

THE < BIG
BUSINESS
DISTRICT

THE < BIG



Disclaimer:

Masterplan is for indicative purposes only and subject to change.
Landscape shown is for illustrative purposes, changes may apply to landscape final design.
Cladding type and color will be subject to availability at the time of construction.
Planting shown is for illustrative purposes only.
Drawings and dimensions are for illustrative purposes and are subject to modifications at the discretion of the developer.

THE

BIG

BUSINESS

DISTRICT



inland Properties Group

Disclaimer

- Master plan is for indicative purposes only and subject to change
- Landscape shown is for illustrative purposes, changes may apply to landscape final design.
- Cladding type and color will be subject to availability at the time of construction
- Planting shown is for illustrative purposes only
- Drawings and dimensions are for illustrative purpose and are subject to modifications at the discretion of the developer

THE



BIG

BUSINESS

DISTRICT

- Masterplan is for indicative purposes only and subject to change.
- Landscaping shown is for illustrative purposes, changes may apply to landscape final design.
- Cladding type and color will be subject to availability at the time of construction.
- Plantings shown is for illustrative purposes only.
- Overall site dimensions are for illustrative purpose and are subject to modifications at the discretion of the developer.



Disclaimer:

- Drawings are for illustrative purposes only and subject to change.
- Landscape shown is for illustrative purposes; changes may apply to landscape final design.
- Cladding type and color will be subject to availability at the time of construction.
- Planting shown is for illustrative purposes only.
- Drawings and dimensions are for illustrative purposes and are subject to change without notice.

Launch Product Mix

Offices:

- Area ranges: 70 SQM – 395 SQM
- Offered in 5 Buildings

Clinics:

- Area ranges: 47 SQM – 139 SQM
- Offered in 1 Building
- Labs and scan centers upon request
- Waiting areas

inland[®] Properties Group

Smart Offices:

- Area ranges: 64 SQM – 100 SQM
- Offered in 2 buildings
- Fully finished shared meeting rooms & hot desks
- Luxurious double-height entrances

Office Buildings:

- Area ranges: 2,700 SQM – 6,200 SQM
- Offered in Buildings upon request
- Customizable Floor Plates



Offices

- Offered in 5 Buildings with the below breakdown:
- 2 standard buildings
- 2 with special external and internal designs
- 1 high-rise building situated on the Ring Road
- Overlooking both Ground & Lower Ground Courtyards
- 25% Efficiency



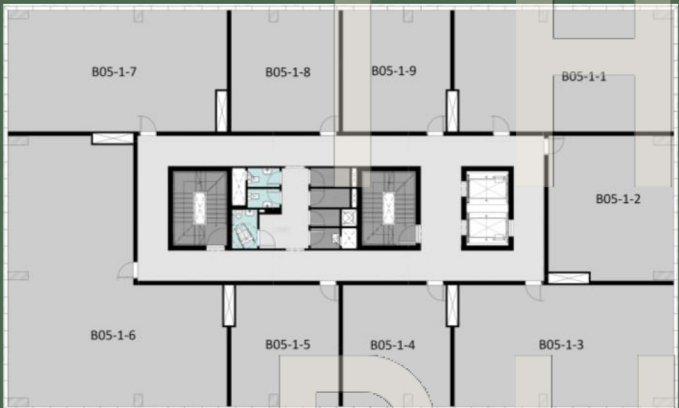
inland[®] Properties Group

Finishing Specs

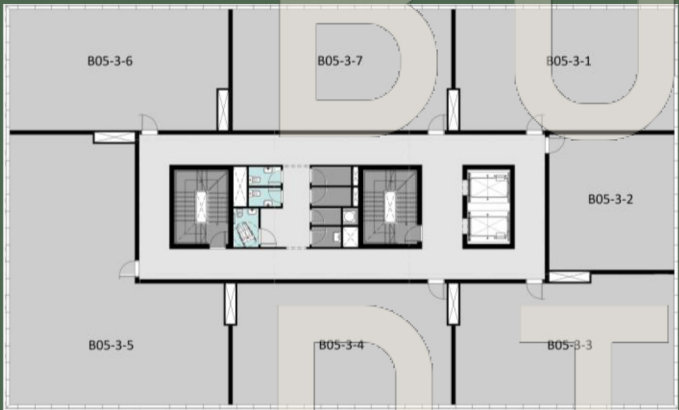
- Core & Shell
- MEP Tie-Ins will be provided for each unit
- Meter to be placed by Roya and additional charges will be incurred by client
- Fully Finished Entrances & Core
- VRF HVAC System
- Unit door provision

Building 5 (G+5)

Building Amenities



1st & 2nd Floors



Typical Floors



- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 5	
Floor	Area
1	1,008
2	1,008
3	998
4	998
5	998
Total Building	5,010

Area Ranges	No. of Units	Percentage
70	8	20%
93	5	13%
135	21	54%
230	5	13%
Total	39	100%

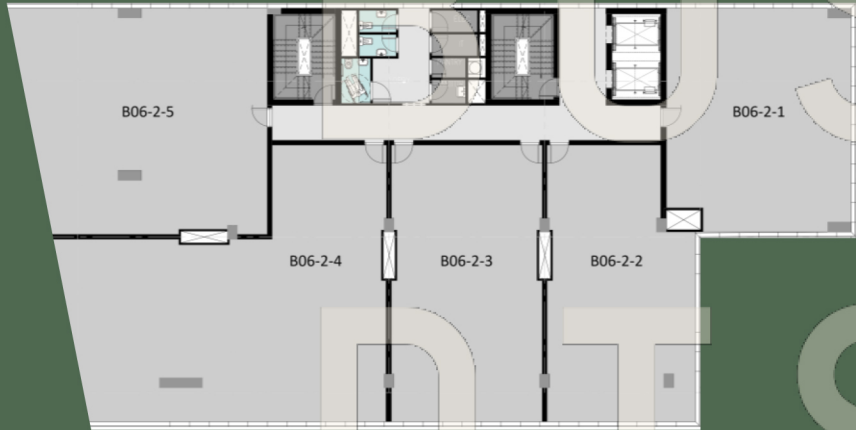
Building 6 (G+4) Offices

Building Amenities

5 Units per floor



First Floor



Typical Floors



- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 6	
Floor	Area
1	716
2	893
3	893
4	893
Total Building	3,395

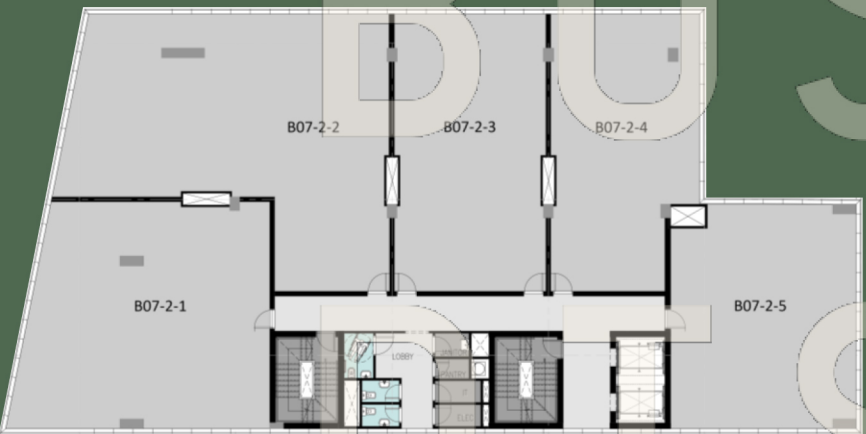
Area Ranges	No. of Units	Percentage
124 - 140	6	30%
152 - 170	8	40%
199 - 250	6	30%
Total	20	100%

Building 7 (G+4) Offices

5 Units per floor



First Floor



Typical Floors



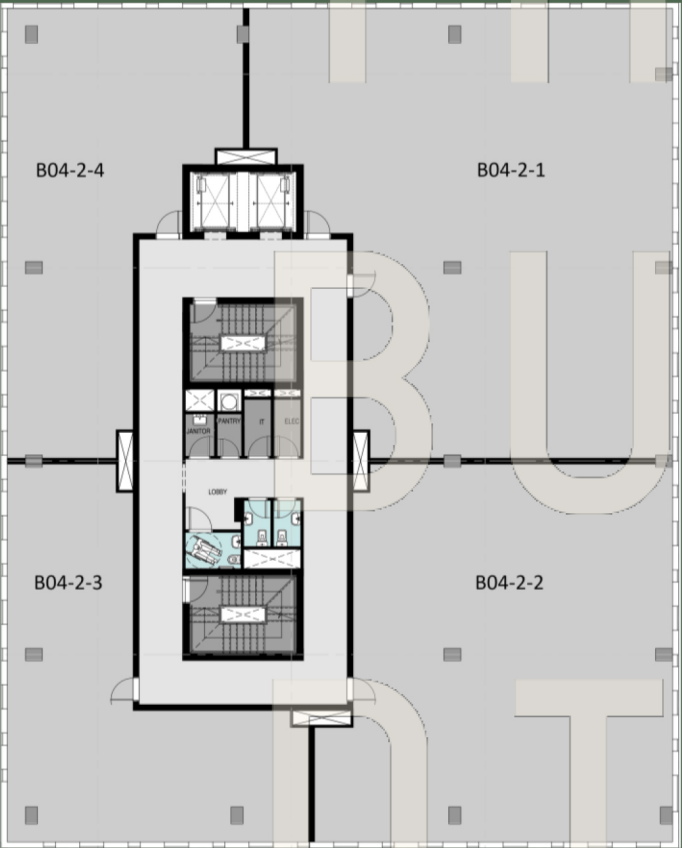
- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 7	
Floor	Area
1	716
2	444
3	292
4	893
Total Building	2,345

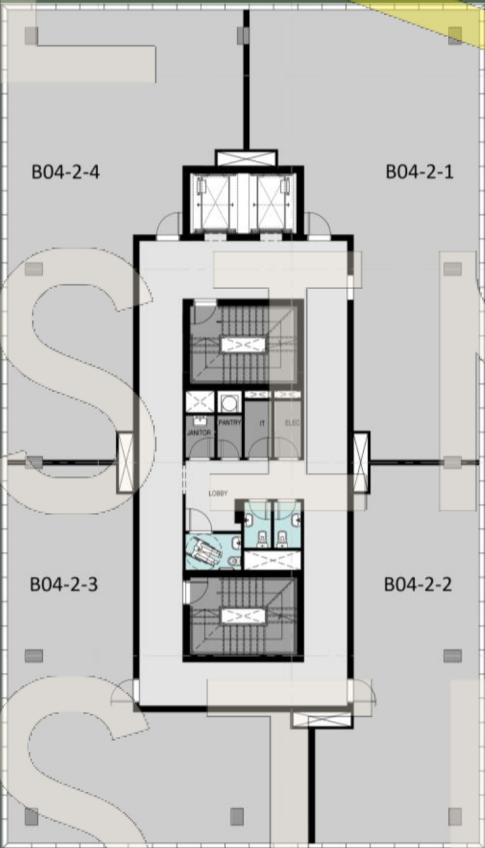
Area Ranges	No. of Units	Percentage
124 - 140	6	40%
152 - 170	7	47%
199 - 250	2	13%
Total	15	100%

Building 4 (G+8) Offices

1st & 2nd Floors



Typical Floors



Building Amenities

4 Units per floor

- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 4	
Floor	Area
1	1,052
2	1,072
3	586
4	697
5	697
6	692
7	692
8	697
Total Building	6,185



Area Ranges	No. of Units	Percentage
110 - 133	6	20%
150 - 178	11	34%
188 - 193	11	34%
306	2	6%
390 - 395	2	6%
Total	32	100%



Master plan is for indicative purposes only and subject to change.
Landscape shown is for illustrative purposes; changes may apply to landscape final design.
Cladding type and color will be subject to availability at the time of construction.
Planting shown is for illustrative purposes only.
Drawings and dimensions are for illustrative purpose and are subject to modifications at the discretion of the developer.

Smart Offices

- Offered in 2 buildings overlooking Lower Ground Courtyard
- Luxurious Double-Height entrances
- Shared amenities in the buildings' First Floor, such as Meeting Rooms and Hot Desks. Operated by Roya
- 31% Efficiency



inland[®] Properties Group

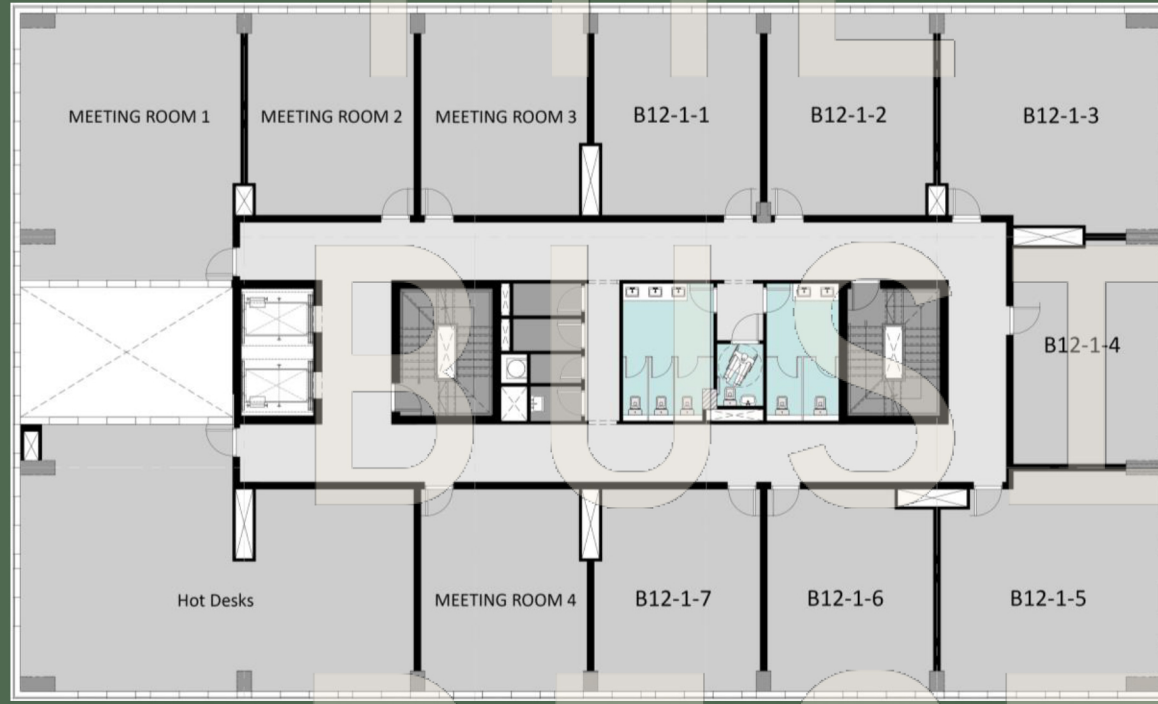


Finishing Specs

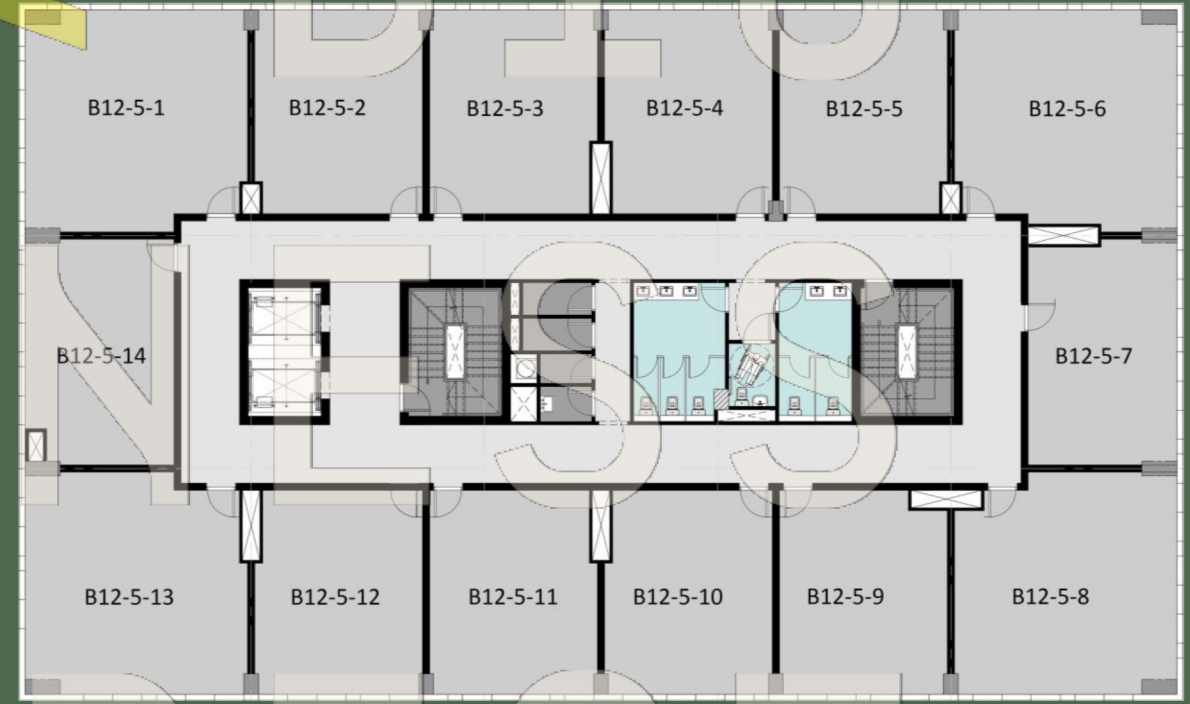
- Core & Shell
- MEP Tie-Ins will be provided for each building
- Fully Finished Entrances & Core
- Meter to be placed by Roya and additional charges will be incurred by client
- VRF HVAC System

Building 12 (G+5) Smart offices

inland Properties Group



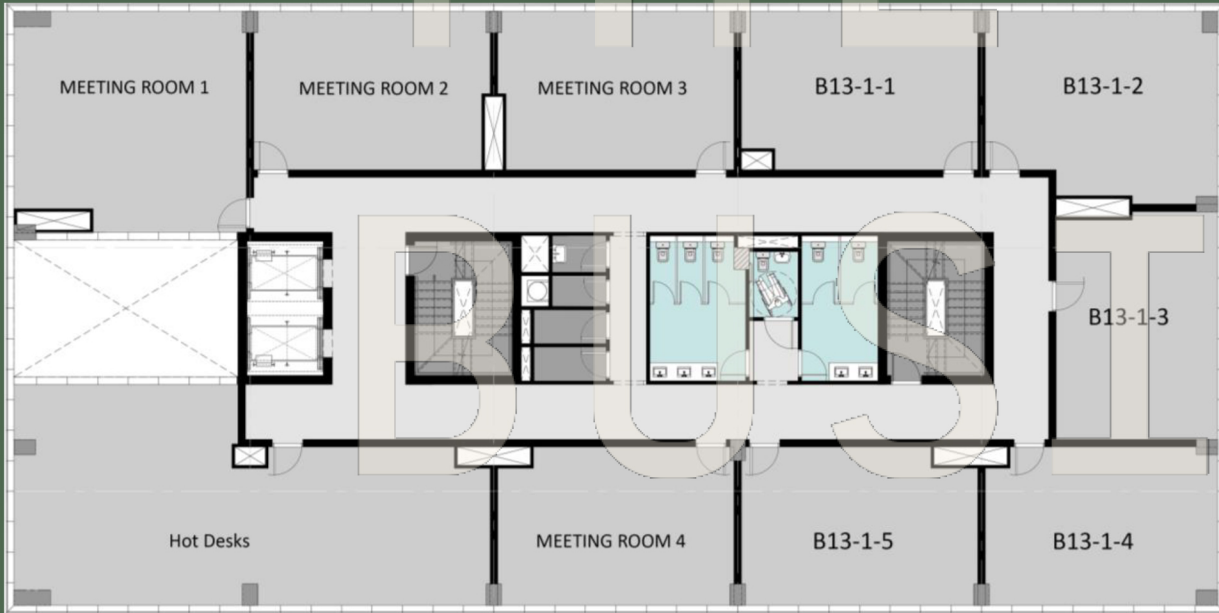
First Floor



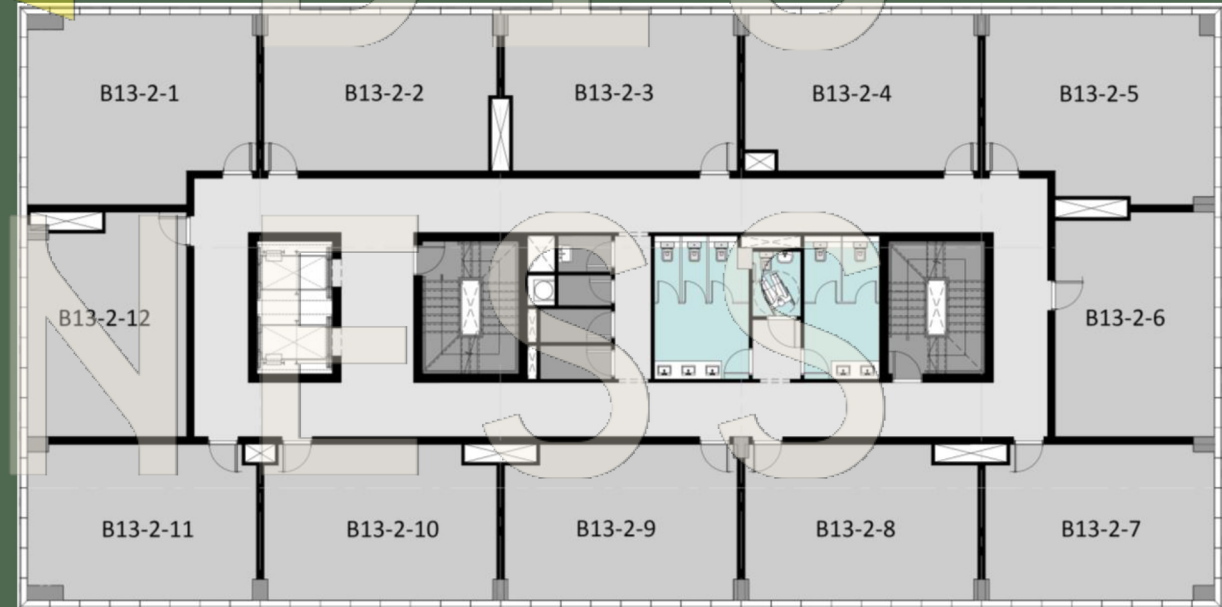
Typical Floors

Building 13 (G+5) Smart Offices

inland Properties Group



First Floor



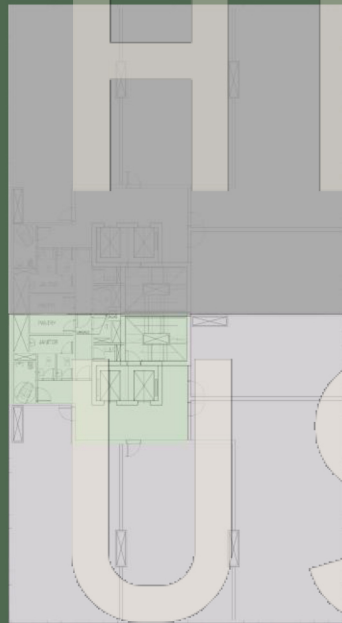
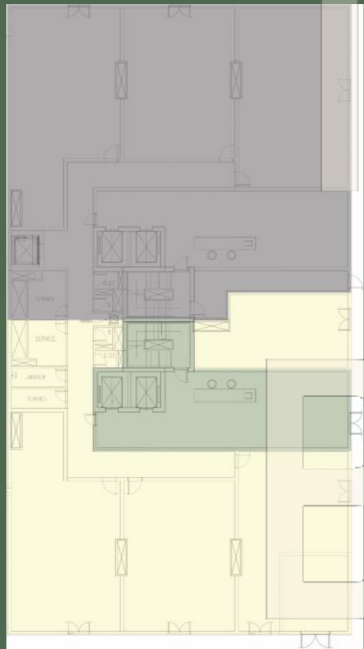
Typical Floors

Office Buildings

inland[®] Properties Group

Finishing Specs

- Core & Shell
- MEP Tie-Ins will be provided for each building
- Fully Finished Entrances & Core
- Meter to be placed by Roya and additional charges will be incurred by client
- VRF HVAC System



- 9B
- 9A Commercial
- Administrative Entrance
- 9B Offices
- 9A Core
- 9A Offices

- Private separate entrances, elevators & stairs.
- Customizable Floor Plates & Units' designs.



Clinics

- Complementary Retail & services for Clinics (Labs & Scan Centers) upon request
- Waiting areas & private entrance for Clinical Building.
- 31% Efficiency

13 Units per typical floor

- Waiting Areas
- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators
- Public Toilets



Finishing Specs

- White Box
- Fully Finished Entrances & Core
- VRF HVAC System
- Unit door provision

❖ **White Box Finishing**: finished with HVAC systems, plumbing, lighting, basic electrical wiring, ceiling, flooring (concrete screed) and white painted walls. Hence, the white box real estate space serves as a blank canvas for new tenants to build out their space by performing tenant improvements (TIs) at much lower costs.

Building 11 (G+5) Clinics

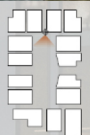
inland[®] Properties Group

Typical Floors



Area Ranges	No. of Units	Percentage
47	15	23%
70-74	20	31%
95	20	31%
139	10	15%
Total	65	100%

THE < BIG BUSINESS DISTRICT



Disclaimer:

- Masterplan is for indicative purposes only and subject to change.
- Landscape shown is for illustrative purposes, changes may apply to landscape final design.
- Cladding type and color will be subject to availability at the time of construction.
- Planting shown is for illustrative purposes only.
- Drawings and dimensions are for illustrative purpose and are subject to modifications at the discretion of the

THE




BIG

BUSINESS

DISTRICT



 ipgegypt.com

 01003366453

THE < BIG BUSINESS DISTRICT