



T I F F A N Y
B U S I N E S S P A R K

N E W C A P I T A L



Details Create

the Big Picture



TIFFANY

CILENTRIO

CAFFÈ ALFREDO

CAFFÈ LYA

POLKA Coffee

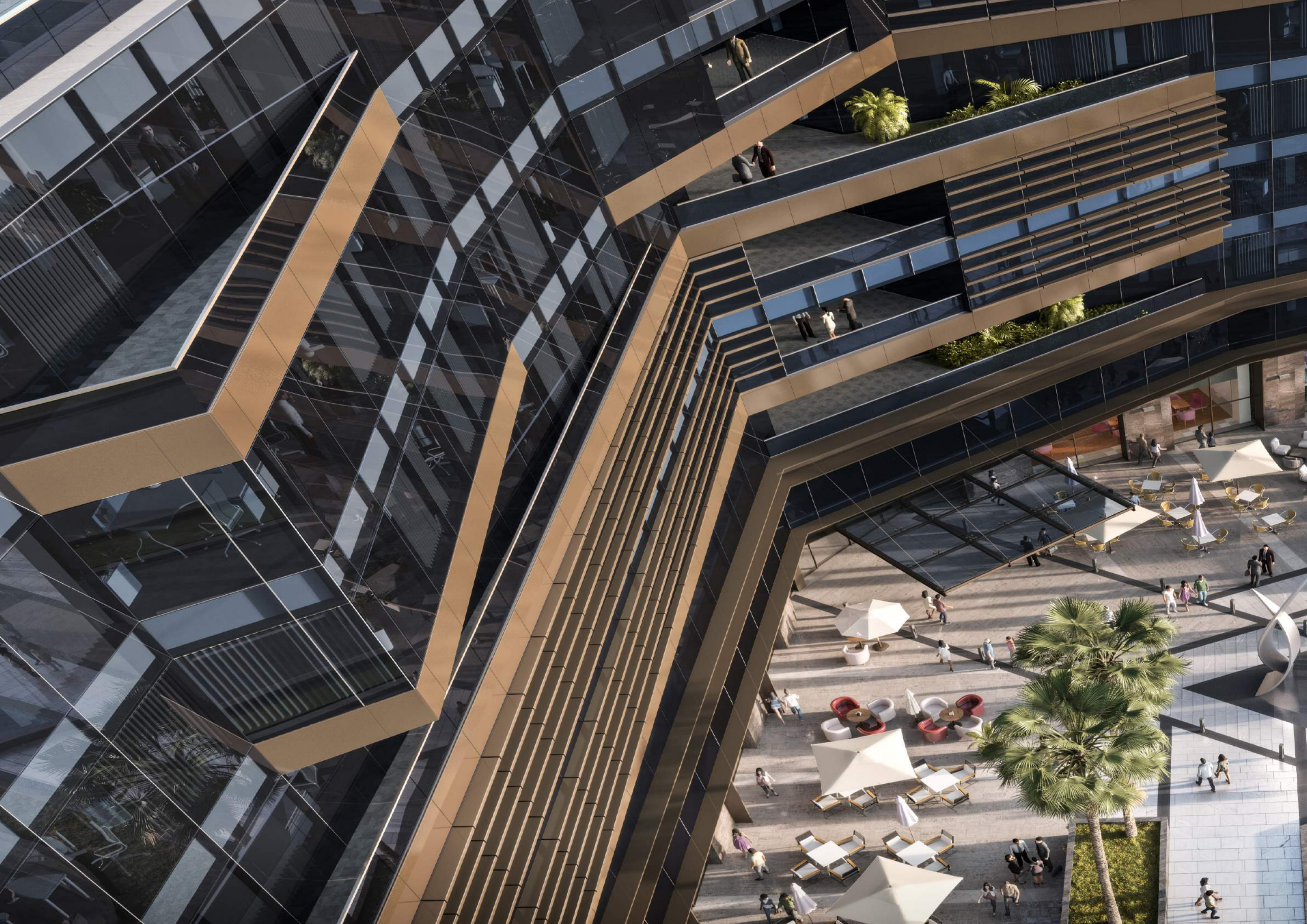
COMPANY CAFE

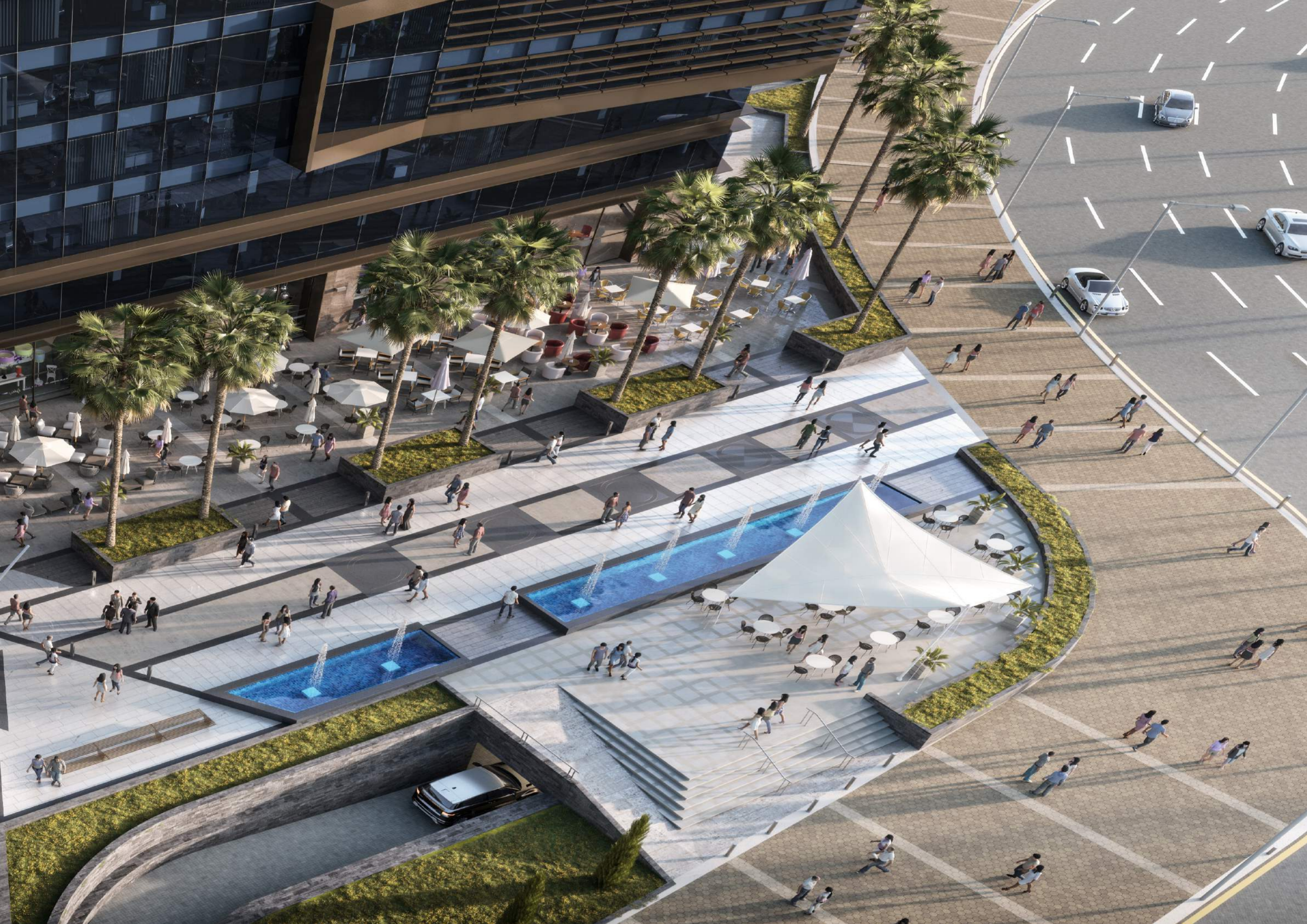


CAFE PARADISE

GERO & MONO

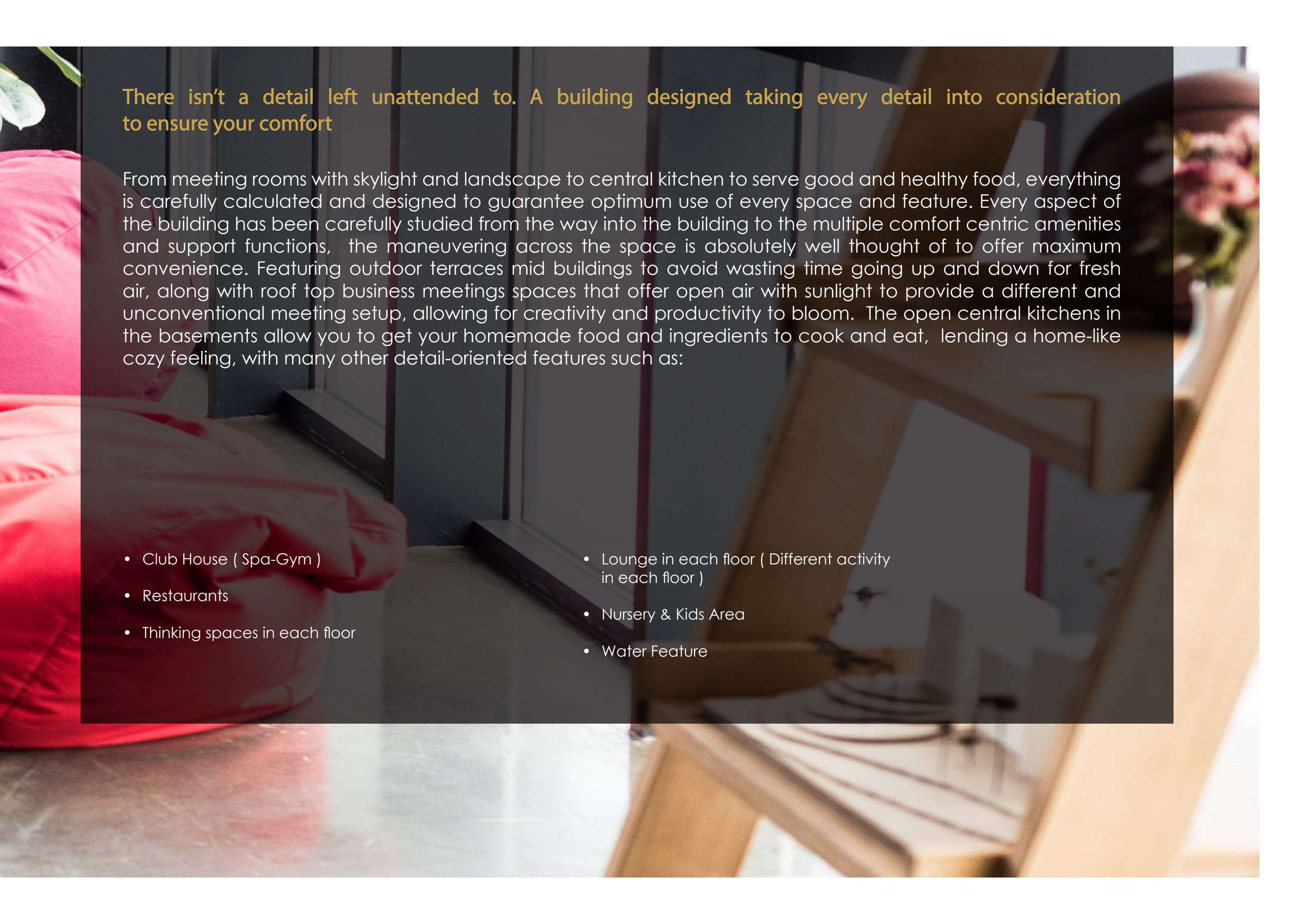
Galaxy Coffee







Details
that make a
difference



There isn't a detail left unattended to. A building designed taking every detail into consideration to ensure your comfort

From meeting rooms with skylight and landscape to central kitchen to serve good and healthy food, everything is carefully calculated and designed to guarantee optimum use of every space and feature. Every aspect of the building has been carefully studied from the way into the building to the multiple comfort centric amenities and support functions, the maneuvering across the space is absolutely well thought of to offer maximum convenience. Featuring outdoor terraces mid buildings to avoid wasting time going up and down for fresh air, along with roof top business meetings spaces that offer open air with sunlight to provide a different and unconventional meeting setup, allowing for creativity and productivity to bloom. The open central kitchens in the basements allow you to get your homemade food and ingredients to cook and eat, lending a home-like cozy feeling, with many other detail-oriented features such as:

- Club House (Spa-Gym)
- Restaurants
- Thinking spaces in each floor
- Lounge in each floor (Different activity in each floor)
- Nursery & Kids Area
- Water Feature





TIFFANY
BUSINESS PARK







T I F F A
BUSINESS S



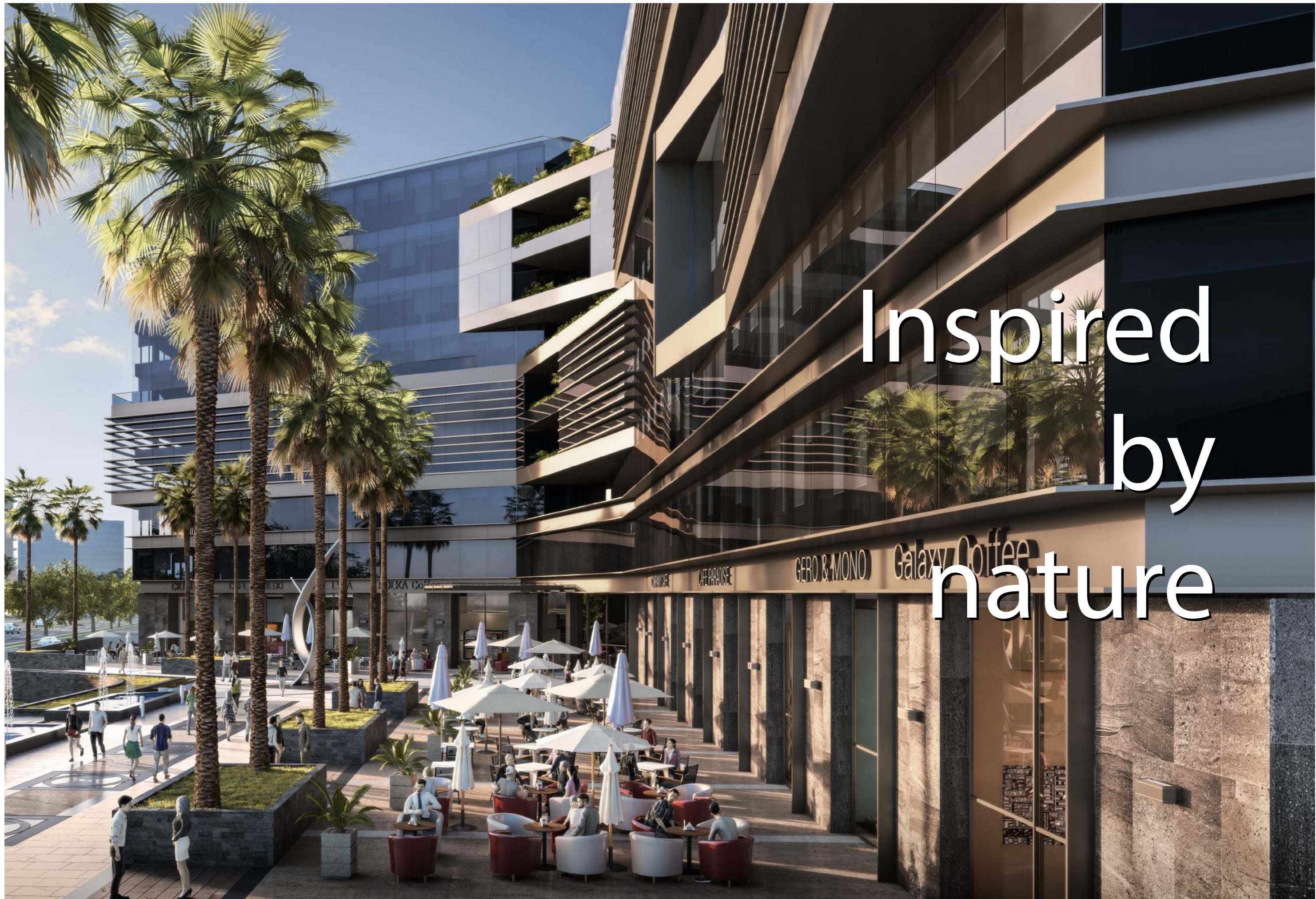
TIFFANY
BUSINESS PARK



We created an urban masterpiece in the heart of the Administrative New Capital.

Derived from the main concept of the project, we were very careful in maintaining the balance between design and functionality. By bringing elements from nature into the main design of the building and combining it with state of the art space conceptualization, we succeeded in creating a masterpiece that perfectly utilizes the available space along with providing an extraordinary overall experience to you, your employees and your clients.





Inspired
by
nature

GERO & MONO Galaxy Coffee

CAFÉ PARADISE

OLKA Co

LYA

CHERDO

CHI





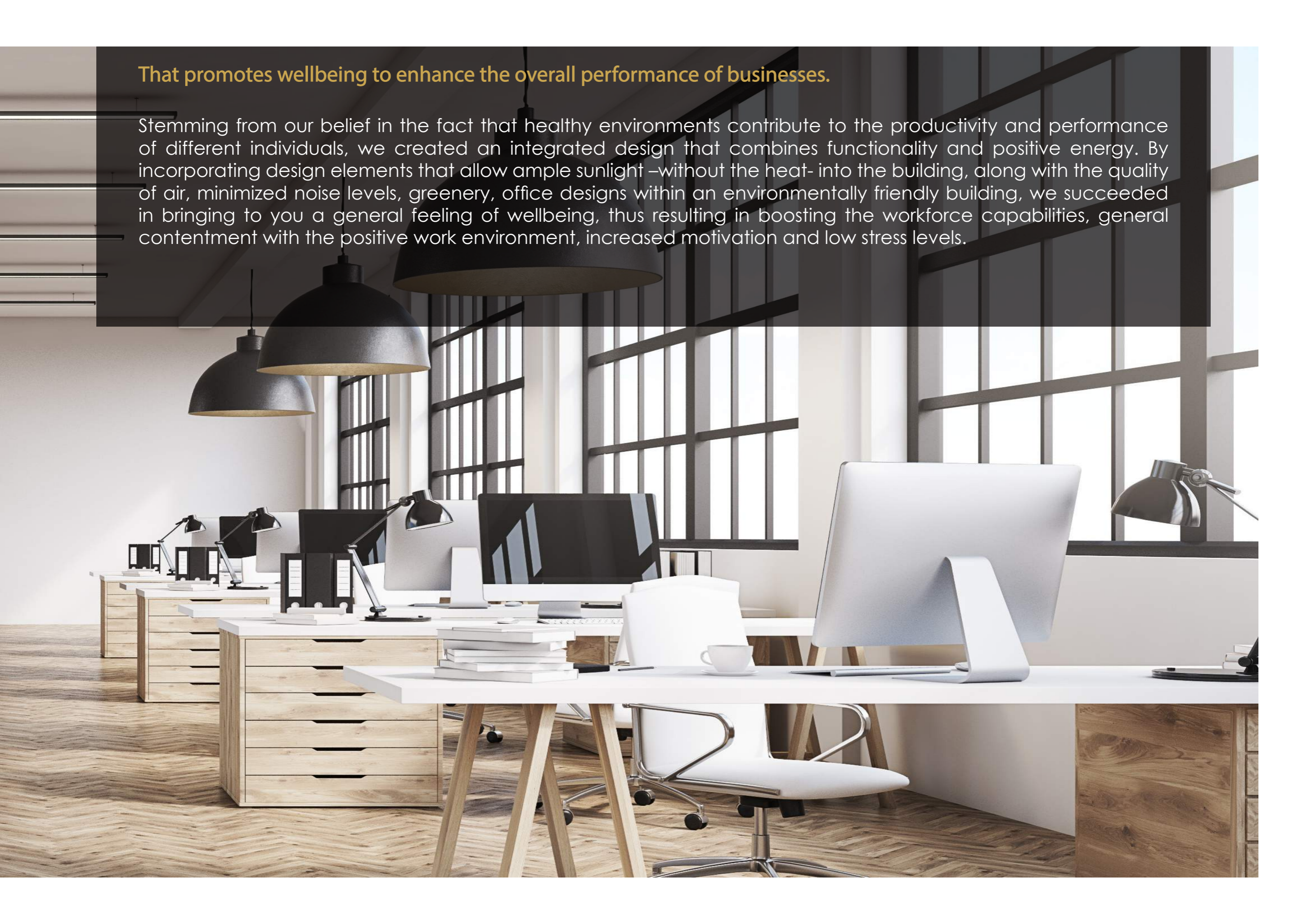
C F PARADISE

A photograph of a modern office hallway. The hallway features glass-walled rooms on the left, with wooden frames and handles. The floor is covered in a light-colored wood-look tile with a herringbone pattern. The ceiling has recessed linear lighting. The text "An eco-friendly building" is overlaid on the left side of the image.

An eco-friendly building

That promotes wellbeing to enhance the overall performance of businesses.

Stemming from our belief in the fact that healthy environments contribute to the productivity and performance of different individuals, we created an integrated design that combines functionality and positive energy. By incorporating design elements that allow ample sunlight –without the heat- into the building, along with the quality of air, minimized noise levels, greenery, office designs within an environmentally friendly building, we succeeded in bringing to you a general feeling of wellbeing, thus resulting in boosting the workforce capabilities, general contentment with the positive work environment, increased motivation and low stress levels.





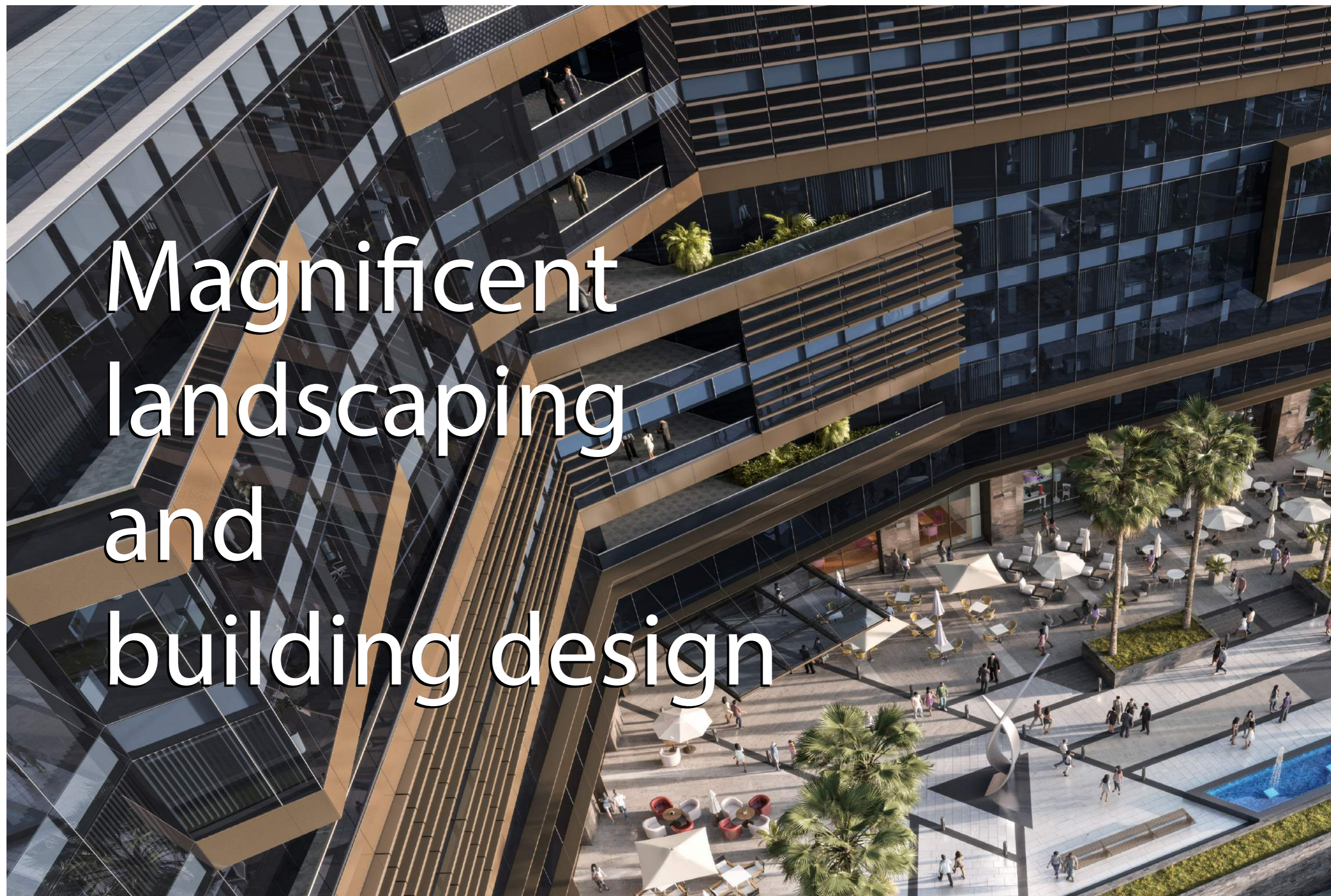


A brilliant, central, and easy access location

That will help your business thrive.

Situated in one of the most vital locations of the New Administrative Capital, Tiffany Park has easy access to enter and exit, making it the ideal choice for your business success.

Located in MU23 area directly on Al-Amal road, the project is in front of The Sports City; a prime location with direct access to New Cairo, Suez Road and many important landmarks in the New Capital.



Magnificent landscaping and building design



The total area of the project is 5426.12 sqm, 30% only of which is utilized for the built up area, the remaining project space is allocated for landscaping purposes. With gorgeous designs created specifically to provide serenity and peacefulness, our office spaces vary from 95 sqm to 275 sqm and our shops from 120 sqm to 360 sqm. We are committed to delivering new and unique experiences through streamlining every step you take from the second you enter the space down to the most minute details that contribute to the design and overall performance of the business complex.

To cater to your every need.

Contributing to decreasing the cost of the units through creating shared facilities that optimizes space and minimize the overhead cost of assisting staff.

Featuring:

- Water Feature
- Meeting rooms with Zen Garden and skylight
- Club House
- Business Center
- Restaurants
- Sky Business Lounge
- Prayer Room
- Conference center (audio & video equipped)
- Loft Offices





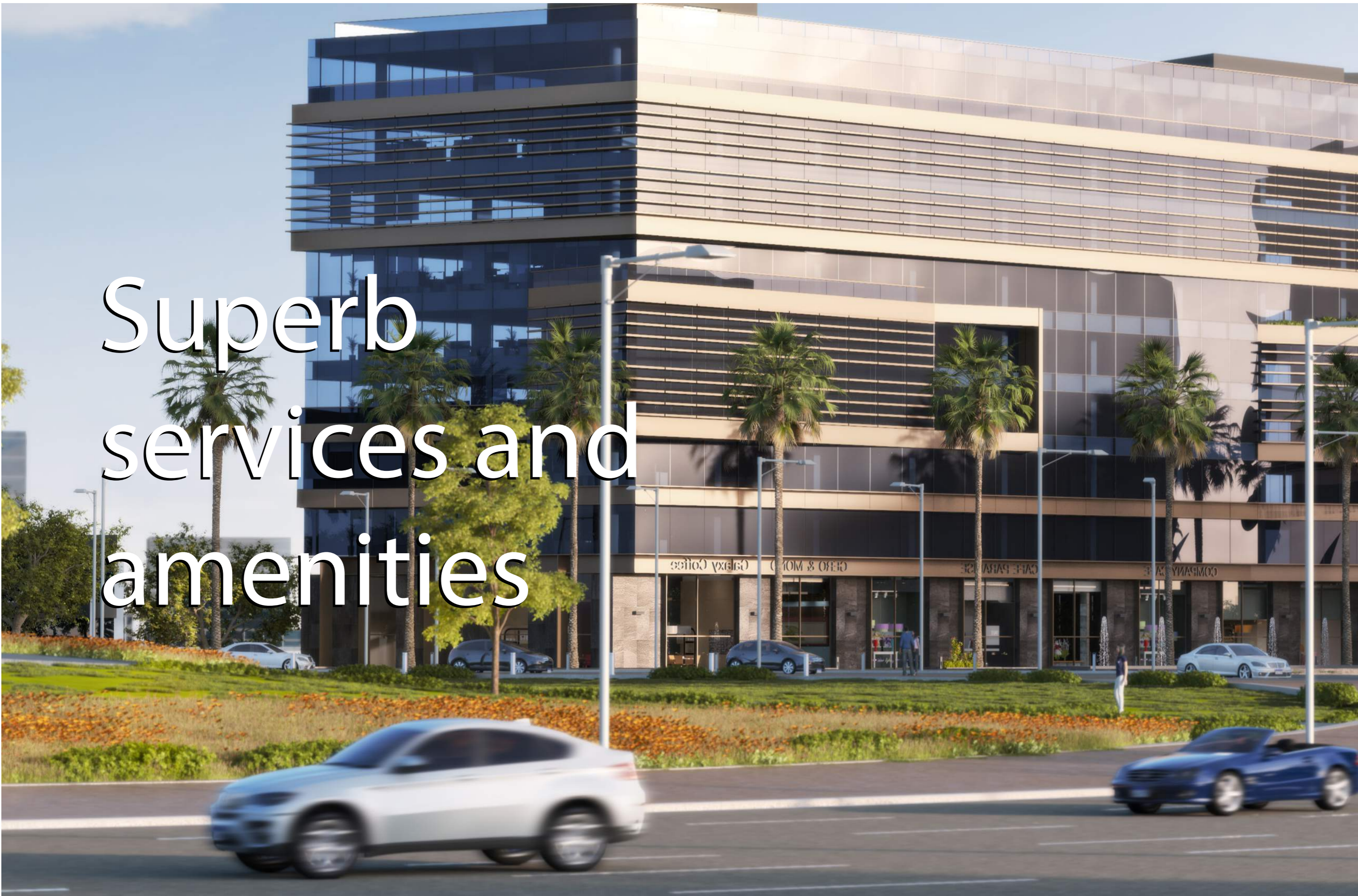
Handpicked features and facilities











Superb
services and
amenities



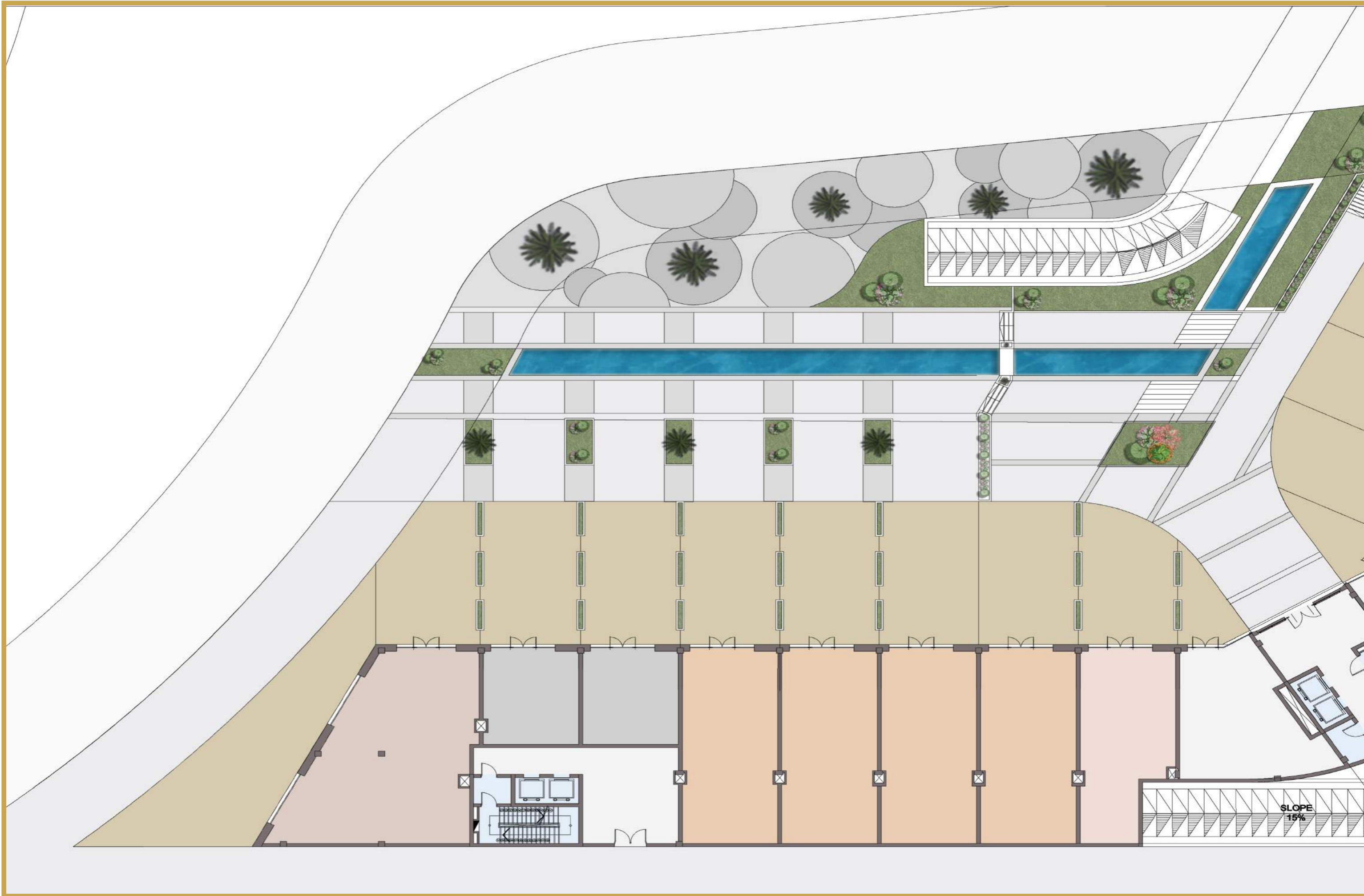
To ensure your comfort and maximum efficiency featuring:

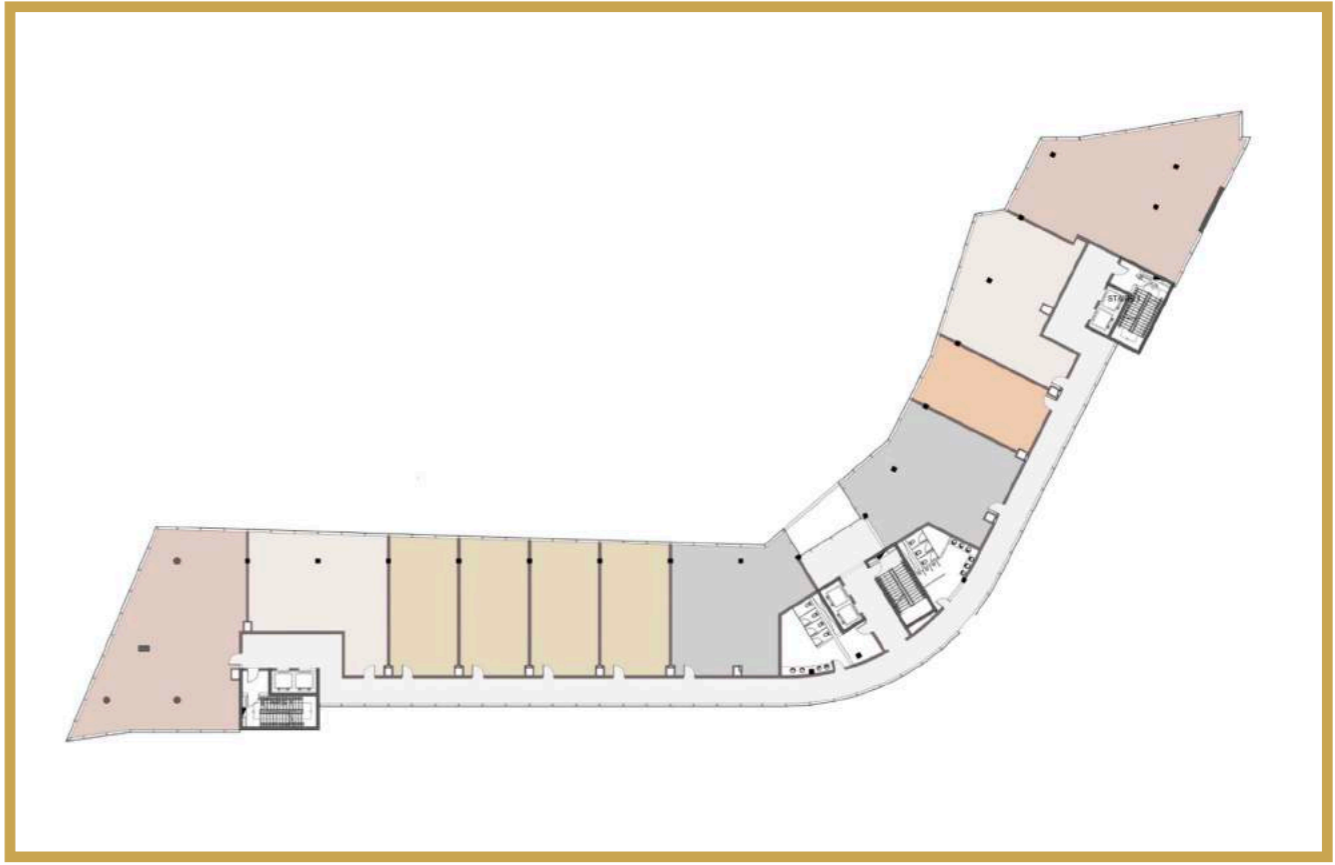
- CCTV
- Wide Screen for Marketing solutions
- Fire Fighting Safety
- Security 24/7
- House Keeping
- High Speed Elevators
- Concierge
- Parking
- Central Acs & Heaters
- Maintenance 24/7
- Central Satellite
- WIFI
- Storage Rooms
- Flexible Banquet Spaces
- Laundry for Medical Unit
- Garbage Shoot
- Flexible Gypsum Board Walls
- Smart ID Entrance System
- Central Kitchen



GERO & MONO Galaxy Coffee







Office spaces range from 95 SQM to 275 SQM.

Shop spaces range from 120 SQM to 360 SQM.

A photograph of a modern building with palm trees in the foreground and a clear sky. The building has a glass facade and a prominent horizontal slat design. The palm trees are tall and slender, with some showing signs of aging or damage. The sky is blue with some light clouds. The text "About Pillarz Developments" is overlaid on the image in a white, sans-serif font.

About Pillarz Developments



FOLKA Co

COMPANICAFE

CAFE PARADISE

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A vibrant tropical garden scene featuring a wooden deck with two lounge chairs and a small table. In the foreground, a swimming pool is visible. The background is filled with various tropical plants, including palm trees and a large tree, under a clear blue sky. A modern house with large windows is partially visible on the right side.

From the developer of Bali El Gouna



Designed to the breathtaking architecture of Bali and for the first time in El Gouna, Bali el Gouna creates a unique concept that will give you the opportunity to be the owner of a completely integrated home.

The Balinese style homes offer visual beauty and secure living options; starting at the gates of the compound and going all the way to your home's doorstep. We invite you to be part of a vision that we created solely based on your personal needs, wants and preferences.

Every unit has its own Zen garden, private pool, parking and fenced terrace. Beyond the privacy of your home you will enjoy the luxury of a signature clubhouse. Choose what best suits your needs from our studios, one bedroom, two bedroom or three bedroom units. Enjoy landscaping that takes into consideration aesthetics as well as your day to day needs.



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