



ORIKI

CHAPTER 2



APPARENT SIMPLICITY,
IMMEDIATELY SIMPLICITY
ATTRACTING ATTENTION

A WORD FROM OUR CHAIRMAN

With 64 years of experience and a heritage Shoura is the mother company and the backbone of everything Developer X has to offer. Developer X is all about people and culture, and Ourika is where exclusivity coupled with the legacy of Shoura will be embodied, allowing you to build one of your own, your way.

Ashraf El Shiatty - Founder & Chairman of Developer X.

A WORD FROM OUR ARCHITECT

Ourika is our vision of how homes should be, of how the outdoor is an integral part of the living space... It represents a simple yet smart solution of how to make the best use of areas without waste. It is always an exciting adventure to design for the future or to try and change the normal, for that, we are all so grateful for X to provide this opportunity to try and bring the future nearer to today.

Ahmed Aguizy - SA-ARCHITECTS & PARTNERS.

A NATURE'S RETREAT

OURIKA

AN EPITOME IN 6TH OF OCTOBER

Ourika is an epitome of freedom to express individuality and amusement.

With an eye for exclusivity and a dedication to re-define the conventional norms of design, Ourika is comprised of 4 villa prototypes all over-looking landscapes and rivers, uniquely combining the provenance of 6th of October and its nature with the forward facing aspirations of Egypt.

Have your own slice of paradise in this exclusive community.

A closed and intimate community with only 95 neighbours. An extensive collection of eXclusivity in 6th of October.

Ourika key distinguishing factor lies on Exclusivity, where we are a mini-ature gated community within 6th of October. Built with you in mind, aiming for a balance between modernity and the old world charm, surrounded by a serene river and landscaping.



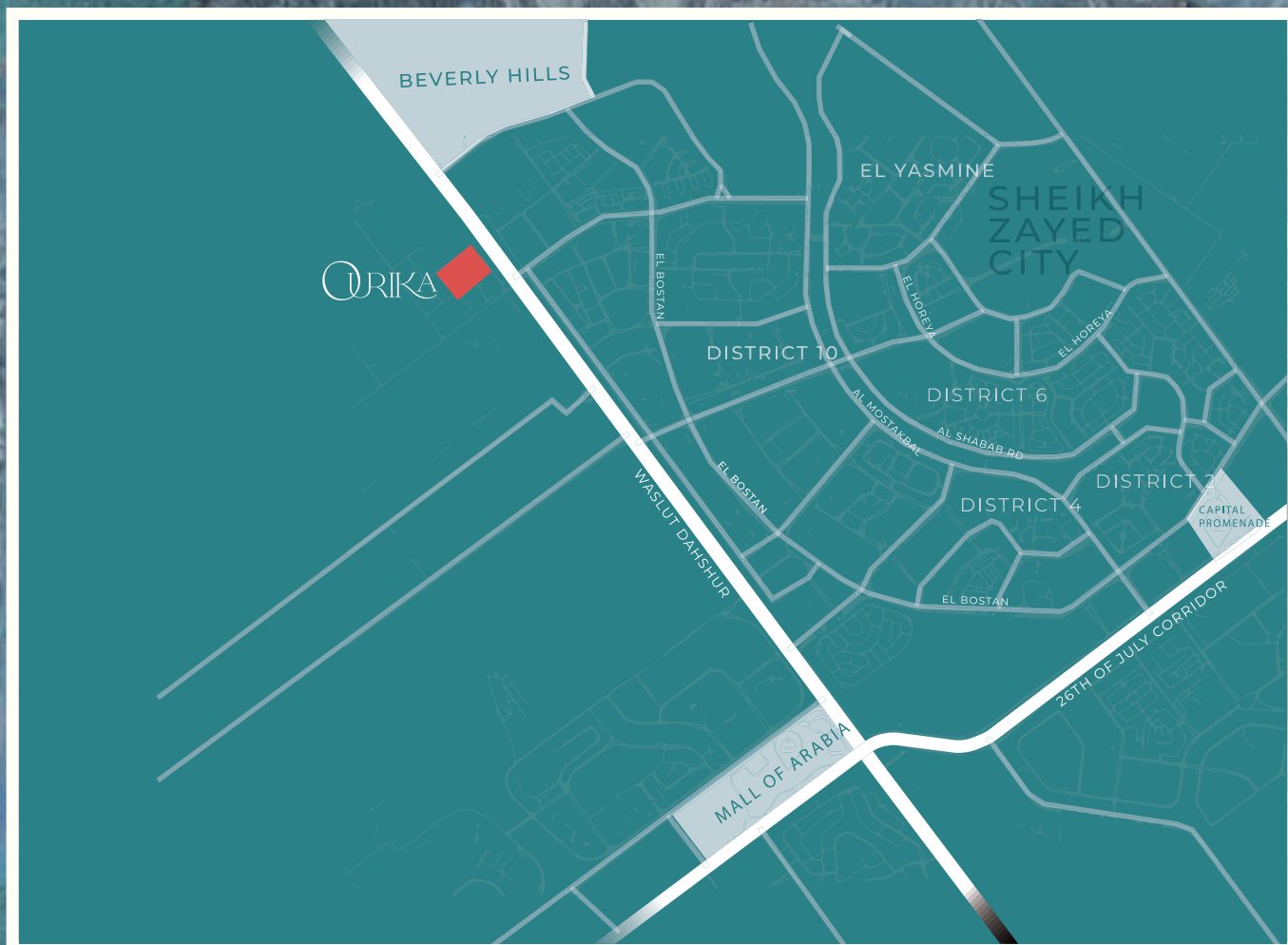
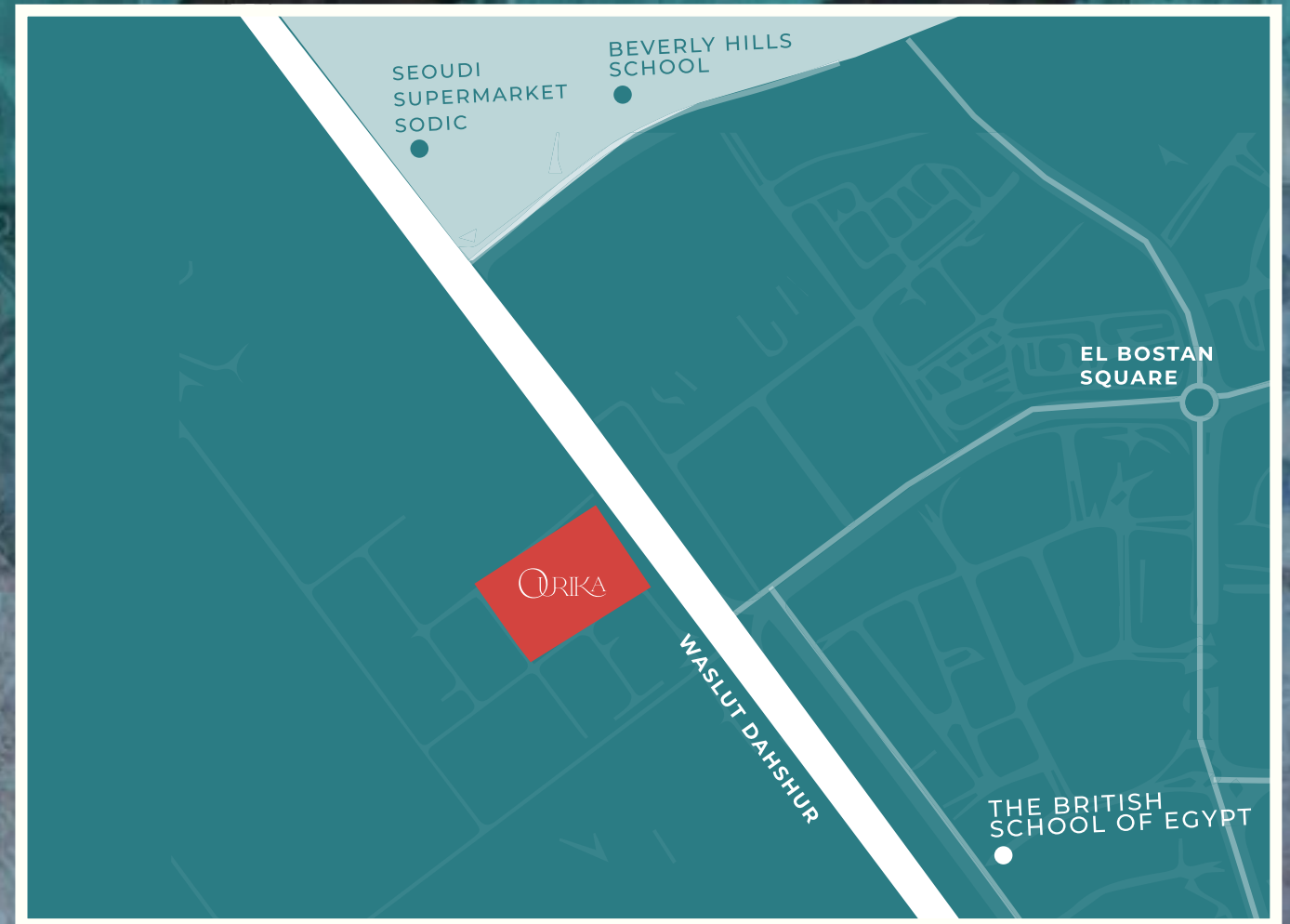
Developer X was Inspired by the city of Ourika

In Morocco a stunning valley that holds limitless beauty from its greenery, rivers flowing, and mountain facades. Ourika's vibrant colours and its way of life is the reason why we are bringing it to life with you in mind.

Ourika offers an Xperience that caters to the mind, the soul, and the culture with Exclusivity

Ourika gives its residents the chance to create an exclusive lasting legacy through

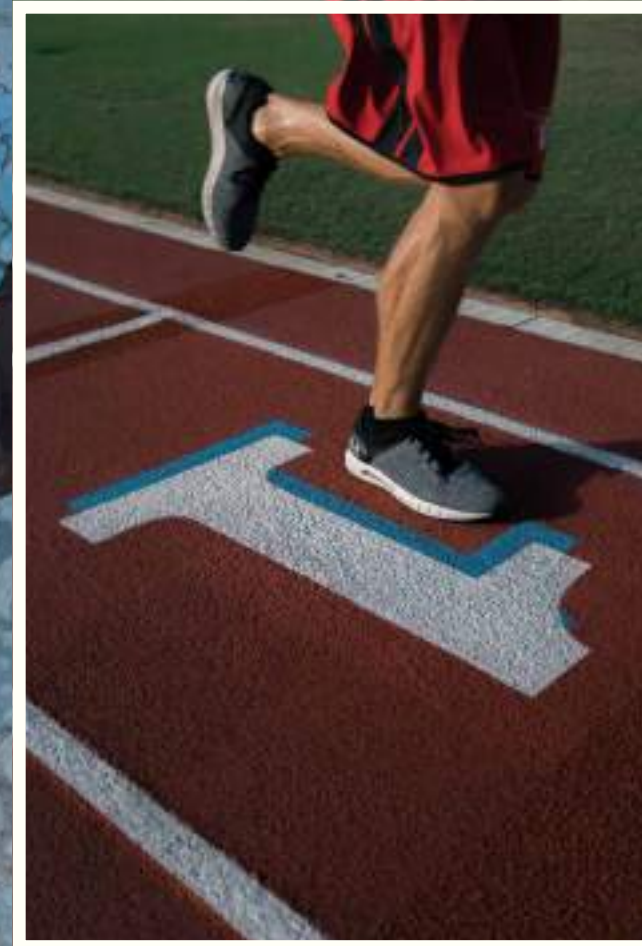
- The community
- The greenery, The rivers and landscaping
- The seclusion and its privacy



Feel at one with your surroundings again

Developer X marks their properties in prime destination across the country. Ourika lies on "Waslet Dahshur Road" Just 10-15 Minutes from 6th of October key landmarks.

- 5 Min from Cairo Alexandria Desert Road
- 2 Min from Mall of Arabia
- Min away from 26th of July corridor



Ourika seamlessly gathered all your needs in one destination.

- Gym
- Clubhouse
- Running track
- Cycling track

Ourika Master Plan



Prototype 1 The Riads

| | | |
|-------------------------------|--------------------------------------|----------------------------------|
| Landspace: 1116.49m | Ground Floor 226.63m ² | Penthouse 58.23m ² |
| B.U.A 511.36m ² | First Floor 226.5m ² | Roof 168.27m ² |



Prototype 1 The Riads

| | | |
|-------------------------------|--------------------------------------|----------------------------------|
| Landspace: 1116.49m | Ground Floor 226.63m ² | Penthouse 58.23m ² |
| B.U.A 511.36m ² | First Floor 226.5m ² | Roof 168.27m ² |



Prototype 2 The Yards

Landspace:
505.45m

Ground Floor
126.86m²

Penthouse
38.16m²

B.U.A
312.14m²

First Floor
147.12m²

Roof
108.96m²



Prototype 2 The Yards

Landspace:
505.45m

Ground Floor
126.86m²

Penthouse
38.16m²

B.U.A
312.14m²

First Floor
147.12m²

Roof
108.96m²



Prototype 2

The Yards

| | | |
|-------------------------------|--------------------------------------|----------------------------------|
| Landspace: 505.45m | Ground Floor 126.86m ² | Penthouse 38.16m ² |
| B.U.A 312.14m ² | First Floor 147.12m ² | Roof 108.96m ² |



Ground floor:

Reception 7 x 5.25m
Dinning 4.94 x 3.5m
Kitchen 3 x 3.5m
Guset Toilet 1.2 x 2.18m
Mmaids Room 2 x 2.1m
Maids Bathroom 2 x 1.28m
Court 5.15 x 3.8m

DISCLAIMER

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Prototype 2 The Yards

| | | |
|----------------------|----------------------|----------------------|
| Landspace: | Ground Floor | Penthouse |
| 505.45m | 126.86m ² | 38.16m ² |
| B.U.A | First Floor | Roof |
| 312.14m ² | 147.12m ² | 108.96m ² |



First floor:

- Master Bedroom 4.28 x 3.46m
- Ensuite Bathroom 2.41 x 2.42m
- Ensuite Dressing 2 x 2.4m
- Living Room 4.1 x 4.2m
- Common Bathroom 1.7 x 2.5m
- Bathroom 1 1.7 x 2.18m
- Bedroom 1 3.62 x 3.5m
- Bathroom 2 2.5 x 1.58m
- Bedroom 2 3.57 x 3.5m
- Dressing 2.5 x 1.8m
- Terrace 1 1.2 x 4.2m
- Terrace 2 1.4 x 5.7m
- Court 5.15 x 3.8m

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Prototype 2 The Yards

| | | |
|-------------------------------|--------------------------------------|----------------------------------|
| Landspace: 505.45m | Ground Floor 126.86m ² | Penthouse 38.16m ² |
| B.U.A 312.14m ² | First Floor 147.12m ² | Roof 108.96m ² |



Penthouse:

Living Room 3.22 x 3.93m
Toilet 3.22 x 1.2m
Upper Terrace 6.65 x 10.2m
Lower Terrace 4.3 x 3.5m
Court 5.15 x 3.8m

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Prototype 3

The Youths

Landspace:
394.96 to 423.67m

Ground Floor
110.7m2

Penthouse
33m2

B.U.A
271.2m2

First Floor
127.5m2

Roof
94.5m2



Prototype 3

The Youths

Landspace:
394.96 to 423.67m

Ground Floor
110.7m²

Penthouse
33m²

B.U.A
271.2m²

First Floor
127.5m²

Roof
94.5m²



Ground floor:

Entrance Lobby 2.40 x 2.30m

Reception 5.60 x 6.50m

Dining 3.60 x 3.50m

Guest Toilet 2.50 x 1.60

Kitchen 3.50 x 2.85m

Maid's Room 2.00 x 2.35m

Maid's Toilet 1.50 x 1.60m

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Prototype 3

The Youths

Landspace:
394.96 to 423.67m

Ground Floor
110.7m²

Penthouse
33m²

B.U.A
271.2m²

First Floor
127.5m²

Roof
94.5m²



First floor:

Master Bedroom 1 4.75 x 4.15m
Ensuite Dressing 2.85 x 2.80m
Ensuite Bathroom 1 2.00 x 2.80m
Living Room 4.05 x 3.45m
Terrace 1.50 x 2.95m
Bedroom 2 4.30 x 3.45m
Bedroom 3 4.50 x 2.80m
Bathroom 2 2.00 x 3.45m

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Prototype 3

The Youths

Landspace:
394.96 to 423.67m

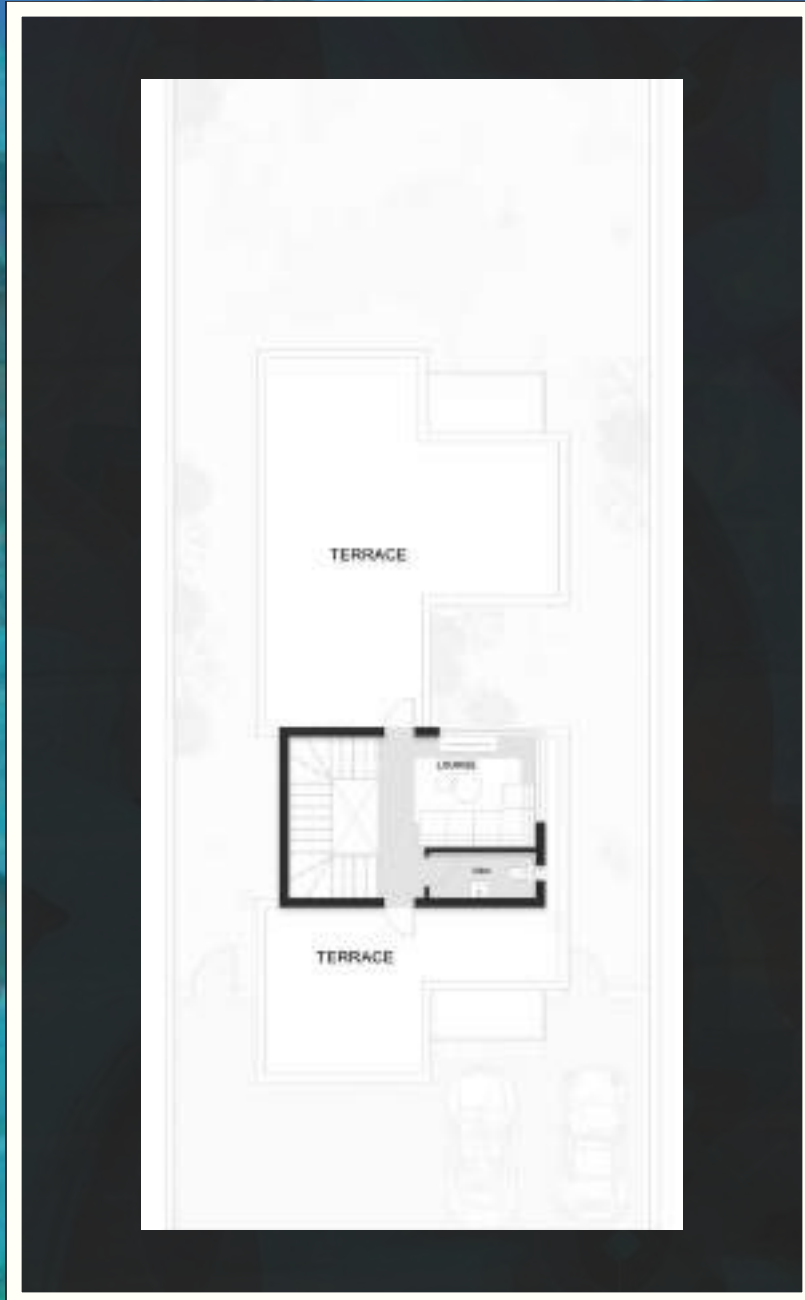
Ground Floor
110.7m²

Penthouse
33m²

B.U.A
271.2m²

First Floor
127.5m²

Roof
94.5m²



Penthouse:

Lounge 2.95 x 4.10m

Toilet 1.20 x 2.80m

Upper Terrace 9.70 x 5.60m

Lower Terrace 4.35 x 5.70m

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Prototype 4 The Court

Landspace:
334.49m To 346.04m

Ground Floor
113.08m²

Penthouse
28.2m²

B.U.A
255.96m²

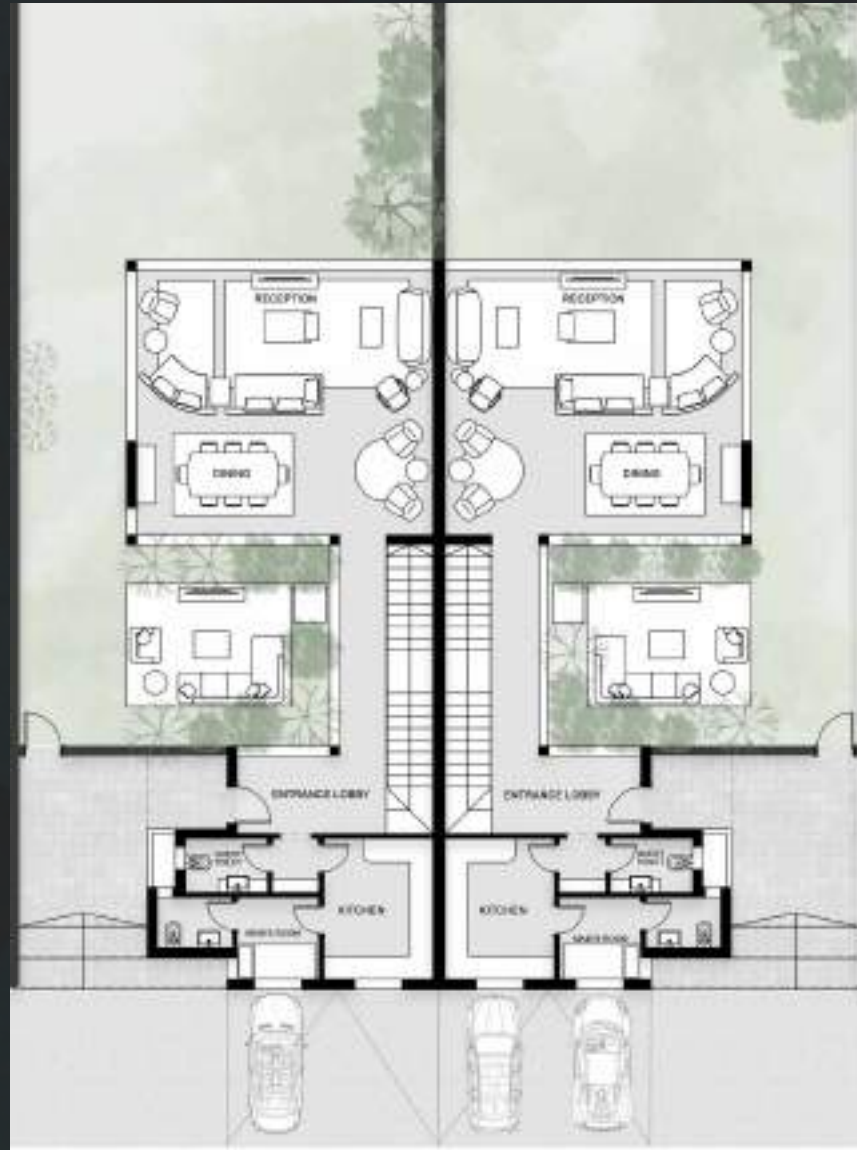
First Floor
114.68m²

Roof
86.48m²



Prototype 4 The Court

| | | |
|----------------------------------|--------------------------------------|---------------------------------|
| Landspace: 334.49m To 346.04m | Ground Floor 113.08m ² | Penthouse 28.2m ² |
| B.U.A 255.96m ² | First Floor 114.68m ² | Roof 86.48m ² |



Ground Floor:

Entrance Lobby 2.00 x 2.60m
Dining 2.80 x 5.20m
Reception 3.90 x 7.60m
Guest Toilet 2.11 x 1.36m
Kitchen 3.60 x 2.80m
Maid's room 2.10 x 2.10m
Maid's Bathroom 1.30 x 1.93m
Open Court 5.15 x 5.15m

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Prototype 4 The Court

Landscape:
334.49m To 346.04m

Ground Floor
113.08m²

Penthouse
28.2m²

B.U.A
255.96m²

First Floor
114.68m²

Roof
86.48m²



First Floor:

Master Bedroom 3.81 x 4.14m
Ensuite Dressing 1.80 x 2.82m
Ensuite Bathroom 1.90 x 2.82m
Bedroom 1 3.93 x 3.74m
Terrace 1.60 x 3.60m
Bedroom 2 4.92 x 4.55m
Bathroom 2.80 x 2.40m
Open Court 5.15 x 5.15m

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Prototype 4 The Court

Landscape:
334.49m To 346.04m

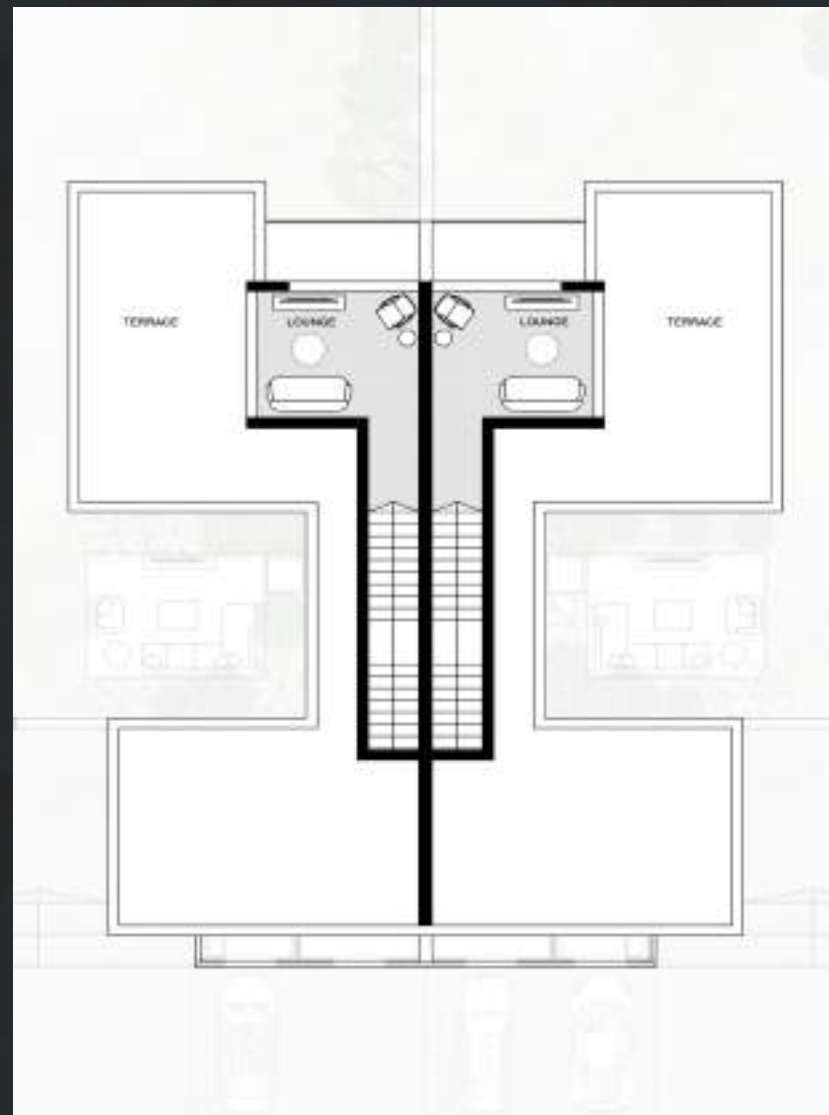
Ground Floor
113.08m²

Penthouse
28.2m²

B.U.A
255.96m²

First Floor
114.68m²

Roof
86.48m²



Roof:

Lounge 3.15 x 3.81m

Upper Terrace 7.75 x 4.15m

Lower Terrace 4.95 x 7.05m

Open Court 5.15 x 5.15m

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Prototype 5

The Trios

Landspace:
Corner 365.64m
Center 207.81m

B.U.A
Corner 205.00m²
Center 201.00m²

Ground Floor
Corner 86.29m²
Center 85m²

First Floor
Corner 89.09m²
Center 85.35m²

Penthouse
Corner 20.94m²
Center 21.31 m²

Roof
Corner 68.15m²
Center 64.04m²



Prototype 5

The Trios

Landspace:
Corner 365.64m
Center 207.81m

B.U.A
Corner 205.00m²
Center 201.00m²

Ground Floor
Corner 86.29m²
Center 85m²

First Floor
Corner 89.09m²
Center 85.35m²

Penthouse
Corner 20.94m²
Center 21.31 m²

Roof
Corner 68.15m²
Center 64.04m²



Prototype 5

The Trios

Landspace:
Corner 365.64m
Center 207.81m

Ground Floor
Corner 86.29m²
Center 85m²

Penthouse
Corner 20.94m²
Center 21.31 m²

B.U.A
Corner 205.00m²
Center 201.00m²

First Floor
Corner 89.09m²
Center 85.35m²

Roof
Corner 68.15m²
Center 64.04m²

Ground Floor:

Corner:

Entrance Lobby 1.70 x 1.20m
Reception 4.70 x 5.80m
Dining 2.95 x 5.80m
Powder Room 1.30 x 2.30m
Guest Toilet 1.40 x 2.30m
Kitchen 3.00 x 3.40m

Center:

Entrance Lobby 2.75 x 1.75m
Reception & Dining 4.95 x 7.30m
Powder Room 1.00 x 2.70m
Guest Toilet 1.35 x 2.70m
Kitchen 3.00 x 2.70m
Court 5.50 x 5.10m



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Prototype 5

The Trios

Landspace:
Corner 365.64m
Center 207.81m

Ground Floor
Corner 86.29m²
Center 85m²

Penthouse
Corner 20.94m²
Center 21.31 m²

B.U.A
Corner 205.00m²
Center 201.00m²

First Floor
Corner 89.09m²
Center 85.35m²

Roof
Corner 68.15m²
Center 64.04m²



First Floor:

Corner:

Master Bedroom 1 3.10 x 4.00m
Ensuite Dressing 2.25 x 2.30m
Ensuite Bathroom 1 2.30 x 2.30m
Terrace 1.35 x 3.45m
Bedroom 2 3.00 x 4.00m
Bedroom 3 4.95 x 3.40m
Bathroom 2 3.00 x 2.30m

Center:

Master Bedroom 1 3.50 x 5.0m
Ensuite Dressing 1.85 x 2.25m
Ensuite Bathroom 1 2.30 x 2.25m
Terrace 1.35 x 5.10m
Bedroom 2 3.35 x 3.50m
Bedroom 3 3.00 x 3.75m
Bathroom 2 1.45 x 2.55
Court 5.50 x 5.10m

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Prototype 5 The Trios

Landspace:
Corner 365.64m
Center 207.81m

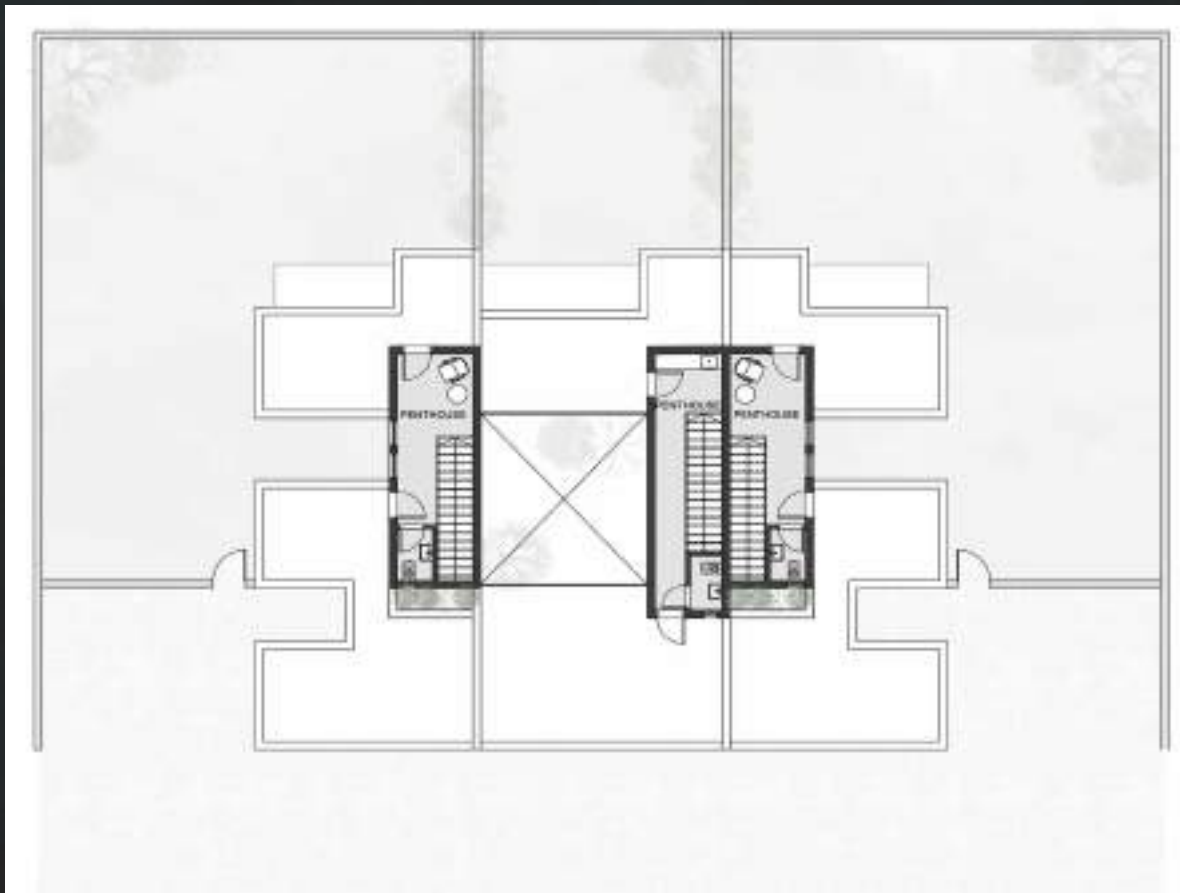
Ground Floor
Corner 86.29m²
Center 85m²

Penthouse
Corner 20.94m²
Center 21.31 m²

B.U.A
Corner 205.00m²
Center 201.00m²

First Floor
Corner 89.09m²
Center 85.35m²

Roof
Corner 68.15m²
Center 64.04m²



Penthouse:

Corner:

Lounge 2.90 x 2.30m

Upper Terrace 7.00 x 4.40m

Lower Terrace 4.95 x 5.80m

Center:

Kitchenette 2.35 x 2.00m

Toilet 1.75 x 1.00m

Court 5.50 x 5.10m

Upper Terrace 4.05 x 6.00m

Lower Terrace 4.65 x 7.40m

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Prototype 6 The Quatros

Landspace:
Corner 234.42 to 305.95m
Center 207 to 256m

B.U.A
Corner 200.04m2
Center 191.66m2

Ground Floor
Corner 85.38m2
Center 85m2

First Floor
Corner 90.08m2
Center 85.35m2

Penthouse
Corner 24.58m2
Center 21.31 m2

Roof
Corner 65.5m2
Center 64.04m2



Prototype 6

The Quatros

Landscape:
Corner 234.42 to 305.95m
Center 207 to 256m

B.U.A
Corner 200.04m2
Center 191.66m2

Ground Floor
Corner 85.38m2
Center 85m2

First Floor
Corner 90.08m2
Center 85.35m2

Penthouse
Corner 24.58m2
Center 21.31 m2

Roof
Corner 65.5m2
Center 64.04m2



Ground Floor:

Corner:

Entrance Lobby 1.70 x 1.20m
Reception 4.70 x 5.80m
Dining 5.80 x 2.95m
Powder Room 5.80 x 1.30m
Guest Toilet 1.40 x 2.30m
Kitchen 3.00 x 3.40m

Center:

Entrance Lobby 2.75 x 1.75m
Reception & Dining 4.95 x 7.30m
Powder Room 1.00 x 2.70m
Guest Toilet 1.35 x 2.70m
Kitchen 3.00 x 2.70m
Court 5.50 x 5.10m

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Prototype 6

The Quatros

Landscape:
Corner 234.42 to 305.95m
Center 207 to 256m

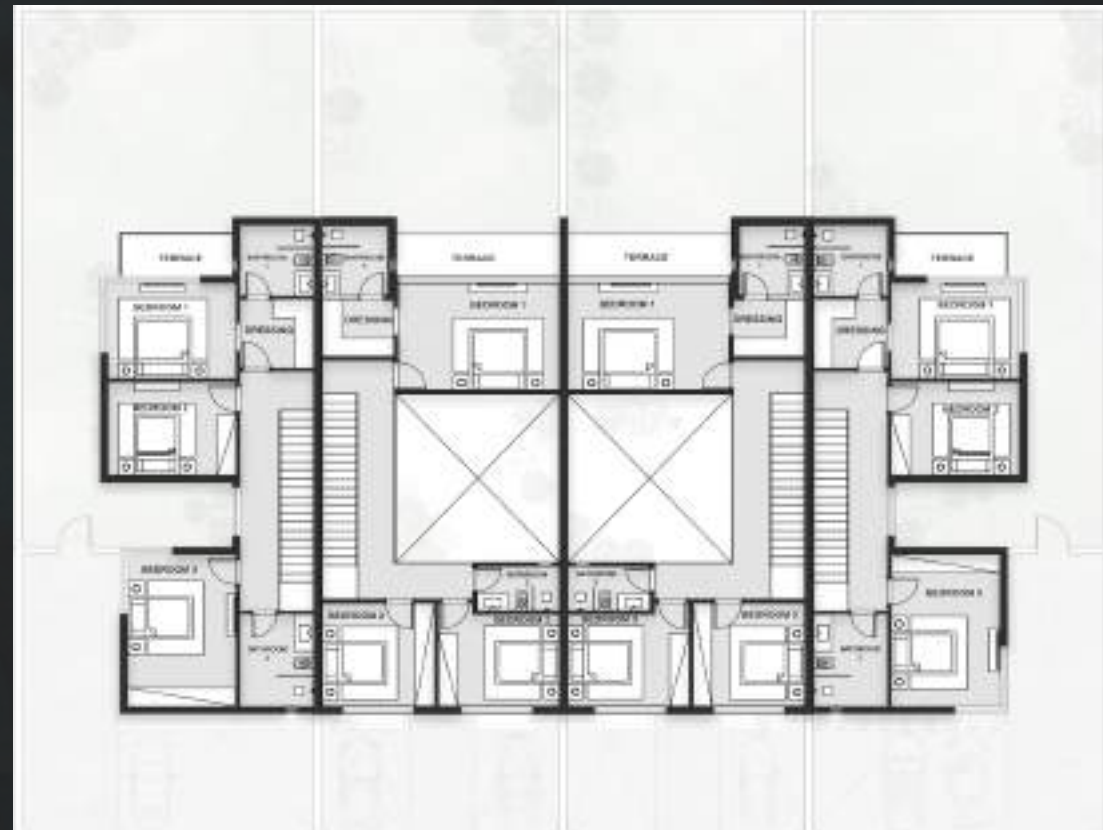
B.U.A
Corner 200.04m2
Center 191.66m2

Ground Floor
Corner 85.38m2
Center 85m2

First Floor
Corner 90.08m2
Center 85.35m2

Penthouse
Corner 24.58m2
Center 21.31 m2

Roof
Corner 65.5m2
Center 64.04m2



First Floor:

Corner:

Master Bedroom 1 3.10 x 4.00m
Ensuite Dressing 2.25 x 2.30m
Ensuite Bathroom 1 2.30 x 2.30m
Terrace 1.35 x 3.45m
Bedroom 2 3.00 x 4.00m
Bedroom 3 4.95 x 3.40m
Bathroom 2 3.00 x 2.30m

Center:

Master Bedroom 1 3.50 x 5.00m
Ensuite Dressing 1.85 x 2.25m
Ensuite Bathroom 1 2.30 x 2.25m
Terrace 1.35 x 5.10m
Bedroom 2 3.35 x 3.50m
Bedroom 3 3.00 x 3.75m
Bathroom 2 1.45 x 2.55m
Court 5.50 x 5.10m

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Corner 234.42 to 305.95m
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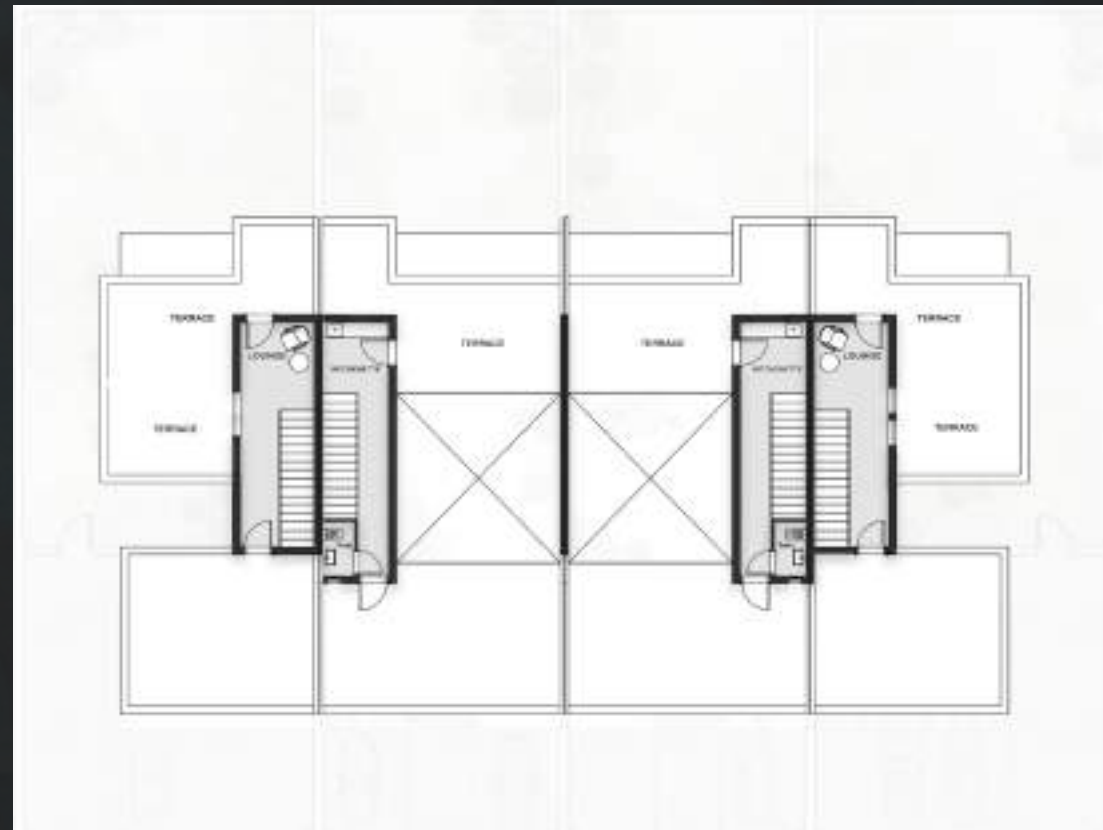
Ground Floor
Corner 85.38m²
Center 85m²

Penthouse
Corner 24.58m²
Center 21.31 m²

B.U.A
Corner 200.04m²
Center 191.66m²

First Floor
Corner 90.08m²
Center 85.35m²

Roof
Corner 65.5m²
Center 64.04m²



Roof:

Corner:

Lounge 2.90 x 2.30m
Upper Terrace 7.00 x 4.40m
Lower Terrace 4.95 x 5.80m

Center:

Kitchenette 2.35 x 2.00m
Toilet 1.75 x 1.00m
Court 5.50 x 5.10m
Upper Terrace 4.05 x 6.00m
Lower Terrace 4.65 x 7.40m

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Prototype 7

The Six

Landspace:
235.61 to 301.38

B.U.A
Corner 200.04m²
Center 191.66m²

Ground Floor
Corner 85.38m²
Center 85m²

First Floor
Corner 90.08m²
Center 85.35m²

Penthouse
Corner 65.5m²
Center 64.04m²

Roof
Corner 24.58m²
Center 21.31m²



Prototype 7

The Six

Landscape:
235.61 to 301.38

Ground Floor
Corner 85.38m²
Center 85m²

Penthouse
Corner 65.5m²
Center 64.04m²

B.U.A
Corner 200.04m²
Center 191.66m²

First Floor
Corner 90.08m²
Center 85.35m²

Roof
Corner 24.58m²
Center 21.31m²



Ground Floor:

Corner:

Entrance Lobby 1.70 x 1.20m
Reception 4.70 x 5.80m
Dining 2.95 x 5.80m
Powder Room 1.30 x 2.30m
Guest Toilet 1.40 x 2.30m
Kitchen 3.00 x 3.40m

Center:

Entrance Lobby 2.75 x 1.75m
Reception & Dining 4.95 x 7.30m
Powder Room 1.00 x 2.70m
Guest Toilet 1.35 x 2.70m
Kitchen 3.00 x 2.70m

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The Six

Landscape:
235.61 to 301.38

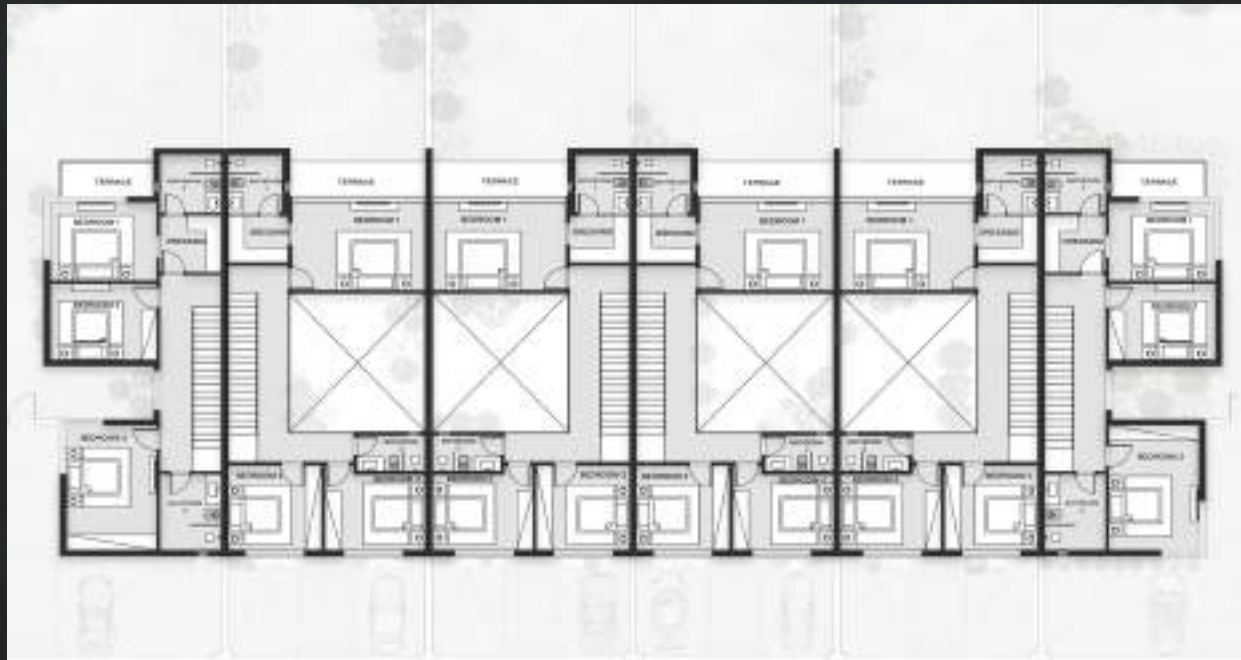
Ground Floor
Corner 85.38m²
Center 85m²

Penthouse
Corner 65.5m²
Center 64.04m²

B.U.A
Corner 200.04m²
Center 191.66m²

First Floor
Corner 90.08m²
Center 85.35m²

Roof
Corner 24.58m²
Center 21.31m²



First Floor:

Corner:

Master Bedroom 1 3.10 x 4.00m
Ensuite Dressing 2.25 x 2.30m
Ensuite Bathroom 1 2.30 x 2.30m
Bedroom 2 3.00 x 4.00m
Bedroom 3 4.95 x 3.40m
Bathroom 2 3.00 x 2.30m

Center:

Master Bedroom 1 3.50 x 5.00m
Ensuite Dressing 1 85 x 2.25m
Ensuite Bathroom 1 2.30 x 2.25m
Bedroom 2 3.35 x 3.50m
Bedroom 3 3.00 x 3.75m
Bathroom 2 1.45 x 2.55m

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The Six

Landspace:
235.61 to 301.38

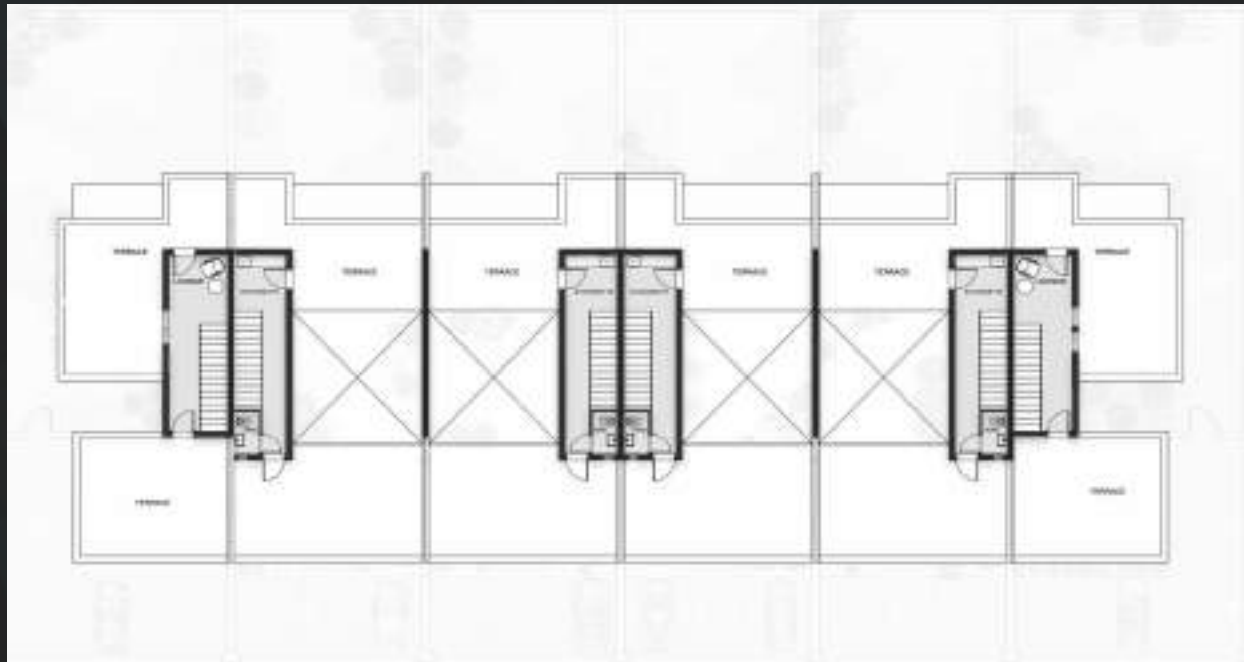
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Center 85m²

Penthouse
Corner 65.5m²
Center 64.04m²

B.U.A
Corner 200.04m²
Center 191.66m²

First Floor
Corner 90.08m²
Center 85.35m²

Roof
Corner 24.58m²
Center 21.31m²



Roof:

Corner:

Lounge 2.90 x 2.30m

Center:

Kitchenette 2.35 x 2.00m

Toilet 1.75 x 1.00m

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NATURE'S RETREAT



Think homes designed for real people

Developer X is intentionally giving maximum power to all architectural spaces. These spaces are designed to give an emphasis on living Xperiences. Sough to build first of its kind gated communities in Cairo filled with life, amazing communal amenities, and positive energy. By fusing a strong connection with design concepts, Developer X will inspire a life of joy and harmony with the living environment.

DEVELOPER X

Born to be flexible , Born to create Xperiences

A property developer embracing a brilliant new world. A developer that answers the day-to-day needs of a world on the move. Where people want convenience, not restrictions. And choice, not limits. Designed to fit your lifestyle. Developer X is set to create spaces that reimagines ones livability with projects that caters different lifestyle Xperiences.





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