



Club Yard

A P A R T M E N T S

O WEST



by ORASCOM
DEVELOPMENT



**ORASCOM
DEVELOPMENT**

*Life as it
should be*

Developing towns since 1989, Orascom Development Holding has been delivering on its unrelenting vision of creating sustainable leisure and residential towns. As an established global developer with substantial, delivered results, Orascom Development has a pipeline of prevailing projects in 3 continents and 7 countries.

WELCOME TO O WEST

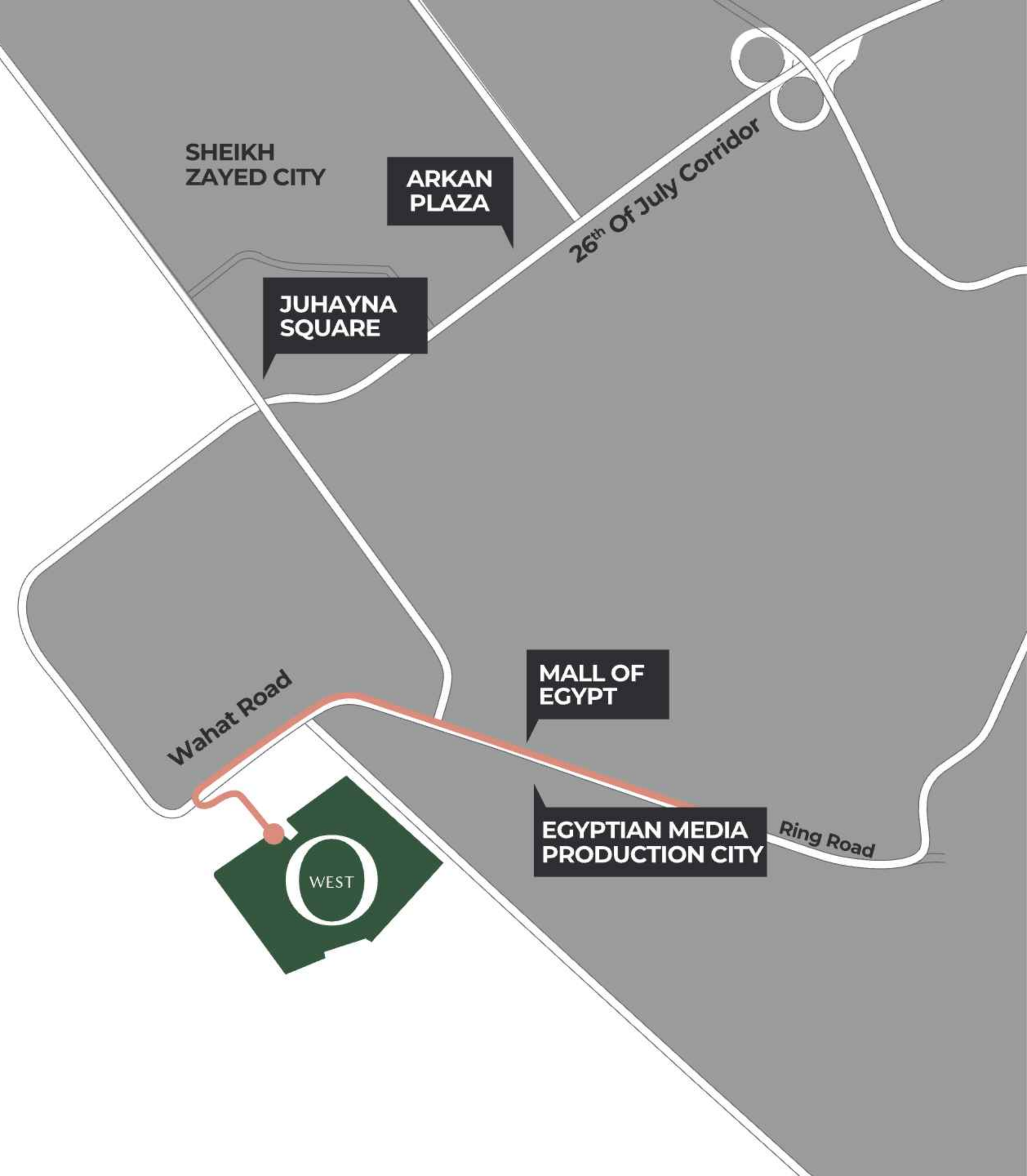
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports and social club to common spaces, this place offers an experience you can taste, touch, smell, hear, see and, more importantly, feel. It is constantly evolving and changing, adapting and growing. Like an ecosystem, everything within O West is intelligently and harmoniously designed to offer a true wholesome town experience.

Imagine living in that place where everything has a story to tell. An origin that is so distinctive and very special. O West is opening its door to make you delve into the little details. Experience life, as it should be... because life, is in the details.

LOCATION

The centrally located focal point of 6th of October, O West is easily accessible due to its proximity to main roads and highways.

- **Entrance directly from Wahat Road**
- 3 minutes from Mall of Egypt
- 3 minutes from Dahshour Road
- 5 minutes from Juhayna Square
- 7 minutes from Arkan Plaza
- 7 minutes from Ring Road
- 10 minutes from Mehwar



An aerial photograph of a park featuring a central circular garden with four quadrants, each containing a different plant design. The garden is surrounded by a paved path and lush green trees. A large, semi-transparent orange circle is centered over the garden, containing the text "Our PARTNERS".

Our
PARTNERS

MASTERPLAN



O West is set over an area of 1,007 acres and designed by HOK, one of the world's largest, most renowned and highly acclaimed architectural design firms. Founded in 1955 in St Louis, Missouri, HOK is responsible for a multitude of prestigious projects including the NASA Space Museum (Washington DC, USA), Apple Inc's Research & Development Campus (Cupertino, California, USA) and the Tokyo Telecom Center (Tokyo, Japan).

HOK's vision for O West's masterplan provides balanced and unique neighborhoods meticulously conceptualized into the fabric of the natural attributes of the site. Through the use of "Green Fingers", meandering green spaces that span the development, the outdoor spaces and picturesque views facilitate the core vision of social interaction in a community-focused urban environment. The O West site boasts incredible natural topography that facilitates the integration of a civic spine along the direction of the prevailing winds to provide natural cooling. This "high street" is a pedestrian-friendly access from the North to the South of the project. A journey by bicycle or on foot through the phases of O West will be a safe, accessible and enjoyable experience in a breathtaking urban environment.



O WEST Masterplan

NEIGHBOURHOODS

- 1 *whyt*
- 2 TULWA
- 3 HILLSIDE
- 4 **Club**
RESIDENCES
- 5 **Club Yard**
APARTMENTS
- 6 *SV*
SPRINGVALLEY
VILLAS

SCHOOLS

- 7 KENT COLLEGE WEST CAIRO
- 8 BRITISH COLOMBIA CANADIAN
INTERNATIONAL SCHOOL (BCCIS)
- 9 SAXONY INTERNATIONAL SCHOOL (SIS)
- 10 NERMEN ISMAIL SCHOOLS (NIS)

FACILITIES

- 11 O BUSINESS DISTRICT (OBD)
- 12 RETAIL
- 13 SOCIAL & SPORTS CLUB
- 14 HOSPITAL





LANDSCAPE



O West's landscaping is designed by EDSA, a world leader in the field with a core competency of creating passionate, distinctive, innovative and captivating environments. Headquartered in Florida, EDSA was founded in 1960 and has a global portfolio of over 500 projects spanning 100 countries including the Dubai Opera House, the PepsiCo World Headquarters in New York and the award-winning Four Seasons Resort Orlando at Walt Disney World, Florida.

EDSA's enduring appeal is vividly illustrated by their evergreen landscaping concept, creating meandering trails that engage pedestrians and establish a spontaneous relationship between residents and the open spaces, strengthening community interaction and celebrating the outdoors through an interconnected network of walking and cycling paths, enclosed by meticulously handpicked greenery.

ARCHITECTURE

The design and aesthetics of O West are tailored to capture the essence of a modern dynamic community. The elegant contemporary architecture, designed by local and international architects Ayman Arafa Designs, EKRAVD, Nara Studios, Schaduf, Design international and Lab59 Architects, bridges O West's sustainable principles with functional construction. With its innovative design, lavish high-ceilings, large and inviting spaces and the finest selection of materials and equipment, every nuance has been considered without compromise. O West's residences promise a very personalized, efficient, elegant and trendy way of living.

Ayman Arafa Designs is an award-winning architectural practice which has completed over 50 projects of various scales. EKRAVD is a Cairo-based multi-disciplinary design studio with a portfolio of successful local and international projects. NARA Studios, one of Egypt's first visualization companies, has submitted over 100 projects both locally and internationally. Schaduf specializes in vertical gardens or green walls', and provides inspired green solutions that elevate the quality of life through social and environmental change.



WELCOME TO A VIBRANT *Lifestyle!*

Welcome to Club Yard Apartments, in the pulsing vibrant heart of O West. This one-of-a-kind neighborhood is set to be a thriving cosmopolitan area featuring an array of activities to cater to every member of your family. Here you can escape to the great outdoors with abundant parks, playgrounds and uninterrupted views of the sprawling greens and water features. Amid the green landscapes find plenty of opportunity to spend time relaxing and recharging with friends and family. Club Yard Apartments neighborhood aims to bring a lively, vibrant and exceptional community experience for its residents.



APARTMENTS OVERLOOKING
AN IMPECCABLE
Social Park



Perfectly named, Club Yard has a variety of apartment offerings, with the façades overlooking a picturesque social park to one of the biggest sports and social club in the West, that you can wake up to every morning. It promises a unique social park setting that is at a walkable distance, providing differentiated lifestyle and lavish features and services amidst the residential neighborhood, all interconnected to create one large lively community.



Find
LIFE

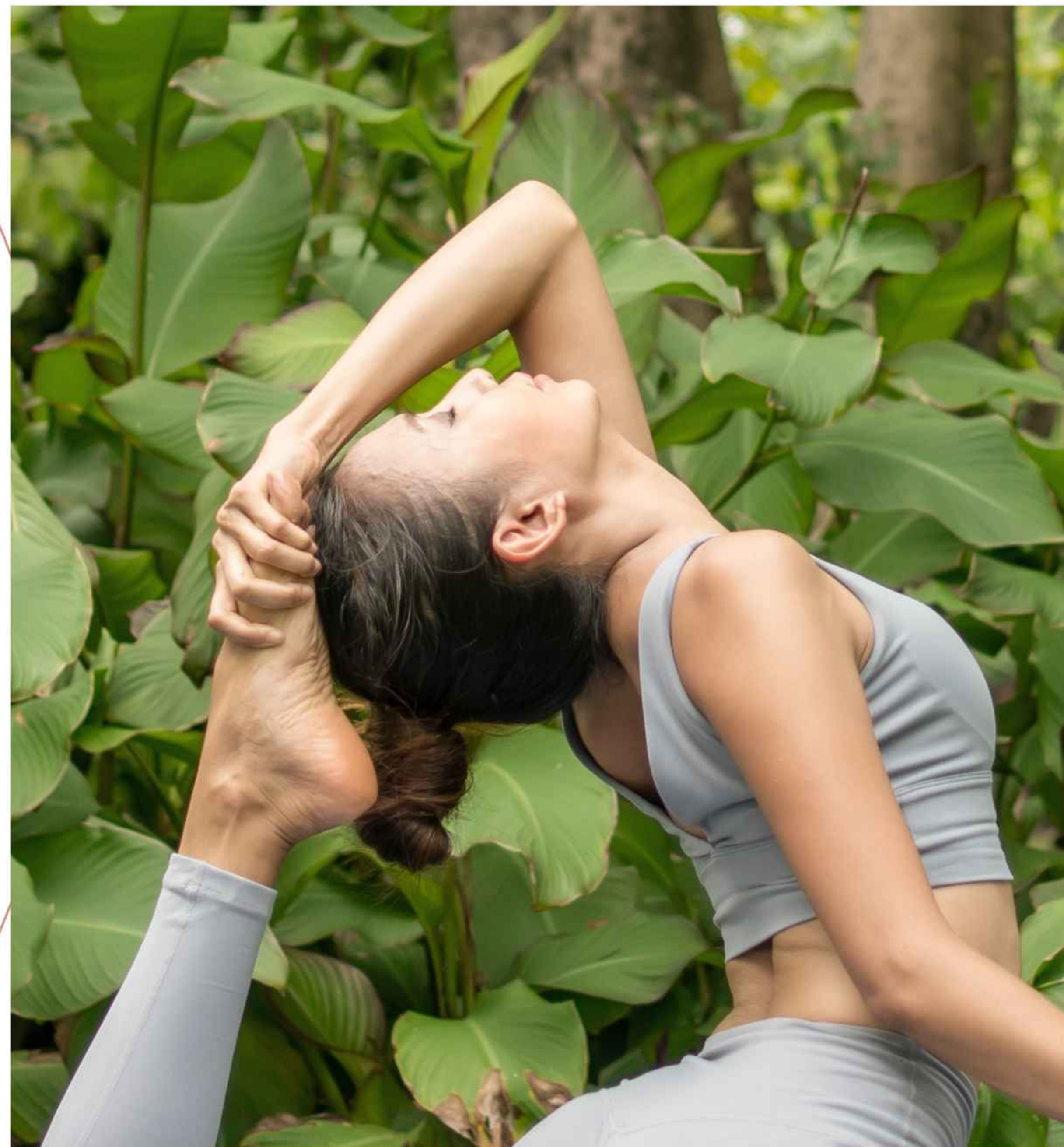
EXPERIENCE ADVENTURE AT EVERY CORNER

It is a place alive with activity and thriving with variety. It is where kids make memories and grownups have the time of their lives. Parents will be able to unwind while their children live it up in creative outdoor spaces, fostering inspiration and bursting with vigor. Whether having an outdoorsy barbeque with the boys on Friday or setting up play dates at the kids' area in the biggest club that is just steps away from you and from your kids, there's always something for someone around the block.

Find
PEACE

RELAX AND UNWIND

Club Yard Apartments redefines everything we've come to know about urban living in the heart of nature. With luscious Green Fingers connecting the whole neighborhood with a jogging pathway that nurtures both outdoor activities area and play areas for your little ones to play. In addition to many unique F&B services along the way that are within walkable distance from the biggest social and sports club, O Business District and many more amenities. This is where different lifestyles and generations, converge in harmony.



Find
CONVENIENCE

SHOP YOUR WAY



The community center is steps away, filled to the brim with a variety of facilities to cater to your daily needs and is a step away. Designed to be at a walkable distance with an array of amenities such as a convenience store, beauty salon, pharmacy, bakery and a laundry that guarantee your needs are met with the highest standards.

Club Yard Apartments: An exceptional living experience in the pulsing vibrant heart of O West, with an array of services and facilities solely dedicated to every member of your family.

CLUB YARD *Hotspots*



O WEST CLUB

1

MINUTE



O BUSINESS DISTRICT

1.5

MINUTES



HOSPITAL

2

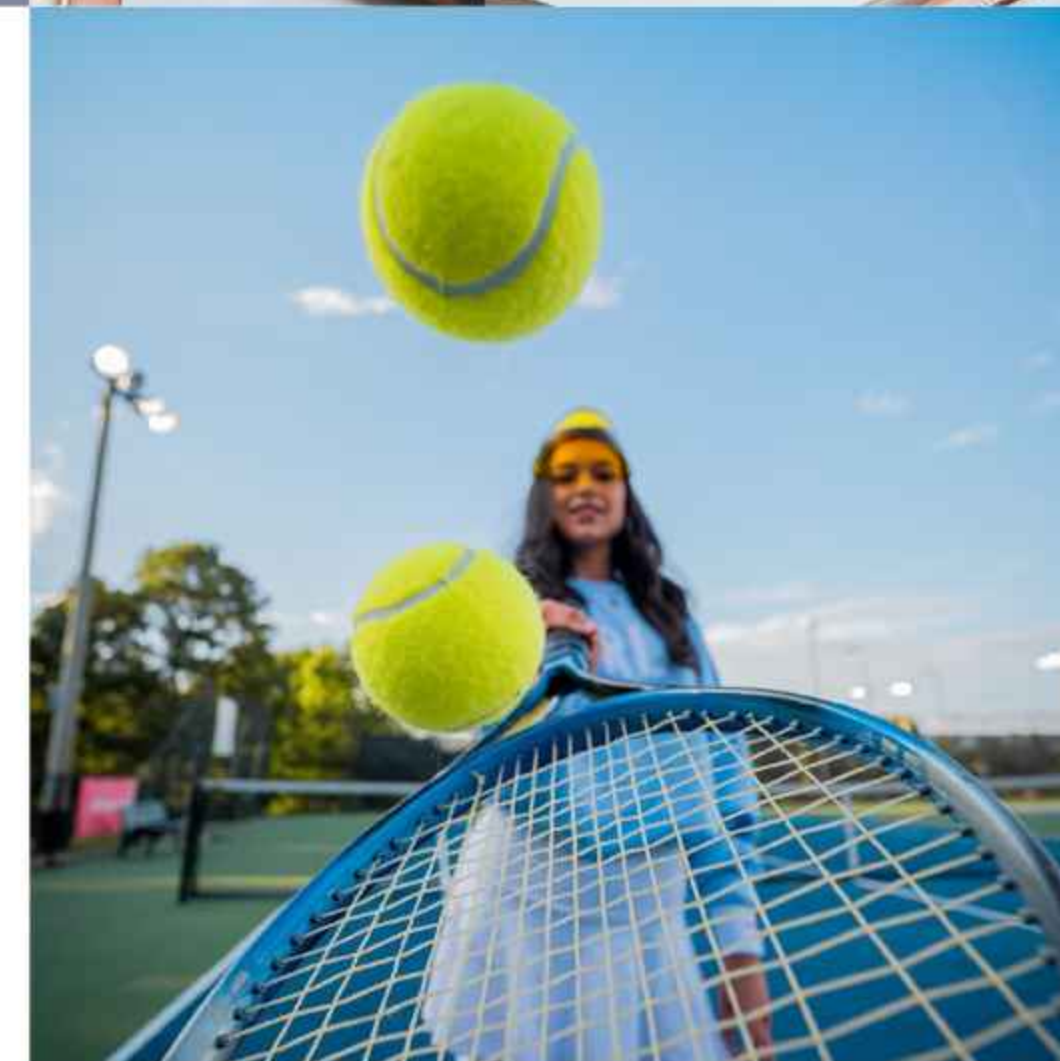
MINUTES



EDUCATIONAL HUB

3

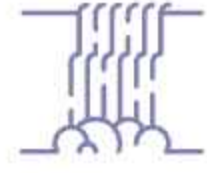
MINUTES



ACTIVITIES FOR *everyday*



Walking and Biking lanes
for your breezy stroll



Water features for
you to unwind



Lake Cafés for that
noon snack



Play areas for your
kids



Convenience store for
your everyday needs



Fresh Bakery for that on
the go breakfast



Beauty salon where
you can treat yourself



Pharmacy, available 24/7
for that midnight
emergency



Lush green parks made
for that Friday BBQ



Striking social park
sights for that peaceful
morning view



Easily accessible social &
sports club, for that morning
catch-up or evening workout

The
NEIGHBORHOOD

An aerial photograph of a modern park. A winding water feature flows through the center, bordered by a light-colored paved walkway. To the right of the water is a vibrant red running path with a white bicycle symbol. The park is filled with lush green trees and bushes, and several people are seen walking and cycling. A large, semi-transparent red circle is overlaid on the right side of the image.

THE SPOT *to be*

Get a new sense of connection to your home at Club Yard. We are introducing a selection of apartments that match your taste for elegance and diversity, overlooking impeccable views. All surrounding an extensive promenade that is guaranteed to uplift your lifestyle and living experience.

















CLUB YARD

With Amenities

- 1 F&B Outlet
- 2 Bicycle Track
- 3 Jogging Track
- 4 Gathering / BBQ Area
- 5 Green Finger
- Entrances

FUTURE EXTENSION



CLUB YARD *Phase Plan*

	TYPE A	STANDARD
	TYPE A	MIRRORED
	TYPE B	STANDARD
	TYPE B	MIRRORED
	TYPE C	STANDARD
	TYPE C	MIRRORED
	TYPE D	STANDARD
	TYPE D	MIRRORED

 FUTURE EXTENSION

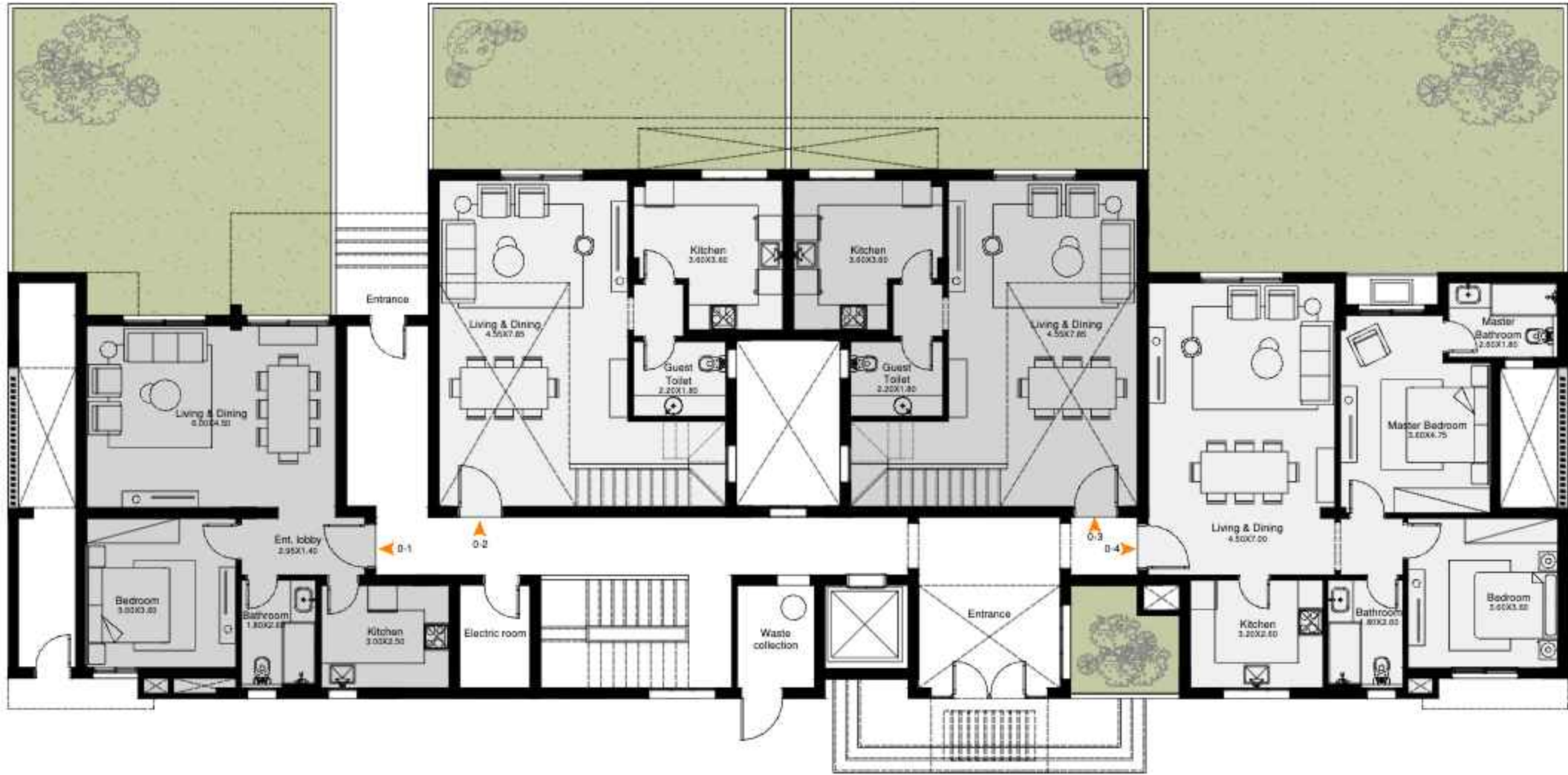


An aerial photograph of a large, circular green lawn. A light-colored concrete path forms a wide circular border around the lawn. In the center of the lawn is a smaller, solid red circle. Overlaid on this red circle is the text "Our APARTMENTS". The word "Our" is in a white script font, and "APARTMENTS" is in a white, bold, sans-serif font. There are some small trees and bushes along the left edge of the lawn, and a few tiny figures of people can be seen on the grass.

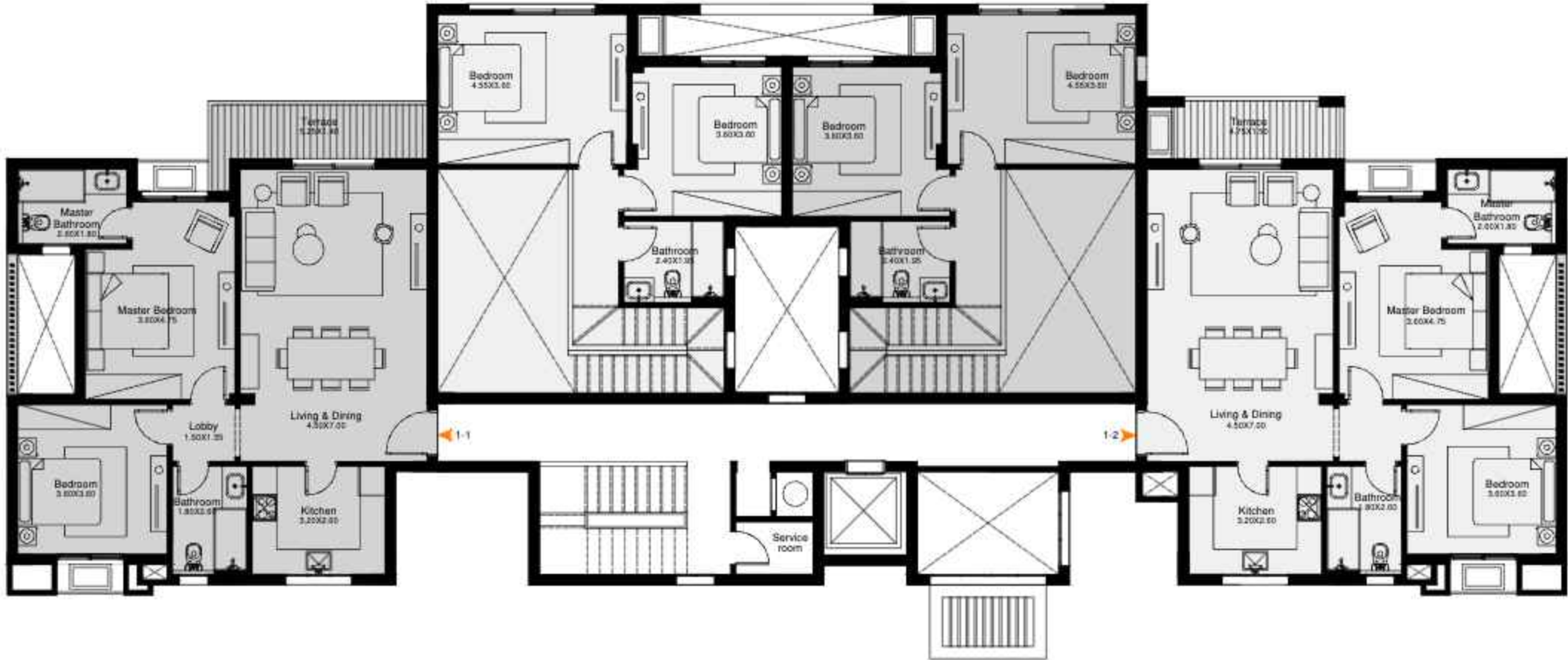
Our
APARTMENTS

TYPE A
STANDARD

Floor	Type	Unit	Gross Area
GROUND FLOOR	1BR	0-1	79
	2BR LOFT	0-2	153
	2BR LOFT	0-3	153
	2BR	0-4	117
FIRST FLOOR	2BR	1-1	117
	2BR	1-2	117



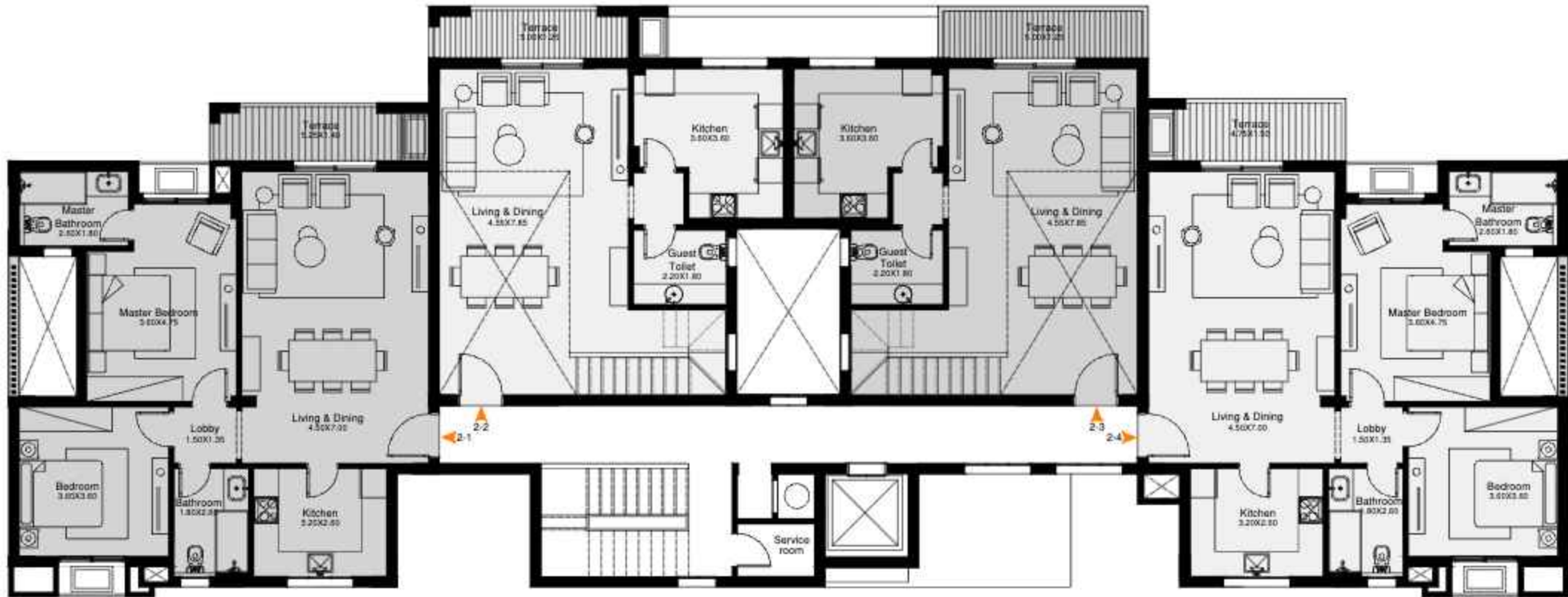
GROUND FLOOR



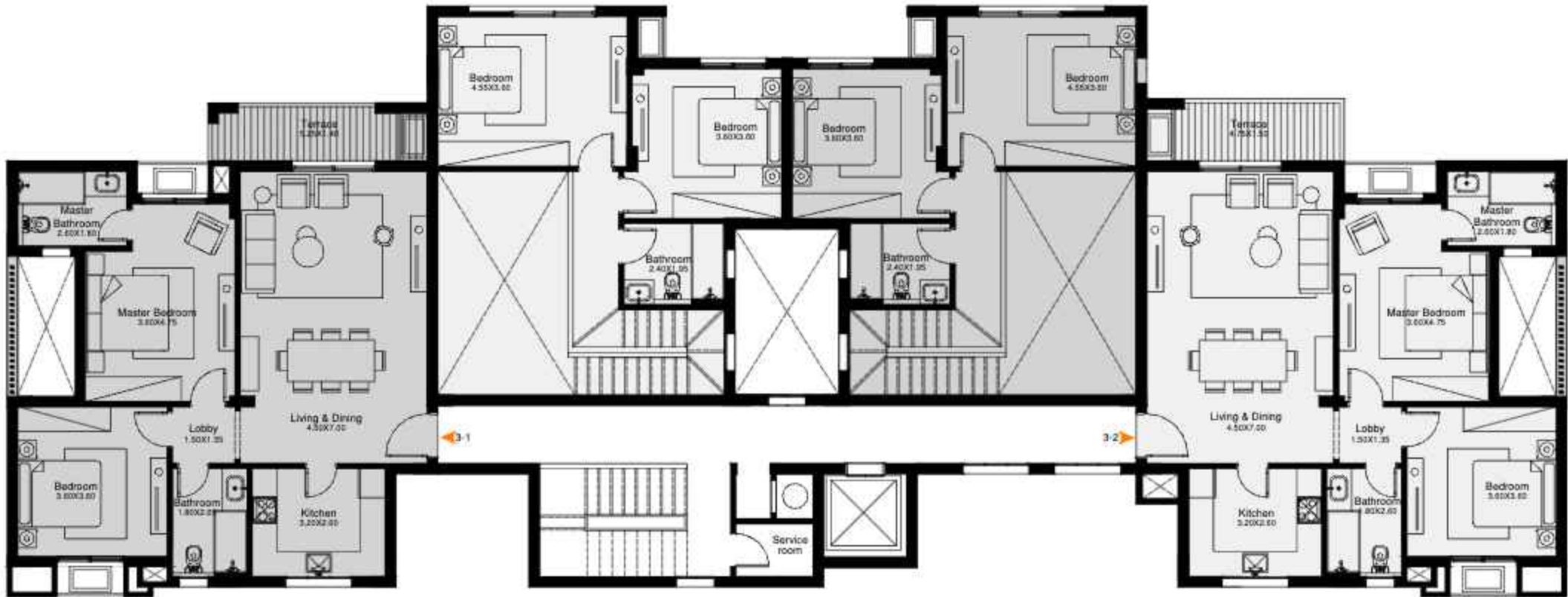
FIRST FLOOR

TYPE A
STANDARD

Floor	Type	Unit	Gross Area
SECOND FLOOR	2BR	2-1	117
	2BR LOFT	2-2	153
	2BR LOFT	2-3	153
	2BR	2-4	117
THIRD FLOOR	2BR	3-1	117
	2BR	3-2	117



SECOND FLOOR



THIRD FLOOR

TYPE A
STANDARD

Floor	Type	Unit	Gross Area
FOURTH FLOOR	2BR	4-1	117
	2BR LOFT	4-2	153
	1BR	4-3	81
	2BR	4-4	117
FIFTH FLOOR	2BR PENTHOUSE	5-1	107
	4BR PENTHOUSE	5-2	200



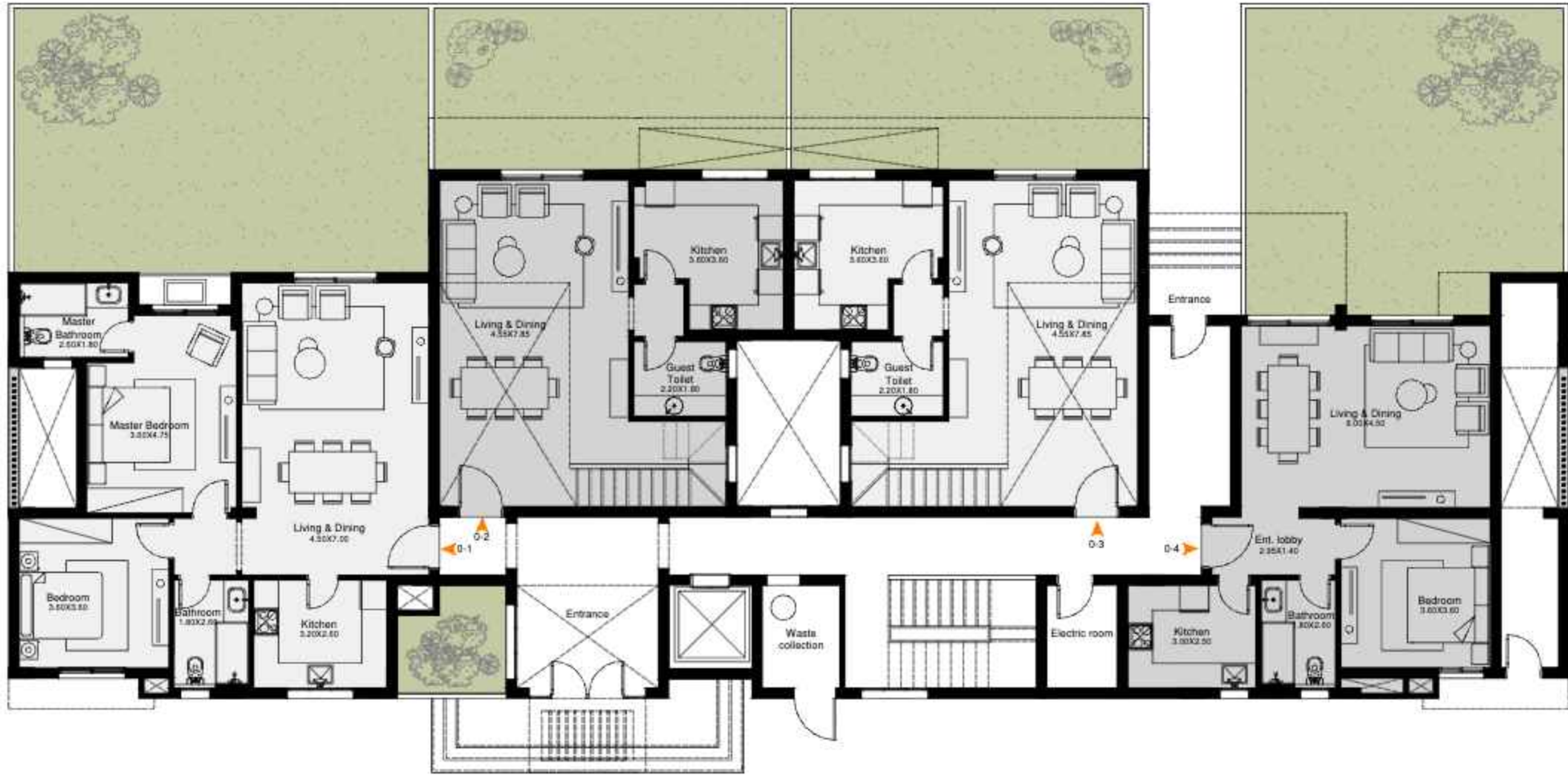
FOURTH FLOOR



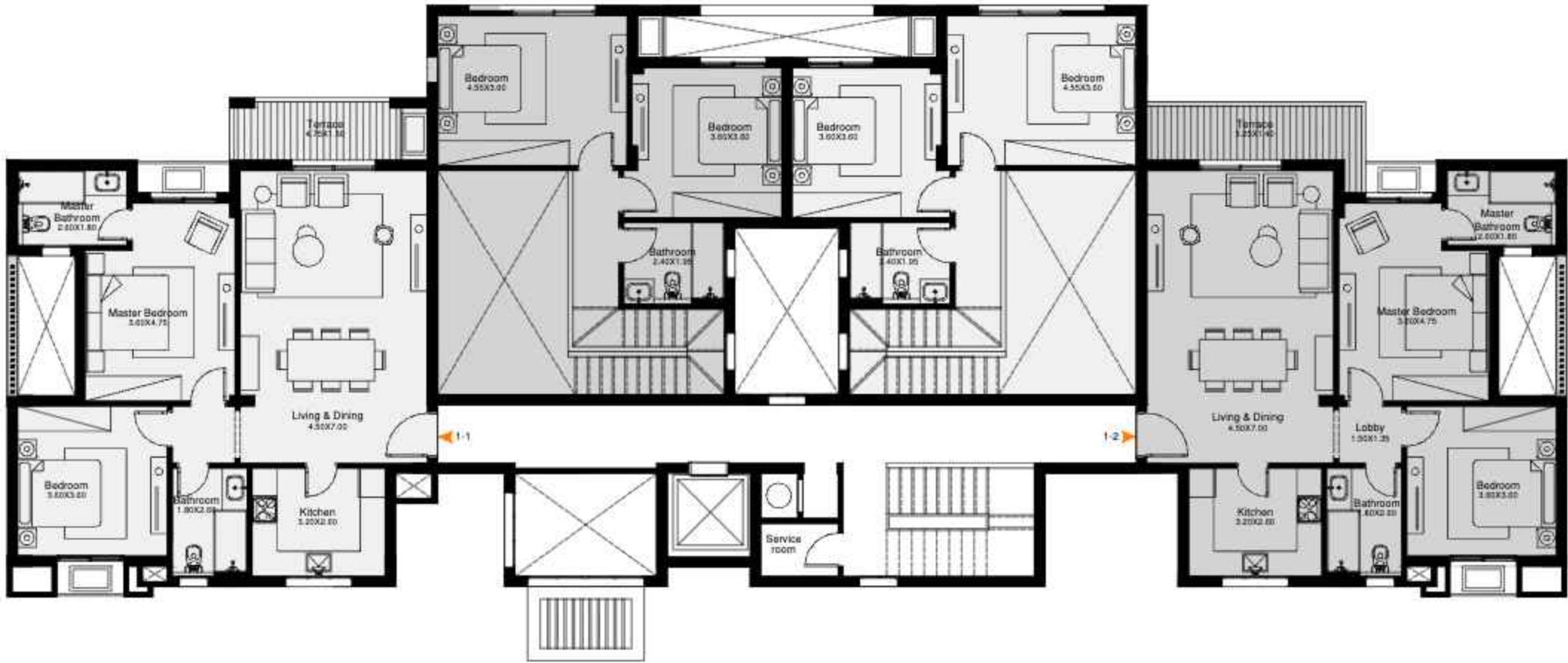
FIFTH FLOOR

TYPE A
MIRRORED

Floor	Type	Unit	Gross Area
GROUND FLOOR	2BR	0-1	117
	2BR LOFT	0-2	153
	2BR LOFT	0-3	153
	1BR	0-4	79
FIRST FLOOR	2BR	1-1	117
	2BR	1-2	117



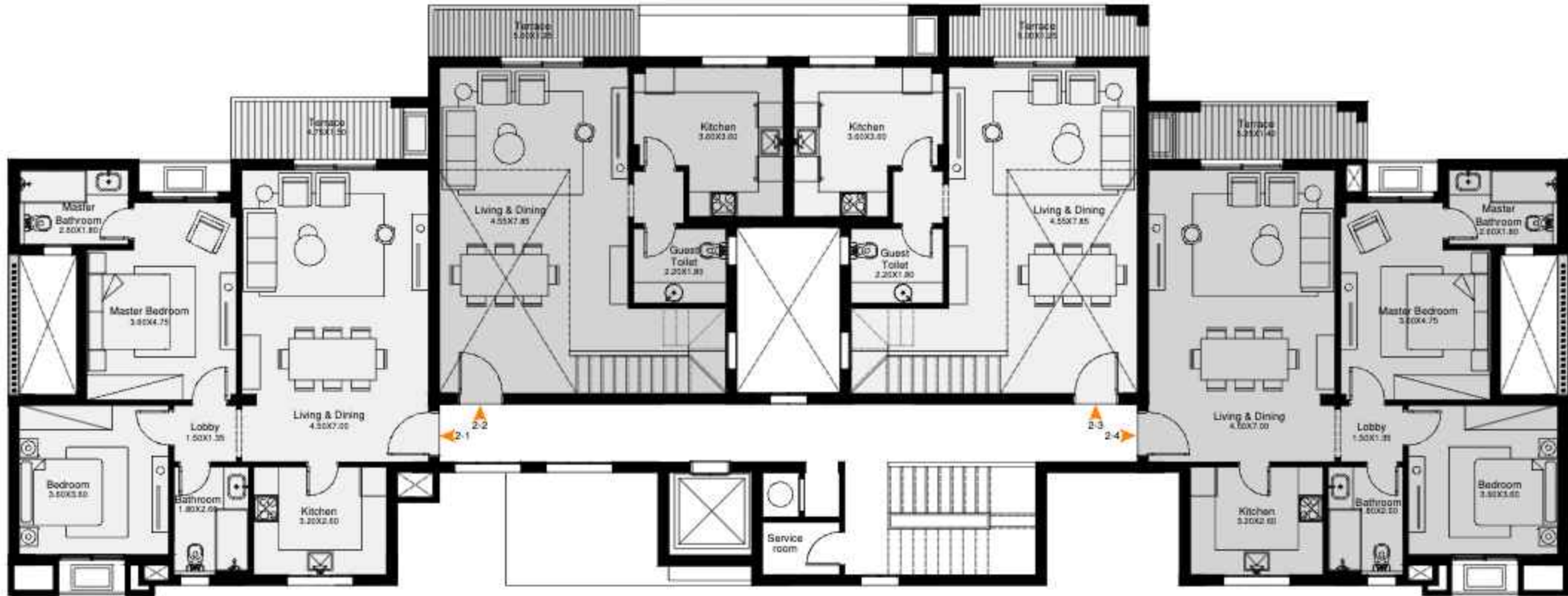
GROUND FLOOR



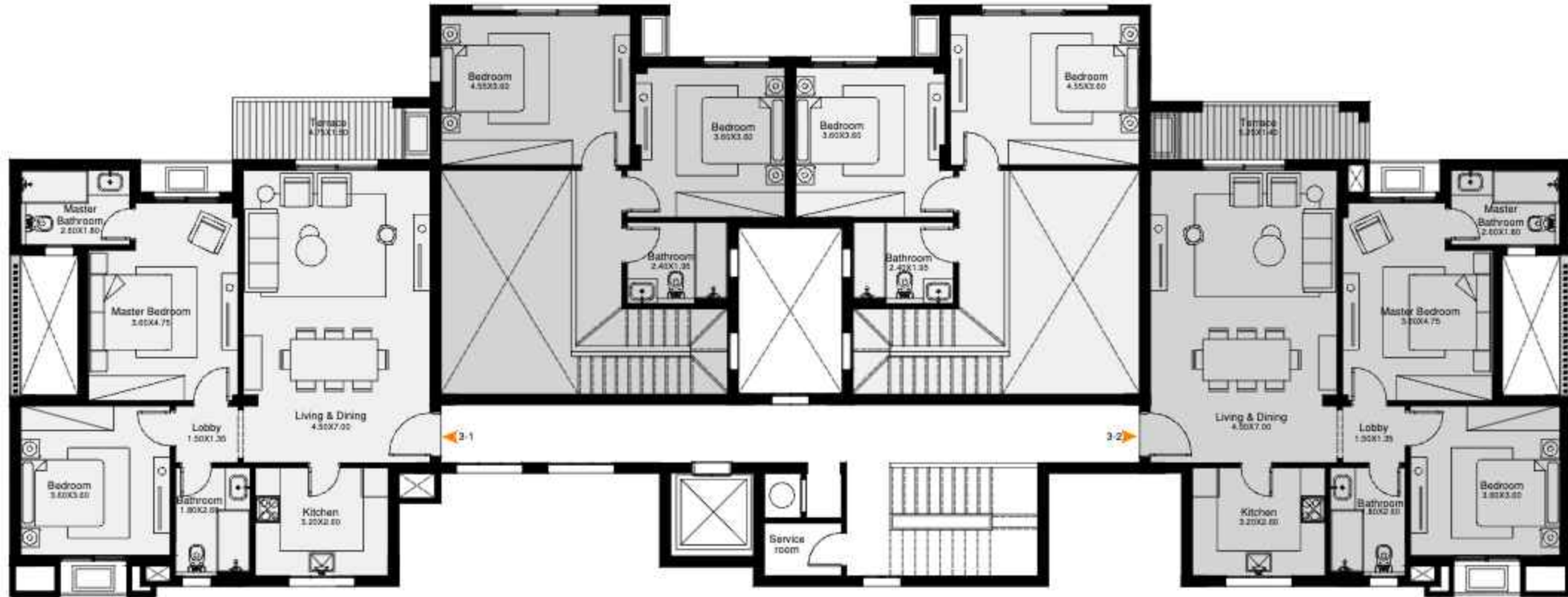
FIRST FLOOR

TYPE A
MIRRORED

Floor	Type	Unit	Gross Area
SECOND FLOOR	2BR	2-1	117
	2BR LOFT	2-2	153
	2BR LOFT	2-3	153
	2BR	2-4	117
THIRD FLOOR	2BR	3-1	117
	2BR	3-2	117



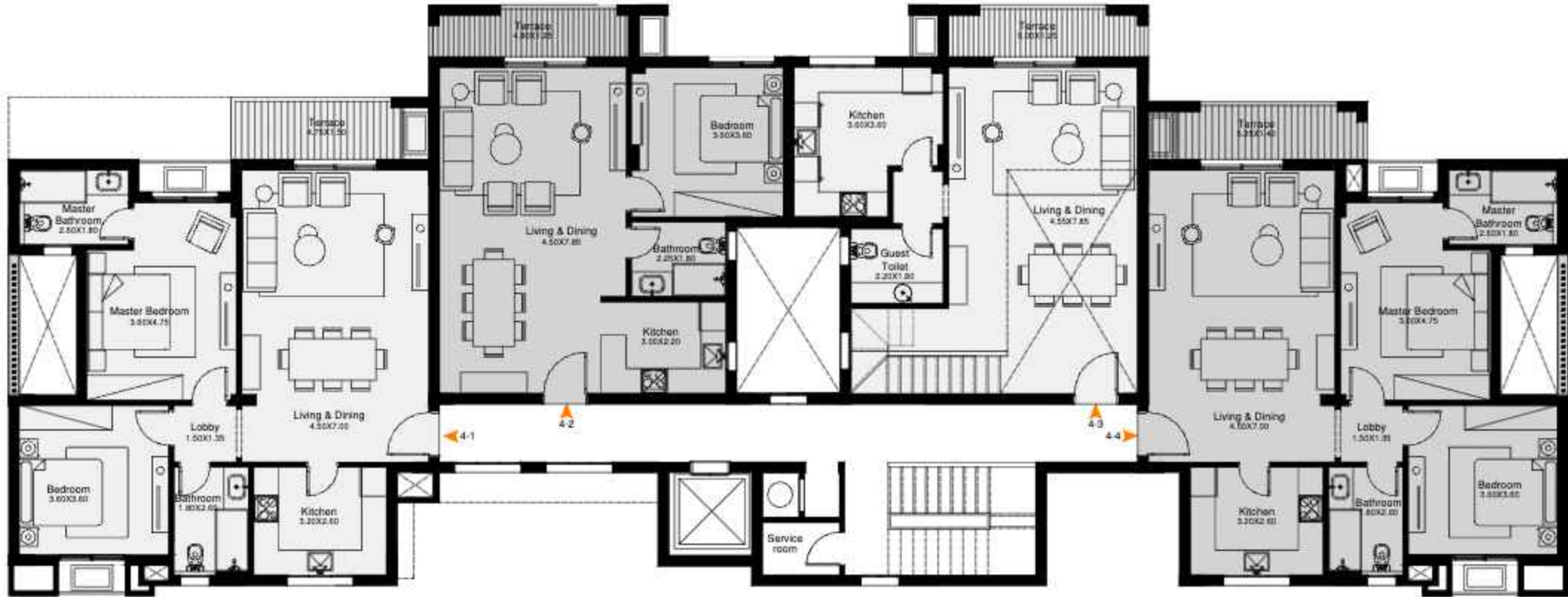
SECOND FLOOR



THIRD FLOOR

TYPE A
MIRRORED

Floor	Type	Unit	Gross Area
FOURTH FLOOR	2BR	4-1	117
	1BR	4-2	81
	2BR LOFT	4-3	153
	2BR	4-4	117
FIFTH FLOOR	4BR PENTHOUSE	5-1	200
	2BR PENTHOUSE	5-2	107



FOURTH FLOOR



FIFTH FLOOR

TYPE B
STANDARD

Floor	Type	Unit	Gross Area
GROUND FLOOR	3BR	0-1	154
	2BR	0-2	113
	3BR+N	0-3	179
FIRST FLOOR	3BR	1-1	156
	1BR	1-2	77
	1BR	1-3	77
	3BR	1-4	149



GROUND FLOOR



FIRST FLOOR

TYPE B
STANDARD

Floor	Type	Unit	Gross Area
SECOND FLOOR	3BR	2-1	158
	2BR	2-2	121
	4BR+N	2-3	214
THIRD FLOOR	3BR	3-1	149
	3BR	3-2	155
	3BR+N	3-3	180



SECOND FLOOR



THIRD FLOOR

TYPE B
STANDARD

Floor	Type	Unit	Gross Area
FOURTH FLOOR	3BR DUPLEX	4-1	212
	3BR	4-2	149
	3BR+N	4-3	173
FIFTH FLOOR	2BR	5-1	121
	3BR PENTHOUSE	5-2	158



FOURTH FLOOR



FIFTH FLOOR

TYPE B
MIRRORED

Floor	Type	Unit	Gross Area
GROUND FLOOR	3BR+N	0-1	179
	2BR	0-2	113
	3BR	0-3	154
FIRST FLOOR	3BR	1-1	149
	1BR	1-2	77
	1BR	1-3	77
	3BR	1-4	156



GROUND FLOOR



FIRST FLOOR

TYPE B
MIRRORED

Floor	Type	Unit	Gross Area
SECOND FLOOR	4BR+N	2-1	214
	2BR	2-2	121
	3BR	2-3	158
THIRD FLOOR	3BR+N	3-1	180
	3BR	3-2	155
	3BR	3-3	149



SECOND FLOOR



THIRD FLOOR

TYPE B
MIRRORED

Floor	Type	Unit	Gross Area
FOURTH FLOOR	3BR+N	4-1	173
	3BR	4-2	149
	3BR DUPLEX	4-3	212
FIFTH FLOOR	3BR PENTHOUSE	5-1	158
	2BR	5-2	121

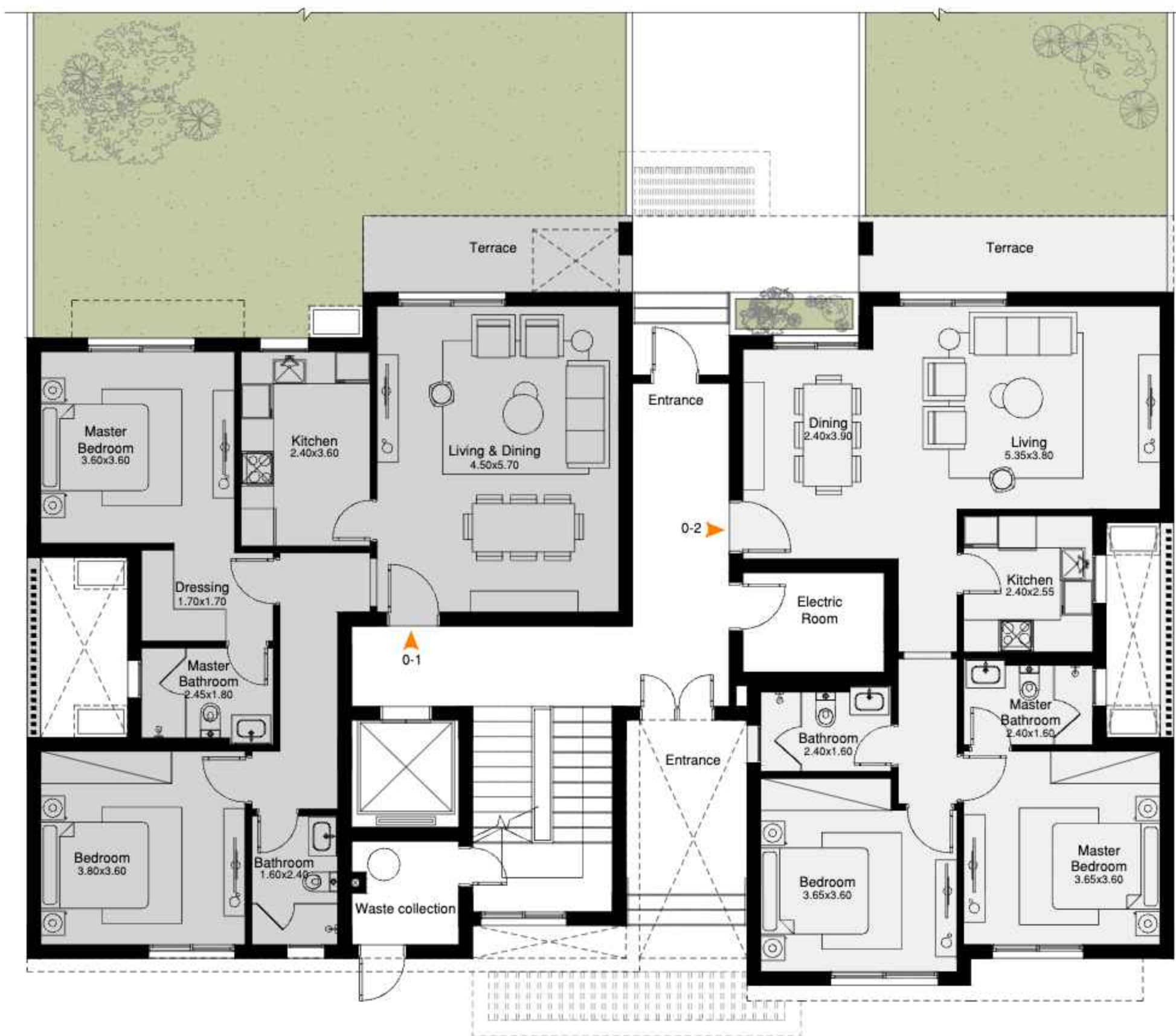


FOURTH FLOOR



FIFTH FLOOR

TYPE C
STANDARD



GROUND FLOOR

Floor	Type	Unit	Gross Area
GROUND FLOOR	2BR	0-1	120
	2BR	0-2	120
FIRST FLOOR	2BR	1-1	121
	3BR	1-2	152



FIRST FLOOR

TYPE C
STANDARD

Floor	Type	Unit	Gross Area
SECOND FLOOR	2BR	2-1	121
	3BR	2-2	153
THIRD FLOOR	2BR	3-1	121
	3BR DUPLEX	3-2	222



SECOND FLOOR



THIRD FLOOR

TYPE C
STANDARD

Floor	Type	Unit	Gross Area
FOURTH FLOOR	2BR	4-1	115
FIFTH FLOOR	2BR PENTHOUSE	5-1	125



FOURTH FLOOR



FIFTH FLOOR

TYPE C
MIRRORED

Floor	Type	Unit	Gross Area
GROUND FLOOR	2BR	0-1	120
	2BR	0-2	120
FIRST FLOOR	3BR	1-1	152
	2BR	1-2	121



GROUND FLOOR



FIRST FLOOR

TYPE C
MIRRORED

Floor	Type	Unit	Gross Area
SECOND FLOOR	3BR	2-1	153
	2BR	2-2	121
THIRD FLOOR	3BR DUPLEX	3-1	222
	2BR	3-2	121



SECOND FLOOR



THIRD FLOOR

TYPE C
MIRRORED

Floor	Type	Unit	Gross Area
FOURTH FLOOR	2BR	4-1	115
FIFTH FLOOR	2BR PENTHOUSE	5-1	125



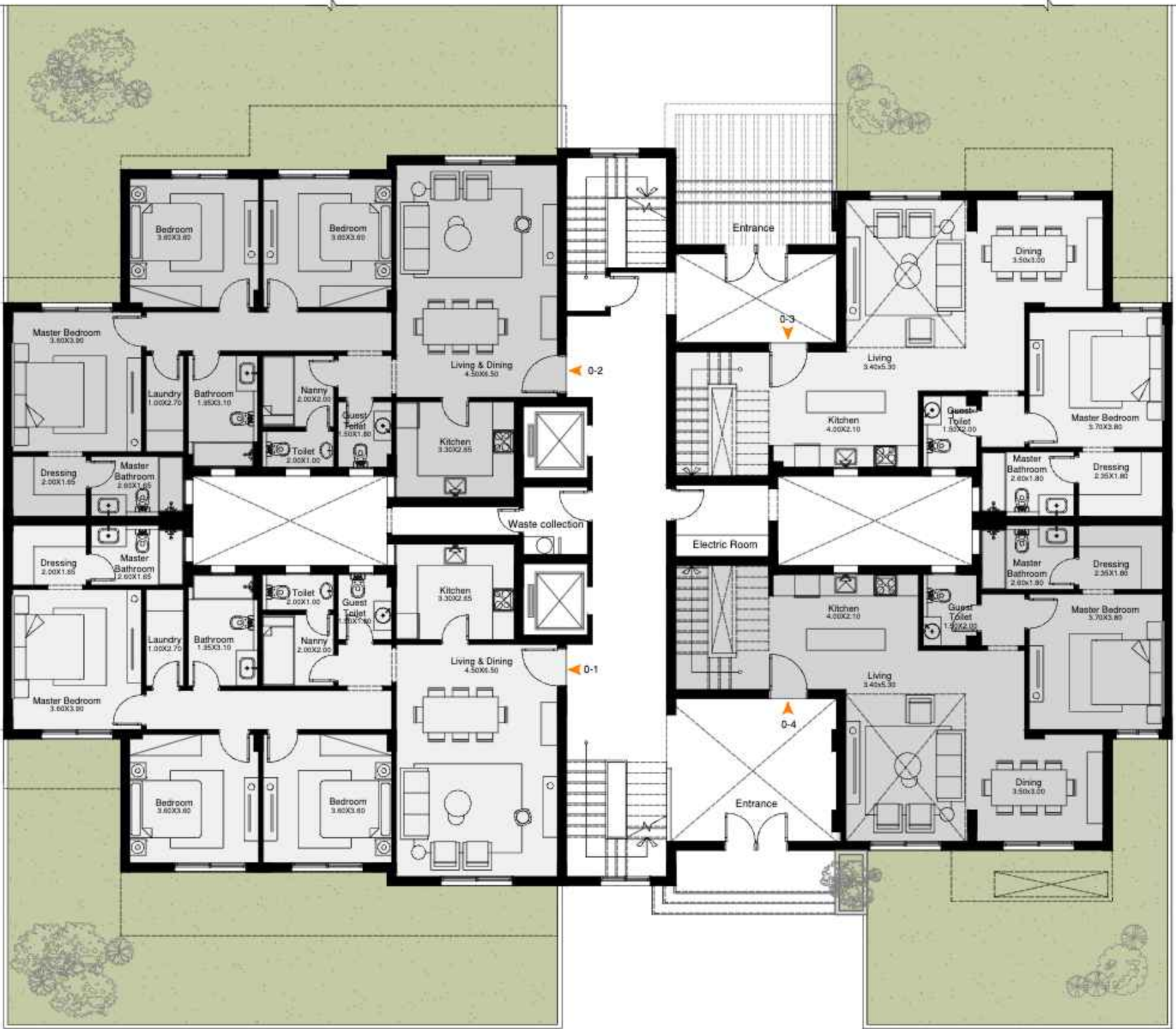
FOURTH FLOOR



FIFTH FLOOR

TYPE D
STANDARD

Floor	Type	Unit	Gross Area
GROUND FLOOR	3BR+N	0-1	186
	3BR+N	0-2	177
	3BR LOFT	0-3	220
	3BR LOFT	0-4	219
FIRST FLOOR	3BR+N	1-1	187
	3BR+N	1-2	176



GROUND FLOOR



FIRST FLOOR

TYPE D
STANDARD

Floor	Type	Unit	Gross Area
SECOND FLOOR	3BR+N	2-1	187
	3BR+N	2-2	177
	3BR+N	2-3	169
	3BR+N	2-4	172
THIRD FLOOR	3BR+N	3-1	187
	3BR LOFT	3-2	216
	3BR LOFT	3-3	213
	3BR LOFT	3-4	210



SECOND FLOOR



THIRD FLOOR

TYPE D
STANDARD

Floor	Type	Unit	Gross Area
FOURTH FLOOR	3BR+N	4-1	180
FIFTH FLOOR	2BR PENTHOUSE	5-1	121
	2BR PENTHOUSE	5-2	122
	3BR PENTHOUSE	5-3	166



FOURTH FLOOR



FIFTH FLOOR

TYPE D
MIRRORED

Floor	Type	Unit	Gross Area
GROUND FLOOR	3BR LOFT	0-1	219
	3BR LOFT	0-2	220
	3BR+N	0-3	177
	3BR+N	0-4	186
FIRST FLOOR	3BR+N	1-1	176
	3BR+N	1-2	187



GROUND FLOOR



FIRST FLOOR

TYPE D
MIRRORED



SECOND FLOOR

Floor	Type	Unit	Gross Area
SECOND FLOOR	3BR+N	2-1	172
	3BR+N	2-2	169
	3BR+N	2-3	177
	3BR+N	2-4	187
THIRD FLOOR	3BR LOFT	3-1	210
	3BR LOFT	3-2	213
	3BR LOFT	3-3	216
	3BR+N	3-4	187



THIRD FLOOR

TYPE D
MIRRORED

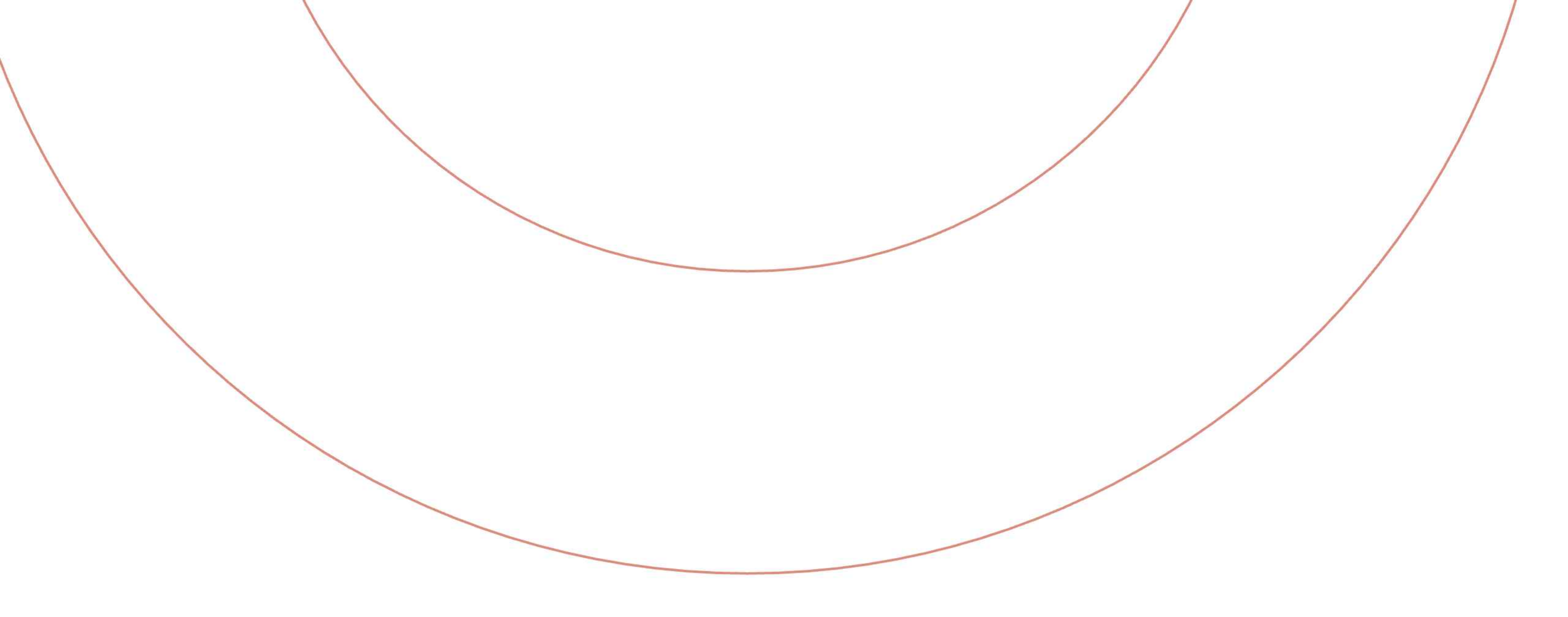
Floor	Type	Unit	Gross Area
FOURTH FLOOR	3BR+N	4-1	180
FIFTH FLOOR	3BR PENTHOUSE	5-1	166
	2BR PENTHOUSE	5-2	122
	2BR PENTHOUSE	5-3	121



FOURTH FLOOR



FIFTH FLOOR



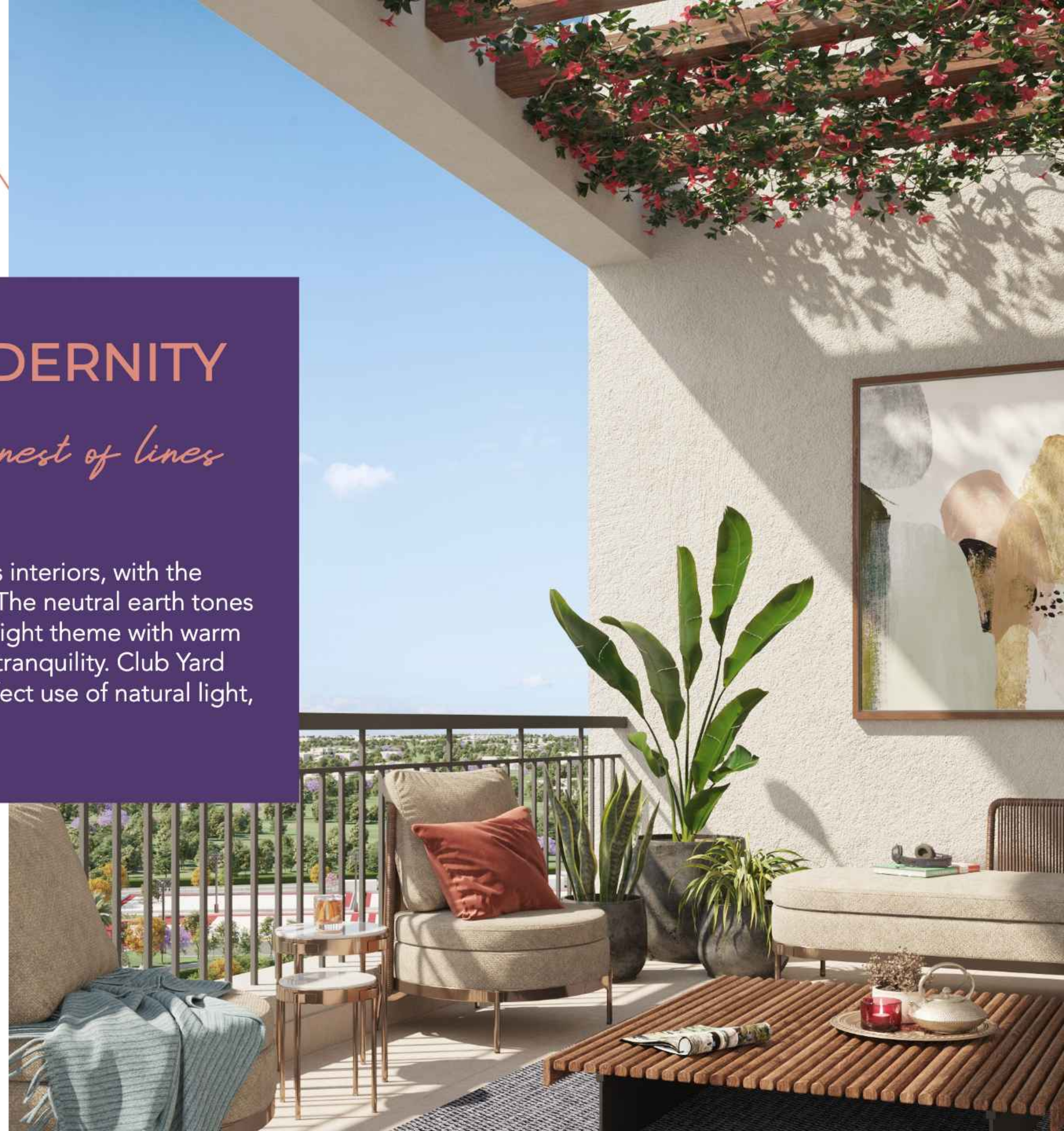
DISCLAIMER

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and for illustrative purposes only.
- Orascom Development reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.

GRACE & MODERNITY

Your home in the finest of lines

Revel in the simplicity of O West's interiors, with the blend of comfort and modernity. The neutral earth tones allow for an all-purpose mood, a light theme with warm hues, bringing a natural sense of tranquility. Club Yard Apartments' interiors make a perfect use of natural light, bringing a superb view.



RECEPTION

WALLS
OFF WHITE
PAINT

FLOORING
LOCAL MARBLE

OFF WHITE PAINT

LOCAL MARBLE

RECEPTION

WALLS
OFF WHITE
PAINT

FLOORING
LOCAL MARBLE

LOCAL MARBLE



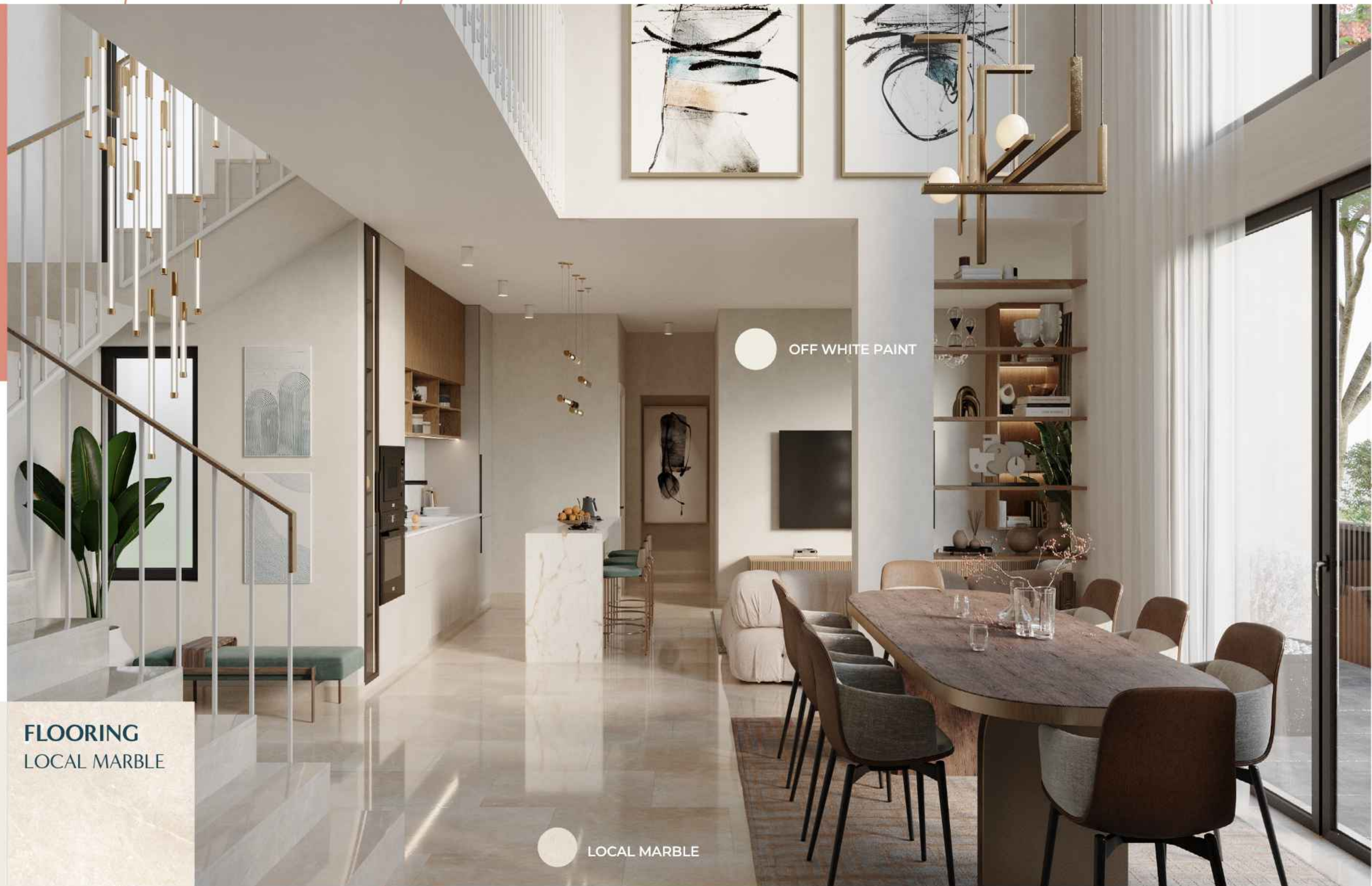
RECEPTION

WALLS
OFF WHITE
PAINT

FLOORING
LOCAL MARBLE

LOCAL MARBLE

OFF WHITE PAINT



BEDROOM

WALLS
OFF WHITE
PAINT

FLOORING
HDF

OFF WHITE PAINT

HDF

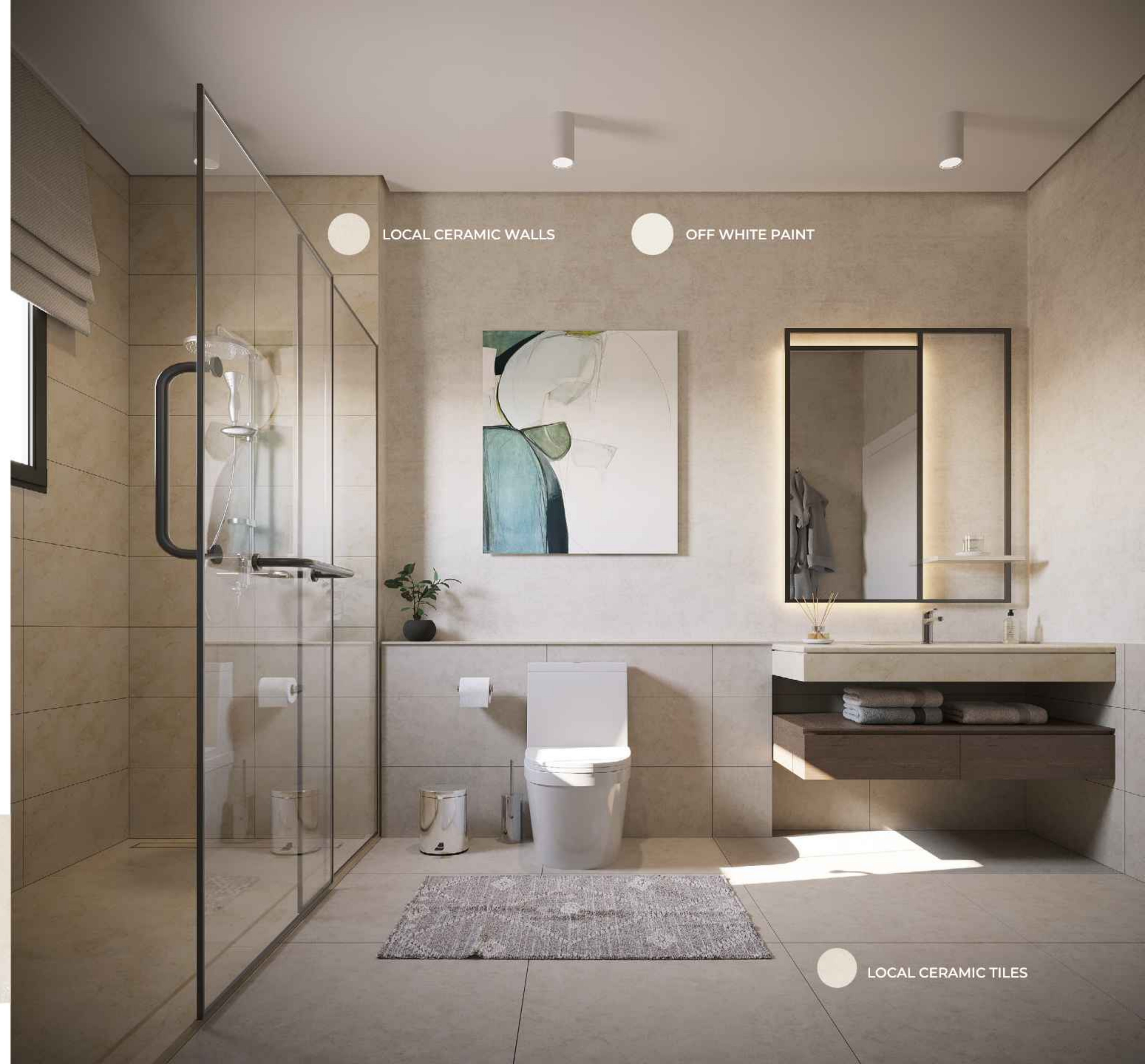


BATHROOM

WALLS
OFF WHITE
PAINT

WALLS
LOCAL CERAMIC
WALLS

FLOORING
LOCAL CERAMIC
TILES



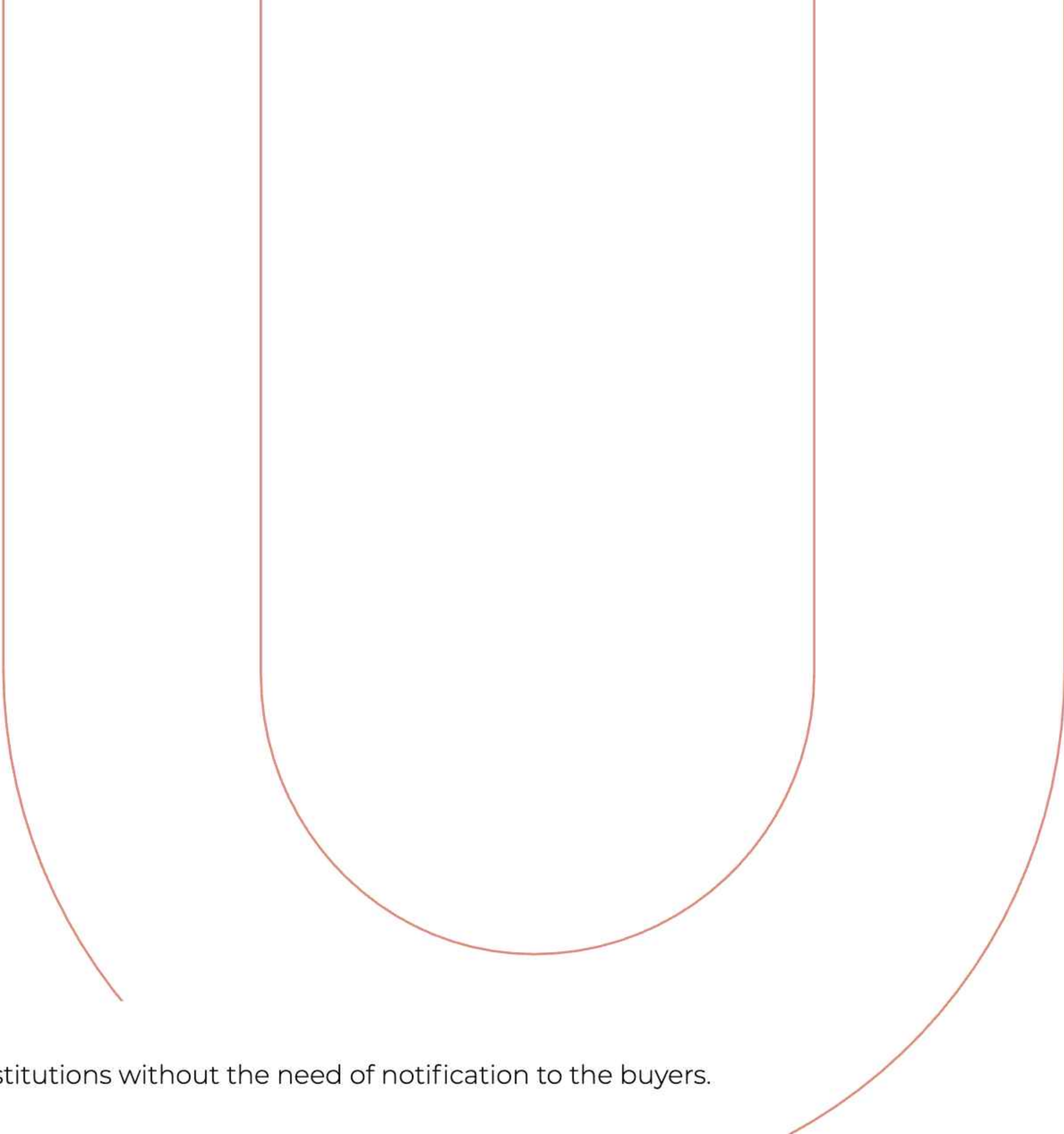
GUEST TOILET

WALLS
OFF WHITE
PAINT

WALLS
LOCAL CERAMIC
WALLS

FLOORING
LOCAL CERAMIC
TILES





DISCLAIMER

- Orascom Development reserves the right to make minor alterations.
- Finishing materials are not final and subject to market availability and substitutions without the need of notification to the buyers.
- Any alternative materials will be of a similar standard.
- All furniture, accessories, lighting fixtures, AC units and fixed decorative features are not part of the finishing.
- Wood work, shower cabinets and mirrors will not be included in the Finishing.
- The mentioned specs does not apply to the nanny's bedroom and bathroom.

O WEST



by ORASCOM
DEVELOPMENT

HEADQUARTERS

Nile City Towers, South Tower, 9th Floor -
2005 A Corniche El Nil – Egypt 11221

SALES CENTER

Capital Business Park, 26th July Corridor
Plot No.15 & 16, Building 9, 6th Floor,
Sheikh Zayed City, Giza,

 **16400**

www.owest.com.eg