



GREEN VALLEY *villas*

O WEST



by ORASCOM
DEVELOPMENT



ORASCOM
DEVELOPMENT

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.

life as it should be

gn

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 |

JV

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 neighborhood 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.



A handwritten signature in gold ink, located in the bottom right corner of the page.

LANDSCAPE



O West 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



atelier23 studioêtre



The design and aesthetics of O West are tailored to capture the essence of a modern dynamic community. The elegant contemporary architecture of this neighborhood, designed by architects Studio Être, atelier23, Profilerz, 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.

WELCOME TO



GREEN VALLEY *villas*





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INEVITABLY GREEN

Live where nature is all around you. Live where nature is the highlight to your lifestyle. When you think about nature, 'Green' comes to mind, with its various shades and meanings. Green is freshness, calmness, and natural.

In Green Valley Villas, you will open your eyes to vast landscape and lush greenery. The evergreen picturesque scene will bring you the sense of luxury and tranquility that define 'being home'.



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THAT STATE OF SERENITY

Delve into a stress-free state as you set your foot in Green Valley Villas... because being surrounded by greenery is guaranteed to evoke the feelings of abundance, peace and security. And to perfectly draw the scene of nature, the crystalline lakes will give you the sense of opulence and beauty. At all times of the day, you will feel the surpassing tenor of repose taking over.

A woman wearing a wide-brimmed hat and a white dress is partially visible behind a large, sheer white fabric that drapes across the right side of the image. The lighting is soft and warm, creating a serene and elegant atmosphere.

GV

BUILDING ON CONTEMPORARY

Quite experience the life you would love, with all the features of relaxation from the comfort of your home, the design, the architecture, the sleek modern lines allow the natural light to reflect the beauty you are living in, from each corner.





BEAUTY
WHEREVER
YOU LOOK

gn



PALM TREES ISLAND

Palm Trees Island is the place to go when you are in Green Valley Villas. Whether you want to chill, meditate or exercise, on the Palm Trees Island, the time will stop, and the world around you will come to that point of sweet silence, where rapture is what you, thanks to the prolific greenery.

GV



CASCADING WATER FEATURES

Tune into the energy and vibes of glee. Run, and let them sink in. Green Valley Villas will draw the right setting to make you delve into the vibrant mood with your family and friends. Revel in the beauty of natural vistas, as you practice your daily routine, taking care of yourself.

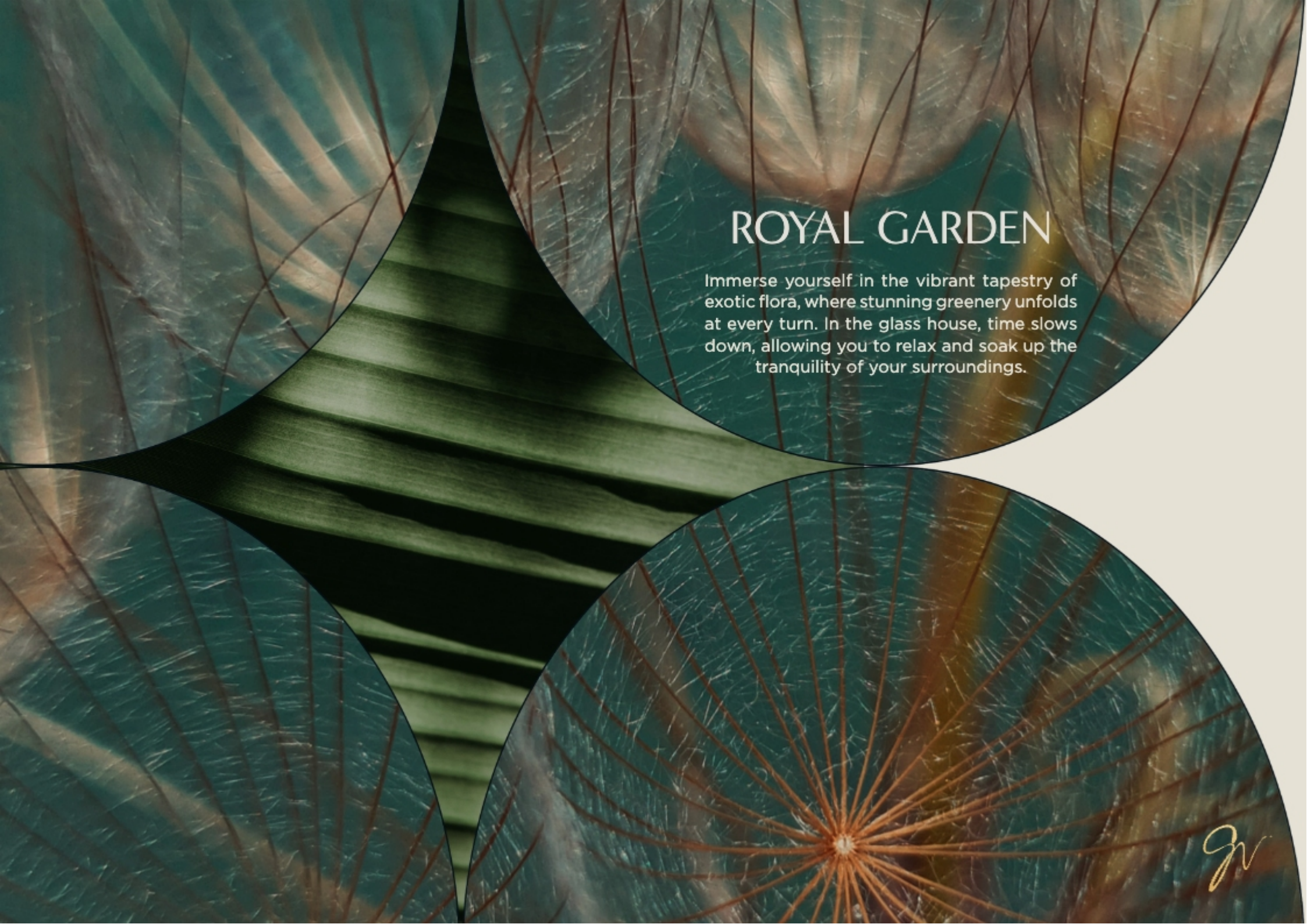
GV

ZEN AREAS

Allow yourself to breathe in the tranquility of zen areas. You deserve some alone time with the lofty sunset yoga spot, while the gushing sounds of the water cascades relax your mind and body.



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ROYAL GARDEN

Immerse yourself in the vibrant tapestry of exotic flora, where stunning greenery unfolds at every turn. In the glass house, time slows down, allowing you to relax and soak up the tranquility of your surroundings.

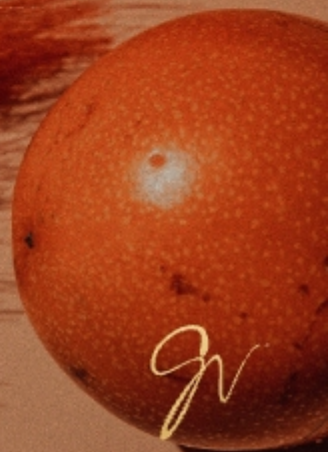
g.v.



FRESH FRUITS & HERBS GARDEN



The fresh fruits and herbs garden guarantees that organic fruits, vegetables and herbs are always at hand, right when you ask for it. It is the perfect addition to Green Valley Villas, the one that complements the perfectly clean, healthy and thriving state of life, and mind.



The
NEIGHBORHOOD
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THE BEAUTY OF GREEN VALLEY *villas*



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PHASE PLAN



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





g AMENITIES

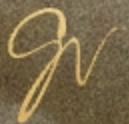
- 1  Sporting Fountains Island
- 2  Zen Island with water screens
- 3  Cascadian Water Feature
- 4  Palm Trees Island
- 5  Fresh Fruits & Herbs
- 6  Royal Island





Our VILLAS III

Green Valley Villas is offering you a matchless assortment of Grand Mansions, Mansions, Maisonettes, Standalone Villas, Twin and Townhouses that perfectly fits your wishes for 'that perfect home.'



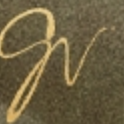
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STANDALONE VILLAS

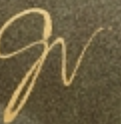
PRIME VILLA

The Prime place to call home for those just starting their journey together. The Prime Villa unit features a multitude of beautiful and sleek features.



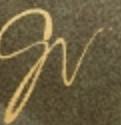
HORIZON VILLA

With views across the horizon, the Horizon Villa features gorgeous double height windows that will be sure to illuminate your everyday life. Combining a smart and innovative design, this unit is all about living life in ease.



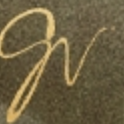
GRAND VILLA

A large picture-perfect family home, our Grand Villa offers an all-around spacious atmosphere. Enjoy the stunning views from the vast terrace of the Grand Villa, as well as a sleek and innovative design.



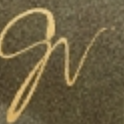
SINGLE STOREY VILLA

Exquisitely and efficiently designed, our signature single storey villas offer spacious one level living. Offering all the features you and your family would ever need, this beautiful home awaits you.



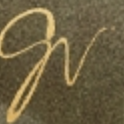
GRAND MANSION

The grandest state of lavishness, from every corner in your Grand Mansion. Every member of your family will enjoy the maximum privacy, and the sense of spaciousness. Wherever you are, you will love the effect of the natural elements that draw your feel of calmness.



MAISONETTE

The spacious Maisonette will meet all your lifestyle needs, speaking of privacy, luxury and convenience. It is bringing you the fusion between the splendor of villas, and the practicality of apartments... making everything you need, beautifully close to you.



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.
- Wall claddings are only part of the visual renders and not to be supplied in the finishing packages.





Finishing SPECIFICATIONS IIII

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LUXURY FINISHING _____ LIGHT THEME

ENTRANCE FOYER, LIVING & DINING:

Flooring:
Option A: Imported marble tiles
Option B: Engineered wood flooring
Walls: Paint
Ceiling: Paint (white)

GUEST TOILET:

Flooring: Local porcelain tiles
Walls: Local Porcelain & Paint
Ceiling: Paint (white)

SANITARY WARE:

Toilet: Duravit
Basin: Duravit
Bathroom sink mixer: Grohe
Shower set: Grohe

INTERNAL STAIRS:

Imported marble

BASEMENT BATHROOM:

Flooring: Local ceramic
Walls: Local ceramic and paint
Ceiling: Paint (white)
Sanitary ware and mixers:
Ideal standard

BEDROOMS:

Flooring: HDF
Walls: Paint
Ceiling: Paint (white)

BATHROOMS:

Flooring: Local porcelain tiles
Walls: Local Porcelain & Paint
Ceiling: Paint (white)

KITCHEN:

Flooring: Local porcelain tiles
Walls: Paint
Ceiling: Paint (white)

INTERNAL DOORS:

Lacquer paint finish

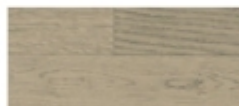
PENTHOUSE BATHROOM:

Flooring: Local ceramic
Walls: Local ceramic and paint
Ceiling: Paint (white)
Sanitary ware and mixers:
Ideal standard

ENTRANCE | RECEPTION | DINING



FLOORING OPTION A:
BEIGE IMPORTED MARBLE



FLOORING OPTION B:
LIGHT ENGINEERED WOOD



WALLS: PAINT



STAIRS:
BEIGE IMPORTED MARBLE

BEDROOMS



FLOORING:
LIGHT HDF

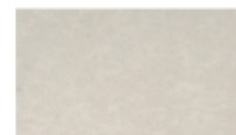


WALLS:
PAINT

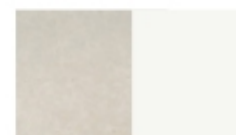


INTERNAL DOORS:
LACQUER PAINT FINISH

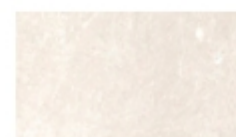
BATHROOMS



FLOORING:
BEIGE LOCAL PORCELAIN



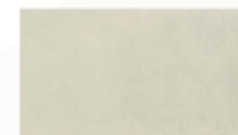
WALLS:
LOCAL PORCELAIN & PAINT



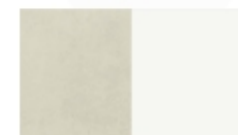
VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

GUEST TOILET



FLOORING:
BEIGE LOCAL PORCELAIN



WALLS:
LOCAL PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

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 package.
- Wood work, shower cabinets and mirrors will not be included in the finishing package.
- The above mentioned specs does not apply to the nanny's and driver's bedroom and bathroom.
- External stairs are not included in the finishing package.

DELUXE FINISHING LIGHT THEME

ENTRANCE FOYER, LIVING & DINING:

Flooring: Local Marble
Walls: Paint
Ceiling: Paint (white)

GUEST TOILET:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

SANITARY WARE:

Toilet: Ideal Standard
Basin: Ideal Standard
Bathroom sink mixer: Ideal Standard
Shower set: Ideal Standard

INTERNAL STAIRS:

Local marble

BEDROOMS:

Flooring: HDF
Walls: Paint
Ceiling: Paint (white)

BATHROOMS:

Flooring: Local ceramic tiles
Walls: Local Ceramic tiles & Paint
Ceiling: Paint (white)

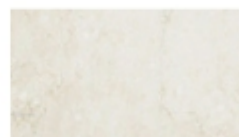
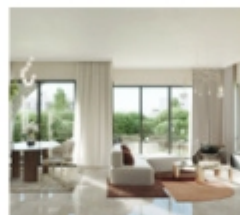
KITCHEN:

Flooring: Local ceramic tiles
Walls: Paint
Ceiling: Paint (white)

INTERNAL DOORS:

Lacquer paint finish

ENTRANCE | RECEPTION | DINING

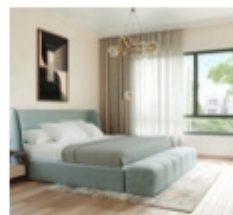


FLOORING & STAIRS :
BEIGE LOCAL MARBLE



WALLS:
PAINT

BEDROOMS



FLOORING :
LIGHT HDF

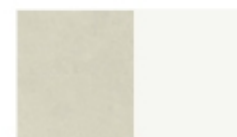


WALLS:
PAINT

BATHROOMS

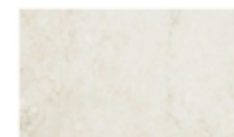


FLOORING:
BEIGE LOCAL CERAMICS



WALLS:
LOCAL CERAMICS & PAINT

GUEST TOILET



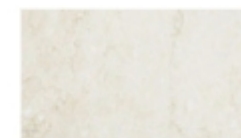
FLOORING :
BEIGE LOCAL PORCELAIN



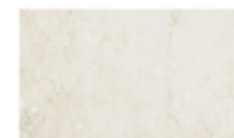
WALLS:
LOCAL PORCELAIN & PAINT



INTERNAL DOORS:
LACQUER PAINT FINISH



VANITY TOP:
LOCAL MARBLE



VANITY TOP:
LOCAL MARBLE

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HEADQUARTERS

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

SALES CENTERS

Capital Business Park, 26th July Corridor Plot No.15 & 16, Building 9, 6th Floor,
Sheikh Zayed City, Giza, Egypt 11566

Designia Mall, F108, 1st floor, Moharram Beik, Alexandria, Egypt 21515

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