THE PROJECT VISION

AN ADDRESS FOR YOUR NEXT CHAPTER

Businesses need spaces that fit their requirements, locations that connect them to their activity, and facilities that support their working day.

T19 brings everything your business needs under one roof: fully finished offices, ground-floor commercial units, a dedicated catering center, a Green Roof for professional events with a fully equipped gym, and a meeting room on every floor.

A business destination close to the New Administrative Capital's government and financial institutions.



LOCATION & ACCESSIBILITY

STRATEGICALLY CONNECTED TO THE CAPITAL'S BUSINESS HUB

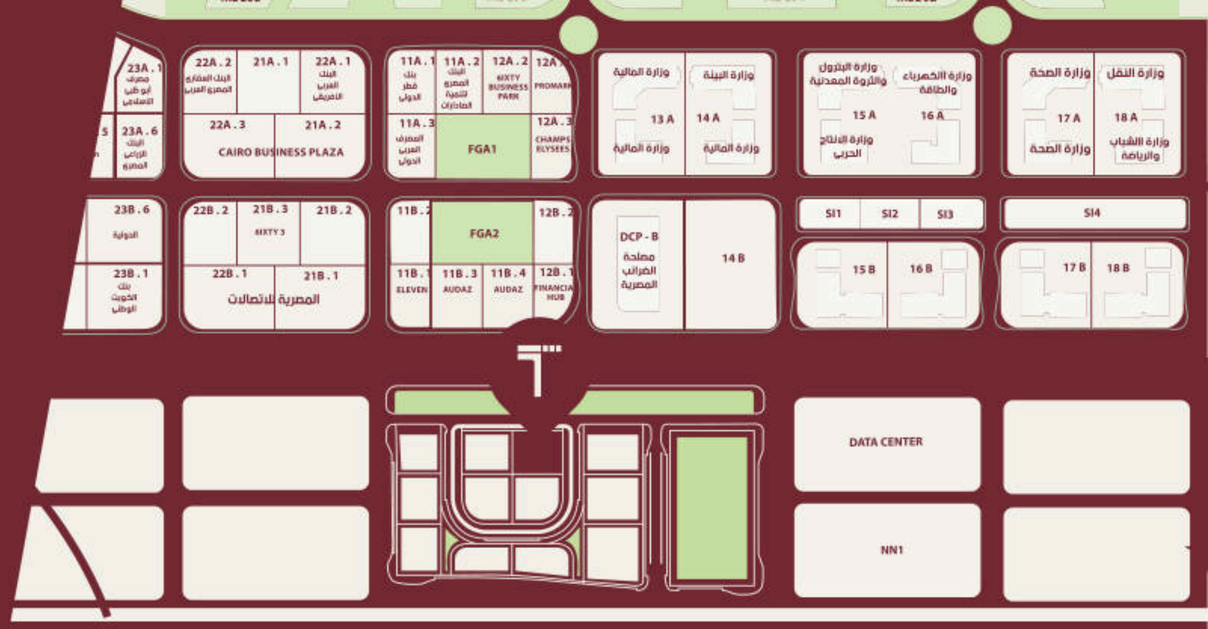
Located in Financial District 2, T19 enjoys a strategic location close to the Government District and major financial institutions, placing businesses at the heart of the New Administrative Capital's growing business hub.

Its proximity to the Government District Monorail Station and key road networks provides convenient access to major destinations across the capital and surrounding areas.

NEARBY LANDMARKS

* Government District
* Central Bank of Egypt
* Council of Ministers
* Parliament
* Arts and Culture City
* Capital Opera House
* St. Regis Almasa Hotel

Travel times are indicative and may vary depending on the route and traffic conditions.



- 10 minutes from the Regional Ring Road.
- 10 minutes from Mohamed Bin Zayed Axis.
- 20 minutes from Badr City.
- 30 minutes from New Cairo.
- 30 minutes from Capital International Airport.

PLOT DATA

About the project

LAND AREA

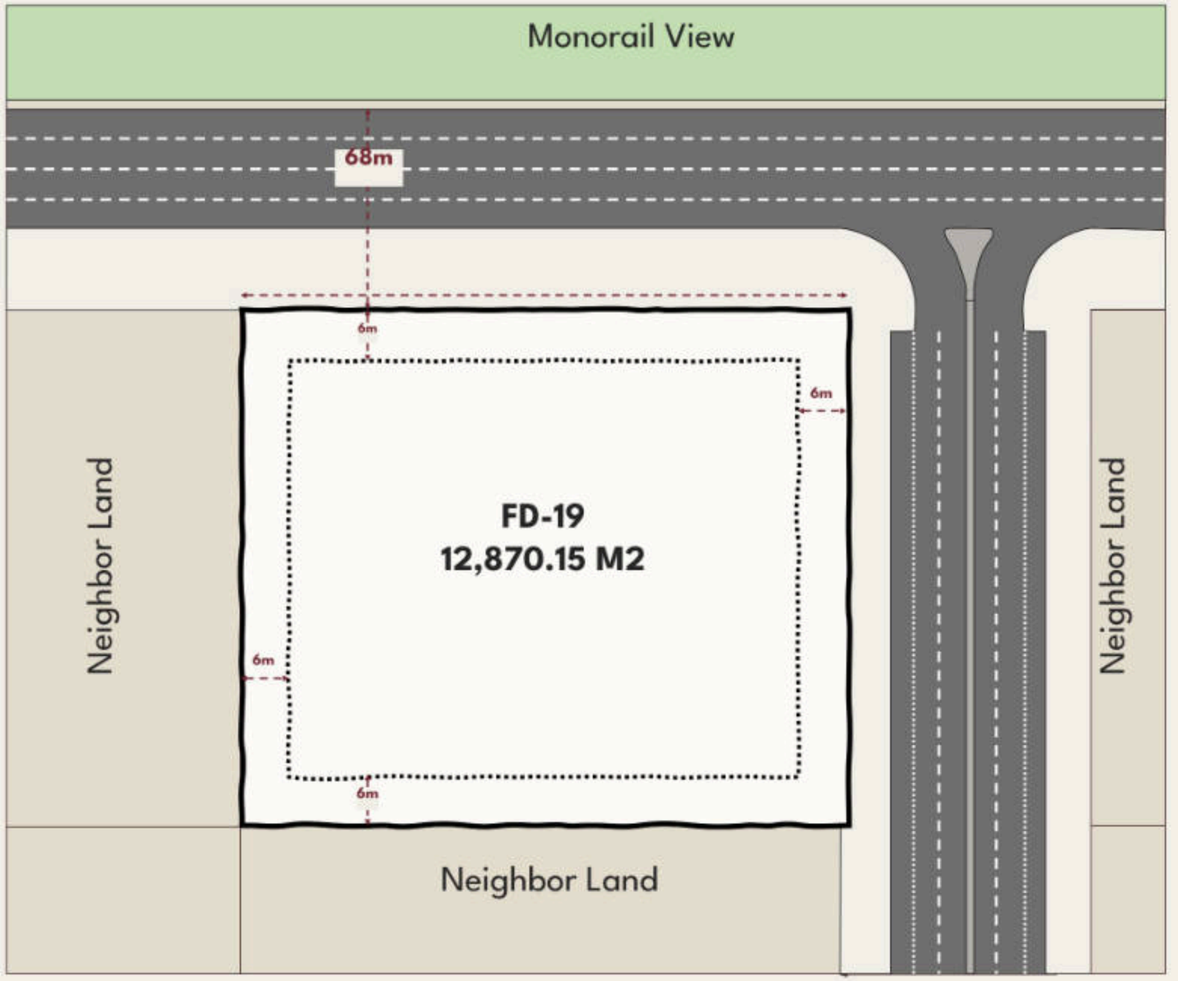
Designed for Business. Built for Growth.

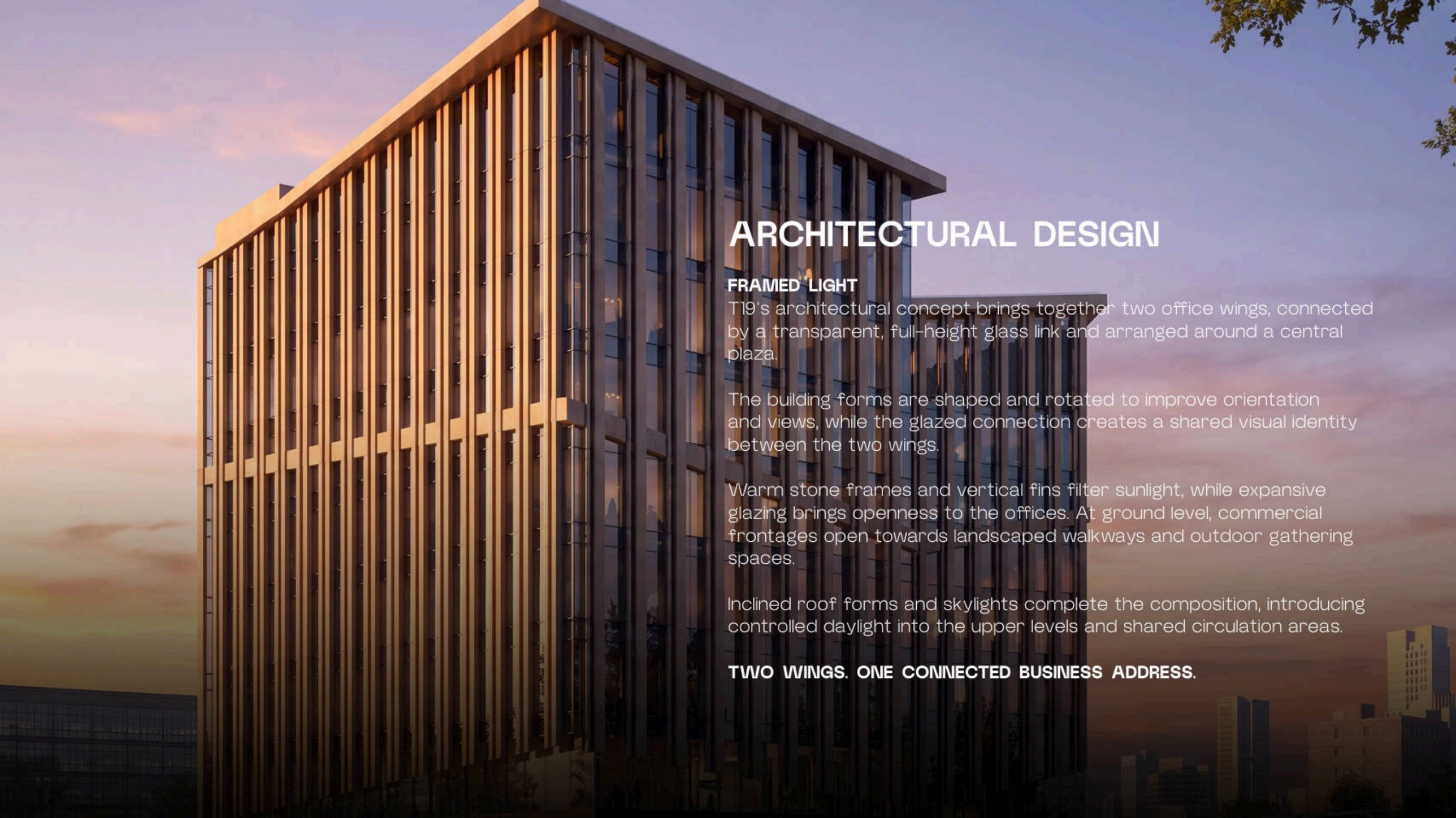
T19 Business Complex is located on Plot FD19 in Financial District 2, New Administrative Capital.

The project features a mix of administrative and commercial spaces within a ground-floor-plus-eight-floor building, with a maximum ground coverage ratio of %30.

PROJECT SPECIFICATIONS

- Total Plot Area: Approximately 7,295 sqm
- Property Boundary Area: Approximately 4,767 sqm
- Maximum Ground Coverage: %30
- Maximum Permitted Built-Up Area: Approximately 12,870 sqm
- Building Height: Ground Floor + 8 Floors





ARCHITECTURAL DESIGN

FRAMED LIGHT

T19's architectural concept brings together two office wings, connected by a transparent, full-height glass link and arranged around a central plaza.

The building forms are shaped and rotated to improve orientation and views, while the glazed connection creates a shared visual identity between the two wings.

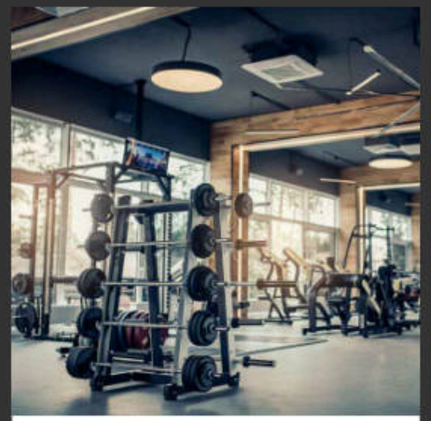
Warm stone frames and vertical fins filter sunlight, while expansive glazing brings openness to the offices. At ground level, commercial frontages open towards landscaped walkways and outdoor gathering spaces.

Inclined roof forms and skylights complete the composition, introducing controlled daylight into the upper levels and shared circulation areas.

TWO WINGS. ONE CONNECTED BUSINESS ADDRESS.



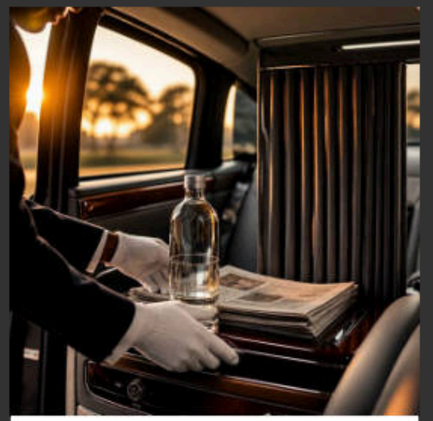
Green Roof for Professional Events



Fully Equipped Gym



Business Dining & Catering



VIP Services for C-Level Executives



Retail & Everyday Services

FAÇADE DESIGN

IDENTITY IN EVERY DETAIL

T19's façade combines warm beige stone and marble cladding with blue-tinted glazing, balancing a solid architectural presence with transparency.

Vertical fins create depth and rhythm while providing solar shading. At ground level, full-height storefront glazing opens the commercial spaces towards the plaza.

Dark grey aluminium composite panels frame the retail frontage, with integrated signage maintaining a consistent appearance.

- Stone and marble cladding
- Blue-tinted curtain-wall glazing
- Vertical shading fins
- Full-height retail storefronts
- Integrated commercial signage



SOLAR STUDY

NATURAL LIGHT. LESS SOLAR HEAT GAIN.

T19's building orientation and massing are informed by solar analysis, aiming to balance access to natural daylight with reduced exposure to direct sunlight.

DAYLIGHT WITH GREATER COMFORT
The relationship between glazing, shading, and building orientation is intended to limit glare and heat gain within the offices.

SHADE AT STREET LEVEL
The building arrangement aims to extend shaded periods along retail frontages and outdoor seating areas.

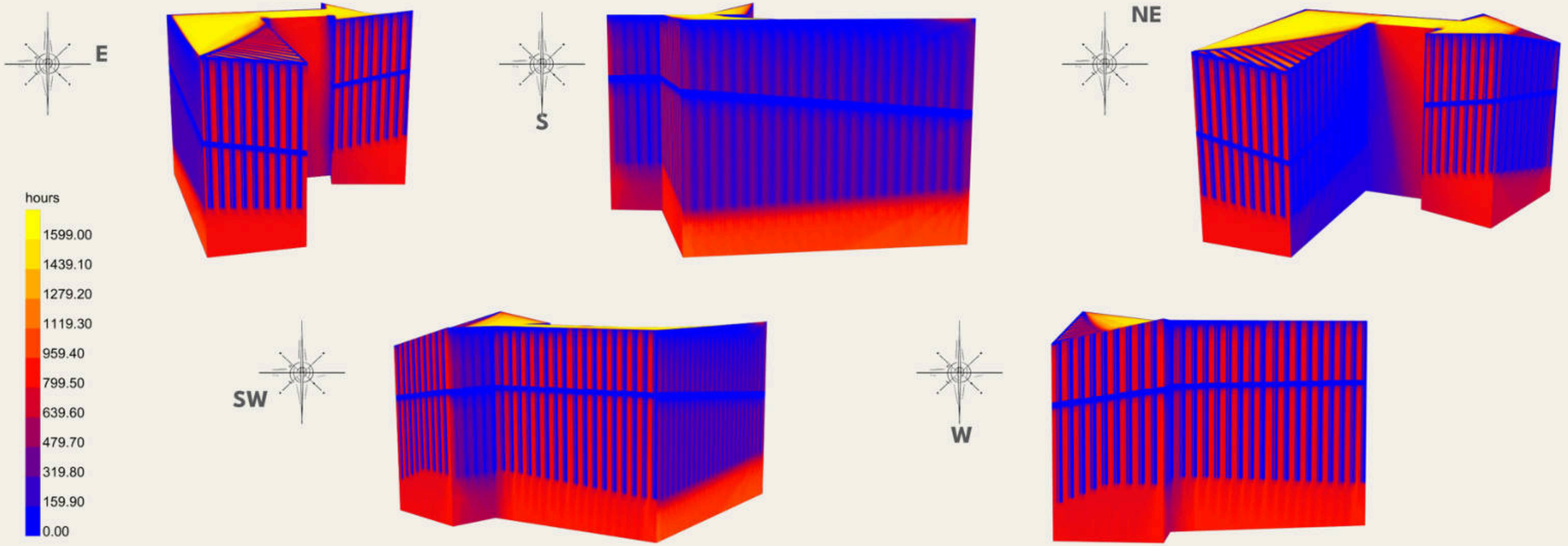
MORE EFFICIENT OPERATION
Reducing solar heat gain can help lower cooling demand, supporting more efficient electricity use and building operation.

DESIGN DECISIONS THAT SUPPORT EVERYDAY COMFORT

SOLAR STUDY

Seasonal sun analysis | actual site orientation

Summer sun vectors are plotted against the surveyed plot and its actual surrounding streets.



WIND STUDY

AIR MOVEMENT THAT SUPPORTS OUTDOOR COMFORT

T19's environmental design considers prevailing wind direction and speed alongside the arrangement of its buildings and open spaces.

RESPONDING TO PREVAILING WINDS
Wind analysis informs the relationship between the building forms and outdoor areas.

SUPPORTING AIR MOVEMENT
The spaces between the wings are intended to encourage airflow through the external environment.

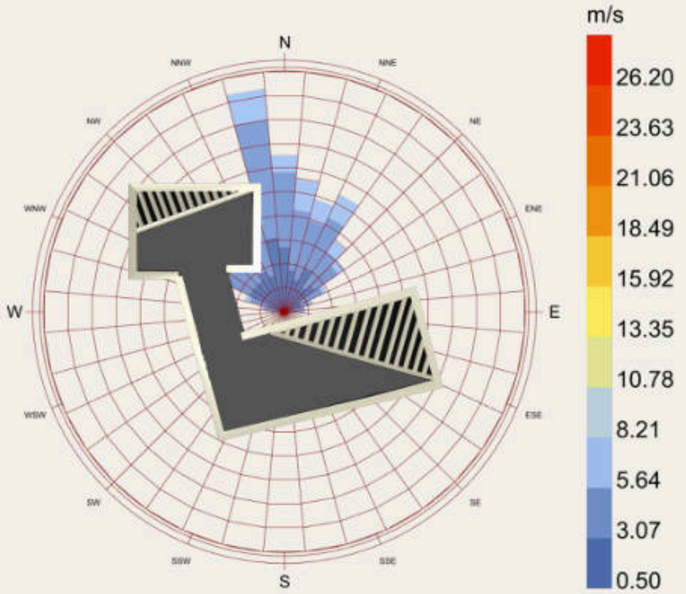
A MORE COMFORTABLE VISIT
Shade and air movement work together to support comfort along pedestrian routes and outdoor seating areas.

VALUE FOR BUSINESSES AND OPERATORS
More comfortable outdoor spaces can encourage longer use, supporting the experience offered by shops, cafés and restaurants.

WIND STUDY

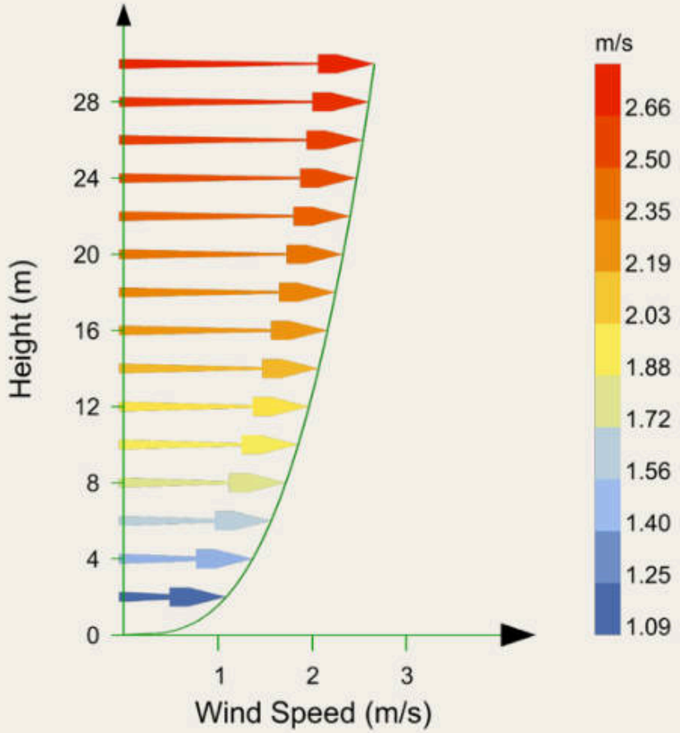
Prevailing wind analysis

Seasonal solar exposure, prevailing WNW wind and frontage priorities are combined on the actual street network.



Wind Speed (m/s)
city: Cairo Intl Airport
country: EGY
source: ETMY
time-zone: 2.0
period: 5/1 to 9/30 between 0 and 23 @1
Calm for 1.36% of the time = 50 hours.
Each closed polyline shows frequency of 1.4% = 50 hours.

WIND DIRECTION



Cairo Intl Airport - City Terrain
Prevailing Wind Direction = NE
Average Met Wind Speed = 4.13 m/s

WIND PROFILE

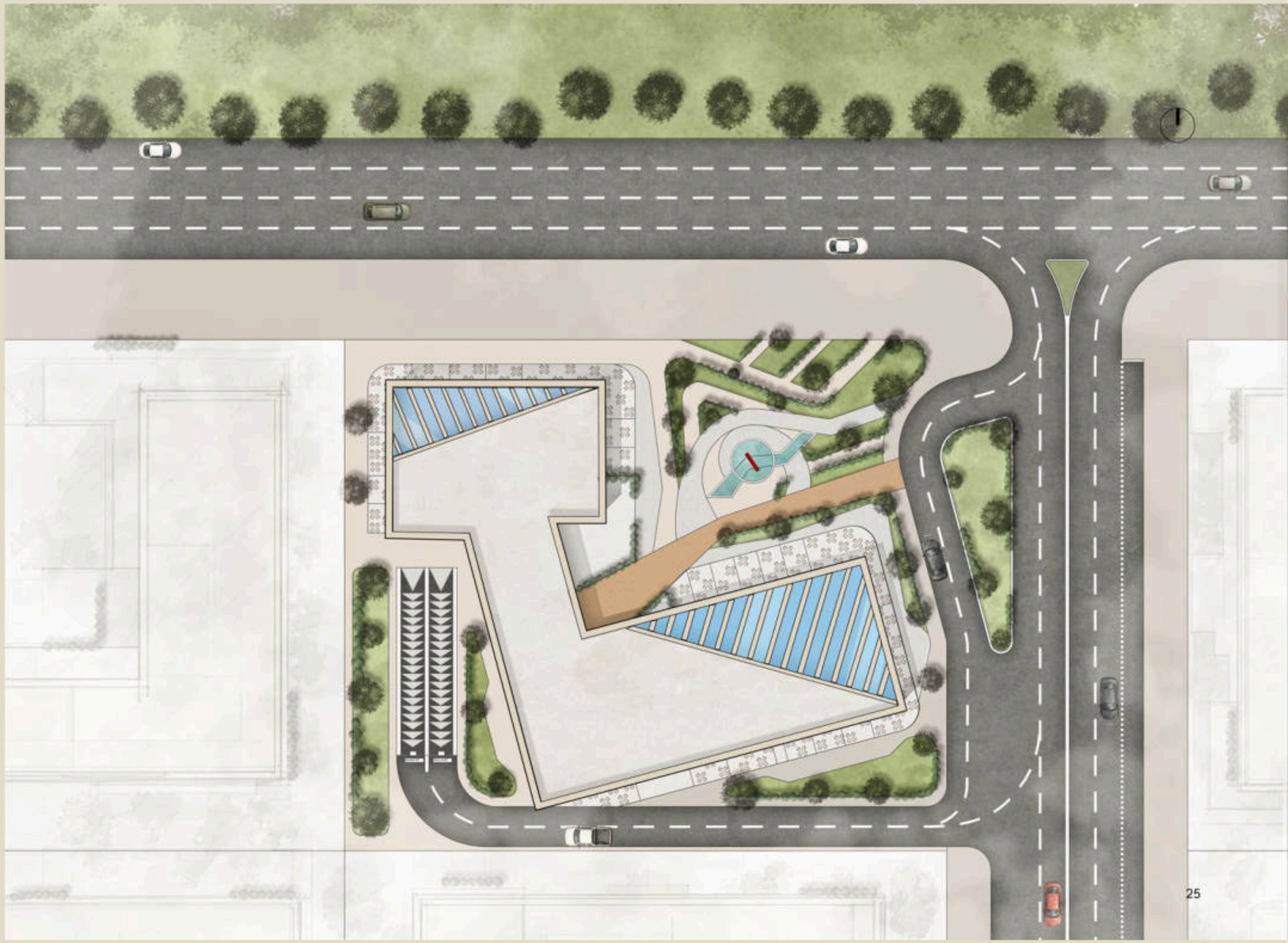
MASTERPLAN

A CONNECTED EXPERIENCE AT GROUND LEVEL

T19's masterplan brings the two building wings together around a landscaped central plaza.

Pedestrian routes connect commercial frontages, outdoor seating and office entrances, while planting and a central water feature give the development a recognisable gathering space.

- Two connected building wings
- Central landscaped plaza
- Water feature and signature landmark
- Outdoor seating and gathering areas
- Defined pedestrian routes
- Private office entrances



GROUND FLOOR

COMMERCIAL SPACES AROUND AN ACTIVE PLAZA

T19's ground floor places commercial units around the building's external frontages and central plaza, connecting retail activity with pedestrian routes and outdoor spaces.

Units start from approximately 35 sqm and are delivered in unfinished red-brick condition, allowing fit-out to suit each business.

Namaa Exp manages the planned tenant mix, bringing together retail, F&B and everyday services, supported by a hospitality provider and catering centre.

- Ground-floor commercial units
- Areas starting from approximately 35 sqm
- Retail and F&B frontages
- Access to landscaped outdoor spaces
- Separate office entrances
- Leasing support through Namaa Exp

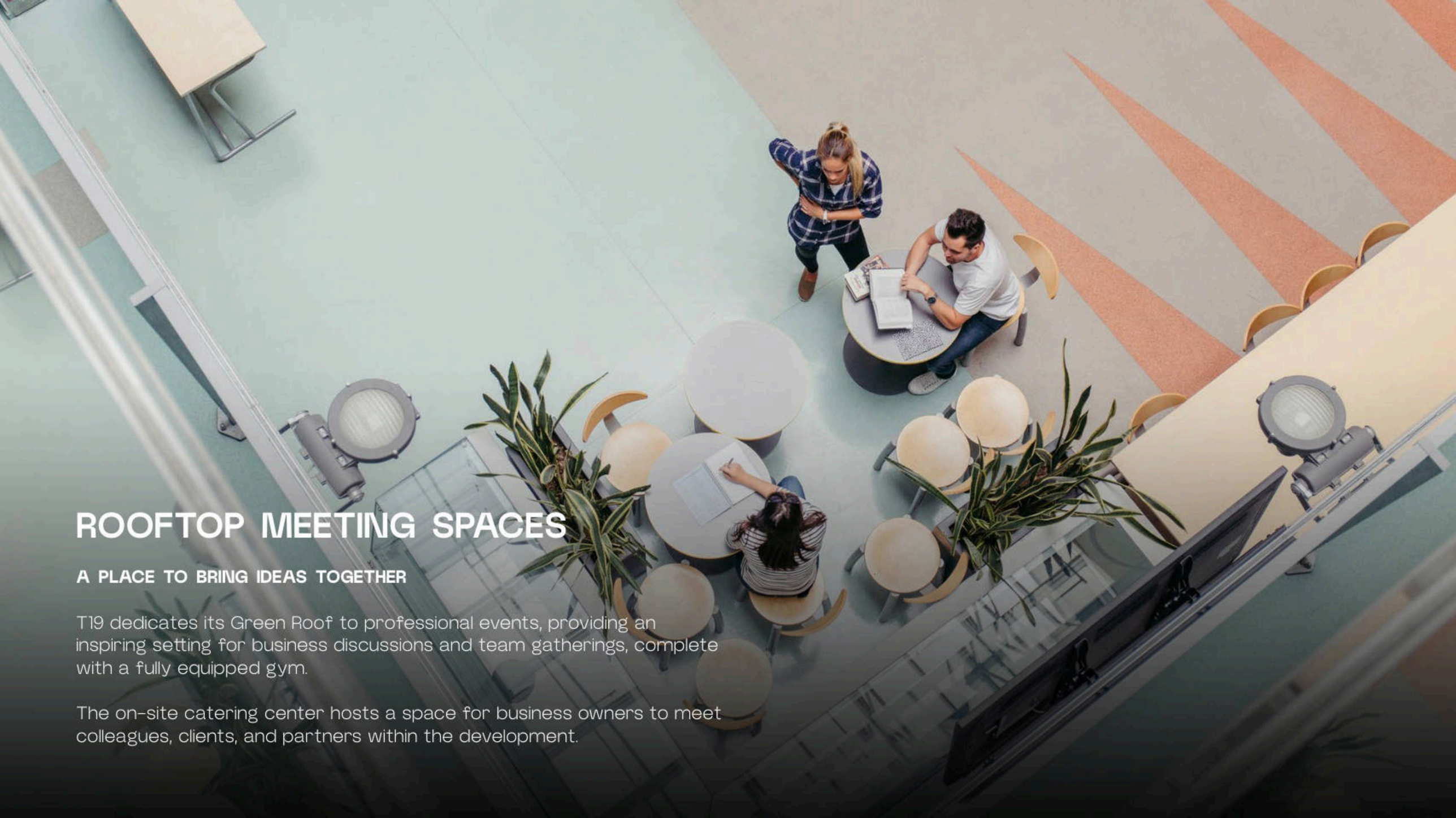
TYPICAL ADMINISTRATIVE FLOOR

A CONSISTENT PLAN FOR THE WORKING DAY

The upper floors follow a recurring office arrangement across two connected wings, with shared circulation, service areas and meeting rooms.

Offices are delivered fully finished, with a range of unit sizes to suit different business requirements.

- Fully finished administrative offices
- Meeting rooms on each floor
- Shared service areas
- Connected office wings
- A recurring layout across floors 8–2



ROOFTOP MEETING SPACES

A PLACE TO BRING IDEAS TOGETHER

T19 dedicates its Green Roof to professional events, providing an inspiring setting for business discussions and team gatherings, complete with a fully equipped gym.

The on-site catering center hosts a space for business owners to meet colleagues, clients, and partners within the development.

PROJECT PARTNERS

EXPERTISE BEHIND THE VISION

MTA – MOHAMED TALAAT ARCHITECTS
Architecture & Design Consultancy

An architectural practice working across architecture, interior design, and urban planning, with projects in Egypt and abroad. Its approach combines architectural identity with functional solutions and a focus on the user experience.

ESTD 1999

MOHAMED TALAAT
ARCHITECTS

ETQAN
CONSULTANCY

ETQAN CONSULTANCY
Financial & Commercial Consultancy

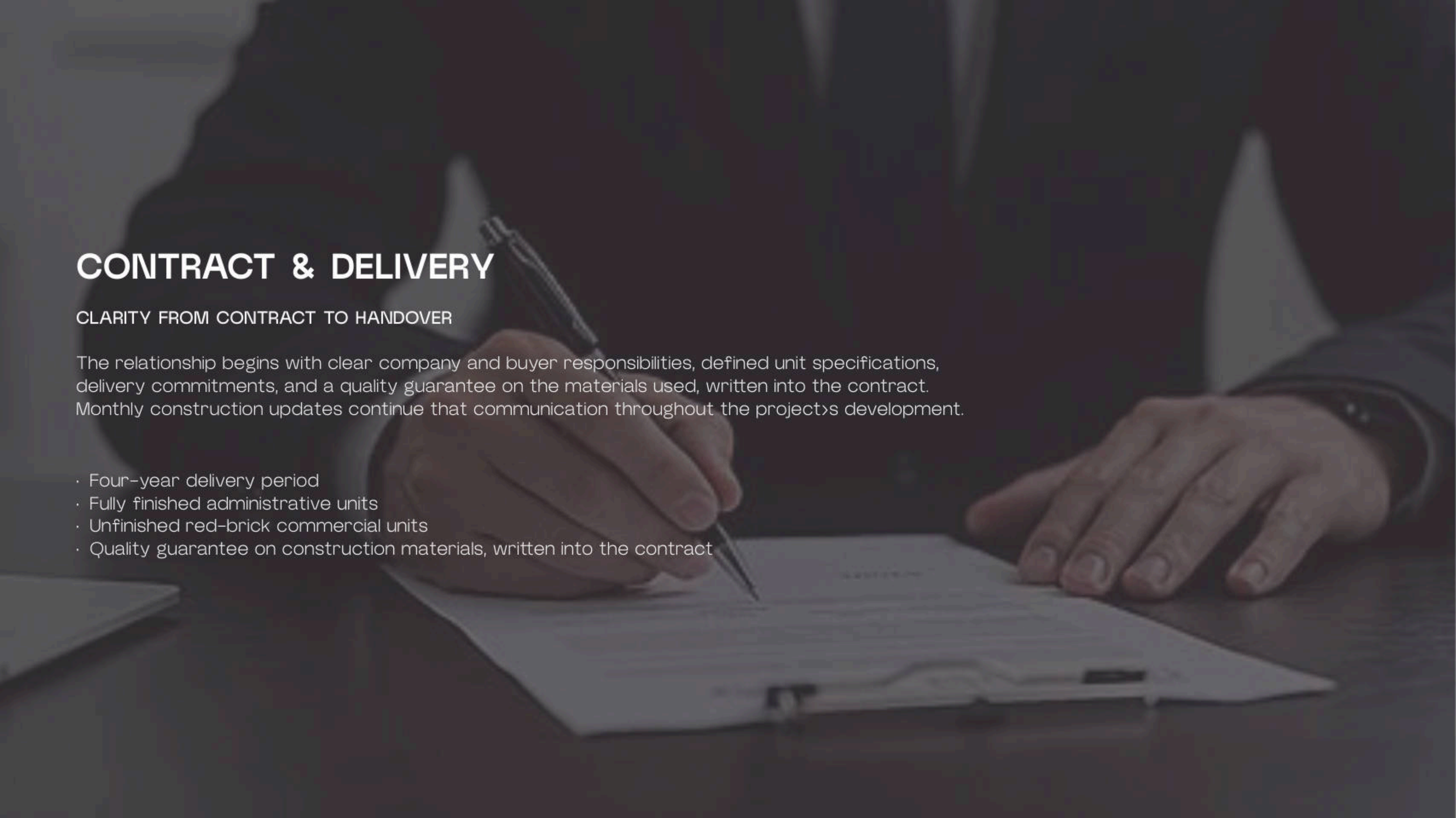
A financial and commercial consultancy supporting real estate developers through market understanding and development strategies. Its experience includes projects in the New Administrative Capital, New Cairo,o and other development locations across Egypt.

NAMAA EXP
Property Management & Commercial Leasing

A specialist in commercial property management and leasing. Its services include tenant selection, lease management, tenant relations, and financial management, supporting organised operations and the owner and tenant experience.

NAMAA
EXPERIENCES

NAMAA
EXPERIENCES



CONTRACT & DELIVERY

CLARITY FROM CONTRACT TO HANDOVER

The relationship begins with clear company and buyer responsibilities, defined unit specifications, delivery commitments, and a quality guarantee on the materials used, written into the contract. Monthly construction updates continue that communication throughout the project›s development.

- Four-year delivery period
- Fully finished administrative units
- Unfinished red-brick commercial units
- Quality guarantee on construction materials, written into the contract

WHY T19?

· YOUR QUESTIONS. CLEAR ANSWERS.

· **What makes T19 a distinctive business address?**
T19 combines a commercial ground floor with eight administrative floors, meeting rooms on every office floor, two basement levels, and a Green Roof with a fully equipped gym.

· **Where is T19 located?**
In Financial District 2, New Administrative Capital, close to the Government District and the Government District monorail station.

· **What experience stands behind the developer?**
T Developments is part of TATRA Group, whose experience includes more than 40 projects in Kuwait.

· **What meeting and event spaces are available?**
A meeting room on every administrative floor, plus 800 sqm suitable for meetings. The Green Roof also accommodates professional events, client meetings and team gatherings.

· **What does the Green Roof offer?**
A setting for professional gatherings, complemented by a fully equipped gym that supports wellbeing alongside the working day.

· **How are meetings and events supported?**
An on-site hospitality provider and catering centre support business lunches, meetings and rooftop receptions, with VIP services available for C-level executives. The catering centre also serves the surrounding district.

· **What commercial services are planned?**
The tenant mix, managed by Namaa Exp, includes banks, an ATM centre, currency exchange, a pharmacy, F&B and retail.

· **Can Namaa Exp help with unit requirements and leasing?**
Yes. Namaa Exp can help tailor unit configurations to your requirements and manage leasing on your behalf.

- **What unit sizes are available?**
  Commercial and administrative spaces range from 35 sqm to 1,500 sqm, depending on unit type and configuration.

- **How will the units be delivered?**
  Administrative units are delivered fully finished. Commercial units are delivered in unfinished red-brick condition, allowing fit-out to suit each business.

- **What is the delivery period?**
  Four years, with the starting date defined in the contract.

- **What quality commitments are included?**
  A quality guarantee covering the materials used is written into the contract, according to its agreed specifications and terms.

- **How can owners follow construction progress?**
  Through documented construction updates shared on the 19th of every month.

- **Is there a cash payment offer?**
  A %35 cash discount is available, subject to the applicable offer terms.

·T19 — AMBITION MEETS ITS ADDRESS