

ROCK CAPITAL 1



About The Developer



El Batal Developments has stretched its influence across the evolving new cities of Egypt. We own, finance, construct, and develop impressive real estate projects in Heliopolis, 6th of October, Obour, New Cairo, New Heliopolis and now seizing a prime spot in the New Administrative Capital.

The secret to our success is simple: we're dedicated to real estate. Our expertise lies in finding the ideal land for impressive visions to materialize in the residential and commercial sectors. A solid foundation and the right location are our tools of the trade; no more is this better exemplified than in our Cultural Rock concept.

We Own, Finance, Construct, and Develop Our Projects



Heliopolis - 6th of October - Obour - New Cairo - New Capital - New Heliopolis

Sheraton Heliopolis

The Doss family has left a heavy mark on Heliopolis within its iconic Sheraton district; continuing its storied track record in the Heliopolis real estate residential scene, El Batal Developments expands its hold over the Sheraton Heliopolis area with commercial buildings and managed to attract a wealth of successful partners.

Among them are Mercedes-Benz, Commercial International Bank (CIB), The National Bank of Egypt (NBE), Spinneys, Merck, PIL, ACE, The Ministry of Foreign Trade, and Avon Cosmetics to name a few.

Biggest Developer in Sheraton Heliopolis



Going Across Continents

Led by engineers Adel and Emad Doss, El Batal Developments grew to new heights overseas in 2010, in Canada.

Only through learning the finer points of local and international code, licensing, and building procedures have we made a noteworthy mark on our combined land banks.

Egyptian Developer With Canadian Experience





ROCK CAPITAL 1

The Biggest Administrative Building
in the Governmental District

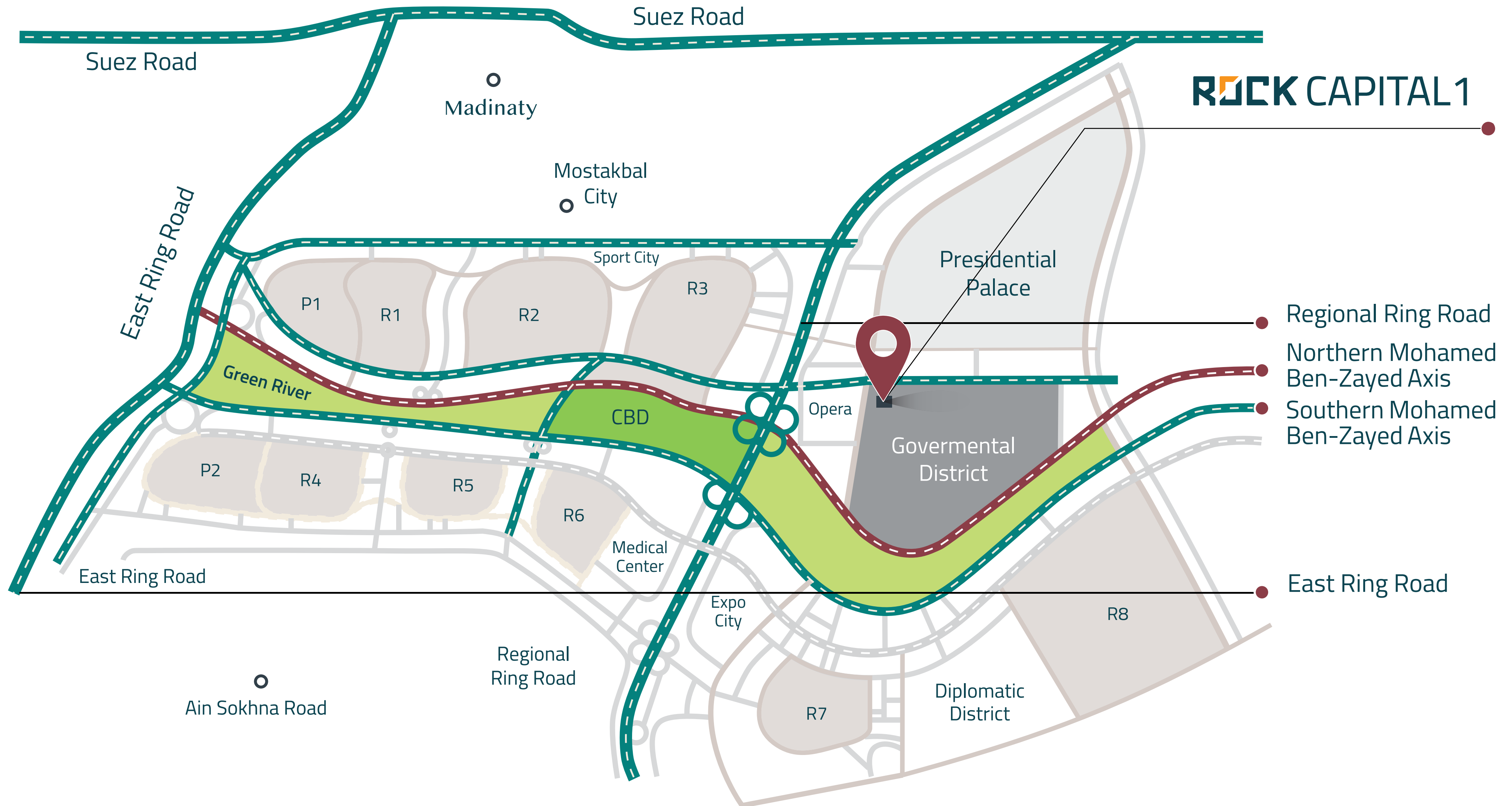


The Pinnacle of Rock Business

Throughout our years of operation, and with each step we've taken, both locally and abroad, our engineers and visionaries have never stopped aspiring for more. El Batal Developments has come a long way since its promising origins, and no more are its architectural talents on display than in Rock Capital 1: the biggest administrative building in the Governmental district in the New Capital; Egypt's city of tomorrow.

El Batal Developments recognizes the immense potential lying in the New Administrative Capital's 700 km² of unmatched earth. Rock Capital 1 represents the company's 40-year track record in advanced Egyptian real estate, having invested EGP 3 billion in the administrative powerhouse.

An address is more than just **Location**



ROCK CAPITAL 1

MAIN
BUS STOP

PRESIDENTIAL GARDEN


PRESIDENTIAL STREET

PRESIDENTIAL STREET

GOVERNMENTAL AREA


OPERA
HOUSE


STOCK
MARKET


البنك المركزي المصري
CENTRAL BANK OF EGYPT


CENTRAL PARK


PARLIAMENT
OF EGYPT




بنك مصر
BANQUE MISTR


بنك القاهرة
Banque du Caire


BANKS

MAIN STREE

GOVERNMENTAL AREA


MONORAIL

MONORAIL

Close
Proximity to

2 mins
Opera

2 mins
Post office
Headquarters

2 mins
Monorail
Station

2 mins
Banks
Zone

1 mins
Central
Bank

4 mins
Ministries
and Parliament

1 mins
Presidential
Palace

5 mins
New Capital
Airport

ROCK CAPITAL 1

IN NUMBERS

100,000
m²

Total Built Up Area

21,500
m²

Total Gross Land area

4,000
m²

Landscape Terrace

850
m

Open View

9,000
m²

Gross Area Per Floor

7

Typical Floors

11
M

Double Height Ground Floor

2

Basement Floors



Partners Success

A One-of-a-kind Refined Architectural Design By Hazel Wong



Designed To Be Award-winner By

WSWArchitects

TED JACOB ENGINEERING GROUP

ECG **جامعة الهندسة والاساسيات**
ENGINEERING CONSULTANTS GROUP S.A.

cracknell

Transformed Into Reality By

TKE



KOHLER
SDMO

FIBREX
Construction Group since 1972





The Exceptional Rock Capital 1 Experience

Top-Class Facilities

The amenities provided are not considered add-ons or perks but an integral part of the Rock Capital 1 philosophy; that giving people fresh air, natural light, exercise areas, and beautiful views promotes their health, happiness, and wellness so they can focus on doing great work.



21,500 sqm
Ttl Land Area



100,000 sqm
BUA



9,000 sqm Area
Per Floor



4,000 sqm
Landscape Area



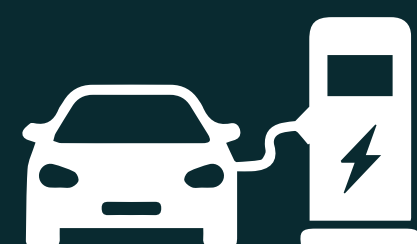
Handicap
Friendly



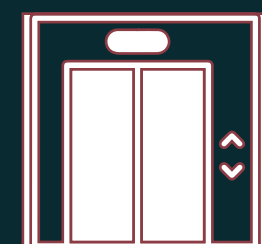
24
Security System



Parking
1000+ Slots



Electrical Vehicle
Charging



16 Elevators
2 Service Elevators



7
Stairs



6000 sqm
Solar Energy

The building was designed to be smart, intelligent and to make use of the latest materials and technologies to make it energy efficient, luxurious but still practical so it can serve the community that uses it every day.



Fire Fighting
System



Air Purifiers



Meeting Rooms



Gym



460 m
Olympic Track



Indoor Lounges



High-end Dining



ATM Center

Green
Architecture
for a Better
Future



A smart building with all the amenities
needed for successful businesses



LUXURY LIFESTYLE
AWARDS 2023

15th Annual

Rock Capital 1 Sustainability Strategy



- Enhanced Health: Eco-Friendly for life. Living in a sustainable building can save your life – Literally !!
- Reducing The Strain: Shared Resources, Increased Efficiency
- Improved Indoor Environment: Quality of Life
Reduced Operational Cost and Maintenance: traditional vs. Green
- Energy-Efficient: Non-Renewable vs. Natural Resources
- Carbon Footprint Reduction: Saving The Planet One Step At A Time
- Saving Water: Reduce, Reuse, Replenish
- Durability For The Green Owner: Built To Last

Rock Capital 1 Facade Features

Glass Curtain wall

(provides sufficient Natural Lighting & Gap for Insulation)

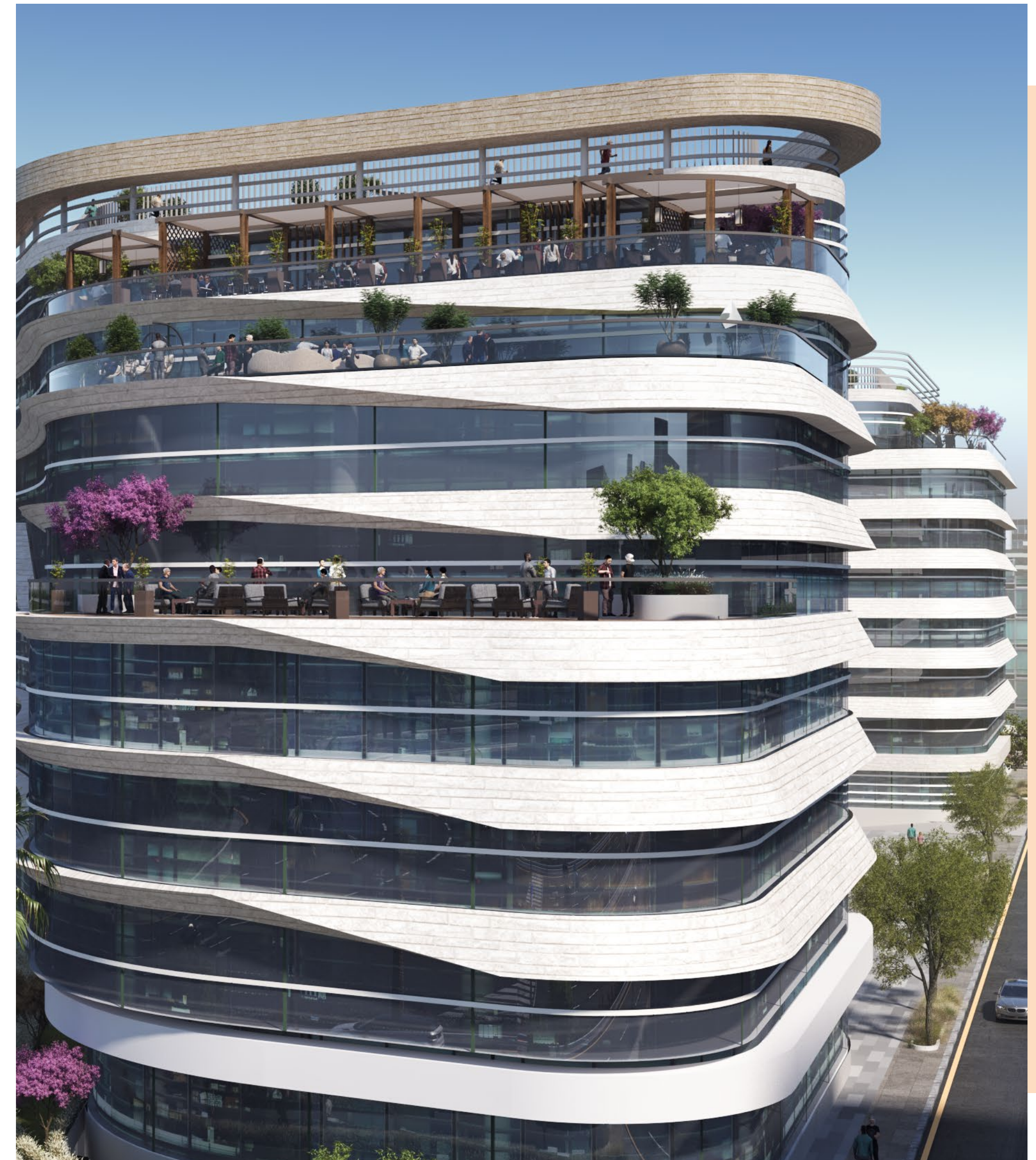
GRC cladding

(environmentally friendly , fire resistant)

Marble cladding

Rock Capital 1 façade reflects the poetic curvy theme of the building with lighting strips to enhance the undulating forms inspired by the weaves of the eternal river Nile.

The façade is built of high performance curtain wall with the best thermal glazing available in the market today allowing unobstructed view of the scenery while obstruction heat waves. The glass reinforced concrete pronounces the undulating feel.



Energy Saving



Main Entrance



5 Atriums



16 High Speed Elevators





Technical Proposal

Modern Electrical Systems

- Uninterrupted power supply (UPS)
- Modern and Lighting automation for cost control and energy saving
- Emergency Lighting System
- Fiber optical cables used for different purposes (IP Telephone, central TV, DSL)
- Wireless services for additional devices. (GSM)
- Audio & Video conference/Training rooms
- IP telephony for integrated communication
- High-speed internet for wide access
- LED lighting and modern energy-saving lighting
- Hydraulic Parking System and garage provided with highest fire protection, ventilation and smoke management systems



Walls

Gypsum board / Durawall of unit partition is 2 layers of primer

Ceiling

No Finishing

Flooring

Tiles for self leveling

Common Areas

paint on plaster

Glass panels

wood cladding with wooden doors

MEP

Filtered fresh air, exhaust of unwanted air, provision of metered chilled water AC

Provisions of Central Drainage and Venting systems for all units

Control panel

3 phase, 380V, 50Hz Low Voltage metered supply cable to a Disconnect

Switch at each unit owner area



ROCK CAPITAL 1

Floor Plans



GROUND FLOOR

- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge
- High End Dining
- Seminar Room

Presidential Garden

Open View = 850 m



ALMASA Hotel

35 m

30 m

75 m

70 m

40 m

36 m

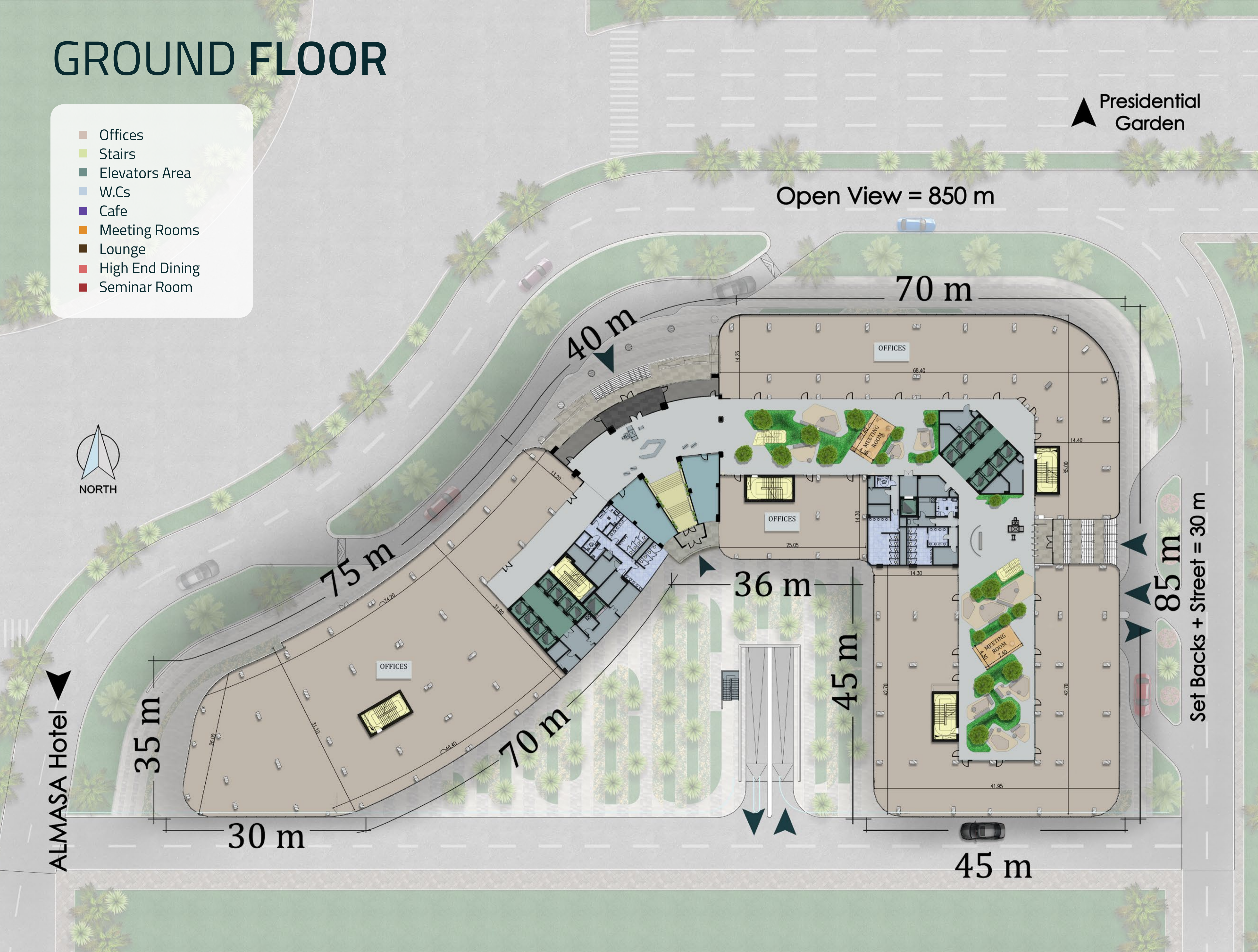
45 m

70 m

45 m

85 m

Set Backs + Street = 30 m



FIRST FLOOR

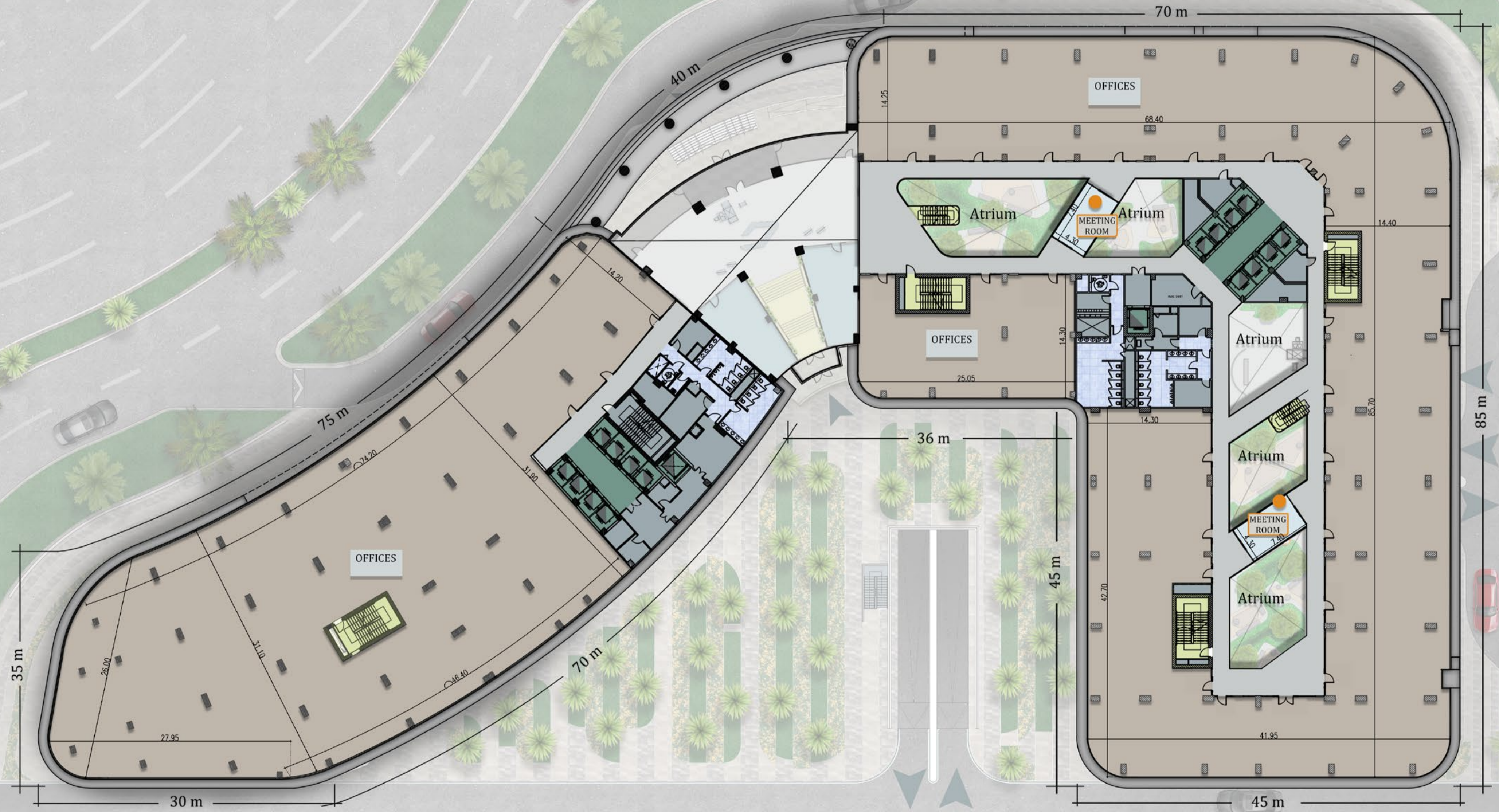
- Offices
- Stairs
- Elevators Area
- W.Cs
- Meeting Rooms

Presidential Garden

Open View = 850 M



ALMASA Hotel



Set Backs + Street = 30 M

SECOND FLOOR

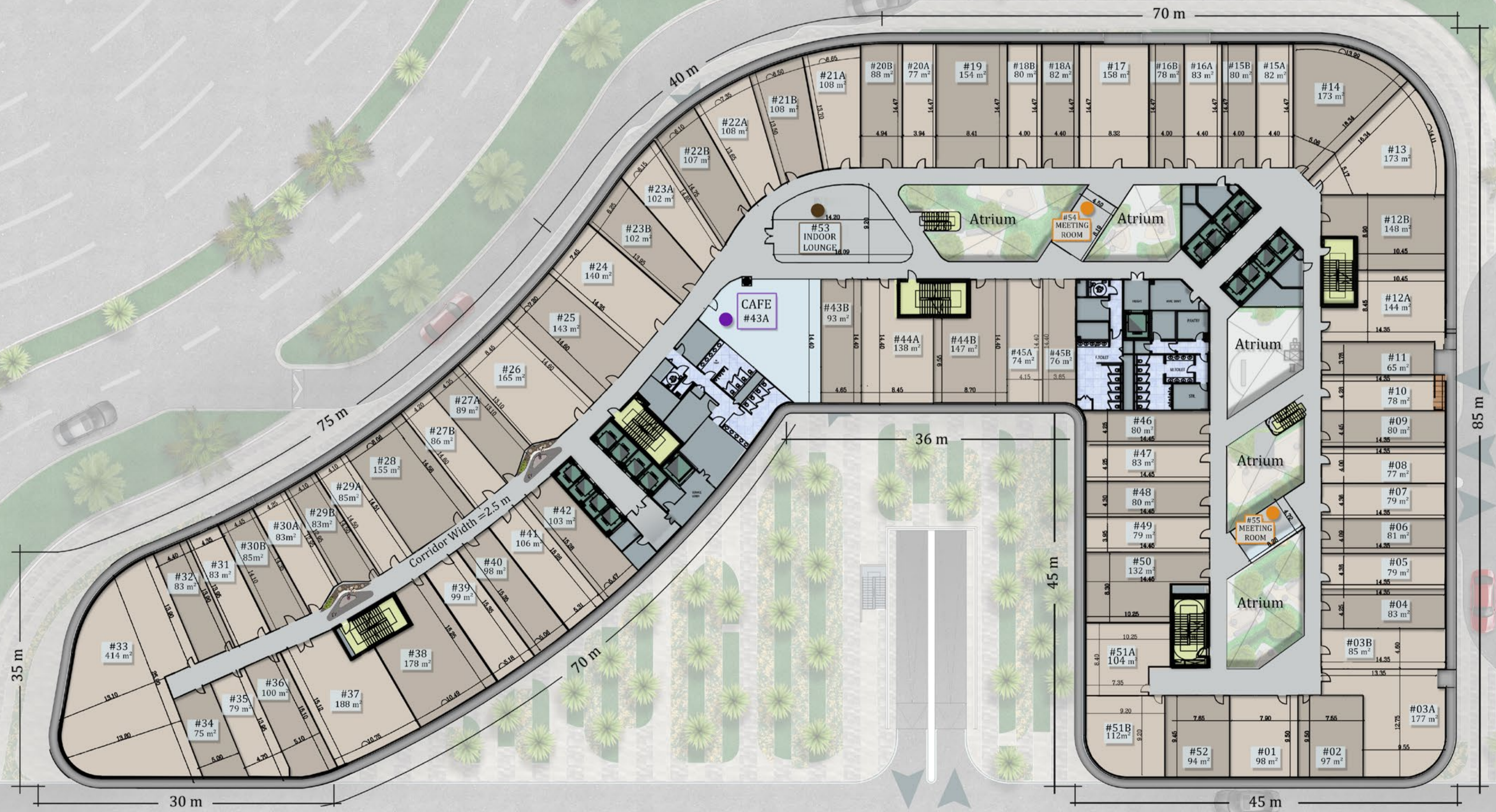
Presidential Garden

- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge

Open View = 850 M



ALMASA Hotel



Set Backs + Street = 30 M

THIRD FLOOR

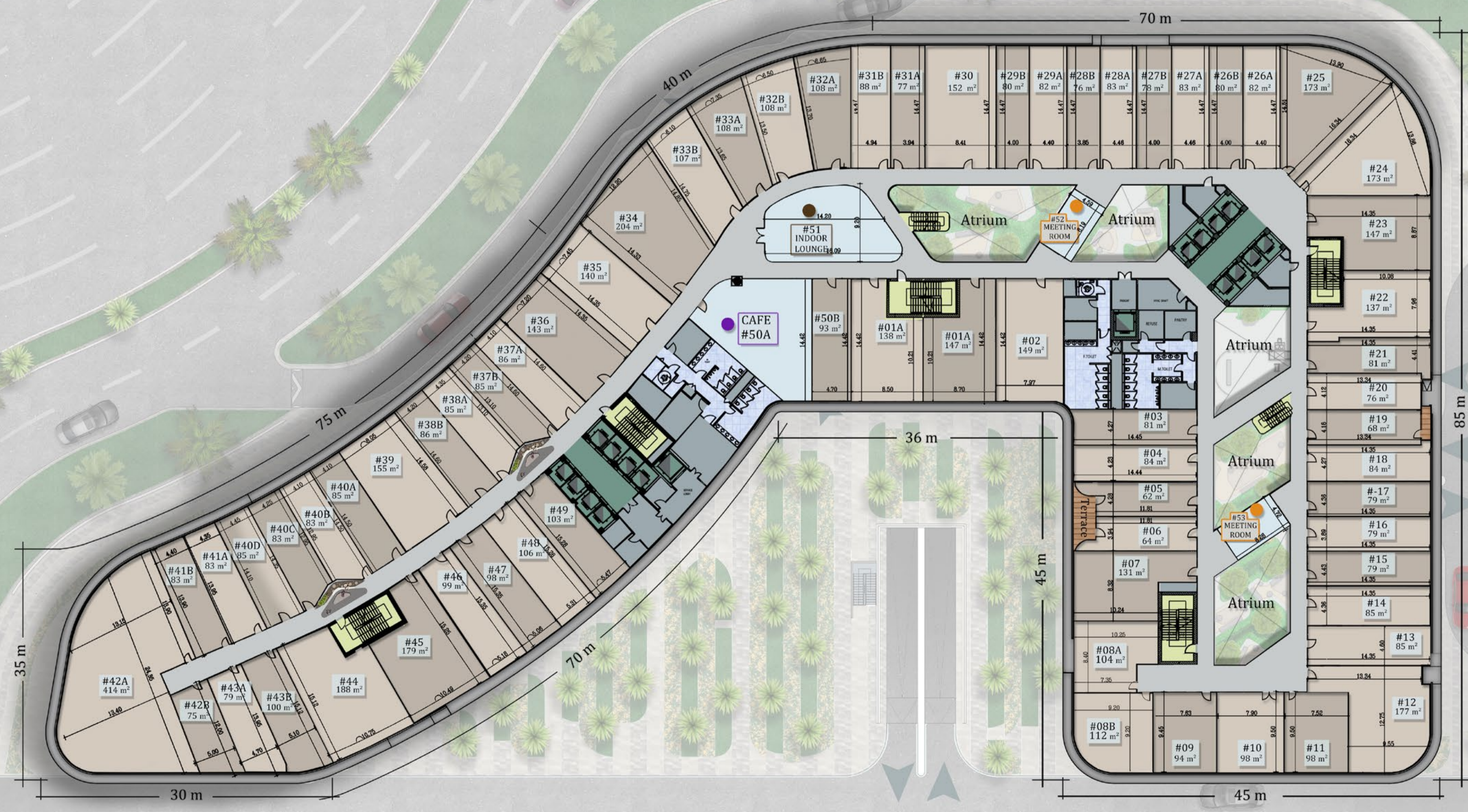
Presidential Garden

- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge

Open View = 850 M



ALMASA Hotel



Set Backs + Street = 30 M

FOURTH FLOOR

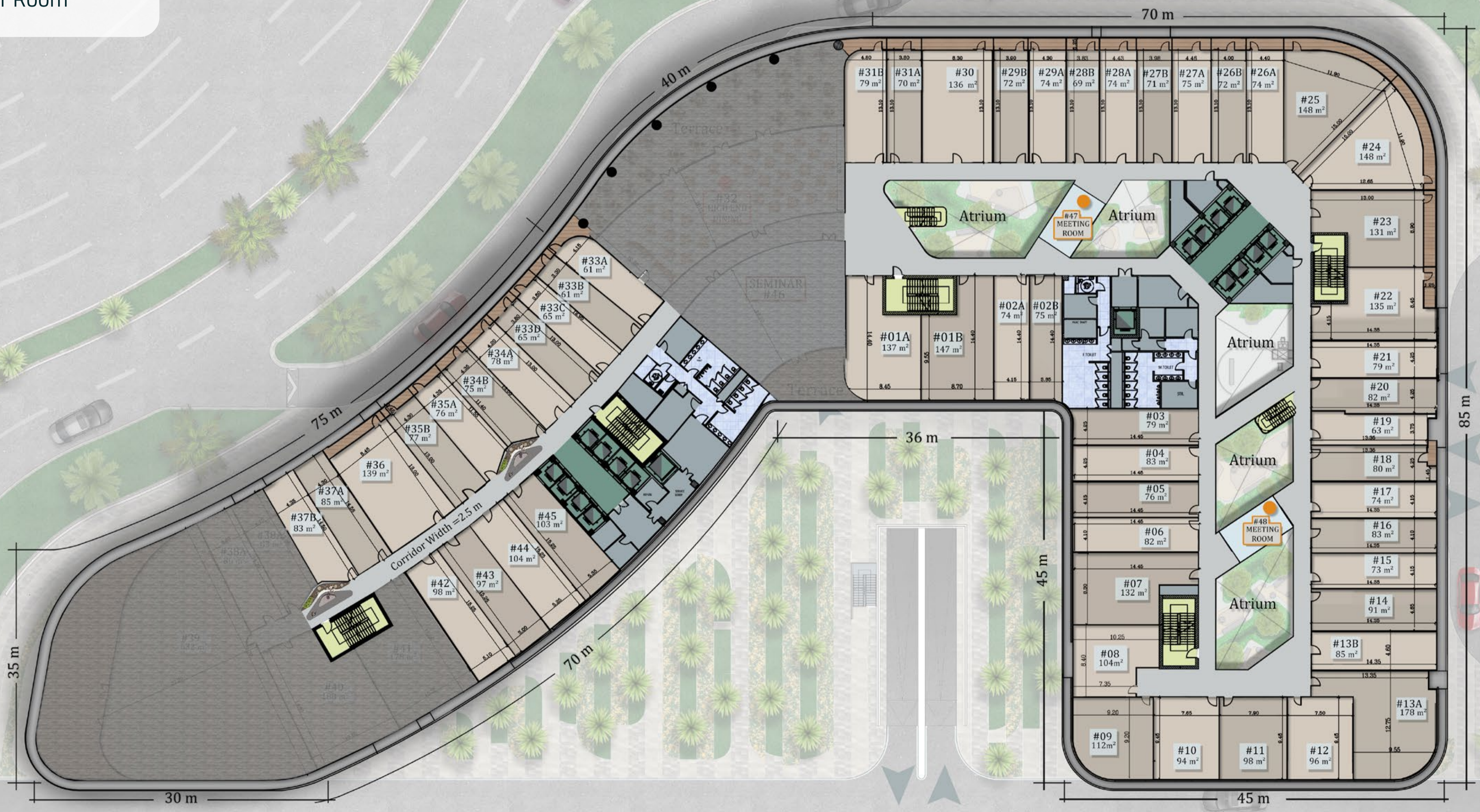
▲ Presidential Garden

- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge
- High End Dining
- Seminar Room

Open View = 850 M



ALMASA Hotel



Set Backs + Street = 30 M

FIFTH FLOOR

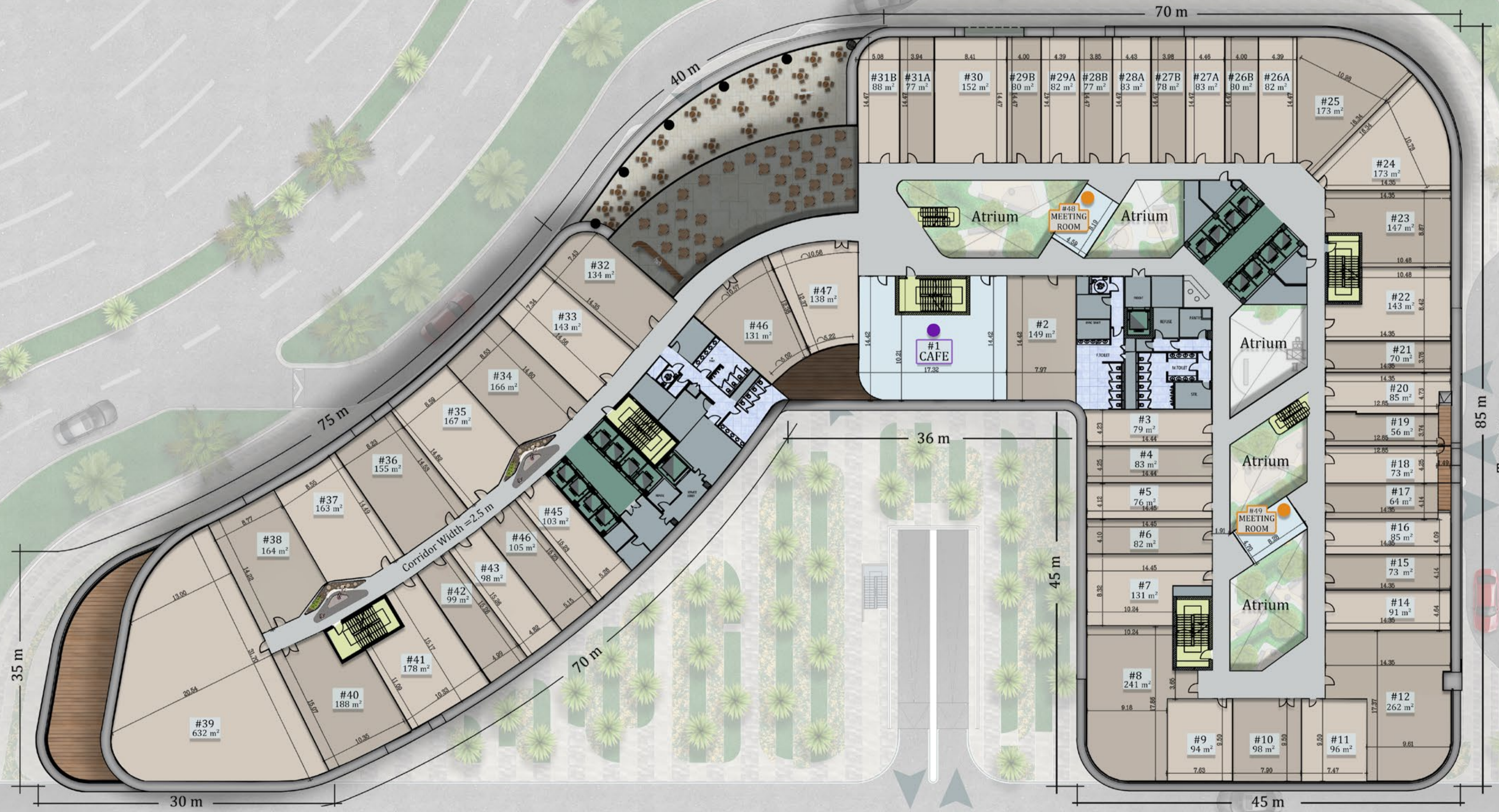
- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms

▲ Presidential Garden

Open View = 850 m



ALMASA Hotel ▼



85 m Terrace
Set Backs + Street = 30 m

30 m

45 m

70 m

75 m

36 m

45 m

40 m

70 m

Corridor Width ≈ 2.5 m

35 m

85 m

Terrace

Set Backs + Street = 30 m

20.54

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SIXTH FLOOR

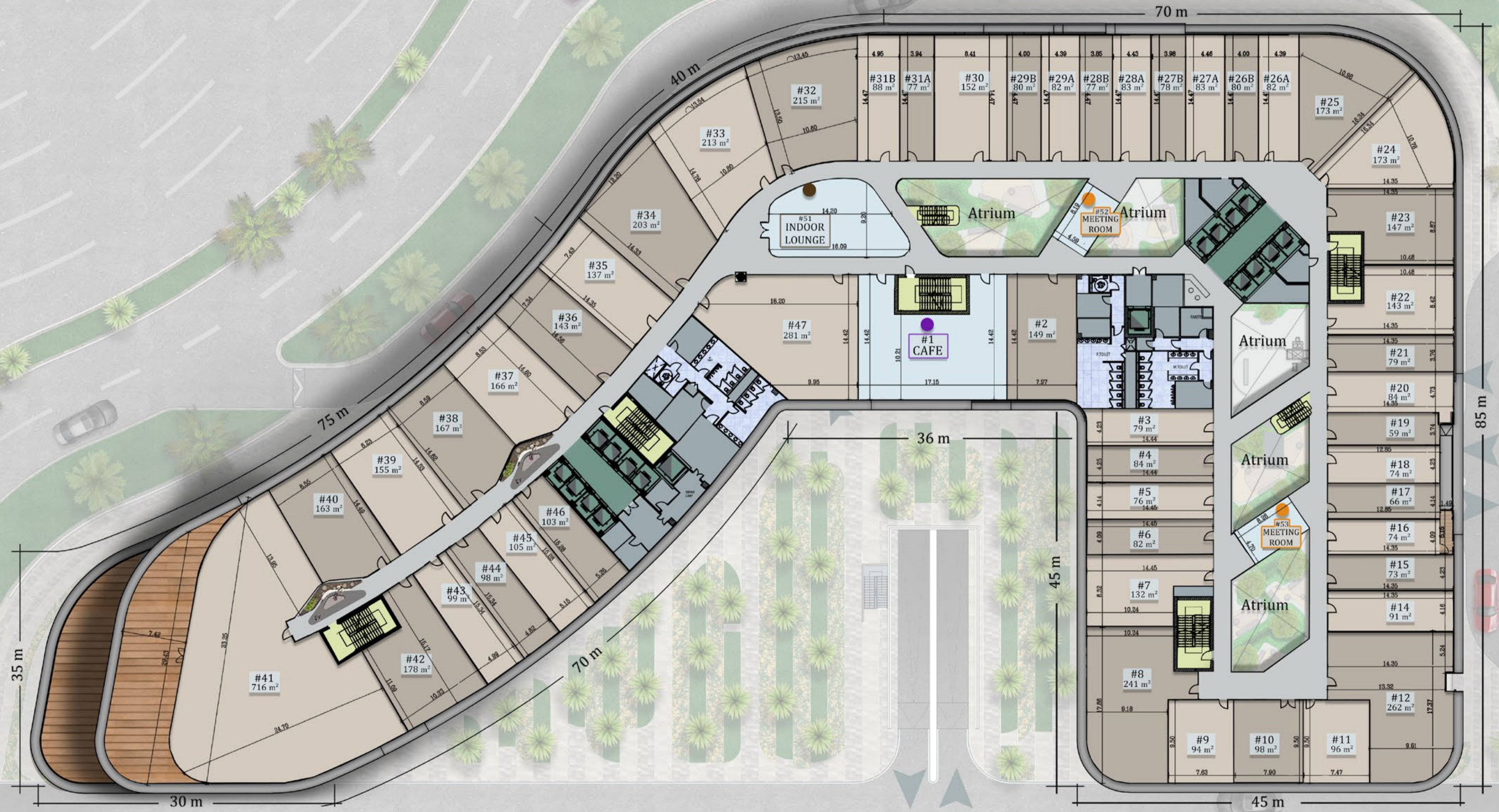
Presidential Garden

Open View = 850 m

- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Co-Working Space



ALMASA Hotel



Set Backs + Street = 30 m

SEVENTH FLOOR

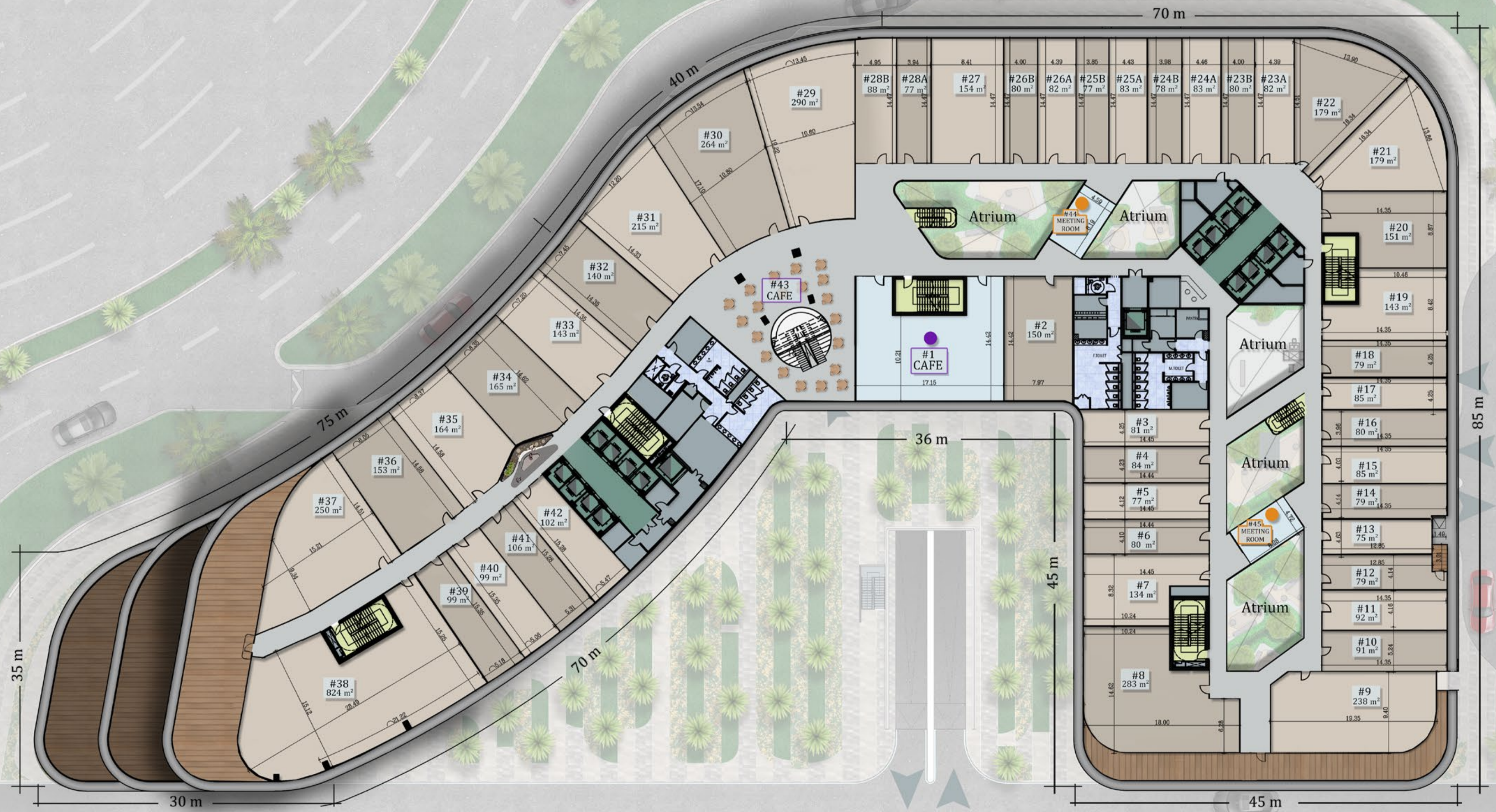
Presidential Garden

Open View = 850 m

- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge



ALMASA Hotel



Set Backs + Street = 30 m

ROOF FLOOR

- Sky Light
- Stairs
- Elevators Area
- Jogging Track
- Solar Pv Panel
- Pergola

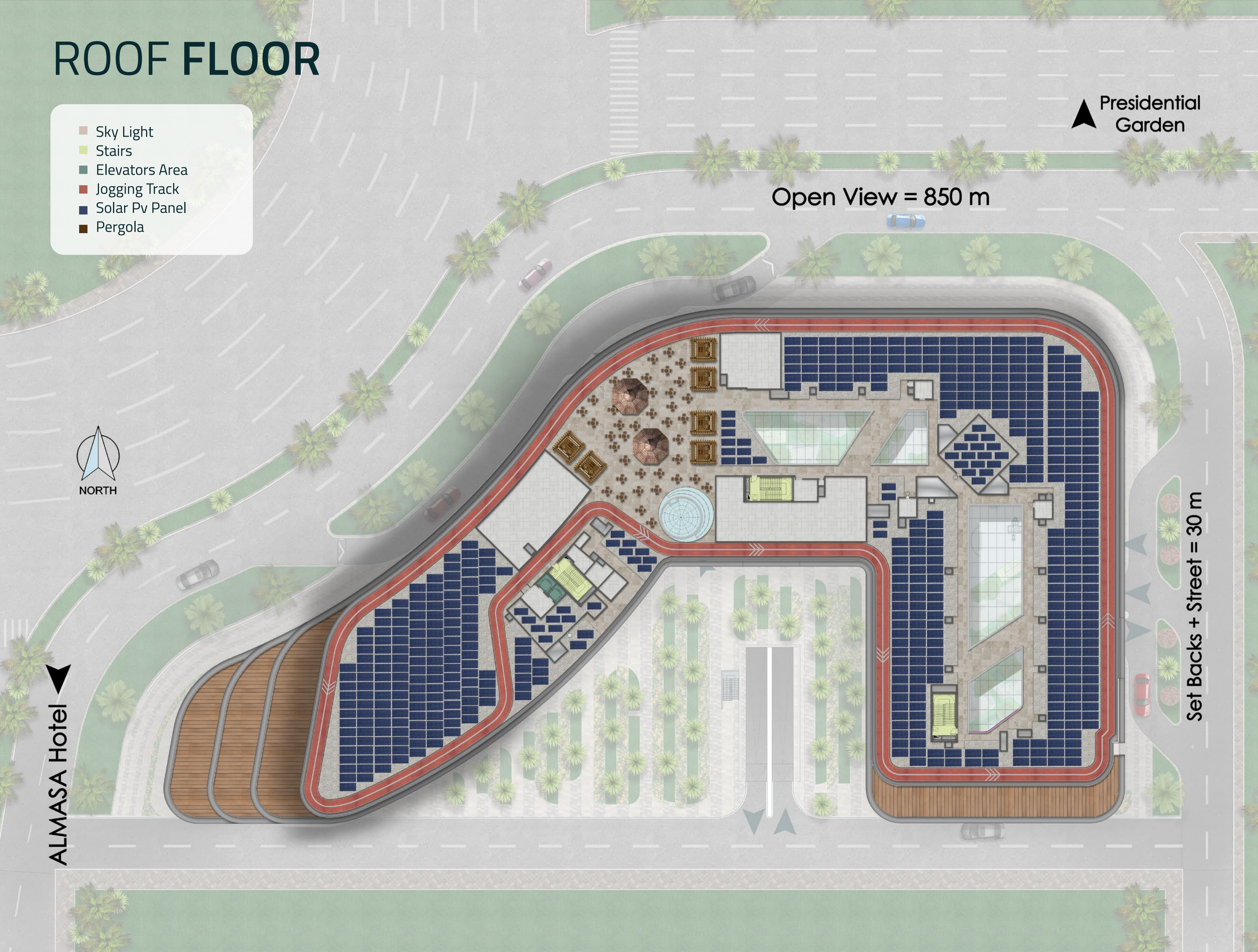
▲ Presidential Garden

Open View = 850 m

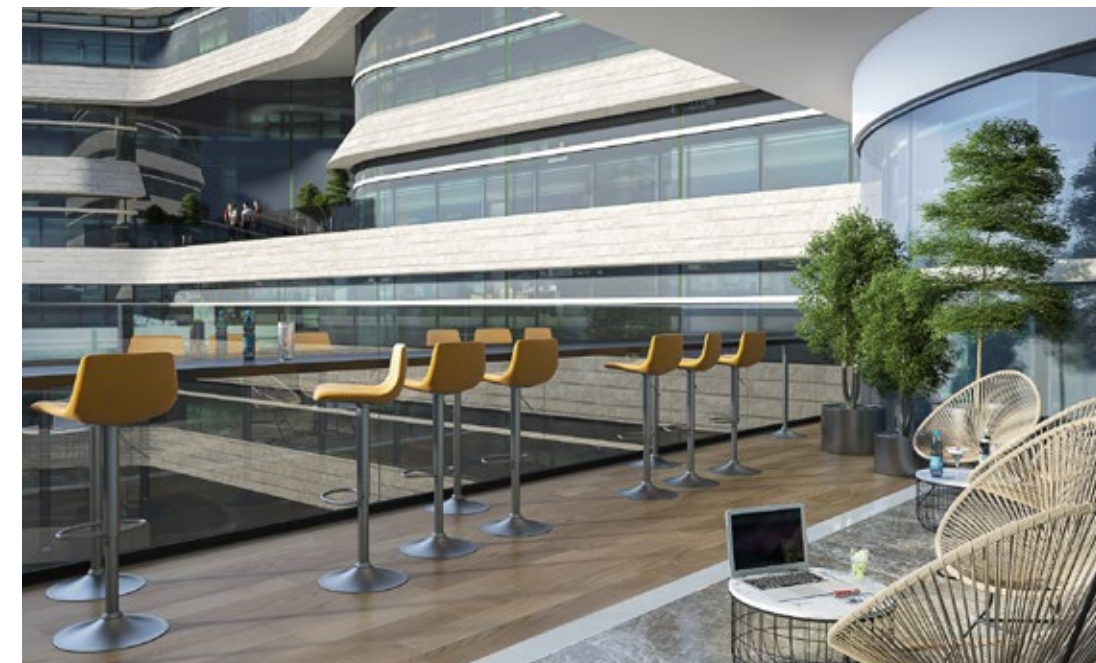
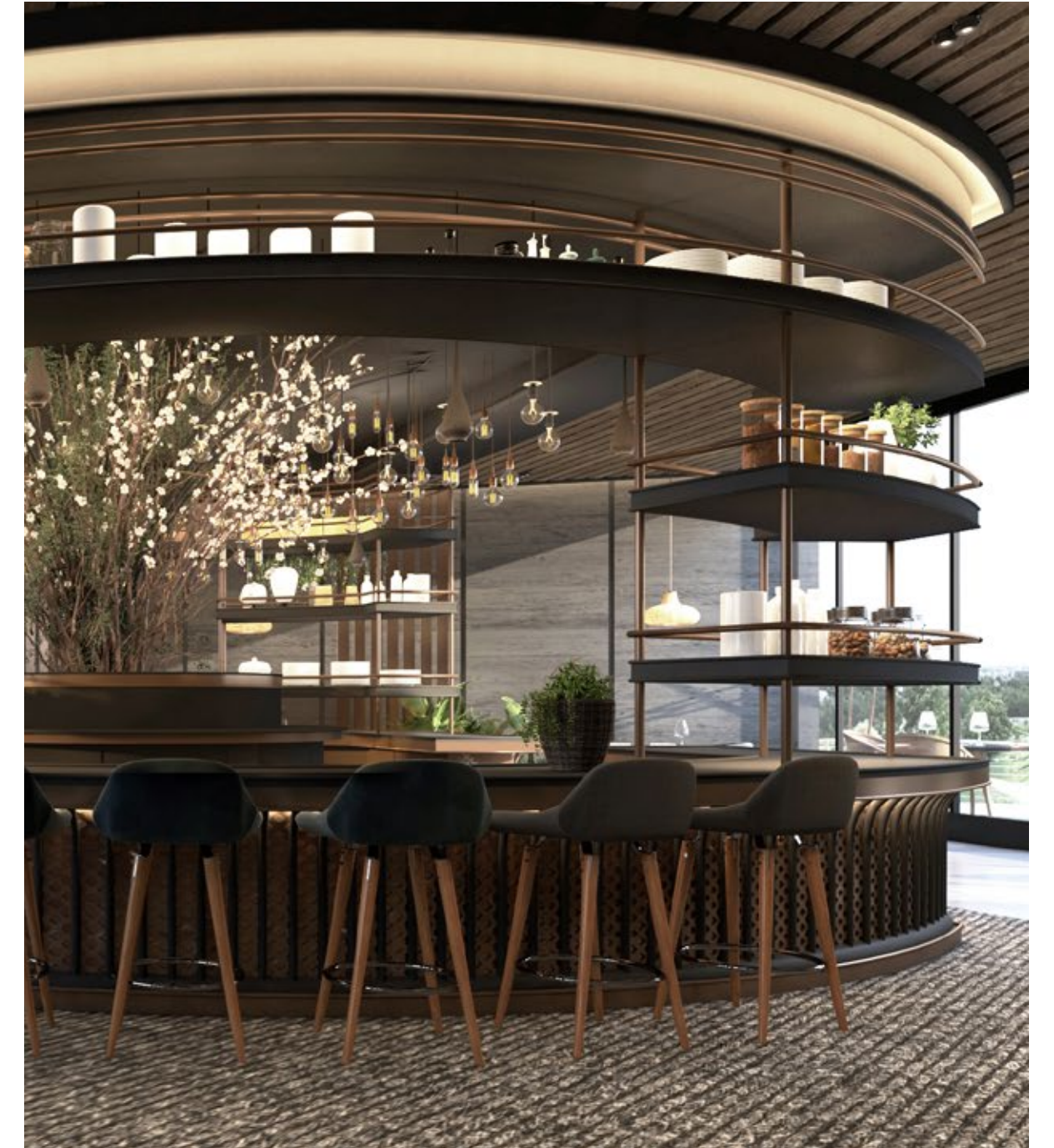


ALMASA Hotel ▼

Set Backs + Street = 30 m



ROCK CAPITAL 1





Thank You

By **ELBATAL**
DEVELOPMENTS

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Business Portfolio

