



PAVO
TOWER

ABOUT MERCON

Launched its operation in 2019, **Mercon Developments** starts to take its first-class developments to a new level in the market!

It's a matter of having the integrated experience of both construction and developments for more than 15 years with a clear vision of the real estate market.

Our experience is comprised of multiple success stories that include 70 established and living projects in Cairo, delivered more than 840 units, partnering with China state Construction engineering Corporation Egypt in Iconic towers Construction, and numerous gait projects include:

- o Governmental district New Capital
- o Iconic Tower - New Capital
- o Octagon
- o New Capital Grand Gates
- o Express Railway project
- o Dubai Port in Suez
- o Monorail
- o Chinese CBD Towers
- o New Capital Transport Station
- o Utility Facility Stations

Mercon from here starts to take its first-class developments to a new level in the market! It's a matter of having the Integrated experience, and a clear vision of the market. Because we know the needs of our niche clients in having a mesmerizing one-of-a-kind experience!

The logo for Mercon Developments is displayed in a large, white, sans-serif font. The word 'MERCON' is on the top line, and 'DEVELOPMENTS' is on the bottom line, with wide letter spacing. The background of the entire page is a dark, abstract image featuring a series of parallel, diagonal white lines that create a sense of depth and movement, resembling a staircase or architectural structure. The lighting is dramatic, with a bright area at the top left and a dark area at the bottom right.

MERCON
DEVELOPMENTS



NEW CAPITAL - CBD

An architectural revolution, with a major cultural transfer to Egypt, is seen in The Central Business District in the **New Administrative Capital!**

It is placing Egypt into the era of global cities where it will have a central business area designed at the highest level, reflecting the urban and real estate development in Egypt as well as economic development that affects the economy.

The cornerstone was laid in March 2018 on an area of about one million 700 thousand square meters, with an investment volume of about 3.4 billion. The project is located in the heart of the new capital between the northern and southern axes of Mohammed bin Zayed, where the city is located about 45 kilometers from Cairo, about 80 kilometers from the city of Suez, and only 60 kilometers from Al-Ain El-Sokhna and minutes away from Al-Mostakbal City, Madinaty and Al-Rehab.

ABOUT PAVO

PAVO Tower is the second project of Mercon Developments hitting the New Capital City!

Its construction and design are like a God-made constellation in the sky! Which is represented in every inch in the tower! It has a well-rounded construction blend that includes professionally serviced commercial and administrative units, all contribute to a higher quality of life for its owners.

At **PAVO Tower**, you'll have an ideal atmosphere for a flexible working environment and a wide range of services for companies, SMEs, and startups looking for the best location to get introduced to the market and build an exceptional business network!

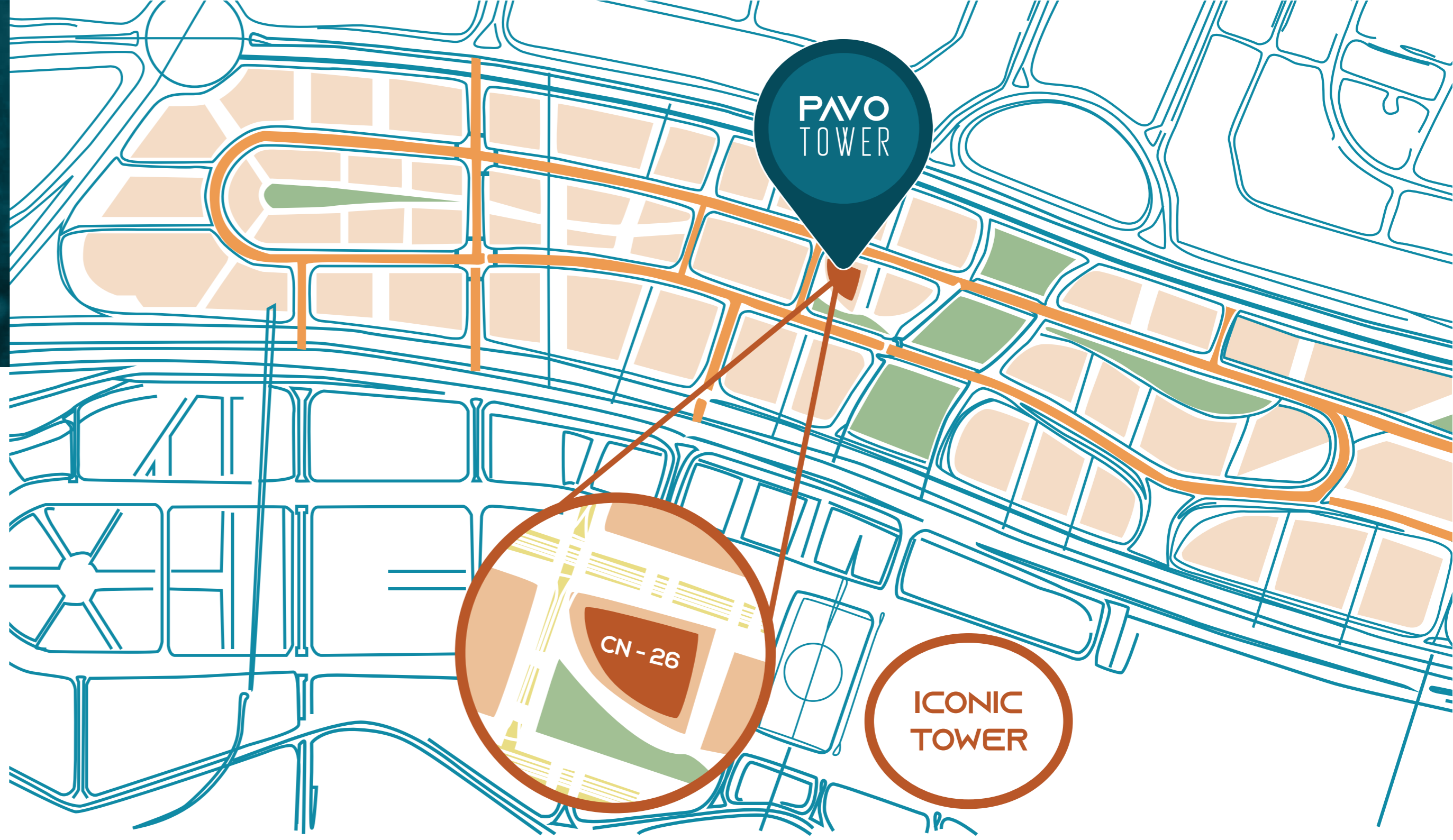


LOCATION

PAVO Tower is located in the Central Business District, **land no. CN - 26** in **New Capital** in an idyllic location with a panoramic view overlooking the iconic tower!

It's simply where you'll have a luxurious investment for your business with an outstanding, modern lifestyle experience with all the facilities and services you need in one place!

 Gardens & Greenery  Buildings  Service Roads





DESIGN CONCEPT



The design of **PAVO** Tower is serving as an addition to the urban context of the new capital by adding a new design concept and execution to the CBD area!

PAVO Tower architecture and design guarantee a unique user experience, where the design serves the residing businesses' needs and provides a special atmosphere for the commercial and administrative.

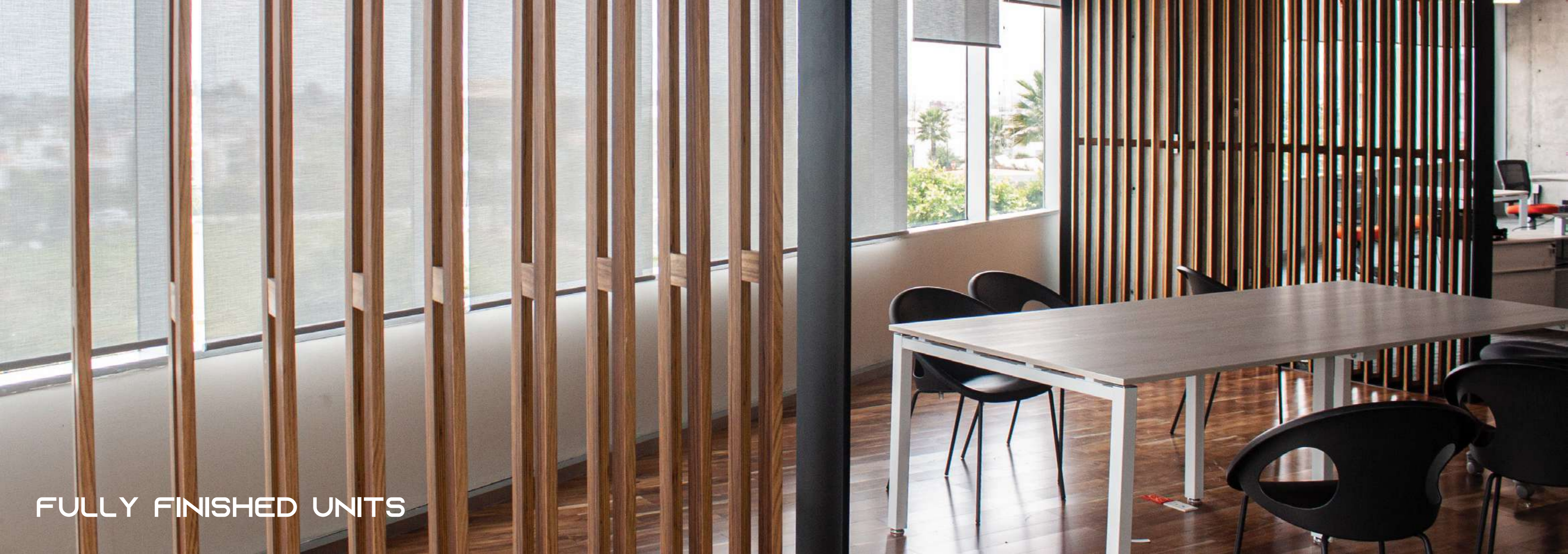


FLYING OFFICES



PAVO Tower is introducing the first **flying offices** in The New Capital City!

Experience the majestic panoramic view of the iconic tower and the mystifying feeling of floating in the sky in your working space at PAVO Tower!



FULLY FINISHED UNITS



PANORAMIC VIEW

Experience a panoramic view overlooking the iconic tower!

When you choose PAVO Tower for your business, you choose a new business lifestyle with an investment opportunity!

PAVO Tower is constructed with a new identity for Façade utilization and usage of the glass facades to a panoramic view with %65 of the building overlooking the iconic tower.





ROOFTOP EXECUTIVE
LOUNGES



COMMERCIAL

Throughout the upscale retail areas, **PAVO** Tower provides a unique walk-in experience. You can easily find your preferred food, outlets, banks, and the majority of service providers that you might need here.

Chill O Chill out places for a casual dining experience. This commercial venue is a meeting place for business & pleasure!

YOUR GO-TO COMMERCIAL
DESTINATION





ADMINISTRATIVE

PAVO Tower is built on the contemporary style of design & architecture that is portrayed in every inch in your administrative office!

To ensure you a new business lifestyle indulged in pleasure, comfort, privacy and functionality!



A FLYING OFFICE
WITH A VIEW



PROJECT FACILITIES

- Rooftop Deck
- Outdoor Spaces and Terraces
- Panoramic View
- ATM Onsite
- 24/7 Security monitored with surveillance systems
- Valet Parking
- Underground Parking
- On-site Maintenance and Engineering Services
- Fire Control
- Escalators and Elevators
- Central AC
- Concierge Services
- 24/7 Attended Lobby
- Service Corridors
- Storage Areas
- Land Scope & Outdoor Areas
- Air Quality & Temperature Management
- Video Surveillance
- Generator
- Automatic ID Gate
- 24/7 CCTV Cameras
- Care Service and Maintenance Service

Office Facilities

- Praying room
- Fitness center
- Children playroom
- Conference room
- Meeting Room
- Social lounge



**3 FLOORS
UNDERGROUND PARKING**



FLOOR PLANS

GROUND FLOOR

Unit	Space	Outdoor
G01	57.35 m	88 m
G02	40.067 m	68 m
G03	35 m	17 m
G04	36.5 m	32 m
G05	30.52 m	40 m
G06	29.1 m	21 m
G07	29.1 m	21 m
G08	29.47 m	74 m
G09	30.45 m	-
G10	36 m	-
G11	32.4 m	8 m
G12	36.75 m	13 m
G13	36 m	17 m
G14	40 m	17 m
G15	38 m	18 m
G16	38.5 m	27 m
G17	31.65 m	92 m
G18	30 m	13 m
G19	83 m	23 m
G20	31.05 m	13 m

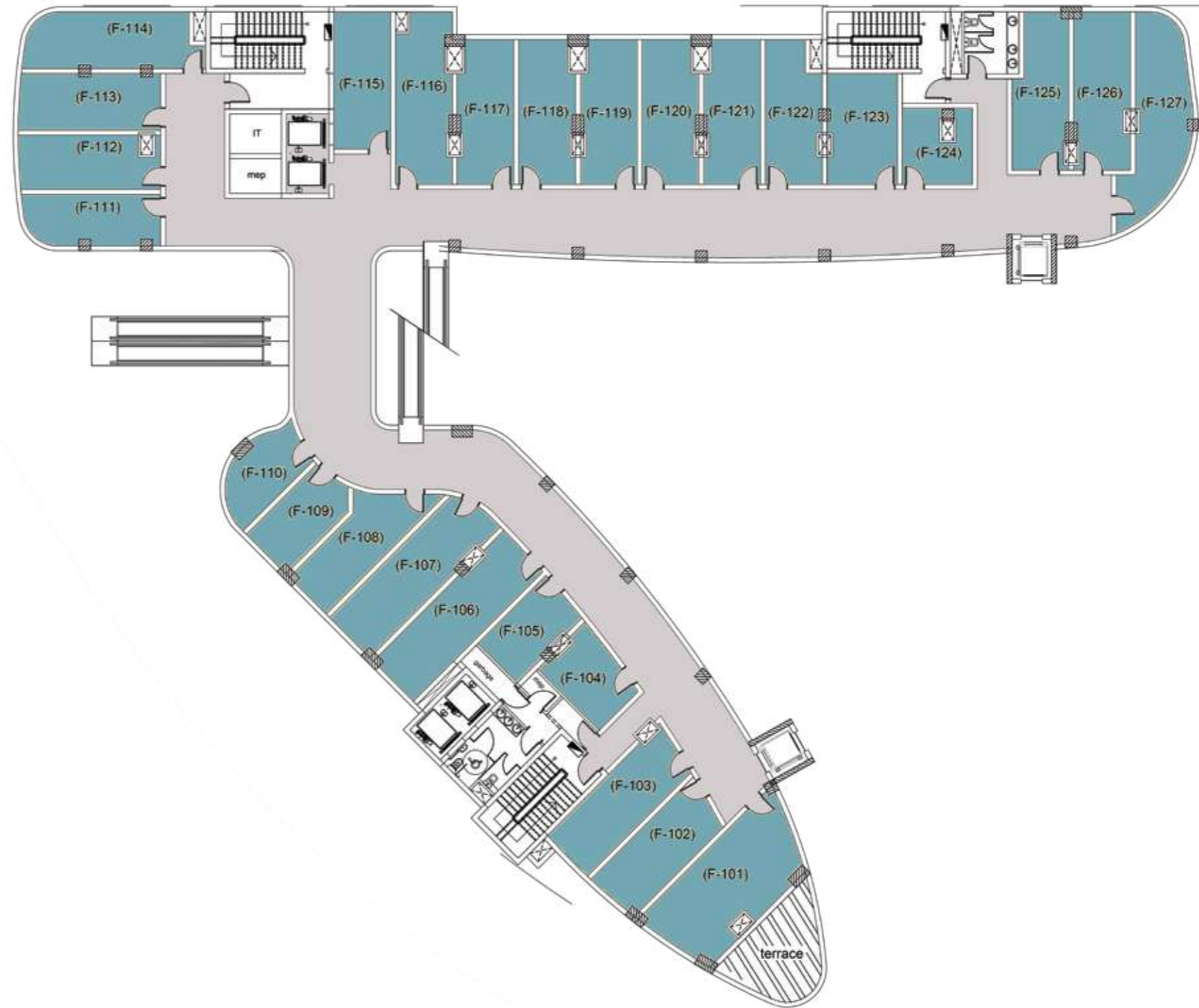
G21	23.62 m	17 m
G22	24 m	17 m
G23	23.32 m	17 m
G24	23.32 m	17 m
G25	23.32 m	17 m
G26	30 m	30 m
G27	37.12 m	21 m
G28	63.55 m	31 m
G29	71.3 m	41 m
G30	33.75 m	15 m
G31	34.5 m	15 m
G32	35.1 m	15 m
G33	35.47 m	16 m
G34	30.75 m	16 m
G35	30.75 m	16 m
G36	30.37 m	16 m
G37	29.7 m	16 m
G38	28.87 m	16 m
G39	28.72 m	16 m
G40	34.65 m	-
G41	28.125 m	-
G42	30 m	60 m



FIRST FLOOR

Unit	Space
F-101	63.78 m
F-102	34.5 m
F-103	40.35 m
F-104	24.82 m
F-105	23.85 m
F-106	46.87 m
F-107	45.52 m
F-108	35.29 m
F-109	25.5 m
F-110	25.27 m
F-111	32.25 m
F-112	34.5 m
F-113	36 m
F-114	45.15 m
F-115	36.37 m

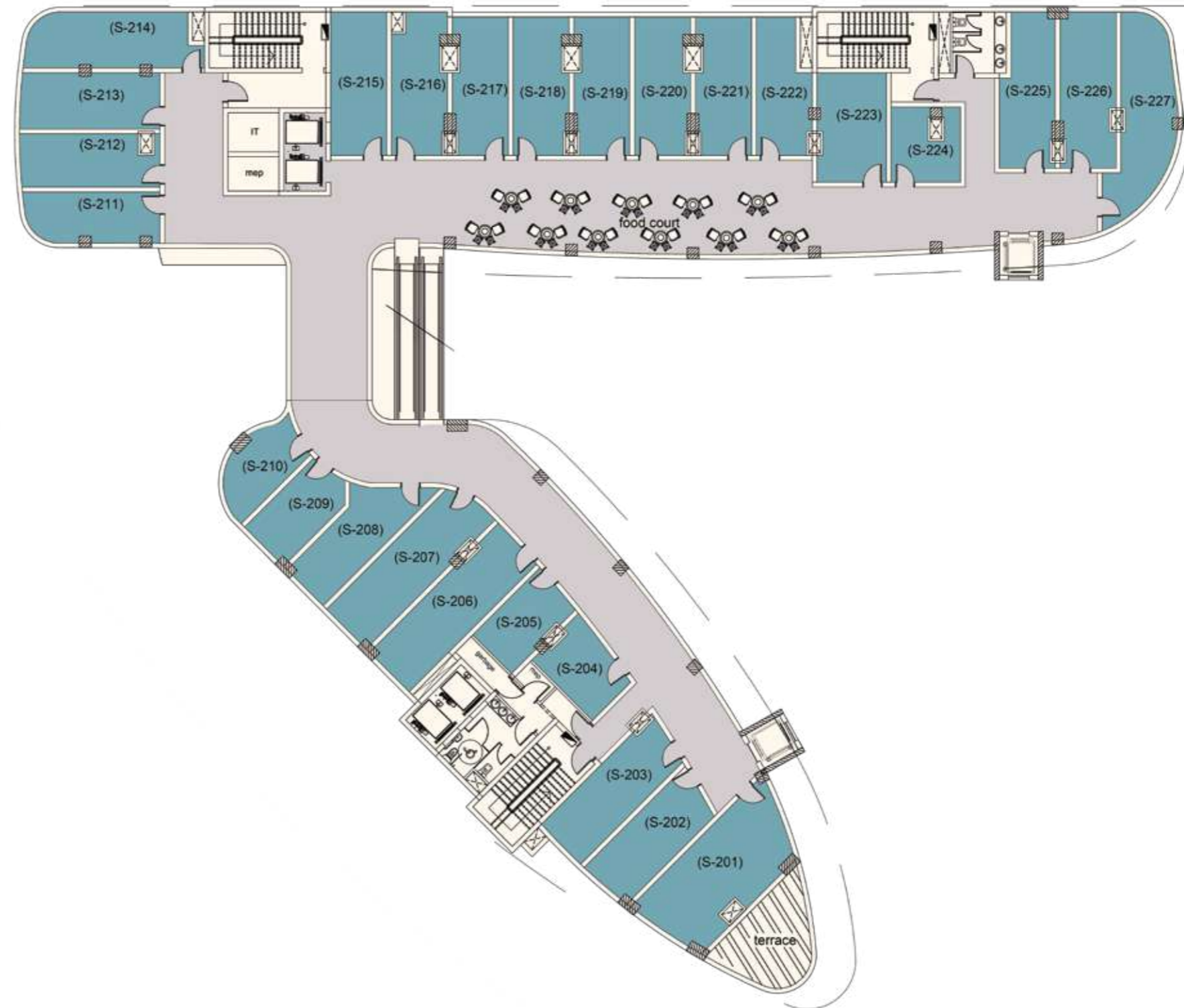
F-116	43.95 m
F-117	36.78 m
F-118	36.78 m
F-119	36.78 m
F-120	36.78 m
F-121	36.78 m
F-122	37.12 m
F-123	35.32 m
F-124	25.8 m
F-125	38.47 m
F-126	39.75 m
F-127	51.53 m



SECOND FLOOR

Unit	Space
S-101	63.78 m
S-102	34.5 m
S-103	40.35 m
S-104	24.82 m
S-105	23.85 m
S-106	46.87 m
S-107	45.52 m
S-108	35.29 m
S-109	25.5 m
S-110	25.27 m
S-111	32.25 m
S-112	34.5 m
S-113	36 m
S-114	45.15 m
S-115	38.25 m

S-116	36.97 m
S-117	35.7 m
S-118	35.7 m
S-119	35.7 m
S-120	35.7 m
S-121	35.7 m
S-122	35.85 m
S-123	35.32 m
S-124	25.8 m
S-125	38.47 m
S-126	39.75 m
S-127	51.53 m



ADMIN FLOORS TYPICAL + 11

Unit	Space
A - T01	80 m
A - T02	32.25 m
A - T03	30 m
A - T04	33 m
A - T05	34.5 m
A - T06	36.5 m
A - T07	37.5 m
A - T08	38.5 m
A - T09	39 m
A - T10	32 m
A - T11	32.5 m
A - T12	27.5 m
A - T13	30.5 m
A - T14	31.5 m
A - T15	35.5 m

A - T16	32.5 m
A - T17	30 m
A - T18	51.5 m
A - T19	39 m
A - T20	32 m
A - T21	31.5 m
A - T22	28 m
A - T23	33.5 m
A - T24	32.5 m
A - T25	39 m
A - T26	39 m
A - T27	39 m
A - T28	40 m
A - T29	40 m
A - T30	42 m
A - T31	42.5 m

A - T32	41 m
A - T33	41 m
A - T34	41 m
A - T35	40.5 m
A - T36	40 m
A - T37	29.5 m



