

Fountainside

R e s i d e n c e s

UPTOWN
CAIRO

HEART OF CAIRO

WELCOME TO
MODERN LUXURY
LIVING ABOVE
THE CITY



AN ENCHANTING VIEW OF THE MESMERIZING FOUNTAIN AND LUSH GREEN SQUARE

Fountainside Residences offers a breathtaking refreshing view of the artistically-designed lush green roundabout. It also offers surrounding open space with a spectacular view of Cairo from a distance coupled with a distinctively bracing sight of the Golf Course.





A FIRST ROW SEAT TO THE GOLF COURSE

Experience lavish living in an incredibly luxurious home with spacious terraces and wide windows that connect you to a magnificent view of the Golf Course. The generous open green views guarantee a heavenly feel and calm state-of-mind.

EXPERIENCE OUTDOOR LIVING
WHILE IN THE COMFORT OF
YOUR OWN HOME

Fountainside Residences provides an unmatched outdoor living experience that guarantees daily access to spectacular facilities such as an exclusive swimming pool and a fully-equipped kids play area that are sure to bring the family together.





EXQUISITE INTERIORS

Meticulously designed to exude elegance and beauty, The Fountainside Residences leave nothing to be desired. From terraces that take in the incredible fountain and golf view to the luxurious finishing standards; these one-of-a-kind homes are a true testament to opulence and luxury. Delivered fully-finished to a pristine standard, your home will set a new standard for modern apartment living.

CA

UPBEAT. UPSCALE.
UPTOWN

UPTOWN CAIRO

UPTOWN CAIRO

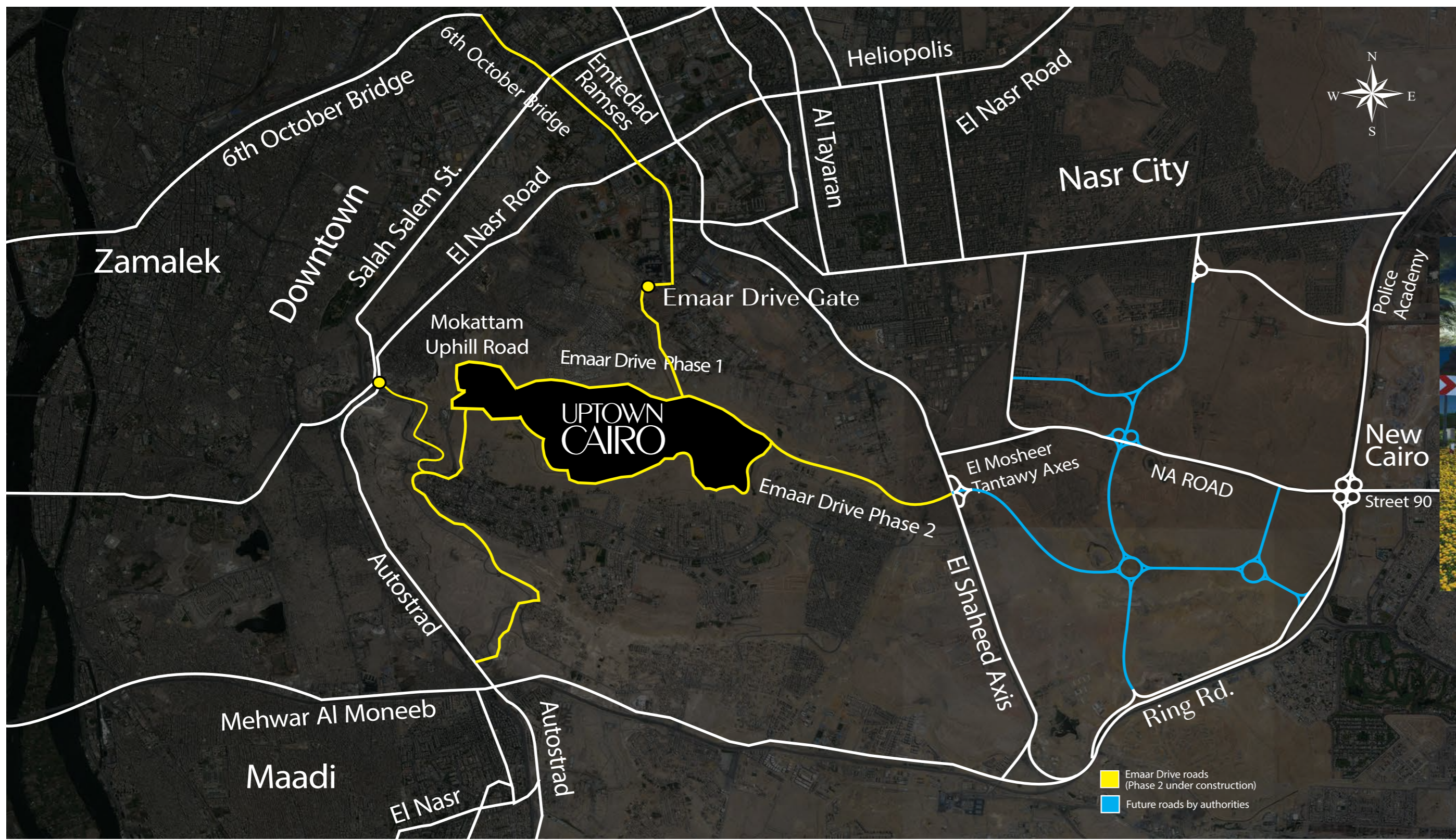
LIVE ABOVE IT ALL

Abandon the city center and enter both a home and a destination 200 meters above sea level. For those in search of a better quality of life, this unrivalled location has transformed into one of the most exclusive and thriving communities in the city.

Cairo's glittering skyline presents a world of beauty and relaxation with a unique lifestyle close to none.



ACCESSIBILITY



EMAAR DRIVE YOUR ROAD TO EVERY WHERE

Uptown Cairo is easily accessible from the downtown and central business districts of Cairo. Further connecting the development to almost everywhere in Cairo, is Emaar Drive. This 250 million impressive three lane highway, gives Uptown Cairo even greater accessibility to and from the North & West ends of the city. The North Road, which is now operational, connects Uptown Cairo's main gate directly to the 6th of October Bridge, making the drive only 20 minutes from Heliopolis & Nasr City. The second phase connects Uptown Cairo to Mehwar El Shaheed, through which the projects gains direct access to and from the New Cairo area.

AMENITIES

THE CLUBHOUSE AN AWARD WINNING BEAUTY

Winner of “Clubhouse of the Year” award, from world-renowned Golf Inc. Magazine, from among 70 international competitors. The Uptown Golf Clubhouse is reminiscent of a rich, earthy Spanish palette of colors and textures. Warm and inviting, yet sophisticated and elegant with a generous number of venues to choose from to host the perfect event, the Uptown Golf Clubhouse has it all. From intimate board meetings to extravagant dream weddings to restaurants with a variety of cuisine offerings, the Uptown Golf Clubhouse, which is now operational, is a true testament to a life full of luxury.



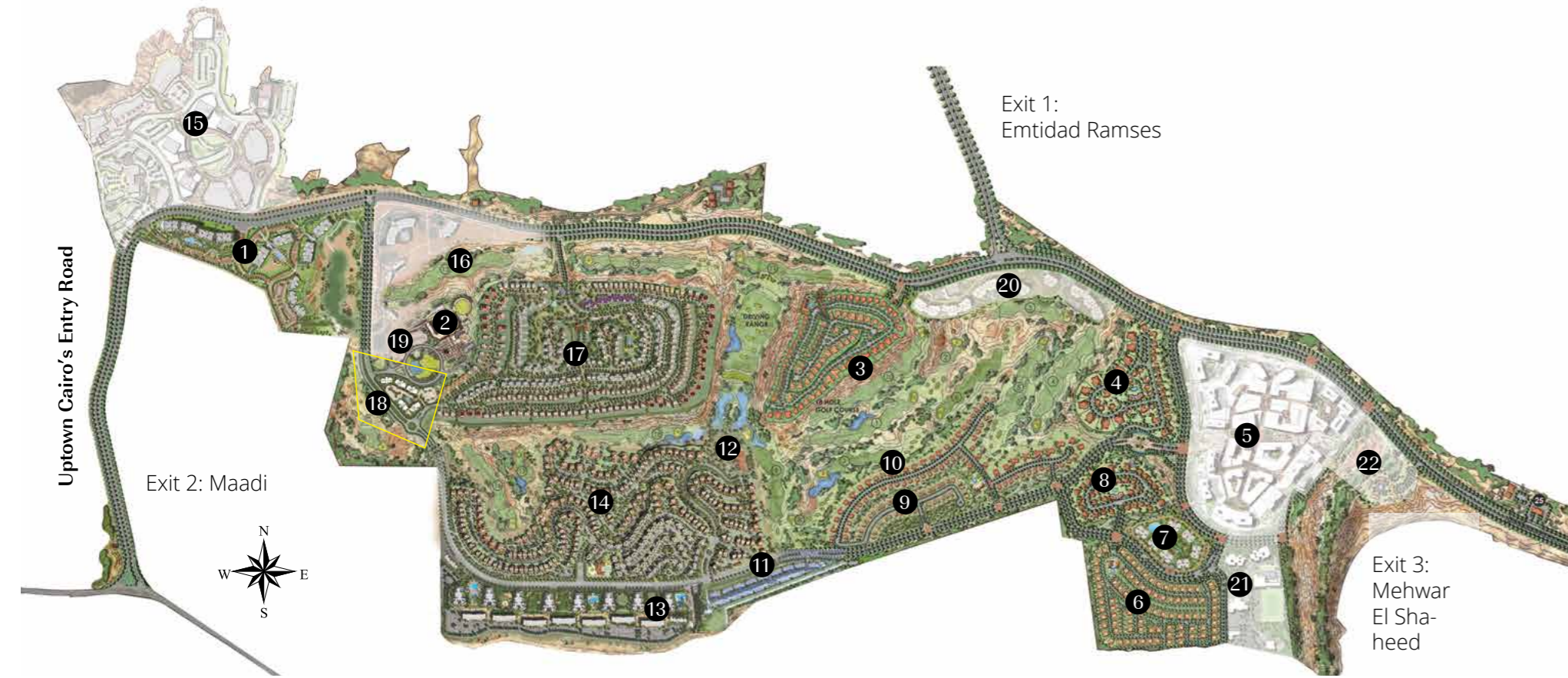


AMENITIES

EMAAR SQUARE THE HEART OF ALL HAPPENINGS

Emaar Square is Cairo's first truly integrated real-estate offering. This vibrant downtown area, designed to be the pulsing heart of Uptown Cairo, features the first luxury retail destination in Egypt, and will be home to world-class fashion brands. With gourmet cuisine, luxury hotels and state-of-the-art entertainment venues all brought together in a pedestrian-friendly environment surrounded by parks and soothing landscapes, Emaar Square will revolutionize Cairo's modern shopping & entertainment experience, becoming a must-see destination.

SITE PLAN



- | | |
|---------------------------------|-----------------------------------|
| 1. The Fourteen Golf Residences | 12. Uptown Golf Clubhouse |
| 2. Sales Center | 13. The Sierras Residence |
| 3. Terencia | 14. Levana |
| 4. Reyna | 15. Mixed Use Area |
| 5. Emaar Square | 16. Future Residential Residences |
| 6. Eleva | 17. Celesta Hills |
| 7. Aurora | 18. Fountainside residences |
| 8. Isadore | 19. Fountainside Commercial area |
| 9. Alba Alyah | 20. Azzura |
| 10. Alba Spendia | 21. School (AIS) |
| 11. Alto | 22. Spa |



FLOOR PLANS

UNIT NUMBER:

B1-1,2-G-01 B5-3-4-5-G-01
 B1-1,2-1-01 B5-3,4,5-1-01

3-BEDROOM - LEFT CORNER GROUND & FIRST LEVEL

UNIT AREA 170.75 SQM
 BALCONY AREA 15 SQM
 NET AREA 185.75 SQM
 GROSS AREA 223 SQM

1 SHADED PARKING SPACE

DISCLAIMER

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
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. Calculation of suite area is measured as the area bounded by the center line of demising or party wall separating one unit from another, the exterior surface of all exterior walls, and the exterior surface of the corridor wall enclosing and abutting the unit.



*Areas highlighted in yellow refer to actual unit location.

5. Actual suite area may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions.
6. Calculation of balcony area is measured as the area bounded by the inner lines of demising or party wall separating one unit from another, the outermost face of the enclosing guard and the external face of suite abutting the balcony.
7. The units are measured at typical floor in the building columns above this level may reduce in size, while floors below may increase in size.



FLOOR PLANS

UNIT NUMBER:

B1-1,2-G-02 B5-3,4,5-G-02

3-BEDROOM - DUPLEX - GROUND & LEVEL 1

UNIT AREA	229 SQM
BALCONY AREA	37 SQM
NET AREA	266 SQM
GROSS AREA	319 SQM

2 SHADED PARKING SPACES

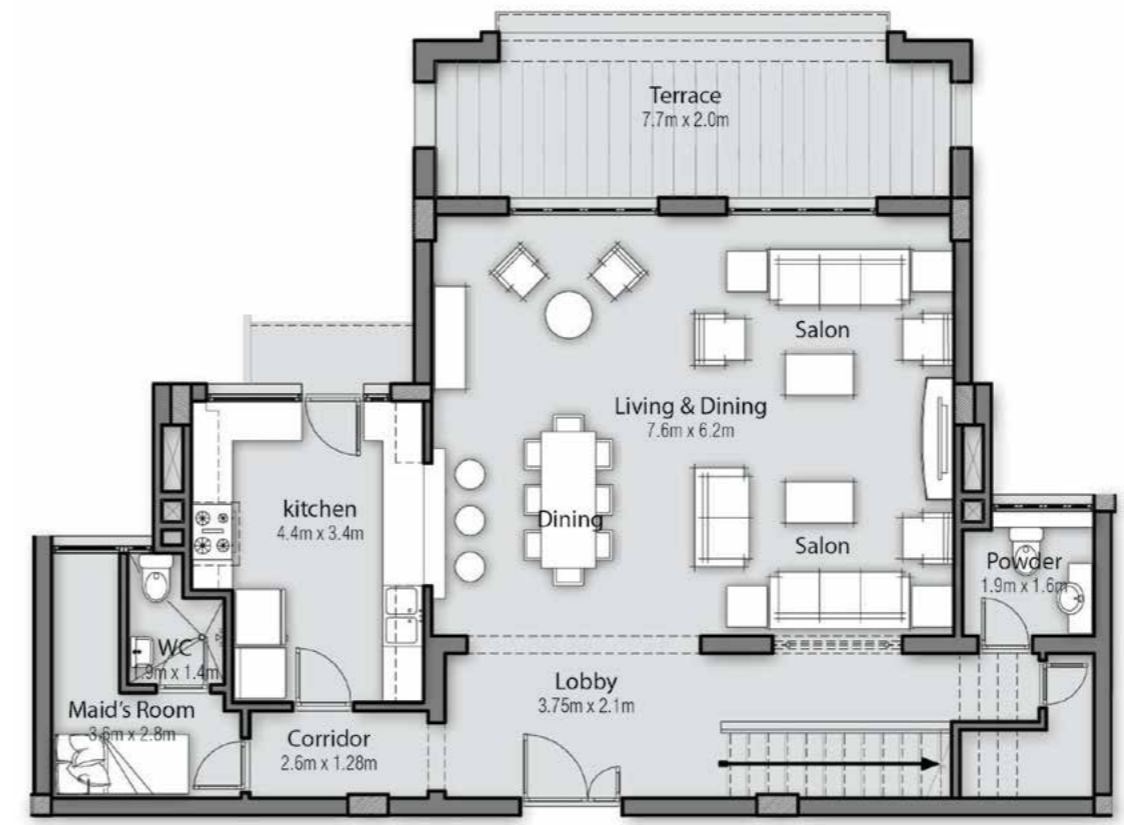
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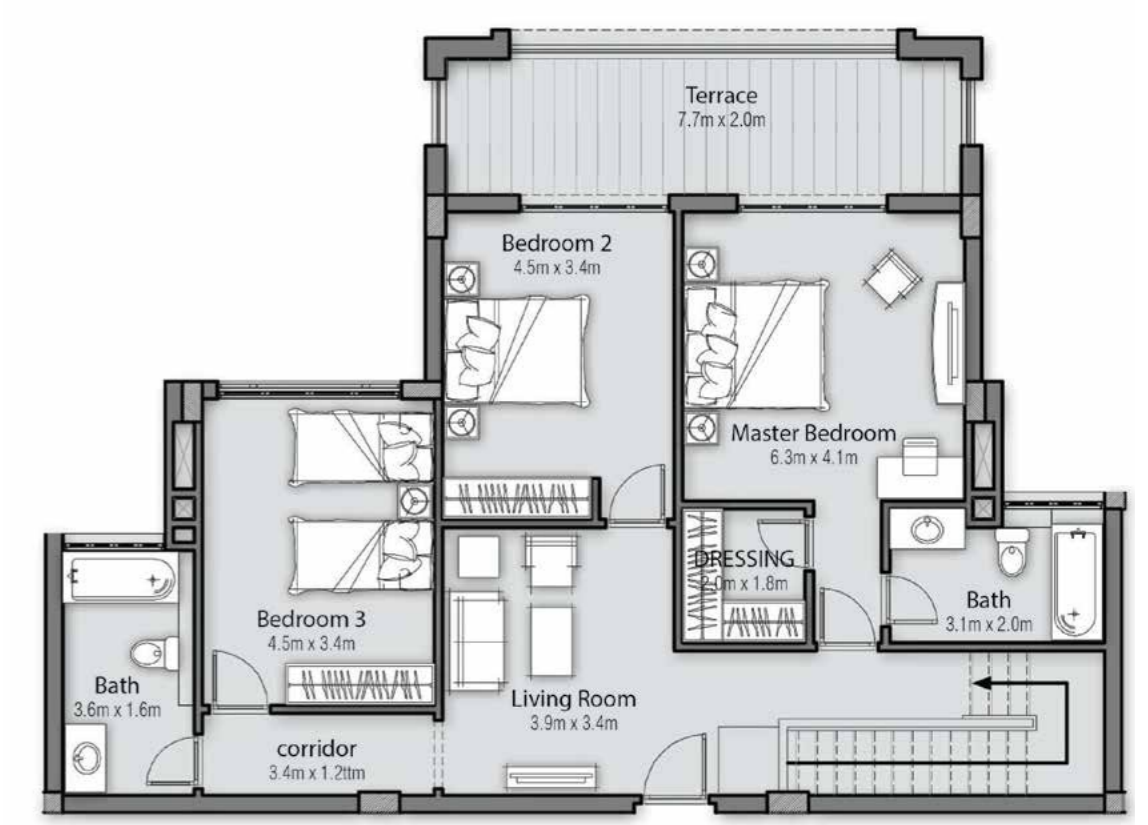
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GROUND LEVEL PLAN



FIRST LEVEL PLAN

FLOOR PLANS

UNIT NUMBER:

B1-1,2-G-03 B5-3,4,5-G-03
 B1-1,2-1-03 B5-3,4,5-1-03

3-BEDROOM - RIGHT CORNER GROUND & FIRST LEVEL

UNIT AREA 170.75 SQM
 BALCONY AREA 15 SQM
 NET AREA 185.75 SQM
 GROSS AREA 223 SQM

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FLOOR PLANS

UNIT NUMBER:

B1-1,2-2-01 B5-3,4,5-2-01

3-BEDROOM - LEFT CORNER

UNIT AREA 171.75 SQM
 BALCONY AREA 18.7 SQM
 NET AREA 190.5 SQM
 GROSS AREA 228 SQM

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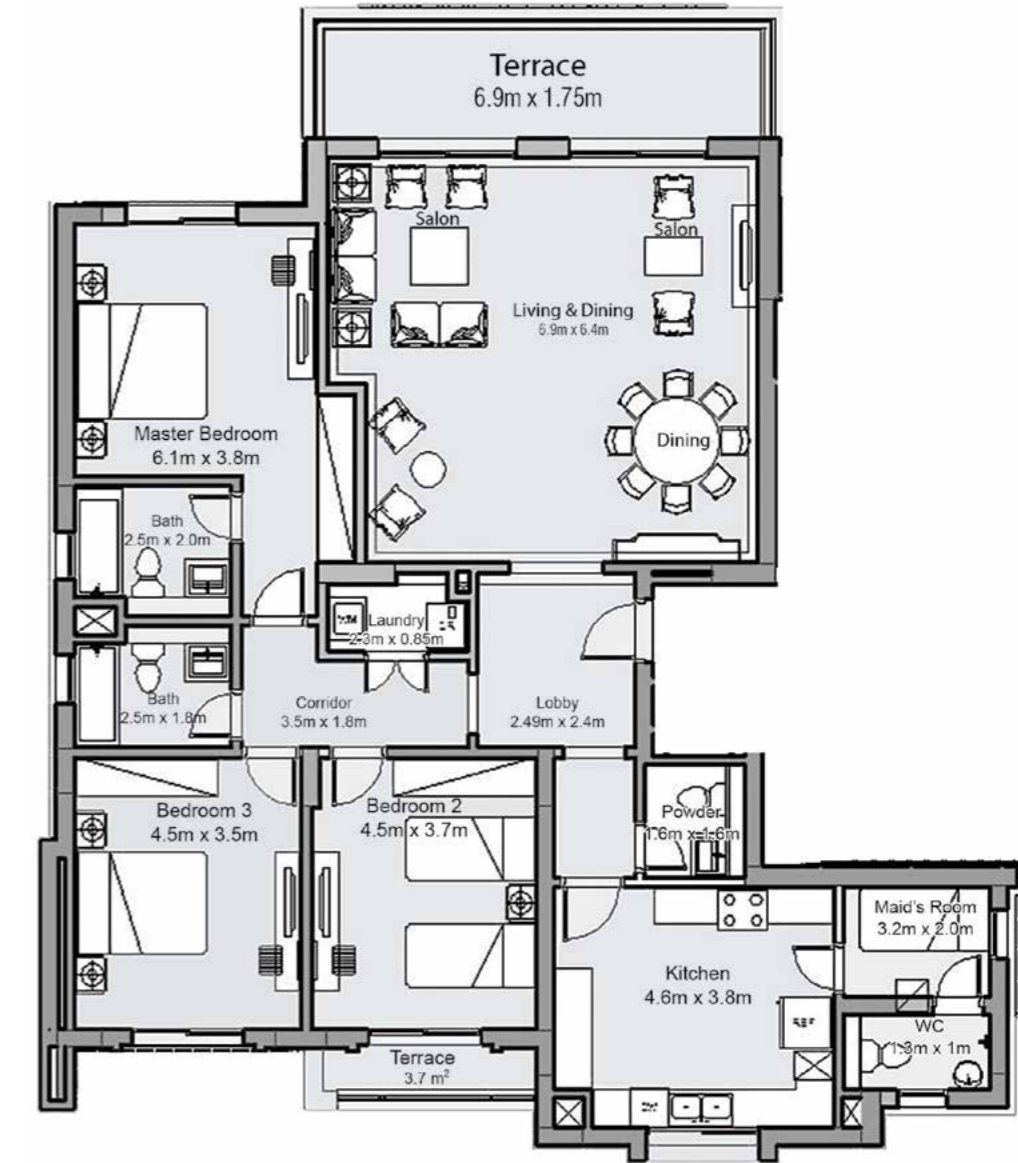
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UNIT NUMBER:

B1-1,2-2-03 B5-3,4,5-2-03

3-BEDROOM - RIGHT CORNER

UNIT AREA	171.75 SQM
BALCONY AREA	18.7 SQM
NET AREA	190.5 SQM
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FLOOR PLANS

UNIT NUMBER:

B1-1,2-3-01 B5-3,4,5-3-01
 B1-1,2-4-01 B5-3,4,5-4-01
 B1-1,2-5-01 B5-3,4,5-5-01
 B1-1,2-6-01

3-BEDROOM - LEFT CORNER

UNIT AREA 171.75 SQM
 BALCONY AREA 15 SQM
 NET AREA 186.75 SQM
 GROSS AREA 224 SQM

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UNIT NUMBER:

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 B1-1,2-4-03 B5-3,4,5-4-03
 B1-1,2-5-03 B5-3,4,5-5-03
 B1-1,2-6-03

3-BEDROOM - RIGHT CORNER

UNIT AREA 171.75 SQM
 BALCONY AREA 15 SQM
 NET AREA 186.75 SQM
 GROSS AREA 224 SQM

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FLOOR PLANS

UNIT NUMBER:

B1-1,2-2-02 B5-3,4,5-2-02
 B1-1,2-6-02 B5-3,4,5-5-02

2-BEDROOM - MIDDLE

UNIT AREA 112.2 SQM
 BALCONY AREA 18.6 SQM
 NET AREA 130.8 SQM
 GROSS AREA 157 SQM

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FLOOR PLANS

UNIT NUMBER:

B1-1,2-3-02 B5-3,4,5-3-02
 B1-1,2-4-02 B5-3,4,5-4-02
 B1-1,2-5-02

2-BEDROOM - MIDDLE

UNIT AREA 112.2 SQM
 BALCONY AREA 10.2 SQM
 NET AREA 122.4 SQM
 GROSS AREA 147 SQM

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FLOOR PLANS

UNIT NUMBER:

B1-1,2-7-01
B5-3,4,5-6-01

3-BEDROOM - LEFT CORNER PENTHOUSE

UNIT AREA	209.5 SQM
BALCONY AREA	38.9 SQM
NET AREA	248.4 SQM
GROSS AREA	298 SQM

2 SHADED PARKING SPACES

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FLOOR PLANS

UNIT NUMBER:

B1-1,2-7-02
B5-3,4,5-6-02

3-BEDROOM - RIGHT CORNER PENTHOUSE

UNIT AREA	209.5 SQM
BALCONY AREA	38.9 SQM
NET AREA	248.4 SQM
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FINISHING SPECIFICATIONS

Residences Specifications & Facilities

Fountainside Residences - Contemporary Scheme

FOYER

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

LIVING, DINING & INTERNAL CORRIDORS:

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

BEDROOM SUITES:

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

DOORS

- Internal doors Flush doors- finished with stained veneer

ALL BATHROOMS:

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

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

Fountainside Residences Specifications & Facilities

Fountainside Residences - Contemporary Scheme

KITCHEN:

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

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

UTILITY BATHROOM (IF ANY):

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

ALUMINIUM & GLAZING:

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

APPLIANCES:

- Not included

A/C:

- * Exposed split units

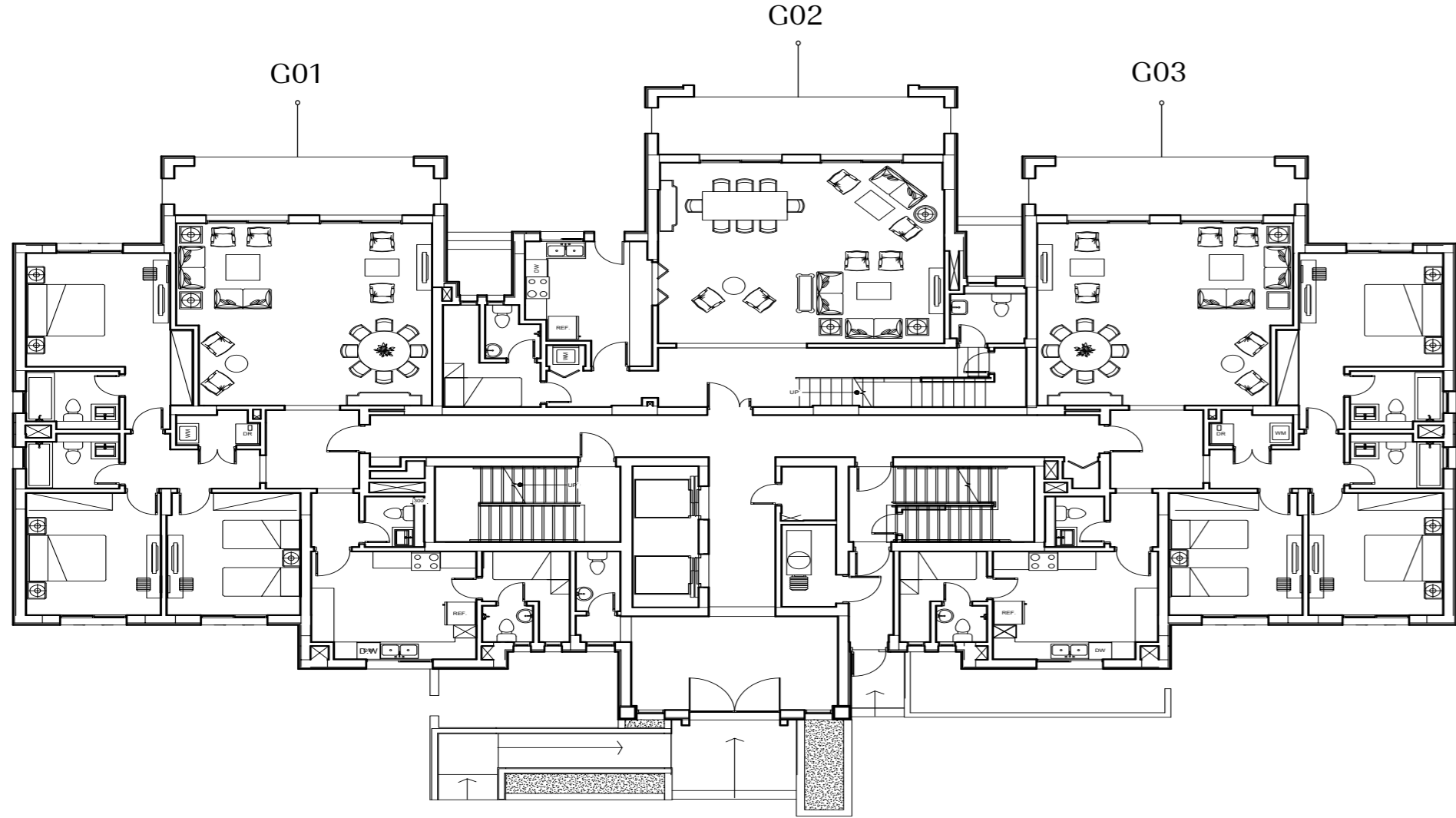
PARKING:

- Allocated shaded surface parking

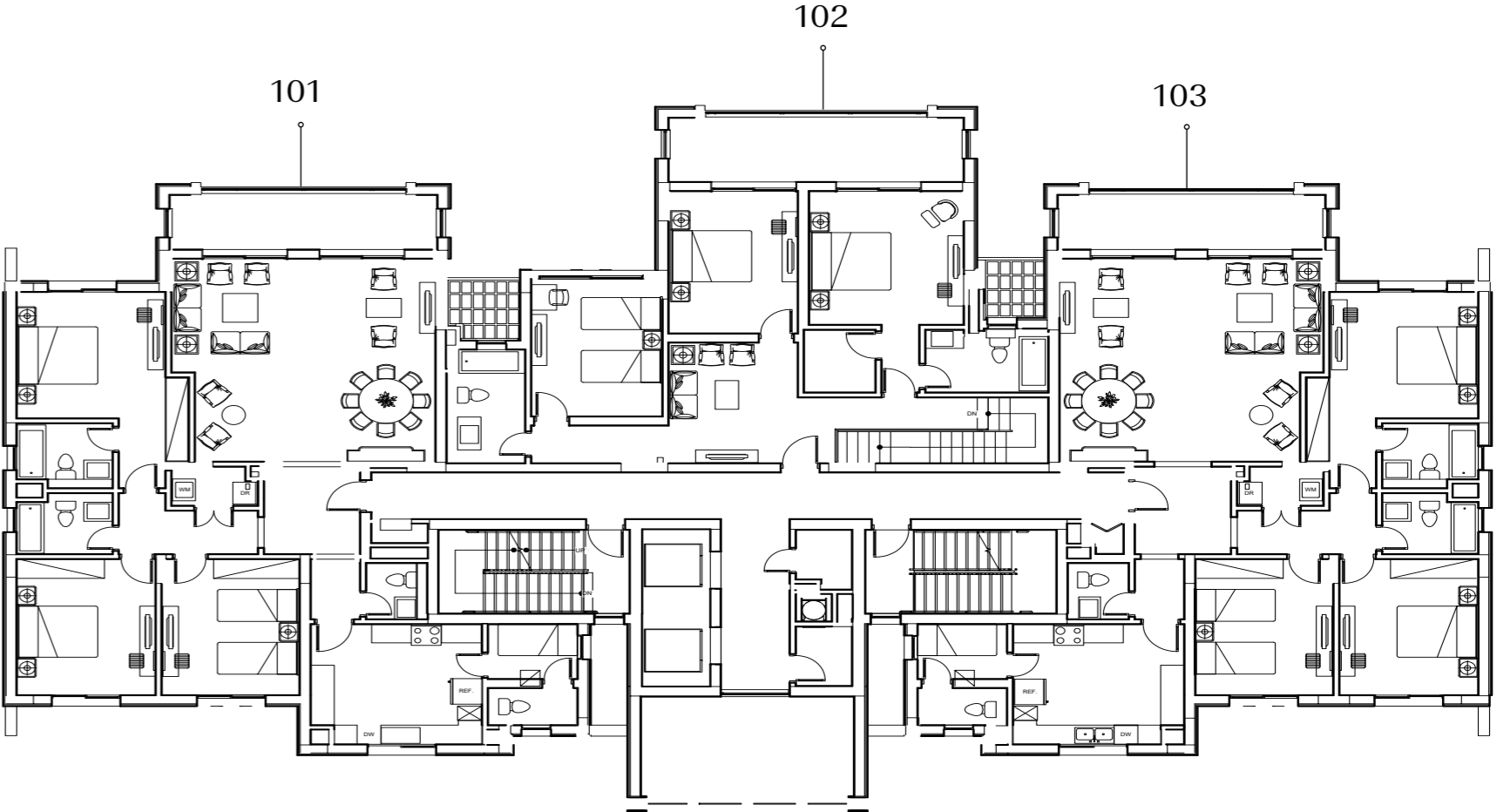
DISCLAIMER

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

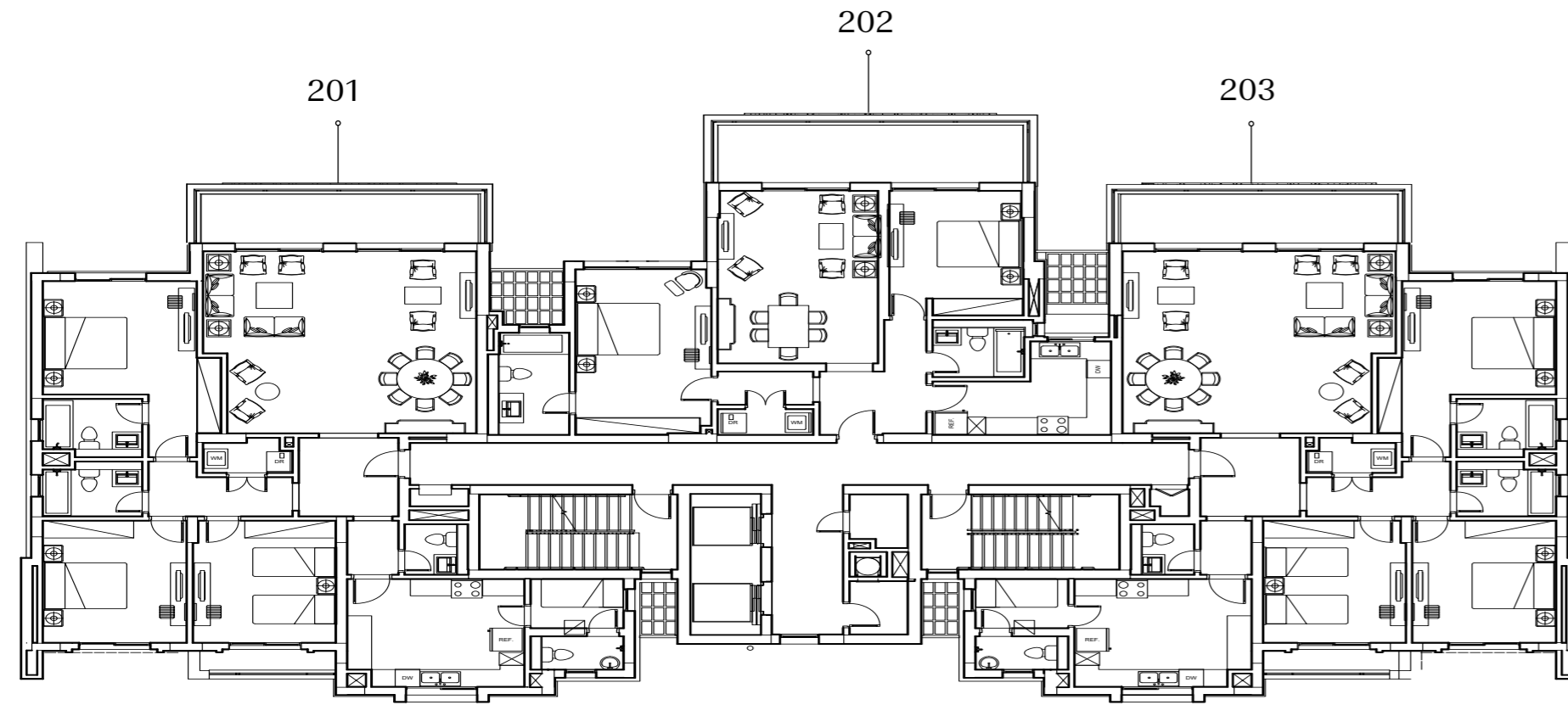
GROUND LEVEL B1 & B5



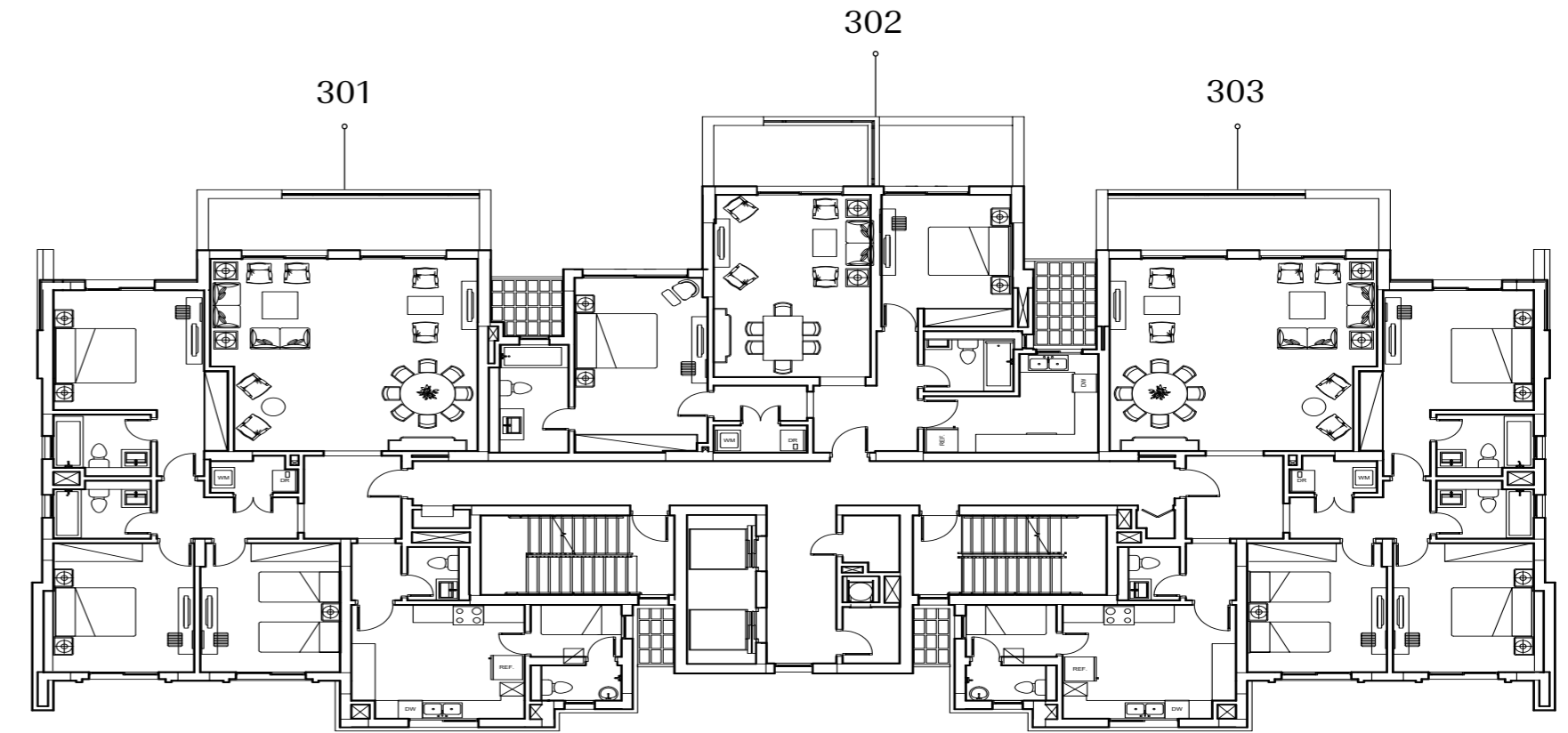
FIRST LEVEL B1 & B5



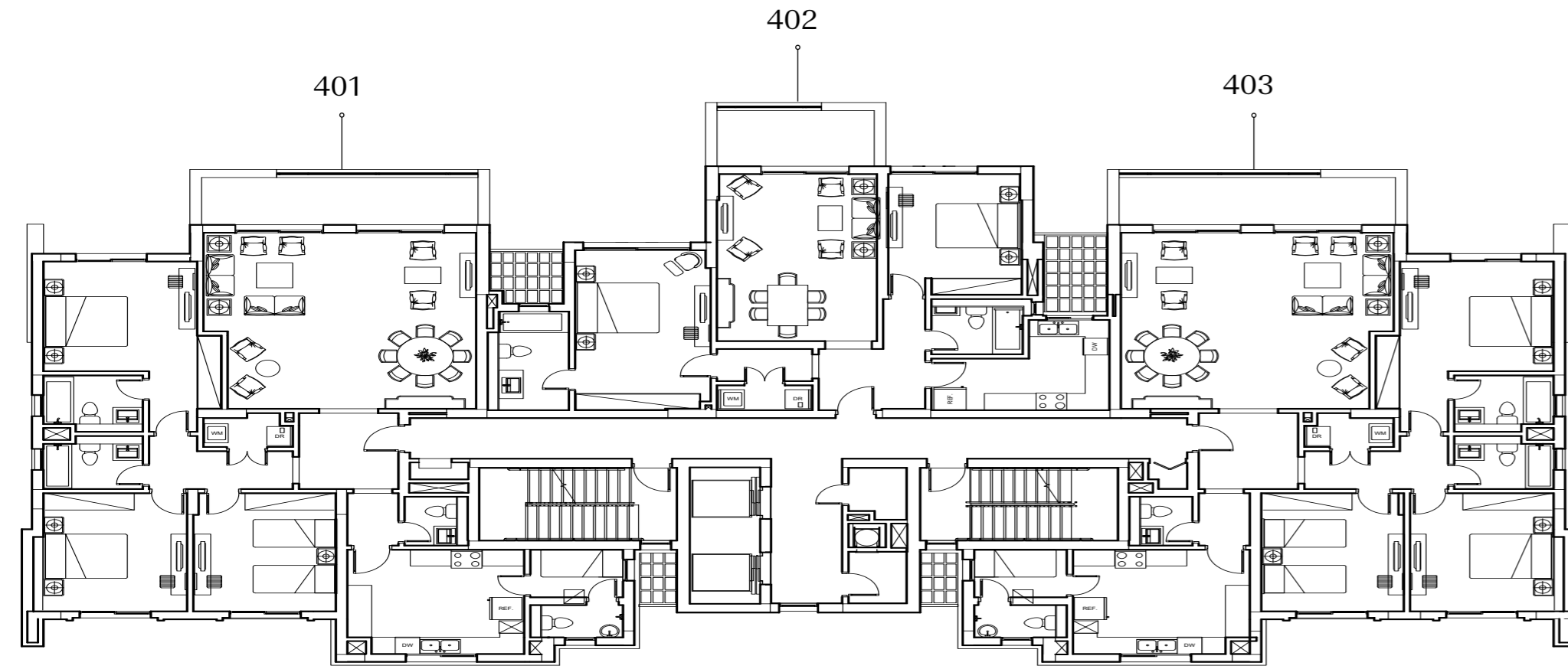
SECOND LEVEL B1 & B5



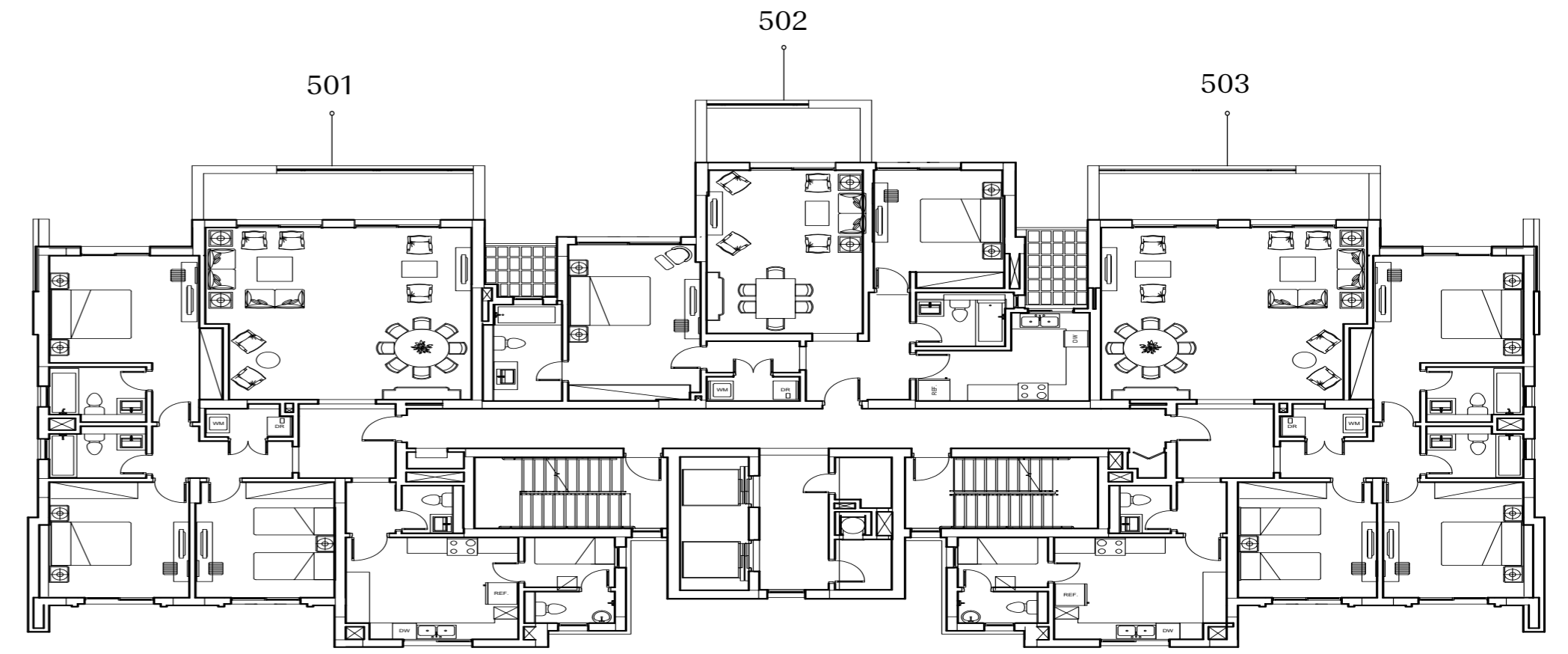
THIRD LEVEL B1 & B5



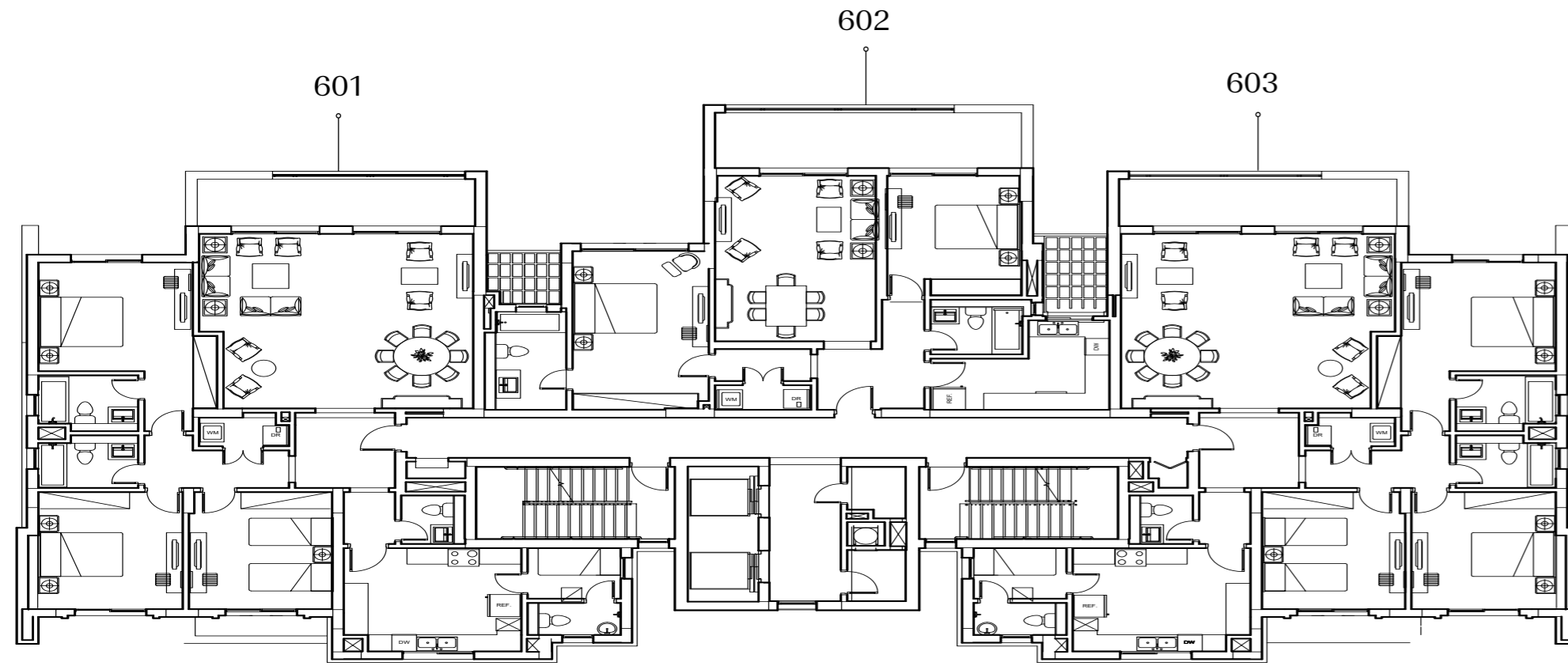
FOURTH LEVEL B1 & B5



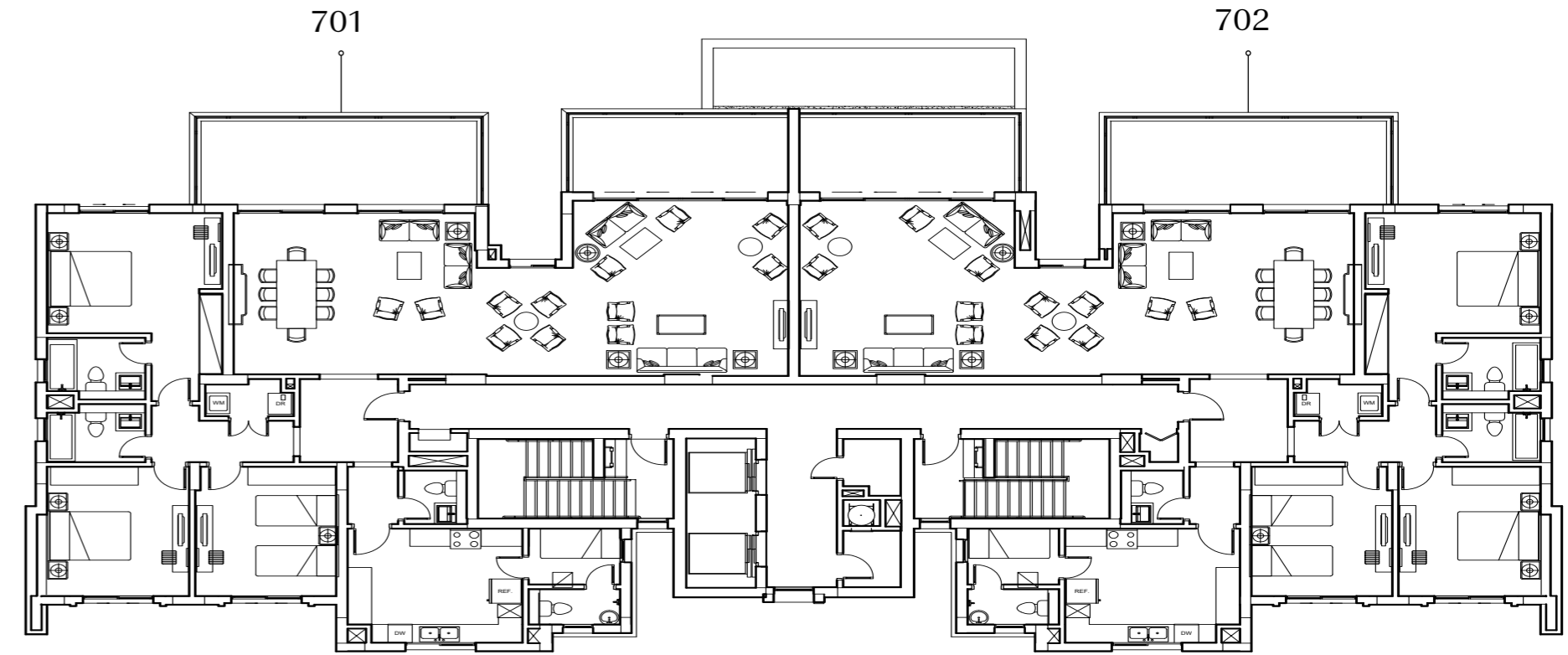
FIFTH LEVEL B1



SIXTH LEVEL B1
FIFTH LEVEL B5



SEVENTH LEVEL B1
SIXTH LEVEL B5





EMAAR MISR SALES CENTERS:

Main Branch: Uptown Cairo (Emtidad Ramsis St. exit from the 6th of October bridge)

Heliopolis Branch: 40, Thawra St.

Mohandiseen Branch: 16, Ministry of Agriculture St. (Beginning of Batal Ahmed Abd El Aziz St.)

New Cairo: Mivida Business Park, Building 1 end of road 90 next to AUC new campus.

Dubai: Emaar Square Building 3, Ground Floor, P.O. 9440, United Arab Emirates Direct Tel: + 971 4 362 7558

www.mivida-egypt.com