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OC (BY) SCKYLERS

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FACT SHEET

©

A FRAMEWORK FOR AMBITION, DEFINED BY SHARP THINKING AND BUILT WITHOUT COMPROMISE.

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AT OC, EDGES AREN’T BOUNDARIES, THEY’RE STARTING POINTS. HERE, FORM FOLLOWS FUNCTION, FLOW FOLLOWS MOVEMENT, AND SUCCESS FOLLOWS INTENTION ©

WHERE YOU (UNREAL MINDSET) RISE

2025



UNREAL ESTATE BECAME TRUE DOMINANCE

(BY) SCKYLERS

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LOOK FORWARD, MOVE HIGHER.



S C K Y L E R S

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SCKYLERS WAS BUILT FOR THE ONES WHO DON’T SETTLE, THE DOERS, THE DECIDERS, THE VISIONARIES. WE DON’T FOLLOW INDUSTRY PACE. WE SET IT. EVERY PROJECT IS A STATEMENT OF INTENT:

©

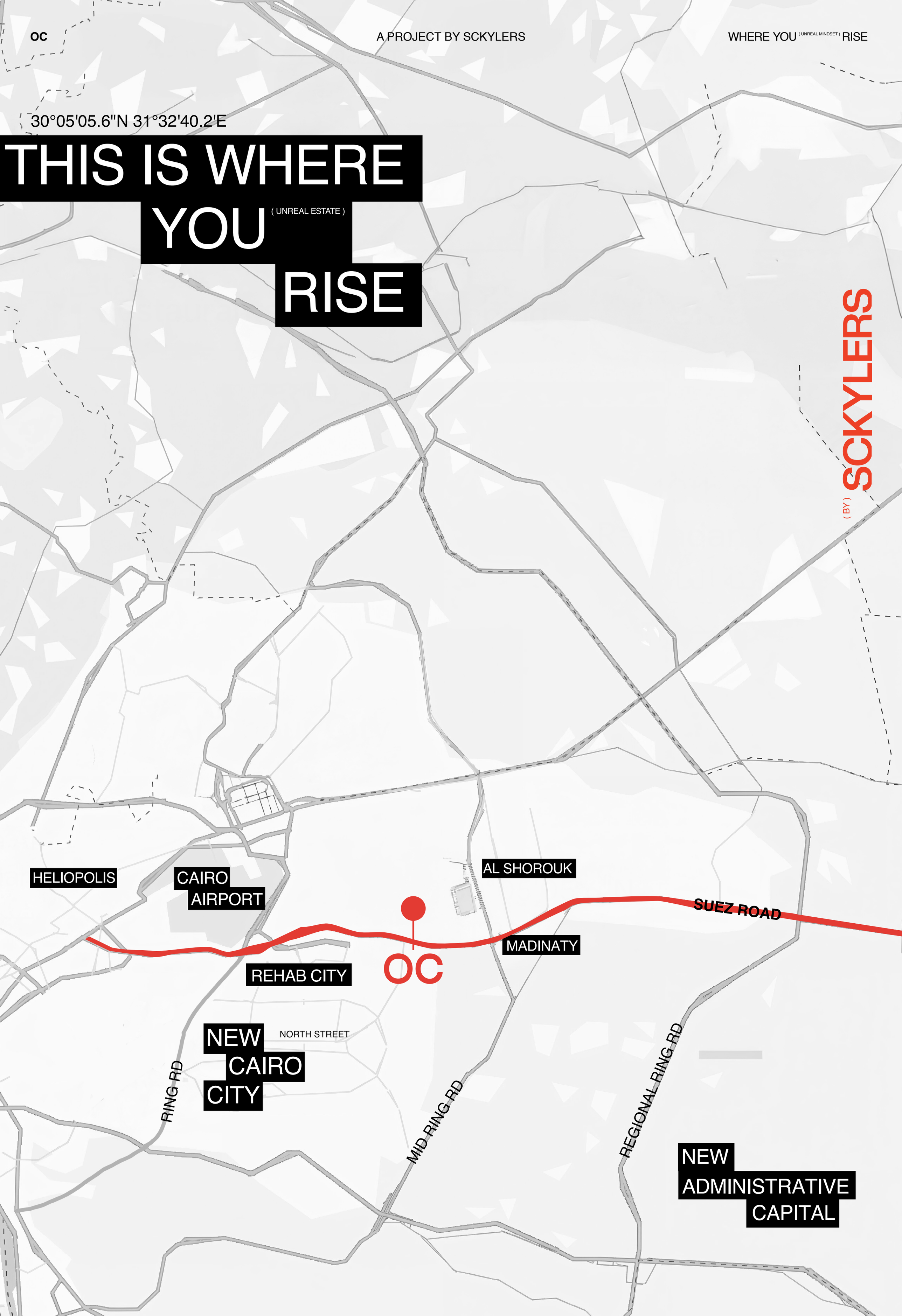
PRECISE, PURPOSEFUL, AND DESIGNED TO MOVE THE FUTURE FORWARD. OC IS THE NEXT CHAPTER IN THAT STORY, A FRAMEWORK FOR AMBITION, DEFINED BY SHARP THINKING AND BUILT WITHOUT COMPROMISE.

BEHIND THE BRAND

(BY) SCKYLERS

30°05'05.6"N 31°32'40.2'E

THIS IS WHERE YOU (UNREAL ESTATE) RISE



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THIS IS MORE THAN A SPACE.
THIS IS OC BY SCKYLERS.

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OC RISES IN A LOCATION THAT WORKS AS HARD AS YOU DO. POSITIONED FOR EFFORTLESS ACCESS AND UNMATCHED VISIBILITY, IT PLACES YOU AT THE CENTER OF MOVEMENT, BUSINESS, AND OPPORTUNITY. EVERYTHING YOU NEED IS RIGHT

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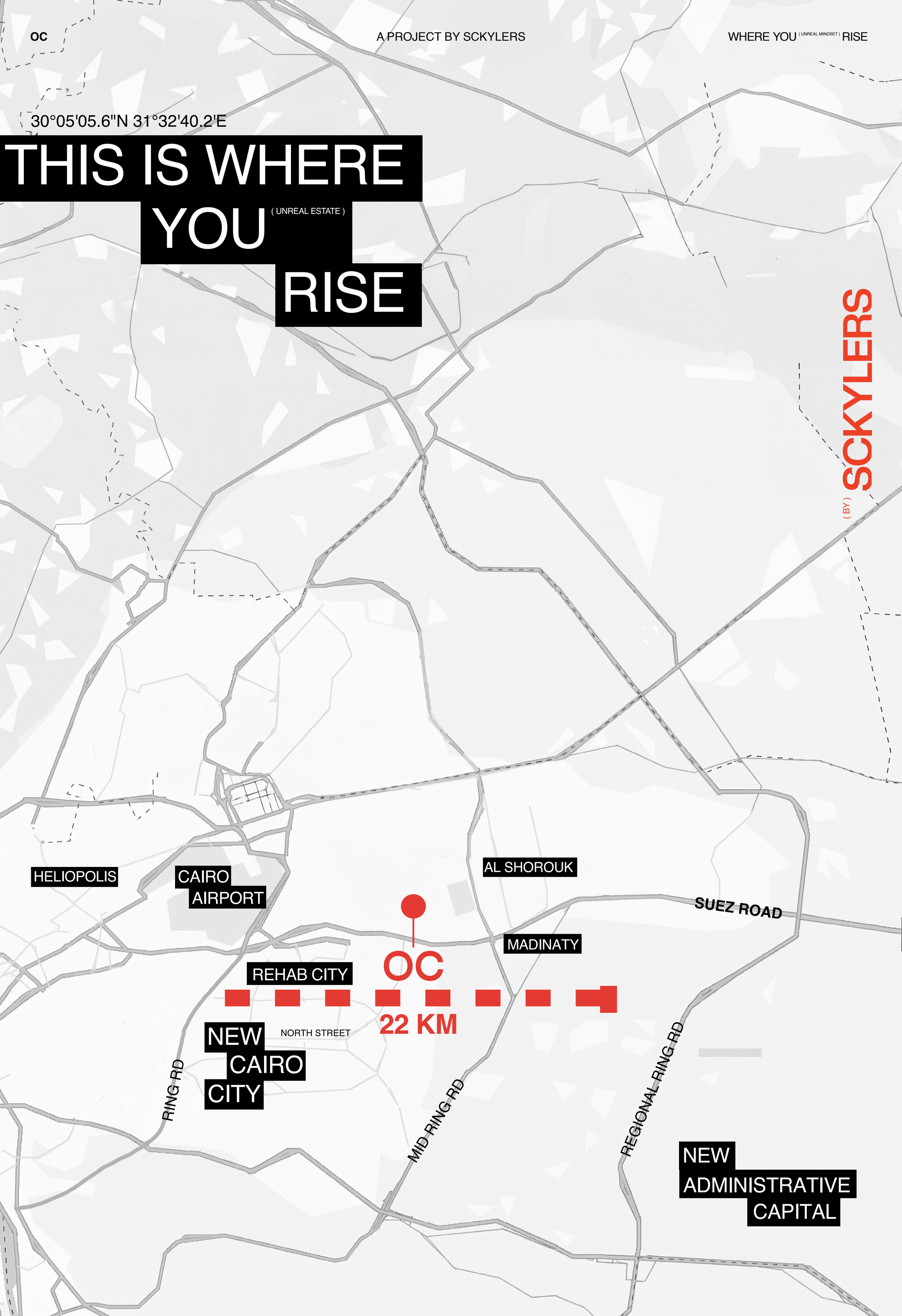

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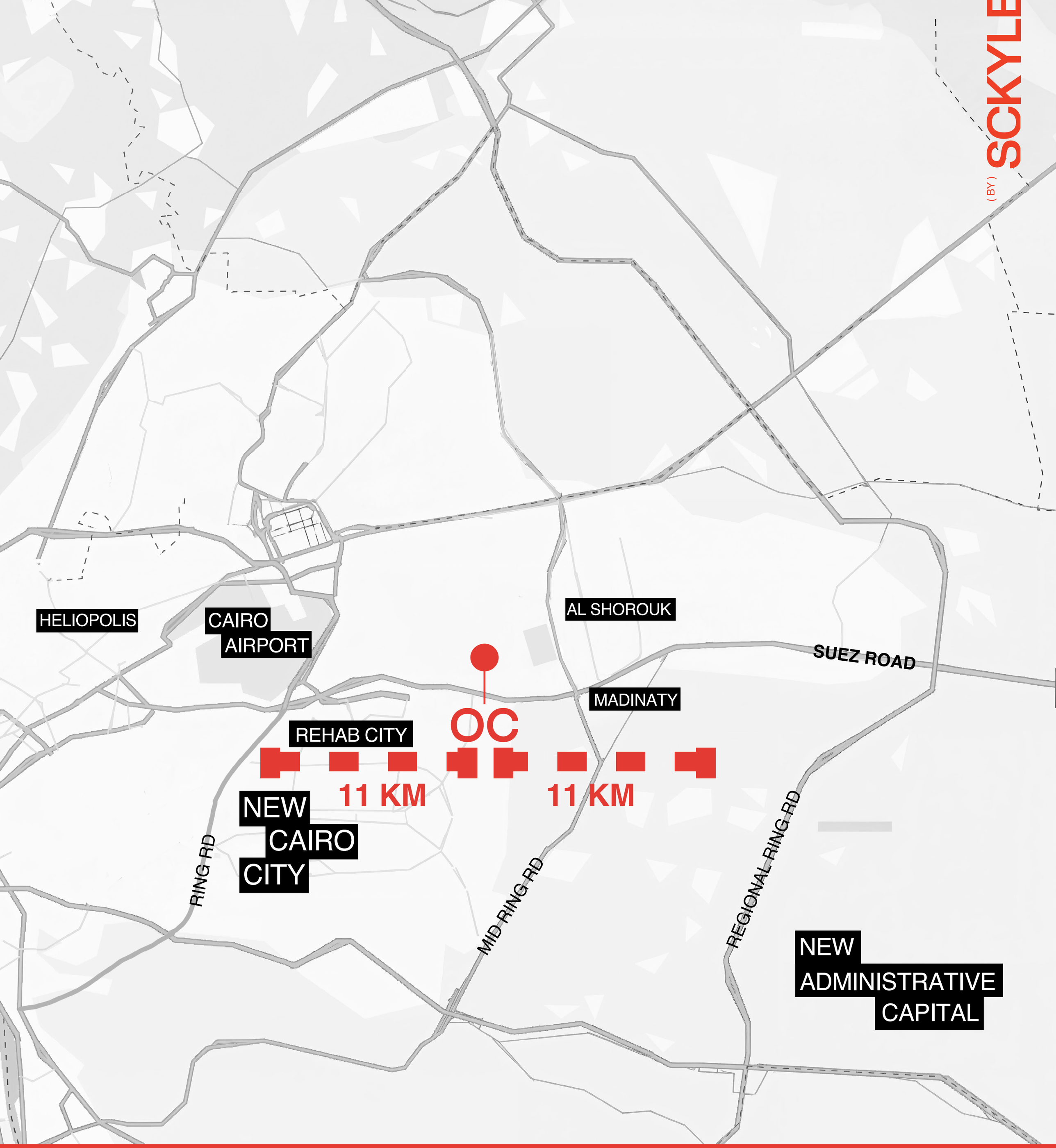

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OC
OC
OC

FOR THE (UNREAL MINDSET)
UNSTOPPABLE



OC FACTSHEET

- // Located at 1 Suez Road, New Cairo
- // Total plot area: 16,339 sqm
- // Comprises 5 buildings
- // Built-up ratio: 40%
- // 60% of the area is dedicated to open spaces, including landscaped zones, plazas, and activity areas
- // Total built-up area (BUA): 57,000 sqm

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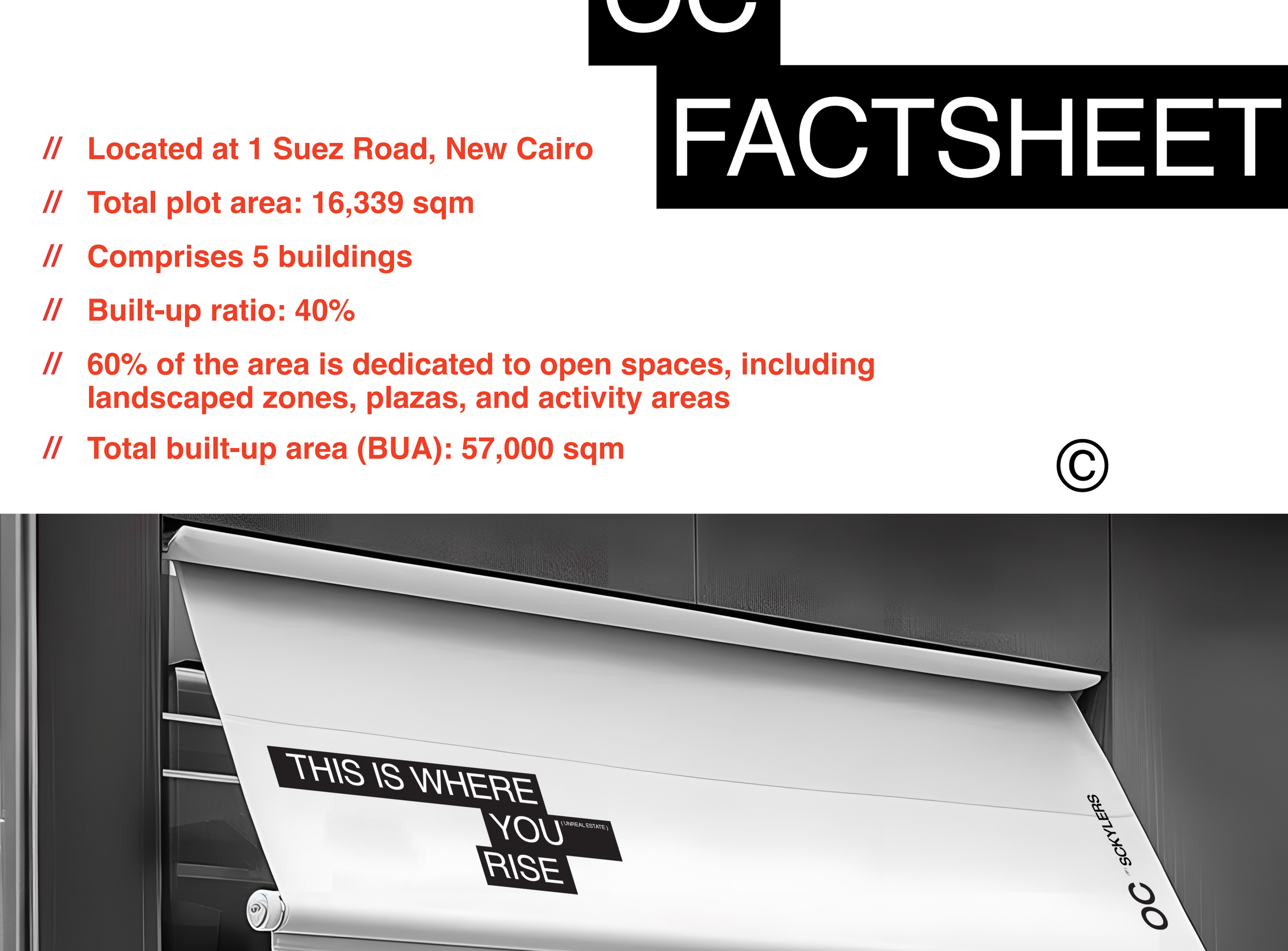

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SMART URBAN LAYOUT (UNREAL ESTATE)

// Basement Floors: 2

// Lower Ground Floor: Retail , F&B & Commercial Spaces

// Ground Floor: Upscale Retail, Fine Dining, and Commercial Spaces

// First to Third Floors: Premium fully serviced Offices and Clinics (varies by building)

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SITE & ACCESS DETAILS (UNREAL ESTATE)

DESIGNED FOR FLOW & ACCESSIBILITY

// Number of Elevators: 18

// Number of Entrances: 6

// Number of Ramps: 2

// Ramp Width: 7 meters

// Total Plaza Area: 9,800 sqm

// Project Frontage: 111 meters

// Project Depth: 147 meters

// Ground Floor Height: 6.3 meters

// Typical Floor Height: 4.2 meters

// Column Spacing: 8 meters

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INTO PROJECT PROTOTYPES

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COMMERCIAL

From everyday essentials to curated experiences, OC’s spaces bring convenience and variety to your doorstep. Whether it’s a quick coffee, a working lunch, or a last-minute purchase, everything you need is just steps away, turning the ordinary into effortless.

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PREMIUM FULLY SERVICED CLINICS AND OFFICES

// EXECUTIVE MEETING SUITES:

BOOKABLE CONFERENCE ROOMS WITH VIDEO CONFERENCING, ADVANCED AV TOOLS, AND SMART PRESENTATION SYSTEMS.

// BUSINESS HUB:

CENTRALIZED PRINTER & SCANNER FACILITIES

// CORPORATE SOLUTION ADVISORY

ON-DEMAND ACCESS TO LEGAL, FINANCIAL, AND MARKETING CONSULTANCY THROUGH A DEDICATED SUPPORT TEAM.

// CONCIERGE SERVICES

FROM GUEST RECEPTION TO TRAVEL BOOKINGS, HOTEL ARRANGEMENTS, AND LIMOUSINE SERVICES — A PERSONAL ASSISTANT FOR YOUR ENTIRE OFFICE AND CLINIC EXPERIENCE.

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A PROJECT BY SCKYLERS

REAL ESTATE HAS ALWAYS BEEN ABOUT SQUARE FOOTAGE.BUT THIS ISN’T ABOUT SPACE

IT’S ABOUT PRESENCE.
WHAT WE BUILD DOESN’T JUST RISE. IT RESONATES.

SCKYLERS // RISE DIFFERENTLY

HOTLINE: 17161

WHERE YOU (UNREAL MINDSET) RISE

©

A PLACE WHERE VISIONARIES DON’T JUST WORK—THEY RISE.
WHERE COMMERCE, CARE, AND CREATIVITY CONVERGE INTO A POWERFUL CANVAS FOR THOSE WHO DARE TO SHAPE WHAT’S NEXT.

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FACILITIES & AMENITIES

// OUTDOOR PLAZAS & LANDSCAPED SITTING AREAS

// ROOFTOP COMMUNAL AREA

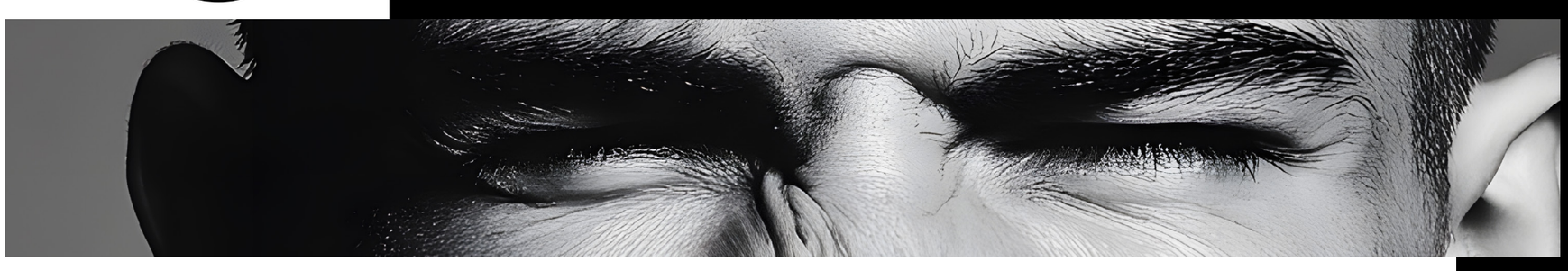
// 24/7 SECURITY & SMART ACCESS CONTROL

// WELLNESS CENTER & LIFESTYLE FACILITIES

// UNDERGROUND PARKING

// HIGH-SPEED INTERNET & IT INFRASTRUCTURE

© THIS IS WHERE YOU RISE (UNREAL ESTATE)



// KIDS ARENA

// PROFESSIONAL FACILITIES MANAGEMENT

// INTEGRATED SOUND SYSTEM

// HIGH-CAPACITY ELEVATORS & ESCALATORS

// EV CHARGERS

// FOOD HUB CONCEPT

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AI, TECHNOLOGY AND AUTOMATION

Fully integrated with innovative infrastructure, AI-driven technology, and intelligent automation systems, the development is designed to adapt, optimize, and respond in real time—enabling seamless interaction between users, data, and building services. This future-forward approach enhances operational efficiency and user experience, making it a model of smart, sustainable design powered by cutting-edge technology.

©



COMPLETION DETAILS (UNREAL ESTATE)



DELIVERY TIMELINE

The project is expected to be **delivered within 4 years** from the date of contract signing.

FINISHING SPECIFICATIONS

// Commercial Units: Delivered as core & shell
// Offices and Clinics: Delivered fully finished, including air conditioning provisions

HOTLINE // **17161**

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WHERE YOU (UNREAL MINDSET) RISE

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AVAILABLE SPACES



(BY) SCKYLERS

COMMERCIAL: **STARTING FROM 45 SQM**

PREMIUM FULLY SERVICED OFFICES: **STARTING FROM 46 SQM**

PREMIUM FULLY SERVICED CLINICS: **STARTING FROM 39 SQM**

PARTNERS & COLLABORATORS

ACE-PM
MOHARRAM BAKHOUM

vodafone

AXA

LONGEBLACK

blackeels™

TSM

mema//kaia

TINYGREENRHINO™

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WHERE YOU (UNREAL MINDSET) RISE

A COMPLETE HUB WHERE PRODUCTIVITY, WELLNESS, AND LIFESTYLE CONVERGE — GIVING YOU EVERYTHING YOU NEED TO MOVE THROUGH YOUR DAY WITHOUT MISSING A STEP.

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A PROJECT BY // **SCKYLERS**



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