

B255 COMPLEX

A DEVELOPMENT BY ALRABAT PROPERTIES & EZZ FAHMY

COMPLEXES

VALUE LANDMARKS

TABLE OF CONTENTS

02 INTRODUCTION

04 DESIGN

12 LOCATION

14 FACTS

15 PLANS

18 ALRABAT PROPERTIES

19 EZZ FAHMY

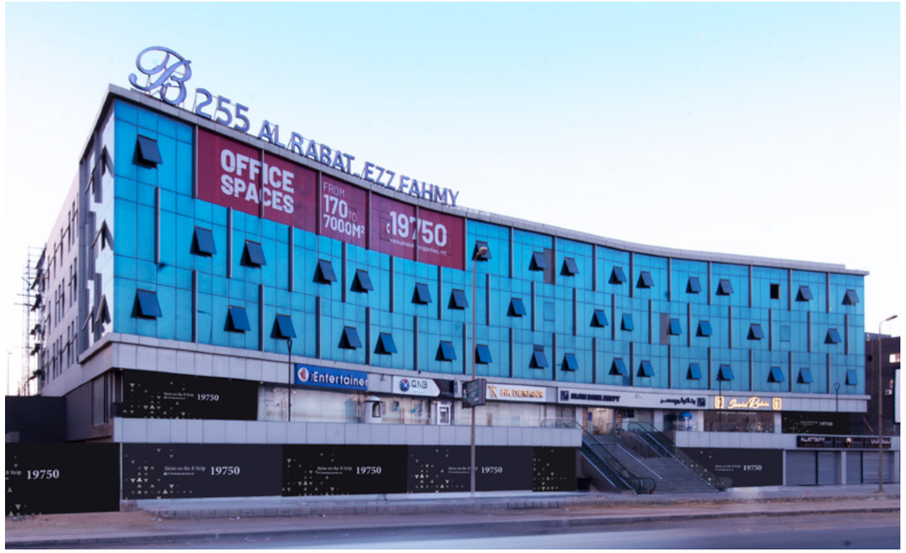
EVERYTHING THAT MATTERS

At the center of Egypt's busiest business district, B255 Complex is the coveted hub of the commercial center in New Cairo. This state-of-the-art commercial and "A" Class office Complex comprises over 12,000 square meters of retail and office spaces. The complex rises 4 stories tall, featuring panoramic 180-degree views from a column-free perimeter and a reflective glass curtain wall. A well-distinguished atrium lobby provides volumes of natural light and has a timeless finish constructed of granite and stainless steel. Nestled amid an extensive urban shopping center complex, hotels, and head-quarters for almost all banks in Egypt, in addition to the most renowned and international oil and gas, pharmaceutical, and heavy industries head offices, B255 Complex provides an offering unparalleled in Egypt.



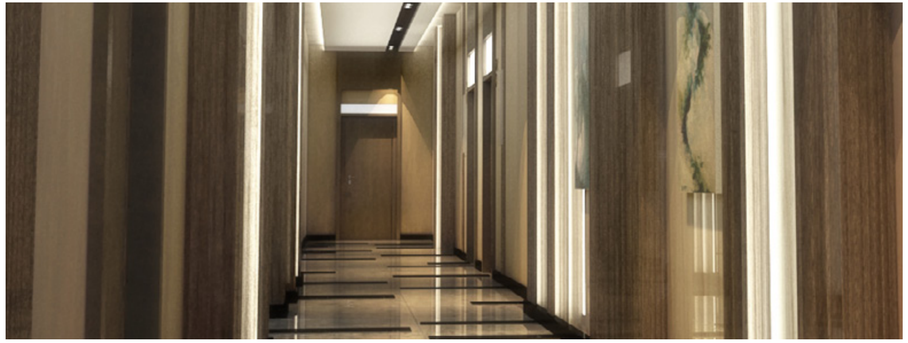
BY MASTERS FOR MASTERS

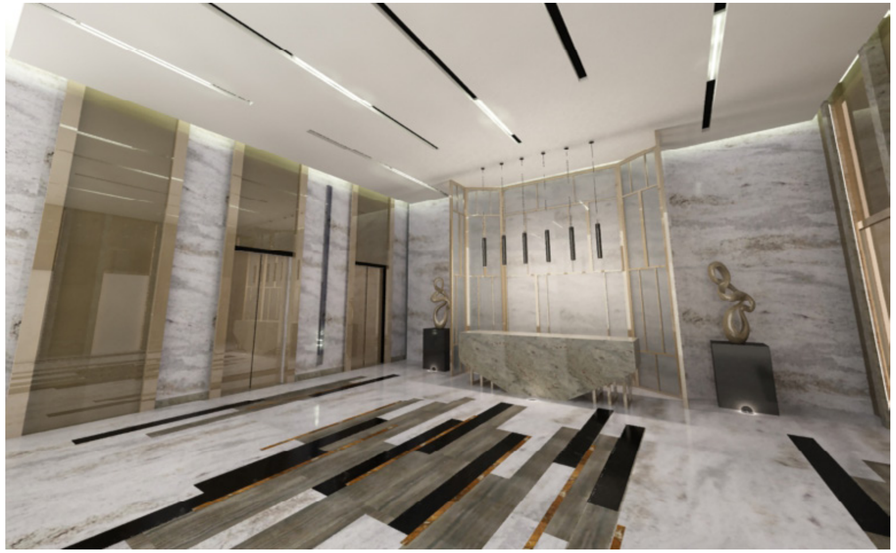
Designed by the ever-famous EHAF, the building incorporates large, efficient floor plates, an 8.5 m wide column span, and high floor-to-floor clearances of 3.5 to 4.0 m for optimal space utilization. It provides necessary facilities like multi-use retail shops and ATMs for the ease and convenience of its tenants. B255 has been designed to bring high economic returns throughout the year with its close proximity to transportation and social facilities such as Petro Sport Club, Dusit Thani Hotel, and a multitude of high-end compounds.



IMMERSIVE INTERIORS

B255's interior design was built on three pillars–elegance, connectivity, and empowerment. Elegance is explicitly resident in the choice of gold, black, and white colors, and surely how those colors are applied. Connectivity is the concept behind the parallel straight lines that proliferate throughout the office either on the ceiling, floor, or walls. Empowerment is felt in the powerful, yet neat materials that are full of confidence and readiness, materials include marble, stainless steel, and acrylic.









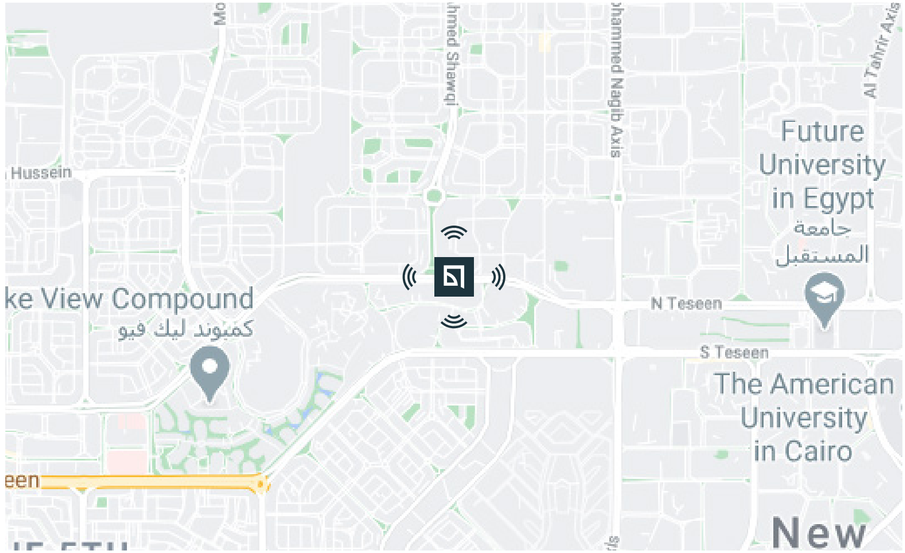


The Elegant ethos of B255 rings loud is warm LED lights in their diffused, direct, and indirect forms. Indirect LEDs are used to decorate, diffused lights are utilized to demarcate, while direct light embodied in spots and pendants are there to brighten where goers should concentrate.



ADDRESS TO IMPRESS

Located at the geographic center of New Cairo at the axis of what is commonly referred to as the “Ninetieth”, the B255 Complex features convenient accessibility from all the surrounding districts. Its main entry from Ninetieth Boulevard is connected to many major venues including Dusit Hotel, Cairo Festival City, Americana Plaza, Porto Cairo, Meeting Point, American University in Cairo, Future University, Emaar district, Hyde Park, Palm Hills, and more. The central location of the complex also provides close proximity to the Ring Road and Boundary Road placing the complex on the top of ease of access among all competitors.



PREMIUM IN ALL ASPECTS

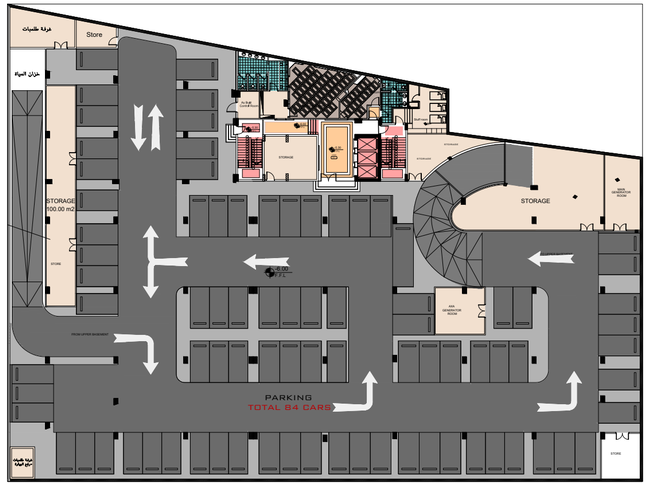
B255 is a grade-A complex on thoughtfully selected land on the main street of New Cairo with a 90 m width and within the main office and commercial district. This premium complex transports its occupants with four computerized high-speed elevators. Tenants take full advantage of the panoramic views of corner offices and over 4.0 m of floor-to-ceiling glass per floor. Seen from several points along the Northern Ninetieththh Road, B255 boasts a gigantic curved facade that houses a magnificent glass curtain. Elevator lobbies are spacious, bright, and decorated with anodized stainless steel accents.

14,800 M²
Built-up Area

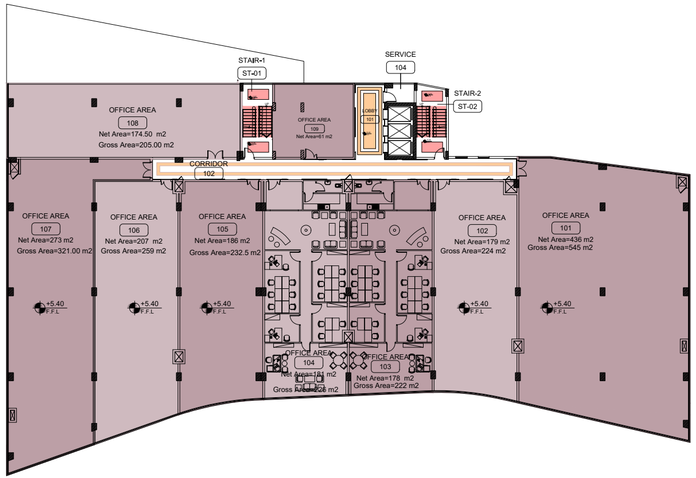
3,700 M²
Land Area

130
Vechicles Parking

04
High-speed Elevators

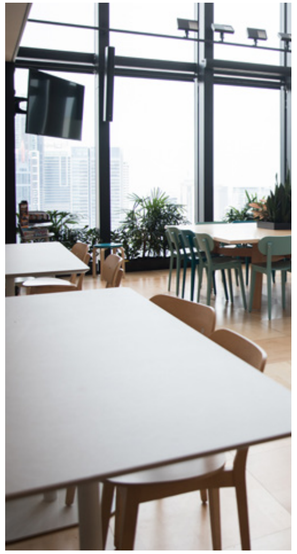


BASMENT FLOOR PLAN



TYPICAL FLOOR PLAN

Unit	Net Area
101/201/301	436 m^2
102/202/302	179 m^2
103/203/303	178 m^2
104/204/304	181 m^2
105/205/305	186 m^2
106/206/306	207 m^2
107/207/307	273 m^2
108/208/308	174.5 m^2
109/209/309	61 m^2

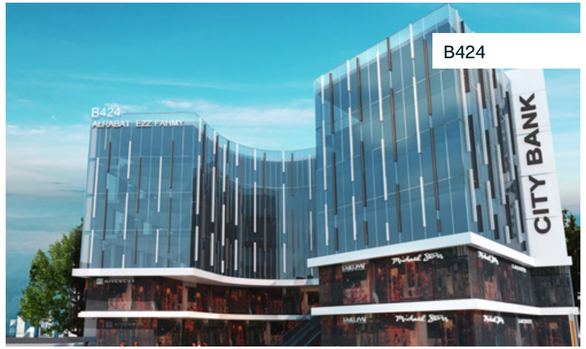




B303



SWAY



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ALRABAT PROPERTIES

Number 1 medical complexes developer nationwide, one of the top five mixed-use complexes in Egypt, and the developer of Egypt's first eco-friendly mall. For more than 4 decades, AlRabat Properties has been committed to building for the triple Ps; Prosperity, Professionalism, and Prioritizing Communities. AlRabat Properties is a pioneer in applying the world's most recent theories in specialized real estate development. As service-oriented facilities are getting trendier, AlRabat is proven to be just on the right track. Today AlRabat boasts the ownership of a group of market-leading developments including Medical Park, The Yard, and The B Series.

EZZ FAHMY

With over 50 years of experience in real estate development, Ezz Fahmy Development and its consulting arm EHAF Consulting Engineers have an absolute commitment to delivering state-of-the-art projects that transform people's lives. Ezz Fahmy Development has an intimate knowledge of the local Cairo market and is well acquainted with the needs of local and international companies. EHAF has developed thousands of spaces in the middle east region ranging from G+03 towers to G+60 towers with all amenities. EHAF is worldwide ranked #17 in PM/CM for projects by the engineering news records, #15 in office complexes, and #121 in design consultancy firms by the ENR.

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