



 **The Ark** BUSINESS DISTRICT

Experience A Life of Distinction

A hybrid of hospitality, leisure, business and residential spaces.

A leading mixed-use destination, The Ark New Cairo is a bustling self-sustaining development sprawled over 92 feddans, where 70% of the total net area is dedicated to open spaces. The Ark New Cairo offers a unique experience to living, working, entertainment, shopping, and enjoying life! High-end, versatile office spaces at The Ark Business District redefine the way you work with unique and various spaces, exclusive services, the latest in modern amenities and more.



A dynamic commercial and retail area sits underneath the office spaces with invigorating shopping experiences and culinary adventures. While the Cultural and Entertainment Hub brings a new immersive entertainment experience to the area. Welcome to a world where breathable green spaces surround you, a world that fuses together the best of suburban living and urban conveniences. With its strategic location, positioned at the intersection of South 90th Road and Mohamed Naguib Axis, The Ark New Cairo is bound to be the most iconic landmark in the New Cairo area.









An Iconic Prime Location

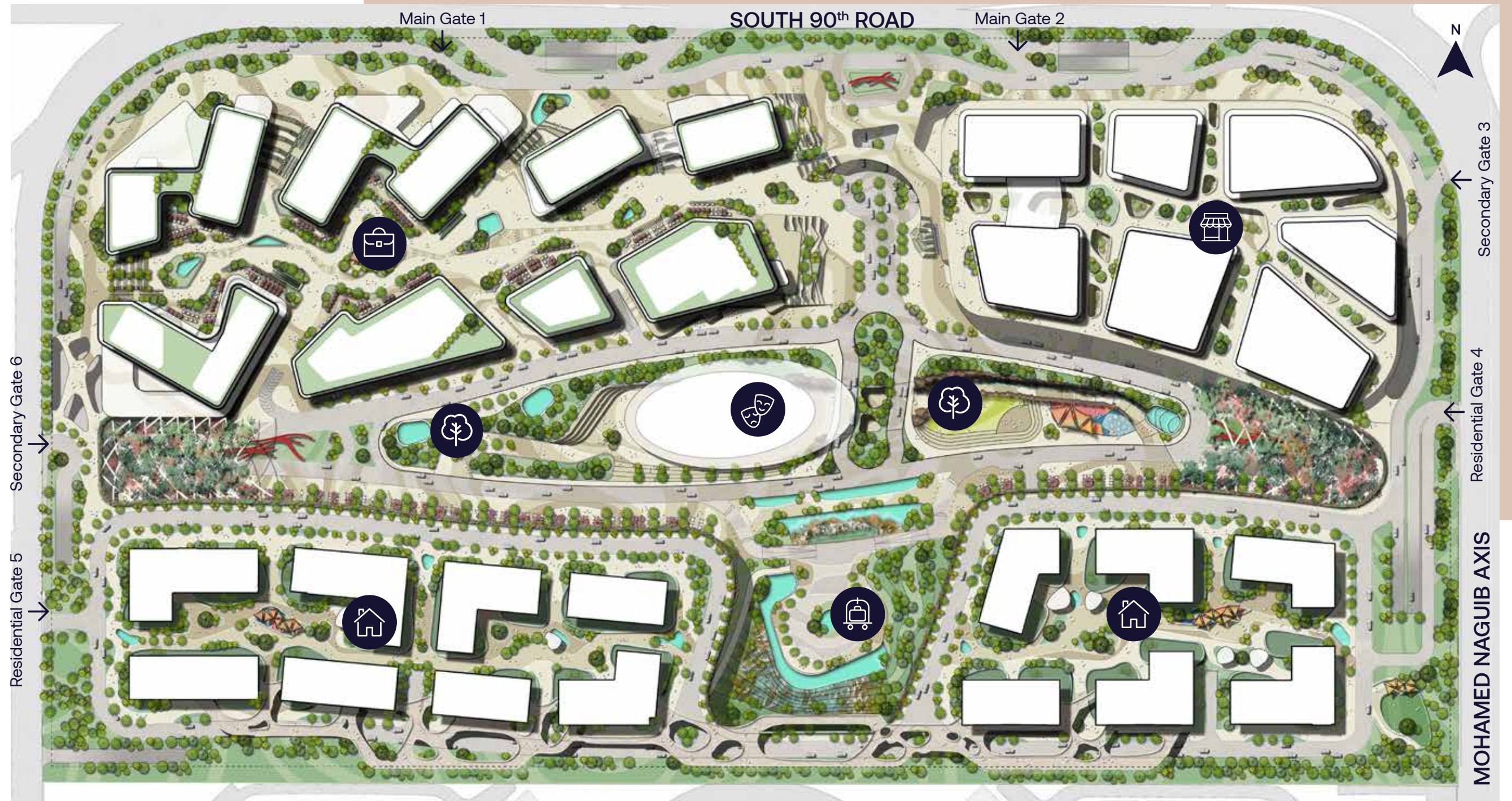
- 5 minutes to Dusit Thani Lakeview Cairo
- 10 minutes to Sokhna Road
- 10 minutes to Downtown Katameya
- 12 minutes to Ring Road
- 25 minutes to Heliopolis
- 25 minutes to Maadi
- 45 minutes to New Administrative Capital

○ Monorail Station



A Fully Fledged Destination

-  The Ark Business District
-  Mixed-Use Area
-  The Urban Park
-  Branded & Serviced Residences
-  Two World-Class Hotels
-  Cultural & Entertainment Hub





A Walk Through The Ark New Cairo



The Ark Business District

Offices are your home away from home that houses your dreams, aspiration, and grit for life.

Our thriving business district, comprised of 11 buildings in total, fuses modern functionality with a streamlined design philosophy that considers the outdoors as part of your workday. A parking area spread across two levels along with car drop-off spots available at each building, ensure a smooth journey for all visitors. The commercial and retail area on the ground level boasts a dynamic dining and shopping experience, with renowned brands and global cuisines coming together in one lively and bustling space.





Branded & Serviced Residences

Every home built by The Ark is designed to unwind, ease and recharge its residents.

An exclusive luxury living experience where resident needs are catered to, exclusive amenities are accessible and convenient with state-of-the-art features, make life easy, relaxed and enjoyable. Residential areas can be accessed via two gates that are solely dedicated to resident-use, thereby safeguarding their privacy and providing them with ease of access.



World-Class Hospitality



Treat yourself right to a new experience that never falls short of perfect standards.

The Ark Development will be partnering with the best names in hospitality to provide two world-class luxury hotels, fully equipped with state-of-the-art leisure and accommodation services, mastering the art of hospitality.





The Urban Park

A connection with nature amidst the hustle of it all.

The Urban Park instantly transports you from a cosmopolitan setting to a pristine green space that is stretched across the center of the development. This exceptional green space, that divides the residential and commercial areas, can be easily reached from anywhere in The Ark New Cairo via a spectacular pathway that accommodates both cars and pedestrians.



Cultural & Entertainment Hub



Bringing spirit, energy and passion to residents and guests.

In today's world, living a fulfilled life means catering to all its' aspects, including art, culture, music and entertainment. The Cultural and Entertainment Hub is located at the center of the development. This unprecedented space, the first of its kind in the area offers visitors a whole new bouquet of experiences. The Cultural and Entertainment Hub will play host to world-class events that will bring the community together and will earmark The Ark New Cairo as a world-class cultural and entertainment destination.



The Ark Business District



The Ark Business District

The Ark Business District is a state-of-the-art, integrated office complex that weaves together functional and aesthetic attributes in a modern work area. Several flourishing piazzas sit on the ground level of The Ark Business District, boasting a commercial area underneath 11 sprawling office buildings. The commercial area includes high-end retail spaces, restaurants and cafés, as well as recreational venues.

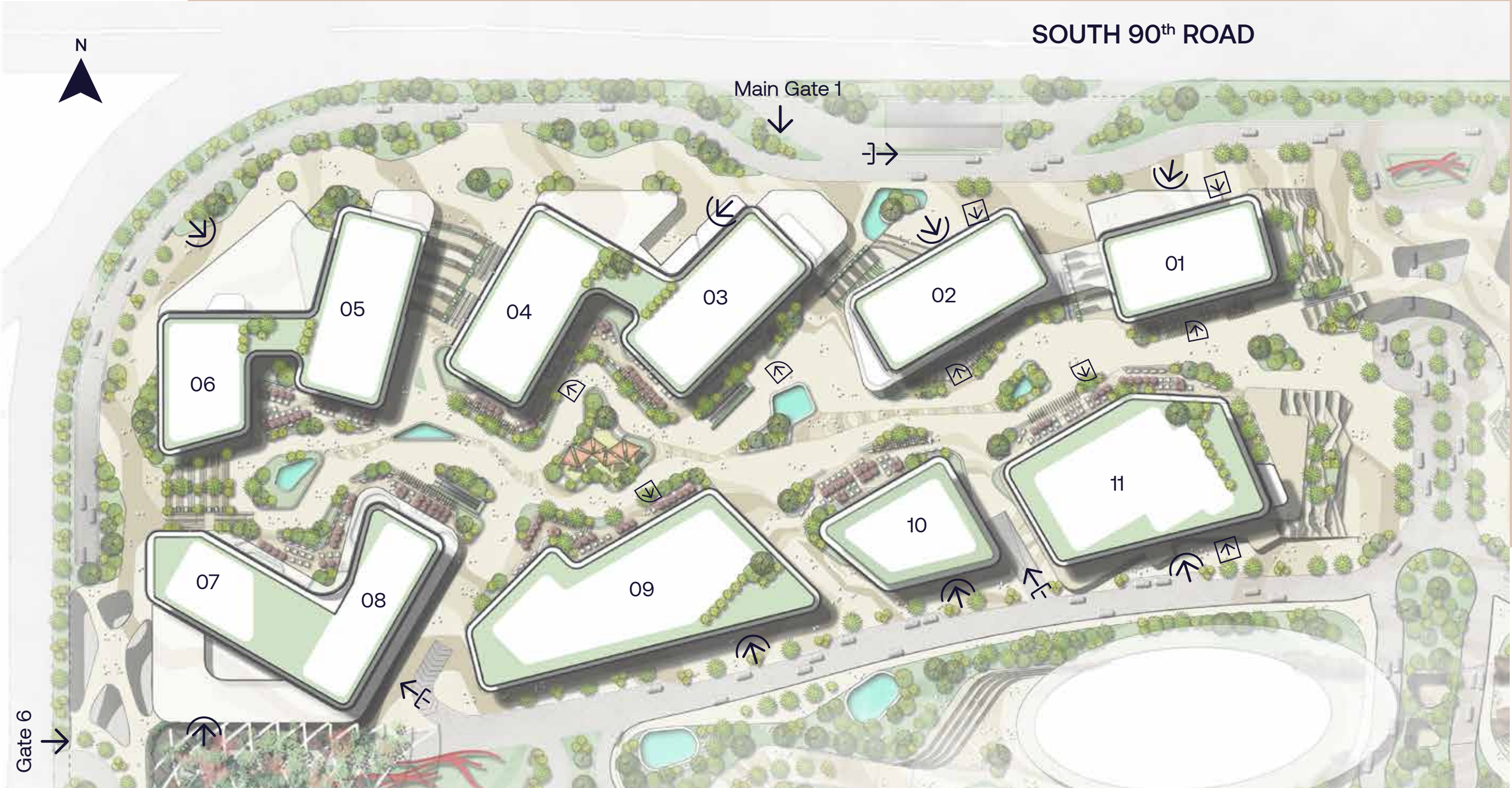
An Inspiring Workspace



The office buildings feature spacious terraces overlooking sweeping panoramic views of the surrounding area; the offices have been designed to bring the outside in. The 4m high ceilings allow for all office provisions, while glazed walls allow natural light to flood your workspace to energize and refresh you.

The Ark Business District Site Plan

- Entrances of the Buildings
- Secondary Entrances of the Buildings
- Entrances of Private Offices
- Gates
- Basement Access



A Dynamic Shopping & Dining Experience



We make sure that all our districts are treated as livable experiences and not just as administrative buildings. High-end retail brands and world-class global cuisines meet in this thriving commercial space, pulsating with a vibrant energy. The commercial area enjoys a spacious boulevard that cuts through the retail strip, while abundant green spaces and delightful water features add to The Ark Business District's recreational experience. The space is designed to promote ease of movement, relaxed circulation, and a sociable communal feel.

Retail tenants are provided with back of house areas, for all units, which include storage and loading docks. These areas are conveniently located adjacent to each unit.

Your Experience, Enhanced



The Ark Development has partnered up with Savills, one of the world's leading real estate consultancies, to ensure the design of the retail spaces meet international standards and the retail mix is diverse and inclusive of all our visitors' needs. In addition, Savills will be managing the operations of The Ark Business District after its completion and consulting throughout the various stages of the development to ensure the best in class experience for the consumer.



**Inspiring
Unique Spaces**



Dynamic Office Buildings

We exist to create what hasn't been done before; moving our distinctive properties and those who experience them into a new era. Our office buildings are home to different size piazzas that are the beating heart of The Ark Business District. The piazzas offer a variety of urban experiences that enable your workday to be sprinkled with some leisurely moments.

Designed Differently

Our office spaces have been designed with a modern approach to today's work environment. Productivity, traffic flow, and wellbeing have all been taken into consideration when conceptualizing these spaces. In the end, what we have created are intelligently designed workspaces that maximize on outdoor lighting, inspiring creativity and productivity.



Double Height Grand Entrances

Welcoming you with the utmost luxury, each fully finished double height grand entrance is designed with the most premium finishing specs. Walking into any building at The Ark Business District offers an unparalleled opulent atmosphere.



Panoramic Terraces

Beauty surrounds you at every angle at The Ark Business District. Every office space is designed to let in an overflow of light and bring the outside in, ensuring a peaceful atmosphere. Office spaces feature spacious terraces with abundant scenic views of the bustling piazzas, the lusciously green urban park and South 90th Road. There's nothing more inspiring than being surrounded by exciting panoramic views anywhere you go at The Ark Business District.

Distinctive Office Types

Offices

To cater to the different types of business and their needs, we have developed a diverse range of office spaces and configurations. Most offices boast outdoor terraces, as they look over either The Urban Park, Road 90 or the piazzas. The 4m high ceilings and glazed walls of our offices provide an airy and breathable mood, as natural light floods the space, and the open views provide a relaxing atmosphere for employees due to also having an average distance of 8.4m between each pillar. The entrances of buildings are comprised of 8m height ceilings giving a grandeur feel.



Duplex Offices

Duplex Offices measure 350 m² and consist of two floors with an internal private staircase, and a spacious double-height outdoor terrace.



Triplex Offices

Triplex Offices range in area from 1,800 m² to 2,000 m². The three-story workspace has an internal private elevator and staircase featuring a spacious triple-height outdoor terrace.

Bridge Offices

Introducing our innovative Bridge Offices for the first time ever in a business complex with areas ranging from 3,000m² to 5,000m². The unique floating offices are suspended between two buildings, consisting of two floors with an internal private entrance and overlook Road 90 and the piazza.

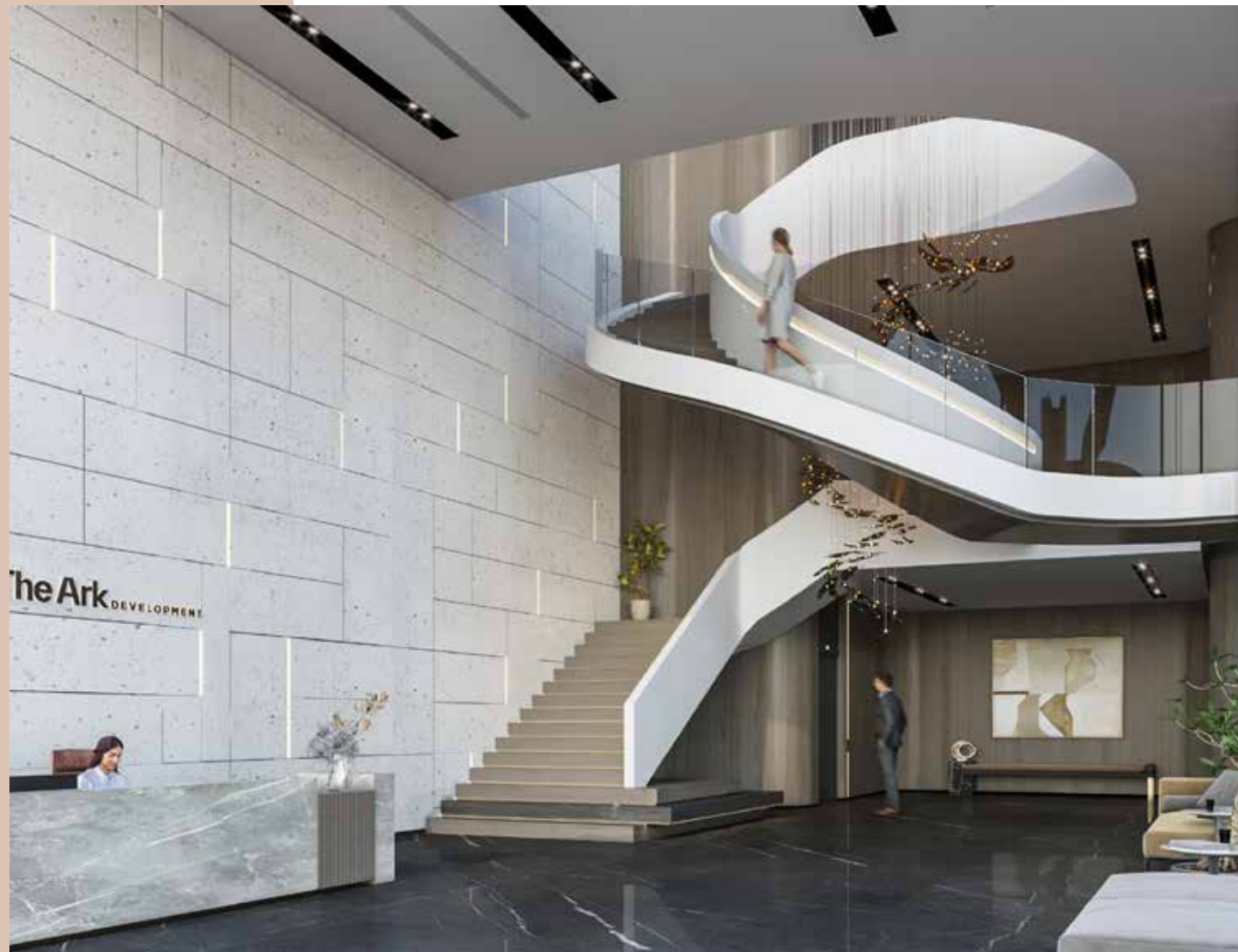


Loft Offices

Loft Offices encompass large, flexible, open spaces, without internal walls spread across two floors ranging from 300 m² to 1,100 m². The two-story offices are designed with unique double-height ceilings, and feature double-height glazed walls with façades overlooking exciting views.

Private Offices

The exclusive Private Offices range in area from 2,300 m² to 3,500 m². Private Offices are designed as semi-standalone spaces, in which tenants can enjoy their own private entrance, cores, reception and services.



Penthouse Offices

The luxe Penthouse Offices range in area from 1,350 m² to 2,000 m². Located at the top of each building, Penthouse Offices feature private open-sky courtyards within the office complex, acting as a breakout area for building employees. Brimming with lush greenery, these courtyards bring the outdoors and natural light into the office. Penthouse Offices also feature all-around roof decks with 360° top views. Interiors feature glazed wall façades overlooking the private wrap-around terrace.

Shared Creative Workspaces

Today's work processes are all about collaboration, brainstorming and effective sharing of ideas. The creative open workspaces available in every building, in different sizes and designs, offer our office occupants a change of scenery when holding meetings, creative brainstorming sessions, training sessions, or project development sessions. Open workspaces promote a healthy social work atmosphere and enhance productivity.





Smart Intuitive Buildings

Smart Intuitive Buildings

Efficiency is everything. Smart technologies are at the core of what we do. Using a Building Management System (BMS), The Ark Business District will utilize the latest in property technology applications allowing the project to leverage various efficiencies; moreover, facilities will be automated with minimal need for human manpower. Our buildings will operate with systems that communicate to deliver data, thereby enabling efficient usage of resources, adjusting cost in real time, and improving the quality of life of our tenants. All BMS systems are interconnected with the possibility of modification upon request via a community application.



Multi-Zoning Landscape System

A personalized program based on the landscaping needs of each zone is set in place, which makes water consumption more efficient and reduces cost. The landscaping system program is based on the biodiversity needs of the zone and is adjusted to a timed schedule throughout the day. This works to enhance landscape preservation and decrease water consumption.



Heat Detection Systems

WITH INTELLIGENT TRACKING

To further create a safe and secure environment for our residents, smoke and heat detection systems are installed and mapped out on a digital plan. A module based on the plan is integrated into the safety panel in order to immediately locate and track any source of fire or heat, thereby directing emergency teams to the specific location in a timely manner.



Air Quality Sensors

To further enhance the quality of life for residents and visitors, air quality sensors are in place in common areas and parking areas to monitor the levels of CO₂ in the air. This works by controlling the flow of fresh air in these areas and provides a healthier environment.



CCTV With AI Software

FOR GUIDANCE & PREVENTION

To safeguard and protect the lives of residents and visitors, CCTV cameras are in place to monitor any illicit activities. The AI software used for guidance and prevention enables machine-learning, which helps the security system recognize events or persons that might represent a threat. The security system helps direct resources to prevent negative situations.





Cashless Parking System

WITH GUIDANCE & LICENSE PLATE READER

An intelligent parking system monitors parking flow and controls security in parking areas, preventing banned cars from entering the space. The guidance system also operates a license plate reader that can help detect car locations for customers who can't find their car. Providing a cashless payment method, the system streamlines the entire parking process and indicates the occupancy rate of the parking area to better direct the incoming flow of cars.

Fiber Optic Network (Triple Play)

Provision for Backup Generators



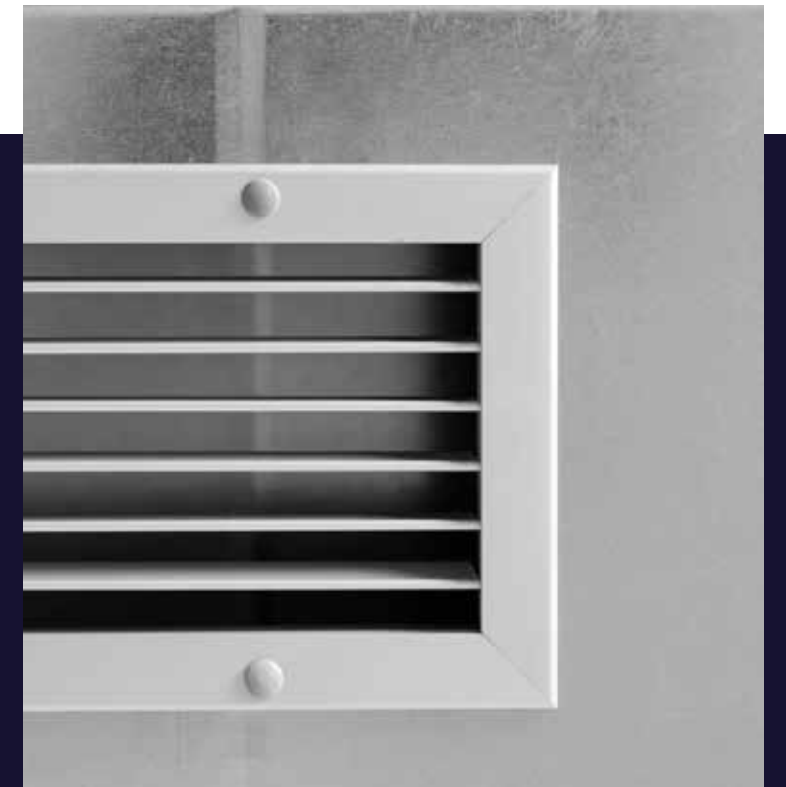
Automated Lighting Control System

Modern living means efficiency and sustainability are integrated into all aspects of life. The automated lighting control systems in the development manage the timing for turning on and switching off interior and exterior lighting. The system also works to save energy by controlling the intensity of the lighting.



Central Air Conditioning System

Our central air conditioning system with electronic meter reading saves energy and consumption by controlling the operation of the chillers as it modifies the speed of the fans according to the temperature.





Eco-Friendly Living

Eco-Friendly Living



The Ark Development strives to live by a green ethos. Sustainability is an integral part of our vision, and this is evident through the various eco-conscious facilities available, such as the latest in eco-friendly waste management systems. In addition to recycling and upcycling processes, the project is also equipped with solar panels, which are, in turn, linked to the BMS system to ensure the highest rates of energy conservation and efficiency. Charging stations for bikes and cars will be implemented throughout the development, thereby furthering our eco-conscious efforts.

Green waste management system

Use of recycled and reused materials

Electrical cars, bikes and scooter charging stations

Centralized solar panel infrastructure for outdoor area

Biodiverse landscaping, pedestrian walk-around areas



**Pampering
Our Tenants**

Community Mobile App

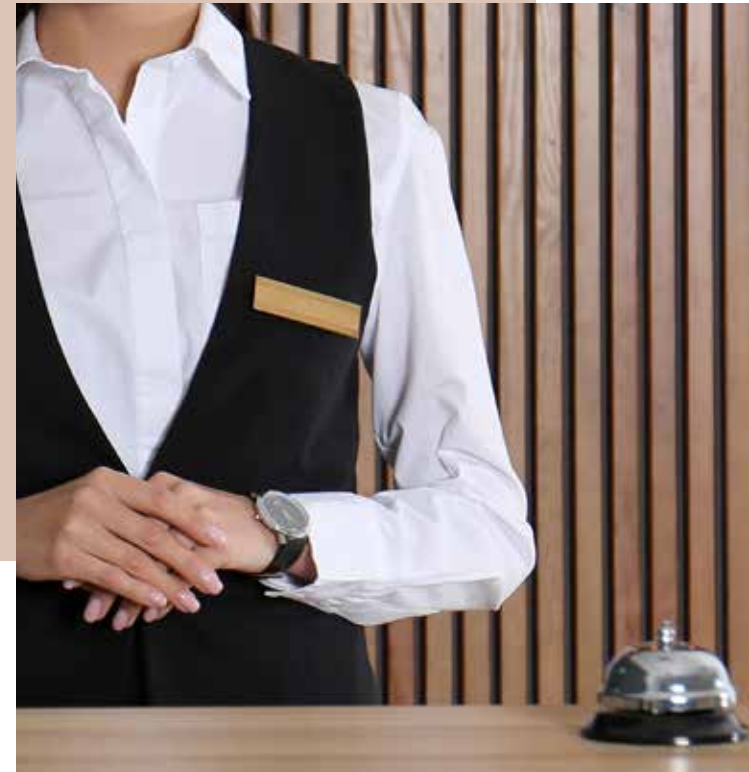
The Ark Business District offers its tenants a community application unlike any other. We have curated a seamless digital experience that facilitates a variety of services, offering convenience at the touch of a button.

- Cashless payments for utilities and services
- Technical inquiries and help desk ticketing
- Real time monitoring of energy consumption
- Parking-slot availability and find-my-car feature
- Permits & Guest access inside buildings and parking areas



Concierge Services

A dedicated concierge service is available to fulfil our tenants everyday needs, assisting with small daily tasks as well as significant endeavors. Our concierge service works to minimize the effort and hassle involved in day-to-day dealings. From managing correspondence and packages, to making reservations at restaurants within The Ark New Cairo, to holding premium parking spots for residents, and organizing events in the common areas.



Loyalty Programs & Networking Events

To further enhance the business experience at The Ark New Cairo, a Loyalty Program is in place to ensure that companies and their employees at The Business District feel rewarded and fulfilled as office tenants. Networking events will also take place to integrate the business community and develop key business relationships, organized by our property and facility management team. These networking events will contribute to creating a harmonious and cohesive business community at The Ark New Cairo.





Buildings 1 & 2 Floor Plans

Ground Level



Ground Mezzanine Level



First Floor



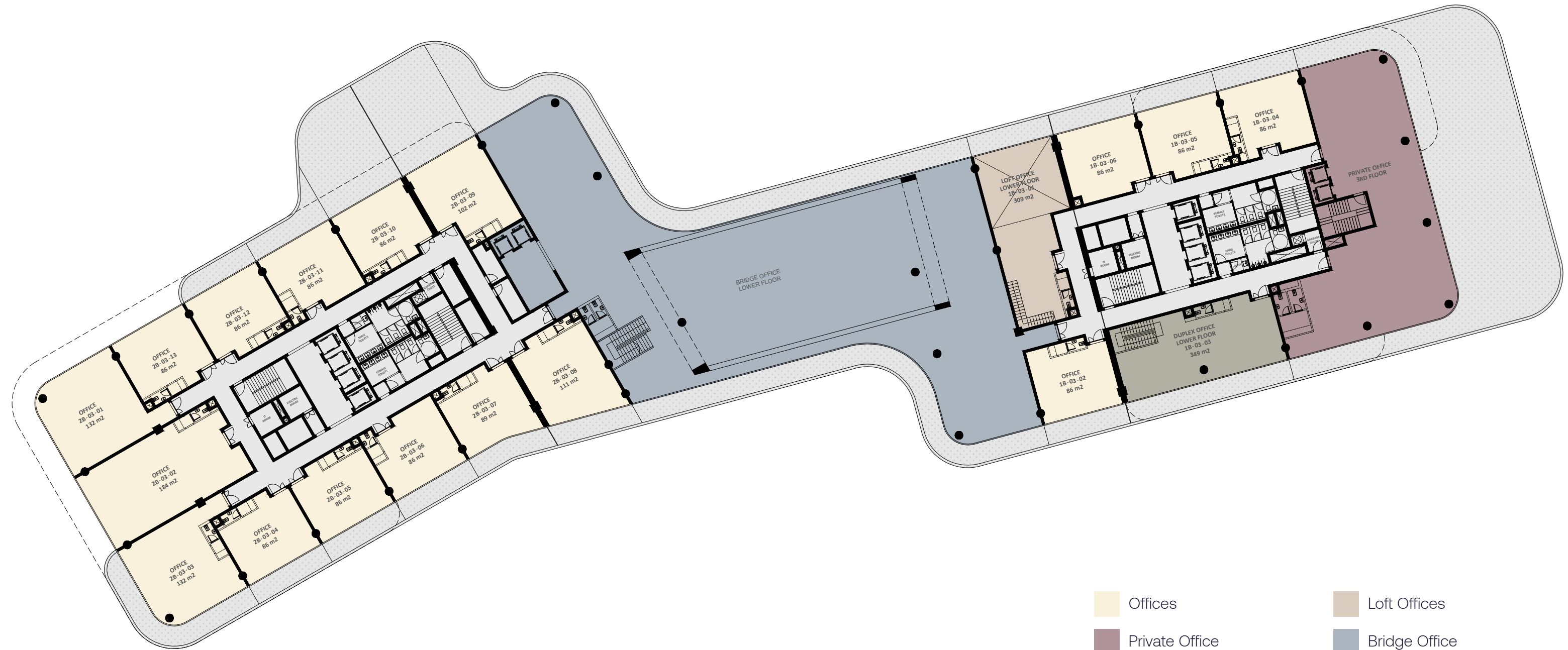
- Offices
- Private Office
- F&B
- Creative Workspace Meeting Rooms

Second Floor



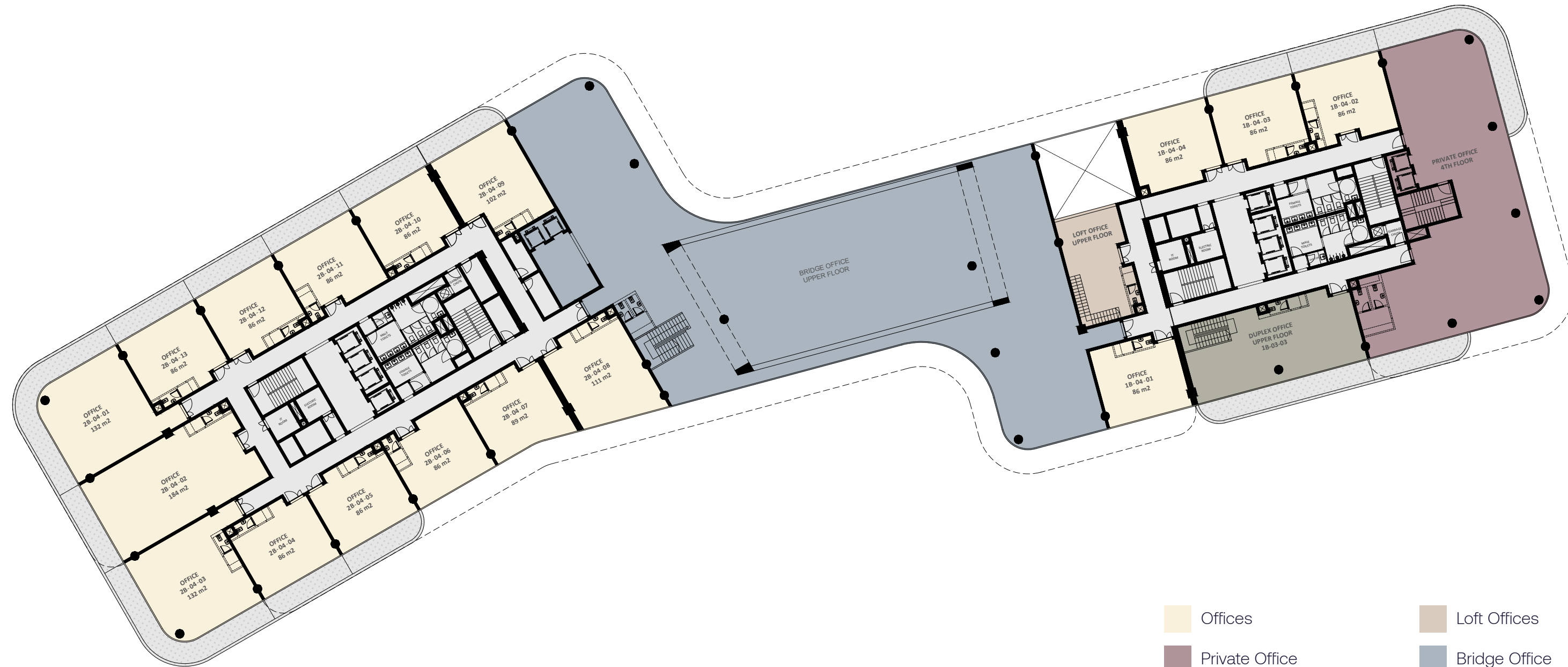
- Offices
- Private Office
- Creative Workspace Meeting Rooms

Third Floor



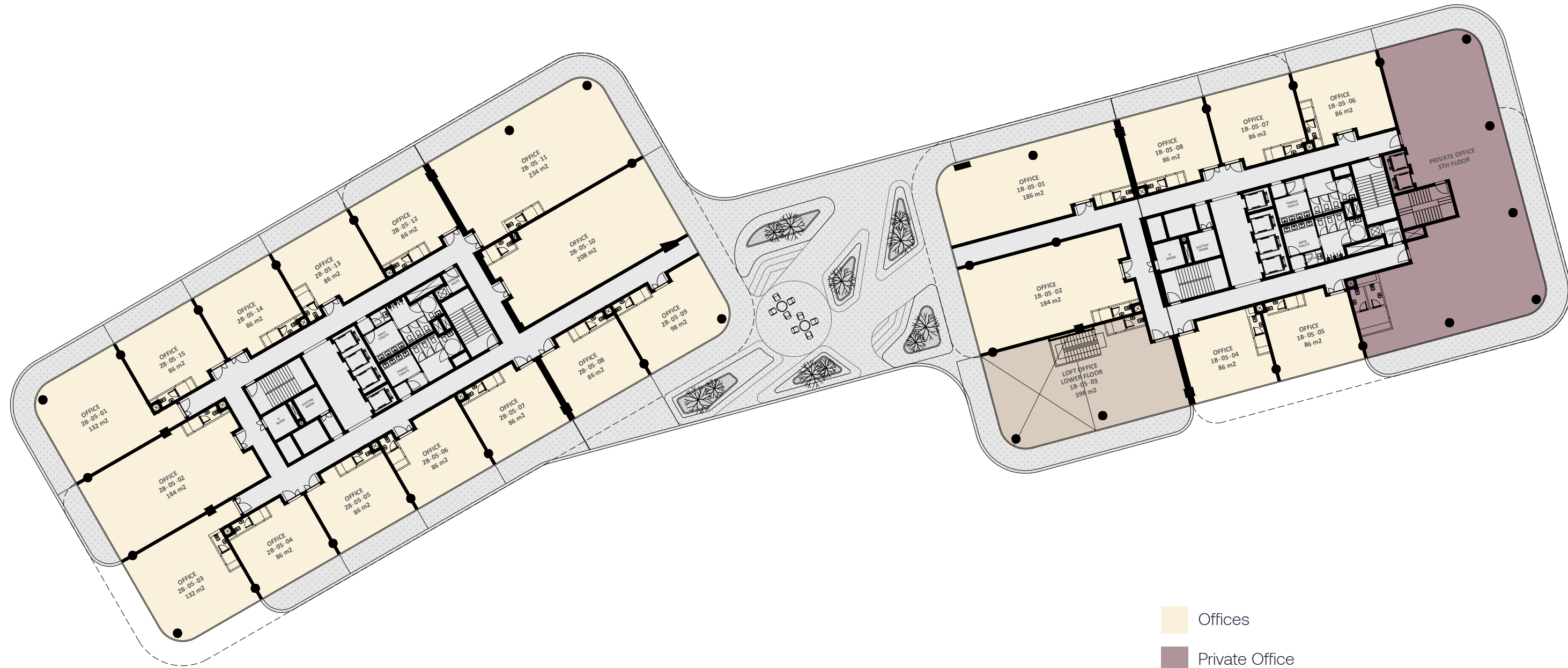
- Offices
- Private Office
- Duplex Offices
- Loft Offices
- Bridge Office

Fourth Floor



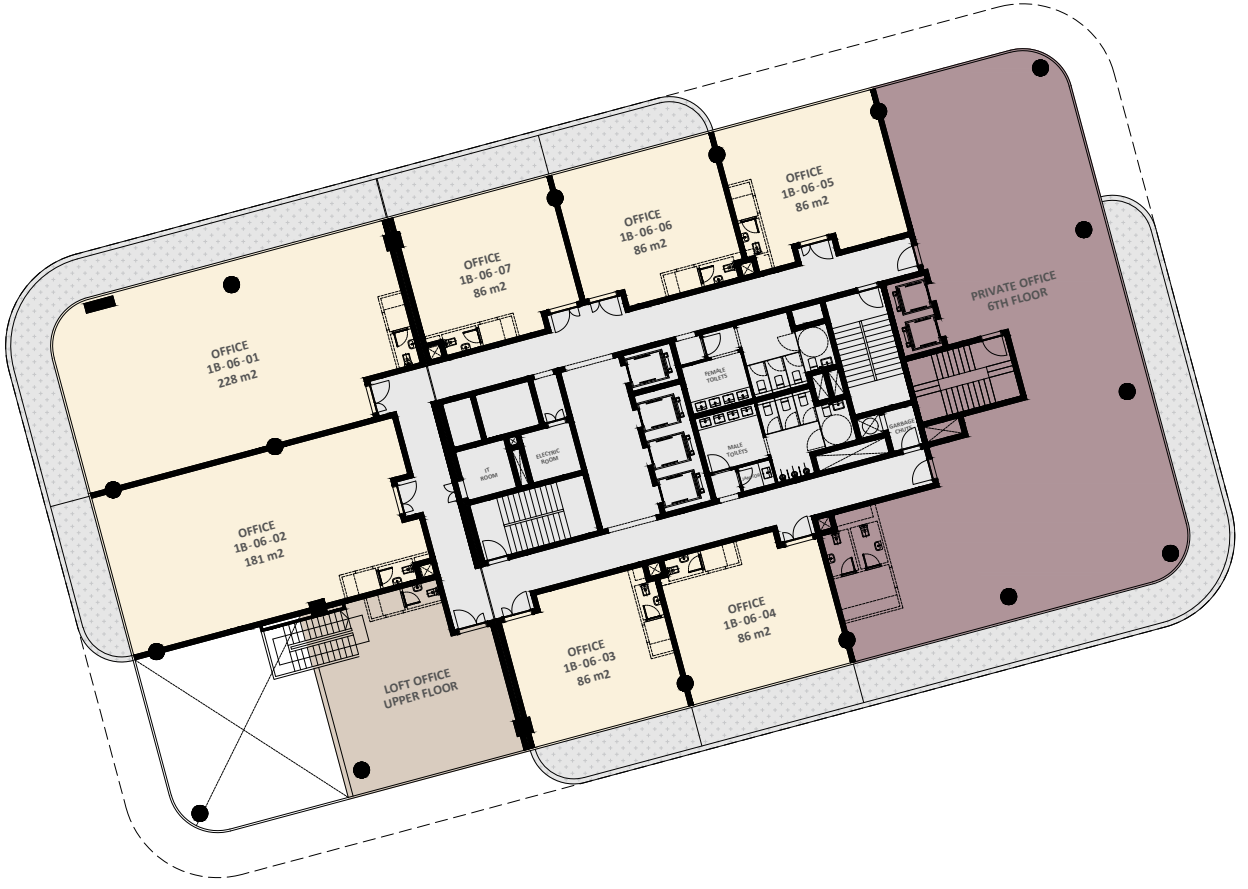
- | | |
|--|---|
|  Offices |  Loft Offices |
|  Private Office |  Bridge Office |
|  Duplex Offices | |

Fifth Floor



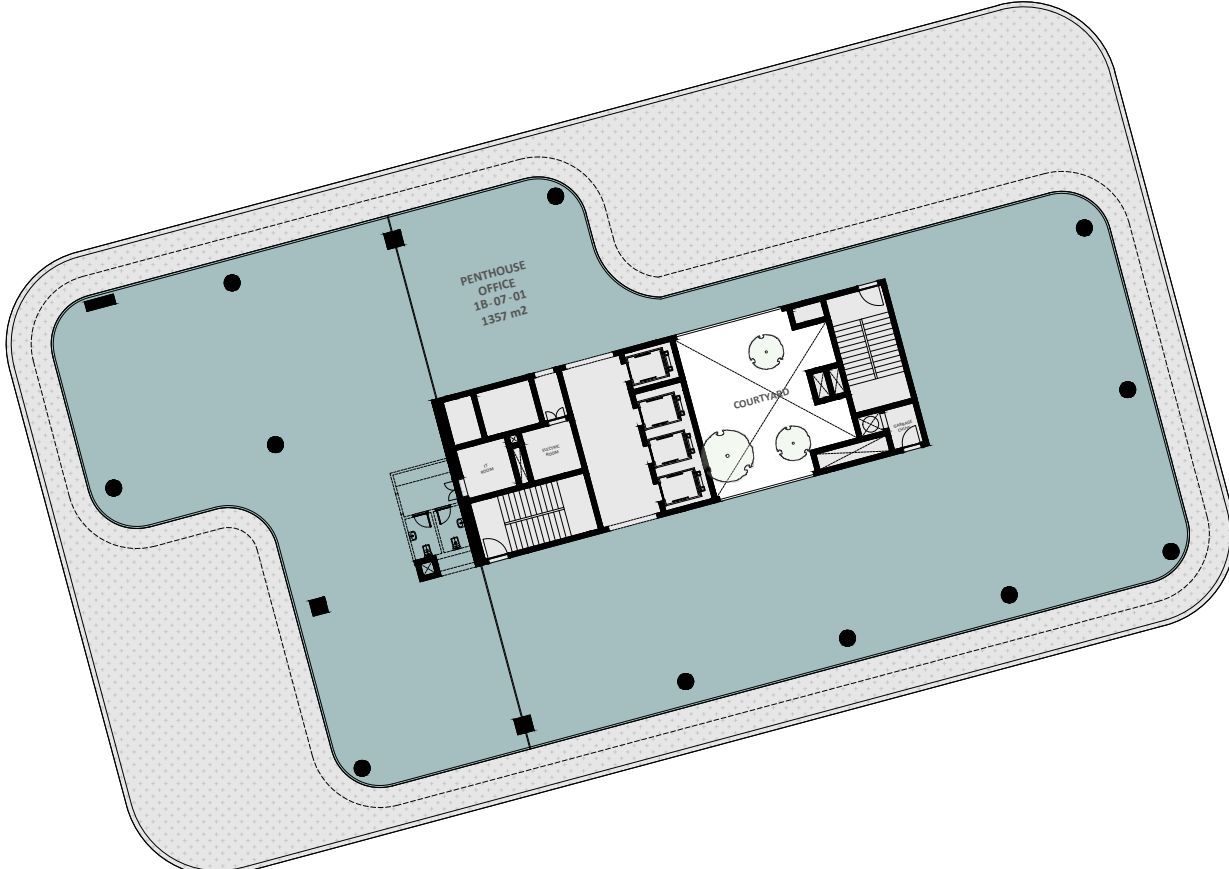
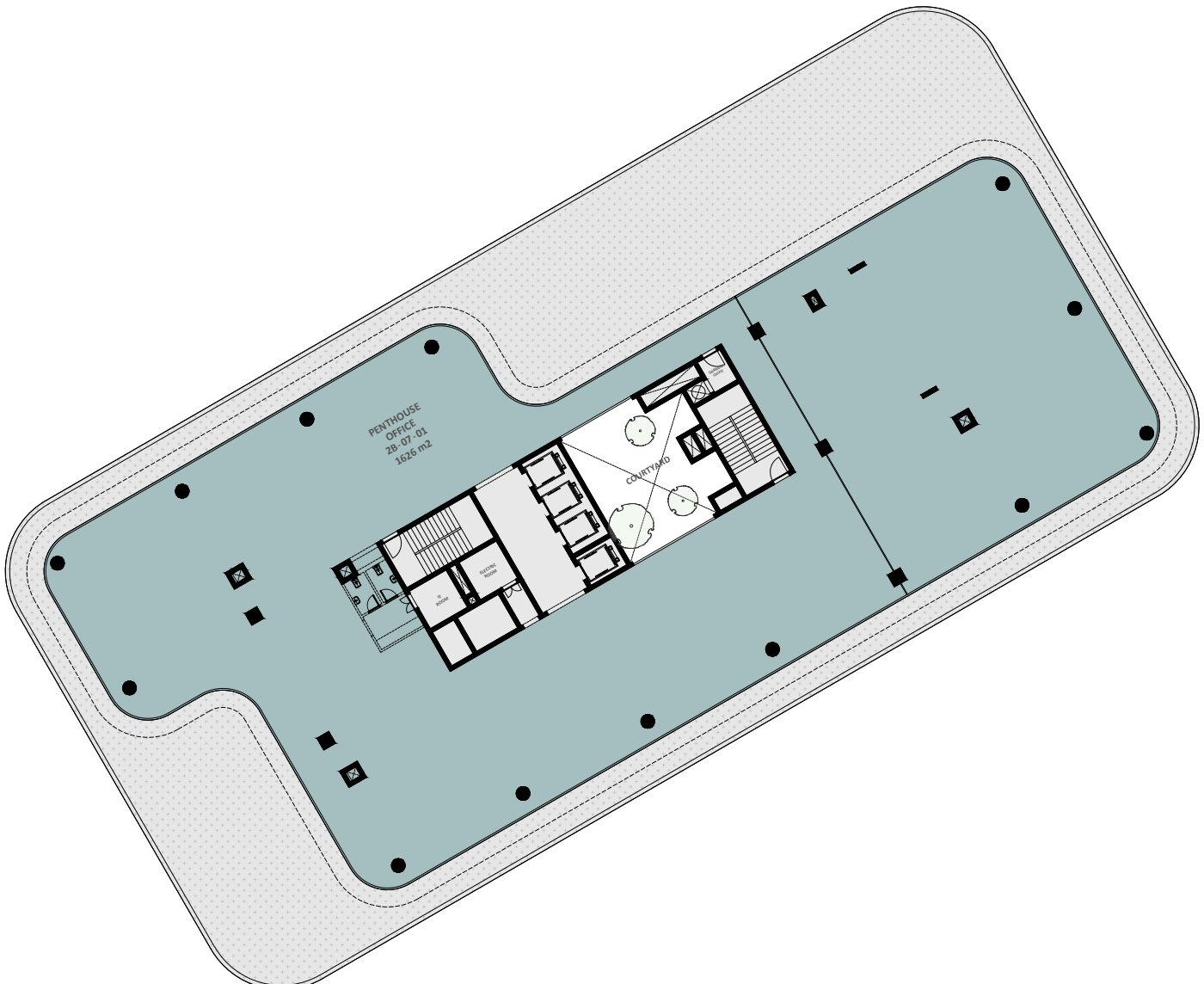
- Offices
- Private Office
- Loft Offices

Sixth Floor



- Offices
- Private Office
- Loft Offices

Seventh Floor - Penthouse

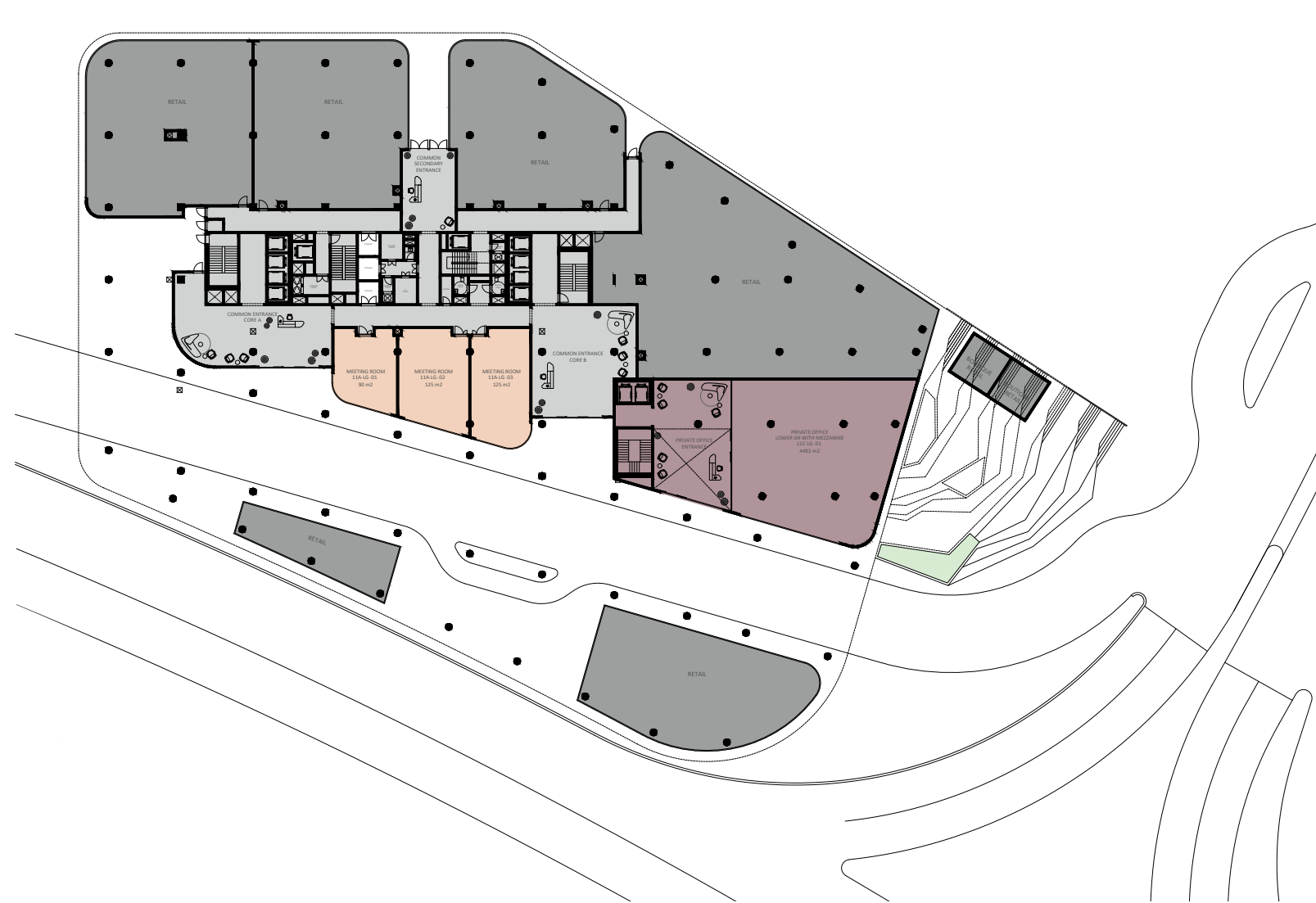


Penthouse Offices



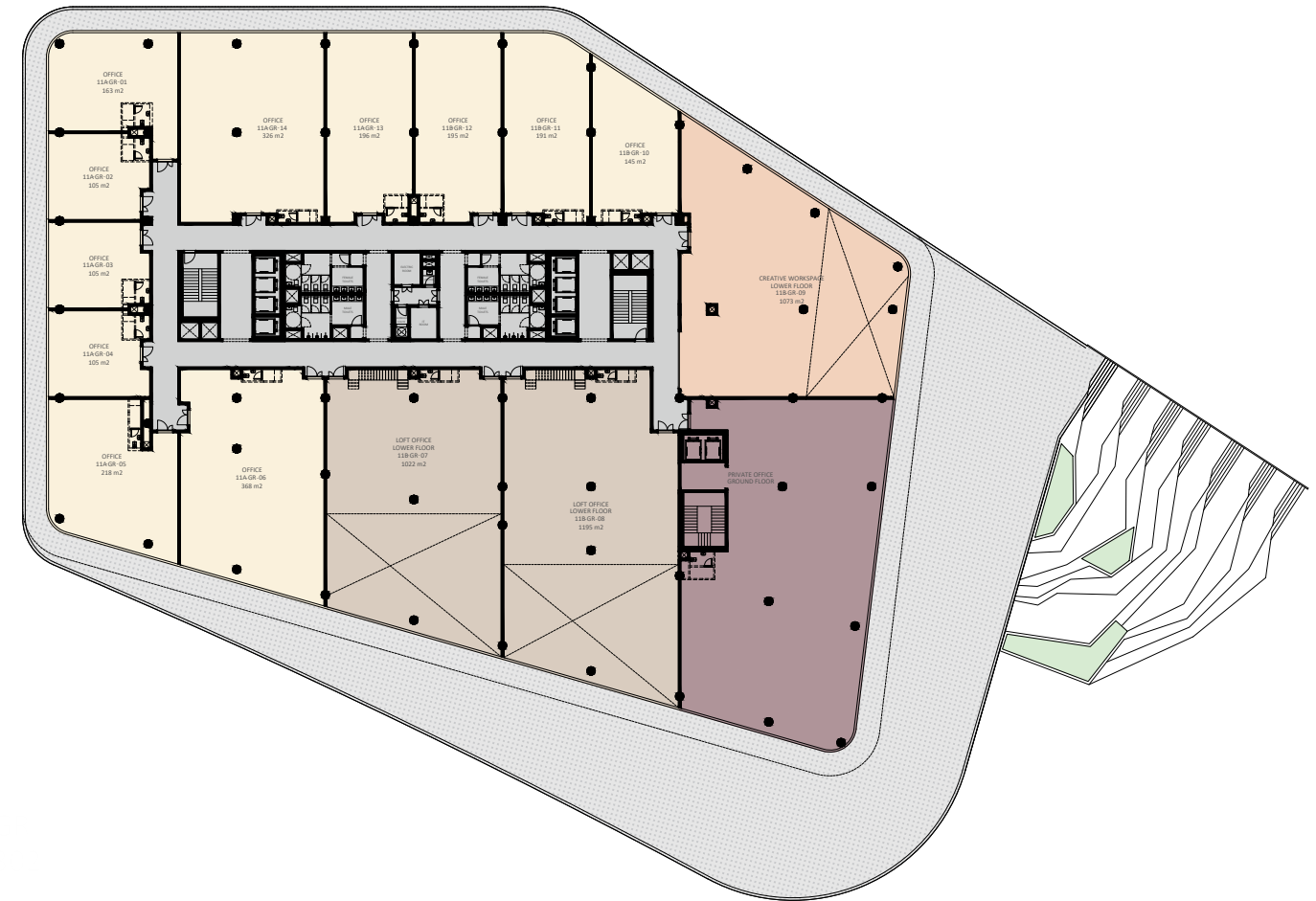
Building 11 Floor Plans

Lower Ground



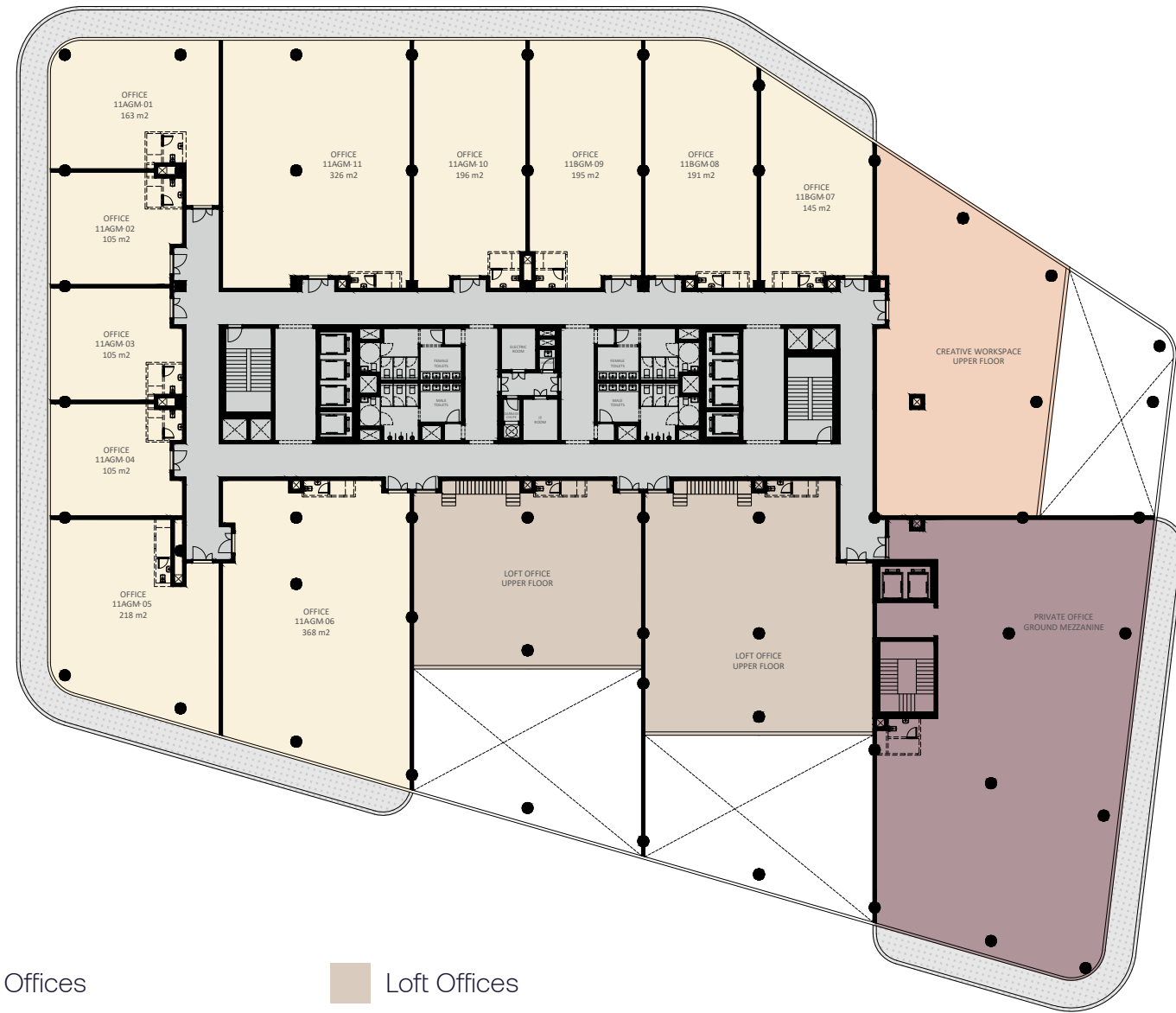
- Retail
- Private Office
- Creative Workspace Meeting Rooms

Ground Level



- Offices
- Private Office
- Creative Workspace Meeting Rooms
- Loft Offices

Ground Mezzanine Level



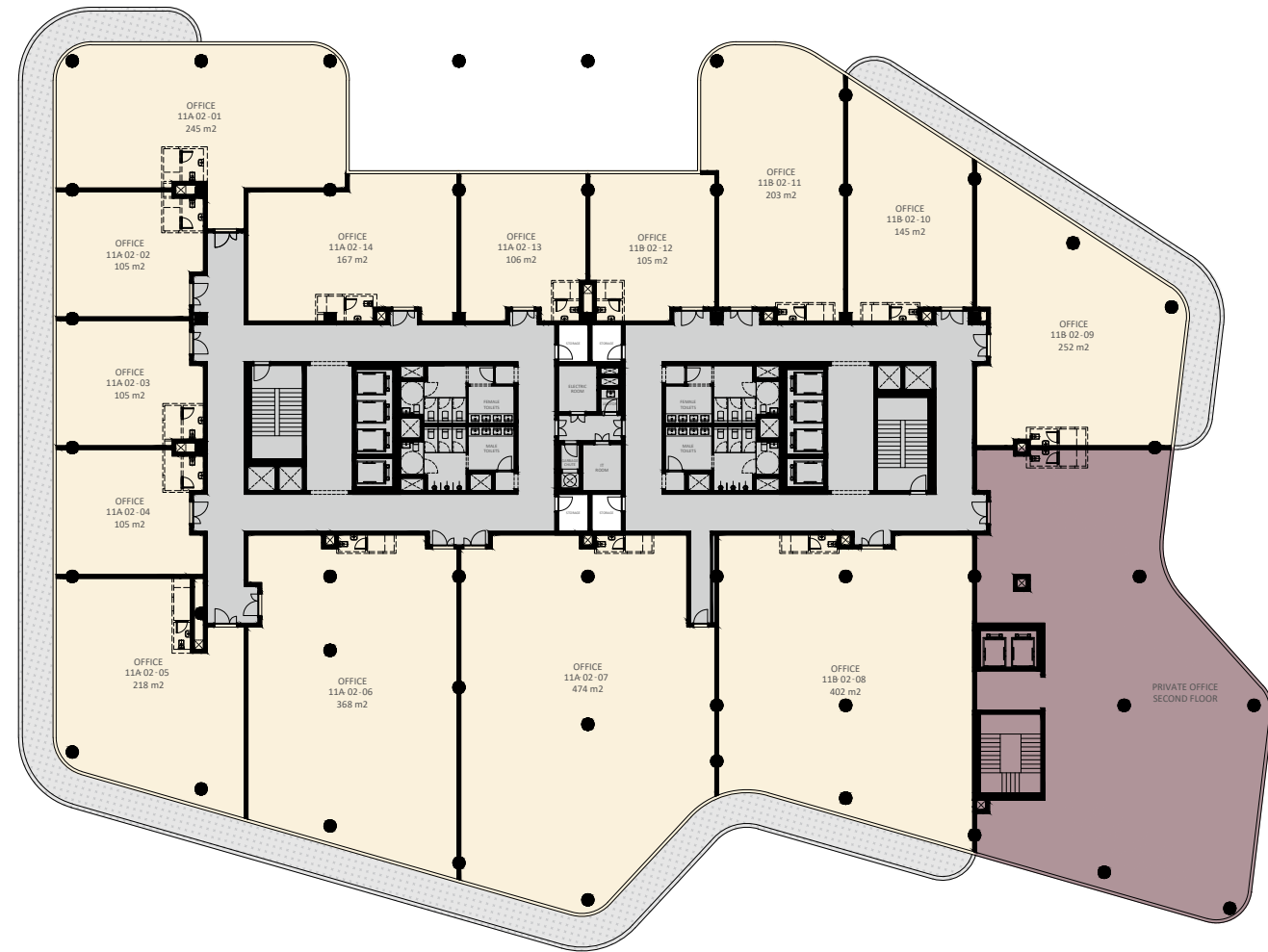
- Offices
- Loft Offices
- Private Office
- Creative Workspace
Meeting Rooms

First Floor



- Offices
- Private Office

Second Floor



- Offices
- Private Office

Third Floor



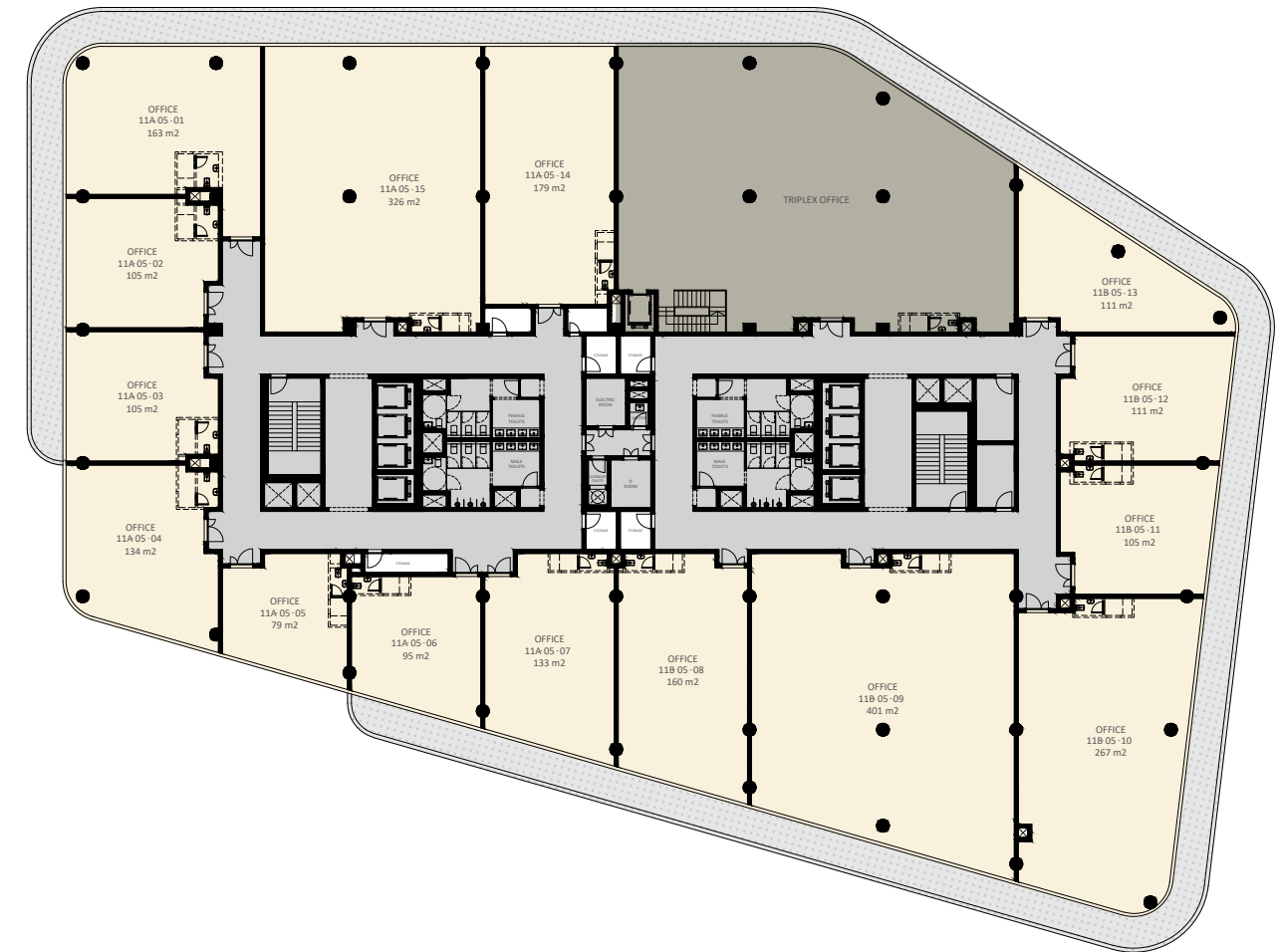
- Offices
- Private Office

Fourth Floor



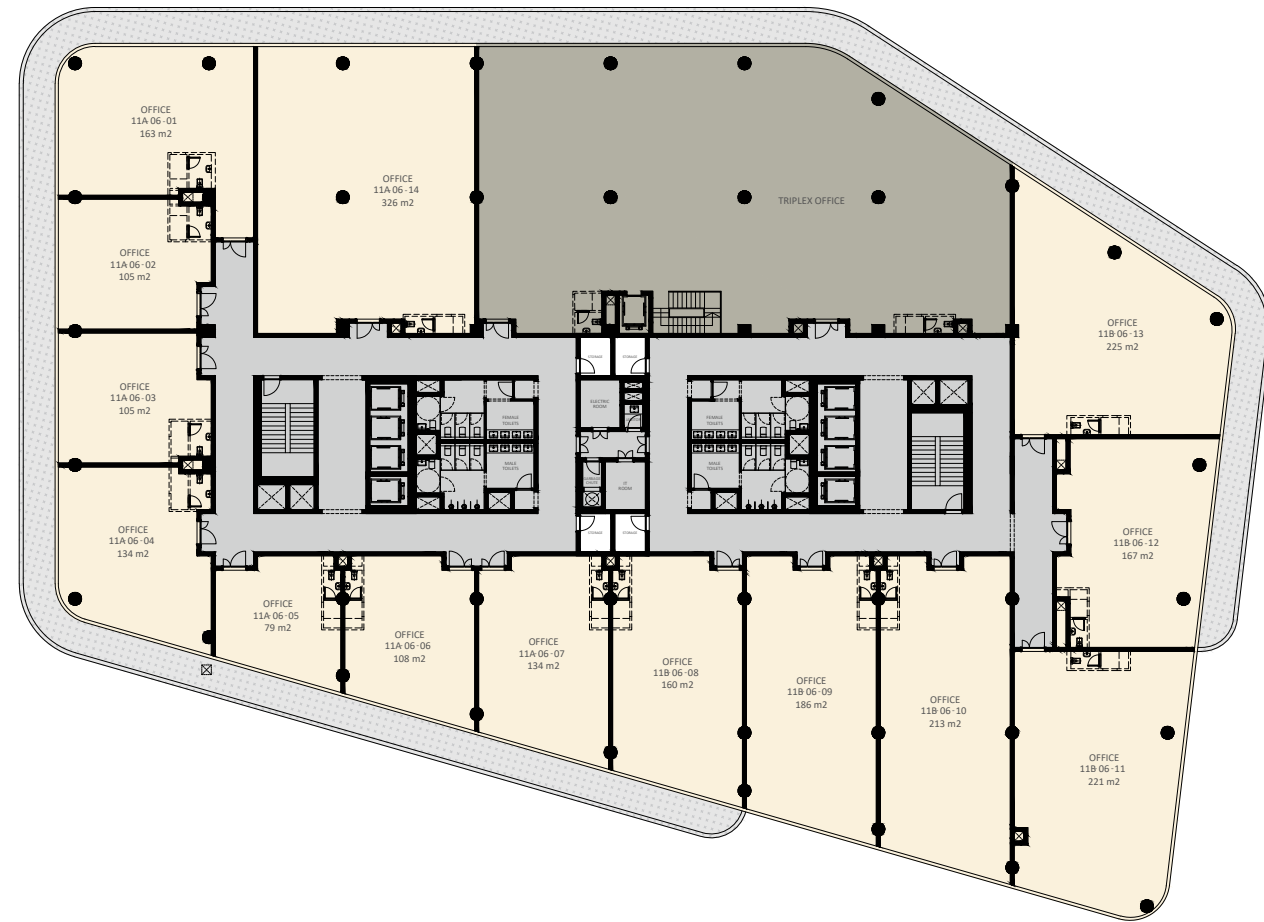
- Offices
- Triplex Offices

Fifth Floor



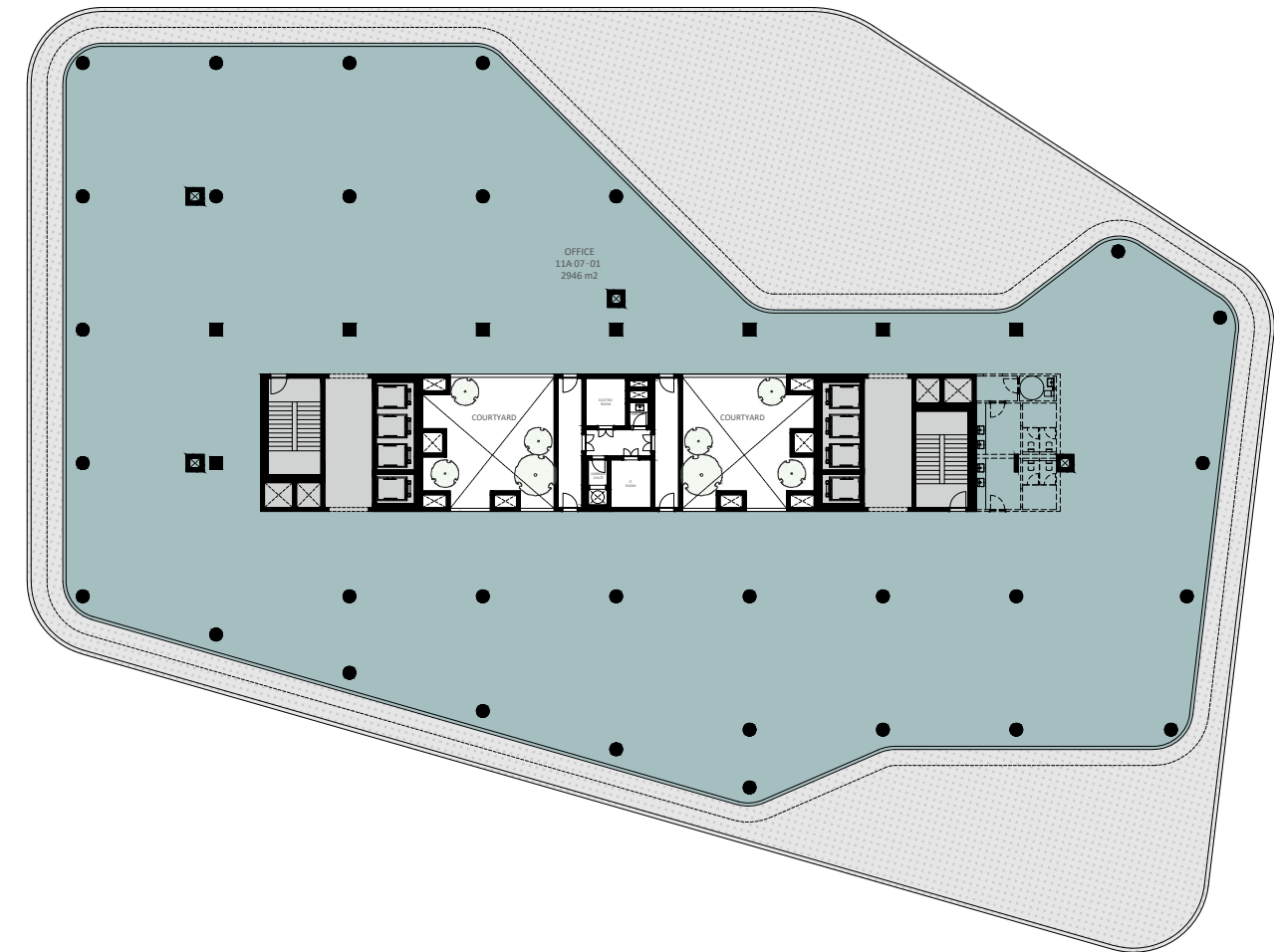
- Offices
- Triplex Offices

Sixth Floor



- Offices
- Triplex Offices

Seventh Floor - Penthouse



- Penthouse Office



About The Ark Development

An innovator in the real-estate development sector, The Ark Development brings a new and unique perspective to commercial and residential projects, one that exudes a modern, luxurious and functional ethos.

The Ark Development is a collaboration between Organi Group, Al-Safi Group, Arabella Group, and Abdel-Maksoud Group. Each a giant in its own regard, the business leaders bring together their diverse expertise in various industries including construction, technology, pharmaceuticals, hospitality, automotive, retail, and real estate to The Ark Development.

The Ark Development is creating a new globalized world in the Egyptian capital. Starting a bold evolution in the property market through its hospitality, commercial, retail, and residential projects. All developments, no matter where, are designed to be high end, mix use, and situated in prime locations for communities to enjoy the full-fledged experience. Truly, one-of-a-kind developments that are centered on intelligent design, innovative solutions, functional spaces, and luxurious services.

We are The Ark Development. Different by Design.

The Ark New Cairo has partnered with world-renowned international firms, each an industry leader in its area of expertise, to develop the ultimate mixed-use destination, and to provide a living, working, commercial experience unlike anything available today.



With over 50 years of experience in the field of engineering consultancy, ECG exemplifies an unparalleled legacy. For years, it has remained true to its roots and core values while being at the forefront of innovation and global trends; thereby creating a unique quality allowing it to meet Clients' requirements at the highest efficiency levels.

Established in 1960, EDSA is specialized in the planning, design, production, and field supervision of human environments. One of the world's most renowned planning, landscape architecture, and urban design firms, EDSA is on a mission to adapt, evolve, and positively influence real estate development to better meet the environmental, social, and economic needs of its clients and users of the earth's landscapes. EDSA's specialization includes site analysis and evaluation, Tevaluation/renovation, land use programming, cost/benefit analysis, detailed site design, and construction period services.

HKS is an American interdisciplinary global design firm headquartered in Dallas, Texas. HKS has shaped some of the most restorative communities around the world. From facilitating the planning of a nation's health system to revitalizing a historic theater through equity and community engagement. The company takes an innovative approach to the broad scale of challenges and opportunities within city development and offer expertise from the diverse design disciplines of urban design, master planning, geospatial analytics, community engagement, research, advisory and sustainability.

With over 45 years of experience as a global real estate services provider, Savills has an international network of over 700 offices and associates and around 40,000 employees in over 70 countries throughout the Americas, the UK, Europe, Asia Pacific, Africa and the Middle East, with 10 offices in the MENA region, including Egypt. Savills offers a broad range of specialist advisory, management and transactional services to clients all over the world. Savills' main service lines include property management, strategic consulting, project management, leasing and sales, marketing, and corporate services.

Established in 2003, Methanoia is a creative agency that delivers a wide range of services to architectural projects. It is specialized in architectural design and branding, with a staff of architects, landscapers, art directors, 3D specialists, graphic and interactive designers, filmmakers, photographers and marketing specialists. Focused on the development of multidisciplinary and collaborative work, Methanoia's products and services are marked by quality, time coordination and avant-garde art

Established in 2007, Innovation Design Studios is a fully-fledged architectural firm that offers a wide scope of services, from consulting projects to the complete delivery of high-end architectural design projects. Innovation Design Studios' large portfolio includes diverse projects in various sectors including private villas, residential, commercial, multi-complex buildings, master planning, as well as interior design.

CCC's origins go back to 1952 when three talented young entrepreneurs, the late Kamel Abdul-Rahman, the late Hasib Sabbagh, and the late Said Khoury, joined forces to create one of the first Arab construction companies.

After decades of growth, CCC continues to practice the same style of management incorporated at its founding, a style based on mutual trust with clients, ease of communication, and smooth collaboration across locations and departments. Since the company's humble beginnings, the CCC Group has expanded to include several subsidiaries, augmenting CCC's regional and international status. Today, CCC leads the industry in the adoption of new technology to improve construction efficiency and enhance project controls.

Disclaimer

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

- Dimensions are consistent with structural elements and do not reflect wall finishes or construction tolerances.
- Diagrams are not to scale and are for illustrative purposes only.
- The Ark Development reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades are for illustrative purposes only and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- Terraces and planters may differ depending on the selected building.
- Finishing materials are not final and subject to market availability and substitutions without the need of notification to the buyers.
- Any alternative materials will be of a similar standard.
- All furniture, accessories, lighting fixtures, AC units and fixed decorative features are not part of the finishing.

Please see contract annex for exact configuration.

 South 90th Road & Mohamed Naguib Axis, New Cairo

 info@thearkdevelopment.com

 www.thearkdevelopment.com

 15ARK

