

AVALON™

WHY AVALON?

EXCLUSIVE EXECUTIVE OFFICES.

Bringing the Future Now
AVALON redefines floor planning through its offering of efficient cutting-edge designs, utilizing natural daylight rather than relying on electrical lighting.

A Breathtaking View
AVALON offers an unrivaled view, as 99.9% of our offices are exclusive to an open view of the **AVALON** Park, the Presidential Palace and the Main Wide Street.

A Wide Variety of Amenities
AVALON's floor-plan offers seamless internal navigation with amenities allocated throughout the floor, for easy access by employees.

For All Your Business Needs
AVALON caters to all your business needs through our flexible plans, designed to provide you with a relaxed business environment.

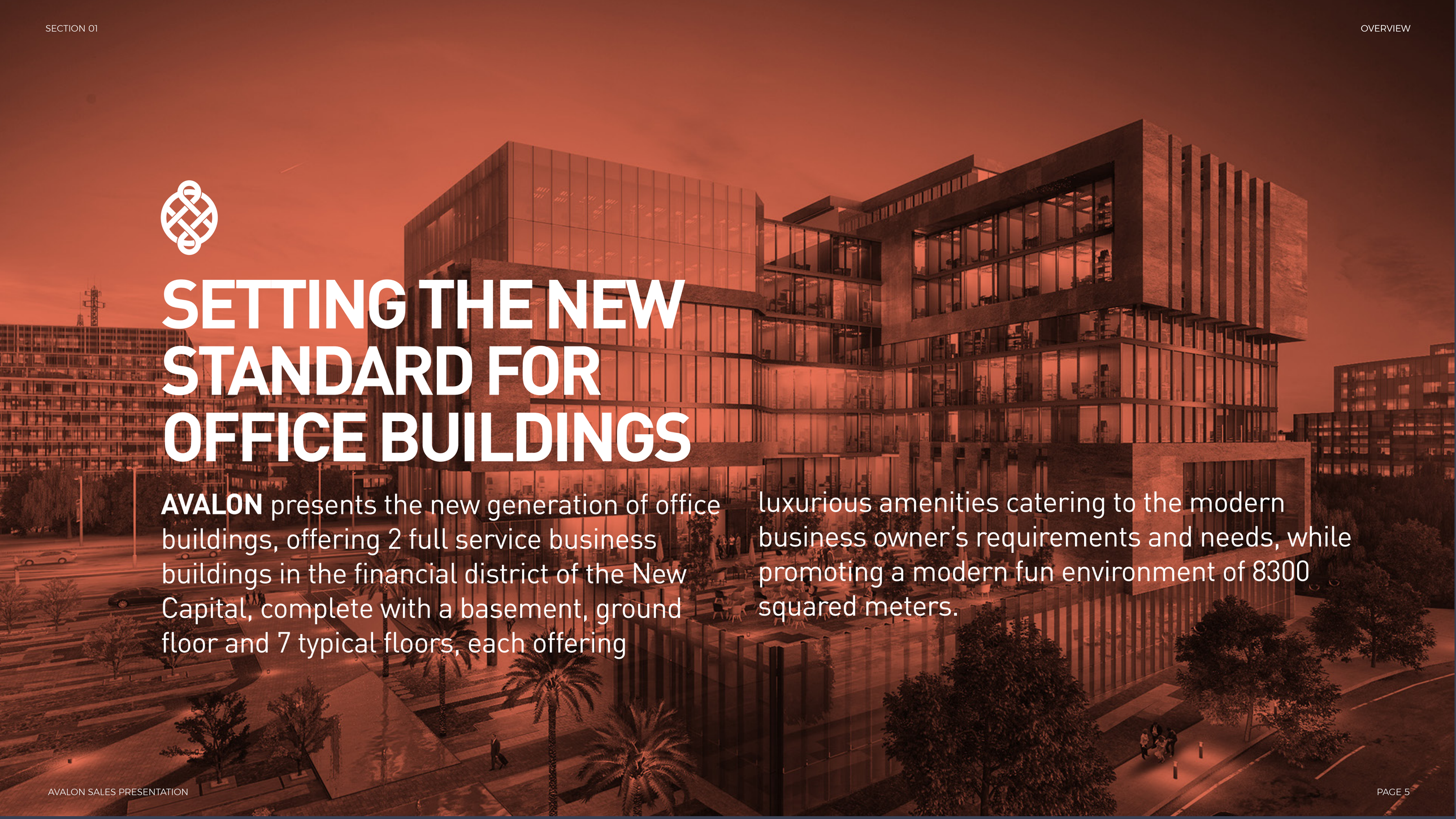
A Re-defined Work Environment
AVALON provides you with the latest luxuries and amenities, re-defining the office experience.


22%
27%
8%
43%

NEW GENERATION OF OFFICE BUILDINGS.

Catering to the needs of our vast clientele with our experience, progressive mindset and attention to the smallest of details, we ensure that you get the best return on your investments while meeting the demands of your clients, guests and employees. The future of office buildings is with **AVALON**.
The rest is history.





SETTING THE NEW STANDARD FOR OFFICE BUILDINGS

AVALON presents the new generation of office buildings, offering 2 full service business buildings in the financial district of the New Capital, complete with a basement, ground floor and 7 typical floors, each offering luxurious amenities catering to the modern business owner’s requirements and needs, while promoting a modern fun environment of 8300 squared meters.

WHERE WE ARE

FINANCIAL DISTRICT

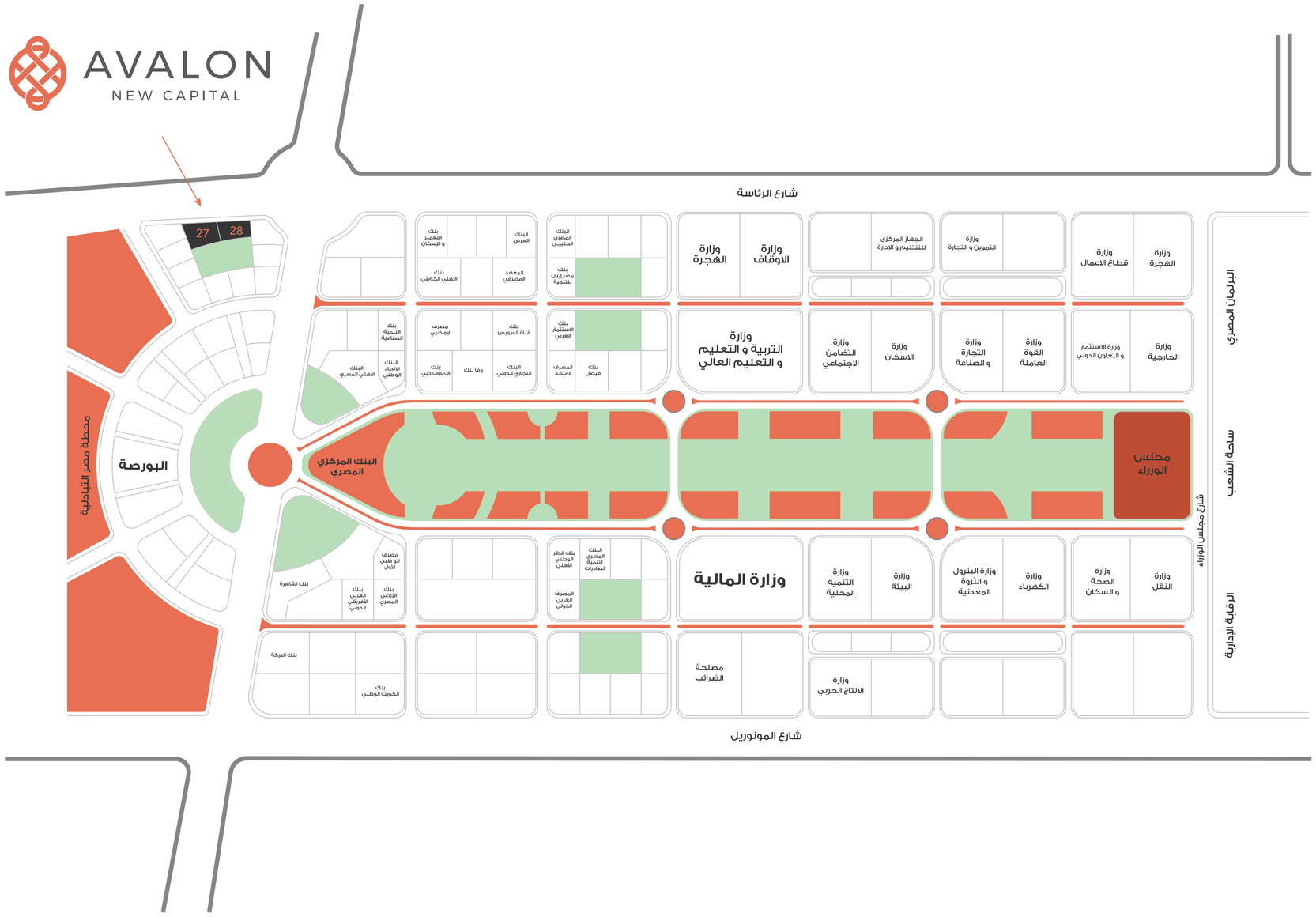
The New Capital is situated 45 Kilometers, East of Cairo and just outside the Second Greater Cairo Ring Road, with the Financial District of the New Capital being the hub for business in Egypt.

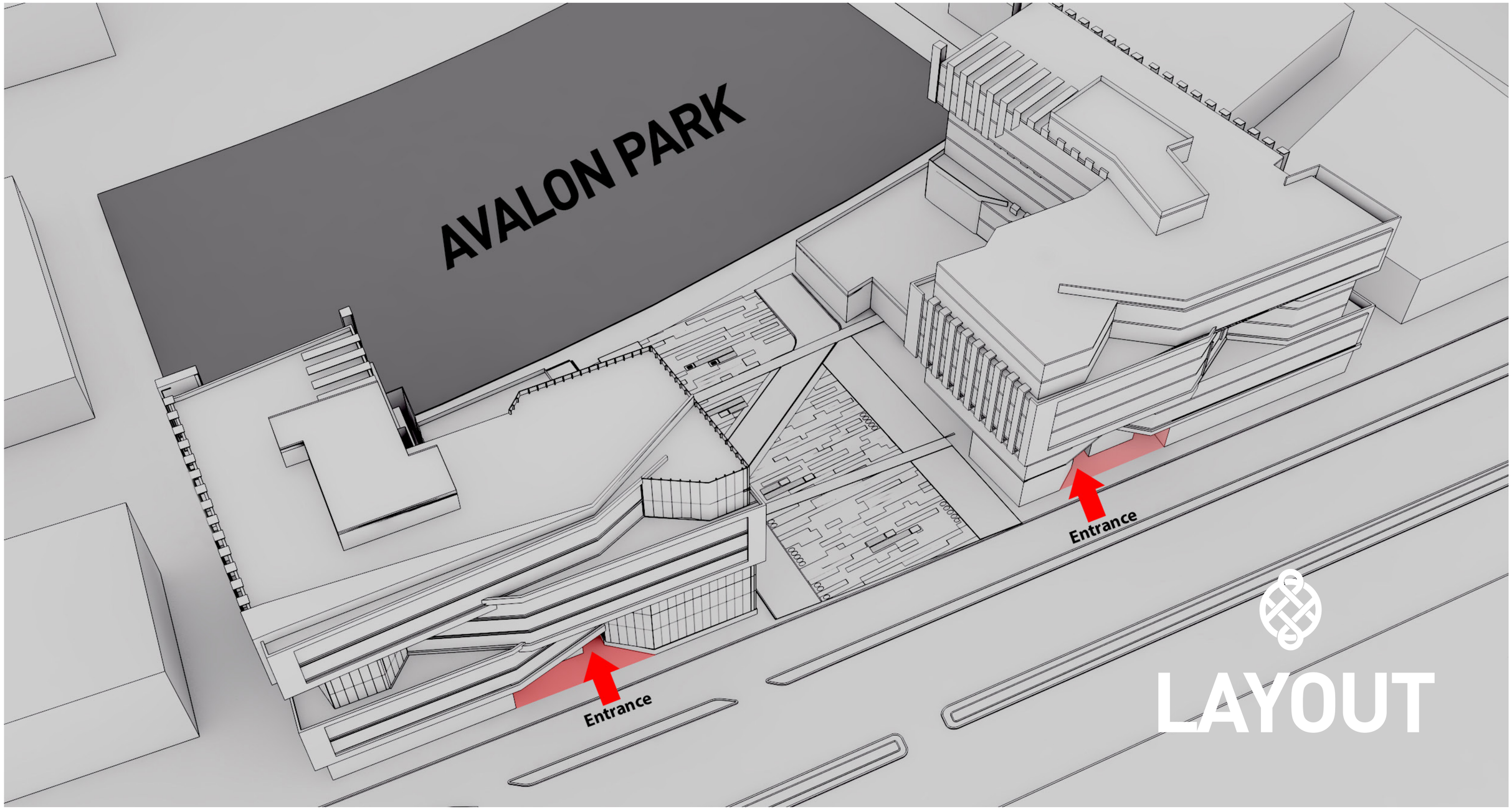
AVALON is located in the Financial District and is within short driving distance from all governmental institutions, financial service providers, ministries, the opera house, while overlooking the Presidential Palace and the Egyptian stock market building.



We are positioned in the center of 36 bank head offices, while being directly attached the new monorail.

AVALON's position gives it an unrivaled location, in addition to its state-of-the-art design layout, with a 170m façade, giving 99% of the office a wide view and full exposure to natural sunlight, while being designed to ensure shade and light, according to working hours.





LAYOUT


AVALON

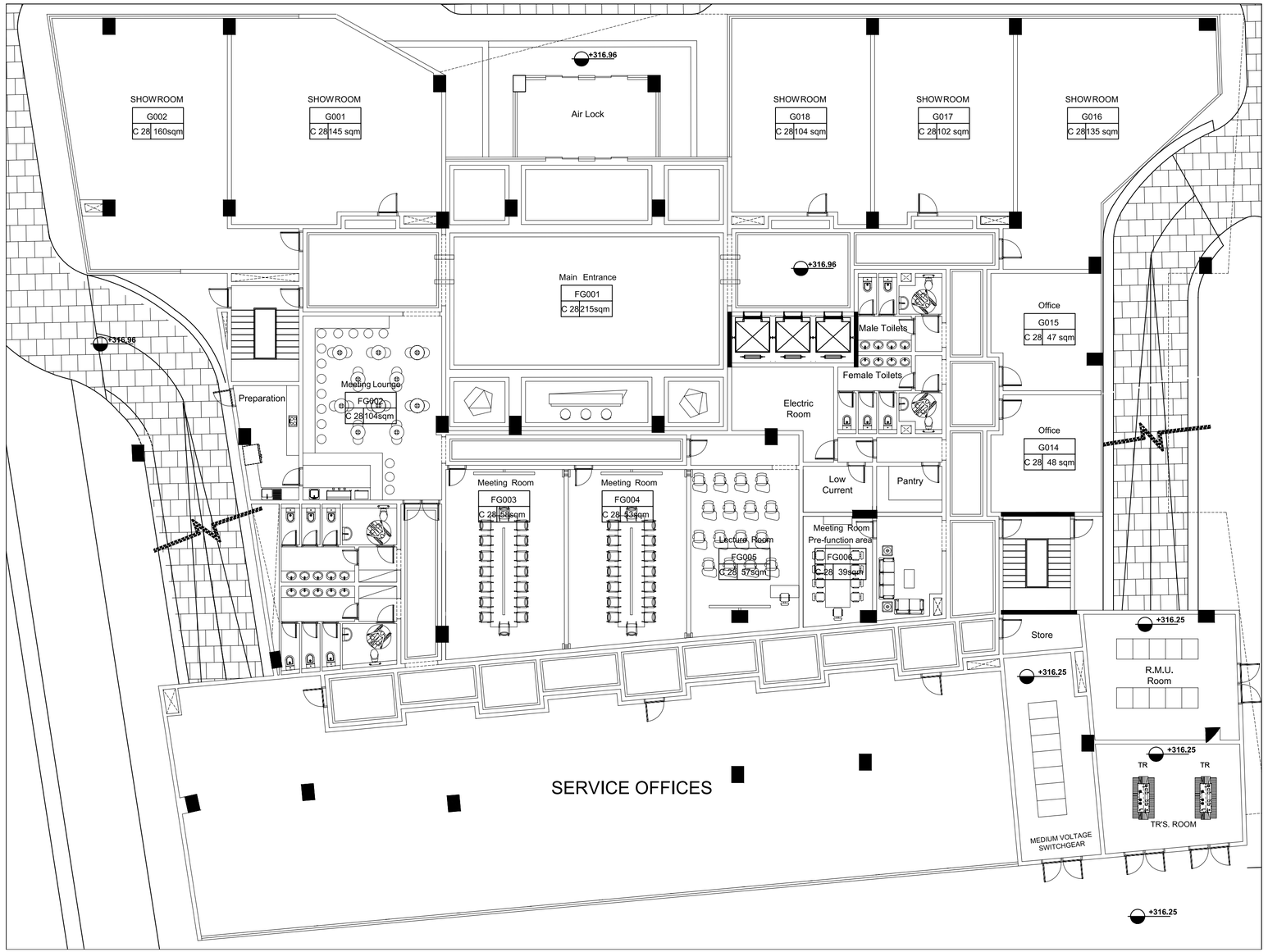
00

GROUND FLOOR

- Lobby
- Convention center
- Serviced office
- Show rooms

FLOOR PLAN

GROUND FLOOR





LOBBY

CONVENTION CENTER

A NEW KIND OF WORKPLACE

AVALON houses a fully equipped convention center which can be divided into 3 separate meeting rooms or used as one large multipurpose room, depending on the event.

The Convention Center also offers delicious catering facilities, a pre-function room and a luxurious meeting lounge.

The Convention Center is ground level for easy access from the street, in addition to having separate circulations from main offices.

It consists of
- Meeting Rooms
- Meeting Lounge





Small meeting rooms

Meeting rooms



Meeting Lounge



SERVICED OFFICE MANAGED

BY FM FROM HOT DESK TO FULL OPERATED OFFICE

A WORKPLACE YOU LOOK FORWARD TO

AVALON creates a healthy workplace environment, design and community-wise, that employees can actually look forward to, ditching the traditional workplace concept and giving birth to future of how we work.

AVALON offers fully finished service offices equipped with a hot desk, open floor desks and private offices, located on the ground floor, accessible internally to ensure both privacy and efficiency.

03

THIRD FLOOR

- Corridors
- Indoor Lounge
- Terrace Lounge

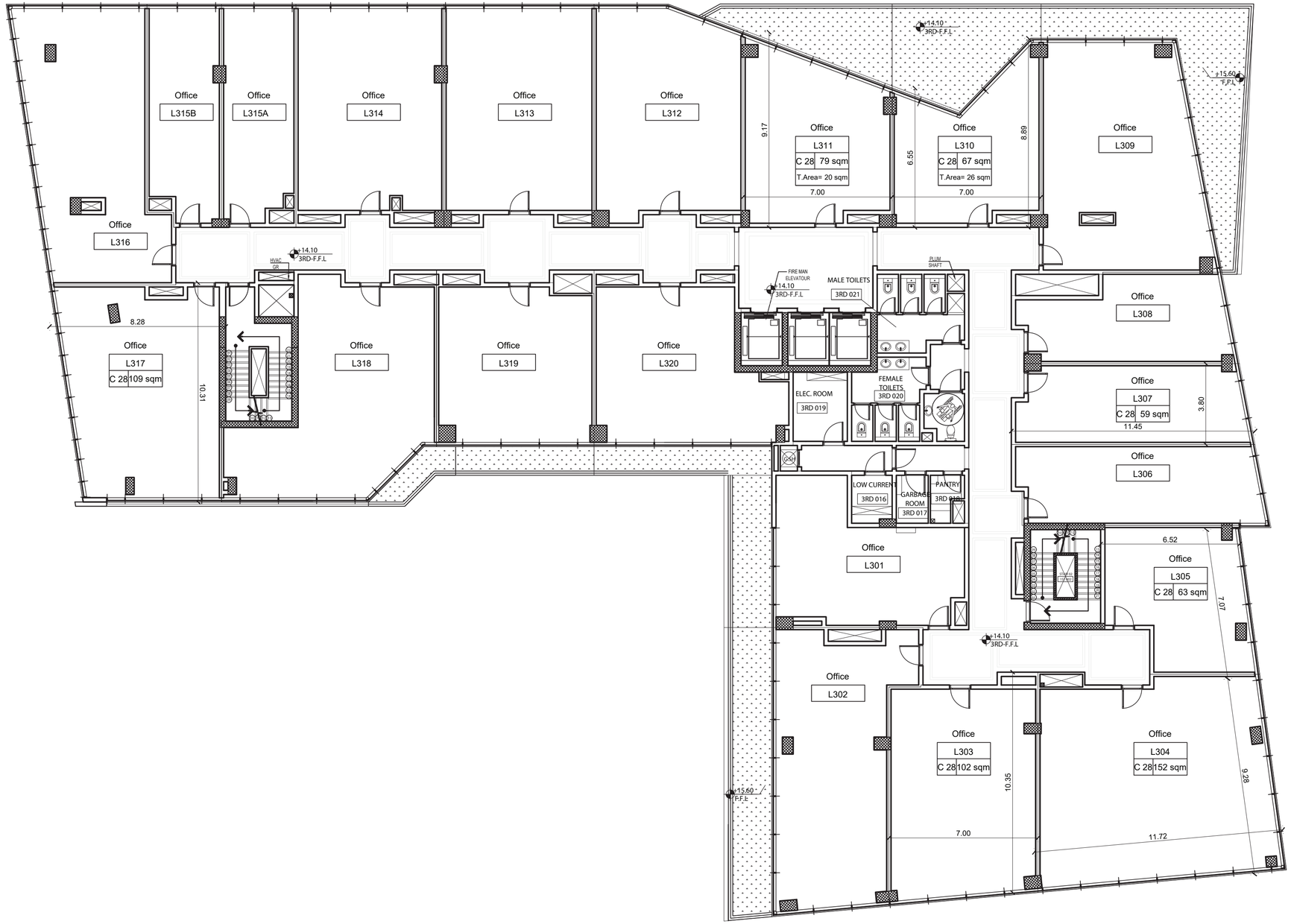
FLOOR PLAN

Third FLOOR



FLOOR PLAN

Third FLOOR



CORRIDORS



INDOOR LOUNGE

KICK BACK & RELAX AT WORK

AVALON offers multiple spaces for employees to recharge, clear their minds or just to enjoy a different kind of workday through our 515 m^2 terrace lounge and our 66 m^2 indoor lounge for when it's a bit chilly outside.





TERRACE LOUNGE

AVALON offers a fully serviced 515 square meter open air terrace in each of its building complexes, whether you're in the mood for your morning coffee, just a simple snack in the sun, a refreshing breath of fresh air or you just feel like you'd like an outdoor work space at your convenience anytime.

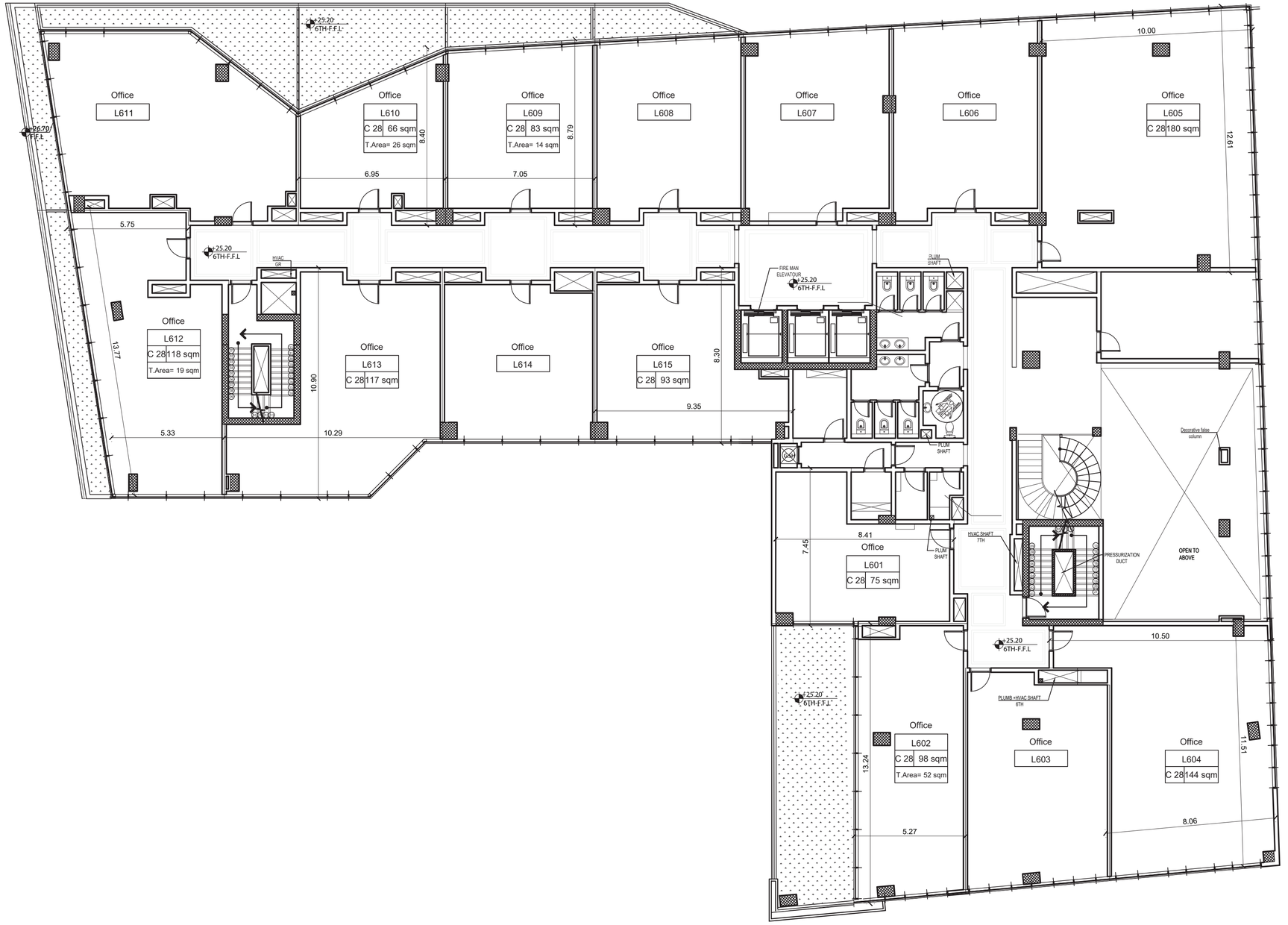
06

EXECUTIVE FLOOR

- Executive offices
- Special executive corridors
- VIP Lounge

FLOOR PLAN

SIXTH FLOOR



EXECUTIVE OFFICES

AVALON is the 1st business building to offer luxurious executive offices with extra privacy and services in mind for those who love a bit of richness in their work-life.

AVALON's executive offices are the most sought out business addresses due to what they offer in terms of luxury and amenities.



EXECUTIVE OFFICES

Our executive offices are located on the 6th and 7th floors of our building complexes.

We offer a private reception, an executive lounge with double the ceiling height and luxurious finishing for common areas with special, meticulously designed, exclusive unit plans for offices that feature their very own private terraces.

AVALON also offers year-round all-day natural air and sun ventilation in addition to our special, spacious parking facilities.



VIP LOUNGE

Looking for a place to pamper yourself or your VIP guests on a busy bustling day?
Look no further as **AVALON**'s executive lounge offers double height ceilings, luxurious, intricate designs, complete with 5-star catering services and business facilities.





The executive lounge exclusively services **AVALON**'s 2 executive office floors.

ROOFTOP VENUE

- Landscape
- Café
- Event venue
- Game room
- Relaxation area
- GYM

ROOFTOP

AVALON offers a relaxing retreat on its rooftop, providing its occupants with a laid-back area to read, relax, exercise doing your daily sports activities, host your events, play your favorite video games, enjoy your morning cup of coffee with your team or a break from the offices, so you can finish your work with some relaxing fresh air to keep you company.

THE AVALON ROOFTOP INCLUDES:
A game room to enjoy a multitude of entertaining activities, a fully-equipped gym, an outdoor workout are, a quiet reading pod, a calm relaxation area, a café and an open air, small event venue for hosting your corporate events and employee gatherings.



GAME ROOM



READING AREA



GYM

OTHER FACILITIES

DOCUMENT LOCKERS
IN THE BASEMENT

CATERING FACILITIES
HELP DECK WITH BUSINESS FACILITIES

PANTRY IN EACH FLOOR

LANDSCAPE

RELAXATION AREA

CAFE



FACTS

99% OF UNITS WITH VIEW

BEST UNIT DESIGN MAXIMUM CAPACITY PER M^2

AREAS START FROM **69m^2**

170m FACADE WIDTH

PRACTICAL FINISHING

AVALON SPECIFICATIONS

Building Envelope

Elevations finishes;
Avalon is environmentally adapting with different claddings of curtain walls, marble and natural stones, using louvers system in order to control energy consumption.

Roof finishes:
Using one of the cleanest, renewable energy sources available which is solar energy; solar cells covers the building roof with area about 50% of the ground floor area, providing the building with a clean environmental power.

Basement floor finishes:
Flooring finished with a hard basalt stone layer.
Ceiling finished with fear face concrete.
Provided with B.M.S room , underground water tank & smart Water drainage system.

Public Areas Finishes

Plaza:
Main entrance located at a unique environmental plaza full of soft & hard scape for a good welcoming.

Main entrance reception:

Characterized with luxury finishes, furniture & Atrium with a treble height 9 m.
Reception height 5.4 m with a unique reception counter ;
Floor finished with a high quality of granite & marble.
Walls cladding with a high quality of marble & glaze system of the entrance door wall .
Ceiling covered with false ceiling of gypsum board material .

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Elevators lobby:
Floor finished with a high quality of granite & marble.
Walls cladding with a high quality of marble.
Ceiling covered with false ceiling of gypsum board material.
Elevators type Mitsubishi.

Public toilets:
Floor finished with a high quality of Cleopatra ceramic tiles .
Ceiling cover with false ceiling of gypsum boards martial.

Public floors corridors:
Floor finished with a high quality of porcelain tiles .
Walls finished with high quality colorful plastic paints.
Ceiling cover with false ceiling of gypsum boards martial.

Employee Lounge :
Floor finished with a high quality of fixed matted carpet.
Walls finished with high quality colorful plastic paints.
Ceiling exposed & covered with false ceiling of gypsum boards & wood martial.
Provided with private catering counters.

Executive floors corridors:
Floor finished with a high quality of marble & granite .
Walls cladding with a high quality of marble.
Ceiling cover with false ceiling of gypsum boards martial.

Executive floors toilets:
Floor finished with a high quality Al Gawhara ceramic tiles .
Ceiling cover with false ceiling of gypsum boards martial.

Executive lounge :
Double height area.
Floor finished with a high quality of fixed matted carpet.
Walls cladding with a high quality of marble.
Ceiling cover with false ceiling of gypsum boards martial.
Provided with private catering counters.



Smart building systems

Electricity System :
Electricity sources divided into three resources (Governmental resource, Solar energy, Generators).

Fire Fighting System:
Using a smart system U.L.F.M, provide by the generator electricity & special water tank .
HVAC System:
Using central chilled water system provided from the A.C.U.D.

Lighting system:
Using smart moving detectors.

Privacy Control system:
Avalon provide executive floors more privacy by controlling owners & employees of this floor with cards to be able to access the floors.

Others:

AVALON is Earthquake resistant.
Executive floors contain less numbers of offices than public floors.
Executive floors have a large offices area than public floors.
Executive floors finishing materials is more luxury than public floors.

“UNNECESSARY PAYMENTS ARE A THING OF THE PAST.”

01

Your Luxury First.
Maintenance fees later.



02

Don't Buy your parking space





03

Be Practical, Customize your office, only pay for functunal finishes.

PRACTICAL FINISHING.

EXTERIOR FINISHES

NATURAL WHITE **STONES**	**MARBLE**
CURTAIN **WALLS**	SHANGHAI MITSUBISHI **ELEVATORS**

INTERIOR FINISHES

CEILING CONCRETE SLAB	**WALLS** PLASTER PORCELAIN FLOORS
F.F. SOURCE TO THE ENTRANCE OF THE UNUT	**A.C. SOURCE** TO THE ENTRANCE OF THE UNUT
WOODEN DOORS UNITS OF THE GROUND FLOOR TO THE 5th FLOOR	**GLASS DOORS** UNITS OF THE 6th FLOOR TO THE 7th FLOOR

ABOUT INVESTWELL
REAL ESTATE

Investwell is a real estate full service provider

REAL ESTATE CONSULTANCY - BROKERAGE - EXCLUSIVE PROJECTS.

Investwell is dedicated to providing our clients the best Investments and deals in the real estate field. Our founders with more than 20 years of experience in Residential and non-residential projects in Cairo, our mission is to provide our clients the most suitable deals, according to their needs and budget plans. Therefore, in other words we provide comprehensive real estate services that ensures the highest Return on investment for our clients.

ABOUT W ASSETS

W ASSETS is our Landlord company, which boasts more than 25 years' experience in real estate development

Our Partners

LEEDS TFM A SKY INVESTMENT SUBSIDIARY

DSC® distance studio consultants

MITSUBISHI ELECTRIC
ELEVATORS AND ESCALATORS

V constructions

Soil consultant

Professor: Nasser Mosleh Saleh

DSC® distance studio consultants

About Us:

Distance Studio Consultants “DSC” are a multidisciplinary firm with more than 335 professional delivering various projects all over the Middle East for the last 18 years in UAE, KSA, Oman, Qatar and Egypt. DSC works to ensure beauty, character, and comfort in the environmrnts and lofestyles of the future.

DSC's aim is to construct bildings that are unique, aesthetically pleasing and environment friendly.

Distance Studio is driven by the pursuit of quality - a belief that our surroundings directly influence the quality of our lives, whether in the work place, at home or the public spaces in between. It is not just buildings but urban design that affects our well-being.

We are concerned with the physical context of a project, sensitive to the culture and climate of their place. The quest for quality embraces the physical performance of buildings.

Distance studio is responsible for ensuring that the crearivity, products and management of the projects are completed with high standards and quality.

188	We are ranked as 188 from the top 225 international design firms according to the ENR.
001	MEED announced DSC as the Architecture Practice / Firm of the year of 2018 in the GCC.
002	Al Raha Residential Building has won the 2nd place out of 748 participants in RTF awards.
014	We have been ranked as one of the top 15 international design firms in mixed use buildings sector in 2018.
001	We were ranked from the top Design companies in Egypt according to the Luxury wards.



THANK YOU.