REPRESENTING
PARAGON ECO-SYSTEM FIRST STEPS.

PARAGON .1

DEVELOPING BETTER WORKSPACE *COMMUNITIES.*

PROJECT DESIGN

Front Elevation



Shot At Paragon 1




THE FUTURE
OF WORK SPACES

Shot At Paragon 1



Shot At Paragon 1



Shot At Paragon 1



Shot At Paragon 1



THE CAPITAL OF TOMORROW


ICONIC TOWER
CBD
R2
R3
الابراج السياحية
ST. REGIS HOTEL
MONORAIL
بنك القاهرة
البريد
LRTمحطة
OPERA HOUSE
الدائري الاقليمي
محطة الحافلات المركزية
DOWN TOWN
البورصه
جراج متعدد الطوابق
PARAGON.1
PARAGON.2
WE
البنك الزراعي
بنك مصر
البنك المركزي
البنك الاهلي
AIB
AAIB
EBE
بنك الاسكان والتعمير
حديقة البنك المركزي
CIB
بنك قناة السويس
البنك المتحد
بنك فيصل
NXT
المعهد المصرفي
PARAGON.3
الطريق الرئاسي
الحدائق الرئاسية
وزارة المالية
حي الوزارات
وزارة التربية والتعليم



FACILITIES &AMENITIES

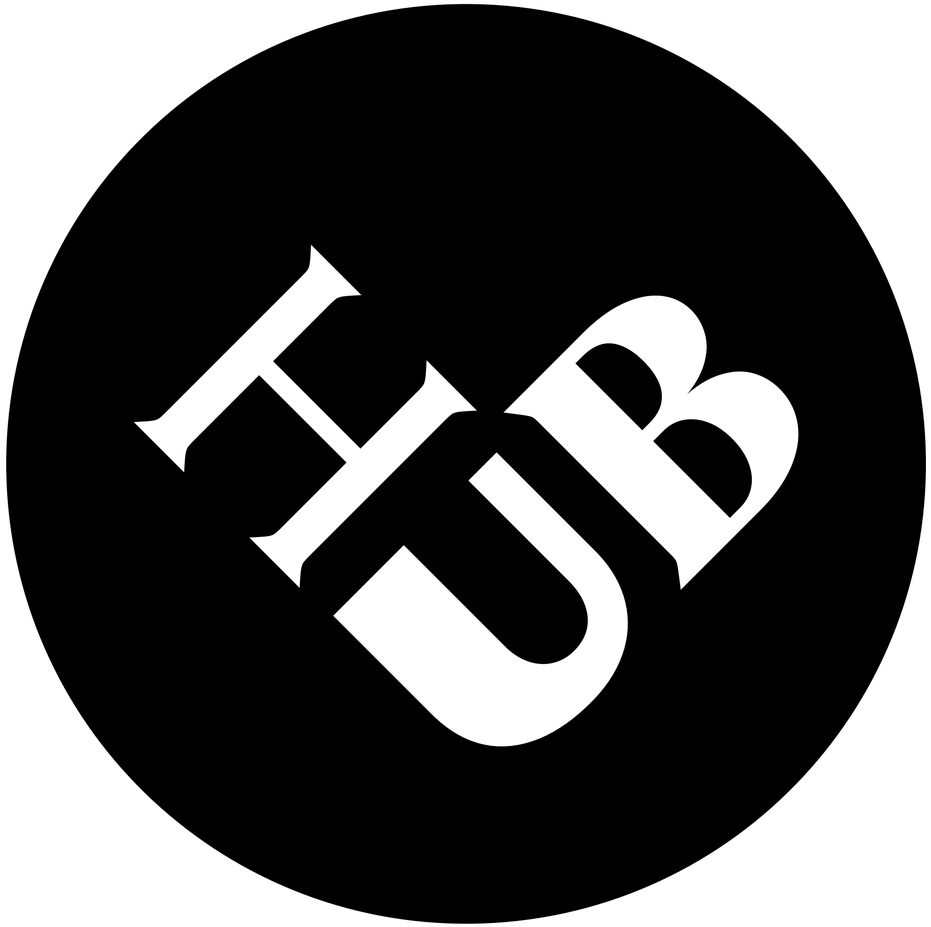
Premium Features for a Seamless Work Environment

Design & Finishes
- Flexi Finish
- Fully Finished Luxurious Entrances
- Fully Finished Common Restrooms

Facilities & Services
- Paragon Hub
- Facility Management
- Thyssen ® Passenger Elevators
- Service Elevators

Technology and Security
- Quarto Play Network ®
(Internet, Mobile, Fixed lines, IPTV and Public Wi-Fi)
- Smart and Security Network (SSN®):
(CCTV, Access control, Metering, Lighting Control, Digital Signages, Parking Management System, BMS ®)
- HVAC Systems
- Firefighting Systems





Library

The library helps create an enviroment that allows for a more tangible experience when doing research, looking for inspiration, studying or passing the time.

Common Workspace

The common workspace is a main partition of the hub that features various seating options, spreadout electrical outlets and a multitude of desks that can be occupied by public communities and individuals.

Meeting Pods

The meeting pods is a fixed version of our popular PARAGON Pods seen across different projects around Egypt. It offers a private air conditioned space space, with a flat screen screen for individual focus time, and small meetings.

Gym

Exercising during working hours can also pump up work performance. Having acess to exercising facilities in a work enviroment is a massive step towards making work life healthier and more sustainable.

Nursey

Our workspace nursery helps its working parents feel confident and focused knowing their children are being cared for in a caring environment. It's a great way to show our members that their lifestyles are valued and catered to.

Cafeteria & Expresso Bar

The cafeteria and espresso bar provid ethe necessary means of cooling down with a cold bevrage, or staying energized with a warm cup of speciality coffee. it serves every are within the hub.

Events Space

We offer fully equiped spaces to host work evenst, traning sessions and conferences. Offering a convenienet yet advanced location to conduct coorprate events.

Meeting Rooms

The meeting rooms offer an inviting space for holding meetings. Designed to help ideas flow and individuals express. With access to smart TVs, white boards and sound systems.

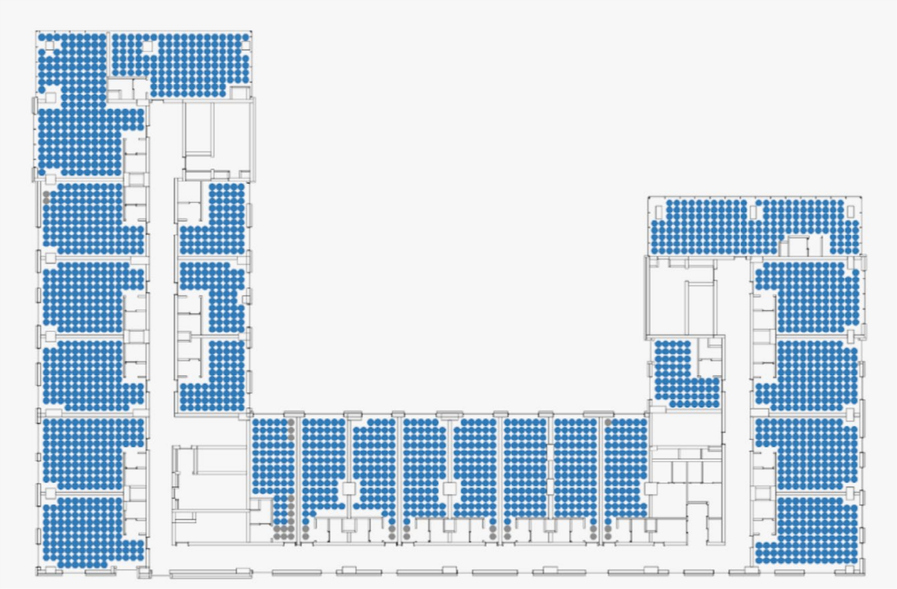
SUSTAIN-ABILITY

Wellbeing & Productivity

- Location and Transportation
- Water Efficiency
- Optimize Energy Performance
- Renewable Energy Production
- Indoor Environmental Quality

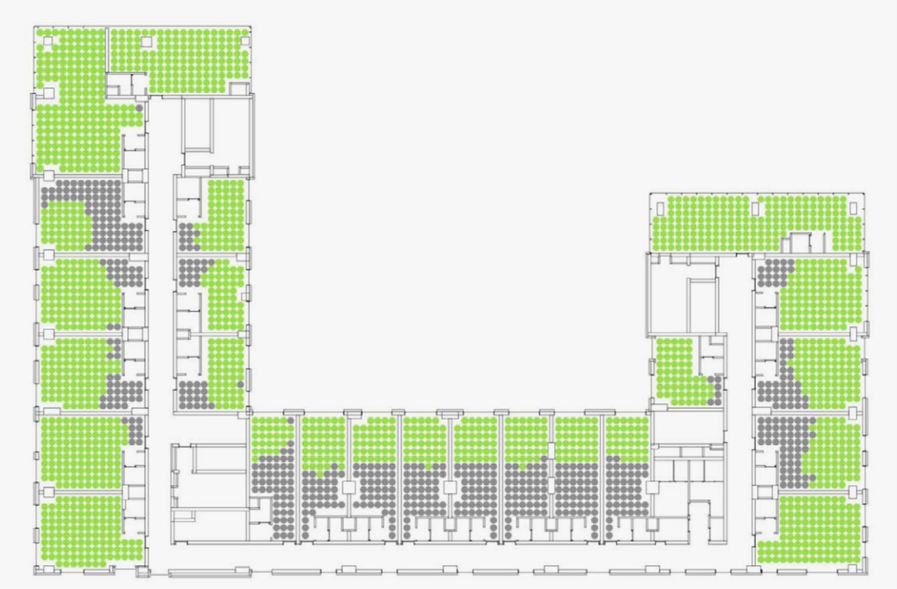


INDOOR ENVIRONMENTAL QUALITY



QUALITY VIEW

%91



SPATIAL DAYLIGHT AUTONOMY

%70.8



NATURAL SUNLIGHT FOR OPTIMUM PRODUCTIVITY

TECH-NOLOGY

PARAGON Buildings are an Internet of Things (IoT)-operated buildings, which boasts the following features:



Remote Visitors Management to provide assistance and support



Mobile app to organize events, book meeting rooms , request maintenance, generate digital passes for guests, and communicate with other tenants



Fire control to identify and prevent potential fire hazardous



IP Telephony for integrated communication



Central systems to circulate the air



Fiber-optic cables to power IP telephones, central TVs, DSL, and wireless devices



High-speed internet for wide access



Air quality and temperature control for a comfortable work environment and power-efficiency



Power generator to ensure continuous supply of electricity



Intelligent building management system solutions



Video surveillance for foolproof and integrated security

UNDERGROUND PARKING



- Car charging stations
- Storage Facilities

PARKING SLOTS

150+

SPACE PROGRAM



NUMBER OF FLOORS

G+7

Smart & Sustainablity Spaces
52 - 205 sqm

If you’re an investor or medium to large corporation,
CORPORATE SPACE is made for you.



Number of Employees
14 and above

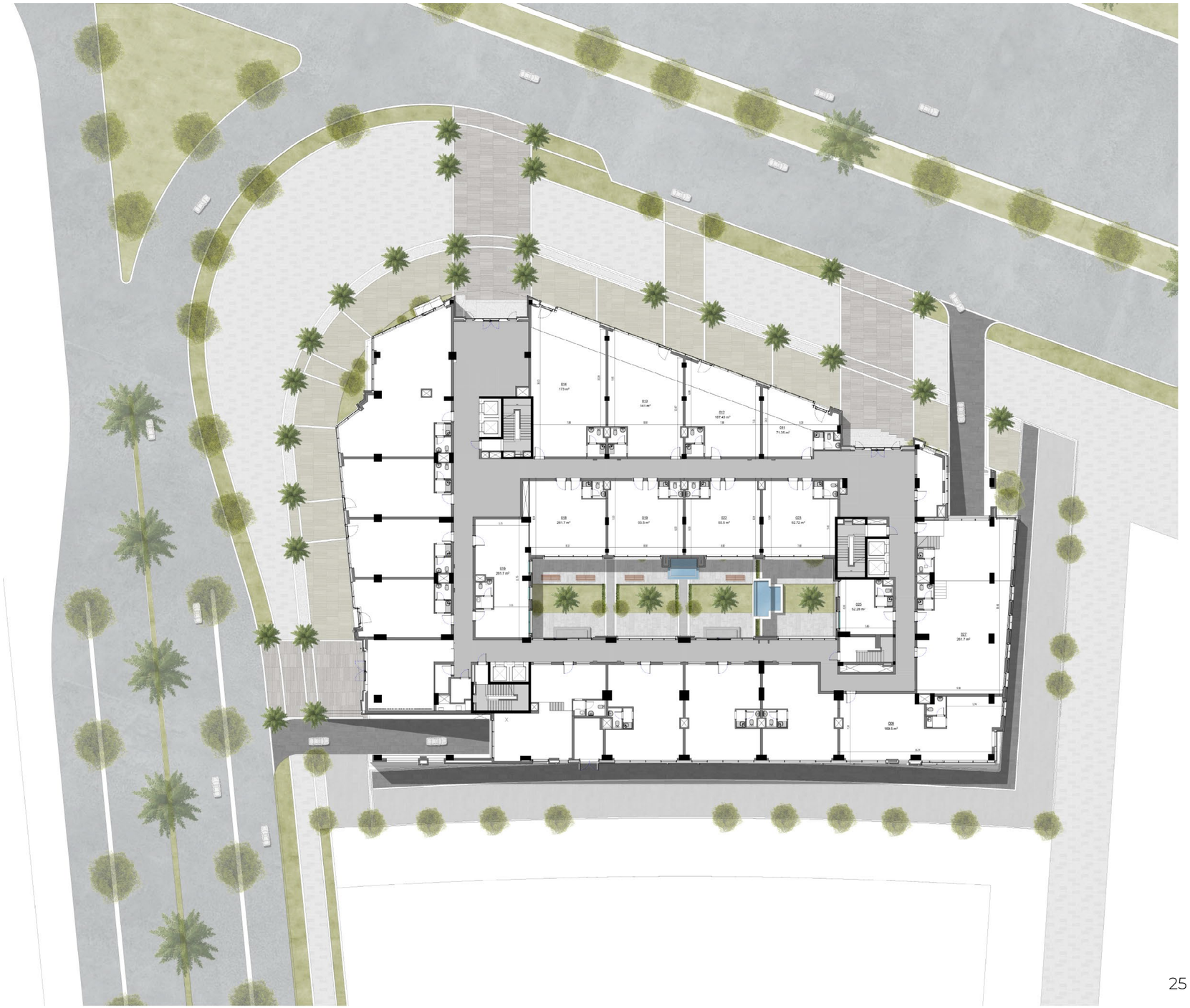
Total Space
14,200 sqm

Office Spaces
52 - 205 sqm

LAND AREA
4,239 SQM

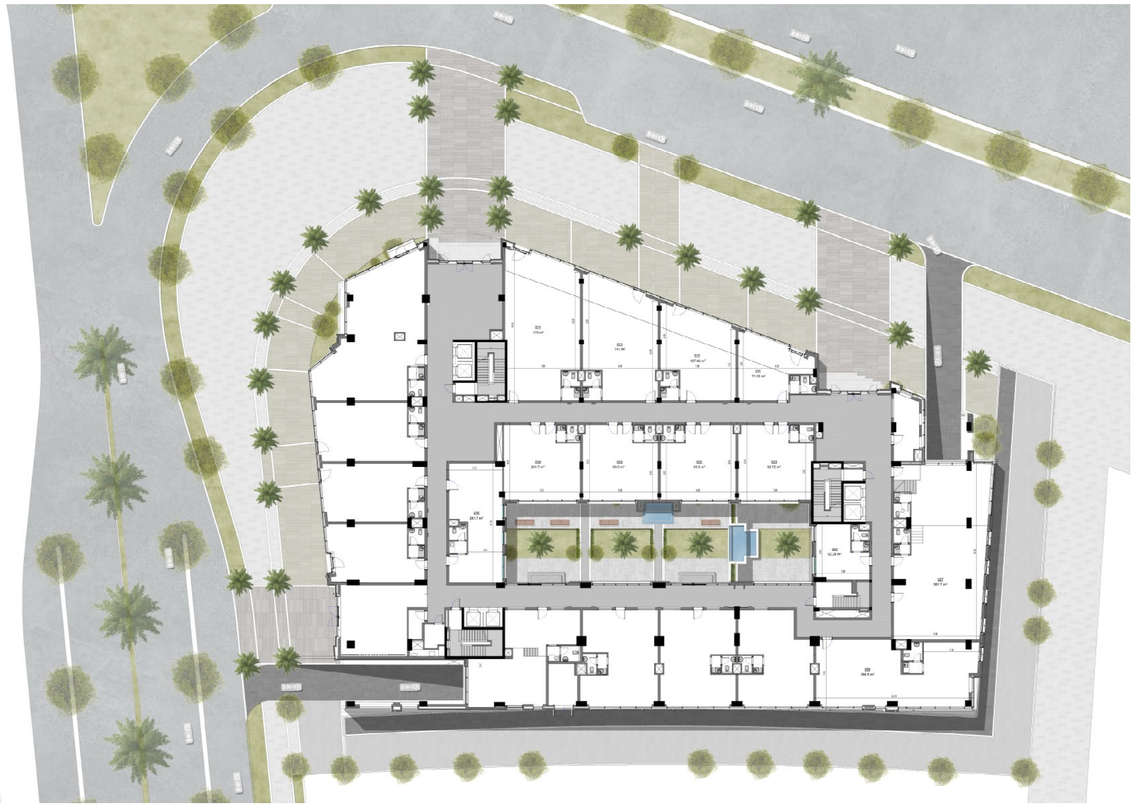
BUILT UP AREA
23,316 SQM

OPERA HOUSE
– NEW CAPITAL

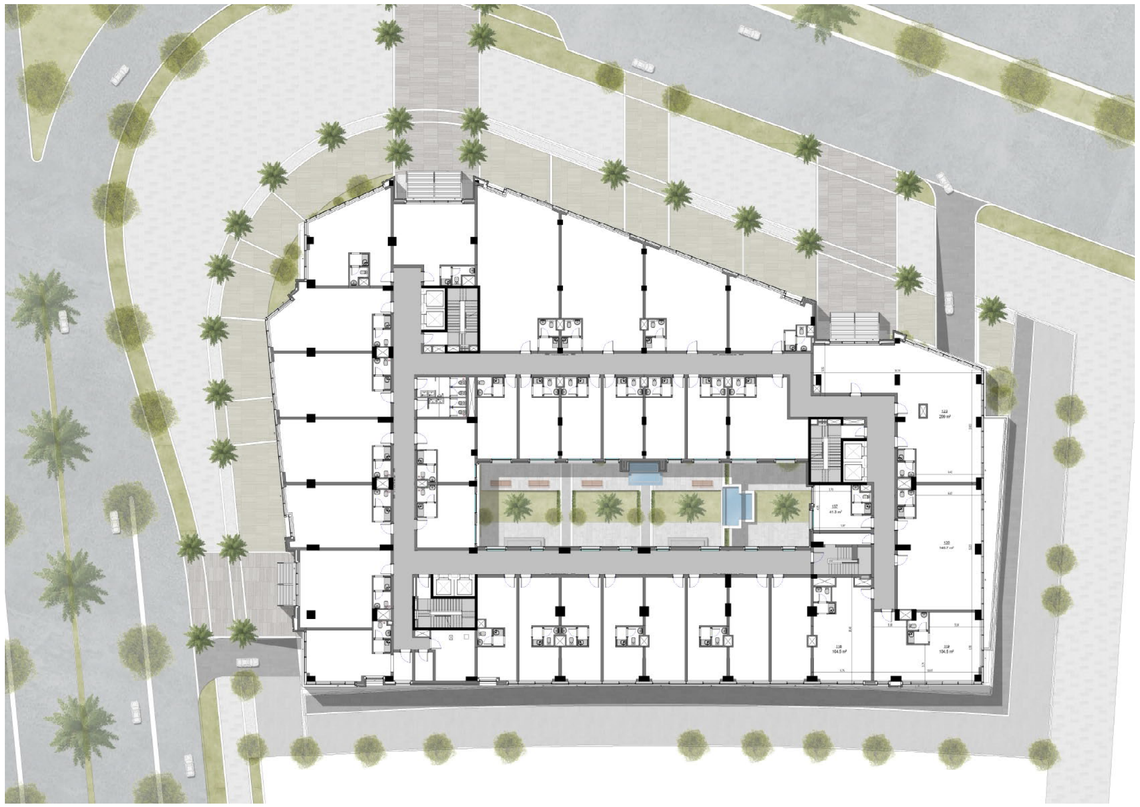


FLOOR PLANS

Ground Floor



1st Floor



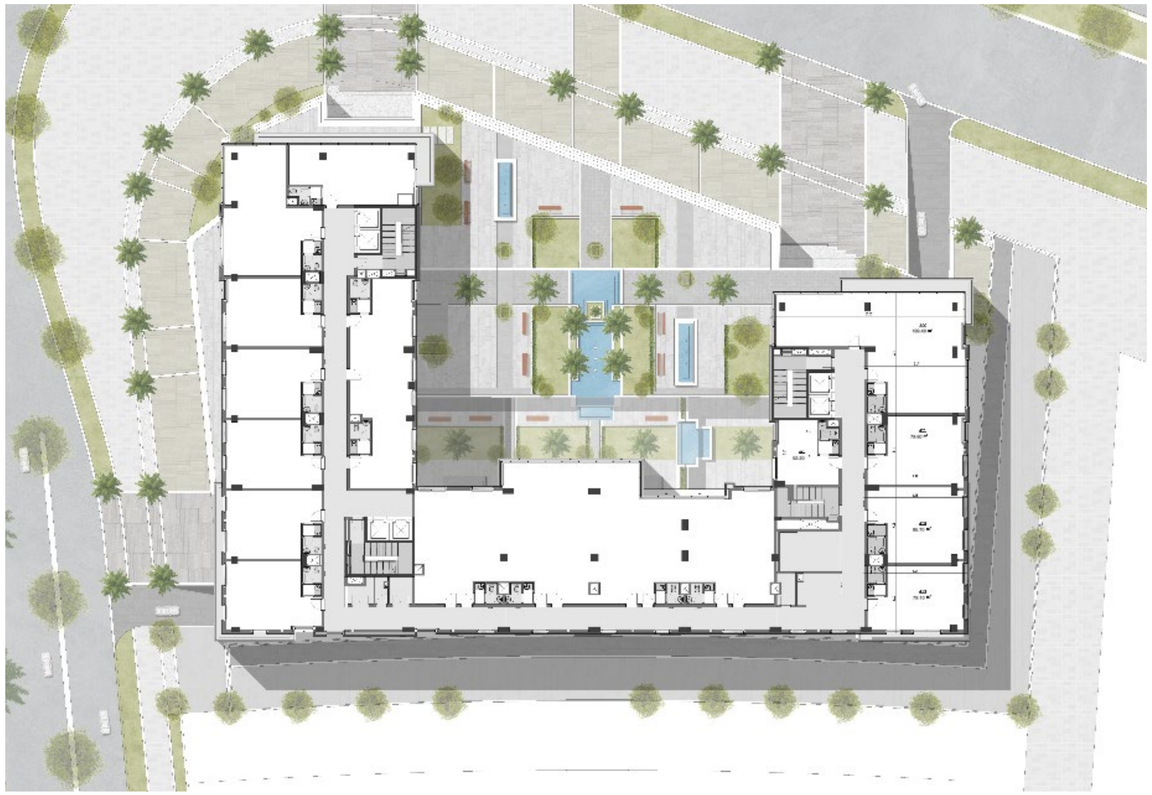
2nd Floor



3rd Floor



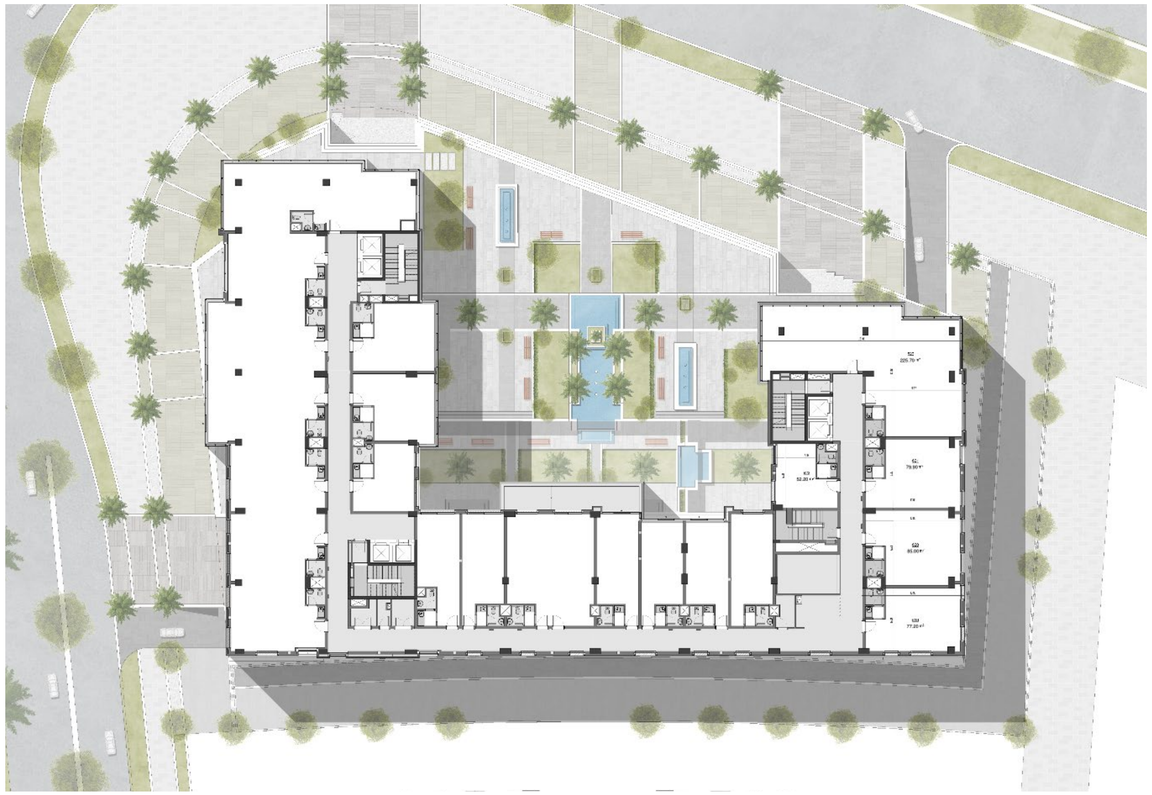
4th Floor



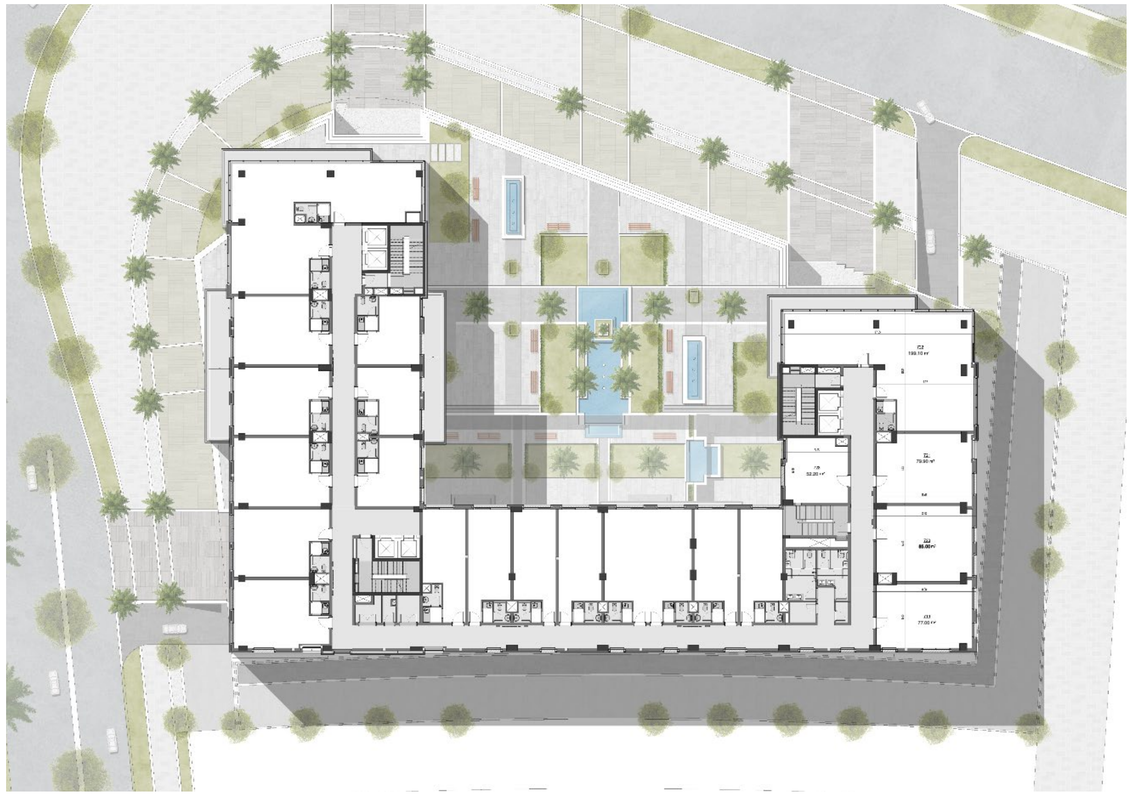
5th Floor



6th Floor



7th Floor

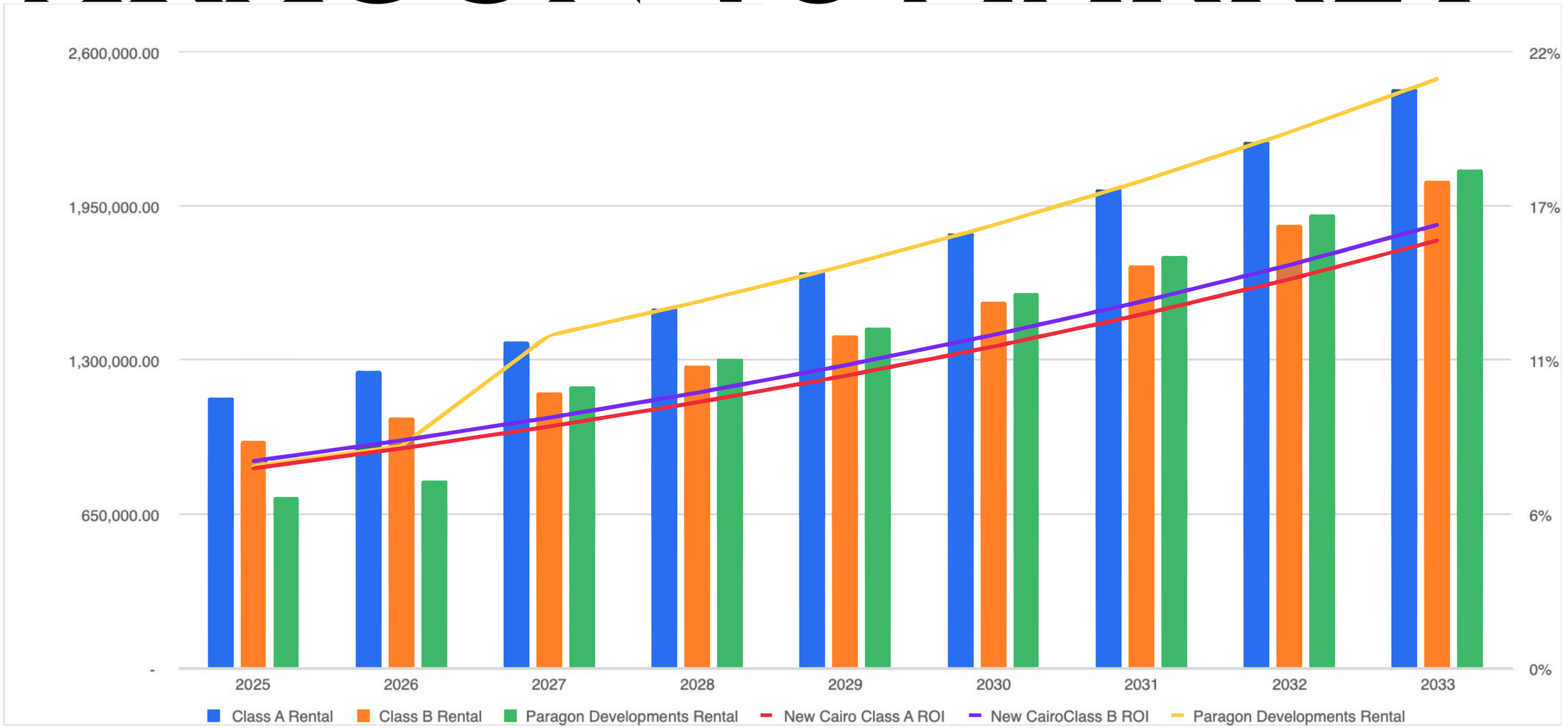


FINANCIALS

PARAGON VS MARKET

	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Total ROI
Class A Rental EGP MN	1.14	1.25	1.38	1.52	1.67	1.84	2.02	2.22	2.44	15.48
Class B Rental EGP MN	0.96	1.06	1.16	1.28	1.41	1.55	1.70	1.87	2.06	13.04
Paragon Developments Rental EGP MN	0.72	0.79	1.19	1.31	1.44	1.58	1.74	1.91	2.10	12.78
New Cairo Class A ROI	7%	8%	9%	9%	10%	11%	13%	14%	15%	97%
New CairoClass B ROI	7%	8%	9%	10%	11%	12%	13%	14%	16%	100%
Paragon Developments Rental	7%	8%	12%	13%	14%	16%	17%	19%	21%	128%
Price/SQM Class A Rental	11,400	12,540	13,794	15,173	16,691	18,360	20,196	22,215	24,437	154,806
Price/SQM Class B Rental	9,600	10,560	11,616	12,778	14,055	15,461	17,007	18,708	20,578	130,363
Price/SQM Paragon Developments	7,200	7,920	11,880	13,068	14,375	15,812	17,394	19,133	21,046	127,828

PARAGON VS MARKET



TRACK RECORD

We **develop better workspace communities that create value.**

This supports investors finding a high return of investment.

Meanwhile users experience:

Productivity, Convenience, Performance and Opportunities.

We do that by implementing our pillars:
Design, Sustainability, Community, and Technology → into our products and services:
- Building work spaces
- Operating/controlling work spaces.

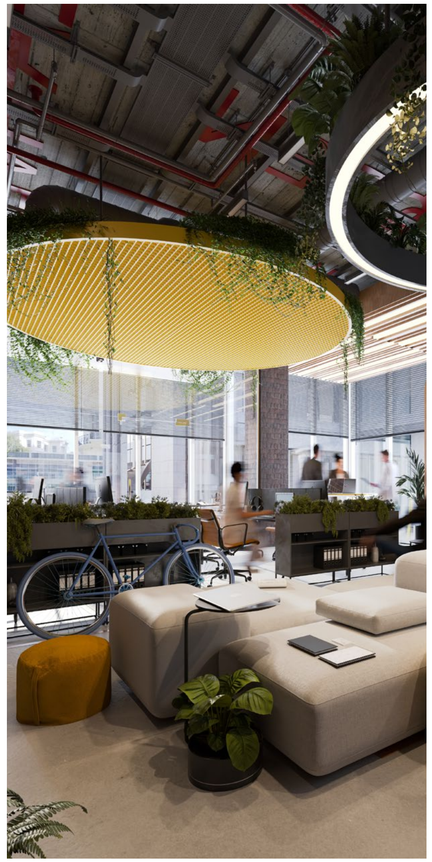
Based on our standards:
Quality - Human centric - Honesty - State of the Art

WE ARE PARAGON.DEV

WITHOUT THE PAST THERE IS NO FUTURE

Our portfolio is comprised of multiple success stories that include

PARAGON 3 - Presidential Palace
PARAGON 2 - Financial District
PARAGON 1 - Opera House
Pioneer Administrative Building
Zepter Administrative Building
Siemens Administrative Building
Al Khayyat Tower and Complex
Dar Al Salam Hotel



















Developing more than **sqm 117,000**

of intelligent & sustainable buildings

Recognized for setting the standard in sustainable, smart spaces.

Schneider Electric
Sustainability Impact
Awards

Awarded as an impactful leader in sustainable practices and innovation.

SmartScore
CERTIFIED

Integrating smart technologies to enhance productivity and user experience.

U.S. GREEN BUILDING COUNCIL
LEED SILVER
USGBC

Ensuring top standards in eco-friendly design and energy efficiency.

Recognized for setting the standard in sustainable, smart spaces.

-1000
CO, EMISSIONS

=

20000
TREE

50%
IMPROVEMENT IN SMART CAPABILTIES

30%
ENERGY SAVINGS

OUR PARTNERS IN SUCCESS

MAIN CONTRACTOR

ASASS CONSTRUCTION

INTELLIGENT SOLUTIONS PARTNER

Schneider Electric

SUSTAINABILITY PARTNER

ES ENGINEERING SOLUTIONS

TRAFFIC CONSULTANT

TRAC
Traffic, Roads and Airports Consultancy

COMMERCIAL CONSULTANT

PLANS
REAL ESTATE CONSULTAN

DESIGN PARTNERS

mimar
Architecture & Engineering

mimar
INTERIORS
DUBAI . DOHA . CAIRO

JOIN THE MOVEMENT

Do you represent or run a corporation? Are you an investor? Entrepreneur? Get in touch and know how to become a PARAGON of change.

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