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ICONIC TOWER



AL-BOROUJ MISR  
Developments Group

alborouj-eg.com



WHEN LUXURY  
MEETS HIGHNESS

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MEETS HIGHNESS



W E L C O M E T O  
T H E E X T R A O R D I N A R Y

01





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**02**

**A Bit About  
The Developer**



# A Bit About The Developer



**AL-BOROUJ MISR**  
Developments Group

Al Borouj Misr Developments launched its operations in (2012) with a visionary approach towards strategically responding to the diverse and evolving real estate market in Egypt; by offering sustainable and diverse mix within a real estate portfolio that comprises of construction and real estate development of mixed-use contemporary residential and commercial developments through its subsidiaries.

Since entering the real estate market in (2006), which ultimately lead to the successful creation of Al Borouj Misr Constructing, the Company, along with its partners, co-founders and subsidiaries, has been successfully and steadily growing and developing, acquiring a prestigious reputation in Egypt.

"It's our responsibility and our privilege to lead the way..."

We dream big...we think big as a mother company, as professionals in this ever dynamic sector, and as citizens that cater to the interests of our society. We are focused on creating design-led valued communities offering a better quality of life that fosters social interactions within its communities, making superior quality living a reality in Egypt.

Our expertise constitutes the foundation from which we aim to improve the future of our homeland. With a strategic positioning as a strong partner in the Egyptian community towards developing a better tomorrow for the welfare of Egypt as a nation and Egyptians as citizens.

"AlBorouj Holding presents diversified, sustainable and iconic business practices in Egypt uniquely positioned to set the pace..."



Contributing to all the elements of power and solidity...

to achieve the utmost levels of distinctiveness and luxury within a single experience- redefining a new world and a new dream filled with a multitude of exclusive experiences....

03



03

Presenting

**6**ixty  
I C O N I C T O W E R



In true connotation of excellence, unfolding a futuristic experience...  
A world-class iconic tower  
In a pinpointed location  
In the heart of the city of the Future  
The New Administrative Capital









Sixty  
ICONIC



# 6ixty I C O N I C T O W E R

Welcome to 6ixty Iconic Towers..

Indulge in a world of multitudes, in a mixed-use iconic tower that encompasses commercial, administrative, medical and hospitality shining in the skyline of the New Administrative capital, overlooking Egypt's new futuristic iconic tower and the beauty of the green river in a single view, from the top...above it all.

6ixty Iconic towers is an 8000 square meter integrated mixed-use revolutionary 39 floor iconic tower overlooking the commercial skyline portraying breathtaking views from the peak of The New Administrative Capital.









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**A Pin Pointed  
Location**

6ixty Tower is located in the heart of the serene location of the Central Business Park, overlooking Egypt's famous Iconic tower strategically in The New Administrative Capital.

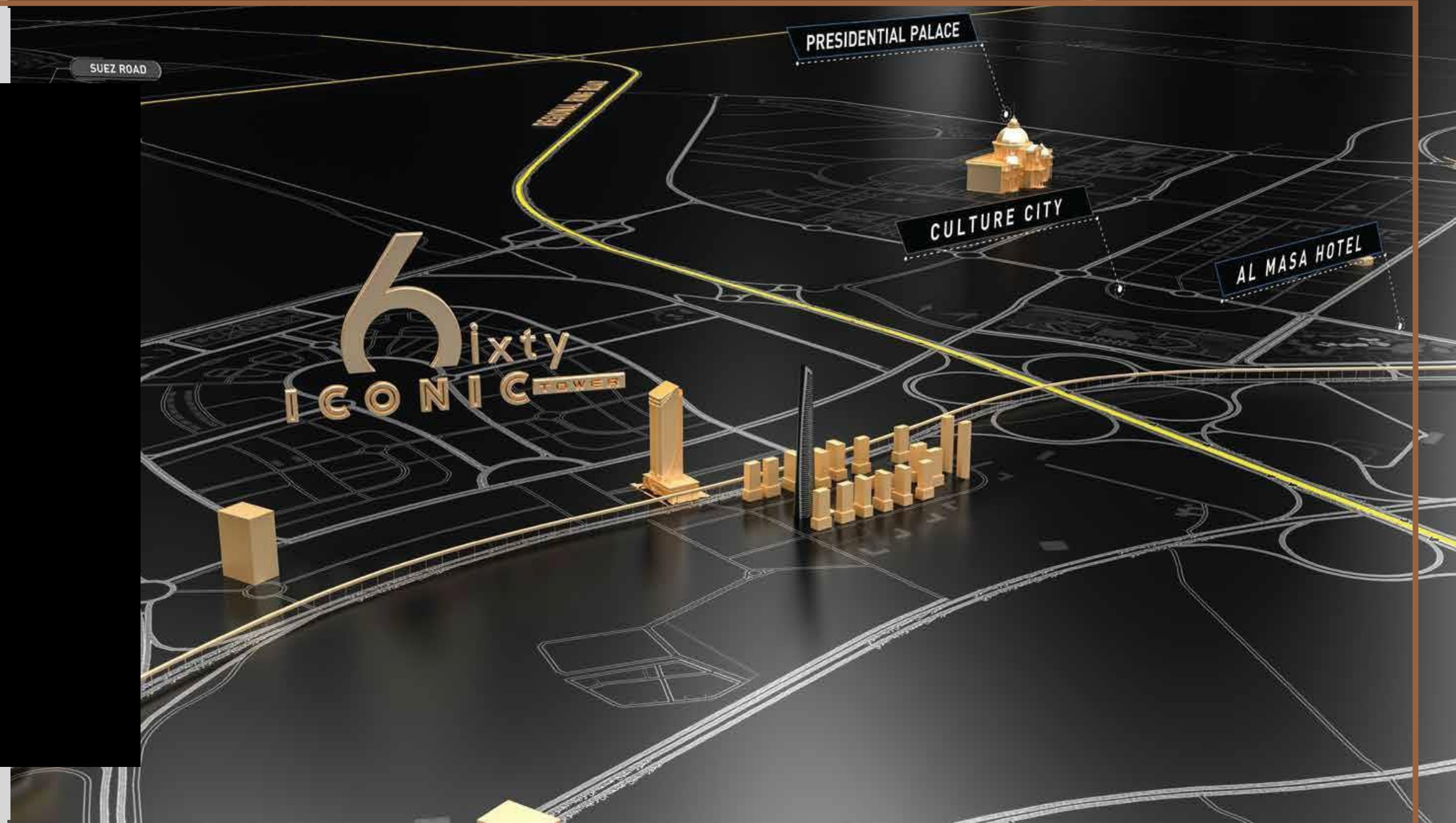
Its prime location serves as a central point in the new capital business and financial zone along the main central route (insert name of main road).

Overlooking the green river, 6ixty tower is a conventional development with unprecedented views - a meticulously designed project with international quality standards.



**6**ixty  
I C O N I C T O W E R

**Location Map**





# 05

**An address that  
fascinates forces  
of accomplishment**

Bursting with vibrancy in the New Administrative capital prime commercial zone, nestles sixty Iconic Tower, presenting an 8000 meter pulsing mixed use district of its own.

Infused with elite hospitality through its xxxx meter facade, this seamlessly connected tower community offers an integrated development mix including fully serviced commercial, administrative, hotel apartments and medical units offering a better quality of life while integrating exceptional lifestyle opportunities.



# 06

## A Modern Inspired Design



**Alchemy**  
Interior Design Consultant

This precisely designed tower is a home to commercial, hotel apartments, administrative and medical units overlooking the skyline of the central business park; conventionally the project embeds a modern style of contemporary inspiration in design with the tower concept, creating a unique architecture in exterior design that is futuristic and world-class.

60 towers offer various unit spaces to meet all preferences.

Each zone is designed to secure privacy, together with inspirational sceneries to all units.

60 towers is a true symbol of extravagance, sophistication and is symbolized with long term commitments with the best architectural consultancy firms in Egypt.





## The Administrative Premises

6ixty towers offers the most efficient and flexible modern office spaces, overlooking a 360 degree panoramic view of the futuristic city, to make business a pleasure and to feel that you work where you want to be.

Within a wide offering range of adapted and customized office spaces settles this prominent mixed-use central development.

Offering international standards in quality with every detail within a future-proof environment, 6ixty towers fuses cutting-edge technology and a community of professionals, within a prestigious business district offering international standard, smart office spaces, and high technology.





## **A Commercial Mall That Fuses Practicality**

The commercial mall encircles all pillars of practicality with 55000square meters of built up area, offering a fantastic range of commercial spaces with a mix of state-of-the-art facilities and leisure destinations needed to suit your modernity, in line with international standards of design.

Its unique layout is optimal in terms of space and functionality ensuring uninterrupted natural sights.

Catering to everyday necessities, featuring an array of facilities our visitors can quickly access supermarkets, pharmacy, bakery, ATMs, a mosque and a laundry services and much more.





## **An Exact Classification Of Urban Practicality**

Our medical clinics will serve its patients with ergonomic design and functionality with medically-catered unconventional space to offer a novel and totally comprehensive medical experience that are fully equipped with spaces for pharmacies, medical labs and clinics.





## **Extravagance With Our Five-star Hotel Apartments**

óixty towers presents a five star hotel, above and detached from the bustling clatter of the city presenting a skyscraping elevation that caters to its residents needs through extravagance and personalized service.

Because we believe in a hassle free stay, our hotel managed apartments feature a roster of premium services including housekeeping, room service, concierge, valet parking and a daily open buffet offering maximum comfort and indulgence; bringing the best of the hotel-inspired timesaving, life-enhancing services right to your doorstep making every moment as if it were always meant to be.





## Deluxe Facades

6ixty towers presents luxury in entrance designs, promoting a luxurious and private experience within its design.

Stand-alone entrances have been designed separately for commercial, administrative and service areas.





## Security

Because high-level security is vital round the clock, 6ixty tower features a full CCTV system, electronic gates and a comprehensive network of cameras to reassure your safety.

A fully secured fire system is equipped within the development ensuring extreme safety measures for your peace of mind.





## Underground Parking

With a meticulous eye for suitability of our visitors, our five-floor underground parking has been designed to serve comfortable capacities, including parking, storage and maintenance facilities.

It also encompasses the electrical and water supply outlets' with on-site security services and surveillance to ensure our visitors a sense of peacefulness and security.





## **Alchemy Design Studios**

Alchemy design studios have been commissioned to complete the interior design of sixty iconic towers including the reception and lobby areas as well as the signature branded furnished hotel apartments.





## Alchemy Design Studios

ALCHEMY is a leading Egyptian design firm that focuses its creative approach on a multi-cultural understanding that is inspired by different urban narratives. Core services in architecture, interior & product design and branding place a high value on enhancing the human experience with a sensible vision for culture, environment and technology.

Alchemy has a long track record including multiple elite projects in the field of Real Estate Development in Egypt.





## **Visitor Management Services**

Because we believe in a hassle free living, our visitors management services features a roster of premium services including valet parking, car care and concierge services, offering maximum comfort and indulgence; bringing the best of the hotel-inspired timesaving, life-enhancing services right to your doorstep making every moment as if it were always meant to be.



07

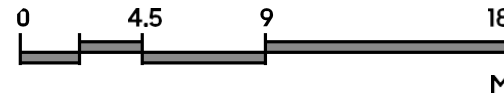
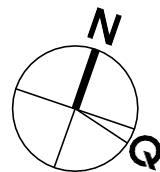
Floor Plans





# GROUND FLOOR

- Aesthetic Appeal
- Office floors provide variety and flexibility in terms of multitenant leasing and layout possibilities
- Site Assessment & Alignment with Regulations
- Structural Integrity
- Building resistance of static and dynamic loads
- Earthquake and wind resistance analysis of structural systems of the building
- Outrigger Structural System for 60 Iconic High-Rinse Building
- Vibration attenuation in the building to achieve system-level performance
- High performance MEP systems
- Large amounts of energy to move occupants from floor to floor
- Sustainability & Green Friendliness
- Acoustic Comfort
- Occupant Comfort
- Plan elevator systems that meet current safety international standards
- With the consideration of the new pandemic situation, 60 iconic tower will provide new ventilation system with "100% Fresh Air" in the central air conditioning systems
- Building Information Modeling (BIM) in modular MEP construction and its involvement during different stages of the modularisation process
- Internal walls are Non-Load bearing Walls (Partitions) and external block walls are solid
- Block walls for safety requirements
- Steel stud/plasterboard lightweight walls, tis to reduce the deflection of slabs
- The high standard international following codes, standards and local regulations are used during the structural design of the building:
- ACI 318M\_02 - Building Code Requirements for Structural Concrete,
- CAN/CSA S16\_01 - Limit States Design of Steel Structures,
- CAN/CSA S413\_94 - Parking Structures,
- National Building Code of Canada 2005, (NBCC05),
- Uniform Building Code 1997, (UBC97) - Seismic Loads,
- Walls used in the building are lightweight walls, this to reduce the deflection of slabs
- Sixty iconic tower structural elements is fire protected and designed to have minimum of two-hour fire rating
- Sixty iconic tower is designed to resist wind pressure according to NBCC05 for 50 year basic wind speed of (160 Km/hour), in an open situation



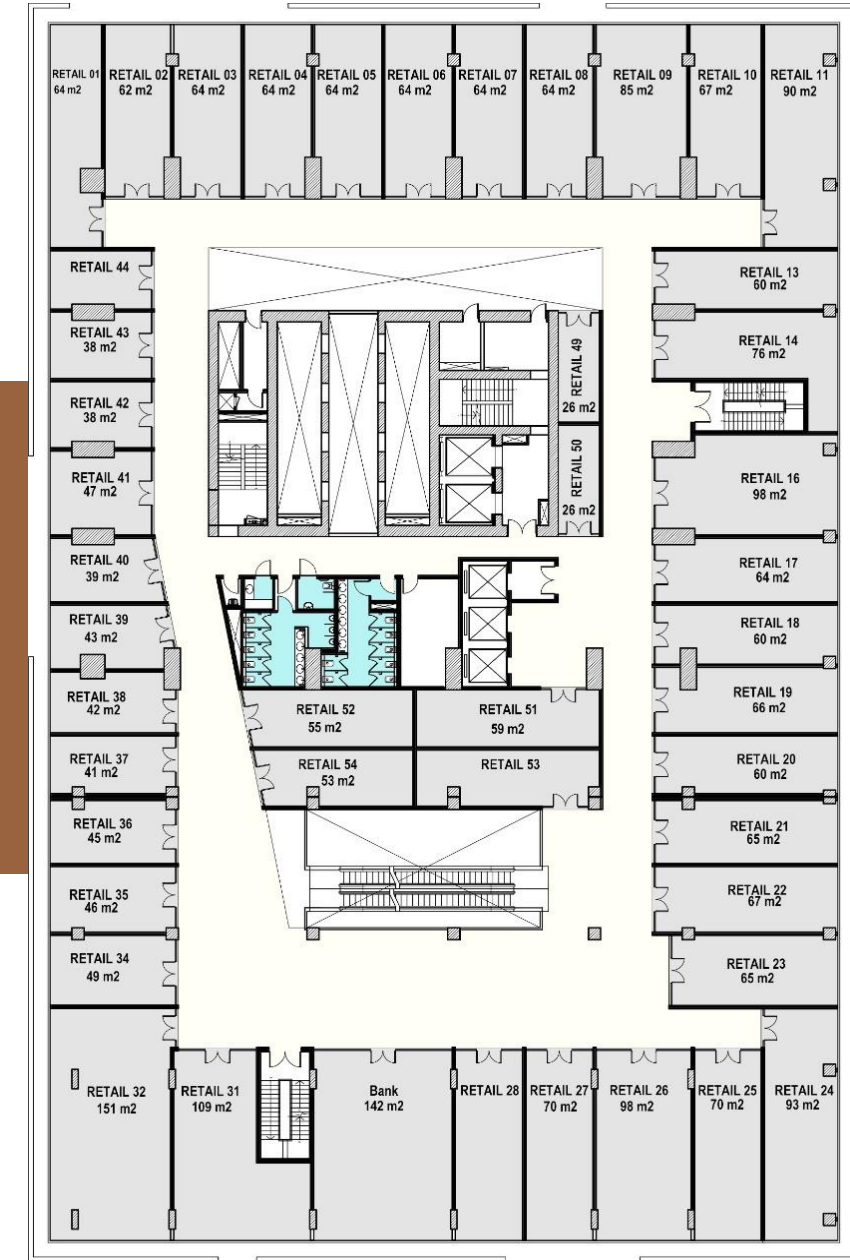
- BOH CIRCULATION
- BOH SUPPORT
- FOH CIRCULATION
- MEP
- PUBLIC AREA
- RETAIL





# FIRST FLOOR

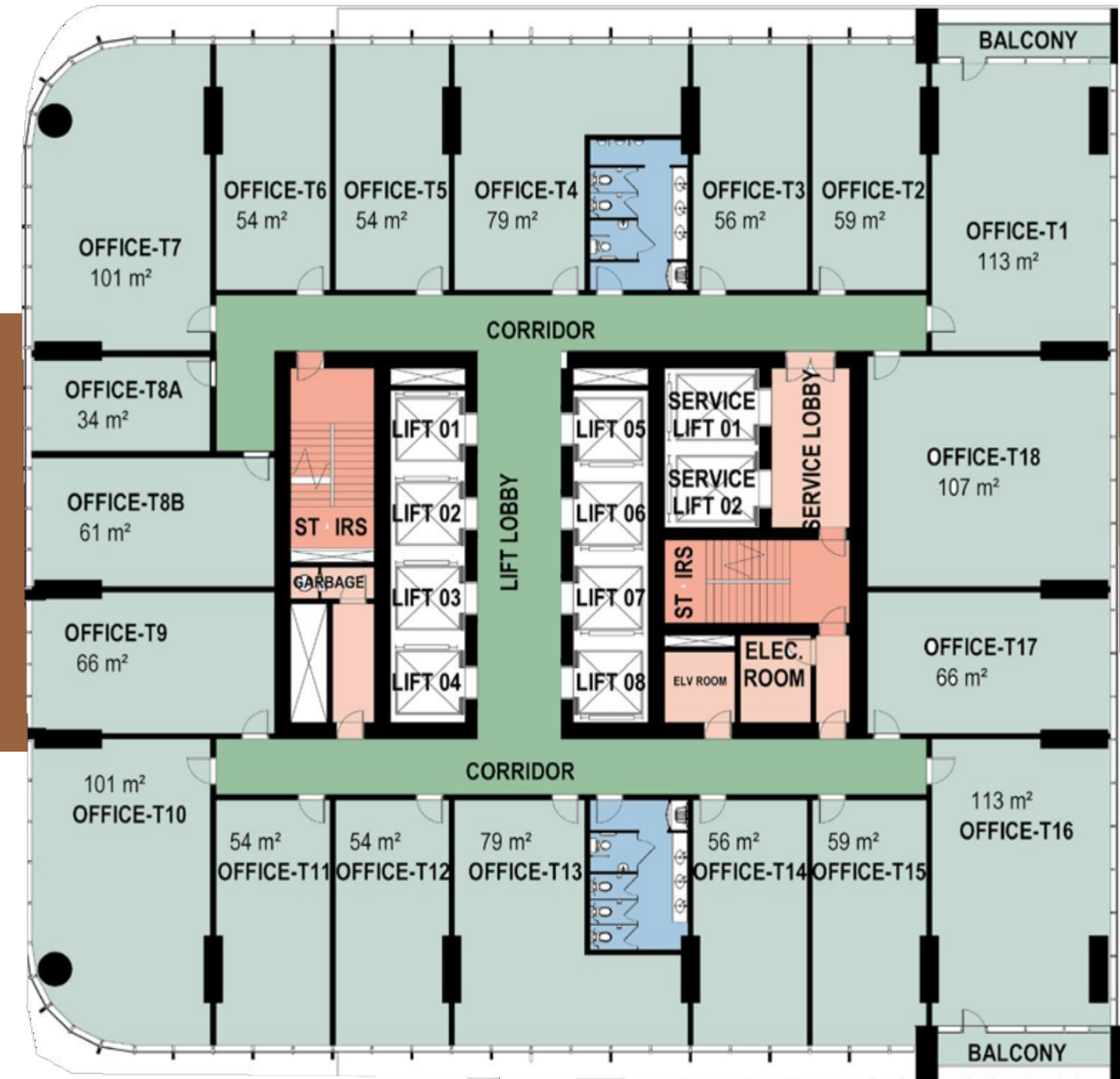
- BOH CIRCULATION
- BOH SUPPORT
- FOH CIRCULATION
- MEP
- PUBLIC AREA
- RETAIL





# OFFICE (TYPICAL FLOOR)

- ADMINISTRATION
- BOH CIRCULATION
- BOH SUPPORT
- FOH CIRCULATION
- MEP
- PUBLIC AREA





# 4 TYPICAL FLOORS 29TH\_32ND

- BOH CIRCULATION
- BOH SUPPORT
- FOH CIRCULATION
- MEP
- SERVICE APARTMENT - 1 BEDROOM
- SERVICE APARTMENT - 1 BEDROOM STUDIO
- SERVICE APARTMENT - 1 BEDROOM STUDIO T2
- SERVICE APARTMENT - 1 BEDROOM - T2
- SERVICE APARTMENT - 2 BEDROOM

