

O WEST



by ORASCOM
DEVELOPMENT

CORE | apartments |



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

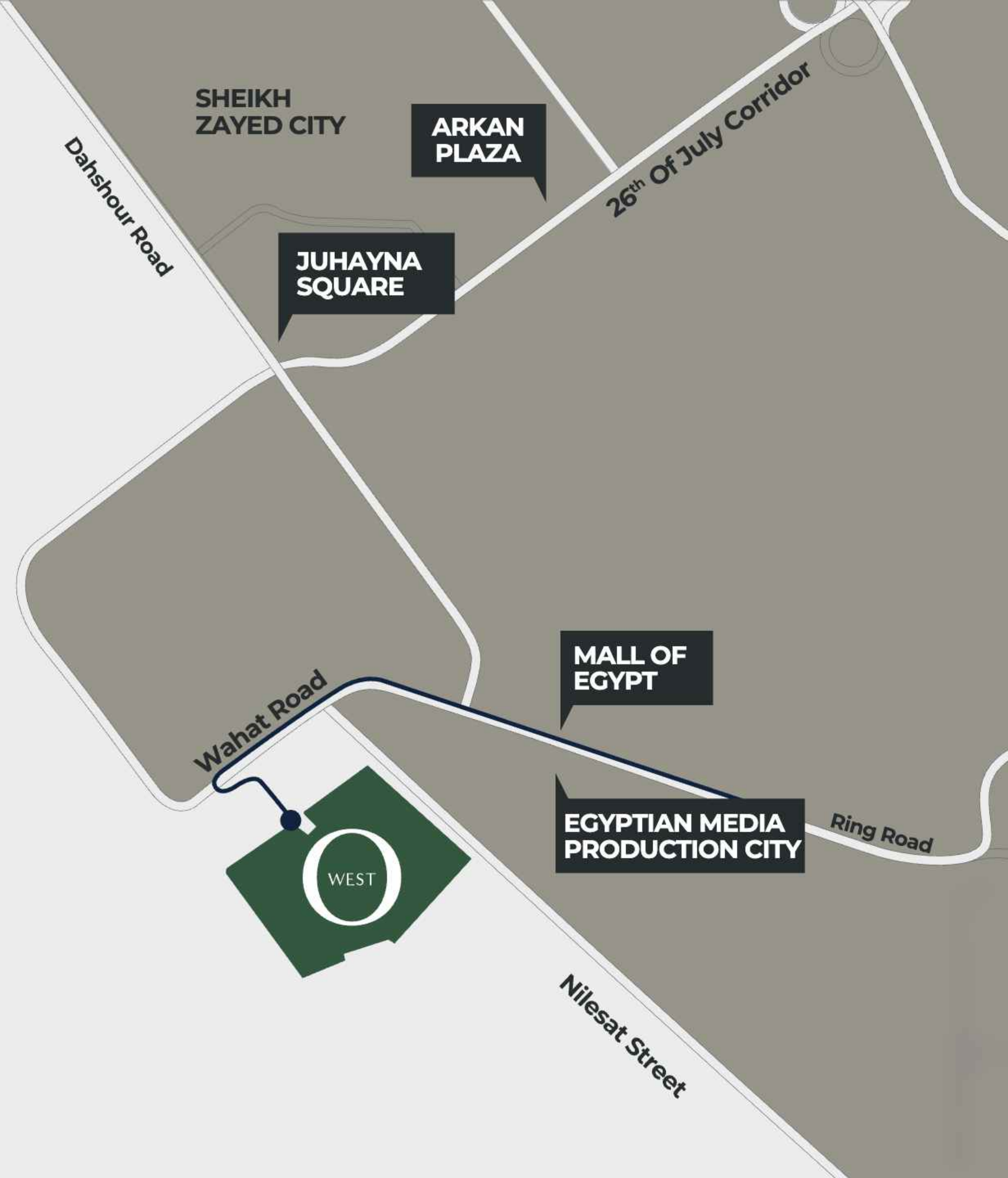
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports 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



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.



○ WEST ——— ————— *Masterplan*

NEIGHBOURHOODS

- | | |
|-------------------------------|---------------------------------|
| 1 <i>whyt</i> | 2 TULWA |
| 3 HILLSIDE | 4 <i>Club</i> RESIDENCES |
| 5 <i>Club Yard</i> APARTMENTS | 6 <i>SV</i> SPRINGVALLEY VILLAS |
| 7 CORE apartments | |

SCHOOLS

- | | |
|----|--|
| 8 | KENT COLLEGE WEST CAIRO |
| 9 | BRITISH COLOMBIA CANADIAN INTERNATIONAL SCHOOL (BCCIS) |
| 10 | SAXONY INTERNATIONAL SCHOOL (SIS) |
| 11 | NERMIEN ISMAIL SCHOOLS (NIS) |

FACILITIES

- | | |
|----|---------------------------|
| 12 | O BUSINESS DISTRICT (OBD) |
| 13 | COMMERCIAL ZONE |
| 14 | HOSPITAL |
| 15 | SOCIAL & SPORTS CLUB |

-  COMMUNITY CENTERS
 GREEN FINGERS
 PROMENADE

 FUTURE EXTENSION

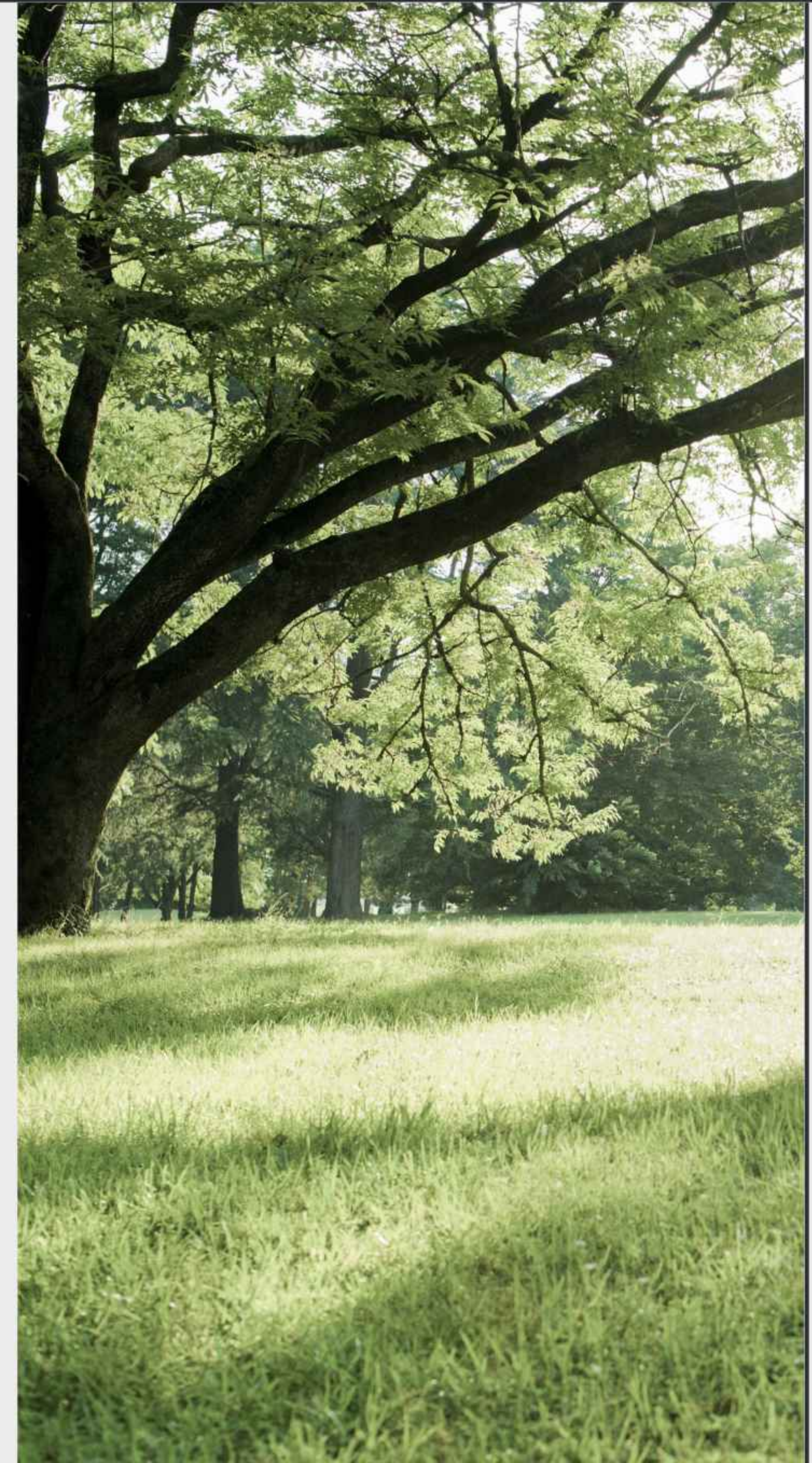


Landscape



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 architects Lab59, Vanilla Studio, Profilerz, Schaduf, Ayman Arafa Designs, and EKRAVD, 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.

Lab59 is one of the emerging design studios in the Middle East, with a portfolio of innovative and inspiring design projects that clearly reflects its distinctive style and aesthetic values. Vanilla studio & Profilerz have a proven track record of success in visualization, with over 100 projects completed 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. 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.

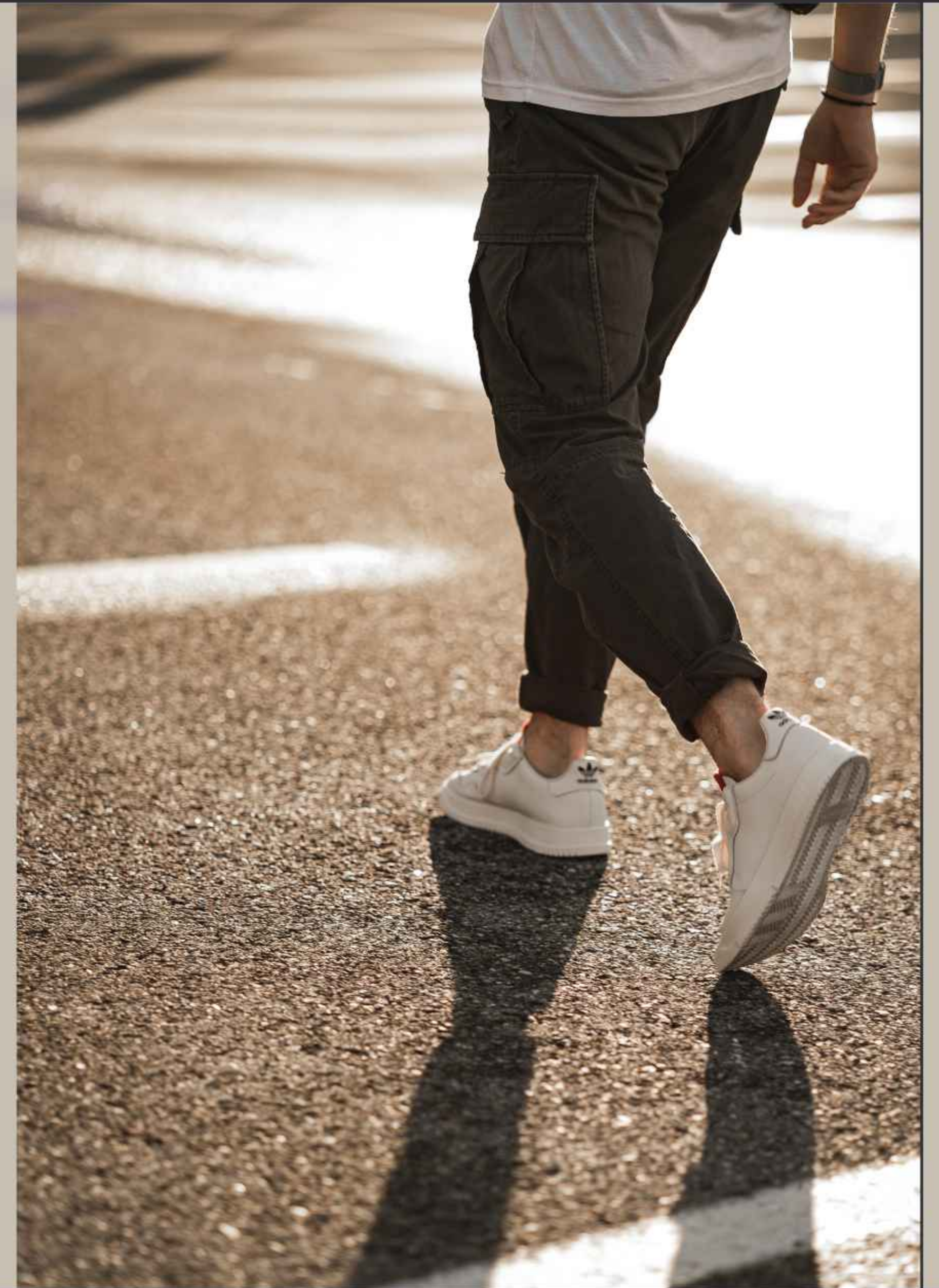


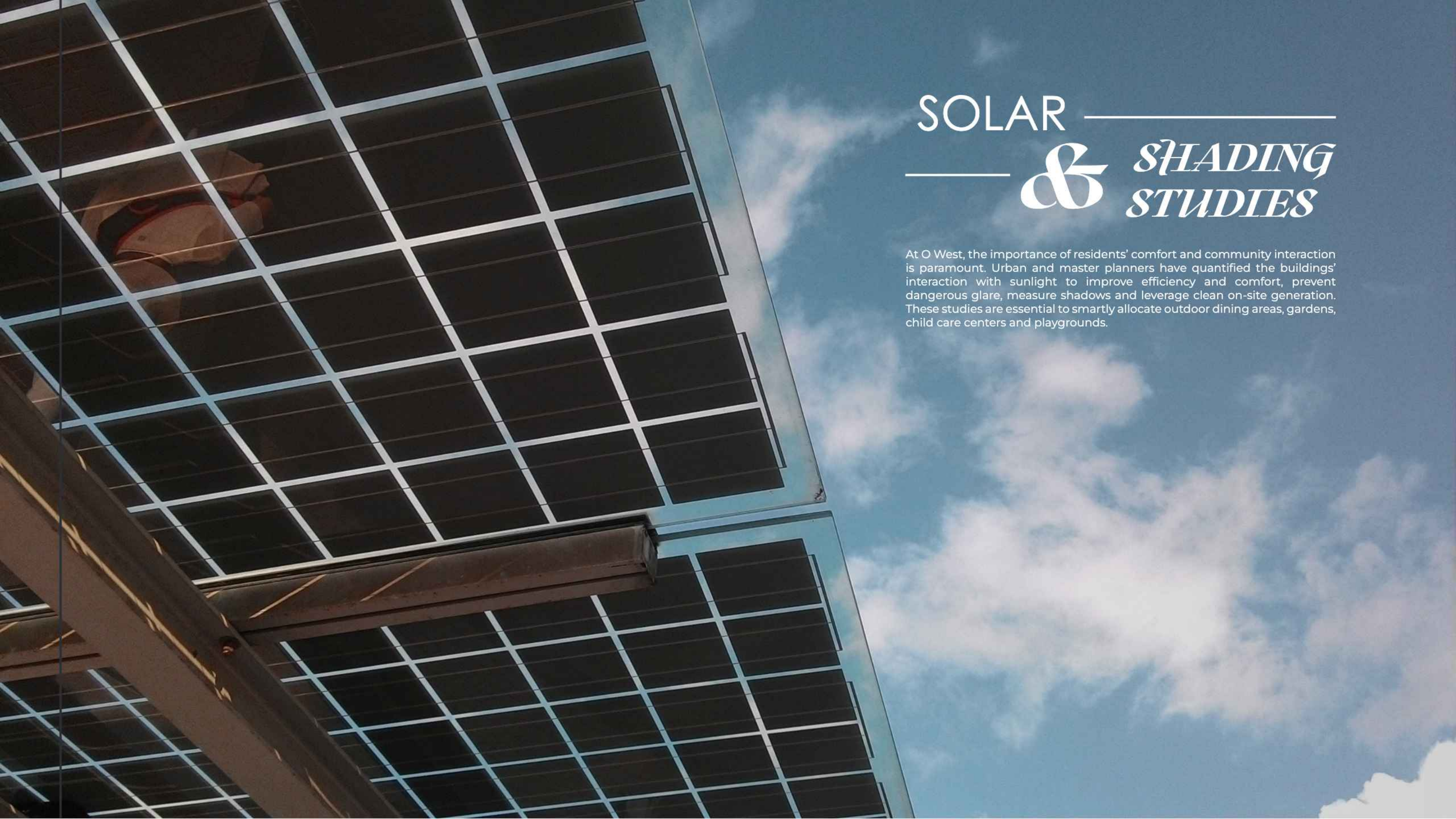
○ WEST ———
——— *Philosophy*

WALKABILITY — — *& ACCESSIBILITY*

The presence of walkable environments and transit systems may create alternatives to private car usage, thus reducing traffic congestion, noise and emissions. But at O West you do not walk because you have to, it is because you want to. Here, the infrastructure is planned to encourage walking because it is interesting and safe, but most importantly because well-planned roads and paths connect you to everywhere.

In line with Orascom Development's ethos of creating green sustainable towns, O West was meticulously designed to reflect and offer the ideal lifestyle. An emphasis on walkability and accessibility is at the heart of every community. Bus and e-bike stations are available for internal commuting within O West in all of its neighborhoods, along with pedestrian and bike pathways and tracks. From the environmental point of view, walking is a 'green' mode of transport, as it has low environmental impact and generates no air and noise pollution.





SOLAR ——— ——— & *SHADING* *STUDIES*

At O West, the importance of residents' comfort and community interaction is paramount. Urban and master planners have quantified the buildings' interaction with sunlight to improve efficiency and comfort, prevent dangerous glare, measure shadows and leverage clean on-site generation. These studies are essential to smartly allocate outdoor dining areas, gardens, child care centers and playgrounds.



GREEN SPACES ————— ————— *wherever you go*

O West masterfully intertwines balance and harmony, encircling the town with a green belt that acts as a buffer against noise, dust and urban visual intrusive elements outside the town, as well as maintaining a security buffer. The Green Belt provides every neighborhood with ample green, open spaces and scenery.

And it's not only functional: the Green Belt is also a beautiful addition to the landscape.

O West offers an incredible opportunity to create an exemplary urban environment that facilitates the fruition of nature and cosmopolitan lifestyle alike. The O West masterplan is defined by the design of its landscape rather than the design of its buildings.

FACILITIES ——— ——— *& Amenities*

A BUSTLING — —— *downtown*

The downtown district in O West is the joyful and vibrant central social and commercial hub of the entire development. From mega-anchors and boutique shops to restaurants and cafes, there is never a dull moment in this one- of-a-kind place.

Orascom Development prides itself on its superior know-how in the creation of authentic urban experiences. Art galleries, music and exhibition centers are woven into the fabric of the community, for a complete and authentic true town-living experience.



A high-angle, close-up photograph of tennis equipment on a green tennis court. A tennis racket with a black frame and white strings lies diagonally across the frame. A bright yellow tennis ball sits in the center. A white tennis shoe with black accents and white laces is positioned in the lower right corner. The scene is dramatically lit, with long, dark shadows cast across the court surface.

WEST CAIRO'S FINEST SOCIAL AND ——— ——— *Sports Club*

O WEST SOCIAL & SPORTS CLUB

Whether you're a sports enthusiast or looking to hang out with friends, look forward to a unique experience at one of West Cairo's largest social & sports clubs. O West Sports Club offers a safe space for friends and family to meet and socialize or the opportunity to take an active healthy lifestyle to another level, with an expanse of 42.9 acres of integrated activities all in one place.

O COMMUNITY *Care*

Comfort is a top priority in O West. O Community Care is the point of contact for every O West resident, catering to their various needs. O Community Care is responsible for handling all the requests by the homeowners, covering all the essential facilities & structural services, with a 24/7 hotline available to ensure all their needs are met.



EDUCATIONAL — Hub



KENT COLLEGE
WEST CAIRO

Kent College West Cairo will be the second of its schools in the region after Dubai's campus. It will implement the national UK curriculum followed by IGCSE, and the IB curriculum.



British Columbia Canadian International School (BCCIS) applies the educational system from the province of British Columbia, Canada, ranked as one of the best educational systems worldwide in the evaluation of the PISA. BCCIS West will be the third BCCIS school to operate in Cairo.



SIS
Saxony
International
School
Cairo West

Saxony International School (SIS) is considered one of the leading German schools worldwide. SIS Cairo will be its first school to operate outside Germany, where it will offer the German "Abitur" curriculum and the International Baccalaureate (IB).



NIS
FOUNDED BY
DR. NERMEN ISMAIL

Nermien Ismail Schools (NIS) was recognized by AdvancedEd as the number one school in Egypt and accredited by Cognia and described as the institution with the best schooling system in Egypt. NIS will offer both American and IGCSE curricula.



MEDICAL CARE & ————— ————— *SPECIALIZED CLINICS*

Further ensuring that all residents' needs are catered for, a hospital and specialized clinics will serve the community to make sure the well-being of all the residents is always maintained.



A man with a beard and sunglasses, wearing a dark checkered suit jacket over a white shirt, is seated at a round table. He is holding and reading a newspaper. On the table in front of him is a white cup of coffee on a saucer. The background is a bright, out-of-focus outdoor setting with a dark metal railing and a building with large windows.

BUSINESS — — *& RETAIL*

○ West's mixed-use development redefines shopping and business, offering multiple boutique and shopping experiences and commercial buildings that will keep the downtown area buzzing with life, while still prioritizing green initiatives and sustainable buildings for a well-rounded living experience.

○ Business District is set to be the perfect destination for entrepreneurs and change makers, encouraging growth rather than merely a traditional work space.

WELCOME TO ————— — *Core Apartments*

To live your aspirations, is to find your core. It is to have the space to get to know what you love and find the essence. Core Apartments, brought to you by O West, has been created to give you the chance to *live*. Live in the warm, cosmopolitan scene of O West, where the core elements of beauty are all yours, where your core needs that define comfort are all around. Core Apartments is right where you can create incredible beginnings.

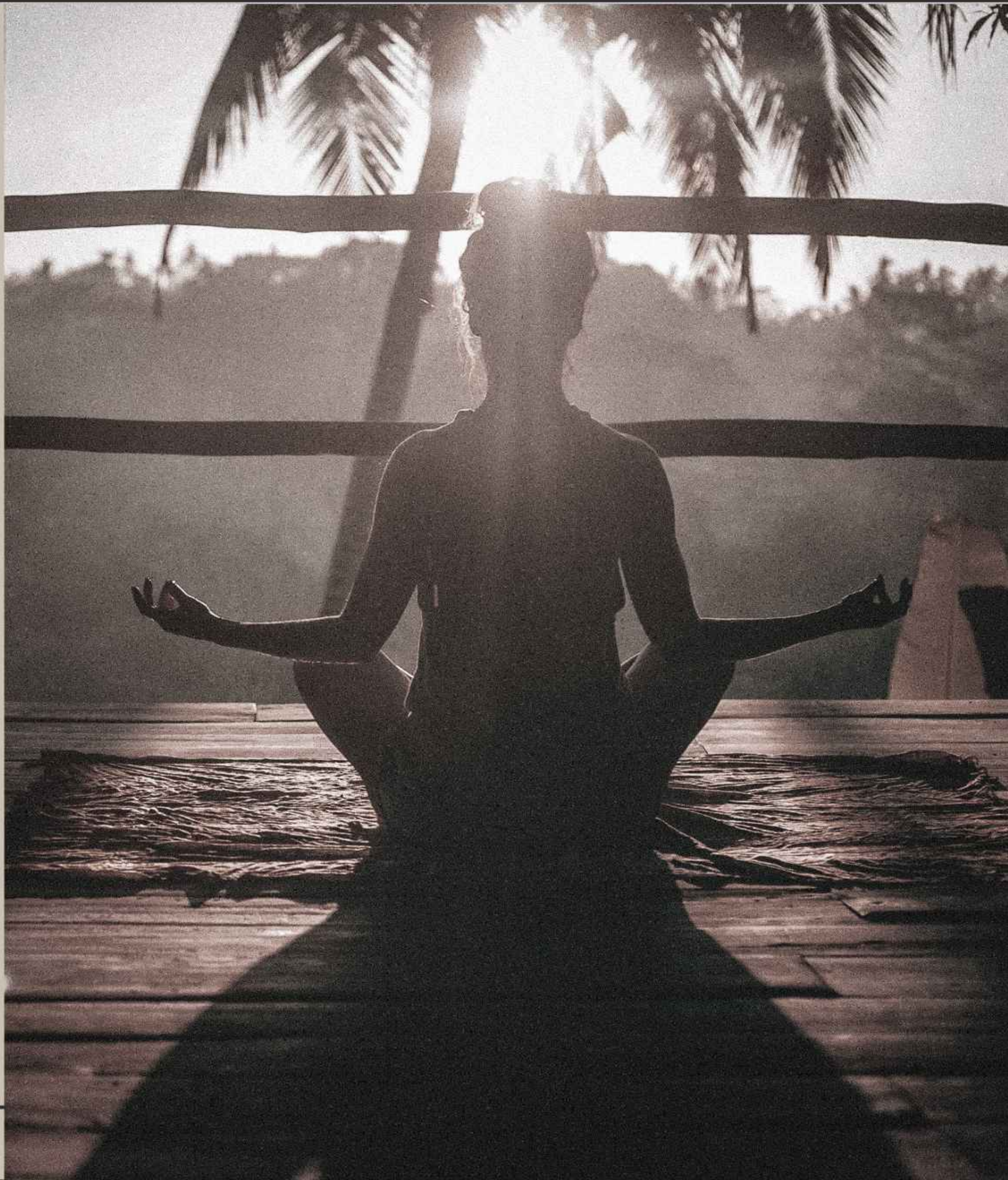




LIVE ————— ————— *Laid-back*

Open your eyes to that boundless beauty revealed from every corner in your home. The pristine ponds taking your breath away with their crystalline shades and the lush greenery sending you soothing energy.

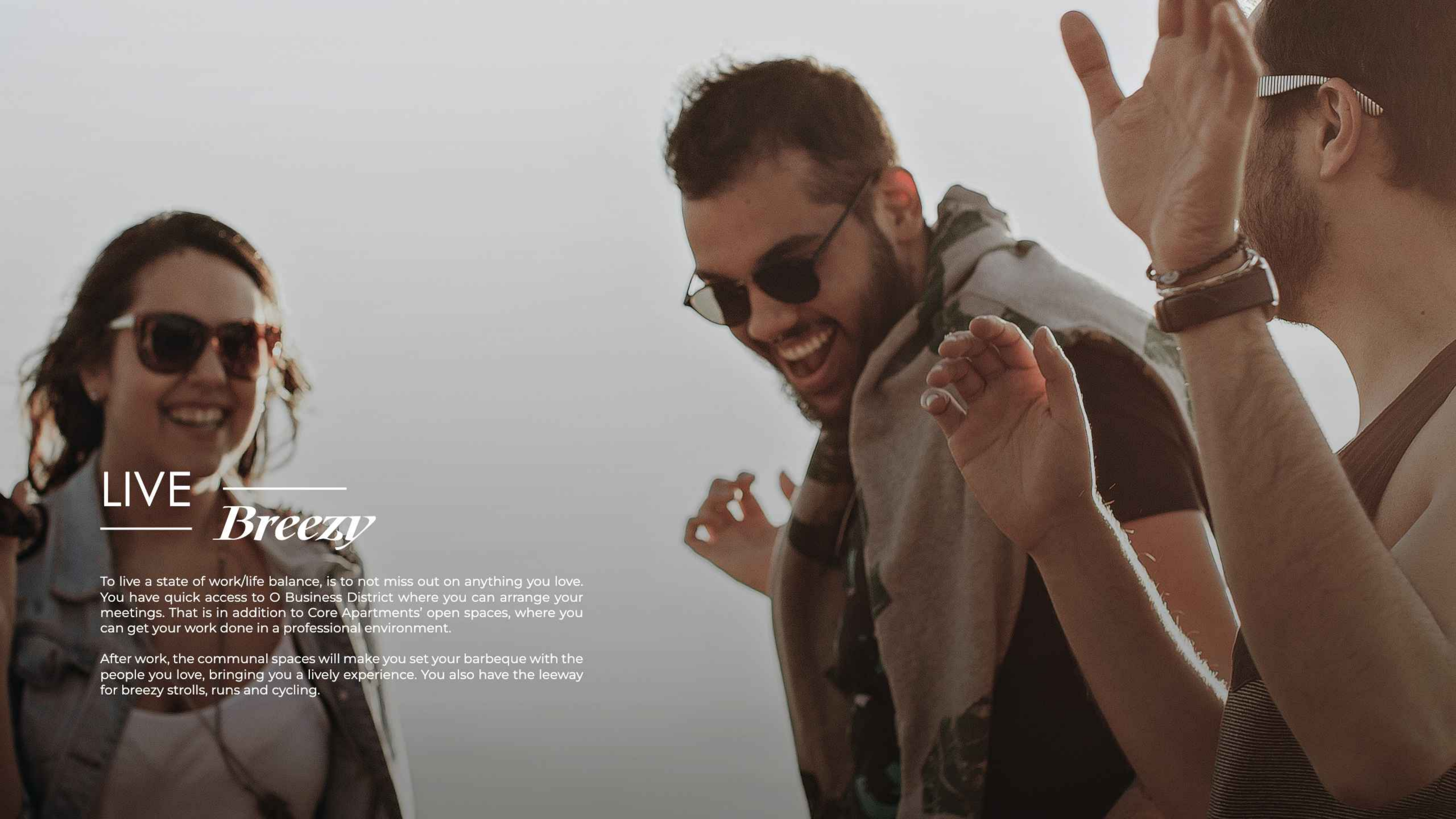
In Core Apartments, you have the space that allows for the ultimate relaxation. You can spend time alone or connect with your people. Adding to that laid back tenor, rest assured that your children will find activities to enjoy; they have the freedom to jump, climb, slide, swing, throw and let all their energy out.



LIVE ——— ——— *Hearty*

Wake up to peacefulness. Wake up to briskness. In Core Apartments, you have the utter freedom to do what you love, and *really relish it*. You can spend time in solitude to read, listen to music, connect with your kids and loved ones, or you can simply relax. You can get an everyday chance to do yoga and keep balance of your body, mind, and spirit.

You can dance if you would like. We have got the space for that, because we are keen on you connecting with your community. You can get your daily dose of fresh air and sunlight as you work out.



LIVE ————— *Breezy*

To live a state of work/life balance, is to not miss out on anything you love. You have quick access to O Business District where you can arrange your meetings. That is in addition to Core Apartments' open spaces, where you can get your work done in a professional environment.

After work, the communal spaces will make you set your barbeque with the people you love, bringing you a lively experience. You also have the leeway for breezy strolls, runs and cycling.

LIVE

Close



MAIN GATE
(WAHAT ROAD)

2
MINUTES



O BUSINESS
DISTRICT

3
MINUTES



HOSPITAL

3
MINUTES



CLUB

4
MINUTES



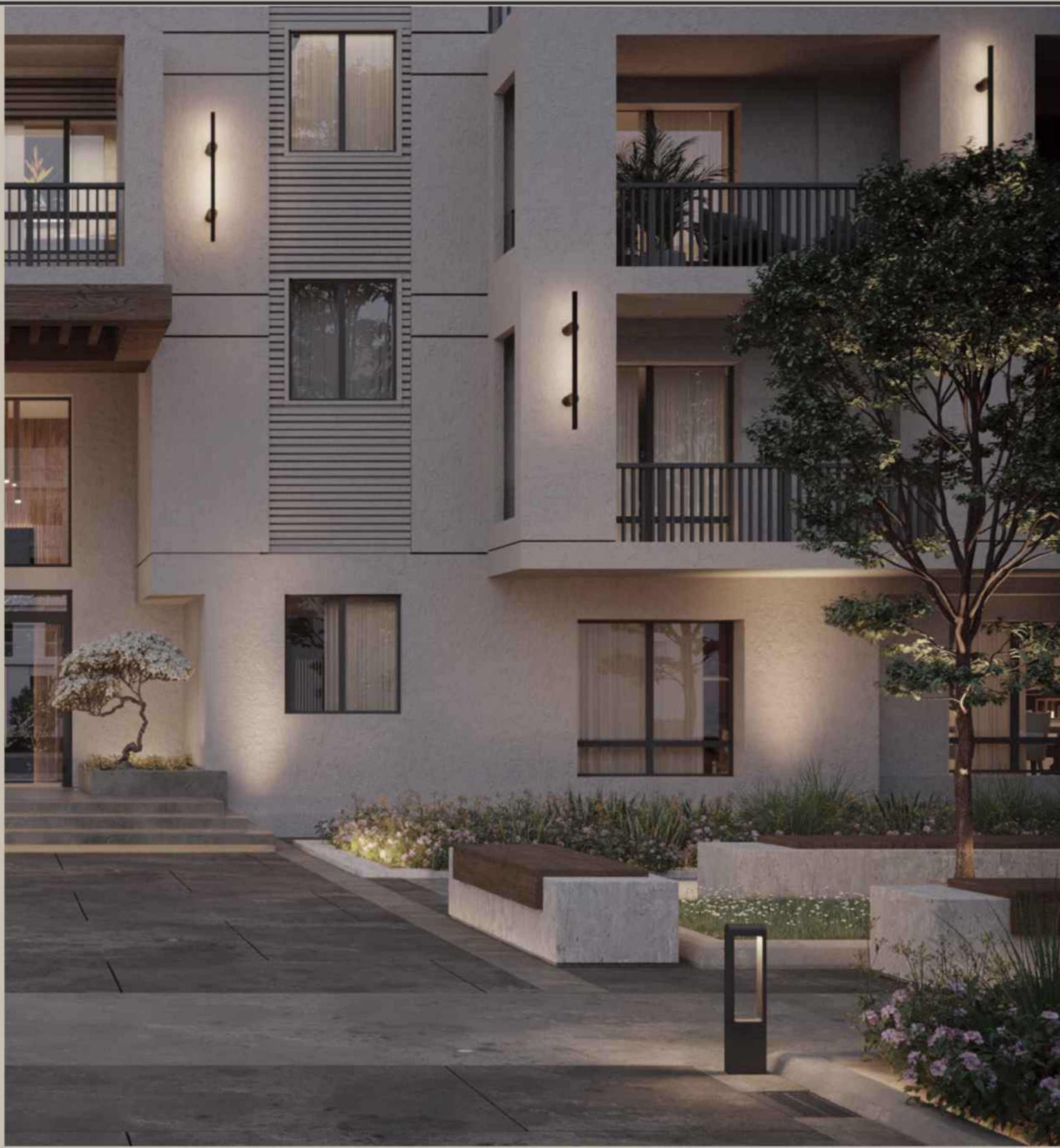
SCHOOLS

6.5
MINUTES

LIVE *Authentic*

Core Apartments is bringing you what blends practicality and elegance together. The semi-finished apartments give you the sheer ease to turn your space to a perfectly finished home. With a variety of units, you will have the delight to select what matches your needs and lifestyle. In Core Apartments, you will come to enjoy a sense of coziness and feel homey.





THE *Neighbourhood*

An architectural rendering of a modern, multi-story apartment building at dusk. The building features a light-colored, textured facade and large, dark-framed windows. Several balconies with dark metal railings are visible, some with people sitting or standing on them. The interior lights are on, and the balconies are illuminated. A large, faint watermark "DRAFT" is overlaid across the center of the image. In the background, a palm tree and other buildings are visible under a twilight sky with a flock of birds flying.

DRAFT

Project :327-OWest Apartments
View :Cam02-Night
Review-04
230529

CORE | OWEST
apartments |

PHASE *Plan*

Sites International is an award-winning, multi-disciplinary consultancy firm with offices in U.S.A and Egypt. Their pioneering work in the Middle East has received international recognition. Their remarkable work on Spring Valley Villas masterplan is in-line with the overall vision and utilizes natural topography of the land, creating an unmatched residential experience.



PHASE PLAN ———
——— *With amenities*



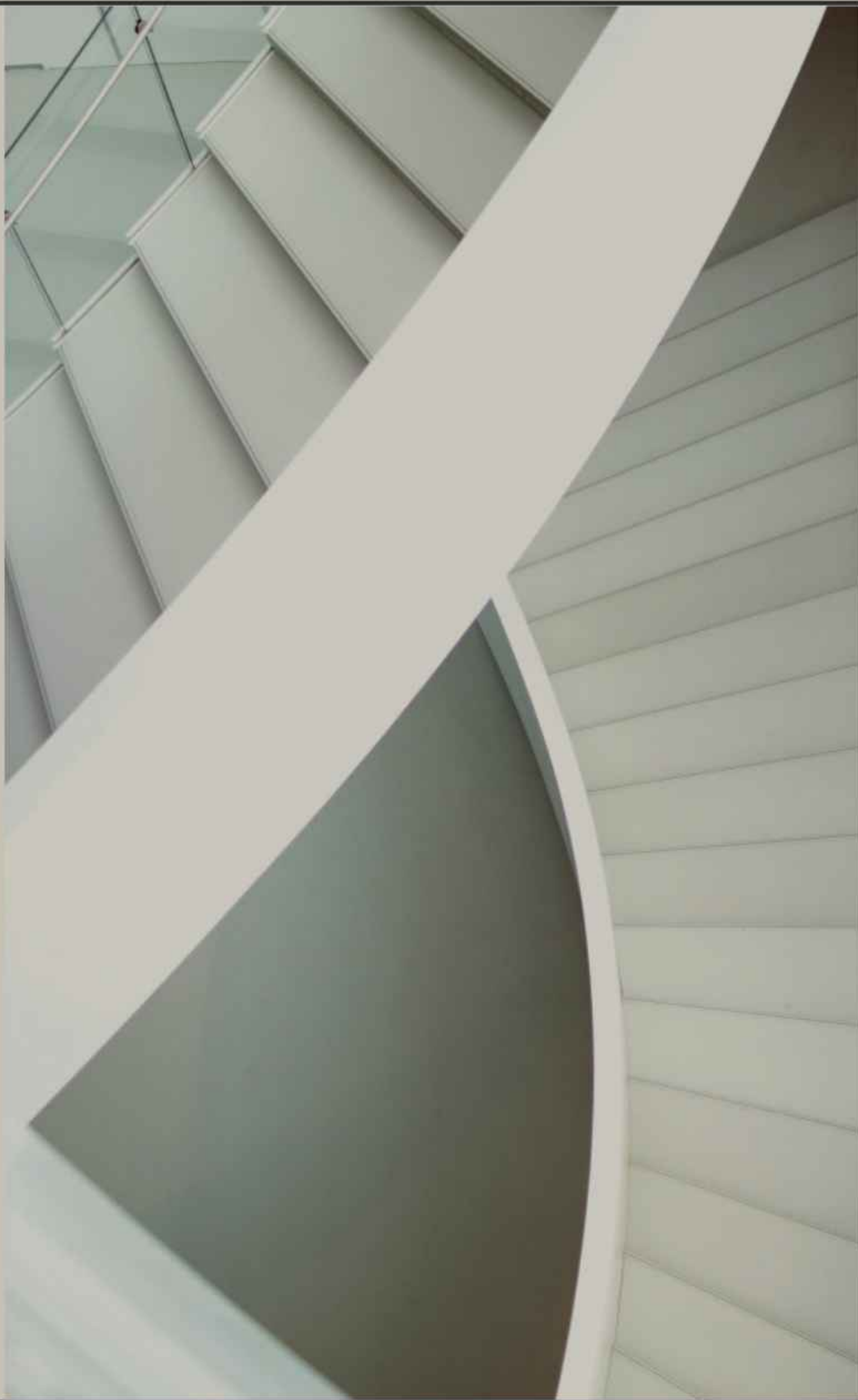
- 1 Outdoor fitness areas
- 2 Kids areas
- 3 Chilling nooks
- 4 Pop cultural zone

PHASE —
— *Plan*



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

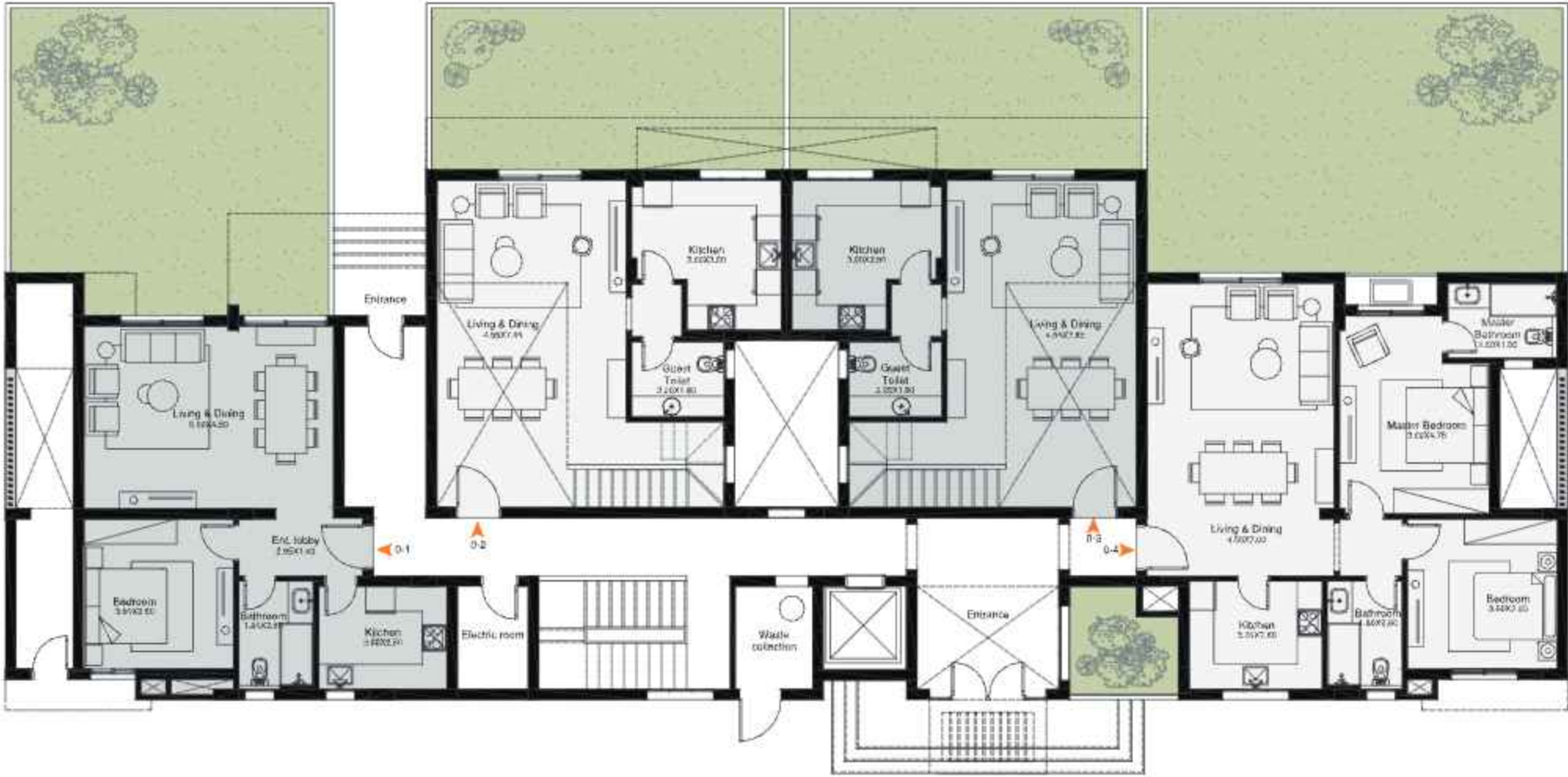
FUTURE EXTENSION



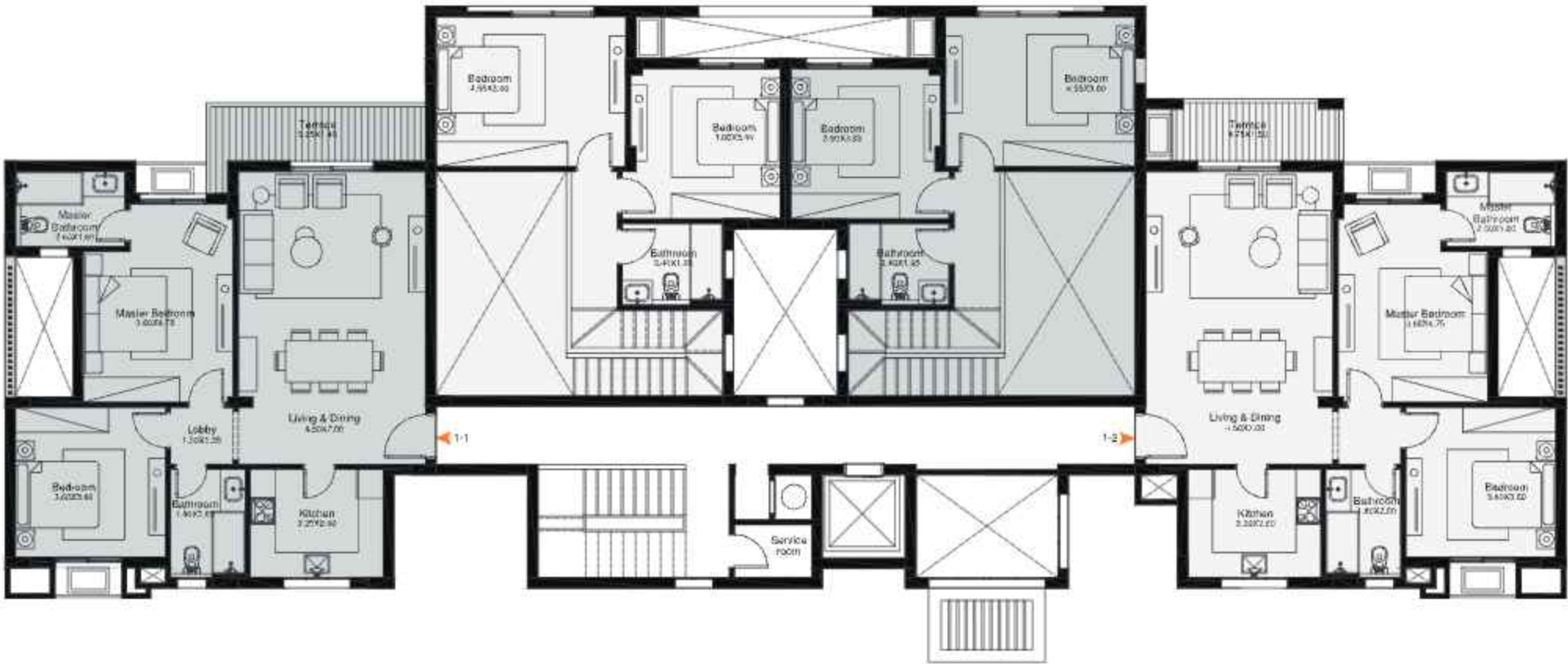
FLOOR Plans

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

TYPE A —————
————— *STANDARD*



GROUND FLOOR



FIRST FLOOR

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.

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