IV BUSINESS PARK

@NEW CAIRO

DYNAMIC VIBRANT SPACES

PROJECT BY

wealth development.



WHO WE ARE

Wealth Development is a dynamic real estate development firm that specializes in the creation of outstanding mixed-use properties.

Projects seamlessly blend commercial, administrative, and medical spaces, demonstrating our expertise in crafting vibrant hubs like:

- **Medical destination (El Obour City)**
- **Wingate (North 90 st.)**
- **Southgate (South 90 st.)**
- **N90 (North 90 st.)**

These projects are ideally located in the heart of New Cairo. providing prime locations for dynamic environments and our latest venture, IV Business, a master piece of architecture with a prime location that is located directly on 79 Axis.

wealth
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Vibrant Vibes: Imagine a place where work feels like a never-ending adventure. In IV, it’s not just about the 9-to-5 grind; it’s about embracing a vibrant community and lifestyle. You’ll be working, collaborating, and innovating in a place that oozes energy and creativity.

Your Space, Your Vibe: IV isn’t your typical office space; it’s a playground for your ambitions. Here, you get to choose your vibe. Are you into the buzz of a commercial hub? Or the refreshing wellness vibes that keep you in top form? Or the sleek creativity of an administrative space? The choice is yours!





MEET IV BUSINESS PARK:

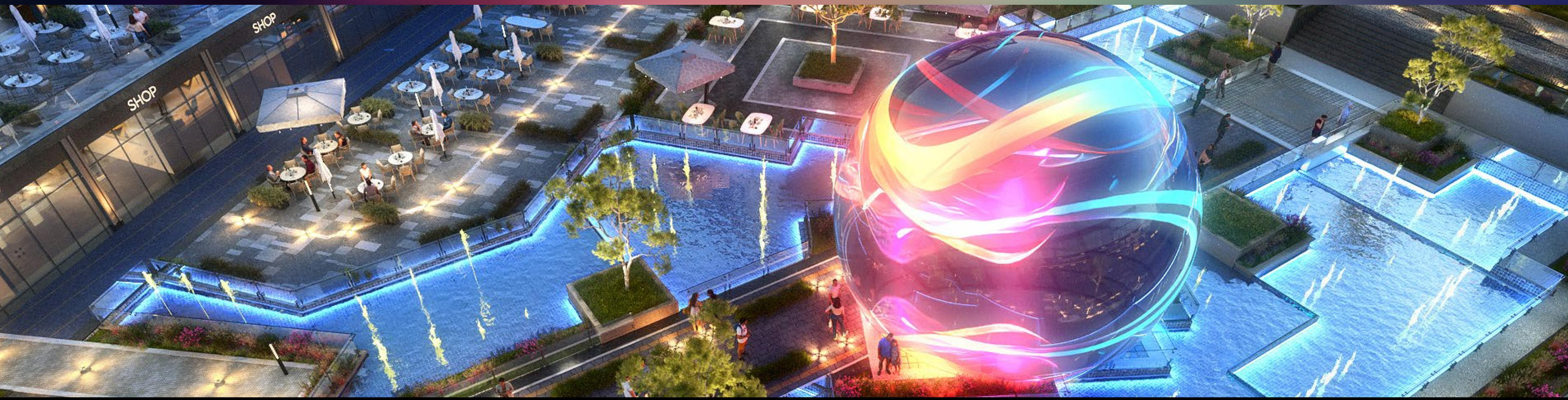
Dynamic vibrant Mixed use Spaces

- Commercial
- Administrative
- Medical
- Entertainment

WHERE WORK MEETS WOW!



Hi there, aspiring fashion designers and business titans! We are excited to share with you information about IV Business Park, the hippest workspace in the area.



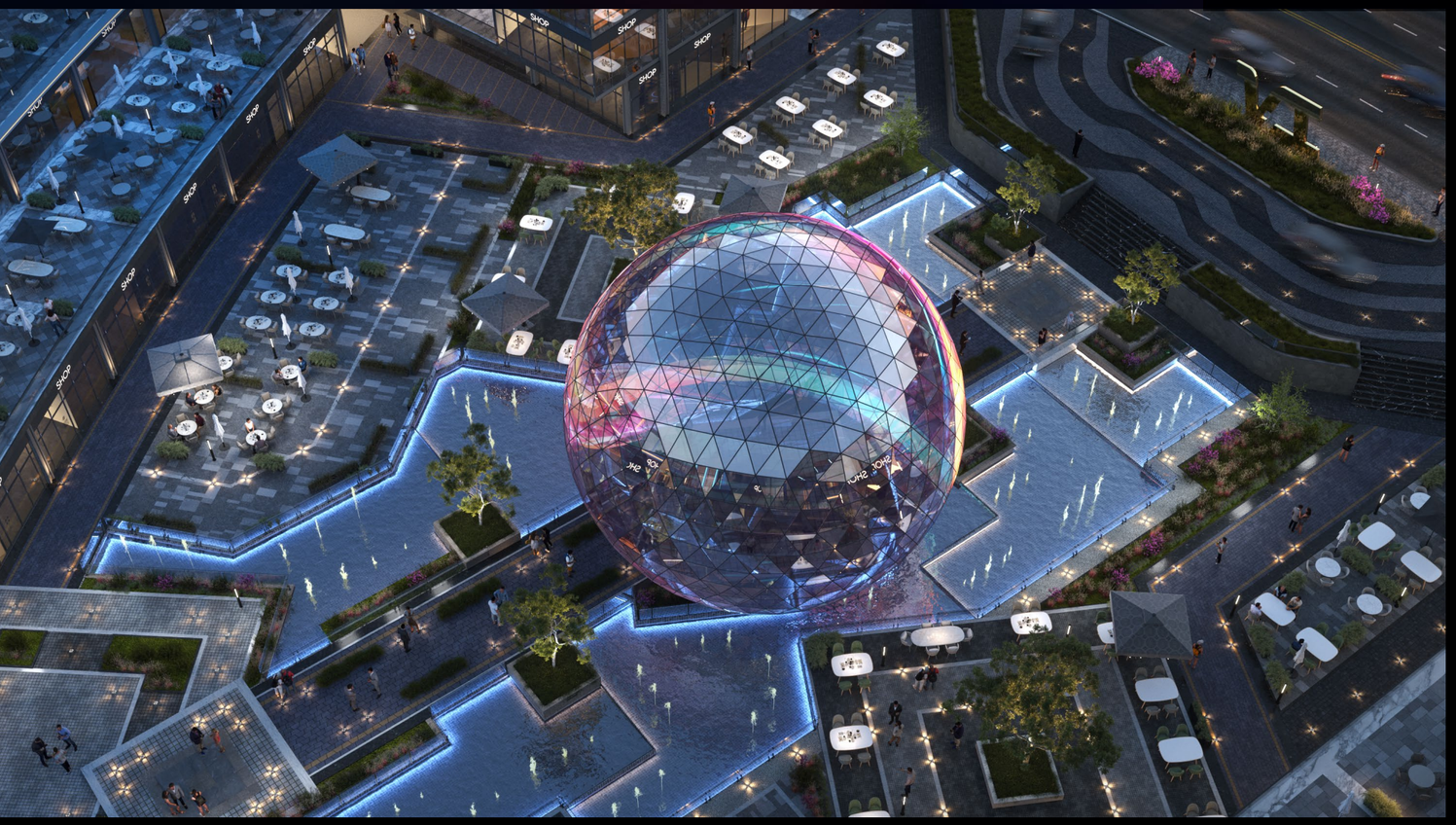
THE HEART OF COOL

IV Business Park isn't just any workspace; it's the beating heart of the city's coolest district, the Fifth Settlement. Picture this: chic cafes, trendy hangout spots, and inspiring surroundings right at your doorstep. Your after-work options are endless!

Balancing Act: At IV, we get that work is important, but so is life. That's why we're all about balance. You can work hard, play hard, and live your best life all in one place.

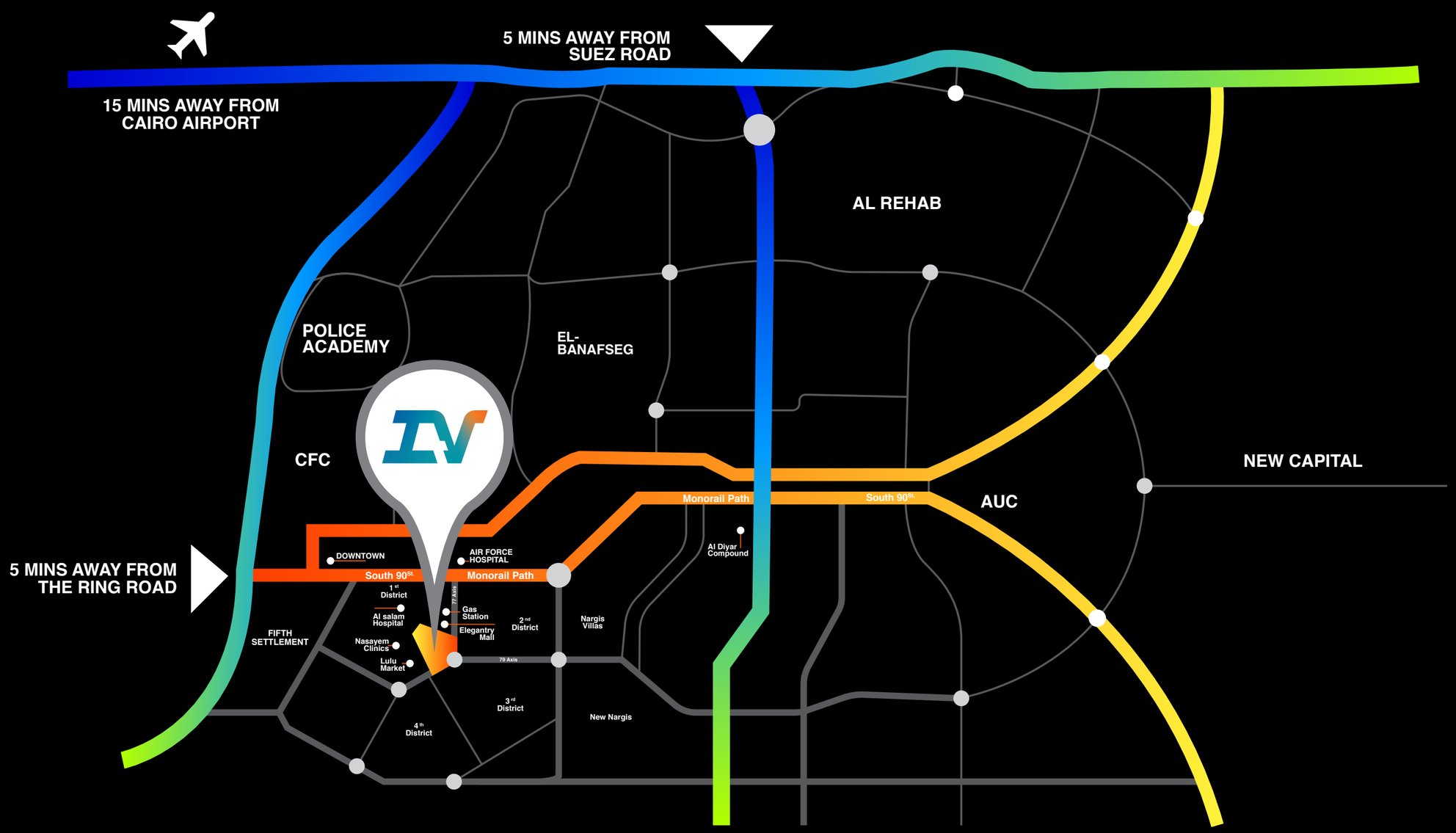
Endless Possibilities: With top-notch facilities and modern designs, IV isn't just a workspace; it's where your ideas come to life. Need a change of scenery? Take your laptop to our breezy outdoor plaza or the wellness vibes zone for a fresh perspective.

JOIN THE IV VIBE



We’re not just offering a workspace; we’re inviting you to be a part of a dynamic community. Connect with like-minded individuals, collaborate on projects, and celebrate your successes together. It’s more than a job; it’s a lifestyle!

So, whether you’re an investor looking for the next big thing or a young go-getter ready to conquer the world, IV Business Park is where your journey begins. It’s not just a workspace; it’s a lifestyle choice. Get ready to work, live, and vibe like never before!



GROW IN THE BOOMING HEART

IV Business Park is situated right at the heart of New Cairo, in the lively area of the Fifth Settlement. Located on the 79th axis, Parcel 44, it boasts a prime position in front of Baghdady Square and beside Elegantry Mall.

5 MINS AWAY FROM THE RING ROAD



GROW IN THE BOOMING HEART

An extensive number of schools, a thriving residential neighbourhood, and various commercial facilities surround this advantageous location at the intersection of 79 Axis. IV Business Park is also conveniently positioned between the bustling neighbourhoods of South 90 and North 90, making it an ideal hub for business and investment.

Nearby, you'll find essential facilities & landmarks, including:

- Telecom Egypt, 5th Settlement Central

- Emarat Misr Gas Station

- Al-Salam International Hospital

- New Cairo Courthouse

- Baghdadi Square

- Nasayem Clinics, 5th Settlement

- ELEGANTRY Mall

Our location not only provides convenience but also offers a promising environment for your future endeavours.



DYNAMIC .. VIBRANT

RETAIL SPACES



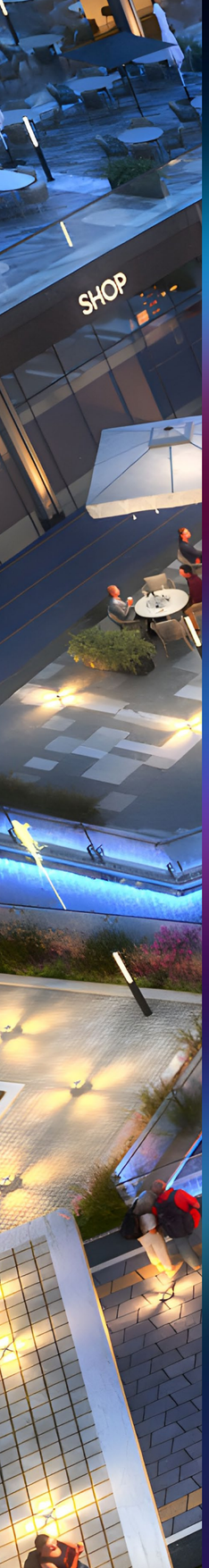
DYNAMIC .. VIBRANT

OFFICE SPACES



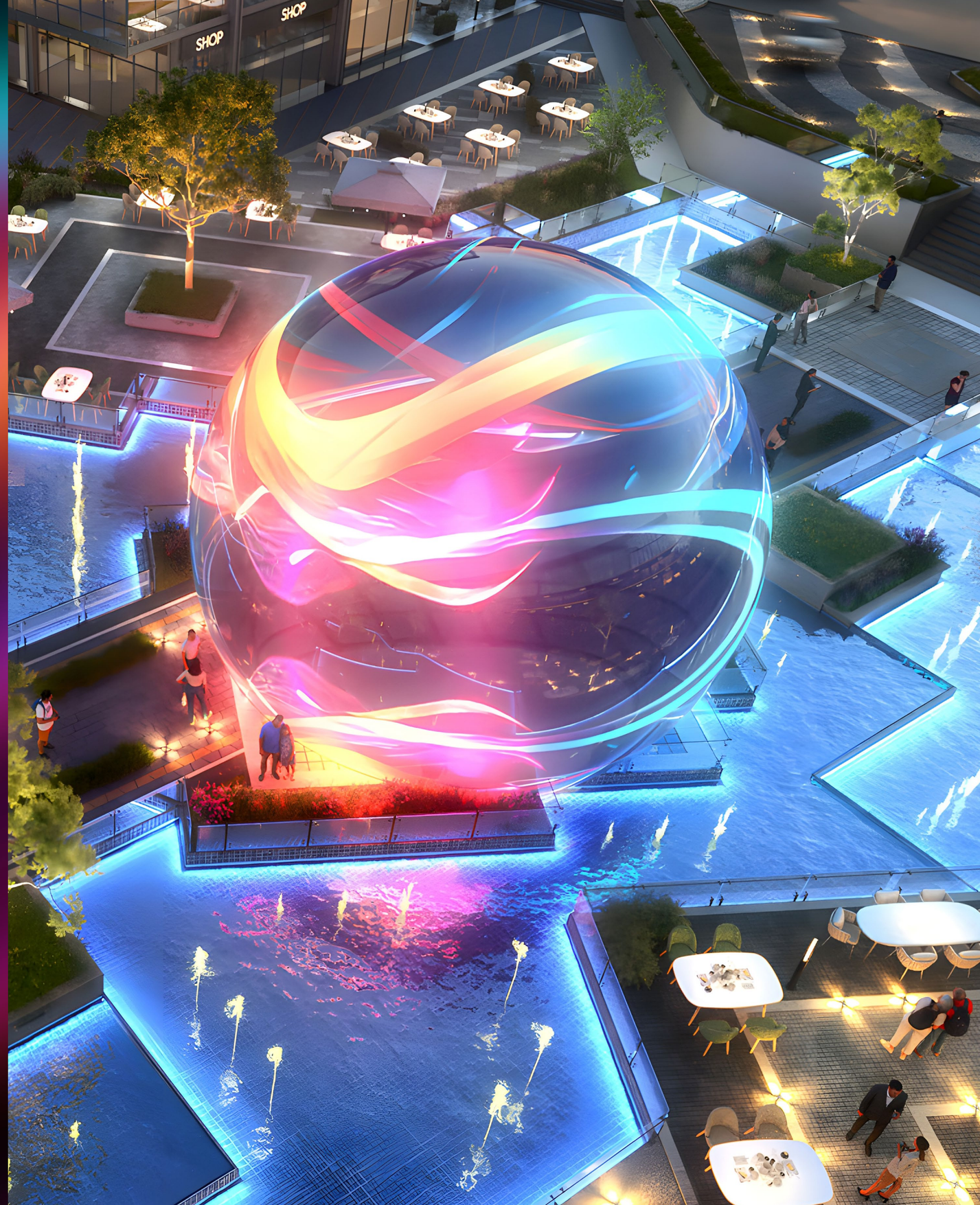
DYNAMIC .. VIBRANT

MEDICAL SPACES



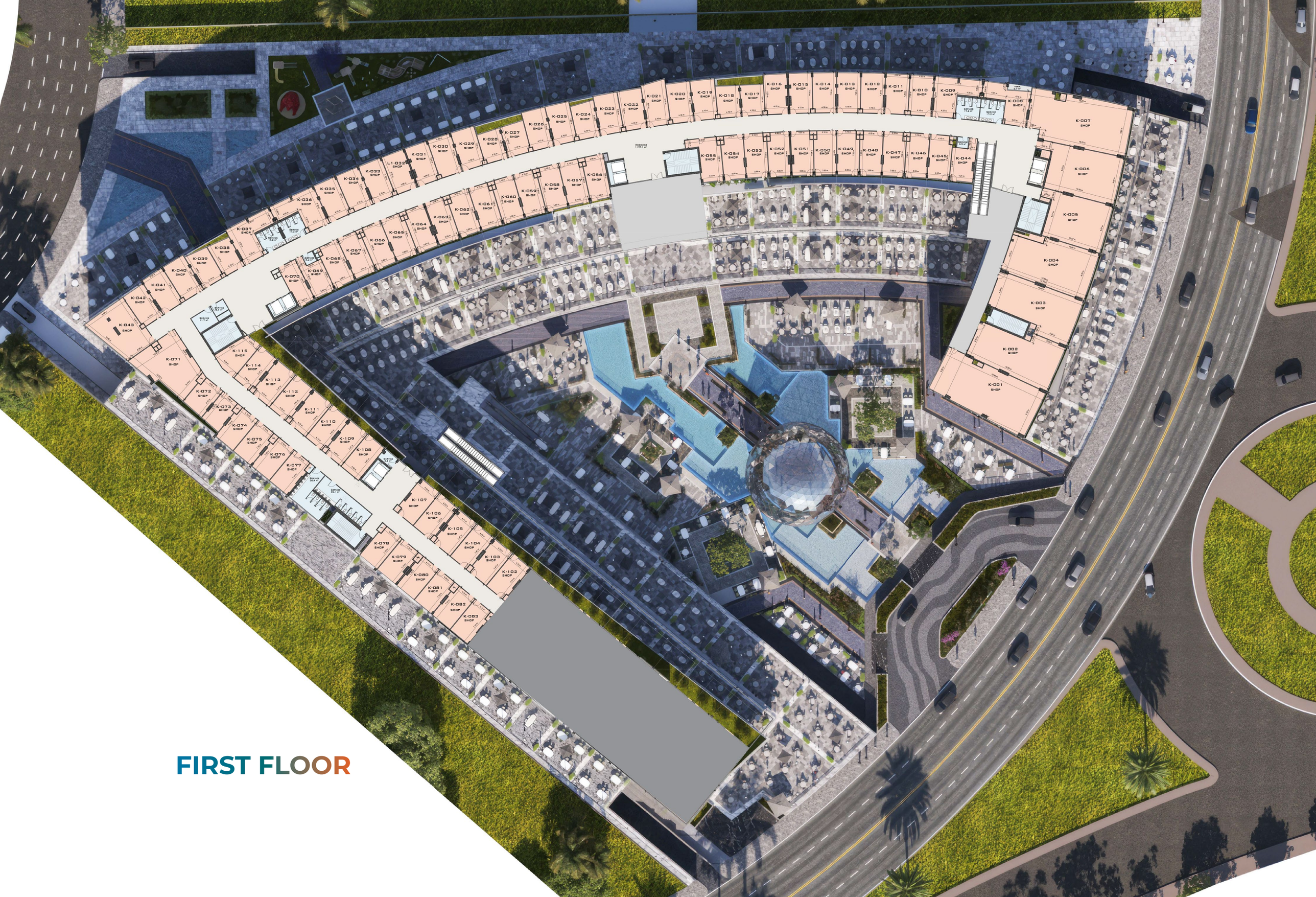
DYNAMIC .. VIBRANT

ENTERTAINMENT HUB



LOWER GROUND FLOOR

UPPER GROUND FLOOR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Service 73 m²
Service 53 m²
Service 53 m²
Service 53



SECOND FLOOR

THIRD FLOOR


SHOP


SHOP


SHOP
SHOP
SHOP

IV FACILITIES & AMENITIES

CENTRAL AIR CONDITIONING





FULLY FINISHED ADMIN. UNITS

CAR PARK





FOOD COURT

FIRE FIGHTING SYSTEM





SECURITY SYSTEM

ESCALATORS





ELEVATORS

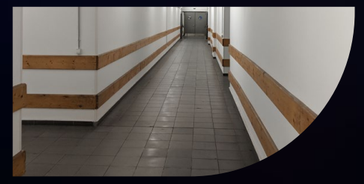
OUTDOOR PLAZA

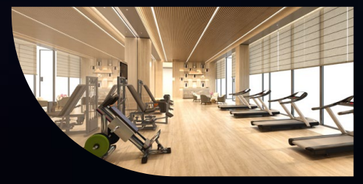




PHARMACY

SERVICE CORRIDOR





GYM

OUR SUCCESS PARTNERS

Commercial Advisor

SPACE TANK

Financial Advisor

RIQUEZA

Esolution Construction & Engineering

Espt

Design House

ARKAN CONSULTANTS

Brand Consultant

pragma INNOVATION

PROJECT BY

wealth

development.

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