

THE PODIUM OFFICES

CAIRO FESTIVAL CITY

— WORK IN THE HEART OF THE EAST —



كايرو فستيفال سيتي
Cairo Festival City



RESIDENTIAL | **OFFICES** | RETAIL | HOSPITALITY | CLUB



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

Your office at The Podium is ideally positioned and swiftly accessed from all points of the compass, bringing neighborhoods such as Maadi, Heliopolis, Downtown Cairo, Al Manara International Conferences Center (AMICC) and the New Administrative Capital within easy reach.

No need to worry about tardiness when commutes are shorter as your office is at The Podium, Cairo Festival City which sits strategically at the gateway of New Cairo in close proximity to both the ring road and road 90.

15-MINUTE DRIVE TO

CAIRO INTERNATIONAL AIRPORT

30 KILOMETERS TO

NEW ADMINISTRATIVE CAPITAL

EASY ACCESS TO

RING ROAD AND ROAD 90

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".



ORIANA VILLAS
stand-alone, twin-houses
& quattro homes



AURA APARTMENTS
fully-finished apartments
including central ACs



CFCM
super-regional shopping &
entertainment center



THE VILLAGE BY CFCM
50+ restaurants and
coffee shops



EDUCATION
international school,
nursery and day care



THE 'CLUB' BY CFC
sports, social and
leisure club



AUTOMOTIVE
Lexus, Toyota & Honda show-
rooms & service centers



HOTELS
luxury and business
accommodation

MASTER PLAN

COMPONENTS

01	Oriana I Grand Villas & Stand-Alones	09	The Podium I Small & Medium Sized Office Spaces	17	Serviced Apartments Hotel Serviced Apartments
02	Oriana II Stand-Alones & Twin-Houses	10	The Podium II Small & Medium Sized Office Spaces	18	CFC Club Social & Sports
03	Oriana III Stand-Alones & Twin-Houses	11	Creative District Offices & Retail	19	AIS The American International School
04	Oriana IV Quattro Homes & Twin-Houses	12	Cairo Festival City Mall Super-Regional Shopping Mall	20	Automotive Park Honda & Toyota
05	Festival Living Fully-Finished Apartments, Penthouses & Duplexes	13	The 'Village' by CFCM Outdoor Food Complex	21	District Cooling Cooling Plant
06	Festival Living Stream III Fully-Finished Apartments & Penthouses	14	IKEA Home Furnishings	22	Electrical Substation Power Plant
07	Aura Fully-Finished Apartments & Penthouses	15	Retail Box Homeworks & KidZania	23	Gas Station Emarat Misr
08	The Business District Medium and Large Sized Office Spaces	16	Hotels Luxury & Business Hotels		





Start your business with a **bold** statement.

THE PODIUM

The quality of architecture and design of The Podium Offices revolve around sleek, cool lines that create an appealing layout. An ideal campus for business ventures piloted by the new generation of entrepreneurs.

The Podium consists of six buildings, each building is five-storey high with available retail space on ground level for lease.

Office layouts have been meticulously tailored to create a working environment that caters to various business needs with fully-finished or core & shell choices with a panoramic view of the landscape, walkways and plazas.





THE
PODIUM **I**

MASTERPLAN

CORE & SHELL : P1 - P3 - P6

FULLY-FINISHED : P5

BUILDINGS

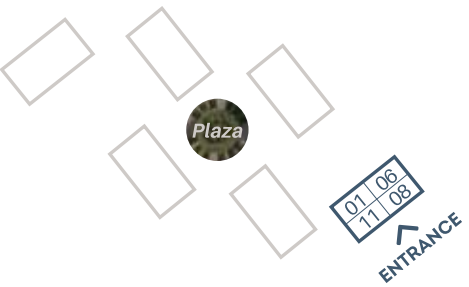
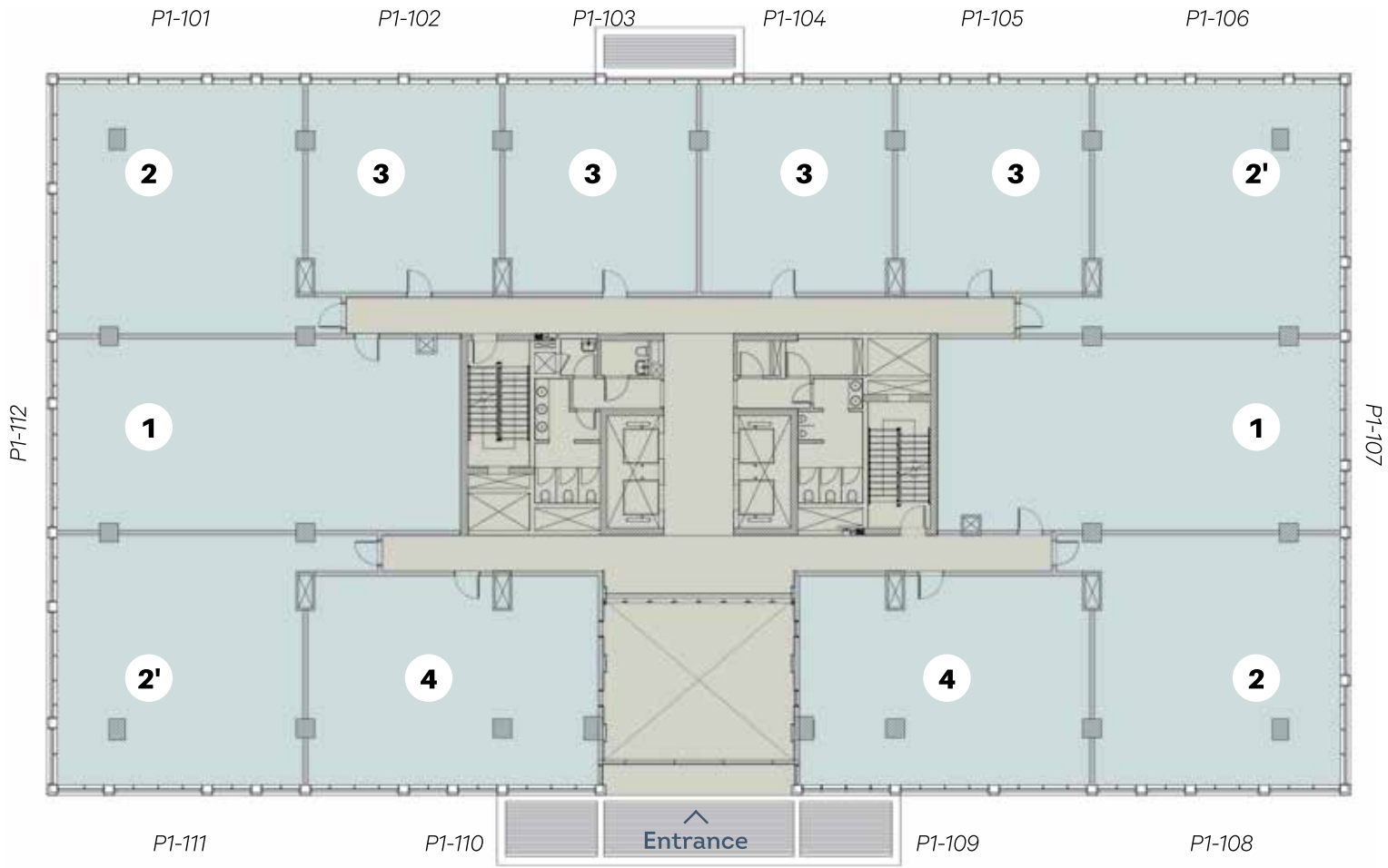
P1, P3, P5 & P6

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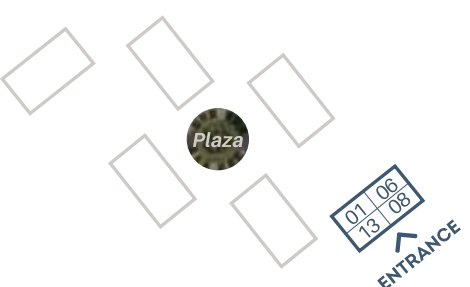
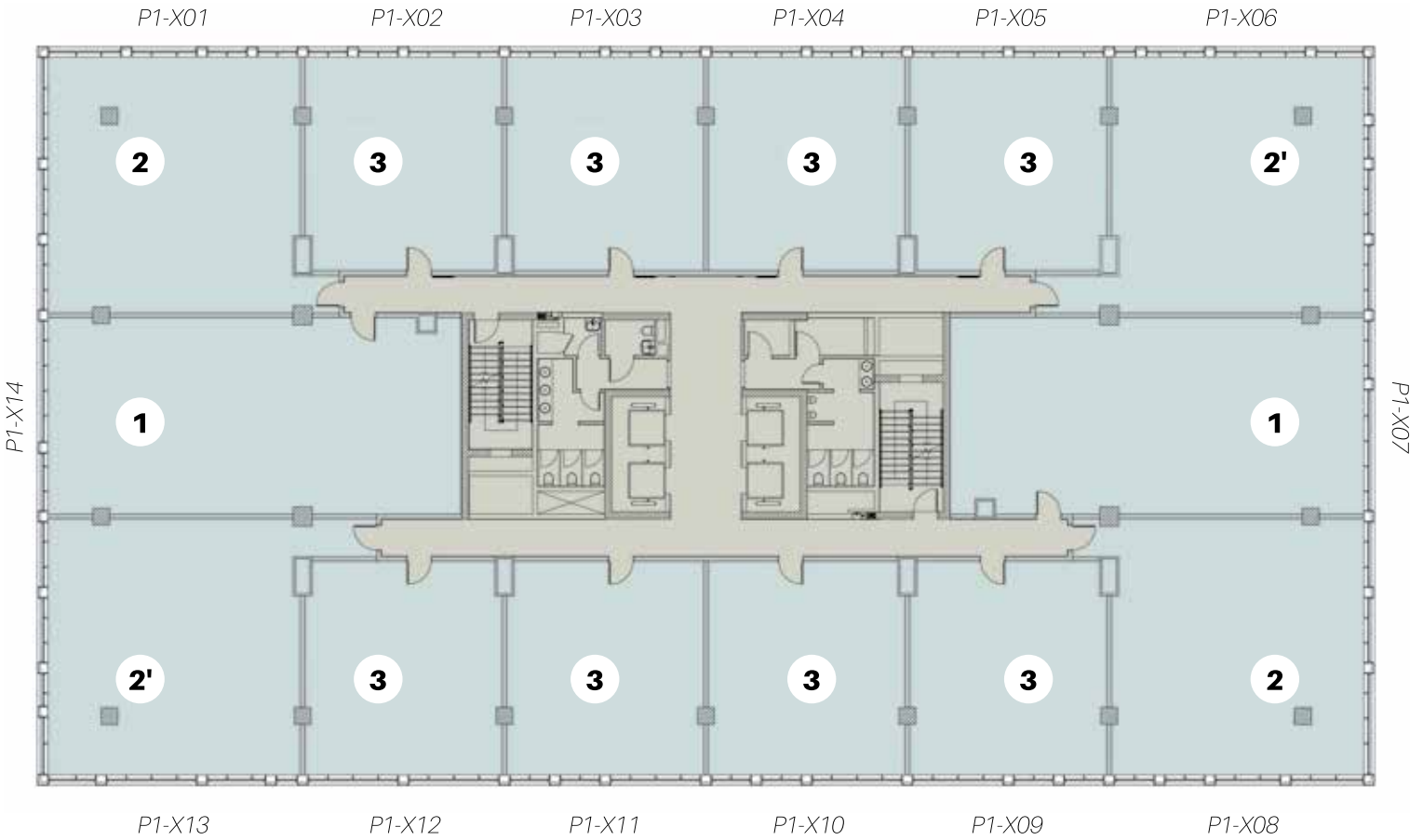
form part of an offer or contract. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts. Any areas, measurements or distances referred to are given as a guide only and are not precise. The photographic images are for illustrative purposes

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BUILDING P1
FIRST FLOOR PLAN



BUILDING P1
TYPICAL FLOOR PLAN



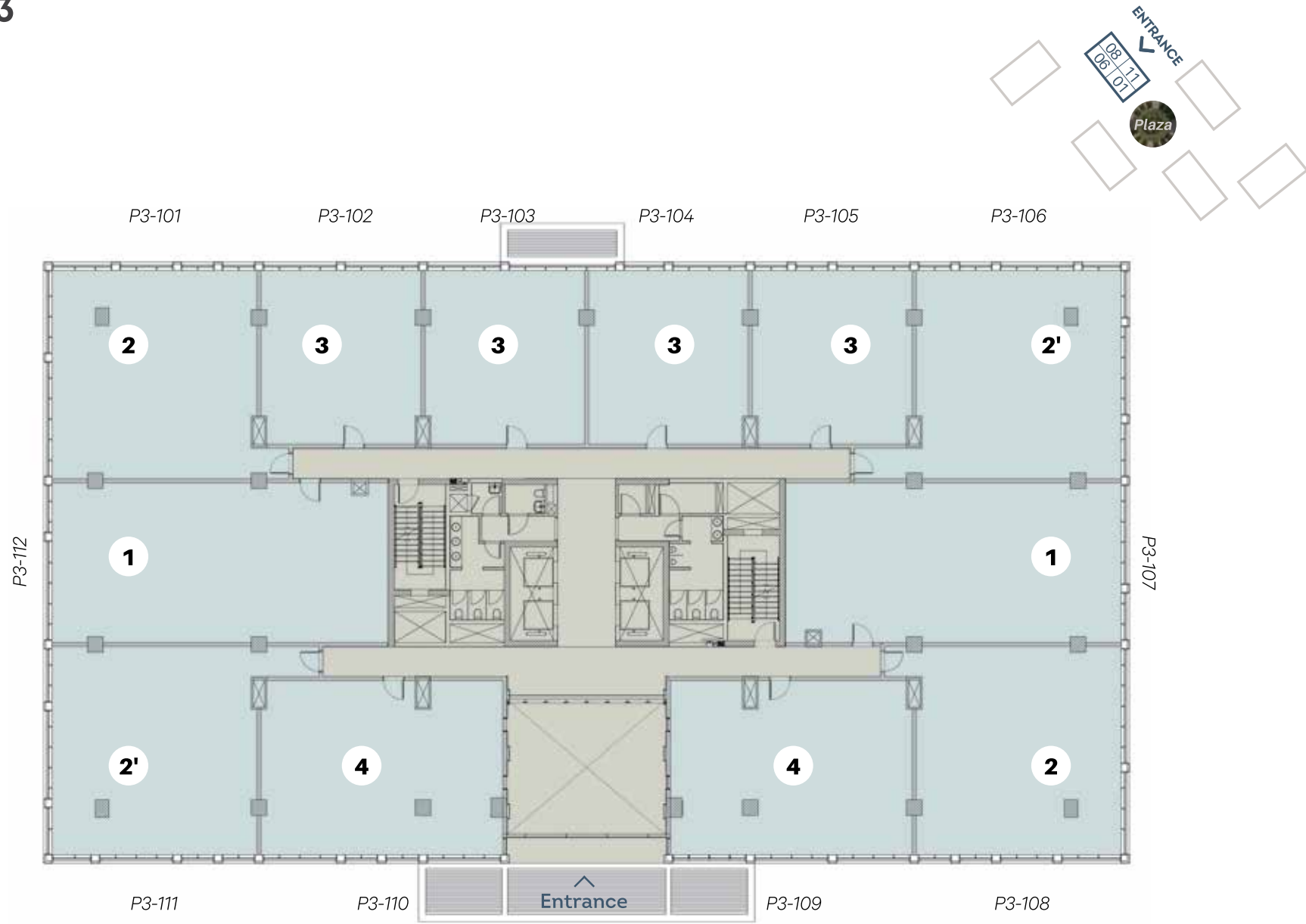
GROSS AREA	1	2	2'	3	4
	181.37 m ²	151.15 m ²	154.46 m ²	95.64 m ²	143.63 m ²

**Delivered core & shell*

GROSS AREA	1	2	2'	3
	181.37 m ²	151.15 m ²	154.46 m ²	95.64 m ²

**Delivered core & shell*

BUILDING P3
FIRST FLOOR PLAN



GROSS AREA 1 181.37 m² 2 151.15 m² 2' 154.46 m² 3 95.64 m² 4 143.63 m²

**Delivered core & shell*

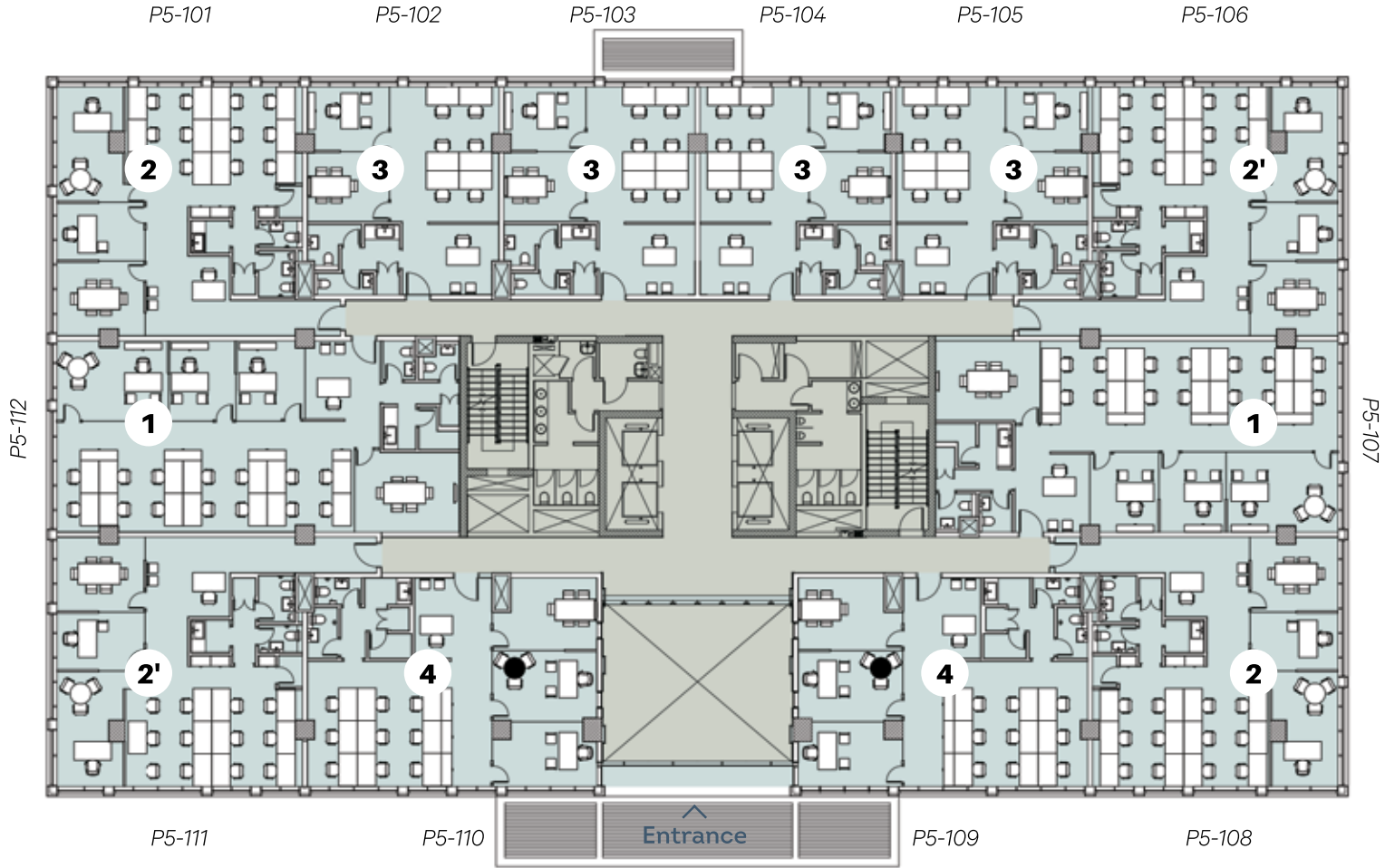
BUILDING P3
TYPICAL FLOOR PLAN



GROSS AREA 1 181.37 m² 2 151.15 m² 2' 154.46 m² 3 95.64 m²

**Delivered core & shell*

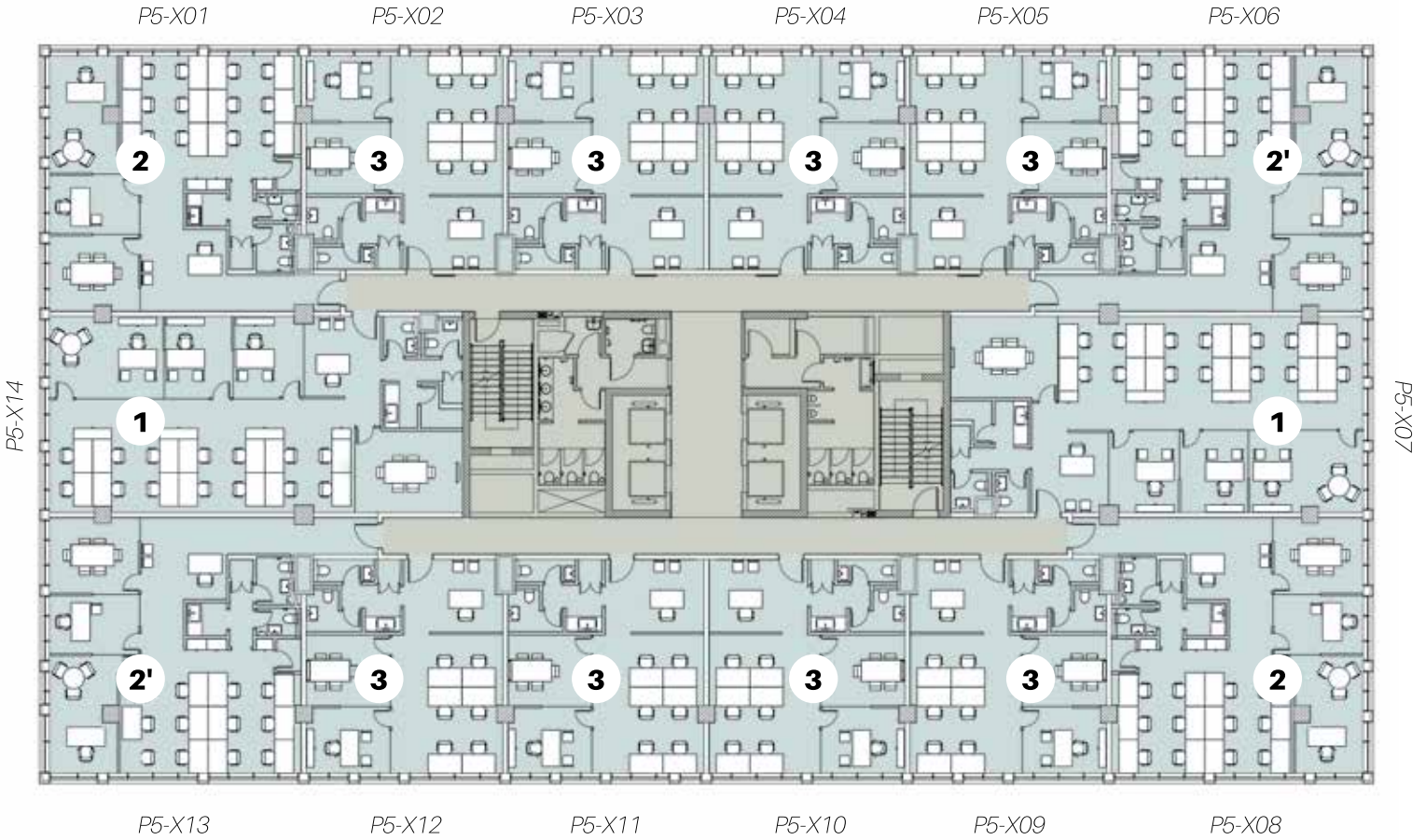
BUILDING P5
FIRST FLOOR PLAN



GROSS AREA **1** 181.37 m² **2** 151.15 m² **2'** 154.46 m² **3** 95.64 m² **4** 143.63 m²

**Delivered fully-finished*

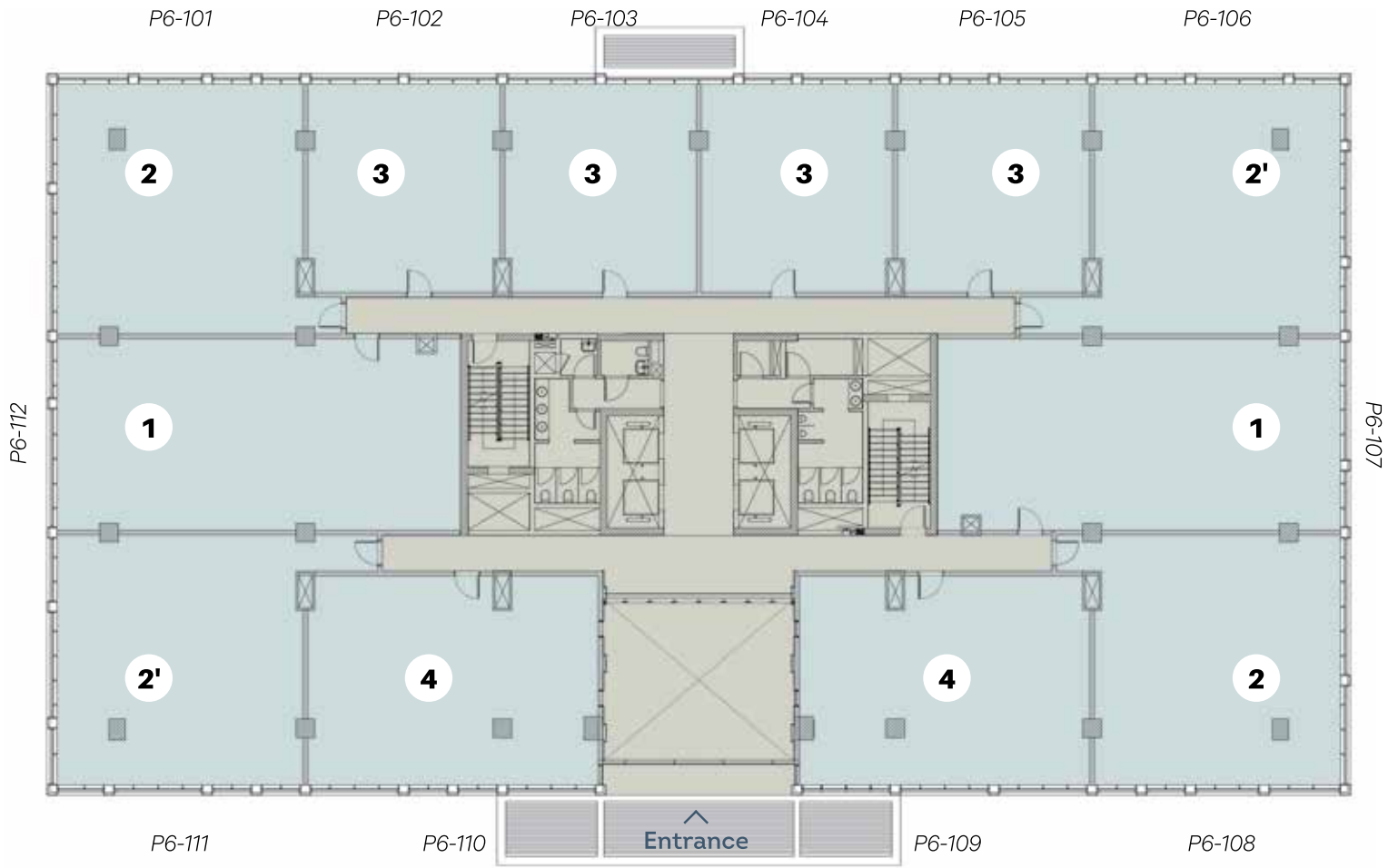
BUILDING P5
TYPICAL FLOOR PLAN



GROSS AREA **1** 181.37 m² **2** 151.15 m² **2'** 154.46 m² **3** 95.64 m²

**Delivered fully-finished*

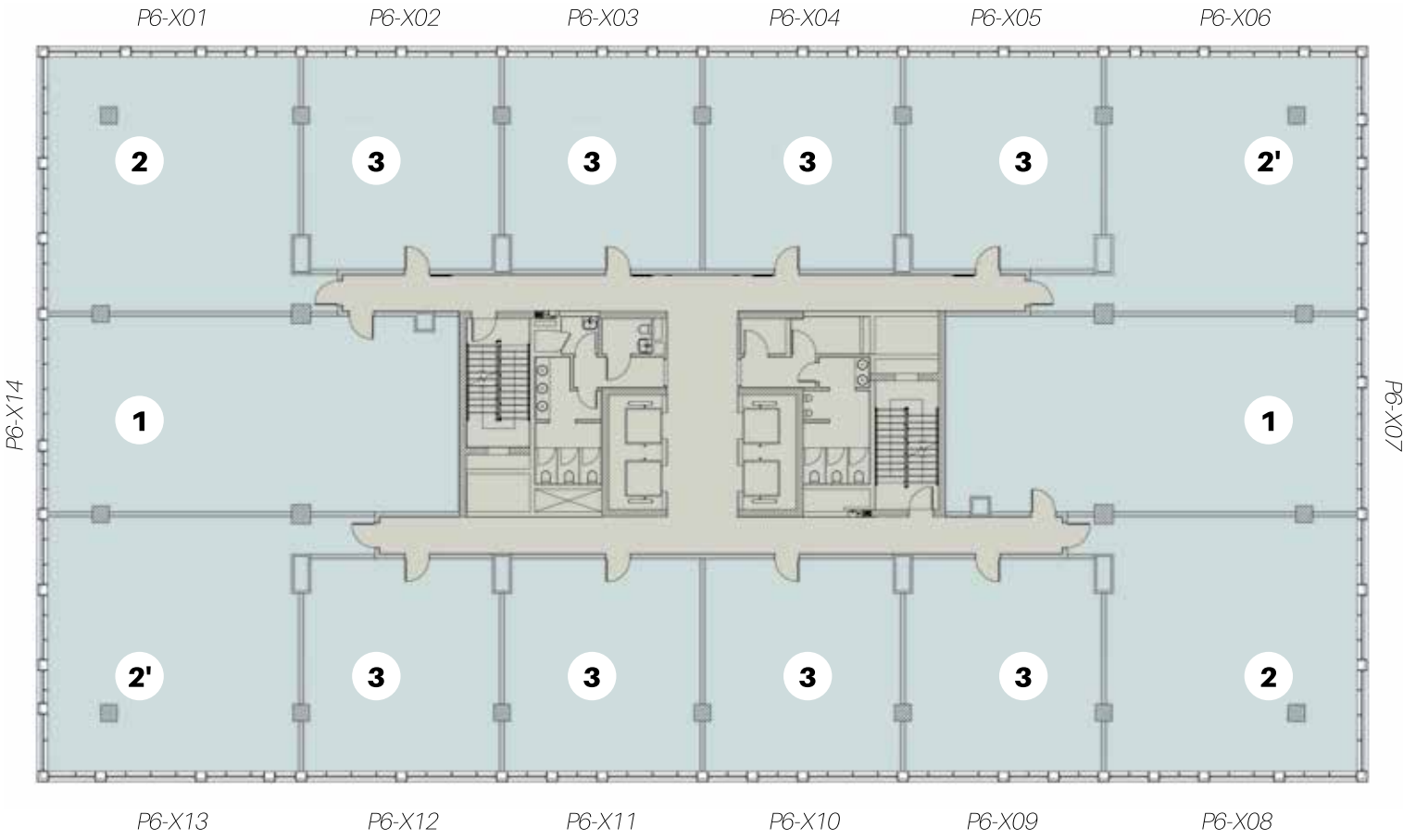
BUILDING P6
FIRST FLOOR PLAN



GROSS AREA 1 181.37 m² 2 151.15 m² 2' 154.46 m² 3 95.64 m² 4 143.63 m²

**Delivered core & shell*

BUILDING P6
TYPICAL FLOOR PLAN



GROSS AREA 1 181.37 m² 2 151.15 m² 2' 154.46 m² 3 95.64 m²

**Delivered core & shell*



Podium



THE
PODIUM II

MASTERPLAN

CORE & SHELL : P7 - P10

BUILDING P7
FIRST FLOOR PLAN



GROSS AREA **1** 181.37 m² **2** 151.15 m² **2'** 154.46 m² **3** 95.64 m² **4** 143.63 m²

**Delivered core & shell*

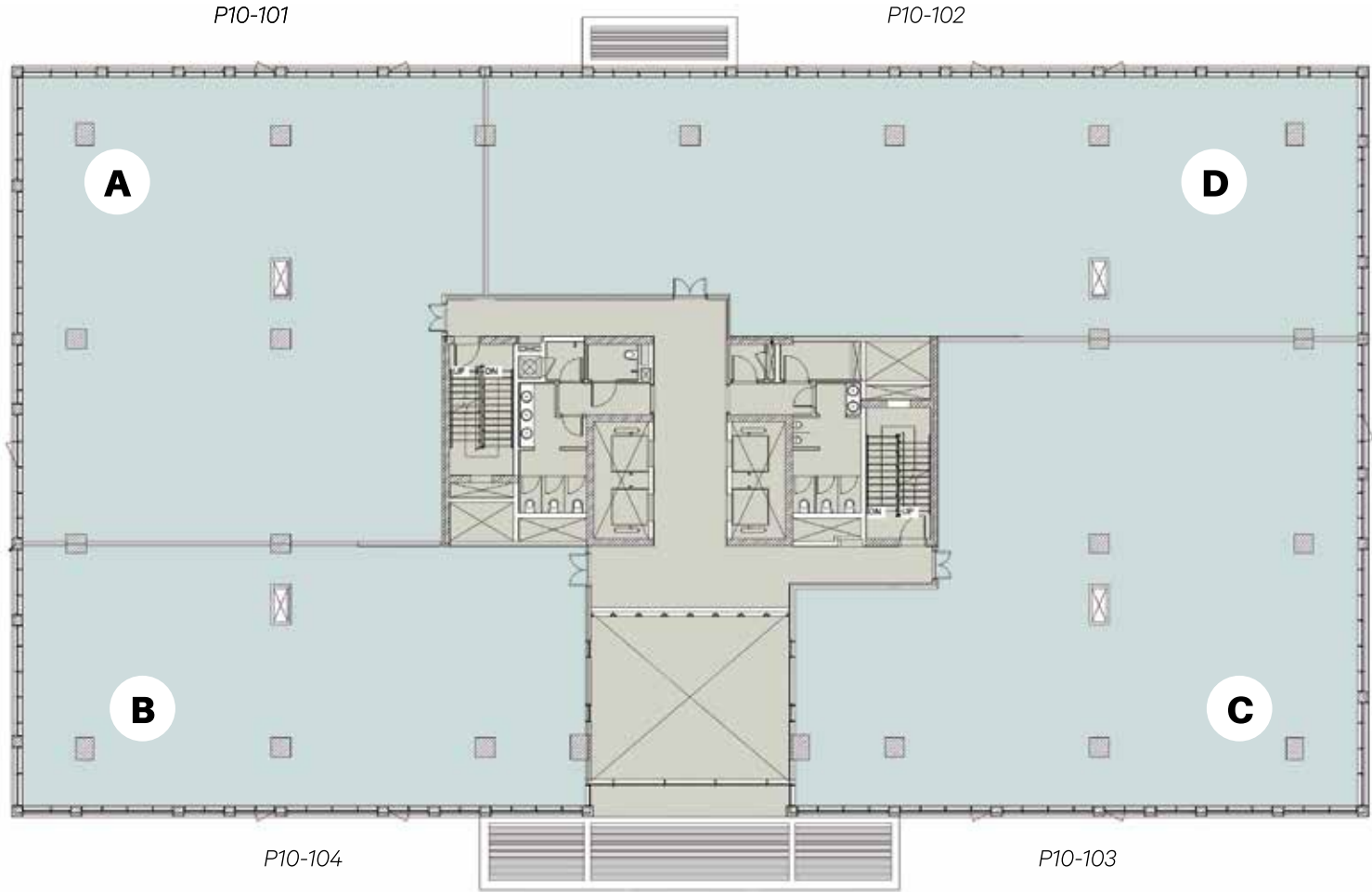
BUILDING P7
TYPICAL FLOOR PLAN



GROSS AREA **1** 181.37 m² **2** 151.15 m² **2'** 154.46 m² **3** 95.64 m²

**Delivered core & shell*

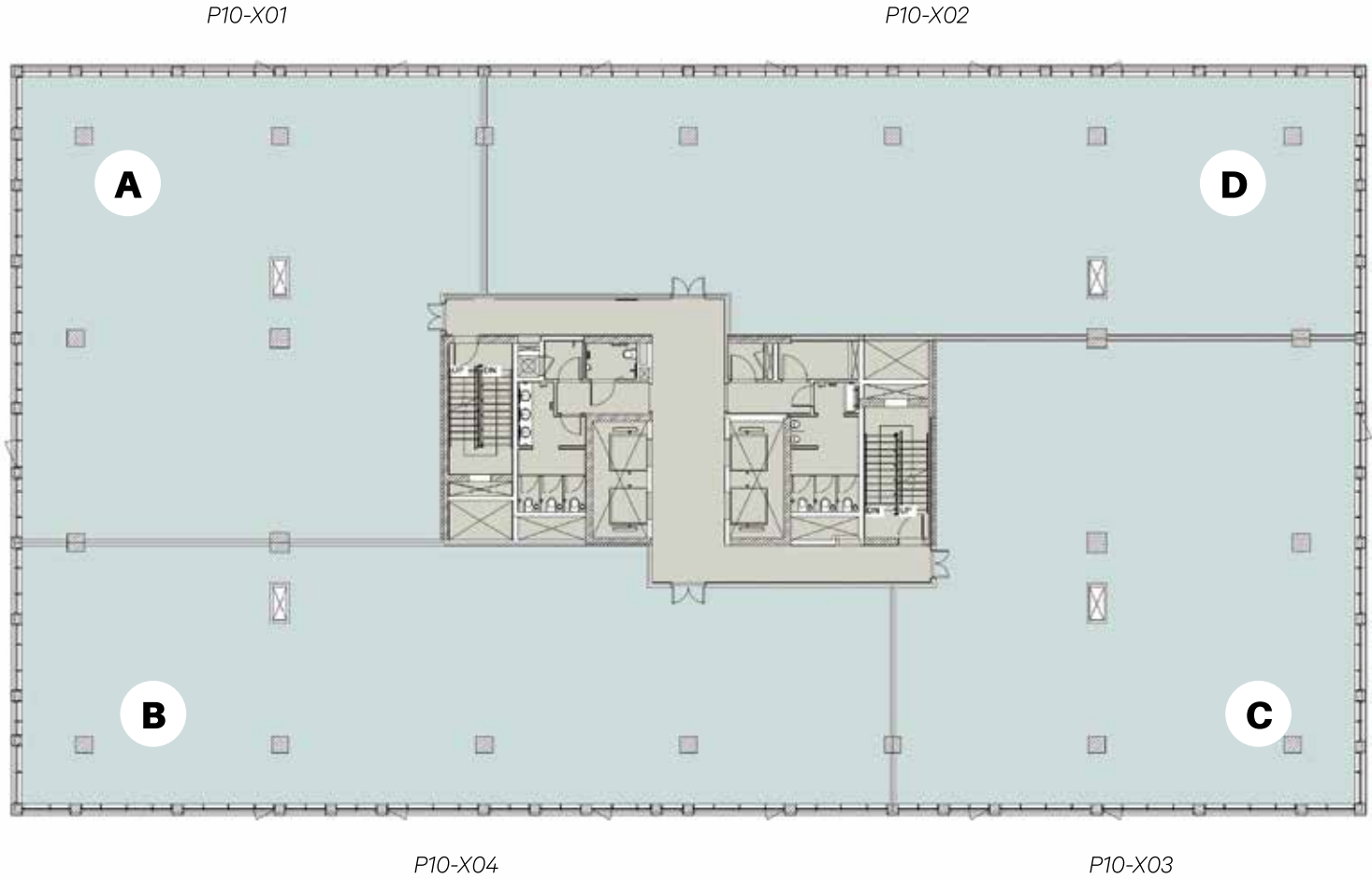
BUILDING P10
FIRST FLOOR PLAN



GROSS AREA **A** 423.23 m² **B** 306.63 m² **C** 469.44 m² **D** 450.06 m²

**Delivered core & shell*

BUILDING P10
TYPICAL FLOOR PLAN



GROSS AREA **A** 423.23 m² **B** 306.63 m² **C** 469.44 m² **D** 450.06 m²

**Delivered core & shell*

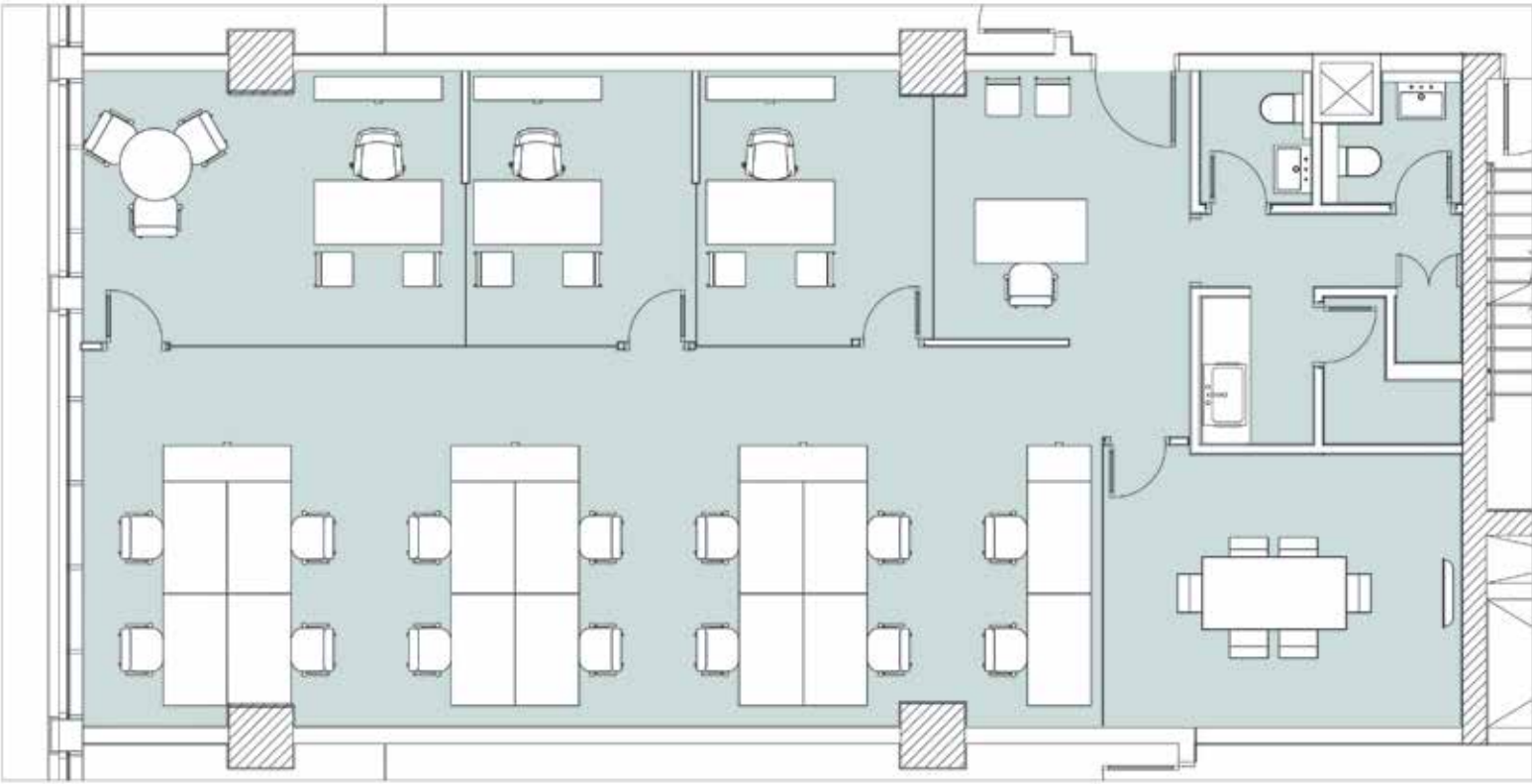
PROTOTYPES

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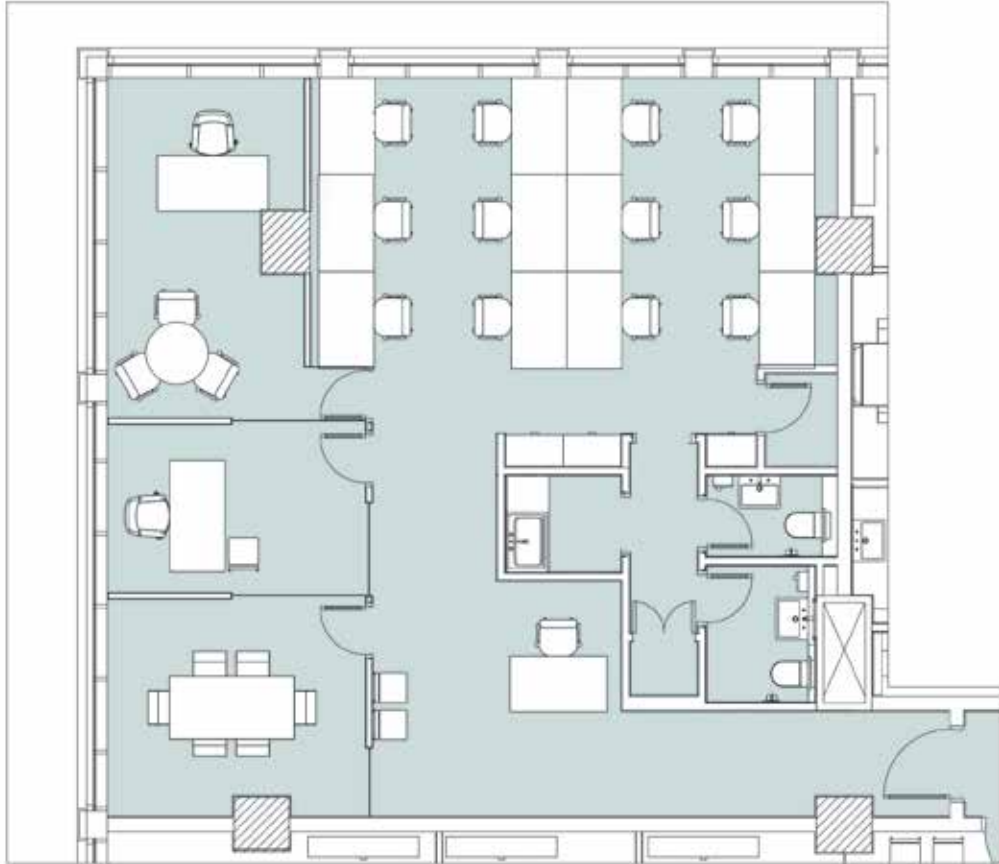
PROTOTYPES TYPE 1 Floor Plan



181.37 m²

**Toilets on prototypes are location indicators.*

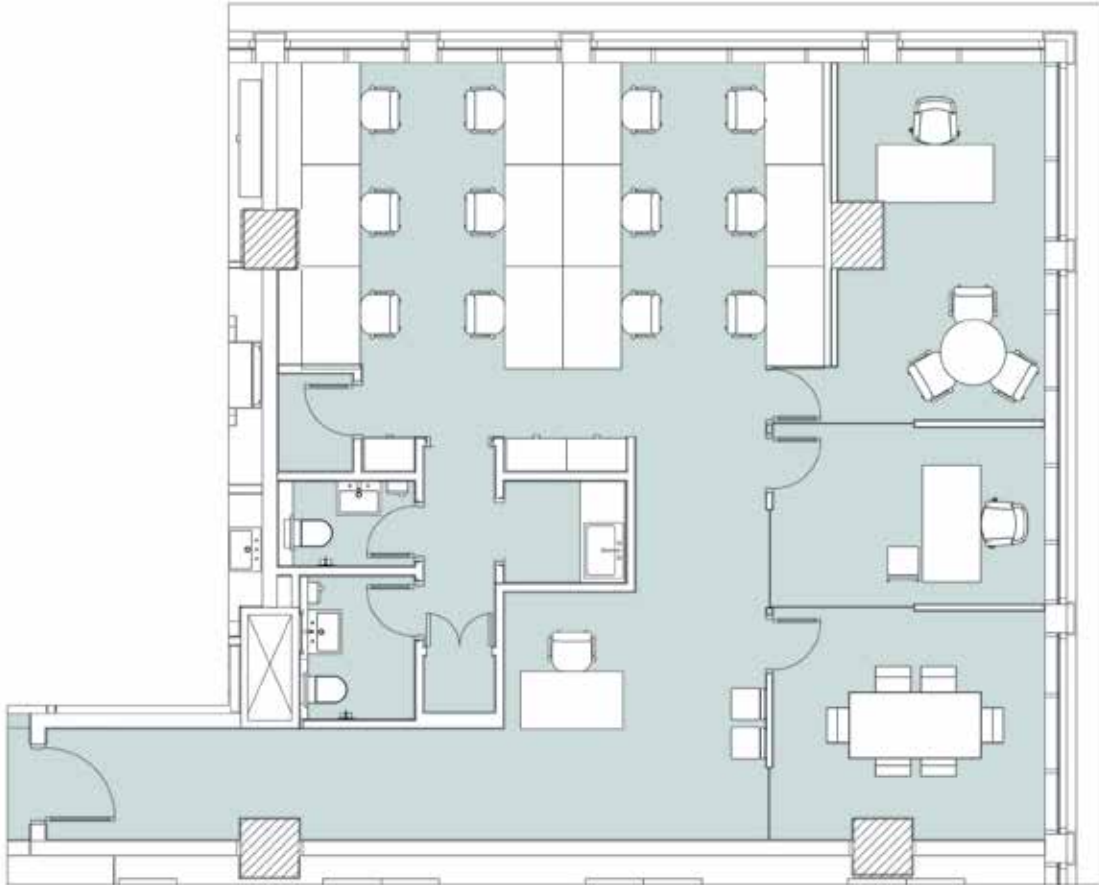
PROTOTYPES
TYPE 2 Floor Plan



151.15 m²

**Toilets on prototypes are location indicators.*

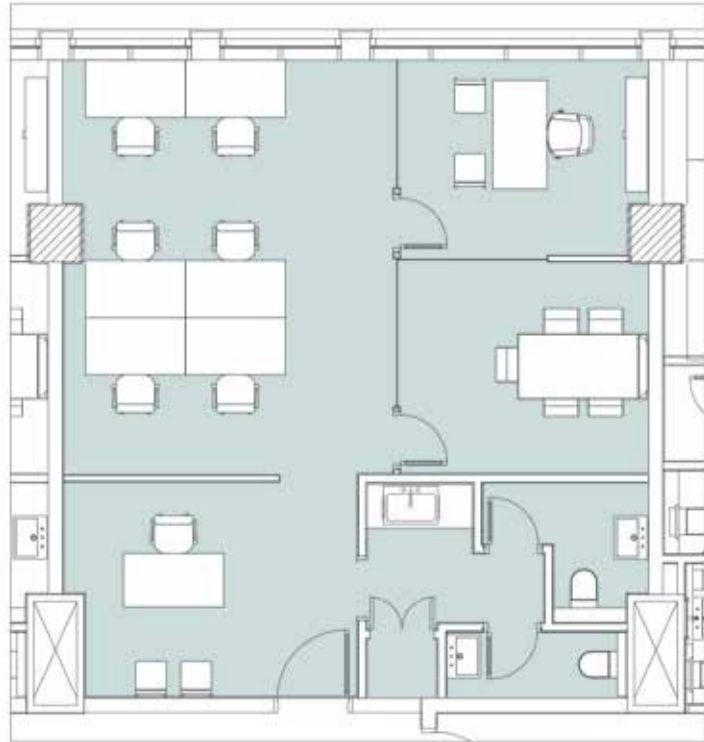
PROTOTYPES
TYPE 2' Floor Plan



154.46 m²

**Toilets on prototypes are location indicators.*

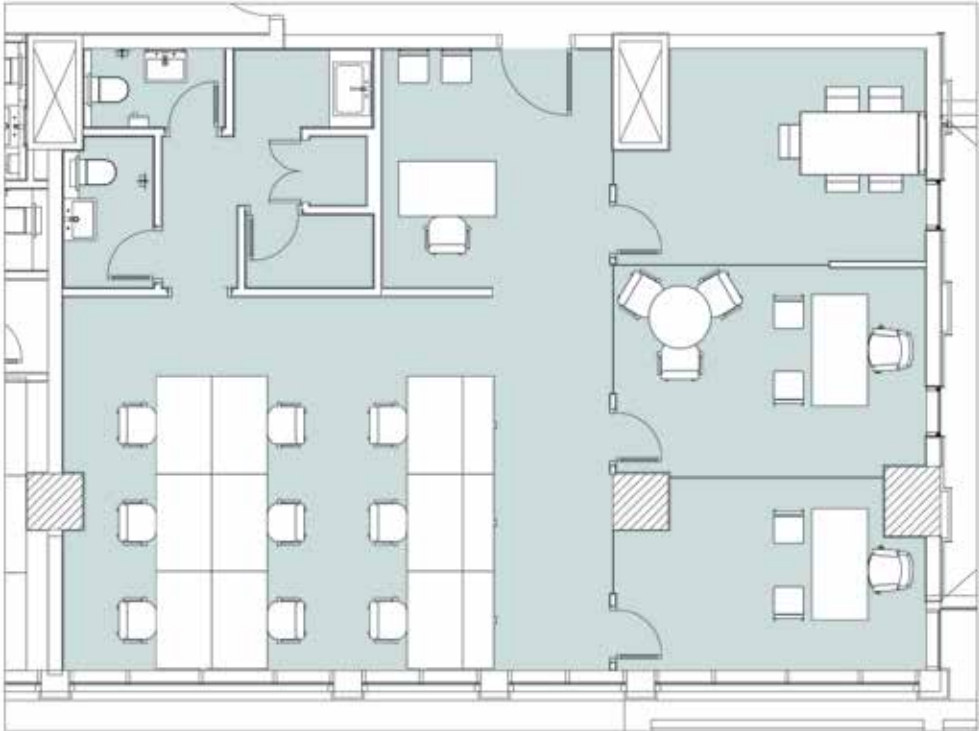
PROTOTYPES
TYPE 3 Floor Plan



95.64 m²

**Toilets on prototypes are location indicators.*

PROTOTYPES
TYPE 4 Floor Plan



143.63 m²

**Toilets on prototypes are location indicators.*

A DEDICATED WORKSPACE

The Podium office buildings benefit from a high quality glass facade providing the efficient floor space with an abundant natural light. At The Podium, companies grow and prosper by benefiting from a wide range of amenities and services which combine to deliver an attractive quality of working life.

WE PROVIDE FLEXIBILITY

- District Cooling Plant to provide chilled water, in addition to water tanks.
- Power Plant supplied by two external power sources, plus back-up generators, to minimize risks of power shortage and provide smooth operation.
- High speed fiber optic network.
- Full height double glazed curtain walls.
- 8.4x8.4 meter module between columns.
- Battery of four elevators connect basement to roof.
- Underground and surface parking bays.
- Service shafts provided adjacent to the core to ensure flexibility.
- Public toilets in each floor.
- Sanitary ware with accessories are automated Domestic.
- Cold & hot water network with a redundancy source in addition to a 24 hours reserve dedicated tank.
- Certified fire rated buildings with high standard fire stopping materials.
- Building is provided with elevators for the indoor use and escalators for the landscape.
- Building is provided with security systems (CCTV , access control & gate barrier)







www.cairofestivalcity.com

DOWNLOAD THE APP **CAIRO FESTIVAL CITY**

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

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