



RIO ✨
CAPITAL
BUSINESS COMPLEX

A PROJECT BY
RIO DEVELOPMENTS



A strategic location offering easy access to major landmarks and highways.

Modern design that provides a comfortable and professional work environment.

Guaranteed investment opportunities in one of the fastest-growing areas in the New Administrative Capital. Choosing RIO means choosing a successful investment opportunity at the heart of the future.

RIO Project in the New Administrative Capital - A Prime Location with Expansive Space for Success rio for real estate Development proudly presents its latest project in the New Administrative Capital, located in the prestigious R4 District. Strategically positioned to offer convenience and accessibility, this project is the perfect choice whether you're seeking a premium investment or a modern workspace with a touch of comfort and elegance.





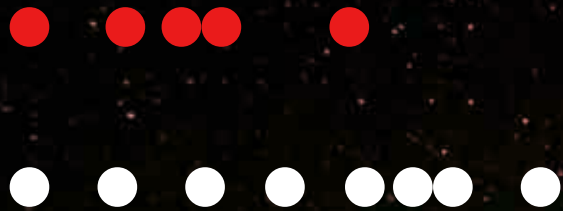
The project spans a total area of 6,500 square meters, providing ample space for both commercial and administrative activities.

It consists of 2 basement levels, a ground floor, and 9 typical floors, ensuring versatile usage across the entire structure.

Commercial Units: Located on the ground, first, and second floors, making them ideal for retail stores and business outlets.

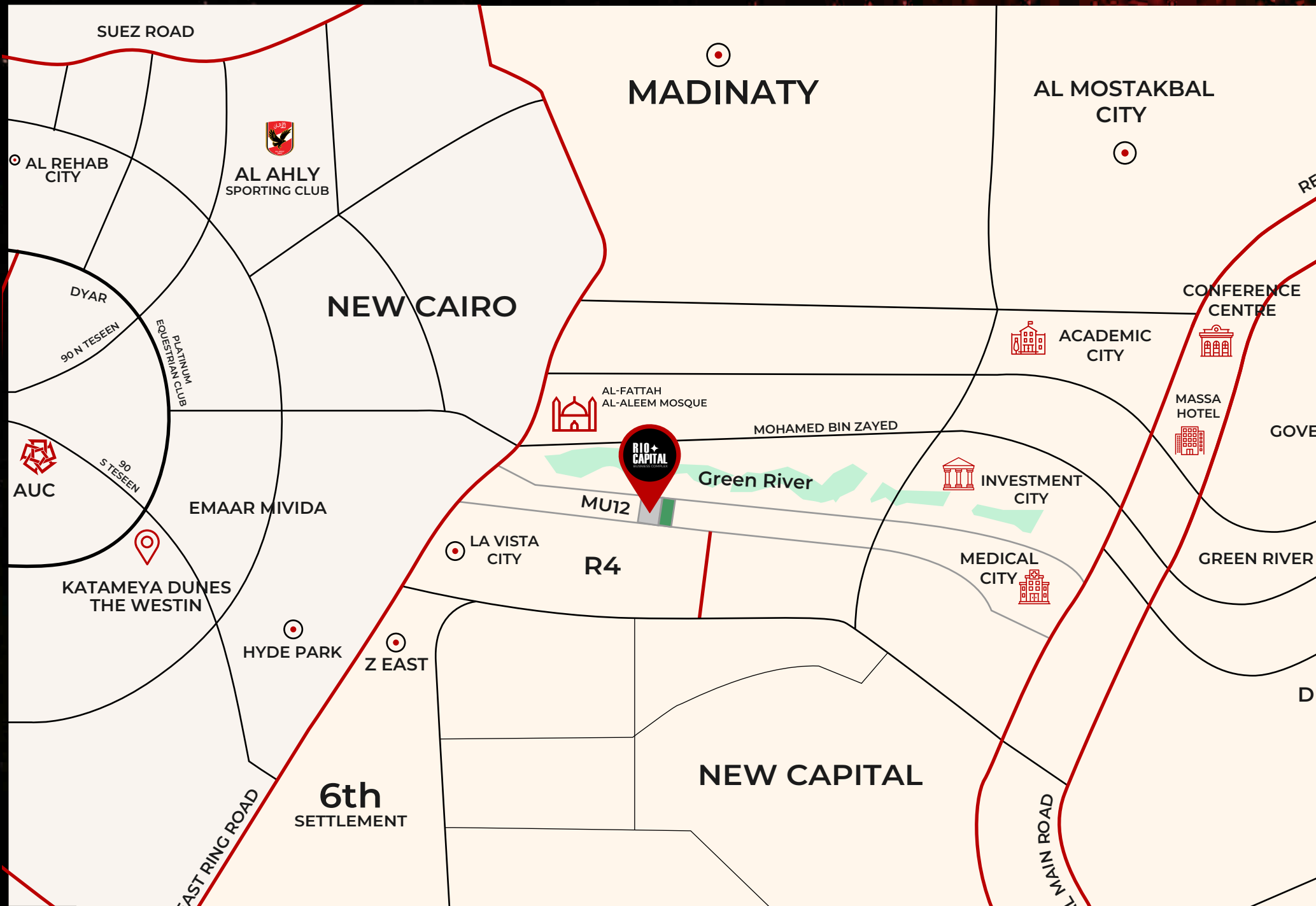
Administrative Offices: Occupying the third to the ninth floors, featuring modern layouts and flexible spaces tailored to business needs.

Basements: Dedicated to parking and storage areas, offering added convenience for tenants and visitors.



- ✦ 15 minutes from New Cairo (Tagamoa)
- ✦ Only 6 minutes from Al-Fattah Al-Aleem Mosque, a key landmark in the capital
- ✦ 15 minutes from Madinaty, making it close to high-end residential communities
- ✦ 10 minutes from Suez Road, ensuring easy access to key highways
- ✦ 5 minutes from Mostakbal City, a major tech and residential hub
- ✦ Directly overlooking the Green River, one of the capital's most iconic natural features
- ✦ 3 minutes from the Iconic Tower, putting you near Egypt's tallest skyscraper and business epicenter
- ✦ Just 2 minutes from the Government District, boosting connectivity with ministries and official entities. Only 5 minutes from the main gates of the New Administrative Capital, ensuring seamless entry and exit







LOUNGE AREAS.



SHOPS AND RETAILS.



CAFÉS & RESTAURANTS.



FLEXIBLE OFFICE SPACES.



BUSINESS HOSPITALITY CENTER.



GREEN ROOFS & TERRACES.



AIMAX AI PROPERTY MANAGEMENT.



ELECTRIC VEHICLE CHARGING STATIONS.



DEDICATED EVENT ROOMS FOR TENANTS.



SHARED, COLLABORATIVE WORKSPACES THAT ENCOURAGE INNOVATION.



A CREATIVE, COLLABORATIVE HUB.



ENERGY-EFFICIENT SYSTEMS.



SMART BUILDING TECHNOLOGY.



MULTI-LEVEL PARKING.



WASTE MANAGEMENT



Commercial Units
Core & Shell

Administrative Units
Fully Finished



Areas & Prices

COMMERCIAL UNIT: AVERAGE UNIT AREA : 33m

AVERAGE UNIT PRICE : 11.970.000 EGP

ADMINISTRATIVE UNITS : AVERAGE UNIT AREA : 24 M

AVERAGE UNIT PRICE : 2.520.000 EGP



Commercial Payment Plan

10
%

Downpayment	Installments	Discount	After 1 year
20 %	10 Years	0 %	10 %
15 %	9 Years	0 %	10 %
	8 Years	10 %	0 %
	7 Years	12 %	0 %
	6 Years	15 %	0 %
	5 Years	18 %	0 %
	4 Years	20 %	0 %
	3 Years	25 %	0 %
	2 Years	30 %	0 %
	1 Years	32 %	0 %

Standard Cash Discount 35 %



Admin Payment Plan

Downpayment

Installments

Discount

10
%

8 Years

10%

7 Years

12 %

6 Years

15 %

5 Years

18 %

4 Years

20 %

3 Years

25 %

2 Years

30 %

1 Years

32 %

Standard Cash Discount 35 %

