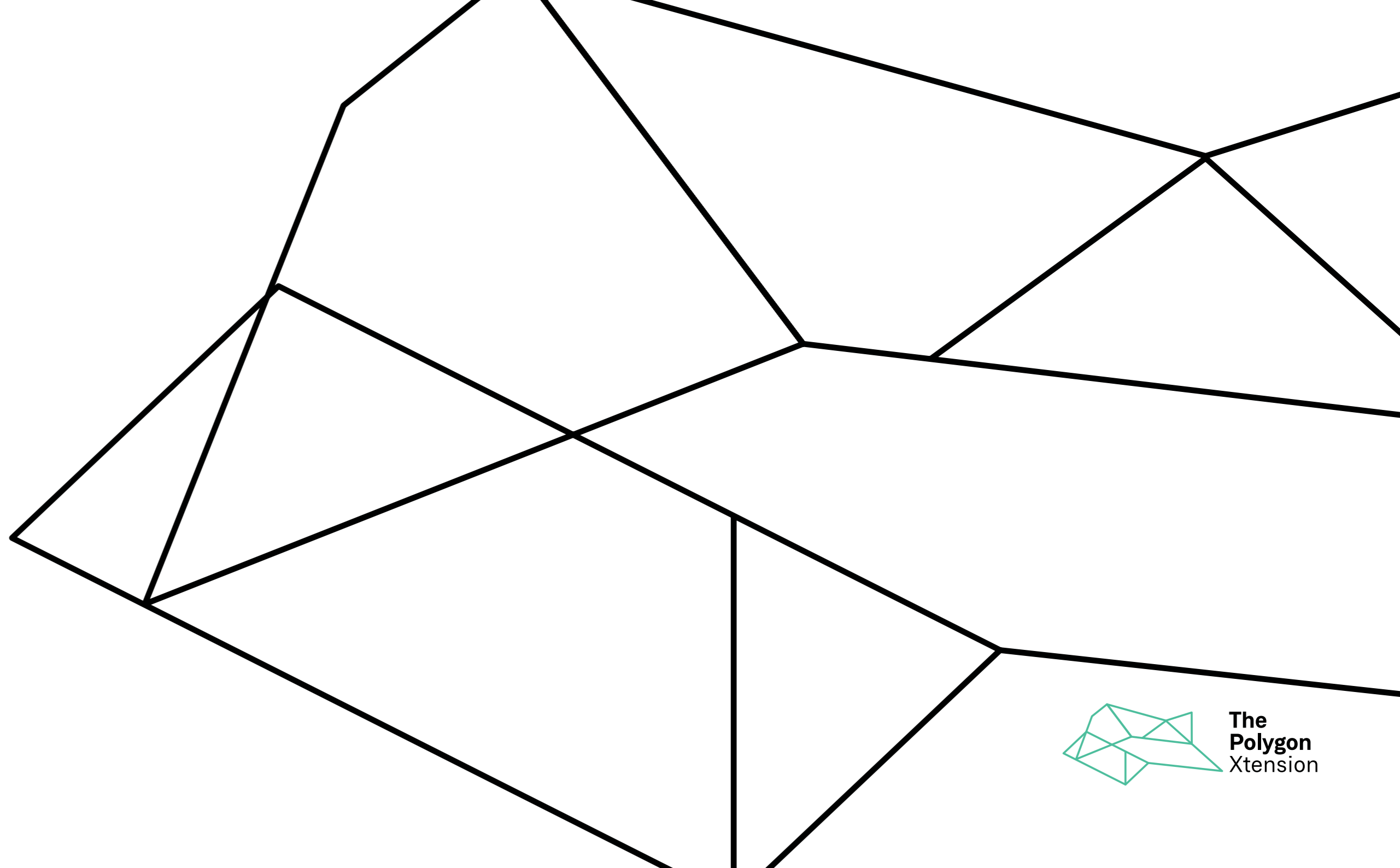


**The  
Polygon  
Xtension**



# INTRODUCING SODIC COMMERCIAL

SODIC Commercial is one of the country's most successful non-residential property developers. Market leaders in the development and delivery of multiple high-quality retail, business, leisure and medical facilities, SODIC Commercial has created the ultimate convenient and sustainable living experience, developing communities where all of life's necessities are close at hand.

# ABOUT SODIC WEST

With all the advantages of downtown living away from the hustle and bustle of city life, SODIC West offers premium residential, commercial and retail developments alongside the best in fine dining, leisure and entertainment.

Occupying 1,600 acres of Sheikh Zayed and eventually home to around 40,000 residents, SODIC West's spacious, relaxed environment guarantees that life will always be a pleasure, whether you're at work, rest or play.





# AT THE HEART OF SODIC WEST

At the Polygon Xtension, everything a business could need is on the doorstep. The Polygon, Allegria and Westtown Residences and The Hub are all nearby, there's dining, family entertainment, gyms, sports and pools

at Club S and shops of all varieties at Six West's vibrant retail promenade. And with the state-of-the-art Westtown Medical Centre close by, even visits to the doctor couldn't be easier.







## EXTRAORDINARY OFFICES

The Polygon Xtension establishes a new standard for high-quality business facilities in SODIC West, and occupies an unrivalled location with residential and hotel accommodation, dining, entertainment and retail opportunities all close by.



# DRIVE ARRIVE RELAX

Road A is just meters from The Polygon Xtension, with connections nearby to the rest of Cairo's highway network so access by car is easy. And with 71 spaces there's always somewhere to park, whether in the 1200 sqm of covered ground-floor spaces or 2000 sqm of surface parking.







## TAILORED TO YOUR BUSINESS

The Polygon Xtension offers over 6000 sqm of thoughtfully-designed office accommodation spread across two separate buildings (North and South Wings) with individual accesses and cores. 54 office spaces are spread across 4 storeys: with floor areas ranging between 70 and 200 sqm and a variety of layouts on offer, there's a space to suit every enterprise.



## COMFORT GUARANTEED

Our facilities and amenities are second to none: fully-finished common, core and reception areas, full air conditioning and four high-speed lifts ensure an inviting, professional working environment and create a fantastic first impression for visitors and guests.



## SAFE AND SECURE

CCTV, secured entrances, emergency lighting, fire detection and sprinklers guarantee safety and security at all times, while a back-up generator means that work won't be disrupted in the unlikely event of a power cut.



# OPERATING AT ALL TIMES

Global commerce is less 9 to 5, more 24/7. Responding to the needs of 21st Century business, The Polygon Xtension offers constant secure access whenever it's needed. A Tripleplay fibre-optic network assures instant and reliable communication with clients or colleagues the world over at any time of day.





# DESIGNED TO INSPIRE

The Polygon Xtension simultaneously blends with its surroundings while presenting an eye-catching visual statement. The marble façade, interior walls and floors exude quality and luxury, while expansive double-glazing creates sleek, sharp contemporary lines while revealing the hive of activity within.





## BRINGING THE OUTSIDE IN

Every office space is flooded with natural light, generating a natural atmosphere while also minimising heat transfer from outside. Louvres create shaded areas, while balconies and terraces are liberally scattered around the outside of the building, allowing 'al fresco' meetings with spectacular views or an outdoor change of scene for when it's time for a break from the screen or desk.





# THE POLYGON XTENSION IN NUMBERS

NET LAND AREA  
3965 sqm

BUILT UP AREA  
7447 sqm

AVAILABLE PARKING  
71 spaces

FOOTPRINT  
1857 sqm

BUILDING EFFICIENCY  
80%

COVERED PARKING  
1200 sqm

BUILDING HEIGHT  
14m

OFFICE SPACES  
54

OPEN PARKING  
2000 sqm

FLOORS  
G + 3

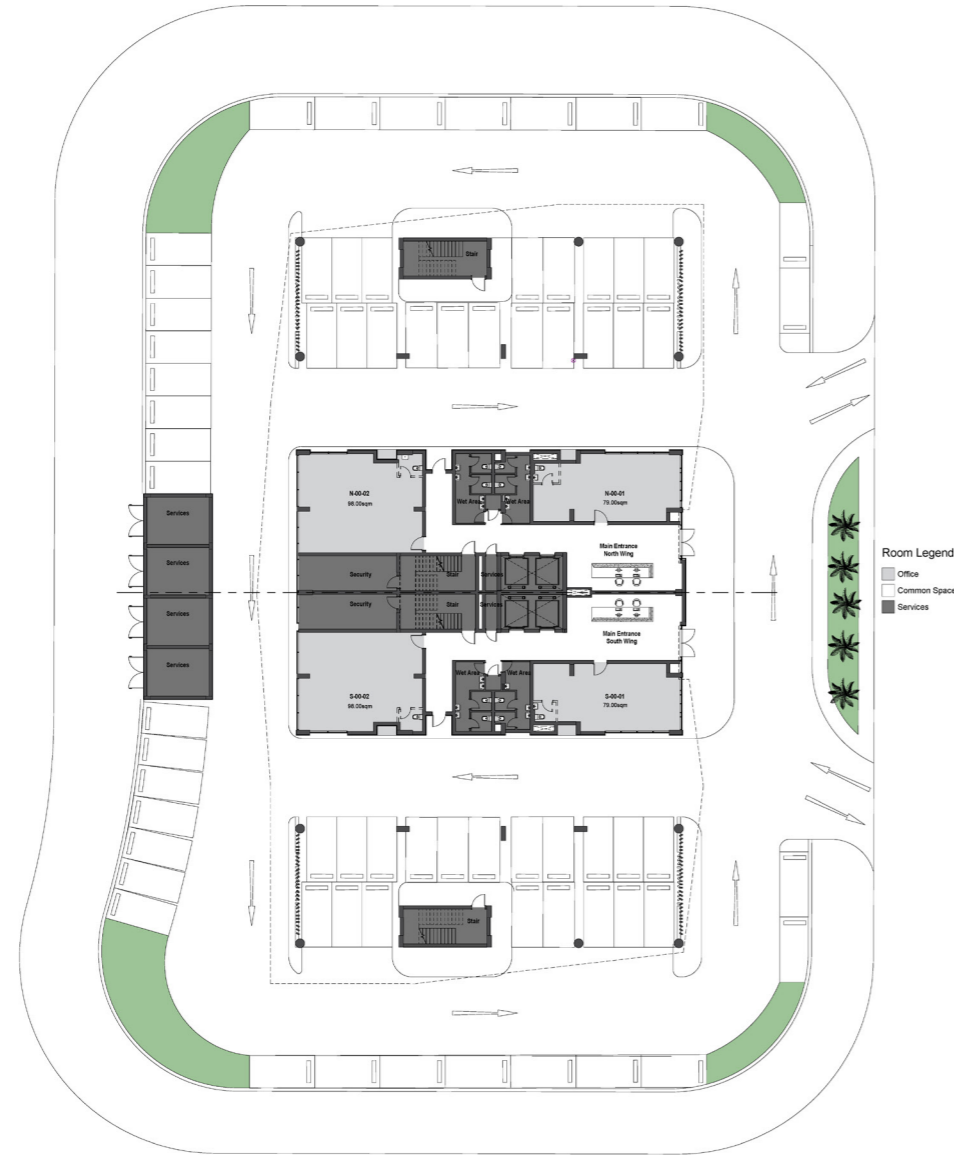
OFFICE AREAS  
70 to 200 sqm

FLOOR TO FLOOR HEIGHT  
3.5 m

# FLOOR PLANS

The background features a dark teal rectangle on the left containing the text 'FLOOR PLANS'. To its right is a larger, lighter teal area with a complex geometric pattern of black lines forming triangles and polygons. A dark teal shape at the bottom overlaps the bottom edge of the teal rectangle.

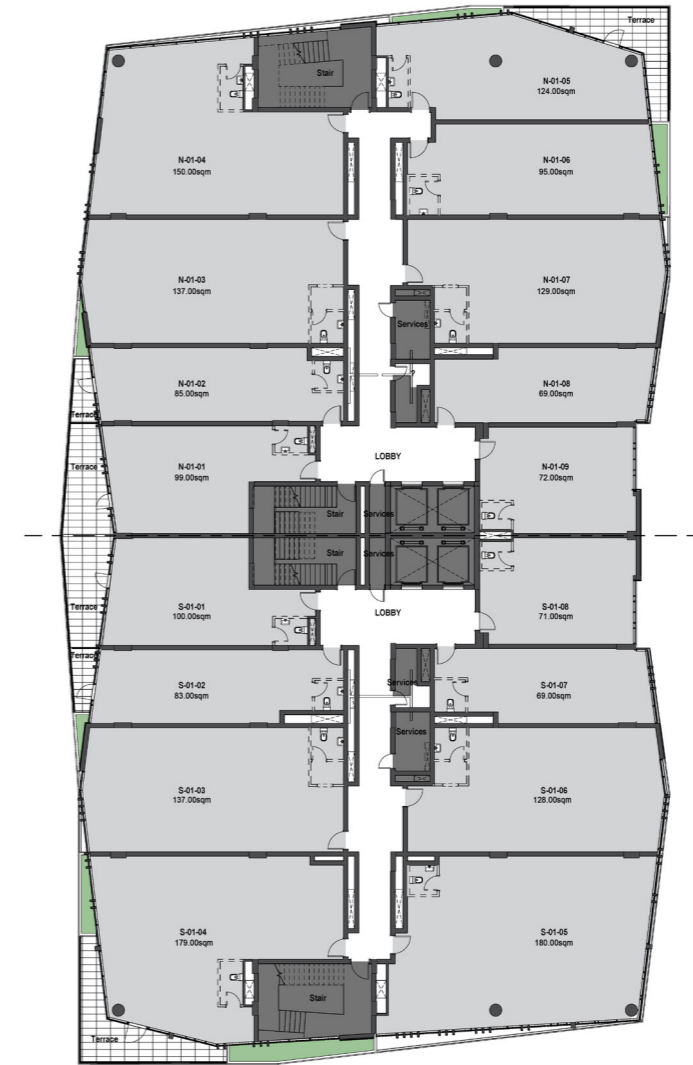
# GROUND FLOOR



**Room Legend**

- Office
- Common Spaces
- Services

# FIRST FLOOR

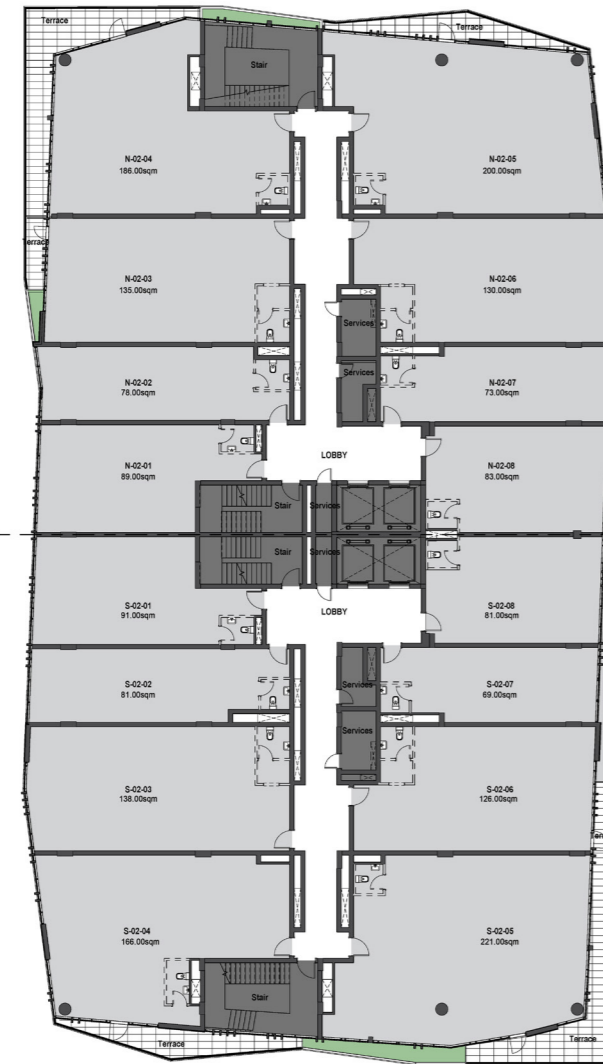


**Room Legend**

- Office
- Common
- Services
- Terrace



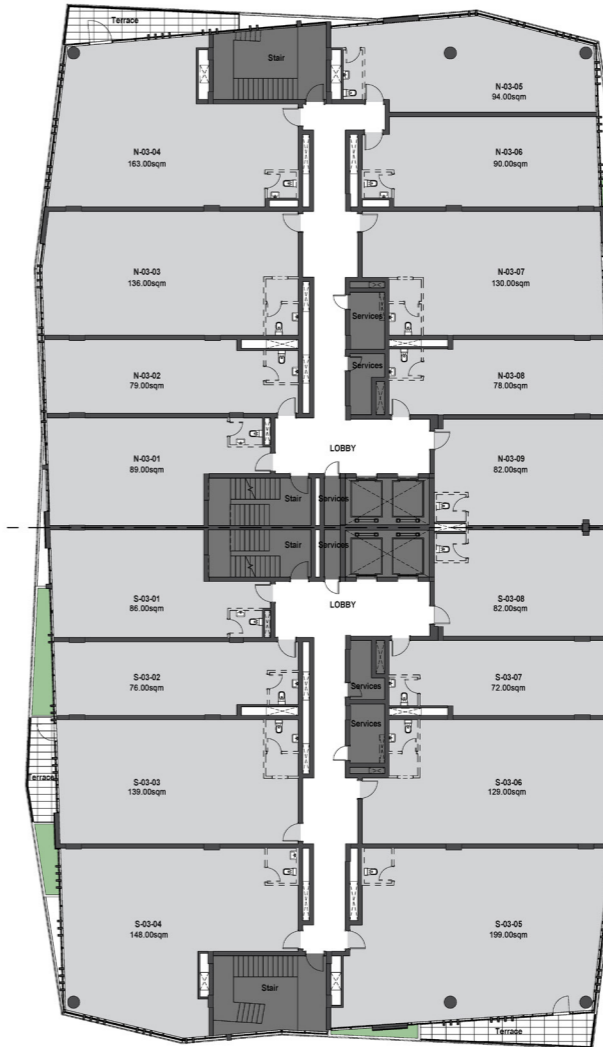
SECOND FLOOR



Room Legend

- Office
- Common Spaces
- Services
- Terrace

THIRD FLOOR



Room Legend

- Office
- Common Spaces
- Services
- Terrace





# ABOUT SODIC

Building on a history of more than two decades of successful operation in Egypt, SODIC is one of the country's leading real estate development companies. Headquartered in Cairo and listed on the Egyptian stock exchange, SODIC brings to the market award-winning large-scale developments, meeting Egypt's ever growing need for high quality housing, commercial and retail spaces. We pride ourselves on our passion for excellence and commitment to fostering long-term relationships with our clients, shareholders, business partners and employees, which has helped us grow to the corporation we are today.

All information deemed reliable but not guaranteed. Actual terms and conditions are contained in purchase contract annexes for each specific unit.

1. Room dimensions are consistent with structural elements and do not reflect wall finishes or construction tolerances.
2. Diagrams are not to scale and are for illustrative purposes only.
3. SODIC reserves the right to make minor alterations.
4. All renderings and other visual materials, designs, façades are for illustrative purposes only and are subject to change.
5. All landscaping visuals are for illustrative purposes only and are not included in the property.
6. Balconies and planters may differ depending on the selected building façade type. Please see contract annex for exact terrace configuration and planter option.
7. This brochure contains material, which is owned by or licensed to SODIC. This material includes, but is not limited to, the design, layout, look, appearance and graphics. Reproduction is prohibited.

