

THE FUTURE OF **WORKSPACES**

HUMAN-FIRST SPACES

OUR STRATEGY

The plan to achieve our goals

Develop better workspace communities

How can we achieve that? Our belief system

We are **Paragon developments**.
We **Develop better workspace communities that create value**.

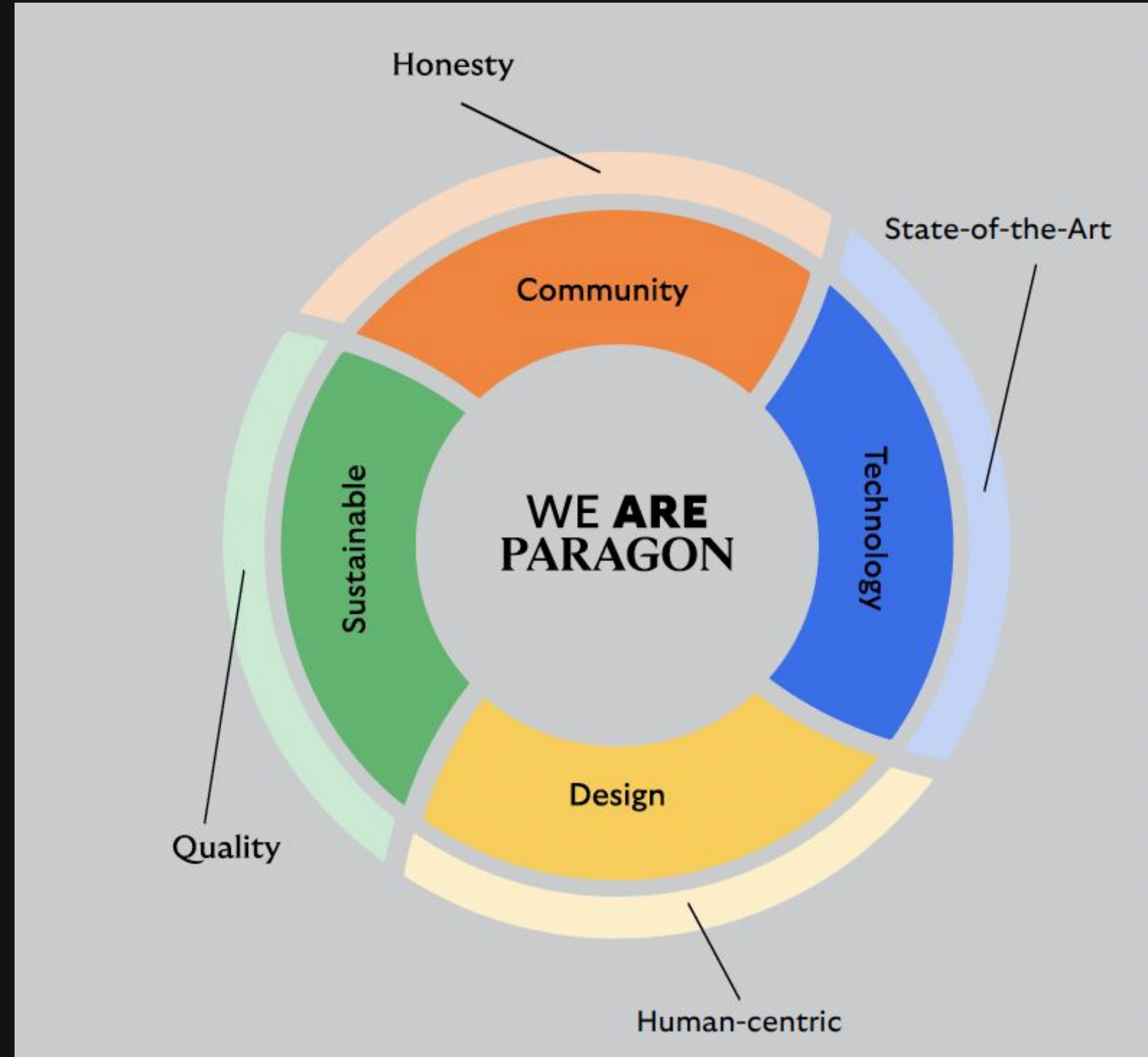
So that investors can find a high ROI through their investments and users experience **Productivity, Convenience, Performance and Opportunities**.

We do that by, implementing our pillars: **Design, Sustainability, Community and Technology** through our products and services:

Building work spaces -
Operating/controlling work spaces.

In a way that, our standards:

Quality - Human centric - Honesty - State of the Art



**Egypt's first sustainable
& intelligent office
buildings developer**

PARKING AREA

Main Bus Stop



Presidential Garden

PARAGON.1
Opera House

PARKING AREA

ADMIN BUILDINGS

OFFICES AREA



Governmental Area



OPERA HOUSE

OPERA HOUSE



STOCK MARKET

OFFICES BUILDING



CENTRAL BANK OF EGYPT

Central Park



COMMERCIAL STREET



PARLIAMENT OF EGYPT

OFFICES BUILDING



EGYPTIAN STOCK EXCHANGE

BANKS

ADMIN BUILDINGS



Governmental Area

BANKS

HOTELS

BANKS

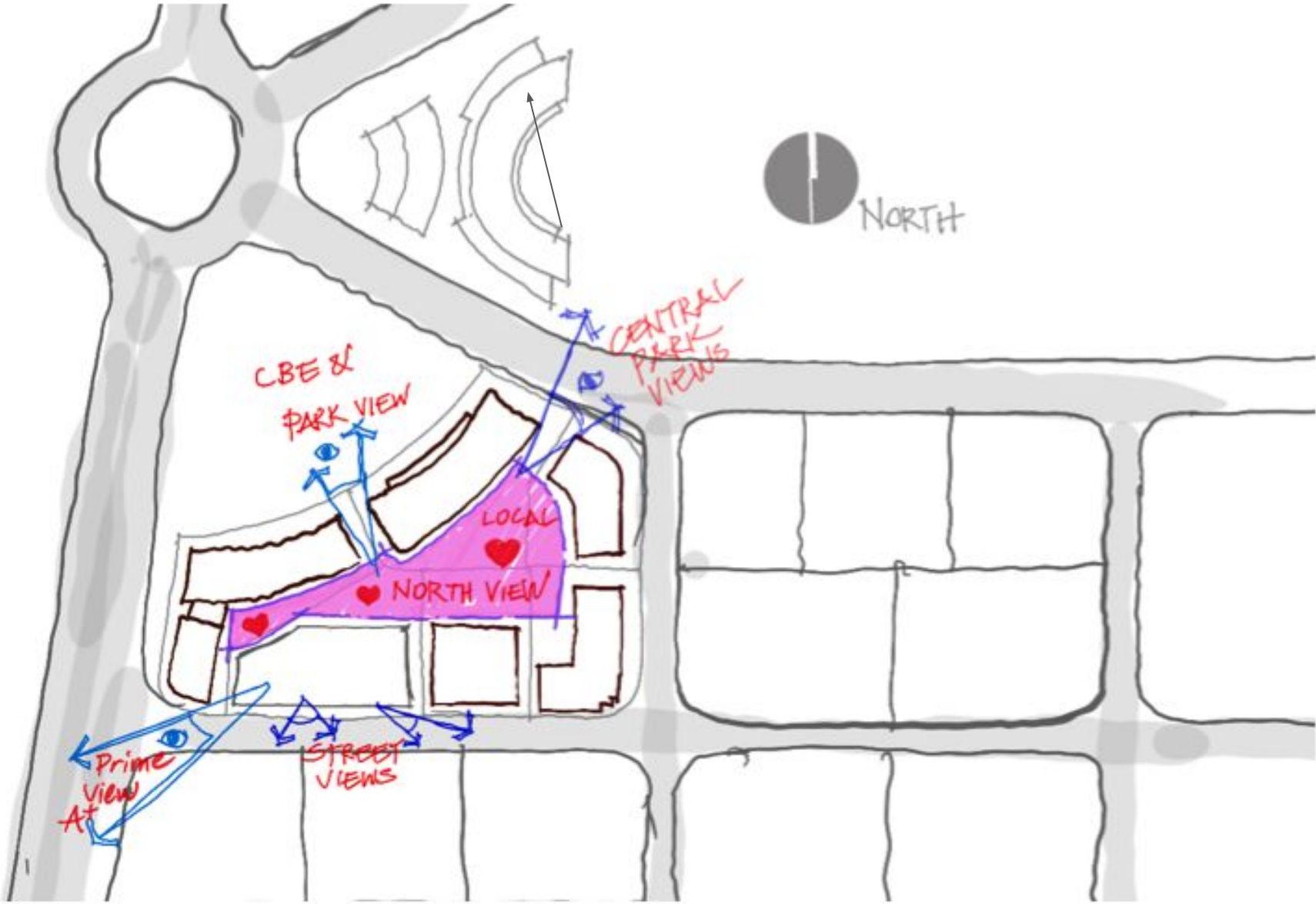


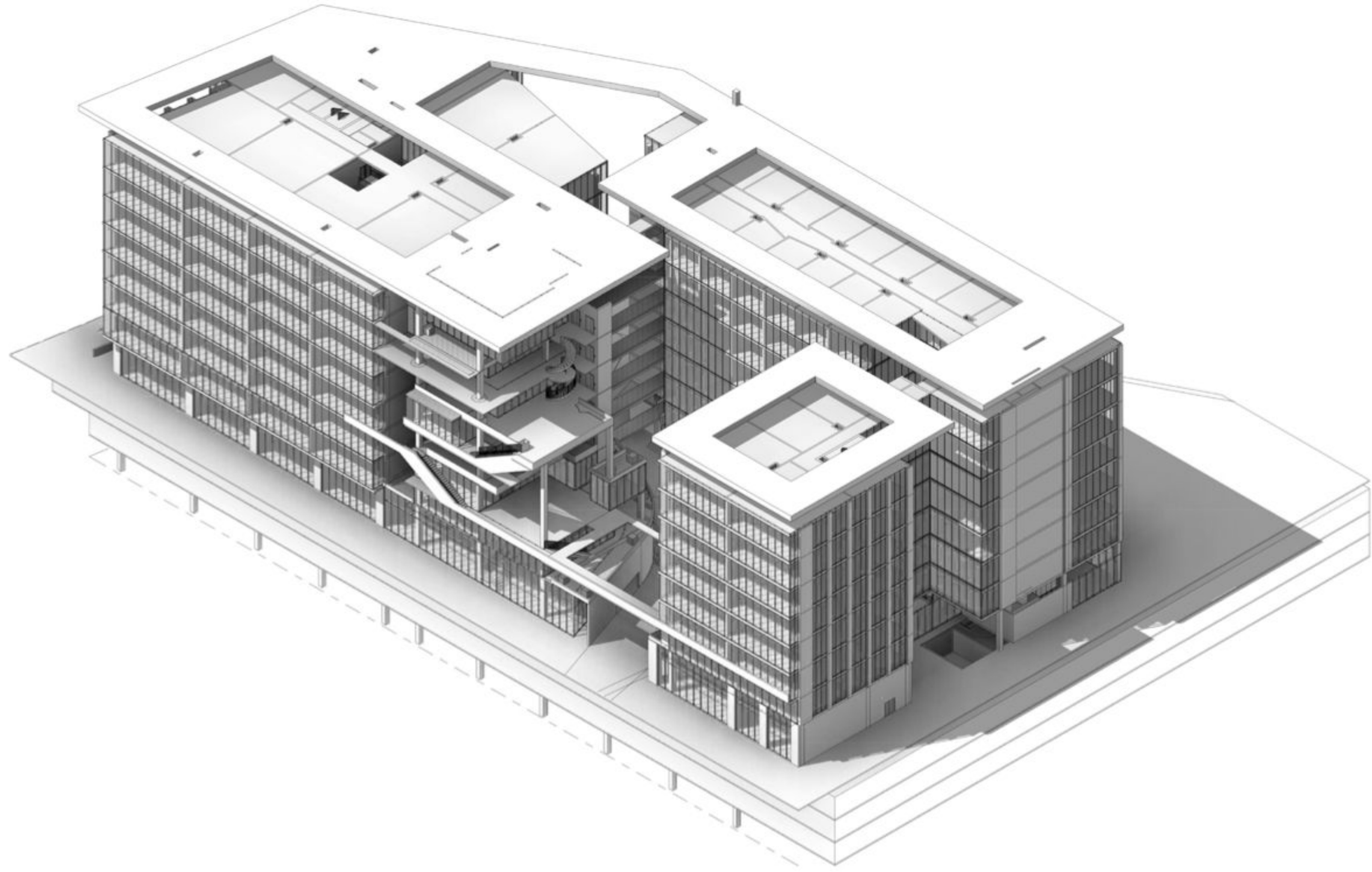
ALMASA CAPITAL

PARAGON.2
Financial District

MONO RAIL

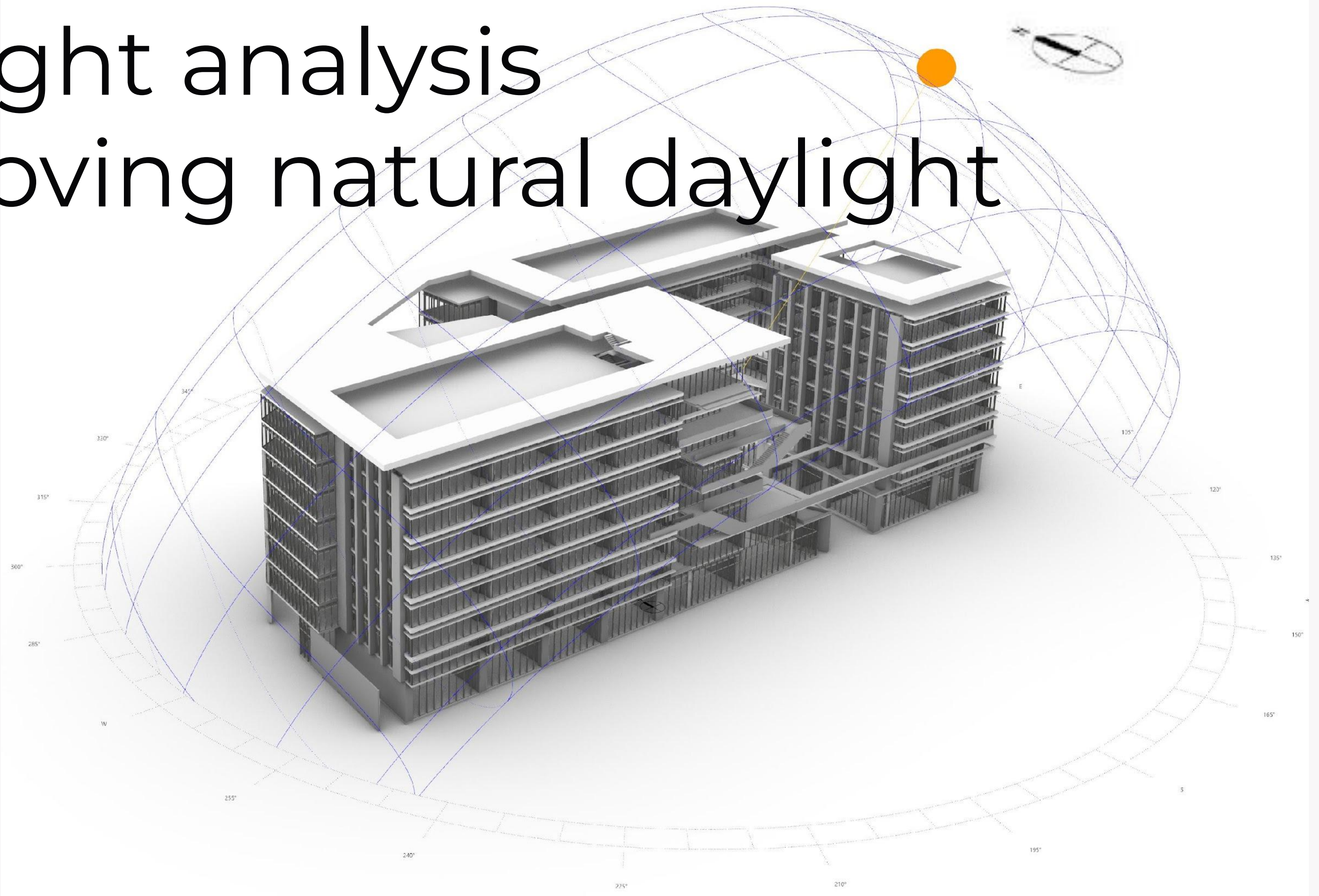
PARAGON 2 location awareness





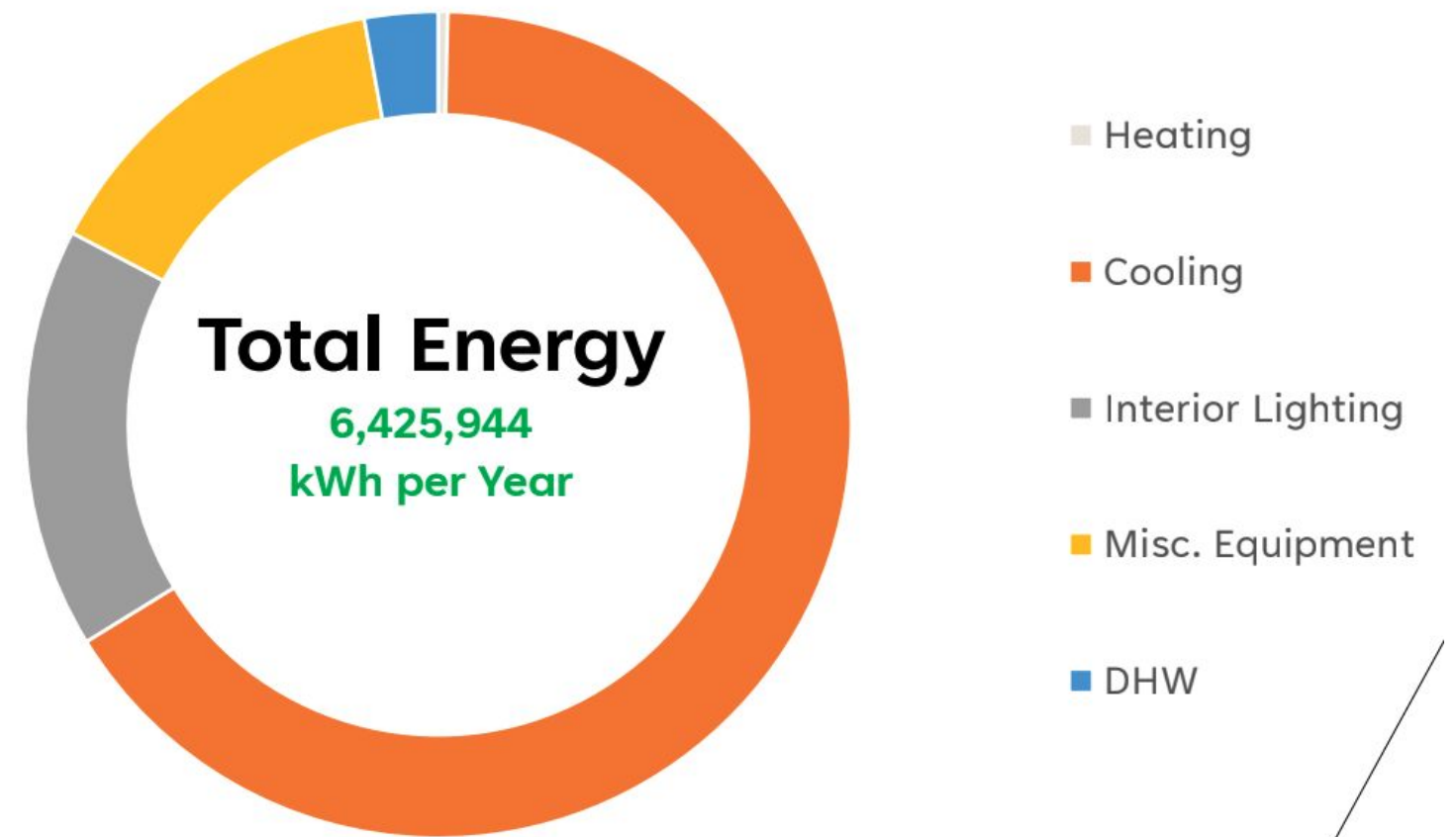
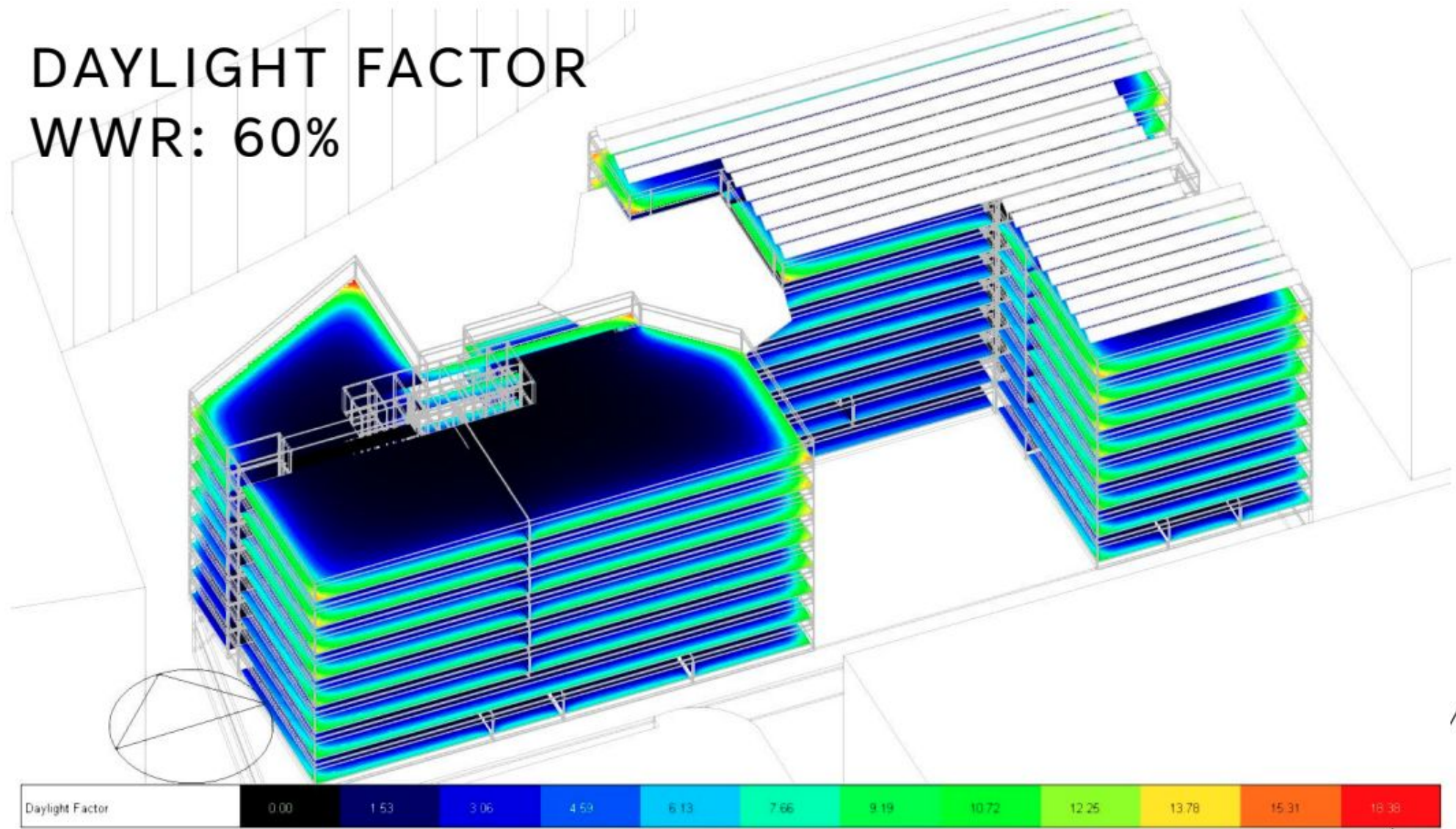
WE ARE
PARAGON
.DEV

Daylight analysis improving natural daylight



Energy bill is 60% cheaper than competitors

DAYLIGHT FACTOR
WWR: 60%



PARAGON 2 description

Corporate (C space)

50% of the built up area

Min office = 250 m²
Gross to Net: 25%

Paragon Hub



3,500 sqm

Serving building tenants and
outside visitors

Smart (S space)

50% of the built up area

Min office = 70 m²
Gross to Net: 29%

Open door area - Common
work space

Library - Cafeteria - Espresso
bars - Meeting rooms -
Meeting pods - Lecture hall -
Gym - Nursery - Gallery hall
Etc..

PARAGON SPACE PROGRAM

SPACE Corporate Spaces 250 / 500 / 1,000 sqm

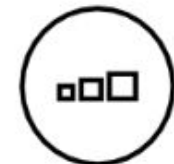
If you're an investor or medium to large corporation,
CORPORATE SPACE is made for you.



Number of Employees
40 and above



Total Space
16,125 sqm



Office Spaces
250 / 500 / 1,000 sqm



PARAGON SPACE PROGRAM

S SPACE Smart Spaces 70 - 180 sqm

If you're an investor, startup, small, or medium business, look no further than **SMART SPACE**.



Number of Employees
**Up to 40
per office**



Total Space
16,125 sqm



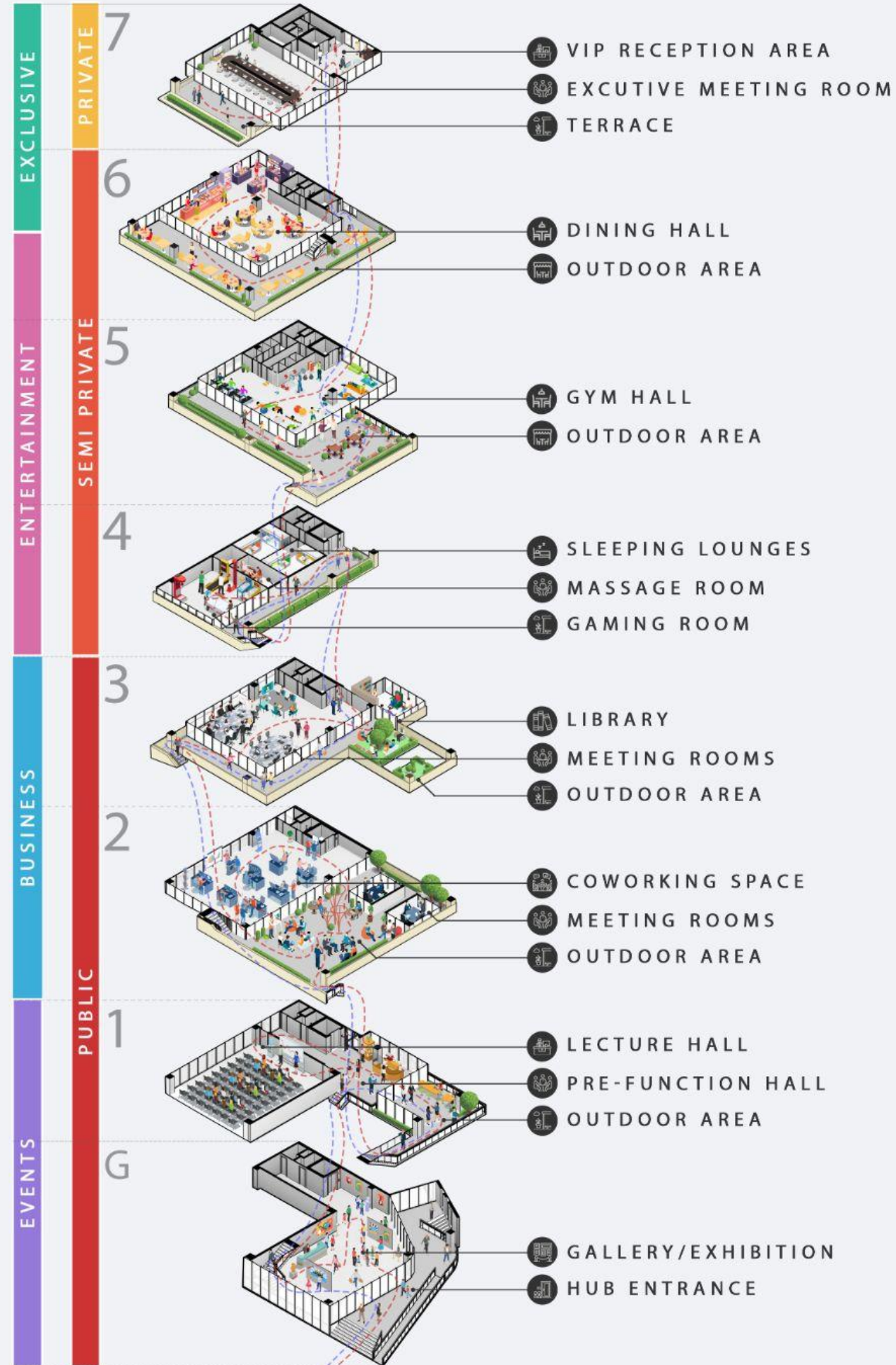
Office Spaces
70 - 180 sqm



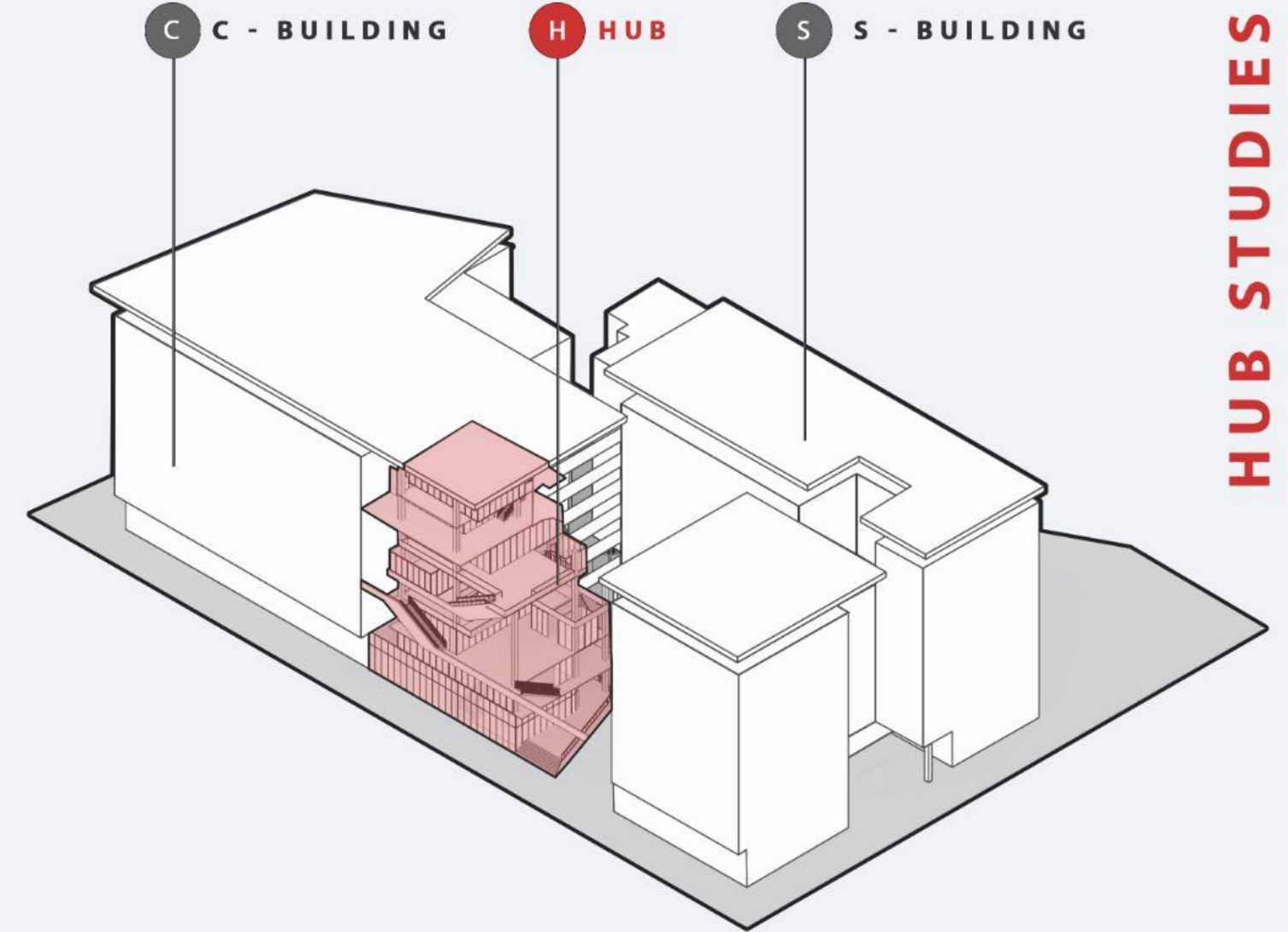
WE ARE

PARAGON
.DEV

Preliminary Study



PARAGON



HUB STUDIES

Humans to building is the **soul** and **spirit** to any living creature, and **the innovation hub** to the project is the most vital organ, the **heart** that make the project lives and breathes. The innovation hub improves the social environment and encourages intergration, collaboration and creativity through submitting a variety of cultural, working spaces, entertainment and free spaces, that preserves precious tentants sellable spaces, by giving back to the community all necessary needs through the paragon hub facilities.

The hub interconnects and links relationships between the program elements like **arteries** to make it aliving thing. The first **pulse** of the hub is the public part where events take place, attracting visitorts in addition to the building occupants through galleries and lecture hall. Then we end with co-working spaces, library and meeting rooms that serves the most vital activities and host the day-to-day networking activities between building occupants and enterprises.

Occupants entertainment is a main attribute of paragon **DNA**, sponsering the homing from work concept, where occupants who attend long working hours can enjoy multitude of entertainment activities which **recharge** thier power and spirit.

the exclusive meeting hall inhabits the top floor and the dining hall in the sixth floor can be a served area in multifunctional way.





WE ARE
PARAGON
.DEV



WE ARE
PARAGON
.DEV









2ND Floor



3rd Floor

Prices start at EGP45,000/sqm

JOIN THE WORKSPACE MOVEMENT!

OUR PARTNERS IN SUCCESS

With experience in the market exceeding fifteen years, we've successfully seen a number of projects come to fruition.

Our success stories range from working in real estate development, construction, consultancy, project management and financing. But we couldn't have done it on our own.

We are extremely proud and grateful to have worked -and continue to- with each of these giants in their respective fields of expertise.

WE ARE
PARAGON
.DEV

CONSTRUCTION
PARTNERS



ARCHITECTURE
DESIGN PARTNERS



INTELLIGENT SOLUTIONS
PARTNER



MEP
PARTNER



SUSTAINABILITY
PARTNER



COMMERCIAL
CONSULTANT



Thank
You

15063

WeAre
PARAGON
.DEV

**SETTLEMENT,
NEW CAIRO, EGYPT**

WE ARE

@WeAreParagon.Dev    

hi@WeAreParagon.Dev