

# OC (BY) SCKYCLERS



( UNREAL MINDSET )



# UNREAL ESTATE

OC <sup>(BY)</sup> SCKYLERS

# OFFICES, CLINICS & COMMERCIAL

A PROJECT BY // SCKYLERS

A PLACE WHERE VISIONARIES DON'T JUST WORK—THEY RISE.  
WHERE COMMERCE, CARE, AND CREATIVITY CONVERGE INTO A POWERFUL CANVAS FOR THOSE WHO DARE  
TO SHAPE WHAT'S NEXT.

# OUR ORIGINS

A WELL-ESTABLISHED

[ REAL ESTATE ]

COMPANY

**+10**YEARS OF  
EXPERIENCE**+2500**UNITS  
DELIVERED**+85**PROJECTS  
DEVELOPED**+450K<sup>m</sup><sup>2</sup>**BUILT  
NATIONWIDE

Rejan has had a strong strategic presence in both new cairo & west cairo for over a decade. their portfolio is rooted in prime, high-value locations, selected not just for short-term returns, but for long-term community & investment growth. Their construction quality, delivery timelines, & eye for scalable architecture have led respected institutions like banque misr and cib to partner with them on several landmark banking & commercial projects.

NOT  
SETTLINGA STORY  
RISING

# EGYPT

WHERE VISION TAKES SHAPE.

SIX DESTINATIONS.  
ONE STANDARD.

# GERMANY



WE DON'T JUST BUILD IN GERMANY, WE UNDERSTAND IT. WITH DEEP ROOTS, LOCAL INSIGHT, & A RELENTLESS PACE, SCKYLERS HAS BEEN QUIETLY RESHAPING THE SKYLINE.

ONLY FOR THE BOLD



# LOOK FORWARD, MOVE HIGHER.

SCKYLERS // RISE DIFFERENTLY

Real estate has always been about square footage. But this isn't about space — it's about presence. What we build doesn't just rise. It resonates.



IN A WORLD OF FLEETING NAMES AND EMPTY SLOGANS, THIS ONE IS GROUNDED, PURPOSEFUL, AND MADE TO ASCEND.

S C K Y L E R S

**THIS IS**  
**[01] WHERE**  
**YOU RISE**

01.1 / ABOUT THE DEVELOPER

01.2 / ABOUT O.C

01.3 / THE CONCEPT



01.1 / ABOUT THE DEVELOPER

# SCKYLERS WAS BUILT FOR THE ONES WHO DON'T SETTLE.

REWRITING THE SKYLINE

THE DOERS - THE DECIDERS - THE VISIONARIES -

WE DON'T FOLLOW INDUSTRY PACE. WE SET IT. EVERY PROJECT IS A STATEMENT OF INTENT: PRECISE, PURPOSEFUL, AND DESIGNED TO MOVE THE FUTURE FORWARD.

GOING BEYOND

DISRUPTION, WITH DISCIPLINE AND DETAIL.

S C K Y L E R S



01.2 / ABOUT OC



A PLACE WHERE VISIONARIES DON'T JUST WORK—THEY RISE.  
WHERE COMMERCE, CARE, AND CREATIVITY CONVERGE INTO A POWERFUL CANVAS FOR THOSE WHO DARE TO SHAPE  
WHAT'S NEXT.



(BY) SCKYLERS

# OC IS THE NEXT CHAPTER IN THAT STORY

A FRAMEWORK FOR AMBITION, DEFINED BY SHARP  
THINKING AND BUILT WITHOUT COMPROMISE.

01.3 / OC CONCEPT

FROM HIGH-PERFORMANCE OFFICES BUILT FOR DECISIVE MOVES, TO MODERN CLINICS DESIGNED FOR CARE WITHOUT COMPROMISE, AND RETAIL SPACES THAT KEEP CONVENIENCE CLOSE.

# OFFICES , CLINICS & COMMERCIAL



(BY) SCKYLERS





A COMPLETE HUB WHERE PRODUCTIVITY, WELLNESS, AND LIFESTYLE CONVERGE — GIVING YOU EVERYTHING YOU NEED TO MOVE THROUGH YOUR DAY WITHOUT MISSING A STEP.

WHERE YOU (UNREAL.MINDSET) RISE



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# OC

(BY) SCKYLERS



THIS IS WHERE  
 YOU <sup>(UNREAL ESTATE)</sup>  
 RISE

SCKYLERS  
 OC

WHERE YOU <sup>(UNREAL MINDSET)</sup> RISE

A PLACE WHERE VISIONARIES DON'T JUST WORK—THEY RISE.

(BY) SCKYLERS



[20]

[25]

OC

**THIS IS MORE THAN A SPACE.  
THIS IS OC BY SCKYLERS.**

[20]

©

[25]

OC RISES IN A LOCATION THAT WORKS AS HARD AS YOU DO. POSITIONED FOR EFFORTLESS ACCESS & UNMATCHED VISIBILITY, IT PLACES YOU AT THE CENTER OF MOVEMENT, BUSINESS, & OPPORTUNITY.

# ABOUT

- 02.1 / PROJECT LOCATION
- 02.2 / THE MASTERPLAN

[02]

OC



THIS IS WHERE  
 YOU <sup>(UNREAL ESTATE)</sup>  
 RISE

(BY) SCKYLERS





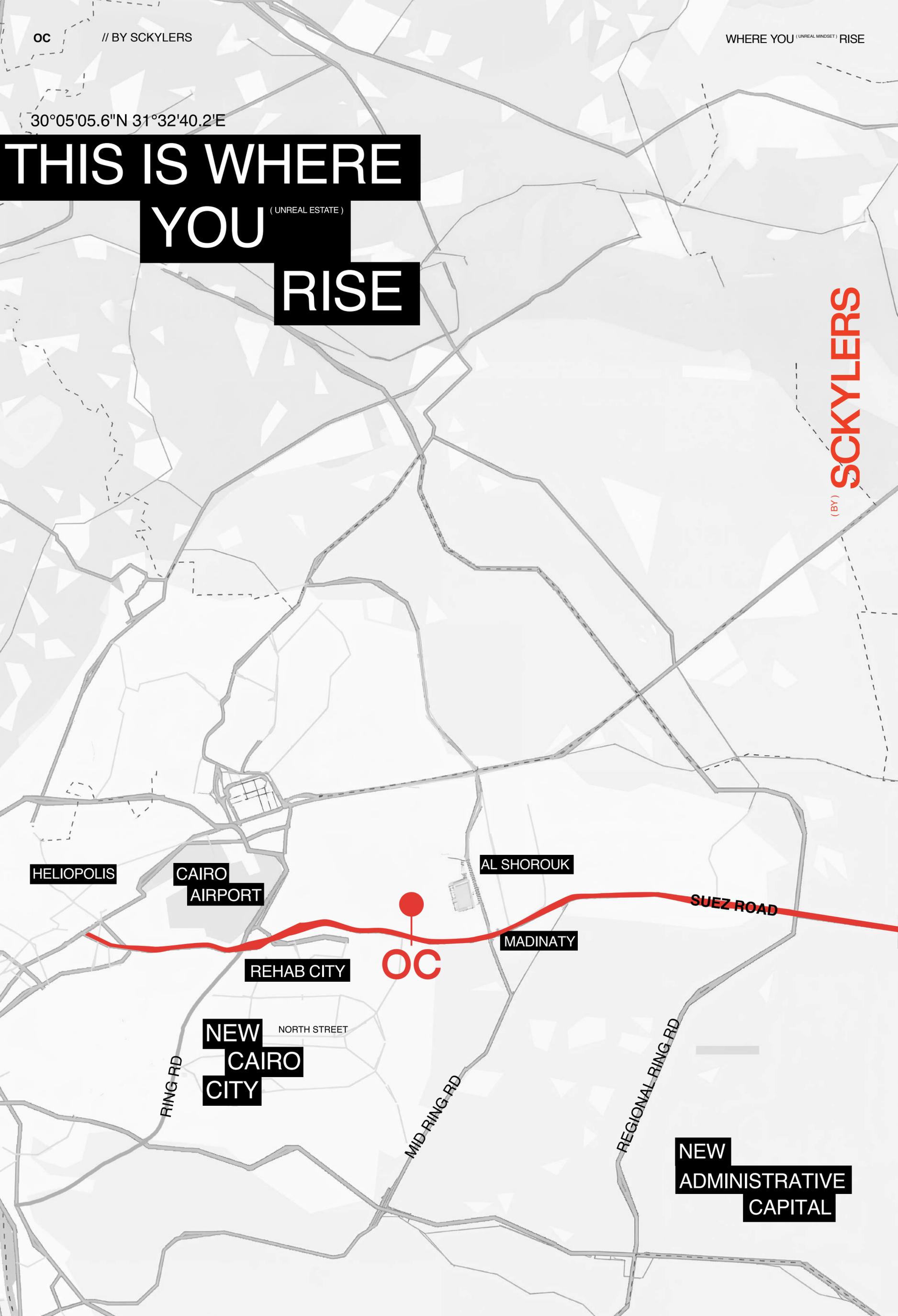
AT OC, EDGES AREN'T BOUNDARIES, THEY'RE STARTING POINTS. HERE, FORM FOLLOWS FUNCTION, FLOW FOLLOWS MOVEMENT, AND SUCCESS FOLLOWS INTENTION.®

WHERE YOU (UNREAL MINDSET) RISE

30°05'05.6"N 31°32'40.2"E

# THIS IS WHERE YOU <sup>(UNREAL ESTATE)</sup> RISE

(BY) SCKYLERS

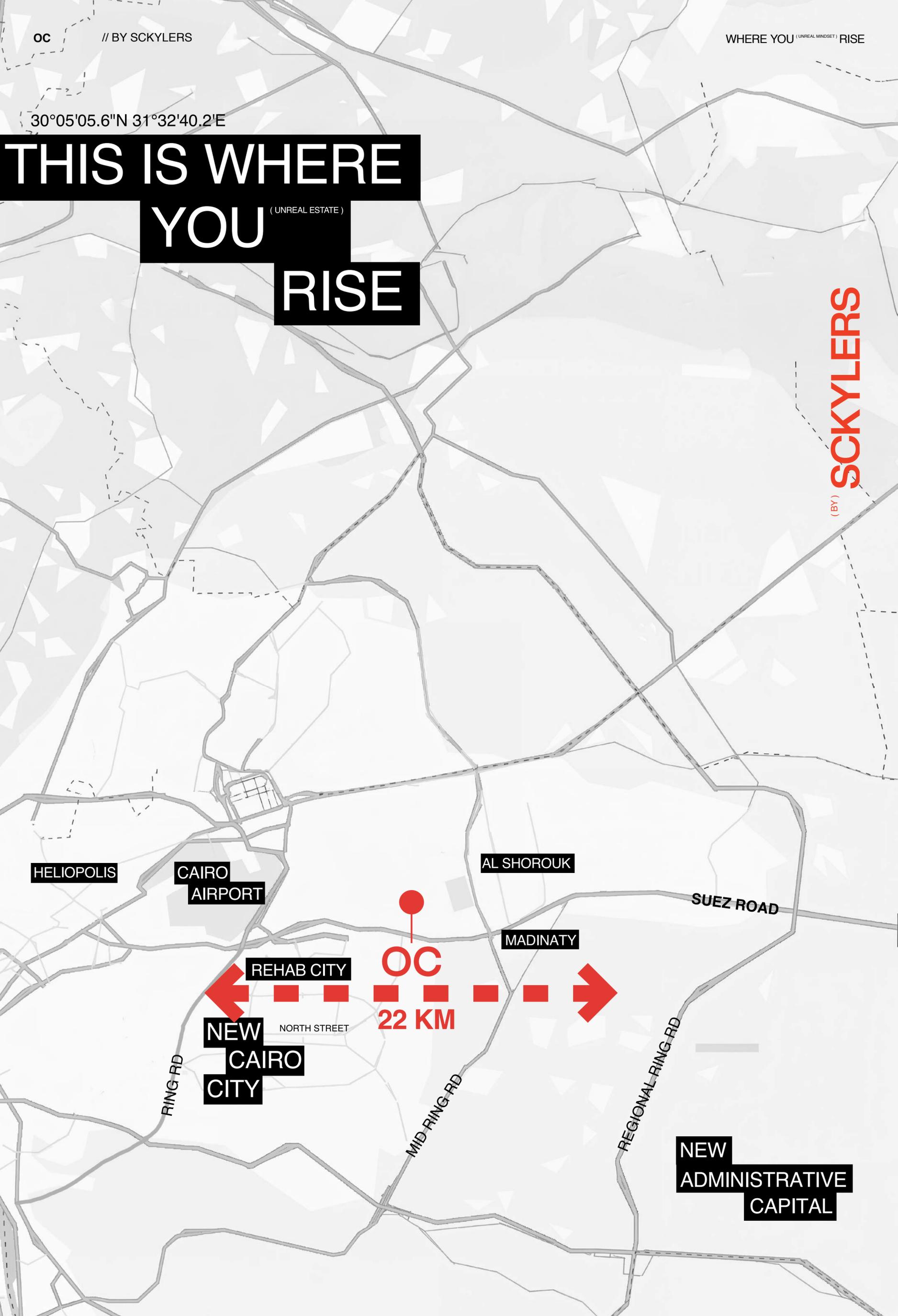


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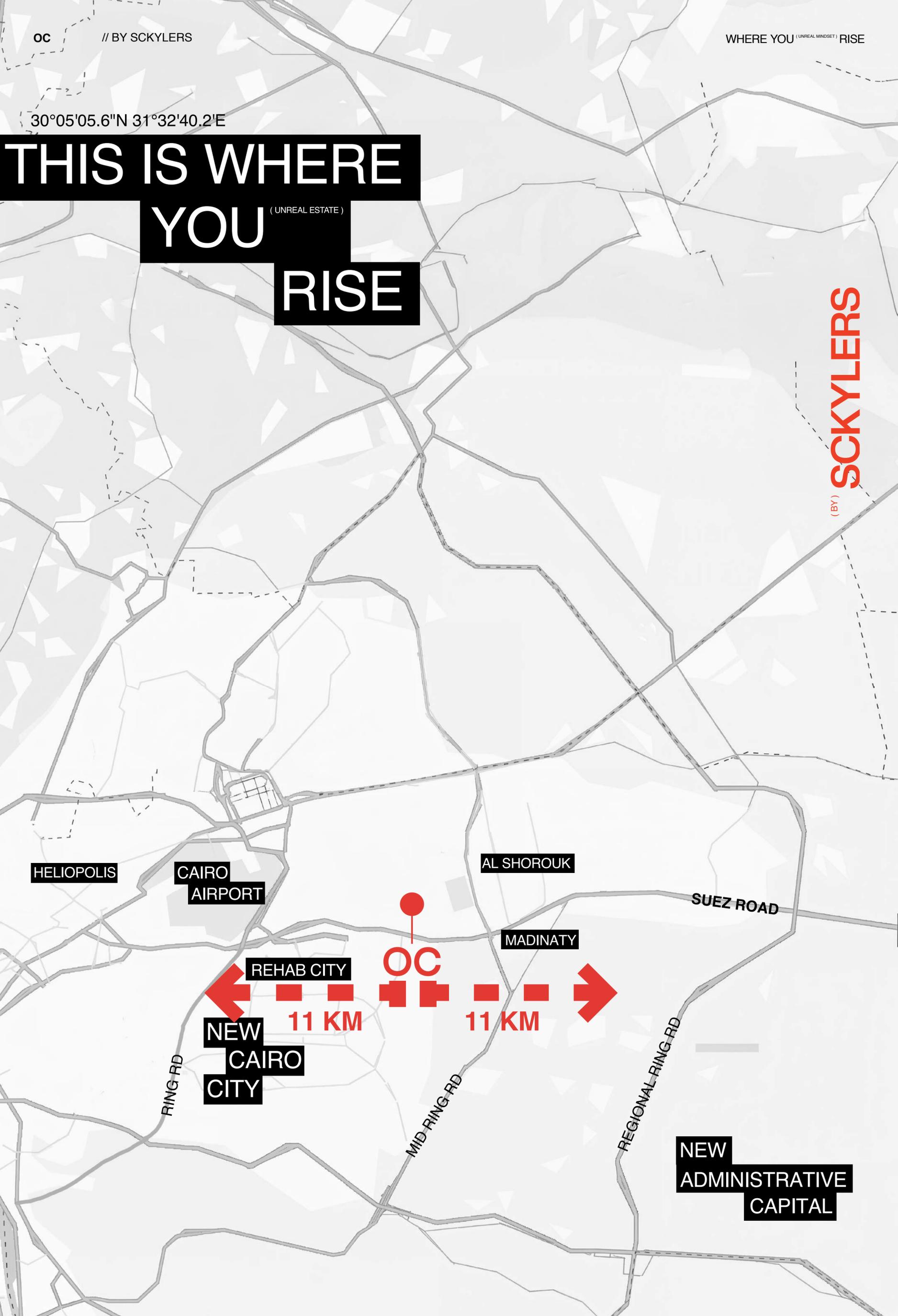


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# OC

(BY) SCKYLERS



# A FRAMEWORK FOR THE FUTURE





WHERE LIFE

MEETS

FLOW

# PRECISION IN EVERY DETAIL

# OC

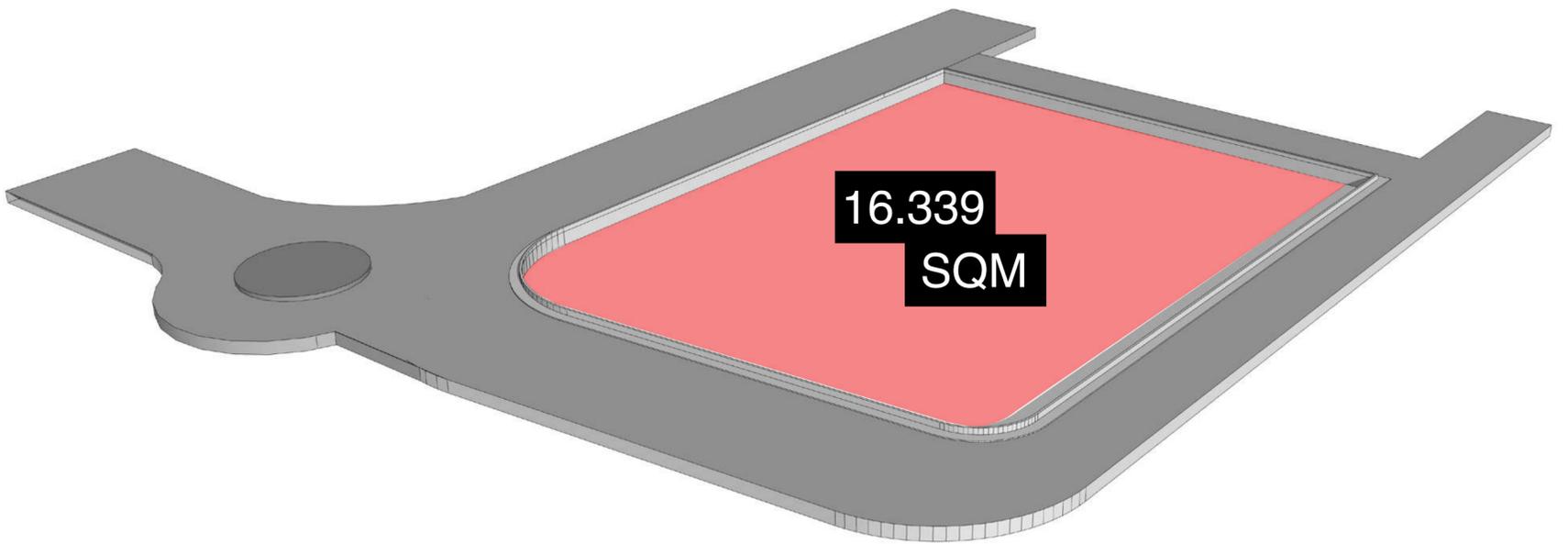
EMILLI



# CARE & COMMERCE ALIGNED

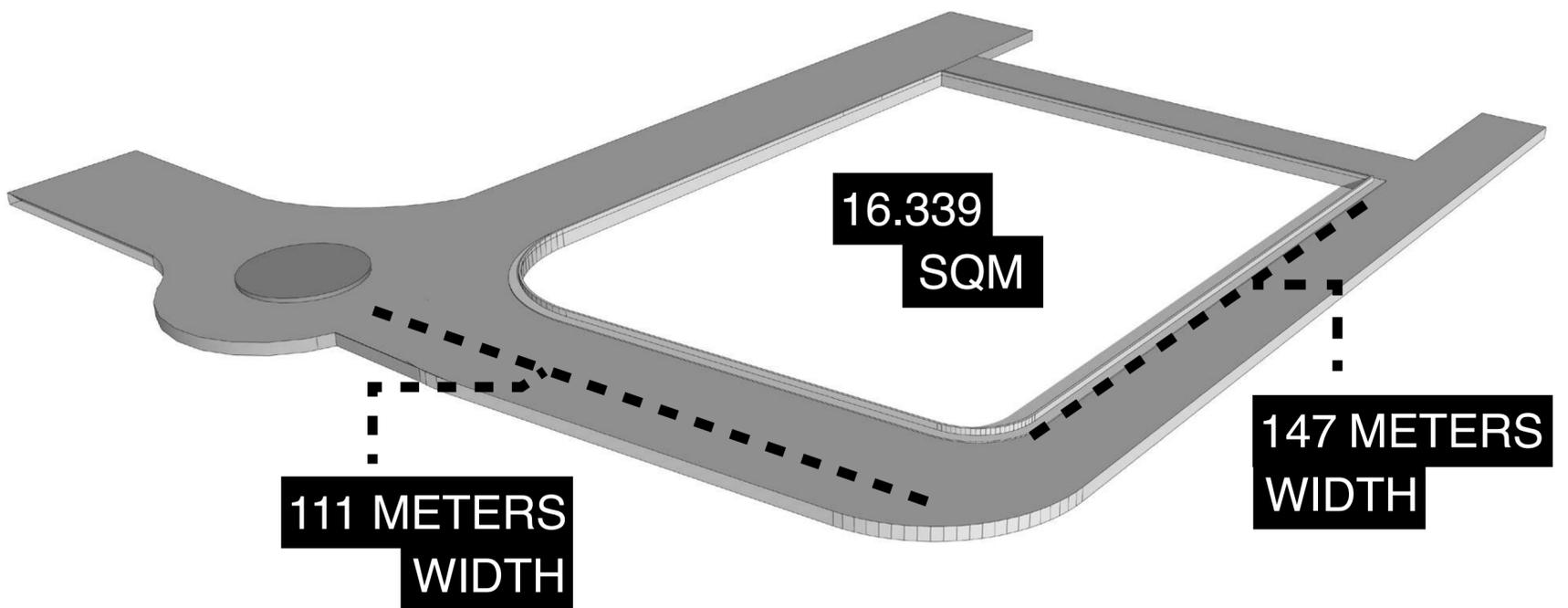


# LOCATION ANALYSIS



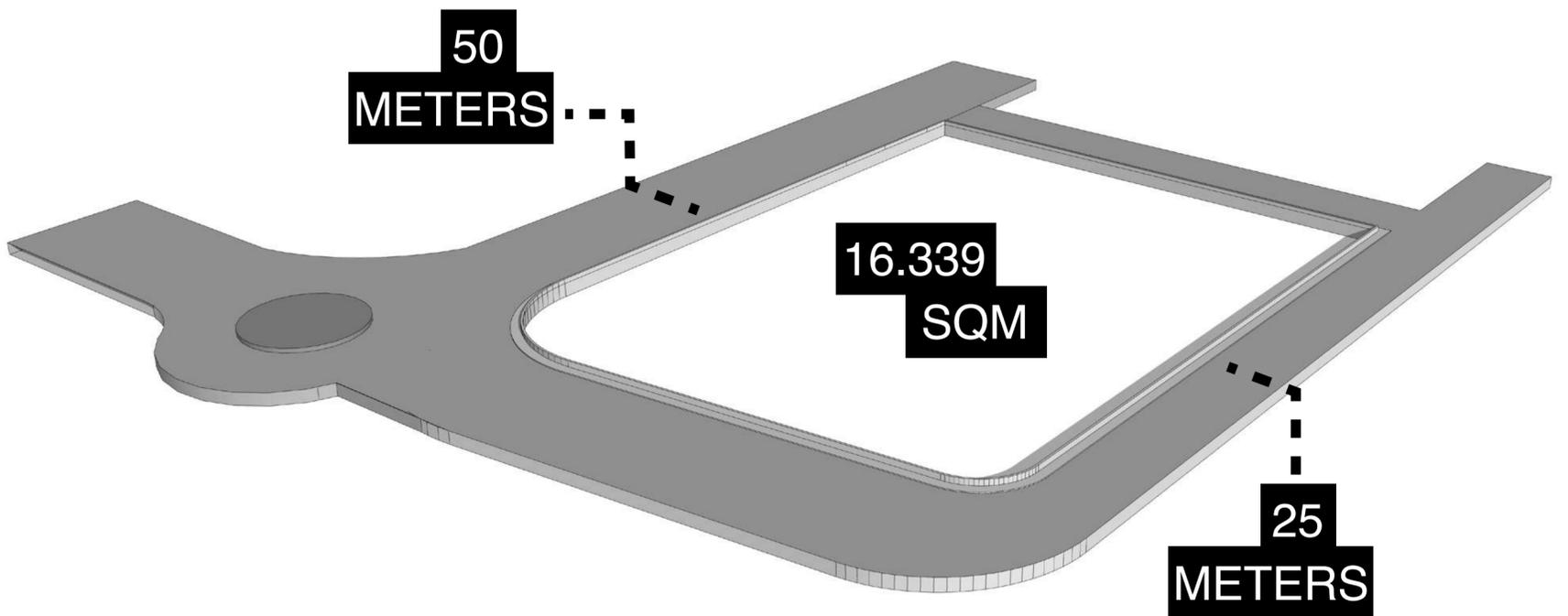
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# LOCATION ANALYSIS



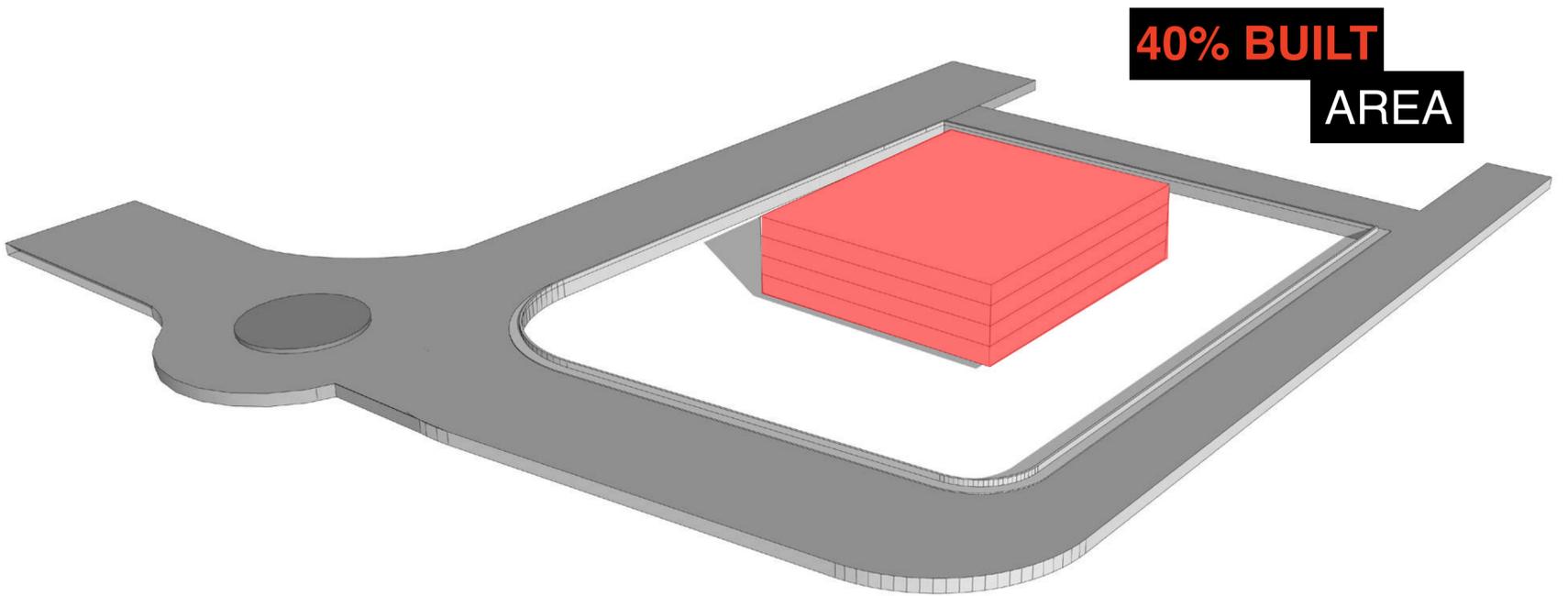
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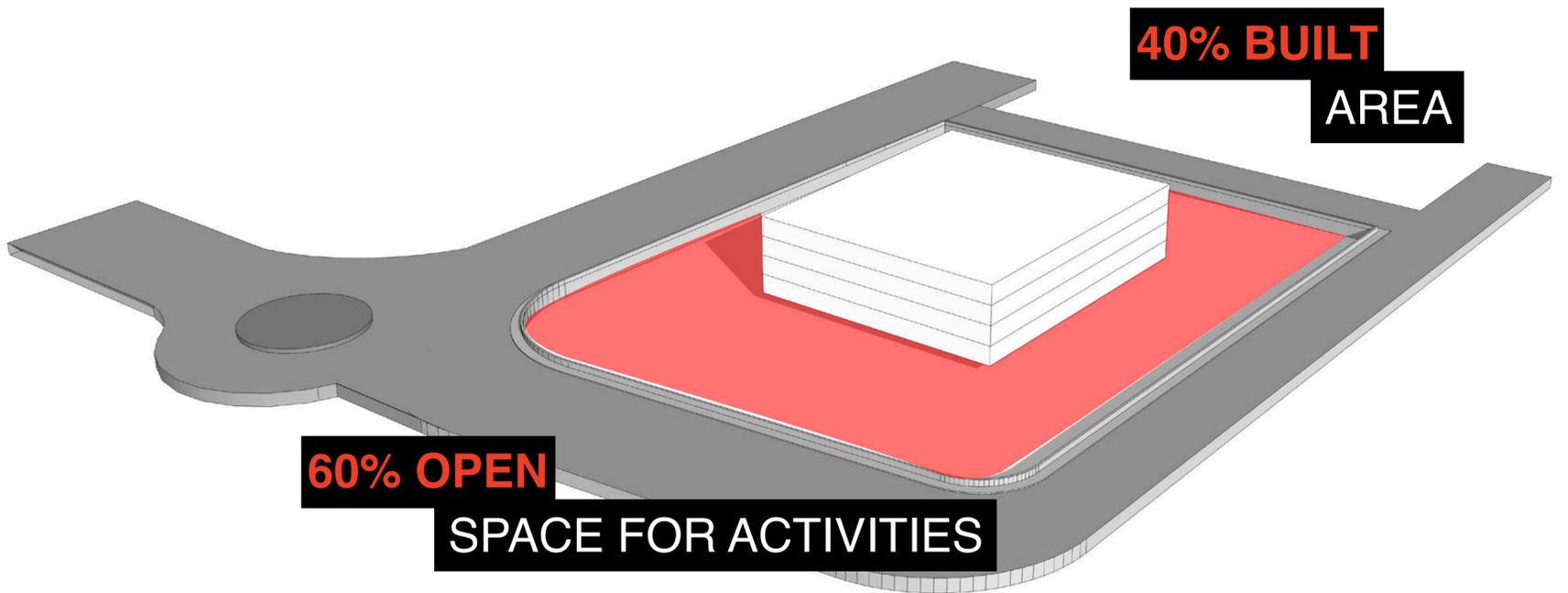
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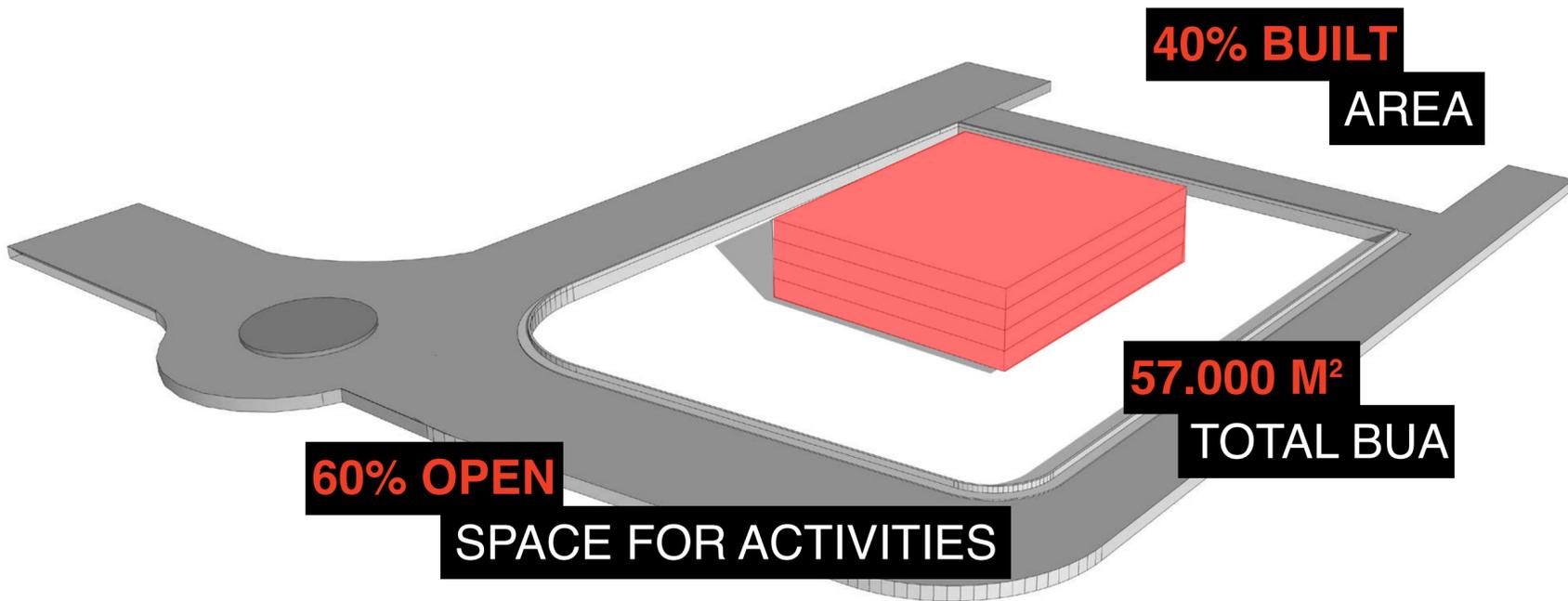
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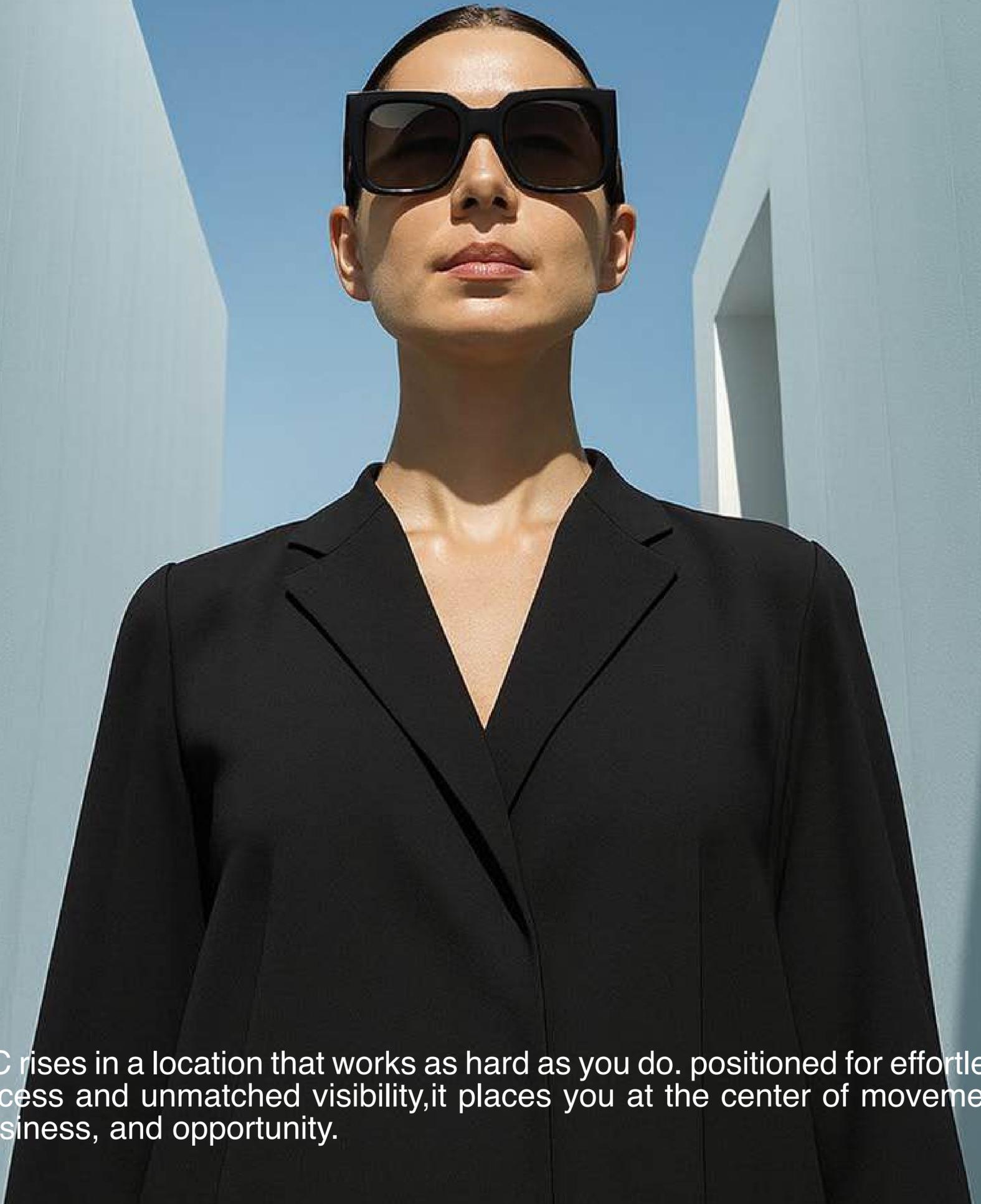


**THIS IS MORE THAN A SPACE.  
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HERE, LOCATION  
 ISN'T JUST  
 CONVENIENT.  
 IT'S STRATEGIC ©

[20]

[25]



BY SCKYLERS

OC rises in a location that works as hard as you do. positioned for effortless access and unmatched visibility, it places you at the center of movement, business, and opportunity.

AT OC, EDGES AREN'T BOUNDARIES, THEY'RE STARTING POINTS.  
HERE, FORM FOLLOWS FUNCTION, FLOW FOLLOWS MOVEMENT, AND  
SUCCESS FOLLOWS INTENTION.

(BY) SCKYLERS



# UNREAL ESTATE BECAME REAL POWER



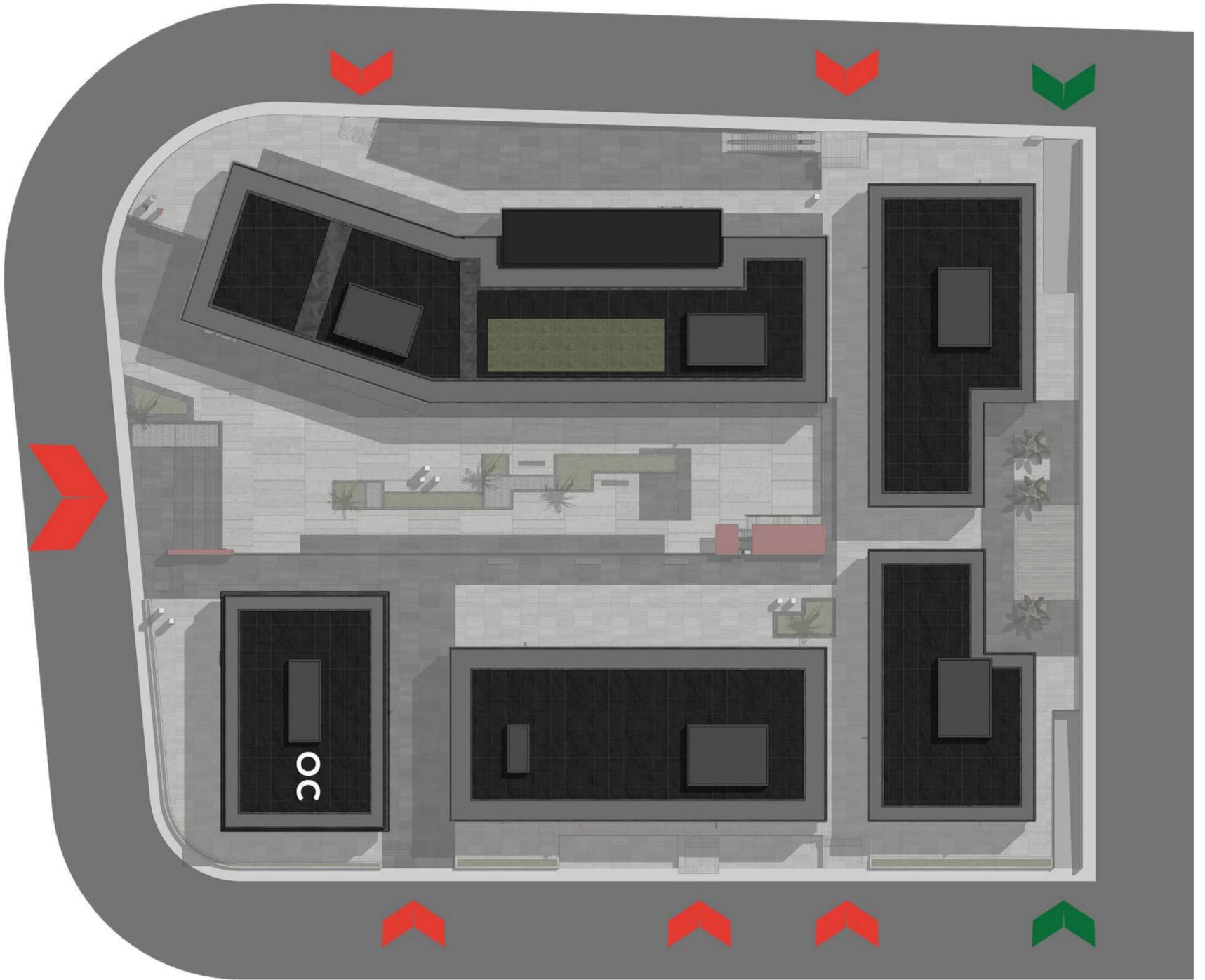


FOR THE (UNREAL MINDSET)  
UNSTOPPABLE

OC (BY) SCKYLERS



# A VISION, <sup>(UNREAL MINDSET)</sup> OUTLINED



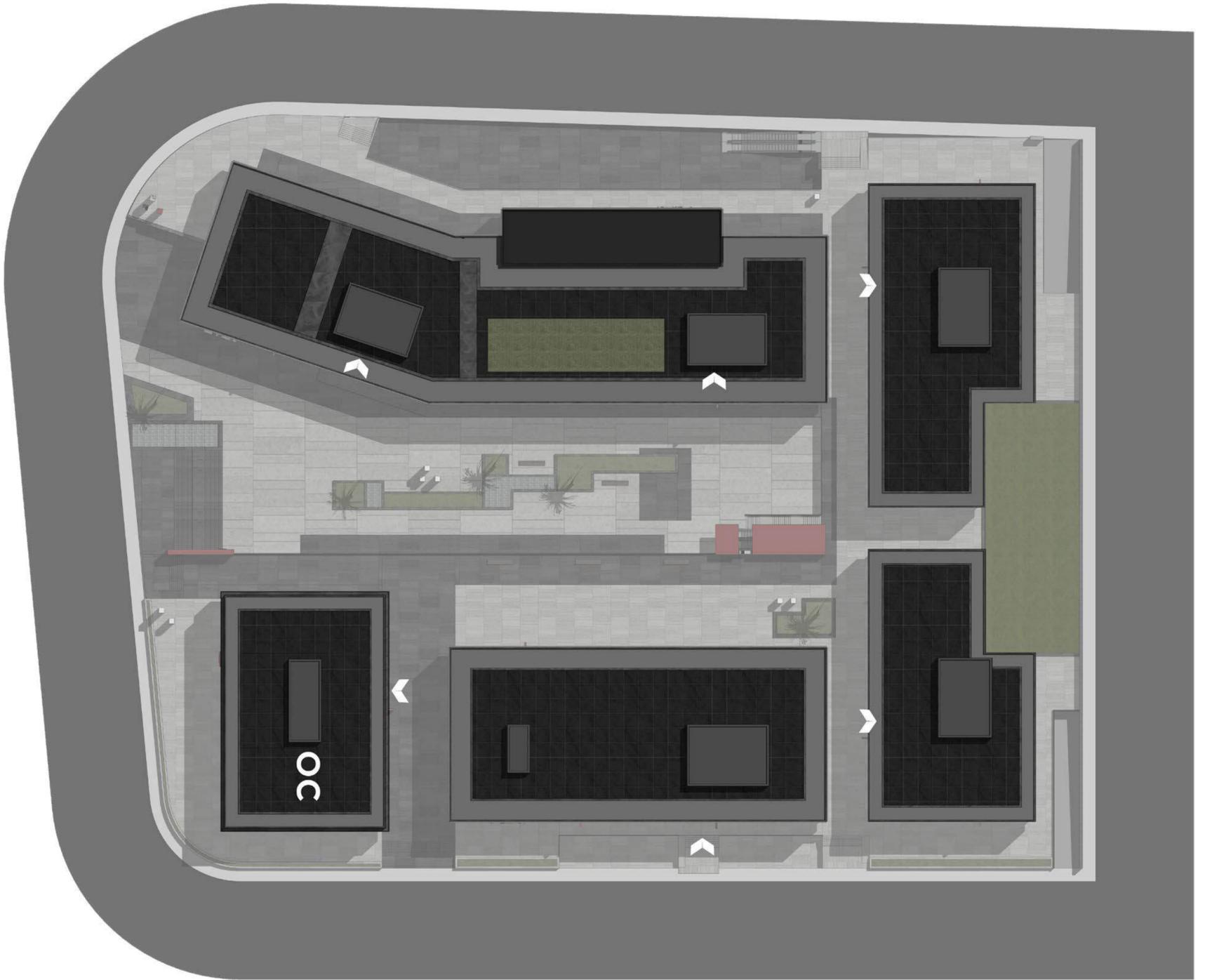
## PROJECT ENTRY POINTS

**MAIN ENTRANCES**

**PARKING ENTRANCES**

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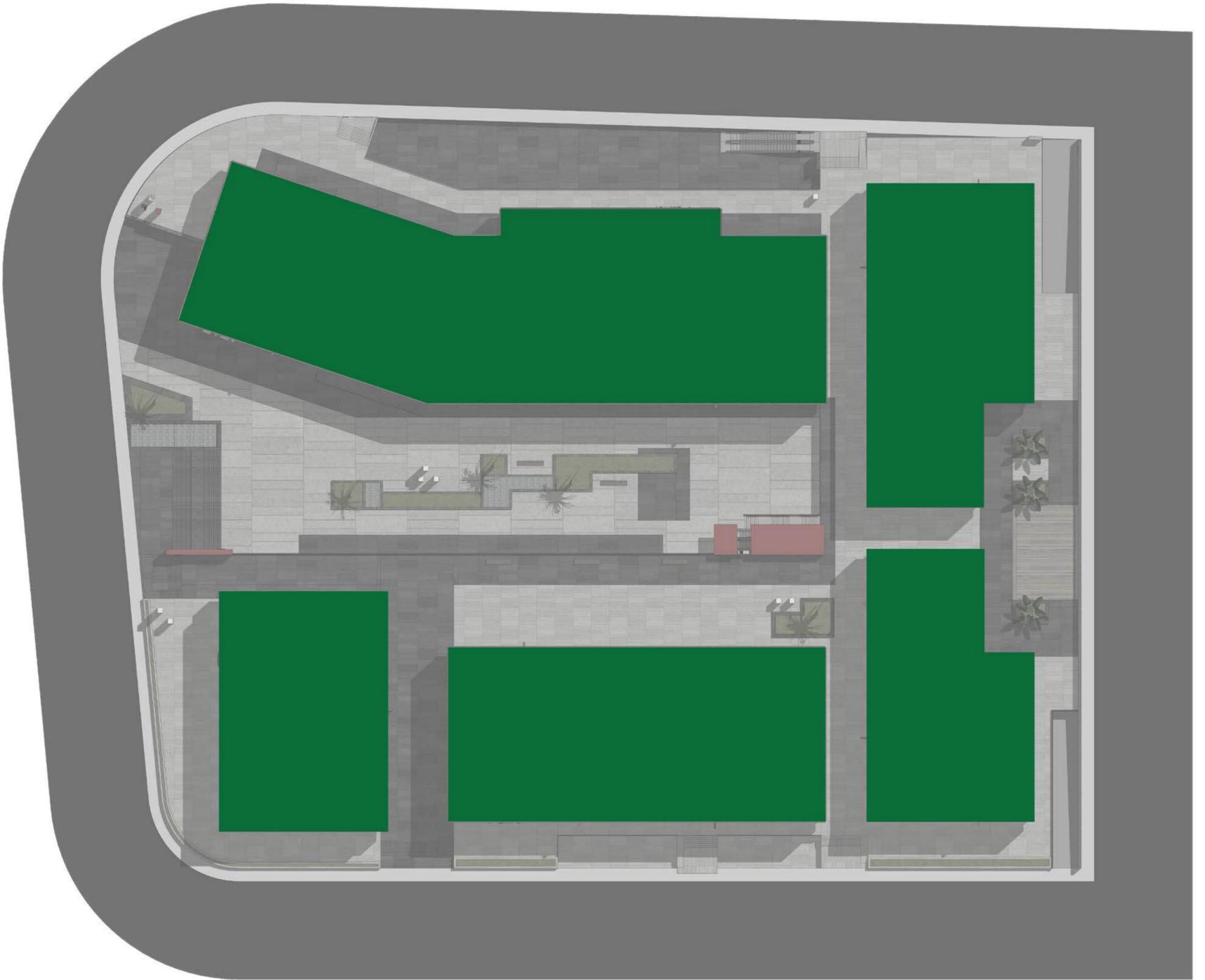
# A VISION, <sup>(UNREAL MINDSET)</sup> OUTLINED



## DIRECT BUILDING ENTRANCES

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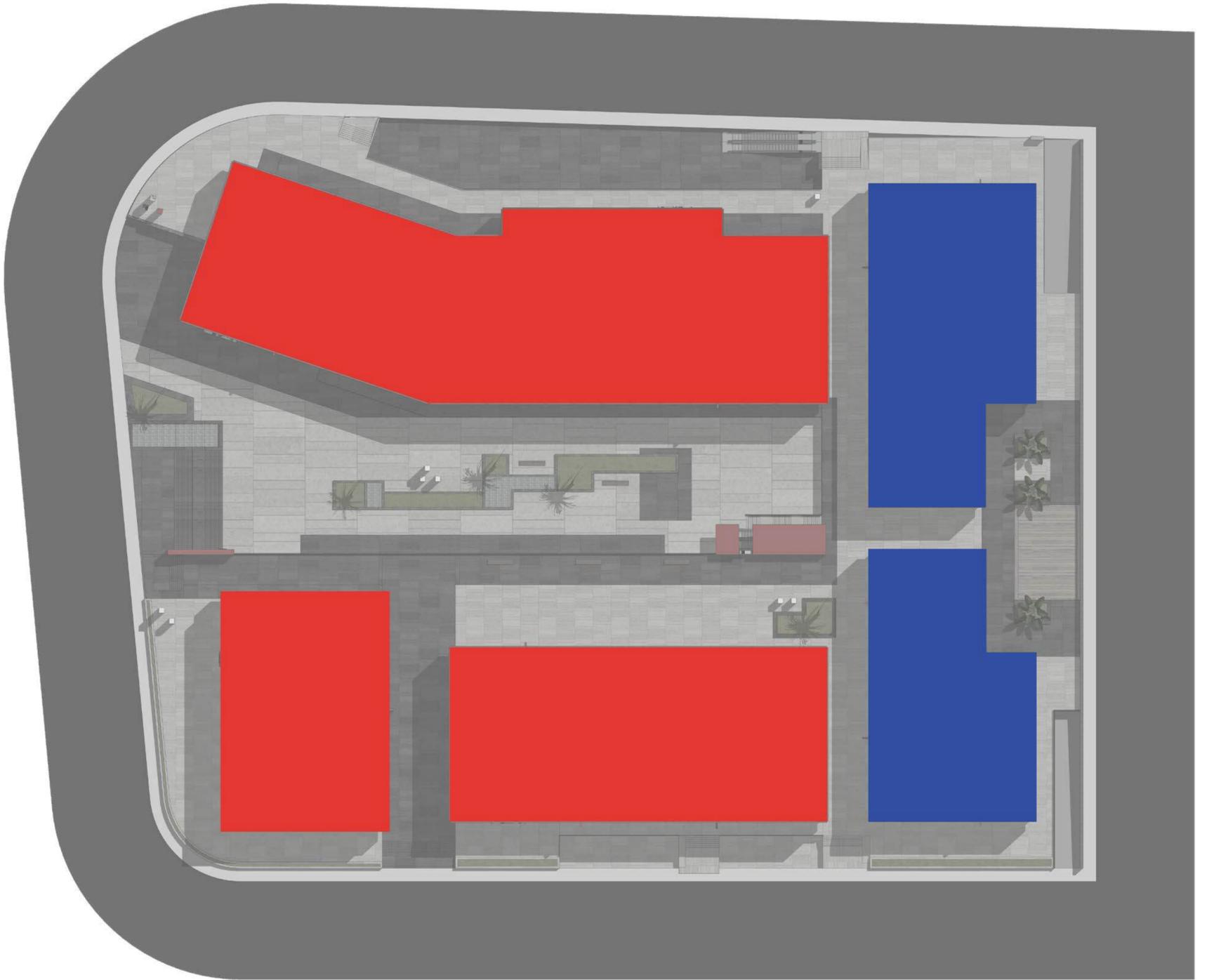
# A VISION, <sup>(UNREAL MINDSET)</sup> OUTLINED



## GROUND FLOOR + LOWER FLOOR

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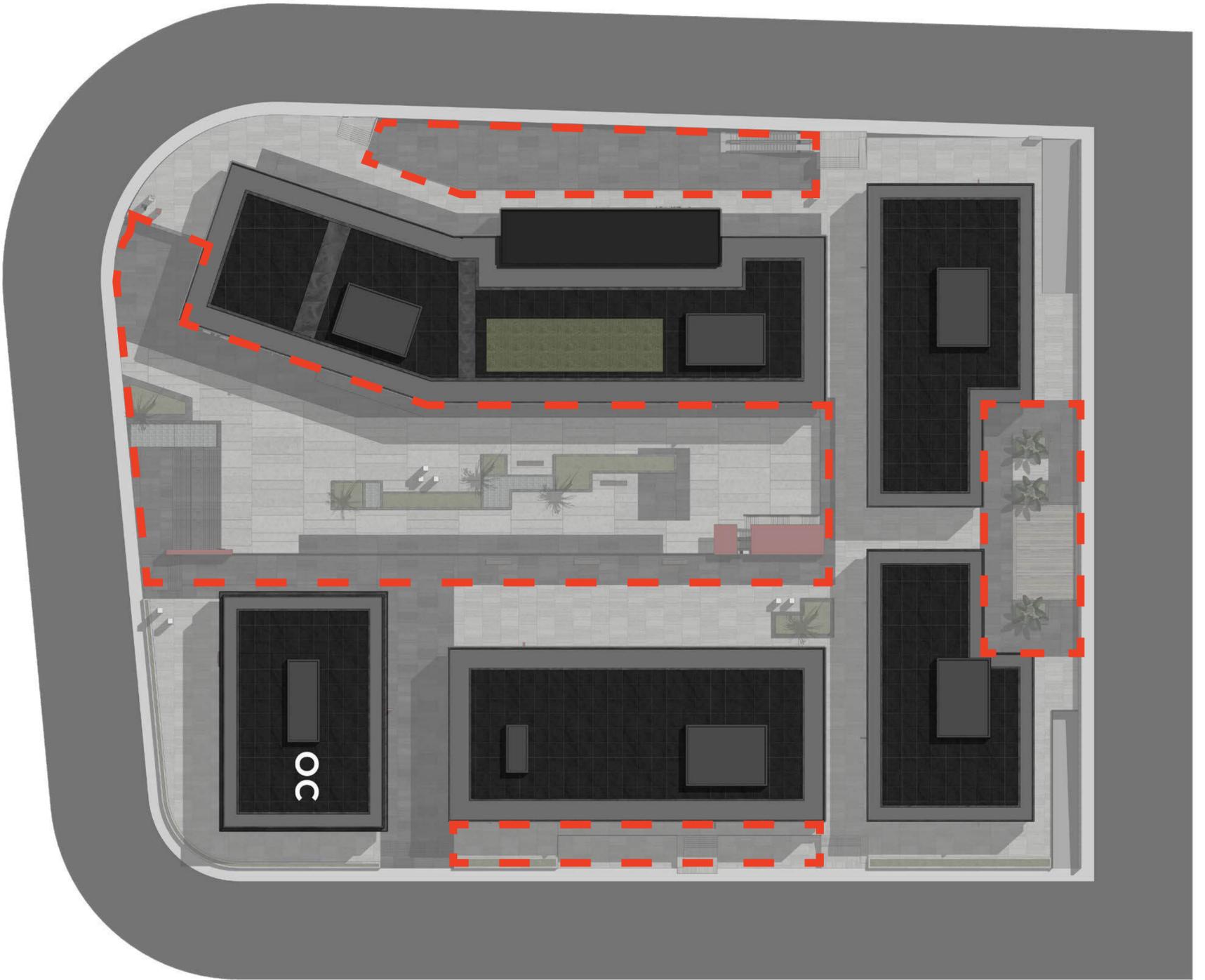


 OFFICES

 CLINICS

**THIS IS MORE THAN A SPACE.  
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# A VISION, <sup>(UNREAL MINDSET)</sup> OUTLINED



## OUTDOOR PIAZZAS

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# THINK BIG (UNREAL ESTATE) MOVE FAST

TM

DEFINED BY SHARP THINKING AND BUILT WITHOUT COMPROMISE.

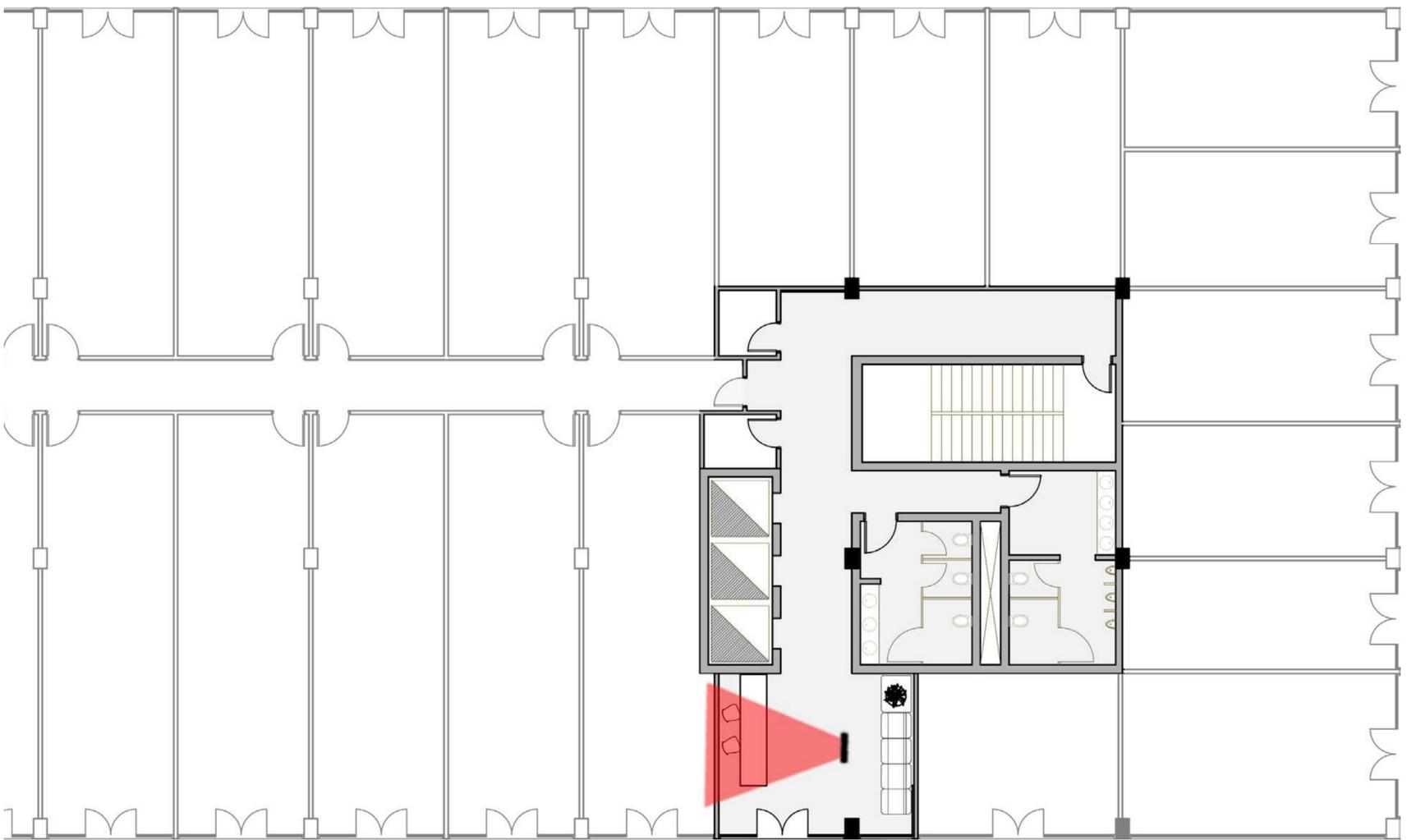
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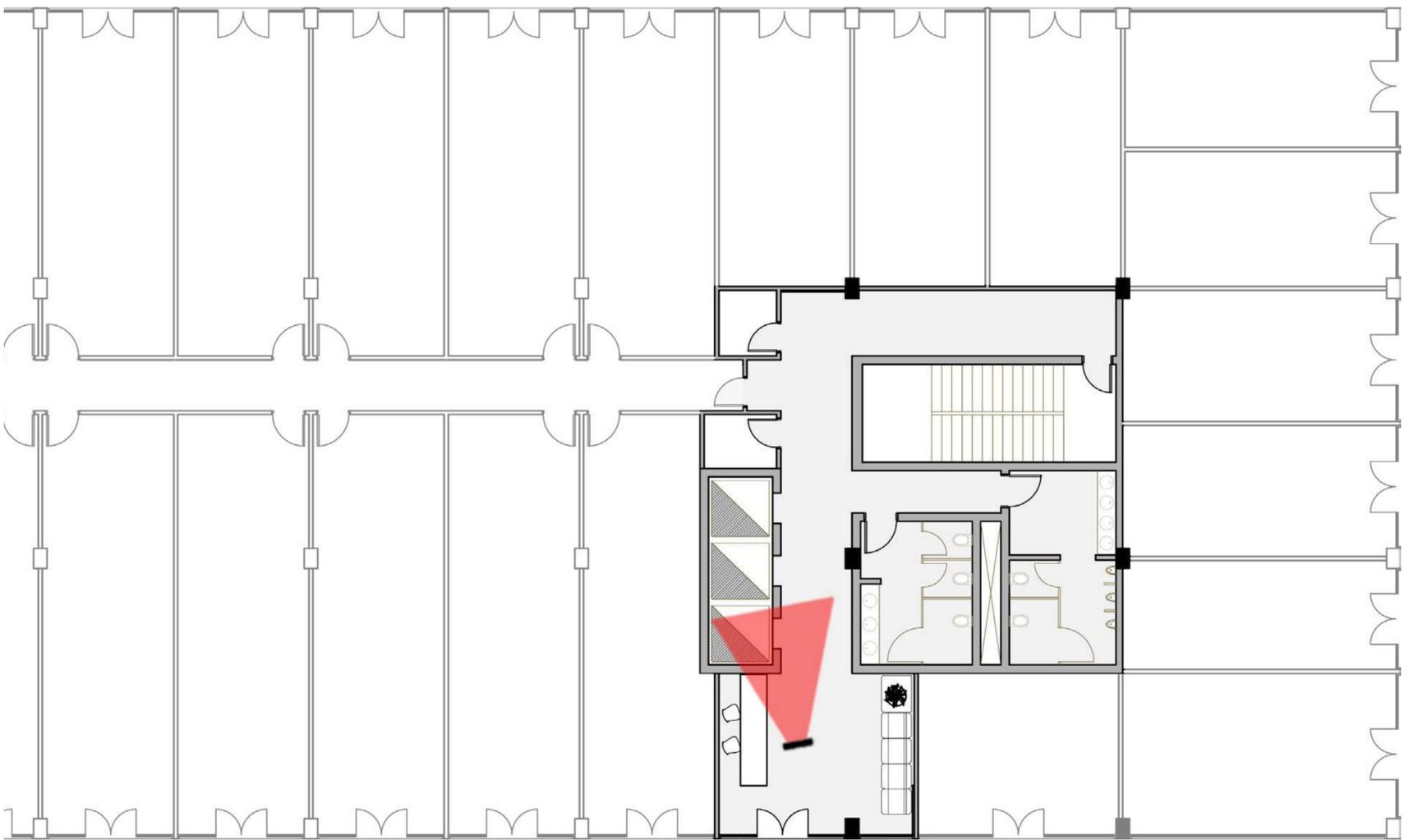


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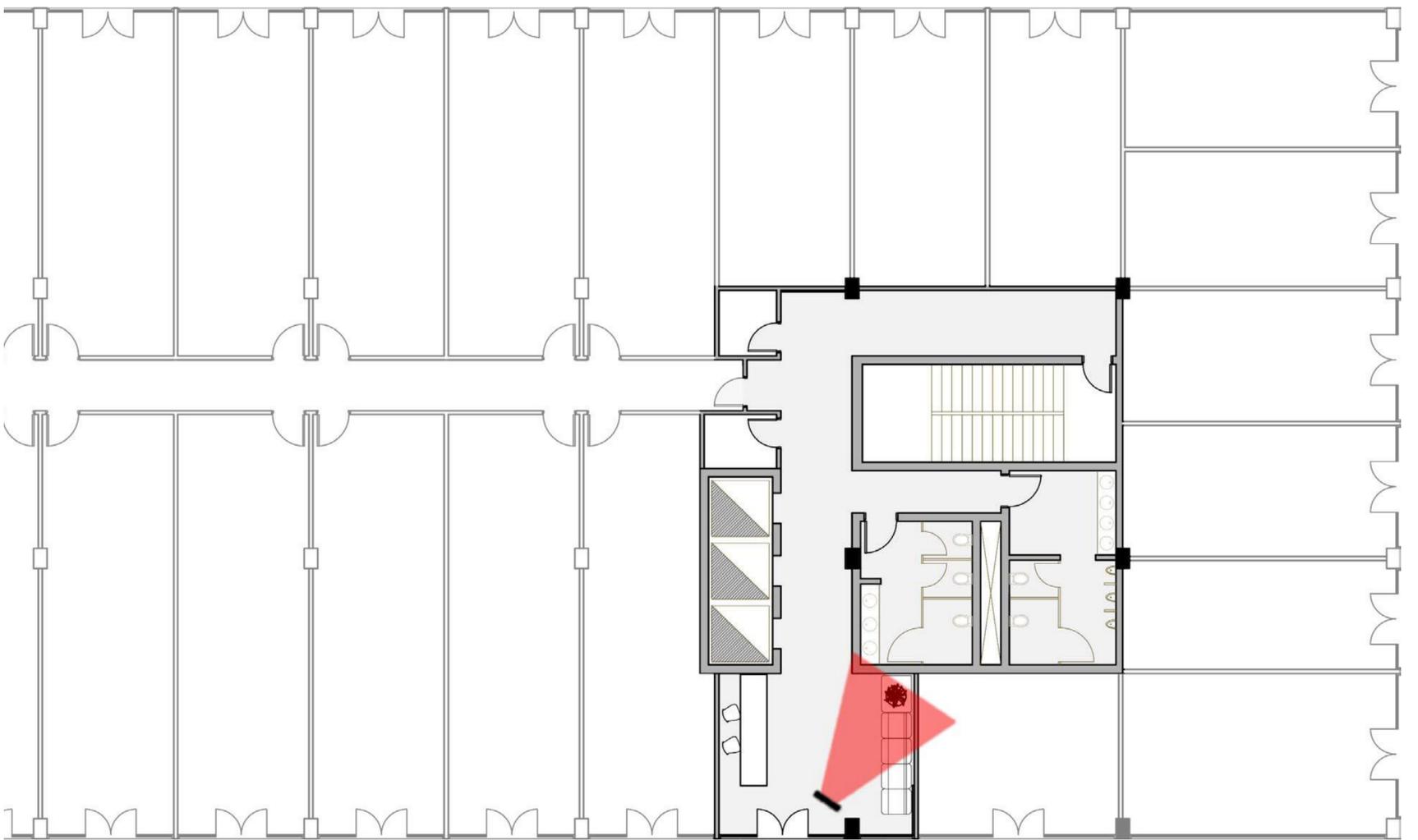


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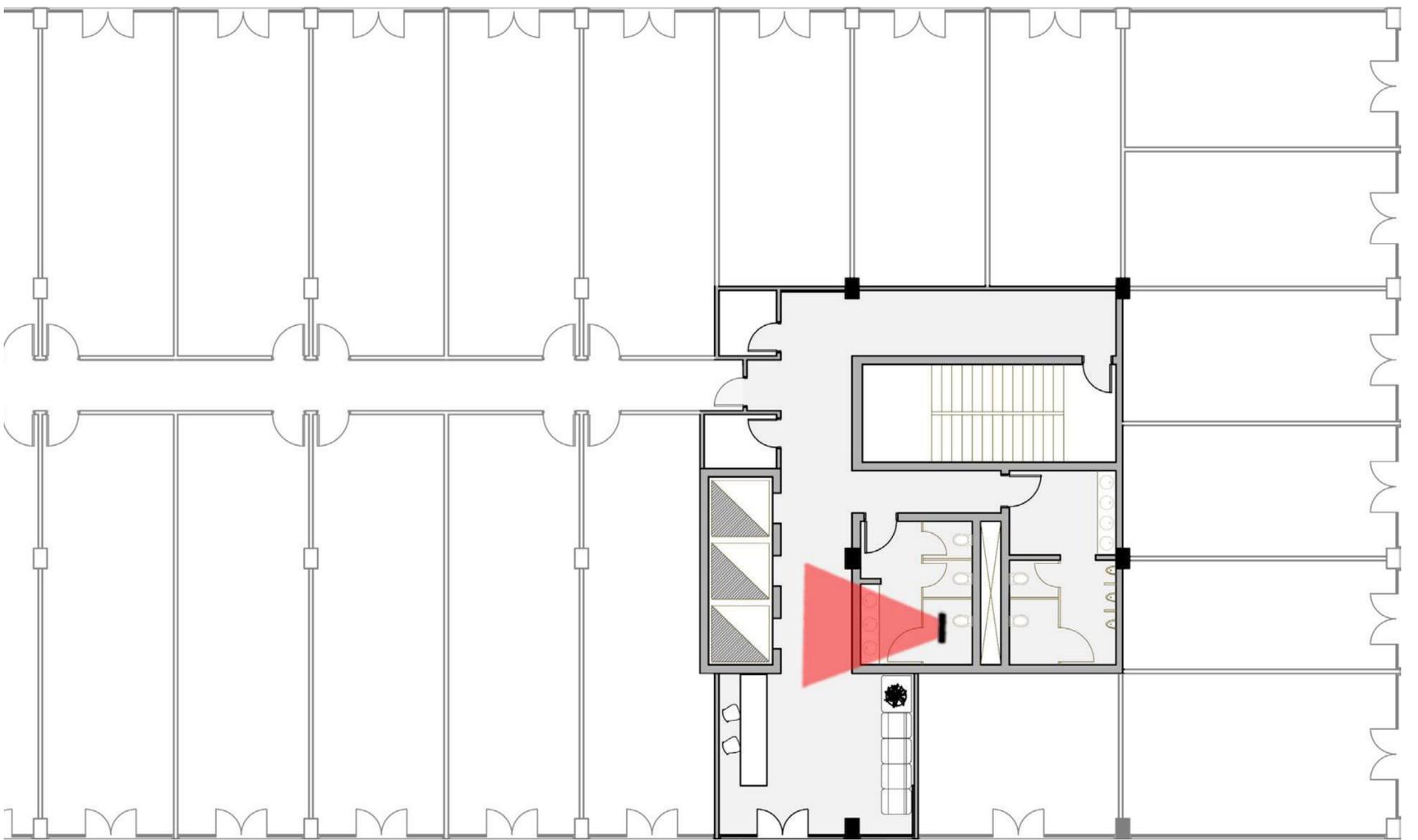


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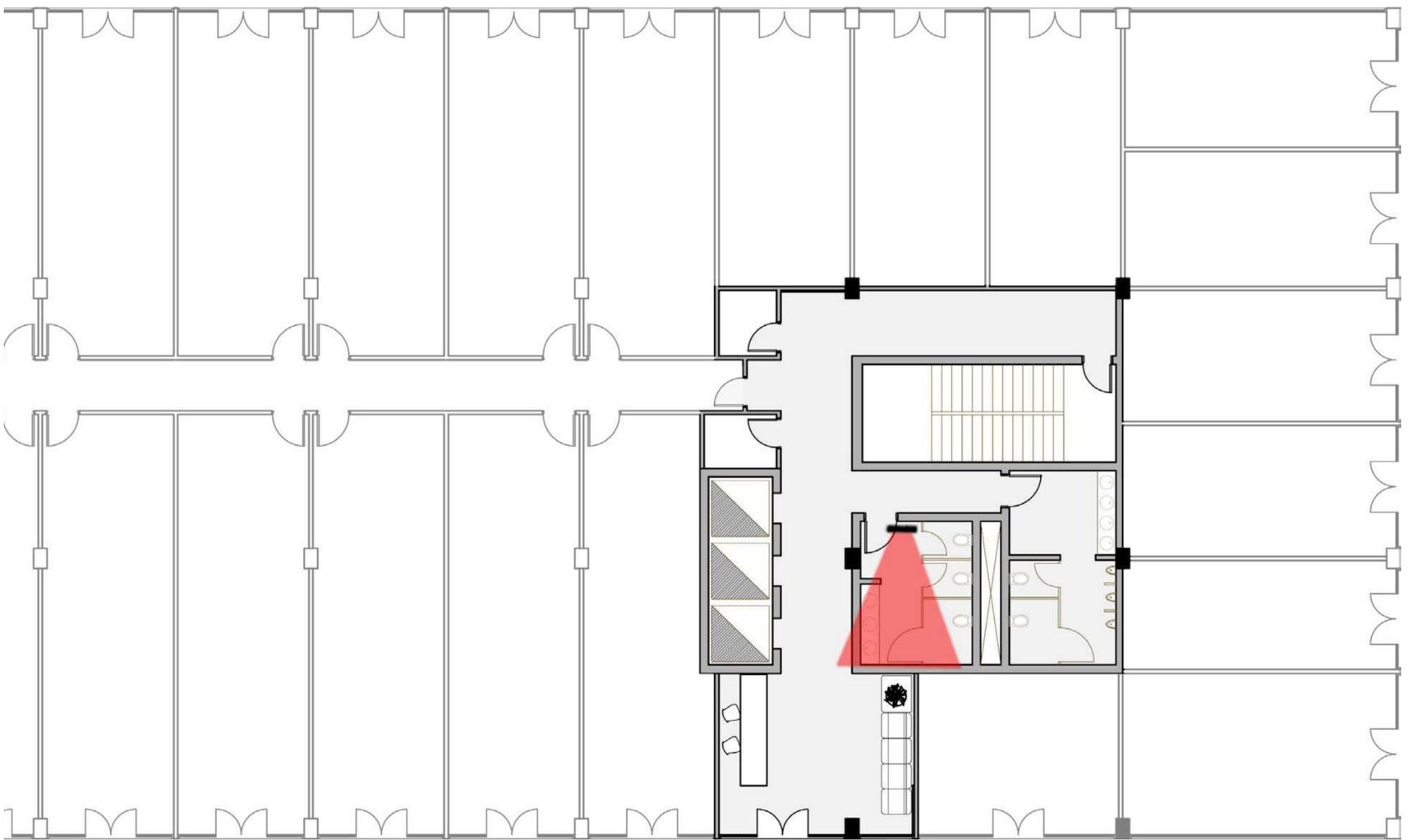


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OC (BY) SCKYLERS



# PREMIUM FULLY SERVICED OFFICES & CLINICS



## // CONCIERGE SERVICES:

FROM GUEST RECEPTION TO TRAVEL BOOKINGS, HOTEL ARRANGEMENTS, & LIMOUSINE SERVICES — A PERSONAL ASSISTANT FOR YOUR ENTIRE OFFICE & CLINIC EXPERIEN



# PREMIUM FULLY SERVICED OFFICES & CLINICS



## // EXECUTIVE MEETING SUITES:

BOOKABLE CONFERENCE ROOMS WITH VIDEO CONFERENCING, ADVANCED AV TOOLS, AND SMART PRESENTATION SYSTEMS.





# PREMIUM FULLY SERVICED OFFICES & CLINICS



## // CORPORATE SOLUTION ADVISORY:

ON-DEMAND ACCESS TO LEGAL, FINANCIAL, AND MARKETING CONSULTANCY THROUGH A DEDICATED SUPPORT TEAM.



# PREMIUM FULLY SERVICED OFFICES & CLINICS



**// BUSINESS HUB:**  
CENTRALIZED PRINTER & SCANNER FACILITIES



**PROJECT**  
**[03] SERVICES**  
**& AMENITIES**



# PROJECT SERVICES & AMENITIES

# VALET PARKING



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PROJECT SERVICES & AMENITIES

# DROP-OFF AREA

**THIS IS MORE THAN A SPACE.  
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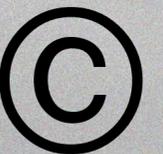
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PROJECT SERVICES & AMENITIES



BY SCKYLERS

**ON DEMAND  
CLEANING  
SERVICE**



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## PROJECT SERVICES & AMENITIES

OC'S LOUNGE AREA IS DESIGNED FOR INFORMAL MEETINGS, QUICK CATCH-UPS, OR SIMPLY RECHARGING BETWEEN TASKS. COMFORTABLE SEATING, A RELAXED ATMOSPHERE, AND SMART DESIGN MAKE IT THE PERFECT SPOT TO CONNECT, OR DISCONNECT, AS YOU NEED.

# THE LOUNGE AREA

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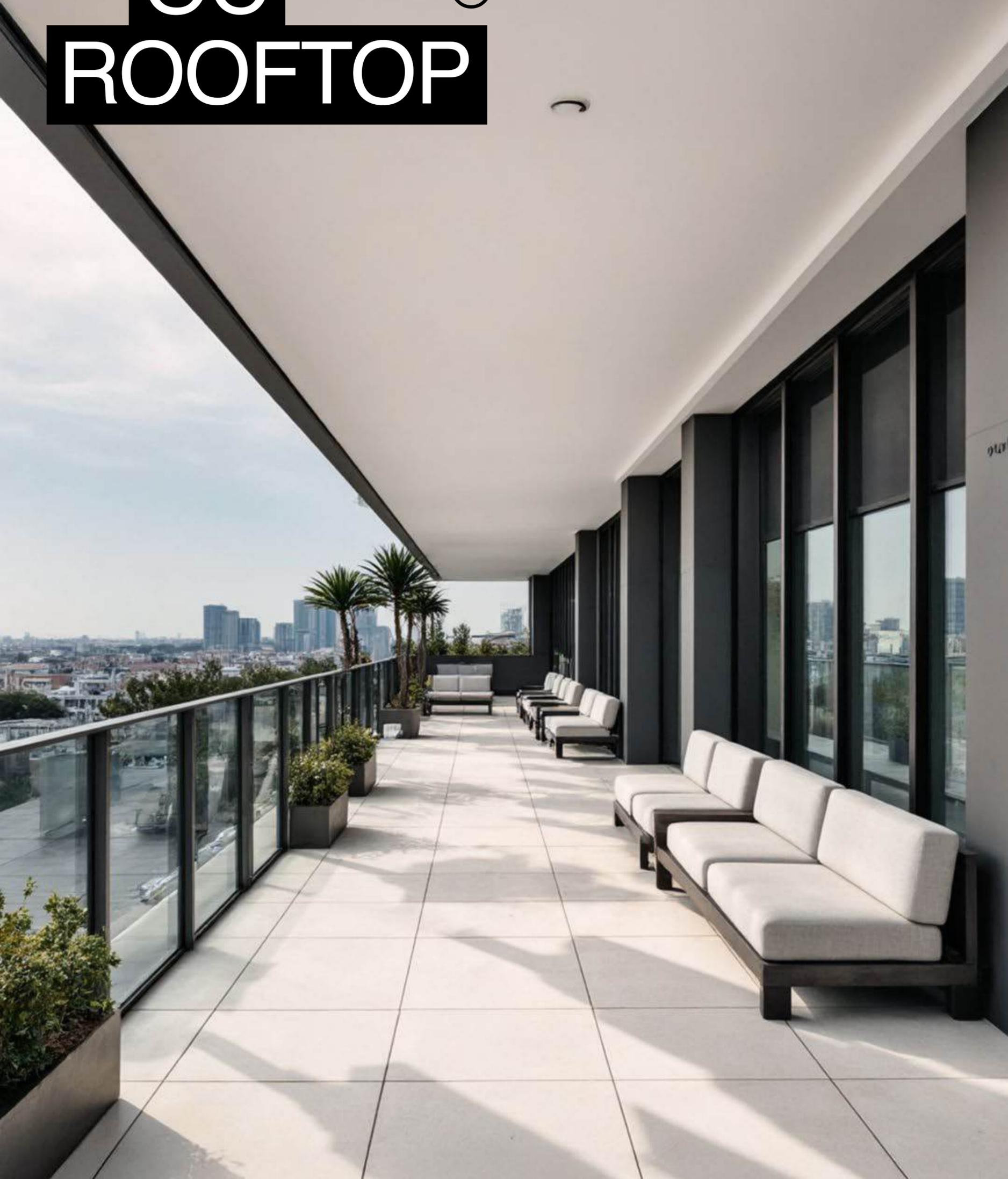


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PROJECT SERVICES & AMENITIES

THE  
OC  
ROOFTOP ©

AN ELEVATED PERSPECTIVE, LITERALLY. THE ROOFTOP OFFERS A PLACE TO RECHARGE, CONNECT, AND TAKE IN THE VIEW, GIVING YOU SPACE TO THINK BEYOND THE WALLS.



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# THE OUTDOOR PLAZA



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PROJECT SERVICES & AMENITIES

# WELLNESS CENTER

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PROJECT SERVICES & AMENITIES

# NORMAL DINNERS



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PROJECT SERVICES & AMENITIES

# FINE DINING



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PROJECT SERVICES & AMENITIES

**HOLLOW  
WALL**



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PROJECT SERVICES & AMENITIES



**KIDS  
ARENA**

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OFFICE (UNREAL MINDSET)  
01 // 20

THIS IS WHERE YOU RISE



THIS IS WHERE  
 YOU (UNREAL ESTATE)  
 RISE



OC



# AI, TECHNOLOGY AUTOMATION

Fully integrated with innovative infrastructure, AI-driven technology, and intelligent automation systems, the development is designed to adapt, optimize, and respond in real time—enabling seamless interaction between users, data, and building services. This future-forward approach enhances wby cutting-edge technology.



# SECURITY BEYOND THE SPACE



At OC, we believe true value goes beyond walls. That's why we've partnered with AXA to make sure you're protected when life takes unexpected turns. If illness requires a hospital stay, AXA steps in to cover your installments, with no added interest, until you're back on your feet.

(BY) SCKYLERS



## PAYMENT PROTECTION

A PROJECT BY // SCKYLERS

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TO SHAPE WHAT'S NEXT.



# PAY FOR WHAT'S **BUILT.**

OC (BY) SCKYLERS

## CLPP

CONSTRUCTION LINKED PAYMENT PLAN

PAYMENT

PLAN

( UNREAL ESTATE )



10% DOWN

PAYMENT

7 YEARS

HOTLINE // 17161

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**PAYMENT**



**PLAN**

( UNREAL ESTATE )

**LAUNCHING OFFER**

**10% DOWN**

**PAYMENT**

**10 YEARS**

**10 % DISCOUNT**

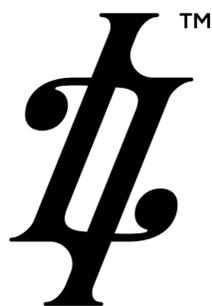
**HOTLINE // 17161**

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# PARTNERS &

# COLLABORATORS



TSM

LONGEBLACK

blackeels<sup>TM</sup>

m e m a / / k a i a

TINY GREEN RHINO<sup>TM</sup>

HOTLINE // 17161



THIS IS WHERE

YOU

(UNREAL ESTATE)

RISE



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EVERY DETAIL  
WAS THE  
BIGGER PICTURE