radical —1

OFFICE SPACES
IL BOSCO/NEW CAPITAL



EMPOW-ER: DISRUPT.

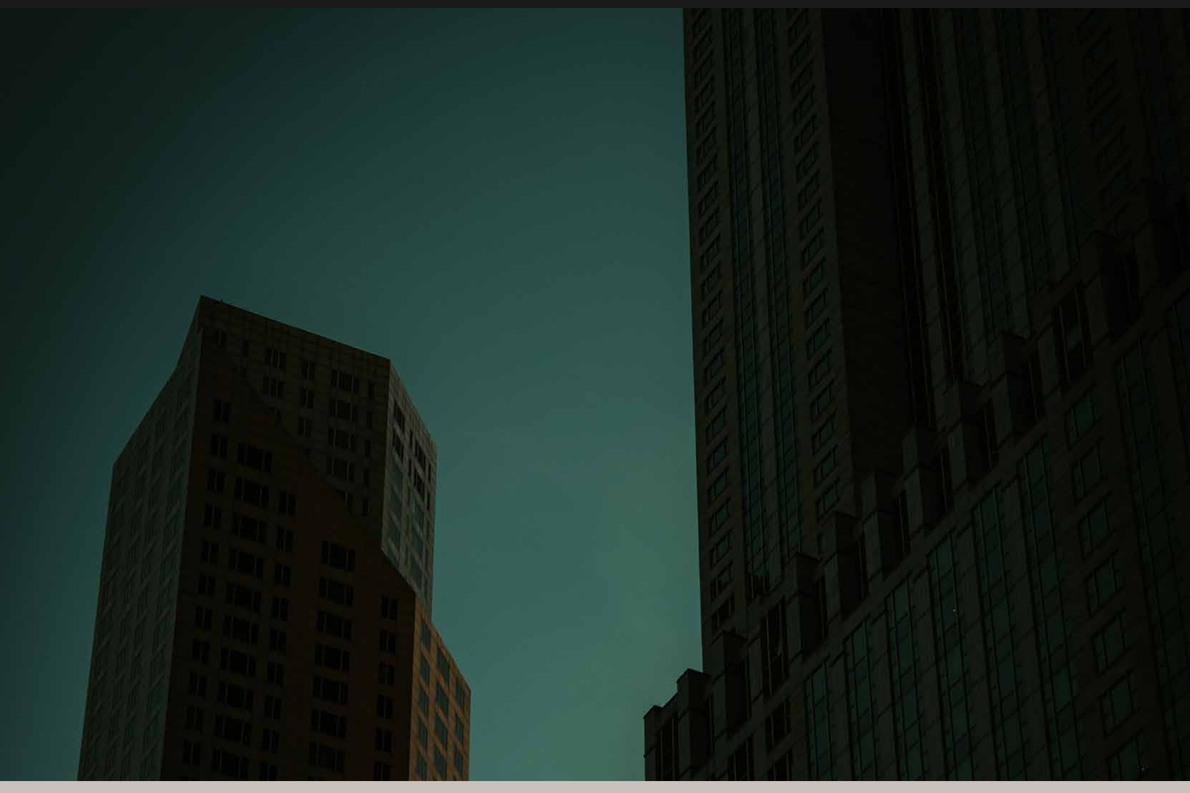
1

IL BOSCO/ NEW CAPITAL PHILOSOPHY.

Gracefully nestled in the beating heart of Egypt's future, IL BOSCO crowns a strategic location in the heart of The New Administrative Capital. A visionary city -on par with global ones around the world- planned on an impressive 170,000 feddans to put sustainable development, as well as smart living at the heart of its masterplan.

The New Capital introduces a leap into the future of integrated possibilities, away from Cairo's congestion, thanks to 21 residential communities, steeped in natural surroundings and state-of-the-art infrastructure adopting the highest in quality standards. The new city proudly boasts Egypt's first fully integrated business and financial district, designed as an investment magnet to accelerate the country's economic progress.

About the New Capital.



Envisaged to house more than 15 million people, Cairo's New Administrative Capital is home to 25 dedicated districts, each offering a variety of select experiences to suit every lifestyle from world-class education, a cultural hub to commercial distinction, cultivating a new ideology in-line with Egypt's strategic growth vision.

The New capital is planned with ultimate accessibility in mind, situated only 45 kilometers East of Downtown Cairo and outside the Second Greater Cairo Ring Road while enjoying seamless connection to all of Cairo's vital districts through an interconnected monorail system.



IL BOSCO
New Capital Philosophy.

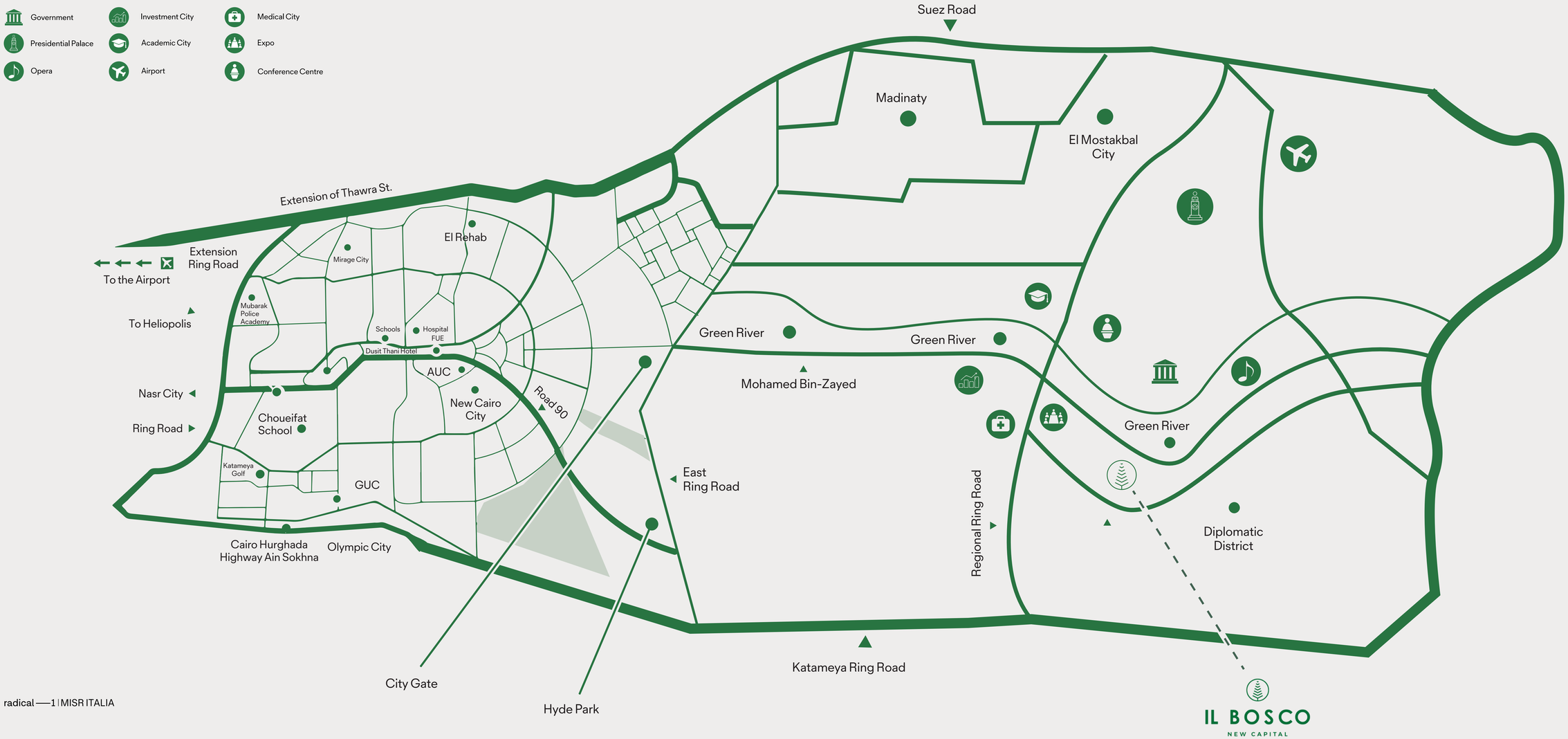
Step into a forest-inspired lifestyle and allow exuberant green, towering trees and breathing views to teleport you into another worldly-dimension of uninterrupted peace. A tranquil oasis of calm, dictating a green paradise to challenge the conventional norms of concrete with a sustainable architectural concept that speaks an inventive language of natural harmony, thanks to endless evergreens enveloping your home. IL BOSCO — Italian name for forest— introduces a revolutionary concept, awakening a green lifestyle in the heart of The New Capital.

Life at IL BOSCO is to wake up to the sound of chirping birds, inhale the purity of fresh air while celebrating the beauty of mother earth everywhere you turn. Here is where expansive landscapes reign supreme to reimagine green living and exclusive sophistication in the heart of The New Capital.



IL BOSCO
New Capital Location.

IL BOSCO is strategically planned with residents' ultimate convenience in mind. Therefore, the project overlooks Mohamed Bin Zayed's Southern Axis, allowing seamless entrance and exit, in addition to uninterrupted connectivity that directly links to Cairo's vital attractions, as well as its leading establishments. IL BOSCO crowns the upscale heart of R7 district to not only surround homeowners with scenic views of the Green River, but to also bring them closer to the central monorail station for hassle-free mobility. Life at IL BOSCO unfolds ultimate recreation and entertainment at every door, located just few steps away in the New Capital.



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2

EMPOWER: DISRUPT.

RADICAL

RADICAL

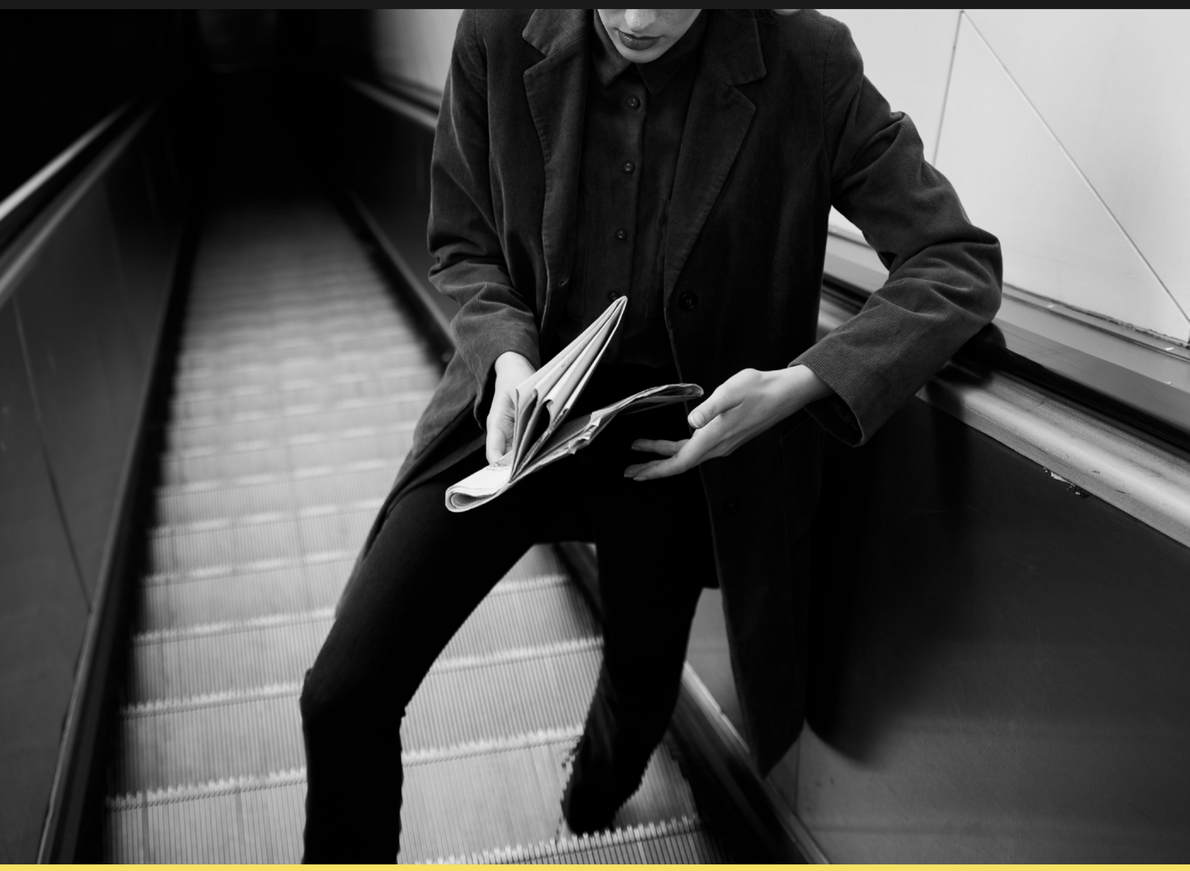
/ˈradik(ə)l/

adjective
(Especially of change or action) relating to or affecting the fundamental nature of something; far-reaching or thorough.

RADICAL

CREATORS IN NEED OF INSPIRATION TO MAKE IT HAPPEN.

Radical—1 is the destination to thrive beyond ordinary limits, inspiring epic ideas and networking opportunities on tap while fostering seamless collaboration where commercial distinction, uninterrupted enjoyment and natural beauty truly abounds.



Innovating the Future of Business One Exemplary Project, at a Time.

At Radical-1, Success is not a journey but a destination with an unmatched philosophy, wrapped around engaging entrepreneurial minds and dynamic business owners while empowering them to realize their full individual potential by breaking free from the monotony of 9 to 5 jobs. It's a progressive vision that re-imagines business parks from a 360 outlook to curate a spirited work-life balance where inspirational ideas come alive. It's the experience needed to bridge the gap between innovators and large corporations, bringing them together under one seamless roof to network and exchange knowledge, powered by positive vibes.

Following in the footsteps of its celebrated successes with Garden 8 and Cairo Business Park, Misr Italia Properties proudly writes a new chapter of innovation with Radical-1 , inviting game changers with persistence and pioneers with purpose to re-create the future of business, making the world a better place.

GARDEN 8 | CAIRO BUSINESS PARK
New Cairo's Business Hub



A HUMAN-CENTRIC EXPERIENCE,

Where Business, Nature and Entertainment Intersect.





Rolling out on an impressive land, Radical-1 is smartly masterplanned as a sustainable business nexus, offering an integrated commercial experience where natural beauty comes to life, in the heart of the New Administrative Capital.

Designed to inspire forward-thinking minds, the project's progressive alchemy brings to fruition two distinctive clusters, cultivating professionals' life at the intersection of booming business opportunities overlooking the Iconic Tower from the West while drawing them closer to nature from the East, thanks to Iconic Vertical Forests with magical landscapes inspiring mindful success.

In-between, a full host of top-class amenities reign supreme, offering unique F&B concepts, and dining zones.



Facts and Figures about Radical-1

17 Feddans
Total Area

19 Total Buildings

2 Access Gates

64,000
SQM
Buildup area

15,000
SQM
Total Retail & F&B Area

50,000
SQM
Total Offices Area

4,000
Number of Residential
Units in IL Bosco New Capital

Every aspect of Radical-1 is carefully designed to inspire uninterrupted success and eminent reflection, ensuring professionals' enjoyment, as well as clarity of mind. The project pays tribute to a highly integrated and sustainable blueprint, thanks to two spirited clusters with a unique orientation, offering the best of all worlds where innovation and recreation intersect.

Seamlessly interconnected for utmost convenience, Radical-1 overlooks the New Capital's Iconic Business Tower from the West which encompasses a cutting-edge office building fostering intellectual growth while overlooking the vertical forest from the East where breathtaking scenery abounds, as well as a signature collection of F&B concepts, and indulgent dining zones.
leisure under one comprehensive roof, Radical-1's cluster roofs Spanning over 17 Feddans, masterplanned with walkability in mind, Radical-1 welcomes professionals of all ages and interests to journey through sweeping landscapes and manicured pocket parks, enveloped by world-class amenities at their fingertips.

AN INTEGRATED BUSINESS REALITY,WHERE SUSTAINABLE GROWTH SPEAKS VOLUMES.

MASTER-PLAN.

RADICAL — 1
MASTERPLAN



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RADICAL —1 MASTERPLAN

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A NATURALLY INSPIRED DESIGN WHERE VERDANT LANDSCAPES INSPIRE.



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Design Concept.

Radical-1 marvels at the future of business from a breathing perspective by introducing a sustainable design style where natural serenity and open spaces inspire. The elemental edge of the project lies in a smart indoor-outdoor philosophy that breaks down the optimum in lush landscapes inside office spaces, maximizing panoramic views, as well as natural daylight for a healthier working environment. The project's modern design harmonizes the human experience with the site's surroundings, thanks to landscape interventions that relate to the adjacent vertical forest, ensuring both accelerated productivity and increased employee happiness at every touchpoint.

CULTIVATING SUCCESS WITH EXCLU-SIVE PART-NERSHIPS.

Radical-1 kickstarts an entrepreneurial conversation that connects agile minds with future possibilities, centered around on-going learning, seamless collaboration and opportunities of growth. By offering think tanks, incubators and technologically advanced co-working spaces, Radical-1 guarantees to inspire a generation of future leaders, armed with the necessary skills to grow beyond traditional work environments.



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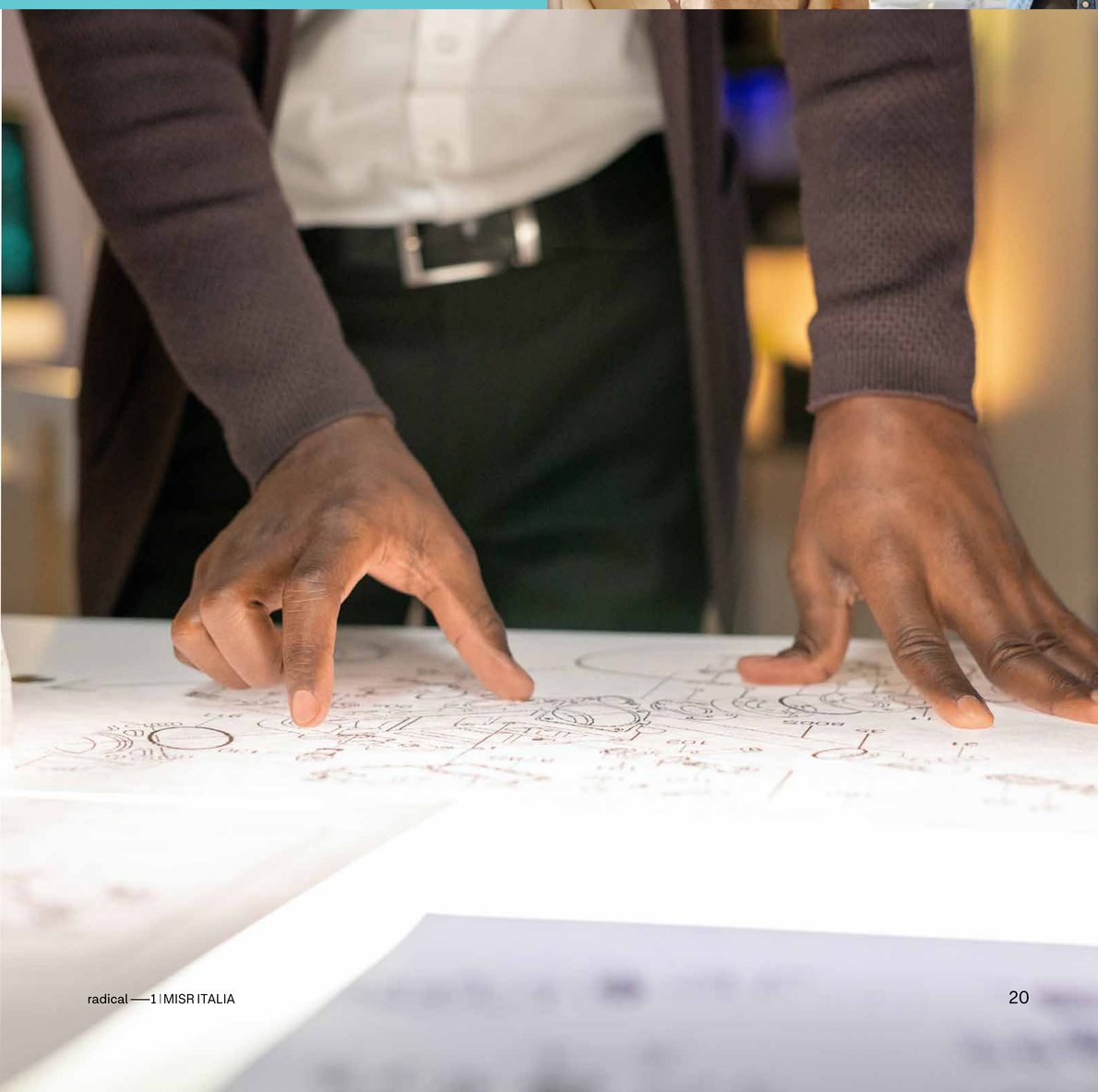
Flexible Office Spaces as Expansive as your Imagination.

At Radical-1, no ambition is too small or big to thrive.
The project is diversely designed to accommodate the varied needs of scaling start-ups, rising entrepreneurs and established corporations across numerous disciplines, thanks to highly adaptable office spaces, starting only 45 SQM. Alive with inspirational interiors that amplify peace of mind, Radical-1 offers shared co-working spaces at the ground floor and shared facilities.

Customize your space
Starting 45 SQM

IMAGINATIVE WORKPLACES FOR ONE & EVERYONE.





3

RADICALLY, DIFFERENT.

OFFICE TYPES

SIGNATURE OFFICE



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SIGNATURE OFFICE

radical—1

STARTING INDOORAREA (SQM)
45+

STARTING OUTDOOR AREA (SQM)
19+

SURFACE & UNDERGROUND PARKING

PRIVATE SIGNAGE

CEILING HEIGHT
4.25

COWORKING OUTDOOR SPACES

PREMIUM ENTRANCES AND OFFICE LOBBY

DIRECT ACCESS TO OUTDOOR AREA

OVERLOOKING GREENERY AND WATER FEATUREES

CURTAIN WALL ELEVATION

PREMIUM LOCATION

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BOUTIQUE OFFICE BUILDINGS



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BOUTIQUE OFFICE BUILDINGS

STARTING AREA (SQM)

413+

SURFACE & UNDERGROUND PARKING

CEILING HEIGHT

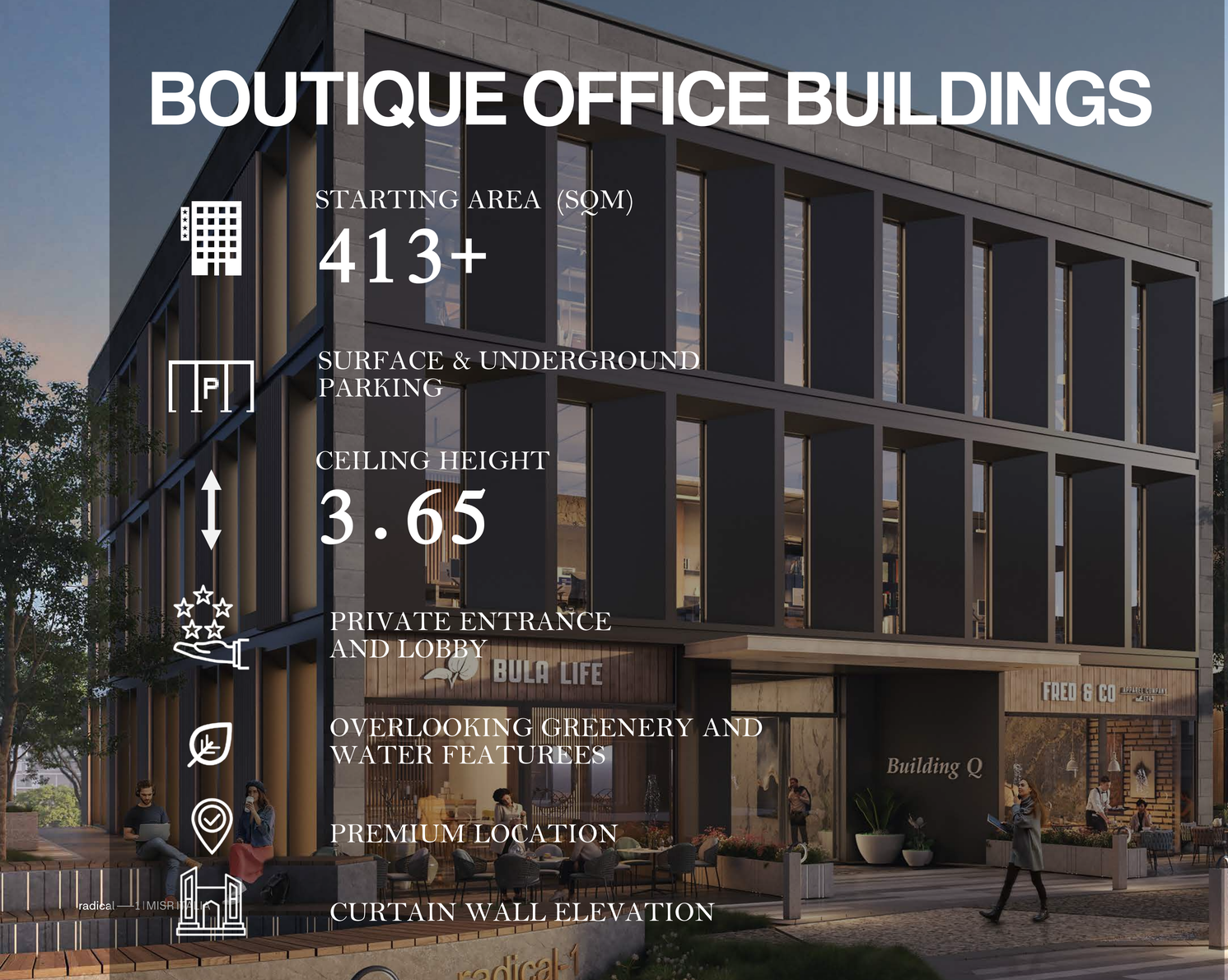
3.65

PRIVATE ENTRANCE AND LOBBY

OVERLOOKING GREENERY AND WATER FEATUREES

PREMIUM LOCATION

CURTAIN WALL ELEVATION





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FLEXI OFFICE SPACES



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FLEXI OFFICE SPACES

STARTING AREA (SQM)

45+

SURFACE & UNDERGROUND PARKING

CEILING HEIGHT

3.65

PREMIUM ENTRANCES AND OFFICE LOBBY

OVERLOOKING GREENERY AND WATER FEATUREES

PREMIUM LOCATION

CURTAIN WALL ELEVATION

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4

DIFFERENTLY PLANNED.

OFFICES
FLOOR PLANS.

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Floor Plans

BUILDING A



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BUILDING A



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BUILDING A

Ground Floor.



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Ground Floor Plan

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BUILDING A

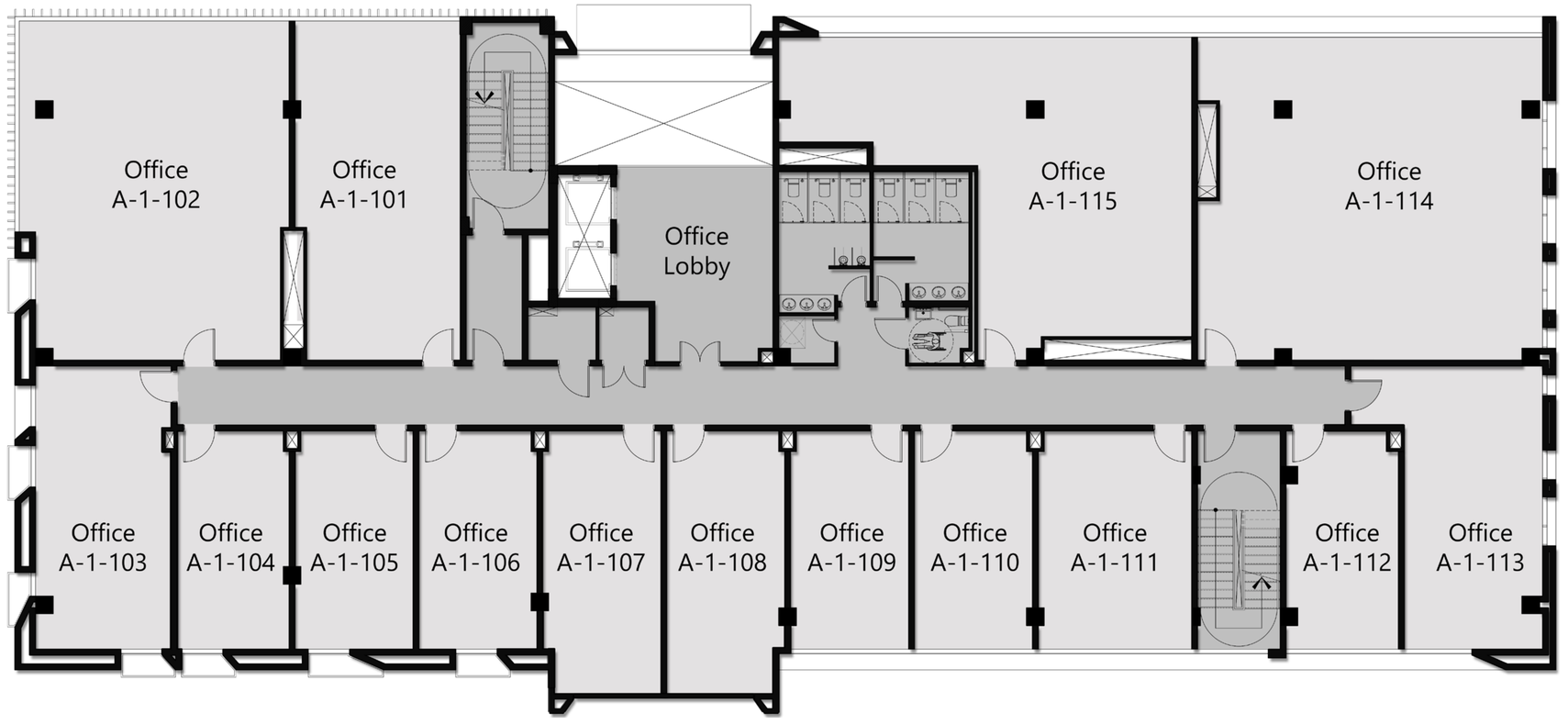
Ground Floor

Unit Number	Unit Type	Indoor Space (SQM)	Outdoor Space (SQM)
A-1-001	Pharmacy	198.95	-
A-1-002	GF Office	60.75	21.00
A-1-003	GF Office	44.55	19.00
A-1-004	GF Office	47.25	21.00
A-1-005	GF Office	47.25	21.00
A-1-006	GF Office	55.35	-
A-1-007	GF Office	55.35	-
A-1-008	GF Office	47.25	25.00
A-1-009	GF Office	47.25	29.00
A-1-010	GF Office	62.10	50.00
A-1-011	GF Office	45.90	42.00
A-1-012	GF Office	58.05	39.00

BUILDING A

First Floor.





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BUILDING A

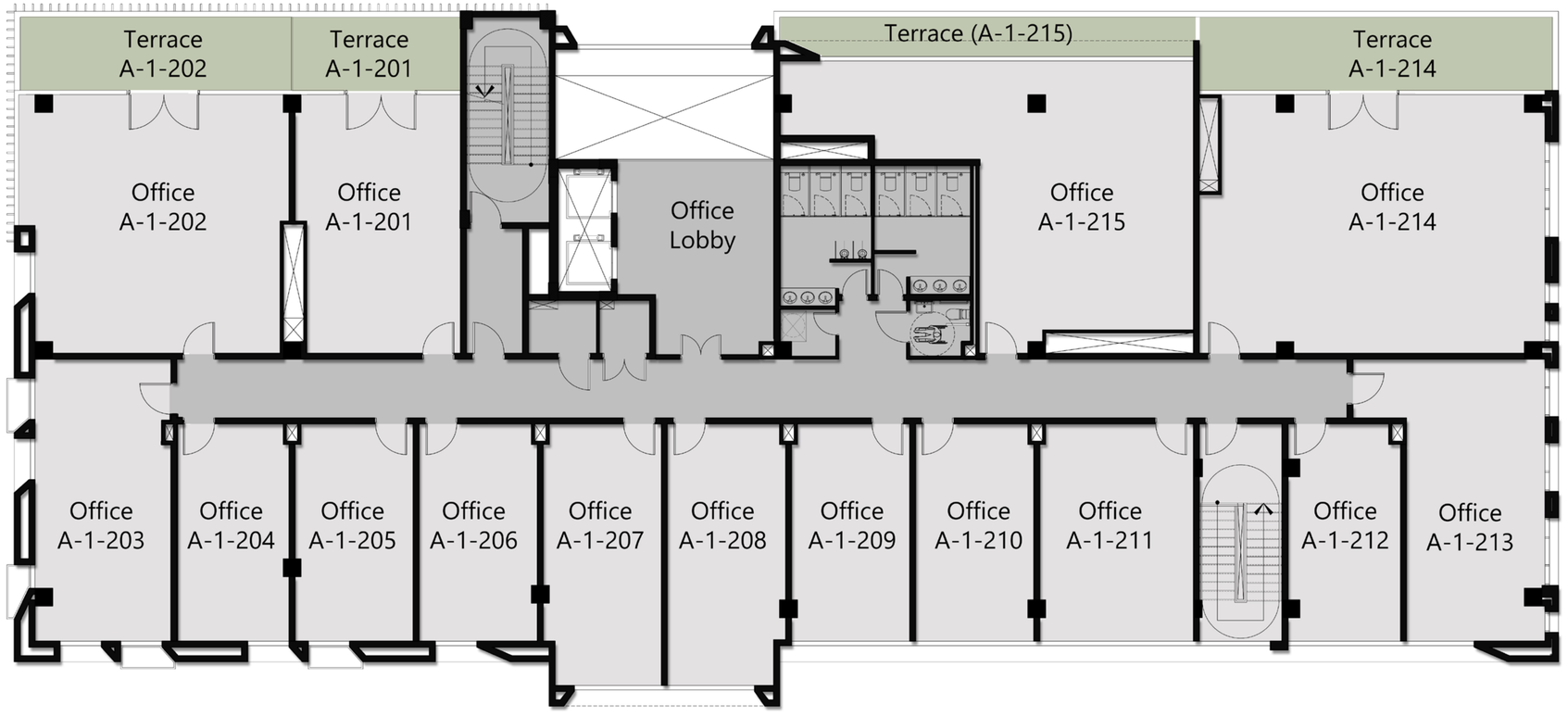
First Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
A-1-101	Office	94.50	-	-	94.50
A-1-102	Office	149.85	-	-	149.85
A-1-103	Office	75.60	-	-	75.60
A-1-104	Office	44.55	-	-	44.55
A-1-105	Office	47.25	-	-	47.25
A-1-106	Office	47.25	-	-	47.25
A-1-107	Office	52.65	-	-	52.65
A-1-108	Office	52.65	-	-	52.65
A-1-109	Office	47.25	-	-	47.25
A-1-110	Office	47.25	-	-	47.25
A-1-111	Office	62.10	-	-	62.10
A-1-112	Office	45.90	-	-	45.90
A-1-113	Office	78.30	-	-	78.30
A-1-114	Office	195.75	-	-	195.75
A-1-115	Office	166.05	-	-	166.05

BUILDING A

Second Floor.





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BUILDING A

Second Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
A-1-201	Office	72.90	21.60	-	94.50
A-1-202	Office	116.10	33.75	-	149.85
A-1-203	Office	75.60	-	-	75.60
A-1-204	Office	44.55	-	-	44.55
A-1-205	Office	47.25	-	-	47.25
A-1-206	Office	47.25	-	-	47.25
A-1-207	Office	52.65	-	-	52.65
A-1-208	Office	52.65	-	-	52.65
A-1-209	Office	47.25	-	-	47.25
A-1-210	Office	47.25	-	-	47.25
A-1-211	Office	62.10	-	-	62.10
A-1-212	Office	45.90	-	-	45.90
A-1-213	Office	78.30	-	-	78.30
A-1-214	Office	151.20	-	44.55	195.75
A-1-215	Office	136.35	-	29.70	166.05

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Floor Plans

BUILDING B



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BUILDING B



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BUILDING B

Ground Floor.

Building B
Ground Floor Plan





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BUILDING B

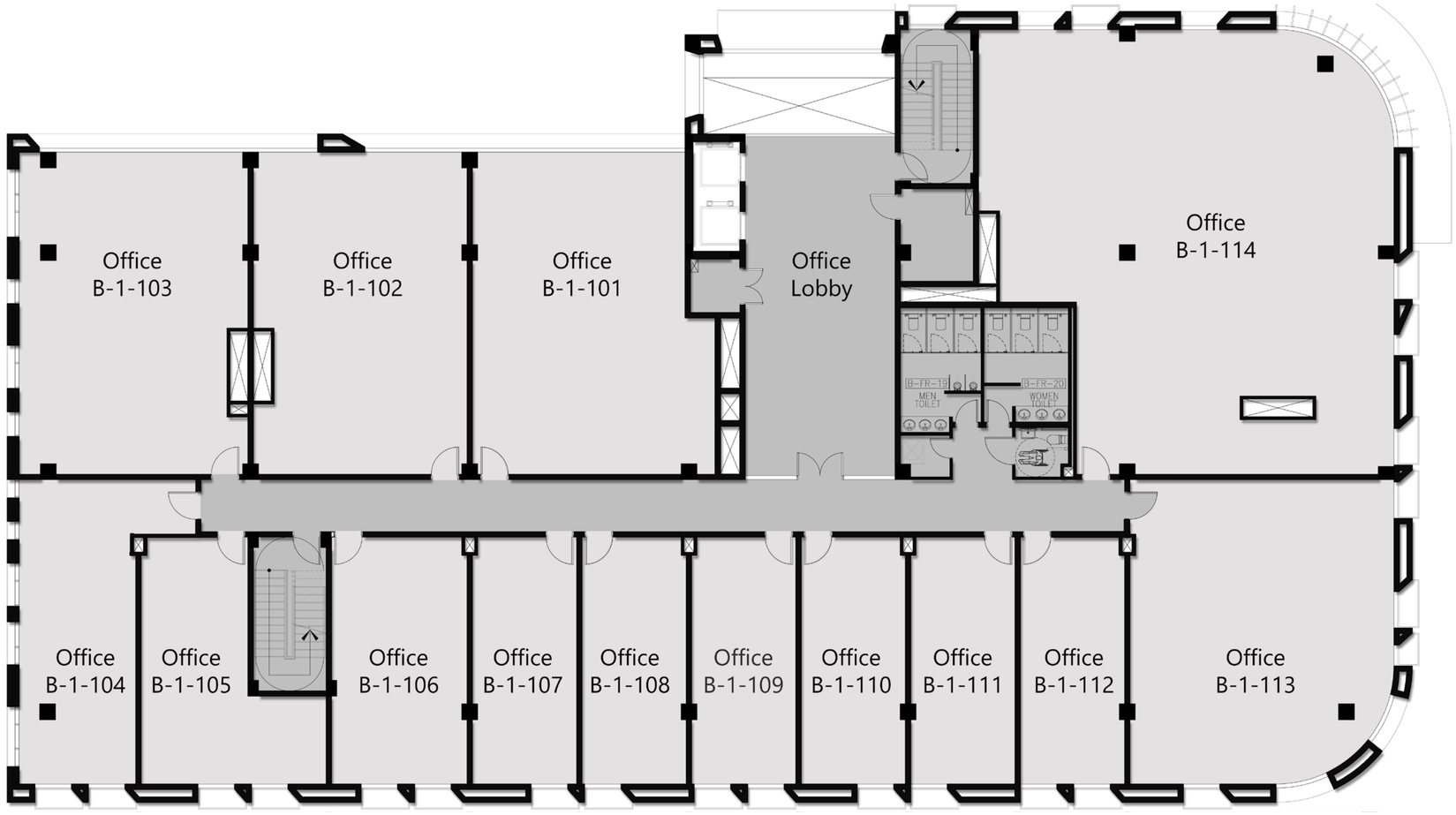
Ground Floor

Unit Number	Unit Type	Indoor Space (SQM)	Outdoor Space (SQM)
B-1-004	Pharmacy	70.20	30.00
B-1-005	GF Office	68.85	49.00
B-1-006	GF Office	76.95	37.00
B-1-007	GF Office	59.40	29.00
B-1-008	GF Office	59.40	30.00
B-1-009	GF Office	59.40	30.00
B-1-010	GF Office	59.40	30.00
B-1-011	GF Office	59.40	30.00
B-1-012	GF Office	59.40	30.00
B-1-013	GF Office	144.45	73.00

BUILDING B

First Floor.





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BUILDING B

First Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
B-1-101	Office	168.75	-	-	168.75
B-1-102	Office	149.85	-	-	149.85
B-1-103	Office	167.40	-	-	167.40
B-1-104	Office	90.45	-	-	90.45
B-1-105	Office	78.30	-	-	78.30
B-1-106	Office	76.95	-	-	76.95
B-1-107	Office	59.40	-	-	59.40
B-1-108	Office	59.40	-	-	59.40
B-1-109	Office	59.40	-	-	59.40
B-1-110	Office	59.40	-	-	59.40
B-1-111	Office	59.40	-	-	59.40
B-1-112	Office	59.40	-	-	59.40
B-1-113	Office	174.15	-	-	174.15
B-1-114	Office	367.20	-	-	367.20

BUILDING B

Second Floor.



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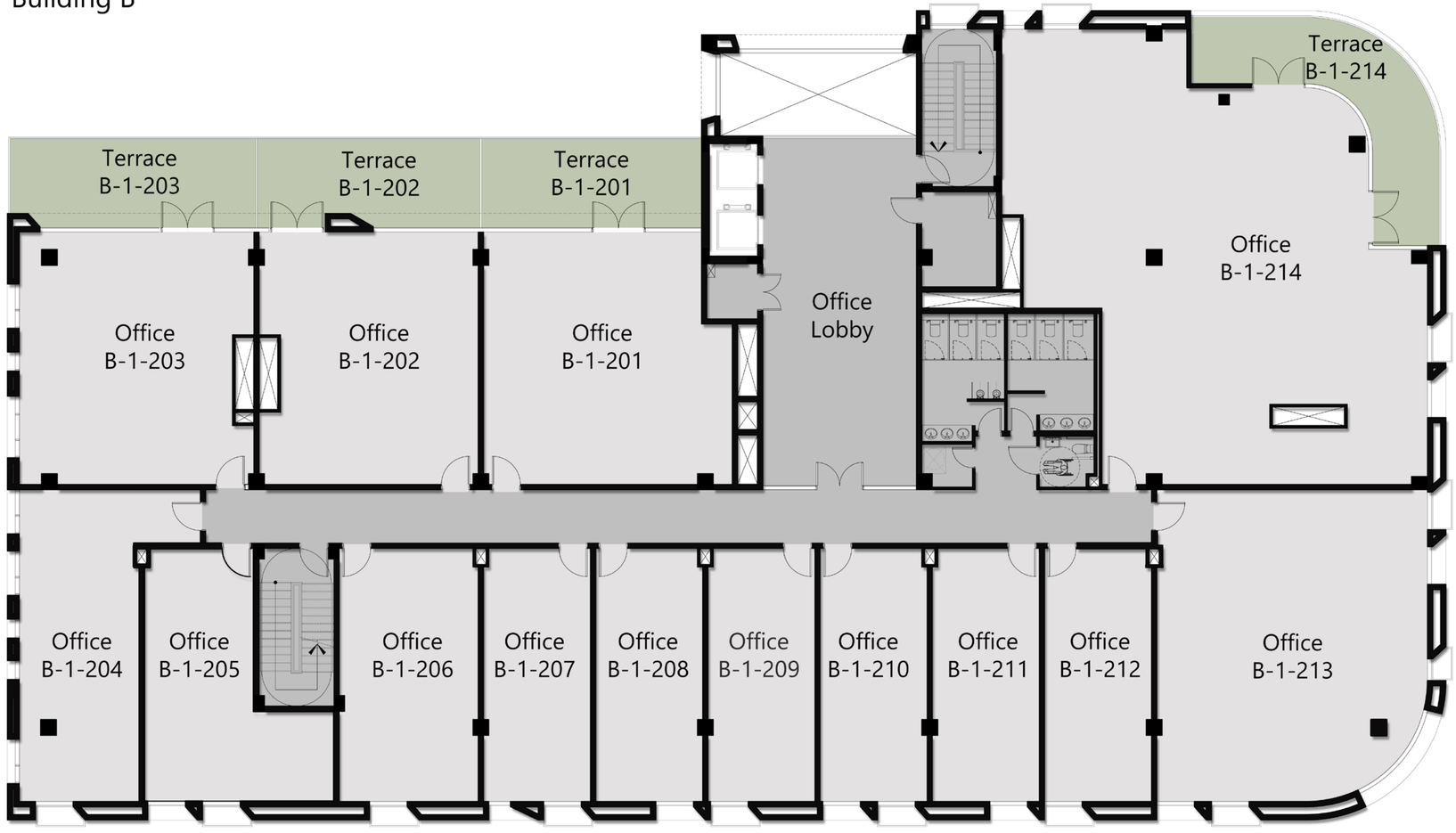
Building B



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BUILDING B

Second Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
B-1-201	Office	129.60	-	39.15	168.75
B-1-202	Office	112.05	-	37.80	149.85
B-1-203	Office	124.20	-	41.85	166.05
B-1-204	Office	90.45	-	-	90.45
B-1-205	Office	78.30	-	-	78.30
B-1-206	Office	76.95	-	-	76.95
B-1-207	Office	59.40	-	-	59.40
B-1-208	Office	59.40	-	-	59.40
B-1-209	Office	59.40	-	-	59.40
B-1-210	Office	59.40	-	-	59.40
B-1-211	Office	59.40	-	-	59.40
B-1-212	Office	59.40	-	-	59.40
B-1-213	Office	174.15	-	-	174.15
B-1-214	Office	315.90	-	51.30	367.20

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Floor Plans

BUILDING P1



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BUILDING P



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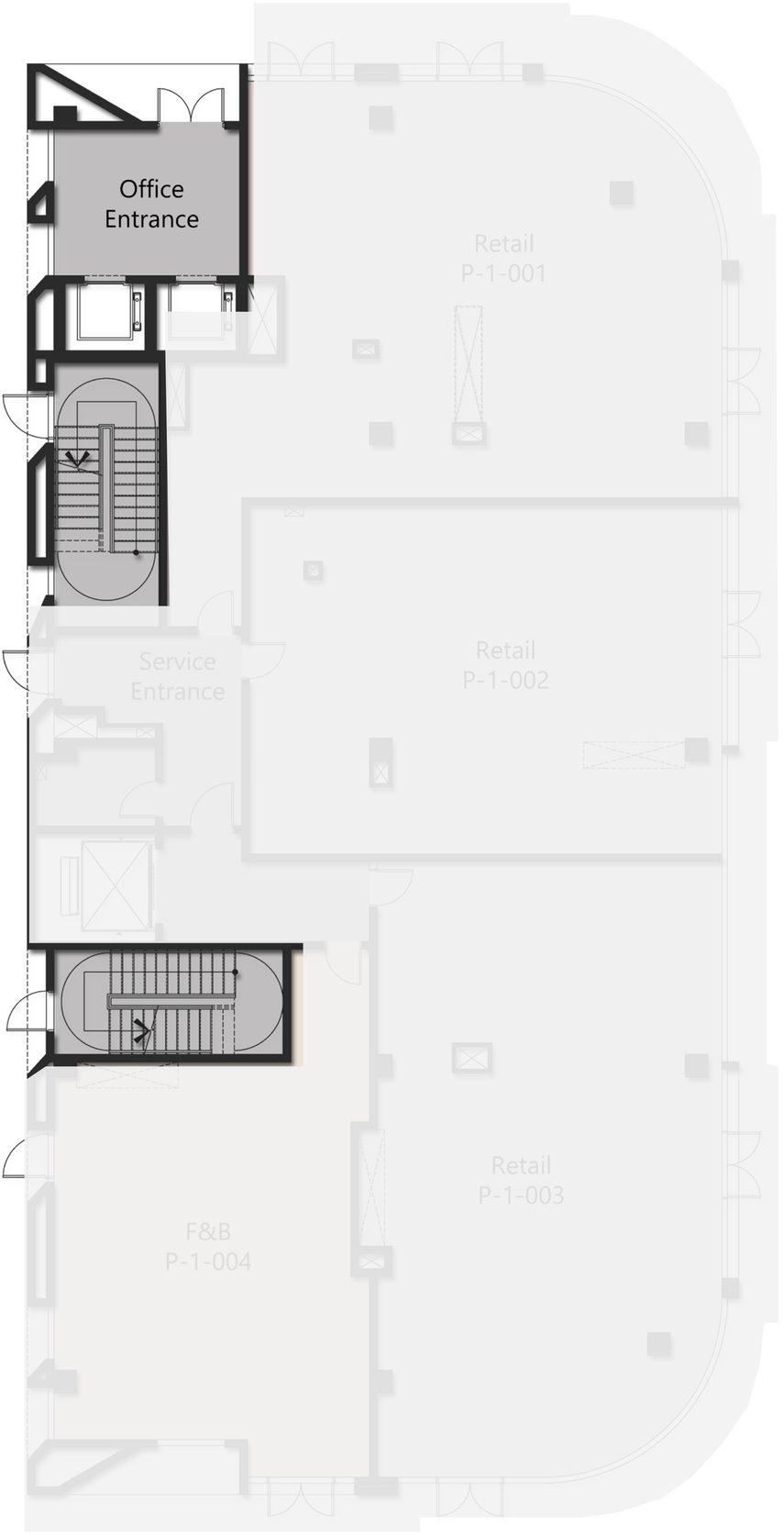
BUILDING P

Ground Floor.





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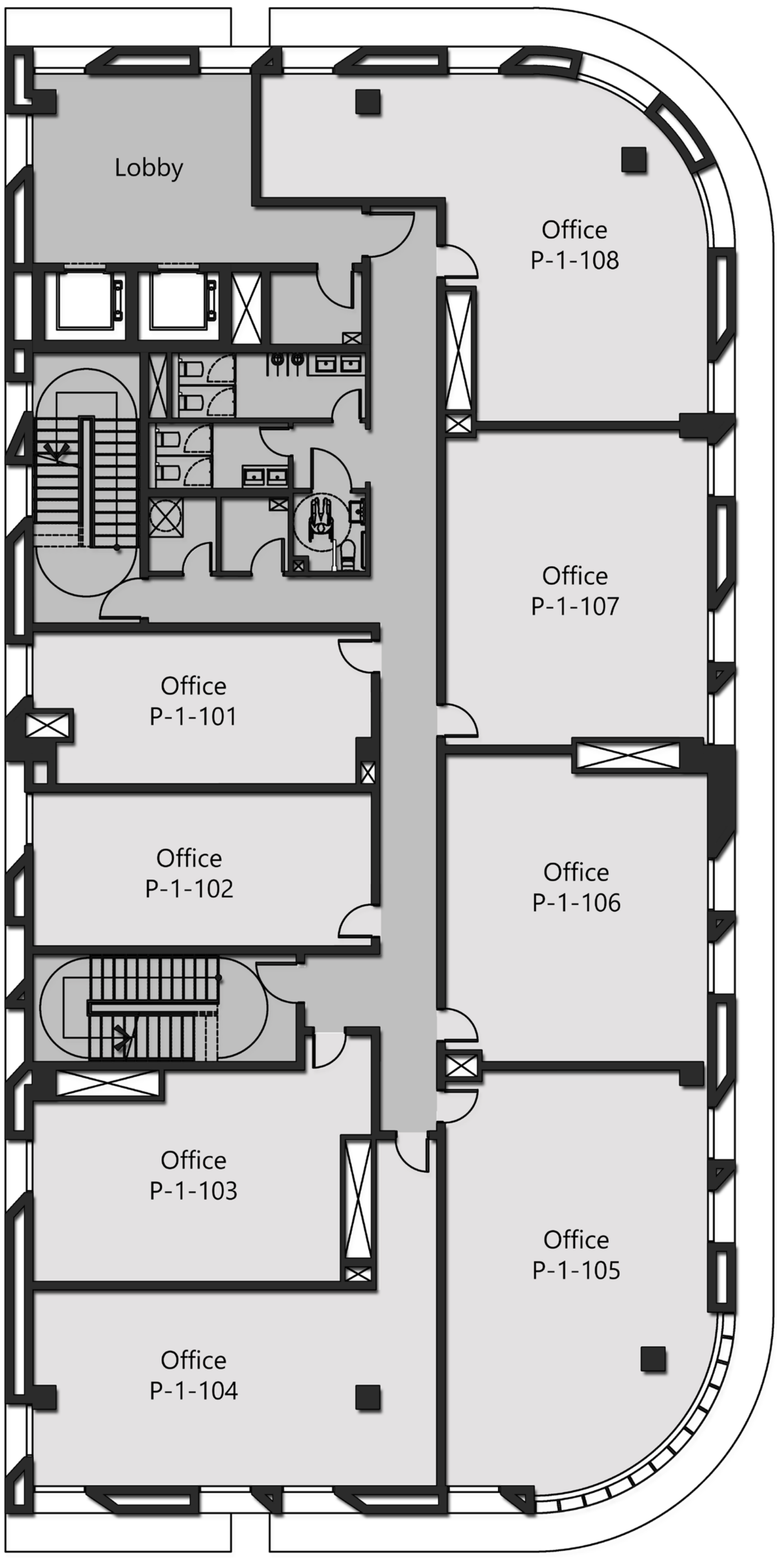
BUILDING P

First Floor.





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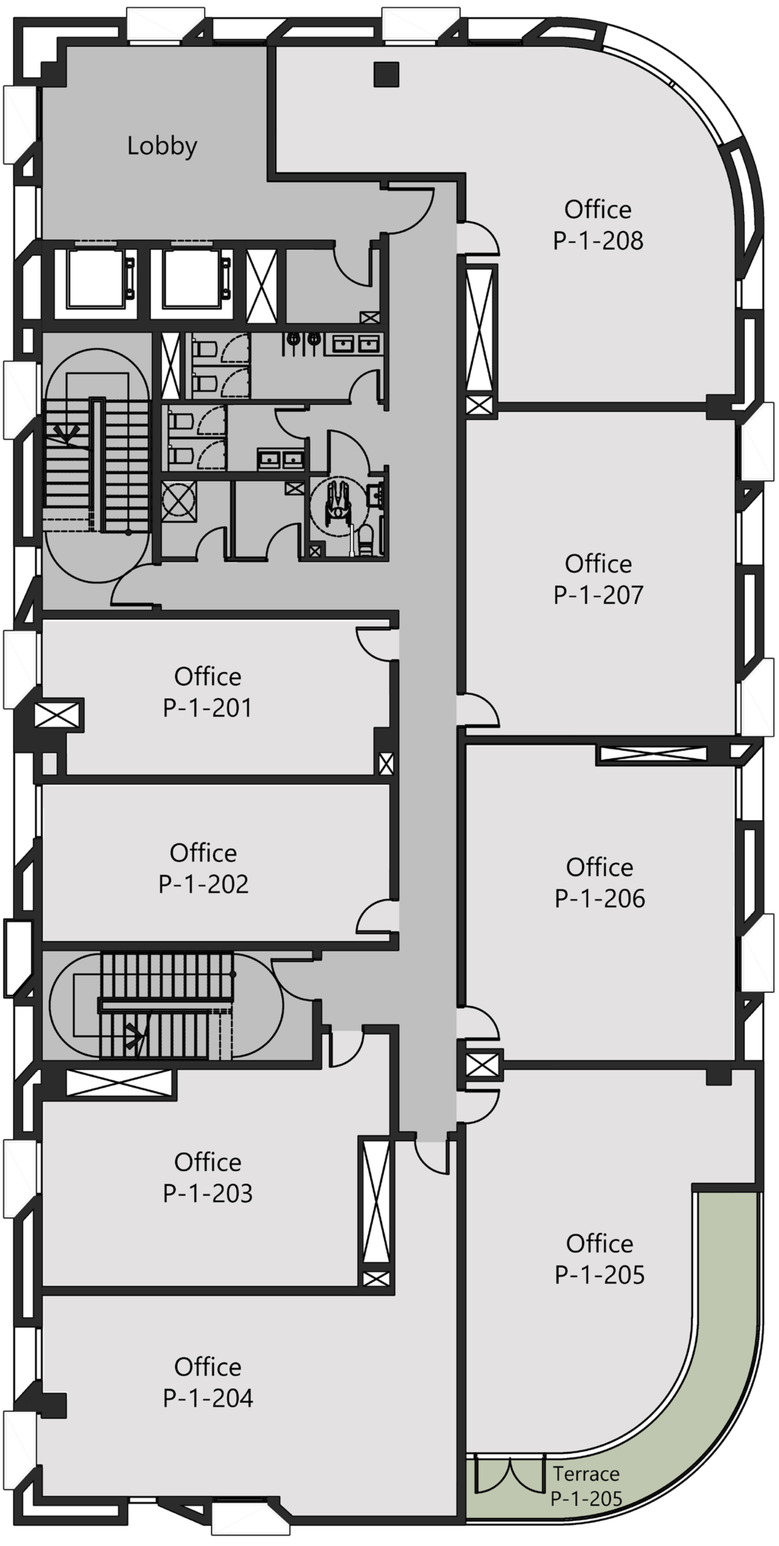
BUILDING P

First Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
P-1-101	Office	55.35	-	-	55.35
P-1-102	Office	56.70	-	-	56.70
P-1-103	Office	78.30	-	-	78.30
P-1-104	Office	98.55	-	-	98.55
P-1-105	Office	112.05	-	-	112.05
P-1-106	Office	85.05	-	-	85.05
P-1-107	Office	87.75	-	-	87.75
P-1-108	Office	121.50	-	-	121.50

BUILDING P

Second Floor.





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BUILDING P

Second Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
P-1-201	Office	55.35	-	-	55.35
P-1-202	Office	56.70	-	-	56.70
P-1-203	Office	78.30	-	-	78.30
P-1-204	Office	98.55	-	-	98.55
P-1-205	Office	83.70	28.35	-	112.05
P-1-206	Office	85.05	-	-	85.05
P-1-207	Office	87.75	-	-	87.75
P-1-208	Office	121.50	-	-	121.50

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Floor Plans

BUILDING Q



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Disclaimer: 1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes. 4. All landscaping visuals are for illustrative purposes only and are not included in the property.

BUILDING Q



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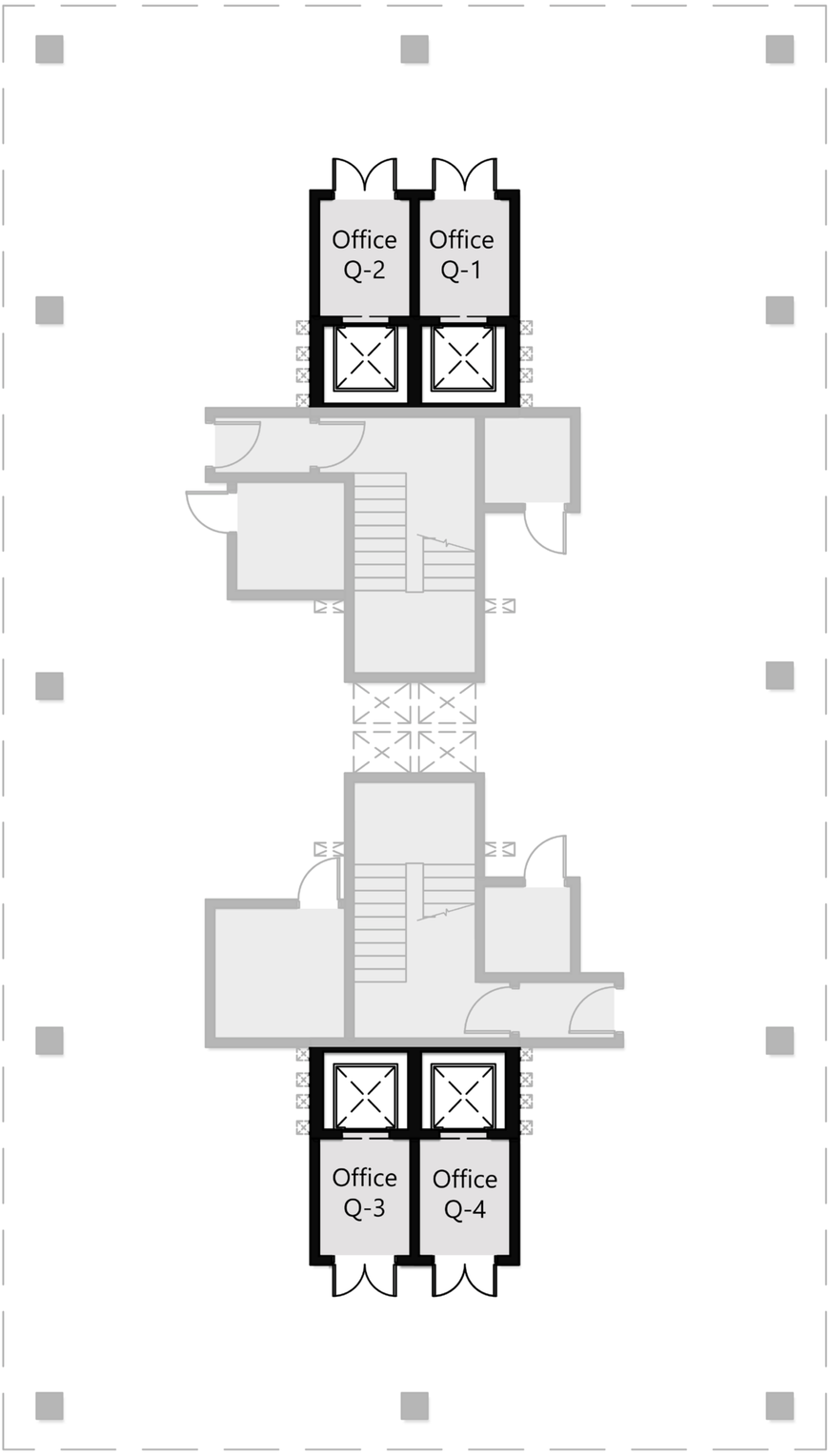
BUILDING Q

Basement Floor.



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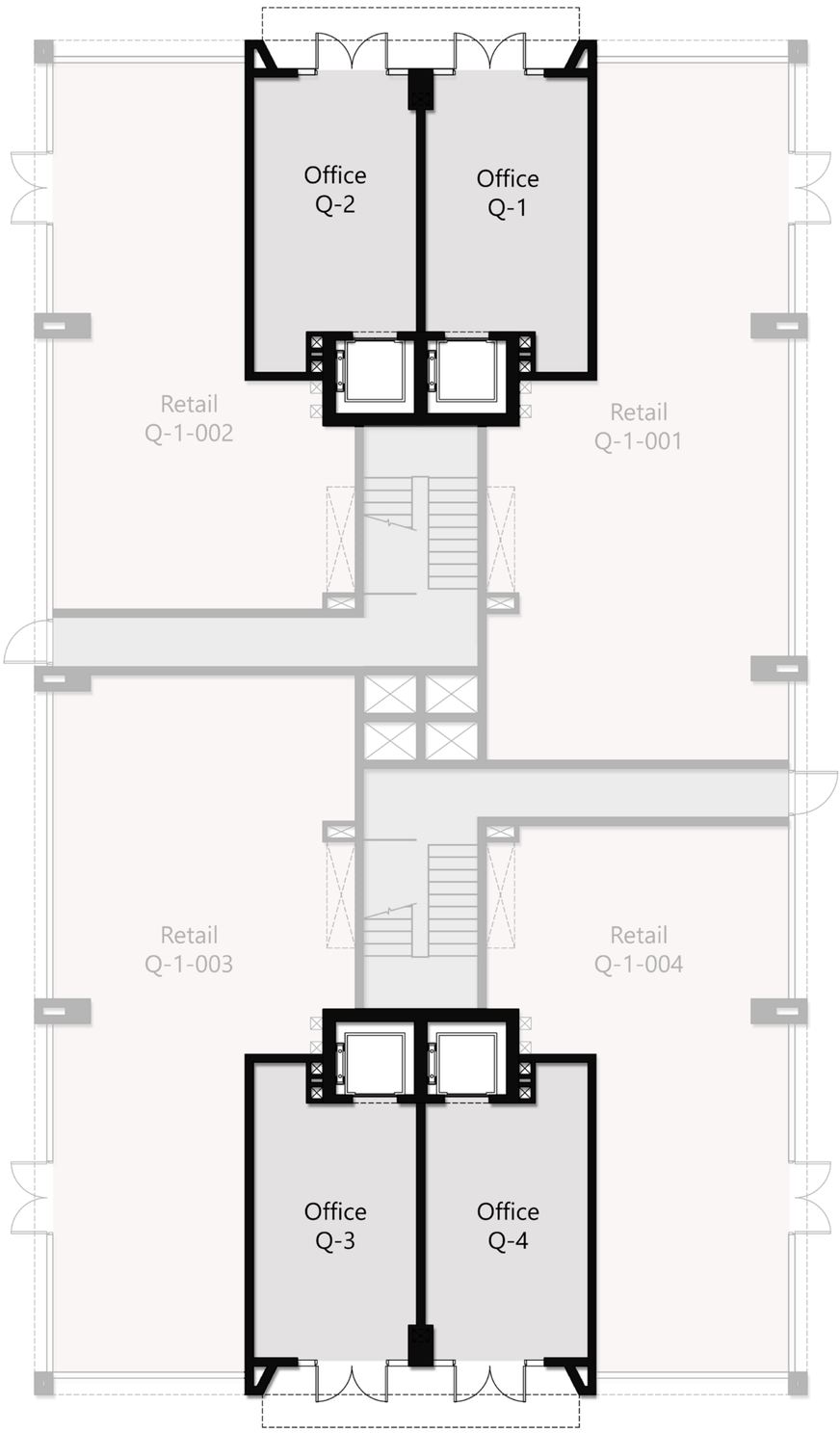
BUILDING Q

Ground Floor.





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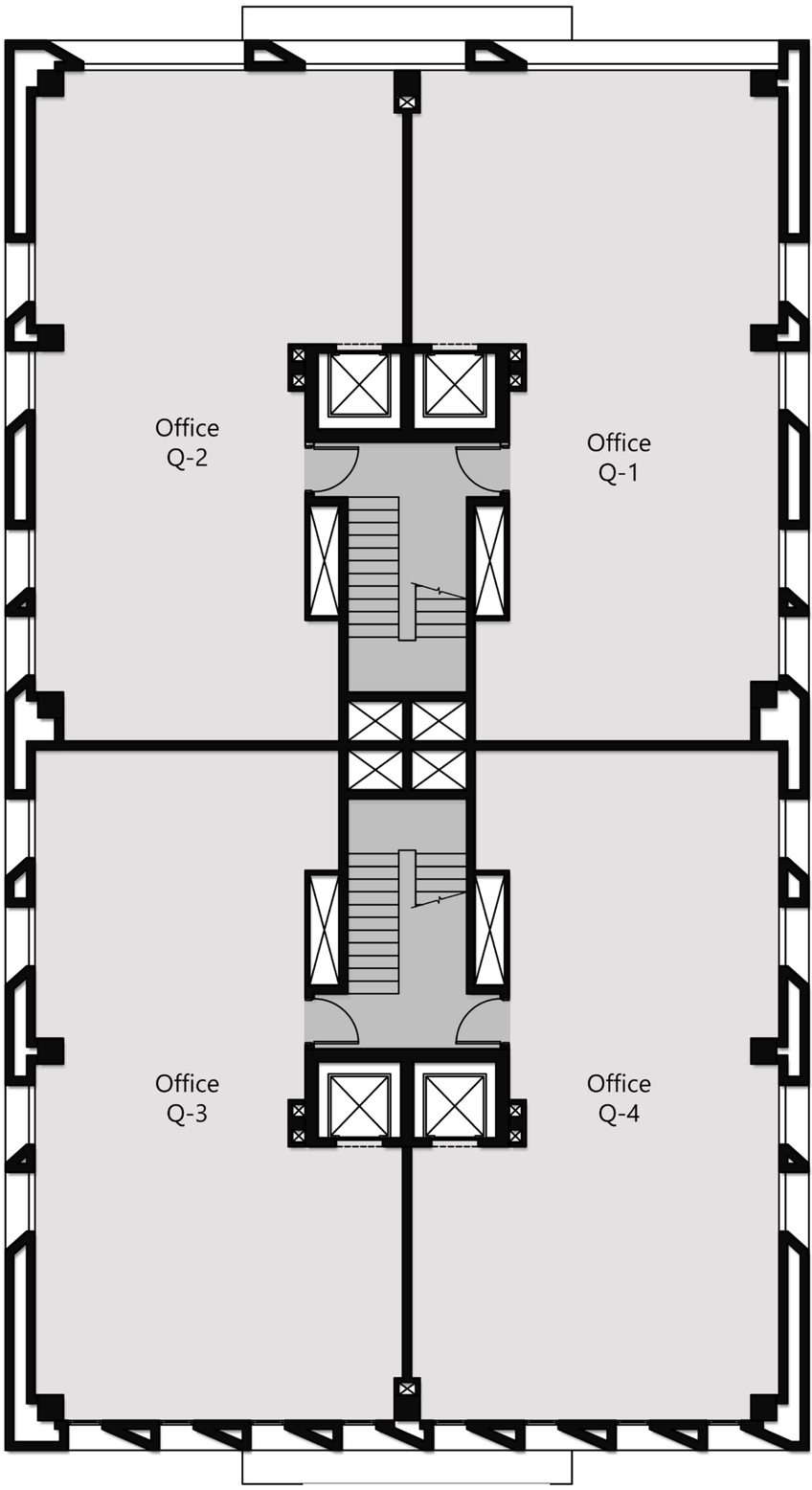
BUILDING Q

First Floor.





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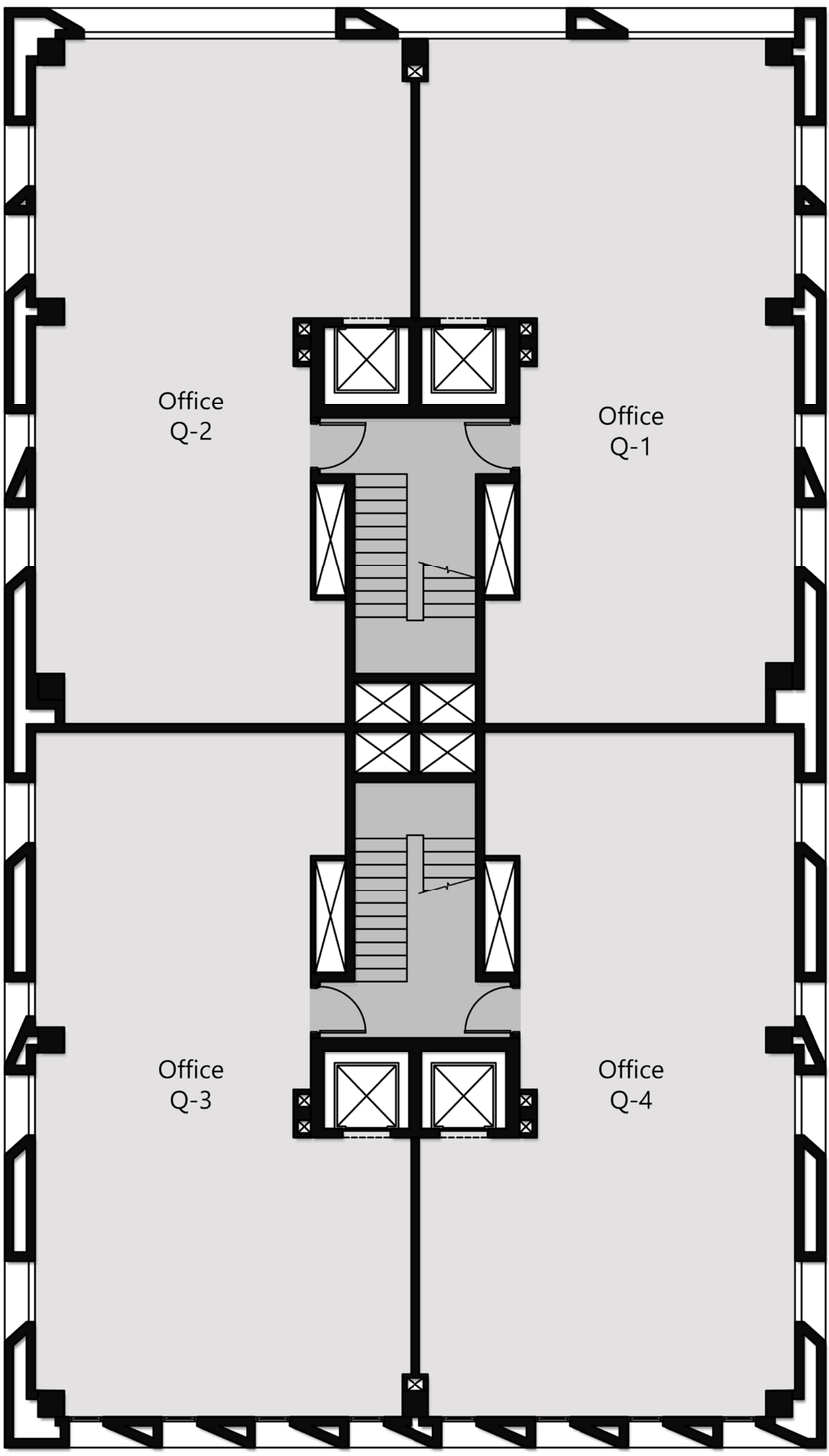
BUILDING Q

Second Floor.





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BUILDING Q

Basement, Ground, First & Second Floors

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
Q-1	Boutique Office Building	413.60	-	-	413.60
Q-2	Boutique Office Building	413.60	-	-	413.60
Q-3	Boutique Office Building	413.39	-	-	413.39
Q-4	Boutique Office Building	413.39	-	-	413.39

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Floor Plans

BUILDING R



BUILDING R



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BUILDING R

Ground Floor.



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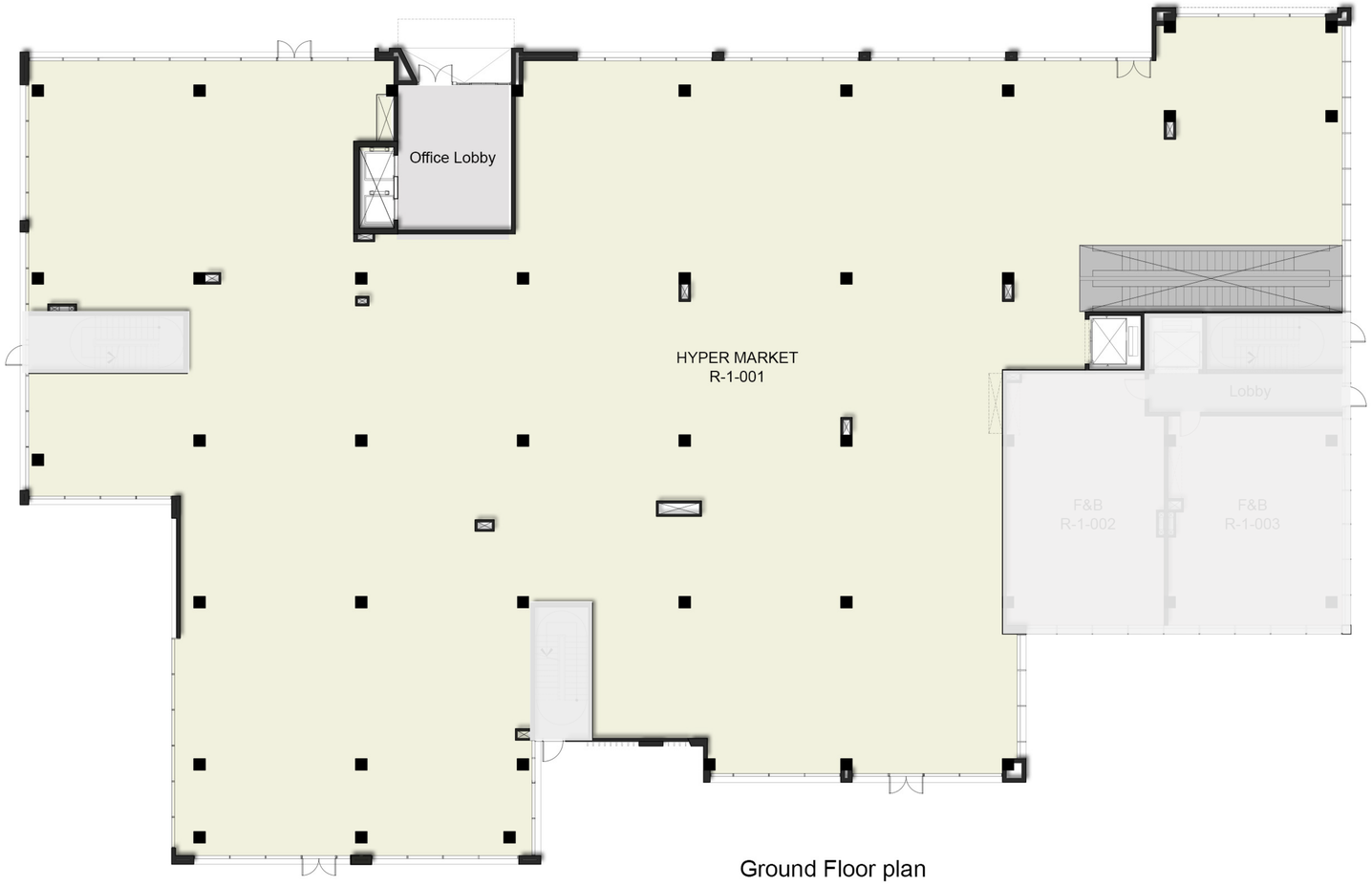

Ground Floor plan

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BUILDING R

Ground Floor

Unit Number	Unit Type	Internal Area (SQM)	Outdoor Space (SQM)	Total Area (SQM)
R-1-001	Supermarket	2,385.10	-	2,385.10

BUILDING R

First Floor.



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First Floor Plan

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BUILDING R

First Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
R-1-101	Office	152.55	-	-	152.55
R-1-102	Office	226.80	-	-	226.80
R-1-103	Office	279.45	-	-	279.45
R-1-104	Office	179.55	-	-	179.55
R-1-105	Office	249.75	-	-	249.75
R-1-106	Office	124.20	-	-	124.20
R-1-107	Office	182.25	-	35.10	217.35
R-1-108	Office	207.90	-	41.85	249.75
R-1-109	Office	153.90	-	-	153.90
R-1-110	Office	178.20	-	-	178.20
R-1-111	Office	211.95	-	-	211.95
R-1-112	Office	159.30	-	-	159.30
R-1-113	Office	163.35	-	-	163.35
R-1-114	Office	163.35	-	-	163.35
R-1-115	Office	175.50	-	-	175.50

BUILDING R

Second Floor.





Second Floor Plan

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BUILDING R

Second Floor

Unit Number	Unit Type	Internal Area (SQM)	Covered Terrace (SQM)	Uncovered Terrace (SQM)	Total Area (SQM)
R-1-201	Office	155.25	-	-	155.25
R-1-202	Office	167.40	56.70	-	224.10
R-1-203	Office	244.35	40.50	-	284.85
R-1-204	Office	179.55	-	-	179.55
R-1-205	Office	182.25	66.15	-	248.40
R-1-206	Office	124.20	-	-	124.20
R-1-207	Office	153.90	-	35.10	189.00
R-1-208	Office	174.15	-	41.85	216.00
R-1-209	Office	153.90	-	-	153.90
R-1-210	Office	178.20	-	-	178.20
R-1-211	Office	211.95	-	-	211.95
R-1-212	Office	159.30	-	-	159.30
R-1-213	Office	163.35	-	-	163.35
R-1-214	Office	163.35	-	-	163.35
R-1-215	Office	175.50	-	-	175.50

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