

# CAPITAL LINK DEVELOPMENT

## SOLANO- NEW CAPITAL

PROJECT ANALYSIS



**CAPITAL LINK**  
DEVELOPMENTS

## Project Information:

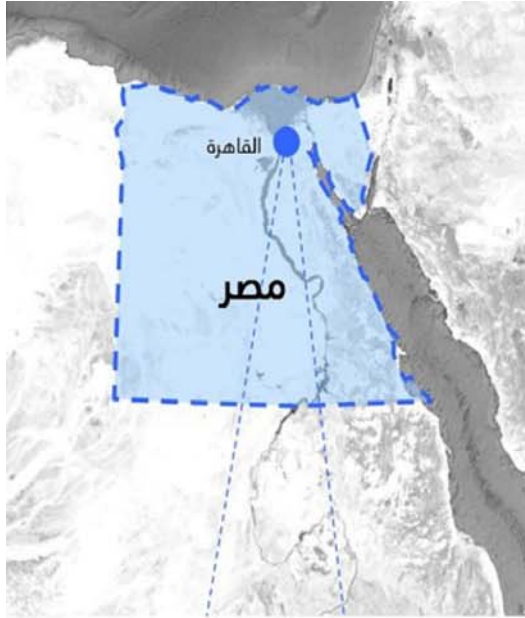
Location : New Capital  
 Plot : MU1-13  
 Land use : Mix-use complex (Commercial – Medical –Administrative)  
 Land Area : 2195.631 m<sup>2</sup>  
 Footprint : 30 %  
 Number of Floors : G+8 floor

	Ground	Commercial
	1 <sup>ST</sup> & 2 <sup>ND</sup>	Medical
	From 3 <sup>RD</sup> to 8 <sup>TH</sup>	Administration
	2 basement	Service & parking
Total No. of units	: 116 units	
	12 units	Commercial
	78 units	Administration
	26 units	Medical



# MASTERPLAN ANALYSIS

## PROJECT LOCATION-NEW CAPITAL

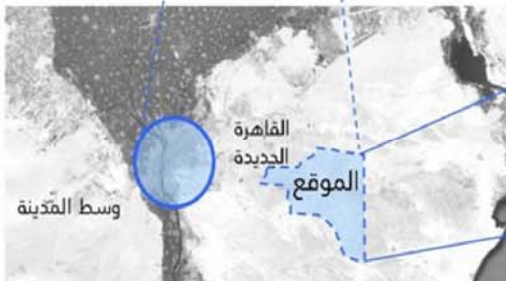


القاهرة

مصر

موقع العاصمة الإدارية

170,000.FD / 714 km<sup>2</sup>



القاهرة

الجديدة

الموقع

وسط المدينة

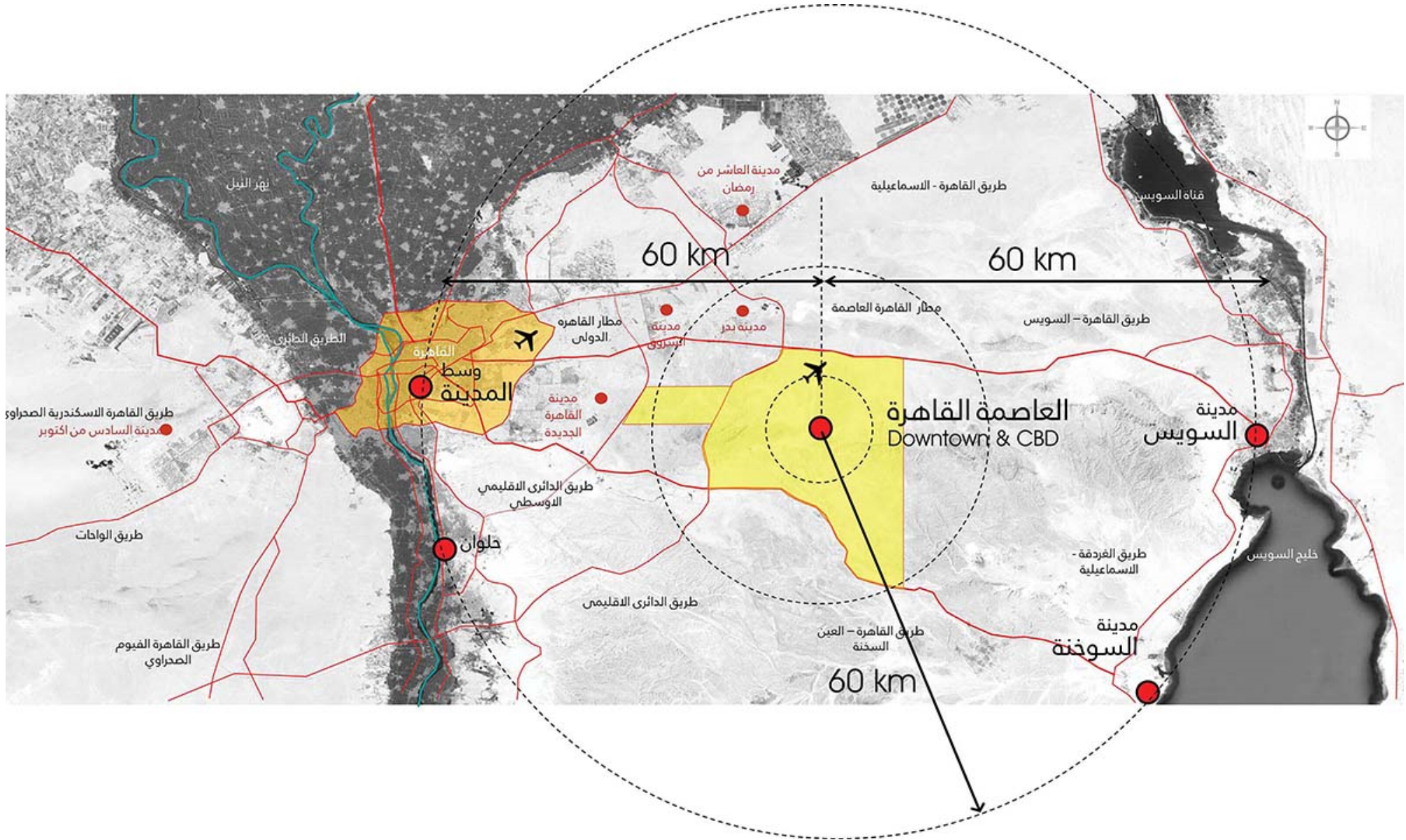


٧١٤ كيلو متر

١٧٠ ألف فدان

# MASTERPLAN ANALYSIS

## PROJECT LOCATION-NEW CAPITAL- NEARBY CITIES

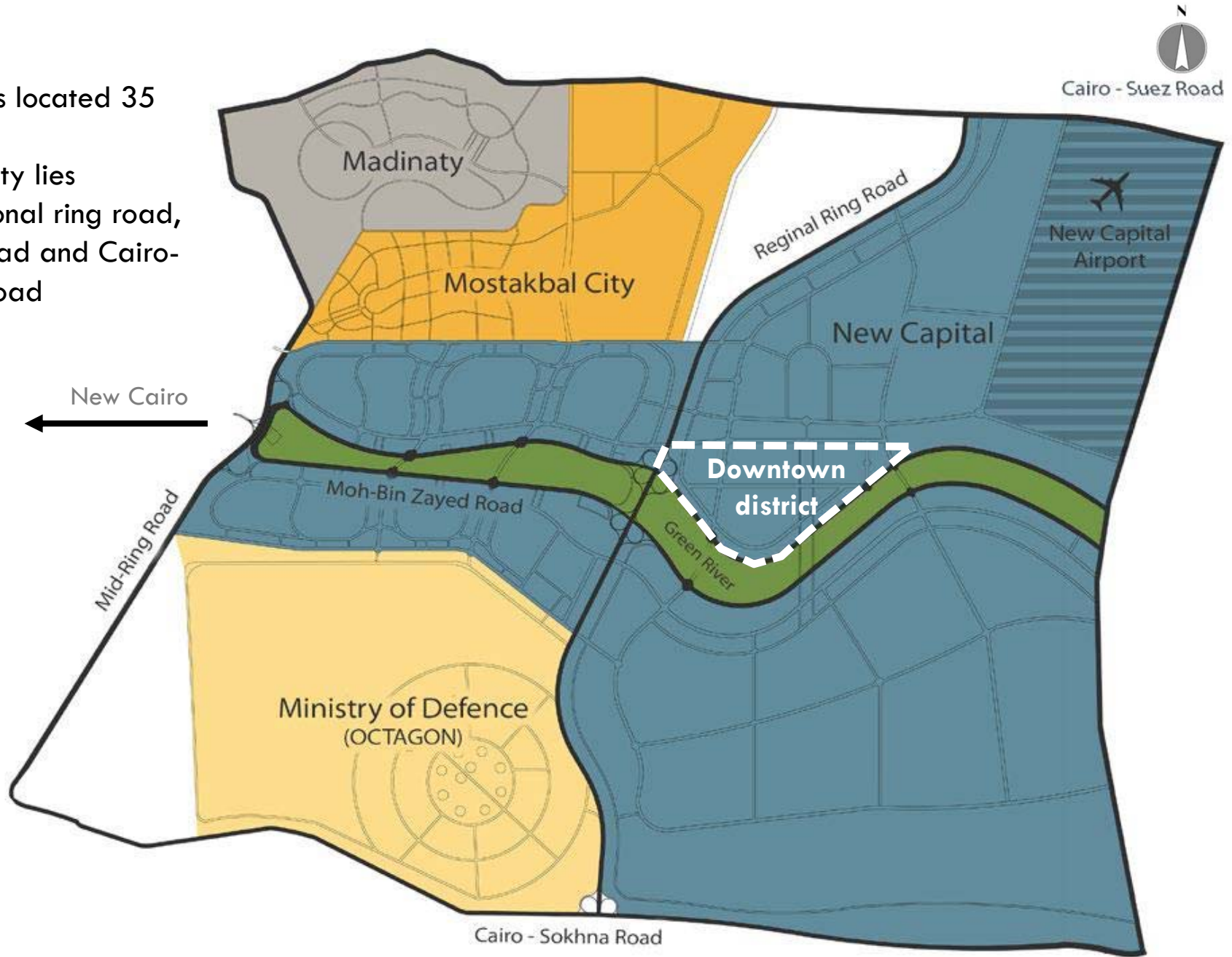




# MASTERPLAN ANALYSIS

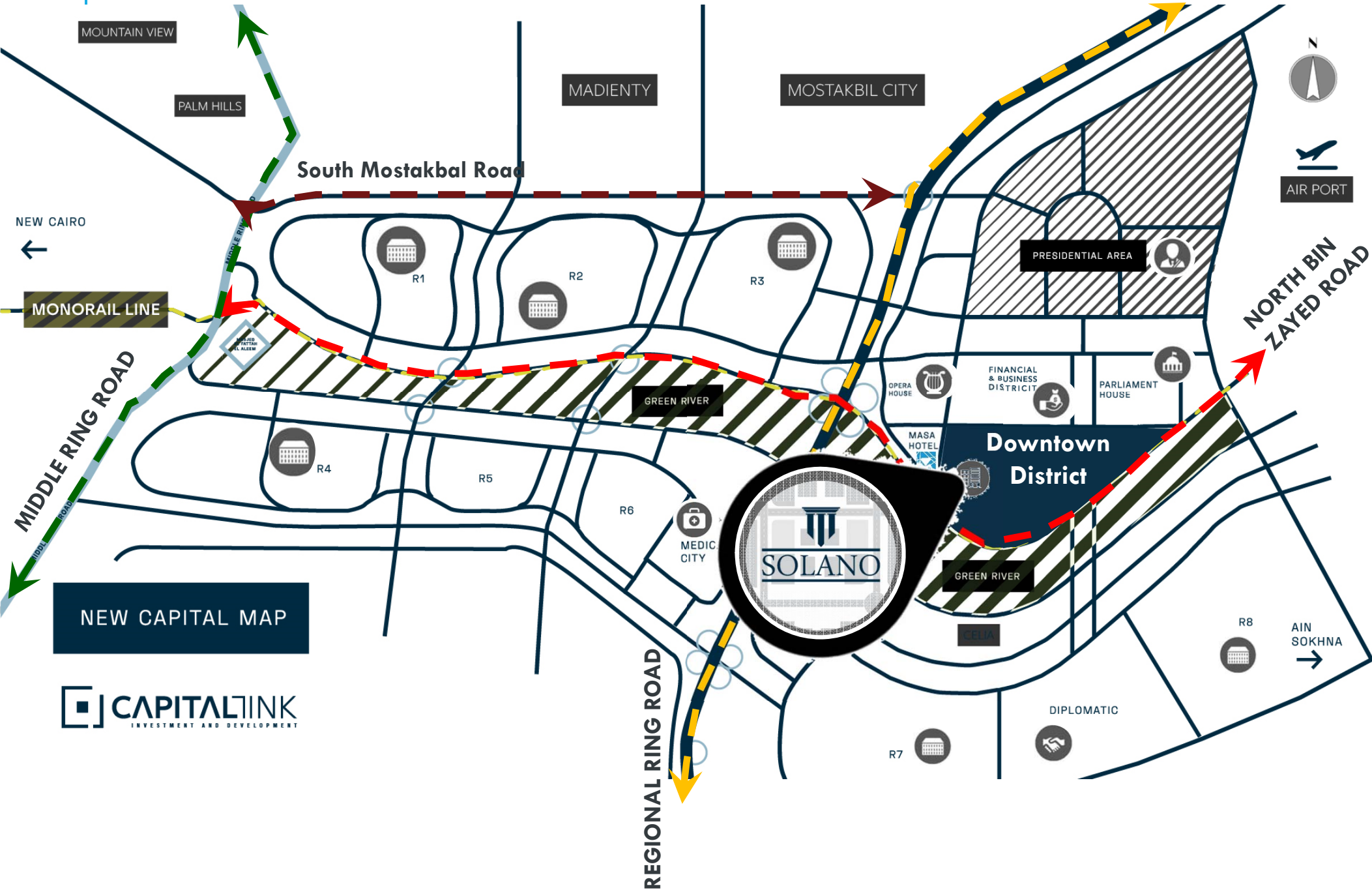
## PROJECT LOCATION-NEW CAPITAL- NEARBY

New capital city is located 35 KM east of Cairo.  
The new capital city lies between the regional ring road, the Cairo-Suez road and Cairo-El Ain El Sokhna road



# MASTERPLAN ANALYSIS

## PROJECT LOCATION-NEW CAPITAL- DOWN TOWN –NEAR BY DISTRICT



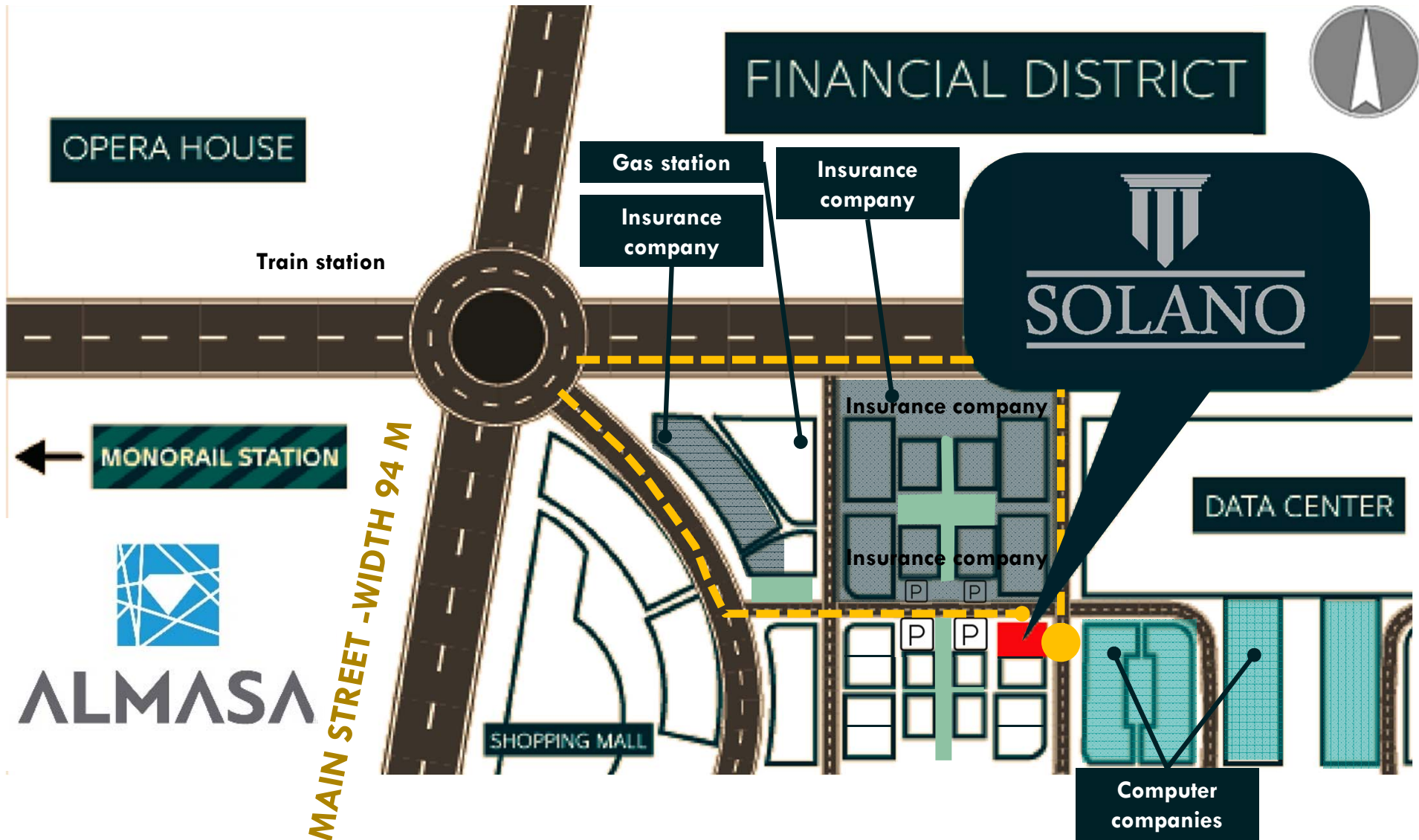
NEW CAPITAL MAP



# MASTERPLAN ANALYSIS

## LOCATION & ACCESSIBILITY

- Corner plot
- Boarded by two main street and pedestrian walkway
- beside a parking plot

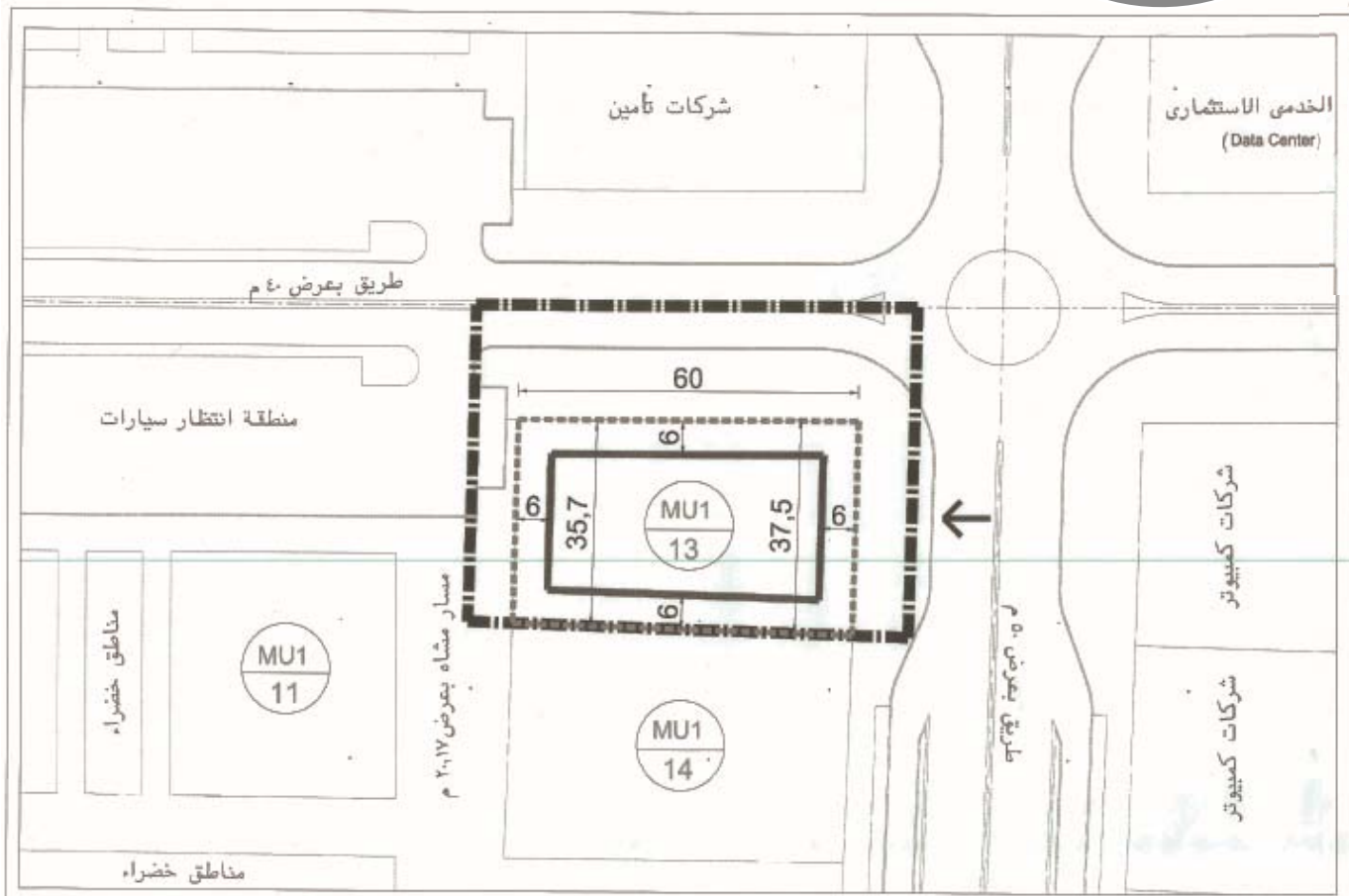
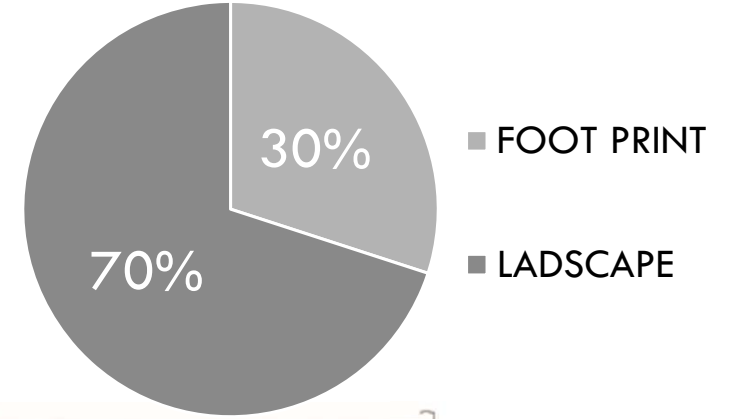




# MASTERPLAN ANALYSIS

## FACT SHEET- LAND ANALYSIS

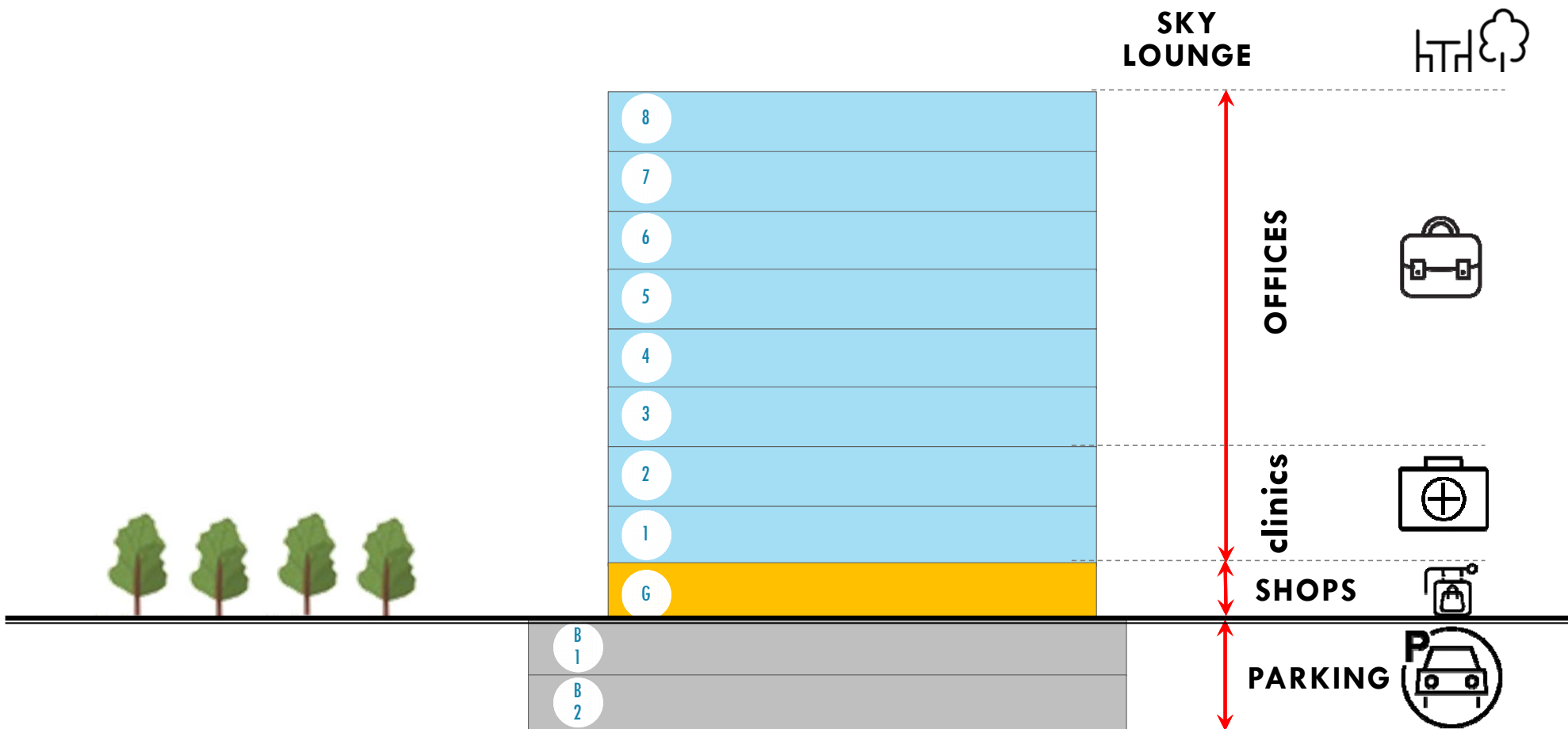
ITEM	SQM	%
Ownership boundary	2196	100%
FOOT PRINT	659	30%
LADSCAPE	1537	70%





# DESIGN PROGRAM

- Components :
  - Ground + 3 typical floors Commercial
  - 7 typical floors Administrative+ medical
  - 3 basement Service & parking



- Areas:

FLOOR	TYPE	AREA/m <sup>2</sup>	NO. OF UNITS IN FLOOR	TOTAL NO. OF UNITS	SALABLE AREA /m <sup>2</sup>
Ground	Commercial (Shops)	from 49.1 to 93.0	12	12	802.3 in each floor
1 <sup>st</sup> to 2 <sup>nd</sup>	Medical (Clinics- Radiology Centre - Clinical Laboratory)	from 45.6 to 103.5	13 in each floor	26	816.2 in each floor
Form 3 <sup>rd</sup> to 8 <sup>th</sup>	Administration (Offices)	from 36.8 to 89.3	13 in each floor	78	753.7 Form 3 <sup>rd</sup> to 6 <sup>th</sup>
					709.4 7 <sup>TH</sup> & 8 <sup>th</sup>
<b>TOTAL</b>				<b>116</b>	<b>6773.7</b>





Program :


- Medical clinic – fully finished
- Offices – fully finished
- Restaurants
- Cafes
- Retail
- Pharmacy
- Open Plaza
- Public toilets
- Handicap toilet
- IT room
- Sky lounge



- **Architecture :**
  - All the interior spaces have view.
  - Luxury entrance.
  - Basement parking entrance and exit.
  - Sky Lounge offers breathtaking views of Downtown district .
- **Structure system :**
  - flat slab with wide span.
  - Maximum flexibility for interior modification.
- **Façade design :**
  - Modern architecture design .
  - Façade design follows the interiors spaces functions (shape follow function) .
  - Double glazed exterior façade:
    - Connect the building's interiors and the surrounding environment .
    - Panoramic view .



- **Interior design :**

- Elegant unique modern interior design mixing between art and space function.
- Emergency exit in all floor. 
- Wide corridors.
- Finishing material :
  - Entrance : wall marble cladding- marble floors with waterjet pattern - false ceiling.
  - Offices & clinics : Plastic wall painting - Ceramic tiles- False ceiling.
  - Corridors : plastic wall painting -marble floors- false ceiling.
  - Public Bathrooms : luxury sanitary fixtures .
- Vertical circulation :

Commercial floors :

1 stairs



1 elevators



Medical & Administrative floors :

1 stairs



3 elevators



- **Landscape :**
  - Components :
    - Green areas
    - Water features
    - Open plaza
    - Sitting area
    - Sidewalk with different pattern
    - Stone tiles
  - Pedestrian movement and vehicles drive ways are separated with planters
  - Ground Stores opened to an attractive landscape with green areas and water features.



# DESIGN

## Facility/MEP (ELECTRO/ MECHANICAL WORK)

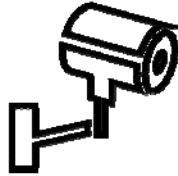
Generator



security



CCTV system



Fire alarm



Audio system



Fire-fighting



Central air condition



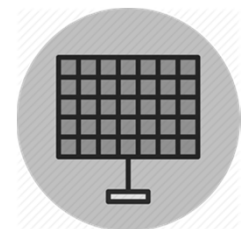
Data



MATV system



Solar energy



# MASTERPLAN ANALYSIS

## NAMING STRUCTURE

Units numbering should start from the right side of the short elevation in a clockwise direction



**Level code**

<b>Ground Floor</b>	<b>G</b>
<b>First Floor</b>	<b>1</b>
<b>Second Floor</b>	<b>2</b>
<b>Third Floor</b>	<b>3</b>
<b>Fourth Floor</b>	<b>4</b>
<b>Fifth Floor</b>	<b>5</b>
<b>Sixth Floor</b>	<b>6</b>
<b>Seventh Floor</b>	<b>7</b>
<b>Eighth</b>	<b>8</b>

**Type code**

<b>Commercial</b>	<b>C</b>
<b>Administration + Medical</b>	<b>A</b>

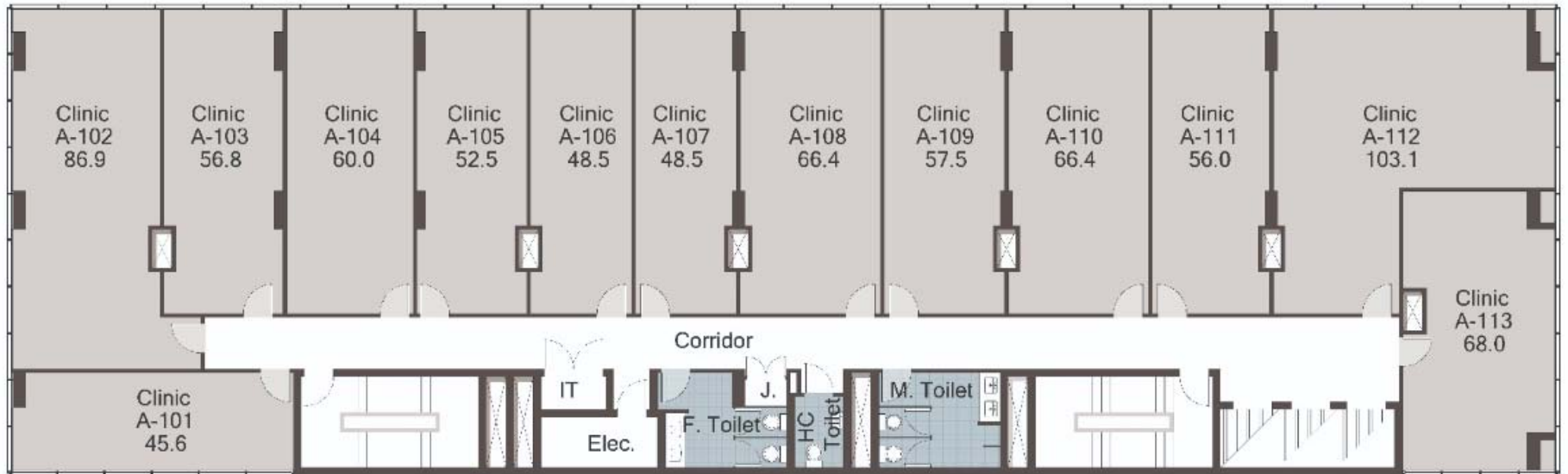
**Units No.**

Building numbering should start from the right side of the Street Elevation in a clockwise direction

Type	LEVEL NO.	UNIT NO.
C	G	01

# FLOOR PLANS

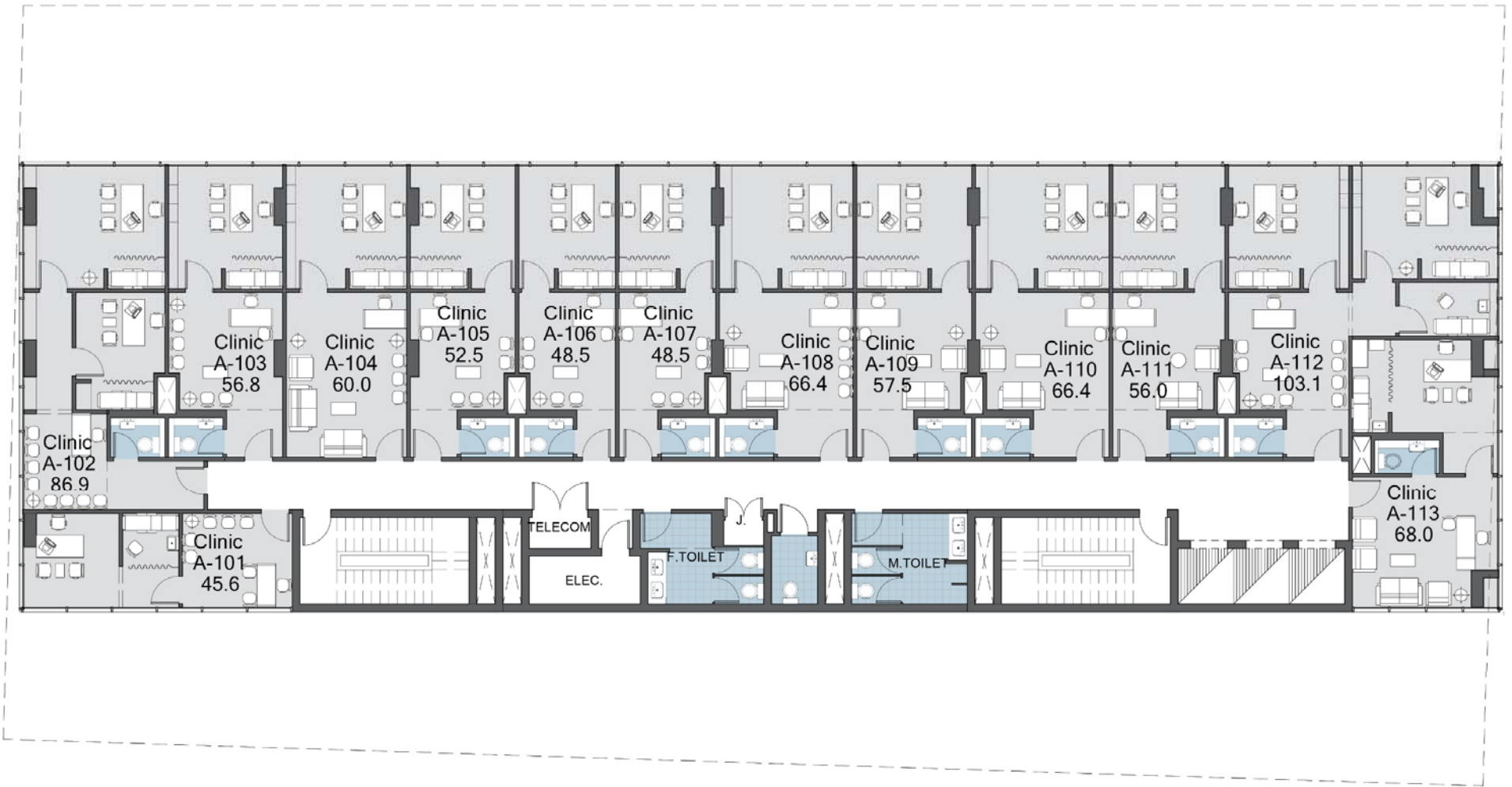
1<sup>st</sup> & 2<sup>nd</sup>





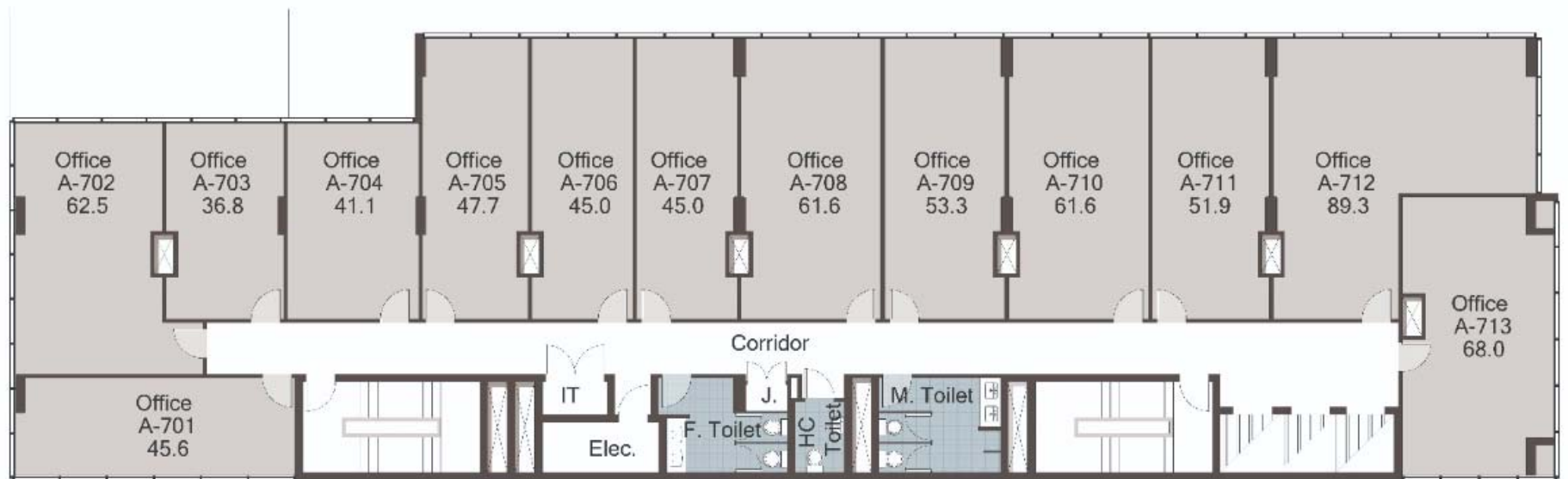
# FLOOR PLANS

1<sup>st</sup> & 2<sup>nd</sup> furnished plan



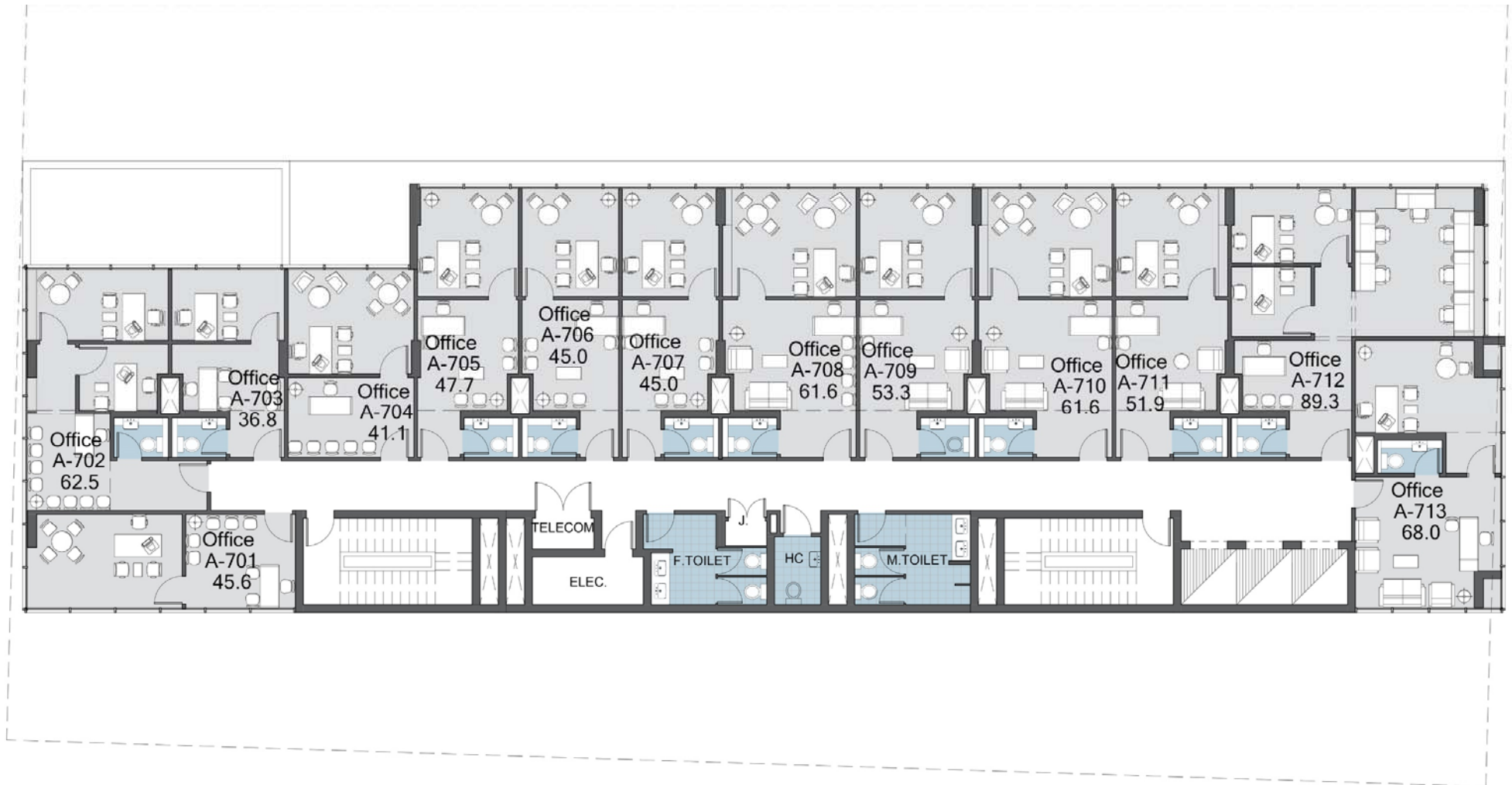
# FLOOR PLANS

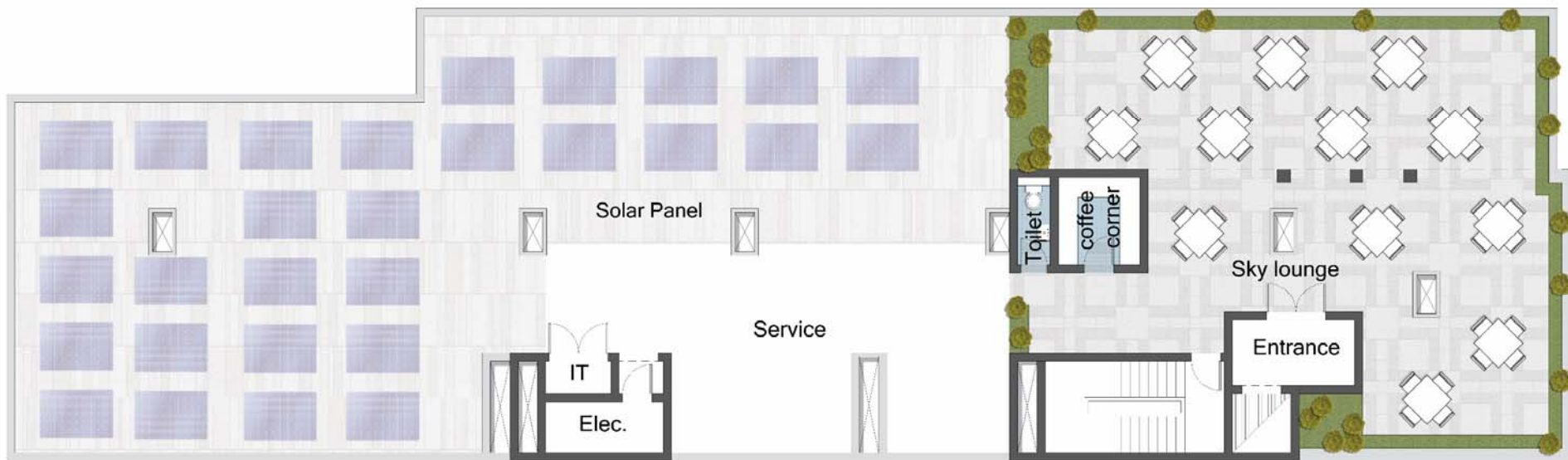
7<sup>th</sup> & 8<sup>TH</sup>



# FLOOR PLANS

7<sup>th</sup> & 8<sup>th</sup> furnished plan







ELEVATION  
DAY SHOT





# ELEVATION DAY SHOT

