

# THE HIVE24

 CAIRO BUSINESS PARK  
New Cairo's Business Hub

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01.

 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 favor 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



# Masterplan

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 masterplan.
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 masterplan.



# 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

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# Specifications

## SECURITY SYSTEMS

- 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.

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03.

THE  
HIVE24



## *Business Landmark*

Cairo Business Park introduces The Hive 24, small, medium and big offices catering to all business sizes. This is one of the iconic buildings in Cairo Business Park overlooking a main road and nearby one of the 4 main gates of the park. It is also located in front of the park's business hotel, Hilton Garden Inn. It has a unique location on the Main Street of Rehab and direct access to Suez Road.

# THE HIVE24 Location

The Hive 24 Executive Offices is situated in one of the most prime locations in Cairo Business Park, overlooking a main road. It is nearby two of the 3 car gates for Cairo Business Park.

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# Amenities

- Entry Lobby
- Bathrooms
- Elevators
- Public Meeting Rooms
- WIFI
- Triple Play Technology
- Underground Parking
- Building Security
- Shared Terrace



### The Hive 24 TECHNI TERRACE

The Hive 24 offers a large outdoor terrace that serves as a coworking space and serves for corporate outdoor events.

Find your way to socialize and gather safely with the building huge outdoor terrace that can cater your firm events or even mid day lunch. The shared terrace also offers the following:

1. Biophilic Design
2. F&B Outlet
3. Outdoor Gathering Theater Concept
4. Innovation Zone
5. Smart Integrated Tables
6. Rentable outdoor coworking spaces



## MEETING ROOM MANAGEMENT AND SMART TECHNOLOGY SYSTEMS

Meeting room management made easy for everyone the universal traffic light system literally leaves no room for interpretation. Grab a meeting room with the ease of two clicks

Our modern technology HVAC HEPA filters are used to filter pollutants and contaminants out of the air that passes through them and reduce the potential for airborne transmission of COVID 19 indoors.

Our FM team makes sure to be aware of the latest trends in sanitation specially in shared buildings.



**TECHNOLOGY AT  
The Hive 24**

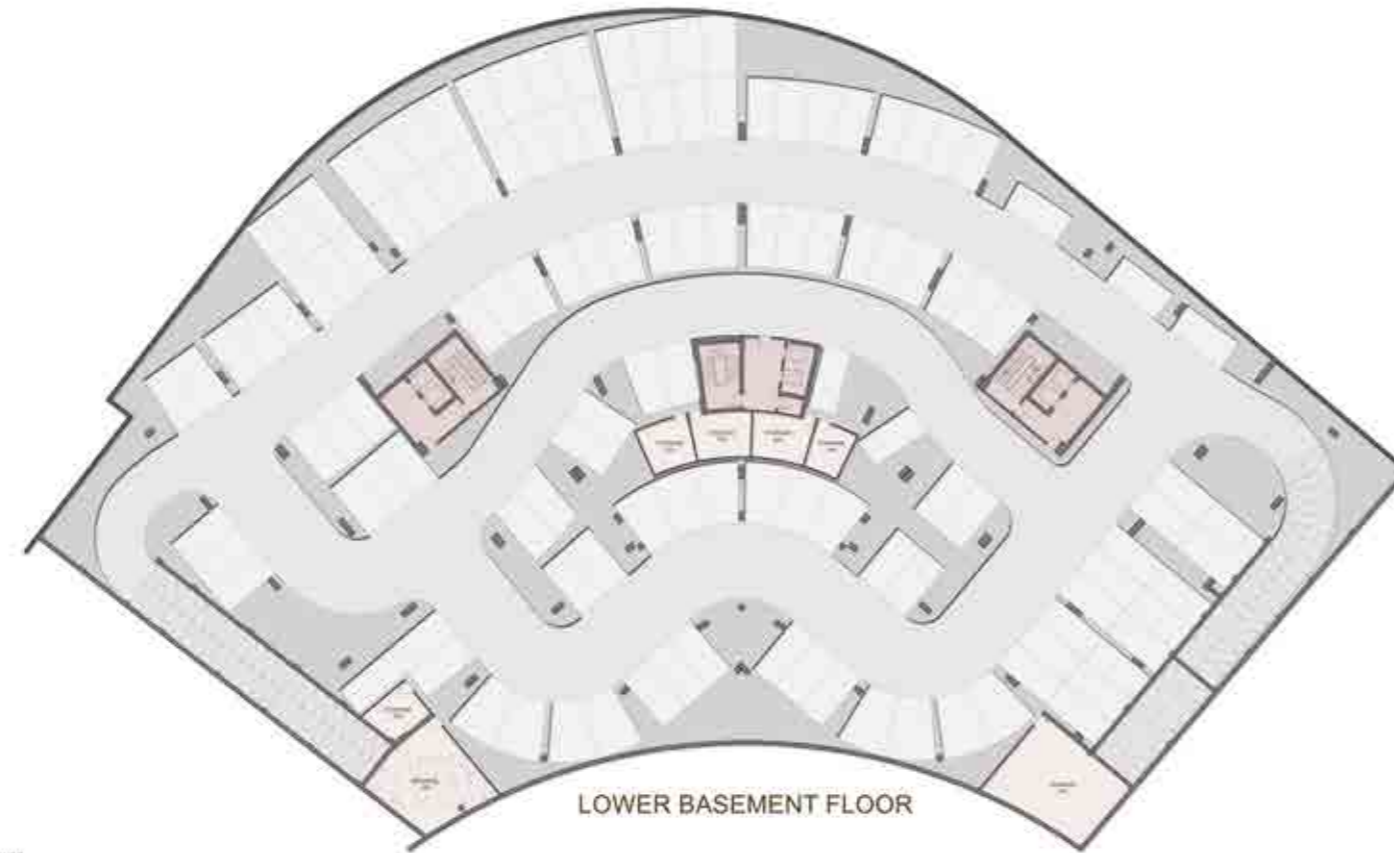
1. Parking Management system
2. Smart Building Systems
3. Digital Signage
4. CCTV & Access Control Analytics
5. Smart Metering (Water, Electricity, Gas):
6. Command and Control Center (CCC)
7. Office Space Management
8. Public Space Monitoring
9. Shared Meeting Room Management system



*Floor Plans*

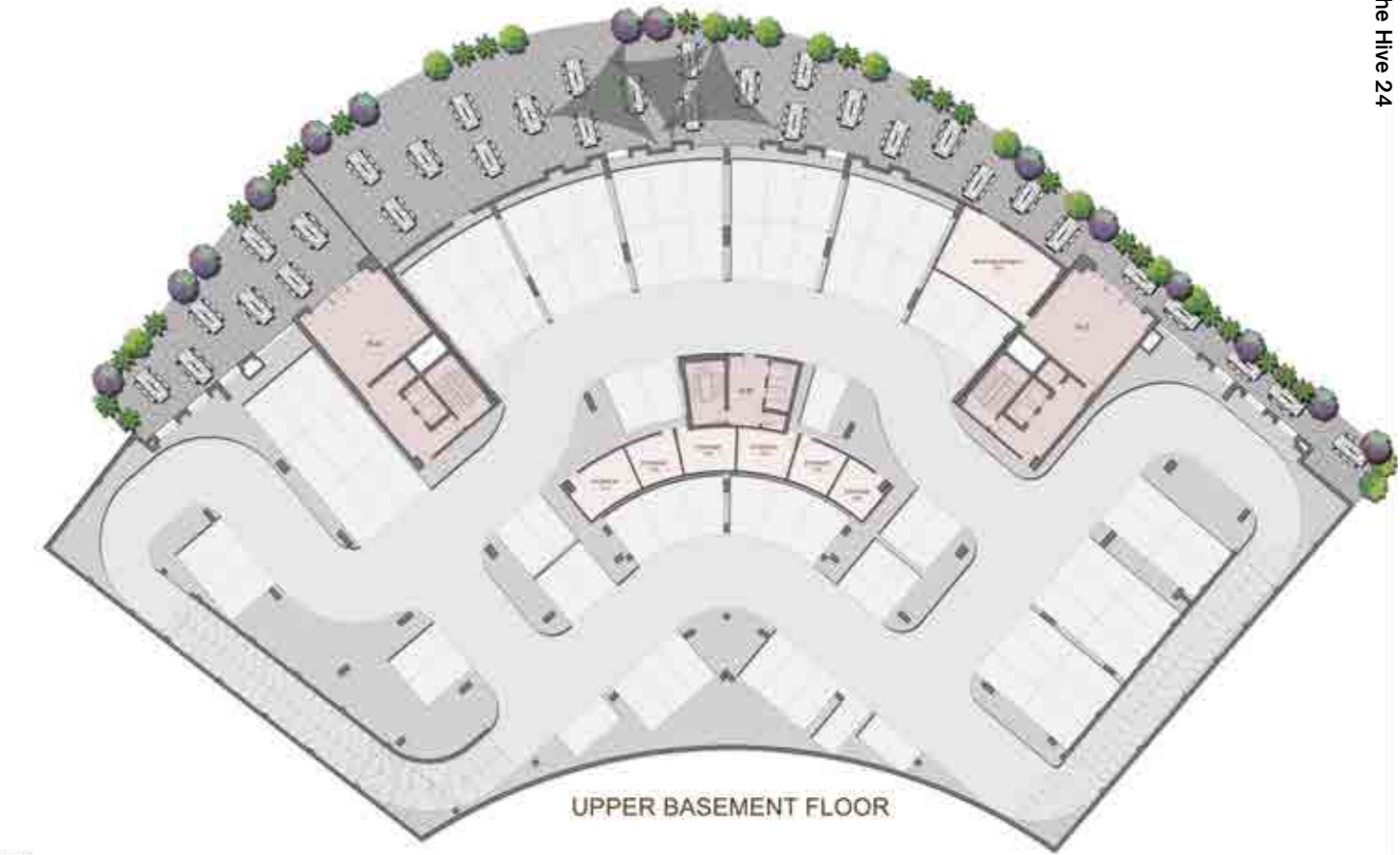
## LOWER BASEMENT

Unit	Total Area (SQM)
Store 21	16.1
Store 22	17.7
Store 23	17.7
Store 24	12.8
Store 25	14.7
Store 26	56.8
Store 27	66.8



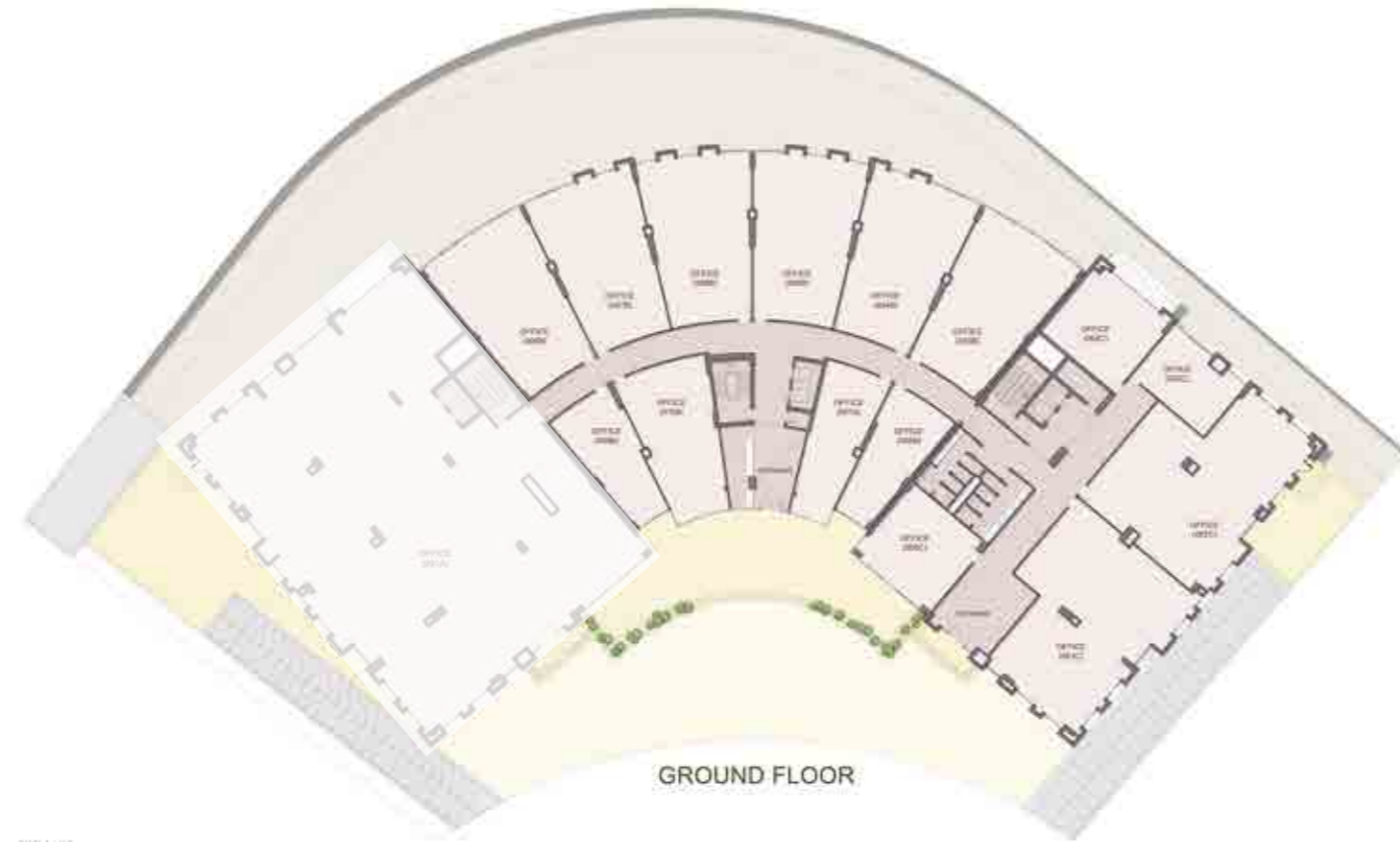
## UPPER BASEMENT

Unit	Total Area (SQM)
Store 11	22.3
Store 12	16.0
Store 13	16.0
Store 14	17.7
Store 15	17.7
Store 16	16.0



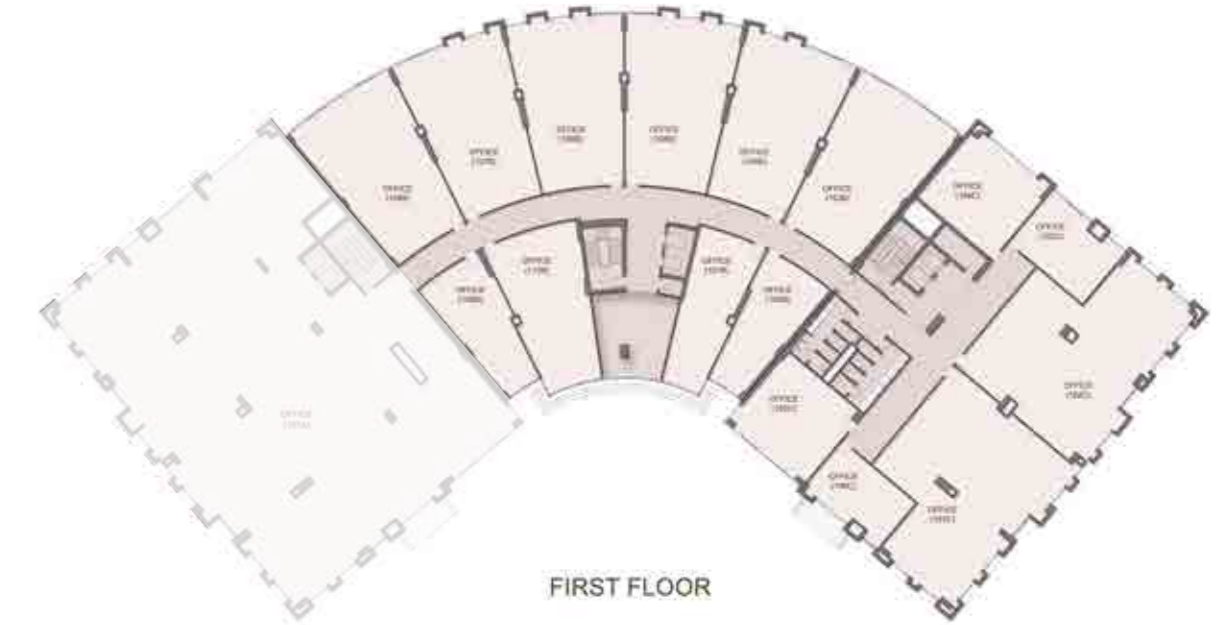
## GROUND FLOOR

Unit	Area (SQM)	Terrace (SQM)
001B	89.0	0.0
002B	83.7	0.0
003B	174.2	0.0
004B	171.4	0.0
005B	174.5	0.0
006B	174.5	0.0
007B	171.4	0.0
008B	174.2	0.0
009B	82.9	0.0
010B	125.6	0.0
001C	274.7	0.0
002C	270.0	54.7
003C	67.5	0.0
004C	95.1	0.0
005C	96.1	0.0



## FIRST FLOOR

Unit	Area (SQM)
101B	89.0
102B	83.7
103B	174.2
104B	171.4
105B	174.5
106B	174.5
107B	171.4
108B	174.2
109B	82.9
110B	125.6
101C	268.3
102C	270.5
103C	67.0
104C	95.1
105C	96.1
106C	60.4

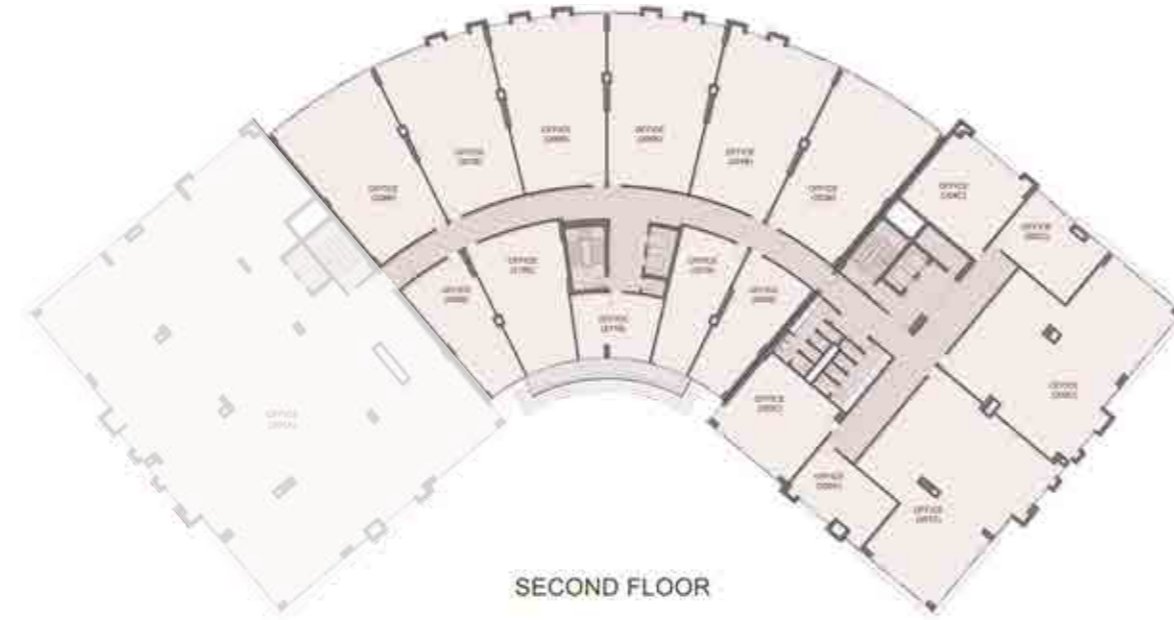


\*All office dimensions are measured to structural elements and exclude wall finishes and construction tolerances. \*All dimensions have been provided by our consultant architects. \*All materials, dimensions and drawings are approximate, information subject to change without notice. \*Actual internal spaces areas may vary from the stated area in the drawings. \*Drawings not to scale. \*The developers reserves the right to make technical revisions.

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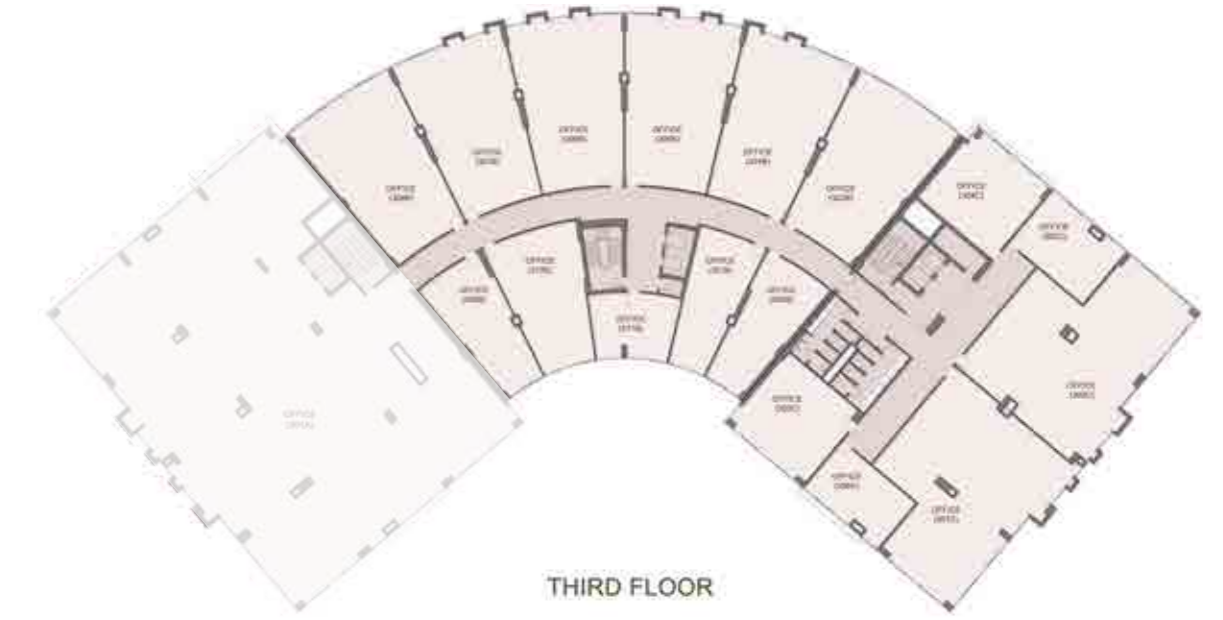
## SECOND FLOOR

Unit	Area (SQM)
201B	77.4
202B	85.6
203B	174.2
204B	171.3
205B	174.5
206B	174.5
207B	171.3
208B	174.2
209B	85.2
210B	109.1
211B	55.3
201C	262.6
202C	265.1
203C	65.9
204C	95.1
205C	96.1
206C	60.4



## THIRD FLOOR

Unit	Area (SQM)
301B	77.4
302B	85.6
303B	174.2
304B	171.3
305B	174.5
306B	174.5
307B	171.3
308B	174.2
309B	85.2
310B	109.1
311B	55.3
301C	262.6
302C	265.1
303C	65.9
304C	92.0
305C	95.9
306C	58.5



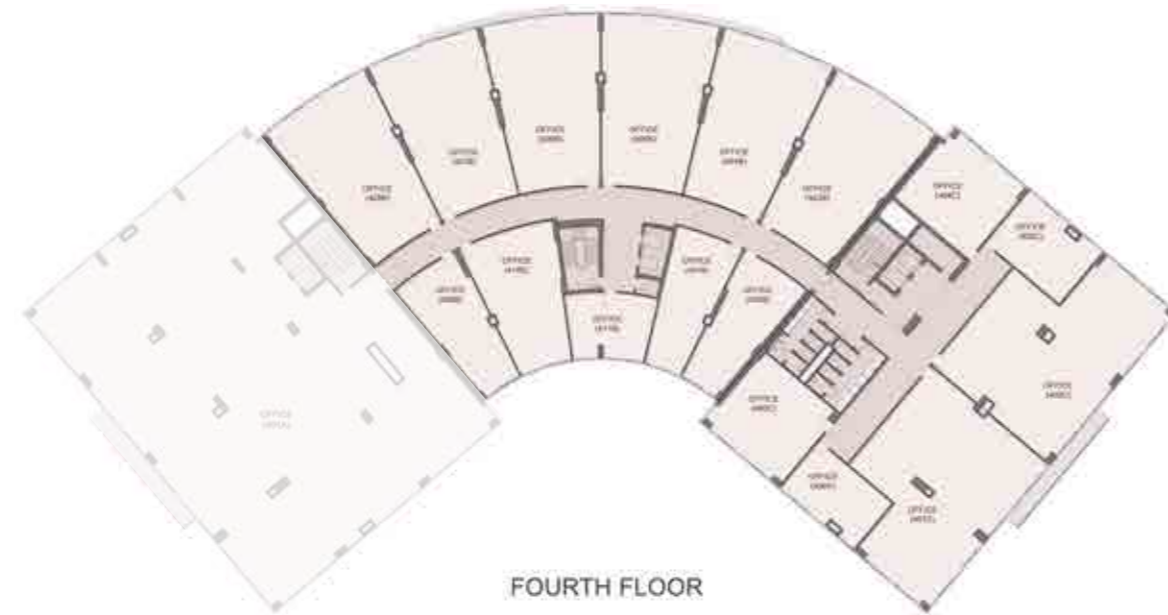
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## FOURTH FLOOR

Unit	Area (SQM)
401B	77.4
402B	85.6
403B	174.2
404B	168.4
405B	171.3
406B	171.3
407B	168.4
408B	174.2
409B	85.2
410B	109.1
411B	55.3
401C	253.2
402C	257.6
403C	66.4
404C	92.0
405C	95.9
406C	58.6



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*Our Office Finishing*



## *Finishing*

### **EXECUTIVE OFFICES**

Along with handing over unfinished offices, Cairo Business Park offers finishing option for The Hive 24 Executive Offices as a hassle-free option, to ensure the interior of your office is as luxurious as its exterior.

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## *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 composite panels
- Outdoors terraces: High quality porcelain and handrails



### **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

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

# 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





## *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

**Kāi**  
SOKHNA

### COMMERCIAL PROJECTS



### HOSPITALITY

**KAI SOKHNA**  
**CAIRO BUSINESS PARK** Hilton Garden Inn

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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.