

UPTOWN
CAIRO

HEART OF CAIRO

THE
FOURTEEN
GOLF RESIDENCES



INCREDIBLE VIEWS ABOVE THE CITY

Located at the top west end of Uptown Cairo, 200m above sea-level, and overlooking golf hole 14 of Uptown's signature golf course, this one of a kind village enjoys incredible views of undulating greens with the city of Cairo as a backdrop, or the inner community areas with beautiful landscaping and swimming pool. Step out into your terrace and unwind with magical views.



MODERN INNOVATIVE ARCHITECTURE

Exuding a sense of understated elegance, the modern architecture of the ten, five-story buildings is designed with generously spacious terraces, wide windows and skylight to make the best of the surrounding views.

Each building is comprised of two wings connected to a core central building, acting as a hinge. The central buildings house double height atriums, adding to the villages' luxury feel.



YOUR EXCLUSIVE COMMUNITY CENTER

Overlooking the inner building court-yard and swimming pool area, the community center offers a range of amenities and services, ranging from a swimming pool deck area to lavish meeting rooms.

An expansive multi-purpose room at ground level and a fully equipped fitness center on the second level, overlooking the tranquil swimming pool, offer a one of a kind experience steps away from your home. The community center is ideal for relaxation or time spent with family and friends.



STUNNING MODERN INTERIORS

Meticulously designed to exude elegance and beauty, The Fourteen Golf Residences leave nothing to be desired. From modern fire places and beautifully landscaped interior gardens with skylights to 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.

- Fully-finished interiors with A/C's and imported marble
- Double glazed windows perfect for complete sound and thermal insulation
- Modern, imported kitchens with high-quality efficient designs
- Convenient underground parking
- Underground storage space



UPTOWN GAIRO

UPBEAT. UPSCALE.
UPTOWN

5

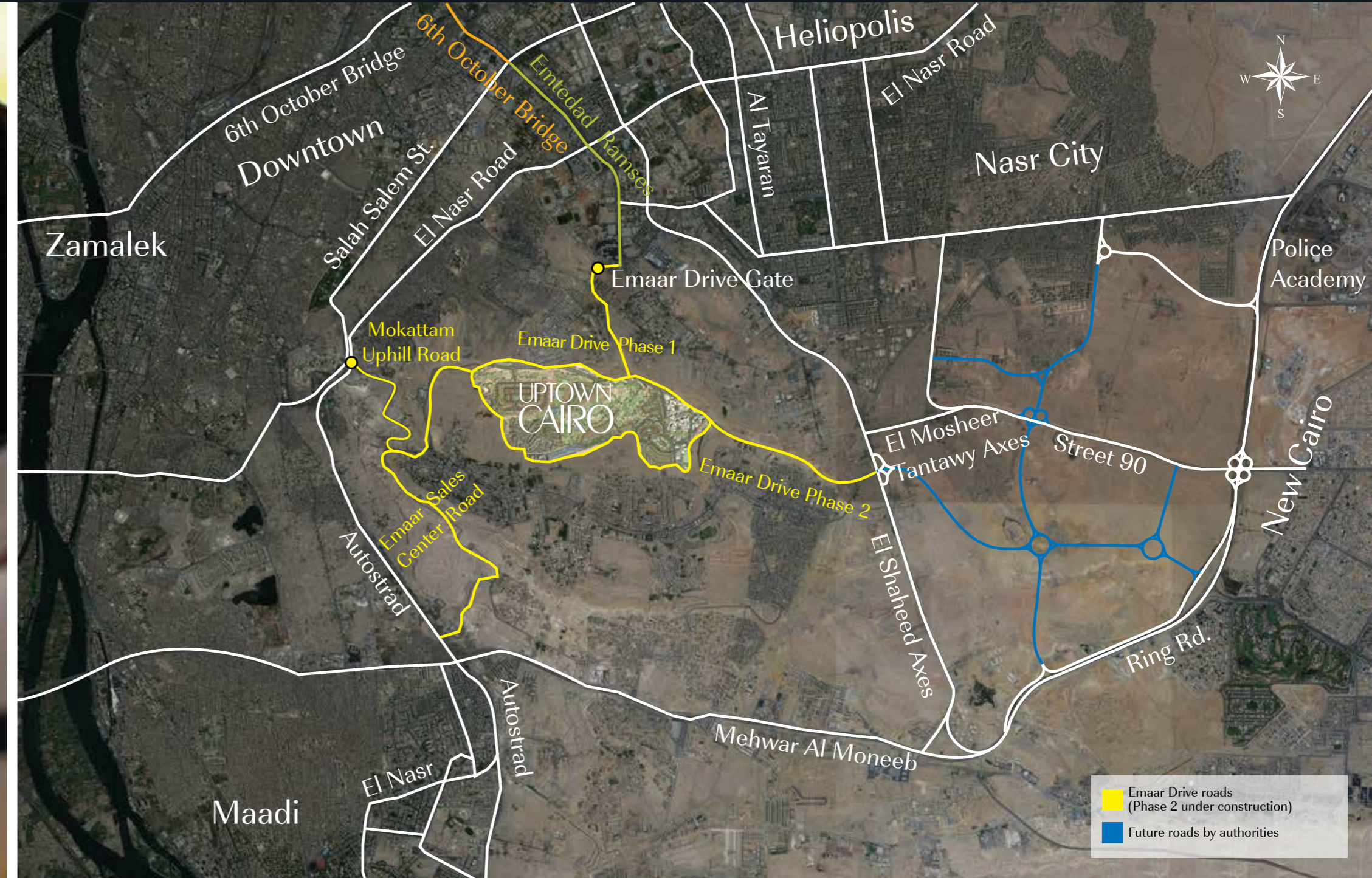
LIVE ABOVE IT ALL

Uptown Cairo, the first and only integrated development in the heart of Cairo, offering a unique lifestyle away from the hustle and bustle of the city. 200 meters above sea-level with breathtaking views of the majestic city of Cairo, enter a world of beauty, relaxation and luxury. Designed meticulously with only the highest international standards, experience a whole new way of life that is both safe and secure for your family.



EMAAR DRIVE YOUR ROAD TO EVERYWHERE

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.



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.



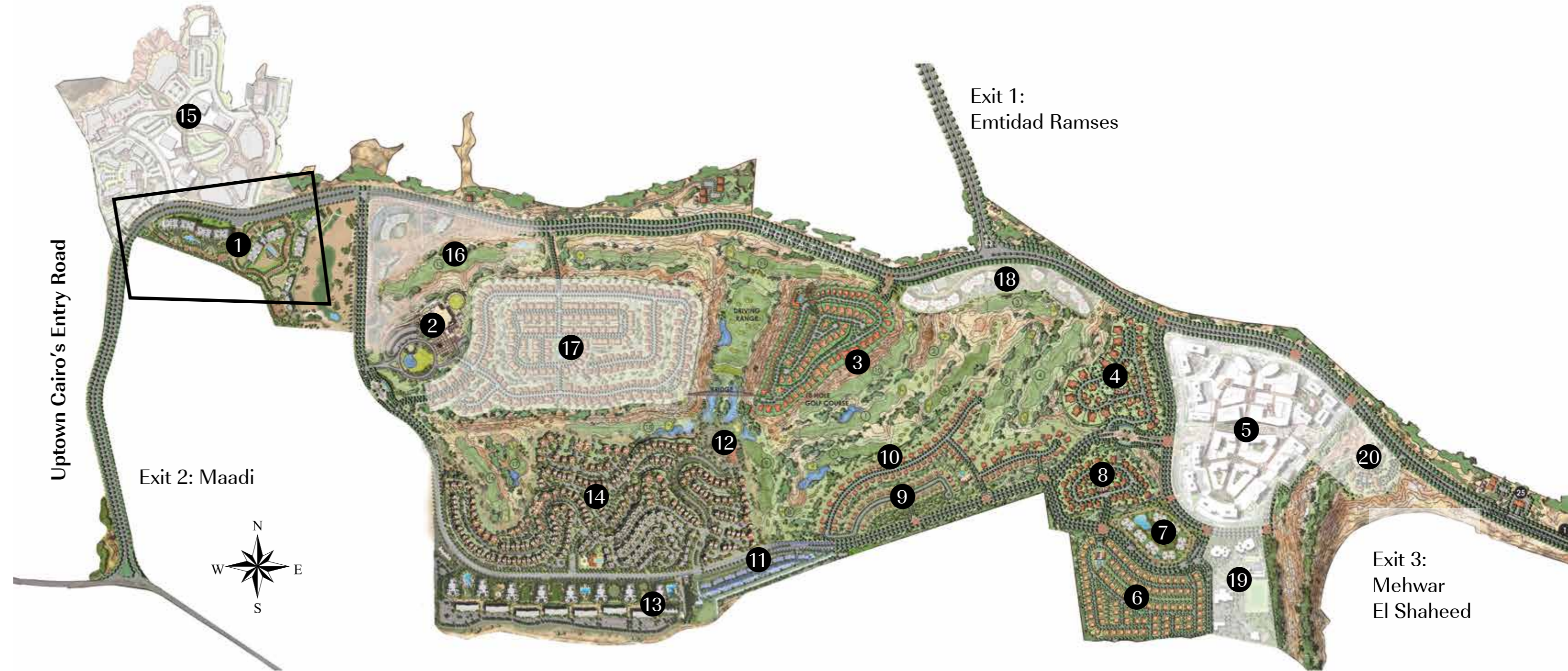
EMAAR SQUARE THE HEART OF ALL HAPPENINGS

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.



A METICULOUSLY DESIGNED MASTERPLAN

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







TYPE 2
BUILDING 07-08
L0 (Ground) - L1

UNIT NUMBER:
 B2-7-G-09

3-BEDROOM - DUPLEX LOBBY

UNIT AREA	252 SQM
BALCONY AREA	29 SQM
TOTAL NET AREA	281 SQM
TOTAL GROSS AREA	322 SQM



*Areas highlighted in yellow refer to actual unit location.



GROUND LEVEL PLAN



FIRST LEVEL PLAN

DISCLAIMER

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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.

TYPE 2 BUILDING 05-06, 07-08 L0 (GROUND)

UNIT NUMBERS:

B2-5-G-01 B2-7-G-01
B2-6-G-01(R) B2-8-G-01(R)

3-BEDROOM - GROUND LEVEL

UNIT AREA	162 SQM
BALCONY AREA	30 SQM
TOTAL NET AREA	192 SQM
TOTAL GROSS AREA	220 SQM



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TYPE 2 BUILDING 05-06, 07-08 L0 (GROUND)

UNIT NUMBERS:

B2-5-G-04 (R) B2-7-G-04 (R)
B2-6-G-04 B2-8-G-04

3-BEDROOM - GROUND LEVEL

UNIT AREA	170 SQM
BALCONY AREA	32 SQM
TOTAL NET AREA	202 SQM
TOTAL GROSS AREA	231 SQM



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TYPE 2 BUILDING 05-06, 07-08 L0 (GROUND)

UNIT NUMBERS:

B2-5-G-05 B2-7-G-05
B2-6-G-05 (R) B2-8-G-05 (R)

3-BEDROOM - GROUND LEVEL

UNIT AREA	161 SQM
BALCONY AREA	30 SQM
TOTAL NET AREA	191 SQM
TOTAL GROSS AREA	218 SQM



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TYPE 2 BUILDING 05-06, 07-08 L0 (GROUND)-L1

UNIT NUMBERS:

B2-5-G-08 (R) B2-7-G-08 (R)
B2-6-G-08 B2-8-G-08

3-BEDROOM - DUPLEX A - LEVELS 0 & 1

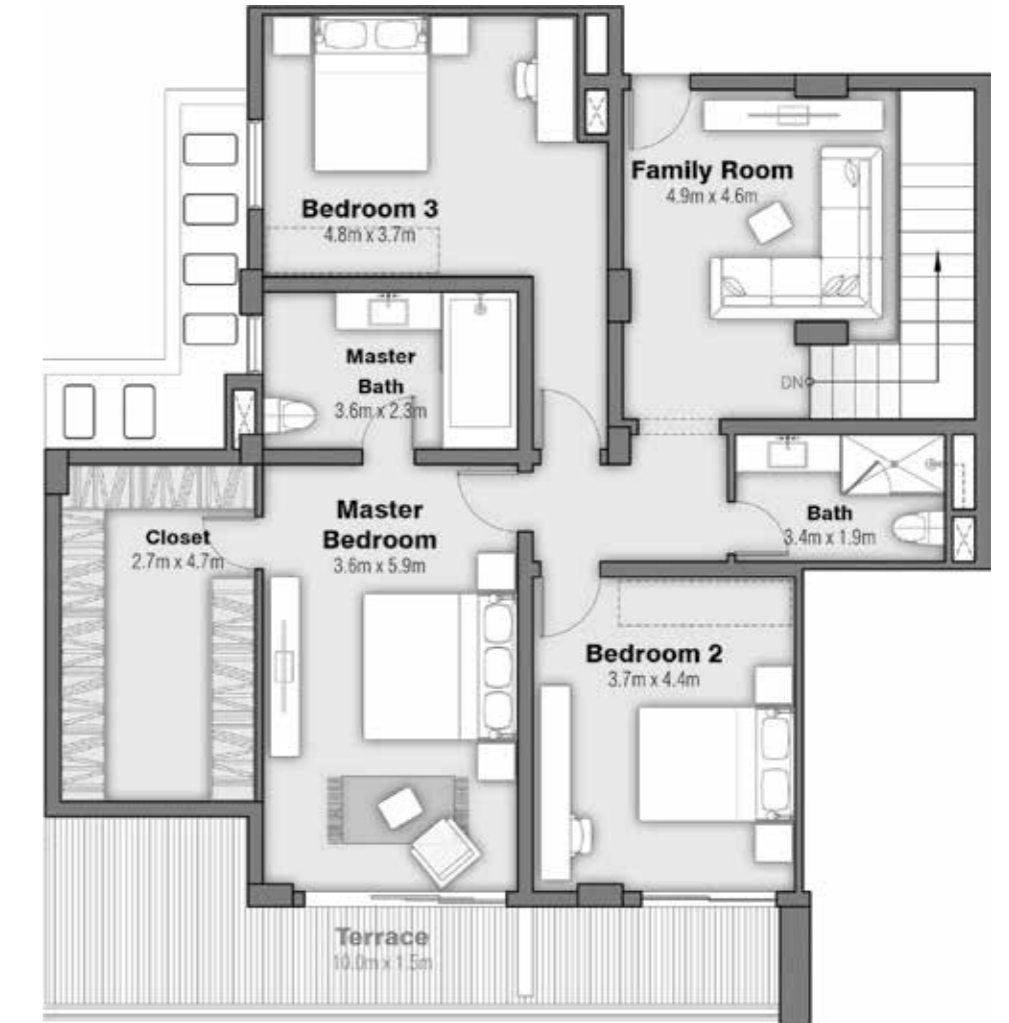
UNIT AREA	230 SQM
BALCONY AREA	40 SQM
TOTAL NET AREA	270 SQM
TOTAL GROSS AREA	309 SQM



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GROUND LEVEL PLAN



FIRST LEVEL PLAN

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TYPE 2 BUILDING 05-06, 07-08 L0 (GROUND)-L1

UNIT NUMBERS:

B2-5-G-02	B2-6-G-02 (R)	B2-7-G-02	B2-8-G-02(R)
B2-5-G-03 (R)	B2-6-G-03	B2-7-G-03 (R)	B2-8-G-03
B2-5-G-06	B2-6-G-06 (R)	B2-7-G-06	B2-8-G-06 (R)
B2-5-G-07 (R)	B2-6-G-07	B2-7-G-07 (R)	B2-8-G-07

3-BEDROOM - DUPLEX B

UNIT AREA	228 SQM
BALCONY AREA	52 SQM
TOTAL NET AREA	280 SQM
TOTAL GROSS AREA	320 SQM



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GROUND LEVEL PLAN



FIRST LEVEL PLAN

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TYPE 2 BUILDING 05-06, 07-08 L1

UNIT NUMBERS:

B2-5-1-01 B2-7-1-01
B2-6-1-01 (R) B2-8-1-01 (R)

3-BEDROOM - LEVEL 1

UNIT AREA 167 SQM
BALCONY AREA 30 SQM
TOTAL NET AREA 197 SQM
TOTAL GROSS AREA 225 SQMV



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TYPE 2 BUILDING 05-06, 07-08 L1

UNIT NUMBERS:

B2-5-1-02 (R) B2-7-1-02 (R)
B2-6-1-02 B2-8-1-02

3-BEDROOM - LEVEL 1

UNIT AREA	174 SQM
BALCONY AREA	32 SQM
TOTAL NET AREA	206 SQM
TOTAL GROSS AREA	236 SQM



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TYPE 2 BUILDING 05-06, 07-08 L1

UNIT NUMBERS:

B2-5-1-03 B2-7-1-03
B2-6-1-03 (R) B2-8-1-03 (R)

3-BEDROOM - LEVEL 1

UNIT AREA	173 SQM
BALCONY AREA	32 SQM
TOTAL NET AREA	205 SQM
TOTAL GROSS AREA	234 SQM



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TYPE 2 BUILDING 05-06, 07-08 L2

UNIT NUMBERS:

B2-5-2-01 B2-7-2-01
B2-6-2-01 (R) B2-8-2-01 (R)

3-BEDROOM - LEVEL 2

UNIT AREA	167 SQM
BALCONY AREA	29 SQM
TOTAL NET AREA	196 SQM
TOTAL GROSS AREA	224 SQM



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TYPE 2 BUILDING 05-06, 07-08 L2

UNIT NUMBERS:

B2-5-2-04 (R) B2-7-2-04 (R)
B2-6-2-04 B2-8-2-04

3-BEDROOM - LEVEL 2

UNIT AREA	174 SQM
BALCONY AREA	31 SQM
TOTAL NET AREA	205 SQM
TOTAL GROSS AREA	234 SQM



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TYPE 2 BUILDING 05-06, 07-08 L2

UNIT NUMBERS:

B2-5-2-05 B2-7-2-05
B2-6-2-05 (R) B2-8-2-05 (R)

3-BEDROOM - LEVEL 2

UNIT AREA	173 SQM
BALCONY AREA	31 SQM
TOTAL NET AREA	204 SQM
TOTAL GROSS AREA	233 SQM



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TYPE 2
BUILDING 05-06, 07-08
L2 - L3

UNIT NUMBERS:

B2-5-2-08 (R) B2-7-2-08 (R)
 B2-6-2-08 B2-8-2-08

3-BEDROOM - DUPLEX A - LEVELS 2 & 3

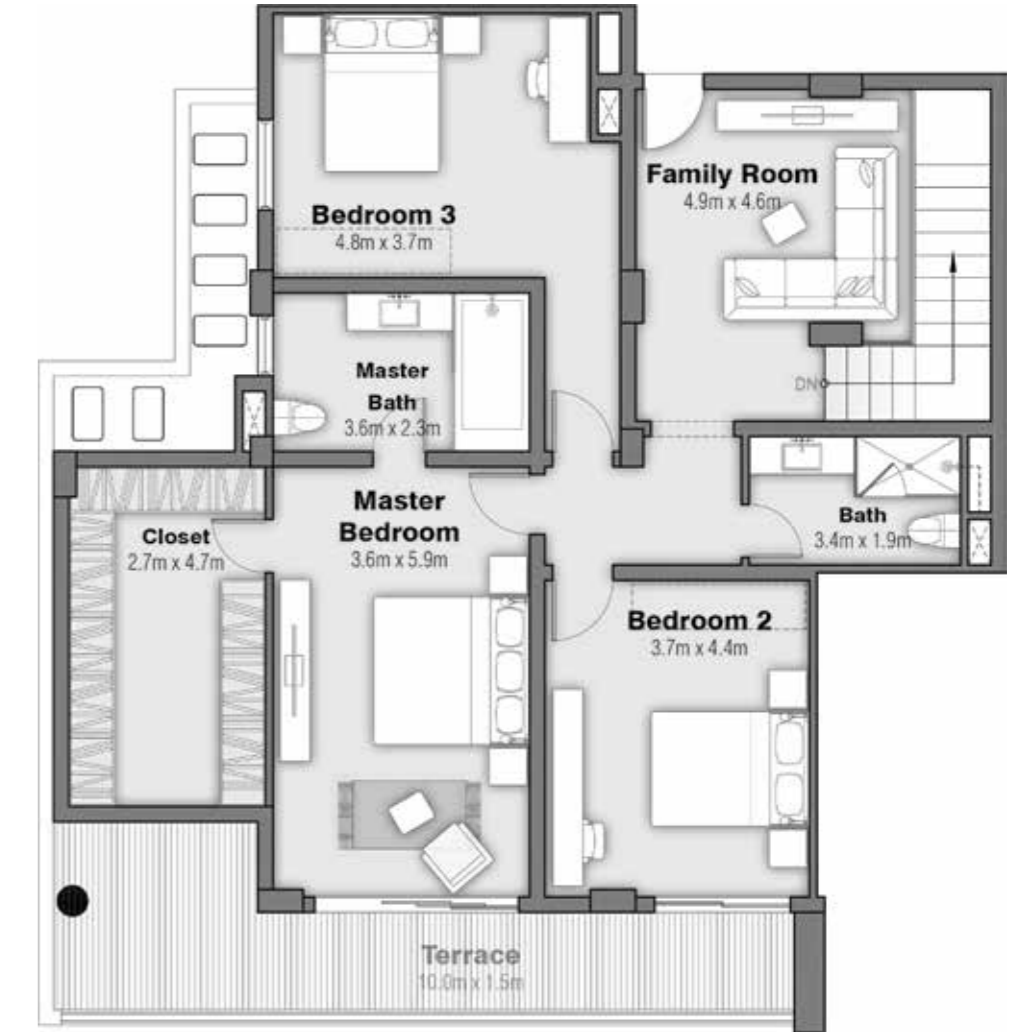
UNIT AREA	234 SQM
BALCONY AREA	38 SQM
TOTAL NET AREA	272 SQM
TOTAL GROSS AREA	311 SQM



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SECOND LEVEL PLAN



THIRD LEVEL PLAN

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TYPE 2 BUILDING 05-06, 07-08 L2 - L3

UNIT NUMBERS:

B2-5-2-02	B2-6-2-02 (R)	B2-7-2-02	B2-8-2-02 (R)
B2-5-2-03 (R)	B2-6-2-03	B2-7-2-03 (R)	B2-8-2-03
B2-5-2-06	B2-6-2-06 (R)	B2-7-2-06	B2-8-2-06 (R)
B2-5-2-07 (R)	B2-6-2-07	B2-7-2-07 (R)	B2-8-2-07
B2-5-3-02	B2-6-3-02 (R)	B2-7-3-02	B2-8-3-02 (R)
B2-5-3-03 (R)	B2-6-3-03	B2-7-3-03 (R)	B2-8-3-03
B2-5-3-06	B2-6-3-06 (R)	B2-7-3-06	B2-8-3-06 (R)
B2-5-3-07 (R)	B2-6-3-07	B2-7-3-07 (R)	B2-8-3-07

2-BEDROOM

UNIT AREA	119 SQM
BALCONY AREA	20 SQM
TOTAL NET AREA	139 SQM
TOTAL GROSS AREA	159 SQM

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TYPE 2 BUILDING 05-06, 07-08 L3

UNIT NUMBERS:

B2-5-3-01 B2-7-3-01
B2-6-3-01 (R) B2-8-3-01 (R)

3-BEDROOM - LEVEL 3

UNIT AREA 167 SQM
BALCONY AREA 19 SQM
TOTAL NET AREA 186 SQM
TOTAL GROSS AREA 213 SQM



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TYPE 2 BUILDING 05-06, 07-08 L3

UNIT NUMBERS:

B2-5-3-04 (R) B2-7-3-04 (R)
B2-6-3-04 B2-8-3-04

3-BEDROOM - LEVEL 3

UNIT AREA	174 SQM
BALCONY AREA	21 SQM
TOTAL NET AREA	195 SQM
TOTAL GROSS AREA	223 SQM



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TYPE 2 BUILDING 05-06, 07-08 L3

UNIT NUMBERS:

B2-5-3-05 B2-7-3-05
B2-6-3-05 (R) B2-8-3-05 (R)

3-BEDROOM - LEVEL 3

UNIT AREA	173 SQM
BALCONY AREA	21 SQM
TOTAL NET AREA	194 SQM
TOTAL GROSS AREA	222 SQM



*Areas highlighted in yellow refer to actual unit location.
* (R) refers to mirrored units



DISCLAIMER

- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate; information subject to change without notice.
- 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.
- Actual suite area may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions.
- 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.
- 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.

TYPE 2 BUILDING 05-06, 07-08 L4 PENTHOUSE

UNIT NUMBERS:

B2-5-4-01 (R) B2-7-4-01 (R)
B2-6-4-01 B2-8-4-01

3-BEDROOM - PENTHOUSE A

UNIT AREA	261 SQM
BALCONY AREA	82 SQM
TOTAL NET AREA	343 SQM
TOTAL GROSS AREA	392 SQM



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- 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.

TYPE 2 BUILDING 05-06, 07-08 L4 PENTHOUSE

UNIT NUMBERS:

B2-5-4-02 (R) B2-7-4-02 (R)
B2-6-4-02 B2-8-4-02

3-BEDROOM - PENTHOUSE B / GARDEN VIEW

UNIT AREA	243 SQM
BALCONY AREA	54 SQM
TOTAL NET AREA	297 SQM
TOTAL GROSS AREA	340 SQM



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- Actual suite area may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions.
- 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.
- 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.

TYPE 2 BUILDING 05-06, 07-08 L4 PENTHOUSE

UNIT NUMBERS:

B2-5-4-04 B2-7-4-04
B2-6-4-04 (R) B2-8-4-04 (R)

3-BEDROOM - PENTHOUSE B

UNIT AREA 241 SQM
BALCONY AREA 54 SQM
TOTAL NET AREA 295 SQM
TOTAL GROSS AREA 337 SQM



*Areas highlighted in yellow refer to actual unit location.
* (R) refers to mirrored units



DISCLAIMER

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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.
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.

TYPE 2 BUILDING 05-06, 07-08 L4 PENTHOUSE

UNIT NUMBERS:

B2-5-4-03 (R) B2-7-4-03 (R)
B2-6-4-03 B2-8-4-03

3-BEDROOM - PENTHOUSE C

UNIT AREA 271 SQM
BALCONY AREA 103 SQM
TOTAL NET AREA 374 SQM
TOTAL GROSS AREA 428 SQM



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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.

The Fourteen Golf Residences Specifications & Facilities

The Fourteen Golf Residences - Contemporary Scheme

FOYER

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

LIVING, DINING & INTERNAL CORRIDORS:

- Floors Imported marble with accents
- 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

WALK-IN CLOSETS (AT MASTER BEDROOMS ONLY):

- Cabinets Stained veneer woodwork

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 Marble; varies according to bathroom style
- Cabinet Shutters: Stained veneer woodwork

The Fourteen Golf Residences Specifications & Facilities

The Fourteen Golf Residences - Contemporary Scheme

KITCHEN:

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

KITCHEN CABINETS:

- Base unit Laminate woodwork with countertop
- Wall unit Laminate woodwork

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

APPLIANCES:

- Not included

A/C:

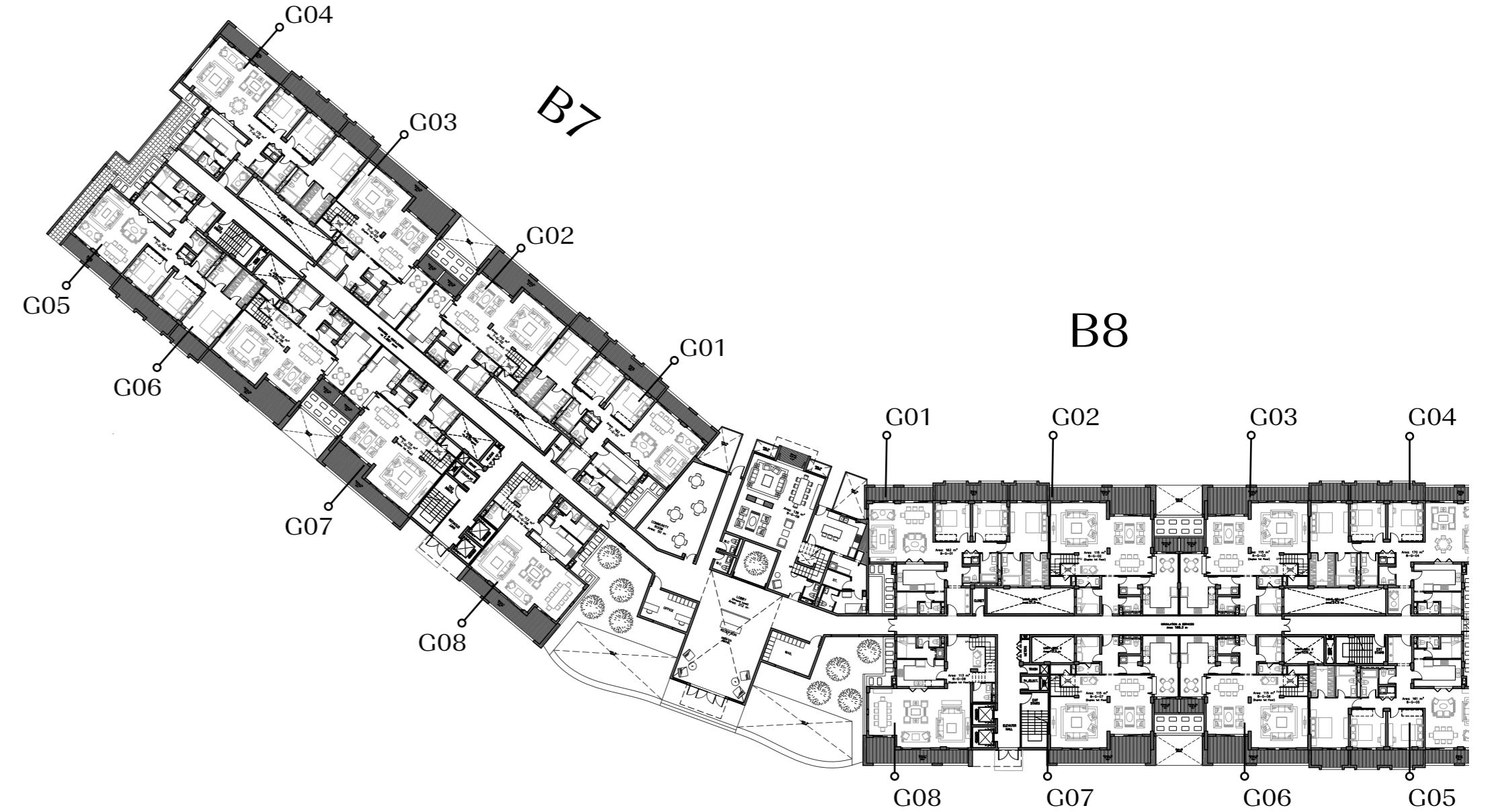
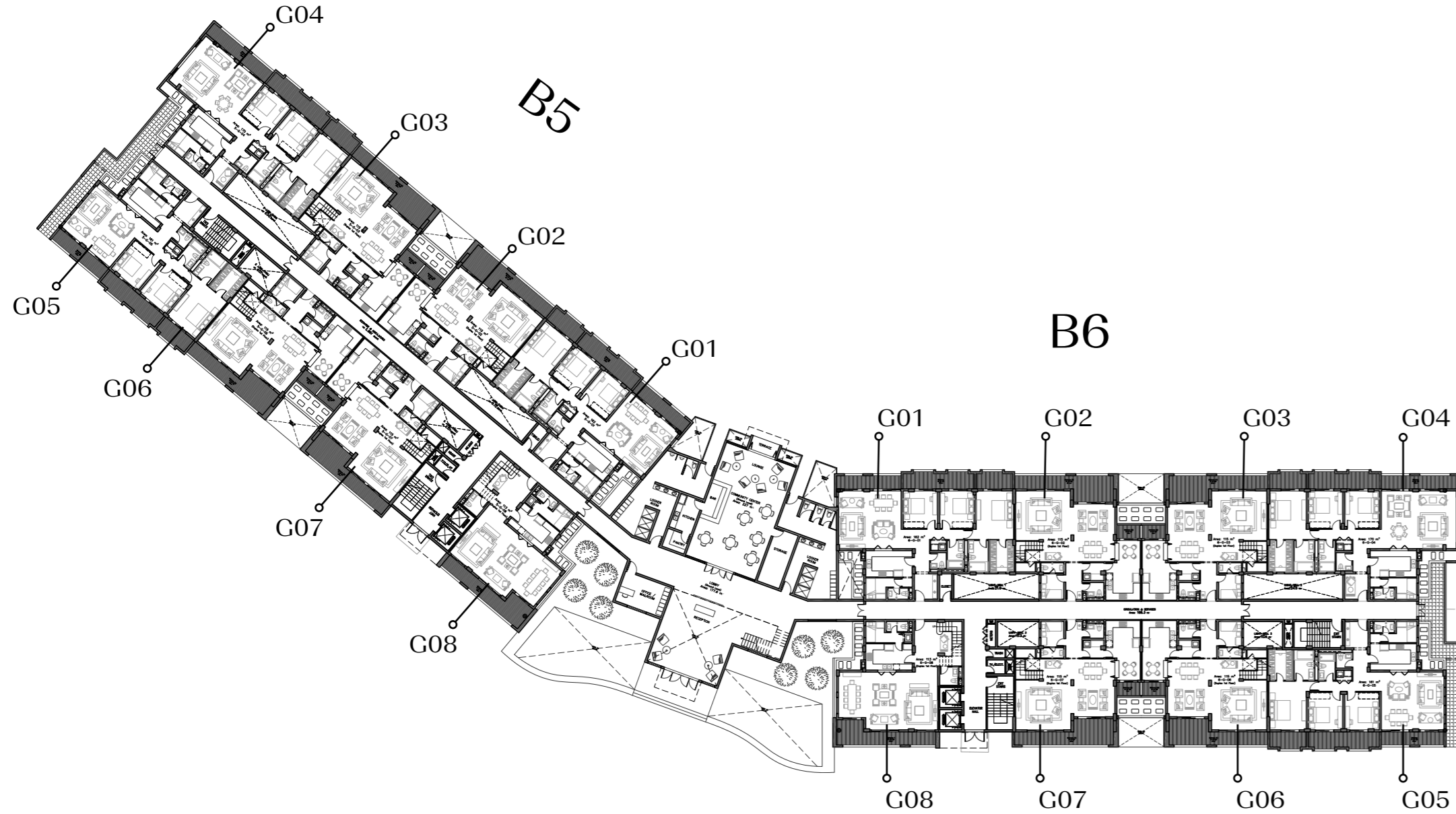
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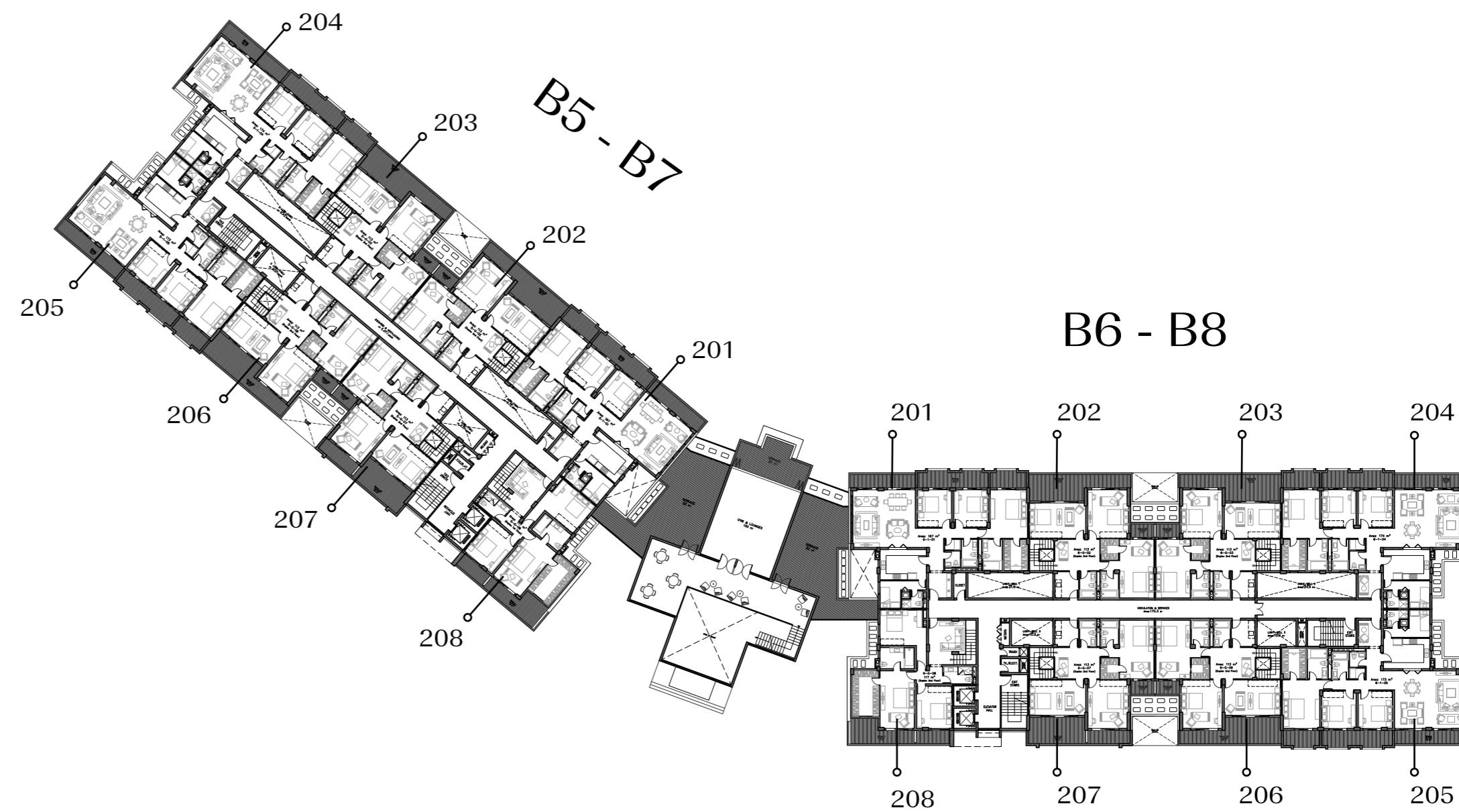
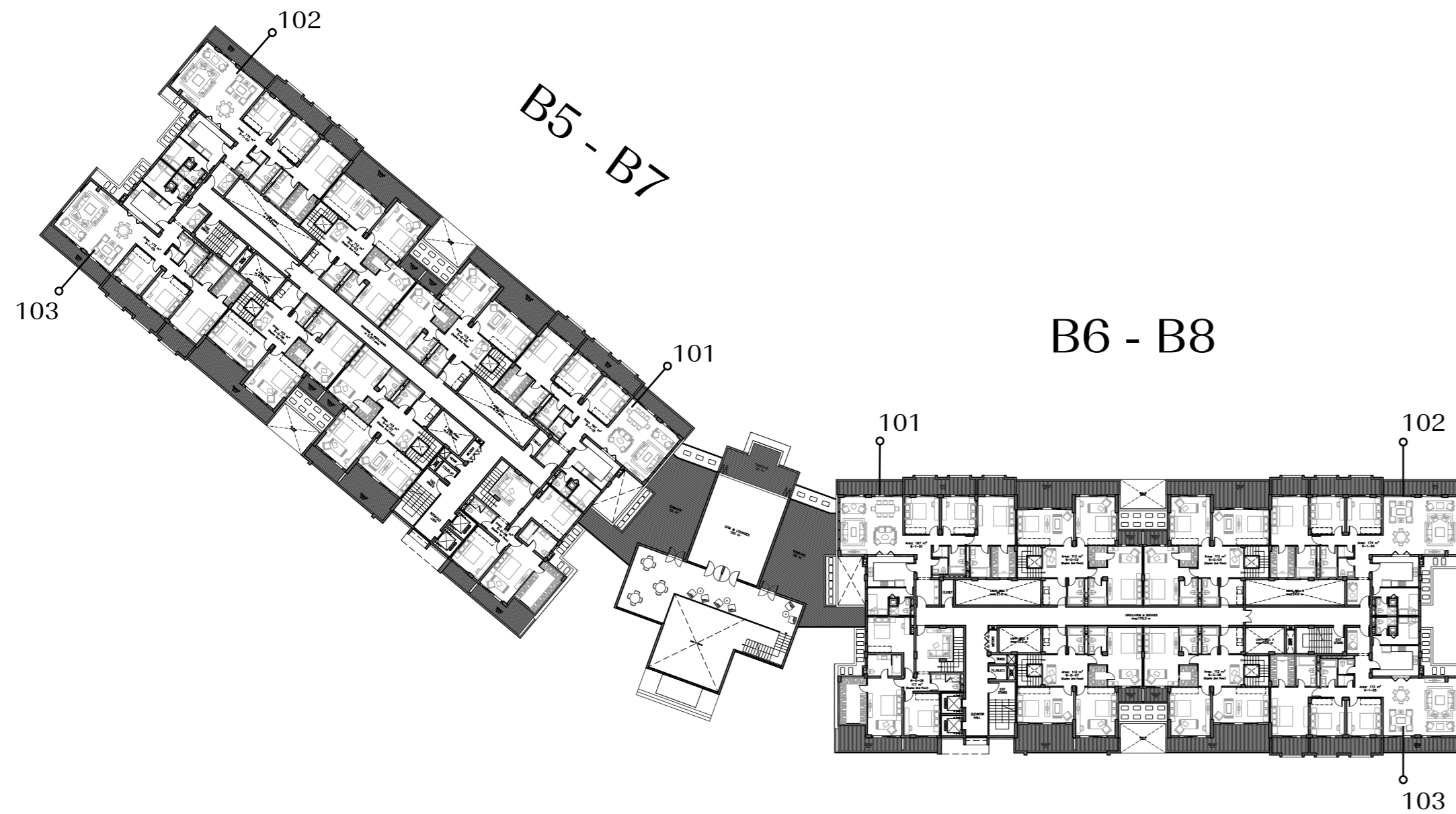
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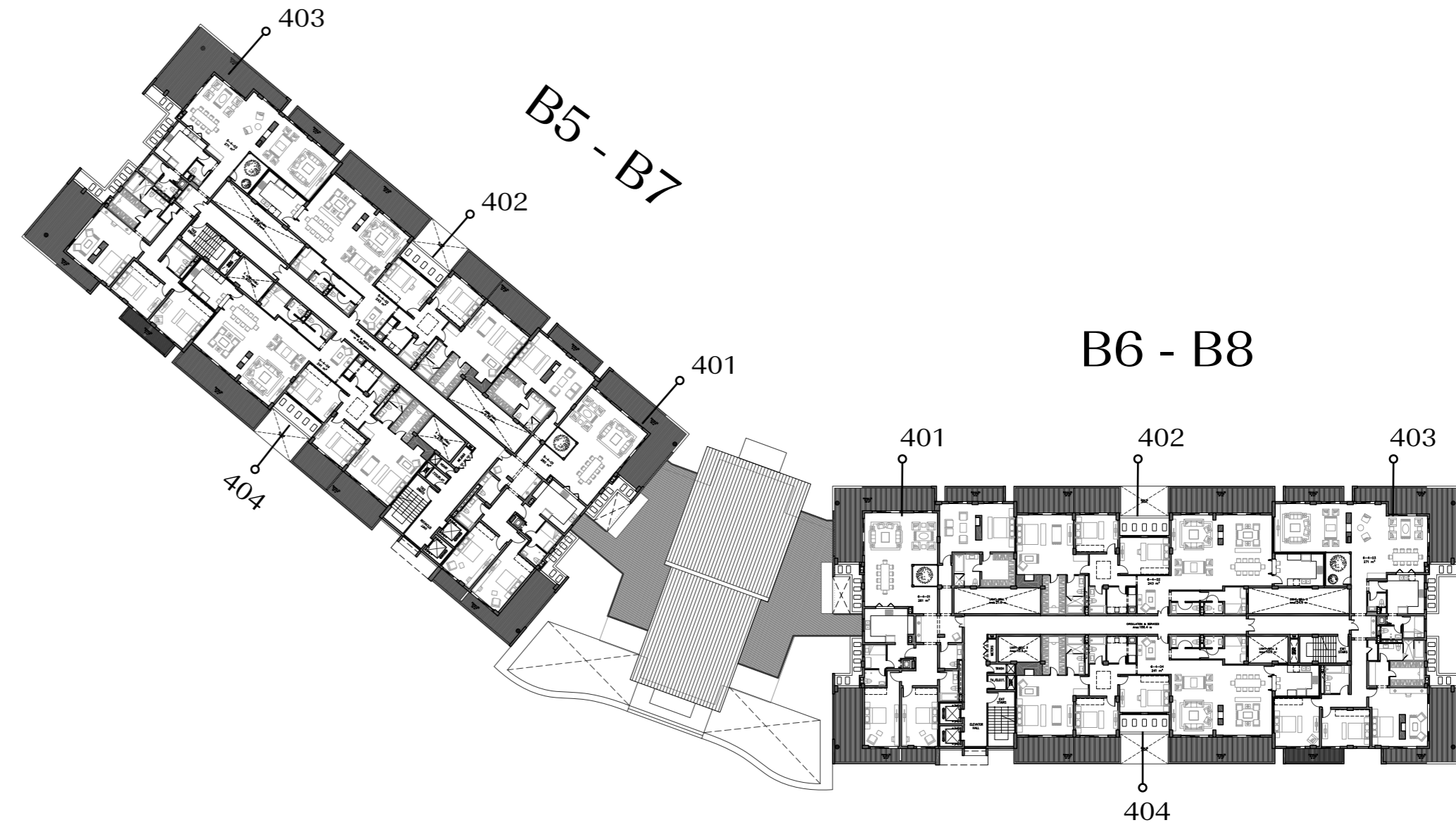
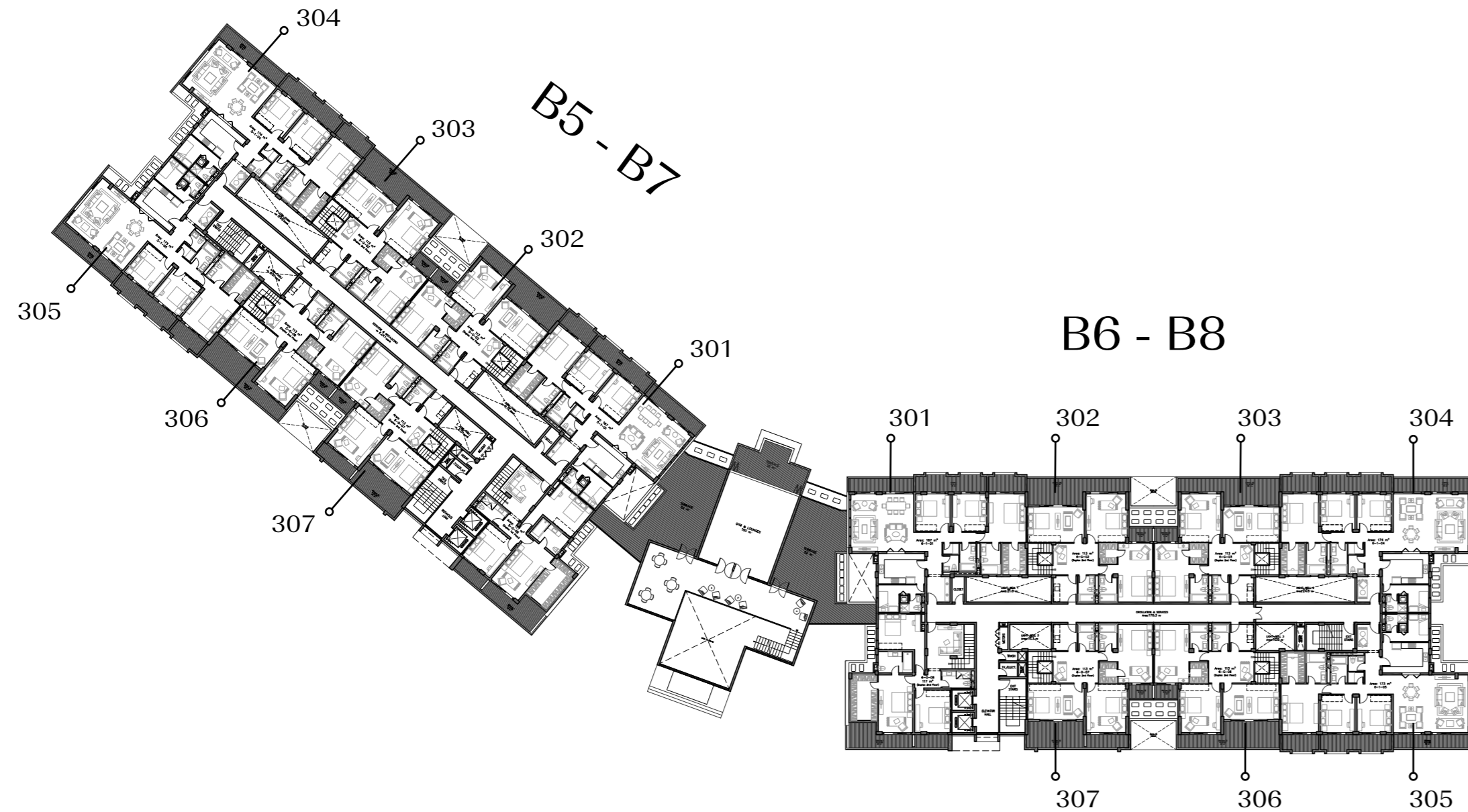
- Allocated underground car park +storage

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.
- Decorative Fireplaces shown are electrical floor box provisions only (without exhaust).









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

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