

# Kairos

New Cairo's Next Iconic Commercial Destination

*Located on North 90 St., opposite Waterway 2,  
more details coming soon.*



**CARATS**  
DEVELOPMENTS

x

**YBA**



# WHO WE ARE

## YBA

- YBA IS A LEADING MULTIDISCIPLINARY DESIGN FIRM THAT COVERS A WIDE RANGE OF SPECIALTIES AND SERVICES: ARCHITECTURE, URBAN DESIGN, LANDSCAPE DESIGN, AND INTERIOR DESIGN.

- YBA HAS WORKED ON MORE THAN 1,200 PROJECTS THAT RANGE FROM RESIDENTIAL, PUBLIC, CORPORATE & OFFICE, EDUCATIONAL & CULTURAL, HOTELS & RESORTS, RECREATIONAL, INDUSTRIAL, AND RELIGIOUS TO COMMERCIAL PROJECTS. YBA'S EXTENSIVE COLLECTIVE EXPERIENCE AND ATTENTION TO DETAIL HAVE RESULTED IN UNEXPECTED, INSPIRATIONAL, AND TREND-SETTING DESIGN SOLUTIONS. MOREOVER, YBA WON 26 GLOBAL AWARDS OUT OF 33 COMPETITIONS.



## CARATS DEVELOPMENTS

- FOUNDED IN 1980, CARATS DEVELOPMENTS IS THE INNOVATIVE REAL ESTATE DIVISION OF CARATS JEWELRY, ESTABLISHED AS A PREMIUM COMPANY FOCUSED ON HIGH-END COMMERCIAL AND ADMINISTRATIVE SPACES.

- BACKED BY DECADES OF EXPERTISE AND A LEGACY IN LUXURY, CARATS DEVELOPMENTS BRINGS ACCURACY, PARTNERSHIP, AND LONG-TERM VALUE TO EVERY PROJECT, WHERE LUXURY IS NOT JUST SEEN, IT IS FELT. IT IS REFLECTED IN THE SLEEK LINES OF OUR ARCHITECTURE, THE HARMONY OF OUR INTERIORS, THE EXCLUSIVITY OF OUR LOCATIONS, AND THE TRUST WE BUILD WITH OUR STAKEHOLDERS.



# WHY Kairos

## ✦ DESIGN ✦

MASTER PLANNED AND DESIGNED BY WORLD RENOWNED ARCHITECT DR. YASSER EL BELTAGY YBA, KNOWN FOR CRAFTING VISIONARY LANDMARKS ACROSS THE REGION, INCLUDING EL ALAMEIN TOWERS.





# WHY **Kairos**

## ✦ UNIQUE LOCATION ✦

STRATEGICALLY LOCATED ON THE MOST PRESTIGIOUS AXIS OF NORTH 90 STREET, ENSURING PRIME EXPOSURE AND EFFORTLESS ACCESSIBILITY.

### SURROUNDINGS:

PETROSPORT STADIUM - EL NARGES - EL BANAFSEG  
- AL REHAB - AUC - MOUNTAIN VIEW - EL LORUS





# WHY Kairos

## ✦ HIGH-END MATERIALS ✦

BUILT EXCLUSIVELY WITH PREMIUM MATERIALS  
SOURCED FOR DURABILITY, REFINEMENT, AND  
LONG-TERM VALUE.

EVERY SURFACE, FINISH, AND ELEMENT HAS BEEN  
SELECTED TO MEET WORLD-CLASS LUXURY  
STANDARDS, REFLECTING OUR COMMITMENT TO  
EXCELLENCE.





# WHY Kairos

## ✦ PIECE OF ART ✦

MORE THAN JUST A PROJECT, KAIROS IS A SCULPTURAL STATEMENT OF ELEGANCE, DESIGNED TO INSPIRE.

DESIGNED TO OFFER EVERY INCH IN THE BUILDING DIRECT ACCESS TO LIGHT AND GOOD EXPOSURE SPACE.





# WHY Kairos

## ★ LATEST INNOVATIONS ★

APPLIED CUTTING-EDGE VRF SYSTEMS, HIGH-SPEED  
FIBER OPTICS, OTIS ELEVATORS, AND  
ARCHITECTURAL LOUVERS ENGINEERED TO MEET  
THE HIGHEST STANDARDS OF LUXURY AND  
FUNCTIONALITY.





# WHY Kairos

## ✦ BUILT TO LIVE ✦

STRUCTURAL AND MATERIAL CHOICES ARE  
ROOTED IN RESILIENCE, LONGEVITY, AND  
MINIMAL MAINTENANCE, PROVEN TO WITHSTAND  
LOCAL CLIMATE CONDITIONS AND PRESERVE  
THEIR QUALITY UNDER THE REGION'S MOST  
CHALLENGING ENVIRONMENTAL DEMANDS.





# WHY Kairos

## ✦ LUXURY BRANDS ✦

EVERY UNIT IS CRAFTED FOR LUXURY RETAIL SUCCESS, FEATURING CUSTOMIZED LAYOUTS, HIGH CEILINGS, PANORAMIC VISIBILITY, AND ELITE NEIGHBORS THAT BOOST VALUE.

WE CAREFULLY SELECT OUR PARTNERS TO UPHOLD KAIROS' IMAGE AND ENSURE MUTUAL SUCCESS.





# WHY Kairos

## ★ UNIQUE PARTNERSHIP ★

WE'RE NOT JUST SELLING UNITS, WE'RE  
BUILDING A SYNERGISTIC ECOSYSTEM OF  
LIKE-MINDED PARTNERS AND VISION-ALIGNED  
BRANDS THAT SHARE OUR VALUES.

