



UNITED
DEVELOPMENTS

CAPITAL SQUARE MALL



UNITED DEVELOPMENTS

MASS
DEVELOPMENTS

RMG

VERTEX

STUDIOPLUS
ARCHITECTS



CAPITAL SQUARE PERSPECTIVE SHOTS



DOWNTOWN

New Administrative Capital

OPERA HOUSE

FINANCIAL
DISTRICT

GOVERNMENTAL
DISTRICT

PARLIAMENT
BUILDINGS

CAPITAL SQUARE MASTER PLAN

ADMINISTRATIVE DISTRICT

MASA
HOTELS

SHOPPING
DISTRICT

INSURANCE
COMPANIES

COMPUTER
CENTERS

PETROLEUM
COMPANIES

FASHION
DISTRICT

MUSEUM
ZONE

ISLAMIC
CENTER

JEWELLERY
ZONE

MUSEUM
ZONE

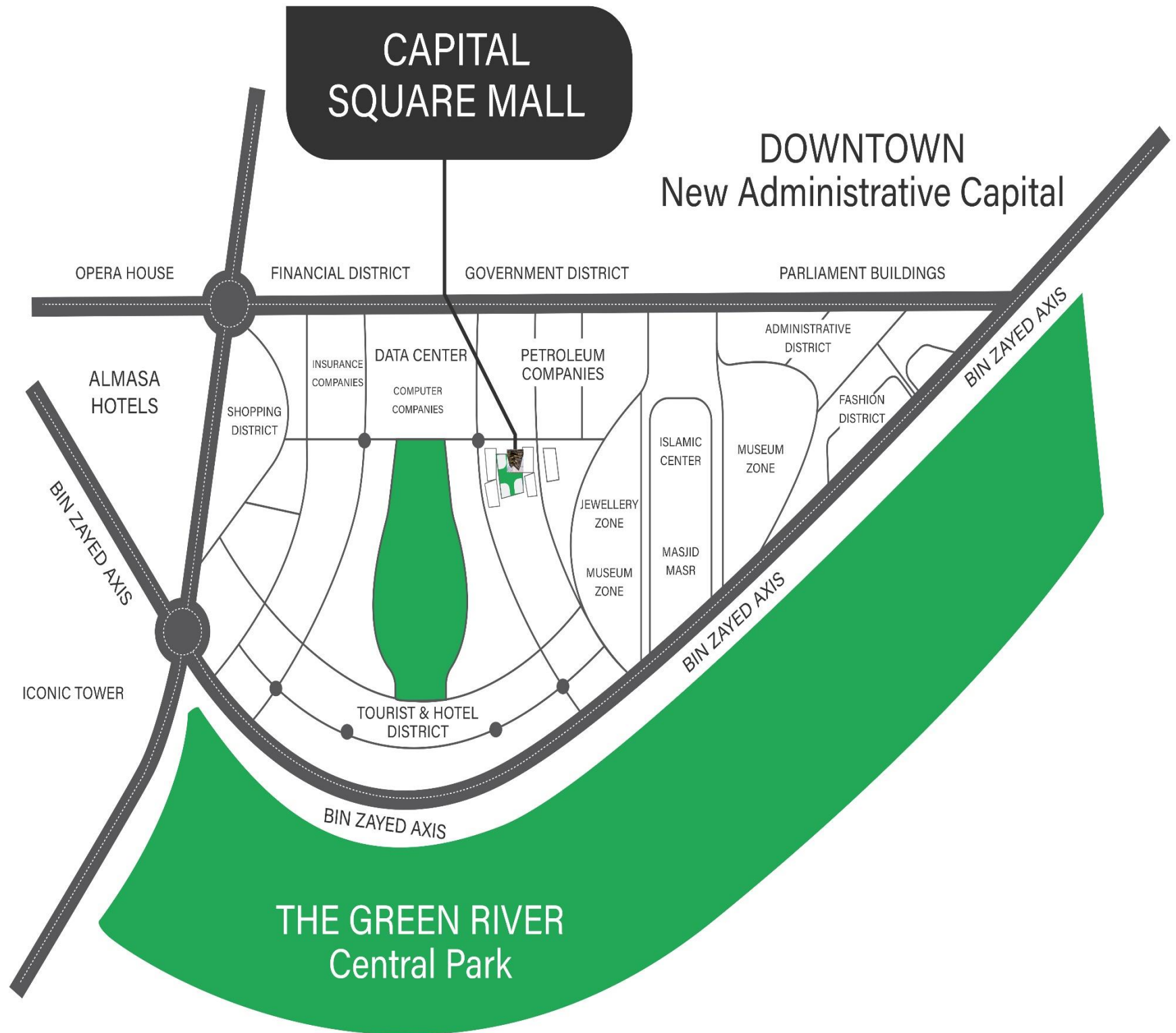
MASJID
MISR

BIN ZAYED AXIS

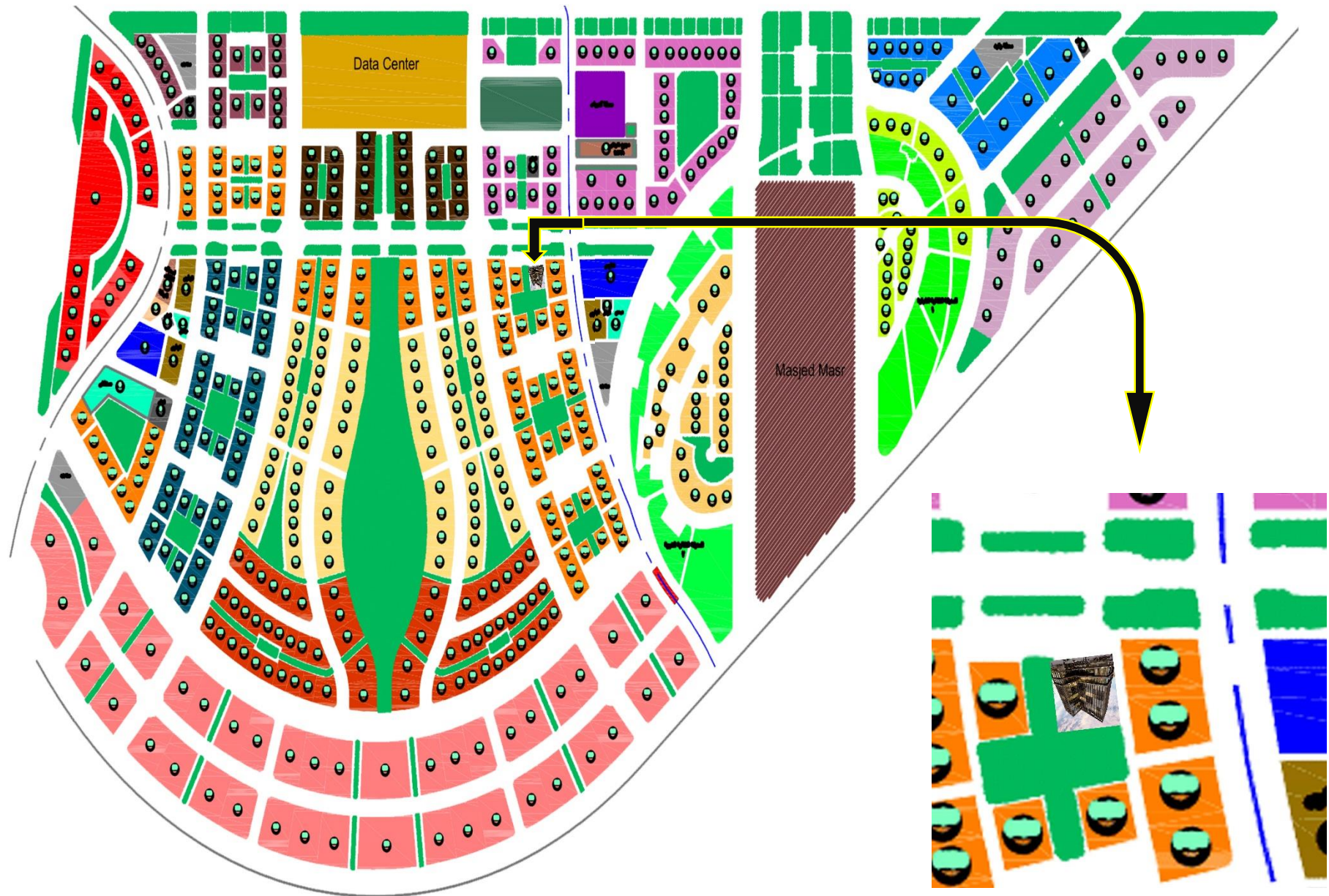
ICONIC
TOWER

TOURIST & HOTEL

BIN ZAYED AXIS



Capital Square Location in Downtown





2nd floor plan - Clinics



3rd to 10th floor plan - Administrative



	Cash	4 Years	6 Years	8 Years
Commerccail				
Starting	33,000 LE	12,900 LE	45,870 LE	49,500 LE
Ending	82,000 LE	15,000 LE	114,000 LE	123,000 LE
Medical				
Starting	14,000 LE	17,640 LE	19,500 LE	21,000 LE
Ending	17,000 LE	21,400 LE	23,700 LE	27,000 LE
Admin				
Starting	9,000 LE	12,900 LE	14,400 LE	18,000 LE
Ending	11,800 LE	15,000 LE	16,200 LE	21,000 LE
Payment Terms	Cash	10% Down payment	15% Down payment 10% Delivery	20% Down payment 10% Delivery

A low-angle photograph of a modern skyscraper, Capital Square, during the 'blue hour'. The building's facade is a mix of dark, perforated metal panels and large glass windows. Many windows are illuminated from within, casting a warm, yellow glow. The sky is a mix of soft pinks, purples, and blues. The building's name, 'Capital Square', is written in large, white, sans-serif letters along the top edge of the left wing.

Capital Square

THANK
YOU