



PIONEER PLAZA

Business Park

develop by

GLOBAL **Pioneer**
Investment and Development



**WHERE
LOCATION
MEETS
CONNECTIVITY**







PIONEER PLAZA

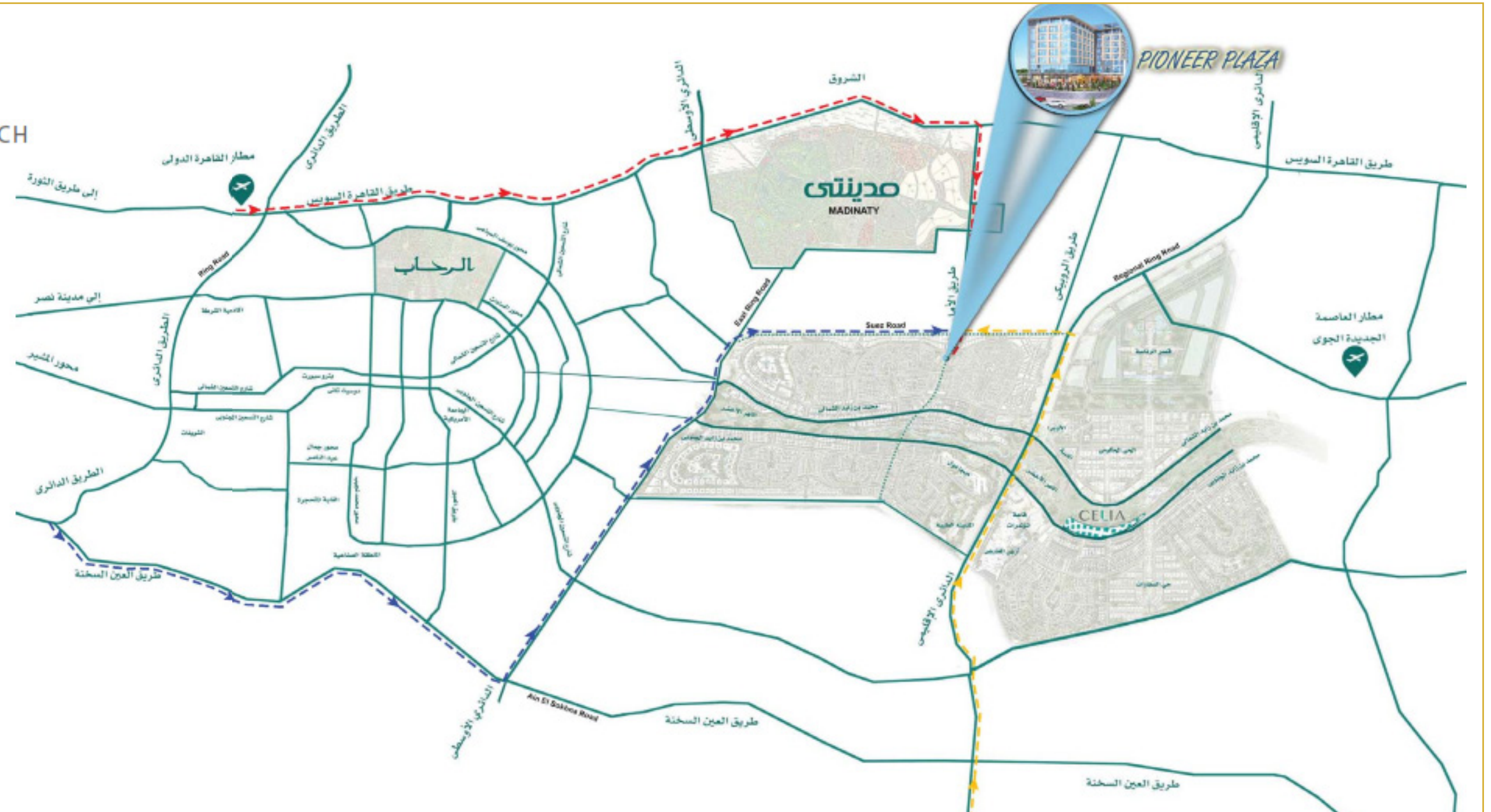
Business Park

- 📍 15 mins from Cairo International Airport
- 📍 5 mins walking from Green Palace
- 📍 5 mins walking from Presidential Palace
- 📍 10 mins walking from Conference City
- 📍 15 mins from Proposed Airport
- 📍 10 mins from the American University
- 📍 20 mins from Ring Road
- 📍 10 mins from East Ring Road
- 📍 25 mins from Ain El Sokhna Road
- 📍 10 mins from Opera House
- 📍 10 mins from EXPO City
- 📍 10 mins from Medical City

KEEP EVERYTHING
YOUR BUSINESS
NEEDS WITHIN REACH

LEGENDS

-  from Cairo International Airport
-  from Ring Road
-  from Regional Ring Road

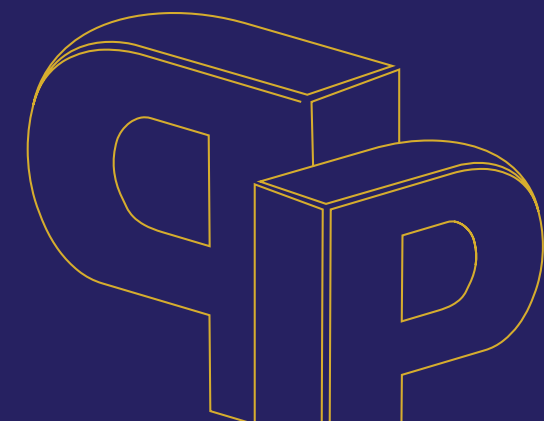




Pioneer Plaza

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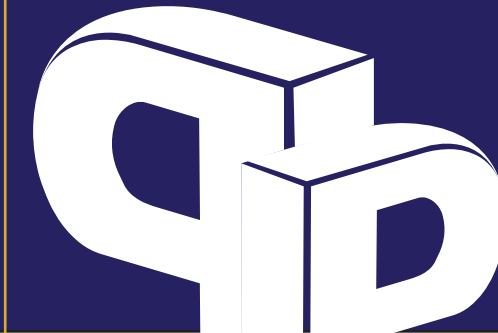
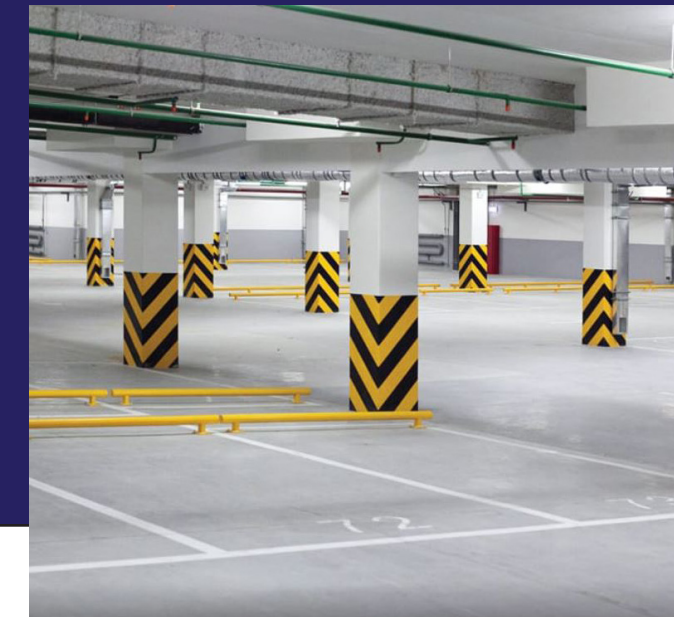
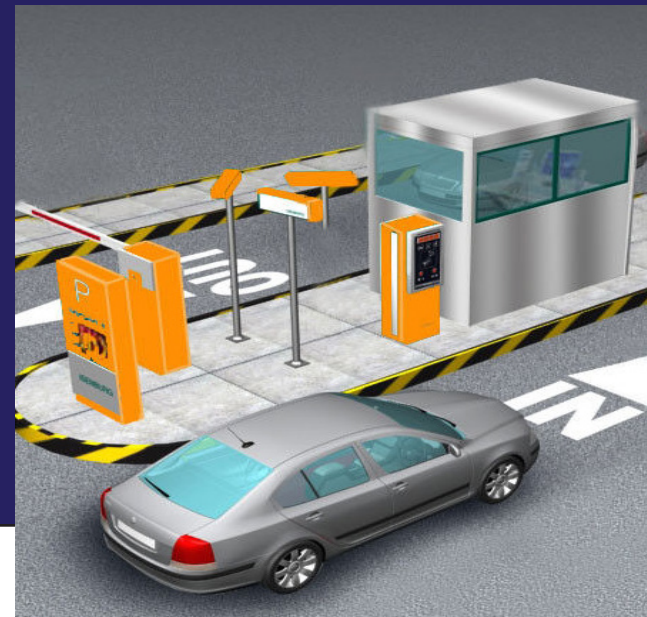
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Signifies Privileges of opportunity

THE ART OF BUSINESS NURTURES
SUSTAINABILITY

Time is money and quick, easy parking just means better business. At PIONEER PLAZA, we have basement parking to ensure that you can concentrate on what really matters your work.





NEW ENERGY

ELEVATING CAIRO'S NEW CAPITAL BUSINESS DISTRICT TO A NEW

A mixed-use development, PIONEER PLAZA will bring a sense of vitality, spectacle and engaging experiences to Cairo's New Capital Business District.

Located along Suez Road between the Ring Road and Regional Ring Road, PIONEER PLAZA will combine living, business, leisure and entertainment in one prime location.

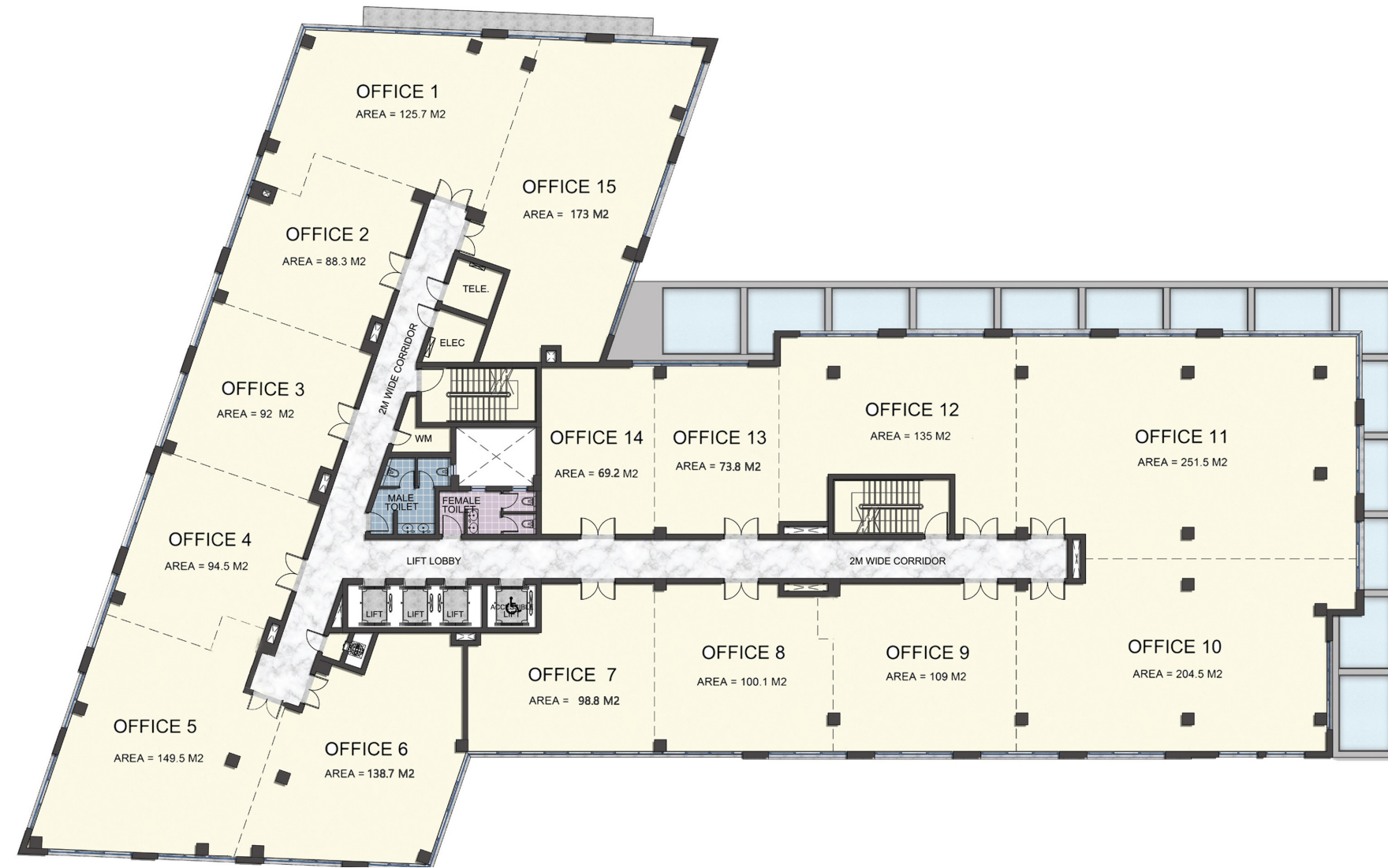
With its first building already operational and its first commercial building completed, It has embarked on its journey to captivate visitors and bring the people of Cairo together. The further integration of mixed-use components, public spaces and amenities will culminate in a truly unique sense of Located in the heart of New Capital Cairo and offering diverse unit designs, PIONEER PLAZA is a confident example of the brand's uncompromising LEVEL commitment to progress and quality place.



Ground Floor Plan



First Floor Plan



Unrivalled

Lifestyle

THE ART OF BUSINESS EVOKES INSPIRATION

Flowing seamlessly from the entrance lobby the office lobby features a tranquil ceiling design that evokes undulating waves and warm timber walls, giving a sophisticated atmosphere. The elevator lobby has a high ceiling and houses three elevator banks. In front of the elevator lobby, electronic turnstiles provide strong security, and the reception counter welcomes your guests.

Step into the lobby and in an instance you will be transported to a world not far from museums and art galleries. Iconic forms of art that visually enhance space, create a realm of imagination in the lobby.

These reflect the business aspirations and create a sense of corporate identity, setting a positive yet elegant ambience and tone. The use of light and interactivity is carefully chosen to complement the art and to make a power statement.



Third Floor Plan

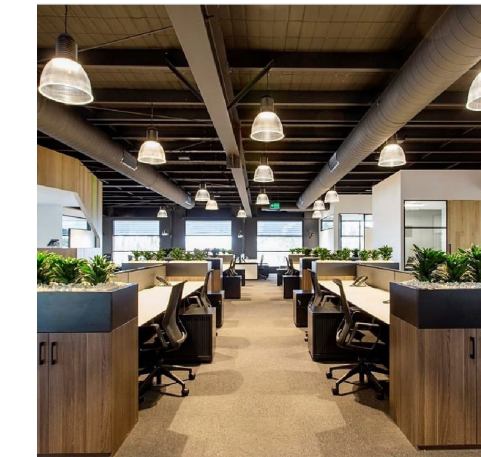


A High-tech, Energy Efficient Work Space

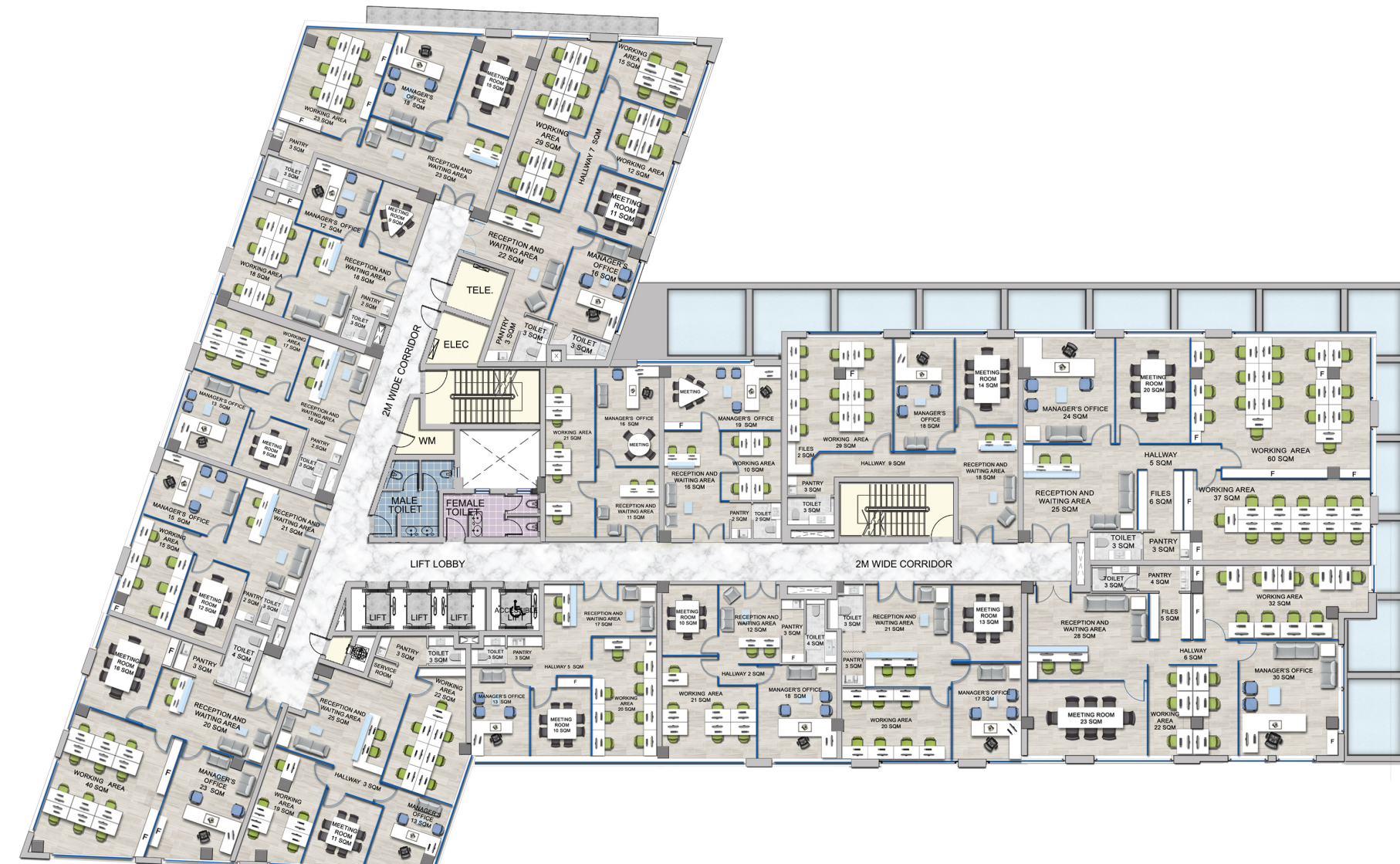
THE ART OF BUSINESS SIGNIFIES PRIVILEGES OF OPPOTUNITY

PIONEER PLAZA is a green building aspiring LEED Certification, a zero water discharge site, with energy efficient lighting fixtures and uses building materials with a high recycled

- Aspiring LEED Certification
- 25% of reduction of power consumption
- 30% of reduction of potable water consumption
- Membrane fins on the south facade reduce direct sunlight
- Proposed Vegetated green roof provides insulation and lowers HVAC demand
- Sewage treatment plant (for the recycling of water used in rest rooms)
- Water efficient fixtures use up to 50% less water
- Innovative reuse of surface water for landscaping and chillers
- Energy efficient lighting fixtures reduce power consumption
- High performance double glazed units reduce HVAC load
- Building materials with high recycled content



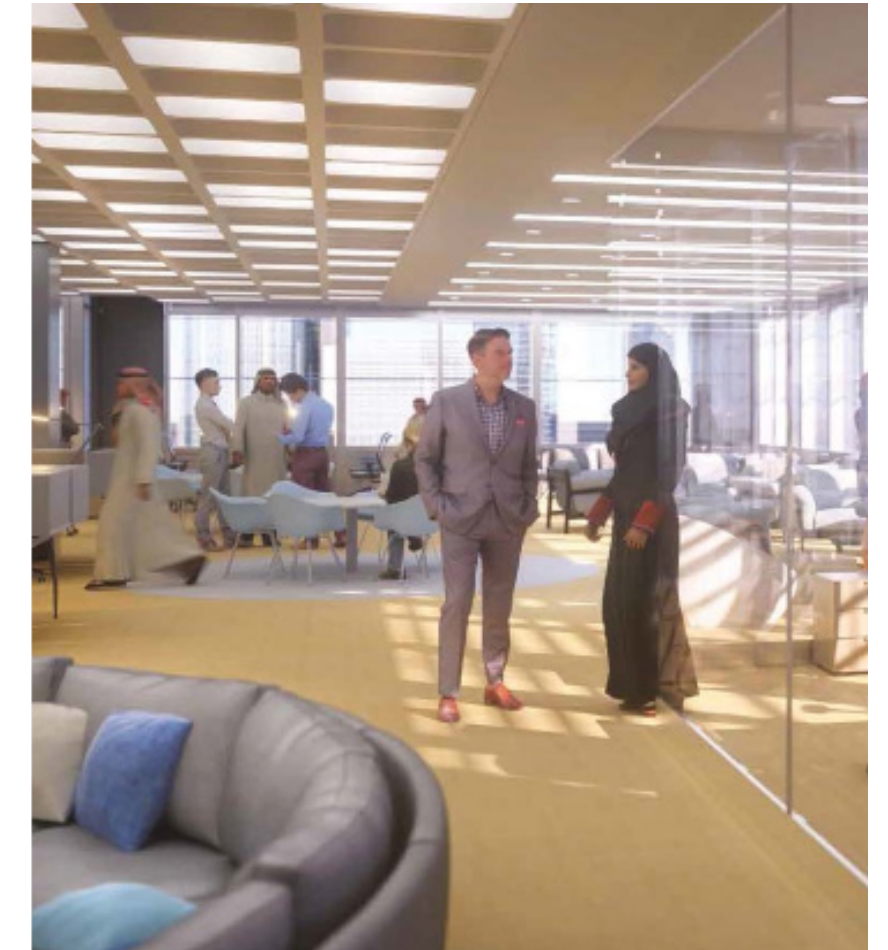
Typical Floor Plan



Building Features

THE ART OF BUSINESS ENVISAGES CAPITAL APPRECIATION

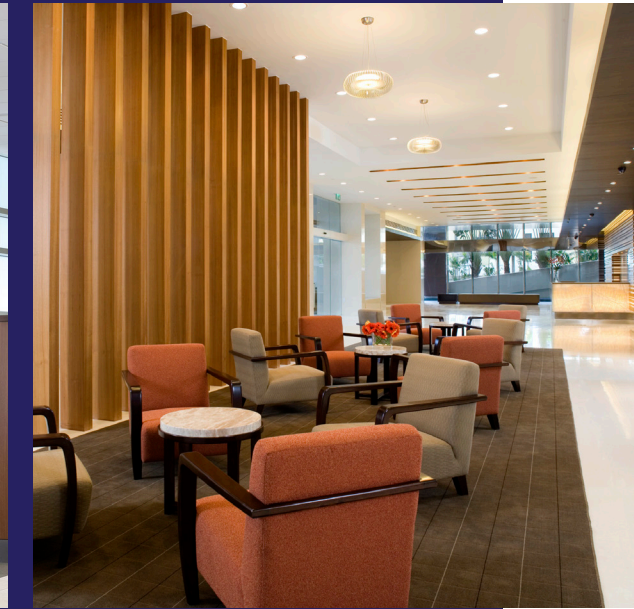
- 7 levels of offices with toilet blocks within each offices.
- Established disaster management program
- High-end security
- Controlled access
- 3 high-end elevator management systems with auto rescue devices and minimal waiting time
- Separate freight elevators.
- Surveillance in car park and common areas
- Multiple evacuation points
- High-end fire detection and fighting systems
- Specially planned ducts for ventilation and HVAC systems
- Advanced Integrated building management system.
- Power supply through supper feeders ensuring 100% redundancy
- DG back-up for common area and emergency services
- RO plant and treated waste supply & rain water harvesting
- sewage treatment plant
- Recycling and segregation of waste
- Windows cleaning cradle



Lifestyle Conveniences

THE ART OF BUSINESS INTEGRATES FLEXIBILITY, SCALABILITY & ENHANCED AMENITIES

- Single-height luxurious entrance lobby.
- 2 points of access for physical security of buildings and facilities, turnstiles to control employee and visitor access.
- Italian Marble flooring
- 'Light Wells' designed to channel extra daylight to individual offices on the Lower Floor level.
- Flexible offices sizes starting from 85 square meter onwards, with provisions of toilets and pantry.
- High performance facade systems
- Aspiring LEED certification.
- Access controlled basement car parking spaces are available for purchase of selected office premises.
- Offices with all-round views.
- Wi-Fi enabled building
- Leisure space with cafes and branded shops on Ground Floor and First Floor.
- Lounge cafes in the atriums.
- Landscaped areas and compound wall at the entrances and the each side of the building.
- Fresh air systems as per standards.
- Dedicated smoking areas outside the building structure.





Clinics

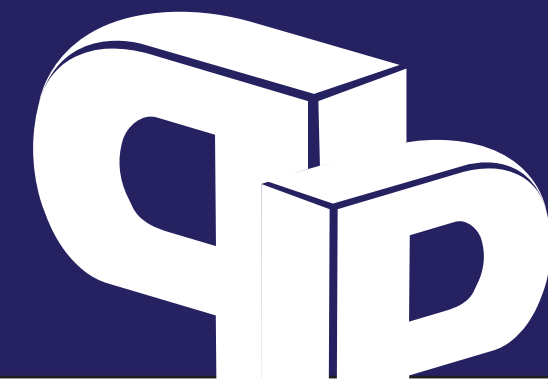
The real-estate market in Egypt has been booming for the last few years. The strong demand and positive market conditions are opening vast investments opportunities and attracting investors from all over the world.

The New Capital offers luxurious lifestyle as well as better working environment through a prime location. It gives hope for better future by creating new job opportunities and easing congestion in the greater Cairo.

The New Administrative and Financial Capital will house: ministries, governmental institutions, private corporations and foreign embassies. It will include almost 21 residential districts, 2000 educational institutions and more than 600 health care facilities.

districts, 2000 educational institutions and more
A novel competitor of the world's most known cities, The New Administrative and Financial Capital is a 184000 acre project that caters a wide variety of needs. Currently in its first phase, this \$45 billion project will soon be the new venue for the parliament, ministers and foreign embassies (4.5km²), which adds great significance to its residence and community.

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- 📍 **Head Office**
Villa 10 A Square 1169, Sheraton Cairo, Egypt
- 📍 **Heliopolis Branch**
151 El-Marghani Street, Heliopolis Cairo, Egypt
- 📍 **New Cairo Branch**
Top 90 Building, 90 Street Unit 331 Fifth Settlement Cairo, Egypt

☎️ **16463**

📘 **Pioneer plaza mall**

