

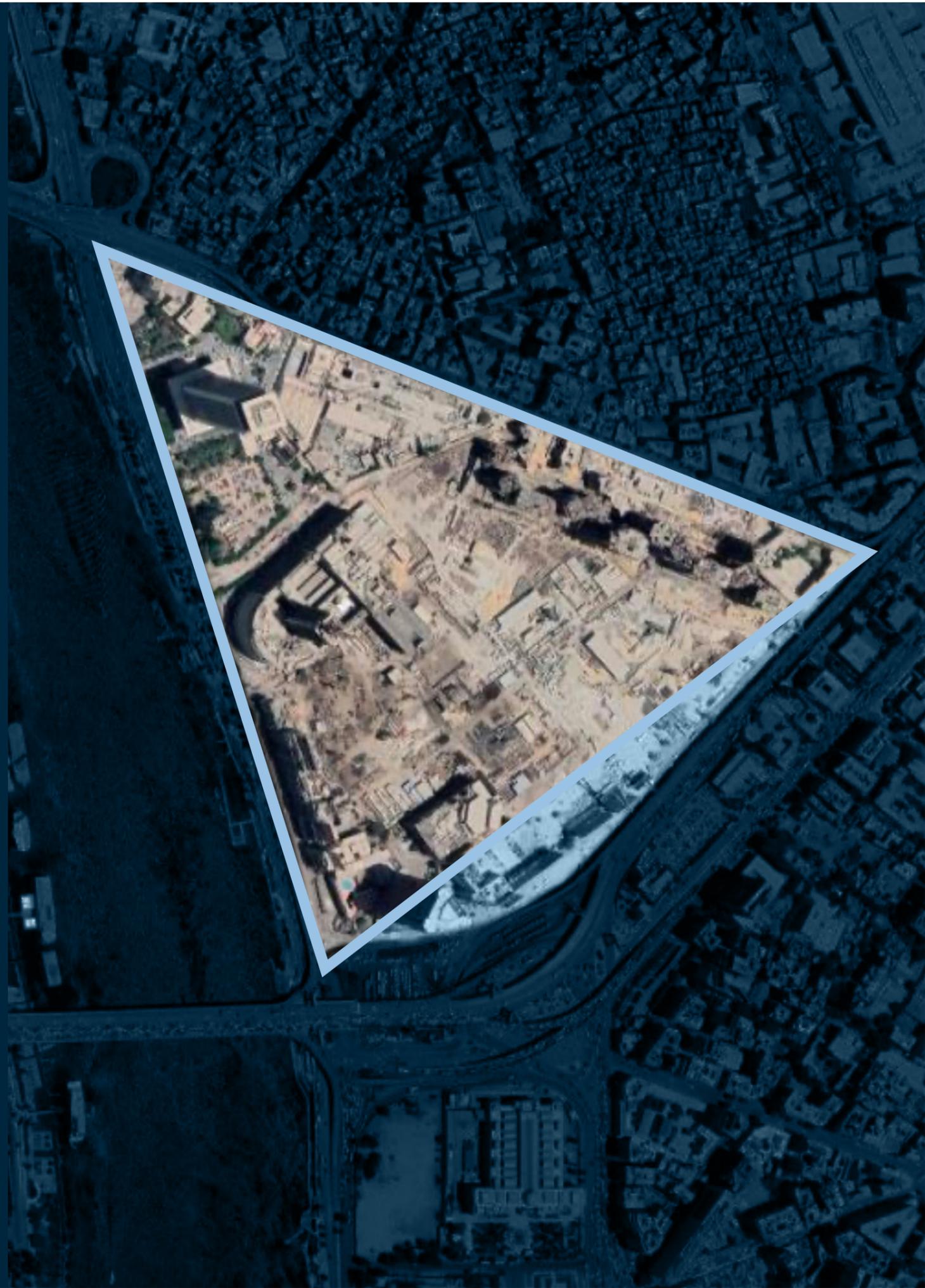
# MASPERO

## BUSINESS TOWER



# MASPERO

TRIANGLE



## TABLE OF CONTENTS

1. About City Edge Developments
2. Maspero Triangle Overview
3. Project Overview
4. Location Accessibility
5. Masterplan
6. Maspero Business Tower
7. Amenities
8. Floorplans
9. Finishing Specs

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ABOUT CITY EDGE DEVELOPMENTS

## ABOUT CITY EDGE DEVELOPMENTS

City Edge Developments is Egypt's National 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.



MASPERO TRIANGLE  
OVERVIEW

## A MODERNIZED HISTORIC DISTRICT

Maspero Triangle has long been a proud symbol of heritage and history in Cairo. Some of its areas were established in the 1400s and the rest were built in the 1800s. Today, it is set to become one of Downtown Cairo's central points for business, commercial, residential and investment opportunities. Within its land plot area of 77 acres near the Nile River, City Edge Developments will be establishing residential, commercial, administrative and hospitality towers. As a 21st century symbol of modernization, Maspero Triangle is set to transform the destination from its original setting of Egypt's 'Golden Age' to 'Egypt's Modern Downtown Experience'.





PROJECT OVERVIEW

## SET TO BE A MUST-VISIT DESTINATION FOR TOURISTS & CAIRENES ALIKE

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.



## CAIRO'S MODERN DOWNTOWN EXPERIENCE

Situated in a prominent location on the Nile River in Downtown Cairo, Maspero Triangle will embody the modern-day Cairene, urban and Downtown experience. This modern downtown center point will be divided into 24 sub plots, boasting a variety of mixed-use projects that will range from residential and hospitality to administrative and commercial. Spanning a total land area of 327,000 sqm, Maspero Triangle is surrounded by the Nile Corniche from the Western side, El Galaa Street from the eastern side, 26th of July Corridor from the northern side and Abdel Moneim Riad Square from the southern side, making it easily accessible from most Cairo districts.



MAMSHA  
أهل مصر AHLMISR

Nile Corniche

Nile River

Abo El Elaa  
Mosque

Ministry of  
Foreign Affairs

Royal  
Chariots  
Museum

Maspero TV &  
Radio Building

Italian  
Consulate

Hilton  
Ramses Hilton

26th of July Corridor

El-Galaa St.

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- Maspero Business Tower
- Nile Heights
- Maspero Mall

## A TRULY CAIRENE & CENTRAL BUSINESS ADDRESS

Set to be a central hub for businesses, Maspero Triangle is located within close proximity to the 26 of July Street, Al-Galaa Street and Abdel-Moneim Riad Square. It is also home to a number of heritage buildings and landmarks, such as the Radio and Television Union (Maspero) Building, the Foreign Affairs Ministry Building, the Ramses Hilton Hotel, the Sultan Abu El Elaa Mosque, the Royal Chariots Museum and the Italian Consulate.

**10 minutes** from Ramses Train Station

**6 minutes** from the Egyptian Museum

**6 minutes** from Tahrir Square

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MASPERO  
BUSINESS TOWER

MASPERO BUSINESS TOWER

## A SYMBOL OF FUTURE SUCCESS IN THE HEART OF CAIRO

Maspero Business Tower in Maspero Triangle marks the beginning of a new iconic business address. Welcome to a modern business experience in a historic destination. Each office space evokes an ambiance suitable for limitless creativity and productivity

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AMENITIES

## WORLD-CLASS AMENITIES & FACILITIES

As a state-of-the-art business center, Maspero Business Tower provides a renowned experience for organizations with ambitious needs. The tower is well appointed with 120 office spaces; each floor accommodates 8 offices. Maspero Business Tower is also thoughtfully designed with 2 commercial units on the ground floor, a spacious storage area in the basement, grand building entrances, lobbies, public areas, and service areas. A wide range of cutting-edge facilities as well serves employees with a first-rated work environment to ensure the highest level of standards for your future success.

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## AMENITIES



1. Three elevators serving the offices floors



2. Fire-fighting Systems



3. FTTH



4. Triple Play System (IPTV – IP Telephone – IP Internet)



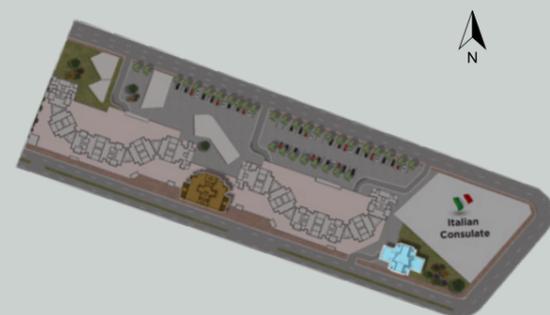
5. Fresh Air Supply

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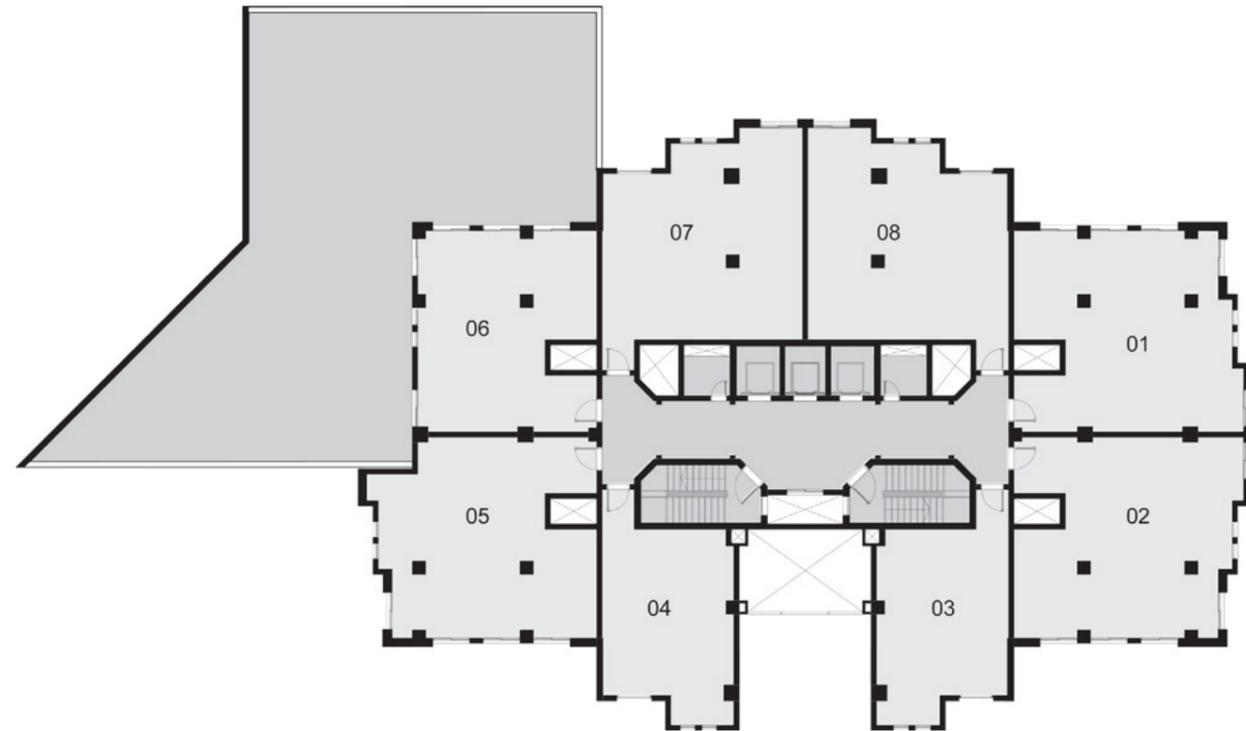
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	117	o
2	117	o
3	70	o
4	70	o
5	113	o
6	97	337.3
7	102	o
8	102	o



FIRST FLOOR PLAN

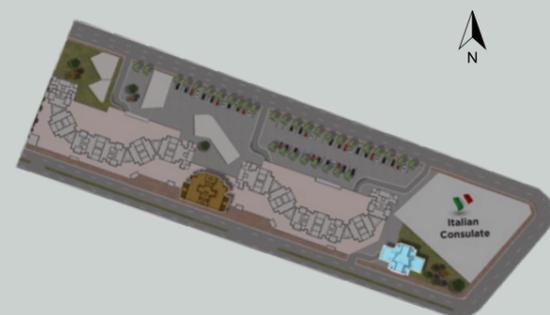


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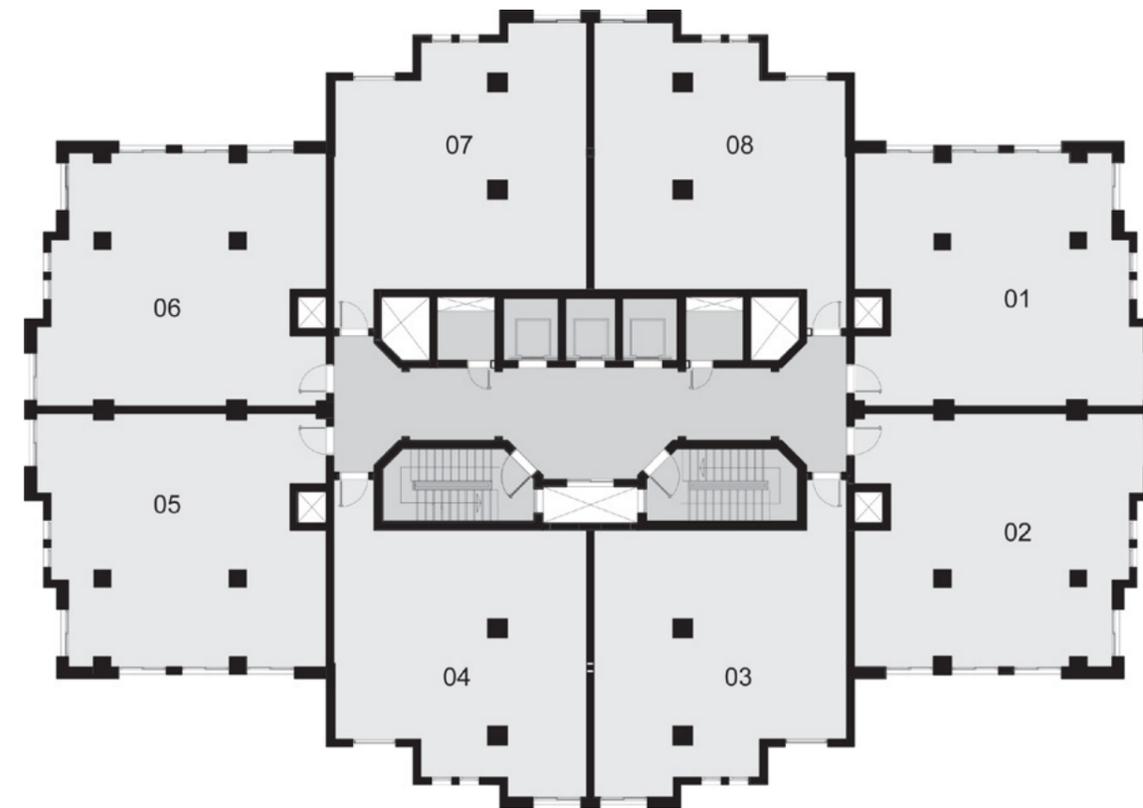
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	117	o
2	117	o
3	102	o
4	102	o
5	117	o
6	117	o
7	102	o
8	102	o



SECOND TO TENTH FLOOR

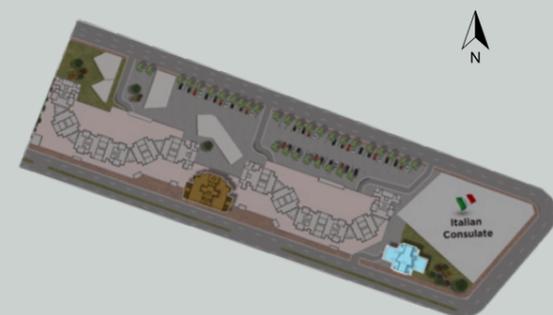


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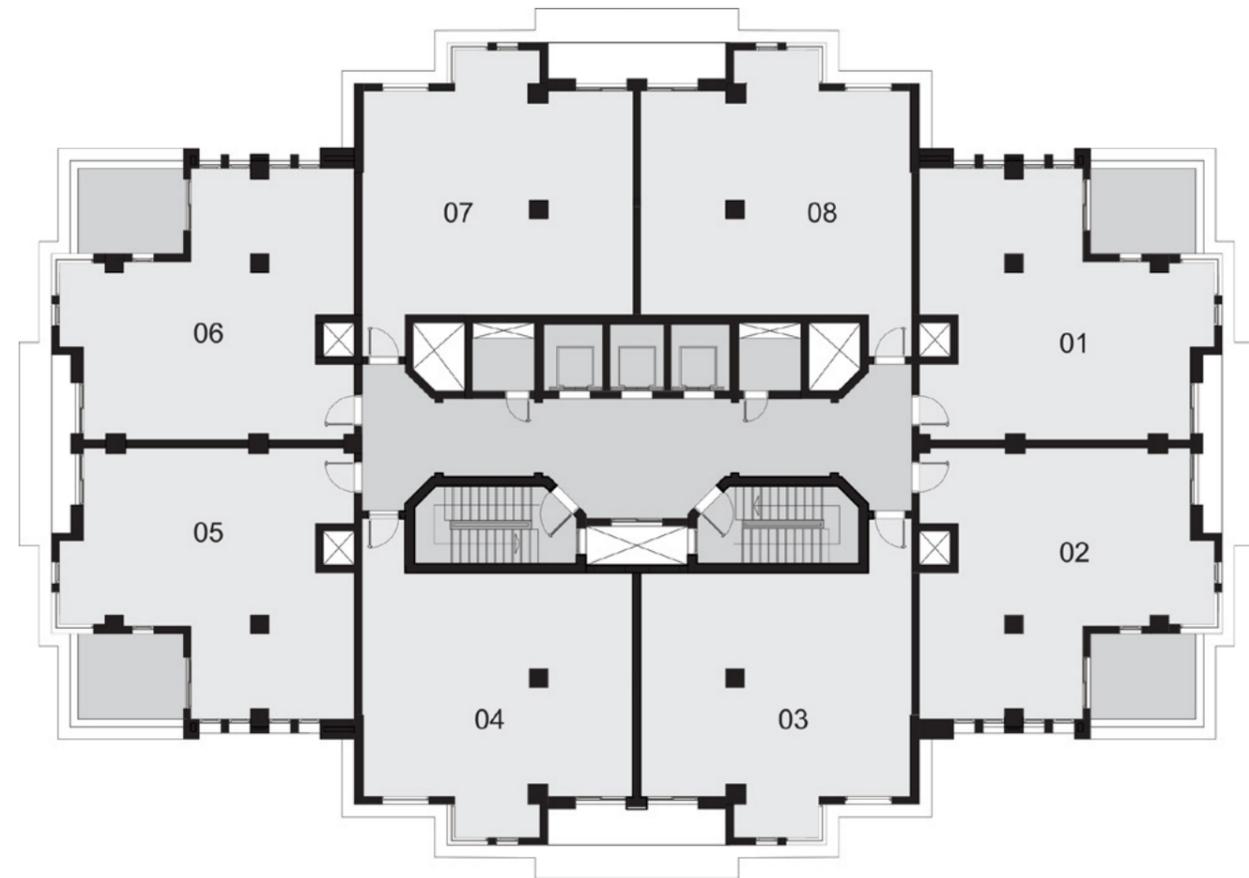
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	99	14
2	99	14
3	95	0
4	95	0
5	99	14
6	99	14
7	95	0
8	95	0



ELEVENTH FLOOR

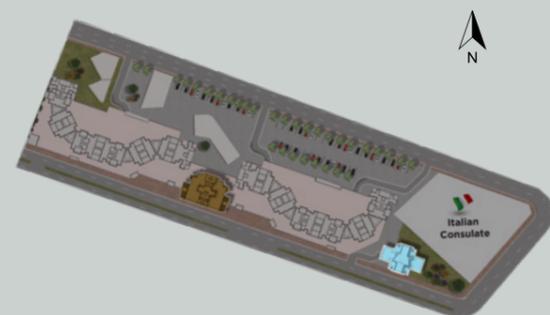


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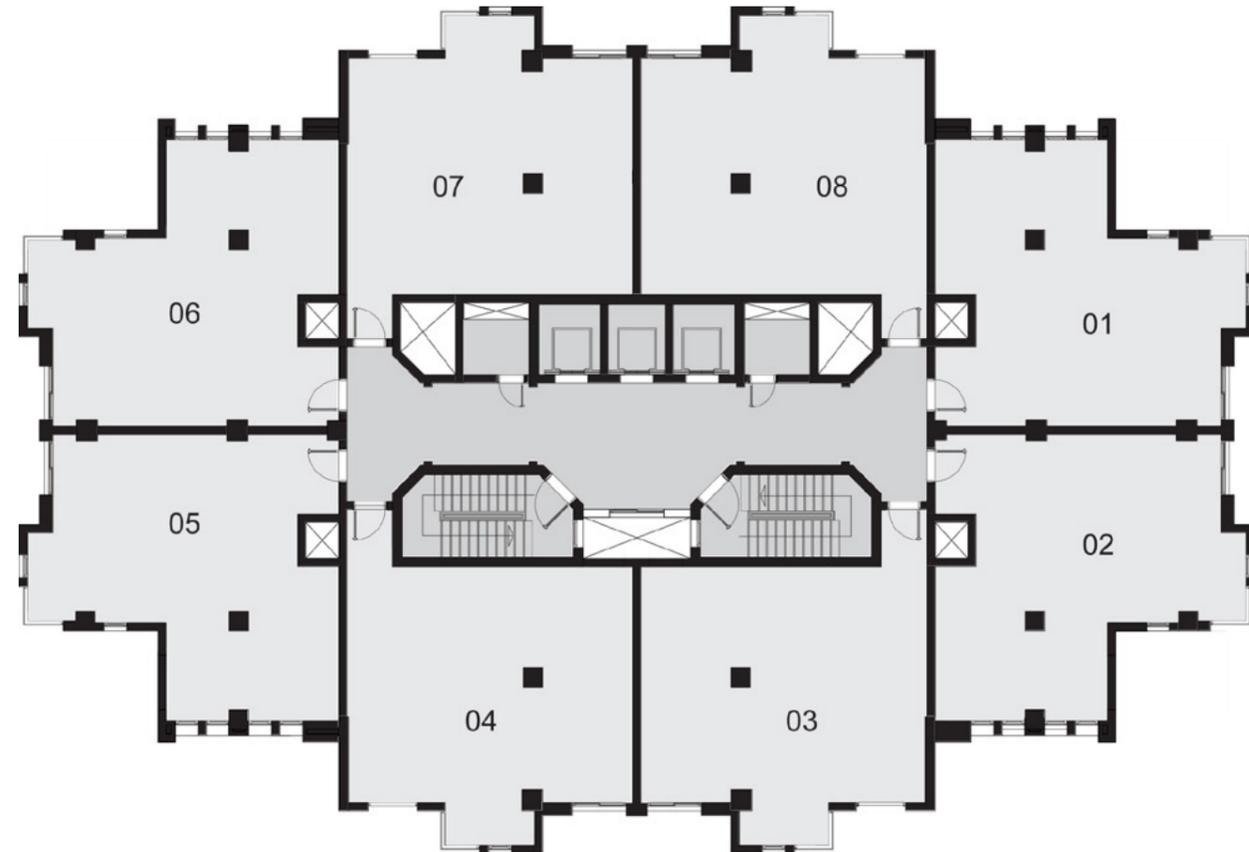
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	99	○
2	99	○
3	95	○
4	95	○
5	99	○
6	99	○
7	95	○
8	95	○



TWELEVETH FLOOR

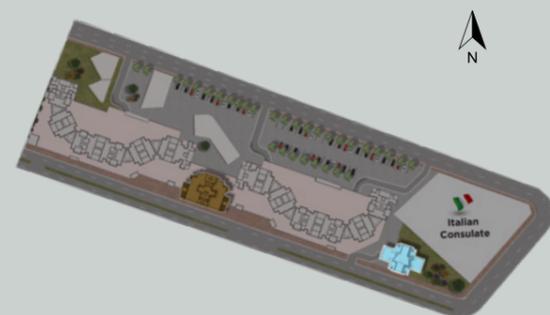


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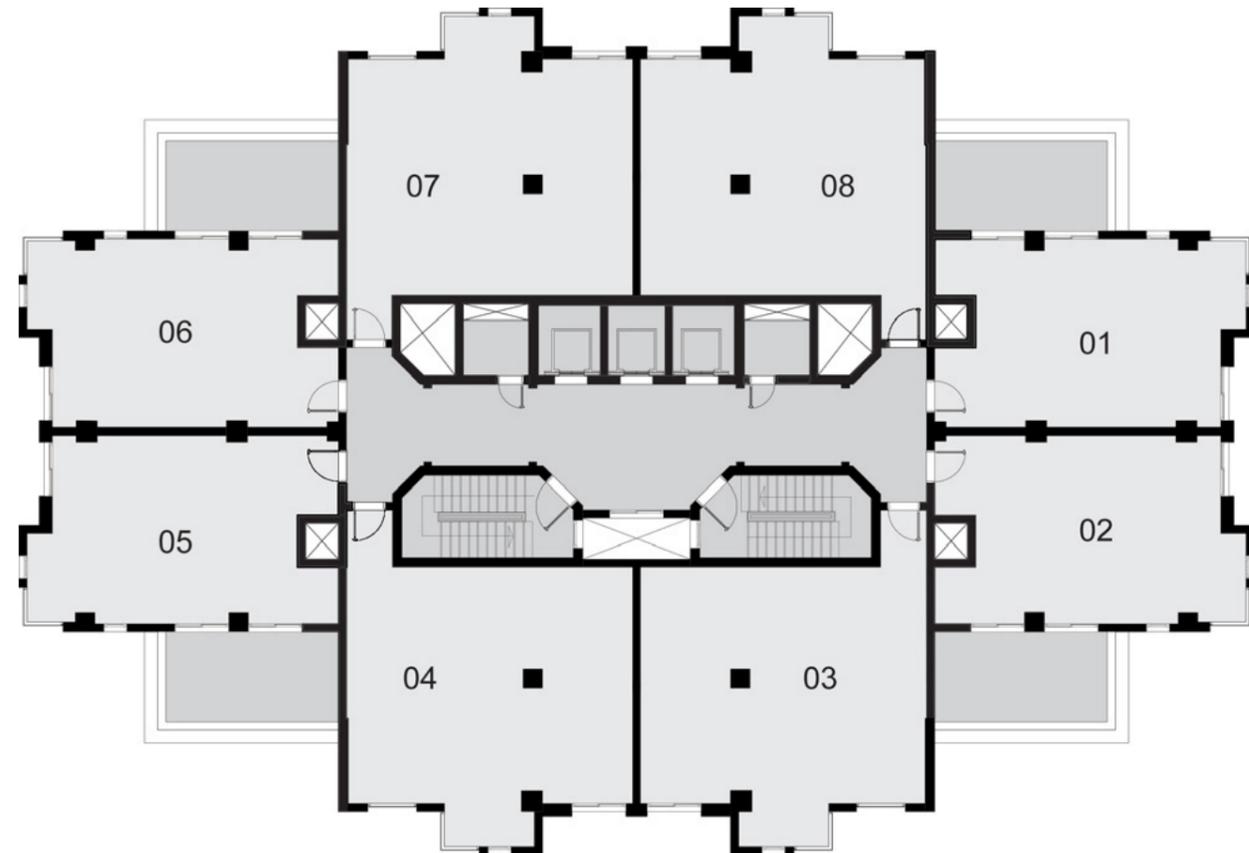
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	76	21.0
2	76	21.0
3	95	0.0
4	95	0.0
5	76	21.0
6	76	21.0
7	95	0.0
8	95	0.0



THIRTEENTH FLOOR

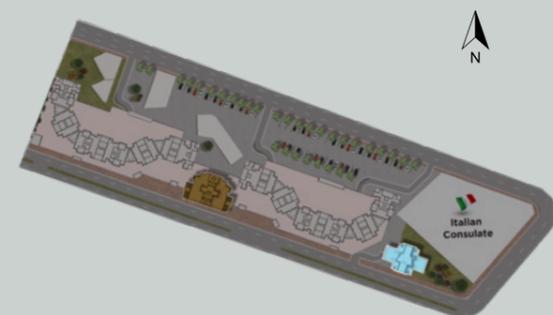


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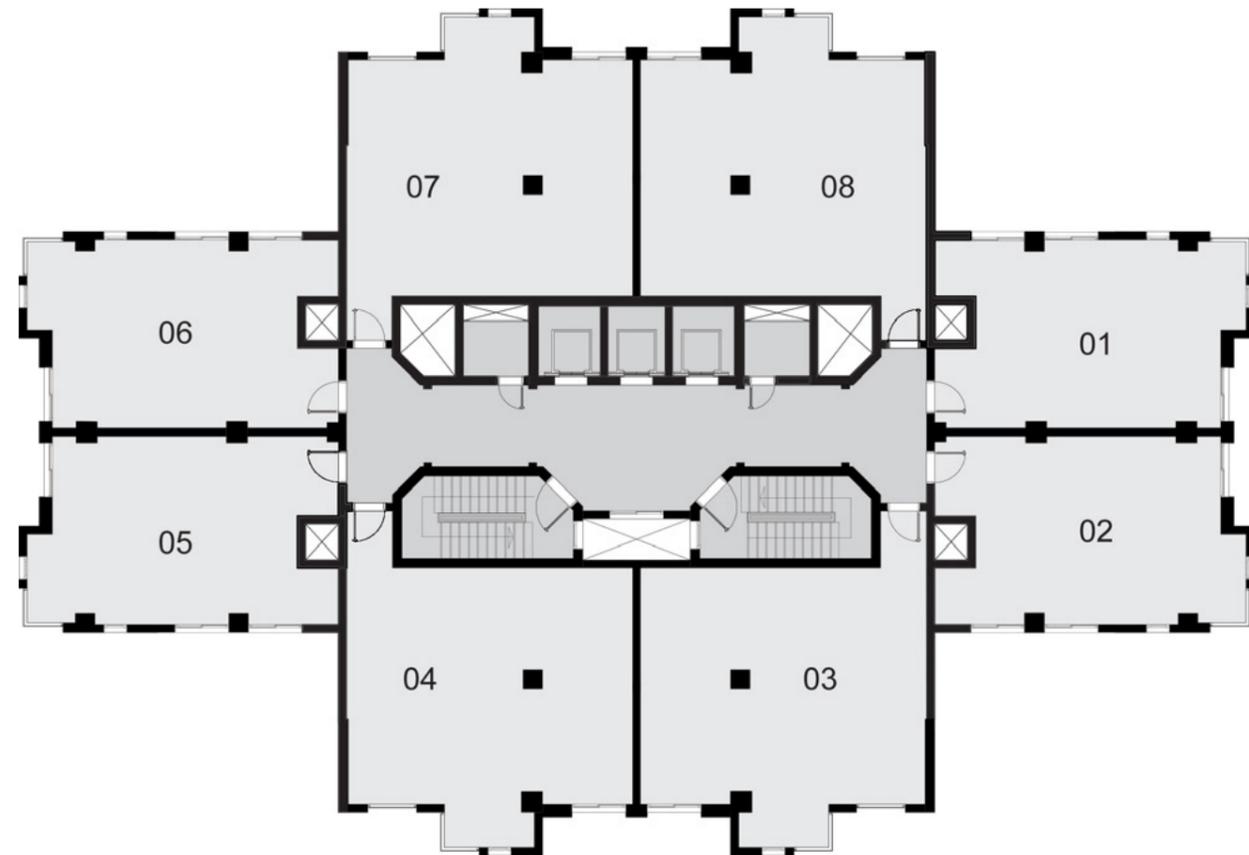
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	76	0.0
2	76	0.0
3	95	0.0
4	95	0.0
5	76	0.0
6	76	0.0
7	95	0.0
8	95	0.0



FOURTEENTH FLOOR

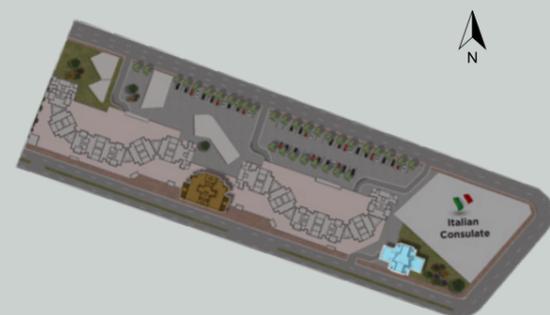


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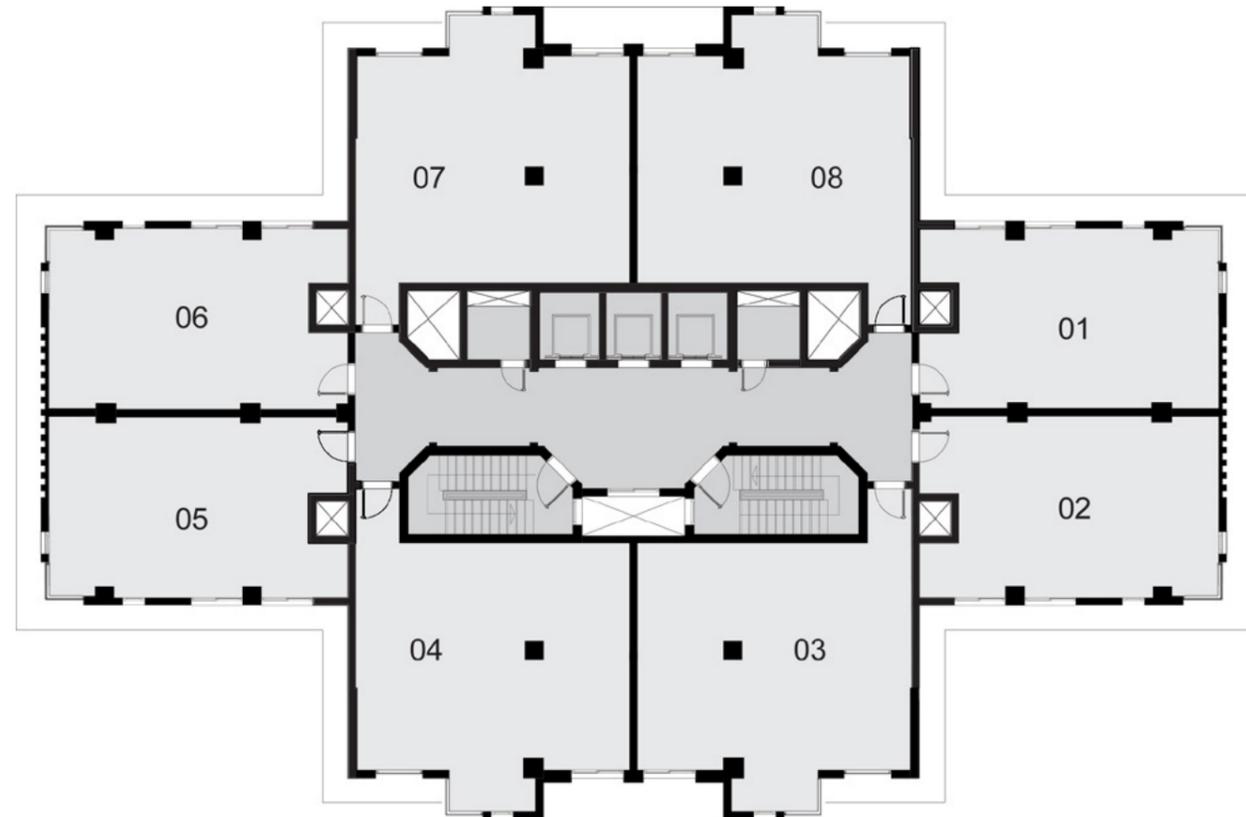
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OFFICES

Unit Number	Indoor Area	Outer Terrace
1	76	0.0
2	76	0.0
3	95	0.0
4	95	0.0
5	76	0.0
6	76	0.0
7	95	0.0
8	95	0.0



FIFTEENTH FLOOR



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# MASPERO MALL

## FINISHING SPECS



Units are delivered as Core & Shell



Central AC is available in all commercial units



Public Areas, Lobbies, Service Areas & Building Entrances & Elevations are delivered fully finished.

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#### SALES OFFICES

El Sheikh Zayed: Arkan Plaza, Building 4, 6th Floor.  
New Cairo: Intersection South 90th St. with Mohamed Naguib axis.  
New Alamein: 107 Alex Matrouh Road.  
Mansoura: 24, Gomhoreya Street.

 **16044**

[cityedgedevelopments.com](http://cityedgedevelopments.com)