

# CAIRO FESTIVAL CITY

*Oriana Villas*





## **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

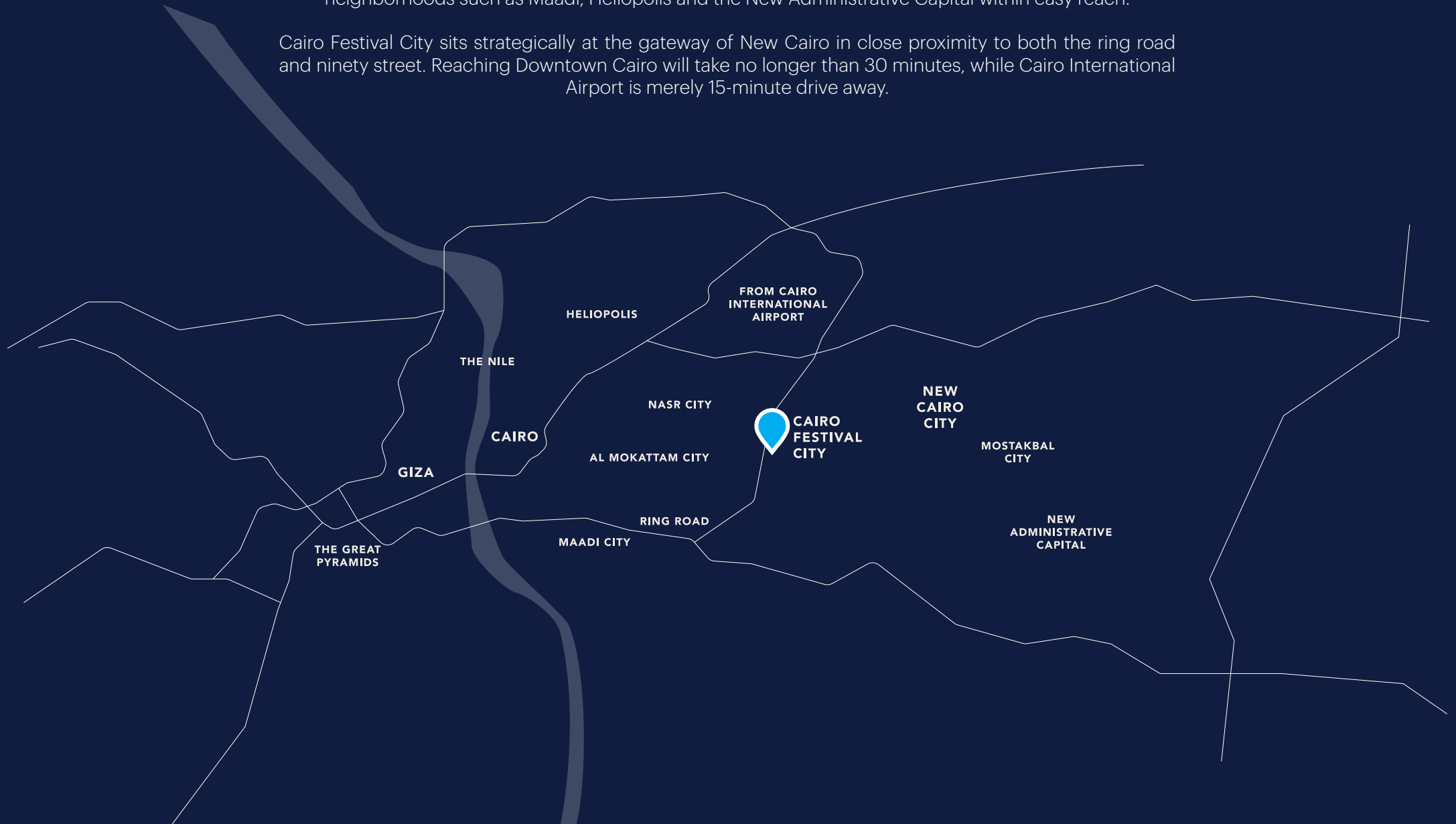
- 16- Hospitality Complex
- 17- The American Int. School
- 18- Honda, Toyota & Lexus
- 19- District Cooling Plant
- 20- Electrical Substation
- 21- Gas Station ( Emarat Misr )
- 22- Sports Arena ( FitHub )
- 23- Community Lounge



# 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 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**





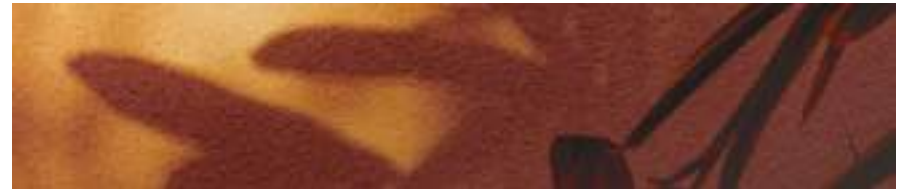
# Oriana Villas

Oriana is a gated community, within Cairo Festival City, in an environment of landscaped gardens, plazas and walkways with 600 deluxe residences, spaciouly arranged over 830,000 sq.m featuring an array of design choices: twin-houses, stand-alone villas, and palatial villas. Imagine, retreating to the lavishly-equipped sports club where recreation, relaxation and rejuvenation are high on the agenda, with facilities including a swimming pool, gym, a variety of sports courts plus children's playgrounds.

Taking care of day-to-day issues is the City Management team, on call 24/7 from an up-to-the-minute centralised customer service centre to ensure the residential community is safe, secure and impeccably maintained.



## LIFE AT **ORIANA VILLAS**





# ORIANA FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Oriana Villas 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.

**This publication may not be reproduced in whole or in part without the prior written consent of Cairo Festival City ©**



# ORIANA 01

---

## FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Oriana Villas 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.

**This publication may not be reproduced in whole or in part without the prior written consent of Cairo Festival City ©**



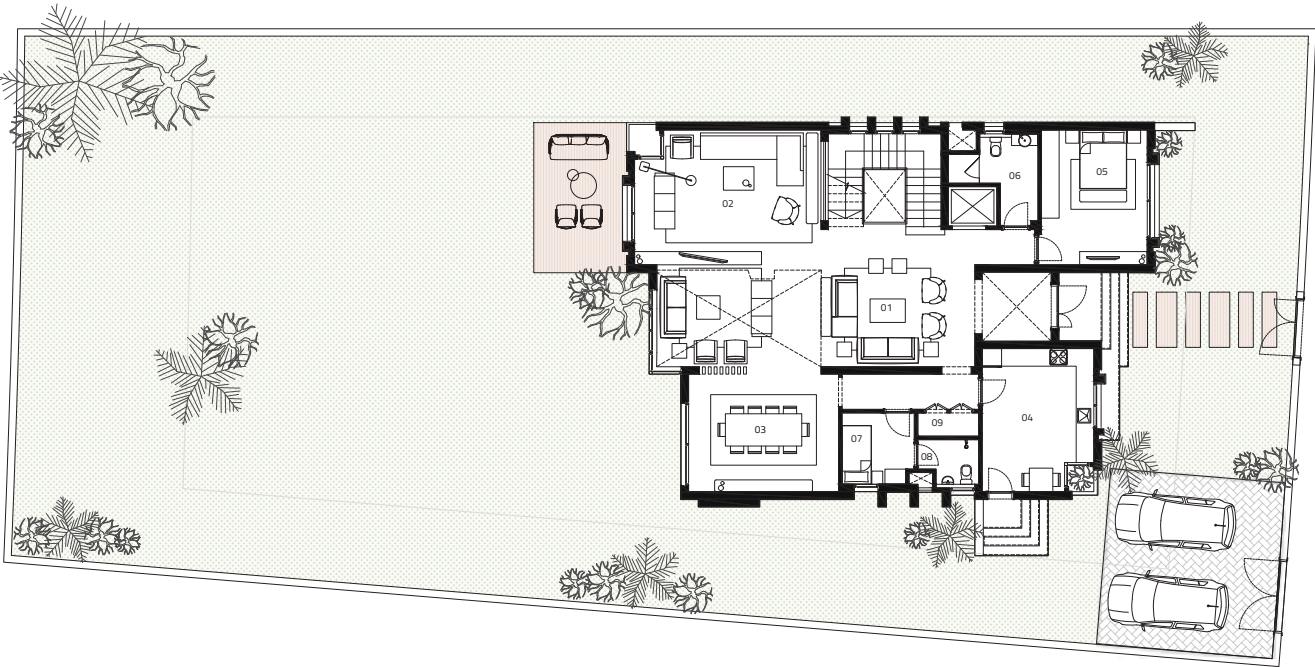
# TYPE A (V-28)

## GROSS AREA

537.44 m<sup>2</sup>

## GROUND FLOOR AREA

210.00 m<sup>2</sup>



### GROUND FLOOR

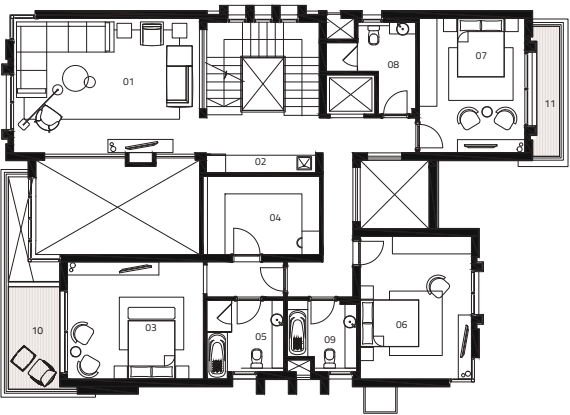
01	ENTRANCE HALL	4.65 X 5.25
02	RECEPTION	8.05 X 5.60
03	DINING ROOM	4.00 X 5.10
04	KITCHEN	4.85 X 3.80
05	GUEST ROOM	4.60 X 3.70
06	GUEST BATHROOM	3.15 X 3.05
07	MAID ROOM	2.45 X 2.45
08	MAID BATHROOM	1.65 X 2.05
09	ELECTRIC ROOM	0.80 X 2.05



# TYPE A (V-28)

## FIRST FLOOR AREA

208.00 m²



### FIRST FLOOR

01	LIVING ROOM	4.60 X 6.35
02	KITCHENTTE	1.90 X 3.70
03	MASTER BEDROOM	4.00 X 4.65
04	DRESSING	2.65 X 3.85
05	MASTER BATHROOM	2.70 X 2.60
06	BEDROOM	4.85 X 3.80
07	BEDROOM	4.60 X 3.60
08	BATHROOM	3.15 X 3.05
09	BATHROOM	2.30 X 2.35
10	TERRACE	3.50 X 1.75
11	TERRACE	4.45 X 0.95

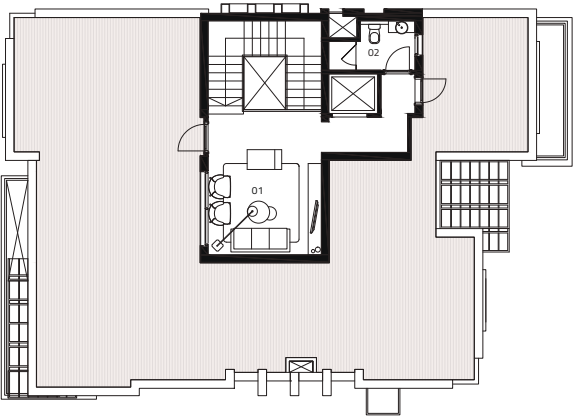
# TYPE A (V-28)

## ROOF AREA

52.84 m<sup>2</sup>

## ROOF TERRACE AREA

66.60 m<sup>2</sup>



### ROOF FLOOR

01	LIVING ROOM	3.45 X 3.85
02	GUEST BATHROOM	1.70 X 2.90



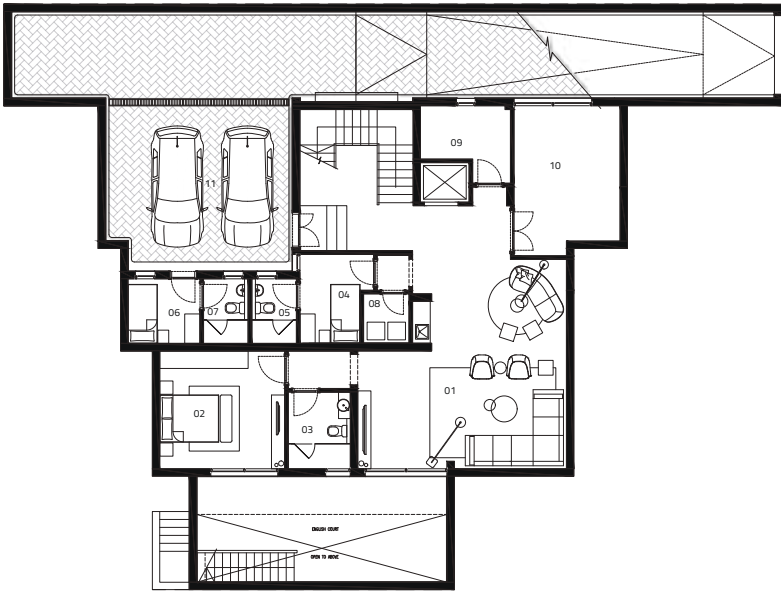
# TYPE A+B (V-41)

## BASEMENT AREA

205.50 m<sup>2</sup>

### BASEMENT FLOOR

01	LIVING ROOM	7.10 X 7.10
02	GUEST BEDROOM	4.00 X 4.25
03	GUEST BATHROOM	2.60 X 2.10
04	MAID ROOM	3.00 X 2.50
05	MAID'S BATHROOM	2.20 X 1.50
06	DRIVER'S BEDROOM	2.20 X 2.45
07	DRIVER'S BATHROOM	2.20 X 1.50
08	LAUNDRY	1.70 X 1.55
09	STORAGE	2.50 X 3.05
10	MECHANICAL ROOM	5.10 X 3.60
11	GARAGE	5.85 X 5.55



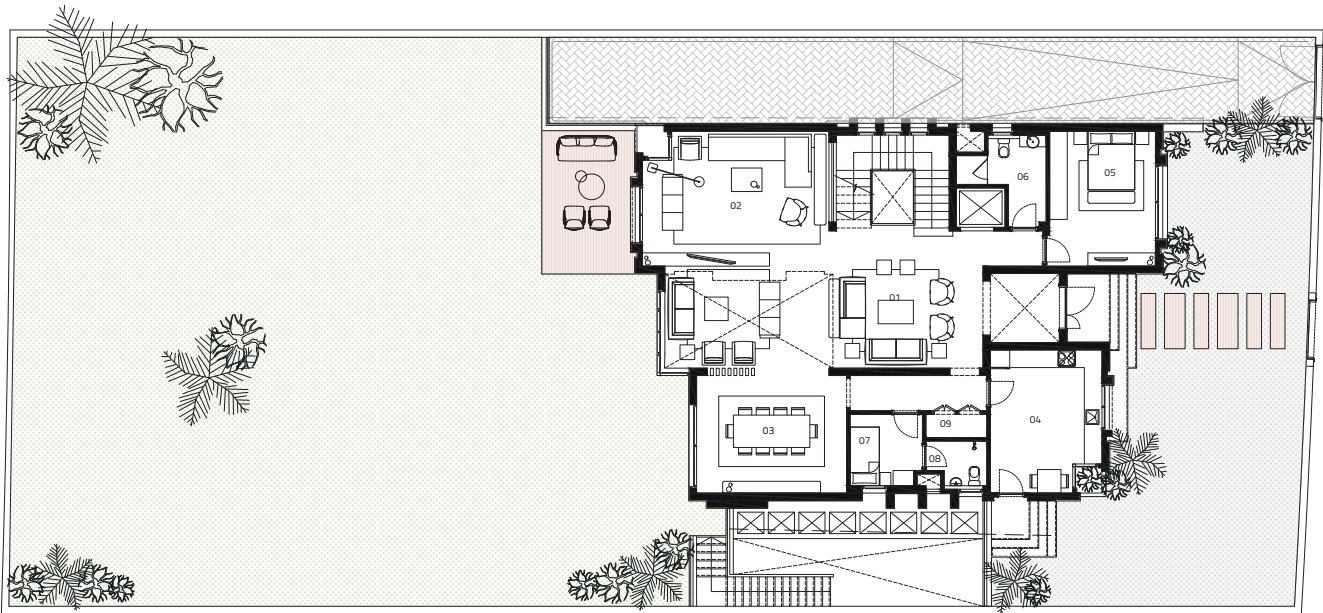
# TYPE A+B (V-41)

## GROSS AREA

718.39 m<sup>2</sup>

## GROUND FLOOR AREA

202.90 m<sup>2</sup>



### GROUND FLOOR

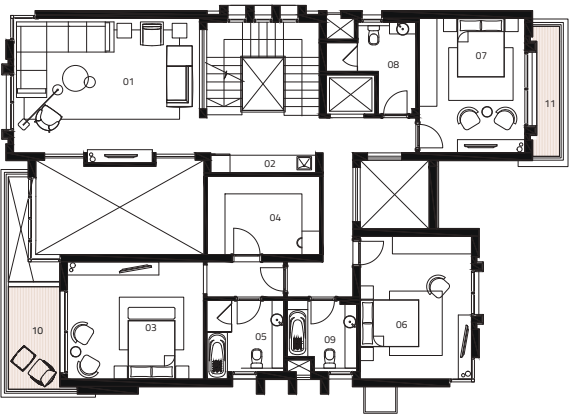
01	ENTRANCE HALL	4.65 X 5.25
02	RECEPTION	8.05 X 5.60
03	DINING ROOM	4.00 X 5.10
04	KITCHEN	4.85 X 3.80
05	GUEST ROOM	4.60 X 3.70
06	GUEST BATHROOM	3.15 X 3.05
07	MAID ROOM	2.45 X 2.45
08	MAID BATHROOM	1.65 X 2.05
09	ELECTRIC ROOM	0.80 X 2.05



# TYPE A+B (V-41)

## FIRST FLOOR AREA

190.55 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	4.60 X 6.35
02	KITCHENETTE	0.70 X 3.70
03	MASTER BEDROOM	4.00 X 4.65
04	DRESSING	2.65 X 3.85
05	MASTER BATHROOM	2.70 X 2.60
06	BEDROOM	4.85 X 3.80
07	BEDROOM	4.60 X 3.60
08	BATHROOM	3.15 X 3.05
09	BATHROOM	2.30 X 2.35
10	TERRACE	3.50 X 1.75
11	TERRACE	4.45 X 0.95

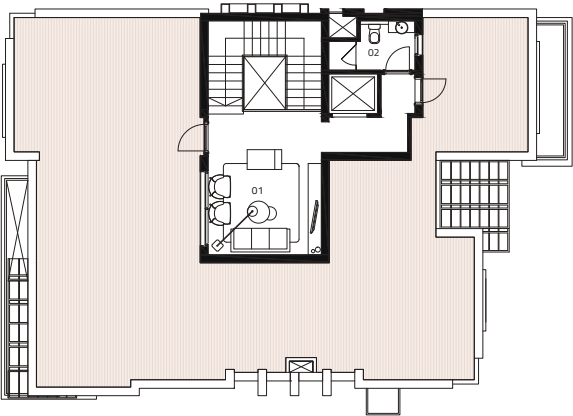
# TYPE A+B (V-41)

## ROOF AREA

52.84 m<sup>2</sup>

## ROOF TERRACE AREA

66.60 m<sup>2</sup>



### ROOF FLOOR

01	LIVING ROOM	3.45 X 3.85
02	GUEST BATHROOM	1.70 X 2.90



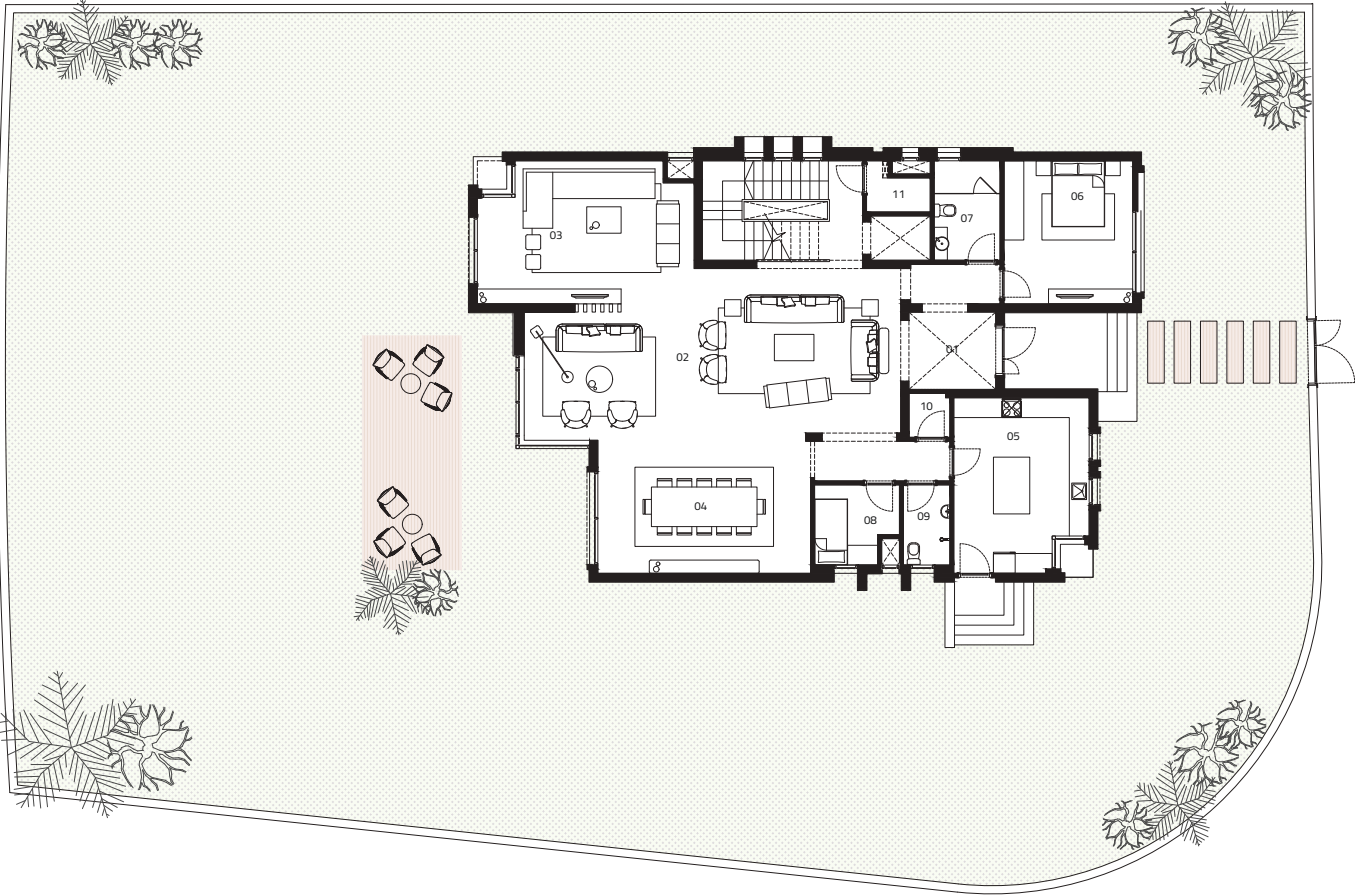
# TYPE B-ALT' (V-27)

## GROSS AREA

622.01 m<sup>2</sup>

## GROUND FLOOR AREA

241.10 m<sup>2</sup>



### GROUND FLOOR

01	ENTRANCE LOBBY	2.35 X 2.60
02	RECEPTION	5.20 X 11.40
03	LIVING	4.35 X 6.55
04	DINING	4.25 X 6.30
05	KITCHEN	5.30 X 4.10
06	GUEST BEDROOM	4.35 X 3.90
07	GUEST BATHROOM	3.00 X 2.00
08	MAID BEDROOM	2.45 X 2.55
09	MAID BATHROOM	2.45 X 1.40
10	STORAGE	1.35 X 1.25
11	ELECTRICAL ROOM	1.55 X 1.90

# TYPE B-ALT' (V-27)

## FIRST FLOOR AREA

251.68 m<sup>2</sup>



### FIRST FLOOR

01	LIVING	4.05 X 7.40
02	MASTER BEDROOM	4.35 X 3.90
03	MASTER BATHROOM	3.00 X 2.00
04	MASTER BEDROOM	5.30 X 3.60
05	MASTER BATHROOM	3.75 X 1.90
06	MASTER BEDROOM	4.00 X 5.20
07	MASTER BATHROOM	2.70 X 3.80
08	DRESSSSING	3.15 X 2.55
09	BEDROOM	4.35 X 4.60
10	BATHROOM	3.15 X 1.85
11	TERRACE	3.75 X 0.85
12	TERRACE	4.00 X 3.00
13	LAUNDRY	2.00 X 1.55



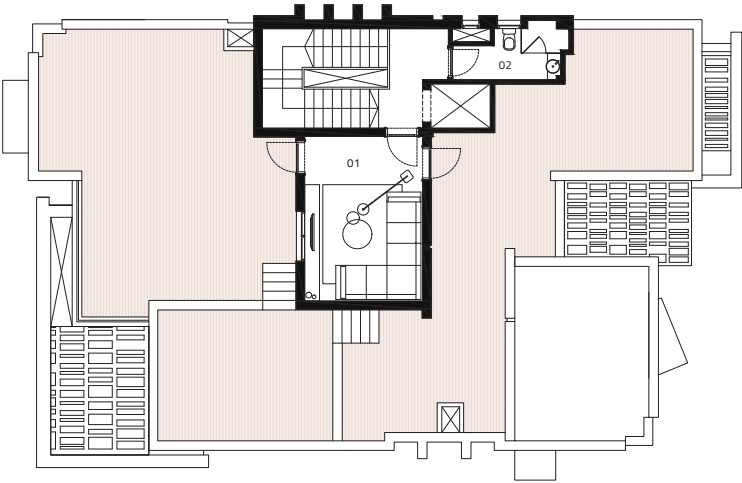
# TYPE B-ALT' (V-27)

## ROOF AREA

52.73 m²

## ROOF TERRACE AREA

76.50 m²



### ROOF FLOOR

01	LIVING	5.00 X 3.55
02	GUEST TOILET	1.55 X 3.15

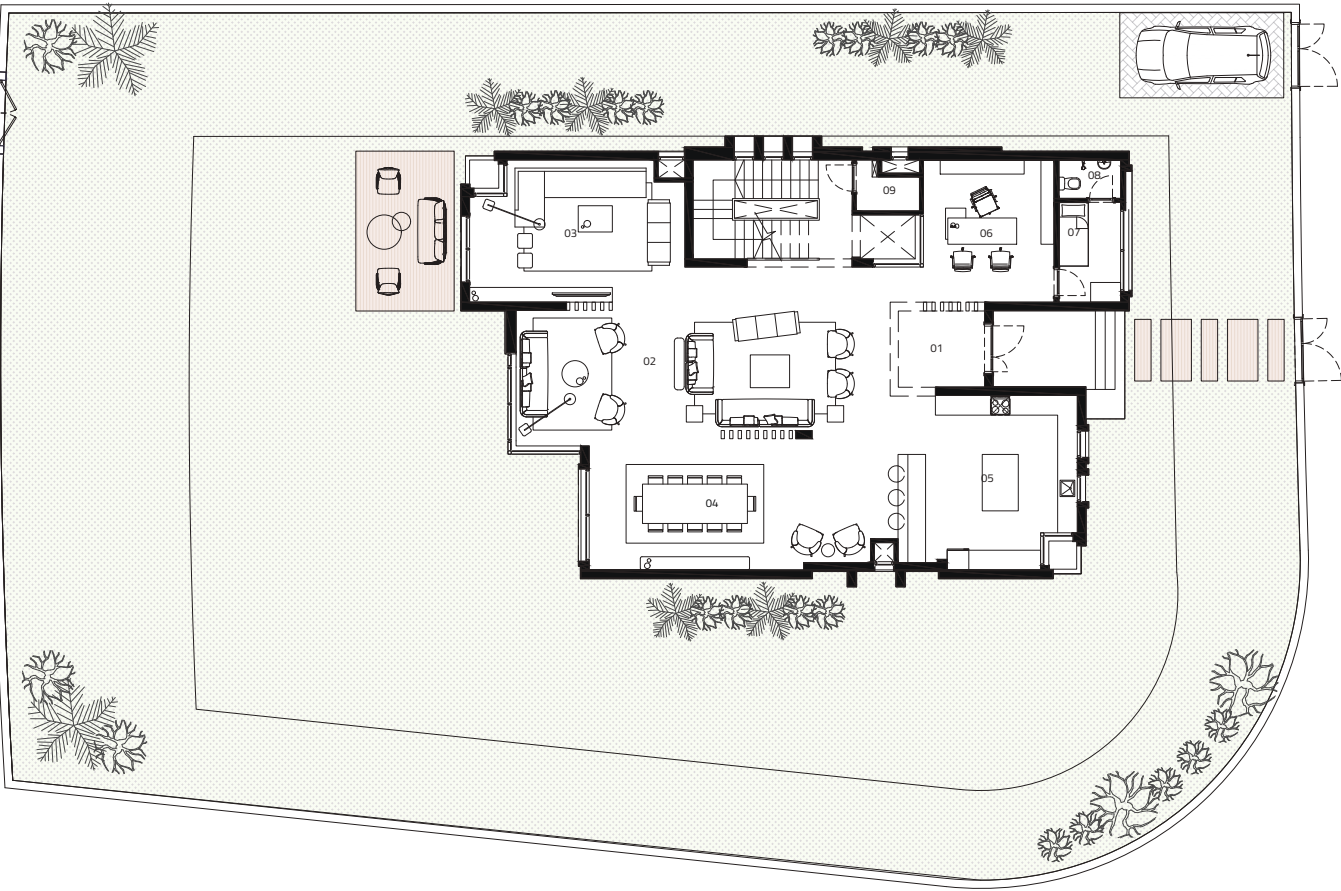
# TYPE B-ALT (V-29)

## GROSS AREA

622.01 m<sup>2</sup>

## GROUND FLOOR AREA

241.10 m<sup>2</sup>



### GROUND FLOOR

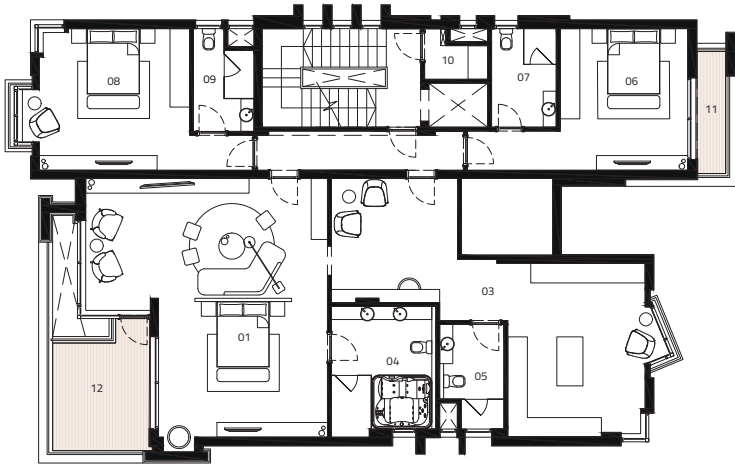
01	ENTRANCE LOBBY	2.85 X 2.90
02	RECEPTION	5.20 X 11.40
03	LIVING	4.35 X 6.55
04	DINING	4.00 X 9.40
05	KITCHEN	5.10 X 5.45
06	OFFICE	4.35 X 4.00
07	MAID BEDROOM	3.05 X 1.90
08	MAID BATHROOM	1.15 X 1.90
09	ELECTRICAL ROOM	1.55 X 1.95



# TYPE B-ALT (V-29)

## FIRST FLOOR AREA

251.68 m<sup>2</sup>



### FIRST FLOOR

01	MASTER BEDROOM	7.90 X 7.40
03	DRESSING	7.90 X 9.60
04	MASTER BATHROOM	4.00 X 3.20
05	BATHROOM	3.20 X 1.95
06	BEDROOM	4.35 X 3.90
07	BATHROOM	3.00 X 2.00
08	BEDROOM	4.35 X 5.10
09	BATHROOM	3.15 X 1.85
10	LAUNDRY	1.55 X 1.95
11	TERRACE	3.75 X 0.85
12	TERRACE	4.05 X 2.95

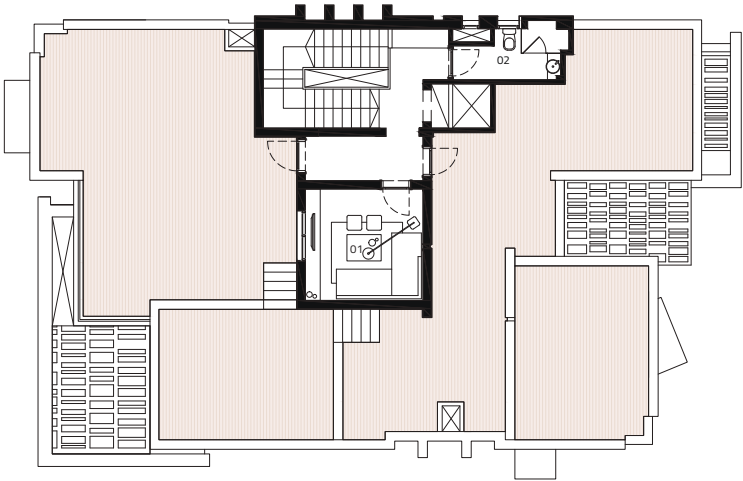
# TYPE B-ALT (V-29)

## ROOF AREA

52.73 m²

## ROOF TERRACE AREA

76.50 m²



### ROOF FLOOR

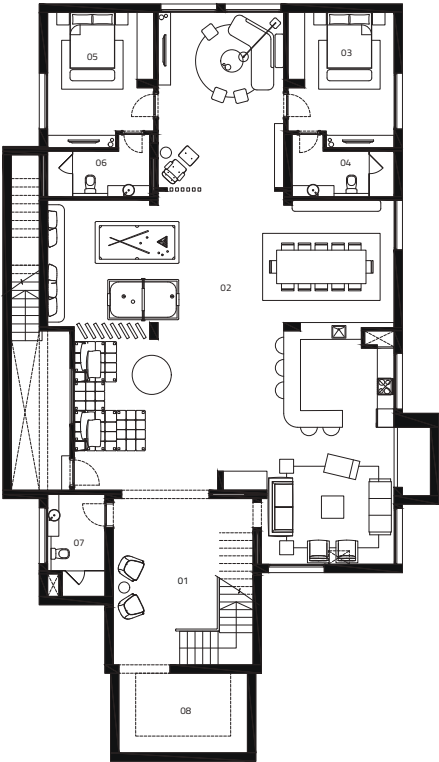
01	LIVING	3.40 X 3.55
02	BATHROOM	1.80 X 3.55



# TYPE T1A+B (V-119)

## BASEMENT AREA

324.0 m<sup>2</sup>



### BASEMENT FLOOR

01	LOBBY	5.95 X 5.00
02	FAMILY ROOM	19.75 X 12.40
03	BEDROOM	4.85 X 3.80
04	BATHROOM	2.25 X 3.65
05	BEDROOM	4.85 X 3.80
06	BATHROOM	2.25 X 3.65
07	BATHROOM	3.65 X 2.05
08	ELECTRIC ROOM	2.85 X 4.60

# TYPE T1A+B (V-119)

## GROSS AREA

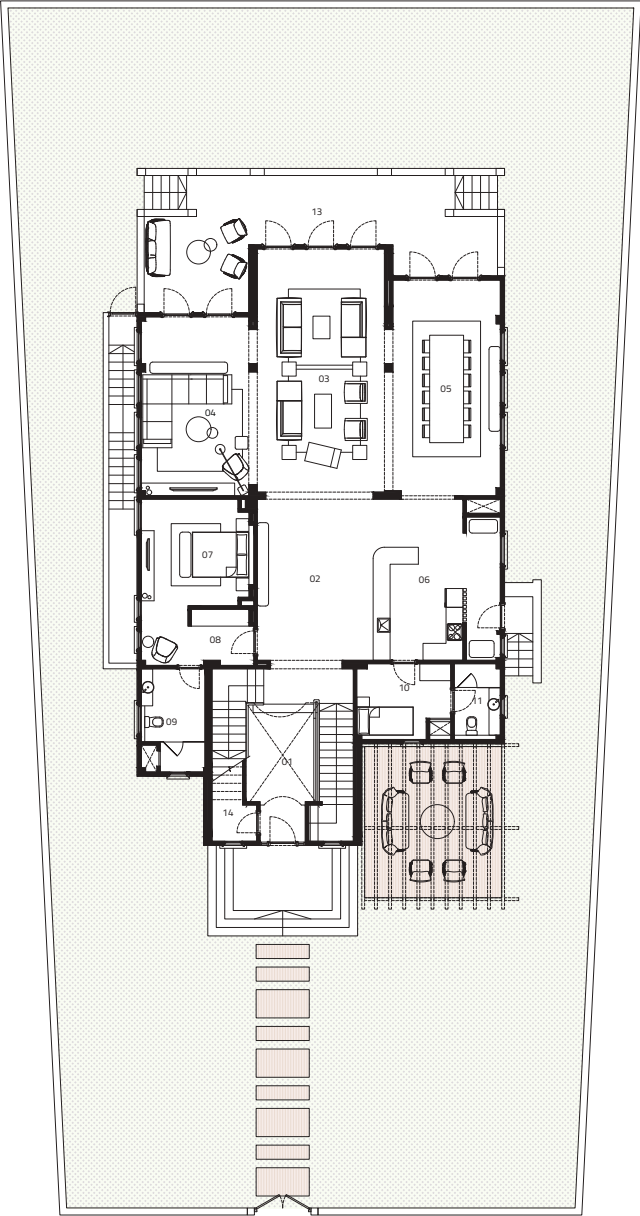
936.80 m<sup>2</sup>

## GROUND FLOOR AREA

308.00 m<sup>2</sup>

### GROUND FLOOR

01	ENTRANCE LOBBY	4.85 X 1.90
02	ENTRANCE GALLERY	5.70 X 4.10
03	RECEPTION	8.75 X 4.50
04	LIVING	6.35 X 3.80
05	DINING	7.65 X 3.80
06	KITCHEN	5.70 X 3.20
07	GUEST BEDROOM	5.90 X 4.00
08	DRESSING	2.00 X 2.05
09	GUEST BATHROOM	3.65 X 2.25
10	MAID BEDROOM	2.50 X 3.30
11	MAID BATHROOM	2.70 X 1.65
13	TERRACE	4.85 X 12.50
14	STORAGE	2.85 X 1.60

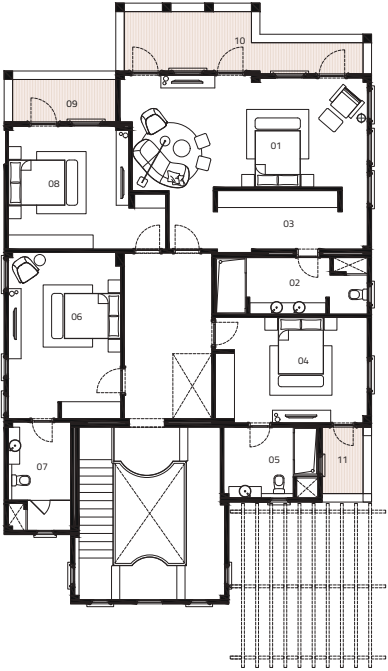




# TYPE T1A+B (V-119)

## FIRST FLOOR AREA

233.80 m<sup>2</sup>



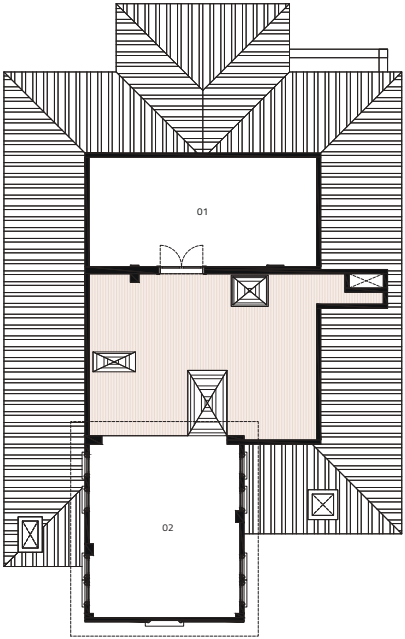
### FIRST FLOOR

01	MASTER BEDROOM	4.00 X 8.75
02	MASTER BATHROOM	2.00 X 5.40
03	DRESSING	2.05 X 7.05
04	BEDROOM	3.75 X 5.40
05	BATHROOM	2.50 X 3.35
06	BEDROOM	5.90 X 4.00
07	BATHROOM	3.85 X 2.20
08	BEDROOM	4.35 X 4.25
09	TERRACE	1.50 X 3.65
10	TERRACE	2.10 X 8.45
11	TERRACE	2.35 X 1.45

# TYPE T1A+B(V-119)

## ROOF AREA

71.00 m²



## ROOF FLOOR

01	STORAGE	3.80 X 8.00
02	MECHANICAL ROOM	6.20 X 5.30

# ORIANA 02

---

## FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Oriana Villas 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.

**This publication may not be reproduced in whole or in part without the prior written consent of Cairo Festival City ©**



# TYPE V1

## GROSS AREA

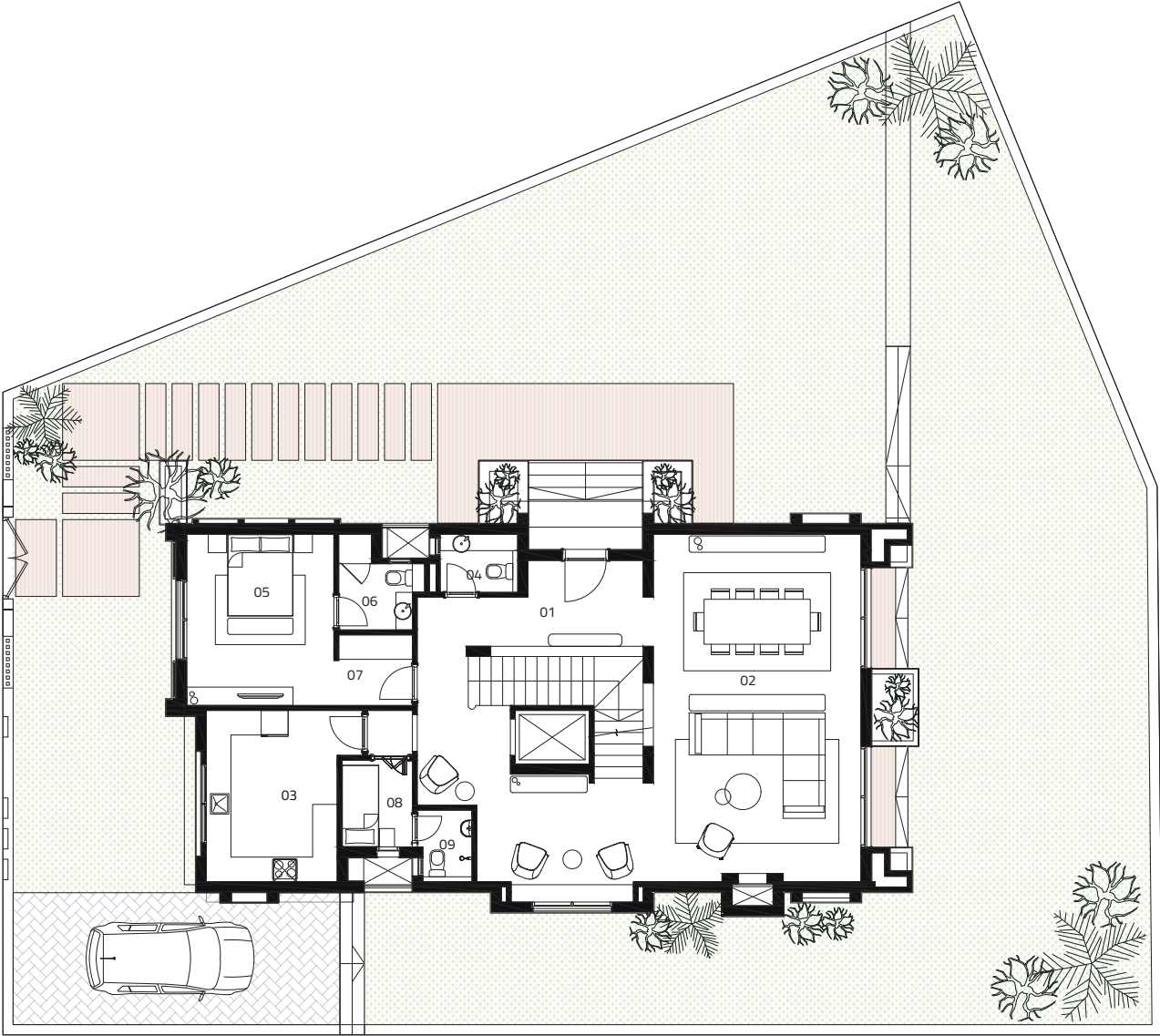
437.50 m<sup>2</sup>

## GROUND FLOOR AREA

160.00 m<sup>2</sup>

### GROUND FLOOR

01	ENTRANCE LOBBY	2.10 X 5.55
02	LIVING/DINING	9.00 X 9.40
03	KITCHEN	4.20 X 3.20
04	GUEST TOILET	1.40 X 2.15
05	GUEST ROOM	4.20 X 3.60
06	GUEST BATHROOM	2.35 X 2.10
07	DRESSING	1.70 X 1.75
08	MAID ROOM	2.10 X 1.70
09	MAID BATHROOM	1.20 X 1.75



# TYPE V1

## FIRST FLOOR AREA

158.50 m<sup>2</sup>

### FIRST FLOOR

01	LIVING	4.30 X 3.60
02	MASTER BEDROOM	4.35 X 3.75
03	MASTER BATHROOM	3.15 X 3.15
04	DRESSING	2.75 X 2.20
05	BEDROOM	4.45 X 4.25
06	BATHROOM	1.90 X 2.50
07	BEDROOM	4.45 X 5.05
08	BATHROOM	2.35 X 3.25
09	TERRACE	3.60 X 0.60
10	TERRACE	4.15 X 2.10
11	TERRACE	1.00 X 3.45
12	TERRACE	2.60 X 0.65



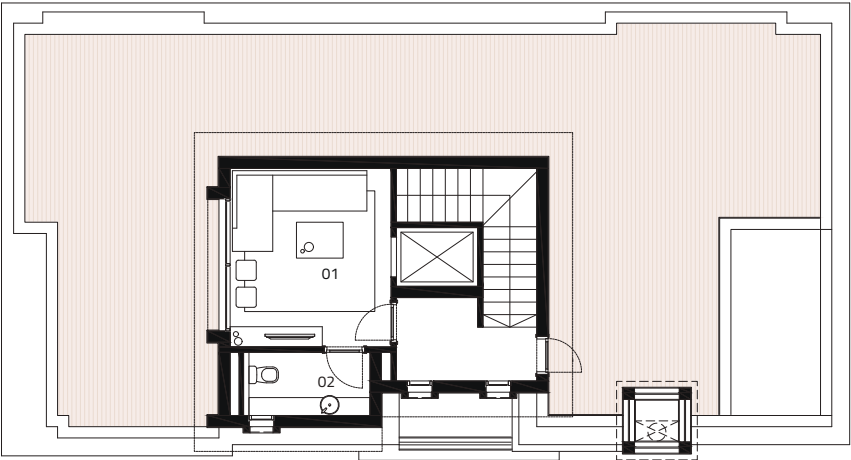
# TYPE V1

**ROOF AREA**

44.00 m<sup>2</sup>

**ROOF TERRACE AREA**

75.00 m<sup>2</sup>



**ROOF FLOOR**

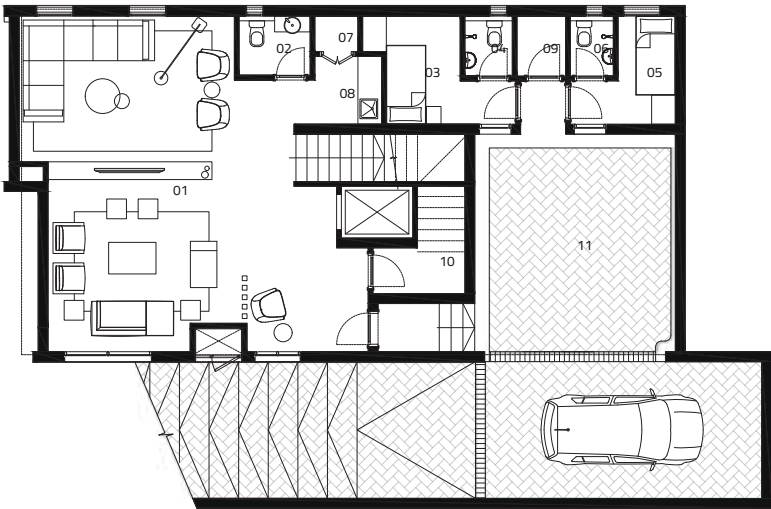
01	LIVING ROOM/BEDROOM	4.00 X 3.60
02	BATHROOM	1.40 X 2.80



# TYPE V1+B

## BASEMENT AREA

151.00 m<sup>2</sup>



### BASEMENT FLOOR

01	LIVING	8.50 X 4.70
02	TOILET	1.50 X 1.80
03	DRIVER ROOM	2.75 X 1.85
04	DRIVER'S TOILET	1.50 X 1.25
05	GUARD ROOM	2.75 X 2.65
06	GUARD'S TOILET	1.50 X 1.10
07	TELECOM CLOSET	0.85 X 1.10
08	KITCHENETTE	1.70 X 2.20
09	STOARGE	1.50 X 1.25
10	STORAGE	2.70 X 1.20
11	GARAGE	5.50 X 5.10

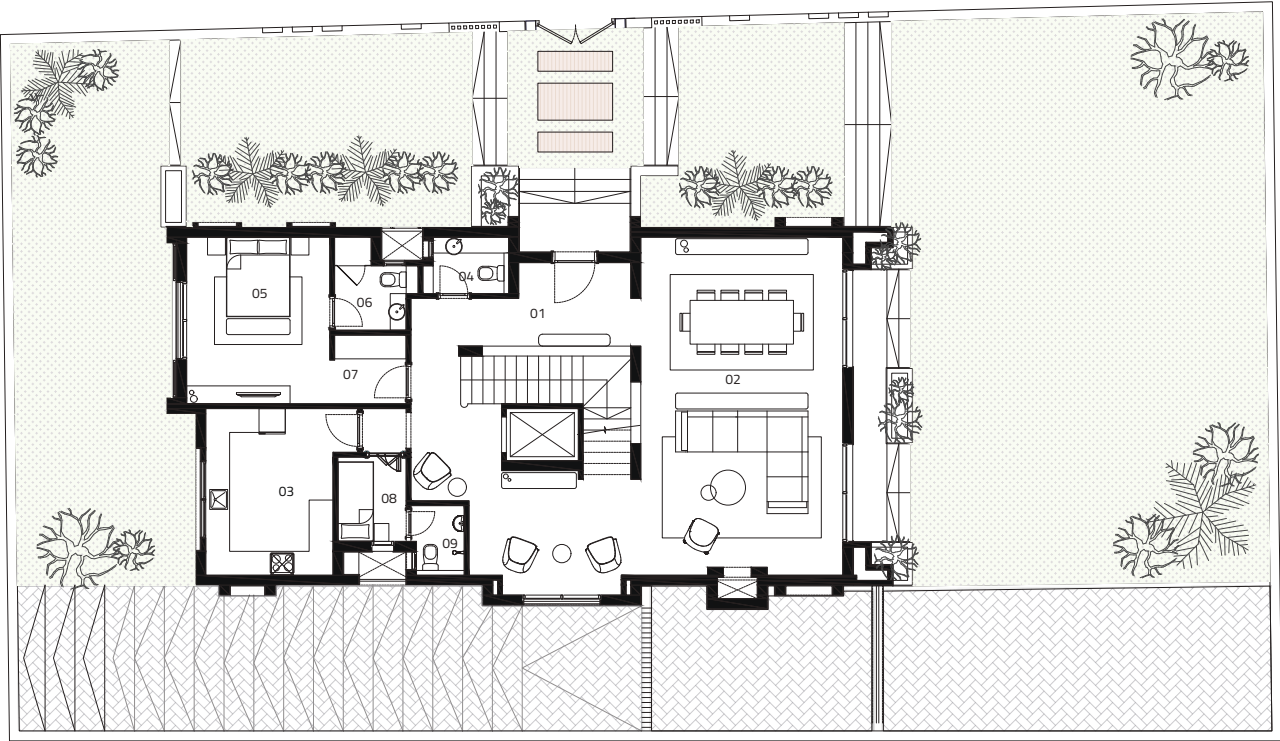
# TYPE V1+B

## GROSS AREA

588.50 m<sup>2</sup>

## GROUND FLOOR AREA

160.00 m<sup>2</sup>



### GROUND FLOOR

01	ENTRANCE LOBBY	2.10 X 5.55
02	LIVING/DINING	9.00 X 9.40
03	KITCHEN	4.20 X 3.20
04	GUEST TOILET	1.40 X 2.15
05	GUEST ROOM	4.20 X 3.60
06	GUEST BATHROOM	2.35 X 2.10
07	DRESSING	1.70 X 1.75
08	MAID ROOM	2.10 X 1.70
09	MAID BATHROOM	1.20 X 1.75

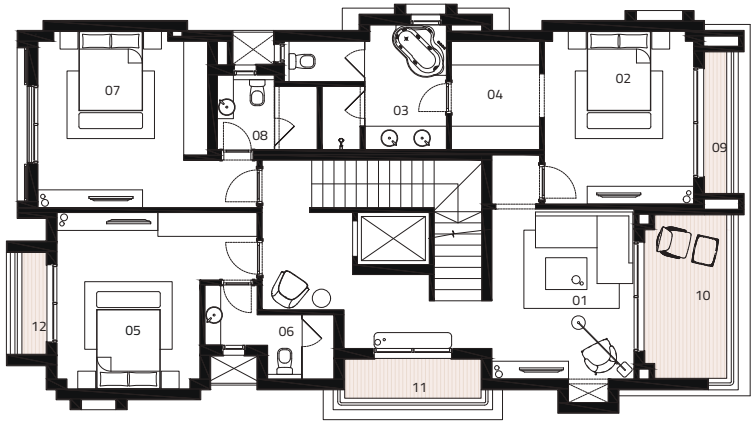
# TYPE V1+B

## FIRST FLOOR AREA

158.50 m<sup>2</sup>

### FIRST FLOOR

01	LIVING	4.30 X 3.60
02	MASTER BEDROOM	4.35 X 3.75
03	MASTER BATHROOM	3.15 X 3.15
04	DRESSING	2.75 X 2.20
05	BEDROOM	4.45 X 4.25
06	BATHROOM	1.90 X 2.50
07	BEDROOM	4.45 X 5.05
08	BATHROOM	2.35 X 3.25
09	TERRACE	3.60 X 0.60
10	TERRACE	4.15 X 2.10
11	TERRACE	1.00 X 3.45
12	TERRACE	2.60 X 0.65





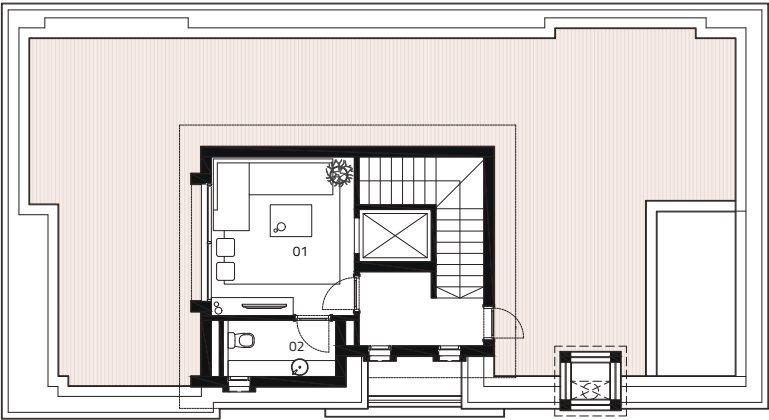
# TYPE V1+B

## ROOF AREA

44.00 m<sup>2</sup>

## ROOF TERRACE AREA

75.00 m<sup>2</sup>



## ROOF FLOOR

01	LIVING ROOM/BEDROOM	4.00 X 3.60
02	BATHROOM	1.40 X 2.80

# TYPE V1B+B

## BASEMENT AREA

172.00 m<sup>2</sup>



### BASEMENT FLOOR

01	LIVING ROOM/ RECEPTION	9.00 X 4.85
02	KITCHENNETTE	3.15 X 2.65
03	TOILET	2.45 X 1.15
04	GYM	4.00 X 3.15
05	DRIVER ROOM	3.40 X 1.95
06	DRIVER'S TOILET	2.10 X 1.00
07	GUARD ROOM	3.40 X 1.95
08	GUARD'S TOILET	2.10 X 1.00
09	TELECOM ROOM	3.85 X 2.65
10	GARAGE	5.75 X 6.45

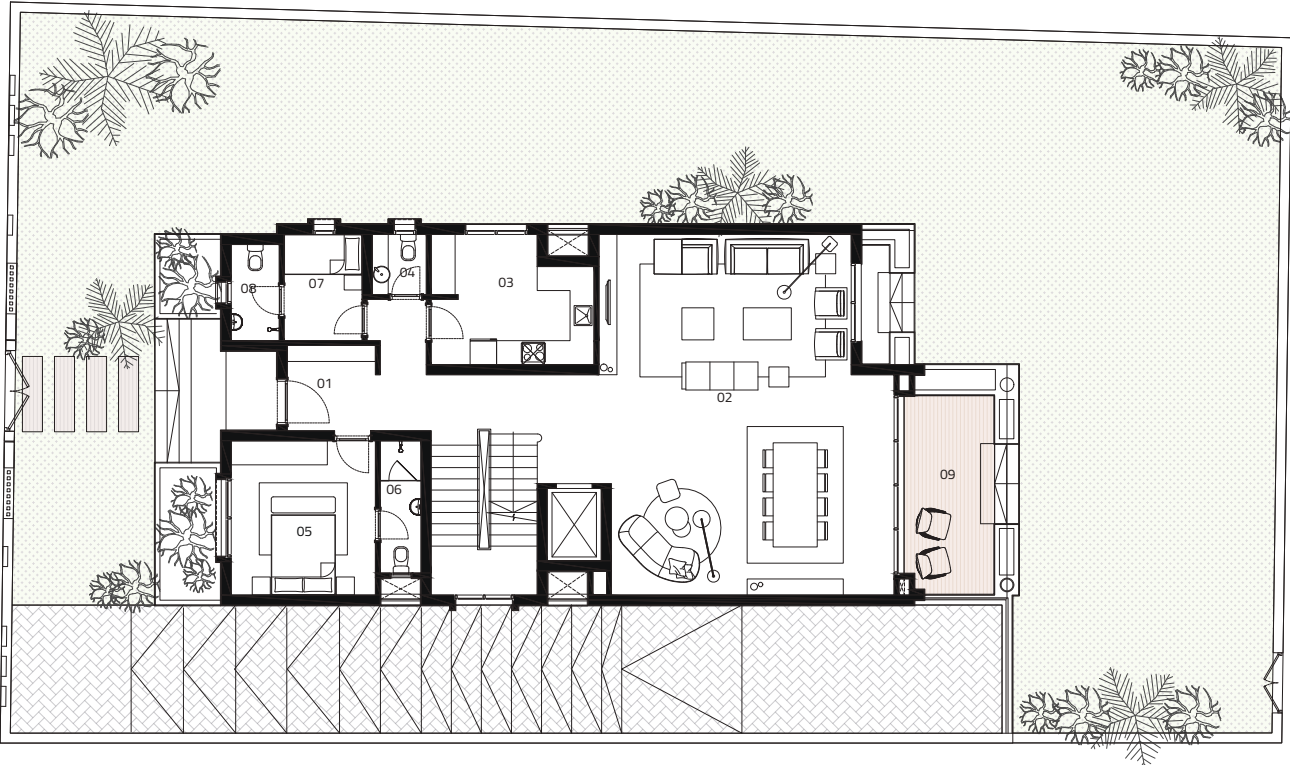
# TYPE V1B+B

## GROSS AREA

612.51 m<sup>2</sup>

## GROUND FLOOR AREA

166.86 m<sup>2</sup>



### GROUND FLOOR

01	ENTRANCE HALL	2.15 X 2.20
02	LIVING / DINING ROOM	9.00 X 6.00
03	KITCHEN	3.25 X 4.05
04	TOILET	1.50 X 1.35
05	GUEST ROOM	3.85 X 3.60
06	GUEST ROOM'S TOILET	3.30 X 1.00
07	MAID ROOM	2.65 X 1.95
08	MAID BATHROOM	2.40 X 1.20
09	TERRACE	4.85 X 2.00

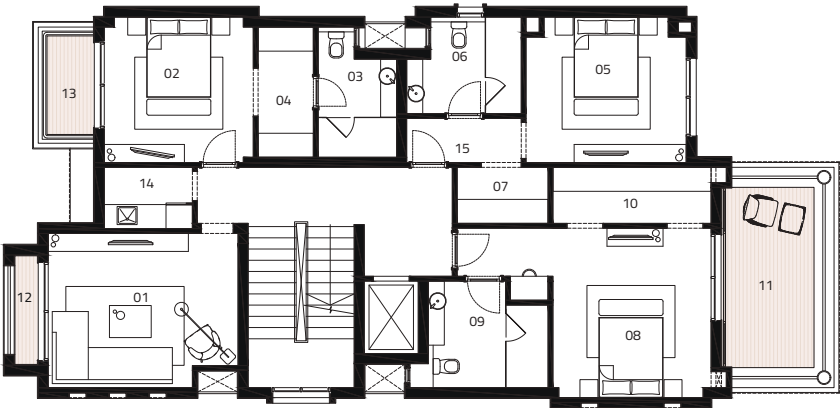
# TYPE V1B+B

## FIRST FLOOR AREA

169.00 m<sup>2</sup>

### FIRST FLOOR

01	INTERNAL LIVING	3.85 X 4.75
02	BEDROOM	3.65 X 3.45
03	BATHROOM	3.25 X 1.95
04	DRESSING	3.25 X 1.40
05	BEDROOM	3.65 X 3.55
06	BATHROOM	2.40 X 2.85
07	DRESSING	1.40 X 2.25
08	MASTER BEDROOM	4.25 X 3.80
09	MASTER BATHROOM	2.65 X 3.45
10	DRESSING	1.40 X 3.95
11	TERRACE	4.50 X 2.30
12	TERRACE	2.75 X 0.60
13	TERRACE	2.45 X 1.20
14	KITCHENETTE	1.55 X 2.20
15	LOBBY	1.10 X 2.85





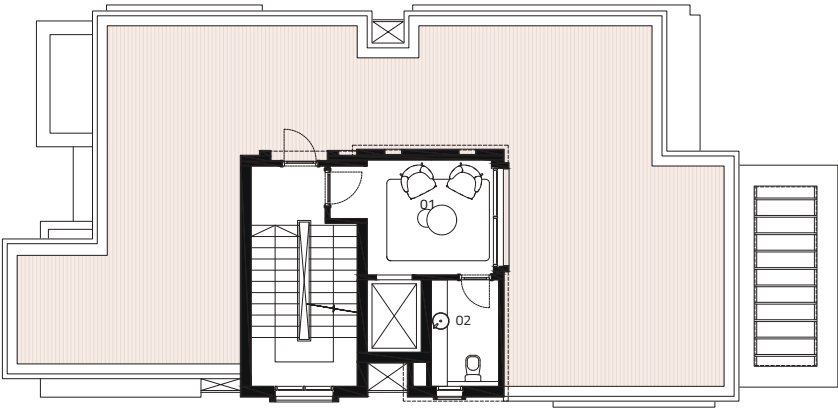
# TYPE V1B+B

**ROOF AREA**

40.00 m<sup>2</sup>

**ROOF TERRACE AREA**

64.65 m<sup>2</sup>



**ROOF FLOOR**

01	LIVING ROOM	2.85 X 3.10
02	TOILET	2.65 X 1.70

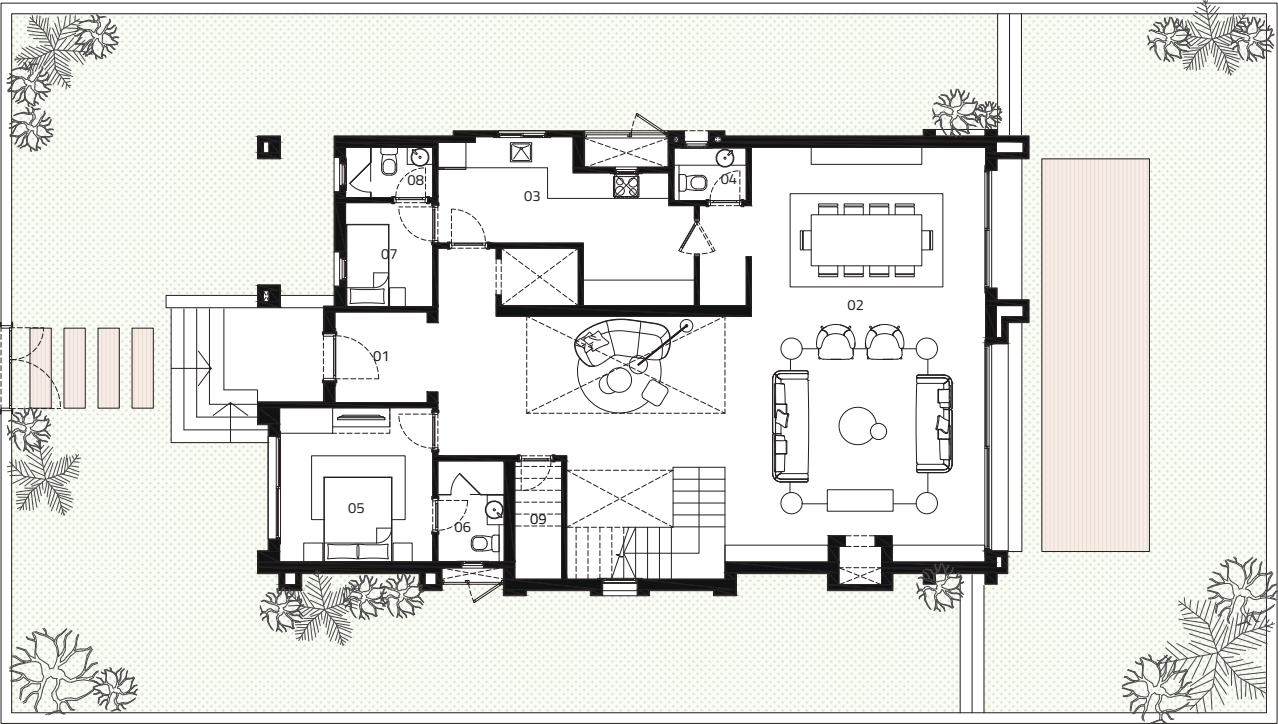
# TYPE V2

## GROSS AREA

505.80 m<sup>2</sup>

## GROUND FLOOR AREA

217.00 m<sup>2</sup>



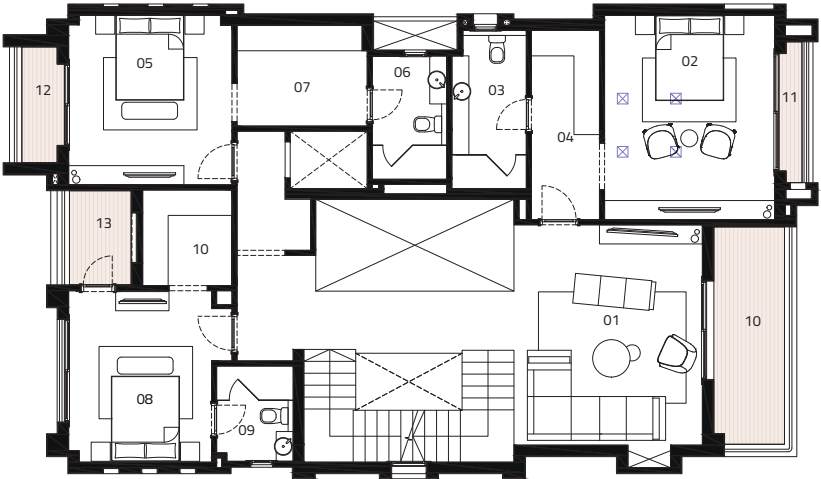
## GROUND FLOOR

01	ENTRANCE LOBBY	2.15 X 2.15
02	RECEPTION/DINING	9.75 X 6.15
03	KITCHEN	3.95 X 6.05
04	GUEST TOILET	1.25 X 1.70
05	GUEST BEDROOM	3.65 X 3.60
06	GUEST BATHROOM	2.40 X 1.55
07	MAID BEDROOM	2.45 X 2.05
08	MAID BATHROOM	1.20 X 2.05
09	STORAGE	2.80 X 1.10

# TYPE V2

## FIRST FLOOR AREA

207.50 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	5.20 X 4.45
02	MASTER BEDROOM	4.80 X 4.00
03	MASTER BATHROOM	3.70 X 1.75
04	DRESSING	4.45 X 1.60
05	MASTER BEDROOM	4.05 X 3.85
06	MASTER BATHROOM	2.90 X 1.80
07	DRESSING	2.35 X 3.05
08	MASTER BEDROOM	4.05 X 3.85
09	MASTER BATHROOM	2.25 X 1.80
10	DRESSING	2.25 X 2.10
10	TERRACE	5.15 X 1.65
11	TERRACE	3.30 X 0.55
12	TERRACE	2.70 X 0.85
13	TERRACE	2.20 X 1.45

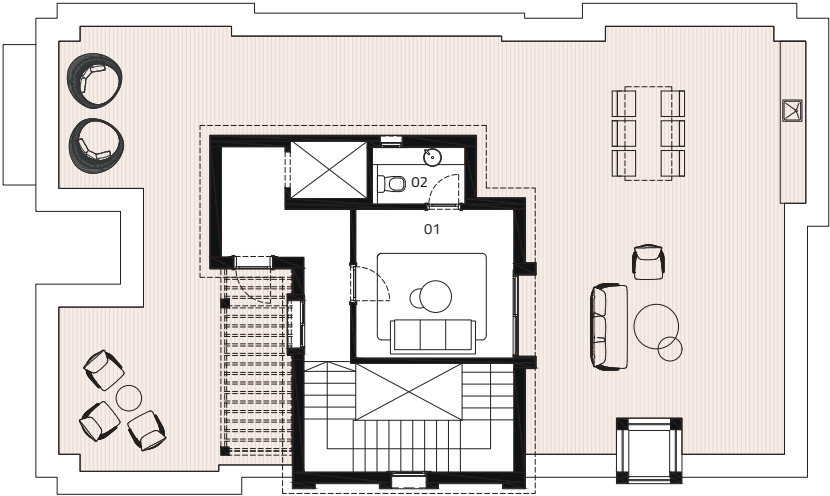
# TYPE V2

## ROOF AREA

21.30 m<sup>2</sup>

## ROOF TERRACE AREA

60.00 m<sup>2</sup>



### ROOF FLOOR

01	LIVING ROOM	3.50 X 3.70
02	GUEST TOILET	1.35 X 2.20



# TYPE V3B

## GROSS AREA

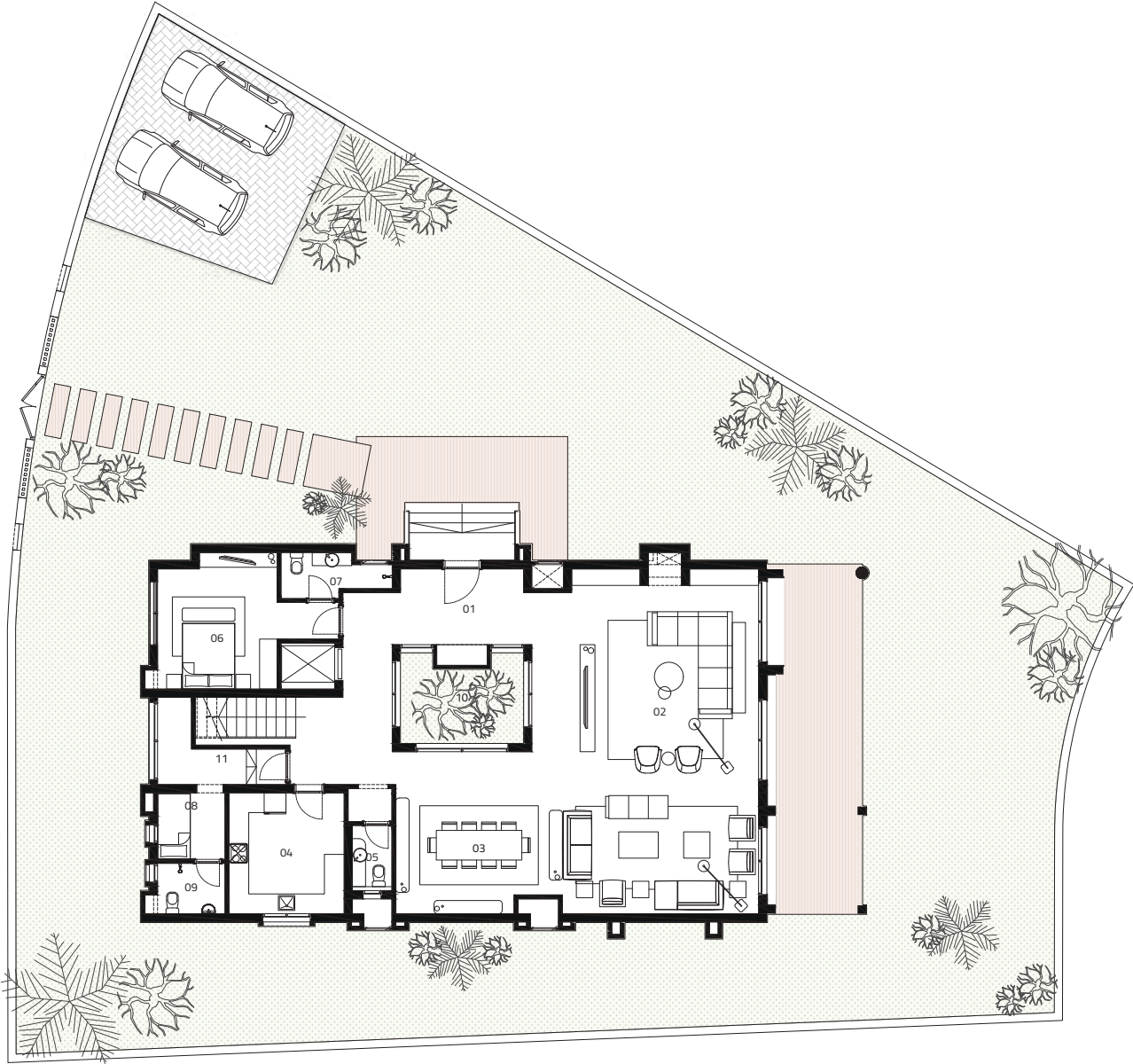
586.59 m<sup>2</sup>

## GROUND FLOOR AREA

232.09 m<sup>2</sup>

### GROUND FLOOR

01	ENTRANCE	2.30 X 4.00
02	LIVING ROOM/RECEPTION	10.50 X 6.00
03	DINING	3.90 X 5.05
04	KITCHEN	3.65 X 3.50
05	GUEST TOILET	2.00 X 1.20
06	GUEST ROOM	4.15 X 3.65
07	GUEST BATHROOM	1.40 X 3.35
08	MAID ROOM	2.00 X 2.05
09	MAID BATHROOM	1.55 X 2.05
10	COURT	2.70 X 3.75
11	STORAGE	2.65 X 3.90



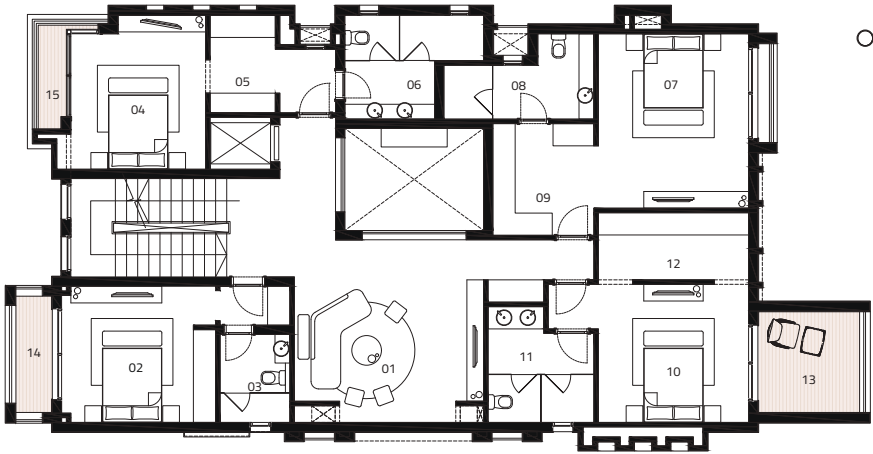
# TYPE V3B

## FIRST FLOOR AREA

216.00 m²

### FIRST FLOOR

01	LIVING ROOM	3.85 X 5.10
02	BEDROOM	3.65 X 3.90
03	BATHROOM	2.35 X 1.90
04	BEDROOM	4.15 X 3.65
05	DRESSING	2.65 X 1.75
06	BATHROOM	2.80 X 3.75
07	BEDROOM	4.70 X 4.15
08	BATHROOM	2.30 X 4.05
09	DRESSING	3.00 X 2.70
10	MASTER BEDROOM	3.70 X 4.05
11	MASTER BATHROOM	3.10 X 2.85
12	DRESSING	1.80 X 4.05
13	TERRACE 02	2.75 X 2.75
14	TERRACE	3.15 X 1.00
15	TERRACE	2.80 X 0.75



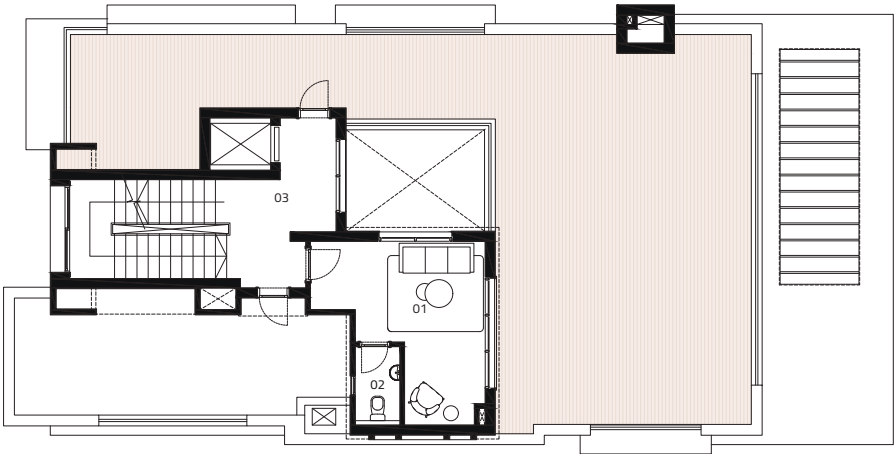
# TYPE V3B

## ROOF AREA

61.00 m<sup>2</sup>

## ROOF TERRACE AREA

77.50 m<sup>2</sup>



## ROOF FLOOR

01	LIVING ROOM	2.70 X 3.50
02	TOILET	2.10 X 1.20
03	LOBBY	4.30 X 2.95

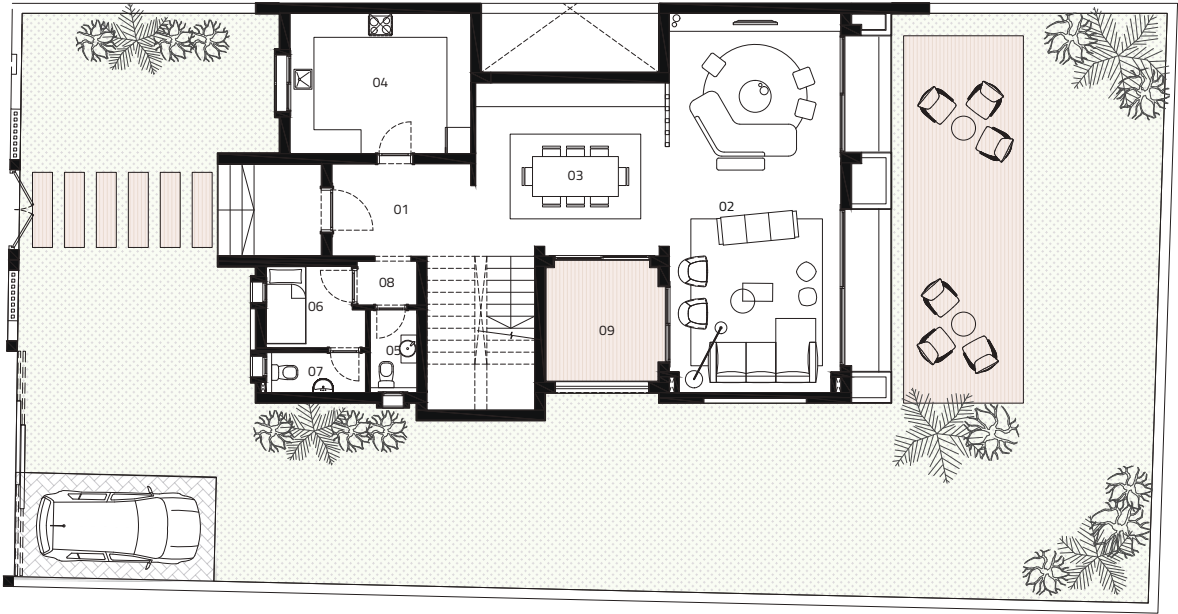
# TYPE W1D

## GROSS AREA

397.75 m<sup>2</sup>

## GROUND FLOOR AREA

150.60 m<sup>2</sup>



### GROUND FLOOR

01	ENTRANCE LOBBY	2.30 X 3.50
02	LIVING AREA	9.50 X 4.30
03	DINING	4.35 X 4.75
04	KITCHEN	3.50 X 4.55
05	GUEST TOILET	2.05 X 1.15
06	MAID ROOM	2.05 X 2.50
07	MAID BATHROOM	1.00 X 2.50
08	LOBBY	1.10 X 1.50
09	TERRACE	2.85 X 2.80



# TYPE W1D

## FIRST FLOOR AREA

157.50 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	5.80 X 4.30
02	MASTER BEDROOM	4.05 X 4.30
03	MASTER BATHROOM	2.90 X 2.40
04	DRESSING	2.90 X 2.15
05	BEDROOM	4.35 X 5.00
06	BEDROOM	5.05 X 3.80
07	DRESSING	2.45 X 1.05
08	BATHROOM	2.15 X 2.70
09	TERRACE	3.95 X 0.85
10	TERRACE	2.45 X 1.05

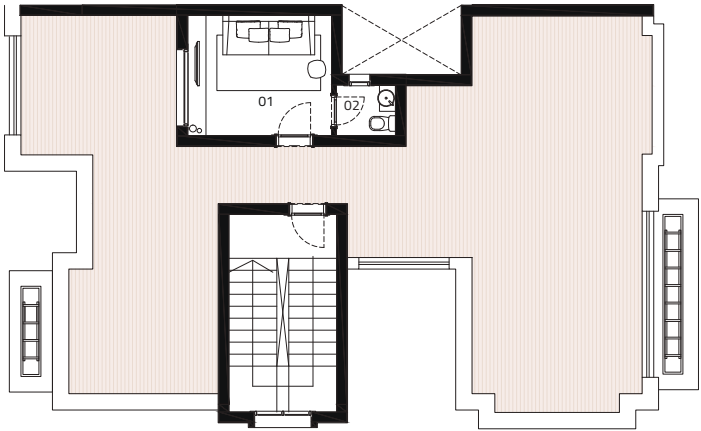
# TYPE W1D

## ROOF AREA

35.00 m²

## ROOF TERRACE AREA

54.65 m²



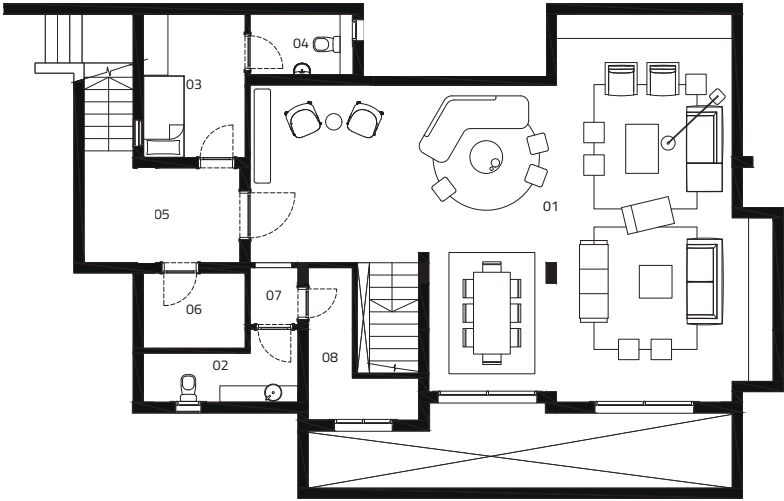
### ROOF FLOOR

01	LIVING ROOM	3.00 X 3.60
02	GUEST TOILET	1.25 X 1.50

# TYPE W1D+B

## BASEMENT AREA

145.00 m<sup>2</sup>



### BASEMENT FLOOR

01	LIVING AREA	9.25 X 7.40
02	GUEST TOILET	1.80 X 3.80
03	DRIVER ROOM	3.50 X 2.50
04	DRIVER BATHROOM	1.50 X 2.50
05	LOBBY	2.30 X 3.80
06	STORAGE	1.85 X 2.50
07	LOBBY	1.40 X 1.15
08	TELECOM ROOM	3.75 X 2.70

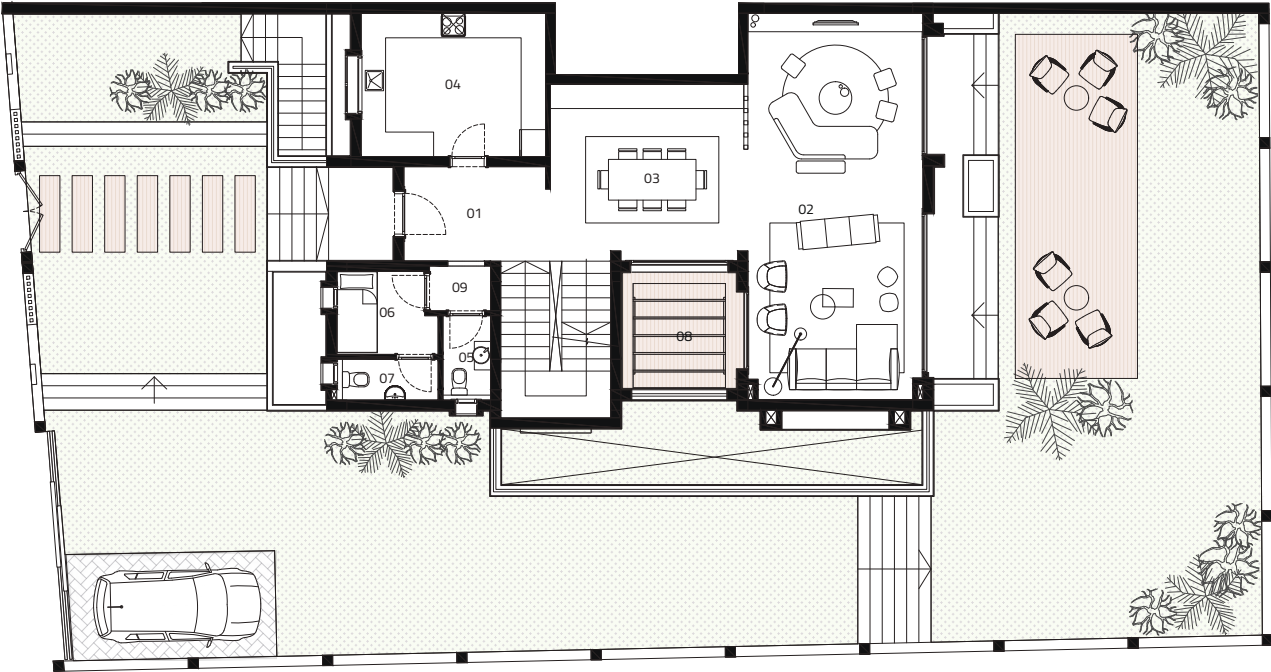
# TYPE W1D+B

## GROSS AREA

555.05 m<sup>2</sup>

## GROUND FLOOR AREA

160.00 m<sup>2</sup>



### GROUND FLOOR

01	ETRANCE LOBBY	2.30 X 3.50
02	LIVING AREA	9.50 X 4.30
03	DINING	4.35 X 4.75
04	KITCHEN	3.50 X 4.55
05	GUEST TOILET	2.05 X 1.15
06	MAID ROOM	2.05 X 2.50
07	MAID BATHROOM	1.00 X 2.50
08	TERRACE	2.85 X 2.80
09	LOBBY	1.10 X 1.50

# TYPE W1D+B

## FIRST FLOOR AREA

161.00 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	5.70 X 4.30
02	MASTER BEDROOM	4.15 X 4.30
03	MASTER BATHROOM	3.00 X 2.40
04	DRESSING	3.00 X 2.15
05	BEDROOM	4.45 X 5.00
06	BEDROOM	4.95 X 3.80
07	DRESSING	3.00 X 2.40
08	BATHROOM	2.25 X 2.70
09	TERRACE	3.95 X 0.85
10	TERRACE	2.45 X 1.05
11	HALLWAY	1.20 X 6.00



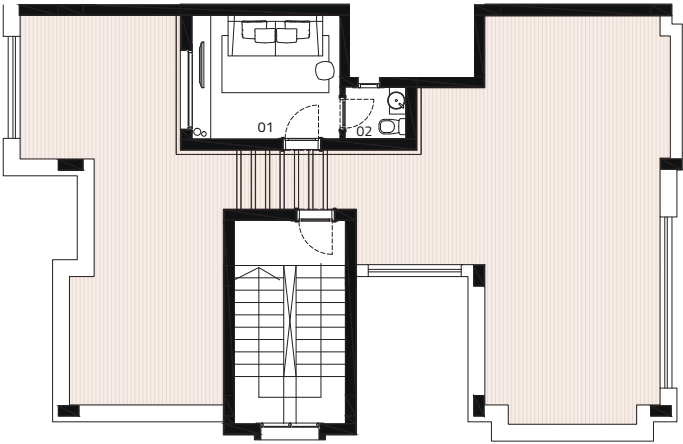
# TYPE W1D+B

## ROOF AREA

34.40 m<sup>2</sup>

## ROOF TERRACE AREA

54.65 m<sup>2</sup>



### ROOF FLOOR

01	LIVING ROOM	3.00 X 3.60
02	GUEST TOILET	1.25 X 1.50

# ORIANA 03

---

## FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Oriana Villas 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.

**This publication may not be reproduced in whole or in part without the prior written consent of Cairo Festival City ©**

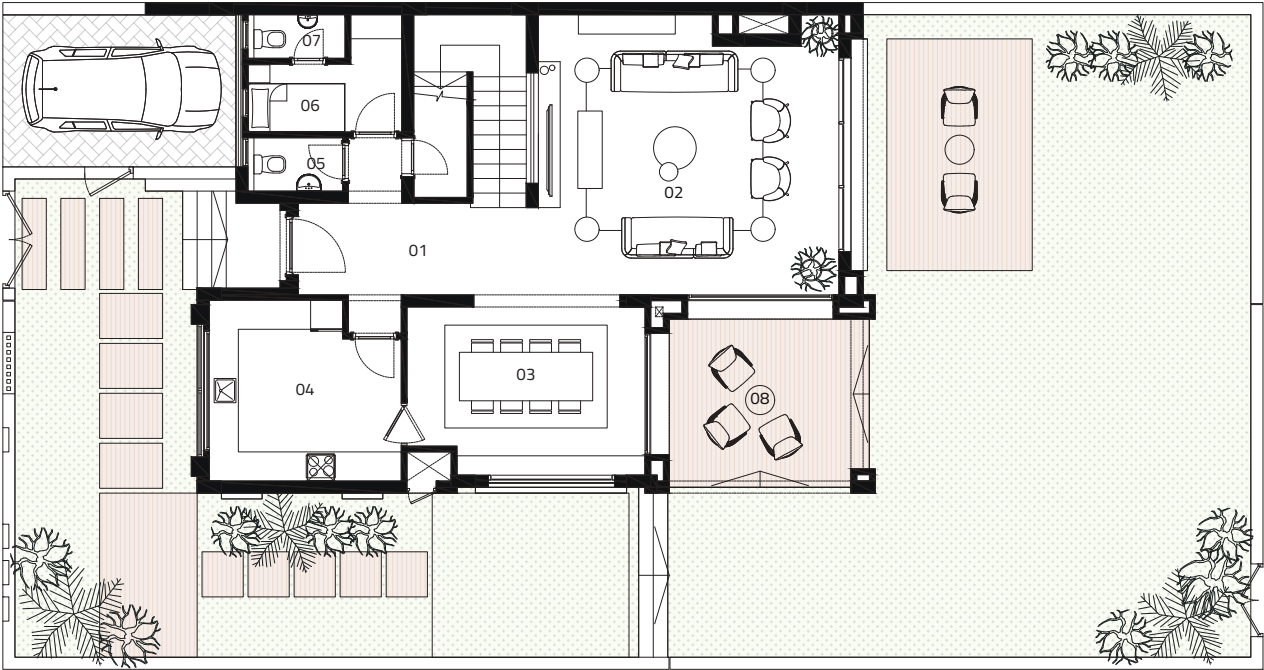
# TYPE W1

## GROSS AREA

331.18 m<sup>2</sup>

## GROUND FLOOR AREA

120.00 m<sup>2</sup>



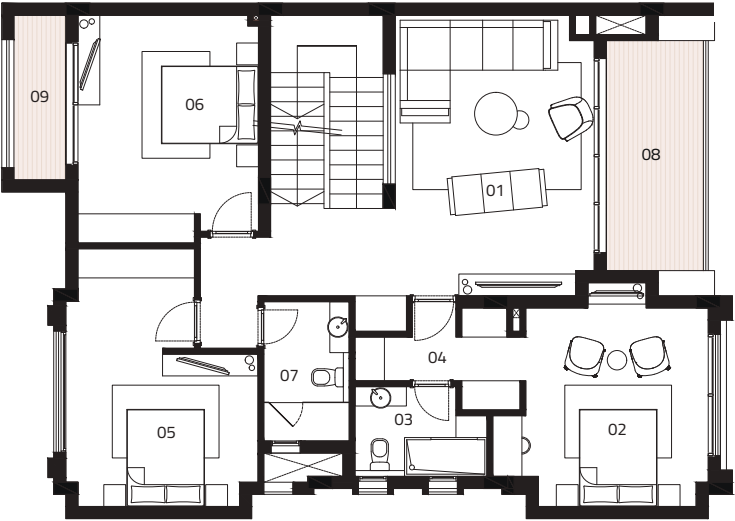
## GROUND FLOOR

01	LOBBY	1.80 X 4.95
02	LIVING ROOM	5.80 X 6.20
03	DINING ROOM	3.60 X 4.90
04	KITCHEN	3.75 X 3.95
05	GUEST TOILET	1.10 X 1.95
06	MAID ROOM	2.40 X 3.15
07	MAID BATHROOM	0.90 X 2.00
08	TERRACE	3.35 X 3.75

# TYPE W1

## FIRST FLOOR AREA

135.00 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	5.80 X 4.15
02	MASTER BEDROOM	4.60 X 4.45
03	MASTER BATHROOM	1.85 X 2.70
04	DRESSING	2.10 X 3.40
05	BEDROOM	5.30 X 3.95
06	BEDROOM	4.70 X 3.70
07	BATHROOM	2.85 X 1.75
08	TERRACE	4.75 X 1.85
09	TERRACE	3.40 X 1.05

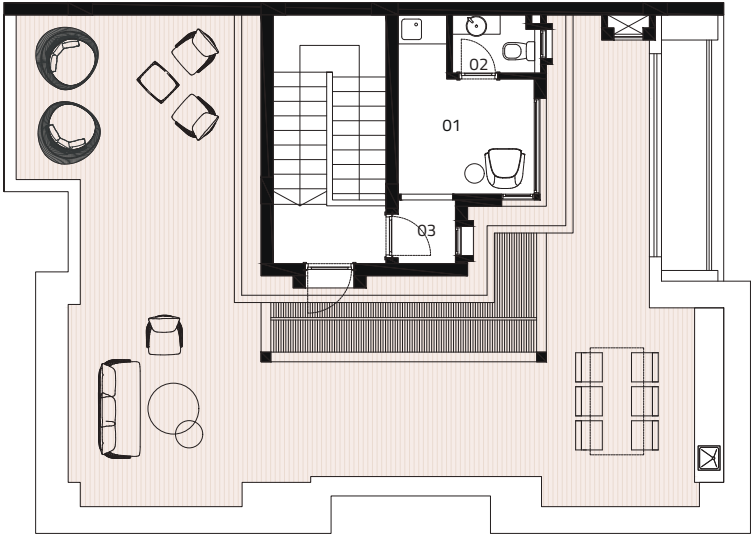
# TYPE W1

## ROOF AREA

30.00 m<sup>2</sup>

## ROOF TERRACE AREA

46.18 m<sup>2</sup>



### ROOF FLOOR

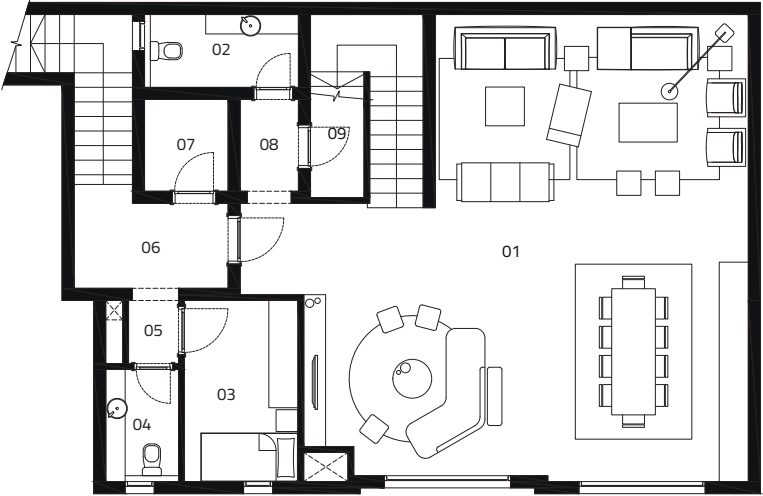
01	LIVING ROOM	3.70 X 2.95
02	GUEST TOILET	1.20 X 1.80
03	LOBBY	1.30 X 1.20



# TYPE W1+B

## BASEMENT AREA

132.00 m<sup>2</sup>



### BASEMENT FLOOR

01	LIVING AREA	9.60 X 9.15
02	GUEST TOILET	1.50 X 3.15
03	GUARD ROOM	3.75 X 2.35
04	GUARD BATHROOM	2.30 X 1.50
05	LOBBY	1.30 X 1.05
06	LOBBY	1.60 X 3.15
07	SUMP PIT ROOM	1.90 X 1.70
08	LOBBY	1.90 X 1.20
09	STORAGE	2.60 X 1.10

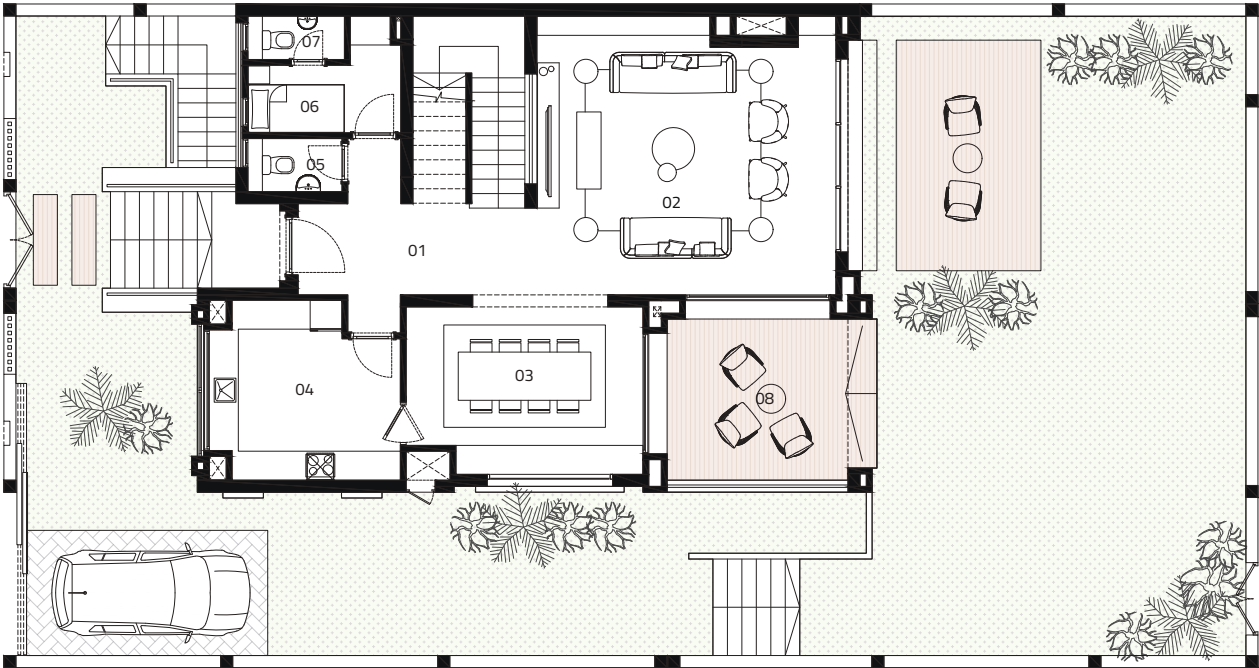
# TYPE W1+B

## GROSS AREA

463.18 m<sup>2</sup>

## GROUND FLOOR AREA

120.00 m<sup>2</sup>



### GROUND FLOOR

01	LOBBY	1.80 X 4.95
02	LIVING ROOM	5.80 X 6.20
03	DINING ROOM	3.55 X 4.90
04	KITCHEN	3.75 X 3.95
05	GUEST TOILET	1.10 X 1.95
06	MAID ROOM	2.40 X 3.15
07	MAID BATHROOM	0.90 X 2.00
08	TERRACE	3.35 X 4.05

# TYPE W1+B

## FIRST FLOOR AREA

135.00 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	5.80 X 4.15
02	MASTER BEDROOM	4.60 X 4.45
03	MASTER BATHROOM	1.85 X 2.70
04	DRESSING	2.10 X 3.40
05	BEDROOM	5.30 X 3.95
06	BEDROOM	4.70 X 3.70
07	BATHROOM	2.85 X 1.75
08	TERRACE	4.75 X 1.85
09	TERRACE	3.40 X 1.05

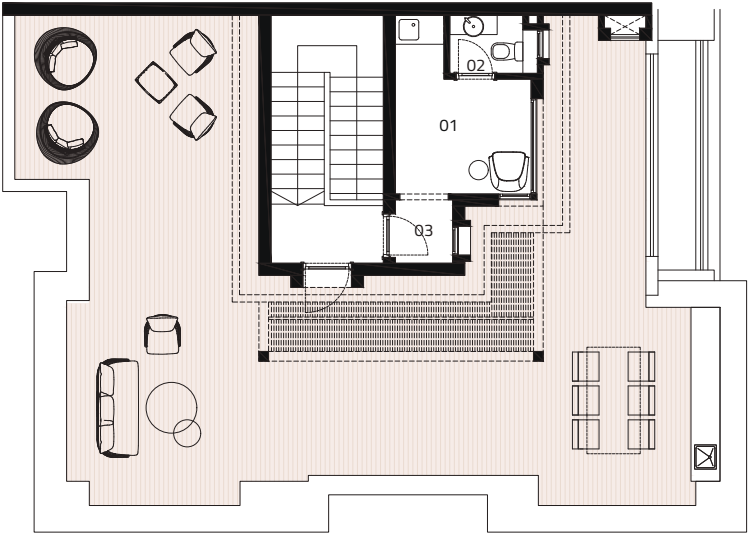
# TYPE W1+B

## ROOF AREA

30.00 m<sup>2</sup>

## ROOF TERRACE AREA

46.18 m<sup>2</sup>



## ROOF FLOOR

01	LIVING ROOM	3.70 X 2.95
02	GUEST TOILET	1.20 X 1.80
03	LOBBY	1.30 X 1.20

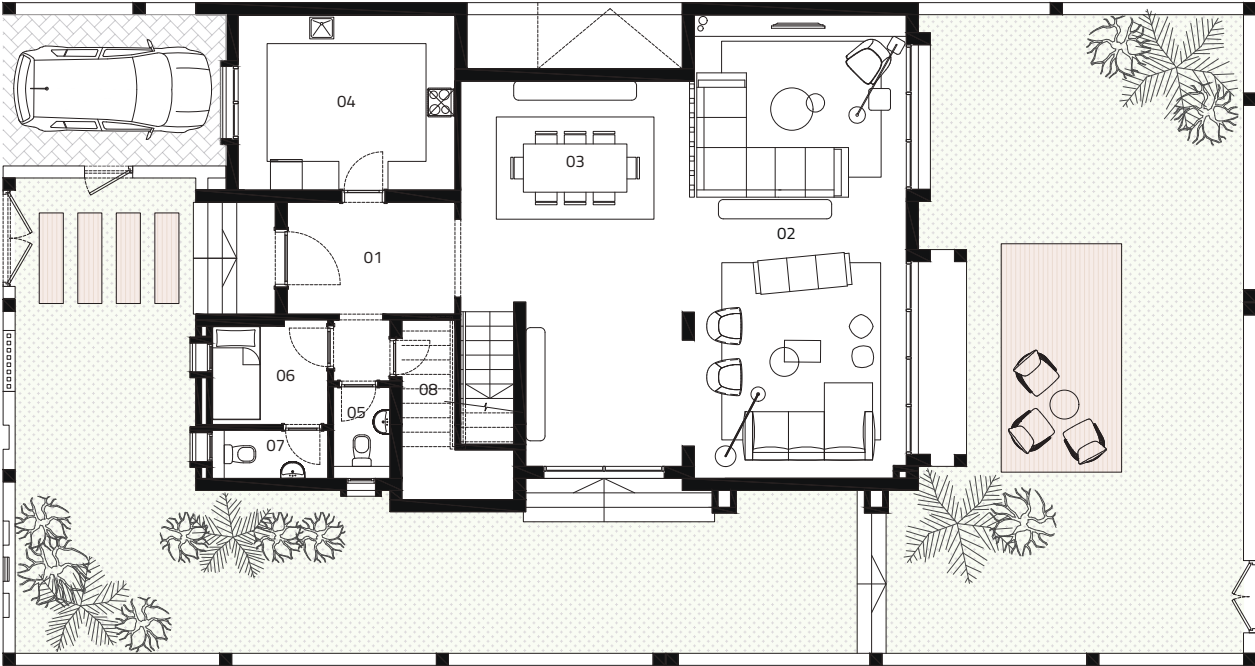
# TYPE W1C (V-86)

## GROSS AREA

400.16 m<sup>2</sup>

## GROUND FLOOR AREA

153.0 m<sup>2</sup>



### GROUND FLOOR

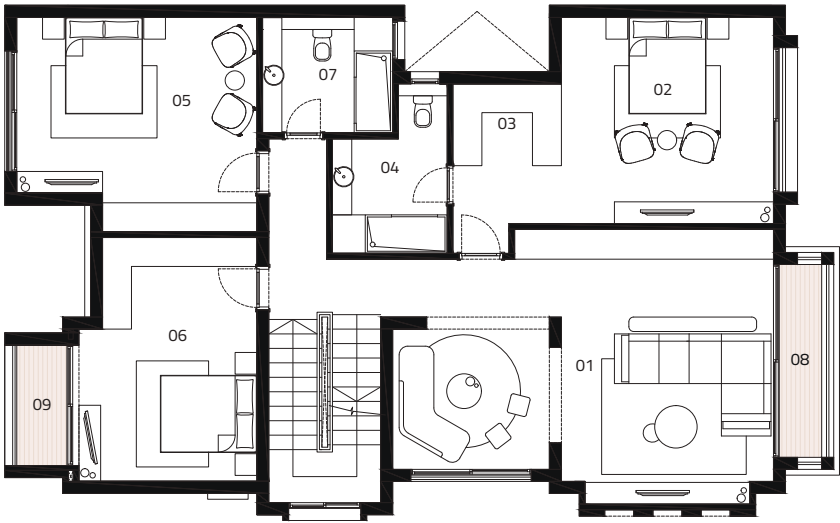
01	ENTRANCE LOBBY	2.30 X 3.50
02	LIVING ROOM	9.60 X 4.40
03	DINING	2.85 X 4.75
04	KITCHEN	3.65 X 4.50
05	GUEST TOILET	1.90 X 1.15
06	MAID BEDROOM	2.15 X 2.40
07	MAID BATHROOM	1.00 X 2.40
08	STORAGE	3.75 X 2.30



# TYPE W1C (V-86)

## FIRST FLOOR AREA

160.86 m<sup>2</sup>



### FIRST FLOOR

01	LIVING ROOM	5.70 X 7.90
02	MASTER BEDROOM	4.30 X 4.40
03	DRESSING	1.70 X 2.25
04	MASTER BATHROOM	3.50 X 2.40
05	BEDROOM	4.45 X 5.00
06	BEDROOM	5.05 X 3.70
07	BATHROOM	2.40 X 2.70
08	TERRACE	4.00 X 0.90
09	TERRACE	2.50 X 1.05

# TYPE W1C (V-86)

**ROOF AREA**

32.30 m²

**ROOF TERRACE AREA**

54.00 m²



**ROOF FLOOR**

01	LIVING ROOM	3.15 X 3.85
02	TOILET	1.75 X 1.00

# ORIANA 04

---

## FLOOR PLANS

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of Oriana Villas 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.

**This publication may not be reproduced in whole or in part without the prior written consent of Cairo Festival City ©**

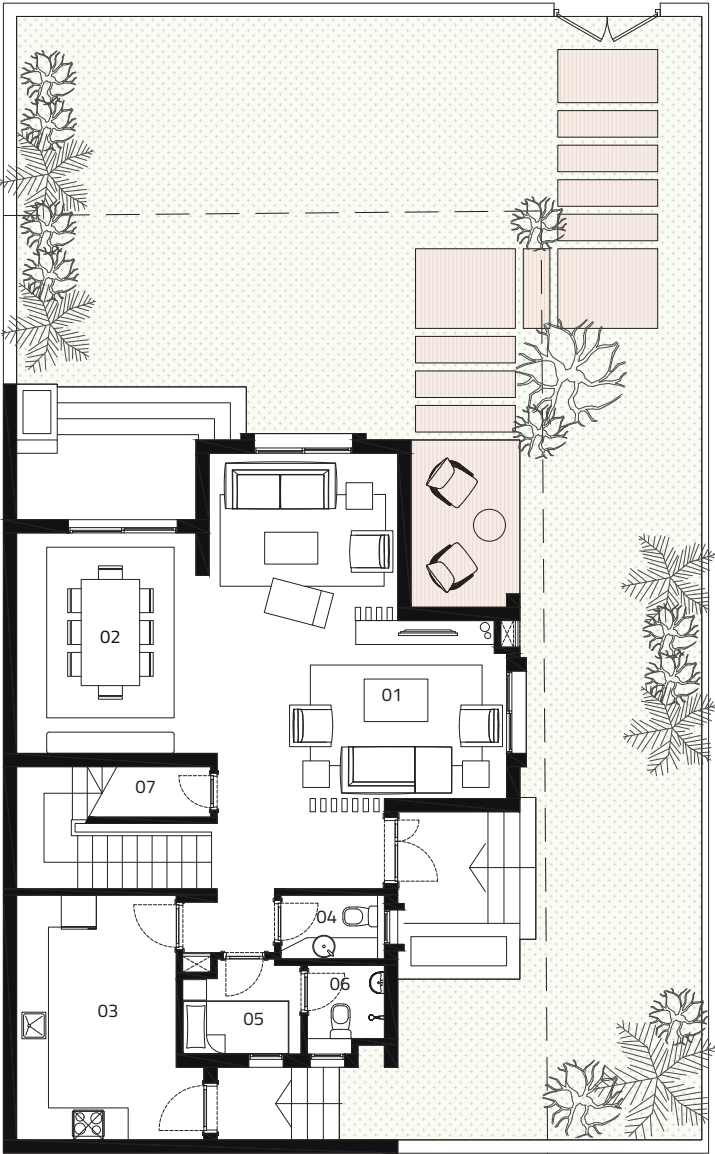
# TYPE Q1

## GROSS AREA

282.45 m<sup>2</sup>

## GROUND FLOOR AREA

110.00 m<sup>2</sup>



### GROUND FLOOR

01	RECEPTION/LIVING	6.50 X 5.60
02	DINING	4.15 X 3.35
03	KITCHEN	4.60 X 3.00
04	GUEST TOILET	1.20 X 1.95
05	MAID ROOM	1.65 X 2.25
06	MAID BATHROOM	1.65 X 1.45
07	STORAGE	1.00 X 2.60

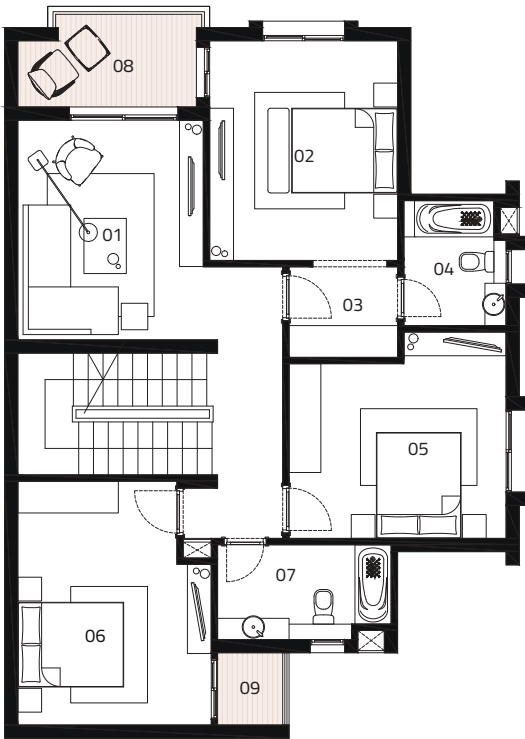
# TYPE Q1

## FIRST FLOOR AREA

113.00 m<sup>2</sup>

### FIRST FLOOR

01	LIVING	4.15 X 3.50
02	MASTER BEDROOM	4.15 X 3.50
03	DRESSING	1.70 X 2.05
04	MASTER BATHROOM	2.35 X 1.70
05	BEDROOM	3.90 X 4.10
06	BEDROOM	4.60 X 3.65
07	BATHROOM	1.80 X 3.30
08	TERRACE	1.75 X 3.45
09	TERRACE	1.35 X 1.25



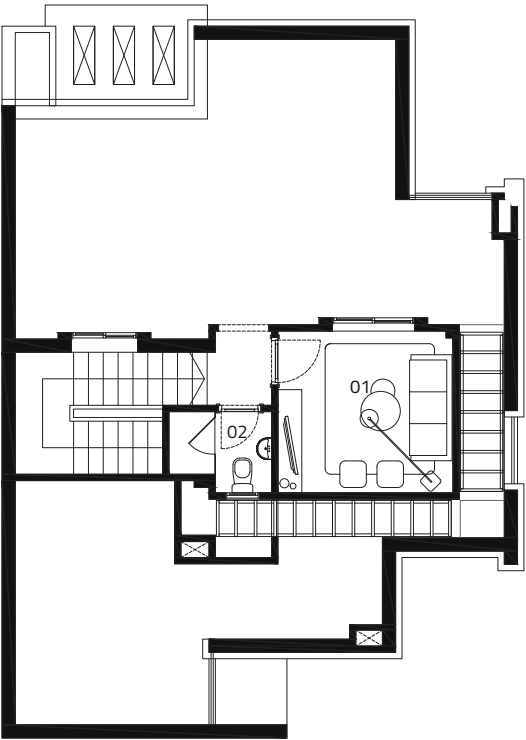
# TYPE Q1

ROOF AREA

26.30 m²

ROOF TERRACE AREA

33.15 m²



ROOF FLOOR

01	LIVING ROOM	3.05 X 3.30
02	BATHROOM	1.55 X 1.95



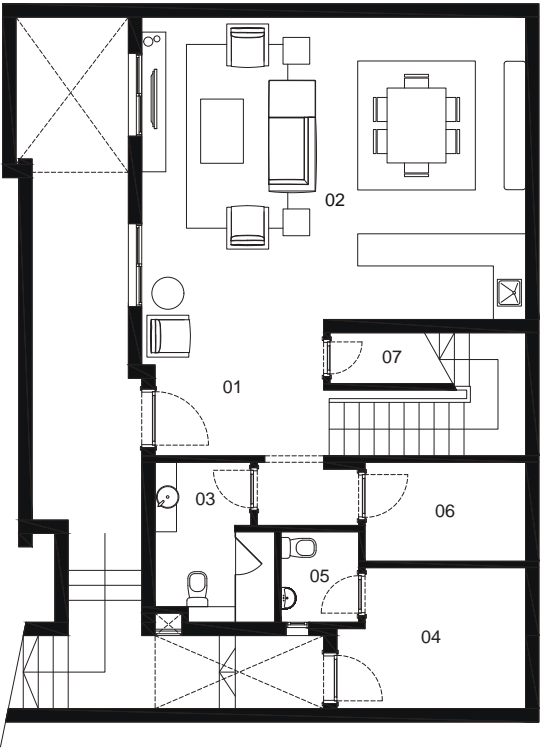
# TYPE Q1+B

## BASEMENT AREA

104.00 m<sup>2</sup>

### BASEMENT FLOOR

01	ENTRANCE LOBBY	2.55 X 3.40
02	LIVING/DINING	5.65 X 7.15
03	BATHROOM	3.00 X 2.25
04	JANITOR BEDROOM	2.65 X 3.55
05	JANITOR BATHROOM	1.70 X 1.45
06	LAUNDRY/DRYER	1.85 X 3.00
07	STORAGE	0.95 X 2.30



# TYPE Q1+B

## GROSS AREA

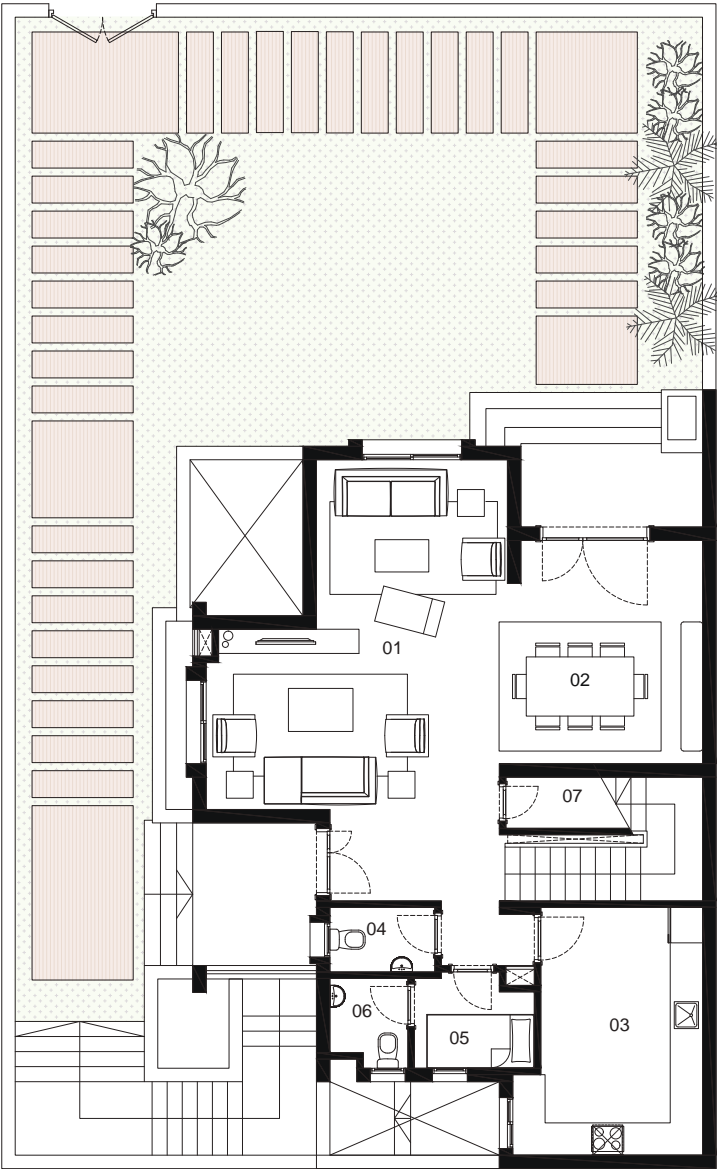
385.52 m<sup>2</sup>

## GROUND FLOOR AREA

110.00 m<sup>2</sup>

### GROUND FLOOR

01	RECEPTION/LIVING	6.50 X 5.60
02	DINING	4.15 X 3.75
03	KITCHEN	4.60 X 3.55
04	GUEST TOILET	1.20 X 1.95
05	MAID BEDROOM	1.80 X 2.25
06	MAID BATHROOM	1.65 X 1.40
07	STORAGE	0.95 X 2.30



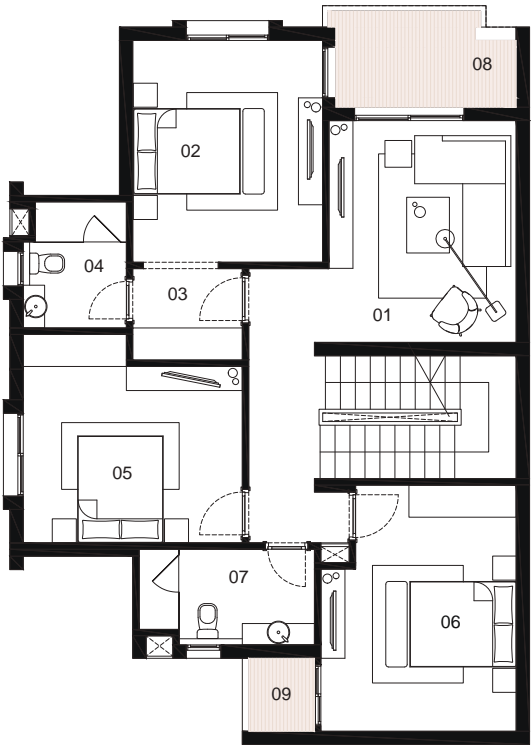
# TYPE Q1+B

## FIRST FLOOR AREA

113.00 m<sup>2</sup>

### FIRST FLOOR

01	LIVING	4.15 X 3.50
02	MASTER BEDROOM	4.15 X 3.50
03	DRESSING	1.70 X 2.05
04	MASTER BATHROOM	2.35 X 1.95
05	BEDROOM	3.90 X 4.10
06	BEDROOM	4.60 X 3.65
07	BATHROOM	1.80 X 3.30
08	TERRACE	1.80 X 3.35
09	TERRACE	1.35 X 1.25



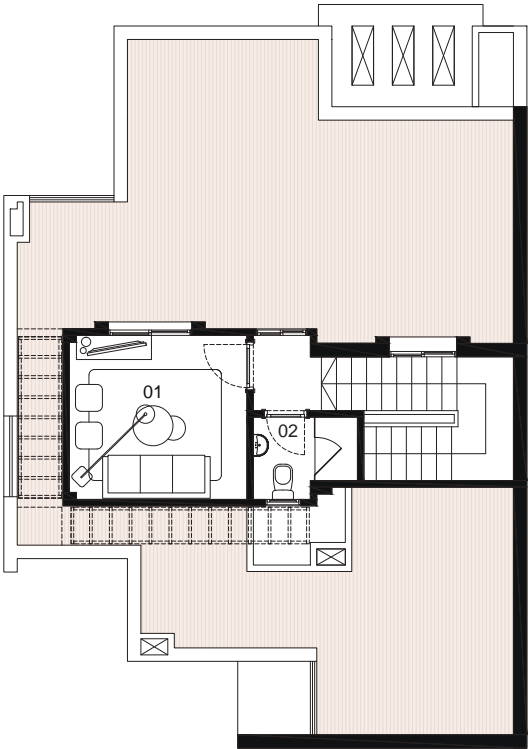
# TYPE Q1+B

## ROOF AREA

26.30 m<sup>2</sup>

## ROOF TERRACE AREA

32.22 m<sup>2</sup>



## ROOF FLOOR

01	LIVING	3.05 X 3.30
02	BATHROOM	1.55 X 1.95

# TYPE TWO MERGED - Q1

**GROSS AREA**

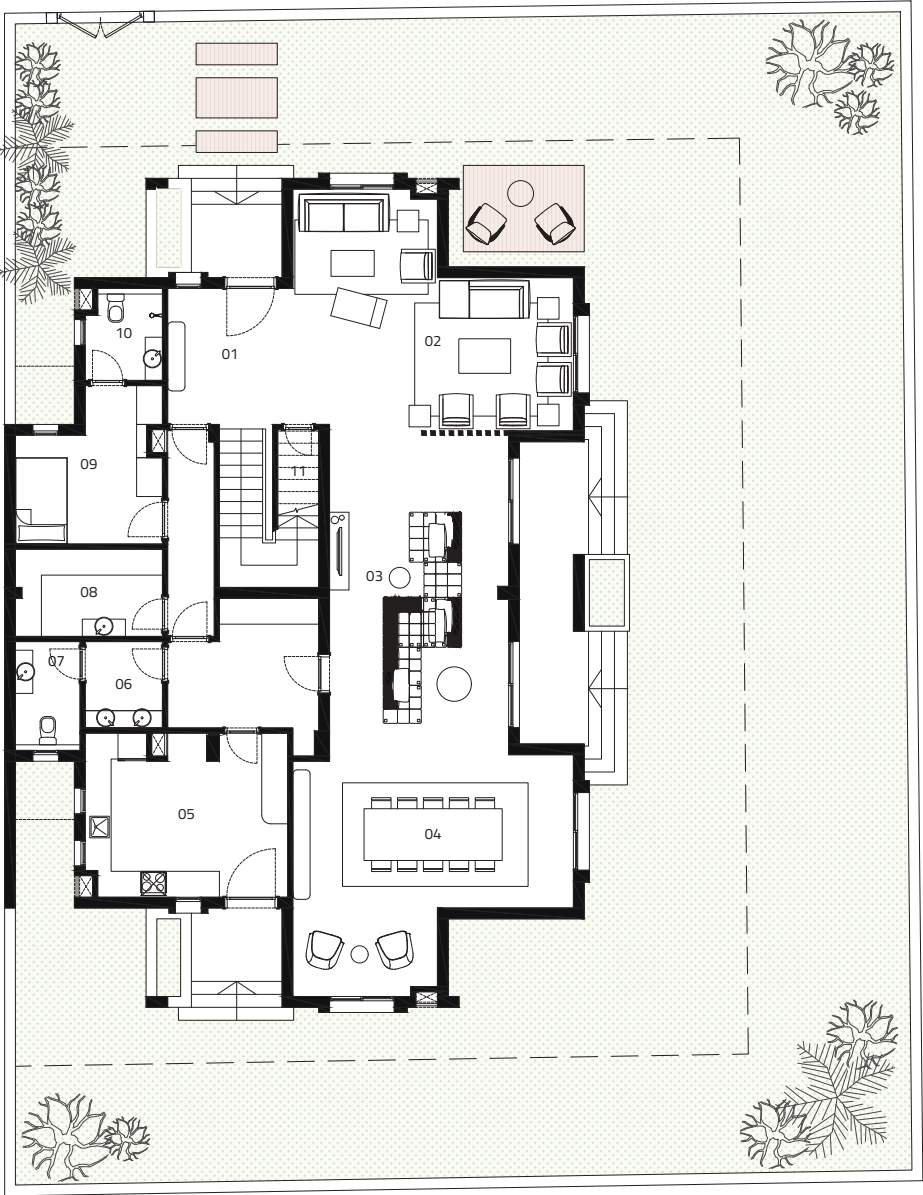
564.90 m<sup>2</sup>

**GROUND FLOOR AREA**

220.00 m<sup>2</sup>

**GROUND FLOOR**

01	ENTRANCE LOBBY	3.15 X 2.90
02	RECEPTION	5.60 X 6.50
03	RECEPTION/GALLERY	7.65 X 4.15
04	DINING	5.60 X 6.50
05	KITCHEN	3.80 X 4.70
06	WASH ROOM	2.00 X 1.80
07	GUEST TOILET	2.50 X 1.50
08	LAUNDRY	2.00 X 3.40
09	MAID BEDROOM	3.65 X 3.40
10	MAID BATHROOM	2.15 X 1.80
11	STORAGE	2.00 X 0.95



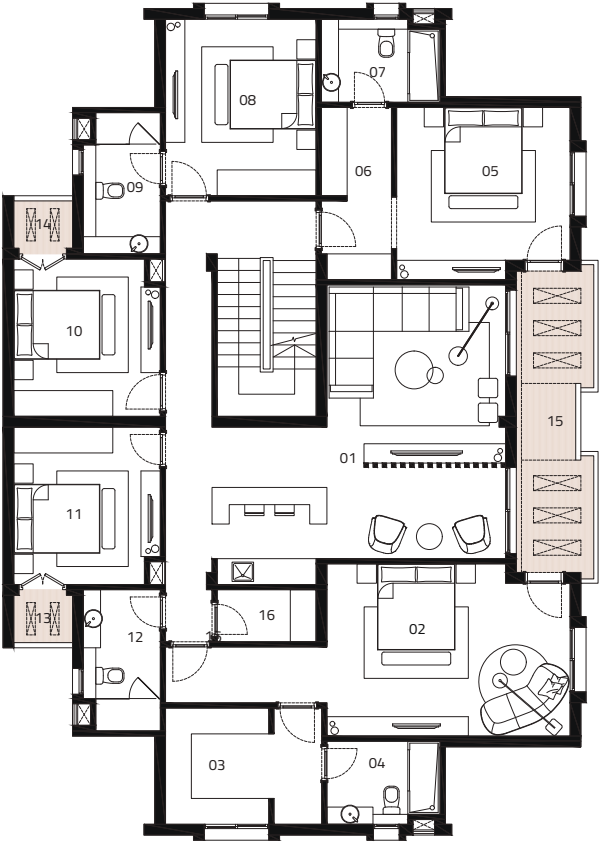
# TYPE TWO MERGED - Q1

## FIRST FLOOR AREA

226.00 m<sup>2</sup>

### FIRST FLOOR

01	LIVING	6.95 X 6.70
02	MASTER BEDROOM	4.00 X 5.65
03	DRESSING	2.70 X 2.40
04	MASTER BATHROOM	1.95 X 2.65
05	BEDROOM	4.00 X 4.05
06	DRESSING	4.00 X 1.65
07	BATHROOM	1.95 X 2.75
08	BEDROOM	4.10 X 3.50
09	BATHROOM	3.30 X 1.80
10	BEDROOM	3.65 X 3.40
11	BEDROOM	3.65 X 3.40
12	BATHROOM	3.30 X 1.80
13	TERRACE	1.10 X 1.35
14	TERRACE	1.10 X 1.35
15	TERRACE	7.30 X 1.80
16	LAUNDRY	1.20 X 2.30





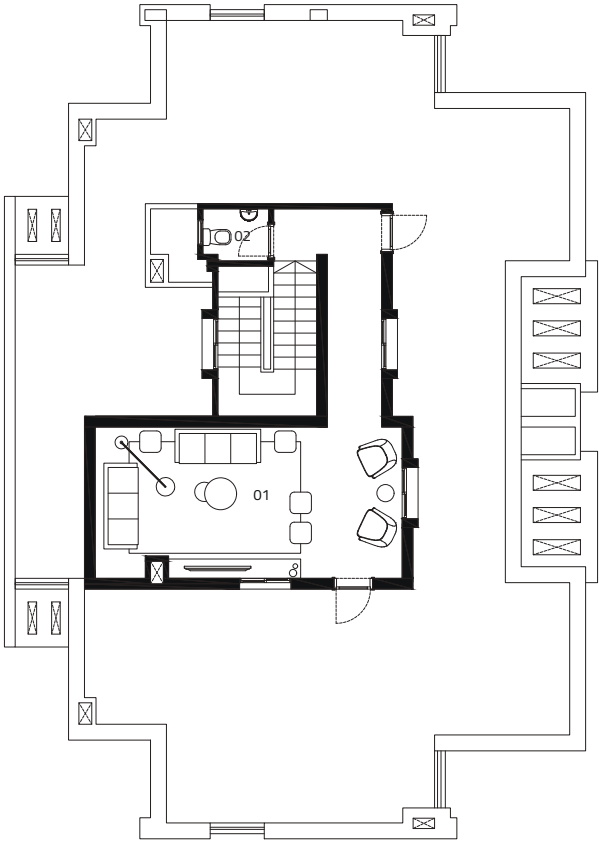
# TYPE TWO MERGED - Q1

**ROOF AREA**

52.60 m<sup>2</sup>

**ROOF TERRACE AREA**

66.30 m<sup>2</sup>



**ROOF FLOOR**

01	LIVING ROOM	3.55 X 7.15
02	TOILET	1.20 X 1.55

**16761**

[www.cairofestivalcity.com](http://www.cairofestivalcity.com)

CAIRO FESTIVAL CITY, THE RING ROAD, NEW CAIRO, EGYPT.  
P.O. BOX: 171-11835, TEL.: +202 2618 6000