







Developed By



|  **15082**

SALES OFFICE: The Spot Mall, First Floor, in front of the AUC, 5th Settlement, New Cairo, Egypt.

HEAD OFFICE: Bldg 8, 8th District Lotus, Southern 90 St., 5th Settlement, New Cairo, Egypt.

(+202) 257 385 12-3 |     /brouqdevelopments | www.brouq-eg.com



Time to *Spark* ✨
INVEST IN THE FUTURE TODAY

Time to

Spark ✨



CAIRO - EGYPT

Cairo is one of the most culturally diverse cities in the Middle East, thanks to its stable and secure nature. The city is celebrated as Africa's thriving next-generation hub, representing the fastest growing market for startups in the Middle East.

In the last five years, the Egyptian government has spent over 4 trillion pounds on infrastructure and development, reflecting the long-term strategic goals of the country, in accordance with Egypt's 2030 vision.

Egypt's economic indicators are growing strong, showing a steady increase in economic growth rate by 5.6% for the year 2019, a decrease in the unemployment rate by 7.8%, an increase in tourism revenues by 28.6%, as well as an increase in net reserves by 6.7% and finally a decrease in the total deficit to 8.4%.

In the year 2020, despite the general contraction of the global economy, Egypt has managed to successfully achieve a steady economic growth rate at 3.6%, as well as an inflation decrease by

5.7%, resulting in a fall in the dollar exchange rate against the pound to 15.7 pounds. Moreover, the country's steady climate and on-going development plans have led to a rise in total investments worth 473.8 billion pounds in 2020.

To capture this growing success Egypt's new future is rising with the development of the New Capital to open worlds of investment opportunities, guaranteeing ultimate growth.



INVEST IN THE FUTURE NOW!

THE
NEW
ADMINISTRATIVE
CAPITAL

Why?...



EGYPT'S FUTURE

170,000 Feddans (714000000 sqm) equating to Singapore's size and formulating a capital on its own that is expected to attract 40 million people upon its completion.

AN IDEAL LOCATION

Only 60 km from Ain Sokhna, Suez and Central Cairo- granting investors direct access to the high-den City population concentrated in Cairo, Delta and the Suez Canal.





A FULLY-INTEGRATED EXPERIENCE

A fully-integrated capital boasting world-class residential, retail & commercial, medical and financial establishments, in addition to some of the world's leading educational institutions.



ULTIMATE ACCESSIBILITY

An independent International Airport, in addition to an electric train — connecting the 10th of Ramadan with Belbeis- and a main train station connected to Egypt's railway system.

GUARANTEED SECURITY

6 thousand surveillance cameras, in addition to innovative public safety services, ensuring a safe and protected environment.





A STABLE INVESTMENT CLIMATE

The capital's Downtown and its financial and business district alone roll out on 700,000 m², attracting investments worth \$3.4 billion

Imagine your investment sparking in the heart of The New Administrative Capital in a mixed-use jewel of endless growth opportunities. Egypt's premier lifestyle destination has finally arrived to welcome people from all walks of life, bringing you one step closer to commercial excellence, administrative and medical leadership and top-class hospitality — all in one —

Choose the Future Now...





SPARK .. THE CAPITAL INSIGHT

Where Regional Expertise and Local Opportunity Shine.



DISCOVER

An Iconic Landmark in the heart of The New Administrative Capital

Rolling out on an impressive 9,000 meters of lush land, Spark Capital Insight is the first smart mixed-use project of its kind to not only combine commercial, administrative and medical excellence under one integrated roof, but also top-class serviced residences for the community to live year-round. Crowning an exclusive location in the heart of MU23's thriving district, Spark Capital Insight is expertly masterplanned on 9 interconnected floors to open onto panoramic views of the Iconic Tower while directly facing the Green River wherever you turn. Boasting a spacious underground parking and a one-of-a-kind running track on its roof, Spark Capital Insight promises to fulfill the contemporary needs of every age and lifestyle.

The project's innovative vision focuses on holistic integration by introducing world-class shopping and dining experiences, as well as seamless business affairs, medical excellence and royal hospitality at your fingertips. With an eye on convenience and a commitment to exceed every expectation, Spark Capital Insight is easily accessible from all of Cairo's axes and main highways, so you can simply discover the best of life with friends and loved ones in an atmospheric ambience, second to none.



ACCESSIBILITY

Minutes Away From Everywhere

A Prime location like no other Planned with your ultimate convenience in mind, Spark Capital Insight crowns a strategic location in MU23 district, directly situated on Mohamed Bin Zayed's Northern Axis, as well as Mehwar El Amal. By putting unparalleled accessibility at the heart of its masterplan, the mixed-use project is ideally situated minutes away from the Green River, between the residential neighborhoods of R2 and R3 to position itself as the centerstage of lively happenings while directly facing the main entrance to The New Administrative Capital from Suez Road, welcoming anyone wishing to enjoy and explore.



THE CAR PARK

- No. Of car park 338
- Well distributed entrances & exists on 2 different streets
- Traffic regulations and directions in both levels & car park
- International standards for finishing & flooring
- Comfort circulation and space for car manover
- Signs and guidelines to ensure the highest convenience



INSPIRED ARCHITECTURE

ENRICHING SPACES... ENDLESS DISCOVERY

Inspired by spacious Spanish architecture, Spark Capital Insight is masterfully designed by leading firm Mimar to amplify seamless discovery in every step while encouraging social interaction at every touch point. Boasting sweeping window facades that invite both natural light and views of the Iconic Tower and Green River inside, the mixed-use project is an exclusive invitation to journey into integrated beauty through inviting corridors, wide aisles and lively courtyards, thanks to its de-cluttered layout that fosters easy walkability and ultimate enjoyment for the whole family. To maximize breathtaking views on the Iconic Tower and Green River alike, Spark expertly utilizes the building's rooftop to introduce a wide jogging track, as well as colorful attraction nodes for the community to dine, recharge and unwind.





ONE SPARKING DESTINATION

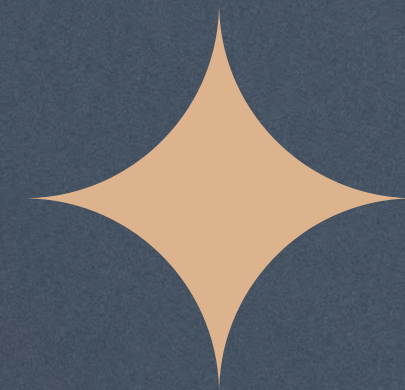
A World of Integrated Experiences

SHOP. DINE. WORK.
CHECK-UP. LIVE



THE PERFECT TENANT MIX

FOR ANY INVESTOR AND EVERY BUSINESS



COMMERCIAL & RETAIL



ADMINISTRATIVE



MEDICAL



SERVICED RESIDENCES

COMMERCIAL EXCELLENCE

Sparking social interaction

Spark Capital Insight's commercial zone opens your eyes on a fully-integrated world of retail goodness, as well as infinite casual dining experiences to impress and delight. Home to luxury clothing brands, world-class cafes and upscale restaurants from around the world, Spark Capital Insight is your winning investment ticket to shine where your target market is. Distributed on three distinct floors — ground, first and second— the project's distinct layout offers the first of its kind food court, boasting impeccable views, thanks to a spacious terrace overlooking the Green River, as well as the iconic tower. The mixed-use development introduces a variety of attractive spaces to grow your business, hassle-free, in addition to smart security solutions to keep you on the right track.

To guarantee an ideal investment experience not offered elsewhere, Spark Capital Insight empowers you with quality operation facilities, but most importantly a three year "rent out of pocket" contract that covers your expenses upon signing.



A ONE-OF-A-KIND FOOD COURT

Sparkling Views For Life

Spark Capital Insight offers the first of its kind food court, bringing you closer to an abundant variety of dining options, but most importantly, panoramic views for life. Set on an expansive space located on first floor of the mixed-use development, the food court introduces an innovative terrace-dining experience, perfected by magical views of the Green River, as well as the iconic tower to guarantee memorable moments of fun and uninterrupted serenity



ADMINISTRATIVE & MEDICAL LEADERSHIP

Sparking business growth

Rolling out on six spacious floors —from 3rd to 8th—, Spark Capital Insight's Administrative offices and medical hub are mindfully designed to foster seamless business collaboration and accelerated productivity year-round. Ideal for large enterprises, as well as medium sized businesses and start-ups, all offices offer fully operational leasable sizes starting at 40 meters and are powered by the latest smart technological features needed to excel.

On the other hand, the Medical Hub introduces a fresh outlook on integrated medical solutions, spanning cutting-edge poly clinics and scanning X-ray and MRI units, labs & medical centers that invite magical views indoors, natural sunlight and healthy ventilation for employees and visitors to interact in state-of-the-art settings.



HOTEL APARTMENTS

Sparkling Royal Hospitality

Step into a world of exclusive hospitality and live where contemporary comfort and serviced luxury perfect your life. Enjoying panoramic views on MU23's main landmarks, Spark Capital Insight's hotel apartments are seamlessly operated by a five-star hotel to provide you with a unique living opportunity where daily housekeeping and 24/7 concierge services are at your call. By melding sophisticated grandeur with meticulous attention to detail, the hotel apartments are an ideal way to enjoy quality living while having world-class amenities living at your door.



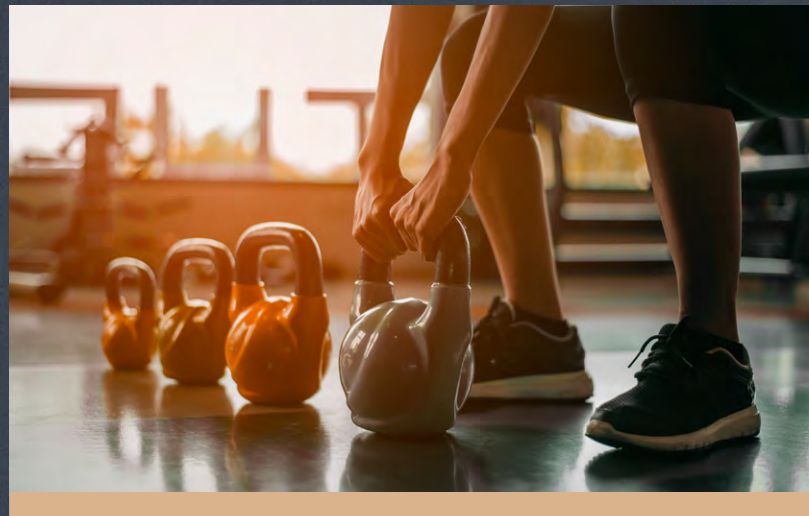
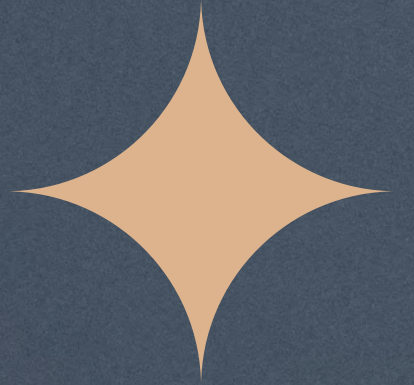
PROJECT FACILITIES



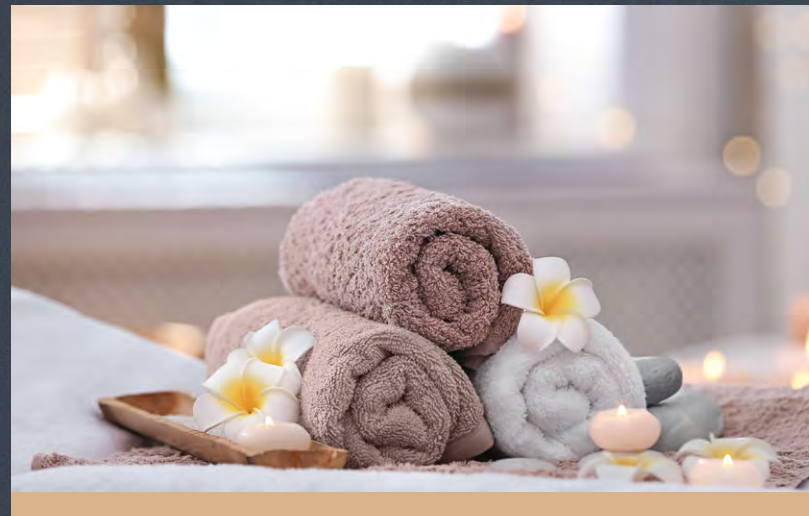
Outstanding Restaurants



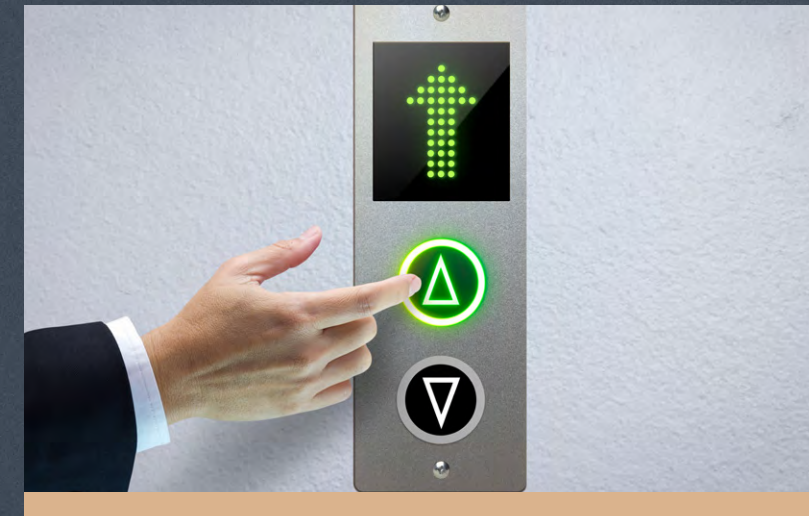
Outdoor Workout



Gym



Spa

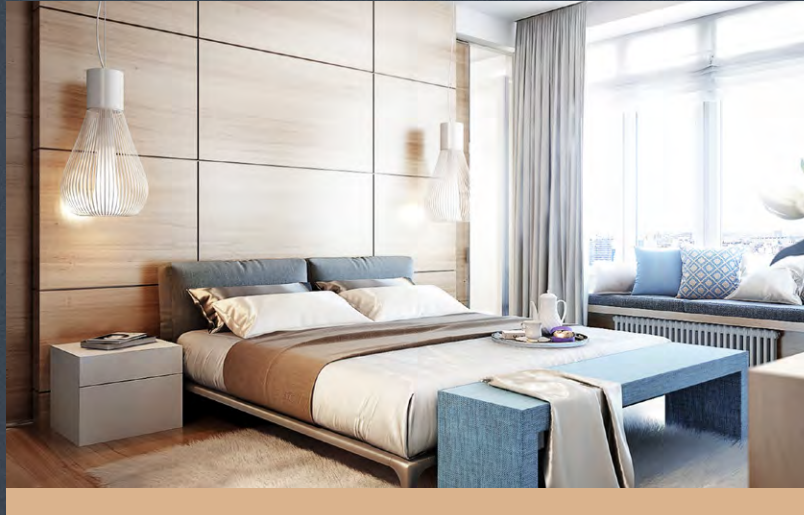


Dynamic Elevators



Roof Lounge

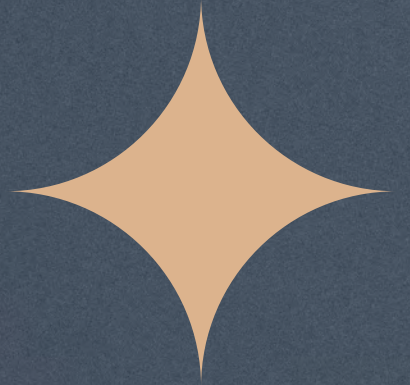
PROJECT FACILITIES



Fully Furnished Units



CCTV



Mega Outdoors Screen



Fire Fighting System



VRV Cooling System

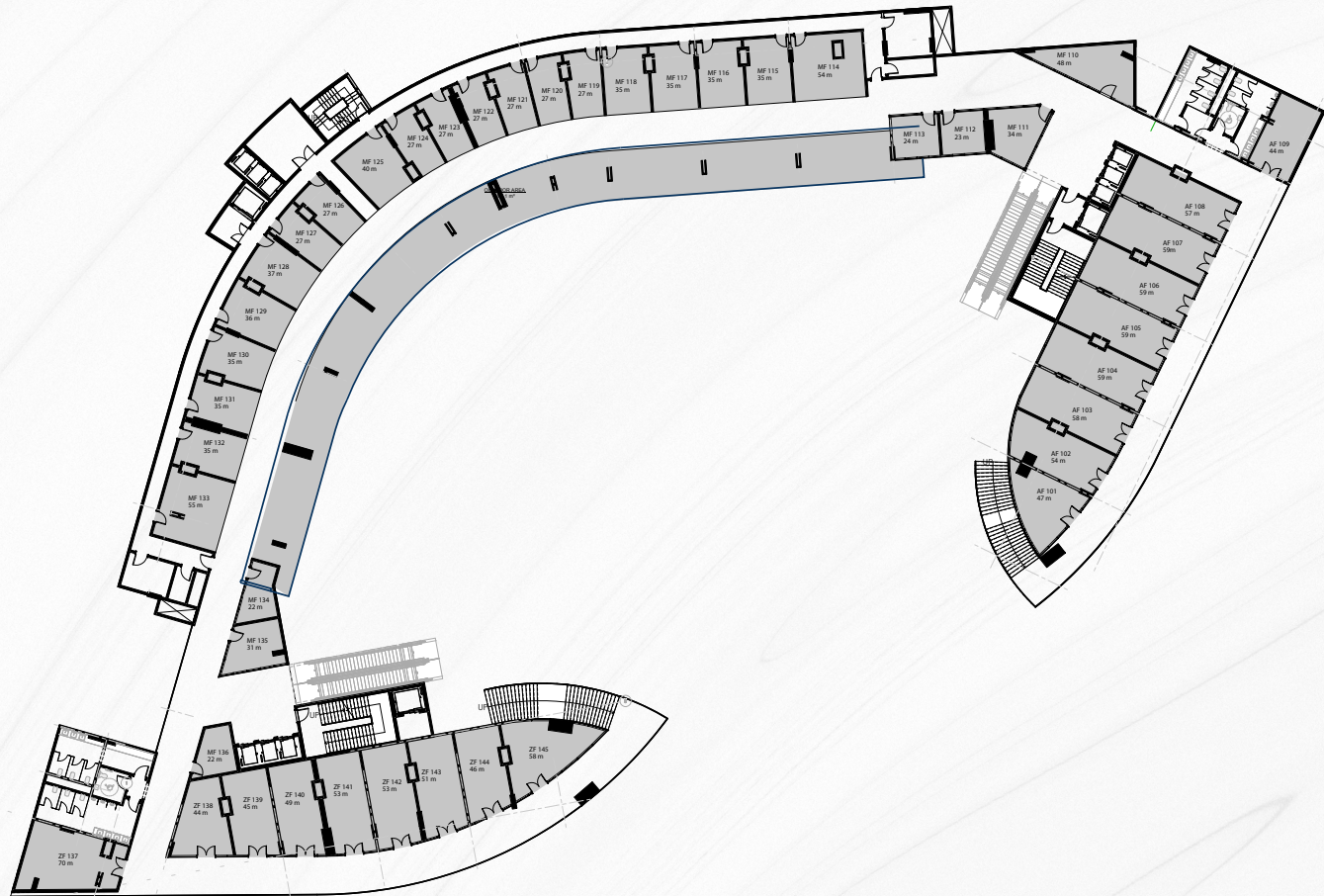


Fiber Optics



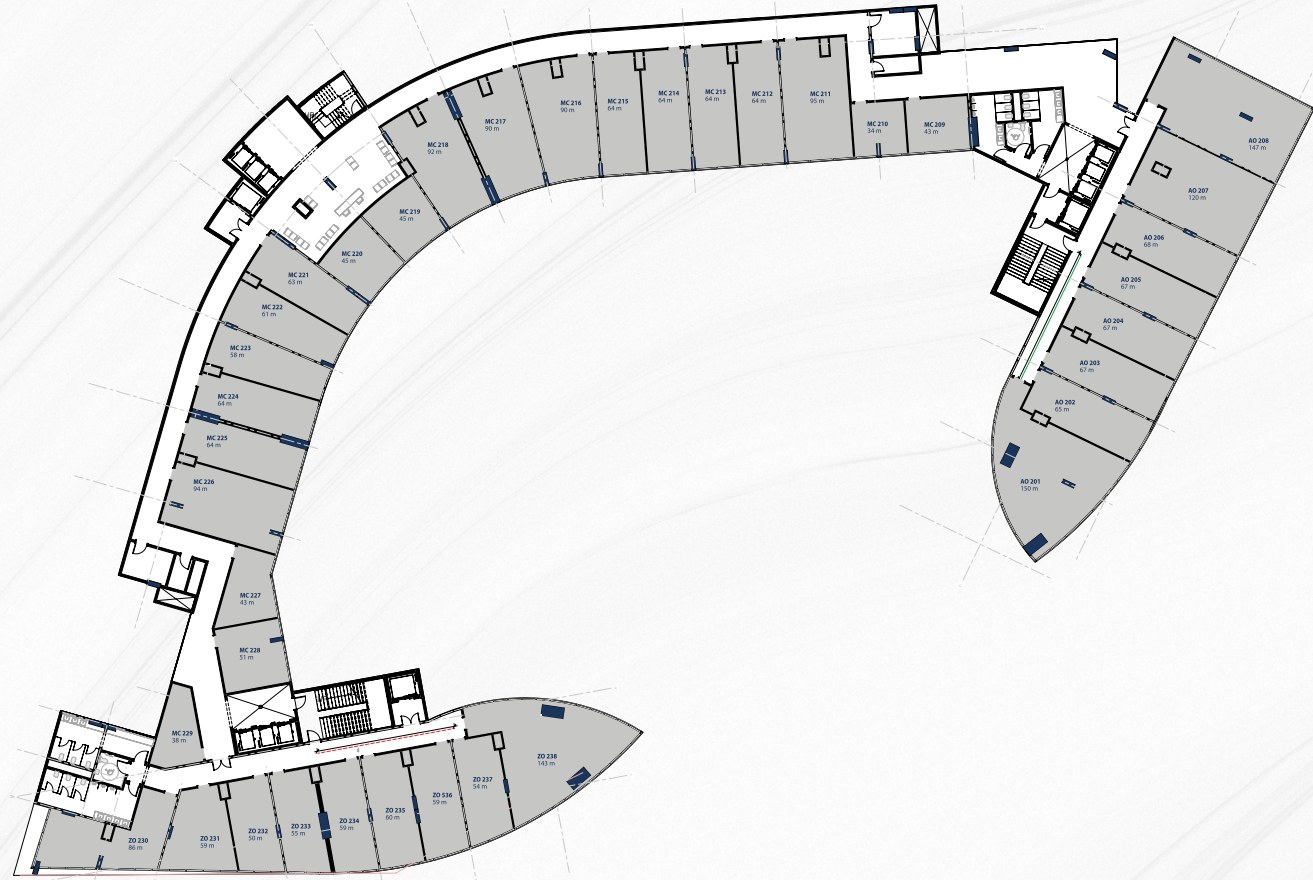
Shop code	Gross area
AG01	63
AG02	63
AG03	68
AG04	68
AG05	68
AG06	56
AG07	68
AG08	65
AG09	116.4
MG10	42
MG11	52
MG12	79
MG13	76
MG14	76
MG15	76
MG16	76
MG17	77
MG18	77
MG19	72
MG20	91
MG21	111
MG22	111
MG23	111
MG24	77
MG25	50
MG26	47
MG27	54
MG28	54
MG29	54
MG30	50
MG31	40
MG32	43
MG33	34
MG34	23
MG35	23
MG36	24
MG37	26
ZG38	107
ZG39	90
ZG40	57
ZG41	24
ZG42	53
ZG43	68
ZG44	68
ZG45	67
ZG46	63
ZG47	56
ZG48	77
	0
GROSS	
GF	3088
1ST	1845

GROUND
FLOOR PLAN



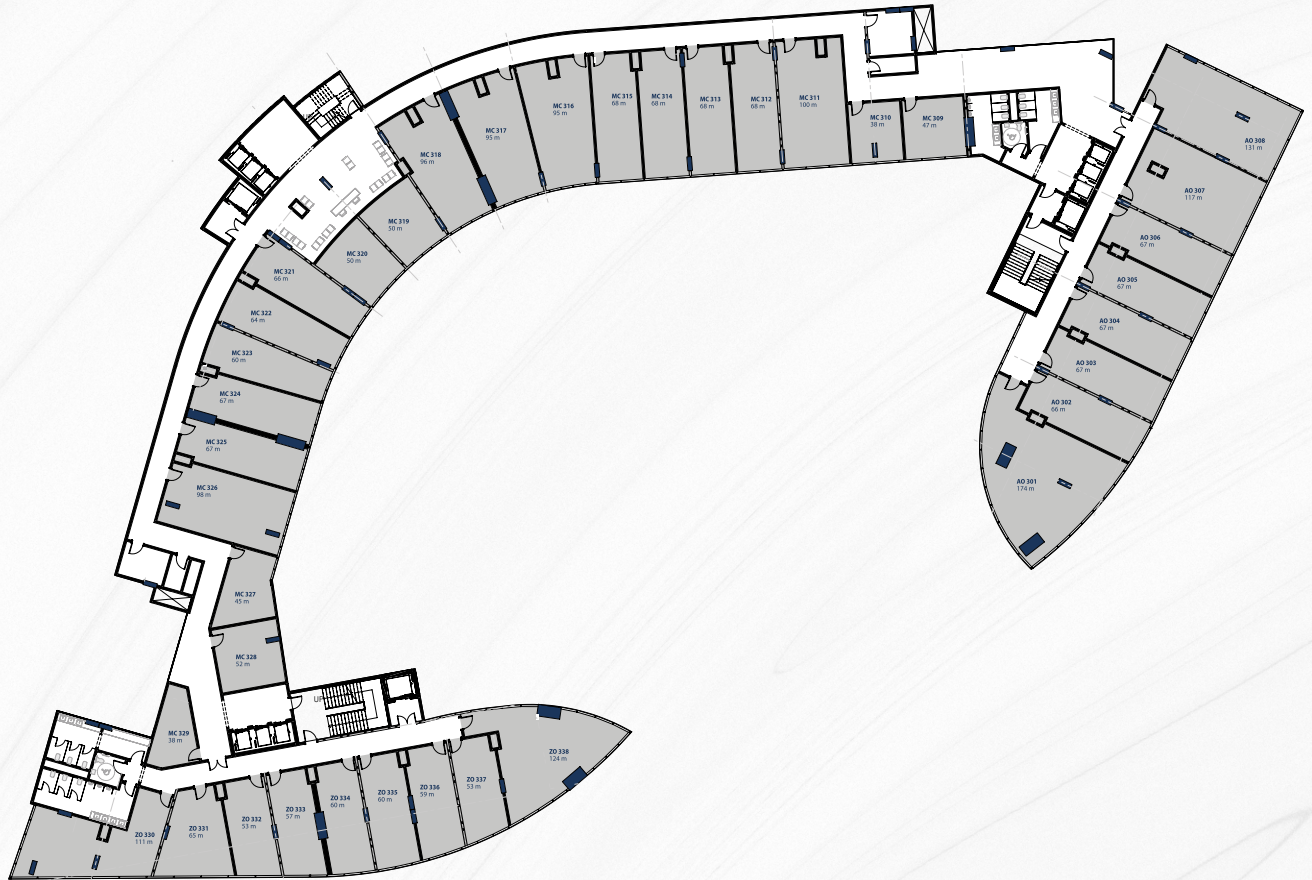
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AF 101	47
AF 102	54
AF 103	58
AF 104	59
AF 105	59
AF 106	59
AF 107	59
AF 108	57
AF 109	44
MF 110	48
MF 111	34
MF 112	23
MF 113	24
MF 114	54
MF 115	35
MF 116	35
MF 117	35
MF 118	35
MF 119	27
MF 120	27
MF 121	27
MF 122	27
MF 123	27
MF 124	27
MF 125	40
MF 126	27
MF 127	27
MF 128	37
MF 129	36
MF 130	35
MF 131	35
MF 132	35
MF 133	55
MF 134	22
MF 135	22
MF 136	31
ZF 137	70
ZF 138	44
ZF 139	45
ZF 140	49
ZF 141	53
ZF 142	53
ZF 143	51
ZF 144	46
ZF 145	58

FIRST
FLOOR PLAN



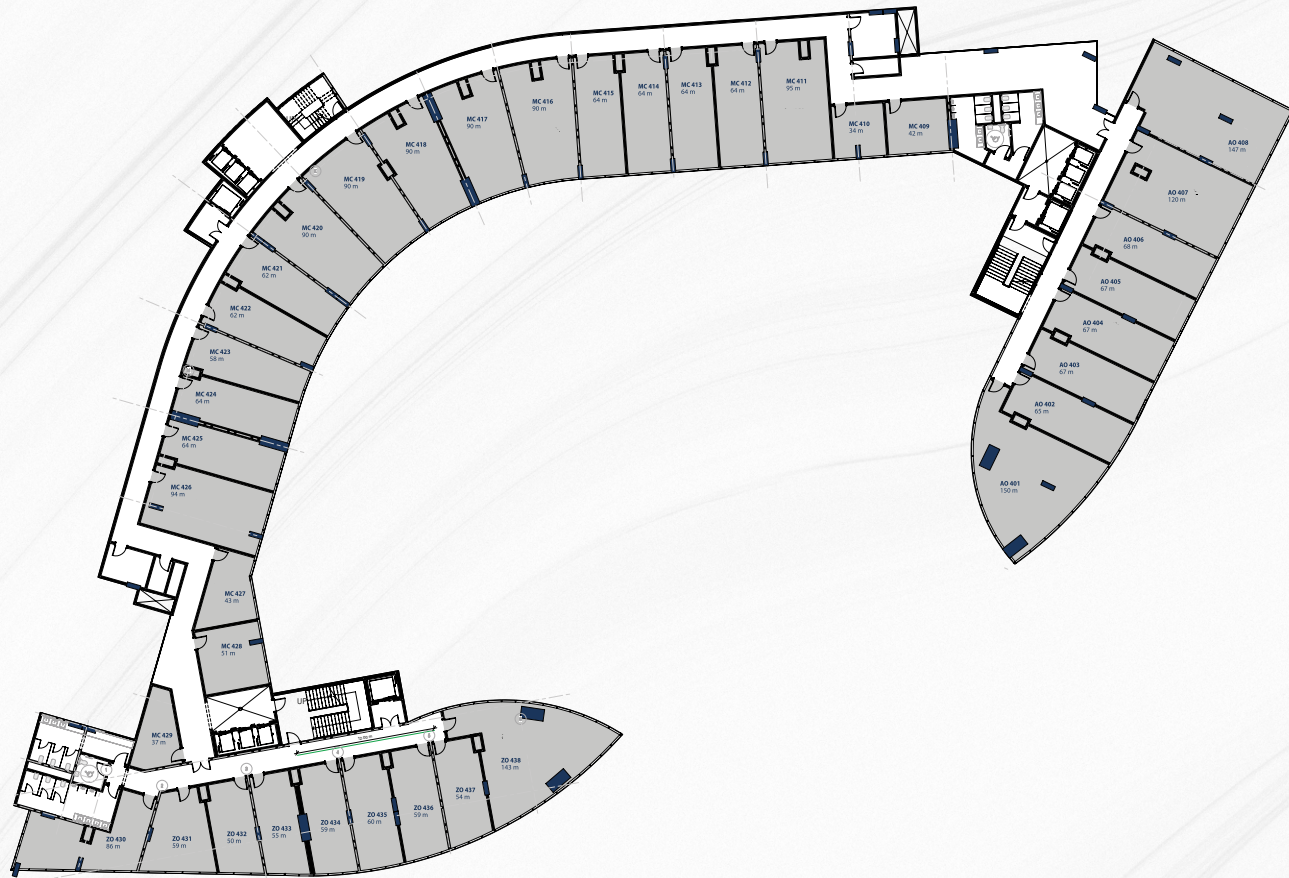
OFFICE code	gross area
AO 201	150
AO 202	65
AO 203	67
AO 204	67
AO 205	67
AO 206	68
AO 207	120
AO 208	147
MC 209	43
MC 210	34
MC 211	95
MC 212	64
MC 213	64
MC 214	64
MC 215	64
MC 216	90
MC 217	90
MC 218	92
MC 219	45
MC 220	45
MC 221	63
MC 222	61
MC 223	58
MC 224	64
MC 225	64
MC 226	94
MC 227	43
MC 228	51
MC 229	38
ZO 230	86
ZO 231	59
ZO 232	50
ZO 233	55
ZO 234	59
ZO 235	60
ZO 236	59
ZO 237	54
ZO 238	143

SECOND FLOOR PLAN



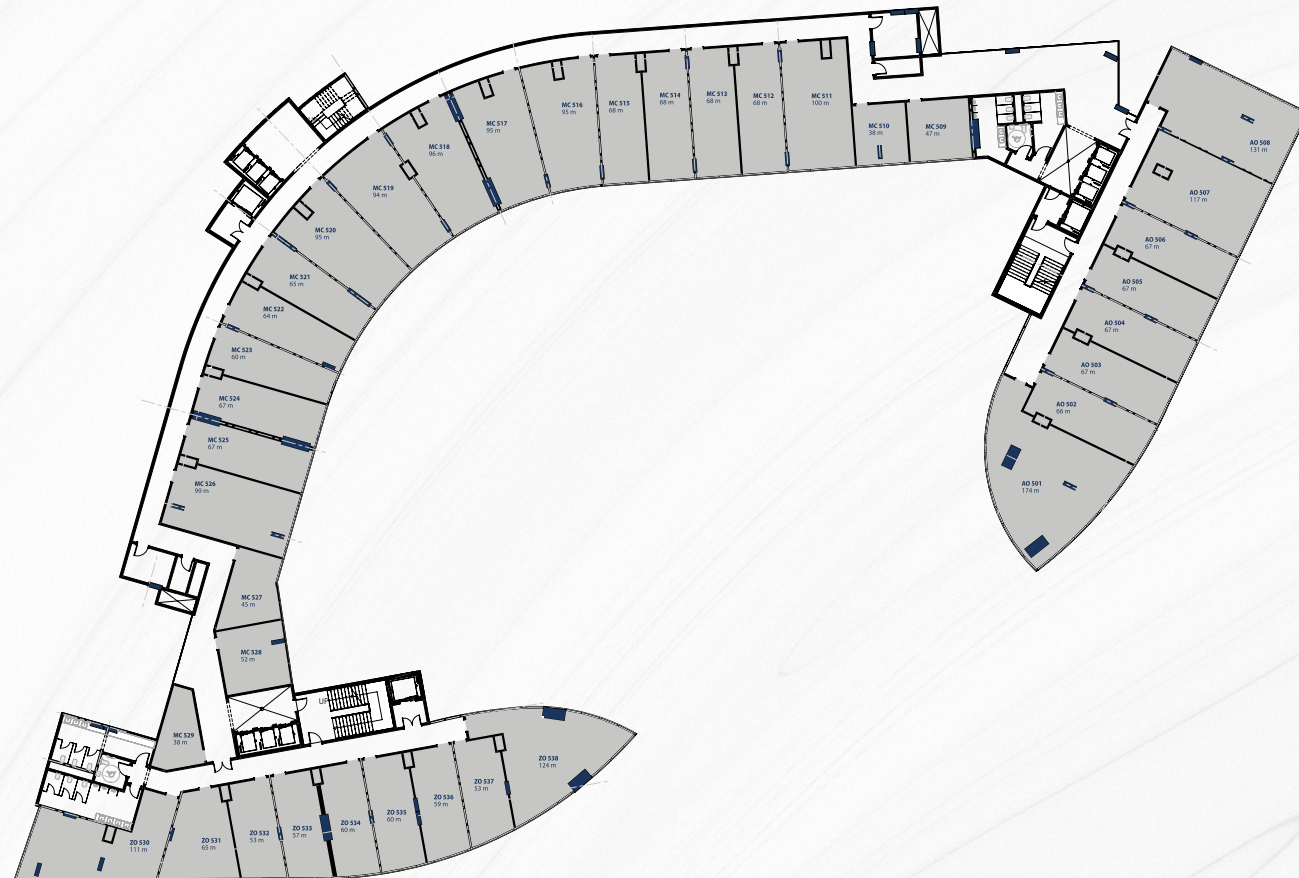
OFFICE code	gross area
AO 301	174
AO 302	66
AO 303	67
AO 304	67
AO 305	67
AO 306	67
AO 307	117
AO 308	131
MC 309	47
MC 310	38
MC 311	100
MC 312	68
MC 313	68
MC 314	68
MC 315	68
MC 316	95
MC 317	95
MC 318	96
MC 319	50
MC 320	50
MC 321	66
MC 322	64
MC 323	60
MC 324	67
MC 325	67
MC 326	98
MC 327	45
MC 328	52
MC 329	38
ZO 330	111
ZO 331	65
ZO 332	53
ZO 333	57
ZO 334	60
ZO 335	60
ZO 336	59
ZO 337	53
ZO 338	124

THIRD FLOOR PLAN



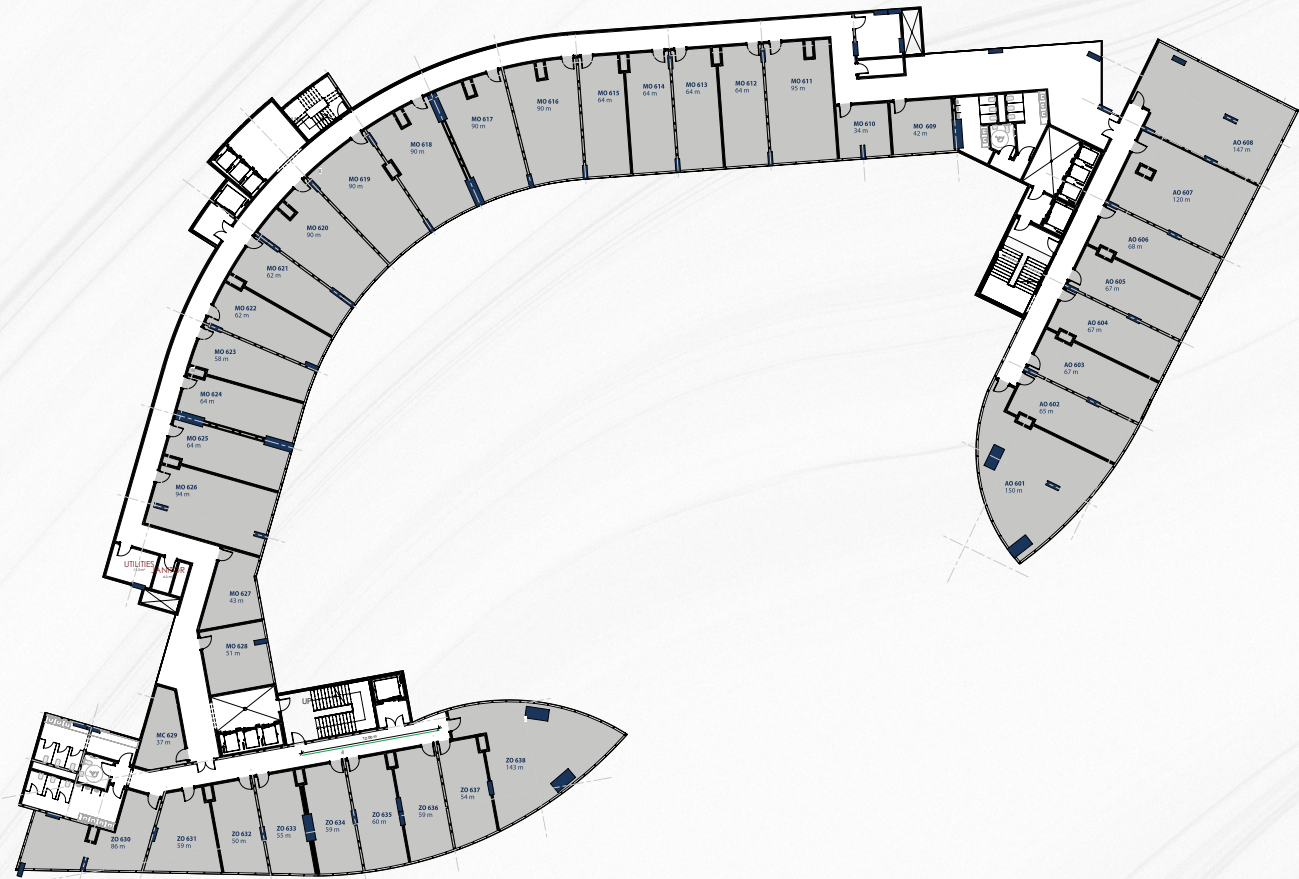
OFFICE code	gross area
AO 401	150
AO 402	65
AO 403	67
AO 404	67
AO 405	67
AO 406	68
AO 407	120
AO 408	147
MC 409	42
MC 410	34
MC 411	95
MC 412	64
MC 413	64
MC 414	64
MC 415	64
MC 416	90
MC 417	90
MC 418	90
MC 419	90
MC 420	90
MC 421	62
MC 422	62
MC 423	58
MC 424	64
MC 425	64
MC 426	94
MC 427	43
MC 428	51
MC 429	37
ZO 430	86
ZO 431	59
ZO 432	50
ZO 433	55
ZO 434	59
ZO 435	60
ZO 436	59
ZO 437	55
ZO 438	143

FOURTH FLOOR PLAN



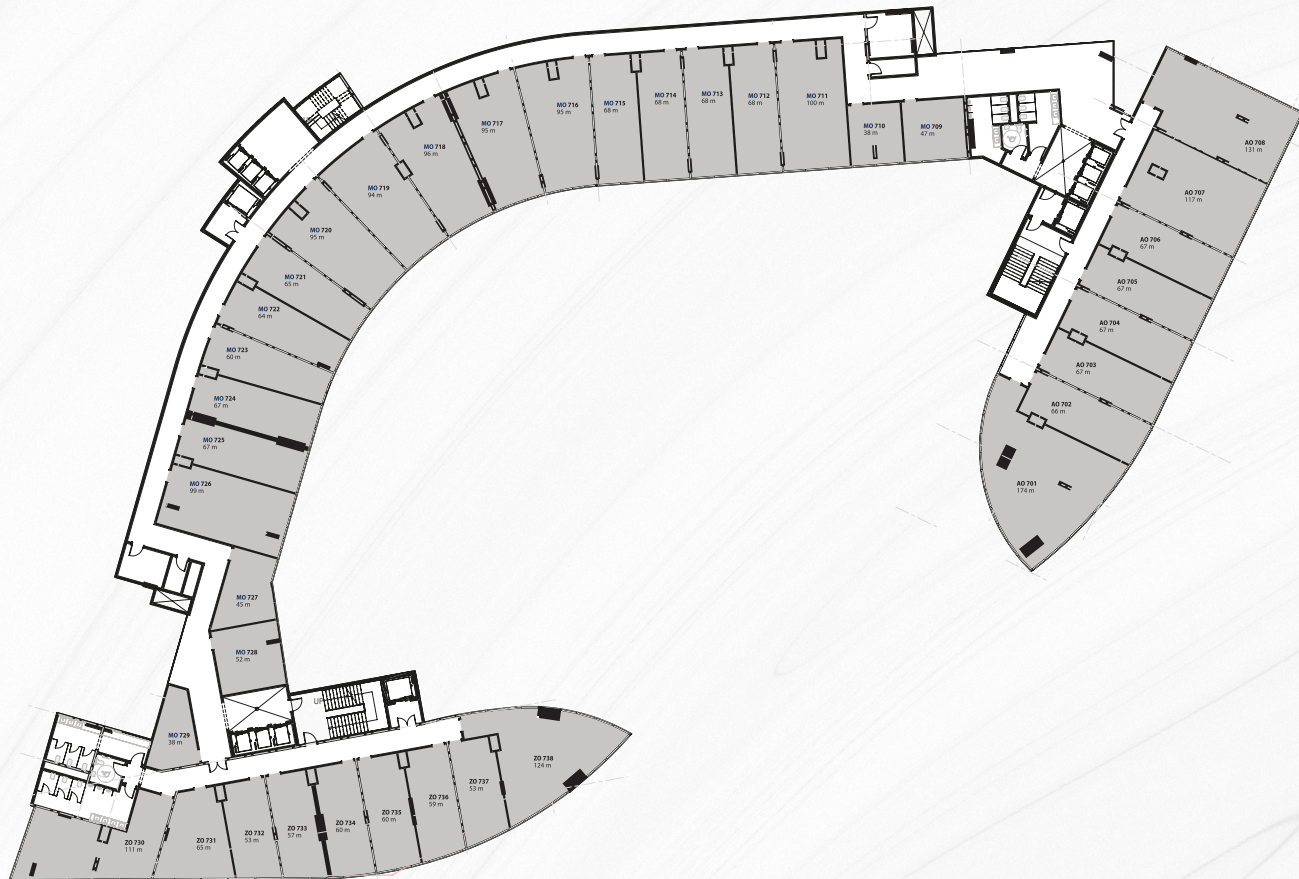
OFFICE code	gross area
AO 501	174
AO 502	66
AO 503	67
AO 504	67
AO 505	67
AO 506	67
AO 507	117
AO 508	131
MC 509	47
MC 510	38
MC 511	100
MC 512	68
MC 513	68
MC 514	68
MC 515	68
MC 516	95
MC 517	95
MC 518	96
MC 519	94
MC 520	95
MC 521	65
MC 522	64
MC 523	60
MC 524	67
MC 525	67
MC 526	99
MC 527	45
MC 528	52
MC 529	38
ZO 530	111
ZO 531	65
ZO 532	53
ZO 533	57
ZO 534	60
ZO 535	60
ZO 536	59
ZO 537	53
ZO 538	124

FIFTH FLOOR PLAN



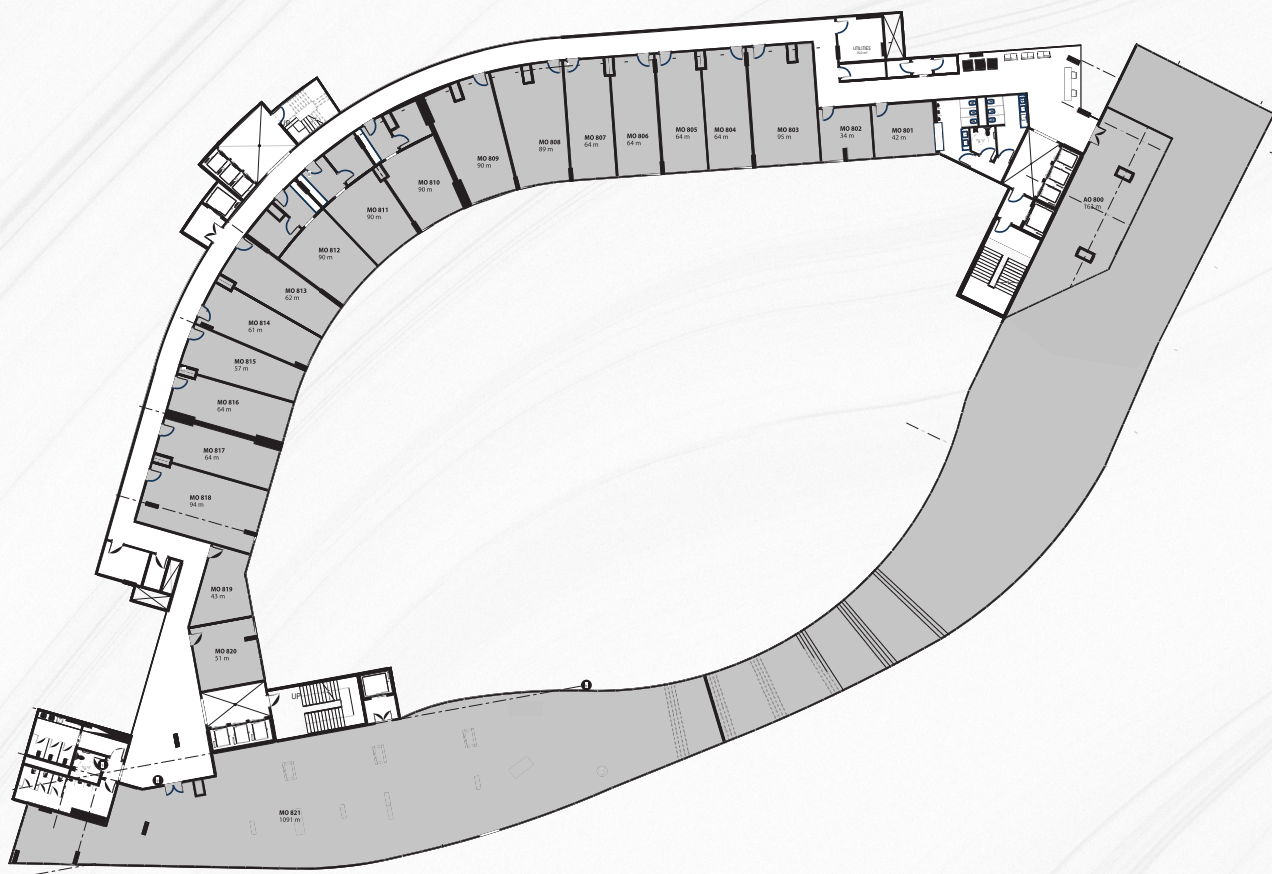
OFFICE code	gross area
AO 601	150
AO 602	65
AO 603	67
AO 604	67
AO 605	67
AO 606	68
AO 607	120
AO 608	147
MO 609	42
MO 610	34
MO 611	95
MO 612	64
MO 613	64
MO 614	64
MO 615	64
MO 616	90
MO 617	90
MO 618	90
MO 619	90
MO 620	90
MO 621	62
MO 622	62
MO 623	58
MO 624	64
MO 625	64
MO 626	94
MO 627	43
MO 628	51
MO 629	37
ZO 630	86
ZO 631	59
ZO 632	50
ZO 633	55
ZO 634	59
ZO 635	60
ZO 636	59
ZO 637	55
ZO 638	143

SIXTH FLOOR PLAN



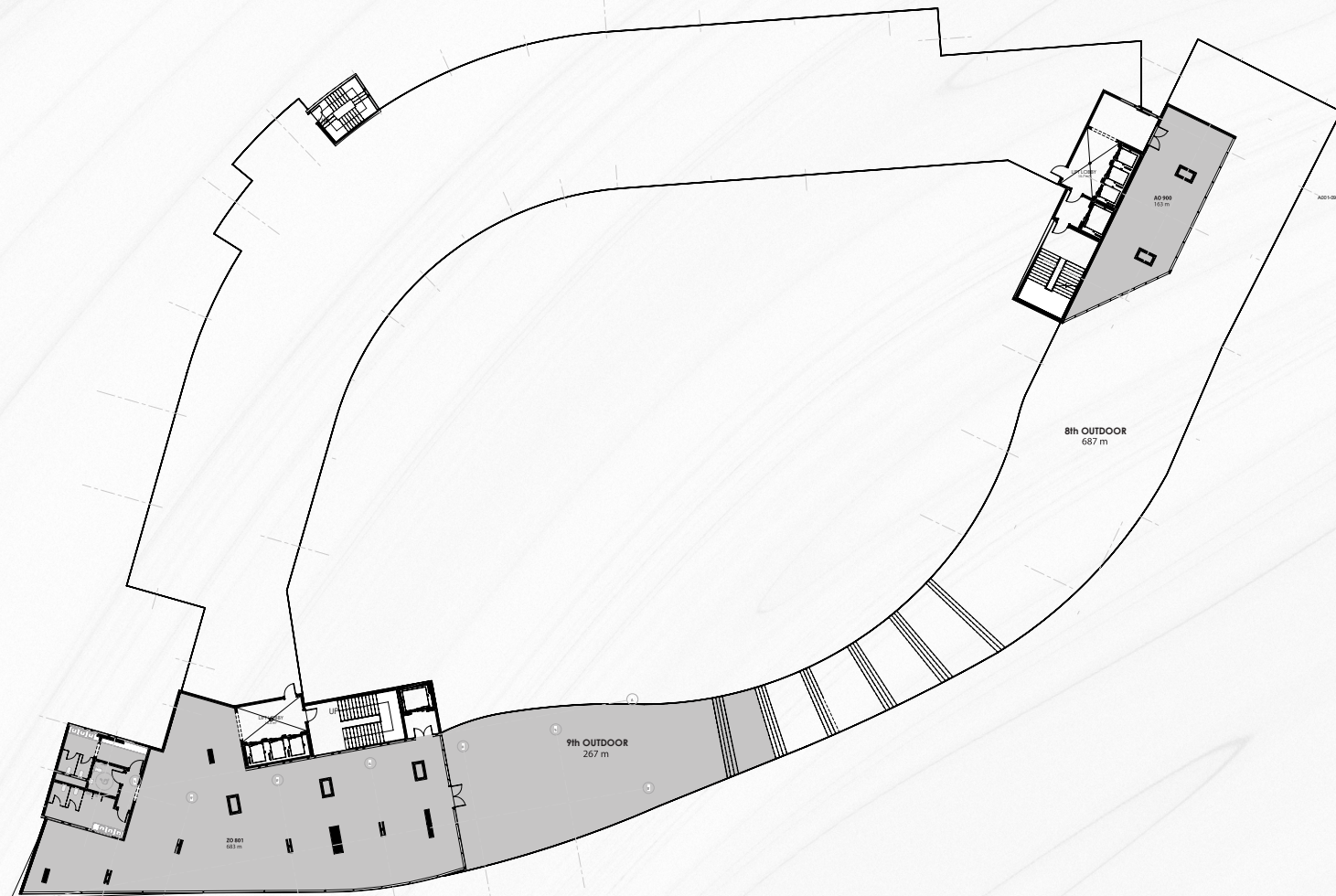
OFFICE code	gross area
AO 701	174
AO 702	66
AO 703	67
AO 704	67
AO 705	67
AO 706	67
AO 707	117
AO 708	131
MO 709	47
MO 710	38
MO 711	100
MO 712	68
MO 713	68
MO 714	68
MO 715	68
MO 716	95
MO 717	95
MO 718	96
MO 719	94
MO 720	95
MO 721	65
MO 722	64
MO 723	60
MO 724	67
MO 725	67
MO 726	99
MO 727	45
MO 728	52
MO 729	38
ZO 730	111
ZO 731	65
ZO 732	53
ZO 733	57
ZO 734	60
ZO 735	60
ZO 736	59
ZO 737	53
ZO 738	124

SEVENTH FLOOR PLAN



OFFICE code	Gross area
AO800	163
MO801	42
MO802	34
MO803	95
MO804	64
MO805	64
MO806	64
MO807	64
MO808	89
MO809	90
MO810	90
MO811	90
MO812	90
MO813	62
MO814	61
MO815	57
MO816	64
MO817	64
MO818	94
MO819	43
MO820	51
MO821	1091

EIGHTH
FLOOR PLAN



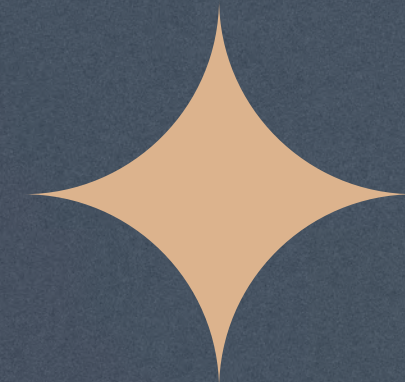
OFFICE code	Gross area
AO900	163
ZO801	683
9th OUTDOOR	267
8th Out door	687

NINTH
FLOOR PLAN

ABOUT US

BROUQ Developments boasts a comprehensive vision, steeped in the unrivaled expertise of various companies, operating across different disciplines including real estate development, construction, petroleum and education. Capitalizing on the leading knowledge of its founders, the company brings to Egypt more than twenty-three years of regional excellence, spanning the Arabian Gulf and North Africa with iconic projects, renowned for their highest standards of quality.

In 2020, NBS Holding, in collaboration with Qatar High Speed Projects and Al FADA For Contracting and General Maintenance joined forces to transfer their global standards, alongside their unmatched knowledge to the Egyptian market by investing in an impressive portfolio of land banks across strategic locations in Egypt with an investment worth 8 billion Egyptian Pounds. Consequently, BROUQ Developments was born to forever change the face of commercial, administrative, medical and hospitality excellence while enriching every aspect of its community's life. Today, the company aims to set a new benchmark in integrated excellence on par with global projects around the world.



OUR VISION

To change the conventional face of real estate development in Egypt by introducing unparalleled quality standards and innovative developments renowned for their liveliness, integration and holistic nature where sound investment is multiplied.



OUR MISSION

To become a pioneering leader of iconic projects in Egypt, as well as a trusted investment hub that mixes vital ingredients such as living, leisure and nature under one integrated roof with the aim of enriching communities' lifestyle at every touch point.



OUR PARTNERS



Engineering Consultant



Concept Design



Main Contractor



Partner



Nominated Contractor