

Verona

Project Information:

Location : New Capital

Plot : MU1-5

Land use : Mix-use complex (commercial – medical –administrative)

Land Area : 2085.832

Footprint : 30 %

Number of : G+8 floor

Floors : Ground + 2 typical floors

6 typical floors

2 basement

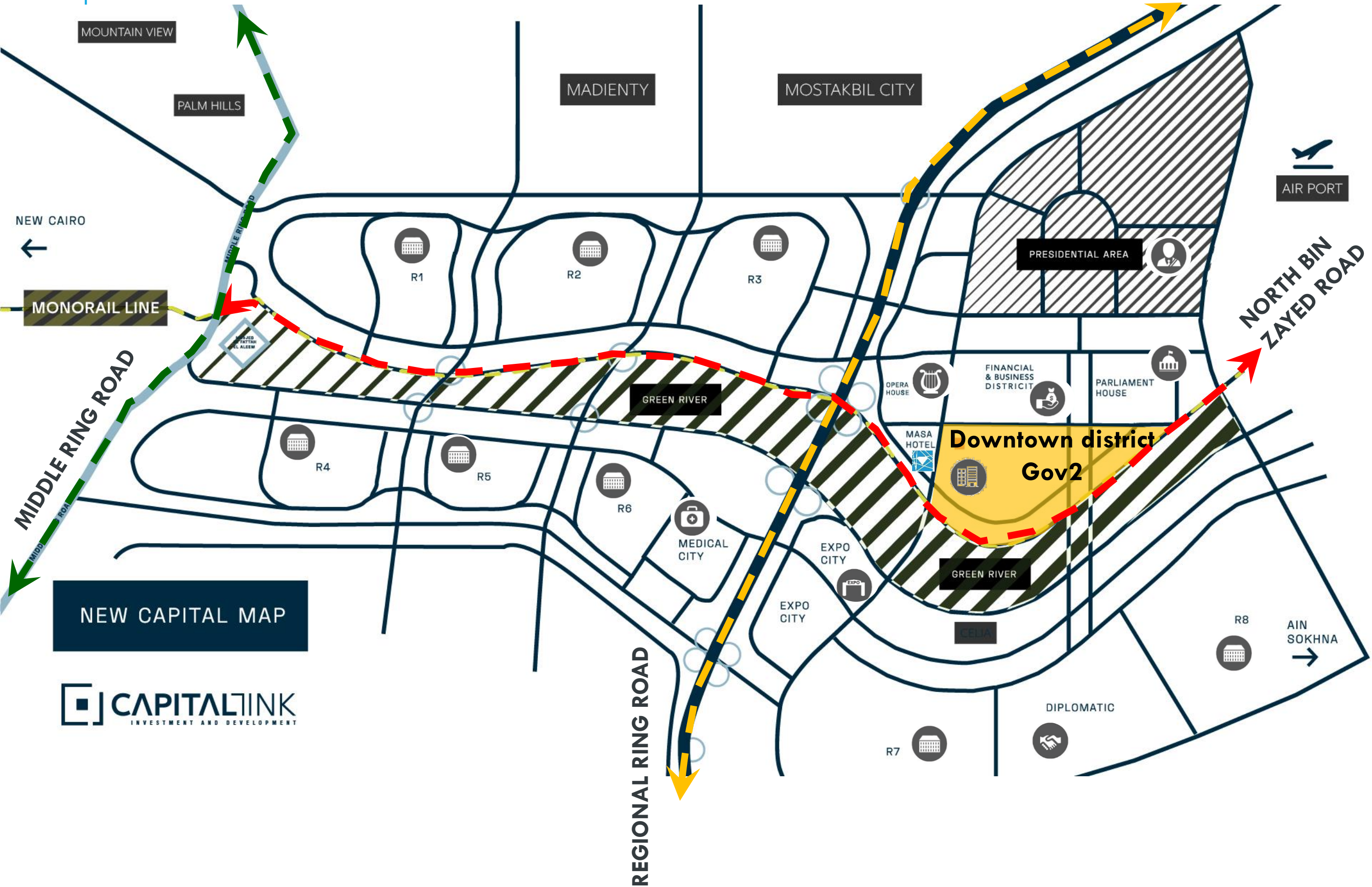
Commercial

Administrative+ medical

Service & parking

MASTERPLAN ANALYSIS

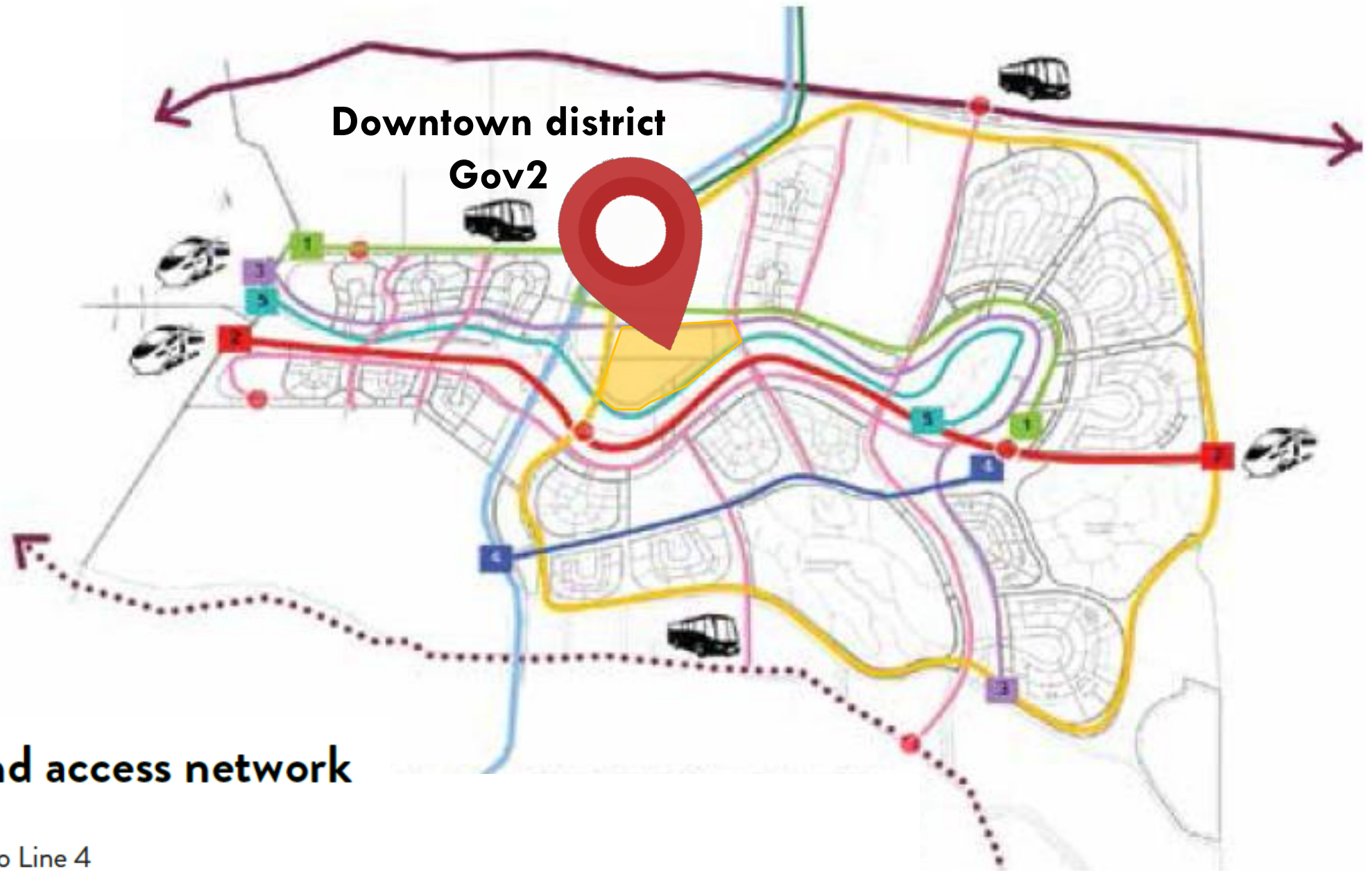
PROJECT LOCATION-NEW CAPITAL



NEW CAPITAL MAP

MASTERPLAN ANALYSIS

NEAR BY TRANSPORTATION-NEW CAPITAL



Transportation and access network

- Proposed LRT
- Proposed Link to Metro Line 4
- 10th of Ramadan Line
- Blue Line
- Proposed LRT
- Monorail
- Metro Line 3 Phase 1 B
- High Speed Regional Rail
- Bus Line

MASTERPLAN ANALYSIS

NEARBY FACILITIES



- located in the core of the downtown district
- Iconic destination

DESIGN PROGRAM

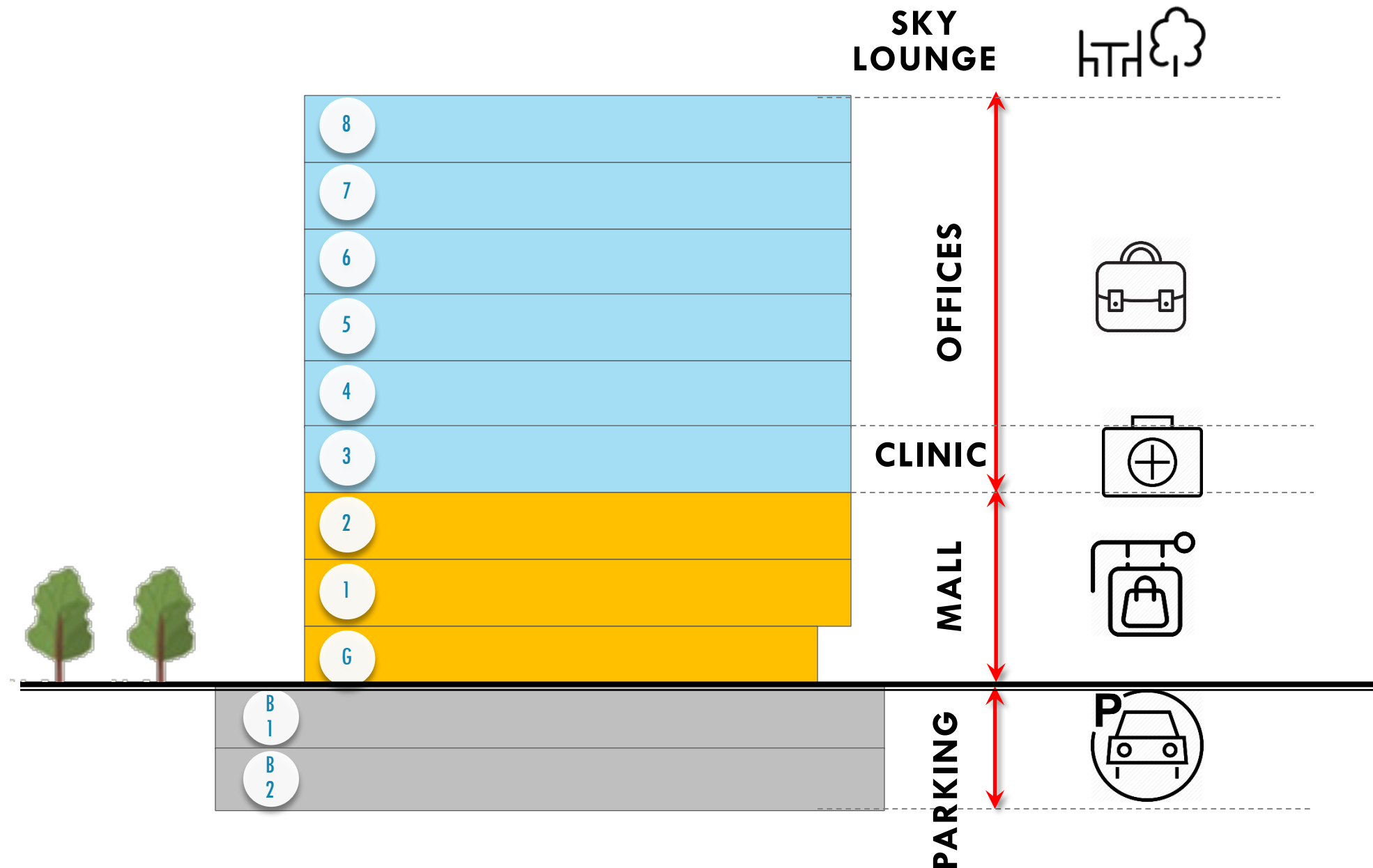
- Components :

- Ground + 2 typical floors
- 6 typical floors
- 2 basement

Commercial

Administrative + medical

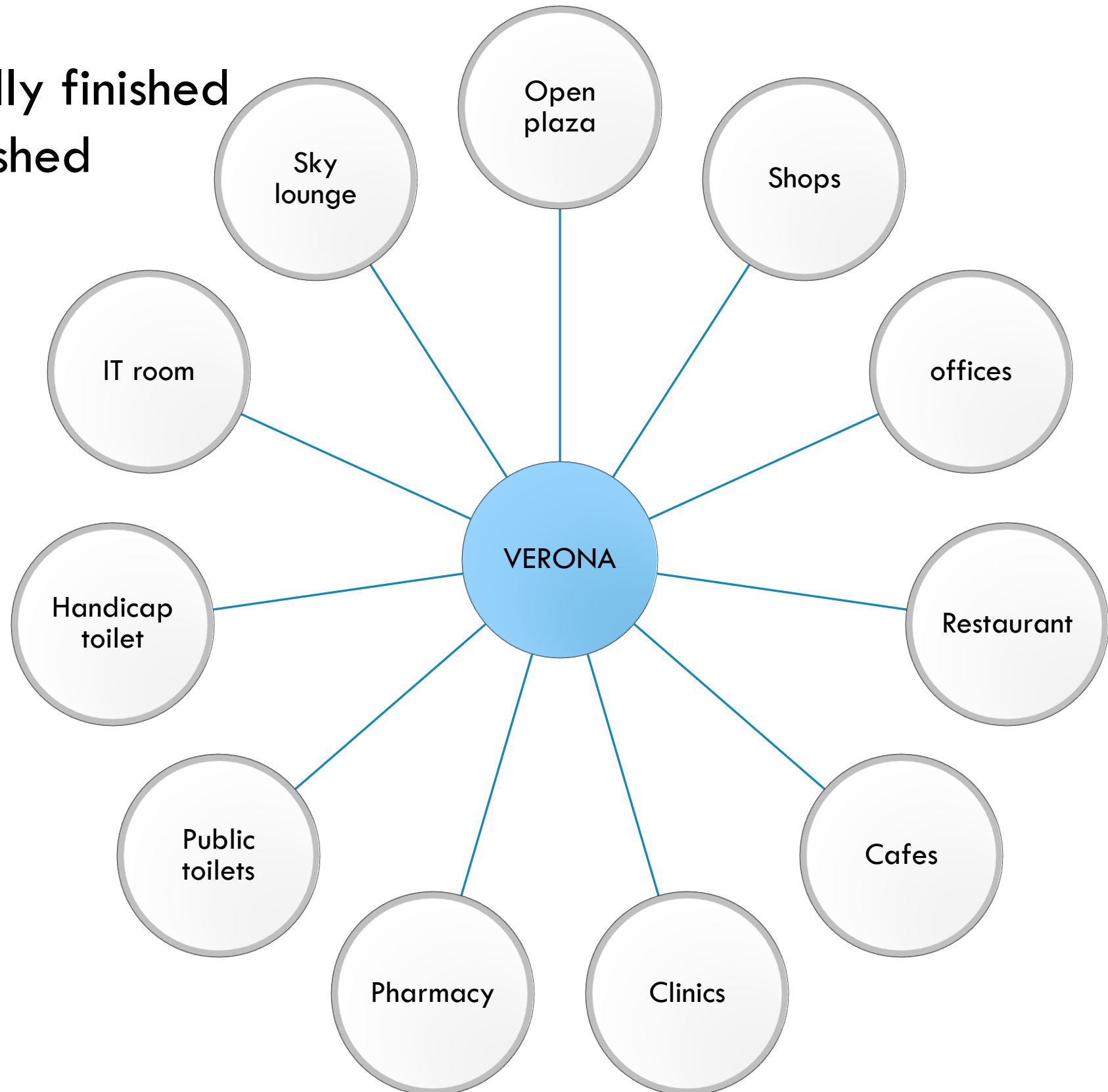
Service & parking





Program :

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



DESIGN

Unit-mix

- Areas:

| FLOOR | TYPE | AREA |
|-----------------------------------------|------------------------------------------------|-------------------------------------------------|
| Ground | Commercial (Shops) | from 37.1 m ² to 95.8 m ² |
| First & second | Commercial (Shops) | from 23.4 m ² to 65.1 m ² |
| Form 3 rd to 8 th | Administrative+ medical (Offices + Clinics) | from 26.4 m ² to 84.9 m ² |

- **Landscape :**
 - Components :
 - Green areas
 - Water features- Fountain
 - 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



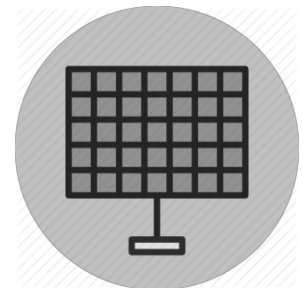
Data



MATV system



Solar energy



MASTERPLAN ANALYSIS

NAMING STRUCTURE

Level code

| | |
|---------------|---|
| Ground Floor | G |
| First Floor | 1 |
| Second Floor | 2 |
| Third Floor | 3 |
| Fourth Floor | 4 |
| Fifth Floor | 5 |
| Sixth Floor | 6 |
| Seventh Floor | 7 |
| Eighth | 8 |

Type code

| | |
|----------------|---|
| Commercial | C |
| Administration | A |
| Medical | M |

Units No.

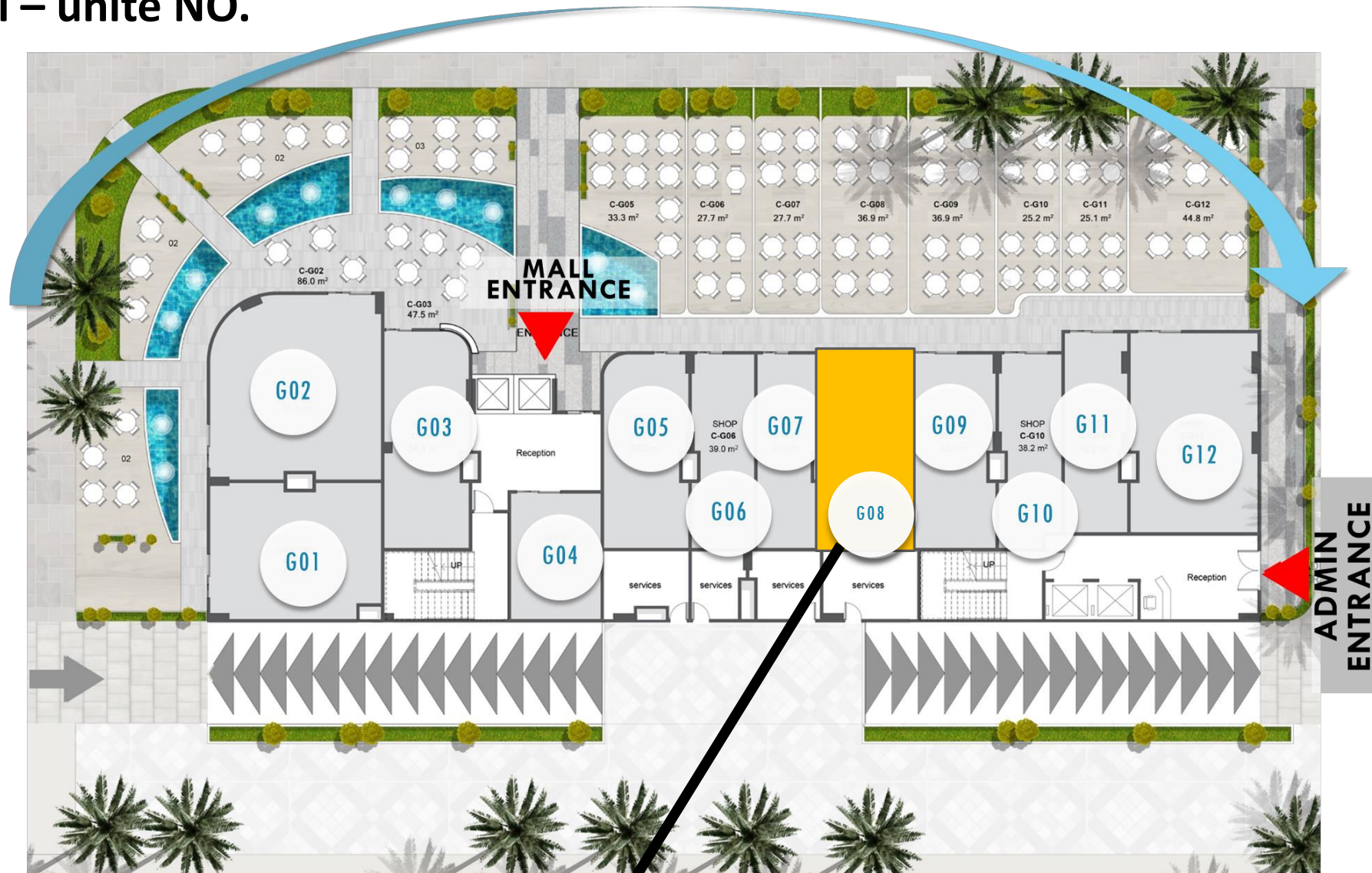
Building numbering should start from the right side of the short elevation in a clockwise direction

| Type | LEVEL NO. | UNIT NO. |
|------|-----------|----------|
| C | G | 01 |

MASTERPLAN ANALYSIS

NAMING STRUCTURE

Unit type – Level – unite NO.



| Type | LEVEL NO. | UNIT NO. |
|------|-----------|----------|
| C- | G | 8 |

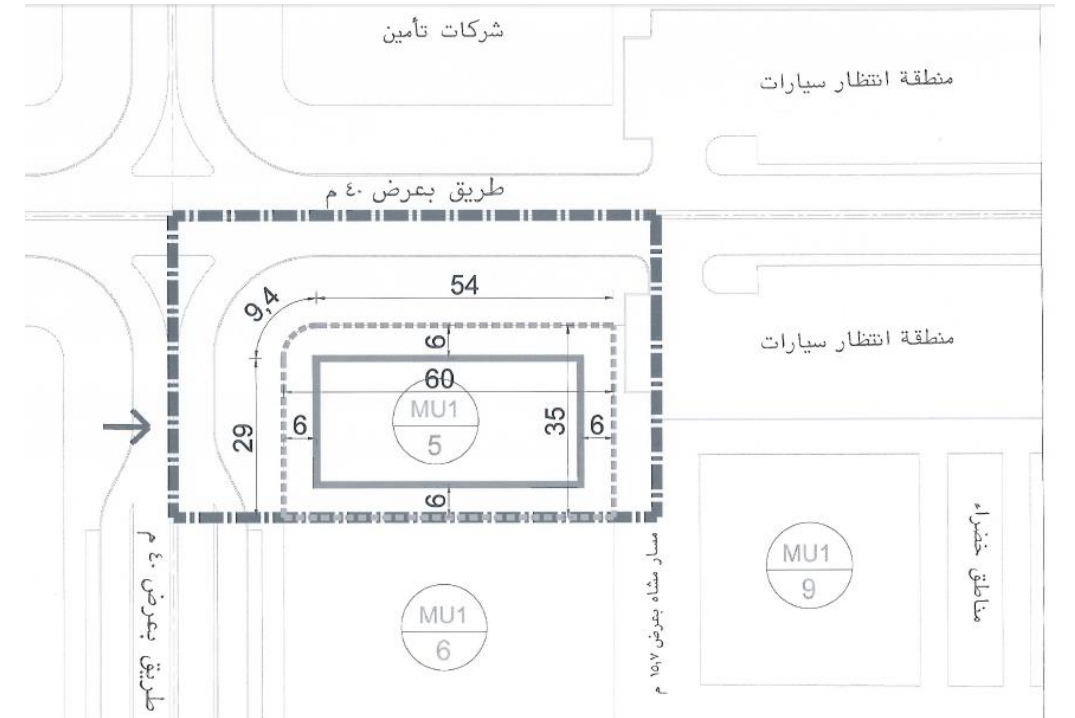
MASTERPLAN ANALYSIS

FACT SHEET- MASTER PLAN

| ITEM | SQM | % |
|-----------------|------|------|
| TOTAL LAND AREA | 4822 | 100% |
| External road | 2736 | 57% |

| ITEM | SQM | % |
|--------------------|------|------|
| Ownership boundary | 2086 | 100% |
| FOOT PRINT | 626 | 30% |
| LADSCAPE | 1460 | 70% |

| CARS PARKING LOTS | | NO. | Total |
|-----------------------------|-----------|-----|-------|
| Commercial & Administration | BASMENT 1 | 46 | 96 |
| | BASMENT 2 | 50 | |



Commercial

| FLOOR | GROUND | FIRST | SECOND | | | |
|-------|--------|-------|--------|--|--|--|
|-------|--------|-------|--------|--|--|--|

| | | | | | | |
|-------------|----|----|----|--|--|--|
| No. of Keys | 12 | 16 | 16 | | | |
|-------------|----|----|----|--|--|--|

Administration

| FLOOR | 3 | 4 | 5 | 6 | 7 | 8 |
|-------|---|---|---|---|---|---|
|-------|---|---|---|---|---|---|

| | | | | | | |
|-------------|----|----|----|----|----|----|
| No. of Keys | 16 | 16 | 16 | 16 | 16 | 16 |
|-------------|----|----|----|----|----|----|

ELEVATION
DAY SHOT



ELEVATION
NIGHT SHOT



ELEVATION
NIGHT SHOT

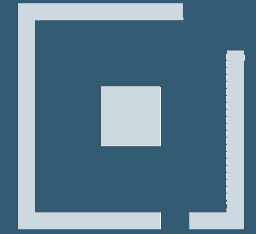


ELEVATION
NIGHT SHOT



ELEVATION PLAZA SHOT





CAPITALINK
DEVELOPMENTS

THANK YOU

CAPITAL LINK DEVELOPMENT