

Zia Business Complex



Strategic Location

WHERE YOU WANT TO BE

- 1 minute from Al Masa Hotel
- 1 minute from the green river
- 2 minutes from the governmental district
- 2 minutes from the central business district
- 8 minutes from the airport



About ZIA BUSINESS COMPLEX

Margins Development paved the way in ZIA Business Complex by establishing the first medical administrative, and commercial project in the Administrative Capital

PROJECT DETAILS:

- Land Area: 4150 m²
- Total BUA: 15,500 m²
- Floor BUA: 1150 m²
- 95% of Zia Business Complex sold out
- 100% Construction





WE ARE WELL

The WELL Building Standard™ is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. WELL includes a set of strategies-backed by the latest scientific research-that aim to advance human health through design interventions and operational protocols and policies and foster a culture of health and wellness. It draws expertise from a diverse community of WELL users, practitioners, public health professionals and building scientists around the world. Through ten concepts, each concept consists of features with distinct health intents.



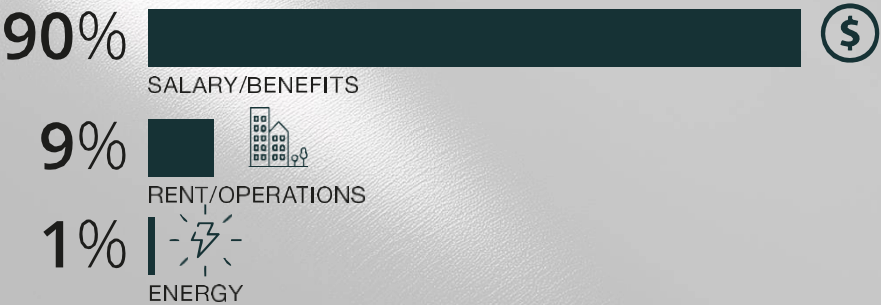
ZIA BUSINESS COMPLEX IS REGISTERED TO PURSUE WELL CORE CERTIFICATION

by the International WELL Building Institute (IWBI)

THE TOP BENEFITS OF HEALTHY BUILDINGS



INVERST IN PEOPLE FOR RETURN ON INVESTMENT



All You Need
FROM WORK TO WELLNESS

OFFICES - CLINICS - RETAIL - WELLNESS - LEISURE

Floor PLANS

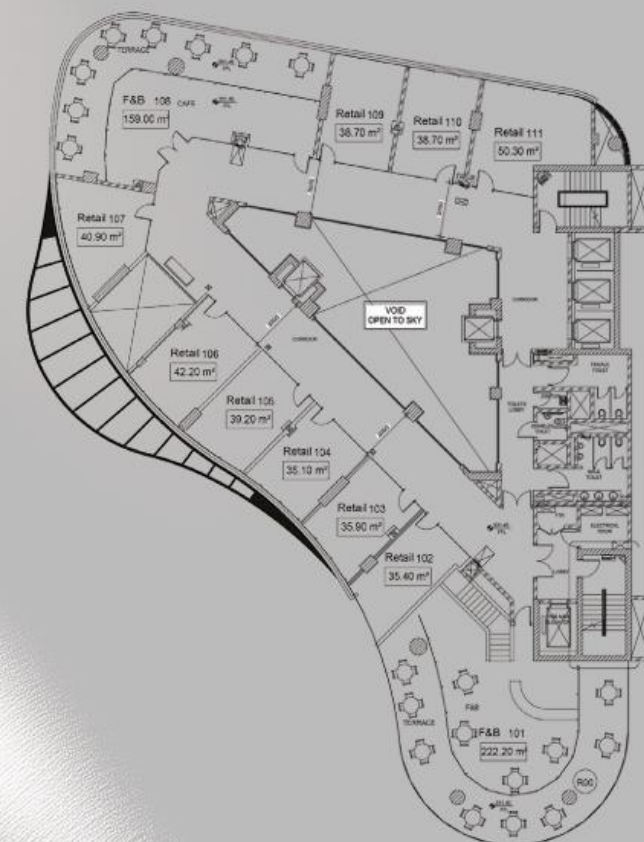
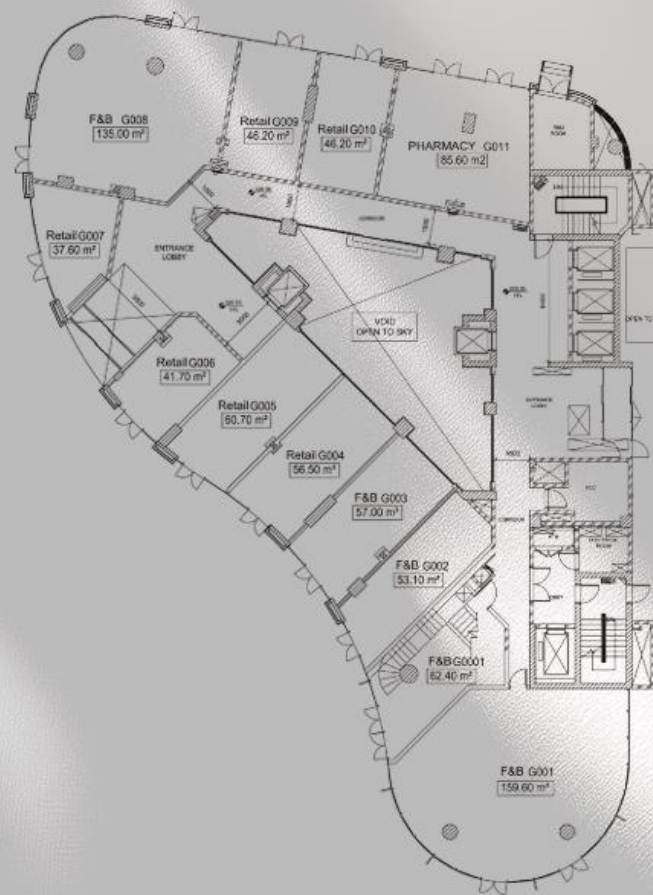
Retail & COMMERCIAL AREA

GROUND FLOOR

Zia offers a unique leisure experience to occupants and visitors with its one-of-a-kind first-floor outdoor terraces along the main piazza and the rear open areas. Time-saving facilities such as valet parking, hair salons, gym and laundry will be woven into this walkable lifestyle Community, contributing to its unique character

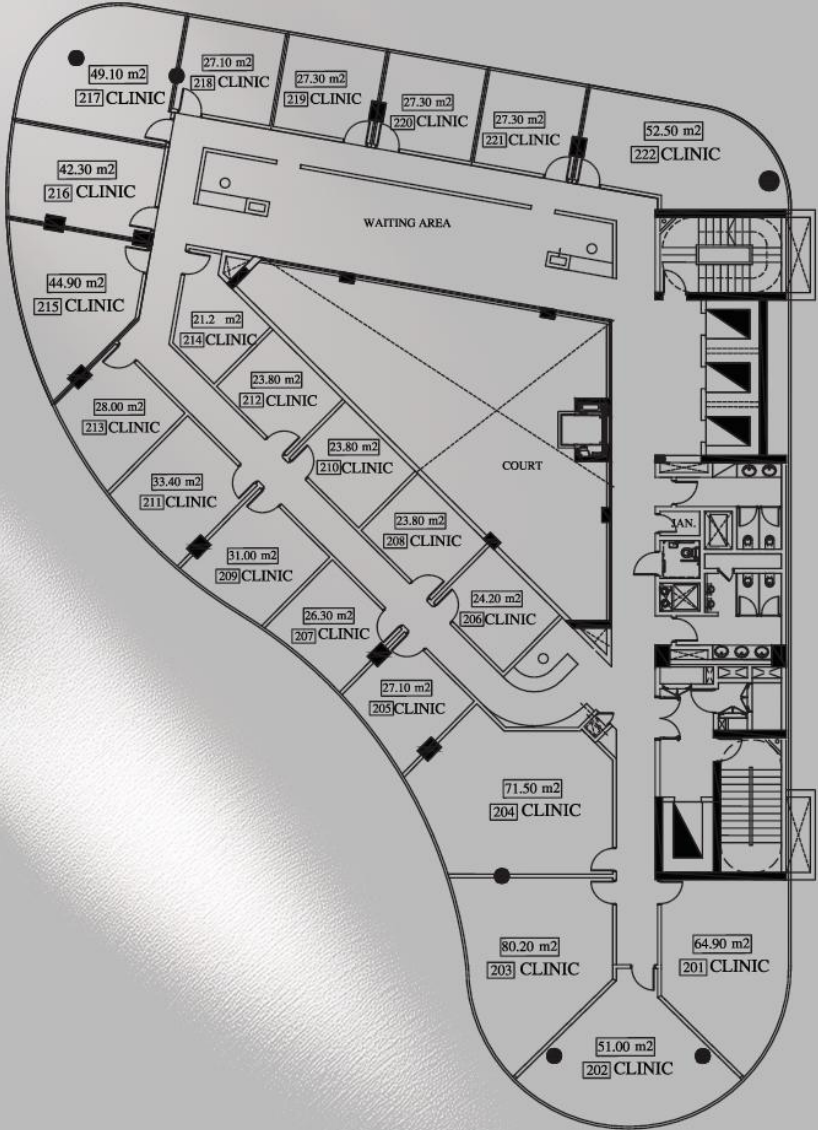
FIRST FLOOR

The development will offer many convenient services, including a fitness hub in the roof along with an outdoor sunny restaurant located at the 10th floor with a tremendous open view overlooking the main park facing its northern side. This unique place will offer its visitors a vast variety of nutritional choices, creating an environment where healthy choices are the easiest ones to make.





Medical &
HEALTHCARE AREA





AHL

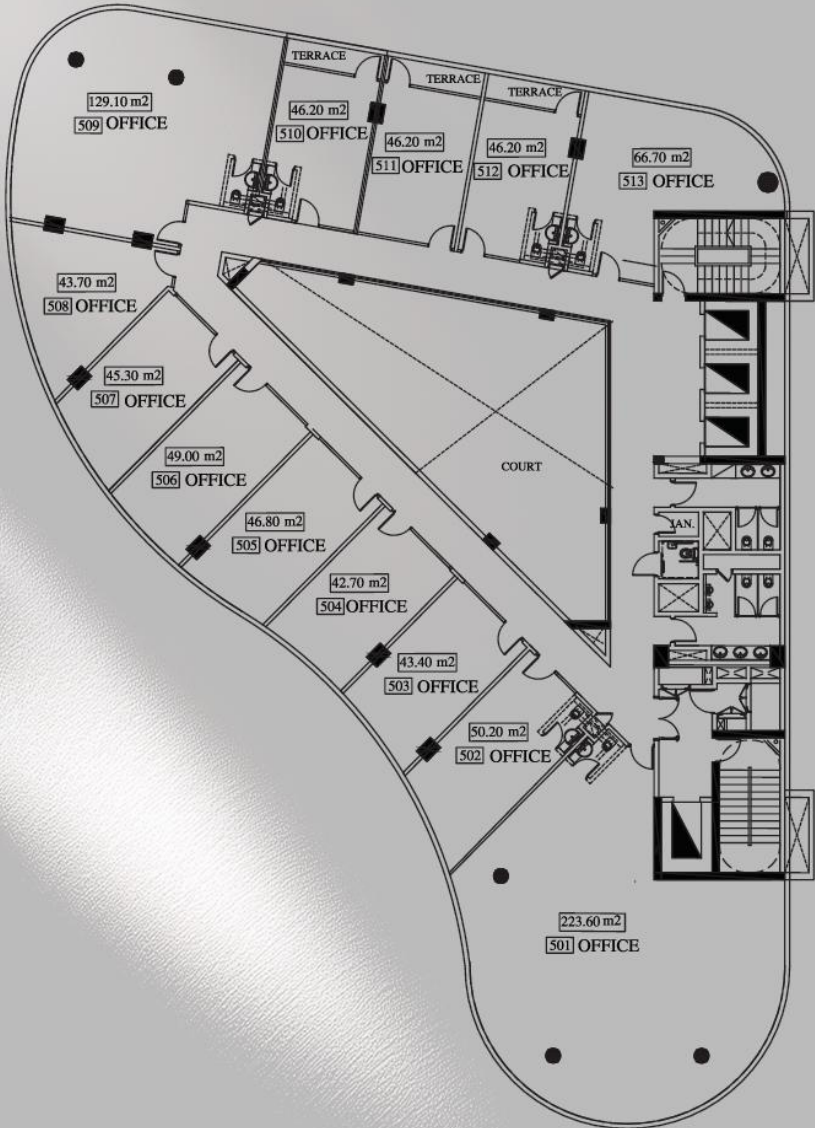
VOGUE VOGUE

SALE

CAFE AND RESTAURANT



Administrative &
BUSINESS AREA





The background is a dark, muted grey with several bright, diagonal light streaks or lens flares that create a sense of depth and movement. The streaks originate from the top left and fan out towards the bottom right.

MARGINS

DEVELOPMENTS

PAVING A NEW WAY