

MAQAM
FOR URBAN DEVELOPMENT

YOUR TRUST..

CHAIRMAN MESSAGE

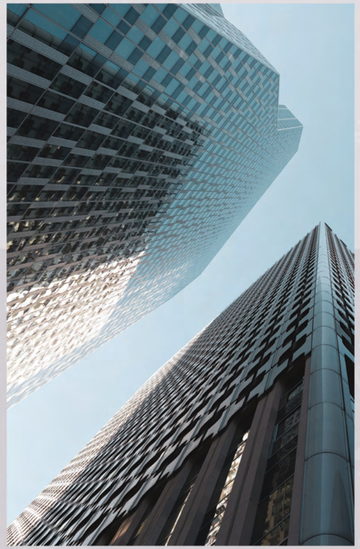
At Maqam, our mission is to create spaces that transcend expectations and enhance the way people live, work, and connect. Guided by a vision of innovation and sustainability, we embark on a transformative journey to shape remarkable developments that leave a lasting positive impact on communities.

Our commitment to excellence and customer-centricity is the driving force behind every project we undertake. With a dedicated team of professionals and strategic partnerships, we strive to set new benchmarks in the industry.

Let us embrace the future of real estate, where creativity meets purpose, and dreams are realized.



WE BELIEVE IN



COMMITMENT IN REALITY:

With commitment, credibility, timely delivery and hard work we develop communities that caters to enhance the value of people's lives and contributes to a better tomorrow.

A REALISTIC APPROACH:

MAQAM For Urban Development embodies its commitment to offer a realistic model to its customers. Leading the way in customer satisfaction,we strive to achieve the highest level of management within our subsidiaries to enhance our service bundle within our customer focused approach.

LEADERSHIP:

We embrace technological advancements and innovative solutions to enhance our projects' efficiency, safety, and convenience. By leveraging cutting-edge technologies. We will redefine the way people experience and interact with their living spaces.

INTEGRITY:

We act with the highest ethics, both as individuals and as an organization within all our business practices.

PEOPLE:

We value talent, reveal individual potential and reward achievement. We have invested our efforts on creating the kind of place where employees feel truly satisfed – over time this turned out to be the best investment of all.

OUR VISION

To be the premier real estate developer, transforming communities through innovative and sustainable solutions and leaving a lasting positive impact on the built environment.

OUR MISSION

MAQAM For Urban Development Mission is to create exceptional living and working spaces that exceed expectations, enhance quality of life, and contribute to the holistic development of communities. We are dedicated to delivering outstanding projects.

OUR PHILOSOPHY

Optima is the most innovative office building in the heart of the New Capital. The mixed-use building includes retail units and office spaces, which are developed and managed by
MAQAM For Urban Development,The expertise and innovation of Optima ensure that its new project is among the elite. In order
to guarantee our customers the highest levels of service and quality at the same time.
Optima displays the finest of contemporary architecture and service amenities.
recreation facilities, cafes, and restaurants to maximize investment and revenue for your business.



OUR STRATEGY

Our strategy revolves around three core principles: innovation, customer-centricity, and sustainable growth. We continuously strive to push the boundaries of architectural design and urban development, creating visionary projects that cater to the evolving needs of our customers. Our customer-centric approach ensures that every decision we make is aligned with our clients' preferences, aspirations, and satisfaction. Moreover, sustainability remains at the forefront of our strategy, as we aim to leave a positive and lasting impact on the environment and the communities we serve. With these principles as our foundation, we are committed to shaping a brighter future and setting new standards of excellence in the real estate industry.

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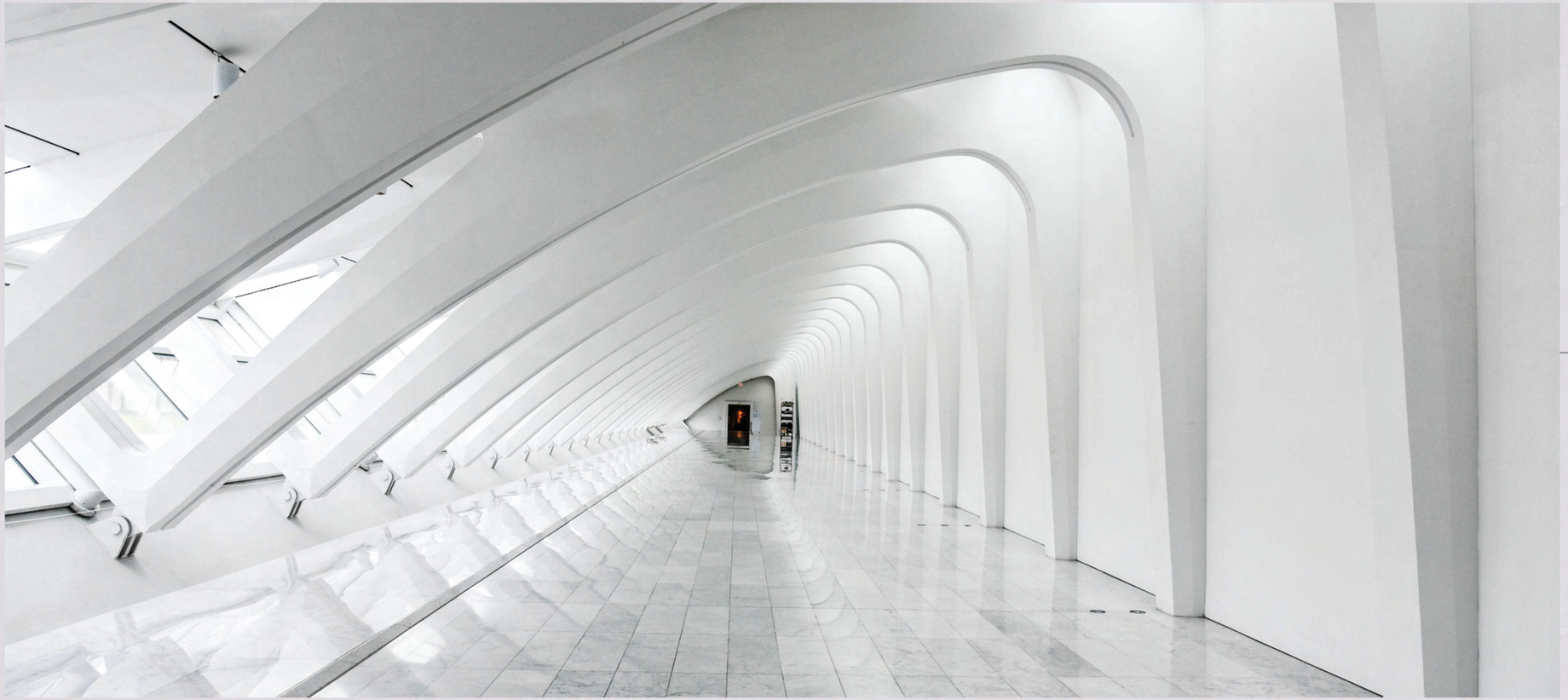


About MAQAM

FOR URBAN DEVELOPMENT

A leading real estate developer company committed to shaping the landscapes of tomorrow. With a deep-rooted passion for innovation and a keen understanding of our customers' desires, we embark on a journey to create timeless and sustainable developments. Our dedication to excellence, coupled with a customer-centric approach, ensures that every project we undertake leaves a lasting positive impact on the communities we serve. At Maqam, we believe in building not just structures but dreams, and we invite you to be a part of our vision as we redefine urban living. Together, let's explore endless possibilities and embrace a future filled with limitless potential.

MAQAM
FOR URBAN DEVELOPMENT

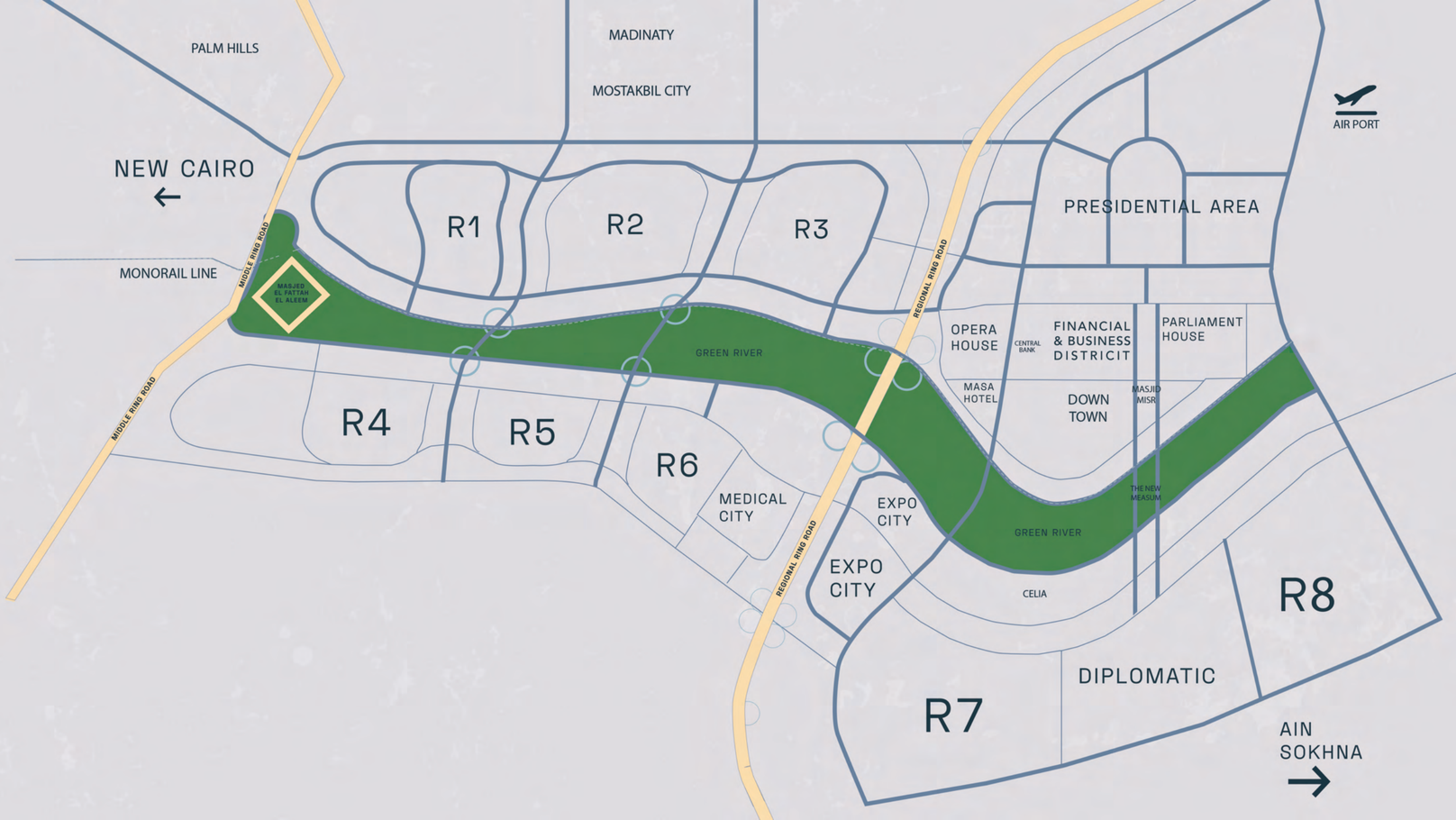
Philosophy behind
OPTIMA BUSINESS complex

Optima is the most innovative office building in the heart of the New Capital. It's a mixed-use building that includes retail units and office spaces and is developed and managed by MAQAM for Urban Development. The expertise and innovation of Optima ensure that its new project is among the elite. To guarantee our customers the highest levels of service and quality at the same time. Optima displays the finest of contemporary architecture and service amenities, recreation facilities, cafes, and restaurants to maximize investment and revenue for your business.

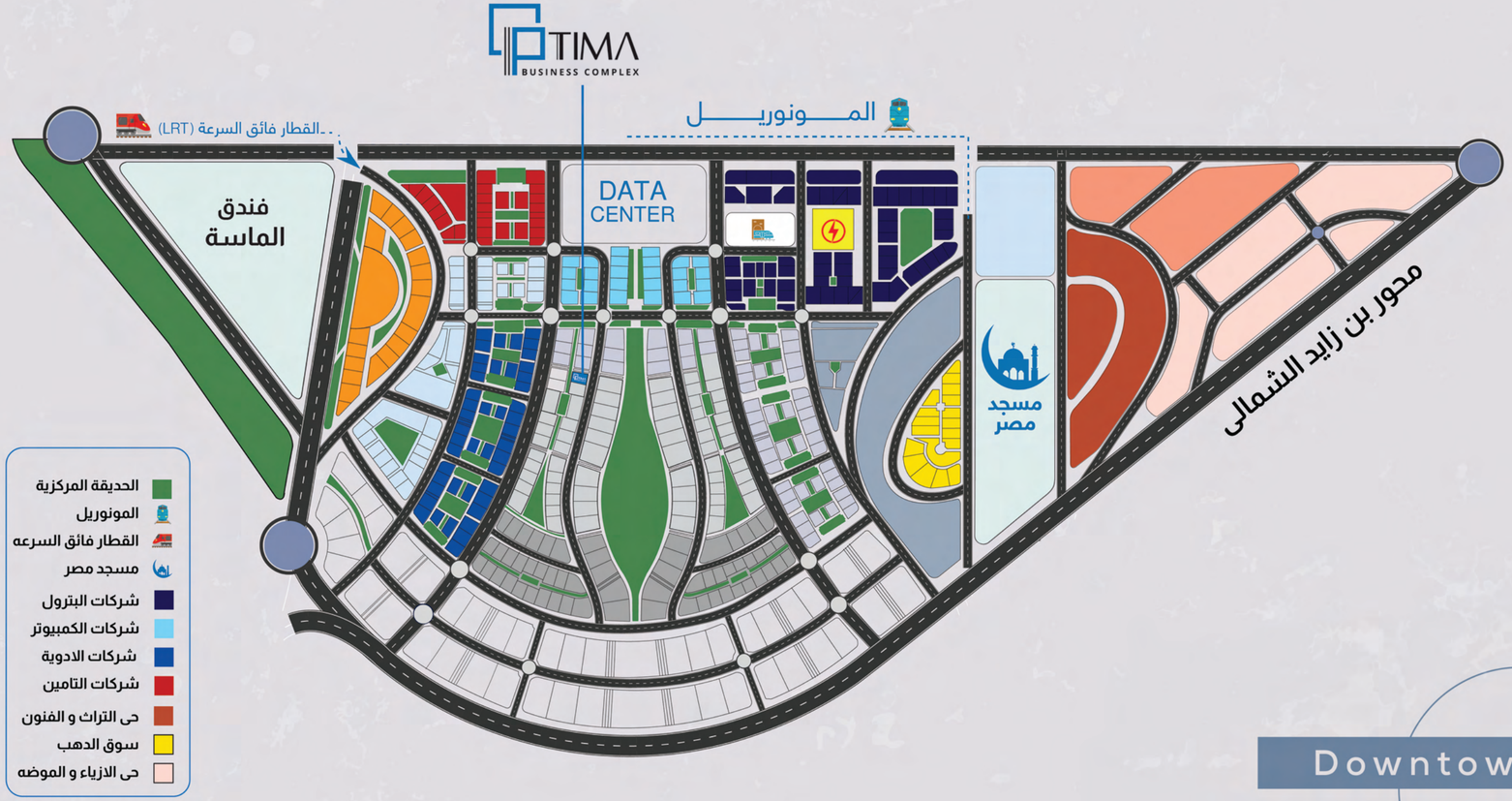


Project Location

Optima is located in the prime area of New Capital. Nestled in Parcel MU44, right in the heart of downtown, our development offers unparalleled convenience, with Central Park and the monorail just minutes away. Embrace the perfect accessibility and secure your future with a promising investment at our prestigious location.



Project Accessibility



Downtown

Optima Amenities

Sound System



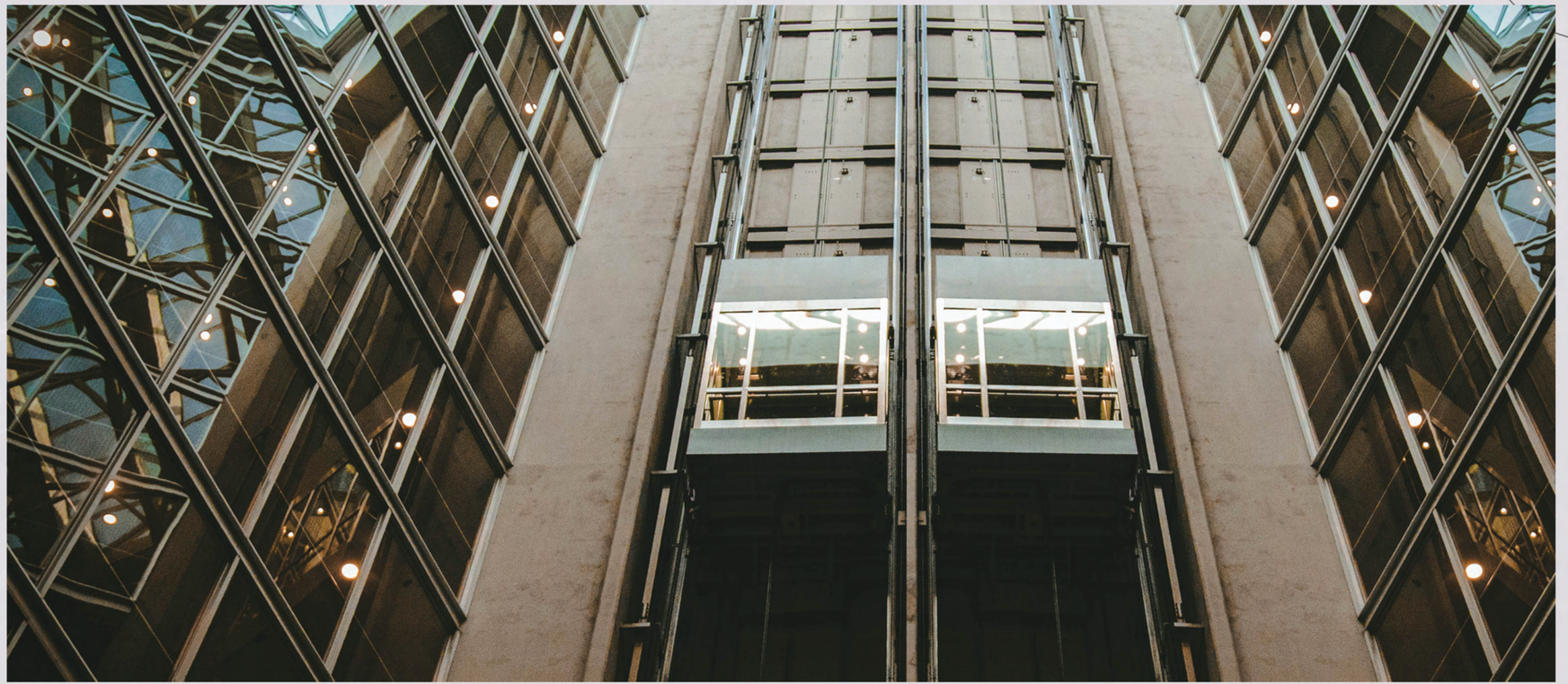


Optima Amenities

Restaurants & Cafes

Optima Amenities

High Speed Elevators



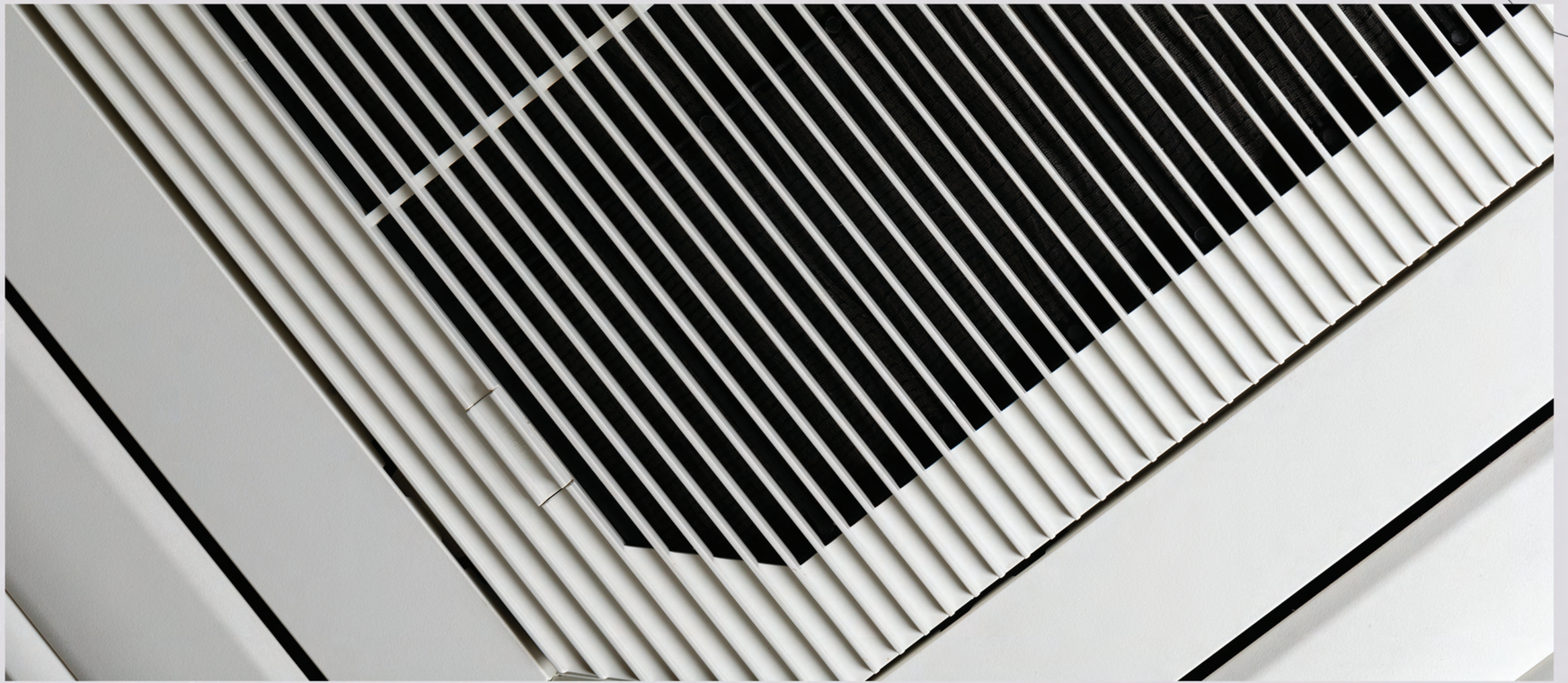


Optima Amenities

CCTV

Optima Amenities

Central
Air-Conditioning





Optima Amenities

Fire Fighting

Optima Amenities

Visitor Management System





Optima Amenities

Solar Energy System

Optima Amenities

Coffee Corner





Optima Amenities

Sky Lounge

Optima Amenities

Meeting Rooms



SMART SOLUTIONS



OPTIMA

OPTIMA

Leakage & Utilities Control
Receive notifications in case of water leakage, utility consumption and take precautionary actions (e.g.. Electricity cutoff, send alert to maintenance department …)

Lighting Management System
Control lighting & luminous intensity
Dimming during daylight, empty meeting rooms and after working hours.

20-30% energy saving

Climate Control & sterilization
Control temperature in meeting rooms, pathways & open spaces. CO2 devices spread across the area.

Surveillance System
Monitor entrances, pathways, meeting rooms, take actions based on analytics



Indoor Digital Signage
Display for information, directions & alerts
Informative messages for visitors, alerts in case of emergency & announcements

Waste management & odor detection
remotely measure the fill level of bins and manage bin collection dates and times. Odor detection in toilets and storage area

Access Control
Secure parking, entrances & exists of business premises with different permission levels and timings







EXTERIOR DESIGNS


LOGO
LOGO
LOGO
LOGO
LOGO
LOGO
LOGO
LOGO
LOGO
LOGO
LOGO
FFICES
NTRANCE
NEAMS
GLOCES
VOOTES
START
ENTERANCE
MAIN





FLOOR PLANS

BASEMENT SECTOR

BASEMENT 1



PARKING SLOT STORAGE

BASEMENT 2



PARKING SLOT STORAGE

BASEMENT 3



PARKING SLOT STORAGE

BASEMENT 4



PARKING SLOT STORAGE



COMMERCIAL SECTOR

GROUND FLOOR



FIRST FLOOR



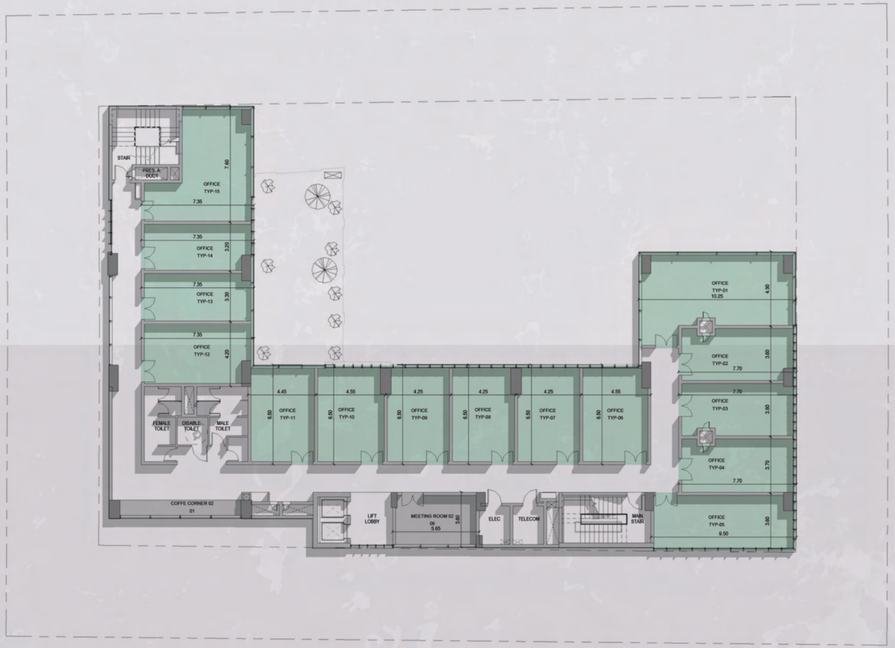
SHOP





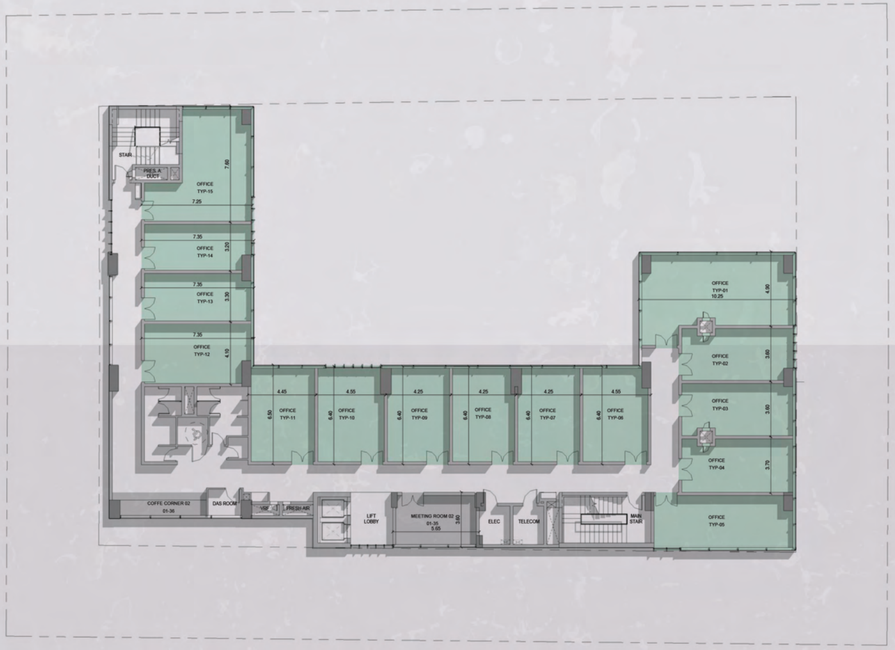
ADMINISTRATIVE SECTOR

SECOND FLOOR



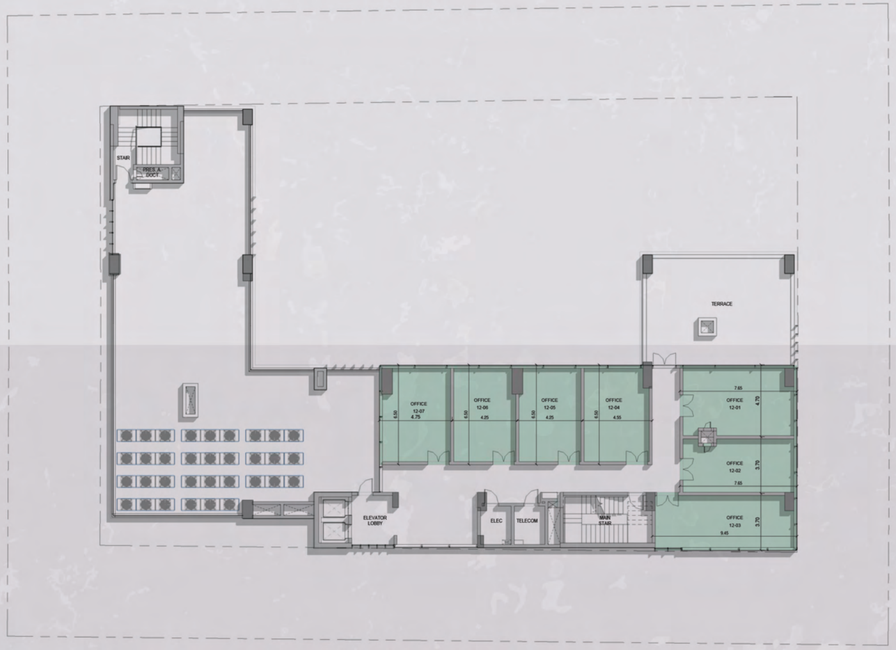
OFFICE

TYPICAL FLOOR



OFFICE

TWELFTH FLOOR



OFFICE

OUR PARTNERS

DMA

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FOR URBAN DEVELOPMENT

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