



**EONE**  
BUSINESS COMPLEX



EDENEGY.COM

POWERED BY



**EDEN**  
DEVELOPMENT



Valuable. realistic. Vision

BUSINESS COMPLEX



# EDEN



## **EDEN** Development

EDEN Development is an Egyptian joint stock company established by a group of real estate companies that have a long history of achievements in the field of real estate construction and project management.

Results of many generations' experience since the company's shareholders' presence in 1982 have led to scientific and practical development, resulting in approximately 365 projects in various fields in more than 12 countries around the world.

Therefore, we decided to have the honor of the Egyptian state's participation in building the new republic, by directing our efforts and expertise to the new administrative capital, for its unparalleled uniqueness and the future of the real estate industry in the Arab world.



## New Capital

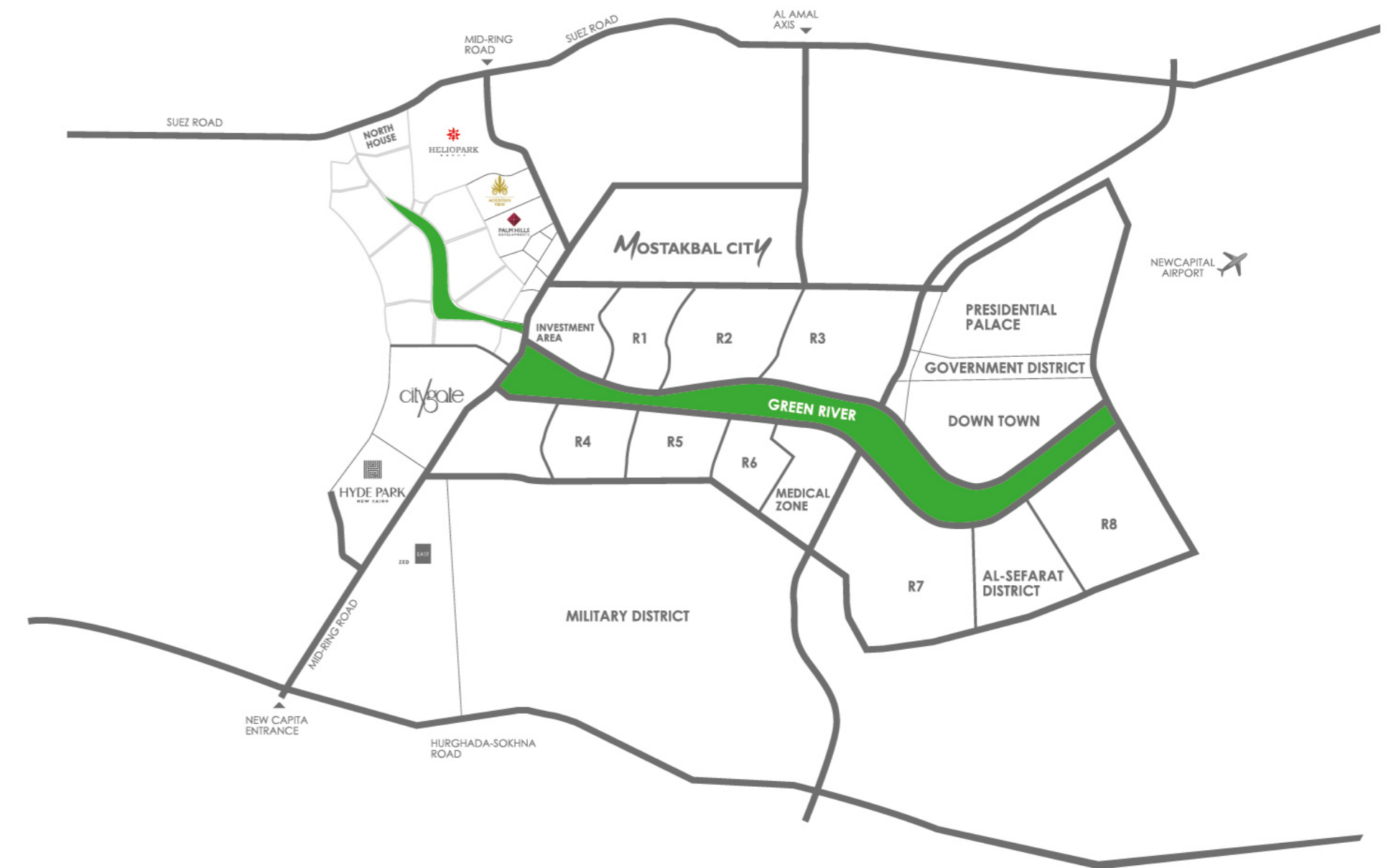
The New Administrative Capital (NAC) is a large-scale project announced by the Egyptian government at the Egypt Economic Development Conference on 13 March 2015.

The new capital city lies between the regional ring road, the Cairo Suez road, and Cairo-Al Ain Al Sokhna road, so it will relieve congestion in Cairo and help strengthen and diversify the country's economic potential by creating new destinations to live, work and visit.

NAC would become the new administrative and financial capital of Egypt. On a 700 square kilometers total area, it would have a population of almost seven million people.

According to the plans, the city houses the presidential palace, the new parliament, governmental district, the main government departments and ministries, foreign embassies.

In addition to a range of commercial zones, business, cultural districts, and featured landmarks.

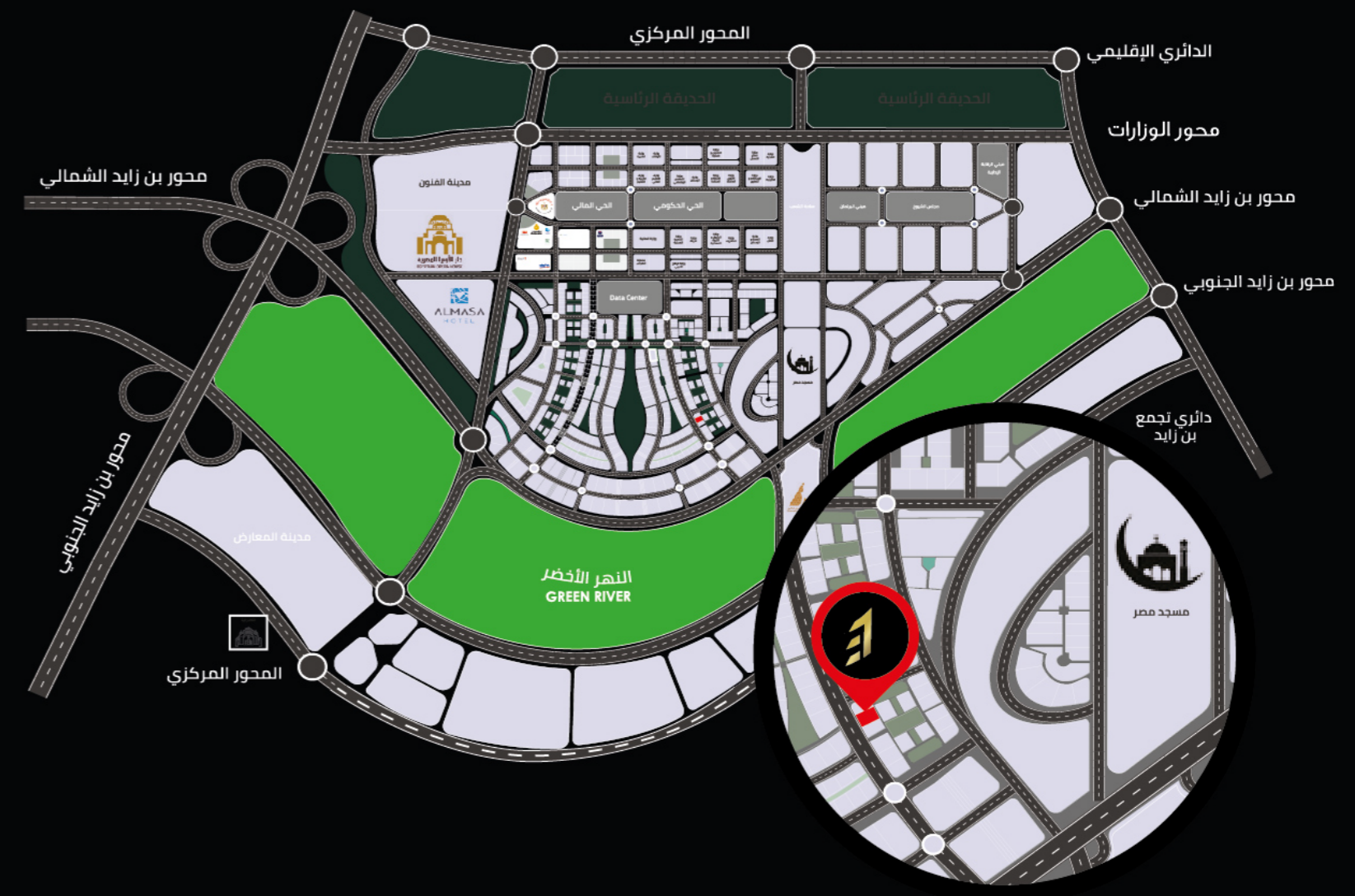


## DOWNTOWN

The Downtown area "1350 acres" is considered the most important picnic and shopping area because it is an area with a high commercial and administrative density in the heart of the Administrative Capital.

It is characterized by its proximity to the government district, the financial and business district, Al-Massa Hotel, the Opera House, the Green River, the Mosque of Egypt, and the Heritage and Arts District.

It also has many headquarters of the most important sectors of the Egyptian economy, such as the petroleum companies sector, the banking sector, the pharmaceutical companies sector, and the telecommunications companies sector. Therefore, the Downtown area has become a destination for investors in administrative, commercial, medical activities, and hotel units.





**PROJECT TYPES**



# E ONE

BUSINESS COMPLEX

## UNITS TYPES

F/FLOOR NO.  
A.C.M/UNIT TYPE  
A(ADMINISTRATIVE)  
C(COMMERCIAL)  
M(MEDICAL)  
01/25 UNIT NO.





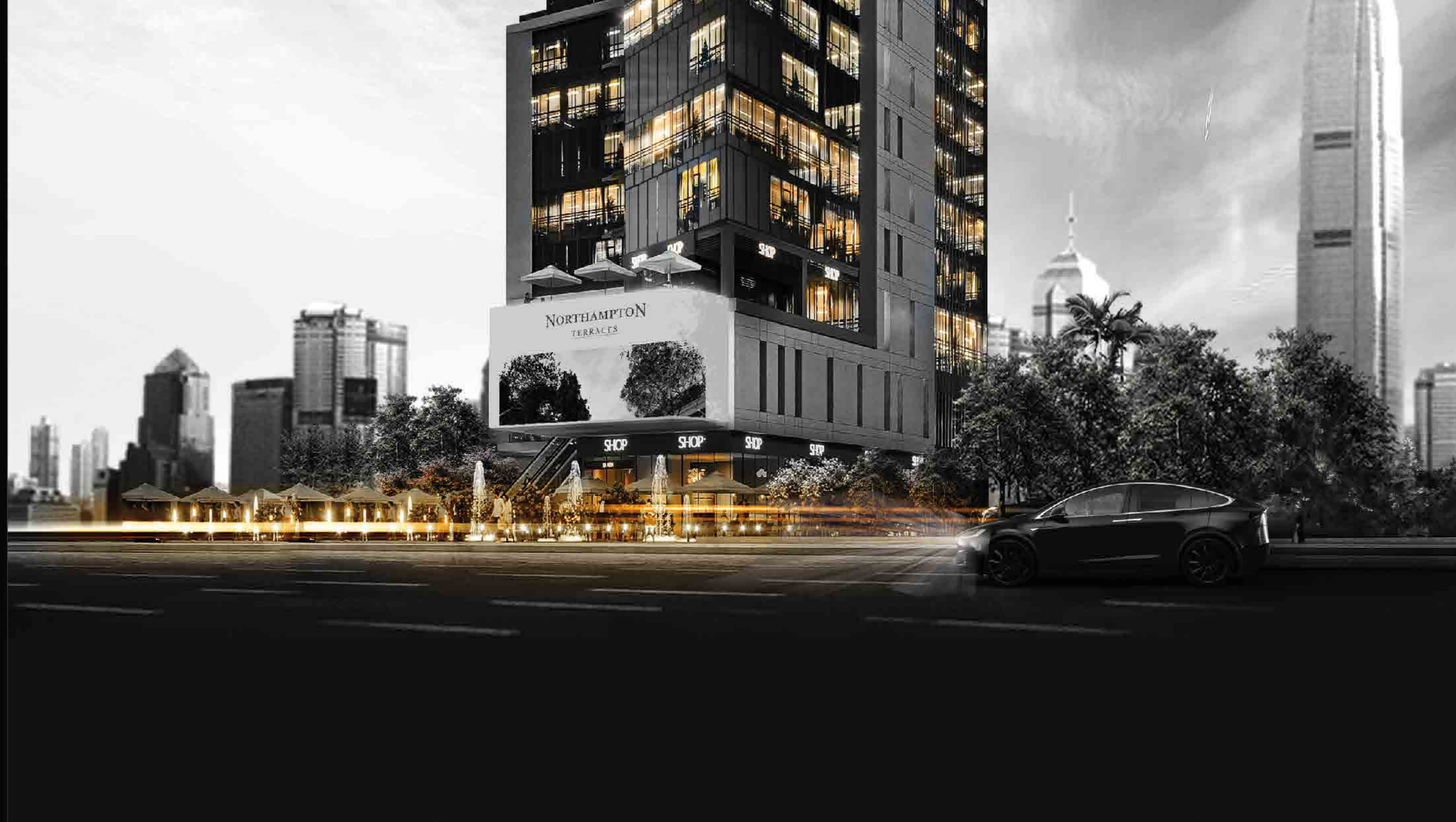
E One mixed-use commercial, administrative and medical tower, consisting of a ground floor + 10 floors with 4 garage floors.

•The tower is located in a privileged location directly on the eastern axis (the highest axis in terms of density of use between all the axes of Down Town), so all units are with distinctive windows according to its unique location.

•Exterior design of the facade of the tower is feasible because it is subject to the standard specifications of the terms of the Administrative Capital Company.

#### UNIQUE LOCATION

- 200m to The **Monorail Station**.
- 300m to The Northern Axis of **Bin Zayed**.
- 350m to The **Mosque of Egypt**.
- 800m to the **Government District**.







# ONE

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**0,1<sup>st</sup>**



GROUND & FIRST FLOOR  
**COMMERCIAL**

**2<sup>nd</sup>**



SECOND FLOOR  
**FOOD COURT AREA**

**3<sup>rd</sup>**



THIRD FLOOR  
**European Cultural Center and  
European University of BENELUX**

**4<sup>th</sup>**



FOURTH FLOOR  
**MEDICAL**

**5,10<sup>th</sup>**



FIFTH to TENTH FLOOR  
**ADMINISTRATIVE**

**8<sup>th</sup>**



EIGHTH FLOOR  
**GYM**

## **COMMERCIAL** *GROUND & FIRST FLOOR*

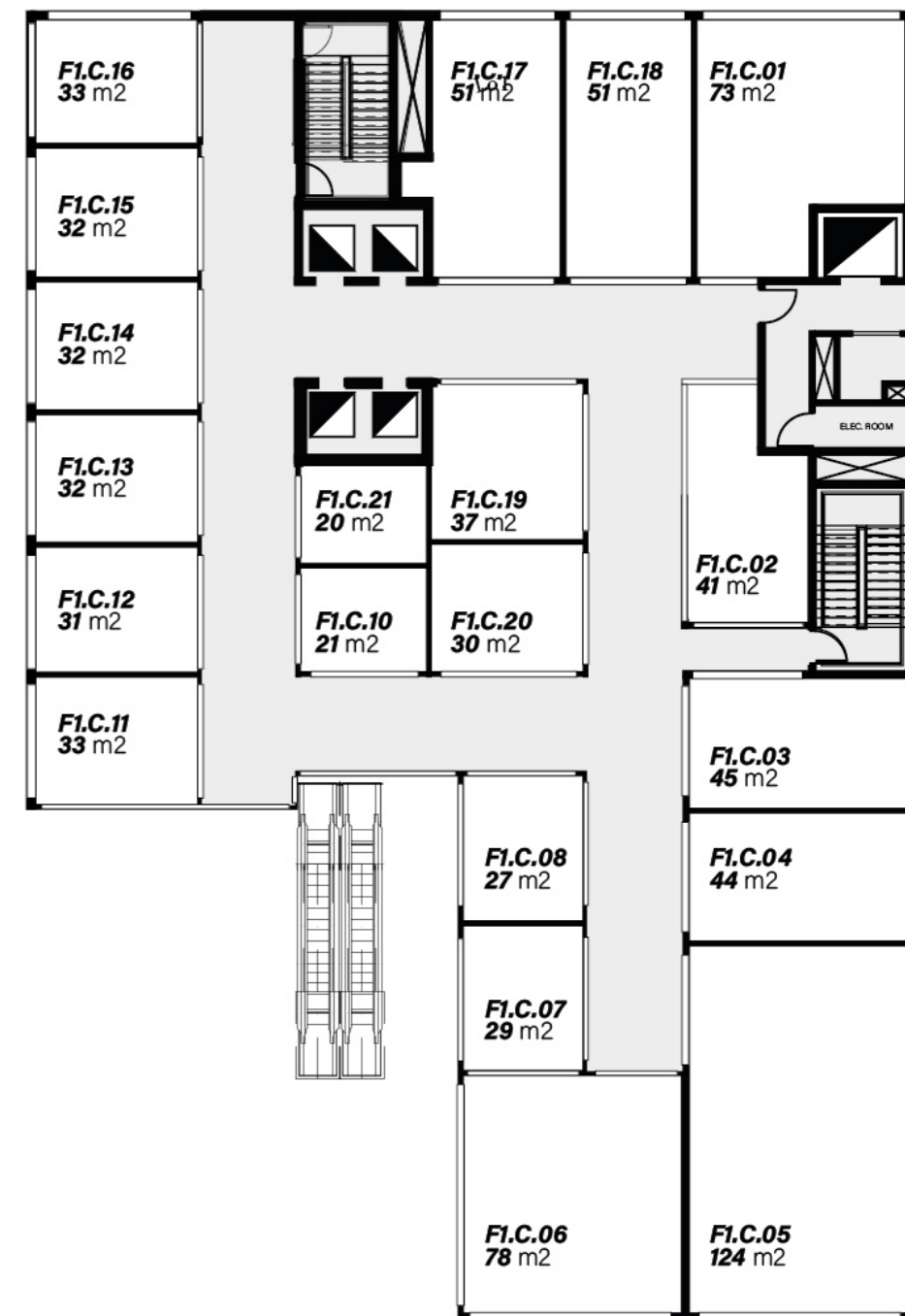
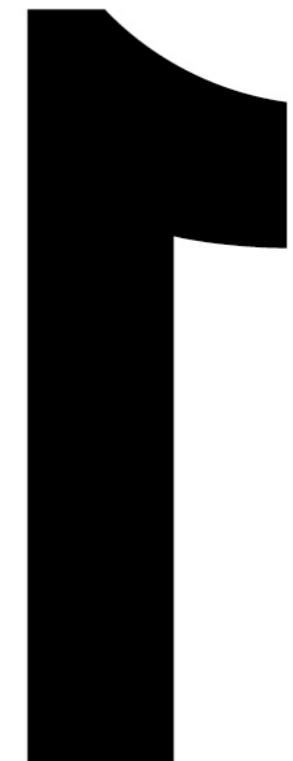
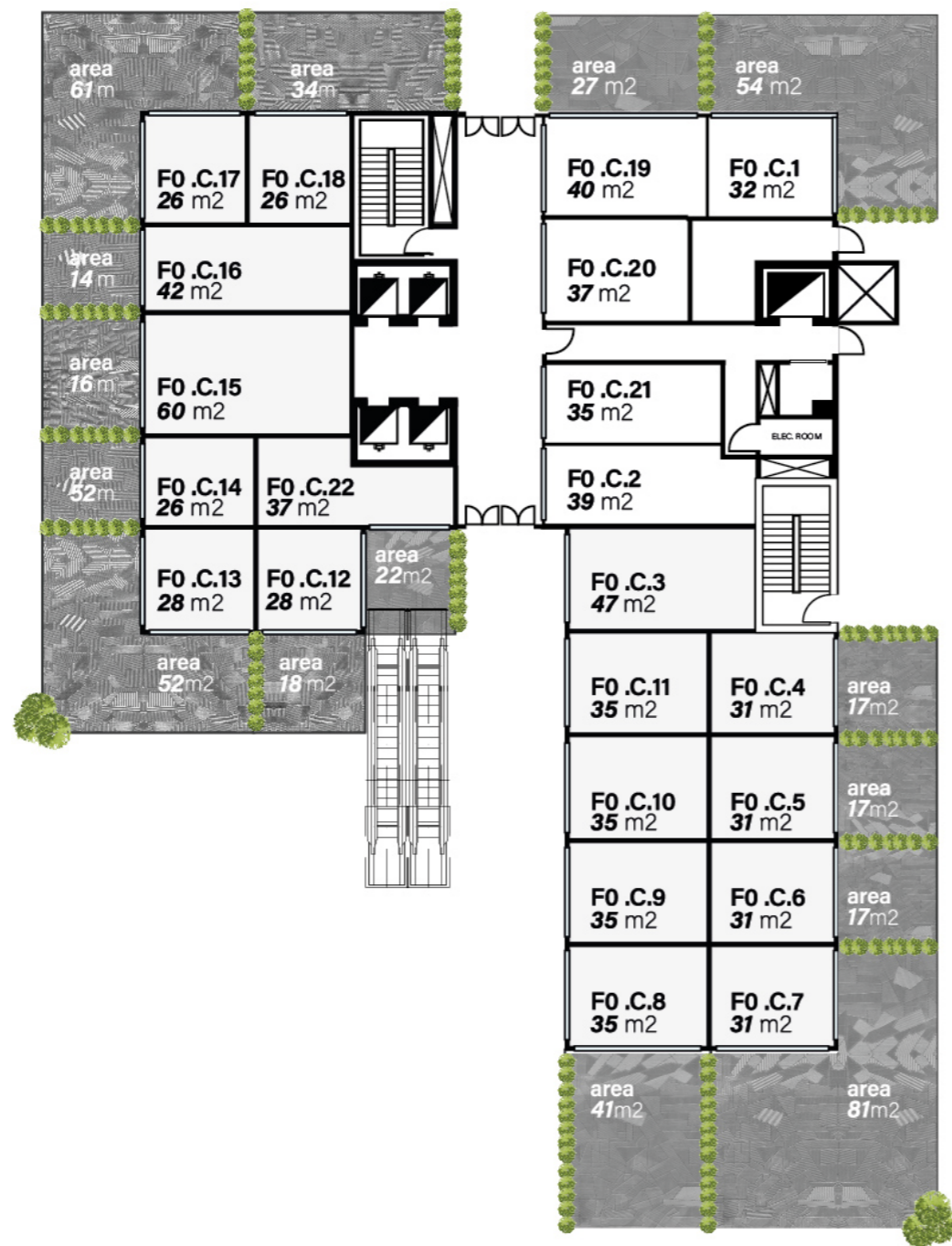
The ground floor consists of different commercial units between 20 SQM to 55 SQM.

First floor has ranges from 20 SQM to 60 SQM, Ground floor designed with an open-air area, connected with escalators directly to the first floor.



*Commercial*  
COMMERCIAL UNITS

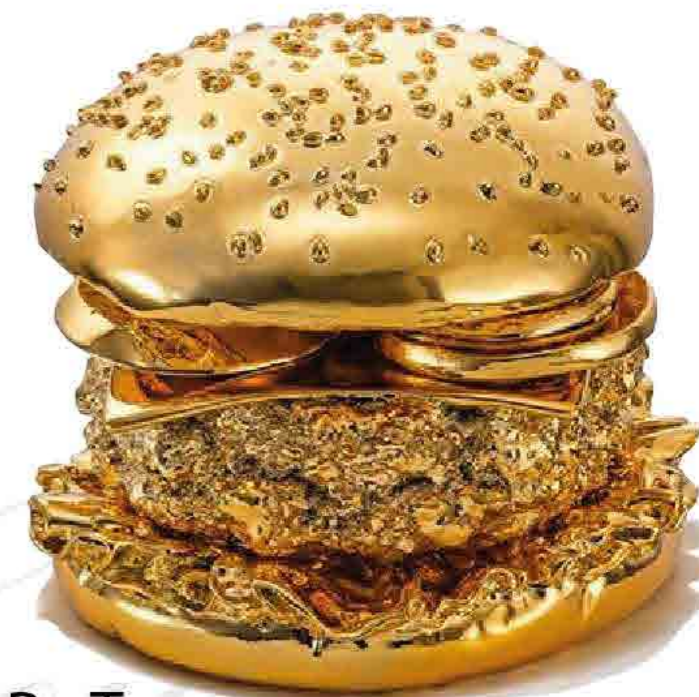




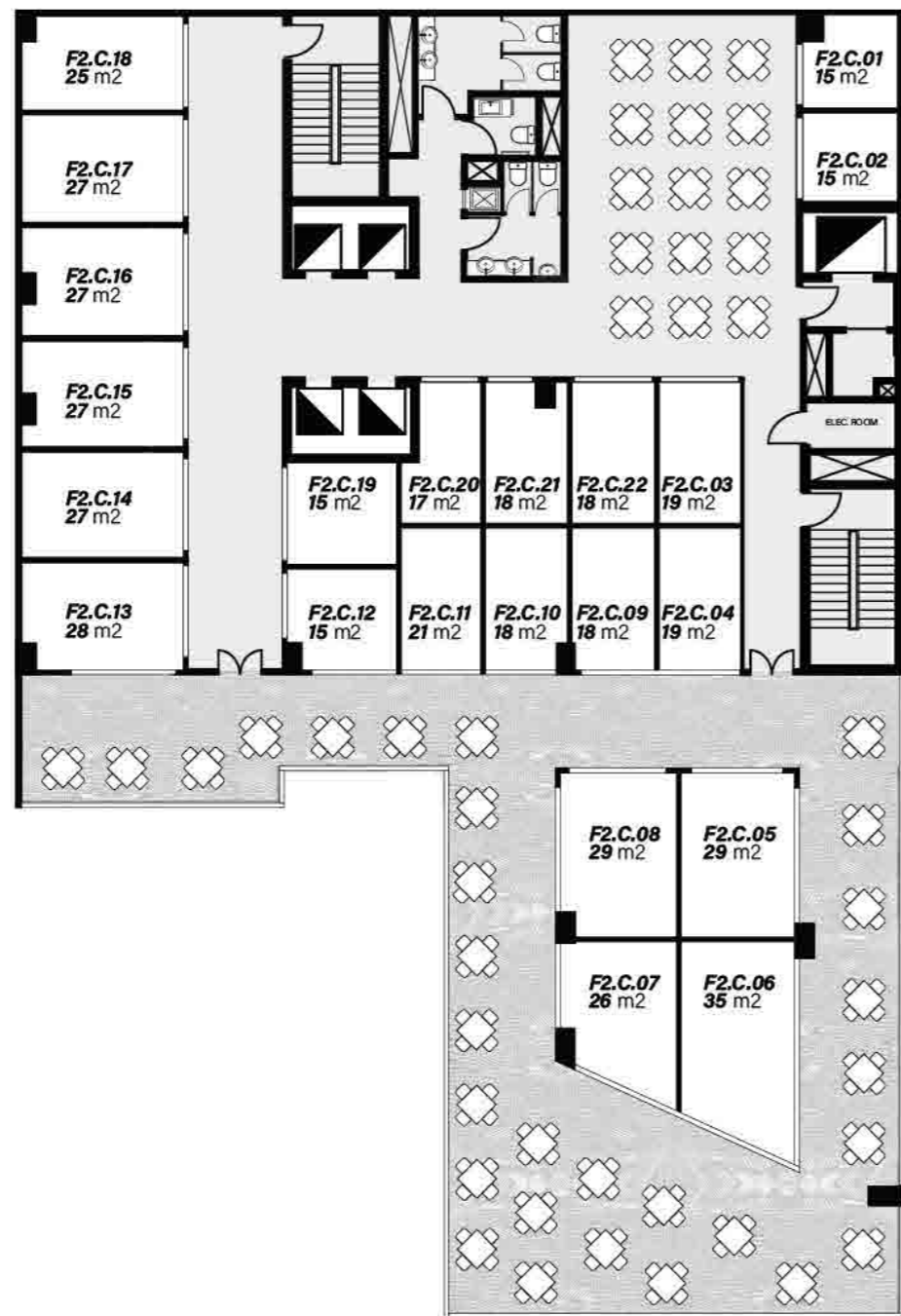
## **FOOD COURT AREA** *SECOND FLOOR*

It includes different sizes units between 20 to 35 meters, in addition to an open-air area with a distinctive view.

*Food Court*  
F O O D C O U R T







# European University of BENELUX and European Cultural Center

## THIRD FLOOR

Special third floor with great ad value because it will be central office of **European university** of Benelux and **European Cultural center**.



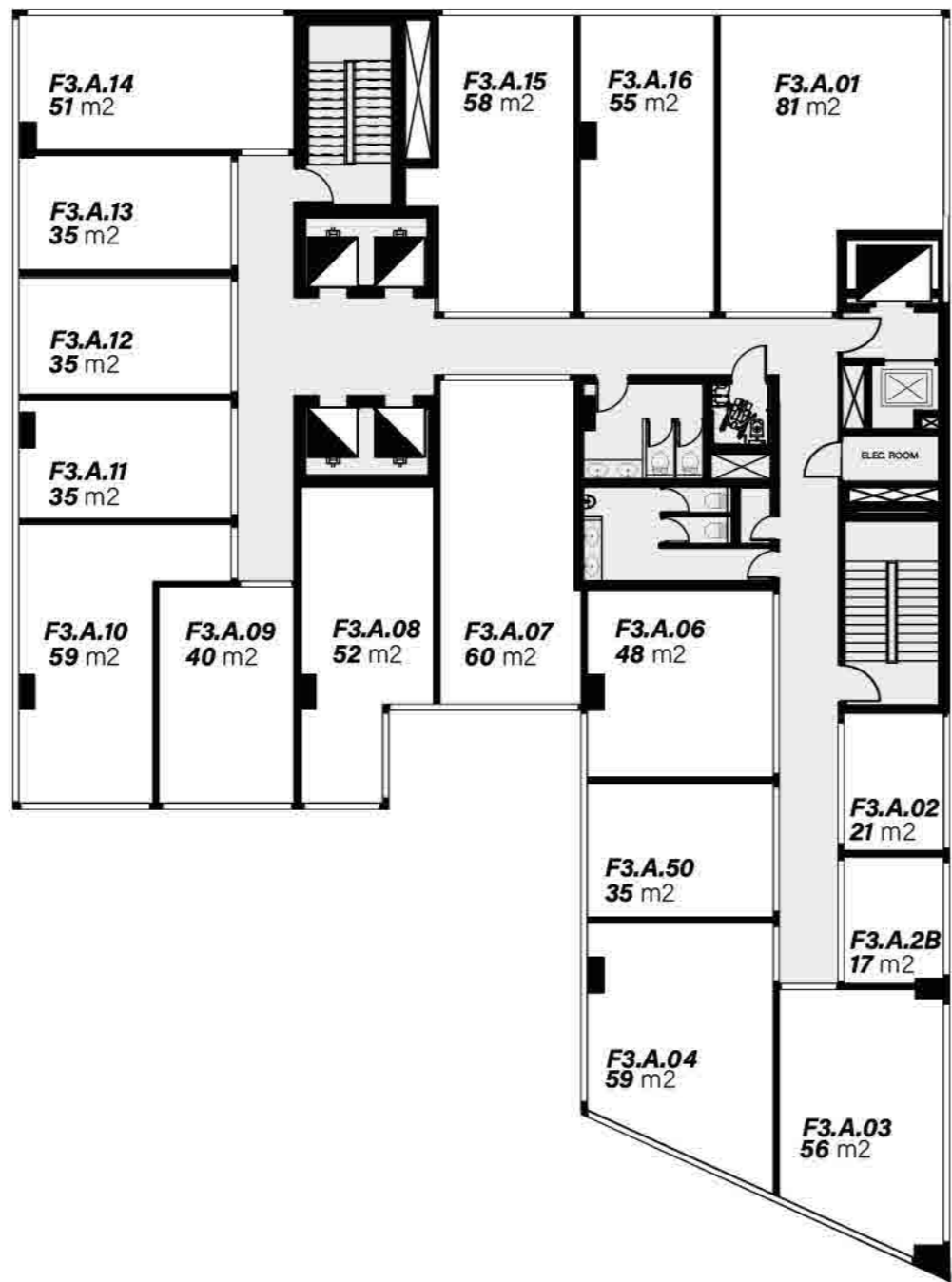
EUROPEAN COUNCIL  
OF CULTURE  
المجلس الثقافي الأوروبي



*Administrative*  
A D M I N I S T R A T I V E



# 3



# **MEDICAL** *FOURTH FLOOR*

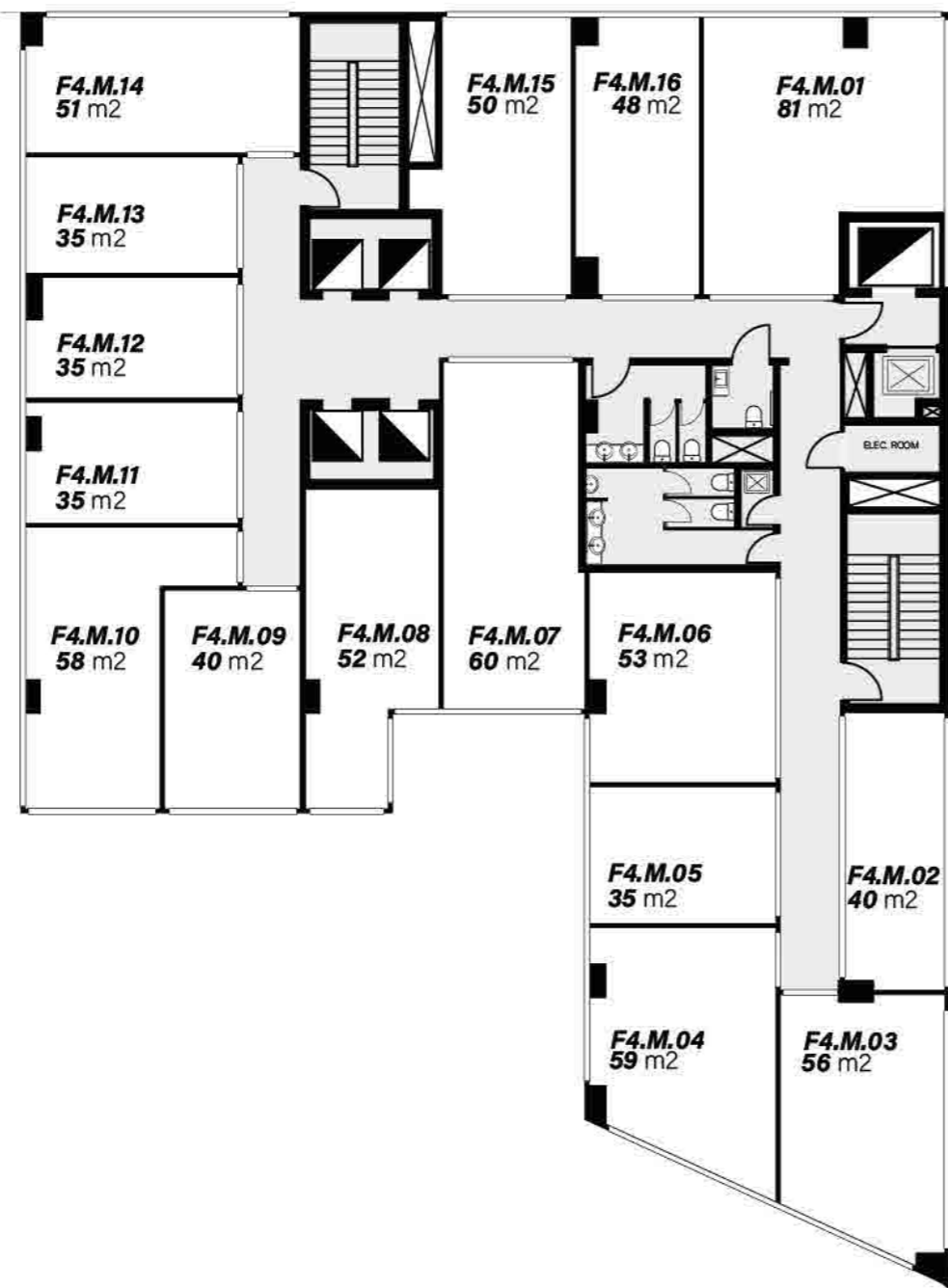
Fourth floor includes units from 35 SQM, in addition to a medical analysis lab, a radiology center and private bathrooms .



*Medical* **UNITS**



# 4



## **ADMINISTRATIVE** *FIFTH to TENTH FLOORS*

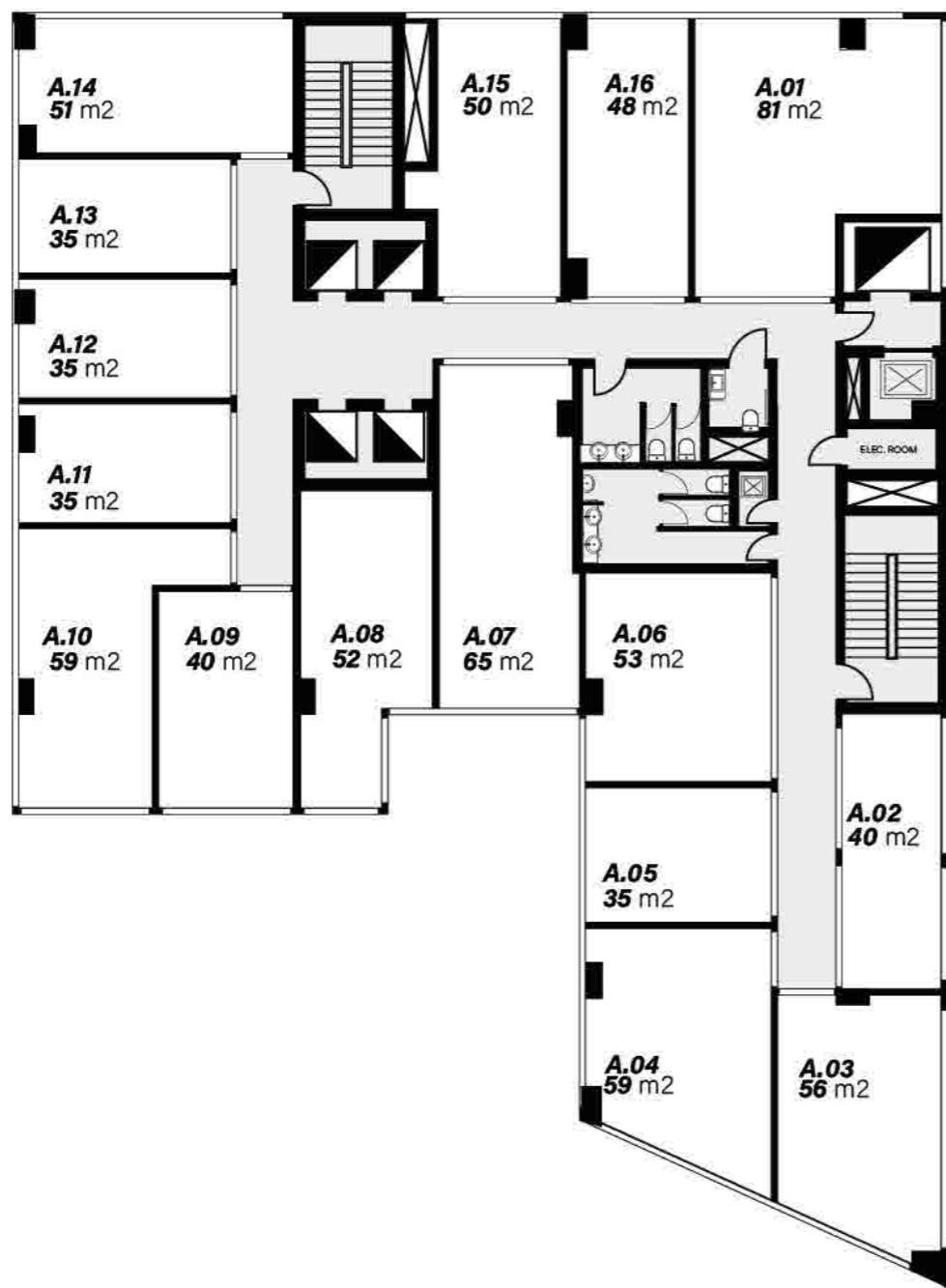
The fifth to the tenth floor consists of differently sized units starting from 35 meters, and all units have a distinctive and unique view from all sides.



*Administrative*  
ADMINISTRATIVE UNITS



5  
6  
7





# 9

## 9,10





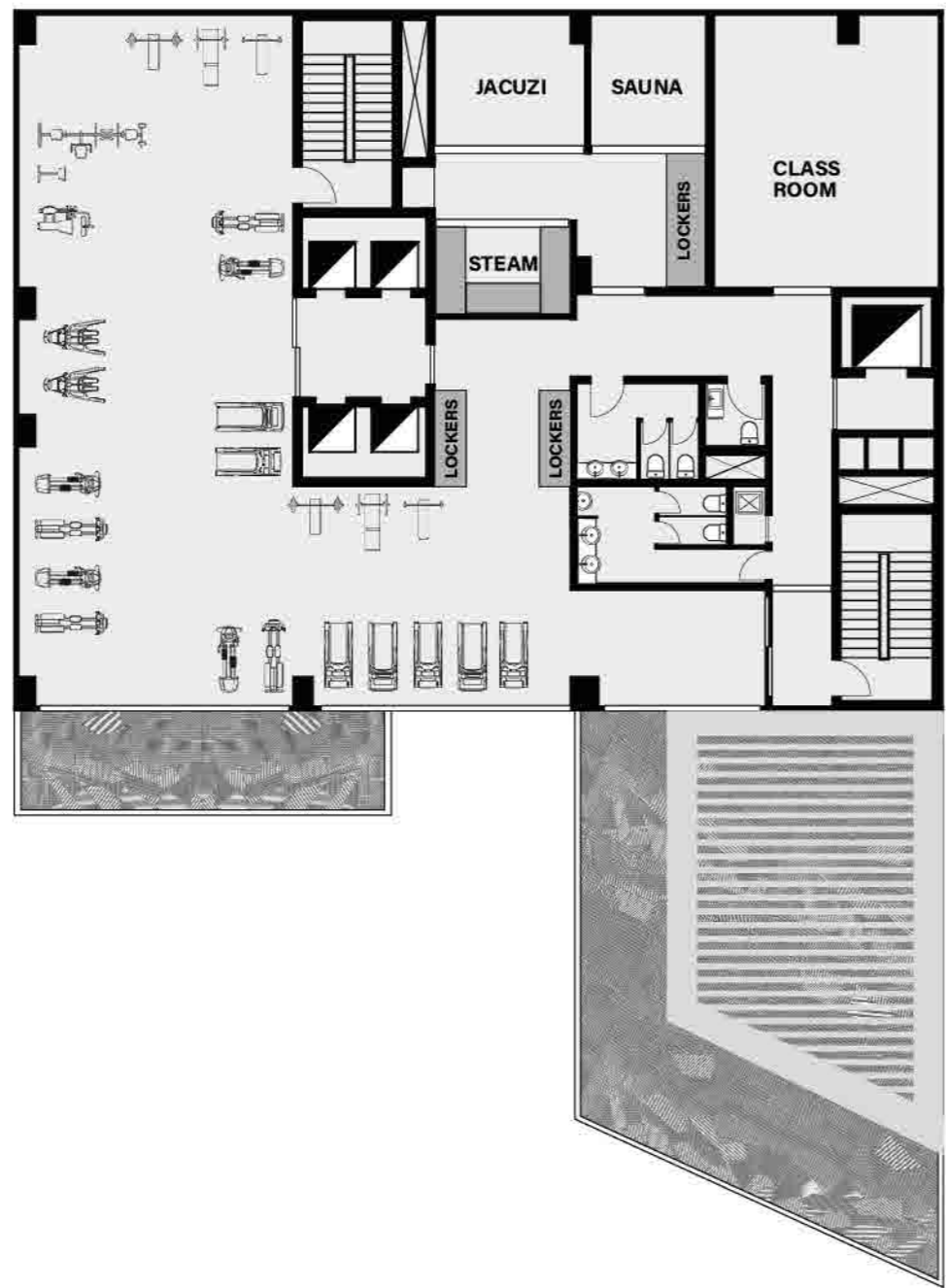
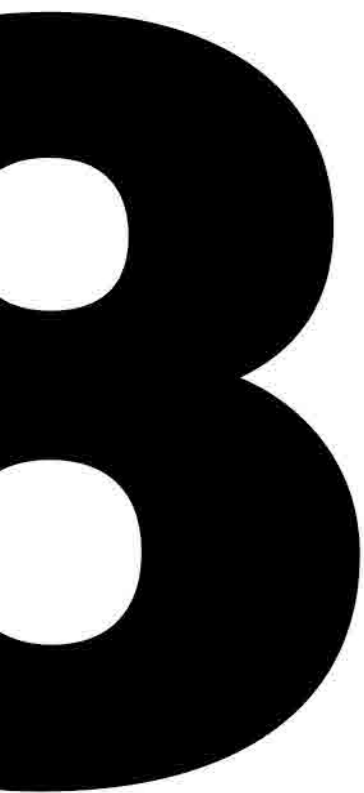
# **GYM** *EIGHTH FLOOR*

The entire floor is an integrated gym with an open-air area featuring a great view.



*Gym Floor*  
GYM FLOOR









EMERGENCY  
ELEVATOR



FIRE FIGHTING  
SYSTEM



SEPARATE ENTRANCES  
to the administrative and  
medical floors



Prayers for men  
and women

4 FLOORS PARKING



24H / 7DAYS  
CCTV CAMERAS



ESCALATORS from  
the plaza to the  
commercial floors



24H / 7Days  
SECURITY SERVICES



4 ELEVATORS



OUTDOOR PLAZA



KIDS AREA



MAP SCREENS  
FOR EACH FLOORS

## PROJECT FACILITIES

1 EMERGENCY ELEVATOR  
4 ELEVATORS  
4 PARKING FLOORS  
24H / 7 Days CCTV CAMERAS  
FIRE FIGHTING SYSTEM  
ESCALATORS from the plaza to the commercial floor  
OUTDOOR PLAZA  
24H / 7 Days SECURITY SERVICES  
KID'S AREA  
SEPARATE ENTRANCES to the Administrative &  
Medical Floors  
Map screens for each floor  
**5D** Advertising screens  
Prayers for men & women  
Garbage collection units





## DOUBLE HEIGHT STORES

The ceiling height of the commercial units on the ground floor is approximately 6 meters to provide the best use of space



# Hybrid **CAR CHARGER**

Charging service for hybrid cars "Electric cars" in multiple places in the garage





# GYM **FLOOR**

An integrated gym on an entire floor with an open air area





# FOOD COURT

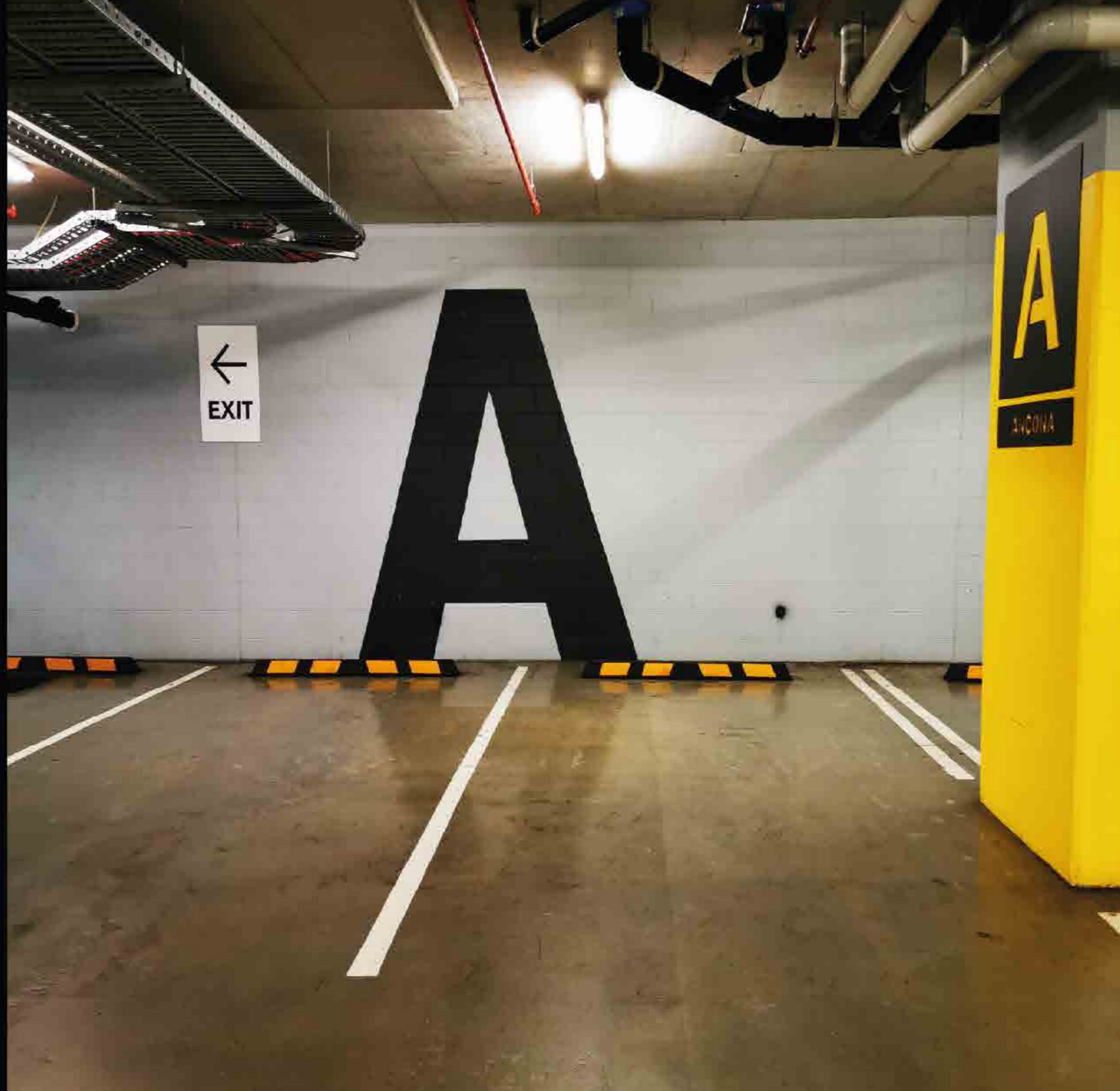
An entire floor for restaurants with an open air area





# 4 **PARKING FLOORS**

For the first time in Downtown District in New Capital.



# **SERVICES FOR** *PEOPLE OF DETERMINATION*

A design that suits handicapped people and special needs to meet their needs.





# **CAR** *WASH SERVICE*

On-demand car cleaning service in the garage floors





# SOLAR GENERATING *units*





# OUR PARTNERS

## **OPRT** for Operation and Property Management

OPRT aims to constantly strive to improve the quality of operating services from facilities management, property management and other services in the field of real estate management to ensure return of investment for investors and an added value for the property.

OPRT is cooperating with EDEN Development through the "E ONE" project by providing the following services:

- Cost Management
- Facilities Management
- Branding Services
- Risk Management
- Specialized Management Of Towers And Skyscrapers



## **The International Design Association (IDA)**

IDA Engineering is an international consulting firm that provides a wide range of engineering, environmental, management and advisory services focused on the client within Egypt and international markets.

(IDA) is registered within the consulting offices of European Commission countries, and its activities focus on all categories of engineering projects, design work, site supervision and project management through the company's branches in Egypt (NOOR Consultants) and Canada.

(IDA) cooperates with EDEN Development through the E ONE project by providing the following services:

- Architecture and Design (Architectural Design, Interior Design and Landscaping)
- Engineering and Infrastructure
- Project and Construction Management




WHEN YOU DECIDE TO TAKE A STEP, MAKE SURE IT IS THE RIGHT **ONE**







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 EDEN-DEVELOPMENT1

 EDEN\_DEVELOPMENT

 EDEN\_DEV

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