







LOCATION

Choosing a special location in the New Capital which is F 14 in the MU23 right in front of R3 - the first livable area in the New Capital- that contains 'City Edge's' project "Al-Maksed Compound", allows us to be the main and only project that serves a whole crowd of around 25,000 residential units that currently Ready to deliver since 2019.

Being minutes away from most of the surrounding landmarks like 'The Business District', 'The Airport', 'The Olympic City', and 'The Iconic Tower', creates the easiest accessibility.



IVORY PLAZA

All the main points that distinguish **Tamayoz Investments**, and our project **Ivory Plaza**.

Having said that, we are the First Project that have guaranteed the construction license in the MU23 area in The New Capital, and consequently we immediately started constructions with our project making sure we will definitely be delivering on time maintaining our credibility and brand name.

Now we are launching **phase 3** as we have more than 50% of the available units, opening with a variety of **commercial** units with a smart tenant mix allowing visitors to have an easy flow into the project. We also have varieties of sizes for **administrative** and **medical** units.

We would like to highlight that "Sabbour" is our main consultant which is a guarantee for all our clients that we are aligning with an honorable entity that will help everything to go smoothly as promised.

With our exceptional **U-Shape design**, we create a harmony in the building allowing owners and visitors to access all the facilities like **'The Gym'**, **'The Spa'**, **'The meeting rooms'**, and **'Sky Lounge'**. It also permits most of the units to be overlooking amazing view overlooking our **1-acre plaza** in the middle of the project, or some of our unique units with overlooking view of **2 acres of greenery**.

A property management company will be handling Ivory Plaza as well as the maintenance to sustain the quality of our project.

Expected Delivery by **Dec,2022.**





FACILITIES

















AMENITIES















WHO WE ARE @ TAMAYOZ

Who is Tamayoz for Real Estate Development?

Tamayoz is a leading Saudi-Egyptian Company in the field of Real Estate Investment, The company was Established in 2006 in Saudi Arabia. Tamayoz was founded by Engineer Abdullah Mustafa, Engineer Abdel Halim Hemida, Professor Ahmed El Shazly and Professor Mohamed El-Shamy, based on the weight of the experiences of its founders in the fields of construction and real estate development and over a period of 14 years the company achieved A steady development in the field of developing government buildings and educational services buildings in the Kingdom of Saudi Arabia in cooperation with several ministries and in partnership with the Saudi Arabia Government with investments amount of 500 millions Saudi riyals, as well as the establishment and development of a number of integrated Residential Communities and Compounds in different cities in the Kingdom of Saudi Arabia, with the aim and new vision that seeks to build urban communities that suit the needs of customers and achieve the desired quality. In 2008, it has implemented a long track record of distinguished projects in many areas of New Cairo.

TAMAYOZ PREVIOUS EXPERIENCE

The company's projects in Saudi Arabia:

- Construction of expansion buildings and buildings of King Khalid University.
- Establishing a number of municipalities Administrative building in partnership with the Saudi Government.
- Establishing a number of buildings to serve Technical Education in cooperation with Ministry of Education & Saudi Government..
- Establishing a number of service buildings for Ministry of Interior Saudi Government.
- Establishing a number of Residential Projects in Kingdom of Saudi Arabia.

The company's previous in **Egypt:**

- Implementing a group of residential projects in the Fifth Settlement and Muqattam, with investments amount of EGP 2 billion.
- Implementation of many mini-compounds projects for villas in New Heliopolis.
- Implementing a group of buildings in Al-Shorouk Academy.
- **Implementing Asmarat Mall** in the Fifth Settlement.
- Implementing of administrative buildings next to the Police Academy.

OFFICIAL DOC.



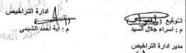
تحديد الحدود وخطوط التنظيم والرسم كروكي للموقع طبقا لكارت الوصف مسطح دور البدروم الثاني (جراجات): 3744.78 في مسطح دور البدروم الأول (جراجات): 3637.29 م2 مسطح الدور الأول 2050 م2 مسطح الدور الأرضى: 1862.58 م2 مسطح الدور الثاني: 2049.02م مسطح الدور الرابع: 2050 م

مسطح الدور الثالث: 2049.024 م2 مسطح الدور الخامس: 2050 م المسطح الدور السابع :2049.36م

3

بردود	ا ۱ تطل علی	طول الواجهة بالمتر	الواجهة
4	المرام بجار	A 99.33	الشمالية
5	الشارع بعرض 15 م	64.1	الشرقية
4	ا الله مجالات	99.51	الجنوبية
5	حديقة ثم شارع بعرض 20م	64.14	الغربية

و لا يتم البدء في تنفيذ أعمال الترخيص إلا بعد الخطار الجهة الإدارية قبل التنفيذ بعده لا تقل عن أسبوعين مرفقا به عقد مقاوله من أحد المقاولين ، ويكون معتمدا من الإلحاد المصري لمقاولي التشبيد والبناء متى زادت قيمة الأعمال عن (350000 جنيه) ، وشهادة إشراف على التنفيذ طبقا لتعليمات نقابة المهندسين يتم تقيم تقارير ربع سنوية عن سير العمل من المهندس المشرف وفي حالة وجود مخالفات بالمبنى يتم إزالتها على نفقة الماك



مسطح الدور السادس: 2050 م

مسطح دور السطح : 183 م2





CAY84)

دارة تراخيص البناء ترخيص بناء بياتات الترخيص لسنة :2020 رقم الترخيص: ٢٠

جهاز مدينة العاصمة الأدارية الحديدة

نوع الترخيص: مبنى تجارى / ادارى / مكنى بباتات الموقع/

الحي : MU23 القطعة رقم: F14 المساحة : 6213.59 م2 الاستخدام : تجاري (أرضى واول) - أداري (من الثاني للسادس) سكني (السابع) بعدد وحدات 13 وحدة ﴿

بيانات صاحب الترخيص الاسمة: شركة عبدالطيم أحمد محمد حميدة وشركاه (شركة تضامن) وسمتها شركة تميز للاستثمار العقاري وادارة المشروعات!

الغــوان :مدينة العبور - الحي الأول - منطقة المولات - المركز التجاري العالمي - وحدة رقم 8 الدور الأول .

بياثات المهندس / المكتب الهندسي

تاريخ الإصداري/ ١/ / 2020/

_____ماهر محمود عبدالله محمود البطاقــة الضريبية: 605-598 السجل الهندسي: 51/372

رقم القيد بالنقابة: 3/0401342/1975/3 فنة الأعمال: استشارات هندسية

رقم قومي (مهندس):25207260102018

/ قرار الترخيص

يصرح ببناء 2 دور بدروم + دور ارضى +دور أول + 5 أدوار متكررة +دور سابع،غرف سطح في حدود مبلغ تسعة عشر مليونا وتسعة وثلاثون ألفا وتسعمانة وخمسة وستون جنيها مصريا و0.6 من الجنيه فقط لا غير

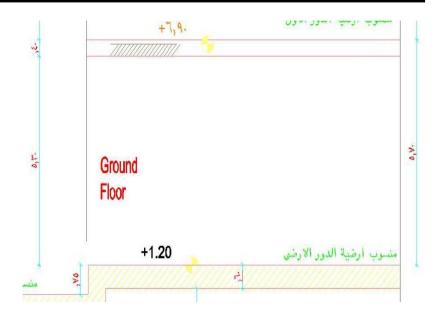
ونلك طبقا للبيانات والرسومات المقدمة مع الطلب والمعتمدة والمرفقة لهذا الترخيص والتي تعتبر جزءا متمما له وعلى أن يتم اتباع أحكام القانون ولاتحته التنفيذية والكود والقرارات والمواصفات المنظمة ذات الصلة

الرسوم المسددة الميالغ بالجنيه المصرى

المبلغ 1301.508 رسم اصدار تراخيص 120.2 ضريبة نوعية 38079.93 تامين ازالة 0.2 % 85679.84 دمغات هندسية 0.45 % 125181.48 إجمالي الرسوم

GROUND FLOOR





Area start from

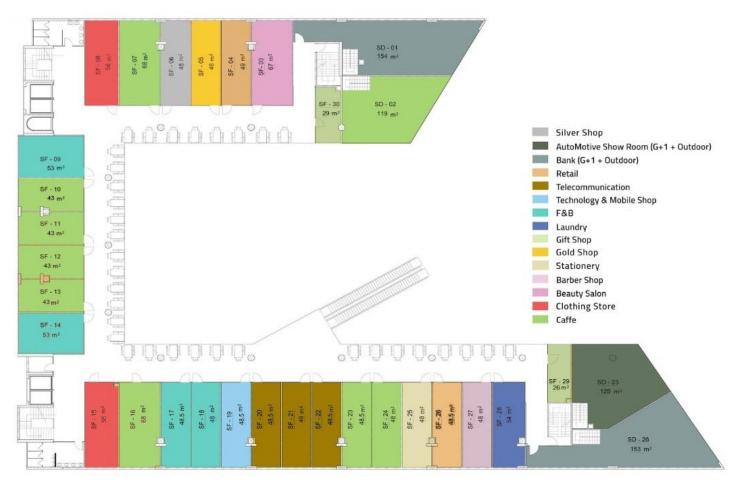
32 m²

Prices start from

112,000 / 130,000 LE/m2

• Sealing Heights: 5,30m

1ST FLOOR





Area start from

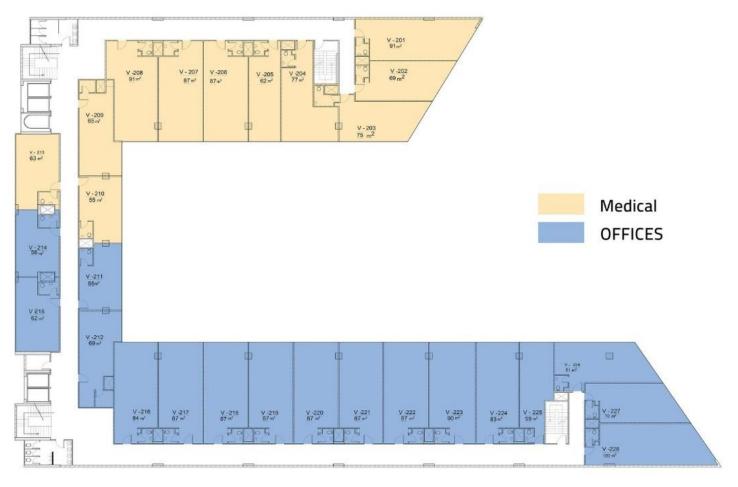
48 m²

• Prices start from

56,560 / 70,700 LE/m2

• Sealing Heights: 4,30m

2ND & 3RD FLOOR



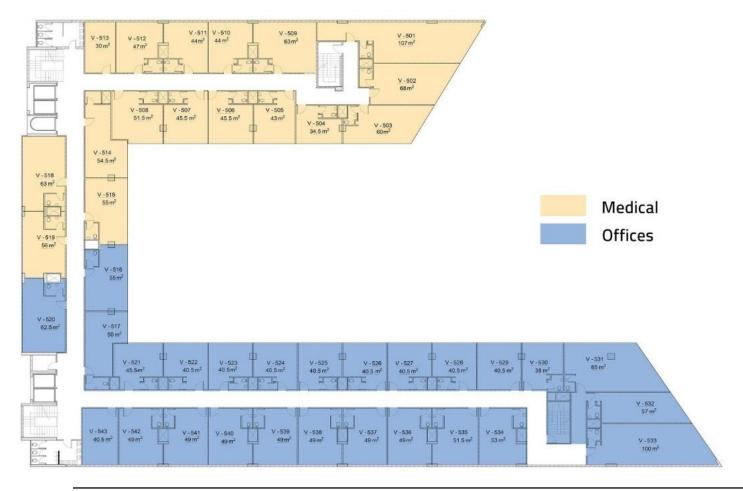


- Admin area Start From 56m2
- Clinic area Start From 62m2
- Prices Start from

35,500: 43,500 LE/M2

• Sealing Heights: 3,60 m

5TH FLOOR



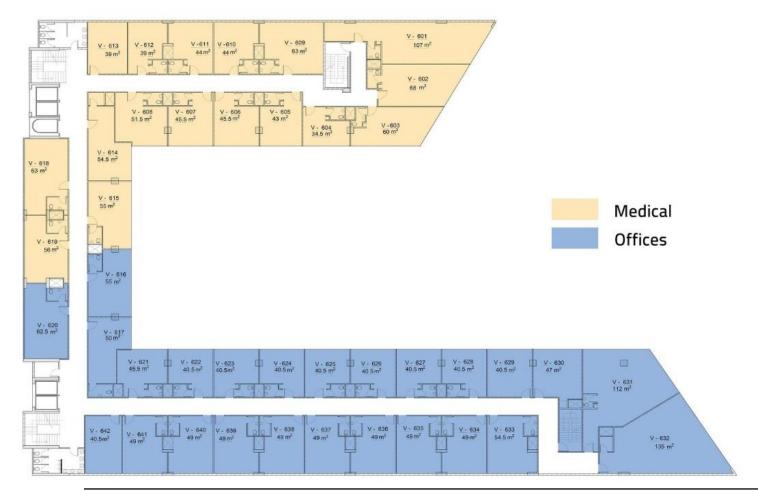


- Admin area Start From 40,5m2
- Clinic area Start From 34,5m2
- Prices Start from

35,500: 43,500 LE/M2

• Sealing Heights: 3,60 m

6TH FLOOR





- Admin area Start From 40,5m2
- Clinic area Start From 34,5m2
- Prices Start from

40

3,60

8

35,500:43,500 LE/M2

• Sealing Heights: 3,60 m

PAYMENT PLANS

0% Down Payment

4 Years Installment

10% Down Payment

6 Years Installment

10% @ Delivery

15% Down Payment

7 Years Installment

10% @ Delivery

20% Down Payment

8 Years Installment

10% @ Delivery

25% Down Payment

10 Years Installment

15% @ Delivery

12% Down Payment

12 Years Installment

12% Discount

ASK me about **Special** Dis Rate.

ASK me about **Cash** Dis Rate.

ASK me about **Guaranteed** ROI

Q & A QUESTIONS & ANSWERS