

THE 4TH GEN OFFICE BUILDING



PARAGON .3

Presidential Palace

THE MOST SUSTAINABLE *and* INTELLIGENT BUILDING IN EGYPT

Developed by
PARAGON
Developments

ABOUT PARAGON

PARAGON Developments is a one-of-a-kind consortium built upon the extensive 360° experience we've accumulated over the past 35 years of operating in the market.

We have successfully overseen numerous projects within the scope of real estate - from development and construction, to consultancy, project management, innovation and financing.

The latest testament and success is PARAGON 1, which is completely sold out & will be delivered by Q1 2023 with a BUA of 23,316 sqm. Adding to our portfolio of state-of-the-art design is PARAGON 2 with a BUA of 32,250 sqm that is currently under construction.



2 MINS



1 MIN
PRESIDENTIAL PALACE

20 MINS
SOKHNA ROAD

20 MINS
MIDDLE RING ROAD

35 MINS
NEW CAIRO

20 MINS
SUEZ ROAD

10 MINS
CAPITAL BUSINESS DISTRICT

40 MINS
CAIRO INTERNATIONAL AIRPORT

10 MINS
NEW CAPITAL AIRPORT

WHY PARAGON.3

A well crafted design that takes into consideration the human side in addition to a healthy professional environment.

At PARAGON our goal is to connect all types of entrepreneurs and corporates under one hub leading to new opportunities and investments.

INNOVATIVE SPACES IN A SMART LOCATION

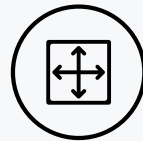


- Remarkable location on the main presidential road, facing the presidential palace making it highly accessible. Not only a prime location but with the vicinity of the financial sector & ministries.
- Primely located at the corner of the street giving it a fantastic frontage on two main streets making it highly visible.
- Most units have a direct view of the main presidential street and presidential palace garden.
- Amazing view of back garden and luscious landscape for a premium office with a view.
- Perfectly sized units for corporates and investors (104 sqm to 250 sqm).
- Sustainable building (LEED Registered).
- IOT technology for optimum building operation.

ROAD WIDTH = 30 M

ROAD WIDTH = 94 M

ROAD WIDTH = 15 M



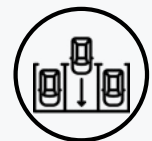
Land
6,536sqm



Built up area
22,876sqm



Floor levels
Ground+7



Basement area
9,474sqm

PARAGON



Cafeteria & Espresso Bar

The cafeteria and espresso bar, as well as lecture hall, bring people together where ideas are shared with peers and experts, thus allowing the ideas to change and evolve.



Common Workspace

The common workspace leads people to putting their hands together and creating a prototype of their work. Because we know that you cannot clap with one hand.



Meeting Pods

The meeting pods work at targeting the aim and defining the challenges it takes to get there. And by doing so, communities work together to resolve the challenges and reach the target.



Library

The library helps create empathy among its users by allowing them to develop a deeper understanding of the work challenges and goals.



Lecture Hall

Lecture halls are the ideal environments for learning and developing as they are free from distractions. Users remain focused and motivated to learn.



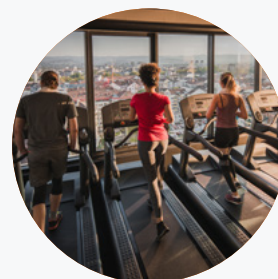
Meeting Rooms

The meeting rooms bring people together. And when they're gathered around and sharing thoughts and ideas, they brainstorm together and find solutions for problems that may arise at work.



Nursery

Our workspace nursery helps its working parents feel confident and focused knowing their children are being cared for in a caring environment. It's a great way to show our members that they are valued and, in turn, help to retain highly skilled members.



Gym

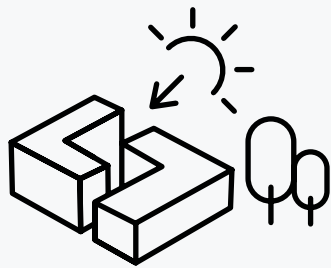
Exercising during working hours can also pump up work performance. Having a team gather outside the office is always an excellent team building opportunity.

PARAGON

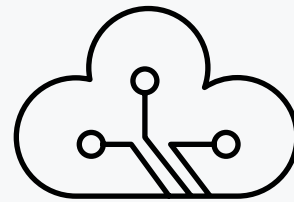
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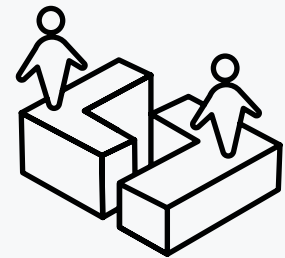
DESIGN



SUSTAINABILITY



TECHNOLOGY



COMMUNITY

OUR PARTNERS IN SUCCESS

PROPERTY
MANAGEMENT
CONSULTANT



MAIN
CONTRACTOR

ABEC

TRAFFIC
CONSULTANT



INTELLIGENT SOLUTIONS
PARTNER

Schneider
Electric

DESIGN
PARTNERS



SUSTAINABILITY
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COMMERCIAL
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