



---

# BUSINESS COMPLEX

A Strategic Location, A Unique Professional Environment











## PREFACE

CSCEC Algeria affirms its commitment to become a major player in the real estate investment field in Algeria and aspires to become an essential link for the organization of an integrated value chain in this investment sector.

This is also confirmed in the diversification of its investments by constructing its first large-scale business complex in the business district of Algiers, gathering together all the necessary facilities to ensure its best functioning.

The main objective of the CSCEC is to guarantee a convivial working environment that is compatible with the wishes and requirements of the big companies.

In fact, the professional environment is not only material, a pleasant atmosphere and a comfortable working environment also have a great influence on the motivation of employees. These elements contribute to the well-being while promoting productivity.

The Oriental Business Park complex has been accompanying professionals since 2019 and provides them with a qualified facilities management team and a multitude of services, adapted to their needs.

OBP also detains a building compliance certificate and the High Environmental Quality certification «HQE» issued by the international organization CERTIVEA.



## WHO WE ARE

China State Construction Engineering Corporation «CSCEC» is a major player in the construction industry in China and internationally.

It is currently ranked first in the ENR list of the world's top 250 construction companies and employs more than 245,000 employees.

CSCEC has been in steady development since it was founded in 1960, and has embarked on a restructuring process that ended in 1982. It has become an investment and construction group, leader in its own field and covering all the current construction trades.

The development of its activity internationally, has allowed the CSCEC to experience a great boom, which led it to settle in more than 100 countries, including

Algeria in 1982, and to carry out well over 6,000 projects worldwide.

Since its installation in Algeria, the CSCEC has carried out projects on virtually the entire national territory, including structuring projects, prestigious and emblematic ones.

Founded in 1982, CSCEC Algeria is now the biggest player in the construction industry throughout Algeria.

The large-scale projects carried out in Algeria have consolidated the reputation of CSCEC in Algeria as a leader in the construction sector. This has led to the creation in 1998 of a company under the Algerian law, called SPA CSCEC, and to invest numerous financial, material, human and organizational resources, with the



objective of carrying out several large-scale real estate investment projects.

This commitment was confirmed in 2016 by carrying out its first exceptional investment project in the capital, through the realization of the Oriental Business Park complex.

A unique address by its size, its standards and its range of services. Situated in the business district of Algiers, a prestigious and dynamic district, hosting the headquarters of several major banks, national and multinational companies.

## AMONG THE MOST IMPORTANT PROJECTS REALIZED:

- The Great Mosque of Algiers;
- The Headquarters of the Ministry of Housing and Urban Development;
- Algiers National and International Airport;
- The Headquarters of the Ministry of Foreign Affairs;
- The Headquarters of the Constitutional Council;
- The International Conference Center CIC;
- The CMA-CGM, ABC Pins Maritimes and the World Trade Center Towers;
- The Headquarters of Mobilis, Algérie Telecom and Air Algérie;
- The Sheraton Hotels in Algiers, Oran and Annaba;
- The Marriott Hotels in Constantine and Tlemcen;
- The Hyatt Regency, Ibis, Mercure and Novotel Hotels in Bab Ezzouar.



# PRESENTATION OF THE BUSINESS COMPLEX

Oriental Business Park is a business complex, designed to international standards by the world-renowned architect CHRISTIAN DE PORTZAMPARC, author of several masterpieces in Europe and around the world and the winner of some 30 architectural awards, in close collaboration with the architect TOM SHEEHAN, the founding partner of Origin Architects.

With its contemporary architectural style, its comfortable and secure appearance, the Oriental Business Park complex is a symbol of modernity, vitality and renewal.

It has eight spaced and airy buildings, distributed as follows: two office buildings of eight (08) levels, each one of approximately 15,000 m<sup>2</sup>, five residential buildings offering 310 rooms and 11 suites, a large sports complex, and three underground car parks that can accommodate up to 720 vehicles.

The OBP business complex has been studied in all aspects in order to guarantee comfort and conviviality in all its spaces and to bring together in one place all the needs and requirements of the tenant companies.

Oriental Business Park proposes for rent all types of open space offices that can be adapted to the needs of each company. It is also equipped with conference, exhibition, meeting and training rooms.

OBP is designed so that the entire complex is surrounded by landscaped gardens and green spaces, which make the complex fluid, airy and harmonious, thus providing a friendly and pleasant working and living environment.

# GEOGRAPHICAL LOCATION

Located in the heart of the prestigious business district of Algiers in Bab Ezzouar, a strategic location close to the airport and the new means of transportation, Oriental Business Park offers you the possibility to settle down quickly and develop your business in the center of a dynamic neighborhood, hosting the headquarters of large national and multinational companies.

The complex enjoys a strategic location near the urban

center and the various highway axes (main road network RN5, RN11 and the East-West highway).

It is also easily accessible by various means of public transportation, namely: the railway, the tramway, and the future metro, which have nearby stations. It is located 5 minutes from the Algiers national and international airport, and 15 minutes from the port of Algiers.



SCAN TO FIND  
GEOLOCATION



## OFFICE BUILDINGS

The OBP business complex consists of two office buildings of 15,000 m<sup>2</sup> each, developed on eight levels.

The two office buildings are organized as follows:

### **BASEMENT LEVELS :**

01 Underground parking lot for each building, which can accommodate together up to 520 vehicles.

## GROUND LEVELS :

- ❑ Guard post at the main entrance guarded 24/7;
- ❑ Control and security room with CCTV guarded 24/7;
- ❑ Drop-off area, delivery area;
- ❑ Sanitary facilities (men, women and for reduced mobility persons);
- ❑ Conference room for up to 100 people;
- ❑ Archives room;
- ❑ Gardens, green spaces and terraces;
- ❑ VIP parking, main lobby, reception, FM Service Desk, waiting room, cafeteria / sandwich shop;
- ❑ Smoking area.

## LEVELS R+1 TO R+7:

Each level is organized in private offices on « open space », in addition to the common areas made up of technical rooms, men's, women's and persons with reduced mobility sanitary, circulation areas, rest areas and lifts.





# OFFICE RENTAL

Oriental Business Park is a flexible and versatile complex, offering a wide range of services to its customers.

The office space rental is one of the main services proposed. It offers companies, flexible and fluid workspaces and the possibility of creating modular spaces according to the needs of its occupants, open space, closed offices or even semi-partitioned offices.

Bright and inspiring, these offices are designed to allow teams of all sizes to work in a high-performance way so that they can focus, collaborate and give the best of themselves.

# INCLUDED SERVICES

## RECEPTION

In order to provide a pleasant experience for the occupants and visitors of OBP, the staff ensures a warm welcome and a caring support in reception halls which are living spaces in the heart of the OBP complex.



## PARKING LOTS

Oriental Business Park has three secure underground parking lots, with a total capacity of 720 spaces, designed to provide comfort and convenience to the tenants, allowing easy and direct access to their workplaces.



## SECURITY

The safety of buildings, occupants and visitors of OBP is provided 24/7 by qualified and responsive internal professionals.

OBP offers a full range of services, including the surveillance of goods and people, the access control, as well as fire safety, thus guaranteeing its tenants a secure environment and a high-quality service.

# TERRACES AND GREEN SPACES



The OBP business complex integrates green spaces and terraces, placing well-being at the heart of the professional experience.

Designed to offer a balance between performance and serenity, these areas allow the complex's occupants to enjoy moments of relaxation and recharge.

# ON DEMAND SERVICES

Oriental Business Park offers multipurpose rooms for rent.

All the rooms are equipped with modern communication and video conferencing tools, data shows, touch screens, etc.

They are perfectly suited for organizing conferences, training sessions, meetings, workshops, and other professional events.



# OTHER SERVICES

## ACCOMMODATION

The accommodation service consists of 310 rooms and 11 suites spread over 5 building of eight levels each plus their basements.

It is composed of:

- 278 single rooms;
- 32 double rooms and 11 suites;
- Canteens, kitchens and laundry rooms;
- Dining areas..., etc.

All rooms are equipped with private bathrooms with sanitary facilities, balconies or terraces, heating, television, telephone, internet connection, refrigerator and furniture.

The kitchens are individual for suites and collective for rooms.

In the accommodation service of the complex, everything is combined to ensure a comfortable and a pleasant living environment for its clients, including:

- Sports complex nearby;
- Green spaces;
- Playground and rest area;
- Restaurant services;
- Small market;
- Bank Branch.

OBP's accommodation service allows professionals to fully concentrate on their activities while offering them comfort and fulfillment.



## SPORTS COMPLEX

The OBP business complex is a complete set, in addition to the previous services, OBP offers a new place of multi-sport practice and well-being beneficial not only for users of the business district of Algiers, but also for all residents of the municipality of Bab Ezzouar and Algiers.

OBP's sports complex offers several types of subscriptions (monthly, quarterly, annually, on an unlimited use or according to a personalized schedule), it also offers group classes adapted to all levels as well as private courses, with personalized supervision and personal coach.

It has a total useful area of 7,000 m<sup>2</sup>, spread over five levels (R + 4) plus two basement levels that can accommodate up to 240 vehicles.

It is composed of:

- ▣ Two cardio areas equipped by Technogym at the 3rd and 4th floors;
- ▣ A large area equipped with the full range of MATRIX muscle building equipment;
- ▣ A group classroom offering more than 30 classes per week;
- ▣ One RPM studio for spinning classes;
- ▣ Two semi-Olympic pools;
- ▣ An indoor multi-purpose stadium (basketball, handball, volleyball, badminton... etc.).





## SMALL MARKET

A Small market located within the OBP complex offers a variety of essential and quality products, a nearby service thought for the comfort of occupants and visitors.

## RESTAURANT SERVICES AND CATERING

The Oriental Business Park complex provides its tenants with a high-quality restaurant services to meet their various needs: coffee breaks, lunch, dinner, or catering services for professional events. The cuisine combines quality and contemporary flavors for every occasion.



**HQE**<sup>TM</sup> Certifié par  
CERTIVEA

# CERTIFICAT

N° MA 2021 A-14030  
Delivré le 15 mars 2024

**HQE**<sup>®</sup> EXCEPTIONNEL



**PROJET ET ADRESSE : COMPLEXE ORIENTAL BUSINESS PARK-PHASE 2**  
**ILOT N° 22, LOTS 100 À 112, QUARTIER D'AFFAIRES D'ALGER - BAB EZZOUAR - ALGER - ALGERIE**

**DÉLIVRÉ À : CHINA STATE CONSTRUCTION ENGINEERING CORPORATION**  
**RÉSIDENCE TAFRIH, RUE DES FRÈRES CHIKIROUS 16062 STAOUELI - ALGERIE**

**SITUATION : ALGERIE**

**TYPE DE BÂTIMENT : BUREAUX ET ESPACES ASSOCIÉS**

**CYCLE : CONSTRUCTION**

**ÉTAPE : REALISATION**

Certivea atteste que le projet a été évalué conforme aux niveaux de performance définis sur les thèmes énergie, environnement, santé, confort selon le Référentiel de Certification HQE<sup>TM</sup> Certifié par Certivea International pour les bâtiments en construction - Version du 1<sup>ER</sup> février 2016.  
Ce certificat ne vaut que pour le cycle et l'étape précisés ci-contre et ne concerne que les travaux réalisés par le demandeur. Sont donc exclus tous les travaux qui pourraient ou auraient pu être réalisés sous la responsabilité d'un tiers.

François JALLOT

Président  

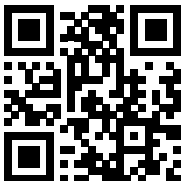

4, avenue du Recteur Poincaré  
75016 PARIS - FRANCE  
www.certivea.fr

**CERTIVEA**

FILE\_CERT\_NH\_20190404

**HQE**<sup>®</sup>  
THE WAY TO PROGRESS

The OBP business complex is one of the first projects with HQE certification in Algeria. It is a project that respects its own environment and uses materials and equipment with low environmental impact that aligns with the principles of sustainable development, thus promoting energy efficiency and occupant well-being.



Address : Oriental Business Park Complex, Ilot 22,  
Algiers Business District, Bab Ezzouar, Algiers, Algeria  
Tel : 0770 00 30 30 / 023 79 03 33  
FB : obpark.dz  
Linkedin : obpark  
E-mail : obp@cscec.dz  
Web : www.obp.dz

 **Oriental**  
BUSINESS PARK