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URBAN
BUSINESS
LANE

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A SOULFUL
WORK EXPERIENCE.



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 environment.

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01

URBAN
BUSINESS
LANE

BEFORE WE CUT TO THE CHASE

LET'S GET TO KNOW THE DEVELOPER

TAMEER

LET'S GET TO KNOW THE DESTINATION

URBANWALK

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.



LANDMARKS

built by TAMEER



HELNEN PALESTINE
MONTAZA ALEXANDRIA



OLD MERIDIAN
GARDEN CITY



TAMEER HEADQUARTERS
GARDEN CITY



SHERATON HELIOPOLIS
HELIOPOLIS



HELWAN
UNIVERSITY



NEIGHBORHOOD
NEW MAADI

As interest in community living & working options further from the congested downtown of Central Cairo increases, we are well positioned to expand into new, strategically-located areas in 6th of October and New Cairo neighborhoods.

Our access to the land banks gives us an edge in developing mixed-use projects in these popular destinations, and our existing developments in these areas give our brand a unique prominence.

NEW PROJECTS

COMMERCIAL



UBL NEW CAIRO

Located in New Cairo adjacent to The American University in Cairo. It is a business district that will harbor office space to established young and innovative enterprises.



THE BUSINESS LOUNGE NEW CAIRO

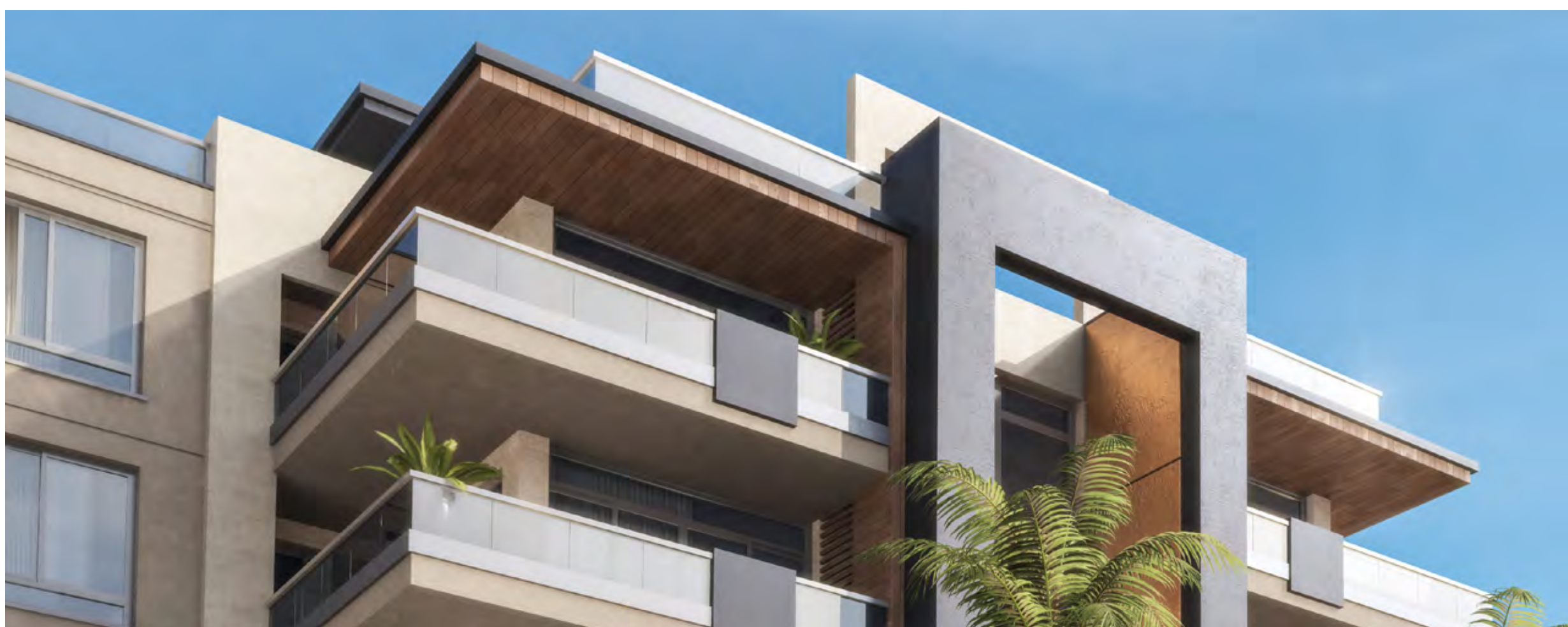
Part of AZAD New Cairo. The Business Lounge is a boutique business park that offers a variety of types of space requirements to meet various corporate needs.

01

ABOUT TAMEER

NEW PROJECTS

R E S I D E N T I A L



AZAD NEW CAIRO

Located in New Cairo adjacent to The American University in Cairo.



DIAR 6TH OF OCTOBER

Located in the fast-developing northern extension of 6th of October.

02

THE DESTINATION



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

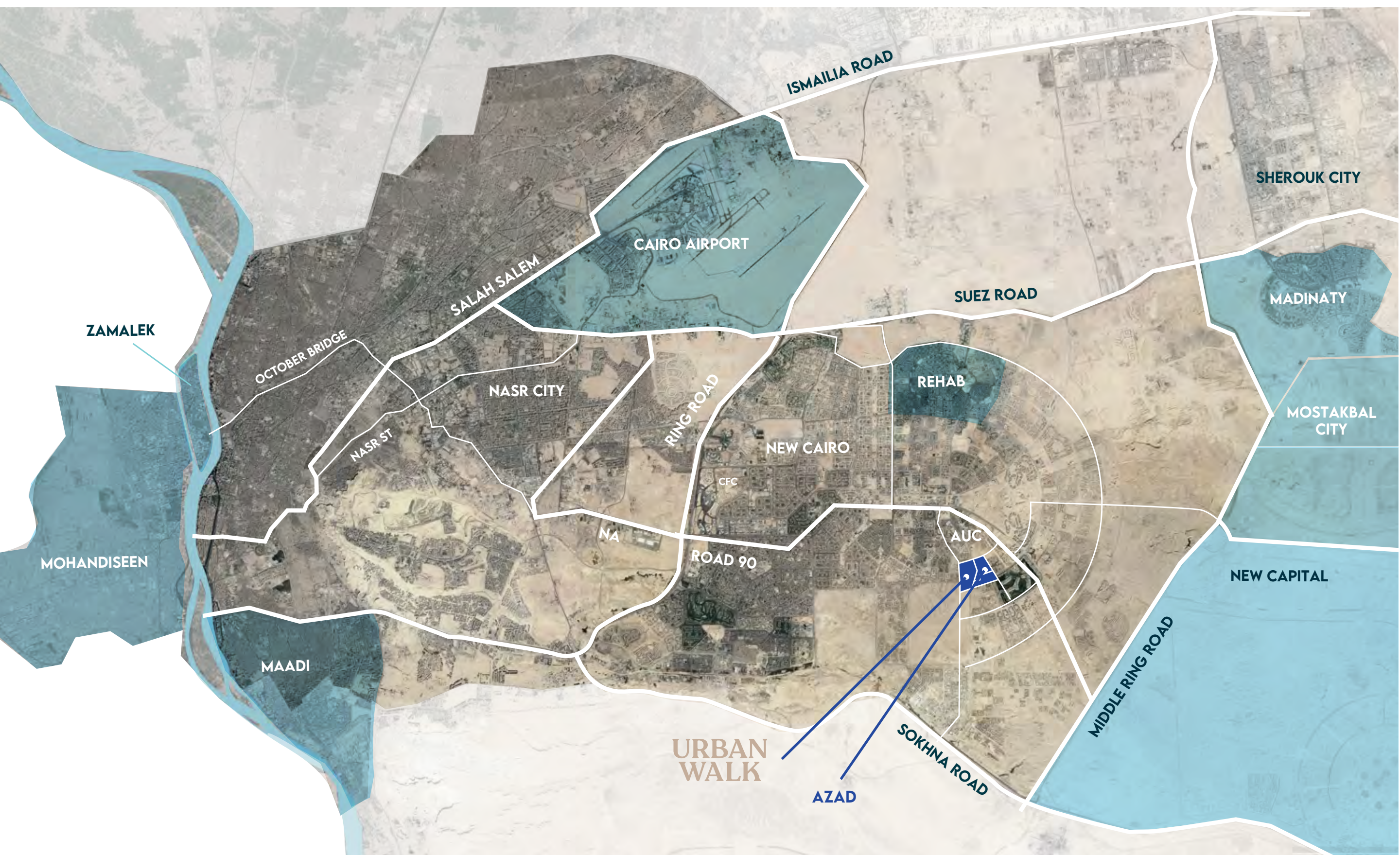
FROM HELIOPOLIS

20min away

FROM NEW CAPITAL

30min away

FROM MAADI



STRATEGICALLY LOCATED IN THE CENTER OF NEW CAIRO

10min away
FROM DOWNTOWN KATAMEYA

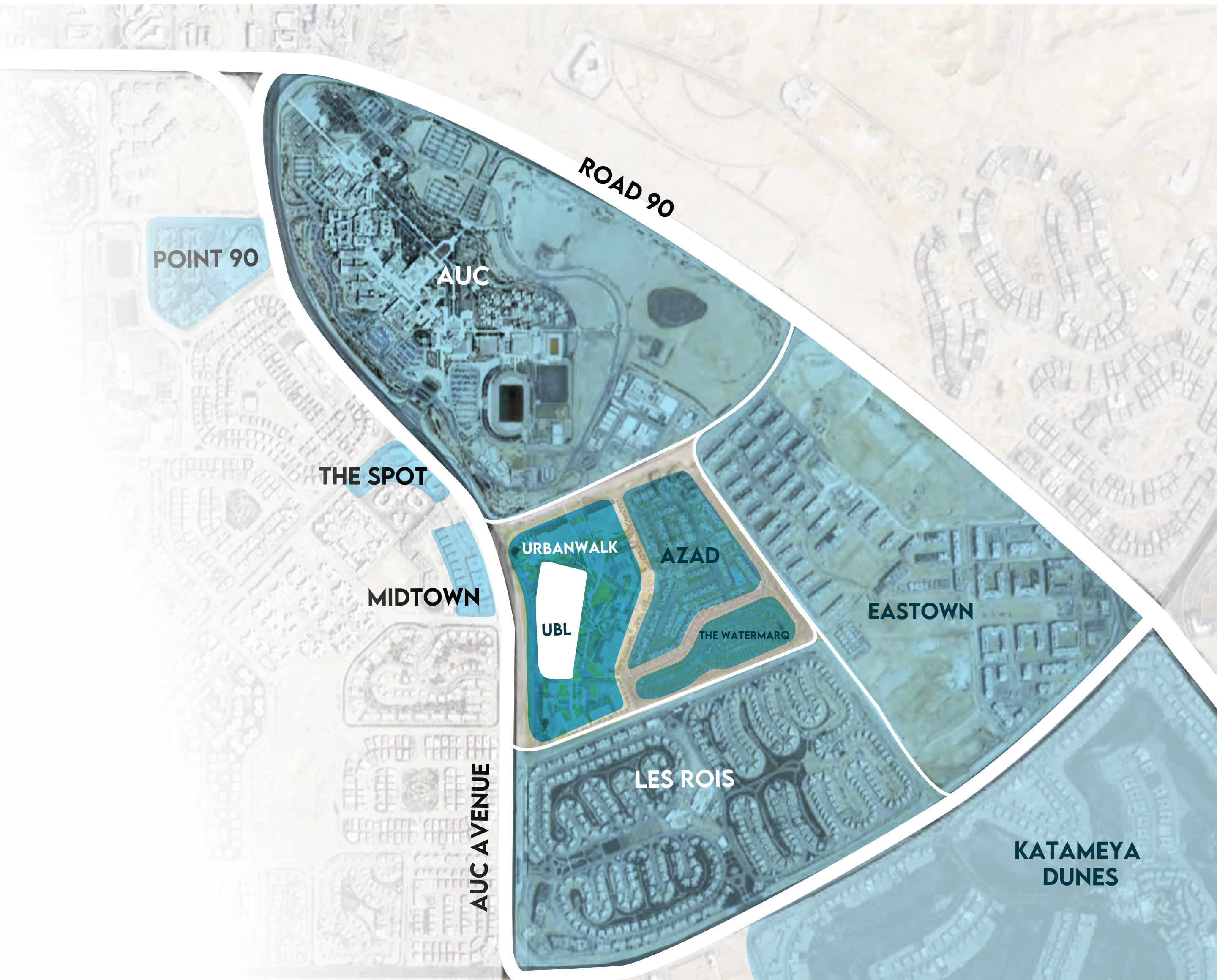
15min away
FROM THE RING ROAD

15min away
FROM CAIRO INTL. AIRPORT

walking distance to
THE MONORAIL STATION

LAND 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

AZAD
Residential Apartments



UBL
Enterprise District

AZAD VIEWS
Residential Apartments

THE WATERMARQ
Residential Standalone Villas

03

THE COMMUNITY

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



THE ROOFTOP EXPERIENCE

A continuation of **the 3km walking experience** extends to the roofs. Surrounded by lush landscape, pathways and F&B outlets.



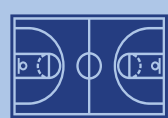
SPIRAL PARK

**6 TIMES THE SIZE OF A
FOOTBALL FIELD.** 60,000 SQ M

A Large Spectrum Of Activities



01 . AMPHITHEATER



02 . MULTIPURPOSE COURTS



03 . COMMUNITY CENTER



04 . CO-WORKING SPACE



05 . OUTDOOR CINEMA



06 . CRAZY GOLF COURSE



07 . SKATEBOARD PARK



08 . CLIMBING PARK



The above are just a few examples of the vast activities available in The Spiral Park. Other activities such as jogging, cycling, dog walks, sports & yoga, family picnics, water features and art installations are also accommodated within the park.

ZONING STRATEGY

55 ACRES / LAND AREA
60,000 SQ. M / USABLE LANDSCAPE
300,000 SQ. M / BUILT-UP AREA



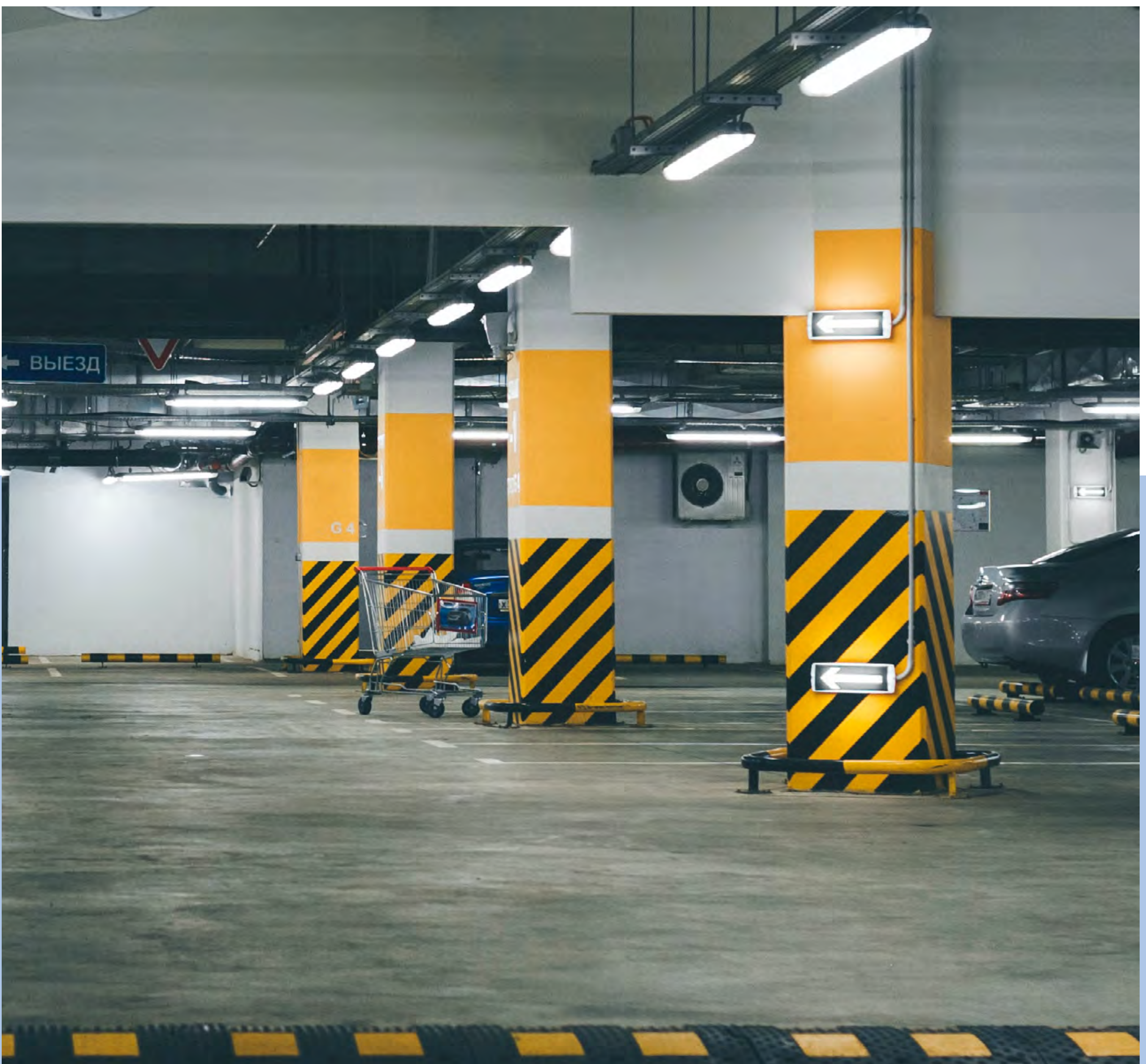
| DISTRICTS | LAND AREA (SQM) | TOTAL BUA |
|--|-----------------|------------|
| <div></div> LEISURE WALK RETAIL AND F&B | 38,894 | 63,008.90 |
| <div></div> URBAN BUSINESS LANE OFFICES AND RETAIL | 55,210 | 89,440.78 |
| <div></div> HEALTHWISE CLINICS | 38,620 | 62,564.46 |
| <div></div> NEIGHBORHOOD 4 HOTEL & SERVICED RESIDENCE | 46,800 | 75,816.00 |
| TOTAL AREA | 179,524 | 290,830.14 |

UNDERGROUND PARKING

This is a mixed-use project and since parking peaks are not necessarily going to happen at the same time, we envision that public users may be able to utilize different portions of parking at different times of the day/week.

For this purpose, we assessed a parking layout that works with the structural grid of upper buildings, and allows for selective underground connections between the Leisure, Enterprise and Residence parking areas in order to optimize alternative use of car parks.

UP TO
4,000
UNDERGROUND PARKING CAPACITY





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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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04

THE ENTERPRISE DISTRICT

URBAN BUSINESS LANE



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

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 AND WORLD CLASS EXPERTISE



REAL ESTATE CONSULTANT



ARCHITECT



ENGINEERING CONSULTING

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LANE

GET IN TOUCH

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SCAN FOR LOCATION



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