

Bloomfields COFLOW

The First Serviced Offices in Egypt







Creating Destinations

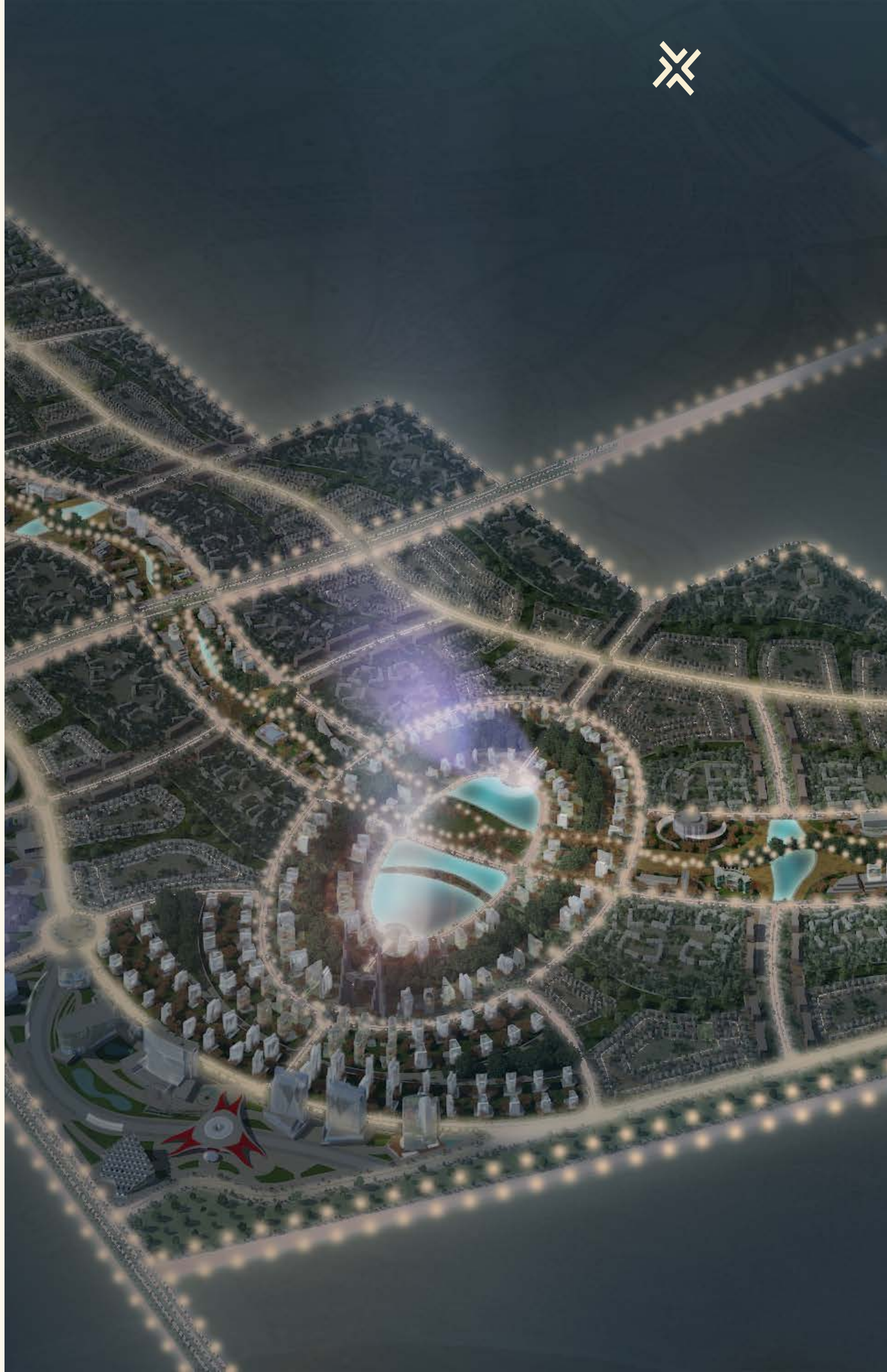
Since its inception in 2014, Tatweer Misr has strongly emerged as a leading real-estate developer in Egypt that enriches the life of its communities. Committed to design excellence, innovation and sustainability, its unique edge lies in its comprehensive solution-oriented approach spanning quality construction, landmark design and architecture, unique landscaping and an abundance of lifestyle amenities aimed at fostering the growth of its residents.

Driven by a unique vision to deliver life's most treasured experiences to every door, Tatweer Misr forms strategic partnerships with global specialists and world-acclaimed innovators.

Today, Tatweer Misr is proud to boast six iconic developments that stand as true testaments of contemporary elegance and innovation across Egypt. From its first home development, Bloomfields, in the heart of Mostakbal City; its flagship, award winning project, IL Monte Galala, in Ain Sokhna; its island-inspired, award-winning development, Fouka Bay, in Ras El Hekma, to D-Bay in Dabaa, Rivers in New Zayed, to its latest development, Salt in the North Coast. Tatweer Misr has become an original trendsetter in the region, celebrated for inspiring change and building value.



Embrace The Future At Mostakbal City



Masterplanned over an impressive 11,000 acre field, as a fully-integrated city comprising of 5 phases; Mostakbal City dedicates 50% of its total land area to green open spaces, and is built to accommodate more than one million inhabitants. The project offers an innovative and futuristic vision for integrated community living, attracting Egypt's top developers, and investors who not only wish to benefit from its lush landscapes, safe road networks, and solid infrastructure, but most importantly its strategic location that sets it as a future economic hub, as well as a major business and residential centre. Nestled between New Cairo's Golden Square, and Cairo's New Capital, while enjoying a close proximity to Al Ein Al Sokhna, Mostakbal City provides an exclusive invitation for Egypt's renowned developers to offer signature addresses in what is about to become New Cairo's soulful extension.



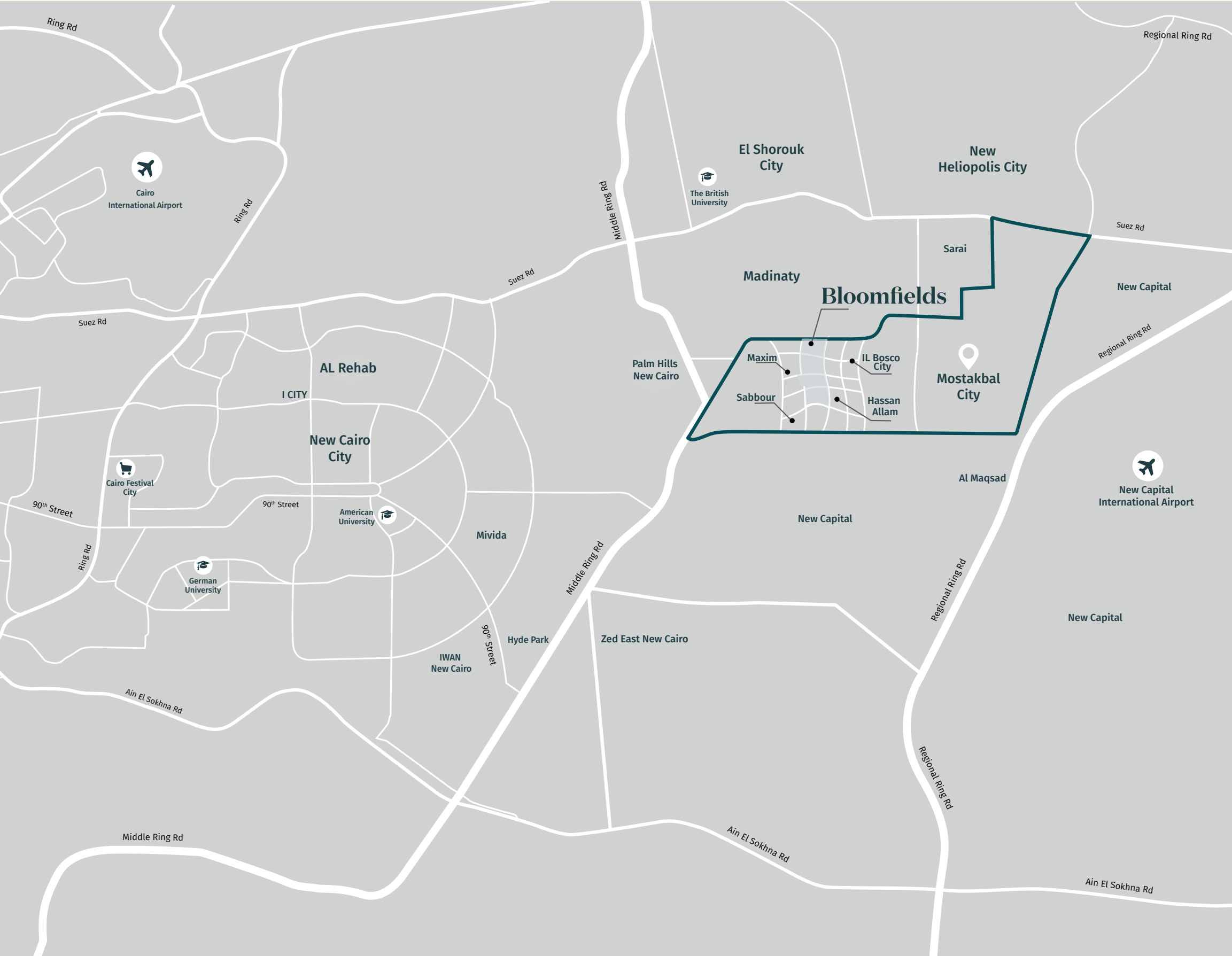
A World of Options

Efficiently utilizing the vast expanses of land, Bloomfields consists of 3 interconnected plots; extending from the concept of the Tree of Life, these plots offer different scopes of life for the different tastes of homeowners within the overall thematic comfort and luxury of Bloomfields' elements of lifestyle: The Vues, innovative and breathtaking; the villas, surrounded by verdant greenery; the Educational Zone and College Town, for an educational, cultural, and dynamic life.



Location

between new cairo’s golden square, and cairo’s new capital, not only offering easy access to egypt’s top-educational institutions such as, the american university in cairo and road 90’s lively happenings, but also providing direct access to new cairo capital’s fast train station and international airport. the project also enjoys a strategic location just 45 minutes away from al ein el sokhna, and

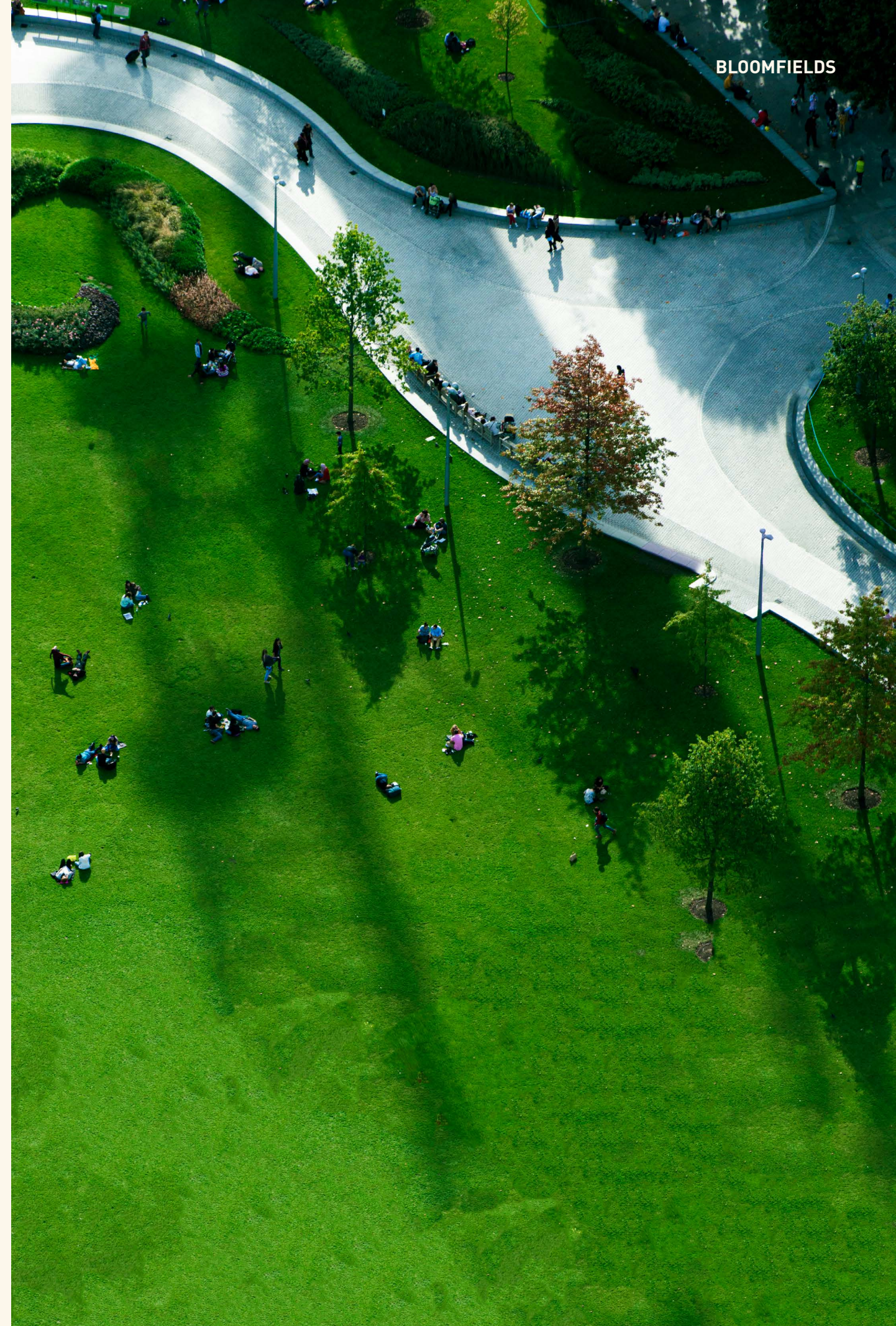
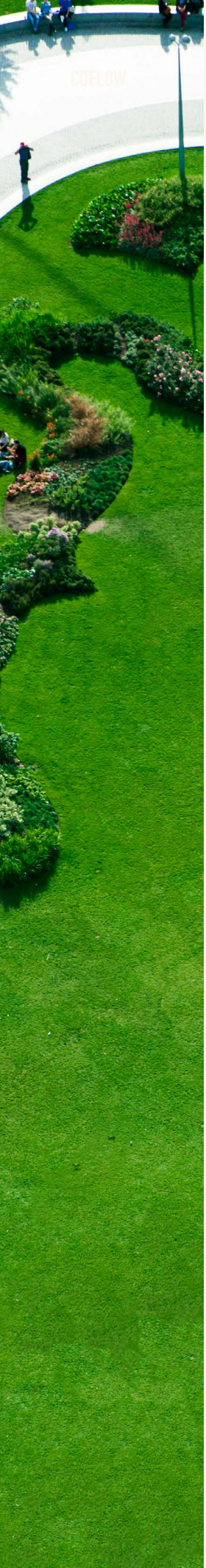




Masterplan

Designed by Italian architect Gianluca Peluffo and Egyptian architect Raef Fahmy, BLOOMFIELDS draws inspiration from the tree of life and natural balance. This integrated town includes an impressive college town and gated residential neighborhoods. The Lakes in Bloomfields features modern villas with views of lush open fields, providing residents with unparalleled privacy and harmony with nature, making it a distinguished living choice for years to come.





The
VUES
NEW CAIRO

Life With A Vue

The Vues offers different residential solutions focusing on 2 integral aspects: comfortable luxury and breathtaking views. The Vues Clusters set you with sky-high views and unique rooftop lifestyle and amenities. While The Vues Courtyards sets you within a bustling lifestyle with internal courtyards, bringing commercial and retail venues right next to your home. The Vues Terraces place you in the center of a 360-degree breathtaking panorama from any given point in your home.



The
LAKES

A True Experience of Tranquility

Immerse yourself in the breathtaking panorama of the lakes around you, with endless horizons of water seen directly from your villas' exquisite gardens and duplexes' verandas. Whether you are dining in the indoors or relaxing in the outdoors, every day is a true experience of luxury. On the lake-facing patios, revel in the infinity pool and bask in the sun on your private decks. The living spaces are just as serene, where the indoors and outdoors blend to reimagine endless harmony all throughout the year.





College Town

BLOOMFIELDS is the town to share ideas, create, but most importantly grab a piece of the magic that balances the best of community living, studying and work — all artfully combined under one roof.

Boasting Egypt’s first entrepreneurial university, a lively college town, internationally acclaimed schools, and a cutting-edge Business Park, BLOOMFIELDS is set to become Egypt’s hotbed for startups and entrepreneurs.





COFLOW

THE FIRST SERVICED
OFFICES IN EGYPT



INTRO TO COFLOW

CoFlow represents a new approach to commercial development, nestled in the heart of Bloomfields, Mostakbal City. It offers a thoughtfully designed blend of high-performance offices, collaborative co-working spaces, and a diverse array of retail and lifestyle amenities. As one of Egypt's first serviced office complexes, CoFlow is crafted to support innovation, enhance productivity, and promote well-being for businesses of various sizes.

Connecting You to Cairo's Business Hubs



Positioned advantageously between New Cairo's Golden Square and the developing New Capital, CoFlow offers excellent connectivity for businesses. Its location near Al Ein Al Sokhna road provides easy access to key business and residential areas, making it a practical choice for forward-thinking entrepreneurs and established corporations. This setting places CoFlow at the intersection of current and future business districts, supporting growth and collaboration in Egypt's evolving economic landscape.



CoFlow's layout is a testament to thoughtful urban design, integrating commercial, retail, and wellness spaces into a cohesive whole. This carefully balanced mix ensures a vibrant, self-sustaining community where work, life, and leisure seamlessly intertwine. Enhancing accessibility and convenience, the development offers both underground and outdoor parking options. This comprehensive approach creates an environment that caters to diverse needs while maintaining urban aesthetic appeal.

A Blueprint for Integrated Urban Living



A Holistic Approach to Health and Productivity

At the core of CoFlow's design philosophy is a commitment to holistic well-being, inspired by WELL Certification principles. The development offers a comprehensive approach to health and wellness, seamlessly integrated into every aspect of the space. A state-of-the-art gym forms the centerpiece of our fitness offerings, equipped with cutting-edge equipment and a diverse range of classes to promote physical fitness for all levels and preferences. Complementing the active spaces, CoFlow provides tranquil meditation areas designed to foster mental relaxation and focus, offering a peaceful retreat from the bustling work environment.

The integration of green spaces and biophilic elements throughout the complex creates a strong connection with nature, enhancing both aesthetic appeal and psychological well-being. Lush landscapes and the use of natural materials in design elements serve to reduce stress and increase productivity. Additionally, CoFlow places a strong emphasis on nutrition and mindful eating, with thoughtfully designed areas that encourage healthy and conscious dining habits. These spaces not only provide a place for nourishment but also promote a culture of wellness and balance within the community.

Retail, Offices, and Clinics



Egypt's First Serviced Offices

As Egypt's first serviced office complex, CoFlow sets a new standard for workplace excellence. Our offices are designed to provide a turnkey solution for businesses of all sizes, from startups to established corporations. Each space comes fully furnished and equipped with modern, ergonomic furniture and state-of-the-art technology. High-speed internet and advanced telecommunications systems ensure seamless connectivity and productivity. A dedicated reception and administrative support team takes care of day-to-day operations, allowing businesses to focus on their core activities. Understanding the dynamic nature of modern business, CoFlow offers flexible lease terms that can accommodate growing companies and changing needs, providing a scalable solution for the evolving business landscape.



A World of Convenience at Your Doorstep

CoFlow's retail offering is designed to cater to every need, creating a vibrant and convenient ecosystem for its occupants. The shopping experience is elevated with a curated selection of boutiques and stores, offering everything from daily necessities to luxury items. Conveniently located supermarkets ensure easy access to groceries and everyday essentials, eliminating the need for time-consuming trips outside the complex. On-site banking services cater to both personal and business financial needs, providing a seamless integration of work and life practicalities. The food and beverage options at CoFlow are equally impressive, featuring a diverse range of restaurants, cafes, and eateries to suit all tastes and occasions, from quick lunch breaks to formal business dinners.





Integrated Medical Clinics for Peace of Mind

Recognizing the importance of accessible healthcare, CoFlow integrates medical facilities directly into the complex. On-site clinics offer a range of services, from general practice consultations to specialist care, ensuring that health and wellness are always within reach. These medical facilities not only provide convenient care for employees and residents but also emphasize preventive health measures, aligning with CoFlow's overall wellness philosophy. The proximity of healthcare services contributes to peace of mind for businesses and individuals alike, knowing that medical attention is readily available when needed.





AMENITIES

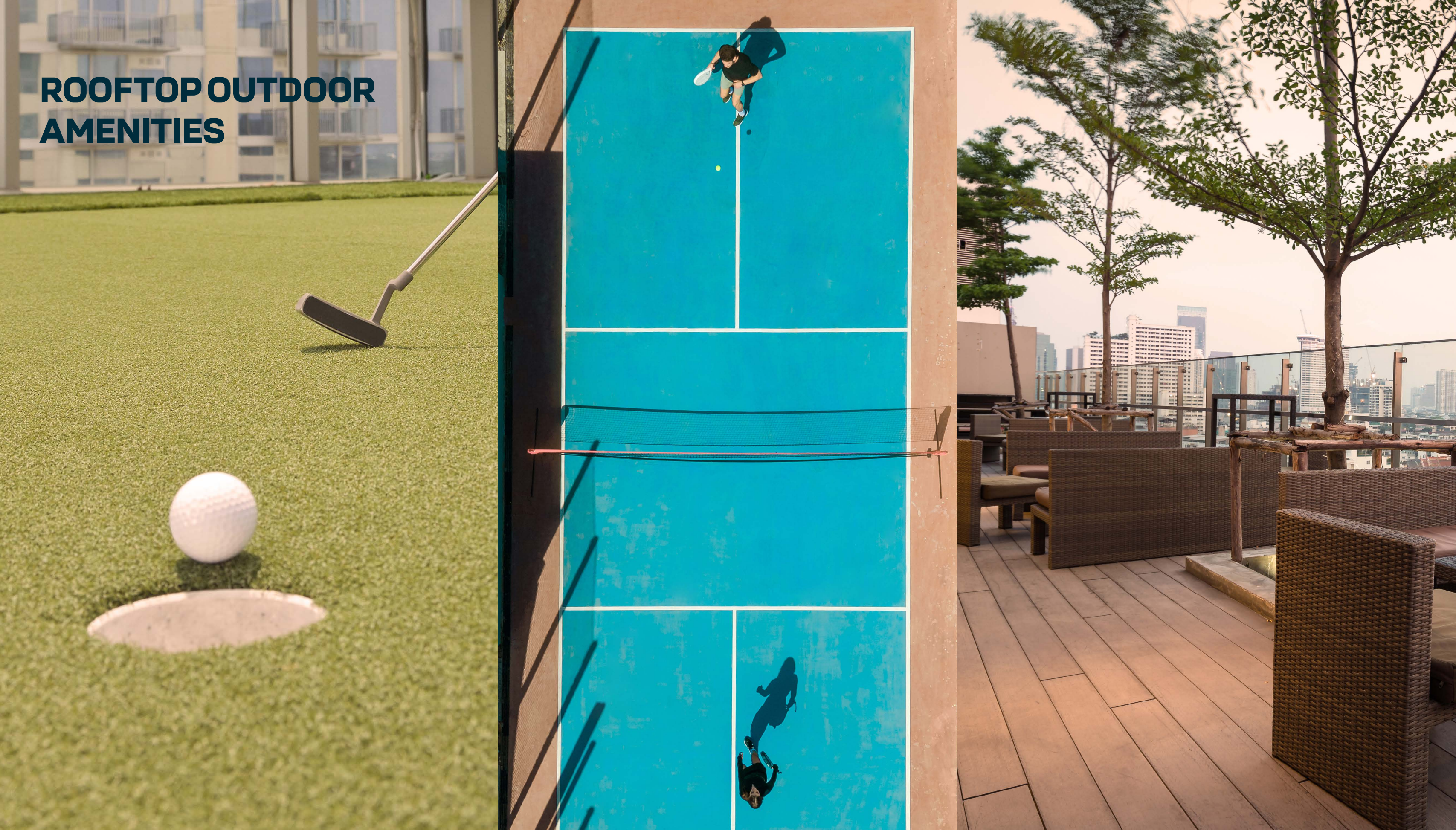


Where Work Meets Relaxation

CoFlow's rooftop is a testament to innovative design, serving as a multifunctional haven for relaxation, informal collaboration, and wellness activities. Dedicated meditation spaces offer a serene environment for mindfulness practices, allowing occupants to recharge and refocus throughout the day. The rooftop's expansive green areas are a cornerstone of CoFlow's biophilic design principles, providing a lush, natural setting that promotes mental well-being and environmental consciousness. Mindful eating zones are strategically placed to encourage health-conscious dining, offering pleasant outdoor settings for meals and snacks. Comfort is ensured year-round with shaded outdoor seating areas, creating perfect spots for casual meetings or moments of quiet reflection. For those seeking active relaxation, the rooftop includes recreational facilities such as mini table tennis, pool tables, and a mini golf course, fostering a spirit of fun and community among occupants. A small, well-equipped kitchen with adjacent seating areas completes the rooftop experience, facilitating casual gatherings and fostering a sense of community within the CoFlow ecosystem.



ROOFTOP OUTDOOR AMENITIES



- Green Rooftop Area.
- Seating Area.
- Padel Courts.
- Botanic Garden & Mini Golf Field.
- Outdoor Gym.
- Outdoor Game Zone.
- Event Area.
- Outdoor Lounge.

ROOFTOP INDOOR AMENITIES



• Meeting Room.

• Workshop Space.

• Co-Working Space.

• Lounge Area.

• Indoor Game Zone.

• Meditation Space.

• Indoor Gym.

• Kitchen & Toilets.



Spaces Designed for Success

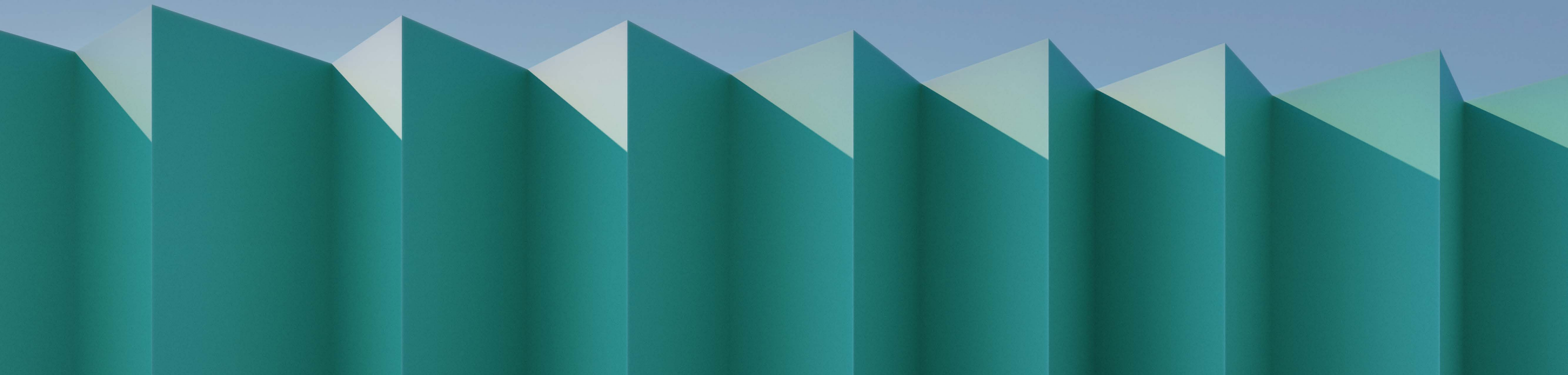
The indoor spaces at CoFlow are meticulously crafted to maximize productivity, comfort, and collaboration. At the heart of these amenities are flexible co-working spaces, designed to accommodate various work styles and preferences. These adaptable areas can be configured to suit individual tasks, small group collaborations, or larger team projects, ensuring that every type of work finds its ideal setting.

State-of-the-art meeting rooms equipped with the latest audiovisual technology provide professional environments for presentations, client meetings, and team briefings. For those engaged in creative processes or brainstorming sessions, dedicated workshop spaces offer the tools and atmosphere to foster innovation and out-of-the-box thinking. Privacy is also prioritized, with private booths available for confidential discussions or focused, individual work.

Complementing these work-oriented spaces are luxurious lounge areas, designed for relaxation and networking. These thoughtfully designed zones serve as informal meeting spots, areas for casual conversations, or simply places to unwind between tasks. The seamless integration of these varied indoor amenities creates a dynamic, fluid work environment that caters to the diverse needs of modern businesses and professionals.

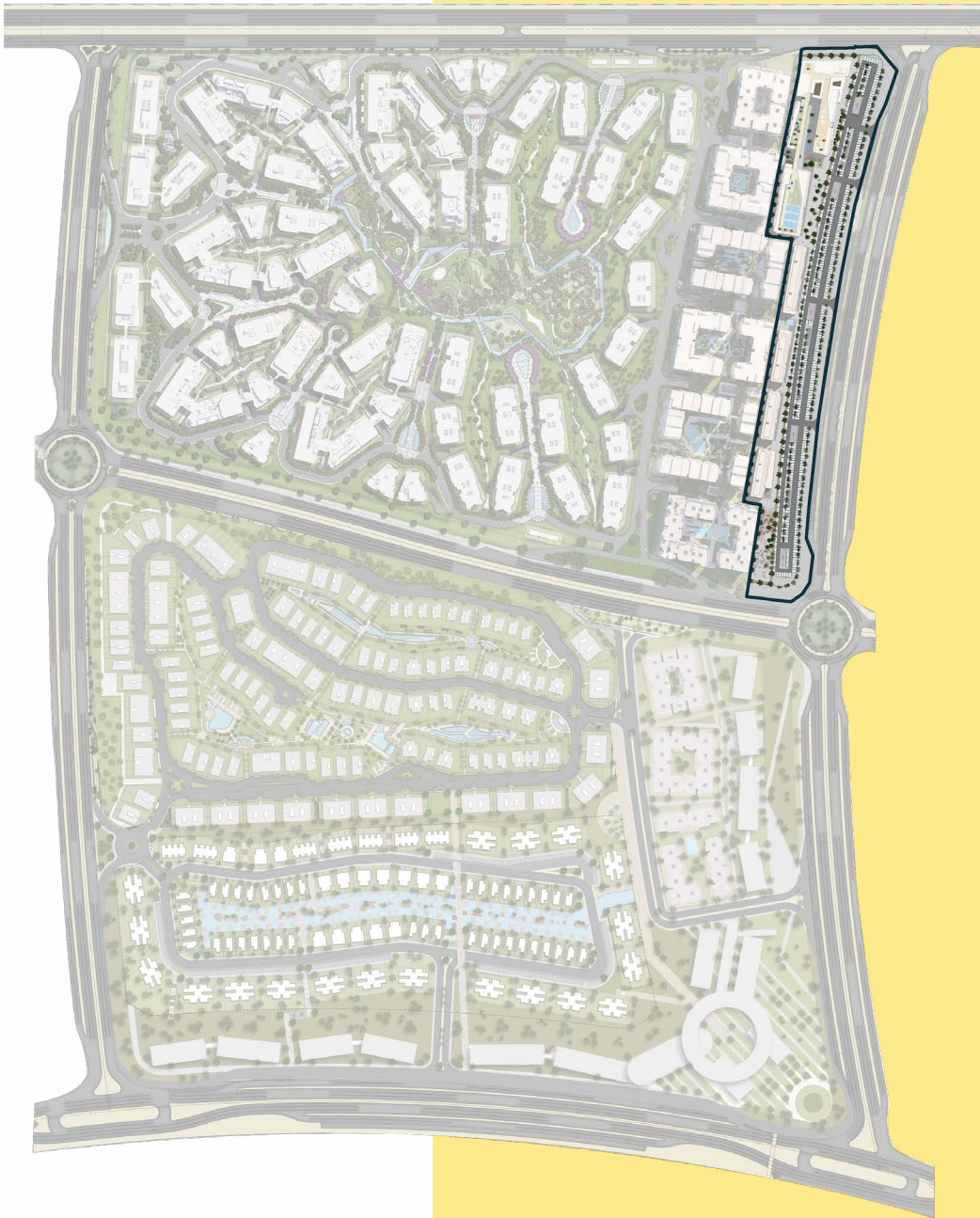


FLOOR PLANS





Tailored Spaces for Every Business

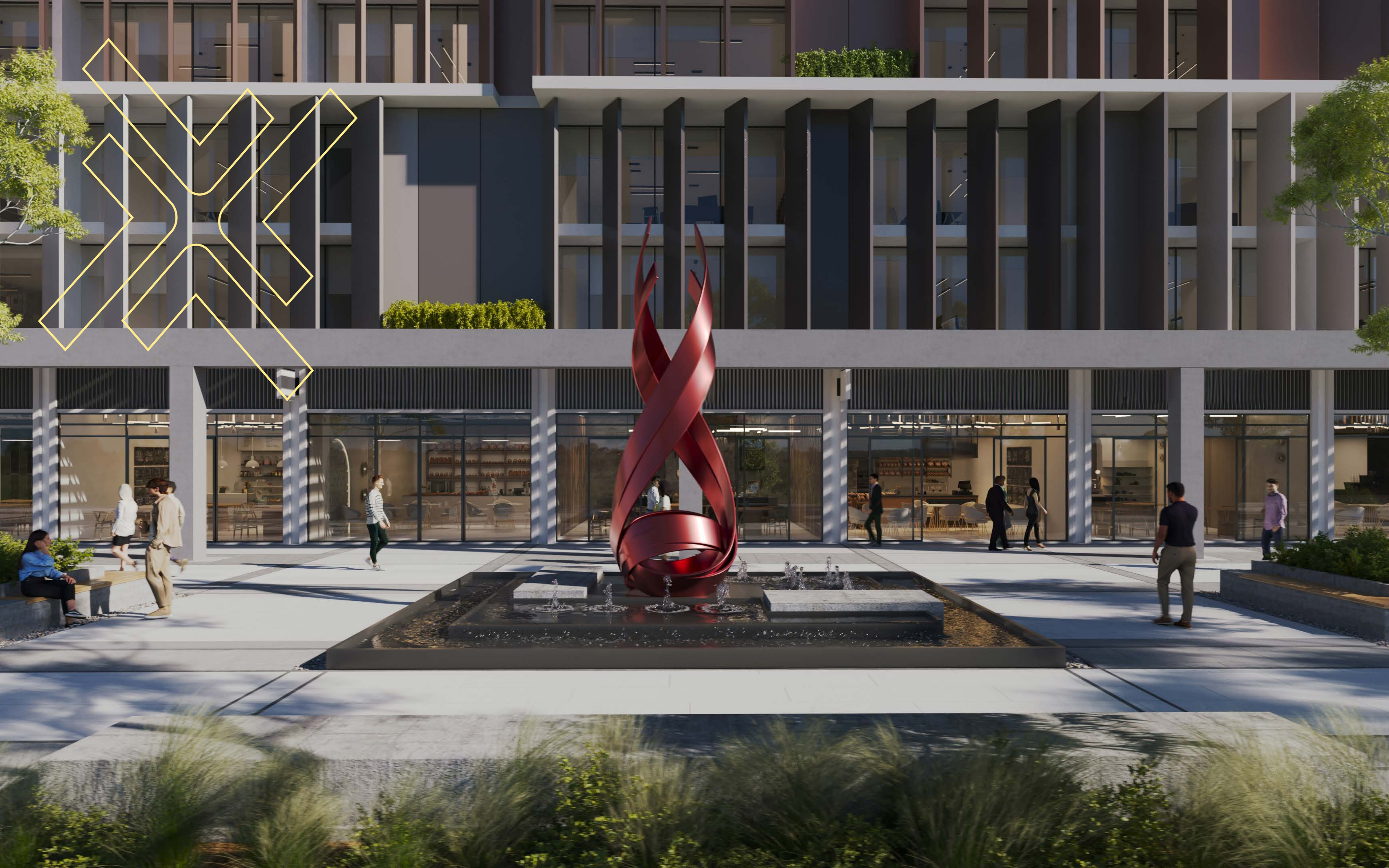


CoFlow's floorplans are meticulously designed to optimize space utilization and promote a fluid work environment. Each level is thoughtfully laid out to balance private and collaborative areas, ensuring that businesses of all sizes can find their ideal setup.













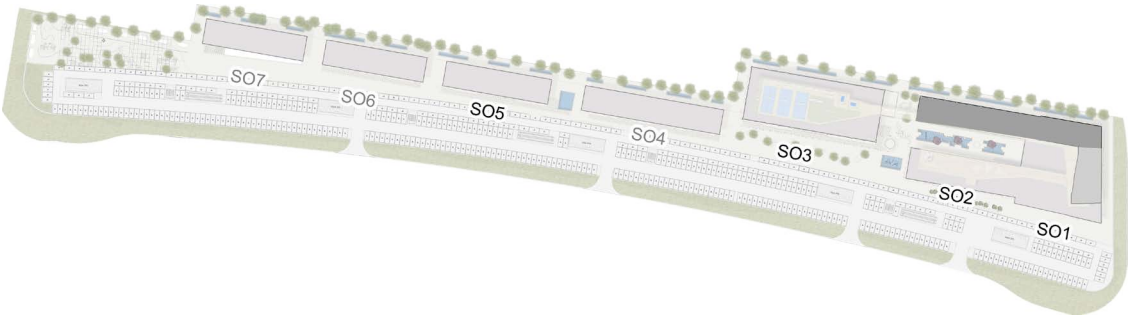
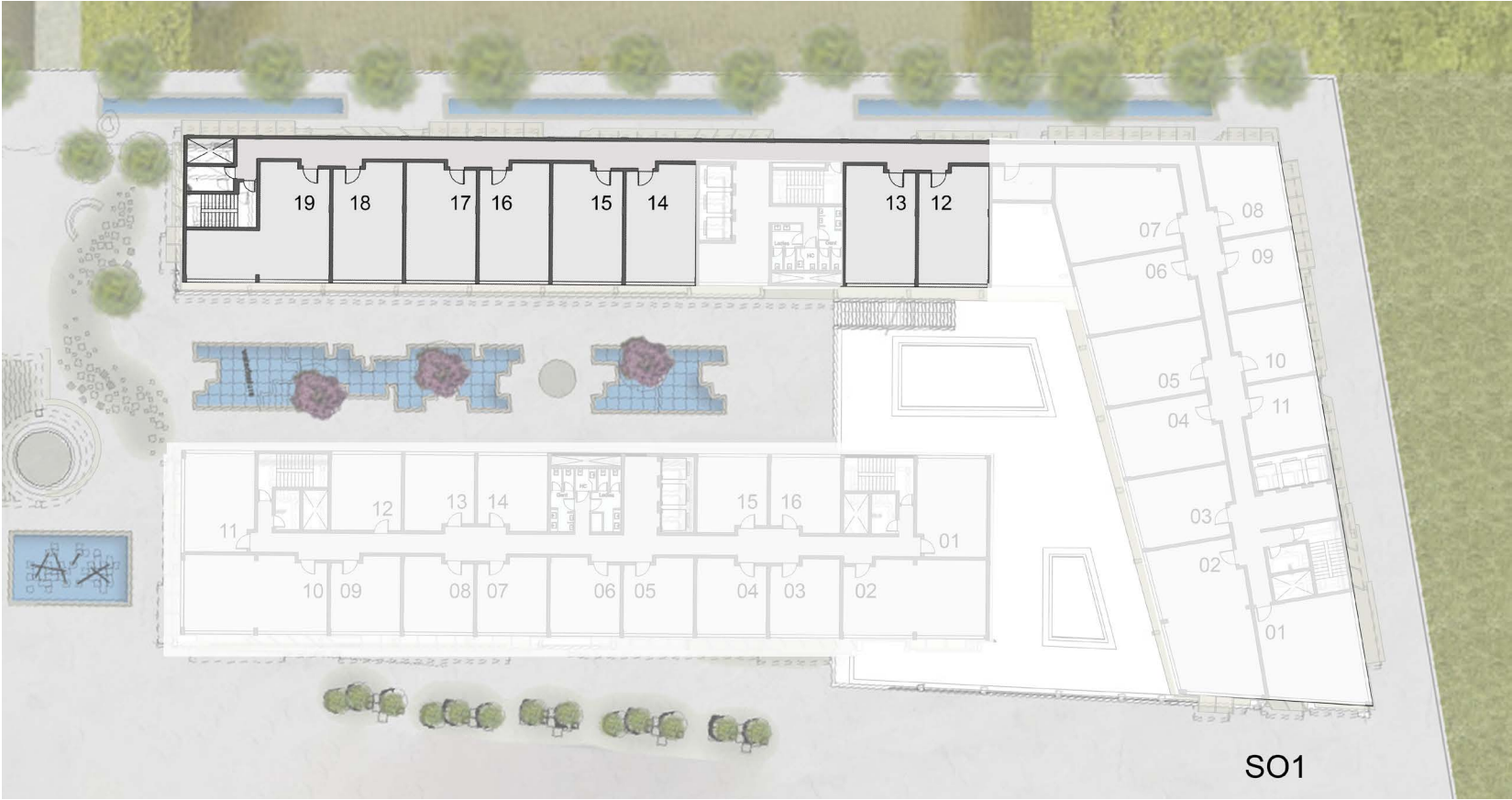






Unit No.	Total Area
S01-12	85 m ²
S01-13	85 m ²
S01-14	85 m ²
S01-15	85 m ²
S01-16	85 m ²
S01-17	85 m ²
S01-18	85 m ²
S01-19	125 m ²

S01





Unit No.	Total Area
S03-1	85 m ²
S03-2	65 m ²
S03-3	65 m ²
S03-4	65 m ²
S03-5	65 m ²
S03-6	65 m ²
S03-7	65 m ²
S03-8	65 m ²
S03-9	65 m ²
S03-10	65 m ²
S03-11	85 m ²
S03-12	115 m ²
S03-13	85 m ²
S03-14	65 m ²
S03-15	65 m ²
S03-16	65 m ²
S03-17	65 m ²
S03-18	65 m ²
S03-19	65 m ²
S03-20	65 m ²
S03-21	65 m ²
S03-22	65 m ²
S03-23	85 m ²
S03-24	115 m ²

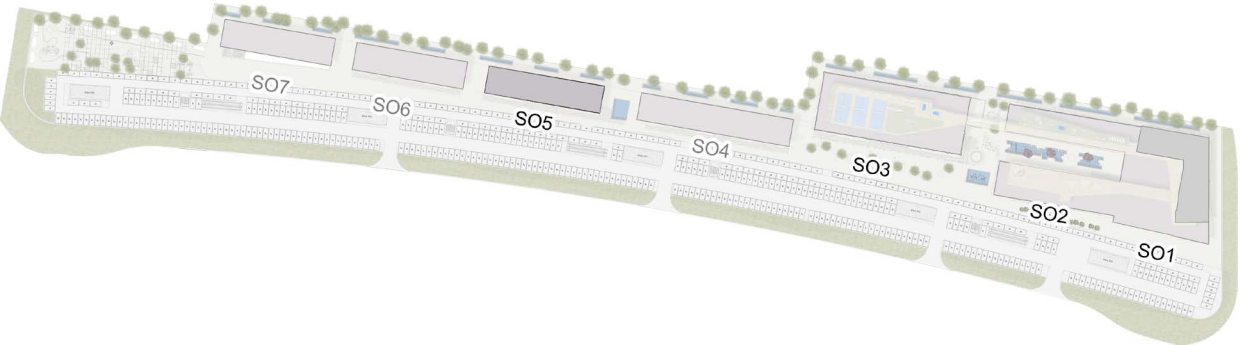
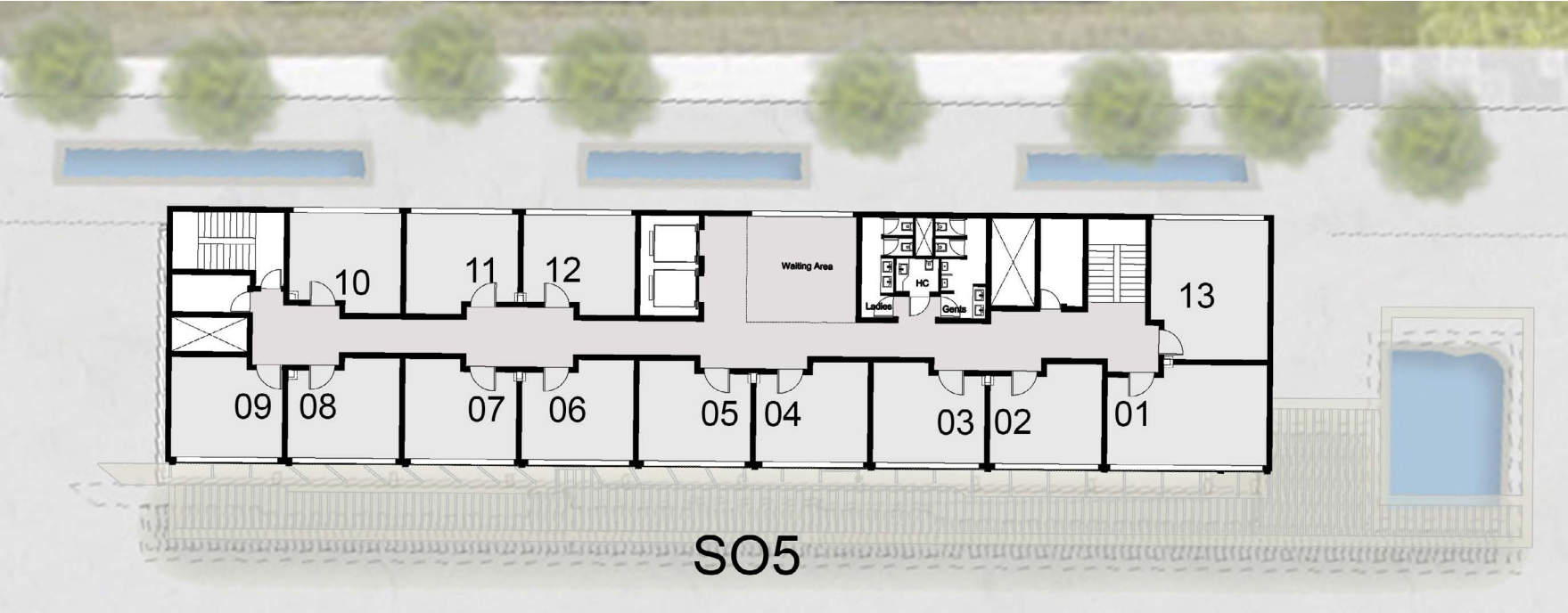
S03





Unit No.	Total Area
S05-1	65 m ²
S05-2	45 m ²
S05-3	45 m ²
S05-4	45 m ²
S05-5	45 m ²
S05-6	45 m ²
S05-7	45 m ²
S05-8	45 m ²
S05-9	45 m ²
S05-10	45 m ²
S05-11	45 m ²
S05-12	45 m ²
S05-13	68 m ²

S05





**At CoFlow, we've created more than just a workplace – we've designed
a ecosystem where businesses can thrive, innovate, and grow.
Join us in redefining the future of work in Egypt.**

HEAD OFFICE

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