

# code.

NEW CAPITAL



## ADMINISTRATIVE PROJECT OVERVIEW



THIS PROJECT DEVELOPED BY JADEER GROUP  
JADEERGROUP.COM

## ABOUT THE DEVELOPER

# JADEER GROUP

With Jadeer's ultimate execution in managing diversity and working together, we have obtained a competitive edge in the industry.

Jadeer Group represents the most respected developments throughout the country, and at the most prestigious of addresses. Jadeer signature is synonymous with the utmost standard, with superior quality, detail and perfection being delivered in every project.

From residential to commercial office to retail, the experience of owning a Jadeer property and living the lifestyle is unparalleled. The touch of the brand can be seen in every aspect of the properties that bear the name, from the design driven, cutting edge facades created in collaboration with the finest architects, to the flawless interiors designed specifically for each market, to the acclaimed world-class service. Virtually no detail is overlooked.

With each of its properties, Jadeer consistently continues to raise the bar of living.





TO INSPIRE TRUST FOR A MORE  
RESILIENT WORLD.

## **JADEER'S PURPOSE**

Our unique combination of consulting, knowledge, assurance and regulatory services makes organizations more resilient, and in turn inspire trust in their products, systems, services, and the world we live in.

## ABOUT THE PROJECT

### UNLESS YOU KNOW THE CODE, IT HAS NO MEANING.

Central Park's most recognized address. Risen from the heart of Downtown New Capital evolving is a new sense of code – introducing CODE.

Mixed use towers that extend across 13 stories of sculpturally refined architecture, detailed as intricately as a Swiss watch.





# NEW WORK OF VIEW

ADMINISTRATIVE & COMMERCIAL SPACES

## DECRYPTING THE CODE IN NUMBERS

Unless you know the code, it has no meaning.

**code.**  
NEW CAPITAL

### FACTSHEET

TOTAL BUILT-UP AREA  
**28,088**

NO. OF FLOORS  
**3D + G12 +**

MAXIMUM HEIGHT  
**55M**

- Number of elevators 7
- Number of meeting rooms 20
- Number of prayer rooms 2
- Number of storage rooms 5
- Plaza area 2605 m<sup>2</sup>
- View downtown area 200 Acres
- Sky office areas 585.43 m<sup>2</sup>
- Sky restaurant areas 193.51 m<sup>2</sup>
- Street area 62 m
- Sidewalk area 83 m
- Percentage of views %80
- Number of bridges connecting the towers 12
- Number of parking slots 3 basements

## LOCATION

Flanked by acres of the Central Park landscaped greens, CODE rests at Downtown's most coveted location. It is connected to the most inspired destinations for business, education, culture, entertainment and cuisine.

Pillars of sophisticated stone and glass, transcending Downtown's horizon.

As constant and reassuring as cracking the code.

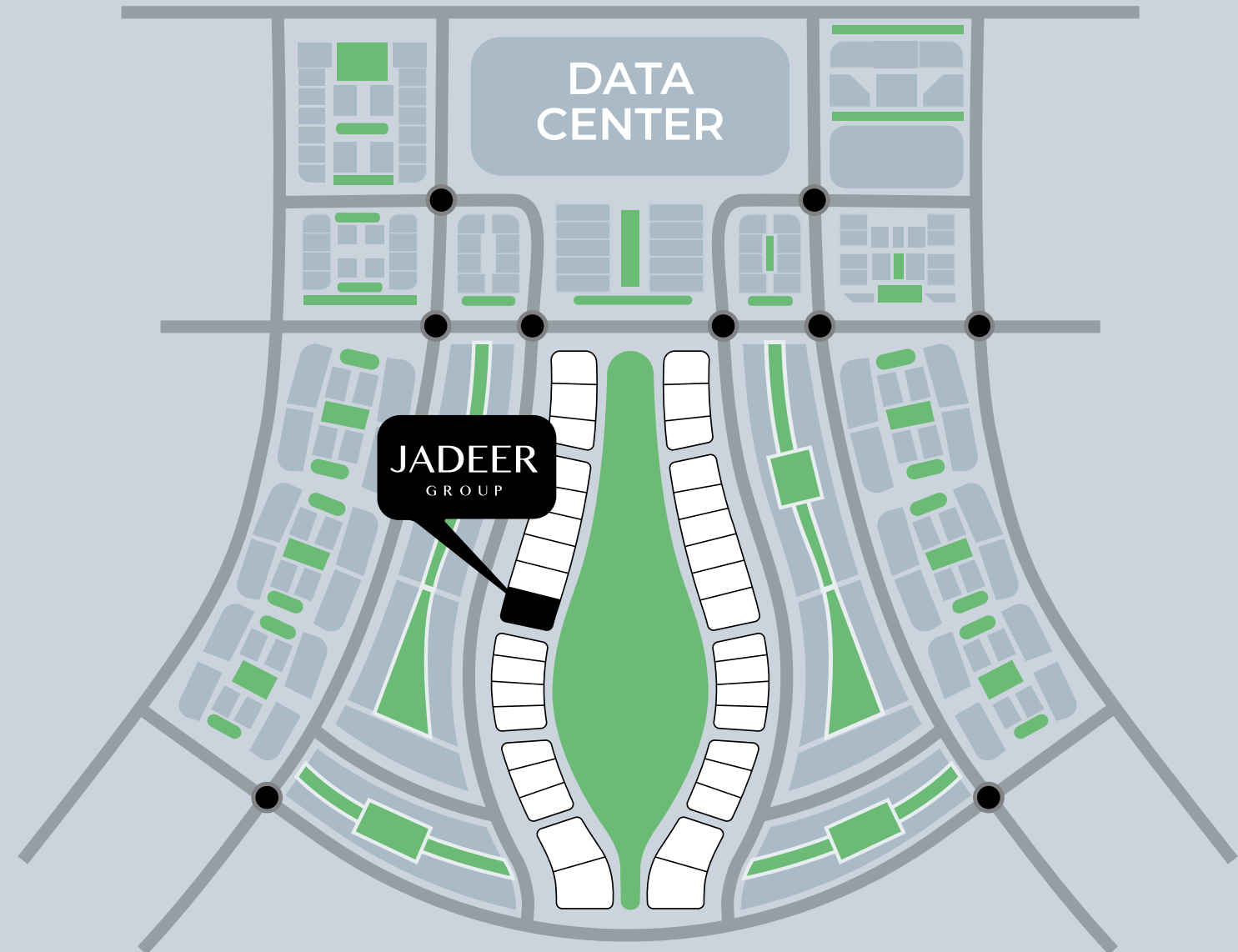


**SEE EVERYTHING,  
BE SEEN FROM EVERYWHERE**



As the New Capital is rapidly expanding. Code is designed to host global multinational corporations, enjoys a nexus of monorail connectivity and neighbor to pioneering medical innovation centers. The finest and most exclusive retail and entertainment venues lie minutes from your property.

## NEW CAPITAL | DOWNTOWN



**SETTLING CENTRALLY,  
WORKING GLOBALLY.**



## DESIGN

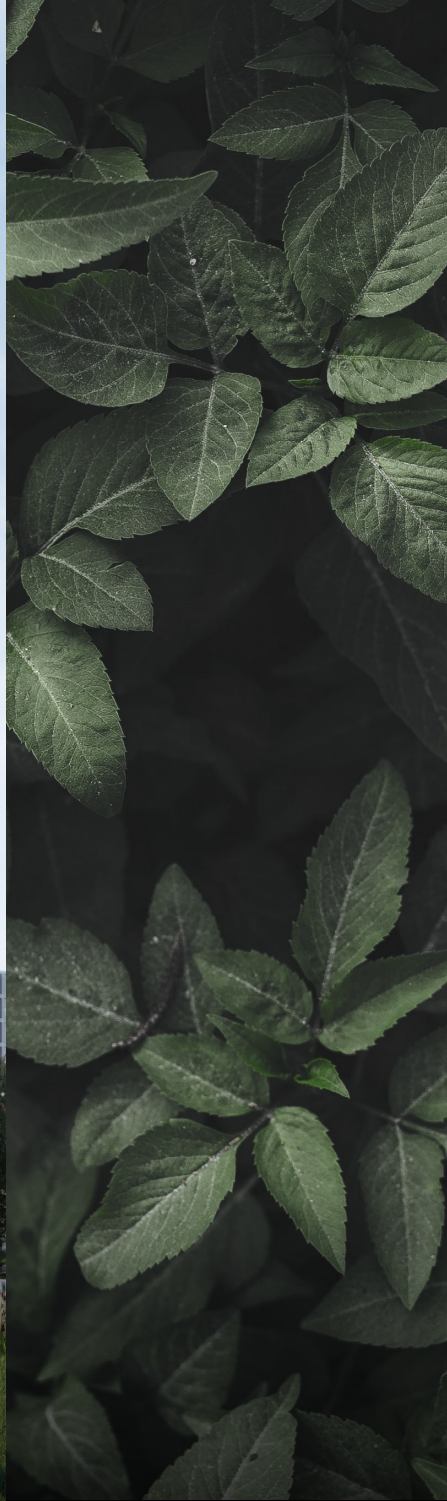
### ELEVATED ENJOYMENT

The design character area master plan envisions the towers as a mixed-use with usages ranging from administrative to retail.

Its urban form reflects a workplace environment with larger buildings that still honors the character of the communities and their shared past and evolving urbanism linked by oriented design.

The buildings form and scale are a key factor in the development of an aesthetically pleasing workplace environment. The design principles listed reflect the shared commitment and the character area to create a sense of place where diverse uses can exist in a property that is linked by high quality, pedestrian-oriented streetscapes that are able to adapt to changing conditions over time.

These principles are intended to ensure high quality development that facilitates a wide range of uses from light manufacturing to offices.





**DESIGN**  
ELEVATED ENJOYMENT



1

CODE is designed to enhance the Character Area's overall sense of place with utmost devotion to detail.

2

Each building facades are visible from the public realm and are designed to contribute to a striking overall streetscape.

3

CODE utilizes appropriate, durable exterior building materials to create a coherent urban form and promote sustainability and the reuse of buildings over time yet create the timeless effect.



# NEW WORK OF VIEW

## 4

Parking's for vehicular uses, are designed and located to reduce the visual impact on the streetscape and its functional impact on the pedestrian and elevate the standard for property affiliates and visitors.

## 5

CODE is landscaped with the intent of softening the appearance of large building masses and generating the ultimate workplace experience.

## 6

CODE features clean, simple massing that accentuates the office uses and enhances the visual impact of directly overlooking the central park, it's built on %90 views.

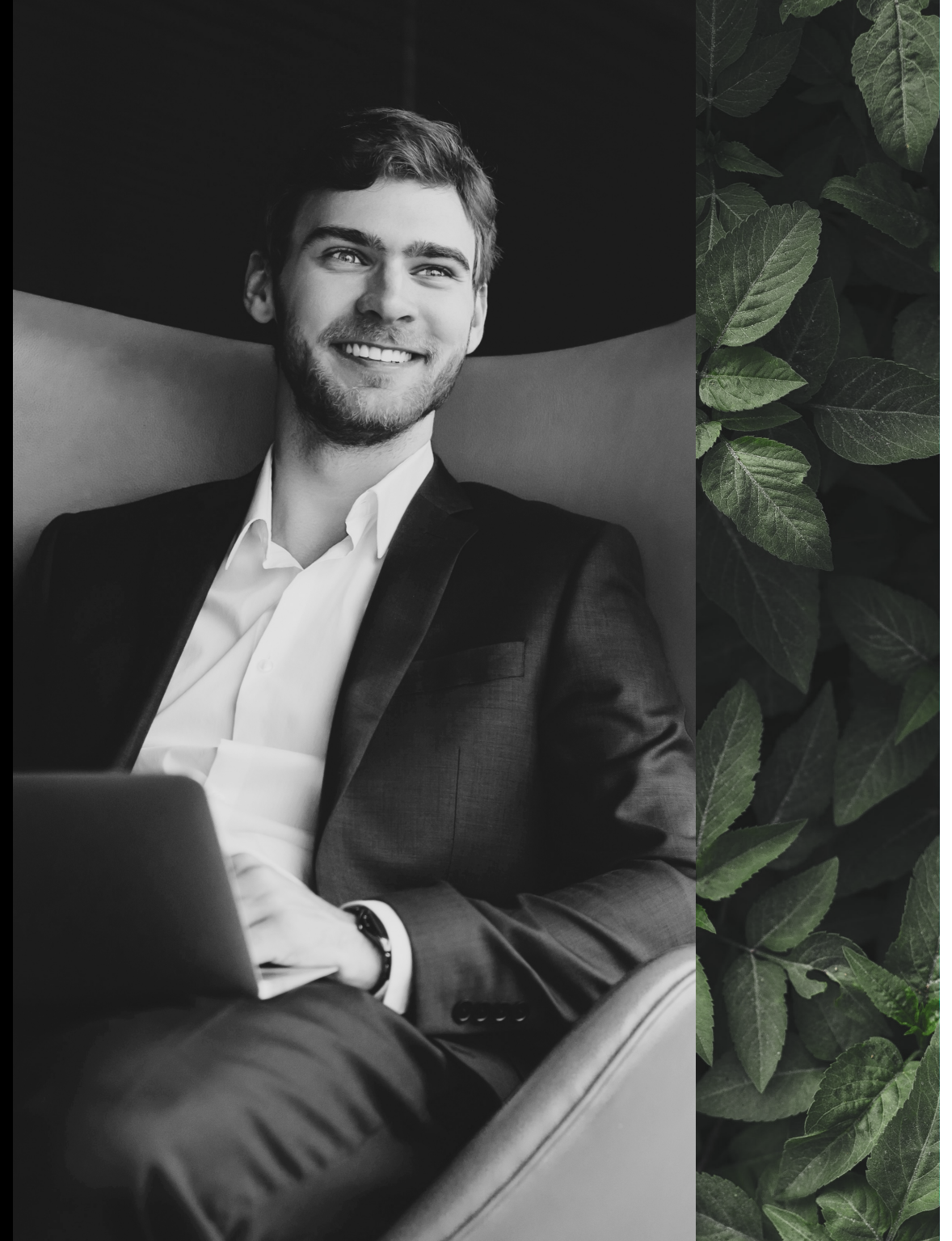
## AMENITIES

- Health and Wellness.
- Strip plaza.
- Flying Restaurant.
- Sky Lounge.
- Smart Systems.
- CCTV Cameras.
- Panoramic Elevators.
- Flying Offices.
- Meeting Rooms.
- Storage Rooms.
- Prayer Rooms.



# code. IN DETAILS

NEW CAPITAL





# ENTRANCE LOBBY







# OFFICES





# OUR PARTNERS

We exclusively and skillfully picked all of our property owners and affiliates to only partner with the best entities to ensure we meet the benchmark of our aspirations.

Our collaborative spirit and desire to grow will help us achieve the goals we set together hand in hand.



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THANK YOU



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