whyt

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.

WELCOME TO

O WEST

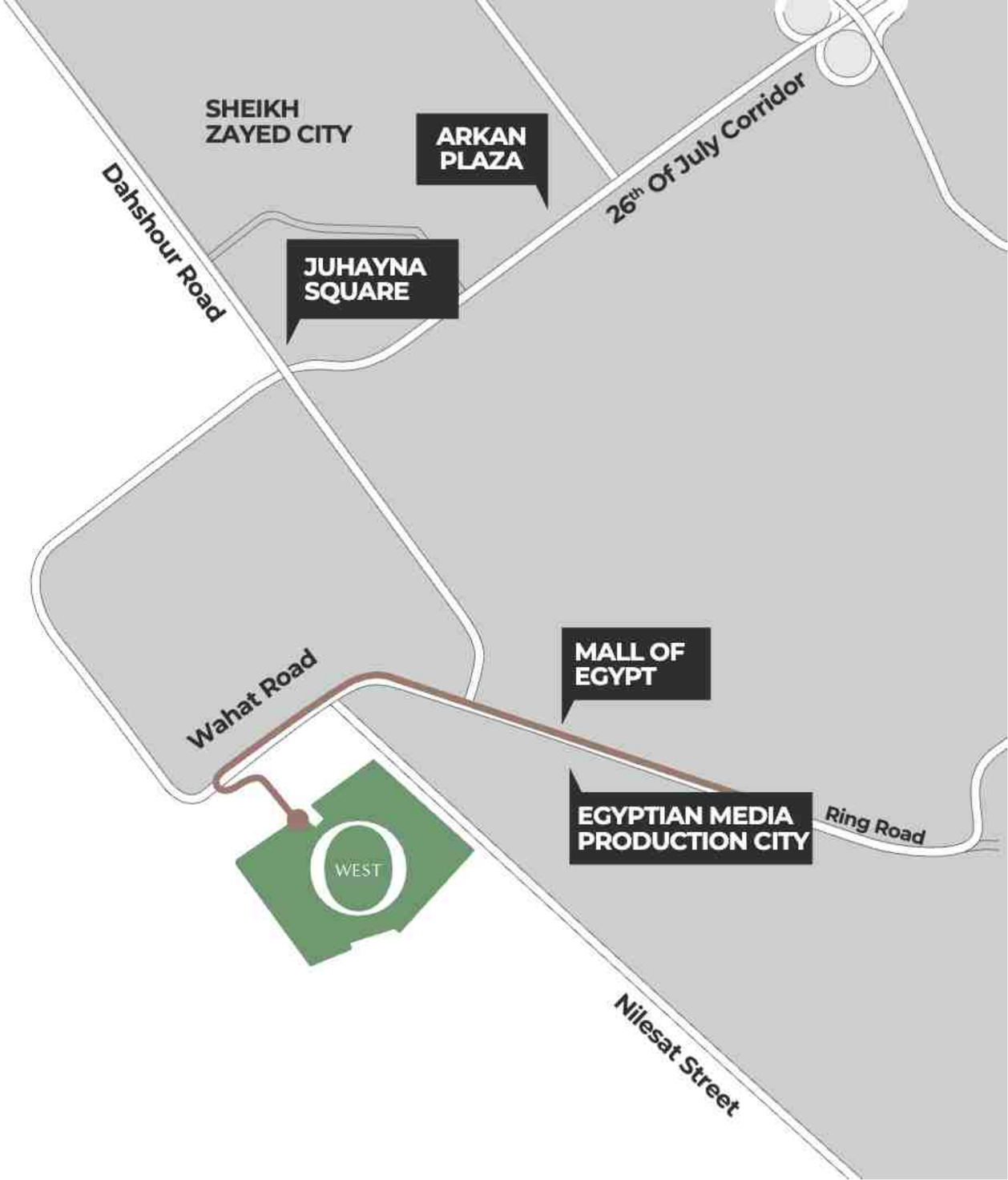
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports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



WORKING WITH THE BEST
WEST
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.

edsa

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

EKRAVD

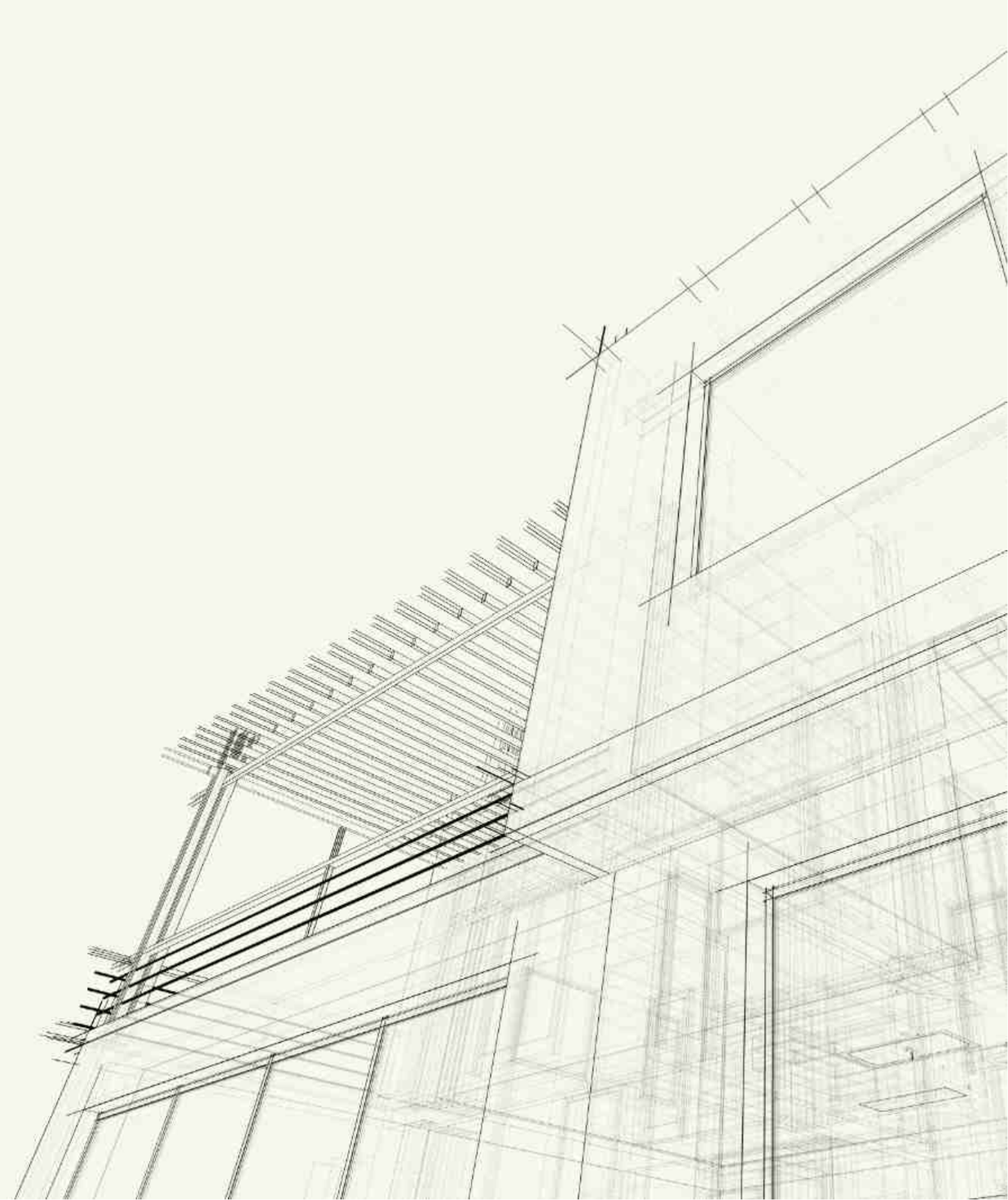
NARASTUDIOS

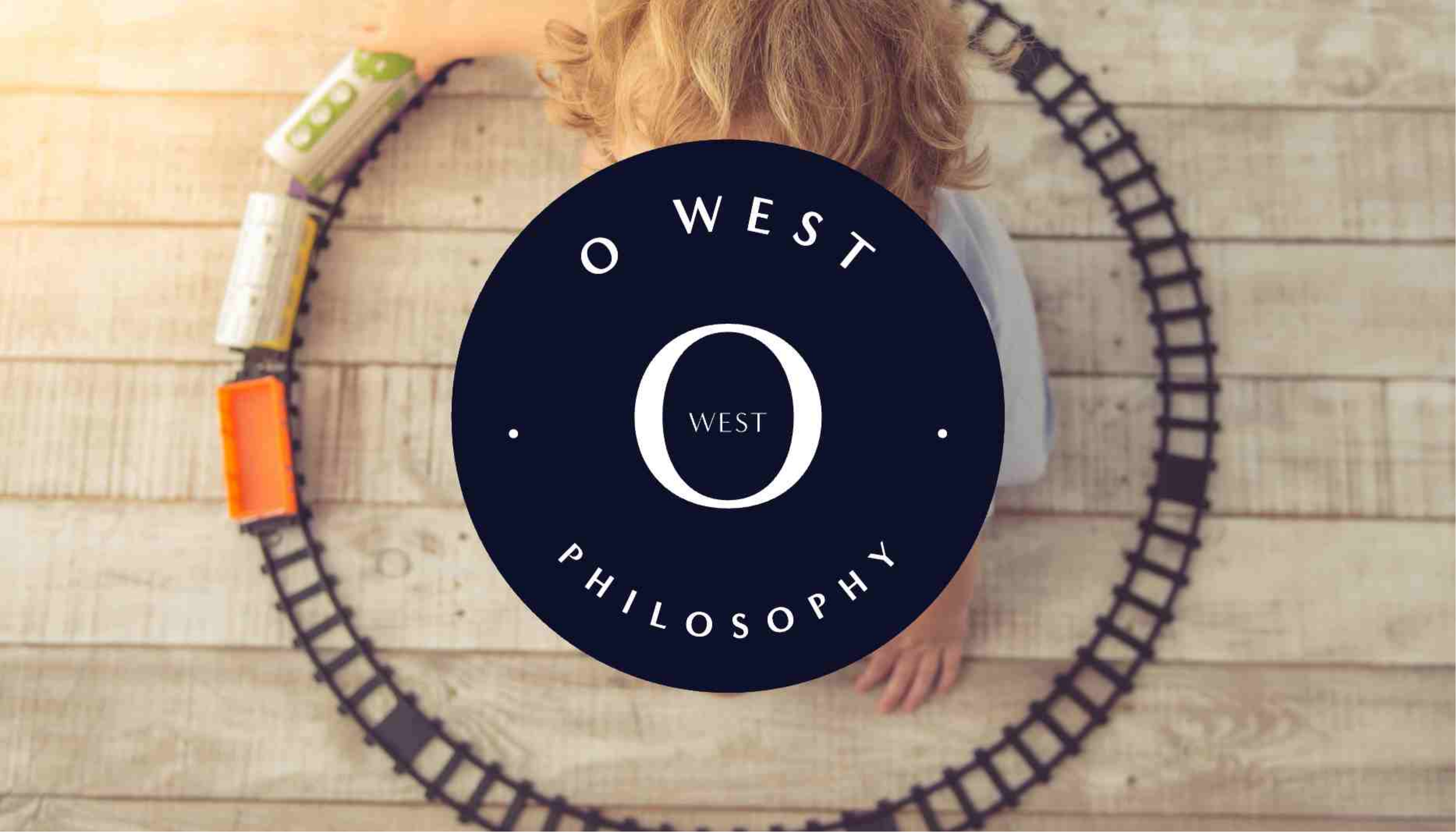
AYMAN. ARAFA. Designs

schaduf
LANDSCAPE ARCHITECTS

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 equipmen, 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 viualization 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.




O WEST
WEST
PHILOSOPHY

AN INTERCONNECTED NETWORK

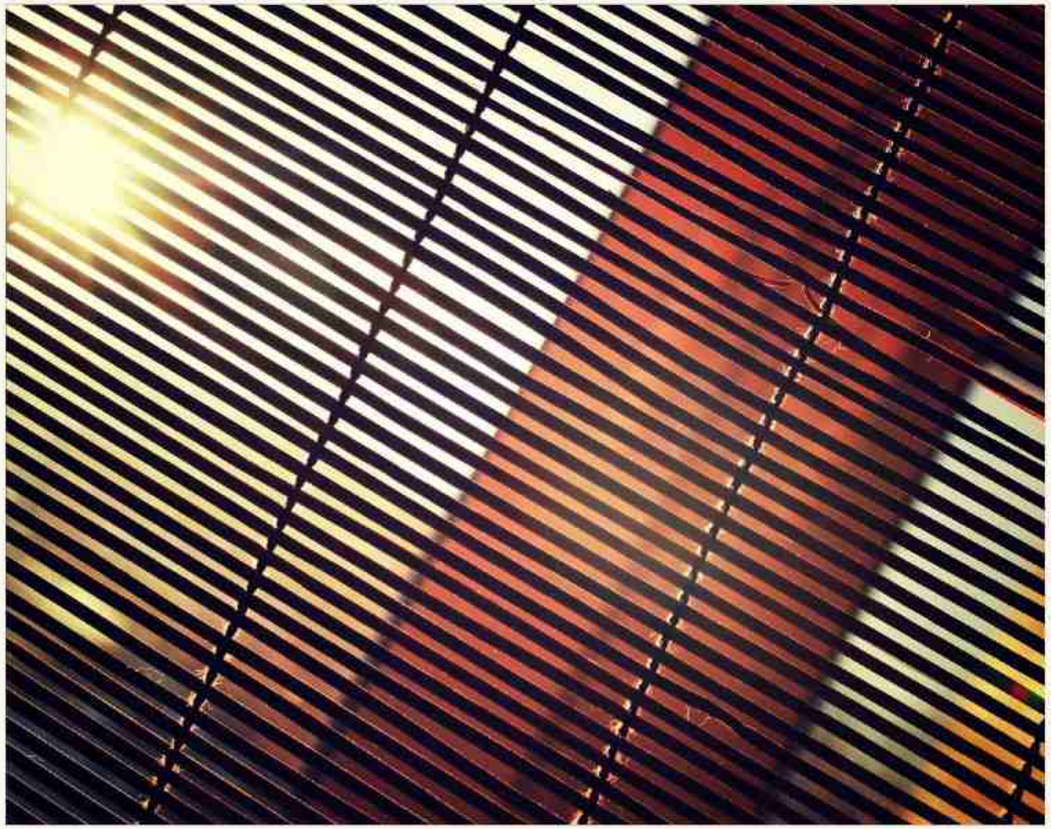
WALKABILITY & ACCESSIBILITY

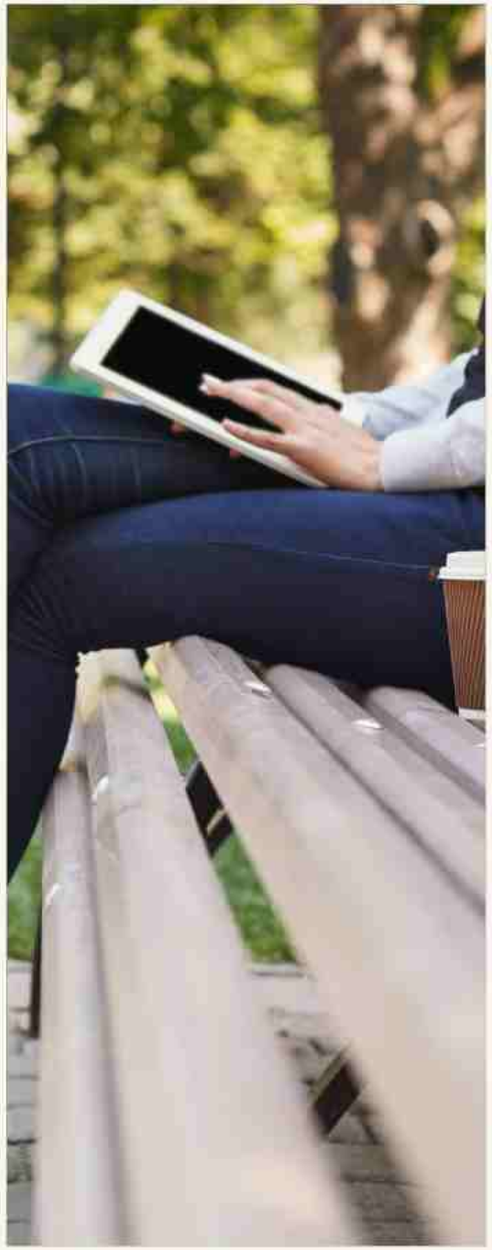
The presence of walkable environments and transit systems may create alternatives to private car usage, thus reducing traffic congestion, noise and emissions. But at O West you do not walk because you have to, it is because you want to. Here, the infrastructure is planned to encourage walking because 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.

MAKING THE BEST OF THE SUN

SHADING & SOLAR 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.

A GREEN ENVIRONMENT

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 it is buildings.

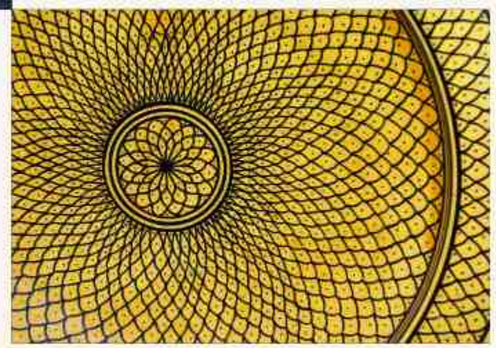
FACILITIES AND AMENITIES

WEST

A BUSTLING DOWTOWN

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.

Superior town-building know-how



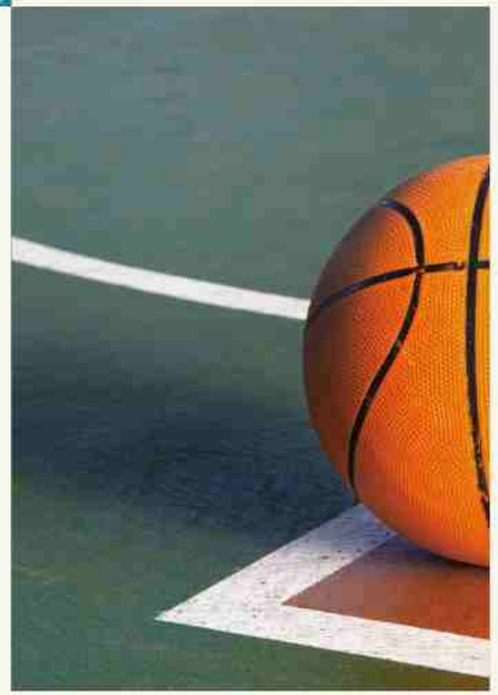
Orascom Development prides itself on its superior know-how in the creation of authentic urban experiences. Art galleries, music and exhibition centers are woven into the fabric of the community, for a complete and authentic true town-living experience.

WEST CAIRO'S FINEST SOCIAL & SPORTS CLUB

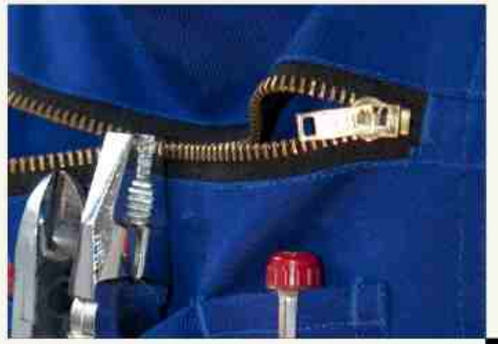
O West's Sports and Social Club offers integrated activities all in one place and is the perfect place to catch up and socialize with friends and family. The largest club in West Cairo and located close to Hillside Villas, it offers a safe, stimulating environment for children through a wealth of safe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

Energize your life

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 7/24 number that caters to any facilities-related needs by the residents.

Life has never been easier.

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.

SIS Saxony International School Cairo West

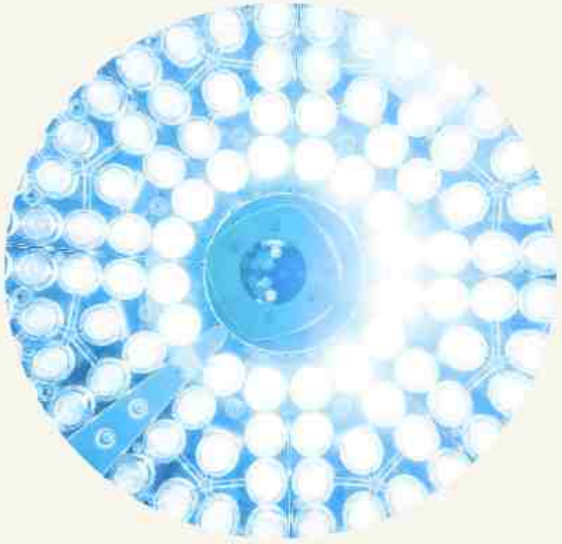
Saxony International School (SIS) is considered one of the leading German schools worldwide. SIS Cairo will be its first school to operate outside Germany, where it will offer the German "Abitur" curriculum and the International Baccalaureate (IB).

BCCIS
British Columbia Canadian International School
WEST

British Colombia Canadian International School (BCCIS) applies the educational system from the province of British Colombia, 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.

NIS
FOUNDED BY
DR NERMIEN 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.

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.

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.

WELCOME TO

whyt

Reminiscent of our ancestors' estates, Whyt villas, twin houses and townhouses are set against a backdrop of greenery and open spaces. With all the components of true town living just steps away, residents' lives come to a full circle at O West. Experience Whyt's serenity and peel off the layers of stress. The residences exude a sense of community and tranquility surrounded by and peppered with green open spaces, boasting awe-inspiring views and scenery of the perfectly manicured landscaping. The intelligently designed residences are delivered to a world-class standard.

whyt

Phase 1 (RV1 to RV6) | Site plan

STANDALONE VILLAS

STANDALONE VILLA

TYPE A · OPTION 1

FRONT VIEW

BACK VIEW

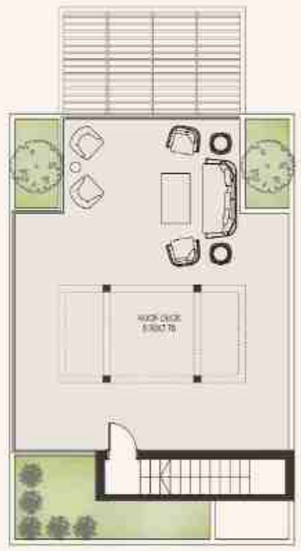
FLOORPLANS

STANDALONE VILLA TYPE A

OPT 1 | TOTAL AREA : 207 SQM

Ground Floor

First Floor



Roof Floor

STANDALONE VILLA

TYPE A · OPTION 2

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE A

OPT 2 | TOTAL AREA : 236 SQM

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE A - OPTION 3

FRONT VIEW

BACK VIEW

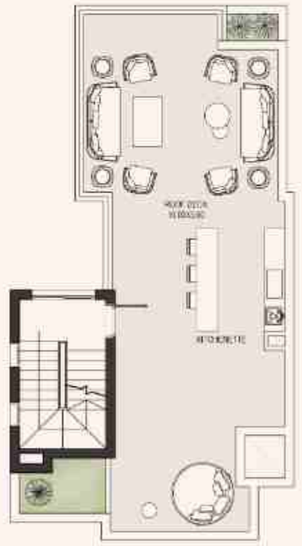
FLOORPLANS

STANDALONE VILLA TYPE A

OPT 3 | TOTAL AREA : 218.5 SQM

Ground Floor

First Floor



Roof Floor

STANDALONE VILLA

TYPE B · OPTION 1

FRONT VIEW

BACK VIEW

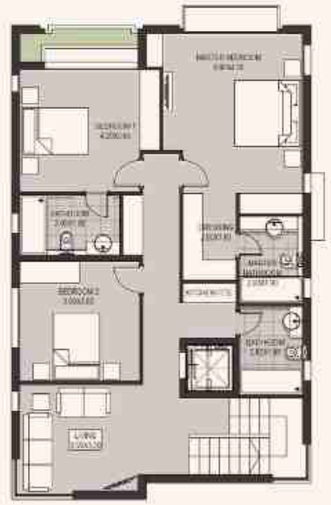
LOUIS VUITTON

FLOORPLANS

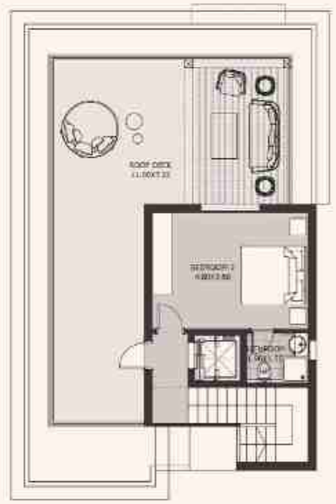
STANDALONE VILLA TYPE B

OPT 1 | TOTAL AREA : 290 SQM

Ground Floor



First Floor



Roof Floor

STANDALONE VILLA

TYPE B · OPTION 2

FRONT VIEW

BACK VIEW

inhale
exhale

FLOORPLANS

STANDALONE VILLA TYPE B

OPT 2 | TOTAL AREA : 312 SQM

Ground Floor

First Floor

Roof Floor

EXTERIOR

STANDALONE VILLA

TYPE C

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE C

TOTAL AREA : 400 SQM

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE D

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE D

TOTAL AREA : 314.9 SQM

Ground Floor

Roof Floor

STANDALONE VILLA

TYPE E

FRONT VIEW

BACK VIEW

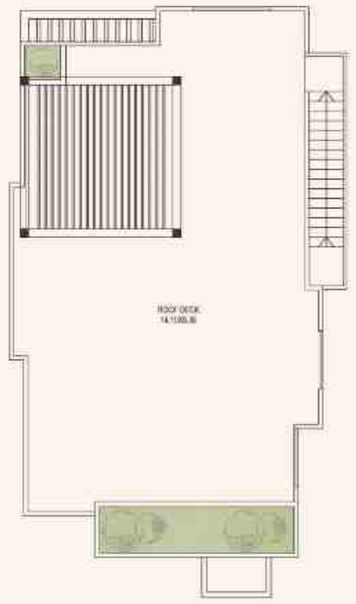
FLOORPLANS

STANDALONE VILLA TYPE E

TOTAL AREA : 246 SQM

Ground Floor

First Floor



Roof Floor

STANDALONE VILLA

TYPE F

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE F

TOTAL AREA : 512 SQM

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE I

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE I

TOTAL AREA : 374 SQM

Ground Floor

First Floor

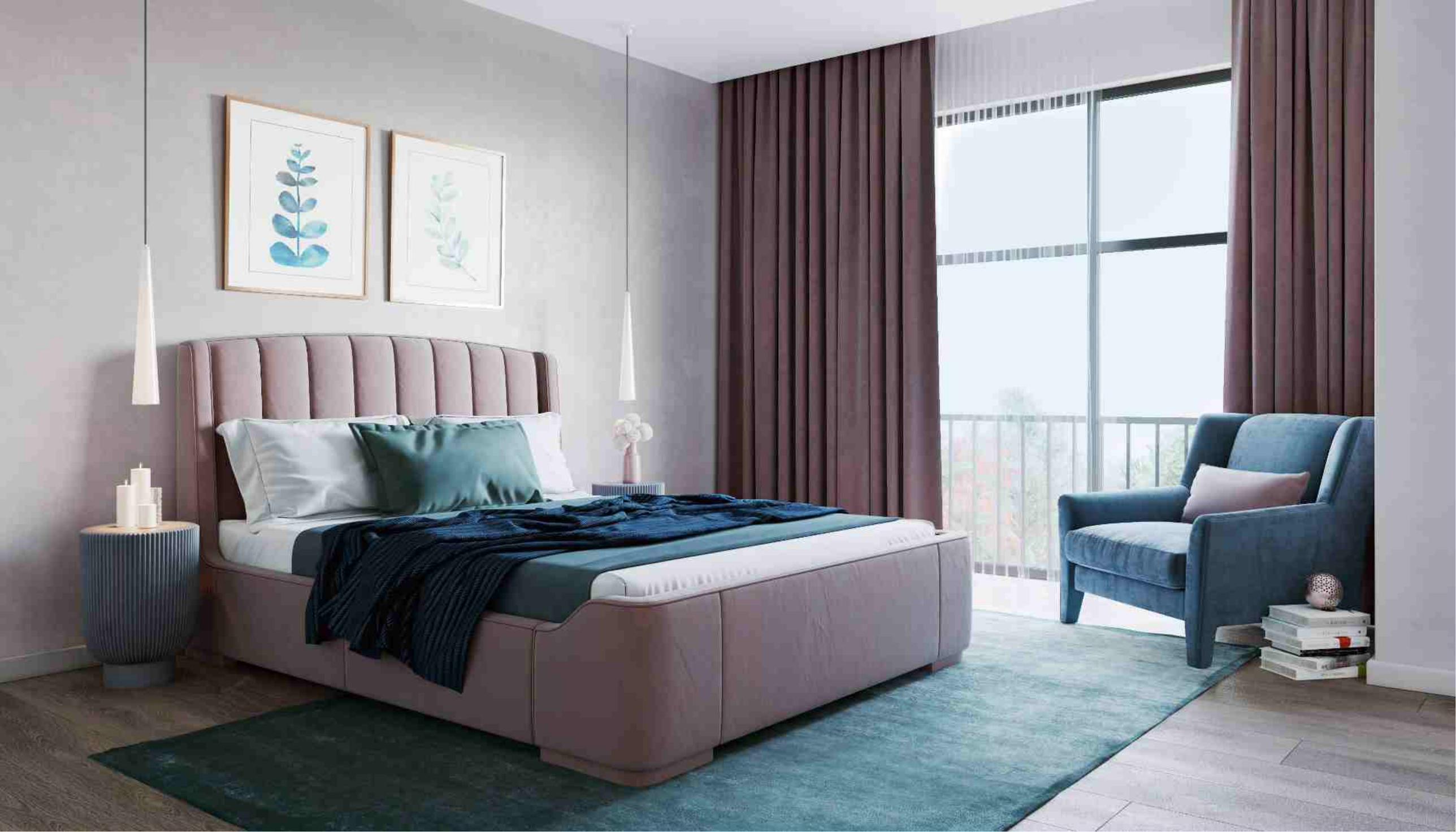
Roof Floor

TOWNHOUSES

TOWNHOUSES

FRONT VIEW

BACK VIEW



FLOORPLANS

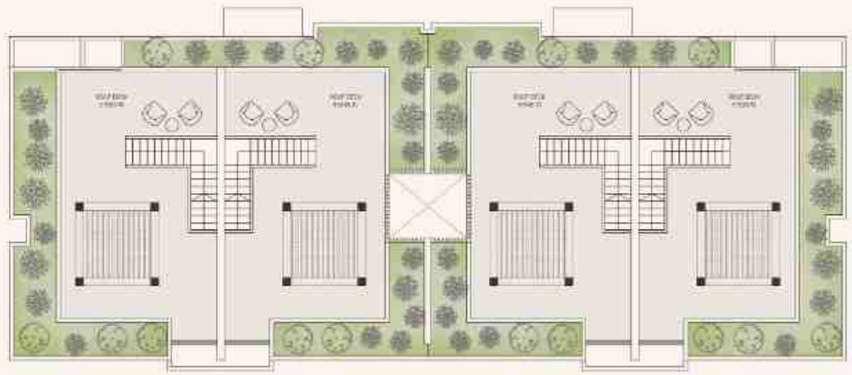
TOWNHOUSES

TYPE G

TOTAL CORNER UNIT : 195.2 SQM
TOTAL MIDDLE UNIT : 201.6 SQM

Ground Floor

First Floor



Roof Floor

TWIN HOUSES

TWIN HOUSES

FRONT VIEW

BACK VIEW

Aesop

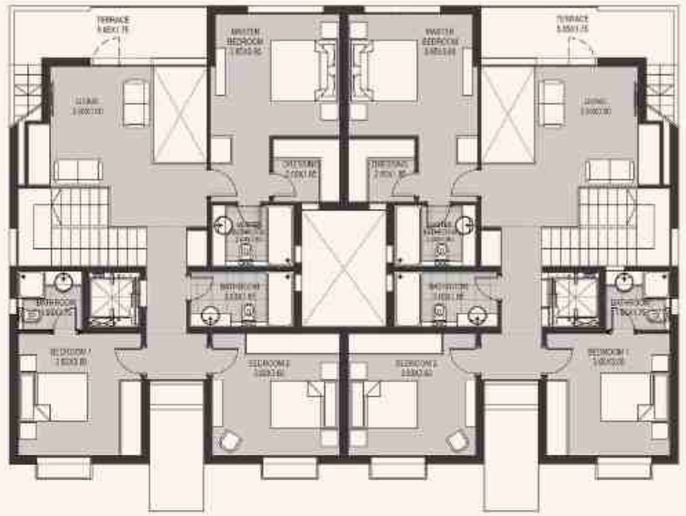
FLOORPLANS

TWIN HOUSES

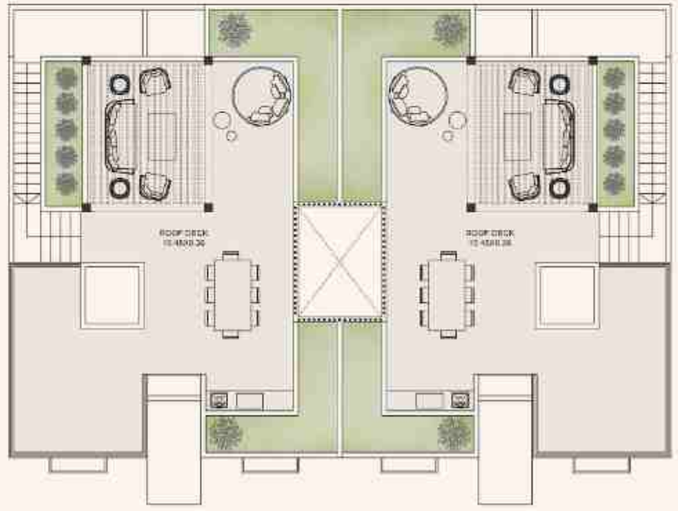
TYPE H

TOTAL AREA : 247 SQM

Ground Floor



First Floor



Roof Floor

whyt

Phase 2 (RV6 to RV8) | Site plan

STANDALONE VILLAS

STANDALONE VILLA

TYPE A | OPTION 1

DESIGN 2

FRONT VIEW

BACK VIEW

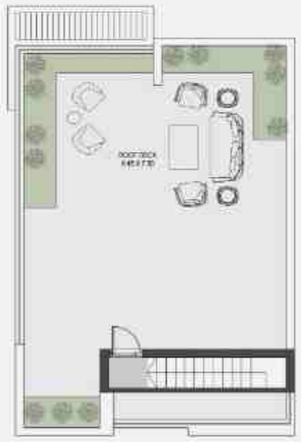
FLOORPLANS

STANDALONE VILLA TYPE A

OPT 1 | TOTAL AREA : 214 sqm

Ground Floor

First Floor



Roof Floor

STANDALONE VILLA

TYPE A | OPTION 2

DESIGN 2

FRONT VIEW

BACK VIEW

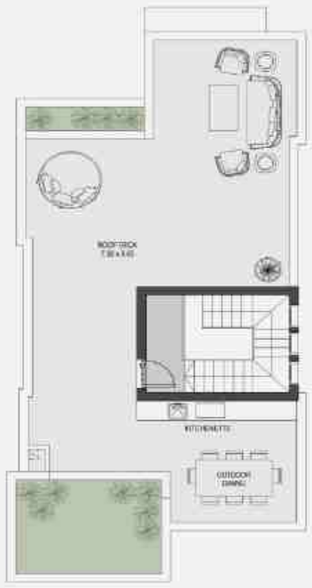
FLOORPLANS

STANDALONE VILLA TYPE A

OPT 2 | TOTAL AREA : 247 sqm

Ground Floor

First Floor



Roof Floor

STANDALONE VILLA

TYPE A | OPTION 3

DESIGN 2

FRONT VIEW

BACK VIEW

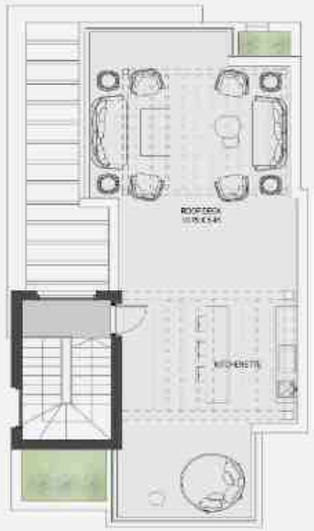
FLOORPLANS

STANDALONE VILLA TYPE A

OPT 3 | TOTAL AREA : 229 sqm

Ground Floor

First Floor



Roof Floor

STANDALONE VILLA

TYPE B | OPTION 1

DESIGN 2

FRONT VIEW

BACK VIEW

LOUIS VUITTON
MARC NOIR

FLOORPLANS

STANDALONE VILLA TYPE B

OPT 1 | TOTAL AREA : 292 sqm

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE B | OPTION 2

DESIGN 2

FRONT VIEW

BACK VIEW

inhale
exhale

FLOORPLANS

STANDALONE VILLA TYPE B

OPT 2 | TOTAL AREA : 319 sqm

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE C | OPTION 1

DESIGN 2

FRONT VIEW

FLOORPLANS

STANDALONE VILLA TYPE C

OPT 1 | TOTAL AREA : 383 sqm

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE D | OPTION 1

DESIGN 2

FRONT VIEW

BACK VIEW

DARK THEME

LIGHT THEME

FLOORPLANS

STANDALONE VILLA TYPE D

OPT 1 | TOTAL AREA : 328 sqm

Ground Floor

Roof Floor

STANDALONE VILLA

TYPE E | OPTION 1

DESIGN 2

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE E

OPT 1 | TOTAL AREA : 256 sqm

Ground Floor

First Floor

Roof Floor

STANDALONE VILLA

TYPE I | OPTION 1

DESIGN 2

FRONT VIEW

BACK VIEW

FLOORPLANS

STANDALONE VILLA TYPE I

OPT 1 | TOTAL AREA : 382 sqm

Ground Floor

First Floor

Roof Floor

TWIN HOUSES

TWIN HOUSES

TYPE H | OPTION 1

DESIGN 2

FRONT VIEW

BACK VIEW

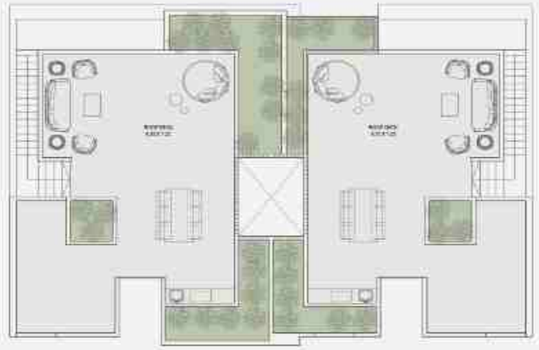
FLOORPLANS

TWIN HOUSES TYPE H

OPT 1 | TOTAL AREA : 245 sqm

Ground Floor

First Floor



Roof Floor

TWIN HOUSES

TYPE K | OPTION 1

DESIGN 1

FRONT VIEW

BACK VIEW

FLOORPLANS

TWIN HOUSES TYPE K

OPT 1 | TOTAL AREA : 204 sqm

Ground Floor

First Floor

TOWNHOUSES

TOWNHOUSES

TYPE G | OPTION 1

DESIGN 2

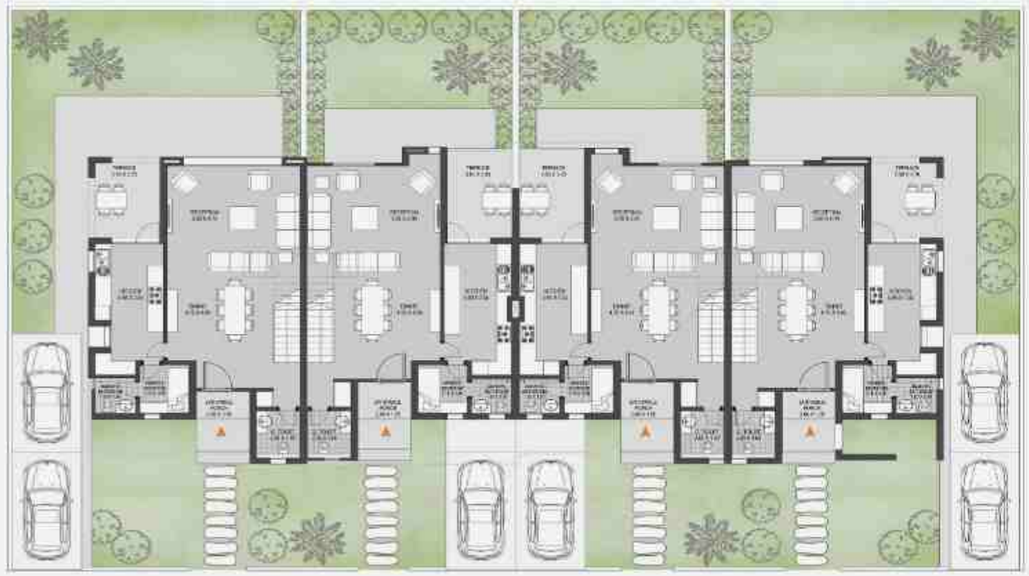
FRONT VIEW

BACK VIEW

FLOORPLANS

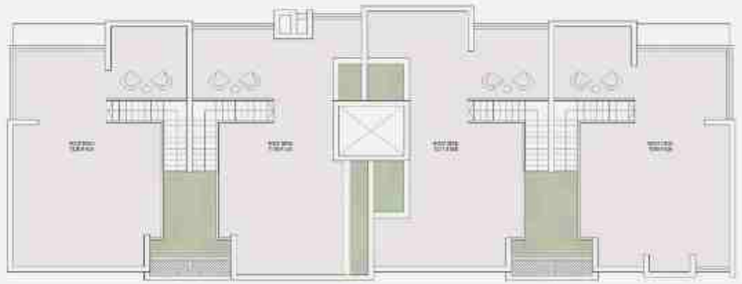
TOWNHOUSES TYPE G

OPT 1 | TOTAL CORNER UNIT: 196 sqm
TOTAL MIDDLE UNIT: 202 sqm



Ground Floor

First Floor



Roof Floor

TOWNHOUSES

TYPE J | OPTION 1

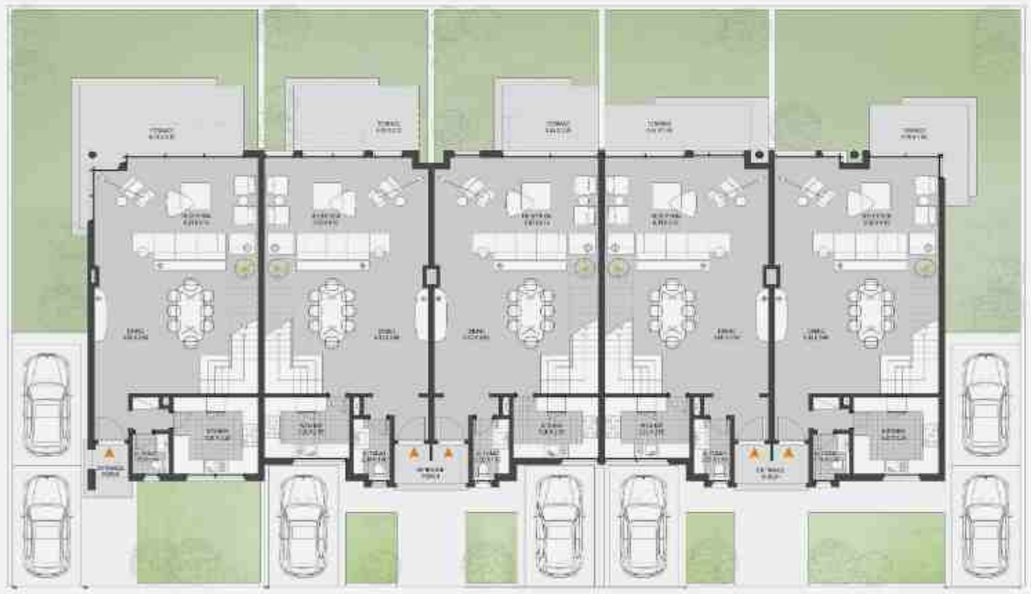
DESIGN 1

FRONT VIEW

FLOORPLANS

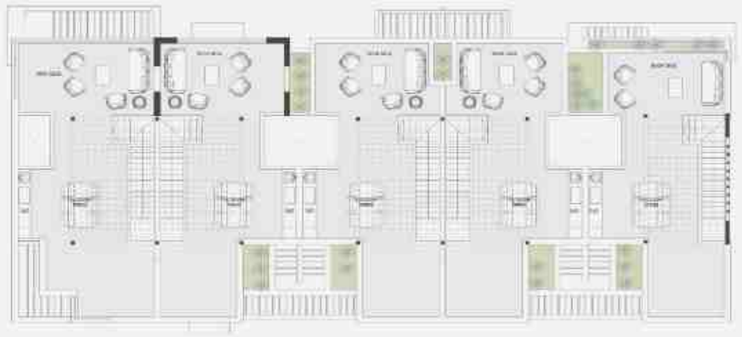
TOWN HOUSES TYPE J

OPT 1 | TOTAL CORNER UNIT: 173 sqm
TOTAL MIDDLE UNIT: 170 sqm



Ground Floor

First Floor



Roof Floor

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.

ORASCOM DEVELOPMENT HOLDING

1 **EGYPT**
- EL GOUNA
- O WEST
- MAKADI HEIGHTS
- TABA HEIGHTS
- BYOUM

2 **MONTENEGRO**
- LUŠTICA BAY

3 **MOROCCO**
- CHBIKA

4 **OMAN**
- HAWANA SALALAH
- JEBEL SIFAH

5 **SWITZERLAND**
- ANDERMATT

6 **U.A.E**
- THE COVE

7 **UNITED KINGDOM**
- ECO BOS

HEADQUARTERS

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