



Future Begins Here.

ONE BUSINESS  
CENTER.

*Administrative*



Since 2019, Qurtuba Developments has been shaping the real estate scene across the Delta, successfully completing more than 50 residential and commercial projects in New Mansoura, New Damietta, and other key areas.

Driven by a vision that goes beyond locations and finishes, Qurtuba focuses on building projects that create true life-changing moments for its clients. Today, the company continues to evolve, expanding its portfolio to include hotel, administrative, and commercial developments, while maintaining its commitment to growth and innovation.

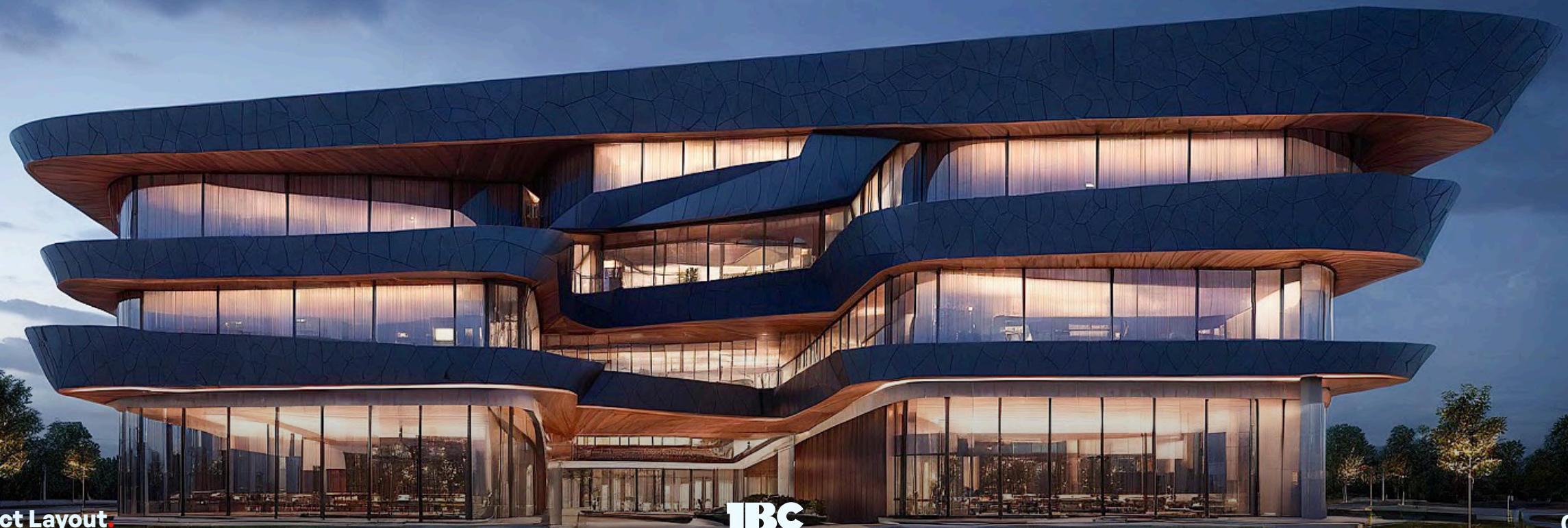
One Business Center is the first mixed-use development in New Mansoura, combining administrative, commercial spaces in one modern destination. With contemporary architecture and future-ready technology, it sets a new standard for business environments in the Delta region.

Strategically located in the heart of the city, 1BC offers prime visibility, easy accessibility, and a smart, dynamic setting for companies and investors to grow and succeed.

Located in the heart of New Mansoura, **1BC Business Center** occupies a prime position in the city's main service zone, along its most important axis. The project enjoys a strategic location directly opposite Zahya Villas and in front of the International School, ensuring exceptional visibility and easy accessibility from all parts of the city. This makes 1BC a convenient and prestigious destination for businesses, clients, and visitors alike.

**Location.**





Project Layout.

IBC

05





Project Layout.

Modus Living  
**IBC**

07







Project Layout.

IBC

10

## 1. Solar Energy Powered

Sustainable electricity supply through advanced solar panels.

## 2. EV Charging Stations

Dedicated charging points for electric vehicles.

## 3. Lush Green Spaces

Beautifully landscaped areas inside and outside the building.

## 4. Smart Access Control

Face recognition technology for secure and easy entry.

## 5. Panoramic Elevators

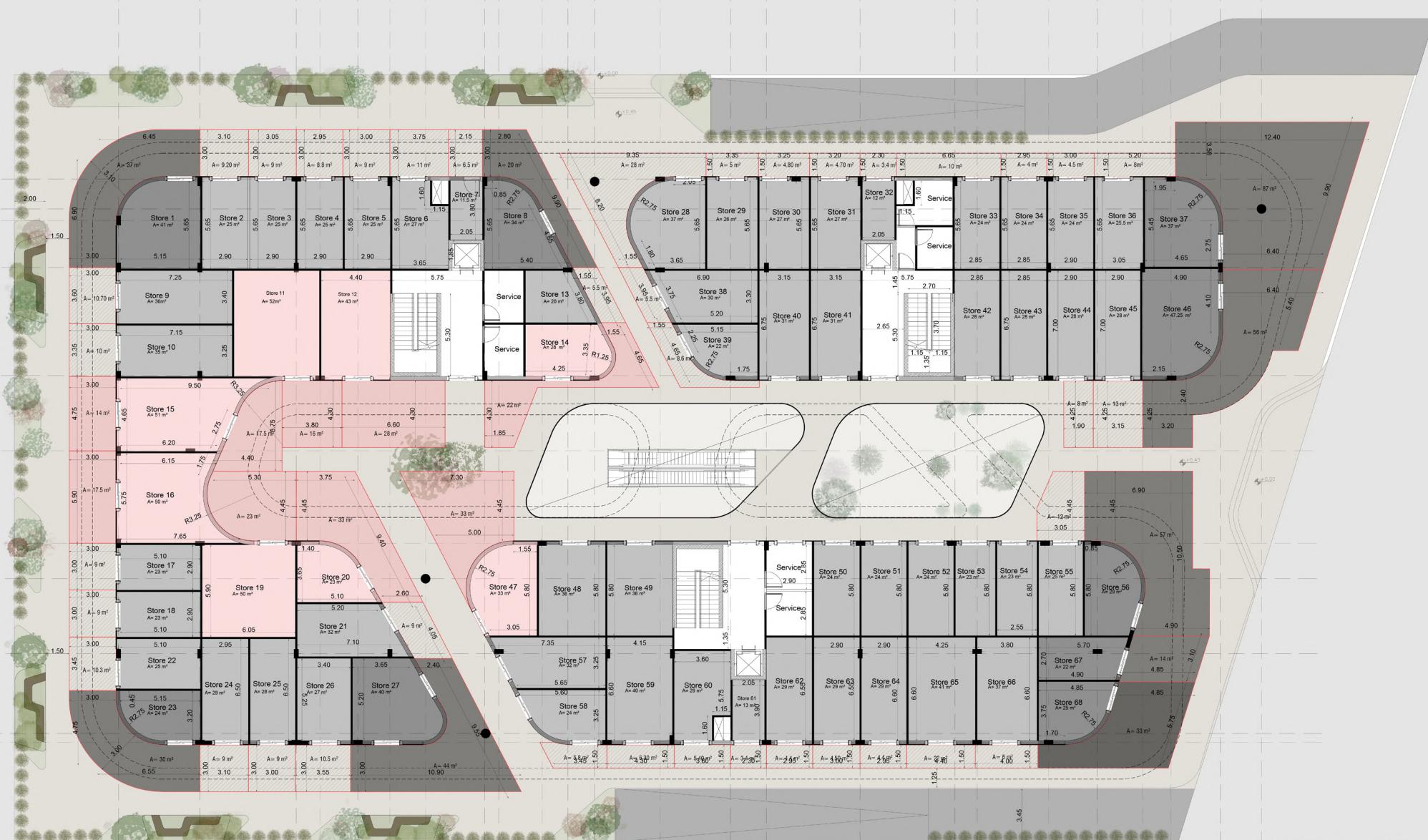
High-end elevators by leading German manufacturers.

## 6. Natural Daylight Design

Maximized sunlight for a bright and healthy environment.





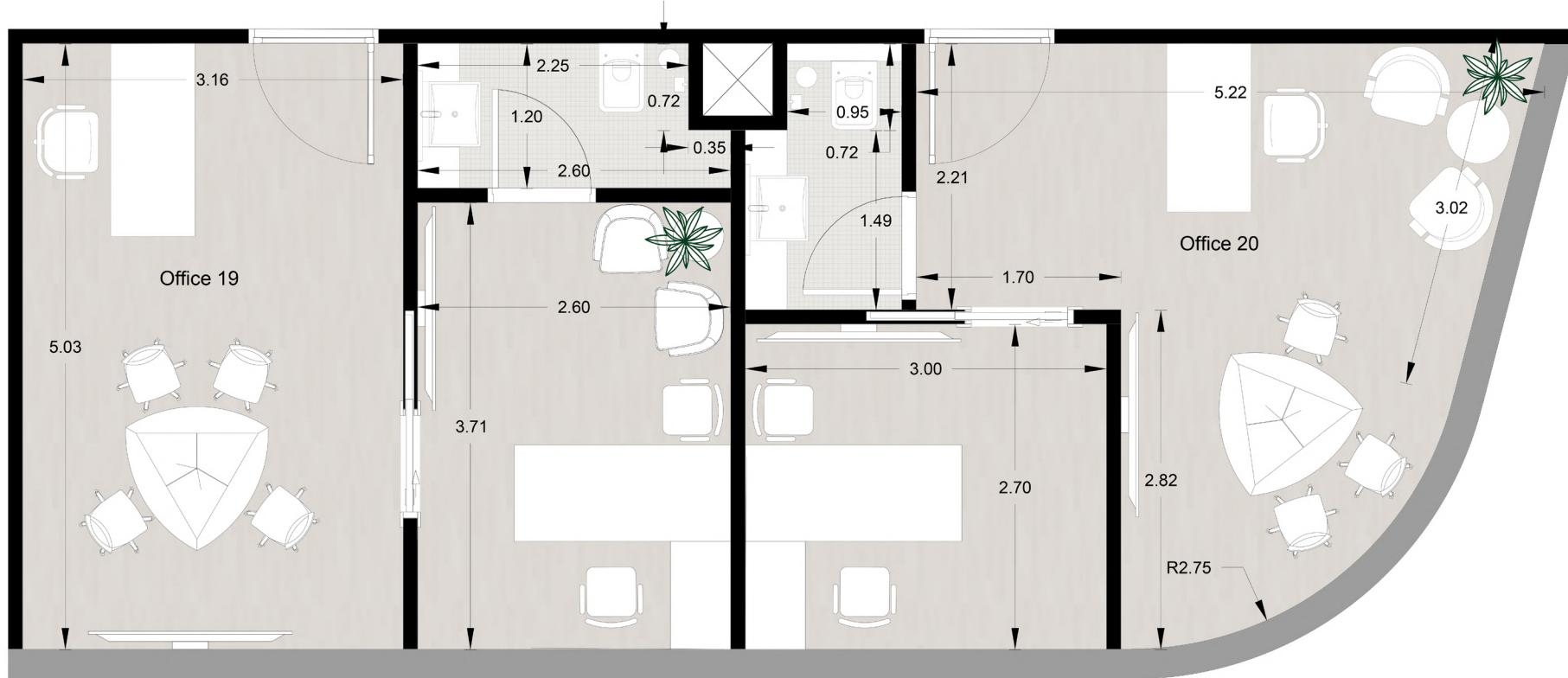












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