

# Office Spaces

Newsletter Nov 2017



New Cairo  
**Offices Investment overview**

New Cairo is considered the most attractive not gated business area. It has around 400 business buildings concentrated in the lotus area and the range between the ninety north/south streets, with more supply to be added to the current, 'Heliopolis Development group and 'six stories for development' have been announced about their new offices projects. During the past 6 years, the offices prices has been increased by an average of %35-30 yearly. Last year,

New Cairo grabbed +70 multinational and well-known companies, and it's seen promising for more companies due to the facts that it's located 25 kilometers from the airport, it's the nearest area to Egypt new capital, and it's well known abroad to the new foreigner investors.

## ■ B2B Exclusive Projects

# SIDEWALK



THE HUB OF COFFEE AND WORK.

At the elite Golden square of New Cairo, Side walk is located Near the American University in Cairo, side walk lies a modern contemporary retail destination which is the fo- cal point of the entire community. Strategically Located in one of the highest population density areas of New Cairo and surrounded by high- end residential projects. Sidewalk area is 6100 square meters. It is a stunning strip mall complemented by an outdoor entrainment, and open air dining destination. A des- tination for all to enjoy, Sidewalk will be a convivial meeting place for university students and Young families to gather and socialize, to create their own personal memo- ries as for corporate people too.



## AMENITIES



Dancing Fountain



Outdoor & Indoor Facilities



Corporate Life

## Mall Design PLAN VIEW

### FIRST FLOOR

Commercial Modern Retail.



### SECOND FLOOR

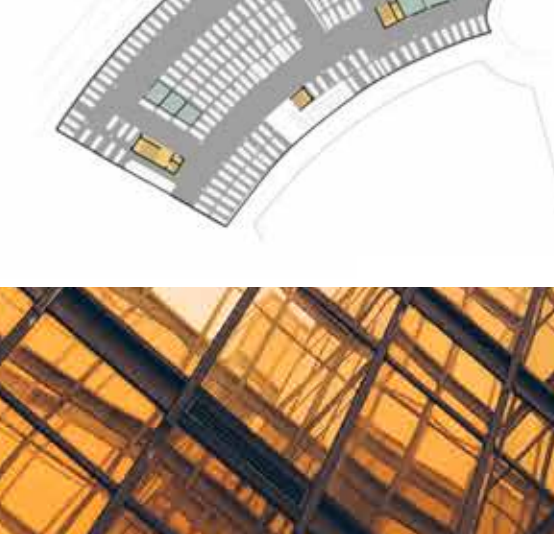
Modern Office Spaces.



### UPPER BASEMENT



### LOWER BASEMENT



Investors can buy the ground floor of the developed project.

## ■ B2B Exclusive Projects

# EAST HILL

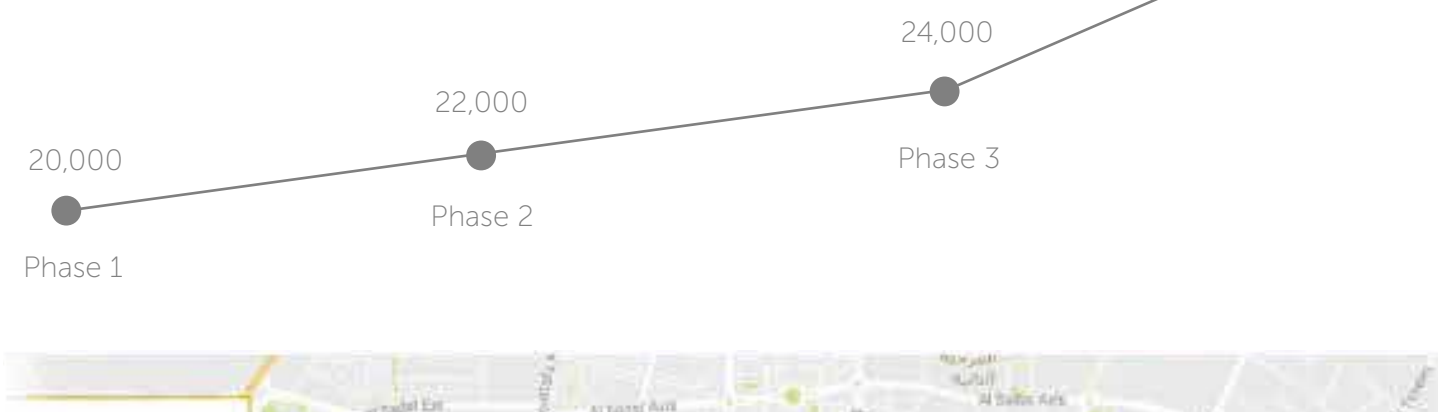
High Life With Perfect Place



East hill offices prices has been increased from 19,900 EGP/m2 to 26,250 EGP/m2 during 9 months making an appreciation rate of %33, it is expected to increase after the finalization of the project and the livability of the area, and it gives the investors the advantage of %12 income property.

## Project Prices

Progress



## Construction Updates



## ■ Ready to Move

Opportunities

- Location : **S 90th**
- Area : **925 sqm**
- Finishing : **Finished and Furnished**
- Floor Level : **4th**
- License : **Admin**
- Facilities : **Central ac's  
Fire fighting  
Fire alarm**



■ **Ready to Move**  
Opportunities

Location : **New Cairo**

Area : **500 sqm**

Finishing : **Finished**

Floor Level : **3th**

License : **Admin**

Facilities : **Central ac's  
Fire fighting  
Fire alarm  
Parking  
Security**



■ **Ready to Move**  
Opportunities

Location : **New Cairo**

Area : **660 sqm**

Finishing : **Finished**

Floor Level : **3th**

License : **Admin**

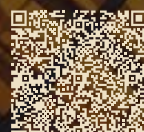
Facilities : **Central AC's  
Fire fighting  
Fire alarm  
Parking  
Security**



■ **For More**  
**Opportunities**  
Contact us



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