

**CAPITAL AVENUE**

# SKY AD. DEVELOPMENTS

SKY AD. is owned by a regional market leader that has gained a strong foothold in Abu Dhabi and Al-Ein by setting the benchmark in integrated excellence; offering a multitude of residential and commercial components spanning schools, business parks, and best-in class utilities.

Boasting a vertically-integrated business model where the sky is the limit, SKY AD. Developments is a regional real estate developer, offering landmark mixed used developments that meld residential units with top-class leisure facilities to foster integration at every touch-point.

SKY AD.'s vision is to satisfy the ever-evolving needs of the Egyptian real estate market by crafting sustainable and integrated communities of utmost quality and value, as well as successful partnerships with customers, steeped in an expanded investment portfolio.

# A WALK SETTLED IN RESIDENCE EIGHT

With an avant-garde persona, Capital Avenue is the perfect commercial center by Residence Eight. A fully-fledged project where every moment of life is mindfully maximized to dictate cherished experiences & multi sensory luxuries, shared with a hand-picked community of ultimate privacy.

**FUTURISTIC HOME WHERE SOULFUL POSSIBILITIES  
& NATURAL BEAUTY ABOUNDS.**



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# MULTI SENSORY LUXURIES.



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# A BRACING STROLL THROUGH LIFE.

Living in a fast-paced life, preoccupied with all that makes you repeatedly on the move. You tend to run. But in that busy world all you need sometimes is a place where you could take a walk. One from your office to your favorite cup of coffee or one to a dining spot that perfects your salad. A place where work and leisure are not a long ride away. A place where a breath of fresh air is often enough to give you a break and a bit of energy to restore your force. All it takes is a spot where everything feels close, convenient yet perfected in a way where you have all you may need just a refreshing stroll away.

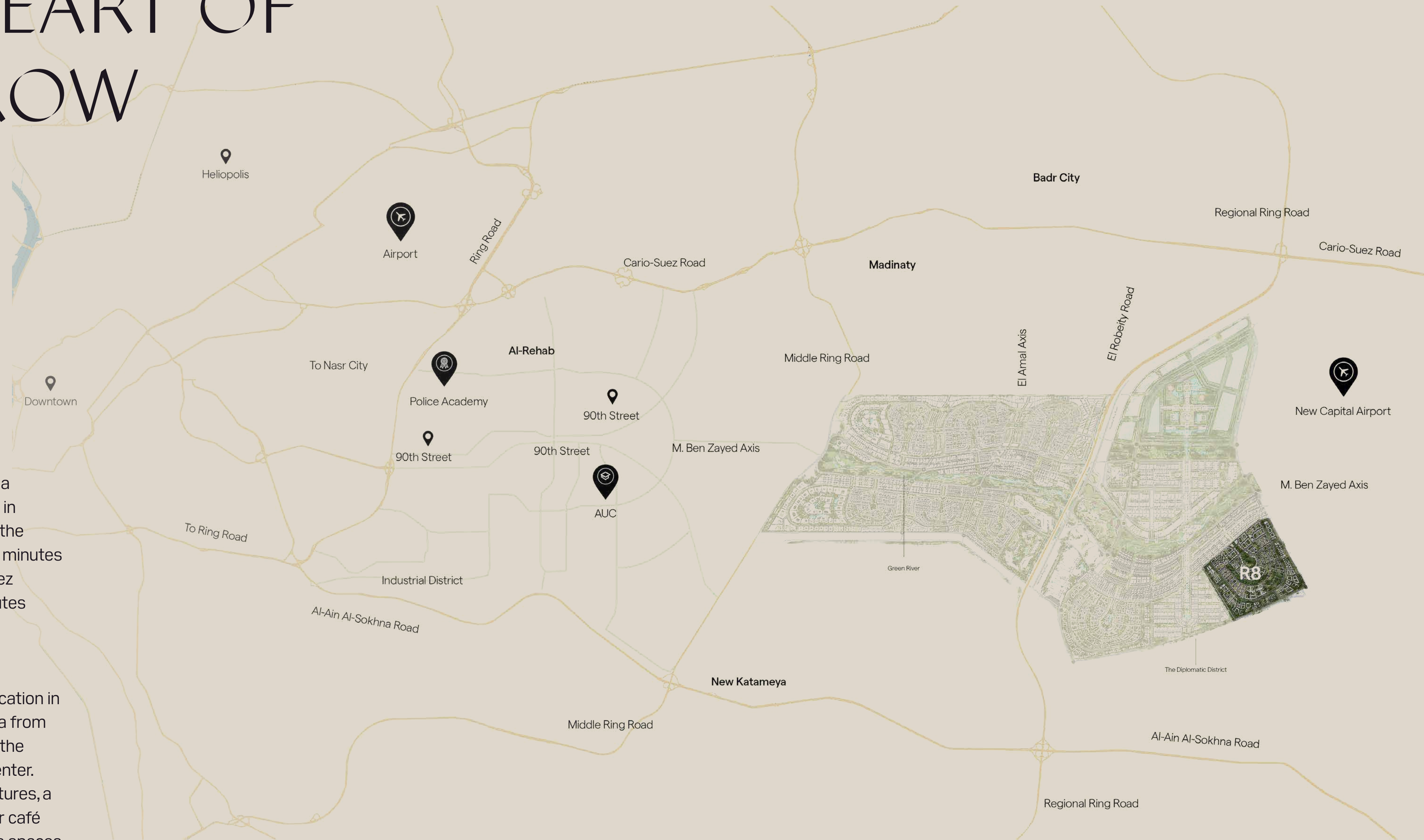




# LIFE INTACT.

Capital Avenue is where you find all you desire, impeccable and close. With various renowned Food & Beverage outlets, premium retail brands, top-notch clinics and reputable administrative offices. As you enjoy pleasant sights of water features and connect with others at a central promenade, outdoor cafe area and kiosks, it's the perfect fuse of all that life offers.

















# IN THE HEART OF TOMORROW

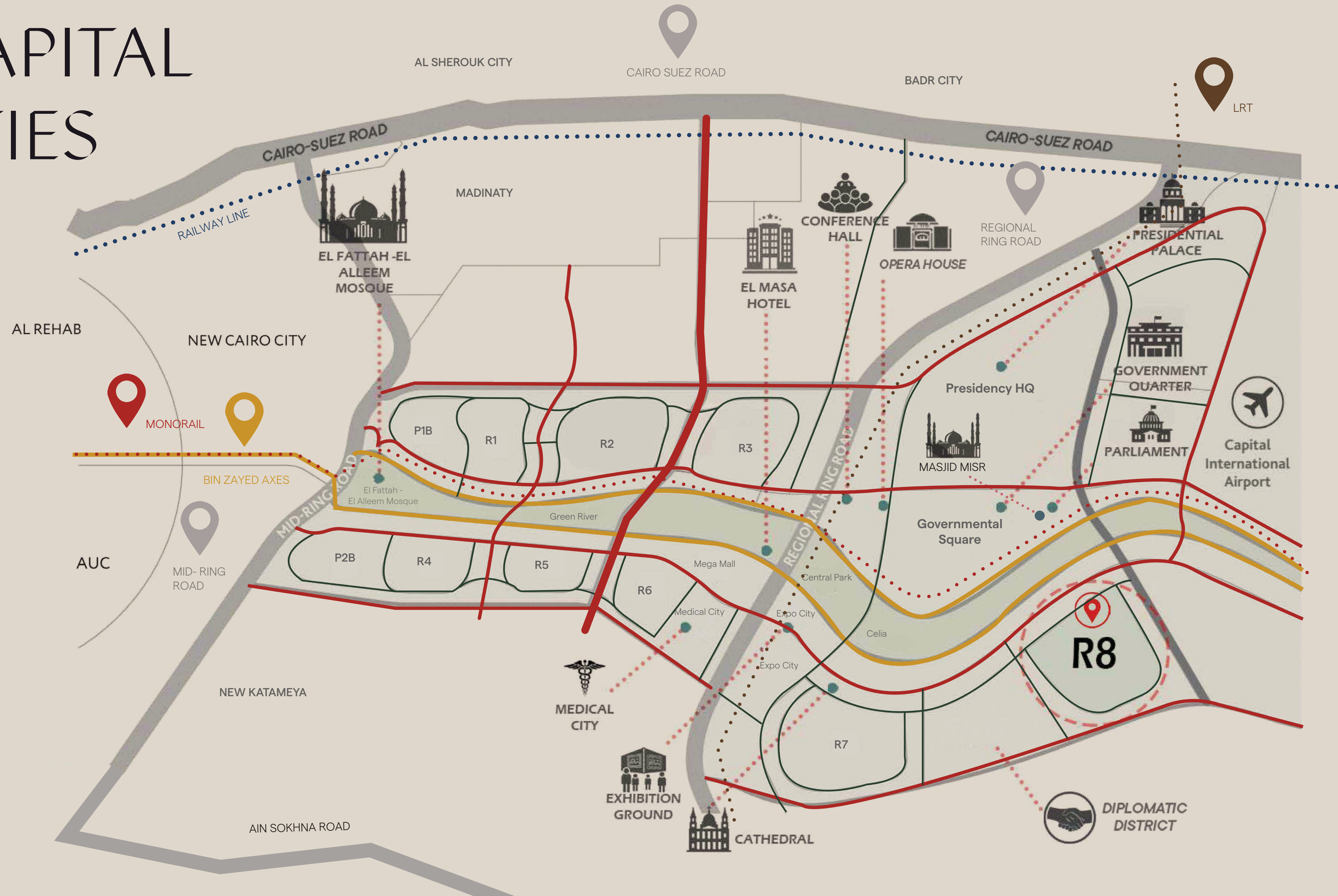


Being in the future's permanent home with a pioneering vision, Capital Avenue is located in Cairo's New Administrative Capital. Where the future unfolds and a brighter life awaits. 20 minutes away from New Cairo, 25 minutes from Suez Road, 35 minutes from the airport, 40 minutes from Heliopolis, and 60 minutes away from Downtown Cairo.

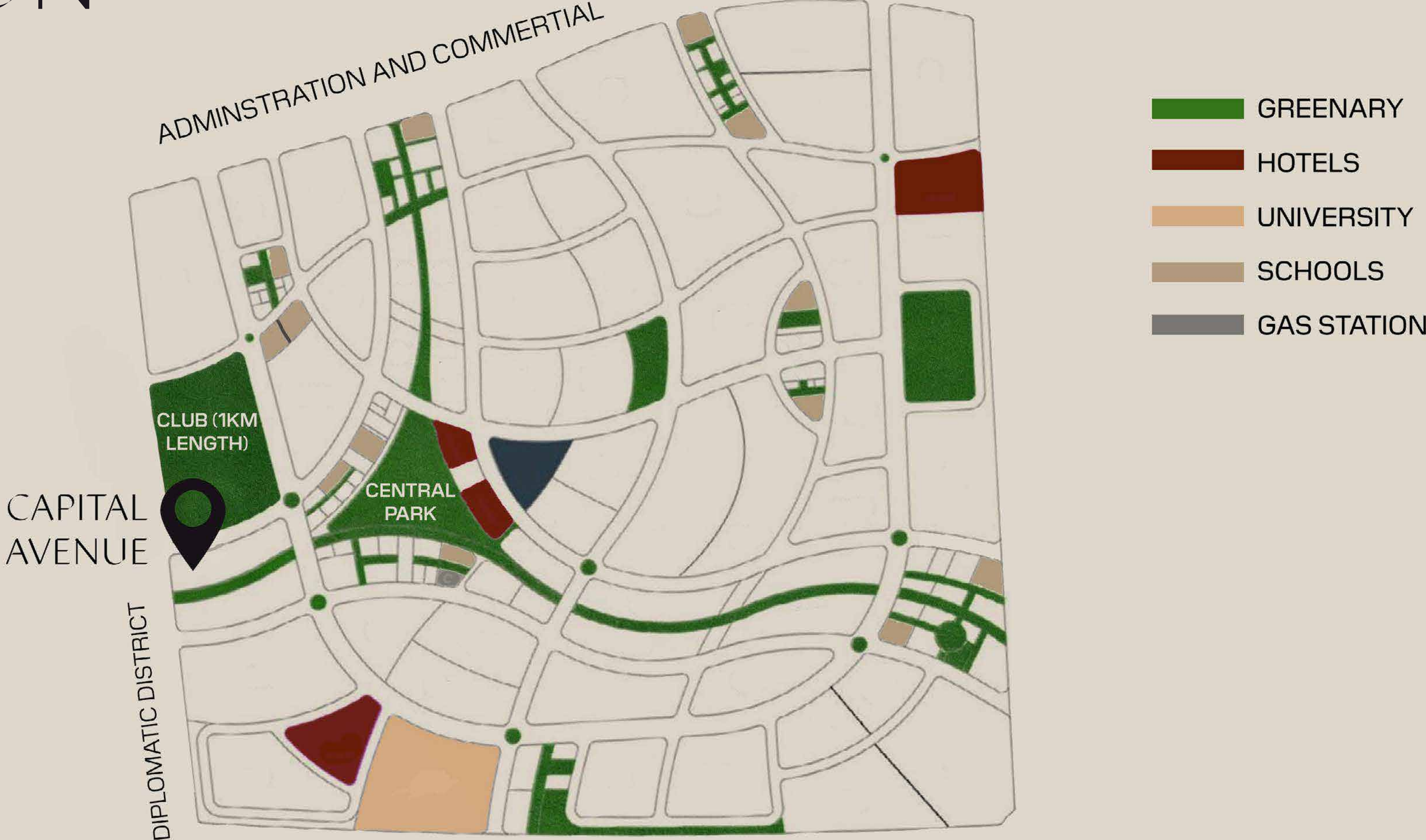
Capital Avenue is fortuitous with a prime location in the R8 area, overlooking the diplomatic area from the east, the open club from the north, and the Green River from the south near the city center. The project is also designed with water features, a central promenade and will offer an outdoor café area and premium brands as well as various spaces for commercial and administrative uses.

# NEW CAPITAL AMENITIES

-  MAIN ROADS
  -  BIN ZAYED AXES
  -  MONORAIL
  -  CENTRAL AXES
  -  INTERNAL AXES
  -  RAILWAY LINE
  -  LRT
- 
-  0.8 KM Diplomatic District
  -  5.5 KM Investment Zone
  -  2.5 KM New Capital Cathedral
  -  3.2 KM New Capital Mosque
  -  10 KM Airport
  -  4.1 KM Government Center
  -  1.6 KM Opera
  -  5.3 KM Medical City
  -  4.8 KM Conference Center



# CAPITAL AVENUE LOCATION





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# MASTER PLAN

Spread over an area of 21,000 SQM Capital Avenue is designed and drawn in a design that maximizes connectivity and convenient navigation throughout.

- 1 - ENTRANCE PLAZA
- 2 - LETTERS SIGNAGE
- 3 - WATER FEATURES
- 4 - OUTDOOR SEATING BENCHES
- 5 - EVENTS PLAZA
- 6 - CENTRAL PROMENADE
- 7 - OUTDOOR CAFÉ AREA
- 8 - KIOSKS
- 9 - SECONDARY DROP-OFF
- 10 - PARKING ENTRANCE
- 11 - SUPERMARKET LOGISTICS ENTRANCE



# AMBLE AROUND ELEMENTS OF LIFE.

Capital Avenue, brings optimum everyday choices close. All what you need is a short walk away with a view to revel in and architectural design to appreciate. With a wide range of amenities that bring you a life so connected that everything is just a few steps away.



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# FOOD & BEVERAGE OUTLETS

TASTES OF LIFE.

Aromas, tastes and dishes from an array of cuisines close to you. If it is a healthy breakfast or a perfect cup of tea, the endless options from F&B outlets will cater to exactly what you're looking for. At Capital Avenue you will be offered a connected variety of options to dine and communicate.

# ONE STOP SHOPPING SPOT

STRIDES THROUGH  
WORLD'S FASHION.

Premium retail brands closer than ever, you'll do all the shopping without dropping. Renowned retail and fashion brands in a confined space in the heart of Capital Avenue, where you are open to the world of fashion without long tiring walks.





# CLINICS

APPOINTMENT TO  
HEAL IS NEAR.

Different offering of spaces designed for top-notch clinics, making needed clinics closer to everyone. No need to commute for a doctor's appointment when everything is within an avenue connected with refreshing promenade walks.

# OFFICE SPACES

INTRIGUING TO CREATE INSPIRATION

Office spaces that are tailored for thinkers, creators and future leaders - inspiring spaces that speak of the project's location and the persona of futuristic individuals.

Providing a work environment that encourages growth and innovation.



# ENCOURAGING GROWTH & INNOVATION.



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ALL YOU DESIRE,  
IMPECCABLE AND CLOSE.



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# FIRST CLASS FINISHING.

Capital Avenue is designed and finished with top-class quality and intricate details. Areas offered for commercial spaces begin from 20m to above 100m and for Administrative spaces areas begin from 40m to above 100m.

Clinics and offices are delivered fully-finished.  
All commercial units are delivered core and shell.

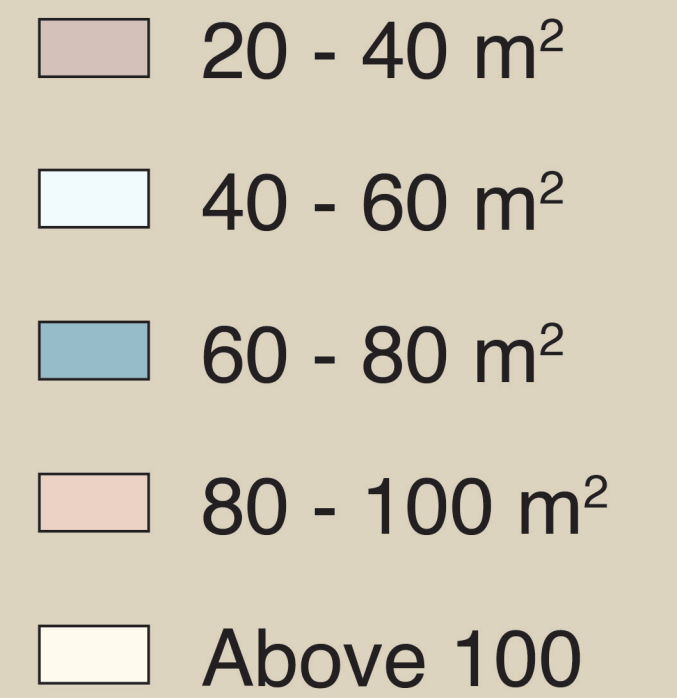
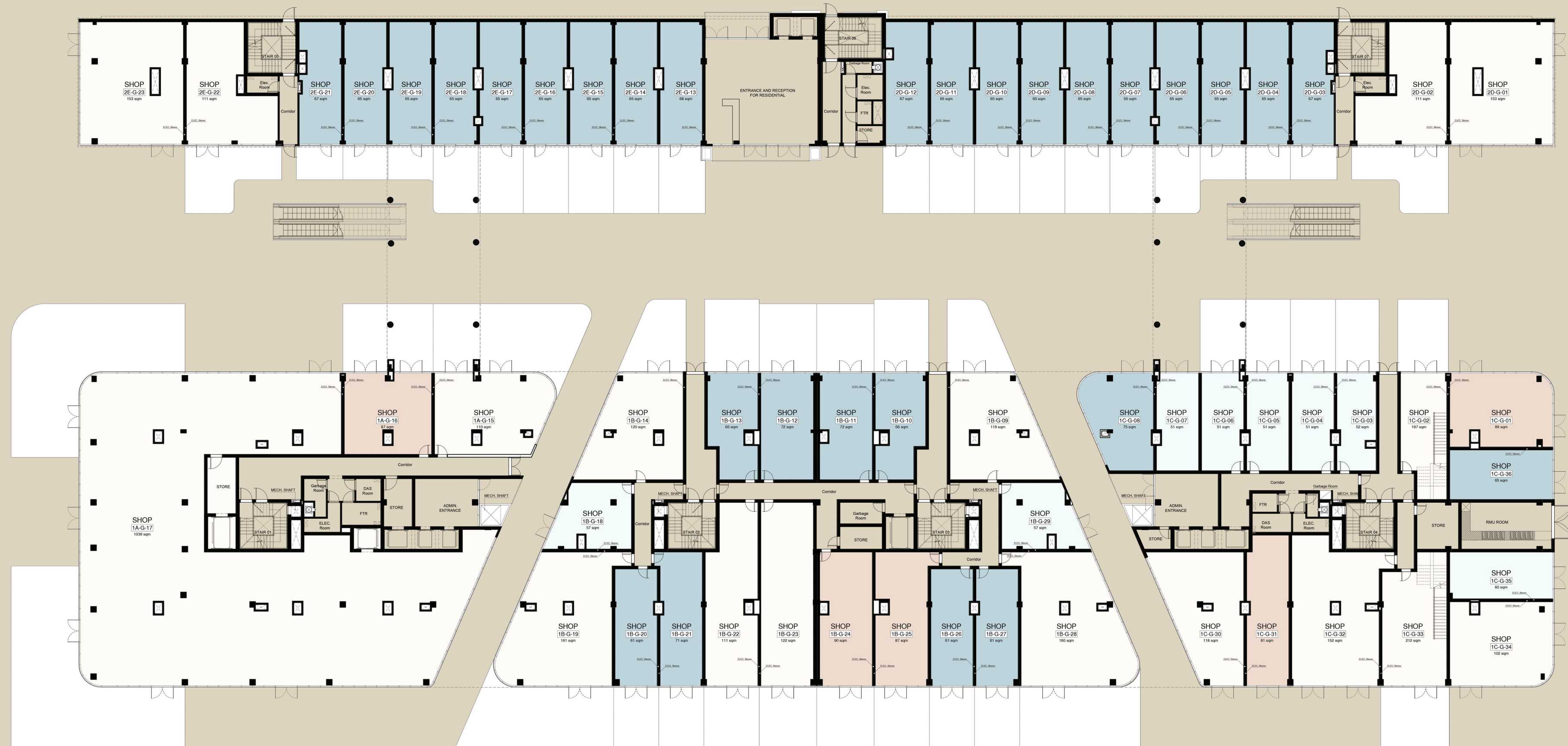


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# Ground Floor

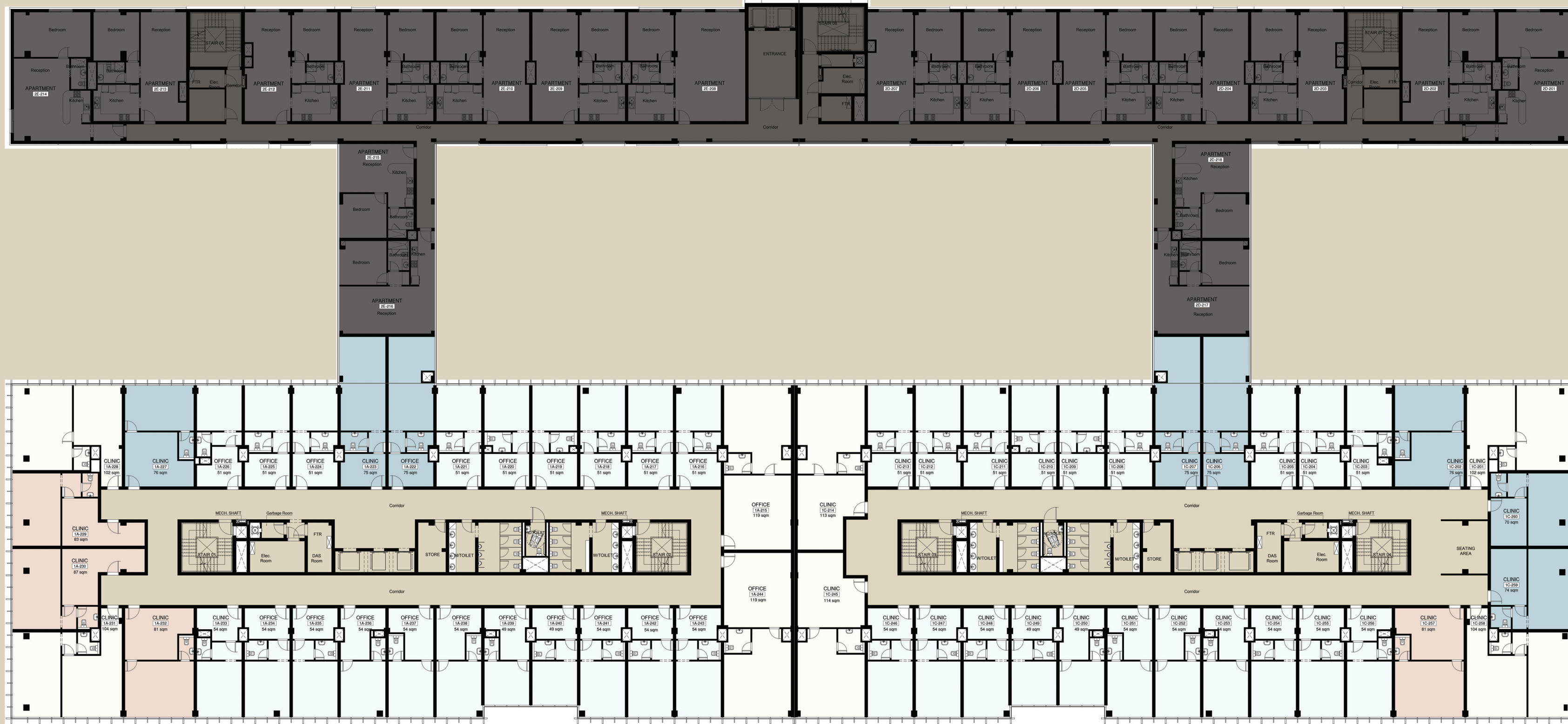


# First Floor



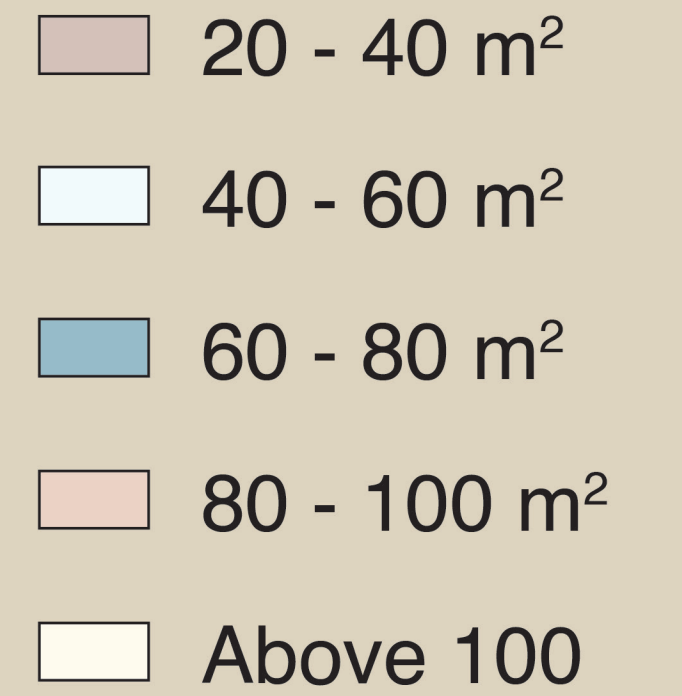
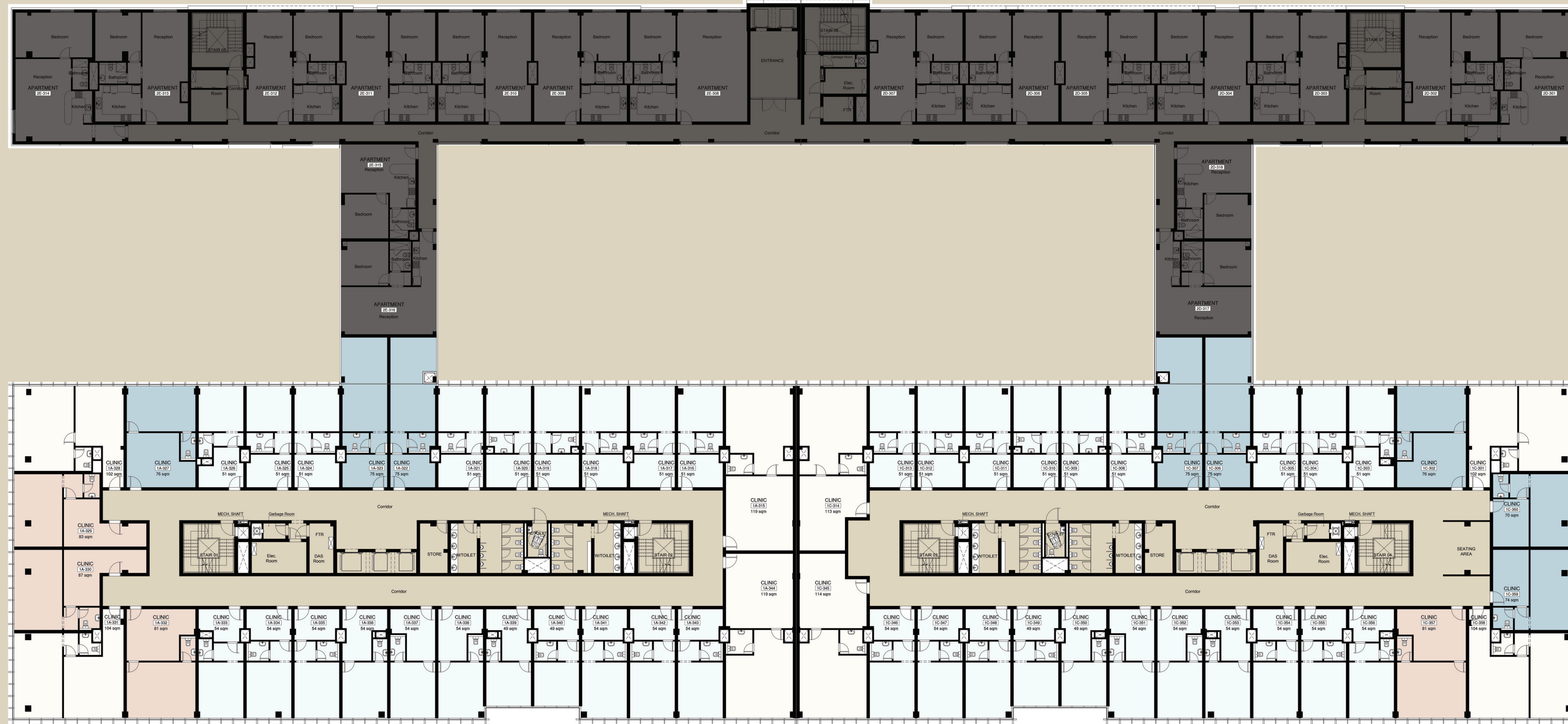
- 20 - 40 m<sup>2</sup>
- 40 - 60 m<sup>2</sup>
- 60 - 80 m<sup>2</sup>
- 80 - 100 m<sup>2</sup>
- Above 100

# Second Floor

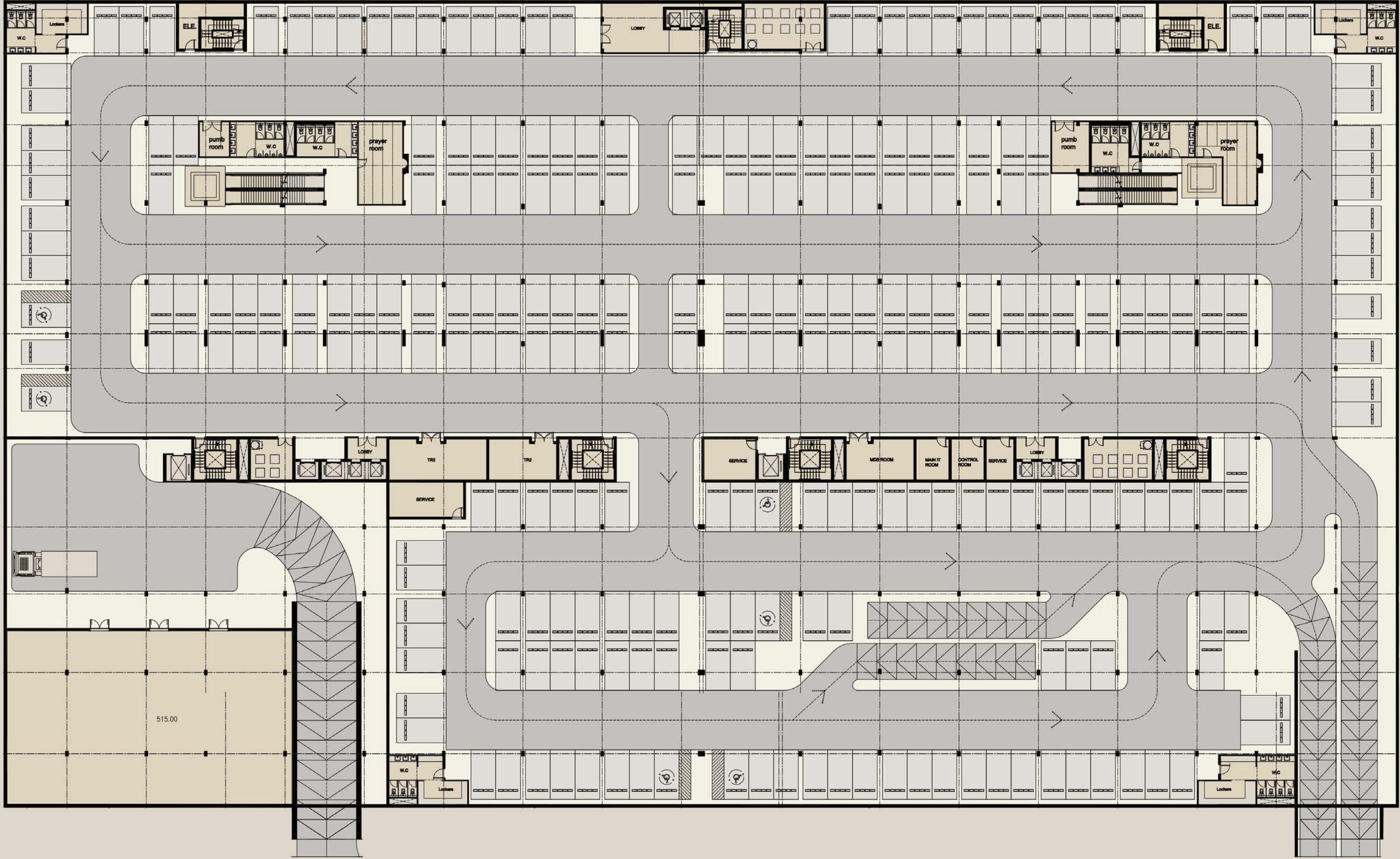


- 20 - 40 m<sup>2</sup>
- 40 - 60 m<sup>2</sup>
- 60 - 80 m<sup>2</sup>
- 80 - 100 m<sup>2</sup>
- Above 100

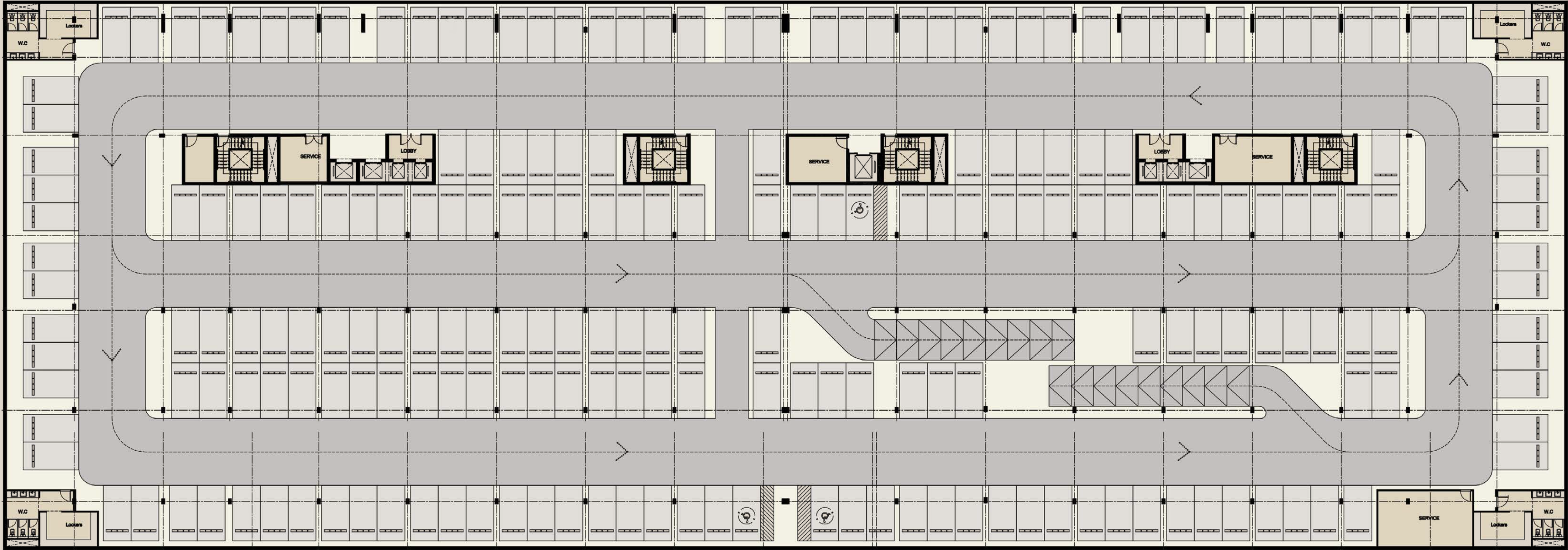
# Third Floor



# BASEMENT ONE



# BASEMENT TWO





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