

# **eastside<sup>®</sup>**

## **NEW CAIRO**

### **Business Courts**

**Court A  
Building A1**

**LMD<sup>°</sup>**



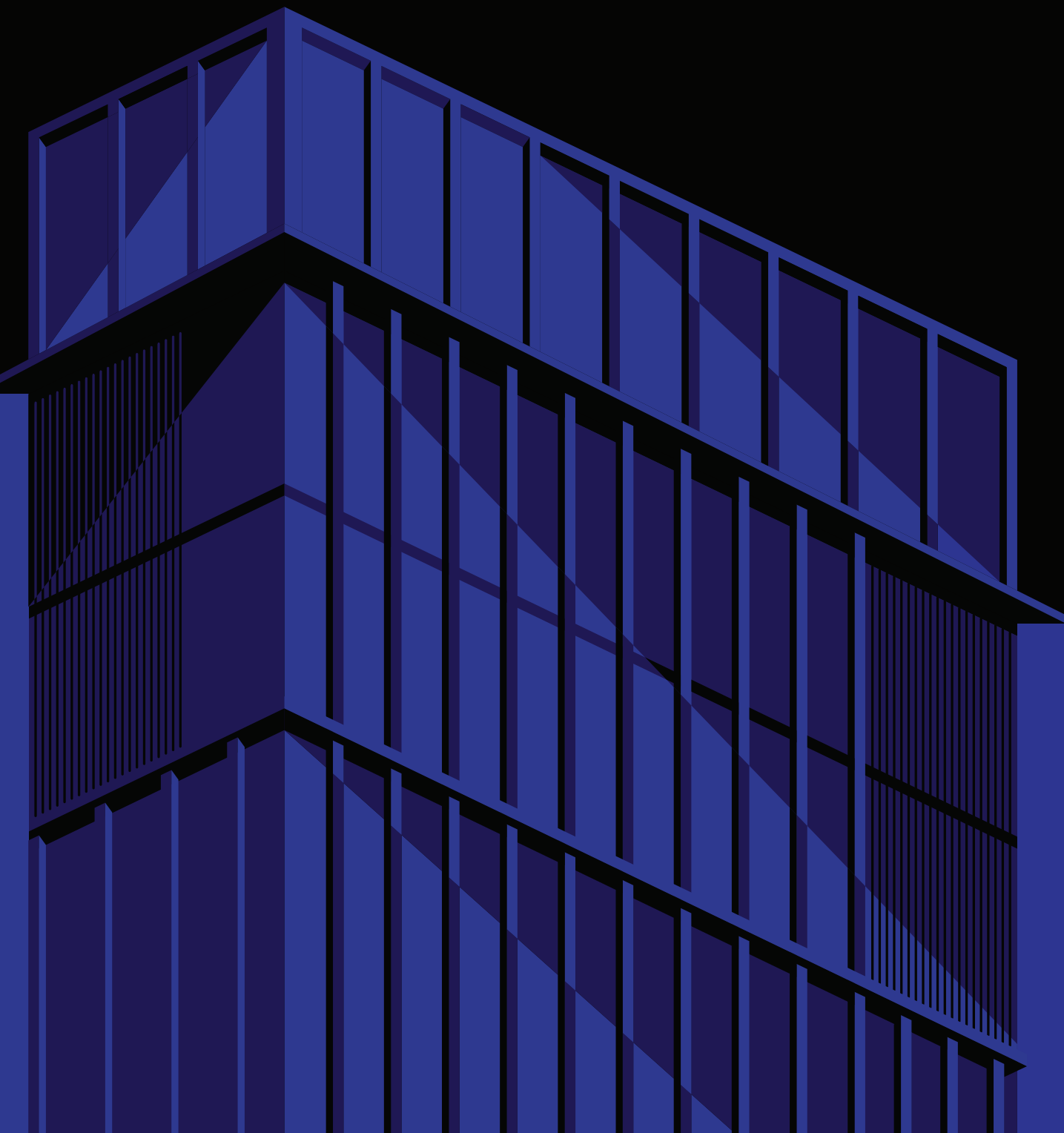


Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.



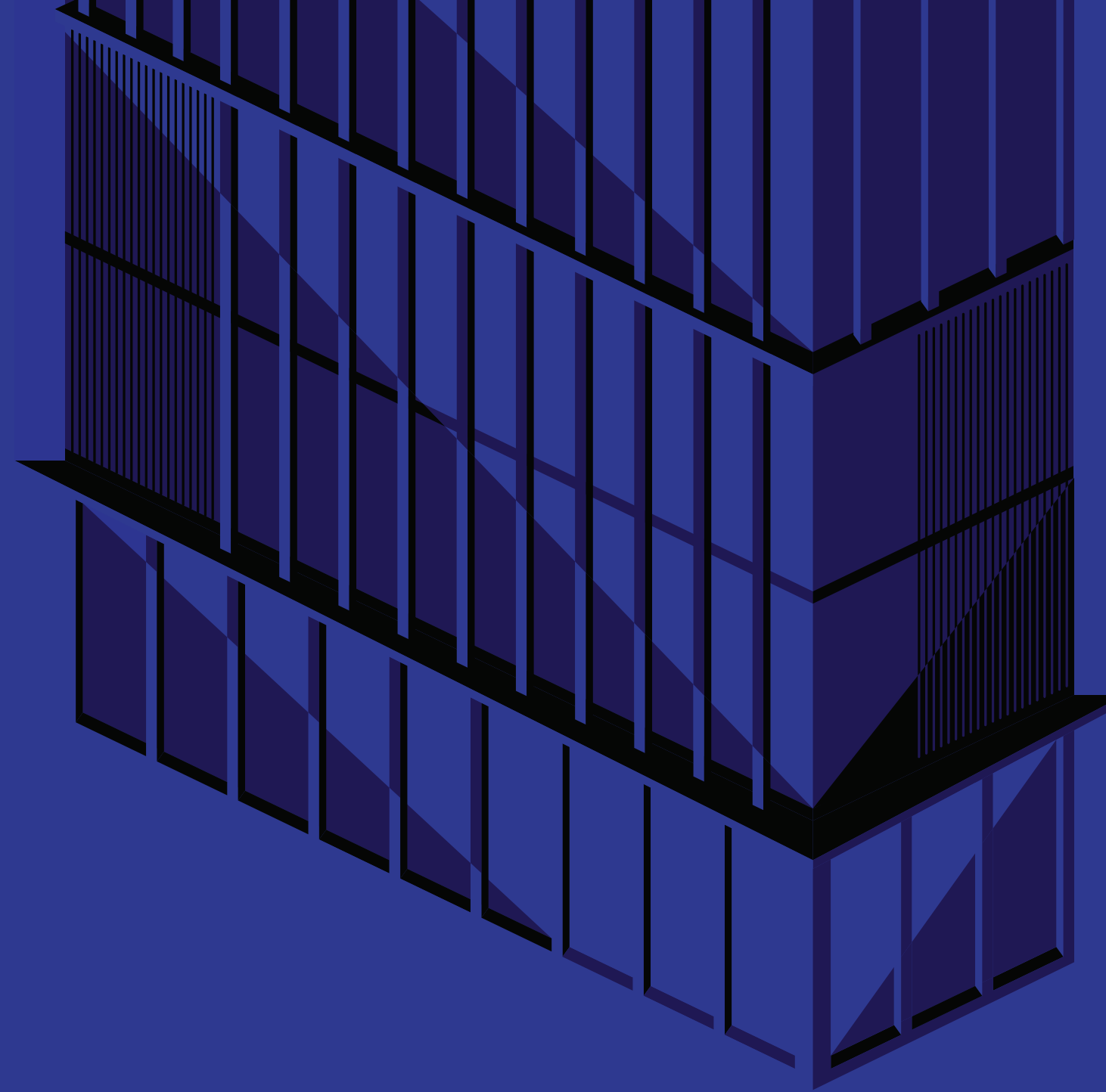
# The Perfect Circuit of Vitality.

How Eastside's Components  
Fuel a Harmonious Balance.



The beauty of Eastside is that the energy flows seamlessly between its four components, creating a harmonious balance that powers all buildings. The Business Court feeds into the Health and Wellness which in turn fuels the Sports and Lifestyle then the energy flows back into the Shopping and Dining to complete a perfect circuit of vitality.

Eastside is more than just another project... it's an individualistic destination pulsating with energetic creations. Experience this one-of-a-kind vibrancy destined to invigorate your body and soul.



# Eastside's Prime Location.

Energy from Every Direction.

The dynamic intersection between Mohamed Naguib Axis and Youssef Al Sebai boosts Eastside's energy from every direction. Thanks to its one-of-a-kind prime location, at the core of New Cairo, with easy access to the East of Cairo, it stands as the true definition of ultimate accessibility. From afar, the green power radiates a special charm, privately enjoying direct access from Suez Road and proximity to the AUC and the airport.





# Masterplan



Eastside, the mixed-use commercial destination overflows with amenities for business, retail, the health sector, and sports facilities. It has an ideal location for entrepreneurs and investors looking to capitalize on the area’s perks, making it an attractive investment opportunity for those looking to establish a presence in a prime location. Eastside is sure to be a sought-after destination, neighbored by the elite singular villa community of Stei8ht.



Eastside	————	170 acres
Stei8ht	————	380 acres

Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.



# Masterplan

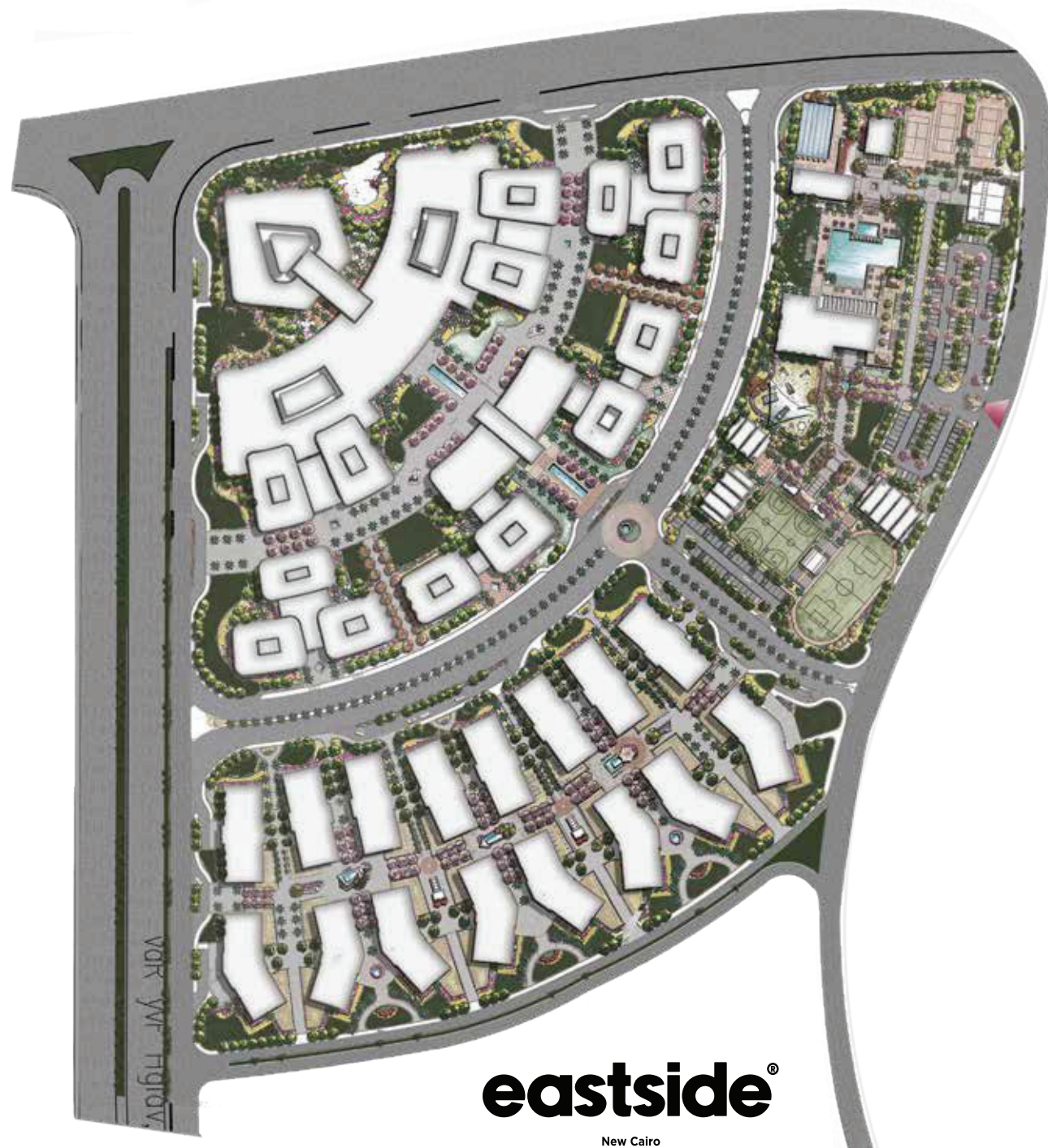
Phase 1

- 1 Phase 1
- 2 Phase 2
- 3 Phase 3














Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.





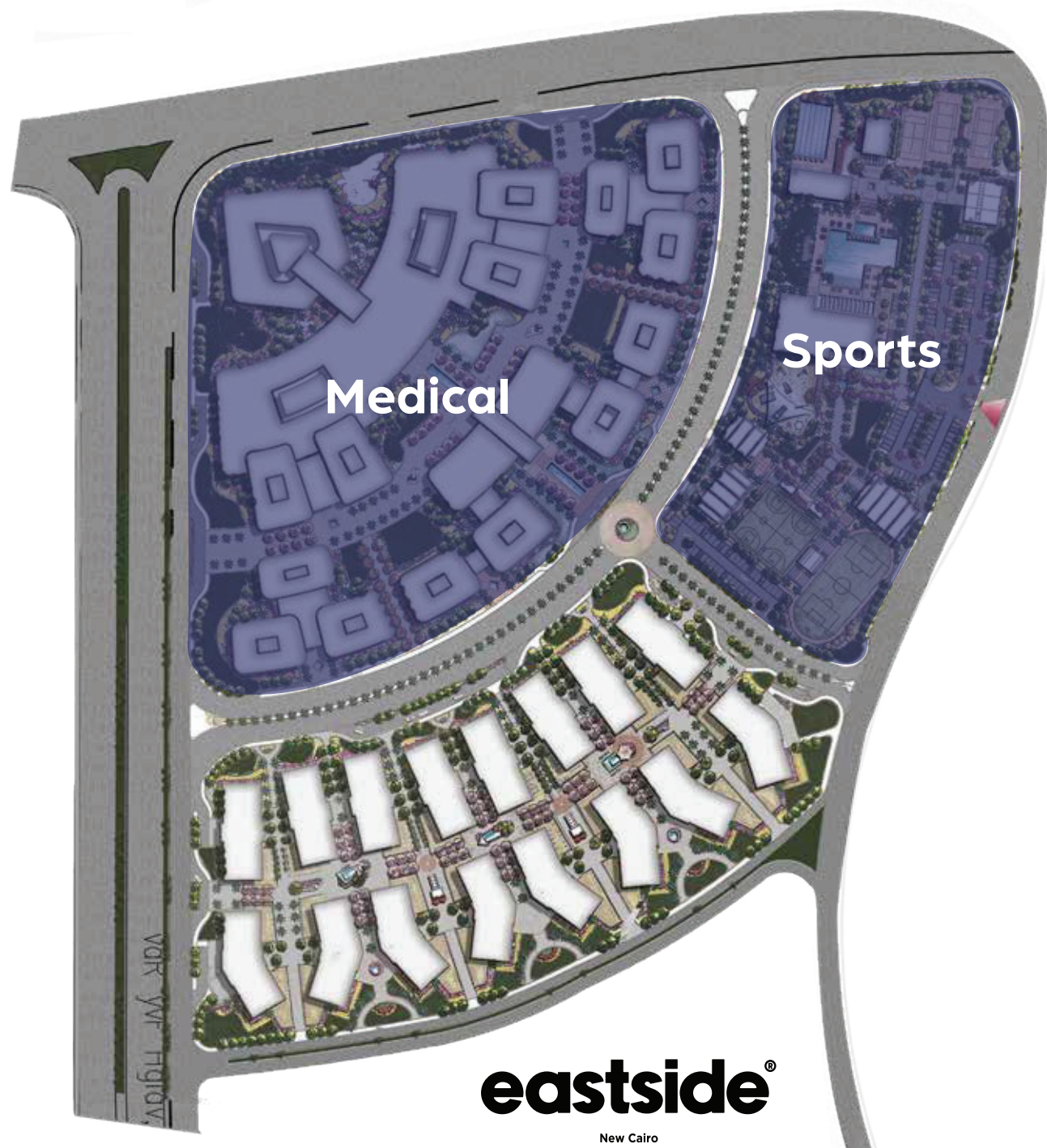
# Eastside Amenities.

The Eastside is a destination with an impressive range of amenities that elevate the project to another level. Eastside has something for everyone. The amenities are not only the latest in design and technology, but they also cater to the needs of the modern lifestyle.

-  Building management system
-  High speed quality and capacity
-  elevators Fire protection (meets NFPA codes)
-  Facility management
-  Visitors parking
-  Backup generators
-  Fiber optics cables
-  CCTV systems
-  Handicap access
-  Outdoor spaces
-  Electric car chargers
-  Bike lanes

Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.





# Business Courts

A Variety of Cutting-edge Offices (spaces start from 100 SQM)

Stand Alone Buildings (spaces start from 1,500 SQM)

Courtyards with complimentary retail and F&B

Panoramic Views

LED lighting

Motion Sensors

Area	52,500 m <sup>2</sup>
BUA	108,000 m <sup>2</sup>
Footprint	30%
Number of floors	G+5
Basement	3-floor Parking
Number of Courts	4
Types	Standalone Buildings, Duplex (Ground+First), Retail (Ground+Outdoor) and Office Spaces

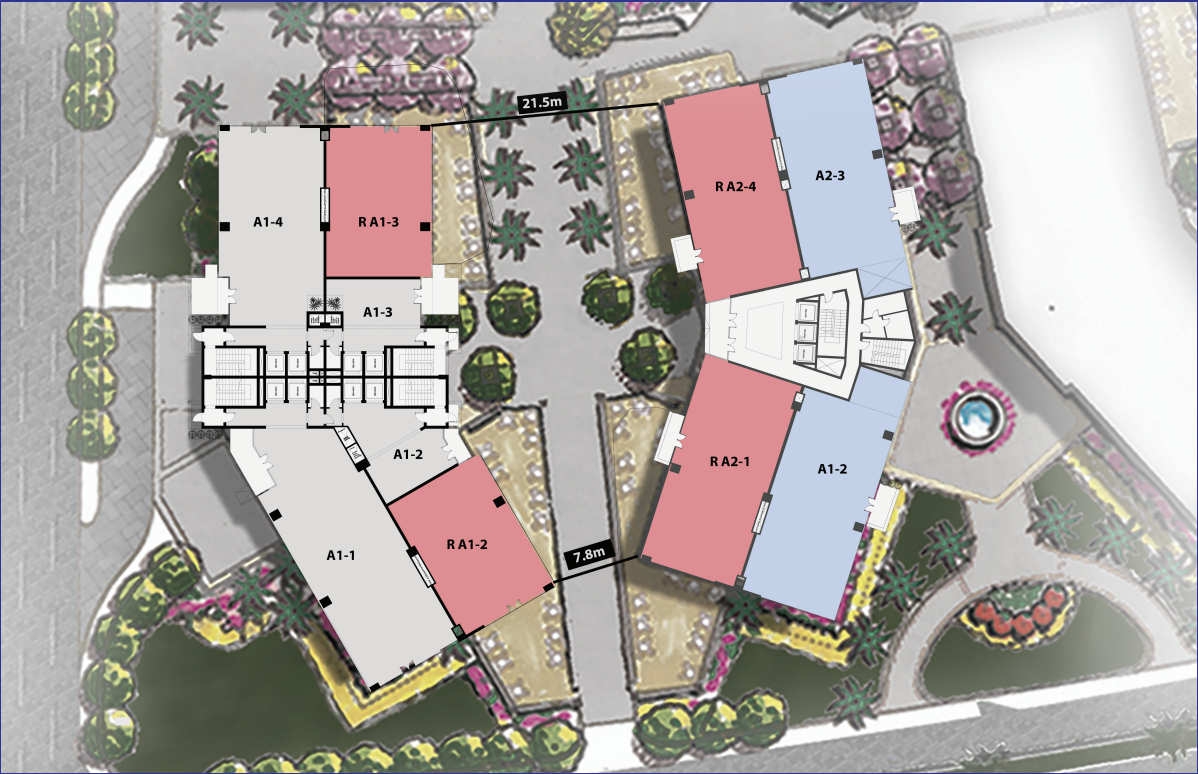
Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.



# Business Court A



**eastside<sup>®</sup>**  
NEW CAIRO



Area	10,620 m2
FootPrint	30%
BUA	27,000m2
Number of buildings	10
Number of floors	G+5
Basement	3-Floor Parking
Types	Standalone Buildings, Duplex (Ground+First), Retail (Ground+Outdoor) and Office Spaces

Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.

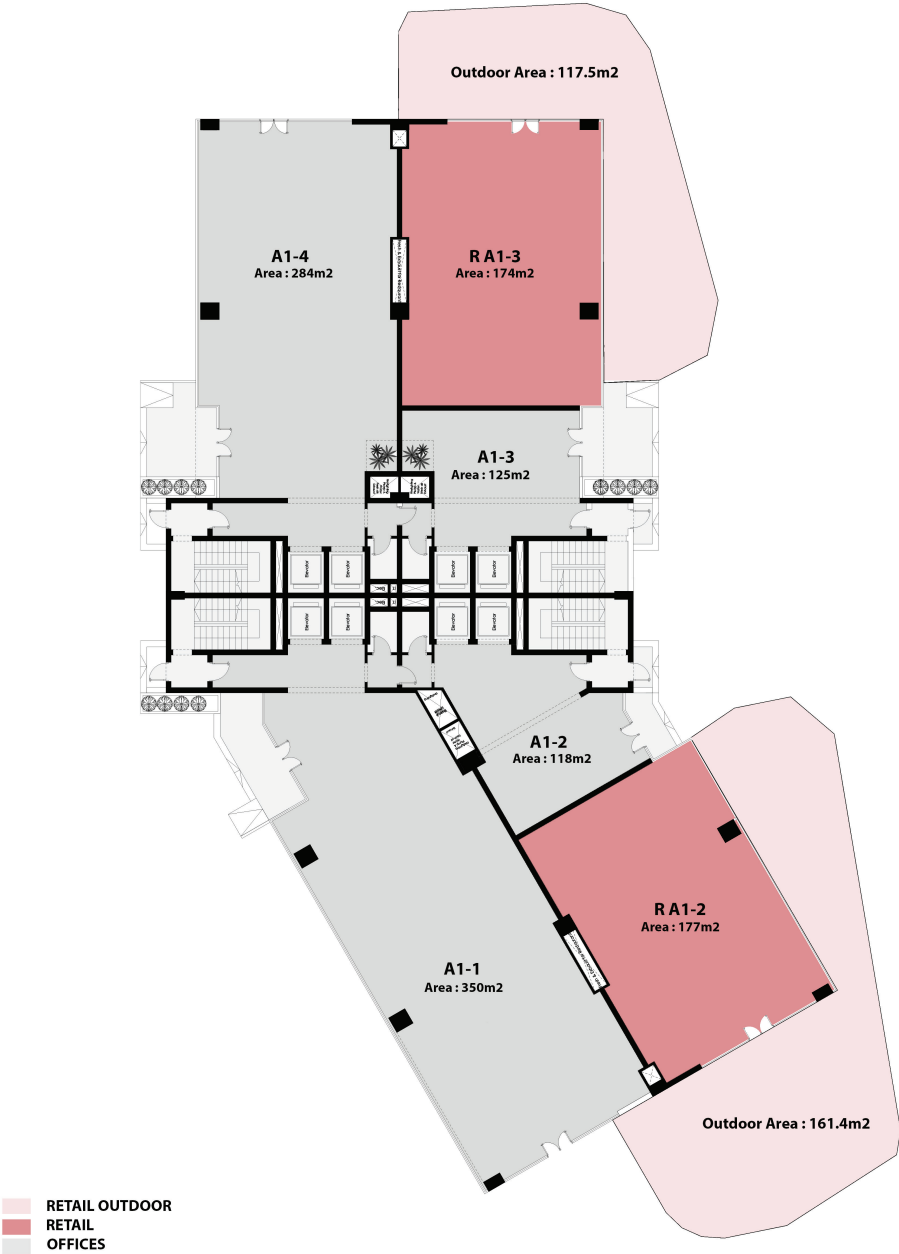




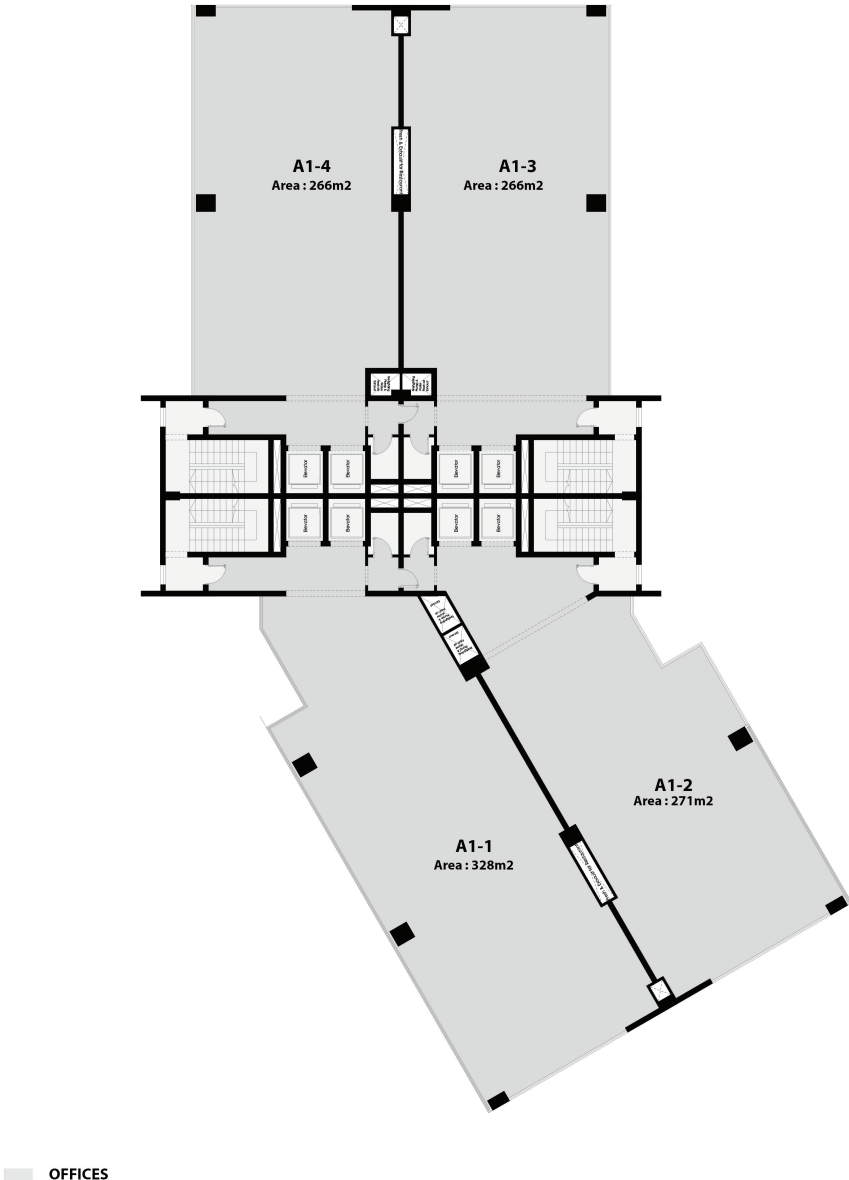
Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.



# A1 | Ground Floor



# A1 | Typical Floor



Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.







Disclaimer: The developer reserves the right to make changes to any concept renderings of the buildings that are shown. All landscaping and lagoons, as well as renders and accompanying visual materials, are intended for illustrative purposes. On elevation, plans for windows, decks, porches, colours, cladding, terraces, and exterior elements may change.



Headquarters & Showroom:

**One Ninety - 90th Street South, New Cairo, Cairo, Egypt**

**LMD°** | **lmd.com.eg**  
**16295**