



Your ultimate investment
destination



Our Origin



Your ultimate investment
destination

Al-Obaid Group, a leader since 1967, began with the Regional Channel Company, initially trading sanitary and plastic products. Shifting to industry in 1993, they established a sanitary ware factory in Riyadh and expanded to three more sites in the city. Venturing into China, they founded a factory in Ningbo.

Simultaneously, Al-Obaid entered real estate, developing three sites and planning a large industrial site in Riyadh. Evolving from a family enterprise, Al-Obaid continue progressing and innovating.

With a unique investment perspective combining Saudi and Egyptian expertise spanning over 80 years, the Saudi Regional Channel Company stands out in trade and projects in Saudi Arabia, China, and Egypt. The company holds international ISO certifications, demonstrating its commitment to the highest standards of quality and professionalism.

The company's experience encompasses import and export trade, as well as the production of plastic and sanitary products for over 60 years. To realize its distinctive investment vision, the Regional Channel Company collaborated with the Egyptian real estate development company, Locations, boasting over 20 years of experience in property development across Egypt, including New Cairo and the New Administrative Capital.

After numerous successful stories from both Saudi and Egyptian investors, they have decided to join forces and collaborate. The result is the establishment of CLD (Channel Locations Developments), a venture with long-term business plans spanning Egypt and the Middle East. This collaboration is strategically designed to withstand any potential challenges or misfortunes in the future, solidifying a commitment to enduring success and mutual prosperity.



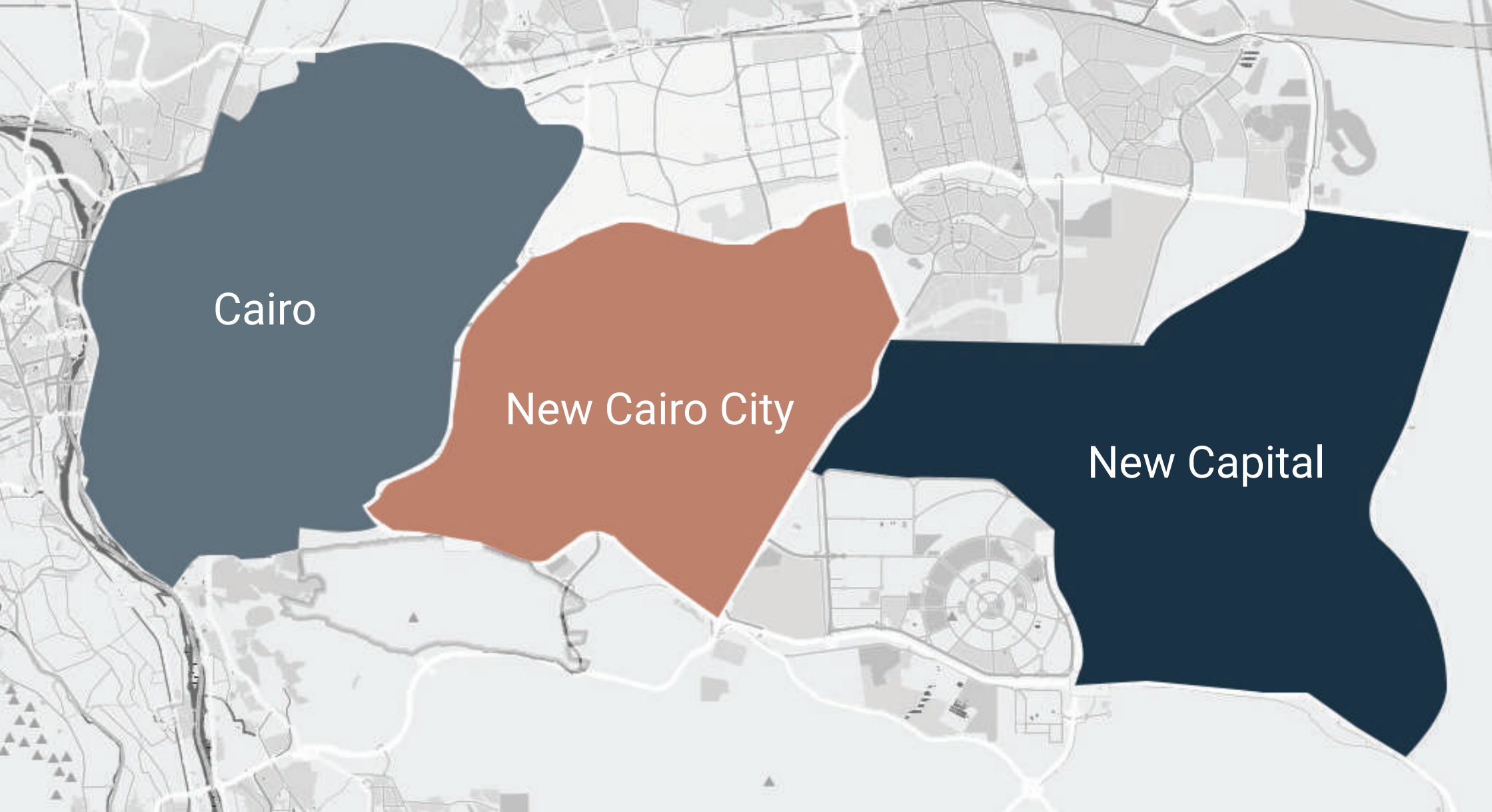
Where perfection finds it's place

The New Administrative Capital in Egypt emerges as a beacon of progress and innovation, strategically positioned between Cairo/Suez and Cairo/Al Ain Sokhna roads. With a projected population of 18 million to 40 million by 2050, it promises to redefine urban living. The city spans an extensive 700 square kilometers, with multiple phases planned. These phases include residential districts, government administrative areas, cultural hubs, and more.

Smart technologies support the city's infrastructure, facilitating waste recycling, integrated transportation, and digital networks. Notable features include expansive parks, a 35 km Green River, iconic landmarks, and diverse entertainment options. Investing in the New Capital offers early access to a burgeoning city poised for growth.

Key factors driving investment include strategic urban development, population growth, and the city's smart infrastructure. Diverse investment opportunities across sectors like real estate, hospitality, and technology abound, providing investors with a chance to participate in the city's multifaceted growth. With a focus on sustainability and innovation, the New Capital aims to become a global hub for business and leisure alike.

MU23 is strategically located in the heart of the New Administrative Capital, between residential districts R2 and R3, near key landmarks such as the Sports City and Government District, as well as international and Egyptian schools and universities. Covering a substantial 250 acres, MU23 is a vital economic zone within the New Capital, housing 27 projects. The area is meticulously divided to encompass commercial, residential, administrative, medical, entertainment, and educational projects, establishing itself as a comprehensive and integrated service hub.



IDEAL SPOT, INFINITE POSSIBILITIES

LOCATION

Strategic Location:

Positioned at the main entrance of the New Administrative Capital from the Suez Road, linking the old to the future capital.
Crossed by the main Axis of Hope connecting the Suez Road to the Ain Sokhna Road.

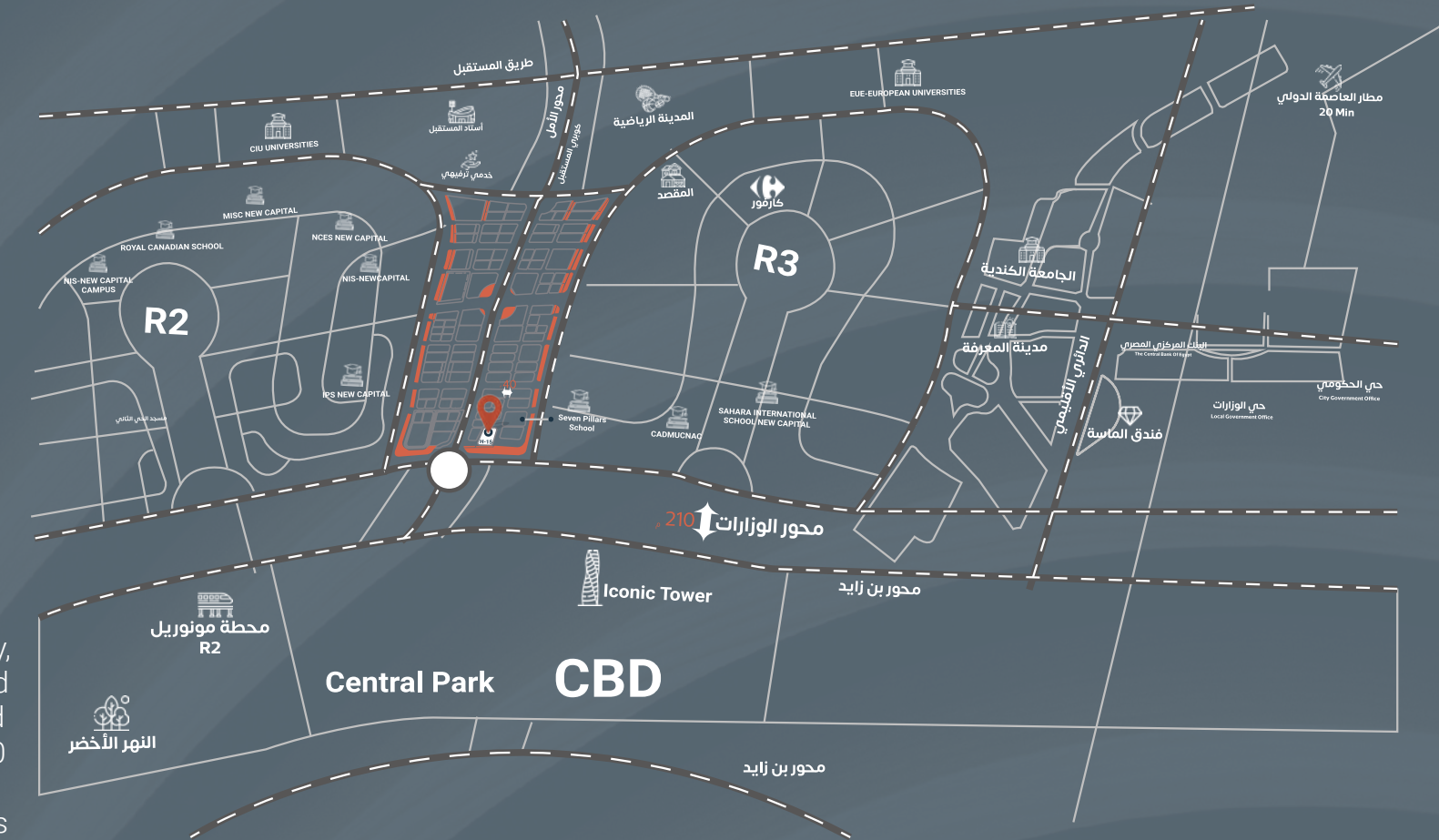
Prominent Views:

Direct views of the central business district and the iconic tower.
Immediate proximity to the green river, providing a scenic view.

High Population Density:

MU23 boasts high population density, situated between the second and third residential districts, with a combined population of approximately 250,000 residents.

Investors are drawn to MU23 for its strategic connectivity, prime views, and the potential for a thriving community given its high population density. The area's location at the crossroads of major routes and its planned integration into the New Administrative Capital's key features make it an attractive investment opportunity



In the canvas of dreams, our ideal Vasto
paints life's perfect picture

Specialized With Art



VASTO

PLAZA

In the tapestry of dreams, our perfect location is the vibrant thread that weaves life's ideal portrait ■■■■

CLD introduces a new project targeting diverse investors interested in commercial, medical, and administrative units. The project aims to set international standards for business services, prioritizing efficiency and sustainability to cater to essential daily business operations. With a focus on establishing itself as the premier investment destination, the project strives to create a sophisticated environment appealing to both investors and clients.

Vasto Plaza, located in MU23, New Administrative Capital, boasts a strategic location along key axes, near CBD area and the monorail station. Positioned with commanding visibility and orientation towards the bustling CBD, it promises to be a centerpiece in the thriving business landscape, offering 10,000 square meters of dynamic plazas and services.



VASTO

PLAZA **in Numbers**



10,000 SQM

Total Land Area



G+9

Total Floors



3,000 SQM

Ground Floor Area



2,500 SQM

Outdoor Area



3,000 SQM

Food Court



6,600 SQM

Plaza Area



100 M

The Front View



115 M

The Side View

Distinctive Community at Vasto Plaza



01 Strategic Location

- Positioned on the ministries axis in MU23, Vasto Plaza is strategically located for accessibility and prominence.
- Centrally situated between the densely populated residential neighborhoods of R2 and R3.

02 Iconic Views

- Boasts a direct and impressive 215m view in front of the iconic tower, enhancing its visual appeal.
- Proximity to the sports city adds to the dynamic surroundings.



03 Accessibility

- Less than 10 minutes away from the Ministries District, ensuring convenient connectivity for business and lifestyle needs.
- Adjacent to the main monorail stations, facilitating easy transportation for residents and visitors alike.



04 Community Focus

- Aims to foster a close-knit and vibrant community within the modern project.
- Ideal for both business professionals and first-time investors seeking a harmonized lifestyle.

05 Social Activities

- Offers a wide range of social activities, encouraging community engagement and a collective lifestyle.
- Immersed in the heart of a social province, making it an attractive investment zone for those seeking a distinctive living experience.



Architectural Vision

- Elite architects at Vasto Plaza prioritize modern, elegant, and simplistic designs.
- Designs reflect calming colors and materials, tailored to the unique characteristics of the existing land plot with sharp contour lines and a remarkable topography.



Investment Return

- The meticulous attention to details in design and partnerships is geared towards ensuring the highest return on investment for customers and investors.
- Combines aesthetics with functionality to create spaces that are not only visually appealing but also practical and lucrative.

It's all about details at Vasto Plaza



Diverse Spaces

- Offers spaces catering to the diverse needs of customers and investors, starting from a compact 29 square meters.
- Focus on providing flexible and functional spaces that meet a range of requirements.



Introducing a Groundbreaking Era

Embarking on a transformative era, Vasto Plaza introduces a paradigm shift with the unveiling of three remarkable plazas, each spanning an expansive 6000 sq. The centerpiece, a main plaza covering 700 sq, serves as the nucleus of this architectural marvel. Positioned strategically along the Ministries axis, the side plaza sprawls across 2500 sq, creating a dynamic space for various activities. Adding to the grandeur, the grand plaza unfolds over an impressive 2800 sq, setting the stage for a larger-than-life experience that defines the new standard of excellence in urban design and functionality.



Your Business Oasis, Our Commercial Brilliance

Vasto Plaza introduces a dynamic array of commercial units designed for versatility and functionality. The meticulously planned layouts ensure optimal space utilization, offering businesses an environment tailored for success. From retail spaces to corporate offices, each unit reflects modern aesthetics and flexible configurations, providing a strategic and thriving setting for a diverse range of businesses.





Vasto Plaza's Culinary Symphony

The Food Court at Vasto Plaza stands as a gastronomic haven within the complex, inviting patrons into a world of culinary delights and diverse dining experiences.

Spanning a spacious area, it serves as a dynamic hub where visitors can immerse themselves in a variety of delectable offerings. From enticing local flavors to international cuisines, the Food Court is designed to cater to diverse palates, creating a vibrant and social space for food enthusiasts. With a carefully curated selection of eateries, it adds an extra layer of vibrancy to the overall atmosphere, making it a central gathering point for both casual dining and immersive culinary exploration within the heart of Vasto Plaza.



Healthcare Elevated: Vasto Plaza's Commitment

At Vasto Plaza, the medical units redefine healthcare by offering a cutting-edge experience within a state-of-the-art setting. Crafted for holistic wellness, these units provide advanced medical facilities that adhere to the highest standards of patient care. The strategic layout is designed to optimize accessibility and efficiency, ensuring a seamless healthcare journey for visitors. With modern amenities and a commitment to excellence, Vasto Plaza's medical units create a dynamic and nurturing space where health and well-being take center stage, setting a new benchmark for healthcare excellence.





Where Business Thrives, Administration Excels

Vasto Plaza's administration units redefine the landscape of contemporary workspaces, embodying efficiency and professionalism. These thoughtfully designed units prioritize seamless operations, featuring modern amenities and strategic layouts crafted to elevate productivity. Providing a dynamic and conducive environment for businesses to thrive, Vasto Plaza's administration units set a new benchmark for corporate excellence. The integration of cutting-edge facilities and a commitment to fostering a collaborative and innovative atmosphere positions these units as a prime choice for businesses seeking a sophisticated and functional workspace.



Integrated Security System



Rent Authorization



3 Huge Plaza More than 6600m



6 Entrances



Electricity Generators



Internal Digital Screen Customer Service



Co-Working Space



Gym



Security System



Kids Area



Food court



Car Showroom



Many Entertainments Facilities



9 Elevators



ATM Machines



Mechanical parking



Clients' Management System



Dancing Fountain Water Features



Valet Parking



Mosque



VIP Lounge



Solar System



Electronic Entry Gates



Landscape Spaces



Fire Alarm Systems



Parking Slots



Meeting Rooms



Advertising screens On
The Facades Of The Mall



High Speed Internet



Photo Booths



Central Air Conditioners

Aligning with Pinnacle Partners

Collaboration with Arkan Consultants

Expertise and Innovation

- Leverages Arkan Consultants' renowned engineering expertise and a history of successful projects.
- Aims for innovative designs and integrated services to ensure a high return on investment.



Strategic Partnerships with MRB

Operational Excellence:

- Partners with MRB, a distinguished management and operation company, ensuring effective operational management.
- The collaboration contributes significantly to the overall success of Vasto Plaza, enhancing efficiency and stakeholder confidence





CHANNEL.LOCATIONS

DEVELOPMENTS

 Building B-255, N 90th St., New Cairo, Egypt

 www.cld.com.eg  16645