

FIND YOUR PEACE AND SERENITY
in a space that inspires

HILL
SIDE *Bliss*
VILLAS

OWEST



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

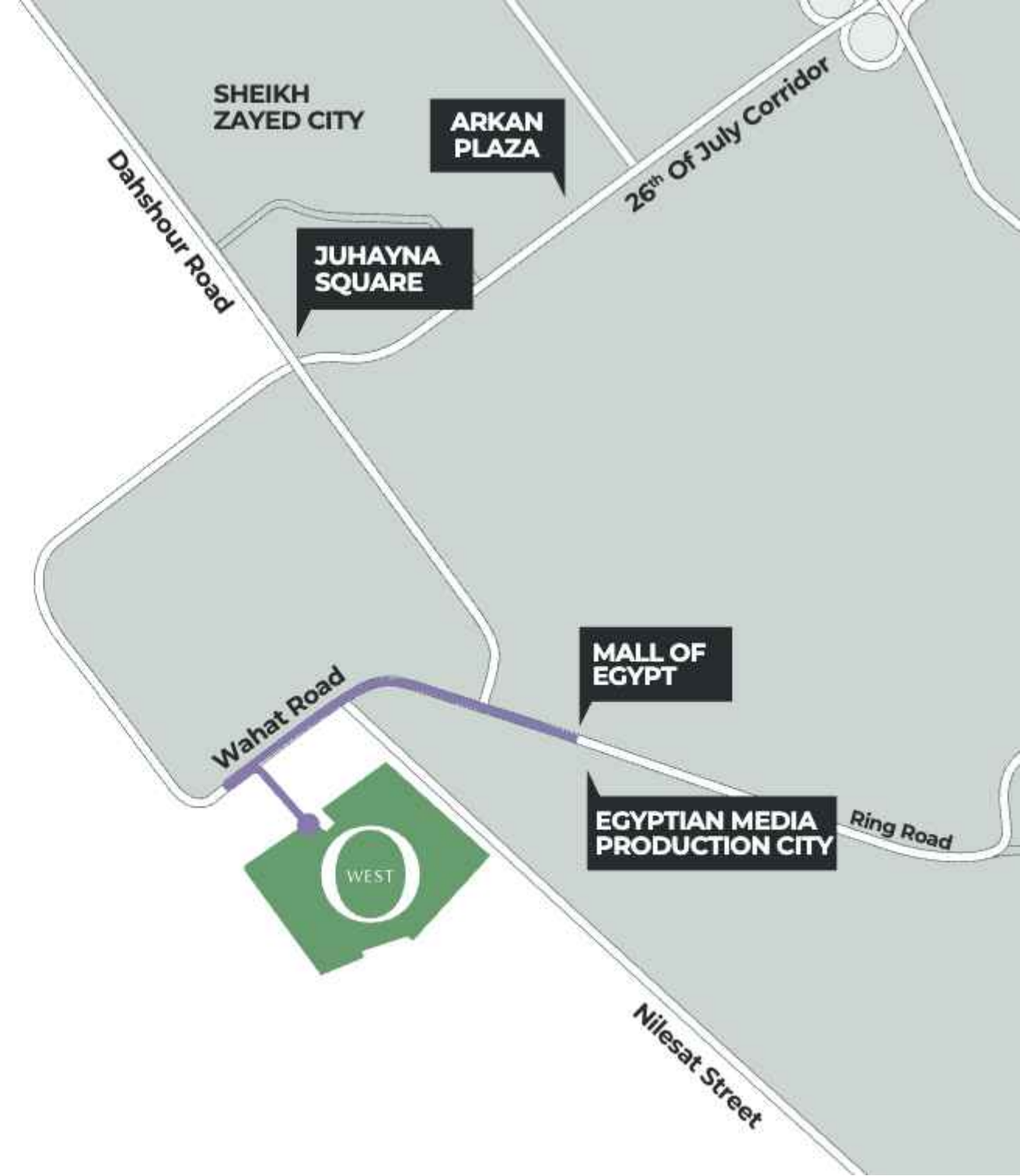
O WEST

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.

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





1.0

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.

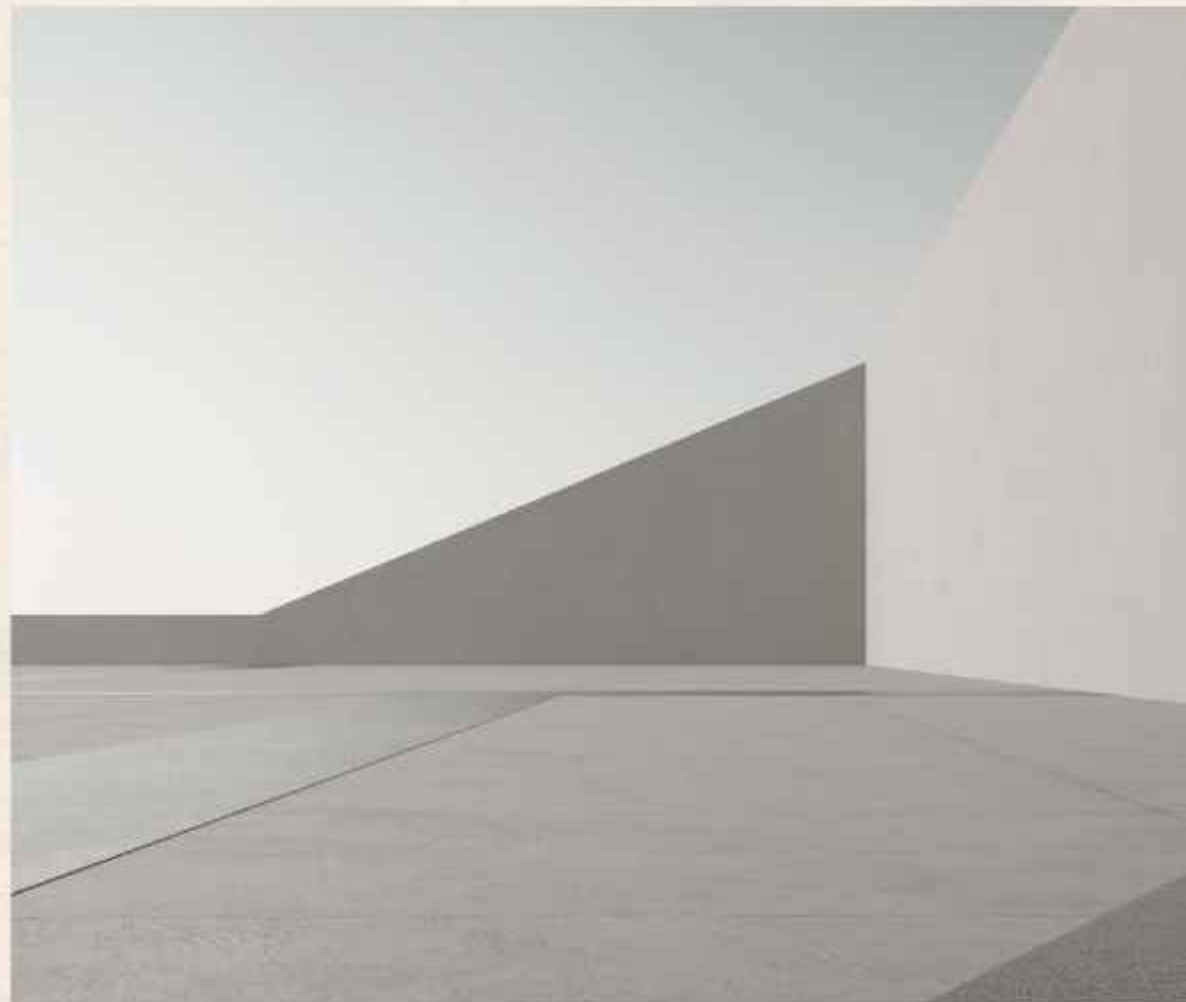


ARCHITECTURE



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.





Since upbringing, the feeling of open spaces has always been a memorable experience of shareable moments. Being drawn to nature has always been something that resonates with each and every one of us. Hillside Bliss Villas makes therapeutic moments an everyday experience. Wakeup to the sounds of serene water areas, take walks throughout the zen and botanical landscapes, and arrive home to a space that leaves you feeling thankful every night.



IN THE SCAPES

Making Hillside Bliss Villas your new home, the understanding of what it means to lead an active, yet calm life becomes an ordinary day. Being surrounded by sunken water features, botanical gardens and most importantly open spaces, becomes the only way to live. Whether you're looking for a new yoga spot or somewhere therapeutic to meditate the communal water features will activate your senses.



UNDERSTANDING WELLNESS

As individuals, we don't always understand what works for us. Finding the right space helps determine your balance and overall mental wellness. Stray away from city life and say hello to a new life in a calm environment, that caters to your needs.

A SAFETY NET

Curled up in its very own cocoon, Hillside Bliss Villas is crafted for those who appreciate nature and spending time in the outdoors. The neighborhood is designed and located surrounding the heart of the hills, providing you with security, privacy as well as state of the art landscaping.



ELEVATE YOURSELF

Find your peace and serenity in a space that inspires. Living in a neighborhood that allows you and will provide you with the environment you need to enjoy the smaller details in life. Whether it's a morning coffee, online meeting, yoga session, a picnic with your loved ones or simply alone time in the space you deserve.



ZEN ZONE

From façades to landscapes, amenities and most importantly quality, Hillside Bliss Villas creates a Zen zone. Joining the O West Hillside Bliss Villas community will contribute to your life as well as your families in every aspect. Make everything at an arm's length, hassle free.





2.0

THE UNITS

Each and every standalone villa at Hillside boasts 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.**























Phase 1 - Site Plan



3.0

OUR VILLAS



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, including the wonderful perks of Hillside views.











PRIME VILLA



Ground Floor



First Floor

Total Area : 250 sqm
 Total Area With
 Optional Penthouse : 275 sqm

PRIME VILLA



Roof Floor



Penthouse
(Optional)

Total Area : 250 sqm
Total Area With
Optional Penthouse : 275 sqm



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.













HORIZON VILLA

Total Area: 322 sqm



Ground Floor



First Floor



Roof Floor

GRAND VILLA

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













GRAND VILLA

Total Area: 400 sqm



Ground Floor



First Floor



Roof Floor

TWINHOUSES

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.









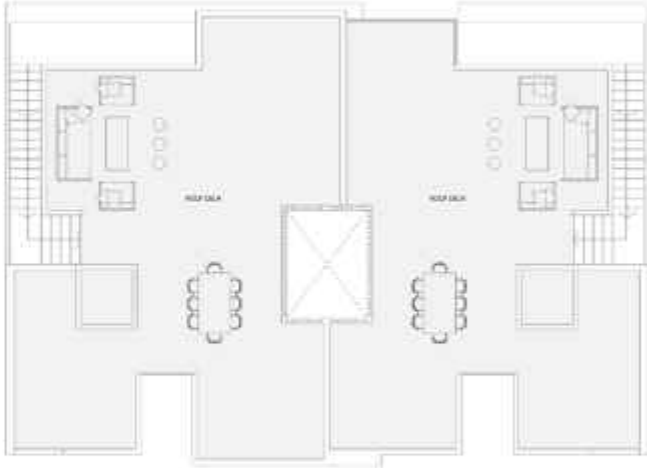




Ground Floor



First Floor



Roof Floor













Ground Floor



First Floor



Roof Floor











Ground Floor



First Floor

TOWNHOUSES

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

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

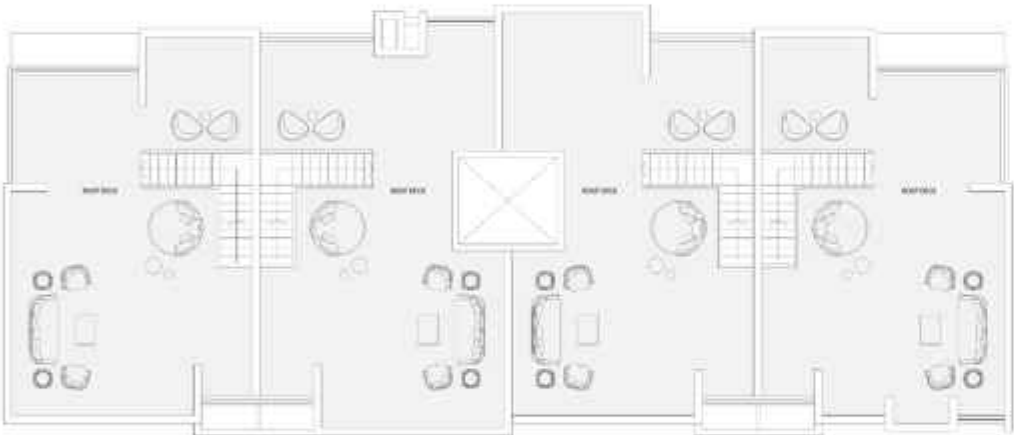


Corner Middle Middle Corner

First Floor

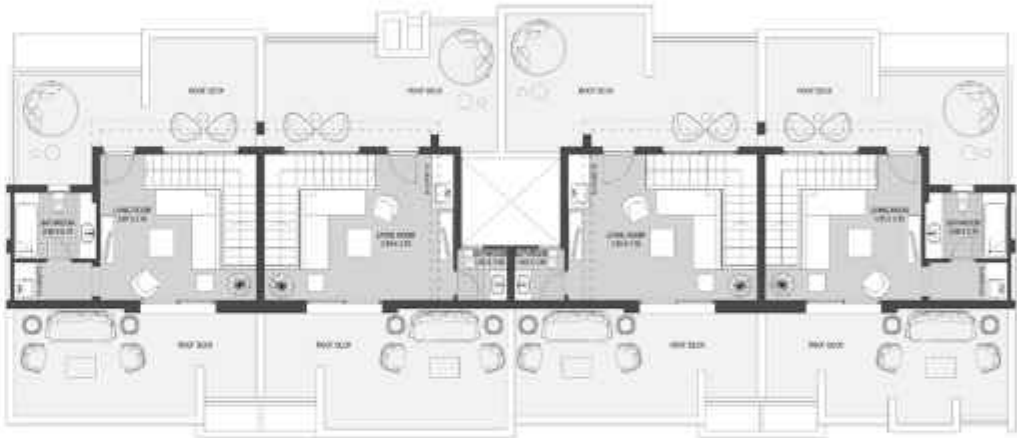
TYPE G

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 M

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

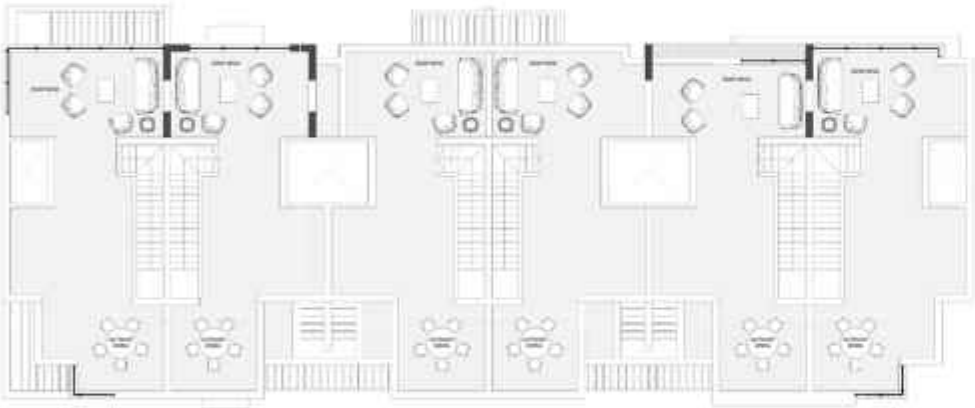


Corner Middle Middle Corner

First Floor

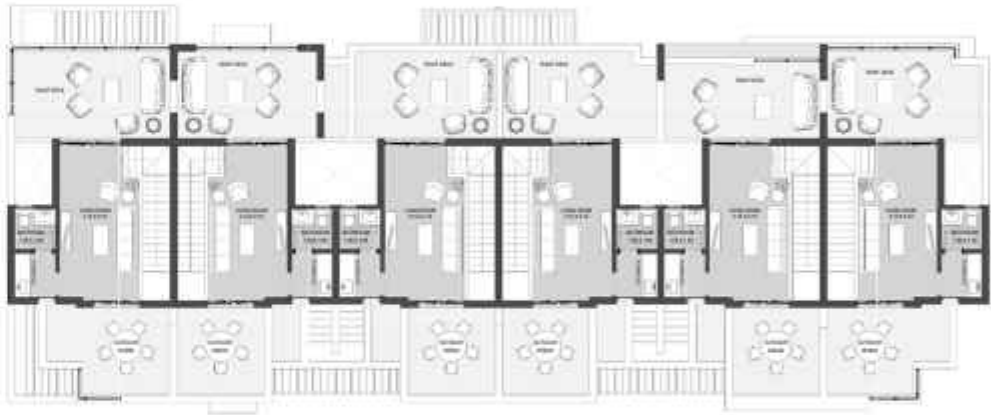
TYPE M

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)

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.

A thin, vertical tree trunk with a few green leaves at the top, set against a dark, textured background.

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.



4.0

FINISHING PACKAGES

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

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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

DARK THEME

GUEST TOILET



FLOORING :
GREY PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: IDEAL STANDARD
SANITARY WARE: IDEAL STANDARD

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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

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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



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