



COBALT

BUSINESS DISTRICT

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BUSINESS DISTRICT

Business Reimagined

An all new spectrum of business ties in factors that help make the future exclusively yours. The Cobalt Business District at Taj City threads together three facets of business; creativity, dynamism and balance that are essential for the ease of commercial activity conduction, professional growth and a laterality that's unique to Taj City.

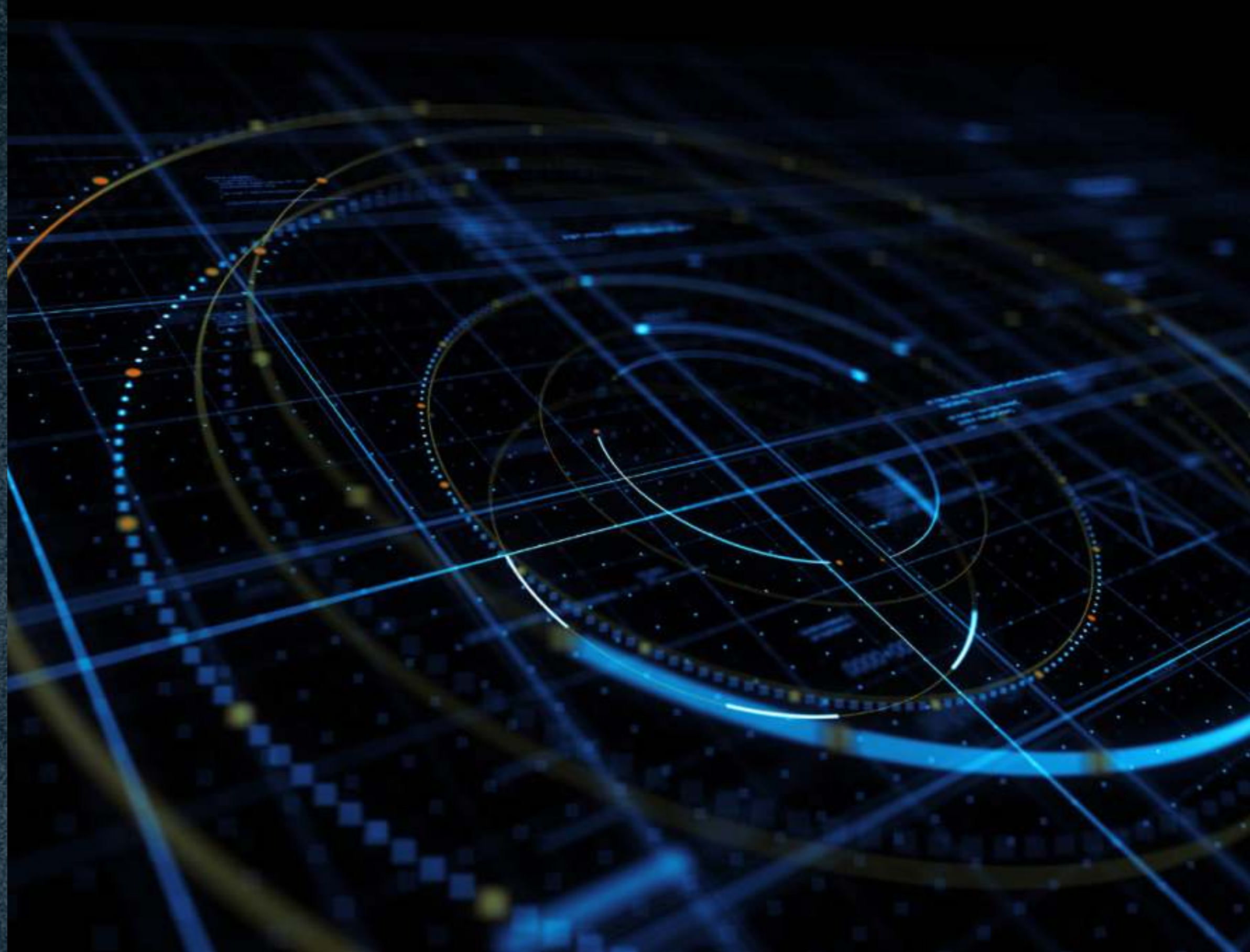
Welcome to Business Reimagined.

COBALT

BUSINESS DISTRICT

Cobalt Business District, located in Taj City, is considered to be the prime business destination in East Cairo. In Cobalt Business District, functionality comes into play alongside an array of practical business options, a range of office spaces and stunning amenities that cater to large, medium and small businesses.

The district is developed with entrepreneurs of every kind to suit the needs of developed and small businesses alike, and help them reach their full potential.



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A Central Location

in Proximity to Key Destinations

Set in an unparalleled prime location, Cobalt Business District offers the perfect operating environment for all business activities. Directly located on the Suez Road and centered only a few minutes away from Heliopolis, Nasr City, New Cairo and the New Capital. Cobalt Business District is strategically located for all companies and organizations to benefit from. With direct access to Cairo international Airport through the Ring Road, and within proximity to the bustling downtown area, the Cobalt Business District community and its visitors will enjoy the convenience of its proximity.



CENTRAL

With a wide and creative range of facilities and services, the business world at Cobalt Business District is yours for the taking. Hotels, conferences, meetings, and training rooms, along with the facilities needed by a business, are centrally located within Cobalt Business District and within walking distance from all office buildings. Cobalt Business District truly enables executives to pick up where they left off; all in a readily supportive business hub that is close to everything.



CREATIVE

Command and control your business efficiently with our optimized management systems and ultra-high speed fiber optic cables. Through a flexible dynamic workspace, you are able to take a step further into a creative business environment, opted towards facilitation and encouraging optimum results.

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DYNAMIC

Cobalt Business District comes to you with up-to-the-minute facilities, modular spaces and a central location that caters to your ease of mind. From a world-class medical park, to our prominent downtown area; we ensure that all your needs are met within walking distance to and from your office. Enjoy a range of topnotch gyms, vast open greenery and exclusively convenient parking spaces with round-the-clock security.

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BALANCED

From entire office buildings to single floor office spaces, Cobalt Business District provides you with the perfect location for your business activities. Tailored to perfection, Cobalt Business District offers the perfect communal environment and the ingenious option to expand on space. Start big or small, Cobalt Business District is always a step ahead to ensure your needs are met in the most inviting way possible.

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A Thriving Downtown, Steps Away from Work

Opted towards a healthy environment that ensures employee satisfaction and stimulates creativity, Cobalt Business District threads together a myriad of amenities through a harmonious balance that best focuses on the wellbeing of your personnel.

The district cultivates your business experience to best suit your unique lifestyle, while complimenting exquisite community experiences.



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Schools and Nurseries within walking distance

A salubrious environment, Cobalt Business District takes care of its community. With nurseries, renowned schools and an established postgraduate university within reach, life comes to you with a fully rounded experience found anytime at your own discretion.



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Floor Plans & Perspectives Reimagined

With four different designs, Cobalt Business District provides buildings with courtyards, open spaces and views of greenery, catering to the comfort and wellbeing of employees as well as enhancing their creativity and productivity.

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Cobalt Business District on The Master Plan

Total Footprint= 28,126 sqm

Total BUA= 140,630 sqm









TYPE (A)





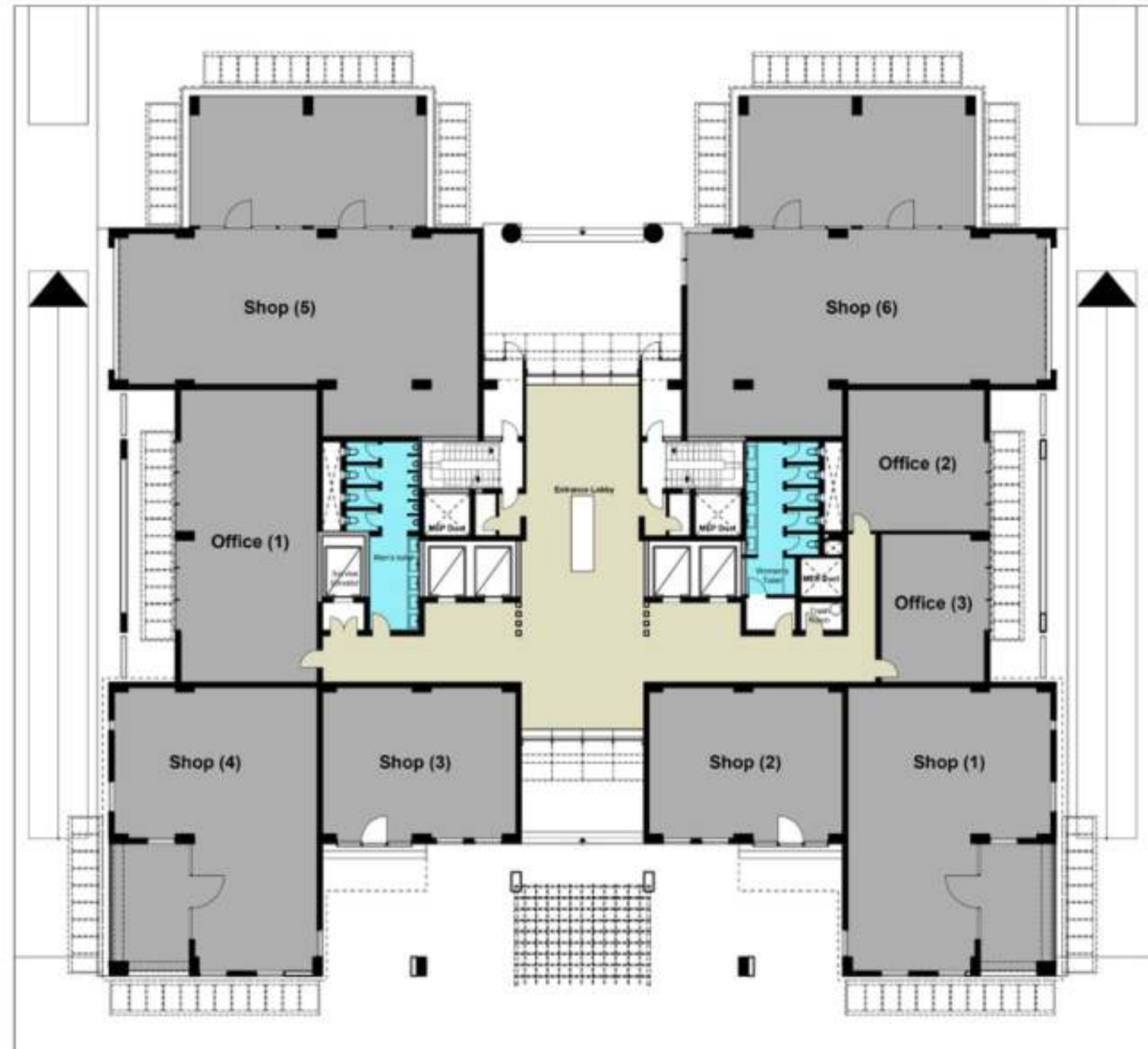


COBALT

BUSINESS DISTRICT

TYPE (A) Ground Floor

Shop (1)	223 m ²
Shop (2)	117 m ²
Shop (3)	117 m ²
Shop (4)	223 m ²
Shop (5)	357 m ²
Shop (6)	357 m ²
Office (1)	156 m ²
Office (2)	77 m ²
Office (3)	63 m ²

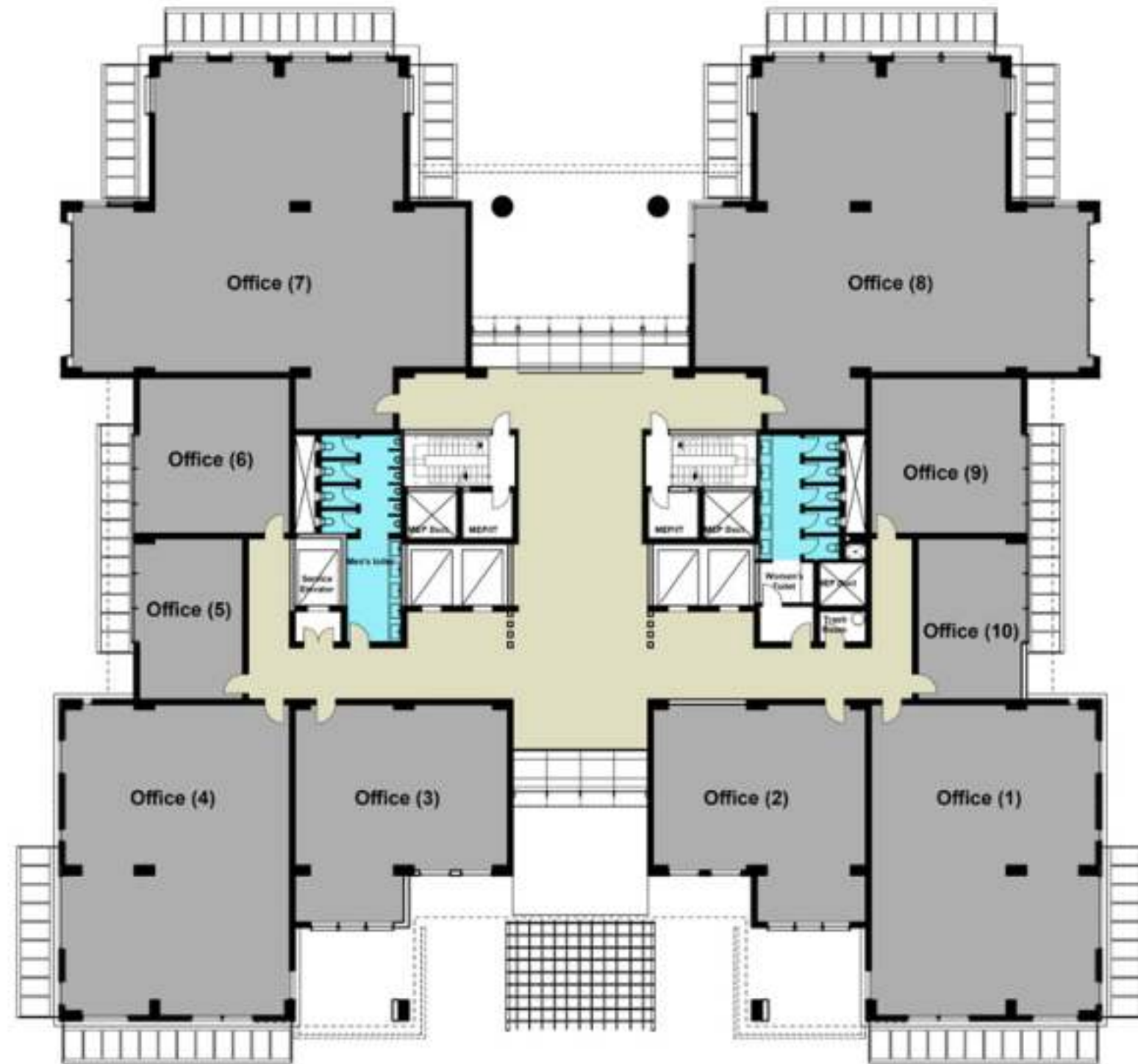


COBALT

BUSINESS DISTRICT

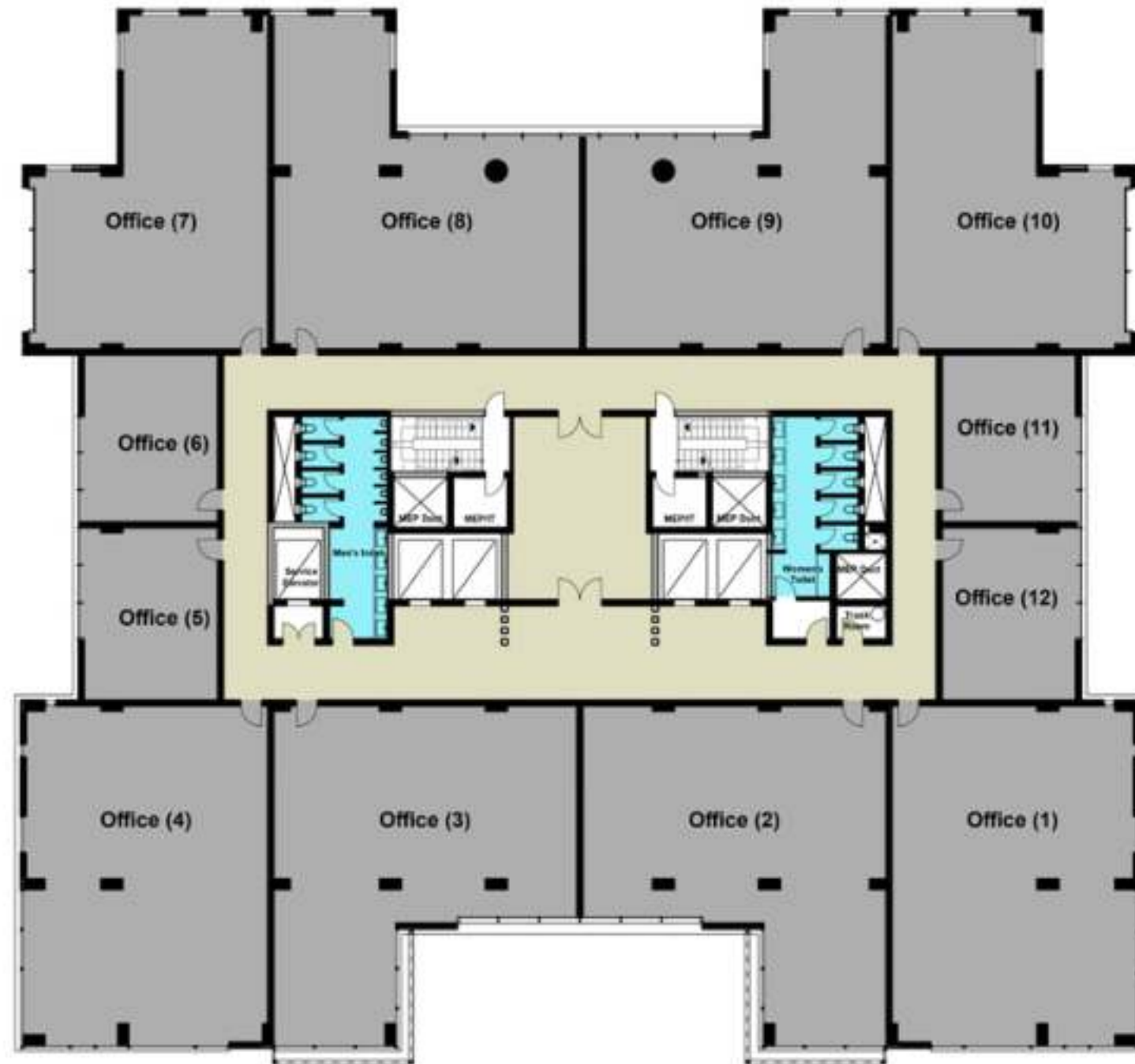
TYPE (A) First Floor

Office (1)	236 m ²
Office (2)	133 m ²
Office (3)	133 m ²
Office (4)	236 m ²
Office (5)	58 m ²
Office (6)	77 m ²
Office (7)	358 m ²
Office (8)	358 m ²
Office (9)	77 m ²
Office (10)	57 m ²



TYPE (A)
Second Floor

Office (1)	234 m ²
Office (2)	228 m ²
Office (3)	228 m ²
Office (4)	233 m ²
Office (5)	70 m ²
Office (6)	66 m ²
Office (7)	184 m ²
Office (8)	224 m ²
Office (9)	220 m ²
Office (10)	183 m ²
Office (11)	68 m ²
Office (12)	68 m ²



COBALT

BUSINESS DISTRICT

TYPE (A) Third Floor

Office (1)	344 m ²
Office (2)	222 m ²
Office (3)	345 m ²
Office (4)	92 m ²
Office (5)	90 m ²
Office (6)	294 m ²
Office (7)	222 m ²
Office (8)	294 m ²
Office (9)	90 m ²
Office (10)	93 m ²



COBALT

BUSINESS DISTRICT

TYPE (A) Fourth Floor

Office (1)	315 m ²
Office (2)	113 m ²
Office (3)	113 m ²
Office (4)	315 m ²
Office (5)	92 m ²
Office (6)	89 m ²
Office (7)	294 m ²
Office (8)	111 m ²
Office (9)	111 m ²
Office (10)	294 m ²
Office (11)	90 m ²
Office (12)	92 m ²



TYPE (B)







Change can be a very
good thing.



Serving students tomorrow.

Change can be a very
good thing.



Serving students tomorrow.

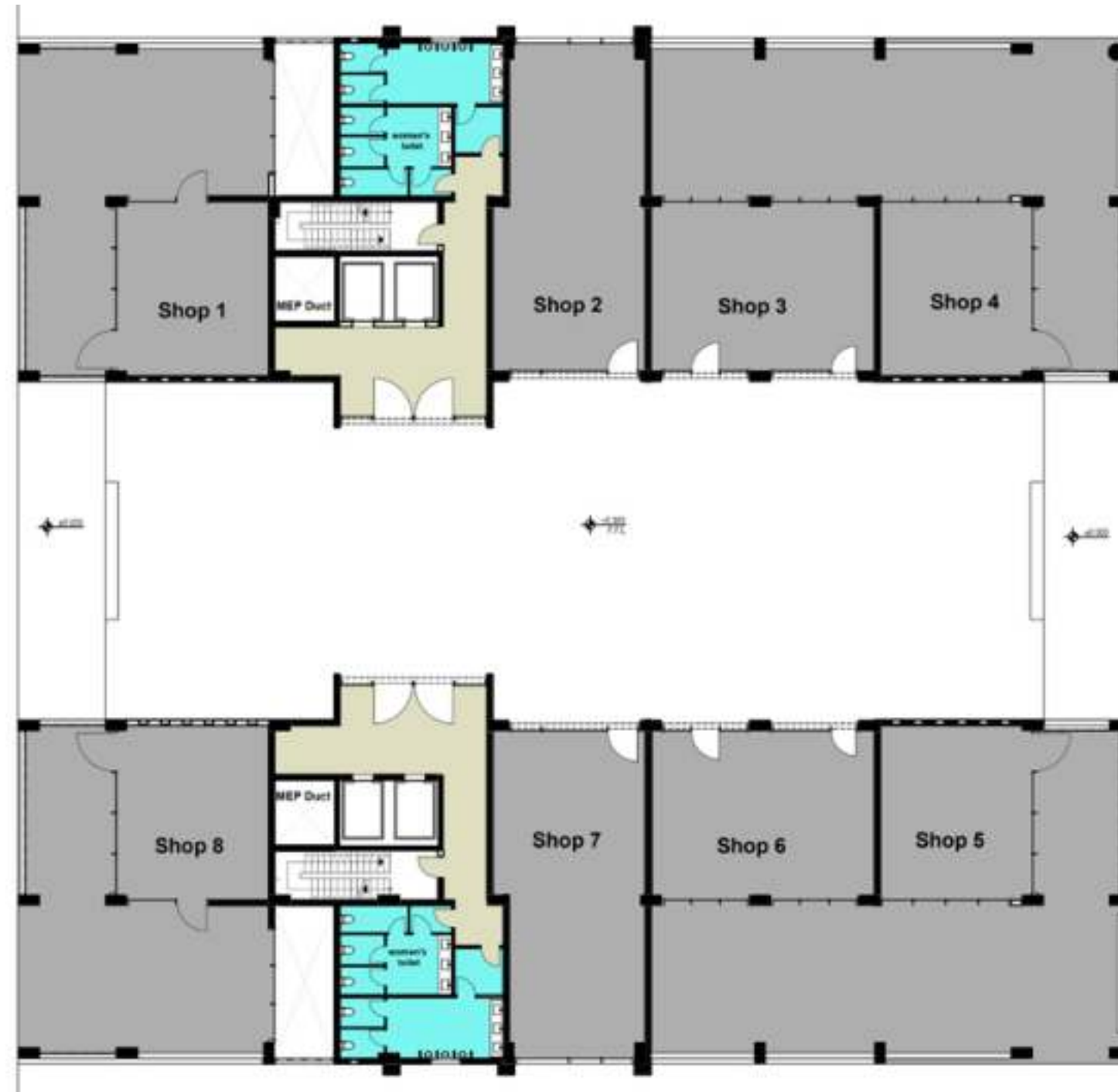






TYPE (B)
Ground Floor

Shop (1)	246 m ²
Shop (2)	147 m ²
Shop (3)	226 m ²
Shop (4)	248 m ²
Shop (5)	248 m ²
Shop (6)	226 m ²
Shop (7)	147 m ²
Shop (8)	246 m ²



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BUSINESS DISTRICT

TYPE (B) First Floor

Office (1)	216 m ²
Office (2)	74 m ²
Office (3)	105 m ²
Office (4)	63 m ²
Office (5)	81 m ²
Office (6)	215 m ²
Office (7)	215 m ²
Office (8)	81 m ²
Office (9)	63 m ²
Office (10)	105 m ²
Office (11)	74 m ²
Office (12)	216 m ²



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TYPE (B) Second Floor

Office (1)	255 m ²
Office (2)	172 m ²
Office (3)	201 m ²
Office (4)	257 m ²
Office (5)	99 m ²
Office (6)	99 m ²
Office (7)	257 m ²
Office (8)	201 m ²
Office (9)	172 m ²
Office (10)	255 m ²
Office (11)	99 m ²
Office (12)	99 m ²

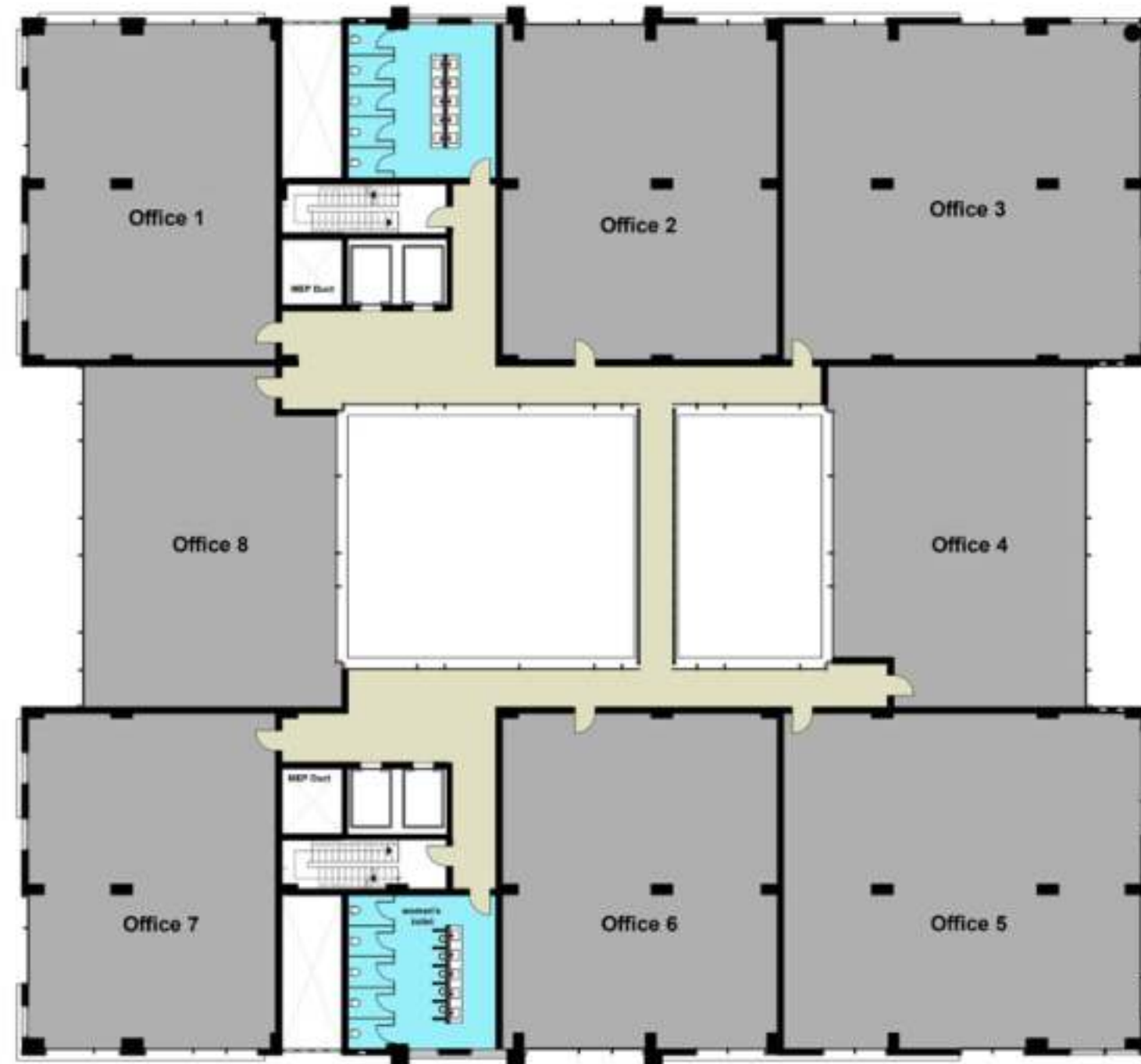


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TYPE (B)
Third Floor

Office (1)	250 m ²
Office (2)	280 m ²
Office (3)	362 m ²
Office (4)	244 m ²
Office (5)	362 m ²
Office (6)	280 m ²
Office (7)	250 m ²
Office (8)	244 m ²



COBALT

BUSINESS DISTRICT

TYPE (B) Fourth Floor

Office (1)	204 m ²
Office (2)	284 m ²
Office (3)	317 m ²
Office (4)	247 m ²
Office (5)	317 m ²
Office (6)	284 m ²
Office (7)	204 m ²
Office (8)	247 m ²
Terrace 1	49 m ²
Terrace 3	49 m ²
Terrace 5	49 m ²
Terrace 7	49 m ²



TYPE (C)











COBALT

BUSINESS DISTRICT

TYPE (C) Ground Floor

Shop (1)	226 m ²
Shop (2)	117 m ²
Shop (3)	119 m ²
Shop (4)	185 m ²
Shop (5)	345 m ²
Shop (6)	292 m ²
Shop (7)	119 m ²
Shop (8)	117 m ²
Shop (9)	218 m ²
Meeting Room (1)	145 m ²
Meeting Room (2)	66 m ²

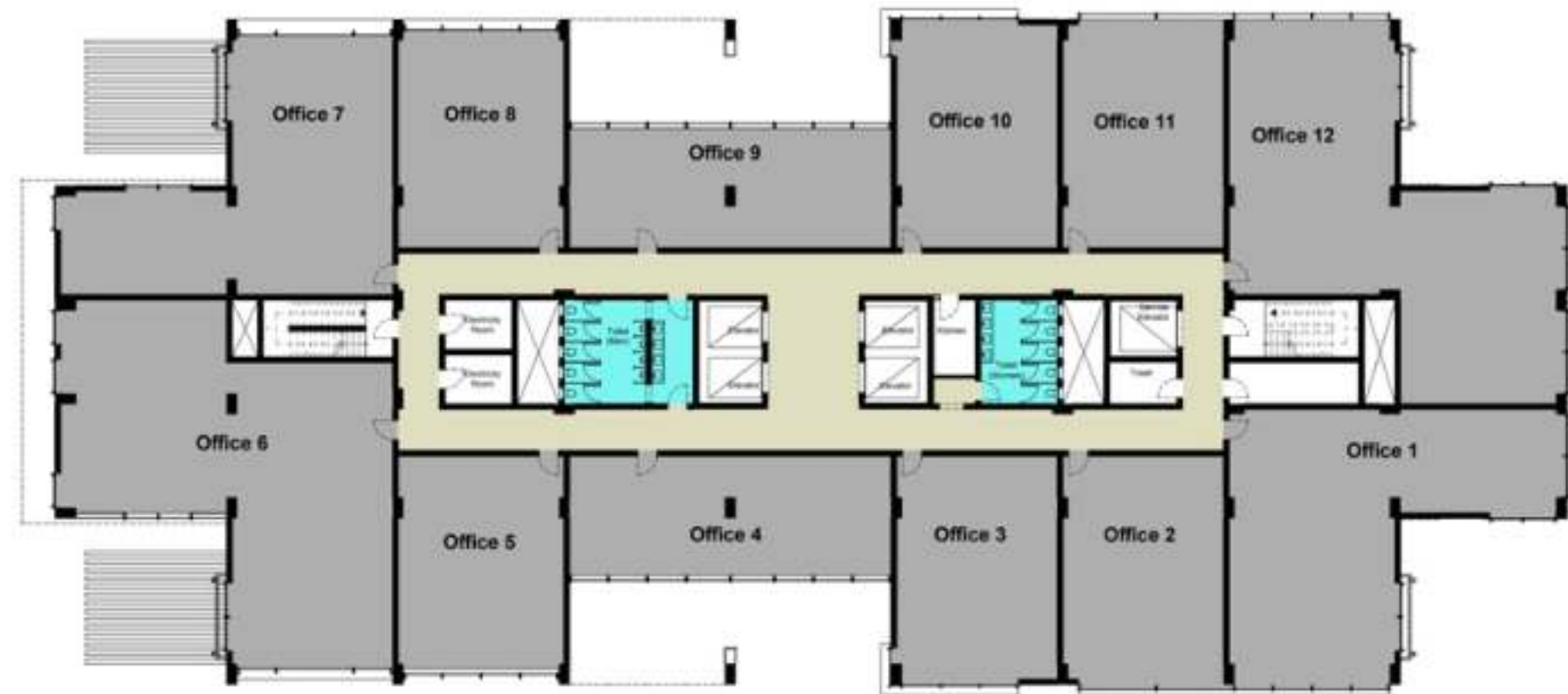


COBALT

BUSINESS DISTRICT

TYPE (C) First Floor

Office (1)	203 m ²
Office (2)	117 m ²
Office (3)	117 m ²
Office (4)	129 m ²
Office (5)	118 m ²
Office (6)	279 m ²
Office (7)	200 m ²
Office (8)	121 m ²
Office (9)	129 m ²
Office (10)	117 m ²
Office (11)	117 m ²
Office (12)	259 m ²



First Floor Plan

COBALT

BUSINESS DISTRICT

TYPE (C) Second Floor

Office (1)	202 m ²
Office (2)	117 m ²
Office (3)	119 m ²
Office (4)	52 m ²
Terrace 4	18 m ²
Office (5)	117 m ²
Office (6)	119 m ²
Office (7)	245 m ²
Office (8)	279 m ²
Office (9)	119 m ²
Office (10)	117 m ²
Office (11)	52 m ²
Terrace 11	18 m ²
Office (12)	118 m ²
Office (13)	116 m ²
Office (14)	258 m ²



COBALT

BUSINESS DISTRICT

TYPE (C) Third Floor

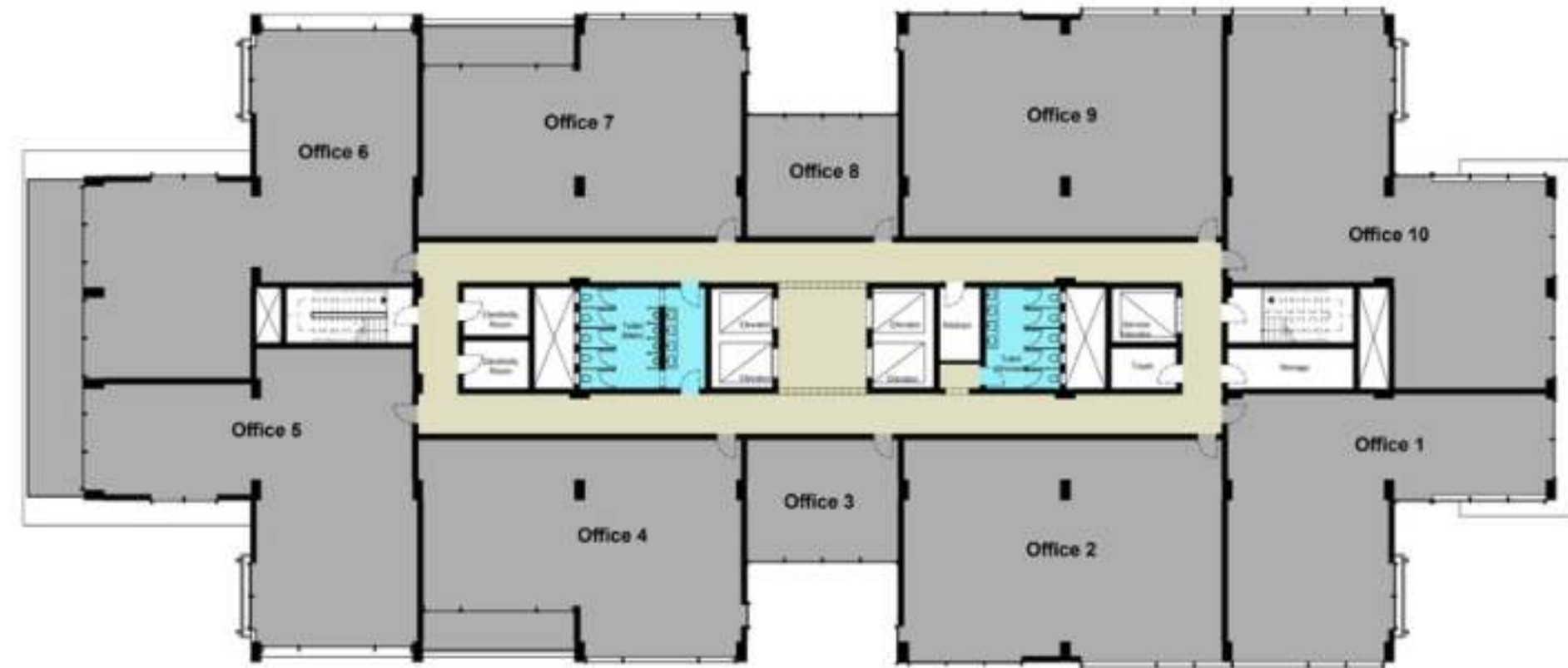
Office (1)	203 m ²
Office (2)	117 m ²
Office (3)	118 m ²
Office (4)	179 m ²
Office (5)	118 m ²
Office (6)	237 m ²
Office (7)	270 m ²
Office (8)	120 m ²
Office (9)	178 m ²
Office (10)	118 m ²
Office (11)	117 m ²
Office (12)	260 m ²



COBALT

BUSINESS DISTRICT

TYPE (C) Fourth Floor



Office (1)	204 m ²
Office (2)	234 m ²
Office (3)	63 m ²
Office (4)	229 m ²
Office (5)	253 m ²
Office (6)	293 m ²
Office (7)	231 m ²
Office (8)	63 m ²
Office (9)	234 m ²
Office (10)	260 m ²

TYPE (D)



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TYPE (D) Ground Floor

Shop (1)	195 m ²
Shop (2)	294 m ²
Shop (3)	188 m ²
Shop (4)	190 m ²
Shop (5)	192 m ²
Shop (6)	109 m ²
Shop (7)	106 m ²
Shop (8)	149 m ²
Shop (9)	108 m ²
Shop (10)	83 m ²
Shop (11)	70 m ²
Shop (12)	88 m ²
Shop (13)	70 m ²
Meeting Room	61 m ²

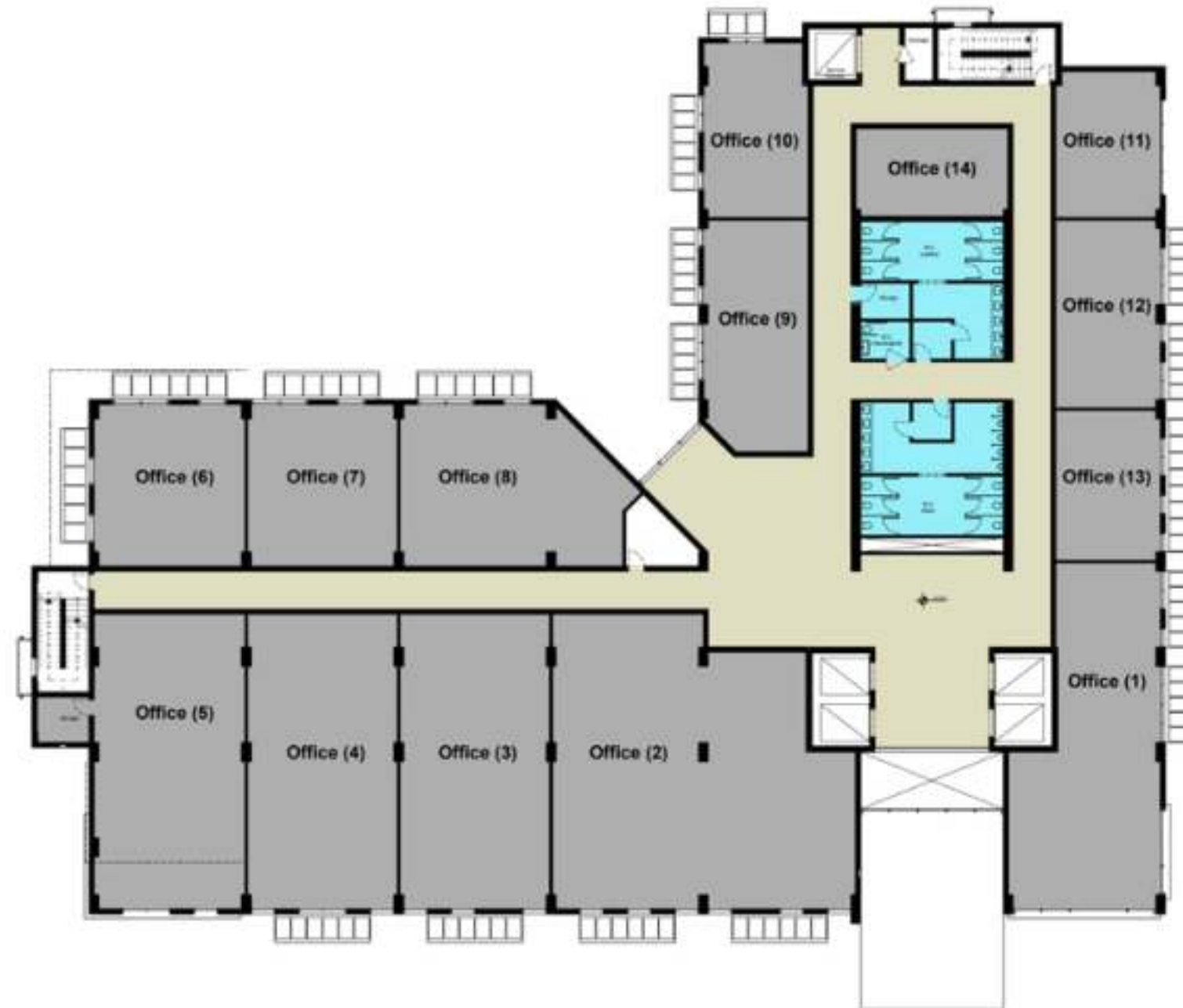


COBALT

BUSINESS DISTRICT

TYPE (D) First Floor

Office (1)	195 m ²
Office (2)	338 m ²
Office (3)	188 m ²
Office (4)	188 m ²
Office (5)	194 m ²
Office (6)	109 m ²
Office (7)	106 m ²
Office (8)	149 m ²
Office (9)	108 m ²
Office (10)	83 m ²
Office (11)	70 m ²
Office (12)	88 m ²
Office (13)	71 m ²
Office (14)	61 m ²



TYPE (D)
Second Floor

Office (1)	195 m ²
Office (2)	338 m ²
Office (3)	188 m ²
Office (4)	188 m ²
Office (5)	194 m ²
Office (6)	166 m ²
Office (7)	106 m ²
Office (8)	149 m ²
Office (9)	106 m ²
Office (10)	114 m ²
Office (11)	125 m ²
Office (12)	88 m ²
Office (13)	71 m ²
Office (14)	61 m ²



COBALT

BUSINESS DISTRICT

TYPE (D) Third Floor

Office (1)	249 m ²
Office (2)	221 m ²
Office (3)	130m ²
Office (4)	158 m ²
Office (5)	162 m ²
Office (6)	166 m ²
Office (7)	106 m ²
Office (8)	262 m ²
Office (9)	73 m ²
Office (10)	88 m ²
Office (11)	107 m ²
Office (12)	125 m ²
Office (13)	88 m ²
Office (14)	71 m ²
Office (15)	61 m ²



COBALT

BUSINESS DISTRICT

TYPE (D) Fourth Floor

Office (1)	159 m ²
Office (2)	221 m ²
Office (3)	130 m ²
Office (4)	158 m ²
Office (5)	162 m ²
Office (6)	200 m ²
Office (7)	106 m ²
Office (8)	262 m ²
Office (9)	73 m ²
Office (10)	88 m ²
Office (11)	107 m ²
Office (12)	125 m ²
Office (13)	88 m ²
Office (14)	71 m ²
Office (15)	61 m ²



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