

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

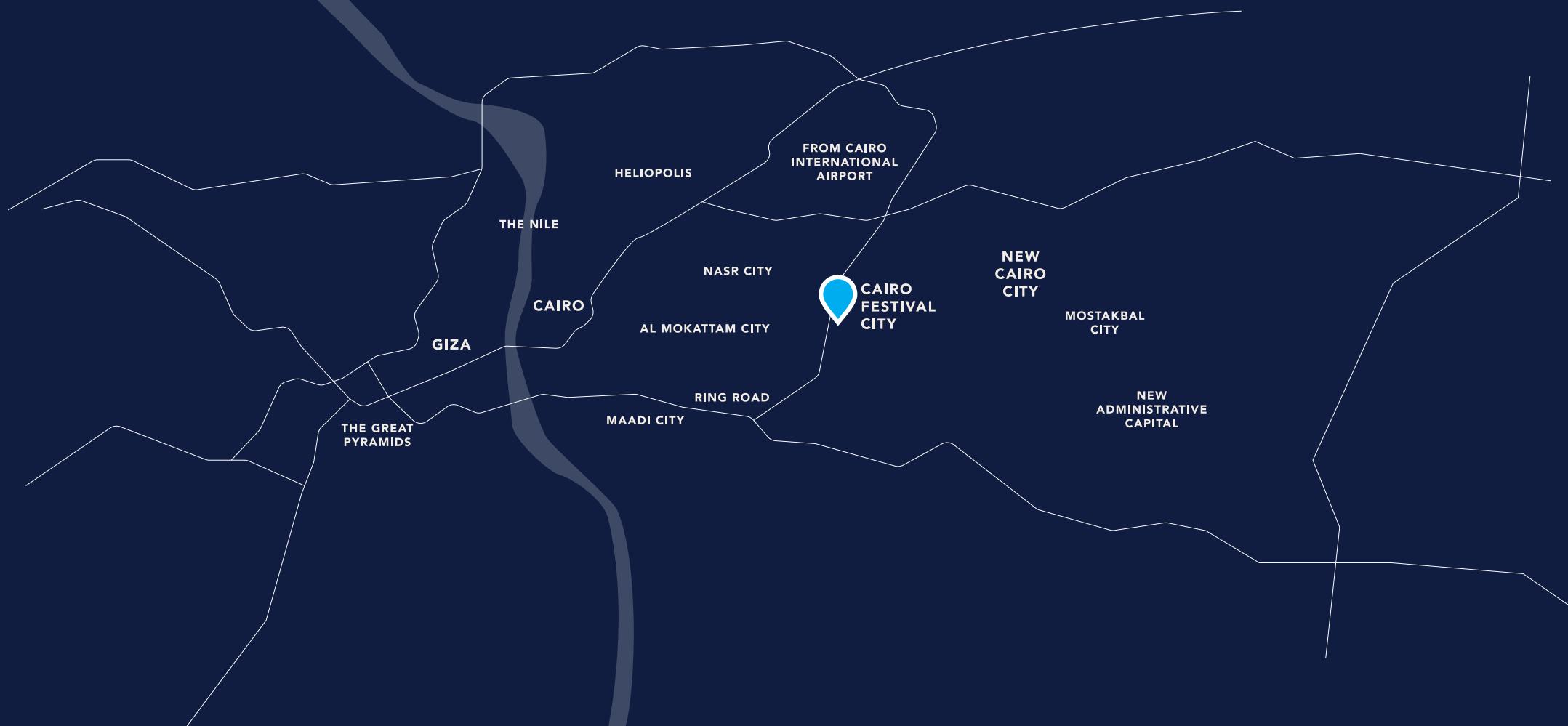
HOSPITALITY & AMENITIES

- 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

H&M **ZARA** **Bershka** **LCWAIKIKI**

DECATHLON

Massimo Dutti

**MARKS &
SPENCER**

IKEA

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.





COMMUNITY LOUNGES



INT. SCHOOL



KIDZANIA



AUTOMOTIVE PARK

RESIDENTIAL PROJECTS

A photograph of a modern living room. In the foreground, a dark sofa is adorned with several pillows featuring a marbled or abstract pattern in shades of brown, orange, and grey. To the left of the sofa, a small, dark, rectangular side table holds a few small items. The room is defined by dark vertical blinds covering a large window. Through the window, a lush green landscape with trees and a clear sky is visible. The overall aesthetic is contemporary and sophisticated.



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





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.

GROUND WITH GARDEN

FLOOR PLANS

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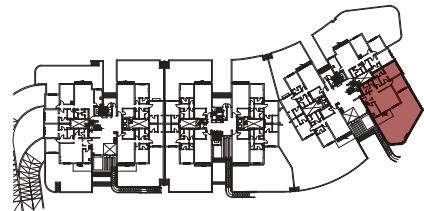
TYPE T1-A

GROSS AREA

172.69 m²

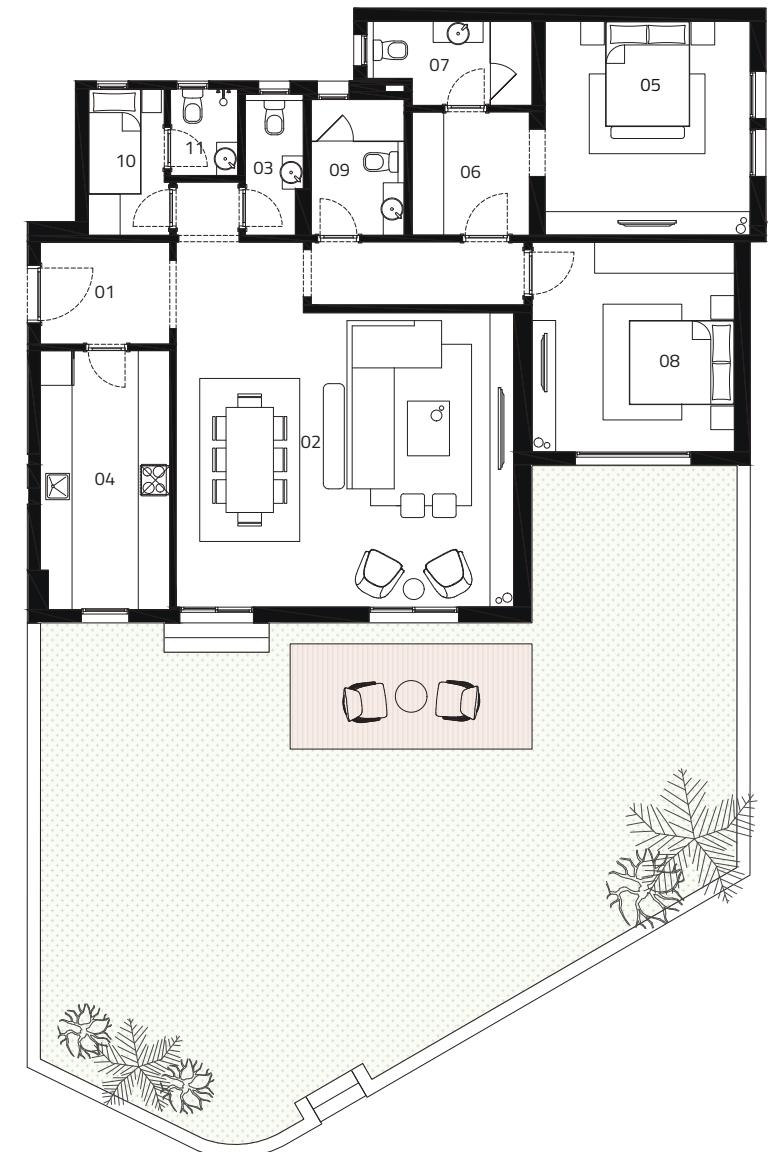
GARDEN AREA

122.17 m²



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)

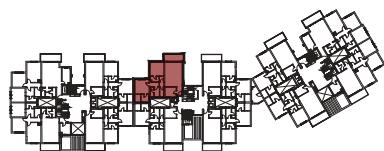
FLOOR PLANS

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TYPE T1-B1

GROSS AREA

170.0 m²



T1-B1

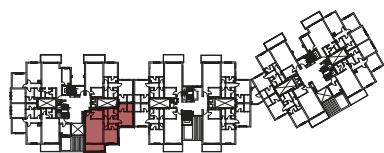
01	LIVING/DINING	6.90 X 4.85
02	KITCHEN	2.75 X 3.25
03	GUEST TOILET	2.80 X 1.00
04	MASTER BEDROOM	4.00 X 3.95
05	DRESSING	2.20 X 1.50
06	MASTER BATHROOM	2.20 X 2.20
07	BEDROOM	3.85 X 3.80
08	BATHROOM	1.50 X 2.45
09	TERRACE	2.00 X 5.60
10	MAID ROOM	2.80 X 1.50
11	MAID BATHROOM	2.80 X 1.10



TYPE T1-C1

GROSS AREA

168.5 m²



T1-C1

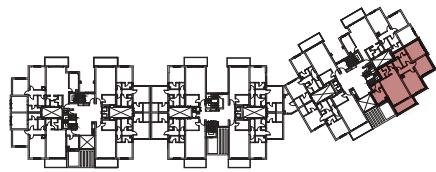
01	LIVING/DINING	6.85 X 4.75
02	KITCHEN	2.40 X 3.30
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	MASTER BATHROOM	2.20 X 2.25
06	DRESSING	2.15 X 1.50
07	BEDROOM	3.80 X 3.75
08	BATHROOM	1.55 X 2.45
09	MAID ROOM	2.85 X 1.40
10	MAID BATHROOM	2.85 X 1.10
11	TERRACE	2.00 X 5.50



TYPE T1-D

GROSS AREA

203.53 m²



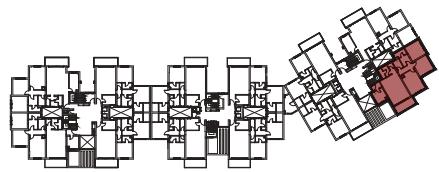
T1-D

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 m²



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 m²



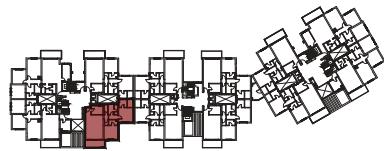
T1-F

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 m²



T1-G

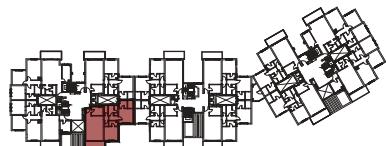
01	LIVING/DINING	6.85 X 4.85
02	KITCHEN	2.50 X 3.30
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	MASTER BATHROOM	2.20 X 2.25
06	DRESSING	2.15 X 1.50
07	BEDROOM	4.10 X 3.80
08	BATHROOM	1.95 X 2.35
09	TERRACE	3.60 X 9.95
10	LAUNDRY	0.80 X 2.45



TYPE T1-G1

GROSS AREA

161.88 m²



T1-G1

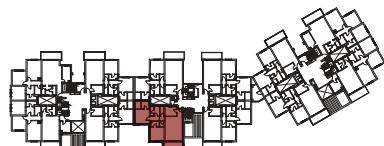
01	LIVING/DINING	6.85 X 4.85
02	KITCHEN	2.50 X 3.30
03	GUEST TOILET	2.85 X 1.20
04	MASTER BEDROOM	4.00 X 3.95
05	DRESSING	2.15 X 1.50
06	MASTER BATHROOM	2.20 X 2.25
07	BEDROOM	4.10 X 3.80
08	BATHROOM	1.95 X 2.35
09	LAUNDRY	0.80 X 2.45
10	TERRACE	2.30 X 5.85



TYPE T2-B

GROSS AREA

178.70 m²



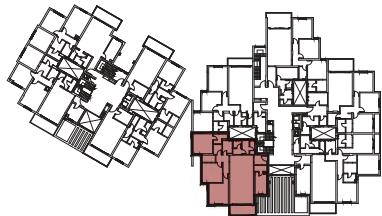
T2-B

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 m²



T3-A1

01	ENTRANCE LOBBY	2.00 X 2.60
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 m²



T3-C1

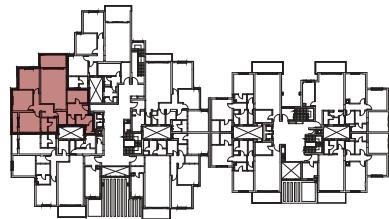
01	ENTRANCE LOBBY	4.00 X 1.75
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	2.50 X 4.30
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	4.05 X 3.90
06	DRESSING	2.40 X 1.85
07	MASTER BATHROOM	2.25 X 2.10
08	BEDROOM	3.90 X 3.95
09	BEDROOM	4.90 X 3.90
10	BATHROOM	2.60 X 1.75
11	MAID BEDROOM	1.85 X 2.60
12	MAID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



TYPE T3-D1

GROSS AREA

219.08 m²



T3-D1

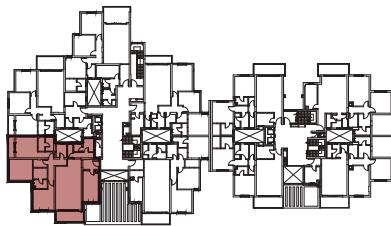
01	ENTRANCE LOBBY	2.10 X 4.05
02	LIVING/DINING	6.65 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	3.85 X 4.10
06	DRESSING	2.85 X 1.30
07	MASTER BATHROOM	2.85 X 1.60
08	BEDROOM	4.00 X 3.90
09	BEDROOM	4.70 X 3.90
10	BATHROOM	2.60 X 3.00
11	MAID BEDROOM	1.90 X 3.05
12	MAID 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 m²



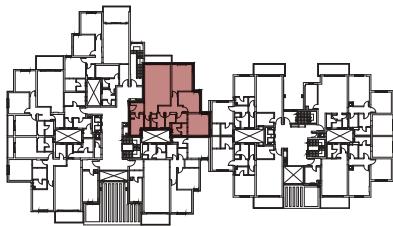
T3-E1

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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 m²



T3-G

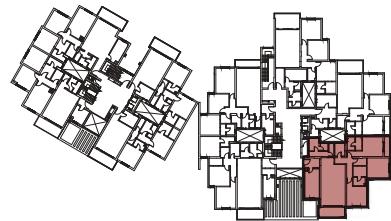
01	ENTRANCE LOBBY	1.80 X 2.55
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	4.25 X 2.35
04	GUEST TOILET	2.45 X 1.10
05	MASTER BEDROOM	4.05 X 4.00
06	MASTER BATHROOM	1.60 X 2.80
07	DRESSING	2.40 X 2.00
08	BEDROOM	3.85 X 4.00
09	BEDROOM	4.00 X 3.80
10	BATHROOM	2.85 X 1.45
11	MAID BEDROOM	2.20 X 1.80
12	MAID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



TYPE T3-G'

GROSS AREA

267.90 m²



T3-G'

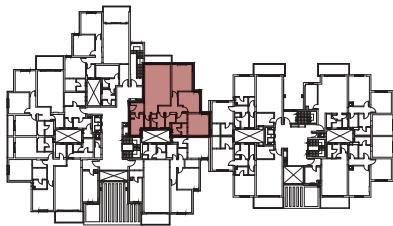
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02	LIVING/DINING	7.90 X 4.85
03	KITCHEN	5.90 X 2.95
04	GUEST TOILET	2.75 X 1.20
05	MASTER BEDROOM	3.95 X 4.10
06	DRESSING	2.60 X 1.30
07	MASTER BATHROOM	2.60 X 1.60
08	BEDROOM	3.95 X 4.40
09	DRESSING	2.25 X 2.70
10	BEDROOM	4.00 X 3.95
11	BATHROOM	2.75 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 m²



T3-G1

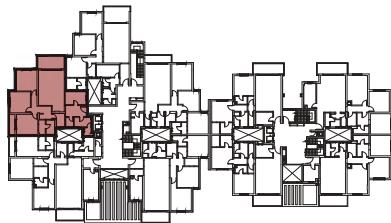
01	ENTRANCE LOBBY	1.80 X 2.55
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	4.25 X 2.35
04	GUEST TOILET	2.45 X 1.10
05	MASTER BEDROOM	4.05 X 4.00
06	MASTER BATHROOM	1.60 X 2.80
07	DRESSING	2.40 X 2.00
08	BEDROOM	3.85 X 4.00
09	BEDROOM	4.00 X 3.80
10	BATHROOM	2.85 X 1.45
11	MAID BEDROOM	2.20 X 1.80
12	MAID BATHROOM	1.65 X 1.30
13	TERRACE	1.65 X 5.30



TYPE T3-H

GROSS AREA

231.70 m²



T3-H

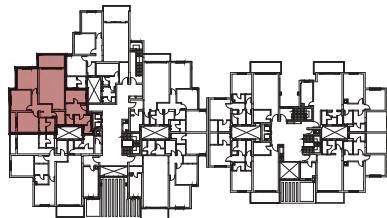
01	ENTRANCE LOBBY	2.10 X 4.05
02	LIVING/DINING	7.60 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	3.85 X 4.10
06	DRESSING	2.85 X 1.30
07	MASTER BATHROOM	2.85 X 1.60
08	BEDROOM	4.00 X 3.90
09	BEDROOM	4.70 X 3.90
10	BATHROOM	2.60 X 3.00
11	MAID BEDROOM	1.90 X 3.05
12	MAID 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 m²



T3-H1

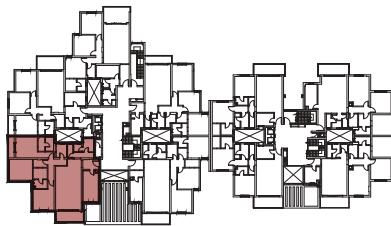
01	ENTRANCE LOBBY	2.10 X 4.05
02	LIVING/DINING	7.60 X 4.90
03	KITCHEN	2.35 X 4.10
04	GUEST TOILET	1.90 X 1.40
05	MASTER BEDROOM	3.85 X 4.10
06	DRESSING	2.85 X 1.30
07	MASTER BATHROOM	2.85 X 1.60
08	BEDROOM	4.00 X 3.90
09	BEDROOM	4.70 X 3.90
10	BATHROOM	2.60 X 3.00
11	MAID BEDROOM	1.90 X 3.05
12	MAID 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 m²



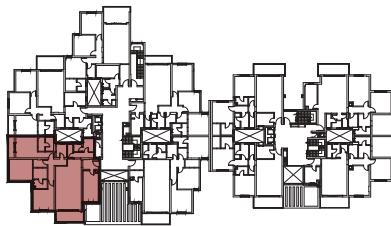
T3-I

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 m²



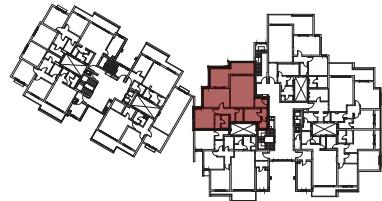
T3-I1

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 m²



T3-K

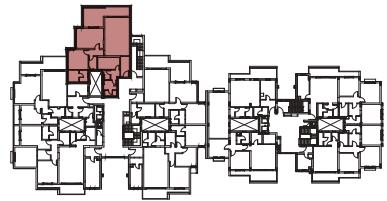
01	ENTRANCE LOBBY	1.80 X 2.55
02	LIVING/DINING	6.50 X 4.85
03	KITCHEN	2.60 X 3.40
04	GUEST TOILET	1.95 X 1.85
05	MASTER BEDROOM	4.05 X 4.60
06	MASTER BATHROOM	2.75 X 1.60
07	DRESSING	2.75 X 1.10
08	BEDROOM	3.85 X 5.40
09	BATHROOM	2.70 X 2.60
10	TERRACE	4.90 X 8.95



TYPE T3-L

GROSS AREA

208.55 m²



T3-L

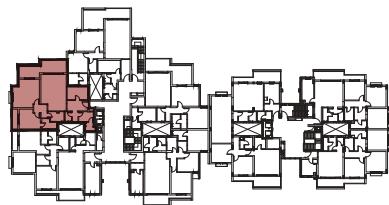
01	ENTRANCE LOBBY	4.00 X 1.75
02	LIVING/DINING	7.55 X 4.85
03	KITCHEN	2.50 X 4.30
04	GUEST TOILET	1.90 X 1.35
05	MASTER BEDROOM	4.05 X 3.90
06	MASTER BATHROOM	2.25 X 2.10
07	DRESSING	2.40 X 1.85
08	BEDROOM	3.90 X 5.30
09	BATHROOM	2.60 X 1.75
10	MAID ROOM	1.85 X 2.60
11	MAID BATHROOM	1.10 X 2.60
12	TERRACE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



TYPE T3-M

GROSS AREA

205.63 m²



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



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