



EASTTOWER

Refinement *Beyond Expectations*



ABOUT UC DEVELOPMENTS

A LEGACY OF LEADERSHIP

UC Developments is a leading pioneer, boasting more than twenty years of extensive expertise in the field of construction and real estate investment. Founded through a strategic merger, combining numerous real estate companies across the engineering, architectural, marketing consultancy and project management fields; UC introduces a holistic vision of integrated excellence under one roof. Our edge lies in an expert team of well-rounded professionals who control the entire development cycle from concept to impressive completion, transforming sites into realities where quality is unrivaled.

Since its early origins, UC Developments has been challenging the conventional boundaries of space through an innovative vision of integrated distinction that reimagines contemporary lifestyles through landmark, mixed-use developments that improve the lives of our community. By partnering with leading names in every field, we grant our investors limitless opportunities to thrive in key locations across Egypt that fulfill modern-day needs, due to cutting-edge administrative offices and medical spaces, luxury retail experiences, as well as expansive residential units.

The company boasts a successful track record of mega projects across prime locations in Egypt including but not limited to Maadi, Mokattam, Heliopolis, Nasr City, New Cairo and New Heliopolis. Today, UC Developments takes pride in venturing into the New Administrative Capital with a futuristic vision that aims to transform the way people work, live and enjoy.



OUR KNOWLEDGE AND IN-DEPTH EXPERTISE EMPOWER US TO MEET THE RISING DEMAND ON INTEGRATED QUALITY DEVELOPMENTS WITH STRONG AMENITY OFFERINGS TO ENSURE THE HIGHEST RETURN ON INVESTMENT WHILE ENRICHING EVERY ASPECT OF OUR COMMUNITY'S LIVES.



ABOUT THE NEW ADMINISTRATIVE CAPITAL

A LEGACY OF LEADERSHIP

Cairo's New Administrative Capital is an integrated vision of futuristic excellence, rolling out on an impressive 170,000 feddans to put sustainable development, as well as smart investment at the forefront of its masterplan. Impressively designed and in-line with global cities around the world, the New Capital provides a leap into the future of integrated possibilities, away from Cairo's congestion which is expected to house more than 40 million people upon its completion. Powered by state-of-the-art infrastructure and more than six thousand surveillance cameras, the New Capital boasts 21 residential communities, as well as 25 dedicated districts, all steeped in natural surroundings while introducing Egypt's first financial and business district on 700,000 m2 to shape the future of Egypt's economy. The city offers an unparalleled variety of select experiences spanning world-class education, a thriving arts and culture hub, medical and religious integration, as well as top-grade hospitality to cultivate a new ideology for Egypt as a leading investment magnet. Planned with ultimate accessibility in mind, the New Capital lies only 60 km from Ain Sokhna, 45 kilometers East of Cairo and only 80 km from Suez while introducing its own independent International Airport in addition to an electric monorail connecting the 10th of Ramadan City with Belbeis and a main train station connected to Egypt's railway system.



ABOUT THE C.B.D.

EGYPT'S FIRST TRANSFORMATIONAL GROWTH HUB

To live and work at the heart of the Central Business District is to reserve a front-row seat at the future of uninterrupted business growth, enriched by lively cultural happenings in what is set to become the Middle East's thriving economic hub. Designed with the highest standards to compete with global business districts around the world, the CBD is a transformative vision, empowering investors and business professionals alike to network and succeed beyond their potential, 365 days a year.

The CBD lies at the heart of the New Capital by the Iconic Tower and the Green River and is considered to be the financial, business and commercial artery of the New Capital; set to become the largest of its kind in the Middle East and Africa with an investment worth \$3.2 Billion. The CBD provides a dedicated zone for specialized towers, envisaged to attract both Egyptian and multinational companies while offering the highest levels of comfort and luxury for investors to seamlessly operate their industries. Phase one is expected to be fully launched by 2021 with more than 20 towers including the highest in Africa; the Iconic Tower rising to a staggering height of 385 meters. The CBD has been carefully planned as an economic, commercial and touristic hub on par with London, Dubai and New York to surround businesses with a comprehensive vision that blends hotels, commercial malls and residential options, in addition to the globally renowned German International University as well as a financial zone.



INTRODUCING
EAST TOWER



ABOUT EASTTOWER

REFINEMENT BEYOND EXPECTATIONS

With East Tower, you are at the crossroads of global ideas, stepping into the world stage, always engaged – always inspired. East Tower encompasses a unique floor plan, 360-degree views of the Iconic Tower and open vistas of magical landscapes on the Green River. It is administrative and medical excellence re-defined, powered by world-class commercial facilities, as well as royal hospitality reflected in elegant serviced apartments –all in the beating heart of Cairo's New Administrative Capital the Central Business District.

Rolling out on an impressive land area of 12,000 sqm, East Tower is a new era of integrated excellence and insightful design, built on 120,000 sqm to rise to 168 meters of height, setting itself as one of the tallest iconic landmarks in Africa. Boasting more than 40+ floors, the mixed-use concept is purposely built for a new generation of business productivity and year-round recreation, marked by elevated design and attention to detail. Our edge lies in a fully integrated vision that melds administrative and medical excellence under one roof, in addition to elegantly appointed hotel apartments where everything you can possibly dream of exists. East Tower places your life in the thriving heart of the New Capital's Central Business District, just one minute away from the Central Monorail station and endless leading establishments. The project not only grants investors direct access to renowned financial and governmental entities, but also exclusive opportunities to network and enjoy, due to its strategic proximity to more than 12 commercial complexes, 2 world-class hotels, a cutting-edge sports club, a global cultural hub and top grade healthcare.



THE HEIGHT OF
INTEGRATED EXCELLENCE
IN THE HEART OF EGYPT'S FUTURE
REFINEMENT BEYOND EXPECTATIONS

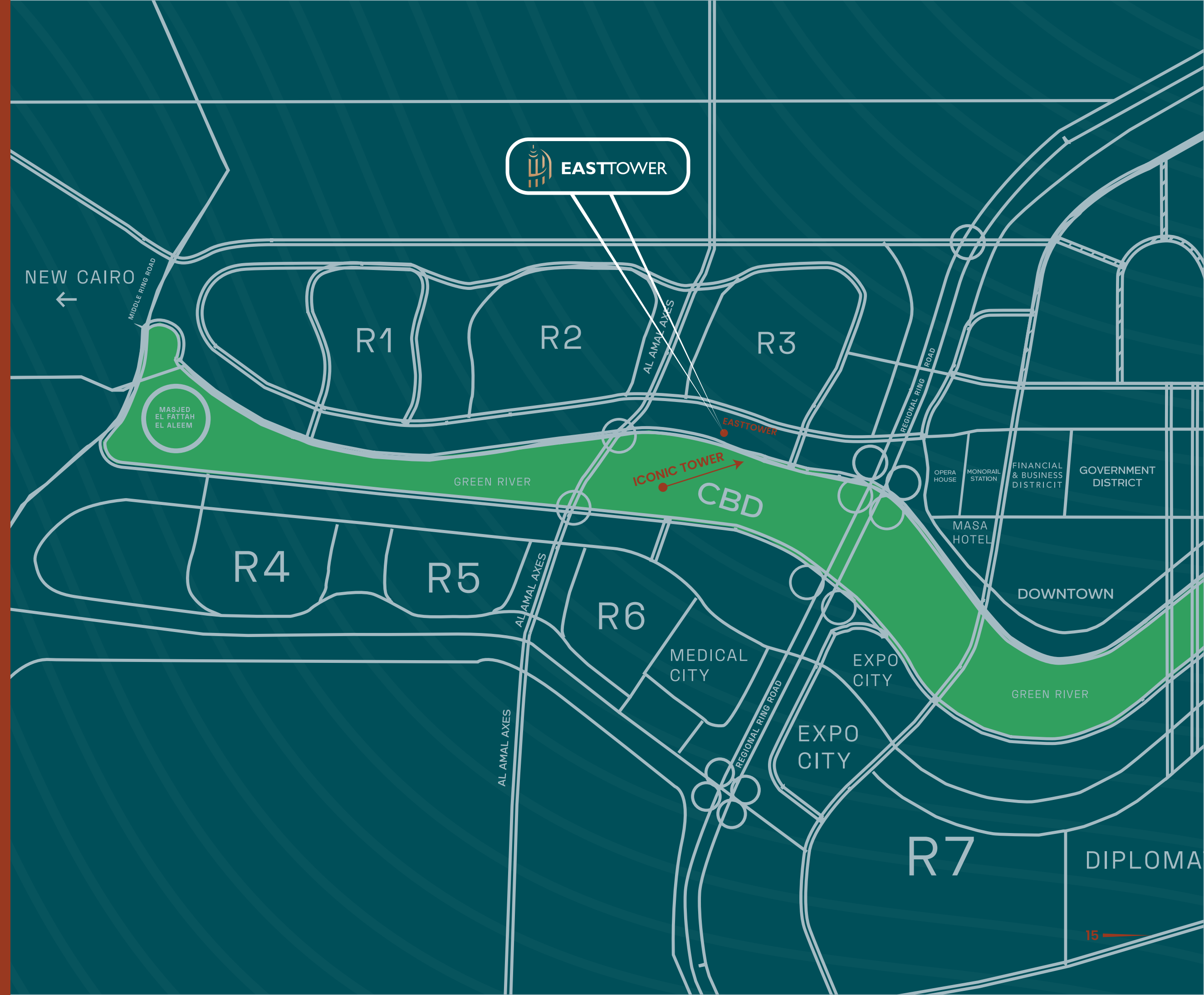
- ◆ Total Built-up area: 120,000 sqm
- ◆ Height: 40+ floors – 168 meters
- ◆ Smart Parking & Smart Gates for ultimate convenience
- ◆ Security Systems and CCTV
- ◆ Fire Fighting Systems
- ◆ Infinity pool & infinity terrace
- ◆ Sky Restaurant
- ◆ Expansive meeting rooms
- ◆ Floor Aquarium
- ◆ Dancing Fountain
- ◆ 3D Mapping & interactive light shows



OUR LOCATION

NEW CAPITAL MAP

East Tower opens your eyes to an unrivaled location, directly facing the New Capital's Iconic Tower while lying minutes away from the regional Ring Road and the Middle Ring Road. Designed with ultimate accessibility and convenience in mind, East Tower is seamlessly interconnected to the central Monorail station, Al Masa Hotel and the breathtaking Green River with its scenic views, promising infinite worlds within easy reach – whether you're inside the New Capital or anywhere in Egypt.



AN ARCHITECTURAL STATEMENT
OF ELEVATED EXCELLENCE



THE EASTTOWER

REFINEMENT BEYOND EXPECTATIONS

To arrive at East Tower is to stand before a dream-like reality of dynamic design and peak performance. The tower is a contemporary interpretation of modern-day sophistication with its iconic circular shape and intertwining floors seamlessly rising –one level at a time– to overlap reaching an impressive height of ultimate elegance. Symbolic of an escalating ladder that invites the outdoors inside, East Tower is an innovative hallmark of distinction, crowning the heart of the New Capital.

East Tower boasts panoramic glass facades that welcome natural daylight and changing vistas of the Green River inside every unit. The landmark building adopts a unique indoor/outdoor philosophy characterized by sustainable, green rooftops, as well as a circulating design to surround residents with captivating views from every direction. East Tower breaks down commercial and recreational facilities at the street level to offer an original outdoor experience, perfected by a dancing fountain and an aquarium spreading out on one floor while reserving upper levels for serviced apartments and administrative units of ultimate luxury. For residents and professionals' daily recreation, an infinity pool and infinity terraces are available on 168 meters of height; inviting everyone to magical views from elevated heights.



AN INNOVATIVE OUTLOOK ON
INDOOR / OUTDOOR LIVING



DISCOVER A WORLD OF COMMERCIAL QUALITY AT YOUR DOOR

At East Tower, planning an unforgettable day is an easy task where there is always something happening to elevate your spirit. The destination proudly stands as the epitome of retail excellence, fine dining and stylish sophistication due to a diverse selection of stores, restaurants and cafés.

Artfully designed to offer a wide range of select experiences for every lifestyle, East Tower's commercial district is an on-going outdoor entertainment hub for the whole family, day and night. From casual dining outlets and artisanal bistros for productive meetings and coffee breaks to a variety of fine restaurants, offering exquisite dishes and impeccable service to delight the senses. Shopping lovers will enjoy a luxurious spree, with stylish boutiques and world-class showrooms while journeying hassle-free through lush pedestrian walkways and interconnected escalators, planned with ultimate accessibility in mind.



EXPERIENCE THE PEAK OF BUSINESS PERFORMANCE

Administrative excellence has a new address at East Tower. Cutting-edge, fully-finished office spaces, inspiring accelerated business productivity and seamless collaboration, thanks to a full-suite of technologically advanced solutions, spacious meeting rooms and smart underground parking, guaranteeing year-round peace of mind.

East Tower offers a unique product mix of spacious and efficient office designs, envisaged to invite panoramic views inside while accommodating the varied needs of every business scale and type. Boasting contemporary lobbies with the highest in design standards, your business here guarantees to leave a timeless impression on visitors, as well as employees alike. Adopting a column-free philosophy, the fully-finished spaces are designed to foster mindful productivity while introducing a highly flexible grid-system and can be easily customized around professionals, as well as large corporations in search for a stage to thrive. All offices enjoy direct access to state-of-the-art meeting rooms, flowing access to retail facilities on the ground level, as well as rooftop access to indulge in the Sky Restaurant, anytime of the day.



HOTEL INSPIRED COMFORT REIMAGINED

At East Tower's serviced hotel apartments, exclusivity is an everyday affair. Designed to offer the best in world-class hospitality and impeccable service, the apartments boast flexible spaces of ultimate comfort and signature luxury, granting you access to a world where ordinary has no place.

Each of East Tower's serviced hotel apartments are designed to create luxurious spaces that reflect forward-living, powered by top-grade hospitality at your doorstep. A contemporary and stylish fully finished and furnished hotel apartment, offering panoramic views of green landscapes and varied lit spaces to suit every budget and lifestyle, in addition to state-of-the-art finishing and plush amenities for ultimate comfort. The apartments have been created to offer a unique all-suite accommodation with 24/7 house-keeping services, attentive concierge and spacious underground parking. From highend facilities including, infinity terraces and an infinity pool for ultimate relaxation to five-star dining at the Sky Lounge Restaurant, and business facilities within reach. Life at East Tower is luxury living accompanied by non-stop entertainment and memorable shopping sprees in between.



TAKING MEDICAL DISTINCTION TO NEW HEIGHTS

Cutting-edge healthcare and medical distinction come alive at East Tower. Spacious clinic, boasting state-of-the-art interiors and quality finishing, designed with a patient-centric philosophy, as well as the modern needs of professional doctors and leading establishments in mind.

East Tower takes healthcare to a whole new level of professional excellence, guaranteeing seamless growth for both professionals and patients seeking utmost convenience and attentive care. Boasting a variety of flexible spaces to suit every medical need, East Tower combines cutting-edge interiors, exceptional finishing and a recreational waiting area to set the stage for ambitious doctors and specialized clinics hoping to kickstart their practice in the heart of the New Capital.



FACILITIES BEYOND EXPECTATIONS

East Tower takes smart technology and ultimate sustainability to a whole new level for your daily safety and maximized comfort. Deploying the latest in Building Management Systems, every aspect of the tower is highly controlled and monitored 24/7.

Designed as a smart building with seamless technology at its forefront, East Tower utilizes a fully-integrated BMS system that allows it to control all sensors and surveillance cameras from afar to detect any vibration or unpredictable changes in the tower's nature. Envisaged as an anti-seismic building, East Tower uses tuned mass damper technology to resist any tremors or earthquakes while ensuring 100% visibility and privacy through automated glass cleaning without any human interruption.



DINE UNDER A BLANKET OF STARS
IN THE SKY RESTAURANT



THRIVE IN A CUTTING-EDGE
BUSINESS ENVIRONMENT



DISCOVER A COLORFUL WORLD
IN EAST TOWER'S AQUARIUM



GET SECURED
WITH SMART GATES



SHOP IN
A WORLD-CLASS DESTINATION



EASE YOUR ACCESS
BY ELEVATOR PARKING



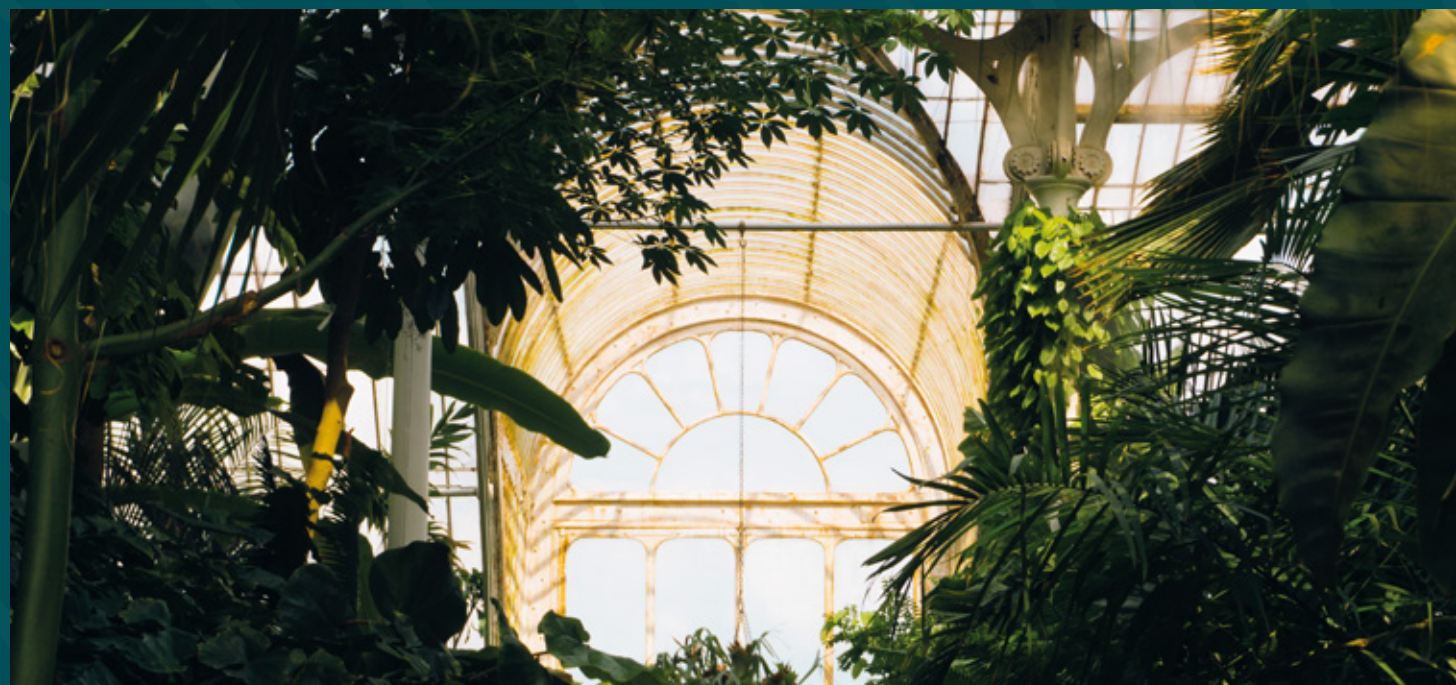
LIVE THE ULTIMATE
SOPHISTICATION



ENJOY OUR PREMIUM
INFINITY TERRACE



JOURNEY THROUGH
OUR IMPERIAL JUNGLE



IMMERSIVE VISUAL SPECTACLES
BY 3D MAPPING



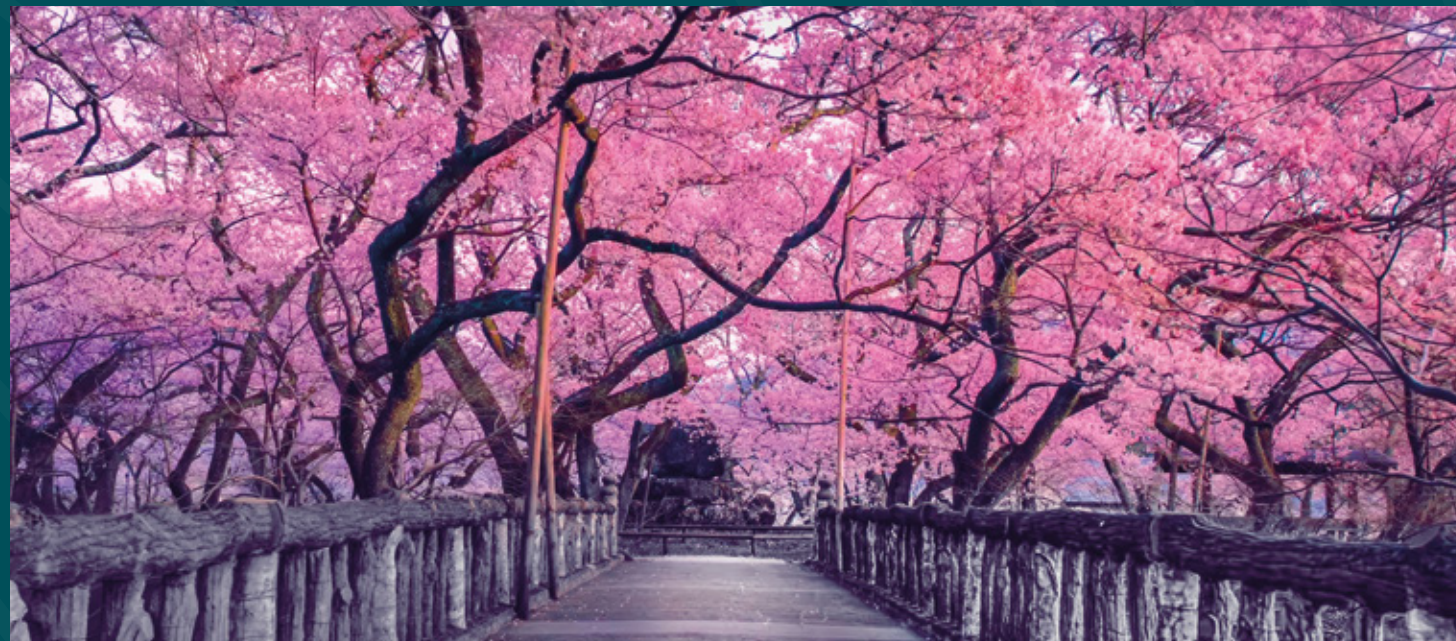
TOUR DIFFERENT CULTURES
IN OUR WORLD WALK (PHARAOH'S HYPOSTYLE)



TOUR DIFFERENT CULTURES
IN OUR WORLD WALK (AGORA)



TOUR DIFFERENT CULTURES
IN OUR WORLD WALK (SAKURA)



TOUR DIFFERENT CULTURES
IN OUR WORLD WALK (LA PIAZZA)



TOUR DIFFERENT CULTURES
IN OUR WORLD WALK (INDIAN GATE)



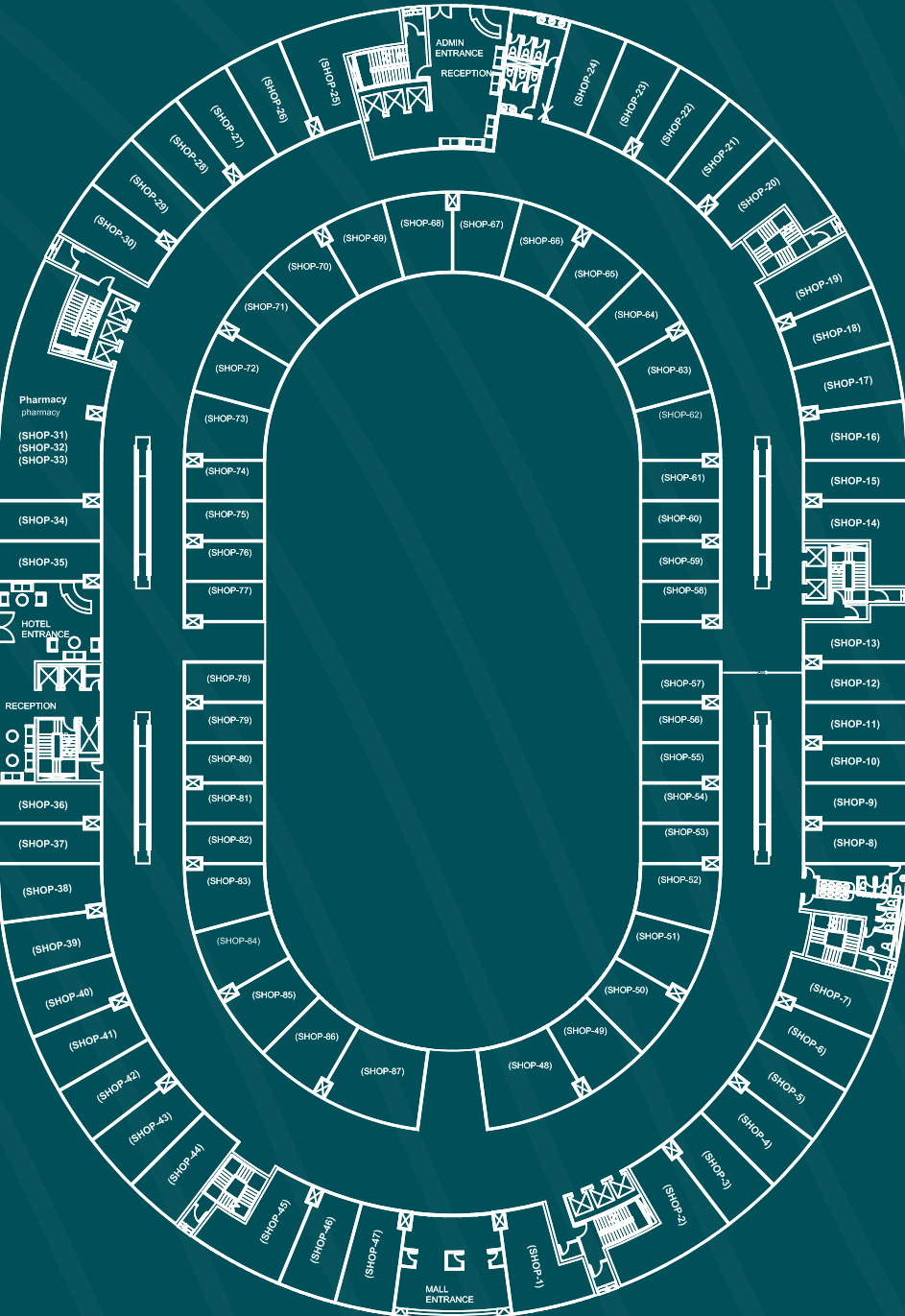
FLOOR PLANS



GROUND FLOOR PLAN
Commercial

FLOOR	INDOOR	OUTDOOR
G-01	63M²	70M²
G-02	77M²	176M²
G-03	51M²	130M²
G-04	51M²	107M²
G-05	51M²	72M²
G-06	51M²	50M²
G-07	51M²	35M²
G-08	40M²	16M²
G-09	40M²	16M²
G-10	40M²	16M²
G-11	40M²	16M²
G-12	40M²	16M²
G-13	48M²	18M²
G-14	60M²	31M²
G-15	40M²	16M²
G-16	51M²	24M²
G-17	51M²	27M²
G-18	51M²	36M²
G-19	51M²	50M²
G-20	67M²	162M²
G-21	51M²	97M²
G-22	51M²	65M²
G-23	51M²	43M²
G-24	51M²	30M²
G-25	79M²	55M²
G-26	51M²	44M²
G-27	51M²	65M²
G-28	51M²	98M²
G-29	51M²	109M²
G-30	51M²	75M²
G-31	86M²	-
G-32	51M²	-
G-33	40M²	-
G-34	40M²	16M²
G-35	40M²	16M²
G-36	40M²	30M²
G-37	40M²	16M²
G-38	51M²	25M²
G-39	51M²	30M²
G-40	51M²	37M²
G-41	51M²	51M²
G-42	51M²	74M²
G-43	51M²	102M²
G-44	51M²	106M²

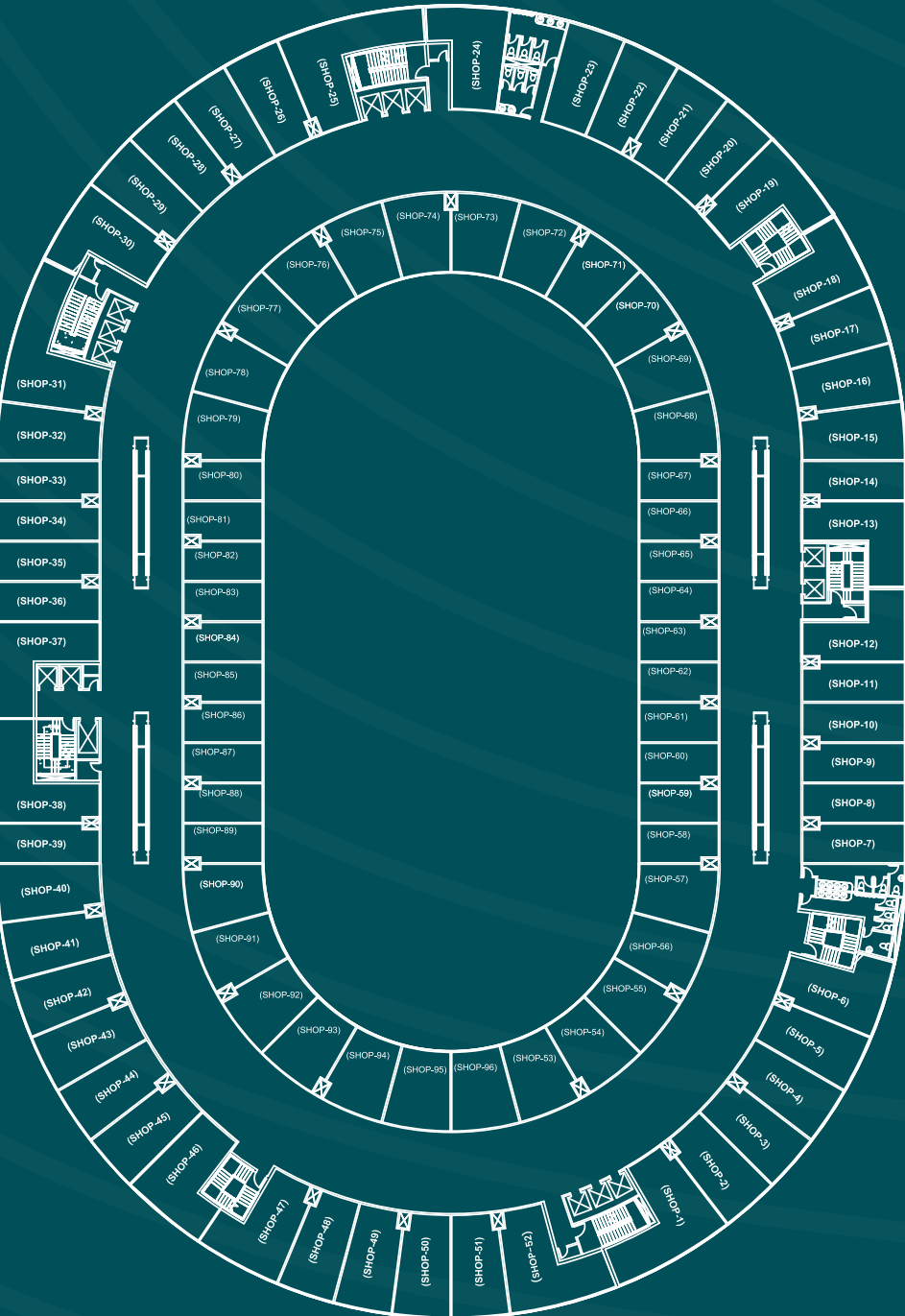
FLOOR	INDOOR	OUTDOOR
G-45	67M²	153M²
G-46	51M²	61M²
G-47	51M²	49M²
G-48	69M²	18M²
G-49	45M²	12M²
G-50	45M²	12M²
G-51	45M²	12M²
G-52	45M²	12M²
G-53	31M²	11M²
G-54	31M²	11M²
G-55	31M²	11M²
G-56	31M²	11M²
G-57	31M²	11M²
G-58	31M²	11M²
G-59	31M²	11M²
G-60	31M²	11M²
G-61	31M²	11M²
G-62	45M²	12M²
G-63	45M²	12M²
G-64	45M²	12M²
G-65	45M²	12M²
G-66	45M²	12M²
G-67	45M²	12M²
G-68	45M²	12M²
G-69	45M²	12M²
G-70	45M²	12M²
G-71	45M²	12M²
G-72	45M²	12M²
G-73	45M²	12M²
G-74	31M²	11M²
G-75	31M²	11M²
G-76	31M²	11M²
G-77	31M²	11M²
G-78	31M²	11M²
G-79	31M²	11M²
G-80	31M²	11M²
G-81	31M²	11M²
G-82	31M²	11M²
G-83	45M²	12M²
G-84	45M²	12M²
G-85	45M²	12M²
G-86	45M²	12M²
G-87	69M²	18M²



1ST FLOOR PLAN
Commercial

FLOOR	INDOOR
F01-01	77M²
F01-02	51M²
F01-03	51M²
F01-04	51M²
F01-05	51M²
F01-06	61M²
F01-07	40M²
F01-08	40M²
F01-09	40M²
F01-10	40M²
F01-11	40M²
F01-12	54M²
F01-13	58M2
F01-14	40M²
F01-15	51M²
F01-16	51M²
F01-17	51M²
F01-18	60M²
F01-19	67M²
F01-20	51M²
F01-21	51M²
F01-22	51M²
F01-23	51M²
F01-24	63M²
F01-25	82M²
F01-26	51M²
F01-27	51M²
F01-28	51M²
F01-29	51M²
F01-30	63M²
F01-31	83M²
F01-32	51M²
F01-33	40M²
F01-34	40M²
F01-35	40M²
F01-36	40M²
F01-37	63M²
F01-38	66M²
F01-39	40M²
F01-40	51M²
F01-41	51M²
F01-42	51M²
F01-43	51M²
F01-44	51M²
F01-45	51M²
F01-46	64M²
F01-47	64M²
F01-48	51M²

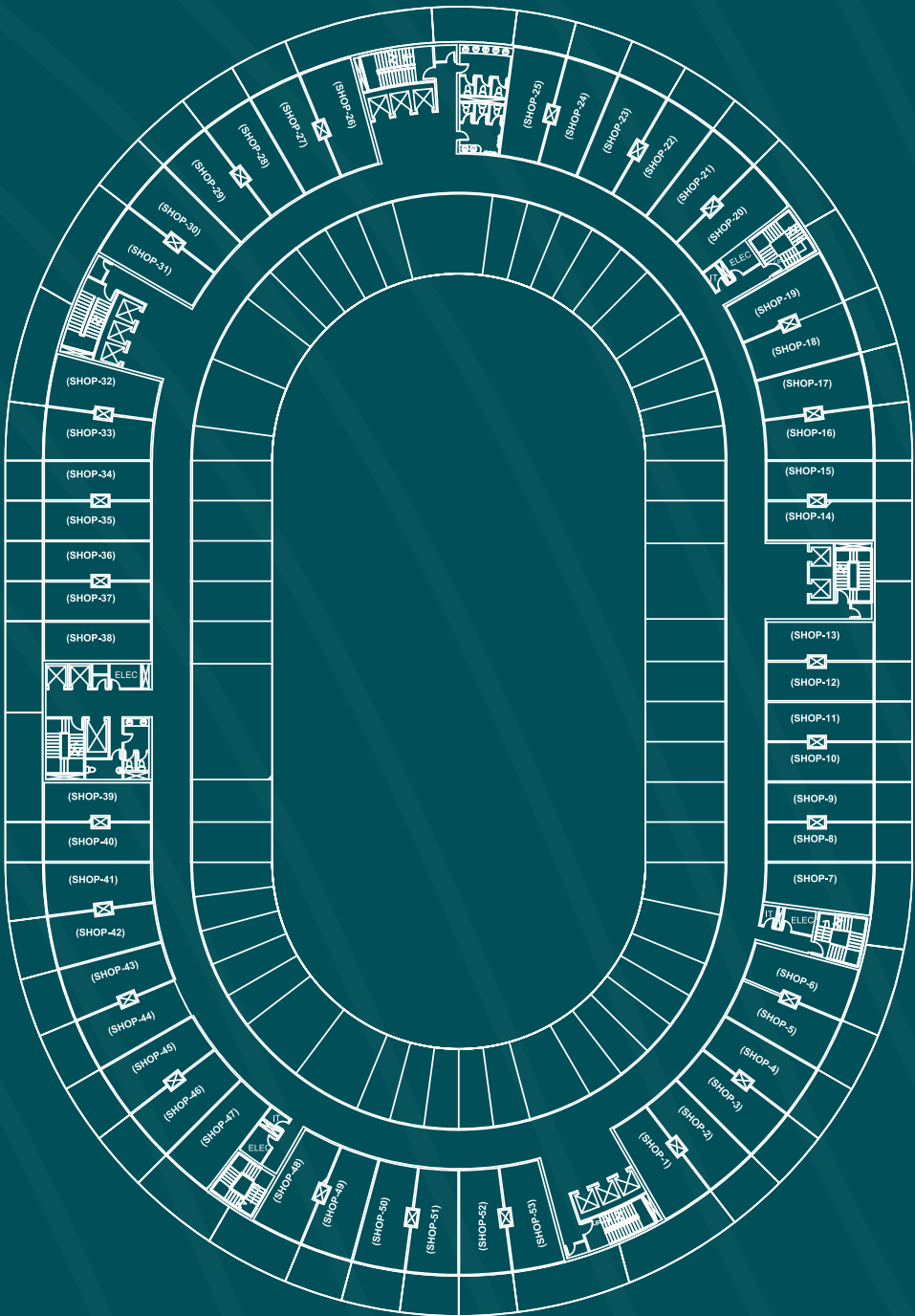
FLOOR	INDOOR
F01-49	51M²
F01-50	51M²
F01-51	51M²
F01-52	73M²
F01-53	45M²
F01-54	45M²
F01-55	45M²
F01-56	45M²
F01-57	45M²
F01-58	31M²
F01-59	31M²
F01-60	31M²
F01-61	31M²
F01-62	31M²
F01-63	31M²
F01-64	31M²
F01-65	31M²
F01-66	31M²
F01-67	31M²
F01-68	45M²
F01-69	45M²
F01-70	45M²
F01-71	45M²
F01-72	45M²
F01-73	45M²
F01-74	45M²
F01-75	45M²
F01-76	45M²
F01-77	45M²
F01-78	45M²
F01-79	45M²
F01-80	31M²
F01-81	31M²
F01-82	31M²
F01-83	31M²
F01-84	31M²
F01-85	31M²
F01-86	31M²
F01-87	31M²
F01-88	31M²
F01-89	31M²
F01-90	45M²
F01-91	45M²
F01-92	45M²
F01-93	45M²
F01-94	45M²
F01-95	45M²
F01-96	45M²



2ND FLOOR PLAN
Commercial

FLOOR	INDOOR	OUTDOOR
F02-01	51M²	48M²
F02-02	48M²	32M²
F02-03	48M²	32M²
F02-04	48M²	32M²
F02-05	48M²	32M²
F02-06	51M²	46M²
F02-07	51M²	47M²
F02-08	41M²	33M²
F02-09	41M²	33M²
F02-10	41M²	33M²
F02-11	41M²	33M²
F02-12	41M²	33M²
F02-13	44M²	43M²
F02-14	44M²	43M²
F02-15	41M²	33M²
F02-16	48M²	31M²
F02-17	48M²	31M²
F02-18	48M²	31M²
F02-19	51M²	43M²
F02-20	51M²	46M²
F02-21	48M²	31M²
F02-22	48M²	31M²
F02-23	48M²	31M²
F02-24	48M²	31M²
F02-25	48M²	32M²
F02-26	51M²	50M²
F02-27	51M²	31M²

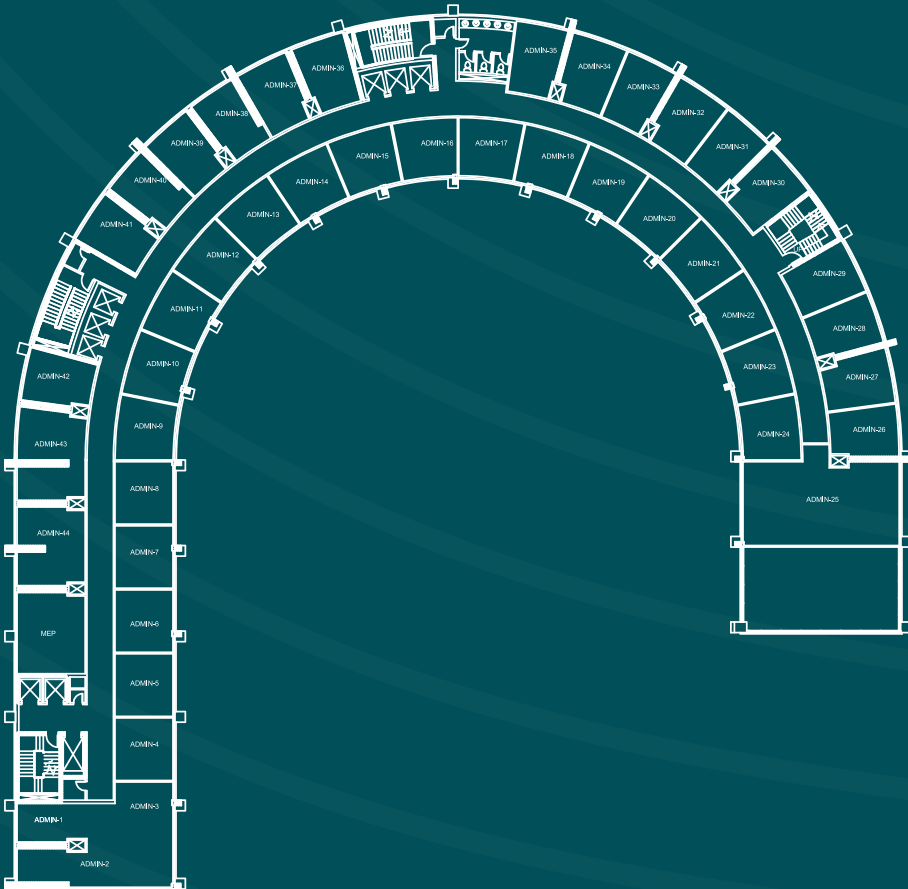
FLOOR	INDOOR	OUTDOOR
F02-28	51M²	31M²
F02-29	51M²	31M²
F02-30	51M²	31M²
F02-31	51M²	60M²
F02-32	51M²	59M²
F02-33	48M²	31M²
F02-34	41M²	33M²
F02-35	41M²	33M²
F02-36	41M²	33M²
F02-37	41M²	33M²
F02-38	44M²	45M²
F02-39	44M²	51M²
F02-40	41M²	33M²
F02-41	48M²	32M²
F02-42	48M²	32M²
F02-43	48M²	32M²
F02-44	48M²	32M²
F02-45	48M²	32M²
F02-46	48M²	32M²
F02-47	51M²	48M²
F02-48	51M²	46M²
F02-49	48M²	32M²
F02-50	48M²	32M²
F02-51	48M²	32M²
F02-52	48M²	32M²
F02-53	51M²	32M²



21ST FLOOR PLAN
Administrative

FLOOR	INDOOR	OUTDOOR
F21-01	58M²	-
F21-02	58M²	-
F21-03	32M²	-
F21-04	44M²	-
F21-05	32M²	-
F21-06	32M²	-
F21-07	32M²	-
F21-08	32M²	-
F21-09	31M²	-
F21-10	31M²	-
F21-11	31M²	-
F21-12	31M²	-
F21-13	31M²	-
F21-14	31M²	-
F21-15	31M²	-
F21-16	31M²	-
F21-17	31M²	-
F21-18	31M²	-
F21-19	31M²	-
F21-20	31M²	-
F21-21	31M²	-
F21-22	31M²	-
F21-23	31M²	-
F21-24	31M²	-
F21-25	118M²	80M²
F21-26	32M²	-
F21-27	32M²	-

FLOOR	INDOOR	OUTDOOR
F21-28	32M²	-
F21-29	32M²	-
F21-30	32M²	-
F21-31	32M²	-
F21-32	32M²	-
F21-33	32M²	-
F21-34	32M²	-
F21-35	32M²	-
F21-36	32M²	-
F21-37	32M²	-
F21-38	32M²	-
F21-39	32M²	-
F21-40	32M²	-
F21-41	32M²	-
F21-42	32M²	-
F21-43	57M²	-
F21-44	51M²	-



OUR PARTNERS

ARCHRETE

A leading full-service architecture and planning firm delivering innovation, artistry and attention to detail across multiple offices and studios no matter the building type or location.



WERNER SOBEM

An internationally celebrated firm specialized in engineering, design, and sustainability, in addition to the development of unique concepts to create optimal, integrated solutions for a wide spectrum of structures. From Schauspielhaus in Düsseldorf and The Central Bank of Iraq to the National Museum of Qatar and Mercedes Benz Museum, the company has left its mark on iconic projects that truly stand the test of time.

وَرْنَر سوبم .

NULTY

An architectural lighting design consultancy, boasting numerous awards and a diverse roster of clients. Nulty has left its signature mark on Dubai's Festival Plaza, creating a multi-layered light experiences, as well as efficient control systems that have enriched the destination's overall ambience.



KOLTAY

Specialized in facade engineering and access consultancy services to provide efficient and suitable solutions. Koltay boasts a successful track-record of projects including Museum of the Future in Dubai, Dubai Opera House, Kuwait Children's Hospital and The Alacarte Condotel in Vietnam.



DORRA

With over 70 years of extensive expertise, the group has claimed its dominance within real estate development- both residential and commercial- tourism and investment sectors, diverse industrial activities, concrete and brick production, as well as being an active advocate of policy change to the betterment of the public. Such a leading occurrence has granted the group its reputable recognition within the local and international markets including Dubai, Abu Dhabi, Sharjah, Qatar and Saudi Arabia.



NAMAA

A leading company in real estate development and property management, Namaa offerings are integrated and holistic, taking into account full-fledged facets of property management and facility management. The company boasts a stellar record of clients including Johnson & Johnson, Nestle, Palm Hills and Tatweer Misr.



MOHARRAM BAKHOUM

A structural engineering consulting firm committed to providing the highest quality engineering services, spanning engineering advice, design and construction management services for a wide variety of projects.





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www.ucdevelop.com

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