

FROM THE
CREATORS OF



HILLSIDE

VILLAS

TWIN HOUSES AND TOWNHOUSES

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.

W E L C O M E T O

O WEST

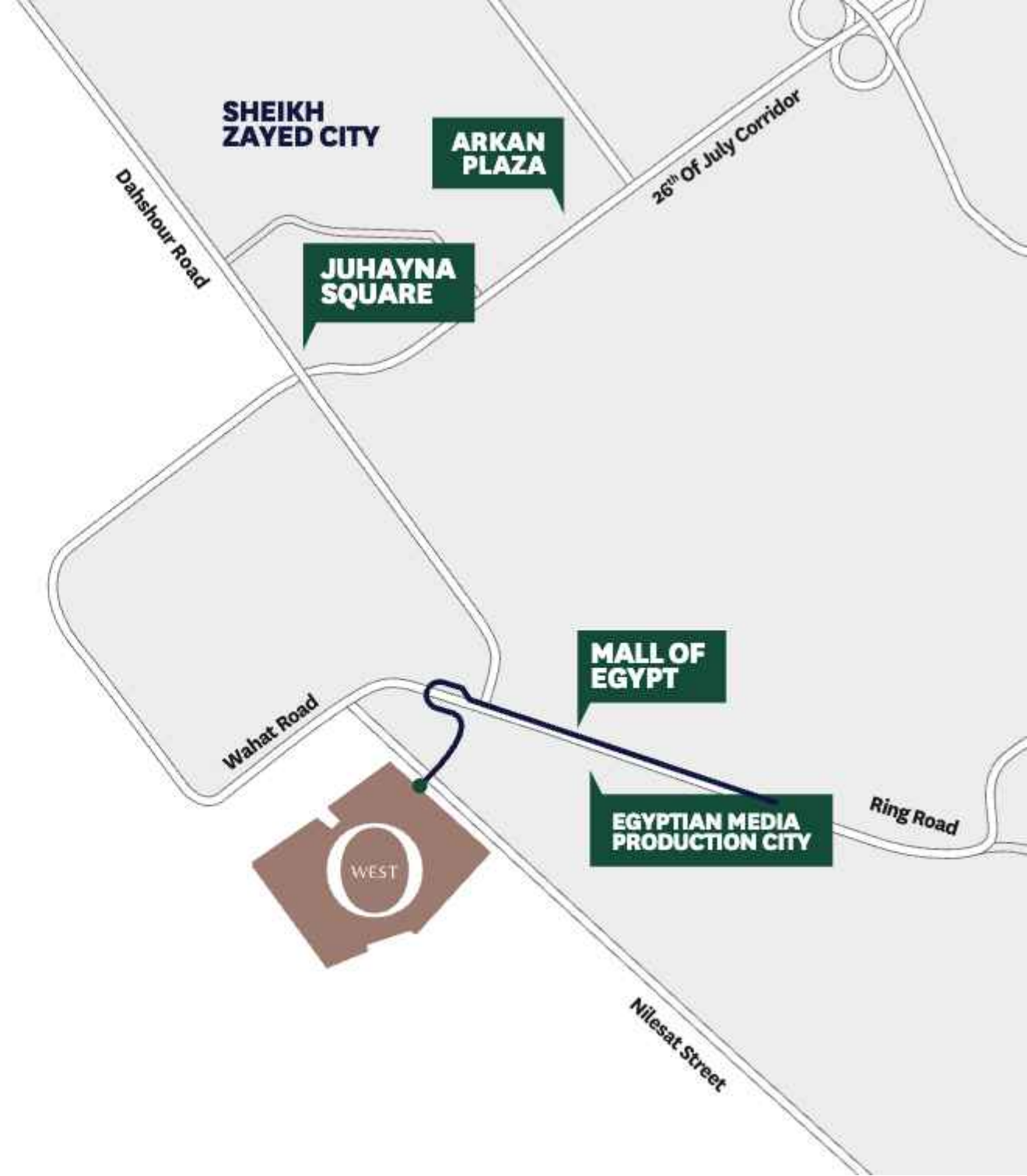
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports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

Like El Gouna, ODH's highly successful Red Sea coastal community, O West embraces difference. Now bringing unconventional closer to Cairo, stand out from the crowd and say goodbye to sameness. 'Home' has changed forever. Live Uncommon...

LOCATION

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

- In close proximity to 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.



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 Ayman Arafa Designs, EKRAVD, Nara Studios and Schaduf, 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.



HILSIDE

VILLAS

Welcome to an elevated way of life. Welcome to the neighborhood overlooking O West Hill. At Hillside, you can enjoy all the amenities and facilities we have to offer - long bike rides on our bike tracks, morning jogs along our walking tracks or even just a breath of fresh air at any of our various seating areas. From gorgeous views of luscious greenery, glittering waterfronts and bright blue skies to limitless activities for you and your family, Hillside will truly have you living uncommon.

Offering a wide range of standalone villas, twin houses and townhouses, you will surely find the perfect fit for you and your family. Each and every unit is distinct in its own right, while offering all the perks of living around the hill.



THE WATERFRONT

At Hillside, you can choose to enjoy waking up to the sight of our beautiful water features by overlooking The Waterfront. Perfectly situated all around the neighborhood, The Waterfront will be sure to create an added level of serenity to Hillside's overall atmosphere.



THE GREENWOOD

Imagine the constant sight of evergreen parks scattered across the horizon... this is what you get when you opt for a view of The Greenwood at Hillside. Acting as picture perfect pockets of nature, The Greenwood offers various little sanctuaries perfect for early morning jogs, leisurely afternoon strolls, yoga sessions, open air catch ups with friends and family or outdoor activities for the little ones.



THE SPINE

Luscious greenery as far as the eye can see is what families who choose to overlook The Spine can expect. With beautiful green spaces, bike and jogging lanes, The Spine is perfect for recreational activities as well as creating an overall friendly communal atmosphere. At Hillside, every day is a beautiful day.



O 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.

THE GREEN BELT

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.





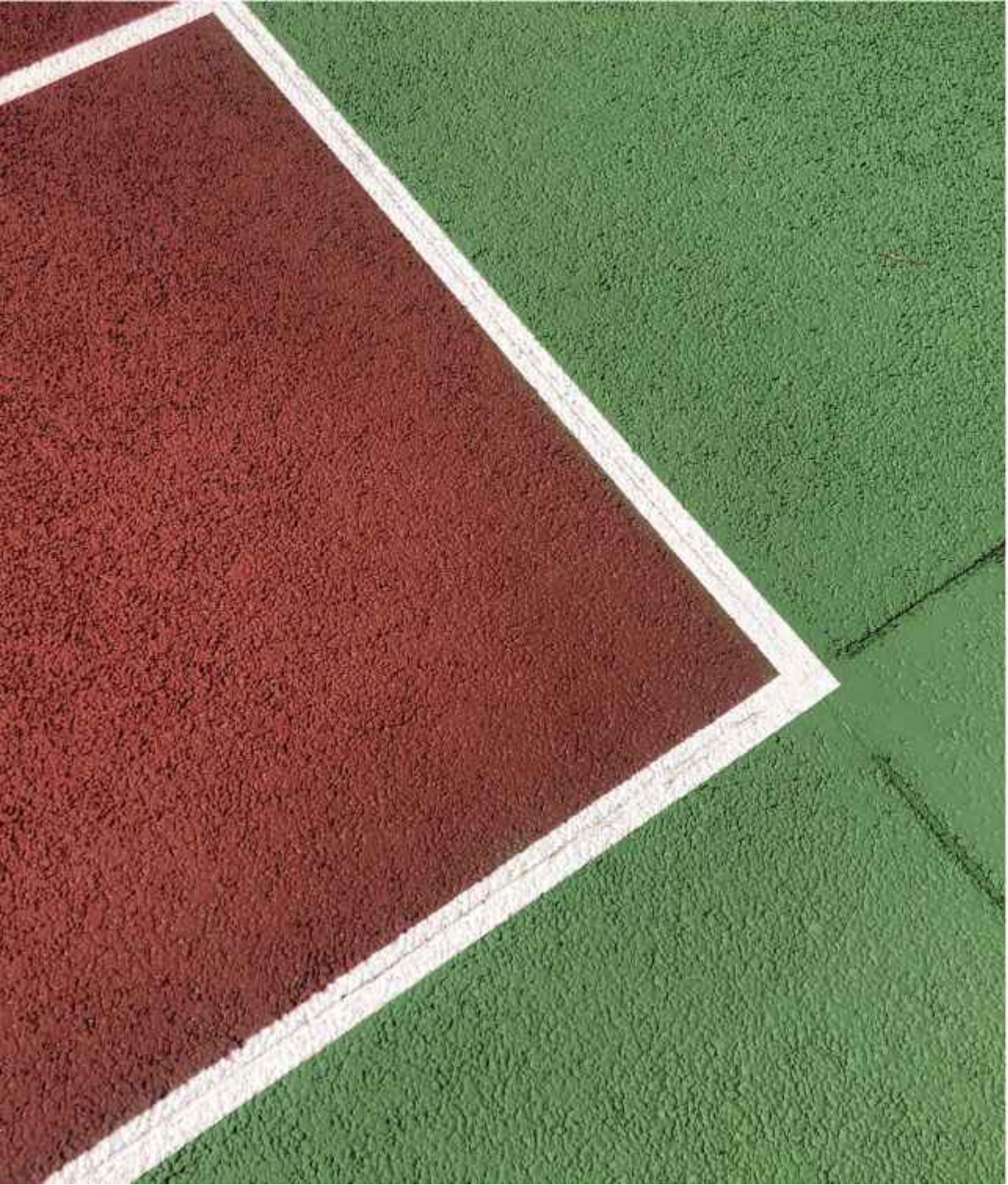
FACILITIES & AMENITIES

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.





WEST CAIRO'S FINEST SOCIAL & SPORTS CLUB

THE O WEST SOCIAL & SPORTS CLUB

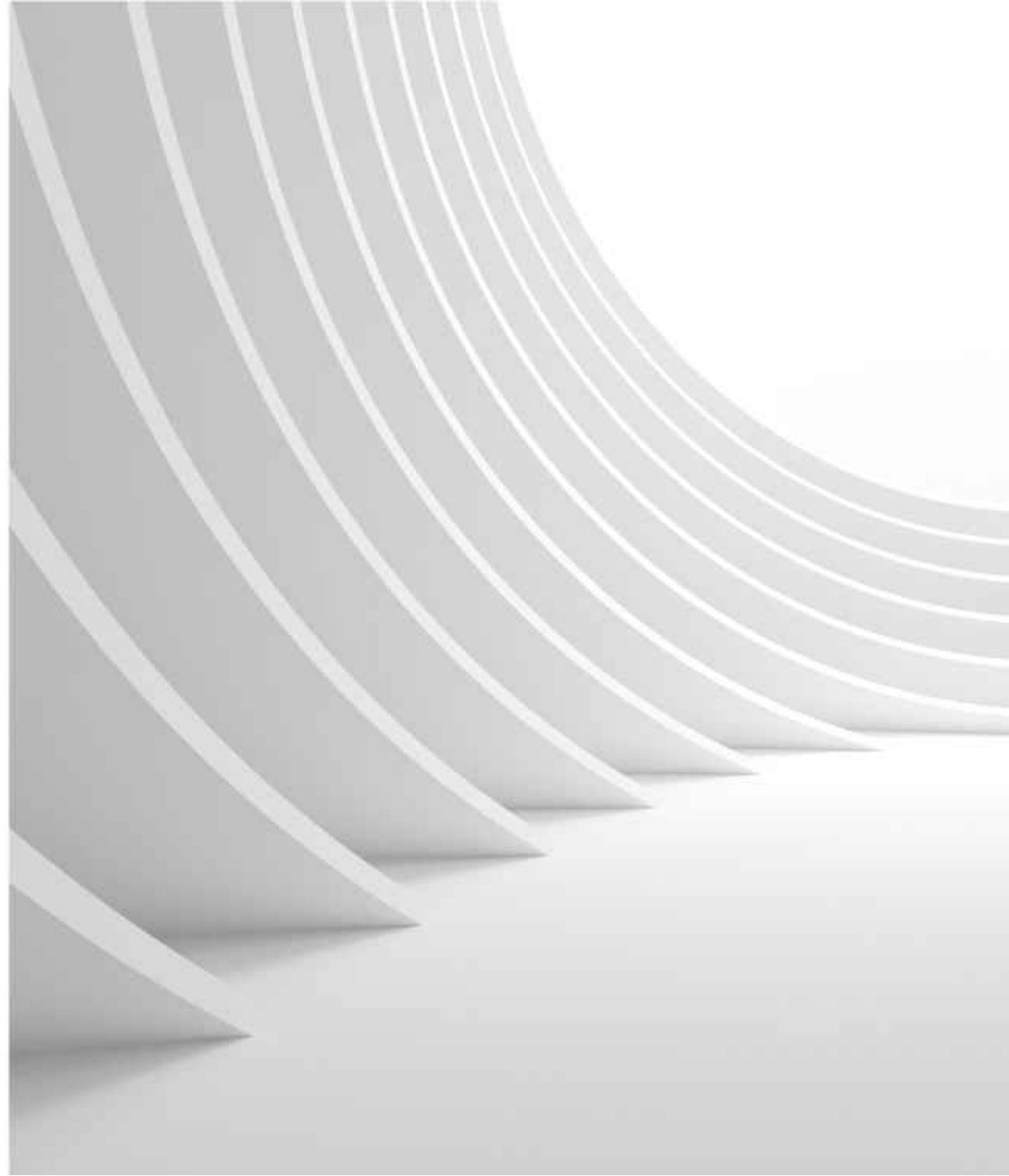
O West's Sports and Social Club offers integrated activities all in one place and is the perfect place to catch up and socialize with friends and family. The largest club in West Cairo and located close to Hillside Villas, it offers a safe, stimulating environment for children through a wealth of safe and enriching activities including after-school clubs, summer camps, coaching and youth sports.

Set to be an integral part of the O West lifestyle, the club is the place where families and friends can meet, and where you can take an active healthy lifestyle to another level, whether you like to work out, swim, take part in team sports or enjoy the vast selection of classes.

TOWN MANAGEMENT

O West is an integrated community, providing and improving upon all the essentials vital to its residents' comfort. O West Town Management is to cover all the necessary facilities and structural services, supported by a dedicated 24/7 number that caters to any facilities-related needs by the residents.

O West provides a smooth travel experience. Carefully designed roads ensure that movement throughout the community is a pleasant trek-regardless of the means.



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.



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).



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.



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.



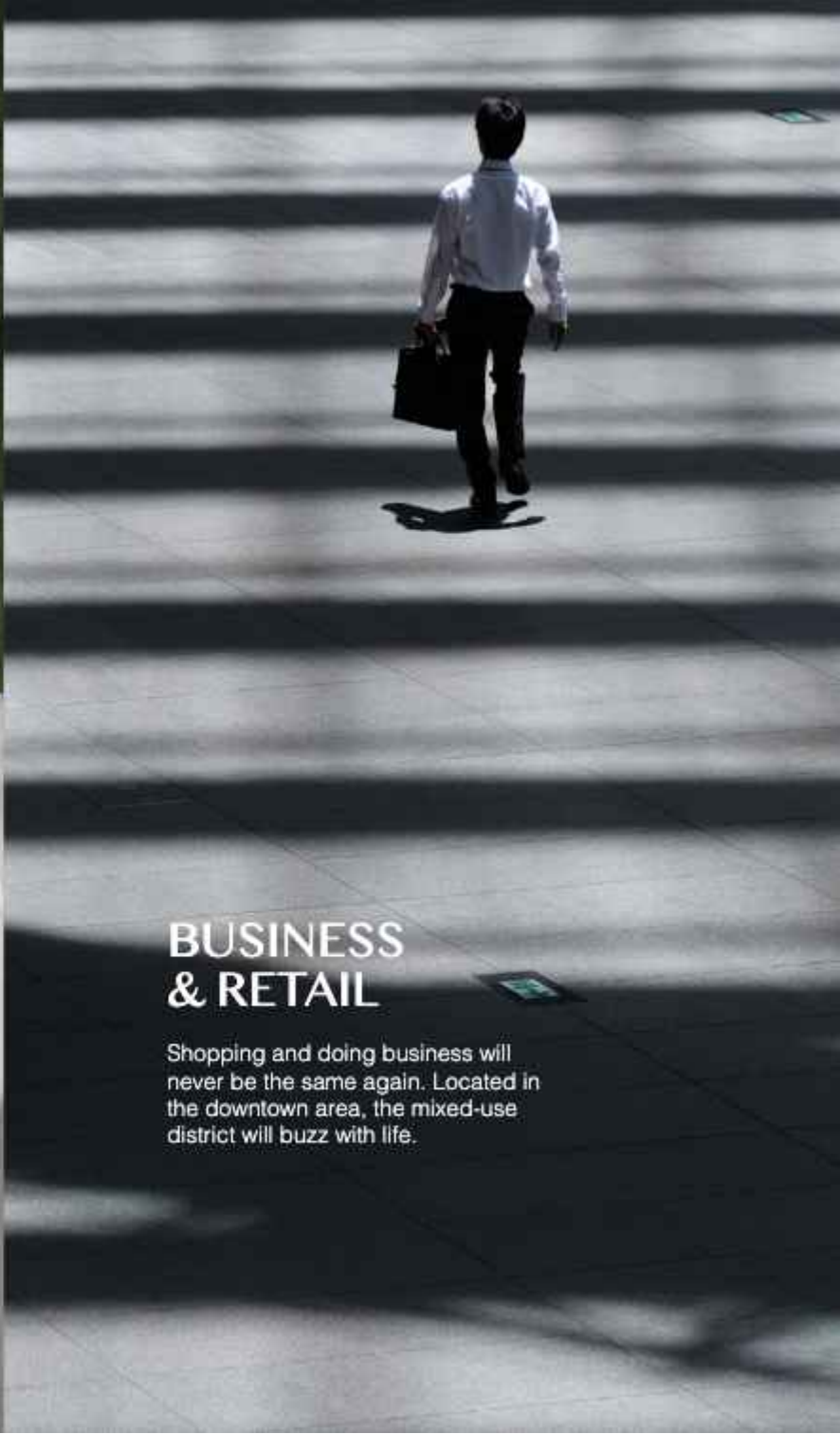
SUSTAINABLE & ECO-FRIENDLY

From green initiatives to sustainable buildings, this future forward vision of a cleaner, better future is woven into every aspect of life at O West.



MEDICAL CARE & SPECIALIZED CLINICS

Further ensuring that all residents' needs are catered for, a hospital and specialized clinics will serve the community.



BUSINESS & RETAIL

Shopping and doing business will never be the same again. Located in the downtown area, the mixed-use district will buzz with life.



THE UNITS

Each and every twin house or townhouse at Hillside boasts also boast unparalleled views of The Waterfront, The Greenwood and The Spine. Living on the hill has never been better... **Welcome to Hillside, the newest neighborhood by Qemet.**



FUTURE
EXTENSION



HILLSIDE
VILLAS

Phase 1 - Site Plan







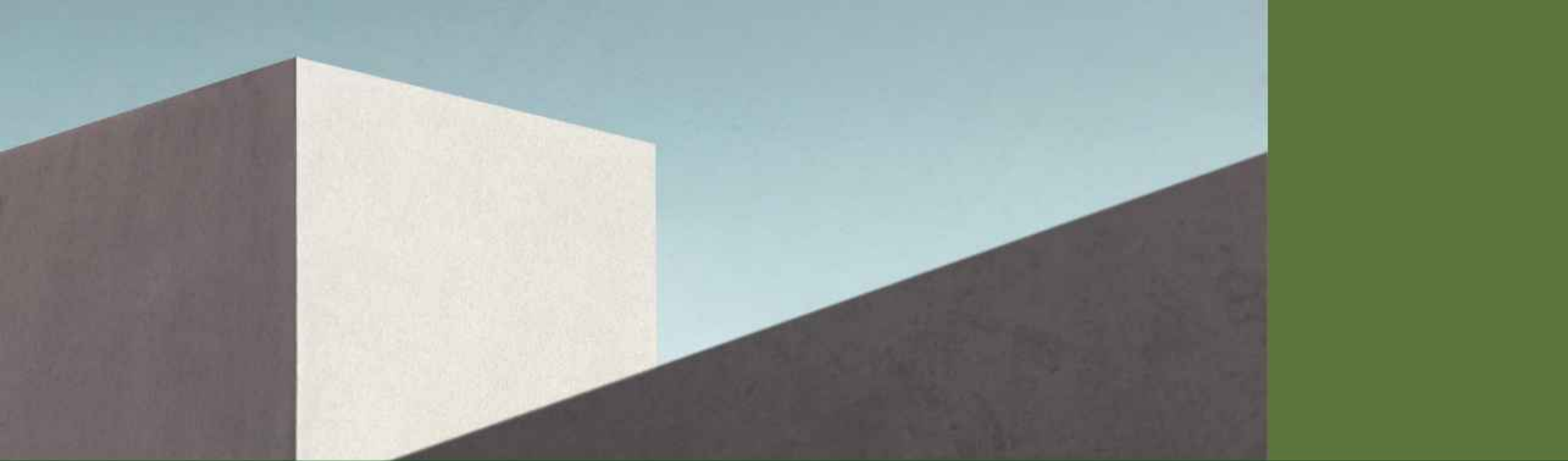












OUR VILLAS

TWIN HOUSES

With unparalleled views across the horizon, our twin houses are nothing short of unique and inspiring. Enjoy easy access to all amenities and facilities, and live your life in comfort and ease.





TYPE H

FRONT VIEW



TYPE H

BACK VIEW



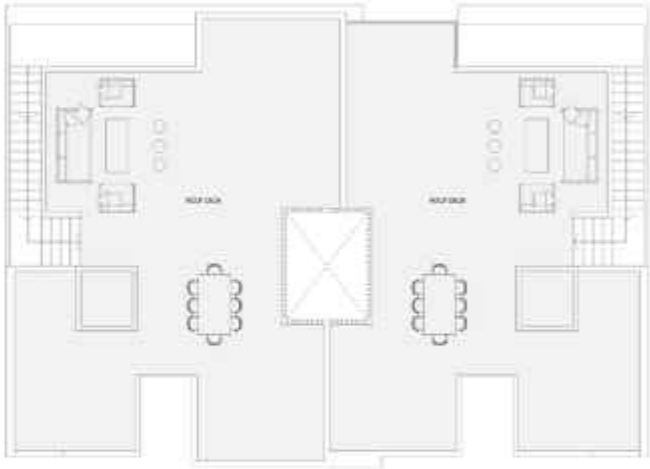




Ground Floor



First Floor



Roof Floor



TYPE H1

FRONT VIEW



TYPE H1

BACK VIEW









Ground Floor



First Floor



Roof Floor



TYPE K

FRONT VIEW



TYPE K

BACK VIEW







Ground Floor



First Floor

TOWN HOUSES

Designed sleekly and innovatively, our townhouses offer wonderful views and ultimate peace of mind. As soon as you step foot into your new home, you will feel convenience in everything around you, every step of the way.





TYPE G

FRONT VIEW



TYPE G

BACK VIEW





TYPE G

Corner Unit Total Area	196
Corner Unit Total Area with Optional Penthouse	236
Middle Unit Total Area	202
Middle Unit Total Area with Optional Penthouse	240



Corner Middle Middle Corner

Ground Floor

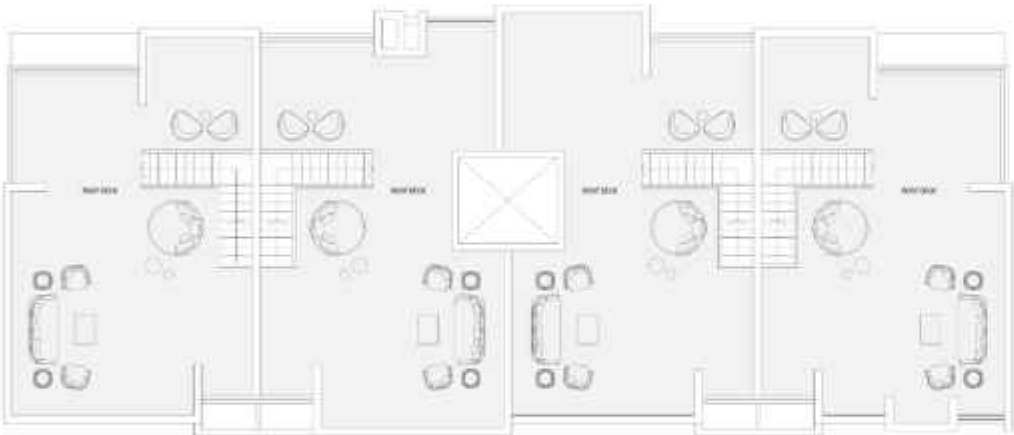


Corner Middle Middle Corner

First Floor

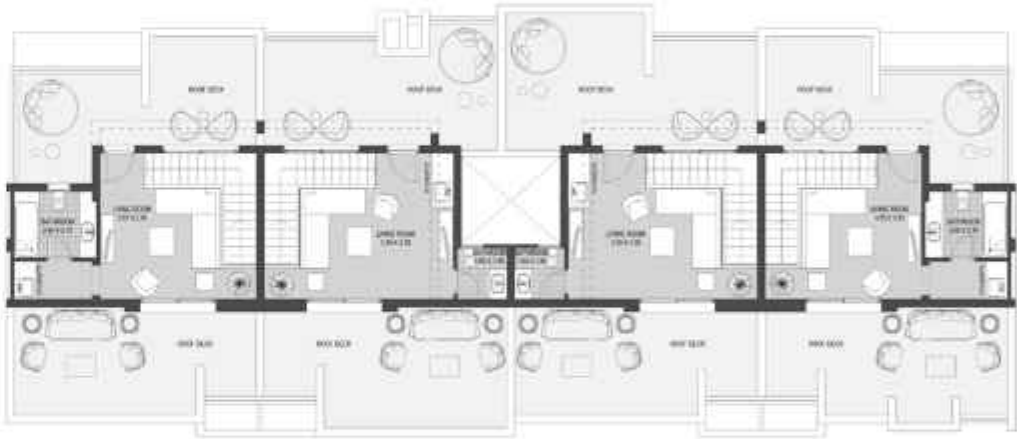
TYPE G

Corner Unit Total Area	196
Corner Unit Total Area with Optional Penthouse	236
Middle Unit Total Area	202
Middle Unit Total Area with Optional Penthouse	240



Corner Middle Middle Corner

Roof Floor



Corner Middle Middle Corner

Penthouse
(Optional)



TYPE J

FRONT VIEW



TYPE J

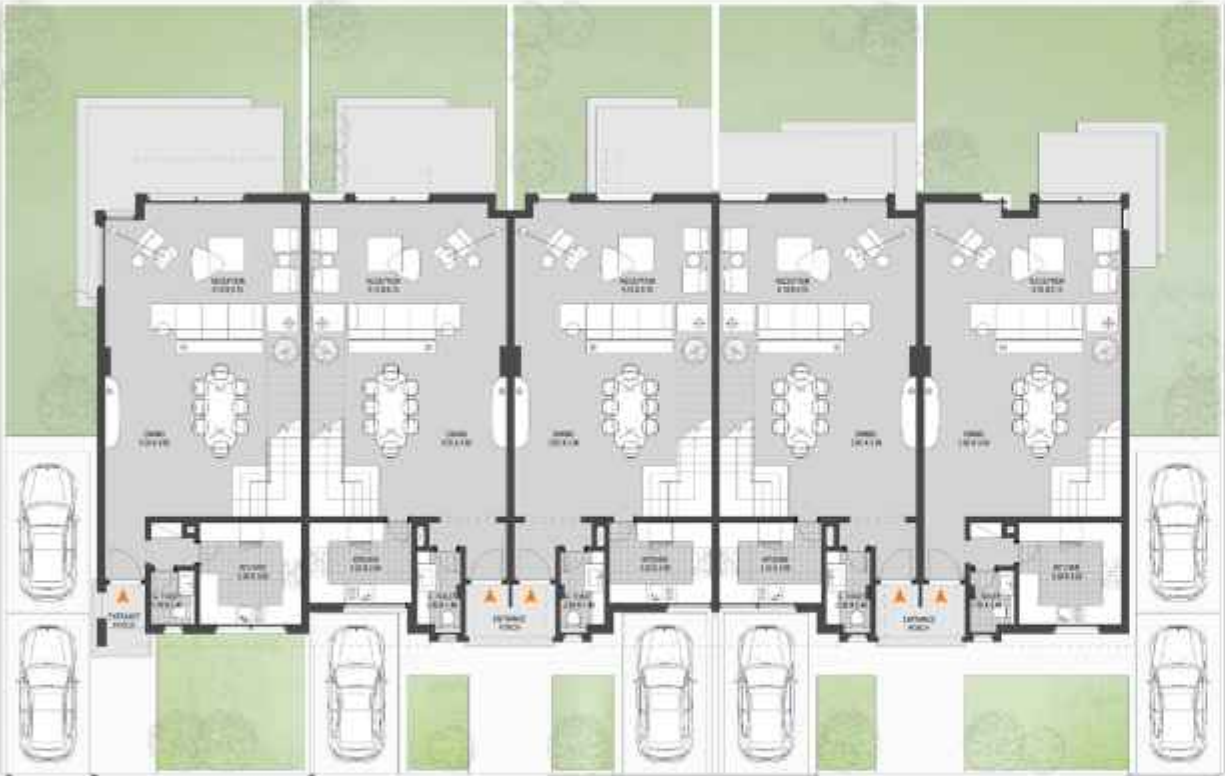
BACK VIEW





TYPE J

Corner Unit Total Area	173
Corner Unit Total Area with Optional Penthouse	211
Middle Unit Total Area	170
Middle Unit Total Area with Optional Penthouse	207



Corner Middle Middle Middle Corner

Ground Floor

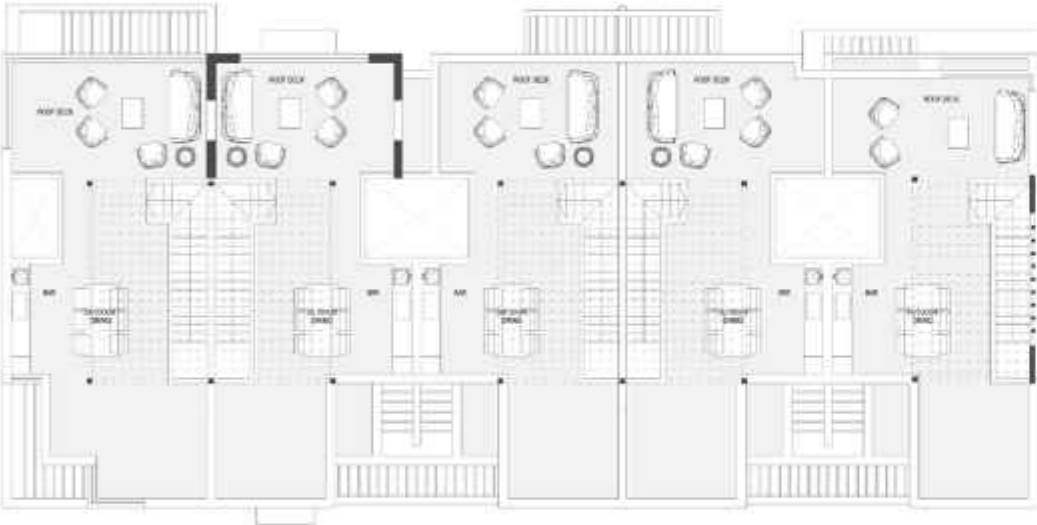


Corner Middle Middle Middle Corner

First Floor

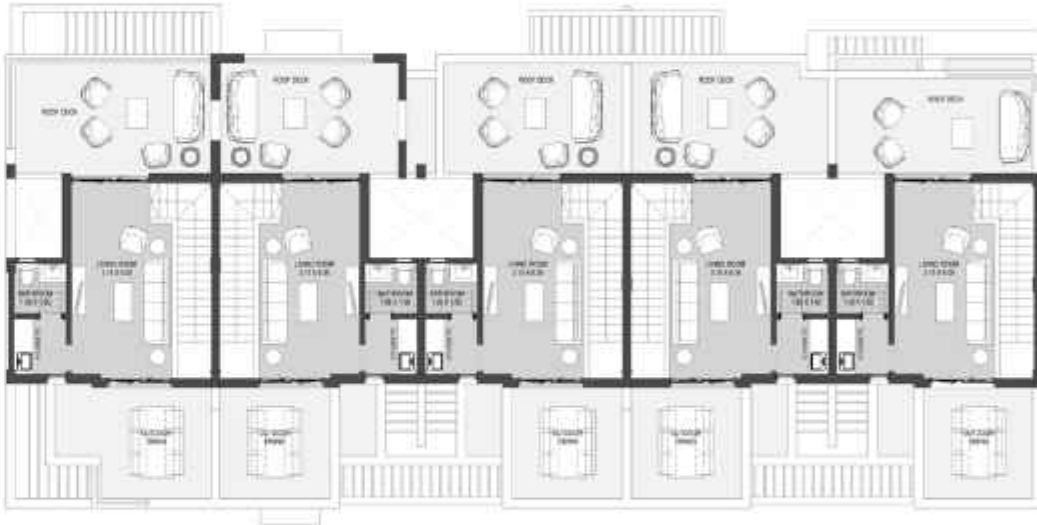
TYPE J

Corner Unit Total Area	173
Corner Unit Total Area with Optional Penthouse	211
Middle Unit Total Area	170
Middle Unit Total Area with Optional Penthouse	207



Corner Middle Middle Middle Corner

Roof Floor



Corner Middle Middle Middle Corner

Penthouse
(Optional)

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.

INTRODUCING OUR FULLY FINISHED VILLAS

Purchase your villa exquisitely designed and fully finished. Enjoy the added benefit of simply walking into your new home and furnishing it to your taste, and leave the rest to us.



LUXURY FINISHING

DARK 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: 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: 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:
GREY IMPORTED MARBLE



FLOORING OPTION B:
DARK ENGINEERED WOOD



WALLS: PAINT



STAIRS:
GREY IMPORTED MARBLE

BEDROOMS



FLOORING:
DARK HDF



WALLS:
PAINT



INTERNAL DOORS:
LACQUER PAINT FINISH

BATHROOMS



FLOORING:
GREY PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

GUEST TOILET



FLOORING:
GREY PORCELAIN



WALLS:
GREY 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.

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: 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: 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 PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

GUEST TOILET



FLOORING:
BEIGE PORCELAIN



WALLS:
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

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: 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 :
GREY LOCAL MARBLE



WALLS:
PAINT

BEDROOMS



FLOORING:
DARK HDF



WALLS:
PAINT



INTERNAL DOORS:
LACQUER PAINT FINISH

BATHROOMS



FLOORING:
GREY LOCAL CERAMICS



WALLS:
LOCAL CERAMICS & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: IDEAL STANDARD
SANITARY WARE: IDEAL STANDARD

GUEST TOILET



FLOORING :
GREY PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: IDEAL STANDARD
SANITARY WARE: IDEAL STANDARD

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.

DARK THEME

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: 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



INTERNAL DOORS:
LACQUER PAINT FINISH

BATHROOMS



FLOORING:
BEIGE LOCAL CERAMICS



WALLS:
LOCAL CERAMICS & PAINT



VANITY TOP:
LOCAL MARBLE

GUEST TOILET



FLOORING :
BEIGE PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

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.

ORASCOM DEVELOPMENT HOLDING

1. EGYPT

EL GOUNA
O WEST
MAKADI HEIGHTS
TABA HEIGHTS
BYGUM

2. MONTENEGRO

LUŠTICA BAY

3. MOROCCO

CHEIKA

4. OMAN

HAWANA SALALAH
JEBEL SIFAH

5. SWITZERLAND

ANDERMATT

6. U.A.E

THE COVE

7. UNITED KINGDOM

ECO BOS



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

O WEST



by ORASCOM
DEVELOPMENT