

# BēMia

A PLATFORM OF MODERN EXCELLENCE

BY/ QONTRAC®



## ABOUT THE DEVELOPER

# QONTRAC<sup>®</sup>

QONTRAC, PART OF ABDELLAH'S SONS GROUP OF COMPANIES, HAS OVER 55 YEARS OF EXPERIENCE WITH OVER 185 PROJECTS IN EGYPT'S CONSTRUCTION AND INFRASTRUCTURE SECTORS. AS ONE OF 10 COMPANIES UNDER ABDELLAH'S SONS GROUP OF COMPANIES UMBRELLA, QONTRAC IS RECOGNIZED FOR ITS FIRST-CLASS CATEGORY DESIGNATION FROM THE EGYPTIAN FEDERATION FOR CONSTRUCTION AND BUILDING CONTRACTORS, REFLECTING OUR COMMITMENT TO QUALITY AND INNOVATION.



FOR OVER 55 YEARS, QONTRAC HAS LED EGYPT'S CONSTRUCTION  
INDUSTRY, DELIVERING IMPACTFUL PROJECTS THAT SHAPE THE NATION

# OUR LEGACY INCLUDES

## **ROADWORKS**

ENHANCING CONNECTIVITY WITH MAJOR HIGHWAY PROJECTS, INCLUDING IN THE 5TH SETTLEMENT.

## **NATIONAL INFRASTRUCTURE**

BUILDING ESSENTIAL SYSTEMS LIKE UTILITY TUNNELS AND SEWER NETWORKS, NOTABLY IN THE NEW ADMINISTRATIVE CAPITAL.

## **UTILITY SYSTEMS**

IMPLEMENTING WATER, SEWAGE, AND ELECTRICAL SYSTEMS IN KEY HOUSING PROJECTS.

## **MEGA PROJECTS IN NEW CITIES**

DRIVING URBAN EXPANSION WITH DEVELOPMENTS IN AREAS LIKE THE 3RD SETTLEMENT.

OUR COMMITMENT TO QUALITY AND INNOVATION MAKES QONTRAC A CORNERSTONE OF EGYPT'S PROGRESS, DELIVERING SUSTAINABLE SOLUTIONS FOR THE FUTURE.



ELEVATE YOUR ENTERPRISE IN OUR MODERN OFFICE SPACES  
DESIGNED FOR PRODUCTIVITY AND INNOVATION.

WEL  
COME TO BēMa



2024



©

**BUILDING  
TRUST THROUGH  
EXCEPTIONAL  
EXPERIENCE**

**A PLATFORM FOR COLLECTIVE GROWTH**

AT BEMA, THE NAME ITSELF DERIVED FROM THE ANCIENT GREEK WORD FOR PLATFORM AND STEP SYMBOLIZES OUR COMMITMENT TO BUILDING NOT JUST STRUCTURES, BUT A BRIGHTER FUTURE TOGETHER. THIS PROJECT STANDS AS A TESTAMENT TO OUR DEDICATION TO NURTURING COMMUNITIES WHERE BUSINESSES AND RELATIONSHIPS FLOURISH.



# BēMā

WE BELIEVE THAT EVERY STEP WE TAKE IS ROOTED IN THE STRENGTH OF OUR PAST, GUIDING US AS WE FORGE A PATH FORWARD. BEMA IS MORE THAN JUST A SPACE; IT IS A SHARED VISION FOR A THRIVING ENVIRONMENT THAT INSPIRES CREATIVITY, COLLABORATION, AND CONNECTION. JOIN US ON THIS JOURNEY AS WE CREATE A LEGACY THAT REFLECTS OUR VALUES AND ASPIRATIONS, PAVING THE WAY FOR A VIBRANT COMMUNITY WHERE EVERYONE CAN THRIVE.

IT'S A PRIME LOCATION  
IN THE NEW CAPITAL

LOCATED IN **MU23**  
STRATEGICALLY POSITIONED  
BETWEEN ZONES R2 AND R3



**5** SPORTS  
CITY  
MINS

**7** KNOWLEDGE  
CITY  
MINS

**10** MUSTAKBAL  
CITY  
MINS

**10** SUEZ  
ROAD  
MINS

**15** MADINATY  
MINS

**20** FIFTH  
SETTLEMENT  
MINS

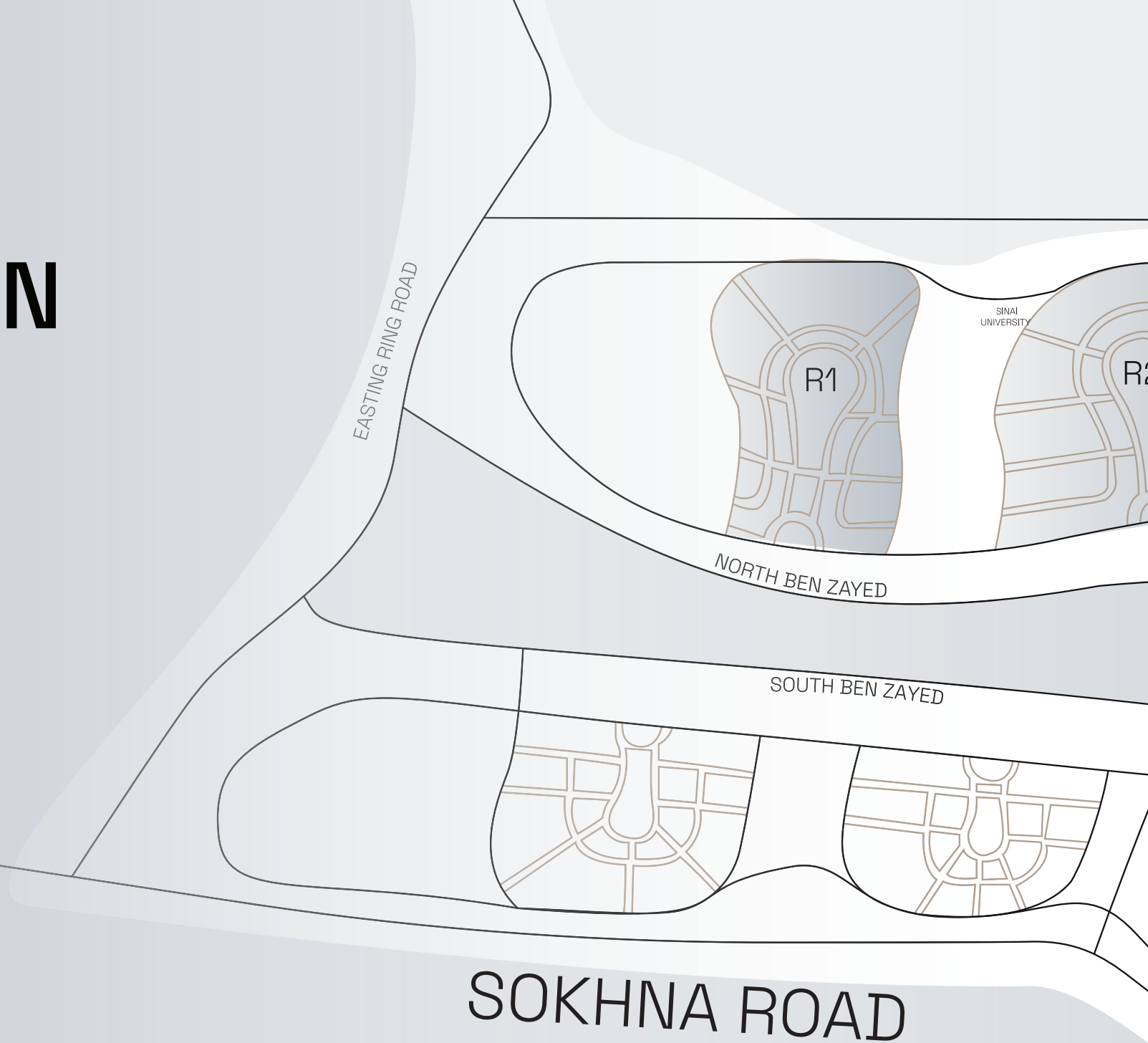
**45** AL AIN EL  
SOKHNA  
MINS

MASR  
ELGEDIDA

**30** CAIRO  
AIRPORT  
MINS

NEW CAIRO

# OUR LOCATION



AL-AMAL

SPORT CITY

KNOWLEGE CITY

R3

H9

SMART VILLAGE

REGIONAL RING ROAD

ICONIC TOWER

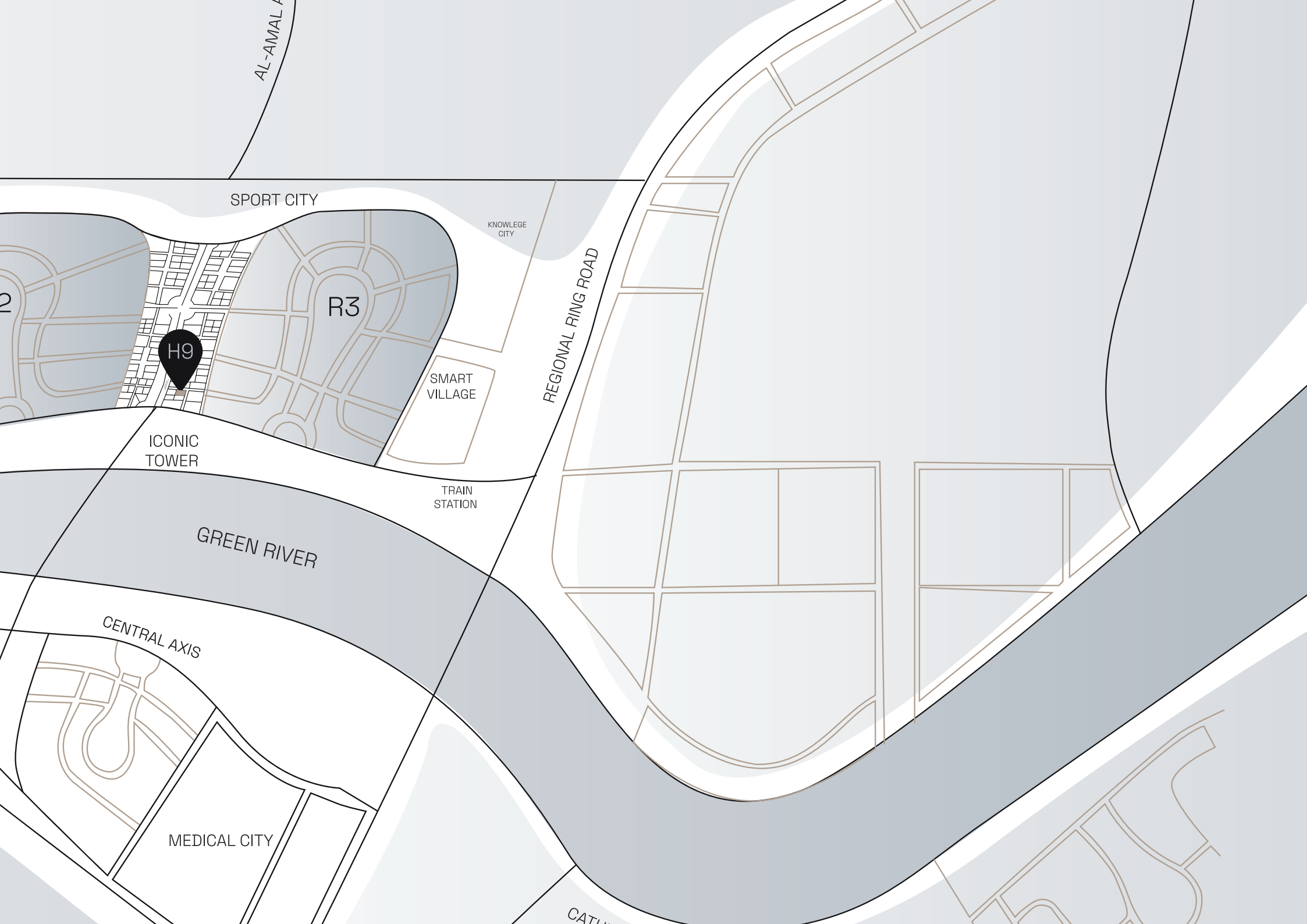
TRAIN STATION

GREEN RIVER

CENTRAL AXIS

MEDICAL CITY

CATLI



# OPENING UP A WORLD FULL OF OPPORTUNITIES



## THE STORY BEHIND BĒMA

BĒMA MARKS A SIGNIFICANT MILESTONE IN COMMERCIAL AND ADMINISTRATIVE DEVELOPMENT, EMBODYING OVER 55 YEARS OF OUR FAMILY'S LEGACY IN THE CONSTRUCTION INDUSTRY. IT IS MORE THAN JUST A PHYSICAL SPACE;

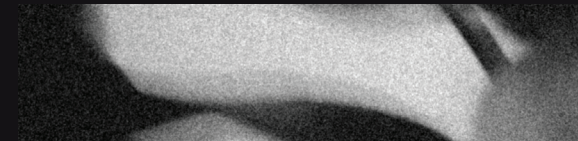
BĒMA SERVES AS A PLATFORM FOR BUSINESSES TO THRIVE, REFLECTING OUR UNWAVERING COMMITMENT TO QUALITY AND INNOVATION. FROM HUMBLE BEGINNINGS AS A FAMILY BUSINESS, WE HAVE EVOLVED INTO A RESPECTED LEADER, RENOWNED FOR TURNING VISION INTO REALITY.

BĒMA REPRESENTS THE CULMINATION OF DECADES OF HARD WORK AND PERSEVERANCE, BRIDGING OUR RICH HISTORY WITH FUTURE ASPIRATIONS.

# Bēma



**BRIDGING  
IDEAS, PEOPLE  
& POSSIBILITIES**



# VISION

TO BECOME A PREMIER DESTINATION WHERE MODERN BUSINESS SPACES MEET INNOVATION, CREATING A VIBRANT HUB FOR COLLABORATION, GROWTH, AND THE FUTURE OF COMMERCE.



# MISSION

WE ARE COMMITTED TO DELIVERING METICULOUSLY DESIGNED COMMERCIAL AND ADMINISTRATIVE SPACES THAT FOSTER CREATIVITY, EFFICIENCY, AND A THRIVING BUSINESS COMMUNITY. OUR GOAL IS TO BUILD ENVIRONMENTS WHERE IDEAS FLOURISH, CONNECTIONS THRIVE, AND BUSINESSES GROW STRONGER TOGETHER.



BeMa

WE ARE A COMMUNITY WHERE BUSINESSES COME TOGETHER, LEVERAGING EACH OTHER'S STRENGTHS TO DRIVE GROWTH AND INNOVATION. HERE, PARTNERSHIPS TURN CHALLENGES INTO OPPORTUNITIES, FOSTERING A COLLABORATIVE ENVIRONMENT THAT EMPOWERS EVERY BUSINESS TO THRIVE AND SUCCEED TOGETHER



**WHERE BUSINESSES  
UNITE AND GROW  
STRONGER**

## HOUSEKEEPING SERVICES

ENSURING A CLEAN  
AND PROFESSIONAL ENVIRONMENT

## ADA FRIENDLY

ACCESSIBLE DESIGN FOR INCLUSIVITY  
AND EASE OF MOVEMENT

## MULTIPLE ELEVATORS

ENSURING SMOOTH ACCESS  
THROUGHOUT THE BUILDING

## EMERGENCY EXITS

CLEARLY MARKED FOR  
SAFE, QUICK EVACUATION

# FACILITIES AND AMENITIES

## **FIRE DETECTION & PROTECTION SYSTEM**

ADVANCED SYSTEMS FOR EARLY  
DETECTION AND SWIFT RESPONSE

## **BACKUP POWER**

ENSURING UNINTERRUPTED OPERATIONS  
DURING OUTAGES

## **CCTV SURVEILLANCE**

24/7 MONITORING FOR  
ADDED SECURITY

## **CENTRAL AIR CONDITIONING**

MAINTAINING A COMFORTABLE  
WORK ENVIRONMENT

## **PANORAMIC VIEWS**

STUNNING, UNOBSTRUCTED VISTAS  
FOR A PREMIUM EXPERIENCE

## **SOLAR PANELS**

COMMITMENT TO SUSTAINABILITY  
AND ENERGY EFFICIENCY

# OUTDOOR AREA

EXCEPTIONAL AREA FOR WORK  
AND SOCIALIZATION TO THRIVE



# SHARED MEETING ROOMS

EMPOWERING COLLABORATION WITH  
SHARED SPACES FOR GREATER IMPACT



# UNDERGROUND PARKING

AMPLE PARKING SPACE TO  
ACCOMMODATE BUSINESSES  
AND CLIENTS



# OPEN GREEN AREAS

PROVIDING A PLEASANT  
ENVIRONMENT FOR RELAXATION AND  
COLLABORATION

Bank





FULLY FINISHED  
COMMON AREAS

A PROFESSIONAL ATMOSPHERE  
FROM THE MOMENT YOU ENTER

A modern glass skyscraper with a large, cantilevered glass entrance canopy. The building's facade is highly reflective, showing the sky and surrounding environment. The word 'BEMA' is prominently displayed in large, white, 3D letters on the upper part of the building. The ground floor is a glass-walled atrium with people walking through it. In the foreground, there is a paved plaza with a small fountain and some greenery. The sky is clear and blue.

BEMA

**DIRECT ACCESS  
FROM SEVERAL GATES**

CONVENIENT ENTRY POINTS FOR  
TENANTS AND VISITORS



BēMā

BēMā

Restaurant

Sh

F & B

Sh

Sh

Sh

# ARCHITECTURE

THE ARCHITECTURE OF BĒMA IS A CELEBRATION OF  
INNOVATION AND AESTHETIC APPEAL.

KEY FEATURES INCLUDE:

## **INNOVATIVE FACADES**

STRIKING DESIGNS THAT ENHANCE THE  
BUILDING'S VISUAL IMPACT.

## **FACADE CLEANING THROUGH CATWALKS**

ENSURING THE BUILDING MAINTAINS ITS  
PRISTINE APPEARANCE.

## **AESTHETIC DOUBLE SKIN FACADES**

IMPROVING THERMAL PERFORMANCE  
WHILE ADDING BEAUTY.

## **AESTHETIC LANDSCAPE**

BEAUTIFULLY DESIGNED OUTDOOR  
SPACES COMPLEMENT THE BUILDING'S  
ARCHITECTURE.

## **HEAT REDUCTION**

DESIGNED TO MINIMIZE HEAT  
ABSORPTION AND IMPROVE ENERGY  
EFFICIENCY.

## **DOUBLE HEIGHT ENTRANCE WITH SECURITY**

A GRAND AND SECURE WELCOME  
FOR VISITORS.



BEMA

BEMA

LIFETIME

MOBITUP

Jewellery

MOBITUP

LOBBY



BEMMA

Corona 17

SafeWay Pharmacy

Jewelry



PROFESSIONAL SPACES TAILORED FOR EFFICIENT  
BUSINESS OPERATIONS

# ADMINISTRATIVE



BĒMA'S ADMINISTRATIVE SPACES ARE DESIGNED TO FOSTER PRODUCTIVITY AND COLLABORATION, CATERING TO THE NEEDS OF MODERN BUSINESSES. WITH STATE-OF-THE-ART FACILITIES AND THOUGHTFULLY PLANNED LAYOUTS, THESE ENVIRONMENTS PROMOTE EFFICIENCY AND INNOVATION.



VERSATILE UNITS DESIGNED TO  
SUPPORT VARIOUS BUSINESS NEEDS



# COMMERCIAL

BĒMA ALSO BOASTS VIBRANT COMMERCIAL SPACES THAT PROVIDE EXCELLENT RETAIL OPPORTUNITIES. ITS STRATEGIC LAYOUT AND PRIME LOCATION MAKE IT A BUSTLING MARKETPLACE FOR SHOPPERS, OFFERING DIVERSE SERVICES AND PRODUCTS THAT MEET THE COMMUNITY'S NEEDS.



PRIME  
SPACES,  
ENDLESS  
POSSIBILITIES



BēMā

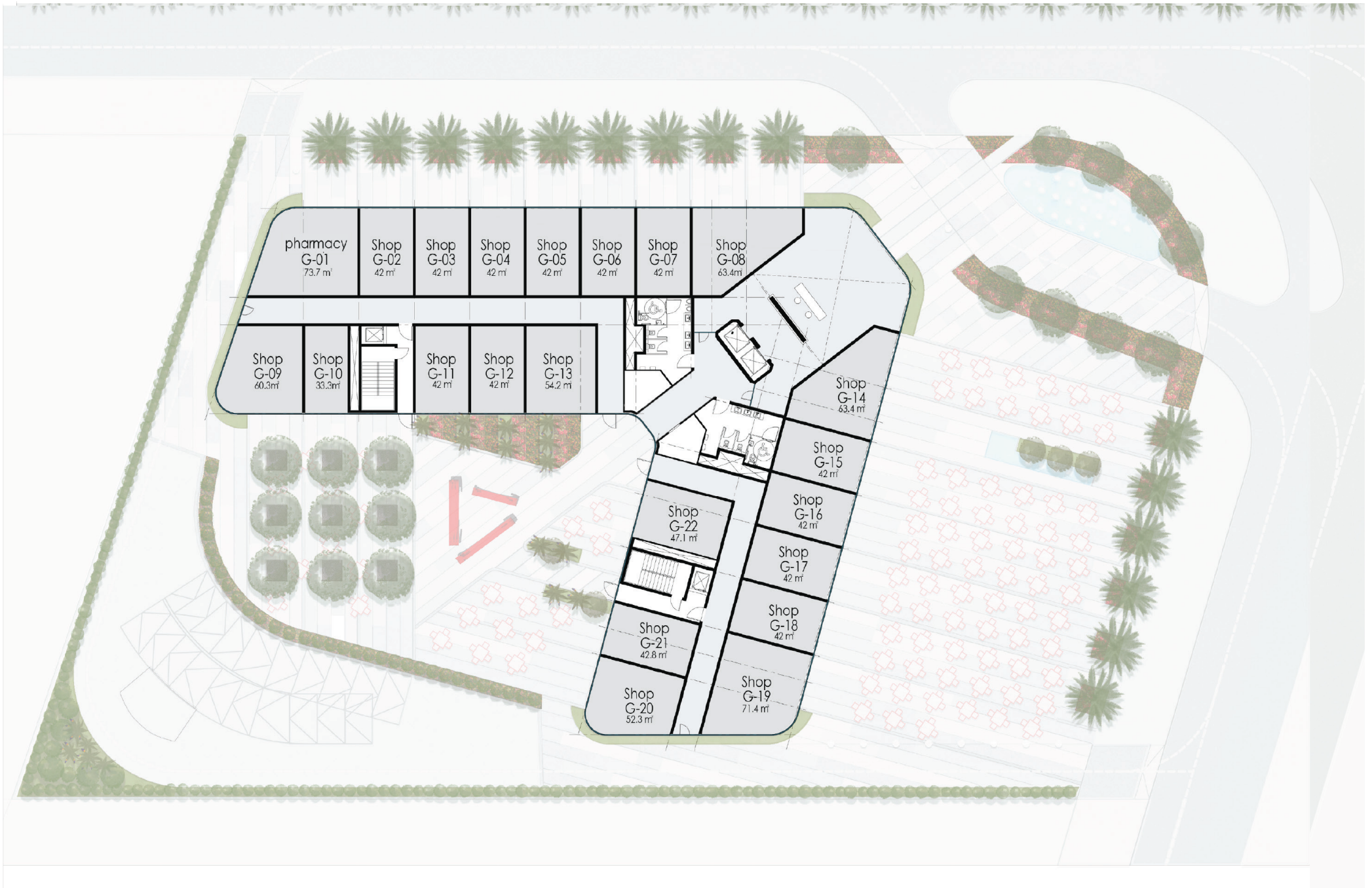
SPACES THAT EMPOWER PRODUCTIVITY

# FLOOR PLANS

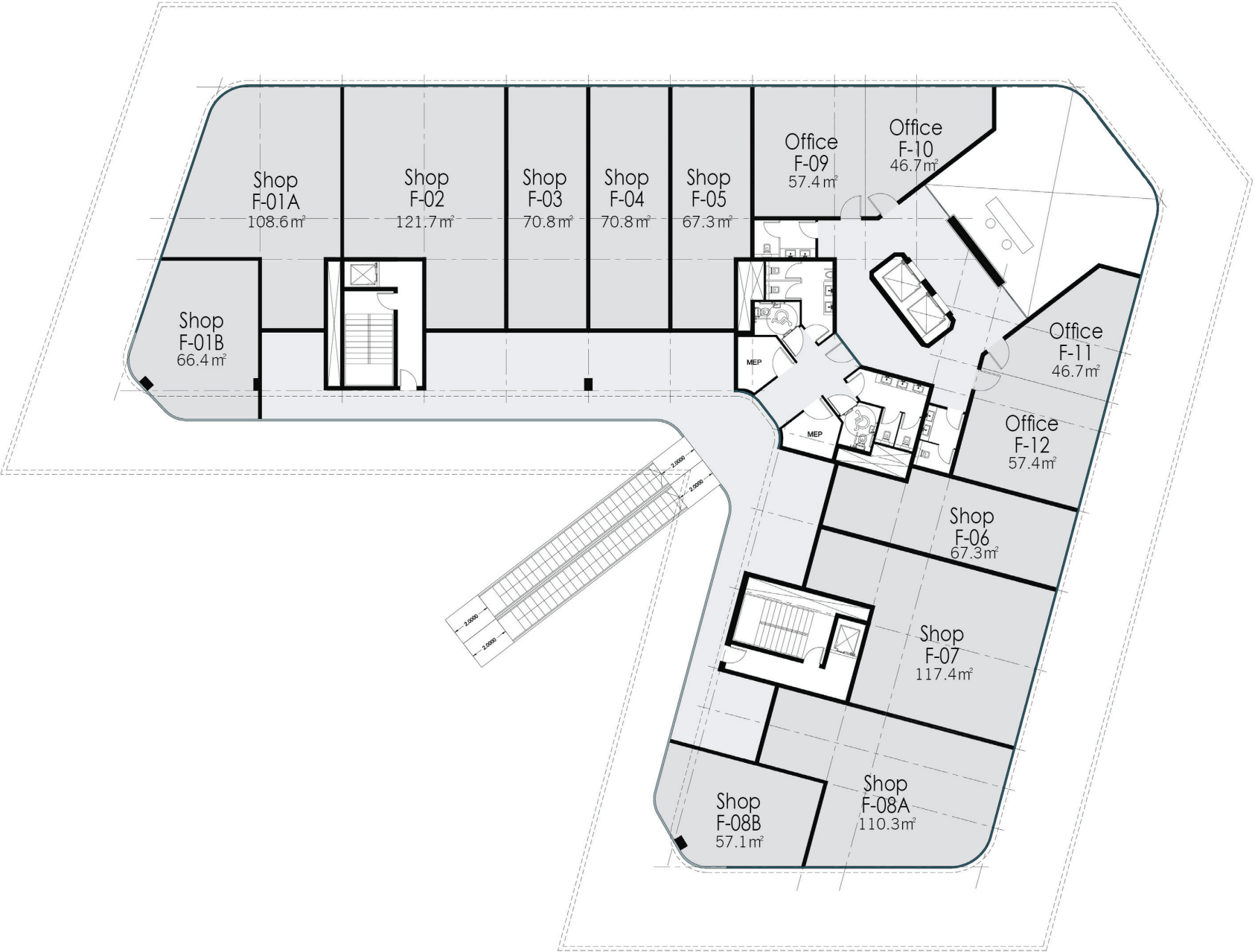
# Masterplan



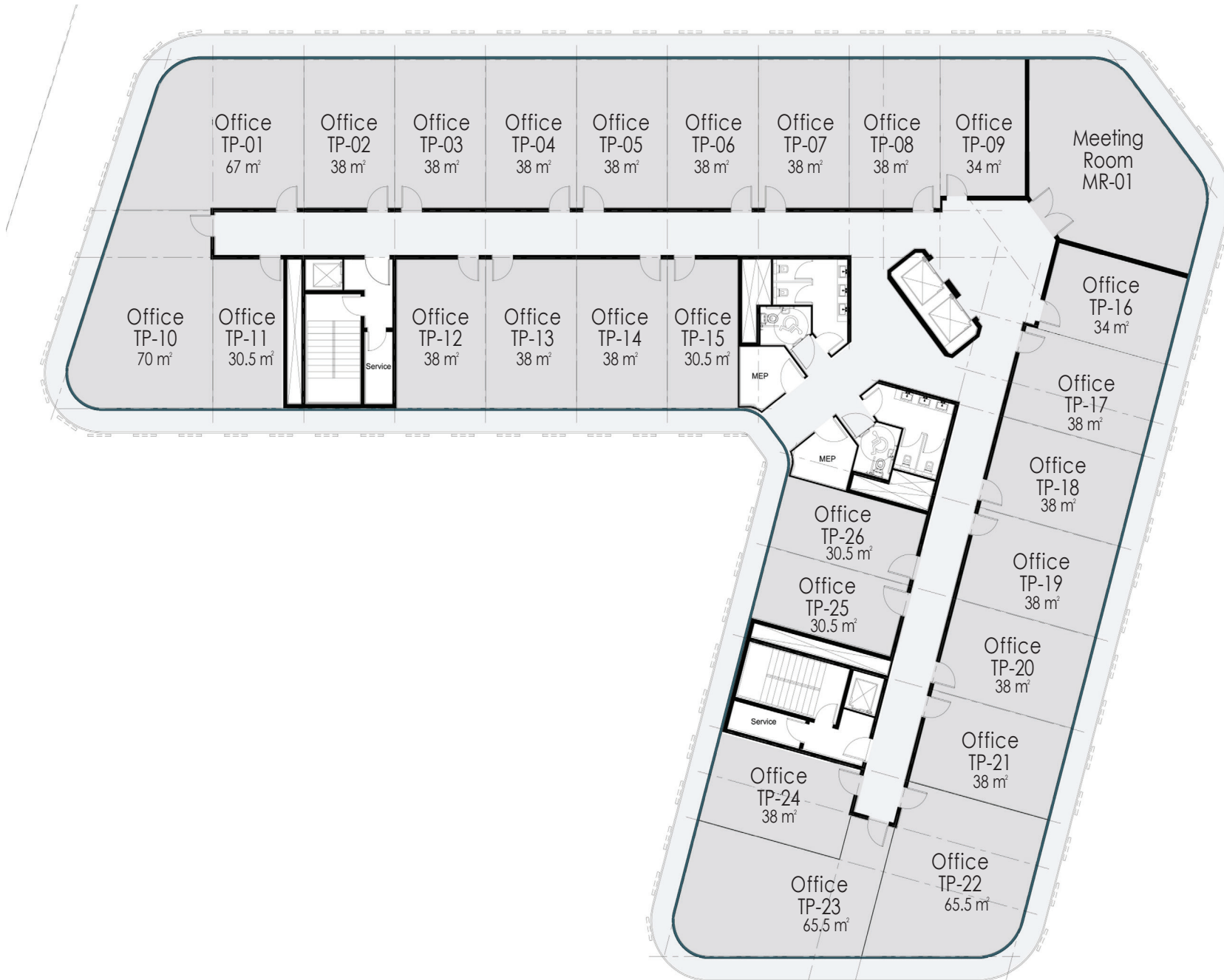
# GROUND FLOOR



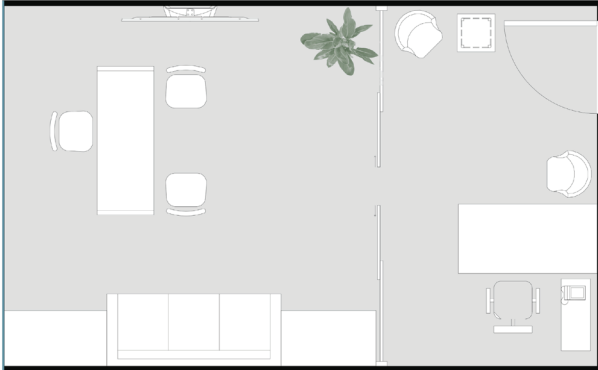
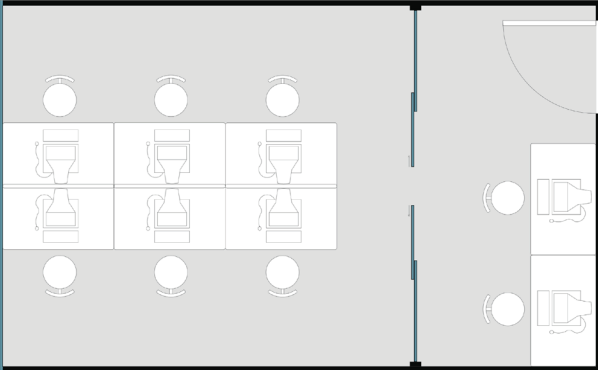
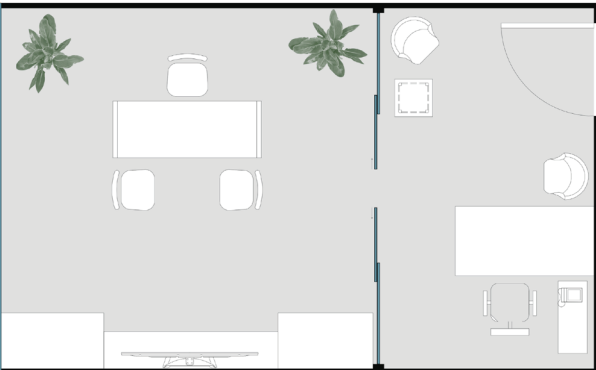
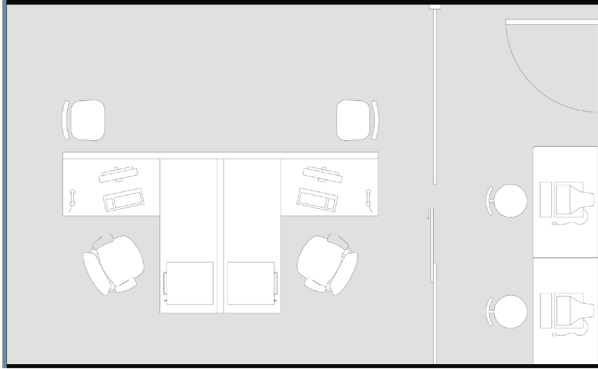
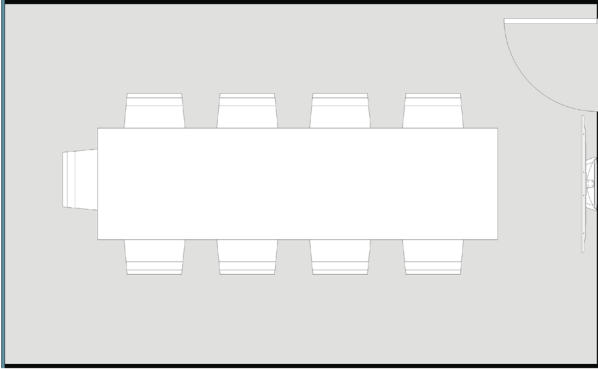
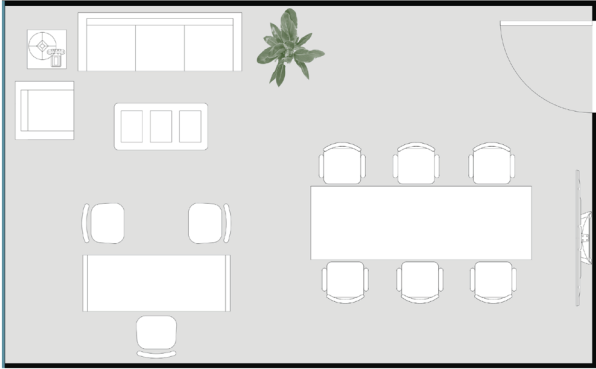
# First Floor



# TYPICAL FLOOR

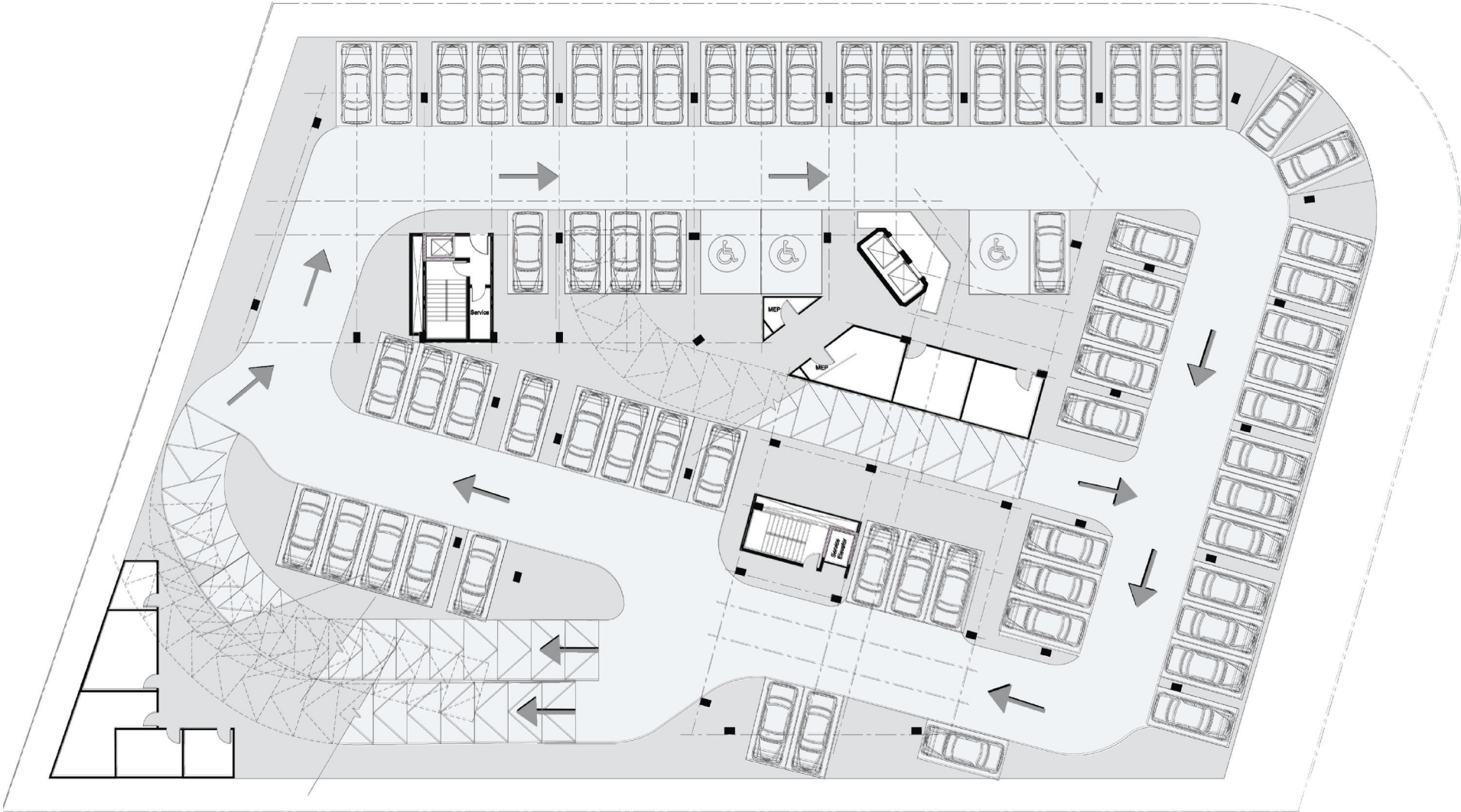


# Offices Prototypes for 38 m<sup>2</sup>



# FIRST BASEMENT

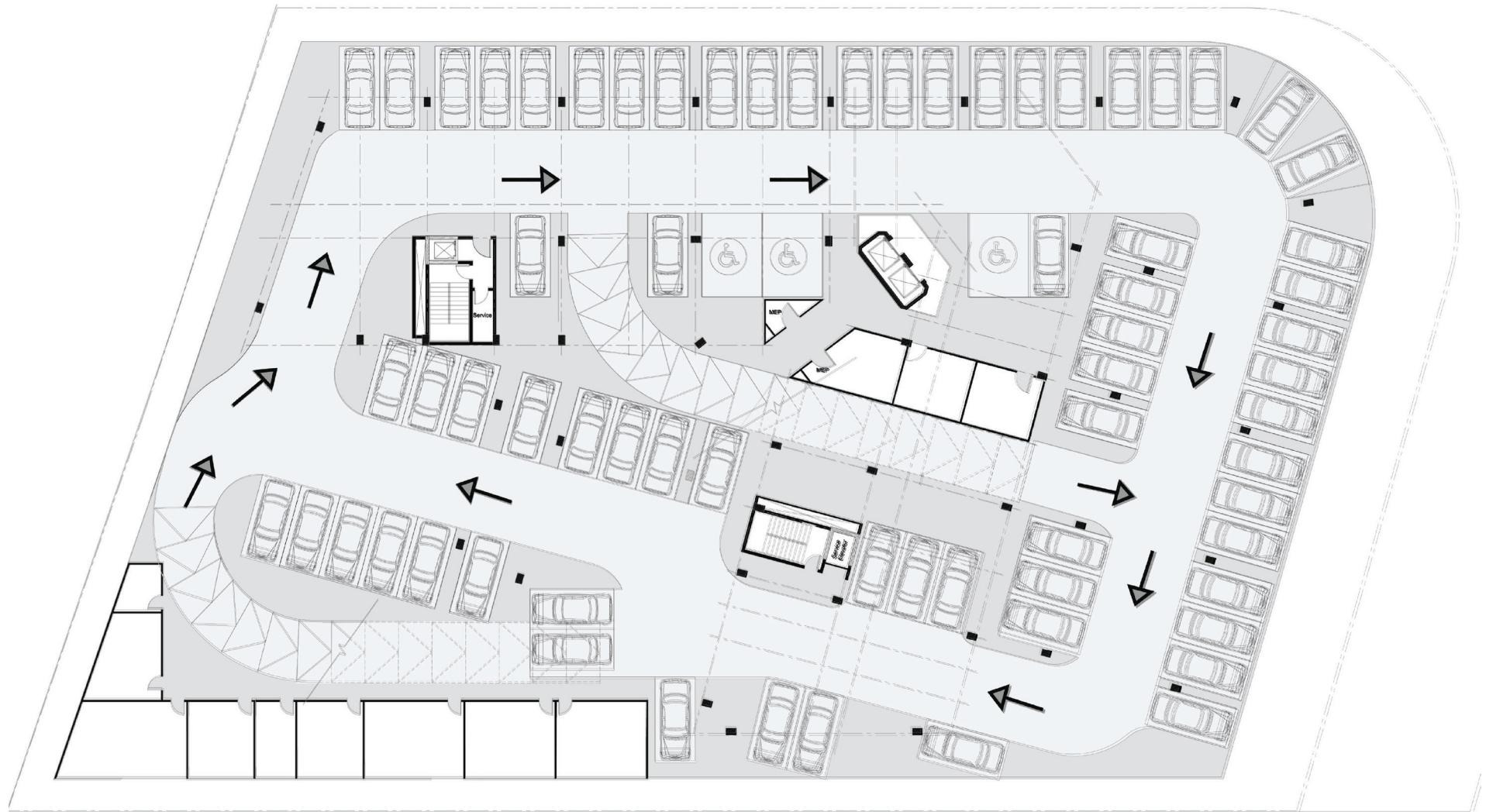
- Area  
Parking Lots : 71



# SECOND BASEMENT

- Area

Parking Lots : 71



# PARTNERS IN SUCCESS

MAIN CONSULTANT & ARCHITECT



ÖKOPLAN INTEGRATES INNOVATIVE DESIGN WITH SUSTAINABLE PRACTICES,  
DEVELOPING ARCHITECTURAL SOLUTIONS THAT SET A HIGH STANDARD FOR MODERN  
BUILDING DESIGN.



BēMā

BēMā

Starbucks

S

T&B

S



## **BCE ENGINEERING CONSULTANCY**

BCE OFFERS COMPREHENSIVE ENGINEERING CONSULTANCY SERVICES, PROVIDING ADVANCED, SOLUTION-DRIVEN APPROACHES THAT CONTRIBUTE SIGNIFICANTLY TO THE SUCCESS OF OUR COMPLEX INFRASTRUCTURE PROJECTS, INCLUDING THEIR PIVOTAL ROLE IN THE BĒMA PROJECT.



PROFILERZ

## **PROFILERZ**

PROFILERZ CREATES HIGH-QUALITY 3D VISUALS AND RENDERS, BRINGING OUR ARCHITECTURAL DESIGNS TO LIFE WITH PRECISION AND REALISM.



## KAD PROPERTY MANAGEMENT

KAD DELIVERS UNPARALLELED EXPERTISE IN PROPERTY MANAGEMENT, OPTIMIZING OPERATIONAL EFFICIENCY AND PROVIDING PREMIUM TENANT EXPERIENCES ACROSS OUR VENTURES.



## THE CREATIVE ZONE MARKETING AGENCY

AS OUR DEDICATED MARKETING AGENCY, THE CREATIVE ZONE PROVIDES INNOVATIVE AND STRATEGIC MARKETING SOLUTIONS THAT ENHANCE OUR BRAND VISIBILITY AND ENSURE OUR MESSAGING REACHES AND RESONATES WITH THE TARGET AUDIENCE. THEIR EXPERTISE PLAYS A CRUCIAL ROLE IN DRIVING AWARENESS AND ENGAGEMENT FOR OUR PROJECTS.

BY/ QONTRAC®

BENMIA