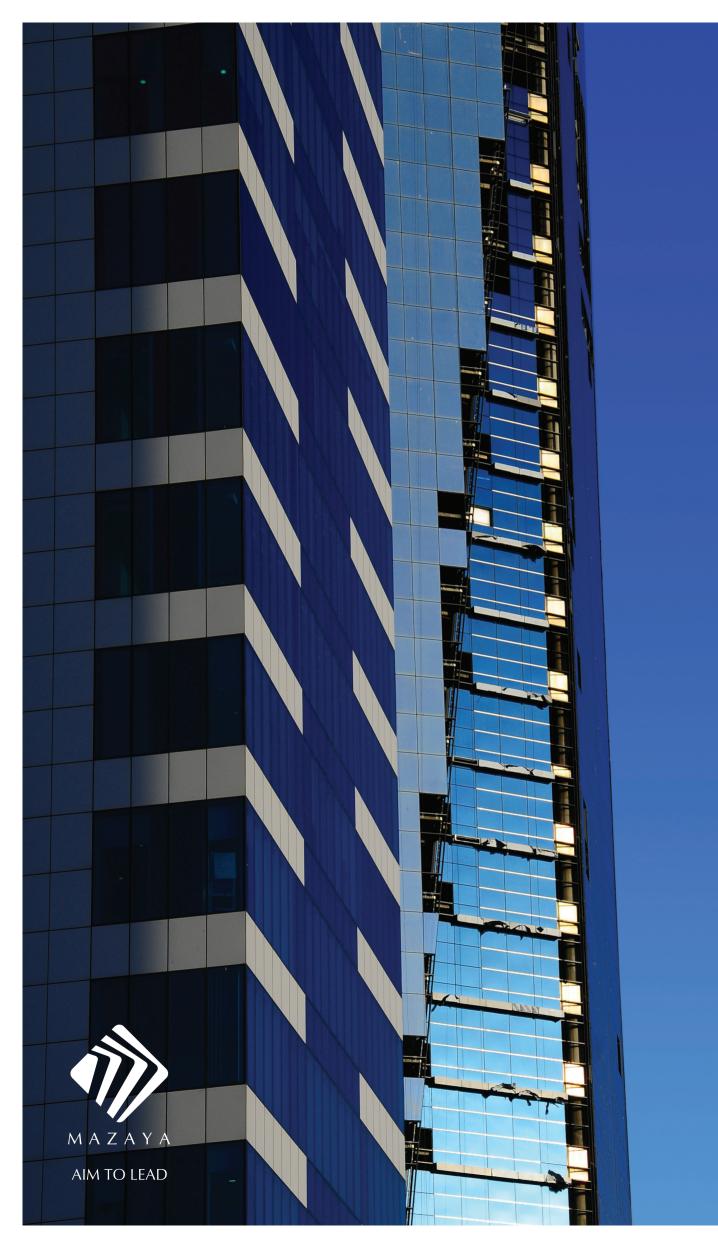




Ilike thinking DIS If you're going to be thinking anything, you might as well think



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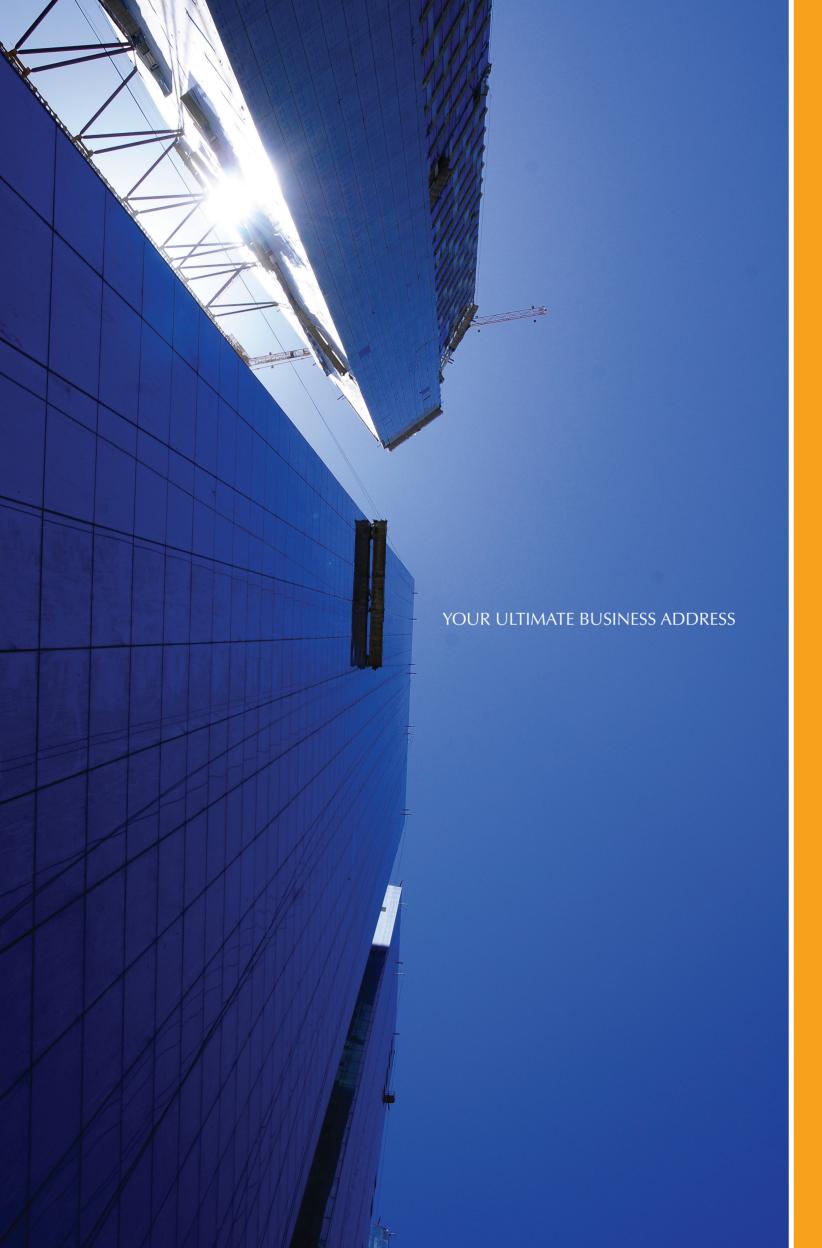




# AL MAZAYA HOLDING CO. A BRIEF HISTORY

Al-Mazaya Holding Co. is a Kuwaiti shareholding company working in the field of real estate development. The company has a capital of KD 49,947,675 (equivalent to \$175 million) and is considered to be one of the most distinguished real estate development companies to position itself in the Middle East market with numerous impressive projects.

Al-Mazaya Holding Co. possesses a profound insight towards management of its real estate developments across the GCC. Building new opportunities for investments in the real estate sector is conveyed through an innovative concept for an ultimate business address, known as Mazaya Towers.



# a complete environment offering an enhanced Corporate lifestyle



# MAZAYA TOWERS IN **KUWAIT BUSINESS TOWN**

YOUR ULTIMATE BUSINESS ADDRESS





Al-Mazaya Holding Co. introduces many distinguished projects in Kuwait as well as the G.C.C. region. Kuwait Business Town is one of its prominent projects that seeks to form a well-developed business district in Kuwait that serves banking, insurance, real estate and many other commercial sectors.

KBT is a unique concept to Kuwait as it offers a fully integrated development for executive commercial use. KBT consists of a total of six high-rise business towers and a hotel which hold highly advanced technologies to its benefit. Out of the six towers two towers are exclusively owned by Al Mazaya and will be fully dedicated to serve various business sectors and initiate many business opportunities.

The professional business setting will create a new corporate lifestyle that ensures to make business more gratifying. KBT aims to set high standards that will confidently meet Kuwait's promising present and future commercial growth.

THE FINEST
BUSINESS TOWN.
WITH A TOTAL AREA
OF 23,300 M2,
KBT IS ASSURED TO
SET THE FUTURISTIC
BUSINESS TREND
IN KUWAIT.

### **KUWAIT BUSINESS TOWN CONSISTS OF:**

- Six soaring high-rise business towers
- One luxurious business hotel
- Grand plaza with restaurants and retail shops
- Multi-storey Parking

# **KUWAIT BUSINESS TOWN**

A PRIME BUSINESS LOCATION









MAZAYA TOWERS IN KBT ARE LOCATED AT THE HEART OF KUWAIT CITY, AT THE INTERSECTION OF OMAR BIN KHATTAB AND AL MUTANNABI STREETS, ONE OF THE BUSIEST AND MOST STRATEGIC AREAS FOR INVESTORS.

Mazaya Towers have several main strategy routes and roundabouts surrounding the site. To the north is the Mutanabi Street, providing one of the main infrastructural spines leading towards the city centre. To the rear of the development site, there are smaller side streets that are predominantly residential. At present, all known public transport services pass by the site.



### STATE OF KUWAIT

Main Area of Activity: Kuwait City

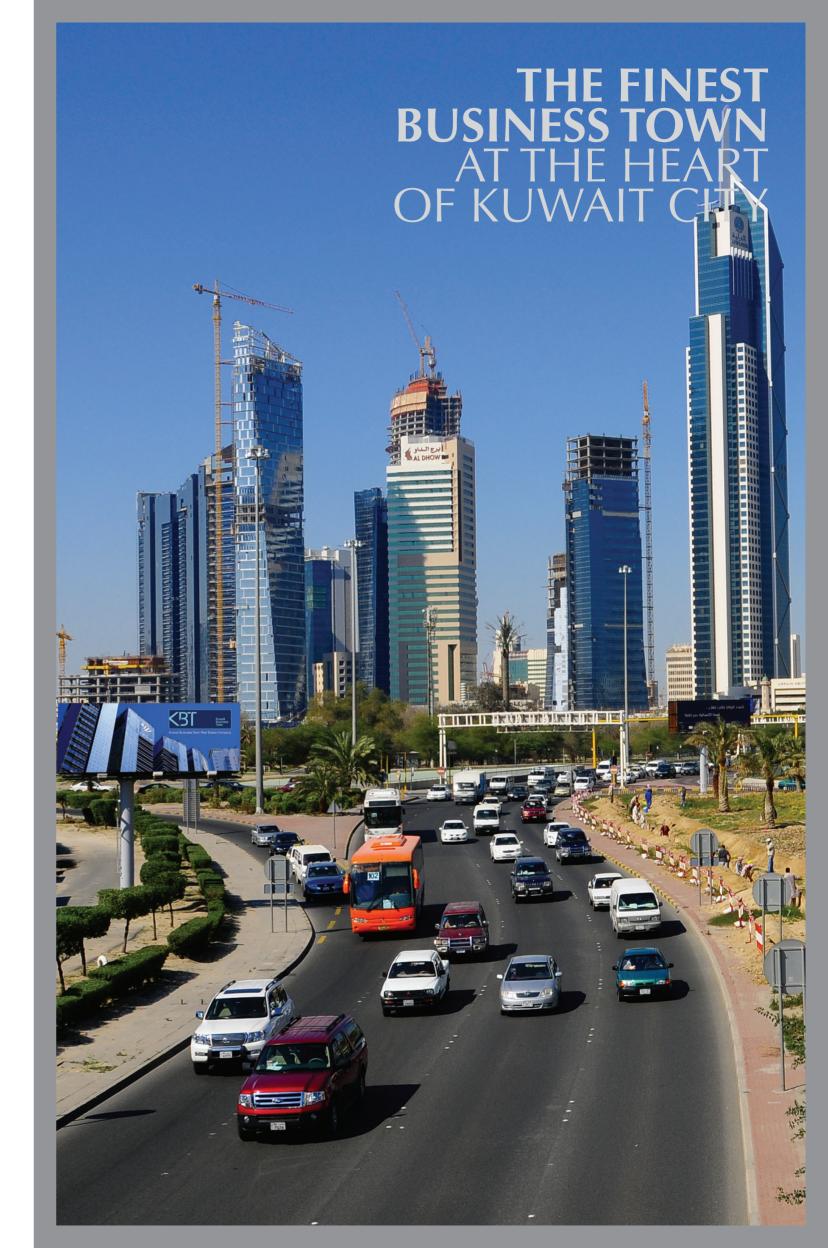
Ruwait City

Destination: Location: Kuwait Business Town Murgab, Kuwait City

Proximity:

• 20 minutes from Kuwait International Airport

- 5 minutes from Kuwait Chamber of Commerce
- 6 minutes from Kuwait Stock Exchange
- 8 minutes from Sheraton Roundabout
- 2 minutes from Al-Raya Complex and Courtyard Marriot Hotel

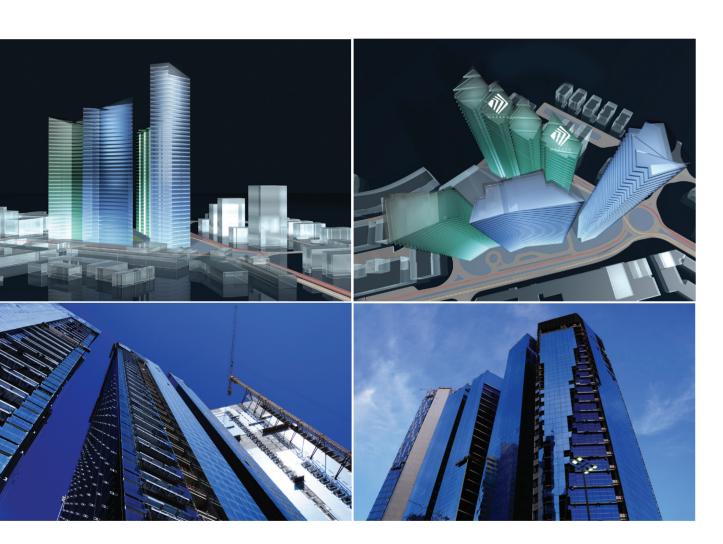


# **TOWN STRUCTURE**

# FORMING A BUSINESS COMMUNITY

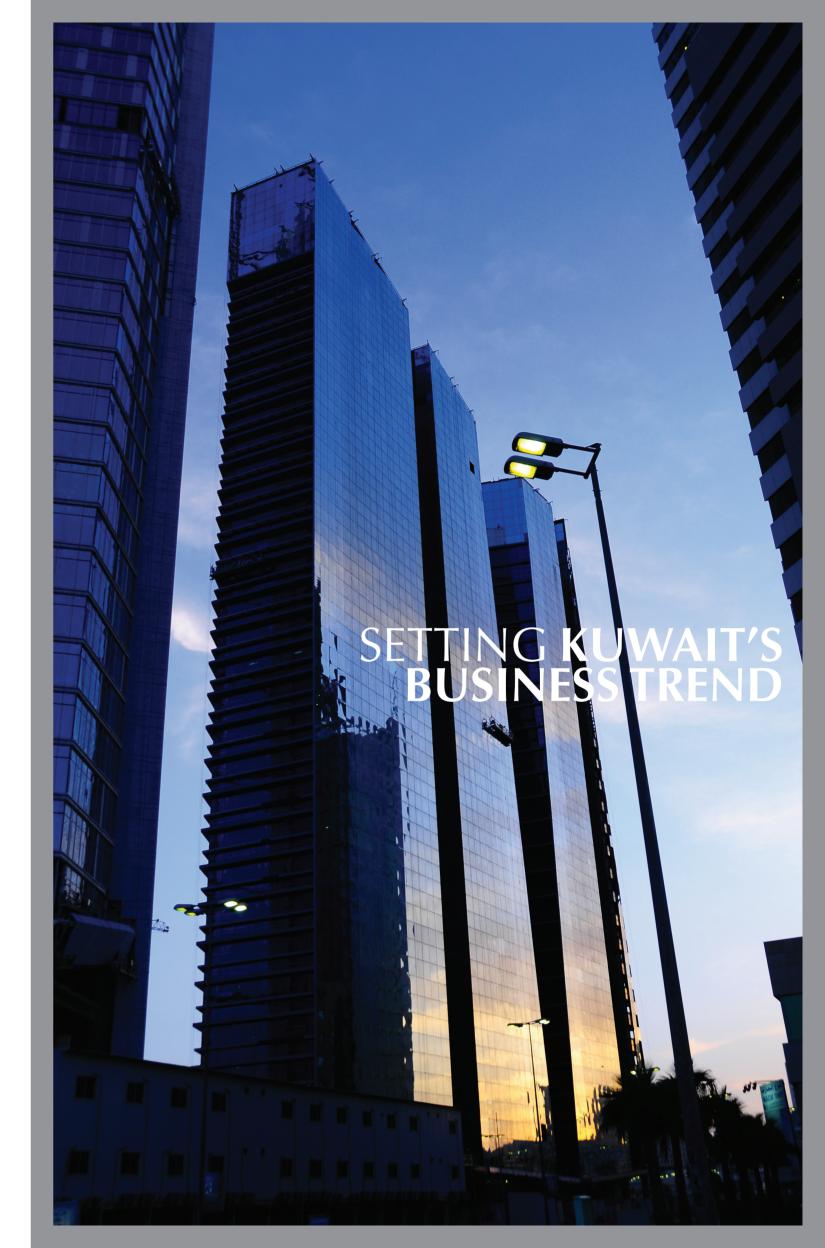
THE DESIGN OF THE COMMERCIAL TOWERS IS GUIDED BY THE MASTER PLAN AND PROVIDES A VISION OF COMPLETE HARMONIOUS ARRANGEMENT OFFERING WORLD-CLASS BUILDINGS AND OFFICE ENVIRONMENTS.

All business towers are equipped with the latest technologies to accommodate the most diverse business needs. The town's exterior has a uniformed façade that creates a consistent and lavishing identification to the town at whole. The breathtaking landscape with the water feature in the spine area of the project between towers 2 and 3 of the town has been carefully designed to carry an extraordinary ambiance.



		NUMBER OF FLOORS	AREA SIZE
1ST TOWER	INVESTOR TOWER	27	1,000M2
2ND TOWER	MAZAYA TOWER 01	26	1,000M2
3RD TOWER	INVESTOR TOWER	27	1,000M2
4TH TOWER	MAZAYA TOWER 02	29	1,100M2
5TH TOWER	INVESTOR TOWER	40	2,000M2
6TH TOWER	INVESTOR TOWER	36	3,000M2
7TH TOWER	INVESTOR TOWER	* TBD	2014M2

<sup>\*</sup> TBD- To be determined



# MAZAYA TOWERS LIFESTYLE A LIFESTYLE THAT ENHANCES PERFORMANCE









# ALL MAZAYA TOWERS ARE EQUIPPED WITH THE LATEST TECHNOLOGIES TO ACCOMMODATE THE MOST DIVERSE BUSINESS NEEDS.

Mazaya Towers create a complete environment of a quality that exceeds any other in Kuwait and offer an enhanced corporate lifestyle for leading corporate organizations.

## THE TOWERS INCLUDE:

- Top quality seminar halls and vast meeting rooms of different sizes, supported by the latest technologies.
- World-class security systems provide the peace of mind that allows businesses to focus on their core activities.
- Modern interiors equipped with high-end technologies creating an amiable and stimulating working environment.
- Smart offices of various sizes with state-of-the-art equipment.
- Smart building technology, saving occupants time, effort and money.
- Prospective parking facility that is convenient to employees as well as visitors.
- Multiple elevators ensuring rapid and effective circulation



# **INFORMATION TECHNOLOGY**

STATE OF THE ART TECHNOLOGY





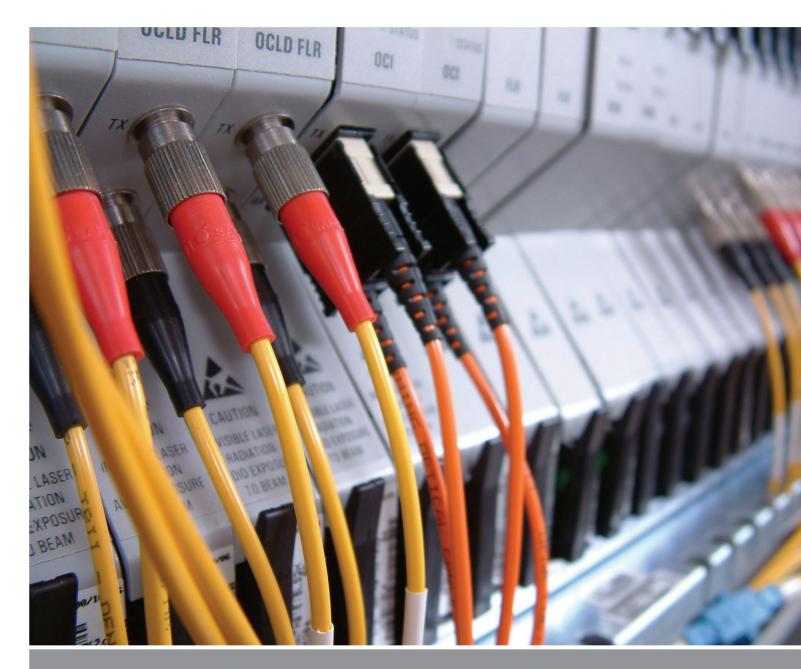
Intelligent software will be installed in Mazaya lowers harmonizing the principles of information technology and responding to the individual needs of each tenant. Mazaya Towers have established a state of the art IT and telecommunications network which supports all types of applications including voice, data and video application for our tenants and mall visitors. Mazaya Towers provides tenants and visitors with a converged network platforn and a broad spectrum of IT services which include:

### WIRED & HOTSPOT WIRELESS INTERNET & DATA SERVICES

With wired & hotspot wireless connectivity in the facility tenants can always remain connected to their busines and clients. Mazava Towers will also be providing tenants with K-net services.

### DIGITAL SIGNAGE

With digital signage network, Mazaya Towers will provide tenants with the most effective media for advertising branding and marketing campaigns.



### TELEPHONY

VoIP telephony services are also available across the Mazaya Towers facility with IP phones and dedicated DIDs.

### SECURITY SURVEILLANCE

Security surveillence will be found to cover Mazaya Towers surrounding area. Mazaya Towers can also provide Tenants with the latest hi-tech surveillance cameras and controlled access devices for monitoring tenants' offices.

### DATACENTER SERVICES

From hosting your website to a complete server environment, Mazaya Towers data center is built on international standards and relieves tenants of managing their IT infrastructure. With strong network security, intrusion prevention and antivirus protection your data will always be protected. With our UPS battery backup, you will always have 24/7 support and basic business continuity services.

# **PARKING FACILITY**

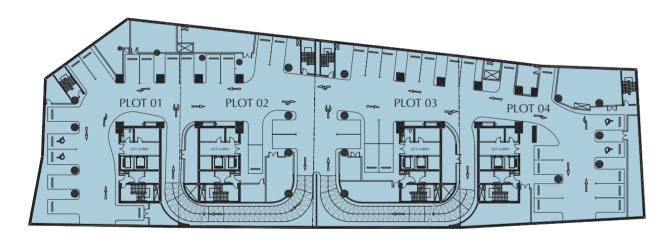
# A PLACE FOR EVERYONE

Knowing that there is a tremendous lack in parking spaces in Kuwait City; resulting in constant traffic congestion, Mazaya Towers have considered and taken such issue into account. The project includes readily available parking spots for both tenants and daily visitors. The parking area has been specifically designed allowing visitors a spacious and accessible parking area. This is highly vital considering the time constraint tenants may adhere to.

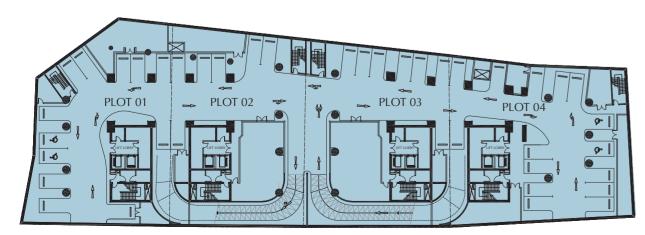
Parking is available in the basement between the towers which provides sufficient parking spots to accommodate the needs of tenants, employees and visitors.

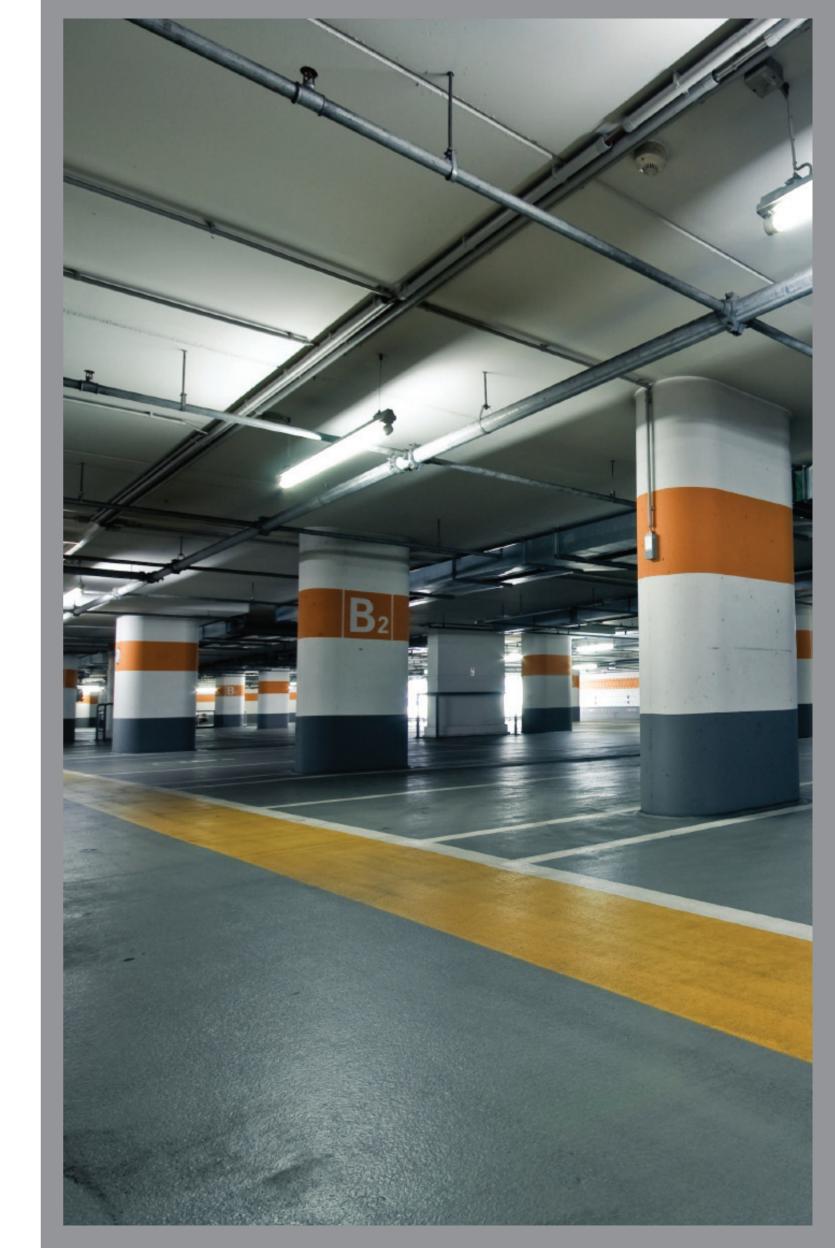
A prospective multi-storey parking area shall be also available for the towers and accommodates around 600 parking stalls to serve the business town.

## BASEMENT 2



# BASEMENT 3

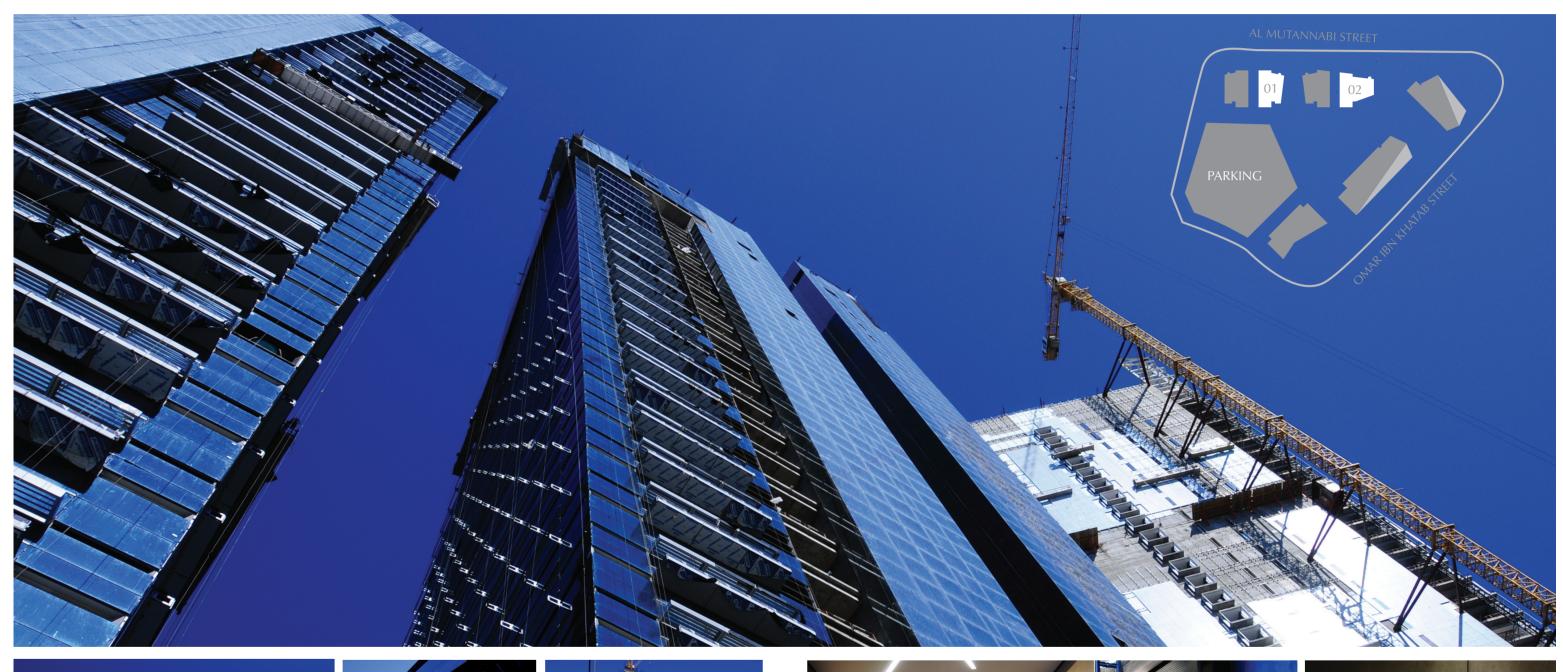




# TOVER 01 changing the way you do business

# MAZAYA TOWERS TOWER **01**

CHANGING THE WAY YOU DO BUSINESS













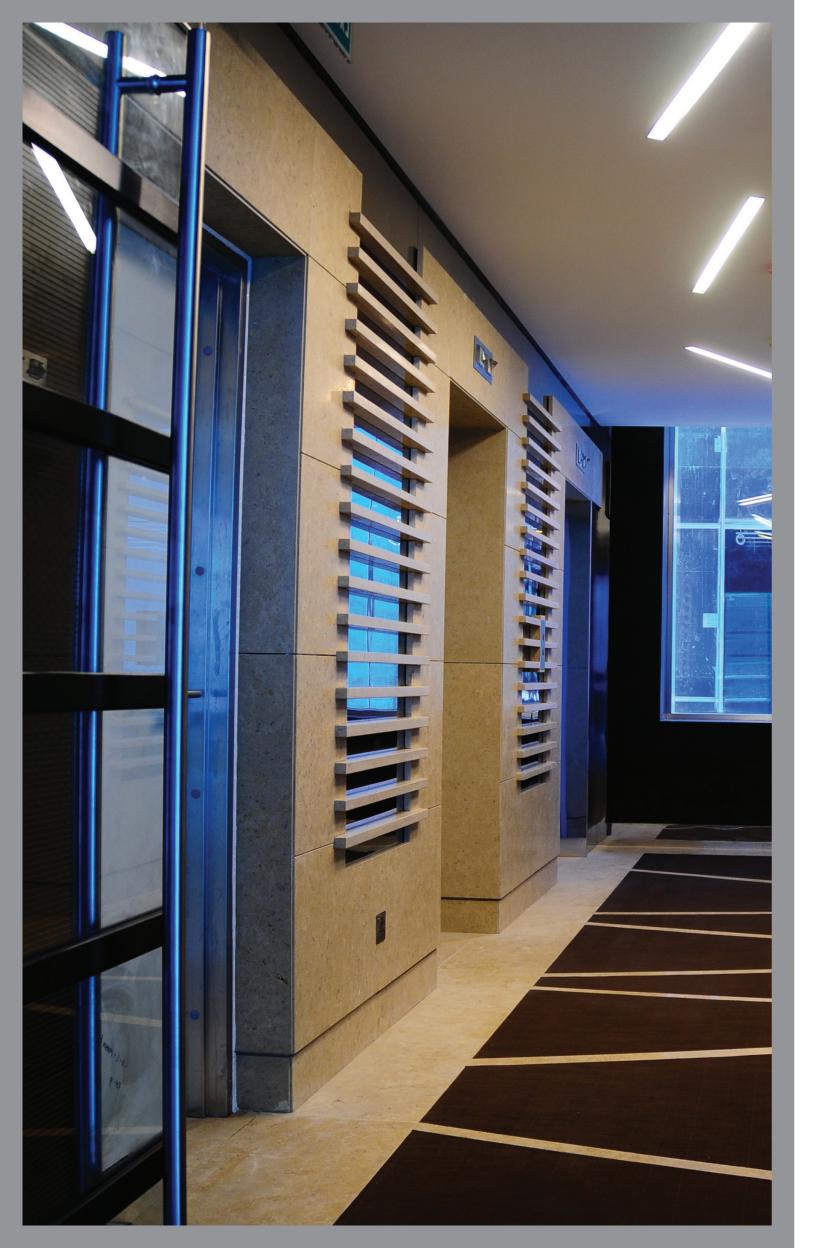


# MAZAYA TOWERS TOWER 01



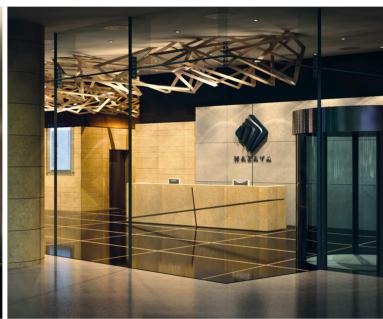
# TOWER **01** CONSISTS OF:

- 5 LIFTS FOR UTMOST CONVENIENCE AND SPEEDY SERVICE
- GRAND LOBBY OF LUXURIOUS AMBIANCE ON GROUND FLOOR
- 25 RENTABLE FLOORS OF OFFICE SPACE DEDICATED TO BE CUSTOMIZED ACCORDING TO TENANT'S RECOMMENDATIONS
- VARIOUS SEMINAR HALLS EXCLUSIVELY DESIGNED FOR OUR VALUED TENANTS



# TOWER 01 INTERIORS





# EACH TOWER'S INTERIOR IS UNIQUE AND REFLECTS THE TOWER'S IDENTITY.

Spaces are designed with the business user in mind. The highest selection of aesthetically pleasing and durable materials are used.

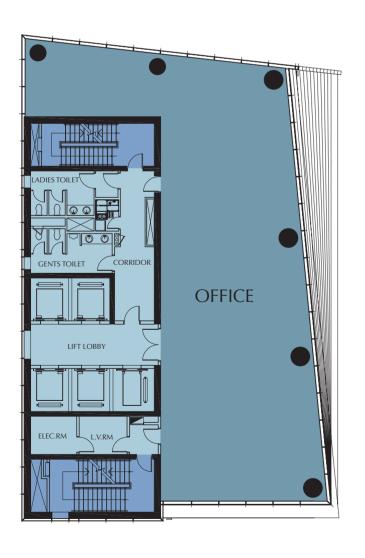
Here, the tower is distinctive for its grand lobby flooring as it is enriched with black granite and teak sandstone trimming. This specific type of flooring adds a touch of spaciousness and luxury to the facility at hand. The walls which are composed of sinai pearl with wood panels wenge finish give an impressive added value to the tower.

The lift's walls are well-defined in the materials used as the composition of wood and mirror add to the tower's prestigious feel. World-class designers have chosen such specifications to create an overall prominent experience for both the tenants and the visitors to appreciate.

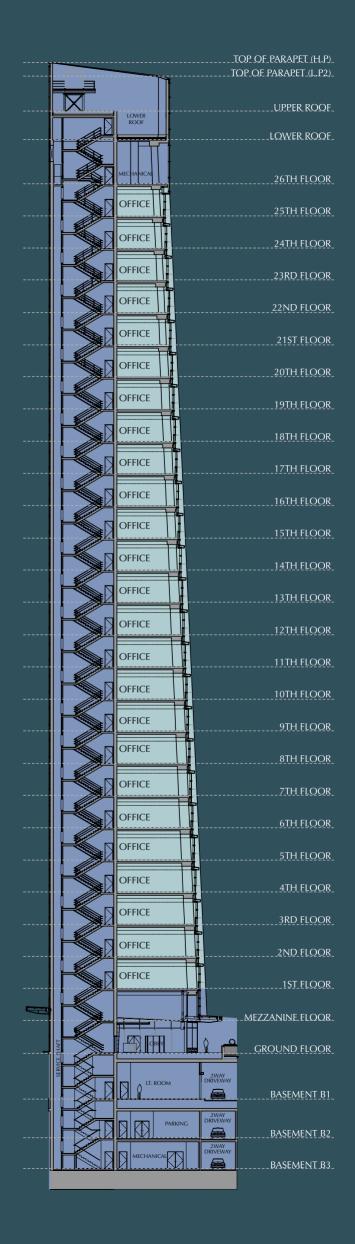
# TOWER 01 **FLOORING LAYOUT**

The luxurious tower is operated to be user-friendly with multi-functional interiors. In order to ensure maximum flexibility for tenants, Mazaya Towers offer different area sizes of offices to accommodate the various personal demands of the companies.

# TYPICAL FLOOR PLAN



Floor	Rentable Area
1st	390 sq.m
2nd	387 sq.m
3rd	384 sq.m
4th	382 sq.m
5th	379 sq.m
6th	376 sq.m
7th	373 sq.m
8th	371 sq.m
9th	368 sq.m
10th	365 sq.m
11th	362 sq.m
12th	359 sq.m
13th	356 sq.m
14th	354 sq.m
15th	351 sq.m
16th	348 sq.m
17th	345 sq.m
18th	342 sq.m
19th	339 sq.m
20th	336 sq.m
21st	333 sq.m
22nd	330 sq.m
23rd	327 sq.m
24th	324 sq.m
25th	321 sg.m



# GROUND FLOOR

# TOWER 01 LOBBY AREA



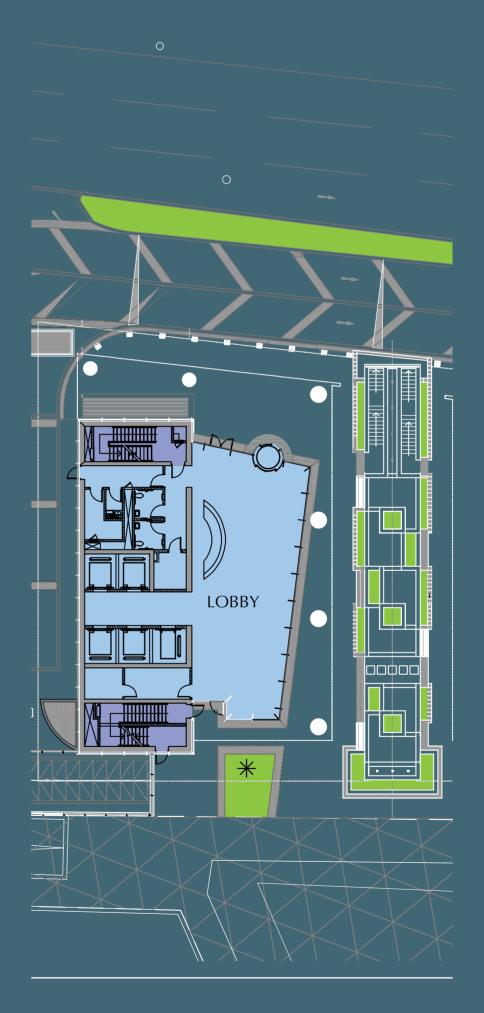


Mazaya Tower's architects have taken their time to craft a building that compliments business practices. Designed with the modern business in mind, its functional core supports your enterprise, whilst the modern styling of its business interiors lends you the aesthetics of success you desire.

The ground floor lobby area consists of a reception and information desk that can be helpful for tenants and visitors alike. The reception area offers a perfect amalgamation of design and convenience for Mazaya Towers tenants and visitors. An array of modern furniture and fixtures that have been implemented to create a dynamic ambiance that will welcome tenants and visitors alike.

The tower's grand lobby and multiple elevators ensure a rapid and effective circulation for the tenant and visitor's convenience.

Ground Floor Lobby	146 sq.m
Elevator Lobby Area	18 sq.m



# TOVER 02 where luxury meets performance

# MAZAYA TOWERS TOWER **02**

WHERE LUXURY MEETS PERFORMANCE



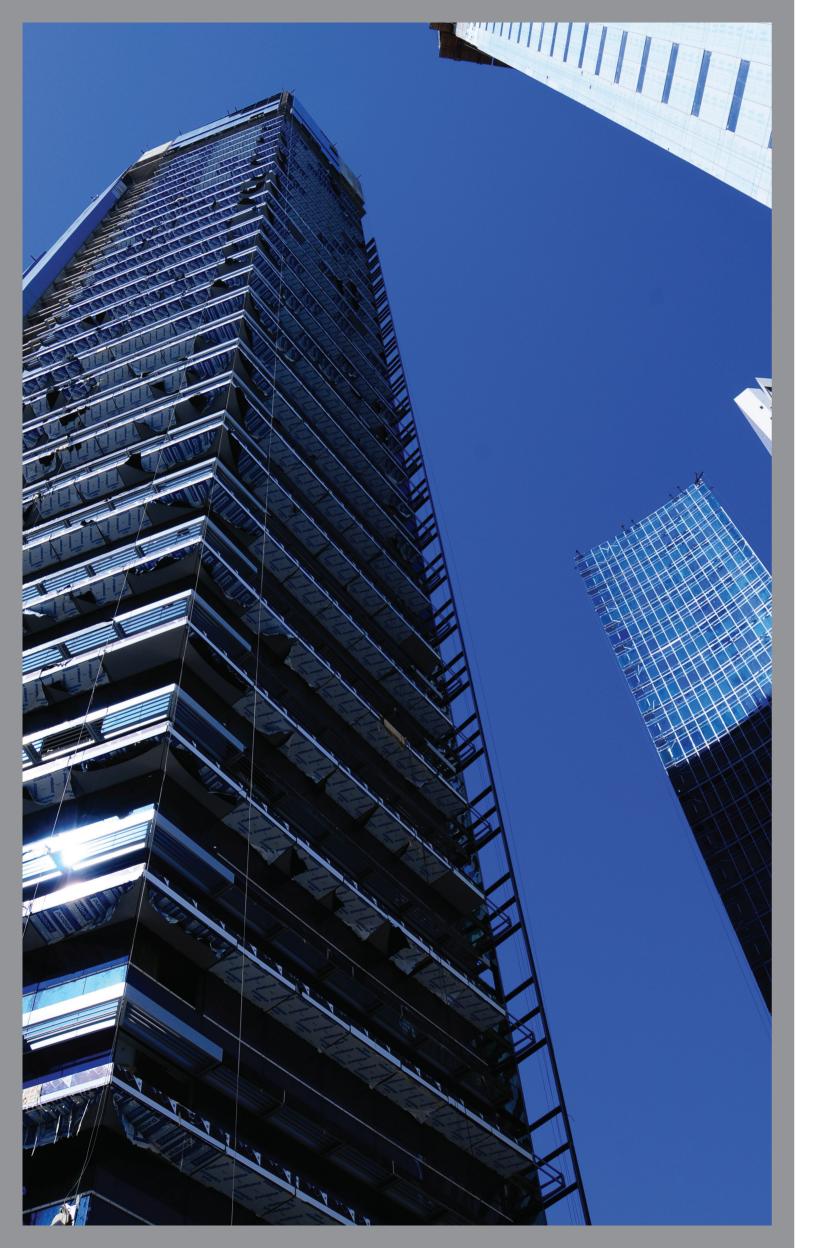












# MAZAYA TOWERS TOWER 02



# TOWER **02** CONSISTS OF:

- 5 LIFTS FOR UTMOST CONVENIENCE AND SWIFT SERVICES
- GRAND LOBBY OF LUXURIOUS AMBIANCE ON GROUND FLOOR
- 28 RENTABLE FLOORS OF OFFICE SPACE DEDICATED TO BE CUSTOMIZED ACCORDING TO TENANT'S REQUIREMENTS
- VARIOUS SEMINAR HALLS EXCLUSIVELY DESIGNED FOR OUR VALUED TENANTS



# TOWER 02 INTERIORS





# THE TOWER IS EQUIPPED WITH THE LATEST TECHNOLOGIES TO ENSURE PRACTICALITY AND SECURITY IN ALL ASPECTS.

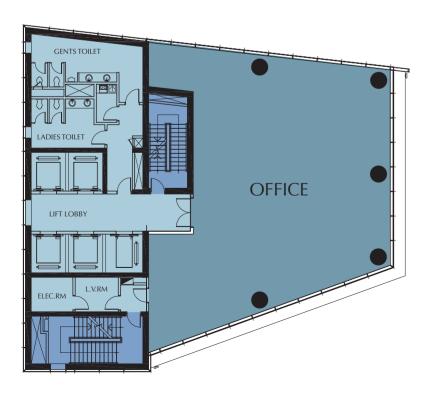
The exquisite finishing and quality of the interiors of tower 02 creates a luxurious business environment. Tower 02's grand lobby comprises of rich materials such as azul aran granite and blue pearl flooring that creates a luxurious ambiance to the tower.

The lifts' walls are formed with stainless steel and mirror as well as built-in TV screens that will be used to present various business related topics. The flooring of the lift lobby consists of blue pearl which gives the lift an affluent atmosphere.

# TOWER 02 FLOORING LAYOUT

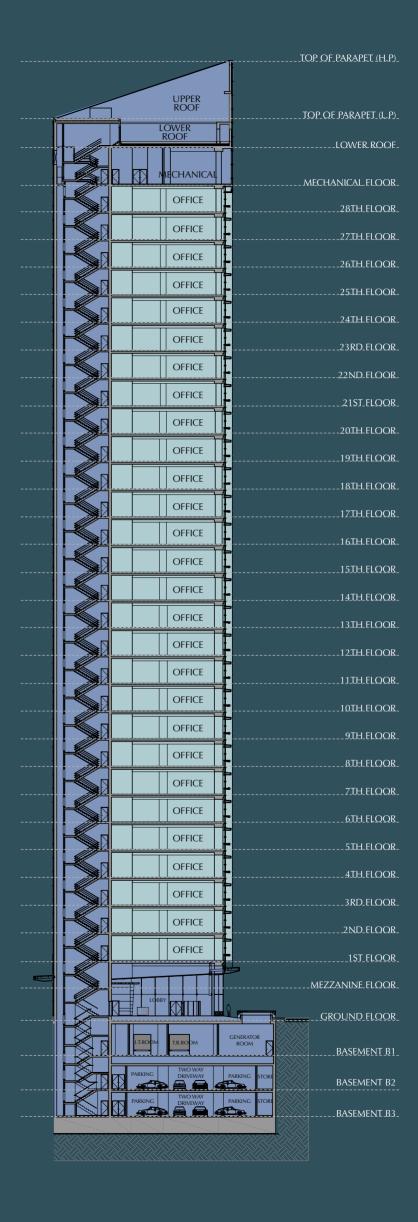
The office spaces, including large meeting rooms, are vast and flexible to accommodate the many different business needs of various business sectors. Floors 1-28 are comprised of the same total area of 350 sq.m as shown in the table.

# TYPICAL FLOOR PLAN



Floor	Possible Rentable Area
1st	350 sq.m
2nd	350 sq.m
3rd	350 sq.m
4th	350 sq.m
5th	350 sq.m
6th	350 sq.m
7th	350 sq.m
8th	350 sq.m
9th	350 sq.m
10th	350 sq.m
11th	350 sq.m
12th	350 sq.m
13th	350 sq.m
14th	350 sq.m
15th	350 sq.m
16th	350 sq.m
17th	350 sq.m
18th	350 sq.m
19th	350 sq.m
20th	350 sq.m
21st	350 sq.m
22nd	350 sq.m
23rd	350 sq.m
24th	350 sq.m
25th	350 sq.m
26th	350 sq.m
27th	350 sq.m
28th	350 sq.m

**ELEVATION** 



# TOWER 02 LOBBY AREA





Mazaya Towers will be a breathtaking commercial masterpiece that will redefine Kuwait's business district and enrich the lives of those privileged to work here. For tenants, Mazaya Towers will deliver an eloquent statement - a statement about exceeding all expectations, including your own.

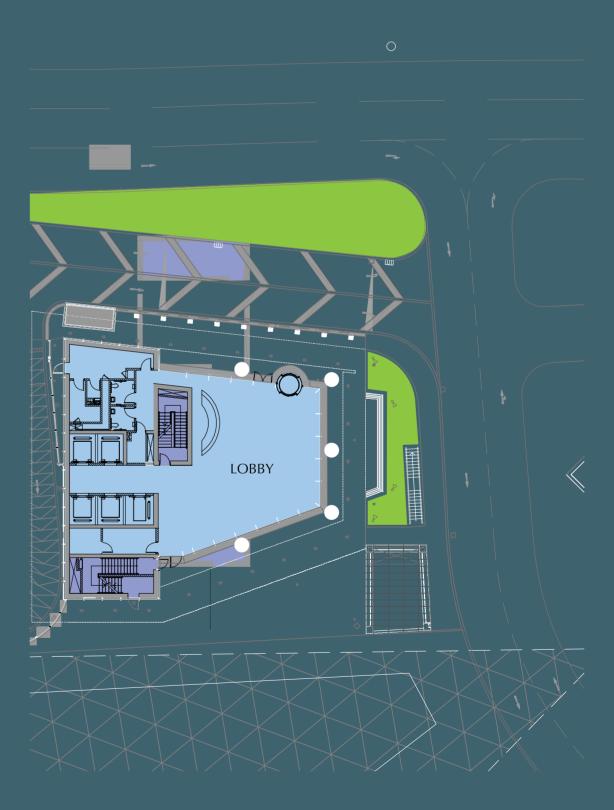
The amenities that Tower 02 encompasses in the ground floor lobby area include a reception, information desk and speedy elevators.

The reception area is the ultimate area to facilitate tenants and visitors with assistance. The Information Desk provides assistance on almost any question related to Mazaya Towers and its local community. The Information Desk staff is friendly and courteous and is often the first to welcome guests and tenants to Mazaya Towers.

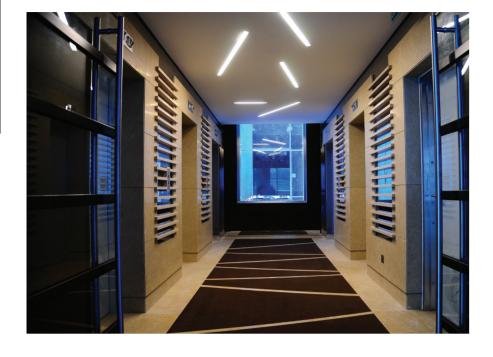
Tower 02's speedy elevator service is like no other. With it's high-quality elevator installation, tenants are able to use them without having to worry about poor service.

Ground Floor Lobby	179 sq.m
Elevator Lobby Area	18 sq.m

# **GROUND FLOOR**



# **SPECIFICATIONS TOWER 01**



**FLOORING** MAIN LOBBY



BLACK GRANITE & TEAK SANDSTONE TRIMMING

**SPECIFICATIONS TOWER 02** 



**FLOORING** MAIN LOBBY



AZUL ARAN GRANITE & BLUE PEARL ACCENT

**FLOORING** TYPICAL LIFT LOBBIES



SPECIAL CARPET WITH SINAI PEARL TRIM

**CEILING** MAIN LOBBY



CEILING LIFT LOBBIES



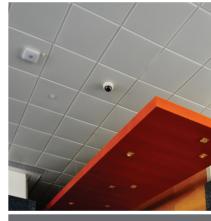
GRG

**FLOORING** TYPICAL LIFT LOBBIES



BLUE PEARL

**CEILING MAIN LOBBY** 



METAL CEILING IN GROUND LOBBY

**CEILING** LIFT LOBBIES



GRG AND PEAR WOOD
IN LIFT LOBBIES

WALLS MAIN LOBBY



SINAI PEARL WITH WOOD PANELS WENGE FINISH

WALLS TYPICAL LIFT LOBBIES



SINAI PEARL WITH WENGE WOOD PANELS & STAINLESS STEAL

LIFT **CABIN FINISH** 



WENGE WOOD & MIRROR

WALLS MAIN LOBBY



BLUE PEARL & SENSITILE SCINTILLA

WALLS TYPICAL LIFT LOBBIES



MONOCIBEC CERAMIC IN MERCURY & GRAPHITE SHADES W.S.S TRIM

LIFT **CABIN FINISH** 



STAINLESS STEAL & MIRROR & BUILT-IN TV SCREENS

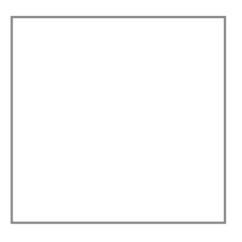
construction

2008















2009









# CREDITS

PROJECT MANAGEMENT:

PROJECT ANALYSIS & CONTROL SYSTEMS

SUPERVISION CONSULTANT:

CONTRACTOR:

ARCHITECT:

INTERIOR DESIGNER:

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ش\_رَاحة الصرايا القابضـة سووه AL MAZAYA HOLDING Co. K.S.C.C

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