



MASPERO

METROPOLIS

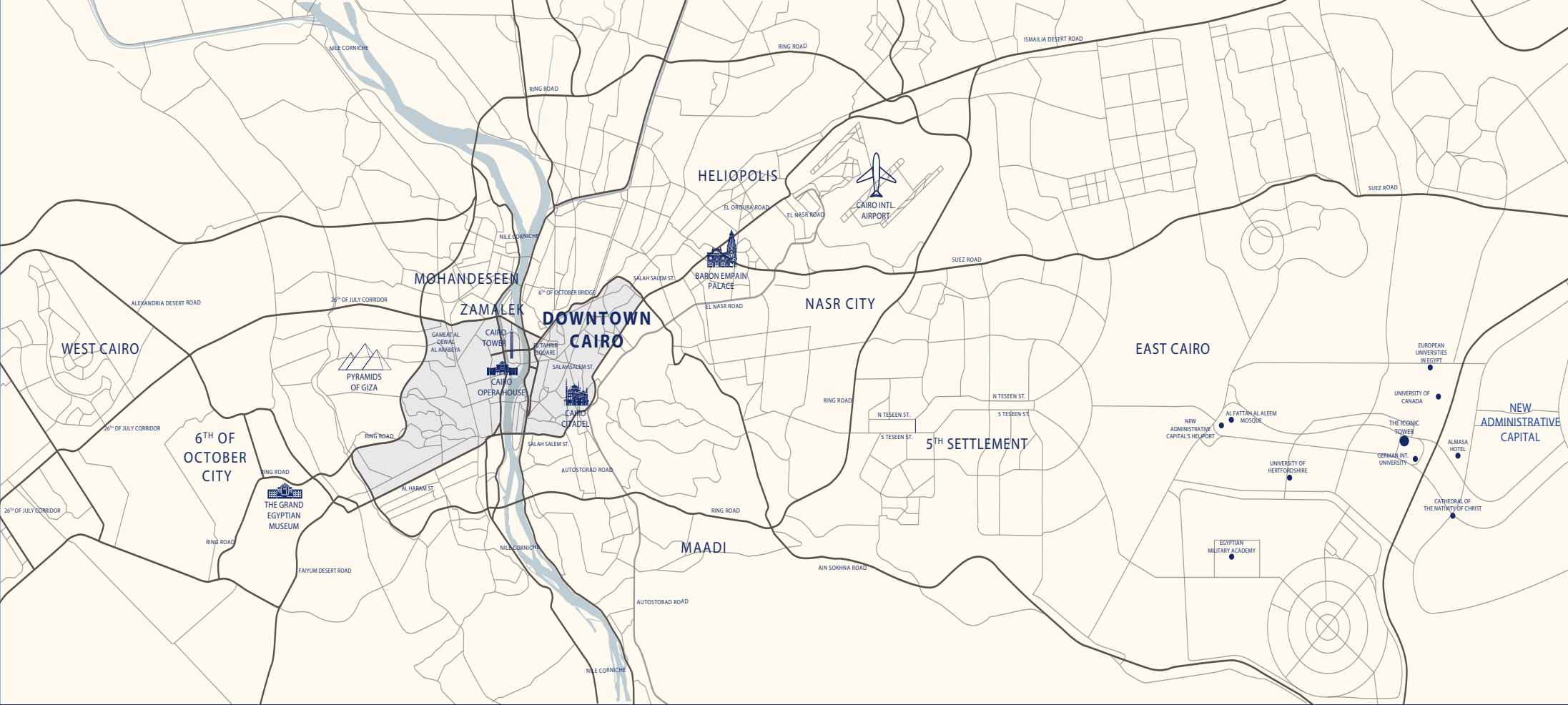
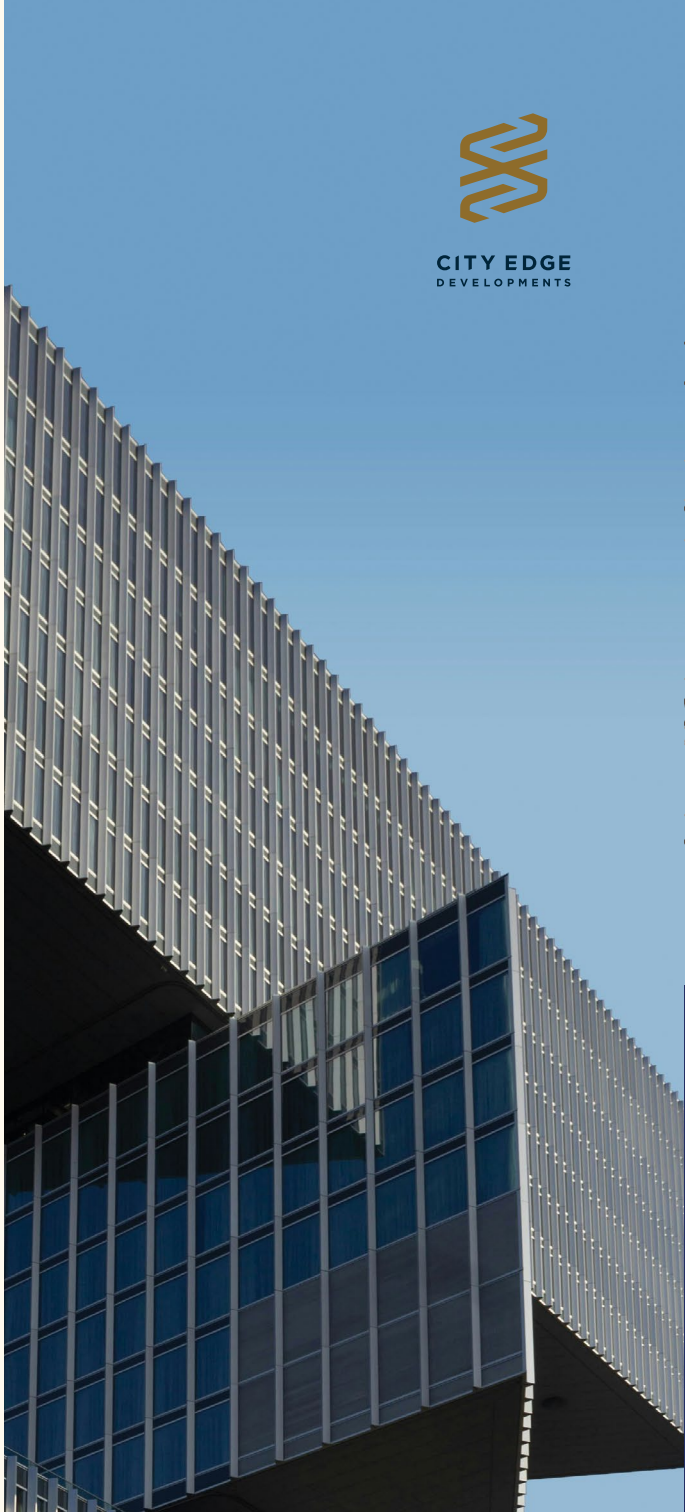


ABOUT

CITY EDGE DEVELOPMENTS

City Edge Developments is Egyptian leading real estate developer. The company was established between New Urban Communities Authority (NUCA) and the Housing and Development Bank (HDB).

City Edge Developments provides development and asset management services as well as developing its own real estate projects. In addition to a diversified land bank for third party accounts containing indirect real estate holdings under their management that span a range of investments across all asset classes including residential, hospitality, retail, office and education.



MAP OF CAIRO

CAIRO'S MODERN DOWNTOWN EXPERIENCE

As a landmark of heritage, Maspero Triangle is transforming into a symbol of Cairo's urban evolution throughout the ages. It is set to be the modern destination for residential, commercial, and business attractions, drawing thousands of local and international tourists, as well as investors from around the world.

Maspero Triangle, a historic landmark in Cairo, is transforming into a modern hub for residential, commercial, and business developments. Covering 327,000 sqm, it will feature 24 mixed-use subplots, including residential, hospitality, and commercial projects. Located in Downtown Cairo near key landmarks, it offers easy access from across the city, attracting both local and international visitors and investors.



MASPERO METROPOLIS

A PRESTIGIOUS DESTINATION AND A PRIME LOCATION FOR BUSINESS INNOVATORS

Maspero Triangle, a central entertainment hub, is located near key streets and landmarks like the Maspero Building, Foreign Affairs Ministry, Ramses Hilton Hotel, Sultan Abu El Elaa Mosque, Royal Chariots Museum, and the Italian Consulate.



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MASPERO METROPOLIS: THE SYNERGIZED BUSINESS HUB

Maspero Metropolis, located in Downtown Cairo, is a dynamic business hub designed for innovative professionals. Part of Double Tree by Hilton, it offers a modern, polished environment that meets the diverse needs of business owners and entrepreneurs.



LAVISHLY MEETING YOUR NEEDS



Focus on Networking and Growth: The space is designed to foster networking and collaboration among businesses, encouraging growth rather than serving as a traditional workspace.



Prime Location: The 16-floor skyscraper is strategically located next to the DoubleTree by Hilton, with a podium link connecting Maspero Metropolis to the hotel, offering seamless access to meeting rooms, event spaces, and food & beverage services.



Design Excellence: Maspero Metropolis showcases a design driven by quality, with attention to aesthetic appeal and functionality, created by a developer committed to excellence.



Ample Parking and Natural Integration: The development features ample parking and incorporates the natural topography of the area, ensuring an efficient and cohesive landscape that complements the architectural design.



Relaxed Business Environment: The clean, modern architecture, highlighted by sharp color contrasts, promotes a relaxed and productive atmosphere for business.



FLOOR PLANS

FLOOR PLANS

BASEMENT LEVEL 01

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FLOOR PLANS

GROUND FLOOR

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GROUND FLOOR RETAIL

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FLOOR PLANS

FIRST PODIUM

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FLOOR PLANS

SECOND PODIUM

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FLOOR PLANS

THIRD PODIUM

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THIRD PODIUM OFFICES

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Overlooking



FLOOR PLANS

TOWER 02 1st FLOOR PLAN

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Overlooking



FLOOR PLANS

TOWER 02 2nd TO 8th FLOOR PLAN

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FLOOR PLANS

TOWER 02 9th FLOOR PLAN

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FLOOR PLANS

TOWER 02 10th FLOOR PLAN

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Overlooking



FLOOR PLANS

TOWER 02 11th TO 16th FLOOR PLAN

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MASPERO METROPOLIS

THE FACILITIES

- | | |
|-------------------------------|-----------------------|
| Central chiller system | Indoor Meeting Lounge |
| 8 Elevators- 35s waiting time | Private Parking |
| Service Elevator | Drop off |
| Cooperate Rate by DTBH | CCTV & Security |
| Access for Hotel facilities | Facility Management |
| Public Restrooms | Prayer Rooms |
| Inclusivity | Fiber Optic Cables |



CONTEMPORARY ARCHITECTURE

Maspero Metropolis features bold, stylish architecture with unique lighting, offering a world-class address in Downtown Cairo.



YOUR WORKSPACE AT MASPERO METROPOLIS

Maspero Metropolis offers spacious, open areas with landscaped pathways and green plazas, creating a premium business district. It features convenient underground parking, a three-level garage, and 300 parking slots, ensuring hassle-free access for visitors and employees.



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