



كايرو فستيفال سيتي
Cairo Festival City



Aura

APARTMENTS

APARTMENTS & PENTHOUSES
BUILDINGS A & I (MIRROR OF C & L)



كايرو فستيفال سيتي
Cairo Festival City



RESIDENTIAL | OFFICES | RETAIL | HOSPITALITY



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 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.





HOMES WITH SMART SOLUTIONS

FULLY-FINISHED APARTMENTS IN THE HEART OF THE EAST



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".



MASTERPLAN 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

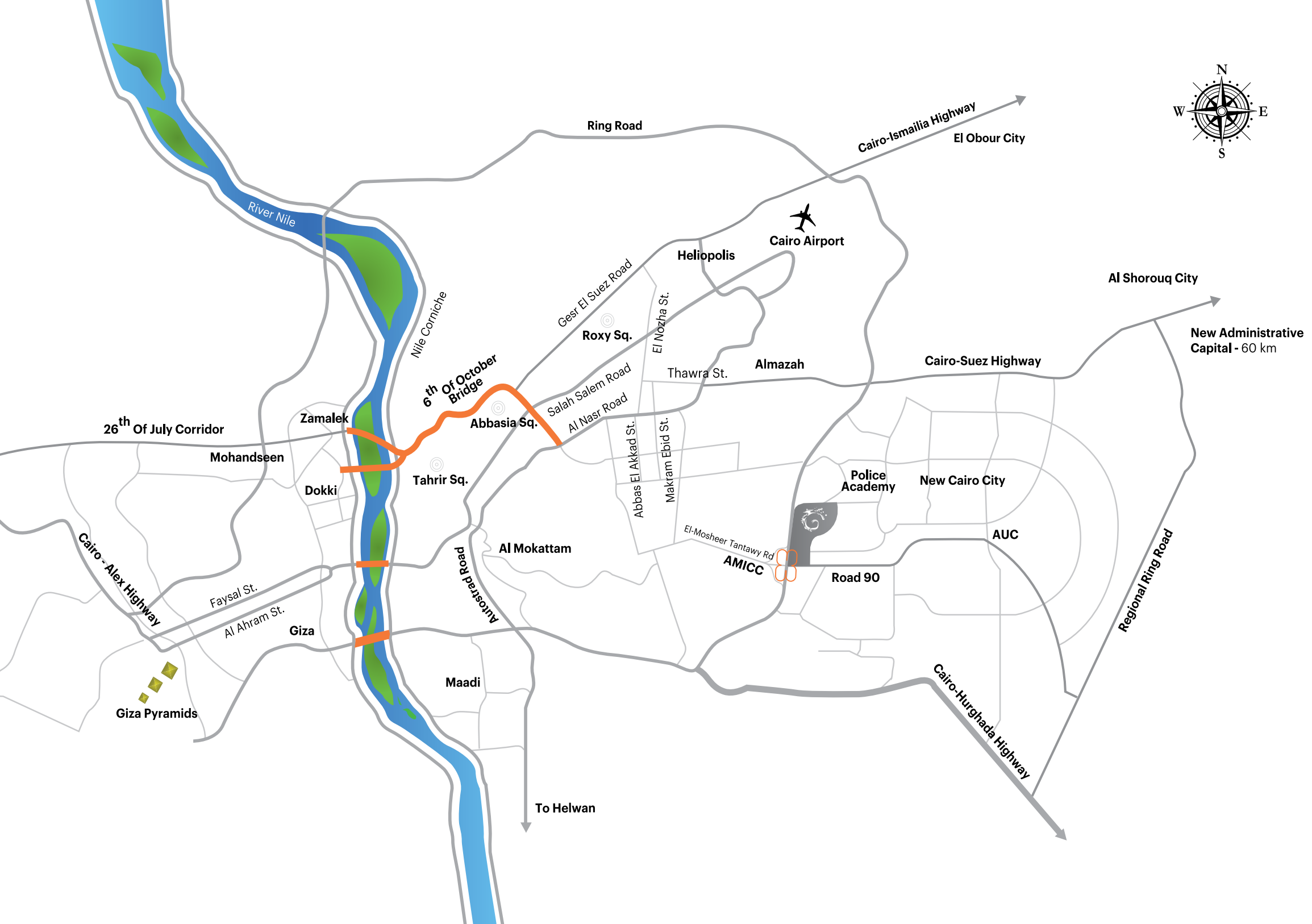
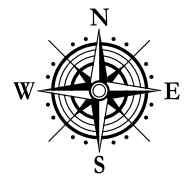
- 16 Luxury & Business Hotels
- 17 Serviced Apartments
- 18 The American Int'l School
- 19 Honda & Toyota
- 20 District Cooling Plant
- 21 Electrical Substation
- 22 Gas Station (Emarat Misr)

↑ TESEEN ST.
← RING RD

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 Aura, 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 or even your office.



OFFICES
A WORLD-CLASS
BUSINESS DISTRICT



EDUCATION
INTERNATIONAL SCHOOLS
& DAYCARE NURSERY



HOTELS
BUSINESS & LEISURE
ACCOMMODATION



EVENTS
SOCIAL, COMMUNITY
& CULTURAL EVENTS



CFCM
RETAIL & DINING WITHIN AN
OUTDOOR-INDOOR FORMAT







**Real shot from Aura Mockup*



AURA APARTMENTS FULLY-FINISHED SMART HOMES

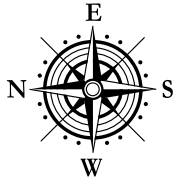
is Cairo Festival City's newest complex of apartments. An addition to Cairo Festival City's gated communities, offering fully-finished apartments with central ACs and smart homes. Consisting of 6 storey buildings, Aura Apartments are located on a large corner lot in Cairo Festival City. Every building has a great view of widespread greenery, uncovering vast landscapes in every corner. The gardens bring the splendor of the natural world within CFC giving Aura residence the luxury of walking alongside beautiful scenery. The 2 & 3 bedroom apartments and penthouses are a set of 14 buildings with a range between 130 sq. m and 260 sq. m.

MASTERPLAN

& FLOOR PLANS

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Building I
Apartments &
Penthouses



GROUND

FLOOR PLANS

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T1-C (2 BEDROOMS)

*Disclaimer Applied



01. Reception 4.85 x 6.80
 02. Kitchen 3.25 x 2.45
 03. Guest Toilet 1.00 x 2.80

04. Master Bedroom 3.95 x 4.00
 05. Master Dressing 1.45 x 2.15
 06. Master Bathroom 2.30 x 2.15

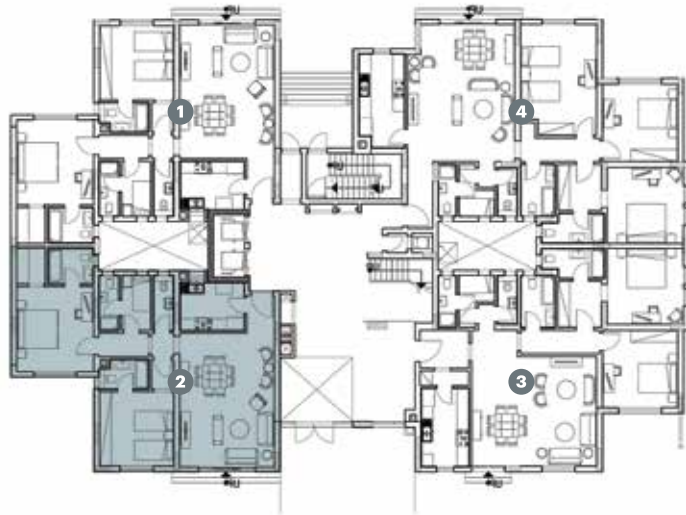
07. Bedroom 3.80 x 4.00
 08. Bathroom 2.50 x 1.50
 09. Maid's Room 1.50 x 2.80

10. Maid's Bathroom 1.00 x 2.80
 11. Garden 107 m²

Gross Area
156 m²

T1-C (2 BEDROOMS)

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01. Reception 4.85 x 6.80
02. Kitchen 3.25 x 2.45
03. Guest Toilet 1.00 x 2.80

04. Master Bedroom 3.95 x 4.35
05. Master Dressing 1.45 x 1.80
06. Master Bathroom 2.30 x 1.80

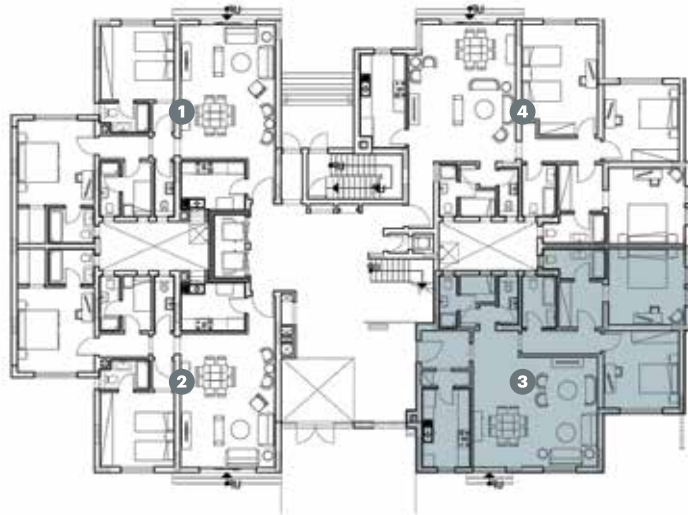
07. Bedroom 3.80 x 3.80
08. Bathroom 2.50 x 1.50
09. Maid's Room 1.50 x 2.80

10. Maid's Bathroom 1.00 x 2.80
11. Garden 110 m²

Gross Area
156 m²

T1-A (2 BEDROOMS)

*Disclaimer Applied



01. Reception 5.60 x 6.40
 02. Lobby 1.95 x 2.45
 03. Kitchen 2.45 x 4.95

04. Master Bedroom 3.90 x 4.00
 05. Master Dressing 2.20 x 2.35
 06. Master Bathroom 1.60 x 3.15

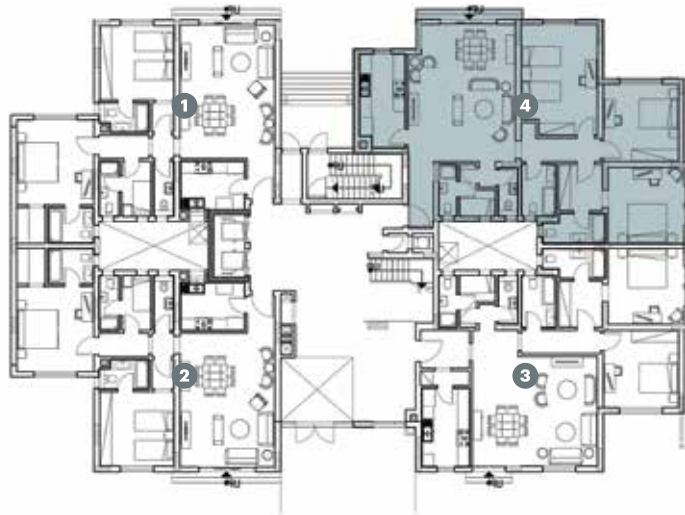
07. Bedroom 3.85 x 4.00
 08. Bathroom 1.80 x 2.60
 09. Guest Toilet 1.10 x 2.70

10. Maid's Room 2.80 x 1.45
 11. Maid's Bathroom 1.65 x 1.30
 12. Garden 127.5 m²

Gross Area
173 m²

T1-B (3 BEDROOMS)

*Disclaimer Applied



01. Reception 5.50 x 7.00
 02. Kitchen 2.40 x 4.85
 03. Bathroom 1.80 x 2.60

04. Master Bedroom 4.00 x 4.00
 05. Master Dressing 2.25 x 2.35
 06. Master Bathroom 1.60 x 3.15

07. Bedroom 1 3.85 x 5.70
 08. Bedroom 2 3.85 x 4.00
 09. Guest Toilet 1.10 x 2.70

10. Maid's Room 2.70 x 1.50
 11. Maid's Bathroom 1.65 x 1.35
 12. Garden 153 m²

Gross Area
201 m²

FIRST

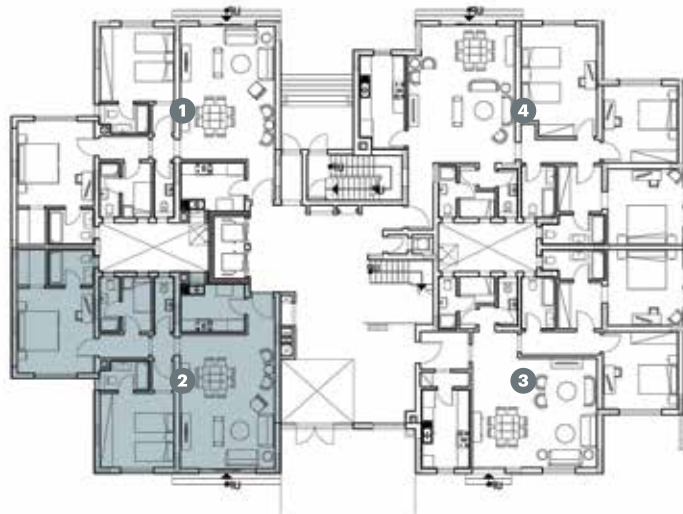
FLOOR PLANS

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T1-C (2 BEDROOMS)

*Disclaimer Applied



01. Reception 4.85 x 6.80
 02. Kitchen 3.25 x 2.45
 03. Bathroom 1.00 x 2.80

04. Master Bedroom 3.95 x 4.00
 05. Master Dressing 1.45 x 2.15
 06. Master Bathroom 2.30 x 2.15

07. Bedroom 3.80 x 3.80
 08. Bathroom 2.55 x 1.55
 09. Maid's Room 1.50 x 2.80

10. Maid's Bathroom 1.00 x 2.80
 11. Terrace 11.00 m²

Gross Area
169 m²

T1-C1 (2 BEDROOMS)

*Disclaimer Applied



01. Reception 4.85 x 6.80
02. Kitchen 3.25 x 2.45
03. Guest Toilet 1.00 x 2.80

04. Master Bedroom 3.95 x 4.00
05. Master Dressing 1.45 x 2.10
06. Master Bathroom 2.30 x 2.10

07. Bedroom 3.80 x 3.80
08. Bathroom 2.50 x 1.50
09. Maid's Room 1.50 x 2.80

10. Maid's Bathroom 1.00 x 2.80
11. Reception Terrace 11.60 m²

Gross Area
169 m²

T1-D (3 BEDROOMS)

*Disclaimer Applied



01. Reception 4.80 x 6.95
 02. Kitchen 2.95 x 3.25
 03. Guest Toilet 1.10 x 2.70

04. Master Bedroom 3.90 x 4.00
 05. Master Dressing 2.25 x 2.35
 06. Master Bathroom 1.60 x 3.15

07. Bedroom 1 3.85 x 5.65
 08. Bedroom 2 3.85 x 4.00
 09. Bathroom 1.80 x 2.60

10. Maid's Room 2.80 x 1.45
 11. Maid's Bathroom 1.65 x 1.30
 12. Terrace 5.55 x 2.30

Gross Area
203 m²

T1-B1 (3 BEDROOMS)

*Disclaimer Applied



01. Reception 5.45 x 7.00
02. Kitchen 2.40 x 4.85
03. Guest Toilet 1.10 x 2.70

04. Master Bedroom 3.90 x 4.00
05. Master Dressing 2.25 x 2.35
06. Master Bathroom 1.60 x 3.15

07. Bedroom 1 3.85 x 5.70
08. Bedroom 2 3.85 x 4.00
09. Bathroom 1.80 x 2.60

10. Maid's Room 2.70 x 1.50
11. Maid's Bathroom 1.65 x 1.35
12. Terrace 12.60 m²

Gross Area
214 m²

SECOND

FLOOR PLANS

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T1-G (2 BEDROOMS)

*Disclaimer Applied



- 01. Reception 4.85 x 6.80
- 02. Kitchen 3.25 x 2.45
- 03. Bathroom 2 1.20 x 2.80

- 04. Master Bedroom 3.95 x 4.00
- 05. Master Dressing 1.45 x 2.20
- 06. Master Bathroom 2.30 x 2.20

- 07. Bedroom 3.80 x 4.00
- 08. Bathroom 1 1.85 x 2.35
- 09. Terrace 25.92 m²

Gross Area
177 m²

T1-G (2 BEDROOMS)

*Disclaimer Applied



01. Reception 4.85 x 6.80
02. Kitchen 3.25 x 2.45
03. Bathroom 2 1.20 x 2.80

04. Master Bedroom 4.00 x 3.95
05. Master Dressing 1.45 x 2.15
06. Master Bathroom 2.30 x 2.15

07. Bedroom 3.80 x 4.00
08. Bathroom 1 1.85 x 2.35
09. Terrace 25.92 m²

Gross Area
177 m²

T1-E (3 BEDROOMS)

*Disclaimer Applied



01. Reception 4.80 x 6.95
 02. Kitchen 2.95 x 3.10
 03. Guest Toilet 1.10 x 2.70

04. Master Bedroom 3.90 x 4.00
 05. Master Dressing 2.25 x 2.35
 06. Master Bathroom 1.60 x 3.15

07. Bedroom 1 3.90 x 4.65
 08. Bedroom 2 3.85 x 4.00
 09. Bathroom 1.80 x 2.60

10. Maid's Room 2.80 x 1.45
 11. Maid's Bathroom 1.65 x 1.30
 12. Terrace 21.42 m²

Gross Area
213 m²

T1-F (3 BEDROOMS)

*Disclaimer Applied



01. Reception	5.50 x 7.00	04. Master Bedroom	3.90 x 4.00	07. Bedroom 1	3.90 x 4.70	10. Maid's Room	2.70 x 1.50
02. Kitchen	2.35 x 4.85	05. Master Bathroom	1.60 x 3.15	08. Bedroom 2	3.85 x 4.00	11. Maid's Bathroom	1.65 x 1.35
03. Guest Toilet	1.10 x 2.70	06. Master Dressing	2.25 x 2.35	09. Bathroom	1.80 x 2.60	12. Terrace	21.42 m²

Gross Area
222 m²

LEVELS THREE, FOUR AND FIVE

TYPICAL

FLOOR PLANS

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T1-G1 (2 BEDROOMS)

*Disclaimer Applied



01. Reception 4.85 x 6.80
02. Kitchen 3.25 x 2.45
03. Bathroom 1.20 x 2.80

04. Master Bedroom 3.95 x 4.00
05. Master Dressing 1.45 x 2.20
06. Master Bathroom 2.30 x 2.20

07. Bedroom 3.80 x 4.00
08. Bathroom 1.85 x 2.35
09. Terrace 12.30 m²

Gross Area
162 m²

T1-G (2 BEDROOMS)

*Disclaimer Applied



01. Reception 4.85 x 6.80
02. Kitchen 3.25 x 2.45
03. Bathroom 1.20 x 2.80

04. Master Bedroom 4.00 x 4.00
05. Master Dressing 1.45 x 2.15
06. Master Bathroom 2.30 x 2.15

07. Bedroom 3.80 x 4.00
08. Bathroom 1.85 x 2.35
09. Terrace 12.30 m²

Gross Area
162 m²

T1-E1 (3 BEDROOMS)

*Disclaimer Applied



01. Reception 4.80 x 6.95
 02. Kitchen 2.95 x 3.25
 03. Guest Toilet 1.10 x 2.60

04. Master Bedroom 3.90 x 4.00
 05. Master Dressing 2.25 x 2.35
 06. Master Bathroom 1.60 x 3.15

07. Bedroom 1 3.90 x 4.65
 08. Bedroom 2 3.85 x 4.00
 09. Bathroom 1.80 x 2.60

10. Maid's Room 2.80 x 1.45
 11. Maid's Bathroom 1.65 x 1.30
 12. Terrace 12.60 m²

Gross Area
200 m²

T1-F1 (3 BEDROOMS)

*Disclaimer Applied



01. Reception 5.50 x 7.00
 02. Kitchen 2.35 x 4.85
 03. Guest Toilet 1.10 x 2.70

04. Master Bedroom 3.90 x 4.00
 05. Master Bathroom 1.60 x 3.15
 06. Master Dressing 2.25 x 2.35

07. Bedroom 1 3.90 x 4.70
 08. Bedroom 2 3.85 x 4.00
 09. Bathroom 1.80 x 2.60

10. Maid's Room 2.70 x 1.50
 11. Maid's Bathroom 1.65 x 1.35
 12. Terrace 12.60 m²

Gross Area
209 m²

PENTHOUSE

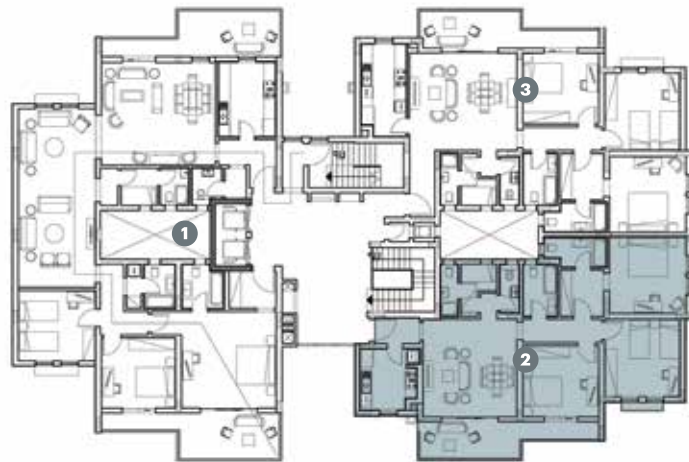
FLOOR PLANS

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T1-H (3 BEDROOMS)

*Disclaimer Applied



01. Reception 4.80 x 5.00
 02. Kitchen 2.95 x 3.25
 03. Guest Toilet 1.10 x 2.70

04. Master Bedroom 3.90 x 4.00
 05. Master Dressing 2.25 x 2.35
 06. Master Bathroom 1.60 x 3.15

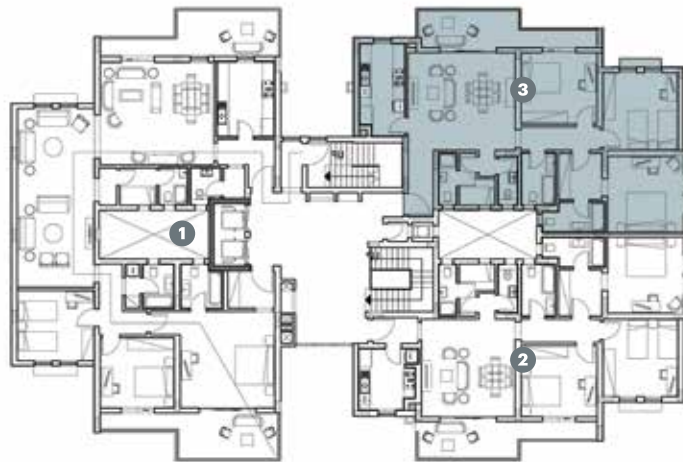
07. Bedroom 1 3.90 x 3.60
 08. Bedroom 2 3.85 x 4.00
 09. Bathroom 1.80 x 2.60

10. Maid's Room 2.80 x 1.45
 11. Maid's Bathroom 1.65 x 1.30
 12. Terrace 18.60 m²

Gross Area
183 m²

T1-I (3 BEDROOMS)

*Disclaimer Applied

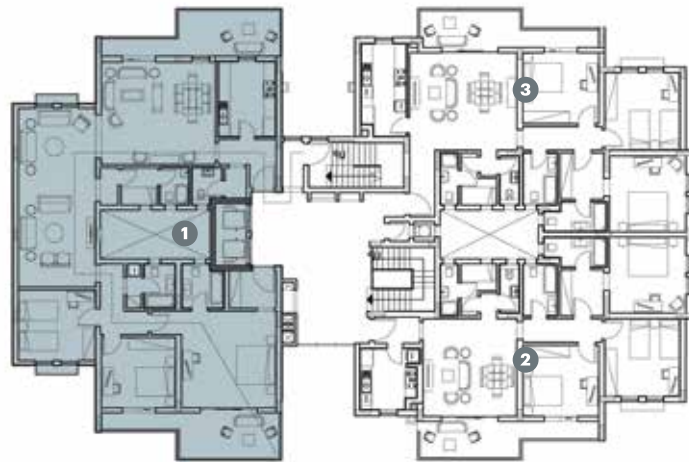


01. Reception	5.50 x 5.00	04. Master Bedroom	3.90 x 4.00	07. Bedroom 1	3.90 x 3.65	10. Maid's Room	2.70 x 1.50
02. Kitchen	2.40 x 4.85	05. Master Dressing	2.25 x 2.35	08. Bedroom 2	3.85 x 4.00	11. Maid's Bathroom	1.65 x 1.35
03. Guest Toilet	1.10 x 2.70	06. Master Bathroom	1.60 x 3.15	09. Bathroom	1.80 x 2.60	12. Terrace	20 m²

Gross Area
192 m²

T1-J (3 BEDROOMS)

*Disclaimer Applied



01.	Reception	5.80 x 5.25
02.	Kitchen	3.80 x 2.90
03.	Living Room	3.95 x 9.10
04.	Bathroom 1	1.50 x 1.85

05.	Maid's Bathroom	1.50 x 1.85
06.	Maid's Room	1.85 x 1.90
07.	Master Bedroom	4.85 x 4.95
08.	Master Dressing	2.40 x 1.90

09.	Master Bathroom	2.10 x 2.25
10.	Bedroom 1	3.95 x 3.60
11.	Bedroom 2	3.80 x 3.60
12.	Bathroom 2	1.55 x 2.25

13.	Bedroom Terrace	11.73 m²
14.	Reception Terrace	11.73 m²

Gross Area
291 m²

 **16761**

www.cairofestivalcity.com

DOWNLOAD THE APP **CAIRO FESTIVAL CITY**
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P.O. BOX: 171-11835, TEL.: +202 2618 6000

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