



THE < BIG  
BUSINESS DISTRICT



BY ROYA DEVELOPMENTS

THE < BIG  
BUSINESS DISTRICT

Big Dreams, Ambitions,  
Opportunities, **M**oments.

Bigger Spaces, **F**acilities,  
Public Realms, **O**ffices.

Where Big  
Things Happen.



## About Roya Developments.

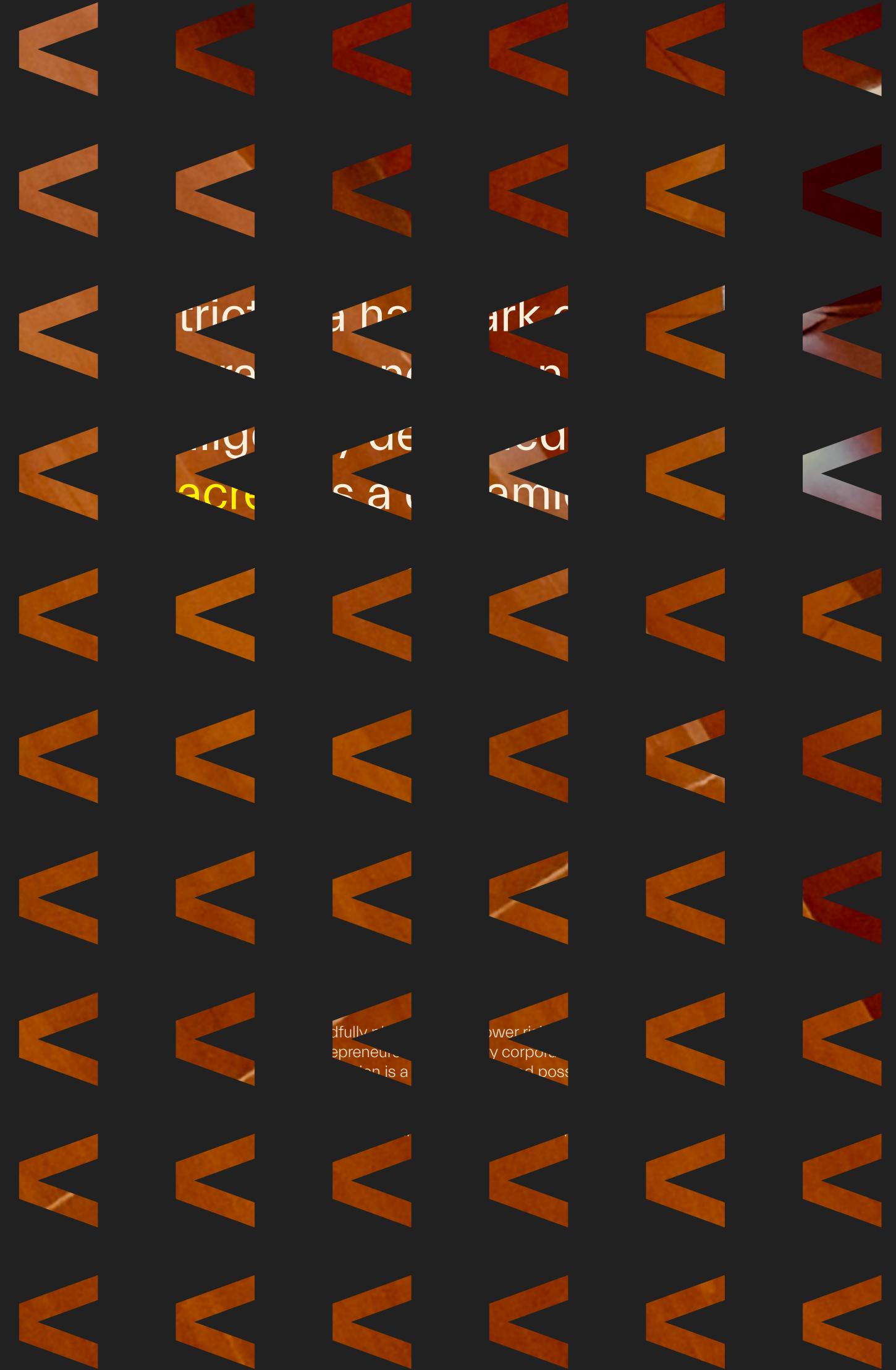
As a trailblazing force in the region's real estate landscape, Roya Developments stands tall, renowned for crafting transformative residential havens that embody coastal allure and urban vibrancy.

Our portfolio, graced by iconic beachside sanctuaries and metropolitan retreats, includes distinguished projects like Telal North Coast, Telal Sokhna, Telal East, and Stone Park.

# The Big Business District.

01

A New Era of Business  
Distinction as Big as your  
Imagination.





The Big Business District is a hallmark of integrated innovation, intelligently designed on **43 acres** as a dynamic accelerator, East of Cairo.

Mindfully planned to empower rising start-ups, entrepreneurs and visionary corporates alike, the destination is a tapestry of grand possibilities, thanks to cutting-edge administrative spaces and next-generation clinics, in addition to world-class hospitality, retail luxuries and ravishing entertainment, year-round.

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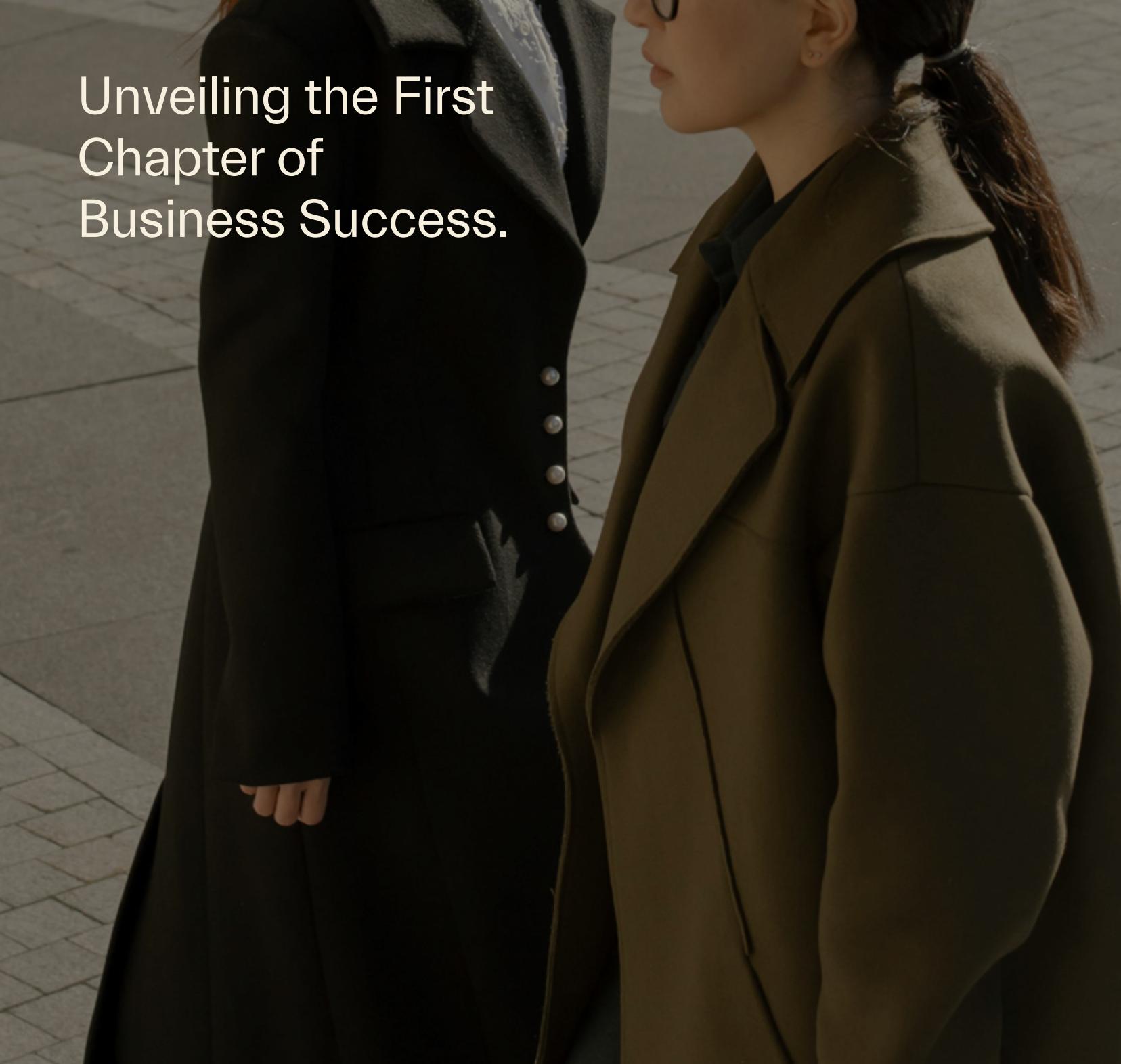




Where **Big**  
Things Happen.

With an impressive frontage, stretching along the Ring Road, The Big Business District proudly stands as a visible landmark of life-work balance while adopting a unique indoor-outdoor philosophy that invites natural daylight, as well as inspirational views, inside. Bold, big and more than meets the eye, the thriving hub is thoughtfully elevated to rise with professionals' ambitions high above ordinary limits, breaking down the optimum in vibrant public spaces and engaging streetscapes at their door.

Boasting skyline variations for endless inspiration, The Big Business District bridges the gap between networking opportunities and non-stop recreation, coming alive in public realms with enriching experiences. Private and highly practical, this is the address to succeed, hassle-free, powered by ample parking provision, as well as the highest in security standards, day and night.



Unveiling the First  
Chapter of  
Business Success.

# THE < BIG BUSINESS DISTRICT

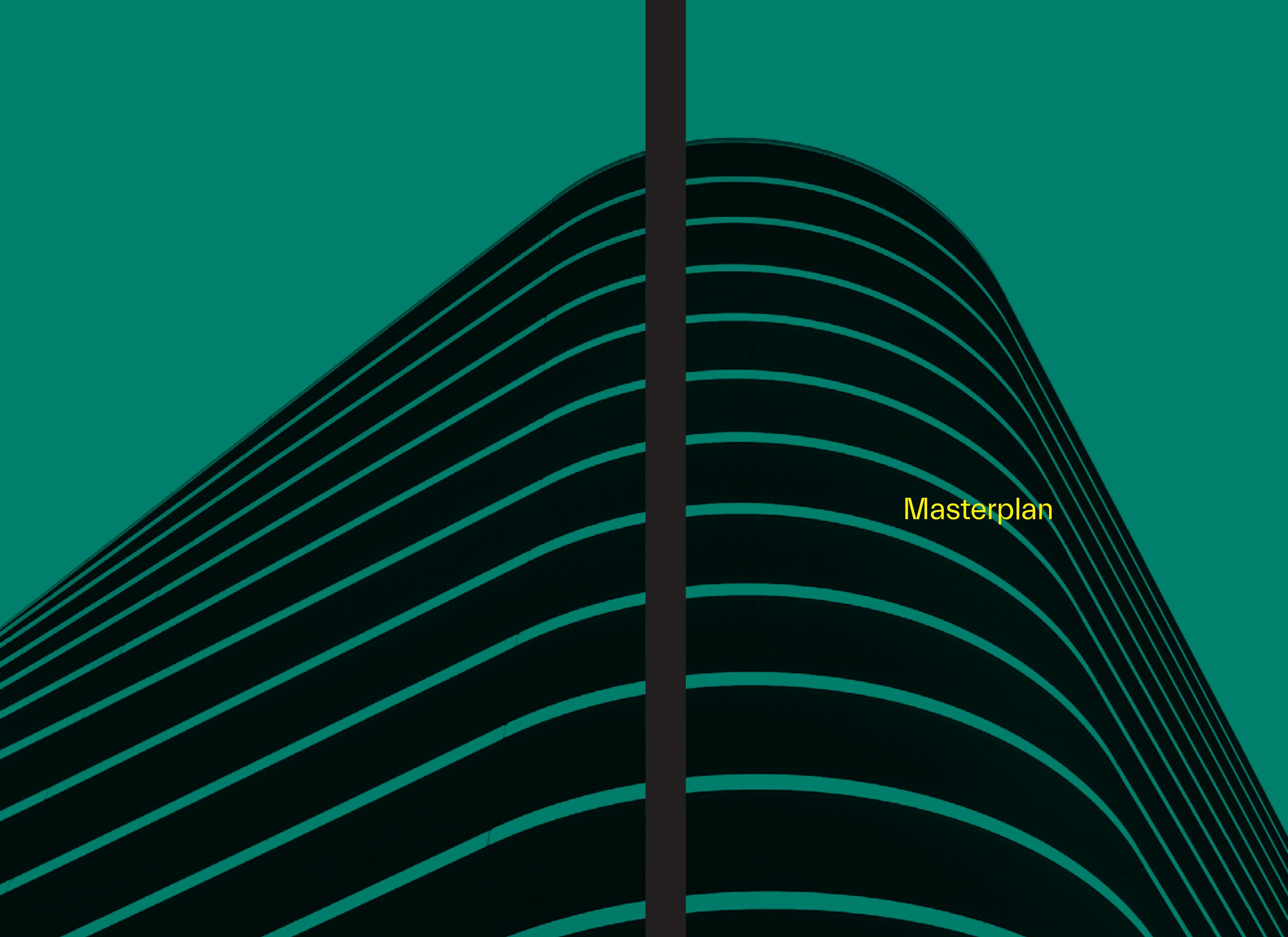
The Perfect Work-  
Life Balance Under  
One Big Roof.

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A minimalist abstract design featuring a central vertical black bar. On either side of this bar are two sets of curved, teal-colored lines that fan outwards. The left set of curves slopes upwards from bottom-left to top-right, while the right set slopes downwards from top-left to bottom-right. The background is a solid light teal color.

Masterplan

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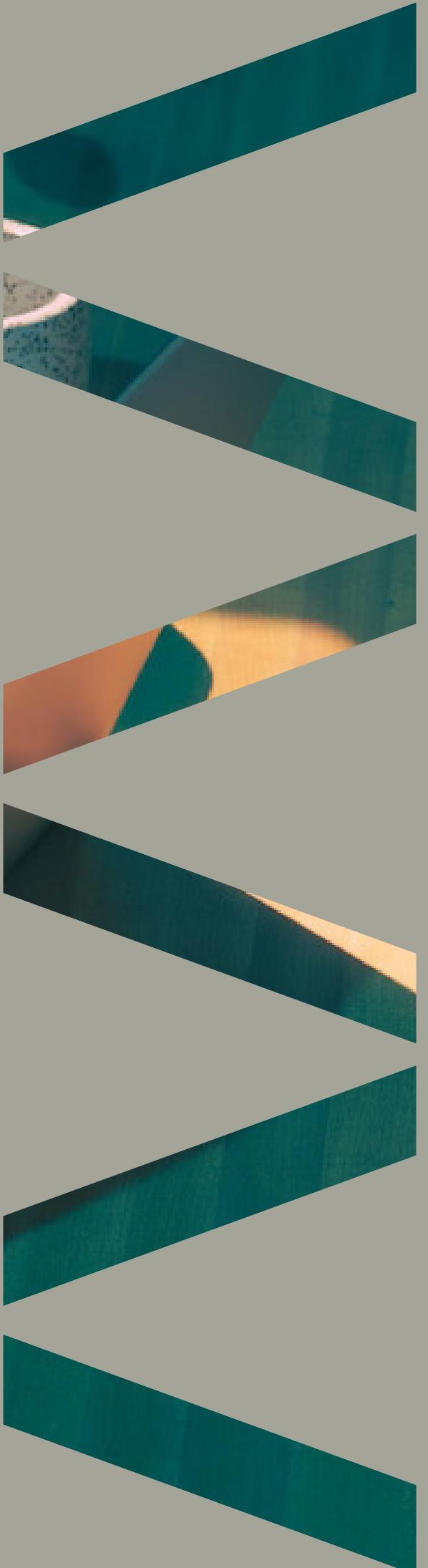


**Big Brains**  
Booming in the  
Heart of it All.

Proximity & location.

The Big Business District is ideally situated in the heart of New Cairo to set new standards of seamless accessibility, like never seen before.

Strategically located by the Ring Road near Katameya, the destination provides direct access to all vital points in greater Cairo, thanks to ultimate connectivity via the Middle Ring Road, Sokhna Road, Mosheer Tantawy Axis and Suez Road. International business men do not need to worry about traffic with Cairo International Airport lying just a few minutes away while thriving business opportunities await, half way at the New Administrative Capital.

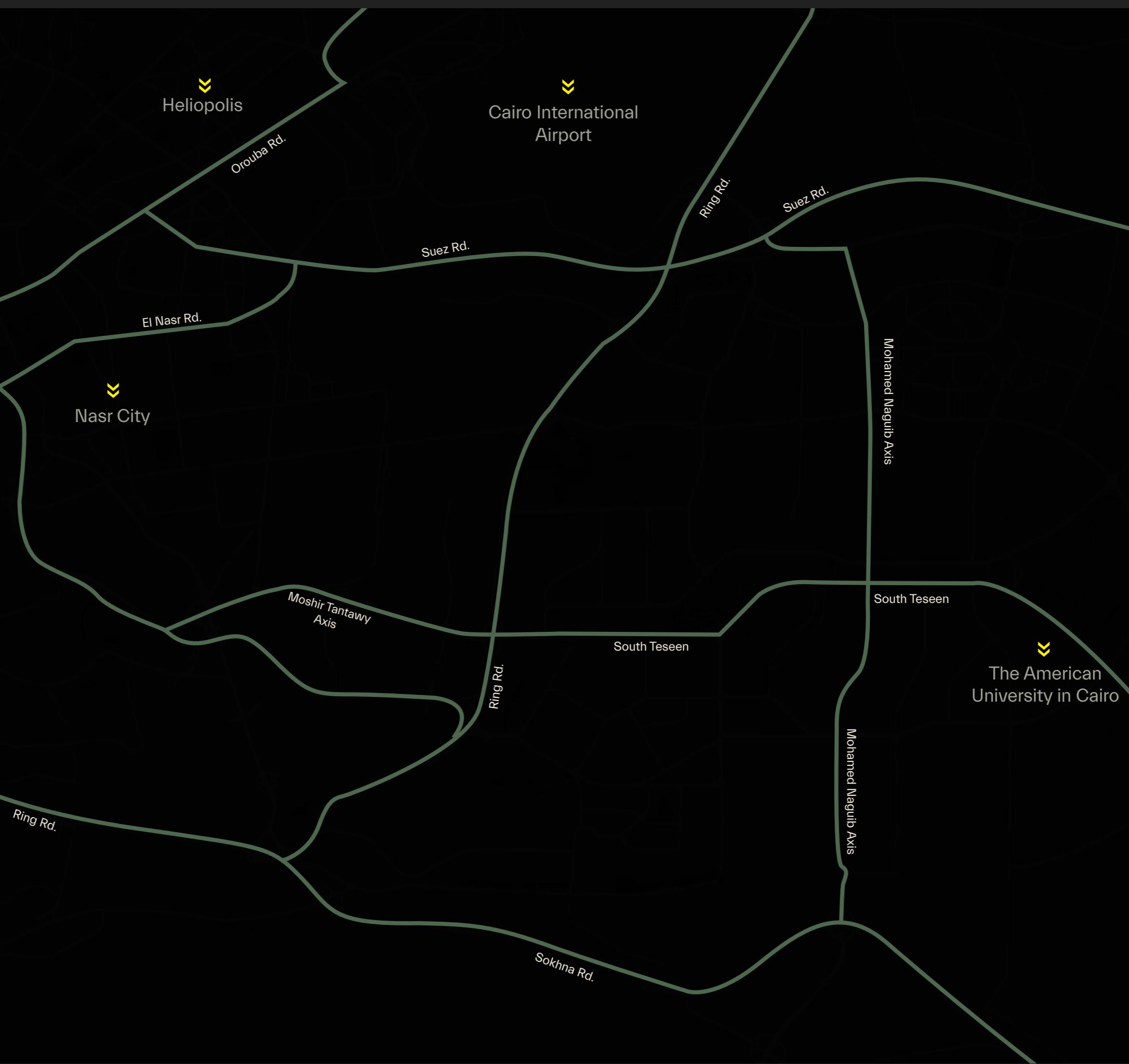




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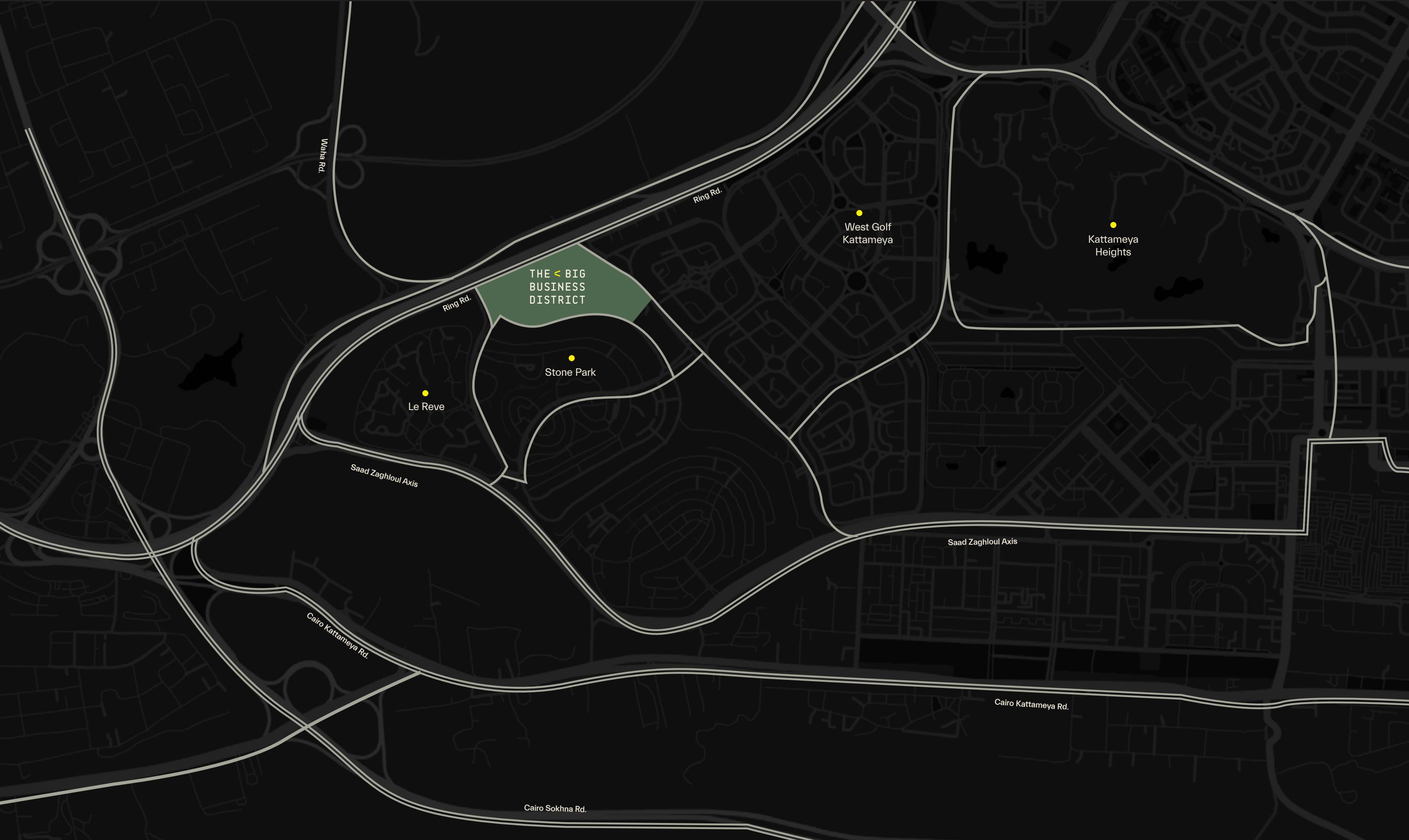
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Proximity Map.

15 mins.

to Nasr City.  
to Maadi.  
to Heliopolis.  
to The American University in Cairo.



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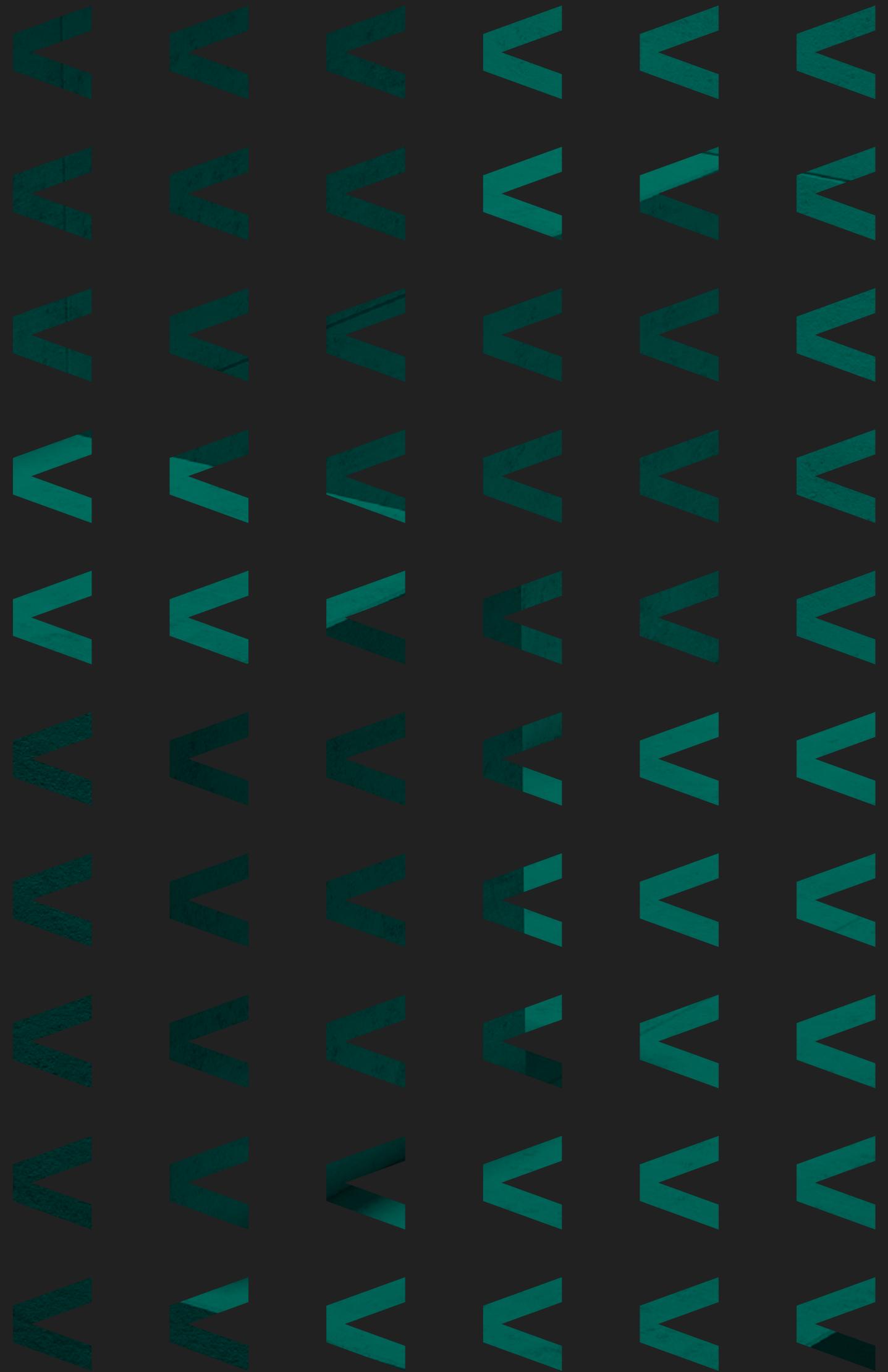
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02

The Big  
Architecture.

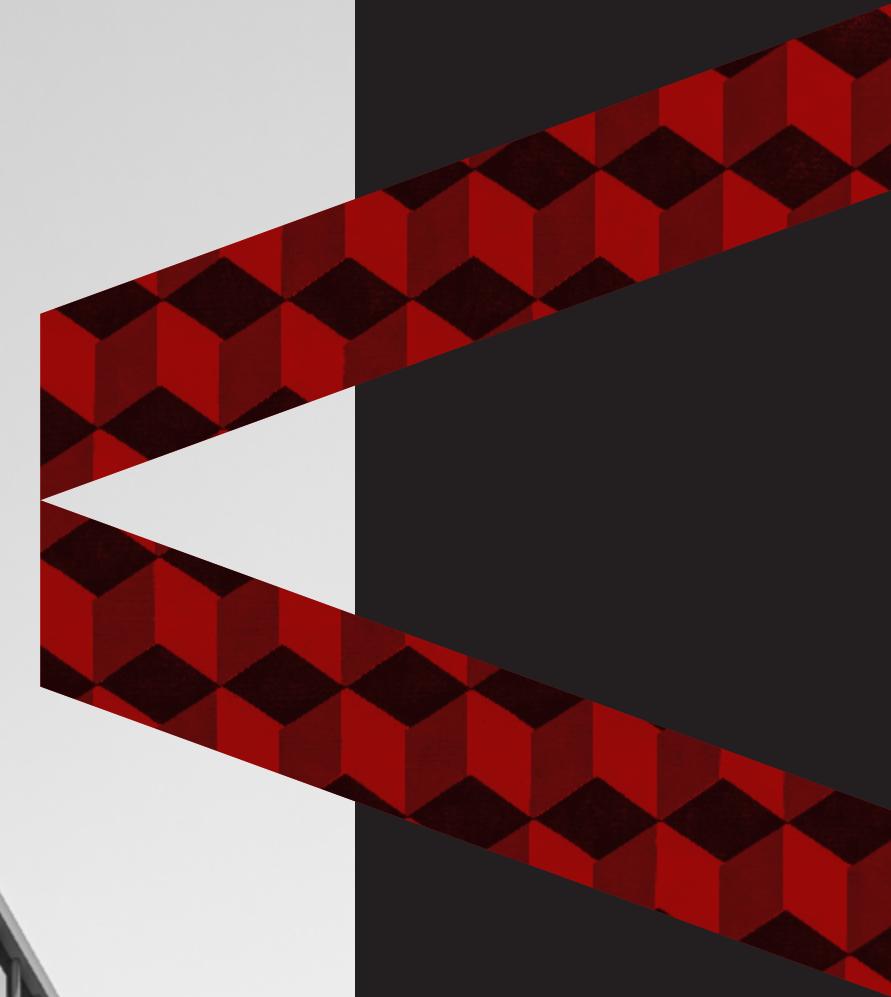
Big Spaces for  
Big Dreamers.





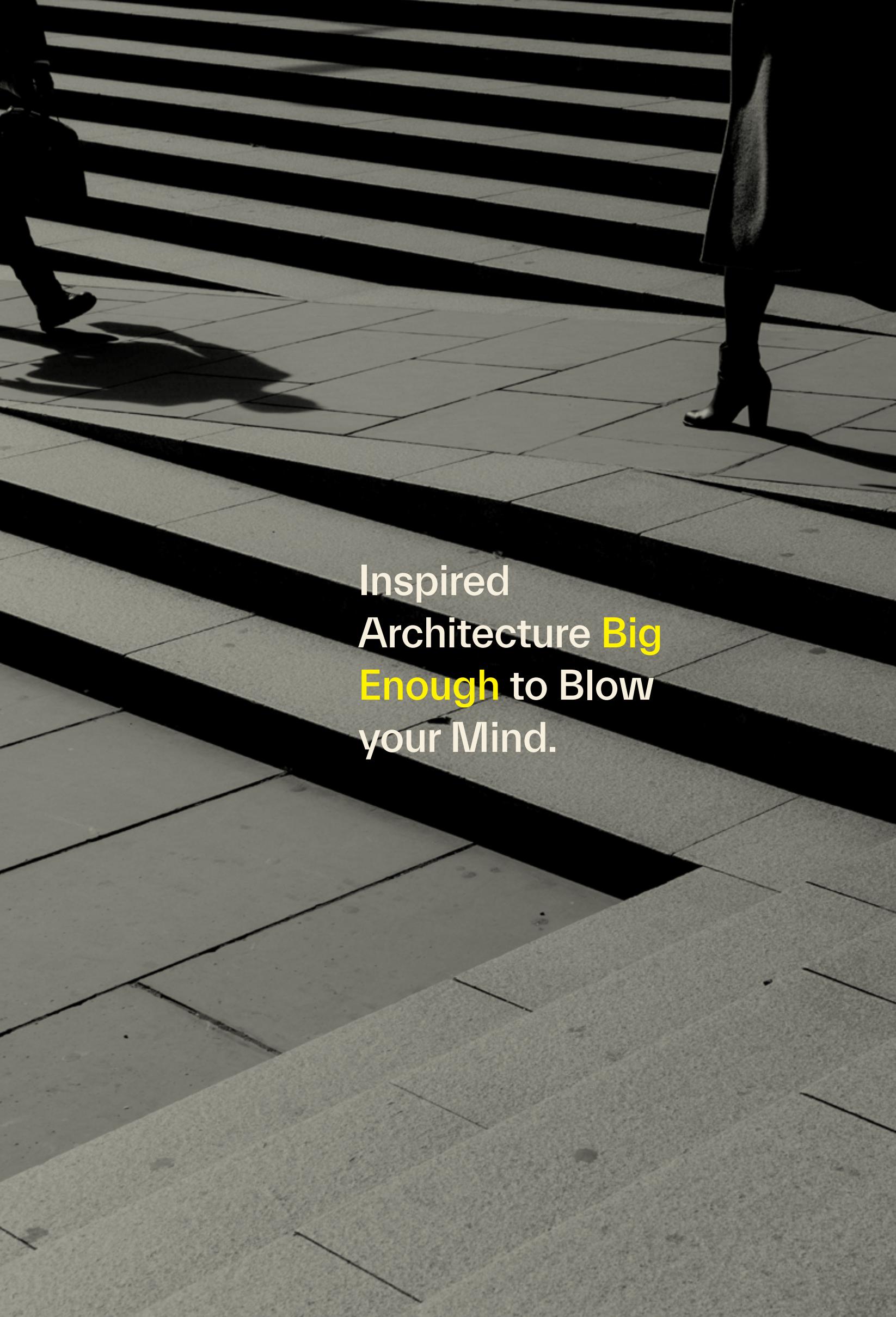
## Customized Office Spaces as Big as your Ambitions.

From retail and administrative spaces to next-generation clinics, The Big Business District is a cutting-edge oasis for businesses of all sizes and industries. Nestled in the heart of East Cairo's vibrant district, professionals will find a plethora of office buildings, as well as office spaces designed to cater to their every need.



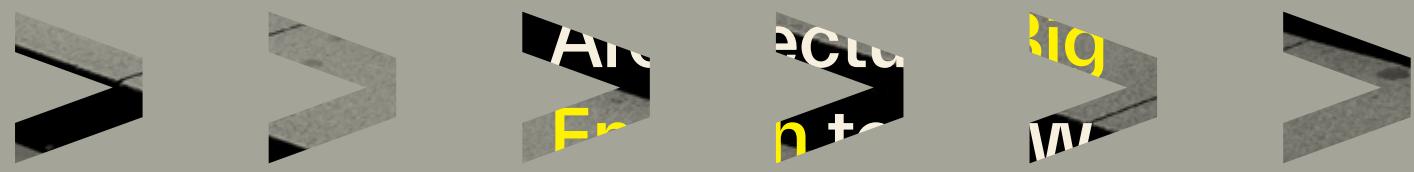
## Where Big Visions Beg to Differ.

Whether you're a startup seeking a collaborative open-floor plan or a multinational corporation requiring spacious executive suites, the Big Business District has it all, ready to be tailored to your specifications. Equipped with state-of-the-art technology, advanced security systems, and sustainable infrastructure. All modern offices offer a seamless blend of functionality, style, and efficiency.



Inspired  
Architecture **Big**  
**Enough** to Blow  
your Mind.





The Big Business District adopts an inward-outward architectural philosophy that serves as a testament to the boundless potential of human ingenuity and connectivity.

It transcends conventional paradigms, creating a contemporary space where productivity thrives, and creativity blossoms.

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**Every corner of The Big Business District's offices has been thoughtfully designed to optimize productivity and inspire effortless collaboration.**



Open-plan offices abound,  
encouraging free-flowing ideas while  
expansive atriums abound with lush  
greenery, forming a natural sanctuary  
generating epic ideas.

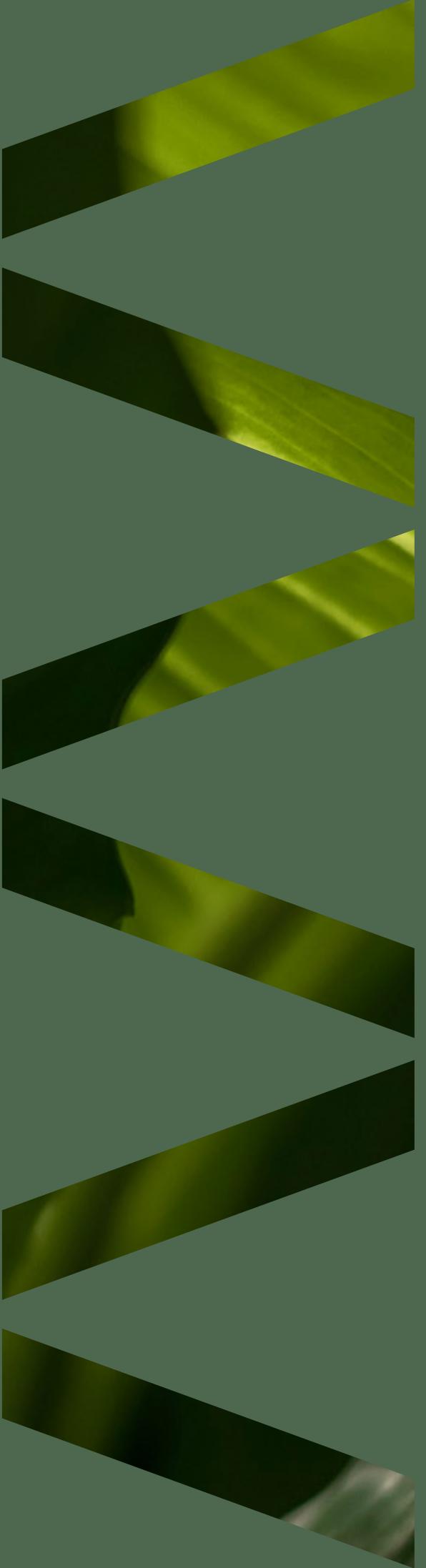
As the district's professionals navigate its corridors, they are reminded that the most inspiring panoramic views can often be found within, and that the harmonious integration of the external world can accelerate their journey towards success. Towering glass facades rise majestically, reflecting the vibrant energy of East Cairo while inviting the outside world to peer into the nucleus of productivity within. Sunlight cascades through expansive windows, illuminating the meticulously crafted interiors and infusing each workspace with a sense of warmth and vitality.

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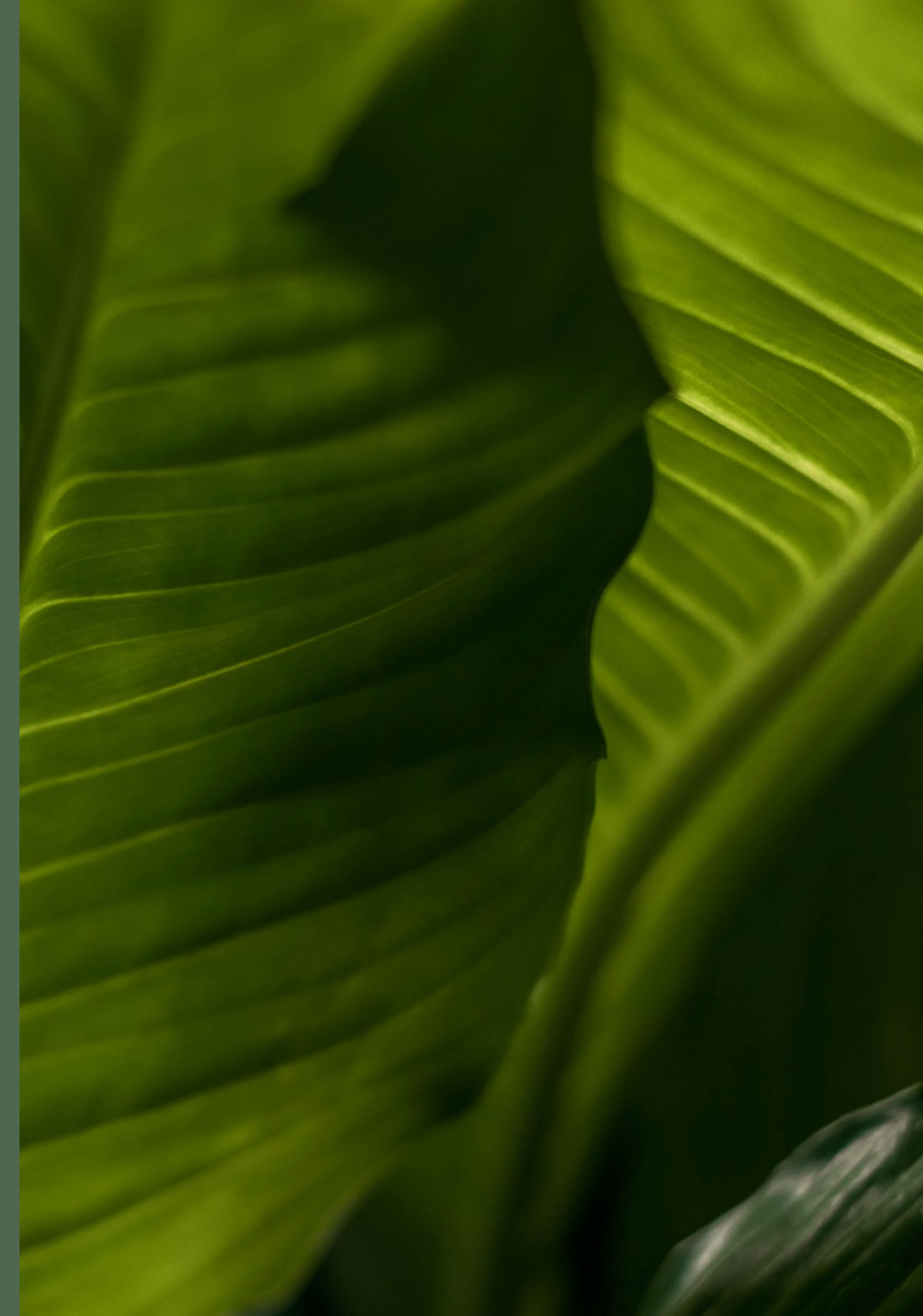
# Ever-Green Public Realms

Fostering Big  
Discoveries on Foot.



# Ver tlic Ream

oot.

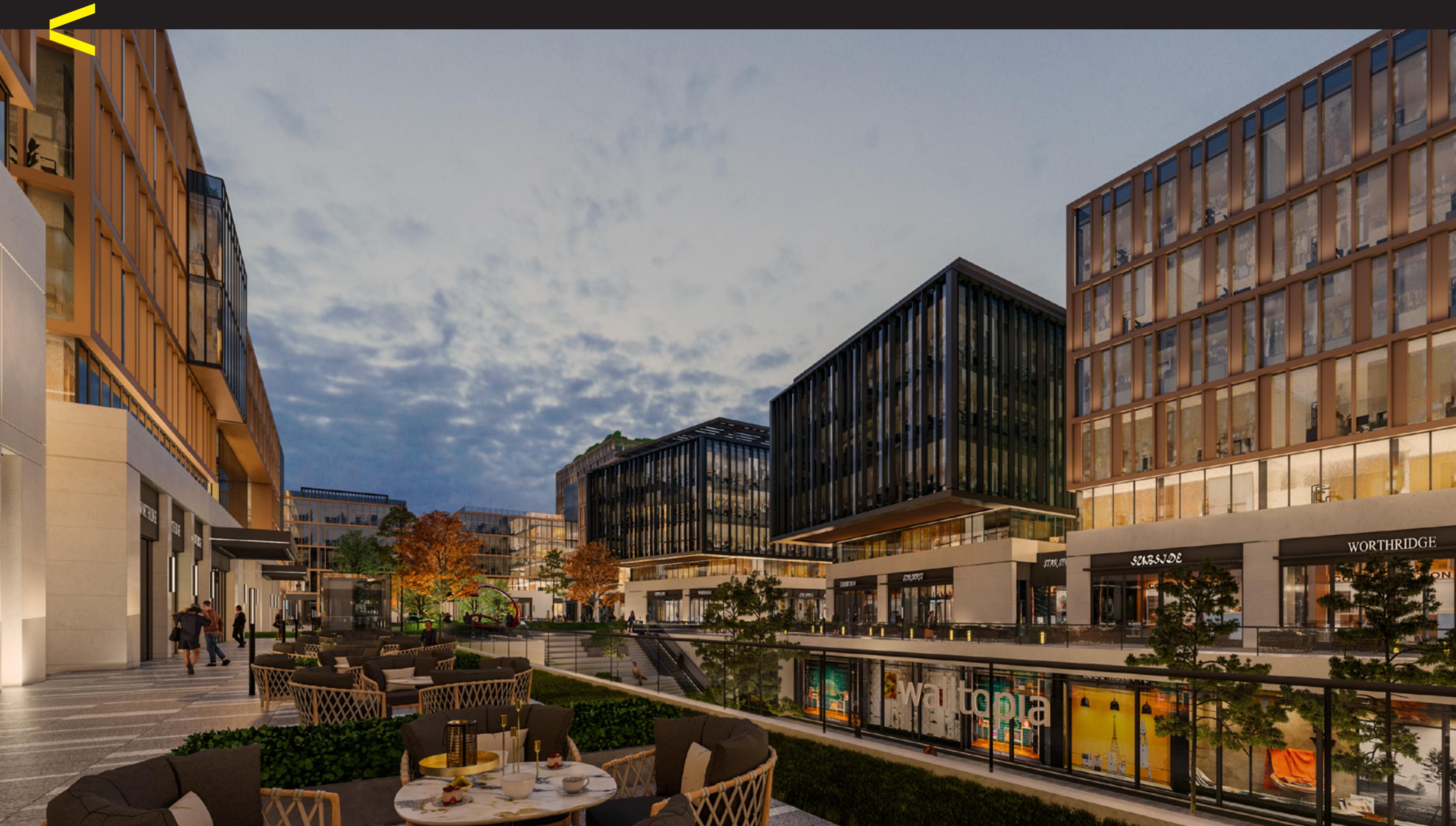




## Vibrant Public Spaces, As Big As your Aspirations.

At The Big Business District streets themselves are an open invitation to explore, connect, and thrive. The remarkable district boasts engaging streetscapes meticulously designed to foster walkability and ignite a sense of discovery at every turn.

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Wide, tree-lined sidewalks beckon professionals to embark on leisurely strolls, while carefully curated boutiques, cafés, and storefronts line the streets, offering an array of enticing experiences. The architecture, a harmonious blend of modern innovation and timeless charm, creates a captivating backdrop for the bustling activity.



Enlivened by manicured greenscapes and thoughtfully placed seating areas, the streetscapes become vibrant gathering spaces, where conversations flow and connections are forged. The Big Business District is far from usual business with its commitment to walkability, becoming a true urban haven East of Cairo, where creativity thrives, relationships blossom, and the pulse of commerce beats in perfect harmony with the rhythm of life.

Beijing Daxing  
Airport.



Explore the exceptional beauty of  
Zaha's exclusive projects, each a rare  
masterpiece in the architectural world.

Multiple Award Winner Renowned Architect.  
Famous for distinctive & futuristic designs.  
More than 1000 projects worldwide such as:

- Maxxi Museum, Rome.
- Guangzhou Opera House.



One Thousand  
Museum,  
Miami, USA.

Discover the high ROI of Zaha Hadid's architectural marvels in The Big Business District.

Zaha's Tower,  
The Big Business District.





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