

the  
QUAD

205  
AN ARKAN PALM DEVELOPMENT



WELCOME TO THE DOWNTOWN  
OF SHEIKH ZAYED



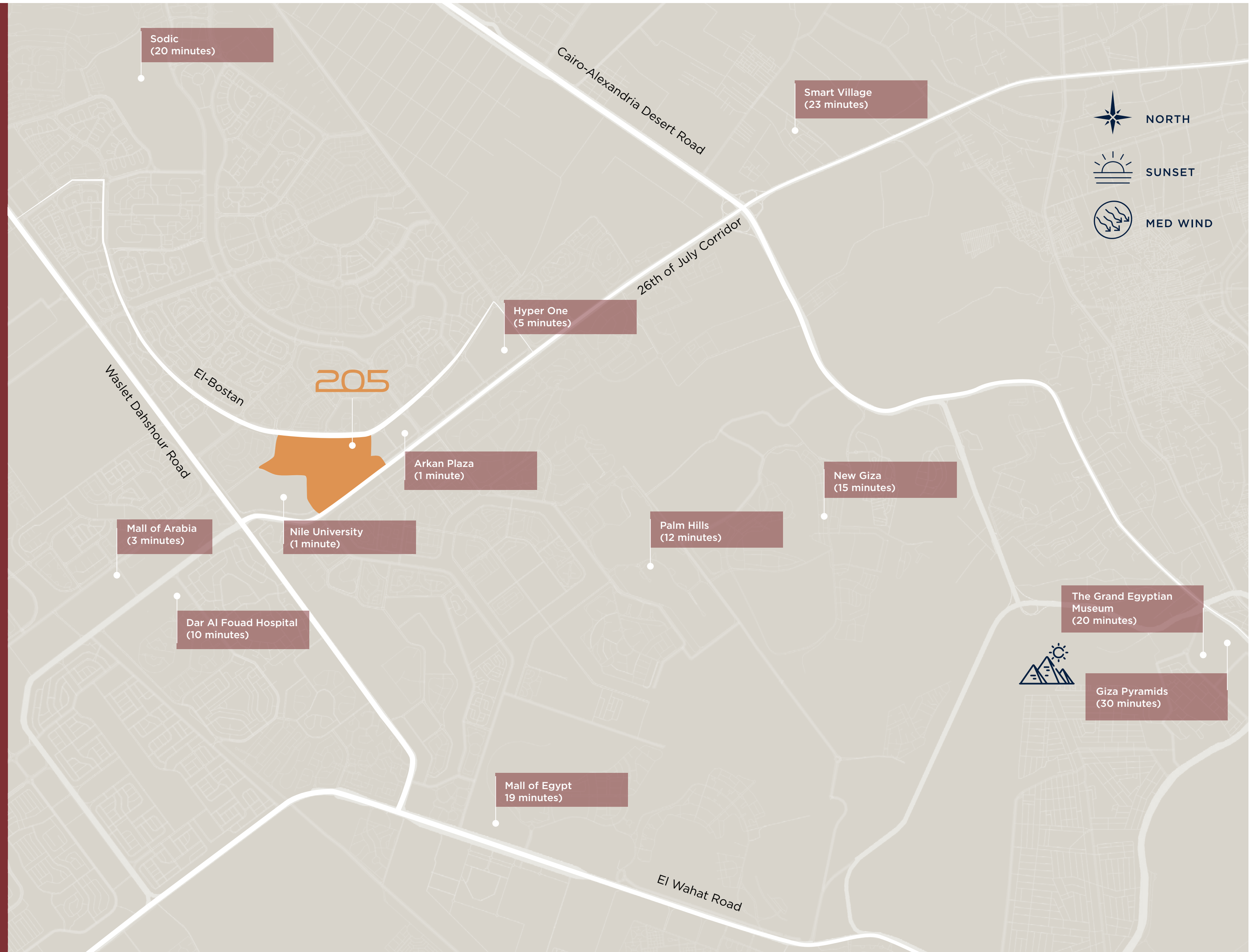
# 205

AN ARKAN PALM DEVELOPMENT

205 is a fully-fledged, world-class destination in West Cairo, bringing forth an unprecedented, innovative urban concept with never-before-seen architecture, landscaping and design to the city of Sheikh Zayed. With an immense land area of 205 acres, this project fittingly qualifies as a development of unmatched proportions, exemplifying the true meaning behind 'A city within a city.'

205 caters to the diverse needs and lifestyle choices of its residents, providing them with a suite of amenities and comforts that are unmatched in West Cairo.

# LOCATION MAP





the  
**QUAD**

Quad refers to a space or structure that is organized around four distinct parts or quadrants. It is associated with elegant layouts and is often used to describe courtyards, or clusters that are divided into four sections. The Quad also refers to the pristinely landscaped areas on the campuses of the world's best universities and academic institutions such as Oxford, Cambridge, Harvard, and Stanford. It is a name that embodies free thinking and the flow of ideas amongst the leading minds of the world. At 205, the Quad is a premiere business district where luxury meets innovation. Four architecturally stunning buildings surrounded by lush greenery. Each building is meticulously crafted to provide a sophisticated workspace, while the modern amenities and beautiful landscapes allow the mind to work at ease. Whether you're looking to establish your headquarters or expand your business, The Quad is the perfect setting for growth and success, blending elegance with functionality in a thriving like-minded community.

# 205 MASTERPLAN



THE QUAD  
MASTERPLAN





Disclaimer! All renderings and landscaping, visuals, materials, and facades all for indicative purposes only and subject for change. arkan palm reserves the right to make non-fundamental changes to the design provided.



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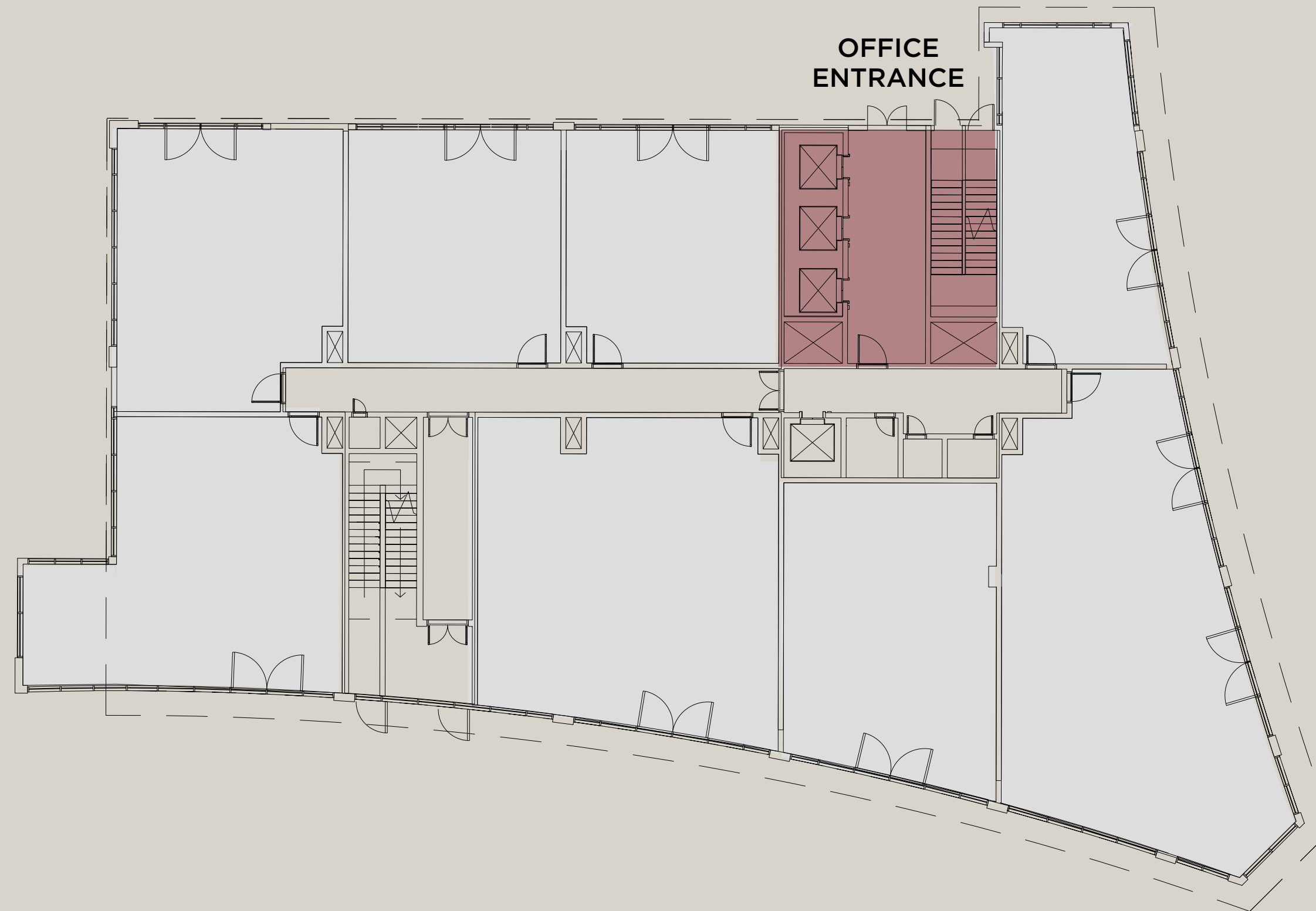


## FLOOR PLANS

- | 1 Complex With 4 Buildings
- | Total Offices Gross Area per building : 7,253 m2
- | Number Of Floors per building : G+6

# GROUND FLOOR

RETAIL AND F&B



## DISCLAIMER

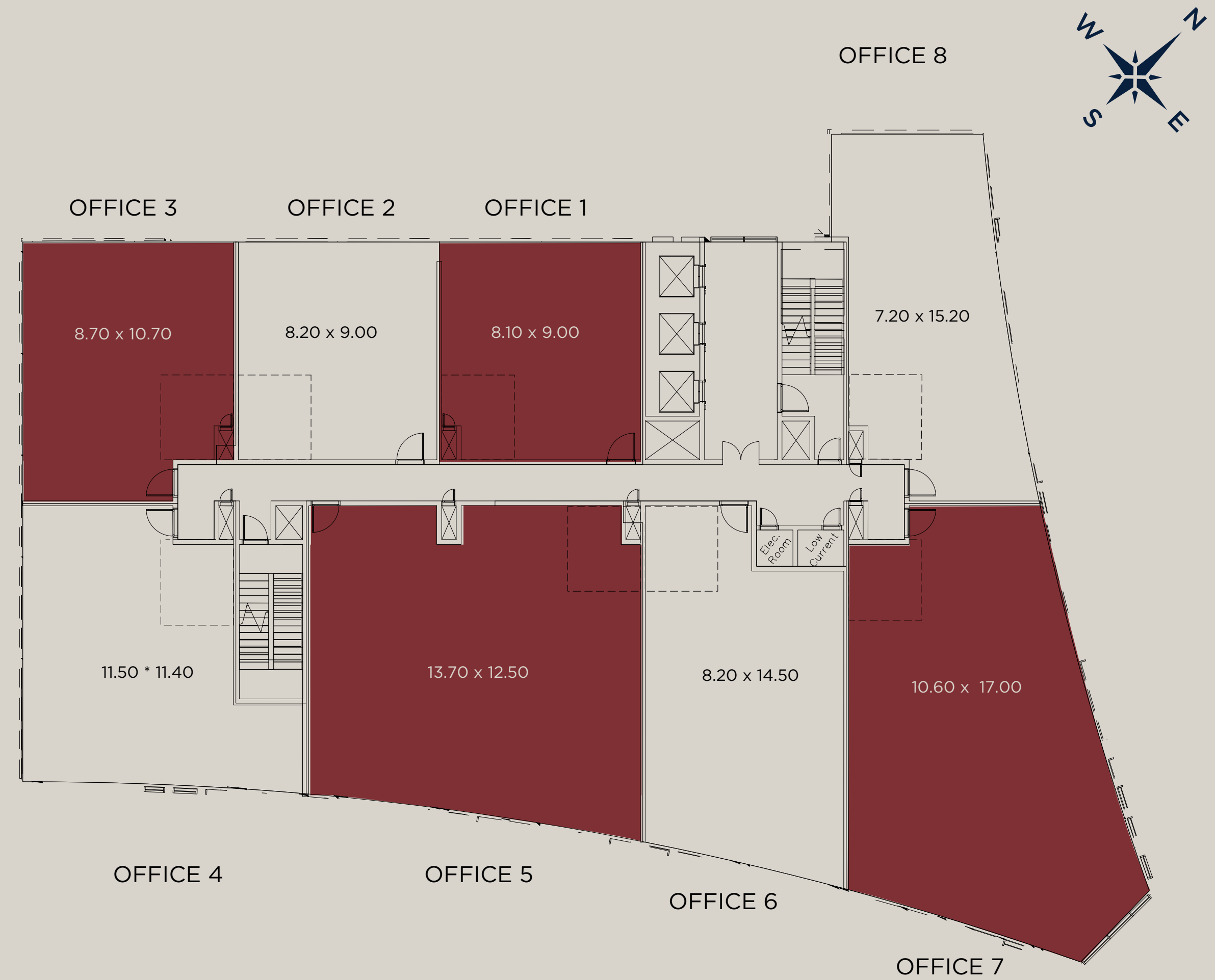
- ALL DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTION TOLERANCES.
- ALL MATERIALS, DIMENSIONS AND DRAWINGS ARE APPROXIMATE, AND INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.
- DRAWINGS ARE NOT TO SCALE.
- THE UNIT ORIENTATION WILL BE AS SHOWN IN THE PARCEL LAYOUT AND NOT AS SHOWN IN THE FLOOR PLANS.
- THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS

# TYPICAL FLOOR

## 1<sup>ST</sup> TO 6<sup>TH</sup> FLOORS

FLOOR GROSS AREA : 1,209 SQM

OFFICE NUMBER	GROSS AREA (SQM)
OFFICE 1	99
OFFICE 2	99
OFFICE 3	121
OFFICE 4	145
OFFICE 5	230
OFFICE 6	147
OFFICE 7	234
OFFICE 8	136



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## **PRELIMINARY TECHNICAL & FINISHING SPECS (CORE & SHELL)**

### **BUILDINGS PROTECTION SYSTEMS**

Fire Alarm System  
Firefighting System  
Public Address System

### **BUILDING OPERATING SYSTEMS**

Access Control System  
CCTV Closed-Circuit Television Camera  
Telephone, Data and TV Systems  
Security System  
Building Management System BMS  
Parking Management System  
Conveying System (Elevators)

### **UTILITIES SYSTEMS**

HVAC, Ventilation, and Air Conditioning  
Electrical supply and Emergency Backup System  
Domestic water supply and drainage system



## STANDARD OFFERINGS FOR EACH UNIT

### **BUILDING EXTERIOR**

Double glazed aluminum windows / rendered facades with cladding unfinished slabs / columns / ceiling

MEP services as listed in the “Preliminary Technical & Finishing Specs”

Underground parking

### **PUBLIC AND COMMON AREA SPECS.**

Finished lobbies & corridors, high quality marble/granite flooring

3 Passenger elevators reaching the basement

Building Access Control



**15760**

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