







## THE FUTURE OF CITY LIVING

Egypt records an average annual growth rate of 6.7% and is classed as the world's third fastest growing economy by 2026. The flourishing economy has resulted in an unrivaled surge in the real estate market and growing demand for new administrative, commercial, and residential spaces. This led to the decision to build a new smart city that can accommodate the booming economic outlook of Egypt.



## THE FUTURE OF CITY LIVING

Located 48 kilometers east of Cairo, Egypt's New Administrative & Financial Capital covers a colossal area of 700 square kilometers and features state-of-the-art infrastructure and facilities. The smart city is fully-sustainable and will be home to the region's largest and most exciting recreational attractions. The city also embraces upscale residential areas and designated business districts for governmental entities, private institutions, and global corporations.



## THE MU23 COMMERCIAL DISTRICT

The complex is located in MU23 commercial (land number F13) which is directly between the R2 and R3 districts. The building has 12 floors including 2 basement levels. It's uniquely located close to the embassies' district and the central business district. The area is also surrounded with more than 56.000 residential units.

The building consists of 2 basement floors, ground floor plus 9 continuous floors.

**BUILDING PERMIT NO.(382)-2021**



**LINX**



COMMERCIAL DISTRICT  
NEW CAPITAL

**ENLIGHTENED  
WORKPLACES**



# RETAIL

**LINX** is a unique business plaza which strives to create an unrivaled social experience.

It combines restaurants, cafes and other commercial stores that are easily accessible and surpass all of your demands.

**LINX Ground & First Floors** are composed of 51 units with multi-purpose areas and a smart layout to create unique opportunities for you and accommodate all customers.

Our goal is to create a trendier community while preserving the luxurious ambience.

WORKPLACES THAT ARE  
INSPIRED BY YOU  
DESIGNED FOR YOU







## AN EMBLEM OF WORKPLACE EXCLUSIVITY

LINX Tower is an iconic building that's designed as an emblem of exclusivity and functionality for Egypt's new promising economic future. With its stately outlook and advanced facilities, LINX is all about working in style and balancing between work and play – with wellbeing at its core. This flourishing and inspiring community offers Workplaces that make a bold statement and help you unlock business opportunities and achieve business excellence.

It's the ultimate place where creativity flows freely, and targets are met easily.



## WORKSPACES THAT INSPIRE YOUR SOUL

LINX offers a wide variety of workspaces that can be customized to your preferences and business needs, with admin/medical units ranging from 45 m<sup>2</sup> and commercial units ranging from 27 m<sup>2</sup>.

LINX's building include ground, 9 upper floors, and two basement floors dedicated to parking spots for business executives.

*Find the perfect office for your business and unlock opportunities for the future. at the center of the business capital.*

LINX'S  
MAKES LIFE EASY





## Facilities

LINX includes smart facilities and a full line of business services available throughout the day, allowing you to focus on managing your daily business while we take care of your needs.

Because ensuring your safety is part of our mission, all LINX entrances and facilities are fully insured against risk and control using the smart building Management System (BMS) with the latest equipment and security measures.

- DIGITAL BOARDS
- MEETING ROOMS
- SEPRATE ENTERANCE FOR SHOPS
- SEPRATE ENTERANCE FOR OFFICES & CLINICS
- WAITING AREAS IN ALL FLOORS
- KIDS AREA
- 8 LIFTS
- INTERNET
- SOLAR PANELS
- CENTER BATTERY
- SANITARY WARE SELECTION TO REDUCE WATER CONSUMPTION.
- CONCIERGE AND BUSINESS CENTER
- VENTILATED PORCELAIN CLADDING AND DOUBLE GLAZING SYSTEMS TO MAINTAIN THE OPTIMUM UV ACHIEVING THE REQUIREMENTS OF SUSTAINABLE BUILDINGS
- CCTV. & SECURITY SYSTEM
- BMS
- BMU
- IRRIGATION SYSTEM
- WASTE MANAGEMENT SYSTEM
- FIRE FIGHTING
- GENERATORS
- CENTRAL AIR-CONDITIONING
- OPERATING & MAINTENANCE SYS
- ACCESS CONTROL
- VOICE EVACUATION
- WASTE MANAGEMENT SYSTEM
- PRAYER ROOMS
- STORES
- EXTERNAL ALUMINUM



## PUBLIC AREAS

The sustainable interior design ensures high environmental quality AND the optimum parameters of indoor climate like the quality of air, humidity, illumination, and reduction of noise.

The carefully designed and executed daylight systems created through different technological and technical methods are an important factor in the spatial organization of the interior. Helping in creating its stylistic identity and structural integrity with the building components as well.



ELEVATORS



MAIN REC. HALL



## ADMINISTRATIVE & MEDICAL CLINICS

**LINX** consists of around 280 Admin/Medical units which cover all aspects from the size of offices/clinics to the safety and elegance of its locations. Our aim is to furnish productive working spaces with different areas, which enable us to create a great accessibility that offers a suitable & flexible office.

**LINX** provides unique medical units with innumerable space areas and plenty of opportunities. A whole healthcare zone with different clinics and various specialities which consider the relaxing environment for the patients while focusing on each and every detail in the clinic space.

Our Purpose is to convey a serene environment to your patients through providing a high quality and pleasant experience.





OFFICES



### LAYOUT OPTION 1

An open plan accommodating up to 20 comfortably seated workplaces.



### LAYOUT OPTION 2

A functional plan for different types of companies.



CLINICS



### LAYOUT OPTION 4

This space is brilliant for companies that seek more privacy in their working environment as it offers 3 closed manager offices, a reception and a bathroom.



### LAYOUT OPTION 2

Here is one more plan combining both privacy and efficiency. The space accommodates a reception and a bathroom.



An architectural rendering of a modern commercial building at dusk. The building features a prominent white facade with large glass windows and is illuminated from within, showing office interiors. The building is set against a dark blue sky. In the foreground, there are palm trees and a pedestrian walkway with people. A white text box in the upper right corner contains the project name and logo.

**LINX**



COMMERCIAL DISTRICT  
NEW CAPITAL MU23

BASEMENT 1 FLOOR



BASEMENT 02 FLOOR PLAN

BASEMENT 2 FLOOR



BASEMENT 01 FLOOR PLAN

GROUND FLOOR

- SHOPS
- OFFICES
- CORRIDOR
- SERVICE
- BATHROOMS
- STAIRS AND LIFTS



GROUND FLOOR PLAN

FIRST FLOOR

- SHOPS
- OFFICES
- CORRIDOR
- SERVICE
- SMITHLANS
- STAIRS AND LIFTS



FIRST FLOOR PLAN



SECOND FLOOR

- SHOPS
- OFFICES
- CORRIDOR
- SERVICE
- BATHROOMS
- STAIRS AND LIFTS



SECOND FLOOR PLAN

THIRD FLOOR

- SHOPS
- OFFICES
- CORRIDOR
- SERVICE
- BATHROOMS
- STAIRS AND LIFTS



THIRD TO SIXTH FLOOR PLANS

SEVENTH FLOOR

- SHOPS
- OFFICES
- CORRIDOR
- SERVICE
- BATHROOMS
- STAIRS AND LIFTS



SEVENTH AND EIGHTH FLOOR PLAN

NINTH FLOOR

- SHOPS
- OFFICES
- CORRIDOR
- SERVICE
- BATHROOMS
- STAIRS AND LIFTS



NINTH FLOOR PLAN



# CAPRIOLE

DEVELOPMENTS

At Capriole Developments, we made a promise to create places that will touch all of your senses. We made a promise to design spaces that inspire you to outshine; spaces where your heart, mind, and soul can find peace and tranquility

#### Consultant



الدولية للعمارة والتخطيط  
INTERNATIONAL ARCHITECTURE & PLANNING  
Dubai, UAE

TEL: +971 4 3661000 | WEBSITE: www.apg.com

#### Concept Design



مجموعة العمارة والتخطيط  
ARCHITECTURE & PLANNING GROUP  
ABU DHABI

ABU DHABI, U.A.E. P.O.Box 2833 TEL: +9712 6332922 FAX: +9712 6332883  
DUBAI, U.A.E. P.O.Box 34471 TEL: +9714 4126115 FAX: +9714 4126141



CAPRIOLE  
PROPERTY MANAGEMENT

## OUR VISION

Become a leading regional developer of sustainable innovative projects in the commercial, industrial and educational sectors delivering the best value to our consumers and community.

## OUR MISSION

To maintain our customers as our first priority. To incorporate high quality technological innovations and sustainable measures within everything we do.

## OUR VALUES

**Agile:** We are responsive, dynamic and committed to achieving our strategic goals and reimagining challenges into opportunities.

**Collaborative:** We are one team, working together across boundaries to achieve our shared objectives.

**Customer Centric:** We engage and deliver an exceptional customer journey.

**Innovative:** We differentiate ourselves by going above and beyond in everything we do.

## ABOUT US

Founded in 1993 Capriole Group has successfully designed and constructed over 1 billion dirhams worth of high-rise towers, hotels, factories, workshops, educational buildings, warehouses and commercial centers. Powered by innovation, excellence and collaboration between all stakeholders Capriole Group has consistently delivered all projects on time and on budget to our consumer's satisfaction.



## EGYCRETE

Our experienced team of knowledgeable professionals focus on providing our clients with quality services and products to ensure their projects are completed in a timely, efficient and professional manner. Our state of the art domestic facility and production staff provide our clients with an array of internationally certified and tested products to ensure that their projects appear and perform as they envisioned.



## ASPIRE SCHOOLS

We foster a nurturing environment that prepares our pupils to contribute and excel in a rapidly changing world. Our highly qualified staff and teaching teams are equipped with the most advanced educational technology and guided by our rigorous international curriculum that ensures pupils can excel academically. The school is determined to offer all students a safe and nurturing environment where virtuous and values can be instilled in them and fostered.



## CAPRIOLE™

Our multidisciplinary team of architects, developers and engineers pioneer new sustainable technologies and well-being solutions in Egypt. That will shape the future of how we live, work, learn and play. Our global business reach gives us vision and expertise. Our local team and partners give us the insights we need to create prosperous social and economic value to the communities we build in.



شركة كابريول للمقاولات (ذ.م.م.)  
Capriole Construction Co. L.L.C.





CAPRIOLE  
— DEVELOPMENTS —

WWW.CAPRIOLEDEVELOPMENTS.COM

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