# JUNCTION

A Project By
**MAJID AL FUTTAIM**

Business Park
**West Cairo**

# Beyond
# A **Workplace**

**JUNCTION**

A dynamic ecosystem that embodies ambition, connection,  and pride. Designed with a human-centric approach, it's a living network  where ideas flow beyond offices and through shared experiences.

**OUR VISION**

It is to create a destination for like-minded businesses and individuals who inspire one another to move forward together.

**OUR PROMISE**

It is to foster an environment where ambition and drive thrive, where **community grows naturally**, and where every moment, inside and outside the workplace, feels part of something greater

# Great Moments For **Everyone, Everyday**

## WELCOME TO MAJID AL FUTTAIM

In 1992, our founder Mr. Majid Al Futtaim envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment and leisure to create great moments for everyone, every day.

As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 3,600 families across the UAE, Oman and Lebanon.

# In Partnership With **World-Class Design** Consultants

**CONCEPT DESIGN BY ARCADIS**

A global sustainable design leader with 36,000+ experts, #1 in ESG and top 1% for sustainable practices, behind projects like Nine Elms School (London, UK), The Curve (Vancouver, Canada), and Ford Motor Innovation Hub (Dearborn, USA).

**LIGHT DESIGN BY THE OCULUS LIGHT STUDIO**

Recognized with 30+ awards for innovation in lighting and design, has delivered landmark projects including Nike ABC Mart Grand Store (Tokyo), Google Backlot (Mountain View), and Amazon Apollo (Seattle).

Beyond our global partners, we joined forces with top local powerhouses.

# Junction Builds On Majid Al Futtaim's Enduring Philosophy

A continuation of his **lifelong commitment** to creating places that put people at the heart of every experience. Grounded in the belief that true progress begins with human connection, his work has always aimed to inspire **growth, belonging, and collaboration.**

It nurtures communities that thrive with purpose and meaning. This philosophy comes to life across a diverse portfolio with **30 shopping malls, 5 mixed-use communities, 3 business parks, and 13 hotels**; each designed to enrich how people live, work, and connect.



# Signature Living
# By Majid Al Futtaim

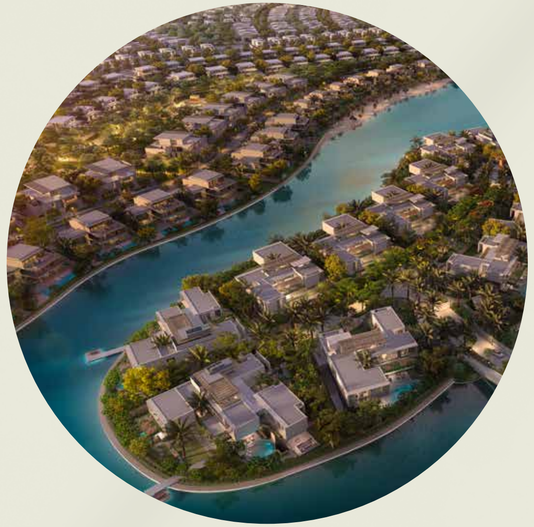
غـــاف ودز
Ghaf Woods




**UAE**

An eco-centric community is recognized as Dubai's inaugural "forest living" enclave. Emphasizing eco-friendliness, Ghaf Woods provides inhabitants with an unparalleled living experience amidst a lush forest setting.

تـلال الغـاف
Tilal Al Ghaf



**UAE**

In the heart of new Dubai, Tilal Al Ghaf blends luxury resort living with an urban edge. Framed by a crystal lagoon and white sandy beaches, it offers beautifully designed homes, exceptional amenities, and a deep commitment to sustainability.

الـمـوج
al Mouj
muscat مسقط



**OMAN**

A destination like no other, redefining urban living through oceanfront residences, luxury hospitality, business park, and award-winning design. Home to over 19,000 residents from 85 nationalities, it fosters a true sense of belonging.

ووترفرونت سيتي
Waterfront City



**LEBANON**

Rising on Beirut's Mediterranean shores, Waterfront City introduces a new model of urban life where the energy of the sea meets the city's progressive spirit. At its heart lies the region's largest lifestyle marina and a pedestrian waterfront promenade lined with retail and dining.

# JUNCTION'S **GUIDING PILLARS**

Junction is built at the intersection of four key pillars **connectivity, sustainability, smart infrastructure, and human centricity.** Together, they create a seamless, future-ready environment where people, business, and community prosper.



# Effortless Accessibility Meets *Premium Destination*

At Junction, connectivity isn't just about location, **it's a way of life**. Seamlessly linked to the city and intuitively connected within, the development ensures effortless movement, access, and flow at every level.

Nestled in the **heart of West Cairo,** Junction enjoys a prime position directly adjacent, and physically connected to, Mall of Egypt along Al Wahat Road, making it instantly recognizable and easy to reach.

This exceptional location offers effortless connectivity to **Sheikh Zayed,** With smooth connectivity to major roads like **Cairo–Alex Desert Road, Mehwar, and the Ring Road;** ensuring easy access for professionals and visitors alike.

Steps away from Mall of Egypt, Junction benefits from a direct connection to one of Cairo's **premier lifestyle destinations**, bringing world-class retail, dining, and entertainment experiences right to its doorstep. **Everything is within walking distance,** creating a truly integrated environment.

As part of the Majid Al Futtaim ecosystem, Junction is founded on excellence, quality, and innovation. It stands as a natural extension of the organization's established footprint in Egypt offering a connected, future-ready address that redefines business accessibility in West Cairo.



# LOCATION

## Strategically Located For Maximum Accessibility and Connectivity




- 7 min ..... The Monorail Station
- 7 min ..... Mehwar Road
- 7 min ..... Ring Road
- 15 min ..... Gezira Sporting Club
- 20 min ..... The Grand Eyptian Museum
- 25 min ..... Sphinx International Airport
- 25 min ..... The Great Pyramids of Giza



# Benefits of Joining *A Sustainable Community*

**UP TO 40%**
HVAC Reduction

**UP TO 20%**
Maintenance Savings

**UP TO 30%**
Electricity Savings

**UP TO 40%**
Waste Disposal Savings

**UP TO 50%**
Water Savings

Junction's commitment to Sustainability and smart infrastructure having obtained LEED Gold certification, the development sets a benchmark for environmentally responsible and forward-thinking design.

At its core, it incorporates energy-efficient HVAC and lighting systems, smart access control and 24/7 surveillance, as well as climate control with natural ventilation and backup power and water systems.

Complementing these sustainable features, the project also integrates high-speed fibre optic internet, Electric Vehicle charging stations, and advanced smart infrastructure, creating a technologically proficient, future-ready workspace.

# Human-centricity and **Design and Amenities**

Junction is designed around people, **shaped through a human-centric lens that places** comfort and wellbeing at its core. By blending office, lifestyle, and leisure spaces, it cultivates an environment where productivity and balance coexist effortlessly.

Flooded with natural light and open-air circulation, its lush outdoor areas and crafted interiors create an atmosphere that **feels as welcoming as a second home;** setting the stage for everything else that makes Junction exceptional.

Complementing the office areas are **40 curated retail and F&B outlets, and one hotel building, all seamlessly connected to Mall of Egypt;** forming a vibrant, people-first business destination at the heart of West Cairo.



# JUNCTION EAST **KEY FACTS**

**99K** SQM
Total BUA

**8**
Office Buildings

**40**
Retail/F&B Outlets

**3**
Office Types

**HOTEL**
**25hours** by Ennismore

**Junction features 8 premium office buildings offering three distinctive office typologies.** Each building includes dedicated drop-offs, dual-sided entrances providing access from both pedestrian zones and arrival areas, and handicapped access points to ensure seamless inclusivity.

Inside, **double-height entrance lobbies 5 Meters  with premium finishes same as ground floor offices,** integrated cafés, and co-working spaces create a welcoming and collaborative atmosphere. Supporting operations are business concierge and management services, ample parking and valet services.



# JUNCTION
# **MASTERPLAN**




**8 office buildings** offering three unique typologies with terraces, and premium exterior finishes.

Visitor and ride-share drop-offs at every building for an elevated arrival experience.

Seamless pedestrian connectivity to **Mall of Egypt** in both parcels.

# OFFICE *TYPES*

THE LOFT | THE SKYLINE | THE SUITE



# THE LOFT

**Where Space Meets Strategy**

Redefines the modern workspace with duplex style offices that merge space, light, and sophistication; abundant natural light, it transforms the traditional office into an environment that fuels momentum.

Designed for both scaling and established enterprises, it maximizes vertical space to create a natural rhythm between strategy and collaboration; with upper floors for leadership and focus, and lower levels for teamwork and idea exchange.



# THE SKYLINE

**Where Vision Touches New Heights**

Designed for those who lead industries, shape ideas, and operate globally. More than an address, it's a statement of stature. Each office features a private terrace with expansive views, creating space to think, meet, and inspire above the city.

With bold architecture, refined proportions, and adaptable layouts, The Skyline is built forboard meetings, executive sessions, and high-profile gatherings that reflect your company's prestige.

Ideal for multinationals and creative powerhouses, it embodies confidence and sophistication; a space where collaboration, innovation, and connection thrive, placing your business at the very top.



# THE SUITE

**Where Growth Feels Effortless**

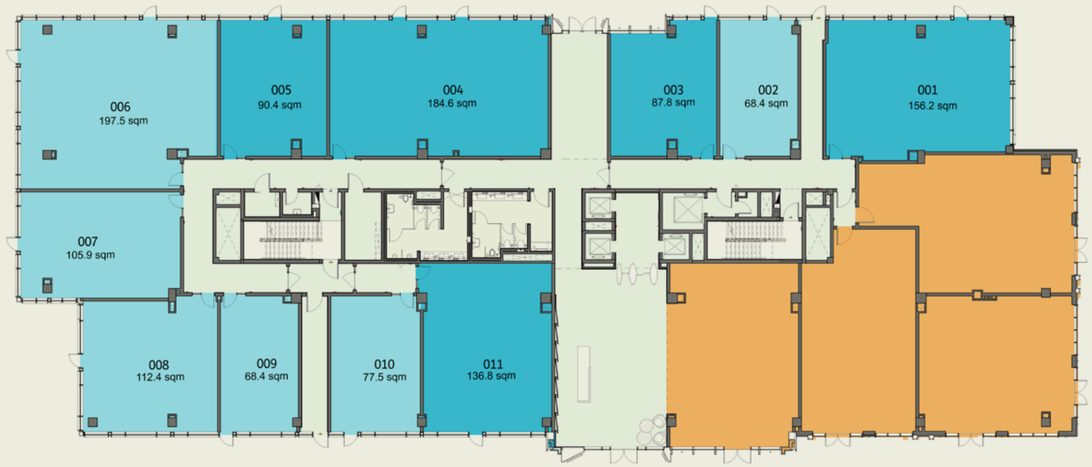
Built for growing businesses with evolving ambitions, merging refined interiors with smart functionality to keep teams productive, connected, and inspired. Located at the top, it offers panoramic views and customizable horizontal layouts designed for precision.

This enables deep work and strategic decision making. With premium finishes, modern infrastructure, and a distraction-free environment, operations flow effortlessly, giving your business the space and energy to grow without interruption.

# FLOOR *PLANS*

# **Ground** Floor

**Total Area Size:** 1,286 SQM



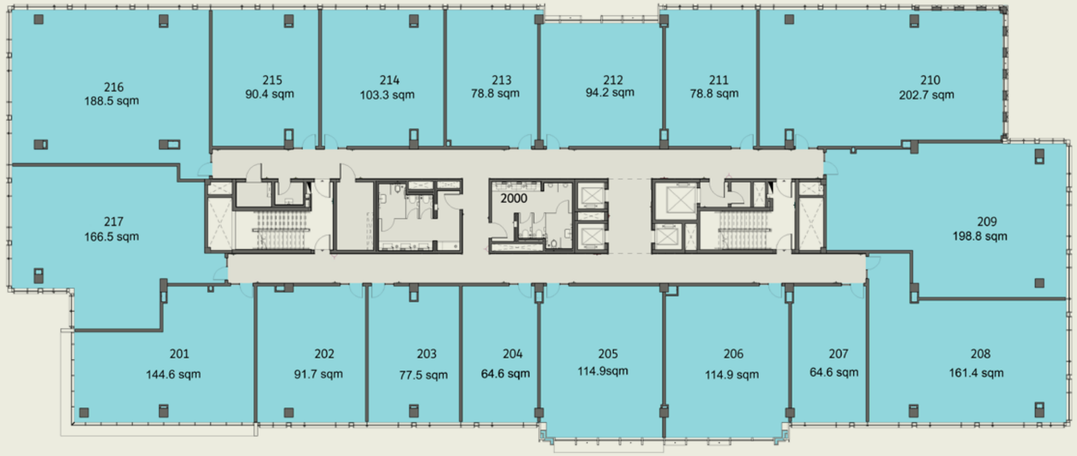

# **First** Floor

**Total Area Size:** 1,929 SQM



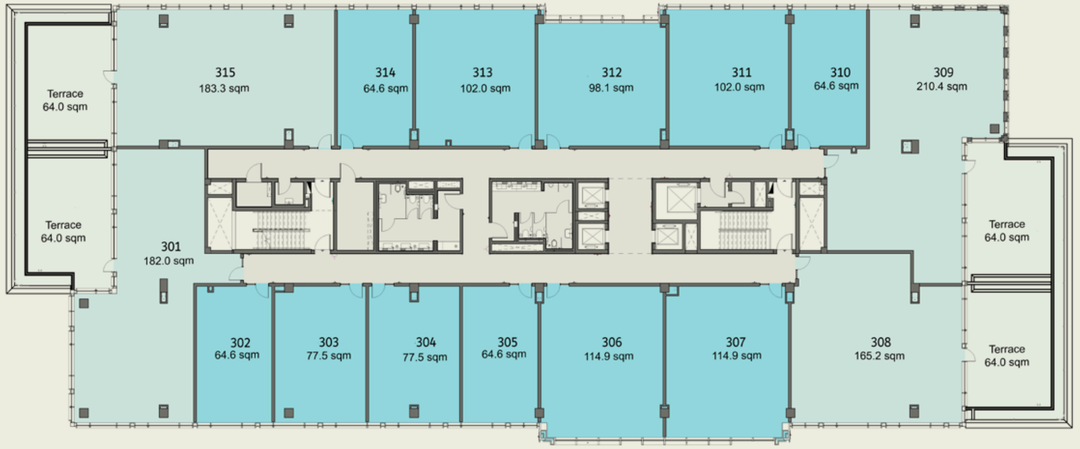

# **Second** Floor

**Total Area Size:** 2,036 SQM




# **Third** Floor

**Total Area Size:** 1,686 SQM




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Retail / F&B  The Loft  The Suite  The Skyline




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## Beyond A *Workplace*

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atjunction.com

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