

LE  ACY  
BUSINESS  
COMPLEX

“We thrive to make a  
mark in this world that  
can't be **erased**”



LEGACY

LEGACY

A photograph of a modern skyscraper with a glass facade. The building features a prominent white cantilevered section on the left side. The glass reflects the sky and surrounding environment. The text is overlaid on the left side of the image.

“A masterfully crafted  
multifaceted world-class  
building complex”



# Introducing

# LEGACY

BUSINESS  
COMPLEX

Legacy Business Complex is located in the heart of the New Capital in a very prime location on a main square crossing 2 main axis of the master piece Downtown the heart of business.

Legacy Business Complex has a unique location close to the green river, Egypt mosque, data center, the new capital monorail, The iconic Al Masa Hotel, The City of Arts and the governmental sector

[WWW.LEGACYBCNEWCAPITAL.COM](http://WWW.LEGACYBCNEWCAPITAL.COM)



# Our Mission.

We exist to provide world- class services in our core competences that leave our clients happy and thoroughly satisfied.



# The Vision.

To become the leading development company in Africa, providing world-class real estate services that always exceeds our clients' expectations.

LEGACY



# JUST

DEVELOPMENTS



# About the Developer.

Just Developments is a leading real estate guru focusing on real estate development with collaborations in real estate development and construction along with business development and management in Egypt and abroad since 1995.

Our partners in success joining us on this venture are:



*Engineering &  
Real Estate*



*Contracting*



*Design*

# About

# LEOACY

BUSINESS  
COMPLEX

**Delivery status:** Fully Finished

15,180  
sqm

**Total  
Built up Area**

13

**Floors**

2,600  
sqm

**Medical  
Area**

5,200  
sqm

**Administrative  
Area**

1,880  
sqm

**Commercial  
Area**

2,120  
sqm

**Outdoor  
Area**

5,500  
sqm

**Parking  
Area**

4.5m

**Commercial  
Ceiling Height**

A modern office lobby with light-colored wood paneling on the walls and ceiling. A black reception desk with a curved front and vertical slats is on the right. A glowing circular light fixture hangs from the ceiling. Large windows on the left offer a view of the outdoors. A black sculpture is visible near the windows. The floor is made of light-colored wood or stone tiles. The text "Commercial, Medical, and Office Spaces" is overlaid in the center in a white, sans-serif font.

“Commercial,  
Medical, and  
Office Spaces”



# About the Design.



The Design Avenue is a multi-disciplinary design firm specializing in Architecture and Interior design. The DA provides high end services for its clients while contributing new cutting edge designs in the region. Through its diverse team of highly skilled and talented designers, The Design Avenue is able to respond to a multitude of demands from the emerging market. Working on the design of Legacy, the two main criteria were maximizing the potential of the project's prime location, and ensuring utmost human comfort within.

Therefore, the building is composed of a combination of L-Shaped and U-Shaped floors designed overlooking a main central plaza whilst ensuring that all internal units benefit from uninterrupted views along the building's northern façade, maximizing the best environmental factors for the comfort of the users within.

CATERING ALL **YOUR** NEEDS



LEGACY

LEGACY



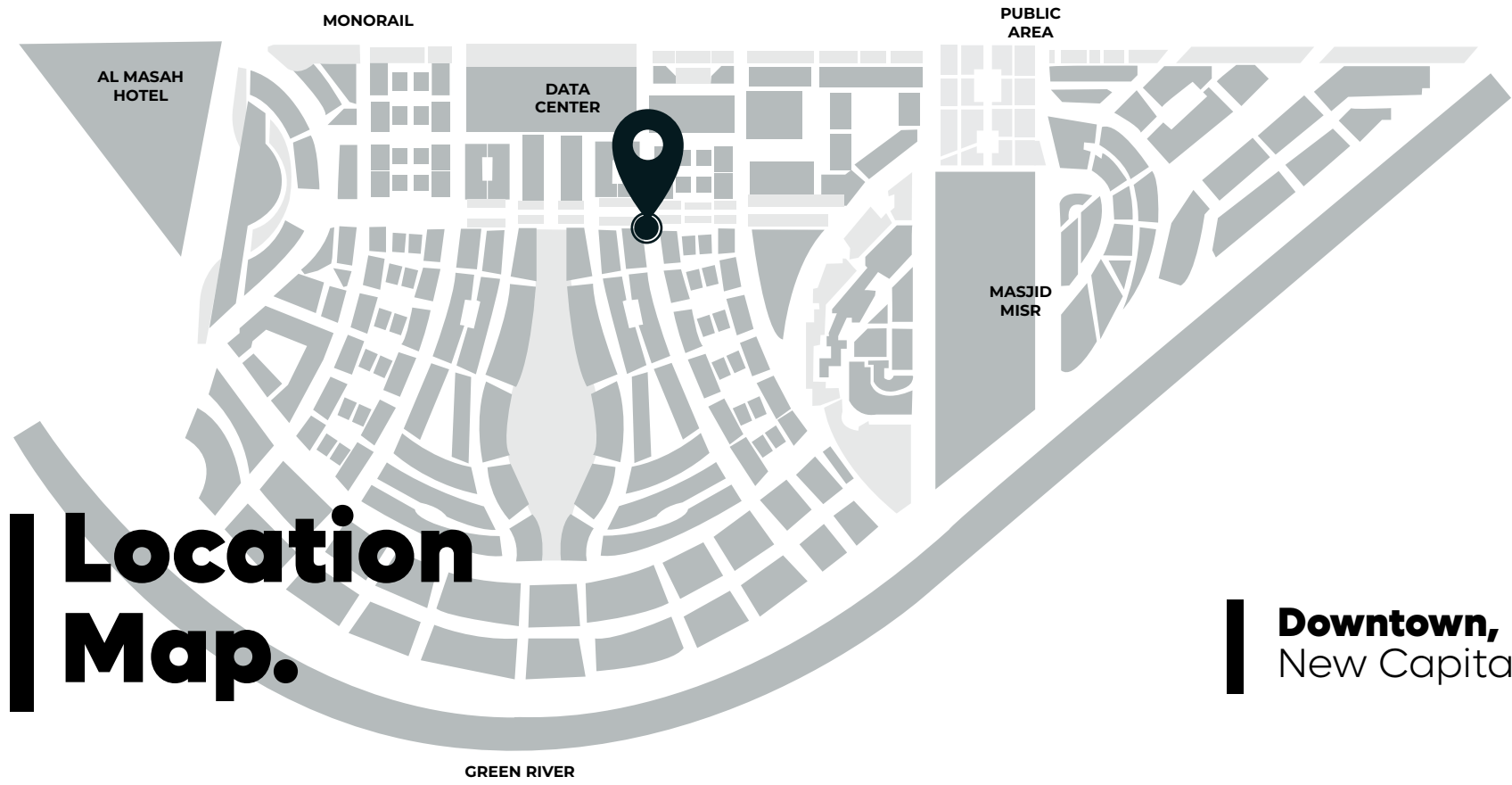


Legacy offers a design aesthetic focused on excellence at it's finest. Location at the core of New Capital hottest destinations. Highlighting the optimum retail and administrative building. Legacy is about the ultimate balance off merging lifestyles.

**Where to  
Find us.**

Downtown,  
New Capital





# Location Map.

**Downtown,**  
New Capital



# Master Plan

Commerical Spaces  
Administrative Spaces  
Medical Spaces





Enter

Clear

STOP PEDESTRIAN



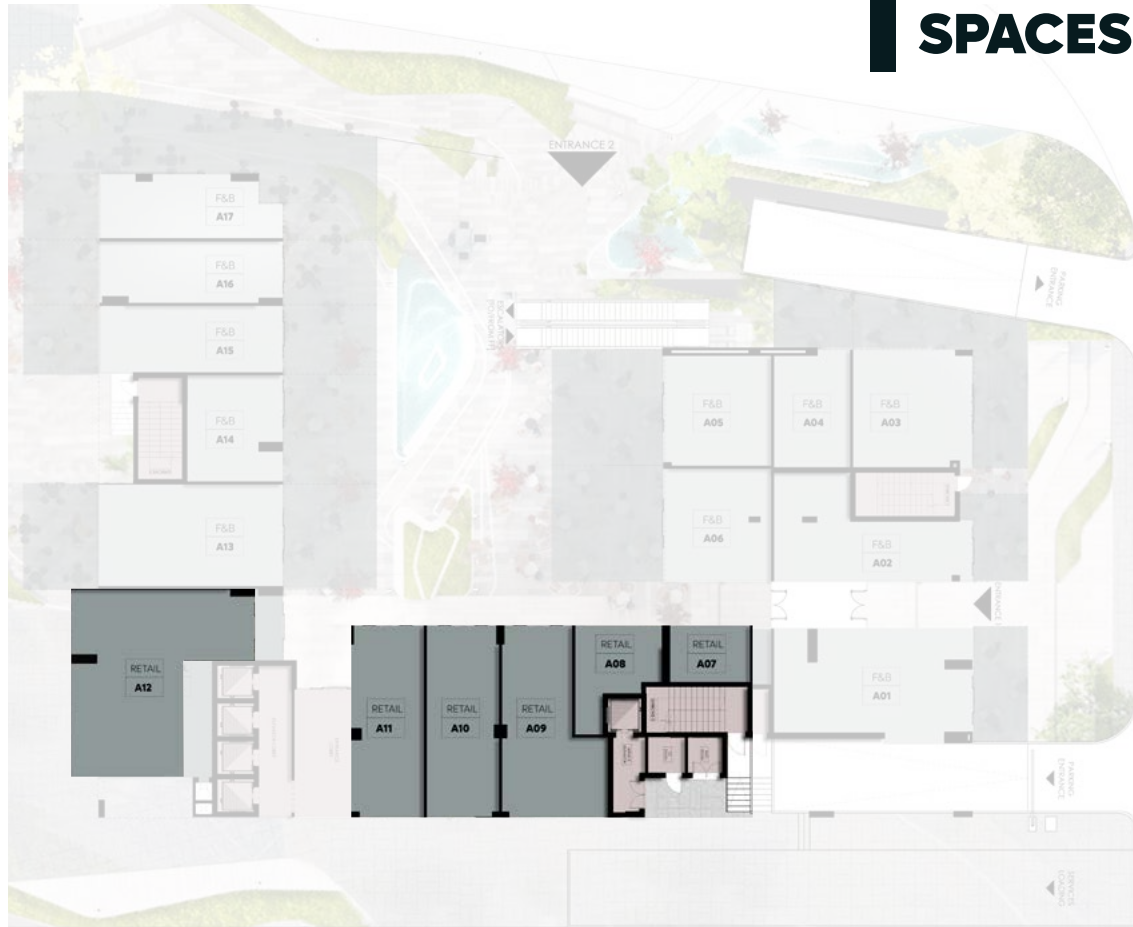
15,180  
sqm  
**Total Built up Area**



# **Commercial Spaces**



# RETAIL SPACES



# GROUND FLOOR

Total Leasable Area  
**336.4 m<sup>2</sup>**

Leasable Indoor area	Leasable Outdoor area
<b>A07</b> : 20 m <sup>2</sup>	<b>A07</b> : 00 m <sup>2</sup>
<b>A08</b> : 29.6 m <sup>2</sup>	<b>A08</b> : 00 m <sup>2</sup>
<b>A09</b> : 65.5 m <sup>2</sup>	<b>A09</b> : 00 m <sup>2</sup>
<b>A10</b> : 54.7 m <sup>2</sup>	<b>A10</b> : 00 m <sup>2</sup>
<b>A11</b> : 57.6 m <sup>2</sup>	<b>A11</b> : 00 m <sup>2</sup>
<b>A12</b> : 109 m <sup>2</sup>	<b>A12</b> : 00 m <sup>2</sup>

# F&B SPACES



# GROUND FLOOR

Total Leasable Area  
**1,161 m<sup>2</sup>**

Leasable Indoor area	Leasable Outdoor area
<b>A01</b> : 89.1 m <sup>2</sup>	<b>A01</b> : 25 m <sup>2</sup>
<b>A02</b> : 65.9 m <sup>2</sup>	<b>A02</b> : 20 m <sup>2</sup>
<b>A03</b> : 58.2 m <sup>2</sup>	<b>A03</b> : 55 m <sup>2</sup>
<b>A04</b> : 37.4 m <sup>2</sup>	<b>A04</b> : 20 m <sup>2</sup>
<b>A05</b> : 51.3 m <sup>2</sup>	<b>A05</b> : 50 m <sup>2</sup>
<b>A06</b> : 49.3 m <sup>2</sup>	<b>A06</b> : 50 m <sup>2</sup>
<b>A13</b> : 76.6 m <sup>2</sup>	<b>A13</b> : 67 m <sup>2</sup>
<b>A14</b> : 43.2 m <sup>2</sup>	<b>A14</b> : 40 m <sup>2</sup>
<b>A15</b> : 50.6 m <sup>2</sup>	<b>A15</b> : 45 m <sup>2</sup>
<b>A16</b> : 46.6 m <sup>2</sup>	<b>A16</b> : 42 m <sup>2</sup>
<b>A17</b> : 45.4 m <sup>2</sup>	<b>A17</b> : 133.4m <sup>2</sup>

# OUTDOOR AREA



# GROUND FLOOR

Total Leasable Area  
**587 m<sup>2</sup>**

Leasable  
**Indoor** area

Leasable  
**Outdoor** area

**A01** : 89.1 m<sup>2</sup>

**A01** : 25 m<sup>2</sup>

**A02** : 65.9 m<sup>2</sup>

**A02** : 20 m<sup>2</sup>

**A03** : 58.2 m<sup>2</sup>

**A03** : 55 m<sup>2</sup>

**A04** : 37.4 m<sup>2</sup>

**A04** : 20 m<sup>2</sup>

**A05** : 51.3 m<sup>2</sup>

**A05** : 50 m<sup>2</sup>

**A06** : 49.3 m<sup>2</sup>

**A06** : 50 m<sup>2</sup>

**A13** : 76.6 m<sup>2</sup>

**A13** : 67 m<sup>2</sup>

**A14** : 43.2 m<sup>2</sup>

**A14** : 40 m<sup>2</sup>

**A15** : 50.6 m<sup>2</sup>

**A15** : 45 m<sup>2</sup>

**A16** : 46.6 m<sup>2</sup>

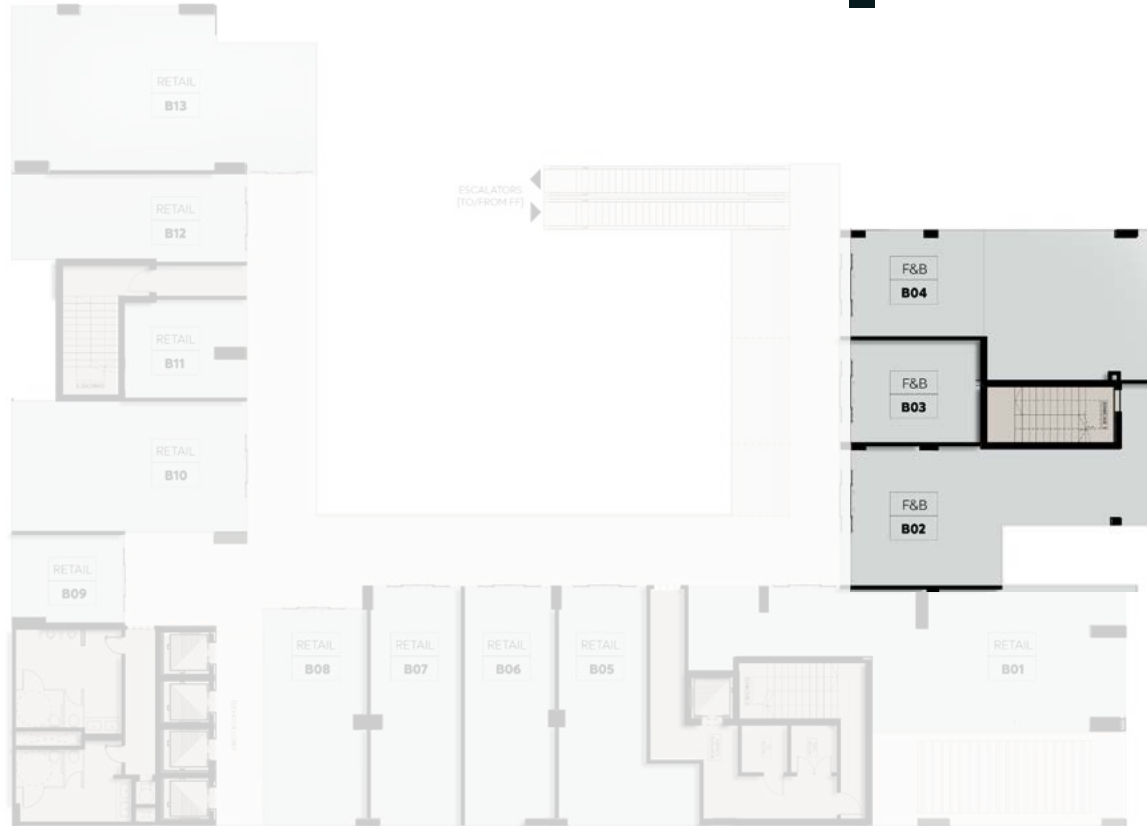
**A16** : 42 m<sup>2</sup>

**A17** : 45.4 m<sup>2</sup>

**A17** : 133.4m<sup>2</sup>

# F&B SPACES

## 1<sup>ST</sup> FLOOR



Total Leasable Area  
**267.4 m<sup>2</sup>**

Leasable  
**Indoor** area

Leasable  
**Outdoor** area

**B02** : 89.8 m<sup>2</sup>

**B02** : 16 m<sup>2</sup>

**B03** : 34.6 m<sup>2</sup>

**B03** : 11 m<sup>2</sup>

**B04** : 99.9 m<sup>2</sup>

**B04** : 16 m<sup>2</sup>

# RETAIL SPACES

## 1<sup>ST</sup> FLOOR

Total Leasable Area

**655.8 m<sup>2</sup>**



Leasable  
**Indoor** area

Leasable  
**Outdoor** area

**B01 : 126.8 m<sup>2</sup>**

**B01 : 00 m<sup>2</sup>**

**B05 : 62.2 m<sup>2</sup>**

**B05 : 00 m<sup>2</sup>**

**B06 : 54.4 m<sup>2</sup>**

**B06 : 00 m<sup>2</sup>**

**B07 : 54.8 m<sup>2</sup>**

**B07 : 00 m<sup>2</sup>**

**B08 : 55.6 m<sup>2</sup>**

**B08 : 00 m<sup>2</sup>**

**B09 : 26 m<sup>2</sup>**

**B09 : 00 m<sup>2</sup>**

**B10 : 77.3 m<sup>2</sup>**

**B10 : 00 m<sup>2</sup>**

**B11 : 32 m<sup>2</sup>**

**B11 : 00 m<sup>2</sup>**

**B12 : 52.4 m<sup>2</sup>**

**B12 : 00 m<sup>2</sup>**

**B13 : 114.3 m<sup>2</sup>**

**B13 : 00 m<sup>2</sup>**

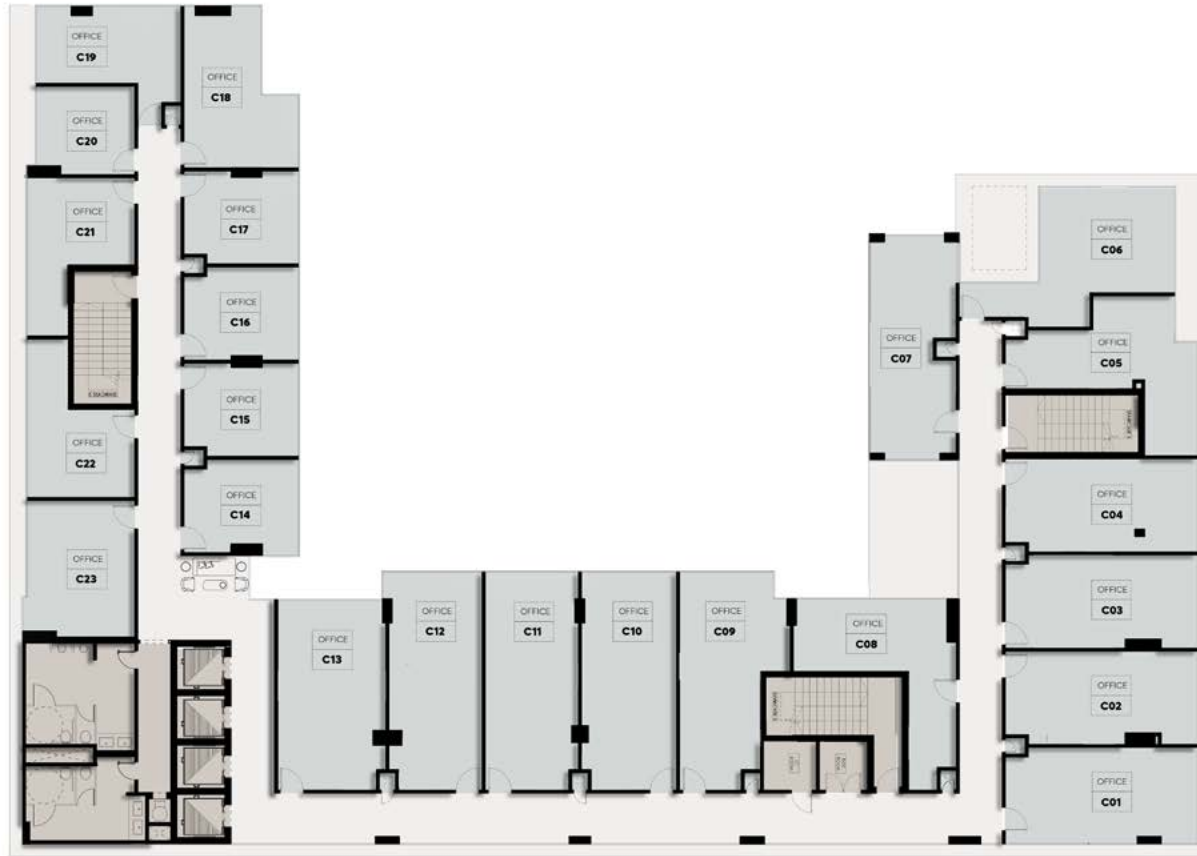


# **Administrative Offices.**



## 2<sup>ND</sup> / 3<sup>RD</sup> FLOOR

Total Leasable Area  
**679.4 m<sup>2</sup>**

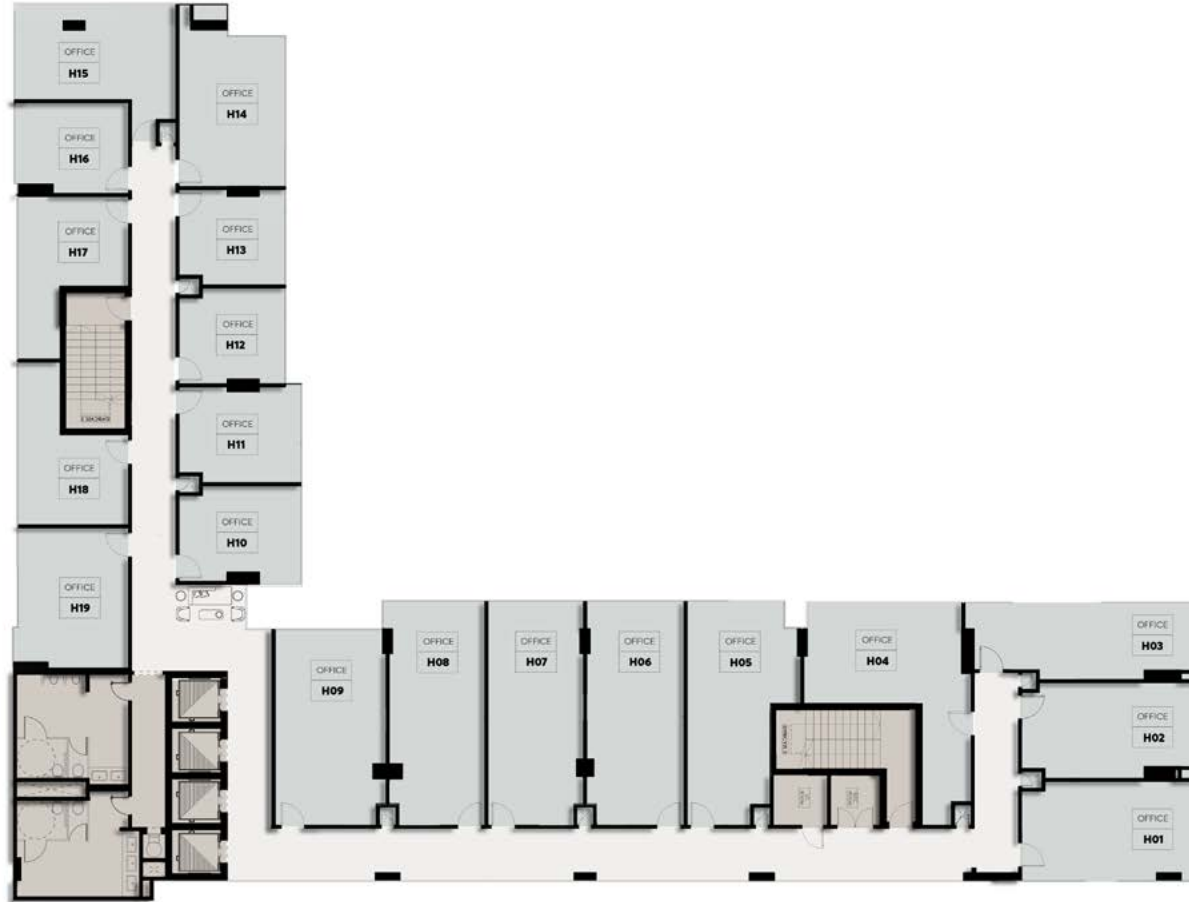


- C01 : 53.5 m<sup>2</sup>
- C02 : 49.1 m<sup>2</sup>
- C03 : 49.1 m<sup>2</sup>
- C04 : 50.6 m<sup>2</sup>
- C05 : 50.8 m<sup>2</sup>
- C06 : 52.1 m<sup>2</sup>
- C07 : 53.2 m<sup>2</sup>
- C08 : 52 m<sup>2</sup>
- C09 : 56 m<sup>2</sup>
- C10 : 56.6 m<sup>2</sup>
- C11 : 55.6 m<sup>2</sup>
- C12 : 56 m<sup>2</sup>
- C13 : 56.3 m<sup>2</sup>
- C14 : 30.3 m<sup>2</sup>
- C15 : 29.7 m<sup>2</sup>
- C16 : 29.7 m<sup>2</sup>
- C17 : 29.7 m<sup>2</sup>
- C18 : 42.2 m<sup>2</sup>
- C19 : 35.3 m<sup>2</sup>
- C20 : 24.6 m<sup>2</sup>
- C21 : 35.7 m<sup>2</sup>
- C22 : 35.7 m<sup>2</sup>
- C23 : 42.3 m<sup>2</sup>



# 7<sup>TH</sup> / 8<sup>TH</sup> FLOOR

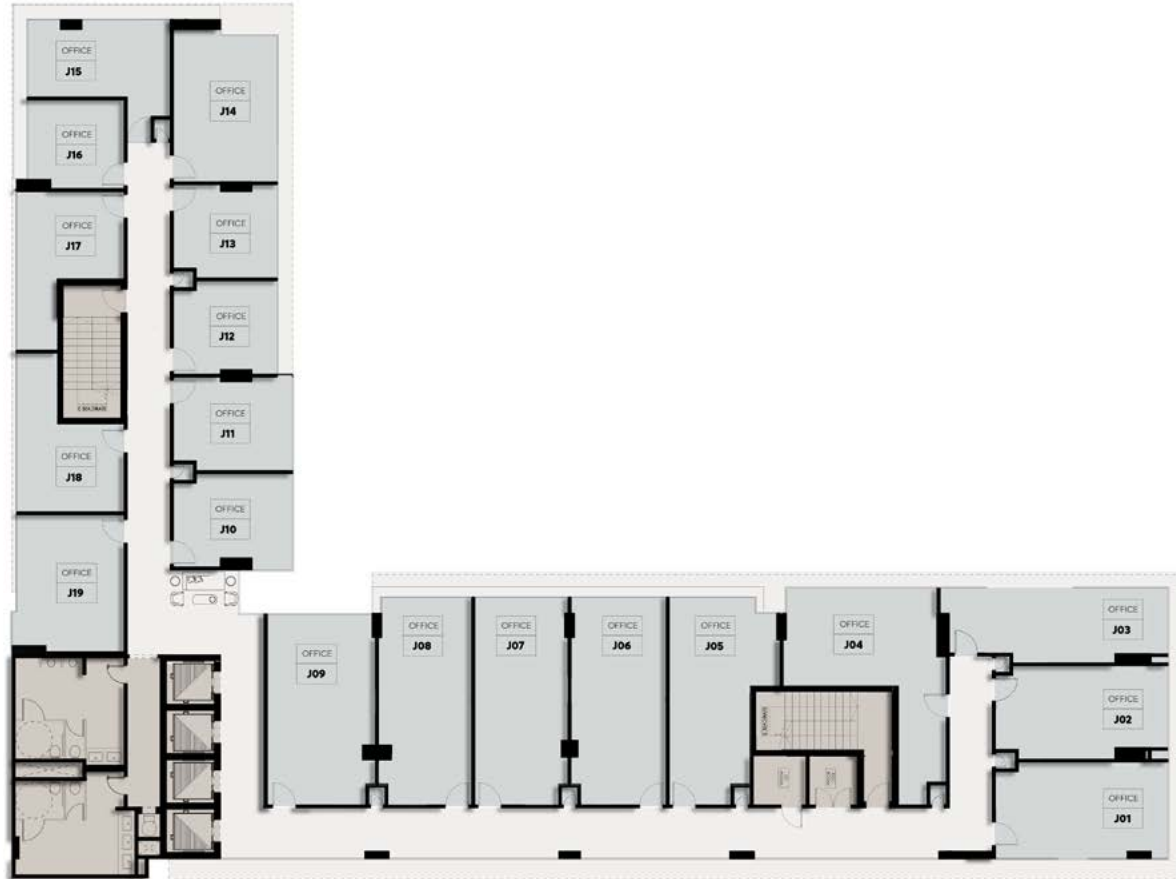
Total Leasable Area  
**824.3 m<sup>2</sup>**



- H01 : 45.5 m<sup>2</sup>
- H02 : 44.1 m<sup>2</sup>
- H03 : 45.2 m<sup>2</sup>
- H04 : 60.9 m<sup>2</sup>
- H05 : 56 m<sup>2</sup>
- H06 : 56.6 m<sup>2</sup>
- H07 : 55.6 m<sup>2</sup>
- H08 : 56 m<sup>2</sup>
- H09 : 56.8 m<sup>2</sup>
- H10 : 31.5 m<sup>2</sup>
- H11 : 31 m<sup>2</sup>
- H12 : 27 m<sup>2</sup>
- H13 : 27 m<sup>2</sup>
- H14 : 46 m<sup>2</sup>
- H15 : 44.3 m<sup>2</sup>
- H16 : 27.1 m<sup>2</sup>
- H17 : 35.7 m<sup>2</sup>
- H18 : 35.7 m<sup>2</sup>
- H19 : 42.3 m<sup>2</sup>

# 9<sup>TH</sup> FLOOR

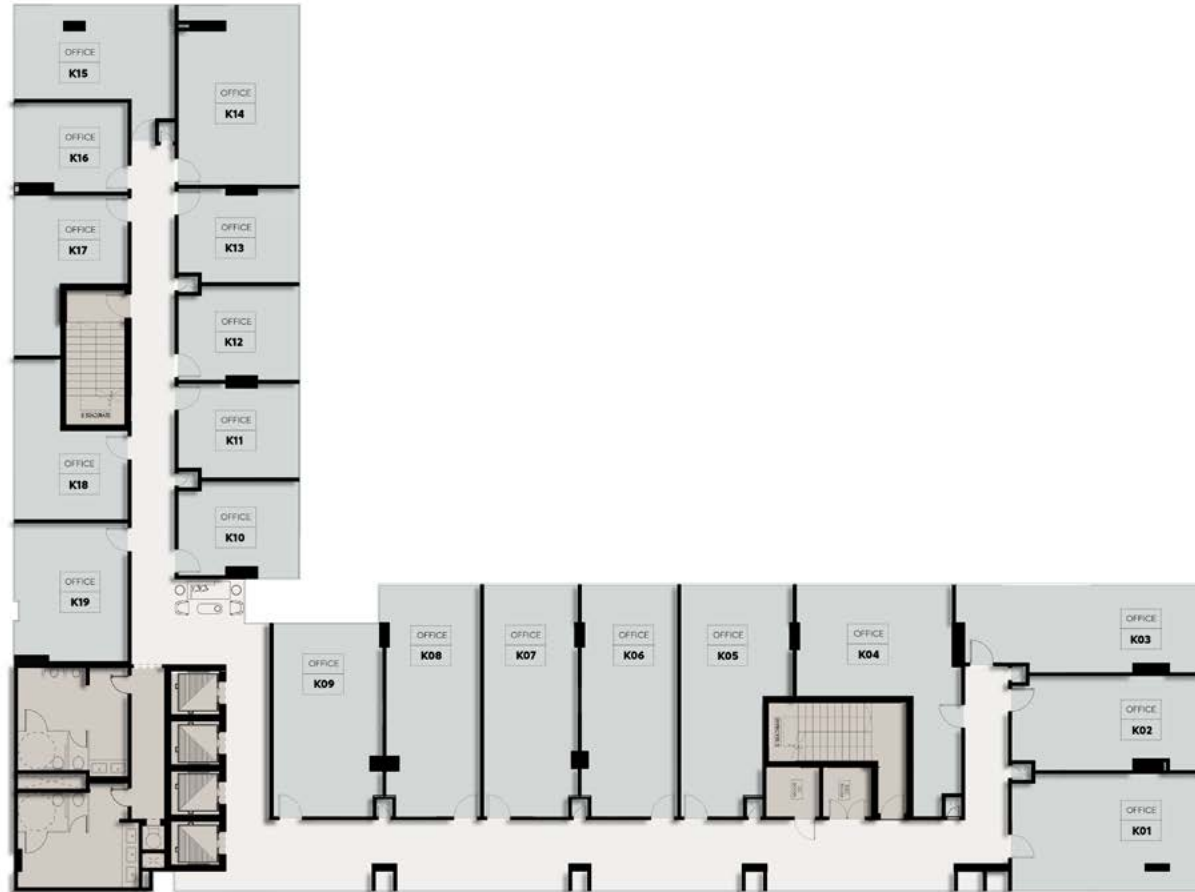
Total Leasable Area  
**798.2 m<sup>2</sup>**



- J01 : 45.5 m<sup>2</sup>
- J02 : 44.1 m<sup>2</sup>
- J03 : 45.2 m<sup>2</sup>
- J04 : 61.2 m<sup>2</sup>
- J05 : 53 m<sup>2</sup>
- J06 : 53.8 m<sup>2</sup>
- J07 : 52.9 m<sup>2</sup>
- J08 : 52.7 m<sup>2</sup>
- J09 : 56.8 m<sup>2</sup>
- J10 : 31.5 m<sup>2</sup>
- J11 : 31 m<sup>2</sup>
- J12 : 27 m<sup>2</sup>
- J13 : 27 m<sup>2</sup>
- J14 : 44 m<sup>2</sup>
- J15 : 34.7 m<sup>2</sup>
- J16 : 24.1 m<sup>2</sup>
- J17 : 35.7 m<sup>2</sup>
- J18 : 35.7 m<sup>2</sup>
- J19 : 42.3 m<sup>2</sup>

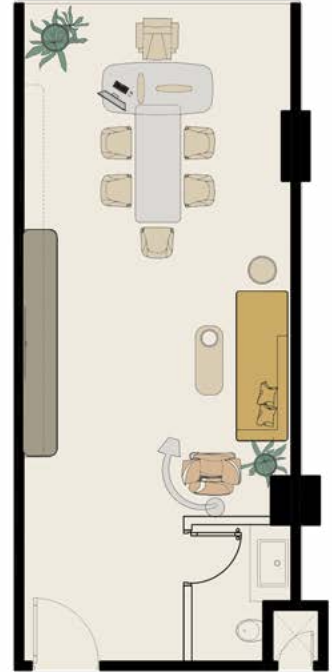
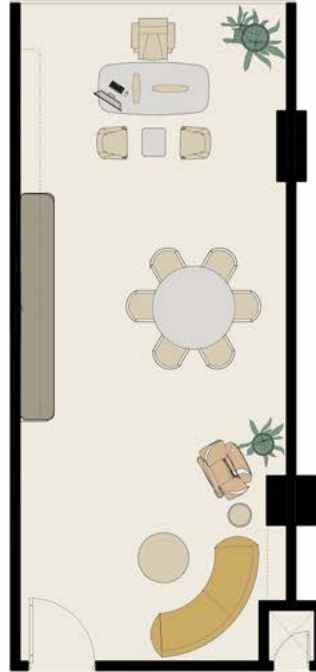
# 10<sup>TH</sup> FLOOR

Total Leasable Area  
**898.9 m<sup>2</sup>**



- K01 : 60.3 m<sup>2</sup>
- K02 : 49 m<sup>2</sup>
- K03 : 57 m<sup>2</sup>
- K04 : 66 m<sup>2</sup>
- K05 : 60.4 m<sup>2</sup>
- K06 : 59.4 m<sup>2</sup>
- K07 : 58.3 m<sup>2</sup>
- K08 : 59.1 m<sup>2</sup>
- K09 : 56.8 m<sup>2</sup>
- K10 : 31.5 m<sup>2</sup>
- K11 : 31 m<sup>2</sup>
- K12 : 30.9 m<sup>2</sup>
- K13 : 30.9 m<sup>2</sup>
- K14 : 57.7 m<sup>2</sup>
- K15 : 44.4 m<sup>2</sup>
- K16 : 27.4 m<sup>2</sup>
- K17 : 37.7 m<sup>2</sup>
- K18 : 37.7 m<sup>2</sup>
- K19 : 43.4 m<sup>2</sup>

**ADMIN OFFICE  
FURNITURE  
PROPOSAL**





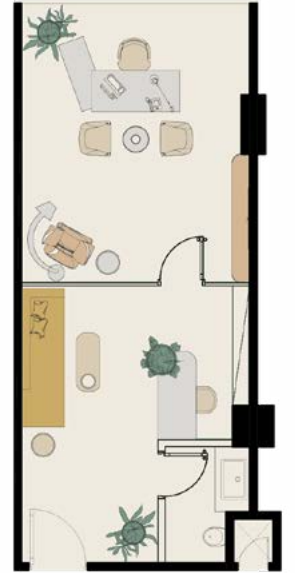
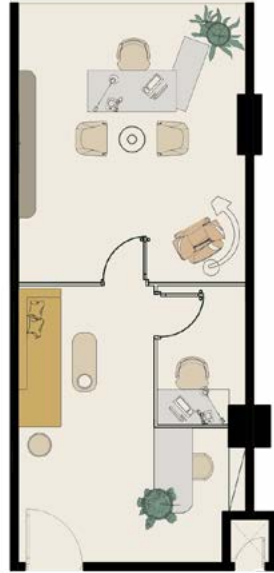
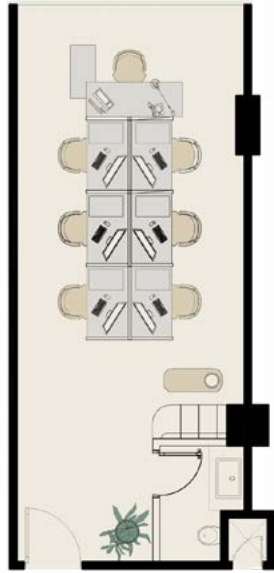
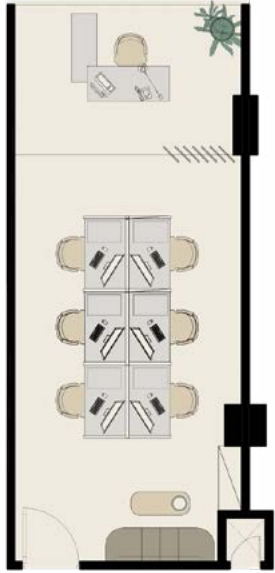


1A  
Dekana  
Predav  
Labora



1B  
1C  
Predav  
Labora





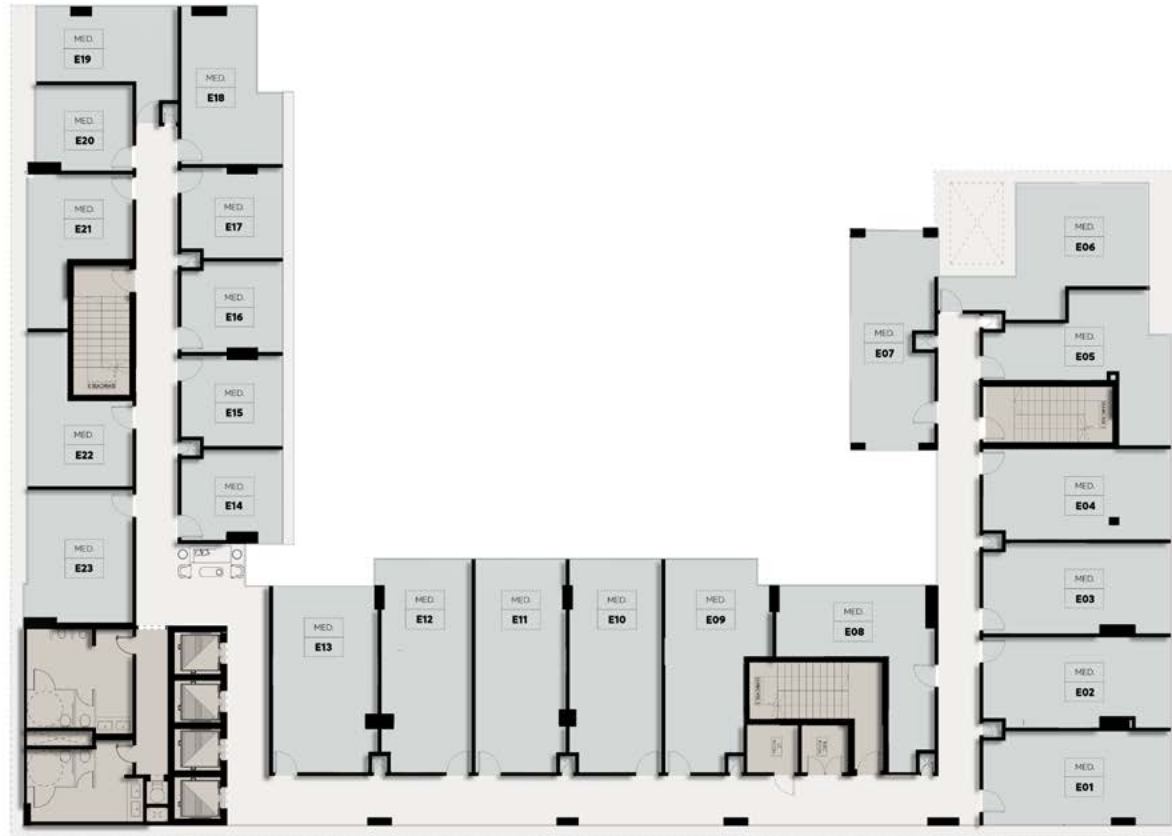


# **Medical Spaces**



# 4<sup>TH</sup> FLOOR

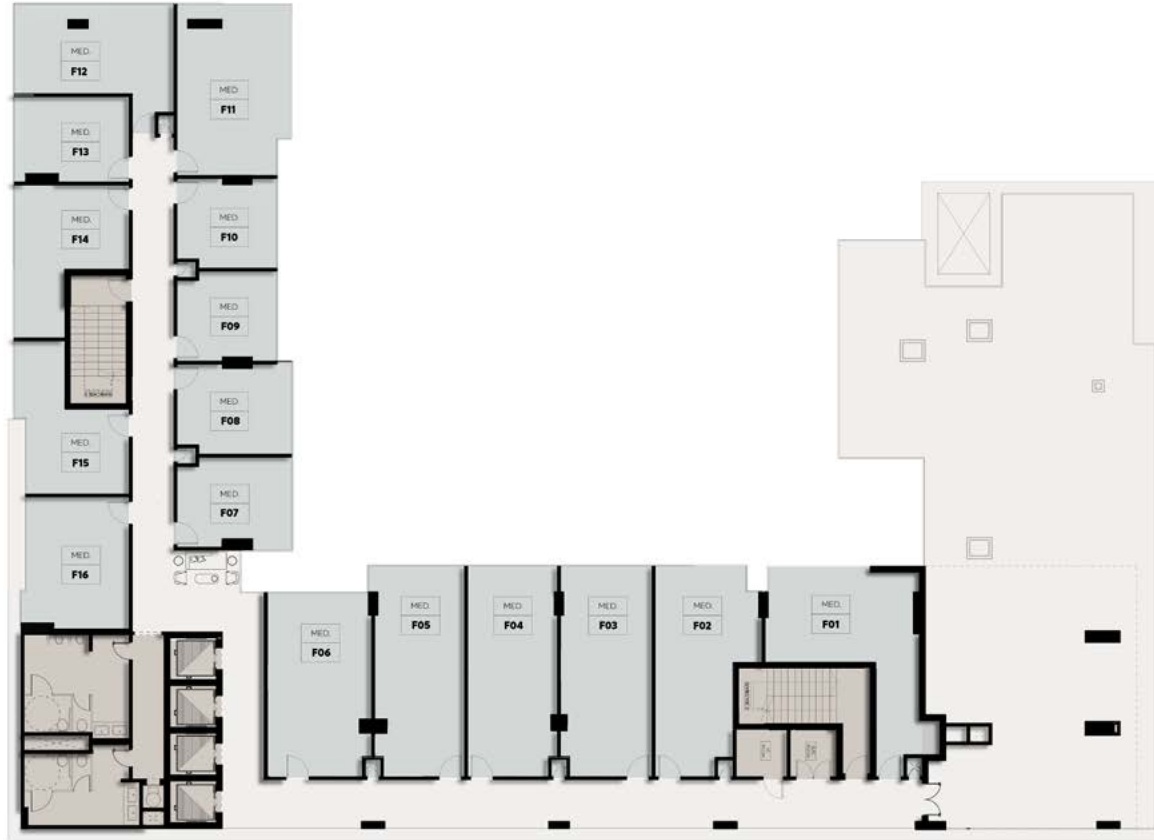
Total Leasable Area  
**1013.2 m<sup>2</sup>**



- E01 : 53.5 m<sup>2</sup>
- E02 : 49.1 m<sup>2</sup>
- E03 : 49.1 m<sup>2</sup>
- E04 : 50.6 m<sup>2</sup>
- E05 : 50.3 m<sup>2</sup>
- E06 : 52.1 m<sup>2</sup>
- E07 : 53.2 m<sup>2</sup>
- E08 : 52 m<sup>2</sup>
- E09 : 56 m<sup>2</sup>
- E10 : 56.6 m<sup>2</sup>
- E11 : 55.6 m<sup>2</sup>
- E12 : 56 m<sup>2</sup>
- E13 : 56.8 m<sup>2</sup>
- E14 : 27.6 m<sup>2</sup>
- E15 : 27 m<sup>2</sup>
- E16 : 27 m<sup>2</sup>
- E17 : 27 m<sup>2</sup>
- E18 : 40.1 m<sup>2</sup>
- E19 : 35.3 m<sup>2</sup>
- E20 : 24.6 m<sup>2</sup>
- E21 : 35.7 m<sup>2</sup>
- E22 : 35.7 m<sup>2</sup>
- E23 : 42.3 m<sup>2</sup>

# 5<sup>TH</sup> FLOOR

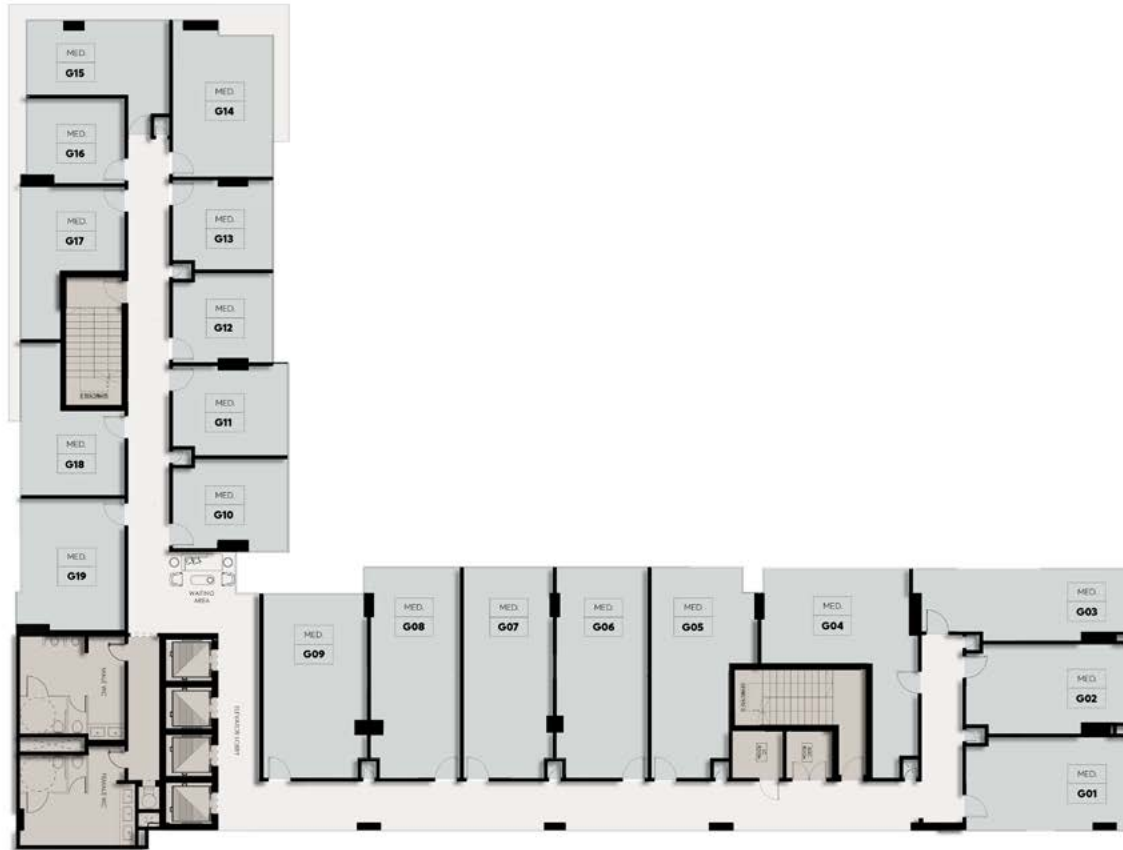
Total Leasable Area  
**716.8 m<sup>2</sup>**



- F01** : 65.5 m<sup>2</sup>
- F02** : 56.6 m<sup>2</sup>
- F03** : 56.6 m<sup>2</sup>
- F04** : 56.6 m<sup>2</sup>
- F05** : 56 m<sup>2</sup>
- F06** : 56.8 m<sup>2</sup>
- F07** : 31.5 m<sup>2</sup>
- F08** : 31 m<sup>2</sup>
- F09** : 27 m<sup>2</sup>
- F10** : 27 m<sup>2</sup>
- F11** : 56.3 m<sup>2</sup>
- F12** : 46.4 m<sup>2</sup>
- F13** : 29.2 m<sup>2</sup>
- F14** : 40.7 m<sup>2</sup>
- F15** : 38.3 m<sup>2</sup>
- F16** : 42.3 m<sup>2</sup>

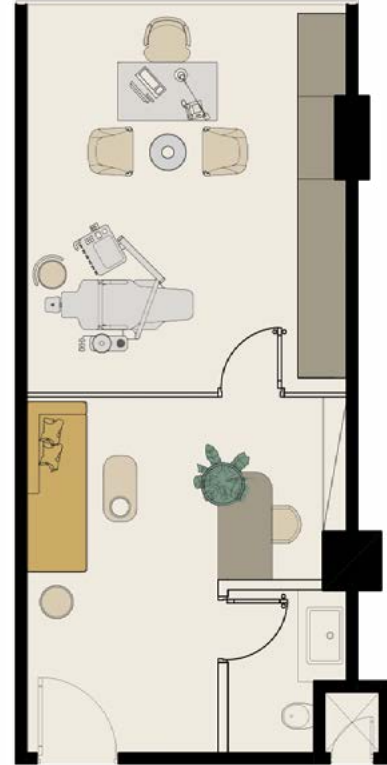
# 6<sup>TH</sup> FLOOR

Total Leasable Area  
**811.6 m<sup>2</sup>**



- G01** : 45.5 m<sup>2</sup>
- G02** : 44.1 m<sup>2</sup>
- G03** : 45.2 m<sup>2</sup>
- G04** : 60.9 m<sup>2</sup>
- G05** : 56 m<sup>2</sup>
- G06** : 56.6 m<sup>2</sup>
- G07** : 55.6 m<sup>2</sup>
- G08** : 56 m<sup>2</sup>
- G09** : 56.8 m<sup>2</sup>
- G10** : 31.5 m<sup>2</sup>
- G11** : 31 m<sup>2</sup>
- G12** : 27 m<sup>2</sup>
- G13** : 27 m<sup>2</sup>
- G14** : 44 m<sup>2</sup>
- G15** : 35.7 m<sup>2</sup>
- G16** : 25 m<sup>2</sup>
- G17** : 35.7 m<sup>2</sup>
- G18** : 35.7 m<sup>2</sup>
- G19** : 42.3 m<sup>2</sup>

**MEDICAL CLINIC  
FURNITURE PROPOSAL**





A still life photograph of a dining table. In the foreground, a white plate with a dark rim holds a meal of roasted potatoes, green beans, and broccoli. To the left of the plate is a clear glass vase containing a bouquet of dried flowers, including purple and orange blooms and tall, feathery grasses. The table is dark with a light-colored wooden inlay. In the background, a window looks out onto a bright, blurred outdoor scene. A radiator is visible in the lower right corner. The text 'Other Facilities.' is overlaid in white on the left side of the image, with a vertical orange bar to its left.

**Other  
Facilities.**



## Housekeeping

We have an exceptional housekeeping team dedicated to achieving the highest level of hygiene and cleanliness to the building along with all the office units and medical clinics.



## Fire- Fighting System

Our tower is equipped with state of the art fire fighting system and equipment within every floor, to guarantee the highest levels of safety.



## Catering & Dining

On the fifth floor there is a five-star restaurant/café, catering to all employees of Legacy with an open area seating for guests and patients.



## Full-service IT department

A dedicated team of computer specialists, installing and monitoring all IT factors of the building, from personal computers to complete building AI, our IT department ensures faultless operations.



## Office maintenance

A 5-star team of electricians, engineers and everyone in-between ensuring smooth operations and that all wheels are in motion....



## Security

Round the clock security team with state-of-the-art equipment and tools ensuring maximum safety and constant surveillance and monitoring of foot traffic.



## Facility Deliverables

Legacy units are to be delivered with built in Air Conditioning Units, finished Public Corridors, Public Restrooms facilities, and above all luxury entrances.



## Guest Areas

For the convenience of all Legacy guests, we have added a comfortable yet modern waiting area on each floor.



## Elevators

The Legacy Tower is equipped with 5 top-notch elevators for the tower, including 4 main passenger elevator in addition to 1 service elevator.





# Developer Contact Info.



02 25739986 - 02 25739987



[www.justrealestates.com](http://www.justrealestates.com)



The spot mall no 15  
1st.floor in front of AUC



[Just.development.official](https://www.instagram.com/Just.development.official)



[Just.development.official](https://www.facebook.com/Just.development.official)

| **19127**

PLEX  
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PROJECT BY  
**JUST**  
DEVELOPMENTS

Downtown, New Capital

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