

ALBUROUJ BUSINESS PARK

Operated by



**ALBUROUJ
THE PERFECT
CIRCLE**



ABOUT THE DEVELOPER

CGP IS DRIVEN BY THE SOLE PURPOSE OF OFFERING AN EXCEPTIONAL LIFESTYLE IN A CULTURED MIXED-USE COMMUNITY.

Founded in 2015, Capital Group Properties (CGP) is a real estate developer with an established track record in the real estate development industry. CGP specializes in the development of fully integrated communities, creating its mark in delivering leading sustainable developments exemplified in its flagship project, Alburouj.

Staying true to our mission on delivering first-rate services and amenities, while putting the customer at the forefront of all our operations, Alburouj has partnered with the best in class across all disciplines to deliver on our promise of a fully integrated and sustainable quality of life.

CGP comes to Egypt with a strong backing from our ultimate parents Abu Dhabi Capital Group (ADCG) %50; a dynamic & diversified investment company with a variety of key growth sectors that include real estate, hospitality, education and capital markets. Our second parent, Al Ain Properties Overseas (AAPO) %50, includes a

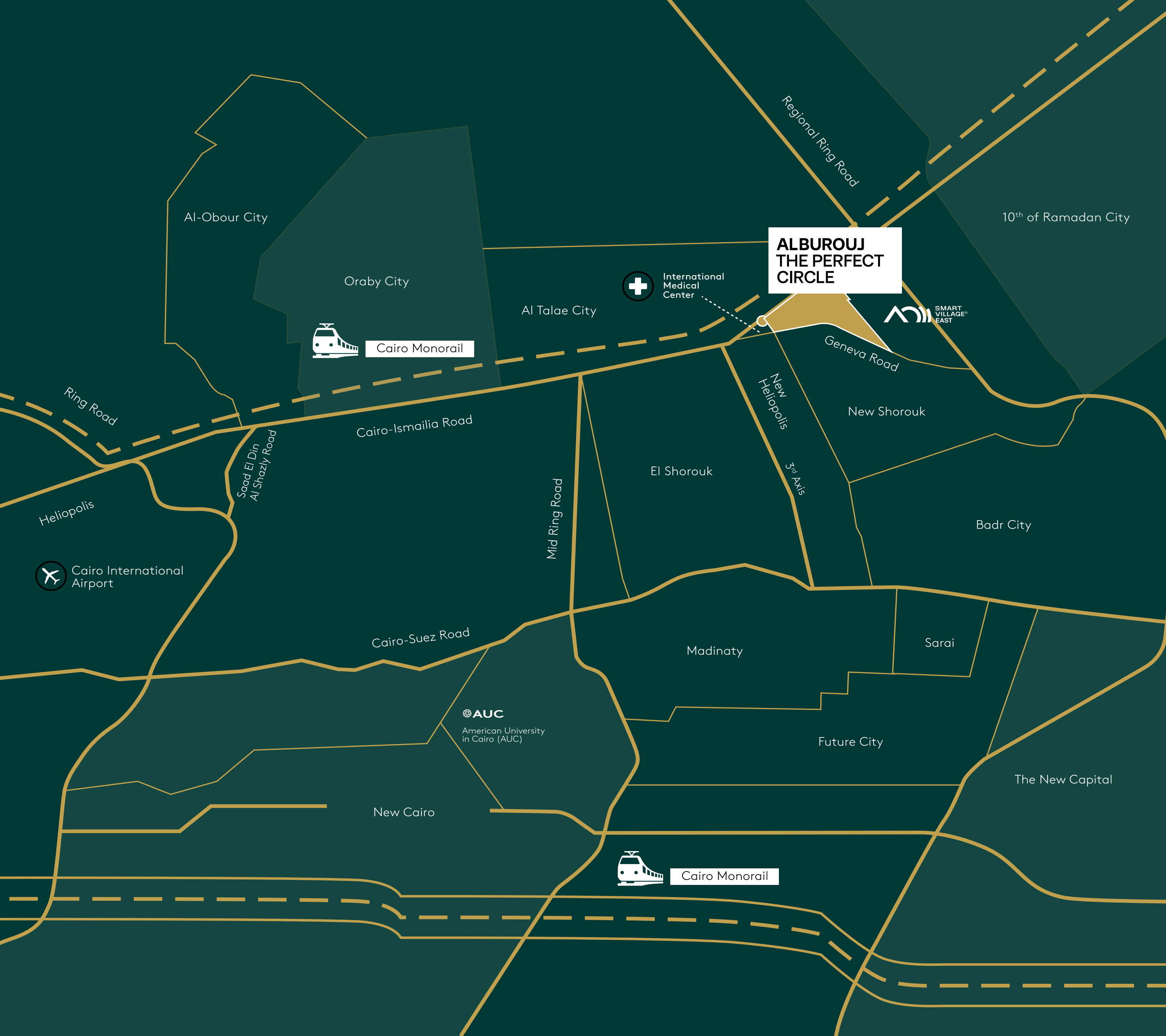
diversified local and international investment portfolio; most prominent for being pioneers in the Real Estate industry in the UAE, with an international portfolio that encompasses a wide variety of diversified real estate properties, and the development of hotel and resort complexes for some of the world's leading hotel chains. The immense potential of the Egyptian Real Estate market is mirrored in CGP's ambition in growing its portfolio and setting its roots as the leading developer of the best sustainable living communities in Egypt.

LIFE AT ALBUROUJ

Excellent education, seamless business affairs and quality healthcare are a part of daily life, as they are all accessible within the gates of the community. Luxury and leisure, from shopping, contemporary offices to fine dining are attainable with ease; the comforts of daily life will not be compromised. Through superior quality and an accommodating environment, contentment and the feeling of fulfillment are achieved. AlBurouj has built its community to reflect these principles and it is committed to building the perfect integrated community.

LIFE AT ALBUROUJ CAN BE DESCRIBED IN ONE WORD: FULFILLING. ITS HARMONIOUS DESIGN ALLOWS ONE TO FIND PEACE OF MIND, TRANQUILITY, AND A CHANCE TO APPRECIATE THE BEAUTY OF THE UNIVERSE.





CONVENIENT PROXIMITY.

AlBurouj is an integral part of the capital's most significant districts in East Cairo. It is also located just minutes away from one of Cairo's most iconic destinations, El Shorouk. With convenient proximity to the International Medical Center, AlBurouj is only:

20 MINUTES FROM CAIRO INTERNATIONAL AIRPORT

25 MINUTES FROM HELIOPOLIS

20 MINUTES FROM NEW CAIRO

15 MINUTES FROM THE NEW CAPITAL

10 MINUTES FROM MADINATY

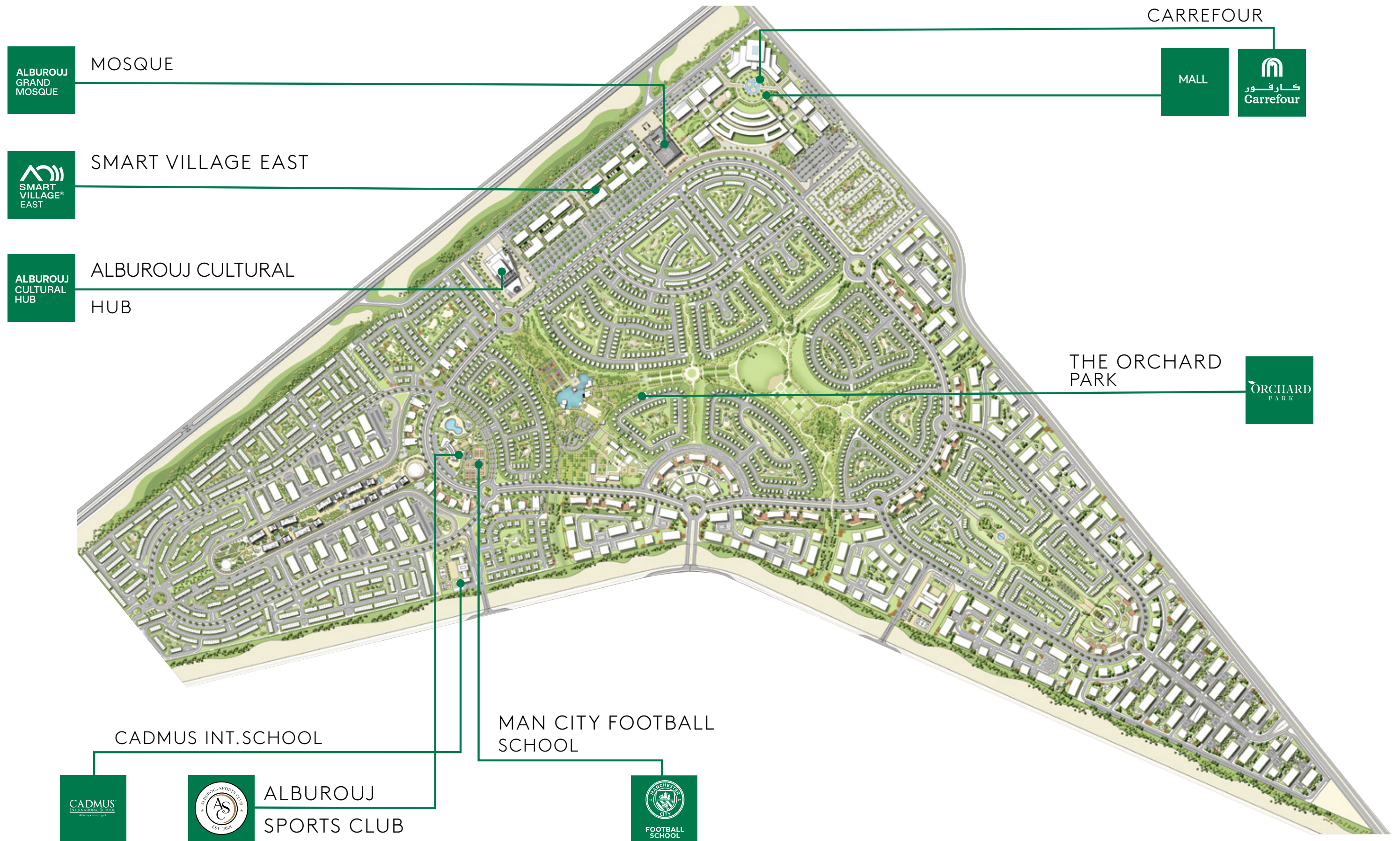
05 MINUTES FROM HSC SHOROUK

GROW YOUR BUSINESS IN THE BEATING HEART OF THE FUTURE

A Strategic Location Like No Other

Masterplanned with ultimate convenience in mind, AlBurouj Business park by Smart Village is an exclusive opportunity to grow alongside forward-thinking minds in a strategic location, directly situated on Cairo-Ismailia Road. The Business Park grants you easy access to the future, as well as the past, thanks to its ideal proximity to Cairo's New Administrative Capital and the Fifth Settlement, located beside the Business Park is planned to crown the mixed-use strip between AlBurouj Cultural Hub and AlBurouj Grand Mosque, enriching your business experience and daily interactions with world-class facilities whenever you turn.

ALBUROUJ MASTER-PLAN



ALBUROUJ BUSINESS PARK MASTER PLAN

Cairo - Ismaeleya Desert Road



THE FIRST AND ONLY
SMART VILLAGE IN
EAST CAIRO



PARTNERING WITH THE BEST



About Smart Villages Development & Management Company

SMART VILLAGES DEVELOPMENT and MANAGMENT COMPANY (SVC) was established in November 2001, under the Public-Private-Partnership (PPP) investment law, developing and managing a branded chain of technology cluster and business parks. We specialize in the establishment and management of communities through innovative means and frame work. Our multipurpose ecosystems are built on quality, collaboration and trust.

Smart Village offers an interactive community where networking opportunities for growth and success are ripe for businesses in all industries. The business park also provides superior facility management and a full range of business and recreational services. This innovative community avails all the necessary ingredients for the perfect mix of work-life balance; a priority that has always been at the forefront of SV.

SMART VILLAGE COMPANY KEY FIGURES

	86	OPERATING BUILDINGS	80%	GREEN AREAS
ECO- FRIENDLY ENVIRONMENT	30	BUILDINGS UNDER DEVELOPMENT	25 _{KM}	OF ROAD NETWORK
DIVERSIFIED INDUSTRIES	180	BUSINESS PARTNERS	2.5 _{M²} MILLION	LAND AREAS
	700 _{M²} THOUSAND	OF OFFICE SPACE	65 _k	EMPLOYEES

BUSINESS EXCELLENCE COMES TO LIFE AT ALBUROUJ

Introducing AlBurouj Business Park

Rolling out on an impressive 1,200 acres of lush land, AlBurouj is expertly designed with a progressive alchemy in mind to combine the best of living, leisure, work and nature under one integrated roof. With an eye on the future and a passion for business unusual, AlBurouj's strategic partnership with Smart Villages Development & Management Company (SVC) and award-winning British architectural firm Squire and Partners opens your eyes on the first and only multi-purpose smart village in East Cairo, built to amplify professional performance in a technologically advanced ecosystem while surrounding you with top-class retail and F&B outlets, steeped in breathing landscapes.

AlBurouj Business Park by Smart Village East introduces 12 landmark buildings of utmost functionality and an impressive aesthetic style, combining all the vital elements needed to create an ideal work-life balance. Envisaged as a fully-integrated destination of its own, the Business Park sets the benchmark in up-to-date business excellence, as well as contemporary luxury, powered by an interactive community and AlBurouj's top grade facilities, necessary to enjoy and unwind.



THRIVE IN EGYPT'S
QUINTESSENTIAL HUB FOR
BUSINESS EXCELLENCE
AND SPRINGBOARD YOUR
PERFORMANCE WHERE
GROWTH OPPORTUNITIES
SKYROCKET IN THE FIRST AND
ONLY SMART VILLAGE IN EAST
CAIRO



A FULLY INTEGRATED VISION LIKE NO OTHER

- The only smart village in East Cairo
- Alburouj Business Park land area: 120,000 m²
- Total Built-up area: 100,000 m²
- Alburouj Business Park is comprised of 12 buildings
- Accessibility to retail and F&B outlets
- Surface and underground parking count: 2,500 slots

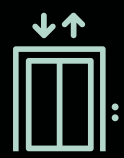
A SMART VISION, TRANSFORMING THE FACE OF BUSINESS AT THE EAST OF CAIRO



High speed fiber optic network



Centralized Air Conditioning



High speed elevators



Transportation services



Alternate power source



Standby generator in case of emergency



Integrated building management system



Firefighting systems



IP CCTV & access control systems





A Breakthrough Vision Where Work and Leisure Intertwine

Inspired Design

Mindfully masterplanned by world-renowned Squire and Partners, AlBurouj Business Park by Smart Village East is a contemporary interpretation of accelerated performance and dynamic community interaction at every touchpoint. Sleek, progressive and more than meets the eye, the Business Park rolls out on 120,000 sqm to invite the outdoors inside through 12 modular designs of the highest standards, perfected by green open landscapes to enrich its modern sophistication while evoking timeless peace of mind. Built with professionals' diverse needs in mind, the Business Park accommodates hassle-free underground parking, inspirational roof-top seating areas, powered by immaculate services, as well as spacious lobbies for seamless business encounters.

By leveraging AlBurouj's state-of-the-art infrastructure, as well as its highly integrated facilities, the Business Park is a one-stop business hub, to fulfill the needs of medium-sized firms, as well as large corporations while granting you seamless accessibility to a wide array of retail choices and F&B outlets at your fingertips. Smart Village East Business Park stands as a true tribute to visionary excellence, steeped in professionalism, comfort and unrivaled luxury, elevating the standards of business hubs in Egypt.

Nominated for the new London award 2017,
as one of the best British architectural
projects in Africa.

A SMART HUB TO THRIVE

Smart Village East at AlBurouj is a multi-purpose hub, mindfully designed with your daily recreation and nature in mind. By boasting a unique melange of top-class venues spanning artisanal cafes, colorful retail shops and world-class dining alternatives, the park guarantees to charge you with the energy to connect, collaborate and flawlessly execute at work. Embracing spacious pocket parks in every direction, Smart Village East at AlBurouj is an open invitation to seize uninterrupted peace and infinite greenery wherever you turn.

























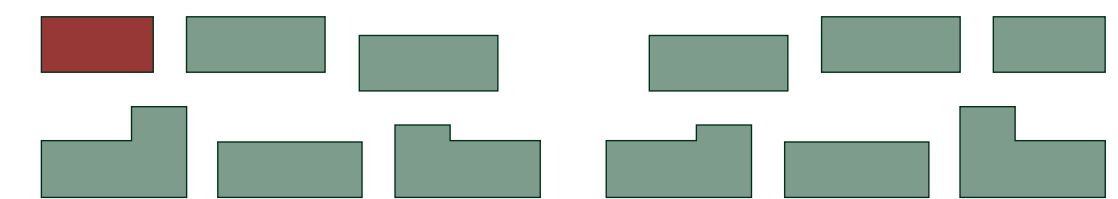


BUILDING 1

Space Name	Total Area M ²	Outdoor Area M ²
F&B Light 1	361	185.7
F&B Heavy 2	283	86
Retail 3	486	-

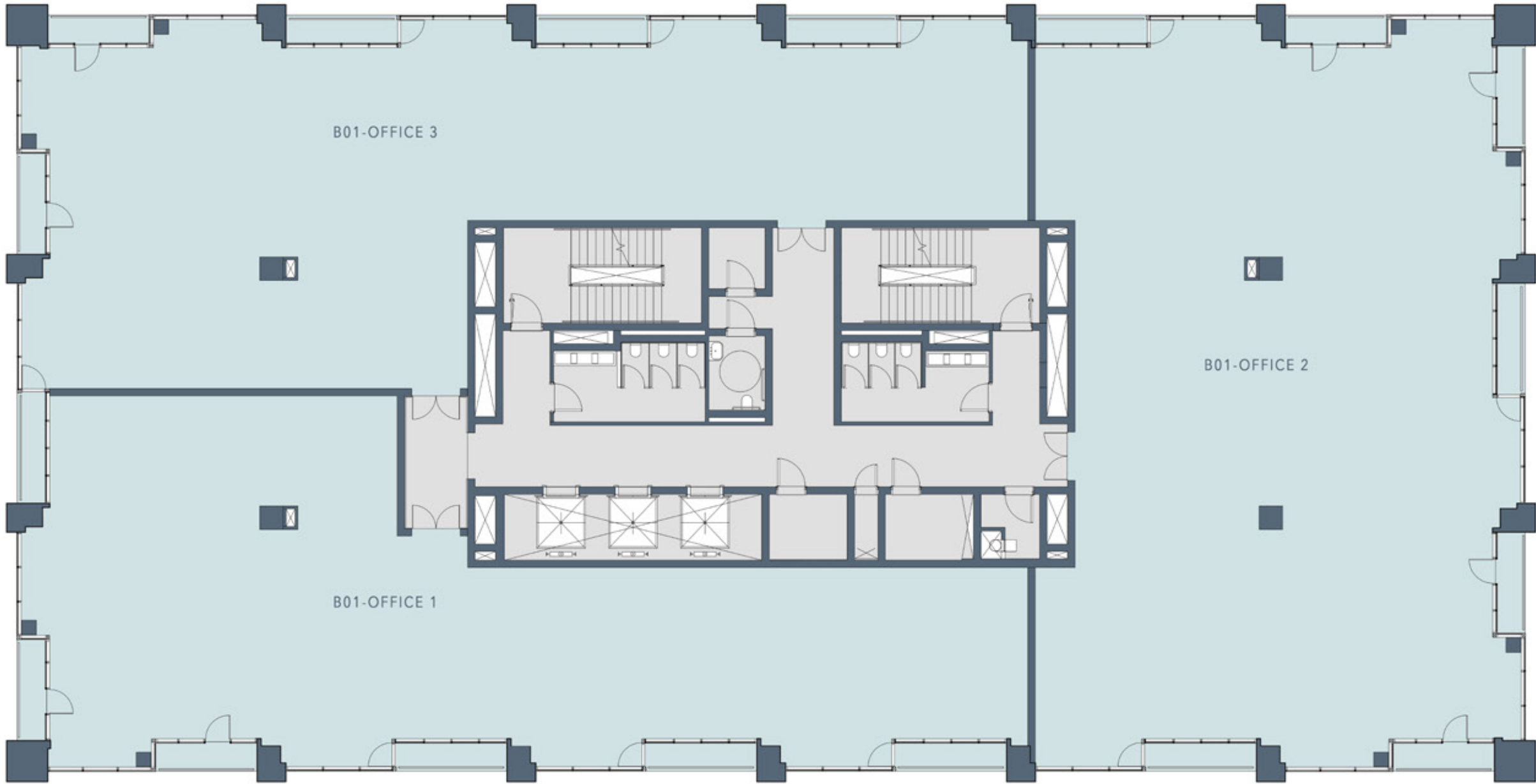


Ground Floor

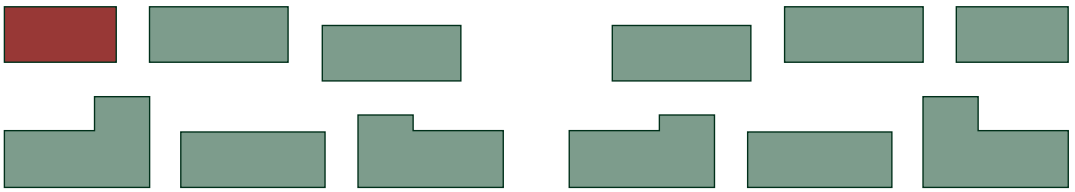


BUILDING 1

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	306	21
Office 2	400	24
Office 3	317	17

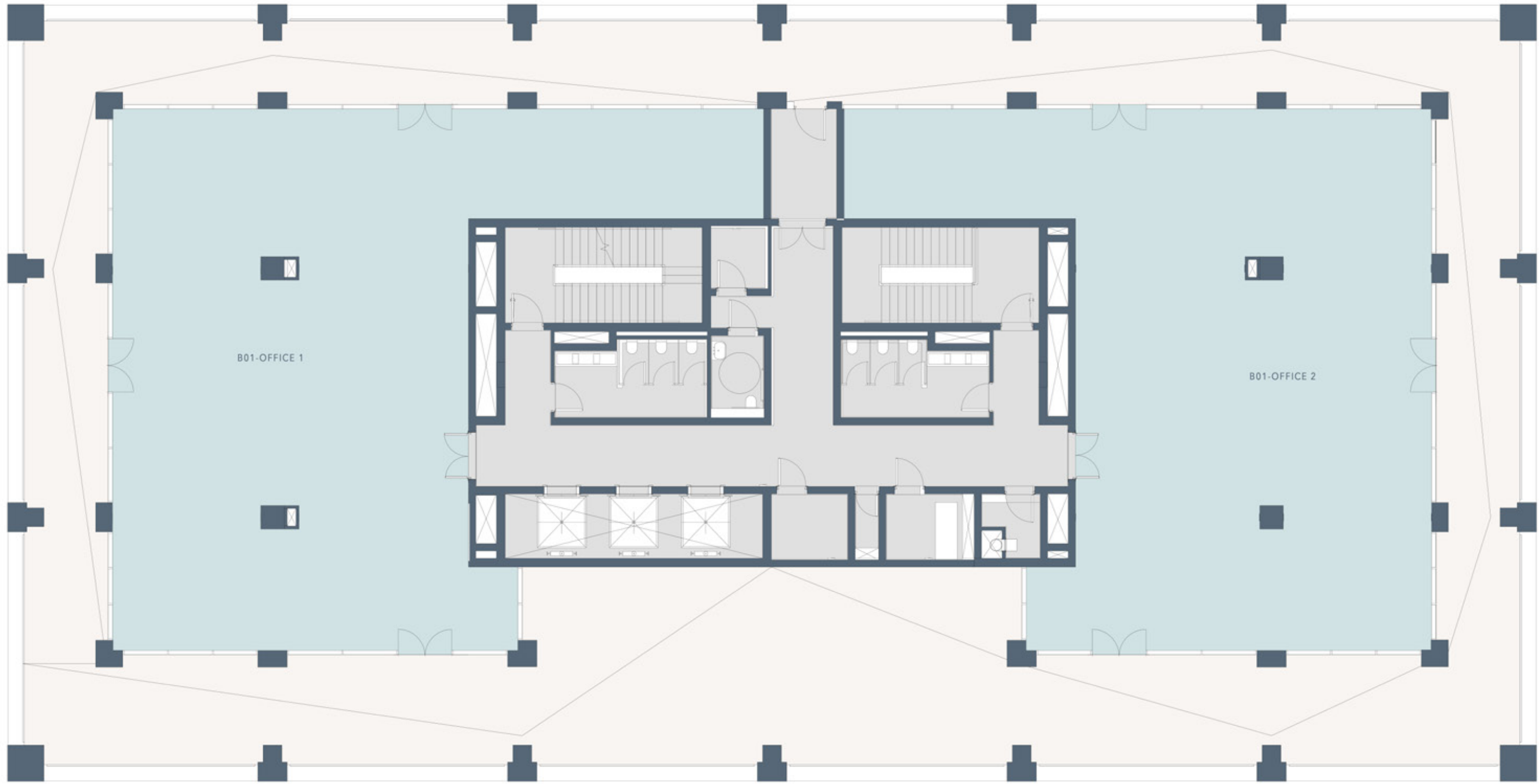


Typical Floor

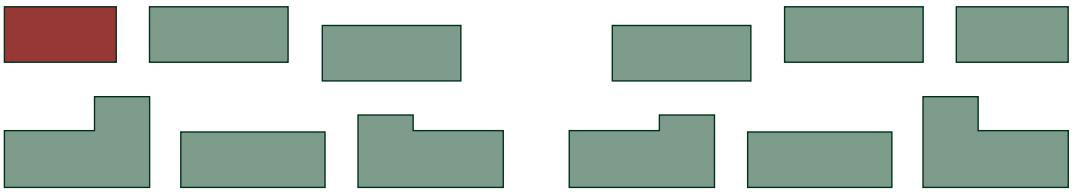


BUILDING 1

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	510	243
Office 2	511	243

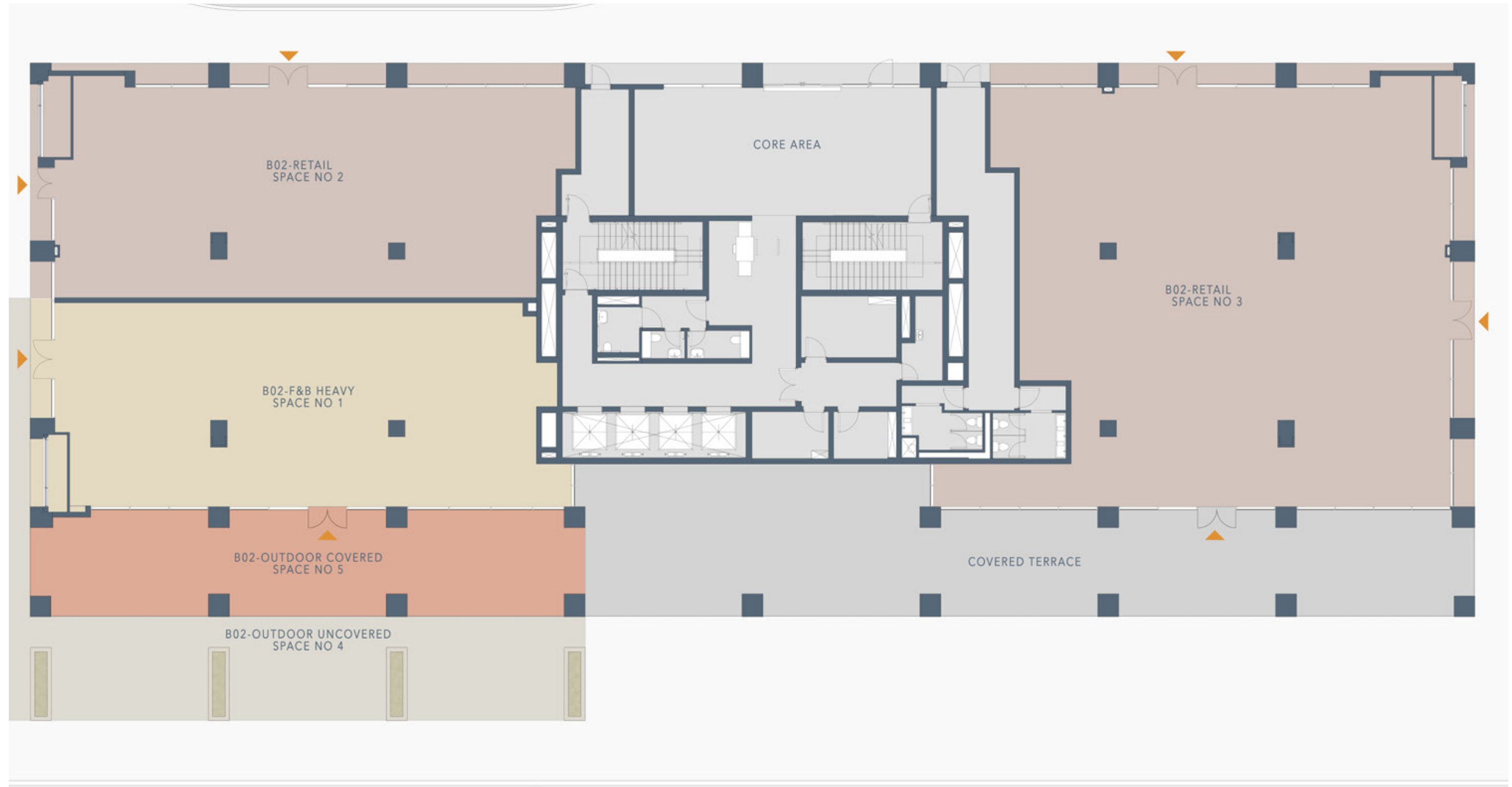


Rooftop

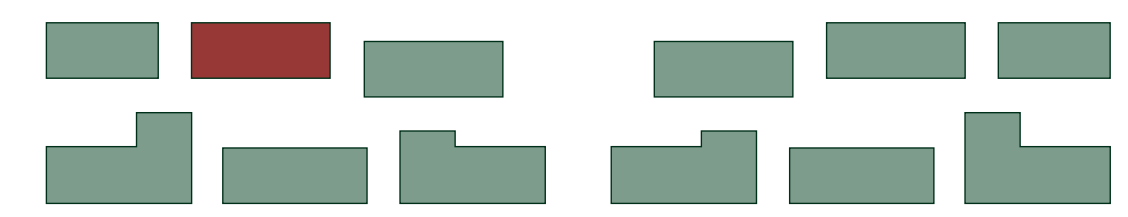


BUILDING 2

Space Name	Total Area M ²	Outdoor Area M ²
F&B Heavy 1	594	367
Retail 2	239	-
Retail 3	416	-

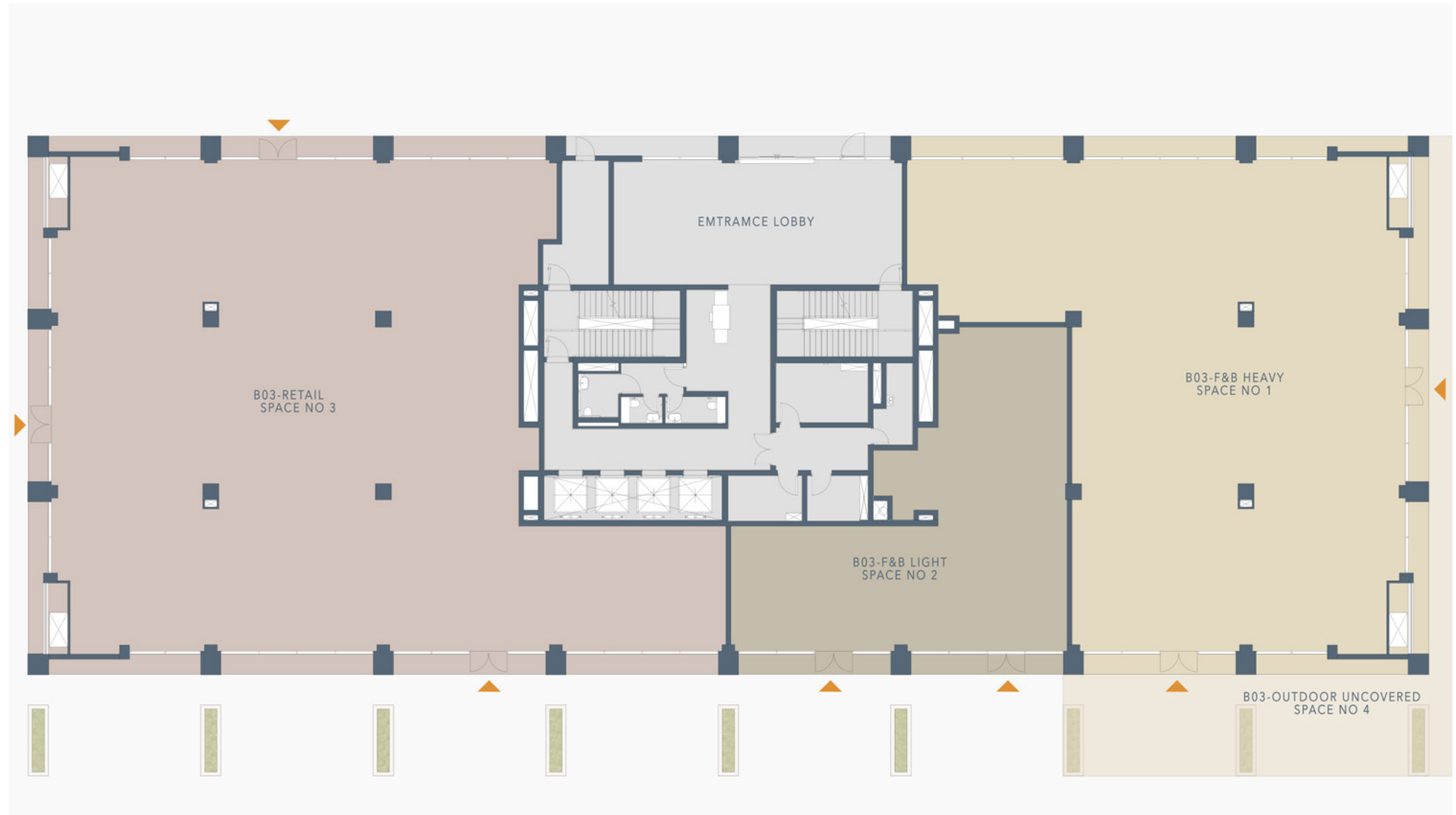


Ground Floor

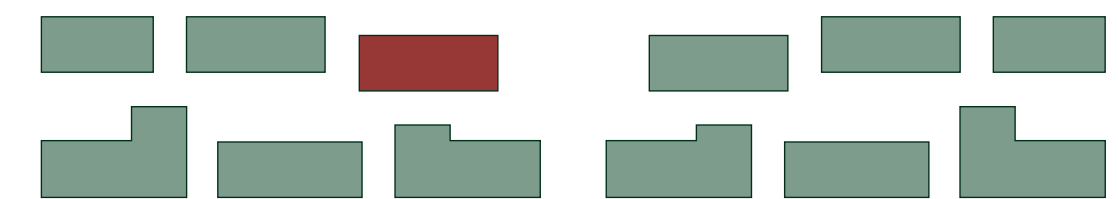


BUILDING 3

Space Name	Total Area M ²	Outdoor Area M ²
F&B Heavy 1	724	271
F&B Light 2	174	-
Retail 3	561	-
Retail 4	60	-

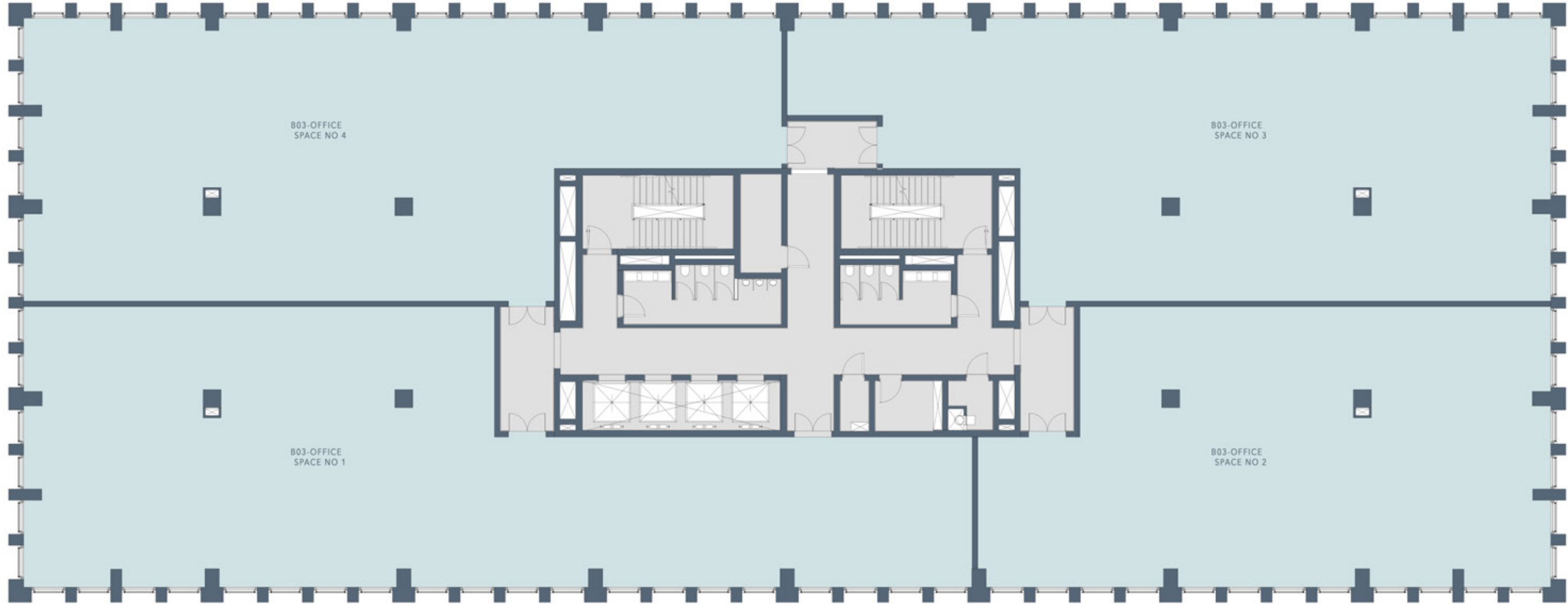


Ground Floor

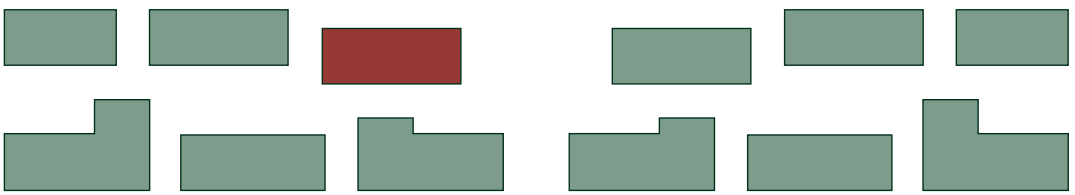


BUILDING 3

Space Name	Total Area M ²
Office 1	400
Office 2	289
Office 3	353
Office 4	362

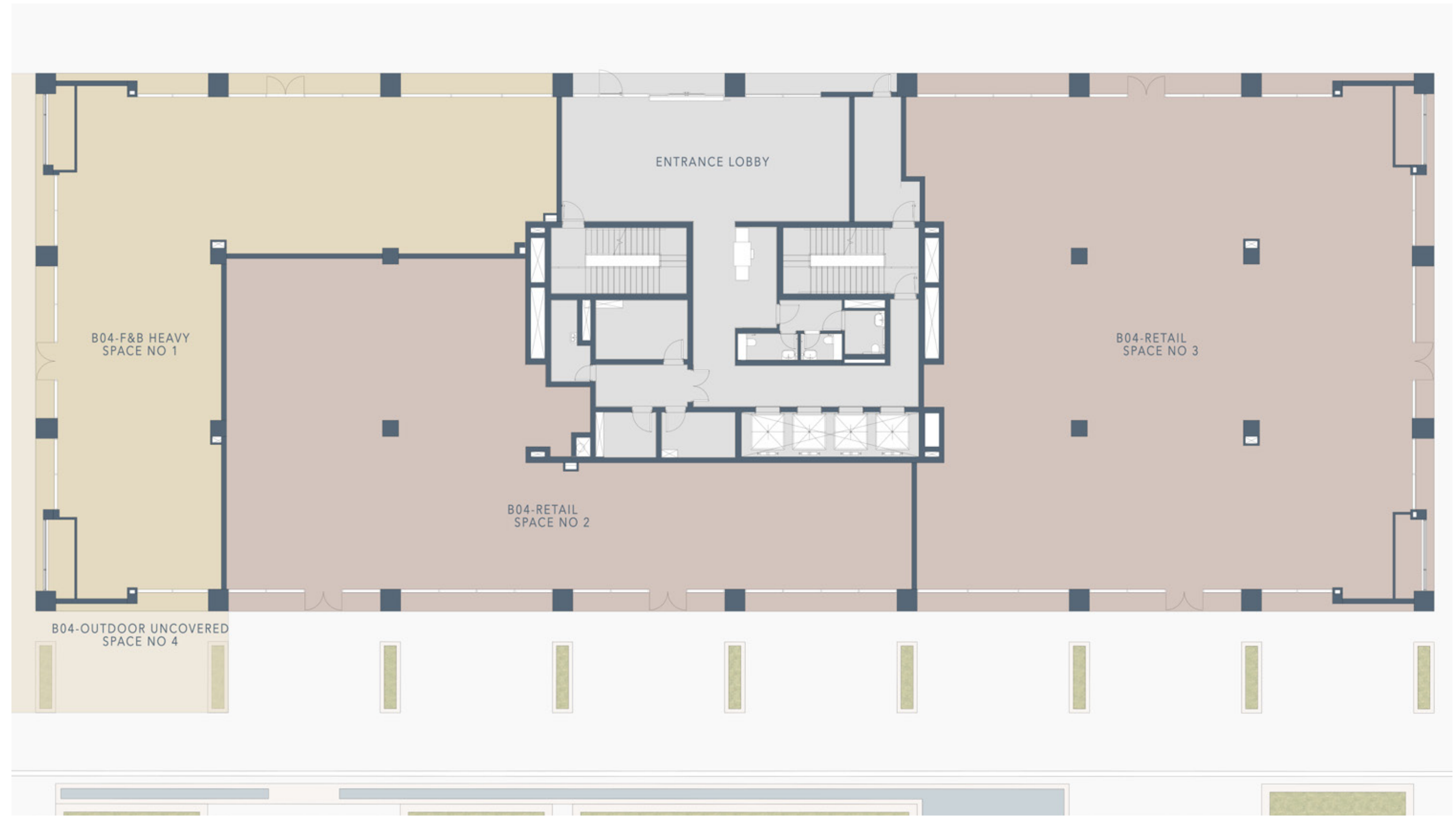


Typical & Rooftop

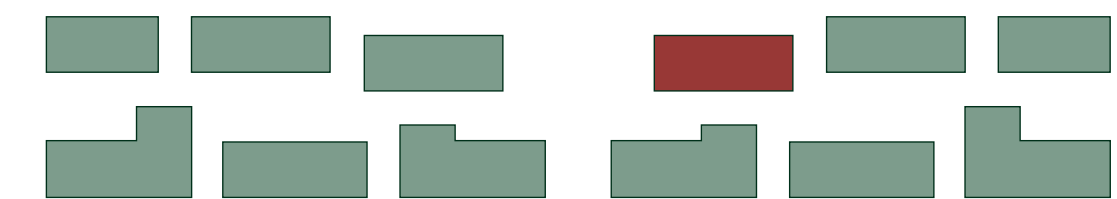


BUILDING 4

Space Name	Total Area M ²	Outdoor Area M ²
F&B Heavy 1	544	227
Retail 2	371	-
Retail 3	577	-



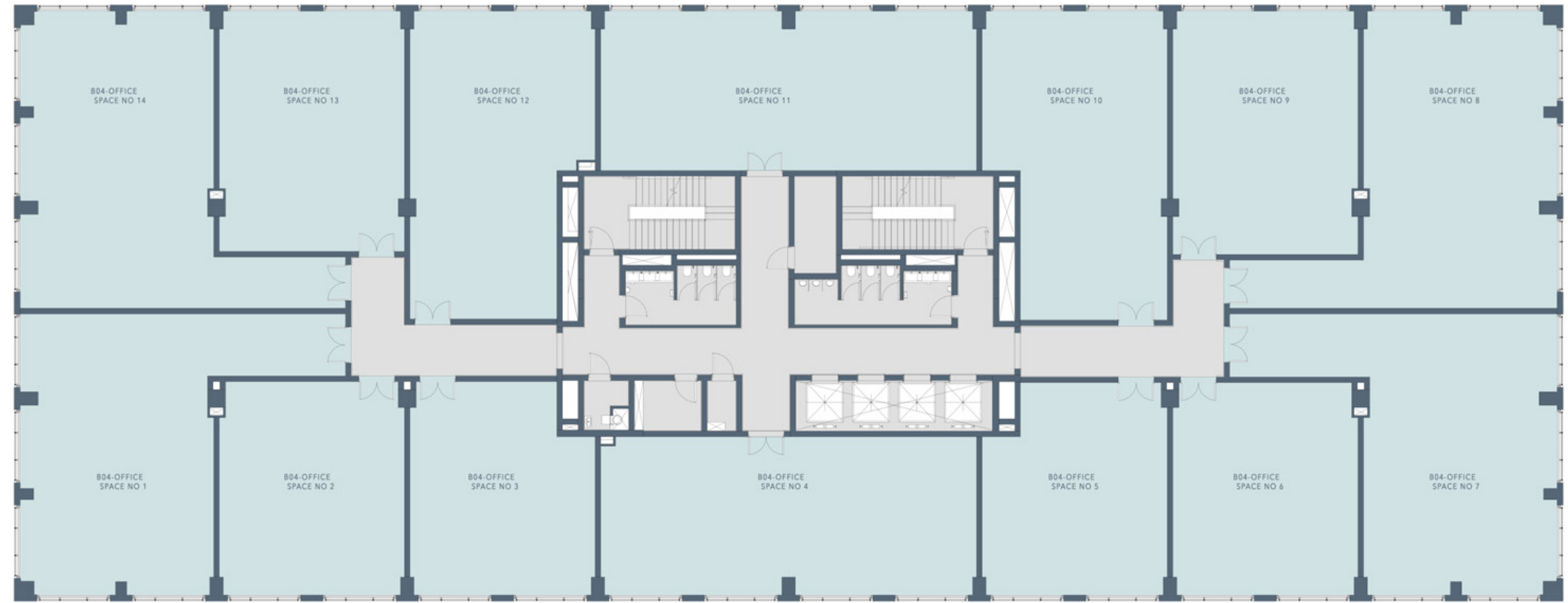
Ground Floor



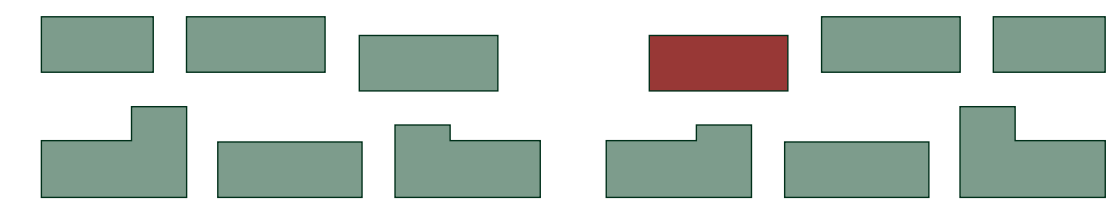
BUILDING 4

Space Name	Total Area M ²
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Office 1	123
Office 2	77
Office 3	74
Office 4	118
Office 5	73
Office 6	77
Office 7	124
Office 8	126
Office 9	90
Office 10	102
Office 11	119
Office 12	102
Office 13	91
Office 14	125



Typical & Rooftop

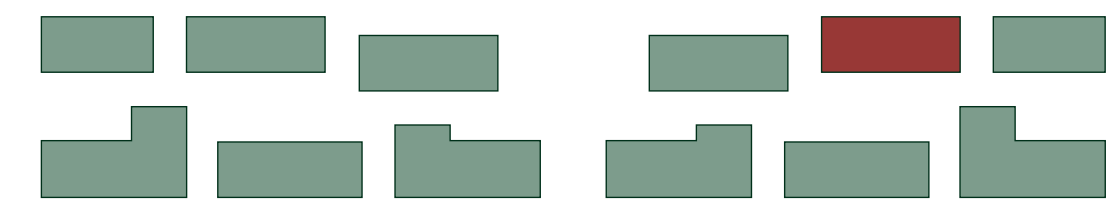


BUILDING 5

Space Name	Total Area M ²	Outdoor Area M ²
F&B Heavy 1	232	128
F&B Light 2	529	222
Retail 3	481	-



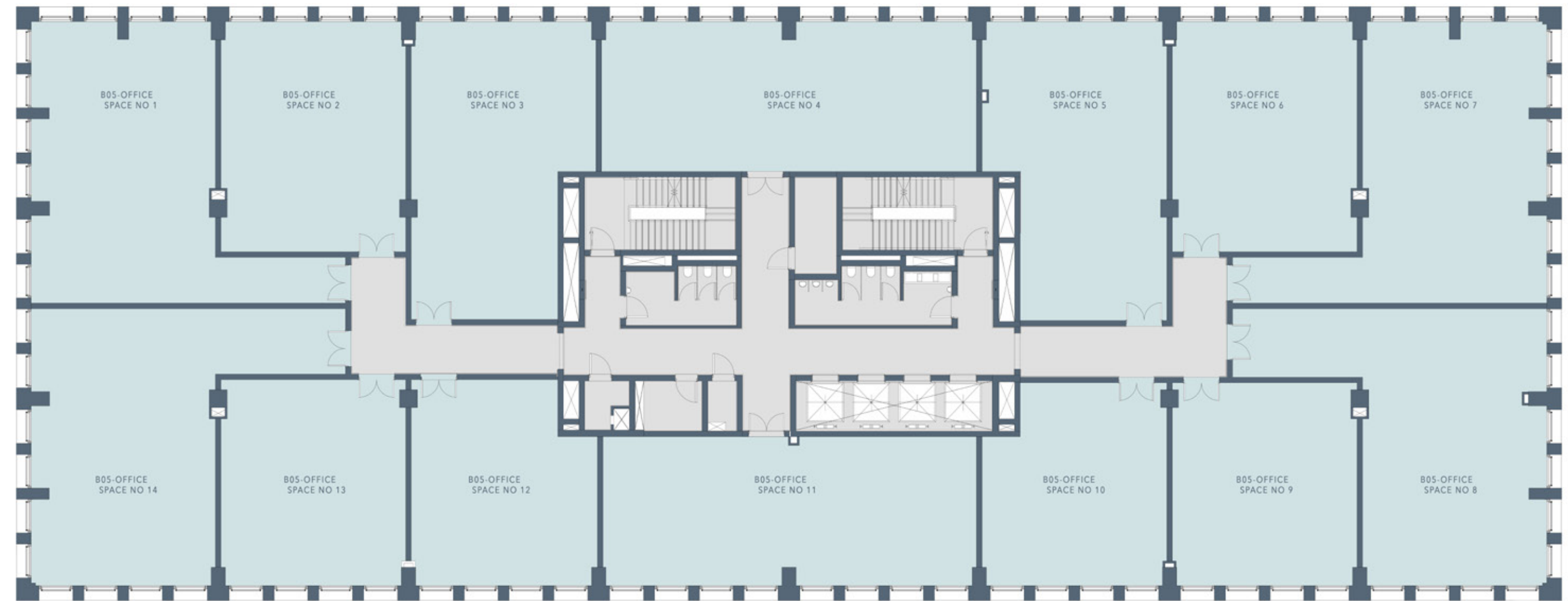
Ground Floor



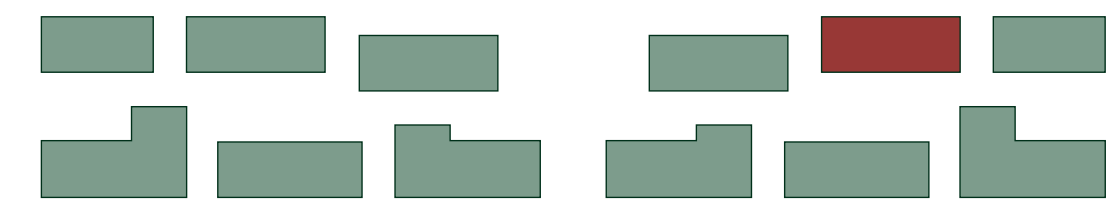
BUILDING 5

Space Name	Total Area M ²
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Office 1	113
Office 2	86
Office 3	98
Office 4	112
Office 5	99
Office 6	86
Office 7	113
Office 8	119
Office 9	74
Office 10	70
Office 11	111
Office 12	72
Office 13	75
Office 14	118

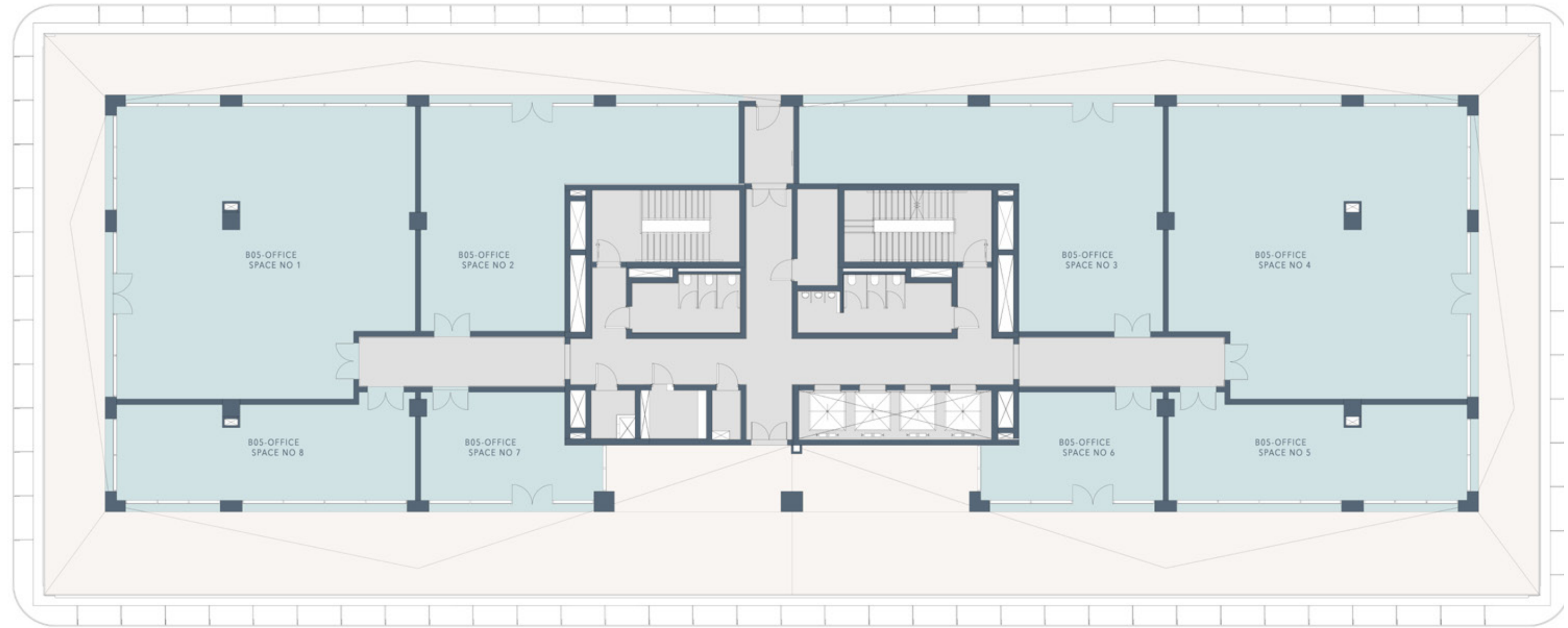


Typical Floor

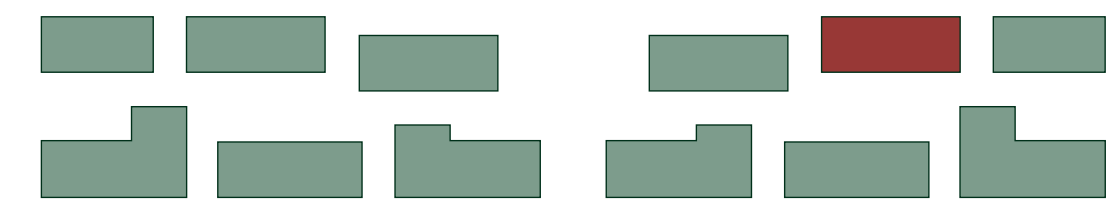


BUILDING 5

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	268	95
Office 2	141	46
Office 3	155	52
Office 4	266	94
Office 5	144	83
Office 6	73	36
Office 7	73	36
Office 8	143	83

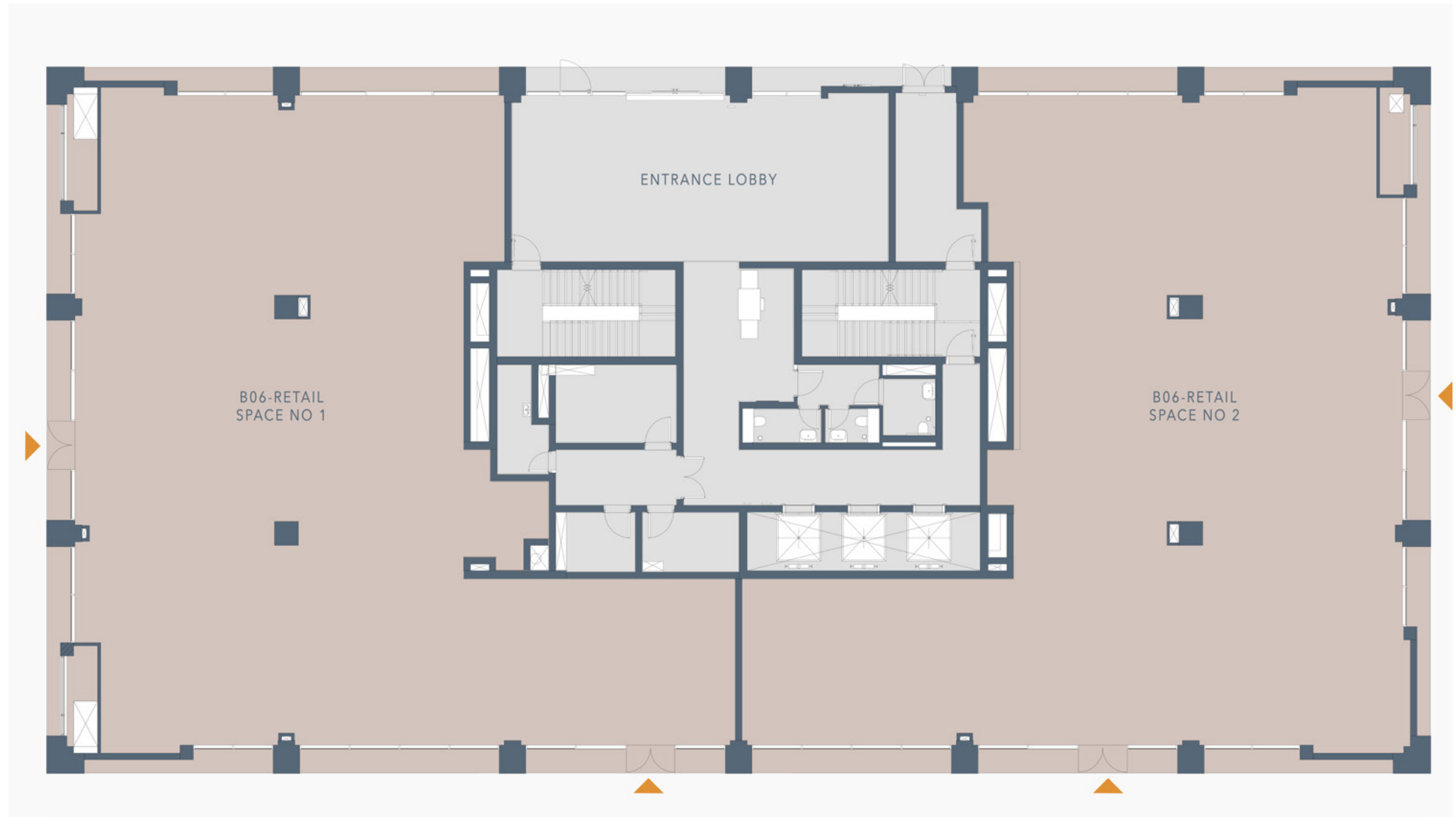


Rooftop

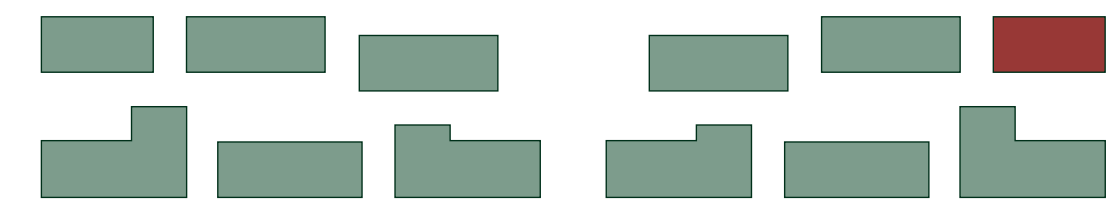


BUILDING 6

Space Name	Total Area M ²
Retail 1	433
Retail 2	431

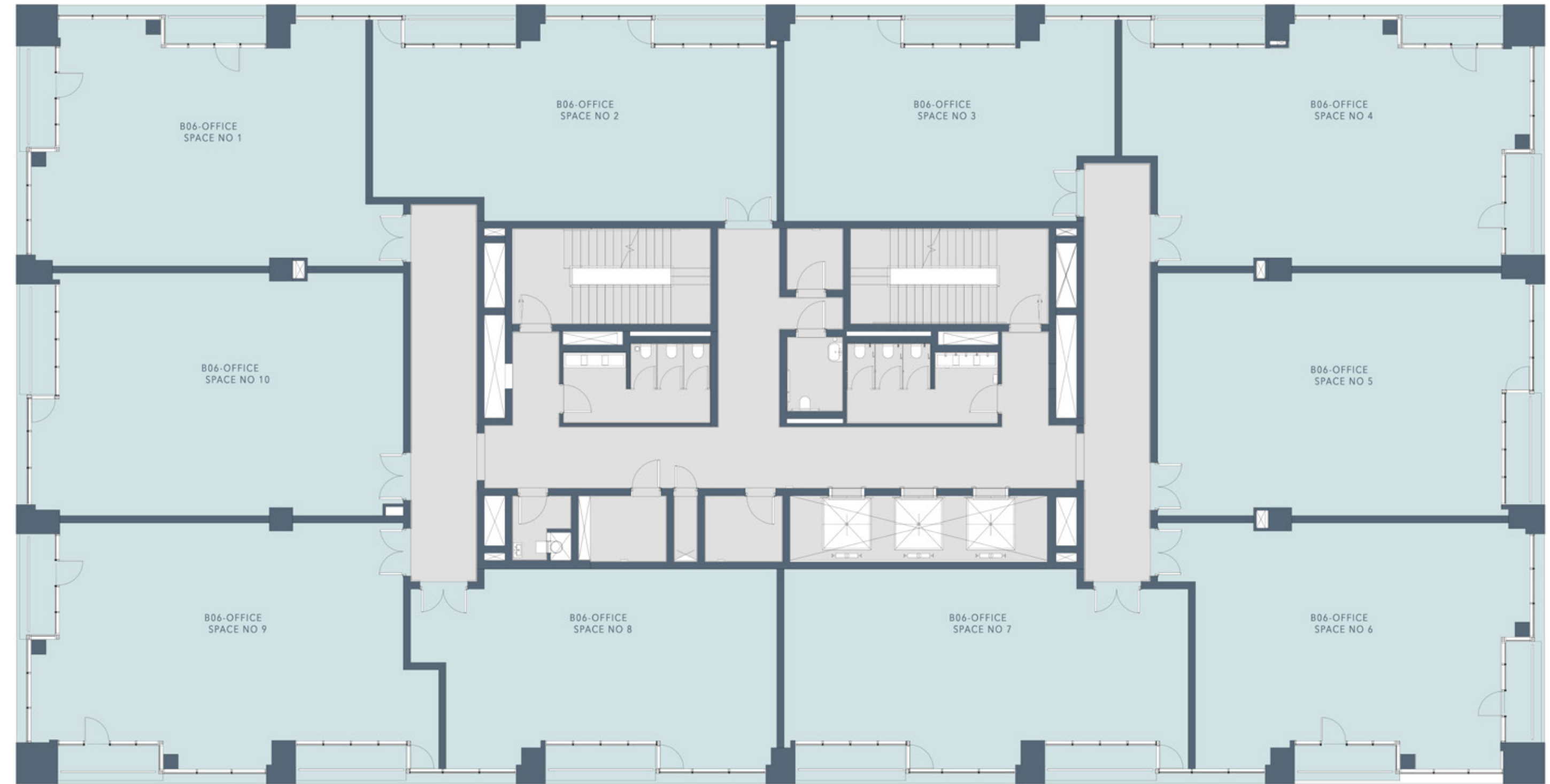


Ground Floor

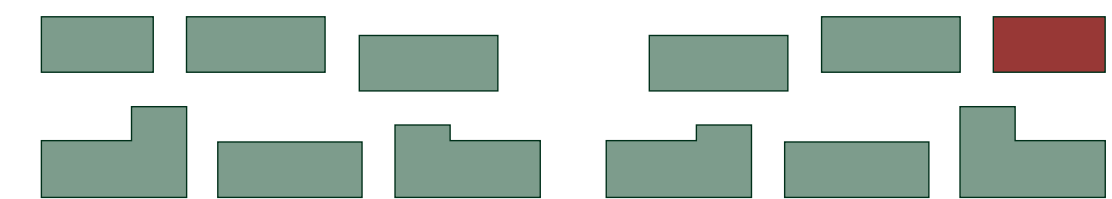


BUILDING 6

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	97	6
Office 2	85	7
Office 3	73	4
Office 4	109	10
Office 5	104	4
Office 6	97	7
Office 7	92	9
Office 8	74	5
Office 9	115	13
Office 10	105	5

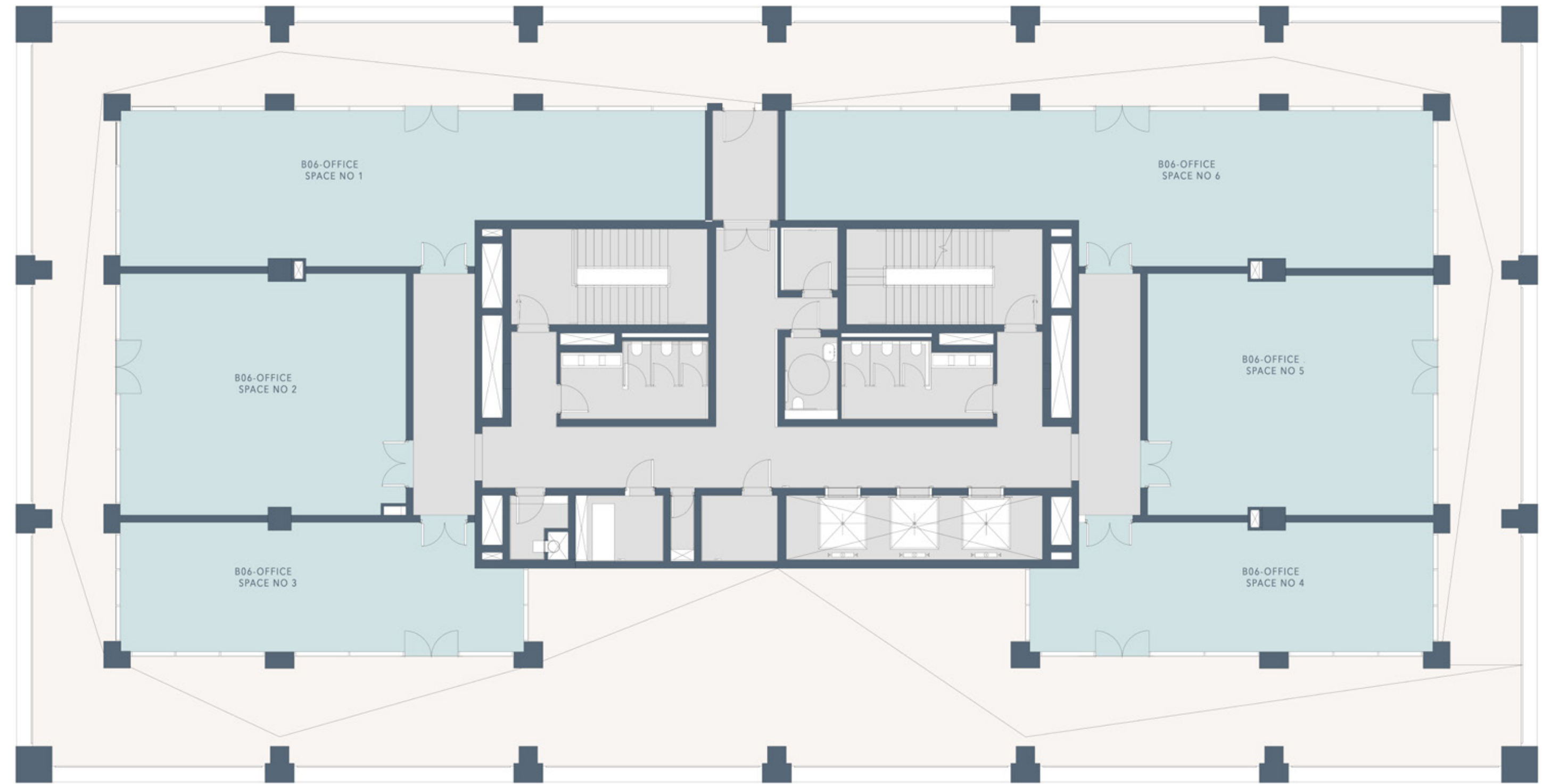


Typical Floor

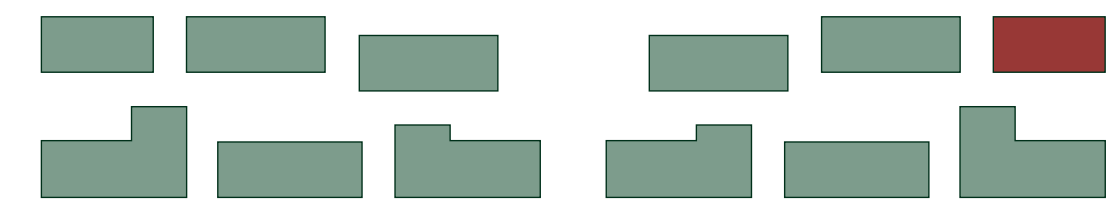


BUILDING 6

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	175	81
Office 2	104	24
Office 3	136	78
Office 4	136	78
Office 5	104	24
Office 6	189	87

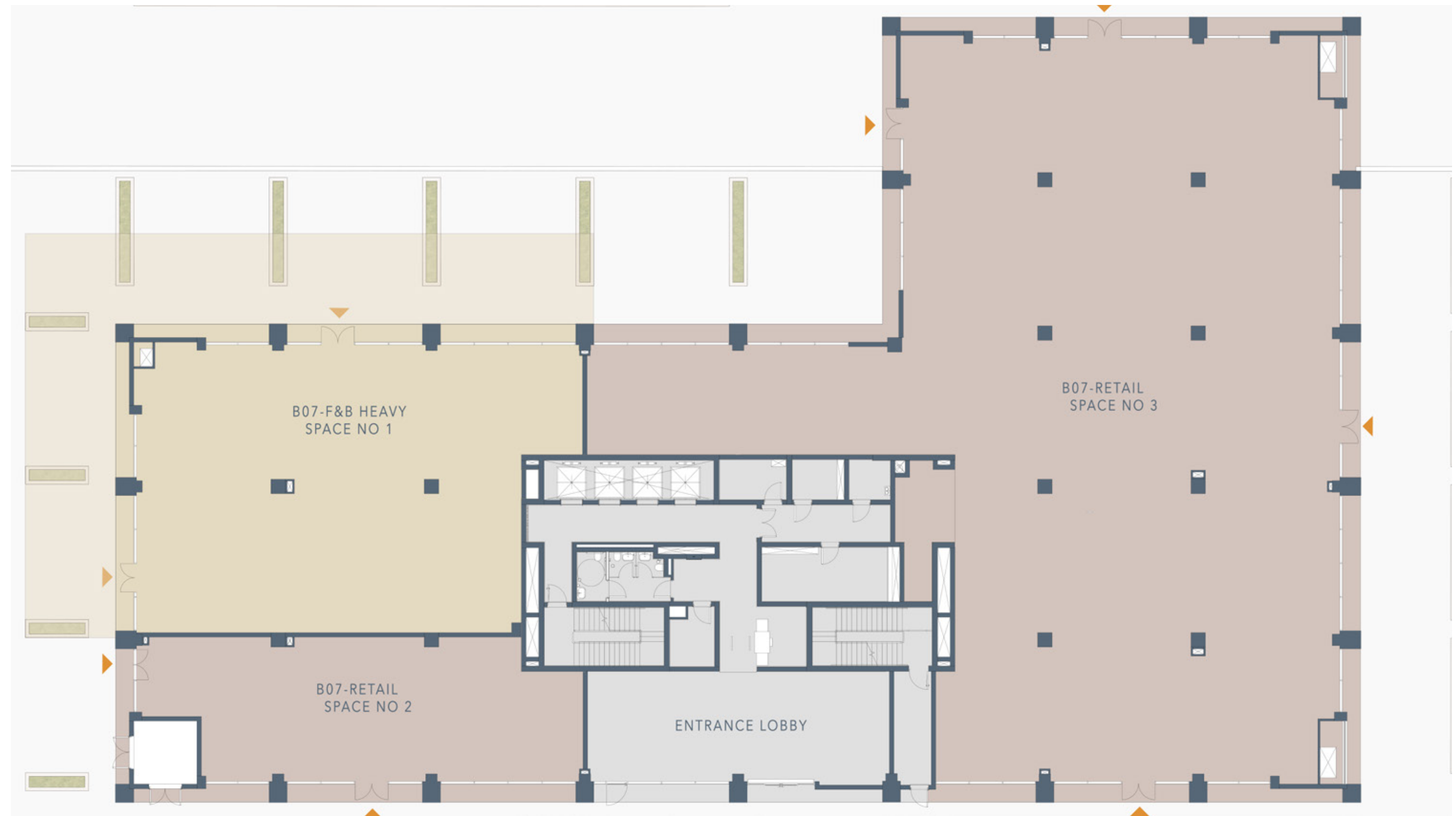


Rooftop

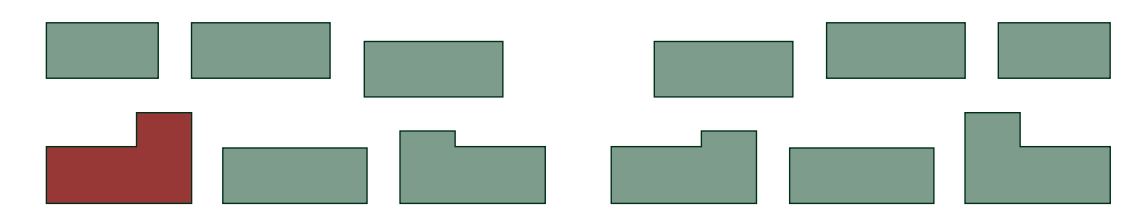


BUILDING 7

Space Name	Total Area M ²	Outdoor Area M ²
F&B Heavy 1	642	282
Retail 2	177	-
Retail 3	1,070	-

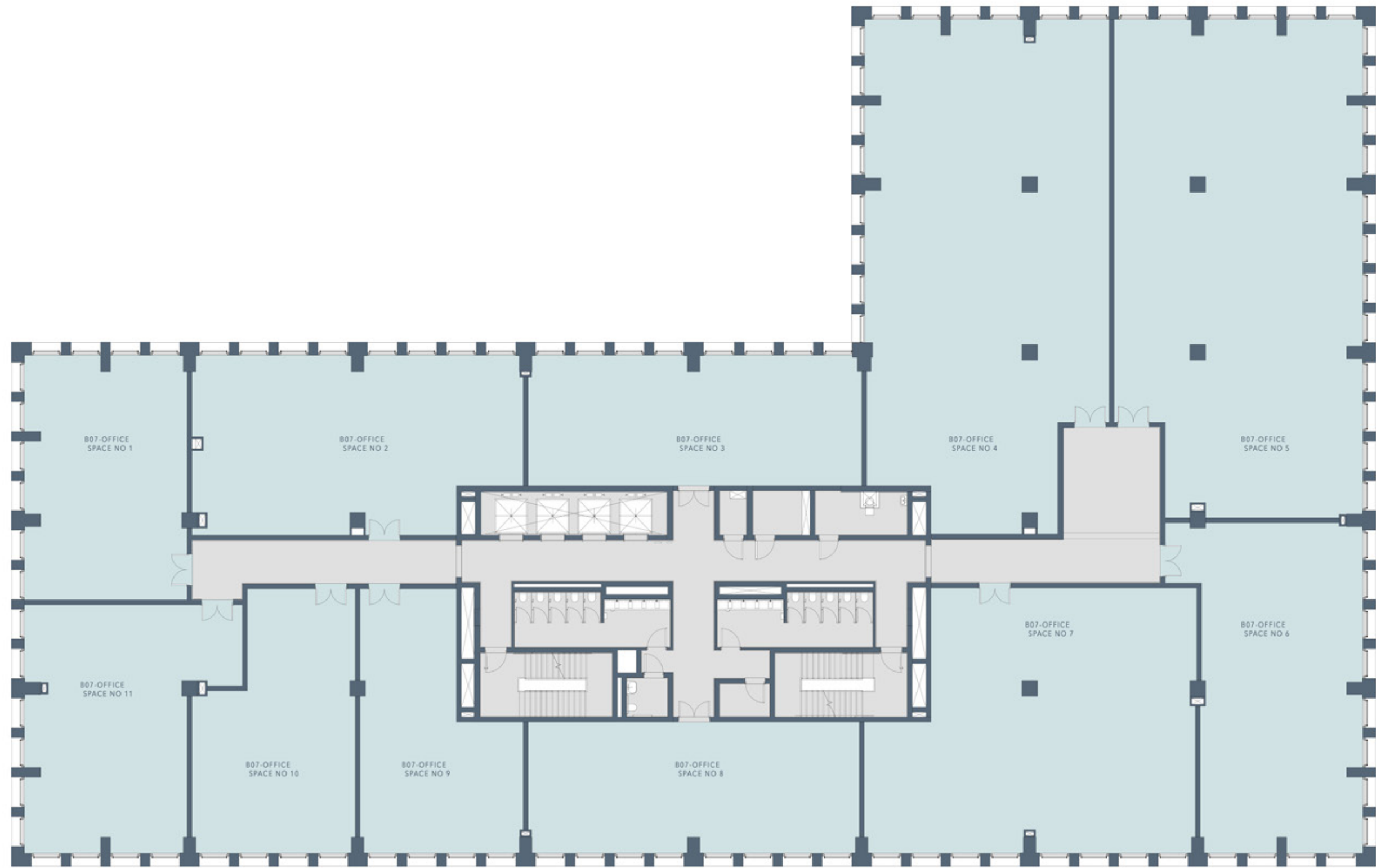


Ground Floor

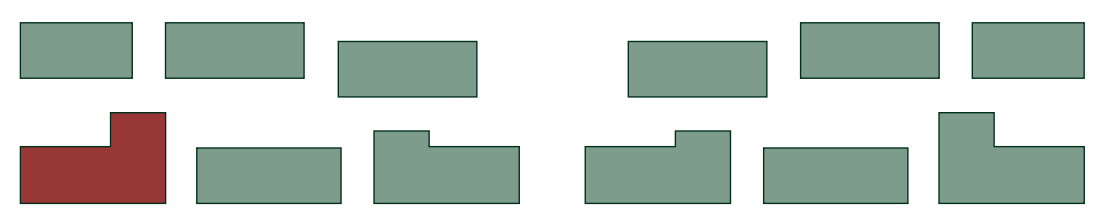


BUILDING 7

Space Name	Total Area M ²
Office 1	102
Office 2	143
Office 3	112
Office 4	298
Office 5	305
Office 6	142
Office 7	202
Office 8	111
Office 9	87
Office 10	95
Office 11	114

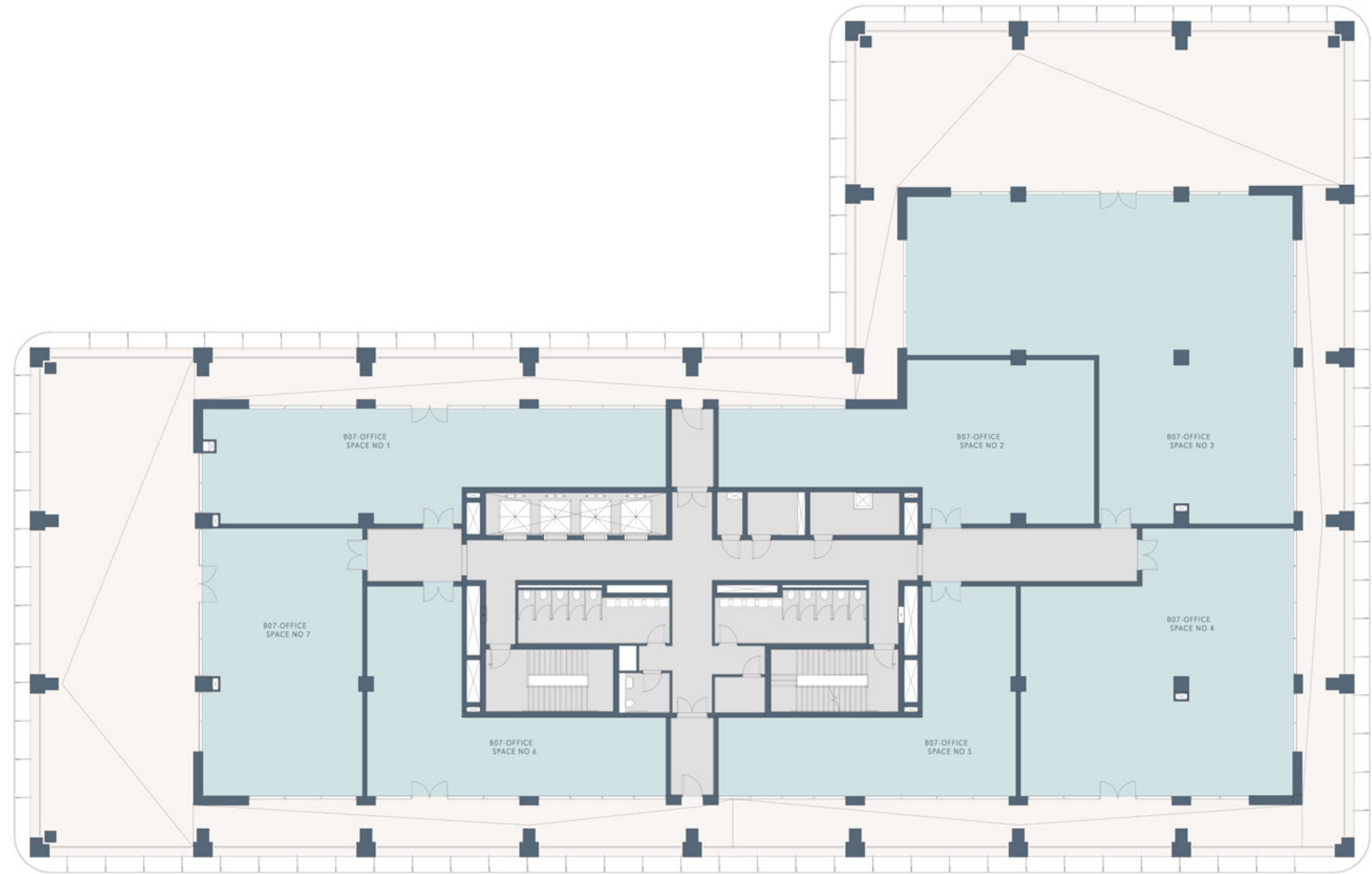


Typical Floor

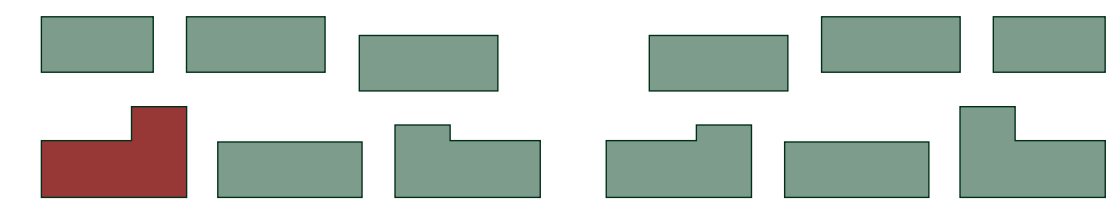


BUILDING 7

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	254	131
Office 2	144	23
Office 3	526	271
Office 4	256	77
Office 5	136	39
Office 6	137	39
Office 7	277	162

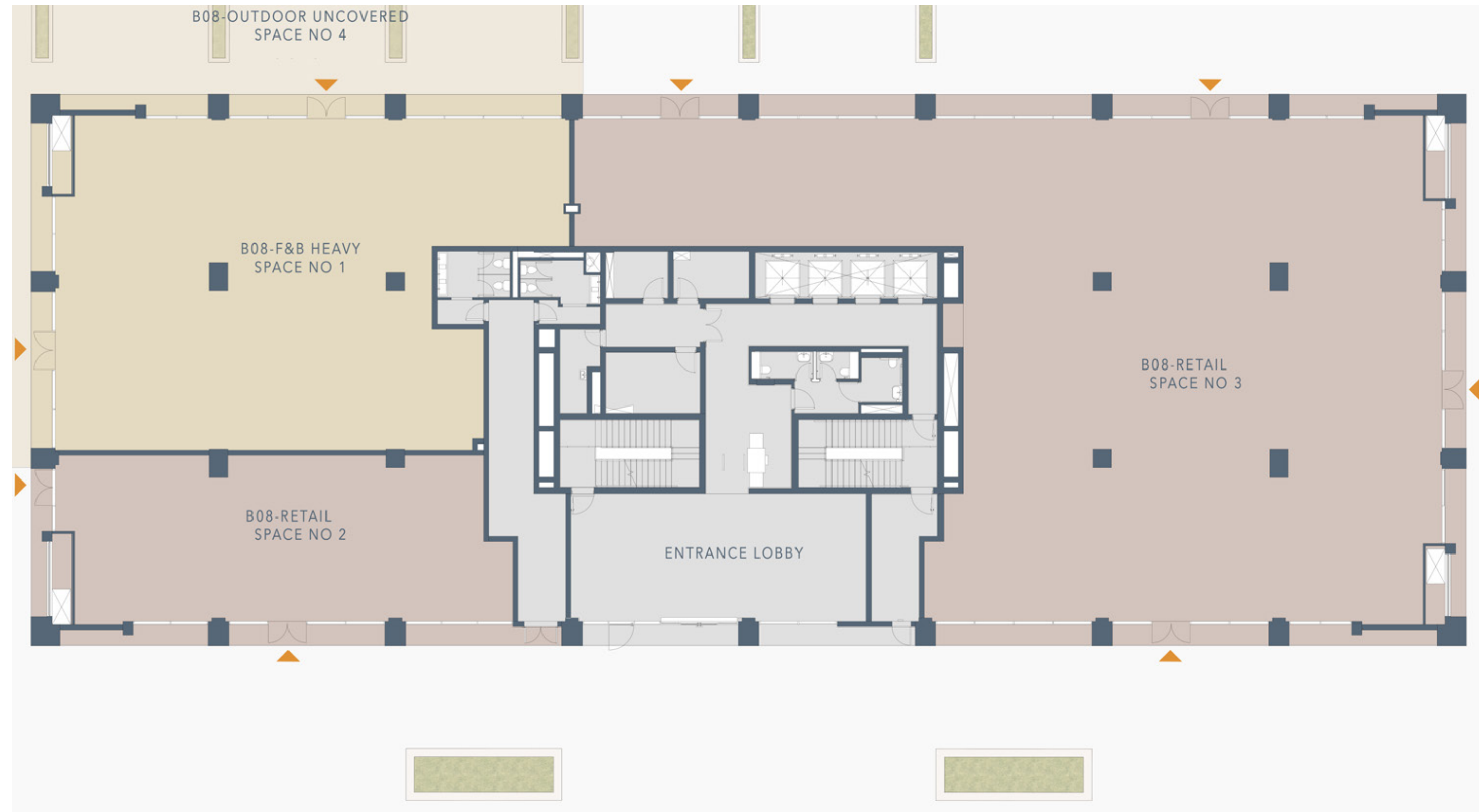


Rooftop

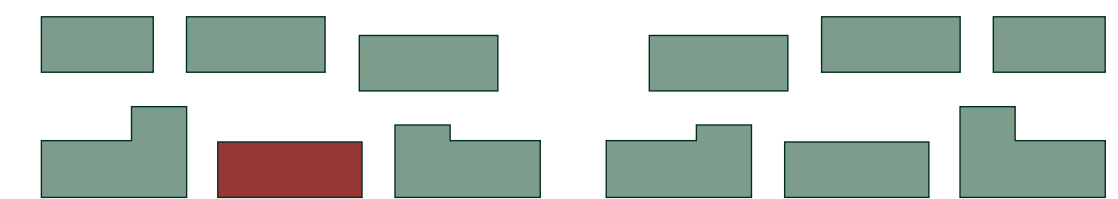


BUILDING 8

Space Name	Total Area M ²	Outdoor Area M ²
F&B Heavy 1	618	277
Retail 2	168	-
Retail 3	677	-

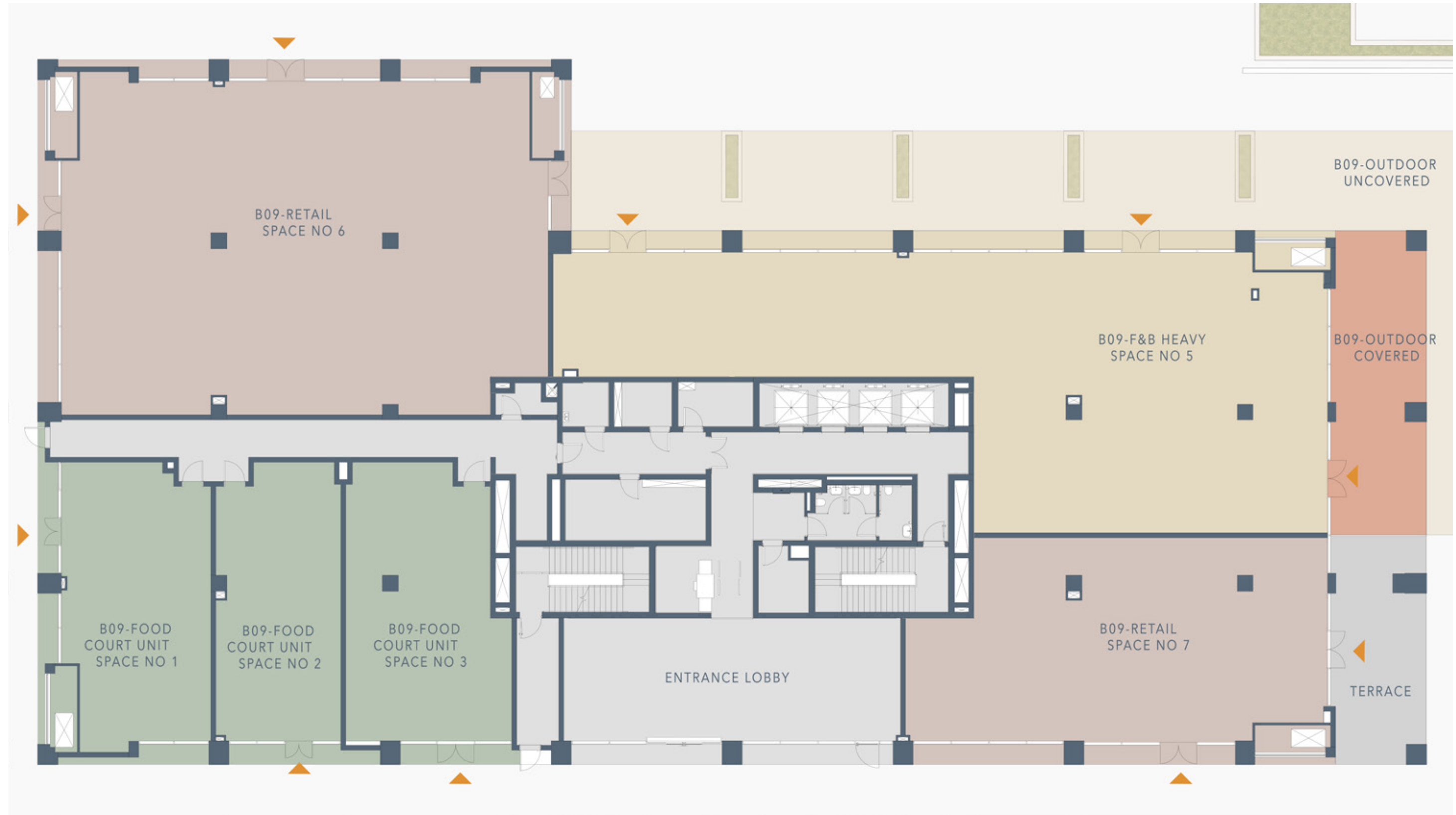


Ground Floor

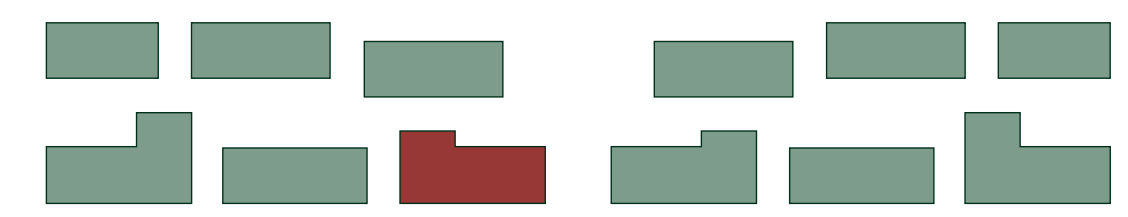


BUILDING 9

Space Name	Total Area M ²	Outdoor Area M ²
Food Court 1	98	-
Food Court 2	83	-
Food Court 3	102	-
Retail 4	195	-
F&B Heavy 5	781	412
Retail 6	388	-



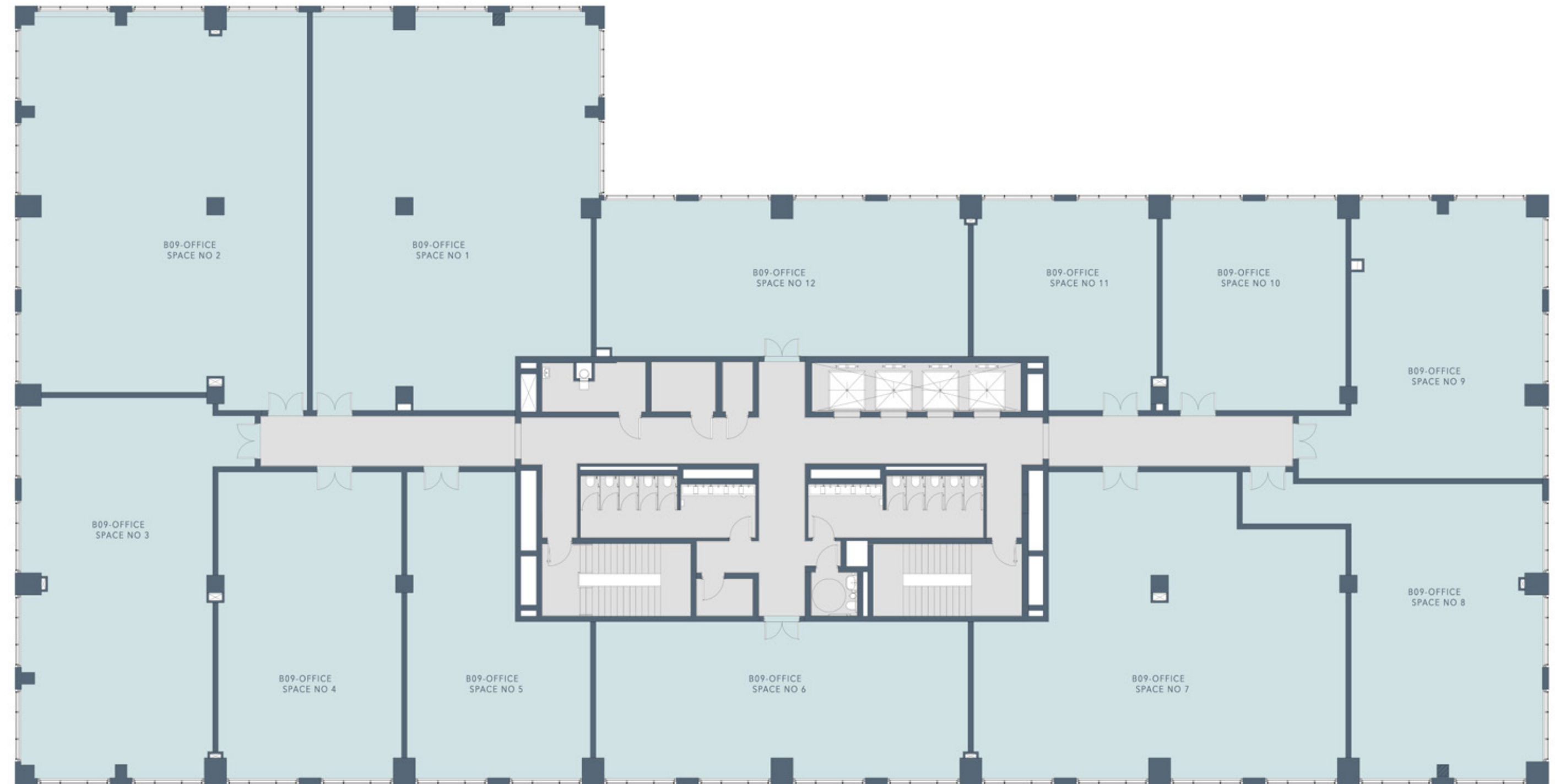
Ground Floor



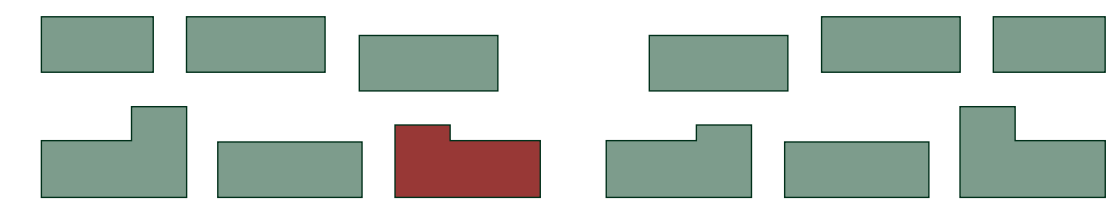
BUILDING 9

Space Name	Total Area M ²
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Office 1	219
Office 2	223
Office 3	151
Office 4	112
Office 5	90
Office 6	118
Office 7	195
Office 8	124
Office 9	114
Office 10	77
Office 11	69
Office 12	117

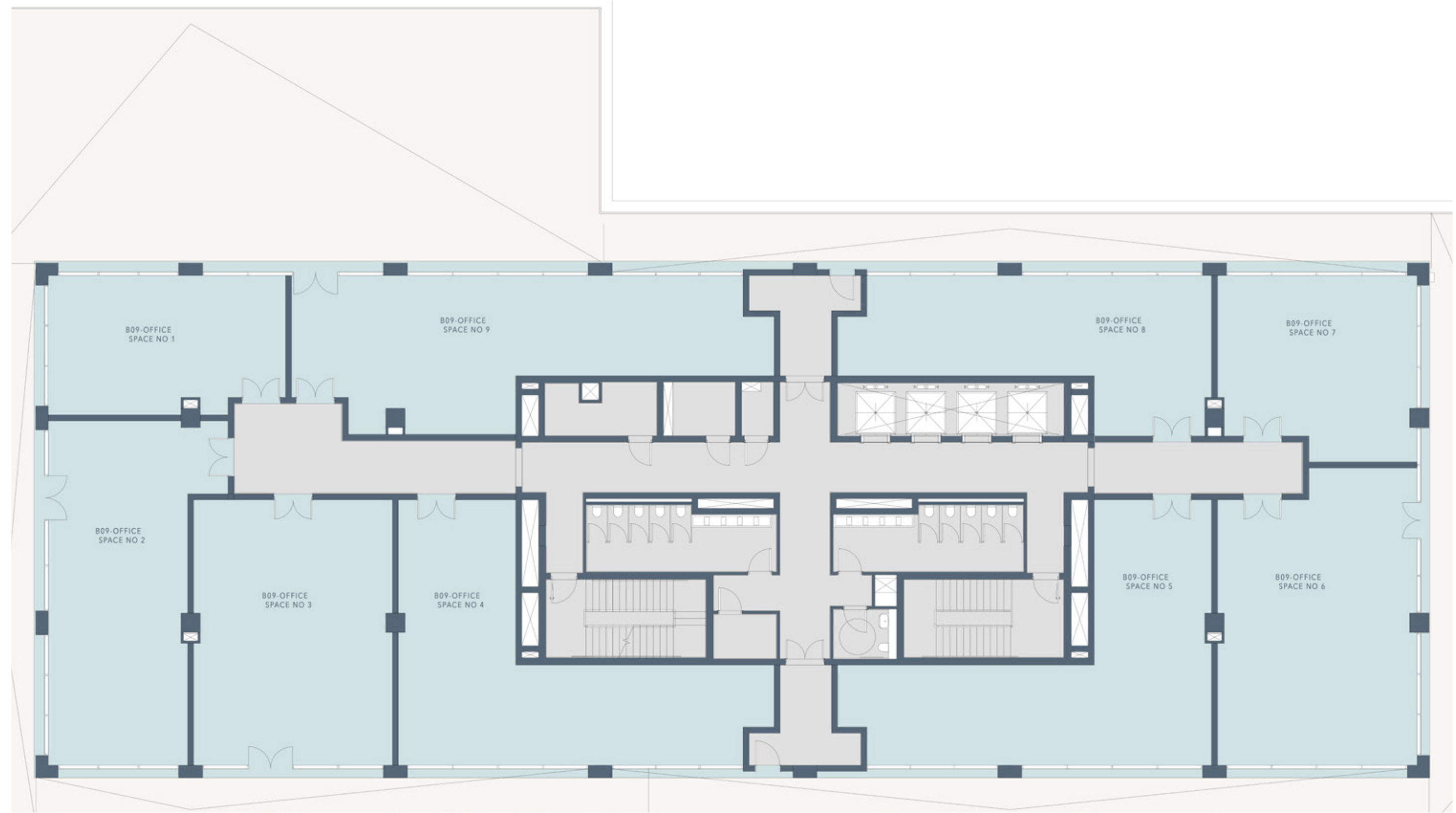


Typical Floor

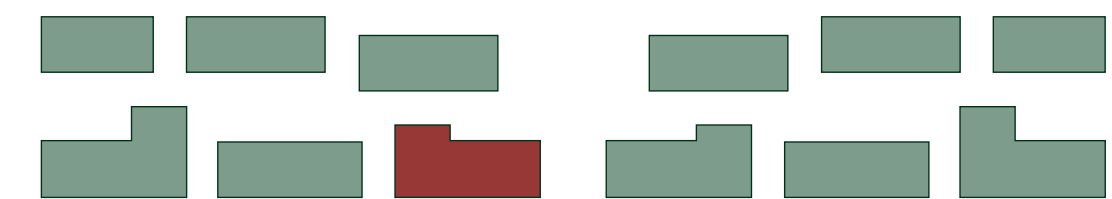


BUILDING 9

Space Name	Total Area M ²	Outdoor Area M ²
Office 1	207	152
Office 2	143	56
Office 3	111	21
Office 4	131	35
Office 5	131	35
Office 6	245	148
Office 7	168	109
Office 8	109	35
Office 9	256	156



Rooftop



OUR PARTNERS

DESIGN AND ARCHITECTURE PARTNERS:

SQUIRE & PARTNERS

Squire & Partners is an architecture and design practice with experience spanning four decades, earning it an international reputation for architecture informed by the history and culture of where it is placed. Its award-winning portfolio, for some of the world's leading developers includes masterplans, workspace, retrofit, residential – from private and affordable to co-living, build to rent and super prime – as well as hotels, retail, education and public buildings.

BDP.

BDP is home to an interdisciplinary team of award-winning architects, engineers, designers and urbanists. The team's portfolio covers a wide range of sectors, scales, clients and building types. BDP's unique position as a collective with experts spanning the spectrum of the built environment gives a special status and capability in the design world. BDP are place makers who work at every scale; from bespoke light sculptures to entirely new cities. With more than 60 years of experience, BDP are passionate about the role of design to improve everyday life.

L35

L35 is an international architecture firm that celebrates a 50-year history. With more than 200 works in four continents, it thrives with complex and mixed-use projects that have earned international recognition and awards.



ALBUROUJ LIFESTYLE PARTNERS:



As a joint venture between EMARAT, MIDTAP and MIDOR, Emarat Misr has been operating integrated service stations and offering superior quality engine oils and other lubricants for over 15 years.



Egypt's leading telecommunication company brings communities together, creating deep connections and spaces to engage and interact through high quality digital infrastructure and technology.



More than 60 years ago, the first hypermarket in France was established. Ever since, Carrefour has retained its pioneering spirit and has continuously reinvented itself. It has reached global borders, expanding, and elevating the standard of its food quality, variability, and accessibility. With the dedication and commitment of a multidisciplinary team of professionals, Carrefour has earned its reputation as an acclaimed leader in the food industry worldwide.



Located near the main entrance of Alburouj, Smart Village East is a center point for businesses seeking to grow and expand across Cairo. As a successful extension of Smart Village west, the business hub boasts 12 office buildings comprising innovative designs and becoming every firm's leading destination.



Alburouj brings the most rejuvenating elements to its community in the Orchard Park. Across 73 acres of open spaces and verdant landscapes, the Orchard Park spreads out with a kids-friendly petting zoo, a spacious dog park, outdoor diners and restaurants, as well as an outdoor cinema and an open-air workout area. Without compromise, this iconic destination is vast with raw vegetation and fresh fruits ready to serve from the garden to your meal. There, the lush landscapes provide an ideal space to enjoy the outdoors and continue being active.



Mortgage plans up to 15 years

THE BELOW DISCLAIMER IS APPLICABLE TO ALL BROCHURE CONTENT:

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purposes only.
3. All renderings and landscaping visuals, materials, facades are for illustrative purposes only.
4. CGP reserves the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.

 Capital Group Properties