

# Oriana Estate

— A HOME CLOSE TO EVERYTHING —



# AL-FUTTAIM

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 60 companies in six divisions, with the group's real estate division focusing on creating, developing, procuring and constructing mega 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.

# STRATEGIC LOCATION

## ACCESS YOUR LIFE FROM ANYWHERE

Situated to the east of the Ring Road, Cairo Festival City is swiftly accessed from all points of the compass, bringing neighborhoods such as Maadi, Heliopolis and Nasr City within easy reach.

Cairo Festival City is at close proximity to Al Manara International Conferences Center (AMICC), Cairo International Airport and The New Administrative Capital.



# CAIRO FESTIVAL CITY

A COMMUNITY INSPIRED BY LIFE

Cairo Festival City features the ultimate standards in residential, commercial, retail, leisure, entertainment and dining in an eco-friendly self-sustained city.

Enjoy a lifestyle where all your choices are at hand, where the imagination and expertise of Al-Futtaim has created Egypt's premier mixed-use development, extending over three million square meters at the gateway to New Cairo alongside the east of Cairo's Ring Road.

## AIS

The American International School Main Campus

## Oriana Residence III

Stand-Alones & Twin-Houses

## Oriana IV

Quattro Villas & Twin-Houses

## Festival Living

Fully-Finished Apartments, Penthouses & Duplexes

## CFC Club

Sports & Social Club

## Festival Living Stream III

Fully-Finished Apartments, Penthouses & Duplexes

## Cairo Festival City Mall

Super-Regional Shopping Mall

## KidZania

Edutainment Centre

## CAIRO FESTIVAL CITY MASTER PLAN

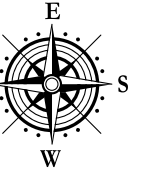
## Oriana Estate

Grand Villas & Stand-Alones

## Oriana Residence II

Stand-Alones & Twin-Houses

## Luxury & Business Hotels



## Aura

Fully-Finished Apartments & Penthouses

## Business District

Office Spaces

## Honda & Toyota

## The Podium

Small & Medium Sized Office Spaces

Road 90  
Ring Road



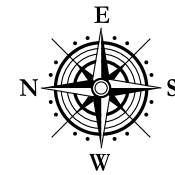
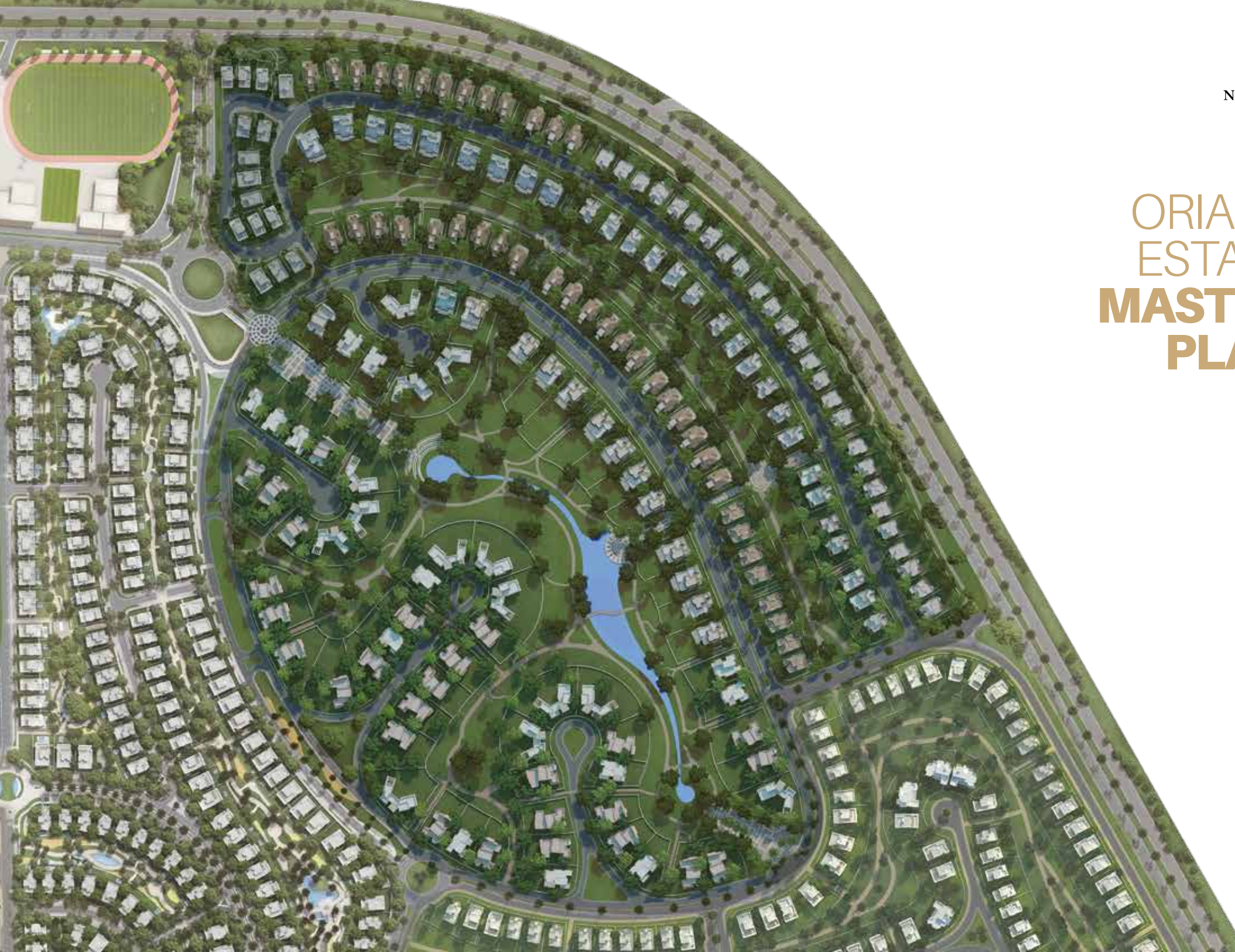


ORIANA ESTATE  
**MASTER PLAN AND  
FLOOR PLANS**

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All villas are delivered core and shell with no interior partitions.  
Only external facades are fully finished.





# ORIANA ESTATE MASTER PLAN

## ORIANA A LIFE OF LUXURY

Oriana is a gated community, within Cairo Festival City, in an environment of landscaped gardens, plazas and walkways with 600 deluxe residences, spaciouly arranged over 830,000 sq.m featuring an array of design choices: twin-houses, stand-alone villas, and palatial villas.

Imagine, retreating to the lavishly-equipped sports club where recreation, relaxation and rejuvenation are high on the agenda, with facilities including a swimming pool, gym, a variety of sports courts plus children's playgrounds.

Taking care of day-to-day issues is the City Management team, on call 24/7 from an up-to-the-minute centralised customer service centre to ensure the residential community is safe, secure and impeccably maintained.





# Stand Alones

Floor Plans

#### Disclaimer

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Oriana villas at Cairo Festival City only and for no other purpose. Particulars are set out as a general outline for the guidance of intending purchasers and do not form part of an offer or contract. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts. Any areas, measurements or distances referred to are given as a guide only and are not precise. The photographic images are for illustrative purposes only. Design, layout and specification may be subject to variation.

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Front View



Back View



TYPE A



**GROUND FLOOR**  
207 m<sup>2</sup>



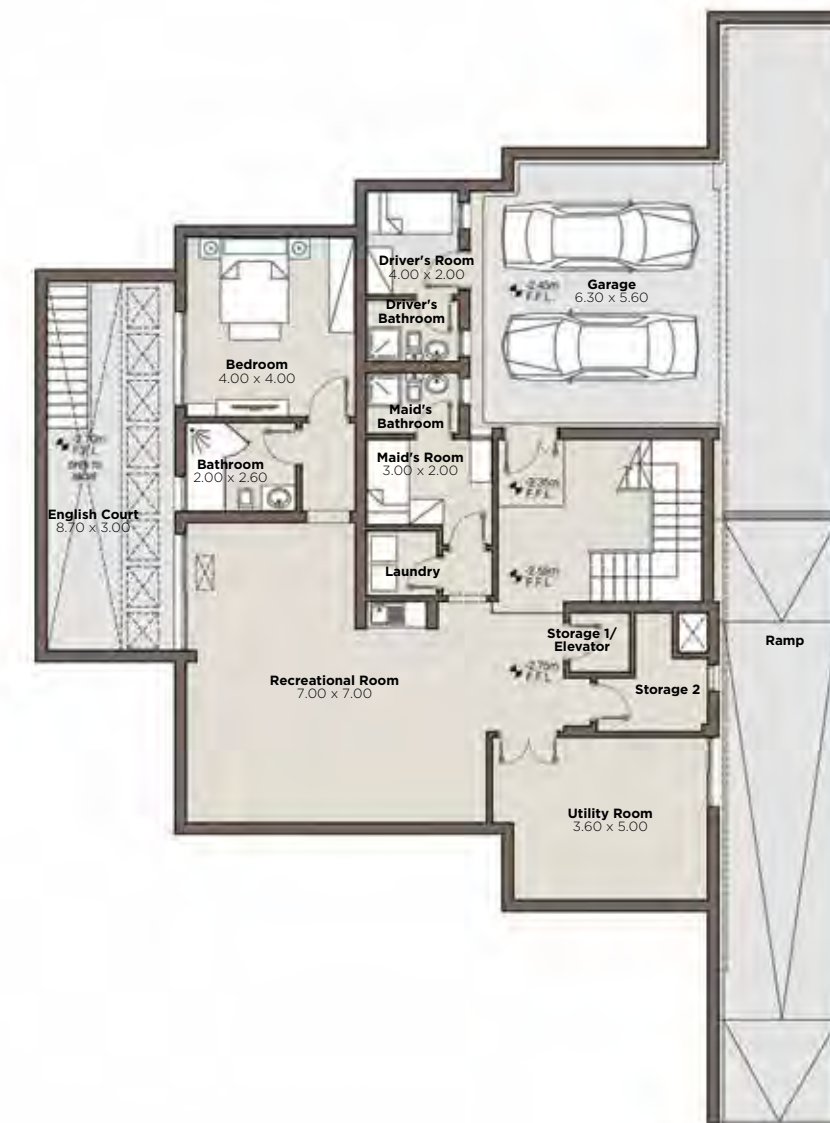
**FIRST FLOOR**  
201 m<sup>2</sup>



**ROOF**  
52 m<sup>2</sup>



**BASEMENT** (OPTIONAL)  
205 m<sup>2</sup>



## TYPE A

**Total BUA | 460 m<sup>2</sup> (excluding optional basement)**



Front View



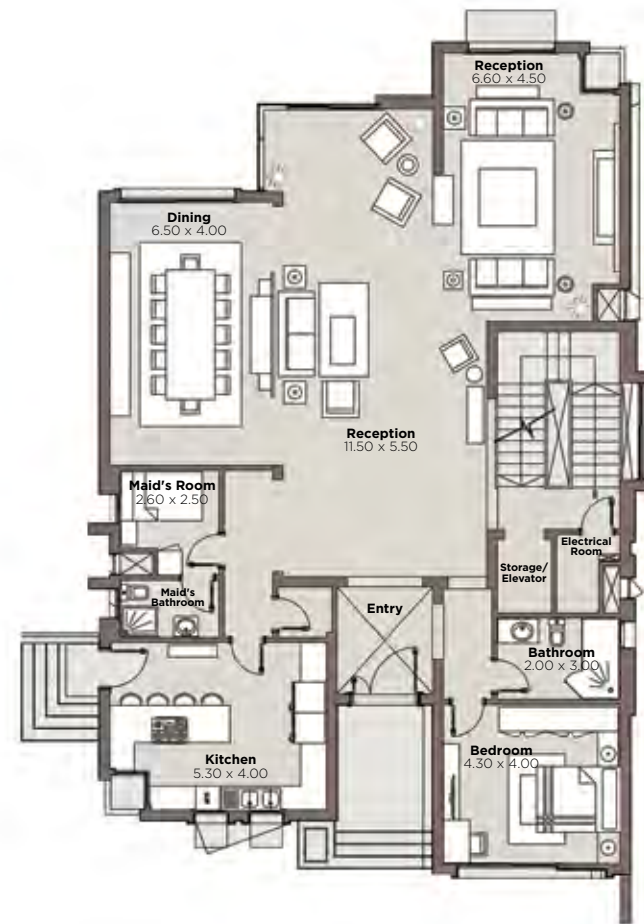
Back View



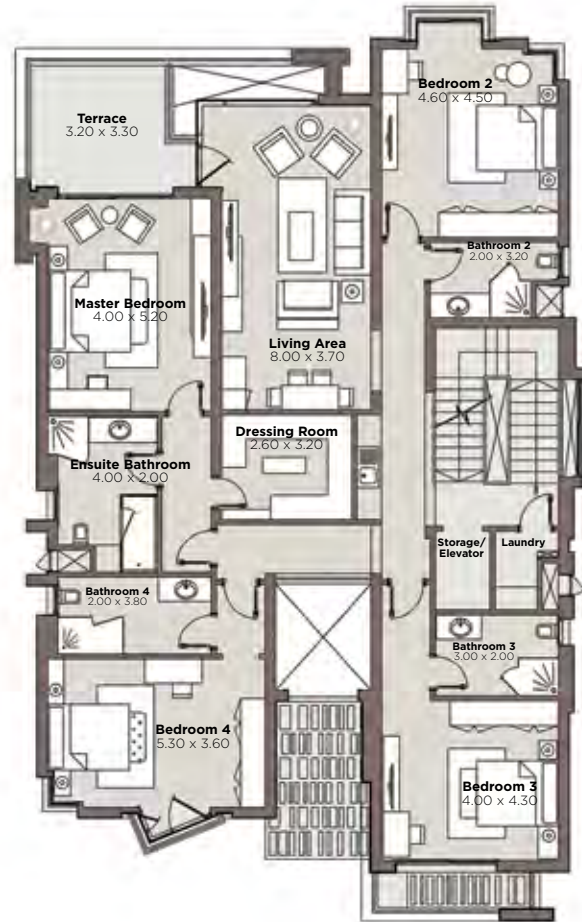
**TYPE B** *ALT*



**GROUND FLOOR**  
238 m<sup>2</sup>



**FIRST FLOOR**  
246 m<sup>2</sup>



**ROOF**  
53 m<sup>2</sup>



**BASEMENT (OPTIONAL)**  
227.5 m<sup>2</sup>







# Grand Villas

Floor Plans

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Front View



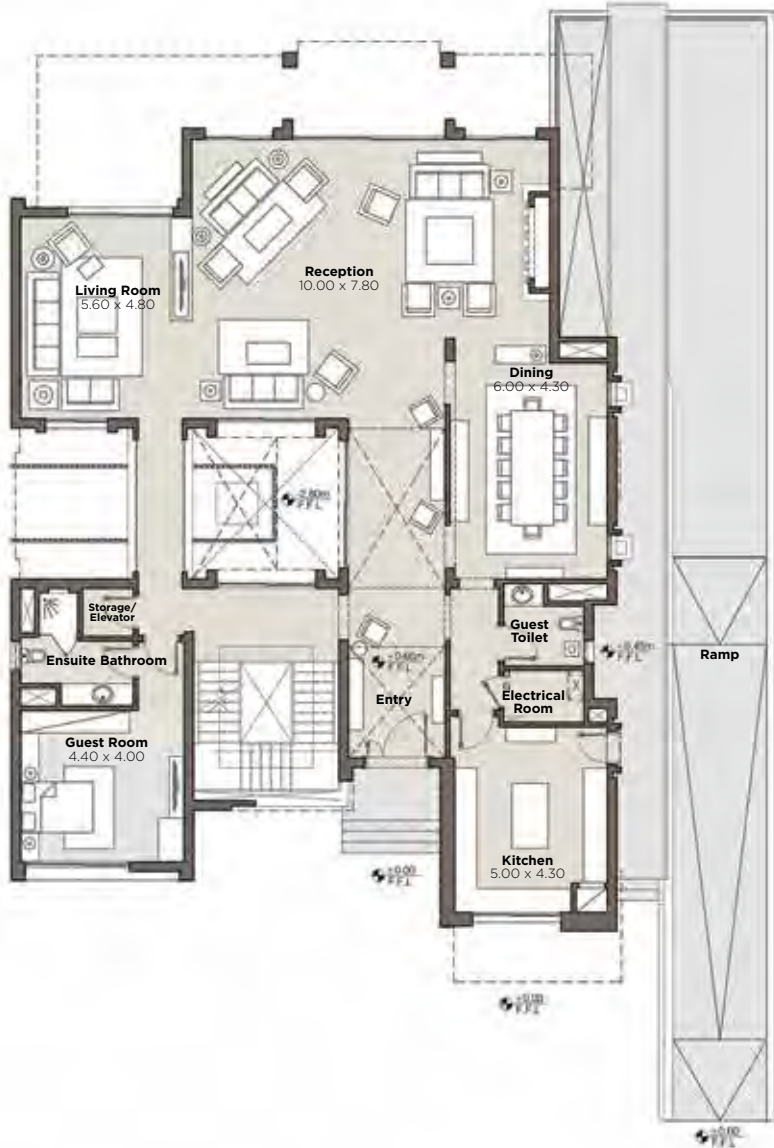
Back View



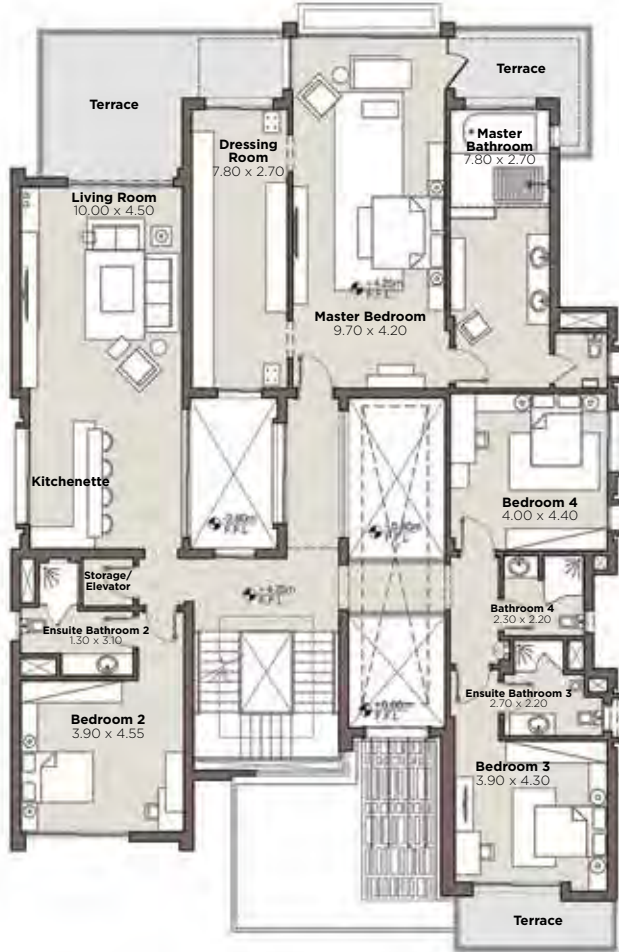
TYPE D



**GROUND FLOOR**  
325 m<sup>2</sup>



**FIRST FLOOR**  
337 m<sup>2</sup>



**ROOF**  
87 m<sup>2</sup>



**BASEMENT**  
297 m<sup>2</sup>





Front View



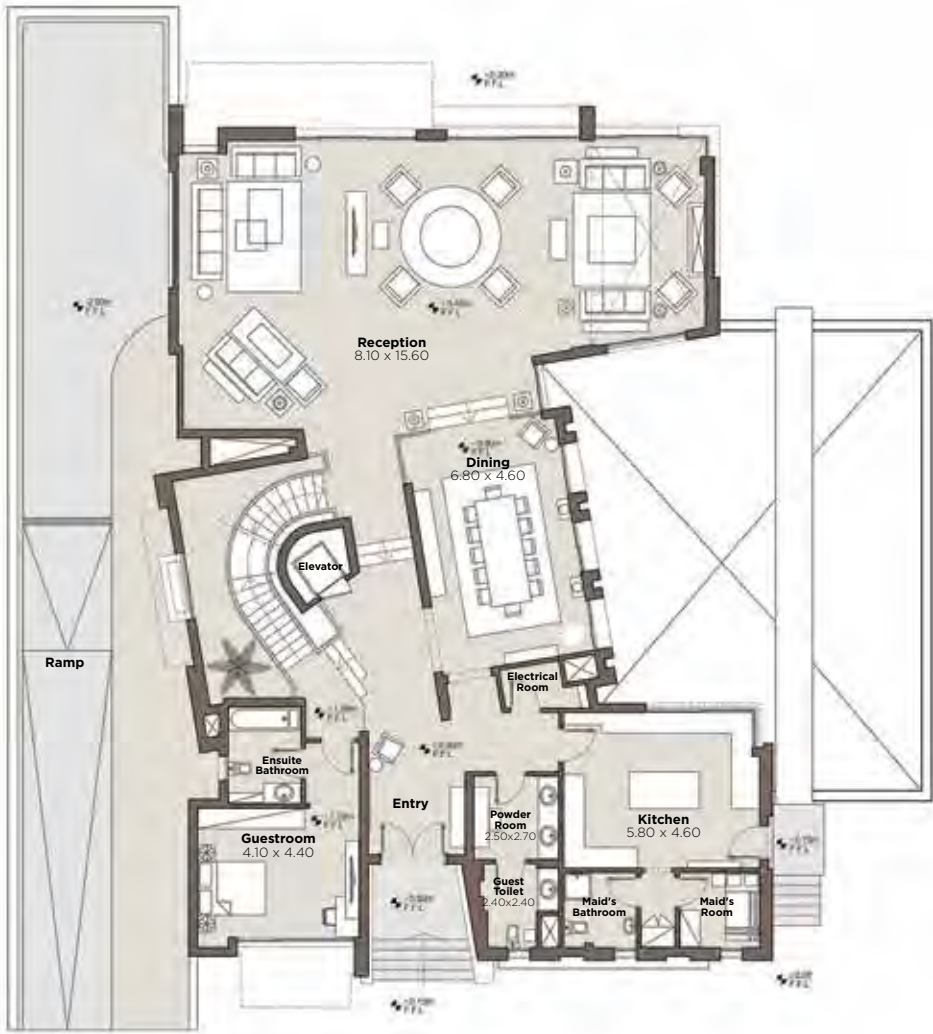
Back View



TYPE E



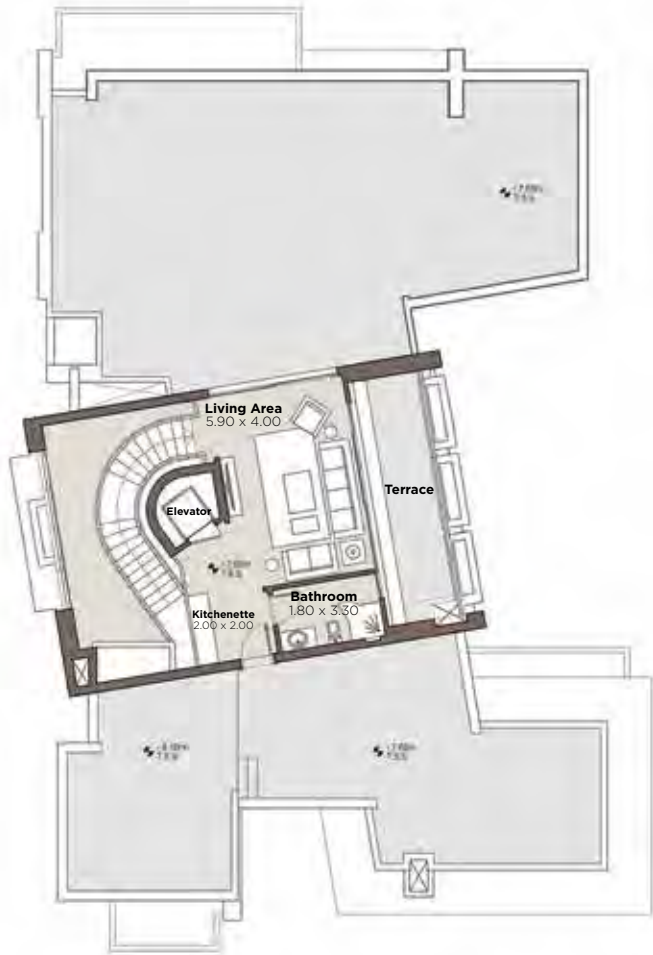
**GROUND FLOOR**  
365 m<sup>2</sup>



**FIRST FLOOR**  
325 m<sup>2</sup>



**ROOF**  
69 m<sup>2</sup>



**BASEMENT**  
358 m<sup>2</sup>





Front View



Back View



TYPE F



**GROUND FLOOR**  
540 m<sup>2</sup>



TYPE F

**FIRST FLOOR**  
433 m<sup>2</sup>



Total BUA | 1570 m<sup>2</sup>



**ROOF**  
101 m<sup>2</sup>



TYPE F

**BASEMENT**  
496 m<sup>2</sup>



Total BUA | 1570 m<sup>2</sup>





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