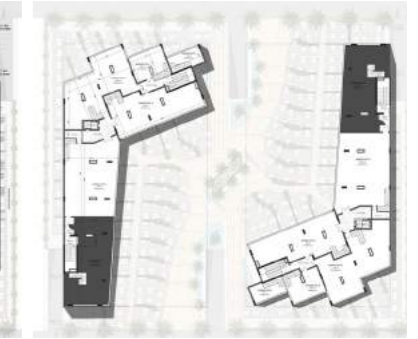
### RETAIL DUPLEX G-16/1<sup>ST</sup>-04

Total Area =241 Sq.meters.

Total Retail Outdoor Area= 36 Sq.m

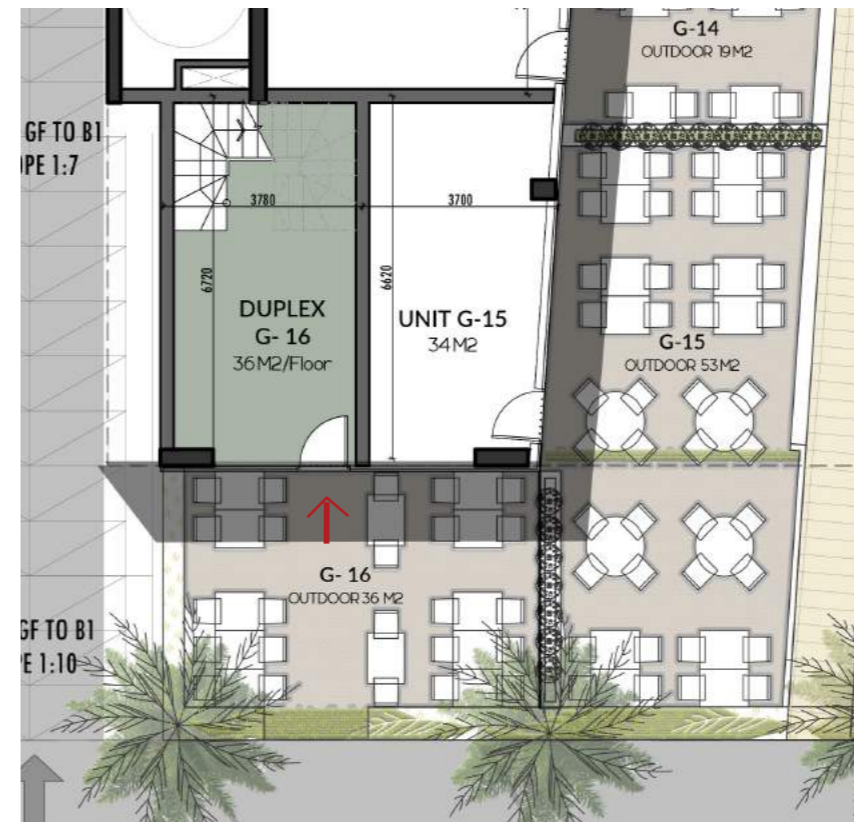


KEY MAP | GROUND FLOOR

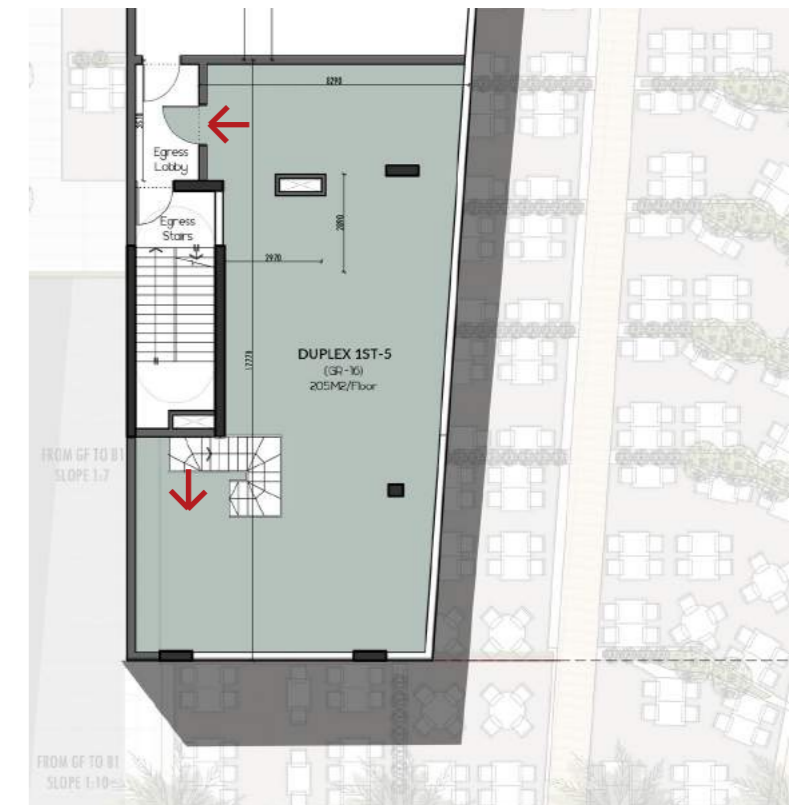


KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 36 Sq.m



| Retail Duplex Upper Level = 205 Sq.m



#### DISCLAIMER

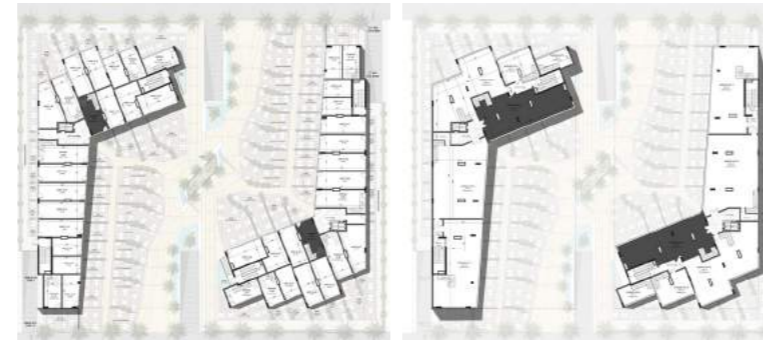
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## RETAIL DUPLEX G-17 / 1<sup>ST</sup>-05

Total Area = 237 Sq.meters.

Retail Outdoor Area= 13 Sq.m

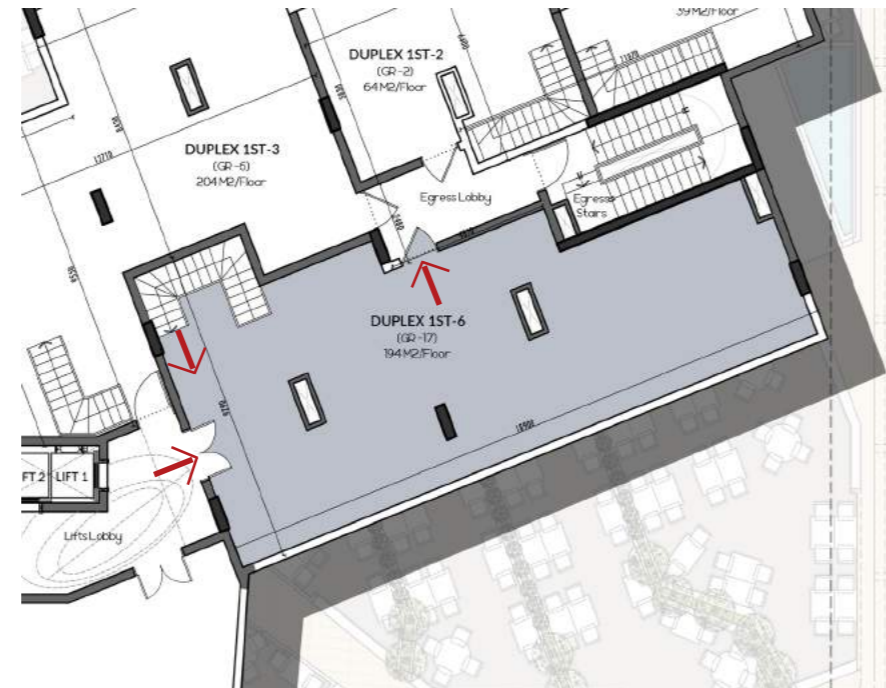


KEY MAP | GROUND FLOOR      KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 43 Sq.m



| Retail Duplex Upper Level = 194 Sq.m



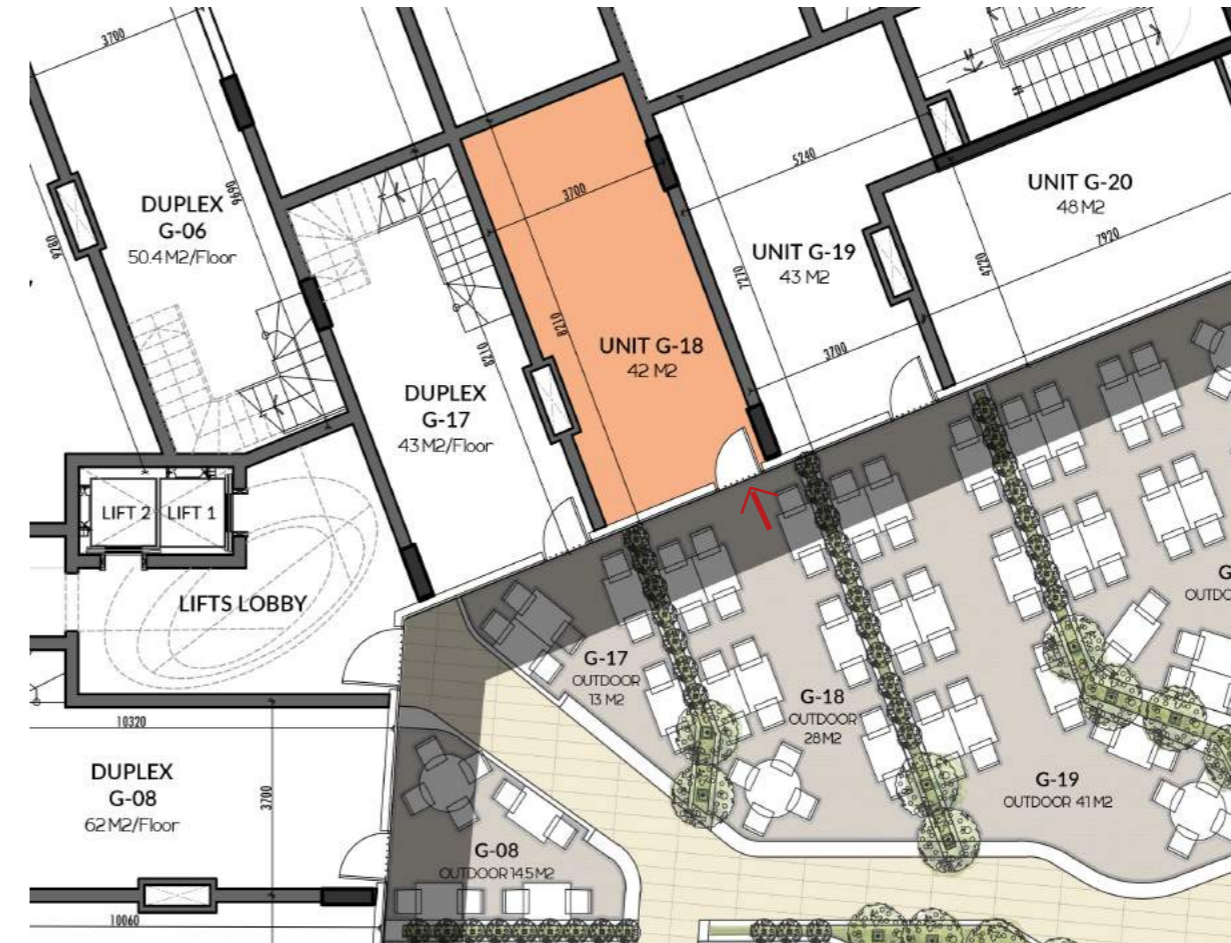
## RETAIL UNIT G-18

Total Area = 42 Sq.meters.

Total Retail Outdoor Area= 28 Sq.m



KEY MAP | GROUND FLOOR



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### RETAIL UNIT G-19

Total Area = 43 Sq.meters.

Total Retail Outdoor Area= 41 Sq.m



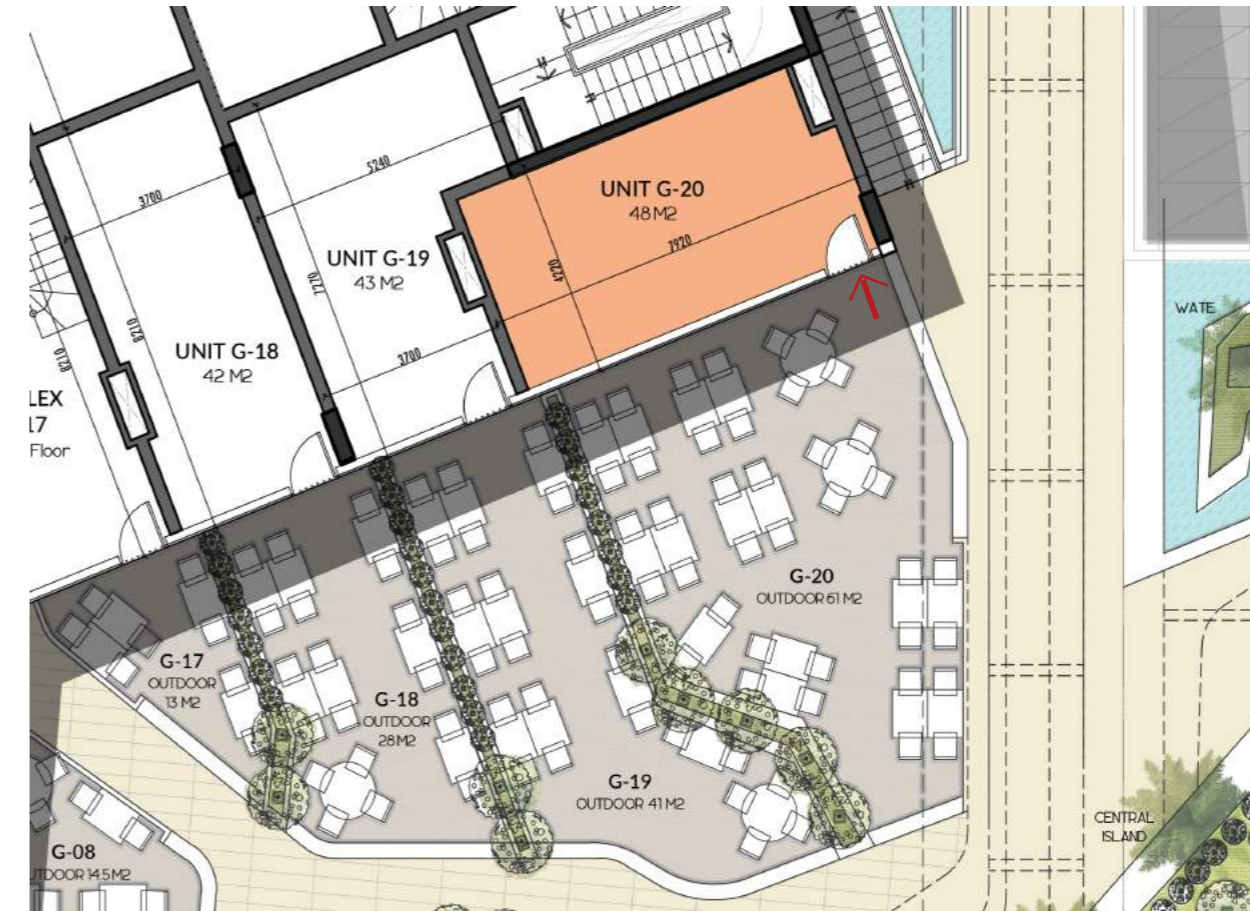
KEY MAP | GROUND FLOOR



### RETAIL UNIT G-20

Total Area =48 Sq.meters.

Total Retail Outdoor Area = 61 Sq.m



KEY MAP | GROUND FLOOR

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OFFICES /CLINICS UNITS

**TYPICAL FLOOR** | 2<sup>ND</sup> & 3<sup>RD</sup>

RIO | UPPER OFFICE/CLINICS FLOORS



# OFFICE/CLINICS | Typical Floor Plan (2nd & 3rd)

Floor Area = 770 Sq.meters.

## Legend

- OFFICES/ CLINIC UNITS
- OFFICES/ CLINIC UNITS
- Circulation



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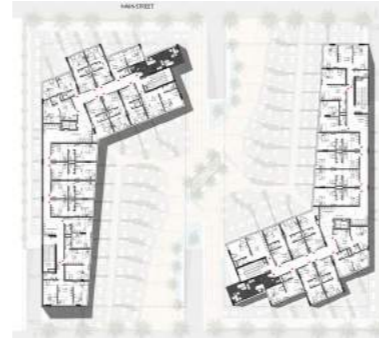




## OFFICE /CLINIC UNIT T-1

Total Area =52 Sq.meters.

Number of Units = 2 at 2 Floors



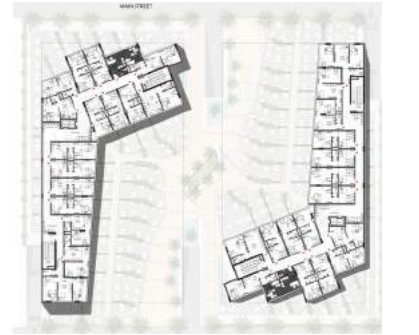
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



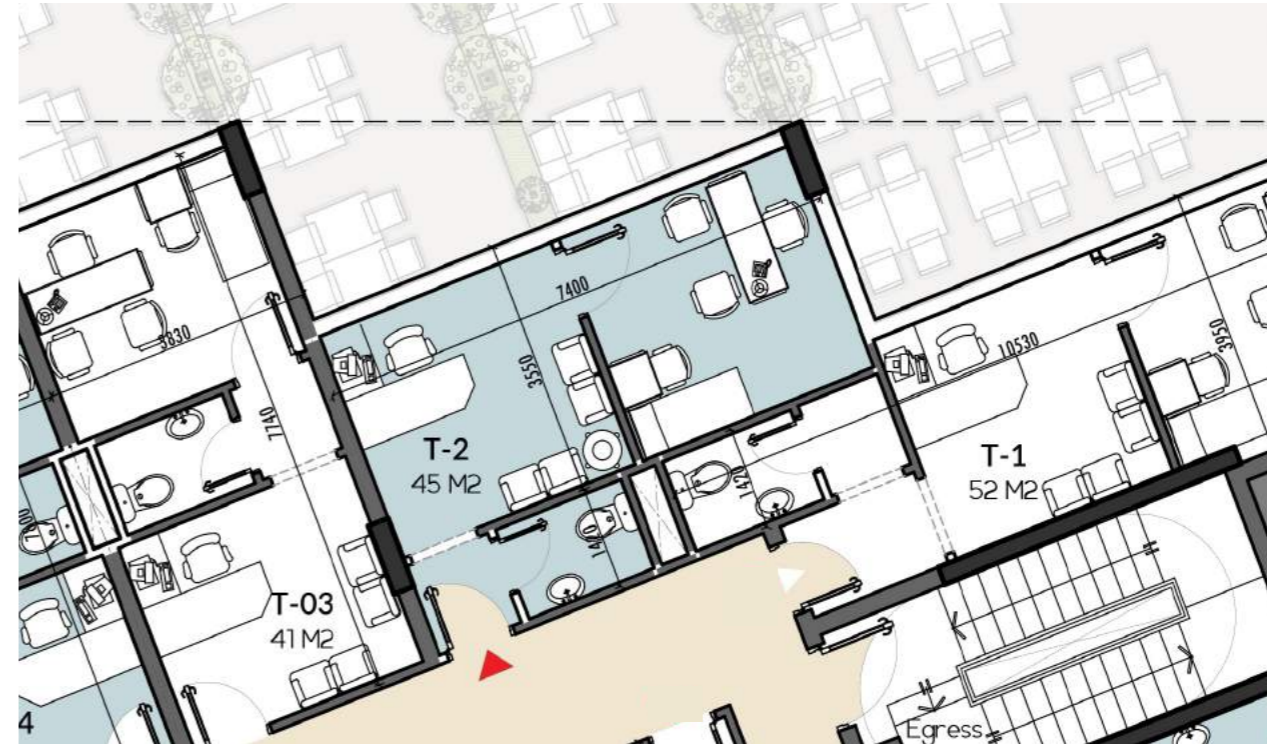
## OFFICE /CLINIC UNIT T-2

Total Area =45 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



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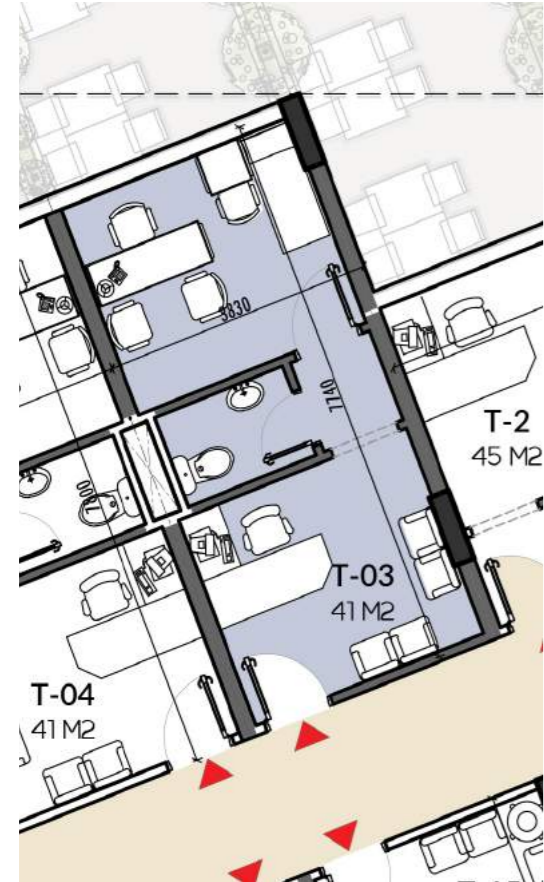


## OFFICE /CLINIC UNITS T-3/T-4/T-15/T-16

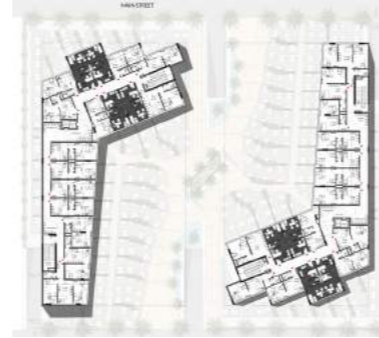
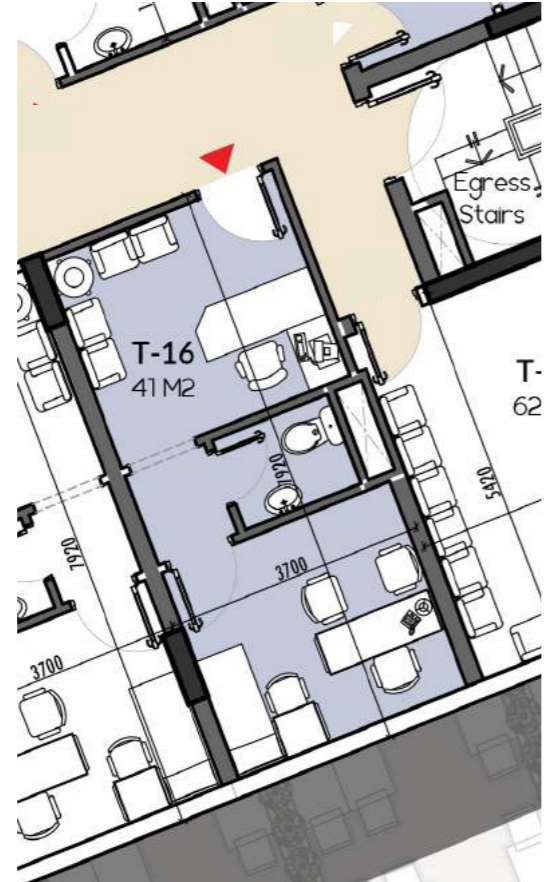
Total Area =41 Sq.meters.

Number of Units = 8 at 2 Floors (4 per floor)

| Office Units With Street View



| Office Units With Courtyard View



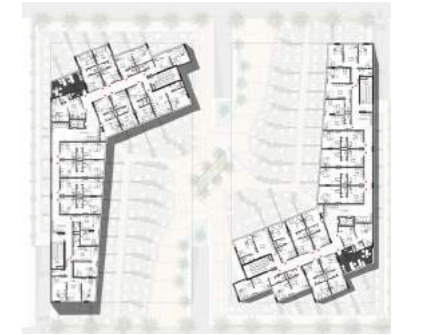
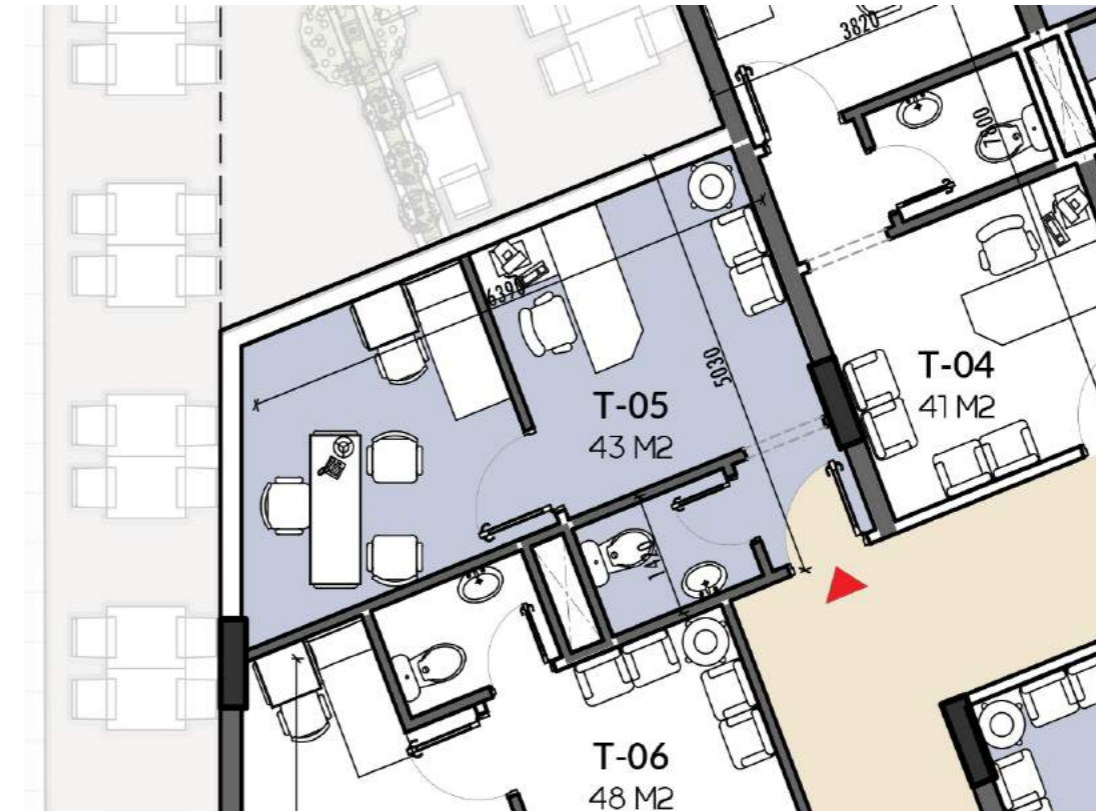
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



## OFFICE /CLINIC UNIT T-5

Total Area =43 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)

### DISCLAIMER

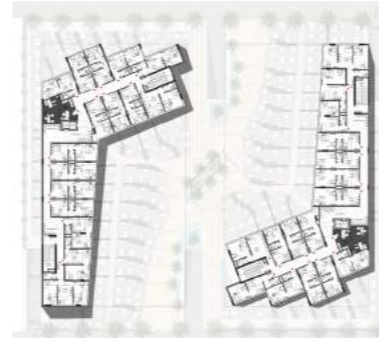
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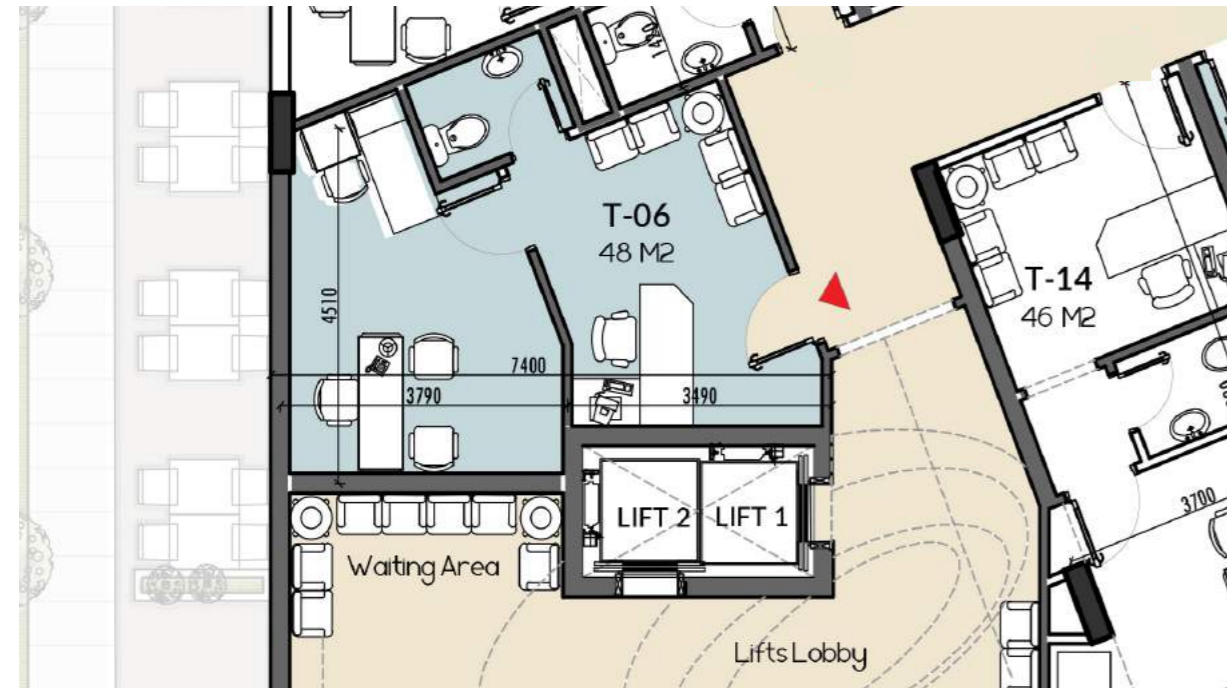
## OFFICE /CLINIC UNIT T-6

Total Area =48 Sq.meters.

Number of Units = 2 at 2 Floors



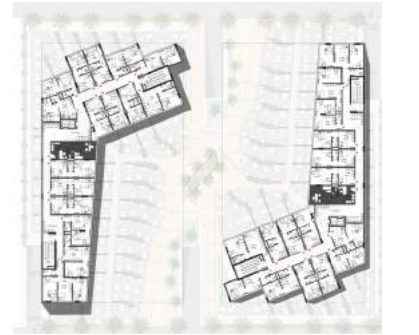
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



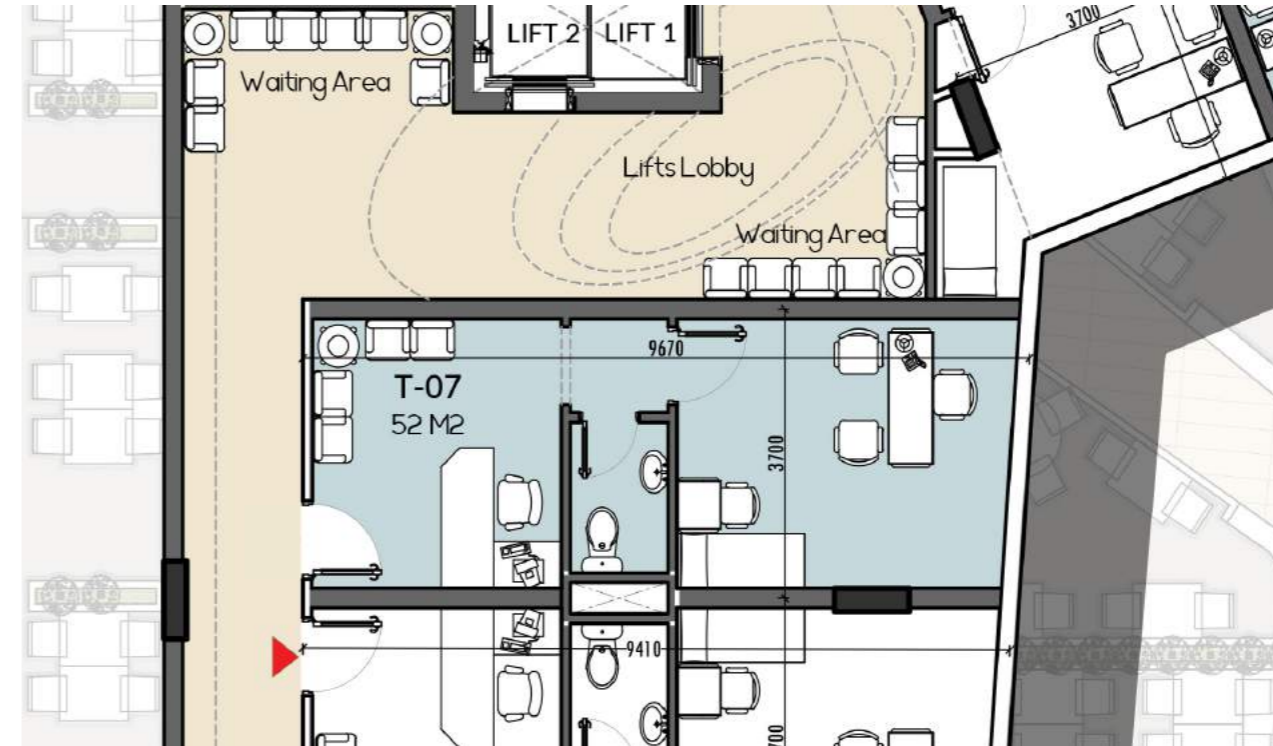
## OFFICE /CLINIC UNIT T-7

Total Area =52 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



### DISCLAIMER

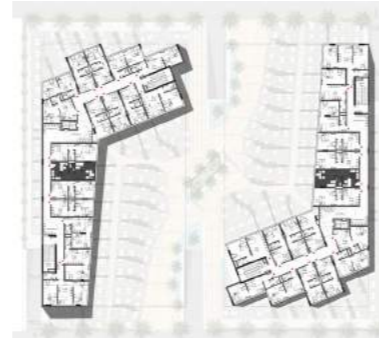
All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.



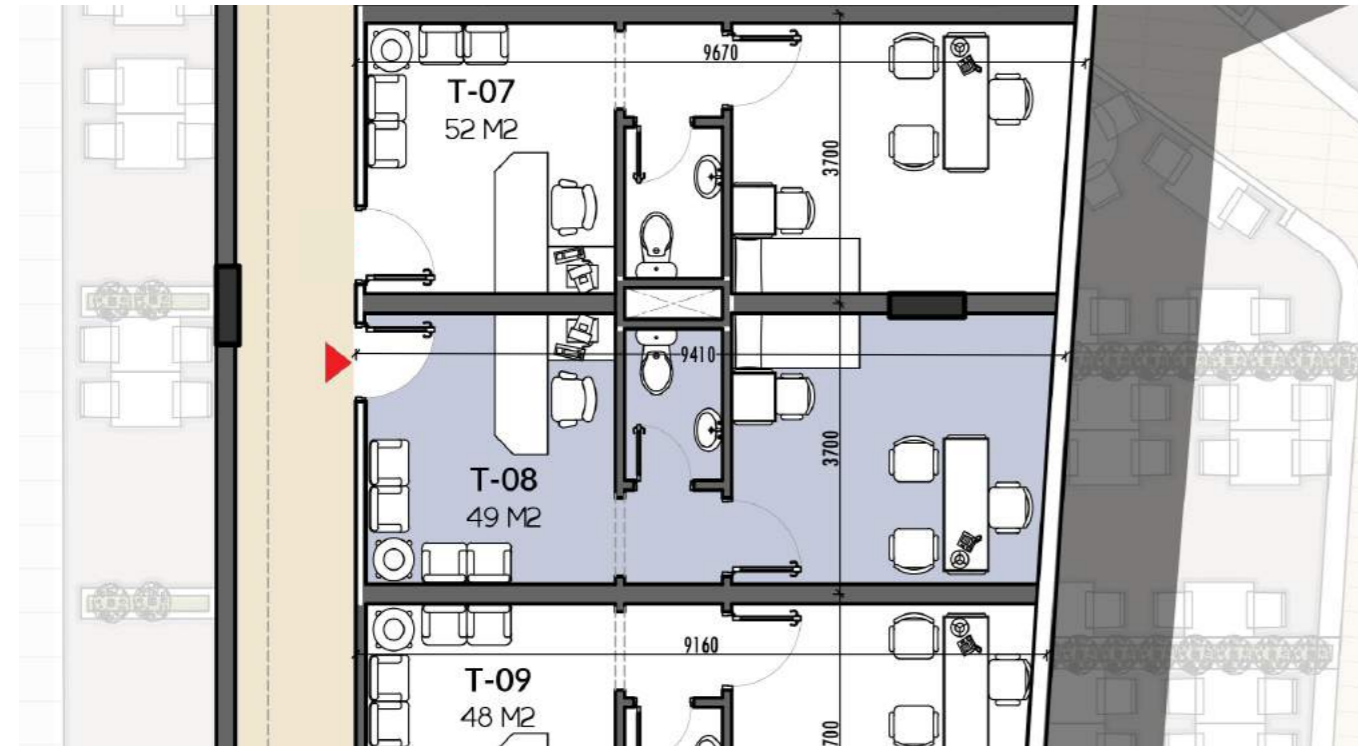
## OFFICE /CLINIC UNIT T-8

Total Area =49 Sq.meters.

Number of Units = 2 at 2 Floors



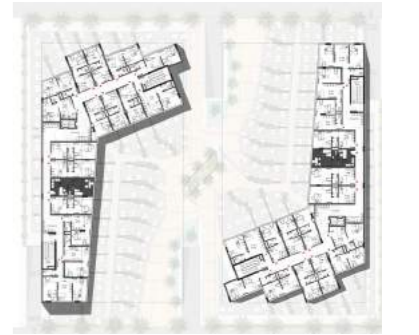
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



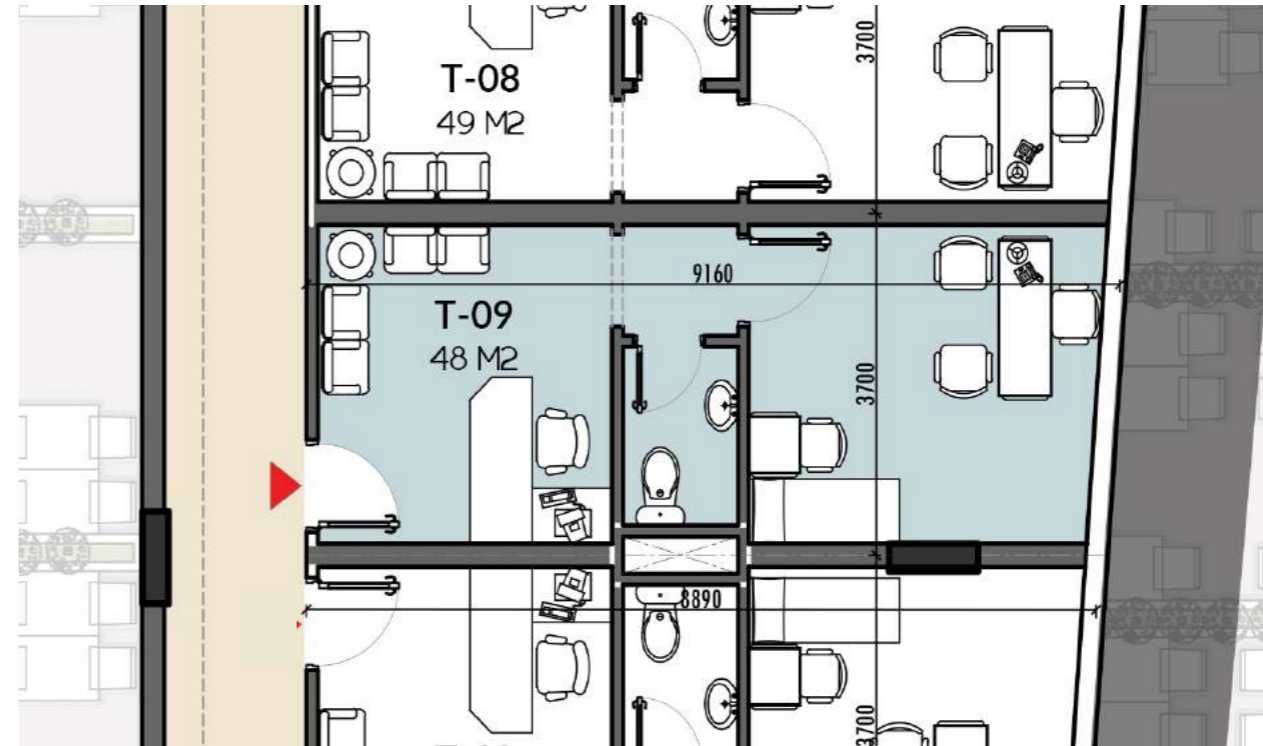
## OFFICE /CLINIC UNIT T-9

Total Area =48 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



### DISCLAIMER

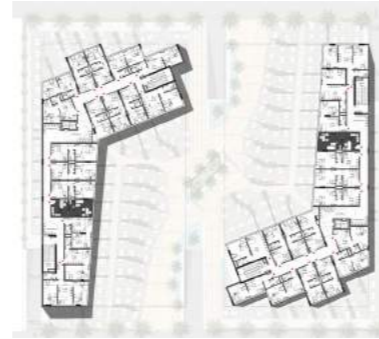
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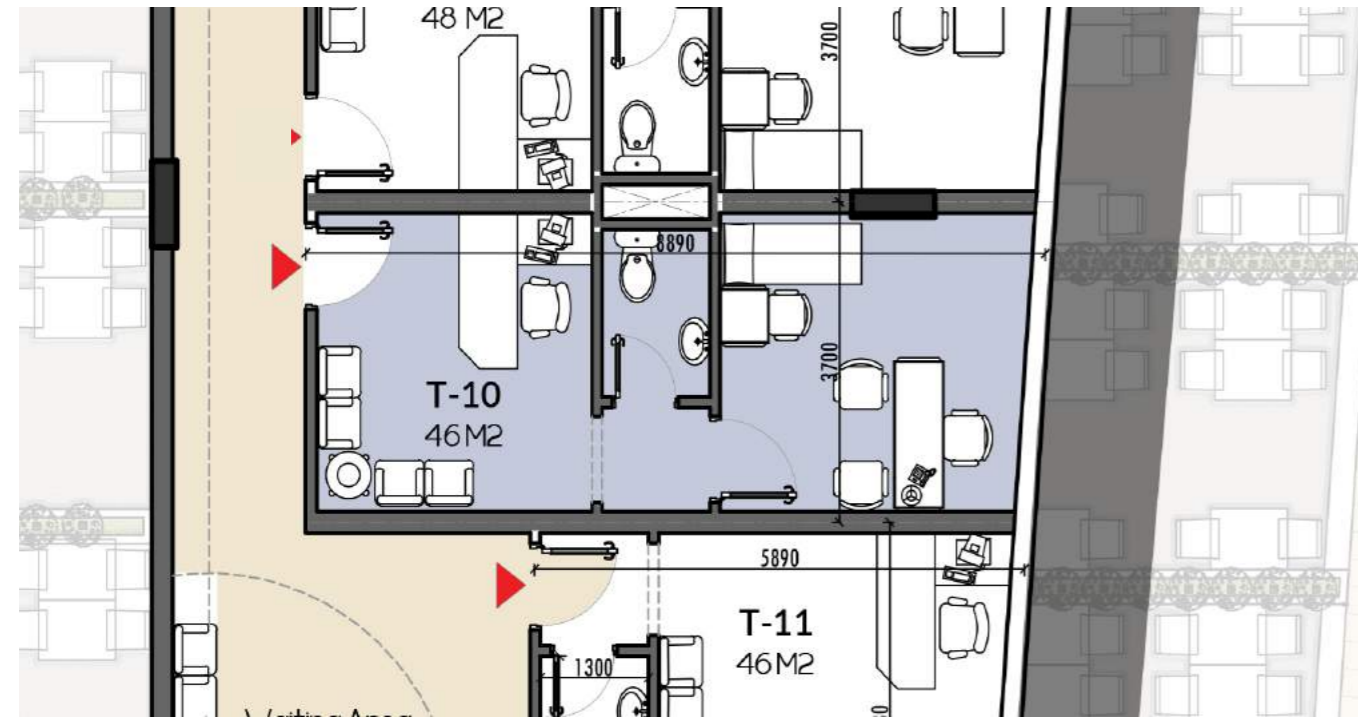
## OFFICE /CLINIC UNIT T-10

Total Area =46 Sq.meters.

Number of Units = 2 at 2 Floors



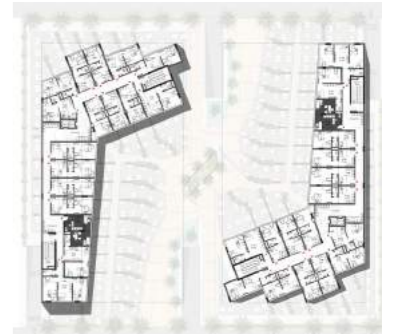
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



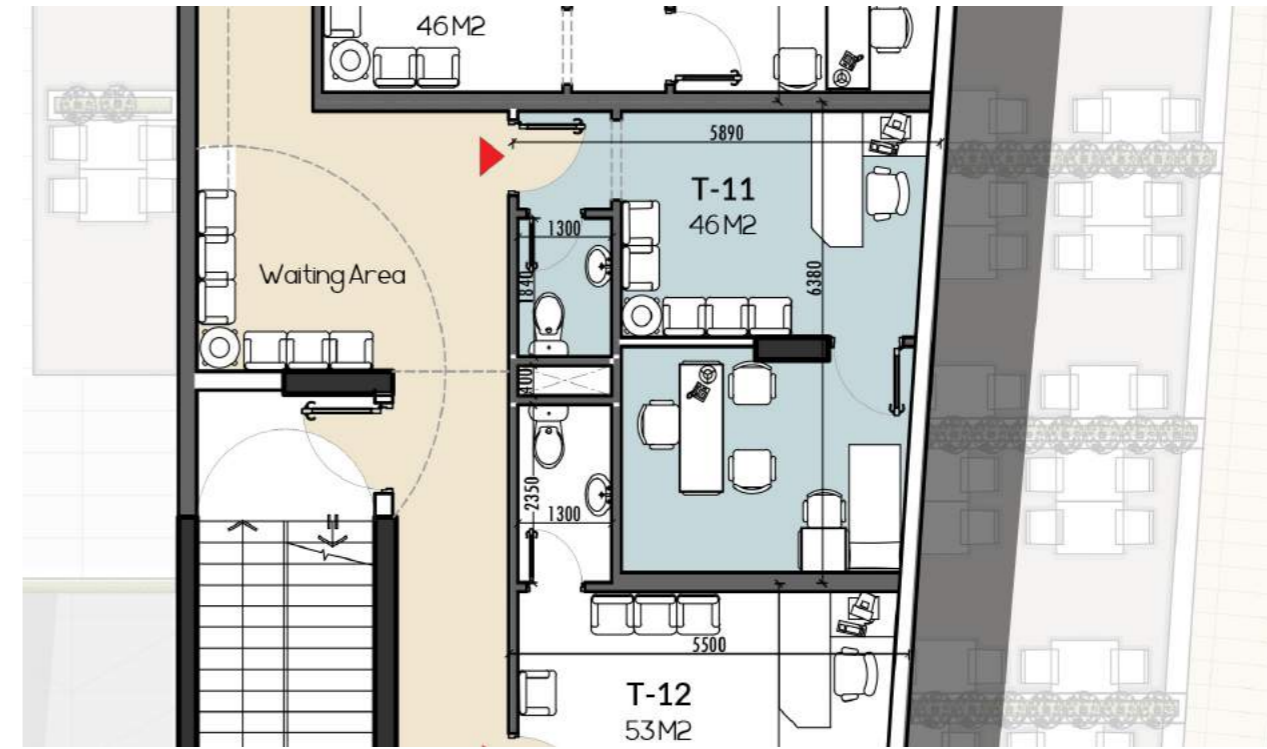
## OFFICE /CLINIC UNIT T-11

Total Area =46 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



### DISCLAIMER

All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.

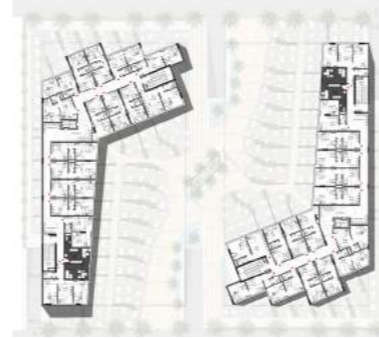




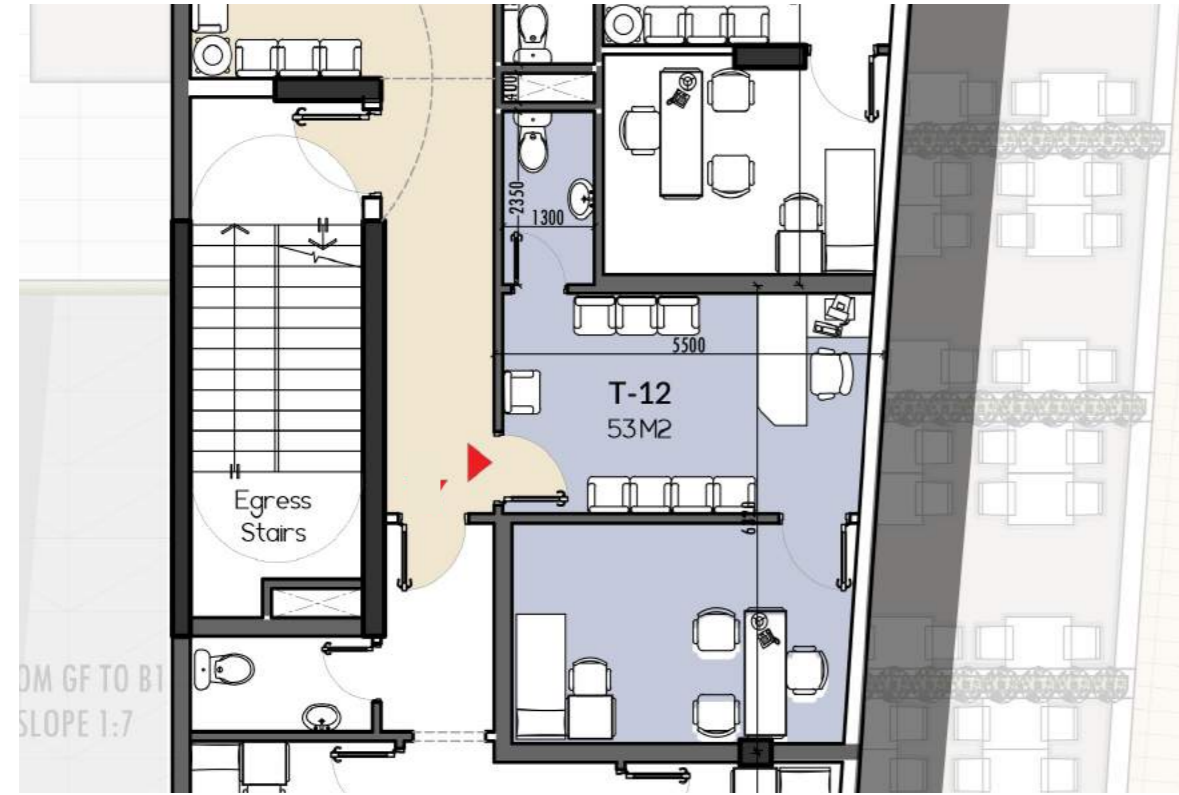
## OFFICE /CLINIC UNIT T-12

Total Area =53 Sq.meters.

Number of Units = 2 at 2 Floors



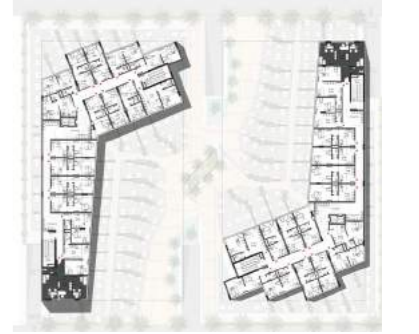
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



## OFFICE /CLINIC UNIT T-13

Total Area =83 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



### DISCLAIMER

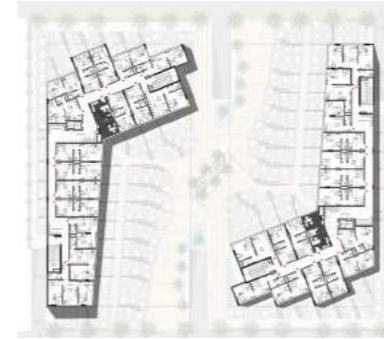
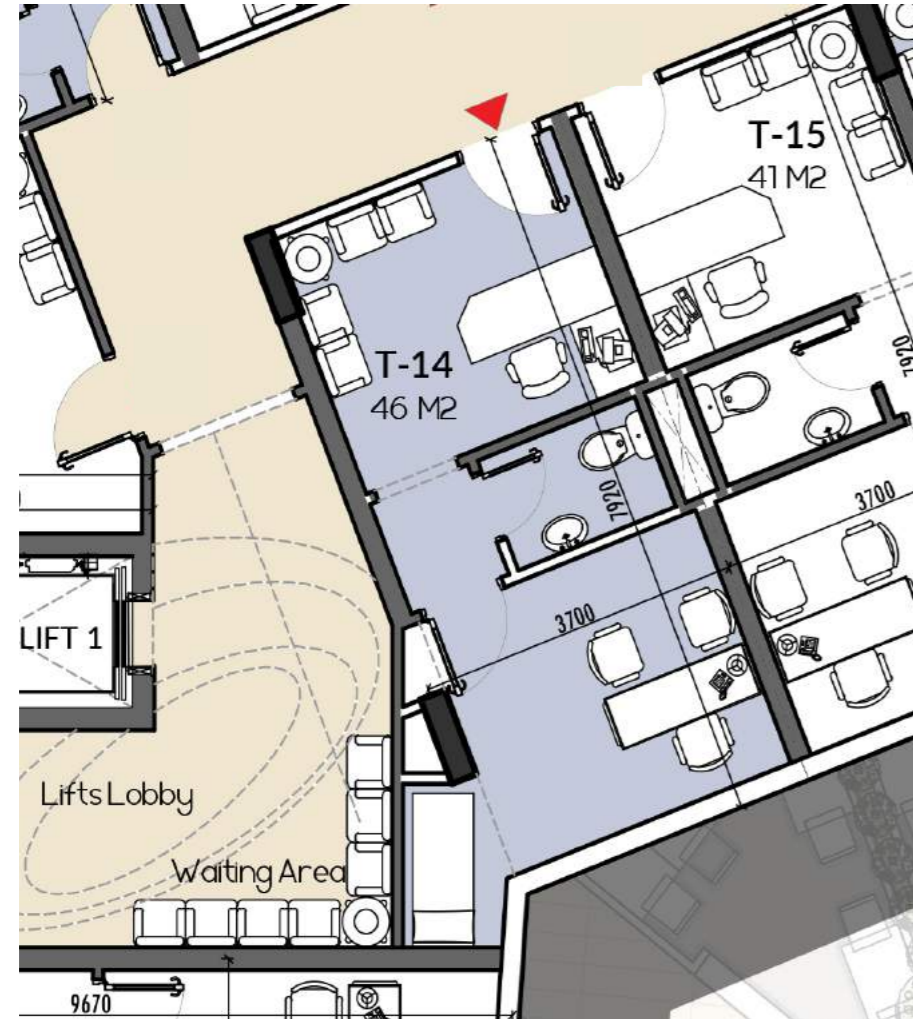
All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.



## OFFICE /CLINIC UNIT T-14

Total Area = 46Sq.meters.

Number of Units = 2 at 2 Floors



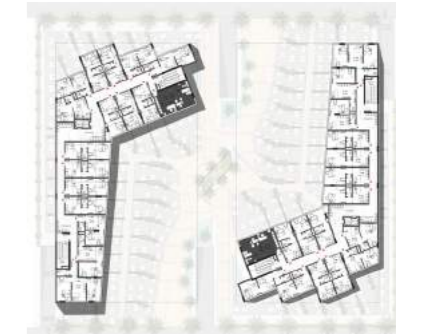
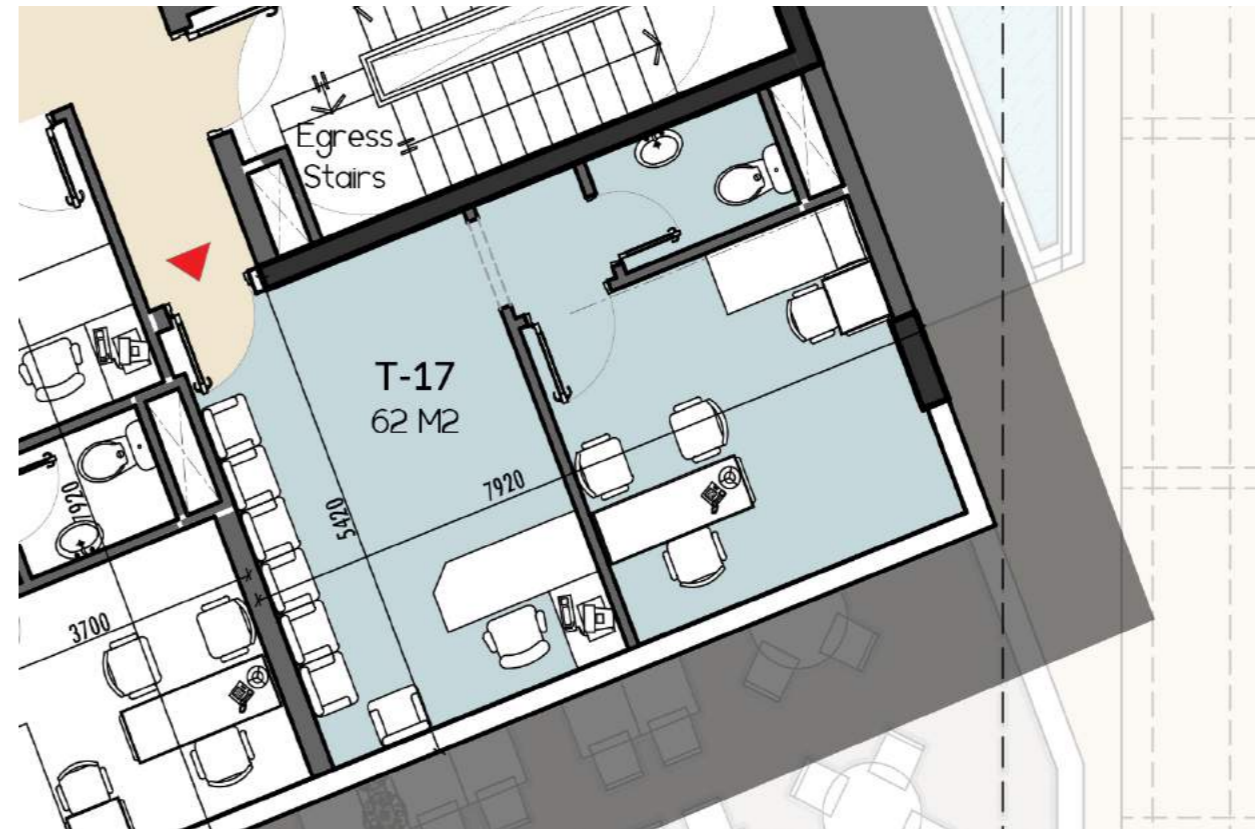
KEY MAP | TYPICAL FLOOR (2ND & 3RD)



## OFFICE /CLINIC UNIT T-17

Total Area = 62 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)

### DISCLAIMER

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