



ROCK CAPITAL 1

ROCK CAPITAL 1 FAÇADE REFLECTS THE POETIC CURVY THEME OF THE BUILDING WITH
LIGHTING STRIPS TO ENHANCE THE UNDULATING FORMS INSPIRED BY
THE WAVES OF THE ETERNAL RIVER NILE.



About The Developer



Rock 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 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, Rock 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, Rock 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 CAPITAL1

1 MILLION SQ. FT.
GREEN LANDMARK

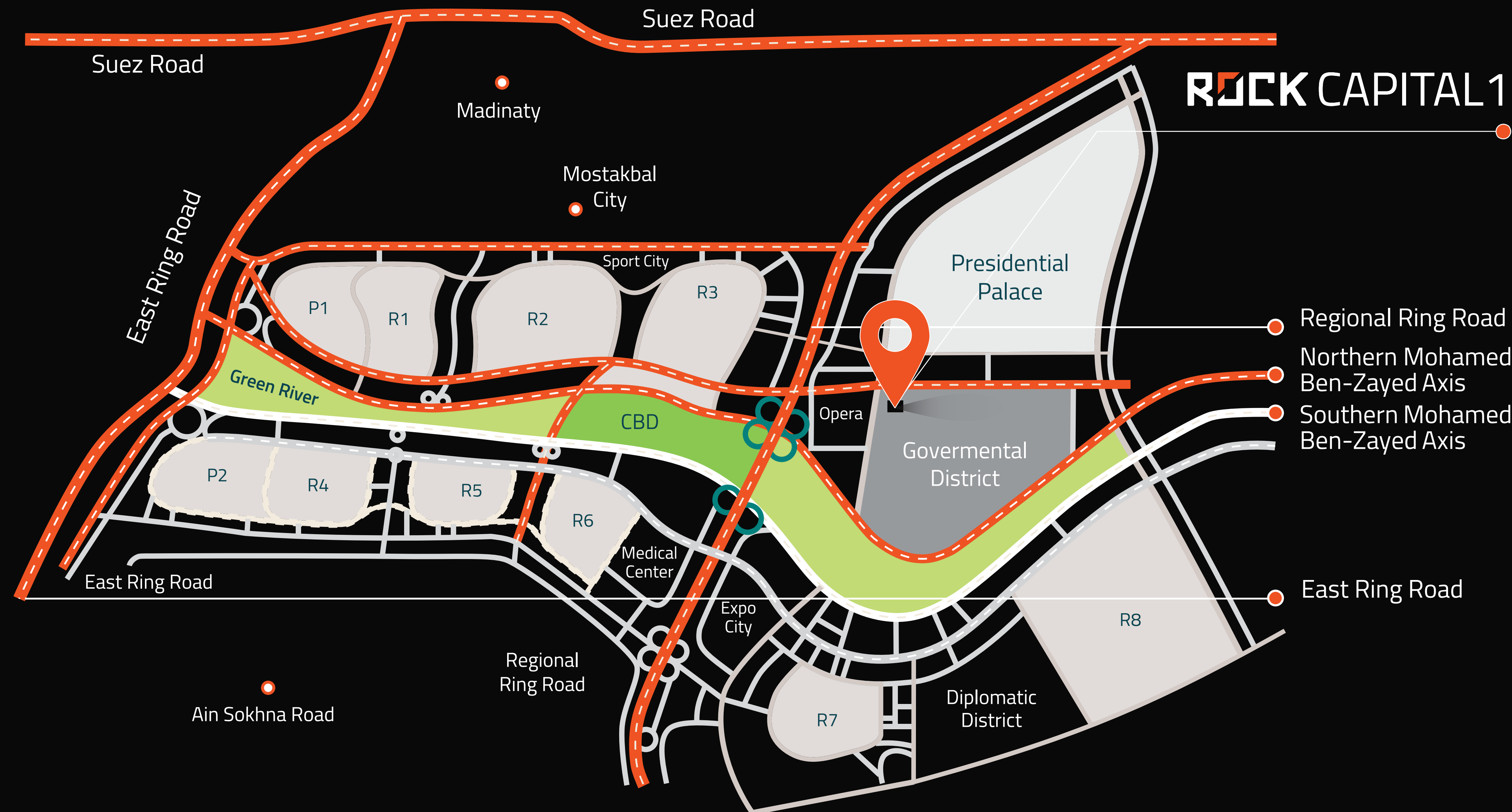


The Pinnacle of Rock Business

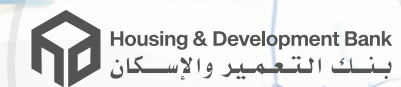
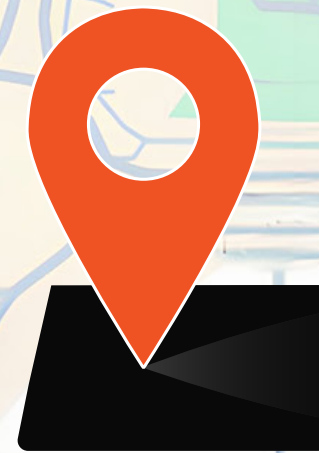
Over the years, both locally and abroad, our engineers and visionaries have continuously aspired to reach new heights. Rock Developments has grown significantly since its early beginnings, and nowhere is this more evident than in Rock Capital 1: the biggest administrative building in the Governmental District of the New Capital; Egypt's city of tomorrow.

Rock 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 3 billion EGP in the administrative powerhouse.

ADDRESS NO.1 IN THE GOVERNMENTAL DISTRICT



ROCK CAPITAL 1



PRESIDENTIAL GARDEN

PRESIDENTIAL STREET

PRESIDENTIAL STREET

GOVERNMENTAL AREA

CENTRAL PARK

GOVERNMENTAL AREA



PARLIAMENT
OF EGYPT



OPERA
HOUSE



STOCK
MARKET



MONORAIL

MONORAIL

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

Triple Height Ground Floor

2

Basement Floors

GOVERNMENTAL DISTRICT

ADDRESS NO. 1



Partners in Success

HAZEL WONG

WSWArchitects

THE DESIGNER
OF **EMIRATES TOWERS**



TRANSFORMED INTO REALITY BY



An American climate control
and HVAC company

TED JACOB ENGINEERING GROUP

An American engineering
consultancy

cracknell

A British landscape
architecture and design firm



A French power
solutions company



A German elevator
company



Leading firm in real estate and
investment management



An Egyptian engineering
consultancy



A UAE-based
construction group

GOVERNMENTAL DISTRICT

ADDRESS NO. 1



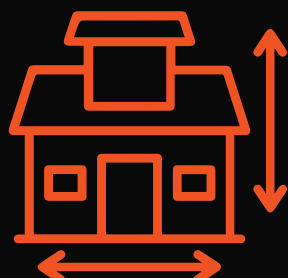
THE EXCEPTIONAL ROCK CAPITAL 1 EXPERIENCE

Top-Class Facilities

The amenities at Rock Capital 1 are not mere add-ons; they are integral to our philosophy. We believe that access to fresh air, natural light, exercise areas, and inspiring views enhances health, happiness, and productivity.



21,500 sqm
Total Land Area



100,000 sqm
BUA



9,000 sqm Area
Per Floor



4,000 sqm
Landscape Area



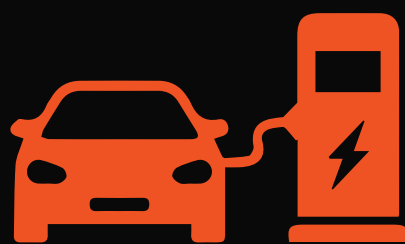
Handicap
Friendly



24/7
Security System



Parking
+1000 Slots



Electrical Vehicle
Charging



16 Elevators
2 Service Elevators



7
Stairs



6000 sqm
Solar Energy

The building has been designed as a smart, energy-efficient structure that combines luxury with practicality, serving the daily needs of the community it hosts.



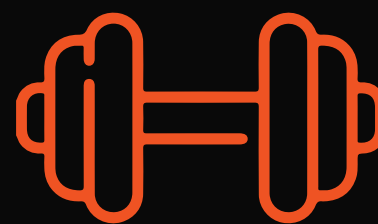
Fire Fighting
System



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 living for better quality of life
- Reducing The Strain: Shared resources, increased efficiency
- Improved Indoor Environment: Quality of life
- Reduced Operational Cost and Maintenance: Raditional vs. Green
- Energy-Efficient: Transition from non-renewable to natural resources
- Carbon Footprint Reduction: Saving the planet one step at a time
- Saving Water: Reduce, Reuse, Replenish
- Durability built to last

Rock Capital 1 Facade Features

Glass curtain wall

(Provides sufficient natural lighting & gap for insulation)

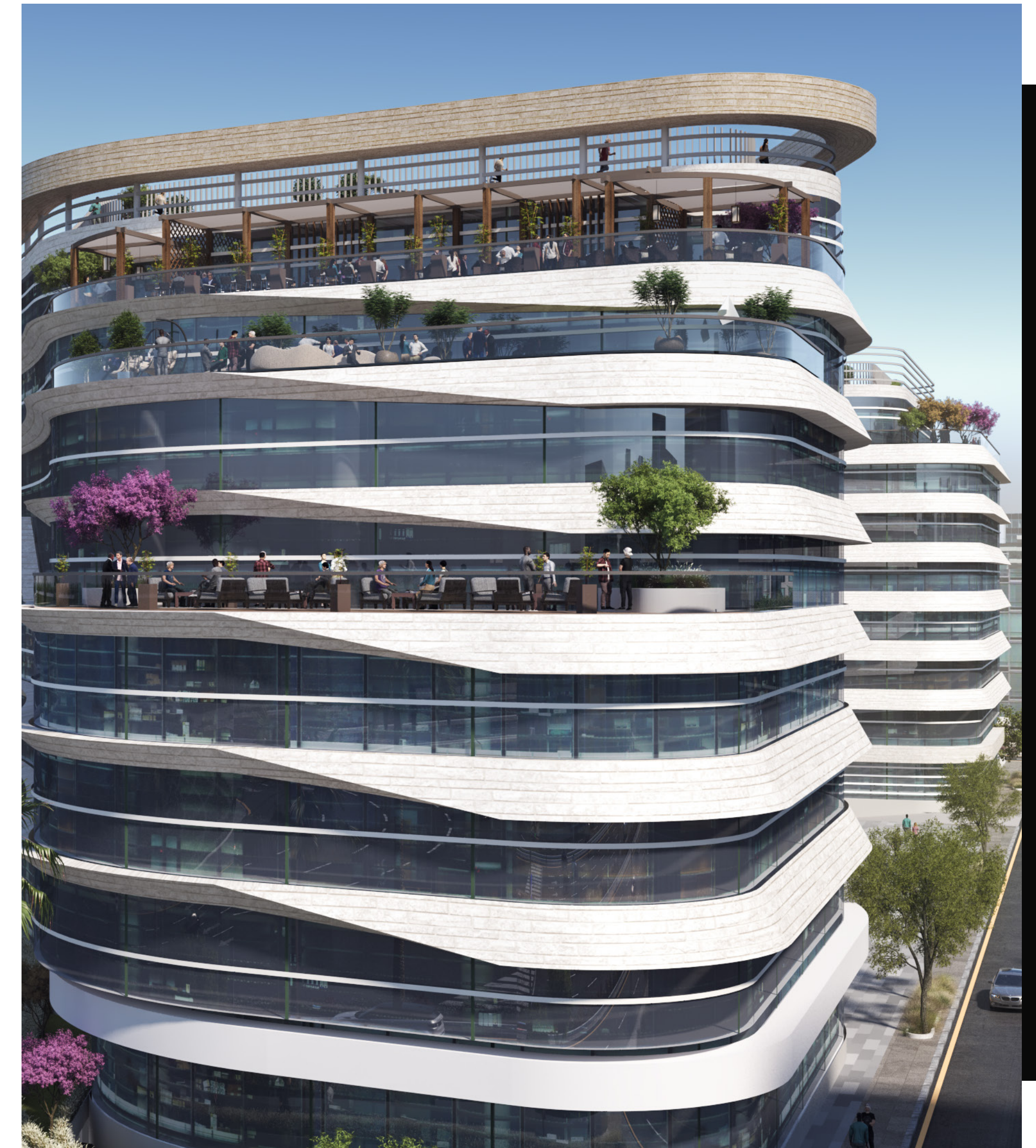
GRC cladding

(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.



Main Entrance: Triple Height 11m



Hydraulic Parking



5 Atria



16 High Speed Elevators





Technical Specifications

Technical Specs

- 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



Finishing Specs

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



GOVERNMENTAL DISTRICT

ADDRESS NO. 1



FLOOR PLANS

GROUND FLOOR

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

Clear Height: 6.65 m



Main Entrance

- 500 m²
- Triple Height 11m

ALMASA Hotel

Presidential
Garden

Open View = 850 M

Main
Entrance

BANK

CAFE

CAFE

BANK

RESTAURANT

MEETING ROOM

MEETING ROOM

Set Backs + Street = 30 M

FIRST FLOOR

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

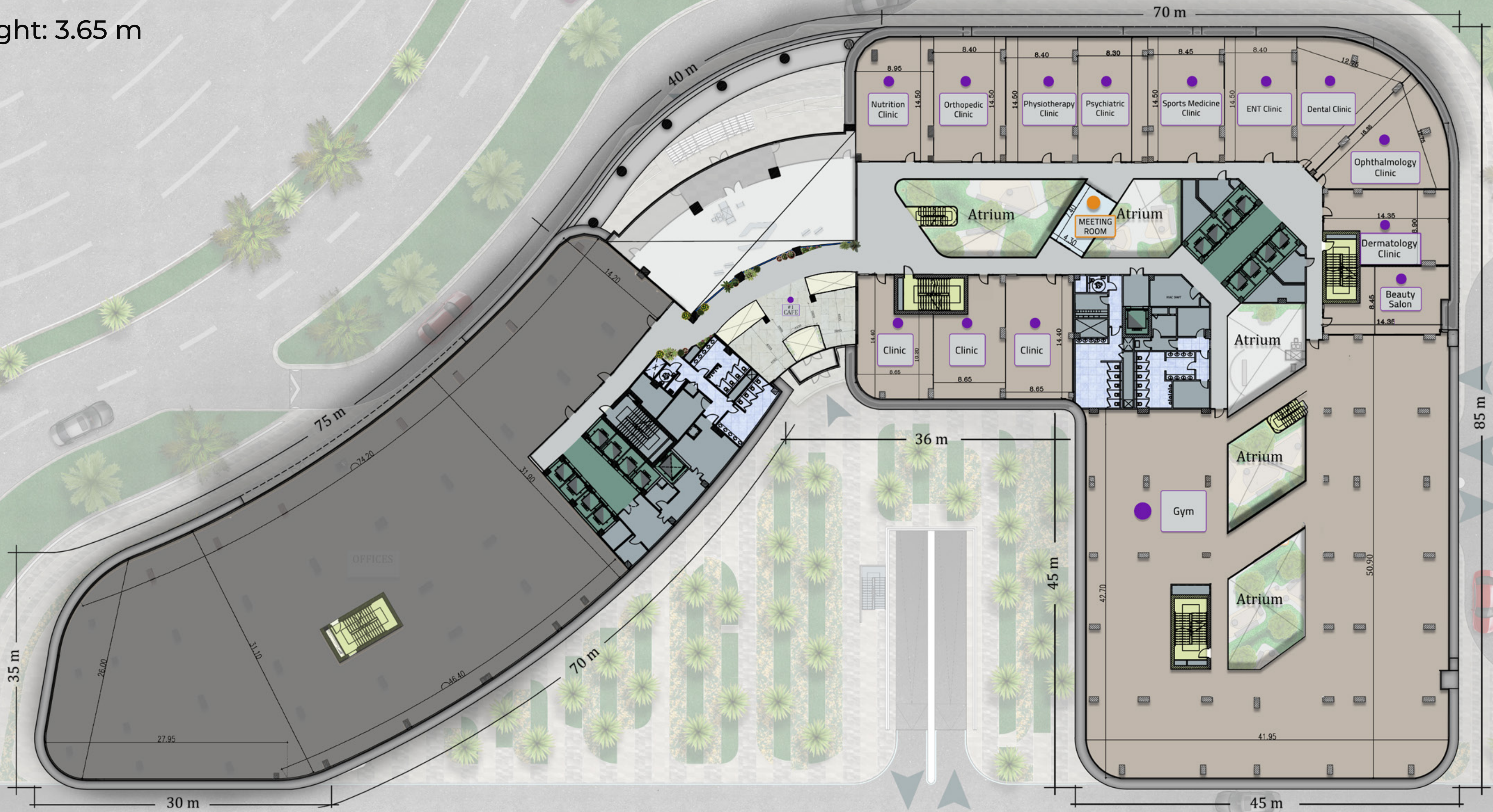
Clear Height: 3.65 m



ALMASA Hotel

Presidential Garden

Open View = 850 M



Set Backs + Street = 30 M

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

Open View = 850 M

– 70 m



ALMASA Hotel

Set Backs + Street = 30 M

THIRD FLOOR

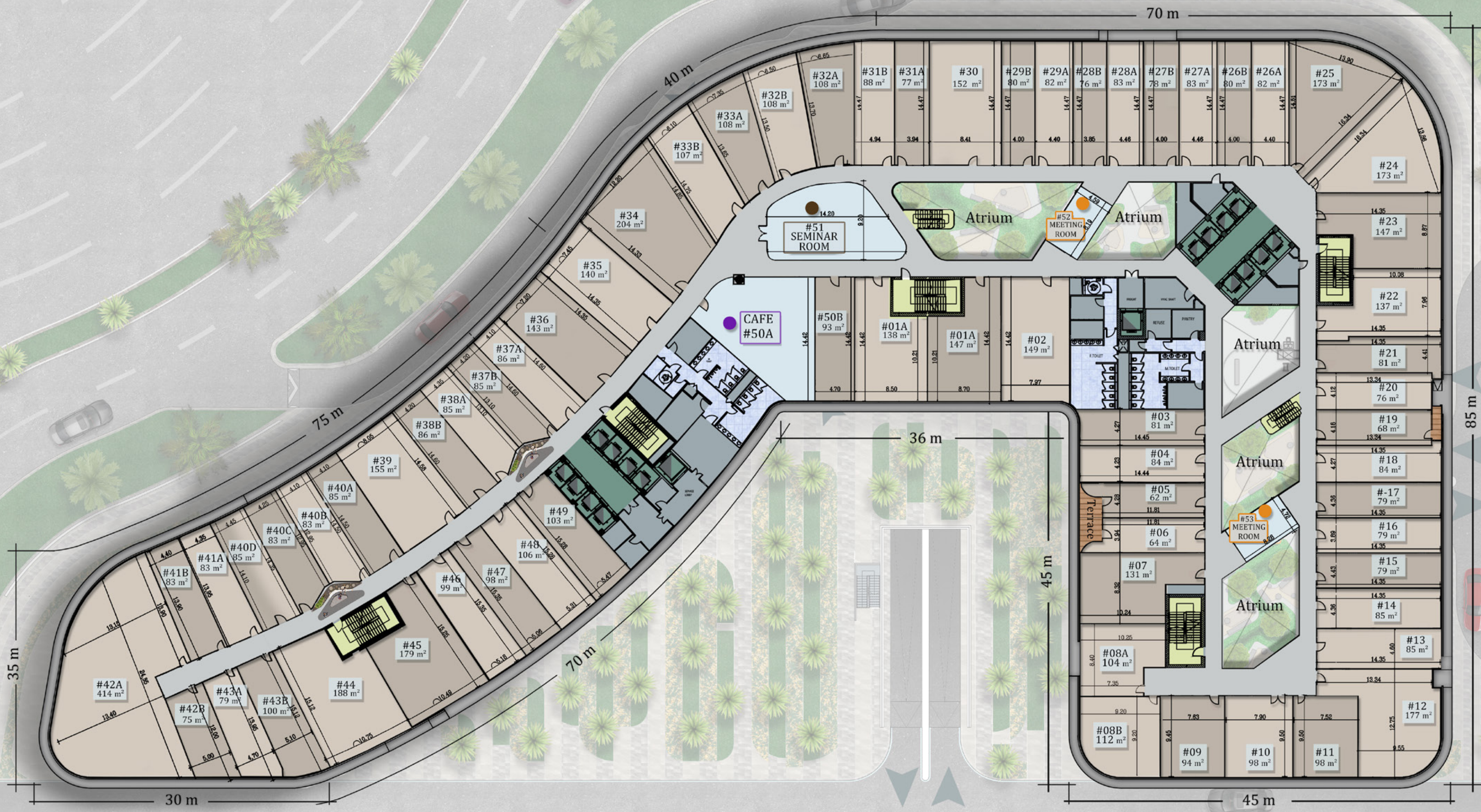
- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge

Presidential Garden

Open View = 850 M



ALMASA Hotel



Set Backs + Street = 30 M

FOURTH FLOOR

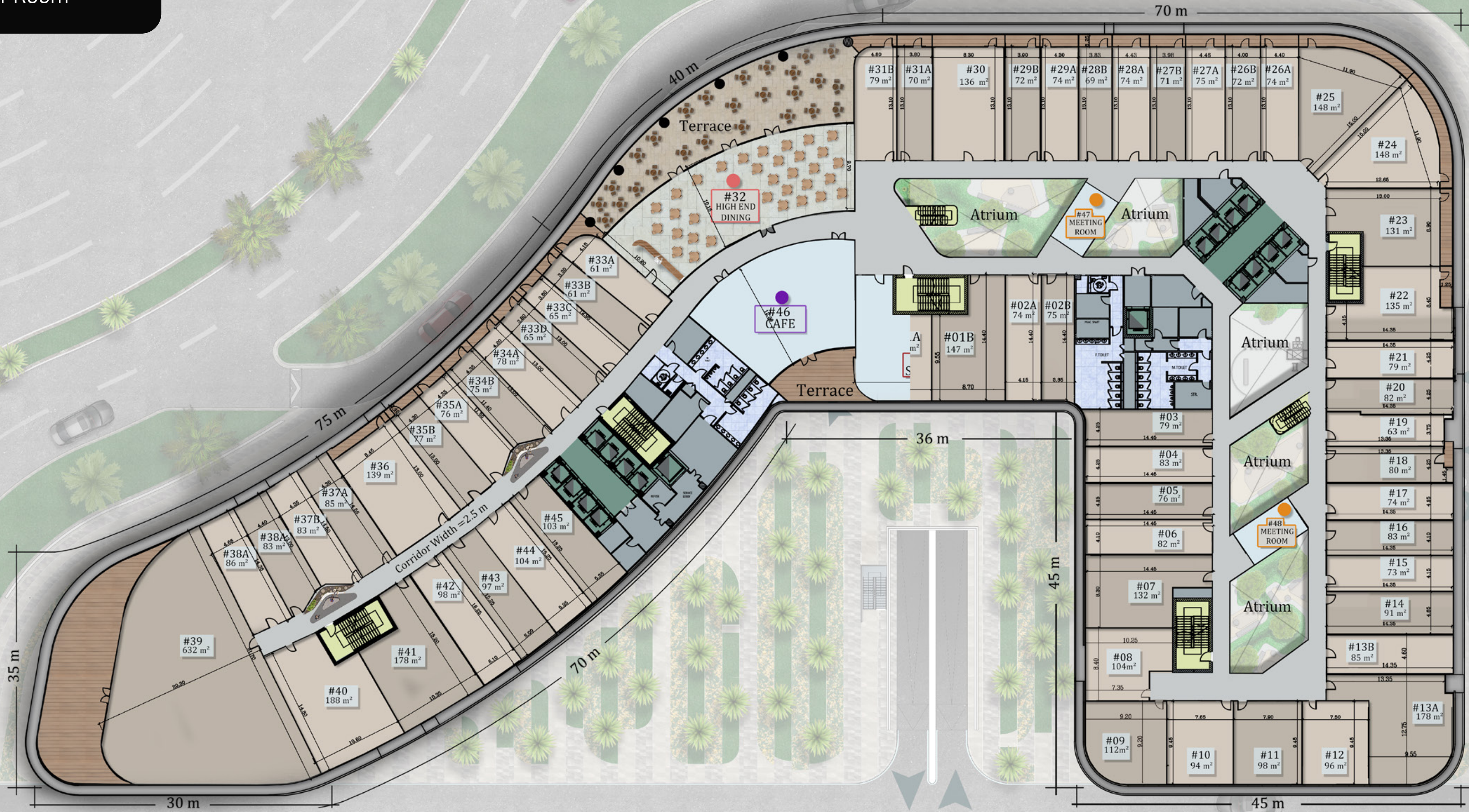
- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge
- High End Dining
- Seminar Room



ALMASA Hotel

Presidential Garden

Open View = 850 M



Set Backs + Street = 30 M

FIFTH FLOOR

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

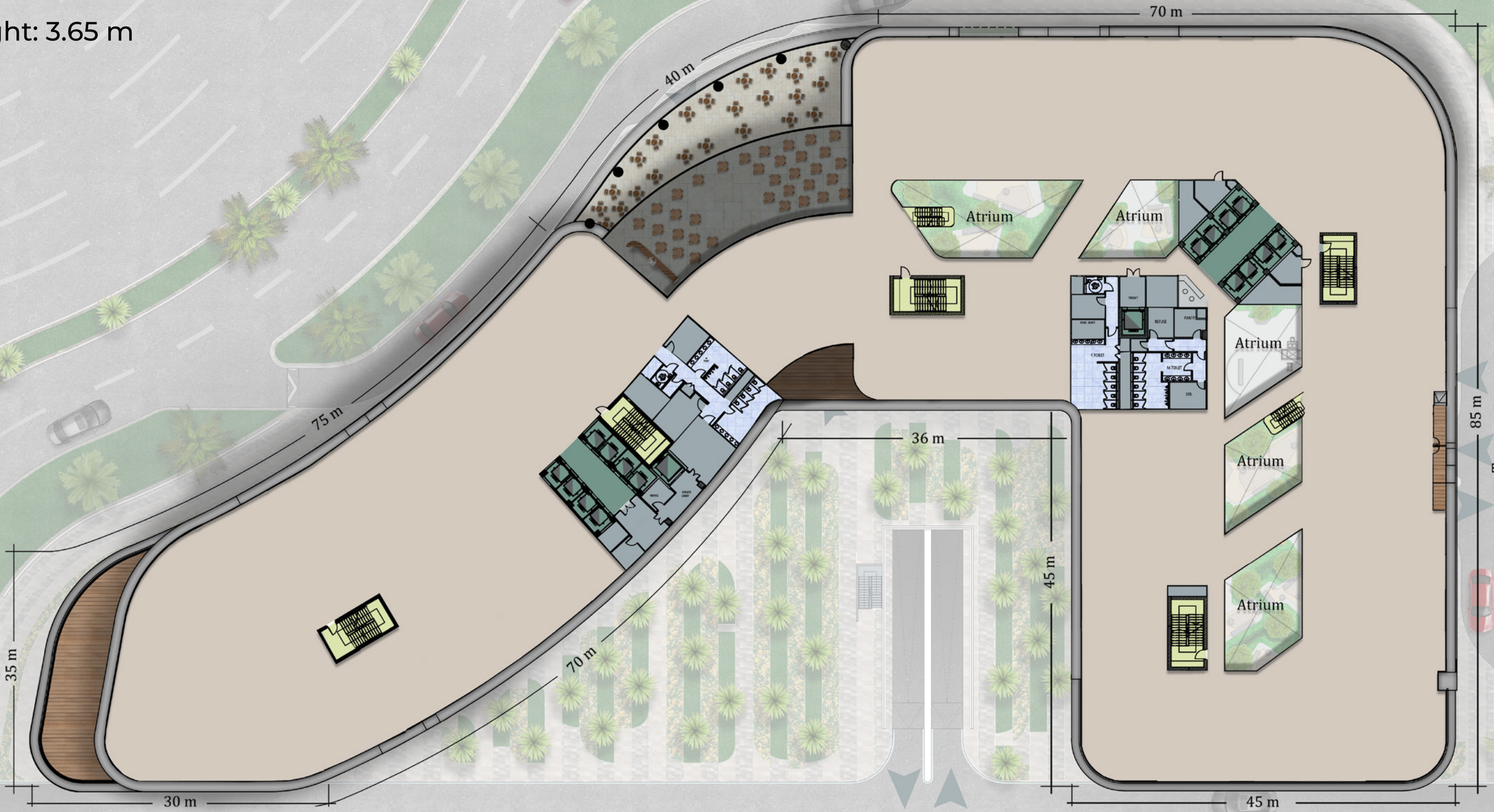
Presidential Garden

Open View = 850 M

Clear Height: 3.65 m



ALMASA Hotel



Set Backs + Street = 30 M

SIXTH FLOOR

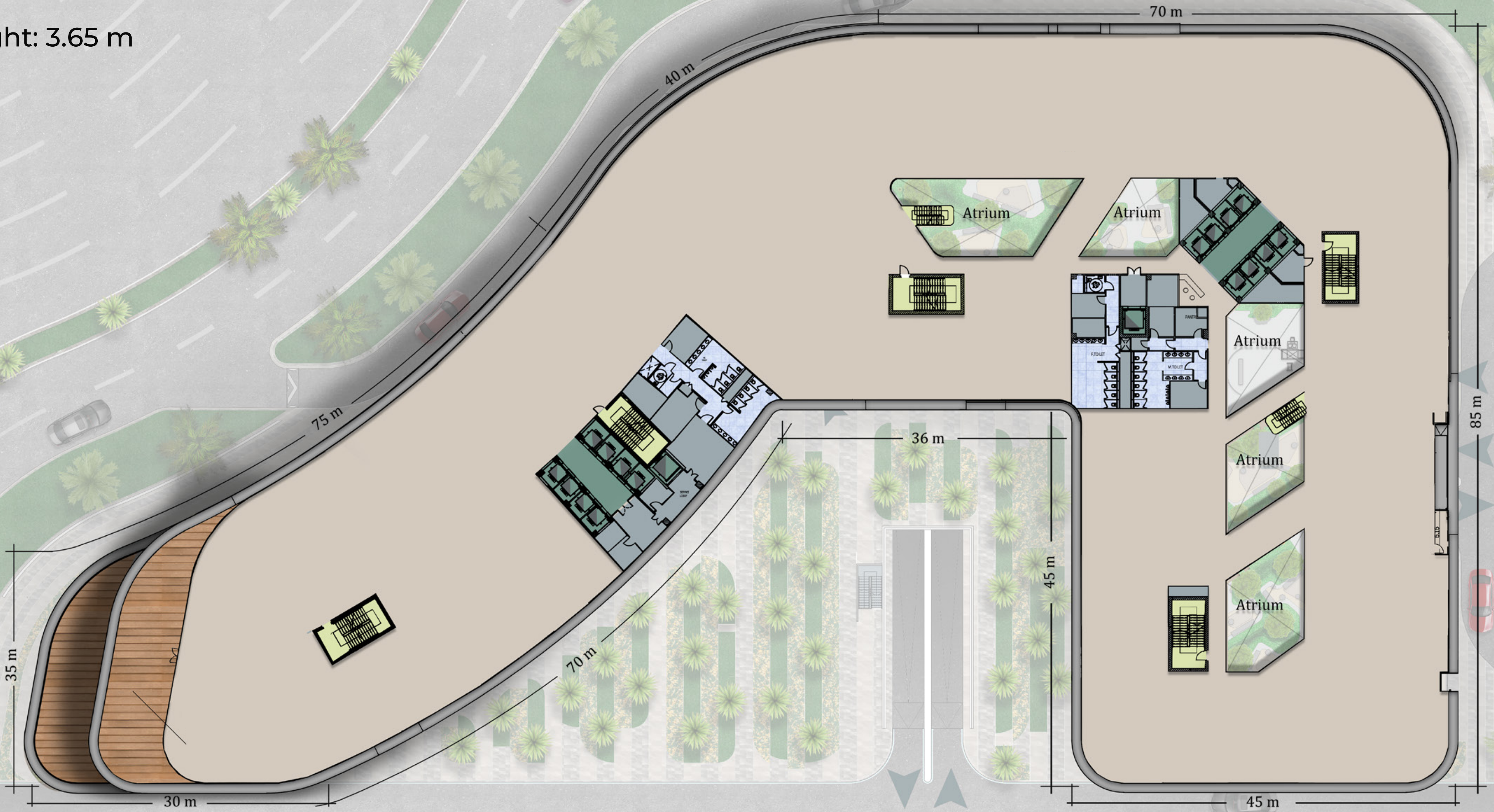
- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Co-Working Space

Clear Height: 3.65 m



ALMASA Hotel

Open View = 850 M



Set Backs + Street = 30 M

SEVENTH FLOOR

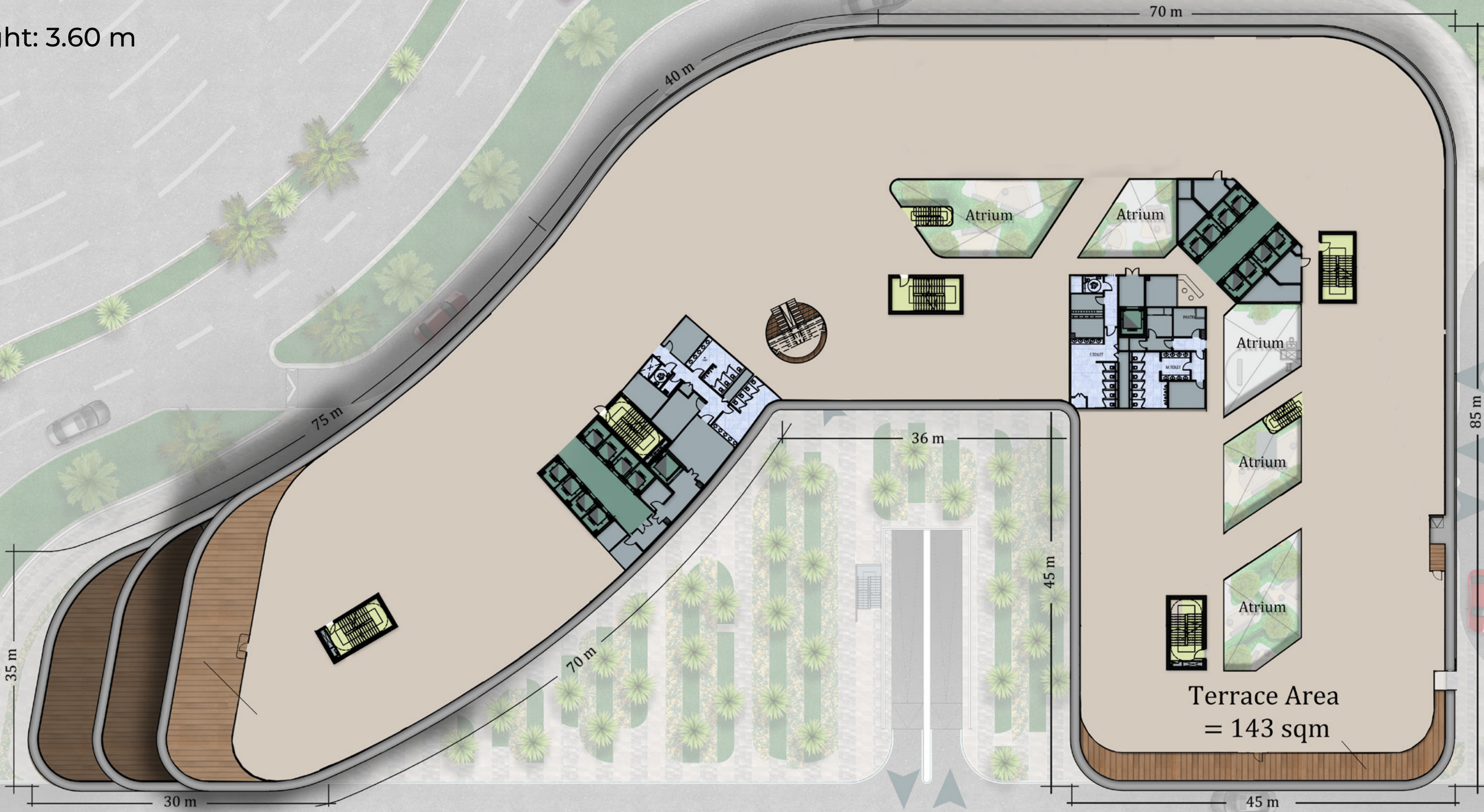
- Offices
- Stairs
- Elevators Area
- W.Cs
- Cafe
- Meeting Rooms
- Lounge

Clear Height: 3.60 m



ALMASA Hotel

Open View = 850 M



Set Backs + Street = 30 M

ROOF FLOOR

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

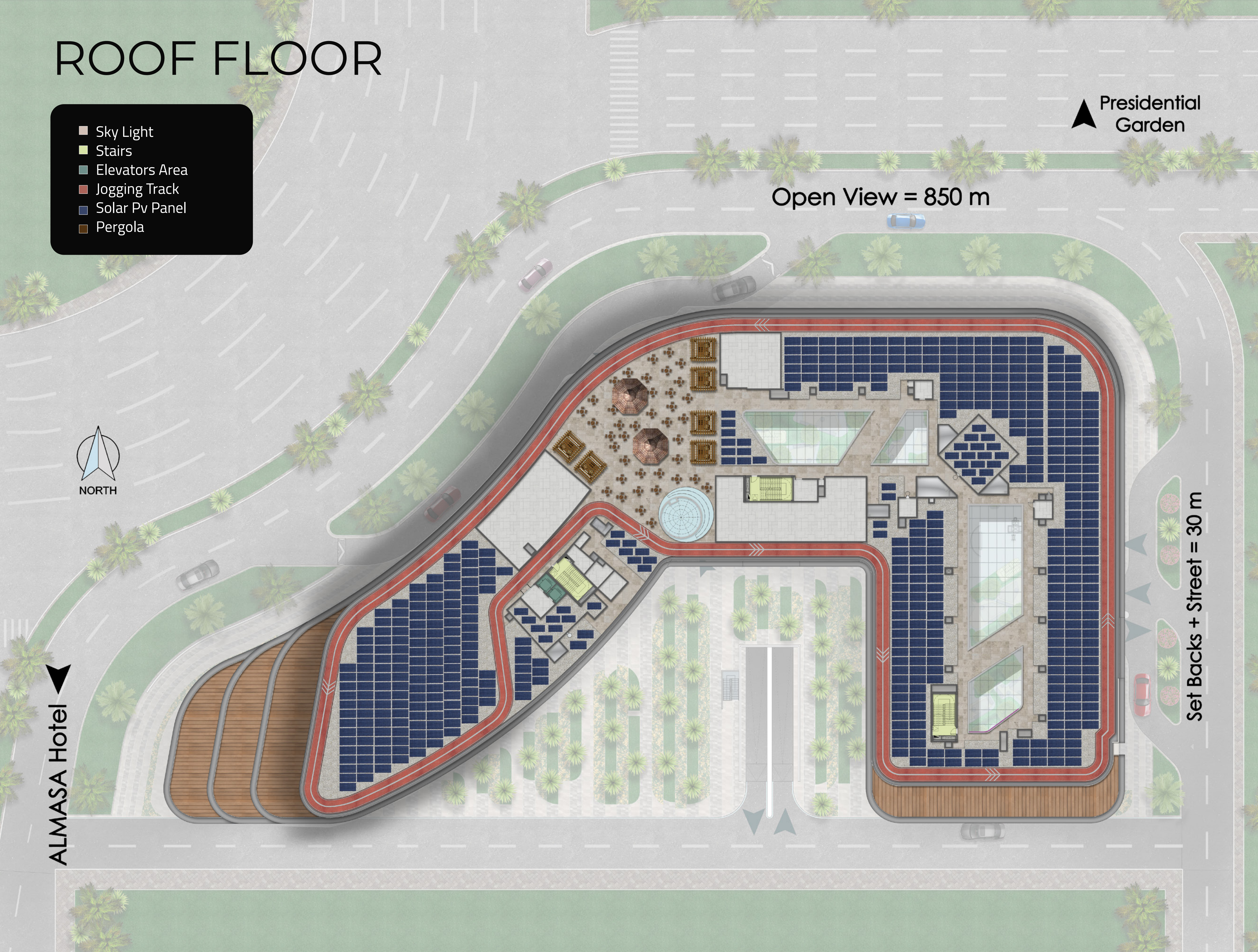
Presidential Garden

Open View = 850 m



ALMASA Hotel

Set Backs + Street = 30 m







ROCK CAPITAL 1

GOVERNMENTAL DISTRICT

ADDRESS NO. 1

Thank You

By  **ROCK**
DEVELOPMENTS

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