



# Aura

APARTMENTS

BUILDINGS

A • D • I • M

CAIRO FESTIVAL CITY



كايرو فستيفال سيتي

*Cairo Festival City*



كايرو فستيفال سيتي

*Cairo Festival City*




RESIDENTIAL | OFFICES | RETAIL | HOSPITALITY



## **BUILDING COMMUNITIES AND ENRICHING LIVES**

Since being founded in the 1930s, Al-Futtaim's commitment to integrity, service and social responsibility has been the bedrock to building an unrivaled reputation in the fields of real estate development and operations.

Dubai-based Al-Futtaim operates through more than sixty companies in six divisions, with the group's real estate division focusing on creating, developing, procuring and constructing mega mixed-use projects, including Dubai Festival City and Doha Festival City. In tandem with Cairo Festival City they contribute to Al-Futtaim's multi-million dollar portfolio of real estate investment assets throughout the MENA region.



**LIVE IN THE  
HEART OF  
THE EAST**

FULLY-FINISHED APARTMENTS IN THE CENTER OF EVERYTHING

CAIRO FESTIVAL CITY  
BRINGS EVERYTHING CLOSER

The imagination and expertise of Al-Futtaim has created Egypt's premier mixed-use development upon the desire of having a vibrant urban presence on the horizon of New Cairo, extending over three million square meter.

Cairo Festival City features prominent community standards while blending residential, retail, commercial, leisure, entertainment along with all day-to-day amenities in a notion of a united structure, to set an epitome of a self-sustaining, eco-friendly “city within a city”.



MASTERPLAN  
COMPONENTS

RESIDENTIAL

- 01 Oriana I
- 02 Oriana II
- 03 Oriana III
- 04 Oriana IV
- 05 Festival Living Apartments
- 06 Festival Living Extension
- 07 Aura Apartments

OFFICES

- 08 Business District
- 09 The Podium I
- 10 The Podium II
- 11 Creative District

RETAIL

- 12 CFC Mall
- 13 The 'Village' by CFCM
- 14 IKEA
- 15 Homeworks / KidZania

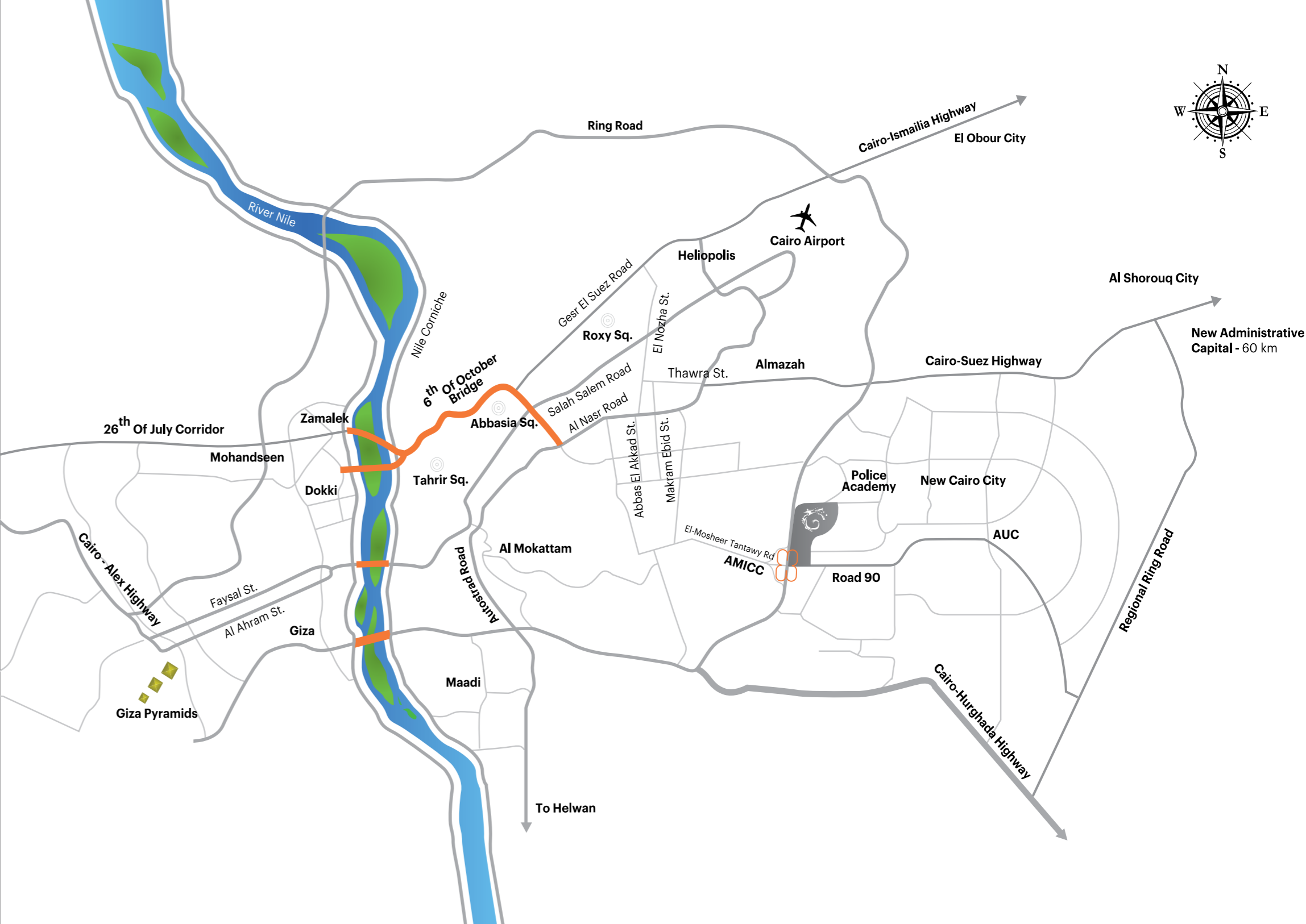
HOSPITALITY & AMENITIES

- 16 Luxury & Business Hotels
- 17 Serviced Apartments
- 18 CFC Club by CFC
- 19 The American Int'l School
- 20 Honda & Toyota
- 21 District Cooling Plant
- 22 Electrical Substation
- 23 Gas Station (Emarat Misr)

**STRATEGIC LOCATION  
ACCESS YOUR LIFE FROM ANYWHERE**

Your home is an ideally positioned haven that is swiftly accessed from all points of the compass, bringing neighborhoods such as Maadi, Heliopolis and the New Administrative Capital within easy reach.

Cairo Festival City sits strategically at the gateway of New Cairo in close proximity to both the ring road and ninety street. Reaching Downtown Cairo will take no longer than 30 minutes, while Cairo International Airport is merely 15-minute drive away.



# AMENITIES EXTRAORDINARY AT YOUR DOORSTEP

Cairo Festival City offers an inclusive, integrated community where all conveniences are at your doorstep. When you live in Oriana IV, you will enjoy a wide array of activities only a few meters away. Commuting will be so easy by walking within the walkways and greenery of Cairo Festival City to reach to your needed destination. Be it your little ones' school, the mall, your office or even the club and your children's practices on weekend.



**CFC CLUB**  
INDOOR-OUTDOOR  
SPORTS & SOCIAL CLUB



**EVENTS**  
SOCIAL, COMMUNITY  
& CULTURAL EVENTS



**CFCM**  
RETAIL & DINING WITHIN AN  
OUTDOOR-INDOOR FORMAT



**OFFICES**  
A WORLD-CLASS  
BUSINESS DISTRICT



**EDUCATION**  
INTERNATIONAL SCHOOLS  
& DAYCARE NURSERY



**HOTELS**  
BUSINESS & LEISURE  
ACCOMMODATION



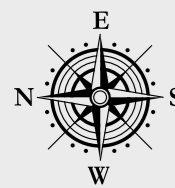


# MASTERPLAN

## & FLOOR PLANS

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**Building A**  
Apartments &  
Penthouses

### AURA APARTMENTS FULLY-FINISHED HOMES

is Cairo Festival City's newest complex of apartments. An addition to Cairo Festival City's gated communities, offering fully-finished apartments with central ACs. Consisting of 6 storey buildings, Aura Apartments are located on a large corner lot in Cairo Festival City. Every building has a great view of widespread greenery, uncovering vast landscapes in every corner. The gardens bring the splendor of the natural world within CFC giving Aura residence the luxury of walking alongside beautiful scenery. The 2 & 3 bedroom apartments and penthouses are a set of 14 buildings with a range between 130 sq. m and 260 sq. m.

GROUND  
FLOOR PLANS

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T1-C (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	3.95 x 4.00	07.	Bedroom	3.80 x 4.00	10.	Maid's Bathroom	1.00 x 2.80
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 2.15	08.	Bathroom	2.50 x 1.50	11.	Garden	101.68 m <sup>2</sup>
03.	Bathroom	1.00 x 2.80	06.	Master Bathroom	2.30 x 2.15	09.	Maid's Room	1.50 x 2.80			

Gross Area  
**150** m<sup>2</sup>

T1-C (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	3.95 x 4.35	07.	Bedroom	3.80 x 3.80	10.	Maid's Bathroom	1.00 x 2.80
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 1.80	08.	Bathroom	2.50 x 1.50	11.	Garden	290.77 m²
03.	Bathroom	1.00 x 2.80	06.	Master Bathroom	2.30 x 1.80	09.	Maid's Room	1.50 x 2.80			

Gross Area  
**150** m²

T1-A (2 BEDROOMS)



01.	Reception	6.40 x 5.60	04.	Master Bedroom	3.95 x 3.85	07.	Bedroom	3.95 x 3.85	10.	Maid's Room	1.80 x 1.35
02.	Lobby	2.50 x 1.90	05.	Master Dressing	2.35 x 2.20	08.	Bathroom 1	1.70 x 2.60	11.	Maid's Bathroom	0.90 x 2.60
03.	Kitchen	2.40 x 4.00	06.	Master Bathroom	3.20 x 1.50	09.	Bathroom 2	1.00 x 2.45	12.	Garden	122.17 m²

Gross Area  
**166** m²

T1-B (3 BEDROOMS)



01.	Reception	5.50 x 7.00	04.	Master Bedroom	3.95 x 3.85	07.	Bedroom 1	3.95 x 3.85	10.	Maid's Room	1.80 x 1.35
02.	Kitchen	2.30 x 4.75	05.	Master Dressing	2.35 x 2.20	08.	Bedroom 2	3.90 x 5.65	11.	Maid's Bathroom	0.90 x 2.60
03.	Bathroom 2	1.00 x 2.45	06.	Master Bathroom	3.20 x 1.50	09.	Bathroom 1	1.70 x 2.60	12.	Garden	218.86 m²

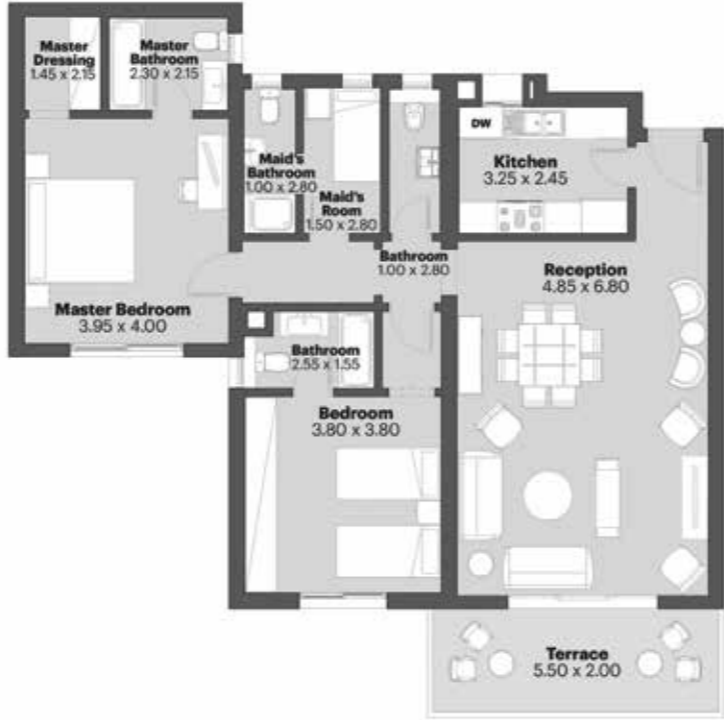
Gross Area  
**193** m²

FIRST  
FLOOR PLANS

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T1-C (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	3.95 x 4.00	07.	Bedroom	3.80 x 3.80	10.	Maid's Bathroom	1.00 x 2.80
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 2.15	08.	Bathroom	2.55 x 1.55	11.	Terrace	11.00 m <sup>2</sup>
03.	Bathroom	1.00 x 2.80	06.	Master Bathroom	2.30 x 2.15	09.	Maid's Room	1.50 x 2.80			

Gross Area  
**156** m<sup>2</sup>

T1-C1 (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	3.95 x 4.00	07.	Bedroom	3.80 x 3.80	10.	Maid's Bathroom	1.00 x 2.80
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 2.10	08.	Bathroom	2.50 x 1.50	11.	Reception Terrace	11.60 m <sup>2</sup>
03.	Bathroom	1.00 x 2.80	06.	Master Bathroom	2.30 x 2.10	09.	Maid's Room	1.50 x 2.80	12.	Bedroom Terrace	6.00 m <sup>2</sup>

Gross Area  
**162** m<sup>2</sup>

T1-D (3 BEDROOMS)



01.	Reception	4.80 x 6.95	04.	Master Bedroom	3.95 x 3.85	07.	Bedroom 1	3.95 x 3.85	10.	Maid's Room	1.80 x 1.35
02.	Kitchen	2.90 x 3.10	05.	Master Dressing	2.30 x 2.20	08.	Bedroom 2	3.90 x 5.65	11.	Maid's Bathroom	0.90 x 2.60
03.	Bathroom 2	1.00 x 2.45	06.	Master Bathroom	3.20 x 1.50	09.	Bathroom 1	1.70 x 2.60	12.	Terrace	10.70 m <sup>2</sup>

Gross Area  
**190** m<sup>2</sup>

T1-B1 (3 BEDROOMS)



01.	Reception	5.50 x 7.00	04.	Master Bedroom	3.95 x 3.85	07.	Bedroom 1	3.90 x 5.65	10.	Maid's Room	1.80 x 1.35
02.	Kitchen	2.30 x 4.75	05.	Master Dressing	2.30 x 2.20	08.	Bedroom 2	3.95 x 3.85	11.	Maid's Bathroom	0.90 x 2.60
03.	Bathroom 2	1.00 x 2.45	06.	Master Bathroom	3.20 x 1.50	09.	Bathroom 1	1.70 x 2.60	12.	Terrace	11.50 m <sup>2</sup>

Gross Area  
**199** m<sup>2</sup>

# SECOND

FLOOR PLANS

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## T1-G (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	3.95 x 4.00	07.	Bedroom	3.80 x 4.00
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 2.20	08.	Bathroom 1	1.85 x 2.35
03.	Bathroom 2	1.20 x 2.80	06.	Master Bathroom	2.30 x 2.20	09.	Terrace	25.92 m <sup>2</sup>

Gross Area  
**157** m<sup>2</sup>

T1-G (2 BEDROOMS)



- |     |            |             |     |                 |             |     |            |                      |
|-----|------------|-------------|-----|-----------------|-------------|-----|------------|----------------------|
| 01. | Reception  | 4.85 x 6.80 | 04. | Master Bedroom  | 4.00 x 3.95 | 07. | Bedroom    | 3.80 x 4.00          |
| 02. | Kitchen    | 3.25 x 2.45 | 05. | Master Dressing | 1.45 x 2.15 | 08. | Bathroom 1 | 1.85 x 2.35          |
| 03. | Bathroom 2 | 1.20 x 2.80 | 06. | Master Bathroom | 2.30 x 2.15 | 09. | Terrace    | 25.92 m <sup>2</sup> |

Gross Area  
**157** m<sup>2</sup>

T1-E (3 BEDROOMS)



- |     |            |             |     |                 |             |     |            |             |     |                 |                      |
|-----|------------|-------------|-----|-----------------|-------------|-----|------------|-------------|-----|-----------------|----------------------|
| 01. | Reception  | 4.80 x 6.95 | 04. | Master Bedroom  | 3.95 x 3.85 | 07. | Bedroom 1  | 3.90 x 4.65 | 10. | Maid's Room     | 1.80 x 1.35          |
| 02. | Kitchen    | 2.90 x 3.25 | 05. | Master Dressing | 2.30 x 2.20 | 08. | Bedroom 2  | 3.95 x 3.85 | 11. | Maid's Bathroom | 0.90 x 2.60          |
| 03. | Bathroom 2 | 1.00 x 2.45 | 06. | Master Bathroom | 3.20 x 1.50 | 09. | Bathroom 1 | 1.70 x 2.60 | 12. | Terrace         | 23.18 m <sup>2</sup> |

Gross Area  
**192** m<sup>2</sup>

T1-F (3 BEDROOMS)



- |     |            |             |     |                 |             |     |             |             |     |                 |                      |
|-----|------------|-------------|-----|-----------------|-------------|-----|-------------|-------------|-----|-----------------|----------------------|
| 01. | Reception  | 5.50 x 7.00 | 04. | Master Bedroom  | 3.95 x 3.85 | 07. | Bedroom 1   | 3.90 x 4.65 | 10. | Maid's Bathroom | 0.90 x 2.60          |
| 02. | Kitchen    | 2.30 x 4.75 | 05. | Master Bathroom | 3.20 x 1.50 | 08. | Bedroom 2   | 3.95 x 3.85 | 11. | Terrace         | 23.18 m <sup>2</sup> |
| 03. | Bathroom 2 | 1.00 x 2.45 | 06. | Bathroom 1      | 1.70 x 2.60 | 09. | Maid's Room | 1.80 x 1.35 |     |                 |                      |

Gross Area  
**201** m<sup>2</sup>

LEVELS THREE, FOUR AND FIVE  
**TYPICAL**  
FLOOR PLANS

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## T1-G1 (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	3.95 x 4.00	07.	Bedroom	3.80 x 4.00
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 2.20	08.	Bathroom	1.85 x 2.35
03.	Bathroom	1.20 x 2.80	06.	Master Bathroom	2.30 x 2.20	09.	Terrace	12.30 m <sup>2</sup>

**Gross Area**  
**150 m<sup>2</sup>**

## T1-G (2 BEDROOMS)



01.	Reception	4.85 x 6.80	04.	Master Bedroom	4.00 x 4.00	07.	Bedroom	3.80 x 4.00
02.	Kitchen	3.25 x 2.45	05.	Master Dressing	1.45 x 2.15	08.	Bathroom	1.85 x 2.35
03.	Bathroom	1.20 x 2.80	06.	Master Bathroom	2.30 x 2.15	09.	Terrace	12.30 m <sup>2</sup>

Gross Area  
**150** m<sup>2</sup>

T1-E1 (3 BEDROOMS)



01.	Reception	4.80 x 6.95	04.	Master Bedroom	3.95 x 3.85	07.	Bedroom 1	3.95 x 3.85	10.	Maid's Room	1.80 x 1.35
02.	Kitchen	2.90 x 3.25	05.	Master Dressing	2.30 x 2.20	08.	Bedroom 2	3.90 x 4.65	11.	Maid's Bathroom	0.90 x 2.60
03.	Bathroom 2	1.00 x 2.45	06.	Master Bathroom	3.20 x 1.50	09.	Bathroom 1	1.70 x 2.60	12.	Terrace	11.70 m²

Gross Area  
186 m²

T1-F1 (3 BEDROOMS)



01.	Reception	5.50 x 7.00	04.	Master Bedroom	3.95 x 3.85	07.	Bedroom 1	3.90 x 4.65	10.	Maid's Room	1.80 x 1.35
02.	Kitchen	2.30 x 4.75	05.	Master Bathroom	3.20 x 1.50	08.	Bedroom 2	3.95 x 3.85	11.	Maid's Bathroom	0.90 x 2.60
03.	Bathroom 2	1.00 x 2.45	06.	Master Dressing	2.30 x 2.20	09.	Bathroom 1	1.70 x 2.60	12.	Terrace	11.70 m²

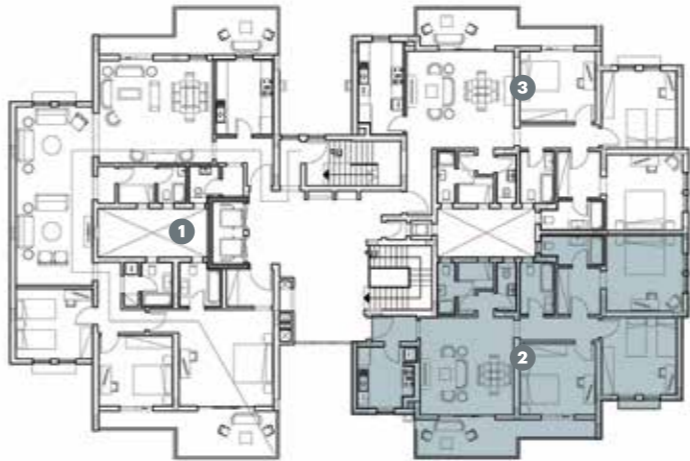
Gross Area  
195 m²

PENTHOUSE  
FLOOR PLANS

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T1-H (3 BEDROOMS)



- |     |            |             |
|-----|------------|-------------|
| 01. | Reception  | 4.80 x 5.00 |
| 02. | Kitchen    | 2.90 x 3.25 |
| 03. | Bathroom 2 | 1.00 x 2.45 |

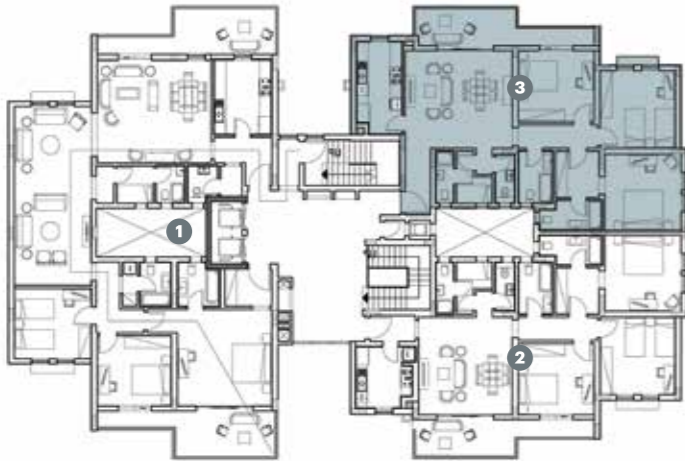
- |     |                 |             |
|-----|-----------------|-------------|
| 04. | Master Bedroom  | 3.90 x 3.90 |
| 05. | Master Dressing | 2.30 x 2.20 |
| 06. | Master Bathroom | 3.20 x 1.50 |

- |     |            |             |
|-----|------------|-------------|
| 07. | Bedroom 1  | 3.95 x 3.85 |
| 08. | Bedroom 2  | 3.90 x 3.65 |
| 09. | Bathroom 1 | 1.70 x 2.60 |

- |     |                 |             |
|-----|-----------------|-------------|
| 10. | Maid's Room     | 1.80 x 1.35 |
| 11. | Maid's Bathroom | 0.90 x 2.60 |
| 12. | Terrace         | 9.25 m²     |

Gross Area  
**169** m²

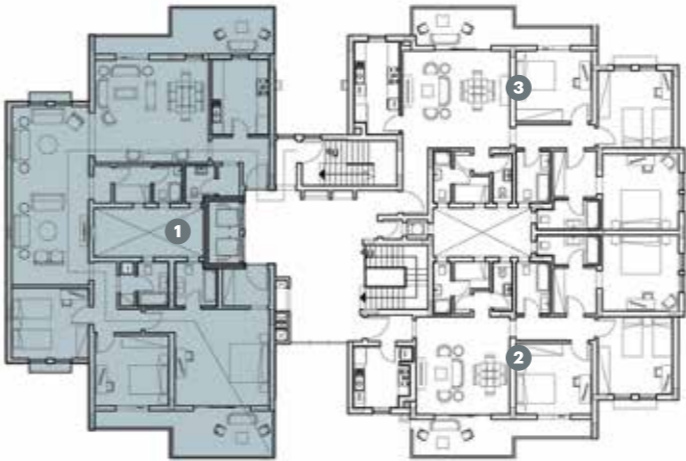
T1-I (3 BEDROOMS)



01.	Reception	5.45 x 5.00	04.	Master Bedroom	3.90 x 3.90	07.	Bedroom 1	3.90 x 3.65	10.	Maid's Room	1.85 x 1.35
02.	Kitchen	2.30 x 4.75	05.	Master Dressing	2.30 x 2.20	08.	Bedroom 2	3.95 x 3.85	11.	Maid's Bathroom	0.90 x 2.60
03.	Bathroom 2	1.00 x 2.45	06.	Master Bathroom	3.20 x 1.50	09.	Bathroom 1	1.70 x 2.60	12.	Terrace	9.25 m²

Gross Area  
**177** m²

T1-J (3 BEDROOMS)



01.	Reception	5.80 x 5.25	05.	Maid's Bathroom	1.50 x 1.85	09.	Master Bathroom	2.10 x 2.25	13.	Bedroom Terrace	11.73 m²
02.	Kitchen	3.80 x 2.90	06.	Maid's Room	1.85 x 1.90	10.	Bedroom 1	3.95 x 3.60	14.	Reception Terrace	11.73 m²
03.	Living Room	3.95 x 9.10	07.	Master Bedroom	4.85 x 4.95	11.	Bedroom 2	3.80 x 3.60			
04.	Bathroom 1	1.50 x 1.85	08.	Master Dressing	2.40 x 1.90	12.	Bathroom 2	1.55 x 2.25			

Gross Area  
**263** m²

 **16761**

[www.cairofestivalcity.com](http://www.cairofestivalcity.com)

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P.O. BOX: 171-11835, TEL.: +202 2618 6000

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