
THE
PORTAL

SODIC CITY

SODIC City is where the hustle and bustle of everyday gives way to a more efficient, premium, and welcoming nature within inspiring environments. From the varied residential communities and choice establishments to the sculpted landscapes, SODIC City highlights a more refined style, a higher quality, and a superior concept of convenience for those who aspire to greater things.



SODIC COMMERCIAL

SODIC has transformed the way people live and work with a unique commercial convenience, second to none. From signature brands to grocery items to schools and business districts, restaurants, medical centers to just about anything you could possibly need, you'll find it right here in our SODIC west and east projects, where everything and everyone belongs.

The Polygon

The Polygon Xtension

The StripII

The Strip

SODIC MEDICAL DISTRICT

WESTOWN HUB

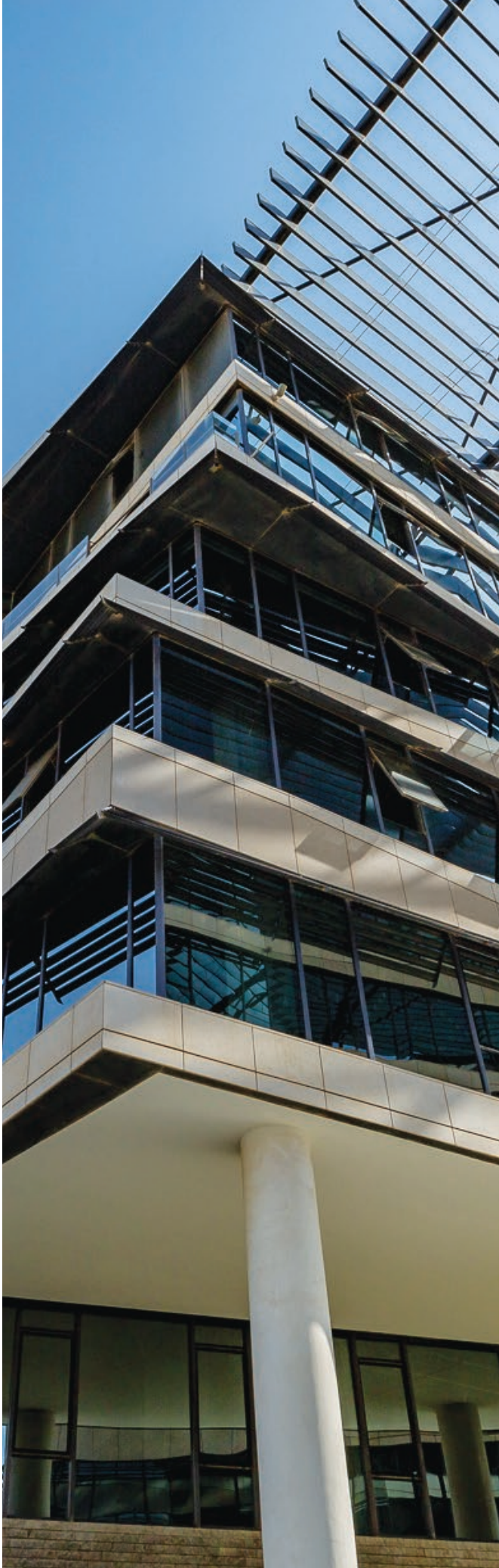
EDNC

THE PORTAL
WESTOWN BUSINESS PARK

The Polygon 9
Westown Business Park

PAVILION

And more to come...



BUSINESS ACCESSIBILITY



135,000 sqm
COMMERCIAL BUILT UP AREA

635
OFFICE SPACES

250
RETAIL UNITS

2,300
PARKING PLOTS FOR OFFICES

Accessibility:

2
Minutes from
WESTOWN HUB

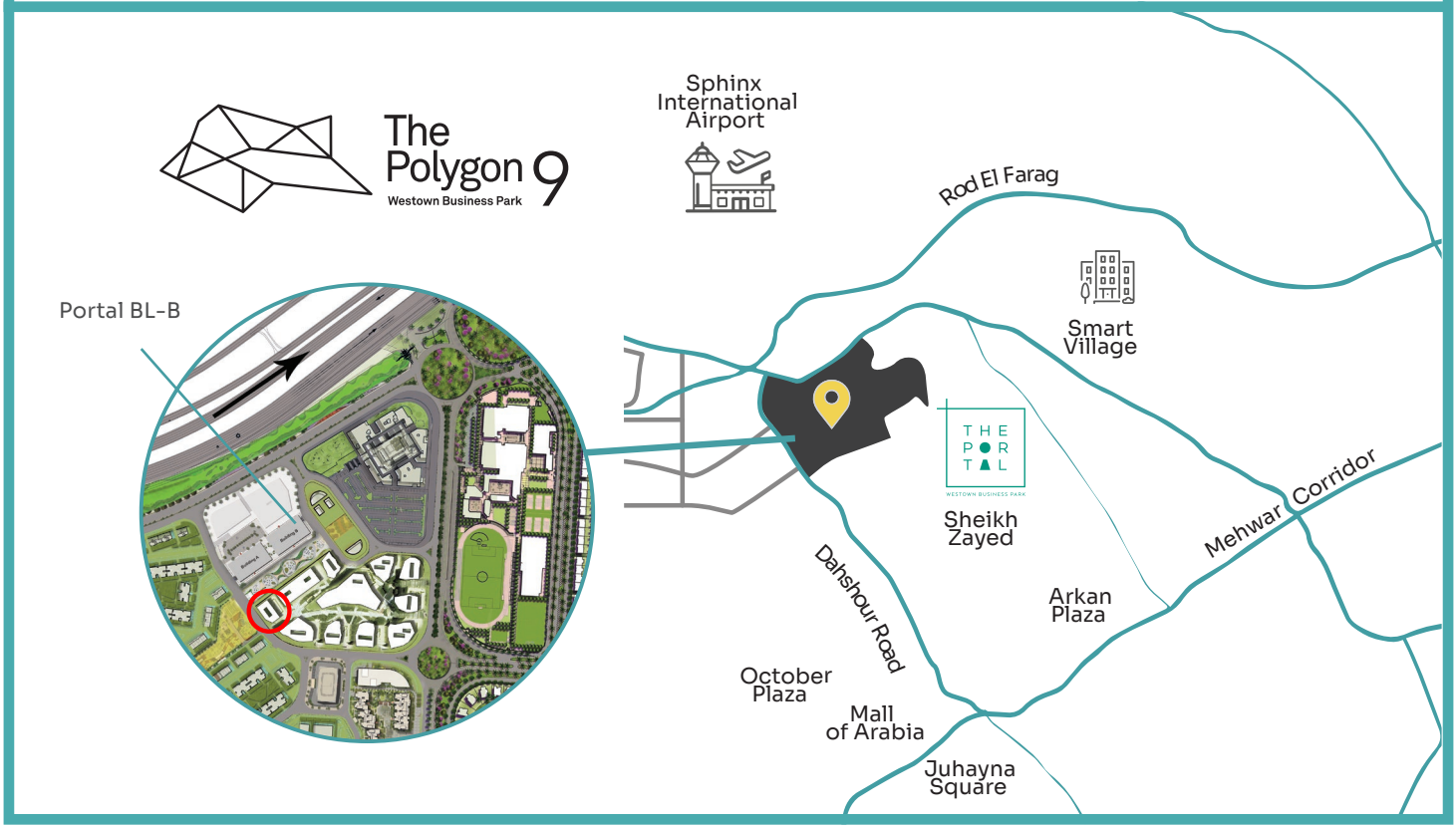
8
Minutes from
The Strip

5
Minutes from
SODIC MEDICAL DISTRICT

7
Minutes from
CLUB S

THE LOCATION

SODIC BUSINESS DISCTRICT



Downtown Cairo is connected to SODIC West via a number of smooth and newly renovated highways. The 26th of July Mehwar connects the Cairo-Alexandria Road to the heart of Cairo; from there; in a matter of minutes you reach The Portal. Additionally, the Dahshour Road that connects SODIC West to 6th of October City, cutting through Juhayna Square. The soon-to-be-finished, eight-lane highway, Rod el Farag Mehwar will also link Westown to downtown Cairo, making the commute faster, easier and completely hassle-free.

The Portal occupies a strategic location in the northeast end of Westown adjacent to The Polygon. From the North it overlooks the Cairo-Alexandria Desert highway, from the South it has unparalleled views of 44 metre-wide Pedestrian Green Spine, which begins at the centre of Westown, and courses through the Westown Residences neighbourhood all the way up to Westown Hub, SODIC West's newest entertainment hub. It is also a short walk away from The Courtyards, Forty West and Allegria.



THE PORTAL

With a catchment area of over 40,000 people, a suburb the size of SODIC West requires a conveniently located business district to accommodate its growing employee base, not to mention meet the increasing corporate demand for purpose-built office space in West Cairo. In 2009, SODIC West launched The Polygon, its first business park in Westown designed by award-winning architects Wilkinson Eyre. In response to ongoing demands for premium office space, The Portal is now available, offering unique designs and groundbreaking features, completing the Westown Business Park arena.

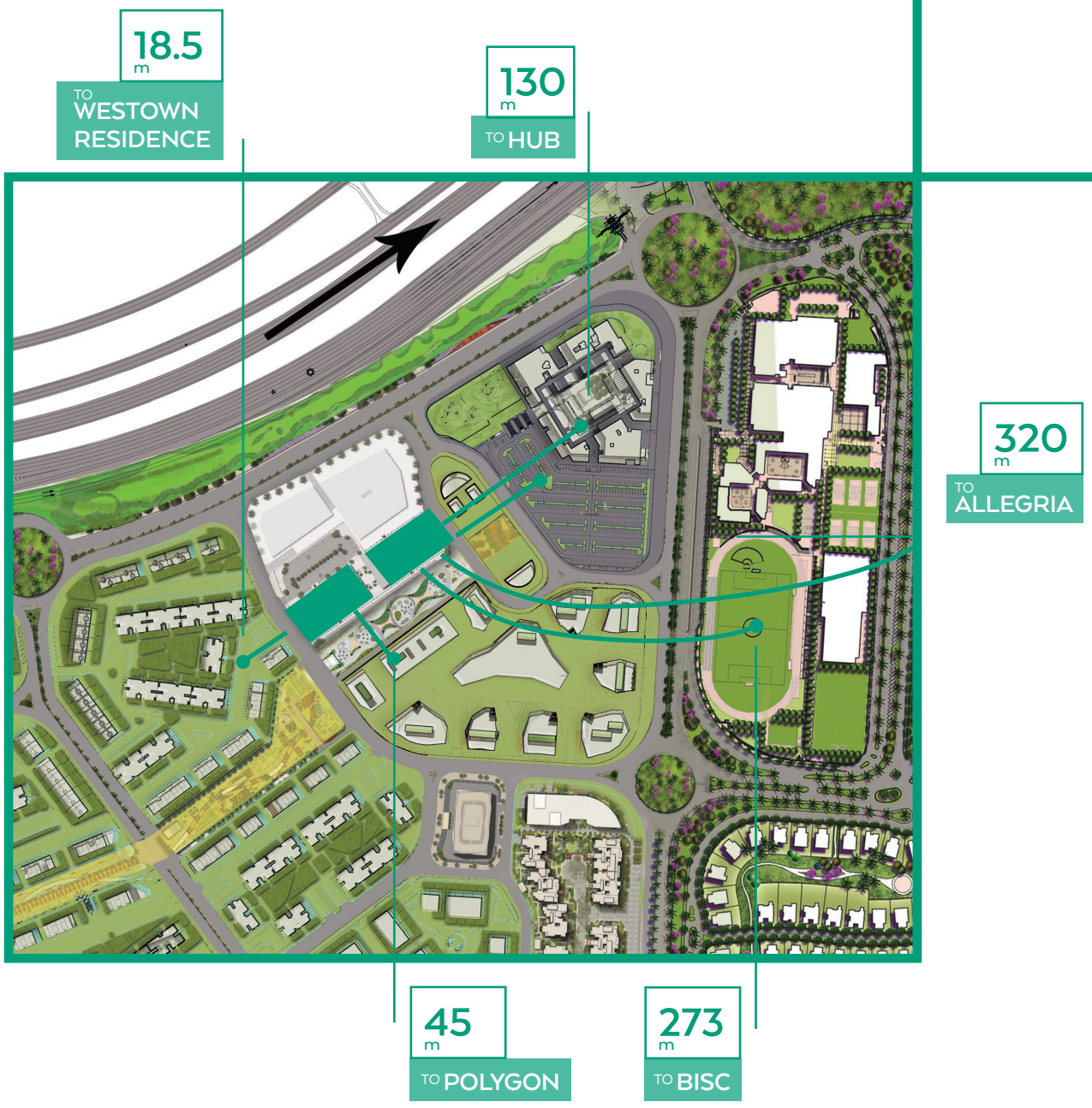


QUALITY STANDARDS

The demand for upscale office space is continuously on the rise. And The Portal is designed to meet that demand through its international-standard business development, offering a myriad of office amenities and flexible areas that cater to all types of businesses.

With an identity that hinges on three key values: Experience, Networking and Success, The Portal promises unparalleled work experience and unprecedented networking opportunities, such that businesses of all sizes may further grow and succeed.

MASTERPLAN



The 31,300 SQM business complex brings forth two premium commercial and retail buildings that boast Class-A office spaces, soon to be bustling with commercial activity from the ground up. It has been designed with flexible area-offerings to take in all sorts of businesses, from global corporations to small start-ups.



The Portal overlooks The Polygon.

The Portal 's proximity to the rest of SODIC West's facilities offers business professionals an unrivalled work experience in the heart of Sheikh Zayed's most progressively dynamic mixed-use development.



The Portal overlooks the Landscaped Pedestrian Green Spine.

The Portal is more than just a fancy looking office building where employees spend their daily 9-5 at their office. As workplaces become a second home, we've ensured you can multitask throughout your day to be as productive as possible. Drop off your laundry at the on-site dry cleaning service and pick it up by the end of the day, order a snack from the onsite-delicatessen and enjoy it on the terrace. Parking is also hassle-free, with the two-level dedicated underground car park.

ACCESSIBILITY

The Portal is strategically situated to be close to everything retail allowing employees to enjoy their post-work time in the surrounding areas. Medical and fitness facilities are also conveniently accessible from the business district. For residents of Sheikh Zayed City, The Portal along with all Westown's leisure amenities are accessible minutes by car.



Retail space occupies the ground floors.

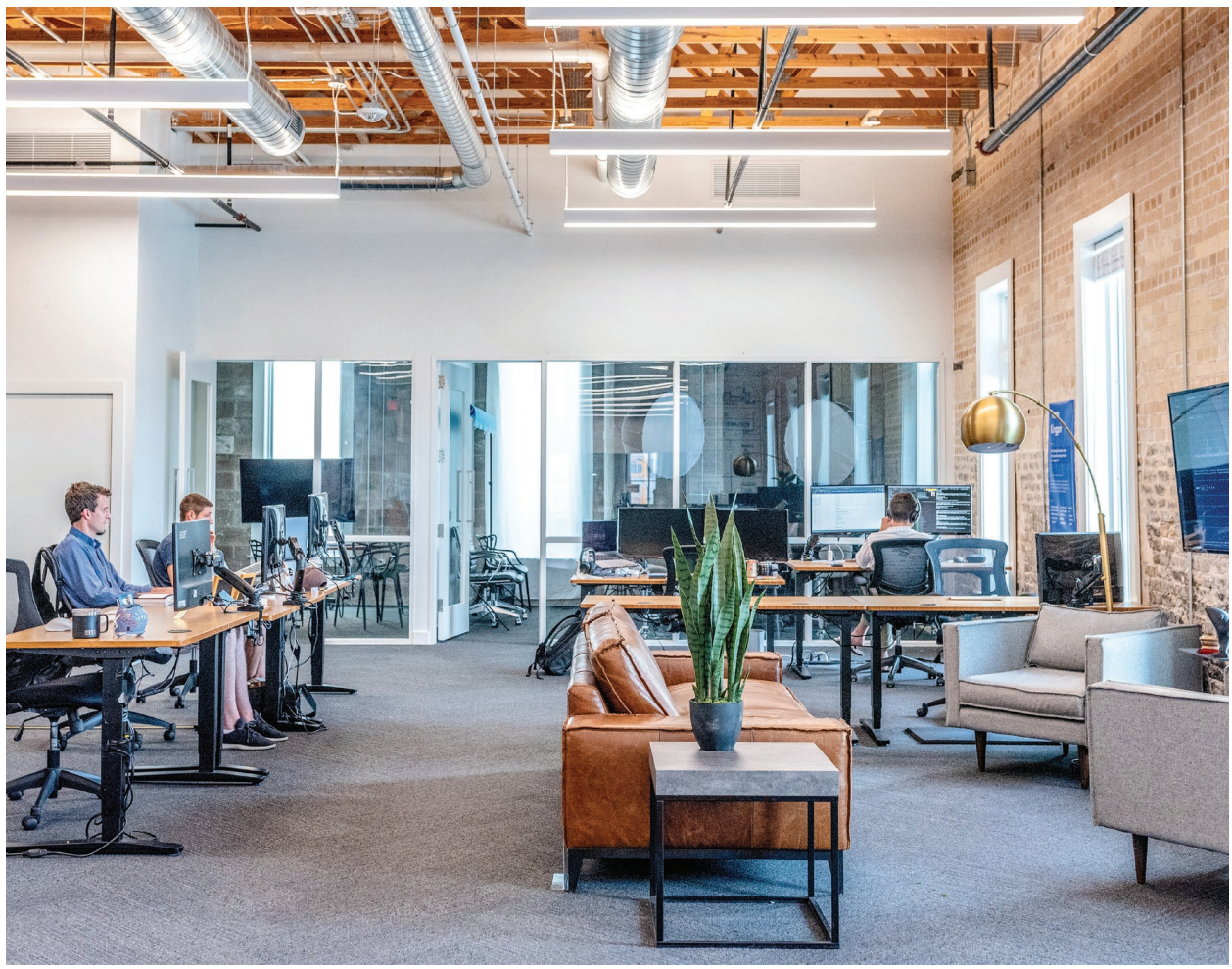


- DOUBLE-HEIGHT LOBBY
- FRONT DESK
- SHARED BUSINESS LOUNGE
- BUSINESS SERVICES
- HIGH-SPEED WIFI
- 24/7 ACCESS
- TWO-LEVEL UNDERGROUND PARKING
- HANDICAPPED ACCESS FACILITY
- PROVISION FOR PRIVATE BATHROOM IN ALL UNITS
- MEP TIE-INNS FOR ALL UNITS
- CLEANING AND MAINTENANCE
- HOUSEKEEPING
- SECURITY ACCESS CARDS
- HIGH SPEED ELEVATORS
- CENTRAL CHILLED WATER PLANT
- ADVANCED FF SYSTEM
- CCTV AND SECURITY PATROLS

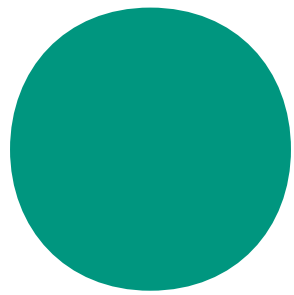
FLEXIBLE DESIGN

The podium of the buildings contains a variety of tenant layouts including arcaded storefront retail, walkout offices along the rear court, mezzanine and first level offices. The upper levels have been laid out as open plans with central cores and stairs on either side to provide ultimate flexibility for office size and tenant fit-out.

-Utilisation of space: Each of the upper levels can be
divisible into four offices, or kept open to provide more than 2,000 square metres of open space per floor
-Each unit is planning for easy and creative personalisation in design and furnishing
-Plans are designed with minimal non-usable areas
-Offices have improved access points and circulation routes

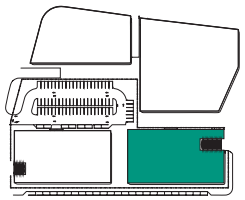


FLOOR PLANS



Building B

Building B



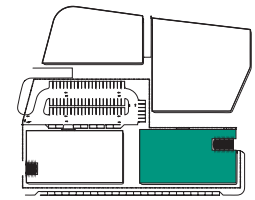
Ground Floor



M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

THE PORTAL
WESTOWN BUSINESS PARK

Building B

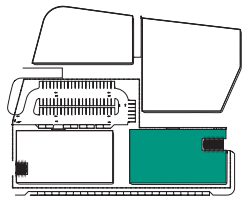


First Floor

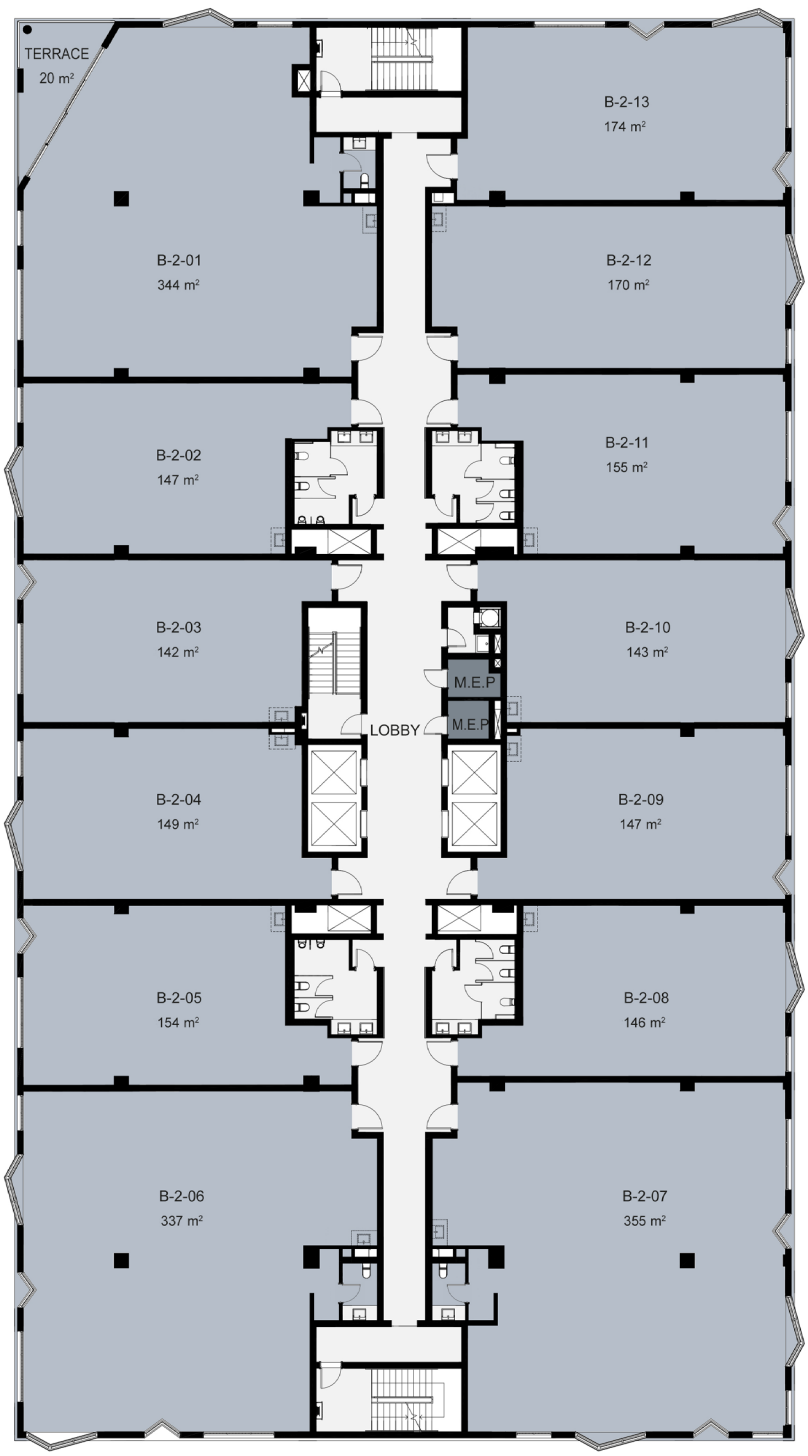


M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

Building B



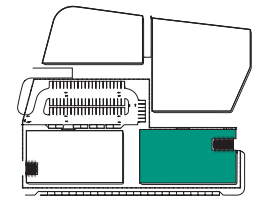
Second Floor



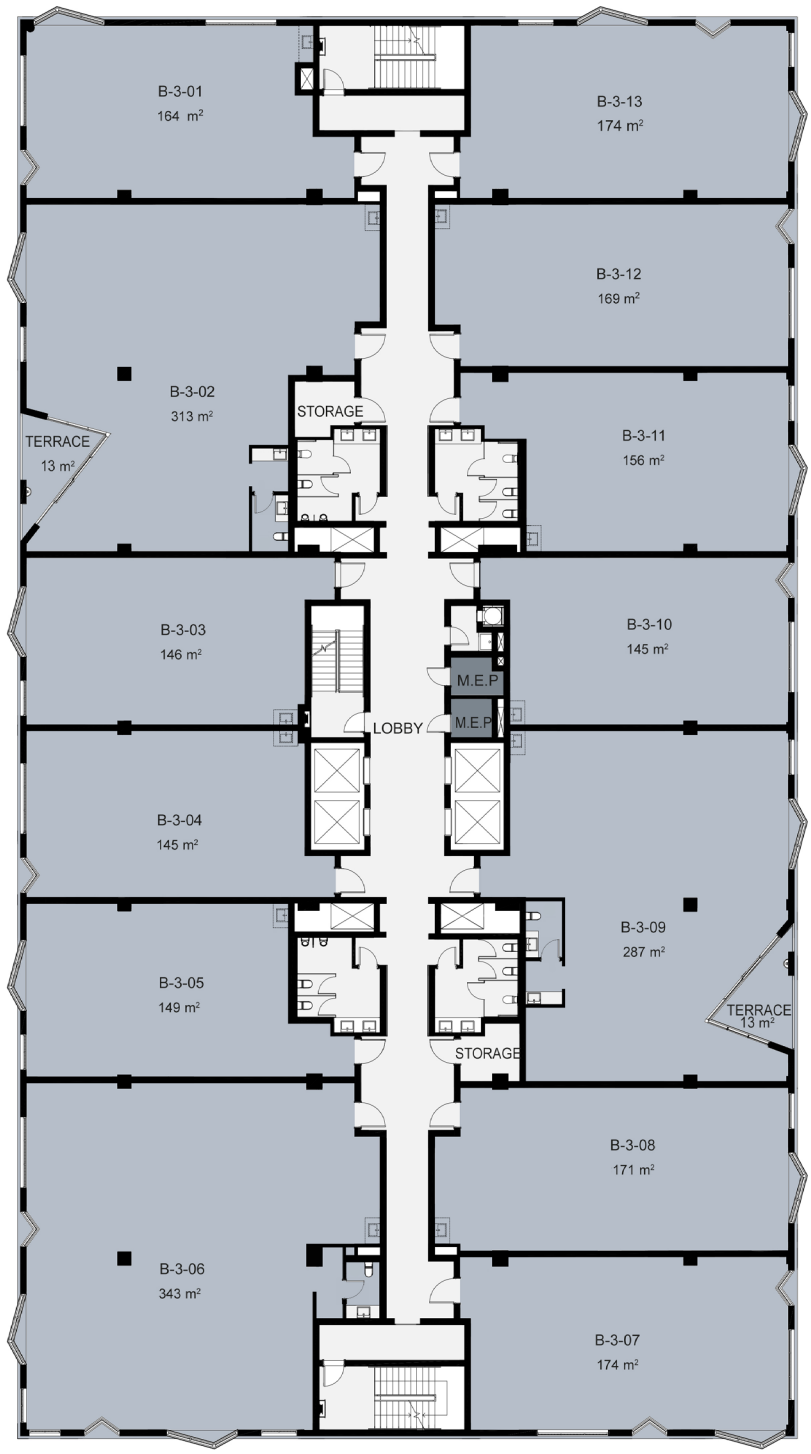
M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

THE PORTAL
WESTOWN BUSINESS PARK

Building B

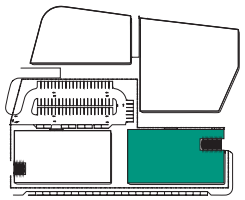


Third Floor

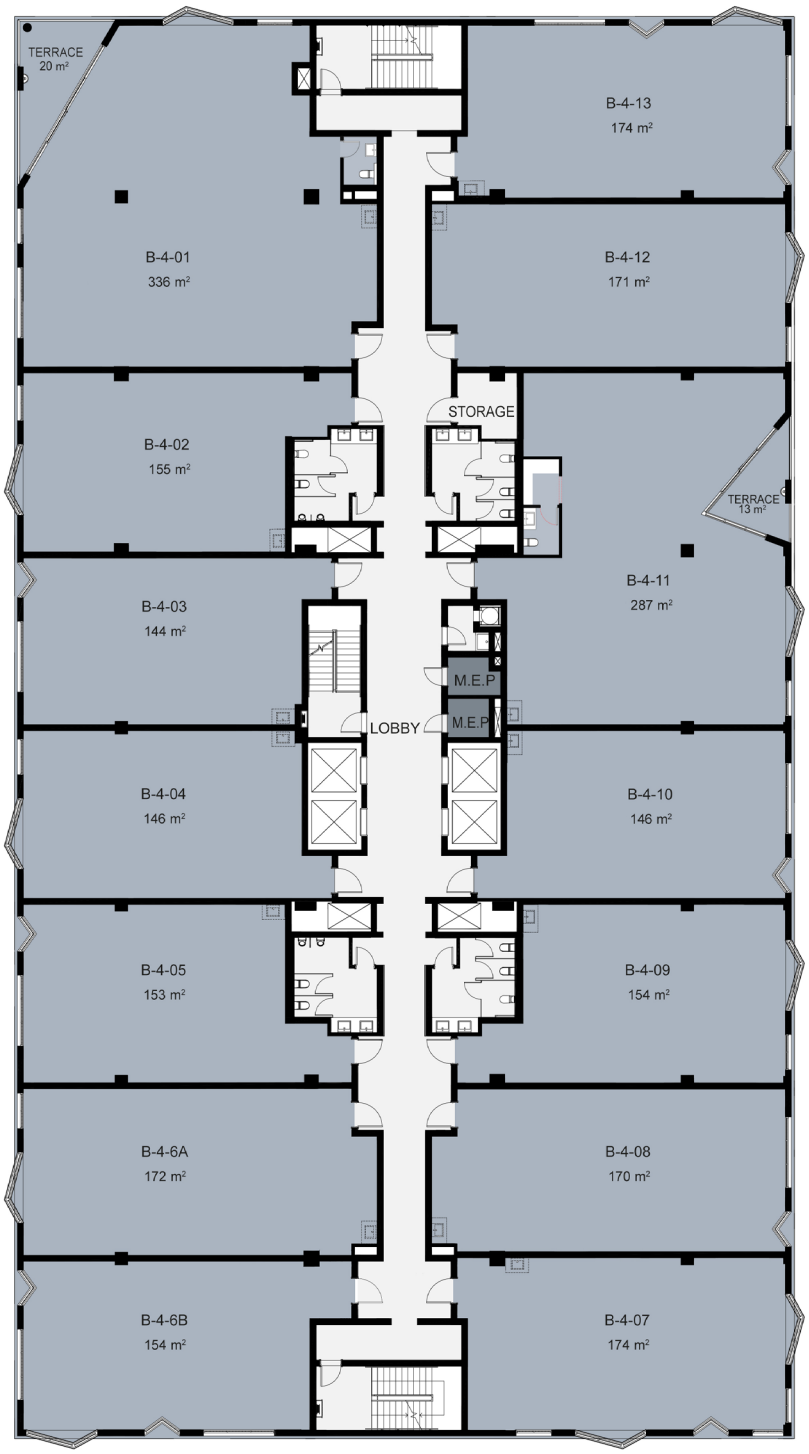


M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

Building B



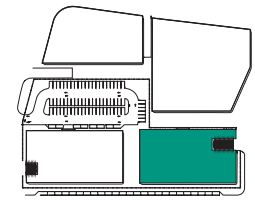
Fourth Floor



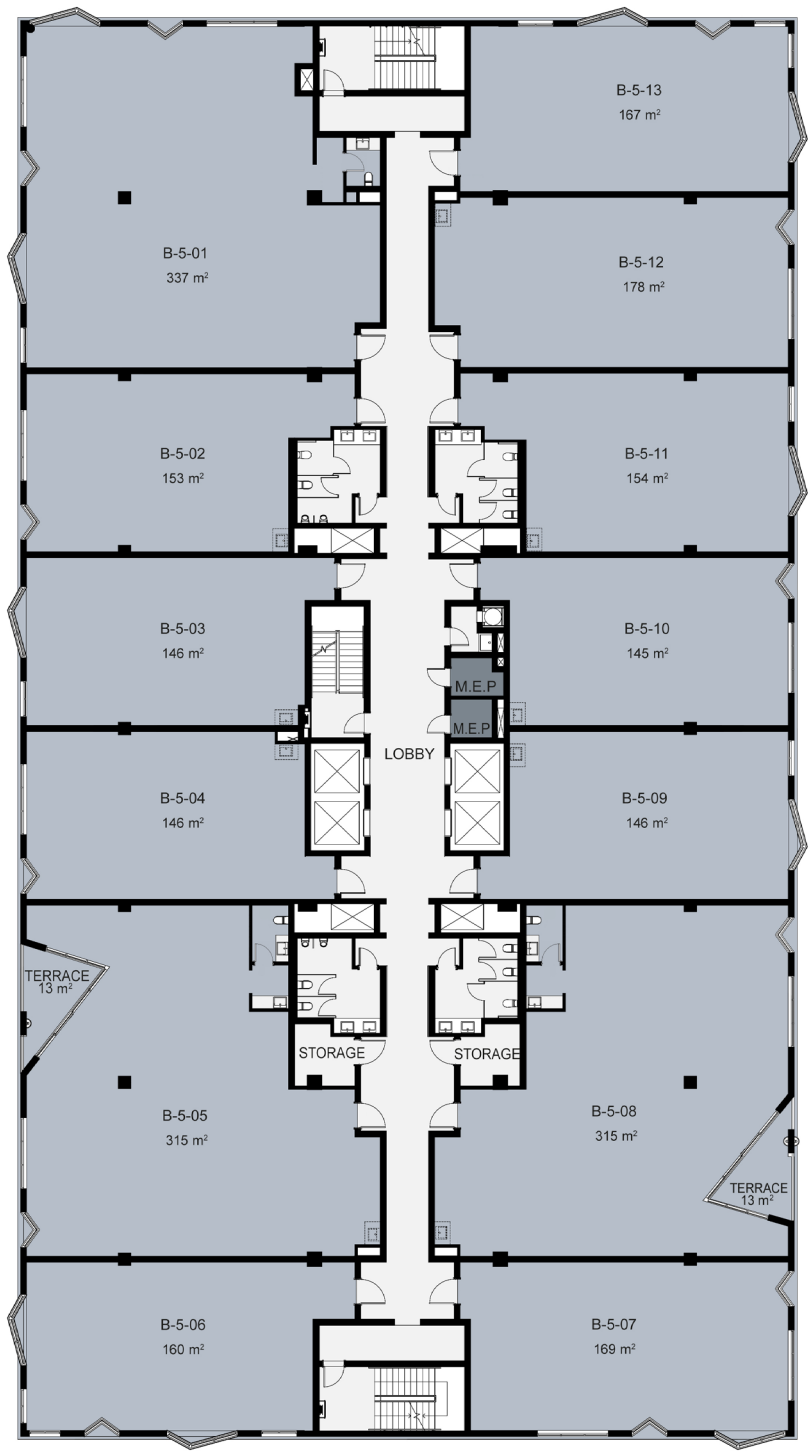
M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

THE PORTAL
WESTOWN BUSINESS PARK

Building B

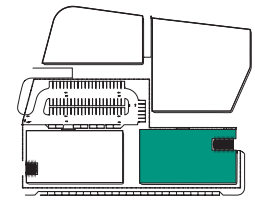


Fifth Floor

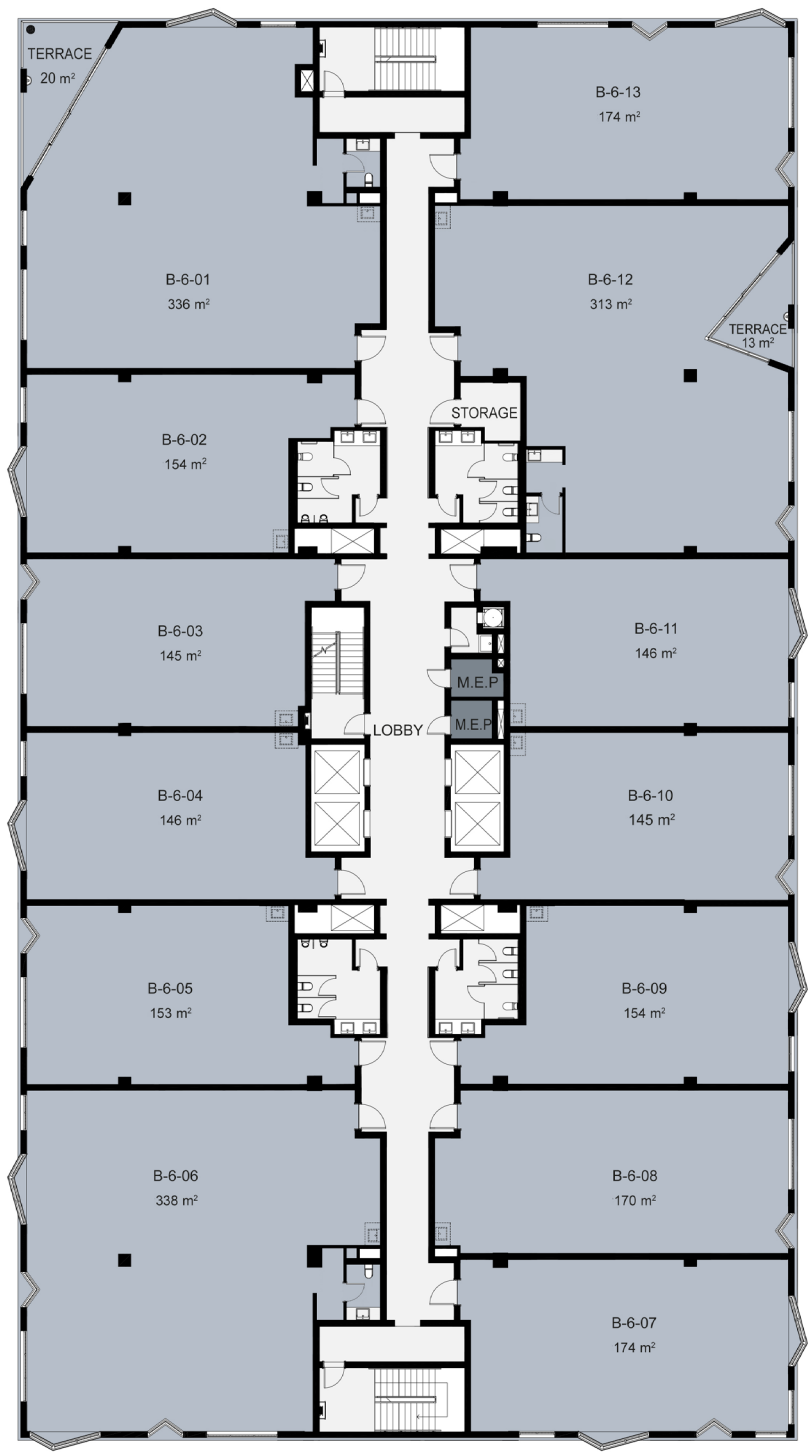


M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

Building B



Sixth Floor



M.E.P RETAIL OFFICE COMMON AREA BUILDING ARCADE

FINISHING SPECS

ELEVATIONS:
Double glazed curtain wall
Natural stone cladding

INTERIOR FINISHING FOR ENTRANCES,
CORRIDORS AND LOBBIES:

Flooring: Stone/granite
Walls: Paint and stone cladding
Ceiling: Gypsum board ceiling

BUILDING SYSTEMS AND MEP:
4 high speed elevators
Central Air conditioning system (Chilled water system)
Life-safety generators
Building Management System (BMS)
CCTV and access control system
Fire detection and firefighting system (sprinklers)
Fiber optics network (Tripleplay)
Secured entrances and underground parking
Earthing system
Provisions for back-up generator







BE PART OF THE PORTAL:

Disclaimers:
All information deemed reliable but not guaranteed. Actual terms and conditions are contained in purchase contract annexes for each specific unit.

1. Office dimensions are consistent with structural elements and do not reflect wall finishes or construction tolerances.
2. Diagrams are not to scale and are for illustrative purposes only.
3. SODIC reserves the right to make minor alterations.
4. All renderings and other visual materials, designs, façades are for illustrative purposes only and are subject to change.
5. All landscaping visuals are for illustrative purposes only and are not included in the property.
6. This booklet contains material, which is owned by or licensed to SODIC. This material includes, but is not limited to, the design, layout, look, appearance and graphics. Reproduction is prohibited.
7. Sinks inside the office spaces on the floor-plans are provisional only.
8. Area figures include terraces.



16220

sodic.com