

# C. SUITES

 CAIRO BUSINESS PARK  
New Cairo's Business Hub

# TABLE OF CONTENTS

1

## Misr Italia Properties

1.1 Inspiration

2

## Cairo Business Park

2.1 Location

2.2 Concept

2.2.1 Central Park

2.2.2 Hilton Garden Inn

2.3 Master Plan

2.4 Specification

3

## C\_Sunites

3.1 Business Landmark

3.2 Location

3.3 Amenities

3.4 Floor Plans

3.5 Finishing

3.6 About Garden 8

3.7 About Misr Italia Properties

# UI

 MISR ITALIA  
PROPERTIES



FROM THE DEVELOPERS OF  
GARDEN 8

# INSPIRATION

At Misr Italia Properties, we aim to change the concept of the ever-growing real estate market by listening to our customers who inspire us to stay ahead with innovative real estate solutions & designs.

Our real estate developments are inspired by you. Your plans are the inspiration for our concepts. Your lifestyle is the inspiration for our designs. Your habits are the inspiration for our solutions.

We never stop searching or exploring for innovative solutions that would provide an unmatched service that redefines comfort and pleasure.



# 02

 **CAIRO BUSINESS PARK**  
New Cairo's Business Hub

## LOCATION

Cairo Business Park is located in the heart of New Cairo, the destination of the future and business magnet.

The project is easily accessible through several main roads. Tenants and visitors are 5 minutes away from both Cairo - Suez Road, and the New Cairo Ring Road, only 5 minutes away from 90 Street, 10 minutes from AUC and 15 minutes from Cairo International Airport for the convenience of business travelers.



## CONCEPT

Cairo Business Park, New Cairo's only gated business hub, is Egypt's first and finest fully integrated gated business community promoting employee productivity & time management.

The project creates a friendly, harmonious & efficient work environment to attract like-minded business professionals & entities to create a business hub that contributes to realizing the great potential & economic opportunities in the foreseeable future. The project introduces the concept of standalone buildings & small to medium offices which support

the presence of corporates of different sizes targeting their own "private" spaces & pronounced identity to flourish in a professional business environment.

Cairo Business Park building design is inspired by modern & postmodern architecture that leans toward nature which favors simple, uncluttered spaces with smooth, clean lines & an artistic flair with a spectacular view of the lush greenery for all offices.







## CENTRAL PARK

Cairo Business Park's outstanding luxurious services are evident in the distinctive Central Park retail area. All needed services are easily accessible to help speed-up your business and increase your efficiency.

The Central Park serves as a visual & social break haven, with a retail space consisting of top-notch restaurants with innovative F&B concepts, high-end fashion stores, banks, a travel agency, mini-markets, a courier service, a gym, a pharmacy, a bookstore, a daycare & the project's landmark "Hilton Garden Inn".

## HILTON GARDEN INN

At Cairo Business Park, you don't have to worry about the accommodation of your international business visitors with the presence of a worldwide standard business hotel that is walking distance from your office. Misr Italia Properties brings Hilton Garden Inn for the first time in Cairo, right at the heart of Cairo Business Park. Hilton Garden Inn is the award-winning, upscale, business hotel that enables travellers to discover and connect while on business trips. The two buildings of Hilton Garden Inn consist of more than 130 rooms, inviting social spaces, and high-end meeting rooms and amenities, which ensure a positive experience for business travellers and visitors of Cairo Business Park.

The hotel is equipped to handle meetings and events of size, with its highly trained staff, space and amenities needed to smoothly host events from start to finish.

Hilton Garden Inn offers the following facilities:

- 1- Flexible Meetings & Banquet Spaces
- 2- Convention Hall Seating: 500 pax
- 3- Audio/Visual Equipment
- 4- Wi-Fi
- 5- 24/7 Business Center
- 6- Full Catering Services
- 7- On site Restaurant & Bar
- 8- Health Club & Spa
- 9- Swimming Pool & Lounge Areas





## MASTER PLAN

The entire project land size is 75,615m<sup>2</sup> (18 Acres) and was perfectly designed to accommodate an equilibrium of buildings, landscape and roads creating a flawless, harmonious and professional balance. We understand that the work environment has a direct impact on the output of employees; that's why we made sure that the master plan provides spacious areas, greenery and water features that create a productive workplace that helps put your employees in a better mental state.

Disclaimer:  
 1. Actual spaces areas may vary from the stated area in the master plan.  
 2. Drawing is not to scale.  
 3. The developer reserves the right to make technical revisions, without notices.  
 4. Each garden plot shape will vary based on the location of the building in the master plan.

# SPECIFICATIONS

## SMART COMMUNICATION & TECHNOLOGY ETISALAT MISR

- High speed fiber optics backbone network for existing and future use
- Data center & cloud storage existence to be used for document storage
- BMS system
- Financial safes
- A modern and advanced telecommunications infrastructure that includes voice and Internet connection
- Fully secure communication systems with firewall capability

\*The specifications differ based on the unit type (building or office) and are subject to be slightly altered by the developer to ensure the overall benefit of the project.



## OTHER SPECIFICATIONS

- Central public parking with abundance of parking spots provided for tenants for a hassle free experience
- Electricity generators for public and common areas
- Landscape management
- Large capacity water tanks (located in the central area) providing strategic supply in anticipation of unexpected water shortage

\*The specifications differ based on the unit type (building or office) and are subject to be slightly altered by the developer to ensure the overall benefit of the project.

## SPECIFICATIONS

- Central Camera Surveillance (CCTV system): surveying all the locations, fences even during emergency power outages & monitoring all areas by a centralized security camera system on a 24 hour basis. CCTV inside the building shall be provided for the client at an extra fee.
- Automatic ID Main Gates to ensure high level of safety and security.
- Certified and Trained canine guarding all gates, parking entries and exits.
- Security personnel who monitor, report and prevent any hazards in addition to random patrols on a 7/24 basis and random lower security.

\*The specifications differ based on the unit type (building or office) and are subject to be slightly altered by the developer to ensure the overall benefit of the project.



## ELECTRICAL POWER SYSTEMS

- Permanent supply of electricity from two different sources.
- A power station is available for the compound.
- Electricity generator in case of power failure to ensure sustainable CCTV monitoring, security measures and public areas.
- Earthing system.

\*The specifications differ based on the unit type (building or office) and are subject to be slightly altered by the developer to ensure the overall benefit of the project.

03

C\_SUITES



## **BUSINESS LANDMARK**

Cairo Business Park introduces C\_Suites, executive office spaces. The buildings overlook the Central Park Area and are also located in front of the park's business hotel, Hilton Garden Inn.

## C\_SUITES LOCATION

C\_Suites Executive Offices are situated in one of the most prime locations in Cairo Business Park, overlooking the Central Park area and the park's hotel, Hilton Garden Inn.



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1. All materials, specification, colors and furniture are tentative, and subjected to changes and alteration without notice depending on availability of specified materials, specification and/or colors.  
2. Equivalent will then be installed instead.



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## AMENITIES

- Entry Lobby
- Bathrooms
- Elevators
- WIFI
- Triple Play Technology
- Underground Parking
- Building Security



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## TECHNOLOGY AT C\_SUITES

1. Parking Management system
2. Smart Building Systems
3. Digital Signage
4. CCTV & Access Control Analytics
5. Smart Metering (Water, Electricity, Gas):
6. Command and Control Center (CCC)

**Honeywell**



# 04

**FLOOR PLANS**

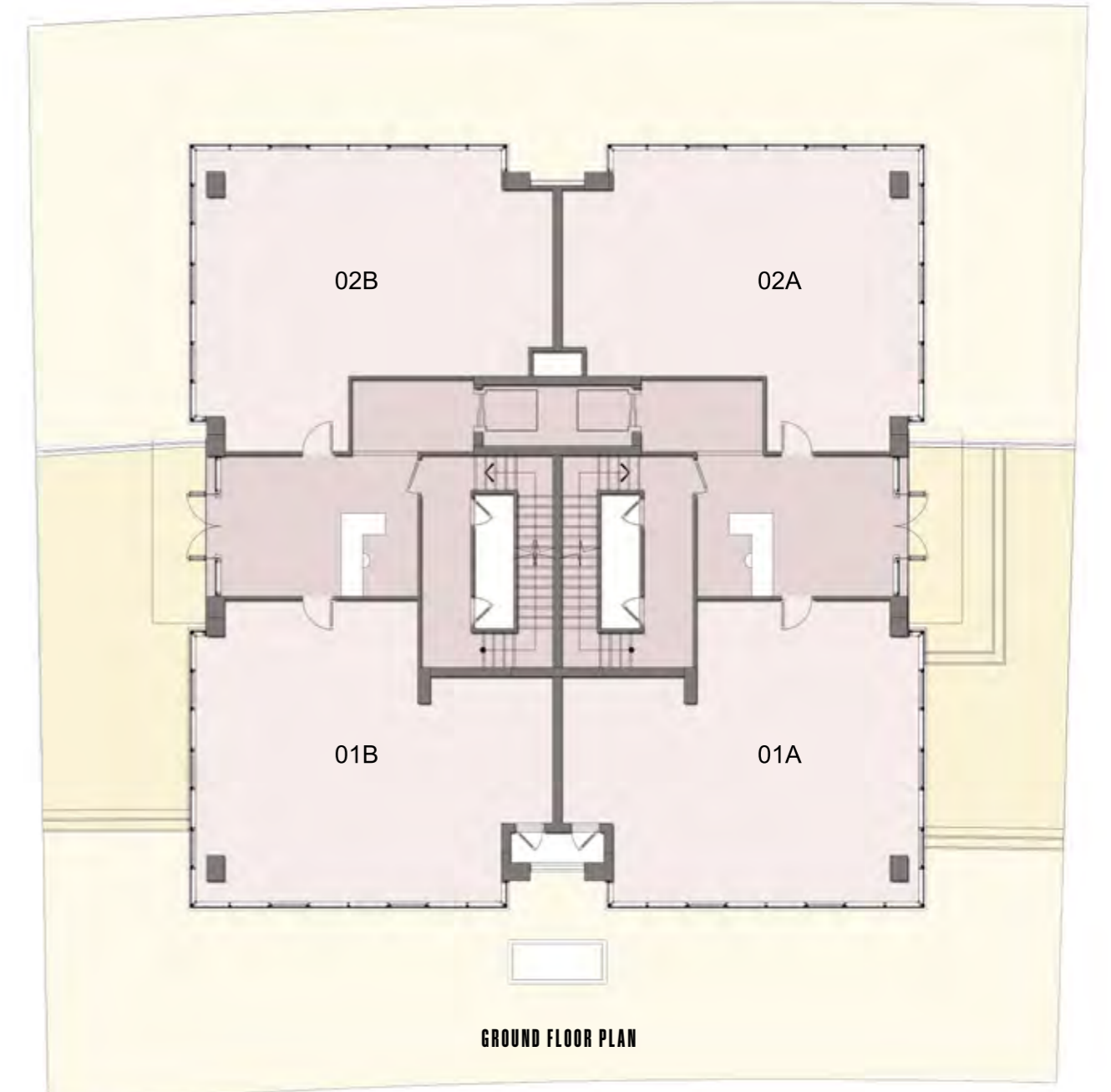
## LOWER BASEMENT



LOWER BASEMENT FLOOR PLAN

## GROUND FLOOR

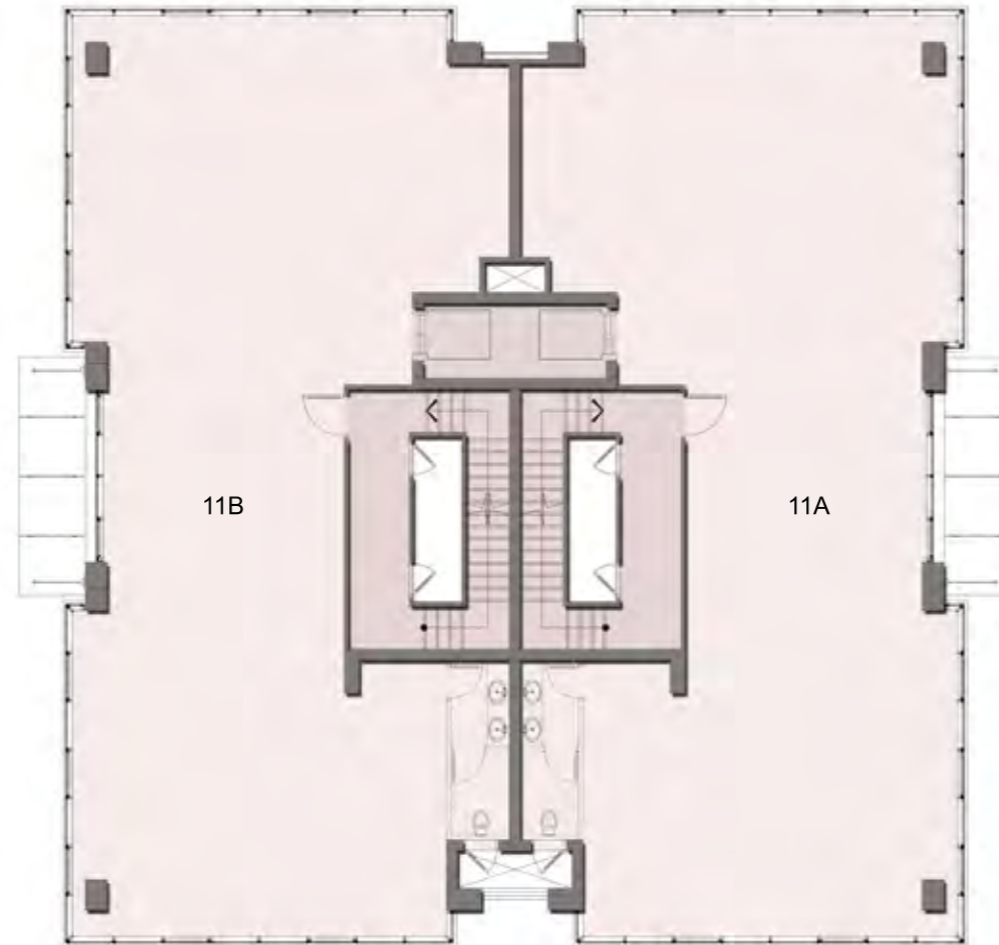
Unit	Gross Area (m <sup>2</sup> )
01A	113.4
02A	107.4
01B	113.4
02B	107.4



GROUND FLOOR PLAN

## FIRST FLOOR

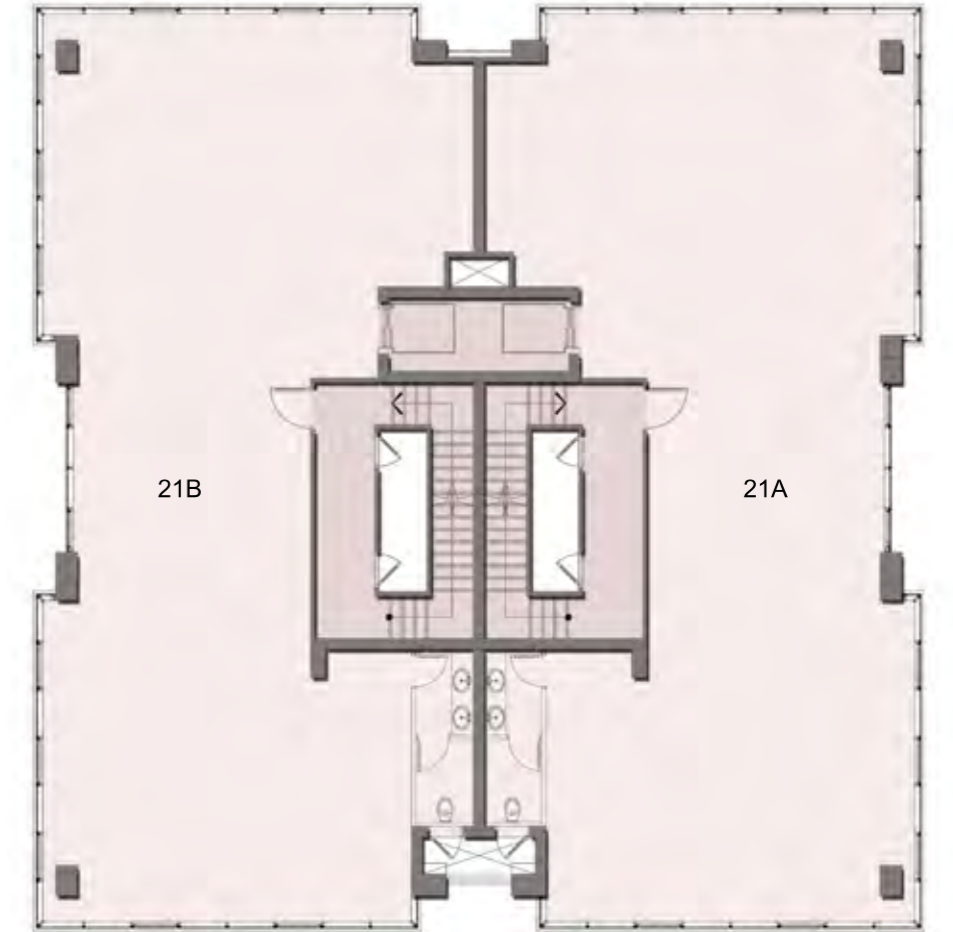
Unit	Gross Area (m <sup>2</sup> )
11A	264.1
11B	264.1



FIRST FLOOR PLAN

## SECOND FLOOR

Unit	Gross Area (m <sup>2</sup> )
11A	264.1
11B	264.1



SECOND FLOOR PLAN



## **OUR FINISHES**



## FINISHING

### EXTERIOR FINISHING

- Outdoor main entrance: High quality porcelain and handrails
- Tempered hinged glass door
- Façade: Double glass curtain wall to avoid heat and provide sound proofing
- Aluminium sheds/louvers
- High quality local marble cladding/aluminum
- Outdoors terraces: High quality porcelain and handrails

\*Misr Italia Properties reserves the right to make minor alterations without prior notice. Finishing is according to the specifications in contract appendix.

### INTERIOR FINISHING - COMMON SPACES

- Flooring: High quality local porcelain tiles/local marble
- Walls: High quality paint
- Ceiling: Gypsum board ceiling with lighting fixtures
- Elevators
- Firefighting
- Air-condition in the lobbies and corridors
- CCTV for security in the common spaces

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## ABOUT GARDEN 8

Revolutionizing Egypt's outlook on outings:

- Misr Italia Properties has successfully managed to revolutionize the conventional idea of traditional outings by setting the stage for a luxurious lifestyle and fashion destination, straight in the heart of New Cairo catering to Egypt's niche.
- Garden 8 is a progressive vision that offers select lifestyle experiences, spanning signature F&B, fashion and fine jewelry, in addition to a health and wellness component to fulfill the exclusive needs of its modern target.
- The project relies on a unique tent mix, powered by a variety of indoor and outdoor experiences, steeped in maximized views on lush green landscapes that not only create a lively natural habitat for visitors to enjoy, but also foster seamless walkability.
- By collaborating with homegrown brands and signature retail luxuries, garden 8 has managed to re-imagine some of Cairo's favorite dining and shopping spots with brand new names and a unseen luxurious twist not offered before in Cairo.

Landscape: 7,000 square meters

GLA: 27,500

Built-up Area: 44,480

Four floors; underground Parking, lower level, ground, first and second levels all connected to stairs, elevators, escalators and travelator





MISR ITALIA  
PROPERTIES

## ABOUT MISR ITALIA PROPERTIES

Since its inception, MIP has been rapidly transforming the face of Egypt's real estate industry with distinguished projects that re-define the conventional notion of integration from an innovative perspective. In record-time, MIP has managed to carve itself a competitive niche as a dynamic and reliable pioneer, renowned for its sustainable design concepts and trendsetting communities that enrich every contemporary lifestyle with a full-suite of diverse offerings.

MIP puts sustainable development at the forefront of its masterplans to introduce holistic destinations with the highest return on investment, thanks to a progressive alchemy that combines living, nature, leisure and recreation under one roof.

Today, MIP prides itself for boasting a numerous variety of signature projects spanning the residential, coastal, commercial and hospitality fields.

# MISR ITALIA PROPERTIES PROJECTS

Misr Italia Properties is the developer of several residential, administrative, coastal and hospitality projects across Egypt.

## RESIDENTIAL PROJECTS



## COASTAL PROJECTS



## COMMERCIAL PROJECTS



## HOSPITALITY







MISRITALIAPROPERTIES  
WWW.MISRITALIAPROPERTIES.COM

 **16519**

Villa 8, La Nuova Vista Compound, New  
Cairo, Cairo

Garden 8, La Nuova Vista, Salah El Din  
Abdel Karim, First Settlement, New Cairo.

405/B4 Capital Business Park,  
26th July Corridor, Sheikh Zayed.

Misr Italia Properties reserves the right to make minor alterations without prior notice. All renderings and other visual materials, design, and facades are for demonstrative purposes only and are subject to change. Diagrams are not to scale and are for illustrative purposes only. Finishing is according to the specs in contract appendix.