



SOLIDERE
complex

NEW CAPITAL
Downtown

POWERED BY
WAREN
DEVELOPMENTS

WHO

We are



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.

WAREN
DEVELOPMENTS









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

IN THE HEART OF *Downtown*



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.

NEW CAPITAL MAP

New Cairo

AL-FATTAH AL-ALIM
MOSQUE

CP1

- LEGEND - CP1: HISTORY & GATEWAY PARK
- 1A ICONE MONUMENT & PLAZA
 - 1B GREAT LAWN
 - 1C EGYPTIAN TRADITIONAL STYLE GARDEN
 - 1D INTERACTIVE WATER FEATURE & FOUNTAIN
 - 1E AMPHITHEATRE & EVENT SPACE
 - 1F ART MUSEUM & SCULPTURE GARDEN
 - 1G BOTANICAL GARDEN
 - 1H CHILDREN'S PLAY GROUND
 - 1I FITNESS SPORTS TRAIL
 - 1J MEMORIAL GARDEN
 - 1K BEBOUIN CAMP
- A PARKING & PUBLIC TRANSPORTATION STATION
B PUBLIC TRANSPORTATION
C HINTERLAND
D PARK GREEN WAY TO COMMUNITY
E UNDERPASS
F WADI / WADI
G MSHORRAH
H MAINTENANCE AREA



SUIZ ROAD

NEW CAPITAL AXIS

CP3

CP4

Gov 02
Organizations

Gov 01
Government

R01 Residential Wadi

R02 Residential Wadi

R03 Residential Wadi

- 901-C Oasis Services Center
- 901-D1 Oasis District 01
- 901-D2 Oasis District 02
- 901-D3 Oasis District 03
- 901-D4 Oasis District 04
- 901-D5 Oasis District 05
- 901-D6 Oasis District 06
- 901-D7 Oasis District 07
- 901-D8 Oasis District 08

- 902-C Oasis Services Center
- 902-D1 Oasis District 01
- 902-D2 Oasis District 02
- 902-D3 Oasis District 03
- 902-D4 Oasis District 04
- 902-D5 Oasis District 05
- 902-D6 Oasis District 06
- 902-D7 Oasis District 07
- 902-D8 Oasis District 08

- 903-C Oasis Services Center
- 903-D1 Oasis District 01
- 903-D2 Oasis District 02
- 903-D3 Oasis District 03
- 903-D4 Oasis District 04
- 903-D5 Oasis District 05
- 903-D6 Oasis District 06
- 903-D7 Oasis District 07
- 903-D8 Oasis District 08

- 301-01 Administration
- 301-02 Conference
- 301-03 Hotel
- 301-04 Institute
- 301-05 Universities
- 301-06 Central Park & Sports
- 301-07 Incubators
- 301-08 Mall
- 301-09 Dome
- 301-10 Solar Farm
- 301-11 Future Expansion

- GOV01-01 Minister Cabinet
- GOV01-02 Minister Cabinet Plaza
- GOV01-03 Ministries
- GOV01-04 Parliament
- GOV01-05 Parliament Plaza

- 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

CP5 Central Park

LEGEND - CP5: SCIENCE, INNOVATION & TECHNOLOGY PARK



- 3A OBSERVATORY & GARDEN
- 3B COSMIC GARDEN
- 3C SOLAR POWERED NIGHT GARDEN
- 3D WIND PARK
- 3E INNOVATION LAB
- 3F GARDEN OF FUTURE DISCOVERY
- 3G PROMER PARK AND REST AREA
- 3H SCIENTIFIC GARDEN
- 3I EXHIBITION CENTER & GALLERY
- 3J CHILDREN'S PLAYGROUND
- 3K WADI MAZRA & PERENNIAL PLANT GARDEN
- 3L MUSEUM OF SCIENCE AND TECHNOLOGY
- 3M CONTEMPORARY GARDEN
- 3N BATH GARDEN WITH EXHIBITS AND FOUNTAIN
- 3O LAND SPORTS COURSE (SLEDGEO, HANG GLIDING)
- 3P SPORTS FIELDS

Mohamed Ben Zayed Northern Road

Mohamed Ben Zayed Southern Road

Al-Mostakbal Road

National Ring Road

R1

R2

R3

CITY OF CULTURE
OPERA HOUSE

FINANCIAL DISTRICT

GOV. DISTRICT

EL MASA HOTEL

DOWNTOWN DISTRICT

CATHEDRAL

R8

R04 Residential Wadi

R05 Residential Wadi

R06 Residential Wadi

R07 Residential Wadi

R08 Residential Wadi

EMB Diplomatic District

- EMB-01 EUROPE Embassies District
- EMB-02 ASIA Embassies District
- EMB-03 Africa Embassies District
- EMB-04 North & South America Embassies District
- EMB-05 Embassies Plaza
- EMB-06 HONORS

CP2

LEGEND - CP2: HEALTH & SUSTAINABILITY PARK

- 2A MULTI-SPORTS FIELD
- 2B FITNESS TRAIL
- 2C DISCOVERY CENTER
- 2D TENNIS CLUBS AND COURTS
- 2E WETLAND PARK
- 2F LAND FORM ART
- 2G OASIS GARDEN
- 2H AQUAPARK
- 2I ART & MOTORCYCLE TRAILS
- 2J COMMUNITY GARDEN (AGRICULTURE)

SOKHNA ROAD

Phase 1 Master Plan
168,000,000 m²



AL MASA
HOTEL

OPERA
HOUSE

GAS
STATION

INSURANCE
COMPANIE

GREEN AREA

SOLIDERE
complex

STREET 70 M WIDE
LIGHT RAIL TRAIN

STREET 70 M WIDE

STREET 40 M
WIDE

STREET 40 M WIDE

STREET 40 M
WIDE



SOLIDERE

Location



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

Commercial

- 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.





COMMERCIAL

Amenities

- Stimulating interest from the main road 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



FLIXI *Finishes*



- 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 electric wires
- Power sockets without electric wires

Fire Fighting

- Tie-In

Flooring

- Tiles ceramic

HVAC

- HVAC Tie-in chiller system

Walls

- Primary paints







COMMON AREA

Finishes

Exterior

- 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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