

THE GRAY

Presentation Contents:

1. **Project site.**
2. **Concept, Vision and Design Strategy.**
3. **Project Components – AREAS & PROGRAM.**
4. **Project Amenities.**
5. **Internal Character and Finishes.**
6. **Exterior Perspectives and shots.**



THE GRAY

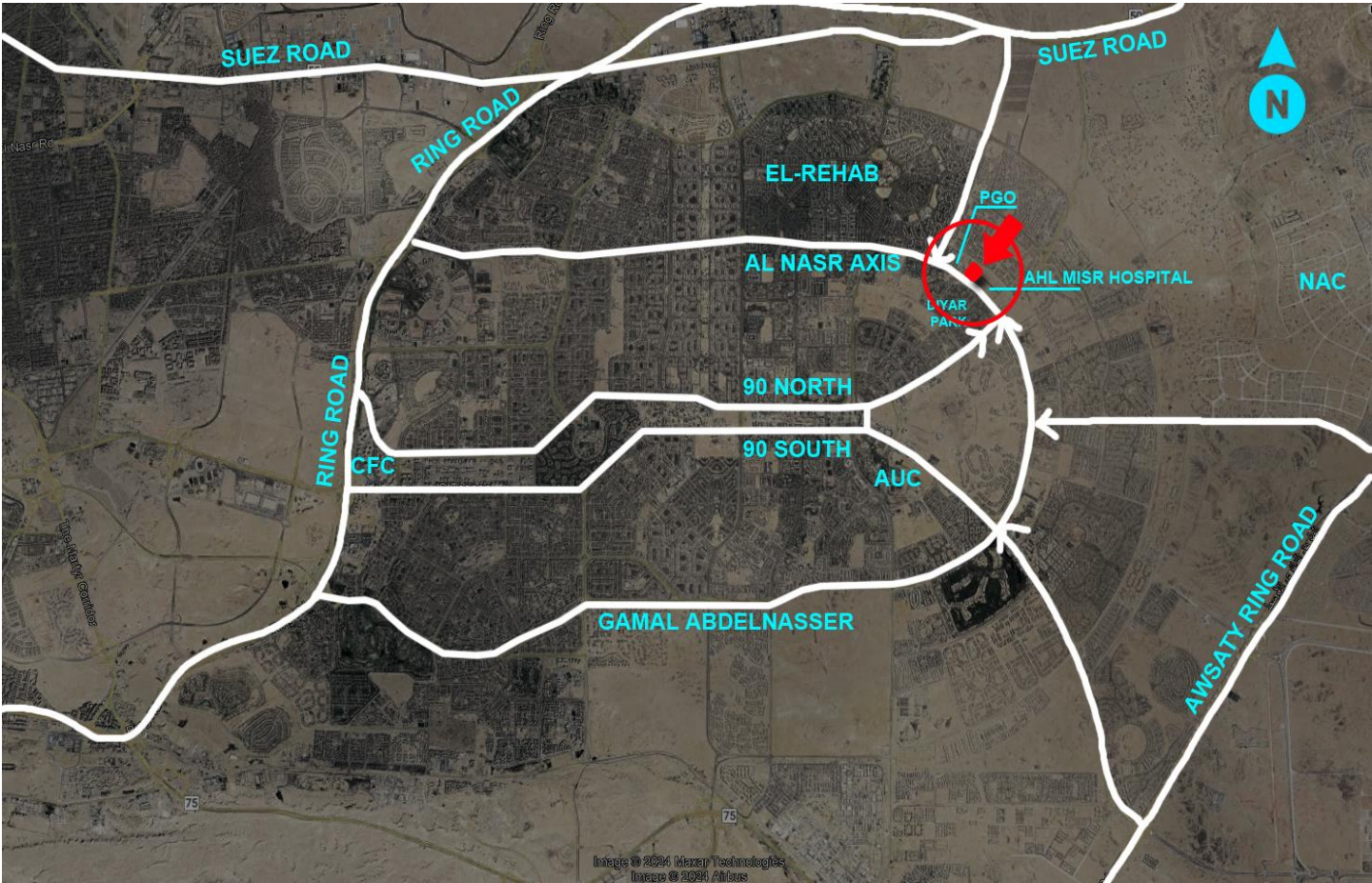
PROJECT SITE: SIGNIFICANCE OF THE SITE...

THE GRAY

Project Site: Significance of the Site...

- **CONNECTED** TO MAIN ROADS..
- **EASY ACCESS** FROM THE SURROUNDINGS..
- **MORE WAYS** TO CONNECT TO THE CITY..
- **PRECTIGIOUS** LOCATION..
- **NEAR BY** THE HEART OF EVERYTHING..
- **ALL CITY ATTRACTIONS** ARE JUST

MINUTES AWAY



■ “PERFECT LOCATION OVERLOOKING 90 NORTH...”



CAR

90 SOUTH ST.	02 MINS
REHAB CITY	02 MINS
SUEZ ROAD	04 MINS
RING ROAD	08 MINS

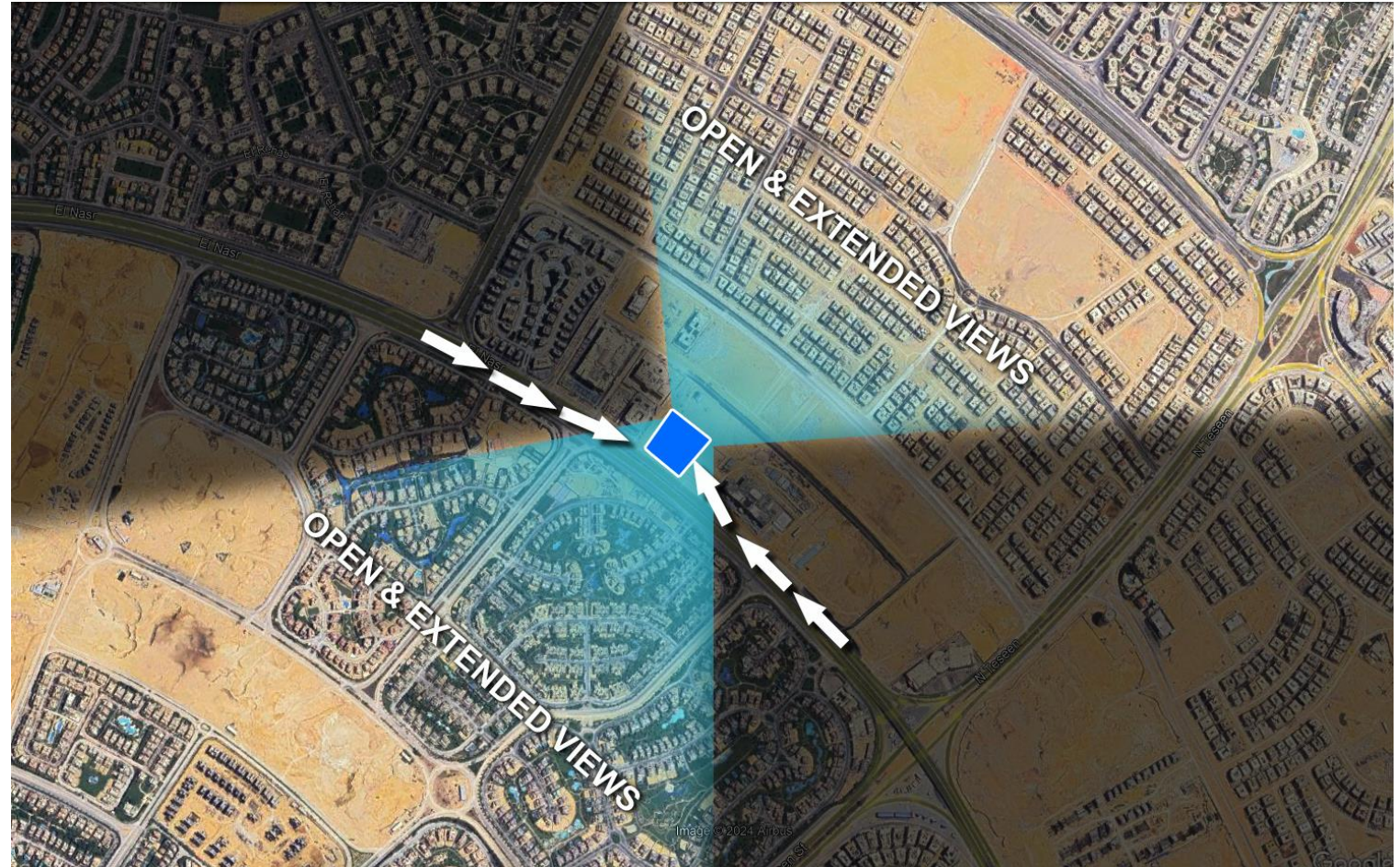


CAR

AUC CAMPUS	04 MINS
CAIRO INTL. AIRPORT	10 MINS
HELIOPOLIS	12 MINS
ADMINSTRATIVE CAPITAL	15 MINS

Project Site: VISUAL EXPOSURE...

- **OPEN VIEWS** TO ALL SIDES..
- **LOW RISE** FROM THE EAST AND NORTH SIDES ARE SURROUNDING THE SITE..
- **-10.00 M** TO IS THE LEVEL OF THE NORTHERN SITES (THE SITE IS HIGHER THAN THE SURROUNDINGS)
- **2 COMPOUNDS** are IN A CLOSE VICINITY to the site – MOST LIKELY THE PROJECT SHALL BE A “ NEAR BY “ DISTINATION & HUB TO THE RESIDENTS.



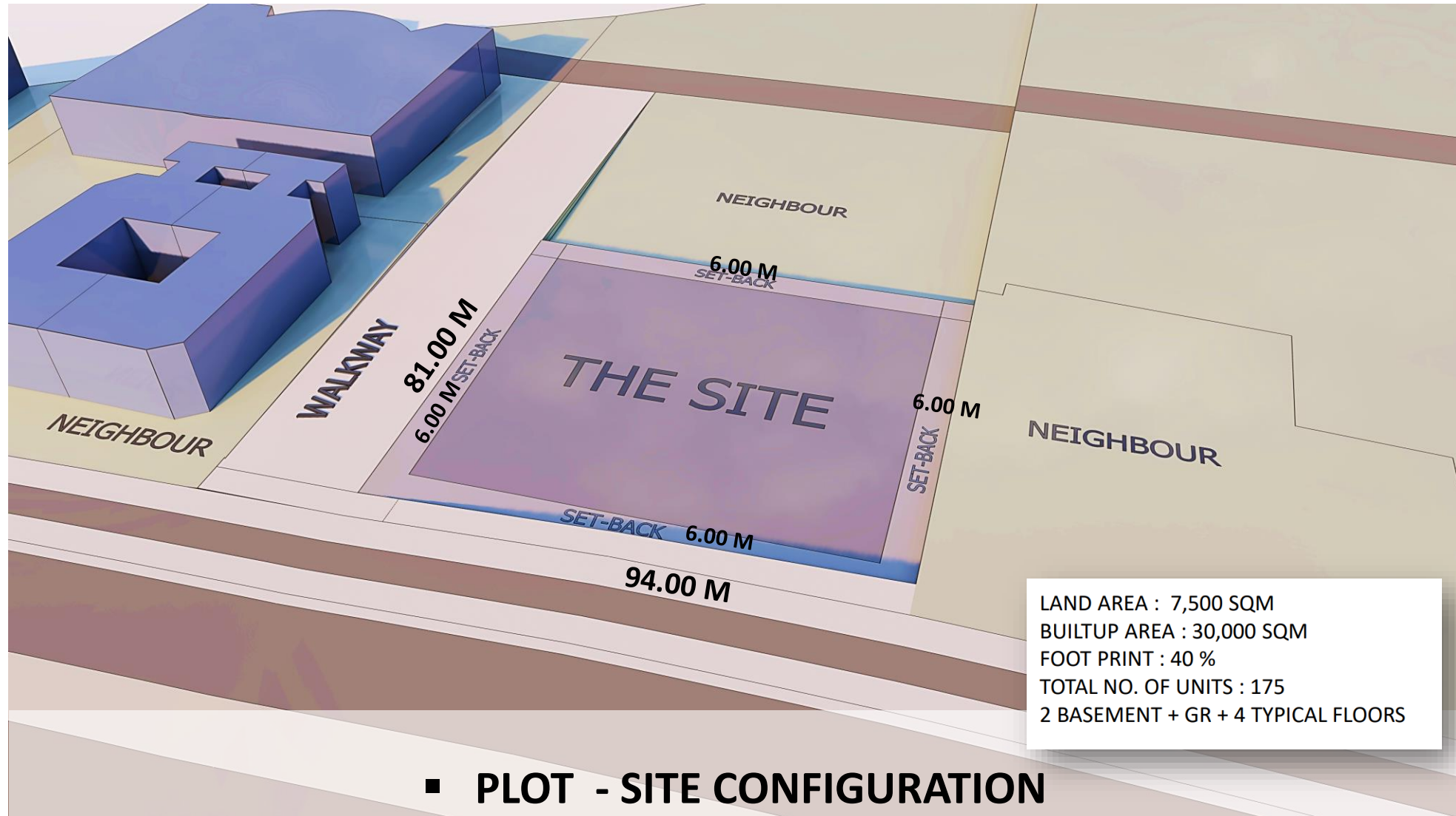
OPEN EXTENDED VIEWS TO & FROM THE SITE...

THE GRAY

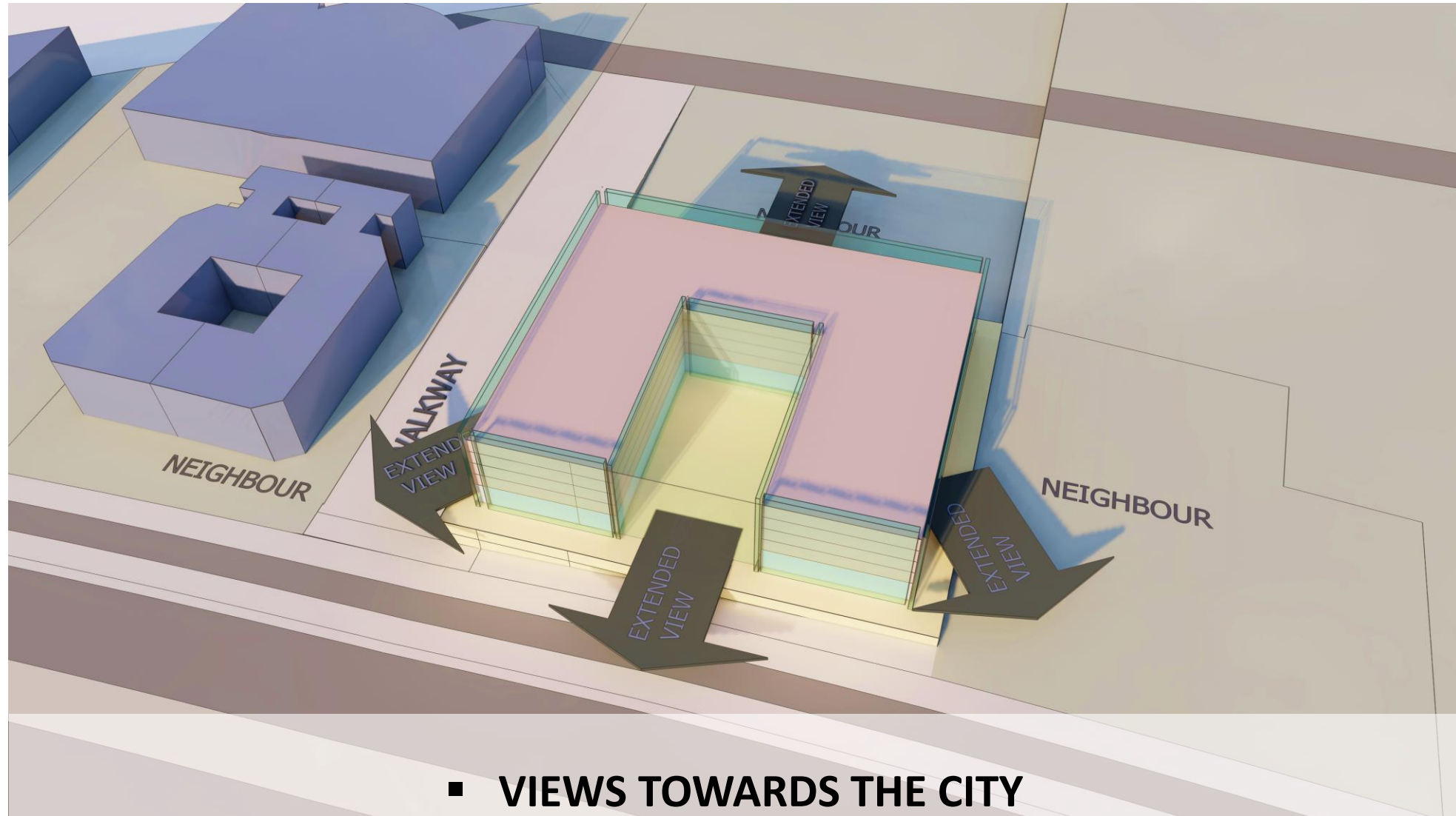
CONCEPT , VISION AND DESIGN STRATEGY

THE GRAY

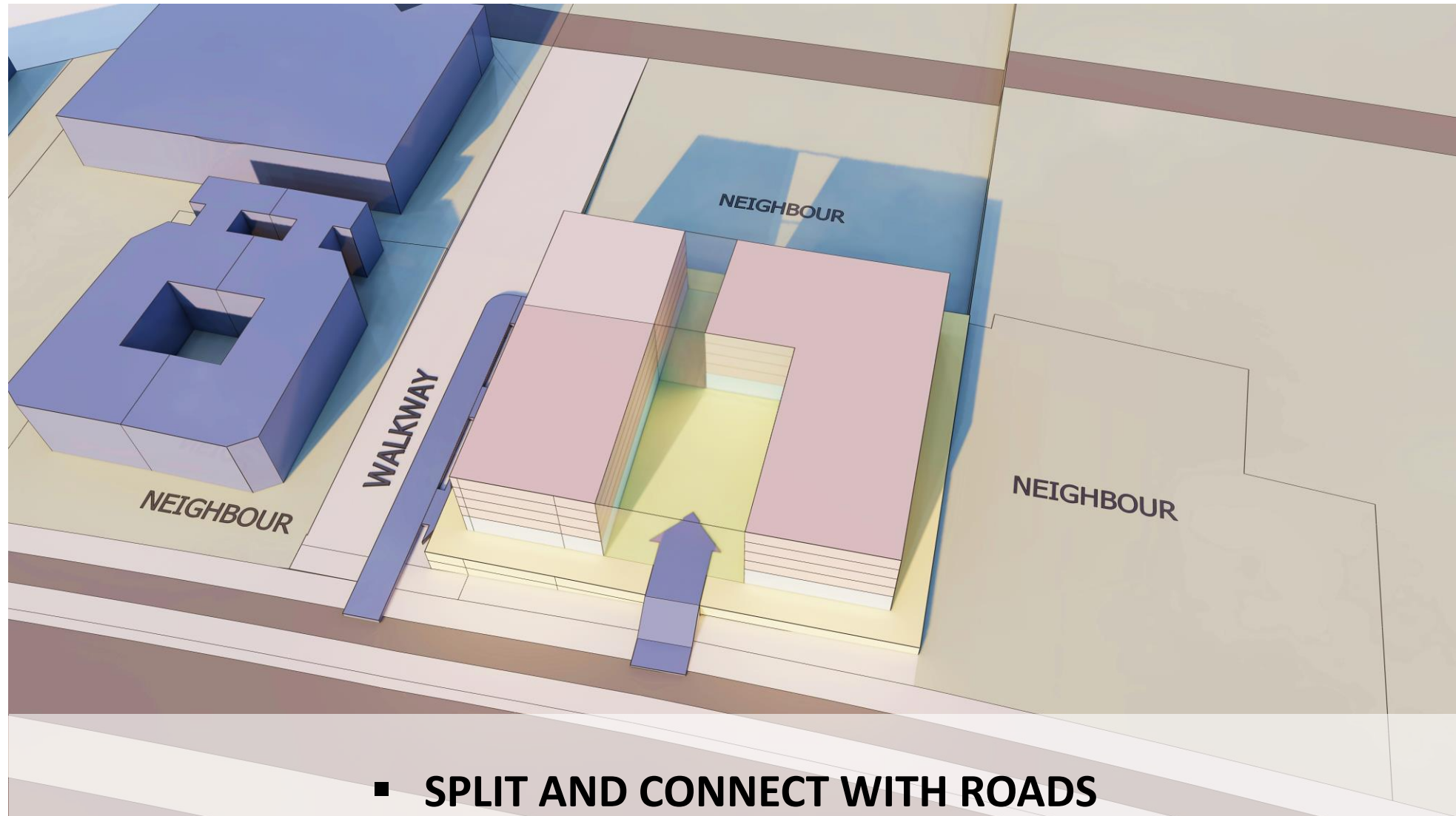
Concept , Vision and Design Strategy



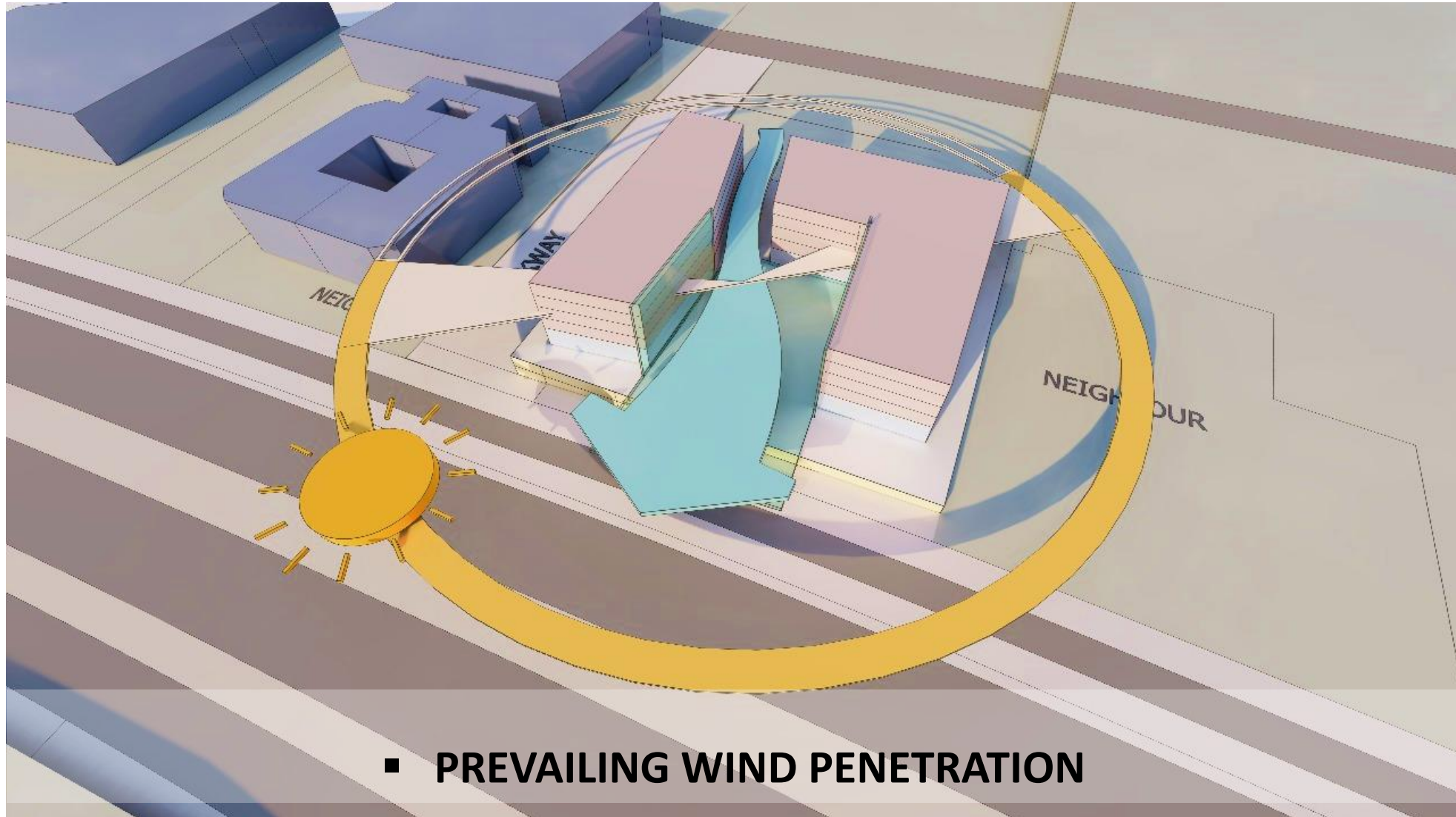
Concept , Vision and Design Strategy



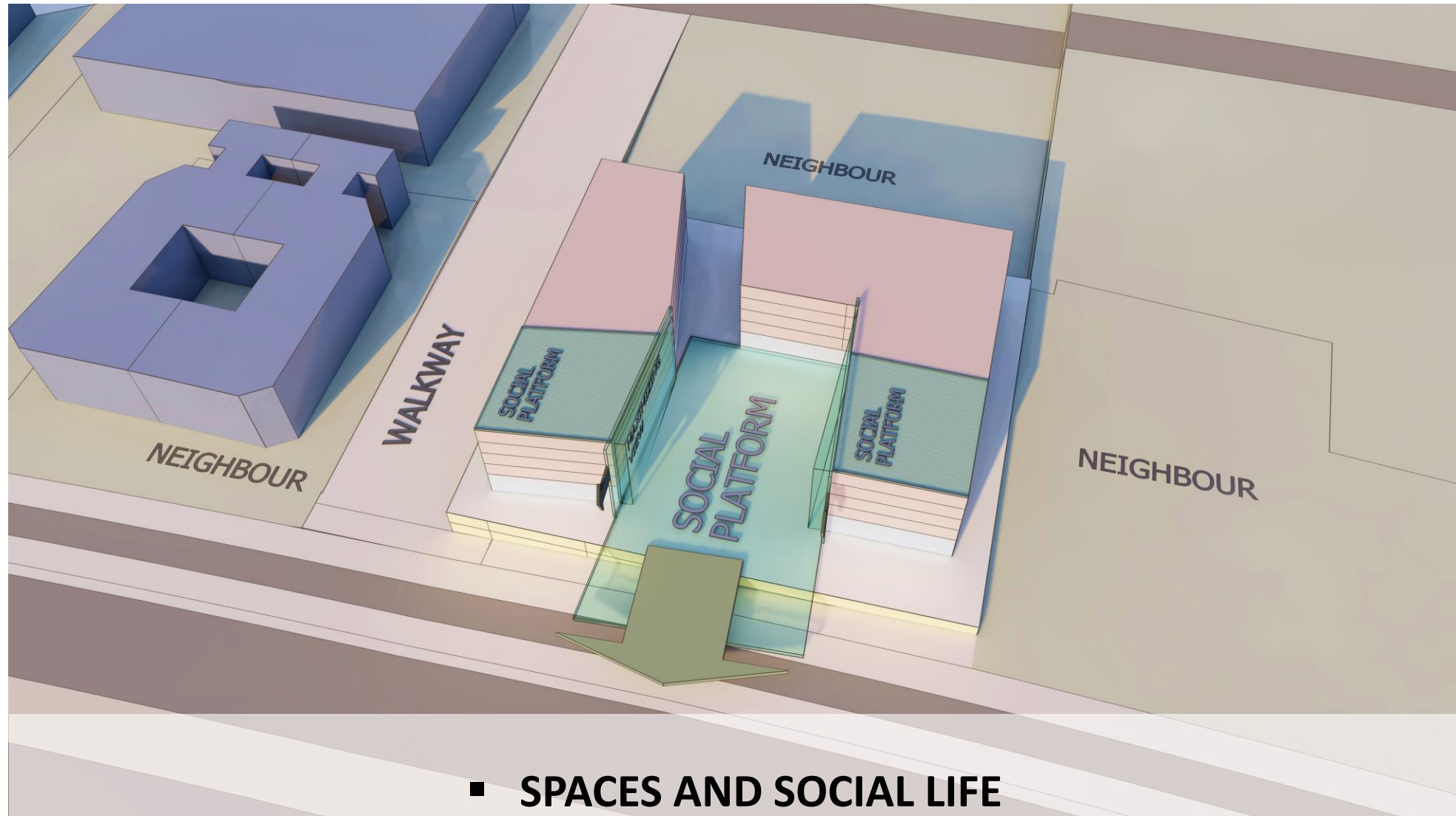
Concept , Vision and Design Strategy



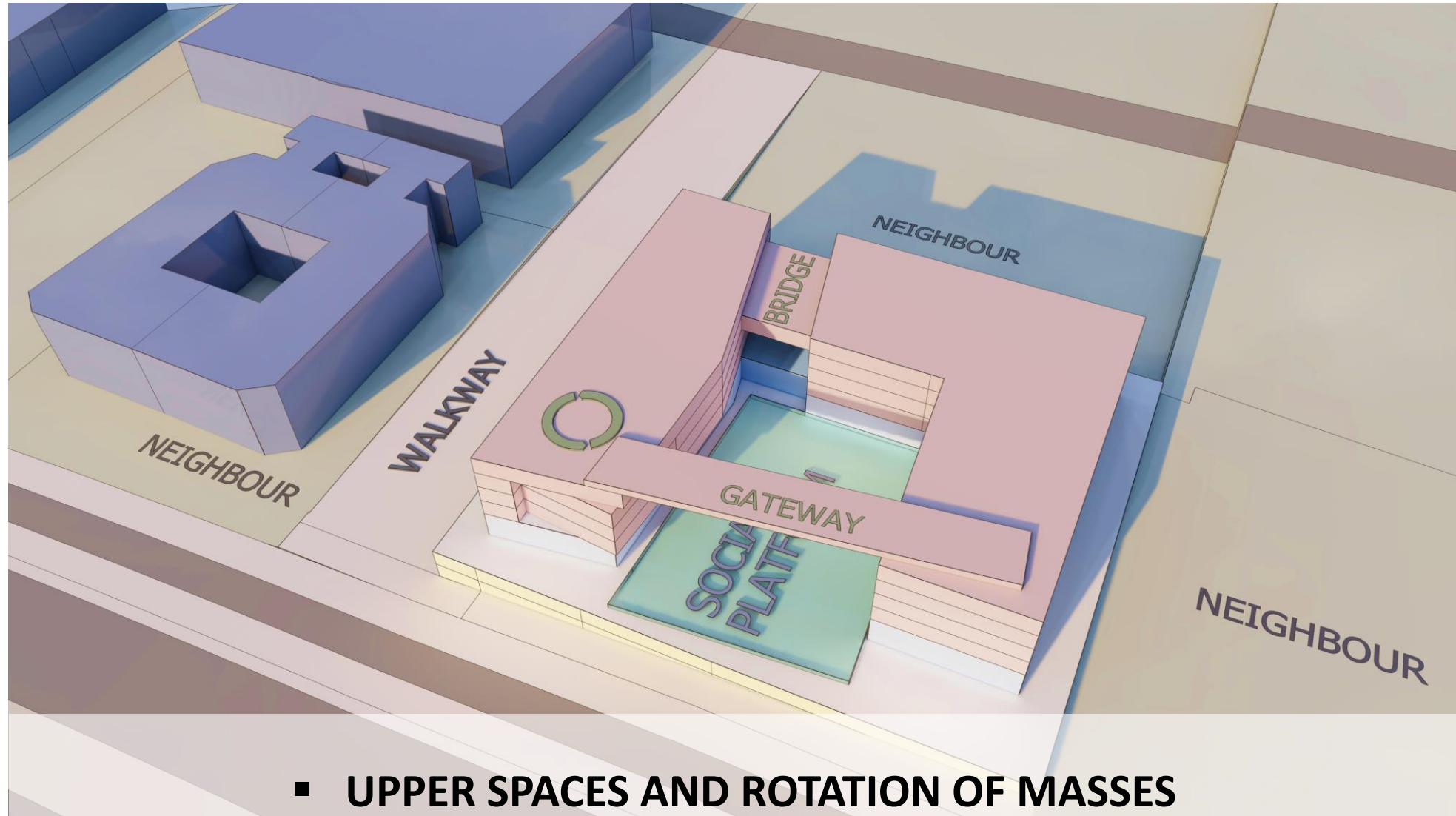
Concept , Vision and Design Strategy



Concept , Vision and Design Strategy

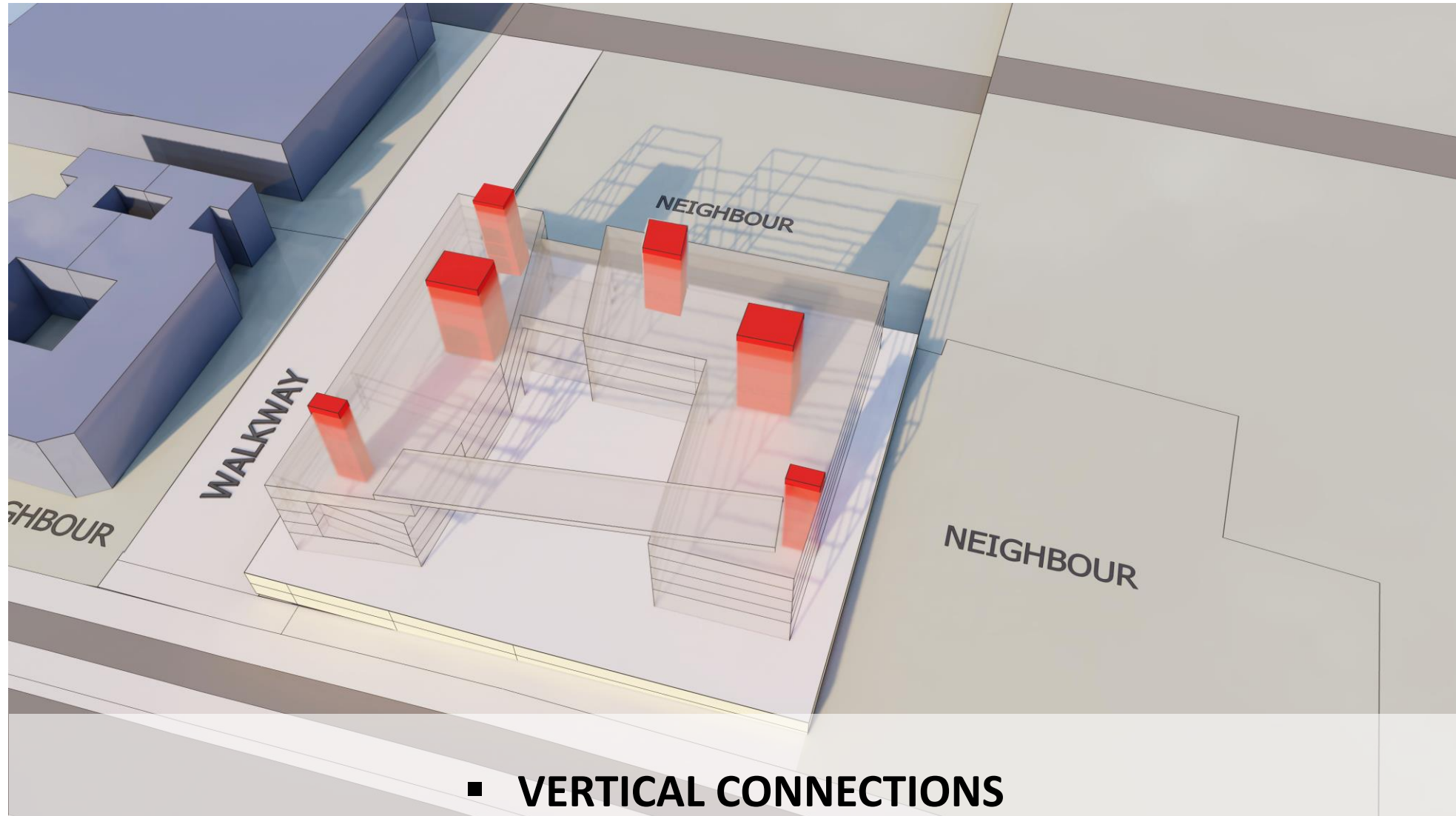


- **CREATING UPPER SPACES**

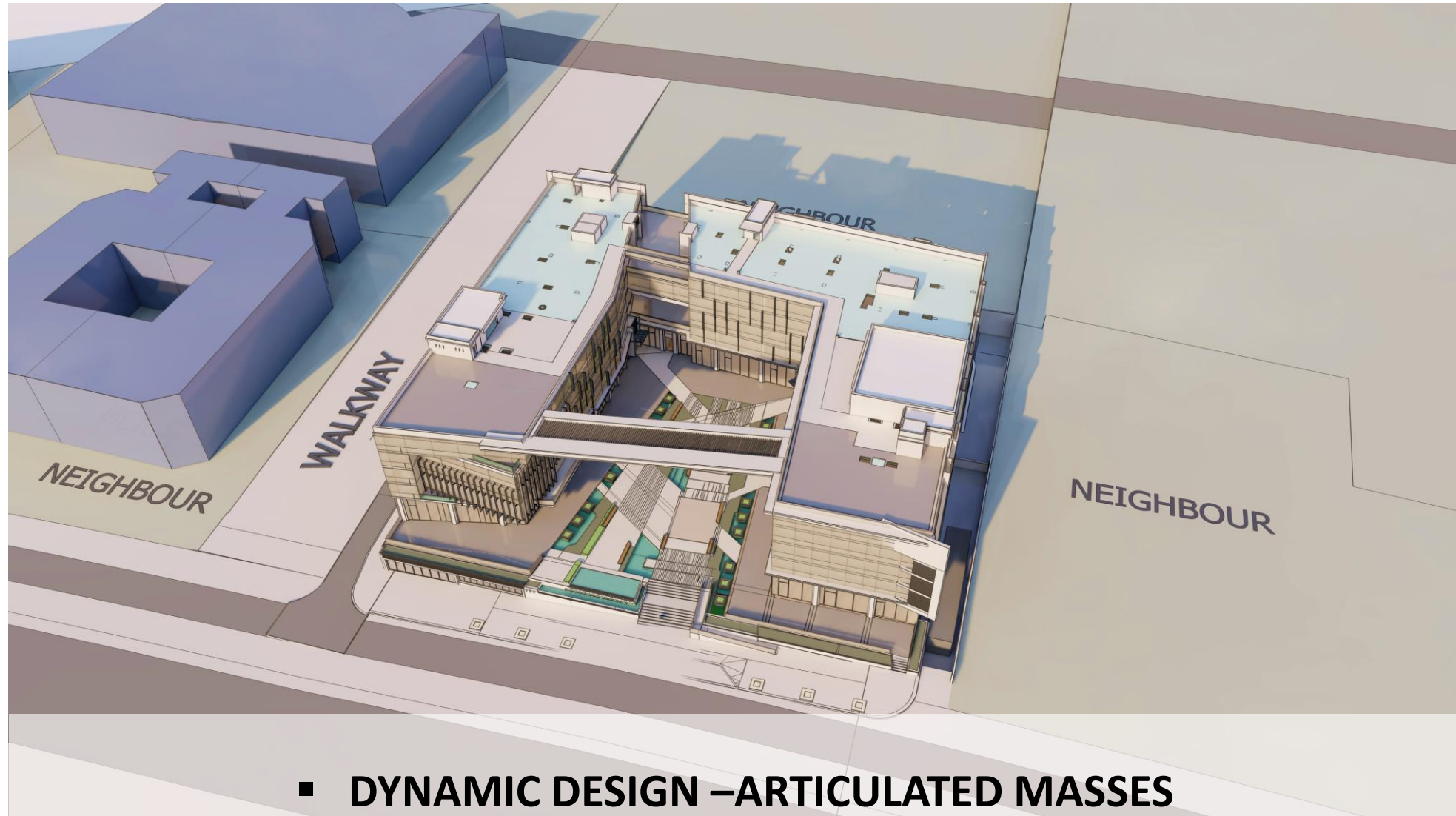


- **UPPER SPACES AND ROTATION OF MASSES**

Concept , Vision and Design Strategy



Concept , Vision and Design Strategy



THE GRAY

PROJECT COMPONENTS..

THE GRAY

Project Components:

OVERALL COMPONENTS:

30000

Total Built
Up Area

7500

Total Gross
Land area

3200

Gross Area
Per Floor

4

Typical
Floors

22,412

SELLABLE
AREAS

2

Landscape
Terrace

4
SIDES

Open
View

5.50

Ground Floor
Height

2

Basement
Floors

175

NO. OF
UNITS

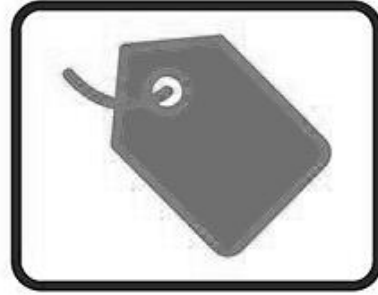
Project Components:



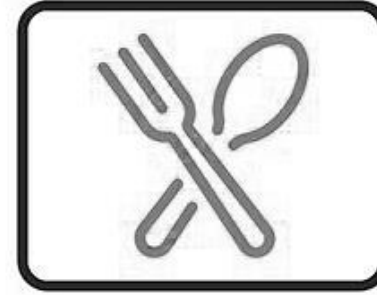
OFFICES



CLINICS



RETAIL



FOOD & BEVERAGE



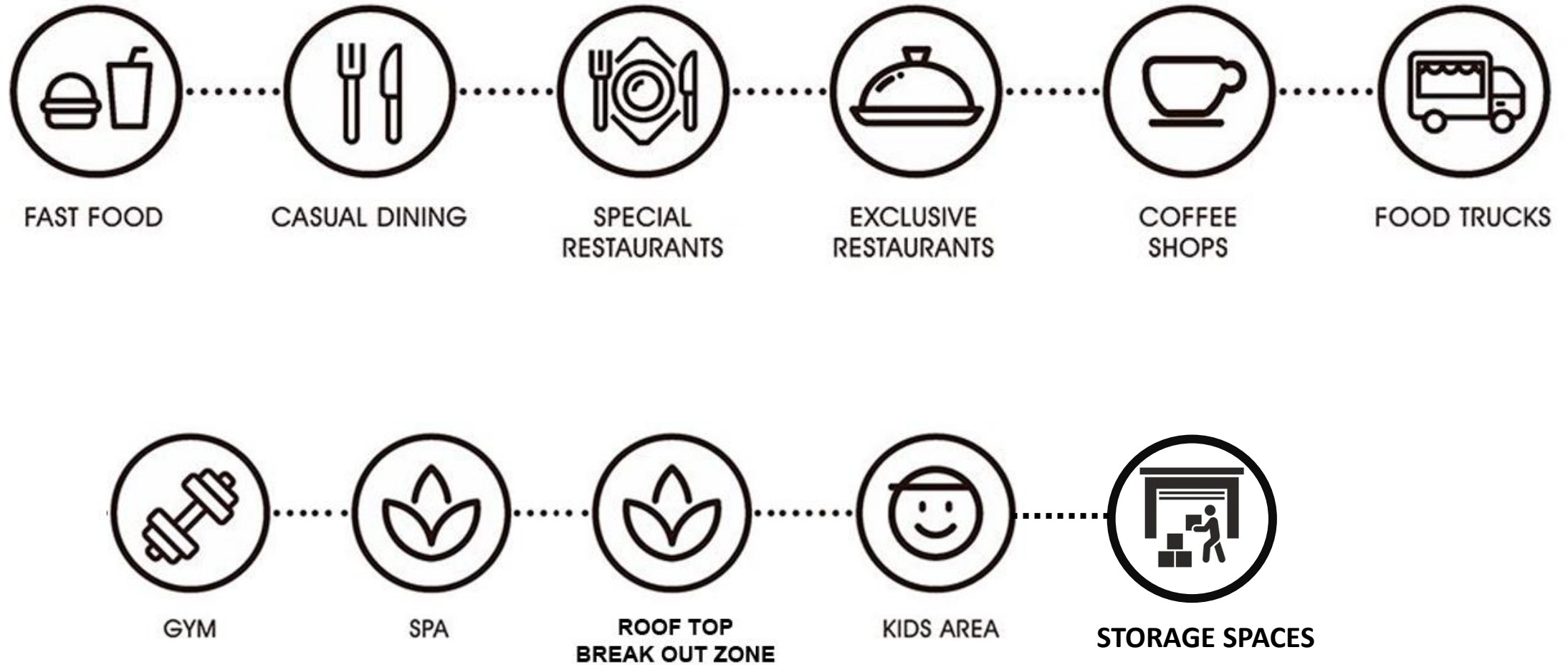
ENTERTAINMENT



Project Components:



Project Components:



Project Components:

FACT SHEET

LAND AREA : 7,500 SQM
BUILTUP AREA : 30,000 SQM
FOOT PRINT : 40 %
TOTAL NO. OF UNITS : 175
2 BASEMENT + GR + 4 TYPICAL FLOORS

OFFICES SPACES :

AREA RANGE 40 – 538 SQM
MAJORITY 55 SQM + / –
(VERY FLEXIBLE DESIGN TO MERGE UNITS)

ONE OPEN SPACE :

AREA 1410 SQM

CLINICS :

AREA RANGE 38 – 90 SQM

NO. OF CAR PARKING :

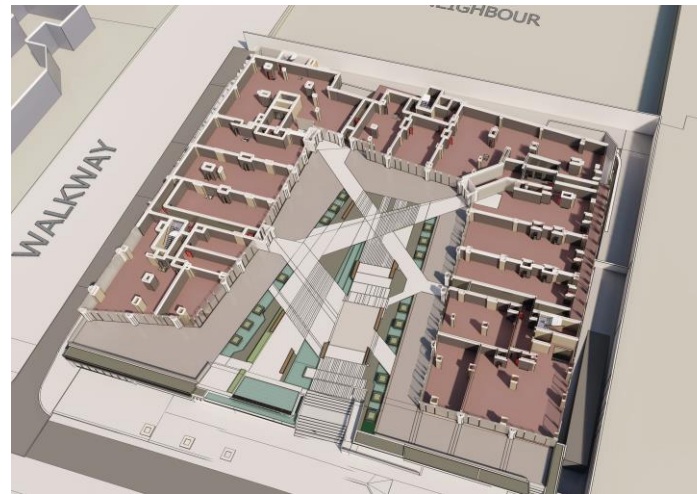
260 CARS (BASEMENTS)
70 CARS (STREET)

- **HYPER MARKET - PHARMACY - RETAILS - RESTAURANTS & CAFES - KIDS AREA – FITNESS/SPA ZONE .**

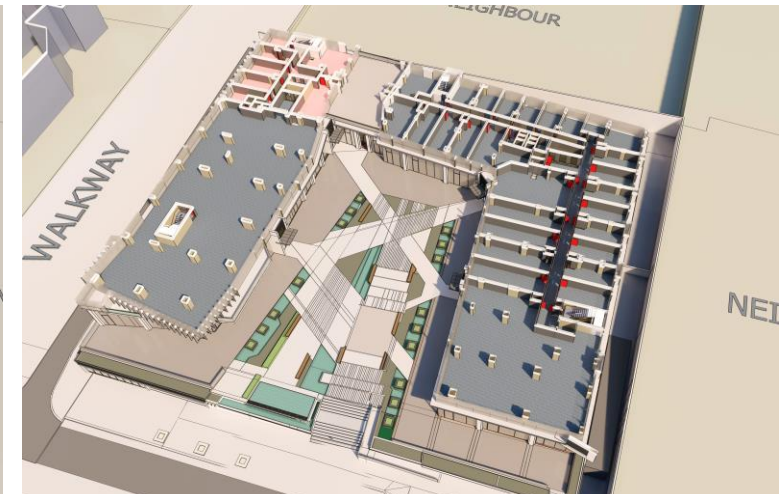
OFFICES :
40-538
SQM

MAJ
OFFICES.:
55 SQM

CLINICS :
38-90
SQM



VARIATIES OF RETAIL SIZES



VARIATIES OF OFFICE SIZES

Project Components:

- **PARKING SPACES B01-B02 – SURFACE PARKING**



SUFFICIENT CAR PARKING SPACES FOR ALL USES

ELECTRIC VEHICLE CHARGING STATIONS

The electric car charging stations in the parking spaces allow us to extend our energy-consciousness to our occupants and guests.



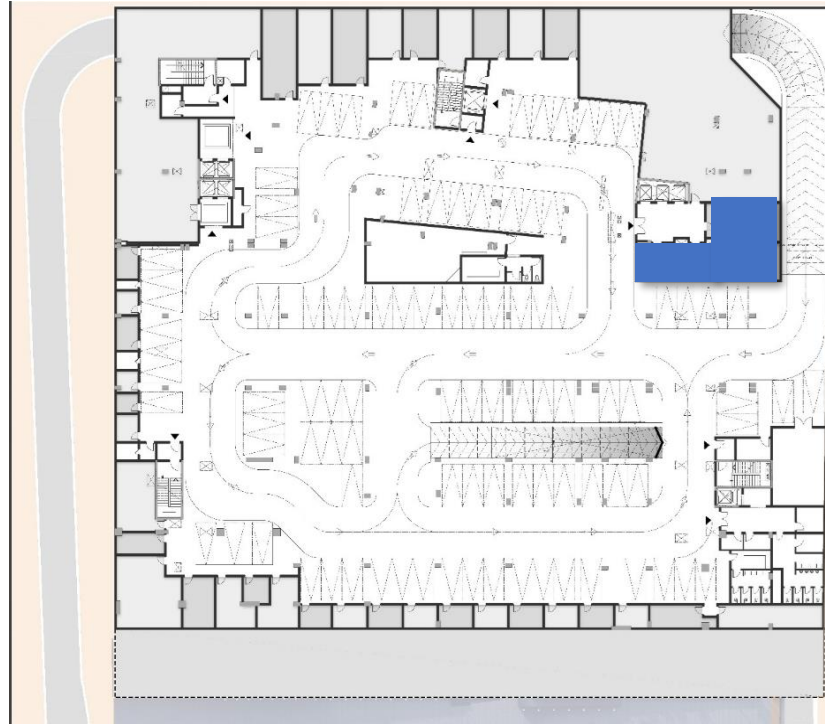
NO. OF CAR PARKING :
260 CARS (BASEMENTS)
70 CARS (STREET)

Project Components:

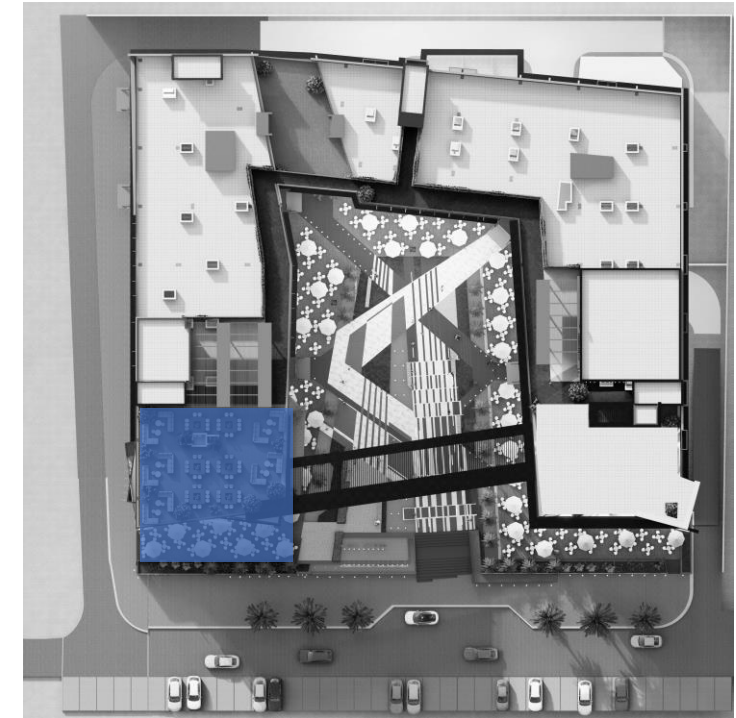
■ SHARED SPACES & FACILITIES



PUBLIC TOILETS FOR MEDICAL TOWER &
OFFICE TOWER – TYPICAL FLOORS



CO WORKING SPACES – SHARED
MEETING ROOMS –B02



BREAK OUT AREA– OUTDOOR &
SHADED MEETING SPACES -ROOF

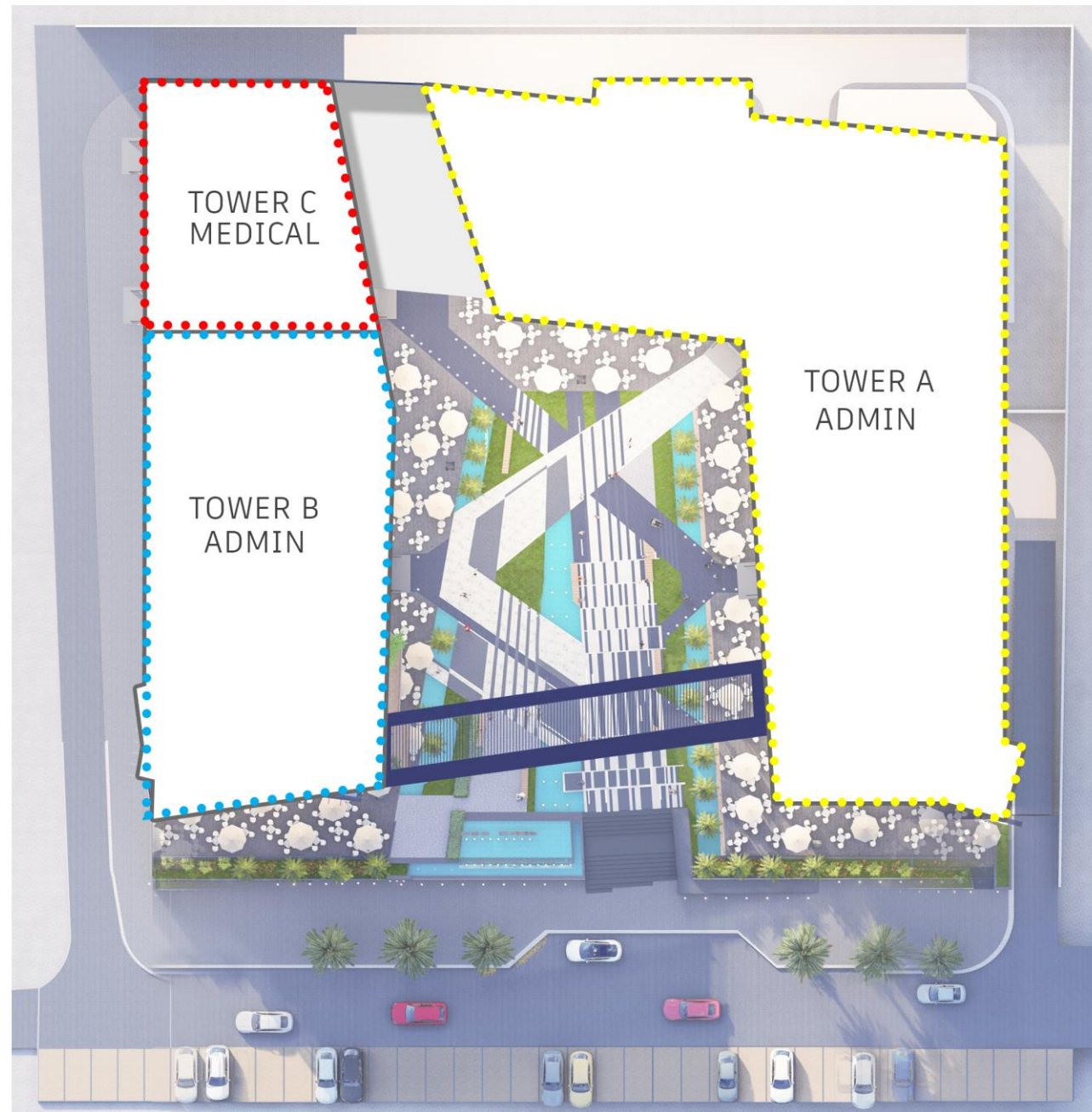
An architectural rendering of a modern multi-story building with a glass facade, identified as 'The Gray'. The building features a prominent overhanging upper section. Below the building is a large, open plaza with a grid-like pattern of light and dark paving stones. The plaza includes several trees, outdoor seating areas with umbrellas, and a set of wide stairs leading down to a lower level. In the background, other buildings and a sign for 'NEW ARRIVALS' are visible. The overall scene is presented in a grayscale, semi-transparent style.

THE GRAY

PROPOSED DESIGN & FLOOR PLANS

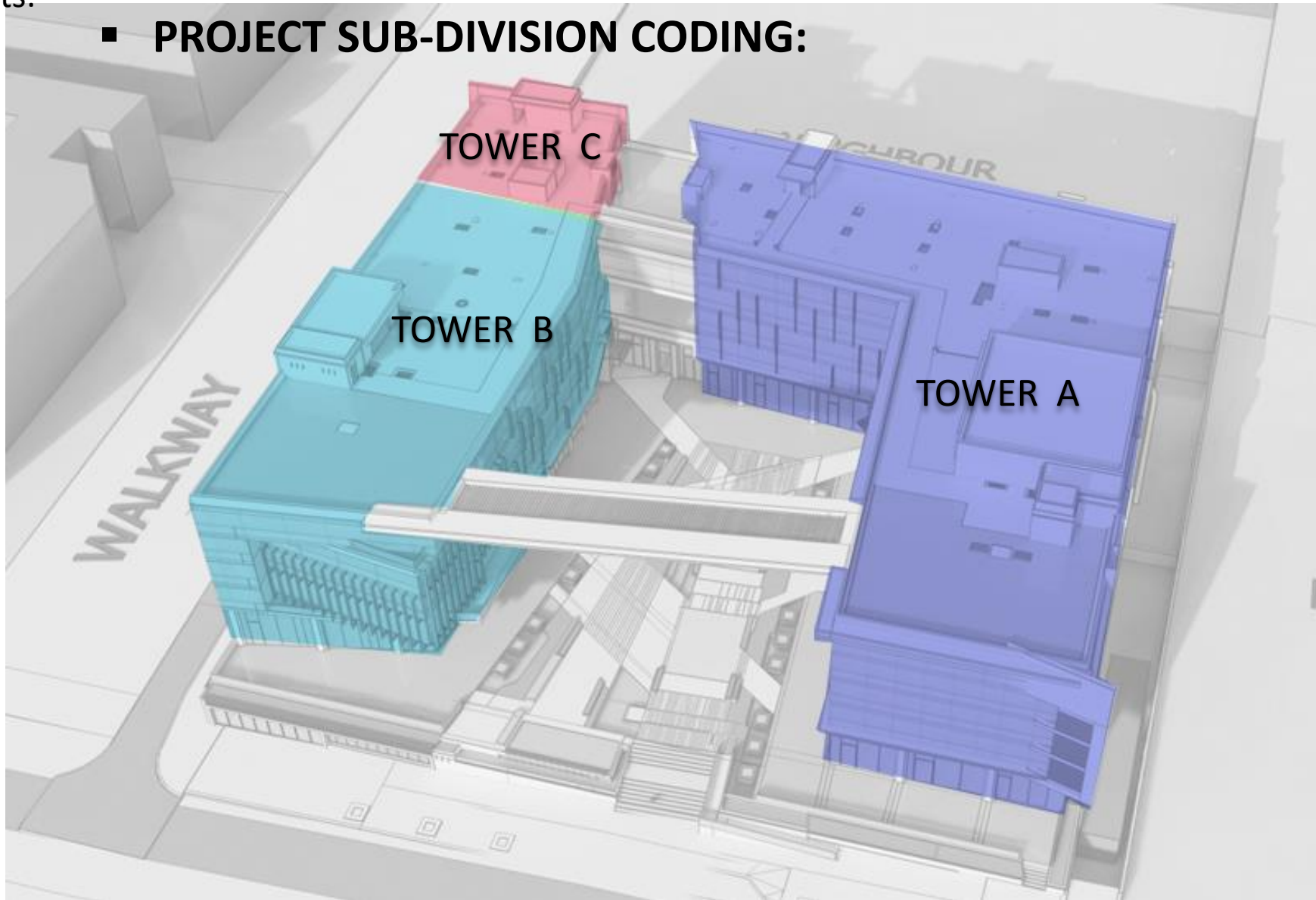
Project Components:

■ **SITE PLAN:**

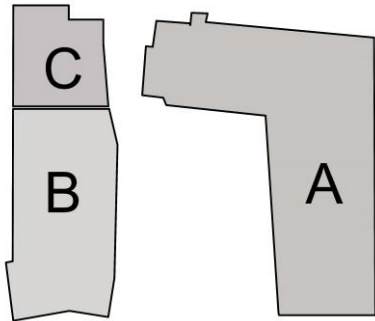


Project Components:

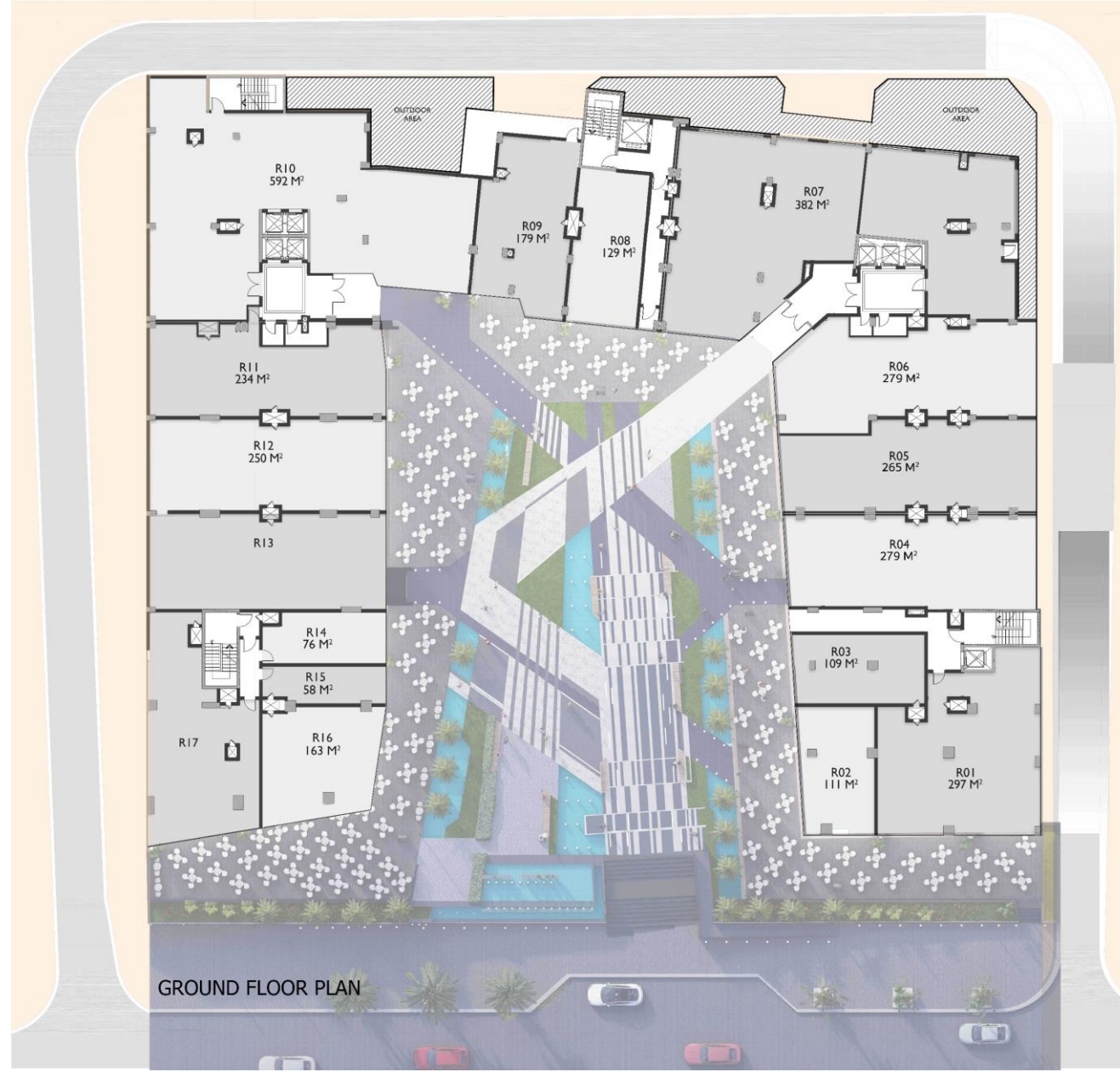
■ PROJECT SUB-DIVISION CODING:



4-Project Components:

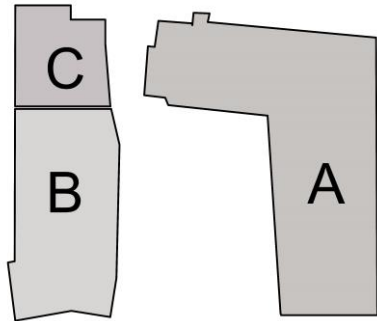


KEY PLAN



■ GROUND FLOOR PLAN

Project Components:

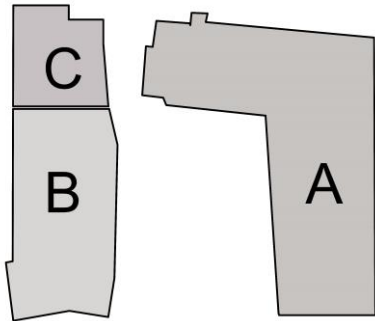


KEY PLAN

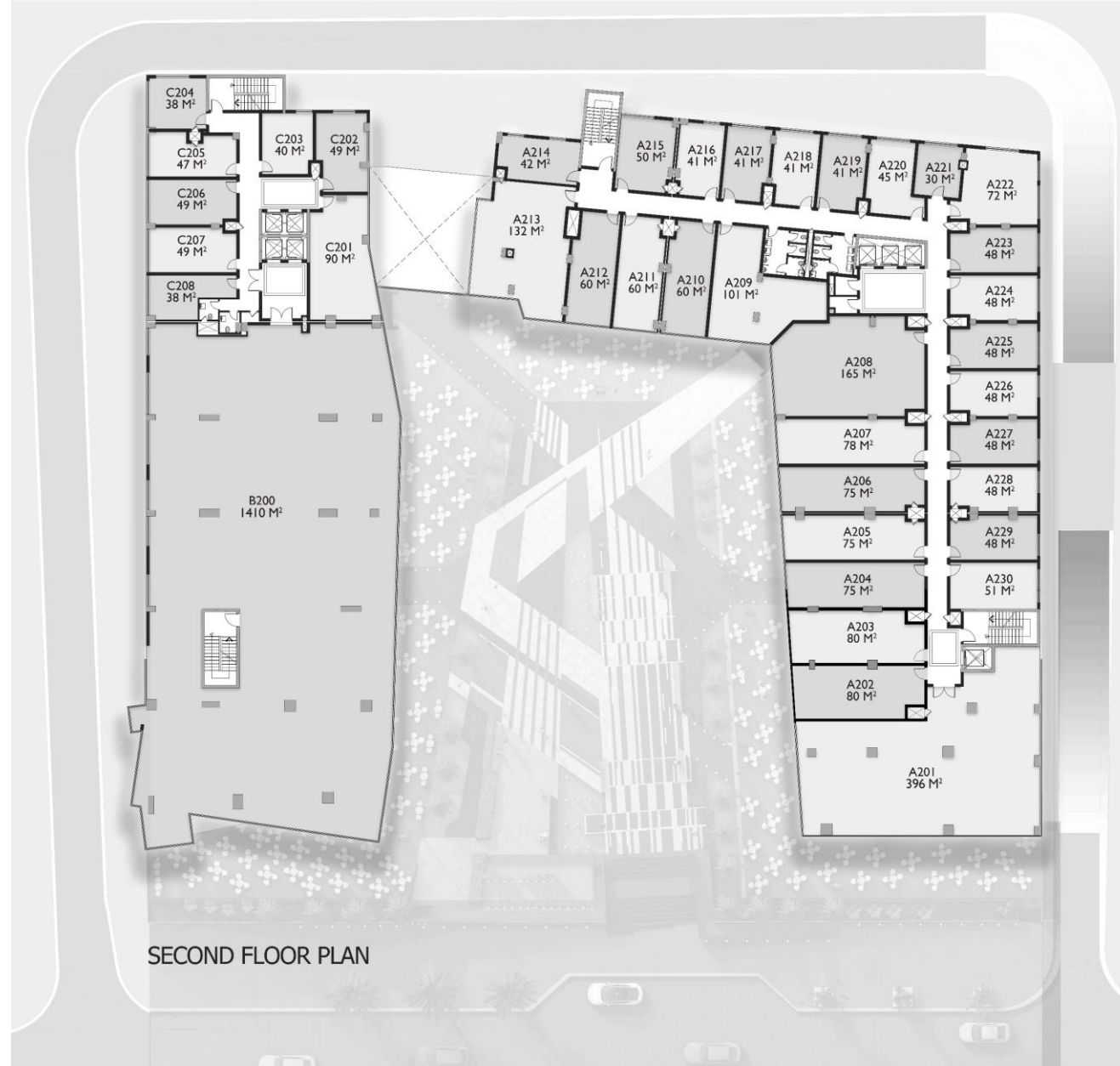


■ FIRST FLOOR PLAN UPPER COMMERCIAL

4-Project Components:

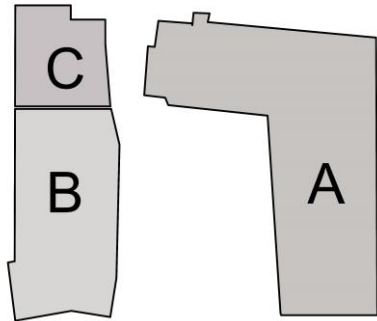


KEY PLAN



■ SECOND FLOOR PLAN

Project Components:

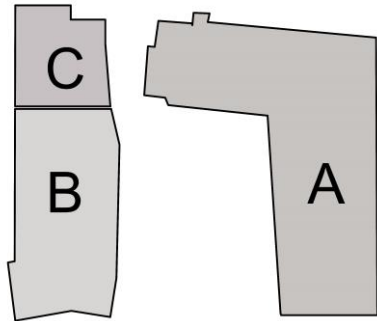


KEY PLAN

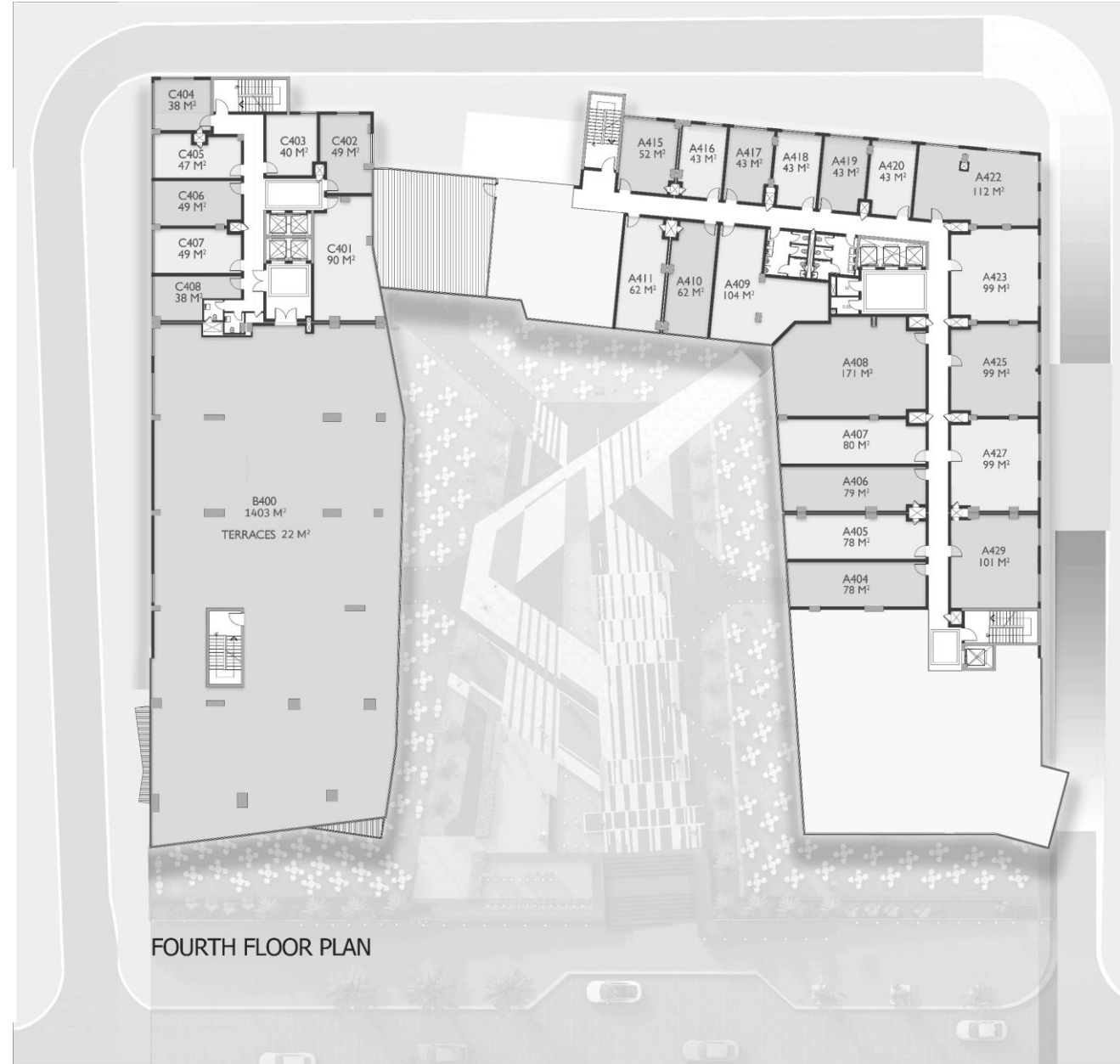


■ THIRD FLOOR PLAN

Project Components:

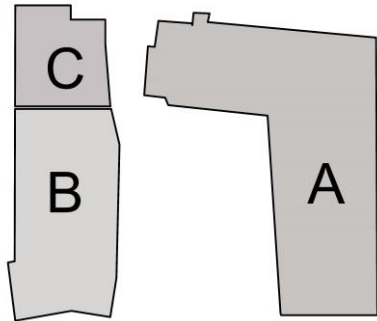


KEY PLAN

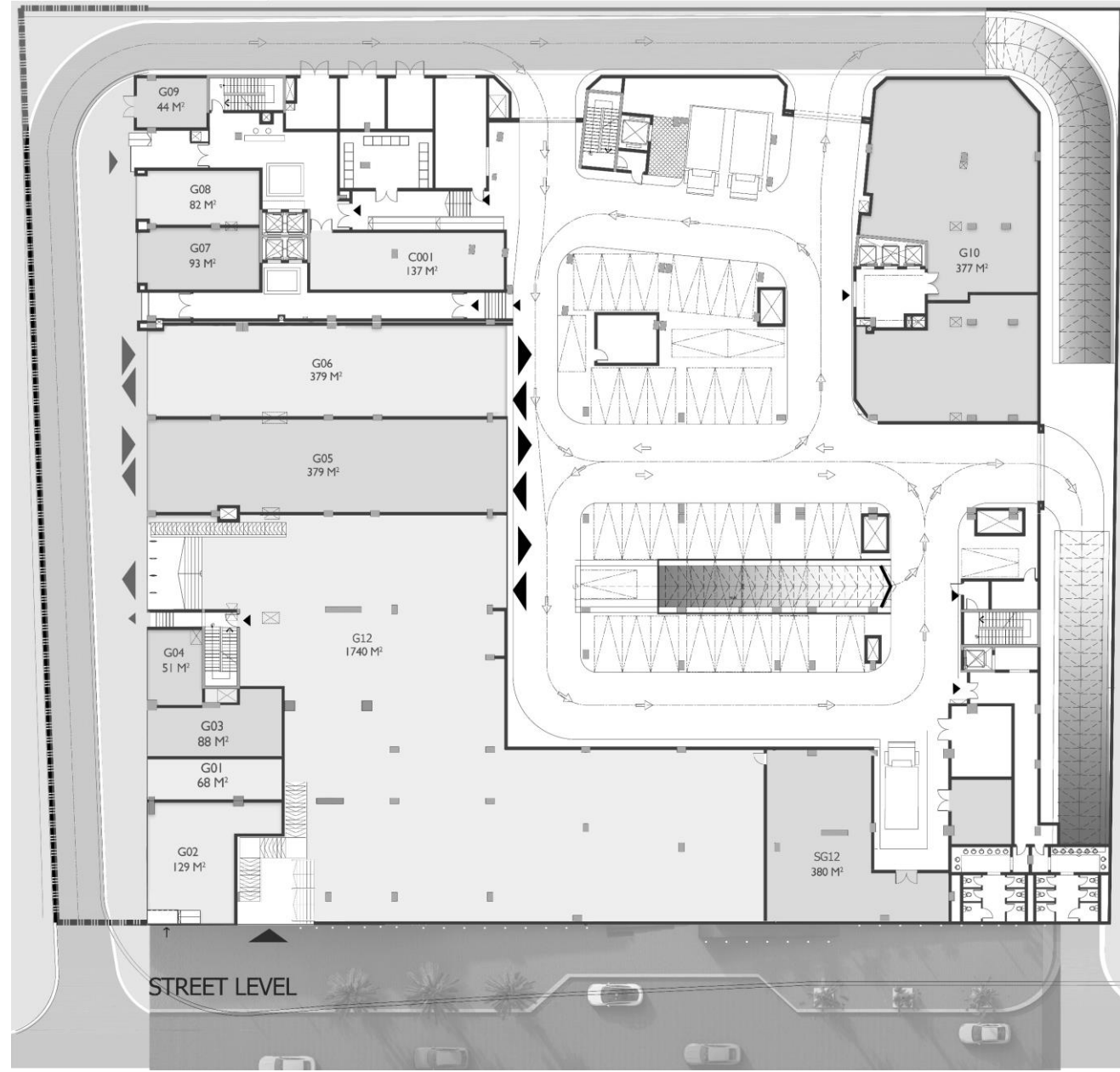


■ FOURTH FLOOR PLAN

Project Components:

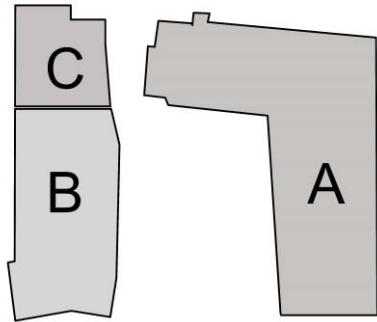


KEY PLAN

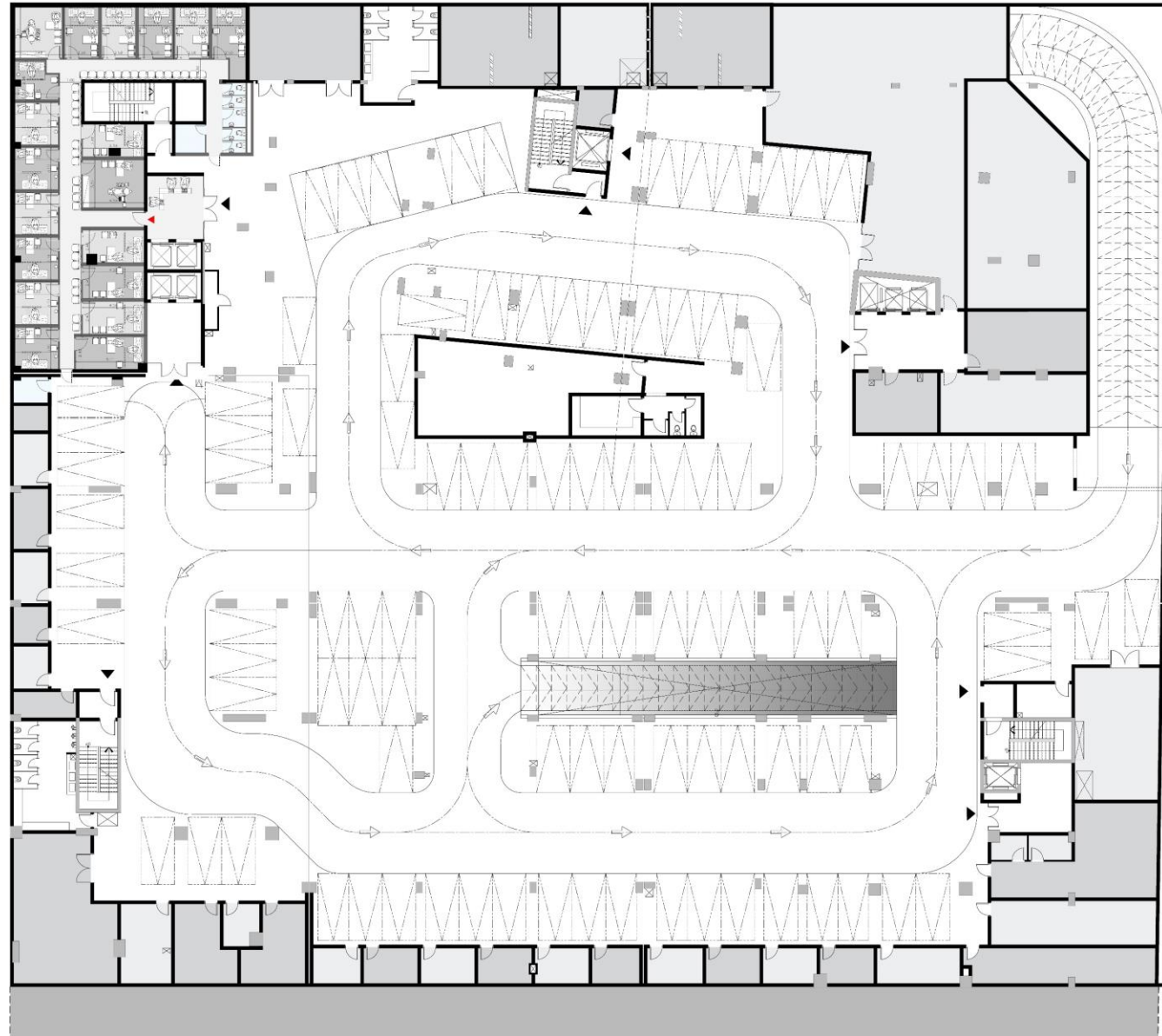


■ STREET LEVEL FLOOR PLAN

Project Components:



KEY PLAN



■ BASEMENT 02 FLOOR PLAN

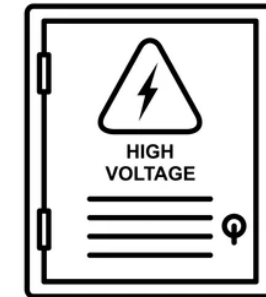
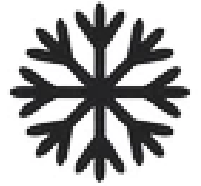
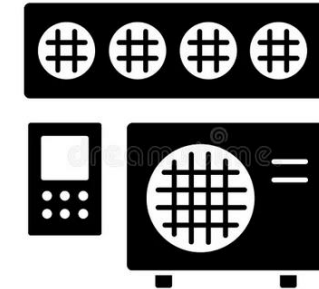
An architectural rendering of a modern urban development. The background features a large, multi-story glass-fronted building with a curved facade. In the foreground, there is a landscaped plaza with tiered seating, trees, and outdoor dining areas with umbrellas. The ground is paved with a geometric pattern. The overall scene is presented in a grayscale, semi-transparent style.

THE GRAY

PROJECT AMENITIES..

Project Amenities:

1. VRF AND CENTRAL A/C SYSTEMS.
2. FIBER OPTIC –(5G) INTERNET CONNECTION . CENTRAL SATELLITE SYSTEMS.
3. SECURITY 24/7 AND CARD ACCESS SYSTEMS.
4. HIGH QUALITY GLAZED & ALUMINUM FACADES.
5. FM 200 / SPRINKLERS/CO2 FIRE FIGHTING SYSTEMS. – FIRE ALARM SYSTEMS.
6. BACK UP GENERATORS.
7. CCTV –ALL PUBLIC SPACES WITH CONTROL ROOM.
8. 9 ELEVATORS (30 SEC WAITING TIME).
9. ATTRACTIVE LED PROFILES AND LIGHTING FIXTURES ON FACADES AND LANDSCAPING .



THE GRAY

INTERNAL CHARACTER & FINISHES....

THE GRAY

Internal Character and Finishes:

FINISHING PACKAGES

■ FLEXI FINISHES: “FOR CLINICS ONLY”

FLOORING:

- PLASTERING FOR FLOORS

WALLS:

- PLASTERING + SEALER (UNDER COAT LAYER)

ELECTRICITY, AC & PLUMBING:

- ELECTRICITY CONDUIT EXCLUDING WIRES
- AC TIE IN.
- DRAINAGE & SUPPLY TIE IN.
- FIRE PIPE TIE IN

EXCLUSIONS:

- FINAL FLOORING LAYER
- FALSE CEILING
- FINAL PAINTINGS COATS
- INTERNAL ELEC. WIRE & SOCKETS
- UNIT DOOR

■ CORE & SHELL “FOR ALL OTHER SPACES”

■ FULLY FINISHED “FOR POLYCLINICS”



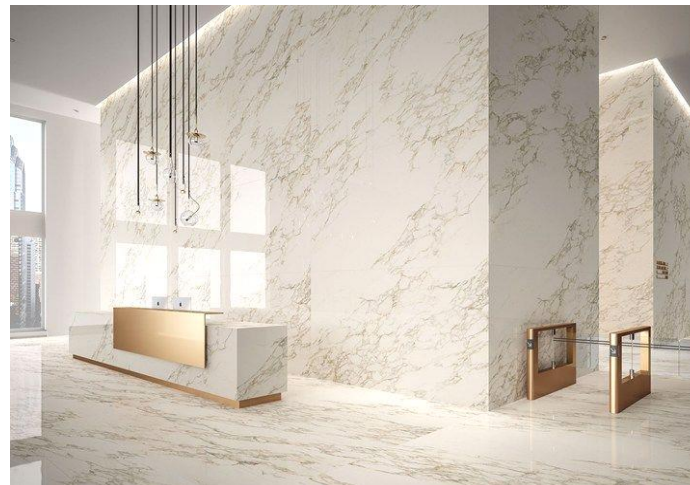
Internal Character and Finishes:



WHITE KARARA



PIATRA GRAY



INTERIOR THEMES SHALL BE BASED ON THE MIX BETWEEN
WHITE AND GRAY + WOODEN CLADDING

An architectural rendering of a modern urban development. The background features a large, multi-story building with a glass facade and a prominent overhanging upper section. The ground floor of the building is lined with commercial spaces, including restaurants and a bank. In the foreground, there is a large, open plaza with a series of wide, shallow steps leading down to a water feature. The plaza is landscaped with trees, shrubs, and outdoor seating areas with umbrellas. The overall scene is presented in a grayscale, semi-transparent style.

THE GRAY

PERSPECTIVES & SHOTS....





Pharmacy

THE GRAY

THE GRAY













SHOW ROOM

35 NORTH WOODWARD AVE

HYPER MARKET

HYPER MARKET

HYPER MARKET

30













PROJECT PARTIES:



SK - Design

ARCHITECTURAL DESIGN



MEP DESIGN



STRUCTUAL DESIGN

SPACETANK

RETAIL CONSULTANT



ELEVATORS



HVAC SYSTEMS

THE GRAY

END OF PRESENTATION

THE GRAY