am:pm

NO TIME IS SIMPLY ENOUGH.

SWANLAKE *residences.*

BUILDING - C02

Technical Booklet



WELCOME
to AM:PM

WHERE
MORNING



& EVENING MEET

A bustling location where morning and evening blend together, creating a space where time flies by and days are well spent. It is the perfect place to have a meal, work, and mingle from sunrise to sunset and beyond.

Experiences from

MORNING *to* NIGHT

& every moment
in between.

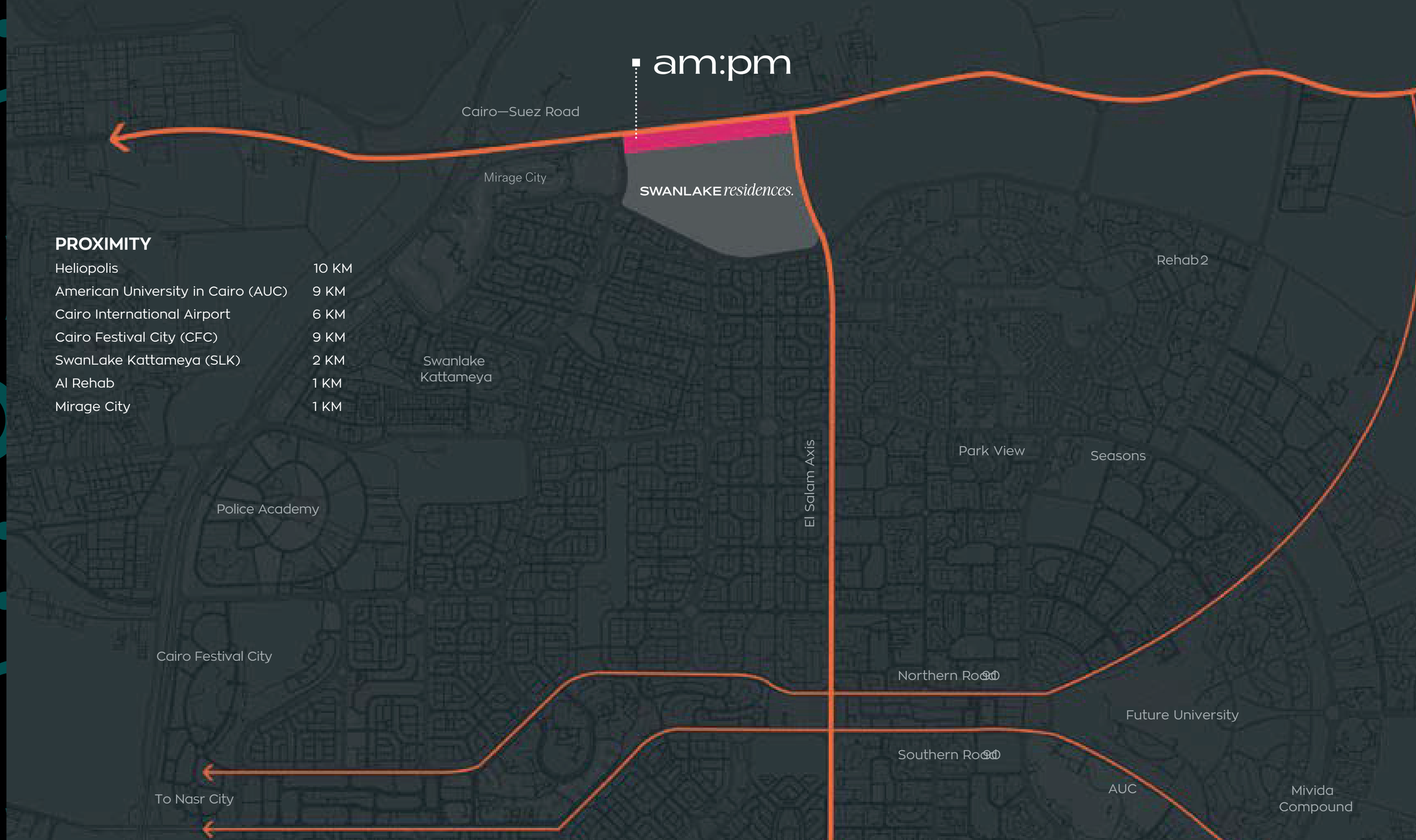
Located in the heart of Swanlake Residences-New Cairo [SLR], am:pm is the premium epicenter of fashion, entertainment, fine dining, unmatched hospitality and art curation. This futuristic hotbed combines function and form to cater to contemporary lifestyles.

A place where a.m & p.m collide to make the moments in between. Where time means nothing at all and days are well spent. A bustling address from sunrise to sunset- from work to night, breakfast to dinner and party life. Welcome to am:pm, a place where no time is simply enough.



STRATEGIC
LOCATION

LOCATION MAP



PROXIMITY

Heliopolis	10 KM
American University in Cairo (AUC)	9 KM
Cairo International Airport	6 KM
Cairo Festival City (CFC)	9 KM
SwanLake Kattameya (SLK)	2 KM
Al Rehab	1 KM
Mirage City	1 KM



MASTER PLAN

A Signature Blueprint of Contemporary Grandeur



MASTER PLAN

cracknell

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

Disclaimer:
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3. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
4. Hassan Allam Properties reserves the right to make revisions/alterations, at its absolute discretion, and without liability.



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THE BUSINESS PARK

am:pm's office spaces accommodate diverse industries, including multinationals, digital natives, blue-ships, local conglomerates and co-working spaces, making it the center point of business excellence in east Cairo.





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A Built To Suit Timelapse

IN BUSINESS

The Business Park at am:pm rolls out on an impressive 100,000 sqm across 5 floors to introduce a premium variety of cutting-edge office spaces, peacefully spread out across its promenade's upper floors to inspire and delight.

Dynamic, diverse and flexible, the office spaces are carefully crafted to accommodate different industries inclusive of multinational blue-chips, digital natives, local conglomerates, co-working spaces and rising start-ups.



Building - C02

Offices

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FIRST FLOOR

Floor Gross Area:

1,967 Sqm

Office No.	Gross Area Per SQM
SLR-OP - C02 - 101	219
SLR-OP - C02 - 102	150
SLR-OP - C02 - 103	154
SLR-OP - C02 - 104	197
SLR-OP - C02 - 105	156
SLR-OP - C02 - 106	201
SLR-OP - C02 - 107	180
SLR-OP - C02 - 108	156
SLR-OP - C02 - 109	134
SLR-OP - C02 - 110	145
SLR-OP - C02 - 111	274

Disclaimer:

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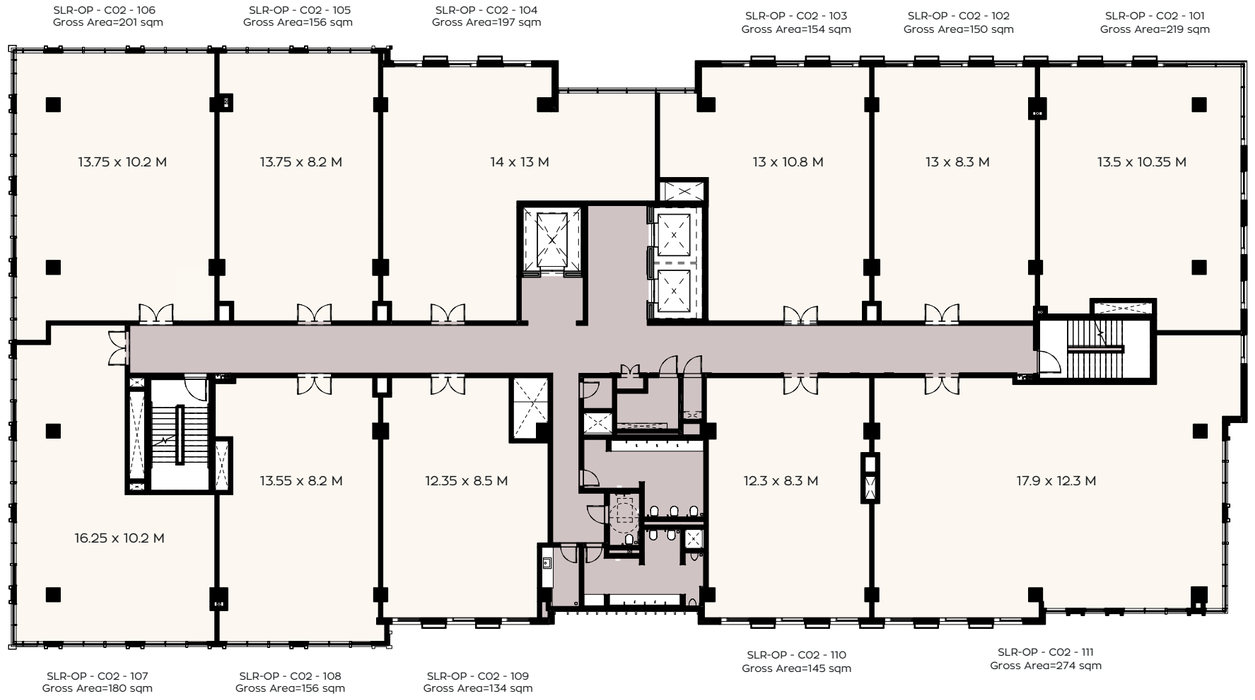

First Floor.

SECOND FLOOR

Floor Gross Area:

1,967 Sqm

Office No.	Gross Area Per SQM
SLR-OP - C02 - 201	219
SLR-OP - C02 - 202	150
SLR-OP - C02 - 203	154
SLR-OP - C02 - 204	197
SLR-OP - C02 - 205	156
SLR-OP - C02 - 206	201
SLR-OP - C02 - 207	180
SLR-OP - C02 - 208	156
SLR-OP - C02 - 209	134
SLR-OP - C02 - 210	145
SLR-OP - C02 - 211	274

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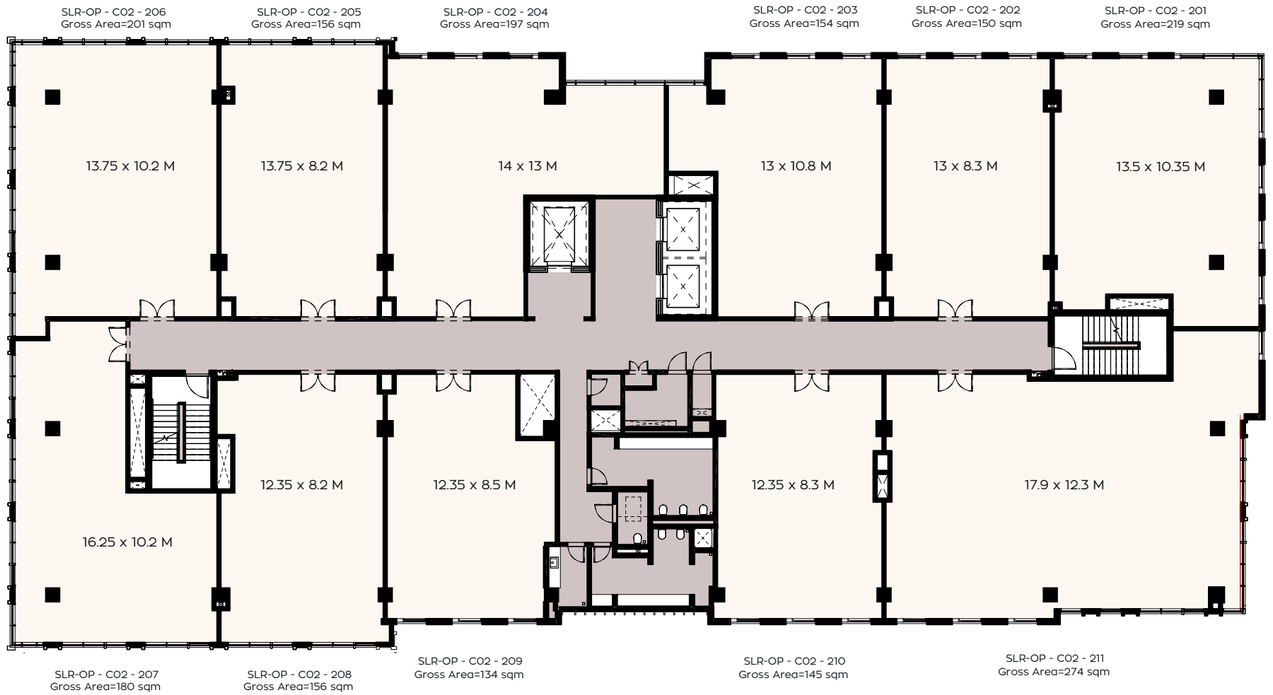

Second Floor.

THIRD FLOOR

Floor Gross Area:

1,967 Sqm

Office No.	Gross Area Per SQM
SLR-OP - C02 - 301	219
SLR-OP - C02 - 302	150
SLR-OP - C02 - 303	154
SLR-OP - C02 - 304	197
SLR-OP - C02 - 305	156
SLR-OP - C02 - 306	201
SLR-OP - C02 - 307	180
SLR-OP - C02 - 308	156
SLR-OP - C02 - 309	134
SLR-OP - C02 - 310	145
SLR-OP - C02 - 11 3	274

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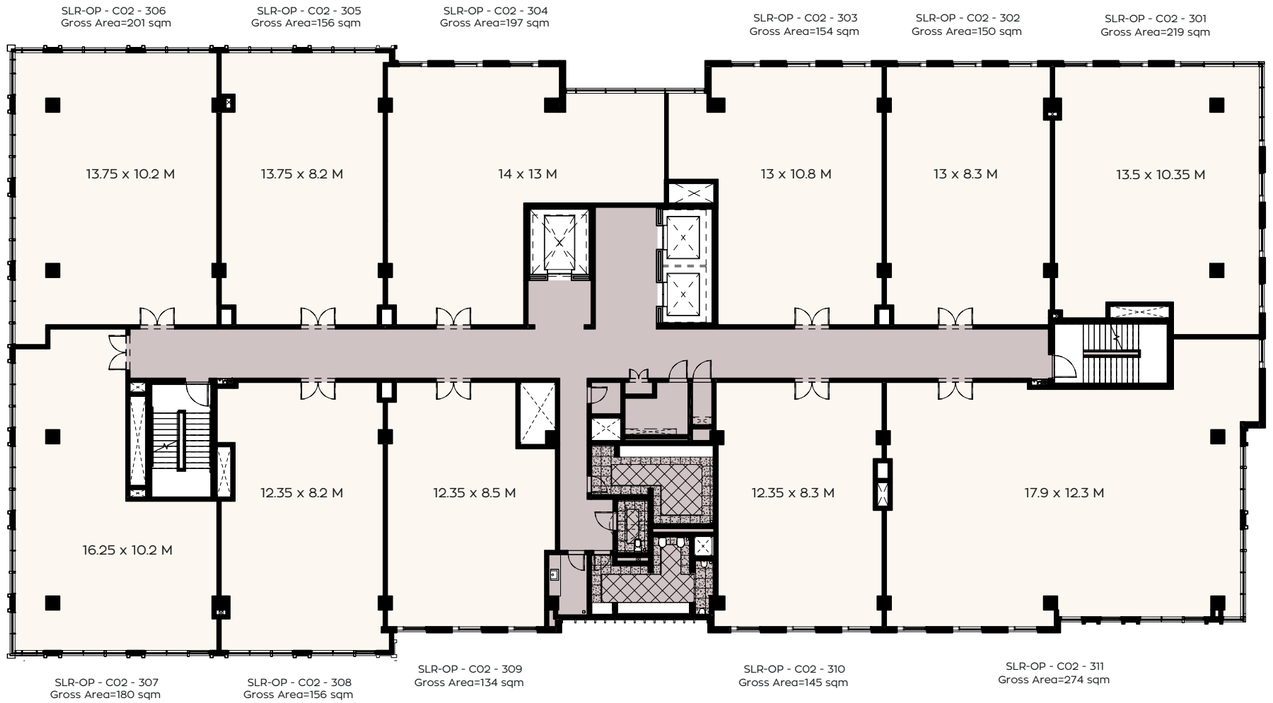

Third Floor.

FOURTH FLOOR

Floor Gross Area:

1,999 Sqm

Office No.	Gross Area Per SQM
SLR-OP - C02 - 401	384
SLR-OP - C02 - 402	167
SLR-OP - C02 - 403	197
SLR-OP - C02 - 404	156
SLR-OP - C02 - 405	199
SLR-OP - C02 - 406	183
SLR-OP - C02 - 407	157
SLR-OP - C02 - 408	135
SLR-OP - C02 - 409	145
SLR-OP - C02 - 410	278

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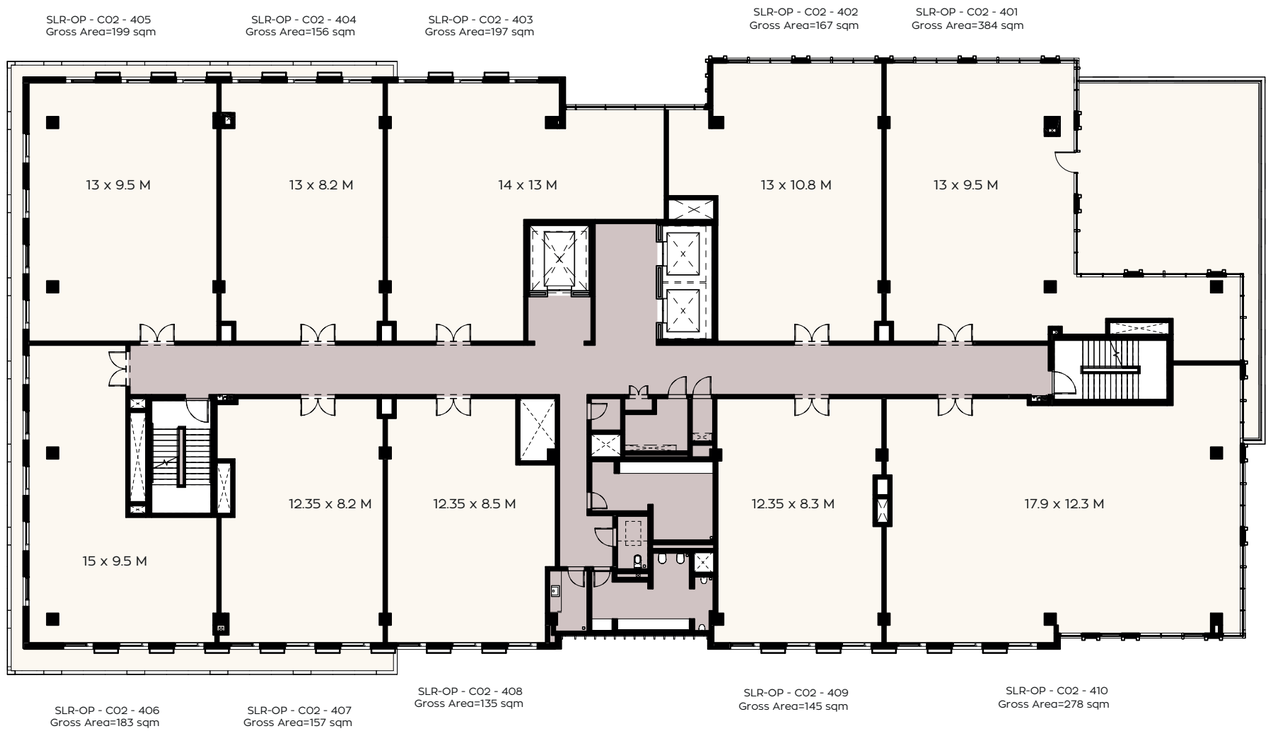

Fourth Floor.

FIFTH FLOOR

Floor Gross Area:

1,787 Sqm

Office No.	Gross Area Per SQM
SLR-OP - C02 - 501	254
SLR-OP - C02 - 502	167
SLR-OP - C02 - 503	197
SLR-OP - C02 - 504	147
SLR-OP - C02 - 505	174
SLR-OP - C02 - 506	149
SLR-OP - C02 - 507	142
SLR-OP - C02 - 508	135
SLR-OP - C02 - 509	145
SLR-OP - C02 - 510	278

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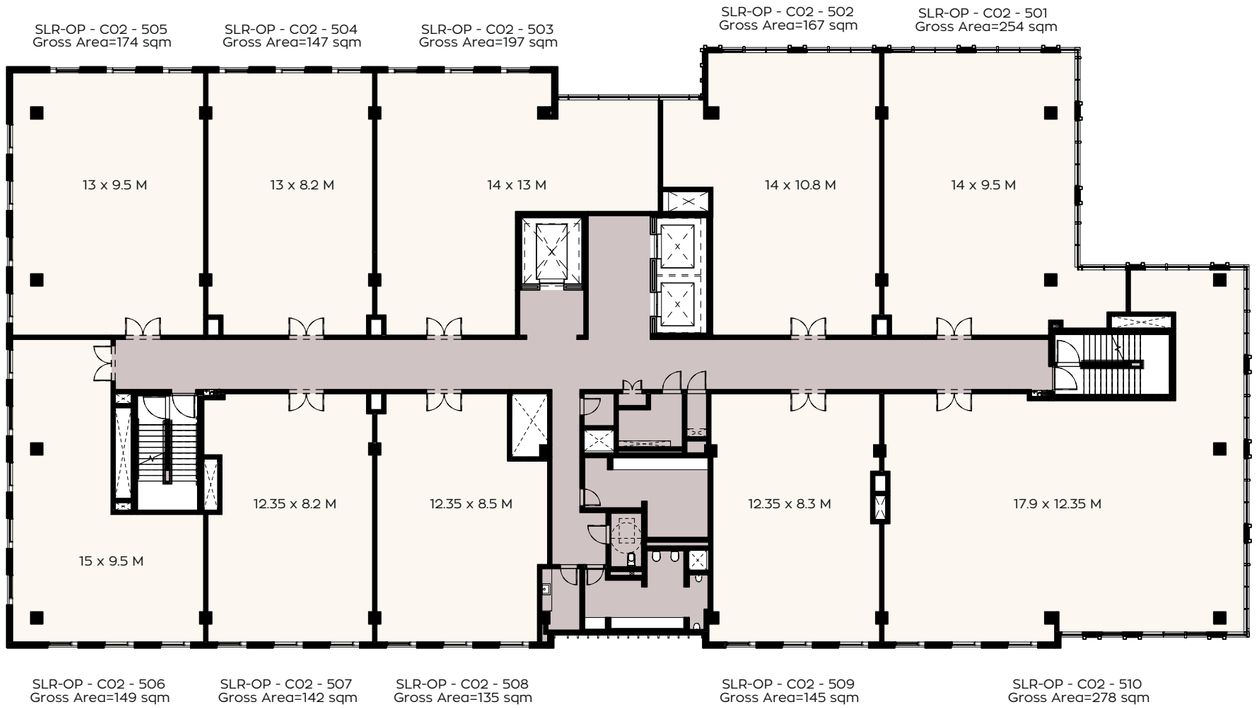

Fifth Floor.



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Preliminary Technical

& Finishing Specs Finishes [Core & Shell]

Buildings Protection Systems

- Fire Alarm System
- Firefighting System
- Public Address System

Building Operating Systems

- Access Control System
- CCTV Closed-Circuit Television Camera
- Telephone, Data and TV Systems
- Security System
- Building Management System BMS
- Parking Management System
- Conveying System (Elevators)

Utilities Systems

- HVAC, Ventilation, and Air Conditioning
- Electrical supply and Emergency Backup system
- Domestic water supply and drainage system



Standard Offering for Each Unit

Building Exterior

- Double glazed aluminum windows / rendered facades with cladding
- Unfinished slabs/columns/ceiling
- MEP services as listed in the "preliminary technical & finishing Specs"
- Parking bays (basement & surface) as per code

Public and Common Area Specs.

- Finished lobbies & corridors; high quality marble/ granite flooring
- Passenger and services elevators reaching the basement
- Janitor room per floor
- Pantry per floor
- Garbage chute access from all floors
- Male / Female & Handicapped toilets per floor
- Building Access Control



RETAIL REALM

Endless Moments of Retail
Luxury & Impeccable Tastes



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HASSAN ALLAM
PROPERTIES