MASSIV

BBD

PRE GROUP

Where bold visions meet real-world impact.

Since its inception in 2007, we have been at the forefront of Egypt's real estate sector, leveraging over a decade of expertise and an ever-expanding portfolio of diverse, high-value projects.

With 19,000+ homes delivered and 80,000 residents across landmark developments like Telal Sokhna, Telal North Coast, Stone Park, and Ivoire East, we are not just building properties — we are crafting vibrant, sustainable communities that redefine the way people live, work, and connect.

Our vision is to reshape Egypt's urban landscape by creating iconic destinations that blend seamlessly with the country's dynamic growth.
With a strategic presence in Egypt's most strategic growth regions and **12 million sqm land bank,** We are committed to delivering developments that combine residential, commercial, construction, and facility management. Our flagship commercial development, Point 90 Mall, stands as a testament to this commitment, offering a premier retail destination that plays a role in the shopping and business landscape of New Cairo.

P
RE GROUP



PRE Group at a Glance.

Real Estate Developments
16+

Commercial Space in the Pipeline
100k+ sqm

Total Contracted Sales (FY 2024)
43.3B EGP

Total Land Bank
12M sqm

Delivered Units
19k+ sqm

Residents Served
80k+ sqm

Integrated Business Arms

Finishing Arm
F&B Arm
Fashion & Retail Arm
Facility Management Arm
Sports Company

PRE GROUP PROJECTS

Telal Sokhna	IVOIRE EAST	Telal East	IVOIRE WEST	SOUL	Telal North
Peâks	BV	Selection	ZIAG	PARK V	shores
THE HILLS	StonePark	THE < BIG BUSINESS DISTRICT	Brookview.	CR	MASSIV
Jebal SOKHNA	THE BROOKS	Hadaba OCTOBER	ISLE	Oak Residence	Crimson HEIGHTS
covaya	point90	STONE Residence NEW CAIRO	PRIVÉ		

Real projects. Livable spaces. Built on solid ground.



Stone Park



Stone Residence



Telal North



Telal Sokhna

PRE GROUP PARTNERS

A distinguished consortium of regional and international design firms contributing to the project's architectural and technical excellence.

CONTRACTOR

Project Development Consultancy

omni
Project Development Consultancy

Projects



Julyana District | Libya



Sira District | Benghazi



Qar Younis | Benghazi



Opula Residences | Abu Dhabi

Architecture & Master Planning

NAGA ARCHITECTS

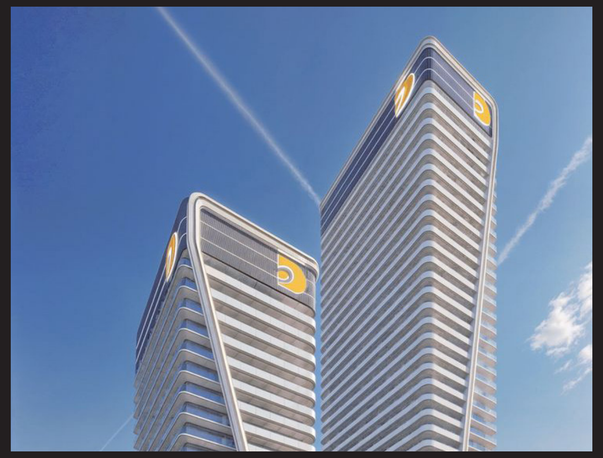
Projects



Dubai Hills



Dubai South



Meydan

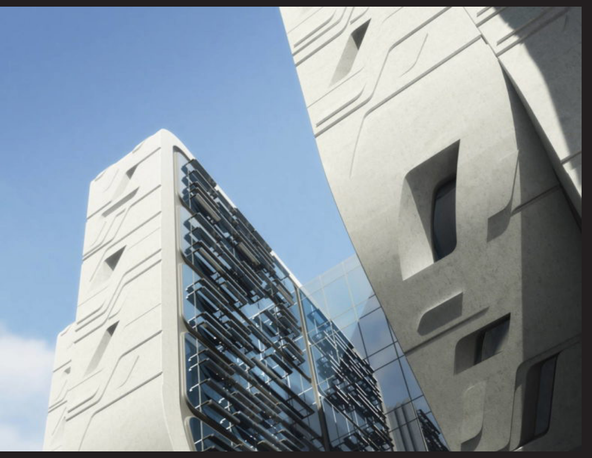


Al Marjan Island

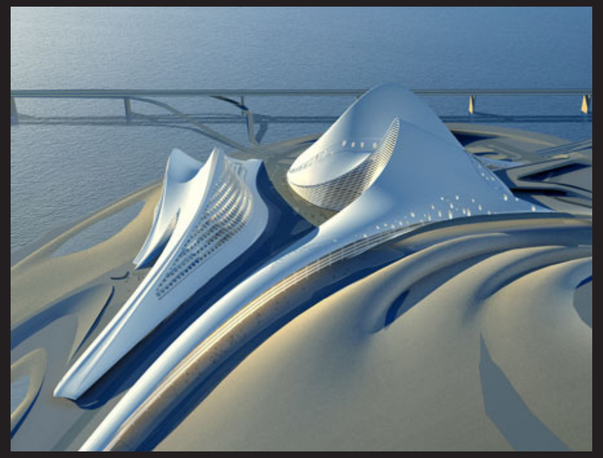
Landmark Architecture & Signature Design

Zaha Hadid Architects

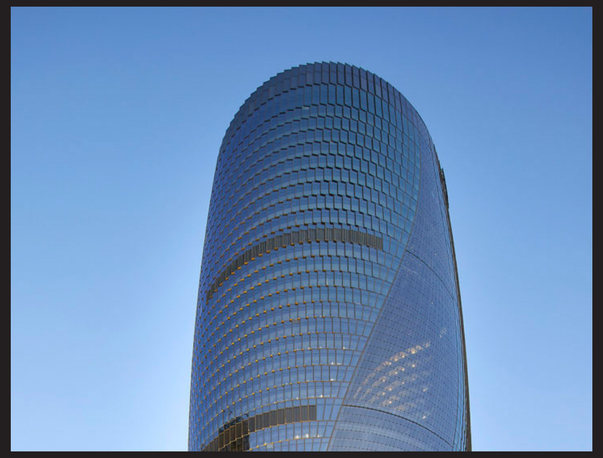
Projects



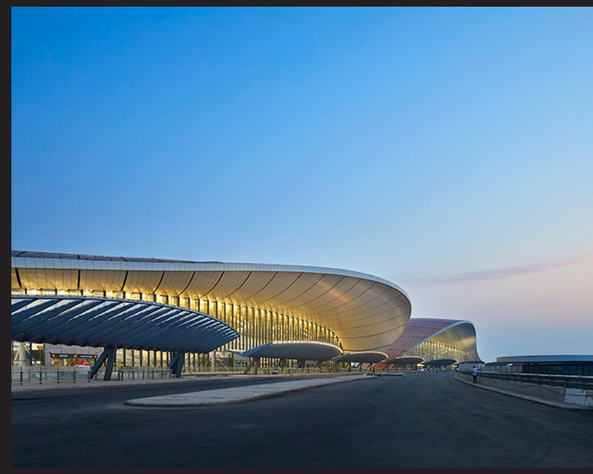
Zaha Towers | BBD



Dubai Opera



Leeza Soho



Beijing Daxing International Airport

Architecture & Commercial Design

YBA ARCHITECTS

Projects



Alamein Towers



O West



Marassi



Mivida

Construction & Engineering

SAMCO EGYPT

Projects



Light Walk Malls



6th of October Corridor
El-Wahat Road



Regional Ring Road Intersection
with Cairo-Alex Road



High-Speed Rail Project Egypt

Branding & Design



Projects

Imkan – UAE/Morocco	Bloom – UAE	New Giza – Egypt	Mountain View – Egypt
Infracorp – Bahrain	GFH – Bahrain	Marakez – Egypt	Alpha Capital – KSA
Somabay – Egypt	Hassan Allam – Egypt	Abu Dhabi Capital Group – UAE	Waterway – Egypt

Big Dreams, Ambitions,
Opportunities, Moments.
Bigger Spaces, Facilities,
Public Realms, Offices.

Where Big Things Happen.



01

Introducing
The Big Business District

The Big Business District is a hallmark of integrated innovation, intelligently designed on 49 acres as a dynamic accelerator, East of Cairo. Mindfully planned to empower rising start-ups, entrepreneurs and visionary corporates alike, the destination is a tapestry of grand possibilities, thanks to cutting-edge administrative spaces and next-generation clinics, in addition to world-class hospitality, retail luxuries and ravishing entertainment, year-round.

With an impressive frontage, stretching along the Ring Road, The Big Business District proudly stands as a visible landmark of life-work balance while adopting a unique indoor-outdoor philosophy that invites natural daylight, as well as inspirational views, inside.



Bold, big and more than meets the eye.

The thriving hub is thoughtfully elevated to rise with professionals' ambitions high above ordinary limits, breaking down the optimum in vibrant public spaces and engaging streetscapes at their door. Boasting skyline variations for endless inspiration, The Big Business District bridges the gap between networking opportunities and non-stop recreation, coming alive in public realms with enriching experiences. Private and highly practical, this is the address to succeed, hassle-free, powered by ample parking provision, as well as the highest in security standards, day and night.



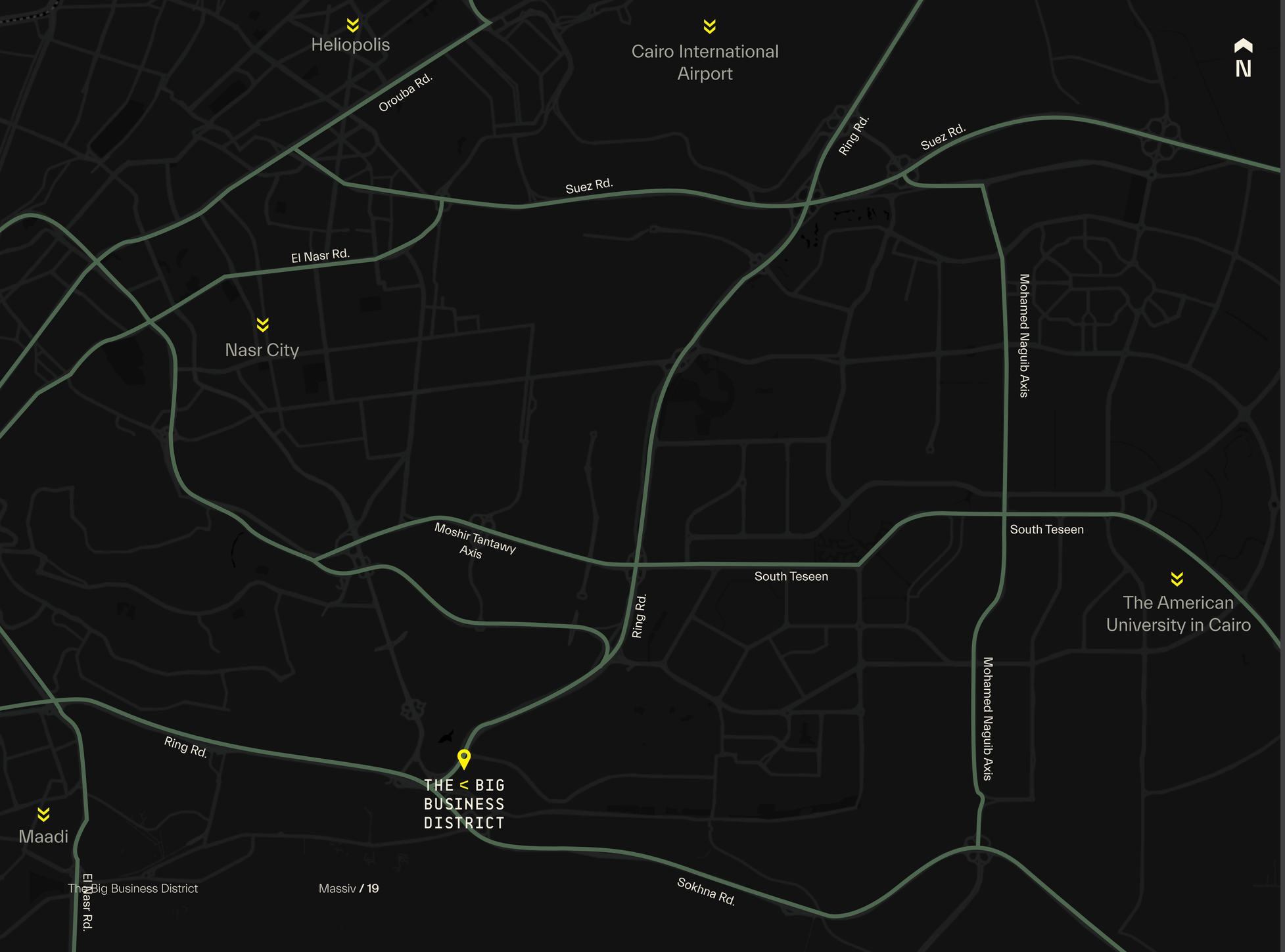


02

Proximity & Location.

The Big Business District is ideally situated in the heart of New Cairo to set new standards of seamless accessibility, like never seen before.

Strategically located by the Ring Road near Katameya, the destination provides direct access to all vital points in greater Cairo, thanks to ultimate connectivity via the Middle Ring Road, Sokhna Road, Mosheer Tantawy Axis and Suez Road. International business men need not worry about traffic with Cairo International Airport lying just a few minutes away while thriving business opportunities await, half way at the New Administrative Capital.

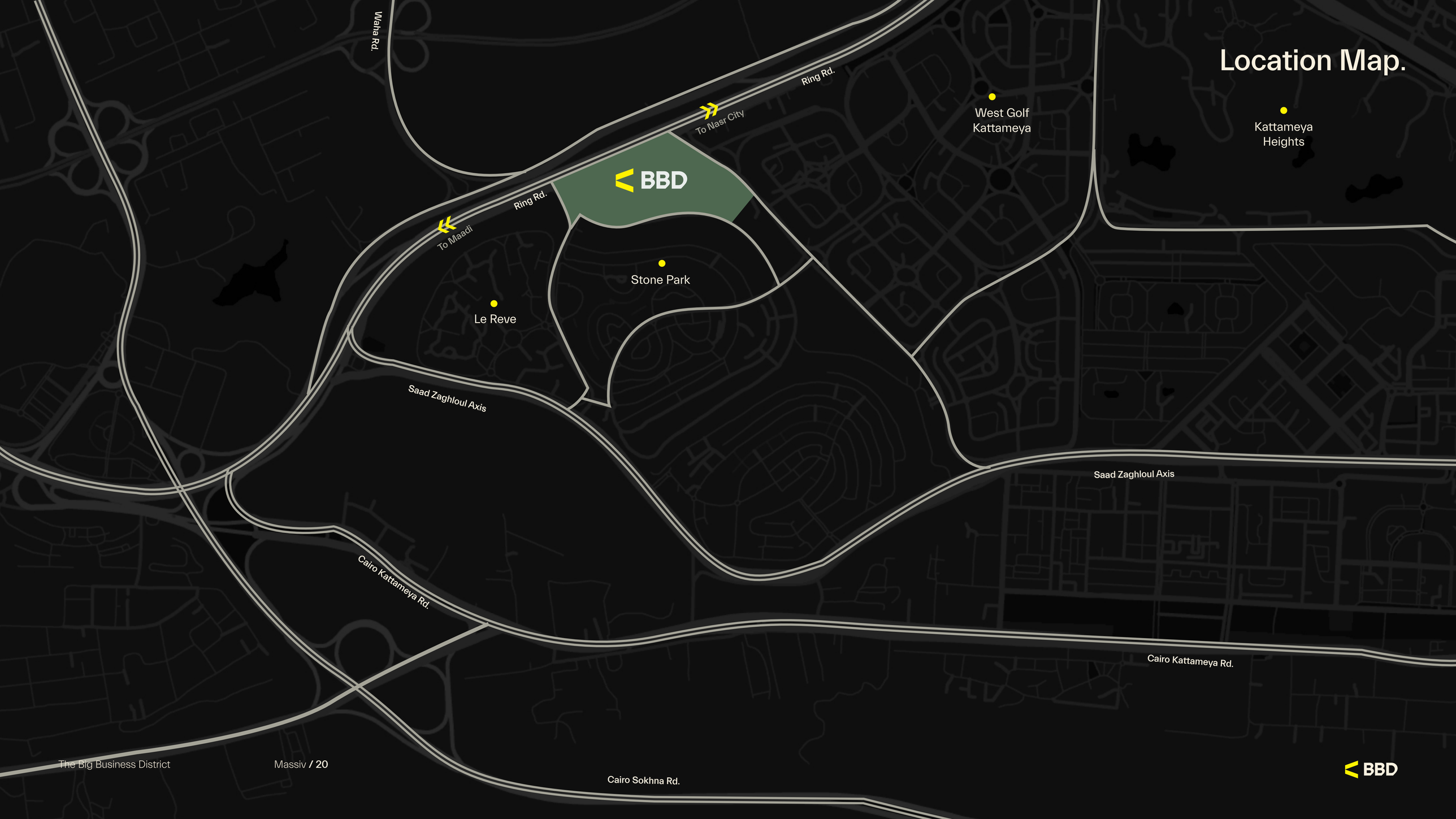


Proximity Map.

15 mins.

to Nasr City.
to Maadi.
to Heliopolis.
to The American University in Cairo.

Location Map.



Masterplan

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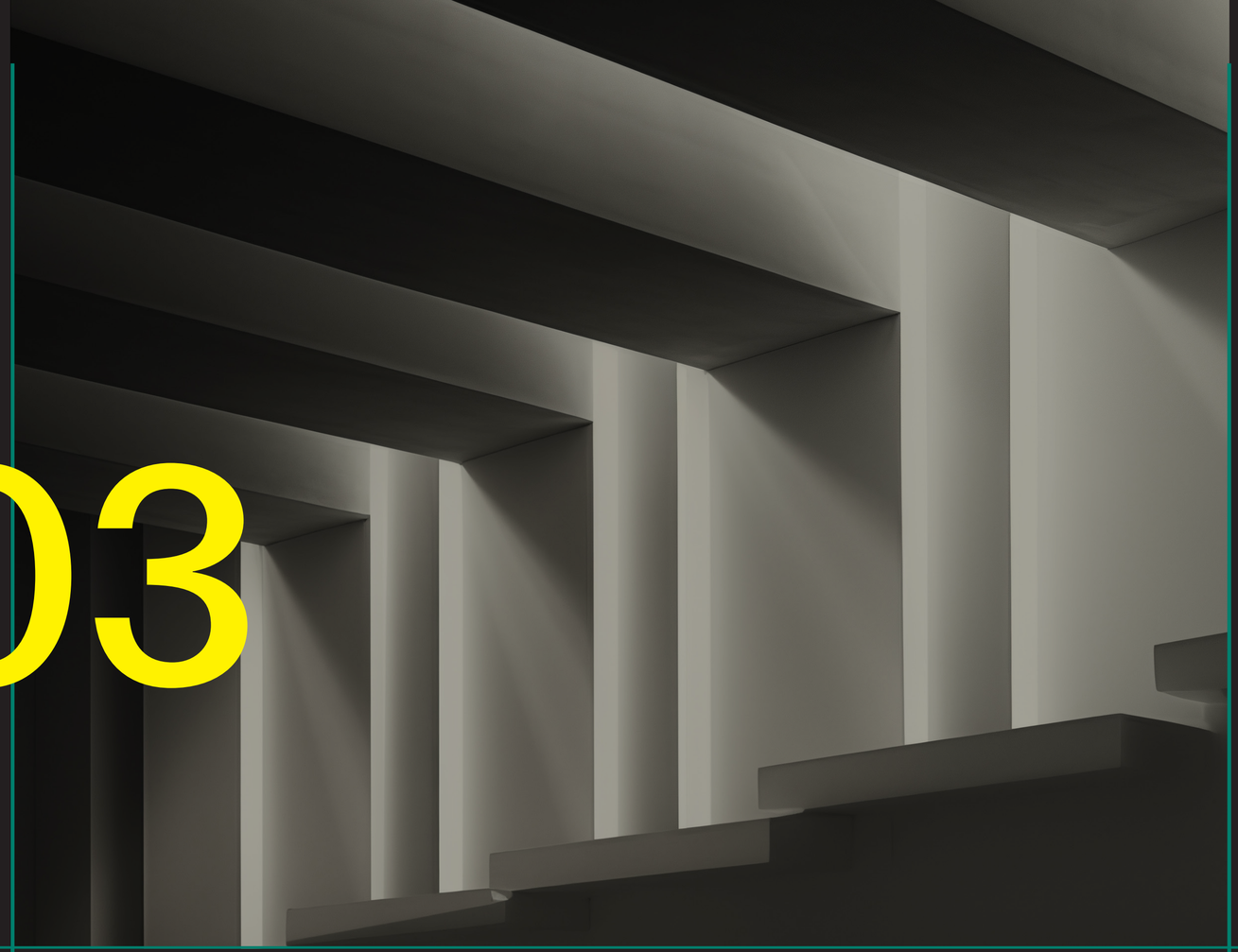

03

Introducing Massiv

MASSIV

Unveiling the First Chapter
of Business Success.

The Big Business District takes pride in launching its first big milestone;

Massive, spreading over 9 Acres.

A unique interpretation of business unusual, empowering professionals to flawlessly execute at work while enjoying the ultimate in recreation. Every aspect of Massiv is intricately curated around productivity and seamless collaboration, thanks to customized office spaces and expansive buildings that cater to diverse professional needs. Moreover, the cluster presents a signature collection of cutting-edge clinics for doctors wishing to leave a timeless mark on their patients.





The Perfect Work-Life Balance Under One Big Roof.

A Spirited Courtyard with Networking Opportunities on Tap.

The Big Business District is creatively designed to inspire an active lifestyle, weaving a sense of excitement and non-stop discovery in everyday ordinary.

Massiv features two spacious courtyards, one on the ground level and another sprawling over 800 m2 on the lower ground surrounded by an additional level of retail & restaurants, acting as retail magnets where memorable shopping sprees, dining and a sense of community seamlessly intertwine.

Envisaged as a thriving gathering place, the courtyards beckons professionals from all walks of life to connect, collaborate, and indulge in culinary delights, thanks to handpicked restaurants that suit every taste. Bathed in natural light and adorned with elegant landscaping, the courtyards exude an aura of warmth amidst the harmonious blend of contemporary architecture and serene greenery, inviting professionals to network or recreate anytime of the day. From chic cafés serving freshly brewed coffee to upscale restaurants offering delectable gastronomic experiences, the courtyards thrive as havens of business and pleasure.



Big Brains Booming in the Heart of it All.

Standard Offices.



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04

Floorplans

B04

Building 04

Floorplans

B04

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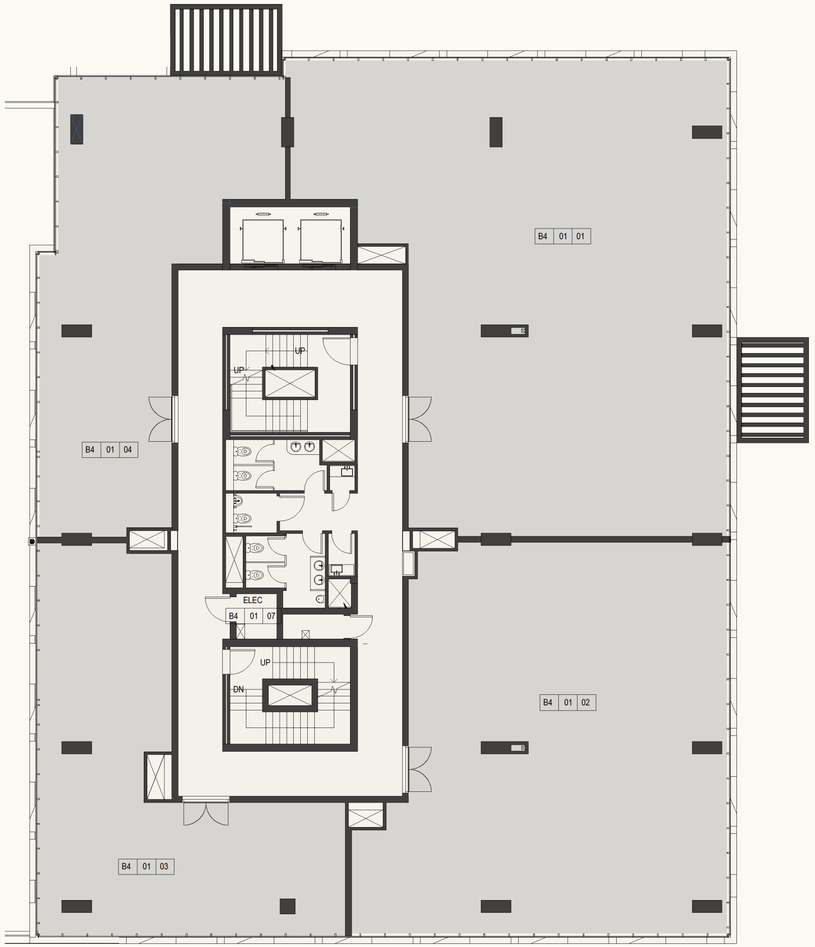
First Floor.

B04–1–1	**409 m²**
	18.10 x 19.70
B04–1–2	**317 m²**
	15.60×16.30
B04–1–3	**187 m²**
	9.40×18.70
B04–1–4	**181 m²**
	12.90×16.30



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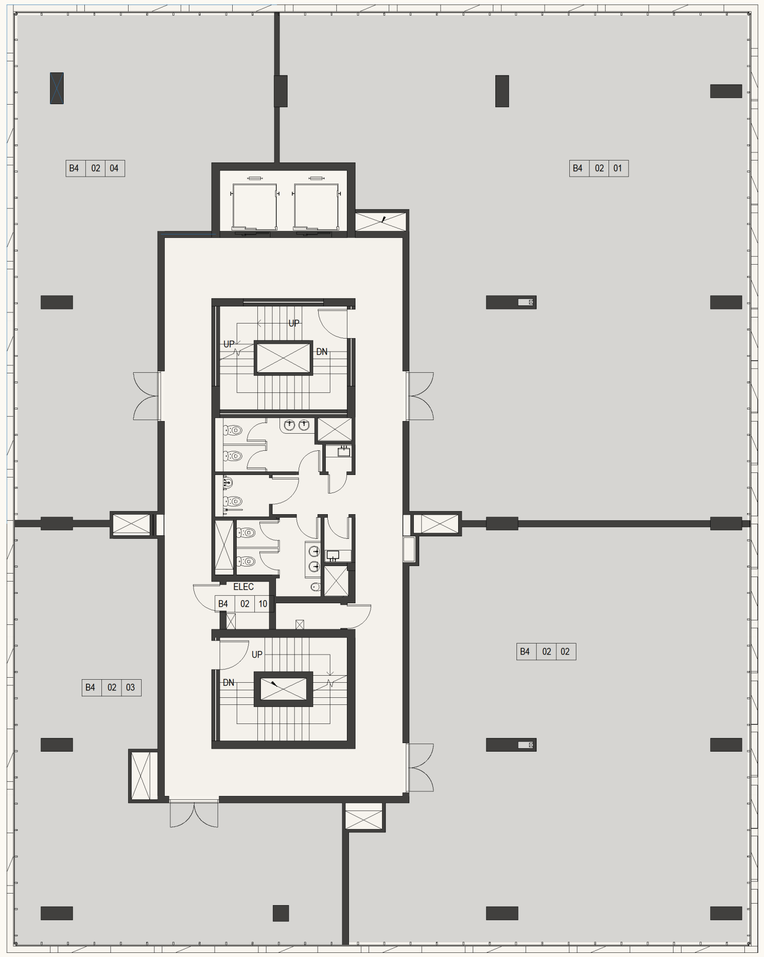
Second Floor.

B04–2–1	**410 m²**
	18.30×19.70
B04–2–2	**317 m²**
	15.70×16.30
B04–2–3	**187 m²**
	12.90×16.30
B04–2–4	**203 m²**
	10.3×19.70



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Third Floor.

B04–3–1 — **159 m²**

9.40×18.70

Open Terrace Area

165.2 m²

B04–3–2 — **112 m²**

6.90×15.30

Open Terrace Area

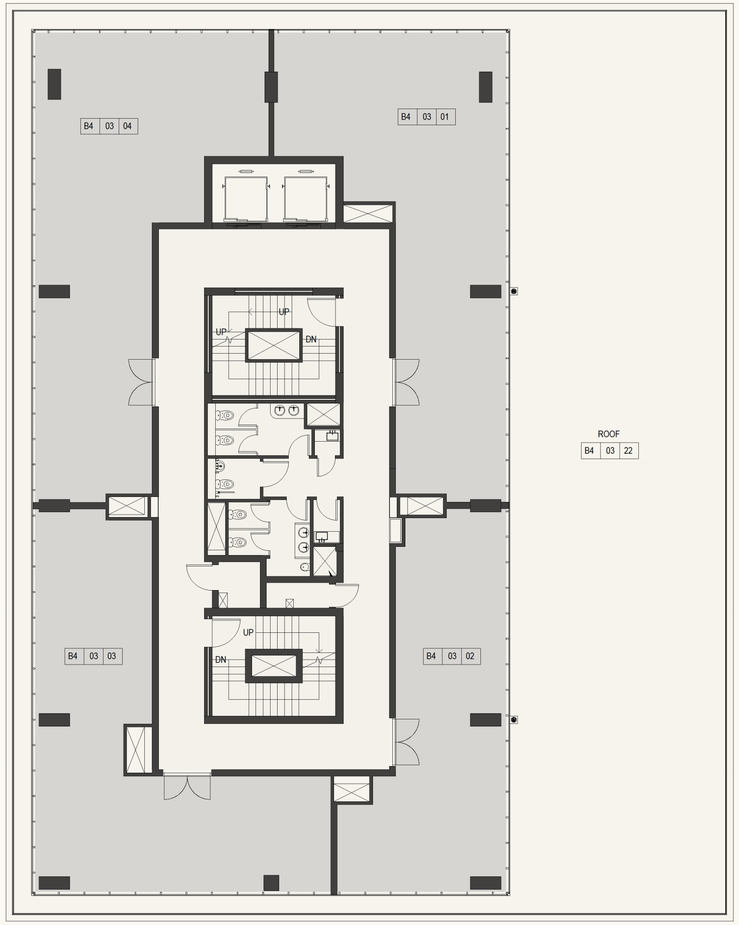
136.3 m²

B04–3–3 — **148 m²**

11.90×15.30

B04–3–4 — **164 m²**

9.40×18.70



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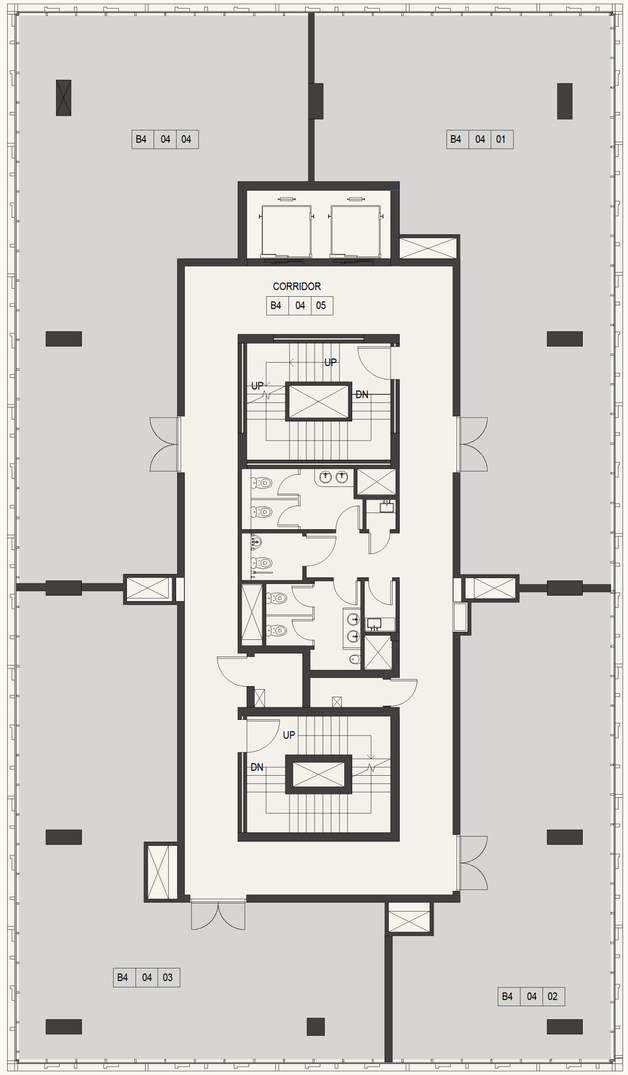
Fourth Floor.

B04–4–1	**190 m²**
	10.50×19.70
B04–4–2	**136 m²**
	7.90×16.30
B04–4–3	**177 m²**
	12.90×16.30
B04–4–4	**193 m²**
	10.30×19.70



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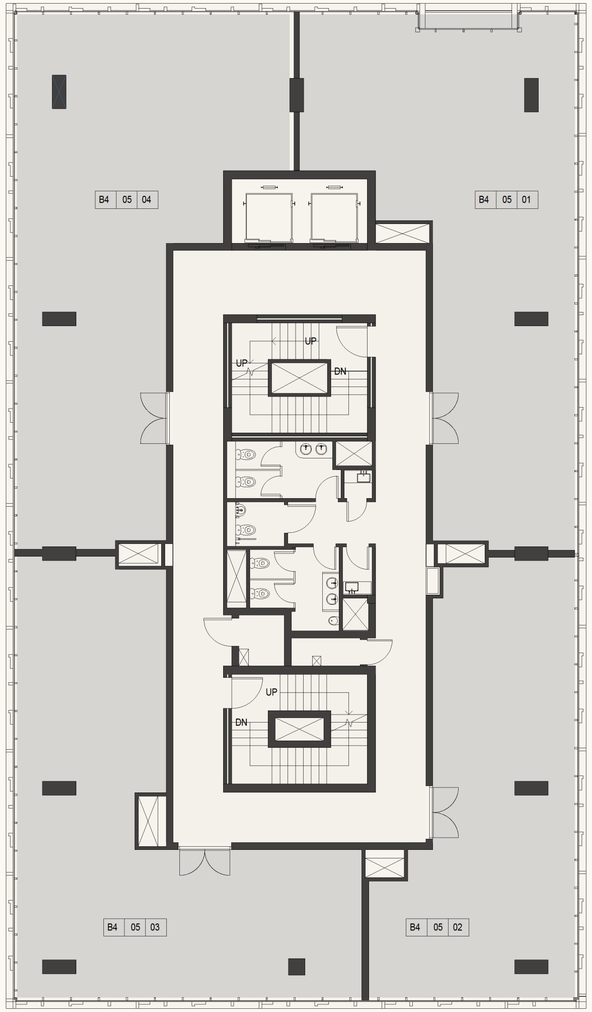
Fifth Floor.

B04–5–1	186 m²
	10.40×19.70

B04–5–2	136 m²
	7.90×16.30

B04–5–3	177 m²
	12.90×16.30

B04–5–4	194 m²
	10.40×19.70



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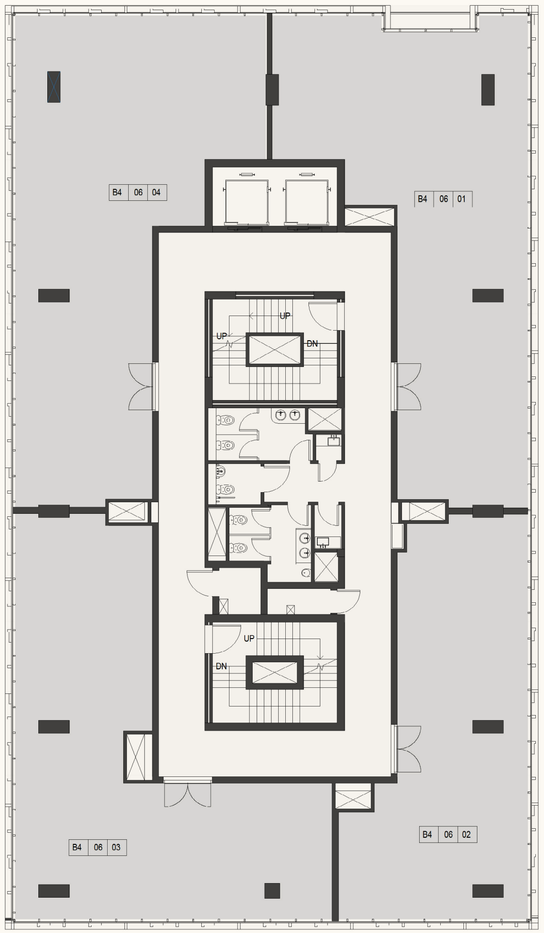
Sixth Floor.

B04–6–1	187 m²
	10.50×19.70

B04–6–2	136 m²
	7.90×16.30

B04–6–3	177 m²
	12.90×16.30

B04–6–4	193 m²
	10.30×19.70



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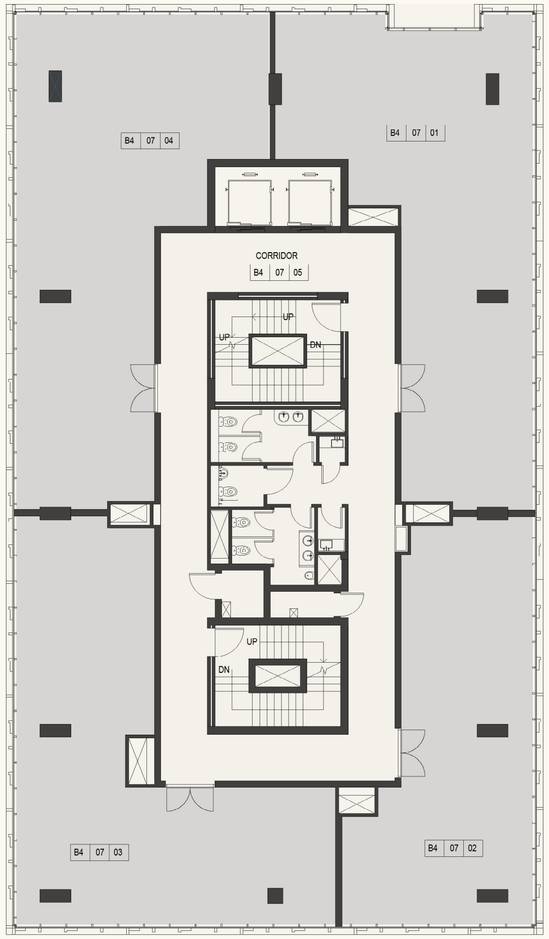
Seventh Floor.

B04–7–1	**187 m²**
	10.50×19.70
B04–7–2	**136 m²**
	7.90×16.30
B04–7–3	**177 m²**
	12.90×16.30
B04–7–4	**193 m²**
	10.30×19.70



B04

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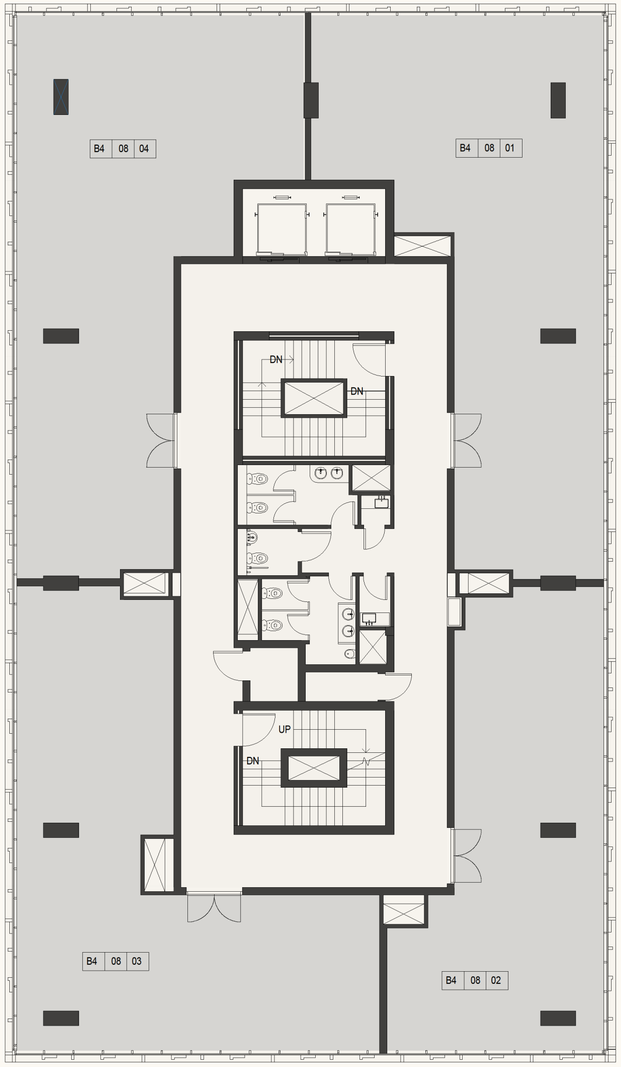
Eighth Floor.

B04–8–1	**190 m²**
	10.50×19.70
B04–8–2	**136 m²**
	7.90×16.30
B04–8–3	**177 m²**
	12.90×16.30
B04–8–4	**193 m²**
	10.30×19.70



B05

Building 05

Floorplans

B05

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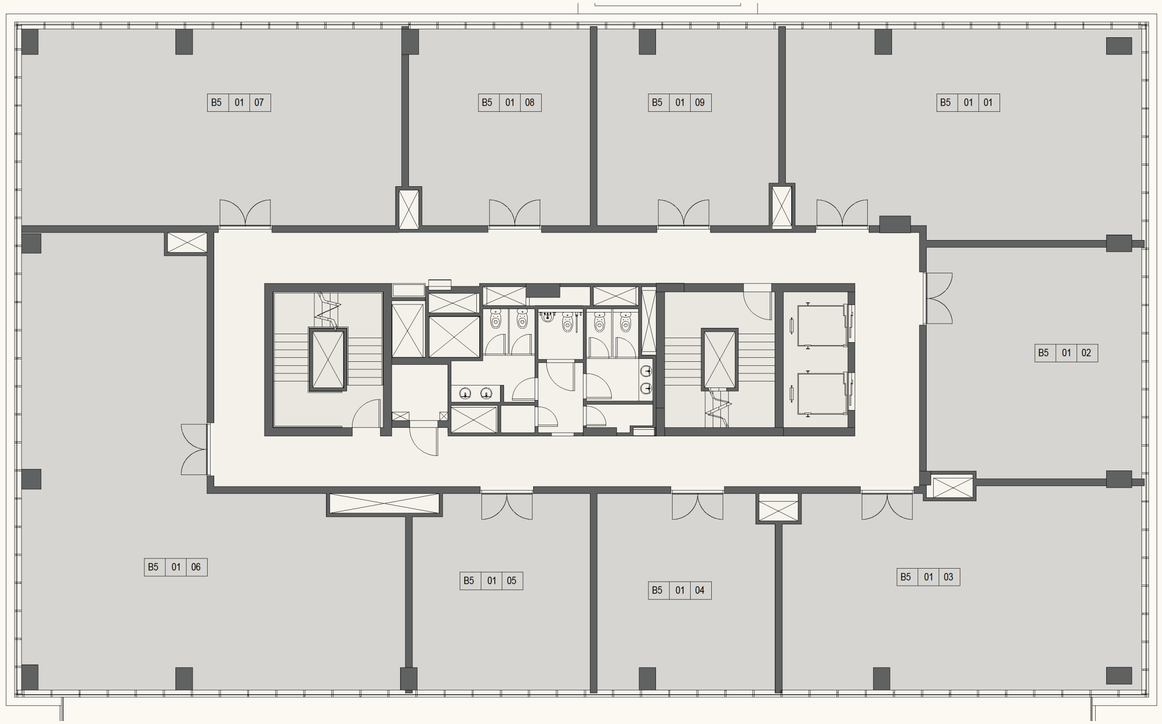
First Floor.

B05–1–1	**136 m²**
	7.80×13.60
B05–1–2	**92 m²**
	8.50×8.20
B05–1–3	**134 m²**
	7.70×13.20
B05–1–4	**66 m²**
	6.50×7.50
B05–1–5	**66 m²**
	6.50×7.50
B05–1–6	**227 m²**
	16.60×14.50
B05–1–7	**139 m²**
	7.40×13.90
B05–1–8	**67 m²**
	6.70×7.50
B05–1–9	**67 m²**
	6.70×7.50



B05

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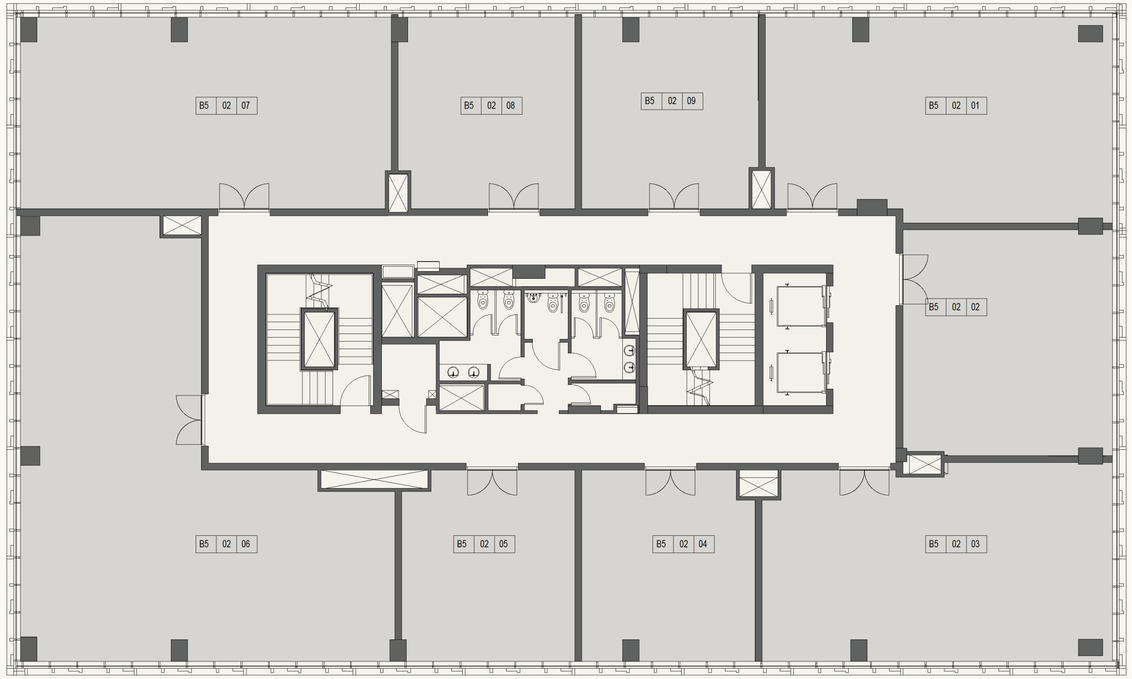
Second Floor.

B05–2–1	**136 m²**
	7.90×13.10
B05–2–2	**92 m²**
	8.20×8.50
B05–2–3	**134 m²**
	7.70×13.20
B05–2–4	**66 m²**
	6.60×7.50
B05–2–5	**66 m²**
	6.60×7.50
B05–2–6	**227 m²**
	14.10×16.70
B05–2–7	**139 m²**
	7.40×13.90
B05–2–8	**67 m²**
	6.70×7.50
B05–2–9	**67 m²**
	6.70×7.50



B05

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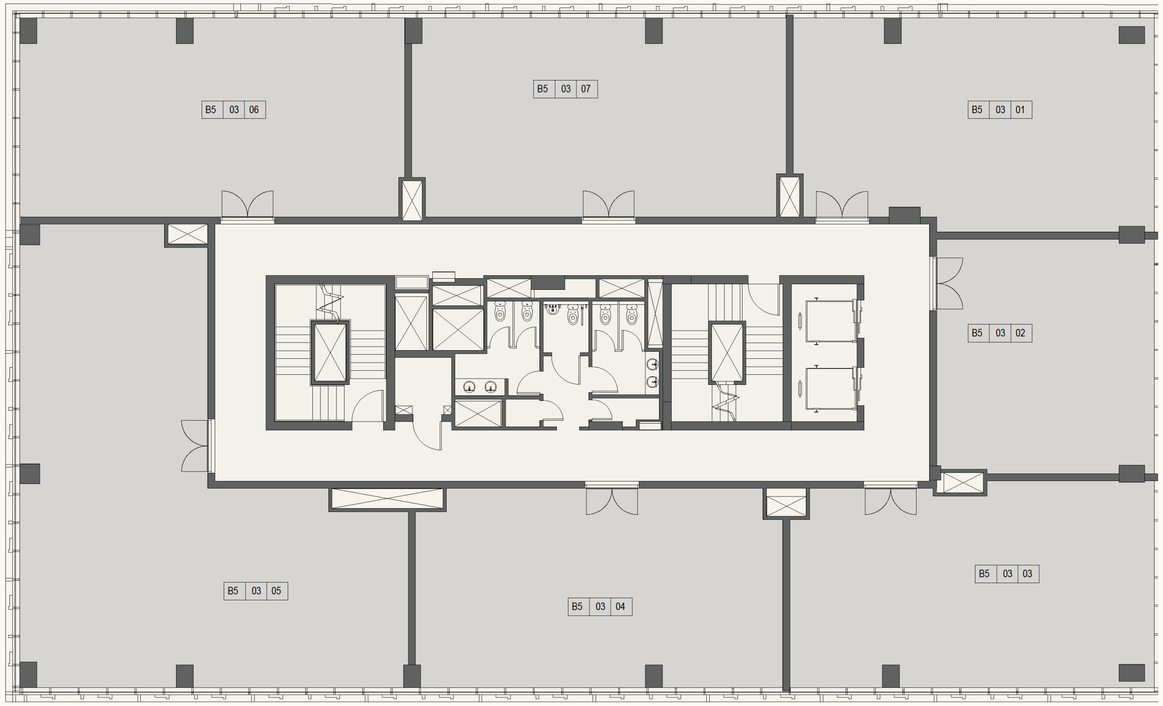
Third Floor.

B05–3–1	**136 m²**
	7.90×13.10
B05–3–2	**92 m²**
	8.20×8.50
B05–3–3	**134 m²**
	7.60×13.20
B05–3–4	**131 m²**
	7.50×13.20
B05–3–5	**227 m²**
	14.50×16.70
B05–3–6	**139 m²**
	7.40×13.90
B05–3–7	**134 m²**
	7.40×13.40



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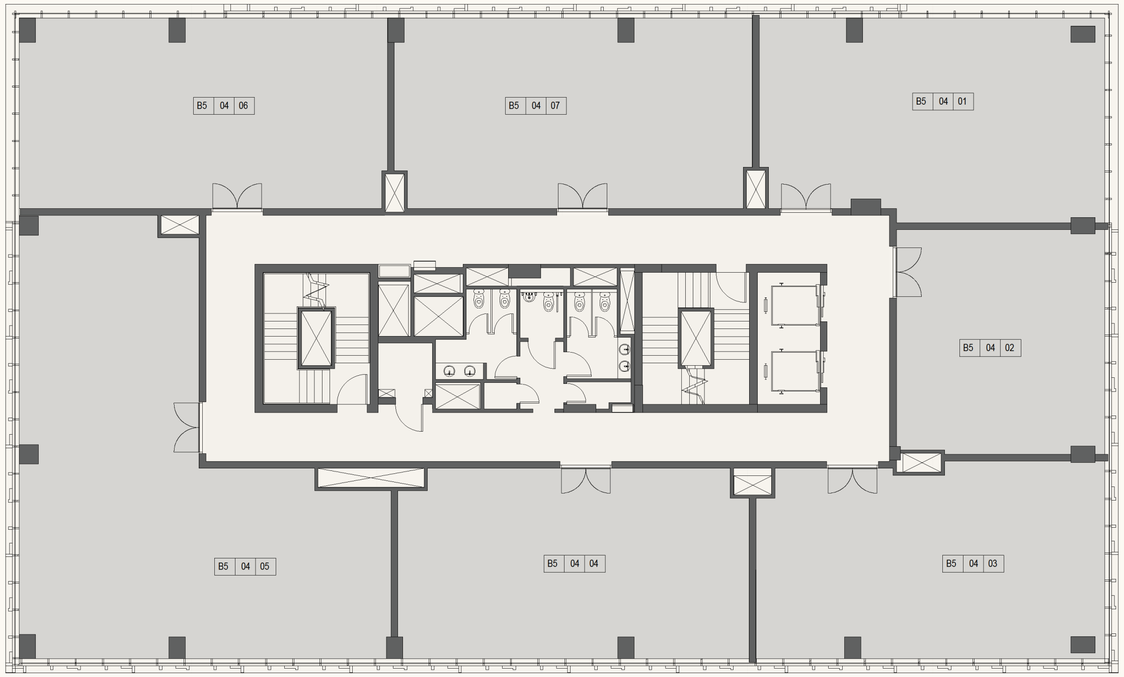
Fourth Floor.

B05–4–1	**136 m²**
	7.90×13.10
B05–4–2	**92 m²**
	8.20×8.50
B05–4–3	**134 m²**
	7.60×13.20
B05–4–4	**131 m²**
	7.50×13.20
B05–4–5	**227 m²**
	14.10×16.70
B05–4–6	**139 m²**
	7.50×13.90
B05–4–7	**134 m²**
	7.50×13.40



B05

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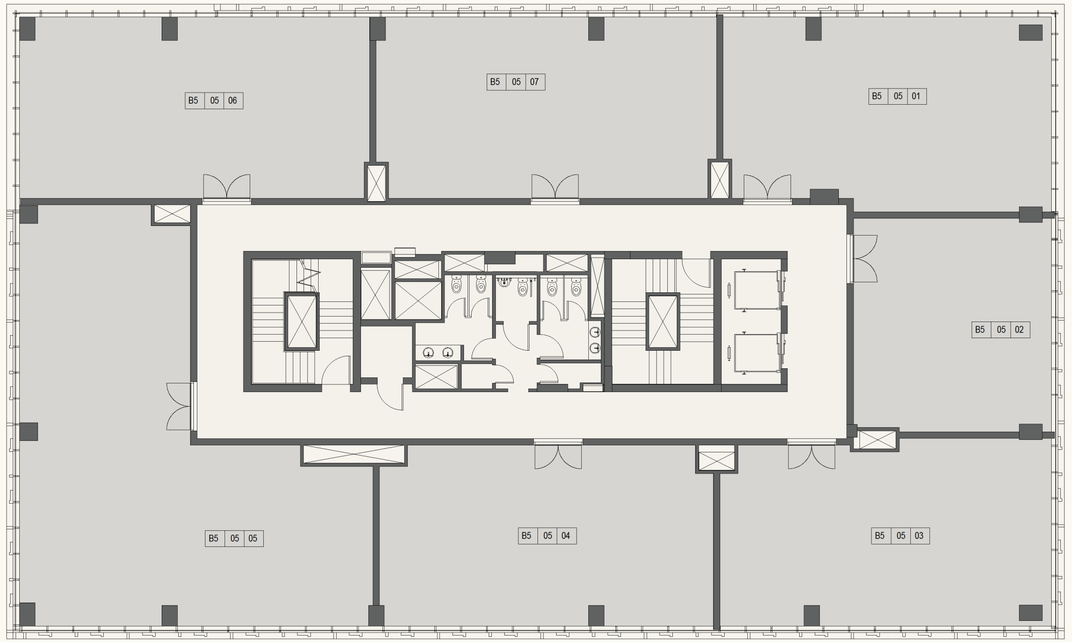
Fifth Floor.

B05–5–1	**136 m²**
	7.90×13.10
B05–5–2	**92 m²**
	8.20×8.50
B05–5–3	**134 m²**
	7.60×13.20
B05–5–4	**131 m²**
	7.50×13.20
B05–5–5	**227 m²**
	14.10×16.70
B05–5–6	**139 m²**
	7.40×13.90
B05–5–7	**134 m²**
	7.50×13.40



B07

Building 07

Floorplans

B07

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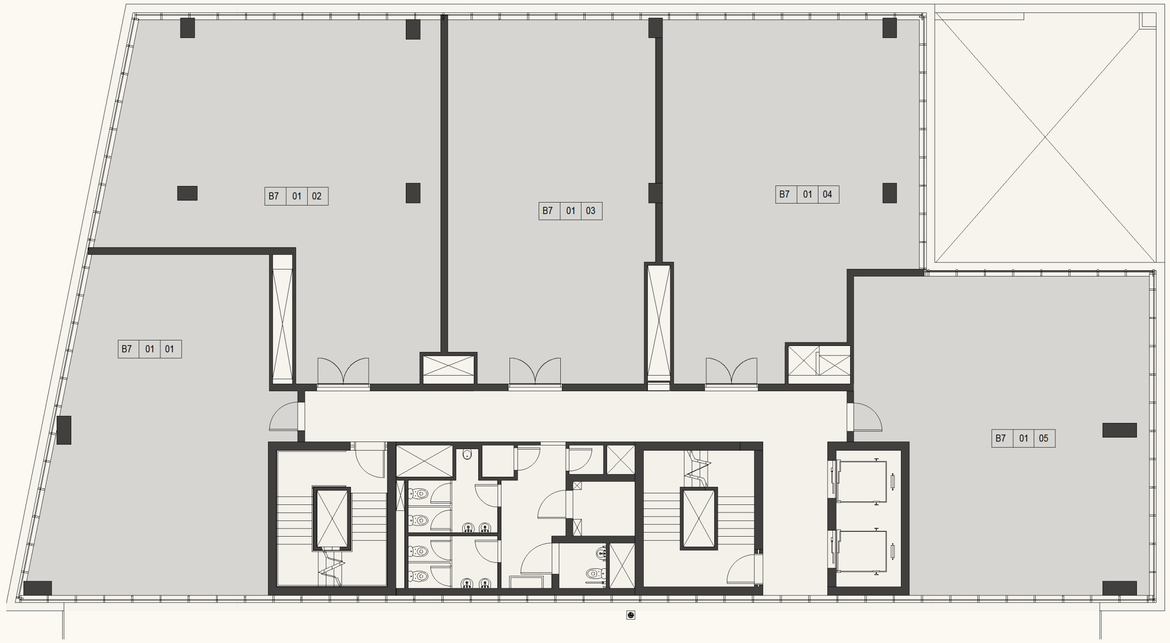
First Floor.

B07–1–1	**135 m²**
	9×12.50
B07–1–2	**170 m²**
	11.90×13.40
B07–1–3	**134 m²**
	7.60×13.40
B07–1–4	**152 m²**
	9.50×13.40
B07–1–5	**155 m²**
	11×11.70



B07

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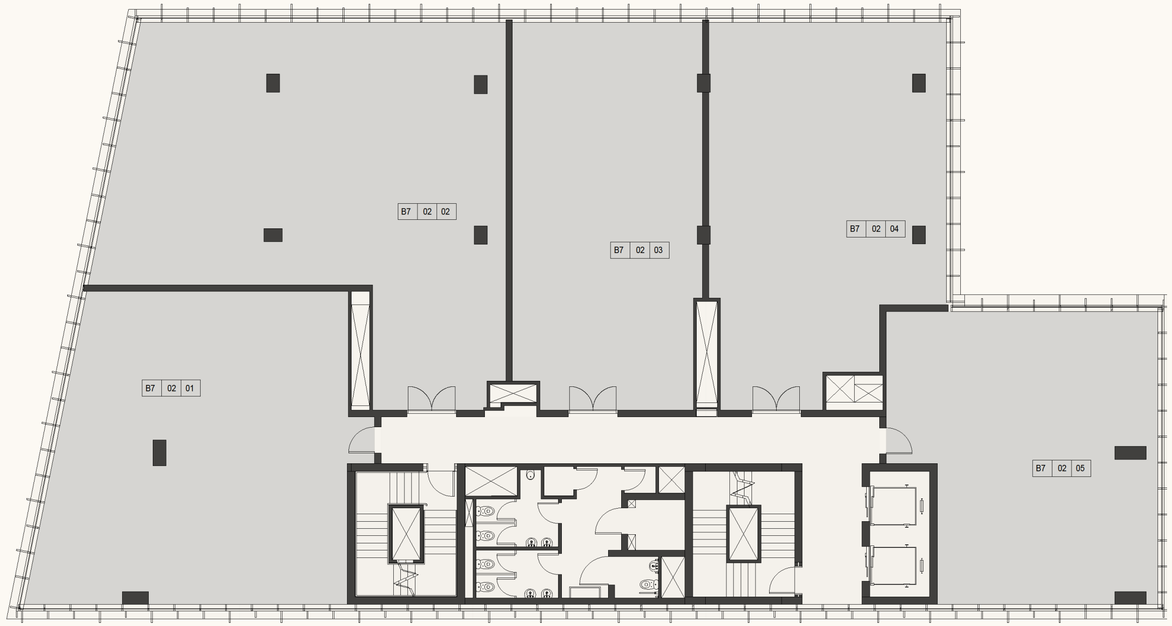
Second Floor.

B07–2–1	**198 m²**
	10.50×15.50
B07–2–2	**252 m²**
	15.50×15.50
B07–2–3	**154 m²**
	7.60×15.50
B07–2–4	**179 m²**
	9.60×15.50
B07–2–5	**155 m²**
	11×11.80



B07

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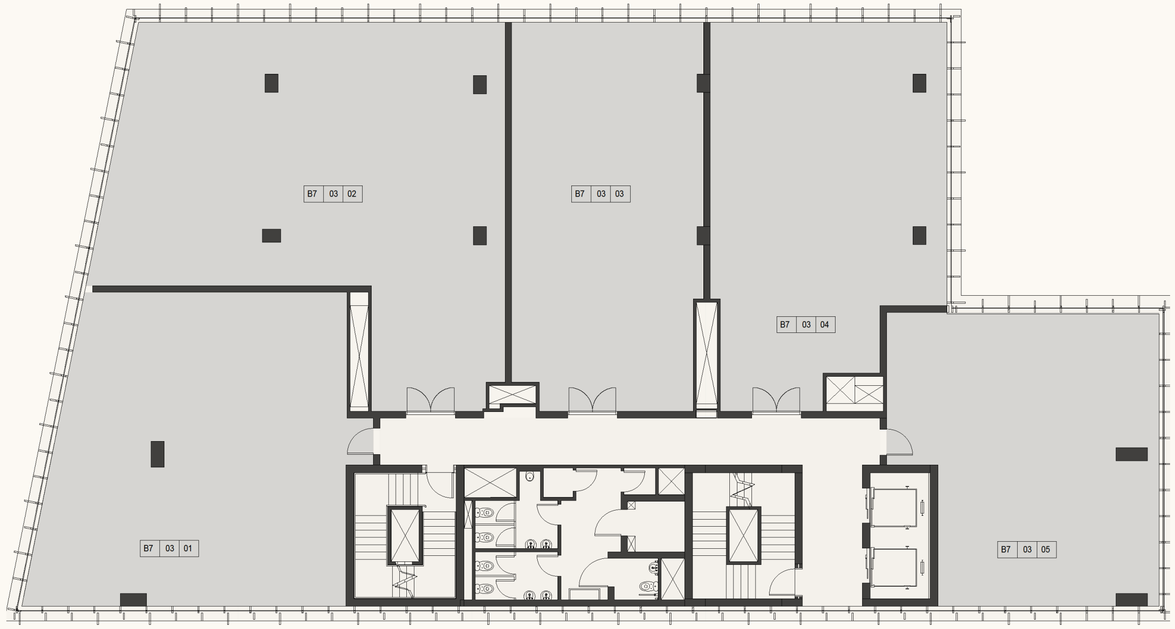
Third Floor.

B07–3–1	**198 m²**
	12.50×12.80
B07–3–2	**252 m²**
	15.50×15.50
B07–3–3	**155 m²**
	7.60×15.50
B07–3–4	**178 m²**
	9.50×15.50
B07–3–5	**155 m²**
	11×11.80



B07

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Fourth Floor.

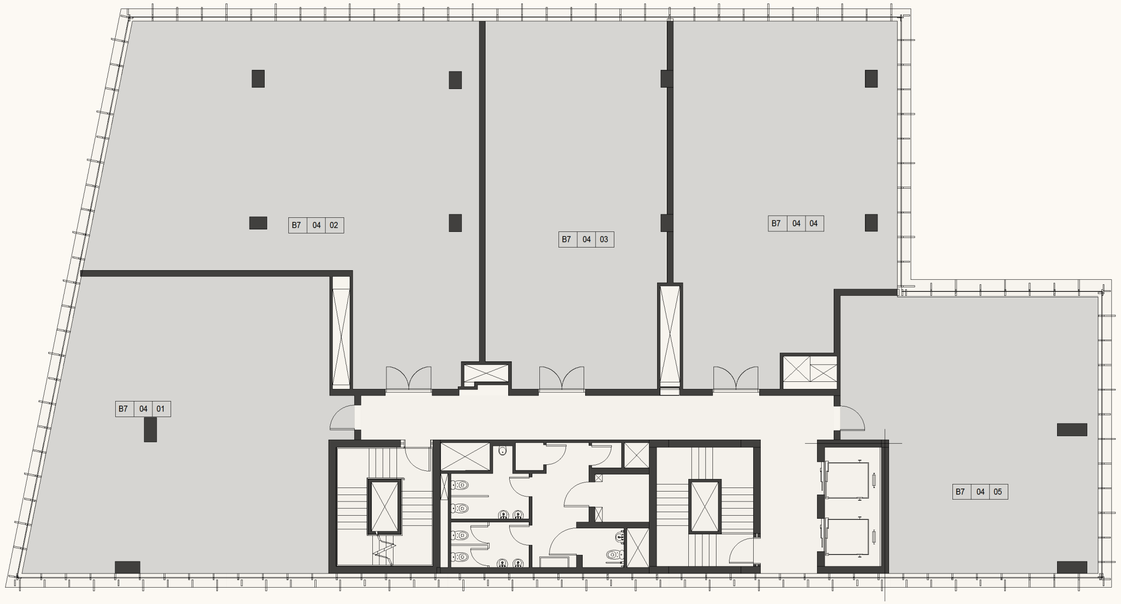
B07–4–1 198 m²
12.50×12.80

B07–4–2 252 m²
15.50×15.50

B07–4–3 155 m²
7.60×15.50

B07–4–4 178 m²
9.50×15.50

B07–4–5 155 m²
11×11.80



B08

Building 08

Floorplans

B08

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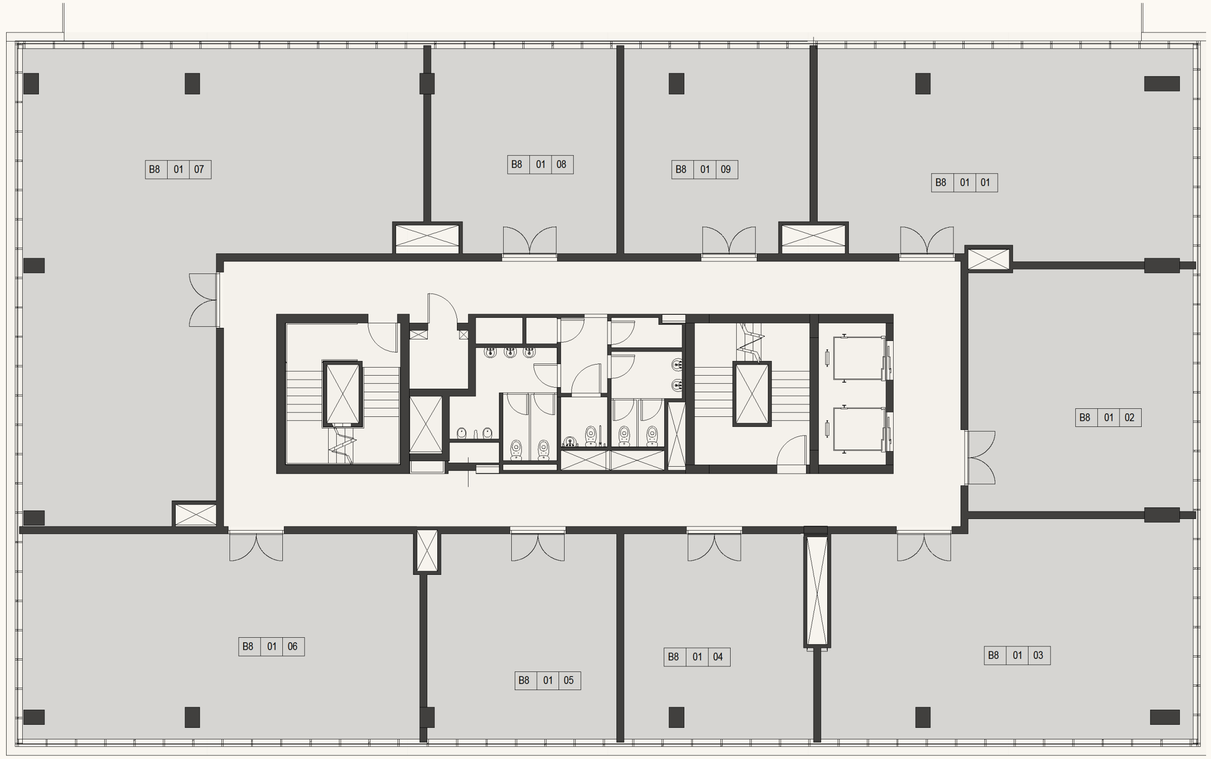
First Floor.

B08–1–1	**134 m²**
	7.70×13.20
B08–1–2	**93 m²**
	8.20×8.50
B08–1–3	**136 m²**
	7.90×13.10
B08–1–4	**67 m²**
	6.70×7.50
B08–1–5	**67 m²**
	6.70×7.50
B08–1–6	**139 m²**
	7.50×13.90
B08–1–7	**227 m²**
	14.10×16.70
B08–1–8	**66 m²**
	6.60×7.50
B08–1–9	**66 m²**
	6.60×7.50



B08

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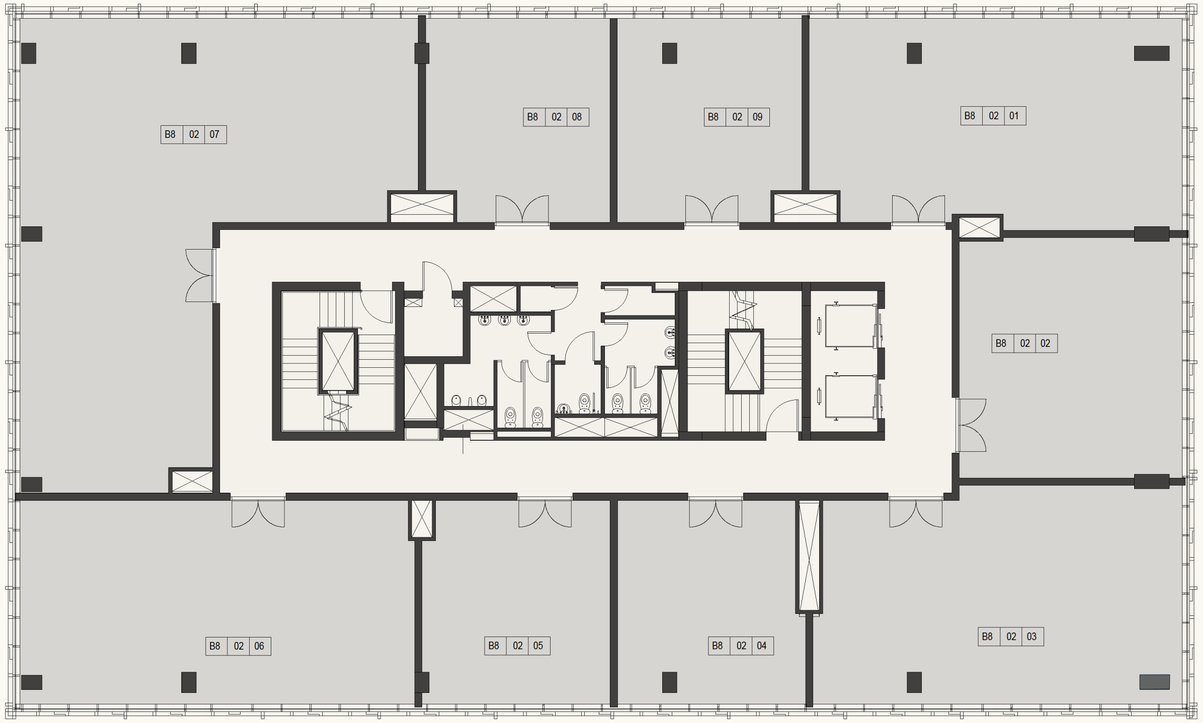
Second Floor.

B08–2–1	**134 m²**
	7.70×13.20
B08–2–2	**93 m²**
	8.20×8.50
B08–2–3	**136 m²**
	7.90×13.10
B08–2–4	**67 m²**
	6.70×7.50
B08–2–5	**67 m²**
	6.70×7.50
B08–2–6	**139 m²**
	7.50×13.90
B08–2–7	**227 m²**
	14.10×16.70
B08–2–8	**66 m²**
	6.60×7.50
B08–2–9	**66 m²**
	6.60×7.50



B08

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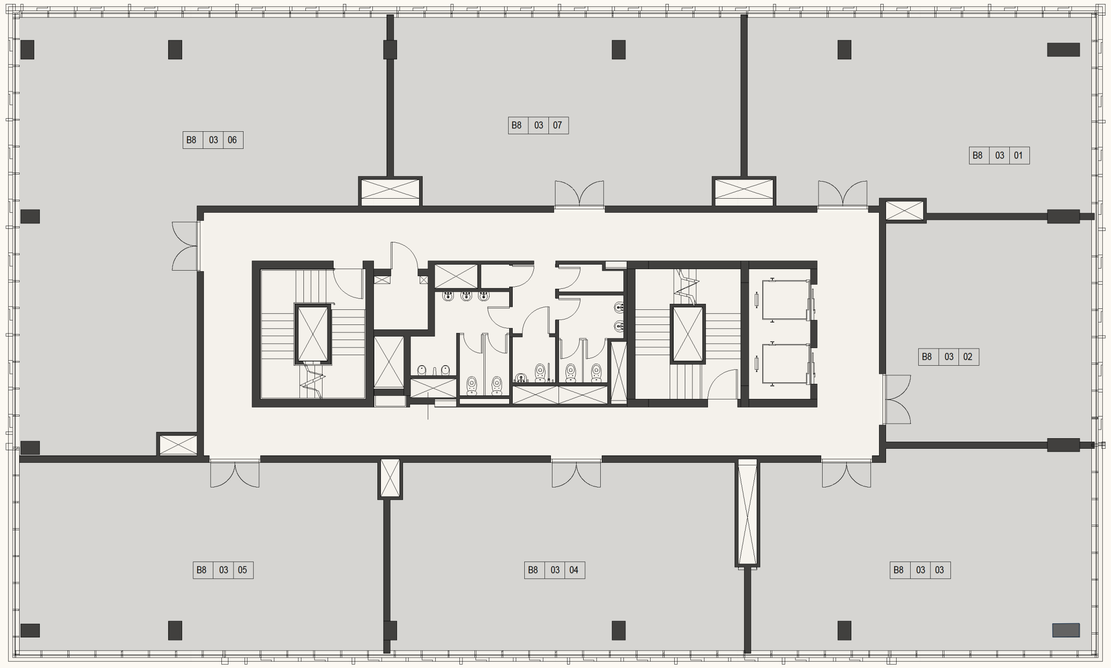
Third Floor.

B08–3–1	**134 m²**
	7.70×13.20
B08–3–2	**93 m²**
	8.20×8.50
B08–3–3	**136 m²**
	7.90×13.10
B08–3–4	**134 m²**
	7.50×13.40
B08–3–5	**139 m²**
	7.50×13.90
B08–3–6	**227 m²**
	14.10×16.70
B08–3–7	**131 m²**
	7.50×13.20



B08

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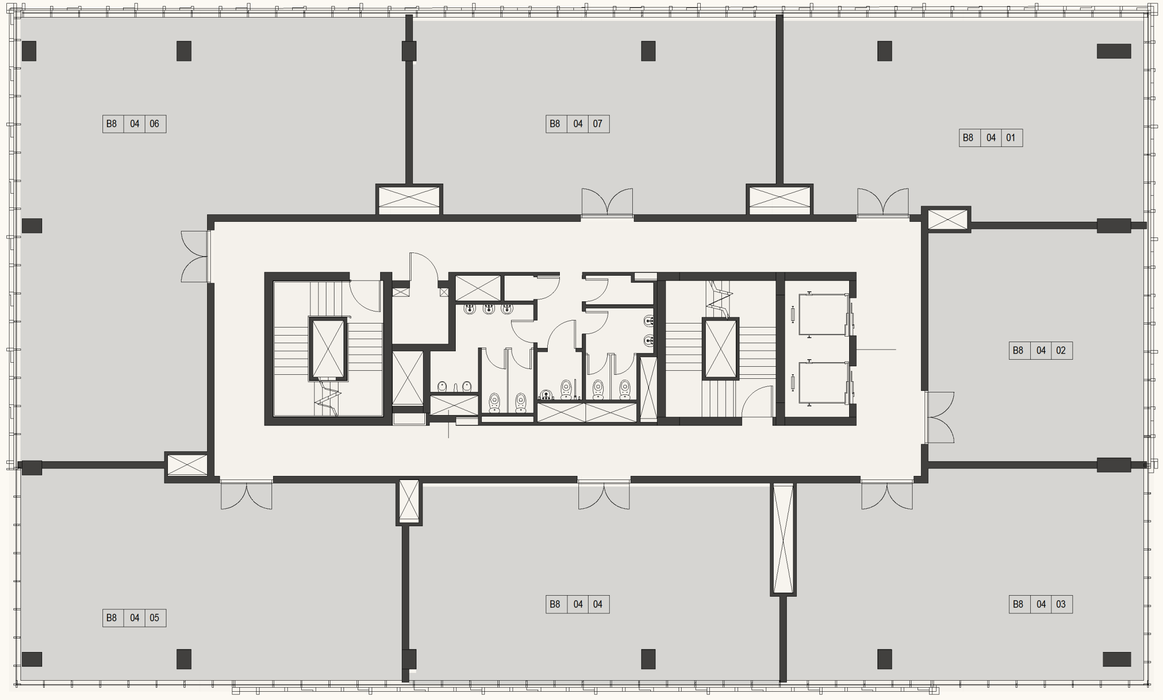
Fourth Floor.

B08–4–1	**134 m²**
	7.70×13.20
B08–4–2	**93 m²**
	8.20×8.50
B08–4–3	**136 m²**
	7.90×13.10
B08–4–4	**134 m²**
	7.50×13.40
B08–4–5	**144 m²**
	7.90×13.90
B08–4–6	**223 m²**
	14.10×16.20
B08–4–7	**131 m²**
	7.50×13.20



B08

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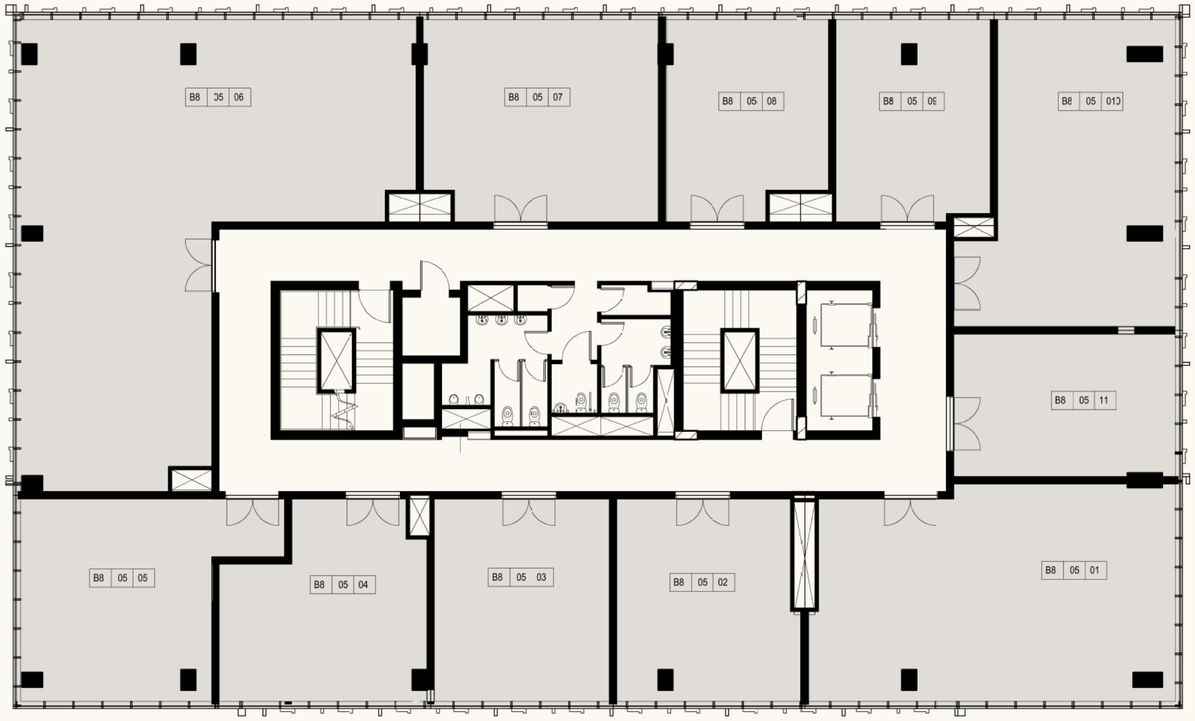
Fifth Floor.

B08–5–1	**136 m²**
	7.90×13
B08–5–2	**66 m²**
	7.40×6.60
B08–5–3	**63 m²**
	7.40×6.30
B08–5–4	**67 m²**
	7.40×7.40
B08–5–5	**77 m²**
	7.40×9.50
B08–5–6	**228 m²**
	14×16.70
B08–5–7	**84 m²**
	7.40×8.40
B08–5–8	**57 m²**
	7.40×5.70
B08–5–9	**58 m²**
	7.40×5.70
B08–5–10	**104 m²**
	11×8
B08–5–11	**57 m²**
	5.20×8



Clinics.



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B11

Building 11

Floorplans

B11

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First Floor.

B011–1–1	**128 m²**
	9×10.50
B011–1–2	**46 m²**
	5.70×5.80
B011–1–3	**45 m²**
	5.60×5.80
B011–1–4	**45 m²**
	5.60×5.80
B011–1–5	**136 m²**
	6.90×13.90
B011–1–6	**95 m²**
	7.30×9.10
B011–1–7	**72 m²**
	7.50×6.90
B011–1–8	**70 m²**
	5.40×9.50
B011–1–9	**86 m²**
	5.50×12.30
B011–1–10	**88 m²**
	5.50×12.30
B011–1–11	**72 m²**
	6.90×7.70
B011–1–12	**69 m²**
	6.80×7.30
B011–1–13	**93 m²**
	6.50×10.60



B11

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Second Floor.

B011–2–1	**135 m²**
	9×10.50
B011–2–2	**46 m²**
	5.70×5.80
B011–2–3	**45 m²**
	5.60×5.80
B011–2–4	**45 m²**
	5.60×5.80
B011–2–5	**136 m²**
	6.90×13.90
B011–2–6	**95 m²**
	7.30×9.10
B011–2–7	**72 m²**
	6.90×7.50
B011–2–8	**70 m²**
	5.40×9.50
B011–2–9	**95 m²**
	5.50×12.30
B011–2–10	**97 m²**
	5.50×12.30
B011–2–11	**72 m²**
	6.90×7.70
B011–2–12	**69 m²**
	6.80×7.30
B011–2–13	**97 m²**
	6.50×10.60



B11

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Third Floor.

B011–3–1	**133 m²**
	9×10.50
B011–3–2	**46 m²**
	5.70×5.80
B011–3–3	**45 m²**
	5.60×5.80
B011–3–4	**45 m²**
	5.60×5.80
B011–3–5	**63 m²**
	6.40×6.90
B011–3–6	**73 m²**
	6.90×7.40
B011–3–7	**95 m²**
	7.30×9.10
B011–3–8	**74 m²**
	6.90×7.50
B011–3–9	**70 m²**
	5.40×9.50
B011–3–10	**96 m²**
	5.50×12.30
B011–3–11	**94 m²**
	5.50×12.30
B011–3–12	**75 m²**
	6.90×7.70
B011–3–13	**69 m²**
	6.80×7.30
B011–3–14	**99 m²**
	6.50×10.60



B11

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Fourth Floor.

B011–4–1	**132 m²**
	9×10.50
B011–4–2	**46 m²**
	5.70×5.80
B011–4–3	**45 m²**
	5.60×5.80
B011–4–4	**45 m²**
	5.60×5.80
B011–4–5A	**63 m²**
	6.40×6.90
B011–4–5B	**73 m²**
	6.90×7.40
B011–4–6	**95 m²**
	7.30×9.10
B011–4–7	**74 m²**
	6.90×7.50
B011–4–8	**70 m²**
	5.40×9.50
B011–4–9	**95 m²**
	5.50×12.30
B011–4–10	**94 m²**
	5.50×12.30
B011–4–11	**75 m²**
	6.90×7.70
B011–4–12	**69 m²**
	6.80×7.30
B011–4–13	**100 m²**
	6.50×10.60



B11

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Fifth Floor.

B011–5–1	**132 m²**
	9×10.50
B011–5–2	**46 m²**
	5.70×5.80
B011–5–3	**45 m²**
	5.60×5.80
B011–5–4	**45 m²**
	5.60×5.80
B011–5–5	**63 m²**
	6.40×6.90
B011–5–6	**73 m²**
	6.90×7.40
B011–5–7	**95 m²**
	7.30×9.10
B011–5–8	**74 m²**
	6.90×7.50
B011–5–9	**70 m²**
	5.40×9.50
B011–5–10	**95 m²**
	5.50×12.30
B011–5–11	**94 m²**
	5.50×12.30
B011–5–12	**75 m²**
	6.90×7.70
B011–5–13	**69 m²**
	6.80×7.30
B011–5–14	**100 m²**
	6.50×10.60



Smart Offices.



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B12

Building 12

Floorplans

B12

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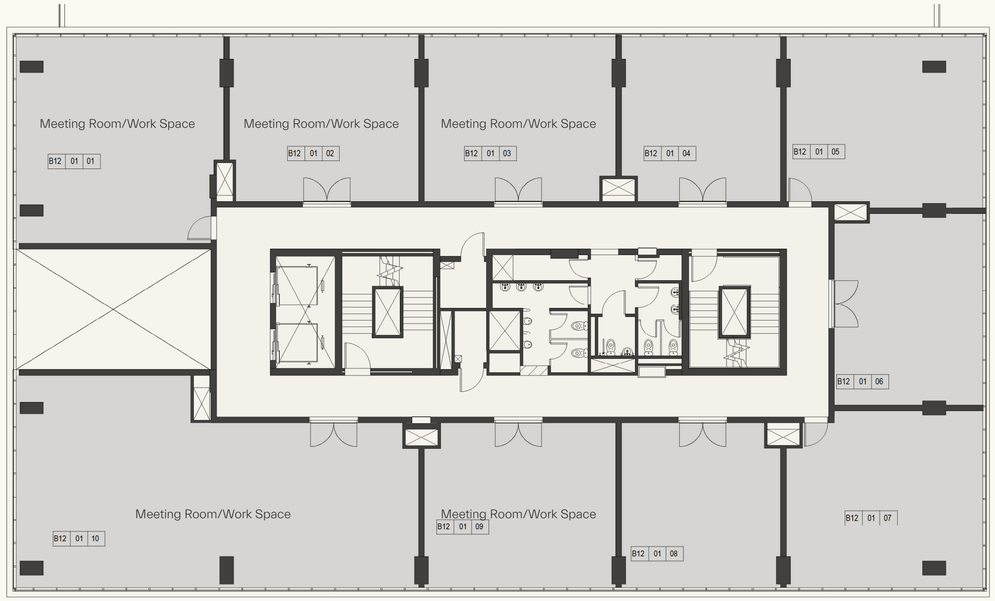
First Floor.

B012–1–1	**125 m²**
	9.30×9.40
B012–1–2	**90 m²**
	7.60×8.40
B012–1–3	**91 m²**
	7.60×8.50
B012–1–4	**76 m²**
	7.10×7.60
B012–1–5	**97 m²**
	7.80×8.90
B012–1–6	**81 m²**
	6.90×8.50
B012–1–7	**100 m²**
	8×8.80
B012–1–8	**76 m²**
	7.10×7.60
B012–1–9	**91 m²**
	7.60×8.50
B012–1–10	**218 m²**
	9.70×17.70



B12

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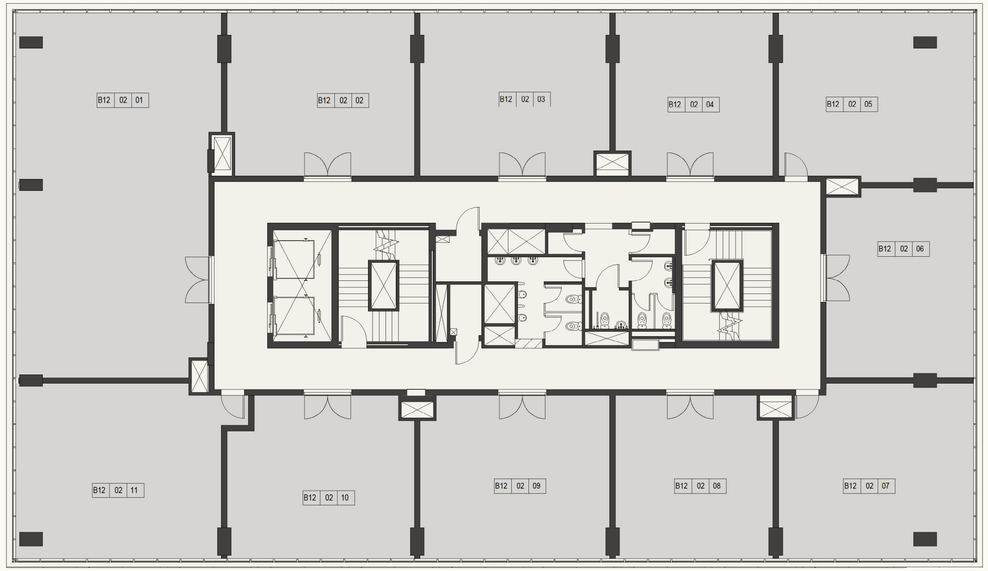
Second Floor.

B012–2–1	**201 m²**
	9.30×16.30
B012–2–2	**87 m²**
	7.60×8.40
B012–2–3	**88 m²**
	7.60×8.50
B012–2–4	**73 m²**
	7.10×7.60
B012–2–5	**93 m²**
	7.80×8.90
B012–2–6	**80 m²**
	6.90×8.50
B012–2–7	**95 m²**
	8×8.90
B012–2–8	**73 m²**
	7.10×7.60
B012–2–9	**88 m²**
	7.60×8.50
B012–2–10	**84 m²**
	7.60×8.40
B012–2–11	**104 m²**
	8×9.30



B12

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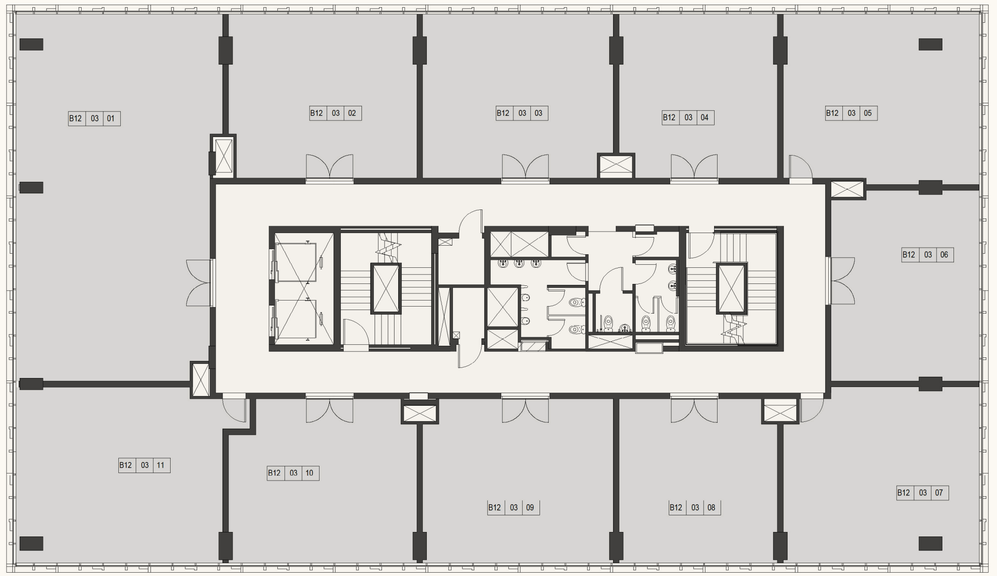
Third Floor.

B012–3–1	**201 m²**
	9.30×16.30
B012–3–2	**87 m²**
	8.40×7.60
B012–3–3	**88 m²**
	7.60×8.50
B012–3–4	**73 m²**
	7.10×7.60
B012–3–5	**93 m²**
	7.70×8.90
B012–3–6	**80 m²**
	6.90×8.50
B012–3–7	**95 m²**
	8×8.90
B012–3–8	**74 m²**
	7.10×7.60
B012–3–9	**88 m²**
	7.60×8.50
B012–3–10	**84 m²**
	7.60×8.40
B012–3–11	**104 m²**
	8×9.30



B12

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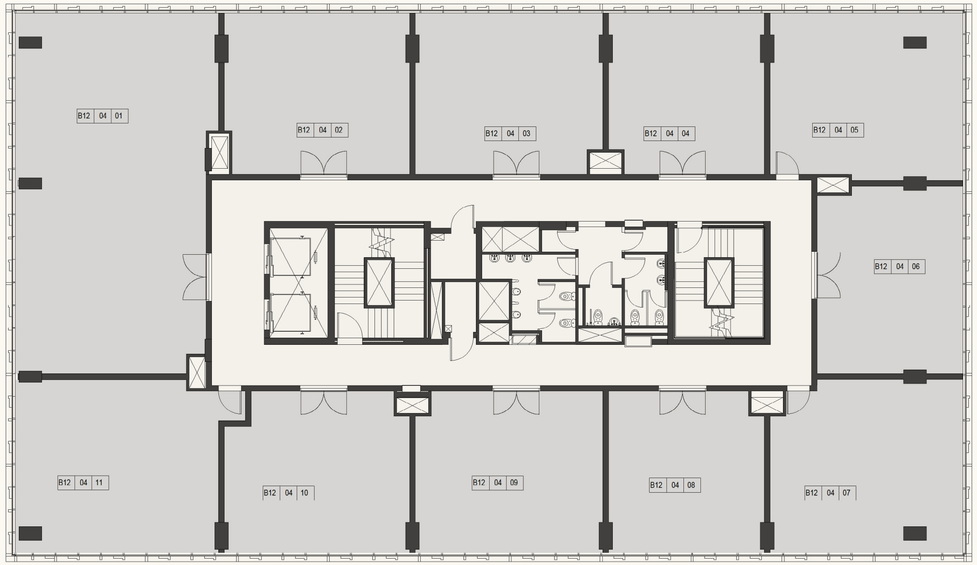
Fourth Floor.

B012–4–1	**201 m²**
	9.30×16.30
B012–4–2	**87 m²**
	8.40×7.60
B012–4–3	**88 m²**
	7.60×8.50
B012–4–4	**73 m²**
	7.10×7.60
B012–4–5	**93 m²**
	7.70×8.90
B012–4–6	**80 m²**
	6.90×8.50
B012–4–7	**95 m²**
	8×8.90
B012–4–8	**74 m²**
	7.10×7.60
B012–4–9	**88 m²**
	7.60×8.50
B012–4–10	**84 m²**
	7.60×8.40
B012–4–11	**104 m²**
	8×9.30



B12

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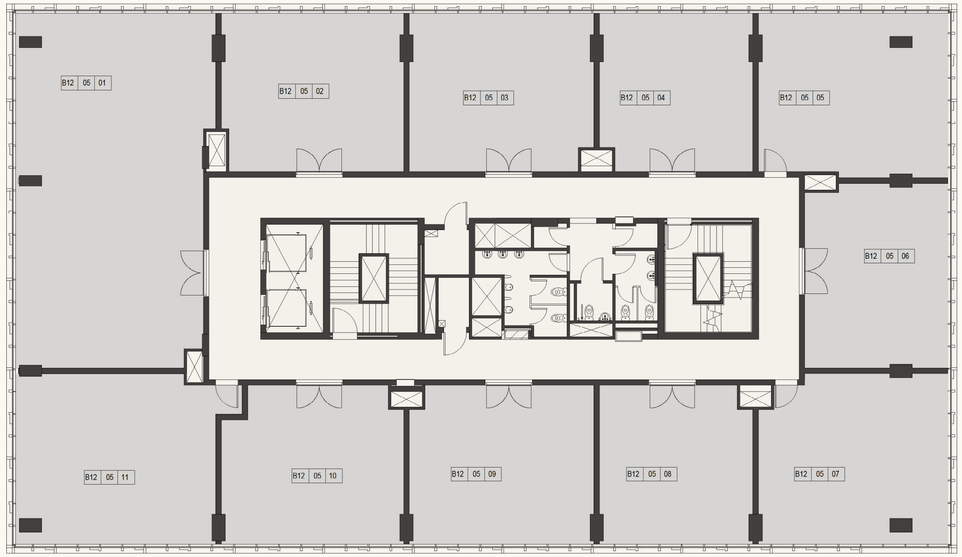
Fifth Floor.

B012–5–1	**201 m²**
	9.30×16.30
B012–5–2	**87 m²**
	8.40×7.60
B012–5–3	**88 m²**
	7.60×8.50
B012–5–4	**73 m²**
	7.10×7.60
B012–5–5	**93 m²**
	7.70×8.90
B012–5–6	**80 m²**
	6.90×8.50
B012–5–7	**95 m²**
	8×8.90
B012–5–8	**74 m²**
	7.10×7.60
B012–5–9	**88 m²**
	7.60×8.50
B012–5–10	**84 m²**
	7.60×8.40
B012–5–11	**104 m²**
	8×9.30





Big Spaces for Big Dreamers.

Customized Office Spaces as Big as Your Ambitions.

From retail and administrative spaces to next-generation clinics, The Big Business District is a cutting-edge oasis for businesses of all sizes and industries. Nestled in the heart of East Cairo's vibrant district, professionals will find a plethora of office buildings, as well as office spaces, designed to cater to their every need. Whether you're a startup seeking a collaborative open-floor plan or a multinational corporation requiring spacious executive suites, the Big Business District has it all, ready to be tailored to your specifications. Equipped with state-of-the-art technology, advanced security systems, and sustainable infrastructure, all modern offices offer a seamless blend of functionality, style, and efficiency.



Where Big Visions Beg To Differ.

The Big Business District adopts an inward outward architectural philosophy that serves as a testament to the boundless potential of human ingenuity and connectivity.

It transcends conventional paradigms, creating a contemporary space where productivity thrives, and creativity blossoms. As the district's professionals navigate its corridors, they are reminded that the most inspiring panoramic views can often be found within, and that the harmonious integration of the external world can accelerate their journey towards success.

Inspired Architecture Big Enough to Blow your Mind.

Towering glass facades rise majestically, reflecting the vibrant energy of East Cairo while inviting the outside world to peer into the nucleus of productivity within. Sunlight cascades through expansive windows, illuminating the meticulously crafted interiors and infusing each workspace with a sense of warmth and vitality. Every corner of The Big Business District's offices has been thoughtfully designed to optimize productivity and inspire effortless collaboration. Open-plan offices abound, encouraging free-flowing ideas while expansive atriums abound with lush greenery, forming a natural sanctuary generating epic ideas.





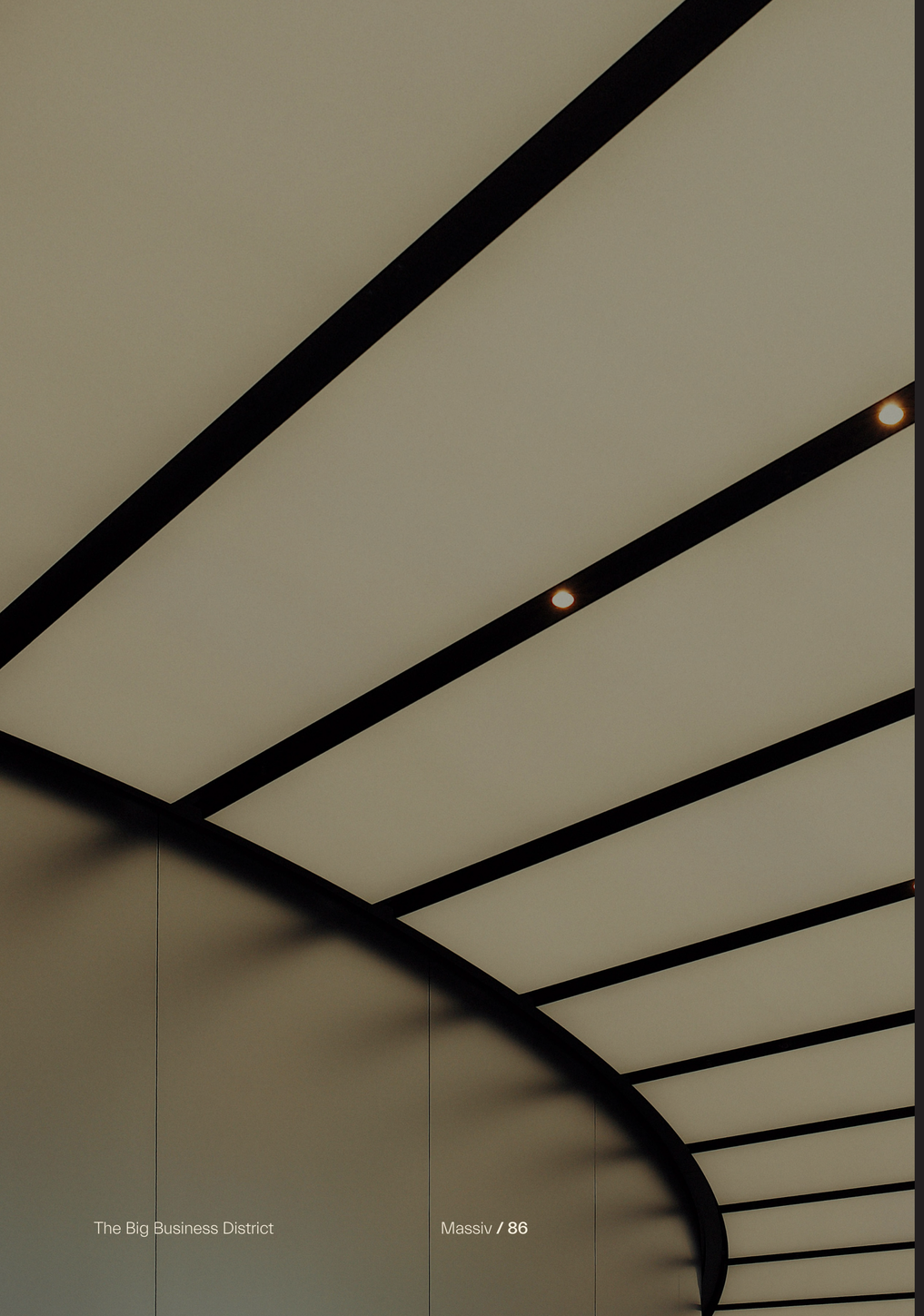
Ever-Green Public Realms,

Fostering Big Discoveries on Foot.

Vibrant public spaces as big as your aspirations.

At The Big Business District streets themselves are an open invitation to explore, connect, and thrive. The remarkable district boasts engaging streetscapes meticulously designed to foster walkability and ignite a sense of discovery at every turn. Wide, tree-lined sidewalks beckon professionals to embark on leisurely strolls, while carefully curated boutiques, cafés, and storefronts line the streets, offering an array of enticing experiences.





The architecture, a harmonious blend of modern innovation and timeless charm, creates a captivating backdrop for the bustling activity. Enlivened by manicured greenscapes and thoughtfully placed seating areas, the streetscapes become vibrant gathering spaces, where conversations flow and connections are forged. The Big Business District is far from usual business with its commitment to walkability, becoming a true urban haven East of Cairo, where creativity thrives, relationships blossom, and the pulse of commerce beats in perfect harmony with the rhythm of life.

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