# BEYOND ELEVATED LIVING

ADMINISTRATIVE OFFICES
WHERE AMBITION FINDS ITS HOME.

BUILDINGS C, D & K

W55

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# WATERWAY.

Waterway is founded on the belief that exceptional spaces begin with the right formula. Through thoughtful design, prime locations, and an uncompromising commitment to quality, we create developments that stand the test of time.

W55 is the next chapter in that journey — the biggest, the boldest, and an icon in its own right. A central park at its heart, a lake and circular bridge as its landmark, and unmatched facilities throughout. Every single unit looks out over it all. This is not just a new project. It's a new benchmark.

W55

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W55

# *About* W55

A mixed-use development combining commercial and administrative spaces with serviced apartments, premium hospitality, and leisure facilities. Designed across multiple levels with underground parking, it features administrative clusters—each with its own plaza and landscapes.

W55, A New Landmark, built on a landarea of **55 Acres.**

- **Administrative Offices**
- **Serviced Apartments**
- **Residential Buildings**
- **Commercial Buildings**
- **MY ŌTEL**


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BUILDINGS FEATURE
SIGNATURE WHITE SUN SHADES.

# *White Geometry.*

W55



# *The Location*

Perfectly positioned infront of Waterway Villas Compound and strategically located in the heart of New Cairo, offering seamless connectivity to the city's most important destinations and landmarks.

The project offers effortless connectivity to key destinations positioned as:

**8 MINUTES**

From "White" By Waterway

**10 MINUTES**

From The American University in Cairo.

**11 MINUTES**

From "The View" By Waterway

**12 MINUTES**

From "W" By Waterway


EL-BANAFSEG
Ahmed Shawqi
W by Waterway
Al Tahrir Axis
Prosecutor
General Office
W55
Waterway Villas
N Teseen
AL HAYA
El Nasr
White by Waterway
N Teseen
التسعين الجنوبي
S Teseen
EL-LOTUS
The View
by Waterway
AUC Ave
The American
University in Cairo (AUC)
SOUTH
INVESTORS AREA
El Nasr
محمد نجيب

# *The Masterplan*

W55 is a uniquely **contoured, multi-level development** where architecture and landscape merge to create an elevated urban experience.

It features **two levels of underground see-through parking**, ensuring seamless accessibility.

**Administrative offices and workspaces are fully connected to all key amenities, including internal plazas, the central park, the lake, and the iconic circular bridge** — bringing convenience, connectivity, and lifestyle together in one cohesive environment.



# *The Facilities*

W55 offers a vibrant lifestyle shaped by nature, comfort, and connection.

At its heart, a lush central park and a serene lake create a refreshing view
— while thoughtfully integrated within the residential, commercial, and leisure spaces.

## CENTRAL PARK

A **40,233 M²** park between the commercial, hospitality, and residential zones, it enhances harmony and flow throughout the entire project.

## THE LAKE

A **10,938 M²** lake which offers a refreshing natural escape while enhancing connectivity across the entire project.

## CIRCULAR BRIDGE

An iconic circular bridge, seamlessly connecting all sectors into one unified, accessible experience.

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A TRANQUIL ESCAPE
WITHIN A VIBRANT DESTINATION.

# *Central Park.*

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BUSINESS.



# W55


LIFESTYLE.
LIVING.
ELEVATED BOUTIQUE EXPERIENCE.
BUSINESS.
A SERENE CENTERPIECE,
BRINGING CALM, BEAUTY, AND BALANCE
TO EVERYDAY LIFE.
The Lake.
W55


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BUSINESS.
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W55


LIFESTYLE.
LIVING.
ELEVATED BOUTIQUE EXPERIENCE.
BUSINESS.
BRINGING EVERY SECTOR
TOGETHER INTO ONE CONTINUOUS
FLOW.
Circular Bridge.
W55


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BUSINESS.
W55

# *A Dynamic Business District*

Designed for unified headquarters or flexible offices, W55's buildings feature signature white sun shades that enhance performance while creating a cohesive, distinctive identity.

The administrative zone offers modern, geometric design with spacious, modular layouts, complemented by internal plazas, promenades, and landscaped areas for each building.


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**W55** – NEW CAIRO

**A NEW ICON.**