



VISION TOWER 1

Administrative Building

New Administrative Capital



Design Concept & Inspiration

Vision Tower, located in the heart of the Business District of the New Capital, is designed to be iconic medical and administrative mall in the new capital city in Egypt. The Project will be considered as one of the largest administrative malls in the new capital city, with total built up area of 49,702.00 m². The entire building consists of two underground parking floors, ground floor and seven typical floors. Vision Tower as administrative and medical mall is mainly designed to have commercial units that will be used as administrative offices, medical services, clinics, waiting areas, and the main services and facilities for the entire building. In addition to a luxuriously designed main reception hall with a monumental scale that is not only adding a welcoming effect to the building but also elevating its importance and making the structure identifiable to any pedestrian.



Dr. Eng. Saad Makram



Makram architects, is an architectural firm established in Egypt in 2002 by Dr. Eng. Saad Makram, designed multiple mega projects at the level of urban planning architectural design, interior design and landscape in various areas including residential, educational, commercial, recreational, administrative and medical, where a highly qualified team exerted superb efforts. Moreover, the firm recently participated in the architectural design of the new administrative capital cathedral, as well as, engaging in the design of renovations and development work for the St. Mark Cathedral in Cairo and the Papal Headquarter.

Saad Makram

The basic design of Medical Administrative Tower comprises initially three main masses, which are combined smoothly together with soft semi-curved lines, to develop one compacted ultra-modern, iconic form of the building. The idea comes inspirationally from the basic lines of the curved stones that are structurally supporting each others, such as unique sand stones in Wadi El-Hytan in Fayoum, Egypt. All the façades of the building are designed as curtain walls, mainly to achieve the high level of transparency between inside and outside environments of the project. The curtain wall glass facades could achieve, in addition, a perfect view for the designed landscape behind the building, as well as the outdoors surroundings for the users of the administrative and medical units. The main concept of developing the form is, to achieve such iconic, dynamic visualization of the façades, through using Aluminum Cladding, modern unique profiles and shades, and parametric designed louvers on the front glass facade. The louvers will serve - on the one hand - to represent the dynamic changeable characteristics of the commercial function of the administrative mall, and - on the other hand - reduce the amount of the sun exposure that could negatively affect the glass facades of the building. Consequently, as a sustainable treatment for the transparent facades of the building, triple glass curtain walls are used to control the thermal isolation, as well as achieving the thermal comfort for the inner spaces of the building.



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Believing in what the state is doing, we decided to participate in the most powerful project in the middle east in the new administration capital.

We has an investment plan that consists of several different projects, starting with :



For the first phase of the tower vision .
(1-2) starts on 30/6/2021 - until 30/ 6 /2023 .

The volume of investments is 7 billion pounds over the next 5 years in new capital .

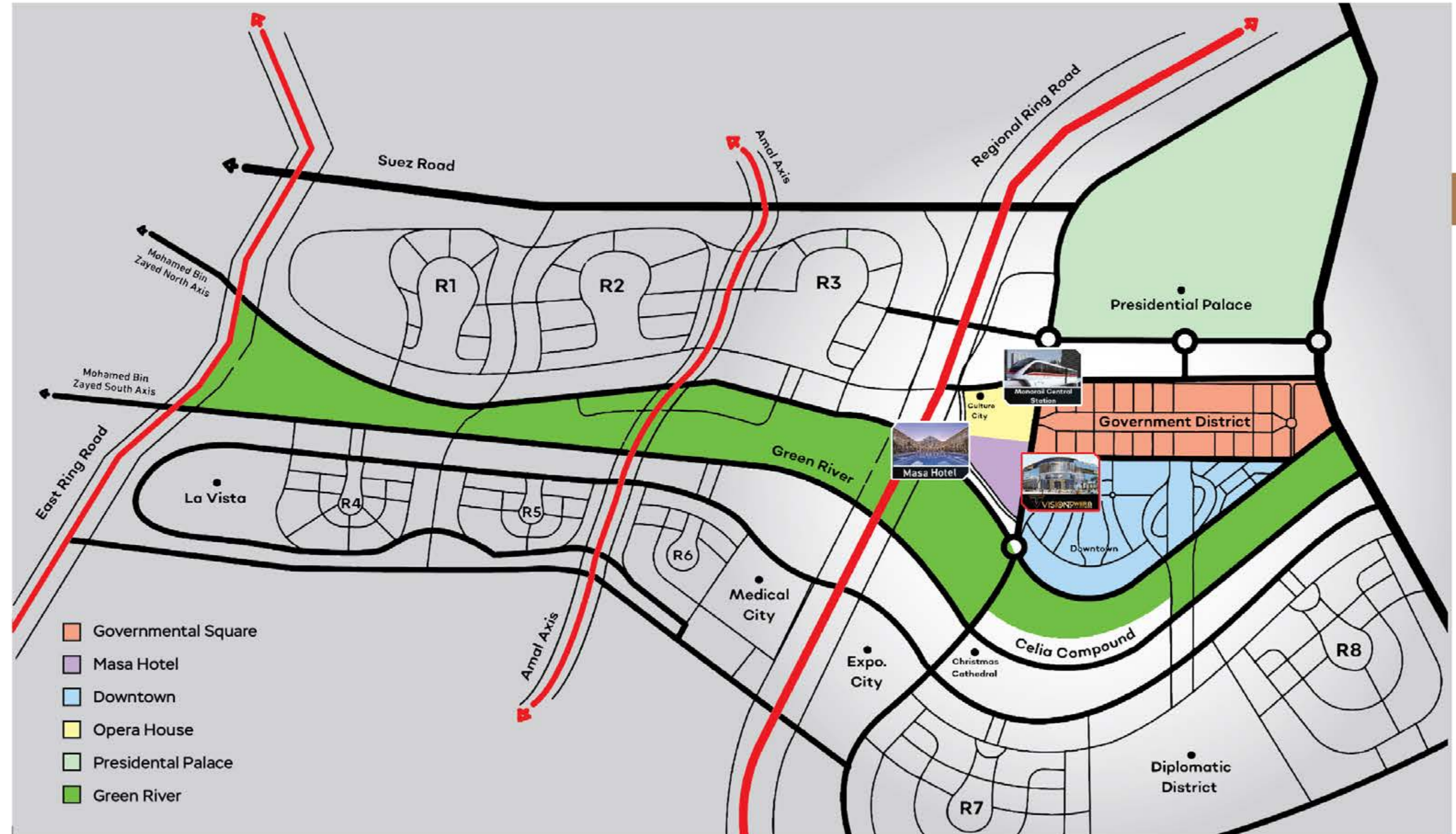


Strategic Location

New Cairo Capital City is located 35 km east of Cairo a total area of 150,000 feddan. The new capital city is located between the Regional Ring Road and Cairo-Suez Road and Cairo El Aln Sokhna Road. The new capital city will strengthen and diversify economic potential by creating new places to live, work, and visit.

In order to draw people to this new capital city a series of key catalyst developments will be established at its core.

This will include a new government administrative district, a cultural district and a wide variety of urban neighborhoods.



Distances

بنك القاهرة Banque du Caire	34 m (10 sec)	البرلمان المصري EGYPTIAN PARLIAMENT	500 m (2 min)
ALMASA HOTELS	150 m (30 sec)	البرلمان المصري EGYPTIAN PARLIAMENT	500 m (2 min)
البنك المركزي المصري CENTRAL BANK OF EGYPT	100 m (20 sec)	البرلمان المصري EGYPTIAN PARLIAMENT	Less than 5 min
البورصة المصرية The Egyptian Exchange	200 m (1 min)		
DOWN TOWN Area 3 min		

Financial District New Capital:

Vision tower is located in financial district-new administrative capital

The new administrative capital of Egypt which is considered the largest urban development project in the region, on a landscape area exceeding more than 700 square km with unique architect and smart infrastructure which is absolutely the crown jewel of the national projects of Arab Republic of Egypt.

Business and finance district includes the headquarters of the central bank, the stock exchange, banks headquarters and many of major companies.



Facility Properties

- Fire system
- Solar Energy
- Fire alarm
- Fully Finished
- Parking
- AC
- Security 24 h
- Smart Units Control
- Waiting area
- Car Spa
- Conference room
- Security cameras



Parking



Cafés



Wi-Fi



Security



Maintenance



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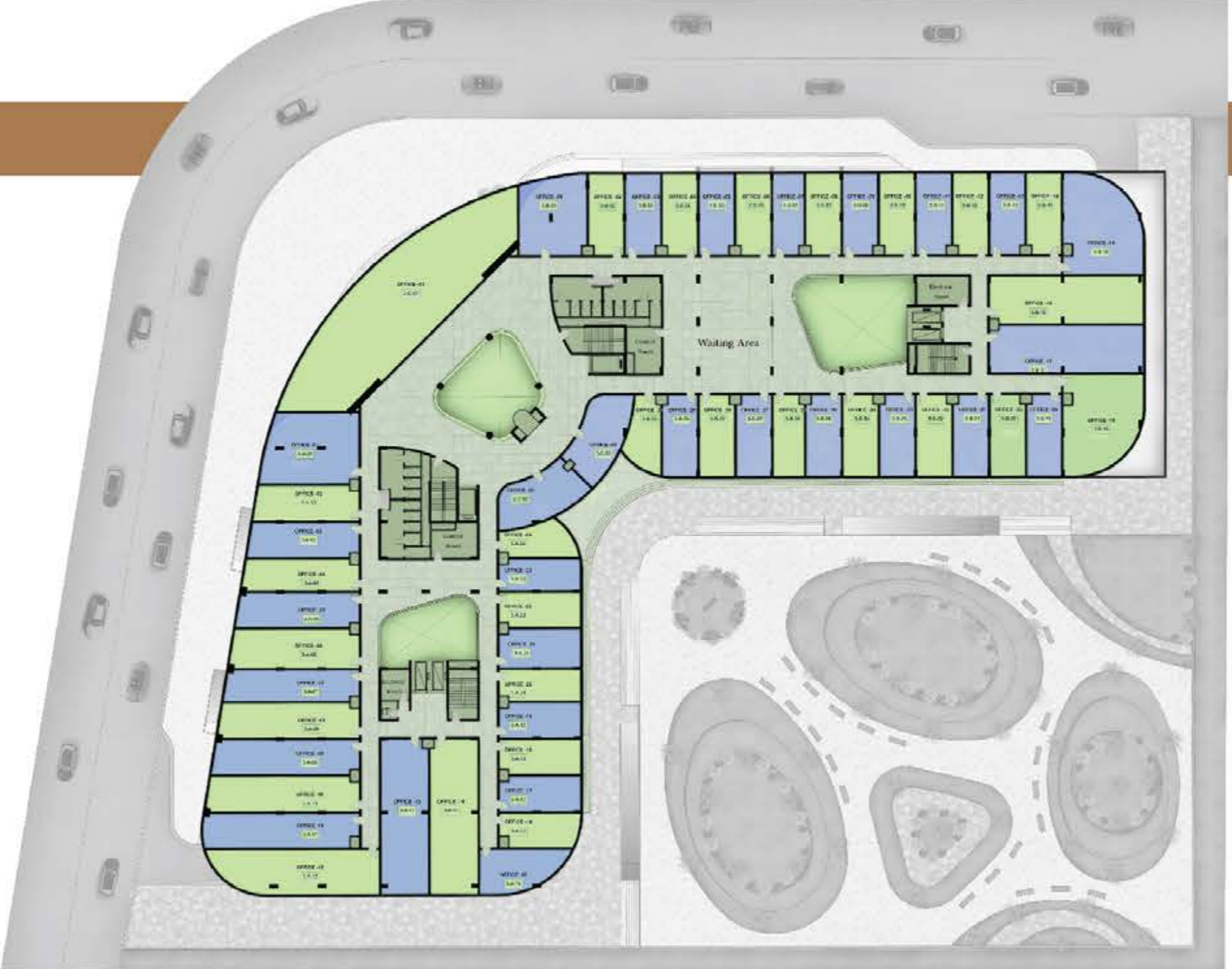
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Second Floor



Third Floor

Office Interior Design





المجموعة الوطنية للإستثمار
National Investment Group

NATIONAL INVESTMENT GROUP

Who we are?

The company specializes in real estate development
(commercial, adminstrative and residential) .

- Damietta Al-Watanya Company for real estate investment .
- Delta National for real estate development and project management .
- El Ethad EL watany for construction.

The group worked to provide all opportunities and real estate alternatives ,
for all sides in our project it has experiance that enables to build projects with
engineering and legal terms. we are committed to the accurate details and
designs through. using the finest raw materials, choose unique locations ,
implementing the best facades. flexibility in financial tranactions through the
diversity of payment methods .



OUR PROJECTS

New City Project

A Compound with an area of 350 Faddan in Damietta city, at a cost of 2 billion
and 300 million pounds, it consists of resdintial building, International School,
Hospital, all city services and works Infrastructure



The Diamond Tower

Is Loacated in the new investor Area, Beside Gannet Misr & Sakan Misr compound, new Damitta city.

The Project Consists of Duplex Villas & residential apartments, It overlooks a 14 meters swidth street, green area, medical center and integrated market



Al-Andalus Project - 1 Plot (371)

The Project located on a main street branched from south 90th street with stunning view to a green area and nearest to the universites and institutes area ,the project minutes away from Mavida, Durrat AL- Karz and Hyde Park compound, It also nearest from Azader and life garden compound .

The project consists of ground and three typical floors with Luxurious classic facades .



Al Qoronfel Project

Is Loacated in the Qoronfel area, behind the Public Prosecutor's office in New Cairo.

The Project Consists of Basement, Ground Floor, First and Second Floor, It overlooks a 24 meters swidth treet from the eastern side, and a 21 meters width street from the south side and overlooking a service area, and classic luxury Elevations.



Al-Andalus Project - 2 Plot (103)

The project is distinguished by its unique location, It was located on a main street, with a width of 30 meters, branched from the south 90th street .

It overlooks an integrated services area and the Nile International Schools, it also minutes away From South 90th Street, Mavida, Azadeer, and Katameya Dunes compound , It was away 15 minutes from the The American University , Royal Sports Club in the Fifth Settlement and the Universities District, 30 minutes from The new capital.



Bet Elwatan Project - 101

The project is distinguished by its unique location, as a minutes away Suez road , Al- Marasem and it is close to the north 90th street .

Minutes from The new administrative capital. The project consists of a ground floor and 3 typical floors with private parking with luxury facades , only two units A , garage and a private garden for the project. The project has luxurious and modern destinations with resistant paints and distinct. It also features an integrated interior design that ensures stability and rest. The design of the entrances is very luxurious and the stairs are proudly clad Types of marble and granite Elevators .



Developers:



Consultants:





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