
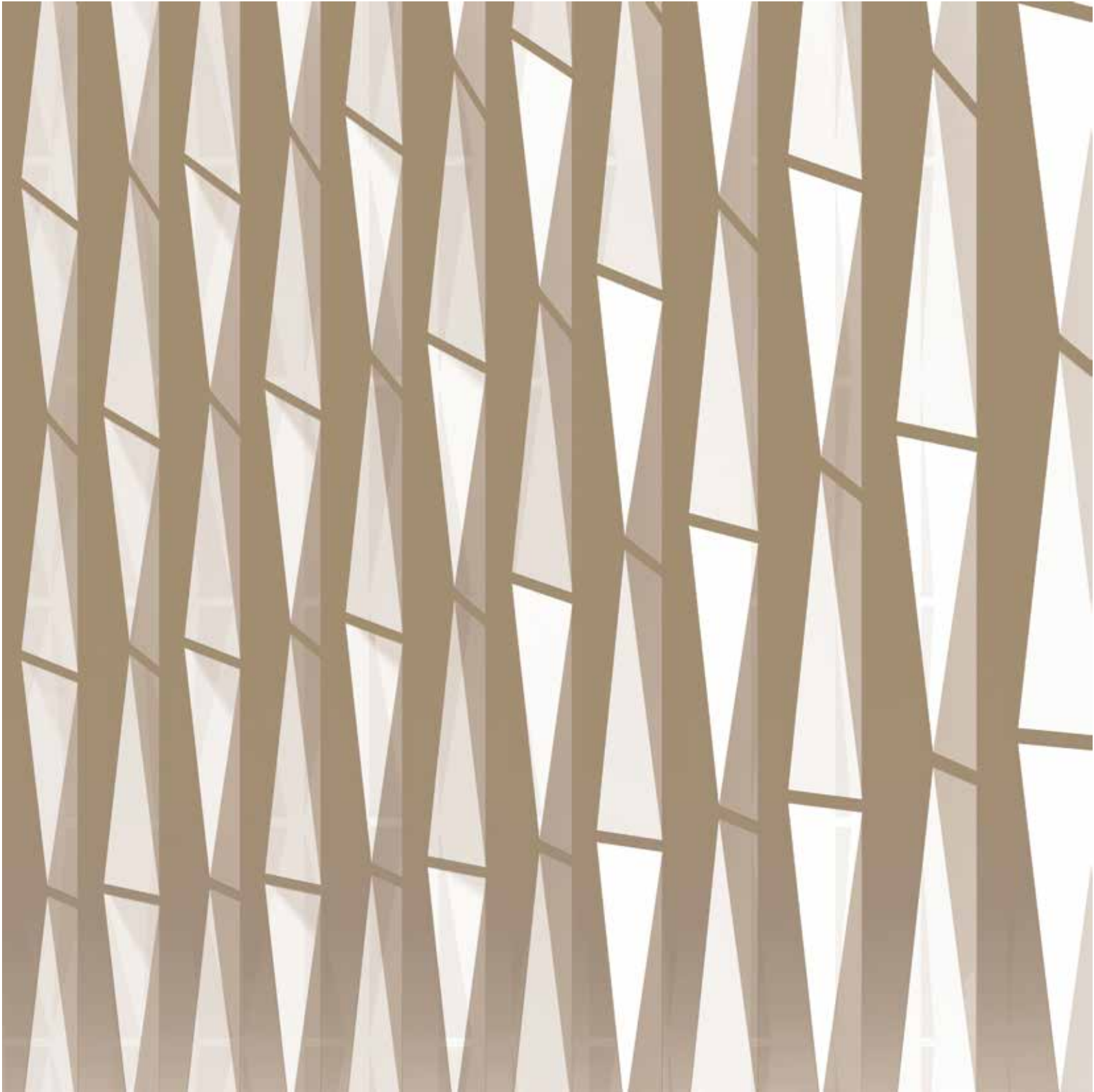


MARGINS
DEVELOPMENTS

www.marginsdev.com

 16930

Zia
BUSINESS COMPLEX



YOUR
WELL
STATE
OF MIND

MARGINS
DEVELOPMENTS

ABOUT MARGINS

MARGINS Corporation for Development and Project Management was established when a group of ambitious experienced & qualified engineers in the field of development and contracting incorporated to create a giant and strong entity based on innovation, latest ideas and modern global systems. Whereas, the partners have a profound experience through working with reputable companies operating in different construction, industry and trading fields since the end of the last century in Egypt and abroad. We are committed to creating signature buildings that enrich the skylines of our cities and inspire the people who work inside. Created by a top-notch team of architects, construction experts, engineers and real estate professionals, our modern, eco-friendly environments reflect the unique needs and identities of our occupants.

MARGINS promises you healthier, safer and secured commercial & residential spaces. We have moved way forward from traditional modes of construction. Adopting the worlds class Construction Technology, spaces built by MARGINS DEVELOPMENTS are far healthier than your imagination. A constructions with negligible maintenance is itself a unique feature of our spaces. Every construction here has increased durability & no leakage accompanied with smooth finish & a new look forever. Welcome where contemporary style and practicality meet, as we do believe that it's time for change.

MARGINS
DEVELOPMENTS



ZIA

ZIA is a name of Arabic origin “ضياء” meaning “light”, it is a place where the light is the essence of life and the Sun is a friend. As a mixed used development, ZIA BUSINESS COMPLEX will bring sense of vitality, spectacle and engaging experiences to New Capital’s business district.

ZIA is the first building to pursue the WELL certification in the new capital, it was designed to suit a new age of buildings that prioritizes environmental sustainability and the physical, mental, and social wellbeing of occupants.

ZIA creates a spaces where you work, rest and play, its design involves and incorporates a visual appeal, purpose, sustainable elements and an understanding of the human behaviour. Striking the balance between those elements to ensure the space reflects each person’s need and adheres to regulatory standards, without compromising the design aesthetics, and demands bold thinking., now more than ever, the design and creation of positive spaces became our aim.

At ZIA, we have simply captured the value of human centric design, and understood how nature can inspire the creation of positive spaces and examine the future of sustainable buildings.






BE THERE IN MINUTES



By being member of Zia's family, your Business is located in the heart of the new capital nearby the governmental district, the central Business district and the Iconic tower as well many iconic locations at the new city, the prime location grants a growing chance for your business in an enormous ways.

STRATEGIC LOCATION

WHERE YOU WANT TO BE

	1 MINUTE	FROM AL MASA HOTEL
	1 MINUTE	FROM THE GREEN RIVER
	2 MINUTES	FROM THE GOVERNMENTAL DISTRICT
	2 MINUTES	FROM THE CENTRAL BUSINESS DISTRICT
	8 MINUTES	FROM THE AIRPORT

OFFICES
CLINICS
RETAIL
WELLNESS
LEISURE

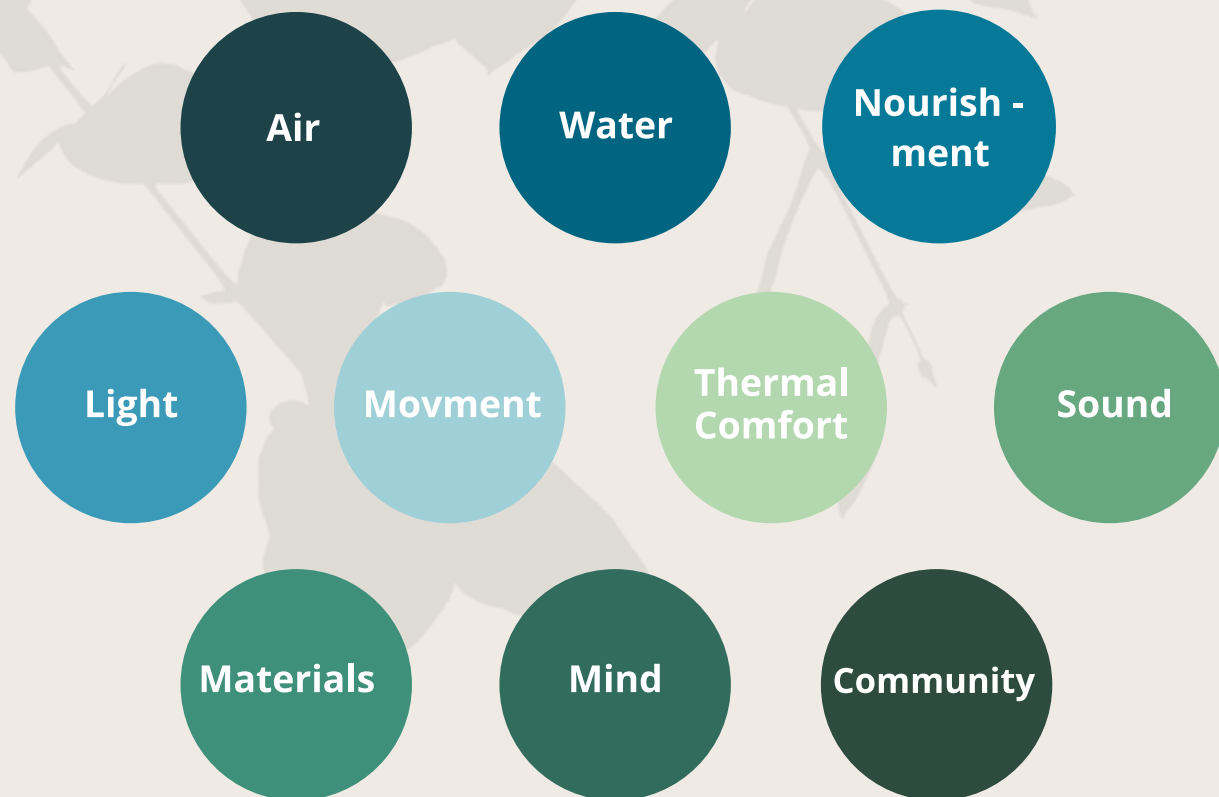
The content of this brochure is for illustrative purposes only and is further subject to change.
The information provided is not a form of legal document but aims to serve as a guideline.





WE ARE WELL

The WELL Building Standard™ is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. WELL includes a set of strategies-backed by the latest scientific research-that aim to advance human health through design interventions and operational protocols and policies and foster a culture of health and wellness. It draws expertise from a diverse community of WELL users, practitioners, public health professionals and building scientists around the world. Through ten concepts, each concept consists of features with distinct health intents.



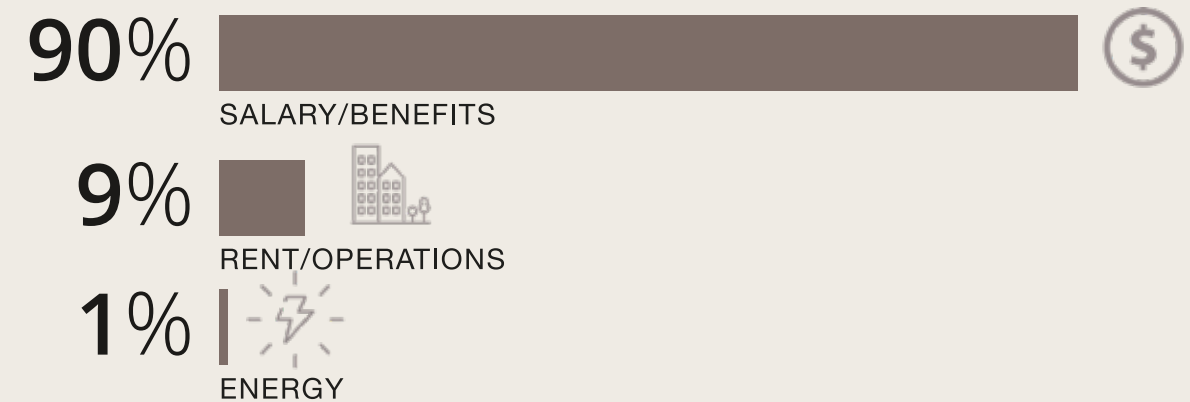
ZIA BUSINESS COMPLEX IS REGISTERED TO PURSUE WELL CORE CERTIFICATION

by the International WELL Building Institute (IWBI)

THE TOP BENEFITS OF HEALTHY BUILDINGS



INVEST IN PEOPLE FOR RETURN ON INVESTMENT





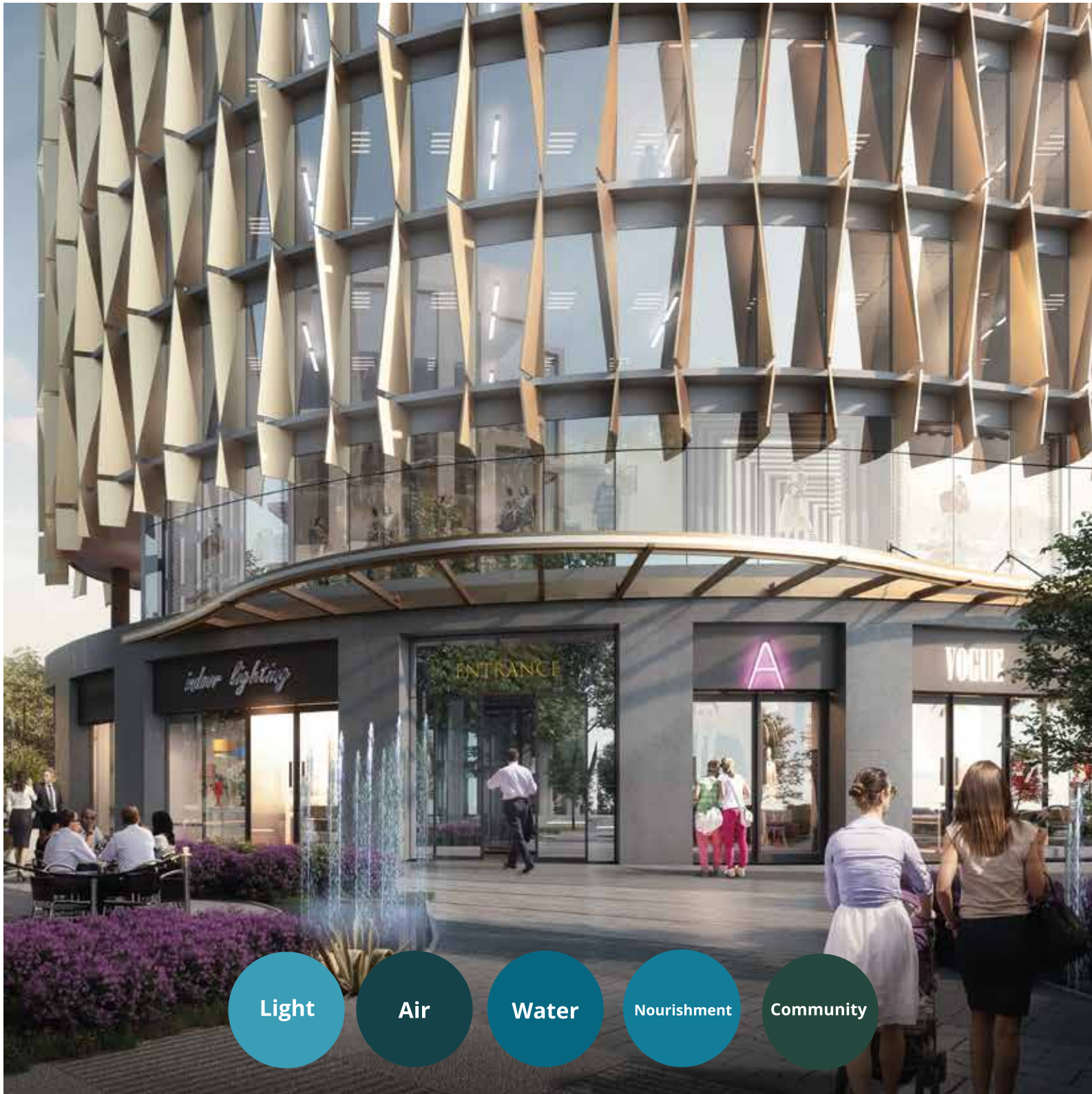
THE COURT CLOSER TO NATURE

The atrium is cleverly designed to be a great welcome zone, it is a social space for everyone to meet, share ideas and inspiration over coffee, all in the spirit of collaboration.

The main feature of this centrally located atrium is its design feature which connects the meeting and communication sections of each area of the building, and forms an inviting entrance. The clever design ensures that those working or visiting ZIA always have a visual and physical connection to the spectacular atrium.

The central atrium has been designed to create a way of reaching informal and occupants areas, and encourages physical activity throughout the day. This embraces the WELL concept of a healthier building design, putting people's wellbeing first. And it is only one of a series of wellbeing initiatives within the building.





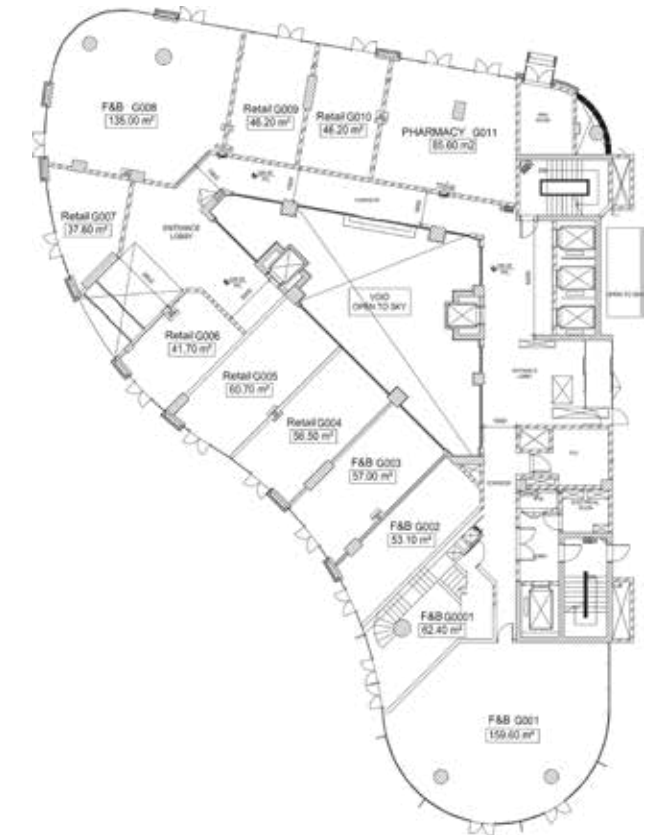
RETAIL

Zia provides a unique leisure experience to the occupant and the visitors with its one of a kind first floor outdoor terraces along the main piazza and the rear open areas.

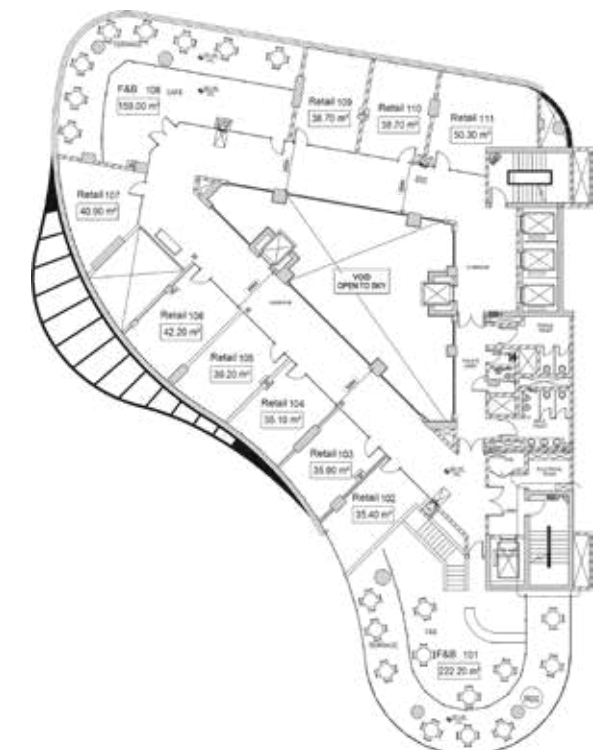
Time-saving facilities such as valet parking, hair salons, gym and laundry will be woven into this walkable lifestyle Community, contributing to its unique character.

The development will offer many convenient services, including a fitness hub in the roof along with an outdoor sunny restaurant located at the 10th floor with a tremendous open view overlooking the main park facing its northern side.

This unique place will offer its visitors a vast variety of nutritional choices creating an environment where healthy choice is the easiest one.



Ground Floor



First Floor



WELL CLINICS

How will ZIA's clinics look like when completed in three years? The vision of the managers, designers, contractors, employees, and patients has changed over time and will continue to do so in the coming years. While the work at the location will commence soon, healthcare professionals are giving their input on everything necessary for a safe transition to the new WELL clinics concept for an optimal work environment after the move.

WELL CLINICS

ZIA will provide high air quality levels, as determined by public health authorities.

ZIA will bring in fresh air from the outside to dilute human- and product-generated air pollutants.

Materials used throughout the space have been specially selected to meet strict requirements, minimize sources of indoor air pollution, and enhance occupier health.

During construction, best-practice pollution management has been implemented to deliver optimal air quality throughout the space.

Air

Mind

Materials



CLINICS
Second & Third Floor





WELL OFFICE

“Optimal lighting improves perceived employee performance by 18 %, and delivers an objective improvement of 12 %.”

Source: CBRE and the University of Twente, 2017

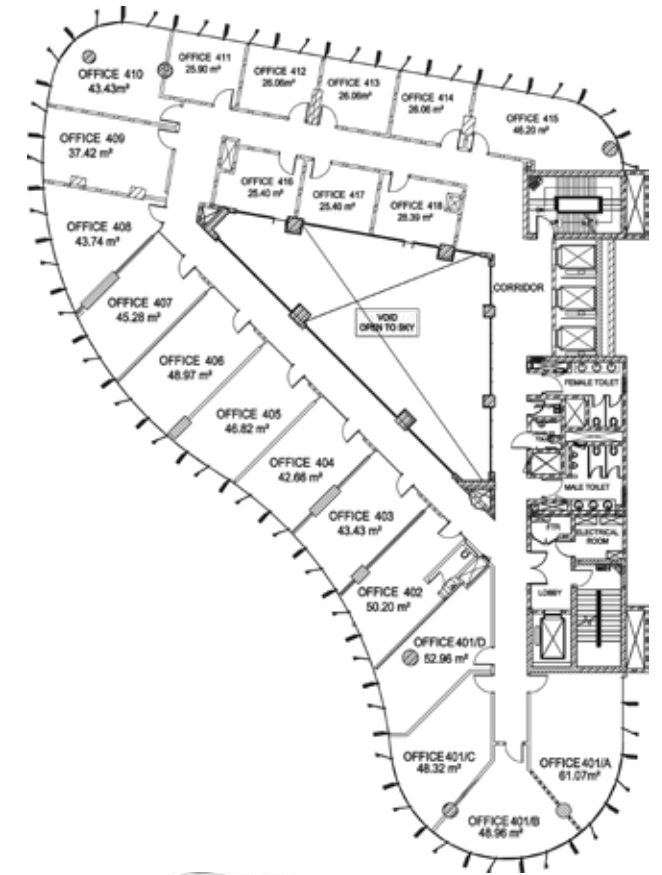
Natural light is maximized through floor-to-floor glazed façade while sun breakers are considered to control the glare and enhance the indoor working environment.

Zia with its unique internal court will guarantee direct day light exposure to all indoor environment and public circulation.

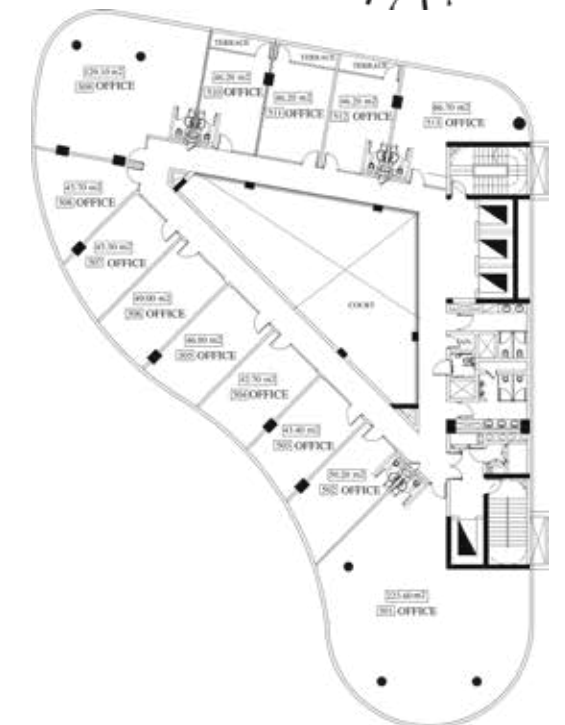
WELL OFFICE YOUR SUNNY WORKING SPACE...

A creative working environment with a unique sense of energy is no longer just an idea.

It is a working reality at ZIA's administrative units, that's redefining the way work is done.



OFFICES
4th Floor



OFFICES
5, 6, 7, 8 & 9 Floor



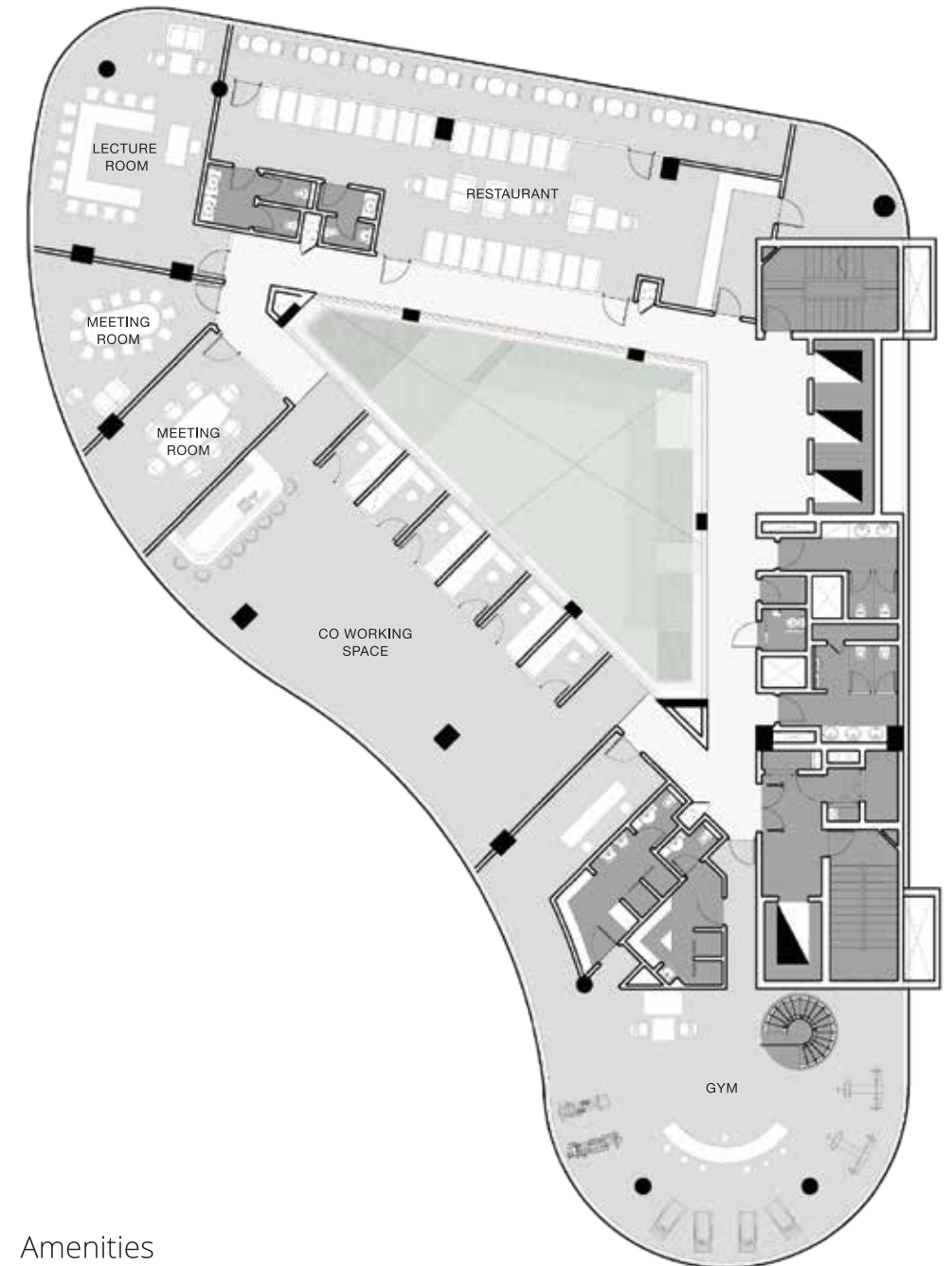
WELL SKY ROOF

ZIA's Gym in the 10th floor with its unique view along the main facade and the connection to an outdoor physical activities area and a roof track will promote our occupants' health and discourages inactive behaviors.

A PLACE FOR MEETING OF MINDS

"Distracting noise can result in a 66 % reduction in staff performance."

World Green Building Council, 2016



Amenities Floor



A BUSINESS COMPLEX AND MORE



OFFICES



CLINICS



RETAIL



2 Parking Floors



Panoramic Elevators



Security system



Charging station for electrical vehicles



Showers



Fire fighting system



Property management



Solar energy panels



Disabled toilets



Bike Racks



Water filtration system



Led lighting system



Service Elevator



Nursing Room



Praying Room

Zia

BUSINESS COMPLEX





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