



# 2023

WEST

FOR EVERY DETAIL

THIS IS AN AVERAGE PRICE AND SUMMARY OF O WEST'S NEIGHBORHOODS AS OF 11/7/2023 TO EASE YOUR SEARCH, PLEASE NOTE THAT THE FOLLOWING CAN BE SUBJECT TO CHANGE, PRICE INCREASE OR SALE



إحدى مشروعات

ORASC  M  
DEVELOPMENT

مطورين

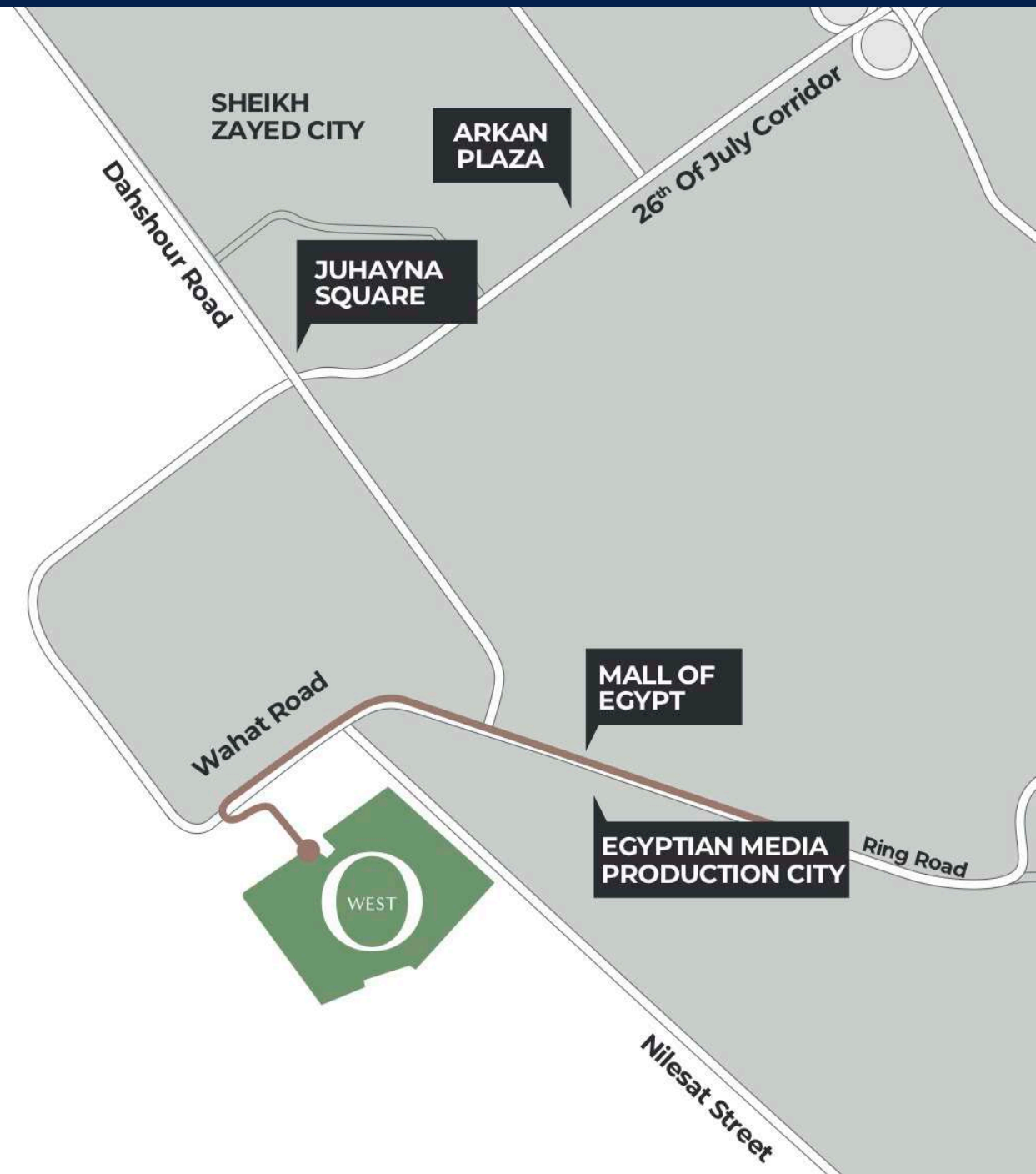


# LOCATION

## 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



# FACT SHEET

## Project Area

1,000 Acres

## Project Location

On What road, right across from Mall of Egypt and Gardenia park compound

## Delivery starting

2023

## Facility services

- Community Center in every neighborhood
- Green Spines and spaces
- Promenade Area
- Hospital
- Hotel
- Administrative area
- Sports & Social Club
- Commercial area

## O Business District

- 1- Delivery 2024-2025
- 2- 21 Acres

## Educational Hub

- 22 Acres
- 4 International Schools

## CURRENTLY OPERATING:

- Saxony international school (German school)
- British Columbia Canadian international school (IB system and British)
- Nermein Ismail School (International school)
- Kent's college (British school)

## O West Sports & Social Club

- DELIVERY 2023
- 38 ACRES

## RESIDENTIAL PAYMENT PLAN

- 5% Downpayment
- 8 year payment plan
- 6% maintenance paid 3 month before delivery
- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)

## ADMINISTRATIVE PAYMENT PLAN

- 6 years equal installment
- 10 % Downpayment
- 5% After 3 month
- 6% maintenance paid 3 month before delivery

## Product Mix

Single Family, Multiple Family & Administrative units

## Delivery

4 years

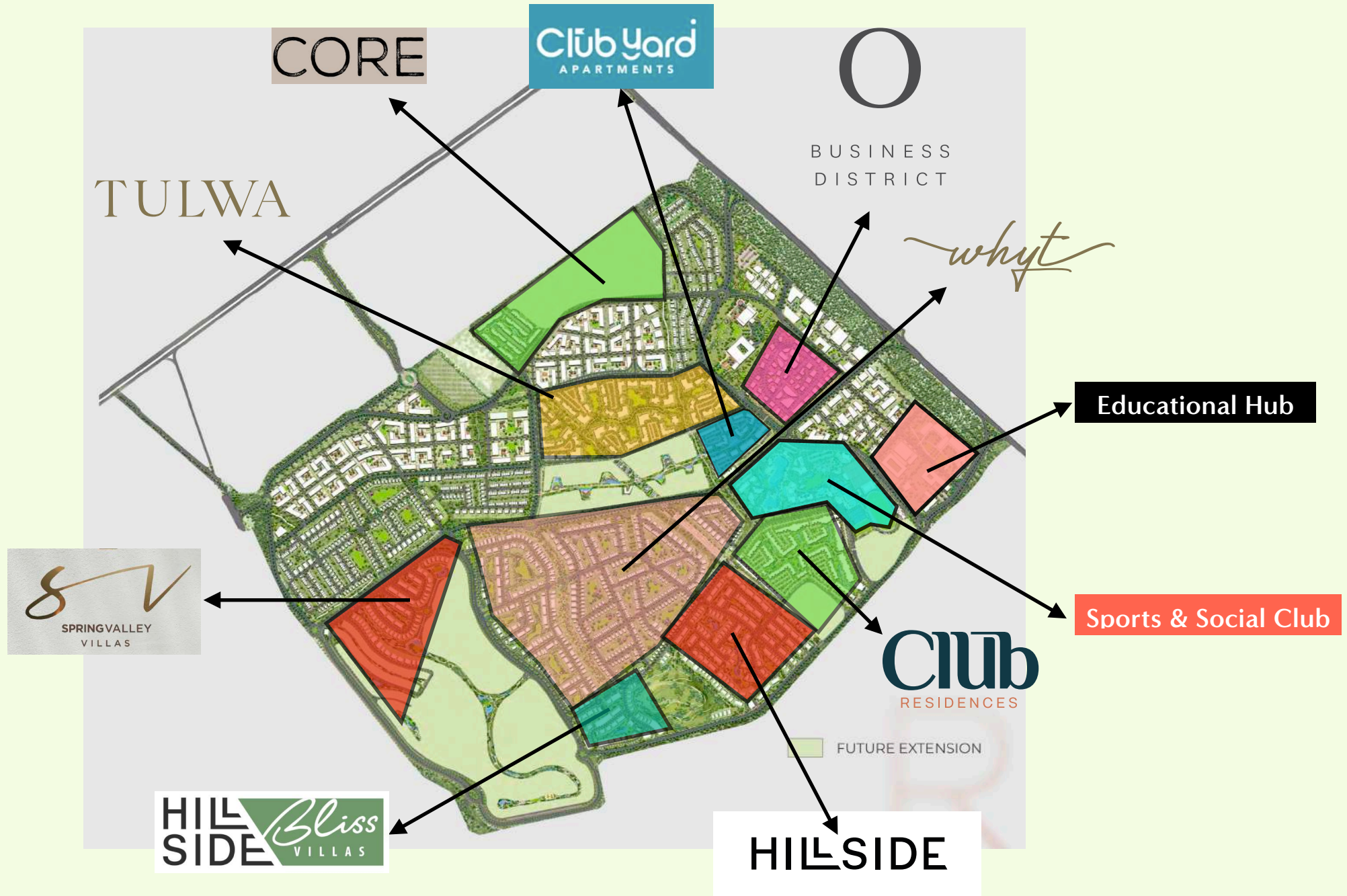
# MASTERPLAN



# SUN & WIND DIRECTION



# MASTERPLAN BREAKDOWN









# Site Plan





## CORE & SHELL

Residential Type	Built Up Area	Garden Area	Land Area	Starting Price
THE MANSION	517 SQM	825 SQM	1,109 SQM	EGP50,745,000
SINGLE STORY VILLA	325 SQM	569 SQM	886 SQM	EGP37,095,000
HORIZON VILLA	336 SQM	301 SQM	451 SQM	EGP28,165,000
PRIME VILLA	263 SQM	282 SQM	412 SQM	EGP20,293,000
Twin House "K"	204-207 SQM	204 SQM	350 SQM	EGP17,962,000
Town House "J Corner"	218 SQM	167 SQM	263 SQM	EGP13,727,000
Town House "J Middle"	211 SQM	76 SQM	170 SQM	EGP11,030,000
Town House "M Corner"	215 SQM	166 SQM	258 SQM	EGP12,803,000
Town House "M Middle"	207 SQM	83 SQM	173 SQM	EGP10,731,000
<b>PAYMENT PLAN</b>	<ul style="list-style-type: none"> <li>- 5% Downpayment</li> <li>- 8 year payment plan</li> <li>- 6% maintenance paid 3 month before delivery</li> <li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li> </ul>			
<b>Delivery</b>	4 years			
<b>Finishing</b>	CORE & SHELL			



Residential Type	Built Up Area	Garden Area	Land Area	Starting Price
GRAND VILLA	405 SQM	364 SQM	567 SQM	EGP35,701,000
HORIZON VILLA	336 SQM	301 SQM	451 SQM	EGP29,755,000
Twin House "H"	260 SQM	235 SQM	355 SQM	EGP20,237,000
Twin House "K"	204 SQM	219 SQM	365 SQM	EGP20,742,000
Town House "J Corner"	218 SQM	232 SQM	263 SQM	EGP17,885,000
Town House "M Corner"	215 SQM	209 SQM	302 SQM	EGP16,955,000
Town House "M Middle"	207 SQM	80 SQM	170 SQM	EGP13,886,000
<b>PAYMENT PLAN</b>	<ul style="list-style-type: none"> <li>- 5% Downpayment</li> <li>- 8 year payment plan</li> <li>- 6% maintenance paid 3 month before delivery</li> <li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li> </ul>			
<b>Delivery</b>	4 years			
<b>Finishing</b>	Fully Finished			

# HILL SIDE Bliss VILLAS





Site Plan



Residential Type	Built Up Area	Garden Area	Land Area	Starting Price
<b>THE MANSION</b>	520 SQM	1045 SQM	1320 SQM	56,821,000 L.E
<b>Payment Plan</b>	<ul style="list-style-type: none"> <li>- 5% Downpayment</li> <li>- 8 year payment plan</li> <li>- 6% maintenance paid 3 month before delivery</li> <li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li> </ul>			
<b>Delivery</b>	4 years			
<b>Finishing</b>	FULLY FINISHED-(DELUXE FINISHING)			

# HILSIDE

VILLAS



# HILLSIDE

VILLAS

## Site Plan



FUTURE  
EXTENSION





# HILSIDE

VILLAS

## CORE & SHELL

Residential Type	Built Up Area	Garden Area	Penthouse area	Starting Price
Twin Family House (G+2)	207-207-195 SQM	194 SQM	—	EGP34,024,000
Payment Plan	<ul style="list-style-type: none"><li>- 5% Downpayment</li><li>- 8 year payment plan</li><li>- 6% maintenance paid 3 month before delivery</li><li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li></ul>			
Delivery	4 years			
Finishing	Core & Shell			

# Club Yard

APARTMENTS



# Club Yard

APARTMENTS

## CLUB YARD *Phase Plan*

	<b>TYPE A</b>	STANDARD
	<b>TYPE A</b>	MIRRORED
	<b>TYPE B</b>	STANDARD
	<b>TYPE B</b>	MIRRORED
	<b>TYPE C</b>	STANDARD
	<b>TYPE C</b>	MIRRORED
	<b>TYPE D</b>	STANDARD
	<b>TYPE D</b>	MIRRORED

 FUTURE EXTENSION



## FULLY FINISHED

Residential Type	Built Up Area	Garden Area	Starting Price
1 Bedroom (Ground)	79 SQM	57 SQM	5,609,000 L.E
1 Bedroom (Typical)	77 SQM	-	5,302,000 L.E
2 Bedroom	113-121 SQM	-	7,953,000 L.E
3 Bedroom	149-158 SQM	-	8,745,000 L.E
3 Bedroom+N	172-187 SQM	-	9,627,000 L.E
4 Bed+Nanny	214 SQM	-	11,623,000 L.E
Duplex (Typical)	212-222 SQM	-	11,195,000 L.E
2 Bedroom Loft (Ground)	153 SQM	35 SQM	9,464,000 L.E
2 Bedroom Loft (Typical)	153 SQM	-	8,812,000 L.E
2 Bedroom Penthouse	121 SQM	-	7,999,000 L.E
3 Bedroom Penthouse	158-200 SQM	-	10,673,000 L.E
Payment Plan	<ul style="list-style-type: none"> <li>- 5% Downpayment</li> <li>- 8 year payment plan</li> <li>- 6% maintenance paid 3 month before delivery</li> <li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li> </ul>		
Delivery	4 years		
Finishing	Fully Finished		

# Club

RESIDENCES



# Club

RESIDENCES

SITE PLAN



# Club

RESIDENCES

FULLY FINISHED

Residential Type	Built Up Area	Garden Area	Starting Price
<b>3 Bedroom+Nanny+Family</b>	201 SQM		9,718,000 L.E
<b>Duplex (Typical)</b>	229-233 SQM	-	11,546,000 L.E
<b>Payment Plan</b>	<ul style="list-style-type: none"><li>- 5% Downpayment</li><li>- 8 year payment plan</li><li>- 6% maintenance paid 3 month before delivery</li><li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li></ul>		
<b>Delivery</b>	4 years(EARLY DELIVERY AVAILABLE)		
<b>Finishing</b>	Fully Finished		

# CORE





# CORE

PHASE —  
— *Plan*



- TYPE A STANDARD
- TYPE A MIRRORED
- TYPE B STANDARD
- TYPE B MIRRORED
- TYPE C STANDARD
- TYPE C MIRRORED
- FUTURE EXTENSION

# CORE

## SEMI-FINISHED

Residential Type	Built Up Area	Garden Area	Starting Price
1 Bedroom	77-84 SQM	35-57 SQM	3,290,000 L.E
2 Bedroom	113-117 SQM	62-67 SQM	4,911,000 L.E
3 Bedroom	149-158 SQM	98 SQM	6,249,000 L.E
3 Bedroom+N	173-180 SQM	42 SQM	7,045,000 L.E
4 Bed+Nanny	214 SQM	-	8,631,000 L.E
Duplex (Typical)	212 SQM	-	9,208,000 L.E
2 Bedroom Penthouse	108 SQM	-	4,922,000 L.E
4 Bedroom Penthouse	195 SQM	-	8,160,000 L.E
3 Bedroom Penthouse	158 SQM	-	7,098,000 L.E
Payment Plan	<ul style="list-style-type: none"><li>- 5% Downpayment</li><li>- 5% After 3 month</li><li>- 8 year payment plan</li><li>- 6% maintenance paid 3 month before delivery</li><li>- 300,000 L.E Clubhouse fees paid over 4 years (Semi Annual payments)</li></ul>		
Delivery	4 years		
Finishing	Semi-Finished		



# THANK YOU

COMPILED BY

**ORASC**  **M**  
DEVELOPMENT

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