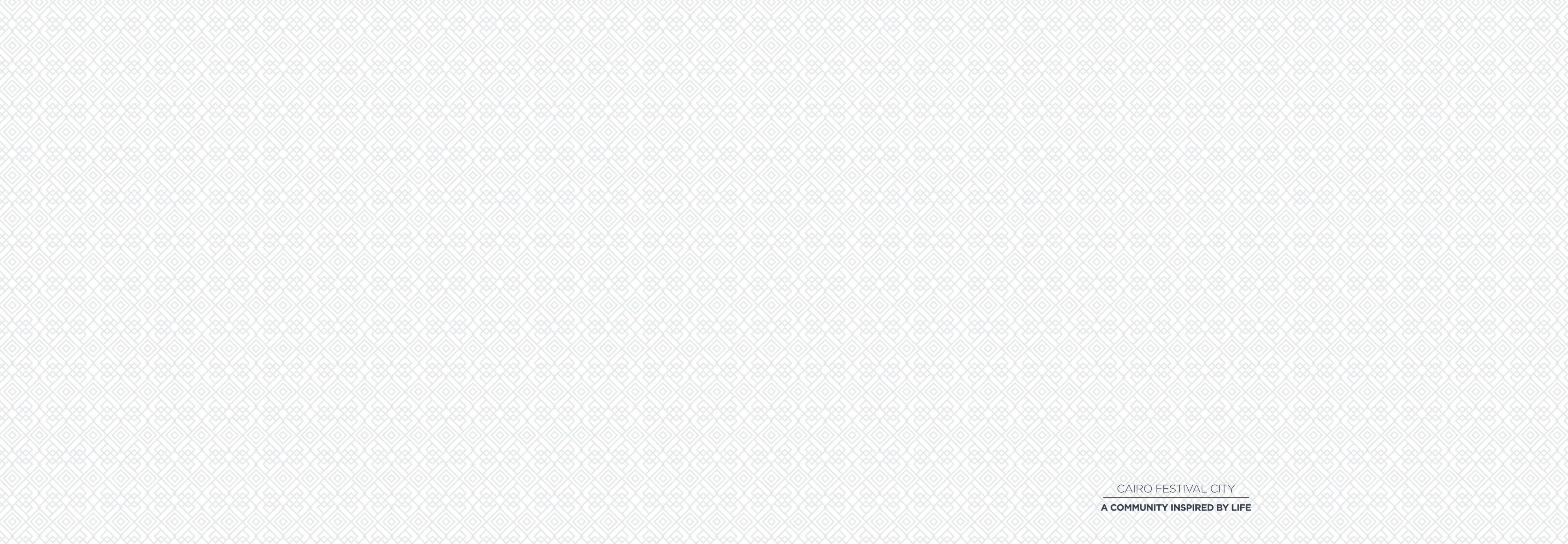


# Business District

BUSINESS PARK C



CAIRO FESTIVAL CITY  

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A COMMUNITY INSPIRED BY LIFE

# Al-Futtaim.

BUILDING COMMUNITIES AND ENRICHING LIVES

Since being founded in the 1930s, Al-Futtaim's commitment to integrity, service and social responsibility has been the bedrock to building an unrivalled reputation in the fields of real estate development and operations.

Dubai-based Al-Futtaim operates through more than 60 companies in six divisions, with the group's real estate division focusing on originating, developing, procuring and constructing mega projects, including Dubai Festival City and Doha Festival City.

In tandem with Cairo Festival City they contribute to Al-Futtaim's multi-million dollar portfolio of individual and corporate real estate investment assets throughout the MENA region.

## Strategic Location.

Situated to the east of the Ring Road, Cairo Festival City is swiftly accessed from all points of the compass, bringing neighbourhoods such as Maadi, Heliopolis and Nasr City within easy reach.

Further afield, a well-developed network of major routes provides access from locations such as Alexandria and Suez.

Cairo Festival City's close proximity to Cairo International Airport also opens routes for an international audience and clientele.



# Cairo Festival City.

Cairo Festival City features the ultimate standards in residential, commercial, retail, leisure, entertainment and dining in an eco-friendly, self-sustained 'city within a city', bringing together unique, ground-breaking innovations.

Enjoy a lifestyle where all your choices are at hand, where the imagination and expertise of Al-Futtaim has created Egypt's premier mixed-use development, extending over three million square metres at the gateway to New Cairo alongside the east of Cairo's Ring Road.



# Commercial Offices.

Cairo Festival City brings together a wealth of opportunities for business and commercial partners, with options for leasing and sales premises in tailor-made spaces either in the ***Business District*** or in the ***Podium***.

Cairo Festival City's two commercial hubs offer 250,000 square metres of prime office locations with more than 11,000 surface and underground basement parking spaces.

Multinational and local companies in various sectors have been attracted by the facilities and amenities, situated within easy reach of retail and leisure outlets that contribute to making business life a pleasure at Cairo Festival City.



# Podium.



## PODIUM

Welcome to the Podium where creative and entrepreneurial Small and Medium Enterprises (SMEs) will find customised and adaptable office spaces in an environment perfectly suited to their vision. Offices are built in units starting 70 square metres, to make the best use of space and maximize the number of slots for underground parking.

The Podium overlooks Oriana Villas compound along with its lush landscapes, walkways and water features. A soothing backdrop for businesses to enjoy everyday.

The Podium opens a world of options for businesses. Office layouts can be tailored to create a working environment suitable to the identity of a business venture that will thrive in New Cairo's inspiring up-to-the-minute atmosphere of innovation and growth.

### **Services & facilities.**

- Safety systems - fire alarms; smoke detectors; automatic sprinklers; emergency lighting, CCTV coverage and 24/7 security
- Double-glazed windows
- Central cooling system and power plant for electricity backup
- High-speed fiber optic network
- Parking spaces at ground level and underground
- High-speed elevators and accessibility for the disabled
- Optional housekeeping and maintenance
- Common reception areas and toilet facilities



## Business District.

### Business District

The Business District has been home to Cairo's top multinational companies since 2013, with the second phase "Business Park C" currently under construction. Providing an additional 50,000 sq.m of premium offices for lease.

Geared to ensure tenants can focus fully on their company's affairs. Buildings are fully-equipped with security services, infrastructure support, property maintenance and repairs in addition to traffic control management, ensuring a smooth access in and out of The Business District.

The view from the buildings overlook Cairo Festival City's lush landscapes, with direct access from the Ring Road and Road 90. Employees and visitors also benefit from the close proximity of Cairo Festival City Mall and its plethora of restaurants, services and shops.



# Design & Architecture.

The buildings' design has been developed to include features that reduce the effects of solar and thermal infiltration and provide sound isolation, which ultimately enhances the overall office atmosphere.

Office buildings are an elegant 'Core & Shell' development with high quality level of finishes and fittings, constructed in reinforced concrete structures, encompassing a sophisticated glass curtain wall façade system and the latest technology in building services.

All fixtures, fittings and finishes are of high standard, durable and low maintenance. They have clarity of purpose, ease of use including special needs facilities, and address potential occupational, health & safety factors such as slip resistance.





## Business Park C Master Plan.

Business Park C is located along CFC's Main Spine, to the west of Business Park A and to the north of Business Park B. The proposed development consists of 5 new 'Grade A' office buildings (with total GBA of 60,000 sq.m, total GLA of 50,000 sq.m, identified as follows:

- Three single-wing office buildings on parcels 13C01, 13C02 & 14B02
- One double-wing office building on parcel 13C03

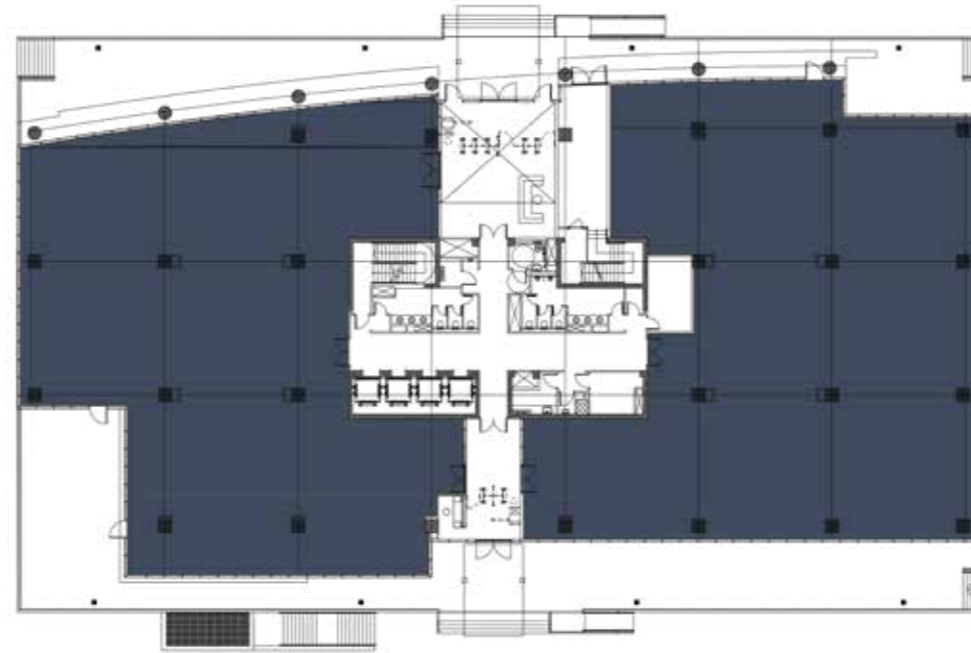
# Typical Floor Plans.

BP C-13c01/02	Lettable	Public & Services	Total
<b>Basement</b>	-	2,909	2,909
<b>Ground</b>	1,504	401	1,906
<b>First</b>	1,711	235	1,946
<b>Second</b>	1,784	235	2,020
<b>Third</b>	1,808	235	2,043
<b>Fourth</b>	1,808	235	2,043
<b>Fifth</b>	1,327 + 478 T	235	2,040
<b>Roof</b>	-	250	250

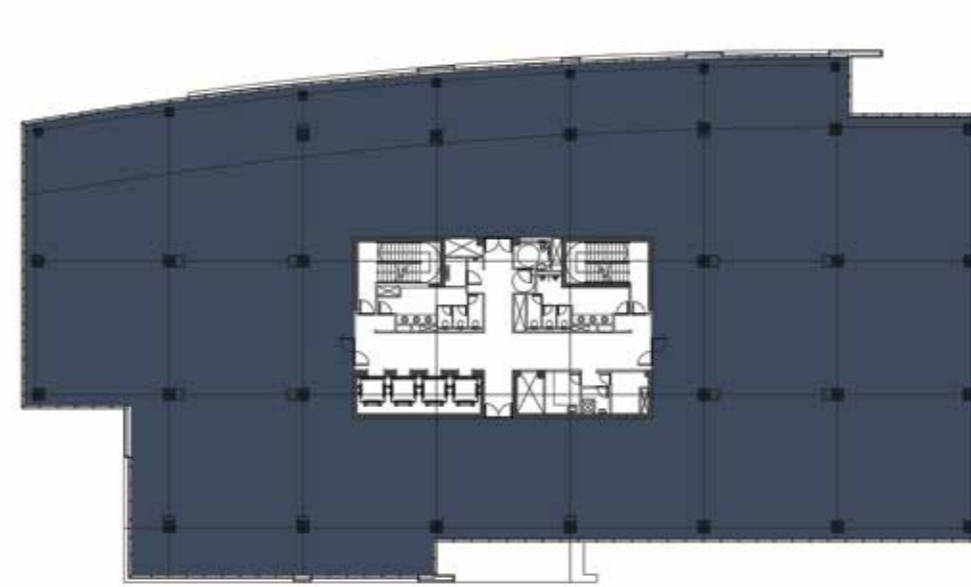
Office spaces are tailored for large business ventures:

- Six floor buildings (ground floor + five upper floors)
- Underground basement parking and surface parking
- 9x9 module between columns
- Floor-to-floor height of approximately 3.85 m. (3.4m clear height)

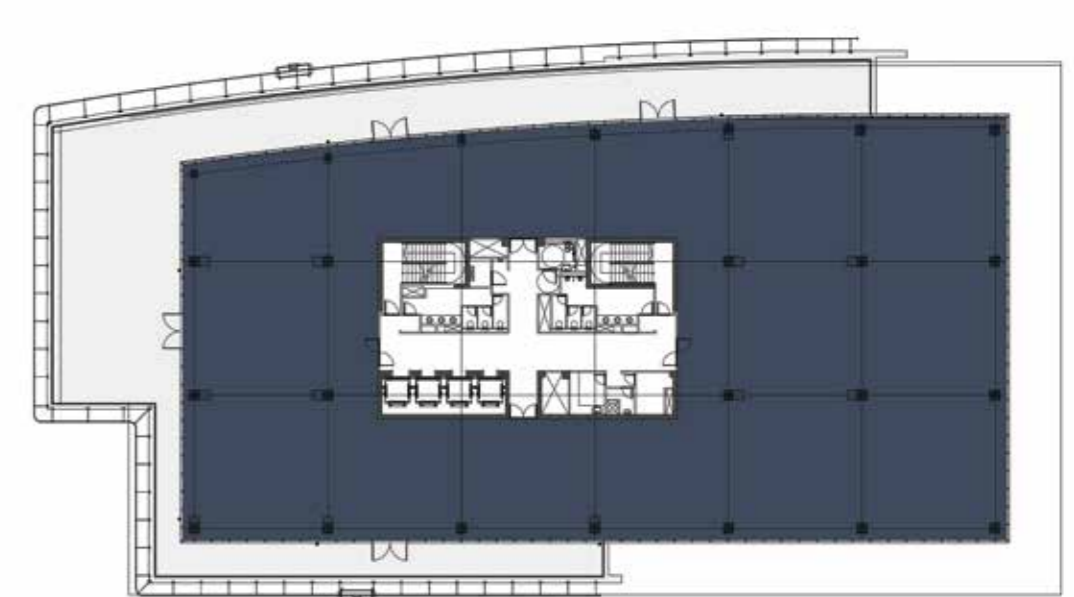
**TYPICAL  
GROUND FLOOR**



**TYPICAL  
UPPER FLOOR**



**FIFTH FLOOR  
Including Terrace**



# Services, facilities & amenities.

Al-Futtaim has created a fully-developed, self-contained commercial hub that facilitates success for tenants of the Business District.

- Solar, thermal, acoustic and vibration control
- Washrooms and pantry areas
- Lobby, reception and entrance areas
- Elevators
- High-speed fiber optic network
- Central Air Conditioning
- Safety systems: fire alarms and stairs, smoke detectors, automatic sprinklers and emergency lighting
- 24/7 CCTV coverage and security
- Standalone domestic water tank and pumps
- Redundant power source
- Connection to 24/7 call centre for complaints, maintenance requests and emergency
- Outstanding property management services, including maintenance, security and landscape preservation



Download the App **Cairo Festival City**

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