



LIV 95

BUSINESS DISTRICT

DOWNTOWN CENTER

CENTRAL BUSINESS DISTRICT FOR BANKS

BUILDING 95, DOWNTOWN 1ST SECTOR, NEW CAIRO

+20 11 400 446 45

GEMSTONE
Developments

SIGNATURE WAY
FACILITIES MANAGEMENT

J2M
JOURNEY TO MONEY
REAL ESTATE FOUNDATION



OUR STORY

The story of the LIV 95 Business Project is a success story – a project built with precision, dedication, and a clear commitment to delivering a landmark worthy of its prime location and its completion and operational date.

From design to implementation, every detail reflects the unique investment opportunity it offers, combining premium commercial and administrative spaces with exceptional design, innovative vision, and world-class execution.

With sustainable energy solutions and advanced standards, LIV 95 offers a new concept in real estate investment – where location, quality, and vision combine to create true value.

HISTORY & LEGACY OF OUR PARTNERS



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Gemstone Developments showcases its finest real estate investment work through LIV 95 Business District, building on a track record of delivering landmark projects such as the iconic Samir & Aly in New Cairo's First Sector.

Gemstone is making a powerful market presence with a diverse portfolio of commercial, administrative, coastal, and residential projects — expanding into one of the largest and most dynamic real estate markets in the Middle East.

Egypt is experiencing a comprehensive urban renaissance, driven by extensive road networks, the expansion of new cities, and major upgrades to infrastructure. This transformation has positioned the Egyptian real estate sector as a promising economy that attracts substantial foreign investments across all levels.

At Gemstone, we are proud to play an active role in this growth by delivering advanced, sustainable developments that define a new era for modern developers. Through our collaboration with our strategic partner J2M Real Estate foundation, and leveraging their long-standing expertise in marketing, technical, legal, commercial, financial, engineering consultancy, and business management, we ensure every project is executed to the highest standards — creating lasting value for investors, tenants, and partners.

Managed & Operated by Signature Way Facility Management



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Signature Way Facility Management is committed to delivering sustainable, efficient, and high-standard operations. For LIV 95 Business District, our integrated approach combines expert engineers, skilled technicians, a proactive commercial team, and a dedicated customer service department — all working together to maintain the building, ensure smooth daily operations, and enhance tenant relations.

We go beyond facility management to preserve asset value, support global brands and corporate tenants, and create a thriving, well-managed environment for business success.

MODERN GREEN LANDMARK



**CENTRAL
BUSINESS
DISTRICT
IN NEW CAIRO**

BUILDING 95, DOWNTOWN 1ST SECTOR, NEW CAIRO





BUILDING 95, DOWNTOWN 1ST SECTOR, NEW CAIRO



STRATEGY & BUSINESS PLAN

OUR PROJECT CONCEPT REVOLVES AROUND DELIVERING A READY-TO-OWN LANDMARK BUILDING WITH IMMEDIATE HANDOVER, FINISHED TO THE HIGHEST INTERNATIONAL QUALITY STANDARDS, AND EQUIPPED WITH THE MOST ADVANCED AND INTELLIGENT OPERATING SYSTEMS FOR SEAMLESS PERFORMANCE.

LIV 95 BUSINESS DISTRICT IS MORE THAN JUST A DEVELOPMENT — IT'S A PRIME BUSINESS AND RETAIL DESTINATION STRATEGICALLY POSITIONED IN THE VERY HEART OF NEW CAIRO'S CENTRAL BUSINESS DISTRICT. THIS UNRIVALED LOCATION PLACES YOUR BUSINESS AT THE EPICENTER OF EGYPT'S FASTEST-GROWING ECONOMIC HUB, SURROUNDED BY LEADING BANKS, MULTINATIONAL CORPORATIONS, AND HIGH-END COMMERCIAL ACTIVITIES.

THE RETAIL COMPONENT IS DESIGNED TO ATTRACT WORLD-CLASS BRANDS AND FLAGSHIP RETAILERS, FEATURING A PREMIUM SHOPPING MALL WITH EXCEPTIONAL RESTAURANTS, CAFÉS, AND RETAIL OUTLETS — ALL FULLY PREPARED FOR IMMEDIATE OPERATION TO MEET GLOBAL STANDARDS.

THE ADMINISTRATIVE SIDE OF THE PROJECT OFFERS PRESTIGIOUS, FULLY FINISHED OFFICES WITH STATE-OF-THE-ART AIR-CONDITIONING SYSTEMS, CREATING THE IDEAL ENVIRONMENT FOR BUSINESS LEADERS, MULTINATIONAL COMPANIES, AND HIGH-PROFILE ORGANIZATIONS. HERE, YOUR ADDRESS SPEAKS VOLUMES, POSITIONING YOU AMONG THE ELITE IN A DISTRICT BUILT FOR SUCCESS.



OFFICES



F&B, RETAILES SHOP





WHY INVEST IN LIV 95 BUSINESS DISTRICT?

Be a partner in achieving the highest return on investment in the Egyptian real estate market.

We are confident that real estate is the most profitable investment compared to all other sectors – and at **LIV 95 Business District**, our mission is to maximize financial returns and enhance the market value of this exceptional project.

Backed by thorough research and market studies, we have identified that our project's unique location – surrounded by the largest corporations, banks, petroleum companies, pharmaceutical firms, tech giants, and multinational organizations – combined with its near-term delivery, makes it a one-of-a-kind opportunity.

We focus all our expertise, energy, and resources on delivering this commercial and administrative masterpiece to the highest standards of quality, operational excellence, and sustainable green energy, ensuring long-term value and unmatched investment potential.

BUILDING 95, DOWNTOWN 1ST SECTOR, NEW CAIRO



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SUCCESS FACTORS LIV 95 BUSINESS DISTRICT



PRIME LOCATION

SITUATED IN THE HEART OF NEW CAIRO'S CENTRAL BUSINESS DISTRICT, SURROUNDED BY LEADING BANKS, MULTINATIONAL CORPORATIONS, AND GLOBAL BRANDS.



IMMEDIATE DELIVERY

READY-TO-OWN BUILDING WITH NEAR-TERM OPERATIONAL HANDOVER, MINIMIZING WAIT TIME AND MAXIMIZING RETURNS.



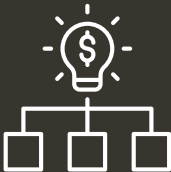
HIGH ROI

DESIGNED TO DELIVER ONE OF THE HIGHEST RETURNS ON INVESTMENT IN THE EGYPTIAN REAL ESTATE MARKET.



WORLD CLASS STANDARDS

DESIGNED TO DELIVER ONE OF THE HIGHEST RETURNS ON INVESTMENT IN THE EGYPTIAN REAL ESTATE MARKET.



DIVERSE OPPORTUNITIES

PREMIUM RETAIL SPACES FOR TOP BRANDS AND FULLY FINISHED ADMINISTRATIVE OFFICES FOR HIGH-PROFILE COMPANIES.

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ROOFTOP BUSINESS & EVENT FACILITIES AT LIV 95 BUSINESS DISTRICT



THE ROOFTOP OF **LIV 95 BUSINESS DISTRICT** IS MORE THAN JUST A SCENIC SPACE — IT IS A BUSINESS AND LIFESTYLE DESTINATION. DESIGNED TO SERVE BOTH CORPORATE AND LEISURE NEEDS, IT FEATURES:

EXECUTIVE BUSINESS LOUNGE WITH PREMIUM SERVICES FOR PROFESSIONALS AND ENTREPRENEURS.

FULLY EQUIPPED MEETING AND CONFERENCE ROOMS WITH ADVANCED AUDIO-VISUAL SYSTEMS.

EXCLUSIVE EVENT SPACES FOR HOSTING CORPORATE GATHERINGS, BRAND LAUNCHES, AND PRIVATE CELEBRATIONS.

HOSPITALITY-READY INFRASTRUCTURE TO ACCOMMODATE FINE DINING RESTAURANTS, CAFÉS, AND VIP RECEPTIONS.

BY COMBINING BREATHTAKING PANORAMIC VIEWS WITH WORLD-CLASS FACILITIES, THE ROOFTOP DELIVERS A TRULY UNIQUE EXPERIENCE FOR TENANTS, BRANDS, AND VISITOR...

BUILDING 95, DOWNTOWN 1ST SECTOR, NEW CAIRO





PARKING & CAR CARE SERVICES AT LIV 95 BUSINESS DISTRICT

LIV 95 BUSINESS DISTRICT FEATURES A SINGLE-LEVEL UNDERGROUND PARKING COVERING APPROXIMATELY 1,588 M², PROVIDING AMPLE SPACE TO MEET THE BUILDING'S NEEDS AND ENSURE SMOOTH ENTRY AND EXIT FOR VISITORS AND TENANTS.

THE PARKING AREA IS EQUIPPED WITH STATE-OF-THE-ART SYSTEMS, INCLUDING:

ADVANCED SURVEILLANCE AND SECURITY MONITORING FOR MAXIMUM SAFETY.

HIGH-QUALITY VENTILATION SYSTEMS TO MAINTAIN AIR QUALITY.

DEDICATED ELECTRIC VEHICLE CHARGING STATIONS FOR SUSTAINABILITY.

FULL PREVENTIVE MAINTENANCE PROGRAMS TO ENSURE CONTINUOUS OPERATION.

COMPREHENSIVE FIRE SAFETY AND INDUSTRIAL SECURITY SYSTEMS TO MEET INTERNATIONAL STANDARDS.

ON-SITE CAR CARE SERVICES, INCLUDING CAR WASHING AND TIRE MAINTENANCE, MAKING EVERY VISIT TO THE BUILDING CONVENIENT AND UNIQUE.

WITH THESE FEATURES, THE PARKING FACILITY IS DESIGNED TO PROVIDE BOTH EFFICIENCY AND COMFORT, ENHANCING THE OVERALL EXPERIENCE AT **LIV 95 BUSINESS DISTRICT**.





ECO-FRIENDLY LANDMARK A SUSTAINABLE BUSINESS ICON

LIV 95 BUSINESS DISTRICT IS A NEXT-GENERATION SUSTAINABLE LANDMARK, INTEGRATING CLEAN SOLAR ENERGY SYSTEMS TO SUPPLY A SIGNIFICANT PORTION OF ITS POWER NEEDS REDUCING OPERATIONAL COSTS AND MINIMIZING ENVIRONMENTAL IMPACT.

THE PROJECT IS **FULLY ALIGNED** WITH INTERNATIONAL ISO QUALITY AND ENVIRONMENTAL MANAGEMENT STANDARDS, ENSURING EXCEPTIONAL PERFORMANCE IN SAFETY, EFFICIENCY, AND DURABILITY.

DESIGNED AND BUILT TO ACHIEVE LEED GLOBAL CERTIFICATION AND THE *UAE ESTIDAMA SUSTAINABILITY CODE, **LIV 95** MEETS AND EXCEEDS THE HIGHEST ENVIRONMENTAL, TECHNICAL, AND ARCHITECTURAL BENCHMARKS FOR MODERN BUSINESS DEVELOPMENTS.

THROUGH **ADVANCED SMART BUILDING** SYSTEMS, OPTIMIZED LIGHTING AUTOMATION, AND RESOURCE-EFFICIENT WATER AND ENERGY MANAGEMENT, THE DEVELOPMENT DELIVERS NOT ONLY A PREMIUM BUSINESS EXPERIENCE BUT ALSO A COMMITMENT TO LONG-TERM ENVIRONMENTAL STEWARDSHIP.



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estidama





LANDSCAPE & OUTDOOR AREAS

LIV 95 BUSINESS DISTRICT OFFERS PREMIUM OUTDOOR SPACES METICULOUSLY DESIGNED WITH LUSH PLANTED LANDSCAPES AND VIBRANT FLOWER BEDS, COMPLEMENTED BY MODERN FAÇADES THAT INTEGRATE NATURAL ELEMENTS FOR A LIVELY AND SUSTAINABLE CHARACTER. THE FLOORING IS CRAFTED FROM LUXURIOUS MATERIALS SUCH AS MARBLE, GRANITE, AND HIGH-QUALITY INTERLOCK, CREATING AN ELEGANT ENVIRONMENT THAT HARMONIZES WITH THE PROJECT'S CLEAN ENERGY AND SUSTAINABILITY STANDARDS, PROVIDING VISITORS AND TENANTS WITH A UNIQUE BLEND OF LUXURY AND NATURE.

BUILDING 95, DOWNTOWN 1ST SECTOR, NEW CAIRO



Category	Details
Location & Site	Downtown New Cairo – Central Banks District (First Sector)
	Surrounded by financial institutions & global brands
	Excellent accessibility via main roads & public transport
Building Design & Standards	2 High-speed passenger elevators for visitors, 1 elevator for service
	Targeting LEED Certification – eco-friendly construction
	ISO-compliant operations & management
	Modern façade system for efficiency & aesthetics
	Mixed-use layout: retail, administrative, F&B
Sustainability & Technology	Renewable energy integration (solar & green power)
	Smart Building Management System (BMS)
	Water-saving fixtures & advanced HVAC
	High-speed fiber optic internet & 5G-ready
Construction & Safety	Earthquake-resistant structural design
	Fire safety & evacuation systems (international codes)
	Centralized HVAC and backup power systems
	24/7 monitoring & access control
Facilities & Amenities	underground parking
	Landscaped green plazas & outdoor spaces
	Premium retail zones & food courts
	Business lounges & meeting spaces



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