

OFFICES

**TWELVE**®

# ABOUT THE DEVELOPER

TWELVE is the creation of Bonyan for Investment and Development. Inaugurated in 2007, Bonyan aspires to construct multiple landmarks across Egypt that will redefine the real estate development industry.

By consistently updating our knowhow and expertise with the latest the world has to offer, we are able to innovate in the business and pave the way for others to follow.

Bonyan for Investment and Development delivers real estate edifices that are built according to global standards, and that are carefully adapted to suit the region's culture and heritage.

The real estate development field knows no limits, and the bars are constantly being raised. With our vision, Bonyan aims to become a market leader by conceptualizing innovative ideas and bringing them to life in the best possible ways.



# ABOUT TWELVE.

## Brand Identity

Fashion. Food. Art.

A new concept of luxurious living brought to the heart of Sheikh Zayed. A destination for individuals who seek uniqueness and aim to explore the finer things in life.

TWELVE. will be Sheikh Zayed's newest addition to the now widespread shopping complexes in the area. Offering a harmonious blend of modern architecture, contemporary art, lavish greenery, stunning water features and innovative lighting decor, the brand aims to celebrate individuality, originality, luxury, comfort and excitement.

## Target Audience

25 years +

Upper B, A & A+ class

Tone:

The tone we aim to portray to our audience through constant updates and events is a tone of edginess and leisure.

Our main objective is to highlight the unique and exclusive experience one gets to indulge in at TWELVE.

Moreover, our tenant mix is one of our key strengths and so, we build strong connections with our tenants and work together to promote their brand and feature their products on our page. We strive to communicate with our target audience the quality our tenants have to offer and the unmatched vibe at TWELVE.

Reaching & getting more target followers will reflect on both our traffic & publicity.





# STRATEGY

Contracting with highest calibers of brands in the field of home furniture, home appliances, accessories, clothes & lifestyle to generate traffic to the project other than F&B.

Associating and building new F&B concepts with high profile calibers with vast experiences in the F&B industry.

Upgrading the look and feel of the project and facelifting the piazza experience to a more attractive, arts directed and instagramable piazza.

Repositioning the project as and A&B class, clientele looking for projects to fulfill the house requirements as well as enjoying different cuisines of F&B, services and lifestyle.

Bringing new experiences of F&B and retail to Sheikh Zayed such as Temraza, Maison Thomas, etc.

# VISION & MISSION

Positioning TWELVE. by The Platform as a lifestyle destination, where it will combine between unique top notch retail, high P.R brands of furniture, accessories, homewear, clothes, along with well selected F&B offerings.







B1

B2

B3



# FACTS & FIGURES

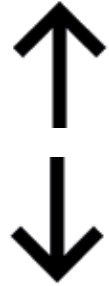
Office ceiling height is 3.4 metres

- with a span of 12 metres between columns

TV and satellite reception is present across entire development.

Public address system is available to all business.

Climate control: HVAC system operates using chilled water technology.



CEILING  
HEIGHT IS  
3.4 METRES

12 METER SPAN BETWEEN COLUMNS



PUBLIC  
ADDRESS  
SYSTEM



TV AND  
SATELLITE  
RECEPTION



HVAC  
SYSTEMS

OPERATES USING  
CHILLED WATER  
TECHNOLOGY

# TECHNICAL FEATURES



≥ Fire FightingW

Automatic sprinkler system FM 200 fire suppression



≥ Smoke DetectorW

Connected to a central alarm system



≥ CCTVW

Closed circuit television allows for 24 hour surveillance



≥ FM-200

fire suppression



≥ HVACW

Heating Ventilation and air conditioning system operates using chilled water technology



≥ ParkingW

Control system provides further security capacity of 560 cars



≥ Address SystemW

Public addresses available to all businesses



≥ PowerW

Supplied from 1 independent sources, dual ring units and transformers and diesel powered generator.



≥ Weather InsulationW

Protected against all kinds of weather through highly effective insulating and double glazing.



≥ Environmental ConsciousnessW Built using ergonomic and environmentally friendly material.



≥ ElevatorW

15 passenger elevators with FM-200 fire suppression.



# TECHNICAL FEATURES



## FULL AIR CONDITIONING PROVIDED FOR THE SPACES

Fresh air handling units located on the roof

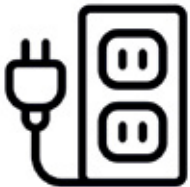
Thermostats installed in tenant spaces to allow temperature control.



## VENTILATION SYSTEM:

Toilets

All toilets are provided with central exhaust systems.



## MAIN POWER SUPPLY:

22KV incoming feeders power supply via two RMU s





# EMERGENCY POWER SUPPLY



The emergency power supply acts as backup in the occurrence of a main power supply failure.



One 1500 KVA generator set.

Generator Supports:



30% lighting distribution to public and service areas.

100% lighting distribution to stairs



Exit and escape stairs lighting



Elevators



Security system equipment



Fire protection and fire alarm settings



Fire protection pumps



Forced ventilation and smoke exhaust fans





### PUBLIC ADDRESS SYSTEM

background music and paging  
parking area paging



### INTERCOM SYSTEM

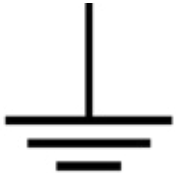
A master Intercom Unit is available at each building entrance



### TV AND SATELLITE INTERCOM SYSTEM

Each building has its own satellite dish farm located on the roof

Each dish farm has 3 satellite dishes and UHF VHF antenna



### EARTHING SYSTEM

Earthing has been provided at all areas of the project



### FIRE ALARM AND VOICE EVACUATION SYSTEM

Standards and Codes

Egyptian local code

NFPA 72 national fire alarm and signalling code

NFPA 101 life safety code



### SYSTEM CONSIDERATIONS

Main fire alarm panel is provided at main security room

Satellite panels are provided for each building



### DETECTION COVERAGE

Full coverage for building and tenant area



### OCCUPANT NOTIFICATIONS

Full coverage for building and tenant areas  
evacuations speakers strobe light



### EMERGENCY TELEPHONE

Available in all elevators , lobbies, escape stairs, fire pumps, generator room.



## TELECOMMUNICATIONS AND SECURITY

The coverage network allows the following services

VoIP Telephony

Data Network

Wireless connectivity

IP Video surveillance

IP access control system



## TELECOMMUNICATIONS SYSTEM CONSIDERATIONS

Backbone fibre optic cables

Seating areas covered by access wireless points

THE PROJECT UTILIZES STATE OF THE ART SECURITY SYSTEM, NAMELY

IP based CCTW system

IP based access control systems



## WATER STORAGE TANK CAPACITY

Division of water storage

139 m<sup>3</sup> for one day of domestic use

61 m<sup>3</sup> for one day irrigation needs

250 m<sup>3</sup> for daily cooling of towers

227 m<sup>3</sup> for one hour of emergency water demand



## FIRE PROTECTION DESIGN CRITERIA

The entire development, including parking, commercial, and administrative areas are installed with sprinklers

Technical rooms such as generators, IT and M.V rooms for are protected by FM200 fire suppression system and foam systems.



## AREA CONFIGURATION

Common areas are finished, operated, and managed according to the highest international standards.

Units are delivered to tenants in core and shell configuration with outlets designated for utilities including electricity, chilled water, ventilation, fire fighting, fire alarm, internet connection, and telecommunication.



# THE TWELVE OFFICE EXPERIENCE

With its unique location, spectacular design, integrated facilities and instant delivery for sold units,

Twelve is set to be the business headquarters of choice in Cairo. From superior finishing to advanced technology to prestigious address, its office spaces have everything your team needs to succeed.



A typical floor plan includes clear ceilings as high as 3.4 meters, and a span of 12 meters between columns, providing office space with much more to offer. The surrounding restaurants and services, exclusive office entrance and secure parking area ensures a unique and relaxed experience for you and your team. TWELVE's commitment to quality promises an optimum and comprehensive working environment for any business.



# OFFICE FINISHES

- Flooring: Polished imported marble
- Walls: Paint-Marble cladding
- Ceiling: Water resistant gypsum board and walnut wooden planks
- Counters: Imported marble









# MAIN ENTRANCES



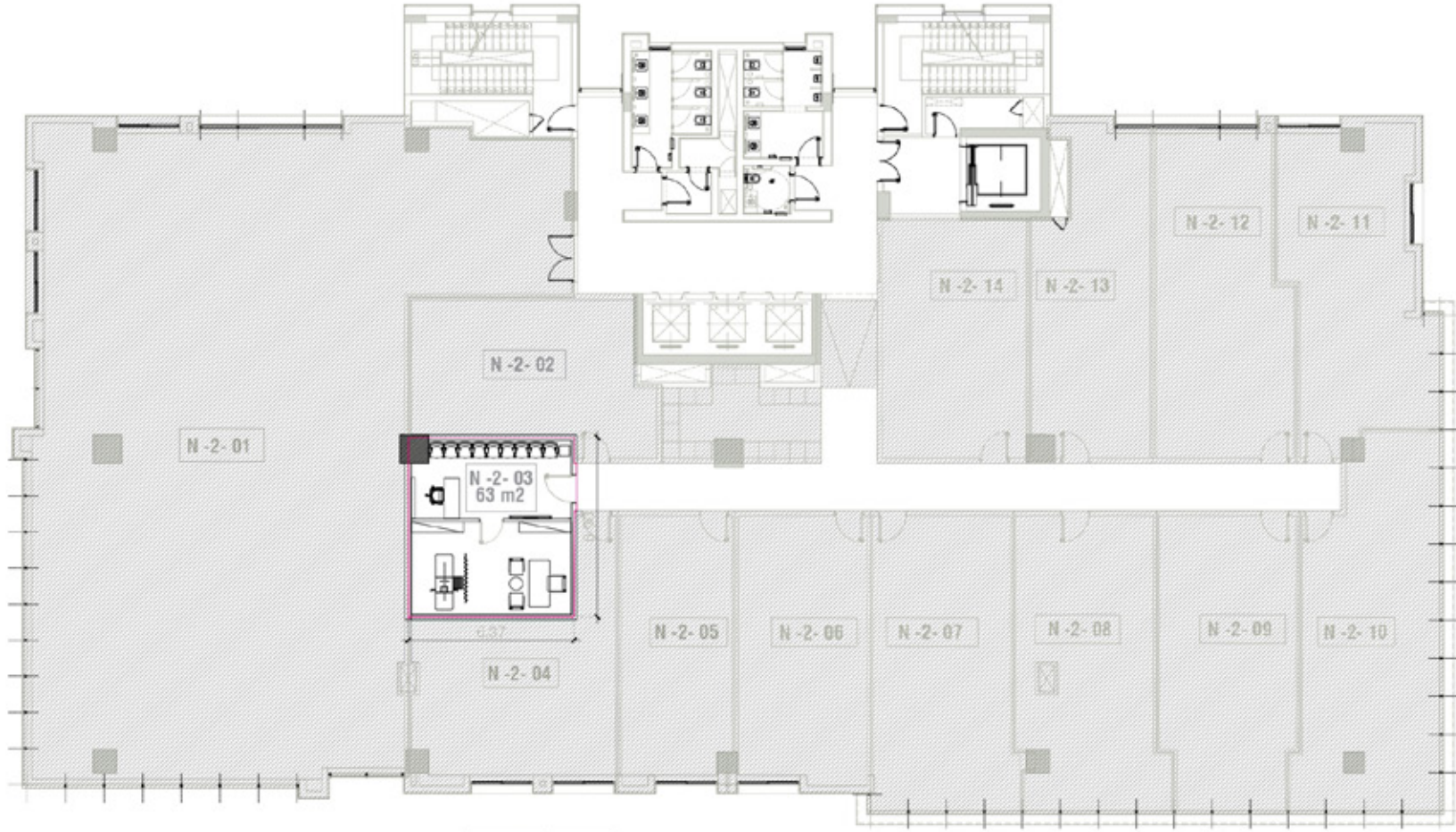


# TOILETS INTERIOR DESIGN



LAYOUT

**TWELVE<sup>®</sup>**



Unit	Area
N-2-03	63 m2

General Notes



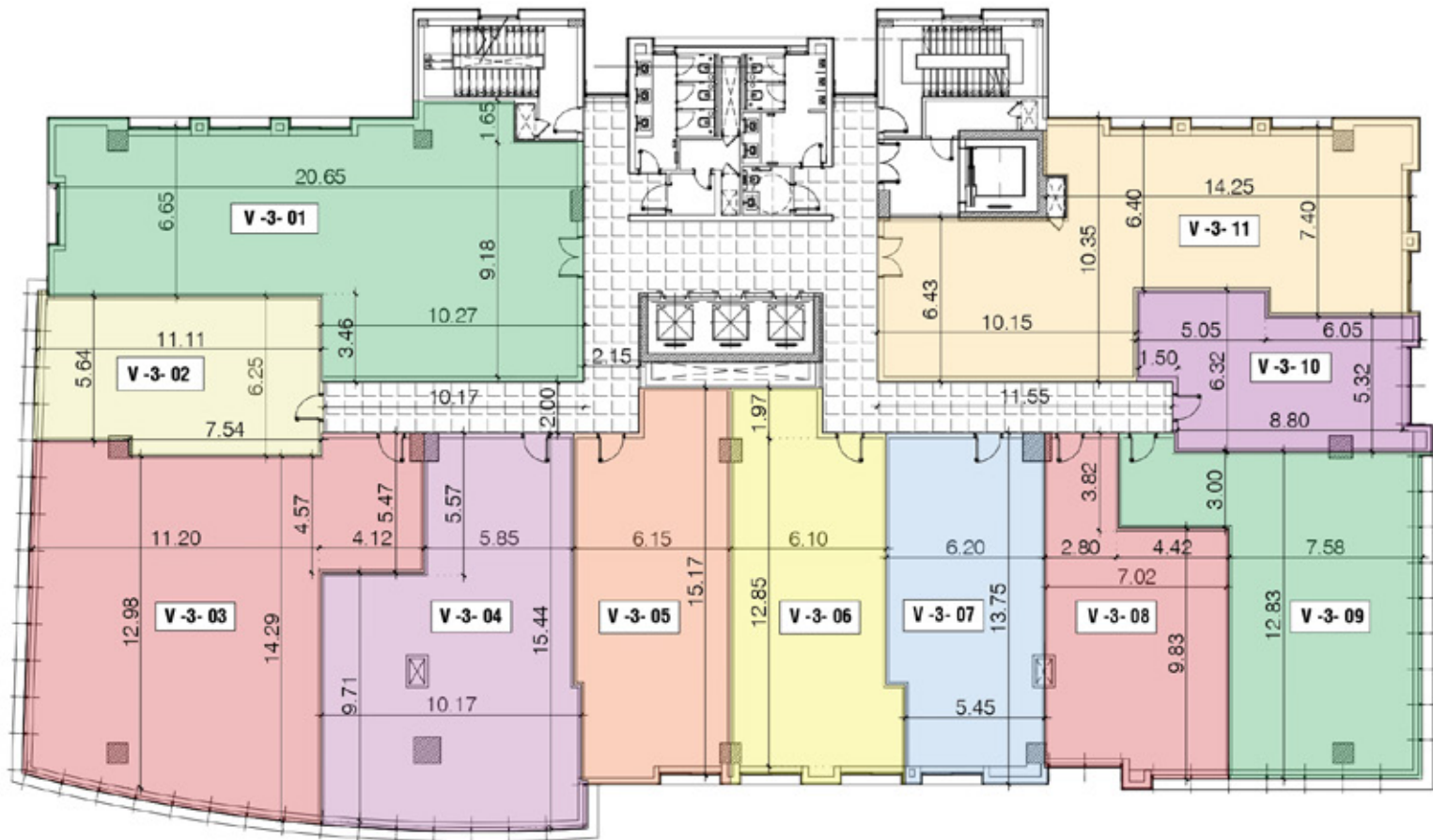
No.	Revisions	Date



Project Name	
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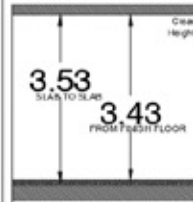
Rev	Building 2 Office Unit Layout	Date
1	Building 2 Second Floor Plan	1-10-2020





Unit Code	Gross Area
V - 3 - 01	240 m <sup>2</sup>
V - 3 - 02	92 m <sup>2</sup>
V - 3 - 03	245 m <sup>2</sup>
V - 3 - 04	180 m <sup>2</sup>
V - 3 - 05	120 m <sup>2</sup>
V - 3 - 06	124 m <sup>2</sup>
V - 3 - 07	110 m <sup>2</sup>
V - 3 - 08	109 m <sup>2</sup>
V - 3 - 09	151 m <sup>2</sup>
V - 3 - 10	81 m <sup>2</sup>
V - 3 - 11	213 m <sup>2</sup>

General Notes



No.	DESCRIPTION	DATE

Plan No.



Project Name

Rev.	Architecture Plans Package	Date

02-10-2020 Rev. 00

# COMPANIES AND TENANTS

# TWELVE<sup>®</sup>



ANCHOR TENANT



F&B



RETAIL

COMPANIES





ALL TENANTS



THANK YOU

**TWELVE**®