العز ELEZZ

*Our Legacy*

CRAFTS THE FUTURE



*Chairman*

# Moataz Moharam

At Al Bader Group, our journey since 1991 has been driven by vision, growth, and dedication. From our beginnings in the Gulf, we've expanded into 6 countries, building a strong, trusted name in construction and development.

Today, we continue to evolve guided by professionalism, collaboration, and a deep understanding of the region's needs. As we look to the future, our goal is clear: to lead with purpose, deliver value, and create lasting impact across every market we serve.

With passion and pride, we move forward—toward a brighter, bolder tomorrow.



MR. Ramy Moataz
Board Member



Eng. Mohamed Moataz
Vice Chairman



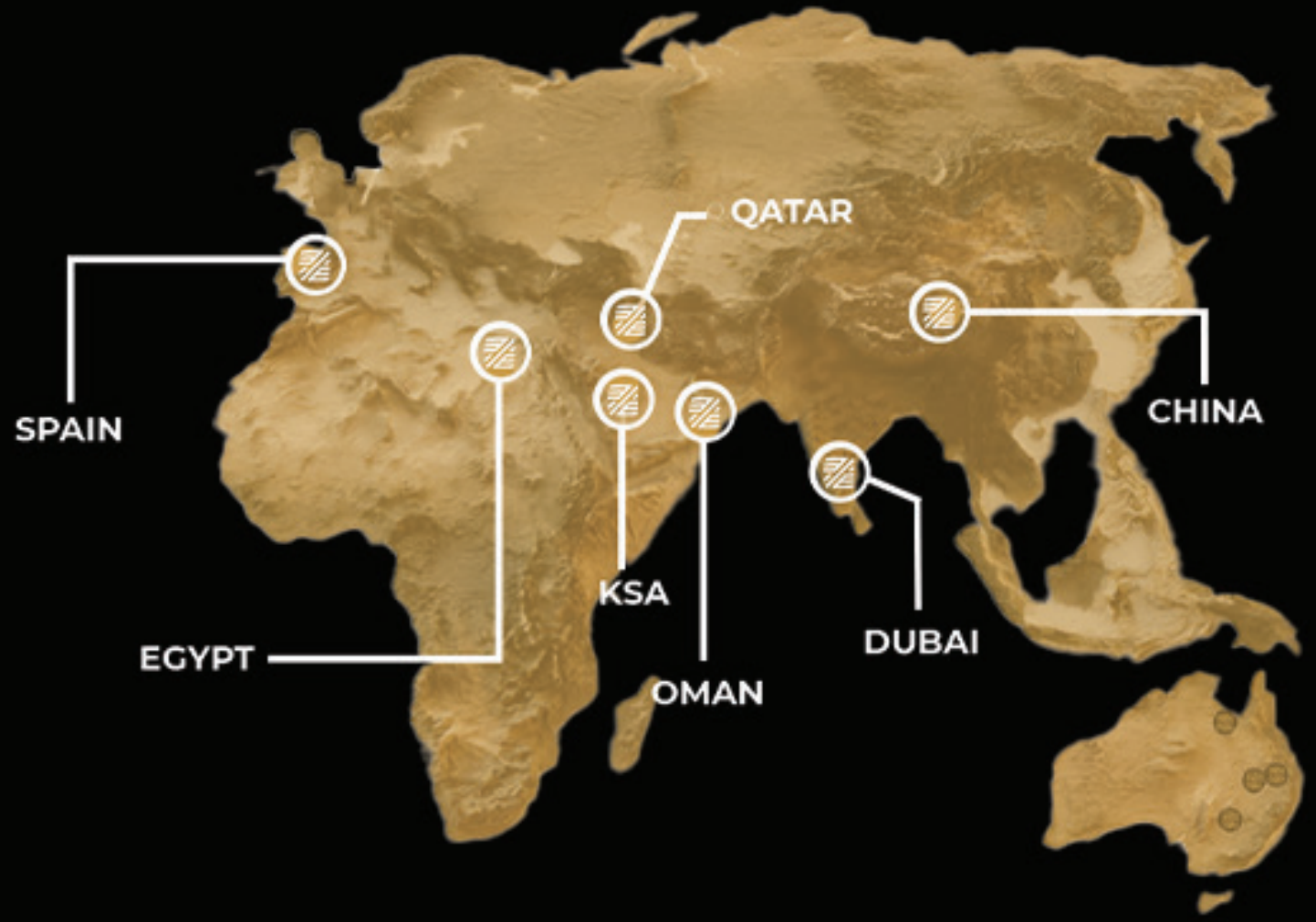
Eng. Amir Moataz
Chief Executive Officer



Eng. Badr Moataz
Board Member

# 1991

## Our Beginning




**34** YEARS OF EXPERIENCE

**13** COUNTRIES WITNESSED Our Success

**280** PROJECTS BUILDING

**4** PROJECT IN THE MAKING

# Our Companies



AL BADER GROUP

## 14 Companies

Representing a leading entity in the Middle East across construction, manufacturing, and real estate sectors, with international presence and



**GENIUSFIX**

GeniusFix is a leading facility management company based in the United Arab Emirates, committed to delivering smart, reliable, and cost-effective solutions across residential, commercial, and industrial sectors.



**NORMA COSTA**

One of Spain's largest furniture manufacturers, blending timeless elegance with cutting-edge Italian technology.



BONYAN ELEZZ

Supplies premium raw materials for construction, connecting developers with top-quality global sources.



**MEGA HOME**

A business facilitator in China, offering full project support to clients and partners worldwide from its base in Guangzhou.



**GRAND**

Their strong reputation in Egypt's construction materials industry stems from their commitment to quality, reliability, and customer satisfaction.

**NICE AIR**

A global HVAC brand since 2002, offering innovative, energy-efficient air conditioning systems in over 36 countries.

A construction company specializing in structural works and finishing, with a commitment to quality and technical excellence

# Our Certificate















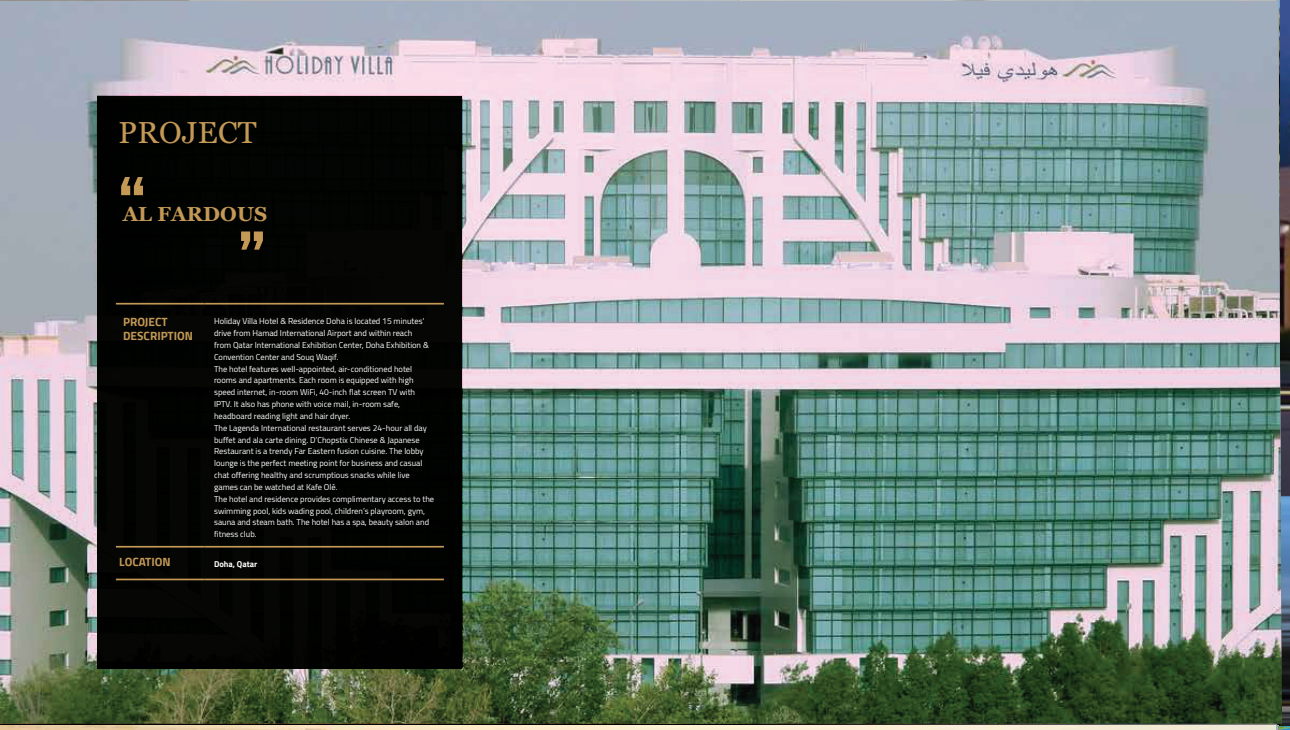








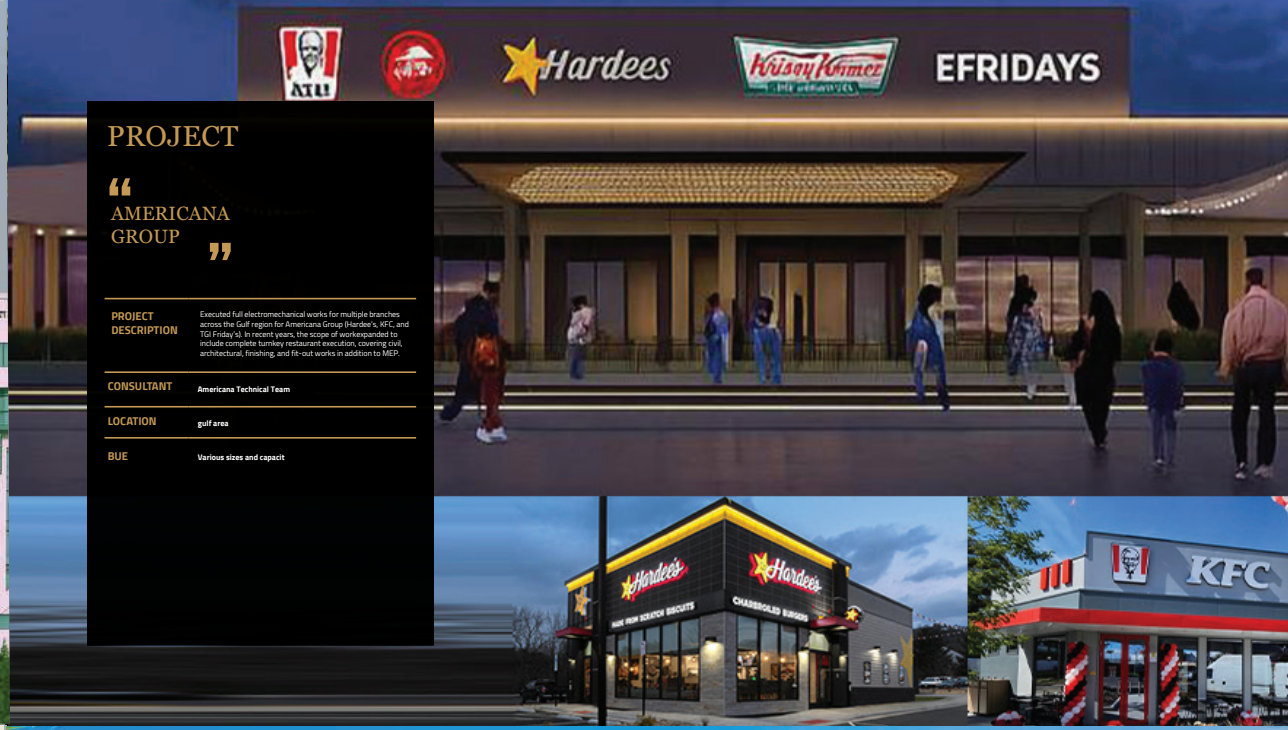



# PROJECT

"AL FARDOUS"

| | |
|---|---|
| PROJECT DESCRIPTION | Holiday Villa Hotel & Residence Doha is located 15 minutes' drive from Hamad International Airport and within reach from Qatar International Exhibition Center, Doha Exhibition & Convention Center and Souq Waqif.<br>The hotel features well-appointed, air-conditioned hotel rooms and apartments. Each room is equipped with high speed internet, in-room WiFi, 40-inch flat screen TV with IPTV. It also has phone with voice mail, in-room safe, headboard reading light and hair dryer.<br>The Lagenda International restaurant serves 24-hour all day buffet and ala carte dining. D'Chopstix Chinese & Japanese Restaurant is a trendy Far Eastern fusion cuisine. The lobby lounge is the perfect meeting point for business and casual chat offering healthy and scrumptious snacks while live games can be watched at Kafe Olé.<br>The hotel and residence provides complimentary access to the swimming pool, kids wading pool, children's playroom, gym, sauna and steam bath. The hotel has a spa, beauty salon and fitness club. |
| LOCATION | Doha, Qatar |




# PROJECT

"AMERICANA GROUP"

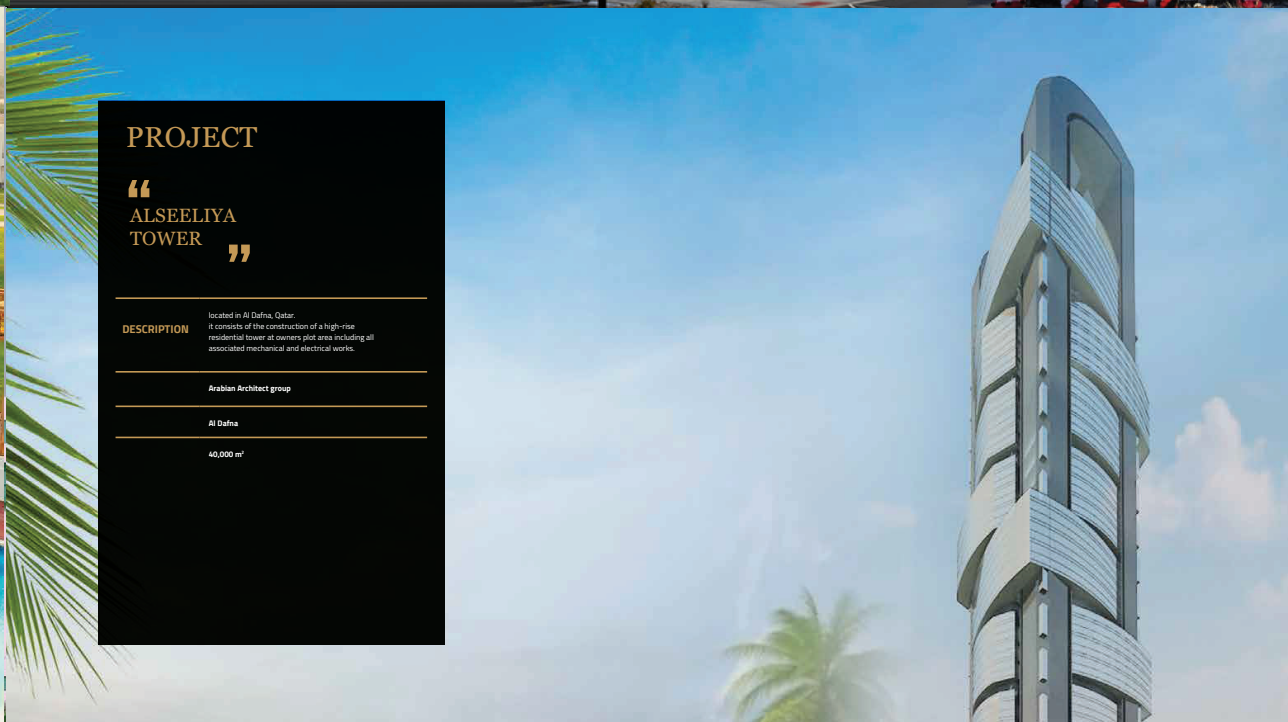
| | |
|---|---|
| PROJECT DESCRIPTION | Executed full electromechanical works for multiple branches across the Gulf region for Americana Group (Hardee's, KFC, and TGI Friday's). In recent years, the scope of workexpanded to include complete turnkey restaurant execution, covering civil, architectural, finishing, and fit-out works in addition to MEP. |
| CONSULTANT | Americana Technical Team |
| LOCATION | gulf area |
| BUE | Various sizes and capacit |



# PROJECT

"SALWA RESORT"

| | |
|---|---|
| PROJECT DESCRIPTION | Retaj Salwa Resort & Spa with luxury 168 rooms, 40 suites, and 90 villas are all individually designed in a modern style offering the perfect blend of domesticity and deluxe amenities matched with breathtaking views provides the ideal atmosphere for couples looking for an undisturbed oasis. Relax and unwind in your own villa complete with all the conveniences of modern accommodation.<br><br>The Spa in Retaj Salwa Resort offers the best and most recent technologies in terms of Functional Movement Re education, Post Surgery, and Skin Anti Ageing. The Spa will also have a state of the art fitness area, with a swimming pool that will be used for functional movement re education which is the Contemporary Model for Rehabilitation. |
| CONSULTANT | KEO |
| LOCATION | Gulf Area |
| BUE | 300,619 m² |



# PROJECT

"ALSEELIYA TOWER"

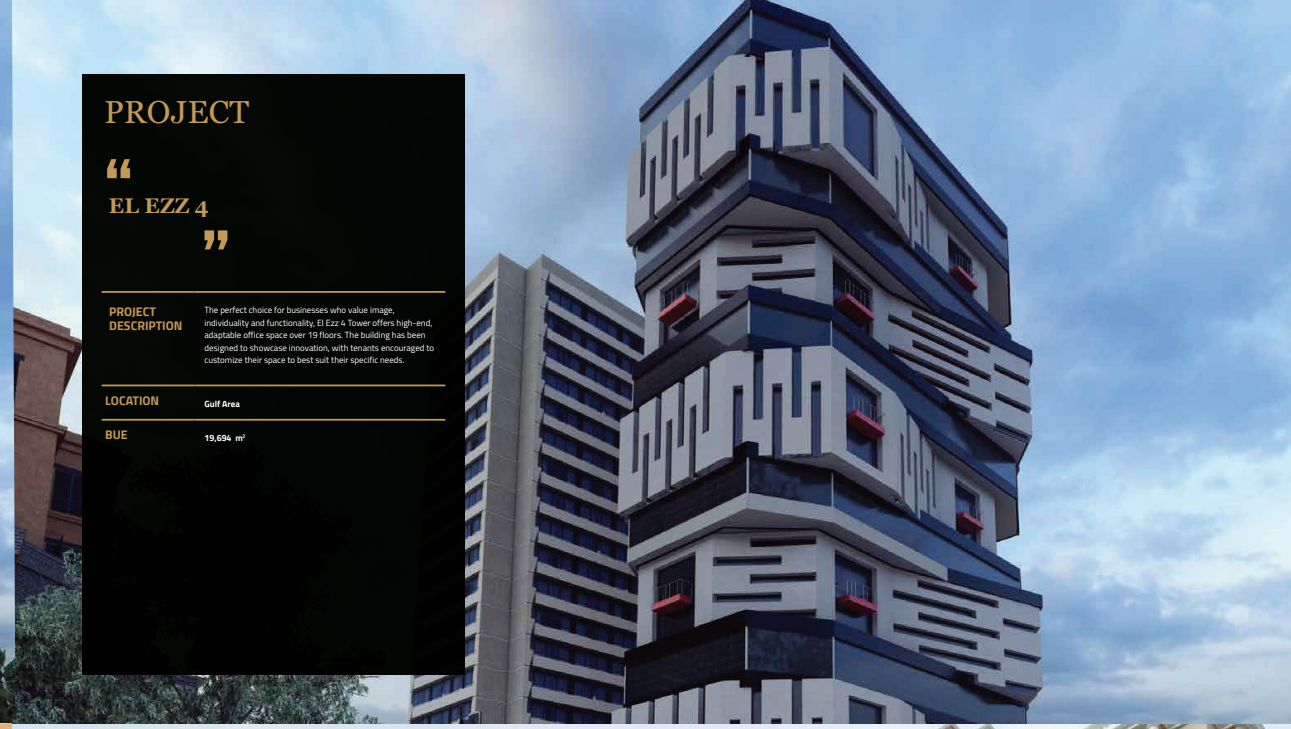
| | |
|---|---|
| DESCRIPTION | located in Al Dafna, Qatar.<br>it consists of the construction of a high-rise residential tower at owners plot area including all associated mechanical and electrical works. |
| | Arabian Architect group |
| | Al Dafna |
| | 40,000 m² |



# PROJECT

## “EL EZZ 3”

| | |
|---|---|
| **PROJECT DESCRIPTION** | The perfect choice for businesses who value image, individuality and functionality, El Ezz 3 Tower offers high-end, adaptable office space over 16 floors. The building has been designed to showcase innovation, with tenants encouraged to customize their space to best suit their specific needs. |
| **LOCATION** | **Gulf Area** |
| **BUE** | **16,378 m²** |



# PROJECT

## “EL EZZ 4”

| | |
|---|---|
| **PROJECT DESCRIPTION** | The perfect choice for businesses who value image, individuality and functionality, El Ezz 4 Tower offers high-end, adaptable office space over 19 floors. The building has been designed to showcase innovation, with tenants encouraged to customize their space to best suit their specific needs. |
| **LOCATION** | **Gulf Area** |
| **BUE** | **19,694 m²** |



# PROJECT

## “GOKULAM PARK HOTEL”

| | |
|---|---|
| **PROJECT DESCRIPTION** | The perfect choice for businesses who value image, individuality and functionality, El Ezz 4 Tower offers high-end, adaptable office space over 19 floors. The building has been designed to showcase innovation, with tenants encouraged to customize their space to best suit their specific needs. |
| **LOCATION** | **Gulf Area** |
| **BUE** | **19,694 m²** |



# PROJECT

## “FEREEJ ABDUAL AZIZ”

| | |
|---|---|
| **PROJECT DESCRIPTION** | T his project is a residential complex of 190 modern serviced apartments fully furnished & fully serviced residential complex<br>that consists of one, two, and three- bedroom apartments complete and a ground floor retail space with state-of-the-art facilities from fitness center's, indoor & outdoor pools.<br>The building has 2B+G+M+10 floors, with 19 residential units per each floor, retail stores on the ground floor, a mezzanine level with a communal gym for the residents, roof terrace with a communal swimming pool and 350 parking lots in the basements. |
| **LOCATION** | **Gulf Area** |
| **BUE** | **57,500 m²** |


DESTINO
Business Complex


Arena Blanca
RESORT


KAN
BUSINESS DISTRICT


KAN
BUSINESS DISTRICT

# New Administrative Capital

## Strategic Vision in Motion

Egypt's New Administrative Capital (NAC) was developed to decentralize government and business operations from Cairo, positioning itself between major trade and tourist hubs. Its proximity to key ports—like Ain Sokhna, Suez, and Galala - makes it ideal for business logistics and international connectivity.

The city is also near tourist destinations such as Galala City and Al Alamein, enhancing its appeal as a modern, livable, and globally connected urban center.



# Financial District

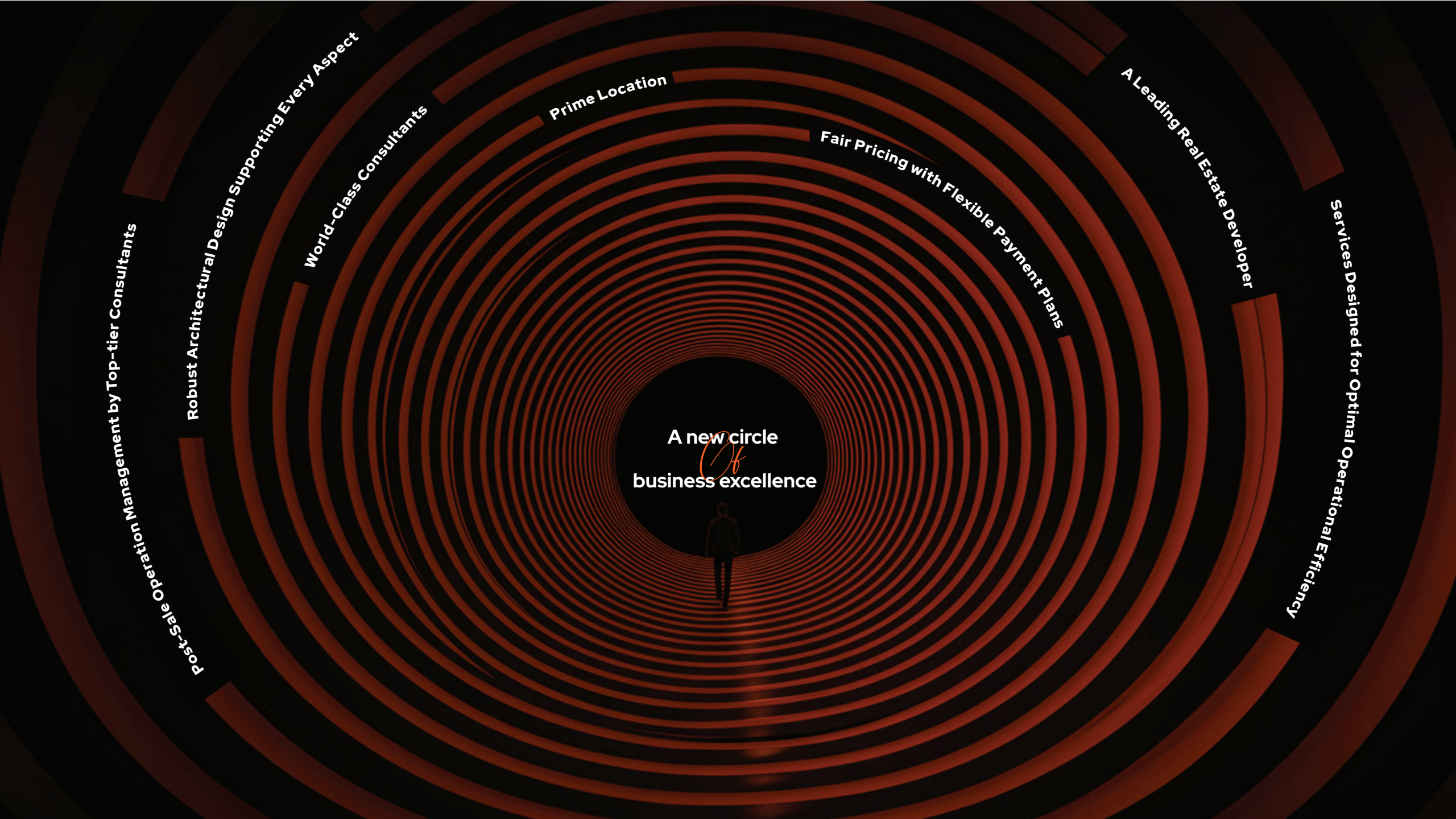
## Property Egypt’s New Economic Hub

The Financial District – Egypt’s New Economic Hub
Home to: The Central Bank of Egypt,The Egyptian Stock Exchange,Major banks and regulatory authorities

Surrounded by restaurants, cafés, cinemas, and smart services, the district is designed for modern professionals, offering an all-in-one environment to work, live, and thrive.




NEW LAUNCH
All
COMES AROUND.
KAN™
BUSINESS
DISTRICT


Post-Sale Operation Management by Top-tier Consultants
Robust Architectural Design Supporting Every Aspect
World-Class Consultants
Prime Location
Fair Pricing with Flexible Payment Plans
A Leading Real Estate Developer
Services Designed for Optimal Operational Efficiency
A new circle
Of
business excellence

# OKAN™ II BUSINESS DISTRICT

## ELEVETING BUSINESS



Designed to meet the discerning needs of businesses and professionals, Okan Administrative Building boasts modern office spaces, state-of-the-art facilities, and premium amenities. From sleek and spacious office suites to advanced meeting rooms and collaborative workspaces, Okan provides an inspiring environment conducive to productivity and success.

Elevate your business presence and establish your professional legacy at Okan Administrative Building – where prestige, convenience, and opportunity converge.



# Experience OKAN Difference

Join OKAN and experience a space that is not just a place to work, but a community designed for success. With our unique architectural design, state-of-the-art facilities, and a philosophy rooted in excellence and innovation, OKAN is your destination for business achievement in the Financial District of the New Administrative Capital.

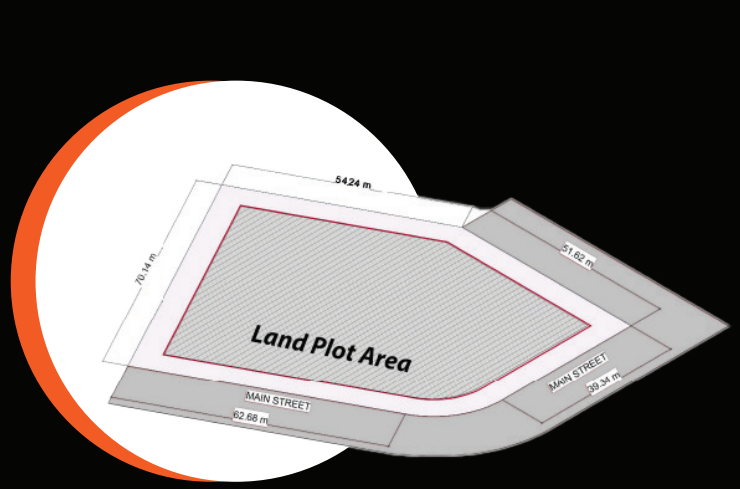
OKAN™ BUSINESS DISTRICT

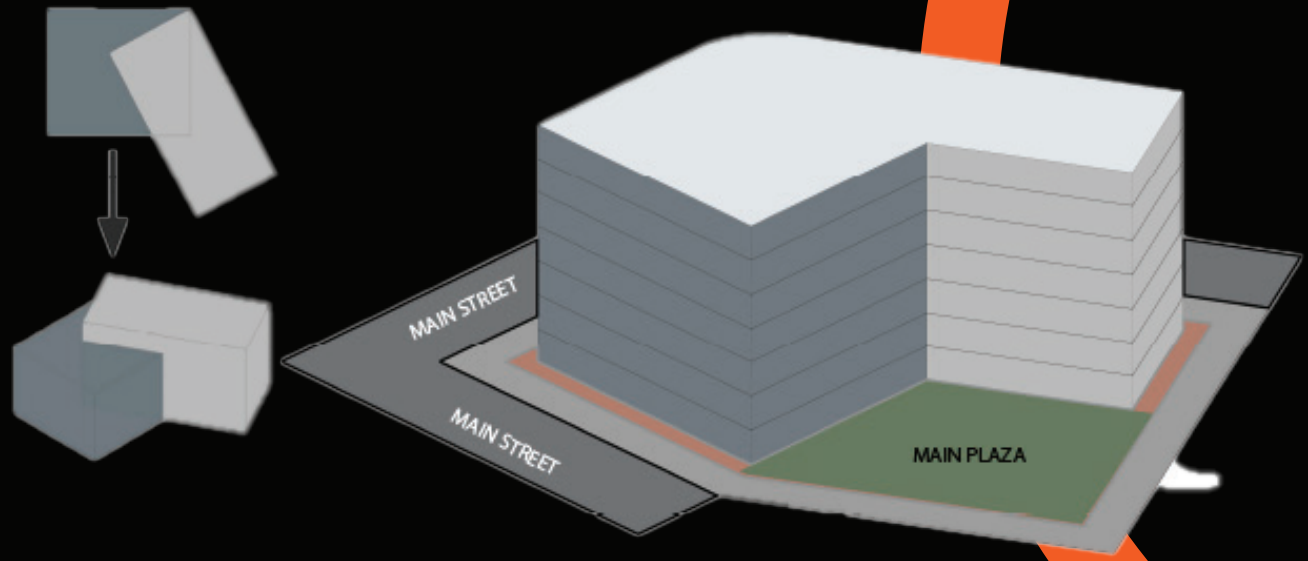


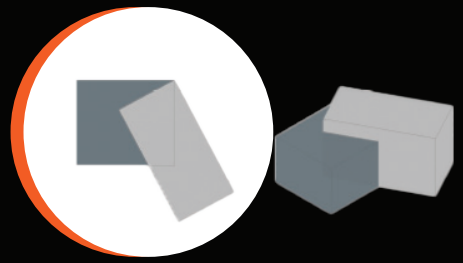

# FACTS And FIGURES

# ARCHITECTURAL BRILLIANCE
## Cutting-Edge Design

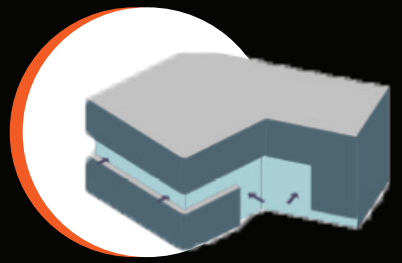
Every detail of the structure has been meticulously crafted to create an inspiring environment that reflects the dynamism and ambition of the businesses it hosts.



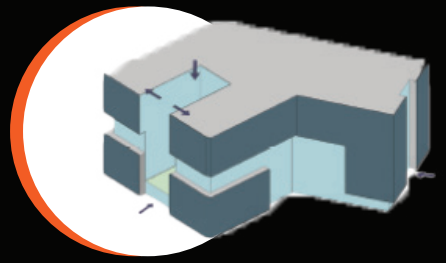





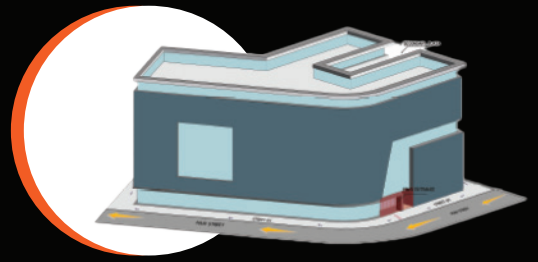
THE FORM IS INSPIRED BY CONCEPT OF MERGING CUBE AND CUBOID TOGHTER TAKING THIS SHAPE DUE TO THE LAND SETBACK BOUNDARIES



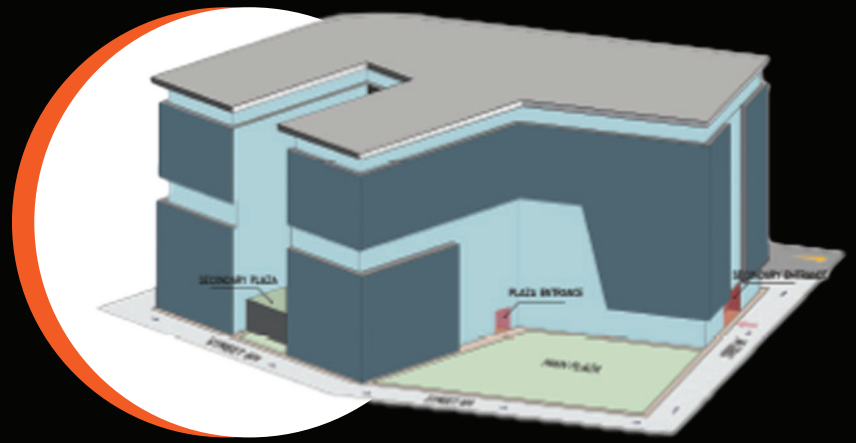
BUILDING MASSES ARE PUSHED INWARD TO SHOW THE IMPACT OF THE CUBE



BUILDING MASSES ARE PUSHED DOWNWARD & INWARDSTO CREATE SECONDARY PLAZA AT FIRST FLOOR & HIGHLIGHT THE ENTRANCE



WILL WHO PEOPLE THE OF NEED THE TO ATTENTION CAREFUL WITH DESIGNED IS AREA EACH LIGHTING CONSIDERD WELL AND PATHS CIRCULATION INTUITIVE WITH ,IT INHABIT



THE DESIGN PRIORITIZES USER EXPERIENCE BY ENSURING THE SPACES ARE FLEXI-BLE,ADAPTABLE AND PARCTICAL FOR THE INTENDED PURPOSE


KAN
BUSINESS DISTRICT


KAN
BUSINESS DISTRICT

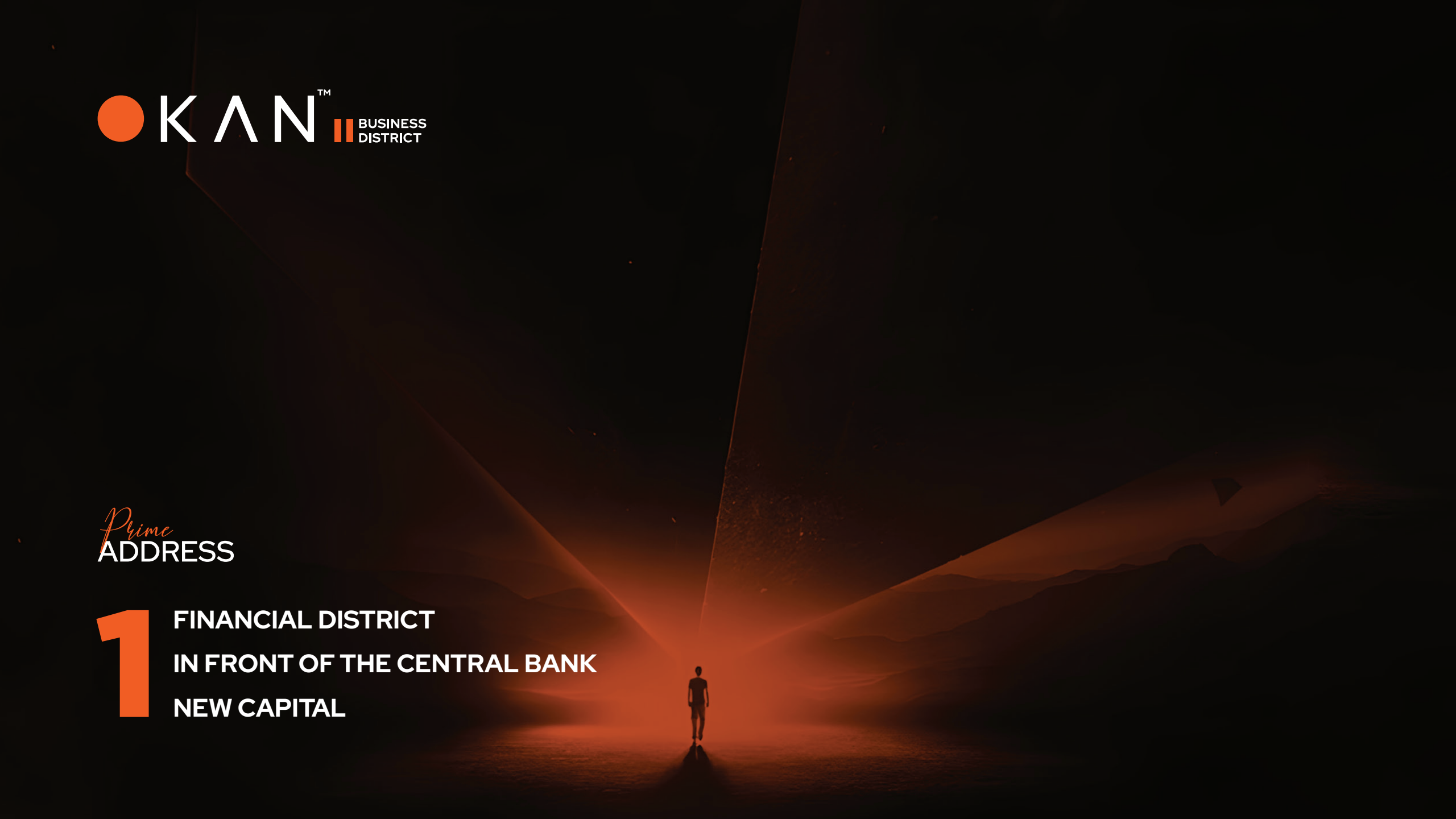




KAN™ BUSINESS DISTRICT

*Prime*
ADDRESS

**1** FINANCIAL DISTRICT
IN FRONT OF THE CENTRAL BANK
NEW CAPITAL





# STRATEGIC
## LOCATION

Situated in the heart of the Financial District at the New Administrative Capital, Okan II enjoys a prime location surrounded by Egypt’s most prestigious landmarks. With direct views of the Central Park, steps away from Banque Misr and facing the Central Bank, the project lies at the core of the country’s financial and business hub. Its central positioning ensures seamless accessibility, unparalleled visibility, and a thriving environment for growth and investment.

# Prime Location

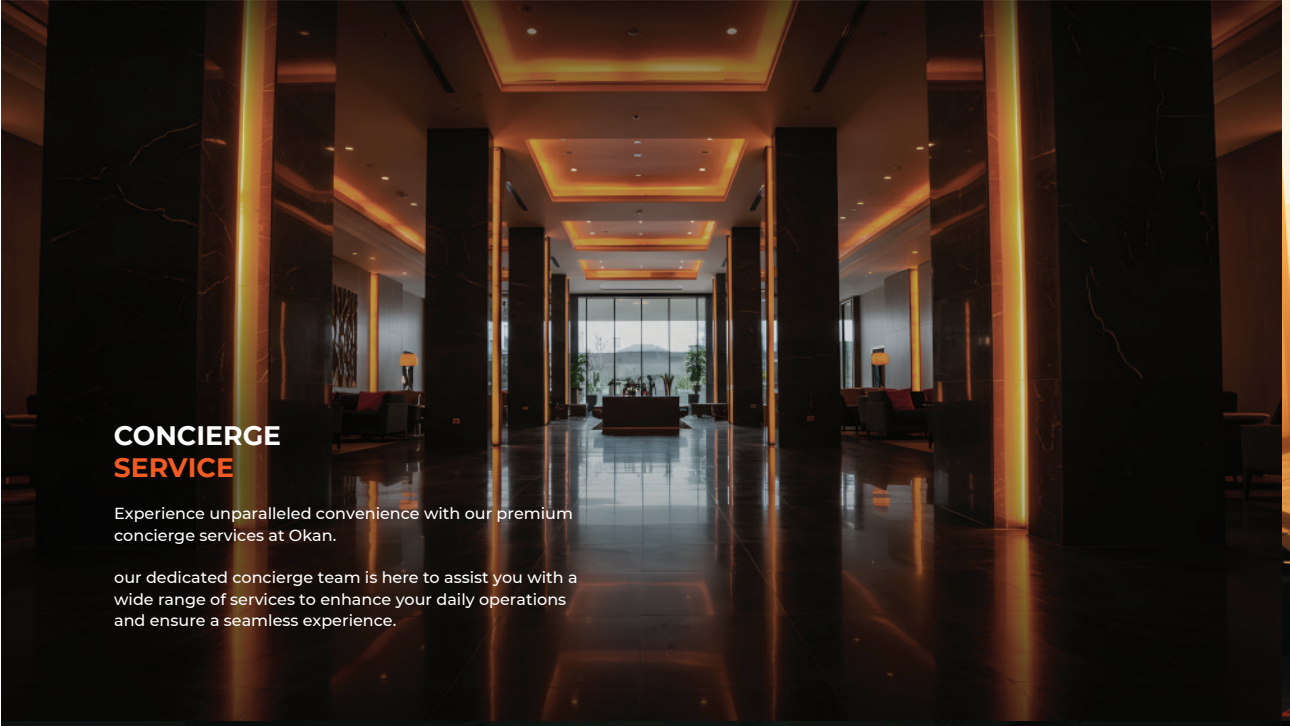



PARKING AREA
Main Bus Stop
PRESIDENTIAL GARDEN
LRT
OPERA HOUSE
PARKING AREA
OFFICES BUILDING
OPERA HOUSE
STOCK MARKET
OFFICES BUILDING
CENTRAL BANK OF EGYPT
BANKS
BANKS
HOTELS
GOVERNMENTAL AREA
CENTRAL PARK
GOVERNMENTAL AREA
PARLIAMENT OF EGYPT
MONORAIL
MONORAIL
ALMASA CAPITAL
2 mins Opera
1 mins Post office Headquarters
1 mins Monorail Station
0 mins Central Bank
1 mins Ministries and Parliament
2 mins Presidential Palace
5 mins New Capital Airport

# FACILITIES *And* AMENITIES

- Property Management Service Company
- Leasing Management Team
- Concierge Service
- Convenient Hub
- Business Center
- Convention Center
- Cafeteria
- Luxury Dining Experience
- Smart Lounges
- Terrace Lounges & Social Roof
- Break Out Area
- Fitness Hub
- Viewing Rooms
- Coffee Bar
- Prayer Rooms
- Archive And Storage Rooms
- Emergency Clinics
- K9 Security Guards
- Kids Daycare
- Atm Center Machines
- Security 24/7
- Security Cameras
- Parking Cars Slots





## CONCIERGE SERVICE

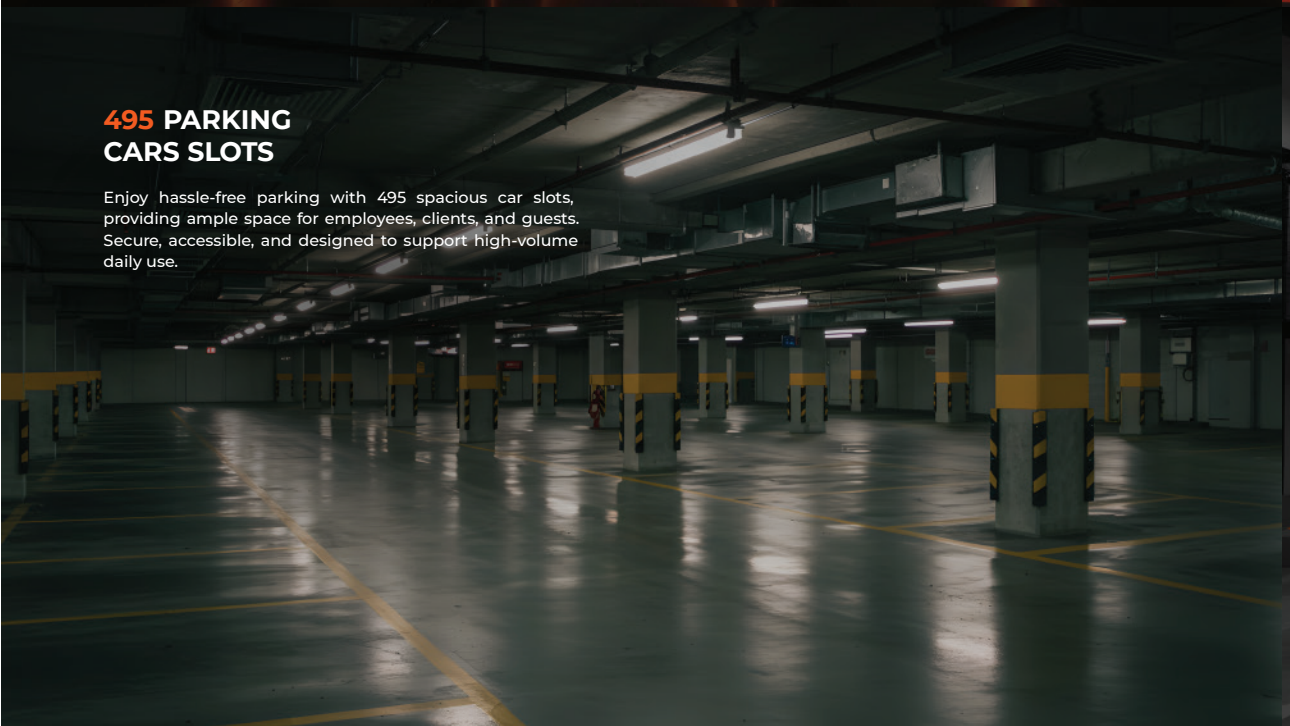
Experience unparalleled convenience with our premium concierge services at Okan.

our dedicated concierge team is here to assist you with a wide range of services to enhance your daily operations and ensure a seamless experience.



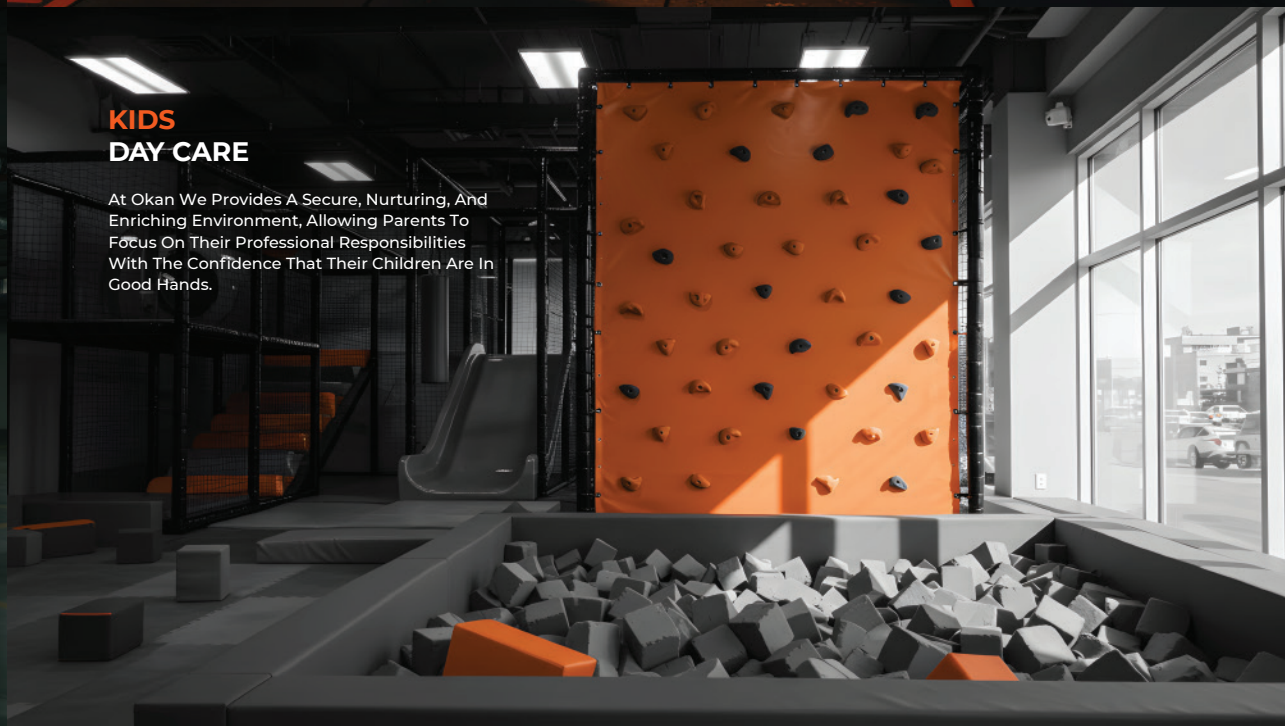
## THE WELLNESS CENTER

At OKAN Administrative is more than just a fitness facility; it's a comprehensive wellness hub designed to enhance your quality of life and support a healthy, balanced lifestyle.



## 495 PARKING CARS SLOTS

Enjoy hassle-free parking with 495 spacious car slots, providing ample space for employees, clients, and guests. Secure, accessible, and designed to support high-volume daily use.



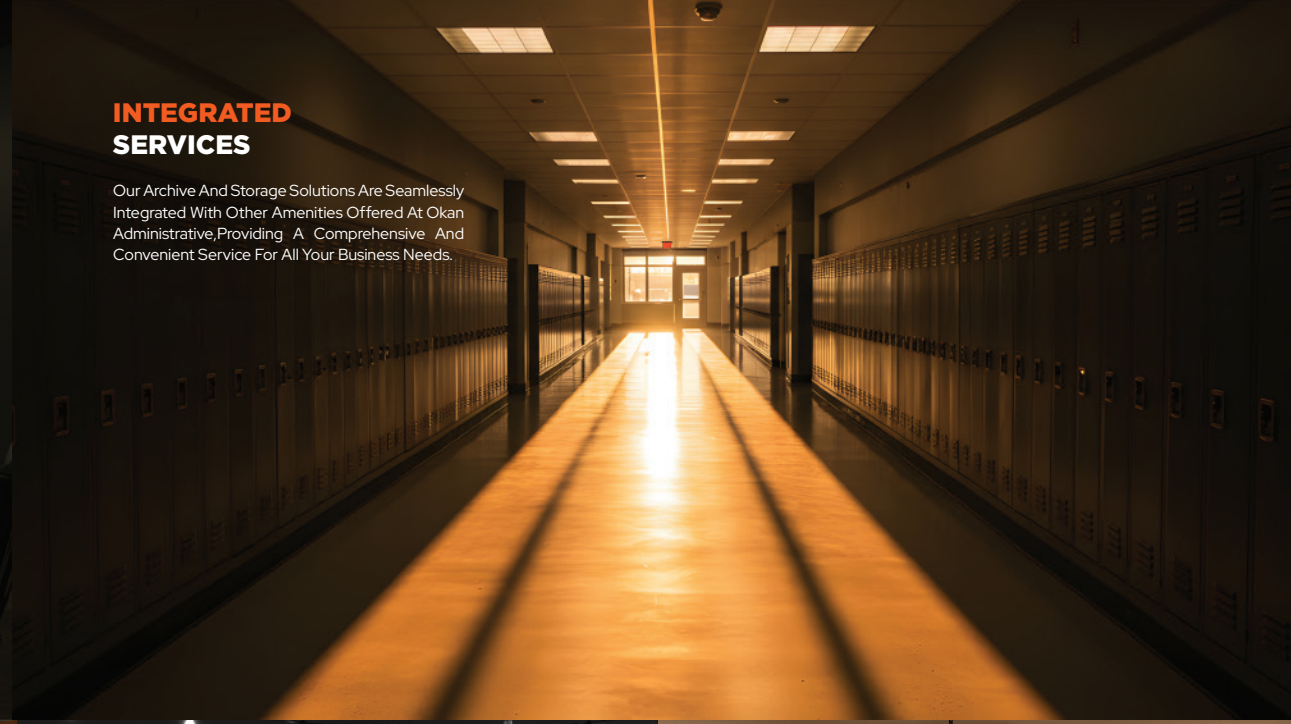
## KIDS DAY CARE

At Okan We Provides A Secure, Nurturing, And Enriching Environment, Allowing Parents To Focus On Their Professional Responsibilities With The Confidence That Their Children Are In Good Hands.



## BUSINESS CENTER

Experience a seamless work environment with modern offices, smart meeting rooms, and reliable business support. Whether you're working solo or with a team, everything you need from high-speed internet to admin services is ready and in place.



## INTEGRATED SERVICES

Our Archive And Storage Solutions Are Seamlessly Integrated With Other Amenities Offered At Okan Administrative,Providing A Comprehensive And Convenient Service For All Your Business Needs.



## ELEGANT AMBIANCE

Our Luxury Dining Facility Features An Elegant And Stylish Ambiance, Perfect For Both Formal Business Lunches And Intimate Dinners.

The Sophisticated Decor And Attentive Service Create A Refined Dining Experience.



## TERRACE LOUNGES

At OKAN Administrative, We Provide An Exclusive, Luxurious, And Versatile Space For Relaxation, Socializing, And Informal Meetings, All Set Against The Stunning Backdrop Of The New Administrative Capital .



## PRAYER ROOM

Our prayer room provides a serene, clean environment designed to accommodate the spiritual needs of all occupants with comfort and respect.

# Our SUCCESS PARTNER

TOUZA ARQUITECTOS

NAMAA SPACES

BOND consulting engineers

MAF CONSULT FOR ENGINEERING CONSULTANCY

# *Our* SUCCESS PARTNER



## ARCHITECTURAL PARTNER

TOUZA
ARQUITECTOS

Founded in Madrid, Spain, Touza Arquitectos has grown over the years to become a prominent name in the architectural industry. The firm is driven by a philosophy that combines creativity, functionality, and sustainability, aiming to create spaces that enhance the quality of life for their occupants.

## PREVIOUS WORK

- RIVERSIDE HOMES TOWER - Breaam Good Neinor (Madrid-2019)
- SIEMENS ESPAÑA HEADQUARTER (Tres Cantos, Madrid)
- SEDE CORPORATIVA GLAXOSMITHKLINE (Tres Cantos)
- RADISSON TANGIER (Tangier - 2008)
- HOTEL H 10 OCEAN SUITES (Fuerteventura)
- CENTRO CLIENTES 3M LEED ORO MADRID
- SEDE DE BITACORA (Leganés-2014)

# Our SUCCESS PARTNER



## OPERATIONS PARTNER

NAMAA SPACES

As an Operations Specialist Partner, you'll work closely with Namaa integrated facilities management team to streamline operational excellence. You will drive efficiency across facility maintenance, hard and soft services, and tenant management ensuring seamless service delivery and maximizing operational performance

## PREVIOUS WORK

Nestlé · Palm Hills Developments · Tatweer · MetLife · General Electric · B.TECH · Johnson & Johnson · Regus · Turkish Airlines · cegedim · المشرق mashreq · Boehringer Ingelheim · AXA · ALSTOM · LAFARGE · PROGER · FOODICS

# Our SUCCESS PARTNER



## ARCHITECTURAL PARTNER

MAF
CONSULT FOR ENGINEERING CONSULTANCY

MAF Consult is a specialized engineering consultancy firm offering comprehensive services in architectural design, structural engineering, MEP systems, and project management. Known for its precision, innovation, and client-focused approach, MAF Consult delivers tailored solutions that align with both local and international standards.

## PREVIOUS WORK

O WEST
Cairo Festival City
SODIC
Fawry
Valeo
EBank
rotana
Teleperformance
Al Rehab Sporting Club
PILOT HOTELS

# *Our* SUCCESS PARTNER



**ENGINEERING PARTNER**

BOND
consulting engineers

Bond Consulting Engineers is a multidisciplinary engineering firm specializing in structural, civil, electromechanical, and infrastructure design. With a strong focus on innovation and sustainable solutions, the company has built a solid reputation for delivering high-quality engineering services across a wide range of sectors including residential, commercial, industrial, and urban development.

El Soadaa Group

HASSAN ALLAM
ROADS & BRIDGES

SAMCO
EGYPT

Talaat Moustafa Group
مجموعة طلعت مصطفى

NILE CITY
INVESTMENTS

EL MADAR

AGR
1980
INTERNATIONAL

# Office Space starting from 18 m²

## Smart Office Space

### Full Floor



OfficeAn entire floor dedicated to a single company with full control over interior design. Suitable for large companies and headquarters

### Flexible office



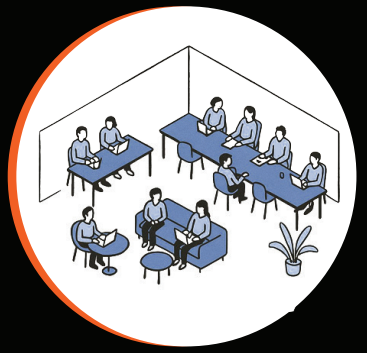
suite An office space that can be easily divided or adjusted to meet tenant needs. Suitable for medium-sized companies and teams needing flexibility

### Private Office



A closed, independent office within an administrative building or business center. Provides high privacy with access to shared amenities, suitable for small and medium-sized companies

### Co-working space



An open or semi-open space used by individuals or different companies. Ideal for entrepreneurs and freelancers.

# BUSINESS CENTER

A Business Center is a fully serviced work- space designed to provide companies and professionals with flexible office solutions, premium services. and shared facilities. it's a hub for prcxluctivity, networking. and growth.

A closed, independent office inside Business Center that ensures privacy while still benefi- ting from shared amenities, Ideal for small an medium-Sized companies seeking independen- dence with access to tull business services.

### Meeting Rooms



Modern, fully equiped spaces for conferences and client meetings.

### Lounge Areas



Comfortable, spaces t h a t - e n c o u r a g e networking andnformal collaboration

### Reception &Concierge



Professional front desk and concierge services to support tenants and welcome guests

### Facilities Support



Printing Mail Handling High-Speed Internet and Administraive assistance






KAN™
BUSINESS
DISTRICT

ELEZZ
DEVELOPMENTS

Trivium Business Complex, N Teseen,
1st Floor, Offices 102, 103, 104

www.elezz.com