



FINSQUARE

BOUTIQUE WORKPLACES



BOUTIQUE WORKPLACES





EL SHENNAWY GROUP - SINCE 1992

Founded by Mr. Farag El Shennawy in 1992; El Shennawy Group SG has been a leading construction company in Egypt through its subsidiary El Shennawy Construction SC, specialising in infrastructure construction projects for public and private sectors. With an extensive experience and hands-on approach El Shennawy Construction SC fulfilled considerable contracting assignments for major Egyptian governmental organizations and leading real estate development and construction companies in the region like the Ministries of Defence, Tourism and Housing; Orascom, the Arab Contractors, Concord, Global International and Al Kharafi to name a few.

SC worked on several segments within the infrastructure and construction industry such as large buildings, bridges, dams, pipelines, road networks, ports, gates, and railways. As a business partner and provider for the public sector primarily we acquired full understanding of the sensitivity implied by such projects and the essential technical efficiencies required.

Our skillful teams, intertwined network of partners, and multi-faceted resources enable us to develop and customize the best tools and strategies for each project and the most convenient management approach for each of our clients.

As a reflection of its visionary founder, El Shennawy Group SG is continuously pursuing innovation and growth.



In contrast with its expansion plan El Shennawy Group SG launches its real estate development subsidiary focused on livening property investment opportunities and enriching living experiences; powered by 30 years of engineering and construction expertise, and a group dynamic leaders bridging authenticity and enthusiasm.

SG incorporates an innovative vision and an unconventional approach in designing and building future real estate projects by relying on specialised competencies and disruptive planning to create functional and collaborative buildings for modern uses.

Our determined success driven team is always on the look for the best investment opportunity and the next big step towards our growth. We choose to develop in fast growing cities that have the fundamentals and infrastructure for rewarding return on investments and enriched living experiences.





THE NEW ADMINISTRATIVE CAPITAL - NAC

The New Administrative Capital project was launched during the World Sustainability Development Summit in March 2015 to within the framework of the strategic future development plan and vision Egypt 2030; as an essential part of the urban expansion program to keep pace with the expected population increase by building fourth-generation cities, providing the best services to the Egyptian citizens, and launching a different real estate product in many residential, commercial, administrative and entertainment projects at varying prices to attract investors and consumers alike. The master plan aims on developing a dynamic sustainable area by integrating between land utilisation, public transport accessibility, modern road systems that simulate environmental conditions, and contemporary ways of living.





NAC - LOCATION

The New Administrative Capital is planned on 180,000 acres in east Cairo to accommodate 6.5 million people and provide 2 million job opportunities. Strategically set at the centre of greater Cairo eastern desert, between New Cairo, Madinaty, El Mastakbal and Badr Cities at the North West sides and El Sokhna Road at the East South sides; with access to a number of important highways, the regional and the central ring roads.

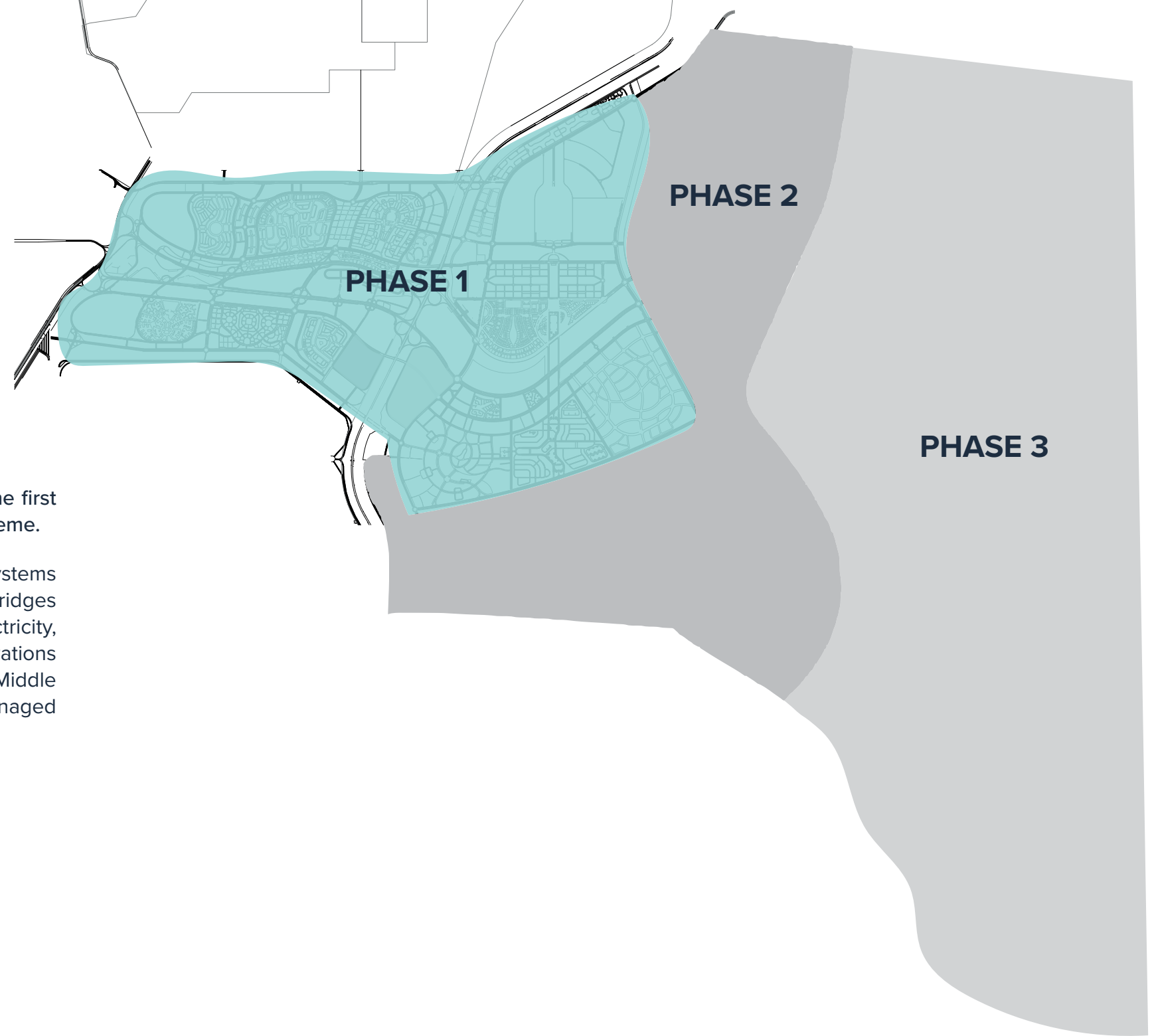




NAC - PHASES

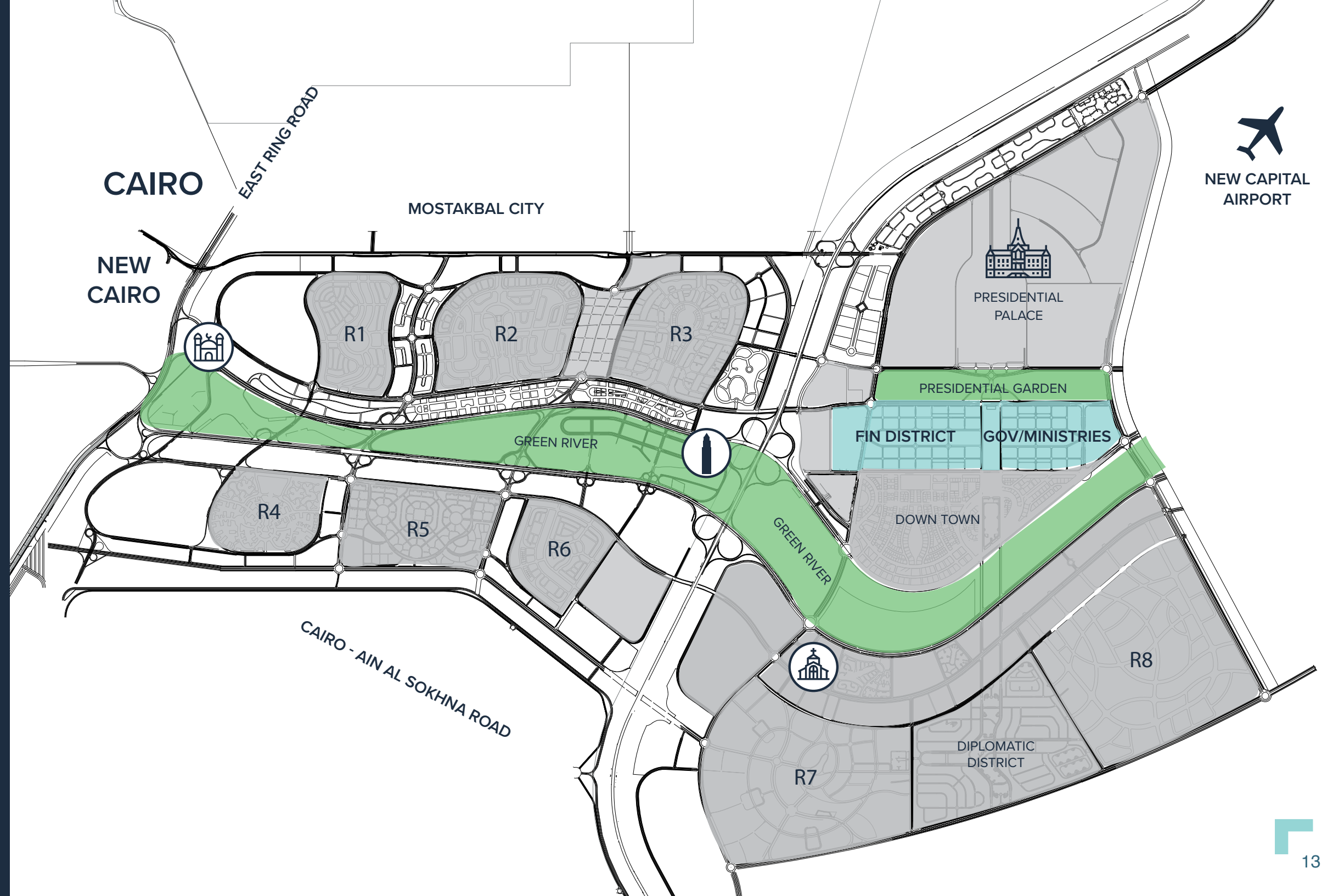
NAC is implemented in three phases. We are now witnessing the development of the first phase on an area of 40,000 acres comprising 22% of the total area of the capital scheme.

The infrastructure has been carefully planned and implemented with the latest systems and technology to build a main roads network of about 650km, with pedestrian bridges far from car tracks. For the first time in Egypt, utility networks, whether water, electricity, or communications, are being extended into tunnels; to facilitate maintenance operations without drilling or inconvenience, in addition to the first power plant in Egypt and the Middle East, operating with an air-cooling system, using 12 giant fans, all connected and managed through a control building equipped with the latest international technologies.



THE 1ST PHASE

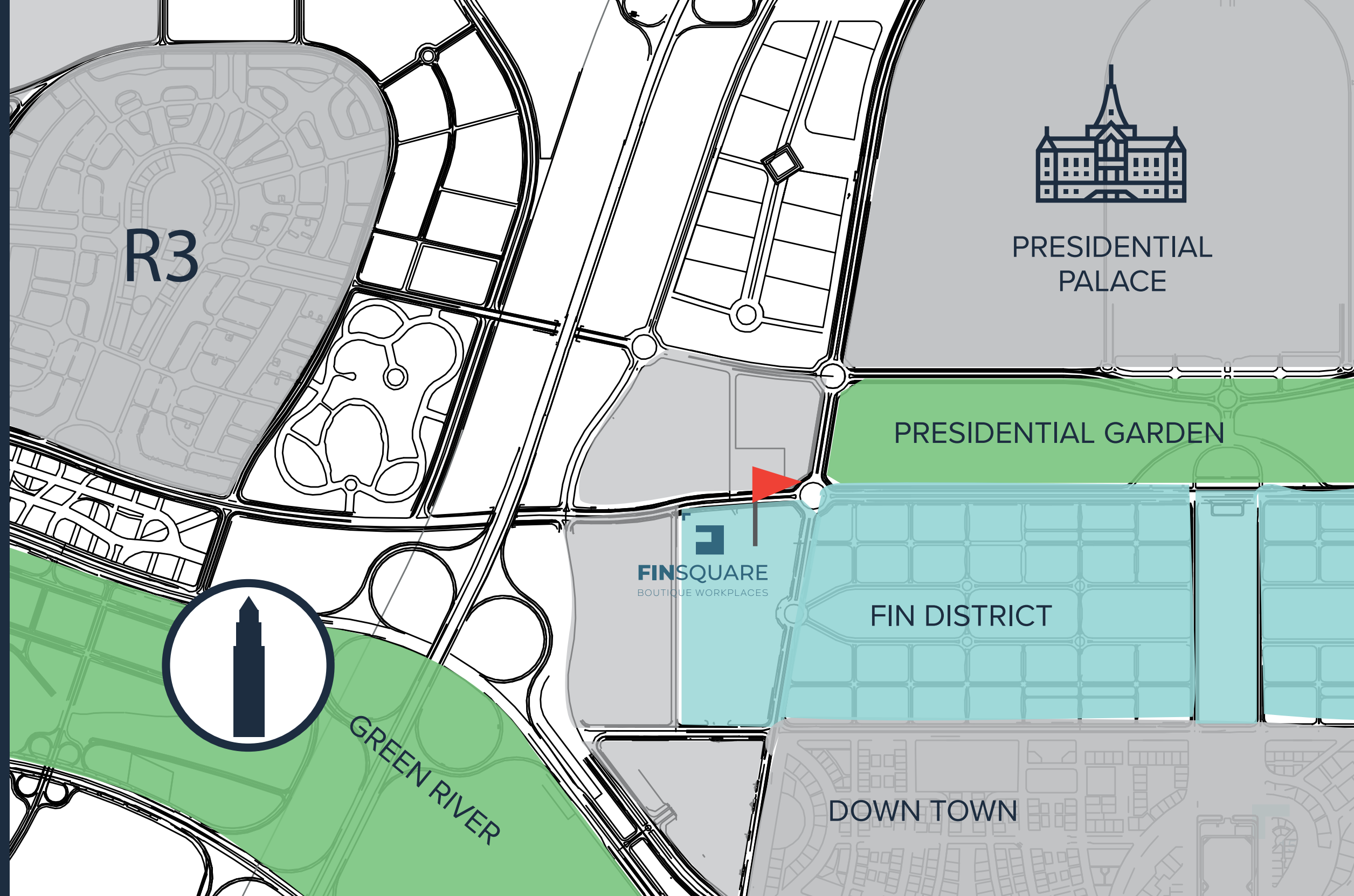
The 1st phase of NAC displays a comprehensive plan for several residential and commercial neighbourhoods interspersed with the Green River and a central garden. It has 8 main residential neighbourhoods, 2 investment zones, a trace and commercial Downtown area, a media city, a sports Olympic city, a medical city, an expo city, a mixed-use commercial neighbourhood, a central business district with the tallest building in Africa, the Presidential region, and the Financial District.



THE FINANCIAL DISTRICT

The Financial District is specifically unique in a vital and pivotal way as it features the most important landmarks, finance and banking organizations, governmental administration entities, the presidential headquarters, the parliament, all ministries, the stock market, educational institutes, the new opera house, several commercial properties, and an international airport.

The Financial district is set to be the first neighbourhood to operate and the central premises of the New Administrative Capital and therefore yields the highest property investment returns and value appreciation since 2020.





FINSQUARE

BOUTIQUE WORKPLACES

In recent years forward-thinking businesses realised the many benefits there are in changing property practices and moved towards a more flexible approach and efficient working methods when choosing corporate space.

Modern efficient workspaces that can accommodate a core team and visiting members have become significantly appealing and increasingly in demand unlike the classic city centre headquarters with intimidating architecture.

This is exactly why El Shennawy Group developed FINSQUARE Boutique Workplaces as an optimum solution for businesses; designed and planned to boost work/life balance with greater gains on productivity and staff retention.



FINSQUARE

BOUTIQUE WORKPLACES

THE PERFECT BALANCE
BETWEEN GETTING THE
SPACE YOU NEED AND
HAVING ROOM TO GROW.



FINSQUARE boutique workplaces is an office building with an iconic address. Perfectly situated halfway between the Central Bank of Egypt and the New Opera House in proximity to the Egyptian Stock Market, the Central Station, the Presidential Headquarters and Ministries. It is a focal point where you will never be short of what you need.

FINSQUARE features a modern contemporary design with a characteristic façade and stylish interior. Crafted with the end in mind, it encompasses a range of offices, meeting rooms and break-out areas to suit your business needs.

FINSQUARE is a brilliant space to work, meet, share ideas, network, and progress. With the right location, design, and timing, it comprises the right elements to make it a solid investment property with a satisfactory rate of return.

In the Financial District on plot CS11, FINSQUARE has built up area of 12,500m² on a 6,000m² corner plot giving it larger façade and a warmer outdoor breakout area. It has 2 levels of underground parking, a ground level of 18,000m² and seven floor of approx. 15,000m² each. Positioned at the tip of the land in an L-shaped structure granting open views to most units while embracing a considerably spacious landscaped social yard.

With only 160 keys, FINSQUARE offers a distinguished work environment from that in larger buildings. It is best suited for those who prefer quitter, less crowded areas, and high-quality amenities

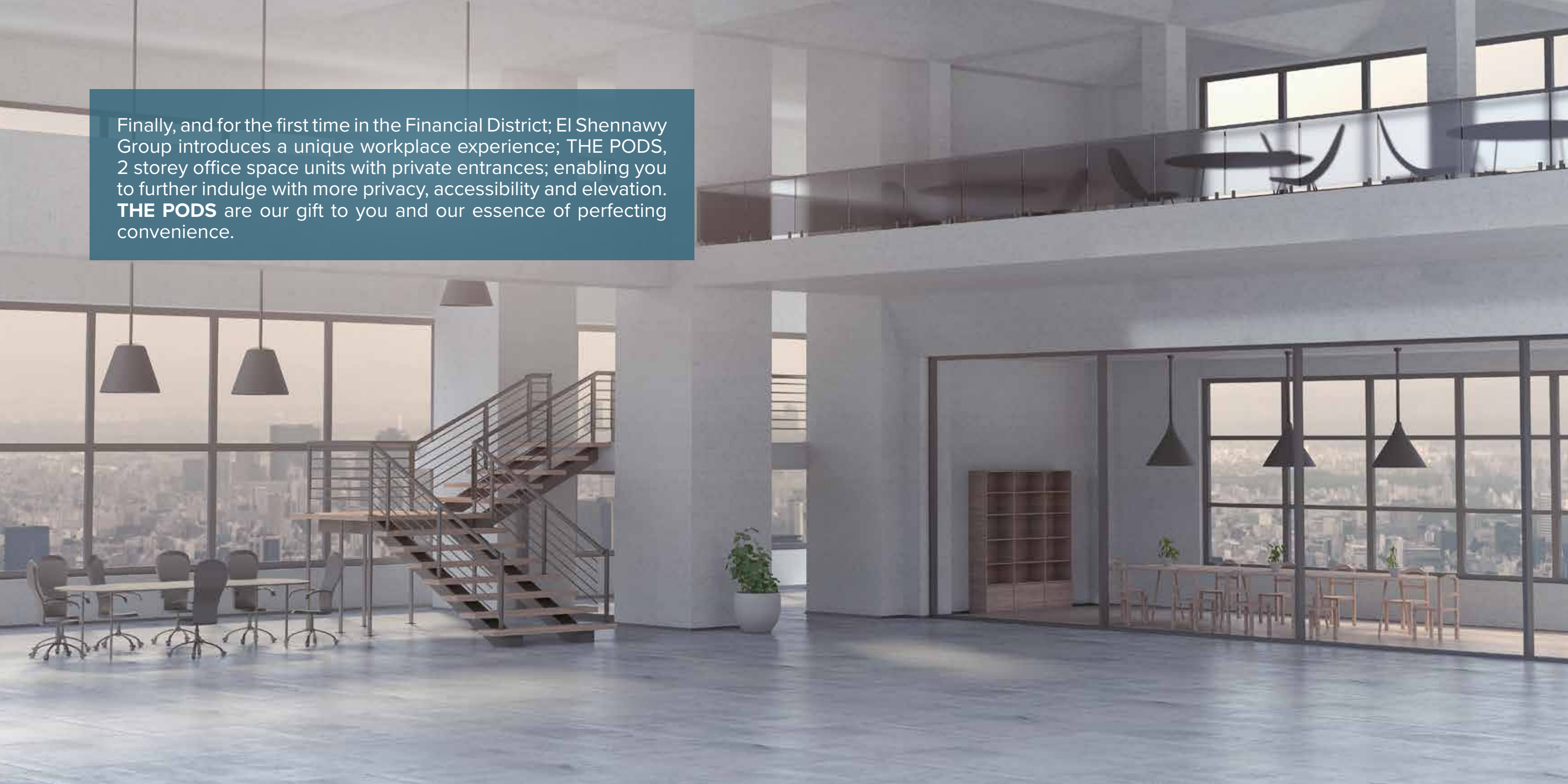


The building is fully equipped with the latest technologies and amenities to facilitate the stay of its tenants and addressing their essential needs throughout the day. Offices are offered with a minimal modern finish with neutral earthy tones that are best suited for most businesses. Floor plans consist of 3 office space intervals. Small offices at a gross average of 45m², medium offices ranging between 65m² and 80m² gross area, and larger offices with a gross space up to 150m². With its modular structure FINSQUARE has the flexibility to offer much larger office space by merging 2 units of more.

Finally, and for the first time in the Financial District; El Shennawy Group introduces a unique workplace experience; THE PODS, 2 storey office space units with private entrances; enabling you to further indulge with more privacy, accessibility and elevation. THE PODS are our gift to you and our essence of perfecting convenience.

*** Boutique office buildings are generally considered to be buildings that are smaller than 14,000m². They're typically less than 20 stories tall and have small floor plates.*

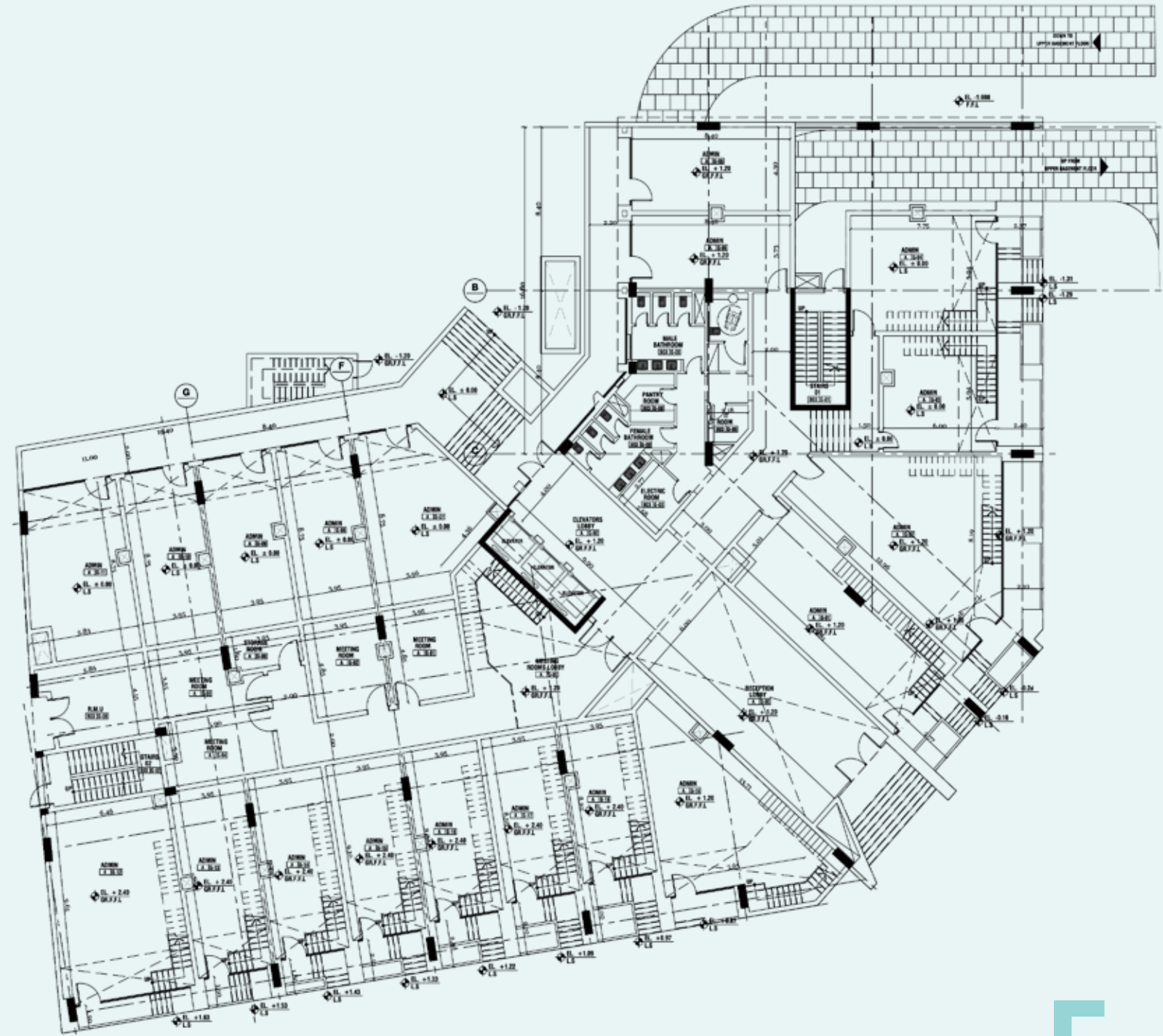
Finally, and for the first time in the Financial District; El Shennawy Group introduces a unique workplace experience; THE PODS, 2 storey office space units with private entrances; enabling you to further indulge with more privacy, accessibility and elevation. **THE PODS** are our gift to you and our essence of perfecting convenience.



FLOOR PLANS

The building is fully equipped with the latest technologies and amenities to facilitate the stay of its tenants and addressing their essential needs throughout the day. Offices are offered with a minimal modern finish with neutral earthy tones that are best suited for most businesses. Floor plans consist of 3 office space intervals. Small offices at a gross average of 45m², medium offices ranging between 65m² and 80m² gross area, and larger offices with a gross space up to 150m². With its modular structure FINSQUARE has the flexibility to offer much larger office space by merging 2 units of more.

With only 160 keys, FINSQUARE offers a distinguished work environment from that in larger buildings. It is best suited for those who prefer quieter, less crowded areas, and high-quality amenities



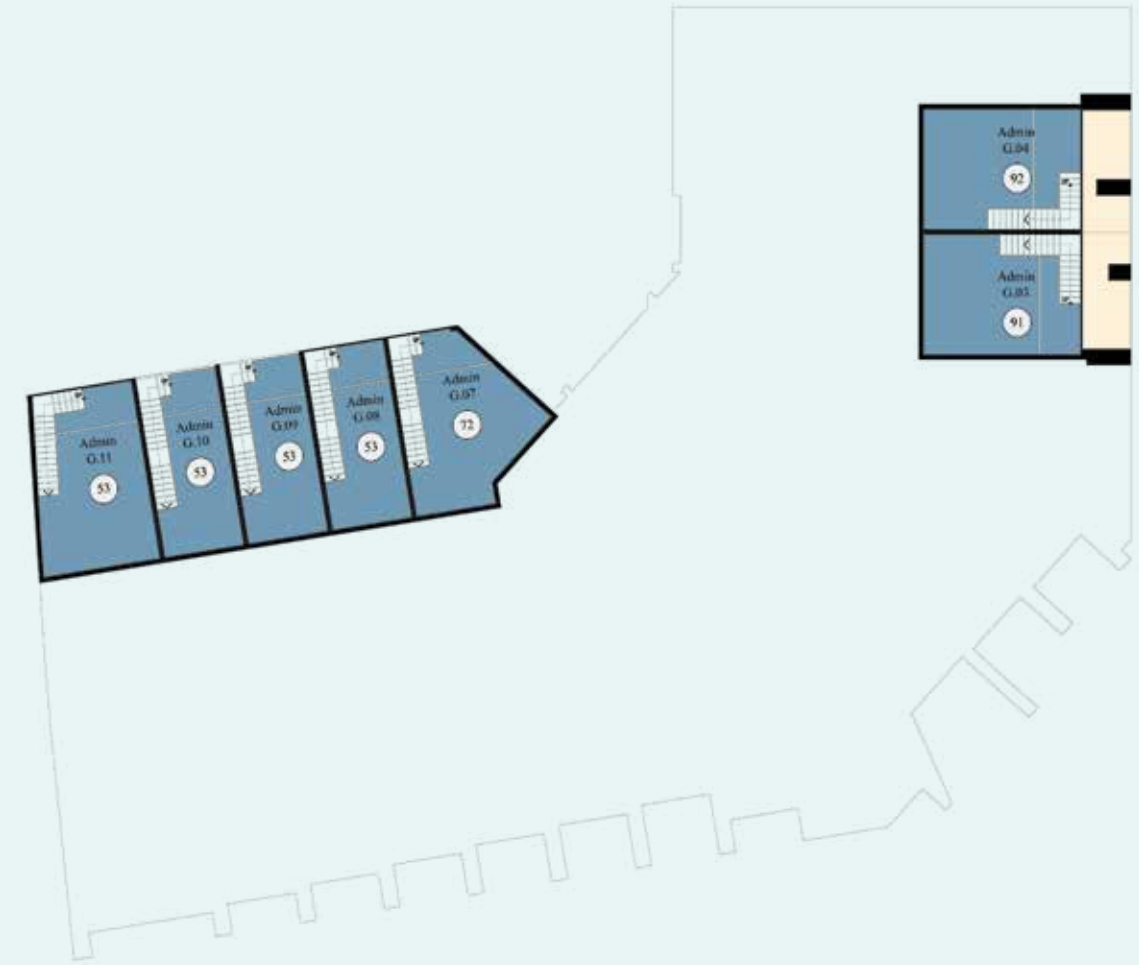
GROUND



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

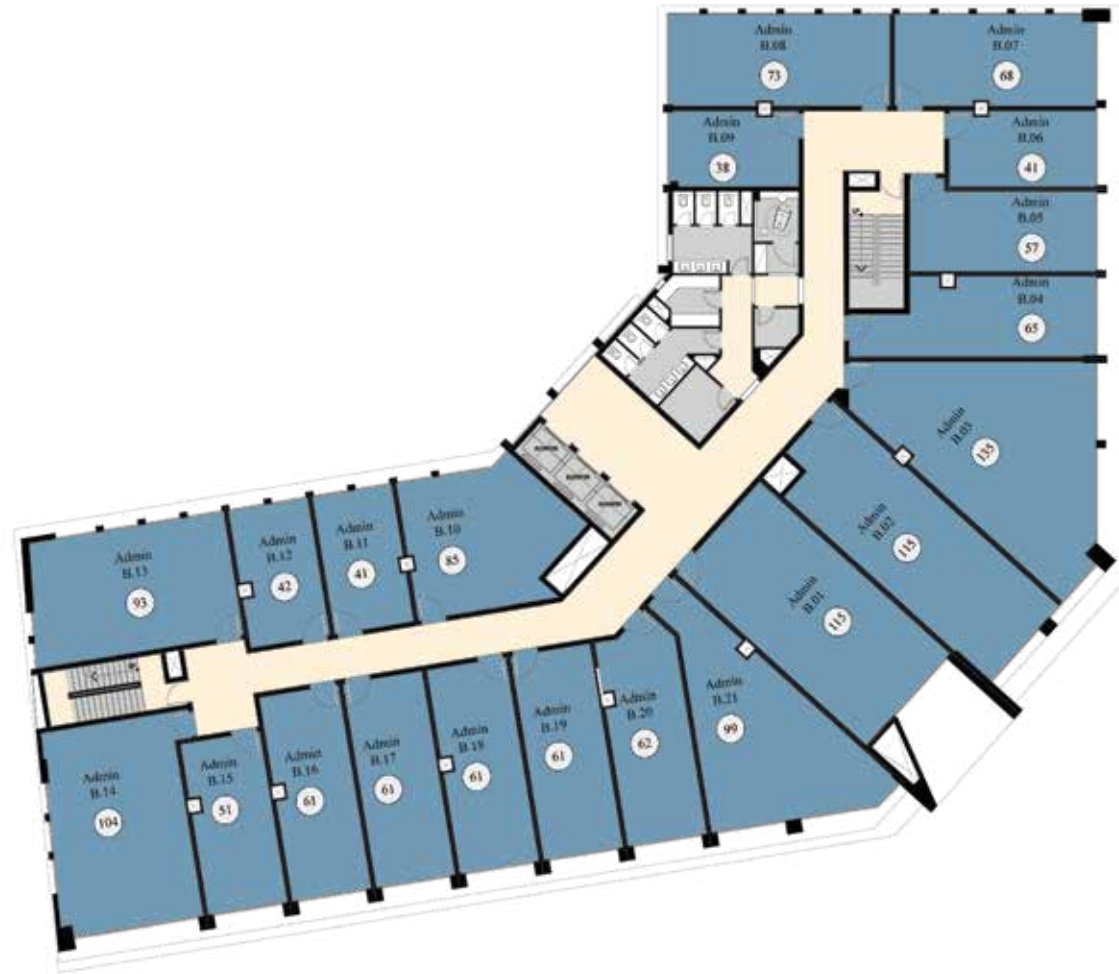
MEZANINE



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

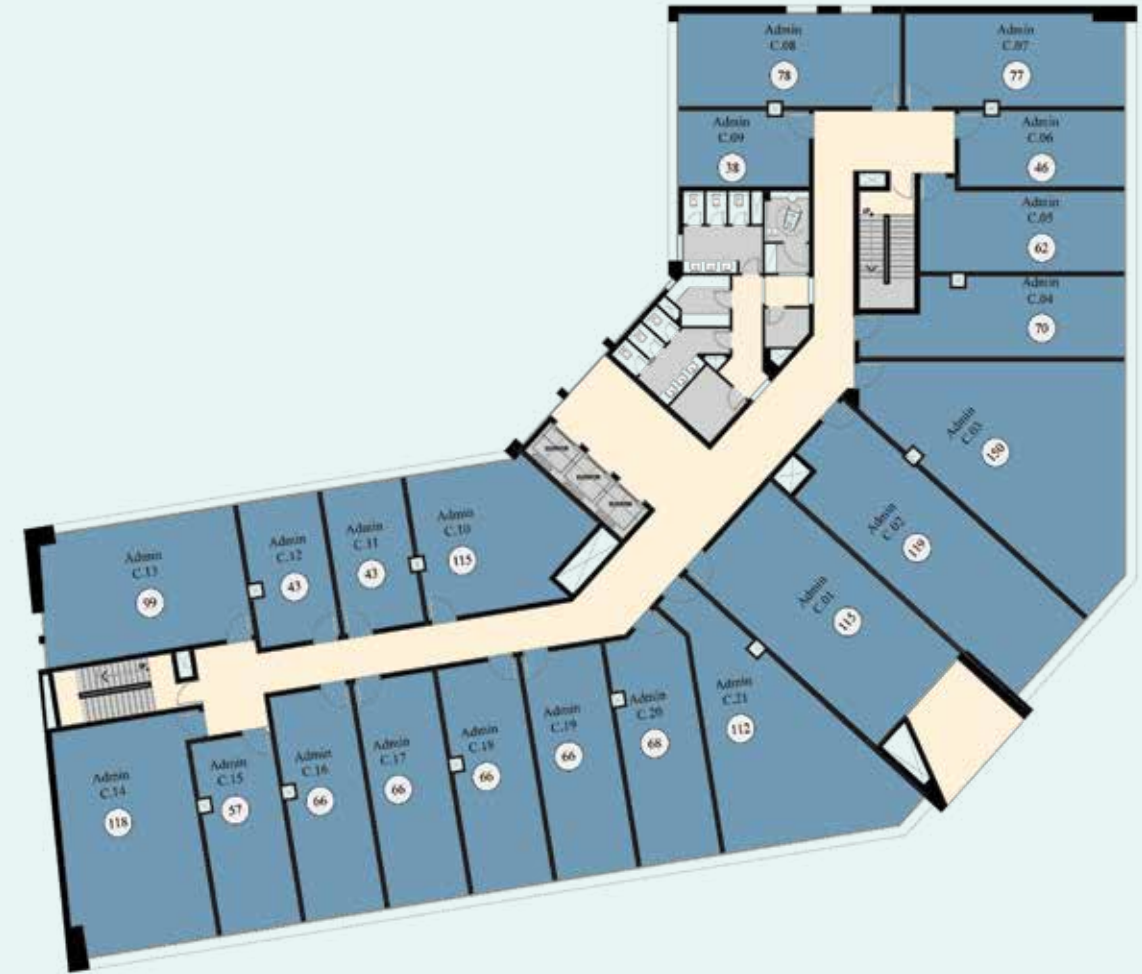
2nd FLOOR PLAN



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

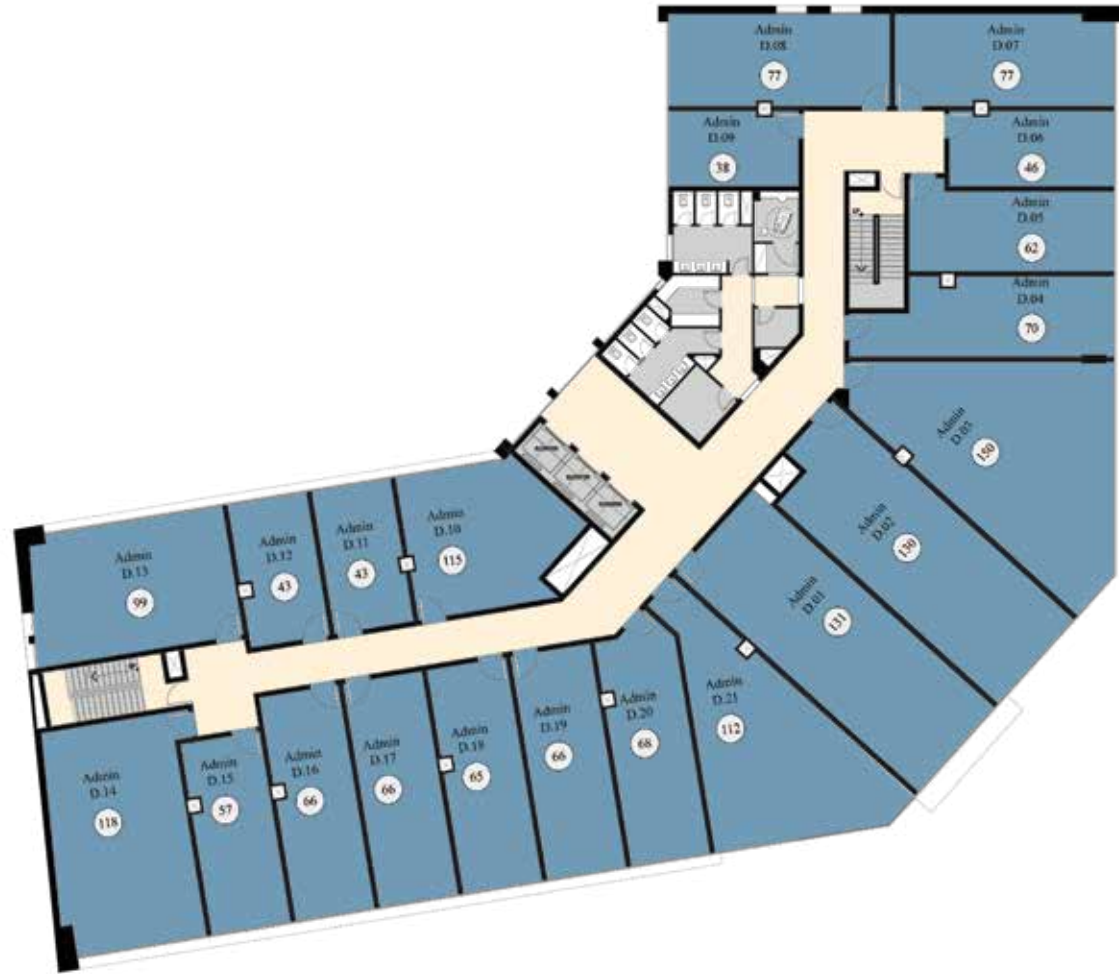
3rd FLOOR PLAN



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

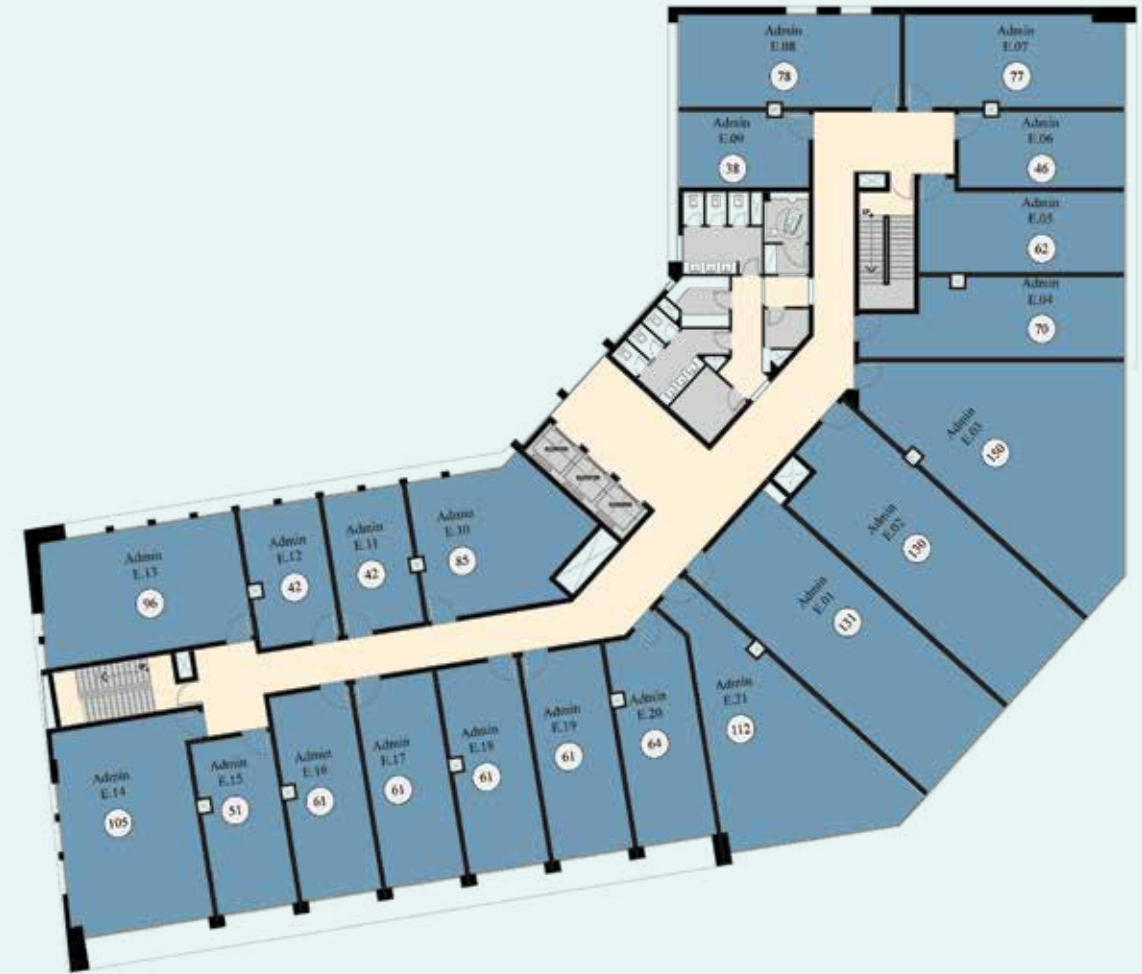
4th FLOOR PLAN



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

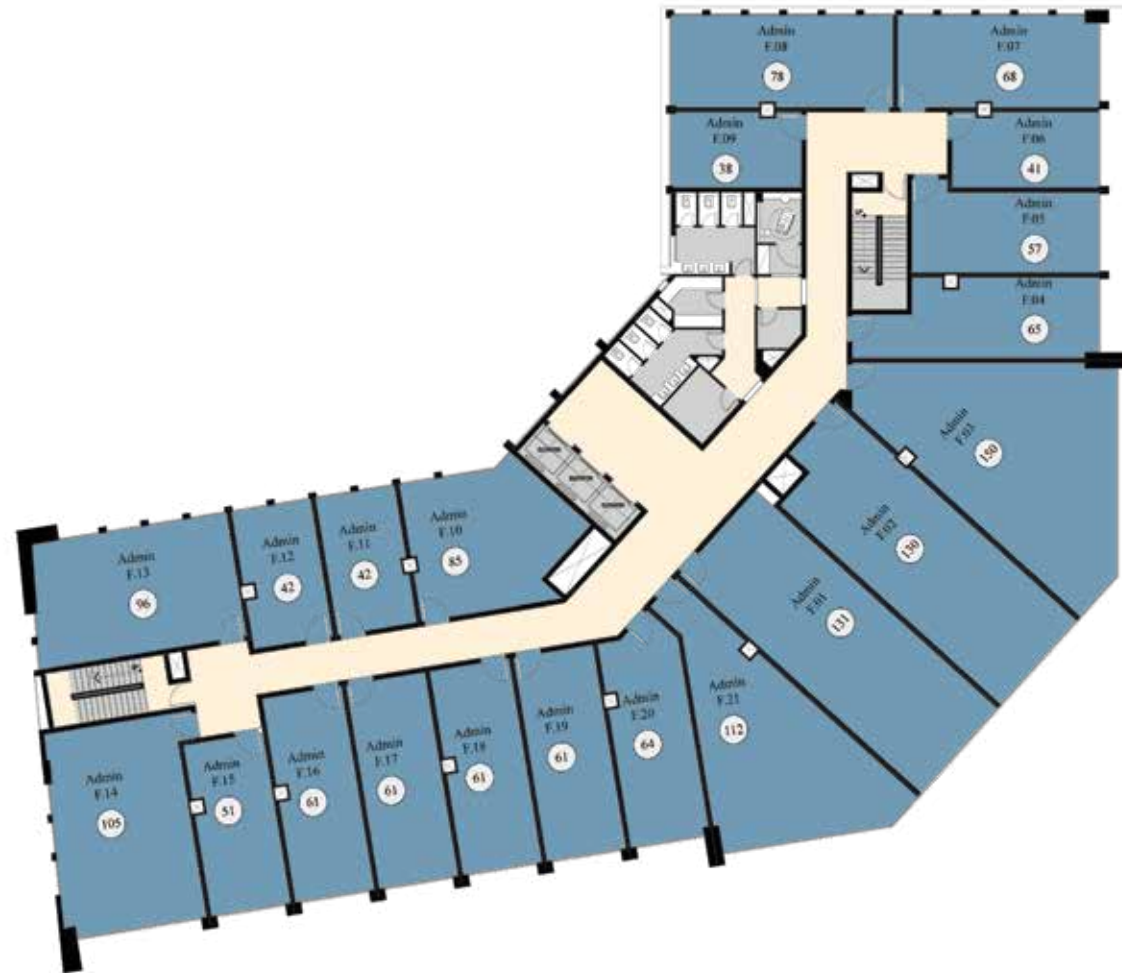
5th FLOOR PLAN



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

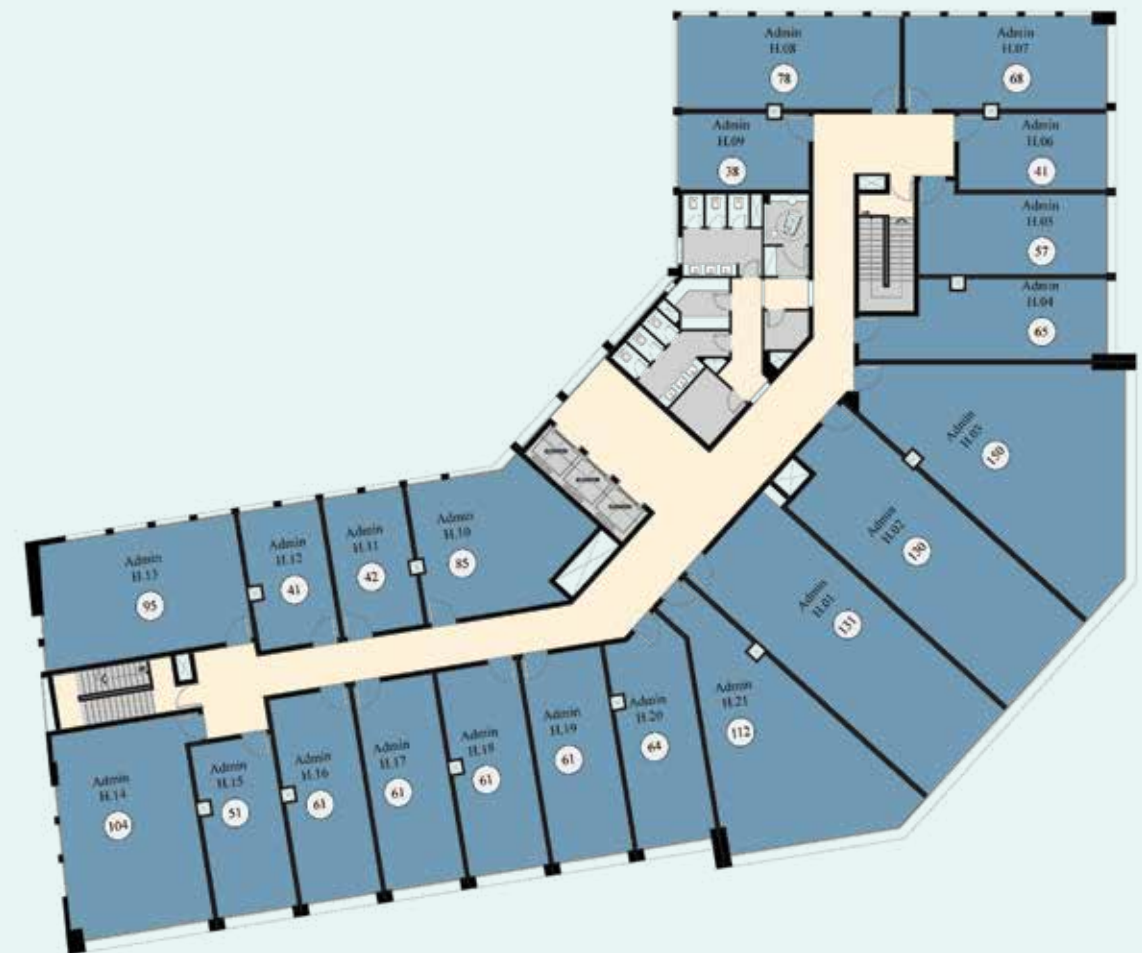
6th FLOOR PLAN



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

7th FLOOR PLAN



DISCLAIMER:

All renders and visual materials are for illustrative purposes only. Actual areas and dimensions may vary from the stated figures. The developer reserves the right to make the essential adjustments and modifications without prior notice in compliance with engineering codes, governmental authorities' instructions and building guidelines.

AMENITIES

UNDERGROUND PARKING

Structured for smooth circulation and convenience.



SHARED MEETING ROOMS

Maximises space usage and increases efficiency.



PANORAMIC VIEWS

Expands visions and increases privacy.



PASSENGER LIFTS

Fitted for capacity, endurance, and speed.



BREAK OUT AREAS

A place for leisure and quite enjoyment.



OUTDOOR AREAS

Connect with nature for healthier living and enhanced performance.



RECEPTION FOYER

Spacious, inviting and uplifting.



SOLAR PANELS

Clean and environmentally friendly energy.

SERVICES

BUILDING MANAGEMENT SYSTEM

A technology designed for better resources utilisation.



SURVEILLANCE CAMERAS

Ensuring your safety with around the clock security.



BACK UP GENERATORS

Always on for an uninterrupted workflow.



BACK UP WATER TANKS

Maintain the necessary needs at all times.



ELECTRIC CHARGING PARKING

Empowering green commuting and empowering.



HIGHSPEED INTERNET

Accessibility is key for consistent results.



FIREFIGHTING SYSTEM

Safety is mainstream and primary.



ATM UNITS

Adding a hint of comfort and facilitating your stay.



WHAT MAKES NAC A SOLID INVESTMENT?

- NAC is a state project that reflects to the world the development and economic growth that Egypt is capable of.
- A prosperous economic environment supported by various economic activities and a developed urban community equipped with the latest technology.
- Achieving sustainable development to ensure the preservation of distinctive historical and natural assets in Cairo.
- A leading political, cultural, and economic centre for the MENA region with a considerable local and international investment movement.
- Connecting and facilitating transportation and trade between Cairo and the economic zones around the Suez Canal and Ain Sokhna with a logistics support area.
- NAC includes the provision of 21 smart services making it the best model for development in the real estate market.
- Thoughtful and comprehensive planning with many residential and commercial neighbourhoods and recreational areas.
- Governmental focus to create NAC as an unprecedented smart infrastructure in the city.
- A real addition to the real estate wealth in the country expanding its footprint and psychographic which in turn enhances the ability to grow strongly in international property markets and attracting foreign buyers.
- It introduces new real estate products with different price segments and opens the way for most segments of society to benefit from property investment.
- A large pool of projects and an unprecedented variety of real estate products and offerings.
- As a national and state development it is considerably a reliable investment, in turn many rush to own a unit knowing it is set to become one of the best residential destinations in the future.
- The Capital Company obliges real estate companies and investors developing in NAC to abide by a list or laws and regulations to ensure the safety of the buyers and protect their rights. No company is allowed to offer any residential, administrative, or commercial units for sale before acquiring the ministerial decree of the land usage.





EL SHENNAWY GROUP



ARCHRETE
DESIGN STUDIO

ARCHITECT

INVERSION

DEVELOPMENT CONSULTANT



MARKETING CONSULTANT

RE:VIEW advertising

DESIGN AGENCY

SQUARESEVEN
REAL ESTATE ADVISORY

SALES CONSULTANT



PARTNERS

To achieve excellence and leverage its competitiveness, El Shennawy Group didnt only rely on its 3decades of experience, but has also assigned well chosen experts for every service and specialty required for the development or FINSQUARE. A number of select consultants and agencies worked closely hand in hand towards a vision for success and growth.



+2 230 650 20-21-22

info@elshennawygroup.com

280 South 90th St., 2nd Sector, 5th
Settlement, Cairo, Egypt

WWW.ELSHENNAWYGROUP.COM



EL SHENNAWY GROUP

 15923