



ONTE Business

BROCHURE 2025

INDEX

01	Introduction	06	Location
02	About	07	Design
03	Facilities	08	Our Partners
04	Spaces	09	Master Plan
05	Fact Sheet & Features	10	Contact

Business ^{ONE}

UNLIMITED POSSIBILITIES

IN THE HEART OF THE CITY, A NEW ERA BEGINS.

Where innovation and productivity intertwine, Business One emerges as the ultimate destination for work, leisure and beyond. An epic concept harmoniously blends with an architectural masterpiece, creating a dynamic hub that redefines modern urban living.

Explore a space where visionaries thrive, and every possibility is within reach.



DISCOVER A WORLD OF LIMITLESS POTENTIAL





BUSINESS EXCELLENCE MEETS WORLD-CLASS ENTERTAINMENT

Boasting 20,000 sqm of commercial and office spaces, B1 is an impressive mixed-use destination that dedicates %65 of its landscape to lush outdoor spaces and panoramic views. With 4 state-of-the-art buildings, here comes a wealth of world-class retail and dining experiences, while top-tier office spaces flourish on the first & second floors. Here, an interconnected community of like-minded individuals thrive in one epicenter of success. From forward-thinking entrepreneurs to large enterprises, B1 embraces cutting-

edge productivity, along with seamless collaboration, to create a hub of business excellence. Artisanal dining, world-class entertainment and premium hospitality blend together with memorable shopping sprees, pedestrian-friendly pathways and breathing promenades, bringing you closer to nature with the mental clarity needed to excel.



PREMIUM FACILITIES
& SERVICES

WHERE PREMIUM OFFICE FACILITIES
MEET ICONIC SERVICES

THE ULTIMATE WORK
& PLAY DESTINATION

ICONIC COMMERCIAL
EXPERIENCES



Where a lifestyle of vibrancy & excitement unveils. Explore B1, the most sought-after commercial attraction. Here is where you can shop, dine, move and rejuvenate all in one place. Whether you choose to discover the most contemporary brands, ignite your taste buds at artisanal bistros & high-end restaurants, restore your senses at the park, connect with like-minded individuals on pedestrian-friendly pathways or experience world-class hospitality, everything is hand-picked to ensure you enjoy a personalized experience.

AT B1, DISCOVER THE SPARK AND EXCITEMENT OF EXPLORING A NEW WORLD, WHERE LIFE COMES IN A MULTITUDE OF COLORS.





S I G N A G E

S I G N A G E

S I G N A G E

S I G N A G E



PREMIUM OFFICE SPACES

A one-stop destination for all your business needs. B1 offers a wide range of premium-grade office spaces to meet the demands of your growing enterprises and large corporations.

B1 boasts 4 interconnected plots for our state-of-the-art administrative complexes. Each plot features a modern facade, exceptional design, cutting-edge facilities and thoughtful amenities, to boost performance and enhance the everyday experience.

PARCEL A
3580 M2

PARCEL B
968.7 M2

PARCEL C
917.13 M2

PARCEL D
1161.40 M2



COMMERCIAL & BUSINESS FACILITIES

- Luxurious lounge and front desk services
- Smart interactive buildings
- Building management system
- High-speed quality & capacity elevators
- Electric car charging stations
- Fire protection (meets NFPA codes)
- Retail and F&B restaurants
- Visitors parking
- Backup generators
- Fiber optics cables
- CCTV systems
- Handicap access
- Rooftop restaurants
- Showrooms





PREMIUM LIFESTYLE

REDEFINING THE WAY YOU WORK, LIVE & EXPERIENCE.



PROJECT FACT SHEET & FEATURES

A signature commercial landmark at the heart of the city.
Fully developed around the needs of our exceptional tenants.

20 thousand m² - office & commercial space

Central location - Across the road from CityStars & Kattameya directly on the Ring Road

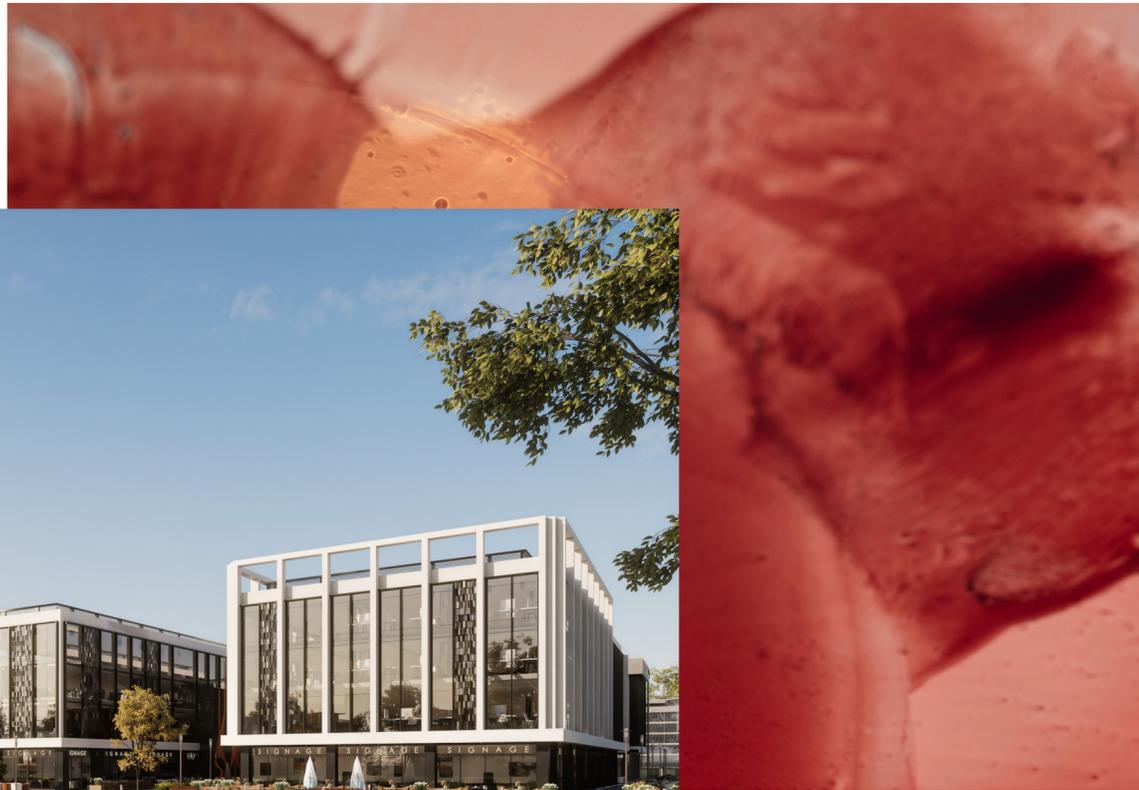
Unique design - 4 Buildings G+3 with 65% soft & hard landscape with only 44% built-up area

80% constructed - The plans are reality on-ground

Top commercial partners - Creating an iconic landmark with top-tier commercial partners that change the landscape of the project's designated area



LOCATION



ACCESS UNFORGETTABLE EXPERIENCES WITH UTMOST CONVENIENCE

An epicenter of business & commercial success, Business One is strategically located in the vibrant heart of East Cairo. Right at the intersection between the Ring Road and Waha Axis, B1 holds two grand entrances, one of which is a private entrance located on the Ring Road to guarantee traffic-free accessibility all day & night. With unparalleled convenience, B1 grants access to Cairo's most prominent attractions:

10 Mins
from Maadi

25 Mins from
AUC (New Cairo)

20 Mins from Cairo
International Airport

15 Mins
from Heliopolis

10 Mins from
Sokhna Road

25 Mins from New
Administrative Capital

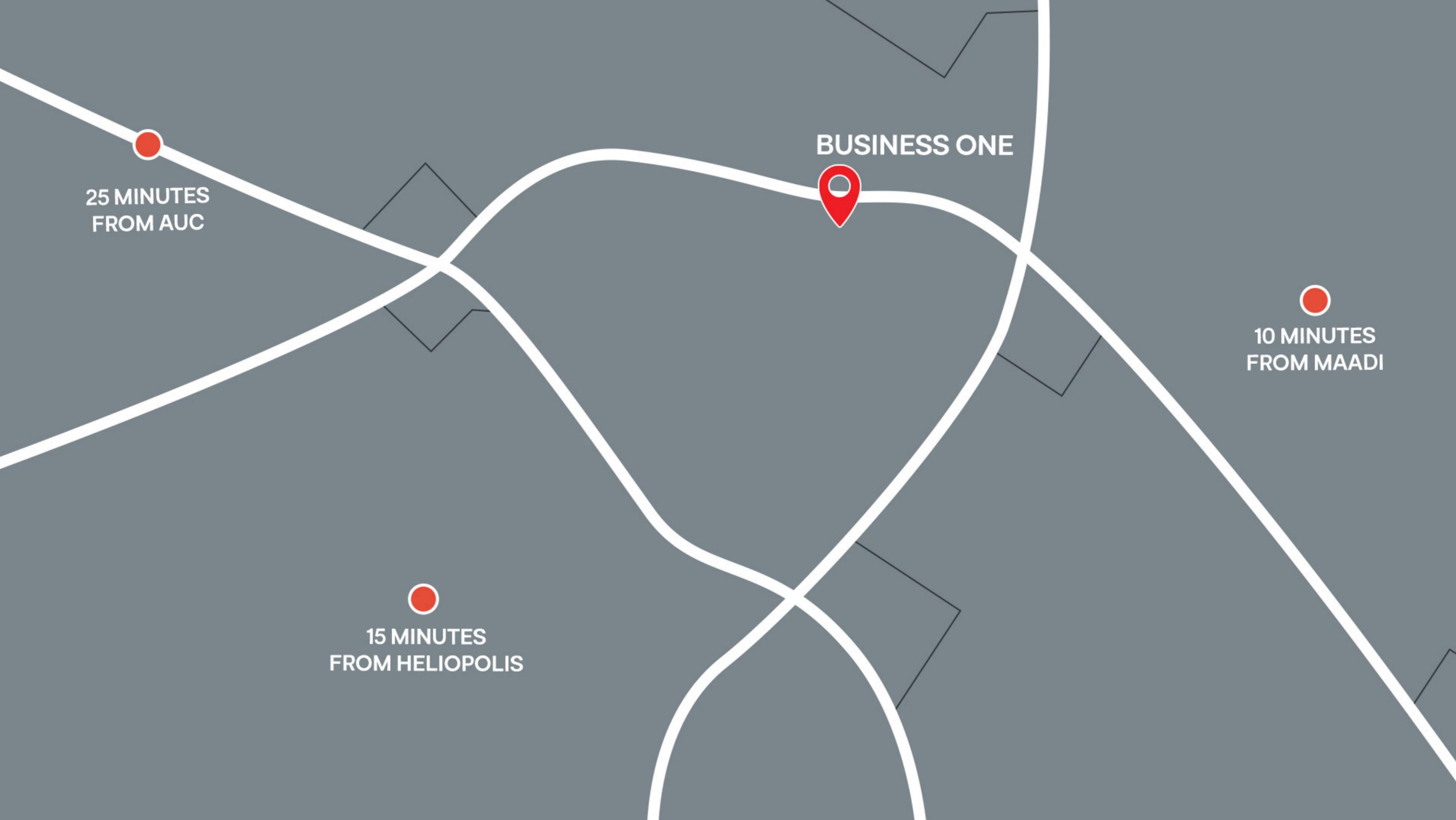
BUSINESS ONE



25 MINUTES
FROM AUC

10 MINUTES
FROM MAADI

15 MINUTES
FROM HELIOPOLIS





MASTERPLAN

BIG DREAMS, ACHIEVED AT B1

Master planned on 4 interconnected plots (Parcel A,B,C & D), the business district combines state-of-the-art administrative complexes, featuring top grade office spaces.

PLOT AREA

PARCEL A
3580 M2

PARCEL B
968.7 M2

PARCEL C
917.13 M2

PARCEL D
1161.40 M2



EXTERIOR & INTERIOR DESIGN

EXPERIENCE PEAK PERFORMANCE WITH EFFICIENT INTERIORS
& NATURE-INSPIRED EXTERIORS



EXTERIOR & INTERIOR DESIGN



B1's exterior design embodies a contemporary aesthetic, which seamlessly blends nature-inspired elements with a lush green landscape and sprawling gardens. The sleek and modern ambiance effortlessly combines cutting-edge concepts, setting the stage for unparalleled success.

B1 integrates every individual into a world of endless possibilities, breakthrough innovation and forward-thinking, making it a central destination for entrepreneurs, startups and established businesses alike.

**EXPERIENCE THE INSPIRATION
THAT AWAITS YOU FOR A
PROMISING FUTURE, B1.**



EXTERIOR & INTERIOR DESIGN

Set on 4 interconnected plots, our state-of-the-art business hub offers modern and spacious office spaces that meet the diverse needs of entrepreneurs and large corporations. With an elegantly designed environment, we have created an encouraging ambiance that inspires collaborative and productive work experiences.

The integrated plan of the buildings seamlessly blends functionality, ample sunlight and quality ventilation with minimized noise levels, lush views and environmentally-friendly elements, to promote holistic well-being, low-stress levels and enhanced performance.

B1's facilities are thoughtfully crafted to the smallest of details, providing a premium center point, where the highest standards of finishing materials & smart layouts come to place. From luxurious lounge areas & a proficient front desk service, to a smart interactive building design and state-of-the-art showrooms, B1 is where you discover the ultimate work experience for your business.

**WELCOME TO B1, CAIRO'S ULTIMATE
BUSINESS COMPLEX.**





OUR PARTNERS



CONSULTANCY PARTNER - PAIO

Our trusted real estate consultancy partner, Paio, offers comprehensive solutions designed to maximize the potential of our property investments. .



KAD PROPERTY MANAGEMENT

Property management services encompassing development fit-out, operations and oversight of service providers to ensure optimal property performance and compliance with global development standards.



EV CHARGING AND EMOBILITY SOLUTIONS

In partnership with Evolv, Business One integrates intelligent and scalable EV infrastructure, ensuring efficient expansion and adaptability for evolving needs. Evolve eMobility focuses on EV charging and e-mobility solutions, leveraging extensive expertise in energy management to provide efficient, green and integrated charging solutions.



SIGNAGE

SIGNAGE

IGNAGE

IGNAGE

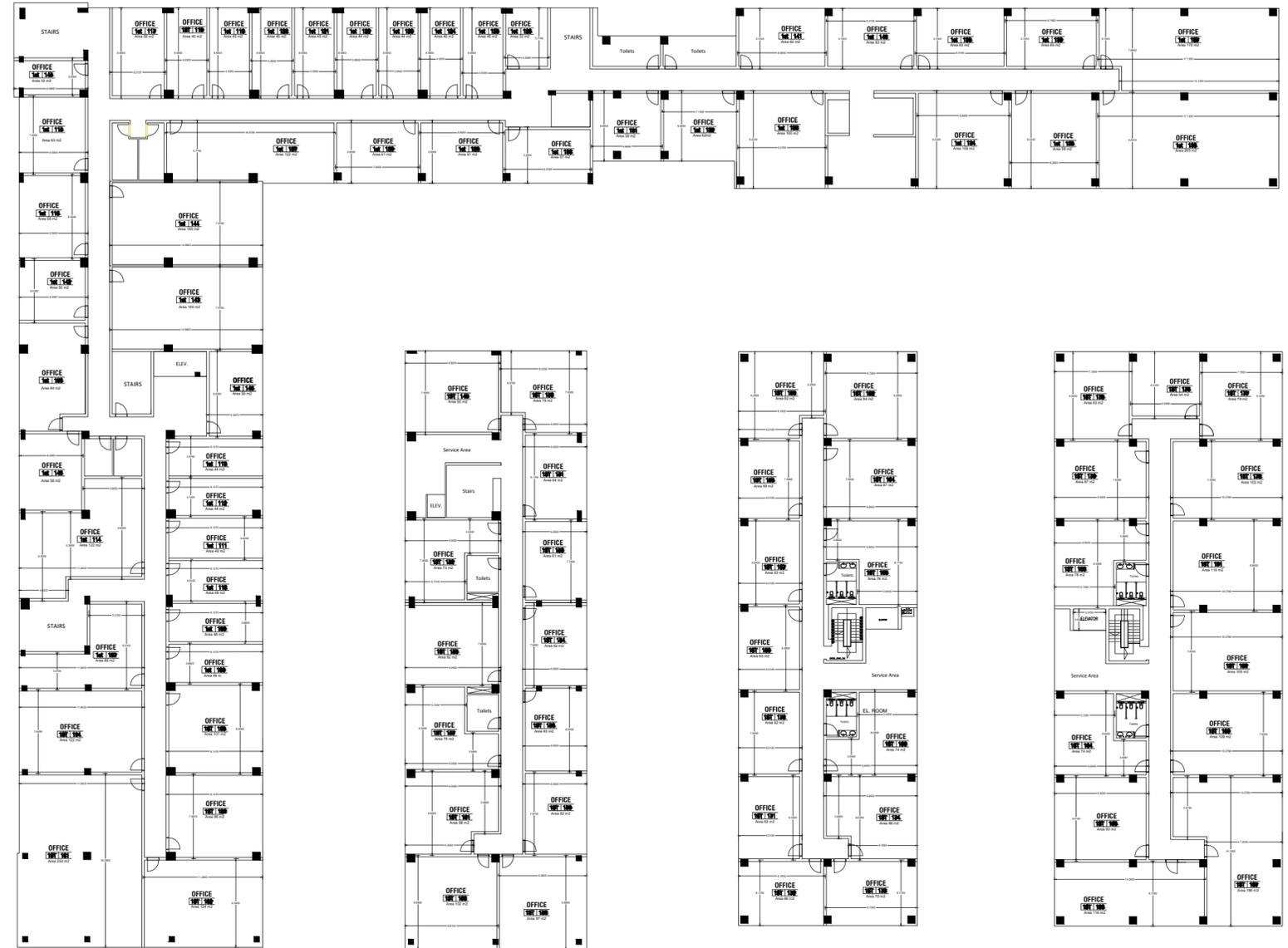
IGNAGE

SIGNA



PROJECT FLOOR PLAN

FIRST FLOOR PLAN



BUILDING A

BUILDING B

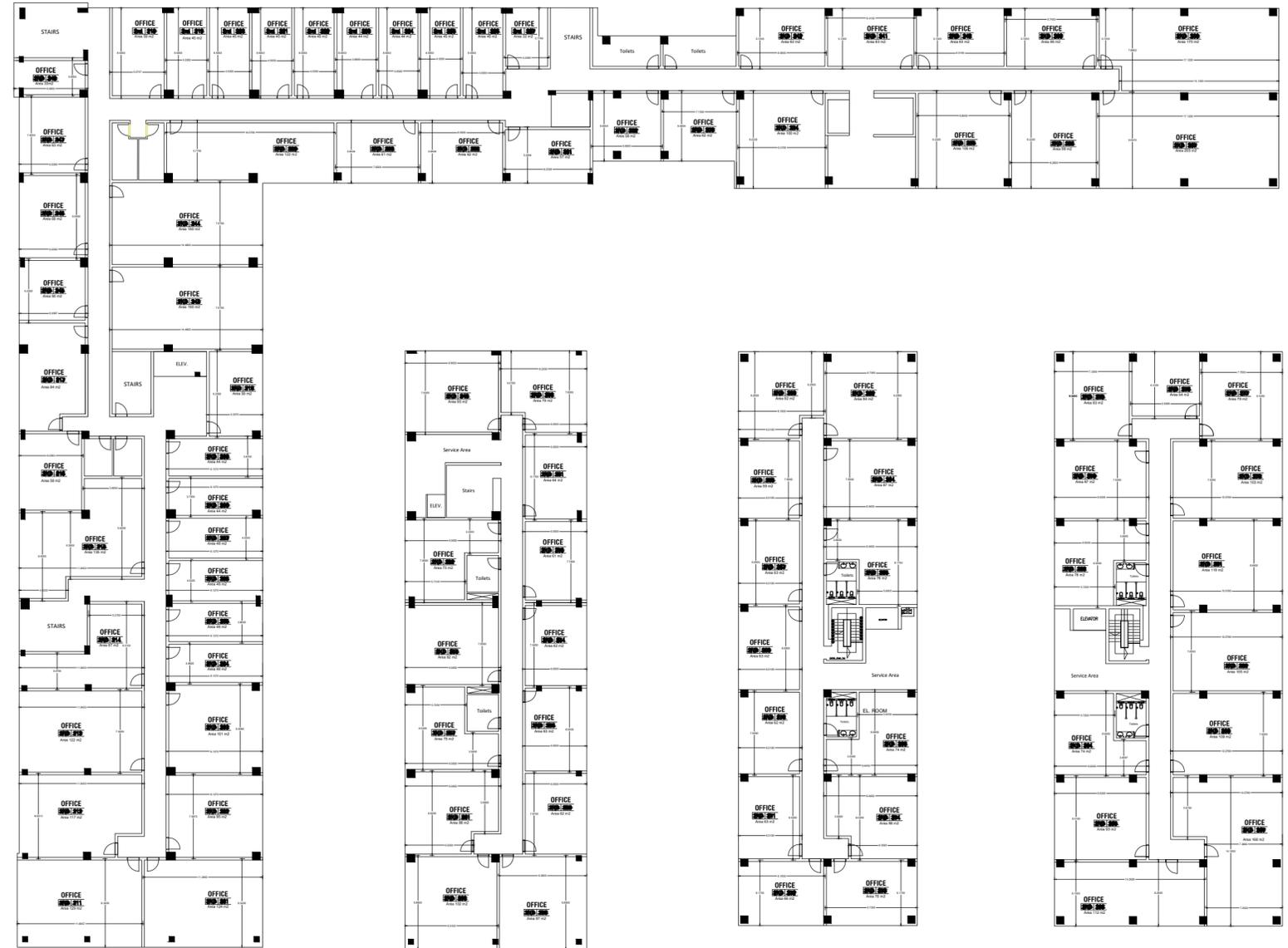
BUILDING C

BUILDING D



PROJECT FLOOR PLAN

SECOND FLOOR PLAN



BUILDING A

BUILDING B

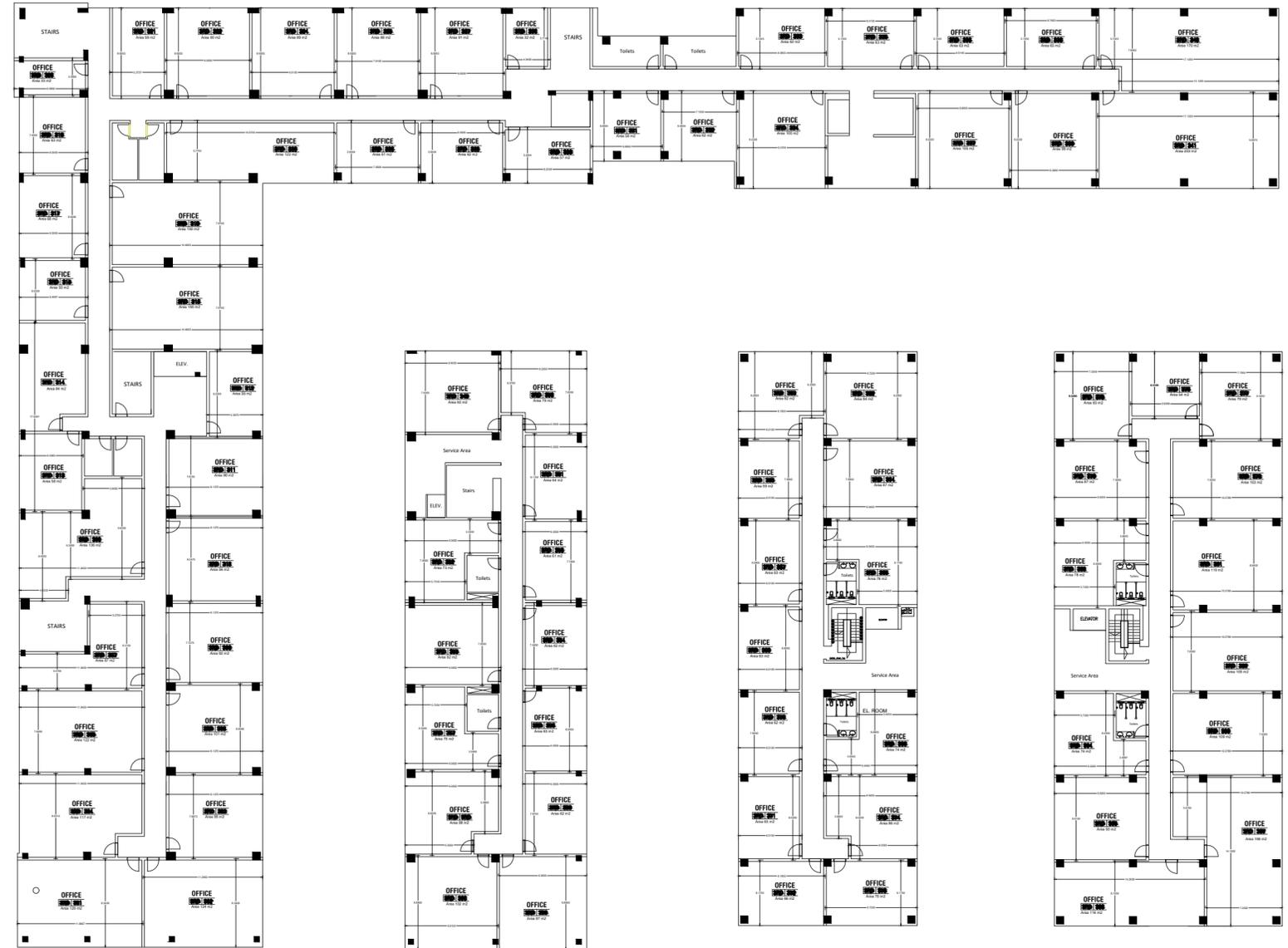
BUILDING C

BUILDING D



PROJECT FLOOR PLAN

THIRD FLOOR PLAN



BUILDING A

BUILDING B

BUILDING C

BUILDING D

ONE
Business

| CONTACT US 0111100227