



FINANCIAL HUB
NEW CAPITAL

WELCOME TO FINANCIAL HUB

Where Excellence Meets Opportunity



“

FINANCIAL HUB

One of Safwa Urban Development Projects in The New Capital.
Located in the heart of the Financial District, Financial Hub is a premium
administrative and commercial building that redefines the future of
professional and business environments .

”





NEW CAPITAL



FINANCIAL HUB

LEED CERTIFICATION

FINANCIAL HUB gained this award to recognize excellence and highlight the most distinguished designs across various industry sectors that maintain the highest standards worldwide.

Among a selective list of upper-class companies, **SUD** has been recognized for delivering the best products, services, and sustainable solutions.



CERTIFICATE

THIS CERTIFICATE IS

Proudly Presented to

FINANCIAL HUB
NEW CAPITAL

Celebrating Excellency In
Luxury Commercial Developments



NEW CAPITAL LOCATION

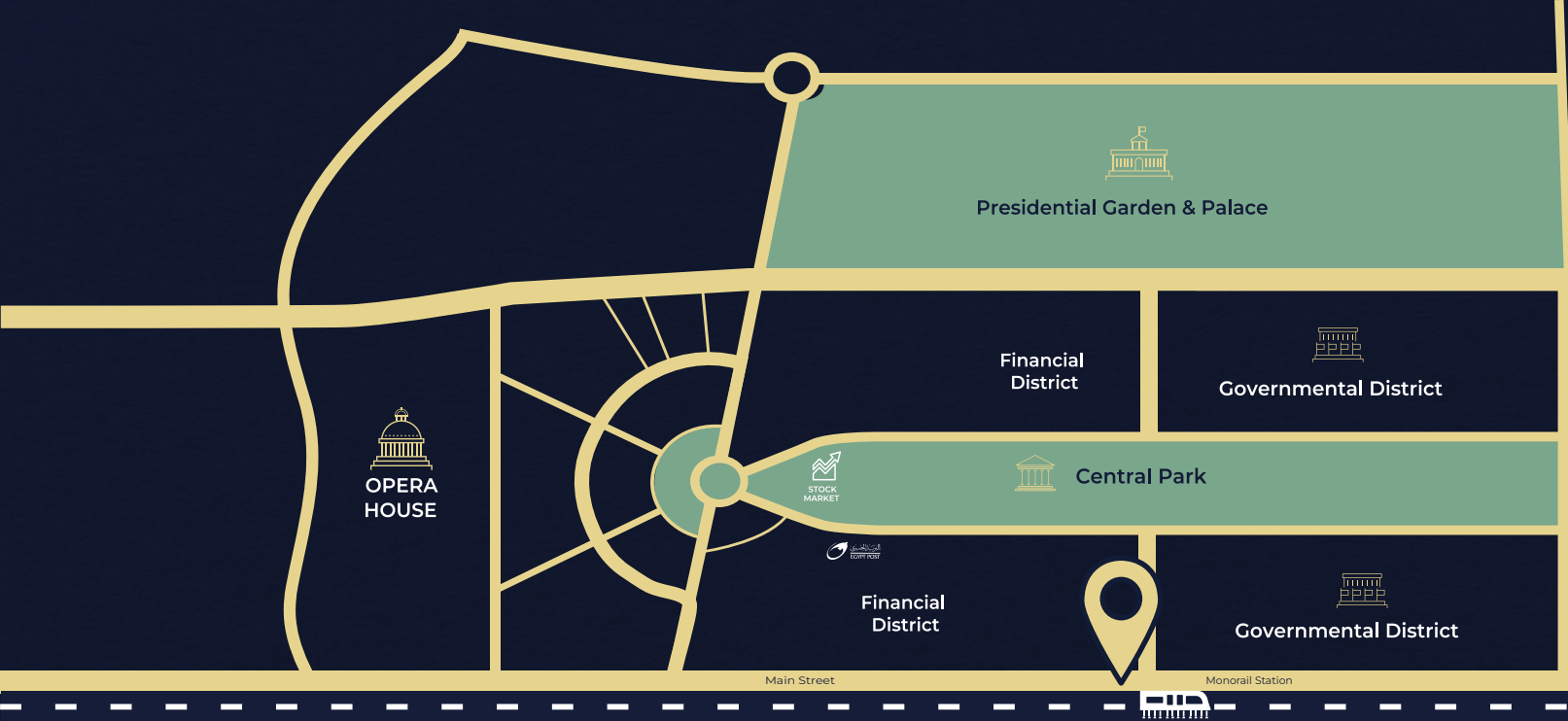
Located 60 km from Suez, Downtown Cairo, Ain El Sokhna, The New Capital will serve as a central hub connecting these cities and act as their administrative center.

It will also provide easier access to governmental services that were previously located in Downtown Cairo, Which were **Challenging to reach** for to reach for residents of other cities.



FH
FINANCIAL HUB
NEW CAPITAL

NEW CAPITAL LOCATION



FINANCIAL HUB

NEW CAPITAL

close to

Financial District
#NO 1

Parliament
5 Mins

Governmental District
1 Min

Stock Market
5 Mins

Monorail Station
2 Mins

Presidential Gardens
7 Mins

Central Park
3 Mins

New Capital Airport
10 Mins



PARLIAMENT
OF EGYPT



Capital Open
Theatre

FINANCIAL HUB

In the heart of the financial district ,directly facing the ministries zone, Financial Hub stands as a beacon of modern administration and progressive business innovation.

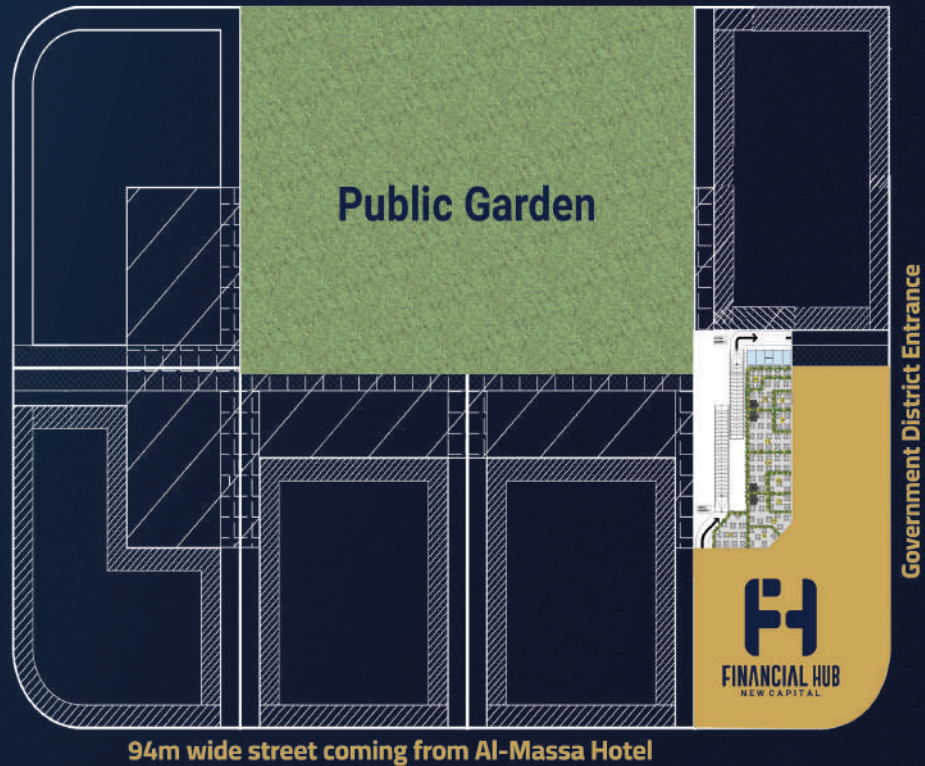
Our location offers unrivaled access to key government institutions, financial institutions, and corporate headquarters.

“

A MODERN ICON
IN EGYPT'S FASTEST
GROWING DISTRICT

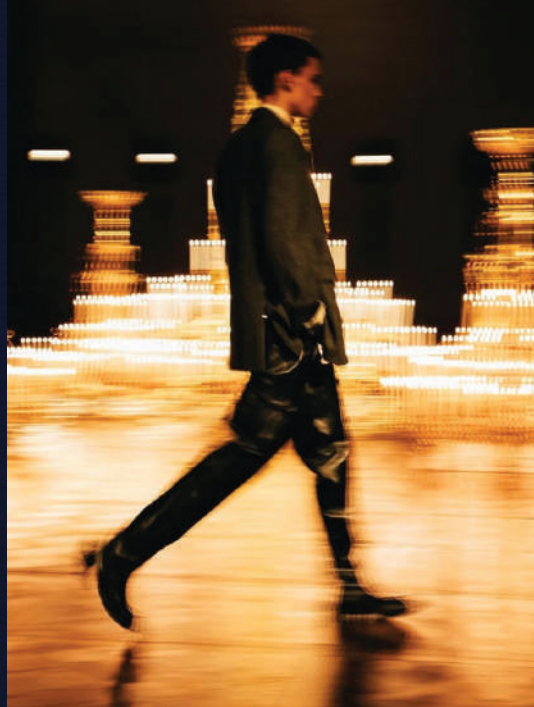
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The building is characterized by a direct back view
on a central garden with an area of
25,000 square meters

FINANCIAL HUB IN NUMBERS



NEW CAPITAL



17000m²

TOTAL BUILT-
UP AREA

8,670m²

TOTAL GROSS
LAND AREA

2

PARKING
FLOORS

7

TYPICAL
FLOORS

**FULLY
FINISHED**

ADMIN UNITS

25,000m²

LANDSCAPED
GARDEN VIEW

900m

OPEN
VIEW

10m

TRIPLE HEIGHT
GROUND FLOOR

2

SEPARATE
ENTERANCES

4

SPEED
ELEVATORS

2

PANORAMIC
ELEVATORS





AMENITIES AND FACILITIES

PREMIUM FAÇADES

Strategically positioned on a prime corner, the project features multi-directional facades that enhance both accessibility and prestige.





15

10 METER HEIGHT LOBBIES

- 2 Separate entrances (administrative & commercial)
- 6 Elevators with smart card access including 2 panoramic elevator overlooking the central garden

FULLY FINISHED OFFICE SPACES

Delivered with Premium Finishing, advanced infrastructure, and seamless integration of data, audio, and video systems.





5 FULLY-EQUIPPED MEETING ROOMS

Smartly designed shared spaces - including high-spec meeting rooms and kitchenettes on every floor - tailored for modern business needs."

A close-up, low-angle shot of a valet's hand, clad in a dark suit and white shirt, reaching out towards the side of a sleek, black luxury car. The car's polished surface reflects the warm, golden light of a setting or rising sun. The background is a blurred city street with other vehicles and buildings, creating a sense of a high-end urban environment. The overall mood is sophisticated and professional.

2 PARKING FLOORS WITH
VALET SERVICES



CONCIERGE

PROFESSIONAL CONCIERGE

Support to assist with visitor coordination, service requests, and day-to-day operational convenience.

COMMITTED TO GREEN LIVING

Designed with sustainability in mind, the building utilizes solar power to support eco-friendly operations and energy-efficient performance.”



FITNESS CENTER

A fully equipped gym facility designed to enhance wellness, energy, and work-life balance - just steps from your office."



FACILITY MANAGEMENT

Expert facility management ensures the highest operational standards across every space - for comfort, reliability, and peace of mind.

PRIME
COMMERCIAL
DESTINATION



Ground-floor designed for maximum visibility and footfall,
with direct access from the **94 meter façade**



Pharmacies



Mini Markets



Restaurants & Cafe



Banks



Currency
Exchange Office



ATM Center





FLOOR PLANS

BASEMENT 2 PARKING

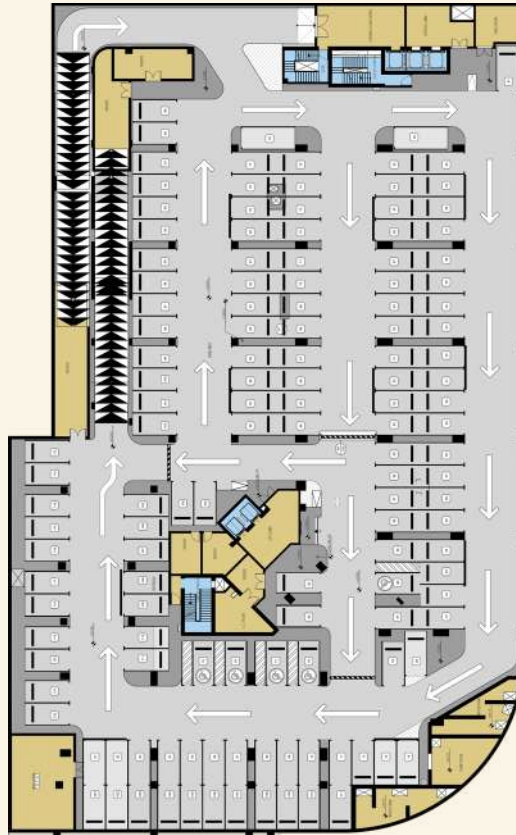


DISCLAIMER:

THE BELOW DISCLAIMER IS APPLICABLE TO ALL BROCHURE CONTENT:

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance. 2. Diagrams are not to scale and are for illustrative purposes only. 3. All renderings and landscaping visuals, materials, facades are for illustrative purposes only. 4. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans. 5. SUD reserves the right to make non-fundamental changes to the measurements and materials provided herein.

BASEMENT 1



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GROUND FLOOR COMMERCIAL

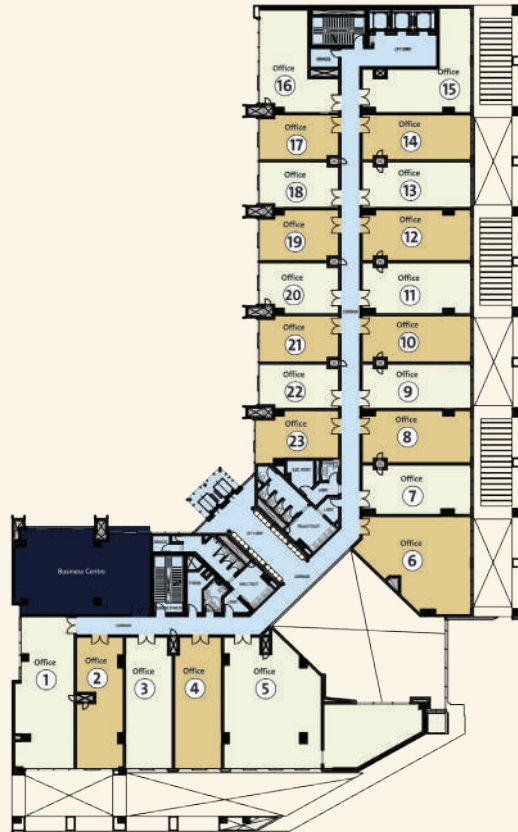


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1st FLOOR OFFICES

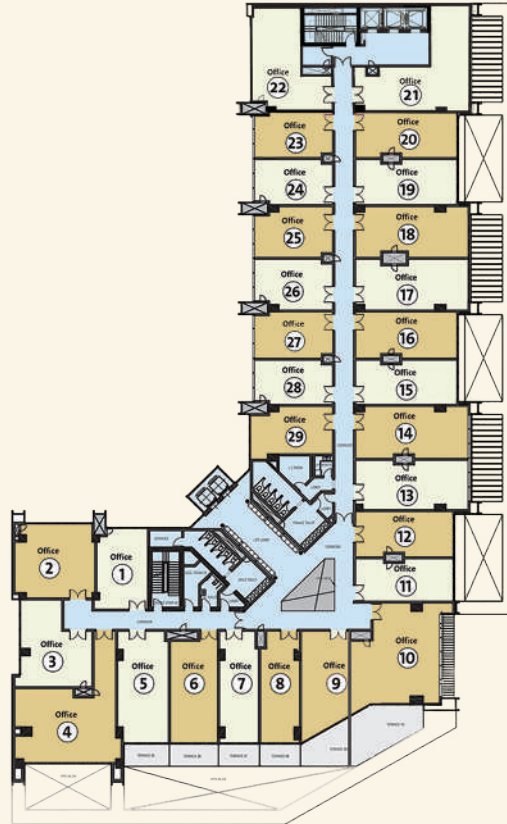


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2nd FLOOR OFFICES

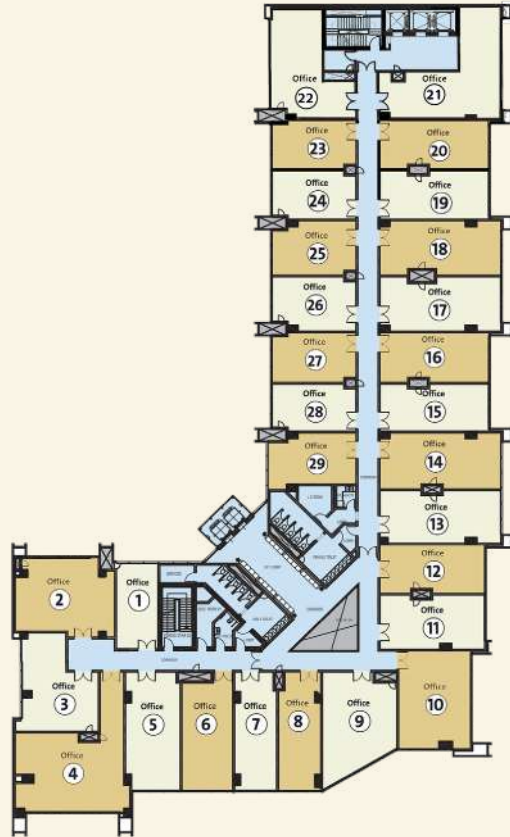


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3RD FLOOR OFFICES

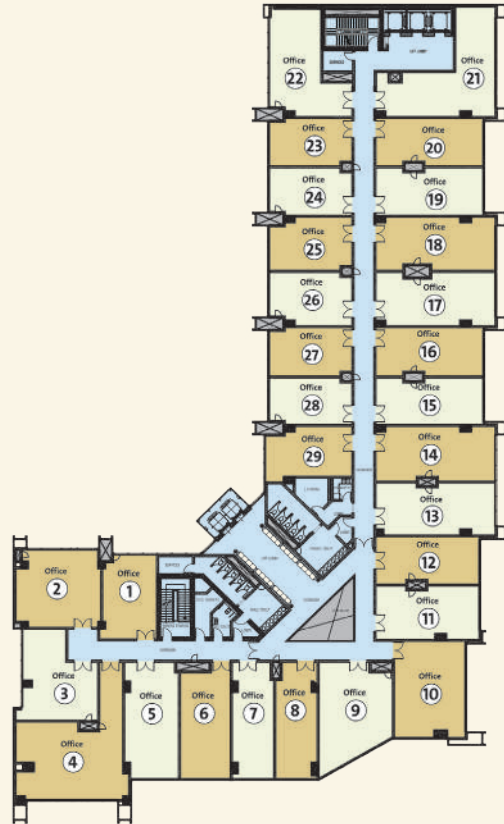


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4th FLOOR OFFICES

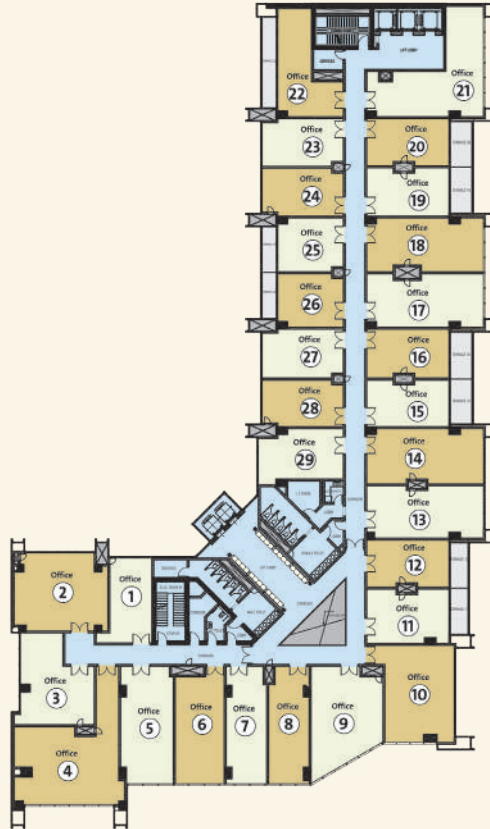


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5TH FLOOR OFFICES

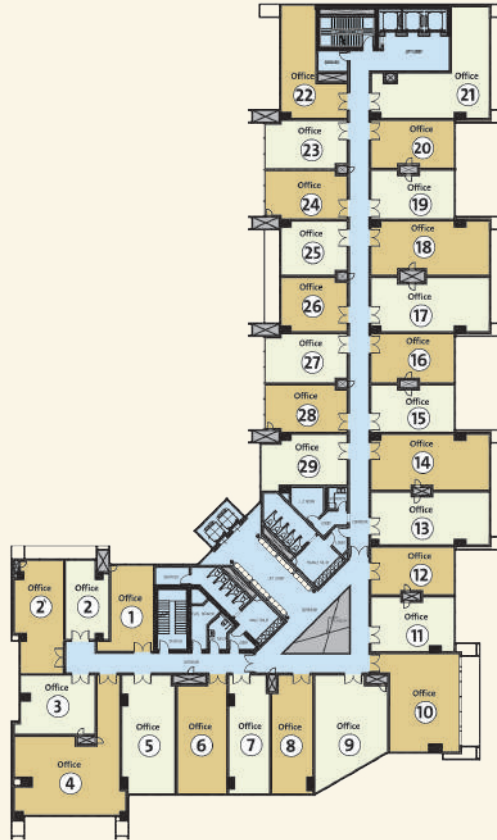


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6th FLOOR OFFICES

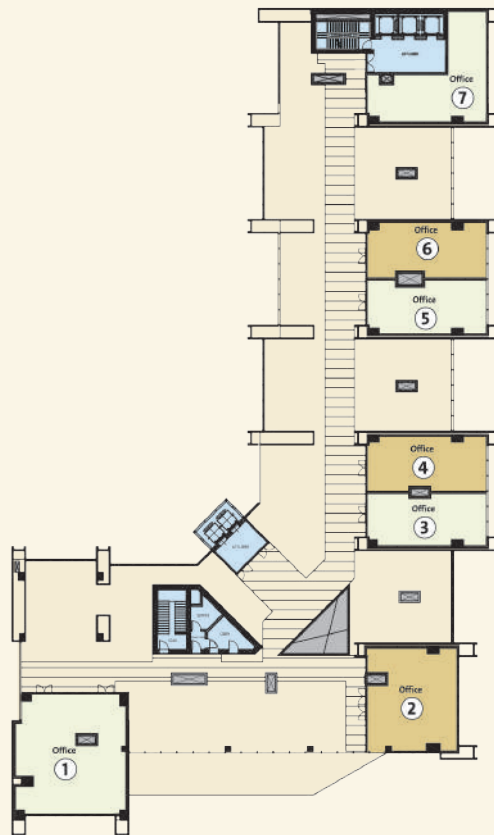


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7th FLOOR OFFICES



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ABOUT SUD

Safwa Urban Development - SUD is a leading Egyptian Urban Development Company, Established in 1996. We start every project with one goal in mind, which is taking the lead in creating upscale communities that provide the utmost privacy, maximum security, and substantial comfort, Hence our motto Became "building upscale communities"

Through all of our Urban Development projects that include Resorts, advanced residential communities, shopping centers as well as medical, educational, and sports facilities, we've managed to make an architectural fusion between contemporary and traditional designs, a feature that has become a trademark of ours. We've always been striving to live up to our customer's expectations and to earn their trust because we consider our customers to be our most important asset.

Building Upscale Communities



 **SUD Building:** 298 Sector 2,
5th Settlement, New Cairo

 **Ras El-Bar:** SUD Mall, SunSet 3,
Ras-Elbar

 **Mansoura 1:** Al Safwa Elegance
Tower, Gehan St.

 **Austria Branch:** Perfektastrasse
88/4 1230 Wien Austria

 **Mansoura 2:** 84 Suez Canal St.

 **France Branch:** 12/14 rond point
des Champs-Élysées 75008 Paris

 **New Damietta:** Central Area, Next to
Ophthalmology International Hospital

 **Info@**sud.com.eg