

# CAIRO FESTIVAL CITY

*Aura Apartments*



 **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 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".



## MASTERPLAN COMPONENTS

### RESIDENTIAL

- 1- Oriana I
- 2- Oriana II
- 3- Oriana II
- 4- Oriana IV
- 5- Festival Living
- 6- Festival Living Views
- 7- Aura Apartments

### OFFICES

- 8- Business District
- 9- The Podium I
- 10- The Podium II
- 11- Creative District

### RETAIL

- 12- CFC Mall
- 13- The Village
- 14- IKEA
- 15- Kidzania

### HOSPITALITY & AMENITIES

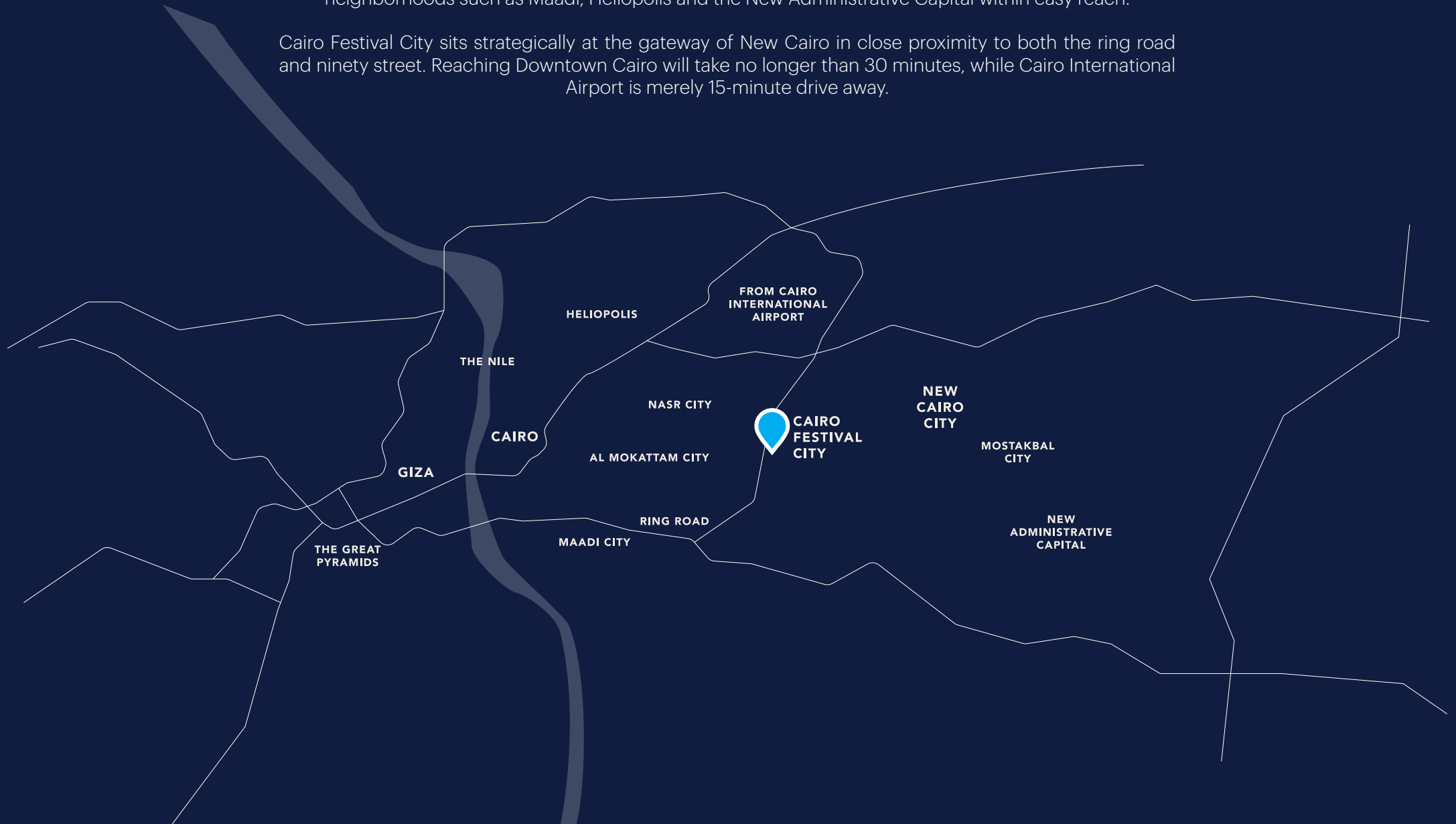
- 16- Hospitality Complex
- 17- The American Int. School
- 18- Honda, Toyota & Lexus
- 19- District Cooling Plant
- 20- Electrical Substation
- 21- Gas Station ( Emarat Misr )
- 22- Sports Arena ( FitHub )
- 23- Community Lounge



# STRATEGIC LOCATION

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.





# EXTRAORDINARY AMENITIES AT YOUR DOORSTEP

Cairo Festival City offers an inclusive, integrated community where all conveniences are at your doorstep. When you live in CFC, 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



## CFC MALL

RETAIL & DINING WITHIN AN OUT-  
DOOR-INDOOR FORMAT



## EVENTS

SOCIAL, COMMUNITY &  
CULTURAL EVENTS



## EDUCATION

INTERNATIONAL SCHOOLS AND  
DAYCARE NURSERY



## LOUNGES

COMMUNITY  
CLUB HOUSES



## HOTELS

BUSINESS AND LEISURE  
ACCOMMODATION



# CAIRO FESTIVAL CITY MALL



At the heart of CFC is Cairo Festival City Mall, a premier destination for shopping, dining, and entertainment. Since its opening, the mall has become a one-stop destination, embodying the excellence of Al-Futtaim Real Estate's portfolio.

With over 286 tenants, including 118 fashion & accessories stores, 81 restaurants and cafes, and 20 home decor stores including IKEA, the mall caters to diverse tastes.

Opening 2013	Leasable Retail 160,000 sqm GLA	Footfall 17.2 million as of 2024
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H&M ZARA Bershka LC Waikiki

DECATHLON

Massimo Dutti

MARKS &  
SPENCER





# BUSINESS PARK



Cairo Festival City boasts a dedicated Business District, home to several major corporations, with The Podium serving as a cornerstone of this prestigious complex.

Strategically positioned at the gateway of New Cairo and with proximity to the Cairo International Airport, The Business District, offers a prime location with direct access to the city's major roads and highways, making it an ideal choice for multinational corporations, local and regional businesses, and professional services firms.

The Business District at CFC spans over 259,000 sqm of commercial office space and hosts more than 40 multinational and large companies, supporting a workforce of 26,000 employees.



**PEPSICO**



**HUAWEI**



**mastercard**

**SIEMENS**

**amazon**





**COMMUNITY LOUNGES**



**INT. SCHOOL**



**KIDZANIA**



**AUTOMOTIVE PARK**

A modern living room interior featuring a light-colored sectional sofa with three dark brown velvet pillows. To the left is a dark, low-profile side table. The background consists of a large window with a dark frame, offering a view of a green, hilly landscape. To the right of the window is a wall with vertical dark slats. The overall lighting is soft and natural, coming from the window.

# **RESIDENTIAL PROJECTS**





# Aura

APARTMENTS

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.



## LIFE AT AURA





The background image shows a modern building with a light-colored, horizontally-paneled facade. A balcony with a dark railing and lush green plants is visible. In the foreground, there is a wooden fence with vertical slats and more greenery. The overall scene is brightly lit, suggesting a sunny day.

# AURA FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Aura 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, areas, layout, measurements, plot sizes, and landscape designs shown are indicative and may vary from one plot to another. Units may also be delivered in mirrored or rotated configurations.

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# GROUND WITH GARDEN

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## FLOOR PLANS

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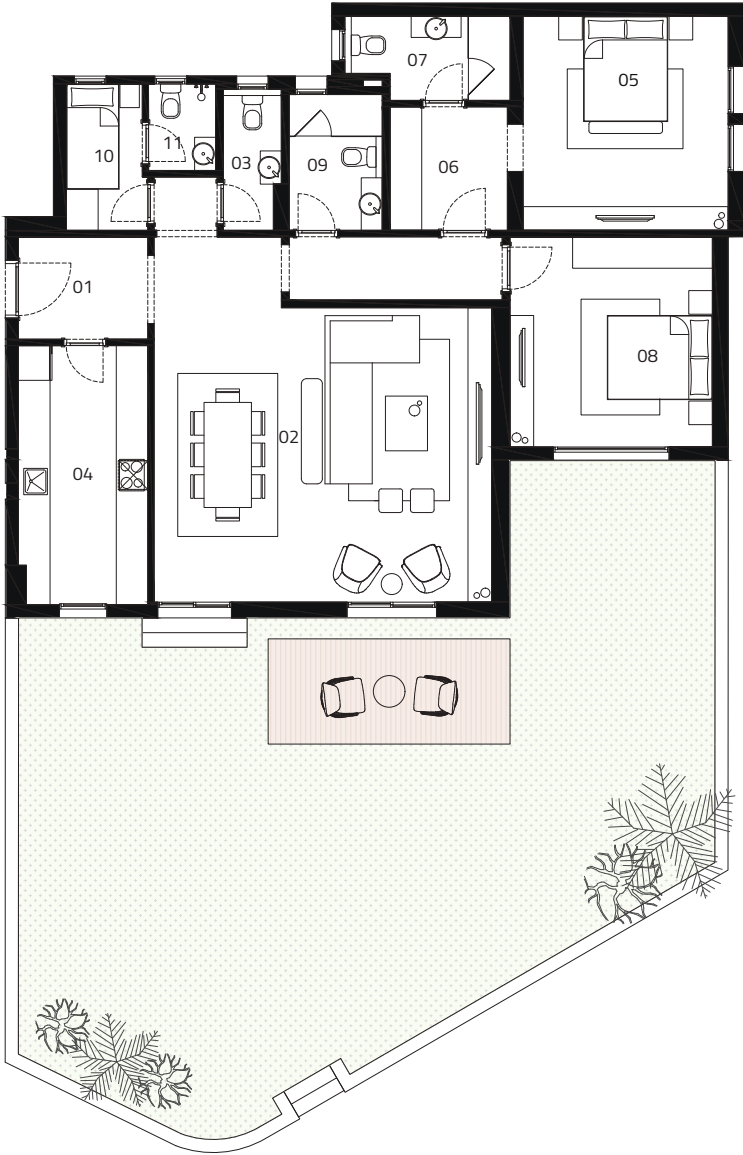
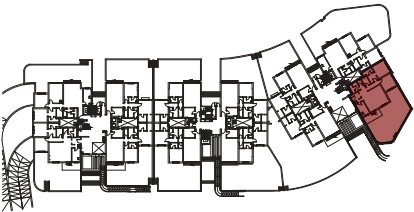
# TYPE T1-A

## GROSS AREA

172.69 m<sup>2</sup>

## GARDEN AREA

122.17 m<sup>2</sup>



### T1-A

01	ENTRANCE LOBBY	1.95 X 2.45
02	LIVING/DINING	5.60 X 6.40
03	GUEST TOILET	2.70 X 1.10
04	KITCHEN	4.95 X 2.45
05	MASTER BEDROOM	4.05 X 3.95
06	DRESSING	2.35 X 2.25
07	MASTER BATHROOM	1.60 X 3.15
08	BEDROOM	4.00 X 3.85
09	BATHROOM	2.60 X 1.75
10	MAID BEDROOM	2.80 X 1.40
11	MAID BATHROOM	1.65 X 1.25

# APARTMENTS (FIRST, SECOND, & THIRD)

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## FLOOR PLANS

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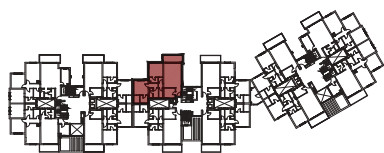
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# TYPE T1-B1

## GROSS AREA

170.0 m<sup>2</sup>



### T1-B1

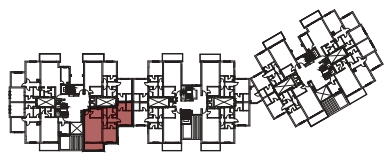
01	LIVING/DINING	6.90 X 4.85
02	KITCHEN	2.75 X 3.25
03	GUEST TOILET	2.80 X 1.00
04	MASTER BEDROOM	4.00 X 3.95
05	DRESSING	2.20 X 1.50
06	MASTER BATHROOM	2.20 X 2.20
07	BEDROOM	3.85 X 3.80
08	BATHROOM	1.50 X 2.45
09	TERRACE	2.00 X 5.60
10	MAID ROOM	2.80 X 1.50
11	MAID BATHROOM	2.80 X 1.10



# TYPE T1-C1

## GROSS AREA

168.5 m<sup>2</sup>



T1-C1		
01	LIVING/DINING	6.85 X 4.75
02	KITCHEN	2.40 X 3.30
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	MASTER BATHROOM	2.20 X 2.25
06	DRESSING	2.15 X 1.50
07	BEDROOM	3.80 X 3.75
08	BATHROOM	1.55 X 2.45
09	MAID ROOM	2.85 X 1.40
10	MAID BATHROOM	2.85 X 1.10
11	TERRACE	2.00 X 5.50

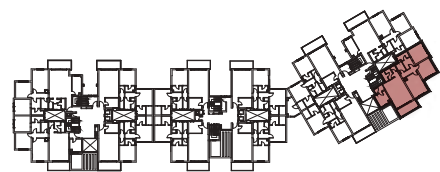




# TYPE T1-D

## GROSS AREA

203.53 m<sup>2</sup>



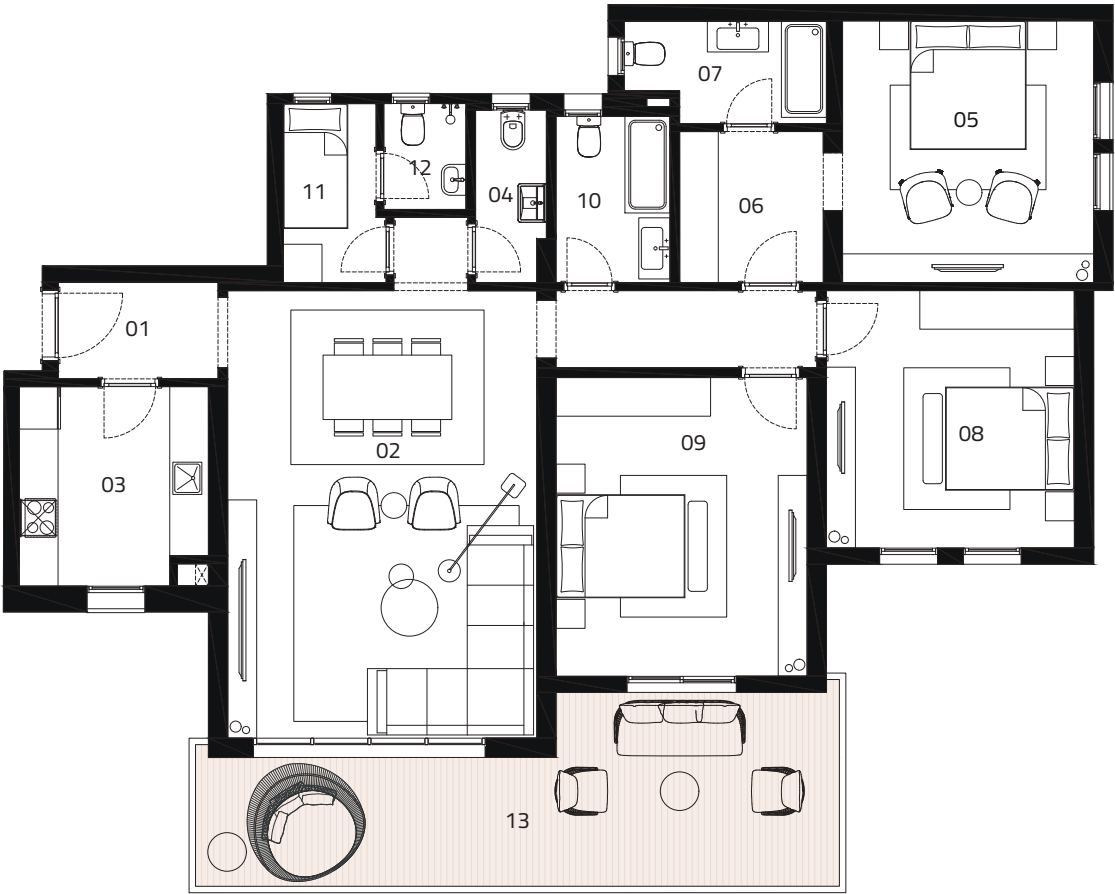
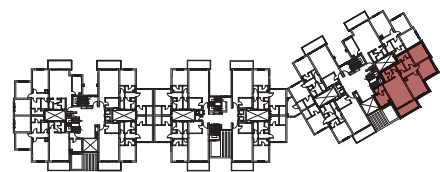
### T1-D

01	ENTRANCE LOBBY	1.50 X 2.50
02	LIVING/DINING	6.95 X 4.80
03	KITCHEN	3.25 X 2.95
04	GUEST TOILET	2.70 X 1.10
05	MASTER BEDROOM	4.05 X 3.90
06	DRESSING	2.35 X 2.25
07	MASTER BATHROOM	1.60 X 3.15
08	BEDROOM	4.00 X 3.85
09	BEDROOM	5.65 X 3.85
10	BATHROOM	2.60 X 1.75
11	MAID BEDROOM	2.80 X 1.45
12	MAID BATHROOM	1.65 X 1.25
13	TERRACE	2.00 X 5.35

# TYPE T1-E

## GROSS AREA

212.81 m<sup>2</sup>



### T1-E

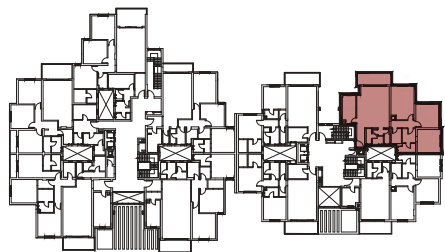
01	ENTRANCE LOBBY	1.50 X 2.50
02	LIVING/DINING	6.95 X 4.80
03	KITCHEN	3.10 X 2.95
04	GUEST TOILET	2.70 X 1.10
05	MASTER BEDROOM	4.05 X 3.90
06	DRESSING	2.35 X 2.25
07	MASTER BATHROOM	1.60 X 3.15
08	BEDROOM	4.00 X 3.75
09	BEDROOM	4.65 X 3.90
10	BATHROOM	2.60 X 1.75
11	MAID BEDROOM	2.80 X 1.45
12	MAID BATHROOM	1.65 X 1.25
13	TERRACE	3.20 X 10.00



# TYPE T1-F

## GROSS AREA

222.13 m<sup>2</sup>



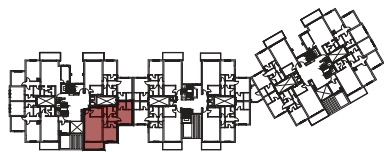
### T1-F

01	LIVING/DINING	7.05 X 5.50
02	KITCHEN	4.85 X 2.40
03	GUEST TOILET	2.70 X 0.95
04	MASTER BEDROOM	4.10 X 3.90
05	MASTER BATHROOM	1.60 X 3.15
06	DRESSING	2.35 X 2.25
07	BEDROOM	4.00 X 3.85
08	BEDROOM	4.70 X 3.90
09	BATHROOM	2.60 X 1.75
10	MAID BEDROOM	2.70 X 1.70
11	MAID BATHROOM	1.65 X 1.35
12	TERRACE	3.00 X 10.00

# TYPE T1-G

## GROSS AREA

177.0 m<sup>2</sup>



### T1-G

01	LIVING/DINING	6.85 X 4.85
02	KITCHEN	2.50 X 3.30
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	MASTER BATHROOM	2.20 X 2.25
06	DRESSING	2.15 X 1.50
07	BEDROOM	4.10 X 3.80
08	BATHROOM	1.95 X 2.35
09	TERRACE	3.60 X 9.95
10	LAUNDRY	0.80 X 2.45

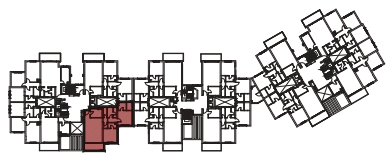




# TYPE T1-G1

## GROSS AREA

161.88 m<sup>2</sup>



### T1-G1

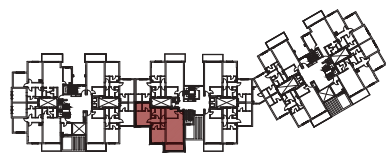
01	LIVING/DINING	6.85 X 4.85
02	KITCHEN	2.50 X 3.30
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	DRESSING	2.15 X 1.50
06	MASTER BATHROOM	2.20 X 2.25
07	BEDROOM	4.10 X 3.80
08	BATHROOM	1.95 X 2.35
09	LAUNDRY	0.80 X 2.45
10	TERRACE	2.30 X 5.85



# TYPE T2-B

## GROSS AREA

178.70 m<sup>2</sup>



### T2-B

01	LIVING/DINING	6.90 X 4.75
02	KITCHEN	2.85 X 3.25
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	MASTER BATHROOM	2.20 X 2.20
06	DRESSING	2.20 X 1.55
07	BEDROOM	3.95 X 3.85
08	BATHROOM	1.95 X 2.40
09	TERRACE	3.65 X 10.05
10	LAUNDRY	0.75 X 2.50

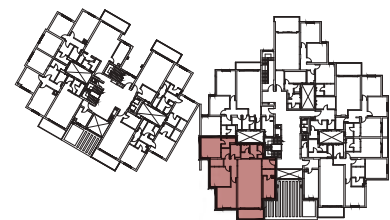




# TYPE T3-A1

## GROSS AREA

238.40 m<sup>2</sup>



### T3-A1

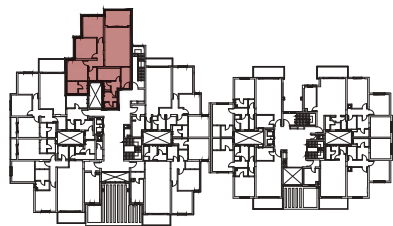
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02	LIVING/DINING	10.00 X 4.80
03	KITCHEN	5.90 X 2.45
04	GUEST TOILET	2.85 X 1.10
05	MASTER BEDROOM	4.00 X 4.00
06	MASTER BATHROOM	2.15 X 2.90
07	DRESSING	1.90 X 1.60
08	BEDROOM	4.00 X 4.05
09	BEDROOM	4.25 X 3.90
10	BATHROOM	2.85 X 2.30
11	DRESSING	1.50 X 2.60
12	MAID BEDROOM	2.85 X 1.55
13	MAID BATHROOM	1.80 X 1.40
14	TERRACE	2.15 X 5.60



# TYPE T3-C1

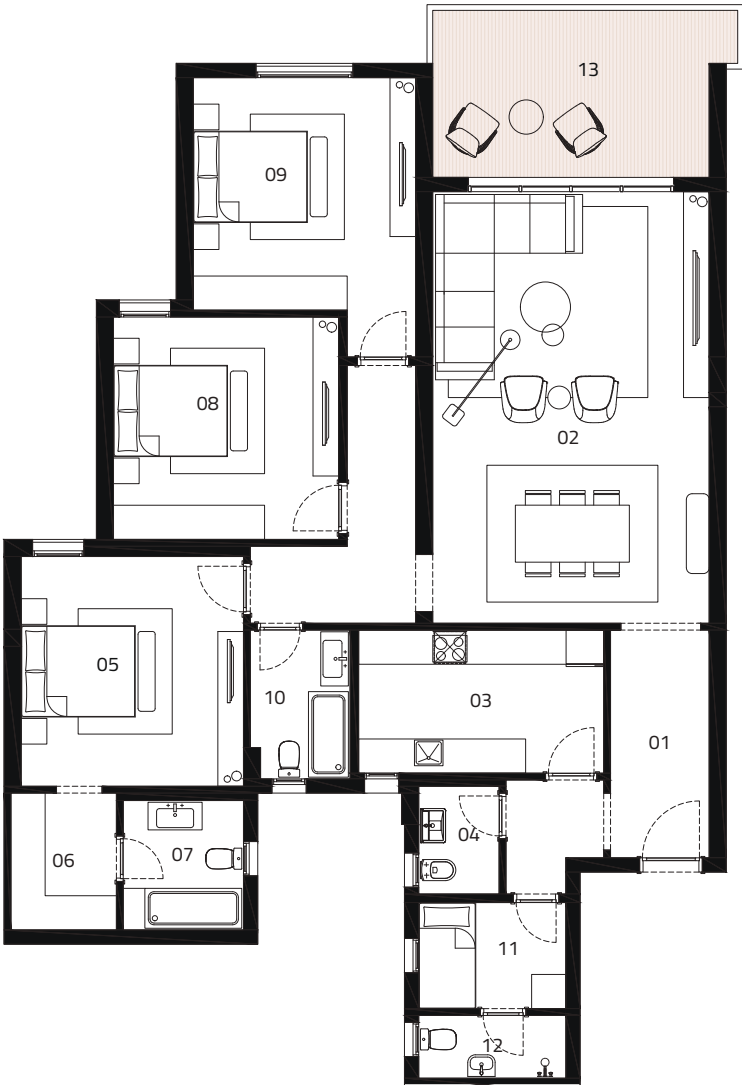
## GROSS AREA

218.50 m<sup>2</sup>



### T3-C1

01	ENTRANCE LOBBY	4.00 X 1.75
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	2.50 X 4.30
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	4.05 X 3.90
06	DRESSING	2.40 X 1.85
07	MASTER BATHROOM	2.25 X 2.10
08	BEDROOM	3.90 X 3.95
09	BEDROOM	4.90 X 3.90
10	BATHROOM	2.60 X 1.75
11	MAID BEDROOM	1.85 X 2.60
12	MAID BATHROOM	1.10 X 2.60
13	TERRACE	2.95 X 5.35

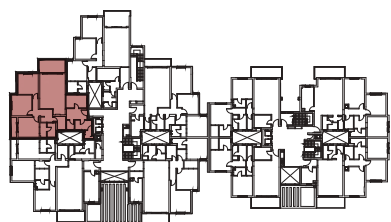




# TYPE T3-D1

## GROSS AREA

219.08 m<sup>2</sup>



### T3-D1

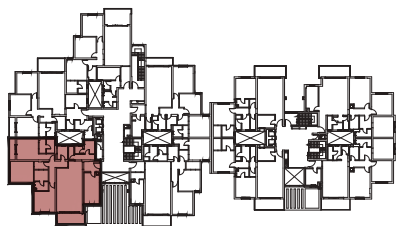
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02	LIVING/DINING	6.65 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	3.85 X 4.10
06	DRESSING	2.85 X 1.30
07	MASTER BATHROOM	2.85 X 1.60
08	BEDROOM	4.00 X 3.90
09	BEDROOM	4.70 X 3.90
10	BATHROOM	2.60 X 3.00
11	MAID BEDROOM	1.90 X 3.05
12	MAID BATHROOM	1.70 X 1.95
13	TERRACE	2.45 X 5.10
14	TERRACE	3.85 X 1.10



# TYPE T3-E1

## GROSS AREA

269.05 m<sup>2</sup>



### T3-E1

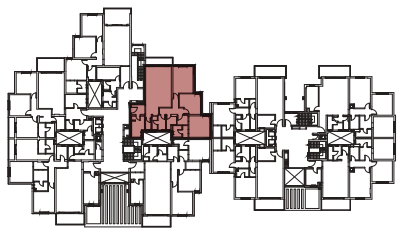
01	ENTRANCE LOBBY	1.95 X 2.95
02	LIVING/DINING	9.65 X 4.85
03	KITCHEN	5.90 X 2.95
04	GUEST TOILET	2.75 X 1.20
05	MASTER BEDROOM	3.95 X 4.40
06	MASTER BATHROOM	1.80 X 2.70
07	DRESSING	1.90 X 2.70
08	MASTER BEDROOM	3.95 X 4.10
09	MASTER BATHROOM	2.60 X 1.60
10	DRESSING	2.60 X 1.30
11	BEDROOM	5.45 X 3.90
12	BATHROOM	2.75 X 1.85
13	MAID BEDROOM	3.70 X 1.95
14	MAID'S BATHROOM	1.60 X 1.65
15	TERRACE	3.95 X 1.10
16	TERRACE	2.15 X 5.60



# TYPE T3-G

## GROSS AREA

216.0 m<sup>2</sup>



### T3-G

01	ENTRANCE LOBBY	1.80 X 2.55
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	4.25 X 2.35
04	GUEST TOILET	2.45 X 1.10
05	MASTER BEDROOM	4.05 X 4.00
06	MASTER BATHROOM	1.60 X 2.80
07	DRESSING	2.40 X 2.00
08	BEDROOM	3.85 X 4.00
09	BEDROOM	4.00 X 3.80
10	BATHROOM	2.85 X 1.45
11	MAID BEDROOM	2.20 X 1.80
12	MAID BATHROOM	1.65 X 1.30
13	TERRACE	2.40 X 9.45





# TYPE T3-G'

## GROSS AREA

267.90 m<sup>2</sup>



### T3-G'

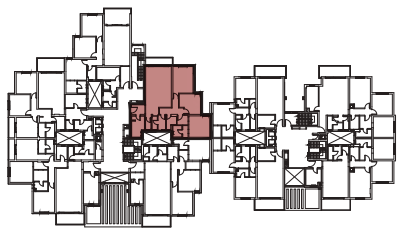
01	ENTRANCE LOBBY	1.95 X 2.95
02	LIVING/DINING	7.90 X 4.85
03	KITCHEN	5.90 X 2.95
04	GUEST TOILET	2.75 X 1.20
05	MASTER BEDROOM	3.95 X 4.10
06	DRESSING	2.60 X 1.30
07	MASTER BATHROOM	2.60 X 1.60
08	BEDROOM	3.95 X 4.40
09	DRESSING	2.25 X 2.70
10	BEDROOM	4.00 X 3.95
11	BATHROOM	2.75 X 1.85
12	MAID BEDROOM	3.70 X 1.95
13	MAID BATHROOM	1.60 X 1.65
14	TERRACE	2.50 X 10.10
15	TERRACE	3.95 X 1.10



# TYPE T3-G1

## GROSS AREA

207.1 m<sup>2</sup>



### T3-G1

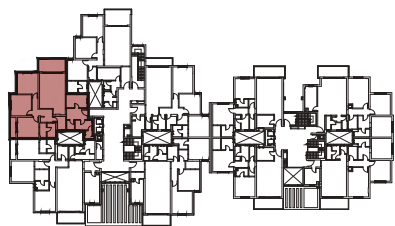
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02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	4.25 X 2.35
04	GUEST TOILET	2.45 X 1.10
05	MASTER BEDROOM	4.05 X 4.00
06	MASTER BATHROOM	1.60 X 2.80
07	DRESSING	2.40 X 2.00
08	BEDROOM	3.85 X 4.00
09	BEDROOM	4.00 X 3.80
10	BATHROOM	2.85 X 1.45
11	MAID BEDROOM	2.20 X 1.80
12	MAID BATHROOM	1.65 X 1.30
13	TERRACE	1.65 X 5.30



# TYPE T3-H

## GROSS AREA

231.70 m<sup>2</sup>



### T3-H

01	ENTRANCE LOBBY	2.10 X 4.05
02	LIVING/DINING	7.60 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	3.85 X 4.10
06	DRESSING	2.85 X 1.30
07	MASTER BATHROOM	2.85 X 1.60
08	BEDROOM	4.00 X 3.90
09	BEDROOM	4.70 X 3.90
10	BATHROOM	2.60 X 3.00
11	MAID BEDROOM	1.90 X 3.05
12	MAID BATHROOM	1.70 X 1.95
13	TERRACE	2.45 X 9.60
14	TERRACE	3.85 X 1.10

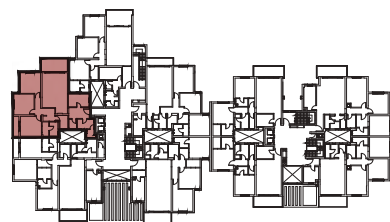




# TYPE T3-H1

## GROSS AREA

222.10 m<sup>2</sup>



### T3-H1

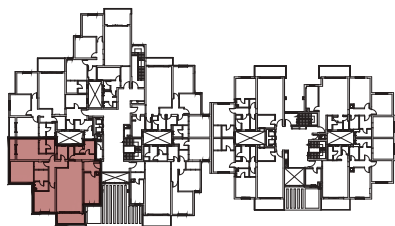
01	ENTRANCE LOBBY	2.10 X 4.05
02	LIVING/DINING	7.60 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	3.85 X 4.10
06	DRESSING	2.85 X 1.30
07	MASTER BATHROOM	2.85 X 1.60
08	BEDROOM	4.00 X 3.90
09	BEDROOM	4.70 X 3.90
10	BATHROOM	2.60 X 3.00
11	MAID BEDROOM	1.90 X 3.05
12	MAID BATHROOM	1.70 X 1.95
13	TERRACE	1.70 X 5.40
14	TERRACE	3.85 X 1.10



# TYPE T3-I

## GROSS AREA

267.90 m<sup>2</sup>



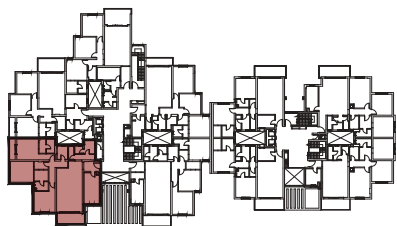
### T3-I

01	ENTRANCE LOBBY	1.95 X 2.95
02	LIVING/DINING	9.20 X 4.85
03	KITCHEN	5.90 X 2.95
04	GUEST TOILET	2.75 X 1.20
05	MASTER BEDROOM	3.95 X 4.10
06	MASTER BATHROOM	2.60 X 1.60
07	DRESSING	2.60 X 1.30
08	BEDROOM	3.95 X 4.40
09	DRESSING	1.90 X 2.70
10	BEDROOM	4.00 X 3.95
11	BATHROOM	2.75 X 1.85
12	MAID ROOM	3.70 X 1.95
13	MAID'S BATHROOM	1.60 X 1.65
14	TERRACE	3.95 X 1.10
15	TERRACE	1.65 X 10.10

# TYPE T3-I1

## GROSS AREA

259.60 m<sup>2</sup>



### T3-I1

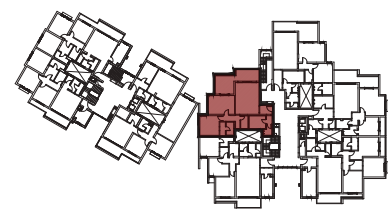
01	ENTRANCE LOBBY	1.95 X 2.95
02	LIVING/DINING	9.20 X 4.85
03	KITCHEN	5.90 X 2.95
04	GUEST TOILET	2.75 X 1.20
05	MASTER BEDROOM	3.95 X 4.10
06	MASTER BATHROOM	2.60 X 1.60
07	DRESSING	2.60 X 1.30
08	BEDROOM	3.95 X 4.40
09	DRESSING	1.90 X 2.70
10	BEDROOM	4.00 X 3.95
11	BATHROOM	2.75 X 1.85
12	MAID BEDROOM	3.70 X 1.95
13	MAID'S BATHROOM	1.60 X 1.65
14	TERRACE	3.95 X 1.10
15	TERRACE	2.15 X 5.85



# TYPE T3-K

## GROSS AREA

189.03 m<sup>2</sup>



### T3-K

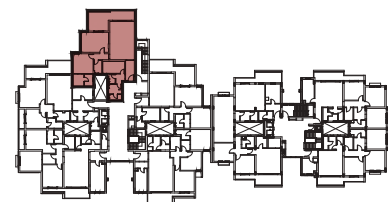
01	ENTRANCE LOBBY	1.80 X 2.55
02	LIVING/DINING	6.50 X 4.85
03	KITCHEN	2.60 X 3.40
04	GUEST TOILET	1.95 X 1.85
05	MASTER BEDROOM	4.05 X 4.60
06	MASTER BATHROOM	2.75 X 1.60
07	DRESSING	2.75 X 1.10
08	BEDROOM	3.85 X 5.40
09	BATHROOM	2.70 X 2.60
10	TERRACE	4.90 X 8.95



# TYPE T3-L

## GROSS AREA

208.55 m<sup>2</sup>



### T3-L

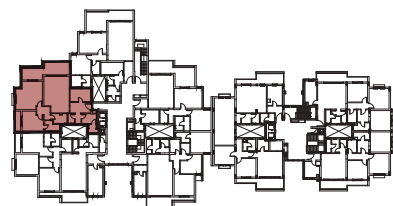
01	ENTRANCE LOBBY	4.00 X 1.75
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	2.50 X 4.30
04	GUEST TOILET	1.90 X 1.35
05	MASTER BEDROOM	4.05 X 3.90
06	MASTER BATHROOM	2.25 X 2.10
07	DRESSING	2.40 X 1.85
08	BEDROOM	3.90 X 5.30
09	BATHROOM	2.60 X 1.75
10	MAID ROOM	1.85 X 2.60
11	MAID BATHROOM	1.10 X 2.60
12	TERRACE	3.95 X 9.05



# TYPE T3-M

## GROSS AREA

205.63 m<sup>2</sup>



### T3-M

01	ENTRANCE LOBBY	2.00 X 4.05
02	LIVING/DINING	7.05 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.95 X 1.60
05	MASTER BEDROOM	3.85 X 4.05
06	MASTER BATHROOM	2.15 X 2.90
07	BEDROOM	5.50 X 5.35
08	BATHROOM	1.85 X 3.80
09	MAID BEDROOM	1.85 X 3.05
10	MAID BATHROOM	1.70 X 1.95
11	TERRACE	3.40 X 9.10
12	TERRACE	3.85 X 1.10



**16761**

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