

OC (BY) SCKYRLERS

FACT SHEET



A FRAMEWORK FOR AMBITION, DEFINED BY SHARP THINKING AND BUILT WITHOUT COMPROMISE.





UNREAL ESTATE
BECAME
TRUE DOMINANCE

BY SCKYLERS

LOOK FORWARD,
MOVE HIGHER.



S C K Y L E R S



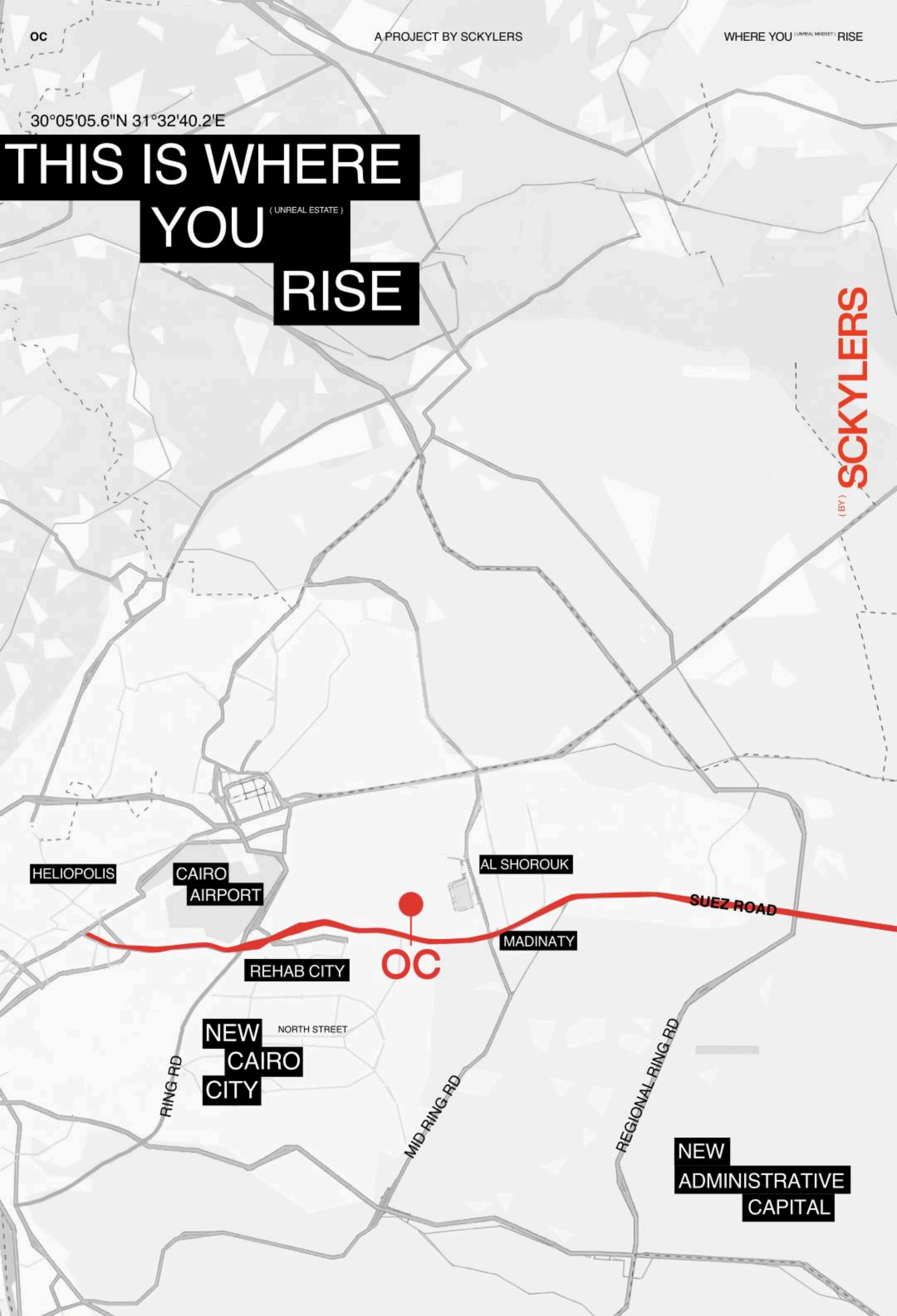
SCKYLERS WAS BUILT FOR THE ONES WHO DON'T SETTLE, THE DOERS, THE DECIDERS, THE VISIONARIES. WE DON'T FOLLOW INDUSTRY PACE. WE SET IT. EVERY PROJECT IS A STATEMENT OF INTENT:



PRECISE, PURPOSEFUL, AND DESIGNED TO MOVE THE FUTURE FORWARD. OC IS THE NEXT CHAPTER IN THAT STORY, A FRAMEWORK FOR AMBITION, DEFINED BY SHARP THINKING AND BUILT WITHOUT COMPROMISE.

BEHIND THE BRAND

(BY) SCKYLERS



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©

[25]

OC RISES IN A LOCATION THAT WORKS AS HARD AS YOU DO. POSITIONED FOR EFFORTLESS ACCESS AND UNMATCHED VISIBILITY, IT PLACES YOU AT THE CENTER OF MOVEMENT, BUSINESS, AND OPPORTUNITY. EVERYTHING YOU NEED IS RIGHT

OC

A PROJECT BY SCKYLERS

WHERE YOU (UNREAL MINDSET) RISE

30°05'05.6"N 31°32'40.2"E

THIS IS WHERE YOU (UNREAL ESTATE) RISE

SCKYLERS
(BY)



THIS IS MORE THAN A SPACE.
THIS IS OC BY SCKYLERS.

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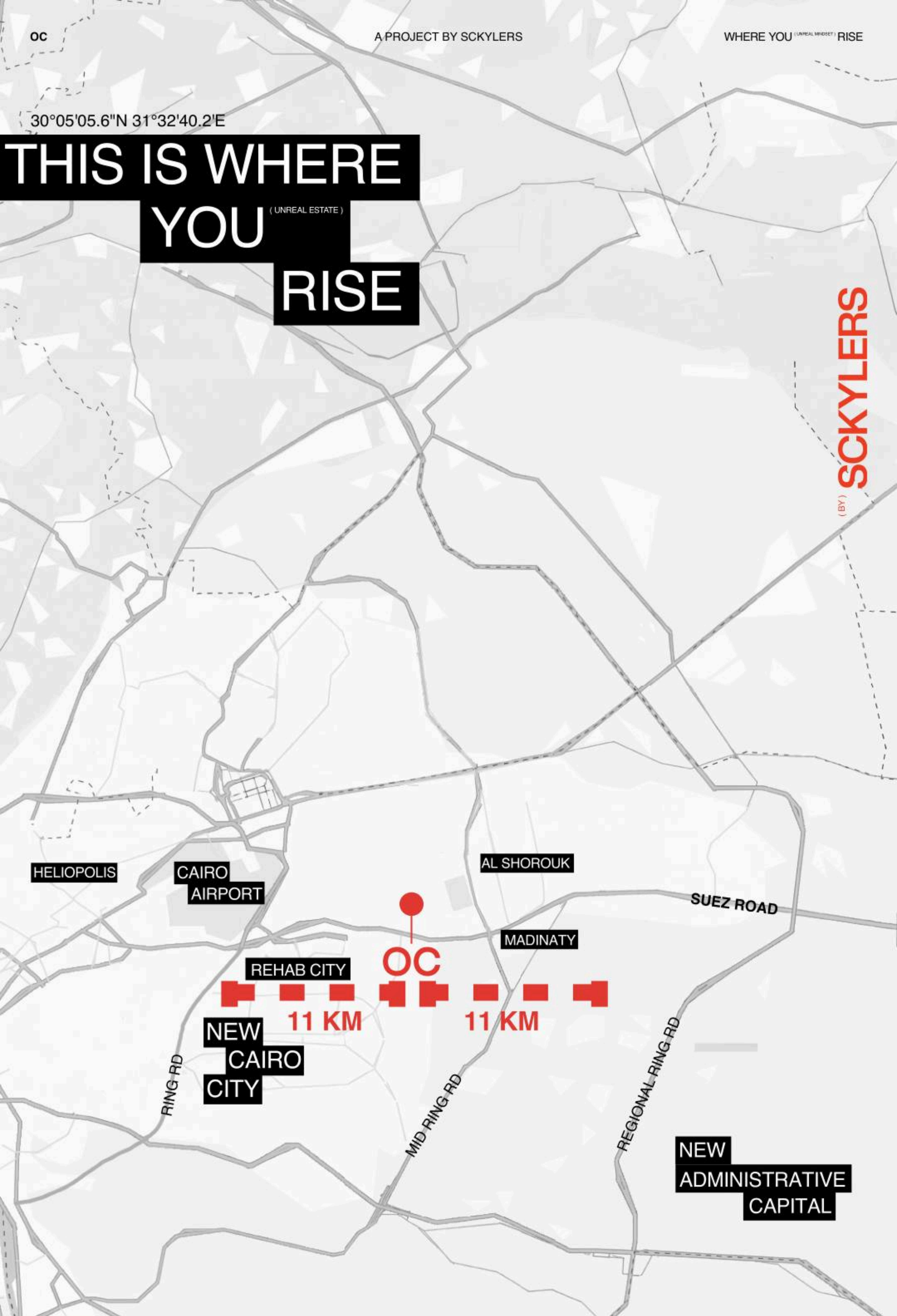
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FOR THE (UNREAL MINDSET) UNSTOPPABLE



OC FACTSHEET

- // Located at 1 Suez Road, New Cairo
- // Total plot area: 16,339 sqm
- // Comprises 5 buildings
- // Built-up ratio: 40%
- // 60% of the area is dedicated to open spaces, including landscaped zones, plazas, and activity areas
- // Total built-up area (BUA): 57,000 sqm



SMART URBAN LAYOUT (UNREAL ESTATE)

- // Basement Floors: 2
- // Lower Ground Floor: Retail , F&B & Commercial Spaces
- // Ground Floor: Upscale Retail, Fine Dining, and Commercial Spaces
- // First to Third Floors: Premium fully serviced Offices and Clinics (varies by building)

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SITE & ACCESS DETAILS (UNREAL ESTATE)

DESIGNED FOR FLOW & ACCESSIBILITY

- | | |
|--------------------------------|-------------------------------------|
| // Number of Elevators: 18 | // Project Frontage: 111 meters |
| // Number of Entrances: 6 | // Project Depth: 147 meters |
| // Number of Ramps: 2 | // Ground Floor Height: 6.3 meters |
| // Ramp Width: 7 meters | // Typical Floor Height: 4.2 meters |
| // Total Plaza Area: 9,800 sqm | // Column Spacing: 8 meters |

(BY)
SCKYLERS

AT OC, EDGES AREN'T BOUNDARIES, THEY'RE STARTING POINTS. HERE, FORM FOLLOWS
FUNCTION, FLOW FOLLOWS MOVEMENT, AND SUCCESS FOLLOWS INTENTION ®

WHERE YOU (UNREAL MINDSET) RISE

INTO PROJECT PROTOTYPES



COMMERCIAL

From everyday essentials to curated experiences, OC’s spaces bring convenience and variety to your doorstep. Whether it’s a quick coffee, a working lunch, or a last-minute purchase, everything you need is just steps away, turning the ordinary into effortless.

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PREMIUM FULLY SERVICED CLINICS AND OFFICES

// EXECUTIVE MEETING SUITES:

BOOKABLE CONFERENCE ROOMS WITH VIDEO
CONFERENCING, ADVANCED AV TOOLS, AND SMART
PRESENTATION SYSTEMS.

// BUSINESS HUB:

CENTRALIZED PRINTER & SCANNER FACILITIES

// CORPORATE SOLUTION ADVISORY

ON-DEMAND ACCESS TO LEGAL, FINANCIAL, AND
MARKETING CONSULTANCY THROUGH A DEDICATED
SUPPORT TEAM.

// CONCIERGE SERVICES

FROM GUEST RECEPTION TO TRAVEL BOOKINGS,
HOTEL ARRANGEMENTS, AND LIMOUSINE SERVICES
— A PERSONAL ASSISTANT FOR YOUR ENTIRE OFFICE
AND CLINIC EXPERIENCE.



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WHERE YOU (UNREAL MINDSET) RISE

pick up here

REAL ESTATE HAS ALWAYS BEEN ABOUT SQUARE
FOOTAGE. BUT THIS ISN'T ABOUT SPACE

A PROJECT BY SCKYLERS

WHERE YOU (UN)REAL MEET RISE



IT'S ABOUT PRESENCE.
WHAT WE BUILD DOESN'T JUST RISE. IT
RESONATES.

A PLACE WHERE VISIONARIES DON'T JUST WORK — THEY RISE.
WHERE COMMERCE, CARE, AND CREATIVITY CONVERGE INTO A POWERFUL CANVAS FOR THOSE WHO DARE TO
SHAPE WHAT'S NEXT.

SCKYLERS // RISE DIFFERENTLY

HOTLINE: 17161

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FACILITIES & AMENITIES

// OUTDOOR PLAZAS &
LANDSCAPED SITTING AREAS

// ROOFTOP COMMUNAL AREA

// 24/7 SECURITY & SMART
ACCESS CONTROL

// WELLNESS CENTER &
LIFESTYLE FACILITIES

// UNDERGROUND PARKING

// HIGH-SPEED INTERNET
& IT INFRASTRUCTURE



THIS IS WHERE



YOU

(UNREAL ESTATE)

RISE

[20]

[25]

// KIDS ARENA

// PROFESSIONAL FACILITIES
MANAGEMENT

// INTEGRATED SOUND SYSTEM

// HIGH-CAPACITY ELEVATORS
& ESCALATORS

// EV CHARGERS

// FOOD HUB CONCEPT



AI, TECHNOLOGY AND AUTOMATION

Fully integrated with innovative infrastructure, AI-driven technology, and intelligent automation systems, the development is designed to adapt, optimize, and respond in real time—enabling seamless interaction between users, data, and building services. This future-forward approach enhances operational efficiency and user experience, making it a model of smart, sustainable design powered by cutting-edge technology.



COMPLETION DETAILS (UNREAL ESTATE)



DELIVERY TIMELINE

The project is expected to be **delivered within 4 years** from the date of contract signing.

FINISHING SPECIFICATIONS

- // Commercial Units: Delivered as core & shell
- // Offices and Clinics: Delivered fully finished, including air conditioning provisions

HOTLINE // **17161**

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FUNCTION, FLOW FOLLOWS MOVEMENT, AND SUCCESS FOLLOWS INTENTION [®]
WHERE YOU (UNREAL MINDSET) RISE

AVAILABLE SPACES



COMMERCIAL: **STARTING FROM 45 SQM**

PREMIUM FULLY SERVICED OFFICES: **STARTING FROM 46 SQM**

PREMIUM FULLY SERVICED CLINICS: **STARTING FROM 39 SQM**



PARTNERS & COLLABORATORS



TSM

LONGEBLACK

blackeelsTM

m e m a / / k a i a

TINY GREEN RHINOTM

REAL ESTATE HAS ALWAYS BEEN ABOUT SQUARE
FOOTAGE. BUT THIS ISN'T ABOUT SPACE

SCKYLERS // RISE DIFFERENTLY

IT'S ABOUT PRESENCE.
WHAT WE BUILD DOESN'T JUST RISE. IT
RESONATES.

A COMPLETE HUB WHERE PRODUCTIVITY, WELLNESS, AND LIFESTYLE CONVERGE — GIVING YOU EVERYTHING YOU NEED
TO MOVE THROUGH YOUR DAY WITHOUT MISSING A STEP.

OC

A PROJECT BY // SCKYLERS



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