



MARQUEE
COMPLEX

NEW CAPITAL
FINANCIAL DISTRICT

Welcome to MARQUEE

RETAIL - CLINICS - OFFICES



QUICK FACTS ABOUT MARQUEE

Plot	2-A1 Financial District
Land Area	8812,68 m ²
BUA	14,755 m ²
Landscape Area	2,700 m ²
Number of Units:	
• Retail Units	30 units
• Offices Units	300 units
Number of Parking Spots	200 spots
Number of floors	Ground + 7



RESTAURANT

RESTAURANT SIGN

MARQUEE

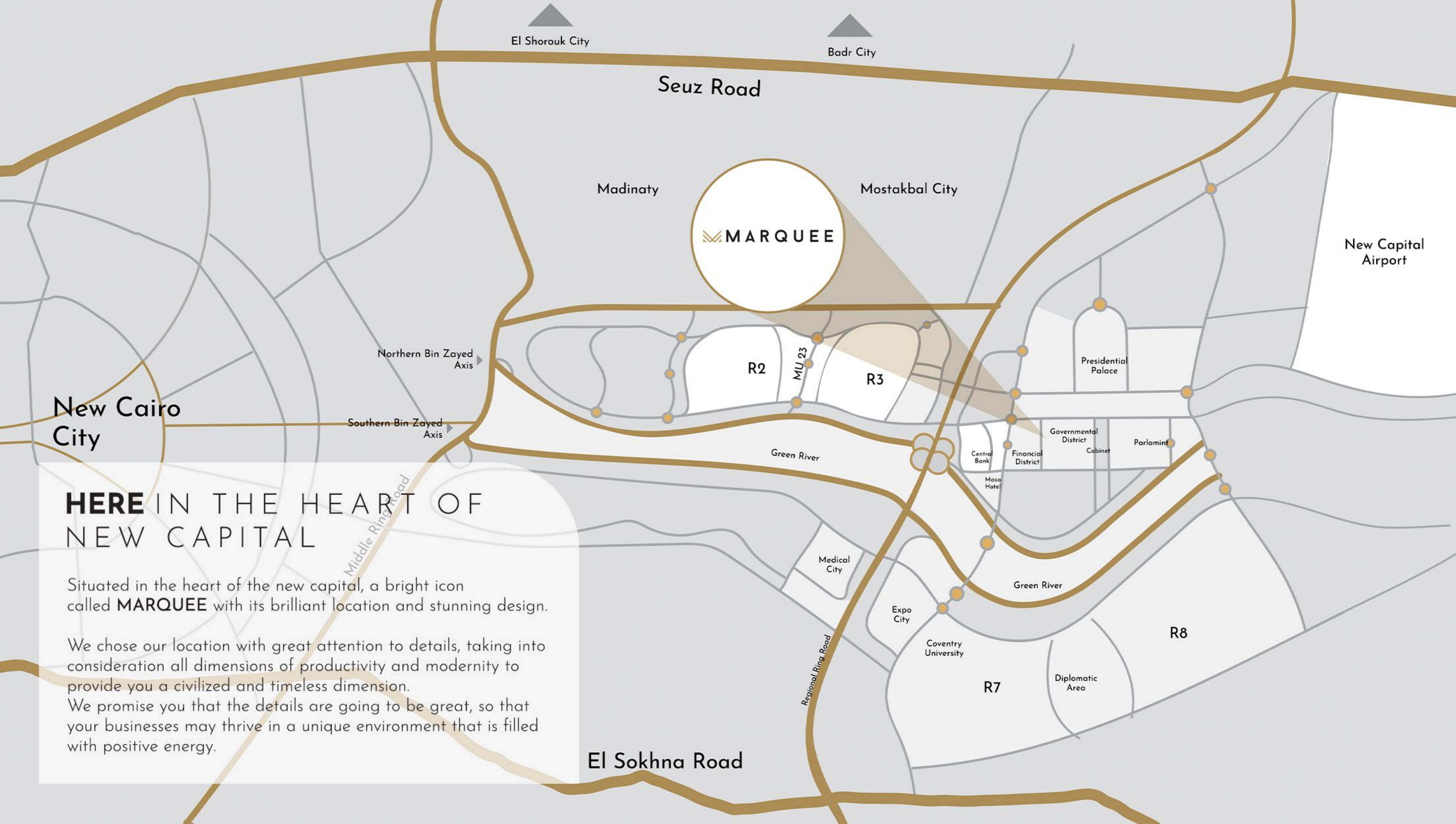
ABOUT MARQUEE COMPLEX

An exceptionally well positioned modern class A office, clinic and retail building with a dynamic plaza within the financial district.

In front of ministry of education and walk out to the new capital administrative office.

Capturing the benefits of the near-governmental district will help to become the most revered building of new downtown with a secured creditworthy tenant roster.

The development entertains an excellent daylight, green areas, an outdoor amphitheater and a generous receptions creating an excellent first impression to visitors.



New Cairo City

HERE IN THE HEART OF NEW CAPITAL

Situated in the heart of the new capital, a bright icon called **MARQUEE** with its brilliant location and stunning design.

We chose our location with great attention to details, taking into consideration all dimensions of productivity and modernity to provide you a civilized and timeless dimension.

We promise you that the details are going to be great, so that your businesses may thrive in a unique environment that is filled with positive energy.



Madinaty

Mostakbal City

New Capital Airport

Northern Bin Zayed Axis

Southern Bin Zayed Axis

Middle Ring Road

Green River

Regional Ring Road

El Sokhna Road

R2

R3

MU 23

Presidential Palace

Central Bank

Financial District

Governmental District

Parliament

Cabinet

Masa Hotel

Medical City

Green River

Expo City

Coventry University

R7

Diplomatic Area

R8



RETAIL

RETAIL AMENITIES

- Stimulating interest from the main road by positioning the development to face outwards
- Providing a mix of retail and F&B
- Connecting all the retail units with one plaza
- Core and shell
- Outdoor areas
- Ceiling clear height 4.5m
- Loading dock
- Service corridor
- Building Management Systems (BMS)
- CCTV system
- (HVAC) Ventilation and air conditioning / (chiller system)
- Backup generators
- Fire alarm and Firefighting system





OFFICES



CLINICS



- Meeting rooms (15 per.)
- Conference and training room (30 per.)
- UPS system
- External power source
- Backup generators
- Automatic transfer systems (ATS)

FLEXI FINISHES

An almost-finished unit ready for the final phase of finishing painting and tiling using hassle-free mechanisms, giving clients the freedom to choose their palettes

CEILING

- Matt Paint for concrete, Ducts and pipes

WALLS

- Primary painting

FLOORING

- Tiles ready for HDF flooring

LIGHTING, POWER & LOW CURRENT

- Light sockets
- Power sockets

HVAC

- HVAC Tie-IN

FIRE FIGHTING

- Tie-IN

TOILETS

- Finished with modern fitting & fixtures



COMMON AREA FINISHES

EXTERIOR

- Combination of glass, marble, stone, granite, tiles & painted surface
- Dedicated external signage as per standard design & conditions

INTERIOR

CEILING

- Gypsum Ceiling board and tiles

WALLS

- Combination of granite and marble tiles
- Gypsum Board Partitions
- Acrylic painting

FLOORING

- Marble & Granite tiles
- Carpet tiles
- HDF flooring
- Porcelain tiles

LIGHTING, POWER & LOW CURRENT

- Integrated décor LED lighting throughout

HVAC

- Chiller system

FIRE FIGHTING

- Fire alarm fixtures
- Sprinklers

