NEXUS
BUSINESS HUB

Project By

IBTKAR
Developments


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SHOP SIGN
RESAURANT
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SHOP SIGN
PARKING
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PARKING



01

About iBTKAR

Established in 2003, Ibtkar Developments has emerged as a leading real estate developer in Cairo. We are renowned for our unwavering commitment to quality and exceptional service, which is evident in our diverse portfolio of residential projects across the city.

Our dedication to revitalizing New Cairo stands as a testament to our forward-thinking approach and unwavering community spirit. We are driven by a passion to create exceptional living spaces that empower residents to thrive.


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02

NEXUS

Strategically located in a high-traffic area, Nexus boasts a substantial 2,841 square meters of space. This innovative development seamlessly integrates diverse functionalities, encompassing both administrative and commercial spaces.

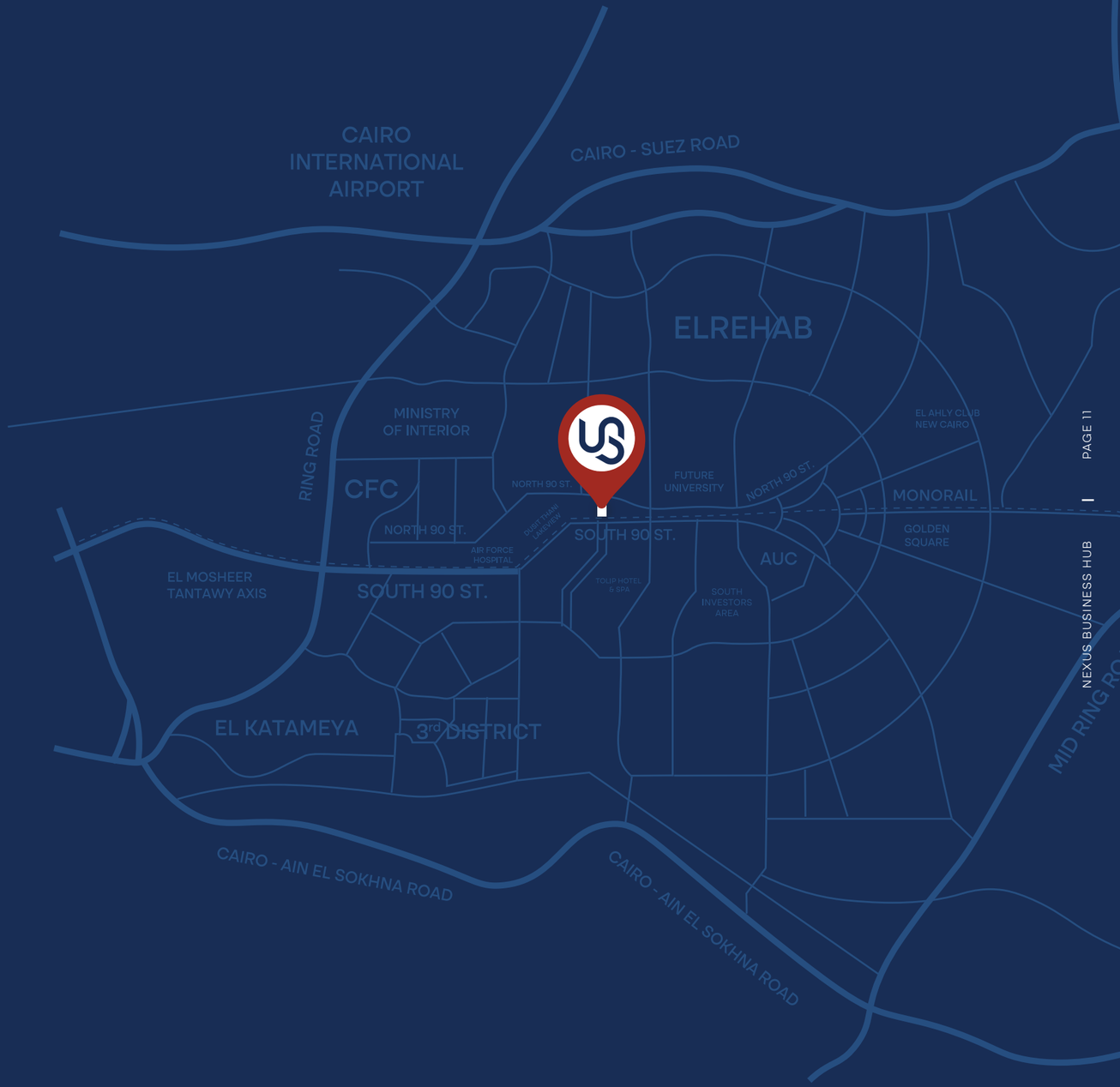
Nexus caters to a broad spectrum of requirements, whether you seek a dynamic commercial hub to propel your business or a prestigious office environment to cultivate your professional endeavors.



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Location

Nexus is meticulously situated within New Cairo's premier service district, maximizing your investment potential. Its location directly behind Mahgoub in the prestigious 2nd district places you amongst the most esteemed companies, firms, and banks.




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A Distinctive Offering

Nexus transcends the ordinary through its strategic positioning and unparalleled design, a testament to visionary creativity.

Meticulous attention to detail elevates this architectural masterpiece, embodying both modernity and sophistication. Unique specifications further distinguish Nexus, offering an unparalleled experience.

Project's Features

- 2 Level Parking
- Energy Efficient System
- Safety & Security
- Retail Plaza
- Elevators
- Escalators
- Smart Doors
- Fire Fighting System
- CCTV 24/7


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Shopping Centre

Aminities & Facilities

- **Land Area:** 2841 sqm.
- **Building specifications:** G0 + G1 + 5 floors.



- Two level parking.
- proximity to public transportation.
- 2 escalators from G0 to G1.
- 2 escalators from G1 to First Floor.
- Open layout designs.
- Retail plaza.
- Water features and outdoor areas.
- Large storefront windows.
- Accessiblity (ramps, elevators, wide hallways; etc).
- Private toilets for clinics.
- Modern interior finishing.
- Energy efficient systems.
- Smart building features.
- Smart gates.
- Safety & security systems.
- 24/7 CCTV surveillance.
- Emergency Exits.


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Admin Offices

Within its thoughtfully designed space, you'll find a vibrant community of administrative offices, fostering a collaborative and productive environment for your business endeavors.

Whether you require a dedicated workspace for your growing team or a prestigious address to elevate your brand, Nexus provides a perfect solution.









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Commercial Shops

Beyond the realm of business, Nexus seamlessly integrates a diverse selection of commercial shops. This curated selection caters to your daily needs and fosters a dynamic atmosphere within the development.

From convenient retail outlets to enticing cafes and essential services, Nexus ensures a complete and enriching experience for tenants, residents, and visitors alike.

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Design Concept

Nexus boasts an exceptional approach to space utilization. Each area is carefully planned to optimize functionality, fostering a productive and efficient environment.

The architecturally inspired U-shaped design guarantees panoramic vistas for all units, seamlessly blending the interior with the exterior environment.






SLOW
SLOW
SLOW

08

Floor Plans

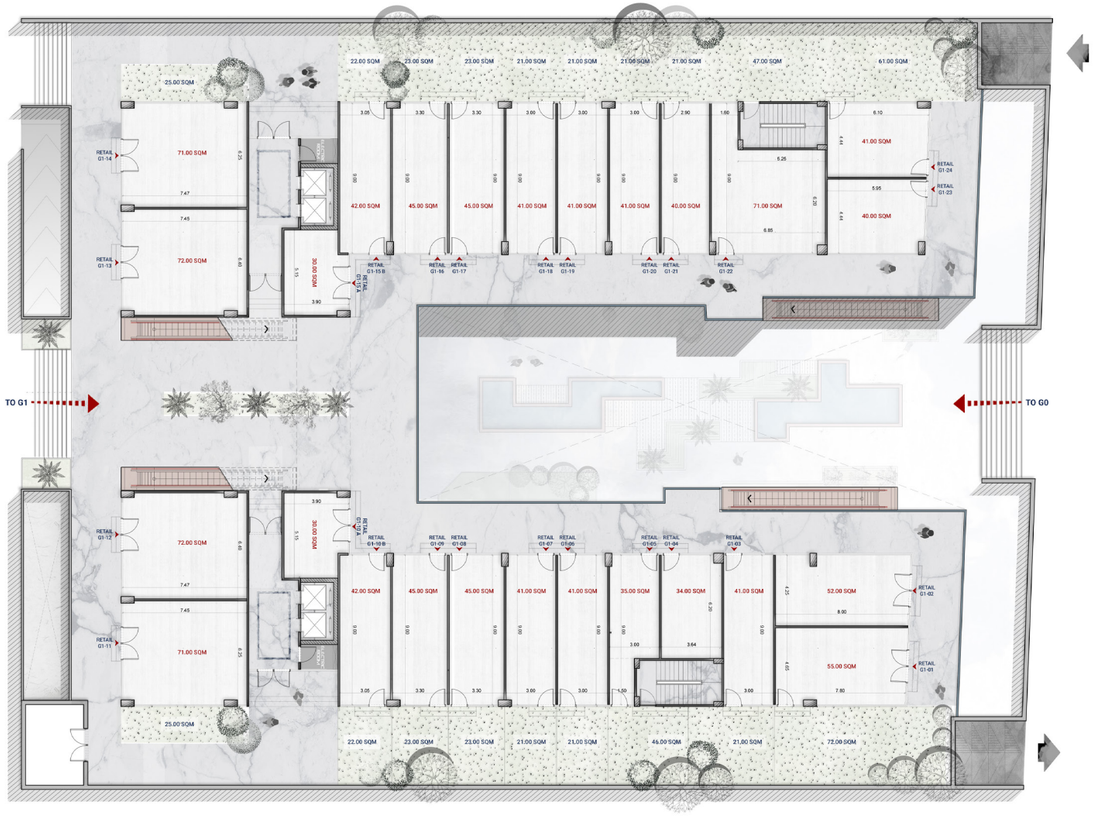
Lower Ground G0

Commercial



Upper Ground Floor G1

Commercial



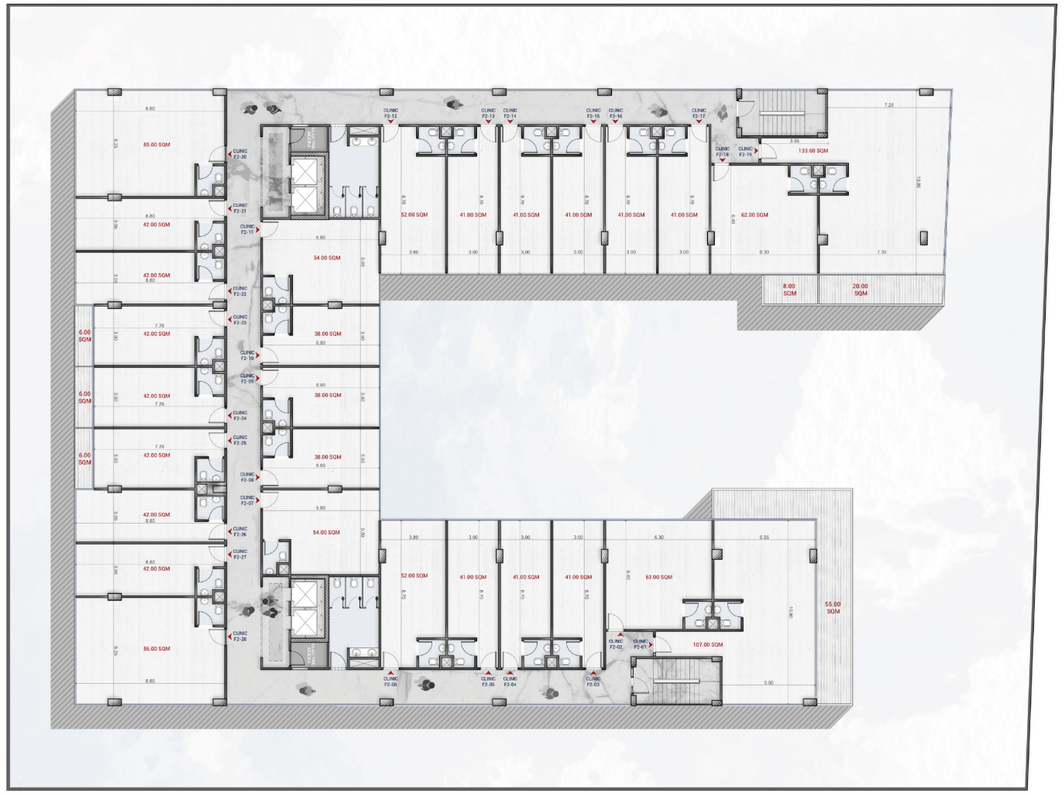
Fisrt Floor F1

Admin



Second Floor F2

Admin



Third Floor F3

Admin



Fourth Floor F4

Admin



Fifth Floor F5

Admin




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Partners Of Success

Architecture Consultant

SMARCH ARCHITECTURE



Leasing & Facility Management

INCOMERCIAL
LEASING & FACILITY MANAGEMENT

11

Our Recent Projects

Kernel is a mixed-use project thoughtfully designed to put investor's convenience at the core of its operation, empowering business of all types and areas to strike the perfect work-life balance in one comprehensive destination.

Administrative
Medical
Commercial



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