

COBALT

BUSINESS DISTRICT



**BUSINESS
REIMAGINED.**

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- iii. Customized Offices (Modular and Tailored)
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COBALT BUSINESS DISTRICT, THE BUSINESS LANDMARK OF THE FUTURE.

Welcome to Cobalt Business District, home to thriving success stories. The new business landmark of East Cairo is a prime destination that boasts strategic offices and commercial spaces with cutting edge facilities. Welcome to a world class business district, where success is inevitable.

PRIME ADDRESS

The business landmark of East Cairo, Cobalt Business District, is situated in one of the most central locations, Taj City. Its prime address is directly on the Cairo-Suez Road, right in front of Cairo International Airport and with direct access to the Ring Road. The business district is located only five minutes away from the 90th Street in New Cairo, and ten minutes away from Nasr City and Heliopolis. Providing a few minutes' drive to key districts, Cobalt Business District is an ideal location to start writing your success story.

COBALT
BUSINESS DISTRICT



COBALT
BUSINESS DISTRICT



TAJ CITY
MASTER PLAN.



PERSON-ALIZATION

A wide range of spaces are available to provide your business the environment it needs to grow. With the most advanced facilities, variable sizes and customizable layouts, the business district guarantees the perfect setting for your future growth.



RECREATION

Work in a motivating environment, where water fountains, vast greenery and open horizons inspire creativity through team building activities and personal leisure.

MIXED-USE SERVICES

Proximate to World Class Education

Cobalt Business District has reinvented mixed-use business experiences, by providing the full spectrum of human needs and aspirations in one place. Situated few minutes away from an international school and postgraduate universities, the business district is the ideal location for parents to be close to their children's schools, and professionals to exchange ideas and know-how. At Cobalt Business District, the seamless blend between sophisticated cultures and professional environments purposefully inspires human activity and business growth.

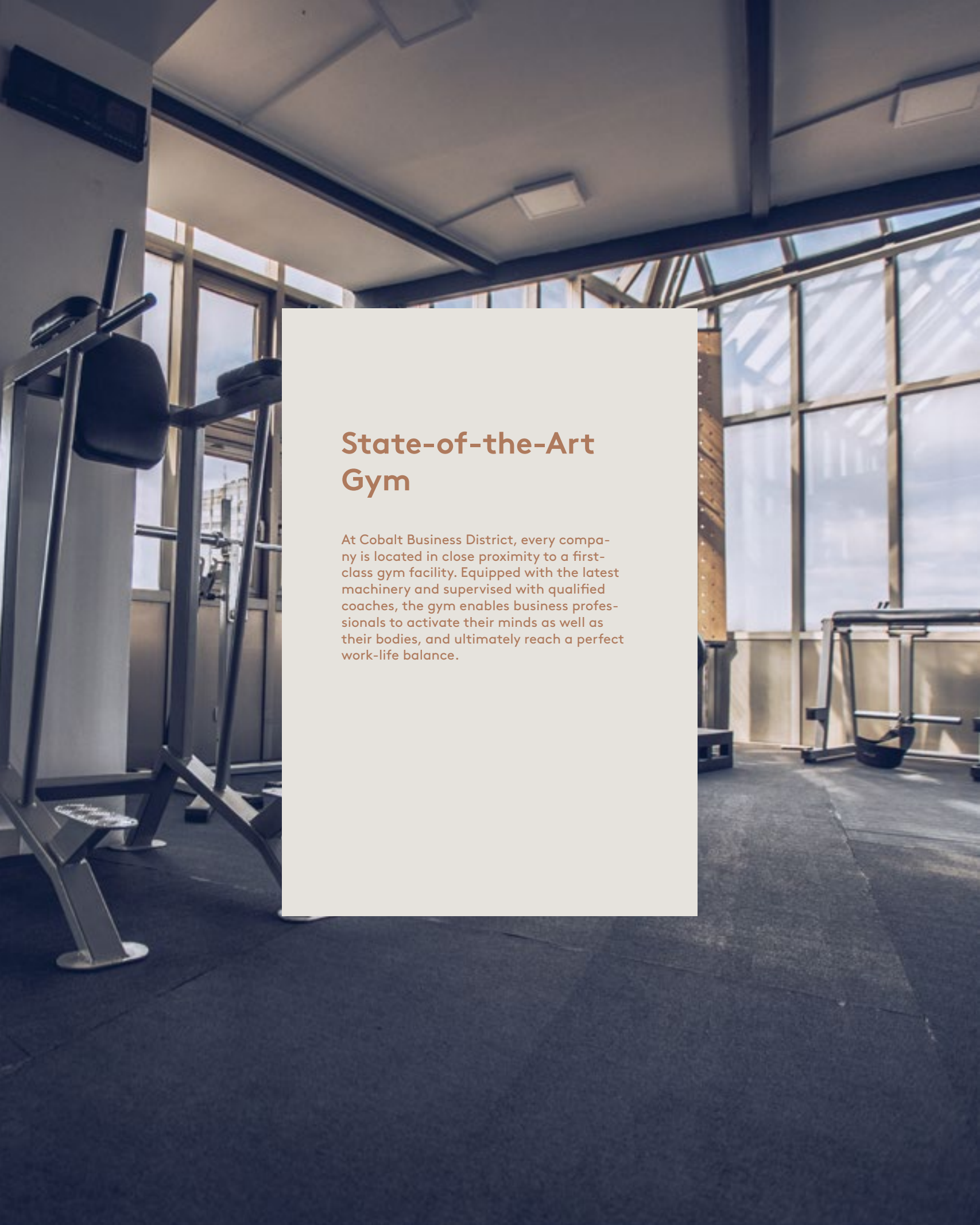
MIXED-USE SERVICES

The Green Advantage

Spread over 140,630 sqm, Cobalt Business District stands out with its wide verdant landscapes. Without an exception, all offices overlook lush landscapes and open spaces that promote a vibrant environment to work from. Offering a perfect indoor-outdoor balance, the interiors boast abundant breathing spaces that spread out with tranquil water fountains and plants. Outdoor walking trails unfold with parks that offer relaxing settings for recreation and rejuvenation. Working at Cobalt Business District is an advantage, where success comes without limits.

Retail Luxury

Cobalt Business District is located nearby a world class retail center that boasts a variety of shopping and dining options. Just a few steps away from your work place, the retail center meets your most basic to your most luxurious needs.

A photograph of a modern gym interior. The room features large windows on the right side, allowing natural light to fill the space. In the foreground, there is a piece of exercise equipment, possibly a lat pulldown machine. The floor is dark and appears to be made of rubber or a similar material. The ceiling has recessed lighting.

State-of-the-Art Gym

At Cobalt Business District, every company is located in close proximity to a first-class gym facility. Equipped with the latest machinery and supervised with qualified coaches, the gym enables business professionals to activate their minds as well as their bodies, and ultimately reach a perfect work-life balance.

A photograph showing a close-up of a person's legs and feet walking on a highly reflective, polished floor. The person is wearing dark pants and dark sneakers. The floor reflects the light, creating a shimmering effect. The background is slightly blurred, showing what appears to be a glass door or window.

Everyday Necessities

A full community life flourishes at Cobalt Business District, where your everyday needs and luxuries are in close proximity to your workplace. To optimize your work experience, the business district brings you closer to your daily necessities. Offering various banking facilities, courier services and a world class beauty salon, Cobalt Business District provides convenience for professionals and efficiency for businesses.

COBALT BUSINESS DISTRICT DISTRICT BUILDING TYPES

Cobalt Business District
on The Master Plan



Total Footprint= 28,126 sqm
Total BUA= 140,630 sqm



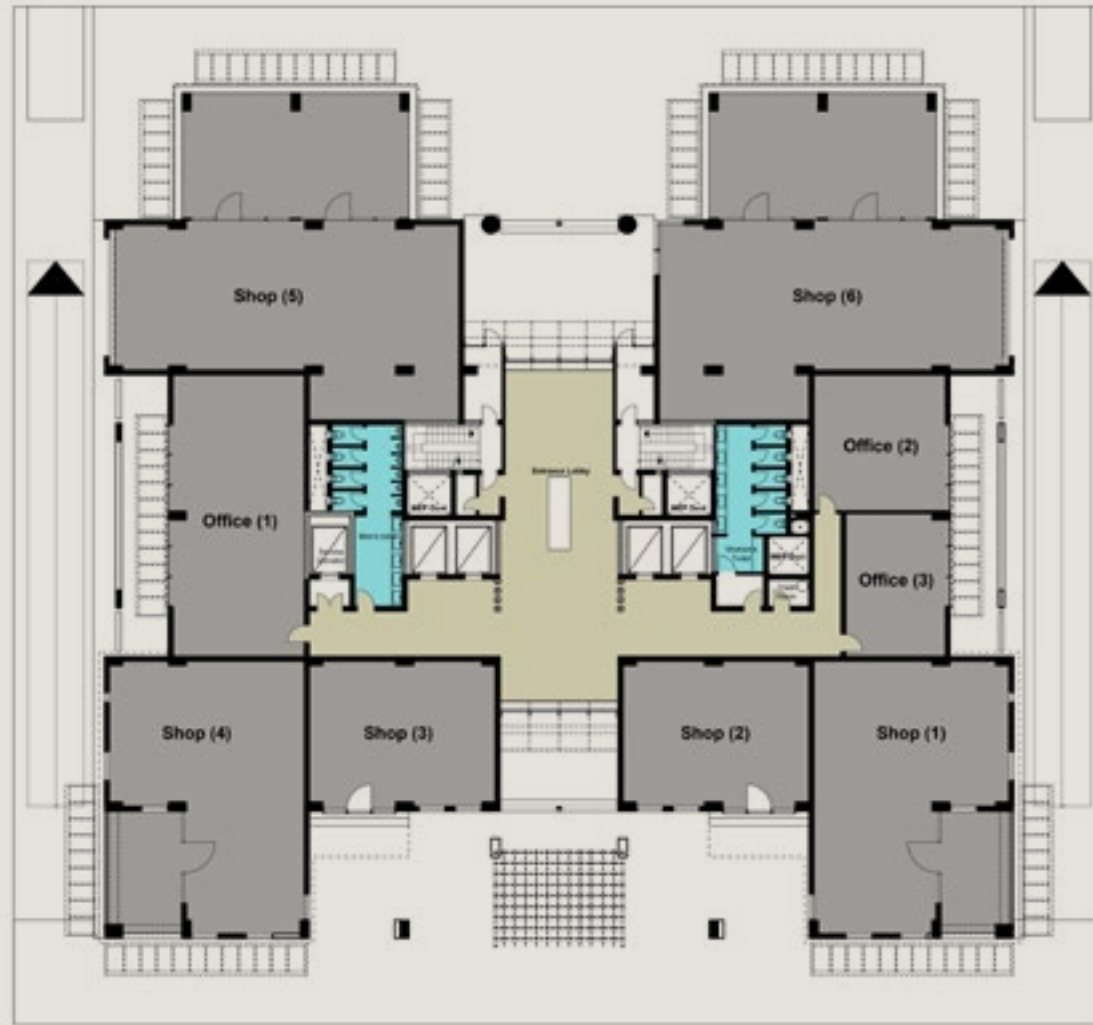




TYPE (A)



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

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

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

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)



TYPE (B)



TYPE (B)



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

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

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

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

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)



TYPE (C)



TYPE (C)



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

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

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

TYPE (C)
Third Floor



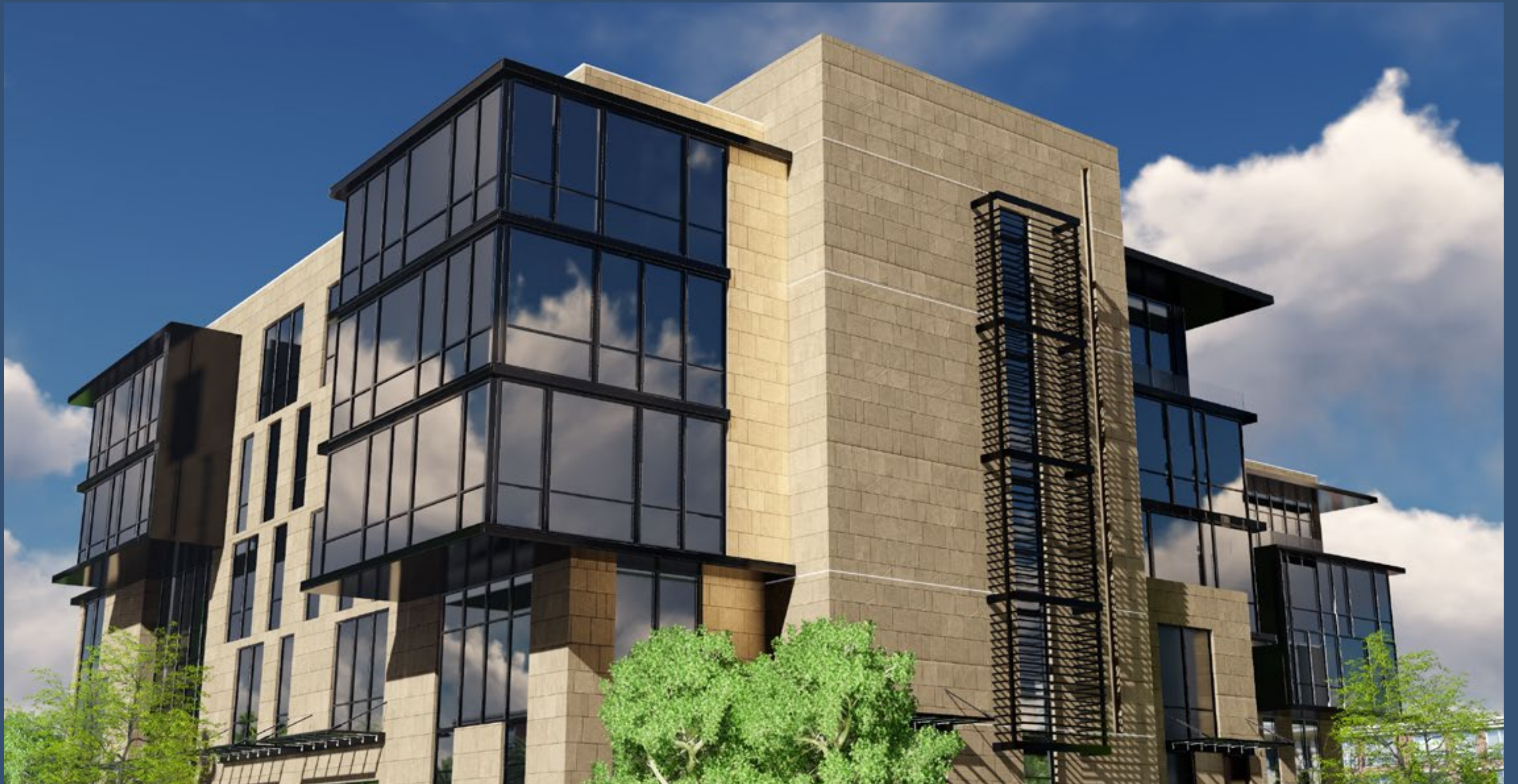
Office (1)	203 m ²
Office (2)	117 m ²
Office (3)	118 m ²
Office (4)	179 m ²
Office (5)	118 m ²
Office (6)	237 m ²
Office (7)	270 m ²
Office (8)	120 m ²
Office (9)	178 m ²
Office (10)	118 m ²
Office (11)	117 m ²
Office (12)	260 m ²

TYPE (C)
Fourth Floor

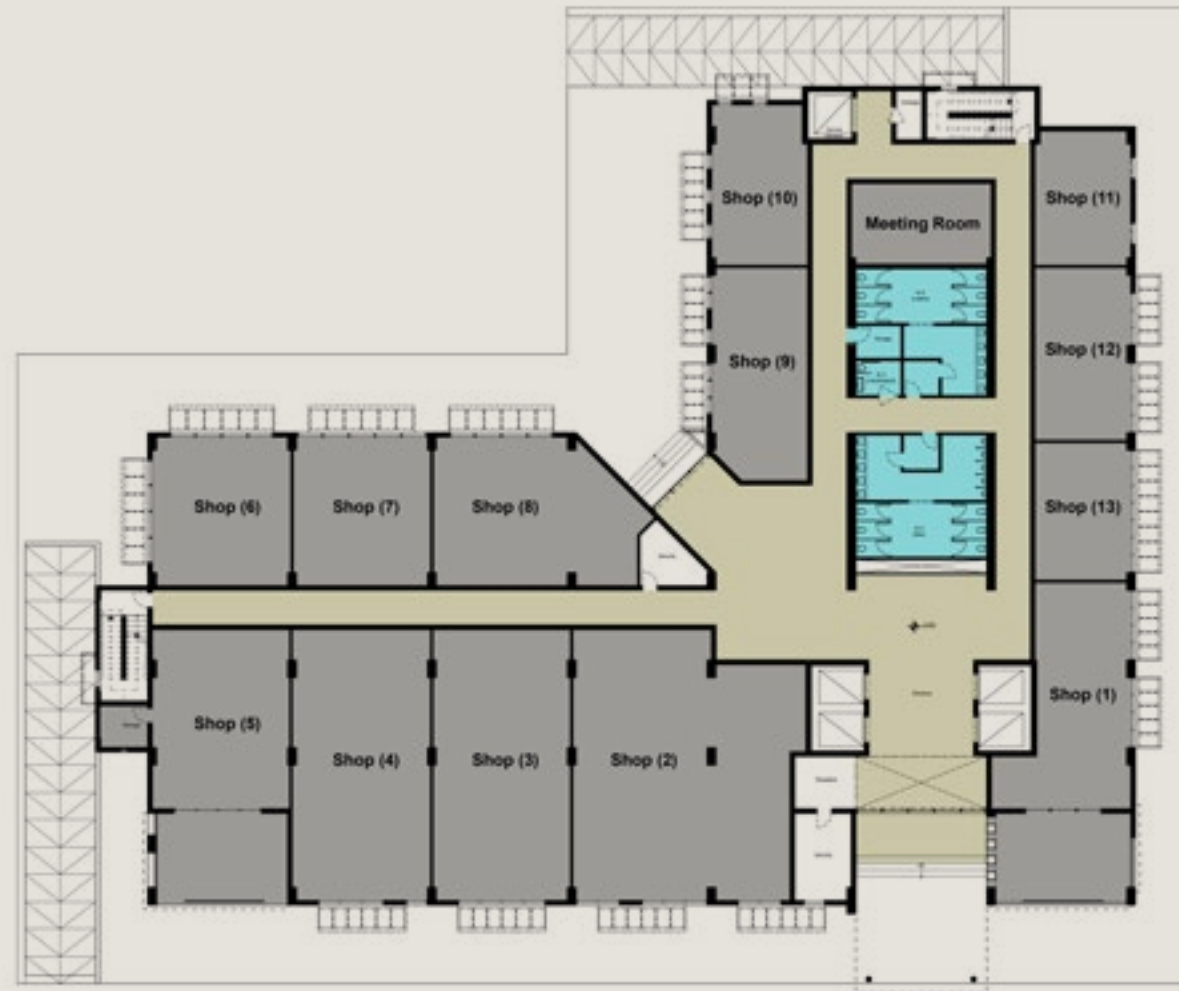


Office (1)	204 m ²
Office (2)	234 m ²
Office (3)	63 m ²
Office (4)	229 m ²
Office (5)	253 m ²
Office (6)	293 m ²
Office (7)	231 m ²
Office (8)	63 m ²
Office (9)	234 m ²
Office (10)	260 m ²

TYPE (D)

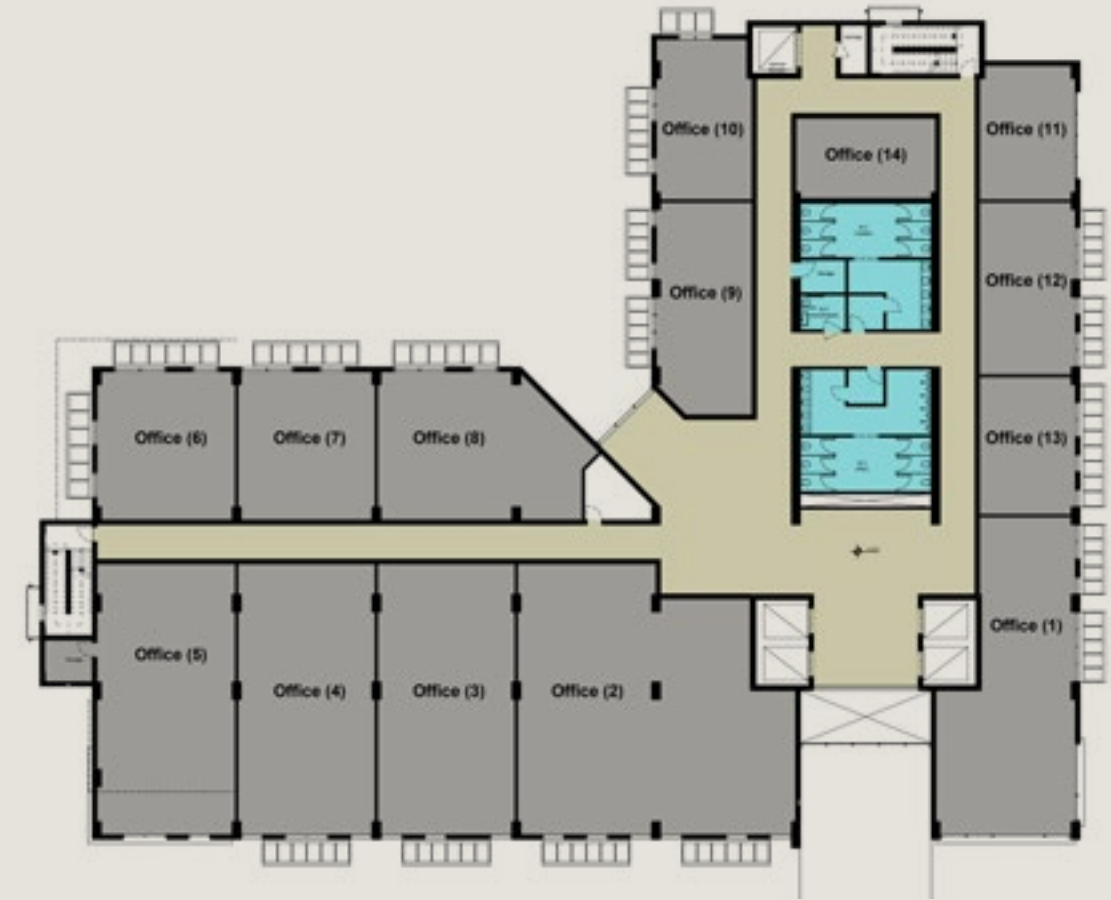


TYPE (D)
Ground Floor



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

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

TYPE (D)
Third Floor



Office (1)	249 m ²
Office (2)	221 m ²
Office (3)	130 m 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

TAJ CITY, CAIRO'S MOST CELEBRATED EASTSIDE LOCATION

Taj City is a world-class mixed-use development, nestling in Cairo's most celebrated east side location. With a land area spanning 3.5 million sqm in New Cairo, the prime destination offers the most lavish residential experiences across 200 premium buildings. The destination also hosts its community in its exclusive Club House and Community Center, where a wide-range of commercial luxuries and fine eateries exceed expectations. Residents as well enjoy exclusive access to full-fledged medical care and global academic standards. Each of Taj City's distinct amenities is perfectly designed to blend the old Cairene charm with distinct modern design and culture. As the city's gates open, residents are instantly welcomed with a nostalgic feeling of the old Downtown, which comes in perfect harmony with the practicality of our new era. Certainly, those in search for elevated lifestyles and unlimited convenience can find it at Taj City.