



A1-TOWERTM
THE NEW CAPITAL DOWNTOWN

COMMERCIAL-ADMINISTRATIVE
MEDICAL

Managing **perfectionism**
in each corner

New Capital

New Capital



DOWNTOWN

A1 Tower

REXAL
FOURWAYS

DOWNTOWN

Towley

Managing **perfectionism** in each corner

New Capital



DOWNTOWN

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New Capital

SV DEVELOPMENTS



SV Developments

SV Developments is an Egyptian joint-stock company founded in 1998 by Dr Abd El-Hamed Ali and it rapidly became one of the leading Real Estate marketing entities, specifically in East Egypt (Ras Sedr). Initially, we presented to the Egyptian Market our first project in Ras Sedr Diamond Resort beach 85 acres into the Red Sea at Ras Sedr and Maadi tower group, besides residential projects in Nasr City and New Cairo. With honour and noticeable recognition in the real estate market, we collaborated with Egypt's official entities to develop multiple projects including the Public Taxes Mission - Alexandria Corniche. Alongside various projects in collaboration with the Ministry of Housing, Utilities & Urban Communities in Helwan city.



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We use this straightforward phrase to summarize the magnificent design of A1 Tower at the New Administrative Capital. Our mixed-use tower will be sufficiently equivalent to your net expectation whether you look for commercial, administrative, medical units or hotel apartments. The A1 Tower comprises 14 floors with 4 parking basements, roof, pool and clubhouse.

Commercial units come from the ground floor to the third floor,
(Starting from 16-m²)

Medical units come to the fourth and fifth floors,
(Starting from 20m²)

Administrative units come from the sixth floor to the 14th floor,
(Starting from 20m²)

SV Developments

R. DESIGN

Dr. Dose
HOTEL & RESTAURANT



Woodwards

Rexall

DOUGHNUTS

A1 Tower

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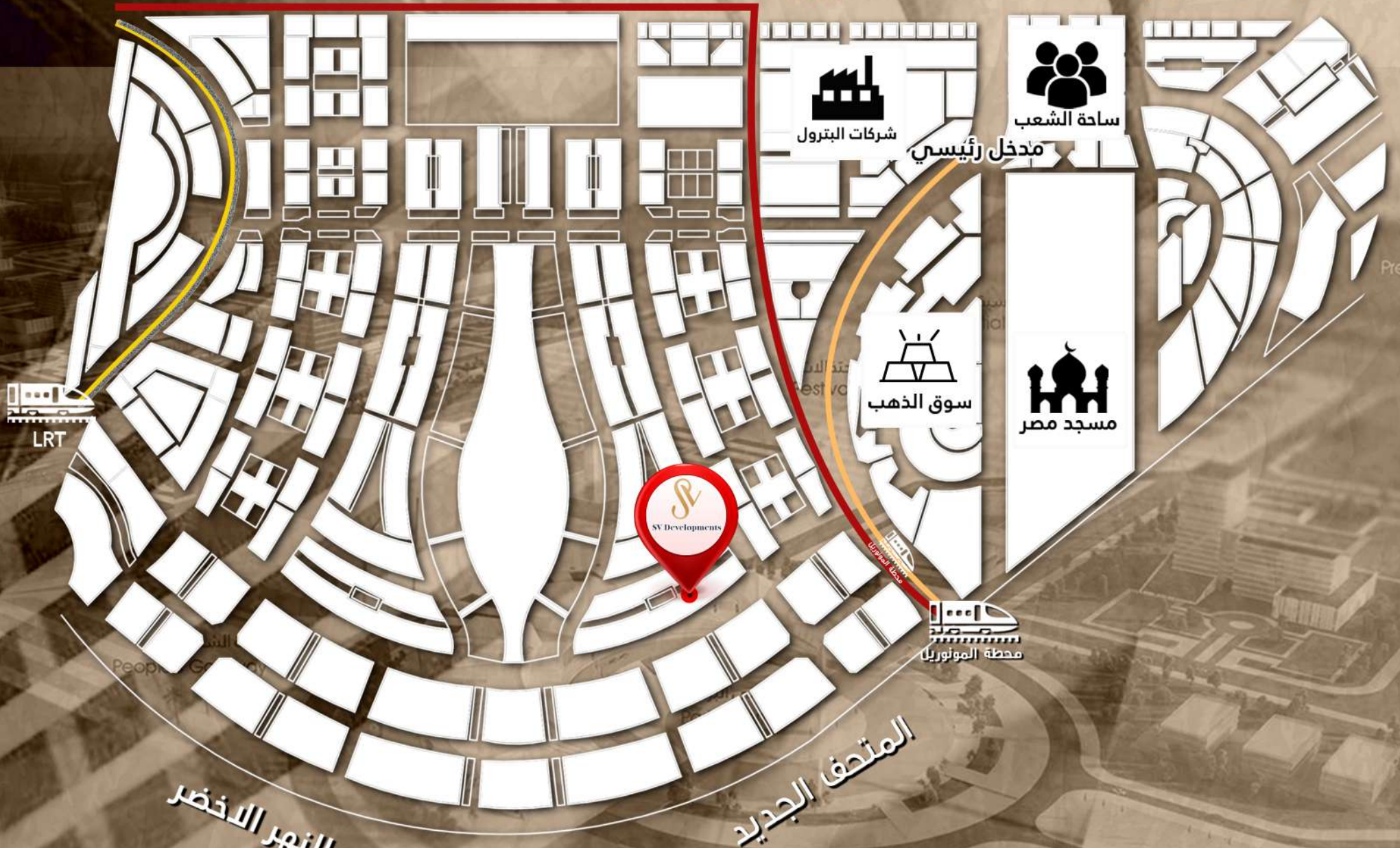
A1-TOWER
THE NEW CAPITAL DOWNTOWN
COMMERCIAL-ADMINISTRATIVE
MEDICAL

مدخل رئيسي

منطقة بنوك

منطقة الوزارات

مجلس النواب



LRT

محطة المتوريل

النهر الاخضر

المتحف الجديد

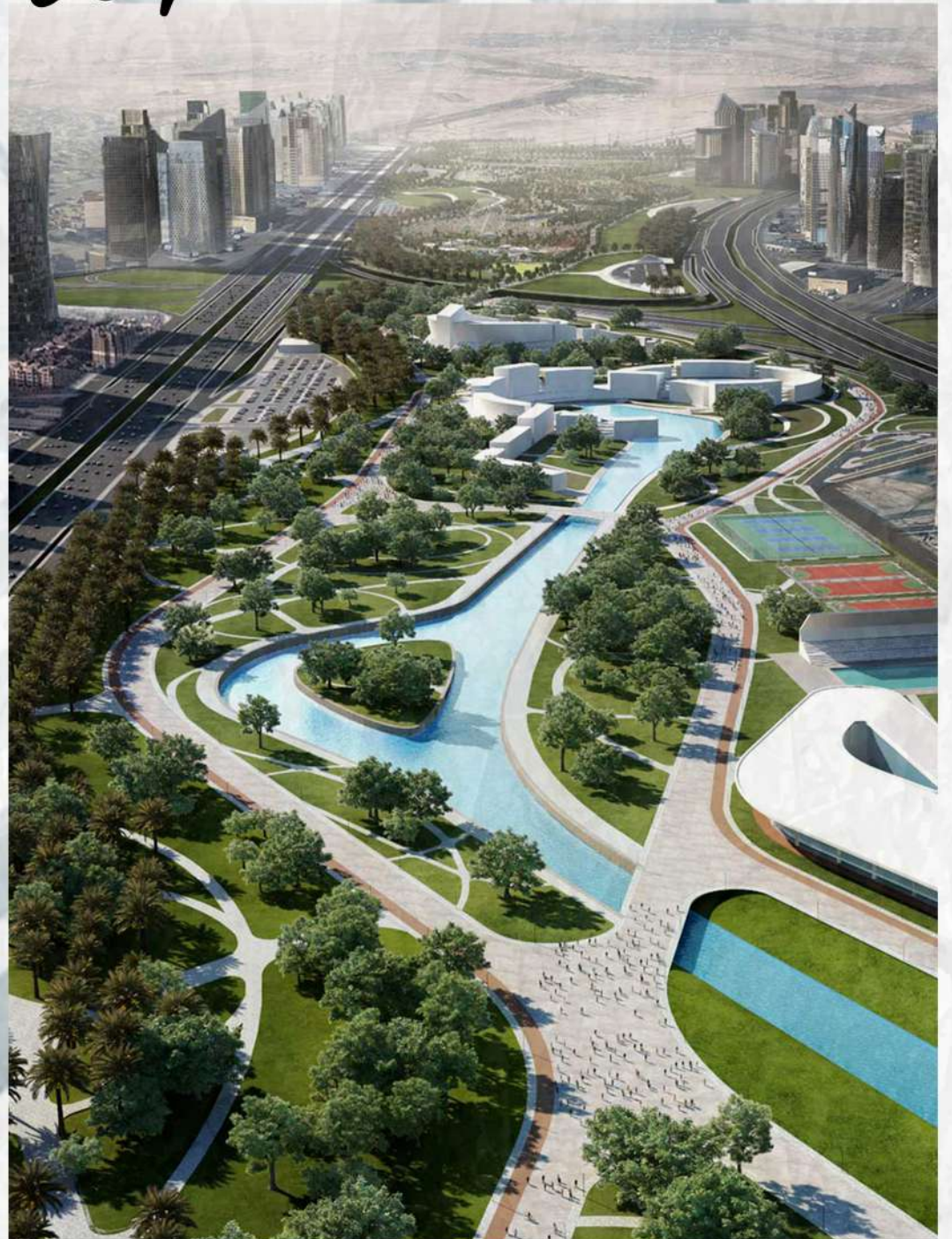
ساحة البرلمان
Parliament

New Capital

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DOWNTOWN

SITE
Location



New Capital

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Location

At the heart of the New Administrative Capital, downtown, our A1 Tower stands out in the unique on principle street 90 m at commercial area in the New Capital Infront of tourist tower direct view. We purposefully designed it with a distinctive incomparable advantage to provide a direct view for each unit to:-

- The Green River, as the Nile River that passes through the heart of Cairo and brings together the outskirts of the city, and the residential neighbourhoods are on its sides. In consequence, the Green River is planned to be the most important and largest gathering of central gardens in the entire world.
- The monorail station, the longest monorail system in the world that inspires our tower's name. It will enable fast, sustainable, comfortable and safe transportation for 45,000 passengers per hour in each direction. The monorail's pedestrian bridge is connected to the Monorail Tower, where the passengers will land.

Location

- Souk El-Dahab is the first specialized jewellery project in Egypt, dedicating 8,300 m² to a state-of-the-art mall inspired by the World Gold Market.
- Masjid Misr is one of the largest mosques in the world, with a capacity for 107,000 worshippers. Its minaret will reach a height of 140 meters.
- The New Museum is set to have two floors and will be established on an area of 8,500 square meters, housing the main exhibition hall and an assembly of galleries.

Besides all the previously mentioned iconic places, it also overlooks Al-Massa Hotel, Ministries, and Banks.

DOWNTOWN

Design
perspective

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A1 Tower

A-Z
h.love
Retail



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DOWNTOWN

New Capital



A1 Tower

B. DESIGN

h. love

Minted

Rexall



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DOWNTOWN

RESTAURANT

RESTAURANT

RESTAURANT

SHOP

SHOP



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DOWNTOWN

DOWNTOWN

A1 TOWER *Facilities*



SECURITY



PARKING



FINGER PRINT
DOORS



CENTRAL AIR
CONDITIONERS



CONFERENCE ROOMS



MEETING ROOMS



RESTAURANTS & CAFES



ELEVATORS



MOSQUE



BICYCLES PARKING



GYM



CENTRAL SATTELITE



FIRE ALARM



SECURITY CAMERAS



KIDS AREA

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A1 UNITS *Facilities*

All the administrative units, commercial, and medical units come with a spectacular view of your preferences. Your privacy and safety is a priority to us; hence, we offer you a private reception, a room and a bathroom that is fully furnished all with ACs.

Along with introducing you to the lowest prices for hotel apartments in the New Capital, we offer our services to furnish the apartment fully upon your request.



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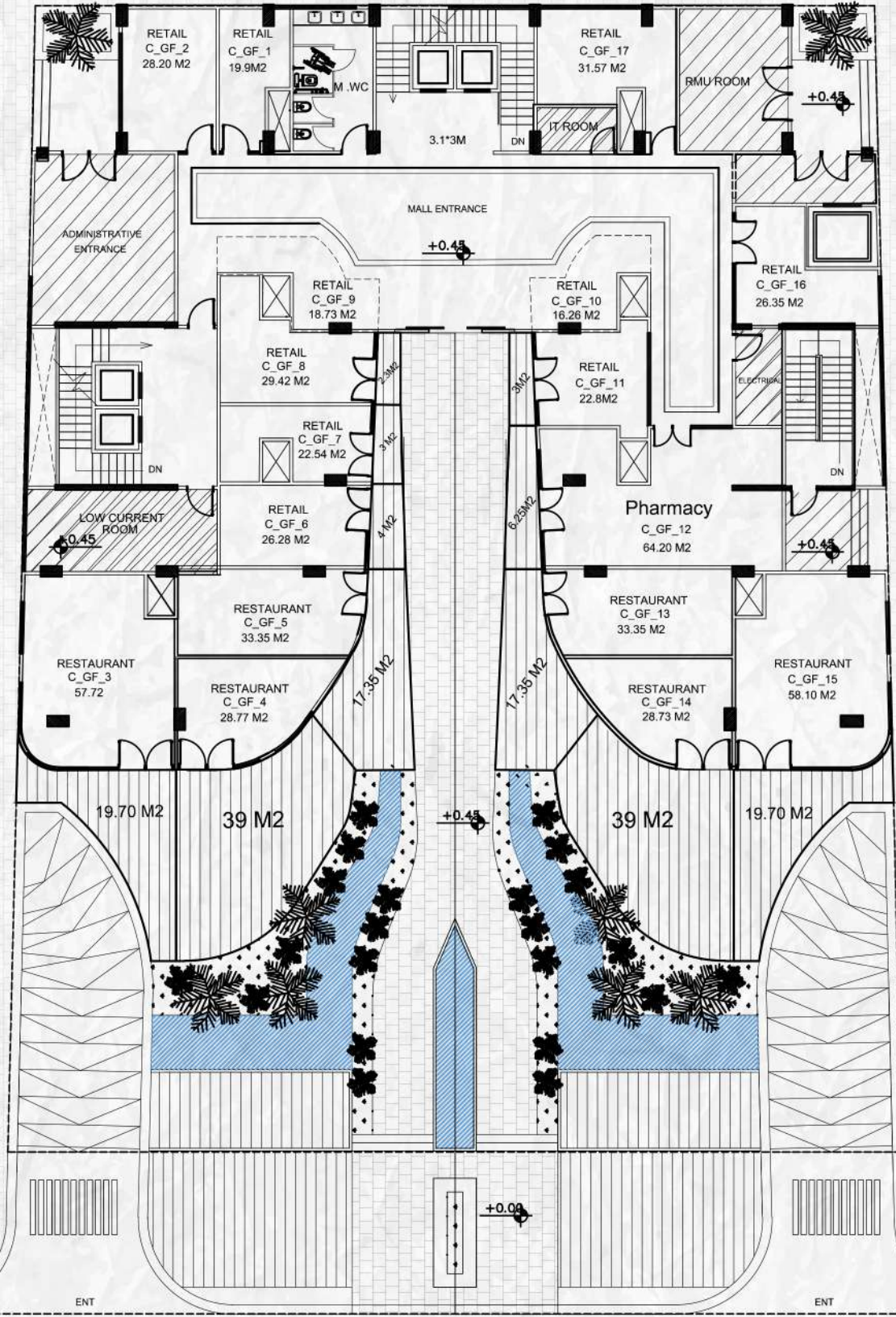
FLOOR *plans*

New Capital

Tower

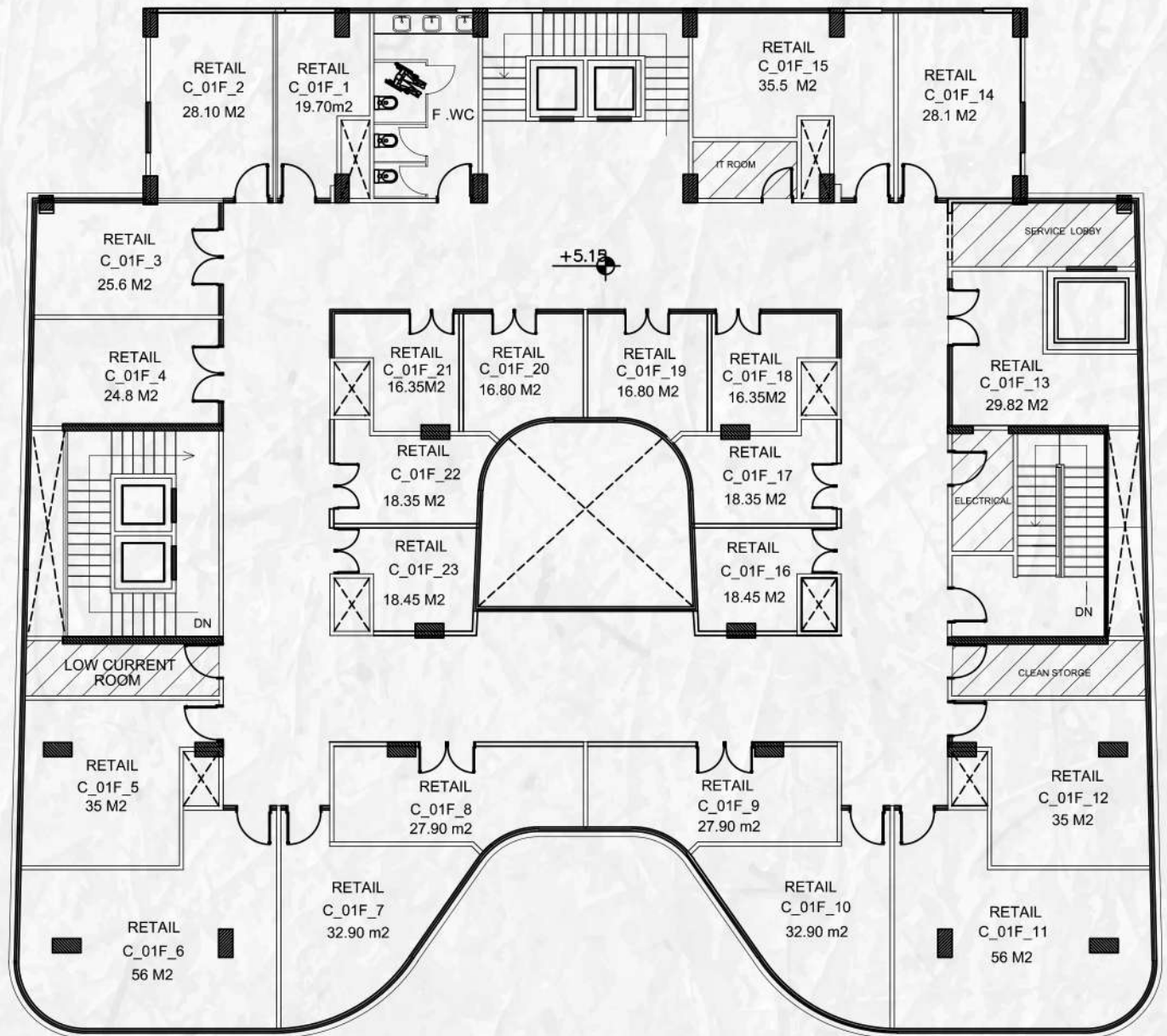
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Ground Floor



GROUND FLOOR
COMMERCIAL

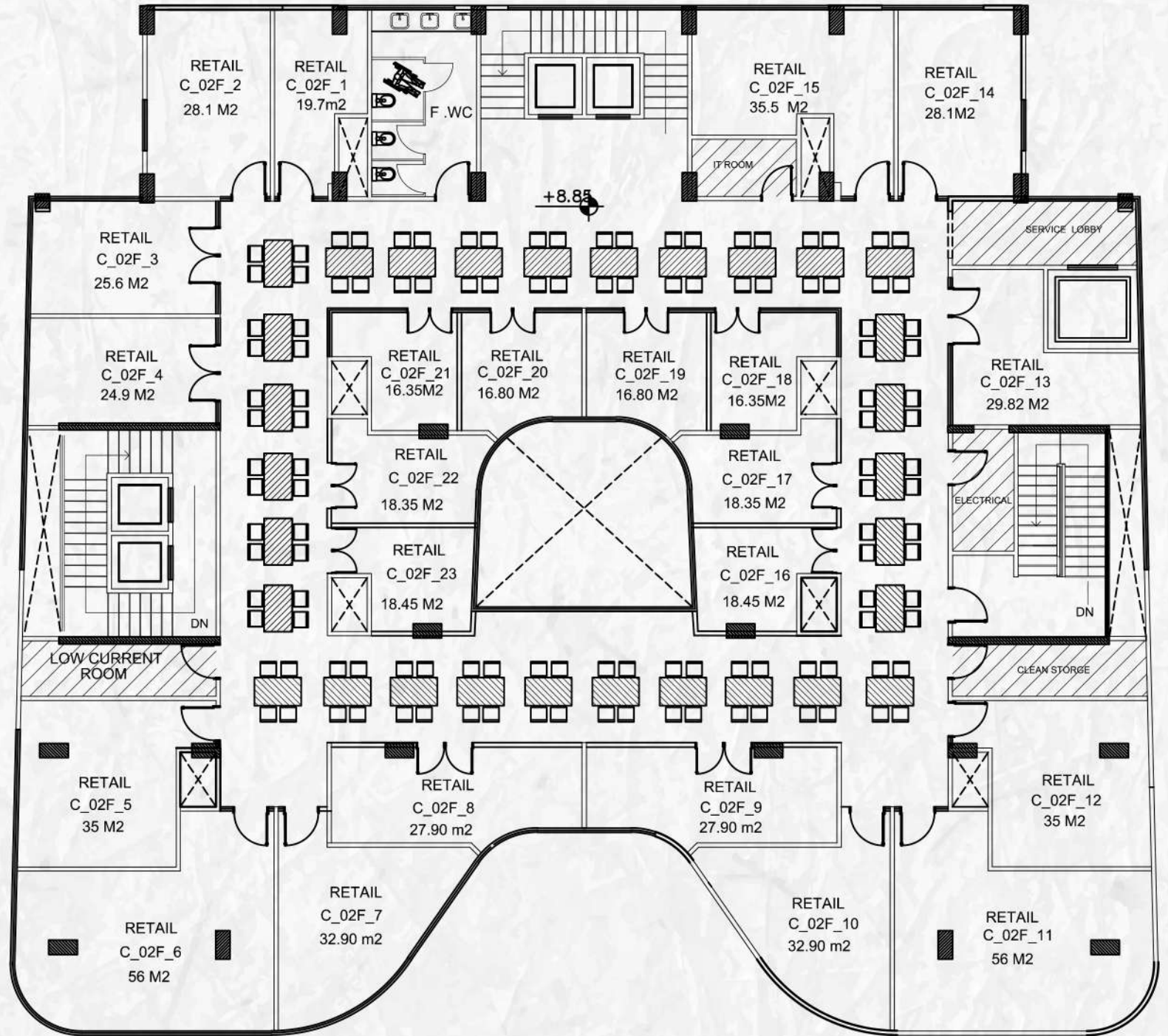
1st Floor



FIRST LEVEL
COMMERCIAL

DOWNTOWN

2nd Floor



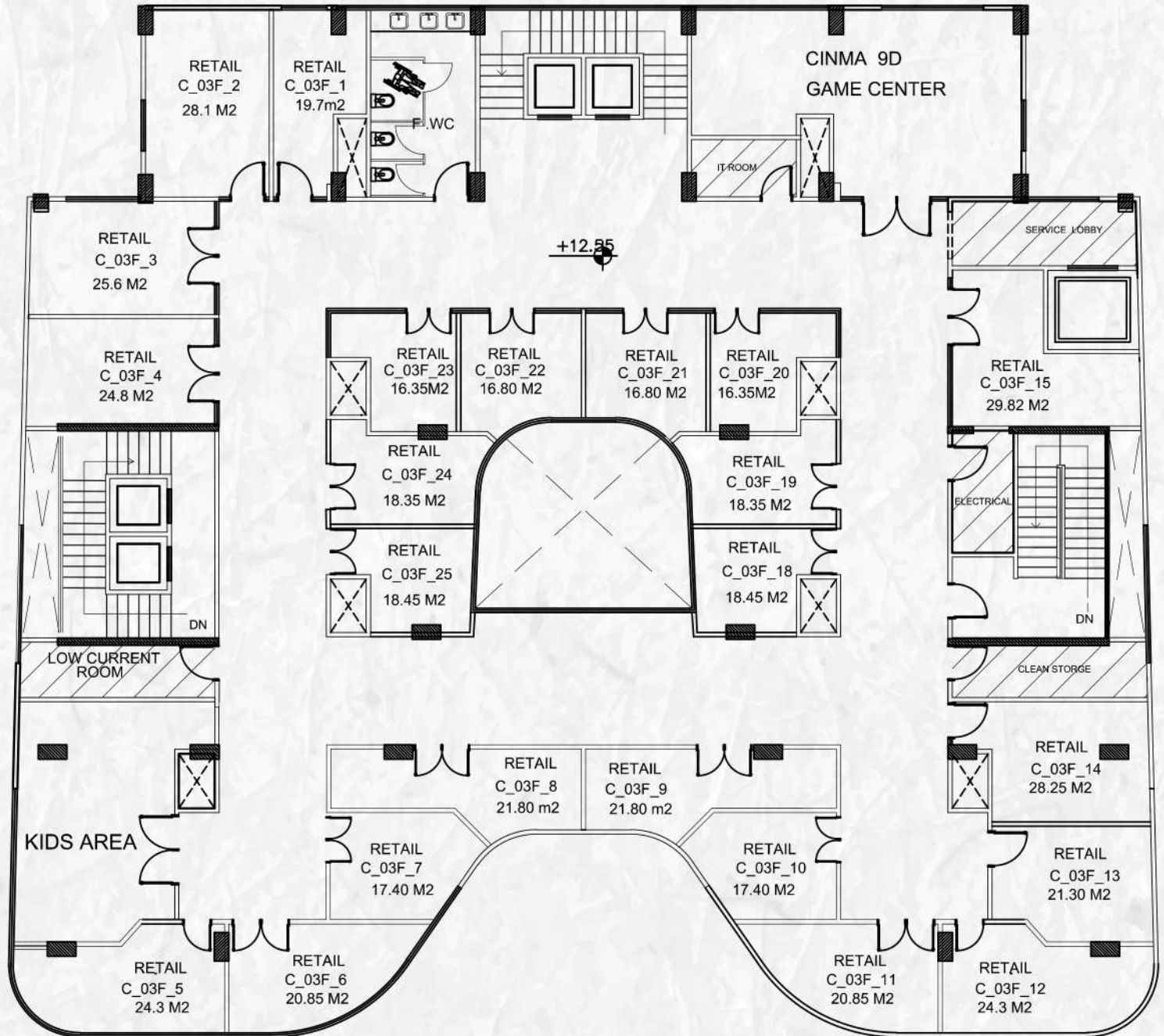
SECOND LEVEL
COMMERCIAL

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3rd Floor



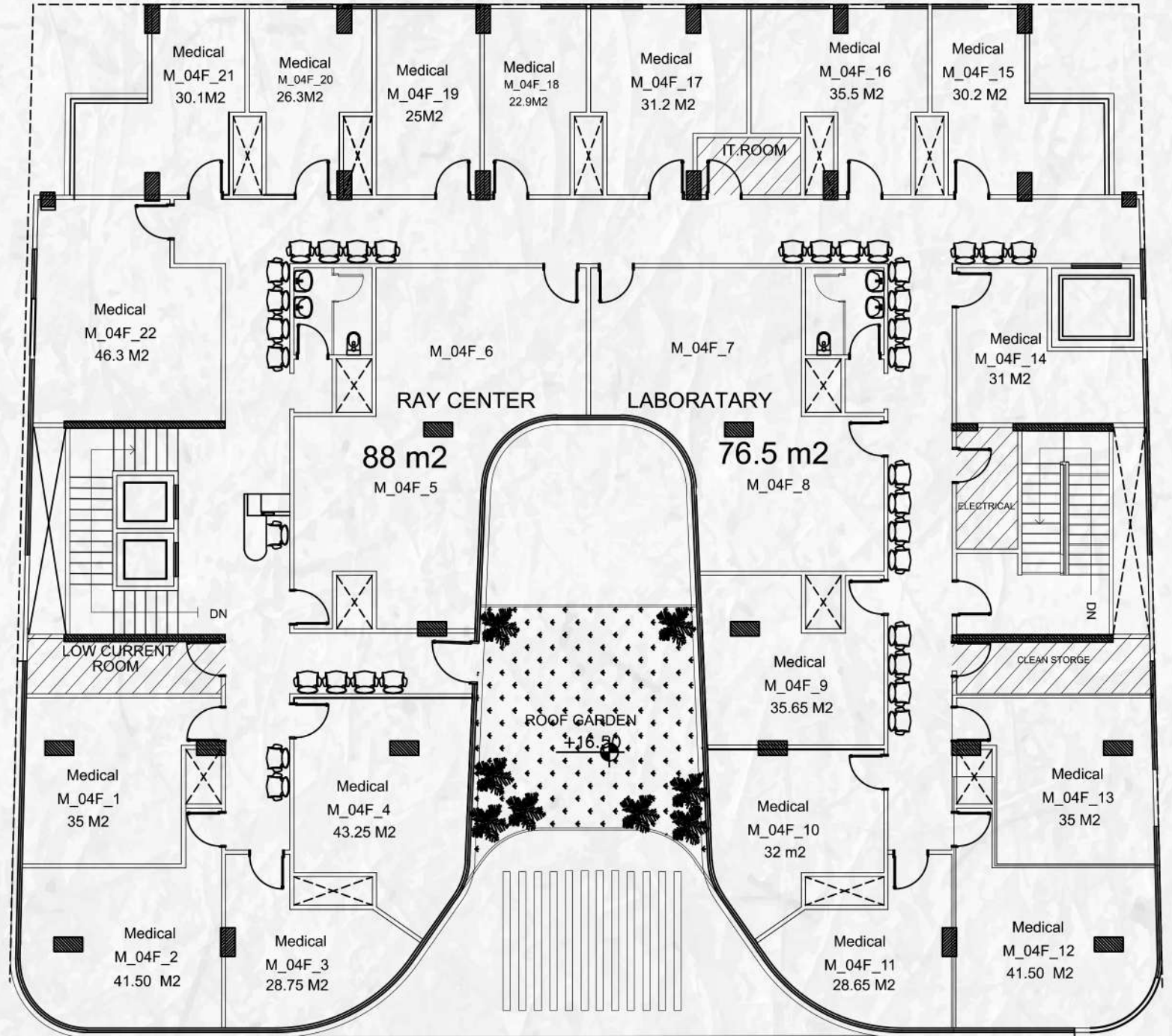
THIRD LEVEL
COMMERCIAL

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4th Floor



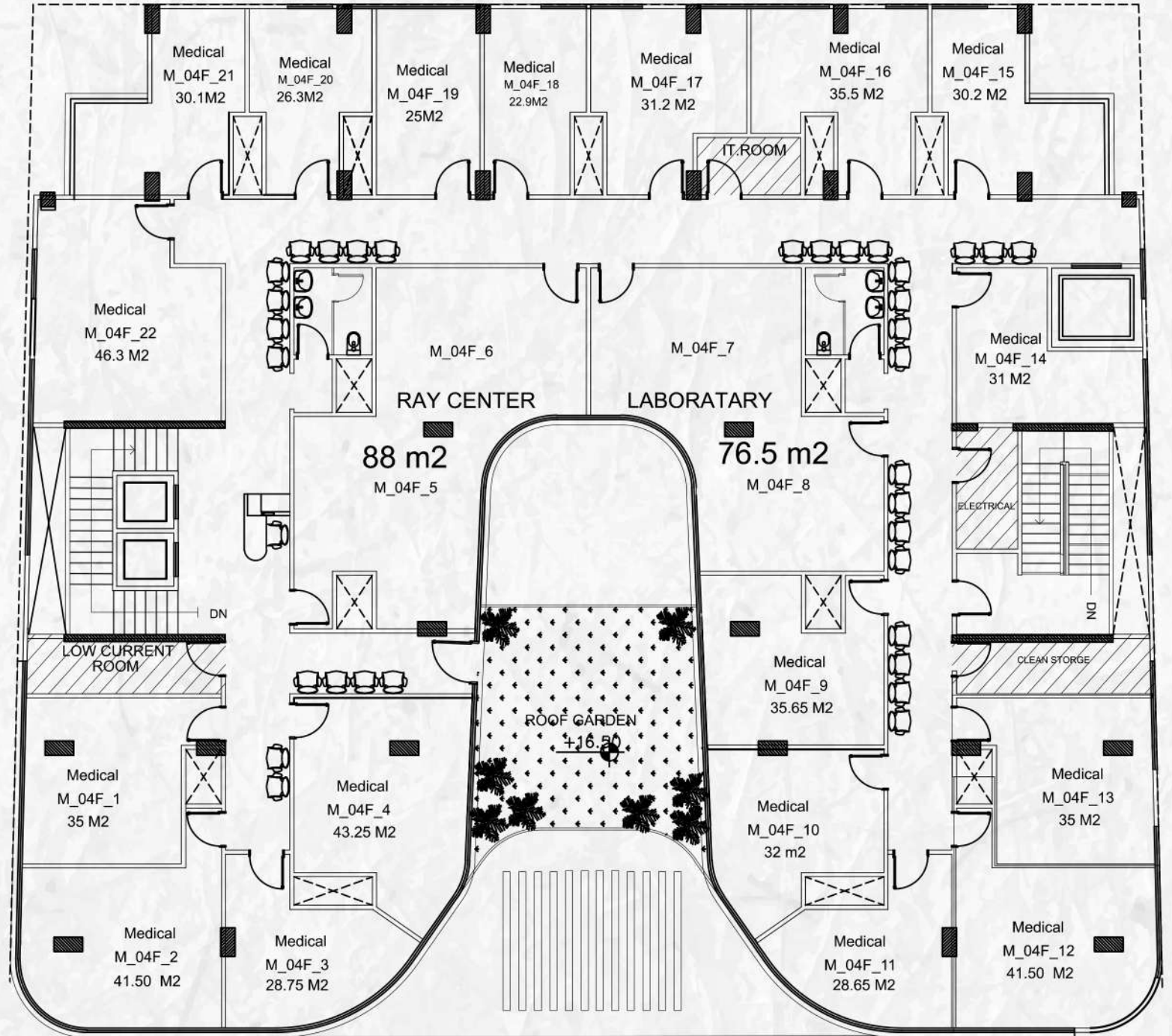
FOURTH LEVEL MEDICAL

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5th Floor



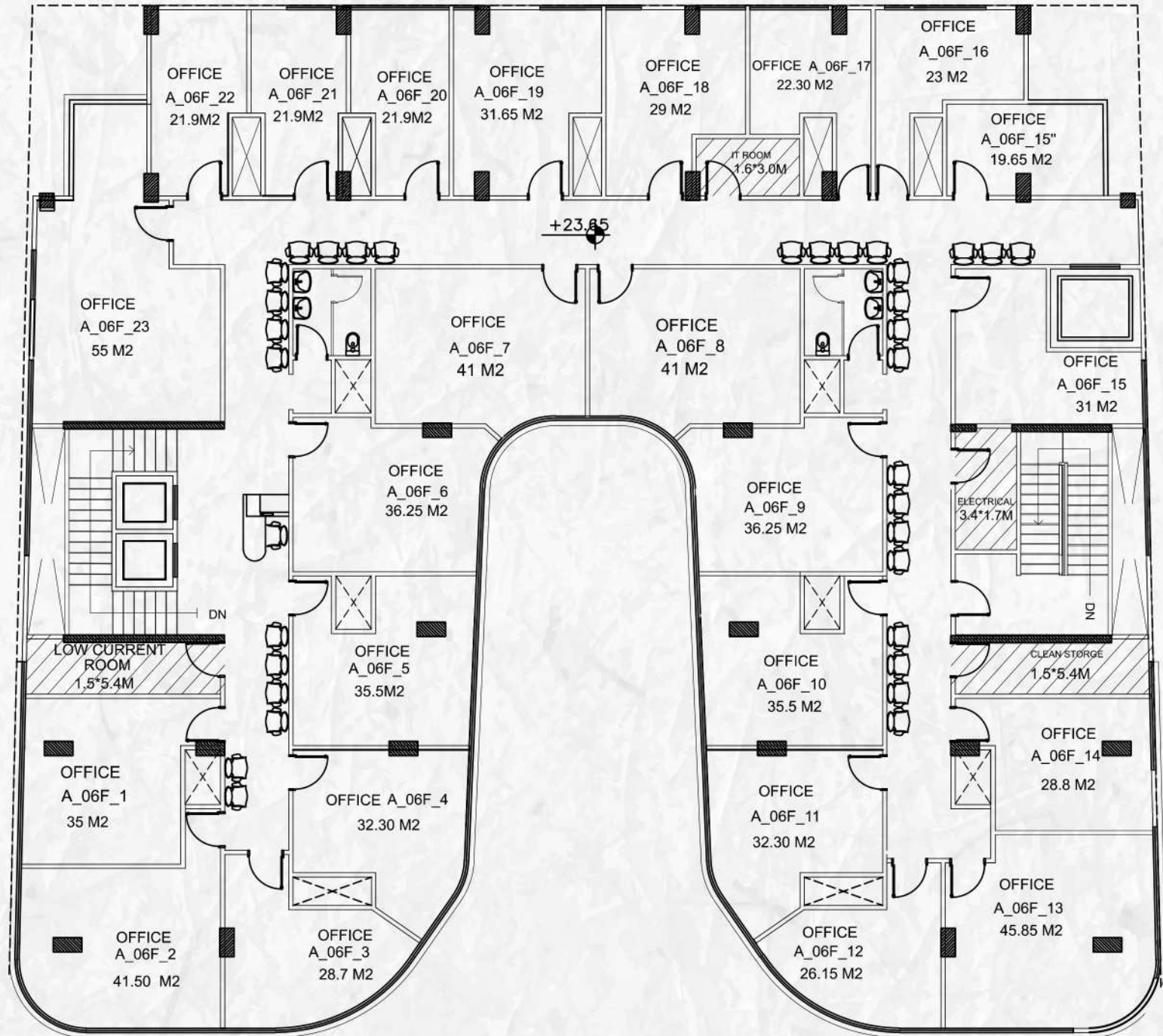
FIFTH LEVEL
MEDICAL

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6th Floor



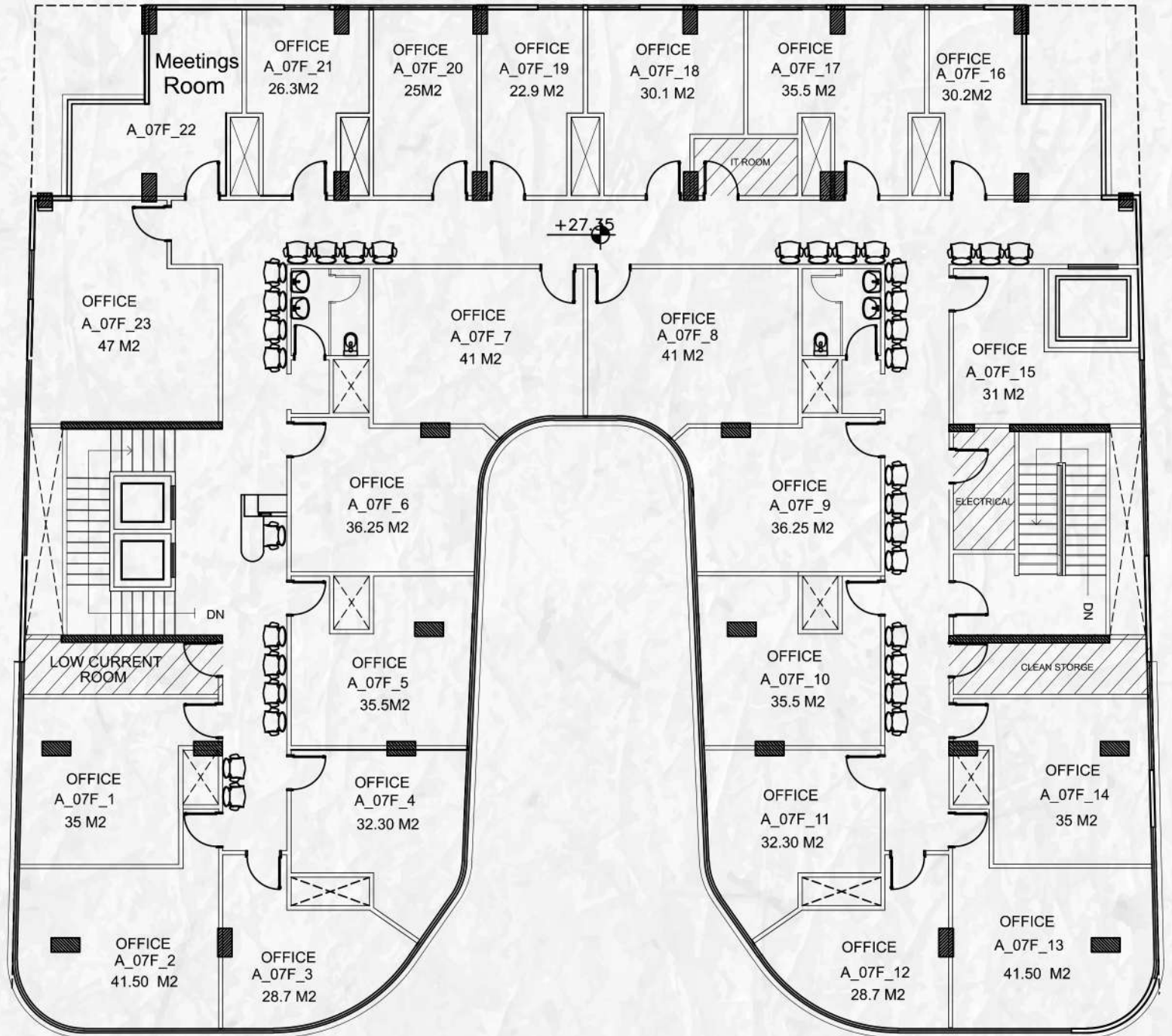
SIXTH LEVEL ADMINISTRATIVE

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7th Floor



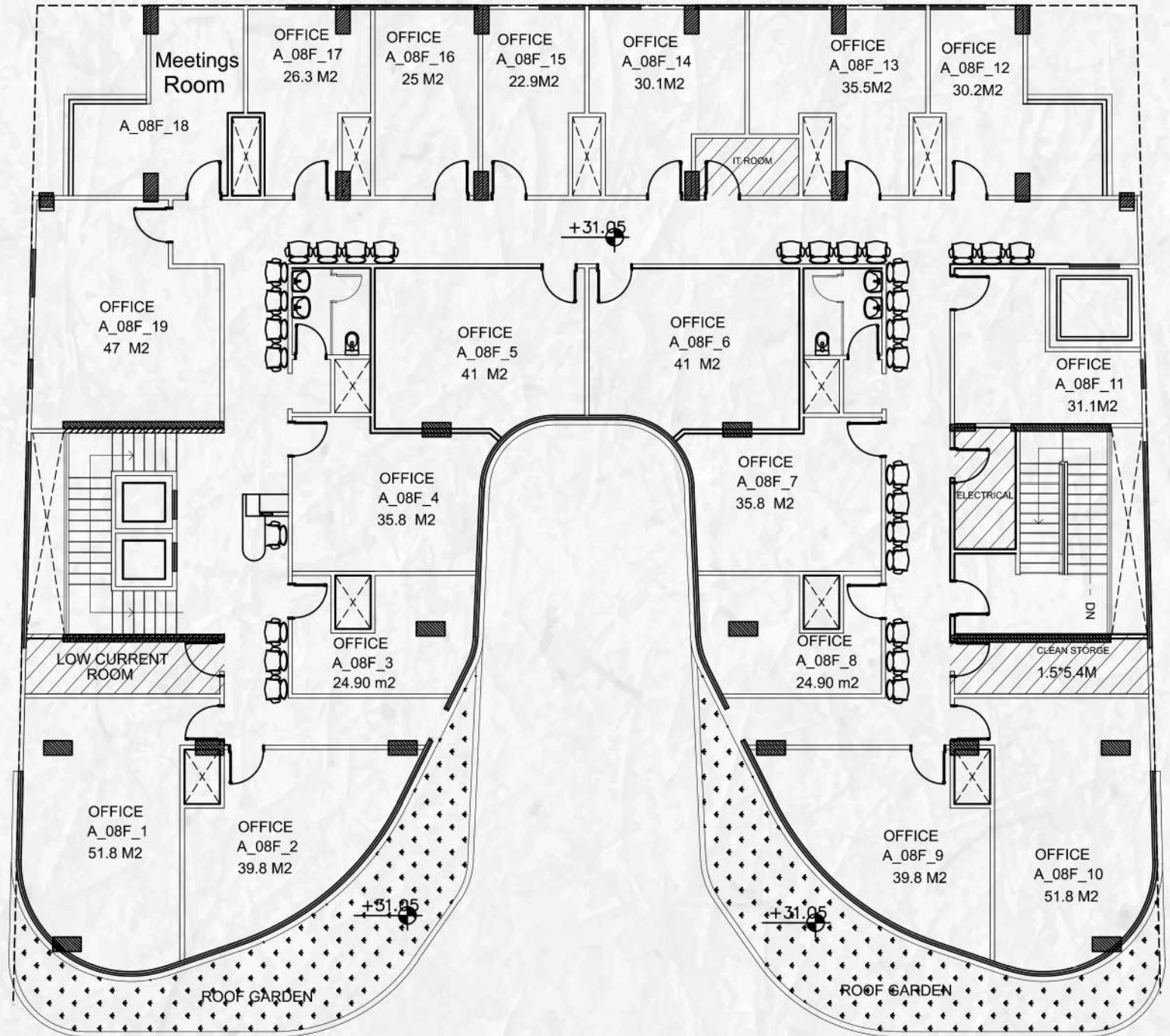
SEVENTH LEVEL ADMINISTRATIVE

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8-14th Floors



EIGHTH - FOURTEENTH LEVEL
ADMINISTRATIVE

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OUR *partners*

IDEA GROUP:

Idea Group is a real-estate management agency with a solid knowledge and experience foundation since 2007. The comprehensive range of solutions broadens the company's portfolio of clients and enables it to be a one-stop provider for real-estate development companies for their business needs. Idea Group, unfolding from a visionary agency and becoming a robust full-fledged innovator, has helped clients, including leaders of the real estate market to fully manage different departments and ultimately achieve sustainable growth.



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OUR *partners*

KAD:

The Commercial Property Management KAD was established in 2012.

They provide consultancy services to commercial properties.

KAD oversees all development phases of your property starting from proactive studies of the land, to achieving the highest returns on investment by identifying merchandise choices appropriate for the mall.

Their role also extends to the development of marketing strategy and supervision of execution, besides construction operations and mall management.

KAD

Commercial Property Management
Malls & Retail Integrated Solutions

DOWNTOWN

OUR Consultants

Oversaw the project of elite engineering consultants in the field of towers:

- **Dr Atef Ismail** Advisor for the Iconic tower
- **Dr Atef Khalil** doctor at Cairo University.
- **Dr Naseh Musleh** Head of the Engineering Department at Banha University.
- **Dr Hossam Mansour** construction consultant



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