



# Oriana IV

quattros and twin-houses

**CAIRO FESTIVAL CITY**

— LIVE IN THE HEART OF THE EAST —



كايرو فستيفال سيتي  
*Cairo Festival City*



RESIDENTIAL | OFFICES | RETAIL | HOSPITALITY



## **ABOUT AL-FUTTAIM**

### **BUILDING COMMUNITIES AND ENRICHING LIVES**

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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.

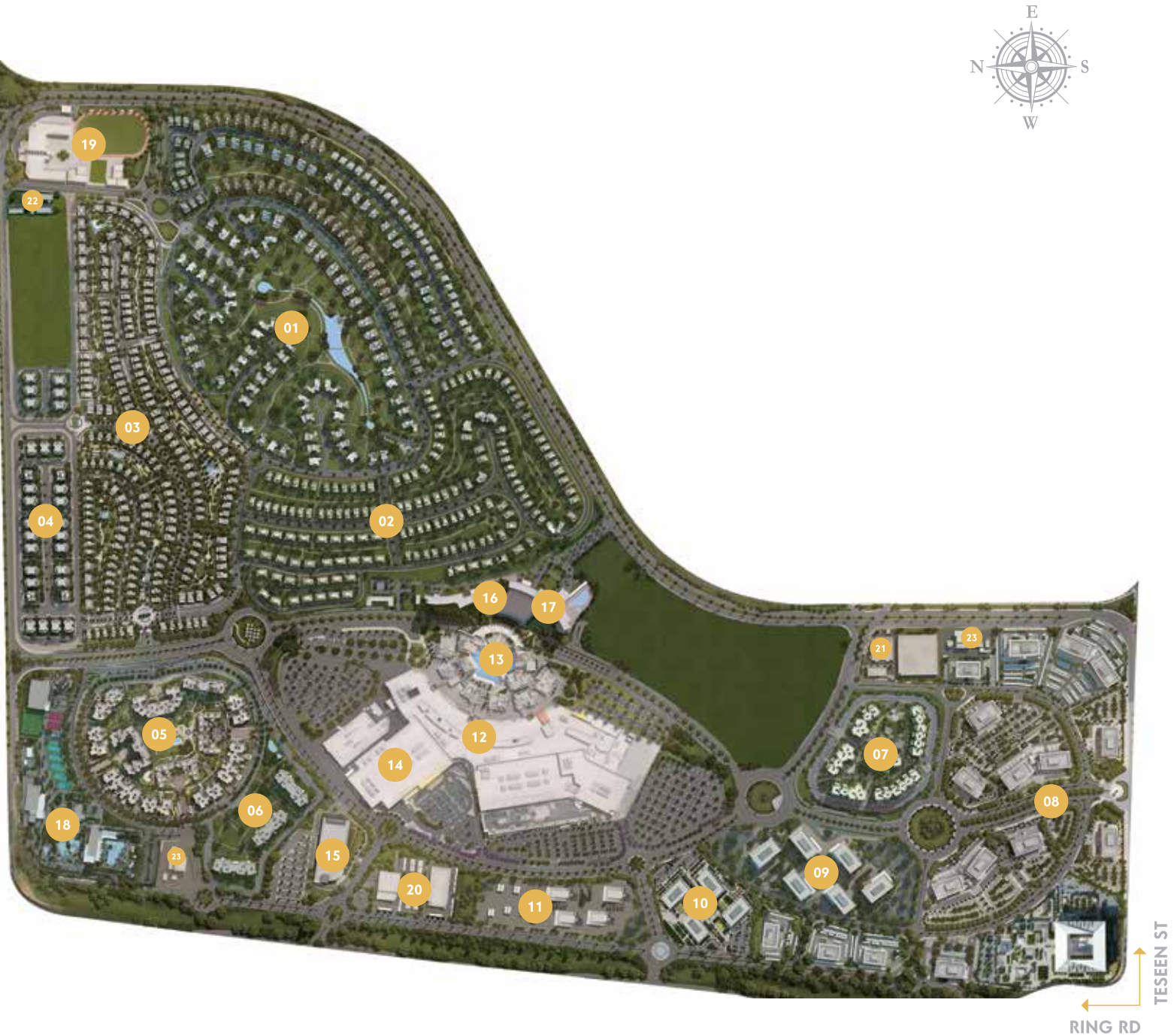
Dubai-based Al-Futtaim operates through more than sixty companies in six divisions, with the group's real estate division focusing on creating, developing, procuring and constructing mega mixed-use projects, including Dubai Festival City and Doha Festival City. In tandem with Cairo Festival City they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

# 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".



### MASTER PLAN 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 The '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.



THE '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 AND  
DAYCARE NURSERY



HOTELS  
BUSINESS AND LEISURE  
ACCOMMODATION







## **LUXURY REDEFINED**

### **THE BENCHMARK IN EXCEPTIONAL LIVING**

Residents of Oriana IV will have countless family-friendly amenities in the vicinity that will enhance their lives to previously unimaginable levels.

From living in the supremely natural surroundings of Cairo Festival City, strolling through lush parkland and landscaped promenades, enjoying various leisure and entertainment venues, and taking in the cutting-edge cultural spaces, there will be something to delight everyone.



BRIGHT &  
BECKONING





# SOPHISTICATED LIVING







## THE 'CLUB'

### BY CAIRO FESTIVAL CITY

In addition to having the finest retail and dining outlets, schools, business parks and gyms at their doorstep, residents of Cairo Festival City will have access to a glistening sports and social club that will further offer more convenience to living.

The 'Club' by CFC will comprise three indoor & outdoor swimming pools, children's play areas, a nursery, gymnasiums, and equipped with the latest sports facilities with walkways and seating areas surrounded by scenic landscape and water features, an ideal meeting point with family and friends.



## MASTER PLAN AND FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of the 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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**All villas are delivered core and shell with no interior partitions.  
Only external facades are fully-finished.**



# ORIANA IV

## QUATTRO & TWIN-HOUSES

Oriana IV offers a new prototype, quattro homes, in addition to twin-houses as part of Oriana Villas gated community, to complement the residential offering of Cairo Festival City.

Oriana IV introduces a truly unique approach to living with its new prototype of quattro homes, designed to top international standards, ensuring privacy at every corner without sacrificing space. Guaranteeing the highest levels of security and safety, Oriana IV has three main entrances for ease of access to homeowners.

Taking care of everyday needs, a city management team is on call 24/7, an up-to-the-minute centralized customer service center, to ensure the residential community is safe, secure and impeccably maintained.





## QUATTRO HOMES

Designed to guarantee the highest level of privacy, Oriana IV introduces its newest residential phase 'Quattro Homes', starting from 250 m<sup>2</sup>. The Quattro is a new prototype of four semi-attached, cornered villas on the same plot.





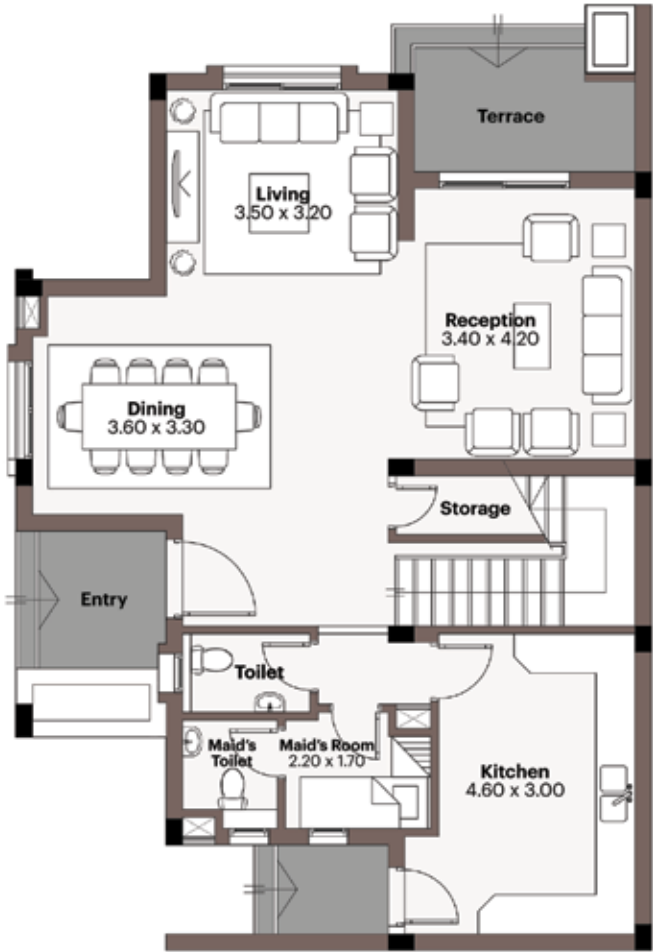
# TYPE Q1

without basement

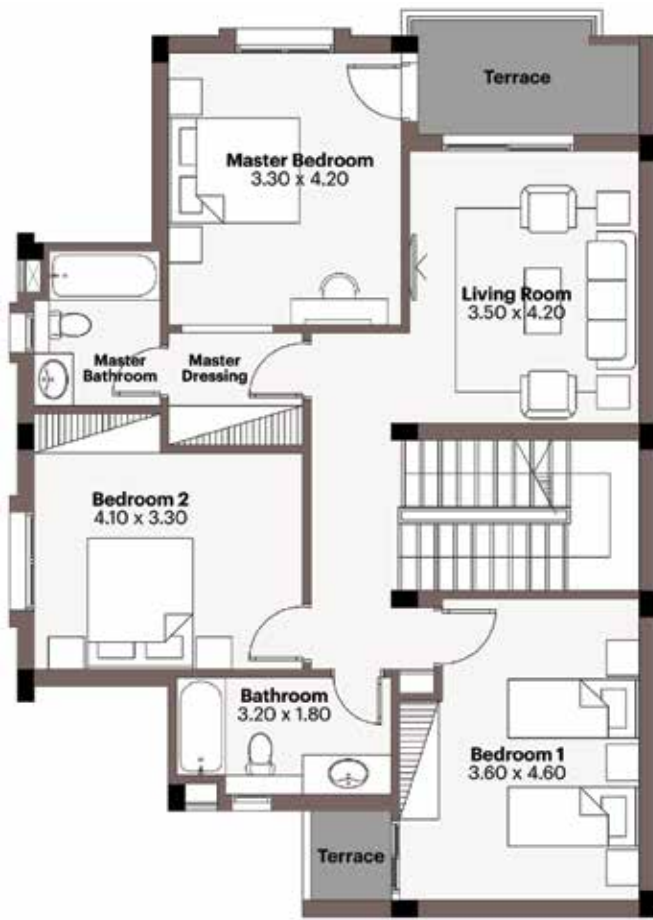
GROUND FLOOR	112 m²
FIRST FLOOR	112 m²
ROOF	28 m²

TOTAL BUA  
**252** m²

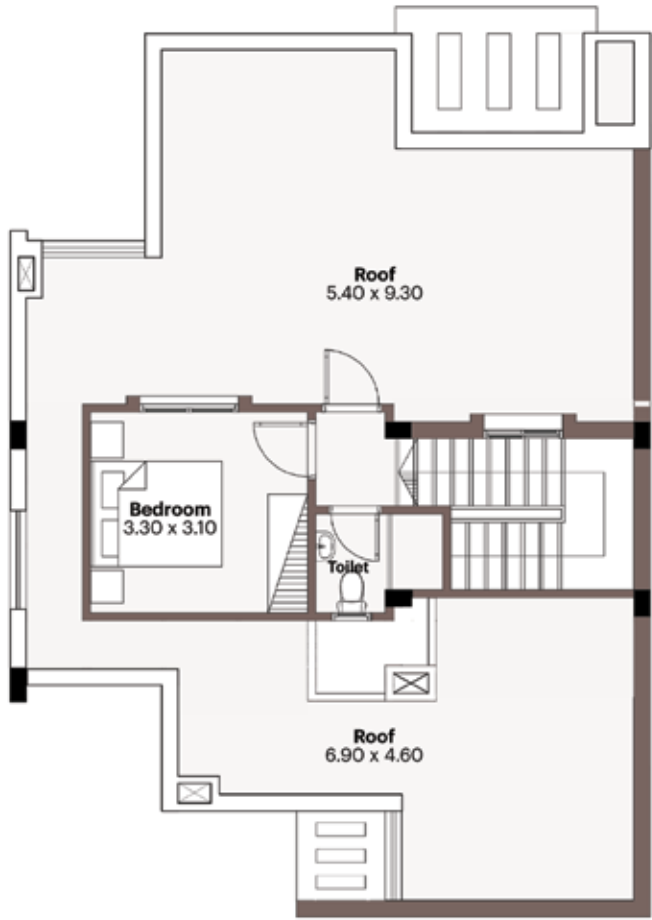
Ground Floor



First Floor



Roof



## GF COMPONENTS

01	Reception	3.40 x 4.20	04	Kitchen	4.60 x 3.00
02	Dining	3.60 x 3.30	05	Maid's Room	2.20 x 1.70
03	Living Room	3.50 x 3.20			

## FIRST FLOOR COMPONENTS

01	Master Bedroom	3.30 x 4.20	04	Living Room	3.50 x 4.20
02	Bedroom 1	3.60 x 4.60	05	Bathroom	3.20 x 1.80
03	Bedroom 2	4.10 x 3.30			

## ROOF COMPONENTS

01	Bedroom	3.30 x 3.10
02	Front Roof	5.40 x 9.30
03	Back Roof	6.90 x 4.60



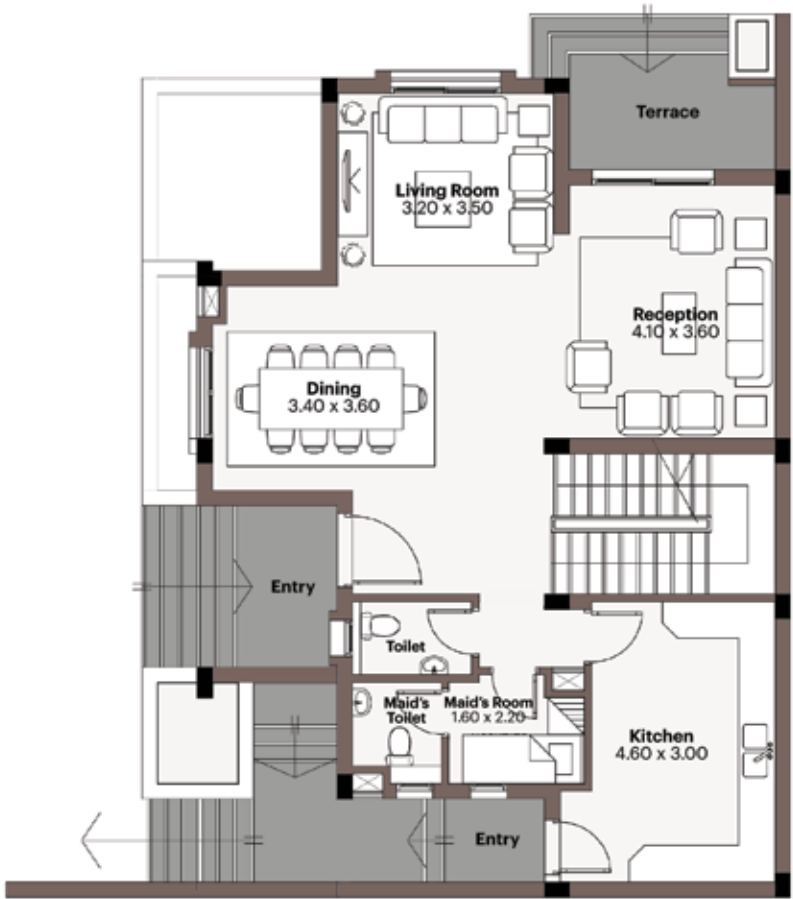
TYPE Q1+B

optional basement

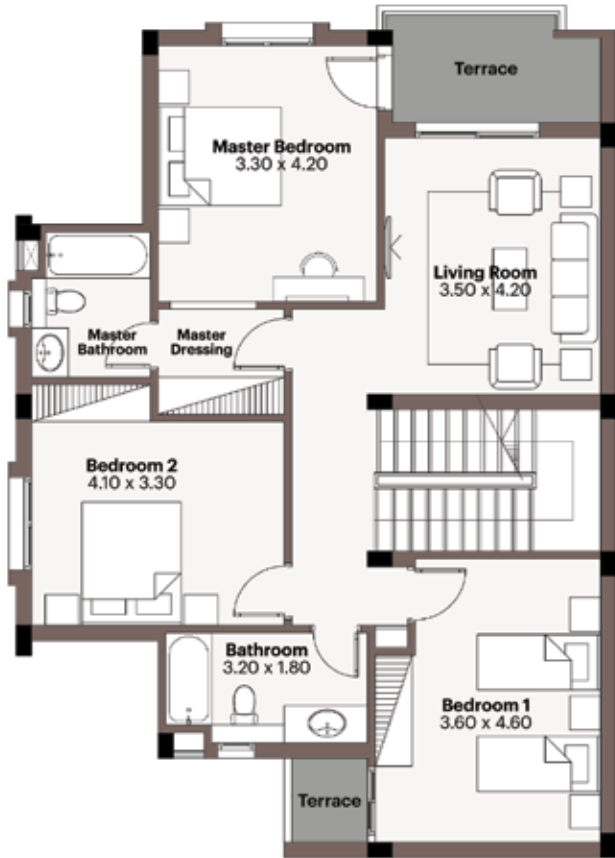
GROUND FLOOR	112 m²
FIRST FLOOR	112 m²
ROOF	28 m²
BASEMENT (optional)	92 m²

TOTAL BUA  
**252** m²  
excluding optional basement

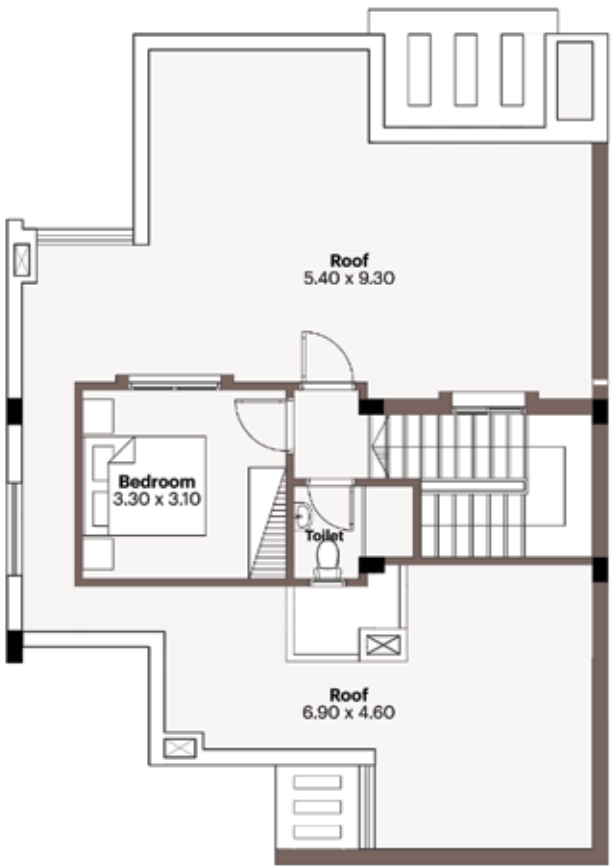
Ground Floor



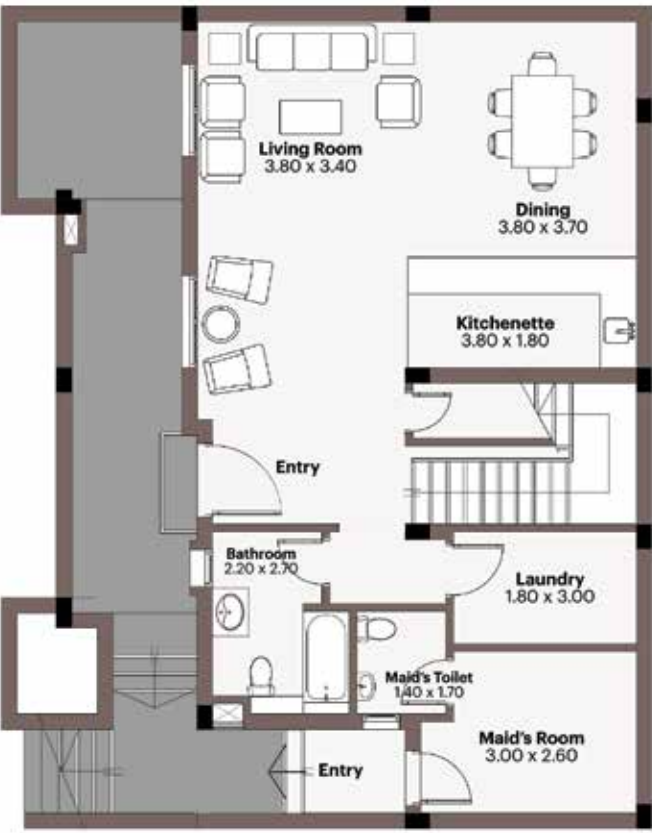
First Floor



Roof



Basement



GF COMPONENTS

01 Reception	4.10 x 3.60	04 Kitchen	4.60 x 3.00
02 Dining	3.40 x 3.60	05 Maid's Room	1.60 x 2.20
03 Living Room	3.20 x 3.50		

FIRST FLOOR COMPONENTS

01 Master Bedroom	3.30 x 4.20
02 Bedroom 1	3.60 x 4.60
03 Bedroom 2	4.10 x 3.30
04 Living Room	3.50 x 4.20
05 Bathroom	3.20 x 1.80

ROOF COMPONENTS

01 Bedroom	3.30 x 3.10
02 Front Roof	5.40 x 9.30
03 Back Roof	6.90 x 4.60

BASEMENT COMPONENTS

01 Living Room	3.80 x 3.40	05 Bathroom	2.20 x 2.70
02 Dining	3.80 x 3.70	06 Maid's Room	3.00 x 2.60
03 Kitchenette	3.80 x 1.80	07 Maid's Toilet	1.40 x 1.70
04 Laundry	1.80 x 3.00		



## TWIN HOUSES

A family home that shares a common wall with one neighbor. It is also known as a semi-detached home. These types are also available in Oriana IV.





# TYPE W1D

optional basement

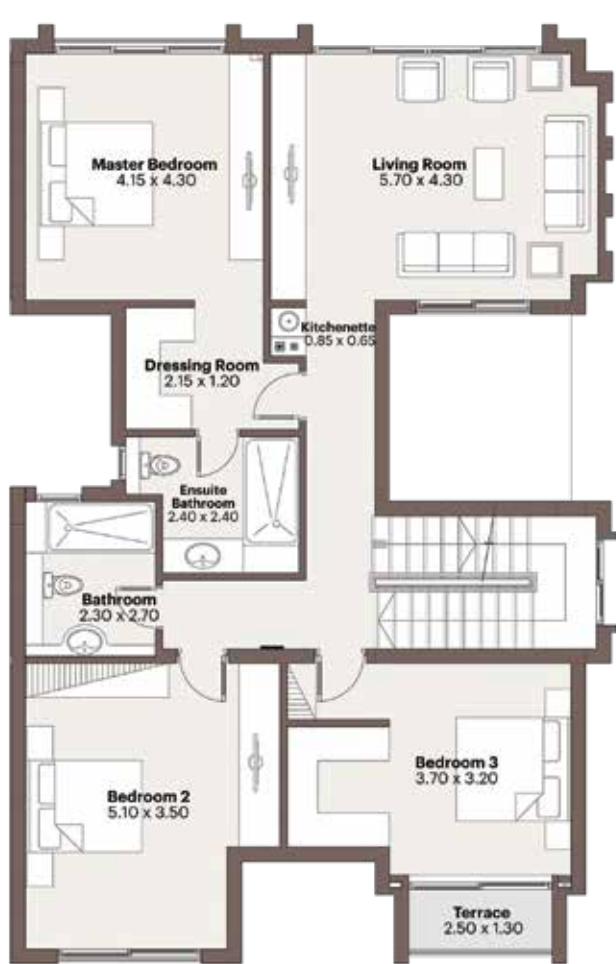
GROUND FLOOR	138 m²
FIRST FLOOR	152 m²
ROOF	32 m²
BASEMENT (optional)	152 m²

TOTAL BUA  
**322** m²  
excluding optional basement

Ground Floor



First Floor



Roof



Basement



## GF COMPONENTS

01	Reception	4.30 x 3.65	05	Side Terrace	3.25 x 3.00
02	Dining	4.85 x 3.25	06	Kitchen	4.50 x 3.55
03	Living Room	5.00 x 4.30	07	Toilet	2.00 x 1.20
04	Front Terrace	4.50 x 1.15	08	Maid's Room	2.00 x 1.40

## FIRST FLOOR COMPONENTS

01	Master Bedroom	4.15 x 4.30	06	Living Room	5.70 x 4.30
02	Dressing Room	2.15 x 1.20	07	Bathroom	2.30 x 2.70
03	Ensuite Bathroom	2.40 x 2.40	08	Kitchenette	0.85 x 0.65
04	Bedroom 2	5.10 x 3.50	09	Terrace	2.50 x 1.30
05	Bedroom 3	3.70 x 3.20			

## ROOF COMPONENTS

01	Living Room	3.65 x 3.00
02	Toilet	1.50 x 1.30

## BASEMENT COMPONENTS

01	Living Room	9.50 x 8.80
02	Kitchenette	4.40 x 2.60
03	Telecom Room	3.80 x 2.35
04	Bathroom	3.80 x 1.20
05	Guard's Room	3.55 x 2.50
06	Storage	2.50 x 2.00



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

DOWNLOAD THE APP **CAIRO FESTIVAL CITY**

CAIRO FESTIVAL CITY, THE RING ROAD, NEW CAIRO, EGYPT.

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