Scope

مجموعة محمد العلي السويلم
Mohammed Ali Alswailem Group

# BeauRivage PLAZA

CAIRO'S VIEW.
YOUR LANDMARK.

EXPERIENCE CAIRO FROM ABOVE.

NEW ELEVATION

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# *0.1* About us

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# A REAL ESTATE DEVELOPER ESTABLISHED IN SAUDI ARABIA

Scope Properties is backed by MASCO, the mother company under Al Swailem Group, bringing decades of expertise in construction, infrastructure, and large-scale development. Expanding into Egypt in 2020, Scope Properties delivers high-quality developments defined by strategic locations, refined design, and long-term value.

Through landmark projects such as the Mokattam Corniche Development, the company aims to redefine urban destinations by creating environments that seamlessly integrate functionality, aesthetics, and commercial success.

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# 0.2 Beau Rivage

CAIRO'S VIEW.
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NEW ELEVATION

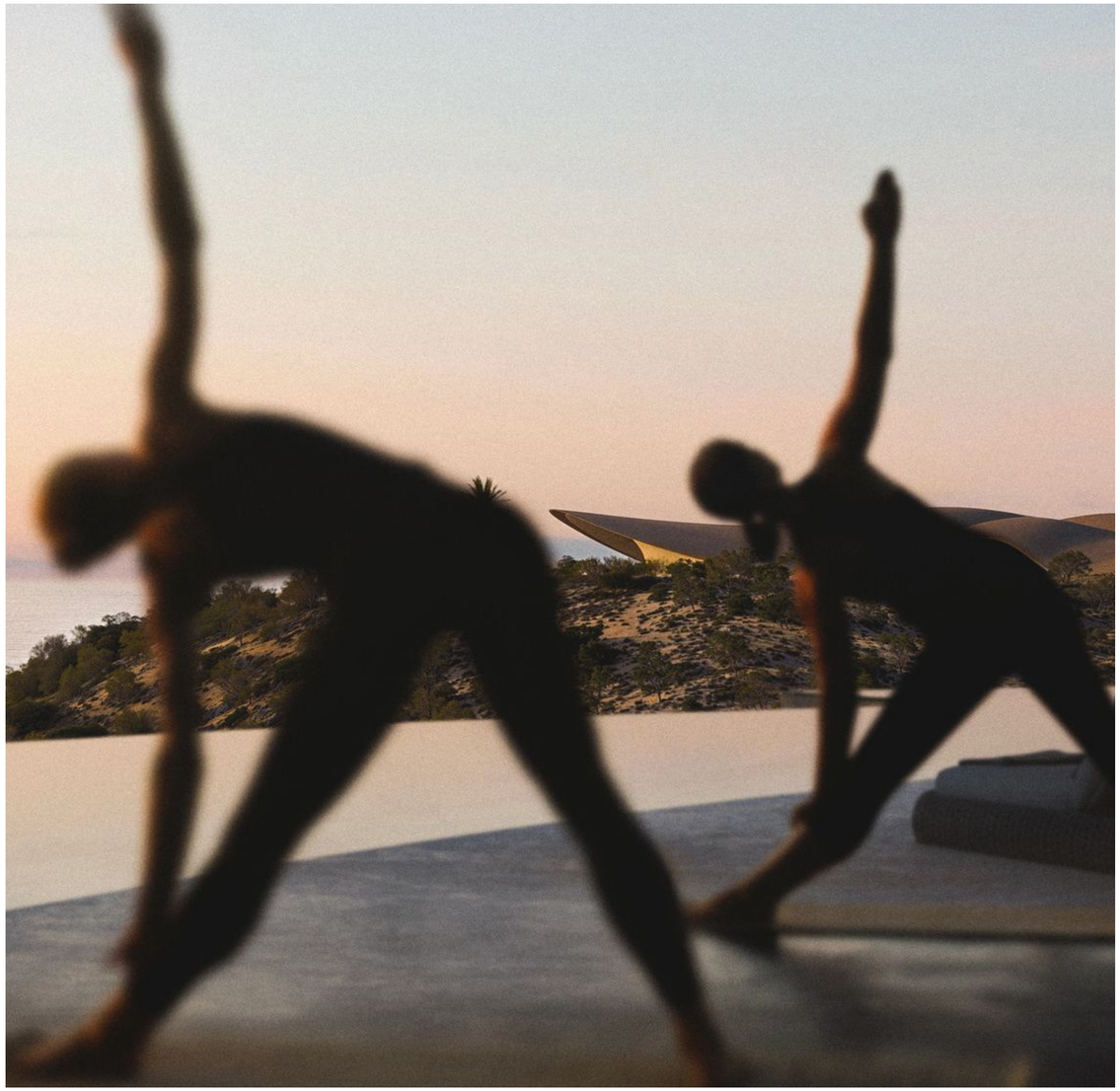

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**RISING FROM THE HEIGHTS OF MOKATTAM,**

BeauRivage Plaza is a multi-level commercial destination overlooking Cairo from Mokattam Corniche.

More than a retail destination, BeauRivage is designed as a fully integrated urban experience, connecting lifestyle, business, and panoramic surroundings into one cohesive destination.

Defined by contemporary architecture, open spatial planning, and skyline-facing exposure, the project transforms everyday commerce into a destination-driven experience.



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ESTAUR
TRADE MARK
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KAYO Restaurants
BeauRivage PLAZA
BeauRivage PLAZA
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# *Cairo's View*
# *Your landmark*

BeauRivage PLAZA

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# 0.3 Project Location

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# BeauRivage PLAZA

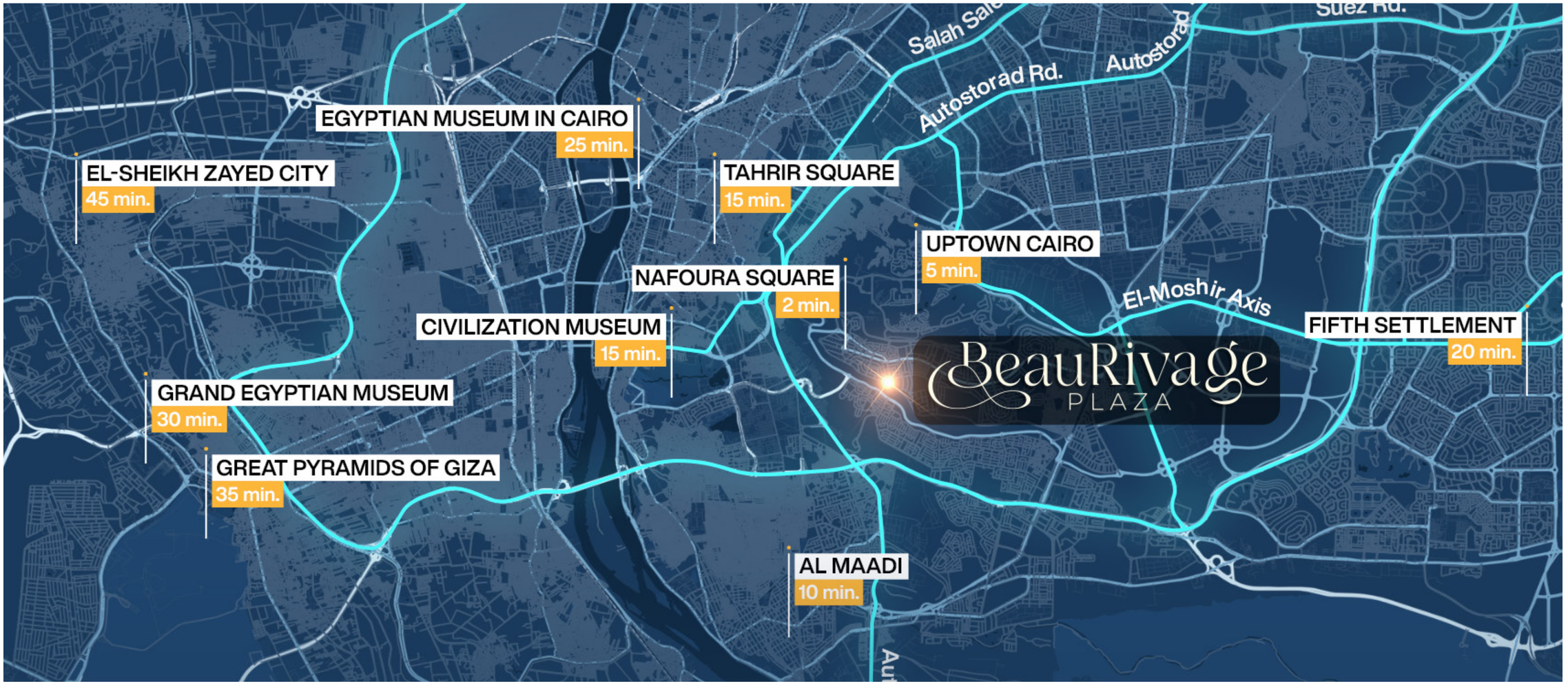
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# Elevated. Connected. Visible.

Located along the Mokattam Corniche, BeauRivage Plaza offers uninterrupted panoramic views of Cairo with direct access to key districts and surrounding high-income communities benefiting from a naturally elevated position location.The project combines accessibility with exclusivity, positioning it as a premium commercial address within Cairo.

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# 0.4 Why Beaurivage?

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# BeauRivage PLAZA

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# *Experience Cairo From Above*

BeauRivage PLAZA

*0.1*

PART OF THE MOKATTAM CORNICHE LANDMARK DEVELOPMENT

*0.2*

PRIME ELEVATED LOCATION OVERLOOKING CAIRO

*0.3*

HIGH VISIBILITY AND STRONG COMMERCIAL EXPOSURE

*0.4*

INTEGRATED RETAIL, DINING, AND OFFICE SPACES

*0.5*

CONTEMPORARY MULTI-LEVEL ARCHITECTURAL DESIGN

*0.6*

SURROUNDED BY AFFLUENT RESIDENTIAL COMMUNITIES

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# 05 Project Facilities

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# BEAURIVAGE PLAZA OFFERS A FULLY INTEGRATED COMMERCIAL ENVIRONMENT COMBINING RETAIL, DINING, OFFICES, AND PUBLIC SPACES.

Every detail is meticulously designed to provide a seamless, opulent experience where elegance feels natural and indulgence is second nature.

## RETAIL & DINING



153 retail units across ground and first floors



Restaurants & cafés with outdoor terraces



Corniche-facing dining experience



Rooftop sky lounge & café

## OFFICES



58 office units



Dedicated office entrances



Lounge and waiting areas

## PUBLIC & OPERATIONAL FACILITIES



Two main plazas (Corniche Plaza & Inner Plaza)



Landscaped outdoor spaces



Escalators, elevators & service cores



Basement parking

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# 0.6 Unit Area

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# Flexible Spaces. Maximum Potential.

BeauRivage offers a diverse range of  unit sizes tailored for different  commercial needs.

STARTING FROM:

60 SQM

UP TO:

290 SQM


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# 0.7 Unit Types

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## *Ground Floor Units*

A curated selection of high-visibility retail spaces positioned to capture maximum footfall and direct access, ideal for flagship brands and high-traffic concepts.

## *First Floor Units*

Strategically positioned units offering balanced visibility and accessibility, suitable for retail, dining, and lifestyle concepts within a more elevated setting.

BeauRivage offers a diversified mix of commercial and administrative spaces, thoughtfully distributed across distinct zones to create a dynamic and integrated experience.

### *Corniche Plaza*

A panoramic public-facing zone overlooking Cairo's skyline, designed as a vibrant destination for dining and social experiences. restaurants, cafés, and outdoor concepts. A highly visible, landmark-facing commercial frontage.

### *Inner Plaza Terrace*

A central open-air space designed to offer a more intimate and comfortable environment within the project. Open-to-sky plaza at the heart of the development that serves offices, clinics, cafés, and visitors

### *The Passage*

An extended commercial and administrative zone designed to maximize accessibility and continuous movement with direct connection to main circulation and street access.

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# 08 Floor Plans

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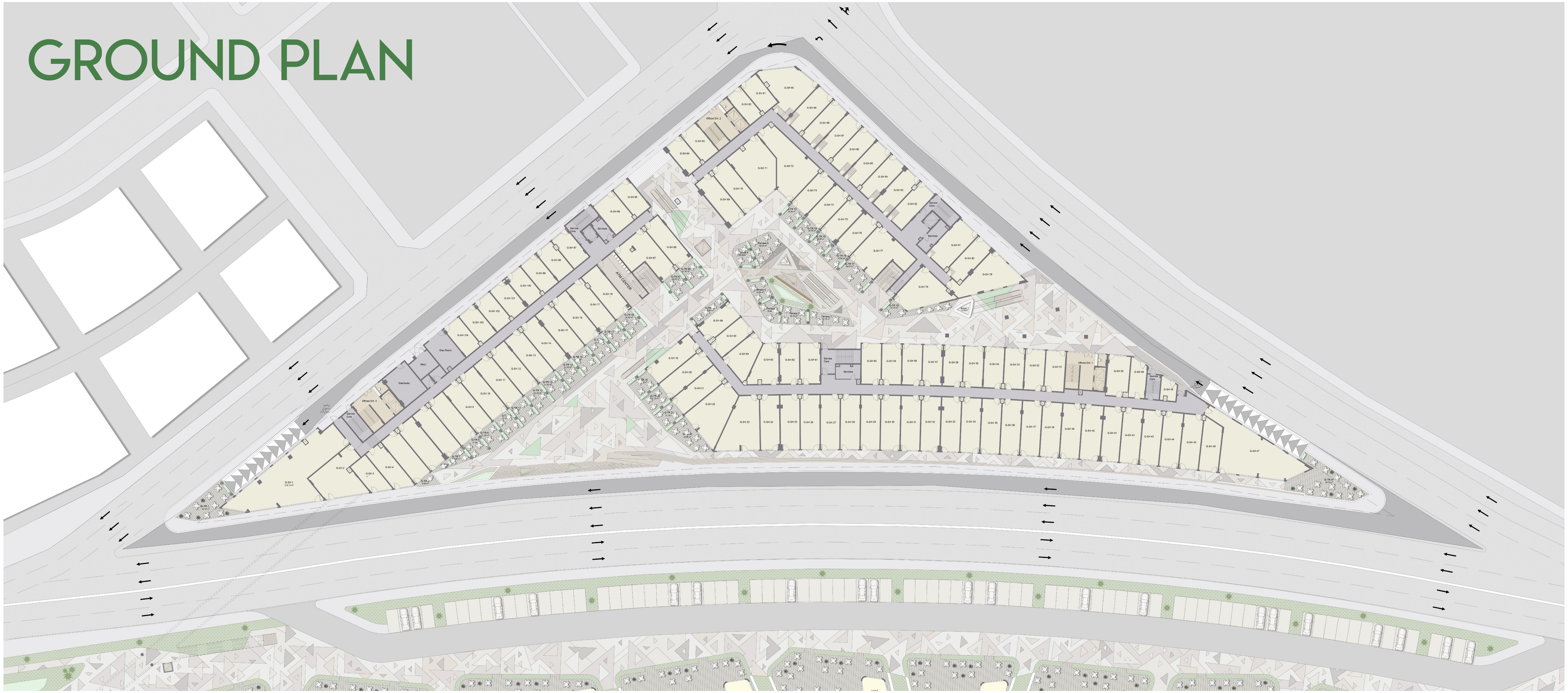
# Ground Floor

The ground floor represents the project’s most dynamic commercial layer, combining visibility, accessibility, and experiential retail. It integrates multiple zones to create a vibrant and high-footfall environment.

- INNER PLAZA
- CORNICHE PLAZA
- CORNICHE UNITS
- THE PASSAGE

This level is designed to capture both destination visitors and daily traffic, ensuring maximum exposure and engagement.

# GROUND PLAN




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# First Floor

The first floor offers a more elevated and curated commercial experience, centered around terraces that extend the spatial and visual connection to the surrounding environment.

- Corniche Plaza Terrace
- Inner Plaza Terrvace
- Corniche Terrace

This level balances openness with exclusivity, creating a refined environment for longer visits and experiential engagement.


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HOLIO
RESTAURANT
Bourvage Offices
Divani
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# FIRST FLOOR




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# SECOND FLOOR PLAN




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# Adminstrative Units

The administrative level is designed to provide a professional and efficient working environment, separated from the retail flow while remaining fully integrated within the development.

- Modern office spaces suitable for businesses, clinics, and professional services
- Dedicated access and circulation for privacy and convenience
- A calm and functional setting that supports productivity within a vibrant mixed-use destination

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# *0.9* Partnerships & Operators

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# Our partners

savills

ACTIVE BRAINS
INNOVATIVE ENGINEERING

Foster + Partners

ICE أ.د أسامة عقيل
المهندسون الاستشاريون الدوليون
INTERNATIONAL CONSULTING ENGINEERS

TAWFIC & ASSOCIATES.

Matouk Bassiouny
matoukbassiouny.com

HILL
Hill International

DMA

SABBOUR CONSULTING

OMA

HUT REPUBLIC

mod
+ PARTNERS
Architectural & Engineering Consultant

Scope

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17344

Website:

SCOPE.SA

Main Sales Office:

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(OLD CORNICHE MOKATTAM)

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