

FIND YOUR PEACE AND SERENITY

*in a space that inspires*

HILL  
SIDE *Bliss*  
VILLAS



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



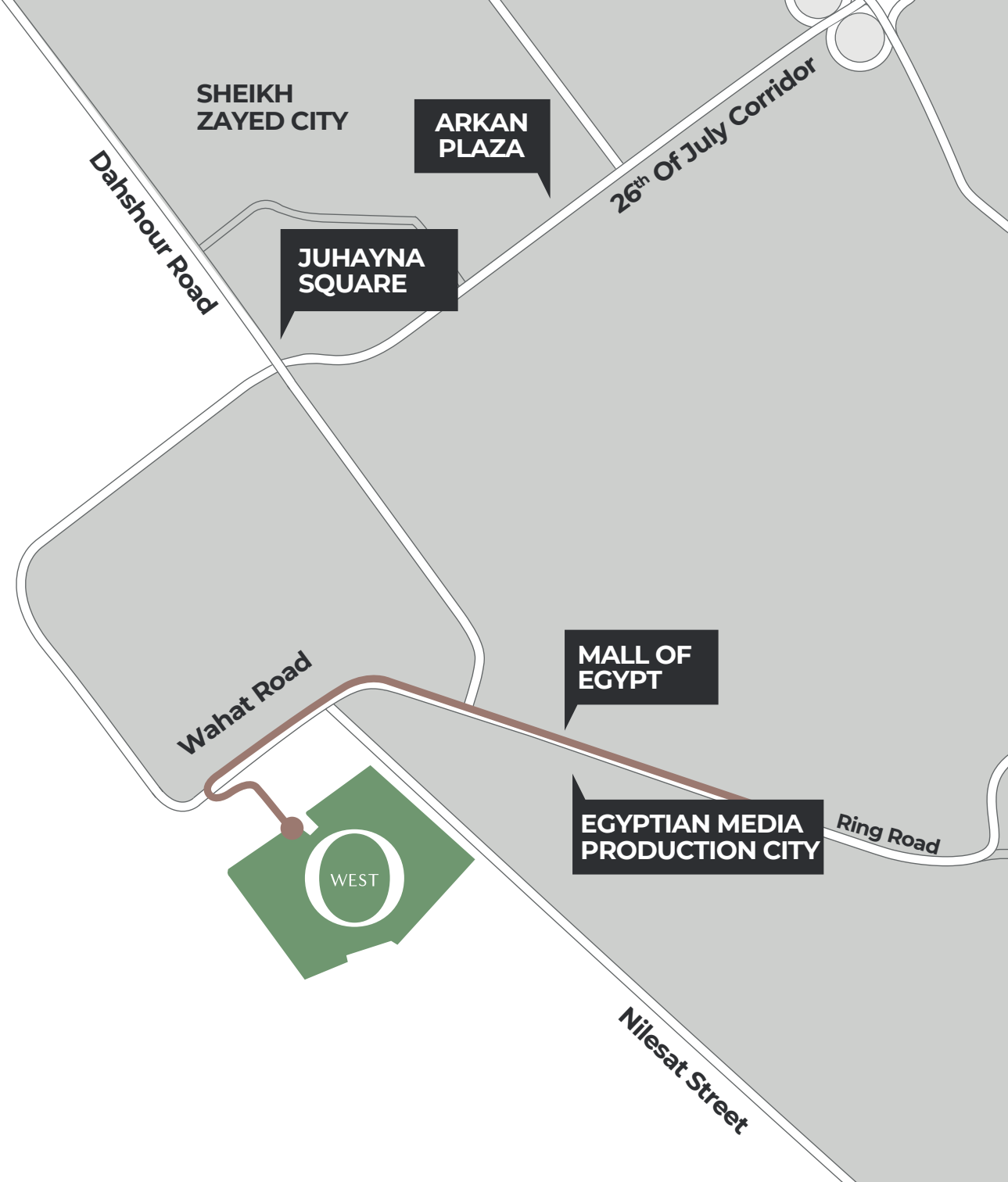
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports 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 6<sup>th</sup> 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







# 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.

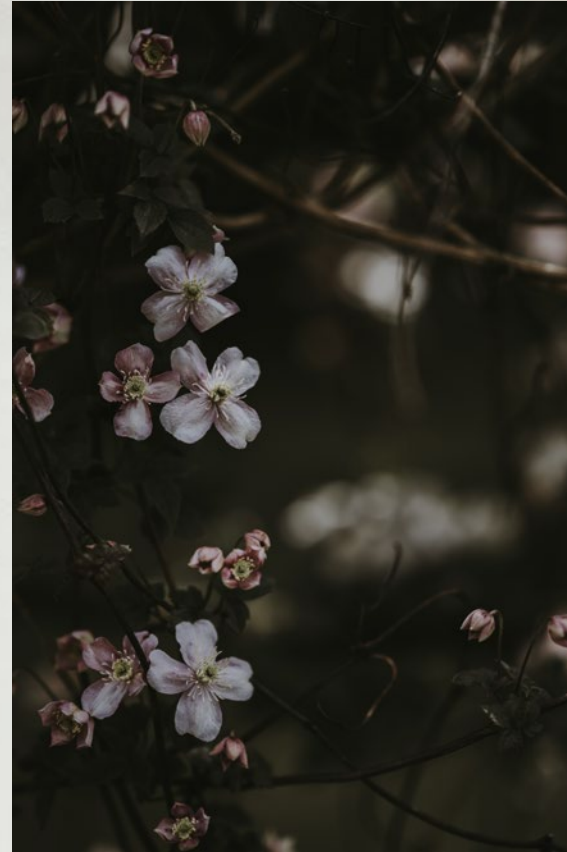


# LANDSCAPE



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, all of the neighborhood's 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 hill, 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.





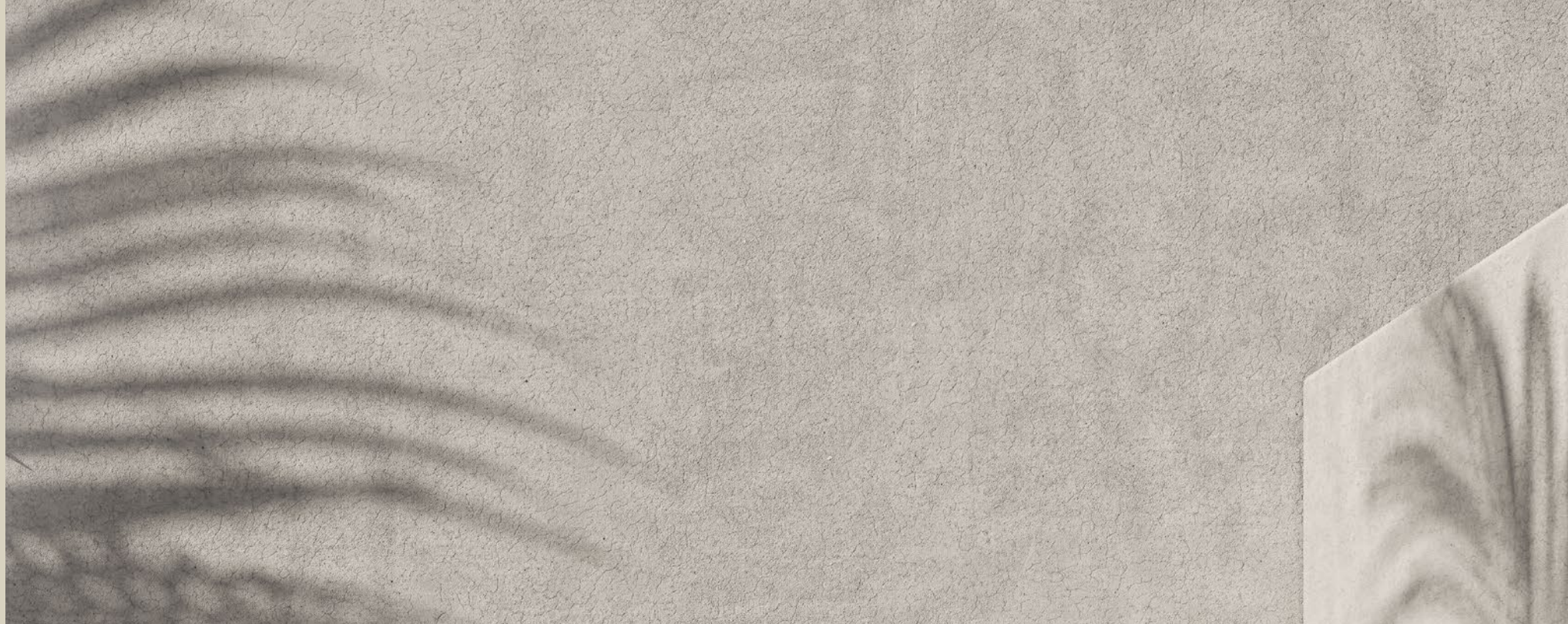
# ZEN ZONE

---

From façades to landscapes, amenities and most importantly quality, Hillside Bliss Villas creates a Zen zone. Joining 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 NEIGHBORHOOD

Revel in every part of your home. Hillside Bliss has brought you an array of standalone villas, twin houses and townhouses, ones that match your very own lifestyle and needs. Wherever you are, breathtaking greenery will be all around you, a state of tranquility like no other.





























**HILL** *Bliss*  
**SIDE** VILLAS

Site Plan

 FUTURE EXTENSION





# 4.0

FINISHING SPECIFICATIONS





# 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

## 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

## 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

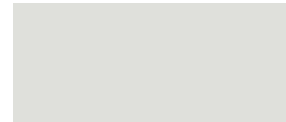
## ENTRANCE | RECEPTION | DINING



FLOORING OPTION A:  
GREY IMPORTED MARBLE



FLOORING OPTION B:  
DARK ENGINEERED WOOD



WALLS: PAINT

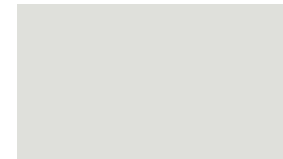


STAIRS:  
GREY IMPORTED MARBLE

## BEDROOMS



FLOORING:  
DARK HDF

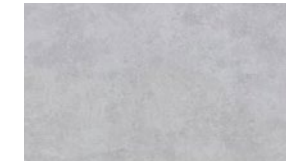


WALLS:  
PAINT

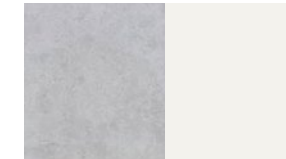


INTERNAL DOORS:  
LACQUER PAINT FINISH

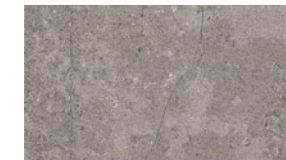
## BATHROOMS



FLOORING:  
GREY PORCELAIN



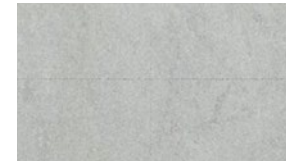
WALLS:  
PORCELAIN & PAINT



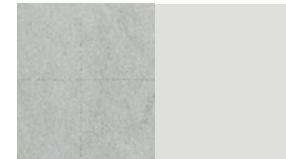
VANITY TOP:  
LOCAL MARBLE

MIXERS: GROHE  
SANITARY WARE: DURAVIT

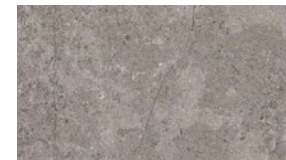
## GUEST TOILET



FLOORING:  
GREY PORCELAIN



WALLS:  
GREY PORCELAIN & PAINT



VANITY TOP:  
LOCAL MARBLE

MIXERS: GROHE  
SANITARY WARE: DURAVIT



# 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)

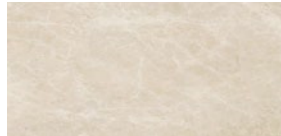
## INTERNAL DOORS:

Lacquer paint finish

## PENTHOUSE BATHROOM:

*Flooring:* Local ceramic  
*Walls:* Local ceramic and paint.  
*Ceiling:* Paint (white)  
*Sanitary ware and mixers:*  
 Ideal standard

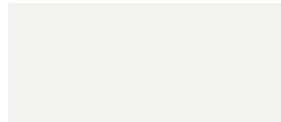
## ENTRANCE | RECEPTION | DINING



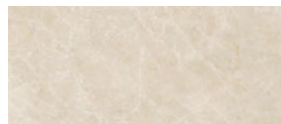
FLOORING OPTION A:  
 BEIGE IMPORTED MARBLE



FLOORING OPTION B:  
 LIGHT ENGINEERED WOOD



WALLS: PAINT

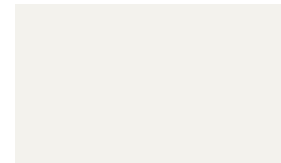


STAIRS:  
 BEIGE IMPORTED MARBLE

## BEDROOMS



FLOORING:  
 LIGHT HDF

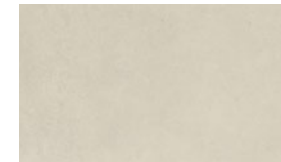


WALLS:  
 PAINT

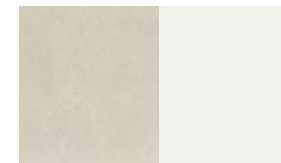


INTERNAL DOORS:  
 LACQUER PAINT FINISH

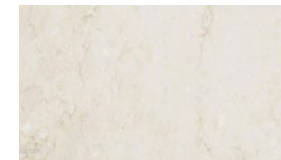
## BATHROOMS



FLOORING:  
 BEIGE PORCELAIN



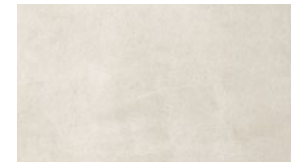
WALLS:  
 PORCELAIN & PAINT



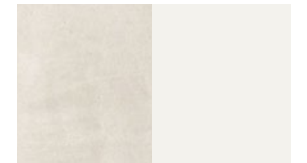
VANITY TOP:  
 LOCAL MARBLE

MIXERS: GROHE  
 SANITARY WARE: DURAVIT

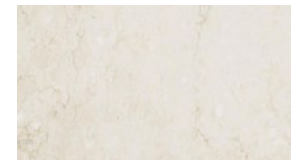
## GUEST TOILET



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:

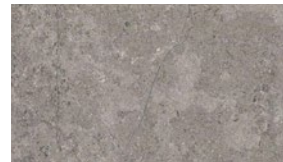
Lacquer paint finish

## DISCLAIMER

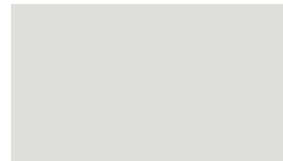
- Orascom Development reserves the right to make minor alterations.
- Finishing materials are not final and subject to market availability and substitutions without the need of notification to the Buyers.
- Any alternative materials will be of a similar standard.
- All furniture, accessories, lighting 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

## ENTRANCE | RECEPTION | DINING



FLOORING & STAIRS :  
GREY LOCAL MARBLE

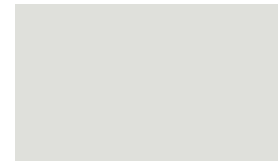


WALLS:  
PAINT

## BEDROOMS



FLOORING:  
DARK HDF

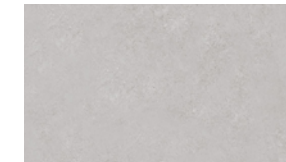
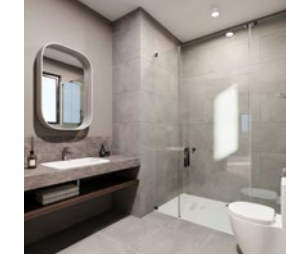


WALLS:  
PAINT

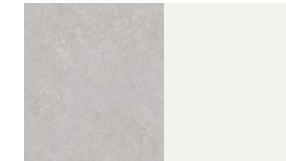


INTERNAL DOORS:  
LACQUER PAINT FINISH

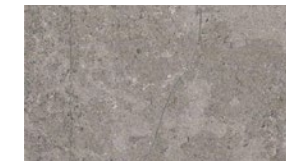
## BATHROOMS



FLOORING:  
GREY LOCAL CERAMICS



WALLS:  
LOCAL CERAMICS & PAINT



VANITY TOP:  
LOCAL MARBLE

MIXERS: IDEAL STANDARD  
 SANITARY WARE: IDEAL STANDARD

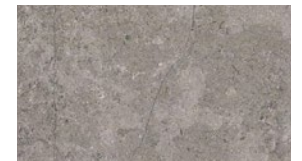
## GUEST TOILET



FLOORING :  
GREY PORCELAIN



WALLS:  
PORCELAIN & PAINT



VANITY TOP:  
LOCAL MARBLE

MIXERS: IDEAL STANDARD  
 SANITARY WARE: IDEAL STANDARD

# 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:

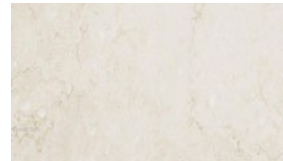
Lacquer paint finish

## DISCLAIMER

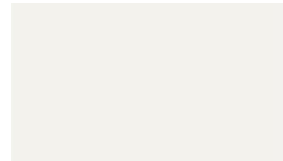
- Orascom Development reserves the right to make minor alterations.
- Finishing materials are not final and subject to market availability and substitutions without the need of notification to the Buyers.
- Any alternative materials will be of a similar standard.
- All furniture, accessories, lighting 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.

# LIGHT THEME

## ENTRANCE | RECEPTION | DINING



FLOORING & STAIRS :  
BEIGE LOCAL MARBLE

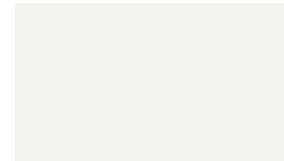


WALLS:  
PAINT

## BEDROOMS



FLOORING :  
LIGHT HDF

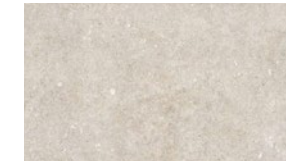


WALLS:  
PAINT

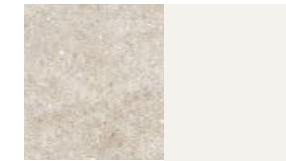


INTERNAL DOORS:  
LACQUER PAINT FINISH

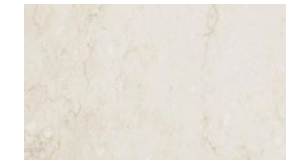
## BATHROOMS



FLOORING:  
BEIGE LOCAL CERAMICS



WALLS:  
LOCAL CERAMICS & PAINT

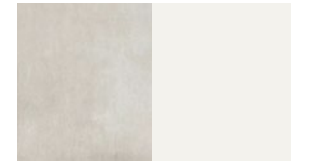


VANITY TOP:  
LOCAL MARBLE

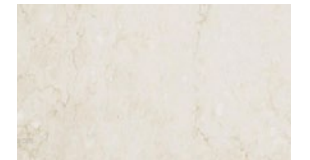
## GUEST TOILET



FLOORING :  
BEIGE PORCELAIN



WALLS:  
PORCELAIN & PAINT



VANITY TOP:  
LOCAL MARBLE



# 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

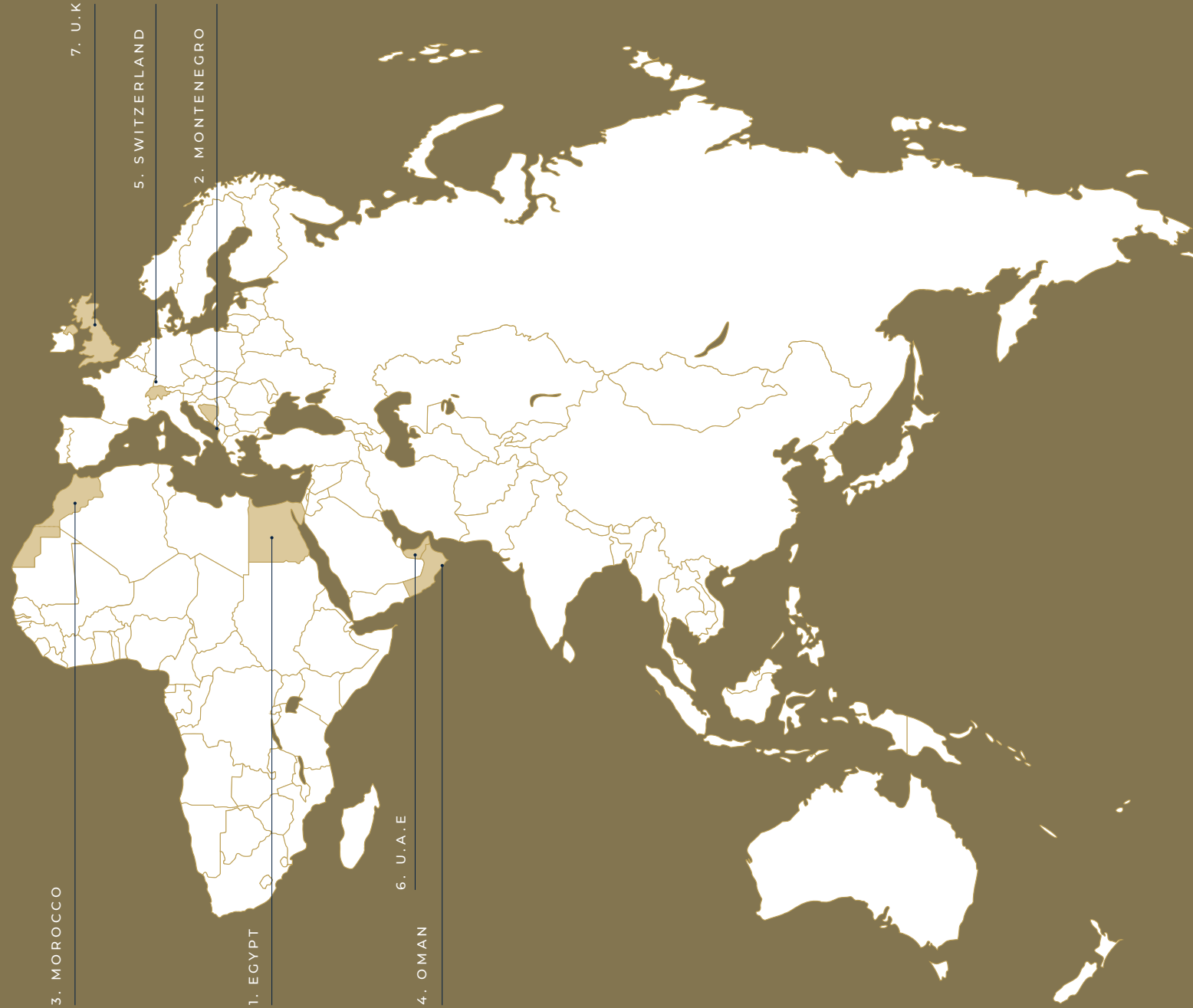
ANDERMATT

## 6 U.A.E

THE COVE

## 7 UNITED KINGDOM

ECO BOS



3. MOROCCO

1. EGYPT

4. OMAN

6. U.A.E

7. U.K

5. SWITZERLAND

2. MONTENEGRO



ORASCOM  
DEVELOPMENT