

Oriana Residence II

— 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.

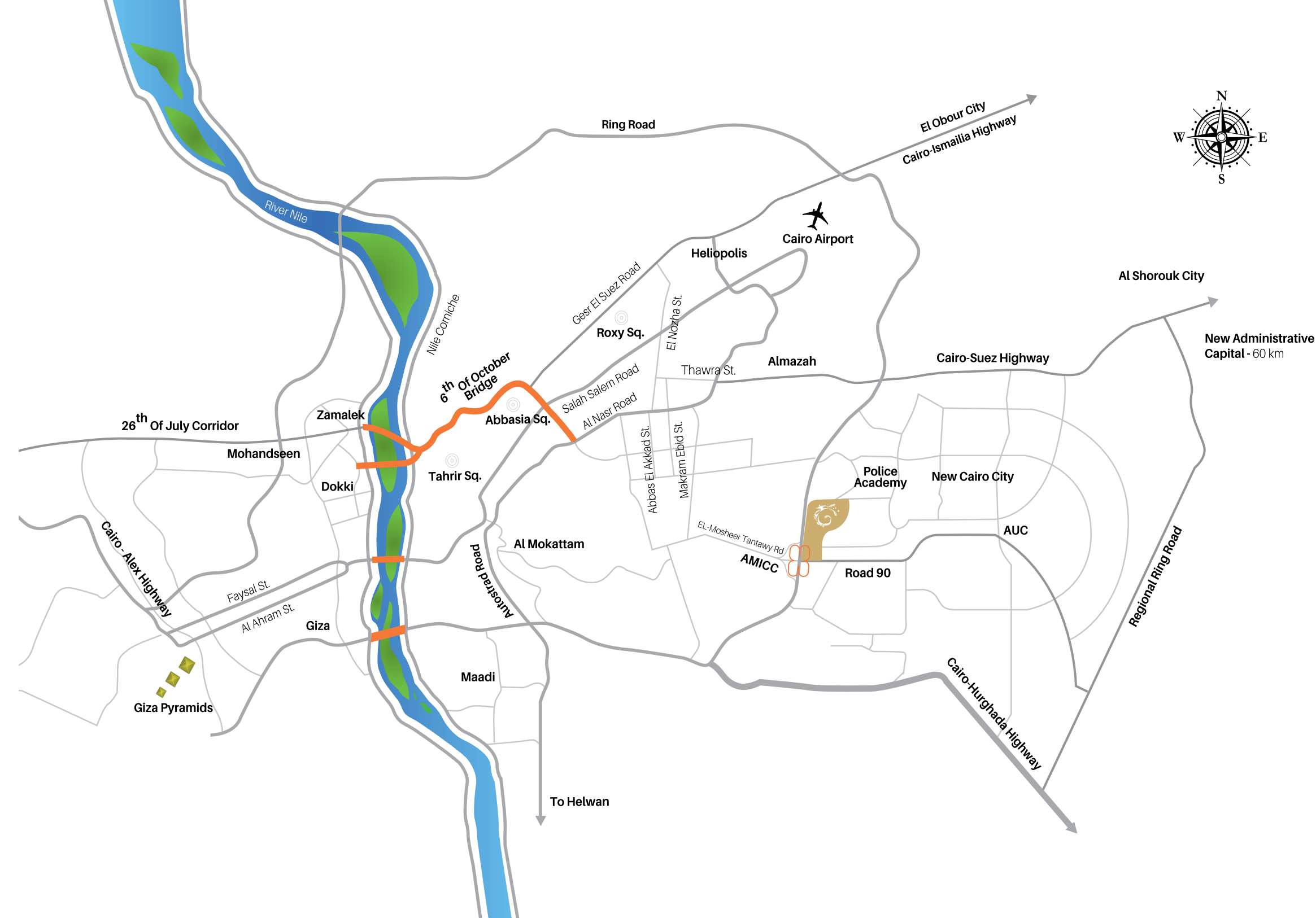
Dubai-based Al-Futtaim operates through more than 60 companies in six divisions, with the group's real estate division focusing on creating, developing, procuring and constructing mega projects, including Dubai Festival City and Doha Festival City. In tandem with Cairo Festival City they contribute to 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

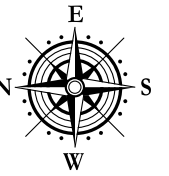
Stand-Alones & Twin-Houses

Luxury & Business Hotels

Honda & Toyota

The Podium

Small & Medium Sized Office Spaces



Aura

Fully-Finished Apartments & Penthouses

Business District

Office Spaces

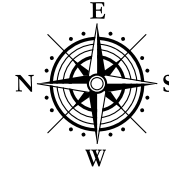
Ring Road
Road 90



ORIANA RESIDENCE II

MASTER PLAN AND FLOOR PLANS

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



ORIANA RESIDENCE II 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 V1A

GROUND FLOOR
165 m²



FIRST FLOOR
169 m²



ROOF
39 m²



BASEMENT (OPTIONAL)
149 m²



TYPE V1A

Total BUA | 373 m² (excluding optional basement)

Front View



Back View



TYPE V1B

GROUND FLOOR
165 m²



FIRST FLOOR
176 m²



ROOF
39 m²



BASEMENT (OPTIONAL)
174 m²



TYPE V1B

Total BUA | 380 m² (excluding optional basement)

Front View



Back View



TYPE V2A

GROUND FLOOR
182 m²



FIRST FLOOR
191 m²



ROOF
44 m²



BASEMENT (OPTIONAL)
172 m²



Front View



Back View



TYPE V3A

GROUND FLOOR
212 m²



FIRST FLOOR
215 m²



ROOF
50 m²



BASEMENT (OPTIONAL)
206 m²



Front View



Back View

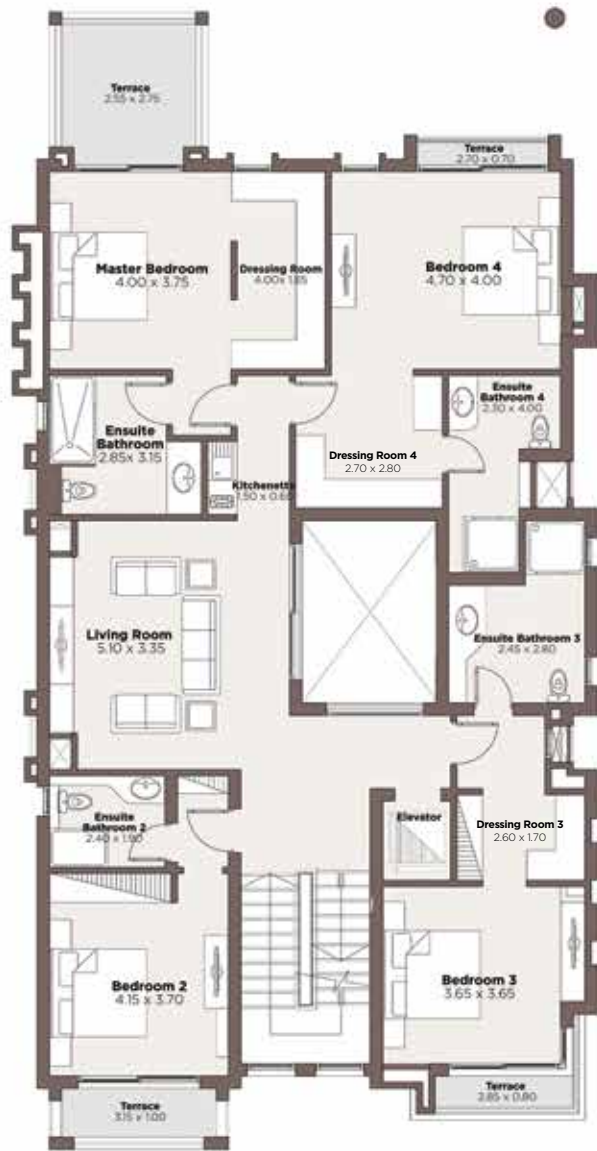


TYPE V3B

GROUND FLOOR
209 m²



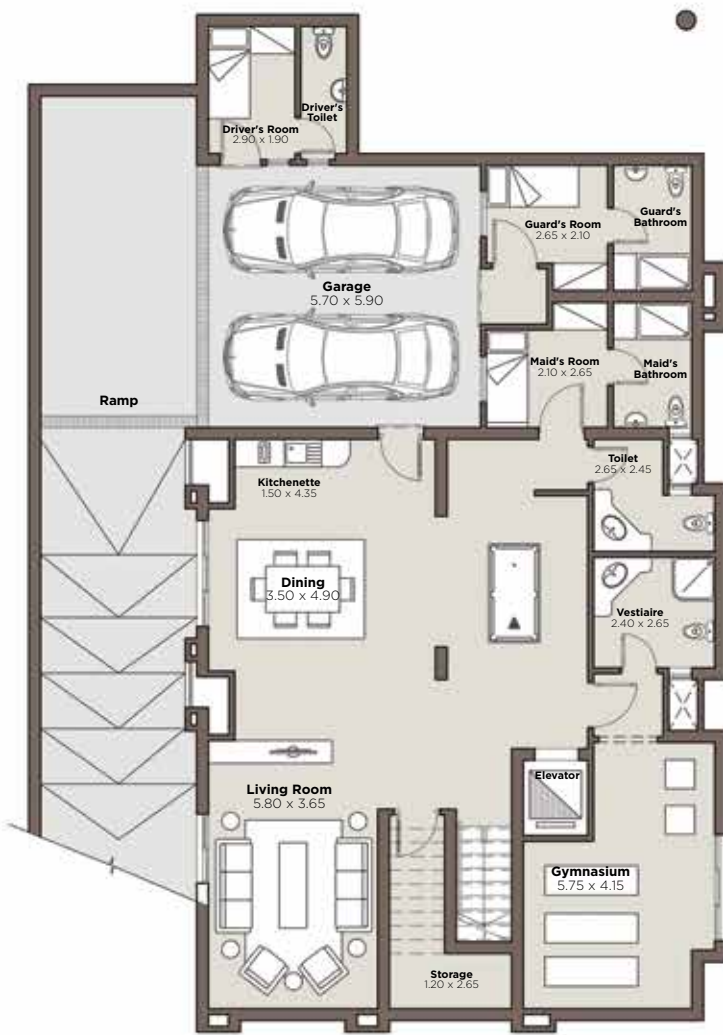
FIRST FLOOR
234 m²



ROOF
56 m²



BASEMENT (OPTIONAL)
222 m²



TYPE V3B

Total BUA | 499 m² (excluding optional basement)

Walkout Basements

Floor Plans

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Front View



Back View



TYPE V2A WB

GROUND FLOOR
182 m²



FIRST FLOOR
191 m²



ROOF
44 m²



BASEMENT
172 m²



Front View



Back View



TYPE V3B WB

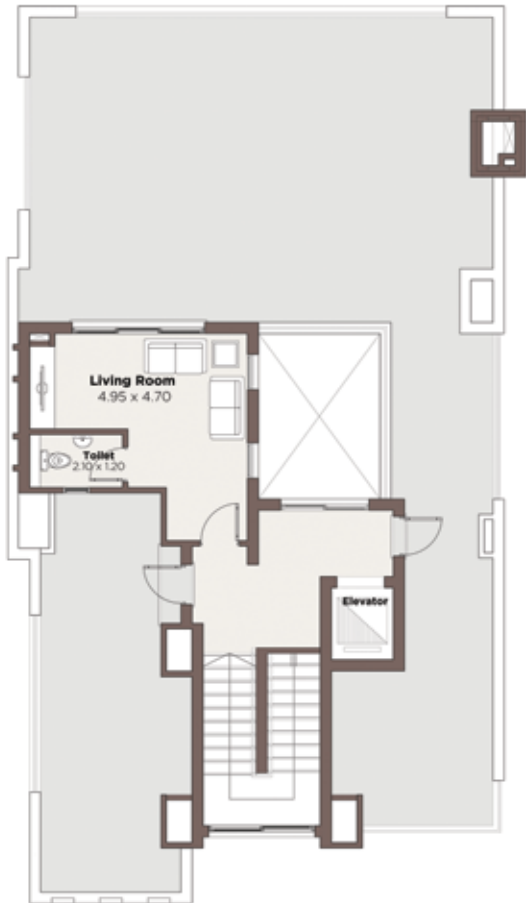
GROUND FLOOR
209 m²



FIRST FLOOR
234 m²



ROOF
56 m²



BASEMENT
222 m²



Twin Houses

Floor Plans

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Front View



Back View



TYPE W1D

GROUND FLOOR
140 m²



FIRST FLOOR
152 m²



ROOF
32 m²



BASEMENT (OPTIONAL)
152 m²



TYPE W1D

Total BUA | 324 m² (excluding optional basement)



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