

INFINITY
TOWER



THE MOST

DESIRABLE BUSINESS ADDRESS

IN THE **NEW CAPITAL**

1 Introduction

About The Developer

Leveraging on the extensive knowledge and experience of its founder and managing director, **Dr. Assaad Salama**. With 40 years of structural design and consultancy experience across Egypt, Dubai, Riyadh, Jeddah, and Doha, **Infinity Towers for Urban Development** envisions itself to be the national leading real estate developer in its field of expertise of high-rise buildings in Egypt.

Salama Structural Engineers (SSE), the group's lead consultancy arm, was established in 1987 in Cairo, Egypt. SSE is a professional

structural design and consultancy firm working with the mission of providing engineering services in various market segments. This includes industrial, retail, residential, governmental, educational, hospitality, health care and development services.

SSE's primary objective is to provide clients with solutions through its professional consultants in various areas of expertise, including but not limited to high-rise buildings design, mega steel structure projects and seismic design, as well as turnkey project implementation with full project management.

About The Founder



Assaad Salama

Founder and managing director of Infinity Towers for Urban Development and SSE.

Dr. Salama received his Bachelor of Science degree in 1982 from Ein-Shams University's Faculty of Engineering. In 1990, he earned his Master of Science degree from the same institution. Moreover, Dr. Salama has completed his Ph.D, in Earthquake Engineering, Engineering Seismology and Earthquake Engineering Section , Civil Engineering Department, Imperial College, University of London 1993.

Dr. Salama founded SSE in 1987 with a few employees and has now expanded to over 150 personnel, including 65 structural

engineers and over 30 architects and MEP specialists. He was also completing his higher education studies along with working as a researcher and teacher at the Faculty of Engineering, Shoubra University.

Dr. Assad was also an Honorary lecturer in Engineering Seismology and Earthquake Engineering from 1993–1998. To date, Dr. Salama lectures as an Assistant Professor at the Faculty of Engineering, Shoubra University; teaching earthquake resistant design, engineering seismology and reinforced concrete design.

Creating Landmarks

006



2000

DUBAI, UAE

JUMEIRAH
BEACH RESIDENCE



2005

DOHA, QATAR

AL FAISAL
TOWER



2014

DUBAI, UAE

PARAMOUNT
TOWERS



2018

RIYADH, KSA

DAMAC
TWIN TOWERS

2 | Project Overview

008

About The Project

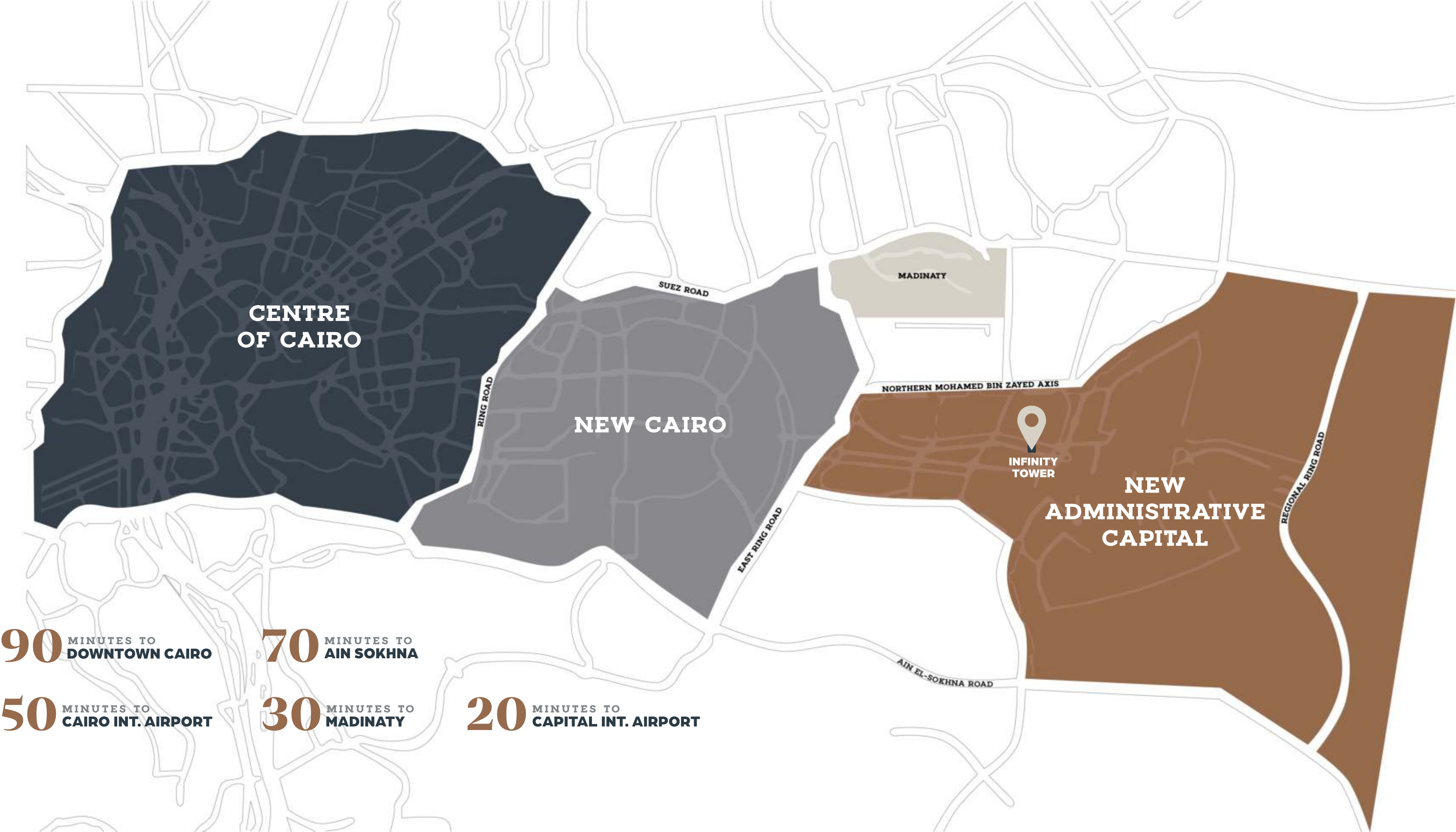
Infinity Towers for Urban development is introducing to Egypt's New Administrative Capital, the latest of the world's construction engineering technology, **Infinity Tower**.

Strategically located in the Central Business district, overlooking the Iconic Tower, Infinity Tower is integrating both art and science to interpret unique ideas into creative, sustainable, economic, and functional solutions.

The project is designed to create a fundamental change in construction methodology by utilizing the latest building

management technology and seamlessly luxurious designs. Paying highest attention to details, Infinity Tower intends to become one of the platinum LEED-certified projects in Egypt, along with meeting all standards of Class A office buildings.

With a height of **200 metres**, Infinity Tower offers 100+ office spaces ranging from 118 square metres and up-to 1,560 square metres of column-less open spaces, along with 20 commercial spaces, 5 levels of underground parking for accommodate 800 cars, and a total of 16 elevators.



LOCATION

The Central Business District (CBD) is designed to reflect the urban and real estate development in the country. It is located in the heart of The New Administrative Capital between the northern and southern axis of Mohamed Ben-Zayed.

Infinity Tower is strategically located in the heart of the Central Business District, surrounded by all the major areas, projects, destinations and developments in the New Administrative Capital, and is only 300 metres away from the Iconic Tower.



With its wide open views, magnificent height, and perfect design, Infinity Tower is ideally located overlooking the New Administrative Capital's landmark Iconic Tower which stands only **300m** away.



PROJECT COMPONENTS

012



THE PODIUM

MAINLY DEDICATED FOR SERVICES AND COMMERCIAL TENANTS, WHICH CONSISTS OF G+2 AND A SUPERB OPEN ROOF FLOOR WITH A 17M AIR GAP

5 UNDERGROUND

FLOORS DEDICATED TO PARKING AND RELATED SERVICES

INFINITY TOWER

THE CROWN

THE CROWN BOASTS A 19M AIR GAP ABOVE TWO PERFECTLY LOCATED INDOOR AND OUTDOOR AREAS TO ACCOMMODATE HIGH END ANCHORS.

HIGH RISE

[15TH FLOOR - 28TH FLOOR]

LOW RISE

[1ST FLOOR - 14TH FLOOR]

28 ADMINISTRATIVE FLOORS

A GLASS VOLUME SUSPENDED BETWEEN SOLID VERTICAL CORES THAT CONSIST OF 28 FLOORS OF OPEN-PLAN OFFICE LEVELS WITH FLOOR-TO-CEILING GLASS



3 Project Features

PIONEERING SMART SUSTAINABLE

PIONEERING

Construction Progress

Backed by years of experience in the design and construction of high-rise buildings, Infinity tower is ahead of its construction schedule.

For the latest updates on project construction, please visit:

<https://infinityt.net/current-progress/>

PIONEERING

1

B1 Parking Design

Being a Class-A office building, the parking is uniquely designed to ensure minimum waste of space, with 5 underground floors dedicated to parking, Infinity Tower will accommodate the highest rate of parking slots per sellable area.

PIONEERING

Columnless Office Spaces

Meet a new era of design, which has quite expertly combined art with science. With the columnless open plan concept, starting 118 m² and up to 1,560 m² of open space design, the Tower will have the most flexible office spaces to allow and accommodate any type of designs and divisions.

Ceiling Height

With its 4.5m ceiling height Infinity Tower will have the highest class-A office standards for ceiling height, allowing all types of raised floors and false ceilings.

PIONEERING

Infinity Tower introduces state-of-the-art **Commercial Spaces** to ensure premium complimentary outlets.

The Podium; which consists of 3 floors dedicated to services and commercial tenants, offering a wide range of retail and F&B tenants.

The Podium



PIONEERING

Right at the summit of Infinity Tower, 200m high, lies **the Crown's** most panoramic lounge with high-end offerings and breathtaking views of the New Capital. The Crown; a superb roof floor is perfectly designed with indoor and outdoor areas to accommodate high-end anchor tenants.

The Crown



PIONEERING

World-class Elevators

With a total of 16 elevators, Infinity Tower's vertical transportation meets the highest class-A office buildings specifications, achieving elevator waiting time less than 30 seconds.

**10 High Speed Elevators + 4 Podium
Elevators + 2 Fire Elevators**

SUSTAINABLE

Building Sustainability

LEED CERTIFIED

Respecting all the sustainability measures and with the help of a multinational sustainability consultant, Infinity Tower will be a Platinum LEED Certified building In the New Administrative Capital.



SUSTAINABLE

Green Waste Management



SUSTAINABLE

Charging Stations

FOR CARS, BIKES AND SCOOTERS

SMART



Building Management System



INTERACTIVE &
SMART ELEVATORS



CENTRAL AIR
CONDITIONING &
AIR QUALITY SENSORS



AUTOMATED LIGHTING
CONTROL SYSTEM



CASHLESS
PARKING SYSTEM



HEALTH & FIRE SAFETY
INTELLIGENT TRACKING



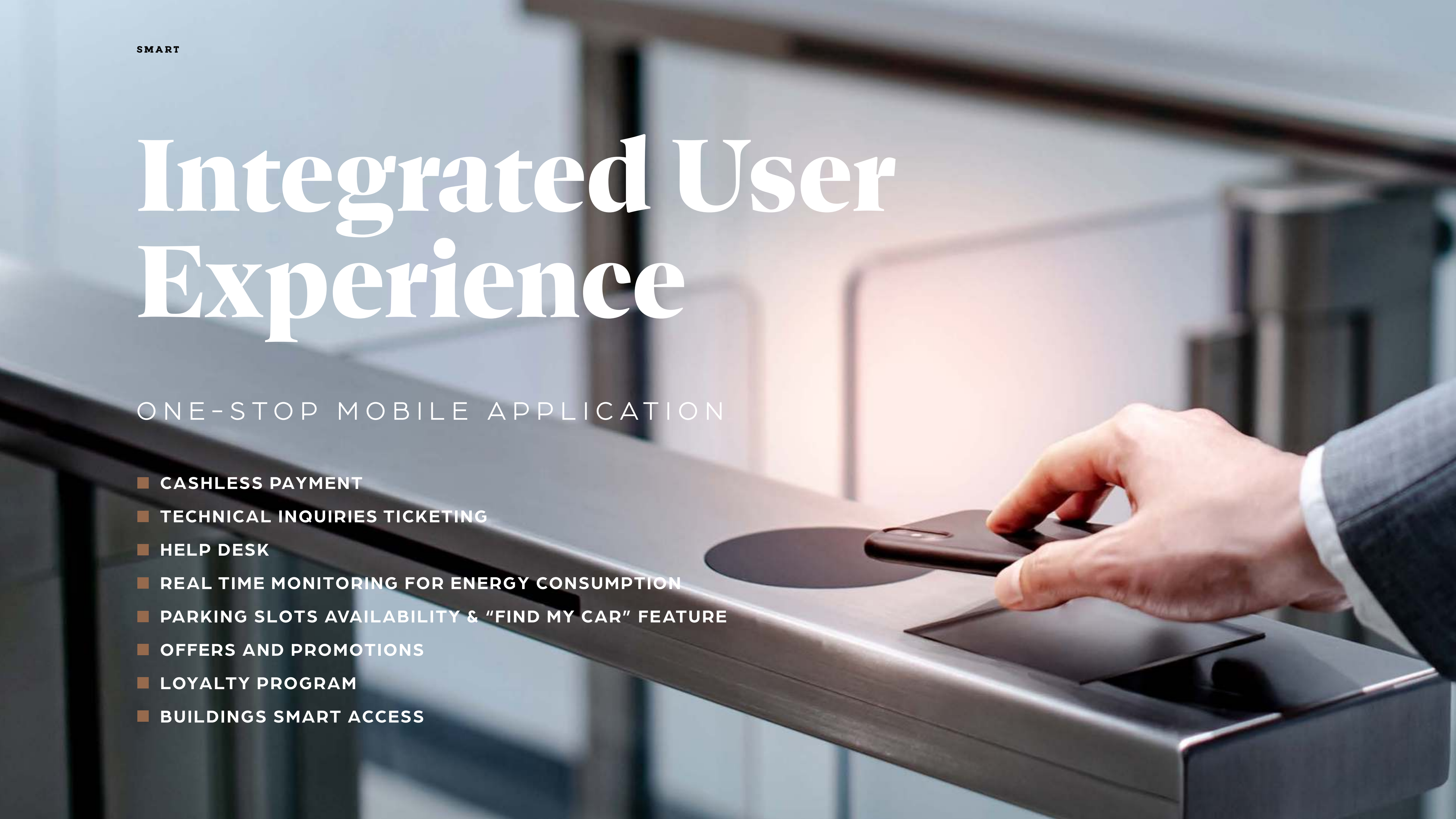
CCTV WITH AI
SOFTWARE

SMART

Integrated User Experience

ONE-STOP MOBILE APPLICATION

- CASHLESS PAYMENT
- TECHNICAL INQUIRIES TICKETING
- HELP DESK
- REAL TIME MONITORING FOR ENERGY CONSUMPTION
- PARKING SLOTS AVAILABILITY & "FIND MY CAR" FEATURE
- OFFERS AND PROMOTIONS
- LOYALTY PROGRAM
- BUILDINGS SMART ACCESS



4 Facilities and Amenities

CLASS-A OFFICE BUILDING

According to BOMA International, Class A buildings are the most prestigious buildings competing for premier office users with rents above average for the area. Buildings that have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Criteria of Class A office buildings include but aren't limited to:

- On-site building management and security
- Attended lobbies
- Concierge services
- Valet services
- Fancy HVAC systems
- Fast, reliable Wi-Fi
- Covered parking garages
- Gyms and showers
- Private outdoor and/or roof space
- In-building dining options
- Daycare centers
- Other premier tenants in the building



BANKS & ATM CENTERS



FITNESS & WELLNESS CENTER



PHARMACY



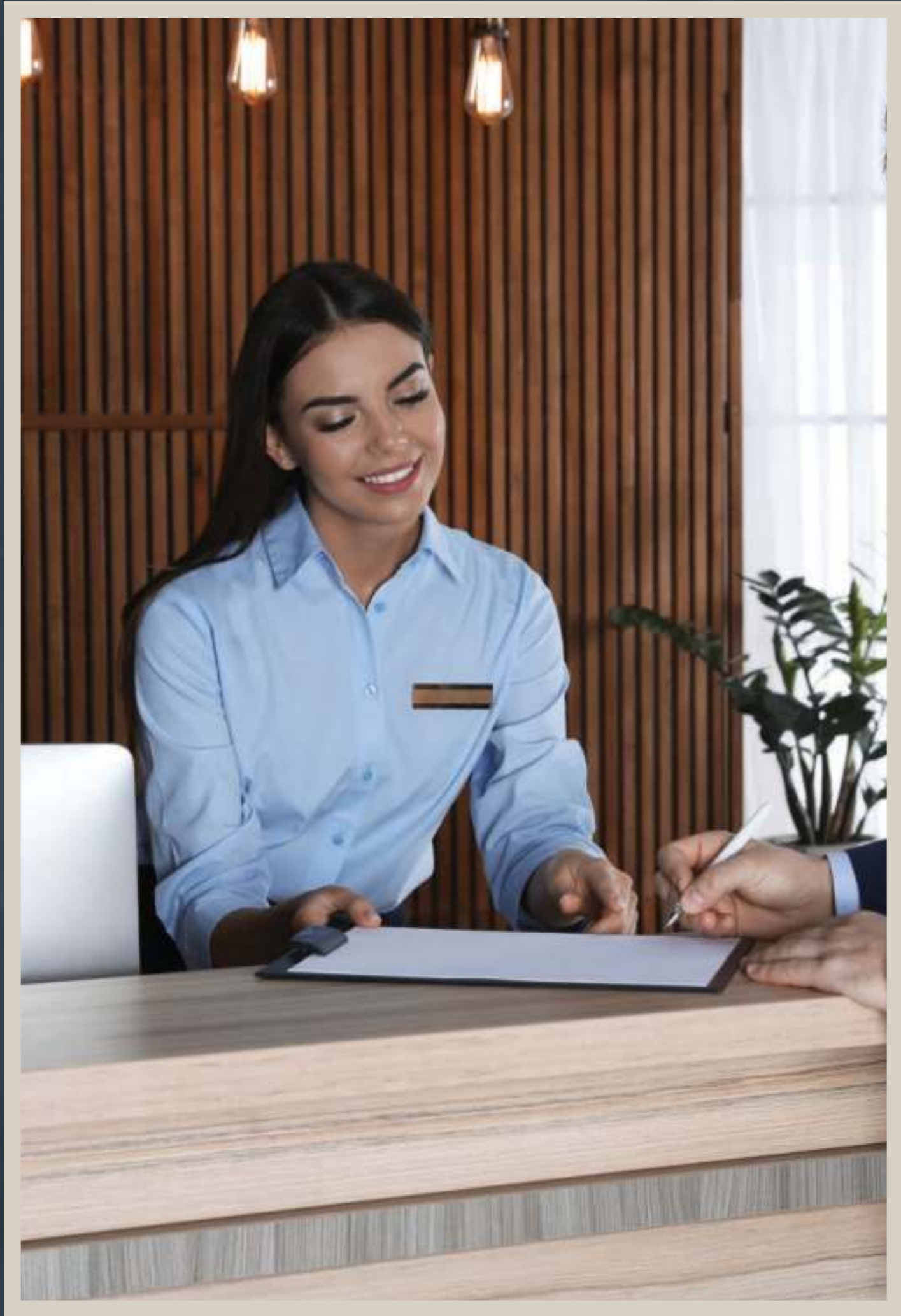
MEDICAL CLINIC



SHARED WORKSPACES



CONVENIENCE STORE



CONCIERGE SERVICE



INTERACTIVE DIRECTORY
SCREENS



CAR CARE & VALET SERVICE

5

Floor Plans

032

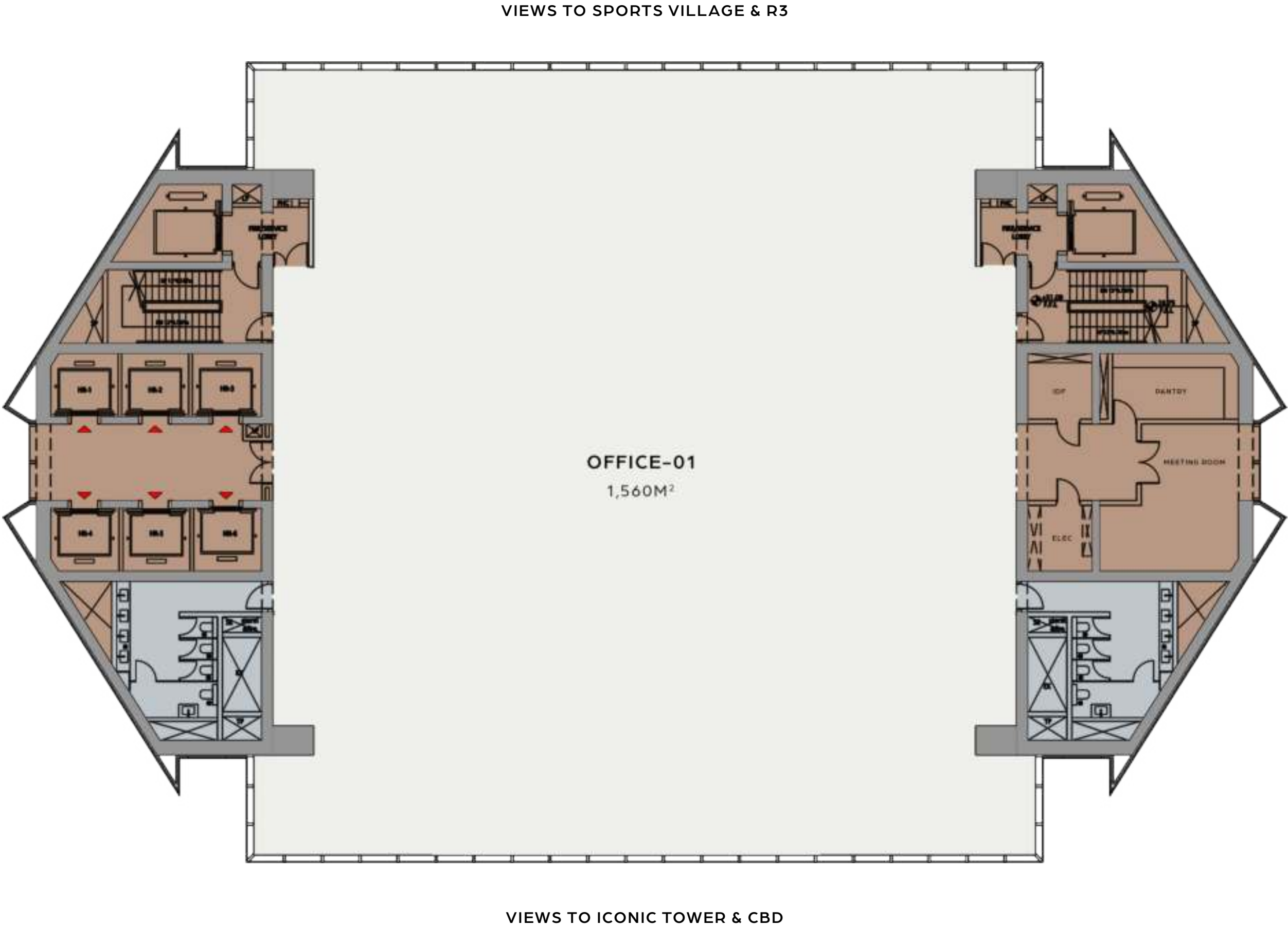
THE MOST

FLEXIBLE FLOORPLANS

IN THE **NEW CAPITAL**

033

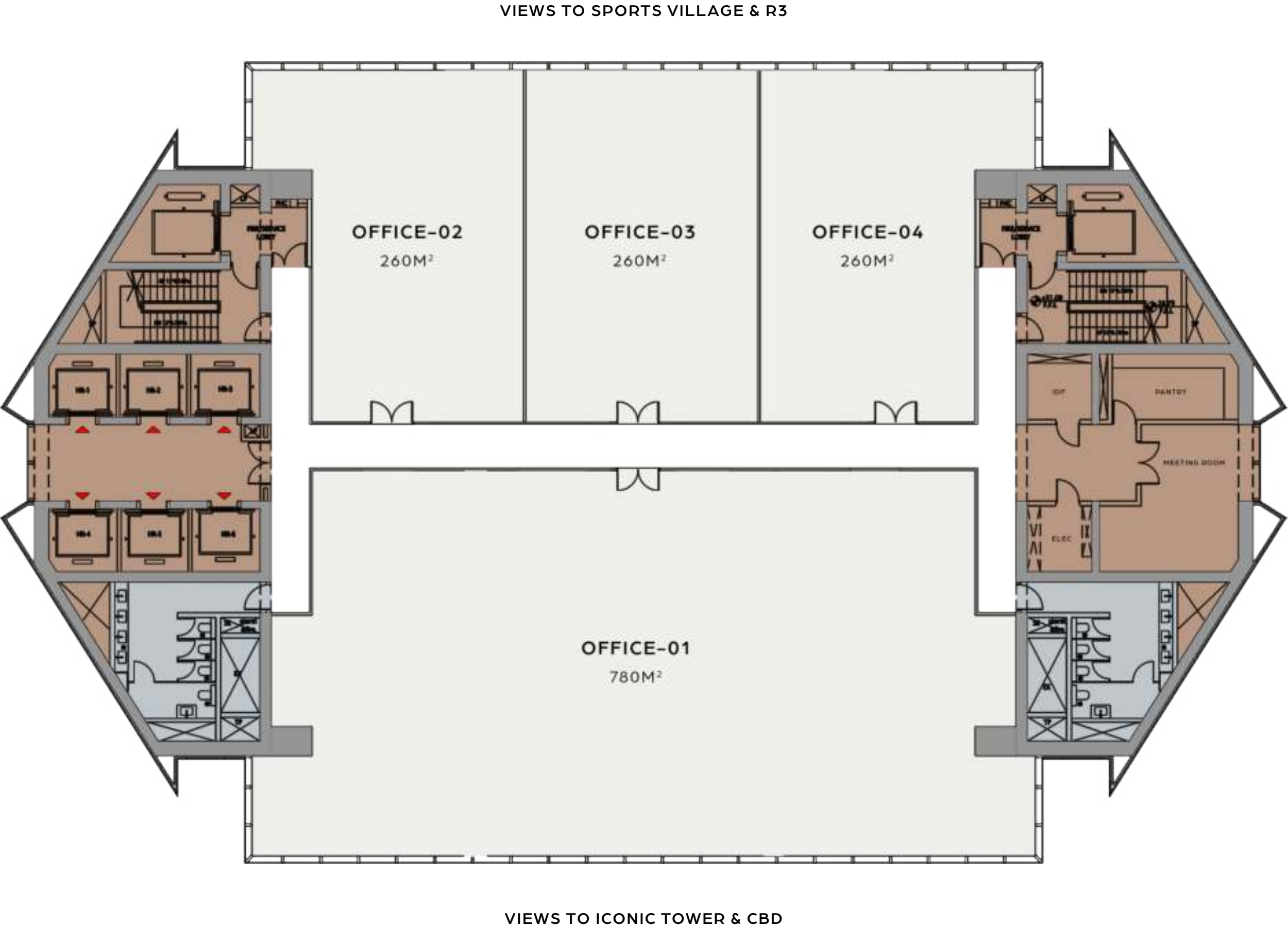
- OFFICE
- VERTICAL TRANSPORTATION & FACILITIES
- PRIVATE TOILETS



Column-less open floor plan, which allow any types of divisions and flexible designs with dedicated extra facilities, meeting room, and toilets.

034

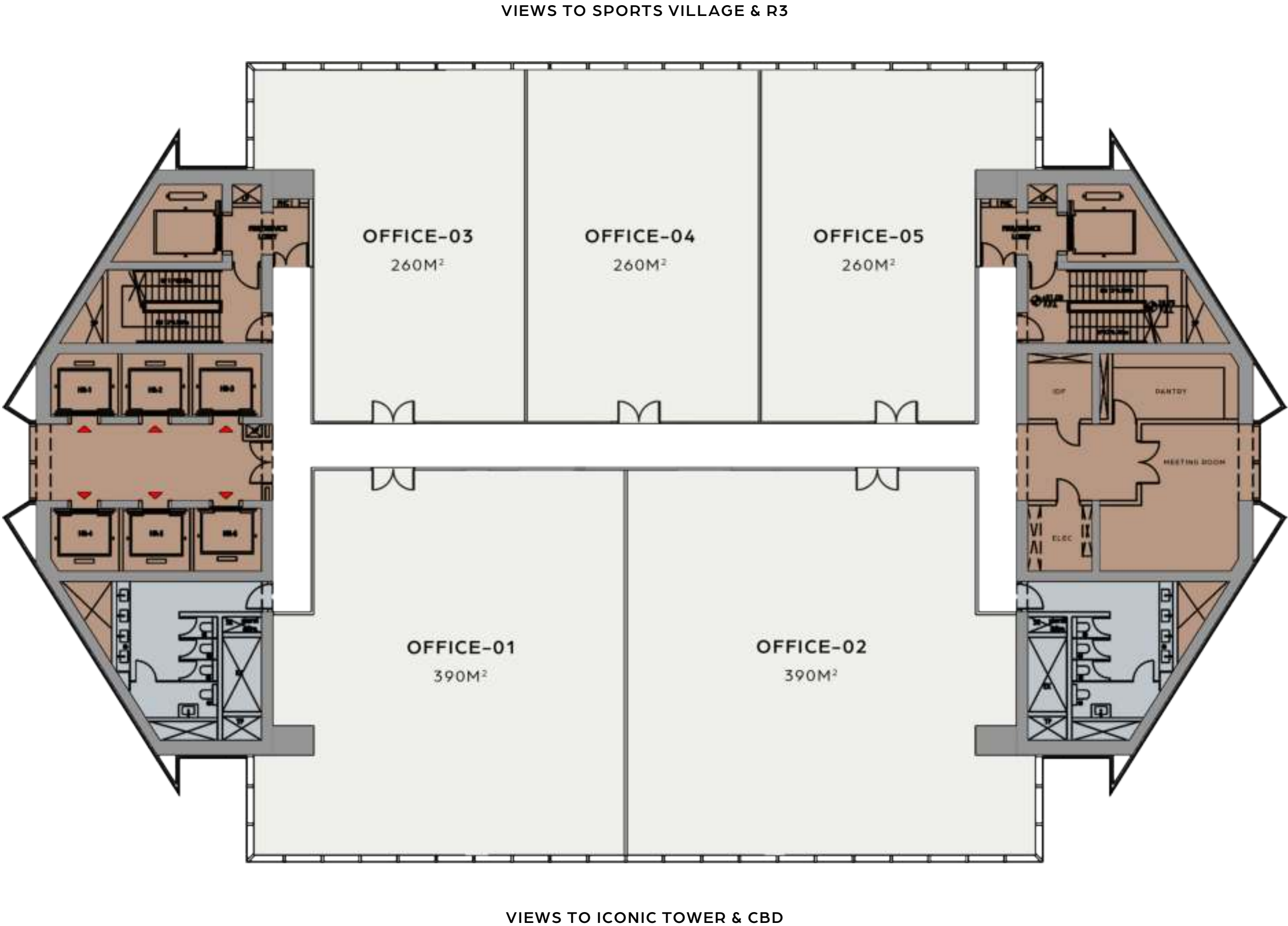
- OFFICES
- CORRIDORS
- VERTICAL TRANSPORTATION & FACILITIES
- SHARED TOILETS



4 tenants with areas starting from 260m² up to 780m² each.

035

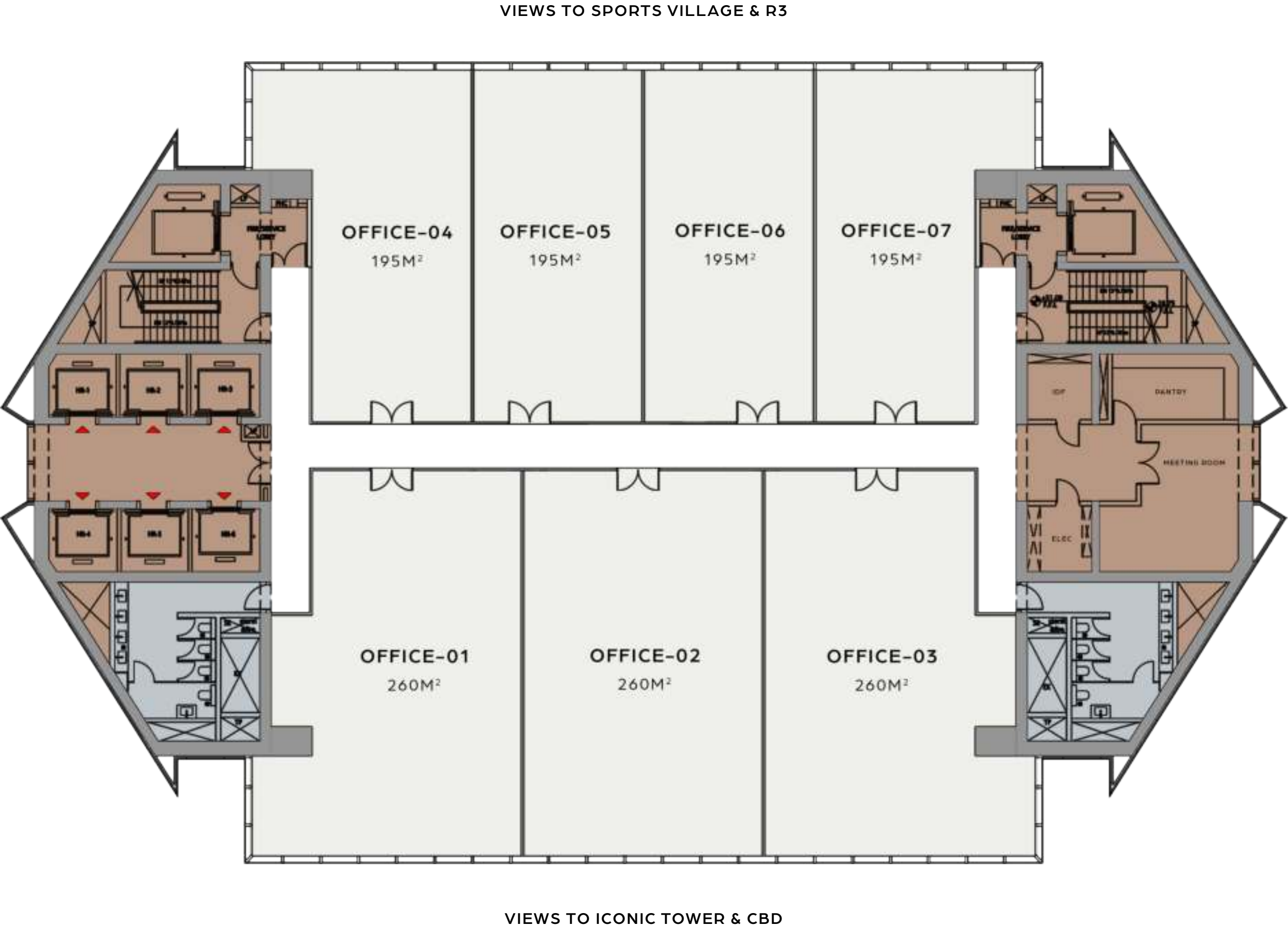
- OFFICES
- CORRIDORS
- VERTICAL TRANSPORTATION & FACILITIES
- SHARED TOILETS



5 tenants with areas starting from 260m² up to 390m² each.

036

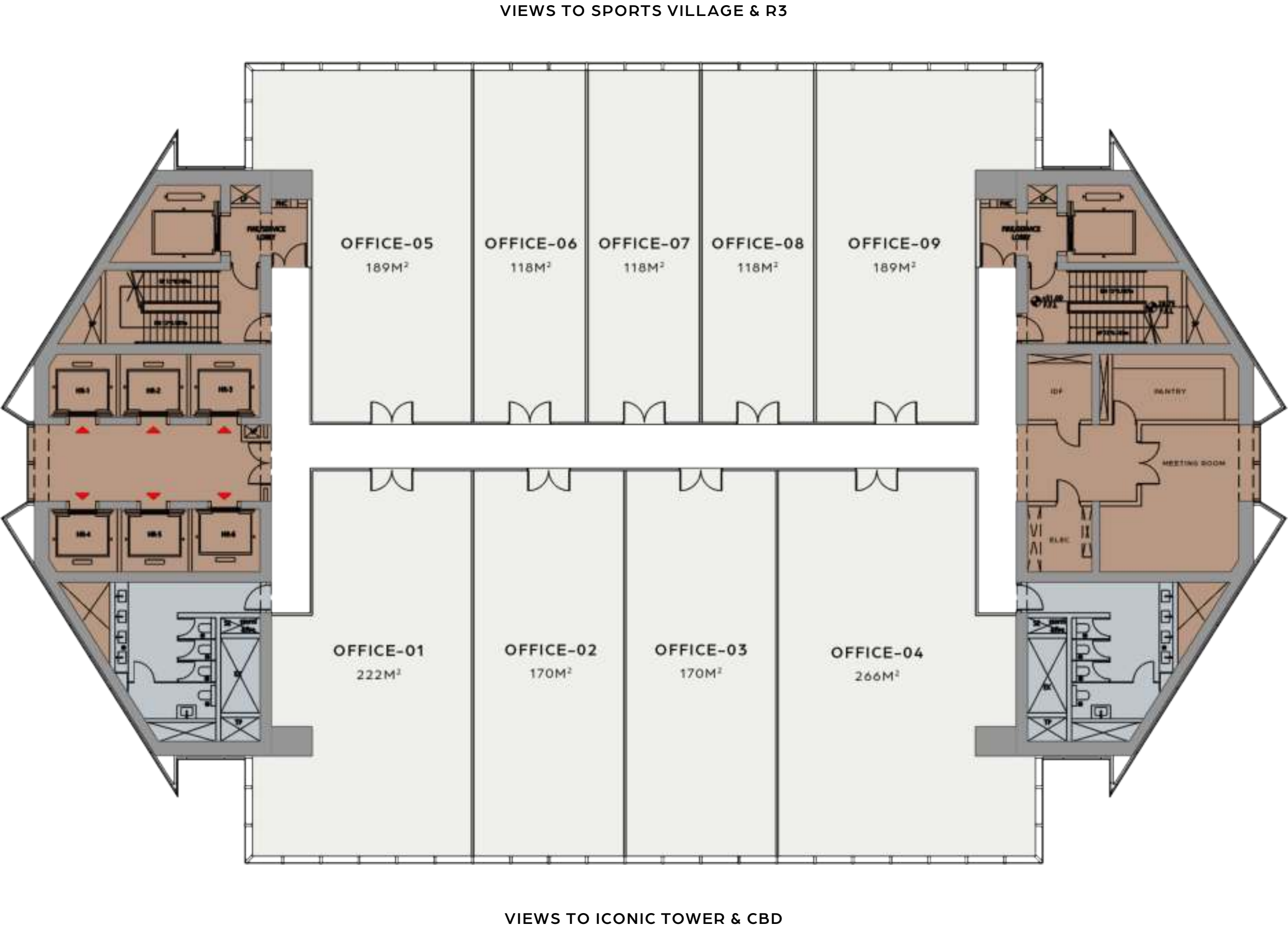
- OFFICES
- CORRIDORS
- VERTICAL TRANSPORTATION & FACILITIES
- SHARED TOILETS



7 tenants with areas starting from 195m² up to 260m² each.

037

- OFFICES
- CORRIDORS
- VERTICAL TRANSPORTATION & FACILITIES
- SHARED TOILETS



9 tenants with areas starting from 118m² up to 266m² each.

6 Gallery

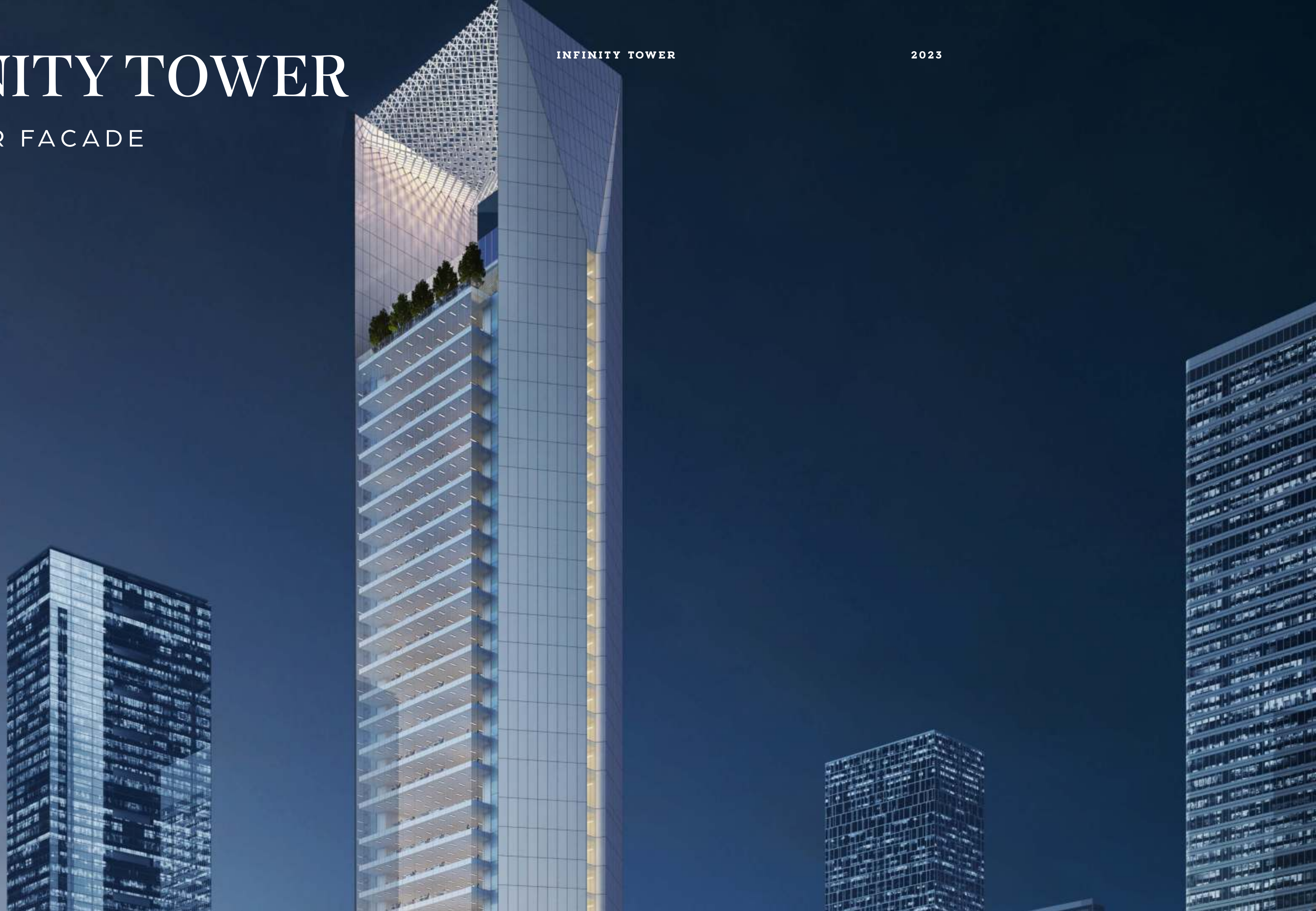
INFINITY TOWER

EXTERIOR FACADE

INFINITY TOWER

2023

039



THE PODIUM

FRONT FACADE

INFINITY TOWER

2023

040



THE PODIUM

REAR FACADE

INFINITY TOWER

2023

041



THE PODIUM

CAR SHOWROOM ANCHOR

INFINITY TOWER

2023

042



THE PODIUM

1ST FLOOR | SKYLIGHT

043

INFINITY TOWER

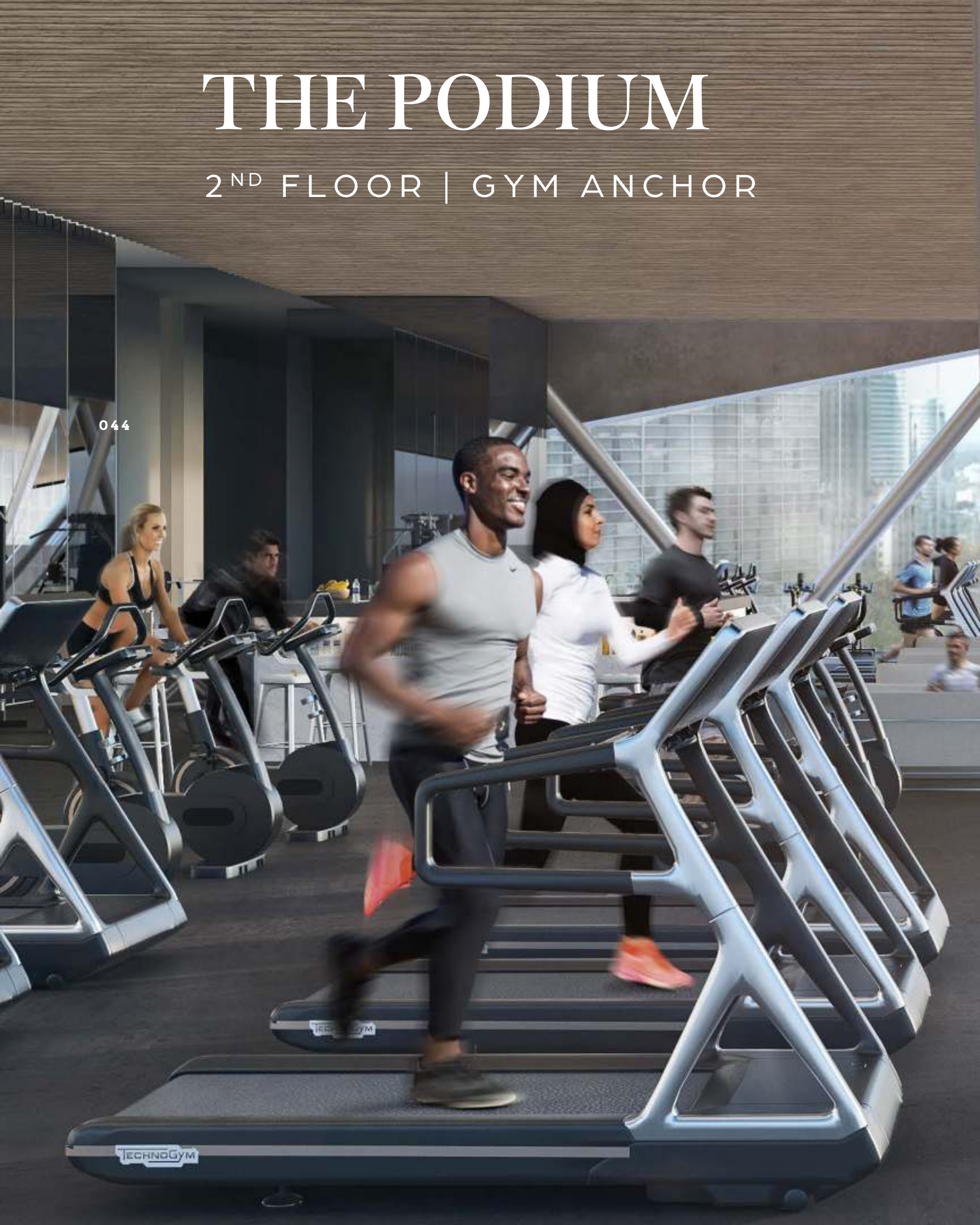
2023



THE PODIUM

2ND FLOOR | GYM ANCHOR

044



INFINITY TOWER

2023



TYPICAL FLOOR

OFFICES

INFINITY TOWER

2023

045



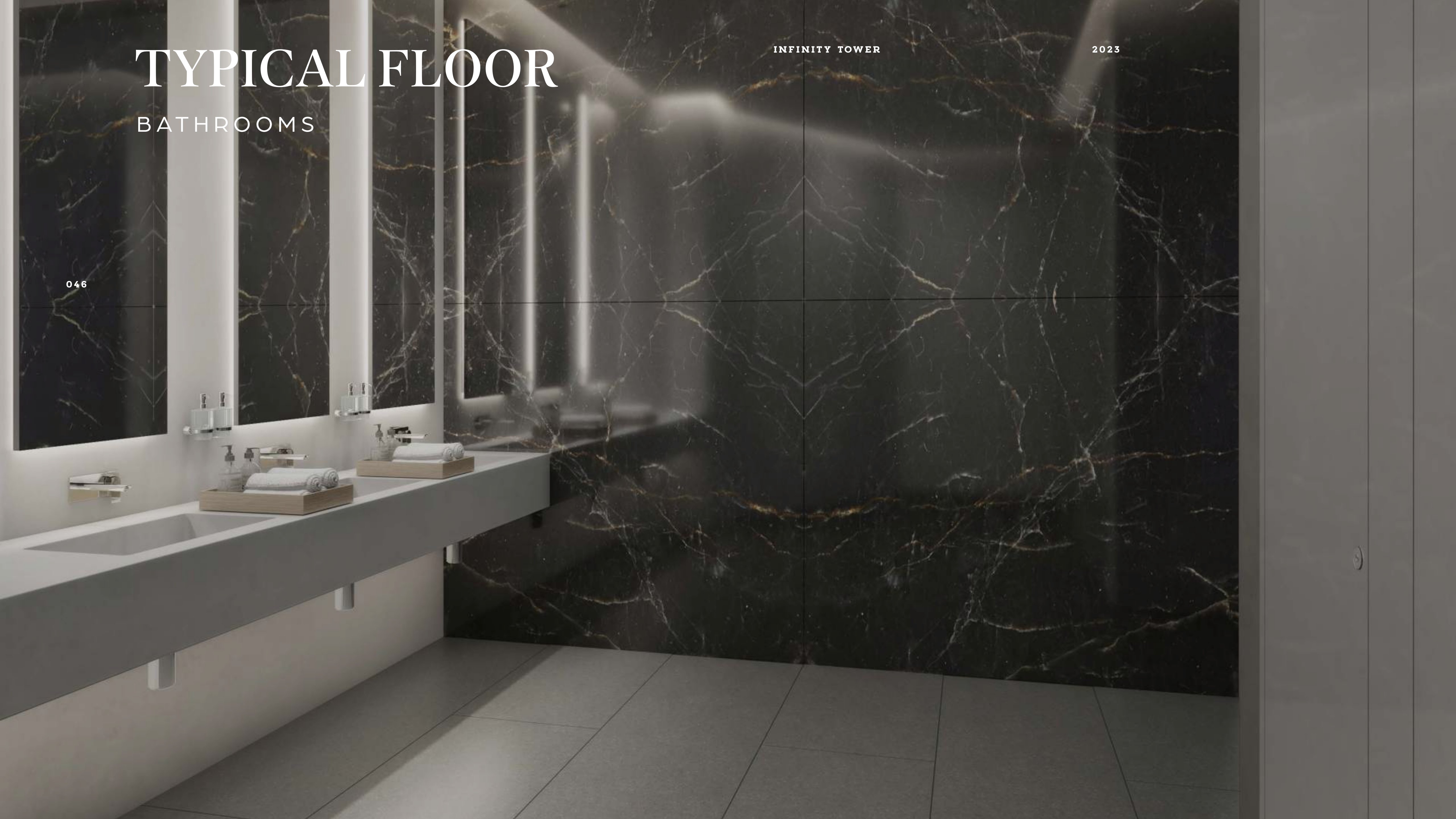
TYPICAL FLOOR

BATHROOMS

INFINITY TOWER

2023

046



TYPICAL FLOOR

ELEVATORS

INFINITY TOWER

2023

047



THE CROWN

EXTERIOR FACADE

INFINITY TOWER

2023

048



THE CROWN

ROOF FLOOR | FINE DINING ANCHOR

INFINITY TOWER

2023

049



Success Partners

LEAD CONSULTANT



LANDSCAPE CONSULTANT



VERTICAL
TRANSPORTATION



LEGAL CONSULTANT



PROPERTY & FACILITY
MANAGEMENT



SUSTAINABILITY
CONSULTANT



ARCHITECT



PARKING DESIGN AND
PROJECT COORDINATION



FIRE AND LIFE SAFETY



FINANCIAL CONSULTANT



SUCCESS PARTNERS

INFINITY

TOWERS FOR URBAN DEVELOPMENT

Managed by



<https://infinityt.net/>

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