

# ORIANA

## VILLAS



كايرو فستيفال سيتي  
*Cairo Festival City*



## Al-Futtaim

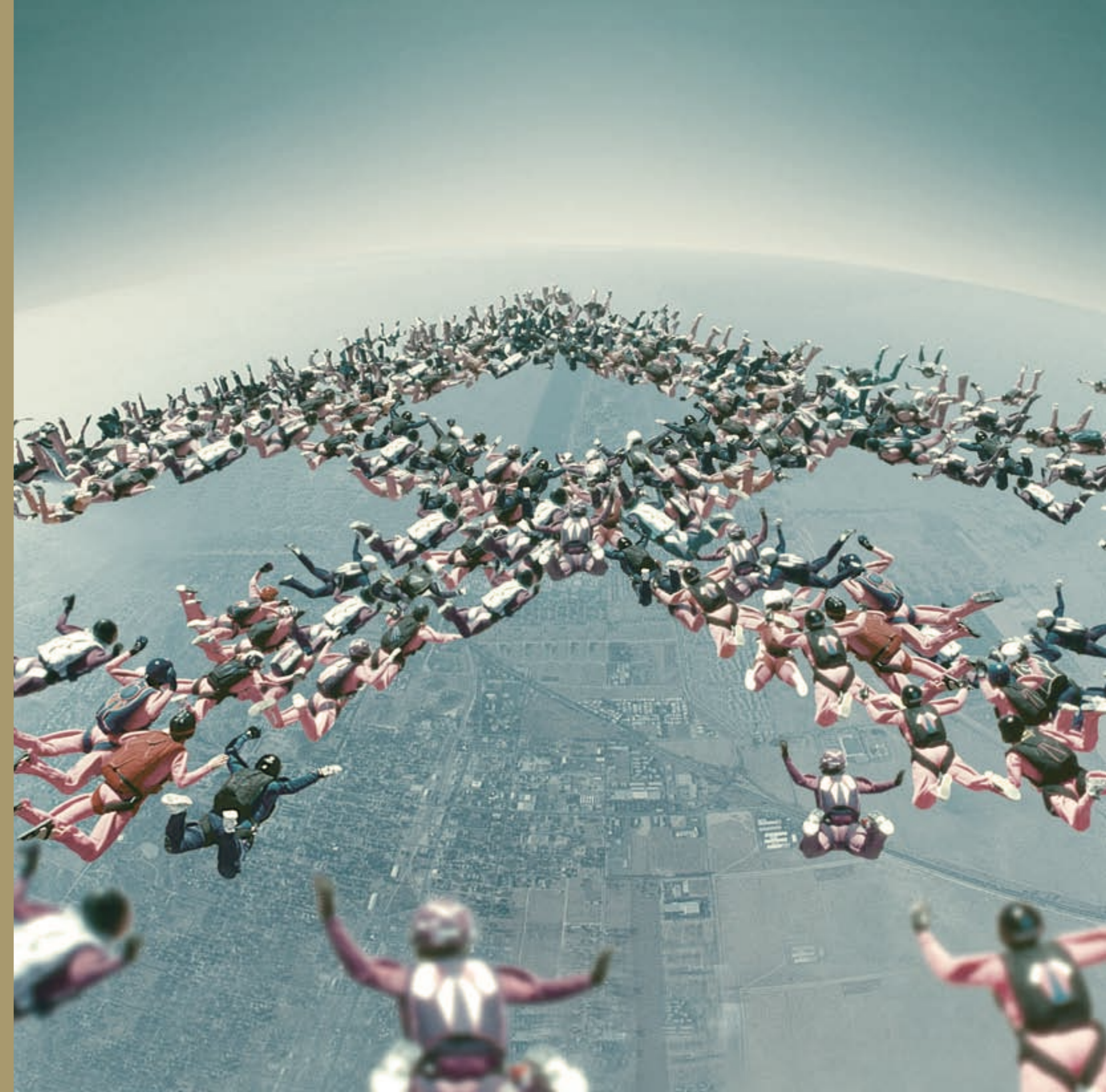
Established in the 1930s as a trading business, Al-Futtaim is one of the most progressive regional business houses headquartered in Dubai, United Arab of Emirates.

Al-Futtaim operates through more than 100 companies across industries as diverse as retail and wholesale trading, distribution, real estate development, leisure and hospitality, insurance and financial services.

The group has significantly expanded its business operations in recent years and has entered a number of new territories, increasing its footprint beyond the GCC and Greater Middle East to encompass South East and North Asia, Australasia and Europe.

Al-Futtaim Group Real Estate (AFGRE) is the real estate development and operations arm of Al-Futtaim. It is responsible for the origination, conception, development, procurement and construction of mega projects and the leasing and operation of these projects after completion.

The current flagship mixed-use urban communities under the Festival City brand are Dubai Festival City (5.2 million sq. m) and Cairo Festival City (3 million sq. m). Recently, a mega retail project, Doha Festival City, has been added to the group.



# Cairo Festival City

## The Mixed-use Urban Community

Spanning a land area of over 3 million sq. m (700 acres), Cairo Festival City is a visionary mixed-use urban community strategically located at the gateway to New Cairo city. Cairo Festival City sets new standards as Egypt's premier indoor-outdoor shopping, dining and entertainment destination, providing spectacular residential villas and luxurious apartments, as well as prime office spaces, together with internationally renowned hotels, international schools and automotive showrooms all set within a beautifully landscaped and tranquil environment.



## Strategic Location

### Access Your Life from Anywhere

Cairo Festival City is supremely located on the east side of Greater Cairo Ring Road near the districts of Maadi to the south and Heliopolis, Nasr City as well as Mokattam to the west and less than a 30-minute drive from downtown Cairo, making it easily accessible.



## Cairo Festival City Mall

### The Ultimate Shopping and Leisure Destination

At the heart of Cairo Festival City sits Cairo Festival City Mall, a super-regional shopping centre with 160,000 sq. m gross leasable area. Cairo Festival City Mall features over 300 shops and services including 95 restaurants and cafés anchored by a 10,750 sq. m hypermarket (Carrefour) and furniture flagship store IKEA with 32,000 sq. m of GLA, two department stores (Marks & Spencer and Debenhams), and a multi-screen Cineplex, all served by over 6,500 parking spaces.



# Business Districts

## Your Premier Business Address

The Business District at Cairo Festival City will comprise a Northern District & Southern District; both will accommodate more than 250,000 sq. m of premium office space, catering for more than 11,000 parking slots, in addition to state of the art business facilities.

The Southern Business District has been divided into several phases. The first phase has been operating since Q4 2012, including four buildings with an area of 40,000 sq. m. The second phase includes five buildings with an area of 50,000 sq. m. Both phases are overlooking the main Cairo Festival City Boulevard.

Located at the Northern end of Cairo Festival City mixed-use urban development, the Northern Business District complements the successfully launched Southern Business District.

The first phase of the Northern Business District; The Podium, presents Cairo Festival City's newly designed core & shell office space. With over 30,000 sq. m, the unique area will offer small and medium size business customizable and flexible layout of workspace in addition to adequate parking for residents and guests.

The intelligent manipulation of space will allow businesses to work in style. The Podium is designed with meticulous attention to details including restaurants, cafés, recreational and retail facilities available within the office premises allowing for a modern business lifestyle.



## Hotels

### A 5-Star Experience

Cairo Festival City sets new standards in business and hospitality. Integrated into Cairo Festival City Mall is a 400 room luxury hotel extending into attractive landscaped gardens to give a resort feel to the hotel. An extensive banqueting and conference component, a luxurious spa and a health club, garden restaurants and a rooftop restaurant will ensure guests have a variety of memorable experiences. On the opposite side of Cairo Festival City Mall will be a business hotel, focused on the needs of the business traveller. The hotel will be situated close to the Southern Business District and fully equipped with leading edge technology, meeting and conference facilities.



# Festival Living Apartments

## Live in the Heart of the City

Festival Living apartments are located at the north-western side of Cairo Festival City, near the retail shopping centre, Cairo Festival City Mall, and the villas gated area; Oriana. Festival Living gated residential development is composed of mid-rise apartment buildings, sold fully finished and air conditioned. It emphasises on the quality of public domains and the abundance of the natural green environment while accentuating the concept of creating intimate neighborhood communities comprised small groups of apartments that share communal green spaces.







## Mall Restaurants

Cairo Festival City Mall offers a 15,000 sq. m outdoor entertainment hub that provides lifestyle, shopping, entertainment and dining facilities. Beautifully set amongst the courtyards of Mall Restaurants is an open-air terraced area that captures views of the amphitheatre and the highly anticipated dancing fountain. Combined across two levels is an exciting selection of 50 restaurants and cafés in addition to a number of retail line shops on its promenade.



## Dancing Fountain

Cairo Festival City's spectacular dancing fountain is an attractive landmark comprising water jets and shooters that provide extravagant performance of water, music and light for an unforgettable amusement.



## Amphitheatre

Cairo Festival City Mall unleashes creativity and talent through its impressive amphitheatre, which accommodates up to 1,200 guests in an open air surrounding. Audiences will enjoy home talents and live performances that inspire and renew the soul.



## Schools

Cairo Festival City hosts the American International School (AIS), which provides a comprehensive and challenging education. AIS aims to inspire students to become junior professionals, equipped to positively contribute to a diverse and changing world.



## KidZania

Cairo Festival City presents, for the first time in Africa, KidZania the unique edutainment concept. The indoor theme park is a city built to scale for children that allows kids role-play by mimicking traditionally adult activities.



## Automotive Park

Cairo Festival City hosts Honda & Toyota showrooms and service centres within the Automotive Park boundary comprising over 12,000 sq. m of dedicated automotive showroom space.

ORIANA  
VILLAS

# Oriana Villas

## Living a Life of Luxury

Oriana is a residential gated community within Cairo Festival City that comprises 500 luxurious villas ranging in sizes and designs. Oriana is characterized by its close proximity to the city's attractions and facilities: Cairo Festival City Mall, KidZania - a new edutainment concept for the first time in Africa – in addition to the American International School (AIS) and the Automotive Park.

Combining lifestyle and landscape, the multiple parks, gardens, walkways and plazas bring together the residents to enhance and foster gatherings for families and friends as an addition to Cairo Festival City's conveniences. A truly distinctive lifestyle experience where meticulous attention to detail is obvious and where all elements of the project are seamlessly interconnected.





**Modern**



Villa Type | **W1**



Villa Type | **V1**



Villa Type | **V2**



Villa Type | **V3**





Contemporary





Villa Type | **A**



Villa Type | **B**



Villa Type | **C**



Villa Type | **D**



Villa Type | **E**



Villa Type | **F**





Classic



Villa Type | **T1N - T2N - T3N**



## Oriana Amenities

### The Good Life Just Got Better

Project amenities include a clubhouse with a swimming pool in addition to a lounge, gym and tennis courts, as well as a suitable recreation spaces and children playground.

A state-of-the-art, centralised customer contact centre, ran by city management will offer residents a 24/7 service to ensure that Oriana is maintained and operated at the highest standard.



**Al-Futtaim**  **الفطيم**

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