



Kairos

New Cairo's Next Iconic Commercial Destination

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



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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
REOWNED 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.



CAR PARK



ELEVATORS



ESCLATORS



FIRE FIGHTING
SYSTEM



FIRE ALARM



SECURITY
SYSTEM



CENTRAL AIR
CONDITIONER



VENTILATION



FIBER OPTIC
INTERNET

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.

