



MISR ITALIA  
PROPERTIES



CAIRO BUSINESS PARK  
New Cairo's Business Hub

CAIRO BUSINESS PARK  
PHILOSOPHY





INTERSECTION

where daytime success

& late night entertainment

## CAIRO BUSINESS PARK LOCATION

Strategically located in the heart of Cairo's most sought-after district — **in the heart of New Cairo, halfway between the Old capital & Egypt's New Administrative Capital**

**5 minutes away from**

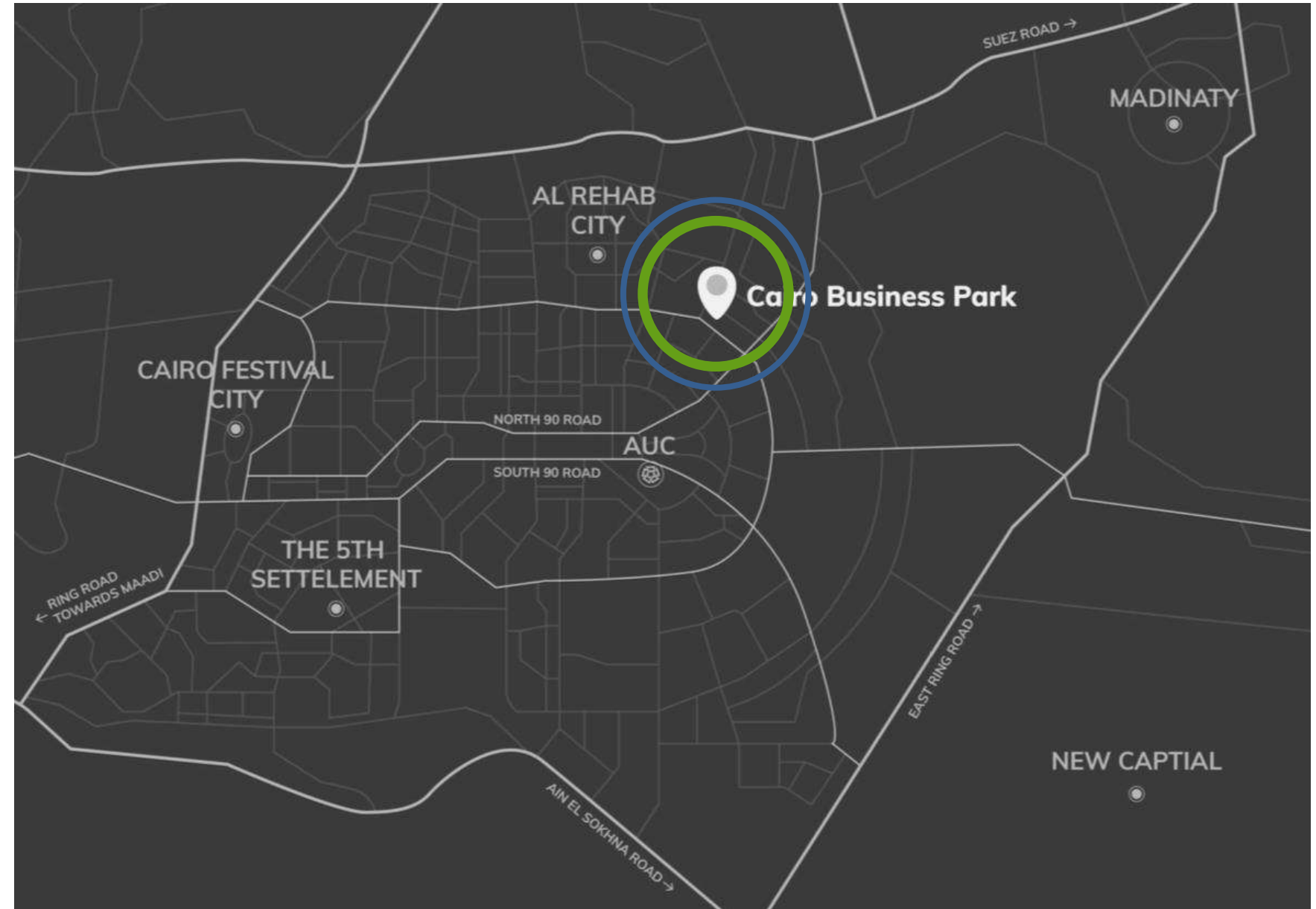
*Cairo-Suez Road  
The New Cairo Ring Road  
Central Monorail Station*

**10 minutes away from**

*The American University  
The French University*

**15 minutes away from**

*Cairo International Airport*



**GROW IN THE RIGHT DIRECTION**



### Direct Access

To Cairo's vital business establishments, as well as New Cairo's financial & commercial districts



### Ideal Proximity

To central monorail stations seamlessly leading to the New Administrative Capital



### Well-Integrated

Within the Fifth Settlement's thriving residential area, granting you direct access to a growing population of like-minded professionals

## CAIRO BUSINESS PARK COMPONENTS

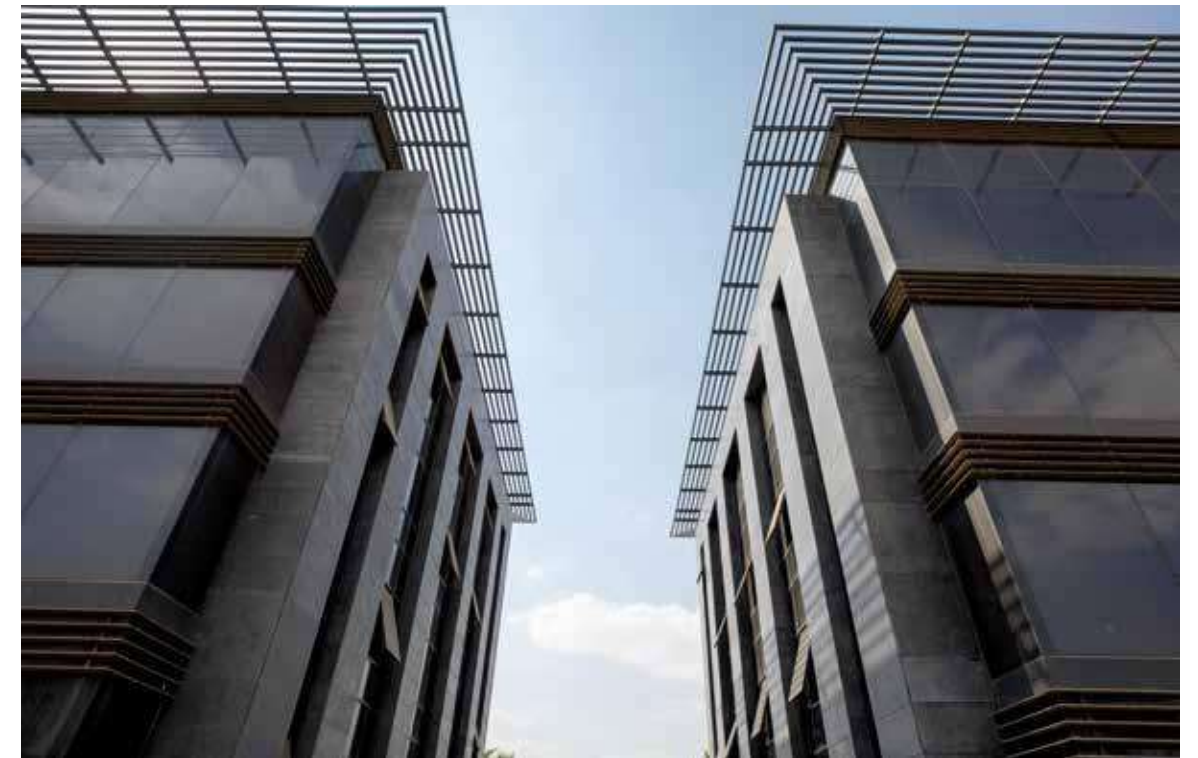
- **DESIGN CONCEPT**

A signature statement of modern-day sophistication and flowing French elegance, re-imagining the Belle Epoque era from a contemporary perspective in the heart of New Cairo

- **BUSINESS**

Cairo Business Park introduces a progressive alchemy of seamless business integration, thanks to 42 cutting-edge buildings, boasting a variety of futuristic office spaces, expertly designed with accelerated productivity in mind while benefitting from a full suite of select retail & FB amenities integrated within a 360 gated compound

Egypt's first self-sufficient business hub,  
fostering professional and personal growth



Inspired by Cynthia Myntti's literary masterpiece, "Paris Along The Nile"



## CAIRO BUSINESS PARK COMPONENTS

An entrepreneurial hub inspiring  
forward-thinking minds

- **ENTREPRENEURIAL**

Cairo Business Park is a leap into the future of business collaboration, providing a transformative ecosystem for start-ups and rising entrepreneurs to set itself as Egypt's accelerator hub, powered by one-of-a-kind networking opportunities and flexible co-working spaces to inspire uninterrupted growth

- **RETAIL**

Cairo Business Park provides the ideal work/life balance in one integrated destination, thanks to a central park offering a unique melange of select dining and retail experiences, as well as an upscale entertainment and nightlife scene, catering to both professionals and discerning wanderers in the heart of New Cairo.

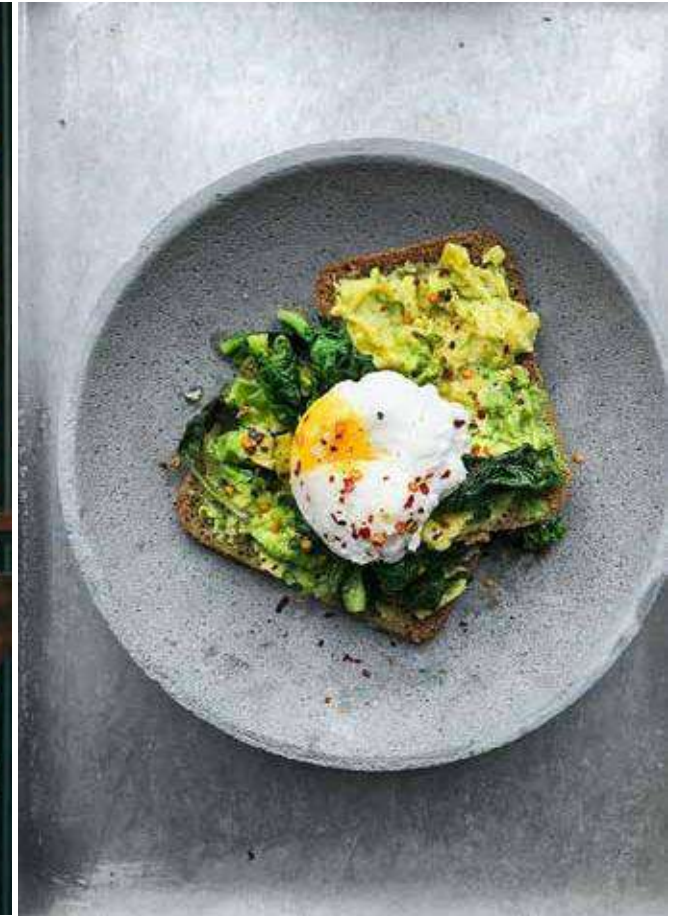
- **HOSPITALITY**

Cairo Business Park puts royal hospitality at its professional's fingertips by collaborating with Hilton Garden Inn to offer an unrivalled selection of exceptional experiences and attentive services, spanning top grade accommodation, relaxation treatments and cutting-edge facilities of all sorts



# RETAIL COMPONENT.

Cairo Business Park provides more than just four walls. Our purpose is to **facilitate, connect and empower** success by offering a networking platform and a community-centric destination for ambitious professional searching to **excel and enjoy life** at their doorstep





# CENTRAL PARK FACTS & FIGURES AT A GLANCE

 **8,700**  
SQM  
Outdoor Area

**EVERYDAY  
IS BUSINESS  
UNUSUAL.**

**INTERNATIONAL RETAIL &  
F&B FOR UNPARALLELED  
RECREATION DAY & NIGHT.**

HOSPITALITY COMPONENT.



IMPECCABLE HOSPITALITY  
POWERED BY HILTON GARDEN INN.

World-class business hospitality, re-  
imagining exceptional experiences  
in the heart of New Cairo

130

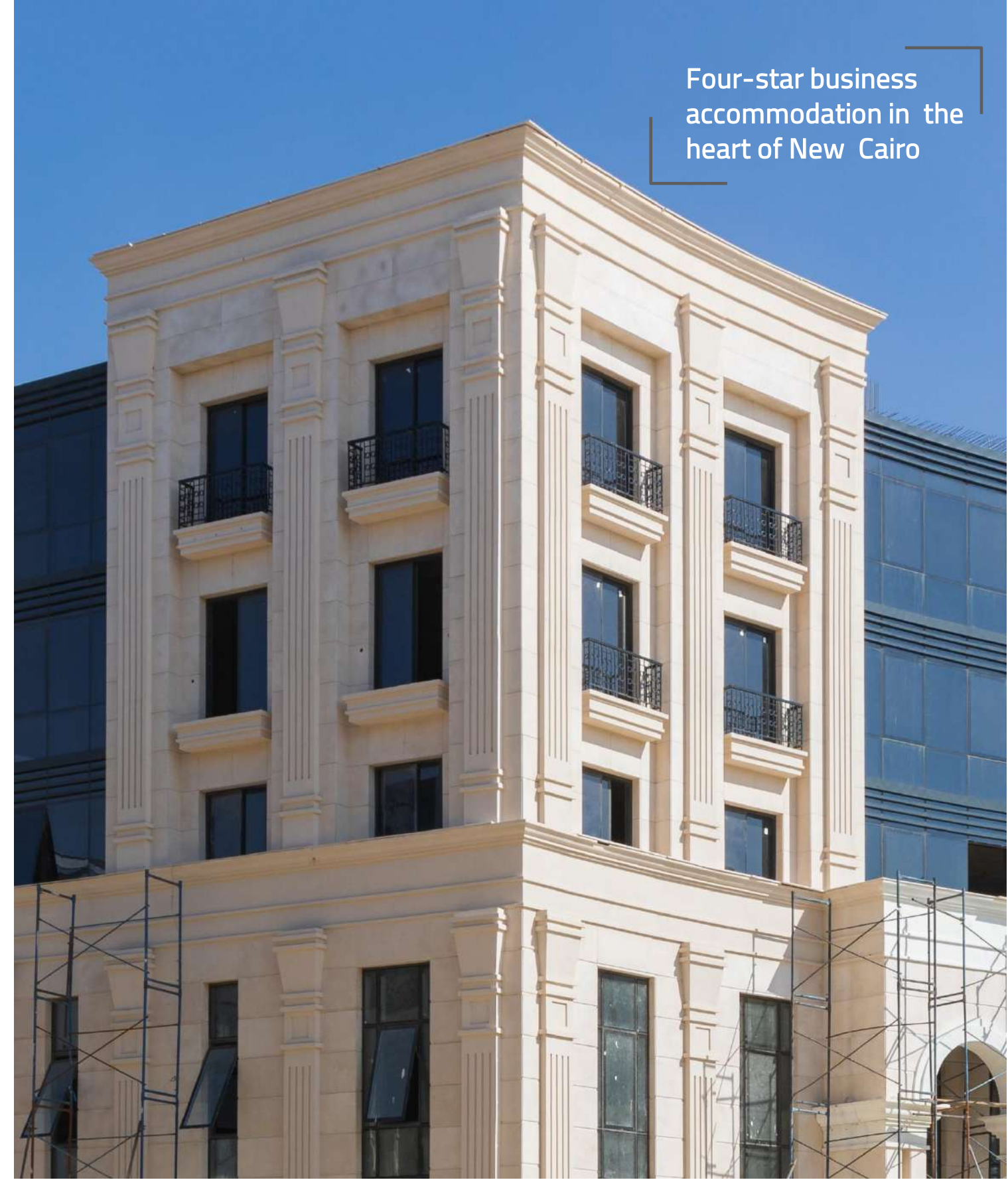


Elegantly appointed hotel  
rooms for a comfortable  
business stay

 CAIRO BUSINESS PARK  
New Cairo's Business Hub



Four-star business  
accommodation in the  
heart of New Cairo





The image features a low-angle shot of a building's exterior during sunset. A decorative railing with vertical, slightly curved slats runs across the frame. The sun is positioned behind the railing, creating a bright glow and lens flare. The sky is a clear, pale blue. Overlaid on the railing is the Cairo Business Park logo, a stylized white 'X' with a diamond shape in the center, followed by the text 'CAIRO BUSINESS PARK' in a clean, white, sans-serif font.

 CAIRO BUSINESS PARK

# CAIRO BUSINESS PARK KEY SELLING POINTS

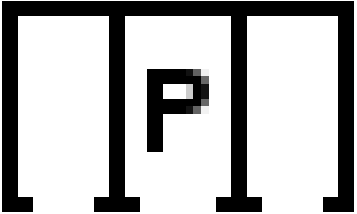
YOUR SUCCESSFUL BUSINESS STARTS HERE



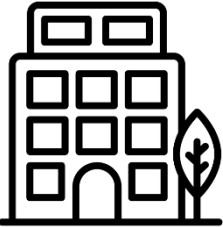
Hilton Garden Inn



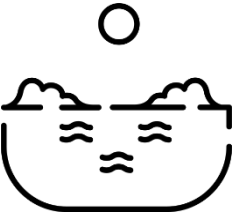
State-of-the-art  
Central Park Area



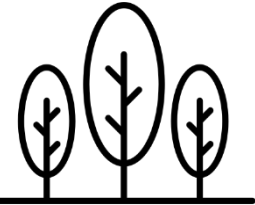
Underground  
Parking



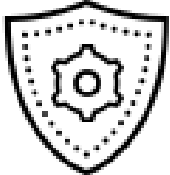
Opulent Exterior Finishing



Water Features



Landscape & Greenery



Security Systems



Civil Infrastructure



Technology systems

Q2 2022

Cairo Business Park  
Operation date



Pedestrian Zone



Smart Communications  
& Technology Provider

## GENERAL PROJECT SPECIFICATIONS

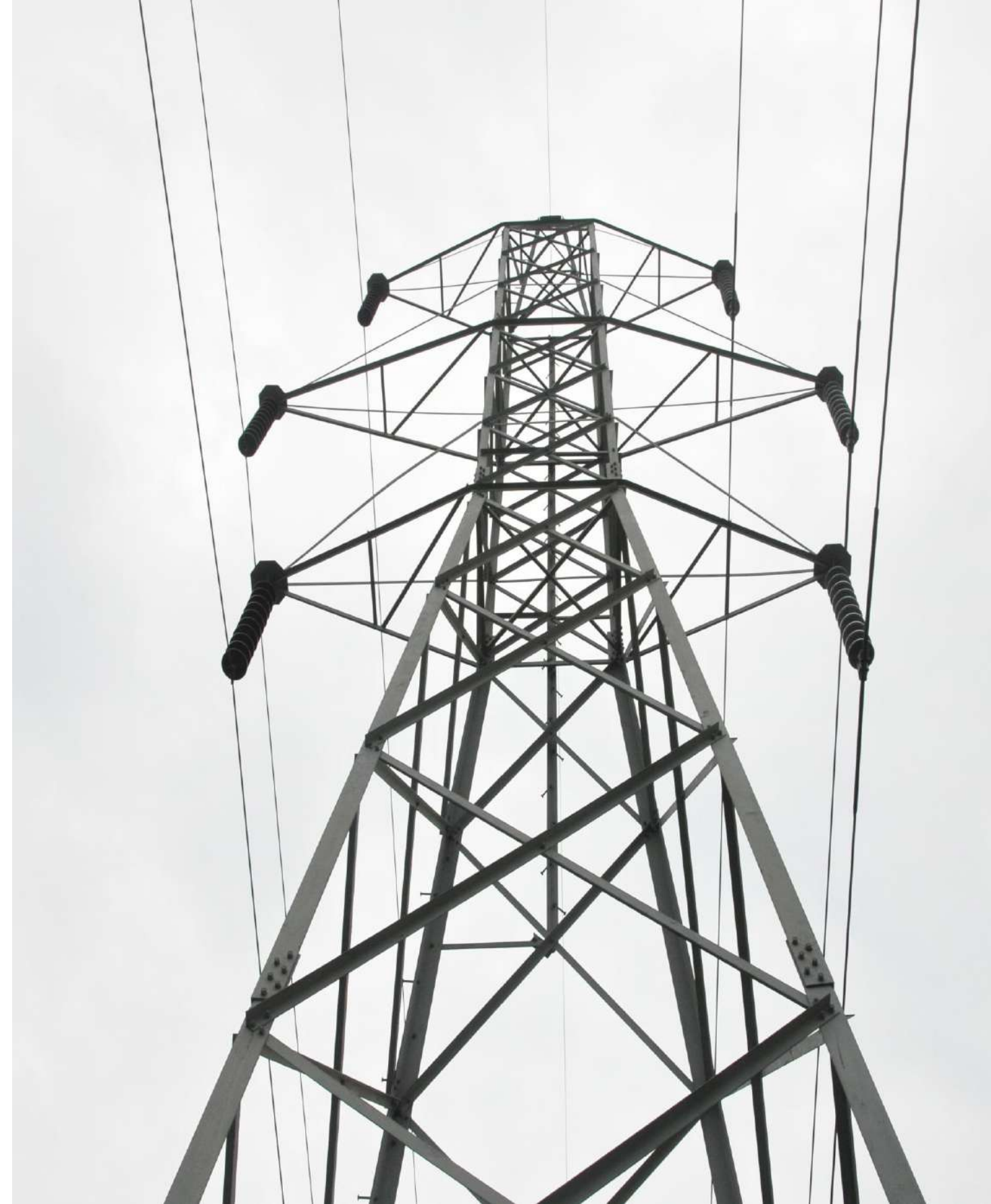
### ELECTRICAL POWER SYSTEMS

- Permanent supply of electricity from two different sources.
- A power station is available for the compound.
- Electricity generator in case of power failure to ensure sustainable CCTV monitoring, security measures and public areas.
- Earthing system.

### COMMUNICATION & TECHNOLOGY SYSTEMS – ETISALAT MISR

- High speed fiber optics backbone network for existing and future use.
- Data center & cloud storage existence to be used for document storage.
- BMS system
- Personnel gathering areas in case of any hazards that might take place

\*All communication system and BMS inside the building shall be provided for client at an extra fee



## GENERAL PROJECT SPECIFICATIONS

### SECURITY SYSTEMS

- Central Camera Surveillance (CCTV system): surveying all the locations, fences even during emergency power outages & monitoring all areas by a centralized security camera system on a 24 hour basis. CCTV inside the building shall be provided for the client at an extra fee.
- Automatic ID Main Gates to ensure high level of safety and security.
- Certified and Trained canine guarding all gates, parking entries and exits.
- Security personnel who monitor, report and prevent any hazards in addition to random patrols on a 24/7 basis and random lower security

### OTHER SPECS

- Central public parking with abundance of parking spots is provided for all tenants for a hassle-free experience.
- Electricity generators for public and common areas.
- Landscape management.
- Large capacity water tanks (located in the central area) providing strategic supply in anticipation of unexpected water shortage

\*The above finishes and specs are subject to be slightly altered by the developed to match any conditions could be in line with the overall benefits of the project



# CAIRO BUSINESS PARK MASTER PLAN

A vital complex element  
of harmonious integration.

The best of streetscapes, urban  
planning, and pedestrian exclusive  
areas, steeped in natural  
landscapes to combine mindful  
productivity, seamless walkability  
and select retail experiences  
under one roof



A balanced equilibrium  
of mindful success & recreation.

Balancing 42 cutting edge building  
consisting of contemporary office  
buildings and Garden Inn hotel with a  
8,700 sqm lush central park at heart  
dedicated to select retail & FB  
experiences to introduce a flawless  
vision of professional balance where  
nature and entertainment intersect  
around every corner



## FACTS & FIGURES AT A GLANCE

**75,615**  
SQM

Land area, fully integrated  
within a gated community

**98,000**  
SQM

BUA,

**42**  
Buildings

Cutting-edge buildings for  
every business type & size

**8,700**  
SQM

Central area, powered by  
select retail and F&B  
experiences

**130**  
Rooms

Designated hotel area  
boasting 140 spacious  
rooms

# BUILDING H24



CAIRO BUSINESS PARK  
New Cairo's Business Hub

# BUILDING H24

BUILDING H24  
CAIRO BUSINESS PARK



## BUILDING H24

Cairo Business Park introduces Building H24, small, medium and big offices catering to all business sizes. This is one of the iconic buildings in Cairo Business Park overlooking a main road and nearby one of the 4 main gates of the park. It is also located in front of the park's business hotel, Hilton Garden Inn. It has a unique location on the Main Street of Rehab and direct access to Suez Road.

Egypt's first self-sufficient business hub, fostering professional and personal growth



### G+4

Expansive floors, designed in harmony with natural surroundings

### Techni-Terrace

Open shared outdoor terrace

### Mindful Productivity

Double glazed curtain walls to control heat transfer and ensure sound proof surroundings.

### Functional Design

Aluminium sheds and louvers to provide optimum shade.

### Contemporary Elegance

Marble cladding with aluminium composite panels for a distinctive sleek exterior look.





 CAIRO BUSINESS PARK  
New Cairo's Business Hub

## AN ENTREPRENEURIAL HUB INSPIRING FORWARD-THINKING MINDS.

Building H24 is a leap into the future of business collaboration, providing a transformative ecosystem for start-ups and rising entrepreneurs to set itself as Egypt's accelerator hub, powered by one-of-a-kind networking opportunities and flexible co-working terrace to inspire uninterrupted growth

**An inclusive environment of limitless possibilities transforming Egypt's business scene**



Exclusive networking opportunities & collaborative environments with a futuristic outlook on success

55-275 m



Core & shell office spaces catering to small enterprises and Egypt's rising start-up scene

**DYNAMIC**



Working spaces with technologically advanced partnership to create an unparalleled working experience

**LEADING**

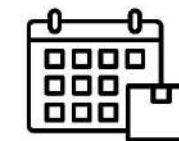


Strategic collaborations with Egypt's top technological entities



**Q1 2023**

Operation date



**OCT 2022**

Delivery date

## BUILDING H24 TECHNI-TERRACE

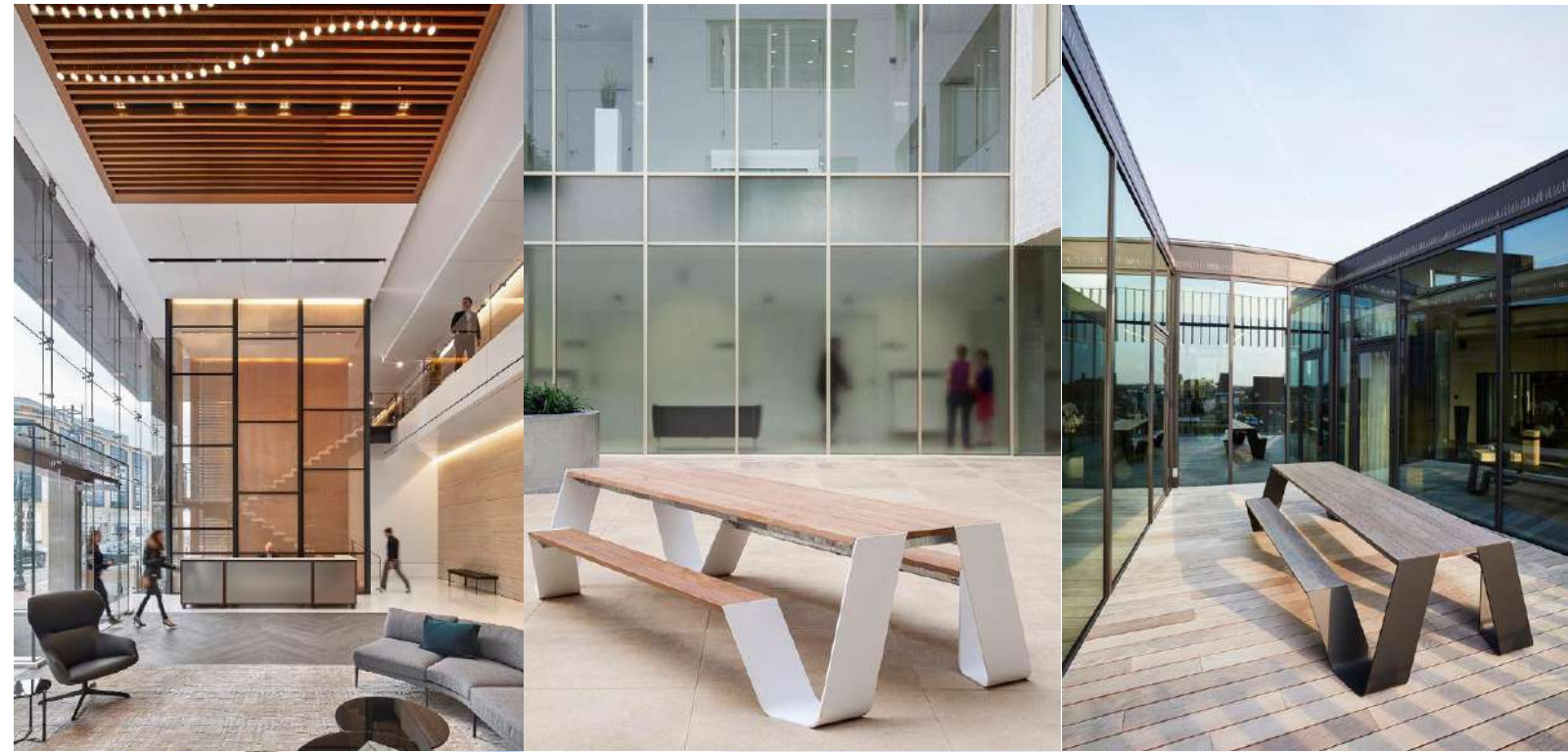
BUILDING H24 offers a large outdoor terrace that serves as a coworking space and serves for corporate outdoor events.

Find your way to socialize and gather safely with the building huge outdoor terrace that can cater your firm events or even mid day lunch. The shared terrace also offers the following:

1. Biophilic Design
2. F&B Outlet
3. Outdoor Gathering Theatre Concept
4. Innovation Zone
5. Smart Integrated Tables
6. Rentable outdoor coworking spaces

**1,100**  
SQM

Area of a shared outdoor terrace



## TECHNOLOGY AT BUILDING H24

1. Parking Management system
2. Smart Building Systems
3. Digital Signage
4. Smart Waste Management
5. CCTV & Access Control Analytics
6. Smart Metering (Water, Electricity, Gas):
7. Command and Control Centre (CCC)
8. Smart Street Furniture
9. Office Space Management
10. Public Space Monitoring
11. Shared Meeting Room Management system

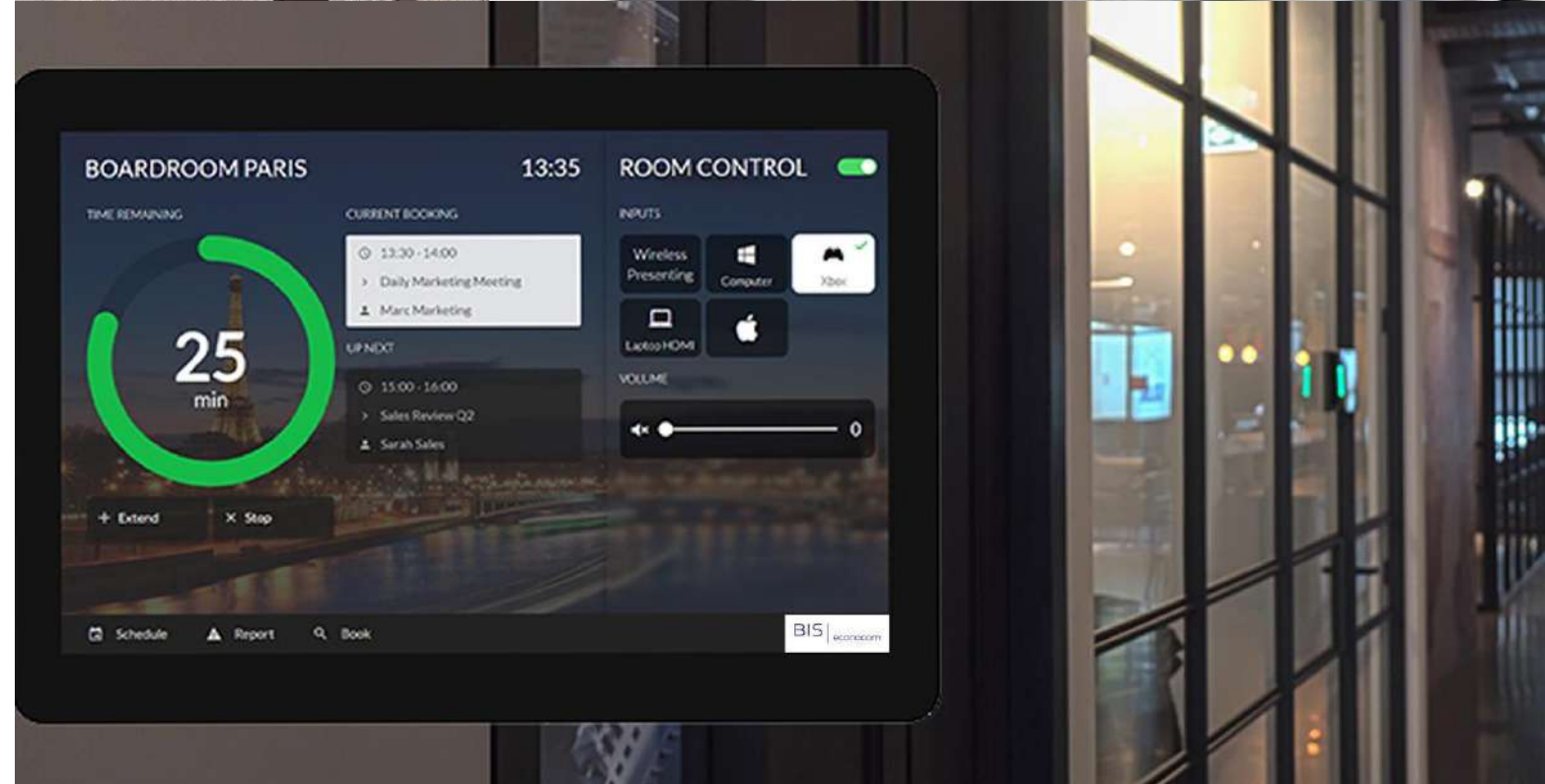


## MEETING ROOM MANAGEMENT AND SMART TECHNOLOGY SYSTEMS

**Meeting room management** made easy for everyone – the universal traffic light system literally leaves no room for interpretation. Grab a meeting room with the ease of two clicks

Our **modern technology HVAC HEPA filters** are used to filter pollutants and contaminants out of the air that passes through them and reduce the potential for airborne transmission of COVID-19 indoors.

Our Facility Management team is always aware of the latest **trends in sanitation** specially in shared buildings.

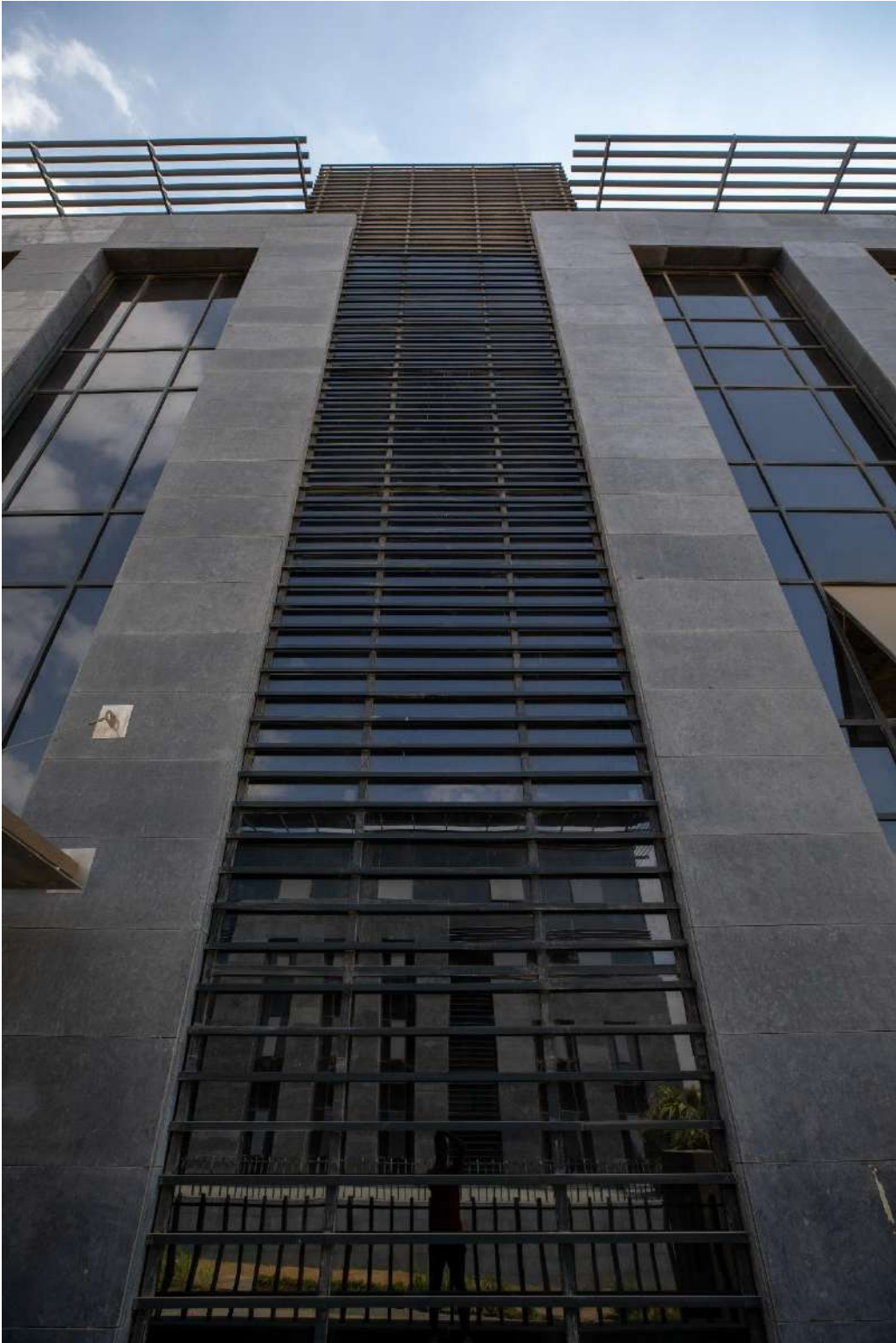


THE FUTURE WAITS  
FOR NO ONE  
PLUG-IN & THRIVE

 CAIRO BUSINESS PARK

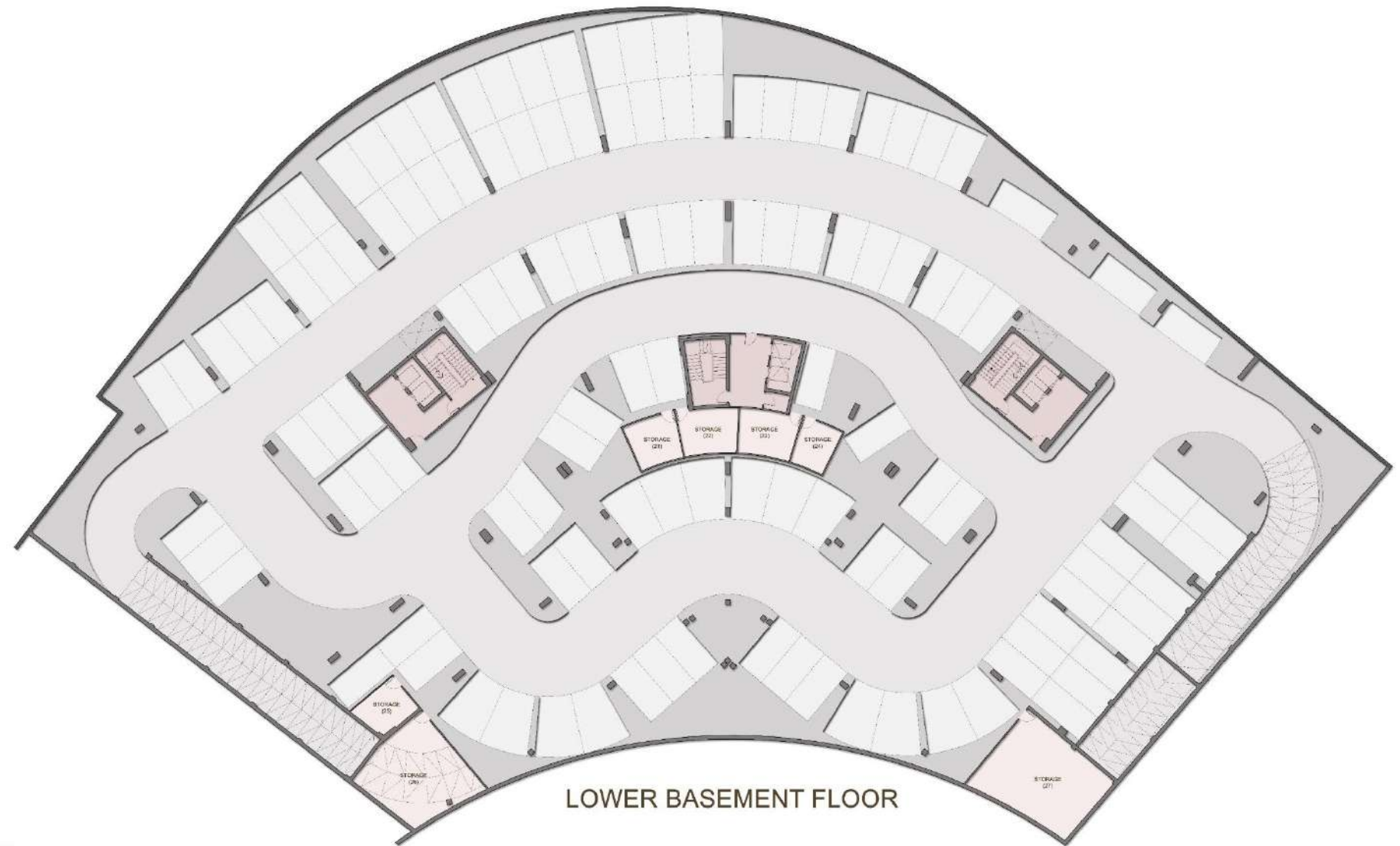
 CAIRO  
BUSINESS  
PARK

BUILDING H24  
PRODUCT OFFERING



# LOWER BASEMENT FLOOR

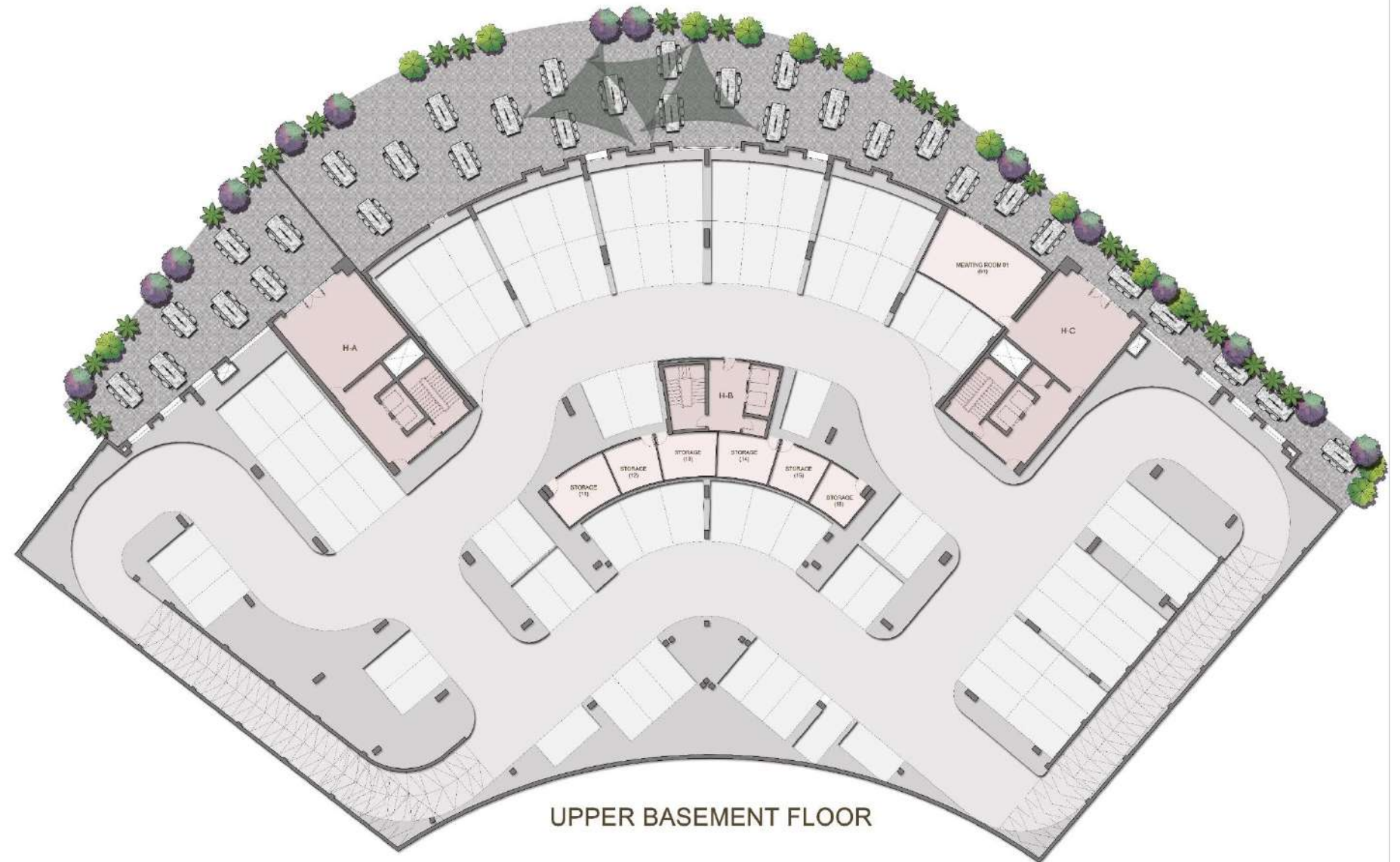
UNIT	GROSS AREA (SQM)
storage 21	16.10
storage 22	17.70
storage 23	17.70
storage 24	12.80
storage 25	14.70
storage 26	56.80
storage 27	66.80



1. All office dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual internal spaces areas may vary from the stated area in the drawings.
5. Drawings not to scale.
6. The developers reserves the right to make technical revisions.

# UPPER BASEMENT FLOOR

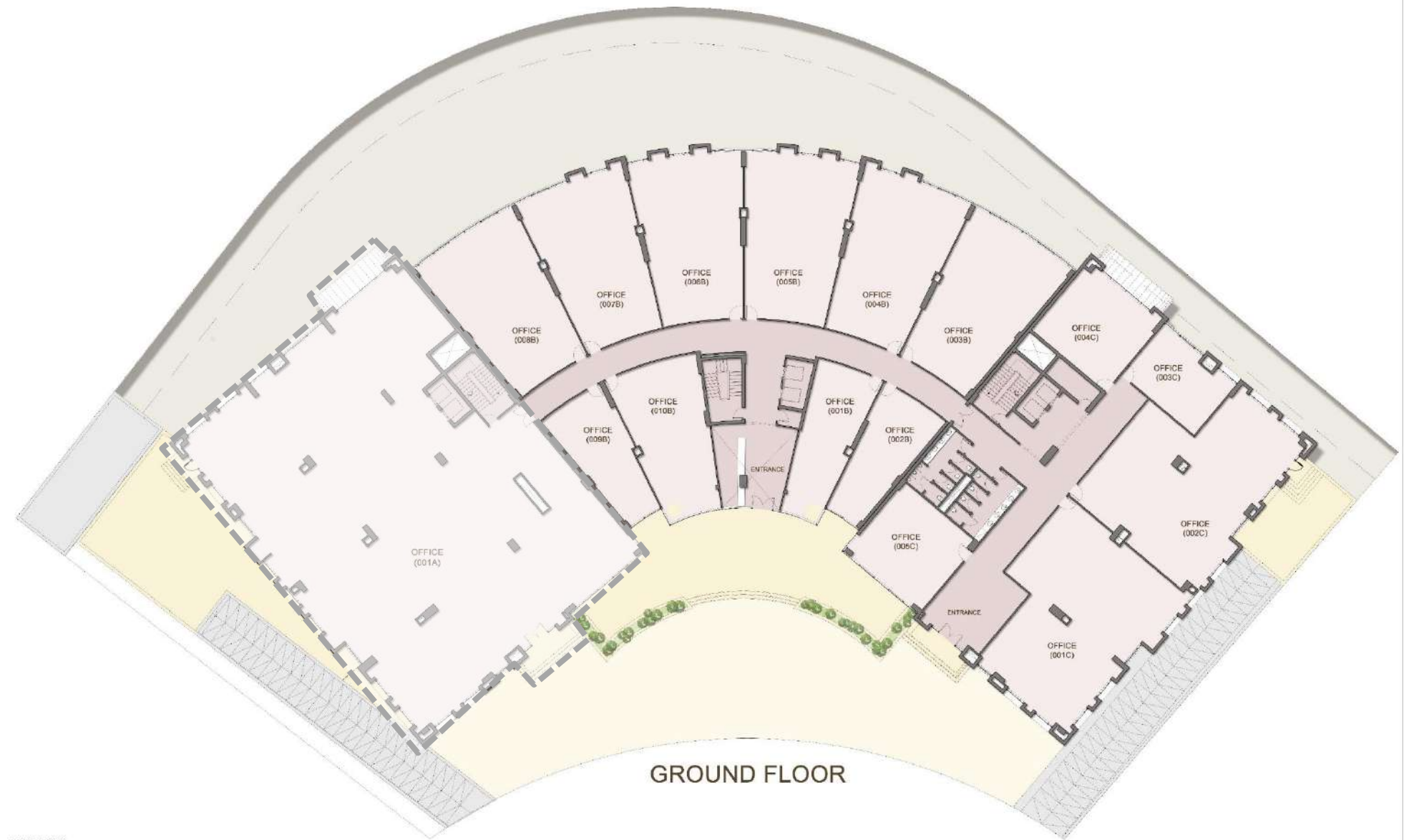
UNIT	GROSS AREA (SQM)
storage 11	22.30
storage 12	16.00
storage 13	16.00
storage 14	17.70
storage 15	17.70
storage 16	16.00



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# GROUND FLOOR

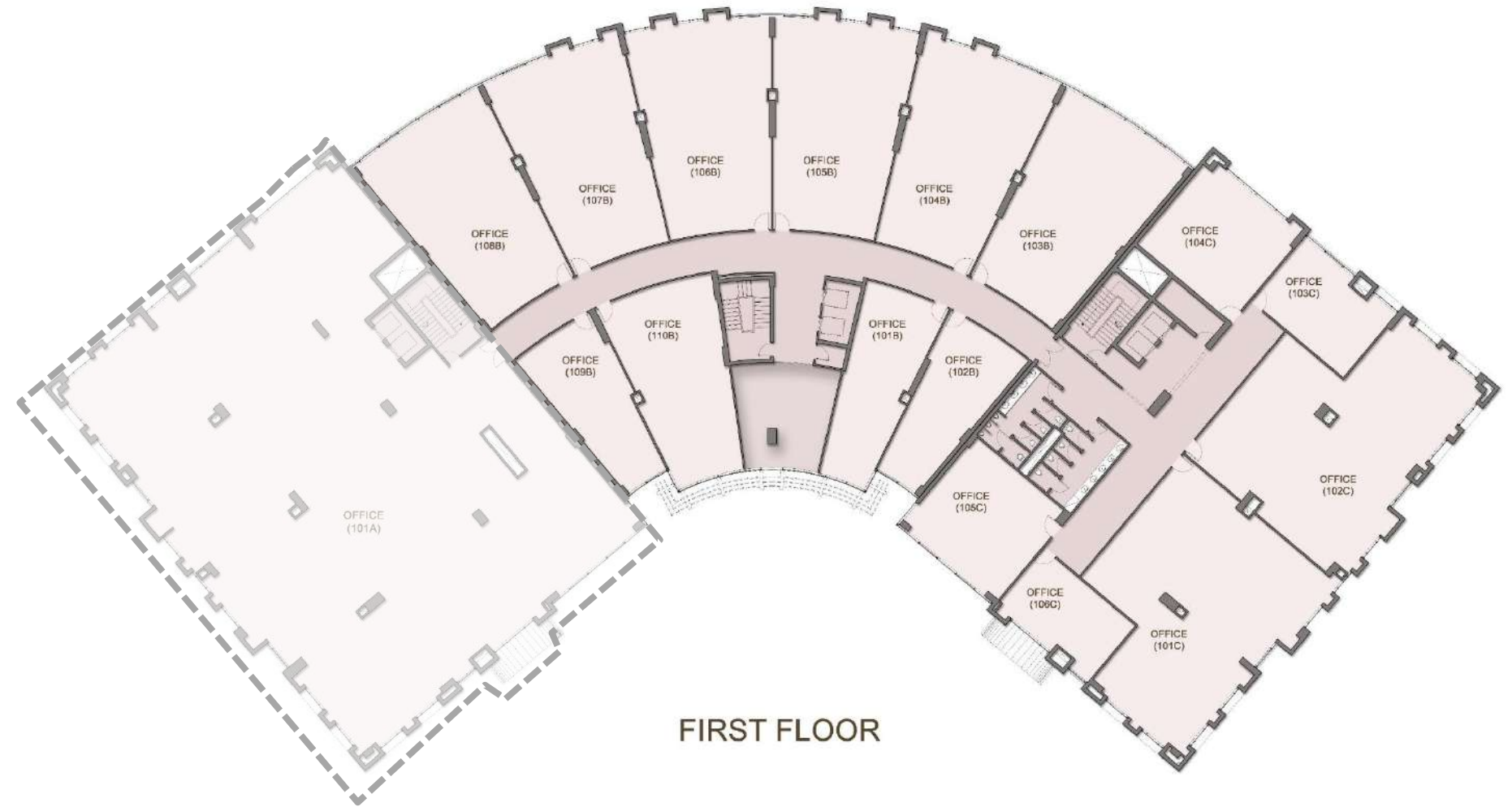
UNIT	GROSS AREA (SQM)	TERRACE
001B	89.03	-
002B	83.65	-
003B	174.24	-
004B	171.41	-
005B	174.52	-
006B	174.52	-
007B	171.41	-
008B	174.24	-
009B	82.94	-
010B	125.55	-
001C	274.74	-
002C	270.07	54.70
003C	67.52	-
004C	95.12	-
005C	96.11	-



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# FIRST FLOOR

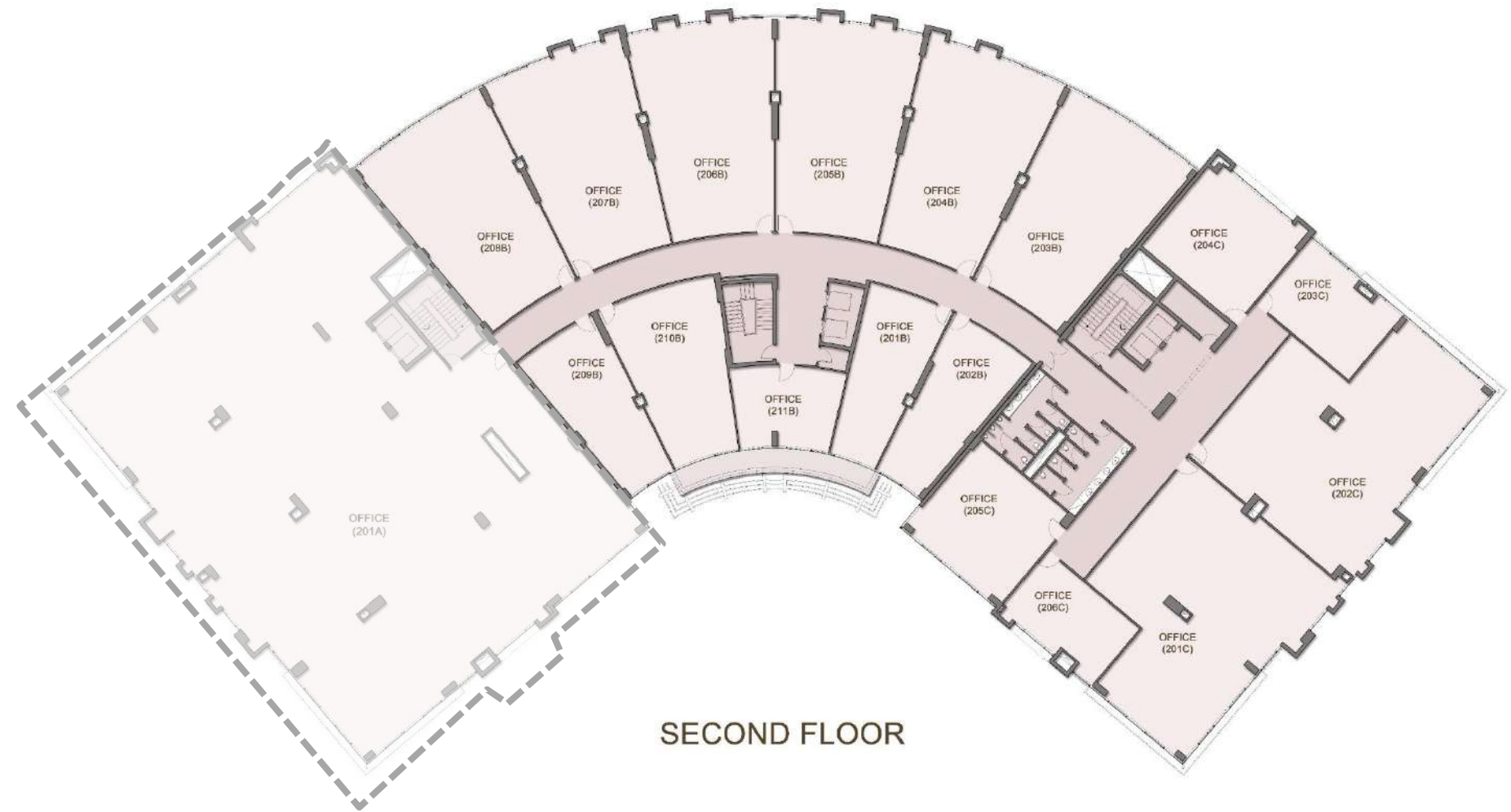
UNIT	GROSS AREA (SQM)
101B	89.03
102B	83.65
103B	174.24
104B	171.41
105B	174.52
106B	174.52
107B	171.41
108B	174.24
109B	82.94
110B	125.55
101C	268.37
102C	270.49
103C	67.09
104C	95.12
105C	96.11
106C	60.44



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# SECOND FLOOR

UNIT	GROSS AREA (SQM)
201B	77.42
202B	85.63
203B	174.24
204B	171.27
205B	174.52
206B	174.52
207B	171.27
208B	174.24
209B	85.21
210B	109.13
211B	55.34
201C	262.56
202C	265.11
203C	65.96
204C	95.12
205C	96.11
206C	60.44

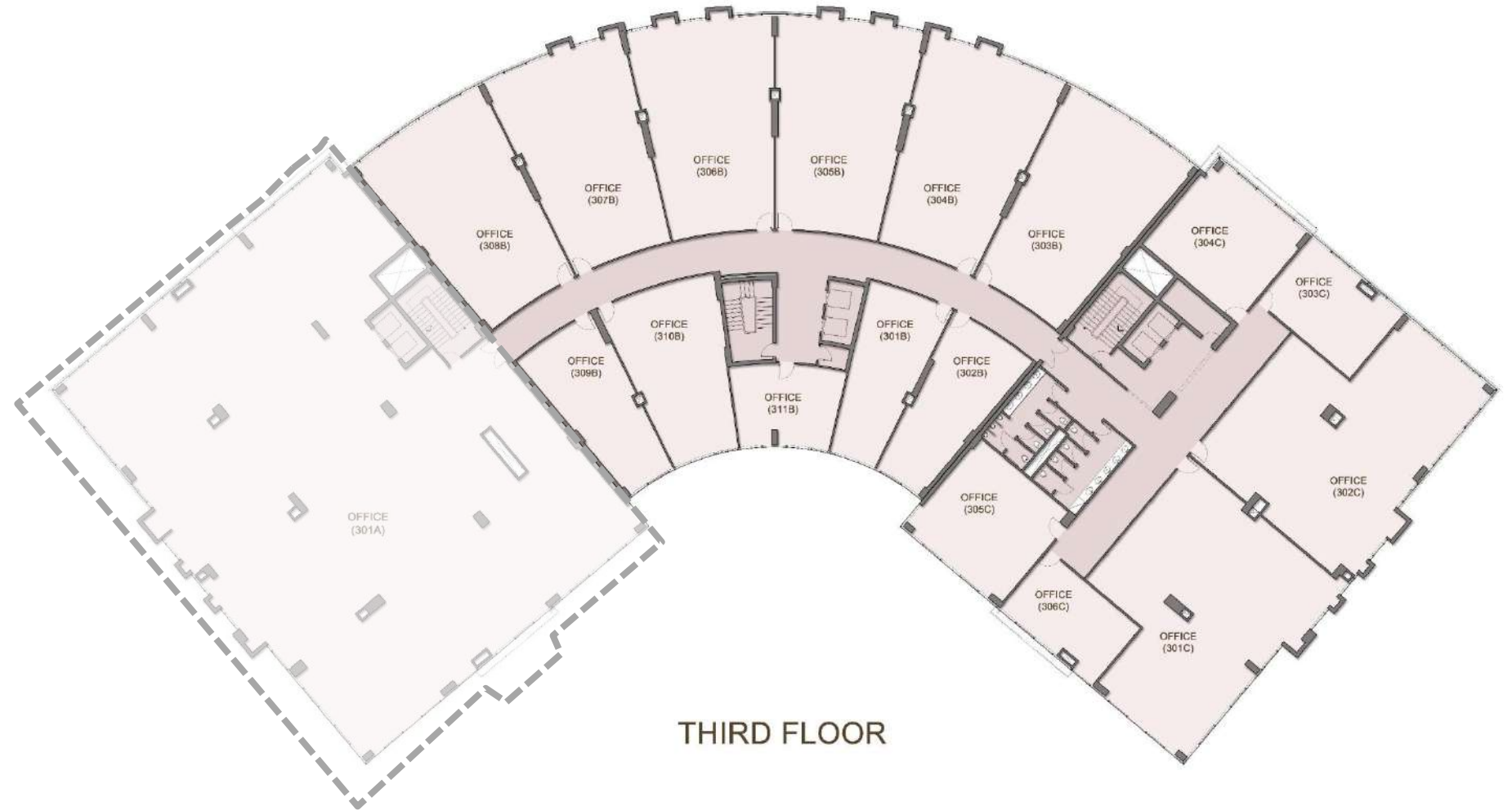


SECOND FLOOR

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# THIRD FLOOR

UNIT	GROSS AREA (SQM)
301B	77.42
302B	85.63
303B	174.24
304B	171.27
305B	174.52
306B	174.52
307B	171.27
308B	174.24
309B	85.21
310B	109.13
311B	55.34
301C	262.56
302C	265.11
303C	65.96
304C	92.00
305C	95.97
306C	58.46

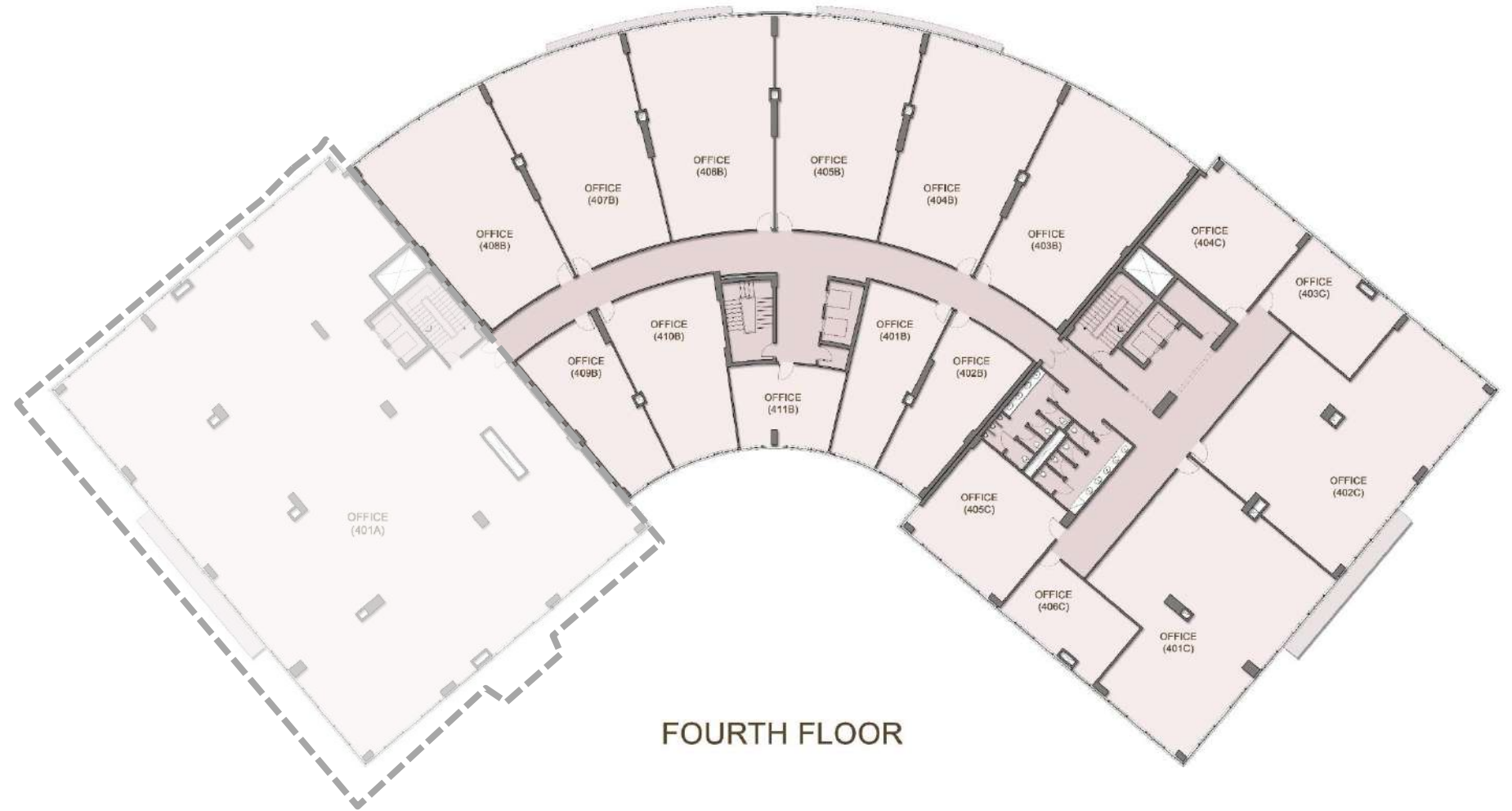


THIRD FLOOR

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# FOURTH FLOOR

UNIT	GROSS AREA (SQM)
401B	77.42
402B	85.63
403B	174.24
404B	168.44
405B	171.27
406B	171.27
407B	168.44
408B	174.24
409B	85.21
410B	109.13
411B	55.34
401C	253.22
402C	257.61
403C	66.38
404C	92.00
405C	95.97
406C	58.60



FOURTH FLOOR

1. All office dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
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CAIRO  
BUSINESS  
PARK

# Misr Italia Properties

## Projects

Misr Italia Properties is the developer of several residential, administrative, coastal and hospitality projects across Egypt.

### RESIDENTIAL PROJECTS



### COASTAL PROJECTS



### COMMERCIAL PROJECTS



### HOSPITALITY

**KAI SOKHNA** Hotel & Resort

**CAIRO BUSINESS PARK** Hilton Garden Inn



 **MISR ITALIA**  
P R O P E R T I E S