

SOLIDERE complex



WARED BY
DEVELOPMENTS



WHO

Waren Developments has launched projects with A visionary approach toward responding strategically to the diversified and developing real estate market in Egypt. By submitting A sustainable and diversified mix within a real estate portfolio Consisting of construction and real estate development. Multiple contemporary administrative and commercial use Developments through its subsidiaries. The company, along with its partners, seeks founders and subsidiaries It was growing and developing successfully and steadily, gaining a prestigious reputation in Egypt.







SOLIDERE COMPLEX **4**





SOLIDERE Complex



Solidere will be the new capital destination for retail, dining, offices, clinics, entertainment and different various activities. Designed as a lifestyle venue, the mall will contain different lifestyle in New Capital Downtown

An exceptionally well-positioned modern class A office, clinic, and retail building with a dynamic plaza within the new capital downtown.

Near Al Massa Hotel, opera house and the light rail train.

Capturing the benefits of the near-governmental district will help to become the most reeved building of new downtown with a secured creditworthy tenant roster. The development entertains excellent daylight, green areas, an outdoor amphitheater and a generous reception creating an excellent first impression to visitors.

Quick Facts

Plot _____ 1.Downtown
Land Area 4.500

BUA ______ 12,184 **Floors No.** Ground + 8

INTHE HEART OF Wowntown



Situated in the heart of the new capital downtown, a bright icon called Solidere with its brilliant location and stunning design. We chose our location with great attention to details, taking into consideration all dimensions of productivity and modernity to provide you a civilized and timeless dimension. We promise you that the details are going to be great, so that your businesses may thrive in a unique environment that is filled with positive energy.











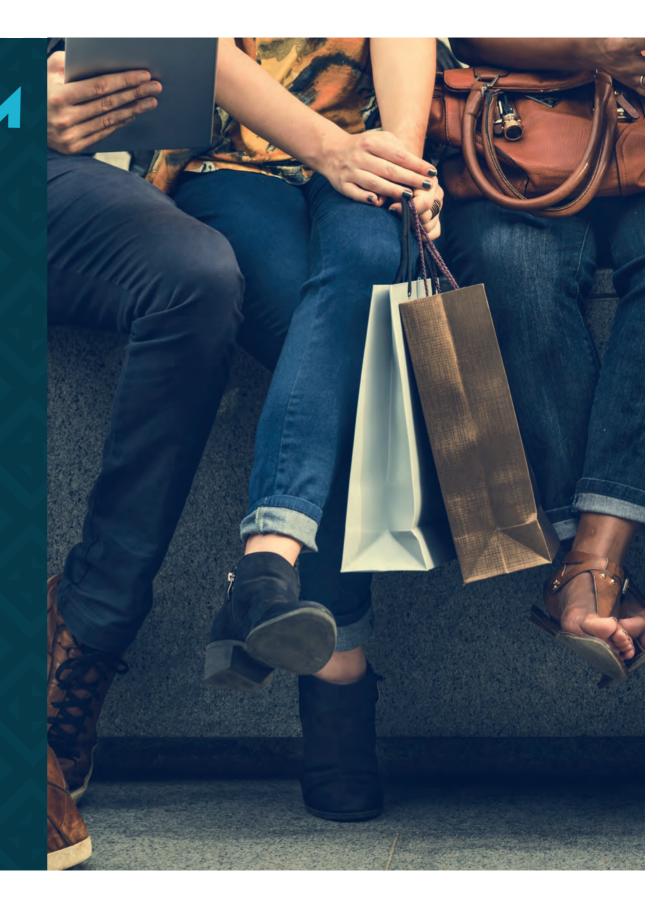
Solidere is located in the heart of new capital downtown facing directly the light rail train, El Masa hotel and The Opera house. Solidere surrounded by 3 streets 70m, 40m, 40m and Insurance companies, petroleum, fashion and gold dealers.

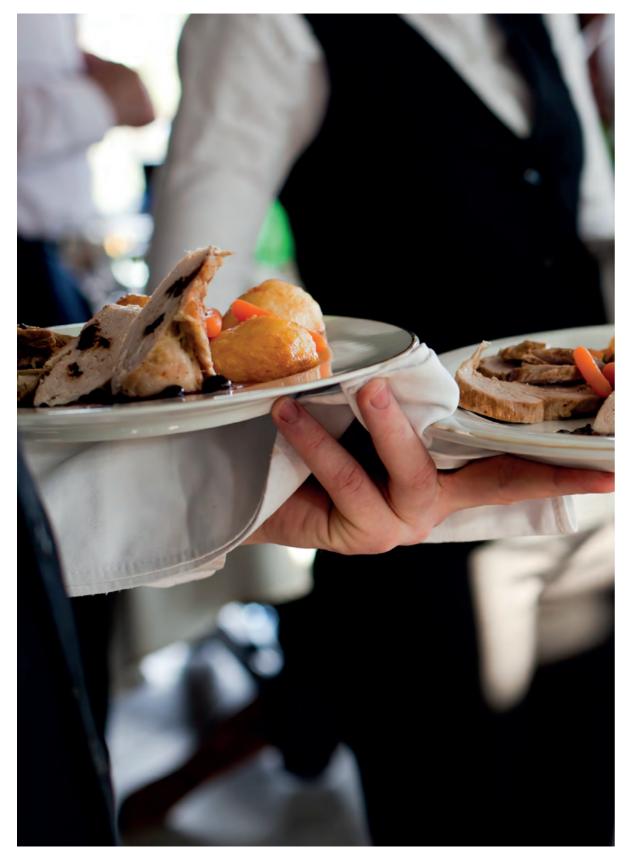
SOLIDERE

- Solidere will provide a full range of products and services at every price point for all the family.
- As a one-shop destination. Solidere will bring downtown customers with lifestyle retailers and everyday services.

Food & Beverages

• Dining is at the heart of an integrated shopping experience that fosters lasting memories. Solidere will deliver a range of offerings that will delight and satisfy at all times of day.







SOLIDERE COMPLEX 12

COMMERCIAL Amenities

- Stimulating interest from the main rood by positioning the development to face outwards
- Providing a mix of retail and F&B
- Connecting all the retail units with one plaza and 3 avenues
- Core and shell
 Outdoor areas
- Ceiling clear height 4m
 CCTV system
- Building Management Systems (BMS)
- (HVAC) Ventilation and air conditioning (chiller system)
- Backup generators
 Fire alarm and
 Fire-fighting system









ADMINISTRATIVE Amenities

- Maximizing usability of space
- Generous 3.5 metre clear floor ceiling height
- Spacious Landscape
- Special needs friendly
- UPS system External power source
- Backup generators
- Automatic transfer systems (ATS)
- Common restrooms on every floor level
- High speed fiber optic wiring

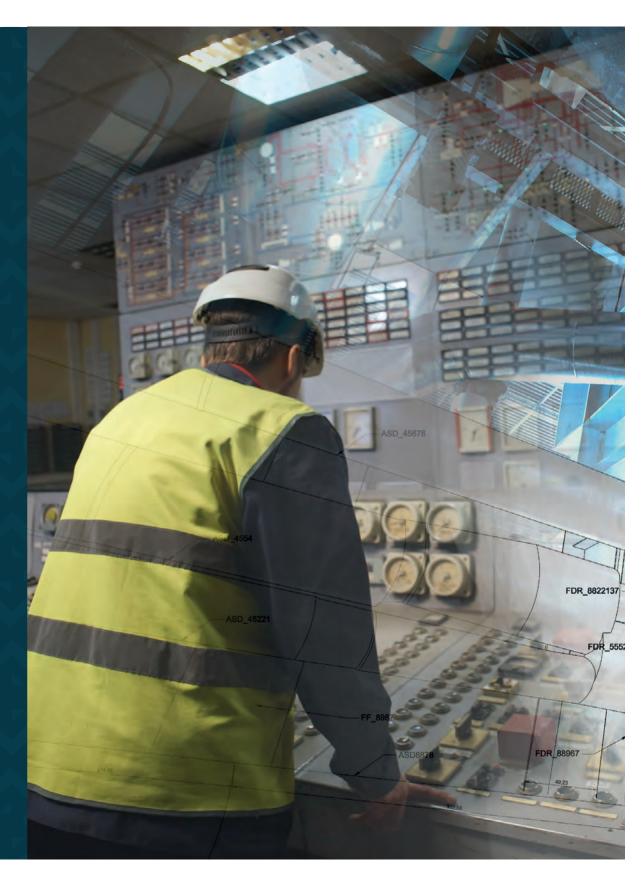


PRODUCTIVITY AND ENVIRONMENTAL Standards

Building Management Systems
 (BMS)
 with energy demand management
 (EDM)

- Ventilation and air conditioning (chiller system) (HVAC)
- Solar energy
- LED lighting
- Smart and interactive building
- Double glazed glass
- High speed fiber optic wiring







SECURITY AND SAFETY Amenities

- 24/7 security services
- CCTV system (monitoring all the entrances and exit)
- Fire alarm and Firefighting system
- 4 High quality elevators
- Parking Slots
- Special needs friendly
- Front desks that offer receptionist services to all tenants



• An almost-finished unit ready for the final phase of finishing painting and tiling using hassle-free mechanisms, giving clients the freedom to choose their palettes positive energy

Unit Door

Securit glass door

Ceiling

 Matt paint for concrete, ducts and pipes

Toilets

• Finished with modern fitting & fixtures

Lighting power and low current

- Light sockets without eletcric wires
- Power sockets without eleteric wires

Fire Fighting

• Tie-In

Flooring

• Tiles ceramic

HVAC

• HVAC Tie-in cheller system

Walls

Primary paints







COMMONAREA

Extrior

- Combination of glass, marble, stone, granite, tiles & painted surface
- Dedicated external signage as per standard design & conditions

Fire Fighting

- Fire alarm fixtures
- Sprinklers

Interior Ceiling Walls

- Gypsum Ceiling board and tiles
- Combination of granite and marble tiles
- Gypsum Board Partitions
- Acrylic painting

Toilets

• Finished with modern fitting & fixtures





Lobbies & Corridors

- Combination of granite and marble tiles
 & painted surface
- Furnished equipped with tenant directory & directional sign

Flooring

- Marble & Granite tiles
- Carpet tiles
- HDF flooring
- Porcelain tiles

Plaza & Outdoor Area

- Anti-skid granite tile
- Anti-skid porcelain tiles
- Stone tiles

Fighting Power & Low Current

Integrated decor LED lighting through-out

Reception

- Combination of granite
 and marble tiles
 & painted surface
- Furnished



Get Intouch

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