

IVORY  
BUSINESS  
PARK





REAL ESTATE IS  
**ART**  
IVORY [www.ivory.ae](http://www.ivory.ae) (16210)

EXTRAORDINARY

*"Making money is art, Working is art and good business  
is the best art."*

*Andy Warhol*



# Ivory Investments

## Place-makers

Founded in 2017 by one of the biggest names in real estate for the past 20 years, Mrs. **Sahar El Agaty**. Ivory Investments is focused and committed to building and delivering places that people can connect to.

Creating places rather than developments is a lost art, and Ivory would like to bring that art back, an art that has a lasting memory in all those that live, work and play within them.

IVORY  
INVESTMENTS



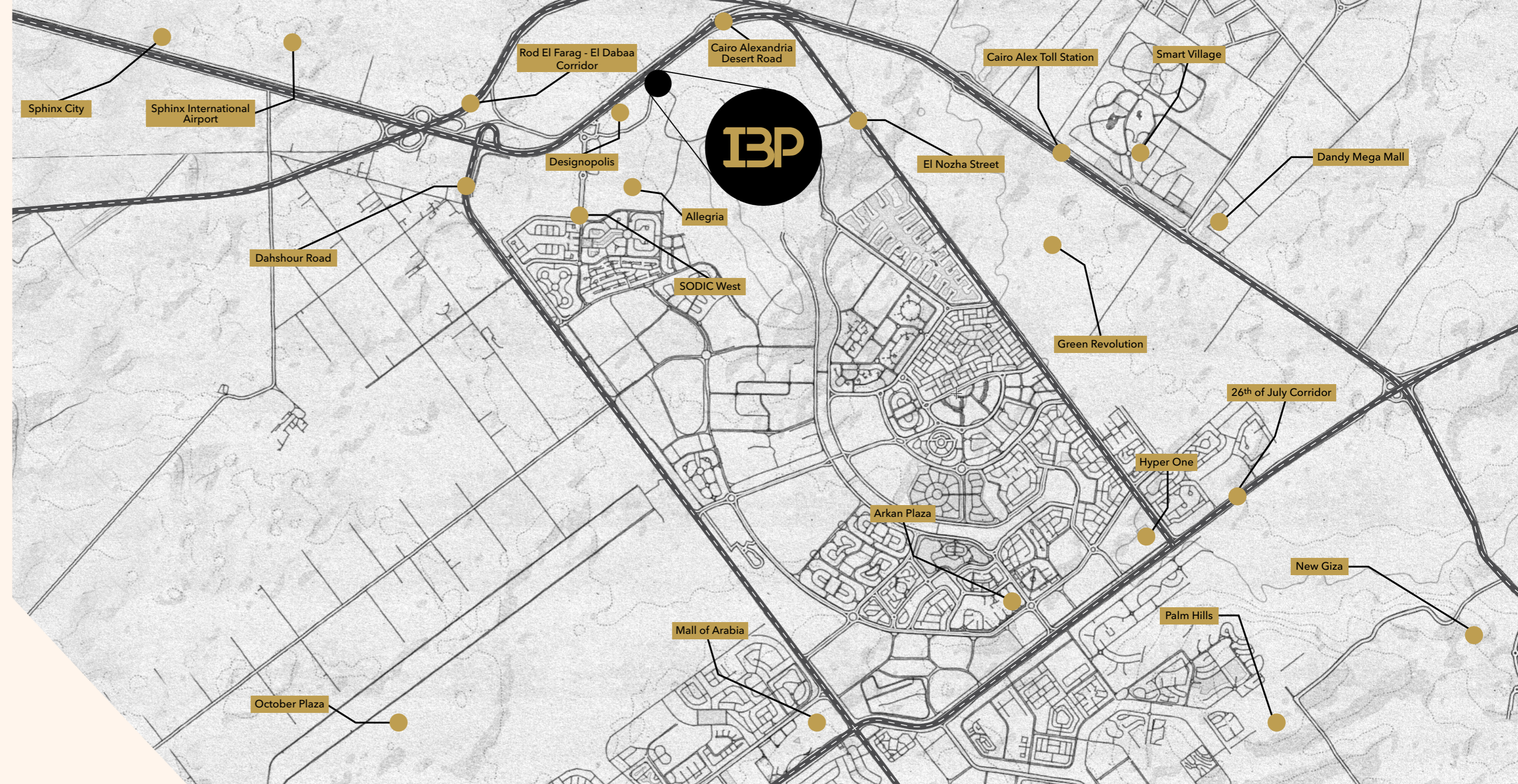
# A well connected location Just a Few Minutes...

Ivory Business Park, is located within **Allegria**, SODIC's flagship development in SODIC West. This will allow IBP to serve not only Allegria's exclusive 1,228 homes, but access to SODIC West's population of over 50,000 people.

Located directly on the Cairo-Alexandria Desert Road, it is only a short drive to the newly opened **Sphinx International Airport (SPX)**, making it a perfect location for business and retail alike.

**Ivory Business Park** is also located accross from the recently inaugurated **31,000 acres Sphinx City** (Sheikh Zayed II) which will be a centre point for the expansion of Sheikh Zayed and west of Cairo.

- 01 minutes from the BISC
- 02 minutes from Westown Residences and SODIC Sports Club
- 05 minutes from Smart Village and Dandy mall
- 10 minutes from juhayna square
- 10 minutes from Mall of Arabia
- 10 minutes from Hyper one
- 20 minutes from Lebanon square



# Ivory Business Park - IBP

## Start your Business

Built on **17,000 square meters** of land to the west of downtown Cairo, **IBP** is Sheikh Zayed's groundbreaking new commercial district and the last remaining commercial area within SODIC West.

Ivory Business Park boasts a great location. It sits within **SODIC's exclusive Allegria** project overlooking **The Allegria's signature golf course & Clubhouse**, not far from the offices and lively scene at newly acquired **Designopolis, The Polygon & Westown Hub**, and the exclusive residences Beverly Hills and Westown. There is a wide range of nearby homes and amenities, all within a short walk or drive from the Business Park.

**IBP** benefits from superb transport links to central Cairo, wider Egypt and the rest of the world. Strategically situated on the **Cairo-Alexandria Desert Road**, getting there is simple, even at peak times. Because the Business Park is a mere 10-minute drive from **Sphinx International Airport**, catch a flight to a meeting or take a well-earned vacation abroad with ease. Residents and businesspeople with an international element to their lifestyles will feel right at home.

Sheikh Zayed is transforming this fast-growing area into a fully self-sufficient community of over **120,000 people** and a hub for Egypt's business growth. The companies that move into Ivory Business Park will get to capitalize on this growth in its early stages.



# Unprecedented office space

## Smart, efficient & Ivory

Ivory Business Park will be one of Cairo's most desirable work addresses. **Almost 7,000** square metres **'Class A' offices**, each designed to be functional, spacious and conducive for work. All are fully-equipped with the very latest cutting-edge technology, including raised flooring and state of the art fire fighting systems and CCTV security cameras.

There's a wide mix of sizes and specifications – perfect for large corporations, multinationals and start-ups alike.





# Shopping like no place else

## Dine, Shop, Play, Repeat

Fashion houses, boutiques and high-street brands – **Ivory Business Park** offers all the retail options you'll need. The main piazza alone is over 1,000 square meters, and about 50 unique planned shops and outlets.



# Traffic-free streets

## Safety Comes First

**Ivory Business Park** is pedestrian by design. Piazzas, landscaped gardens, fountains and pools are built into the master-plan, with dedicated two-level underground parking and roads meticulously designed to maximize mobility. Everything is merely a short walk away, a safe haven for all to enjoy.

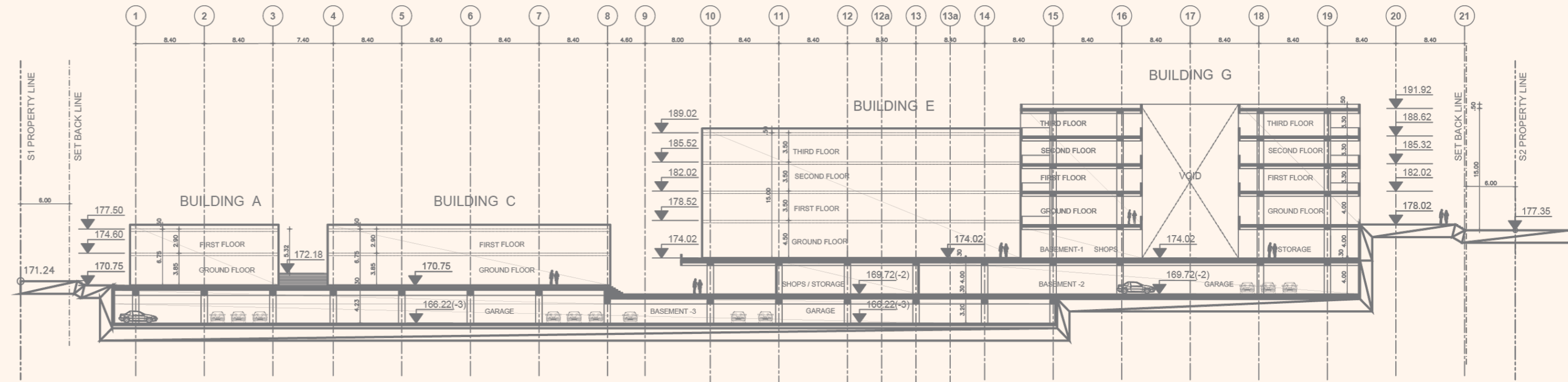
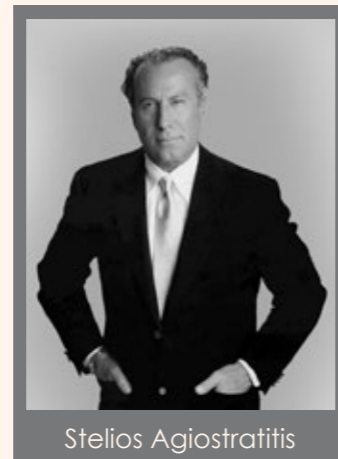


# aa ASSOCIATES

## Architects & Engineers LTD Award-winning architects

Founded by Stelios Agiostratitis, the firm boasts over 35 years of experience, offering design services for a wide range of projects, such as airports, sports arenas, hotels, marinas, commercial, retail and cultural buildings, residential complexes and universities, on a local and international level, always reflecting a systematic approach to innovation. Their portfolio includes colossal structures like the German University in Cairo, The Athens International Airport and the G. Karaiskakis Football Stadium.

The firm is ISO 9001 certified since 2003 from TÜV CERT International Certification Group, ensuring the quality of its services.



Cross-sectional view of Ivory Business Park

# An exceptionally well-designed workplace

- Over 17,000 square metres of 'Class A' commercial space.
- Direct access to Allegría
- 7 uniquely designed buildings.
- Every imaginable amenity and service in a landscaped setting.
- Value-added services that increase to employee productivity

Any way you look at it, **Ivory Business Park** is a distinctive and unconventional business development. It consists of seven buildings, each with a unique architectural shape. Every floor and office space can be uniquely customised to each clients needs; so whether you're a start-up or a multi-national, Ivory Business Park has what you need.

This is 'Class A' office space, designed to a standard that will impress you, your employees and your visitors. There are high ceilings in reception areas to enhance natural light and show off your corporate identity; state-of-the-art elevators to cut the daily wait; central air-conditioning to keep the temperature just right; and smart energy systems to prevent blackouts and equipment damage while saving energy. Advanced Internet connectivity will keep everyone on the company network, wherever they are, and raised flooring will keep cables organised and out of sight.

The outdoor space is equally well designed. **Ivory Business Park's** central feature is a large landscaped open space. This area is 60 metres across, a rarity in any urban development. There is a minimum of 25 metres between each building and six easy gateways for access to and from **IBP**, making the Business Park a place with true openness and accessibility, where ideas can freely take shape.



# Offices with built-in flexibility and functionality

- Designed to accommodate businesses of all sizes.
- Office space that can be customised for specific needs.
- Buy or lease your ideal office or showroom space.

**Ivory Business Park's** design does much more than create a striking visual effect. It provides real and practical benefits in every office, by increasing exposure to natural light. Ivory Business Park has far more flexibility than any conventional building could hold, due to ideal building positioning to take advantage of airflow from the North West winds.

**An ingenious design** approach puts you in control of how much or how little space you occupy. Each floor at Ivory Business Park is divided into 70 square-metre modules. Lease or own the space you need, from a single module up to an entire 4,800 square-metre building. Choose to use a shared reception area or if you're occupying a larger space to have a separate entrance, branded with your corporate identity for added impact.

**Work as easily outdoors as indoors.** The surround of buildings creates a microclimate in the centre of Ivory Business Park, with **shaded outdoor areas** that will be comfortable even on the warmest days. Take a break at a café table or hold your meetings in the open-air, under a strong wi-fi Internet 'cloud'. It's the kind of flexibility that encourages people to work more collaboratively and share information more fluidly. And the range of convenient amenities, from a multi-storey car park, valet, to a gym and various food and beverage options, will improve your employees' quality of life, leading to improved productivity and morale.



# Working with the Best

## For the best

**SODIC** With over 20 years of real estate development experience SODIC is now one of the three top developers in Egypt, with over EGP 10 Billion in sales and projects that span not only the West & East of Cairo but also the North Coast. IBP is a subdevelopment within SODIC West, and that allows Ivory to lean on SODIC's extensive team's experience whether technical, financial and developmental.

**aa Associates** Founded by Stelios Agiostratidis, the firm boasts over 35 years of experience, offering design services for a wide range of projects, such as airports, sports arenas, hotels, marinas, commercial, retail and cultural buildings, residential complexes and universities, on a local and international level, always reflecting a systematic approach to innovation. Their portfolio includes colossal structures like the German University in Cairo, The Athens International Airport and the G. Karaiskakis Football Stadium.

**RiadArchitecture** Is a 84 year old family based design lead practice three generations, offering architectural, interior, planning, and furniture design services. They have been involved in some of the major Iconic buildings and projects that make up modern Cairo (like the Nile Hilton - currently Nile Ritz Carlton-, the Arab League, the USSR Embassy, The Nile Hotel - currently Kempinski Nile Hotel - as well as the planning of el Mohandesine, Nasr City, and the Maadi Corniche). RiadArchitecture most recent client list include the Arab League, SODIC, Orascom Development, Soma Bay Development, GoCom Investments, ARDIC, Simetria Development Georgia, Buiser Development, and Ivory Real Estate, with projects in Egypt, USA, and Georgia.



From Alharam Almakki in Mecca to Arkan Plaza to many other Iconic Egyptian buildings **Hilal group** has been the brains behind the structural design and consulting for all of them.



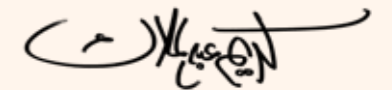
**Electro mechanical Group** is one of Egypt's largest MEP firms, focusing on meticulous planning and designs for both commercial and retail ventures.



**EDARA** facility management, known for its management of all of SODIC's projects, will be the facility management of choice for Ivory Business Park, adding further to services that will be provided not only to customers (in terms of security) but also to the tenants and offices.



Real estate is art, and we believe that adding art to every design is important. That is why we partnered with local artist **Karim Abdel Malak** to infuse his vision of art into Ivory and Ivory Business Park



# EDARA

## Property management

**EDARA Property Management** is properties wholly owned subsidiary of SODIC, established in 2010 for the management of SODIC's properties. EDARA's over-riding belief is that service charges should not be just a cost, but rather an investment, that would yield a very real return, measurable in the developments sustainability and value. The internal company structures are designed for maximum efficiency in operations, transparency in transactions and professionalism in management that embody international codes of best practice.

EDARA's beliefs truly manifest in the services that are uniquely offered at SODIC's developments, including Vilette. With full property management and domestic maintenance services upon your request, you'll no longer have to worry about laundry, plumbing, or even car-care services, as well as dealing with other services including waste control, street lighting, electricity network maintenance, and environment friendly pest and rodent control. In addition, EDARA focuses heavily on the safety of our residents, offering twenty-four-hour, seven-days-a-week services such as monitoring gates, and providing fixed and mobilised security points. Moreover, private and fully equipped ambulances, and private fire control trucks are readily available for immediate action.

As such, EDARA is the only property management company in Egypt today that has been awarded three International ISO Certificates for property management:

1. Quality Management Systems: ISO 9001:2008
2. Health and Safety Management Systems: OHSAS 18001:2007
3. Environmental Management Systems: ISO 14001:2004

**EDARA**  
property management









# Ivory Business Park at a glance

## Amenities

### Elevations:

Curtain wall double glazed  
Aluminum composite panels

### Interior finishing for entrances, corridors and lobbies:

Flooring: Local stone/granite cladding  
Walls: Paint and local stone cladding  
Ceiling: Gypsum board ceiling and Wooden ribs  
Over 70% glass façades

### Building Systems and MEP:

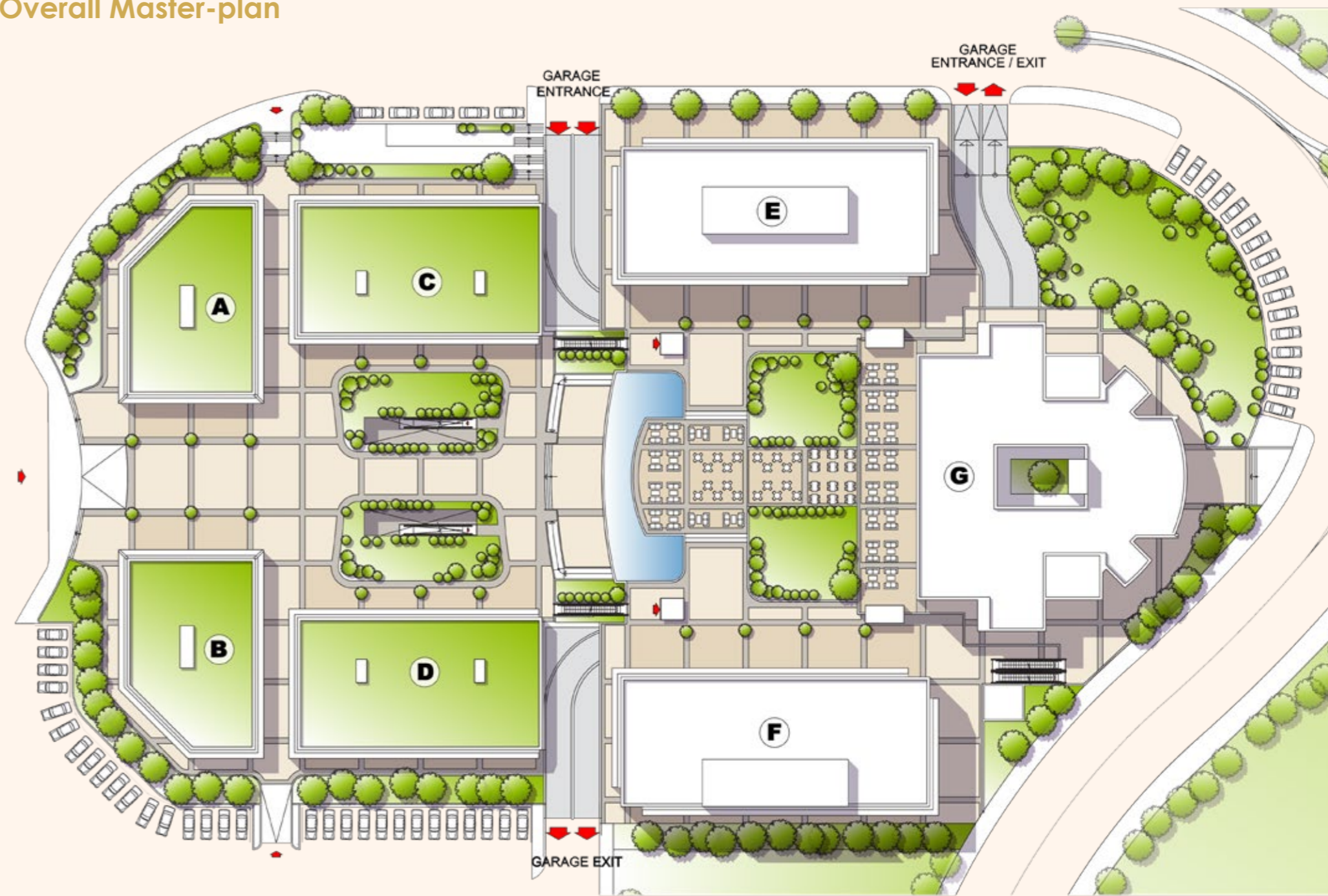
Central Air conditioning system (Chilled water system)  
Life-safety generators  
Building Management System (BMS)  
CCTV and access control system  
Fire detection and firefighting system (sprinklers)  
Fiber optics network (Tripleplay)  
Secured entrances and underground parking  
Two elevators per building  
Provisions for back-up generator  
Natural gas absorption chillers  
Back-up generators for essential areas  
High-speed fibre optic internet



- Ivory Business Park Land Area 16,858 sqm
- Percentage Green and Public Spaces 70%
- Ivory Business Park Built Up Area (BUA) 15,700 sqm
- Offices Space 7,000 sqm
- More than 20,000 sqm for parking

# Ivory Business Park master-plan

## Overall Master-plan



Ground floor  
Building A, B, C, D

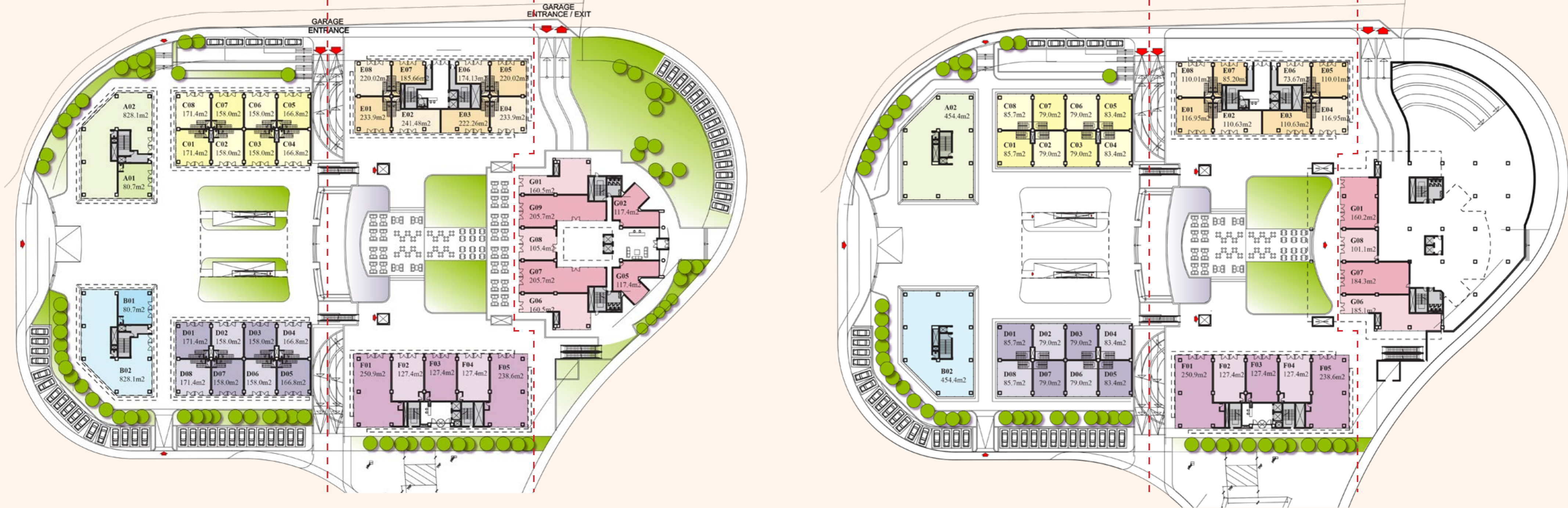
Ground floor  
Building E and F

Ground floor  
Building G

First floor  
Building A, B, C, D

Ground floor  
Building E and F

Basement floor  
Building G



Ground floor  
Building A, B, C, D

Basement floor  
Building E and F

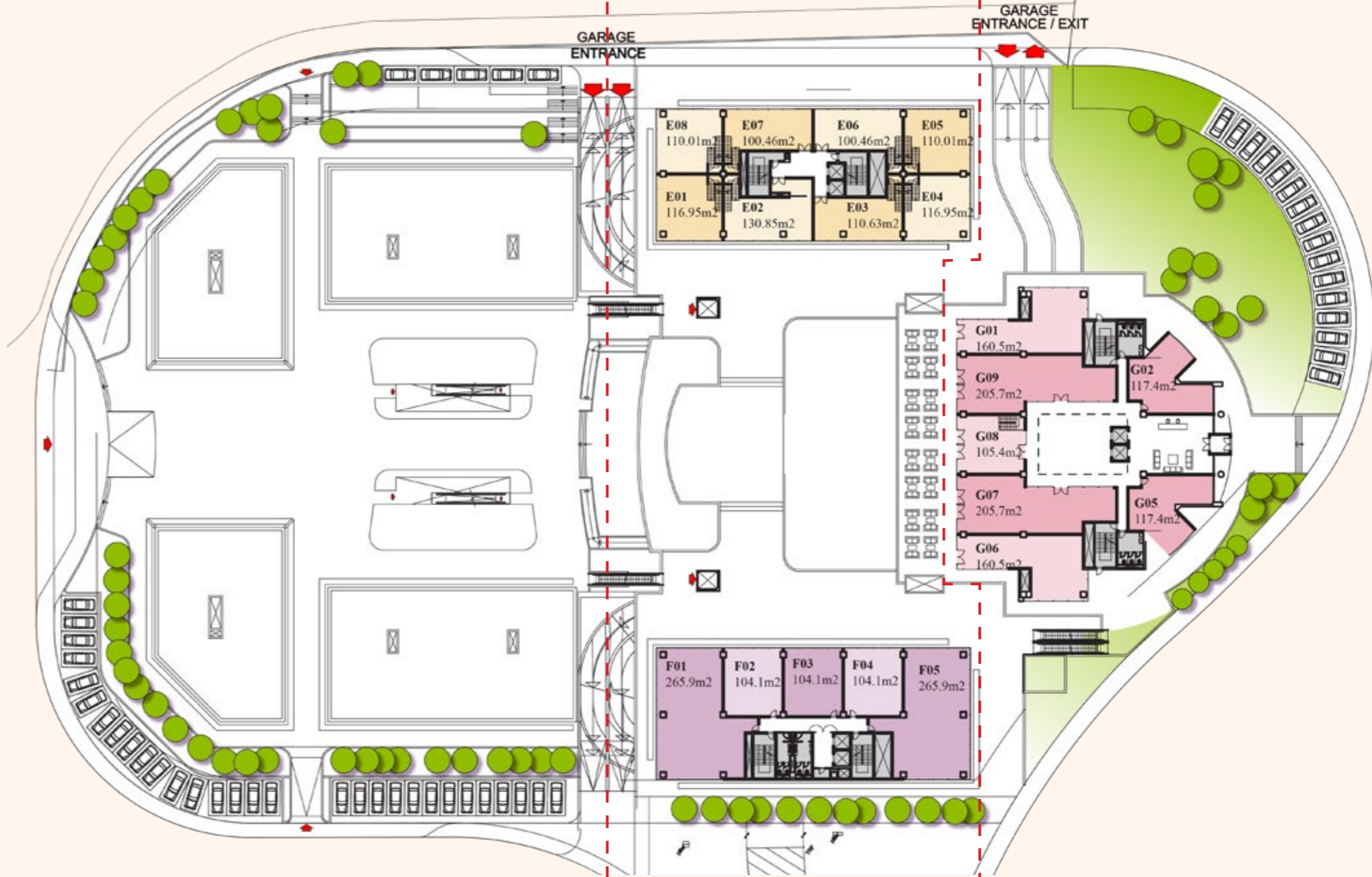
Basement floor  
Building G



Roof floor  
Building A, B, C, D

First floor  
Building E and F

Ground floor  
Building G



Roof floor  
Building A, B, C, D

Second AND THIRD floor  
Building E and F

First, Second and Third floor  
Building G

