



GOLDEN TOWER  
NEW CAPITAL



NEW CAPITAL

COMMERCIAL | ADMINISTRATIVE | MEDICAL



# AL NASER UNITED COMPANY FOR REAL ESTATE INVESTMENT & CONTRACTING

## WHO WE ARE

**Al Naser United Company** is an Egyptian company established and directed by Civil Eng. Naser Al Tabakh with 30 years of experience in Multinational construction companies. Al Naser United Company has delivered many luxurious projects in Egypt (Towers in addition to many private villas in New Cairo).

We are aiming to transfer and use our experience to satisfy all customers' need with our professional engineers, skilled manpower, advanced equipment and specialized subcontractors (MEP, Alum. cladding...etc.)

We are honored that **Amr Hassan consultant office** is the designer of The Golden Tower project as it is an architecture office with 18 years' experience in all types of projects especially multiuse one.

## OUR VISION

To be one of the world's most valuable and admired real estate developer company and the market leader in real-estate industry through providing valuable and quality lifestyle in the Egyptian region

**AL NASER UNITED** is committed to create and deliver valuable and quality lifestyle through innovation, entrenched knowledge and expertise, and a value-centric approach, which aims to guarantee our client full satisfaction

**AL NASER UNITED** is devoted to aid in stabilizing the Egyptian real estate economy by providing affordable yet high quality houses

**AL NASER UNITED** constantly aim to challenge the status quo of current real estate mechanism for better changing and augmenting the Real Estate Industry

## OUR MISSION

**AL NASER UNITED** consists of an accomplished team of experienced professionals in key positions.

**AL NASER UNITED** will continue to develop quality commercial properties based on realistic values for its own investment affiliates, as well as its joint venture partners. These real estate activities will take place in selected targeted submarkets generally throughout the Egyptian Region, and those activities will focus on fewer, usually larger and more complicated, transactions that take advantage of unique opportunities. Once the commercial properties are developed, **AL NASER UNITED** will provide all of the adjunct services, skills and systems necessary to maintain each property to the highest standards of quality, to achieve the greatest operating efficiencies and, finally, to realize the highest Clients' profit performance ..

# NEW CAPITAL

The city would become the new administrative and financial capital of Egypt, housing the main government departments and ministries, as well as foreign embassies. On 700 square kilometers (270 sq mi) total area, it would have a population of five million people, though it is estimated that the figure could rise to seven million.

The city is planned to consist of 21 residential districts and 25 “dedicated districts.” Its downtown is to have skyscrapers and a tall monument. The city will also have about 2,000 educational institutions, a technology and innovation park, 663 hospitals and clinics, 1,250 mosques and churches, 40,000 hotel rooms, a major theme park four times the size of Disneyland, 90 square kilometers of solar energy farms, an electric railway link with Cairo, and a new international airport at the site of the Egyptian Air Force’s existing Wadi al Jandali Airport. It will be built as a smart city. It is planned that the transfer of parliament, presidential palaces, government ministries and foreign embassies will be completed between 2020 and 2022 at a cost of US \$45 billion.

A full cost and timescale for the overall project has not been disclosed.





GOLDEN TOWER  
NEW CAPITAL

# العاصمة الإدارية الجديدة

المرحلة الأولى 40,000 فدان



- Administration & Commercial MU
- Residential Oasis 1 R01
- Residential Oasis 2 R02
- Residential Oasis 3 R03
- Residential Oasis 4 R04
- Residential Oasis 5 R05
- Residential Oasis 6 R06
- Residential Oasis 7 R07
- Residential Oasis 8 R08
- Government 01 GOV01
- Government 02 GOV02
- Presidential Park PP1
- Academic City X01
- Smart City X02
- Central Hub X03
- Medical City A X04
- Medical City B X05
- Hotel X06
- Conference Center X07
- Presidential Palace X08
- EXPO X09
- Information Center X10
- Hotel X11
- Religious X12
- Opera House X13
- History & Gateway Park CP1
- Health & Sustainability Park CP2
- Civic Park CP3
- International Park CP4
- Science, Innovation & Technology Park CP5
- Investment Zone 1 P1
- Investment Zone 2 P2
- Investment Zone 3 P3
- Constitutional Court CO
- Diplomatic District EMB

## The Capital Cairo

WEDIAN GREEN CITY  
القاهرة الجديدة  
المدينة الخضراء

Phase 1 Master Plan  
168,000,000 m<sup>2</sup>

5+  
UDC

5-UDC/ 10.05.2016

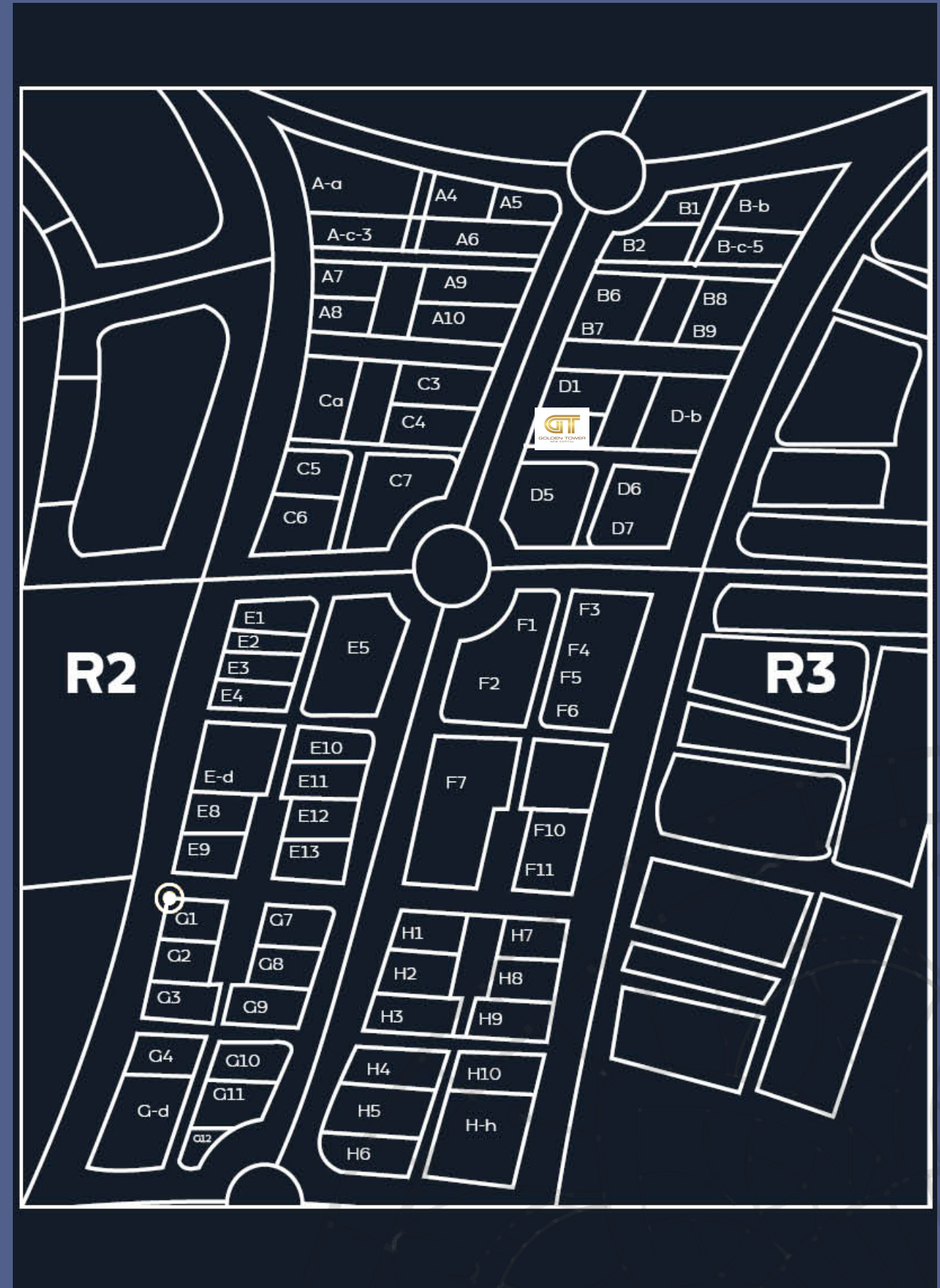


# GOLDEN TOWER LOCATION

The project is located in the versatile area (administrative / commercial area) between the second and third districts on 3330 m<sup>2</sup>.

The project is located on the main Amal axis with 100 meters width, which is one of the city's main entrances from Suez road. It is also located near to Ben Zayed North axis and the Green River.

60% of those 2 districts (2&3] has been completed and it will be the first delivered building in the new capital.







D4

D4

Sign Board

Sign Board

Sign Board

Sign Board

Sign Board

Sign Board



# GOLDEN TOWER

## PROJECT SPECIFICATION

### FINISHING MATERIAL:

#### MAIN ENTRANCE:

- Marble cladding for walls.
- Floor will be marble with waterjet pattern.
- Decorative false ceiling.

#### EXTERNAL WORK:

- Elevations will be structure glazing with Alum. Cladding.
- LANDSCAPE will be marble with stone in addition soft scape & fountain.

#### INTERNAL WORK:

- Good type of porcelain for corridors floor and good type of ceramic for offices.
- Wall will be plastered painted.
- False ceiling will be mix of gypsum & tile.
- luxury type of sanitary fixtures.

### ELECTRO/ MECHANICAL WORK (FACILITIES):

#### WE WILL USE BELOW SYSTEMS:

- Fire fitting system.
- Fire alarm system.
- Voice evacuation system.
- Suitable HVAC system with minimum running cost.
- Standby Generator for elevators & commensal.
- Good type of elevators with golden cladding.
- Audio/video system (CCTV).
- BMS for control system.
- Telephone & internet.
- Good type of lighting fixtures.
- Good type of wiring devices.
- Garage access control.
- Cleaning services.
- Digital Billboard & screen.



# GOLDEN TOWER DESIGN CRITERIA

The project is designed according to the latest international criteria of multifunctional buildings' designs in line with the market needs. It is suitable for all purposes with easily space modification (extension or separation) with the lowest cost.

## THE GOLDEN TOWER HAS

- Two separate entrances (one for administrative ahead & the second for medical ahead)
- Basement entrance and exit.
- Two basement floors of 4300 m<sup>2</sup> accommodate up to 110 cars.
- Two commercial floors of 2300 m<sup>2</sup> with various spaces and external areas serving all commercial purposes.
- Eight administrative floors of 10.000 m<sup>2</sup> divided into units with different spaces starting from 55 m<sup>2</sup> up to 1150 m<sup>2</sup>.
- Central Air condition system (most probably chilled water system).
- Solar system for common Area.
- Meeting rooms.
- Proper maintenance and operating system.



# FRONT ELEVATION

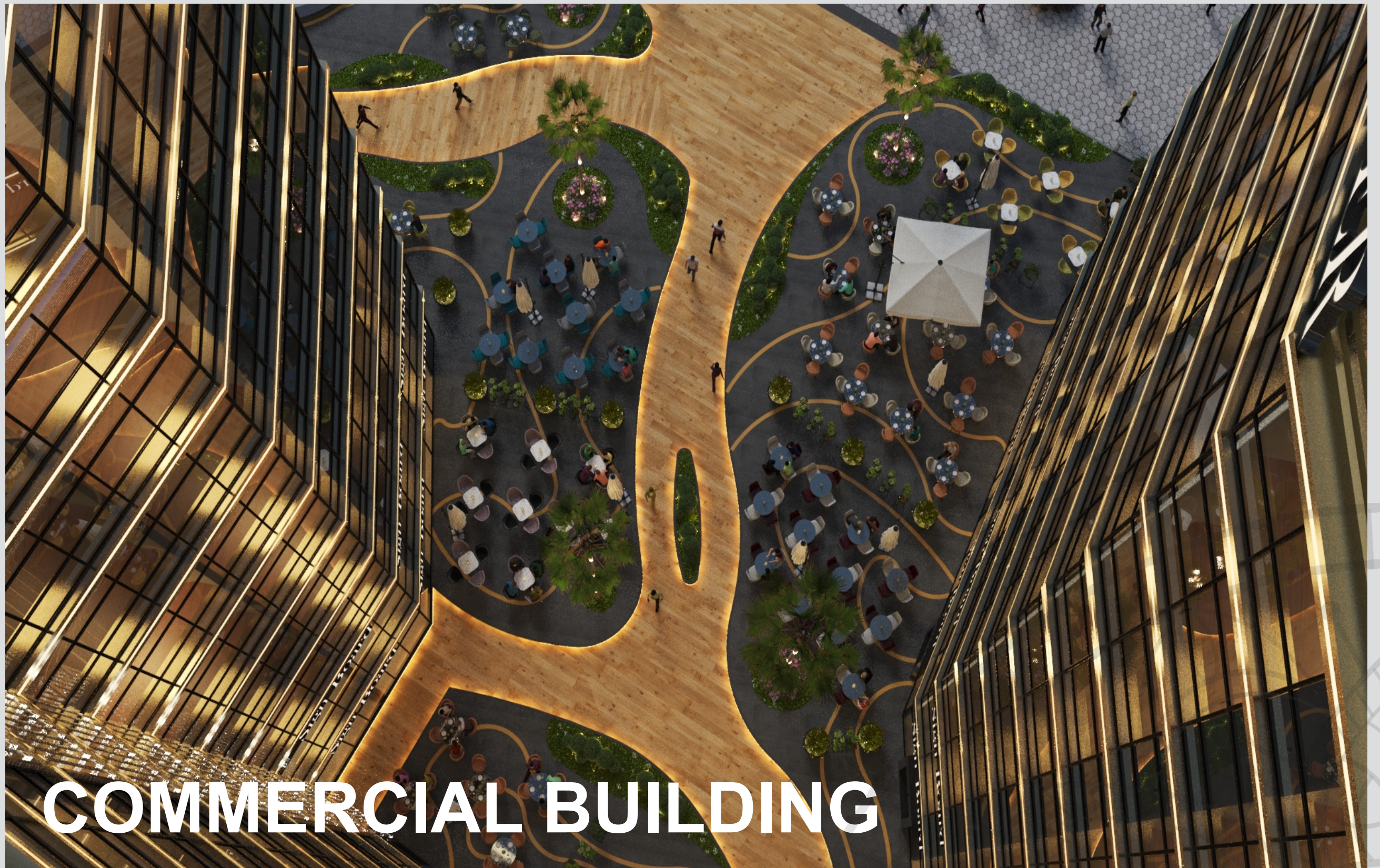






# MAIN PROJECTS SIDE ELEVATION





# COMMERCIAL BUILDING

Our plan is to become the main hub in the new capital to satisfy all diverse commercial needs.

This section contains restaurants, cafes and all kinds of top branded retail shops.



# GROUND FLOOR





# COMMERCIAL AREAS

No		Ground Gross Area	First Gross Area	Out Side Area
1	Shop L001	125.00	139.00	108.00
2	Shop L002	58.00	53.00	43.00
3	Shop L003	59.00	54.00	42.00
4	Shop L004	54.50	49.50	40.00
5	Shop L005	50.50	44.50	0.00
6	Shop L006	53.50	48.50	0.00
7	Shop L007	53.50	48.00	39.00
8	Shop L008	53.50	48.00	0.00
9	Shop L009	54.50	49.00	26.00
10	Shop L010	56.00	50.00	35.00
11	Shop L011	52.50	51.50	0.00
12	Shop L012	49.00	49.00	0.00
13	Shop L013	50.50	49.00	40.00
14	Shop L014	48.50	49.00	0.00
15	Shop L015	90.00	106.00	70.00
16	Shop L016	108.00	108.00	150.00
17	Shop L017	0.00	64.00	0.00



# FRIST FLOOR





# OFFICE BUILDING

AREA 7.600 m<sup>2</sup>

Our administrative section will include spaces made for entrepreneurs and corporations

Offices' divisions range from 53 m<sup>2</sup> to 1150 m<sup>2</sup> with five design types to give multiple options with different reasonable price points for our clients.









# MAIN ENTRANCE

- Wall marble cladding.
- Floor will be marble with waterjet pattern.
- Decorative false ceiling.







GOLDEN TOWER  
NEW CAPITAL





# BUSINESS CENTER





# CONFERENCE ROOM





# BUSINESS LOUNGE





# FLEXIBLE OFFICE SPACE





# OFFICE BUILDING





# OFFICE AREAS

S No	Space	Area
1	Office L101	139.00
2	Office L102	52.50
3	Office L103	53.50
4	Office L104	49.00
5	Office L105	44.50
6	Office L106	48.50
7	Office L107	48.00
8	Office L108	96.50
9	Office L109	51.50
10	Office L110	63.50
11	Office L111	52.00
12	Office L112	48.50
13	Office L113	49.00
14	Office L114	49.00
15	Office L115	107.00
16	Office L116	108.00

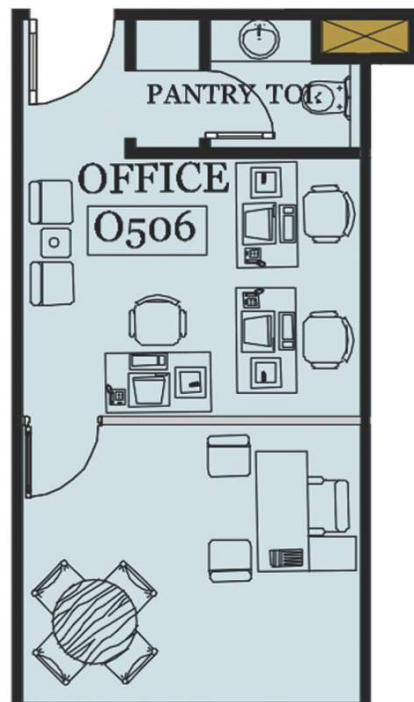


# TYPICAL FLOOR





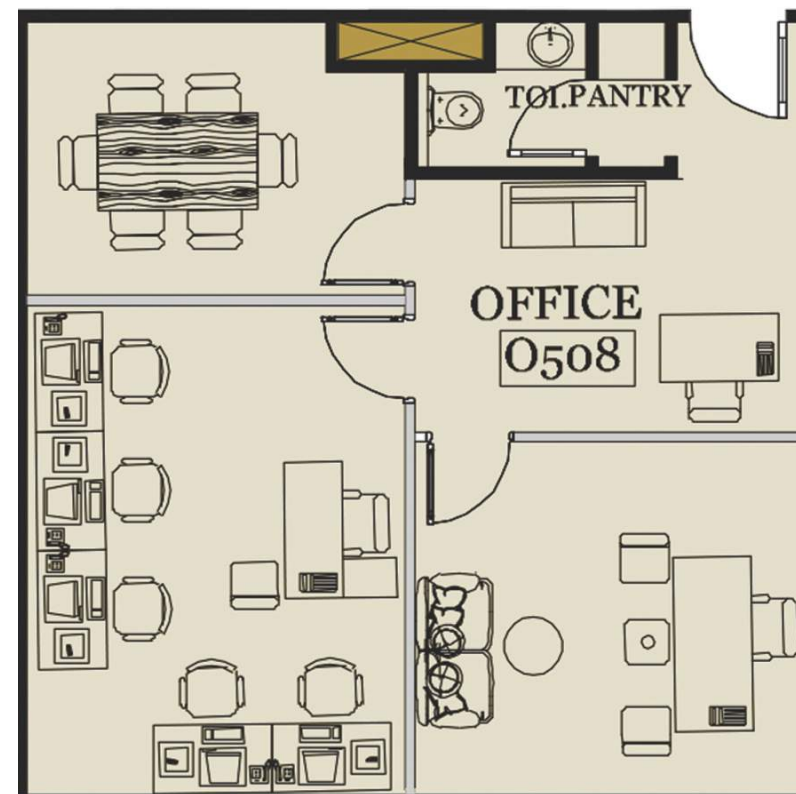
# TYPICAL FLOOR



**TYPE A**



**OFFICE =0506**  
**Area = 48.50**

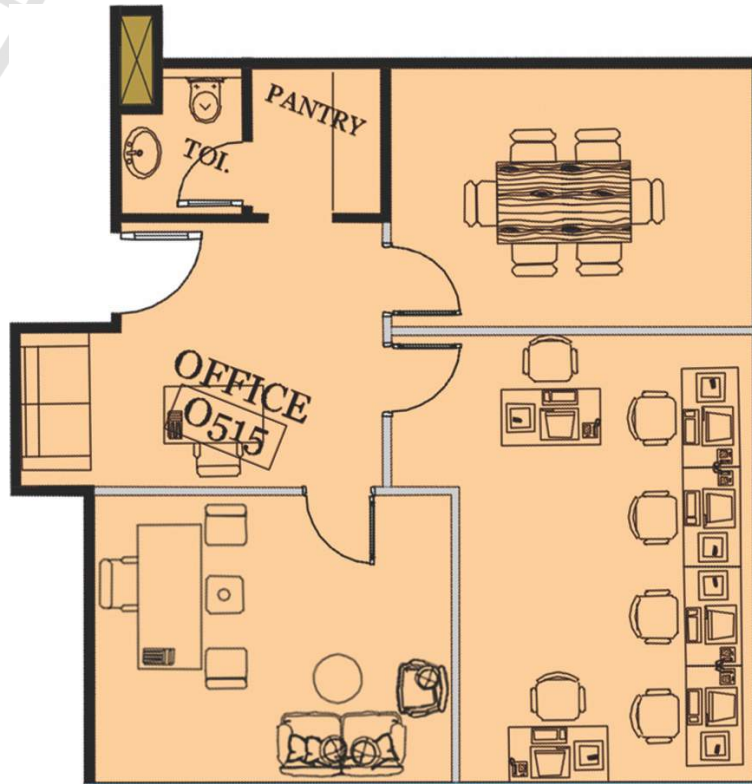


**TYPE B**



**OFFICE =0508**  
**Area = 96.50**

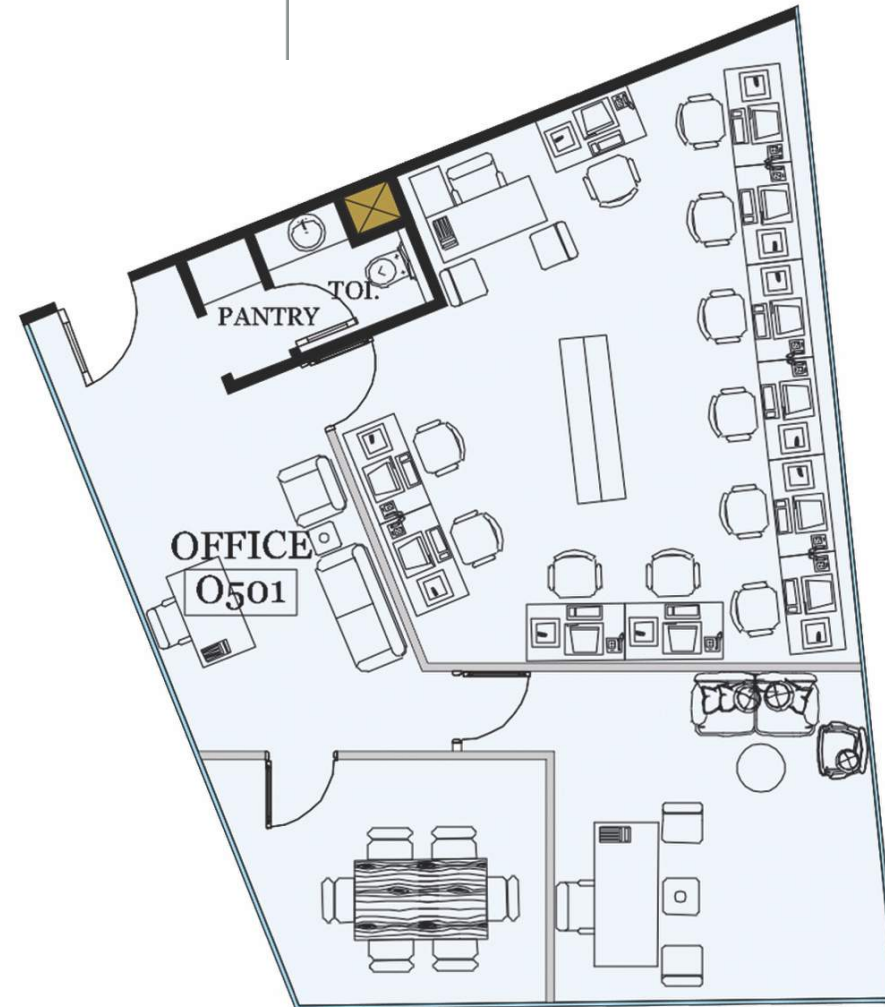




**TYPE C**



**OFFICE = 0515**  
**Area = 107.00**



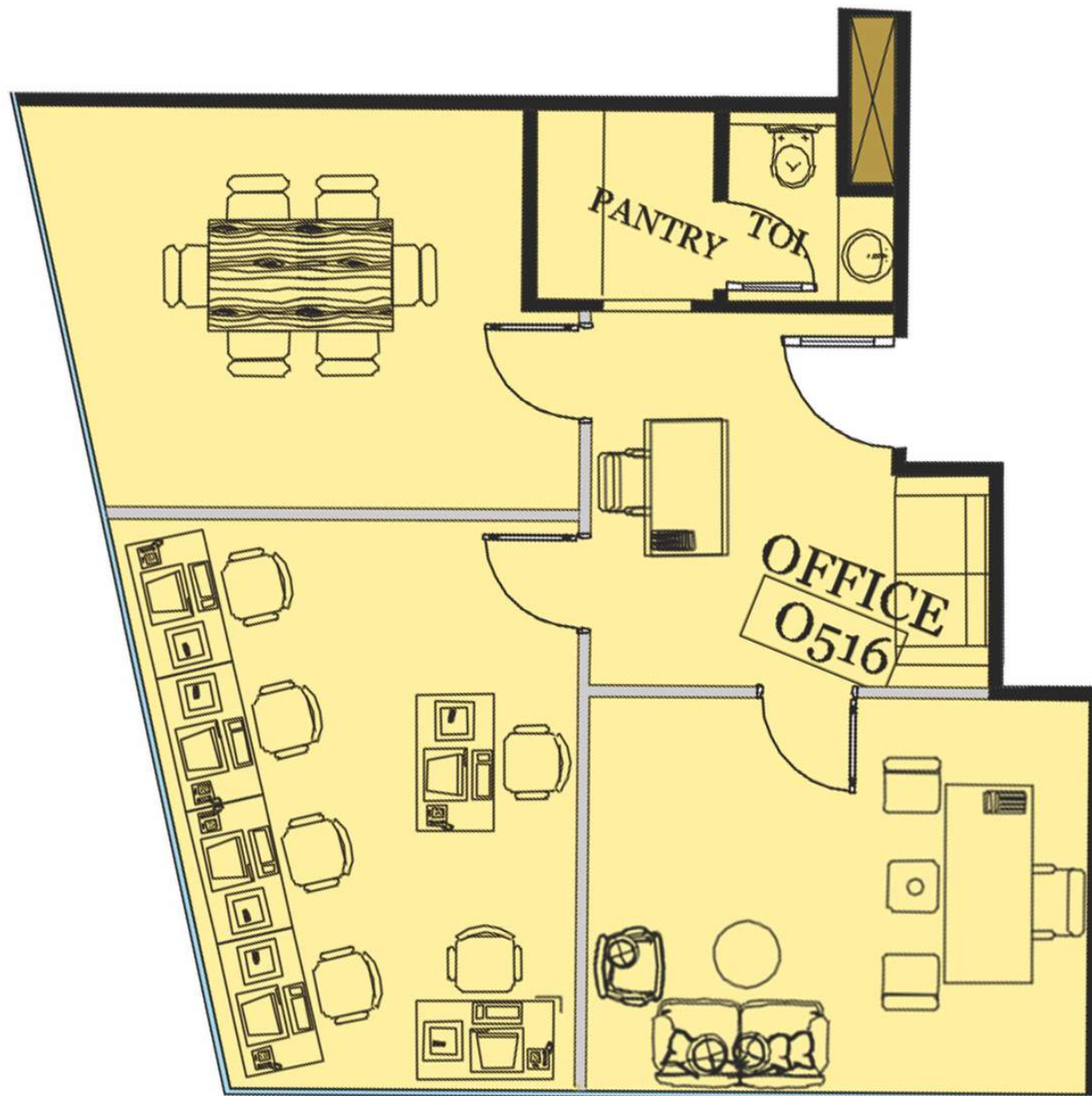
**TYPE E**



**OFFICE = 0501**  
**Area = 139.00**



# TYPICAL FLOOR



TYPE D



OFFICE = 0516

Area = 108.00

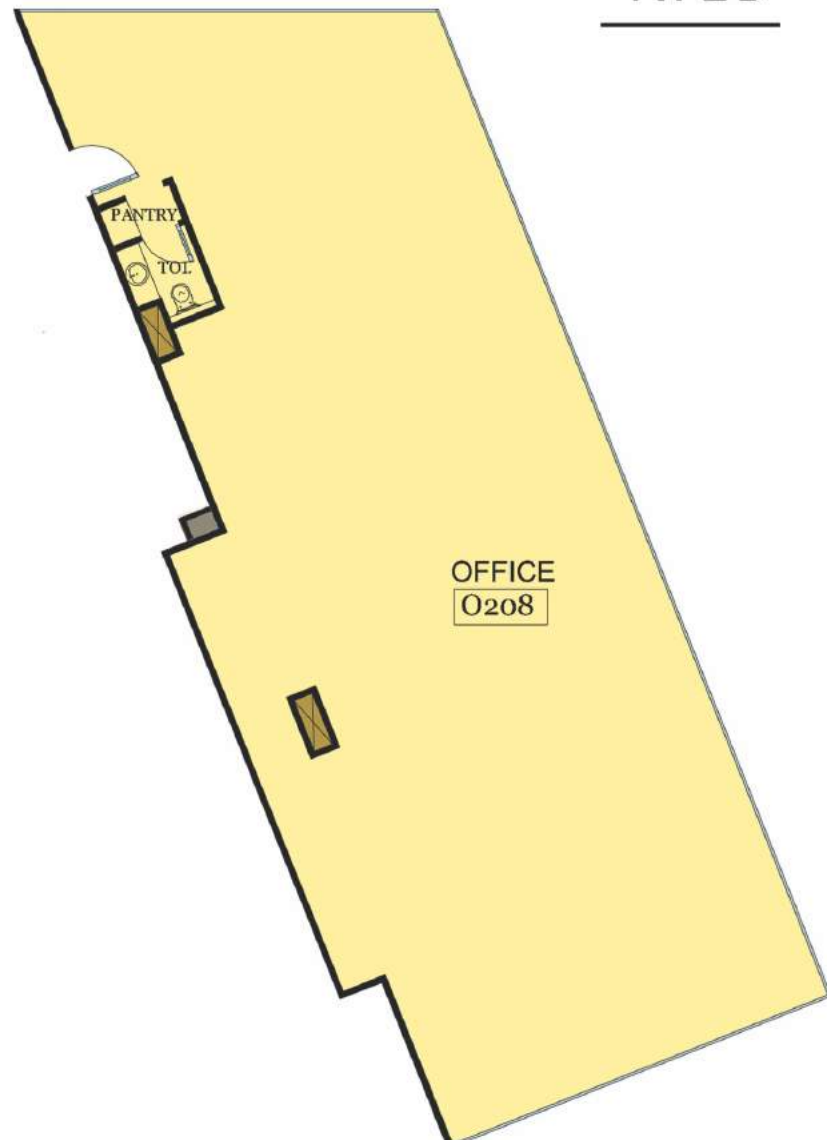




**TYPE A**



OFFICE = **0206**  
AREA = **245.00**

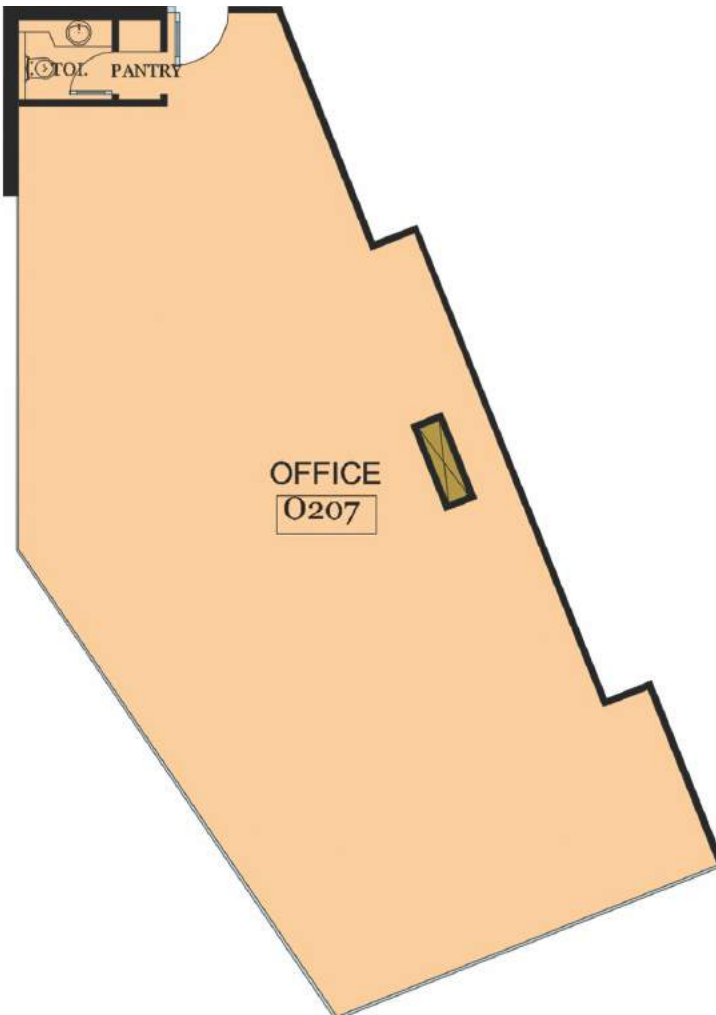


**TYPE D**



OFFICE = **0208**  
AREA = **272.00**

# TYPICAL FLOOR



**TYPE E**



OFFICE = **0207**  
AREA = **215.00**



# CLINIC BUILDING

AREA 2.400 m<sup>2</sup>

- Own a clinic in the most luxurious medical complex.
- Our medical section will include spaces made for private clinics.
- Clinics' divisions range from 53 m<sup>2</sup> to 300 m<sup>2</sup> with five design types to give multiple options at different reasonable price points for our clients.









# FIXABLE CLINIC SPACE







# MODERN BATHROOMS





# MEDICAL FLOOR



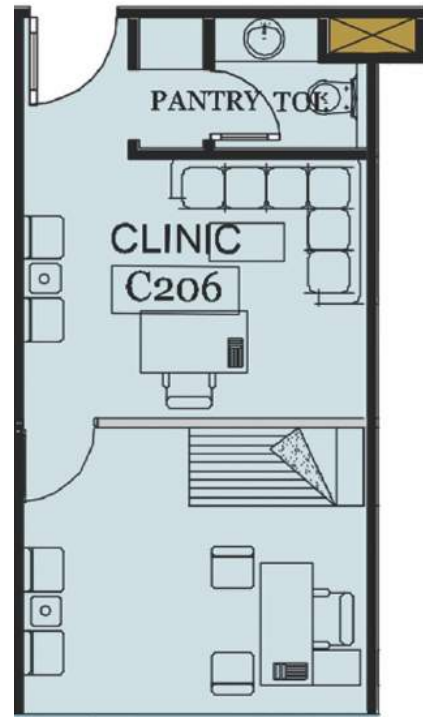


# CLINIC AREAS

S No	Space	Area
1	CLINIC L101	139.00
2	CLINIC L102	52.50
3	CLINIC L103	53.50
4	CLINIC L104	49.00
5	CLINIC L105	44.50
6	CLINIC L106	48.50
7	CLINIC L107	48.00
8	CLINIC L108	96.50
9	CLINIC L109	51.50
10	CLINIC L110	63.50
11	CLINIC L111	52.00
12	CLINIC L112	48.50
13	CLINIC L113	49.00
14	CLINIC L114	49.00
15	CLINIC L115	107.00
16	CLINIC L116	108.00



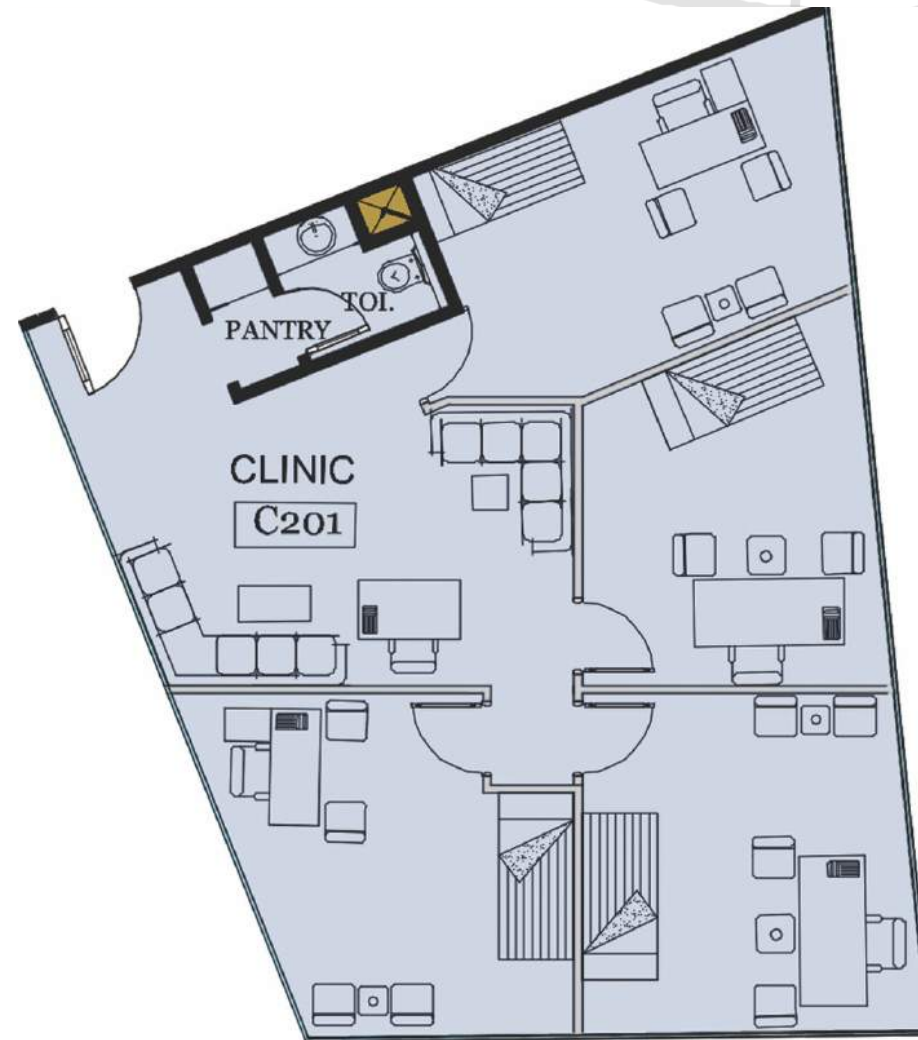
# TYPICAL FLOOR



**TYPE A**



**CLINIC = C206**  
**Area = 48.50**



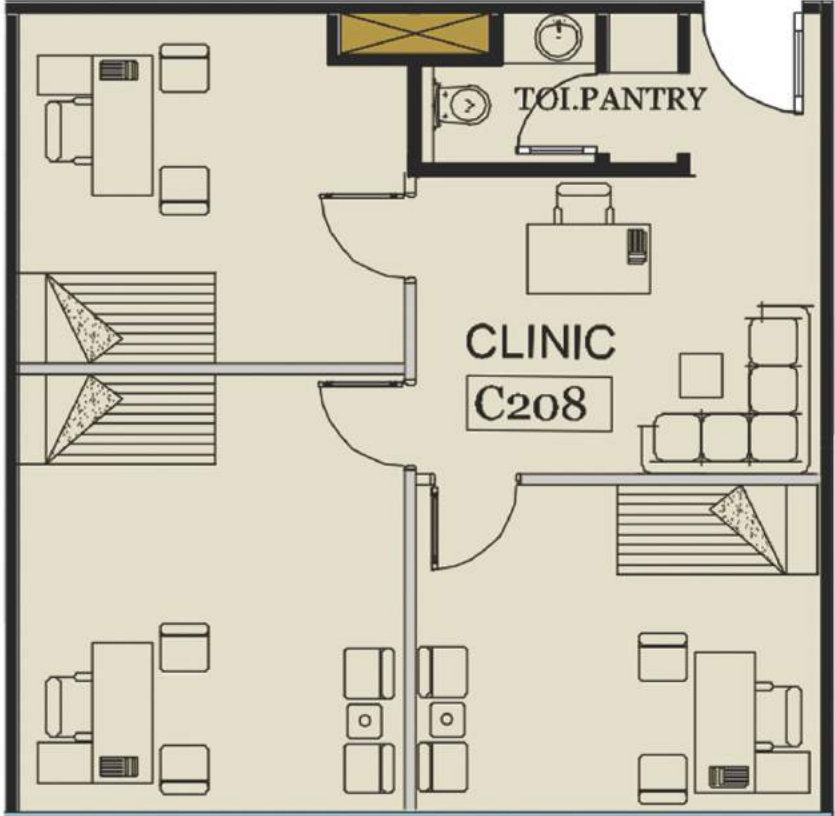
**TYPE E**



**CLINIC = C201**  
**Area = 139.00**



# TYPICAL FLOOR

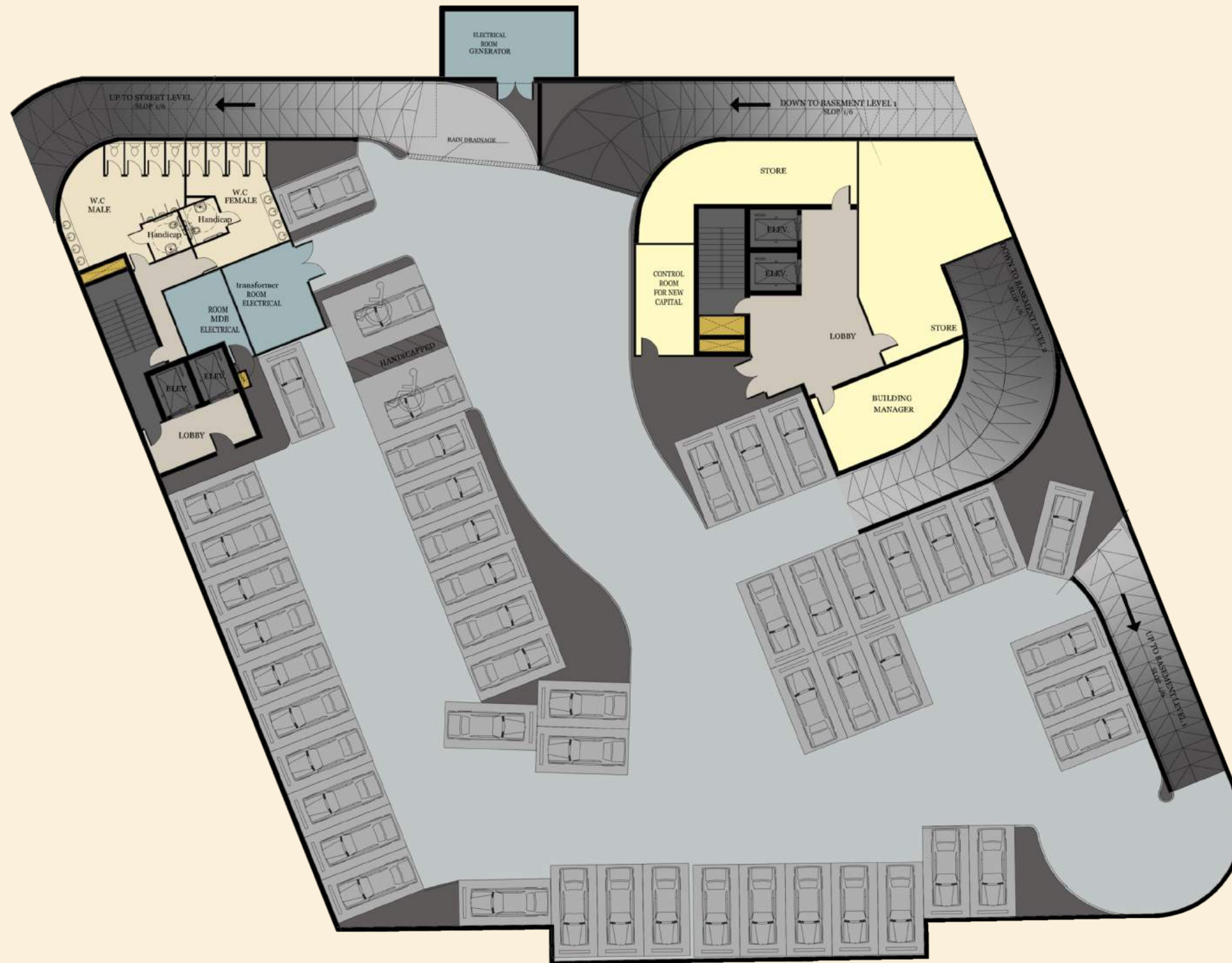


**TYPE B**



**CLINIC = C208**  
**Area = 96.50**



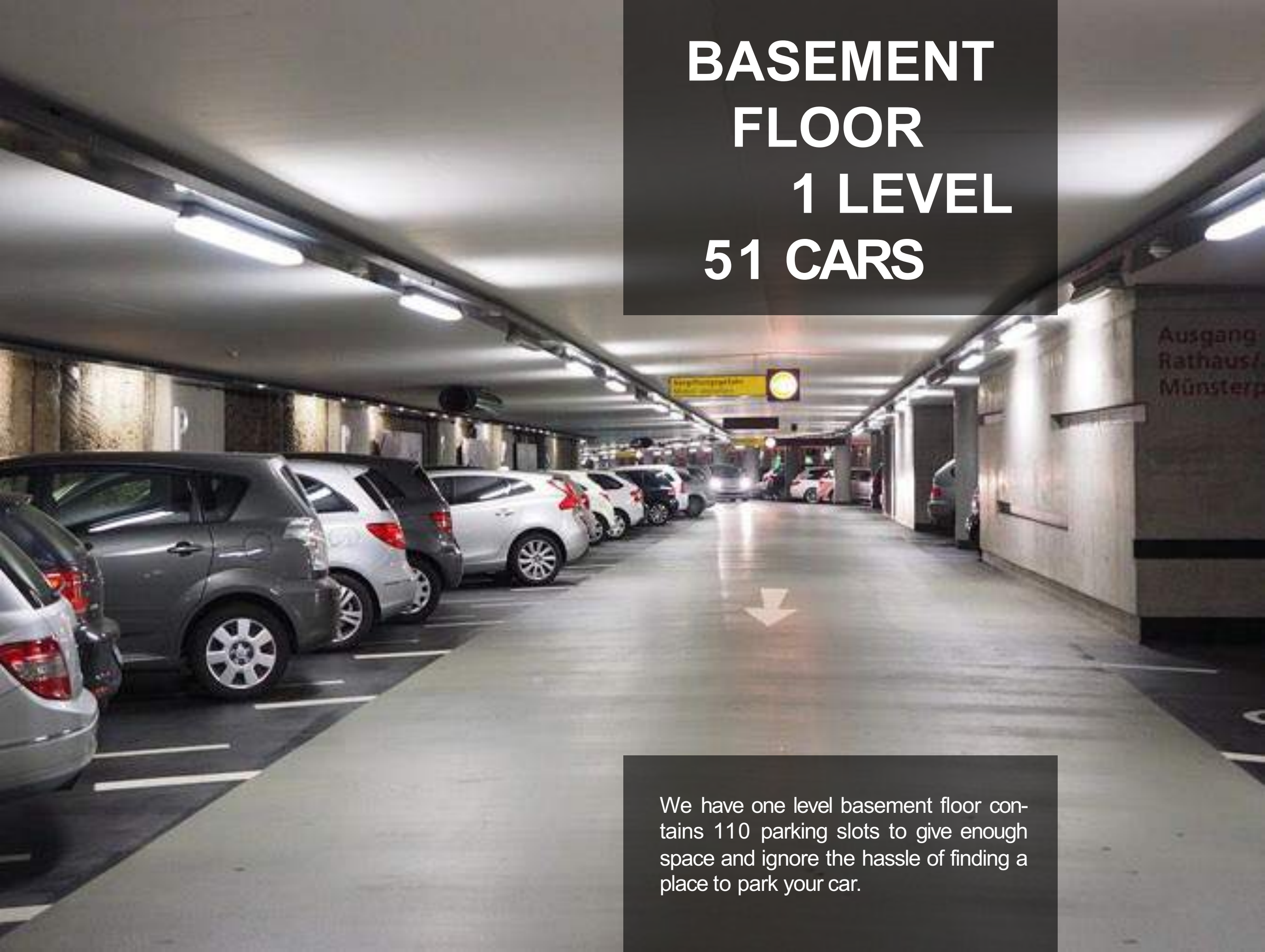


# BASEMENT FLOOR





# BASEMENT FLOOR 1 LEVEL 51 CARS



We have one level basement floor contains 110 parking slots to give enough space and ignore the hassle of finding a place to park your car.





GOLDEN TOWER  
NEW CAPITAL

D4 GOLDEN TOWER

D4

Sign Board Sign Board Sign Board Sign Board

Sign Board Sign Board Sign Board Sign Board

GOLDEN TOWER





GOLDEN TOWER  
NEW CAPITAL

NEW CAPITAL

COMMERCIAL | ADMINISTRATIVE | MEDICAL



New Cairo North 90<sup>th</sup> St.  
Cairo Business Plaza  
south tower office M210



Tel: +20223066065 - +20223066122



info@alnaser-united.com



www.alnaser-united.com  
www.gtnewcapital.com



ALNASER

DEVELOPMENTS

**15871**