

HYDE PARK  
**BUSI  
NESS  
DIS  
TRICT**  
NEW CAIRO

# A PLACE FOR BUSINESS OF THE FUTURE

Places by



**HYDE PARK**  
DEVELOPMENTS



# **A PRESTIGIOUS MIXED-USE BUSINESS DISTRICT... WITH INTERNATIONAL STANDARD OFFICE SPACES**

Egypt has recently re-emerged on the global scene, attracting local, regional and foreign investors and corporations to its business market. The development of Cairo's new administrative Capital has reinforced the country's efforts to create long-term, sustainable prosperity, with more places to live and work.



**BUSINESS DISTRICT AT A GLANCE  
AN ADDRESS THAT SPEAKS  
VOLUMES ABOUT YOUR FIRM...**



## LOCATION

The renewed focus on the business industry provides a myriad of opportunities for small, medium and large business alike. The strategic location of Hyde Park Business District seamlessly connects Cairo's existing and prospective business quarters, which helps bridge gaps for better prospects. Hyde Park's shops, cafés, restaurants, and recreational facilities are within walking distance of the mixed-use Business District, offering everything you need within an arm's reach.

### THE CONNECTED METROPOLIS

Hyde Park's Business District serves as a focal point that links between New Cairo and the city's new administrative capital: The Capital Cairo. Located right in the middle, Business District is only a 20-minute-drive from either location, and has direct access to the New Ring Road and New Cairo's Road 90. Business District can be accessed through the main entrance on road 90 leading to two drop off gates.

## MASTER PLAN

### FACTS & FIGURES

BUA: 191,275 sqm (30%)

Landscape: 70%

Facilities: Piazza, Conference Centre, Mosque, Walking Trails. Parking

Services: Lifts, ICT and 24/7 security

Number of Buildings: 20 + HPD headquarter & conference center:

Building Height: 21.5 m (G+5)

Building Types: 3

Office Areas: 50 sqm – 11,600 sqm (serving: SMEs and Large Corporations)

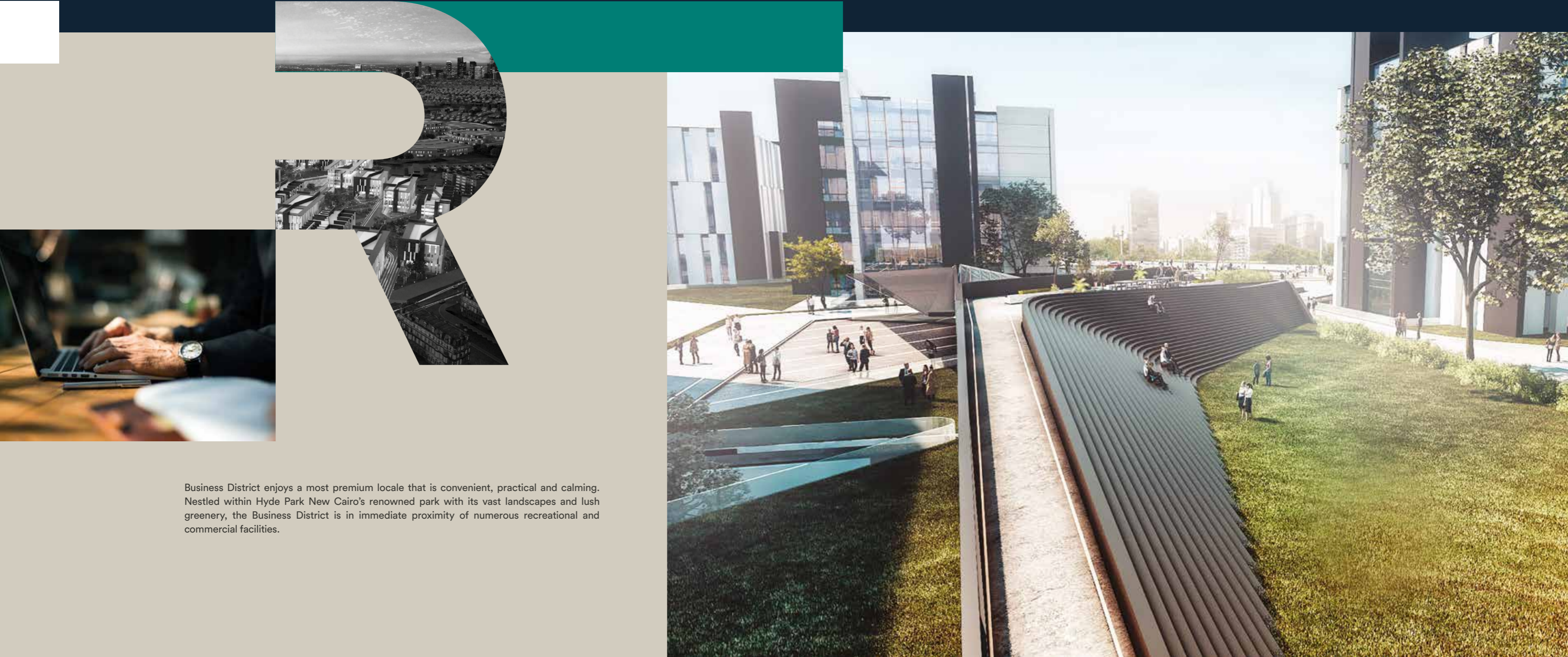


# WORK IN SOLACE... WITH BREATHTAKING VIEWS

Today's businesses understand the importance of their employees' wellbeing. Not only does it reflect on their overall health, but it also emanates a positive vibe across the company and promotes work efficiencies.



# BUSINESS COMFORT... AND EVERYTHING ELSE WITHIN YOUR REACH



Business District enjoys a most premium locale that is convenient, practical and calming. Nestled within Hyde Park New Cairo's renowned park with its vast landscapes and lush greenery, the Business District is in immediate proximity of numerous recreational and commercial facilities.

The 21 buildings of Business District were designed with this in mind, offering mesmerising views of lush greenery, and embellished passages that are a harmonious blend of soft- and hard-scape.

The modern designs and angles are proof of man's ingenuity, promising to add colour to your working days. All of the office spaces come with at least one of many alluring views that will get your creative juices flowing and ensure your targets are met.





## DESIGN CONCEPT

Hyde Park Development's new generation of urban development has paved the way for strategic master planning that is market- and customer-oriented at its heart. That's why every building at Business District was designed to impress, inside-out; from the aluminum and paint facade to the marble interiors and the grandiose, double-height ground floor entrances. The top-notch internal designs are in line with the international standards that are much-needed for today's growing businesses.





# LAYOUT CONCEPT

The District's layout is unique, modern and optimal in terms of space and functionality. With three distinct building types, each edifice is elevated as though it were floating and positioned at a different angle that ensures undisturbed natural views and natural lighting. The District's centre is designed to bring people and businesses together, with its large Piazza and a fully-serviced Conference Centre.



# LET US TAKE CARE OF YOUR BUSINESS NEEDS

No business complex is complete without a comprehensive bundle of services and facilities that makes doing business simpler. As a next-generation, mixed-use administrative project, Hyde Park's Business District features various complementing facilities and a bundle of services that serve to simplify your job. Let us take care of the little details while you focus on getting your targets met.

## FACILITIES

No business complex is complete without a comprehensive bundle of services and facilities that makes doing business simpler. As a next-generation, mixed-use administrative project, Hyde Park's Business District features various complementing facilities and a bundle of services that serve to simplify your job. Let us take care of the little details while you focus on getting your targets met.

### CONFERENCE CENTRE

Whether you need to book a small meeting room for a business appointment, or want a spacious boardroom to host your monthly management meetings, look no further than the Conference Centre. Conveniently situated at the heart of Business District, the state-of-the-art complex is the perfect venue for everyday get-togethers, high-level corporate meetings, and even large, multi-purpose events. The Conference Centre is fitted with the latest audio-visual technologies and embellished with lavish furniture and fixtures to reflect your distinguished image and speak volumes about your company.

### THE PIAZZA

Nestled right at the centre of Business District, the beautiful and lively Piazza is embraced by serene nature and spaced-out office buildings. The Piazza's water feature, shaded patios, landscaped walkways and seating areas are the perfect place for employees and their guests to take their coffee breaks or enjoy an informal networking conversation.

### MOSQUE

With an ultra-modern design that complements Business District's theme and signature motif, the Mosque stands as a distinctive icon of piety and beauty. The Mosque offers daily prayer services and is open for the District's employees and guests.



# SERVICES

## ACCESSIBILITY

Business District is easily accessible through the main entrance on road 90 leading to two drop off gates.

## SECURITY

Because high-level security is vital round the clock, Business District features a full CCTV system and a comprehensive network of cameras, secured fencing, and security personnel.

## ICT

State-of-the-art ICT provisions are available across the entire Business District, and include fibre optic cables, network connections and telephone lines. A back-up generator is available on site to ensure continuous and stable power supply.

## LIFTS

The numerous high-speed lifts at Business District are designed to cut waiting times through innovative systems and the latest technologies in sequence control.

## PARKING

You won't need to waste time looking for one level basement parking & surface parking areas. because Business District boasts a large number of parking spaces that span the entire complex area.



# THERE'S SOMETHING FOR EVERYONE AND EVERY BUSINESS

We understand that companies come in different forms, shapes and sizes, and because every company has its distinct needs and requirements, Business District offers office spaces and solutions for just about everyone. Whether you're an SME or large corporation, we have the perfect office space for you.

Business District harbours 3 distinct building types, all of which embrace a variety of floor and design layouts that are functional, flexible and efficient in nature. The customisable horizontal and vertical layouts allow you to choose from single-room offices to entire floors or even entire buildings.



**BUILDING  
TYPES A**



# TYPE A

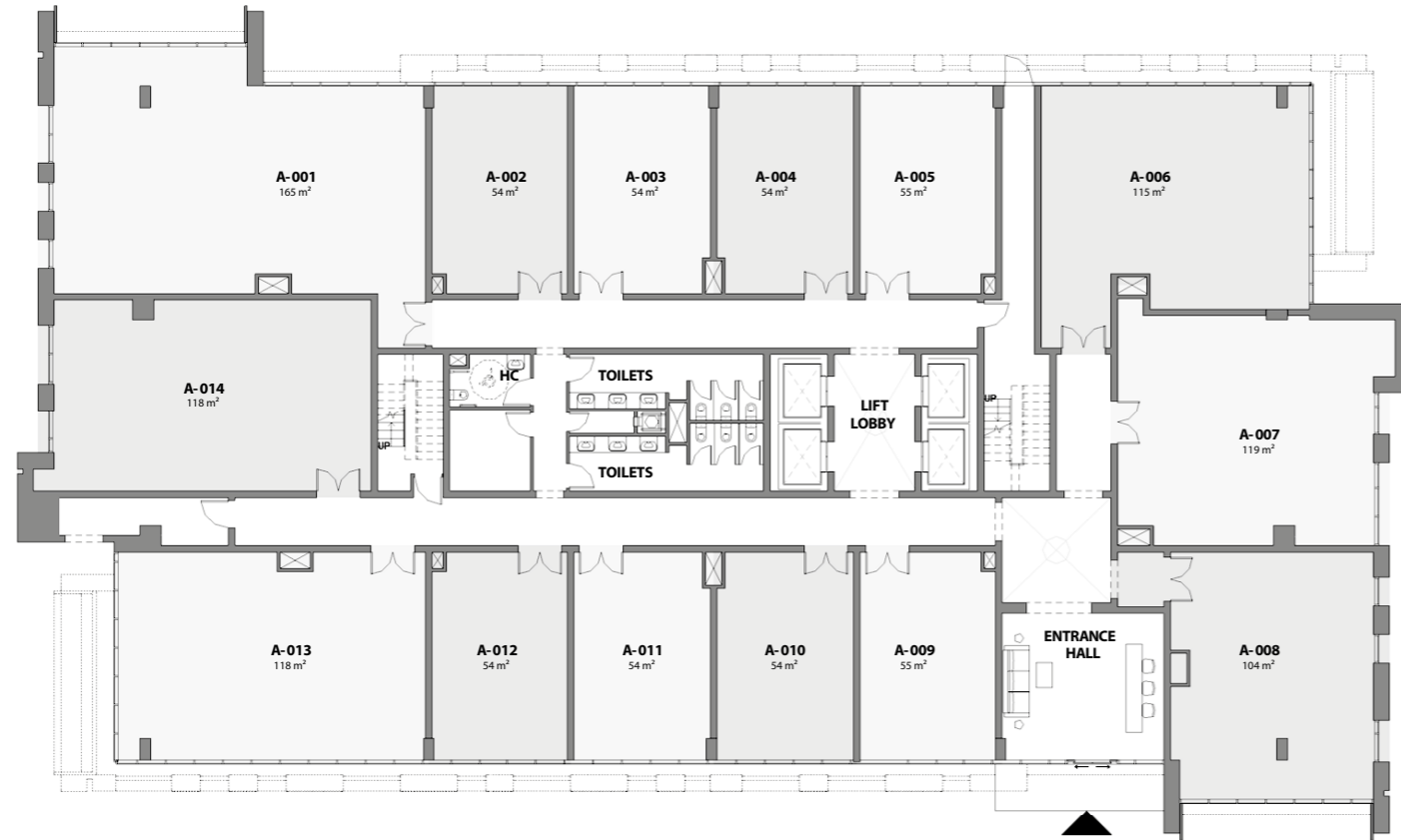
## THERE'S SOMETHING FOR EVERYONE AND EVERY BUSINESS

With office spaces ranging between 50 and 8,000 sqm, this building type offers the most flexibility and efficiency for companies looking for smaller workplaces. Upon availability, you can choose to acquire an entire floor (1,300 sqm) or the whole building.

**Total Floor Area: 1,300 sqm**



# TYPE A GROUND FLOOR



# TYPE A FIRST - SECOND FLOOR



# TYPE A THIRD - FOURTH FLOOR



# TYPE A FIFTH FLOOR





**BUILDING  
TYPES**



## TYPE B

These slightly larger buildings feature more variety, with office spaces ranging between 60 and 11,000 sqm. Upon availability, you can choose to acquire an entire floor (1,850 sqm).

**Total Floor Area: 1,850 sqm**



# TYPE B GROUND FLOOR



# TYPE B FIRST FLOOR



# TYPE B SECOND - THIRD FLOOR



# TYPE B FOURTH - FIFTH FLOOR



# BUILDING TYPES



# TYPE C

These twin buildings were designed with utmost ingenuity, offering large and lavish spaces for large companies with a large number of employees. You can choose to acquire the entire twin building or half a building.

**Total Floor Area: 5,800 sqm - 11,600 sqm**



# TYPE C GROUND FLOOR



# TYPE C FIRST TO FOURTH FLOOR



# TYPE C FIFTH FLOOR





**JOIN THE VIBRANT AND FLOURISHING  
COMMUNITY OF HYDE PARK BUSINESS  
DISTRICT TODAY!**



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DEVELOPMENTS