

Fountainside

R E S I D E N C E S

EMAAR
MISR

EMAAR
MISR

LIFE BY THE

Fountain

AN ELEVATED
HAVEN

Elevations that serve as a retreat for the soul, mind, and body as you revel in the mesmerizing sceneries of golf and city view. All while being at the center of it all. Uptown Cairo is a development designed to help you find your center.



UPTOWN CAIRO

A ONE-OF-A-KIND
CENTRAL LOCATION

LIFE BY THE FOUNTAIN

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.



CONNECTING YOU TO EVERYTHING

An elevated living that takes you away from all the hassle. All while staying connected to everything that matters. You'll be connected to

- Zamalek | Downtown | Nasr City | Heliopolis through Emaar drive's phase 1
- New Cairo through Emaar drive's phase 2
- West Cairo through Emaar drive's phase 3 'Coming Soon'



20
MINUTES TO
MAADI

7
MINUTES TO
NEWCAIRO

35
MINUTES TO
ZAMALEK &
DOWNTOWN

20
MINUTES TO
THE AIRPORT

15
MINUTES TO
HELIOPLIS &
NASRCITY

UPTOWN CAIRO

AN EXCEPTIONAL 18-HOLE SIGNATURE GOLF COURSE

LIFE BY THE FOUNTAIN

Wake up to a picturesque golf course kept to perfection, at the base of the remarkable mountains with a magnificent view of a 10 km golf frontage, an 18-hole international golf course, and walking trails amid the golf course.



UPTOWN CAIRO

AWARD WINNING CLUBHOUSE

Winner of "Clubhouse of the Year" award, from world-renowned Golf Inc Magazine. The Uptown Golf Clubhouse is reminiscent of a rich, earthly palette of colors and textures. Warm and inviting, yet sophisticated and elegant with a generous number of outlets for fine dining, sports, wellness and beauty. All guaranteeing a tailor-made experience that will leave you refreshed and inspired.

LIFE BY THE FOUNTAIN



UPTOWN CAIRO

THE UPTOWNERS COMMUNITY

LIFE BY THE FOUNTAIN

The uptowners community's strength lies in a group of diverse people with common interests. They appreciate the beauty of nature. They're the reason behind the good vibes you find amidst flamboyant landscapes.



UPTOWN CAIRO

LIFE BY
THE FOUNTAIN

LIFE BY THE FOUNTAIN

Welcome to a new lifestyle. One made of a ying yang of blue and green. An idyllic blend of a fountain view amidst greeneries is designed to restore your balance through a new depth of serenity.

Fountainside

RESIDENCES

UPTOWN CAIRO

EMBRACE THE
BREATH-taking
VIEW OF A
PICTURESQUE
FOUNTAIN

LIFE BY THE FOUNTAIN



UPTOWN CAIRO

BLENDING
MODERN
WITH NATURE

LIFE BY THE FOUNTAIN



LIFE BY THE

Fountain

THE MESMERIZING
BLEND OF SCENERY

LIFE BY THE FOUNTAIN

Fountainside residence presents an aesthetically designed view of a lush green garden, centered with crystalline blue water spouted by a tantalizing fountain. A picturesque view complemented by a revitalizing golf course and the skyline of Cairo as its backdrop.



UPTOWN CAIRO

A FRONT-LINE GOLF COURSE VIEW

LIFE BY THE FOUNTAIN

The golf course is the extension of your home. With wide windows leading to capacious terraces overlooking the calm vast area of greenery. A rejuvenating view, that will introduce you to new levels of serenity.



AMENITIES THAT
INTRODUCE A
NEW DEPTH OF
RELAXATION.

Fountainside residence consists of a vibrantly colorful outdoor experience. A painting-like backyard of earthy brown trees; mixed with the green grass, a variety of flamboyant flowers, and an endless blue sky to top it all. Including family-friendly activities such as pristine pools and fully-equipped safe play areas for the kids, a delightful outing for the entire family.



UPTOWN CAIRO

Move IN 2021

LIFE BY THE FOUNTAIN



AUGUST 2020

UPTOWN CAIRO

THE SOOTH
OF YOUR HOME

LIFE BY THE FOUNTAIN



LIFE BY THE

Fountain

UPTOWN CAIRO

SUPERLATIVE INTERIORS

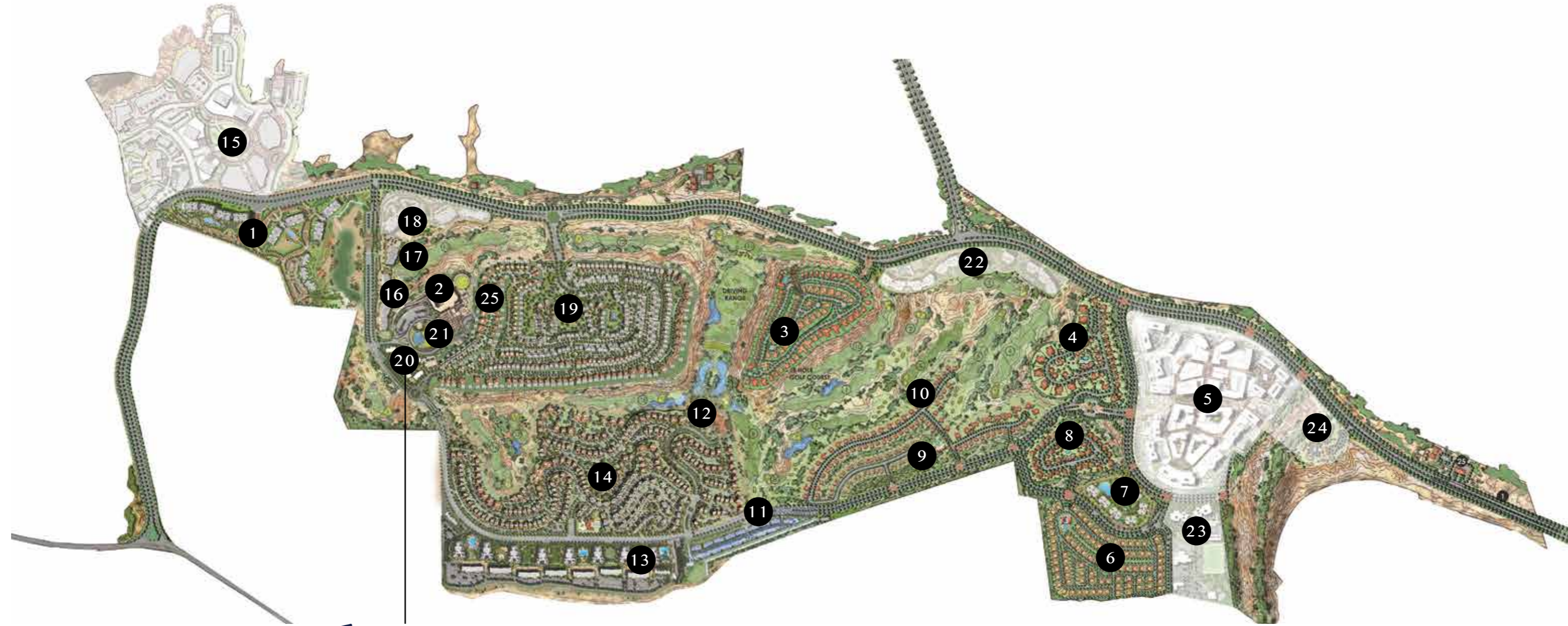
LIFE BY THE FOUNTAIN

Meticulously designed interiors made to intertwine chic with comfort. Fully furnished with excellence and a view that captivates the beautiful essence of the fountain and golf course from the solace of your home.



MASTER PLAN

LIFE BY THE FOUNTAIN



Fountainside
RESIDENCES

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

SITE PLAN

LIFE BY THE FOUNTAIN

Fountainside
RESIDENCES



UPTOWN CAIRO

LIFE BY THE FOUNTAIN

FLOOR

plans

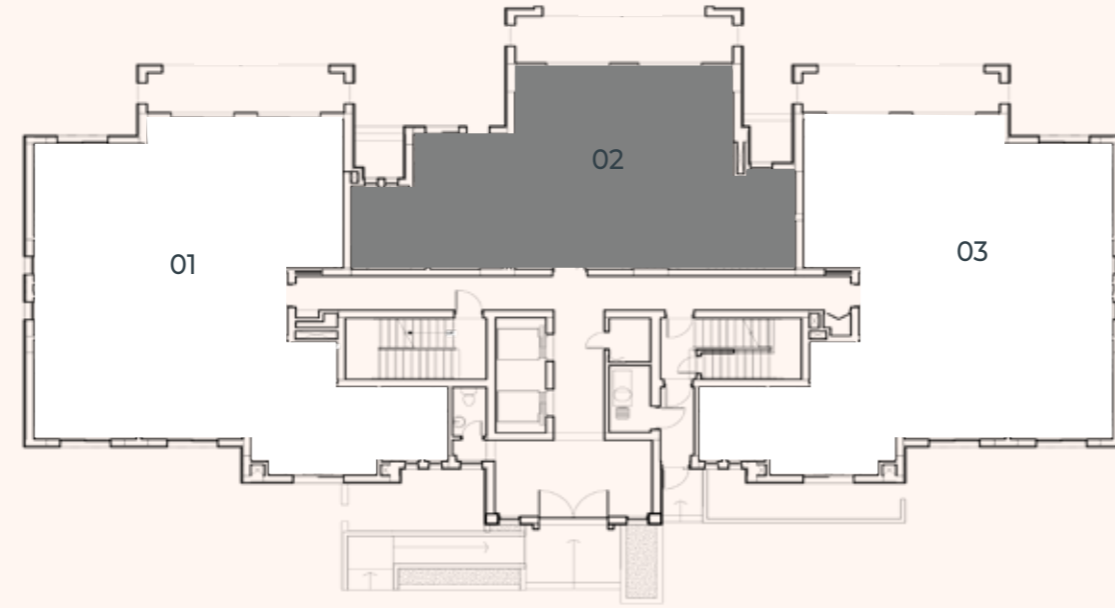
B 1

GARDEN LEVEL

3 BEDROOMS - DUPLEX

UNIT 02 | GARDEN & FIRST LEVEL

SELLABLE AREA	282 SQ.M
OUTDOOR TERRACE	37 SQ.M
TOTAL GROSS AREA	319 SQ.M



GROUND LEVEL PLAN



FIRST LEVEL PLAN

DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 1

FIRST LEVEL

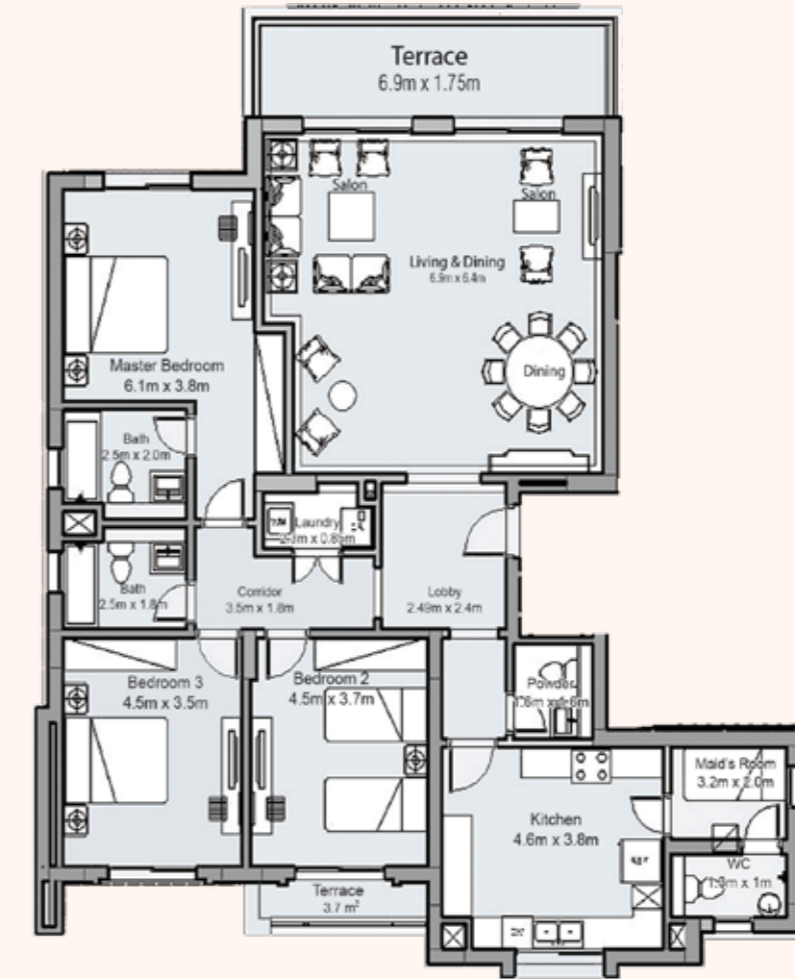
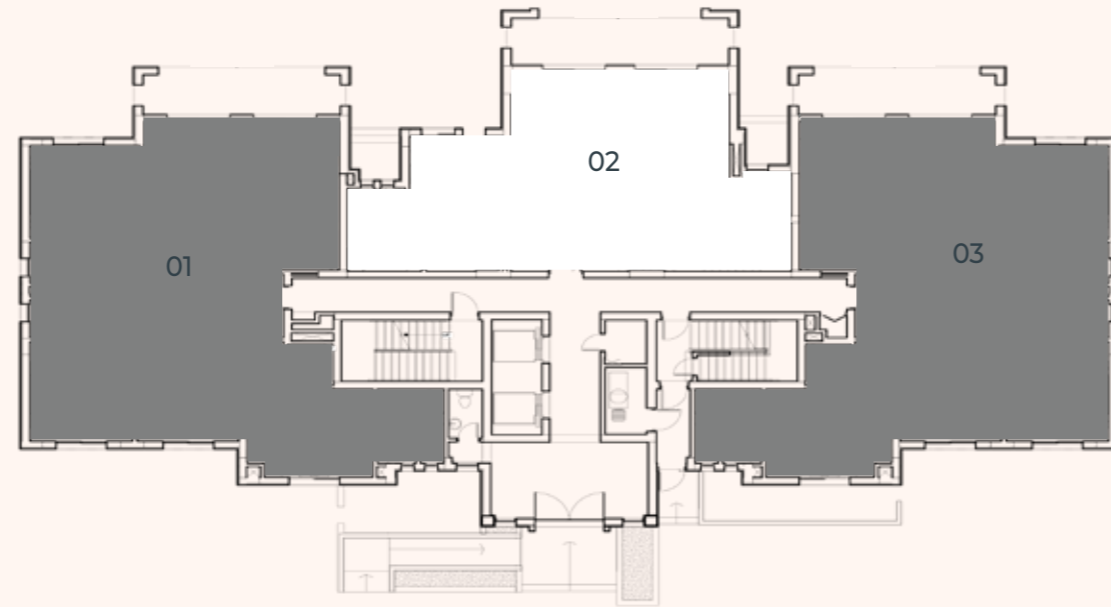
3 BEDROOMS

UNIT 01 & 03 | FIRST LEVEL

SELLABLE AREA 208 SQ.M

OUTDOOR TERRACE 15 SQ.M

TOTAL GROSS AREA 223 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

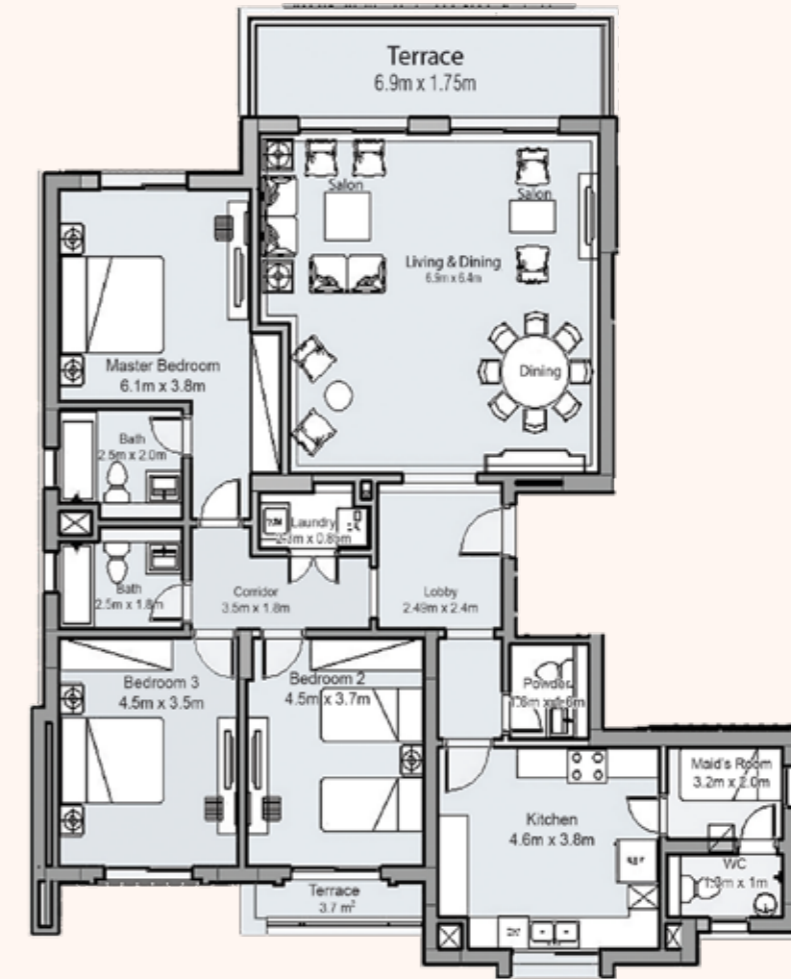
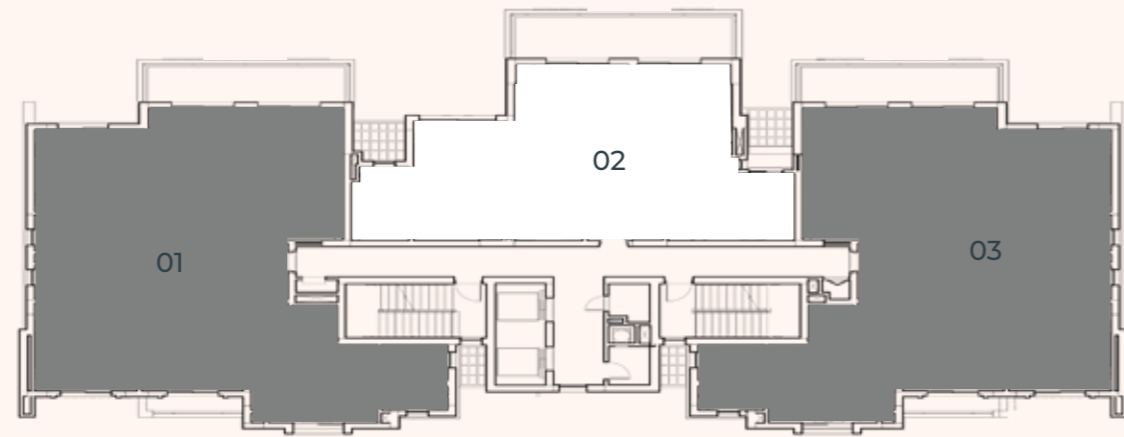
B 1

SECOND FLOOR LEVELS

3 BEDROOMS

UNIT 01 & 03 | SECOND LEVEL

SELLABLE AREA	209 SQ.M
OUTDOOR TERRACE	19 SQ.M
TOTAL GROSS AREA	228 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 1

TYPICAL 3-6

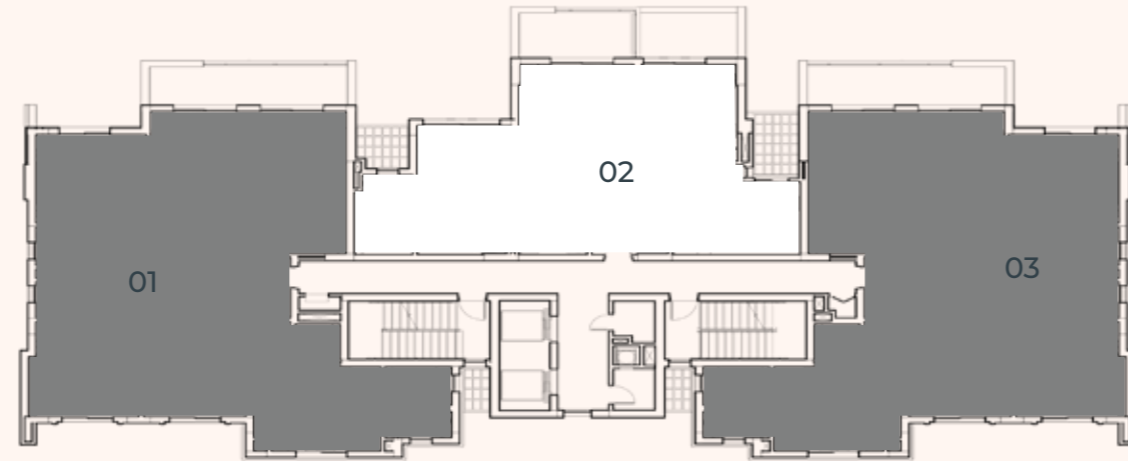
3 BEDROOMS

UNIT 01 & 03 | 03,04,05,06 LEVEL

SELLABLE AREA 209 SQ.M

OUTDOOR TERRACE 15 SQ.M

TOTAL GROSS AREA 224 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 1

SEVENTH FLOOR LEVEL

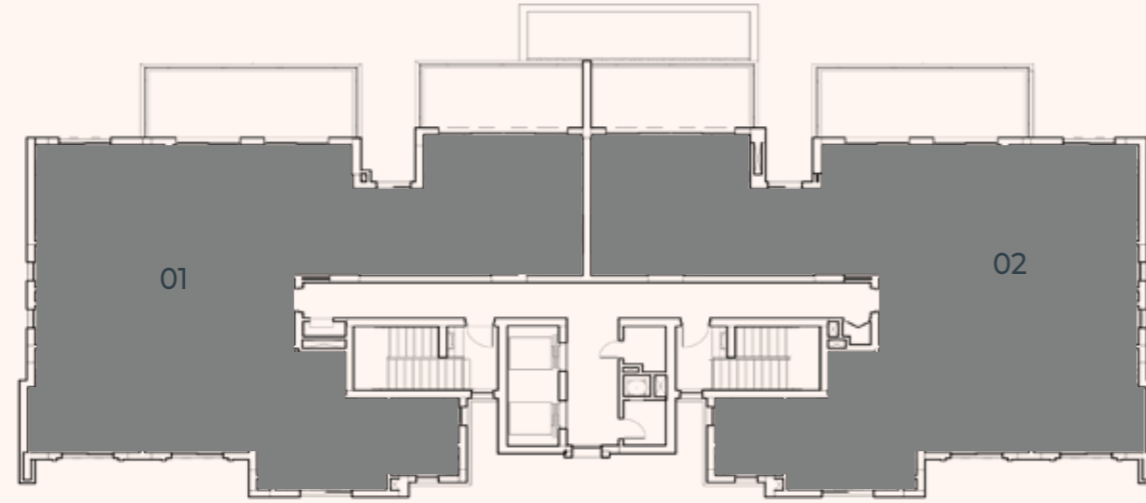
3 BEDROOMS - PENTHOUSE

UNIT 01 & 02 | 07 LEVEL

SELLABLE AREA 259 SQ.M

OUTDOOR TERRACE 39 SQ.M

TOTAL GROSS AREA 298 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 5

GARDEN LEVEL

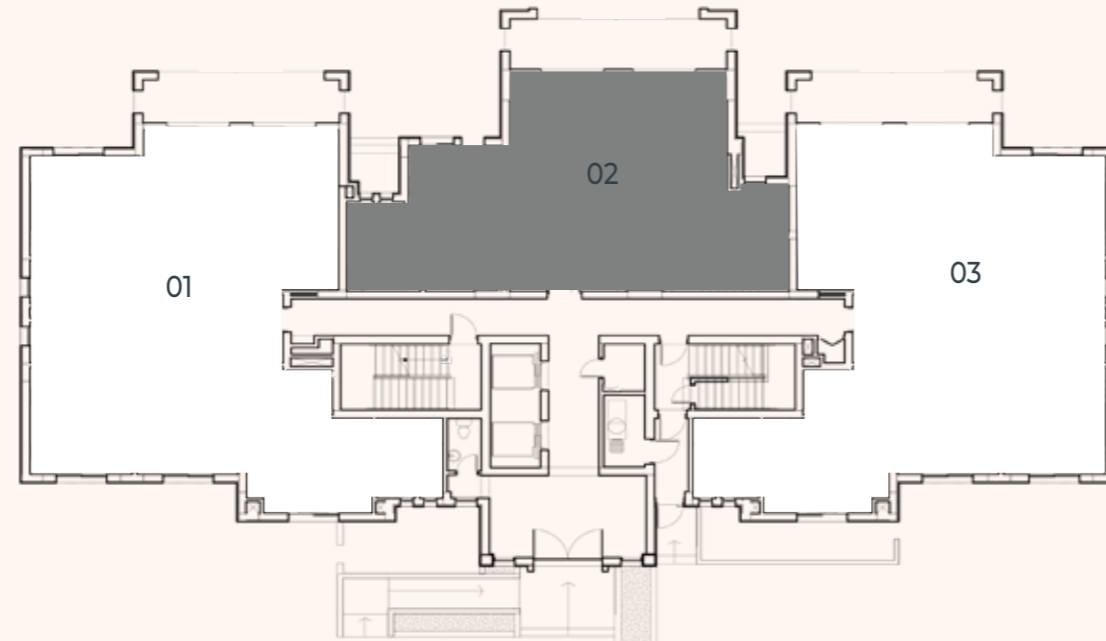
3 BEDROOMS - DUPLEX

UNIT 02 | GARDEN & FIRST LEVEL

SELLABLE AREA 282 SQ.M

OUTDOOR TERRACE 37 SQ.M

TOTAL GROSS AREA 319 SQ.M



GROUND LEVEL PLAN



FIRST LEVEL PLAN

DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 5

FIRST LEVEL

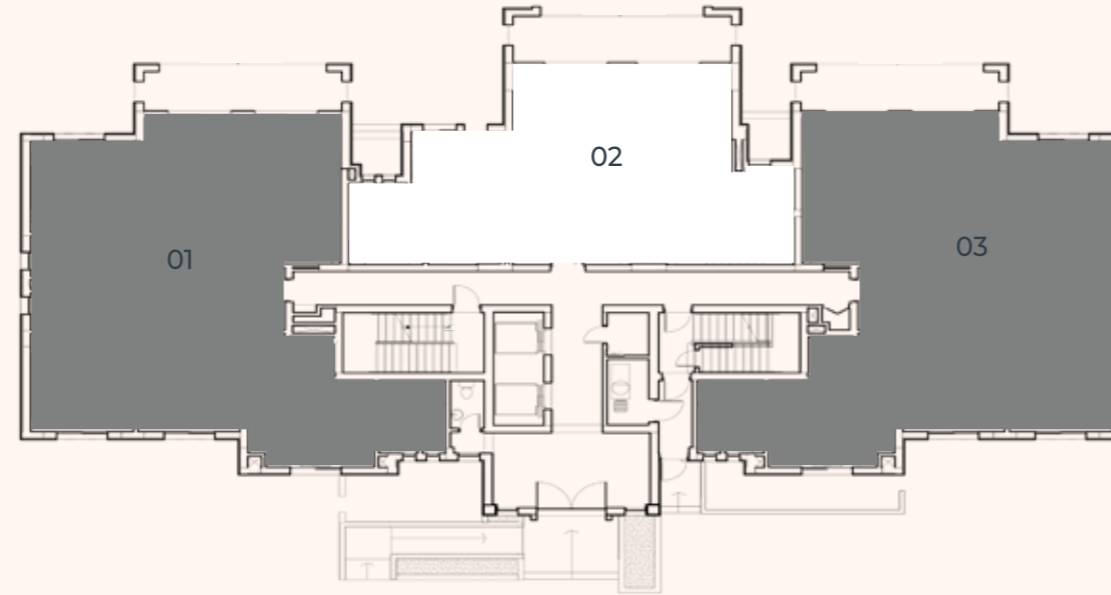
3 BEDROOMS

UNIT 01 & 03 | FIRST LEVEL

SELLABLE AREA 208 SQ.M

OUTDOOR TERRACE 15 SQ.M

TOTAL GROSS AREA 223 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 5

SECOND & FIFTH FLOOR LEVELS

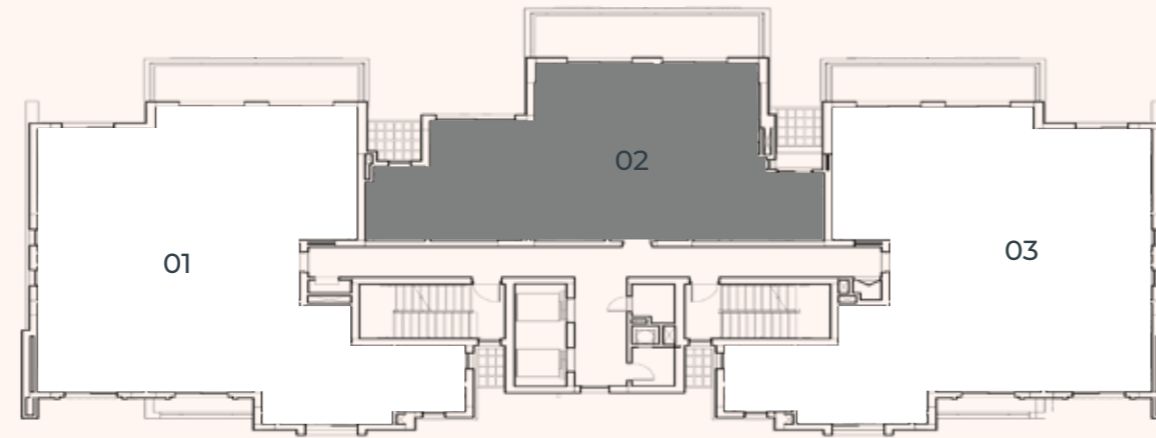
2 BEDROOMS

UNIT 02 | 02 & 05 LEVEL

SELLABLE AREA 138 SQ.M

OUTDOOR TERRACE 19 SQ.M

TOTAL GROSS AREA 157 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 5

THIRD & FOURTH LEVEL

2 BEDROOMS

UNIT 02 | 03 & 04 LEVEL

SELLABLE AREA 137 SQ.M

OUTDOOR TERRACE 10 SQ.M

TOTAL GROSS AREA 147 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 5

TYPICAL 3-5

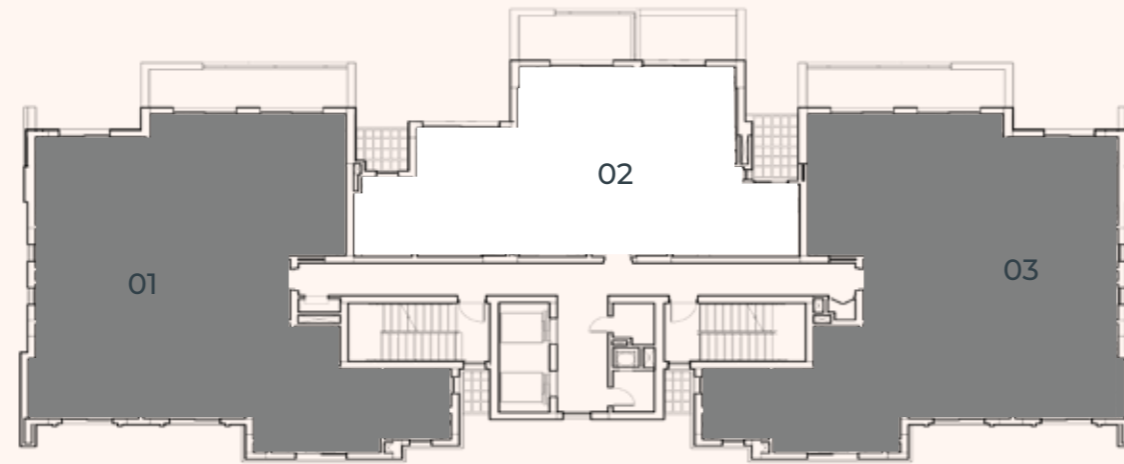
3 BEDROOMS

UNIT 01 & 03 | 03,04,05 LEVEL

SELLABLE AREA 209 SQ.M

OUTDOOR TERRACE 15 SQ.M

TOTAL GROSS AREA 224 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

B 5

SIXTH FLOOR LEVEL

3 BEDROOMS - PENTHOUSE

UNIT 01 & 02 | 06 LEVEL

SELLABLE AREA 259 SQ.M

OUTDOOR TERRACE 39 SQ.M

TOTAL GROSS AREA 298 SQ.M



DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

Residences Specifications & Facilities

Fountainside Residences - Contemporary Scheme

FOYER

- Floors Imported marble
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting Imported marble

KITCHEN:

- Floors Local Porcelain tiles
- Walls Paint (Off-white)
- Ceiling Lay-in tiles and gypsum boards finished with Paint (white)
- Skirting Local porcelain tiles

ALL BATHROOMS:

- Floors High end local ceramic tiles
- Walls High end local ceramic tiles and Paint
- Ceiling Paint (white)

LIVING, DINING & INTERNAL CORRIDORS:

- Floors Imported marble
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting Imported marble

UTILITY ROOMS (IF ANY) :

- Floors Local Ceramic tiles
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting Local Ceramic tiles
- *Utility rooms & bathrooms do not include a/c units nor wooden cabinets

SANITARY WARE:

- White sanitary fixtures and chrome mixers
- Built-in shower, if any

VANITY UNITS:

- Top Varies according to bathroom style
- Cabinet Shutters: Varies according to bathroom style

BEDROOM SUITES:

- Floors Engineered wooden flooring
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting Solid beech wood

UTILITY BATHROOM (IF ANY):

- Floors Local Ceramic tiles
- Walls Local Ceramic tiles
- Ceiling Paint (white)

APPLIANCES:

- Not included

A/C:

- Exposed split units

DOORS:

- Internal doors Flush doors - finished with stained veneer

ALUMINIUM & GLAZING:

- Aluminium work Powder coated aluminium frames
- Glass Double glazing in Living areas & Bedrooms

PARKING:

- Allocated shaded surface parking

DISCLAIMER

• All materials are tentative information is subject to change without notice depending on availability of the specified material Equivalents will then be installed instead.

EMAAR
MISR

EMAAR SALES CENTERS

UPTOWNCAIRO

Entidad 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

16116 | www.uptowncairo-egypt.com

EMAAR
MISR