





All is connected.



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ABOUT ONE/ONE



SHAPING VALUE  
*into* LEGACY.

One of One was founded in 2025 by an entrepreneurial board renowned for its expertise in premium land acquisition and real estate development.

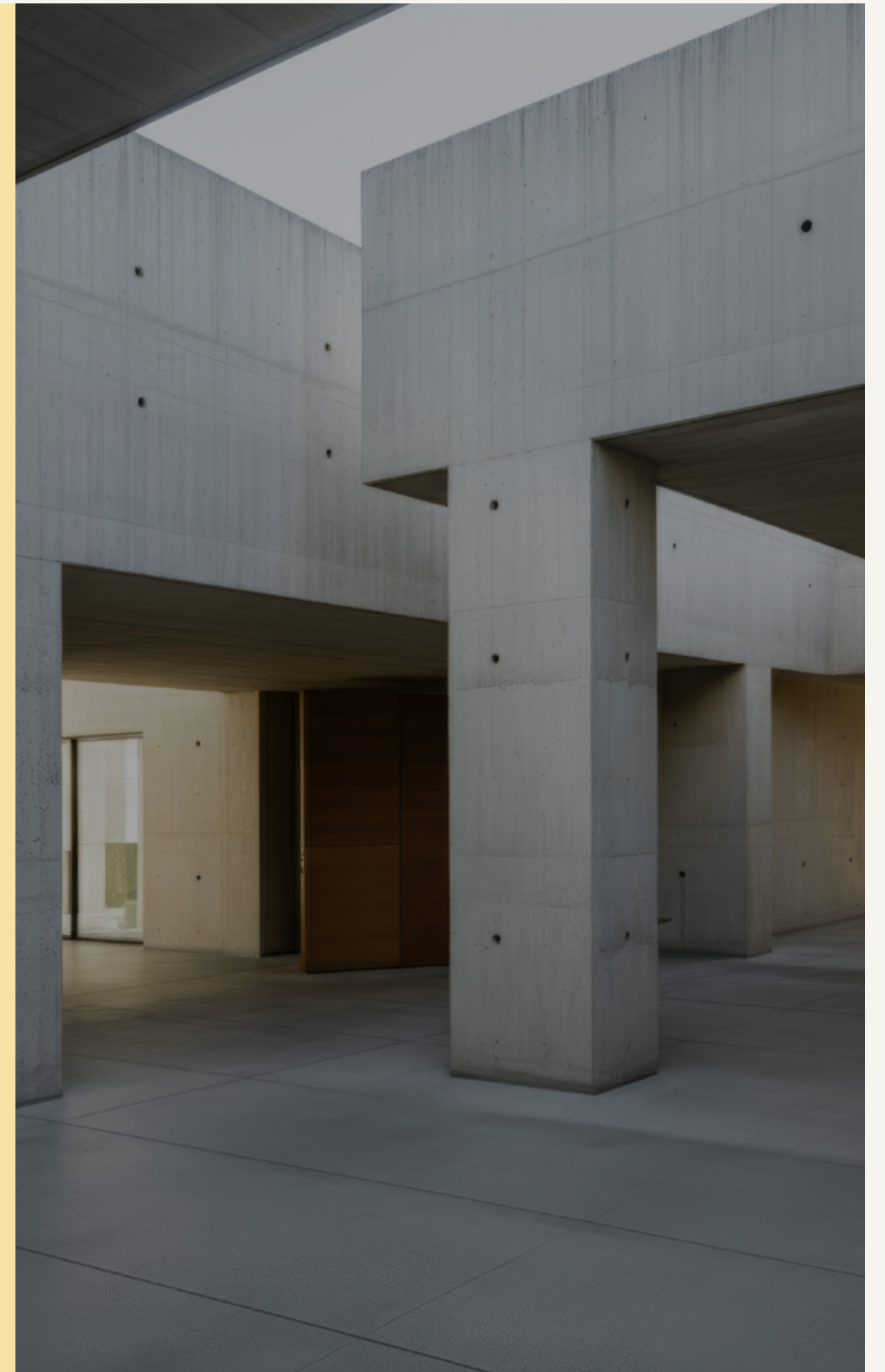
Driven by a vision to transform ideas into landmark realities, our leadership brings a proven track record in high-value projects and unmatched insight into the real estate industry.

At the heart of our mission lies an unwavering commitment to integrity, transparency, and community well-being. Every project we deliver is shaped not only to meet the needs of its owners but also to enrich the lives of the people and communities it touches.

We believe in creating more than properties—we build lasting relationships grounded in trust.

Our approach champions sustainable development, blending innovative design with environmental responsibility to craft spaces that elevate quality of

life for our residents and all One of One stakeholders. With a people-centric DNA guiding every decision, we aim to redefine excellence in real estate, setting new benchmarks for design, sustainability, and human connection.







*Cross into*

A WORLD *of* INSPIRATION.



ALL *the* ENERGY VIBRANT  
& ILLUMINATED.

## A Living Breathing Commercial Experience.

By day, it's alive with the energy of innovators shaping the future. By night, it evolves into a vibrant stage for culture, ideas, and celebrations. Envision a walk through lively public spaces, where verdant landscapes unfold beside cutting-edge technology showcases, and evenings ascend to rooftop gatherings illuminated by Sheikh Zayed's city lights.

A close-up photograph of two hands with bright red nail polish, clasped together in a supportive grip. The hands are positioned against a dark, textured background. The lighting highlights the skin and the texture of the fabric.

EVERY CORNER *invites* CONNECTION, EVERY MOMENT *inspires* POSSIBILITY  
—MAKING BRIDGES *the* VIBRANT HEARTBEAT *of* a CITY *on the* RISE.



# BRIDGES

Disclaimer.

1. All dimensions will be measured from axis to axis 2. Actual area may vary from the stated area 3. Drawing areas not to scale 4. The developer reserves the right to make revisions 5. All materials, dimensions and drawings are approximate information is subject to change without notice 6. Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles 7. Parking and Ramps are under development and may vary master plan.



*Introducing BRIDGES*

Designing the Future, One Connection at a Time.

A close-up photograph of a person's hand resting on a vibrant red surface. The hand is positioned diagonally from the upper left towards the lower right. The skin is a light, natural tone, and the fingers are slightly spread. The background is a solid, rich red color. Overlaid on the image is white text in a serif font. The text is arranged in two main sections: a paragraph at the top left and a phrase at the bottom center.

Bridges isn't just a development—it's a statement about where the future of urban life is headed. Set across 10 feddans in the heart of Sheikh Zayed, this landmark destination merges architecture with nature, and innovation with human connection.

Connecting

People,

Ideas,

and

Possibilities.



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III

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PROXIMITY & LOCATION

# A Strategic Location.

Easily accessible *from*

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26<sup>TH</sup> JULY CORRIDOR

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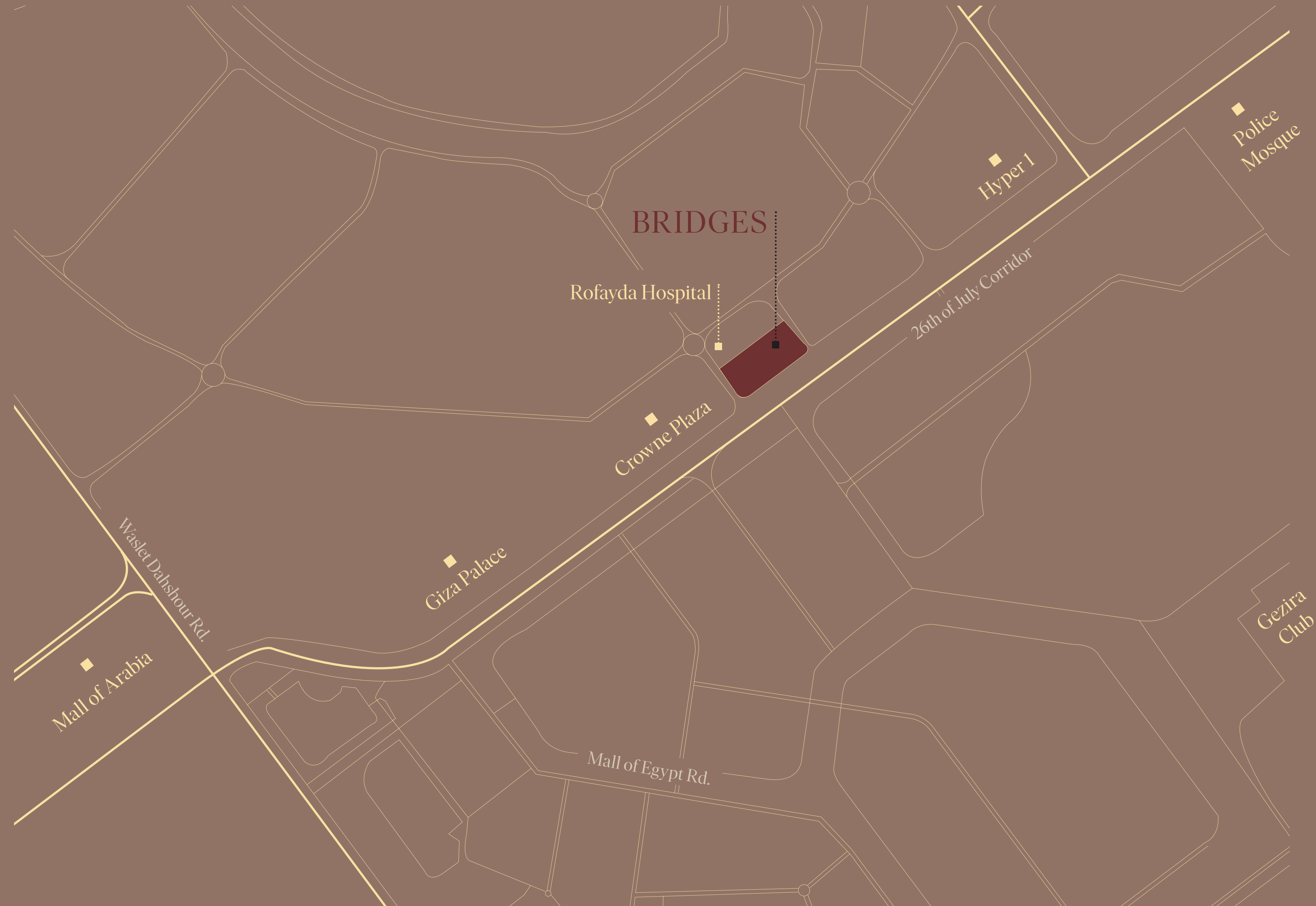
WASLET DAHSHOUR ROAD

20 MINS *from* ZAMALEK.

45 MINS *from* NEW CAIRO.

10 MINS *from* 6<sup>TH</sup> of OCTOBER.

34 MINS *from* HELIOPOLIS





Visibility

and

Surrounded by thriving commercial hubs and landmarks such as Rofayda Hospital, Arkan Plaza, and Crowne Plaza, it places your business at the centre of opportunity. Set within a vibrant commercial zone with strong demand, Bridges offers not just a

prestigious address but a powerful platform for growth. Its strategic location is woven into the fabric of Sheikh Zayed's modern infrastructure and future urban expansion—ensuring long-term value in a city shaping tomorrow's skyline.

Connectivity.



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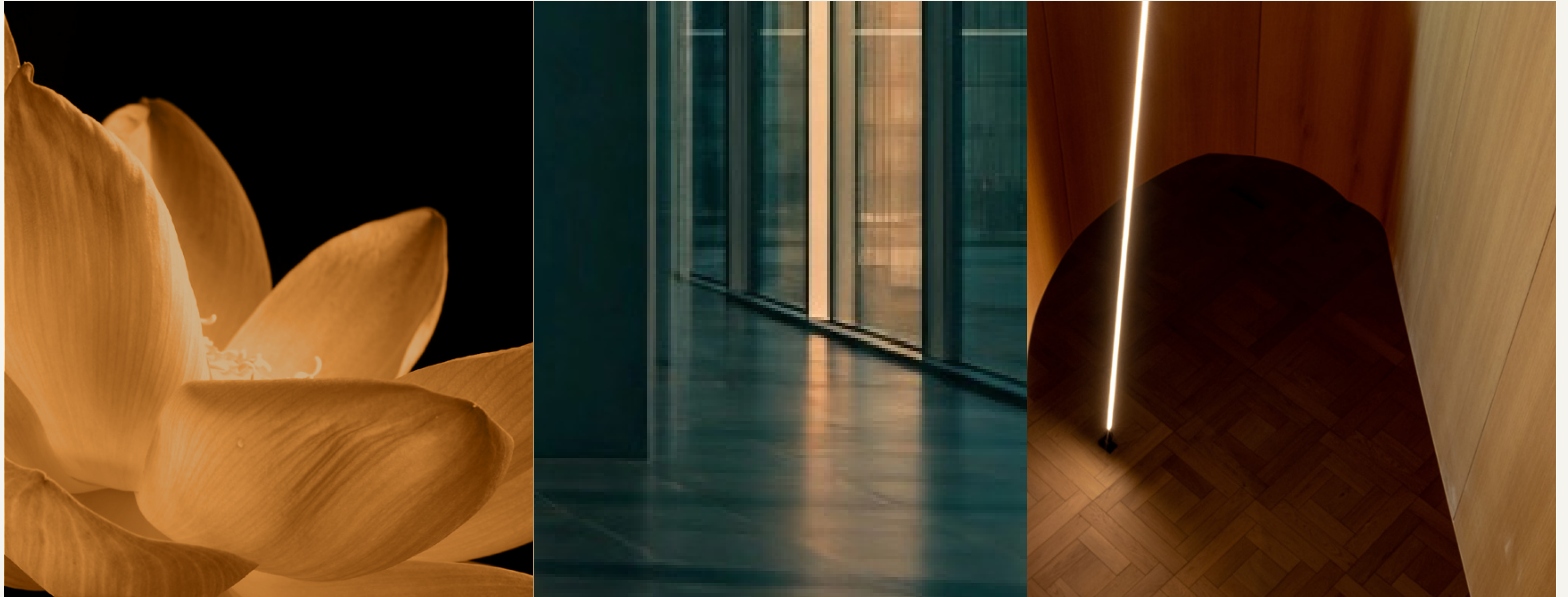


II. Master plan

V

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THE DESIGN PHILOSOPHY



*Design PHILOSOPHY*

Inspired by Nature, Engineered for Innovation.



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## Connecting Today to Tomorrow.

Inspired by the raw beauty of volcanic formations, Bridges rises from the earth with striking tectonic plate-like structures and bold platonic plate façades, forming an iconic architectural identity in a prime Sheikh Zayed location.

Flying bridges connect these dynamic forms, creating seamless movement and a sense of connection across the entire development.

The fair-faced concrete façades celebrate a raw, minimalist aesthetic, while landscaped terraces and rooftop gardens soften the geometry with lush greenery and invite social engagement. Inside, floor-to-ceiling glazing floods spaces with natural

light, enhancing spaciousness and connectivity, fostering a constant dialogue between interior and exterior. At street level, an active ground floor of retail and public zones draws people in, sparking interaction and a vibrant community spirit.

Beneath it all, basement levels are engineered for efficient traffic flow, ensuring practicality complements the project's visionary design.





FUTURE-FORWARD  
URBAN DESIGN.

## Bridging Nature with Life.

At Bridges, nature isn't just an accent—it's an essential part of the experience. Through thoughtful biophilic integration, greenery flows across terraces, rooftops, and public spaces, creating a constant connection between people and the natural world.



GREEN by DESIGN.



## A Harmonious Blend of Nature, Connectivity, & Innovation.

Integrated green spaces don't just enhance sustainability—they breathe life into the development, improving air quality, reducing heat, and offering moments of calm in the midst of an energetic urban setting.

Here, nature and architecture work in harmony, fostering well-being, inspiring creativity, and shaping a lifestyle where the city feels greener, healthier, and more human.



A photograph of a modern architectural interior. The scene features a large, light-colored concrete wall on the right side, which is illuminated by a warm, golden light from the left, creating a soft shadow. To the right of the concrete wall is a dark blue, textured pillar. The floor is a smooth, light-colored surface that reflects the ambient light. The background shows a bright, overcast sky. The overall atmosphere is clean, minimalist, and inspiring.

BRIDGING CONNECTIVITY  
*with* INSPIRATION.

Views

and

Lining the Skybridge, a series of intimate cafés and sleek co-working pods turn the journey into a destination of its own. With outdoor seating overlooking the city and lush terraces, these spaces invite everything from quick coffee catch-ups to unplanned brainstorming sessions.

Perfect for informal meetings, casual outings, or moments of quiet focus, they blend the charm of a neighbourhood café with the functionality of a modern workspace. Here, work and leisure flow effortlessly together, making productivity feel as natural as conversation.

Encounters.



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*The SKYBRIDGE*

Meet and Mingle.



*Interactive ART*

Bridging Arts & Culture with Community Engagement.



Zayed's

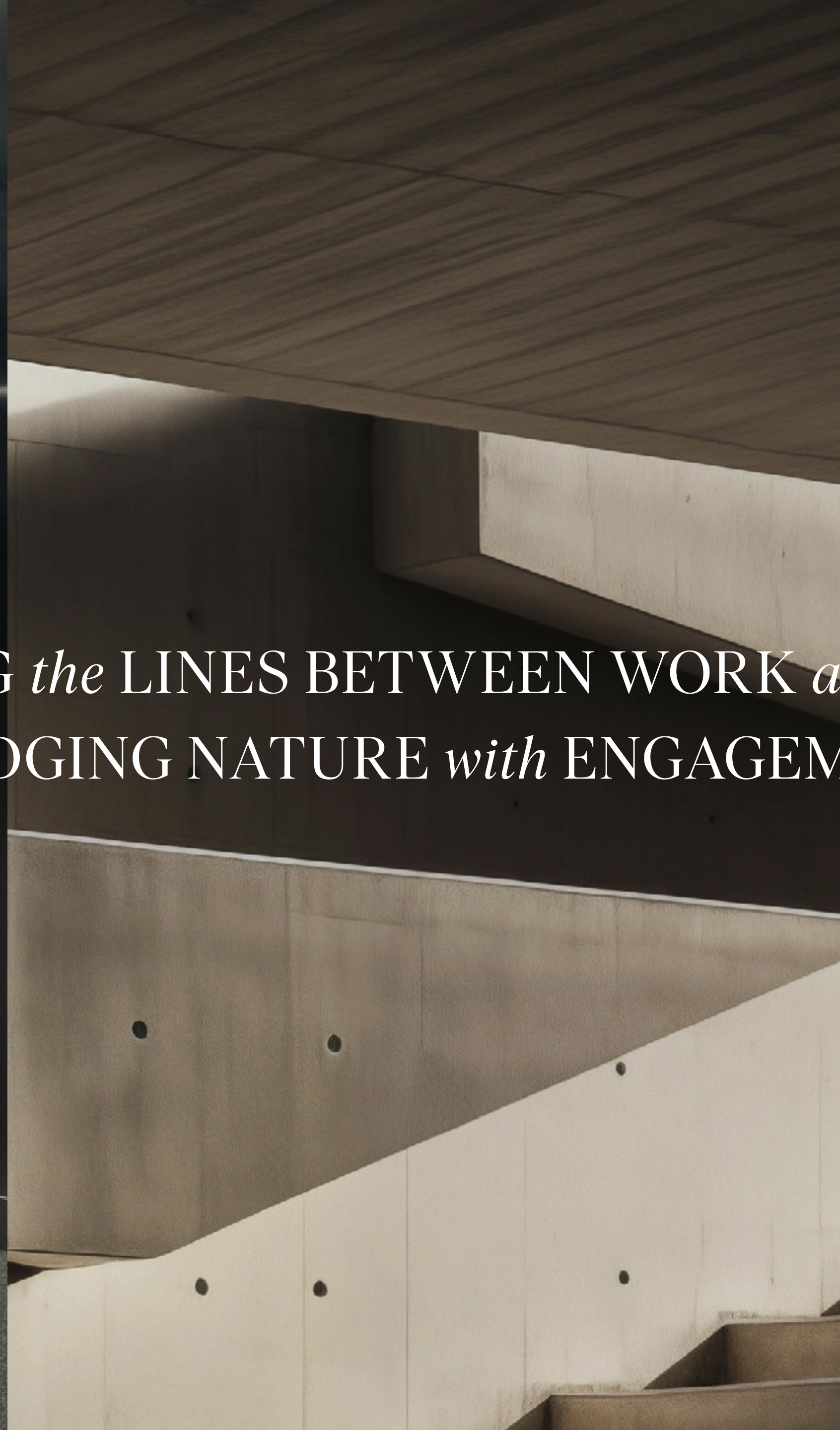
Culture,

Elevated.

The Skybridge is more than a link between spaces—it's a stage for connection. Thoughtfully designed with interactive art installations and inviting gathering spots, it becomes a place where strangers turn into collaborators and moments turn into memories. From impromptu performances to cultural showcases, the Skyway offers opportunities for community engagement that enrich daily life and celebrate shared experiences. It's an elevated realm where art sparks conversation, people come together, and the city's cultural pulse beats in step with its architectural beauty.

At the heart of Bridges lies a multifunctional public space where ideas, innovation, and culture converge. Designed to inspire and engage, it serves as a dynamic stage for community events, start-up showcases, and cultural celebrations that bring people together from all walks of life. Here, creativity finds an audience,

technology meets opportunity, and traditions are re-imagined for a modern world. Whether it's a product launch, an art exhibition, or a music performance under the open sky, this vibrant hub becomes the beating heart of the development—a place where the community doesn't just gather, but grows together.



BLURRING *the* LINES BETWEEN WORK *and* WORLD.  
BRIDGING NATURE *with* ENGAGEMENT.

## Open Spaces, & Endless Connections.

The outdoor areas at Bridges are designed to do more than welcome visitors—they're crafted to create a genuine sense of belonging and a shared identity within the community. Acting as a natural meeting point, these open spaces seamlessly bridge the office park with the retail area, inviting people to linger, connect, and explore. By encouraging foot traffic and fostering spontaneous encounters, they infuse the development with energy and warmth, making it a place that feels alive at every hour. Here, the outdoors isn't just a backdrop—it's the heartbeat that keeps the entire destination vibrant and engaging.



BRIDGING BUSINESS *with*  
WELL-BEING.

## Office Spaces Designed for Success.

At Bridges, the office spaces are designed to be more than workplaces—they're catalysts for success and well-being. Every detail, from the flow of natural light to the integration of greenery, is crafted to create an atmosphere where productivity soars and morale thrives.



The environment fosters collaboration, creativity, and focus, attracting top companies and premium tenants who value both performance and quality of life. Here, teams are energized by spaces that

encourage engagement, inspired by surroundings that spark fresh thinking, and supported by amenities that make every day seamless. It's not just an office—it's an ecosystem alive with possibilities.

VII

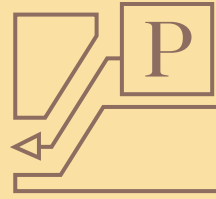
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SERVICES & AMENITIES

## Services & Amenities.



LEEDS FACILITY  
MANAGEMENT



UNDERGROUND  
PARKING



WORLD-CLASS GYM  
& WELLNESS CENTER



BUSINESS  
HOTEL



Bridging Work, Leisure, & Life.



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# Consultants

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