



RIO NEW CAIRO

BUSINESS & LEISURE HUB

RIO COMPLEX

| A CONTINUING JOURNEY OF
DEVELOPMENT & INNOVATION



MIXED USE DEVELOPMENT WITH BLENDEDRETAIL,BUSINESS&CLINICS USES, CREATING A MAJOR DYNAMIC ANCHOR AS A NEW CAIRO COMMUNITY & INVESTMENT HUB

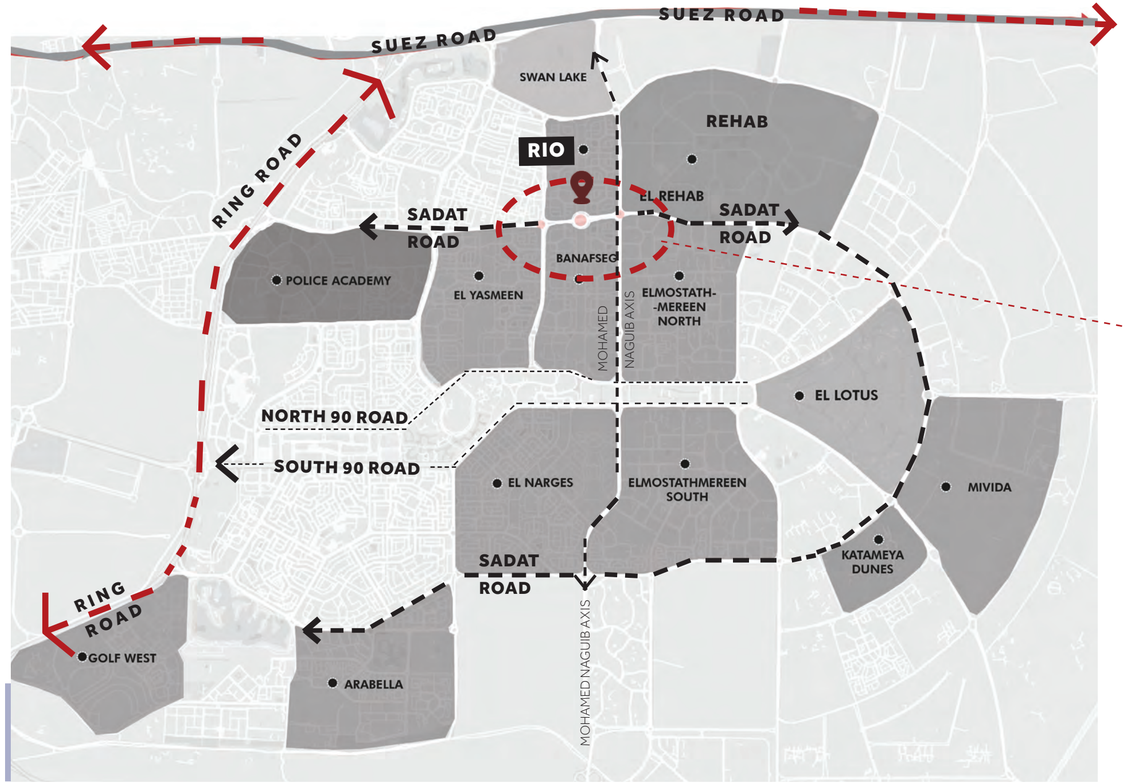


RIO | MASTER PLAN AERIAL VIEW

RIO COMPLEX

YOUR NEW DESTINATION

JOIN RIO BUSINESS & LEISURE HUB



RIO SIGNIFICANT LOCATION IN THE HEART OF NEW CAIRO

With a prime & central location in New Cairo at Al Banafseg Neighborhood that's centralized situation to all New Cairo Districts i& closely near to Rehab , rehab square, Mivida & other new Cairo facilities and main destinations, providing an ideal residential location for residents and for rental investors. with easily accessibility to Suez road & 90th road



RIO COMPLEX

5.5km	4.2km	3.9km	1.5km	0.8km	0.2km	0.1km
Ring Road	Police Academy	Suez Road	Water Way Mall	Rehab	North 90 Road	Mohamed Naguib Axis Ahmed Shawky Axis

ARCHITECTURE CONCEPT

Because everyone deserves a a unique experience. Rio's Unique design to reflect both ofices uses at upper floors & while keeping the leisure spirit of place to the ground platform through reorienting the building forms into 2 mirrored -rotated building to leave a dynamic vibrant central courtyard in between to allow enjoying views for the cafes & F/B users while at having a pleasant view for the upper offices /clinics ,
The same concept have been translated on the facade treatment through the idea of double faced colored ;louvers with white color formal look on another side while having multi- aolors on the opposite side to allow viewing the building from different point of views(POV of user) wither for business & primary care clinics or creating a pleasant inviting/ welcoming platform at ground level for the retail & food & beverage units



ARCHITECTURE CONCEPT

The same concept have been translated on the facade treatment through the idea of double faced colored ;louvers with white color formal look on another side while having multi- aolors on the opposite side to allow viewing the building from different point of views(POV of user) wither for business & primary care clinics or creating a pleasant inviting/ welcoming platform at ground level for the retail & food & beverage units









BOLD

UNIQUE

VIBRANT





LIVE AN EXCEPTIONAL EXPERIENCE

WORK ,SHOP & DINE UNDER ONE ROOF

As with previous success stories , RIO is focusing purely on providing a unique user experience & bespoken architecture, Office spaces will host international & local business entities. Upscale brands will populate the shopping spaces, and exquisite dining restaurants have been considered for allocation within the program The result is an all-in-one recipe for distinction that will bring an international standard to the commercial sector of not just New Cairo, but Egypt as a whole.



PEDESTRIAN
FREINDLY
ENVIRONMENT



HEALTHCARE CLINICS

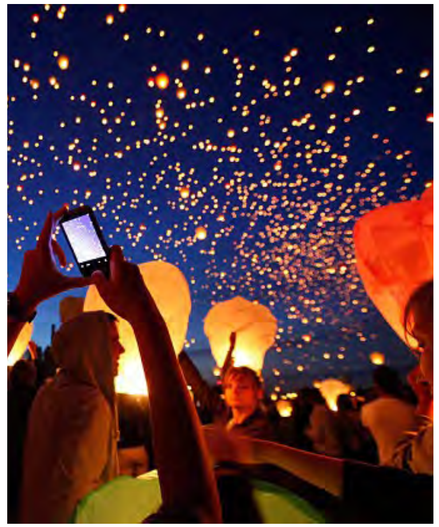


BUSINESS

OUR **E**NVIRONMENT



F&B



ENTERTAINING

PIAZZA



SHOPPING

MASTERPLAN


PARKING EXIT
ENTRANCE
PARKING ENTRY
UNIT G-08
UNIT G-17
UNIT G-05
UNIT G-15
UNIT G-04
UNIT G-03
UNIT G-02
UNIT G-01
UNIT G-07
UNIT G-06
UNIT G-09
UNIT G-10
UNIT G-11
UNIT G-12
UNIT G-13
UNIT G-14
UNIT G-16
UNIT G-18
UNIT G-19
UNIT G-20
UNIT G-21
UNIT G-22
UNIT G-23
UNIT G-24
UNIT G-25
UNIT G-26
UNIT G-27
UNIT G-28
UNIT G-29
UNIT G-30
UNIT G-31
UNIT G-32
UNIT G-33
UNIT G-34
UNIT G-35
UNIT G-36
UNIT G-37
UNIT



RIO | CENTRAL RETAIL COURTYARD /PLATFORM AREA

RIO COMPLEX

COMMERCIAL & RETAIL UNITS DESIGN

GR & 1ST | Duplexes & Standard

RETAIL OPTION 1 | Master Ground Floor Plan

Floor Area = 700 Sq.meters.

| Legend

- | Duplex Retail Units
- | Standard Retail Units
- | Circulation



DISCLAIMER

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WING A





| VIEW TO WING A



| VIEW TO WING A

RETAIL OPTION 1 | Master Ground Floor Plan

Floor Area = 700 Sq.meters.

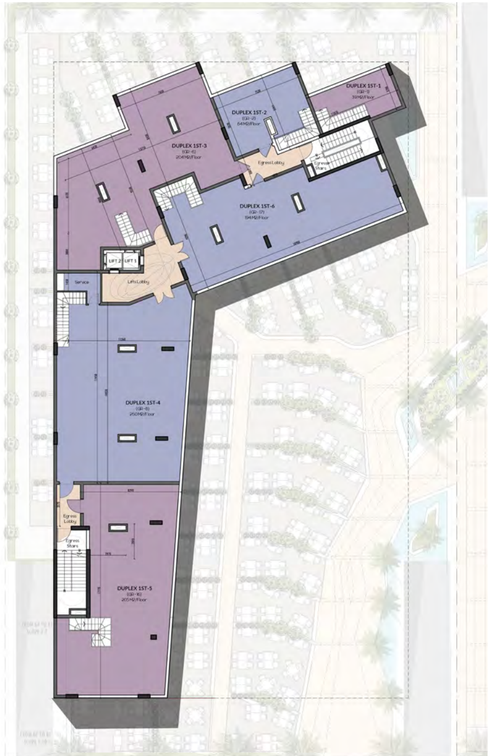
| Legend

- | Duplex Retail Units
- | Duplex Retail Units
- | Circulation



FIRST FLOOR PLAN
AREA =770 M2

WING A



FIRST FLOOR PLAN
AREA =770 M2



| STREET VIEW



| CLOSED VIEW TO UPPER FLOORS

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RETAIL DUPLEX G-01 /1ST-01

Total Area = 78 Sq.meters.

Retail Outdoor Area= 45 Sq.m

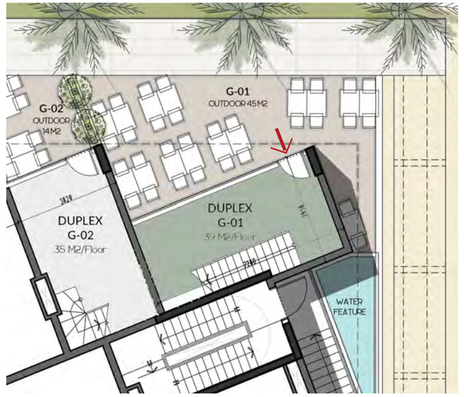


KEY MAP | GROUND FLOOR

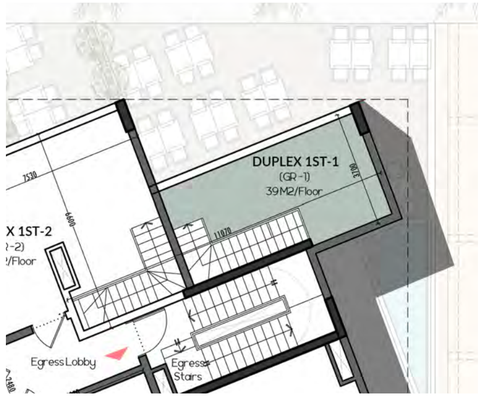


KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 39 Sq.m



| Retail Duplex Upper Level = 39 Sq.m



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RETAIL DUPLEX G-02/1ST-02

Total Area = 99 Sq.meters.

Retail Outdoor Area= 14 Sq.m

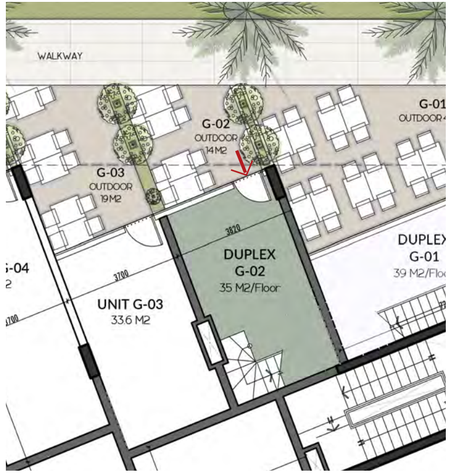


KEY MAP | GROUND FLOOR

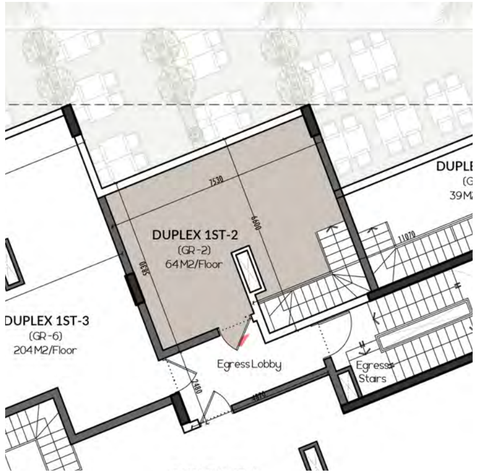


KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 35 Sq.m



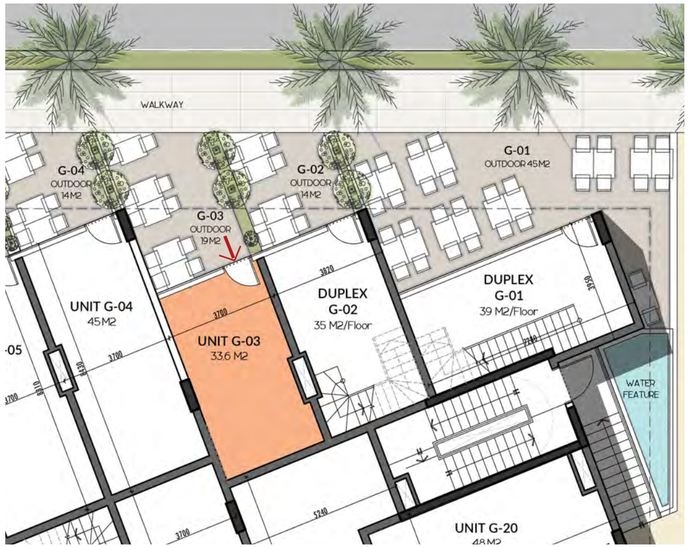
| Retail Duplex Upper Level = 64 Sq.m



RETAIL UNIT G-03

Total Area = 34 Sq.meters.

Retail Outdoor Area= 19 Sq.m





KEY MAP | GROUND FLOOR

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RETAIL UNIT G-04

Total Area =45 Sq.meters.

Retail Outdoor Area= 14 Sq.m



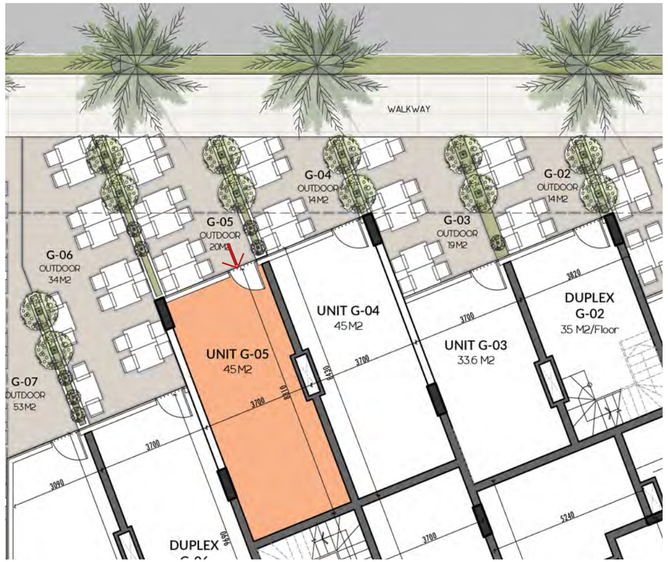


KEY MAP | GROUND FLOOR

RETAIL UNIT G-05

Total Area =42 Sq.meters.

Retail Outdoor Area= 20 Sq.m





KEY MAP | GROUND FLOOR

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RETAIL DUPLEX G-06/1ST-03

Total Area =239 Sq.meters.

Retail Outdoor Area= 35 Sq.m

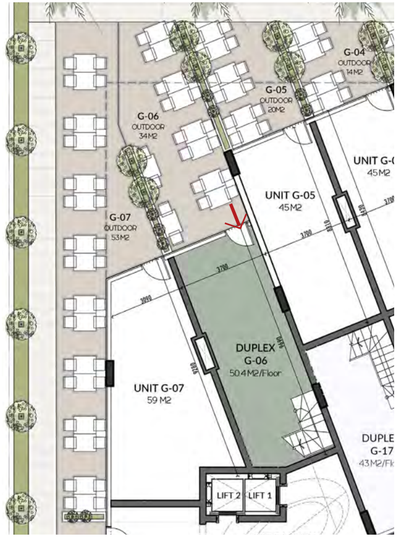


KEY MAP | GROUND FLOOR

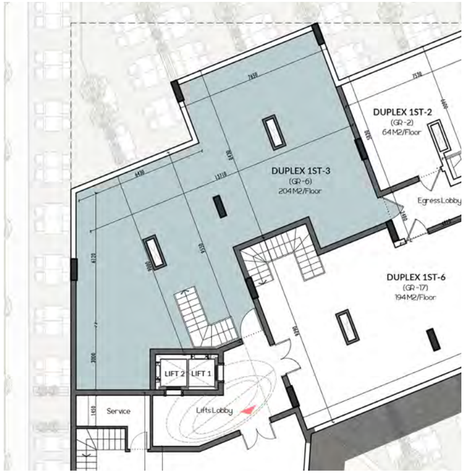


KEY MAP | 1ST FLOOR

Retail Duplex Lower Level = 50.4 Sq.m



Retail Duplex Upper Level = 204 Sq.m



RETAIL UNIT G-07

Total Area = 59 Sq.meters.

Retail Outdoor Area= 53 Sq.m





KEY MAP | GROUND FLOOR

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RETAIL DUPLEX G-08/1ST-04

Total Area = 312 Sq.meters.

Total Retail Outdoor Area= 24.5 Sq.m

1. Front Outdoor Area = 14.5sq.m
2. Back Outdoor Area = 10 sq.m

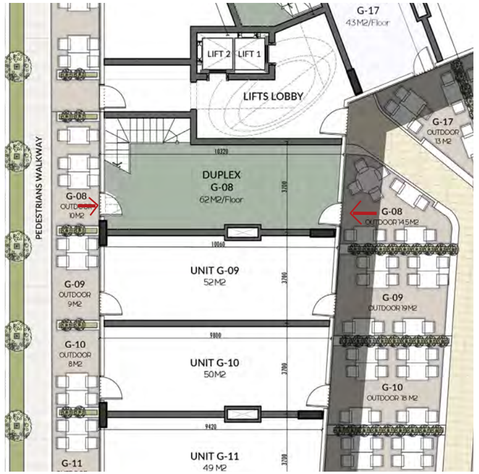


KEY MAP | GROUND FLOOR

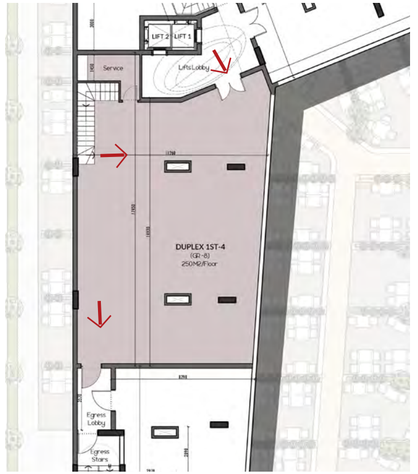


KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 62 Sq.m



| Retail Duplex Upper Level = 250 Sq.m



RETAIL UNIT G-09

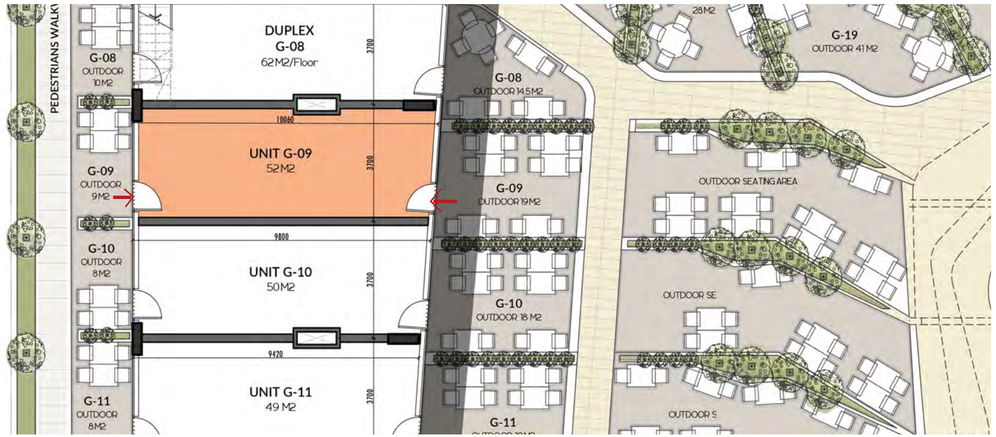
Total Area = 52 Sq.meters.

Total Retail Outdoor Area= 28 Sq.m

1. Front Outdoor Area = 19.5sq.m
2. Back Outdoor Area = 9 sq.m



KEY MAP | GROUND FLOOR



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RETAIL UNIT G-10

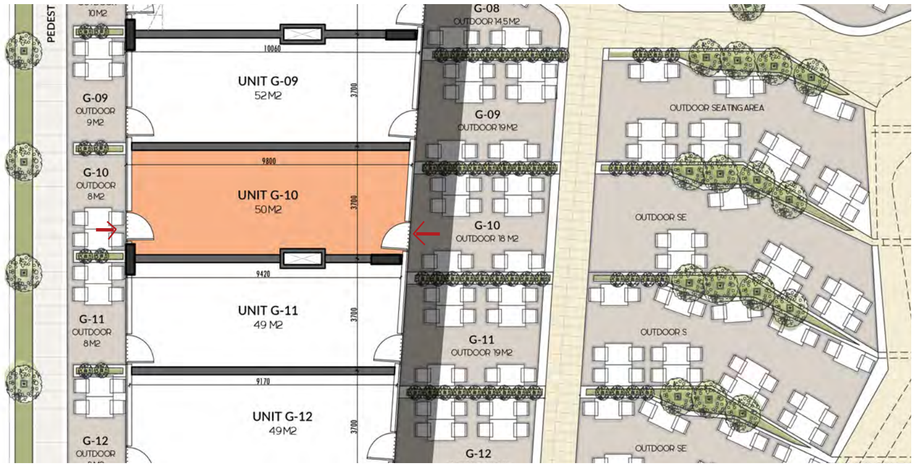
Total Area =50 Sq.meters.

Total Retail Outdoor Area= 26 Sq.m

1. Front Outdoor Area = 18.5sq.m
2. Back Outdoor Area = 8 sq.m



KEY MAP | GROUND FLOOR



RETAIL UNIT G-11

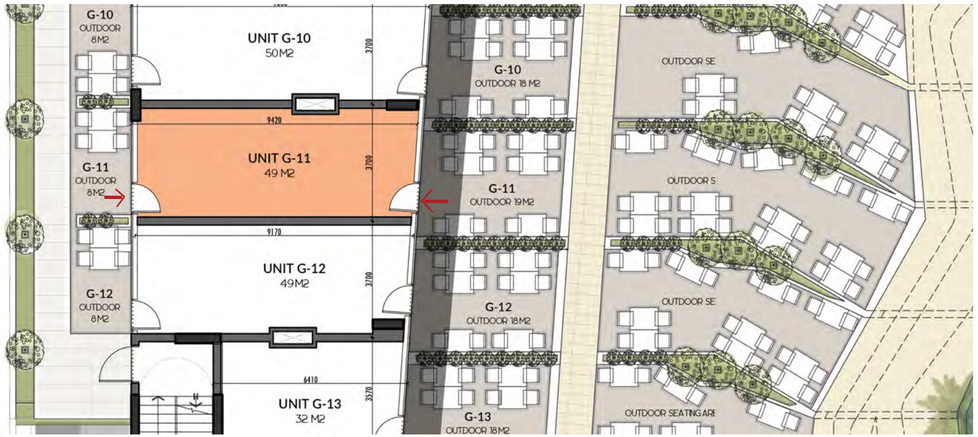
Total Area = 49 Sq.meters.

Total Retail Outdoor Area= 27 Sq.m

1. Front Outdoor Area = 19.5sq.m
2. Back Outdoor Area = 8 sq.m



KEY MAP | GROUND FLOOR



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RETAIL UNIT G-12

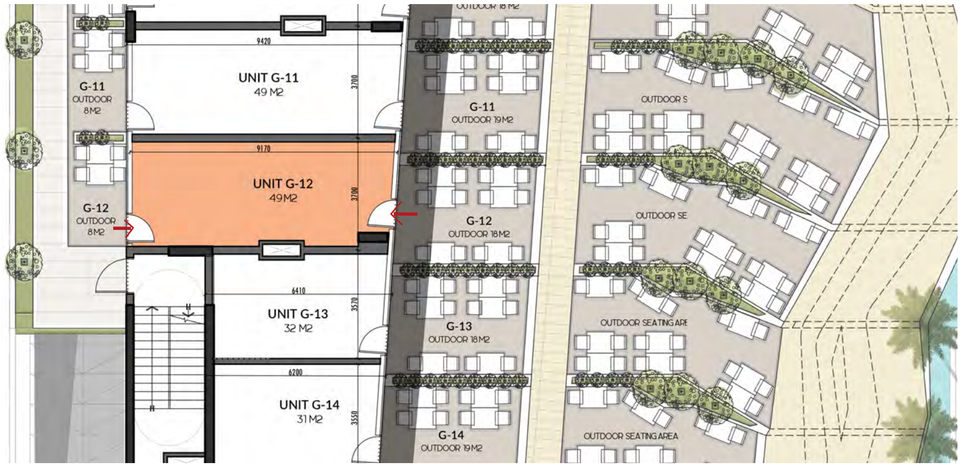
Total Area =49 Sq.meters.

Total Retail Outdoor Area= 26 Sq.m

1. Front Outdoor Area = 18.5sq.m
2. Back Outdoor Area = 8 sq.m



KEY MAP | GROUND FLOOR



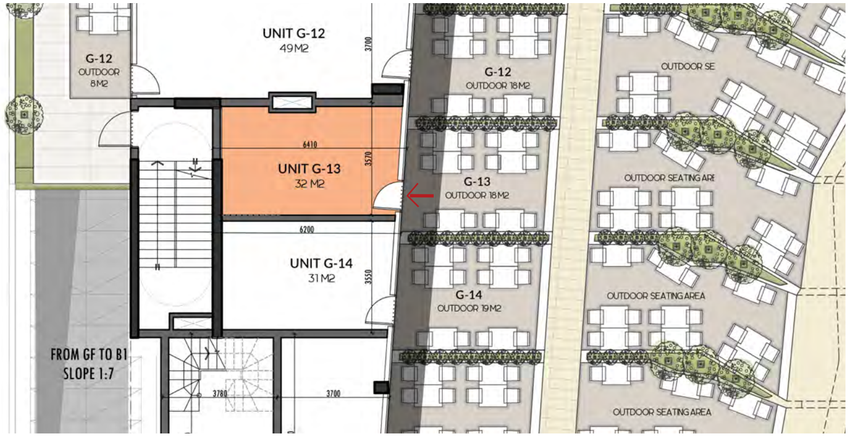
RETAIL UNIT G-13

Total Area =32 Sq.meters.

Retail Outdoor Area= 18 Sq.m



KEY MAP | GROUND FLOOR



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RETAIL UNIT G-14

Total Area =31 Sq.meters.

Total Retail Outdoor Area= 19 Sq.m



KEY MAP | GROUND FLOOR



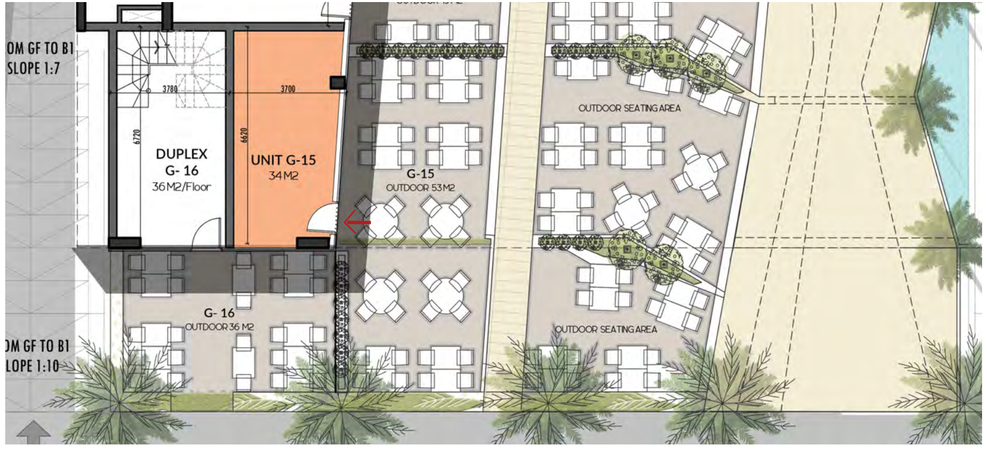
RETAIL UNIT G-15

Total Area = 34 Sq.meters.

Total Retail Outdoor Area= 53 Sq.m



KEY MAP | GROUND FLOOR



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RETAIL DUPLEX G-16/1ST-04

Total Area =241 Sq.meters.

Total Retail Outdoor Area= 36 Sq.m



KEY MAP | GROUND FLOOR

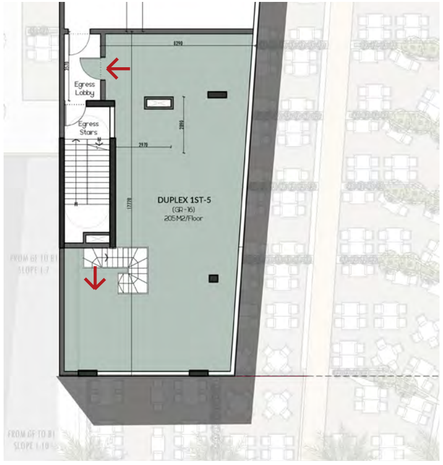


KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 36 Sq.m



| Retail Duplex Upper Level = 205 Sq.m



RETAIL DUPLEX G-17 /1ST-05

Total Area = 237 Sq.meters.

Retail Outdoor Area= 13 Sq.m

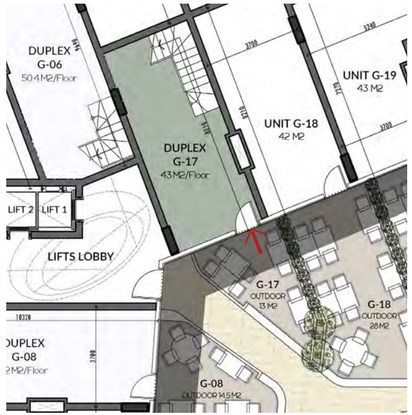


KEY MAP | GROUND FLOOR

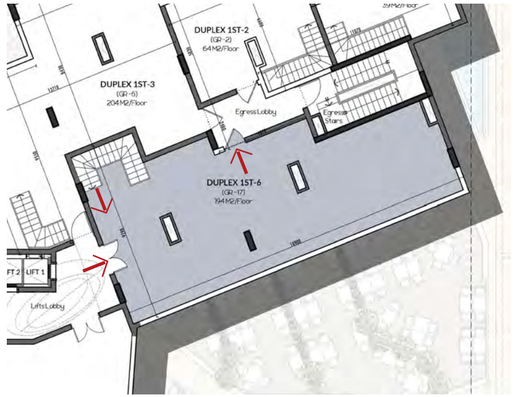


KEY MAP | 1ST FLOOR

| Retail Duplex Lower Level = 43 Sq.m



| Retail Duplex Upper Level = 194 Sq.m



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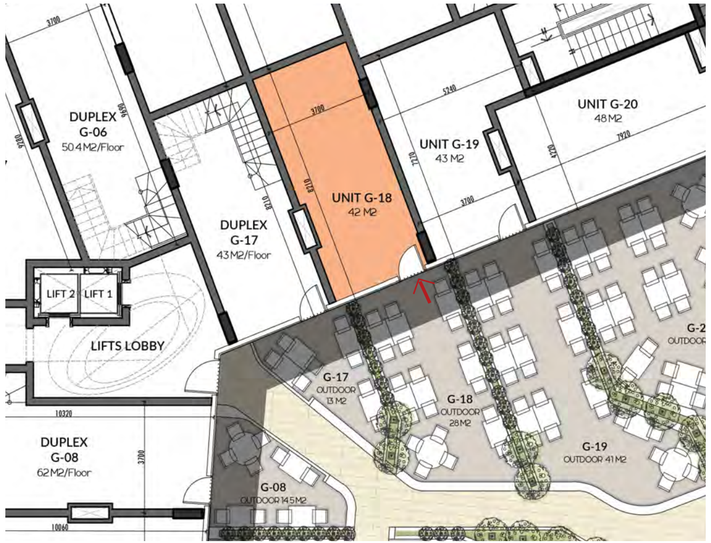
RETAIL UNIT G-18

Total Area = 42 Sq.meters.

Total Retail Outdoor Area= 28 Sq.m





KEY MAP | GROUND FLOOR

RETAIL UNIT G-19

Total Area = 43 Sq.meters.

Total Retail Outdoor Area= 41 Sq.m



KEY MAP | GROUND FLOOR



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RETAIL UNIT G-20

Total Area =48 Sq.meters.

Total Retail Outdoor Area = 61 Sq.m



KEY MAP | GROUND FLOOR





OFFICES /CLINICS UNITS

TYPICAL FLOOR | 2ND & 3RD

OFFICE/CLINICS | Typical Floor Plan (2nd & 3rd)

Floor Area = 770 Sq.meters.

| Legend

- | OFFICES/ CLINIC UNITS
- | OFFICES/ CLINIC UNITS
- | Circulation



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OFFICE /CLINIC UNIT T-1

Total Area =52 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



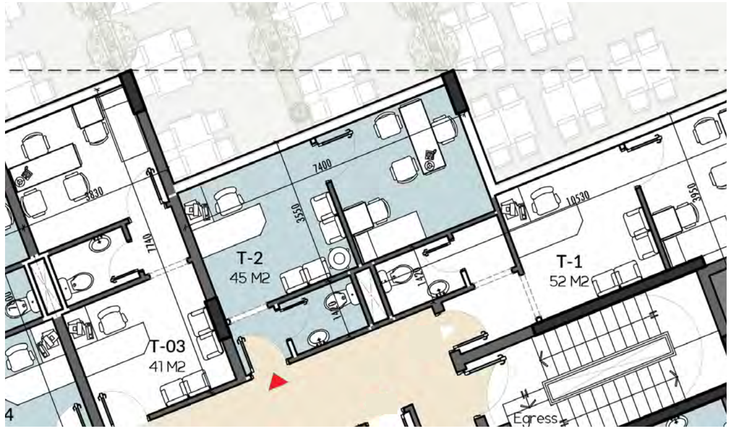
OFFICE /CLINIC UNIT T-2

Total Area =45 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



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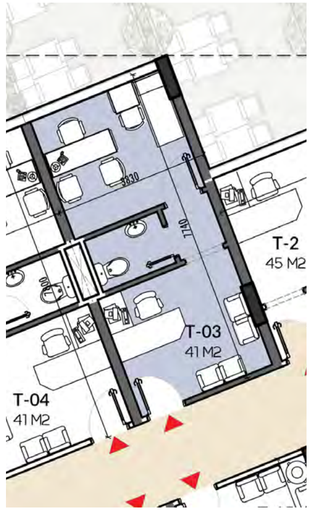
OFFICE /CLINIC UNITS T-3/T-4/T-15/T-16

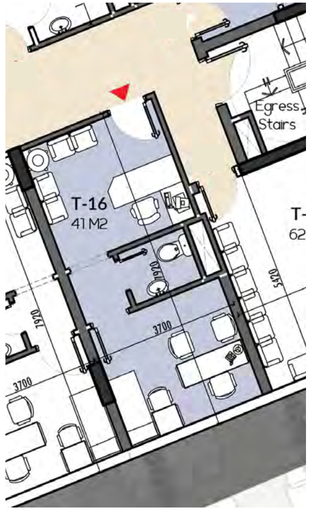
Total Area =41 Sq.meters.

Number of Units = 8 at 2 Floors (4 per floor)

| Office Units With Street View



| Office Units With Courtyard View



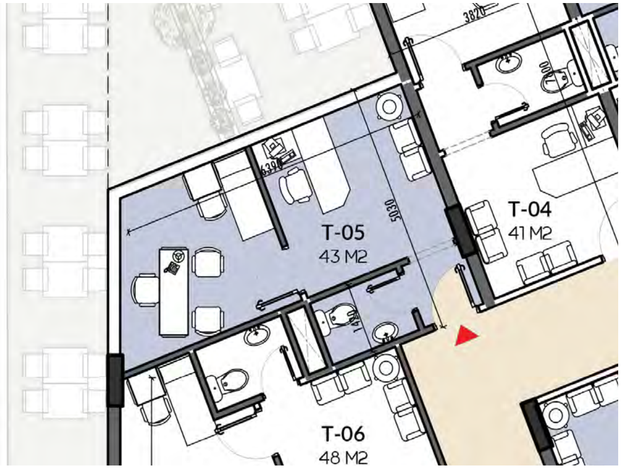


KEY MAP | TYPICAL FLOOR (2ND & 3RD)

OFFICE /CLINIC UNIT T-5

Total Area =43 Sq.meters.

Number of Units = 2 at 2 Floors





KEY MAP | TYPICAL FLOOR (2ND & 3RD)

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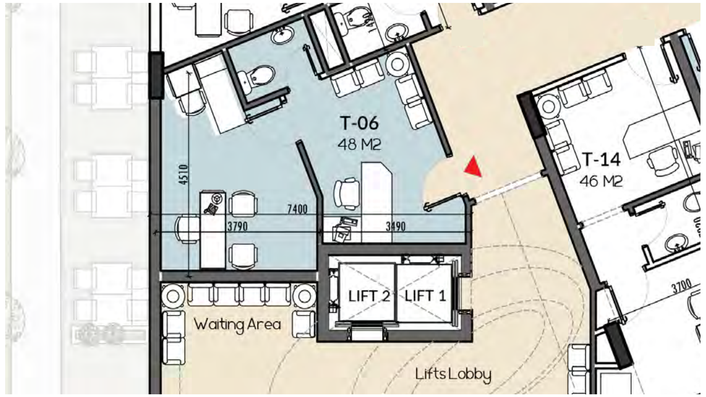
OFFICE /CLINIC UNIT T-6

Total Area =48 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



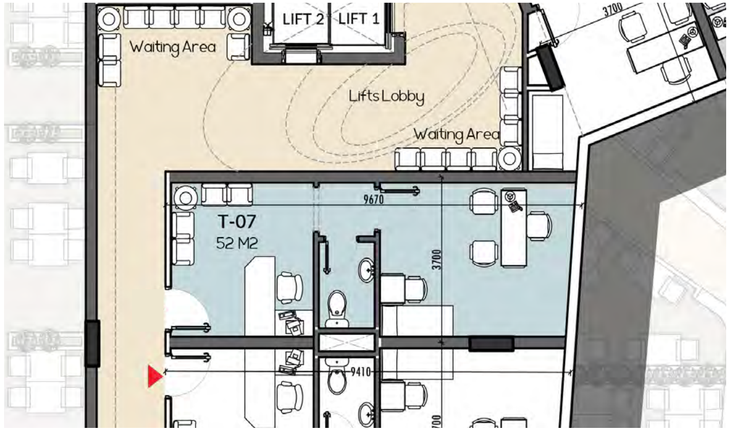
OFFICE /CLINIC UNIT T-7

Total Area =52 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



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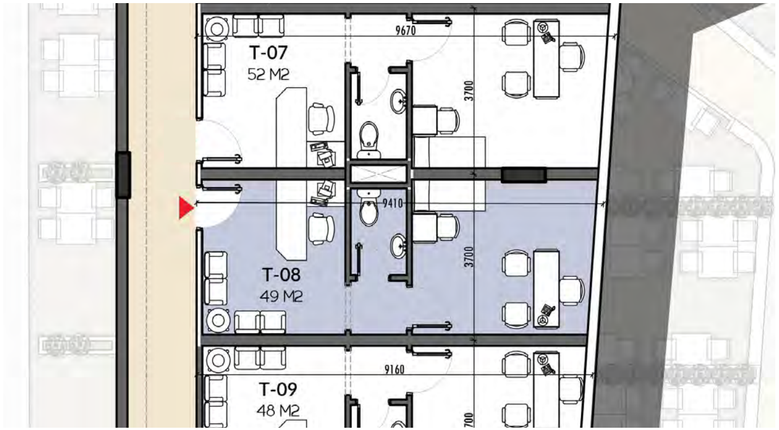
OFFICE /CLINIC UNIT T-8

Total Area =49 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



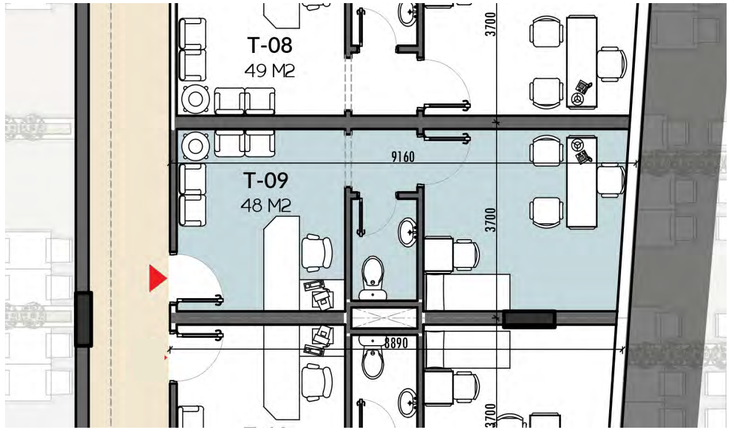
OFFICE /CLINIC UNIT T-9

Total Area =48 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



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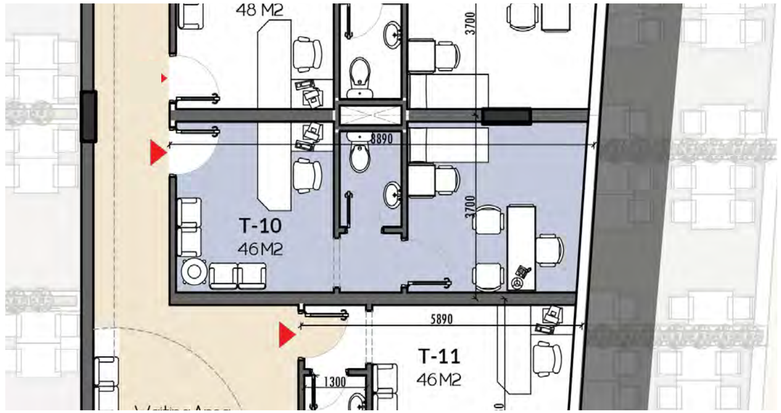
OFFICE /CLINIC UNIT T-10

Total Area =46 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



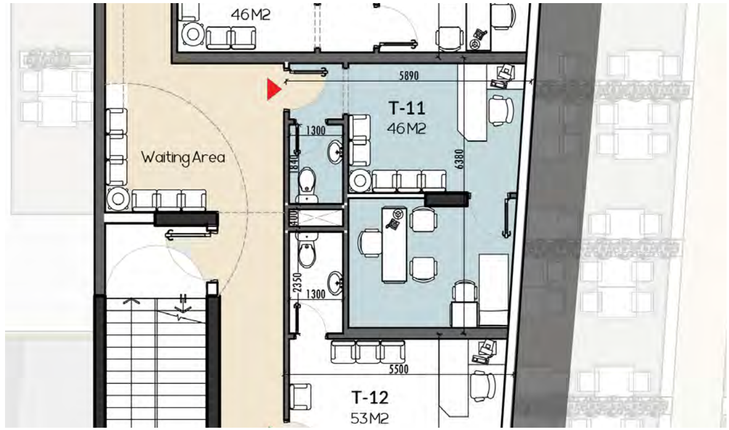
OFFICE /CLINIC UNIT T-11

Total Area =46 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



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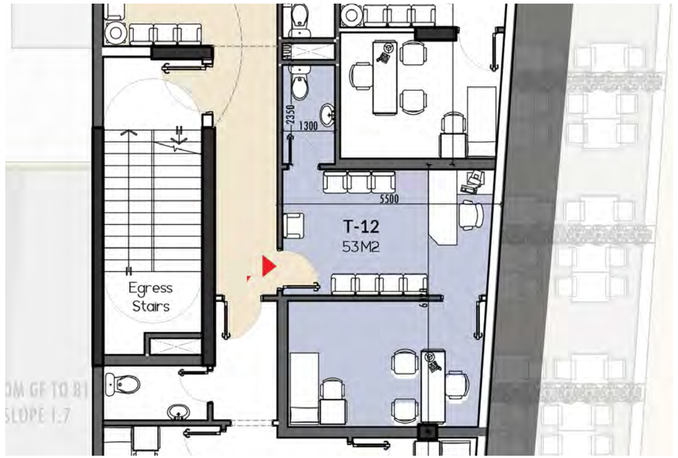
OFFICE /CLINIC UNIT T-12

Total Area =53 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



OFFICE /CLINIC UNIT T-13

Total Area =83 Sq.meters.

Number of Units = 2 at 2 Floors



KEY MAP | TYPICAL FLOOR (2ND & 3RD)



DISCLAIMER

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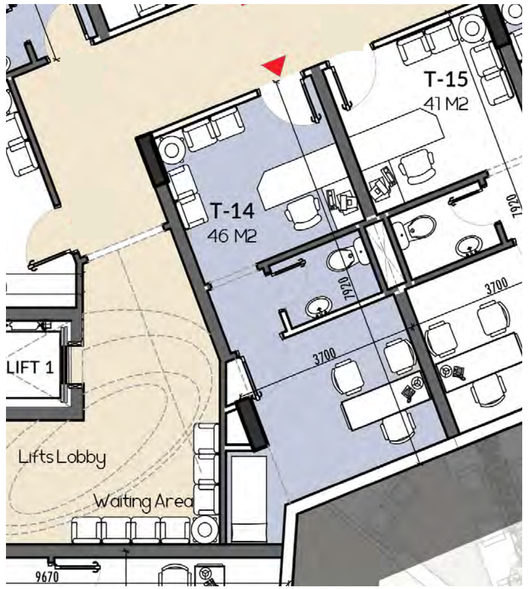
OFFICE /CLINIC UNIT T-14

Total Area =46Sq.meters.

Number of Units = 2 at 2 Floors



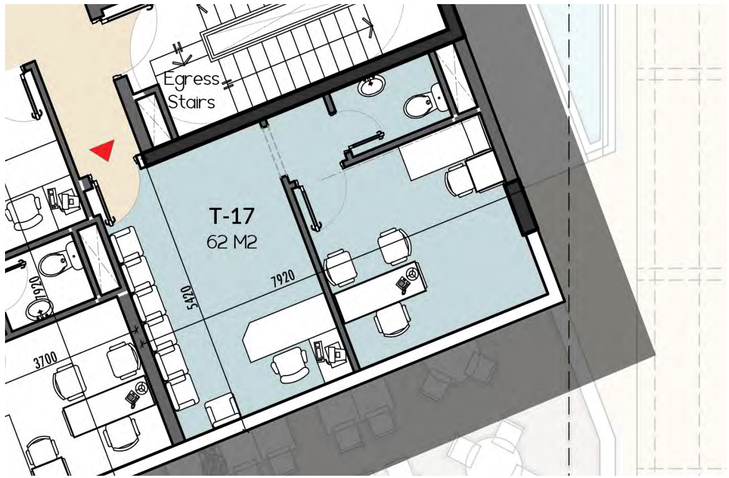


KEY MAP | TYPICAL FLOOR (2ND & 3RD)

OFFICE /CLINIC UNIT T-17

Total Area =62 Sq.meters.

Number of Units = 2 at 2 Floors





KEY MAP | TYPICAL FLOOR (2ND & 3RD)

DISCLAIMER
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MOHAMED TALAAT
ARCHITECTS

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