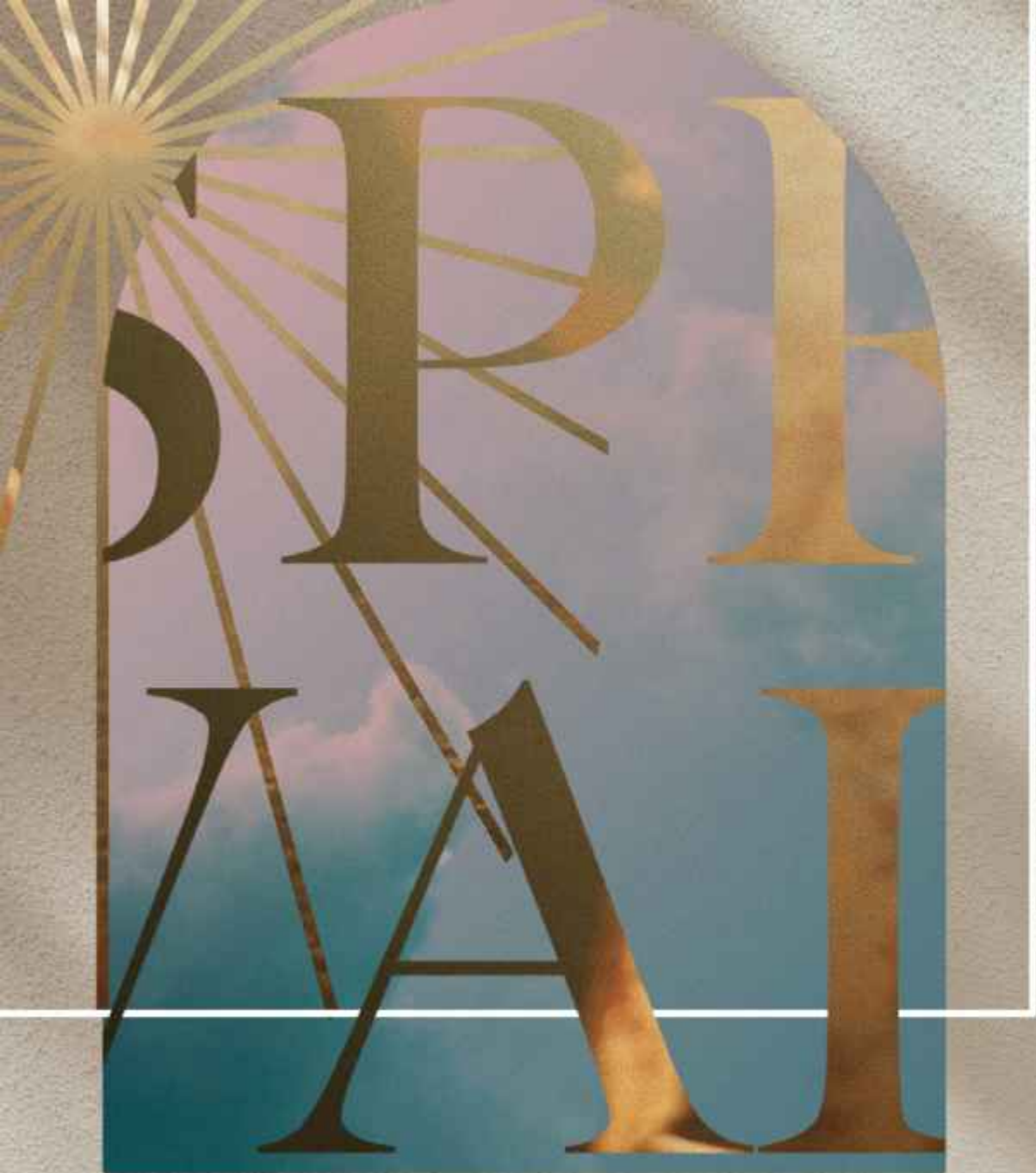




SPRING VALLEY
VILLAS

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

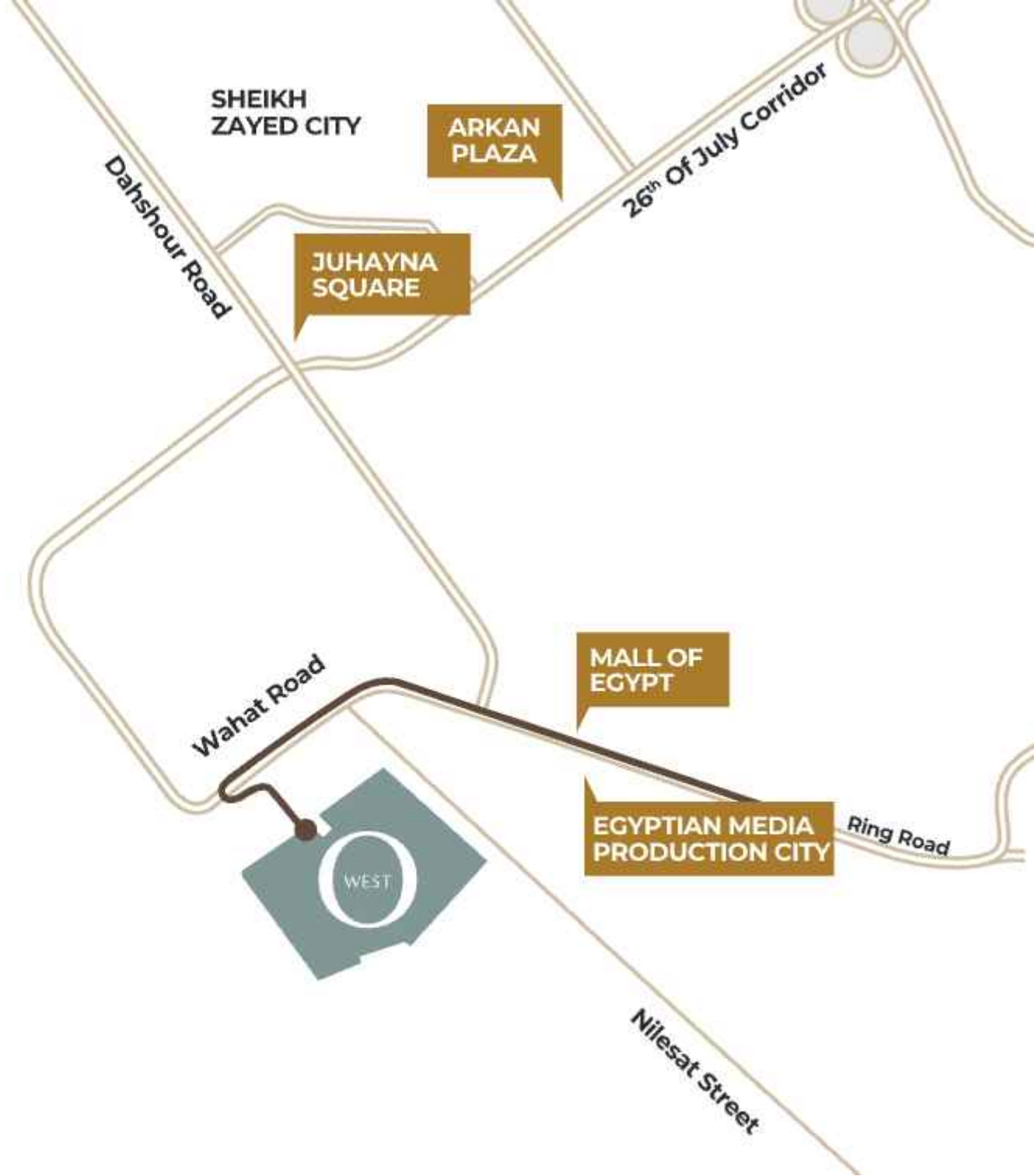
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports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

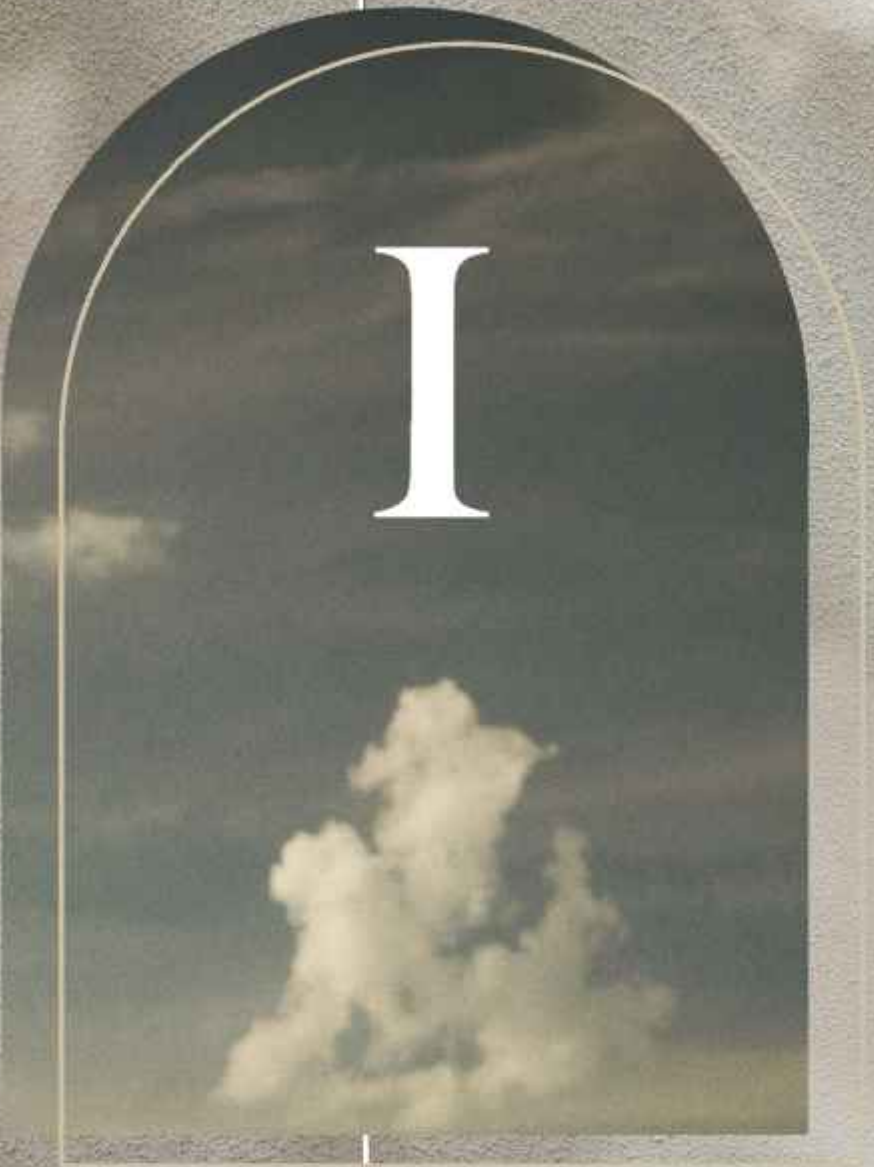
Imagine living in that place where everything has a story to tell. An origin that is so distinctive and very special. O West is opening its door to make you delve into the little details. Experience life, as it should be... because **life, is in the details.**

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





I

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 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.



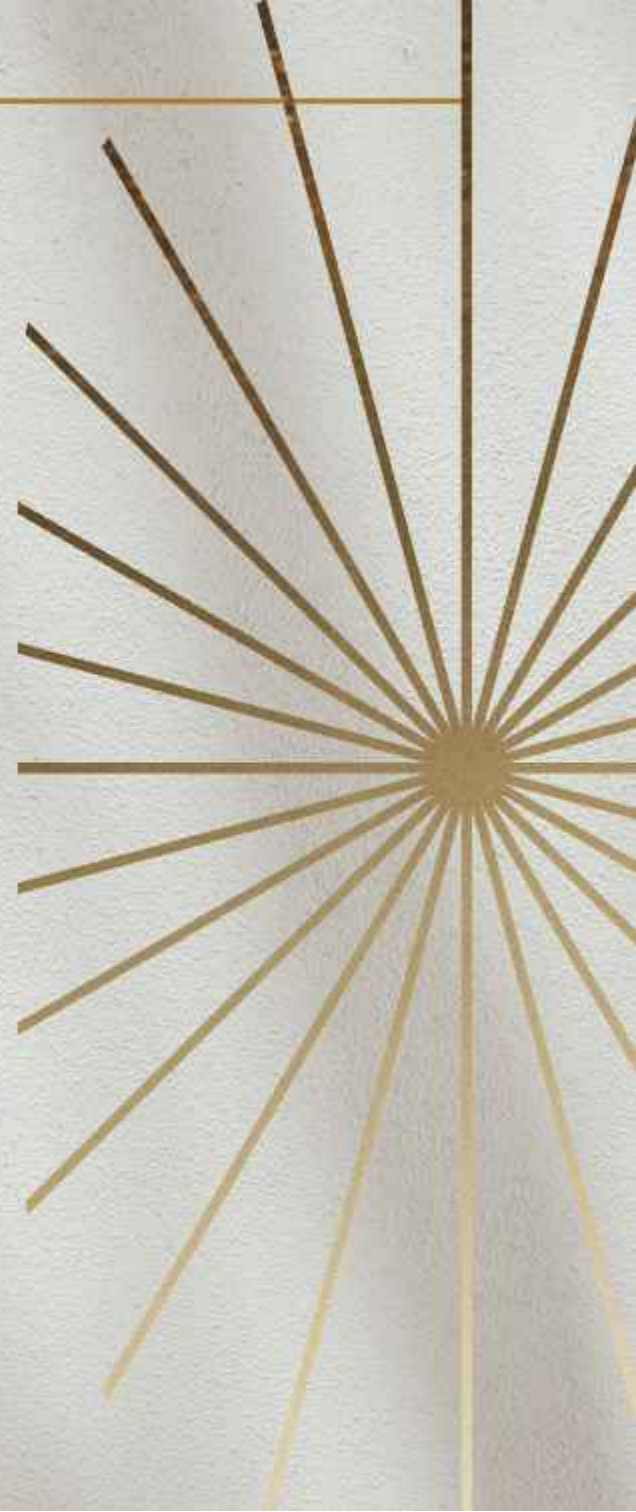
atelier23 studioêtre



WELCOME TO



SPRING VALLEY
VILLAS



SPRING ALL YEAR LONG —

No wonder you close your eyes and fancy a moment of quiet, a moment where the world around you stands still, for you to experience being content and at peace. O West is granting you the ideal life and the spirited ambience you long for.

Feel the fresh breeze surrounding you every moment of your day. Spring Valley Villas is right where that still state of mind is the highlight to your mood, thanks to the natural flow and swirl of air.





THE RIPPLES OF SPRING —

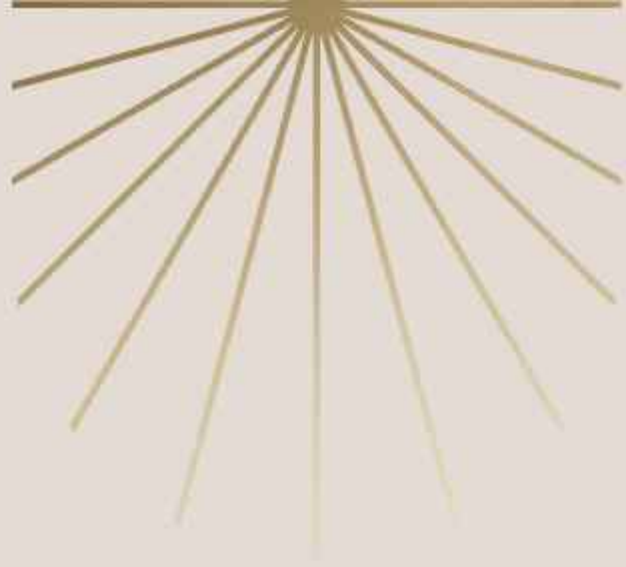
Nothing tops the serene feeling that water brings to our disposition. The cascading water features at Spring Valley Villas are something that would draw special lines to your mood. The view of that very magical flow will teleport you to a whole peculiar world of quietude.

PEACE SPRINGING

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

Tune into the energy and vibes of calmness. Allow that relaxing feel to take over your soul. Spend your time so close to greenery and splendid views, with the colors of nature, whenever time it is.





THE PALM TREES ISLAND

The Palm Trees Island is the place to go when you're at Spring 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 feel, thanks to the prolific greenery.





LIFE SPRINGING UP

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

Love every moment you spend in an environment of splendor, as you go a bundle on croquet. It is when you can beautifully bond with your people. Spring Valley Villas is bringing you an array of Elite sports; the arena for croquet, that prime element that makes every moment count.





MODERNITY SPRINGING

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.



PALM TREES ISLAND

Chill, set a heavenly
barbeque, or workout
with a view... This is
your getaway zone

ACTIVITIES FOR EVERYDAY



CASCADING WATER FEATURES

Let the interconnected
cascading water
features set the mood
for days



ZEN AREAS

Live the perfect
'me time'

ELITE SPORTS ZONE

Experience the
prestigious sports that
you've been longing for
over scenic greenery



II

THE NEIGHBORHOOD

What is it that you're looking for in your home? The sense of peace and quiet. The sense of luxury around every corner. The sense of beauty of the scenic greenery and spectacles. The sense of convenience, where everything you need is close. Spring Valley Villas is offering you a matchless assortment of mansions, standalone villas, twin and townhouses that perfectly fits your wishes for 'that perfect home.'



SV
SPRING VALLEY
VILLAS

O WEST



SV
SPRINGVALLEY
VILLAS

OWEST



SV
SPRINGVALLEY
VILLAS

O WEST



SV
SPRING VALLEY
VILLAS

O WEST



SV
SPRINGVALLEY
VILLAS

OWEST

PHASE PLAN



SPRING VALLEY VILLAS

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.



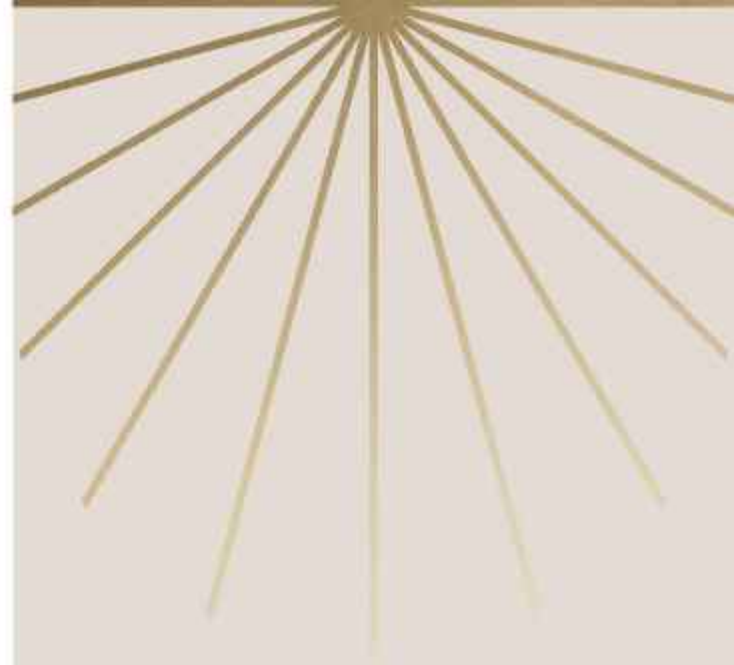
 FUTURE EXTENSION



PHASE PLAN AMENTIES



- 1 Cascading Water Features
- 2 Zen Areas
- 3 Palm Trees Island
- 4 Elite Sports Zone
- 5 Community Center



III



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.



PRIME VILLA | FRONT VIEW









PRIME VILLA

Total Area: 263 sqm
Total Area with optional
Penthouse: 289 sqm



Ground Floor



First Floor

PRIME VILLA

Total Area: 263 sqm

Total Area with optional
Penthouse: 289 sqm



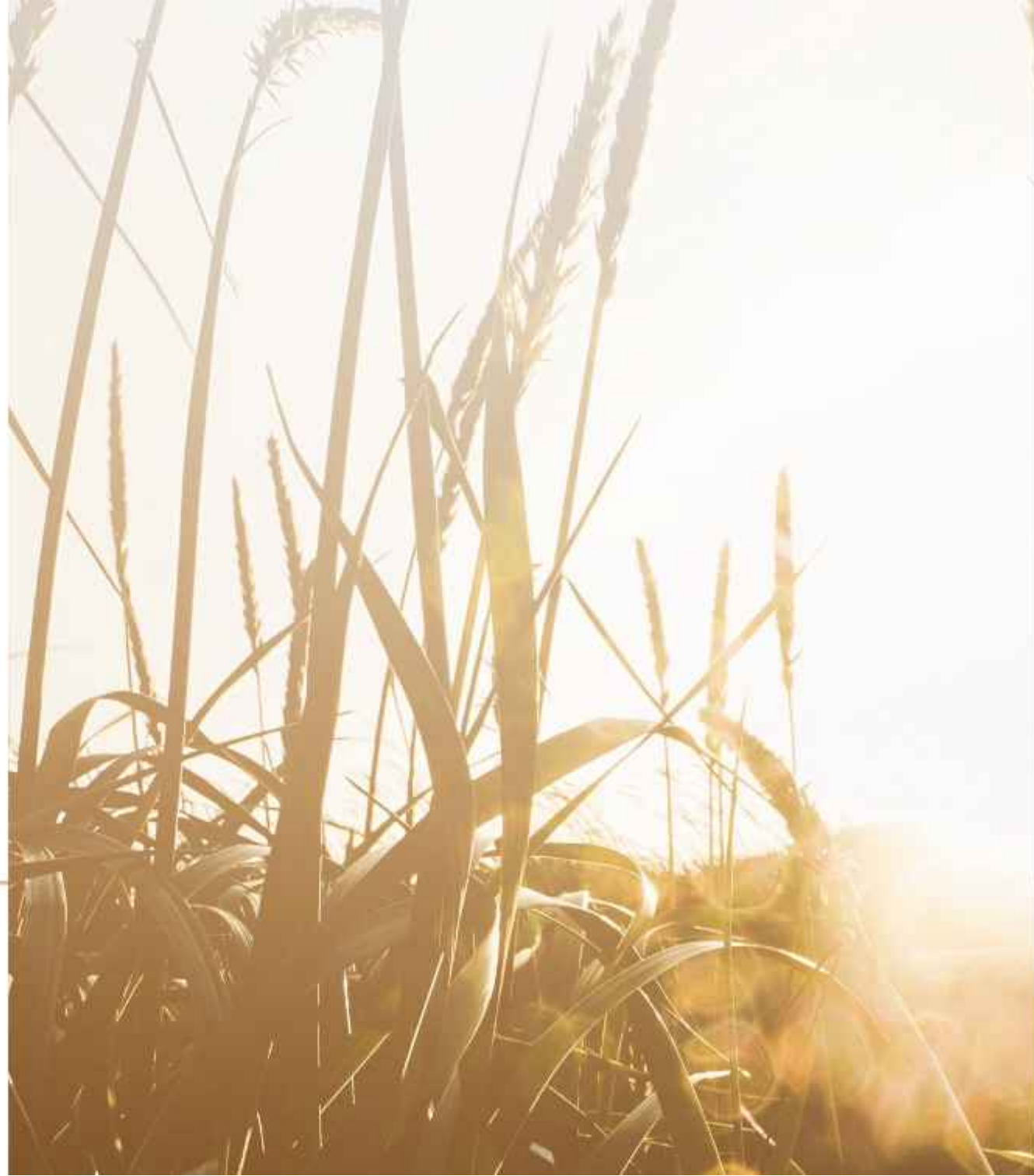
Roof Floor



Penthouse
(Optional)

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 | FRONT VIEW









HORIZON VILLA

Total Area: 336 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 from the vast terrace of the Grand Villa, as well as a sleek and innovative design.



GRAND VILLA | FRONT VIEW









GRAND VILLA

Total Area: 405 sqm



Ground Floor



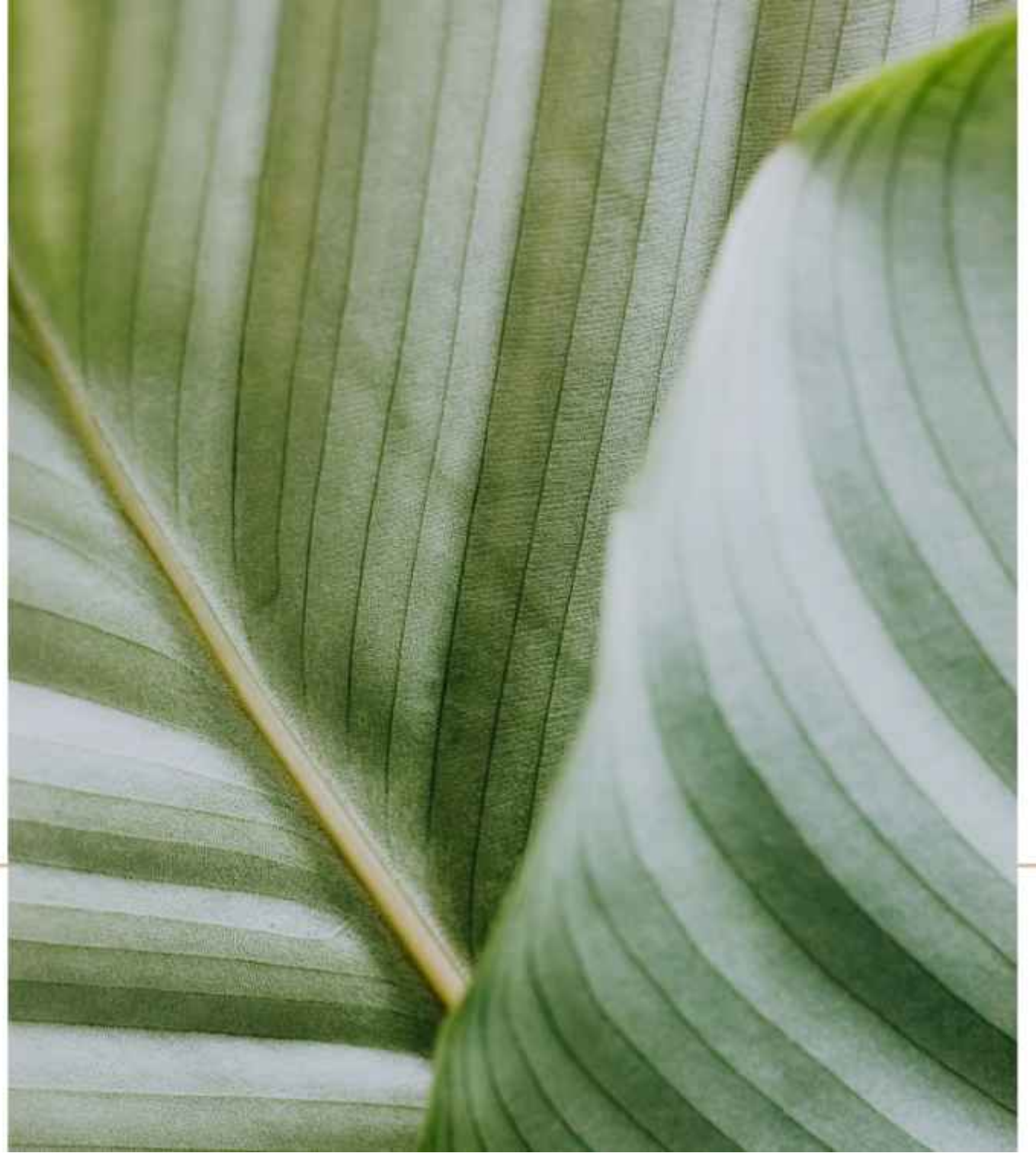
First Floor



Roof Floor

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.



SINGLE STOREY VILLA | FRONT VIEW



SINGLE STOREY VILLA | BACK VIEW



SINGLE STOREY VILLA



SINGLE STOREY VILLA



SINGLE STOREY VILLA

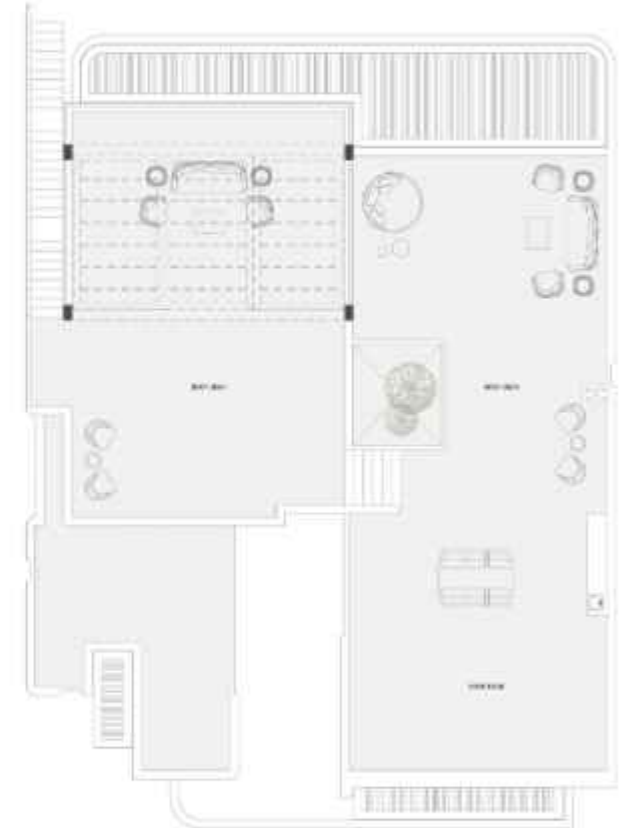


SINGLE STOREY VILLA

Total Area: 325 sqm



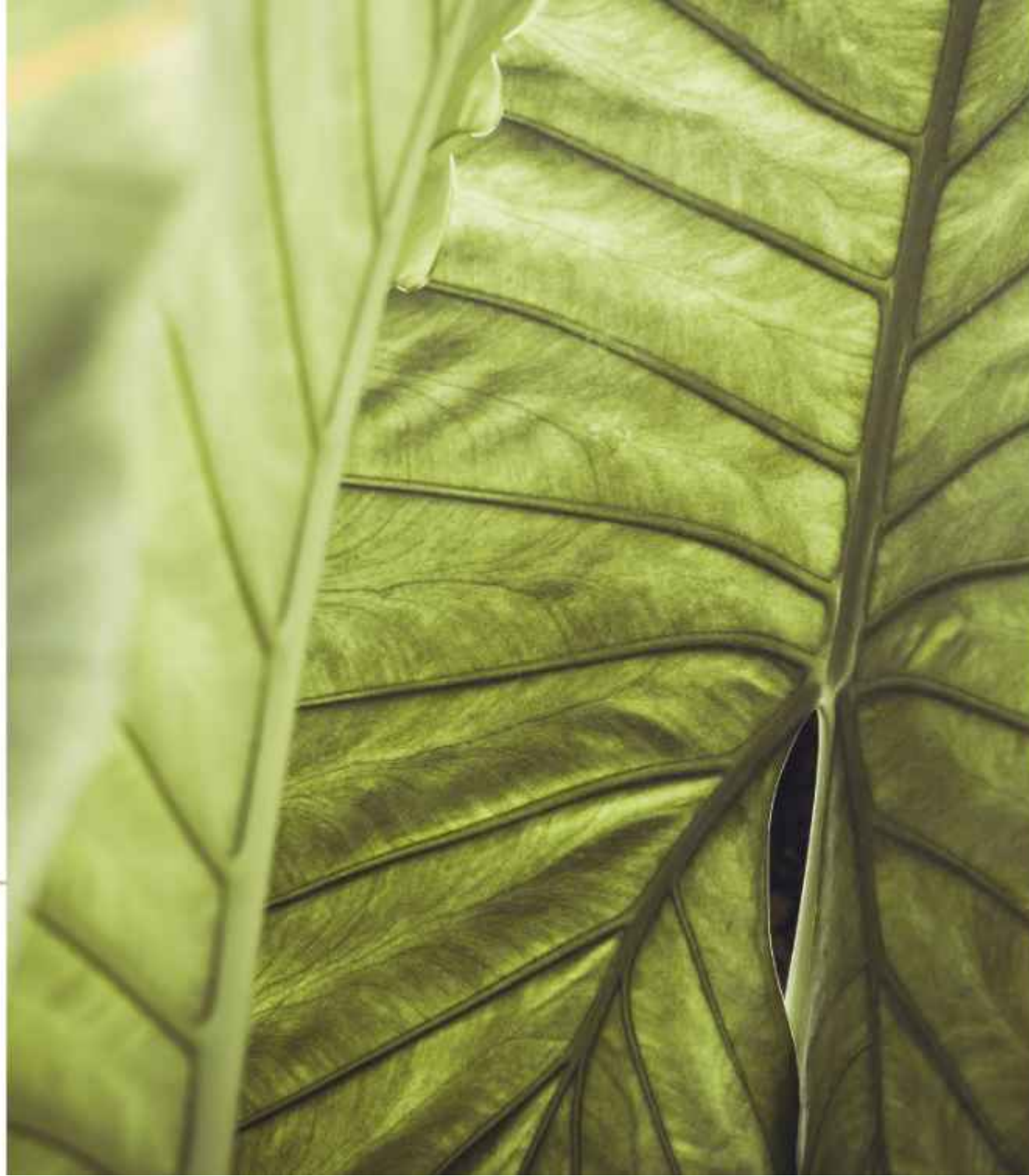
Ground Floor



Roof Floor

THE MANSION

The largest villa at O West, The Mansion, is an exclusive property with a vast space exudes luxury and sophistication throughout every room, with windows that will let you bask in the morning sun and open spaces that will be sure to give you peace of mind.



THE MANSION | FRONT VIEW



THE MANSION | BACK VIEW









THE MANSION

Total Area: 517 sqm
Total Area with optional
Penthouse: 551 sqm



Ground Floor

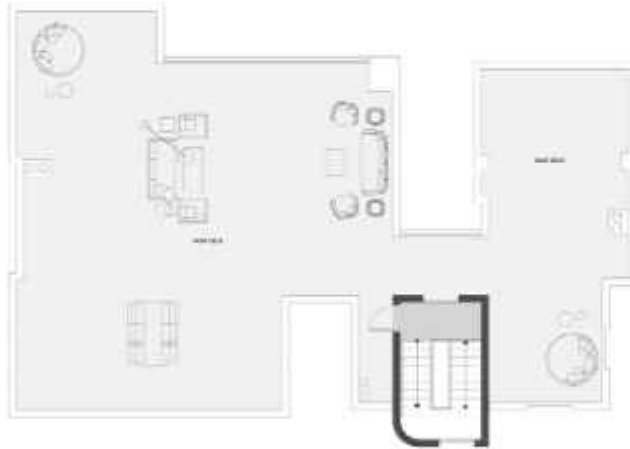


First Floor

THE MANSION

Total Area: 517 sqm

Total Area with optional
Penthouse: 551 sqm



Roof Floor



Penthouse
(Optional)

TWIN HOUSES



TWIN HOUSE K | FRONT VIEW









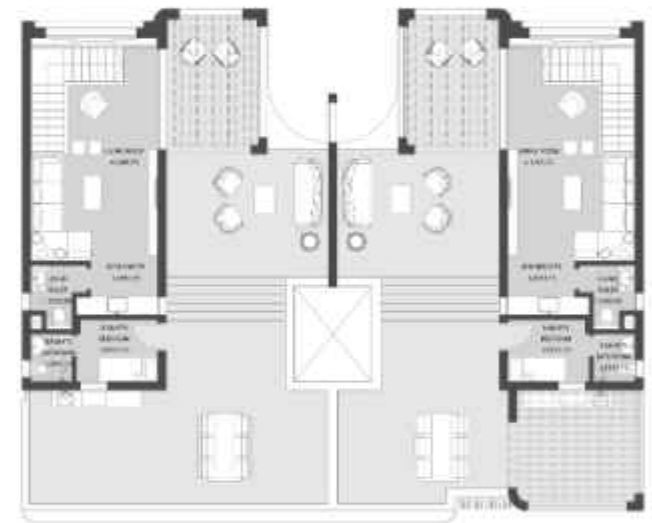


TWIN K

Unit A Total Area: 204 sqm
Unit B Total Area: 207 sqm



Ground Floor



First Floor

TWIN HOUSE H | FRONT VIEW













TWIN H

Unit A Total Area: 260 sqm
Unit B Total Area: 265 sqm



Ground Floor



First Floor

TWIN H

Unit A Total Area: 260 sqm
Unit B Total Area: 265 sqm



Roof Floor

TOWNHOUSES



TOWNHOUSE G | FRONT VIEW









TOWN G

Corner Units

Total Area: 206 sqm

Total Area with optional

Penthouse: 246 sqm

Middle Units

Total Area: 211 sqm

Total Area with optional

Penthouse: 249 sqm



Ground Floor



First Floor

TOWN G

Corner Units

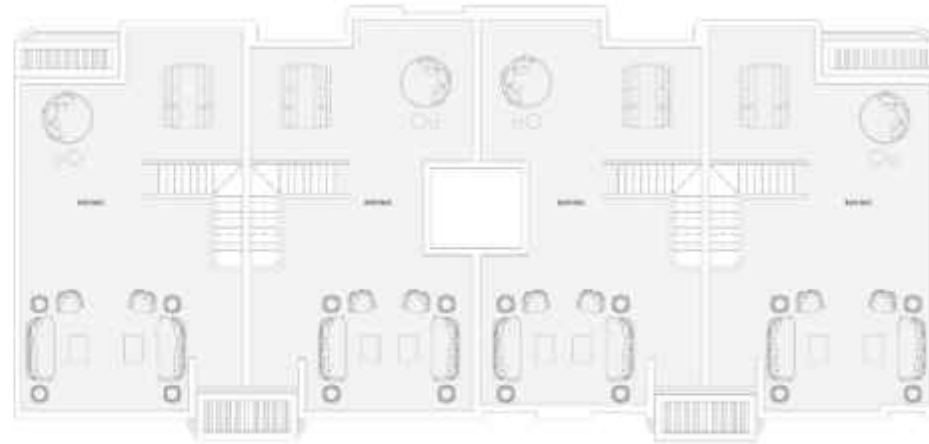
Total Area: 206 sqm

Total Area with optional
Penthouse: 246 sqm

Middle Units

Total Area: 211 sqm

Total Area with optional
Penthouse: 249 sqm



Roof Floor



Penthouse
(Optional)

TOWNHOUSE J | FRONT VIEW







TOWN J

Corner Units (A&E)

Total Area: 179 sqm

Total Area with optional
Penthouse: 218 sqm

Middle Unit (B&D)

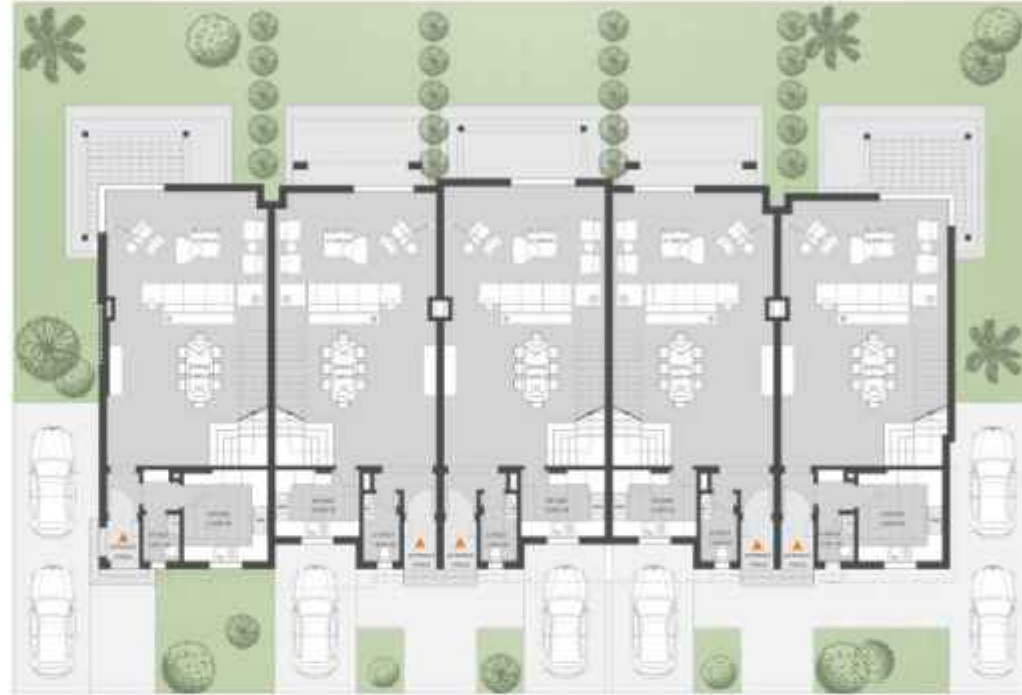
Total Area: 175 sqm

Total Area with optional
Penthouse: 213 sqm

Middle Unit C

Total Area: 173 sqm

Total Area with optional
Penthouse: 211 sqm



Ground Floor



First Floor

TOWN J

Corner Units (A&E)

Total Area: 179 sqm

Total Area with optional
Penthouse: 218 sqm

Middle Unit (B&D)

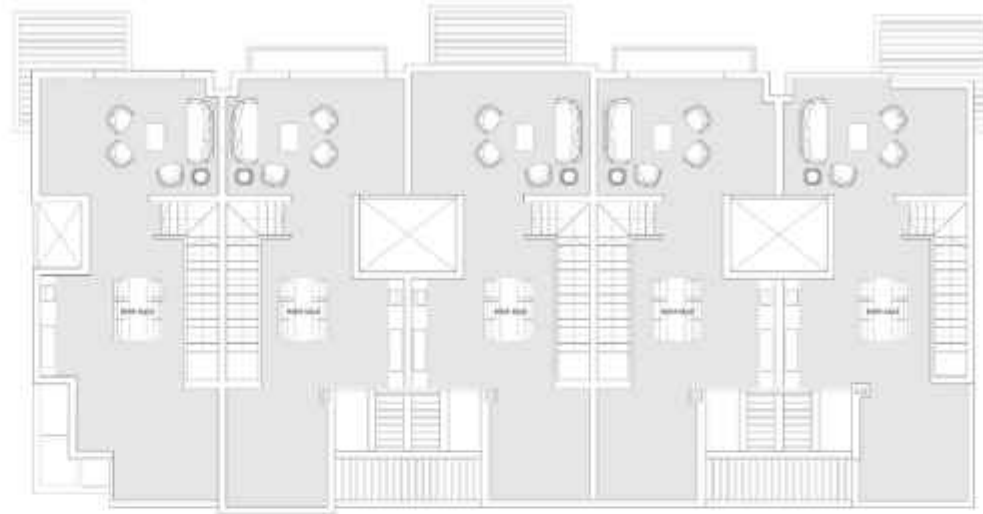
Total Area: 175 sqm

Total Area with optional
Penthouse: 213 sqm

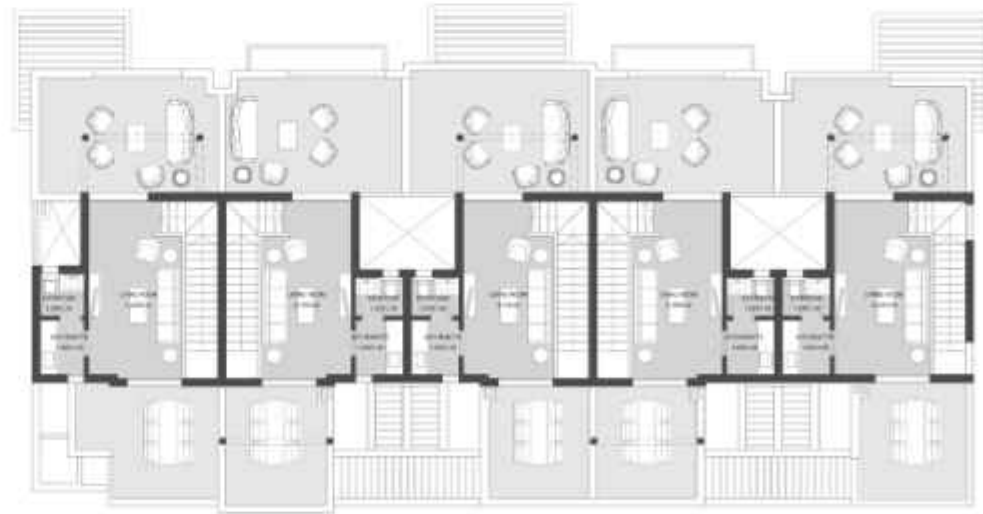
Middle Unit C

Total Area: 173 sqm

Total Area with optional
Penthouse: 211 sqm



Roof Floor



Penthouse
(Optional)

TOWNHOUSE M | FRONT VIEW









TOWN M

Corner Units (A&F)

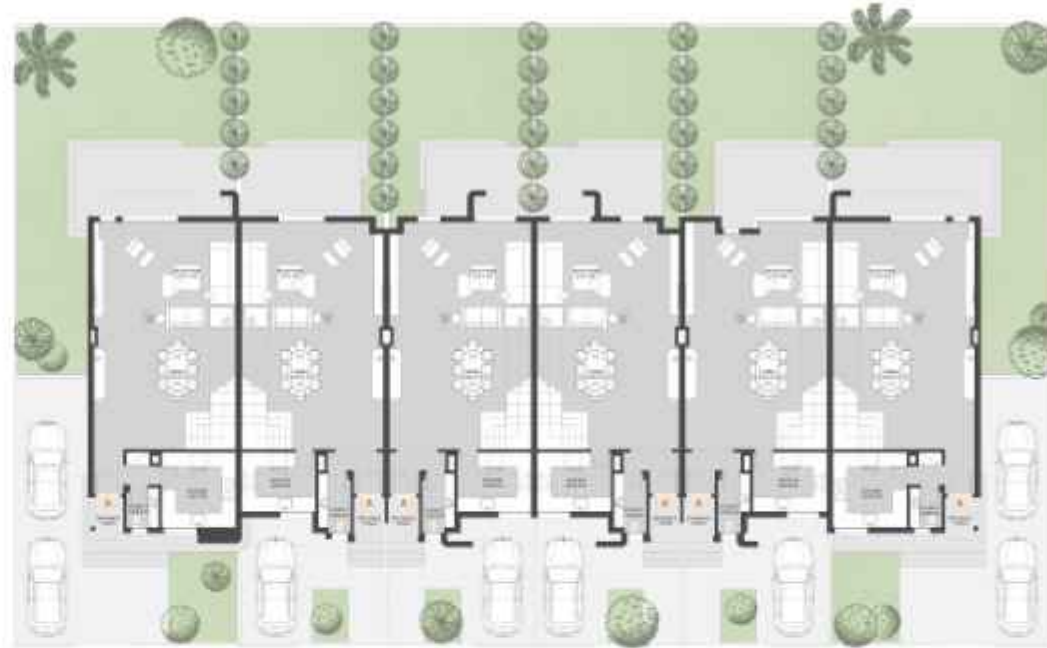
Total Area: 177 sqm

Total Area with optional
Penthouse: 215 sqm

Middle Units (B,C,D&E)

Total Area: 169 sqm

Total Area with optional
Penthouse: 207 sqm



Ground Floor



First Floor

TOWN M

Corner Units (A&F)

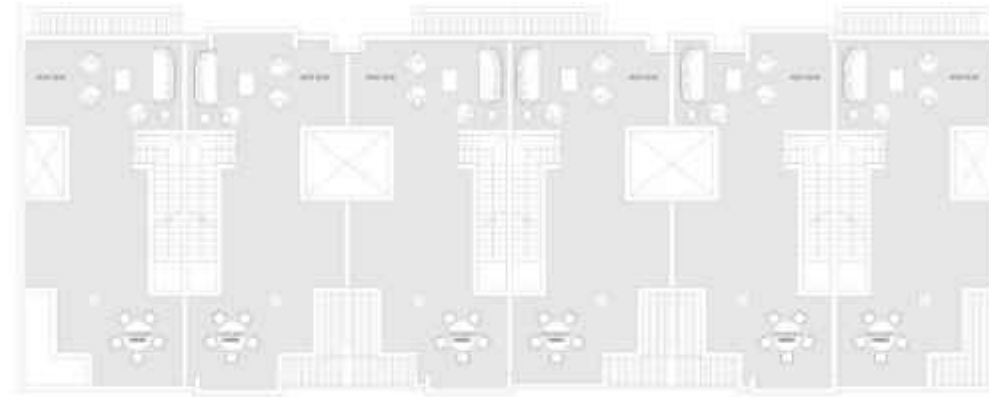
Total Area: 177 sqm

Total Area with optional
Penthouse: 215 sqm

Middle Units (B,C,D&E)

Total Area: 169 sqm

Total Area with optional
Penthouse: 207 sqm



Roof Floor



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



IV

FINISHING
SPECS

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

- Grascorn 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



INTERNAL DOORS:
LACQUER PAINT FINISH

BATHROOMS



FLOORING:
BEIGE LOCAL CERAMICS



WALLS:
LOCAL CERAMICS & PAINT



VANITY TOP:
LOCAL MARBLE

GUEST TOILET



FLOORING:
BEIGE LOCAL PORCELAIN



WALLS:
LOCAL PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

DISCLAIMER

- Gracorn 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.

