

The logo features a stylized 'A' composed of vertical bars of varying heights and widths, rendered in a gold color. To the right of this symbol, the words 'ADDRESS' and 'CAPITAL' are stacked vertically in a large, white, sans-serif font. Below them, the words 'BUSINESS COMPLEX' are written in a smaller, white, sans-serif font.

ADDRESS
CAPITAL
BUSINESS COMPLEX

aldawliadevelopments.com

A photograph of a modern, multi-story building at dusk. The building features a mix of dark, textured panels and large glass windows. The interior lights are on, creating a warm glow. In the foreground, several palm trees are silhouetted against the building. The sky is a clear, light blue. The text "LUXURY IN DETAILS" is overlaid in the center in a white, sans-serif font.

LUXURY IN DETAILS

ABOUT
AL DAWLIA
BOUTIQUE
DEVELOPMENTS.

AL DAWLIA
BOUTIQUE DEVELOPMENTS

We are committed to an outstanding performance in every project we have undertaken over the years. 2.5 million square meters of premium property have been developed under our name in numerous countries including Egypt, Sudan and Yemen. Al Dawlia Boutique Developments build residential and business communities, which provide our clients with the perfect environment to thrive. Excellence is our pride and promise; we built our empire upon dedication towards small details.

ABOUT AL DAWLIA BOUTIQUE DEVELOPMENTS.

Mission

We build on our heritage modern and vibrant communities that values people. Our core is based on delivering the perfect experience to our clients, taking care of every detail in the process from the essence of the idea to the delivery and beyond. Welcoming you to the new normal.

Vision

Our key goal is to become one of the top trusted real estate developers over the years through our commitment to quality as we continuously visit our projects after delivery to ensure that every aspect of the project is nothing less than perfection.

Philosophy

In Al Dawlia Boutique Developments, we believe that details matter. What makes us who we are today is our attention to small details and specifics. It is what makes our project memorable, unique and leaves an everlasting mark.

GATEWAY TO THE FUTURE

DISCOVER
THE NEXT
LEVEL.

We come from a multinational manufacturing business that was built on the foundation of outmost quality by our mother company Al Dawlia Boutique Developments.

2.5 Million square meters of premium property have been developed under our name in countries including Egypt, Sudan and Yemen. Al Dawlia Boutique Developments build communities, which provide our clients with the perfect environment to thrive.

ADDRESS
CAPITAL
BUSINESS COMPLEX

Experience success in the business world with a set environment that was built and customized to obtain the ultimate potential of our people. Nature has found its way into the modern office, bringing numerous benefits to both business men and employees. As it is an opportunity to reconnect with nature at work that affects positively people's

productivity, well-being and a company's success. Offering a stimulating work environment with an inspiring outdoor space made Address Capital a new model of an ideal business complex. The design incorporates natural elements into the heart and soul of the building; from greenery, sun light, and water features.



ARCHITECTURE

ELITE DESIGN FOR LUXURIOUS AMBIENCE

Address Capital takes pride in developing long-term plans and implementing strategies that will help in achieving goals. The building is a representation for innovation, utilizing a luxurious life style and the latest trends of corporate spaces. Evident by the building design, which consists of two interconnected buildings joined by an atrium, creating an L shape with a keen eye to the gate design as it stands tall among others, a modern portal that welcomes the future.



FACTS AND FIGURES

A modern multi-story office building with large glass windows and a palm tree in the foreground. The building has a light-colored facade and a grid-like window pattern. The palm tree is tall and slender, with a dense canopy of fronds. The sky is a clear, light blue.

The project consists of two buildings; Address Capital South and West, each building is G+7 floors with total BUA 36,750m².

There are two basements with BUA 17,000m² (each basement 8500m²). The basements' heights are designed to handle mechanical parking to accommodate a total capacity of 376 car parking slots.

Reception areas located in every floor along with special facilities that is located in 2nd, 4th and 6th floors, including large, medium and small meeting rooms, quiet rooms, business center, beverage room and micro market.

The office spaces are delivered in semi and fully finished units with central AC ports.

FACTS AND FIGURES

Main Entrance atrium 36m² height with sky lights connecting the South and West buildings.

Address Capital South with BUA 14,240m² includes small offices that vary from 35m² up to 130m² gross areas. Address Capital West with BUA 22,510m² offers larger spaces that could be customized as per business needs.

Every building has 4 elevators; 3 panoramic main elevators and 1 service elevator, with common bathrooms in each floor.

All offices equipped with vertical ducts for making private wet areas for bathrooms and kitchenettes internal office design.





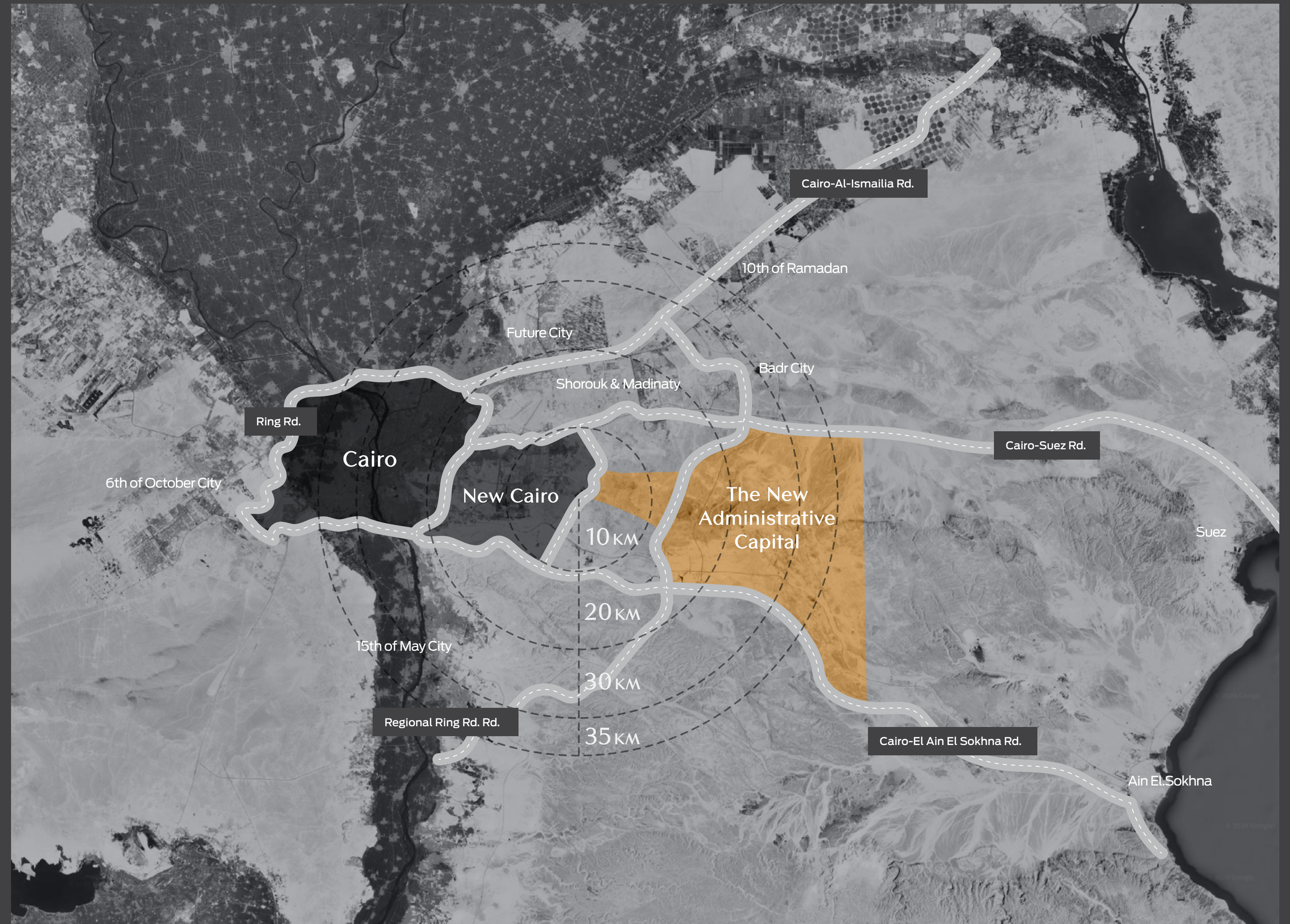
NEIGHBORHOOD.

LOCATION

The New Administrative Capital

A new center of excellence for living in Egypt and beyond.

It will feature a fully-integrated capital with world-class residential, commercial, medical, financial, and educational institutions. Moreover, an independent international airport, a modern train station that is connected to Egypt's railway system and it will use the most advanced technology to provide the first central security system. It is expected to attract 40 million people upon completion.



LOCATION

5 minutes from New Cairo
5 minutes from Suez Road
45 minutes from Ain Sokhna

The New Adm. Cap. Area is 40,000 acres with expected population 18 - 35 million citizen by 2040

The Gov. Zone area is about 500 acres and contains 36 ministerial and governmental buildings with expected gov. Employees 150k.

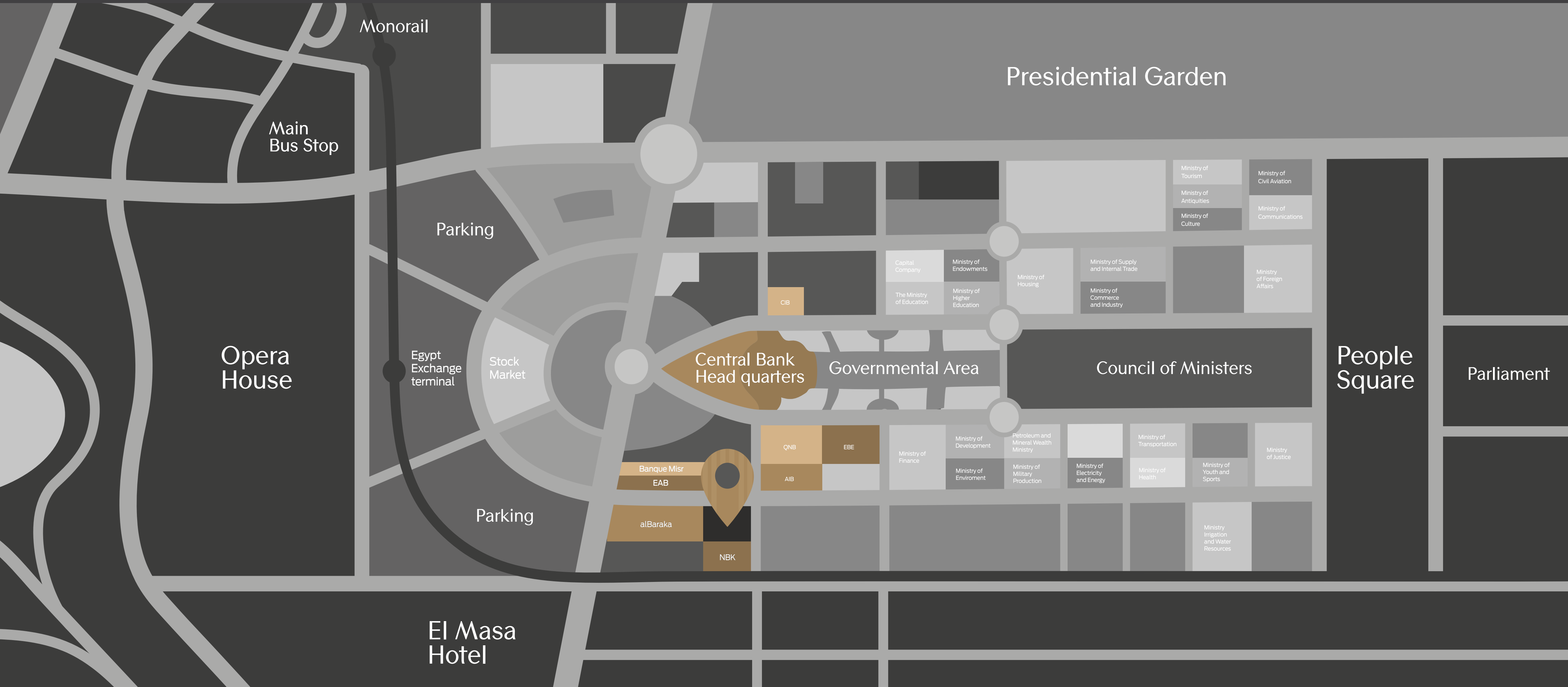
Address Capital located in land no. 23-B6 with land area 10,500m², the project overlooks two main streets with a width of 30m², and a large square with diameter of 60m² and two secondary roads with a width of 10m².

The Gov. Zone contains about 100 plots allocated for urban developments, about 35 plots for commercial and admin usage only and the rest of plots are assigned for banking usage only.



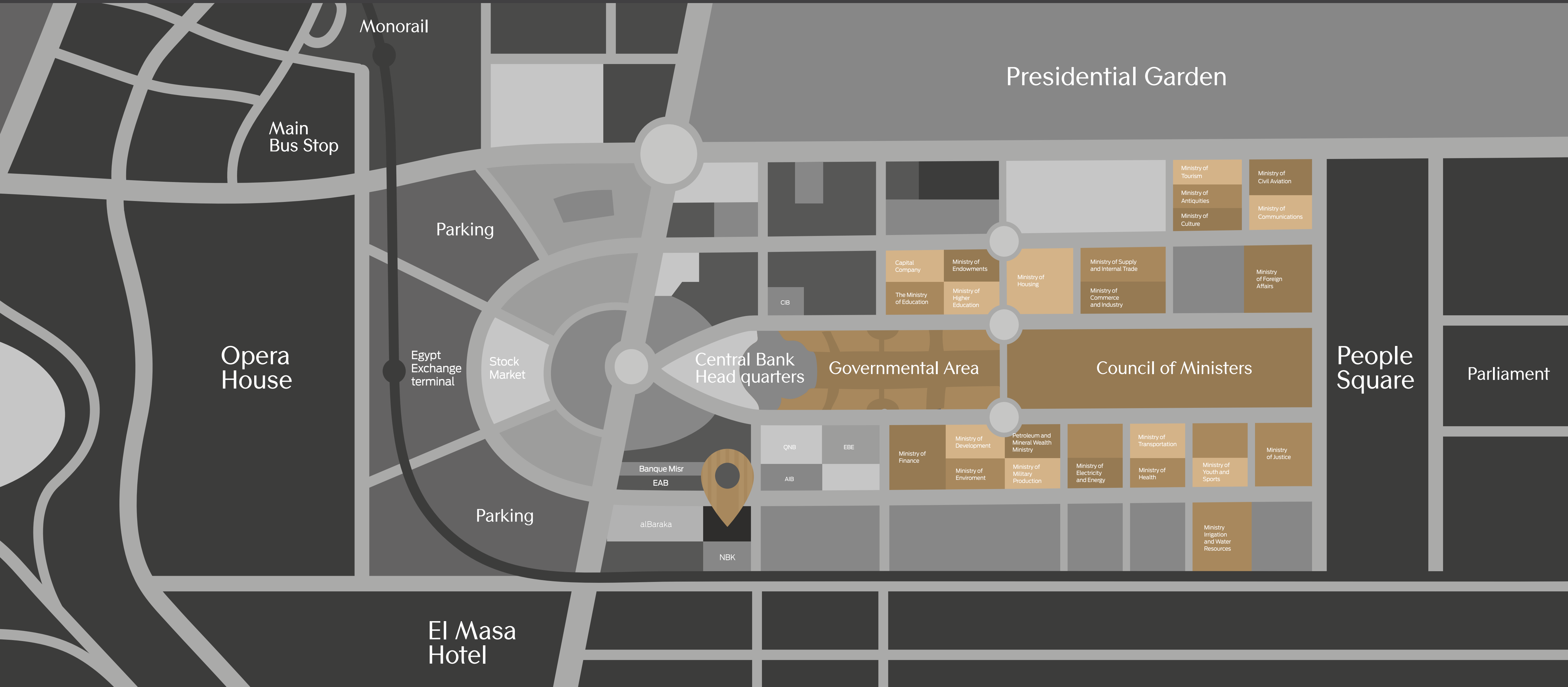
LOCATION

Address Capital is located in the heart of the financial hub of the new administrative capital, with the central bank, and all the banks' headquarters right next to it.



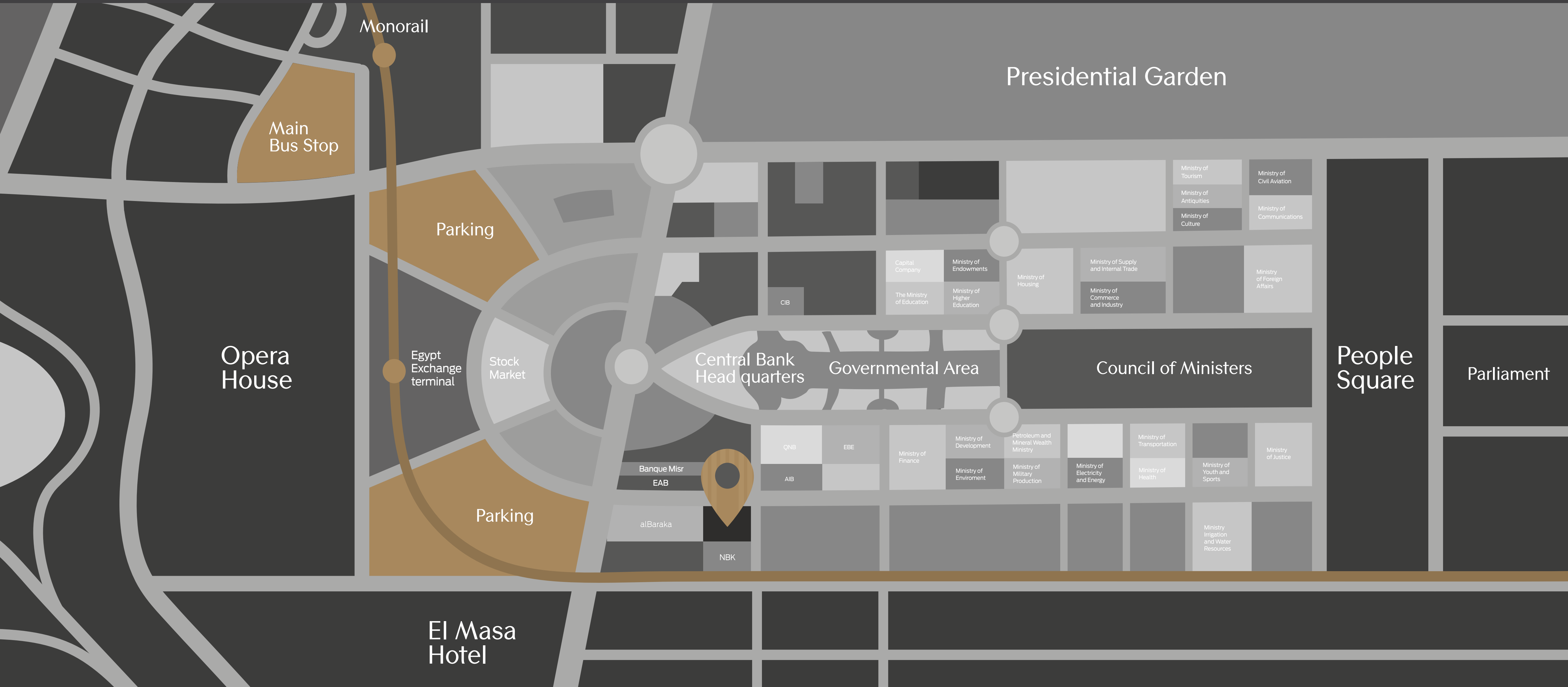
LOCATION

With the ministries area situated in the same street makes Address Capital strategically located for foreign institutions that collaborates with the Egyptian government.



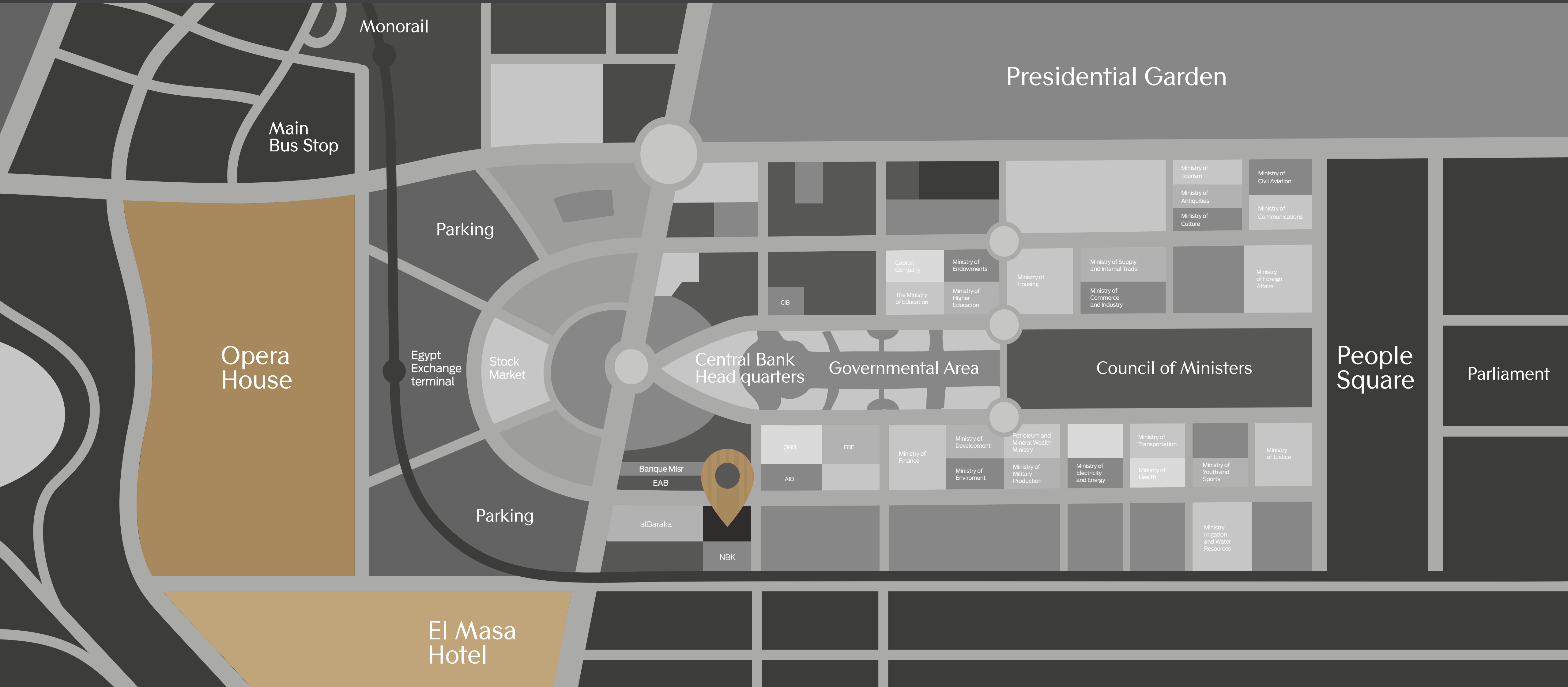
LOCATION

A prime location that offers accessibility for two huge parking plots along with the most awaited national project, the monorail. It passes right behind the project and it is anticipated to provide people with a fast, convenient, and safe means of transport.



LOCATION

The location of the Masa hotel and the Opera house to Address Capital will offer a comfortable stay and entertainment for project's visitors and clients.



A moment to explore,




FACILITIES & SERVICES

Lay back
and recuperate.

 Foodcourt & Break Area

 Central Air Conditioning

 Central Network

 Data Fiber Optics cable for each unit



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A great hive
for success.

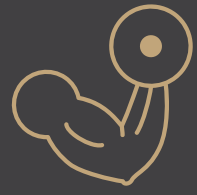
FACILITIES & SERVICES



Double Height Lobby



Meeting Rooms



GYM

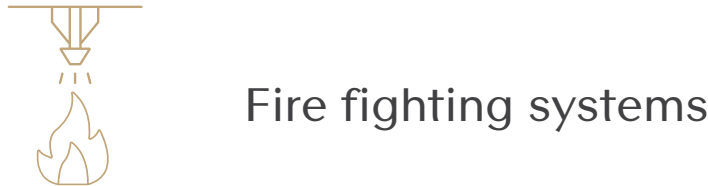
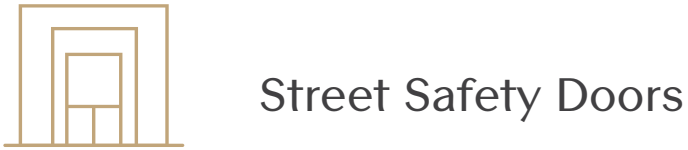


Security



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Blending
with nature



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FACILITIES & SERVICES

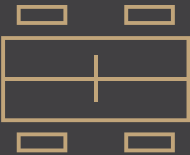
The sky is
the limit



Recreation Roof



Outdoor Landscape



Work Stations



6th Floor Terrace



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FLOOR PLANS



Disclaimer: Drawings are not to scale and the dimensions are approximate, Al Dawlia Boutique Developments reserve the right to change in the master plan, all drawing dimensions, areas and materials without notification.
- Any colored images shown are indicative only, actual colors may vary.
- Floor plans may be mirrored depending on location in the master plan.
- In the case of garden level option, stair and terrace details may vary.

Ground Floor

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (146m²)
- OFFICE AREA (158m²)
- OFFICE AREA (163m²)
- OFFICE AREA (173m²)
- OFFICE AREA (194m²)
- OFFICE AREA (226m²)
- Corridors, Stairs, Elevators and Lobbies



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1st Floor

FLOOR PLAN

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (120m²)
- OFFICE AREA (158m²)
- OFFICE AREA (172m²)
- OFFICE AREA (182m²)
- OFFICE AREA (270m²)
- OFFICE AREA (422m²)
- Corridors, Stairs, Elevators and Lobbies



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2nd Floor

FLOOR PLAN

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (144m²)
- OFFICE AREA (187m²)
- OFFICE AREA (266m²)
- OFFICE AREA (278m²)
- OFFICE AREA (422m²)
- Corridors, Stairs, Elevators and Lobbies
- Facilities



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3rd Floor

FLOOR PLAN

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (144m²)
- OFFICE AREA (216m²)
- OFFICE AREA (266m²)
- OFFICE AREA (278m²)
- OFFICE AREA (343m²)
- OFFICE AREA (422m²)
- Corridors, Stairs, Elevators and Lobbies



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4th Floor

FLOOR PLAN

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (144m²)
- OFFICE AREA (187m²)
- OFFICE AREA (266m²)
- OFFICE AREA (278m²)
- OFFICE AREA (422m²)
- Corridors, Stairs, Elevators and Lobbies
- Facilities



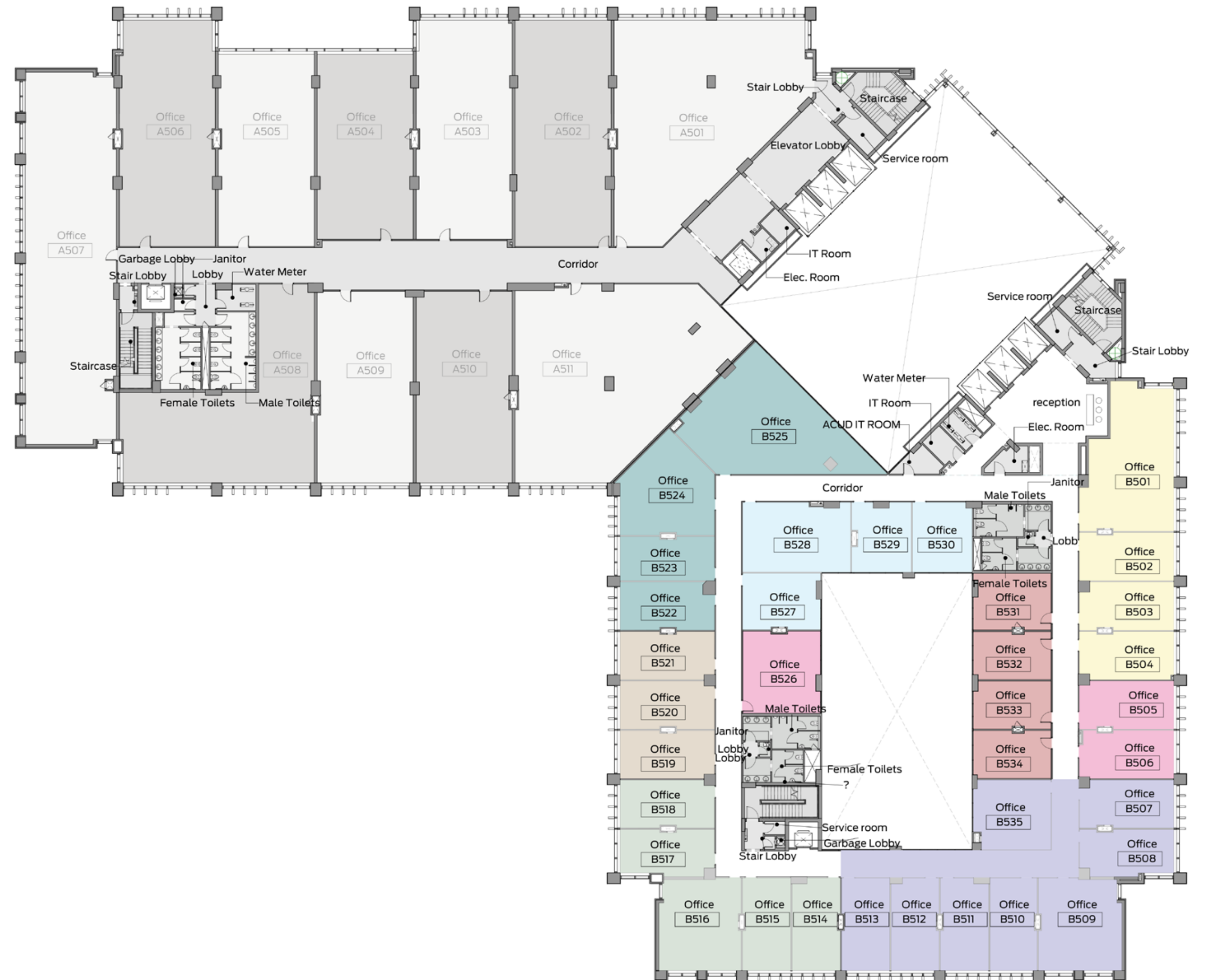
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5th Floor

FLOOR PLAN

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (144m²)
- OFFICE AREA (216m²)
- OFFICE AREA (266m²)
- OFFICE AREA (278m²)
- OFFICE AREA (343m²)
- OFFICE AREA (422m²)
- Corridors, Stairs, Elevators and Lobbies



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6th Floor

FLOOR PLAN

Floor Legend

- OFFICES AREA (0-55m²)
- OFFICES AREA (65-100m²)
- OFFICE AREA (144m²)
- OFFICE AREA (187m²)
- OFFICE AREA (266m²)
- OFFICE AREA (278m²)
- OFFICE AREA (422m²)
- Corridors, Stairs, Elevators and Lobbies
- Facilities



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7th Floor

FLOOR PLAN

Floor Legend

- OFFICE AREA (231m²)
- OFFICE AREA (362m²)
- OFFICE AREA (391m²)
- OFFICE AREA (750m²)
- Corridors, Stairs, Elevators and Lobbies



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Roof Floor



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B1 Upper Basement

FLOOR PLAN



B2 Lower Basement



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OUR TENANTS

Get to know your office Neighbors



AL DAWLIA
BOUTIQUE DEVELOPMENTS

Plot 45' Northern 90st., Downtown,
Fifth Settlement, New Cairo, Egypt.

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17132



LUXURY IN DETAILS

