

Festival Living Apartments

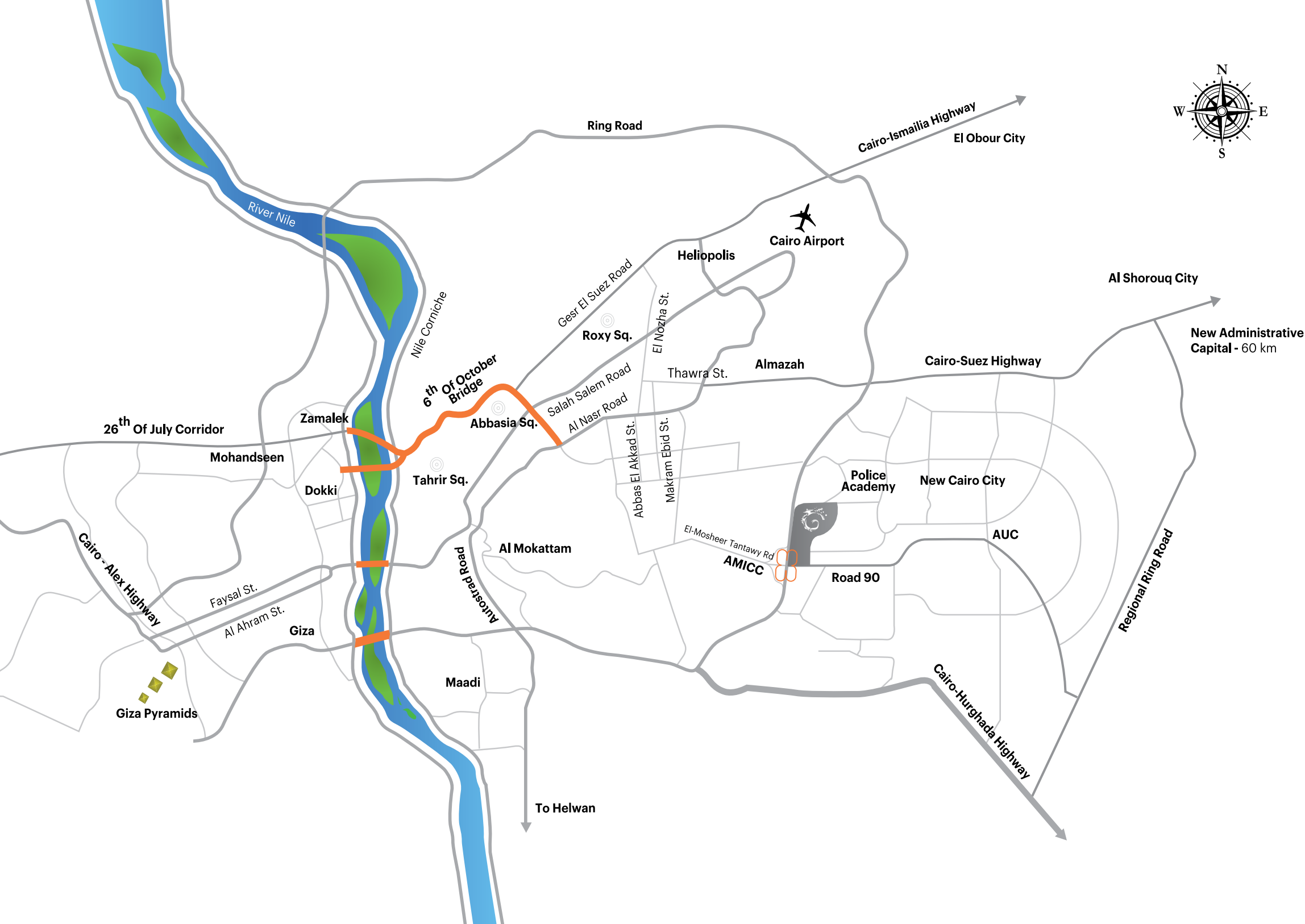
— A HOME CLOSE TO EVERYTHING —

ABOUT 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

BRINGS EVERYTHING CLOSER

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

Villas and Twin Houses

Oriana IV

Quattro Villas and Twin Houses

Festival Living

Fully-Finished Apartments, Penthouses and Duplexes

CFC Club

Sports and Social Club

Festival Living Stream III

Fully-Finished Apartments, Penthouses and Duplexes

Cairo Festival City Mall

Super-Regional Shopping Mall

KidZania

Edutainment Centre

Honda & Toyota

Oriana Estate

Grand Villas, stand-alones & Twin Houses

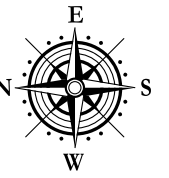
Oriana Residence II

Villas & Twin Houses

Luxury & Business Hotels

The Podium

Small & Medium Sized Office Spaces



Aura

Apartments, Penthouses & Duplexes

Business District

Office Spaces



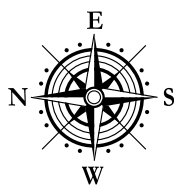


MASTER PLAN & FLOOR PLANS

A P A R T M E N T S , D U P L E X E S & P E N T H O U S E S

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of the Festival Living apartments 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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PLOT M

Apartments, Penthouses
& Duplexes



FESTIVAL LIVING

FULLY-FINISHED HOMES

Festival Living adds to the extraordinary range of options, the midrise buildings feature two and three- bedroom apartments, duplexes and penthouses, where residents literally have the ‘world at their fingertips’ with the mall, offices, schools, sports club and a lot more just a pleasant stroll away.

Similar to Oriana villas, Festival Living’s residents benefit from communal landscaped gardens, water features, winding pathways and palms to bring a rural touch to a stylishly chic urban contemporary lifestyle.

APARTMENTS *(FIRST, SECOND & THIRD)*
floor plans

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UNIT TYPE M-F

2-Bedroom Apartment



138 m²
GROSS AREA

UNIT TYPE M-E

2-Bedroom Apartment



153 m²
GROSS AREA

UNIT TYPE M-G

2-Bedroom Apartment



170 m²
GROSS AREA

UNIT TYPE M-H

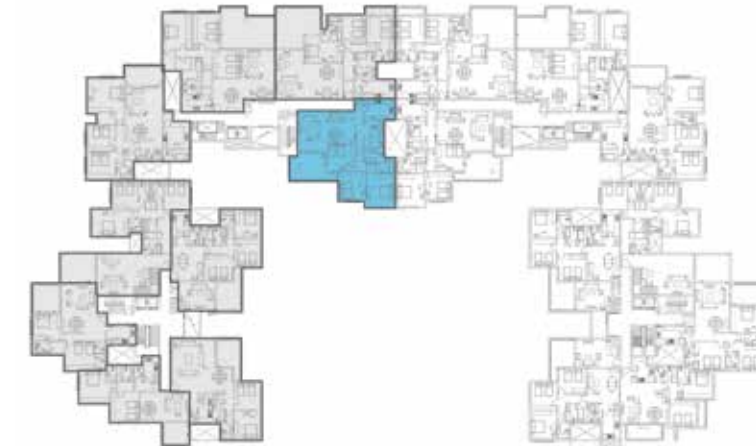
3-Bedroom Apartment



187 m²
GROSS AREA

UNIT TYPE M-I

3-Bedroom Apartment



205 m²
GROSS AREA

UNIT TYPE M-D

3-Bedroom Apartment



*Second and third floors only

216 m²
GROSS AREA

UNIT TYPE M-C

3-Bedroom Apartment



220 m²
GROSS AREA

UNIT TYPE M-B

3-Bedroom Apartment



233 m²
GROSS AREA

UNIT TYPE M-A

3-Bedroom Apartment



240 m²
GROSS AREA

GROUND WITH GARDEN

floor plans

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UNIT TYPE M-N

1-Bedroom Apartment



105 m²
GROSS AREA

UNIT TYPE M-M

2-Bedroom Apartment



161 m²
GROSS AREA

UNIT TYPE M-K

2-Bedroom Apartment



181 m²
GROSS AREA

UNIT TYPE M-P

3-Bedroom Apartment



UNIT TYPE M-O

3-Bedroom Apartment



196 m²
GROSS AREA



UNIT TYPE M-Q

3-Bedroom Apartment



200 m²
GROSS AREA

UNIT TYPE M-L

3-Bedroom Apartment



215 m²
GROSS AREA

UNIT TYPE M-J

3-Bedroom Apartment



249 m²
GROSS AREA

DUPLEX

floor plans

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UNIT TYPE M-D1

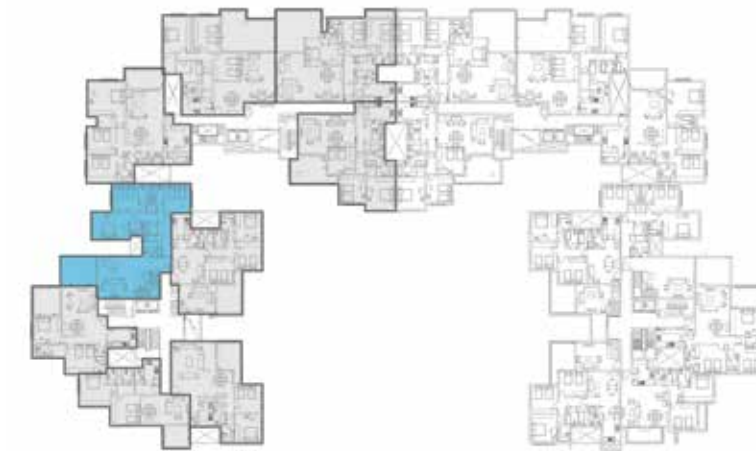
4-Bedroom Duplex



163 m²
GROUND FLOOR
GROSS AREA

UNIT TYPE M-D2

4-Bedroom Duplex



216 m²
FIRST FLOOR
GROSS AREA

Total BUA of Duplex **379 m²**

PENTHOUSES

floor plans

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UNIT TYPE M-V

2-Bedroom Penthouse



202 m²
GROSS AREA

UNIT TYPE M-T

3-Bedroom Penthouse



300 m²
GROSS AREA

UNIT TYPE M-U

3-Bedroom Penthouse



340 m²
GROSS AREA

UNIT TYPE M-R

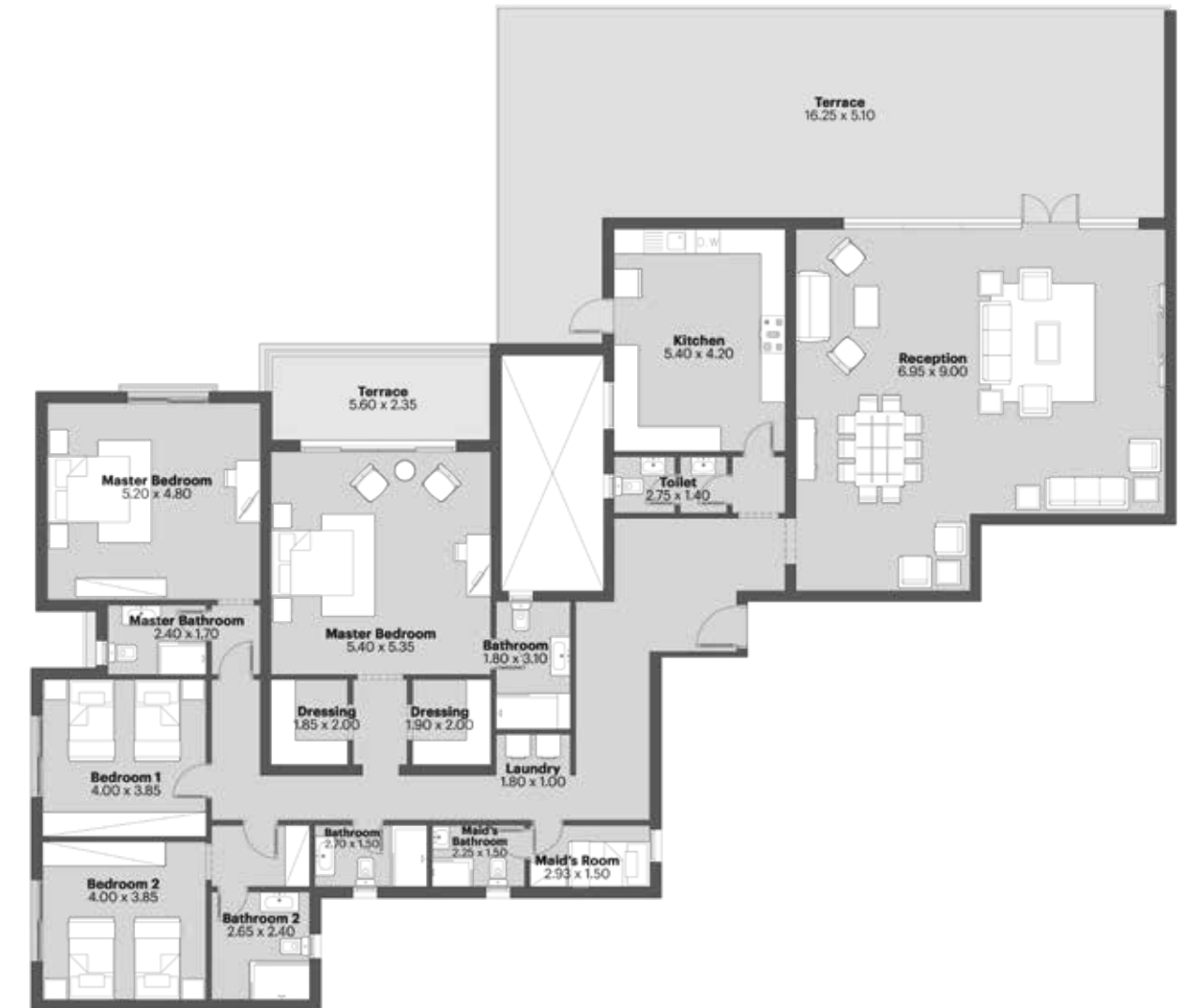
4-Bedroom Penthouse



399 m²
GROSS AREA

UNIT TYPE M-S

4-Bedroom Penthouse



418 m²
GROSS AREA





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