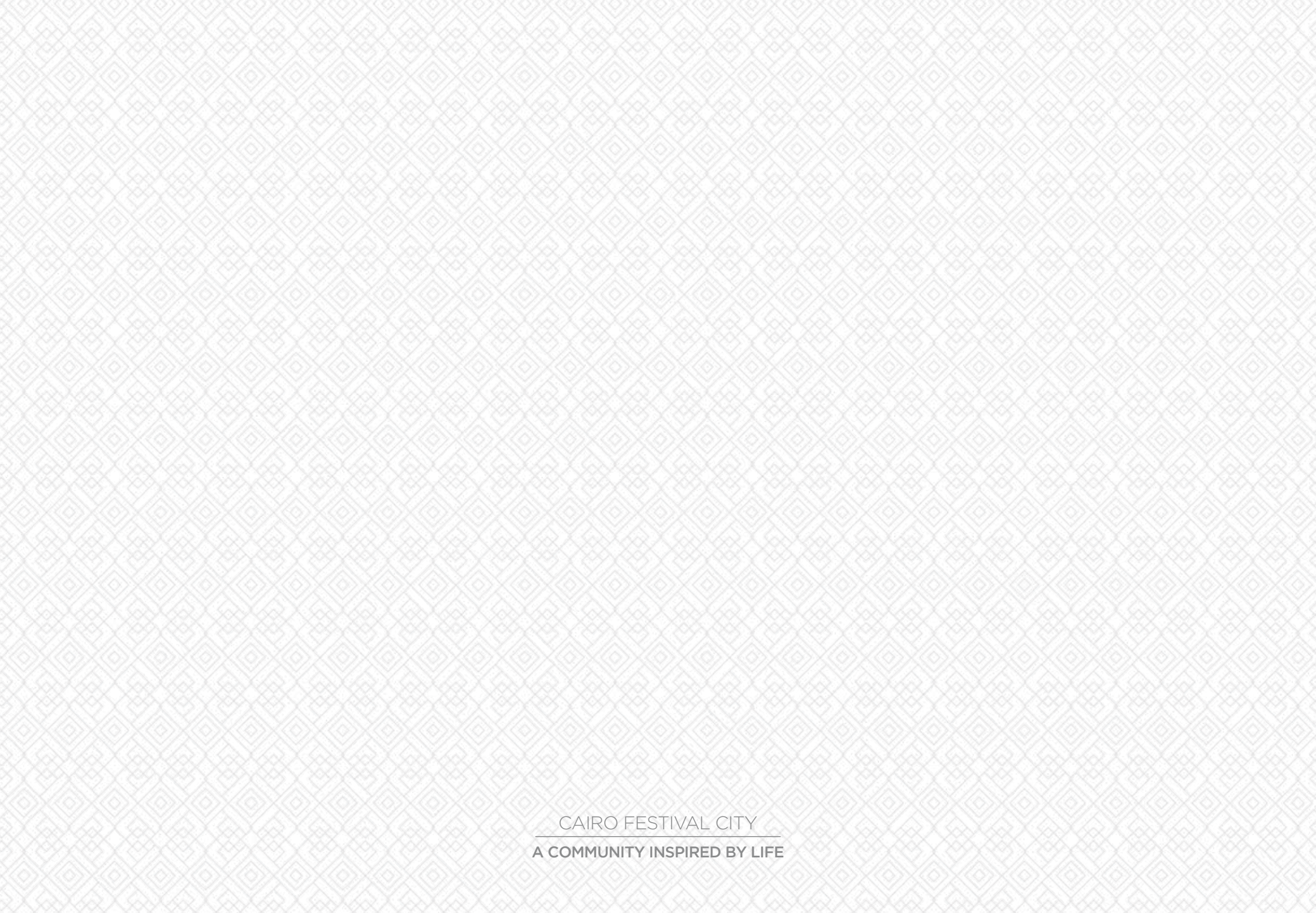


# Festival Living Apartments

A HOME CLOSE TO EVERYTHING





CAIRO FESTIVAL CITY  

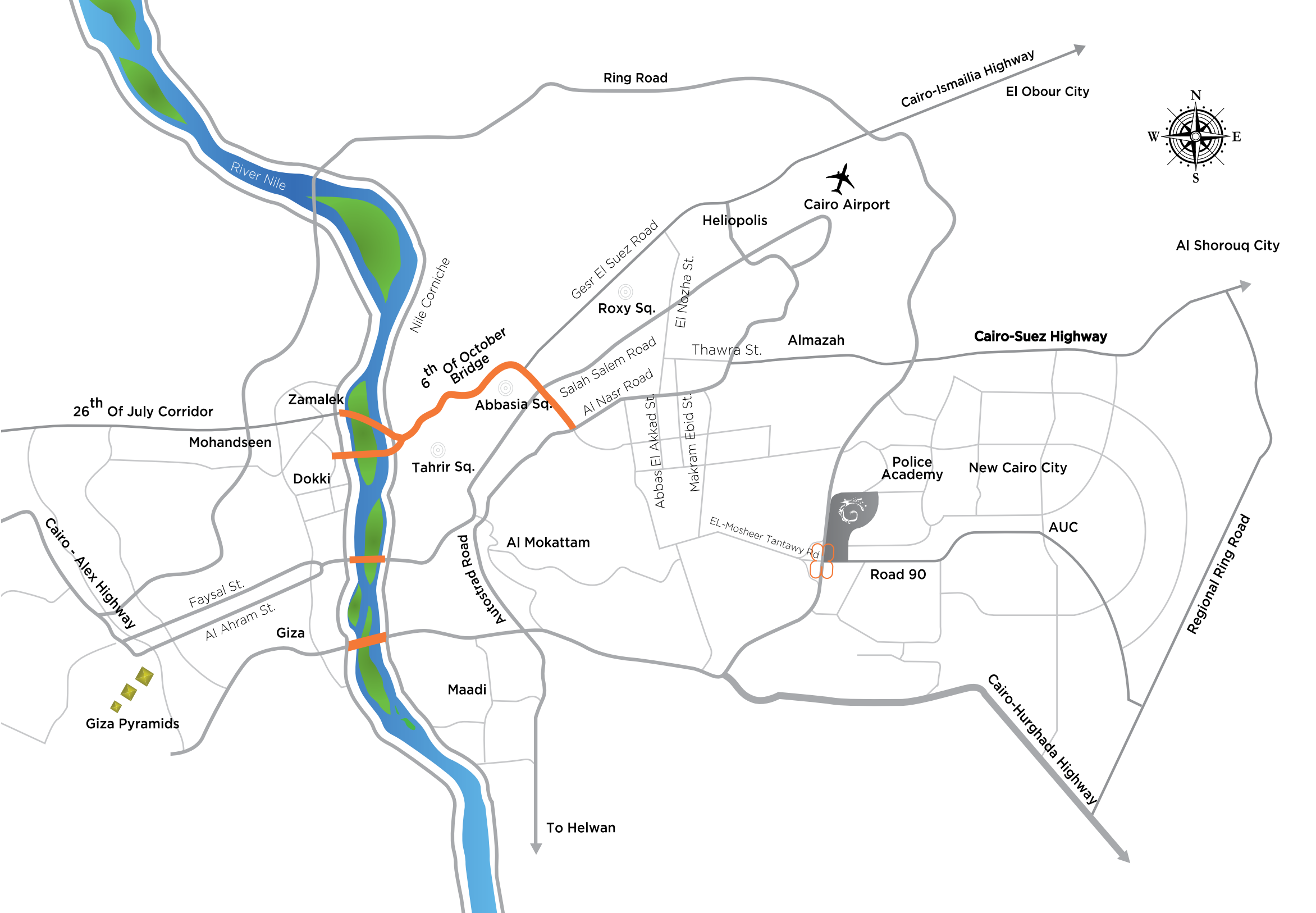
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A COMMUNITY INSPIRED BY LIFE

# STRATEGIC LOCATION

ACCESS YOUR LIFE FROM ANYWHERE

Cairo Festival City is supremely located on the east side of Greater Cairo Ring Road, which offers a direct route to the districts of Heliopolis, Maadi, Nasr City as well as Mokattam. It is less than a 15-minute drive from Cairo International Airport and a 30-minute drive from downtown Cairo, making it easily accessible and functional.



# CAIRO FESTIVAL CITY

A COMMUNITY INSPIRED BY LIFE

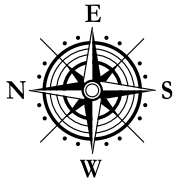
Spanning a land area of over 3 million sq m (700 acres), Cairo Festival City is a visionary, urban mixed-use development that is strategically located at the gateway to New Cairo. Setting new standards, Cairo Festival City provides spectacular villas and apartments, a premier indoor-outdoor shopping, dining and entertainment destination, as well as prime office spaces, together with internationally renowned hotels, international schools and automotive showrooms all set within a beautifully landscaped and tranquil community.

Cairo Festival City is supremely located on the east side of Greater Cairo Ring Road, which offers a direct route to the districts of Maadi, Heliopolis, Nasr City as well as Mokattam. It is less than a 15-minute drive from Cairo International Airport and a 30-minute drive from downtown Cairo, making it convenient and easily accessible by home owners and residents.

Cairo Festival City's distinctive upscale features and commitment to celebrating the community, make it a truly vibrant and memorable destination. The location offers the opportunity to; live, stay, dine, work, connect, play and sip.

# CAIRO FESTIVAL CITY MASTER-PLAN





**PLOT A**  
Festival Living  
Apartments, Penthouses &  
Duplexes



# FESTIVAL LIVING

## FULLY-FINISHED HOMES OVERLOOKING LUSH VIEWS

When you're looking for ultimate convenience, look no further than Festival Living Apartments, offering a chic and swanky urban lifestyle. Festival Living is a mid-rise gated compound situated northwest of Cairo Festival City, near Oriana Villas compound and the shopping mall; Cairo Festival City Mall.

Festival Living offers fully finished and air-conditioned apartments that breathe new life whilst setting new parameters for residential luxury. Each apartment is fitted-out with the highest quality material making perfect homes to relax in.

A selection of 2 or 3 or 4 bedroom luxury apartments and a limited number of duplexes and triplexes are available from Festival Living. The range of different sized apartments means that everyone from young families to busy professionals is catered for.

Festival Living promises privacy, and a quaint neighborly feel accentuated by a modern sports club with facilities that friends and family will enjoy. The community emphasizes the abundance of nature and communal green spaces.



# APARTMENTS FLOOR PLANS



## **Disclaimer**

The developer and his selling staff and agents give notice that this brochure is produced for the general promotion of the Festival Living apartments at Cairo Festival City only and for no other purpose. Particulars are set out as a general outline for the guidance of intending purchasers and do not form part of an offer or contract. The floor plans are artistic impressions of design drawings to illustrate possible furniture layouts. Any areas, measurements or distances referred to are given as a guide only and are not precise. The photographic images are for illustrative purposes only. Design, layout and specification may be subject to variation.

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**GROSS AREA**  
177m<sup>2</sup>



**GROSS AREA**  
195 m<sup>2</sup>



**GROSS AREA**  
203m<sup>2</sup>



**GROSS AREA**  
215m<sup>2</sup>



**GROSS AREA**  
234m<sup>2</sup>



# PENTHOUSES FLOOR PLANS



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**GROSS AREA**  
176m<sup>2</sup>



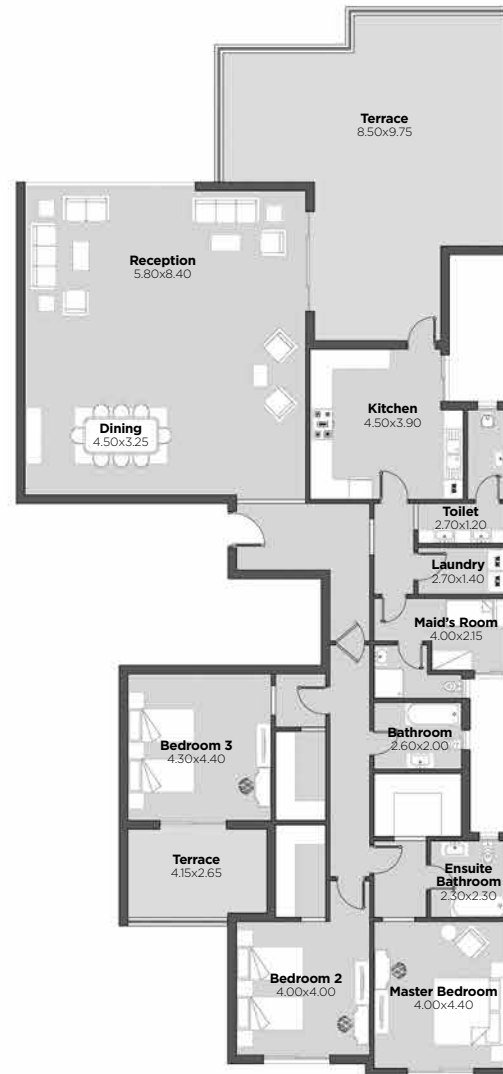
## GROSS AREA

189 m<sup>2</sup>



## GROSS AREA

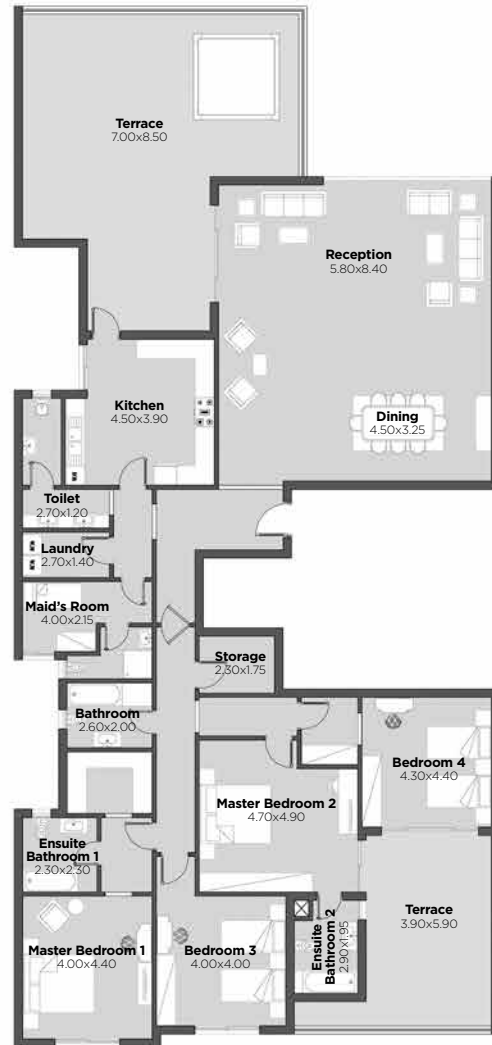
313 m<sup>2</sup>



**GROSS AREA**  
326 m<sup>2</sup>



**GROSS AREA**  
335m<sup>2</sup>



# DUPLEX FLOOR PLAN



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**FIRST FLOOR  
GROSS AREA**

187 m<sup>2</sup>



**SECOND FLOOR  
GROSS AREA**

199 m<sup>2</sup>



# AL-FUTTAIM

## BUILDING COMMUNITIES AND ENHANCING LIVES

Established in the 1930s as a trading business, Al-Futtaim is one of the most progressive regional business houses headquartered in Dubai, United Arab of Emirates. Al-Futtaim operates more than 200 companies in 30 countries across industries as diverse as retail and wholesale trading, real estate development, leisure and hospitality, insurance and financial services.

The group has significantly expanded its business operations in recent years and has entered a number of new territories, increasing its footprint beyond the GCC and Greater Middle East extending to Africa, Australasia, Europe and South East and North Asia.

Al-Futtaim Group Real Estate (AFGRE) is the real estate development and operations arm of Al-Futtaim. It is responsible for the origination, conception, development, procurement and construction of mega projects and the leasing and operation of these projects after completion.

The current flagship mixed-use urban communities under the Festival City brand are Dubai Festival City (5.2 million sq m), Cairo Festival City (3 million sq m). Doha Festival City, has been recently added to the group, whose mall (245,000 sq m) is under construction.



Al-Futtaim  الفطيم

Download the App **Cairo Festival City**

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