

ÉTAJE

COMMERCIAL

WHERE LIFE COMES TOGETHER.

RETAIL · F&B · CLINICS · OFFICES

A Destination for Every Day

The final phase in Taj City: a refined commercial destination directly on the Ring Road.

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PRIME CONNECTIVITY
Direct Ring Road access, Opposite to JW Marriott

BUSINESS
Premium offices and direct views of the Ring Road

RETAIL & DINING
A curated mix of retail and F&B.

HEALTHCARE
Modern clinics with shared lounges.

INTEGRATED LIVING
Connected to the wider Taj City community.

GREEN FEATURES & SUSTAINABILITY
Encouraging Indoor and Outdoor Activities Equally



Designed Around Experience

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Intelligent Buildings and Energy Efficiency

- Smart central HVAC systems
- Indoor air quality monitoring
- Temperature control thermostats
- Reducing carbon emissions

Building Automation

- Integrated Building Management System
- Scheduling and Scenes management
- Occupancy based lighting control
- Smart metering and energy management system

Smart Mobility and Transportation

- Smart parking systems
-EV chargers' infrastructure
- Parking guidance systems
- CO emissions monitoring and control

Digital Infrastructure

- Internet infrastructure provisions
- Outdoor Wifi
- Centralized data center and operations Center

Safety, Security and Surveillance

- Indoor and outdoor CCTV surveillance
- AI integrated analytics
- Biometric and physical access control

Fire Alarm and Life Safety

- Fire detection and fire protected escape routes
- Smoke control and extraction
- Fire fighting sprinklers system
- Voice evacuation

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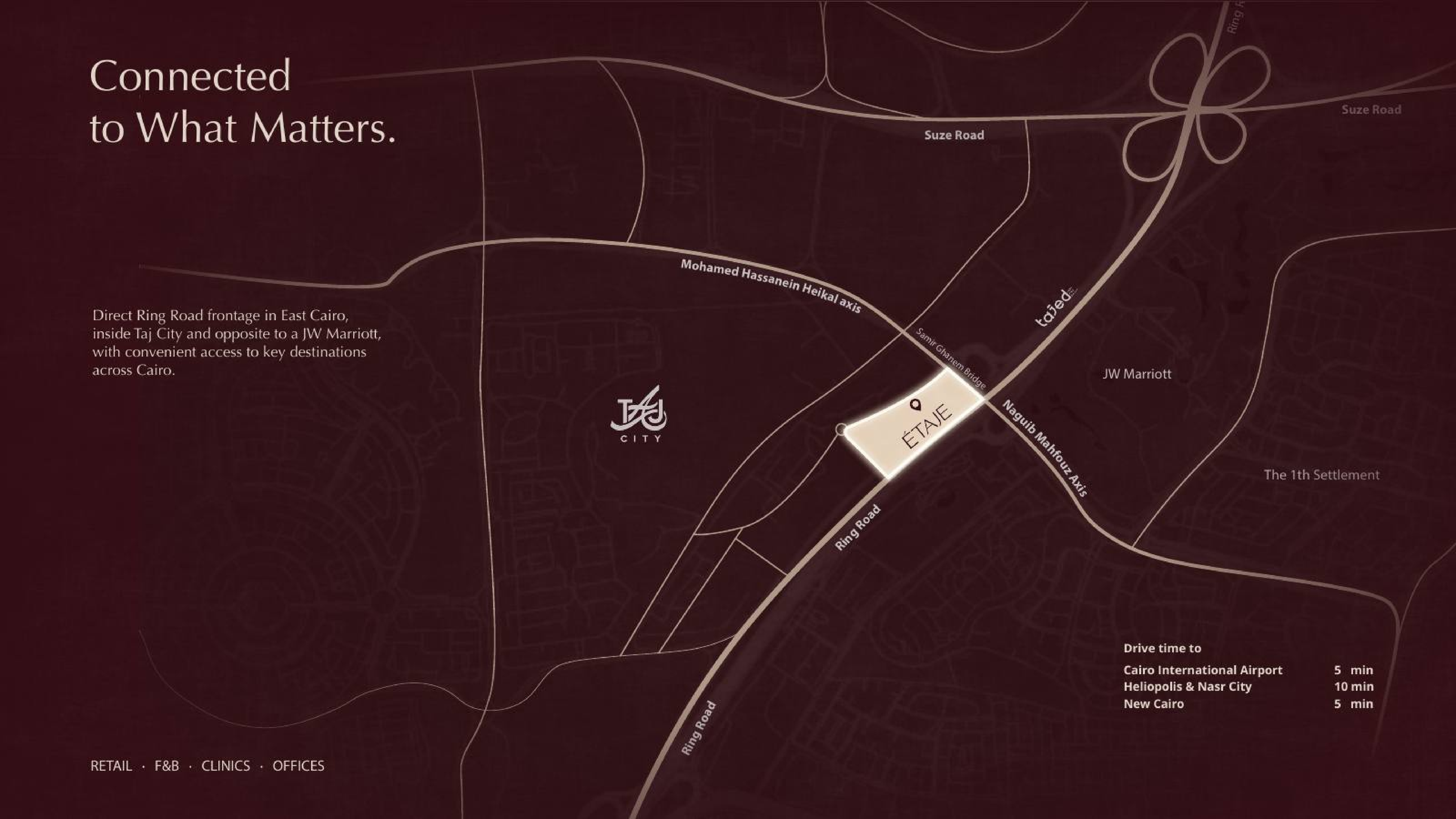
Connected to What Matters.

Direct Ring Road frontage in East Cairo, inside Taj City and opposite to a JW Marriott, with convenient access to key destinations across Cairo.



Drive time to

Cairo International Airport	**5 min**
Heliopolis & Nasr City	**10 min**
New Cairo	**5 min**

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One Destination.
Ten Connected Buildings.

Ten integrated buildings around landscaped courts, with continuous circulation and two underground parking levels.

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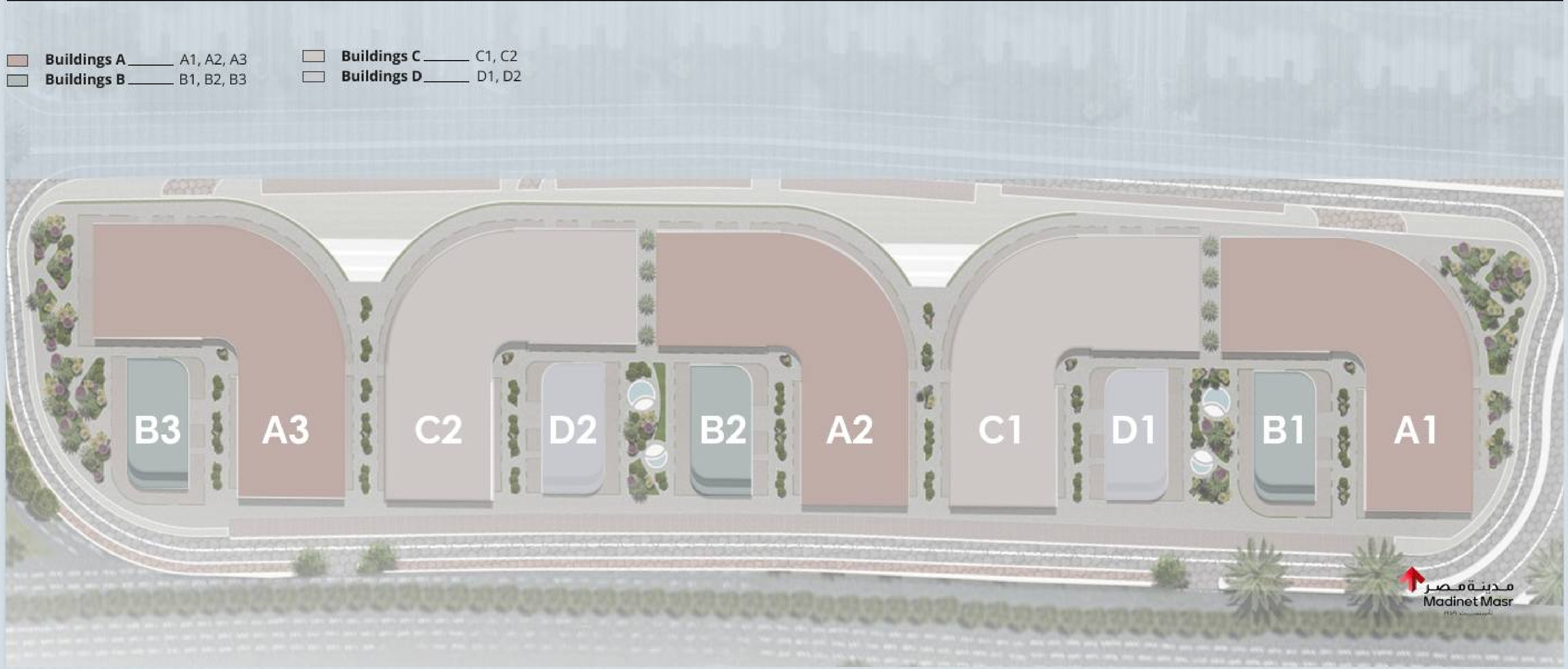
Buildings A ____ A1, A2, A3
Buildings B ____ B1, B2, B3
Buildings C ____ C1, C2
Buildings D ____ D1, D2



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Seamless Access.
Connected Flow.

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Dual Frontage
Retail activation on both edges.

Easy Arrival
Main and Secondary Road Accessibility with Two Parking Levels.

Connected Movement
Landscaped pedestrian routes link all buildings.

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Shop · Dine · Connect ·

A vibrant retail and dining destination with prominent frontage, outdoor spill-out areas and direct Ring Road visibility.

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WORK AND
WELLNESS, ELEVATED.


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A CURATED MIX
ONE PRIME DESTINATION.

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A PLACE FOR EVERY PURPOSE.

UNDERGROUND TO 5TH Floor

2 BASEMENT LEVELS: PARKING
Two floors of underground parking below the whole project.

LOWER GROUND: RETAIL AND PARKING
Retail faces the residential community, 4.50 m below the Ring Road level: a design flex that adds frontage.

GROUND FLOOR: RETAIL
At Ring Road 50 units in Buildings A & B, **approx. 36–122 m².**

1ST & 2ND FLOORS: CLINICS
54 suites (1st) and 58 suites (2nd) in A & B, **approx. 38–122 m²**, with shared lounges.

3RD & 5TH FLOORS: OFFICES
48 office units per floor on the A & B plans, **approx. 52–122 m²**. The 4th floor adds 4 terraces.

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Boulevard
Commercial & parking.

An additional lower-ground level opens onto the residential part of Étaj

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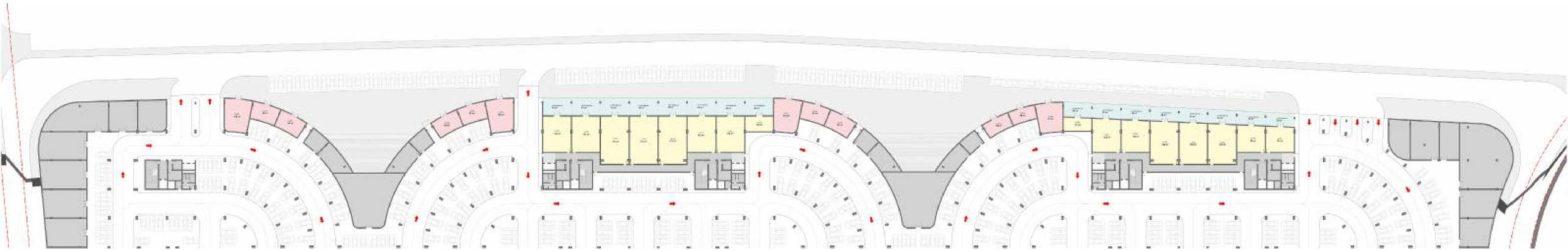

Circulation
Retail
Spill-out
Services & cores
F&B

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Master Ground floor

Retail & F&B units across buildings A,B,C,& D.

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Circulation Retail Spill-out Services & cores F&B

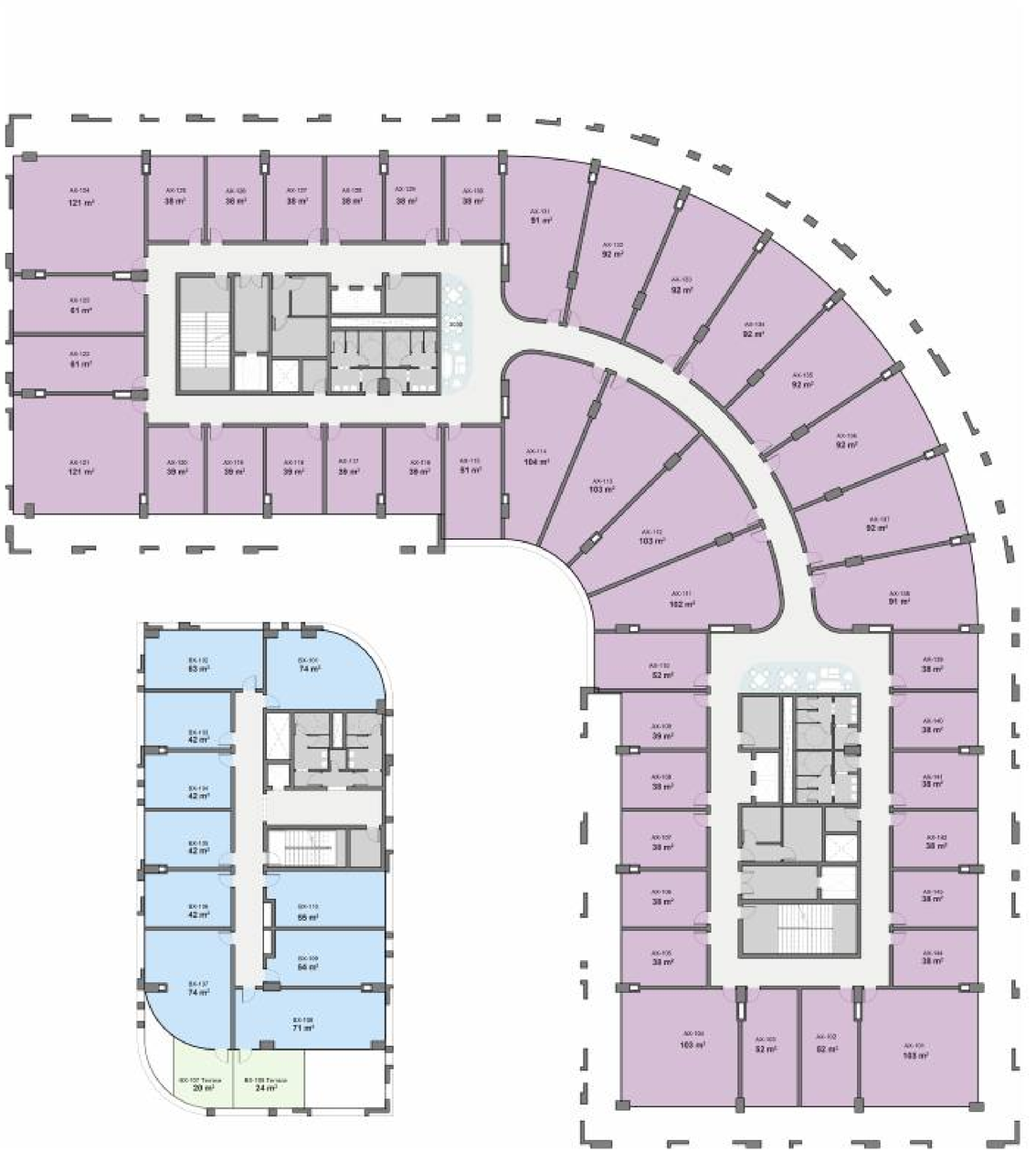
Buildings A & B.

First Floor

54 units divided into 44 Clinics in building A ranging from 38m2 to 122m2 and 10 Offices in building B ranging from 42m2 to 74 m2 with only 2 with terraces

LEGEND

- **Clinic**
  Clinic suites in Buildings A and B
- **Offices**
  Shared lounge areas
- **Outdoor**
  Terraces
- **Circulation**
  Corridors and lobbies
- **Services**
  Lifts, stairs and WCs in each core
- **Lounge**
  Shared lounge areas



RETAIL · F&B · CLINICS · OFFICES

Buildings A & B.

Second Floor

58 units divided into 48 Clinics
in building A ranging from
52m2 to 122m2 and 10 Offices
in building B ranging from
42m2 to 80m2

LEGEND

- **Clinic**
  Clinic suites in Buildings
  A and B
- **Offices**
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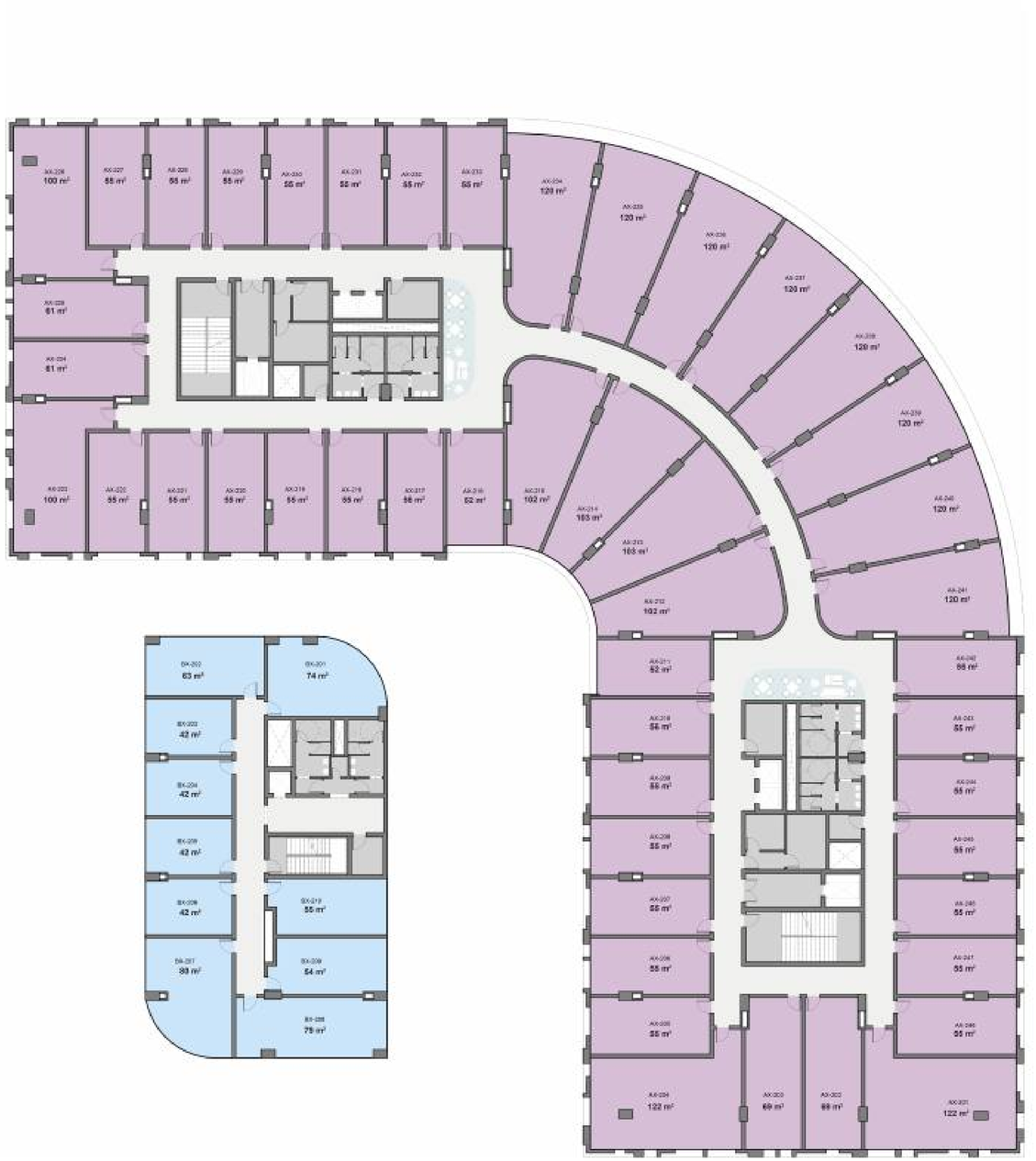

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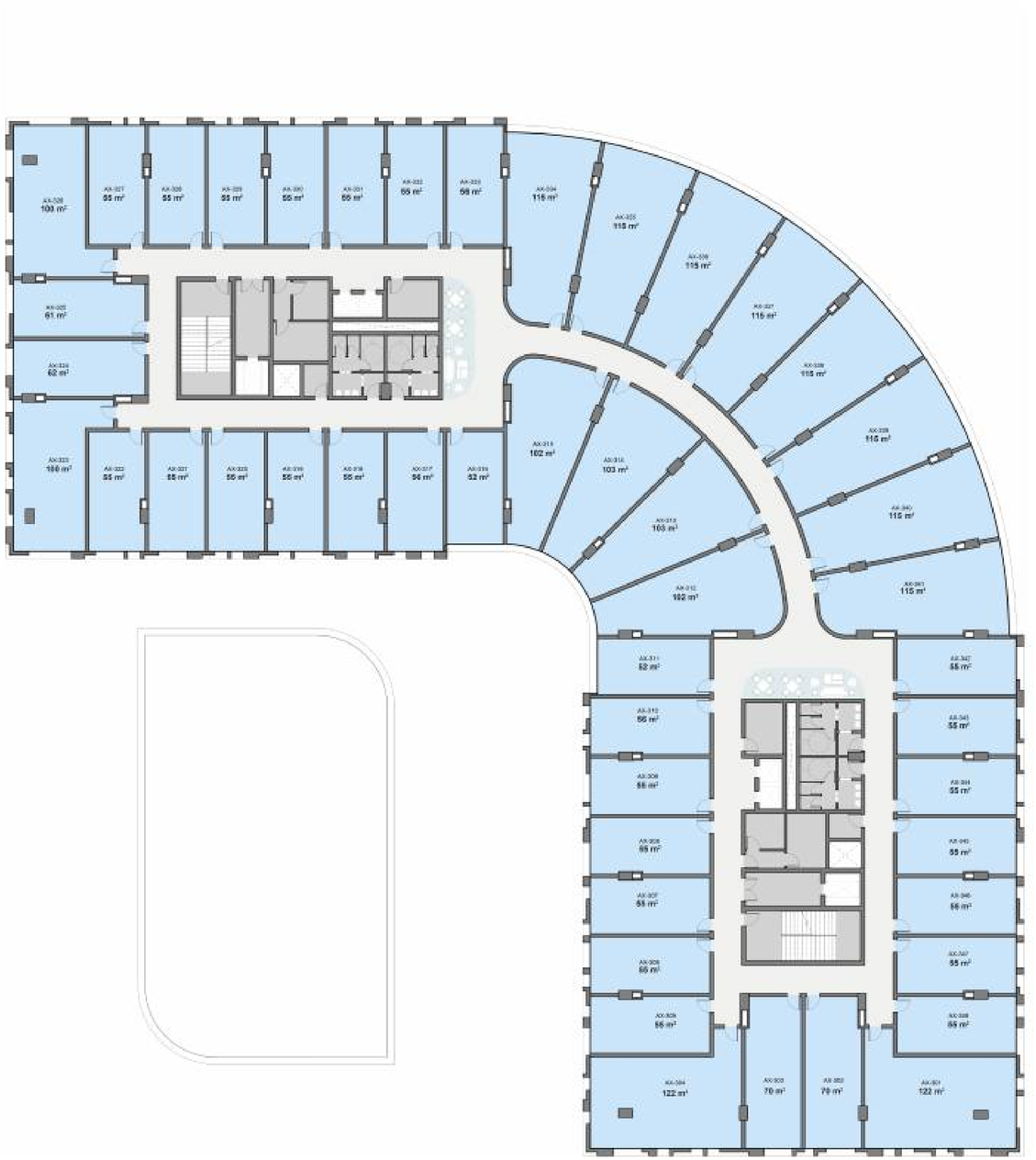
Buildings A & B.

Third Floor

48 office units in Building A

LEGEND

- **Office**
  Office units in Buildings A and B
- **lounge**
  Shared lounge areas
- **Circulation**
  Corridors and lobbies
- **Services**
  Lifts, stairs and WCs in each core



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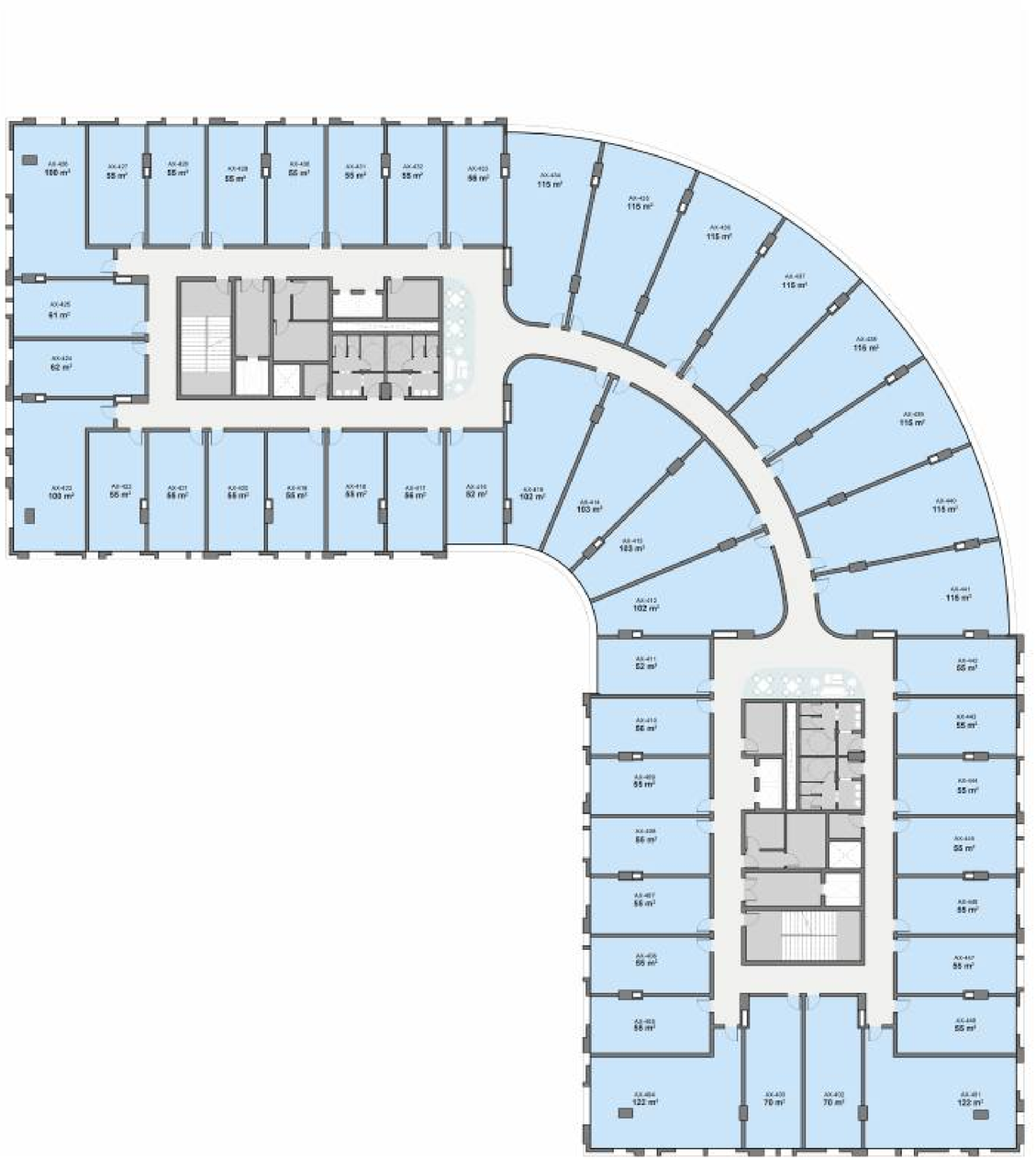
Buildings A & B.

Fourth Floor

48 office units in Building A

LEGEND

- **Office**
  Office units in Buildings C and D
- **lounge**
  Shared lounge areas
- **Circulation**
  Corridors and lobbies
- **Services**
  Lifts, stairs and WCs in each core



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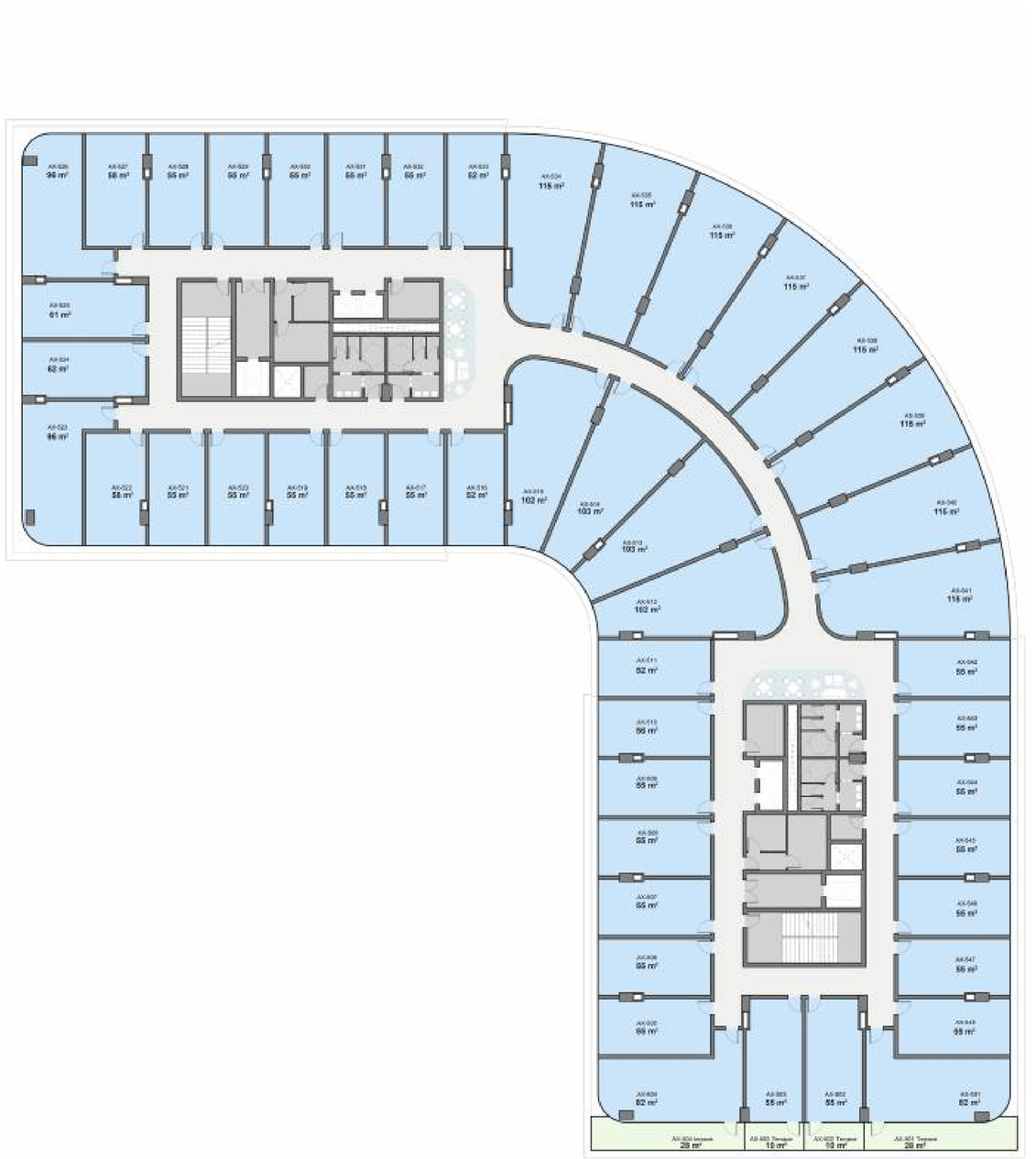
Buildings A & B.

Fifth Floor

48 office units in Building A
with only 3 with terraces

LEGEND

- **Office**
  Office units in Buildings C and D
- **lounge**
  Shared lounge areas
- **Office Outdoor**
  Corridors and lobbies
- **Circulation**
  Corridors and lobbies
- **Services**
  Lifts, stairs and WCs in each core
- **Outdoor**
  Terraces



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Buildings C&D.

First Floor

54 units divided into 44 Clinics in building A ranging from 38m2 to 122m2 and 10 Offices in building B ranging from 42m2 to 74 m2 with only 2 with terraces

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RETAIL · F&B · CLINICS · OFFICES

Buildings C&D.

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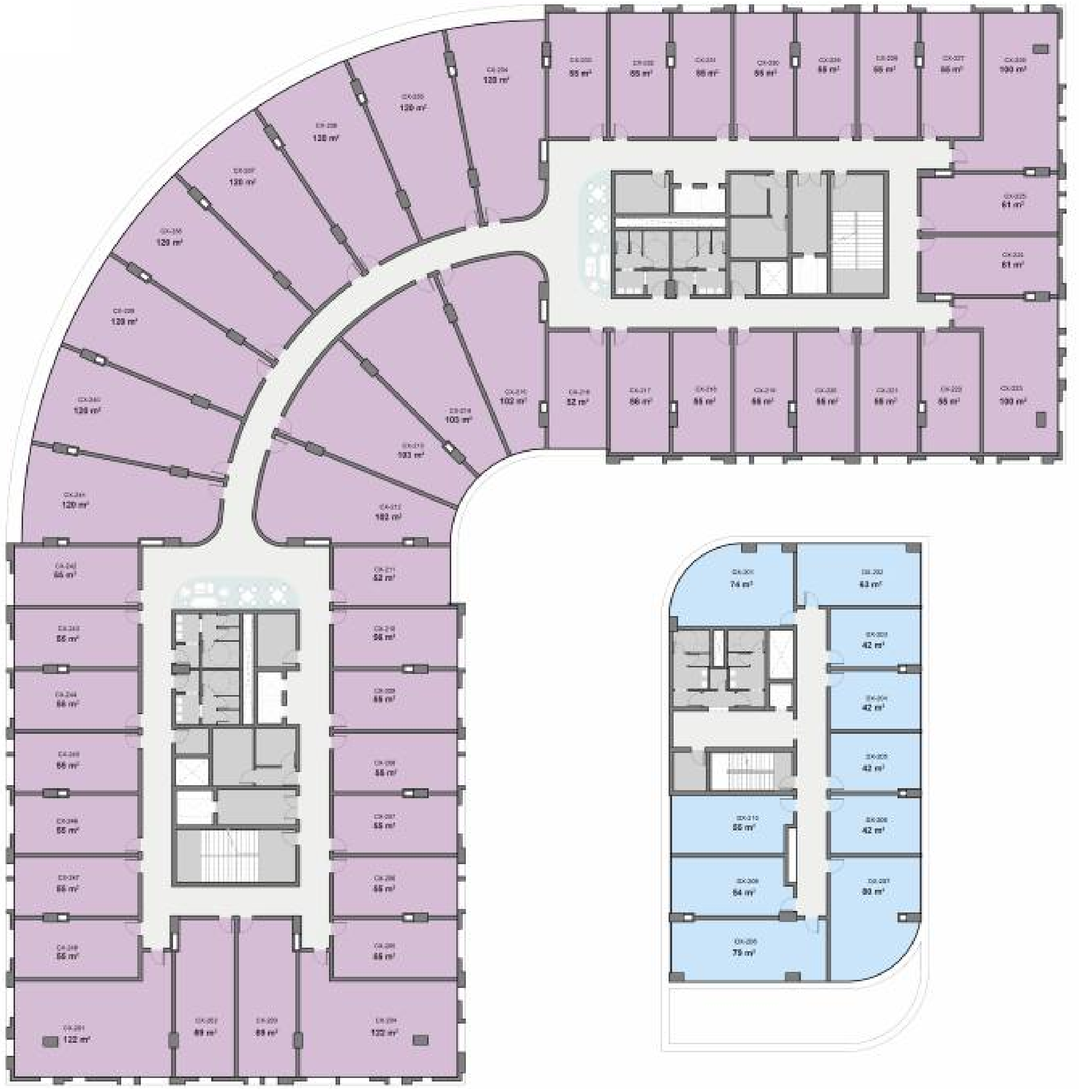

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Buildings C&D.

Third Floor

48 office units in Building A

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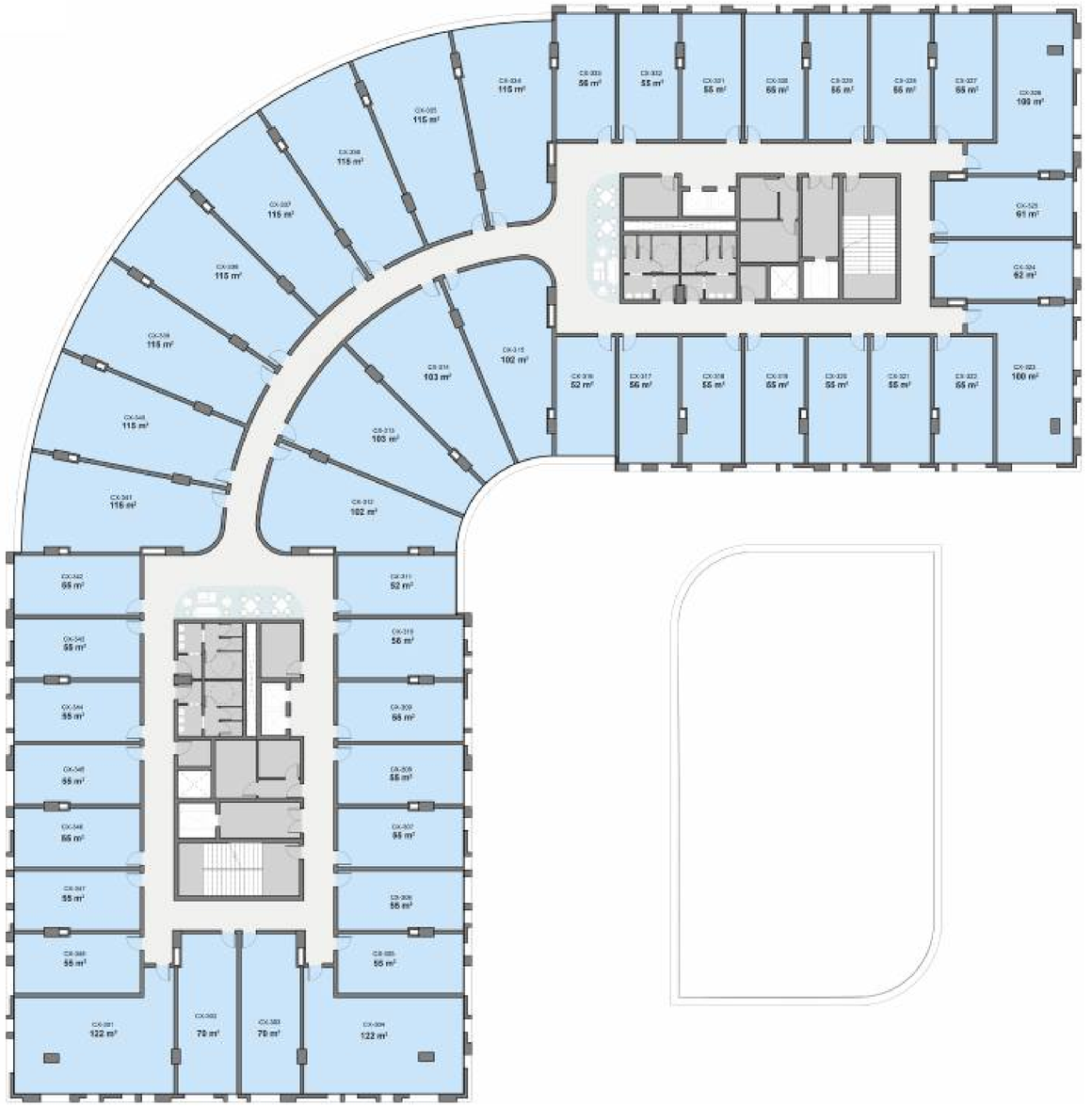

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Buildings C&D.

Fourth Floor

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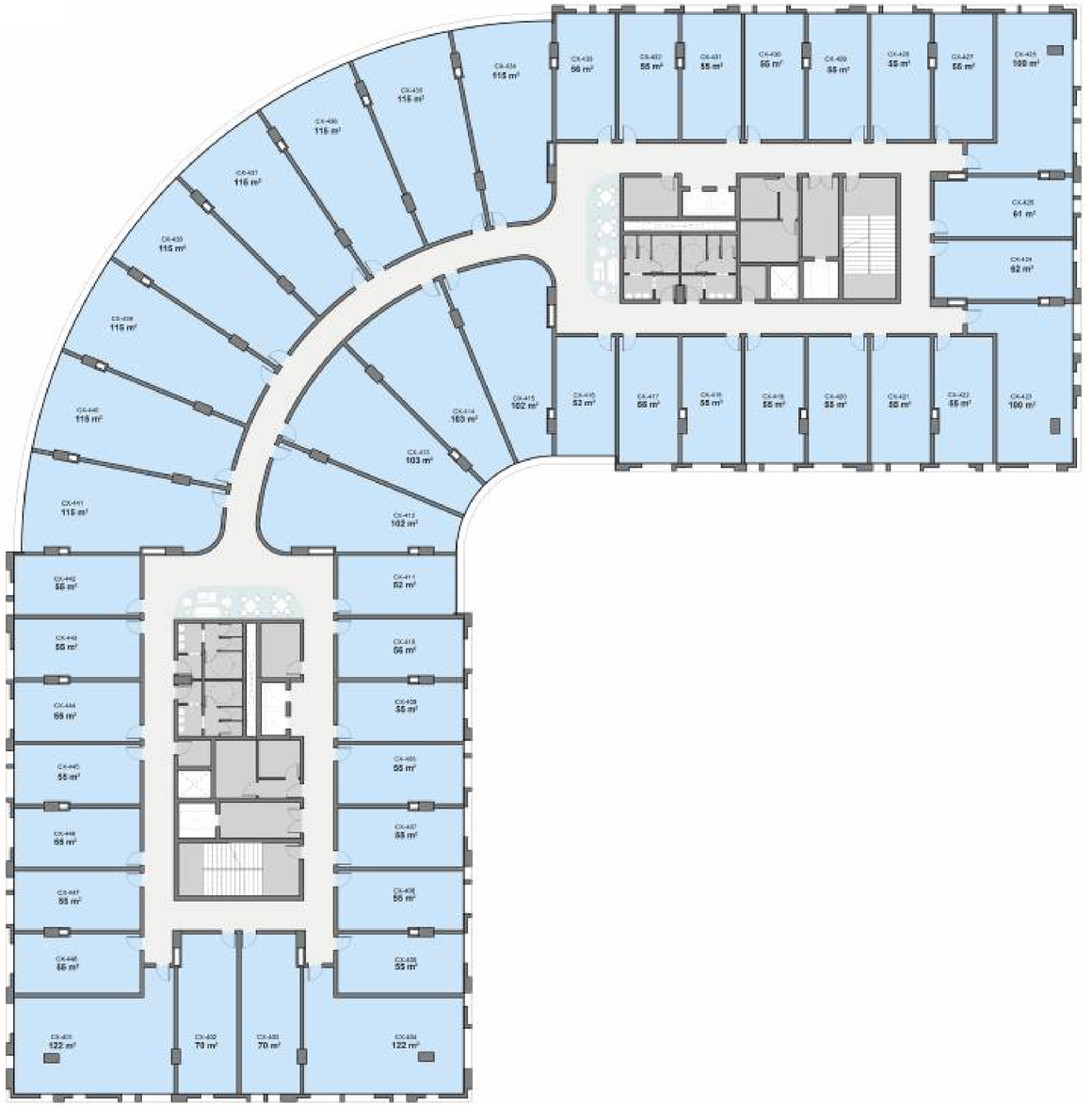

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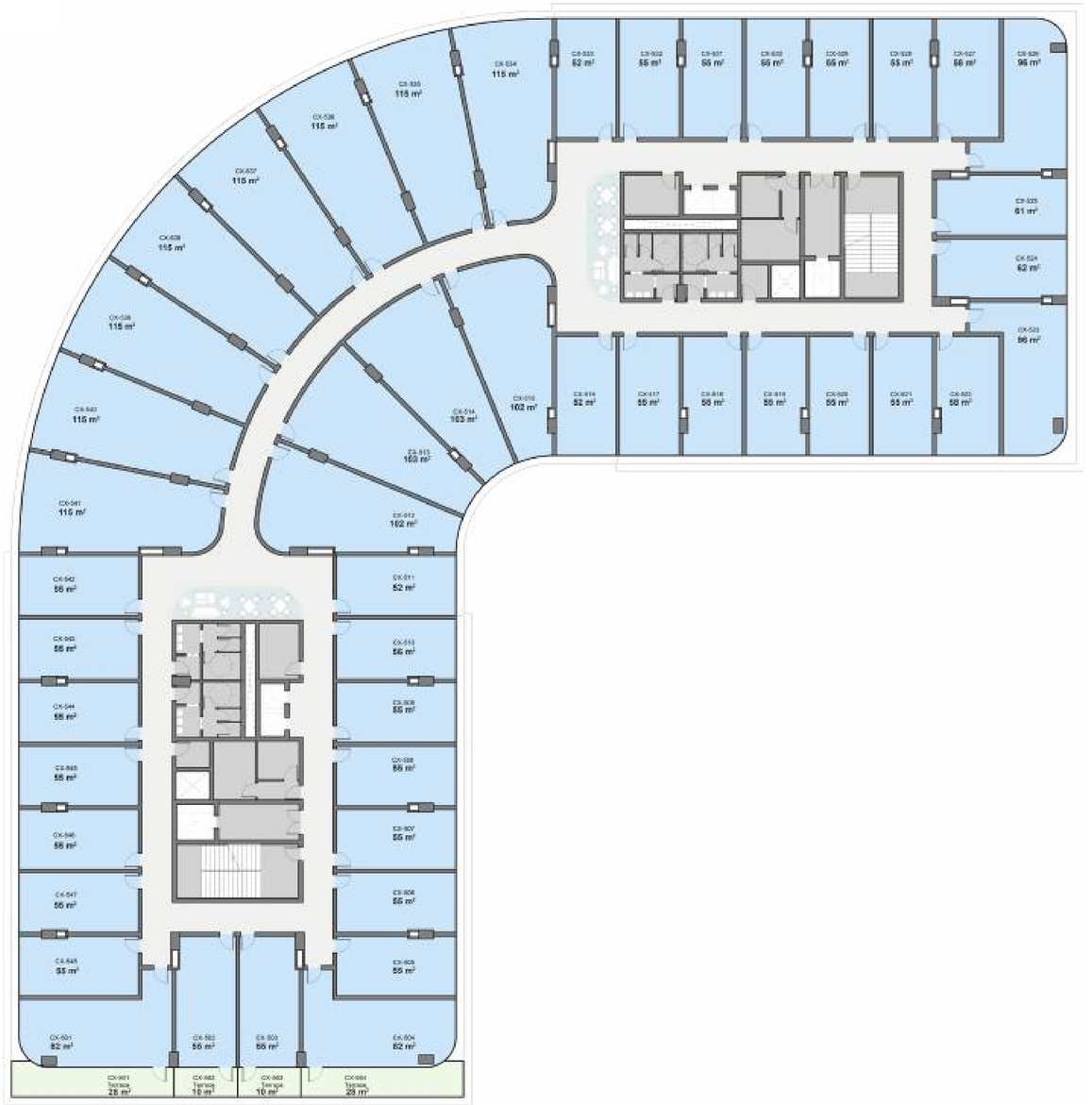

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