

S W A N L A K E

RESIDENCES

NEW CAIRO

# FAQ's

Frequently  
Asked  
Questions

Office Park

**Building** A-04



HASSAN ALLAM  
PROPERTIES



## Introduction

Boasted over 153,000 sqm SLR [SwanLake Residences] Office Park, is HAP's innovative brainchild. Crowning a prime location in the heart of its flagship mixed use development Swanlake Residences - New Cairo [SLR].

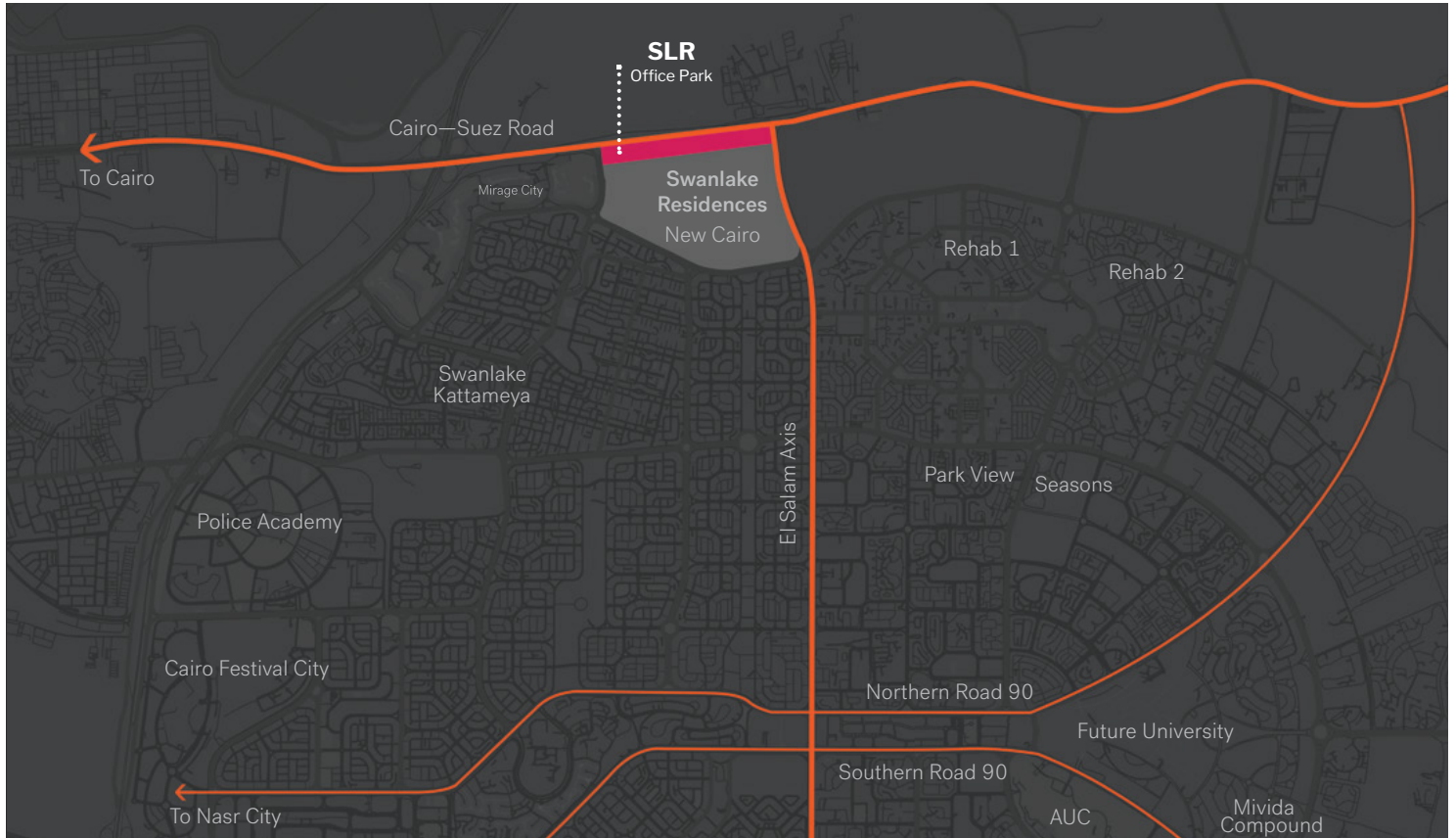
Building on its top-class offerings, SLR [SwanLake Residences] Mixed Use Destination brings to fruition a signature one stop destination, combining vital ingredients such as offices, retail, shopping and dining venues, leisure and health-care to creatively cater to the ever-changing needs of contemporary lifestyles.

## Project Main Features

The project takes the form of a compact mid-rise block with building heights of "G + 4" sitting on a one level parking basement. The building will be serviced by lifts and stairs connecting the underground parking to the upper floors. The upper floors consist of flexible office space open plans that can be subdivided by drywall partitions into smaller office areas, serviced by shared facilities that exist in the core area of each floor.

The project will include a one-level basement that extends beneath the buildings (covering almost the entire parcel area) to provide an approximate total number of 2,000 parking spots inclusive of surface and underground parking.

## Prime Location



SLR [SwanLake Residences] Office Park is strategically located in HAP's flagship mixed use development SwanLake Residences – New Cairo [SLR], which sprawls over an impressive 438 acres of niche settings blending twelve exclusive gated neighborhoods in one high-end center-point, far from the city's noise and crowds. The Office Park is ideally located at the intersection of tranquility and action, just minutes away from Cairo's main attractions.

Primely located, it overlooks Suez Road, as well as Mohamed Naguib's Axis with a starting point at the east leading to El Rehab Gate 13. From the south, the destination provides direct access to Youssef El Seba'ai Axis, and from the west, it instantly leads to the Mirage Residence.

## Proximity

Heliopolis	<b>10 KM</b>
American University in Cairo (AUC)	<b>9 KM</b>
Cairo International Airport	<b>6 KM</b>
Cairo Festival City (CFC)	<b>9 KM</b>
SwanLake Kattameya (SLK)	<b>2 KM</b>
Al Rehab	<b>1 KM</b>
Mirage City	<b>1 KM</b>





**Disclaimer**

All renderings and landscaping visuals, materials, and façades are for indicative purposes only and subject to change. Hassan Allam Properties reserves the right to make non-fundamental changes to the design provided herein.

## Location Map



**Disclaimer**

For indicative purposes only, not 100% accurate



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## Master Plan



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2. The architectural details and dimensions in this plan are based on schematic design information only, and final As-Built conditions may vary.
3. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
4. Hassan Allam Properties reserves the right to make revisions/alterations, at its absolute discretion, and without liability.



# Office Building A-04



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**Built  
to suit  
office spaces.**

**Gate  
Building A-04  
3 floors  
5,585 sqm**

SLR [SwanLake Residences] Office Park rolls out on an impressive 80,000 sqm across 4 floors to introduce a premium variety of cutting-edge office spaces, peacefully spread out across its promenade's upper floors to inspire and delight. Dynamic, diverse and flexible, SLR [SwanLake Residences] office park office spaces are carefully crafted to accommodate diverse industries spanning large multinationals, blue-ships, digital natives, local conglomerates and co-working spaces and rising start-ups.

Gate Building A - 04	Available Area Range in Sqm	
	Min	Max
Second Floor	136	247
Third Floor	136	247
Fourth Floor	136	247

# Retail Hub

Where every step is a world of experiences; over a leasable area of 17,000 sqm of retail space along 700-meter walkable promenade, SLR [SwanLake Residences] Retail Hub is home to an unprecedented world of handpicked eateries, cafés and selective casual and fine dining venues.

Adding to the above, SLR [SwanLake Residences] Retail Hub supports a multitude of experiences, spanning hand-picked international and local brands, boutique collections and fresh flavors, perfected by impeccable service, anytime of the day. SLR [SwanLake Residences] Retail Hub is planned to create the benchmark in cultural and social interactivity, and the Retail Hub is set to become a thriving happening spot for fashion, art and entertainment events east of Cairo, enlightening the community with the most eclectic forms of luxuries, to simply indulge.

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## Business Partners

Signature design by **Callison RTKL**.

Landscape by **Cracknell**.

Main Consultant by **raafat miller consulting [rmc]**.





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## Preliminary Technical & Finishing Specs Finishes [Core & Shell]

### Buildings Protection Systems

-  Fire Alarm System
-  Firefighting System
-  Public Address System

### Building Operating Systems

-  Access Control System
-  CCTV Closed-Circuit Television Camera
-  Telephone, Data and TV Systems
-  Security System
-  Building Management System BMS
-  Parking Management System
-  Conveying System (Elevators)

### Utilities Systems

-  HVAC, Heating, Ventilation, and Air Conditioning
-  Electrical supply and Emergency Backup system
-  Domestic water supply system





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## Standard Offering within Each Tenant Area

- Building external Envelope; cladding/ Aluminum windows/ double glazed glass/ paint
- Unfinished slabs/columns/ceiling
- Vertical shaft to accommodate HVAC condensate, Waste & Solid provision drainage
- Parking bays (basement & surface) as per code
- Water Supply

## Public & Core Areas Utilities

- Finished lobbies & corridors; high quality marble/ granite flooring
- Passenger and services elevators reaching the basement
- Janitor room per floor
- Pantry per floor
- Garbage chute access per floor
- Male / Female & Handicapped toilets per floor
- CCTV covering building entrances
- Metal detectors and Turnstiles provisions at main entrance
- Public amenities

