CDS

COMMERCIAL DISTRICT OF SA'ADA

A GLOBAL LANDMARK OF BUSINESS & PLEASURE

SA'ADA

NEW CAIRO

*Introducing **SA'ADA by Horizon Egypt Developments** — a premium residential complex in central Cairo that blends Ancient Egyptian elegance with modern living. With only an **11.7%** footprint, SA'ADA offers a lush, exclusive lifestyle near iconic landmarks, combining cultural richness with contemporary comfort for a uniquely refined sense of happiness.*

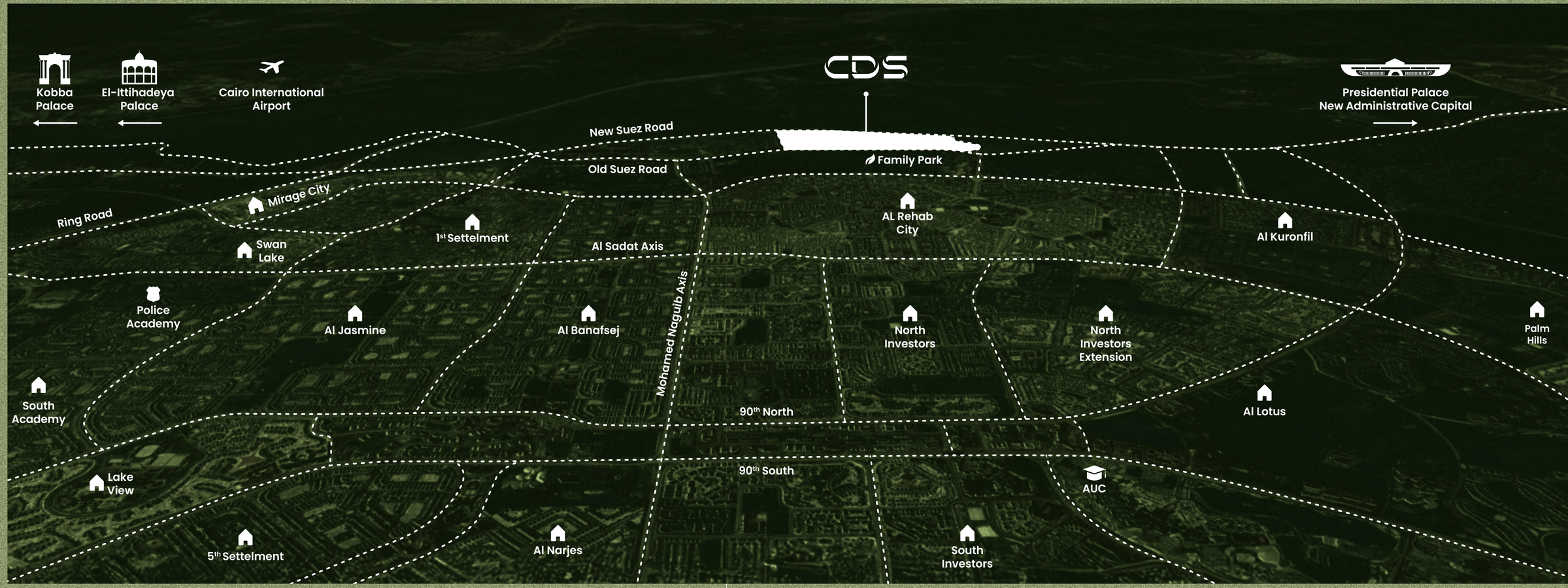


Location

*Stretching over **2 Kilometers** directly on new Suez Road, Commercial District of SA'ADA – **CDS** is the most prominent, vibrant & exclusive commercial hub in New Cairo.*

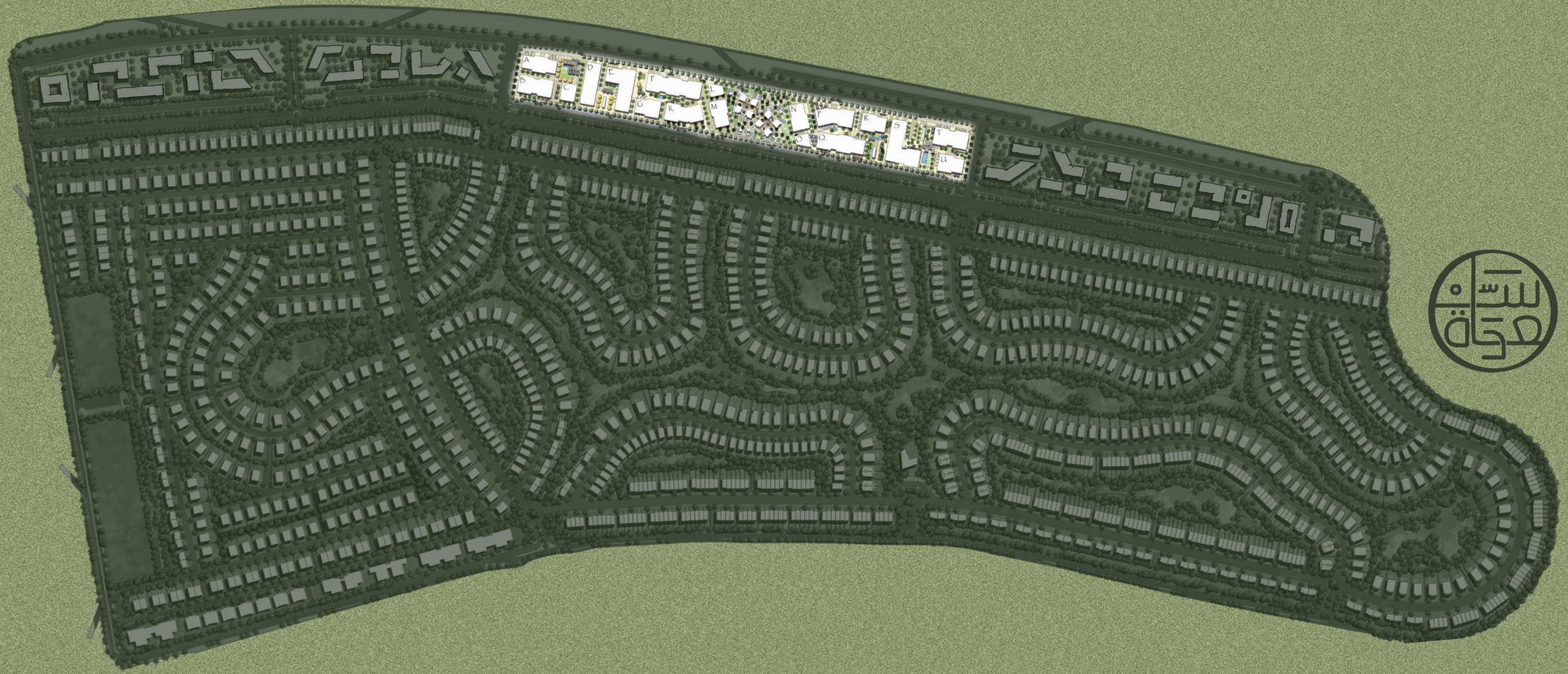
*The district includes administrative & commercial buildings that attract major local & international prime brands that either operate inside of **CDS** innovative administrative buildings or have their outlets at Egypt's most premium commercial district where luxurious brands meet, over and above the district houses a boutique hotel & hotel apartment with panoramic views of green spaces and artificial lakes, perfectly curated for a distinctive experience.*

ROAD MAP


Kobba Palace
El-Ittihadeya Palace
Cairo International Airport
CDS
Presidential Palace New Administrative Capital
New Suez Road
Old Suez Road
Family Park
Ring Road
Mirage City
Swan Lake
1st Settelment
Al Sadat Axis
AL Rehab City
Al Kuronfil
Police Academy
Al Jasmine
Al Banafsej
Mohamed Naguib Axis
North Investors
North Investors Extension
Palm Hills
South Academy
90th North
Al Lotus
Lake View
90th South
AUC
5th Settelment
Al Narjes
South Investors



SA'ADA
NEW CAIRO




2
Kilometers
of business & leisure
COFFEE SHOP
RESTAURANT
BIKE SHOP


COMMERCIAL DISTRICT OF SA'ADA



Futuristic Administrative Buildings





Within CDS, the administrative units redefine luxury.

These spaces are characterized by sophisticated design & state-of-the-art technology, creating an environment of prestige and efficiency.

From executive suites to collaborative workspaces, every detail is meticulously crafted to inspire success and reflect a commitment to excellence.



Exquisite Commercial Hub

CDS redefines luxury & innovation in Egypt, featuring modern architecture and a curated mix of world-renowned brands—many debuting in the country

It hosts flagship stores from elite fashion houses, top-tier jewelers, and tech giants, alongside gourmet restaurants led by internationally acclaimed chefs.

The area also includes upscale art galleries, wellness centers, and premium services, creating a vibrant, all-encompassing destination that sets a new standard for shopping, dining, and lifestyle experiences in Egypt.



State of Art Interior with Exotic Choice of Materials

The CDS Hub's design philosophy blends sophisticated contemporary aesthetics & unique materials, creating an inspiring environment.

Premium natural stone, sustainable hardwoods, bespoke metalwork, & innovative textiles elevate the user experience, reflecting a commitment to quality & distinction.

This exceptional interior design fosters a productive & aesthetically pleasing atmosphere for businesses & clients.



Prime – Luxury Brands

CDS seamlessly blends everyday retail with the allure of world-class shops.

From essential goods to exclusive luxury brands, it offers a diverse shopping experience, catering to a broad spectrum of tastes & needs within a single, dynamic space.



Upscale, Refined, & High-Quality Culinary Experience

***CDS** offers an upscale, refined, & high-quality culinary experience.*

Featuring curated dining establishments, each emphasizing premium ingredients & exceptional service, the hub provides a diverse range of sophisticated flavors.

From gourmet restaurants to elegant cafes, every culinary offering is designed to delight discerning palates & enhance the overall prestigious atmosphere.

This commitment to excellence in dining complements the hub's luxurious ambiance, creating a truly exceptional destination in New Cairo.



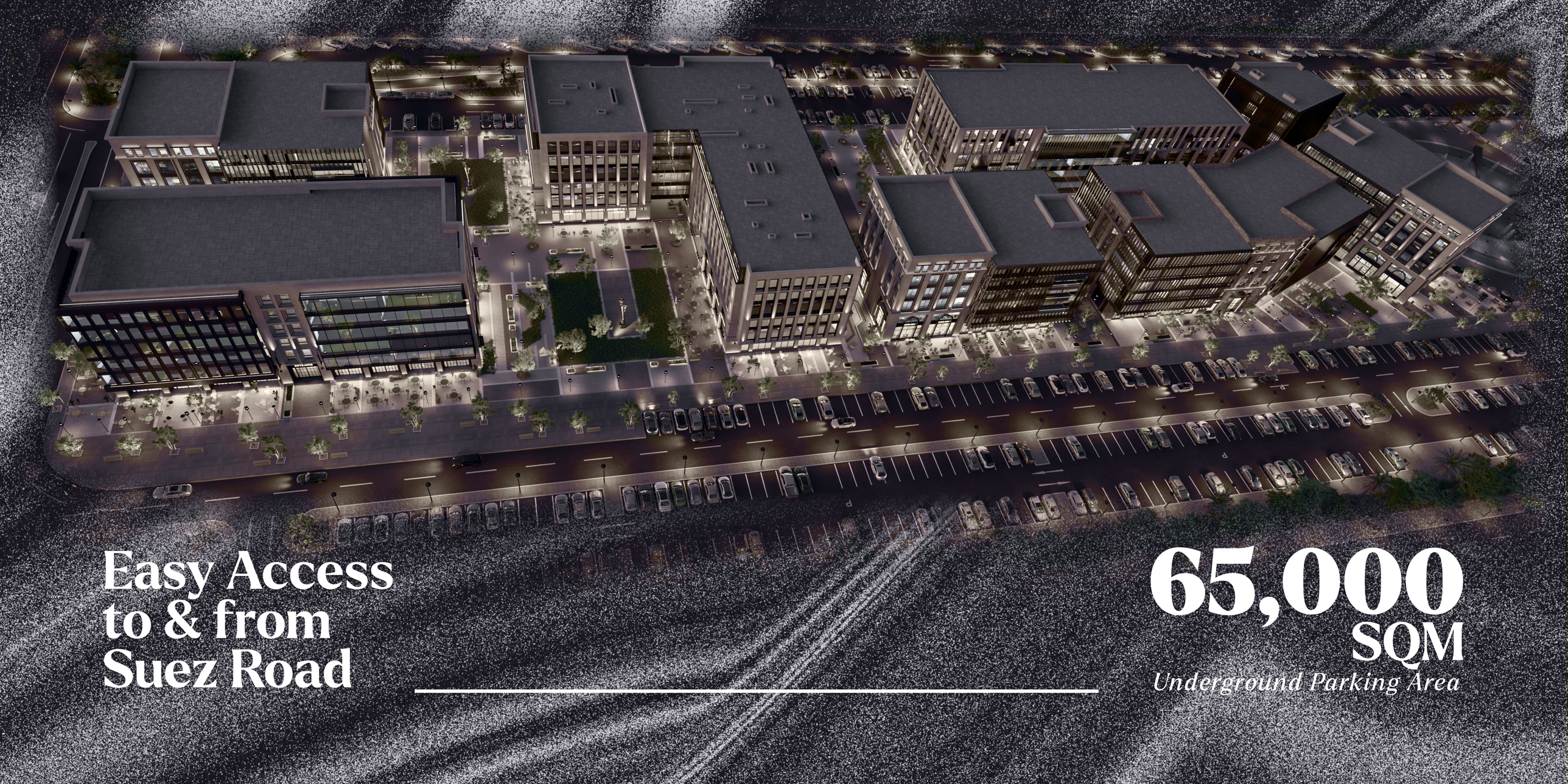
Lush Greens, Water Features & Outdoor Terraces

29,000
SQM



Technology–Driven District

Broadband WiFi,
Smart Systems
& EV charging stations.



Easy Access
to & from
Suez Road

65,000
SQM
Underground Parking Area

Amenities & Facilities

Upscale, Refined & High-quality culinary experience

29,000 SQM of Lush Greenery, Water Features & Outdoor Terraces

Technology Driven District

Easy Access to & from Suez Road

State-of-Art interior with exotic choice of materials

Prime & Luxury brands outlets for the first time in Egypt

Admirative Buildings

Commercial Hub

Partners

Main Project Consultant

Eng.Adnan Saffarini Office
Architects & Engineering Consultants

Main Contractor

innovo

Landscape Consultant

SITES
INTERNATIONAL

Design Architect

INNOVATION
DESIGN
STUDIO

International Landscape Design

swa/Balsley

Project Consultant

10

Project Consultant

DSC distance studio consultants

Master Plan

***CDS** unveils the CO3 – which is the first chapter that will be operating in the near future.*

*CO3 is **PHASE ONE** of the CDS & building on its main design aaccess, provide a distinctive vibe of luxury, innovation and professionalism at every inch. Beautiful scenery of perfectly curated landscapes among dazzling water features spread around the district for unique ambiance like no other.*


A
B
C
D
E
F
G
K
L
M
N
O
P
Q
R
S
T
U
ICONIC ZONE



Types

BUILDINGS

C | D | E | F | G | K | L | M | O

Building
C



Ground Floor

Commercial

C-GR-01	203 SQM
C-GR-02	107 SQM
C-GR-03	104 SQM
C-GR-04	37 SQM



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First Floor

Admin

C-01-01	151 SQM
C-01-02	145 SQM
C-01-03	150 SQM
C-01-04	147 SQM



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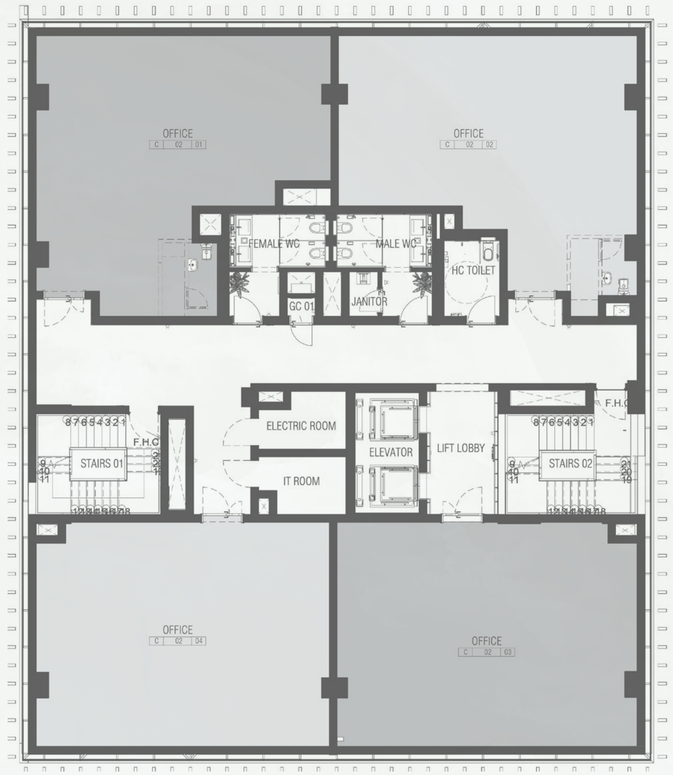
Second Floor

Admin

C-02-01	157	SQM
C-02-02	152	SQM
C-02-03	156	SQM
C-02-04	153	SQM



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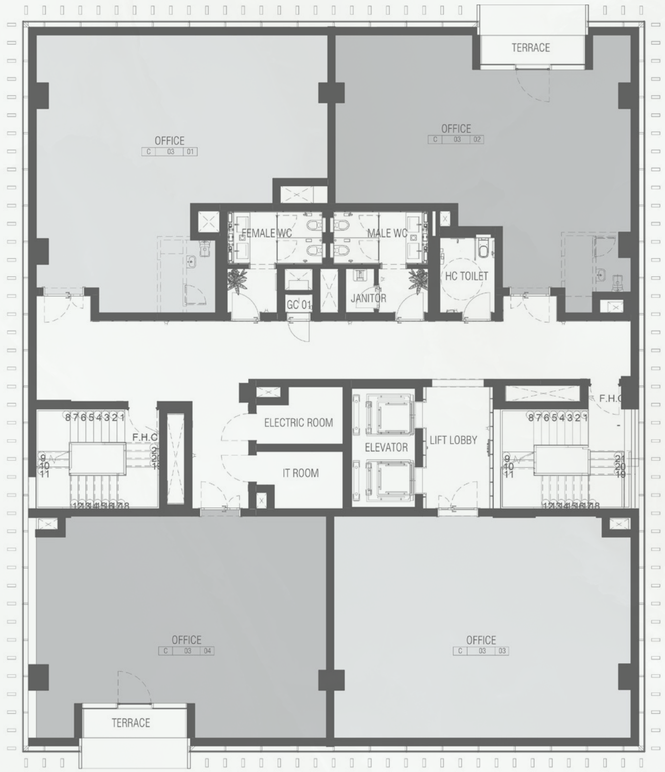
Third Floor

Admin

C-03-01	157	SQM
C-03-02	142	SQM
Uncoverd Terrace	8	SQM
C-03-03	156	SQM
C-03-04	143	SQM
Uncoverd Terrace	8	SQM



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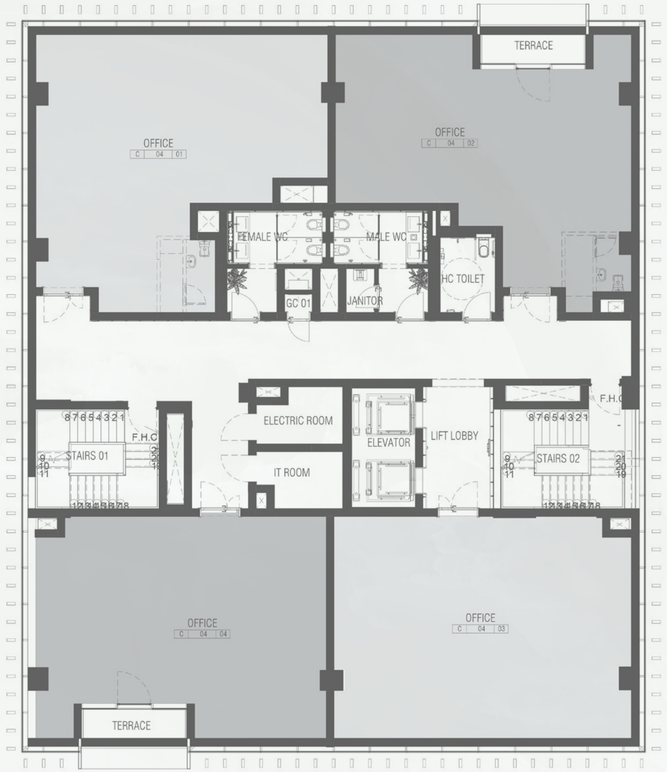
Fourth Floor

Admin

C-04-01	157	SQM
C-04-02	142	SQM
Uncoverd Terrace	8	SQM
C-04-03	156	SQM
C-04-04	143	SQM
Uncoverd Terrace	8	SQM



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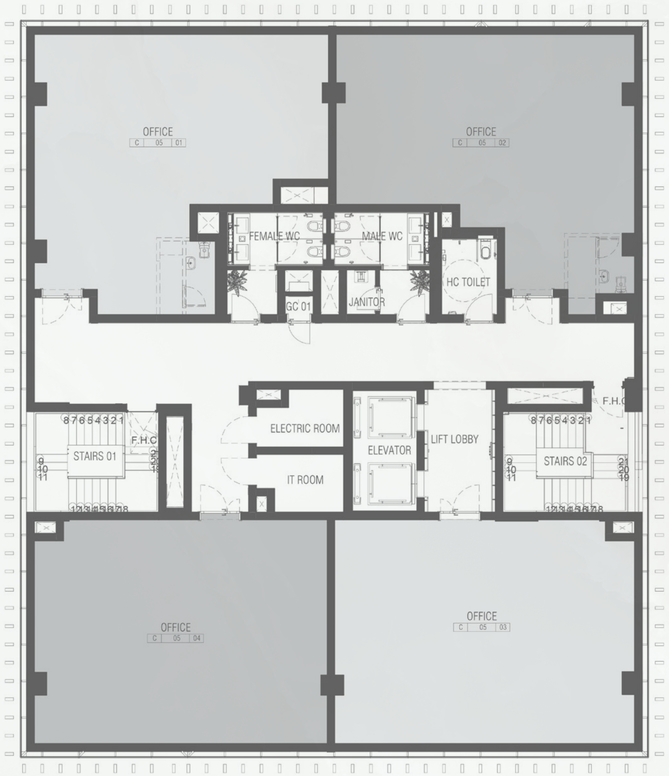
Fifth Floor

Admin

C-05-01	157	SQM
C-05-02	152	SQM
C-05-03	156	SQM
C-05-04	153	SQM



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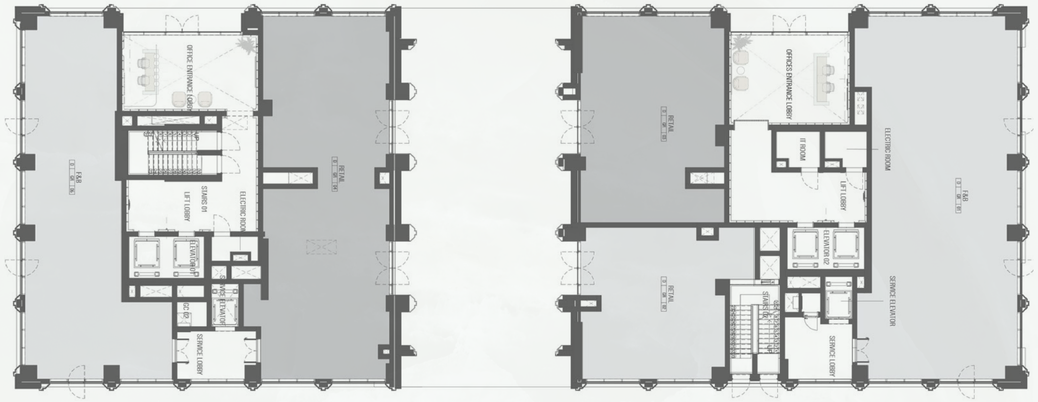
Building
D



Ground Floor

Commercial



D-GR-01	220 SQM	D-GR-02	95 SQM
D-GR-03	122 SQM	D-GR-04	193 SQM
D-GR-05	158 SQM		

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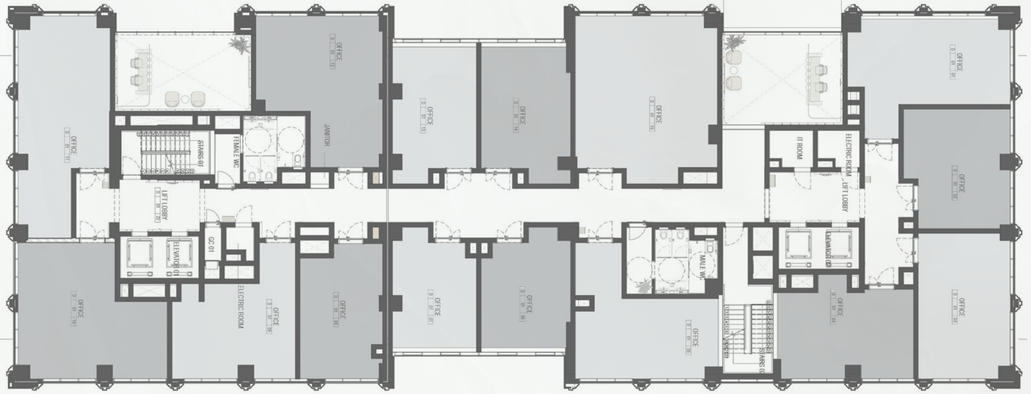
First Floor

Admin



D-01-01	85 SQM	D-01-02	64 SQM	D-01-03	73 SQM
D-01-04	68 SQM	D-01-05	77 SQM	D-01-06	57 SQM
D-01-07	54 SQM	D-01-08	60 SQM	D-01-09	73 SQM
D-01-10	94 SQM	D-01-11	99 SQM	D-01-12	91 SQM
D-01-13	61 SQM	D-01-14	64 SQM	D-01-15	119 SQM

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Second Floor

Admin



D-02-01	105	SQM	D-02-02	71	SQM	D-02-03	92	SQM
D-02-04	71	SQM	D-02-05	77	SQM	D-02-06	57	SQM
D-02-07	54	SQM	D-02-08	60	SQM	D-02-09	71	SQM
D-02-10	113	SQM	D-02-11	130	SQM	D-02-12	158	SQM
D-02-13	61	SQM	D-02-14	66	SQM	D-02-15	121	SQM
			D-02-16	87	SQM			

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Third Floor

Admin



D-03-01	105	SQM	D-03-02	71	SQM	D-03-03	92	SQM
D-03-04	71	SQM	D-03-05	78	SQM	D-03-06	56	SQM
D-03-07	54	SQM	D-03-08	60	SQM	D-03-09	71	SQM
D-03-10	113	SQM	D-03-11	130	SQM	D-03-12	158	SQM
D-03-13	61	SQM	D-03-14	66	SQM	D-03-15	121	SQM
			D-03-16	87	SQM	Uncoverd Terrace	3.06	SQM

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Fourth Floor

Admin



D-04-01	103	SQM
D-04-04	70	SQM
D-04-07	54	SQM
D-04-10	113	SQM
D-04-13	61	SQM

D-04-02	71	SQM
D-04-05	80	SQM
D-04-08	59	SQM
D-04-11	130	SQM
D-04-14	66	SQM
D-04-16	87	SQM

D-04-03	92	SQM
D-04-06	56	SQM
D-04-09	71	SQM
D-04-12	156	SQM
D-04-15	117	SQM

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Fifth Floor

Admin



D-05-01	103	SQM
D-05-04	70	SQM
D-05-07	54	SQM
D-05-10	113	SQM
Uncoverd Terrace	1.26	SQM
D-05-13	61	SQM

D-05-02	71	SQM
D-05-05	82	SQM
D-05-08	59	SQM
D-05-11	131	SQM
Uncoverd Terrace	1.26	SQM
D-05-14	66	SQM
D-05-16	89	SQM
Uncoverd Terrace	1.52	SQM

D-05-03	92	SQM
D-05-06	56	SQM
D-05-09	71	SQM
D-05-12	159	SQM
Uncoverd Terrace	1.26	SQM
D-05-15	117	SQM

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Building
E



Ground Floor

Commercial



E-GR-01	725	SQM
E-GR-02	157	SQM
E-GR-03	249	SQM
E-GR-04	93	SQM

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First Floor

Admin



E-01-01	204	SQM
E-01-02	286	SQM
E-01-03	78	SQM
E-01-04	87	SQM
E-01-05	85	SQM
E-01-06	57	SQM
E-01-07	55	SQM
E-01-09	69	SQM
E-01-11	133	SQM
E-01-13	97	SQM
E-01-15	45	SQM

E-01-08	47	SQM
E-01-10	233	SQM
E-01-12	97	SQM
E-01-14	105	SQM
E-01-16	82	SQM

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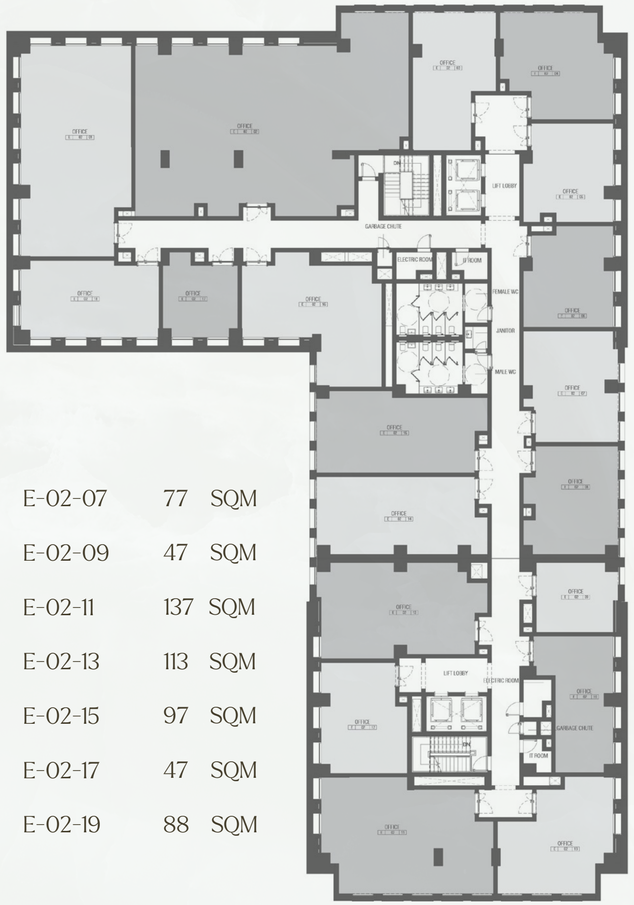
Second Floor

Admin

E-02-01	171	SQM
E-02-02	323	SQM
E-02-03	77	SQM
E-02-04	84	SQM
E-02-05	66	SQM
E-02-06	67	SQM
E-02-08	76	SQM
E-02-10	70	SQM
E-02-12	71	SQM
E-02-14	97	SQM
E-02-16	106	SQM
E-02-18	84	SQM

E-02-07	77	SQM
E-02-09	47	SQM
E-02-11	137	SQM
E-02-13	113	SQM
E-02-15	97	SQM
E-02-17	47	SQM
E-02-19	88	SQM



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Third Floor

Admin

E-03-01	167	SQM
E-03-02	321	SQM
E-03-03	78	SQM
E-03-04	83	SQM
E-03-05	65	SQM
E-03-06	66	SQM
E-03-07	75	SQM
E-03-09	47	SQM
E-03-11	234	SQM
E-03-13	113	SQM
E-03-15	97	SQM
E-03-17	45	SQM

E-03-08	76	SQM
E-03-10	68	SQM
E-03-12	70	SQM
E-03-14	100	SQM
E-03-16	105	SQM
E-03-18	81	SQM



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Fourth Floor

Admin

E-04-01	171	SQM
E-04-02	323	SQM
E-04-03	77	SQM
E-04-04	84	SQM
E-04-05	66	SQM
E-04-07	77	SQM
E-04-09	47	SQM
E-04-11	236	SQM
E-04-13	113	SQM
E-04-15	97	SQM
E-04-17	47	SQM



E-04-06	67	SQM
E-04-08	76	SQM
E-04-10	70	SQM
E-04-12	71	SQM
E-04-14	100	SQM
E-04-16	105	SQM
E-04-18	84	SQM

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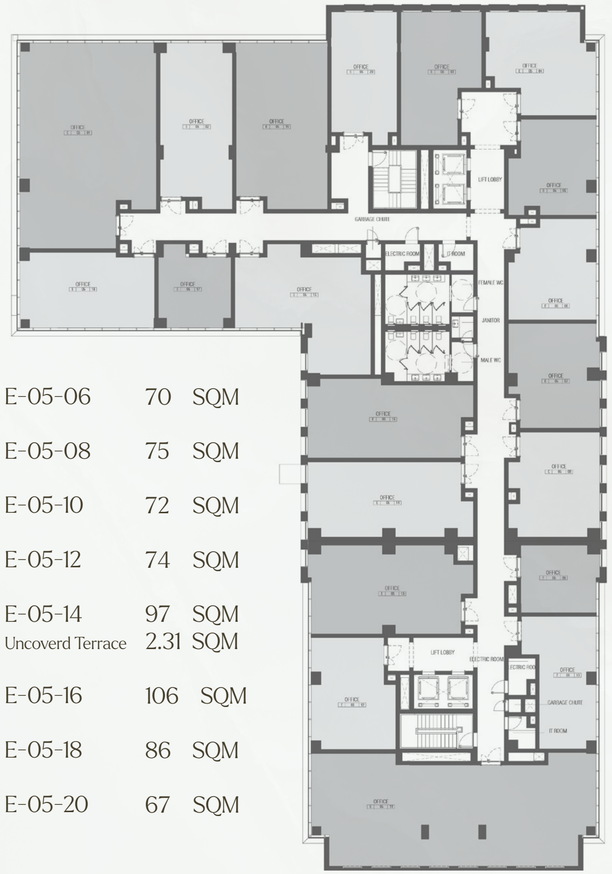
Fifth Floor

Admin

E-05-01	212	SQM
E-05-02	92	SQM
E-05-03	76	SQM
E-05-04	85	SQM
E-05-05	67	SQM
E-05-07	75	SQM
E-05-09	47	SQM
E-05-11	239	SQM
E-05-13	111	SQM
E-05-15	97	SQM
E-05-17	47	SQM
E-05-19	117	SQM



E-05-06	70	SQM
E-05-08	75	SQM
E-05-10	72	SQM
E-05-12	74	SQM
E-05-14	97	SQM
Uncoverd Terrace	2.31	SQM
E-05-16	106	SQM
E-05-18	86	SQM
E-05-20	67	SQM

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Building

F



Ground Floor

Commercial



F-GR-01	165 SQM	F-GR-02	148 SQM	F-GR-03	184 SQM
F-GR-04	306 SQM	F-GR-05	186 SQM	F-GR-06	69 SQM
F-GR-07	119 SQM	F-GR-08	99 SQM	F-GR-09	33 SQM
		F-GR-10	33 SQM		

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First Floor

Admin



F-01-01	124 SQM	F-01-02	124 SQM	F-01-03	80 SQM
F-01-04	133 SQM	F-01-05	134 SQM	F-01-06	87 SQM
F-01-07	125 SQM	F-01-08	132 SQM	F-01-09	186 SQM
F-01-10	106 SQM	F-01-11	105 SQM	F-01-12	128 SQM
F-01-13	139 SQM	F-01-14	98 SQM	F-01-15	124 SQM
		F-01-16	150 SQM		

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Second Floor

Admin



F-02-01	171	SQM	F-02-02	124	SQM	F-02-03	80	SQM
F-02-04	133	SQM	F-02-05	134	SQM	F-02-06	87	SQM
F-02-07	125	SQM	F-02-08	131	SQM	F-02-09	186	SQM
F-02-10	106	SQM	F-02-11	105	SQM	F-02-12	128	SQM
F-02-13	139	SQM	F-02-14	98	SQM	F-02-15	124	SQM
			F-02-16	167	SQM			

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Third Floor

Admin



F-03-01	171	SQM	F-03-02	124	SQM	F-03-03	80	SQM
F-03-04	133	SQM	F-03-05	134	SQM	F-03-06	87	SQM
Uncoverd Terrace	3.41	SQM						
F-03-07	125	SQM	F-03-08	131	SQM	F-03-09	186	SQM
			Uncoverd Terrace	3.57	SQM			
F-03-10	106	SQM	F-03-11	105	SQM	F-03-12	128	SQM
F-03-13	139	SQM	F-03-14	98	SQM	F-03-15	124	SQM
			Uncoverd Terrace	3.5	SQM			
F-03-16	167	SQM						

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Fourth Floor

Admin



F-04-01	171	SQM
F-04-04	133	SQM
F-04-07	125	SQM
F-04-10	106	SQM
F-04-13	139	SQM

F-04-02	124	SQM
F-04-05	124	SQM
F-04-08	132	SQM
F-04-11	105	SQM
F-04-14	98	SQM
F-04-16	167	SQM

F-04-03	80	SQM
F-04-06	87	SQM
F-04-09	186	SQM
F-04-12	128	SQM
F-04-15	124	SQM

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Fifth Floor

Admin



F-05-01	171	SQM
F-05-04	133	SQM
Uncoverd Terrace	1.24	SQM
F-05-07	125	SQM
F-05-10	106	SQM
F-05-13	139	SQM
F-05-16	167	SQM
Uncoverd Terrace	1.23	SQM

F-05-02	124	SQM
F-05-05	124	SQM
F-05-08	132	SQM
F-05-11	105	SQM
F-05-14	98	SQM
Uncoverd Terrace	1.23	SQM

F-05-03	80	SQM
F-05-06	87	SQM
Uncoverd Terrace	1.23	SQM
F-05-09	186	SQM
Uncoverd Terrace	1.24	SQM
F-05-12	128	SQM
F-05-15	124	SQM

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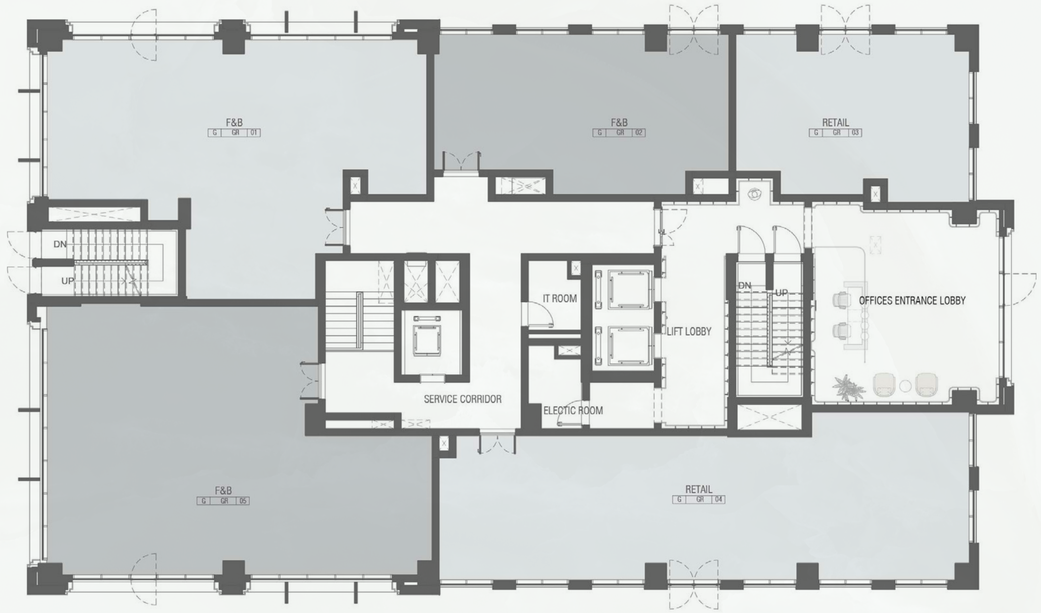
Building
G



Ground Floor

Commercial

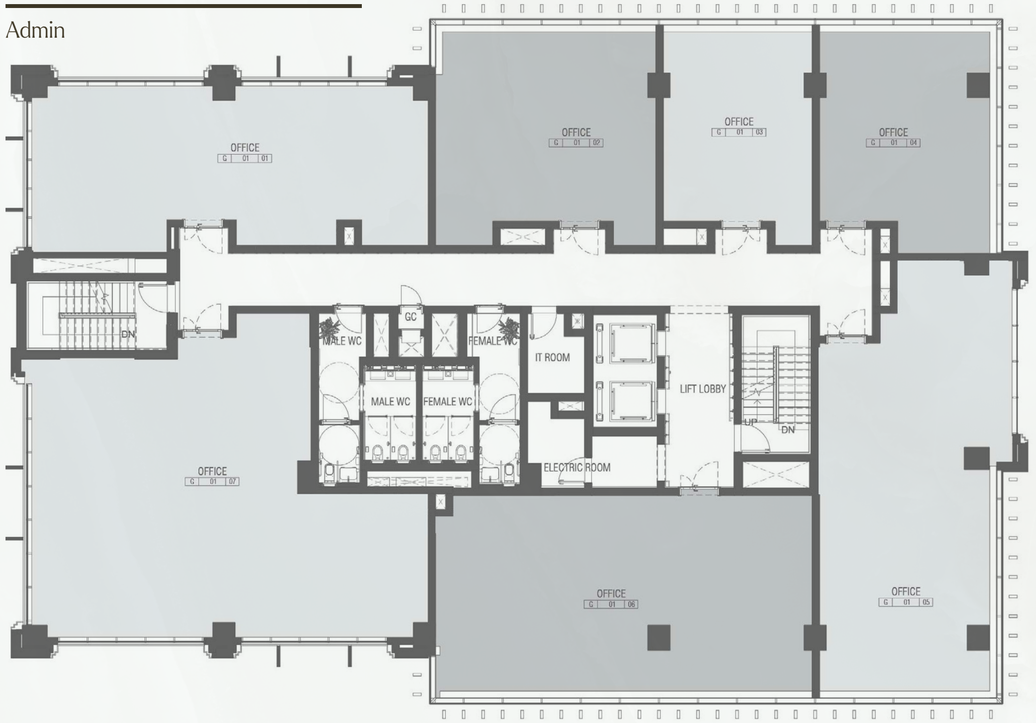


G-GR-01	151	SQM	G-GR-02	82	SQM
G-GR-03	71	SQM	G-GR-04	151	SQM
G-GR-05	176	SQM			

All drawings provided are approximate and are subject to change without notice. the drawings provided are not to scale and should be used for general reference only. the developer reserves the right to make revisions, modifications, or alterations to the materials and drawings without prior notice.

First Floor

Admin



G-01-01	145	SQM	G-01-02	96	SQM
G-01-03	64	SQM	G-01-04	80	SQM
G-01-05	158	SQM	G-01-06	157	SQM
G-01-07	220	SQM			

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Second Floor

Admin



G-02-01	145	SQM	G-02-02	96	SQM
G-02-03	64	SQM	G-02-04	80	SQM
G-02-05	158	SQM	G-02-06	157	SQM
G-02-07	220	SQM			

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Third Floor

Admin



G-03-01	145	SQM	G-03-02	96	SQM
G-03-03	64	SQM	G-03-04	80	SQM
G-03-05	158	SQM	G-03-06	157	SQM
G-03-07	220	SQM			

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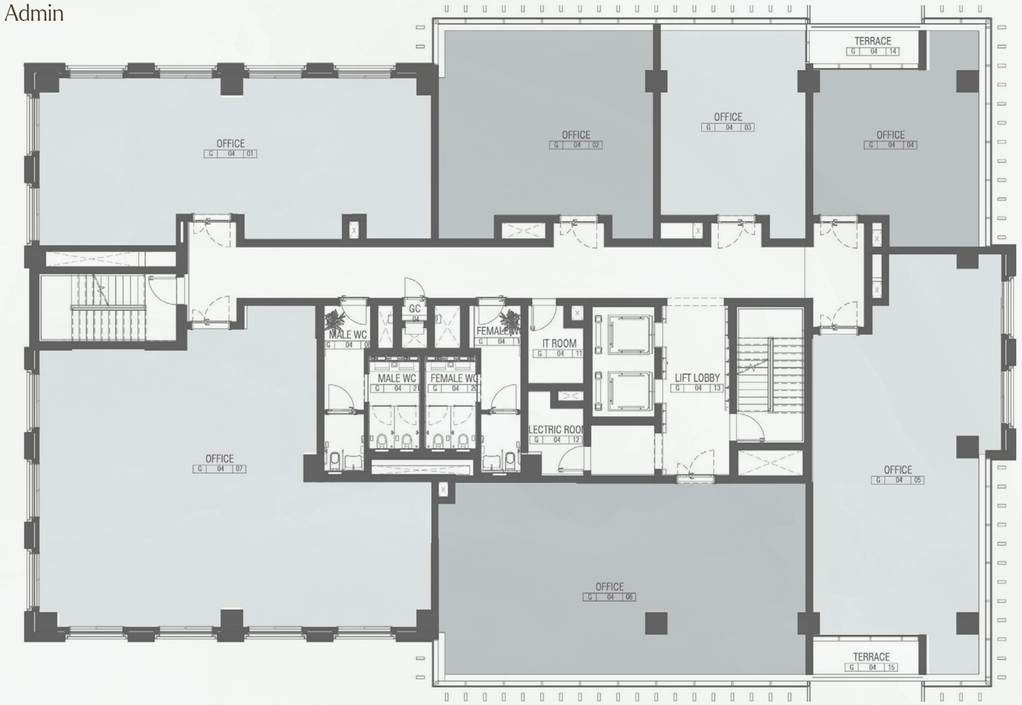
Fourth Floor

Admin



G-04-01	145	SQM	G-04-02	96	SQM
G-04-03	64	SQM	G-04-04	80	SQM
G-04-05	158	SQM	G-04-06	157	SQM
G-04-07	220	SQM			

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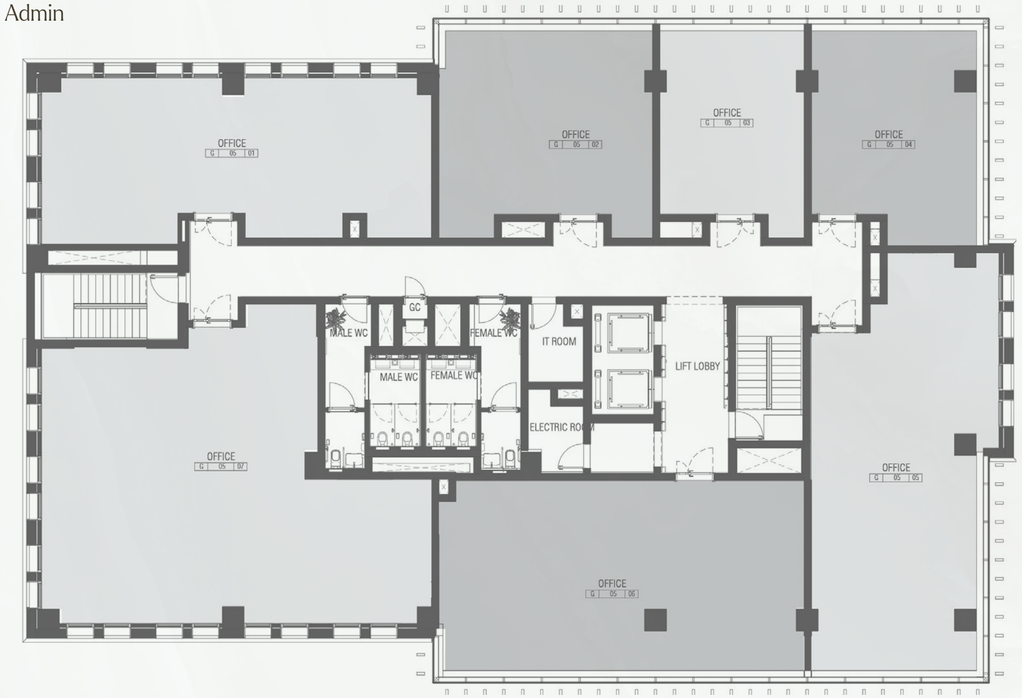
Fifth Floor

Admin



G-05-01	145	SQM	G-05-02	96	SQM
G-05-03	64	SQM	G-05-04	80	SQM
G-05-05	158	SQM	G-05-06	157	SQM
G-05-07	221	SQM			

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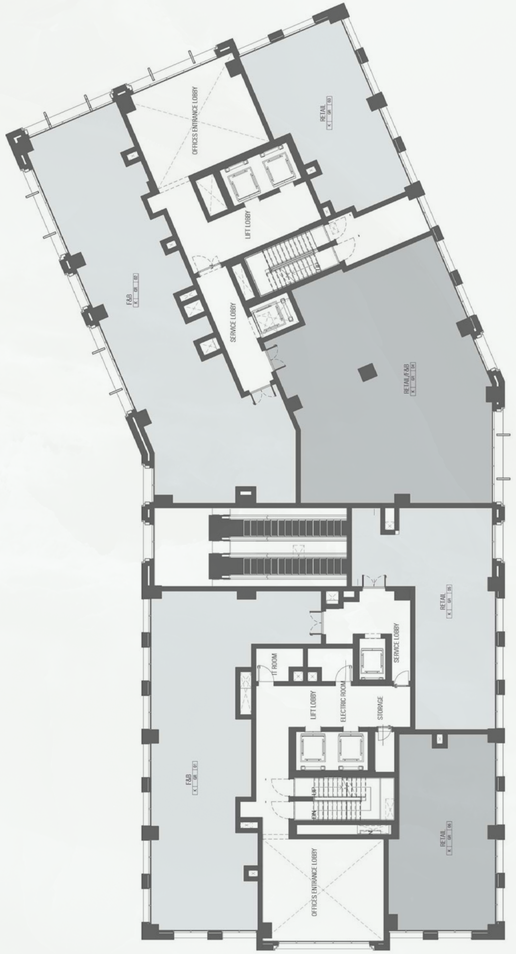
Building
K



Ground Floor

Commercial



K-GR-01	170	SQM
K-GR-02	196	SQM
K-GR-03	83	SQM
K-GR-04	194	SQM
K-GR-05	101	SQM
K-GR-06	89	SQM

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First Floor

Admin



K-01-01	156	SQM
K-01-02	96	SQM
K-01-03	81	SQM
K-01-04	77	SQM
K-01-05	113	SQM
K-01-06	142	SQM
K-01-07	153	SQM
K-01-08	201	SQM
K-01-09	92	SQM
K-01-10	156	SQM

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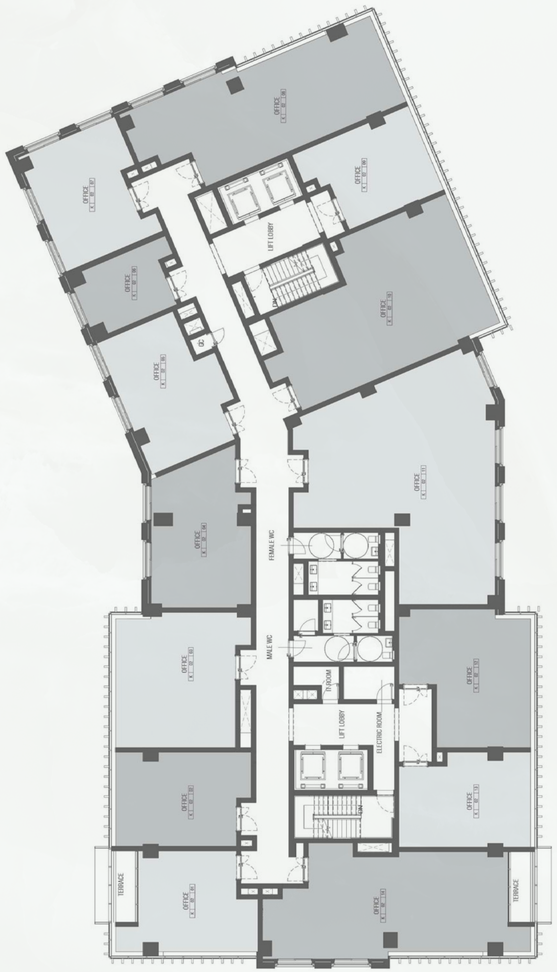
Second Floor

Admin

K-02-01	79	SQM
K-02-02	71	SQM
K-02-03	96	SQM
K-02-04	84	SQM
K-02-05	77	SQM
K-02-06	40	SQM
K-02-07	73	SQM
K-02-08	142	SQM
K-02-09	61	SQM
K-02-10	155	SQM
K-02-11	204	SQM
K-02-12	92	SQM
K-02-13	71	SQM
K-02-14	152	SQM



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Third Floor

Admin

K-03-01	79	SQM
K-03-02	71	SQM
K-03-03	96	SQM
K-03-04	84	SQM
K-03-05	77	SQM
K-03-06	40	SQM
K-03-07	73	SQM
K-03-08	142	SQM
K-03-09	61	SQM
K-03-10	155	SQM
K-03-11	204	SQM
K-03-12	92	SQM
K-03-13	71	SQM
K-03-14	152	SQM



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Fourth Floor

Admin

K-04-01	79	SQM
K-04-02	71	SQM
K-04-03	96	SQM
K-04-04	84	SQM
K-04-05	77	SQM
K-04-06	40	SQM
K-04-07	73	SQM
K-04-08	142	SQM
K-04-09	61	SQM
K-04-10	155	SQM
K-04-11	204	SQM
K-04-12	92	SQM
K-04-13	71	SQM
K-04-14	152	SQM



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Fifth Floor

Admin

K-05-01	82	SQM
K-05-02	71	SQM
K-05-03	98	SQM
K-05-04	81	SQM
K-05-05	77	SQM
K-05-06	40	SQM
K-05-07	73	SQM
K-05-08	142	SQM
K-05-09	61	SQM
K-05-10	153	SQM
K-05-11	202	SQM
K-05-12	92	SQM
K-05-13	70	SQM
K-05-14	152	SQM



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Building

L



Ground Floor

Commercial



L-GR-01 190 SQM

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First Floor

Admin



L-01-01 361 SQM

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Second Floor

Admin



L-02-01 366 SQM

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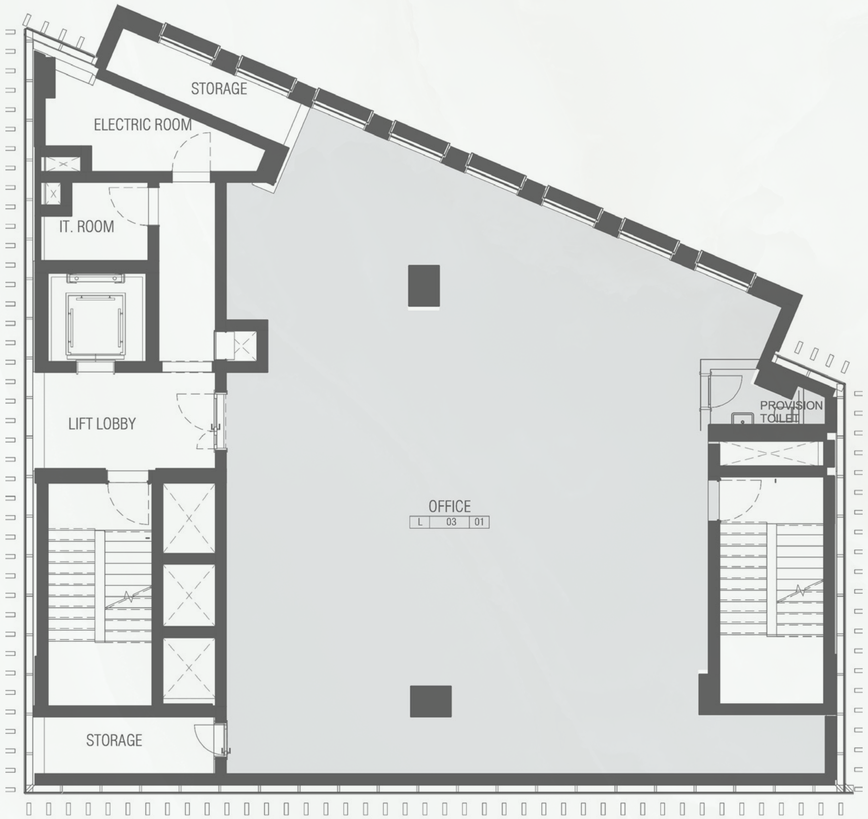
Third Floor

Admin



L-03-01 366 SQM

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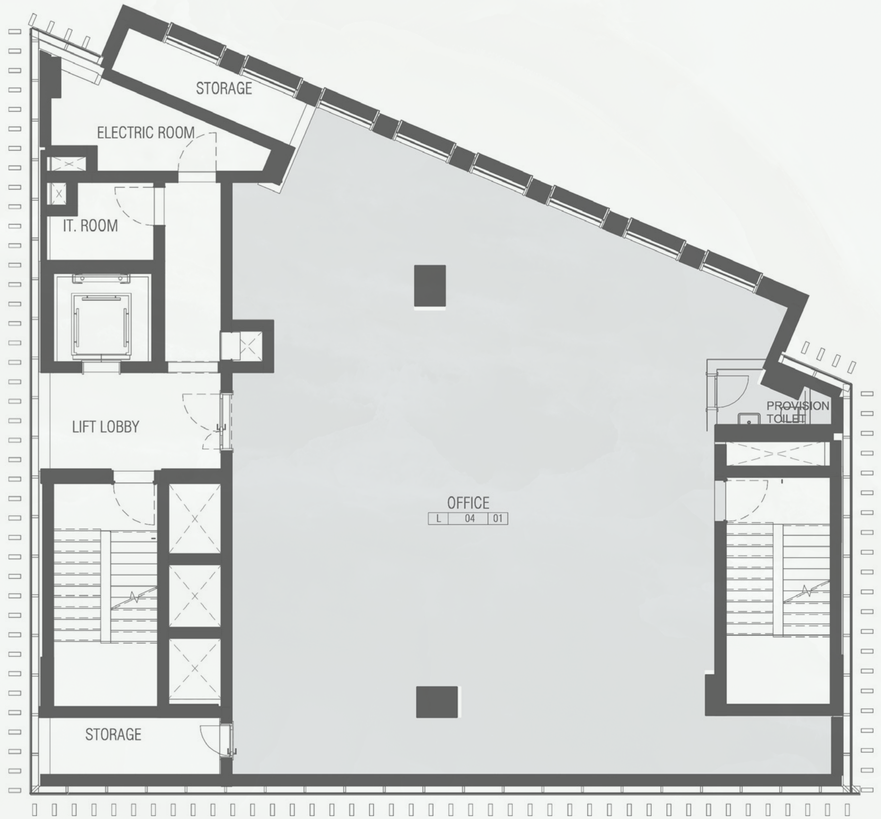
Fourth Floor

Admin



L-04-01 366 SQM

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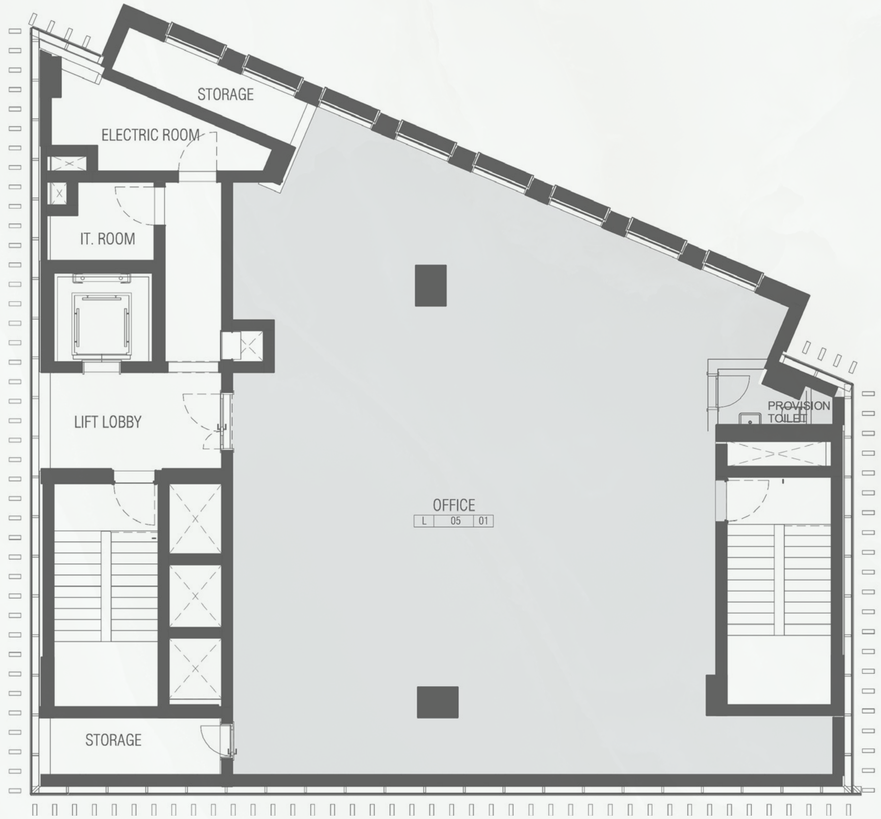
Fifth Floor

Admin



L-05-01 366 SQM

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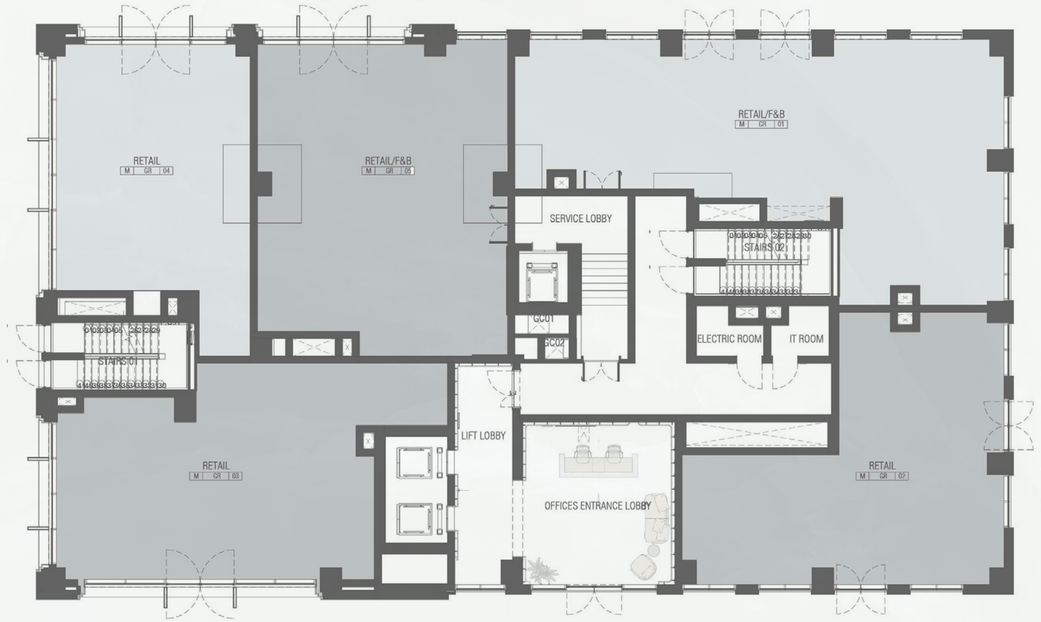
Building
M



Ground Floor

Commercial



M-GR-01	162	SQM	M-GR-02	114	SQM
M-GR-03	121	SQM	M-GR-04	95	SQM
M-GR-05	130	SQM			

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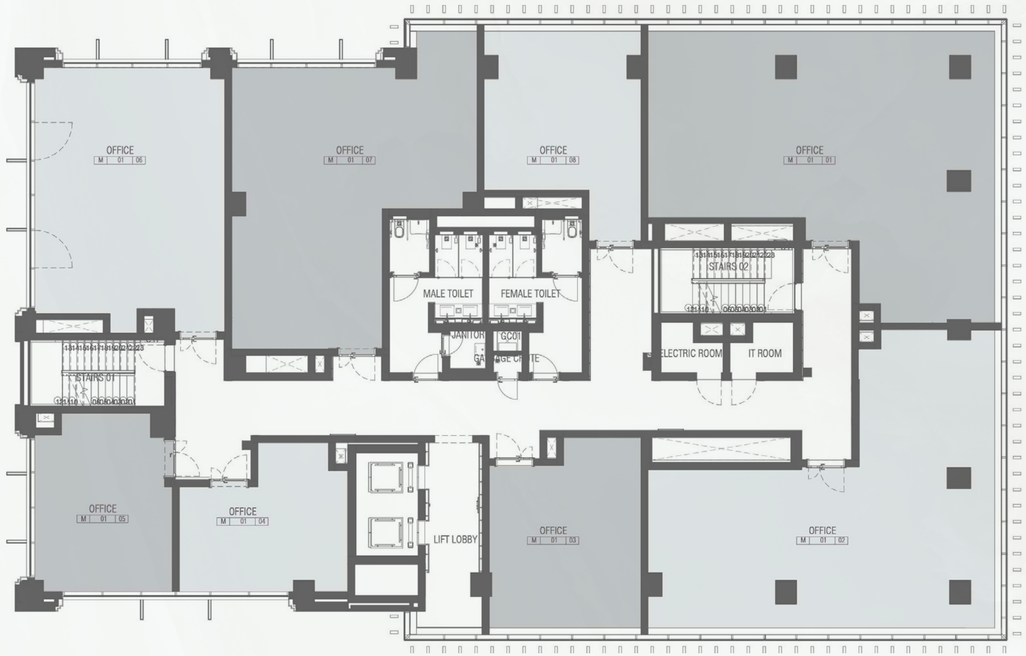
First Floor

Admin



M-01-01	202	SQM	M-01-02	188	SQM
M-01-03	71	SQM	M-01-04	58	SQM
M-01-05	65	SQM	M-01-06	124	SQM
M-01-07	145	SQM	M-01-08	72	SQM

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Second Floor

Admin

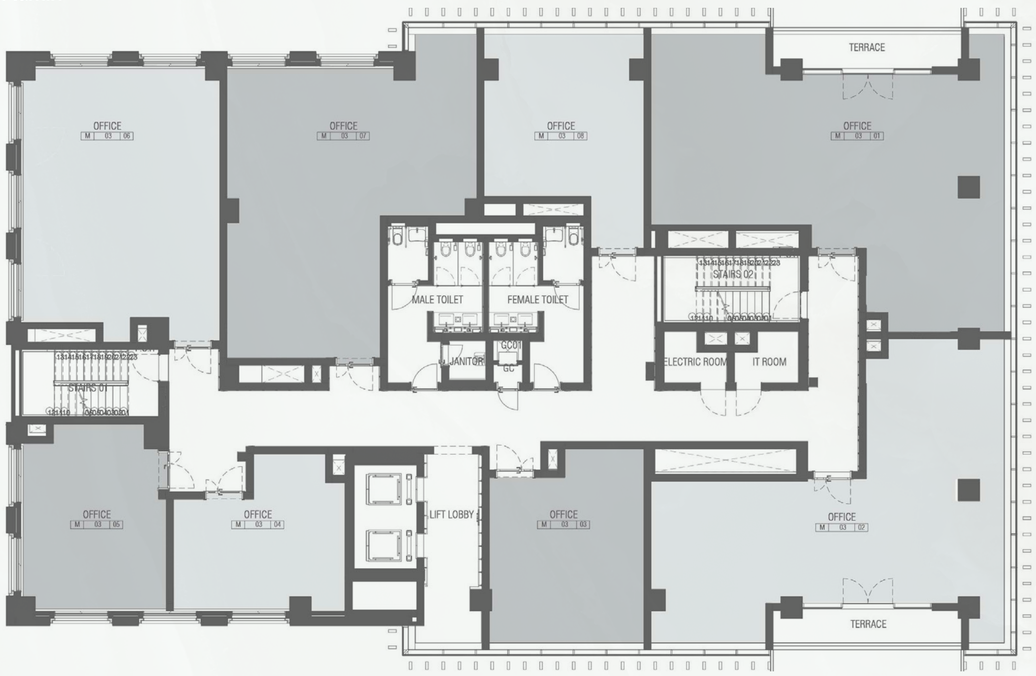


M-02-01	199	SQM	M-02-02	186	SQM
M-02-03	71	SQM	M-02-04	58	SQM
M-02-05	66	SQM	M-02-06	127	SQM
M-02-07	146	SQM	M-02-08	72	SQM

All drawings provided are approximate and are subject to change without notice. the drawings provided are not to scale and should be used for general reference only. the developer reserves the right to make revisions, modifications, or alterations to the materials and drawings without prior notice.

Third Floor

Admin



M-03-01	199	SQM	M-03-02	186	SQM
M-03-03	71	SQM	M-03-04	58	SQM
M-03-05	66	SQM	M-03-06	127	SQM
M-03-07	146	SQM	M-03-08	72	SQM

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Fourth Floor

Admin



M-04-01	199	SQM	M-04-02	186	SQM
M-04-03	71	SQM	M-04-04	58	SQM
M-04-05	66	SQM	M-04-06	127	SQM
M-04-07	146	SQM	M-04-08	72	SQM

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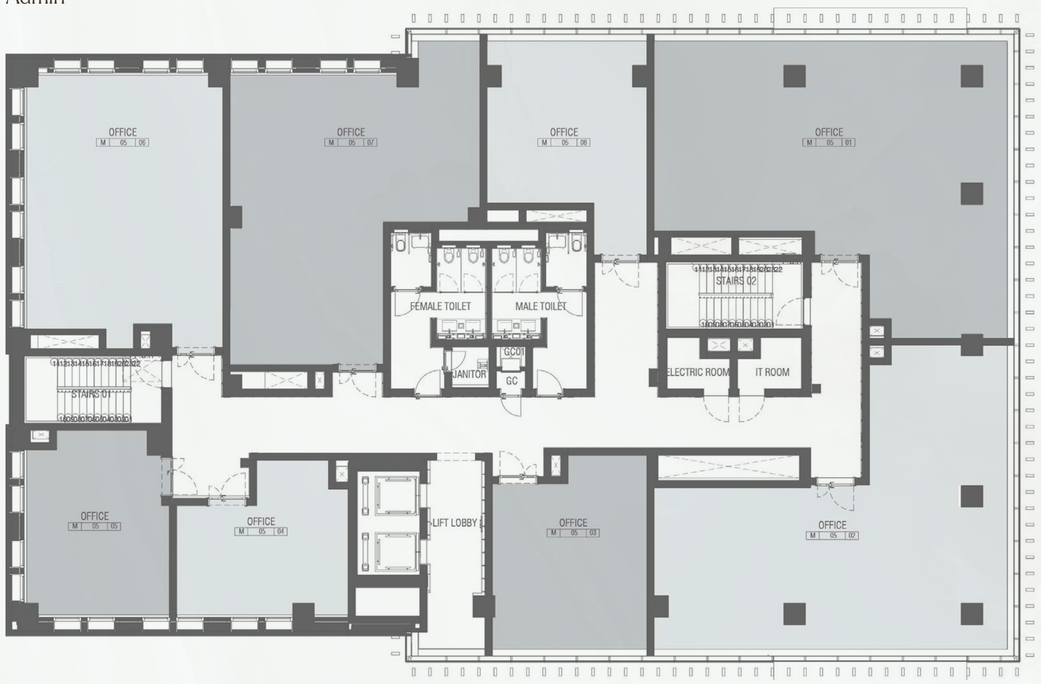
Fifth Floor

Admin



M-05-01	202	SQM	M-05-02	188	SQM
M-05-03	71	SQM	M-05-04	64	SQM
M-05-05	74	SQM	M-05-06	137	SQM
M-05-07	150	SQM	M-05-08	72	SQM

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Building O



Ground Floor

Commercial



O-GR-01 223 SQM

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First Floor

Admin



O-01-01 358 SQM

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Second Floor

Admin



O-02-01 364 SQM

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Third Floor

Admin



O-03-01 364 SQM

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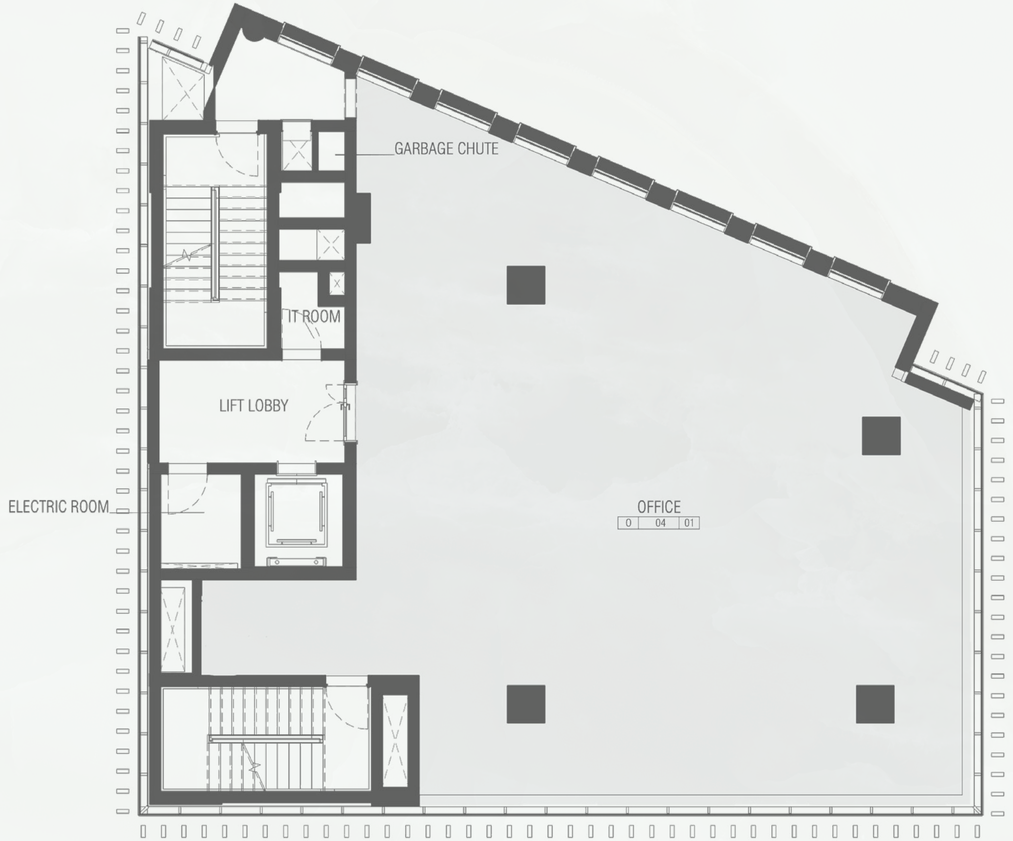
Fourth Floor

Admin



O-04-01 364 SQM

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Fifth Floor

Admin



O-05-01 364 SQM

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