

UPTOWN  
CAIRO  
HEART OF CAIRO

GOLF  
VISTAS  
RESIDENCES





# Welcome to UPTOWN CAIRO

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Uptown Cairo pioneers integrated development solutions right in the heart of the capital, 200m above sea-level and overlooking Cairo's mesmerizing skyline. Indulge in an exceptional lifestyle, in a world of relaxation and luxury with unrivaled picturesque views of Cairo.







Beautifully Designed

# Different Elevations





ONE OF A KIND  
CENTRAL  
LOCATION

Uptown Cairo is a one-of-a-kind development in Egypt. Situated in the heart of our capital city, it is comfortably accessible for anyone commuting from west or east Cairo. Enjoy living in a graceful community at a truly unique location.

25  
MINUTES  
TO MAADI

15  
MINUTES TO  
HELIOPOLIS - NASR CITY

7  
MINUTES  
TO NEW CAIRO

30  
MINUTES TO  
ZAMALEK &  
DOWNTOWN

20  
MINUTES TO  
THE AIRPORT



SCAN  
QR CODE  
FOR  
LOCATION



SCAN  
QR CODE  
FOR  
LOCATION



# Emaar Drive

# Drive of Choice

Emaar Drive is the road that leads to Uptown Cairo.  
15 Kilometres of roads have been built making  
up three phases; conveniently connecting  
commuters to different districts all around Cairo.

## PHASE 1

Connecting you to  
Zamalek / Downtown  
Nasr City & Heliopolis

## PHASE 2

Connecting you to  
New Cairo

## PHASE 3 (SOON)

Connecting you to  
West Cairo







Welcome to Golf Vistas

# A Scenery of Splendor

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Perched on the top of Cairo's skyline, Golf Vistas Residences gracefully overlook Uptown Cairo's Golf Courses.

Elegance and comfort are interlaced in Golf Vistas Residences Contemporary Homes offering a wide range of Garden Studios, Apartments, Duplexes, and Golfhouses. The community center, swimming pool, and kids play area surrounding the golf promenade makes this haven unrivaled.



# Panoramic Golf Views Expanses of Magnificence

Revel in the phenomenal sight of Uptown Cairo's international 18-hole golf course, and indulge to your heart's content in the open green spaces with lush fairways and elegant vistas. The meandering promenade is rich in greenery and outlined by Cairo's charming skyline; the dreamlike scenery is surely to guarantee peace throughout the day.







The Lifestyle

# Dynamic & Sophisticated



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Golf Vistas Residences merge the tranquility and simplicity of suburbia with the cosmopolitan essence of Cairo. The sights along the golf promenade and the community center facilities create a haven of elegance; residents would never want to leave.



# Take in Breathtaking Views

That'll surely give you the peaceful state  
of mind you've always wanted





# The Golf Promenade Refined Outdoor Leisure

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You can enjoy relaxing walks with relaxing views along with a myriad of activities like biking, jogging, and social activities all at the golf promenade at your doorstep.

The refined outdoor experience is the perfect meeting point for you and your family and friends.







**Amenities  
& Facilities**

# Reinvigorate Your Senses



Golf Vistas Residences provide an unprecedented resort-like lifestyle.

This is emphasized in the stellar design of the premium amenities, such as the pool in the center, the kids' area for entertainment and fun, and the multipurpose community center.





UPTOWN CAIRO  
GOLF VISTAS  
RESIDENCES

A Majestic View

# Right at Your Window

Golf Vistas Residences paint a view of luxury right outside your window. The eloquence in every detail in your surroundings brings you majestic panoramas right at your doorstep; your day will always begin with an elegant view.



Golf Vistas Residences lavish fully finished interiors meticulously combine elegance and practicality, encased in a neutral color palette to span layers of contrast.

The contemporary, chic interiors smoothly create a relaxed warm vibe within a sophisticated setting.

Fully Finished

# Sleek & Chic



Start

# The Dream

# Life





UPTOWN CAIRO  
MASTERPLAN



Exit 1: NASR CITY,  
HELIOPOLIS & 6TH  
OF OCTOBER BRIDGE

Exit 2: MAADI &  
DOWNTOWN  
CAIRO

Exit 3 :  
MEHWAR  
EL SHAHEED

- 01. The Fourteen Golf Residences
- 02. Sales Center
- 03. Terencia
- 04. Reyna
- 05. Emaar Square
- 06. Eleva

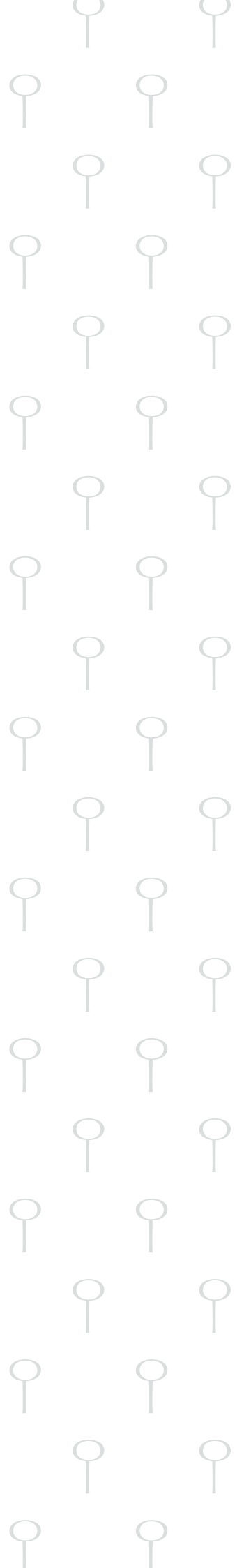
- 07. Aurora
- 08. Isadore
- 09. Alba Alyah
- 10. Alba Spendia
- 11. Alto
- 12. Uptown Golf Clubhouse

- 13. The Sierras Residence
- 14. Levana
- 15. Mixed-Use Development
- 16. Golf Residences
- 17. Golf Vistas Residences
- 18. Future Residential Development

- 19. Celesta Hills
- 20. Fountainside Residences
- 21. Azzura
- 22. International School
- 23. Hotel (Future Development)
- 24. Street of Dreams



# GOLF VISTAS RESIDENCES SITE PLAN

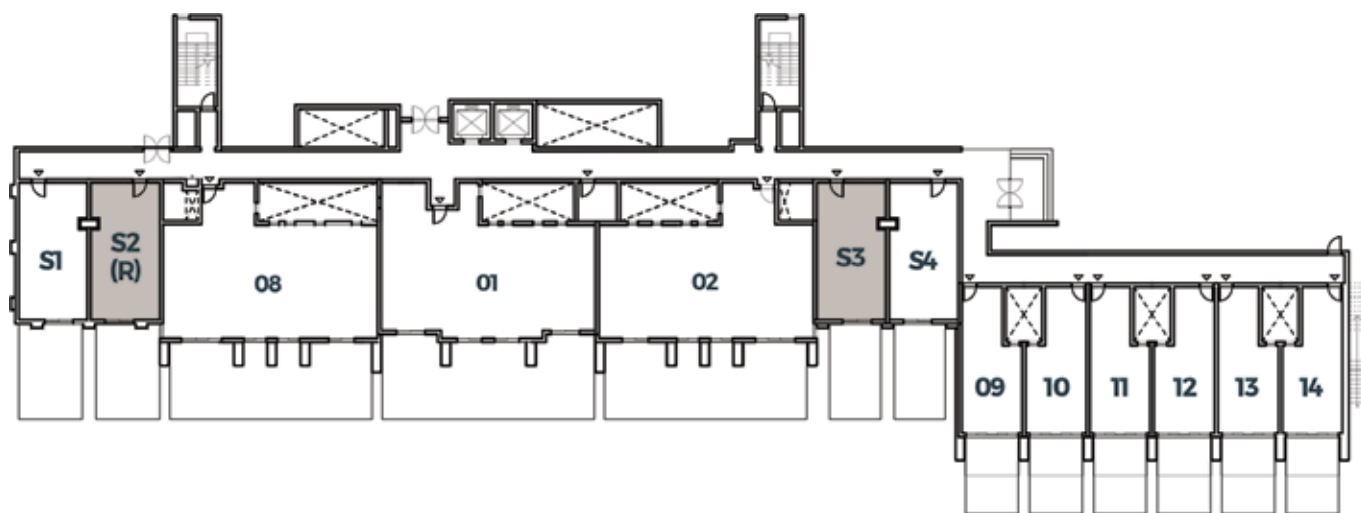




## GARDEN STUDIO TYPE 1 GARDEN LEVEL

Sellable Area	58 m <sup>2</sup>
Total Gross Area	58 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



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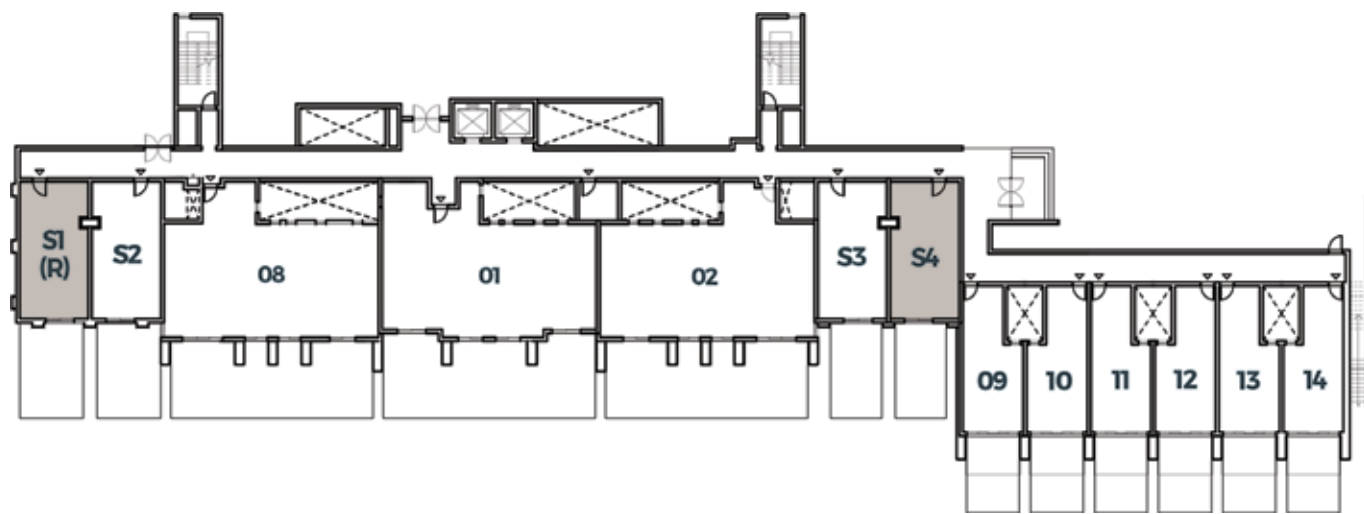
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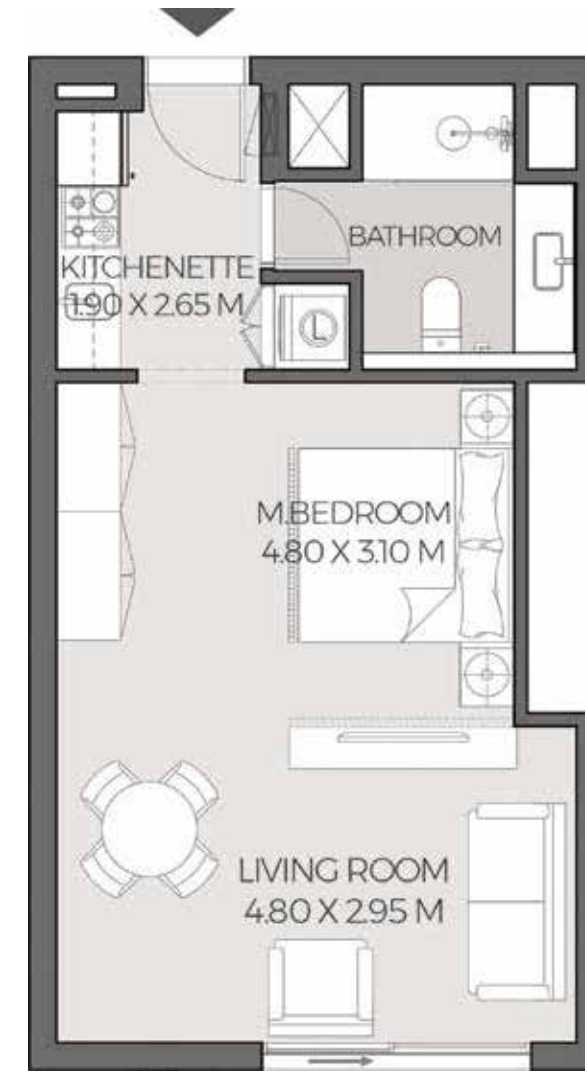
## GARDEN STUDIO TYPE 2 GARDEN LEVEL

Sellable Area	56 m <sup>2</sup>
Total Gross Area	56 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



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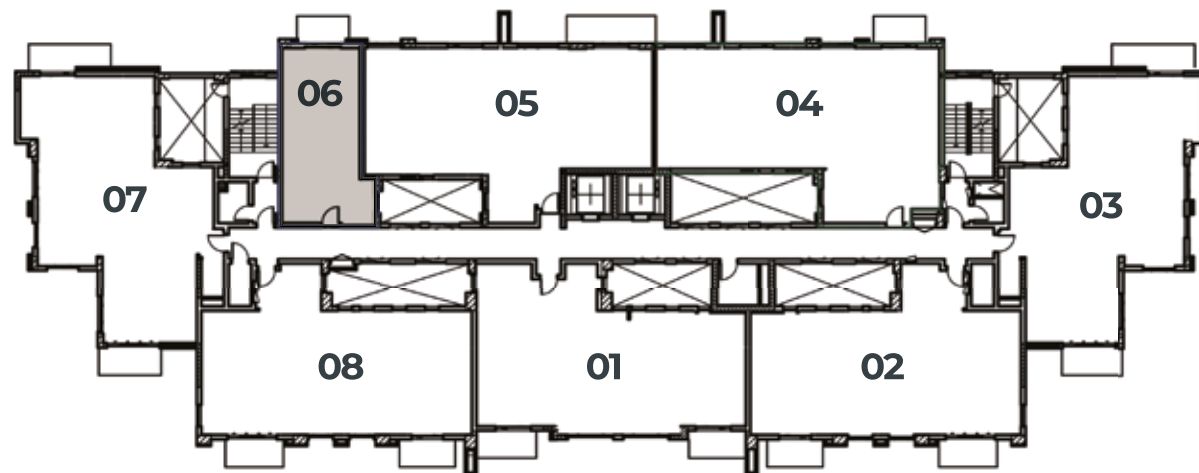


# 1 BEDROOM

LEVEL 4,5,6,7,8,9

Sellable Area	66 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Total Gross Area	70 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



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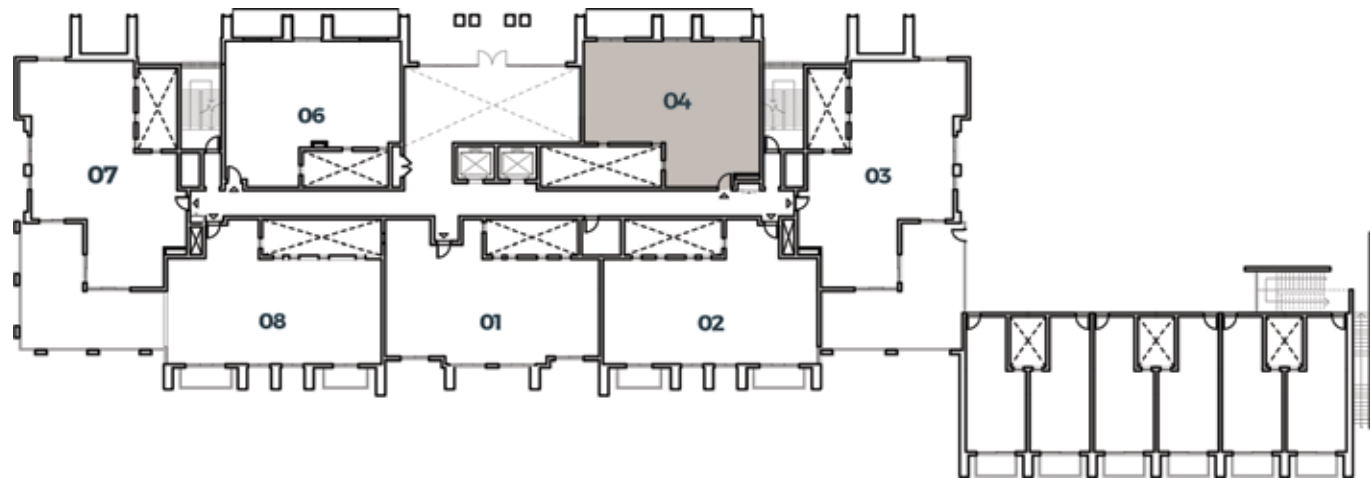
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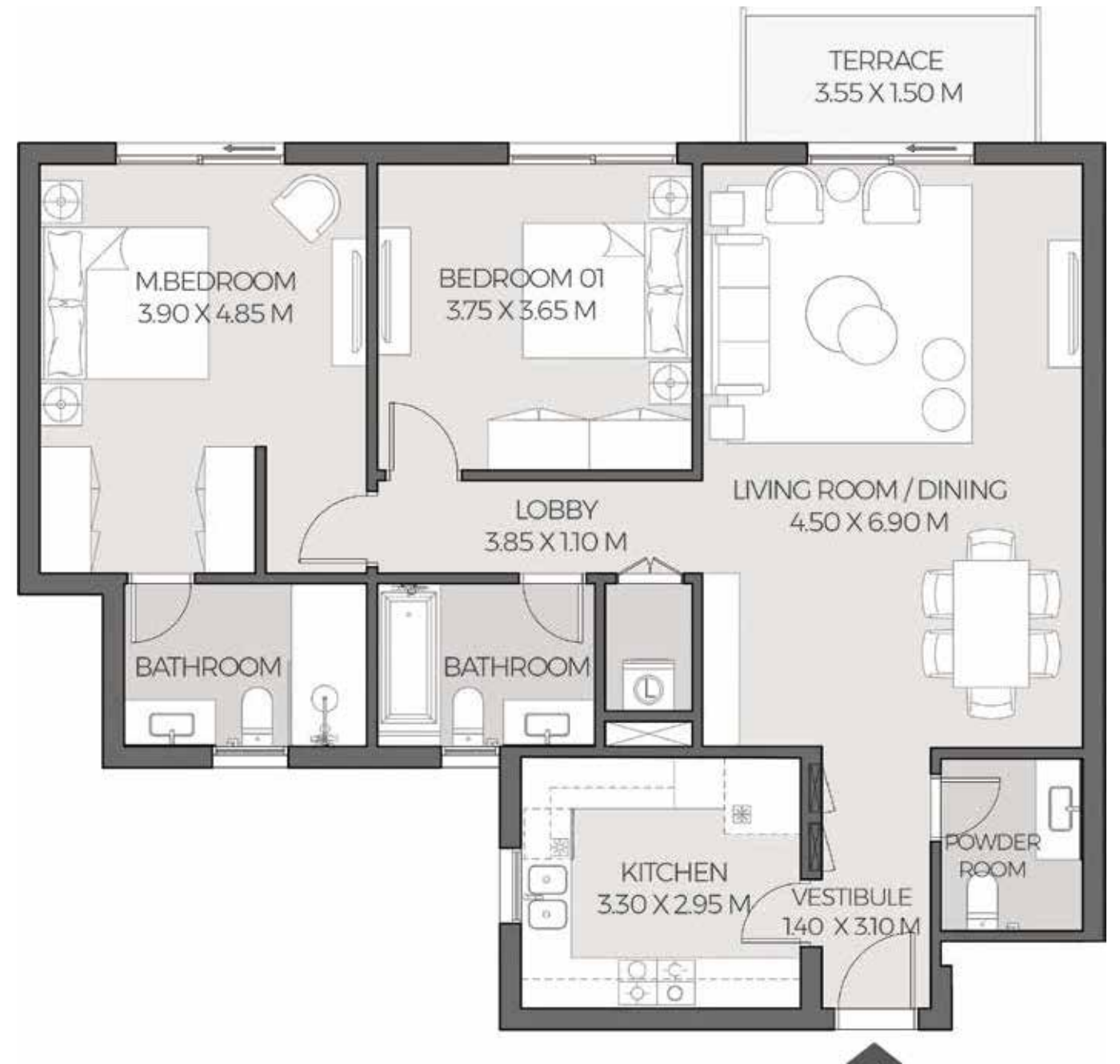
2 BEDROOM  
TYPE 1  
ENTRY LEVEL

Sellable Area	136 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Total Gross Area	141 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



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2 BEDROOM  
TYPE 2  
LEVEL 1,2,3

Sellable Area	136 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Total Gross Area	144 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



DISCLAIMER:

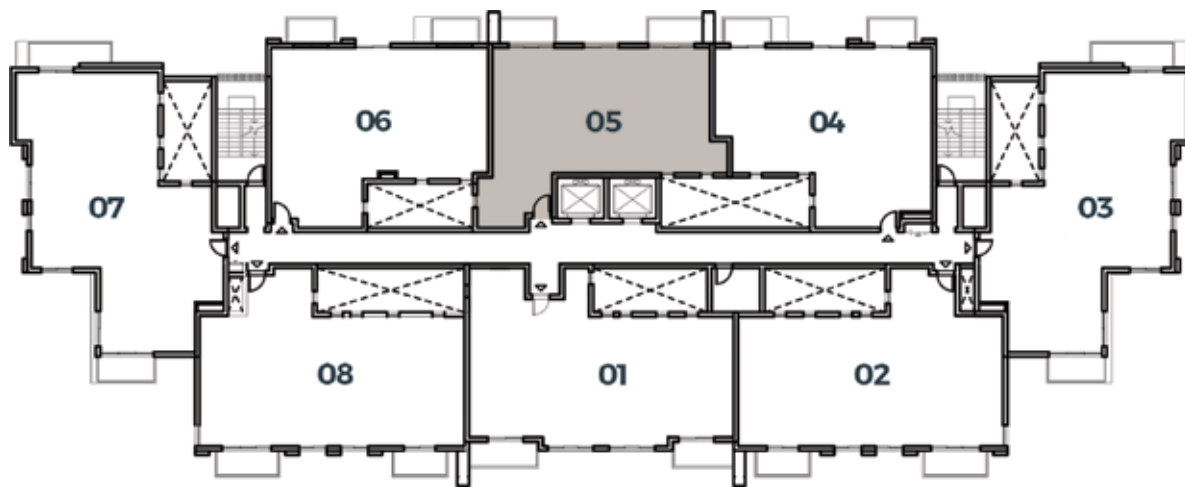
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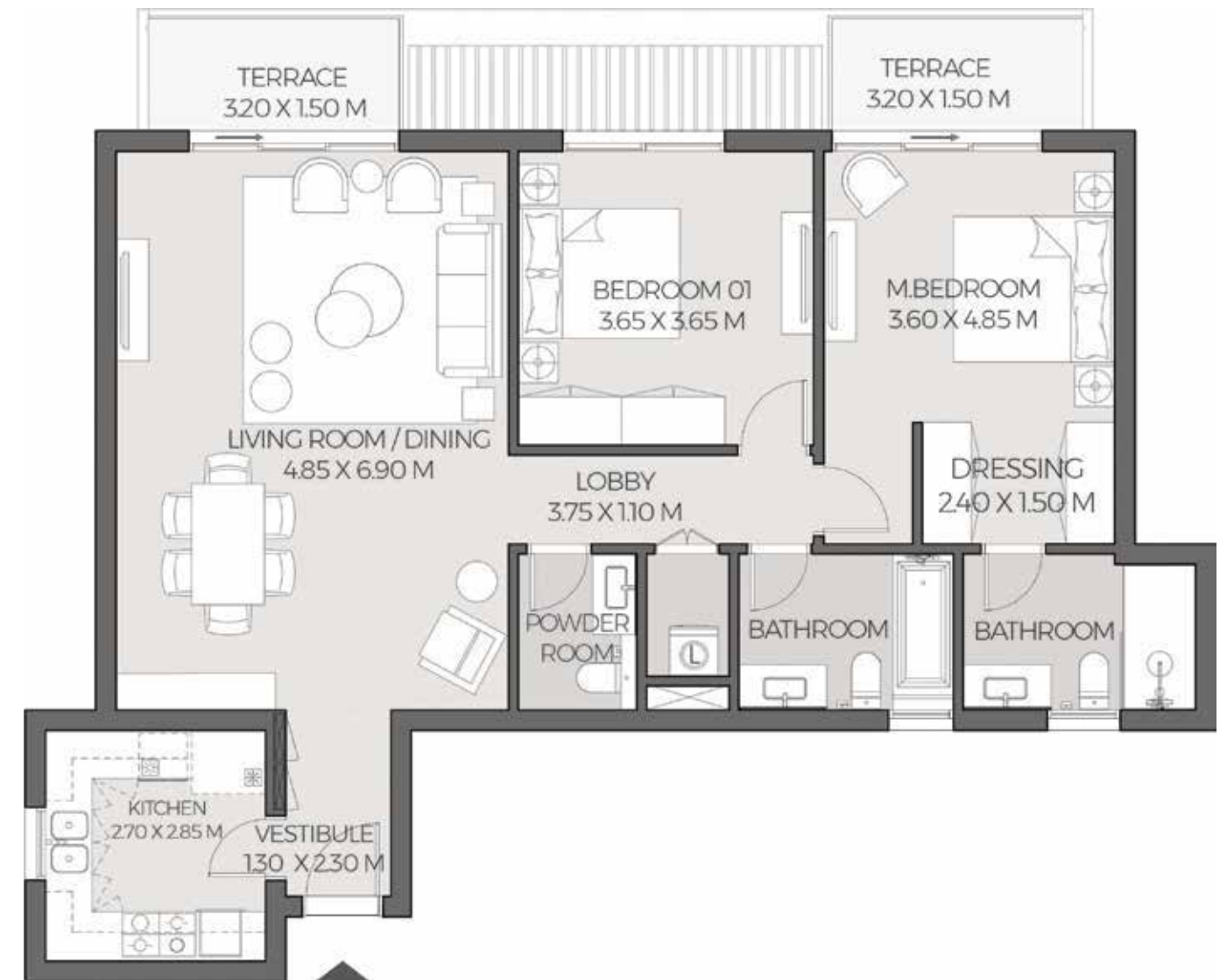
2 BEDROOM  
TYPE 3  
LEVEL 2,3

Sellable Area	130 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Total Gross Area	140 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



DISCLAIMER:

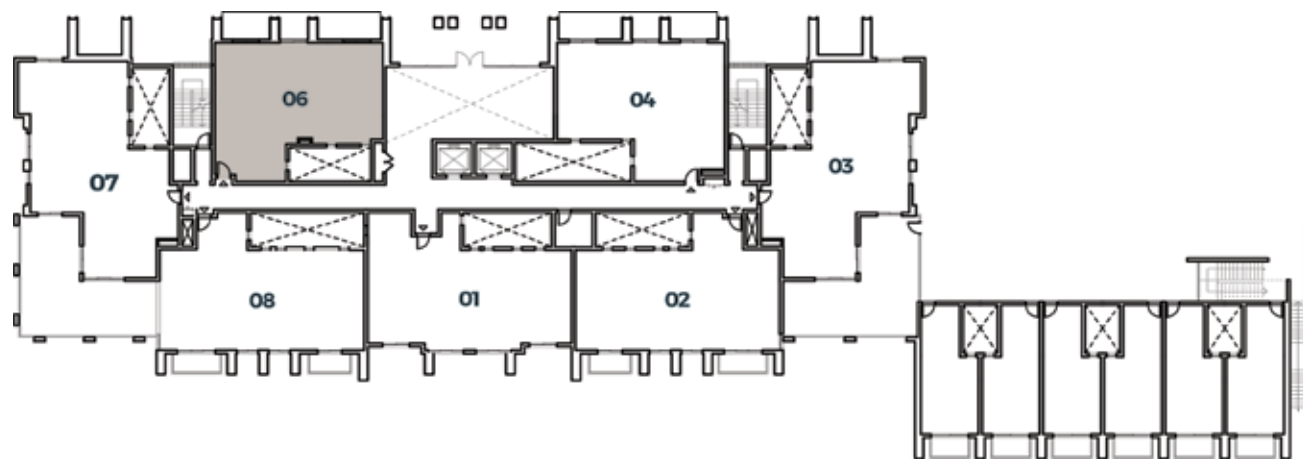
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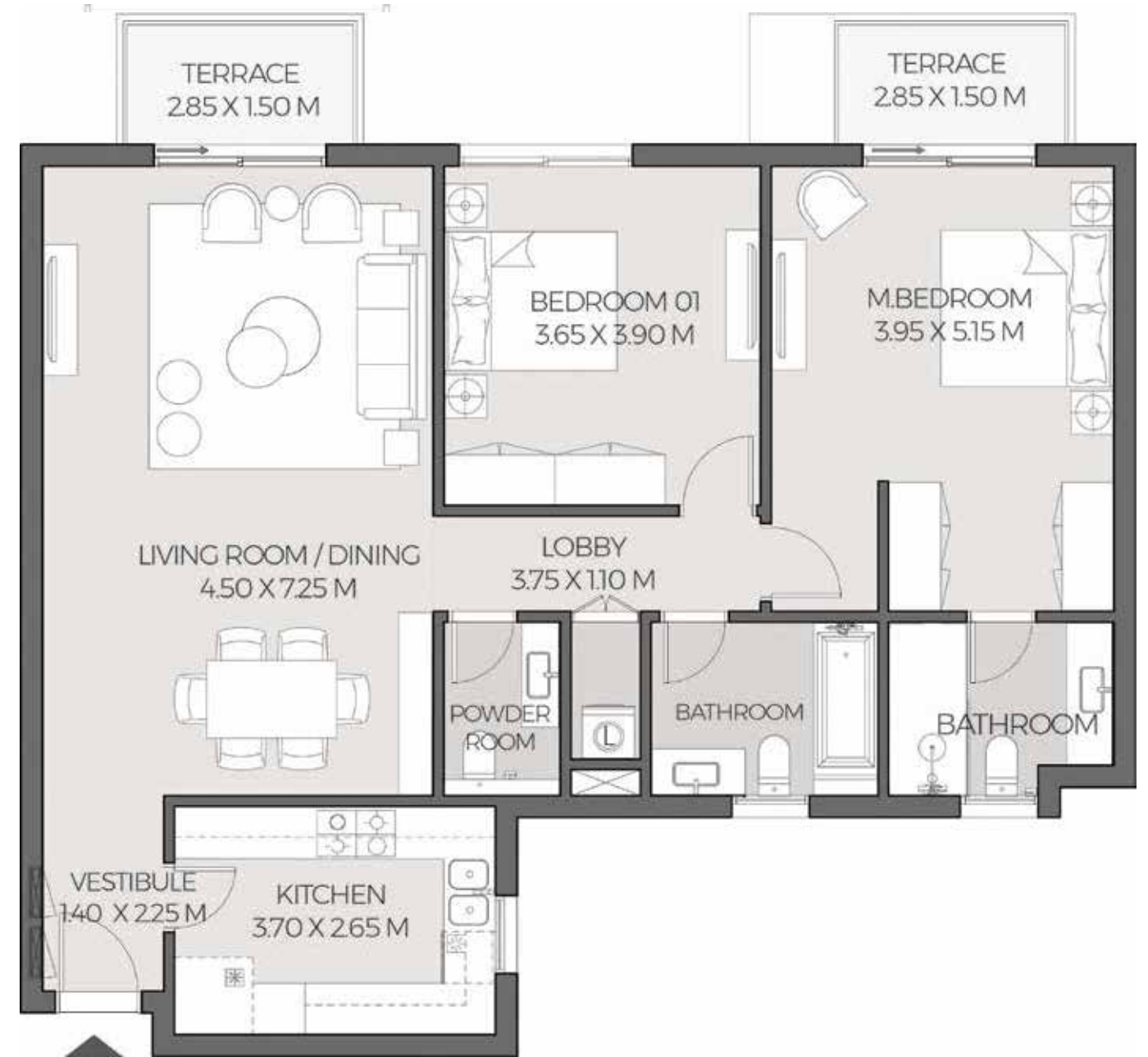
2 BEDROOM  
TYPE 4  
ENTRY LEVEL

Sellable Area	137 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Total Gross Area	142 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



DISCLAIMER:

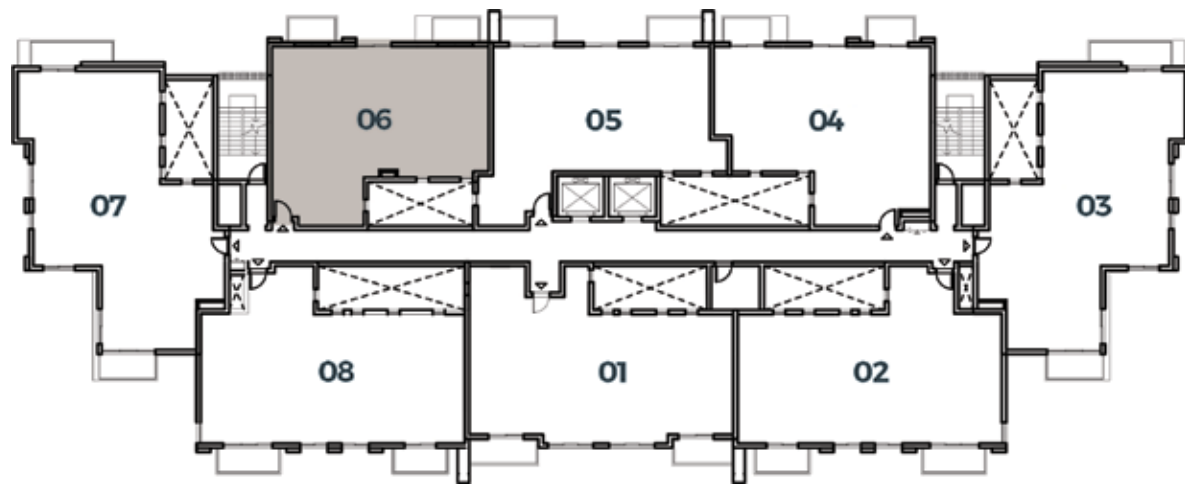
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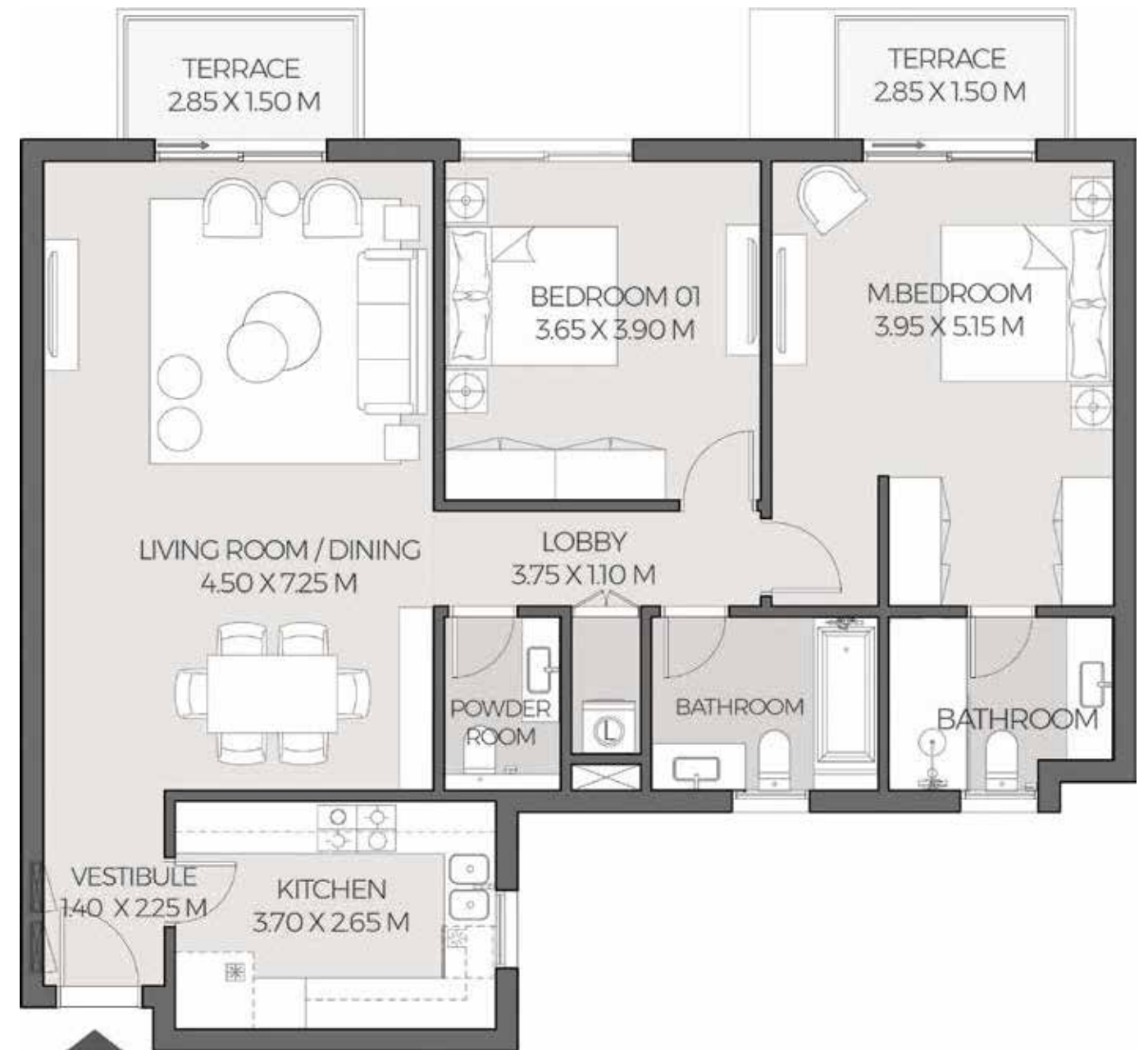
2 BEDROOM  
TYPE 5  
LEVEL 1,2,3

Sellable Area	136 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Total Gross Area	144 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



DISCLAIMER:

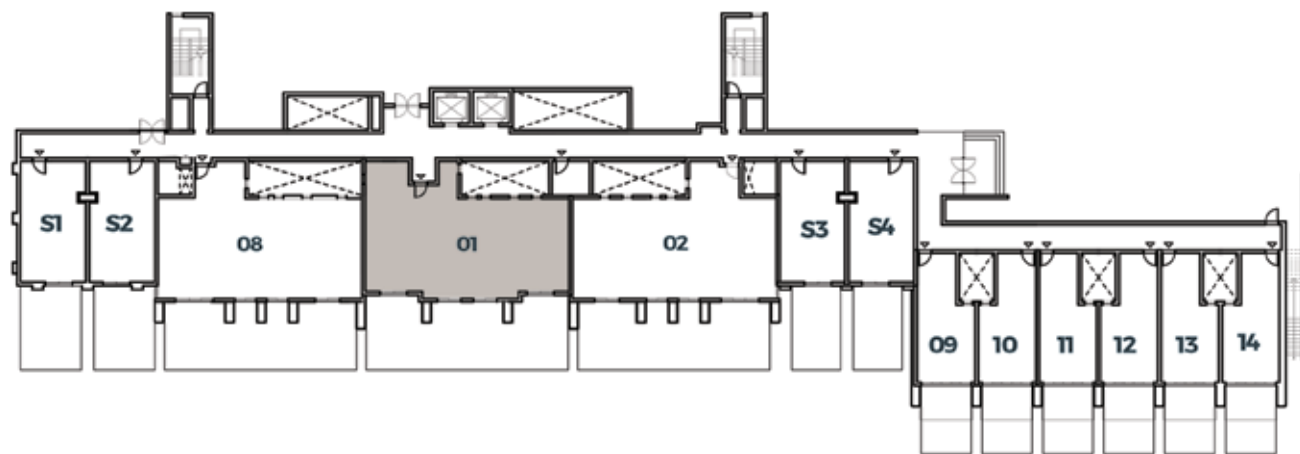
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### 3 BEDROOM UNIT TYPE 1 GARDEN LEVEL

Sellable Area	161 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Total Gross Area	167 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



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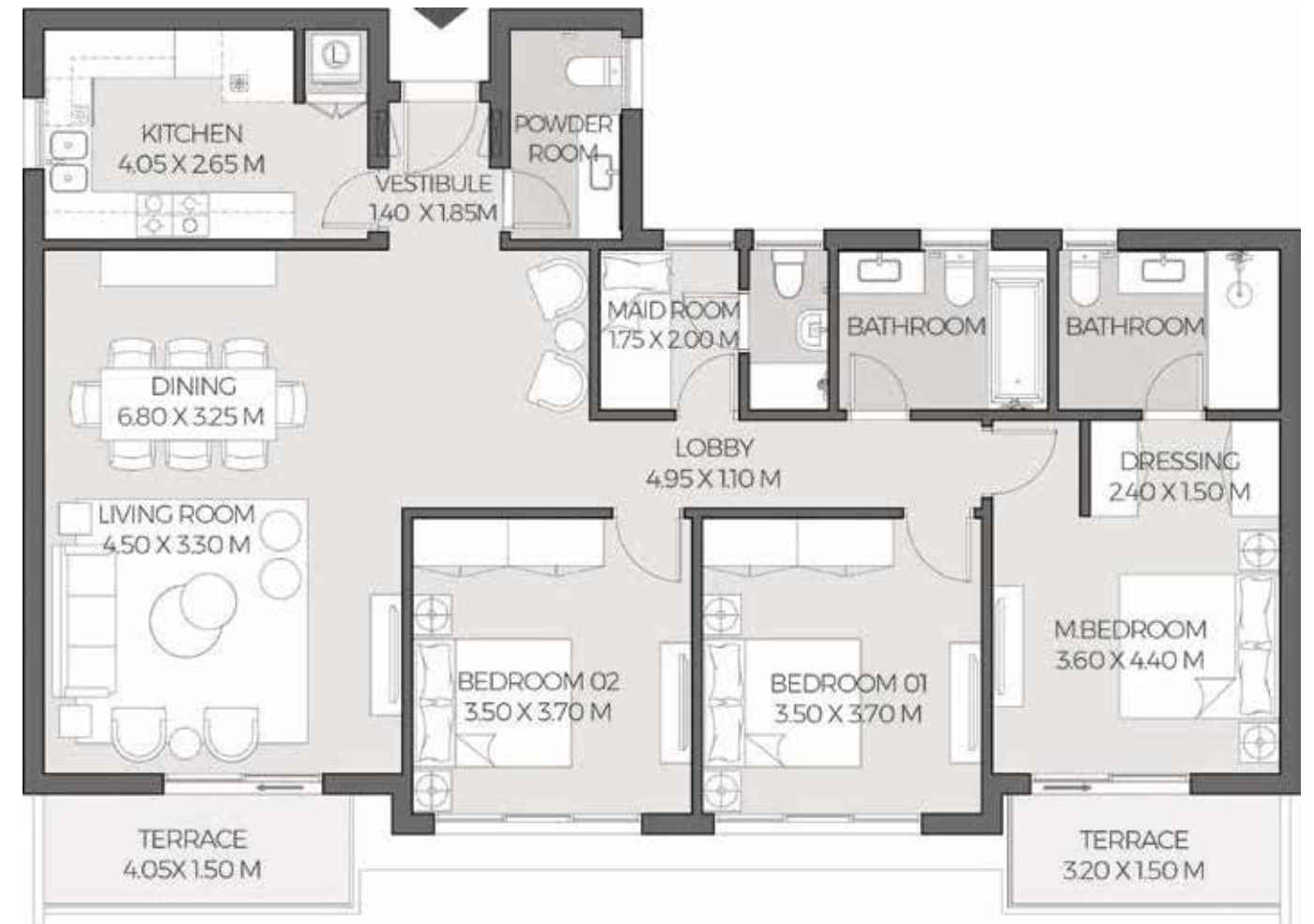
### 3 BEDROOM UNIT TYPE 2 ENTRY LEVEL 1,2,3,4,5,6,7

Sellable Area	161 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Total Gross Area	172 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



**DISCLAIMER:**

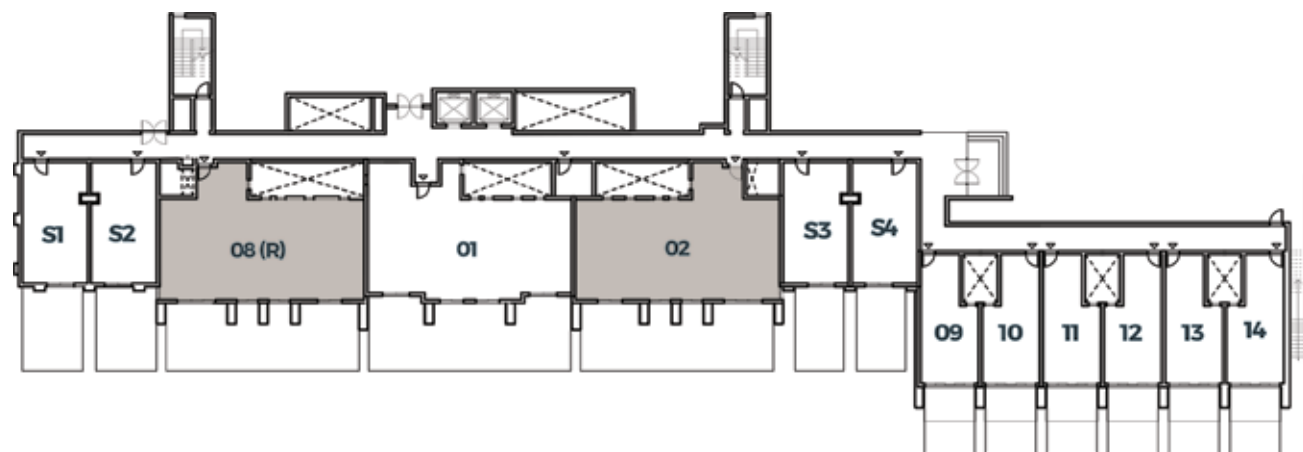
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### 3 BEDROOM UNIT TYPE 3 GARDEN LEVEL

Sellable Area	155 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Total Gross Area	161 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



**DISCLAIMER:**

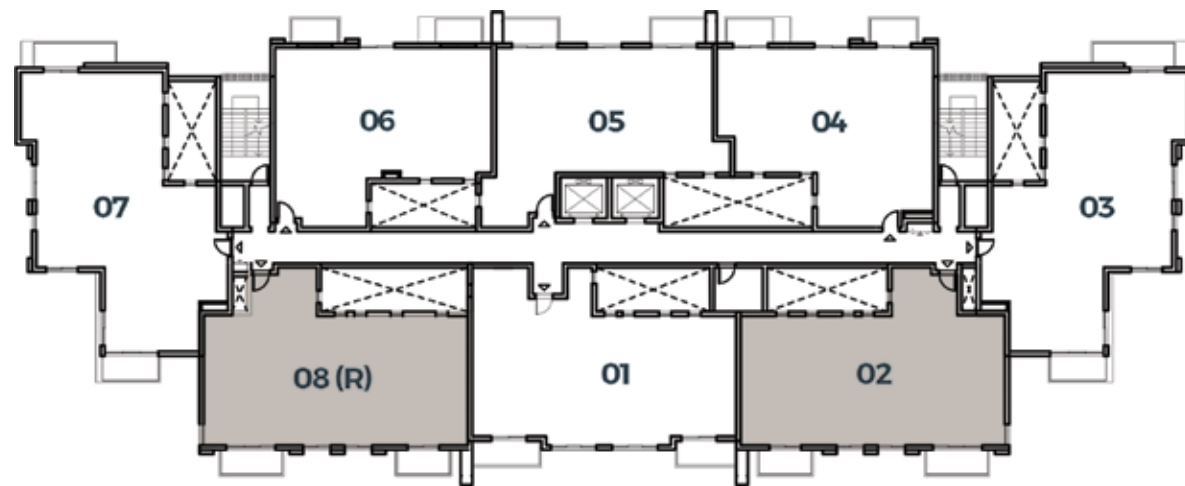
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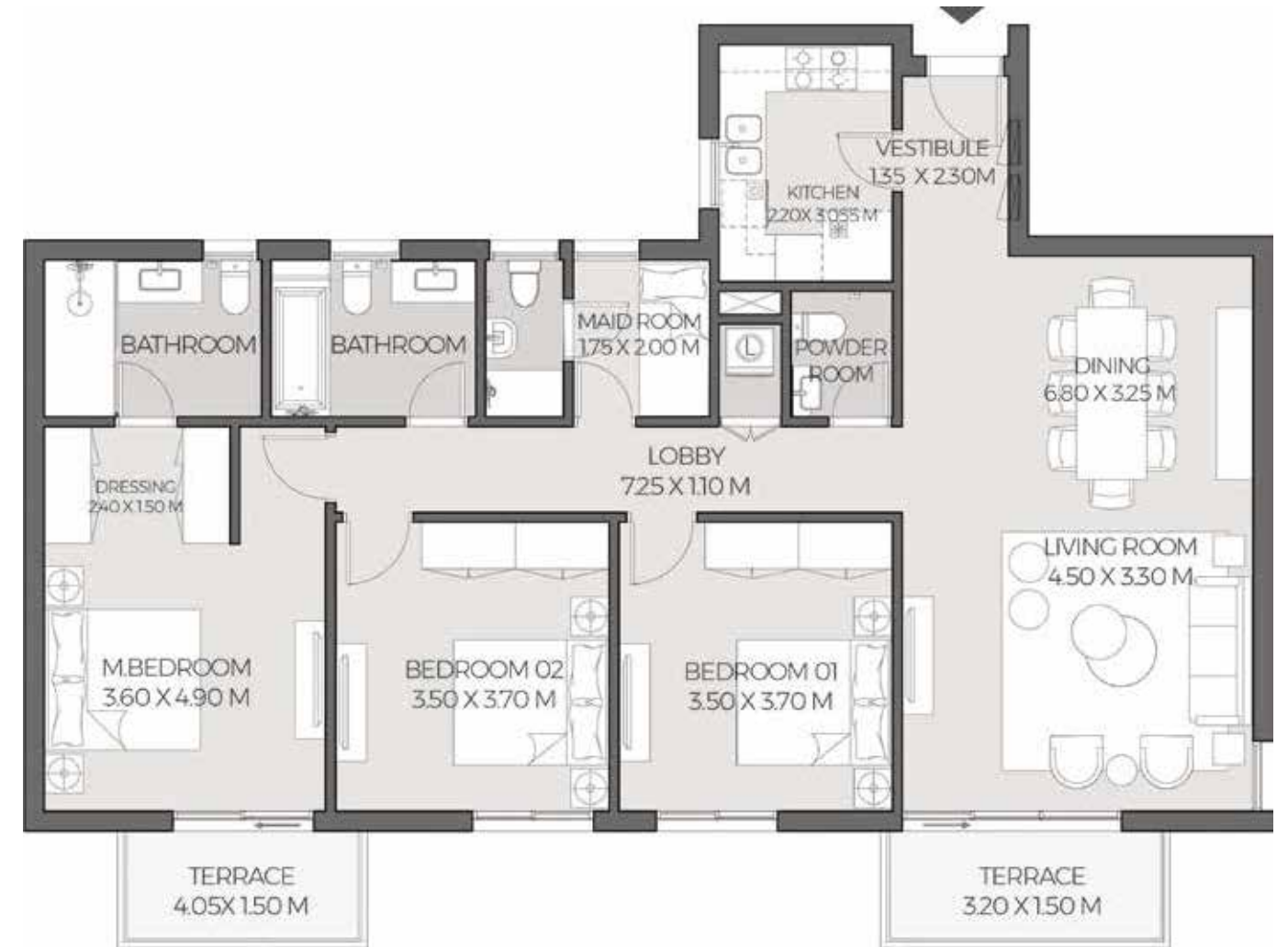
### 3 BEDROOM UNIT TYPE 4 ENTRY LEVEL 1,2,3,4,5,6,7

Sellable Area	156 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Total Gross Area	166 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



**DISCLAIMER:**

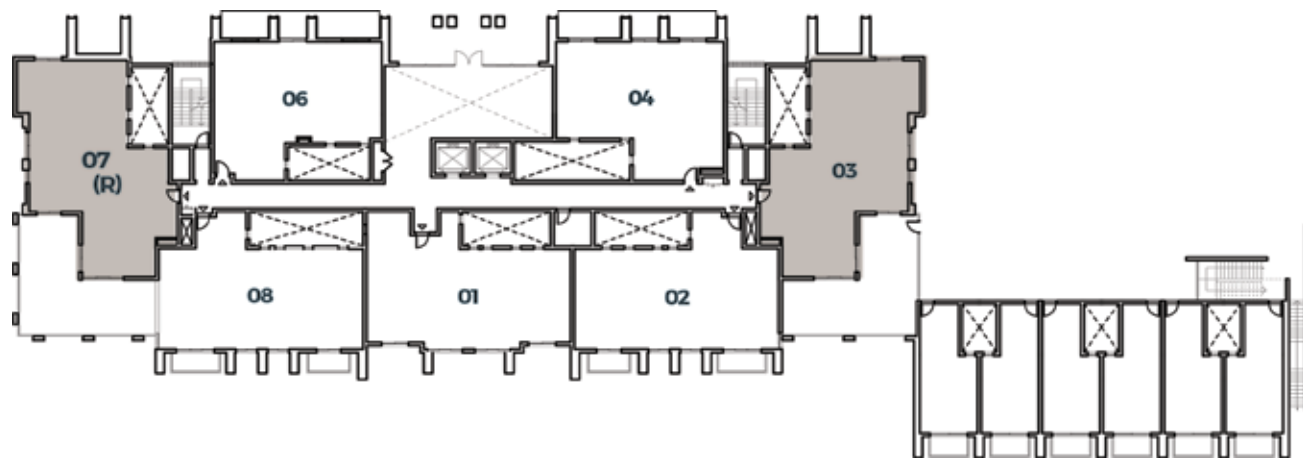
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### 3 BEDROOM (PATIO) UNIT TYPE 5 ENTRY LEVEL

Sellable Area	165 m <sup>2</sup>
Terrace	62 m <sup>2</sup>
Total Gross Area	227 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



**DISCLAIMER:**

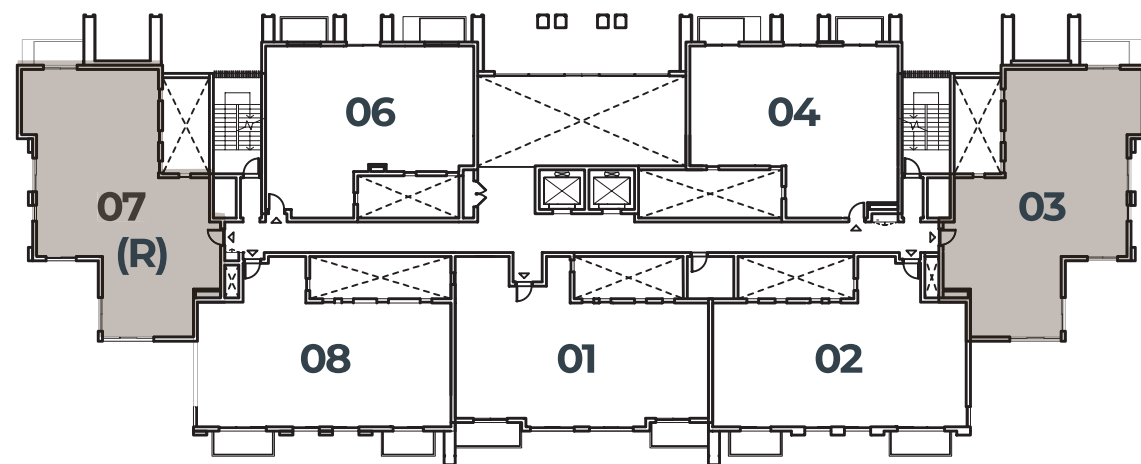
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3 BEDROOM  
TYPE 6  
LEVEL 1,2

Sellable Area	164 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Total Gross Area	174 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



DISCLAIMER:

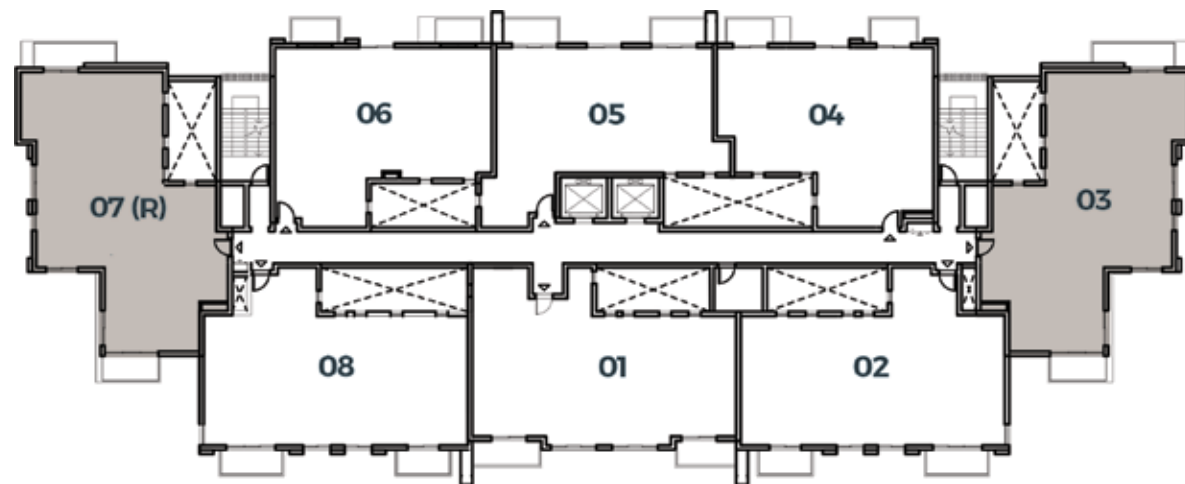
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3 BEDROOM UNIT  
TYPE 7  
LEVEL 3,4,5,6,7,8,9

Sellable Area	165 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Total Gross Area	177 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



DISCLAIMER:

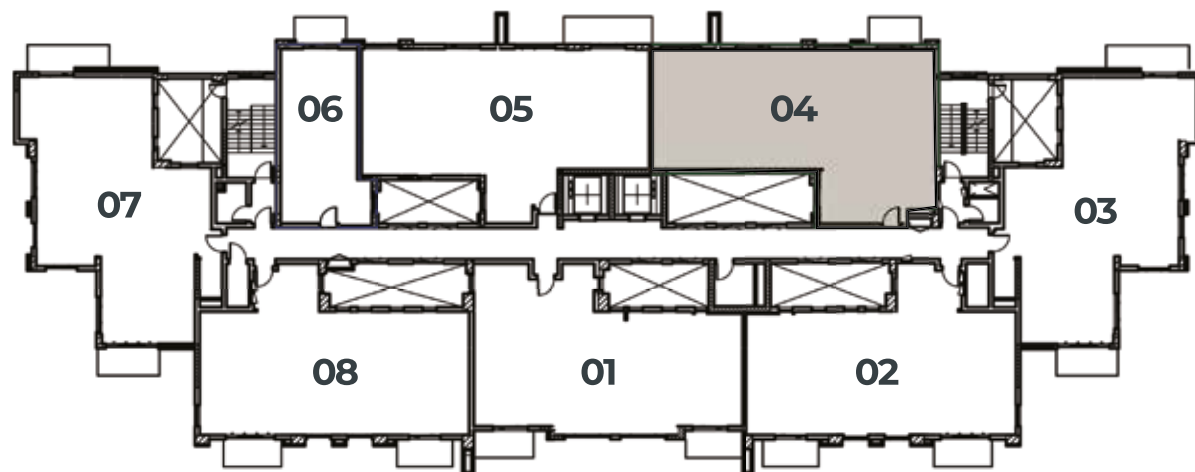
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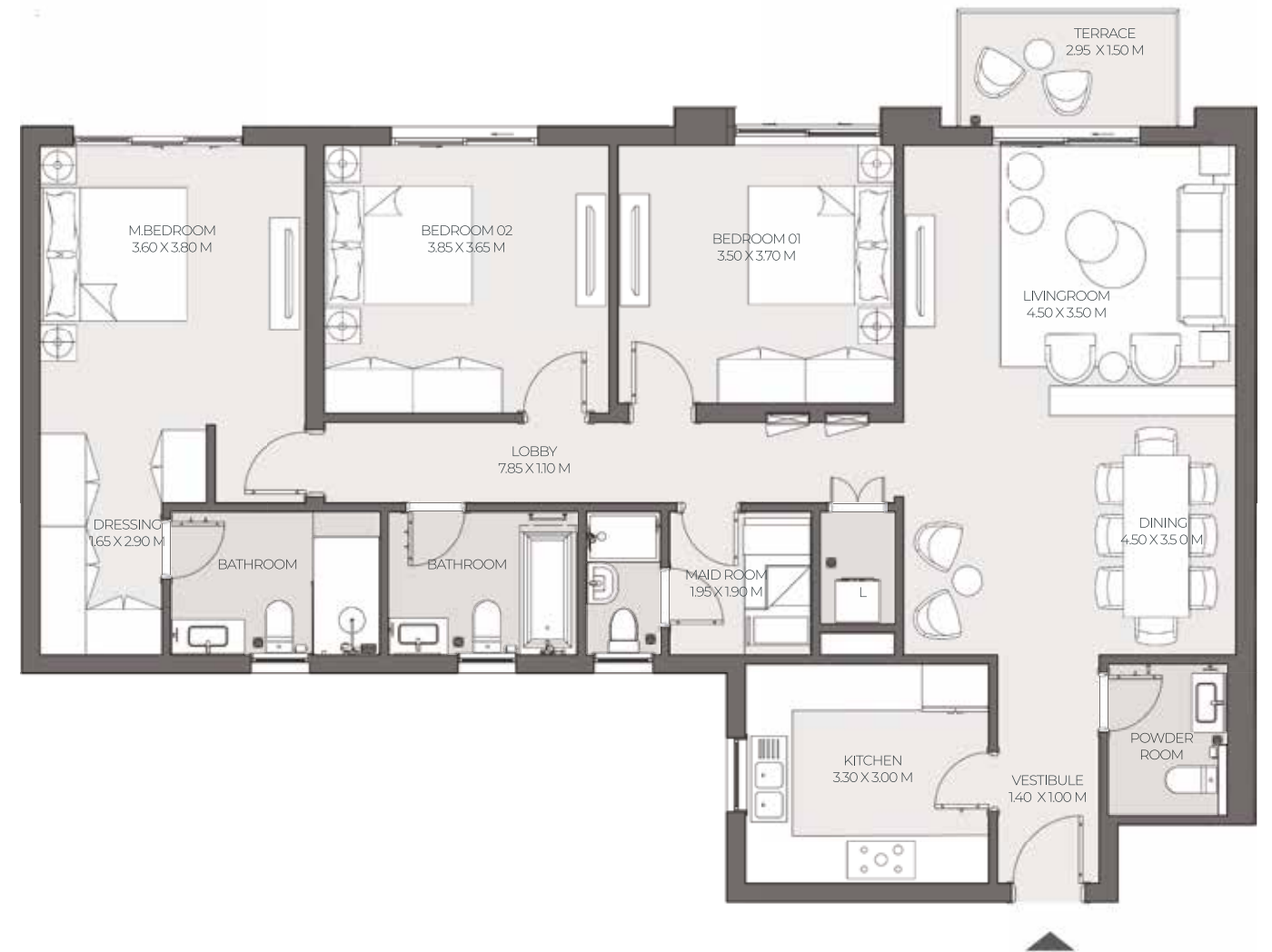
**3 BEDROOM  
TYPE 8  
LEVEL 4,5,6,7,8,9**

Sellable Area	171 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Total Gross Area	175 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



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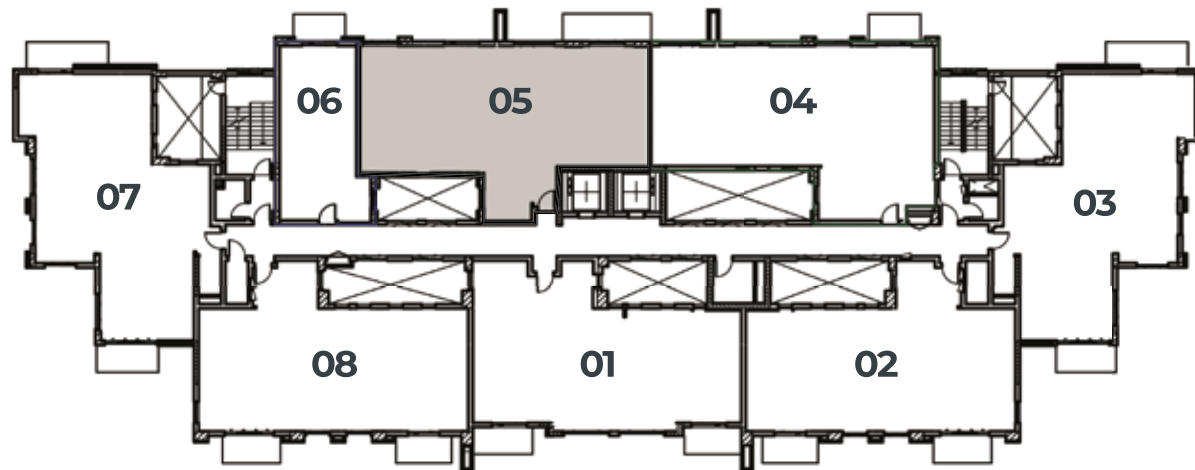
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**3 BEDROOM  
TYPE 9  
LEVEL 4,5,6,7,8,9**

Sellable Area	163 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Total Gross Area	171 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



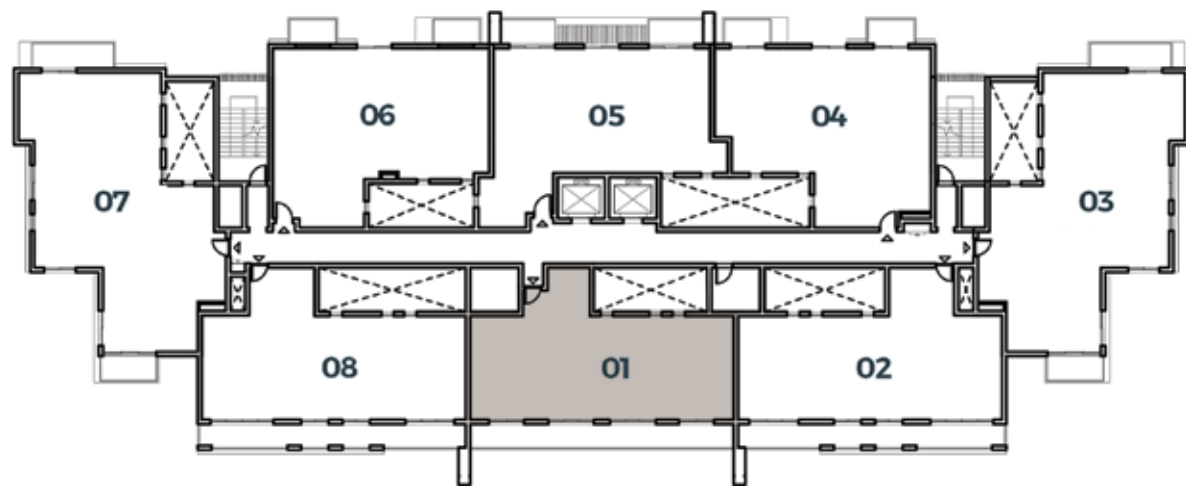
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### 3 BEDROOM DUPLEX TYPE 1 LEVEL 8

Sellable Area	235 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Total Gross Area	258 m <sup>2</sup>

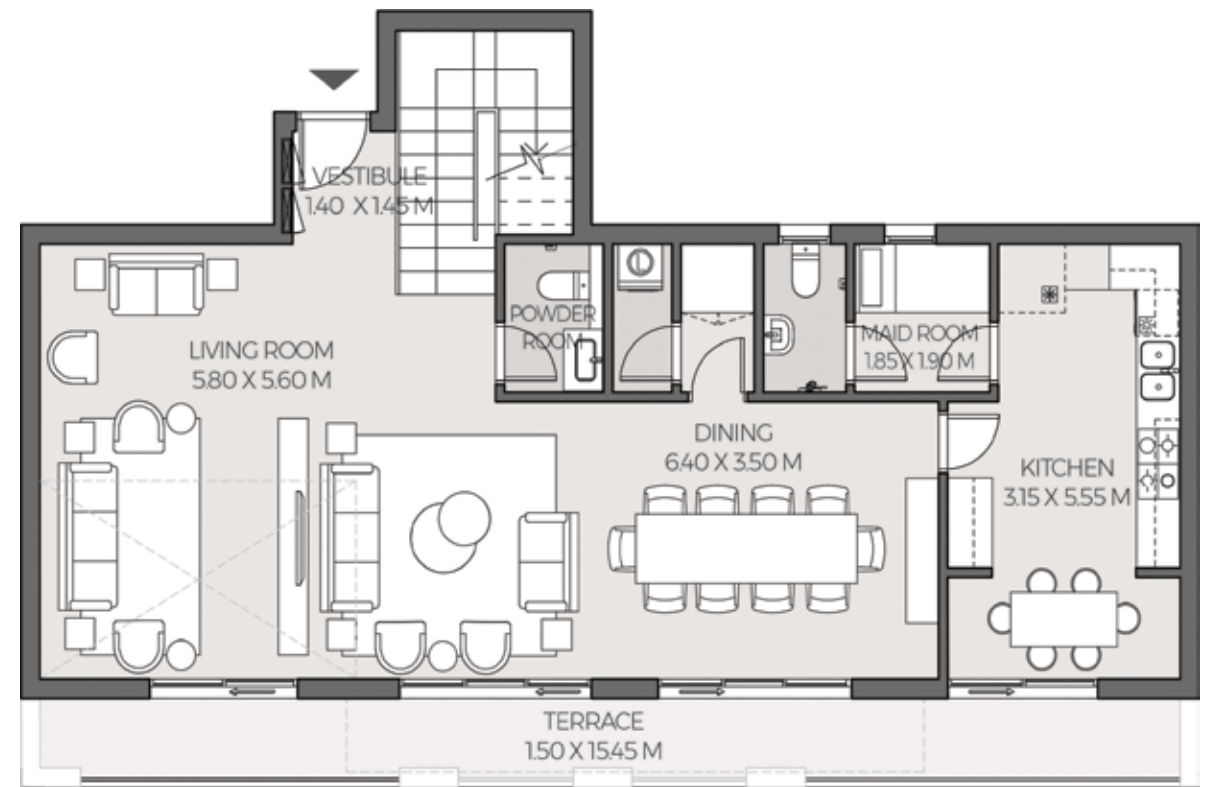
GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



UPPER LEVEL



LOWER LEVEL

**DISCLAIMER:**

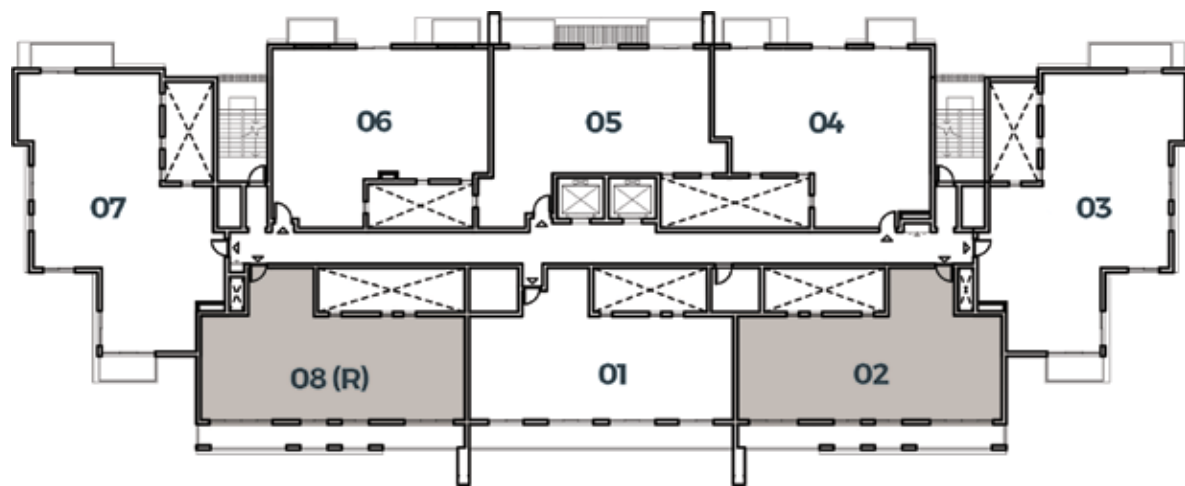
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3 BEDROOM DUPLEX  
TYPE 2  
LEVEL 8

Sellable Area	240 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Total Gross Area	263 m <sup>2</sup>

GOLF HOLE 14 VIEW



GOLF HOLE 13 VIEW



UPPER LEVEL



LOWER LEVEL

DISCLAIMER:

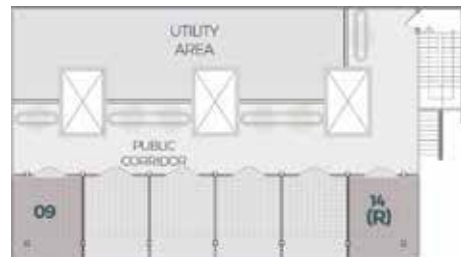
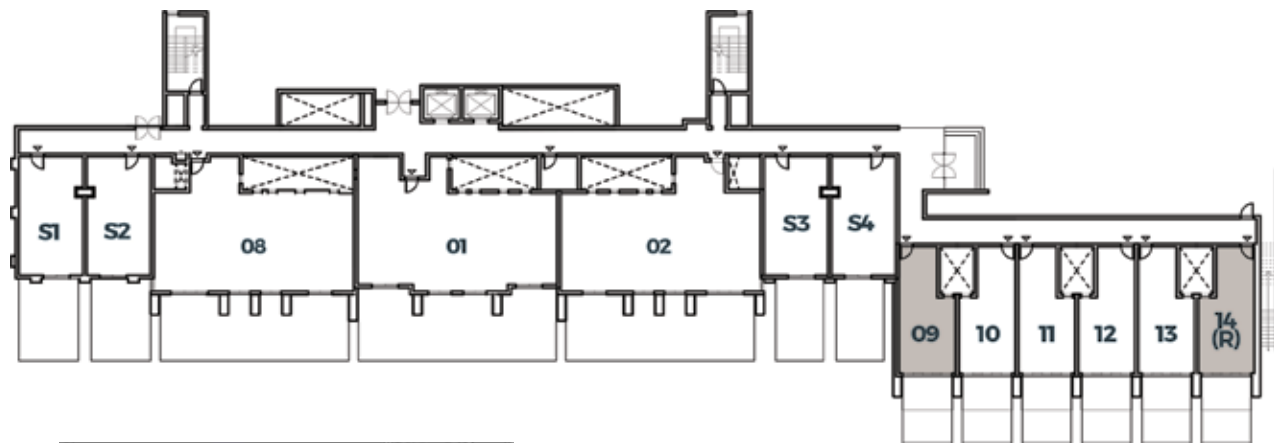
- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions, and drawings are approximate, information subject to change without notice.
- Actual villa area may vary from stated area. Drawings may not scale. The developer reserves the right to make revisions.
- Any colored images shown are indicative only, actual colors may vary depending on the scanning and printing methods.
- Floor plans may be mirrored depending on location on master plan.
- In the case of garden level option, stair and terrace details may vary.
- R refers to mirrored units.

## GOLFHOUSE (CORNER UNITS) TYPE 1 GARDEN LEVEL

Sellable Area	105 m <sup>2</sup>
Total Gross Area	105 m <sup>2</sup>
Roof Terrace Area	20 m <sup>2</sup>

(Not Included In Total Gross Area)

GOLF HOLE 14 VIEW

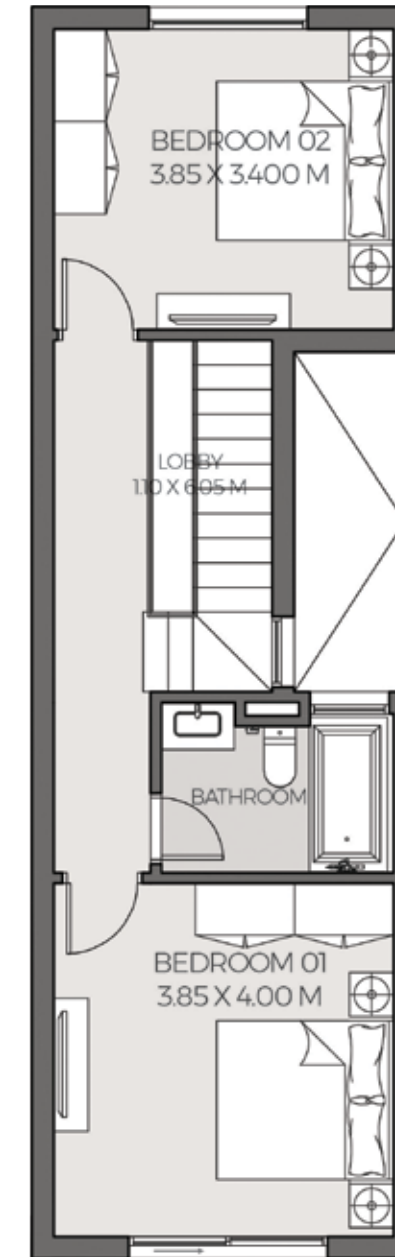


GOLF HOLE 13 VIEW

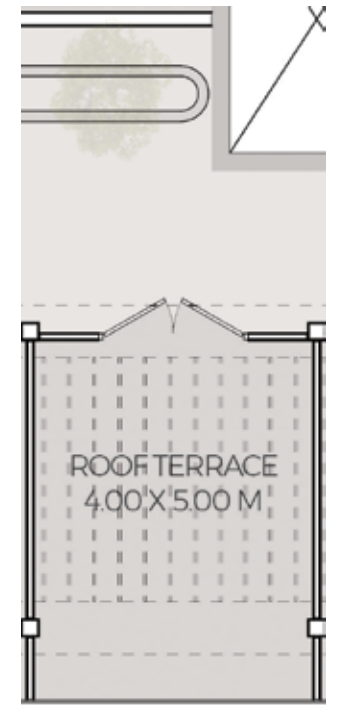
ROOF LEVEL



GARDEN LEVEL



ENTRY LEVEL



ROOF LEVEL

**DISCLAIMER:**

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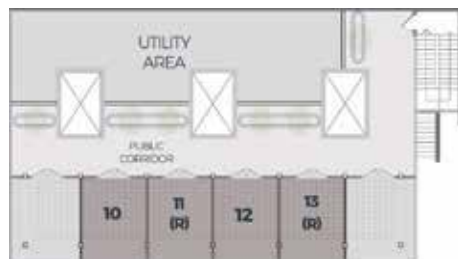
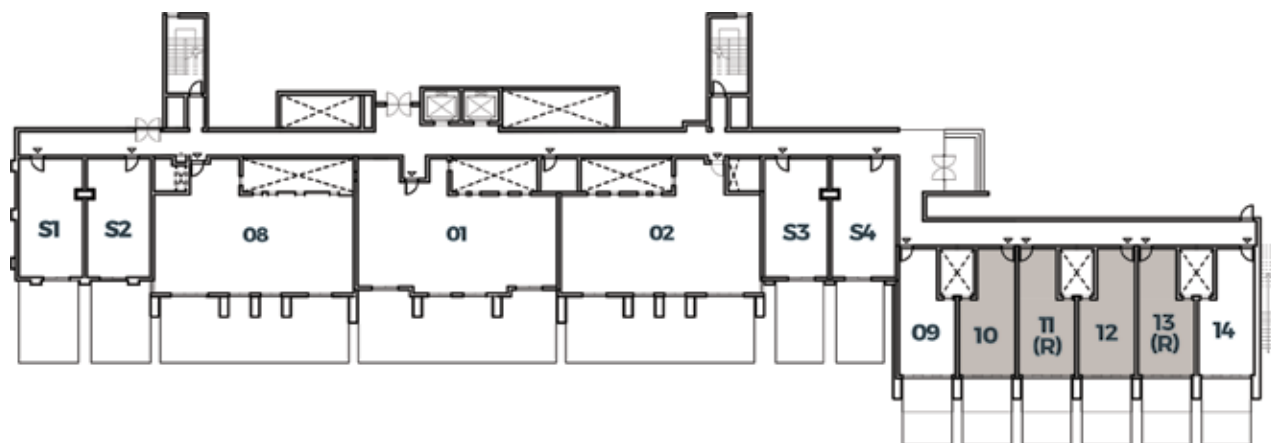


## GOLFHOUSE TYPE 2 GARDEN LEVEL

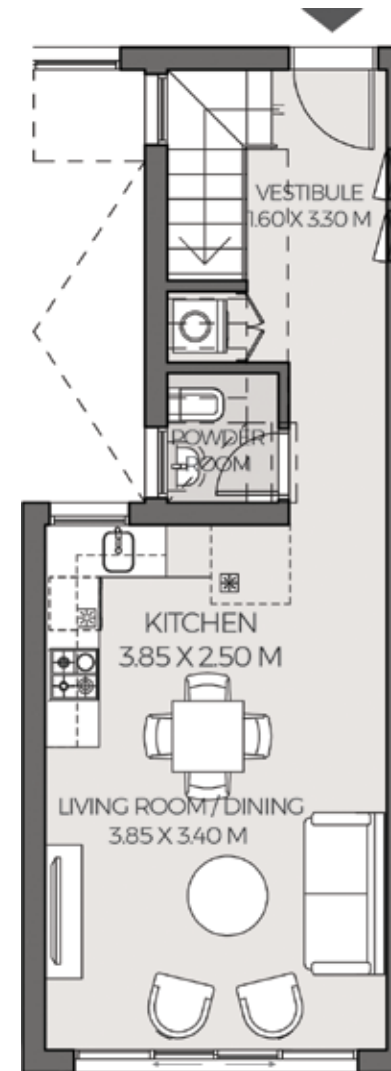
Sellable Area	102 m <sup>2</sup>
Total Gross Area	102 m <sup>2</sup>
Roof Terrace Area	20 m <sup>2</sup>

(Not Included In Total Gross Area)

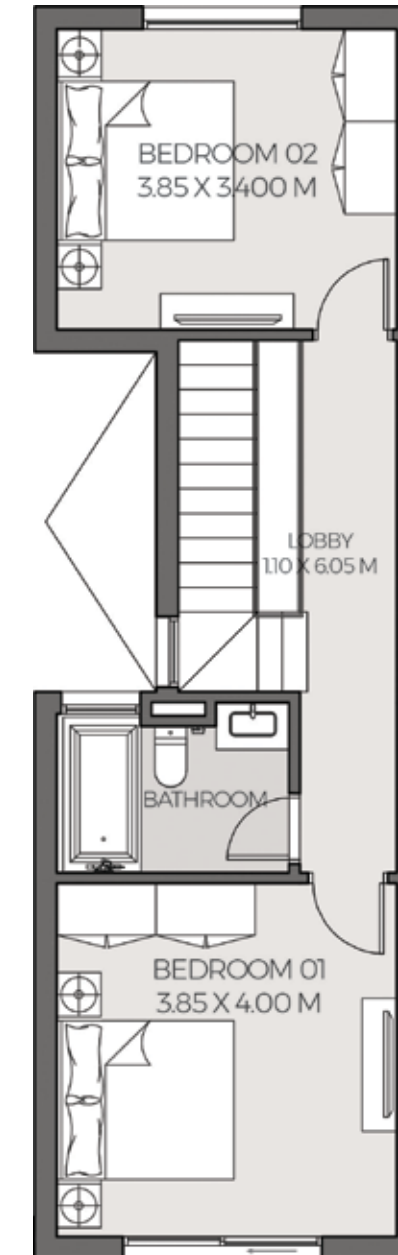
GOLF HOLE 14 VIEW



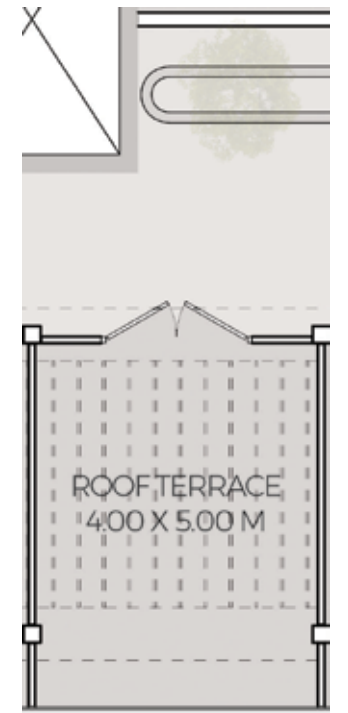
ROOF LEVEL



GARDEN LEVEL



ENTRY LEVEL



ROOF LEVEL

**DISCLAIMER:**

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- In the case of garden level option, stair and terrace details may vary.
- R refers to mirrored units.

# Uptown Cairo Specifications & Facilities

## Golf Viſtas - Standard Scheme

### ENTRY FOYER:

Floors	Engineered wood flooring
Walls	Paint (off-white)
Ceiling	Paint (white)

### LIVING, DINING & INTERNAL CORRIDORS:

Floors	Engineered wood flooring
Walls	Paint (off-white)
Ceiling	Paint (white)

### UTILITY ROOMS & SERVICE BATHROOMS (IF ANY):

Floors	Local ceramic tiles
Walls	Paint (off-white) full height local ceramic tiles for bathrooms
Ceiling	Paint (white)

### ALL BATHROOMS:

Floors	High quality local porcelain tiles
Walls	High quality local ceramic porcelain tiles with paint
Ceiling	Paint (white)

### BEDROOMS:

Floors	HDF flooring
Walls	Paint (off-white)
Ceiling	Paint (white)

### KITCHEN:

Floors	High quality local porcelain tiles
Walls	Paint (off-white)
Ceiling	Paint (white)

### ALUMINUM & GLAZING:

Aluminum works	Powder coated aluminum frames
Glass	Single glazing

### DOORS:

Apartment	Stained woodwork
Internal door	Lacquered on MDF

### AIR CONDITIONING UNITS

Bedroom	Split unit
Reception	Concealed

### PARKING:

One designated surface parking
Extra underground slot available upon request

### SANITARY WARE:

Local sanitary fixtures and chrome mixers
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### APPLIANCES & PANTRY (IF ANY):

Not included
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### EXTERNAL SHUTTERS:

Not included
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### Emaar Misr Sales Centers:

**Uptown Cairo:** Emtidad Ramsis St. exit from the 6th of October bridge

**Capital Business Park:** Ground floor B2 building, Sheikh Zayed, Giza

**Heliopolis:** 40, Thawra St.

**Mivida:** Mivida Business Park, Building 1, end of road 90 next to Auc new campus

**Marassi:** Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh

- All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.
- Please refer to the sample boards for all color/styles of finishes.
- Kitchens and wardrobes are not included.

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