

U

URBAN
BUSINESS
LANE

CELLULAR OFFICES

PARCELS 4&5



B

IN URBAN WALK BY TAMEER

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URBAN
BUSINESS
LANE

URBAN BUSINESS LANE
IS A NEIGHBORHOOD
WITH A UNIQUE IDENTITY.

It's an environment where visionary and innovative individual talents are able to connect and interact in an effective and world-class work environment.

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ABOUT TAMEER

Tameer has, throughout its reputable history, endeavored to build communities rather than plain structures, concepts rather than dull spaces, it has sought to create life between buildings and stories between walls.

Tameer's philosophy is represented throughout all its **LANDMARKS**

Oberoi Aswan | Helnan Palestine | Old Meridien | Tameer Hq |
Helwan University | New Maadi & Sheraton Heliopolis Neighborhood



NEWEST RESIDENTIAL PROJECTS:

Azad New Cairo | Diar 6th Of October

LATEST COMMERCIAL PROJECTS:

Urban Business Lane | The Business Lounge.

The TAMEER philosophy does not only apply on the business aspect of the company; it's rather primarily instilled in the DNA of TAMEER. TAMEER values these sentiments and strives to provide a one of a kind ambience that combines the heritage of the neighborhoods we love and the contemporary urban destinations from around the world for future generations to come.



STRATEGIC LOCATION

URBANWALK & AZAD NEW CAIRO

Are located in a very lively and dynamic spot in New Cairo right next to The American University in Cairo where everything around it is up and running.

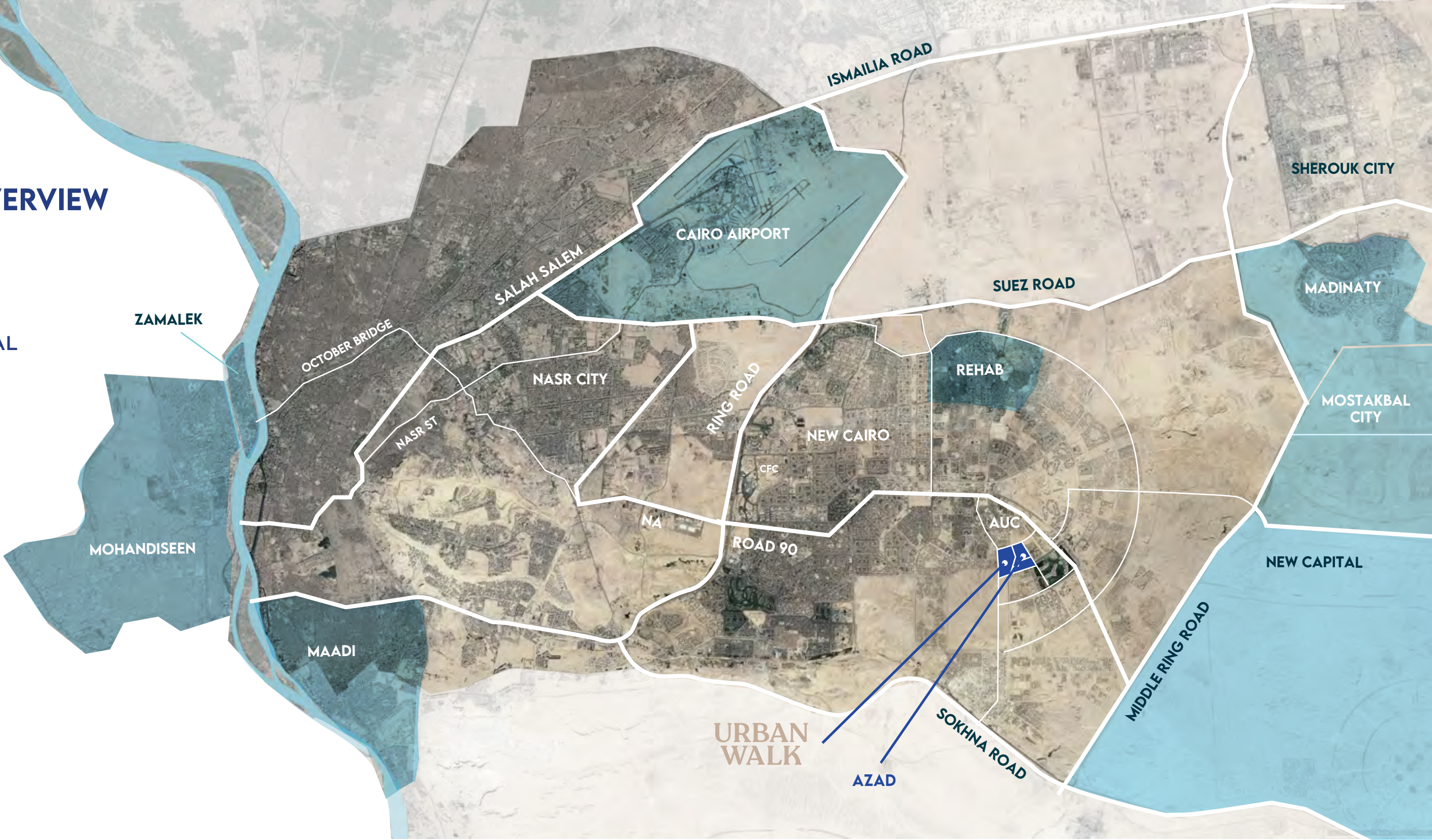


LOCATION OVERVIEW

30min away
FROM HELIOPOLIS

20min away
FROM NEW CAPITAL

30min away
FROM MAADI



STRATEGICALLY LOCATED IN THE CENTER OF NEW CAIRO

10min away
FROM DOWNTOWN KATAMEYA

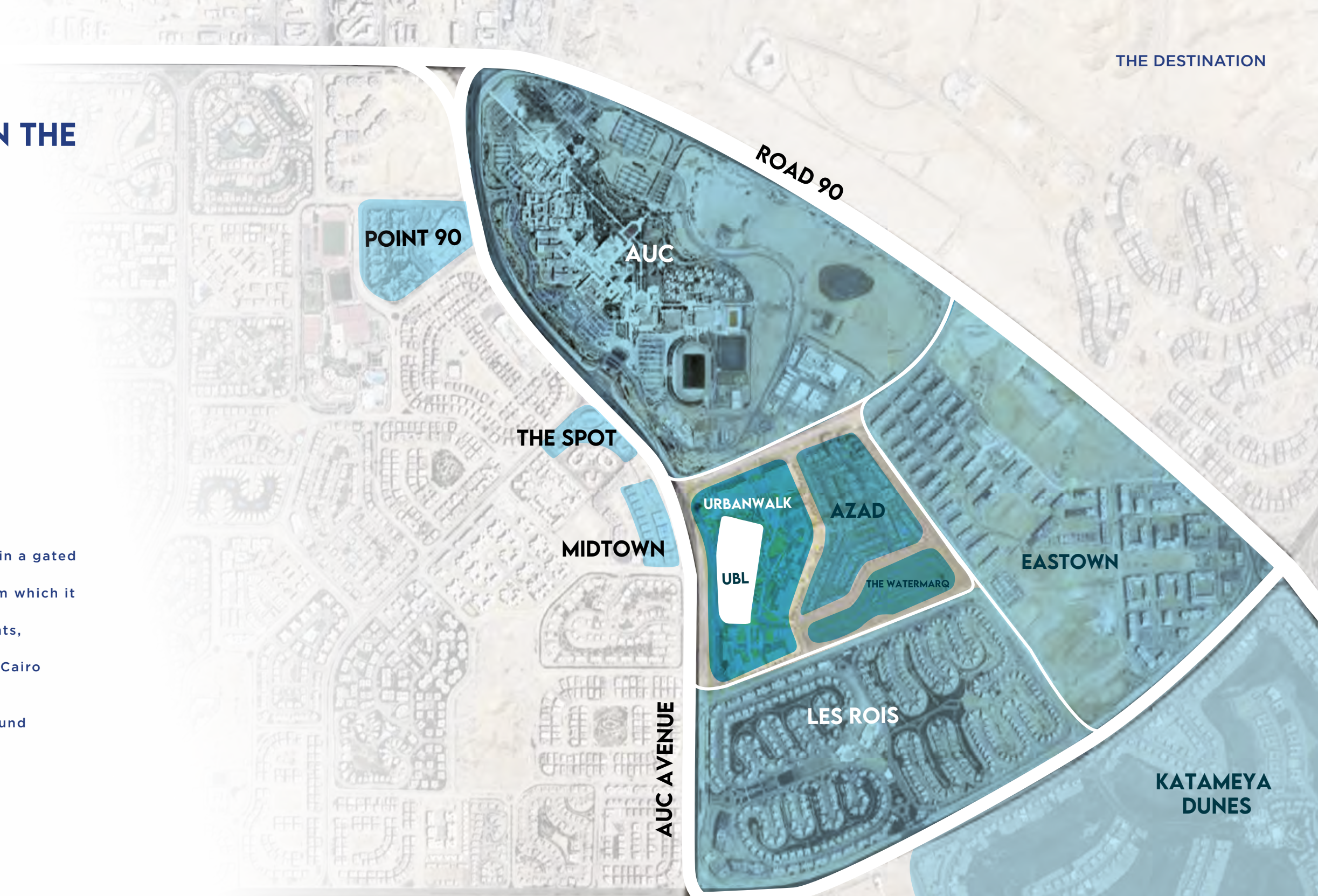
15min away
FROM THE RING ROAD

15min away
FROM CAIRO INTL. AIRPORT

walking distance to
THE MONORAIL STATION

PROJECT ATTRIBUTES

- Located within a dynamic emerging community.
- The only commercially zoned land that is not within a gated community.
- Surrounded by up and running developments, from which it will benefit.
- Highly accessible to students, neighboring residents, commuters and visitors.
- Across the street from the American University in Cairo campus from the northern boundary.
- Walking distance to the monorail station.
- Adjacent to AZAD, an exclusive residential compound developed by TAMEER.



MASTERPLAN

TOTAL 115 ACRES

URBANWALK	55 ACRES
AZAD	20 ACRES
AZAD VIEWS	20 ACRES
THE WATERMARQ	20 ACRES



LET'S DIVE INTO THE COMMUNITY



WHERE UBL SITS IN
KNOWN AS URBANWALK



URBAN WALK

A young & vibrant mixed-use community that offers a cheerful 360 pedestrian experience

WITH

5

COMPREHENSIVE DISTRICTS





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URBAN
BUSINESS
LANE

A SOULFUL WORK EXPERIENCE.

URBAN BUSINESS LANE is not a project. It's a neighborhood with a unique identity. Rather than having the appearance of fixed volumes, the buildings integrate into their DNA the concept of motion.

Walking the pedestrian alleys of URBAN BUSINESS LANE offers the experience of visiting a real city, combining diversity and unity, richness and simplicity, convenience and esthetics.

This district is dedicated to commercial office space that will be targeting large companies but also start ups, entrepreneurs and creative industries. It is a purpose built office park with multiplicity of flexible spaces and will benefit from its immediate adjacency to AUC and to residential, hospitality, retail and entertainment activities in the Project.

Urban life between its buildings is reinforced with uninterrupted ground floor retail and F&B and the extensive use of public space is strengthened with abundant shaded outdoor areas that are either framed by the building or protected with proper shading devices.

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THE ENTERPRISE DISTRICT

URBAN BUSINESS LANE



Disclaimer: All renders, masterplans, floorplans & scales are conceptual and serve for illustrative purposes. TAMEER reserves the right to apply future modifications to the provided designs.

UBL COMPONENTS

- THE CORPORATE OFFICES** offer large and flexible floor-plates compatible with class A office requirements
- THE CELLULAR OFFICES** offer smaller and modular floor-plates compatible with SMEs and startups with spaces starting 75 sq m.
- THE DROP OFF TO UBL** is the main pedestrian and vehicular entrance
- THE MAIN SPINE** forms a commercial spine mixing retail & F&B
- THE SPIRAL HUB** is a shared work space overlooking the 3KM Spiral Park that offers an extension of work setups beyond the boundaries of the office and surrounded by the natural ambience of The Spiral Park.

TOTAL BUA

OFFICES: 82,864 SQM
RETAIL/F&B: 16,560 SQM



FLOOR PLANS

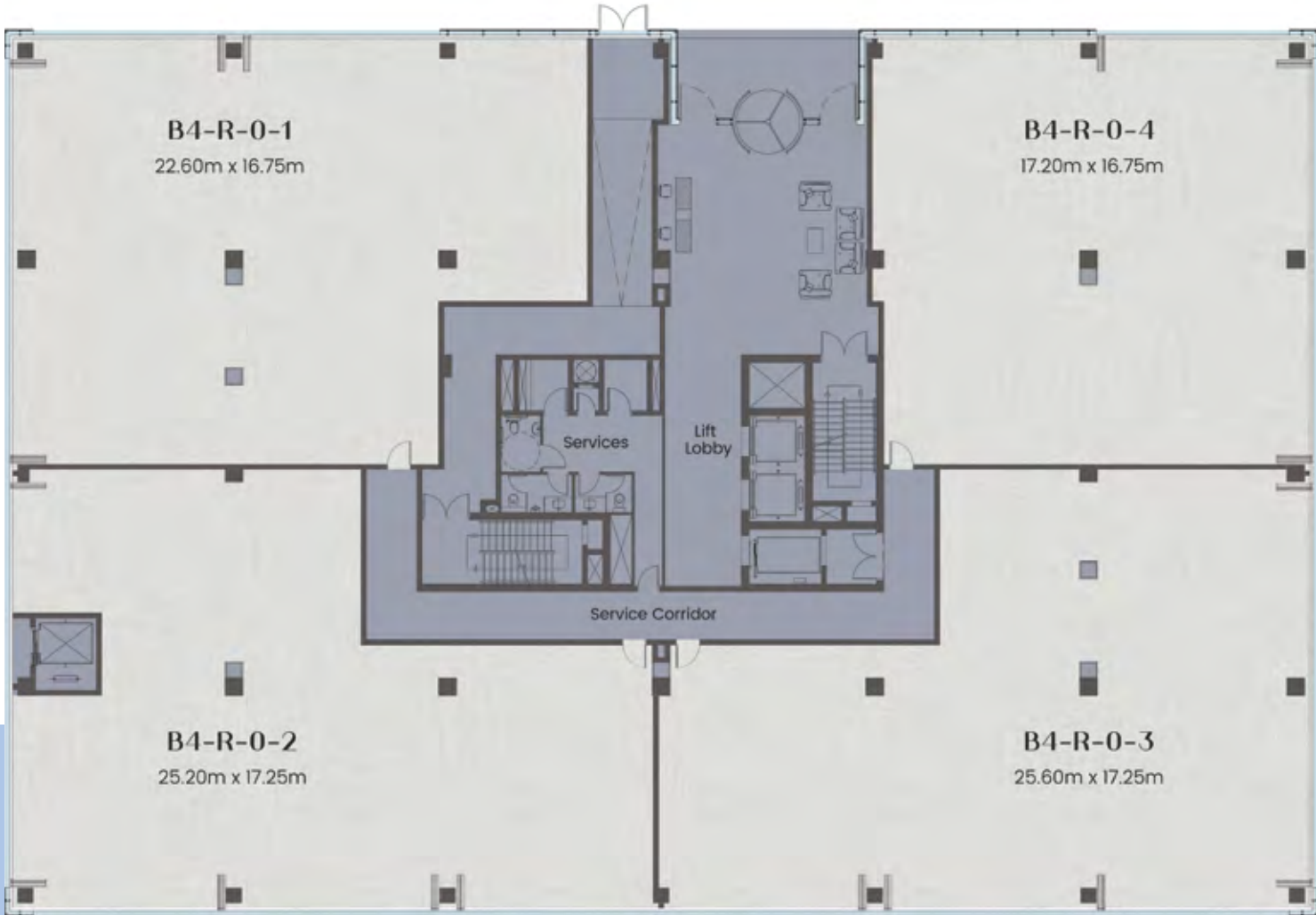
PARCELS 4&5



GROUND

FLOOR PLAN
INCLUDES LOBBY & RETAIL OUTLETS

FLOOR PLANS



FIRST FLOOR

TYPICAL FLOOR PLAN



SECOND, THIRD & FOURTH FLOOR

FLOOR PLANS

TYPICAL FLOOR PLAN

Common Facilities:

- Meeting Rooms
- Waiting Area
- Kitchenette
- Washrooms



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SERVICES, FACILITIES & AMENITIES





BUILDING DESCRIPTION:

- Ground + 4 Floors
- Retail Outlets On Ground Floor
- Overlooking a 60,000 sq m Central Park
- Handicapped Access Points
- Basement For Speciality Outlets
- Fiber Optics Network
- Double-glazed Windows



OFFICE SPACE:

- Starting 75 sq m - 190 sq m
- Restroom Provisions In Office Spaces



PUBLIC AREAS:

- Shared Meeting Rooms
- Common Kitchenette Per Floor
- Three High Speed Elevators Per Building
- Common Washrooms Per Floor with Handicapped Cabinet
- Prayer Rooms
- Garbage Chute Provision Per Floor
- Emergency Exit



THE SPIRAL HUB:

Shared Business Facility in The Central Park



PARKING:

- Three Storeys Underground Parking
- Accomodates Up To 4,000 Cars



SAFETY & SECURITY:

- 24/7 CCTV Security Coverage
- 24/7 Security Guards
- Fire System
- Access & Checkpoints



ENERGY & WATER EFFICIENCY:

- Domestic Water Supply
- Kmh Meters On Mv & Main Lv Board
- HVAC Central AC

SPIRAL HUB

Adjacent to UBL lies an attractive shared work space that takes you beyond your office, redefining the concept of a work setup. In an environment designed to bring out the best in you while being surrounded by a multitude of amenities and activities, all essential for an inspiring productive day.

Moreover, The Spiral Hub offers convenience and connectivity with individuals and friends in different businesses while enjoying a natural view of the 3KM SPIRAL PARK.

Facility includes:

- Co-working space
- Meeting rooms
- Conference Room
- Brainstorming room
- Play area
- F&B outlets
- Lounge areas



MASTER DEVELOPERS & WORLD CLASS EXPERTISE



REAL ESTATE CONSULTANT



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SCAN FOR LOCATION



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