

UPTOWN
CAIRO
HEART OF CAIRO

HILLTOP

GOLF VILLAS

BE ONE
of
36
CHOSEN FEW

A
LIFE OF
PRESTIGE





A MOUNTAIN MIRACLE



Uptown Cairo, located on an exotic hilltop 200m above sea level will fill your lungs with fresh air and elevate your senses with the breathtaking views of the sweeping golf courses and horizons of greater Cairo. Uptown Cairo's unmatched lifestyle made it among the city's most exclusive and thriving communities.



BEAUTY ALL AROUND

Featuring mesmerizing views,
Uptown Cairo is a haven of tranquility and peace
of mind, with lush green spaces enveloping its
homes, it is the embodiment of refinement.

THE CENTER OF IT ALL

Located in the heart of the capital,
Uptown Cairo has a one-of-a-kind location. Easily
accessible from everywhere.



THE GOLF CLUBHOUSE

A perfect spot for you and your family with an impressive number of outlets for dining, sports, wellness, and beauty.

With a heartwarming view and a mesmerizing skyline against the horizon, the award-winning clubhouse leaves no room for imperfections.

10

HILLTOP GOLF VILLAS | UPTOWN CAIRO






UPTOWN
◆ CLUB ◆
EST. 2022

AN ELITE
APPROACH TO SPORTS

Designed for the finer tastes, Uptown Club adds a touch of sophistication into the sports and activities beloved by many. Its total land area of 62,000 sqm is dedicated to a diverse range of athletic and artistic activities, from the everyday favorites such as tennis, football, and music to the regal passions such as fencing and polo. With several other facilities available, including a relaxing spa and a variety of exquisite restaurants tailored exclusively for you.



HILLTOP

GOLF VILLAS

A LIFE OF PRESTIGE

Discover the true meaning of exclusivity
at Hilltop Villas, where you can find your new
home in one of only 36 exquisitely designed villas.

Each villa is a precious commodity in Uptown
Cairo, a gem to be cherished forever.



PANORAMIC
VIEWS



BE ONE OF THE CHOSEN FEW

The Hilltop Villas are elegant, minimalistic,
and rare. The nature-inspired themes and limited
availability makes them the choice of those who want to
experience what it means to be truly one-of-a-kind.



BE ONE
of
36
CHOSEN FEW



EXCLUSIVE
EXPERIENCES



GOLF NEXT DOOR



Experience the golf-next-door lifestyle as you wake up surrounded by the vast greenery of Uptown Cairo's 18-hole golf course and refreshing breeze, the perfect start to a delightful day.





ONE WITH
NATURE



EXPANSIVE GREENERY

The picturesque nature of Hilltop Villas creates an unforgettable sight. Witness the glorious greenery of golf courses encompassing you all around from the comfort of your majestic home.





GREEN
HORIZONS





A CLOUD-HIGH
LIFESTYLE



DISCOVER SERENITY



Convenience is at the very core of Hilltop Villas' essence, giving residents easy access to luxury living and various amenities. Combined with the unmatched views, it is a world of tranquility and serenity.





ENDLESS
TRANQUILITY





ELEVATED
VIEWS



FOR THOSE WITH REFINED TASTE

Hilltop Villas is about the finer things in life. Not only will you live in an exclusive and gorgeous home, but you will have direct access to a premium area dedicated to food and beverages, presenting you with great choices for fine dining and entertainment.



MASTERPLAN

HILLTOP

GOLF VILLAS



SITEPLAN

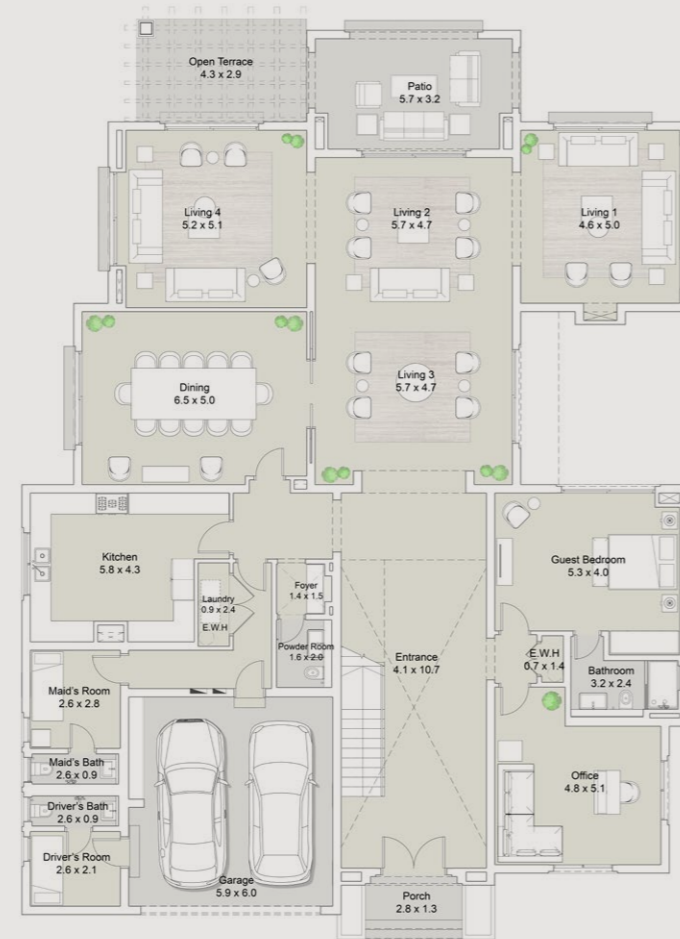
HILLTOP

GOLF VILLAS



VILLA 6

Ground Floor Area	343 SQM
First Floor Area	291 SQM
Porch Area	5 SQM
Covered Terraces	26 SQM
Uncovered Terraces	77 SQM
Garage Area	37 SQM
Total Gross Area	779 SQM
Number of Bedrooms	6
Maids' Room with Bathroom	1
Driver's Room with Bathroom	1



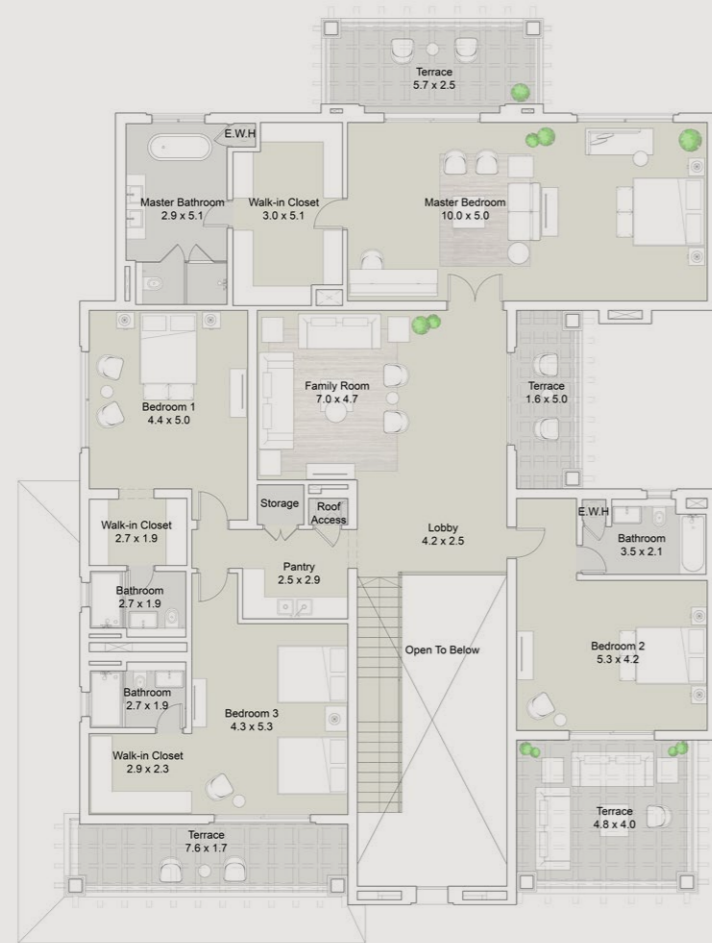
Ground Floor



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VILLA 6



First Floor



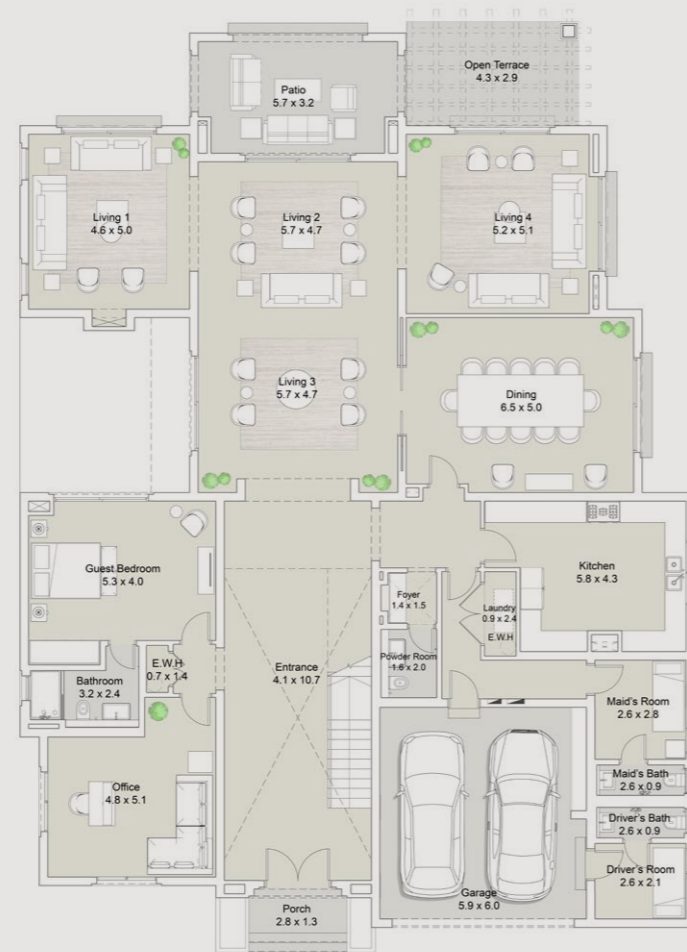
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VILLA 6-M

Ground Floor

Ground Floor Area	343 SQM
First Floor Area	291 SQM
Porch Area	5 SQM
Covered Terraces	26 SQM
Uncovered Terraces	77 SQM
Garage Area	37 SQM
Total Gross Area	779 SQM
Number of Bedrooms	6
Maids' Room with Bathroom	1
Driver's Room with Bathroom	1



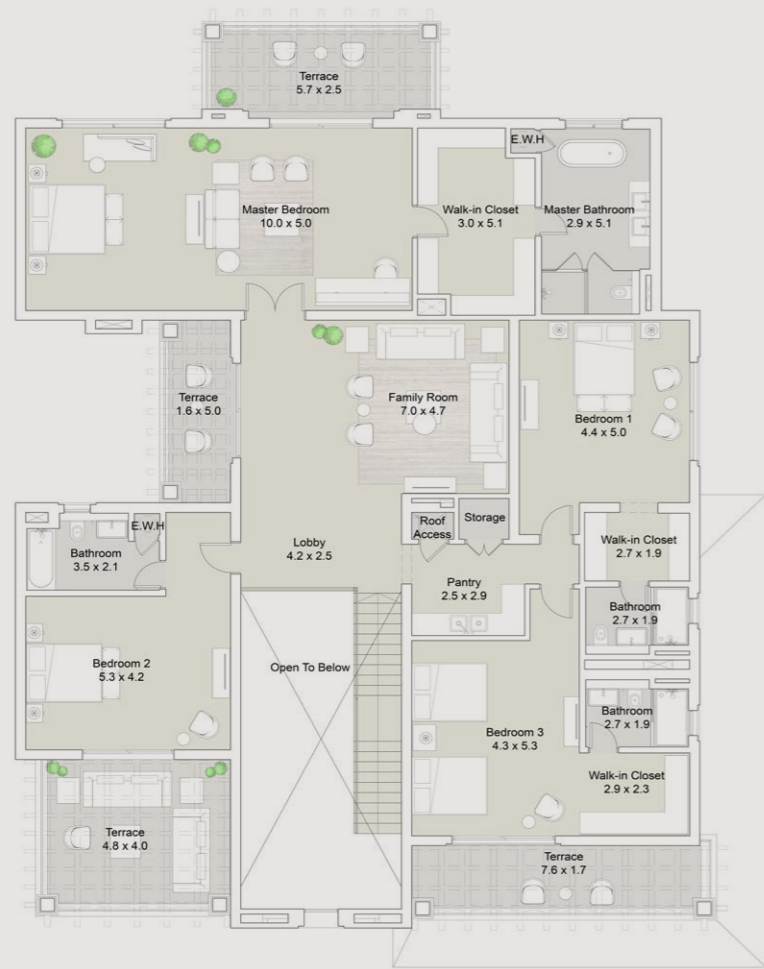
Ground Floor



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VILLA 6-M



First Floor



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VILLA 2

Ground Floor

Ground Floor Area	218 SQM
First Floor Area	185 SQM
Porch Area	11 SQM
Uncovered Terraces	51 SQM
Garage Area	35 SQM
Total Gross Area	500 SQM
Number of Bedrooms	5
Maids' Room with Bathroom	1
Driver's Room with Bathroom	1



Ground Floor



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VILLA 2



First Floor



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VILLA 2-M

Ground Floor

Ground Floor Area	218 SQM
First Floor Area	185 SQM
Porch Area	11 SQM
Uncovered Terraces	51 SQM
Garage Area	35 SQM
Total Gross Area	500 SQM
Number of Bedrooms	5
Maids' Room with Bathroom	1
Driver's Room with Bathroom	1



Ground Floor



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VILLA 2-M



First Floor



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VILLA 2B-M

Ground Floor

Ground Floor Area	215 SQM
First Floor Area	185 SQM
Basement Floor Area	174 SQM
Porch Area	11 SQM
Covered Terraces	36 SQM
Uncovered Terraces	42 SQM
Garage Area	35 SQM
Total Gross Area	698 SQM
Number of Bedrooms	5
Maids' Room with Bathroom	1
Driver's Room with Bathroom	1



Ground Floor



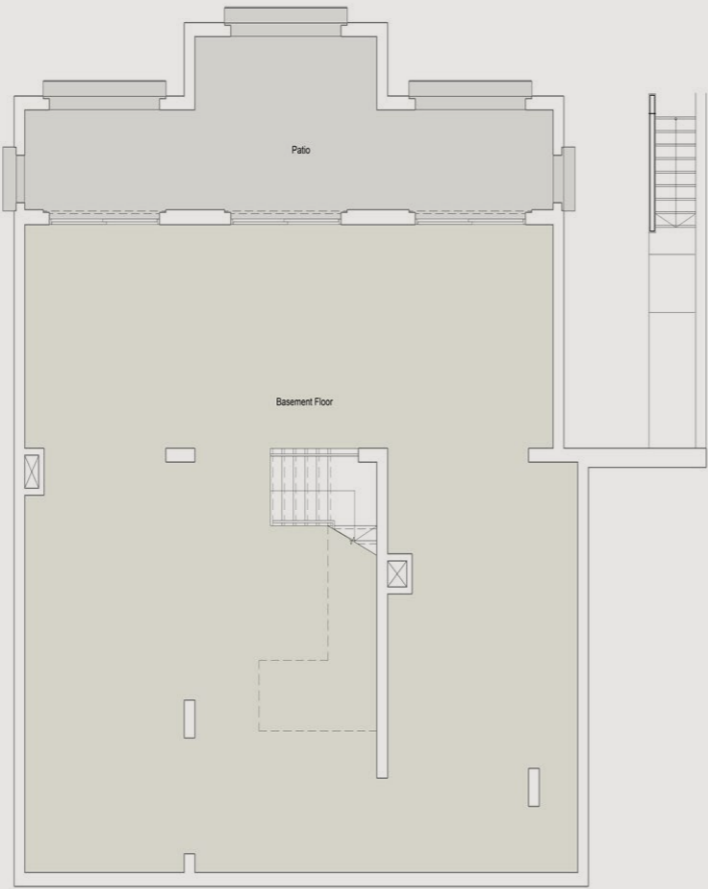
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VILLA 2B-M



First Floor



Basement Floor



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VILLA 18P

Ground Floor

Ground Floor Area	146 SQM
First Floor Area	132 SQM
Penthouse Floor Area	65 SQM
Porch Area	7 SQM
Covered Terraces	12 SQM
Uncovered Terraces	28 SQM
Roof Terrace	33 SQM
Total Gross Area	423 SQM
Number of Bedrooms	5
Maids' Room with Bathroom	1



Ground Floor



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VILLA 18P



First Floor



Penthouse



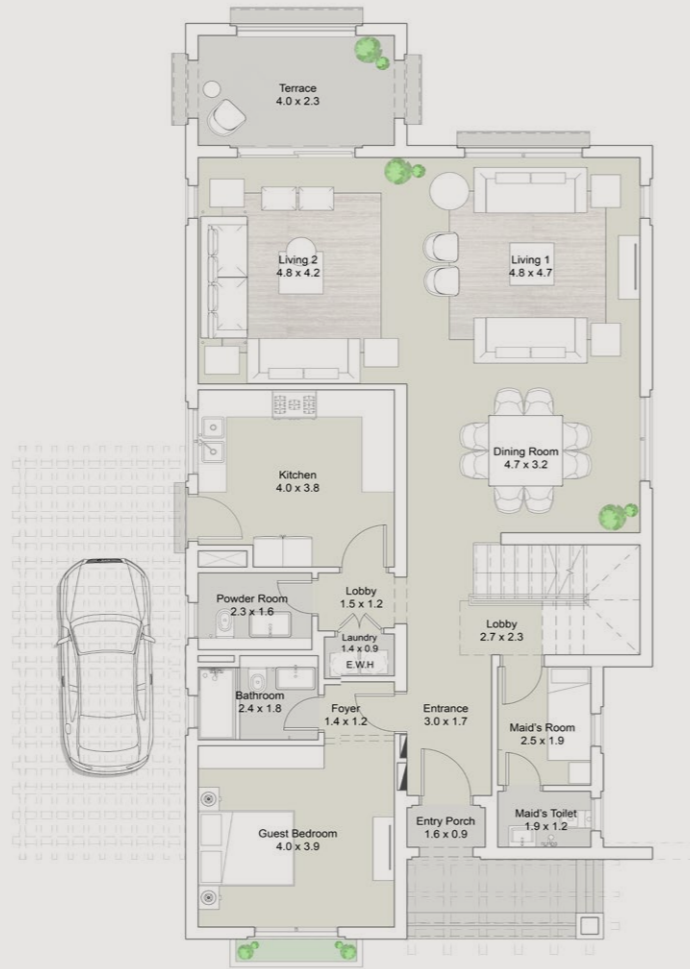
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VILLA 18P-M

Ground Floor

Ground Floor Area	146 SQM
First Floor Area	132 SQM
Penthouse Floor Area	65 SQM
Porch Area	7 SQM
Covered Terraces	12 SQM
Uncovered Terraces	28 SQM
Roof Terrace	33 SQM
Total Gross Area	423 SQM
Number of Bedrooms	5
Maids' Room with Bathroom	1



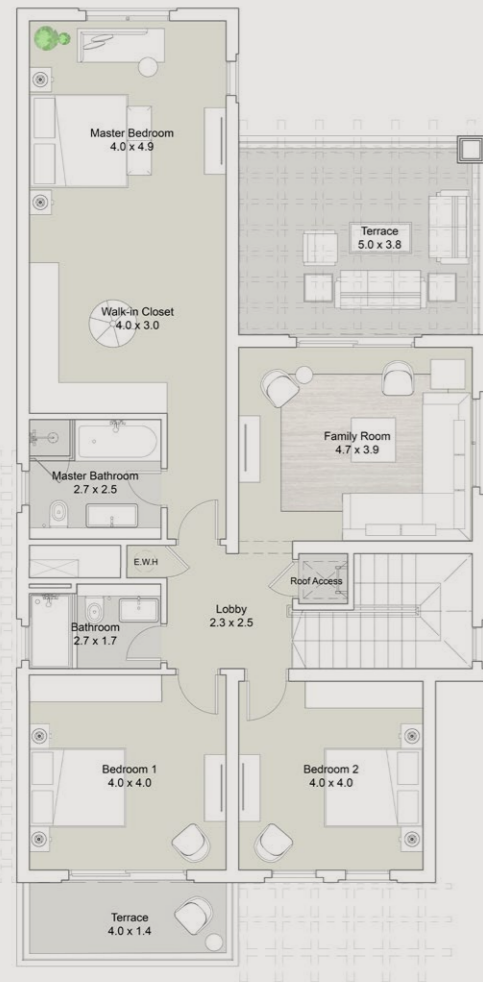
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VILLA 18P-M



First Floor



Penthouse



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VILLA 18B

Ground Floor

Ground Floor Area	146 SQM
First Floor Area	132 SQM
Basement Floor Area	148 SQM
Porch Area	7 SQM
Covered Terraces	24 SQM
Uncovered Terraces	28 SQM
Total Gross Area	485 SQM

Number of Bedrooms	4
Maid's Room with Bathroom	1



Ground Floor



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VILLA 18B



First Floor



Basement Floor



DISCLAIMER

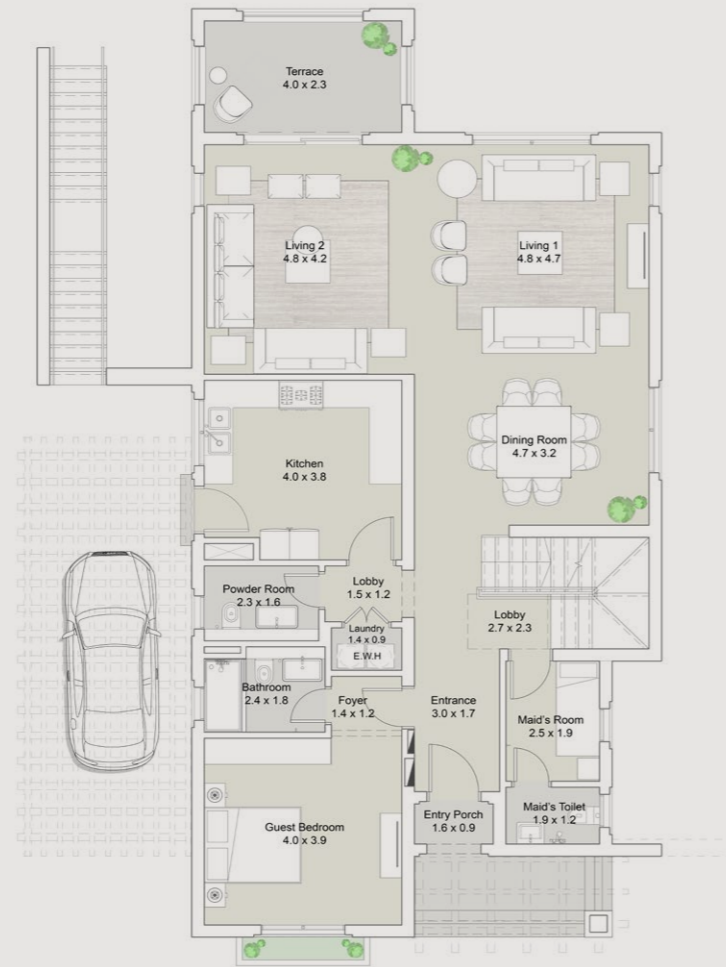
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VILLA 18B-M

Ground Floor

Ground Floor Area	146 SQM
First Floor Area	132 SQM
Basement Floor Area	148 SQM
Porch Area	7 SQM
Covered Terraces	24 SQM
Uncovered Terraces	28 SQM
Total Gross Area	485 SQM

Number of Bedrooms	4
Maids' Room with Bathroom	1



Ground Floor



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VILLA 18B-M



First Floor

Basement Floor



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VILLA 16P

Ground Floor Area	109 SQM
First Floor Area	114 SQM
Penthouse Floor Area	45 SQM
Porch Area	5 SQM
Covered Terraces	10 SQM
Uncovered Terraces	6 SQM
Roof Terrace	35 SQM
Total Gross Area	324 SQM
Number of Bedrooms	3
Maid's Room with Bathroom	1



Ground Floor



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VILLA 16P



First Floor



Penthouse

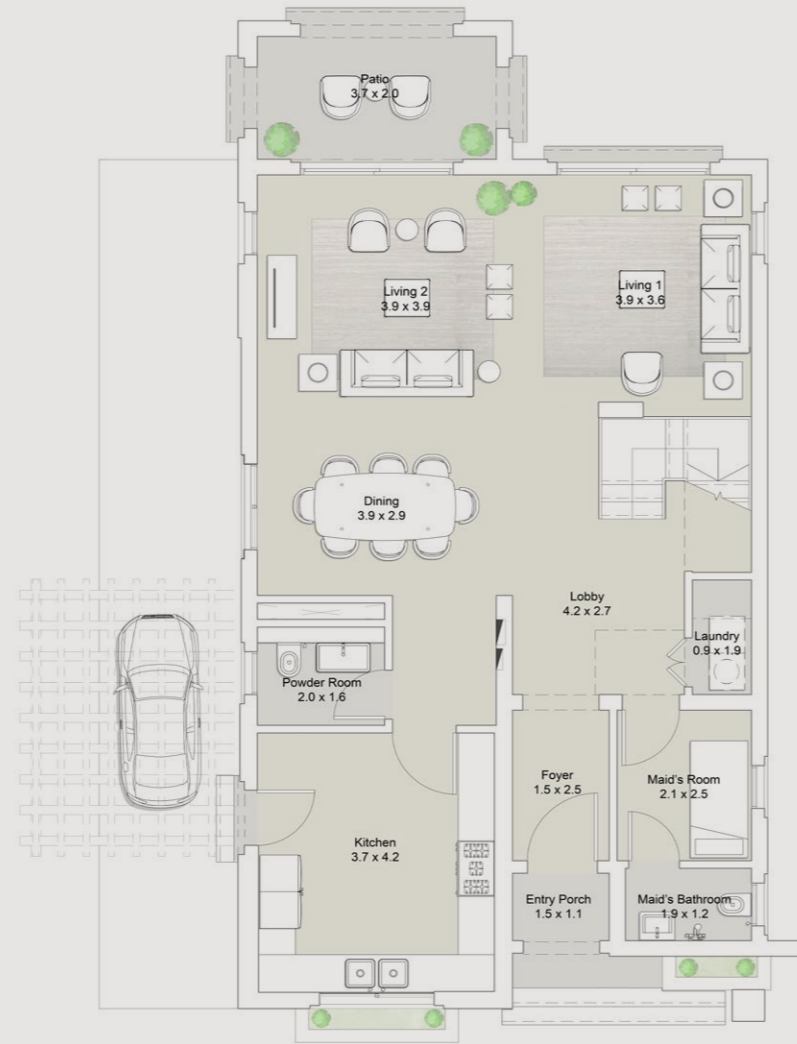


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VILLA 16P-M

Ground Floor Area	109 SQM
First Floor Area	114 SQM
Penthouse Floor Area	45 SQM
Porch Area	5 SQM
Covered Terraces	10 SQM
Uncovered Terraces	6 SQM
Roof Terraces	35 SQM
Total Gross Area	324 SQM
Number of Bedrooms	3
Maids' Room with Bathroom	1



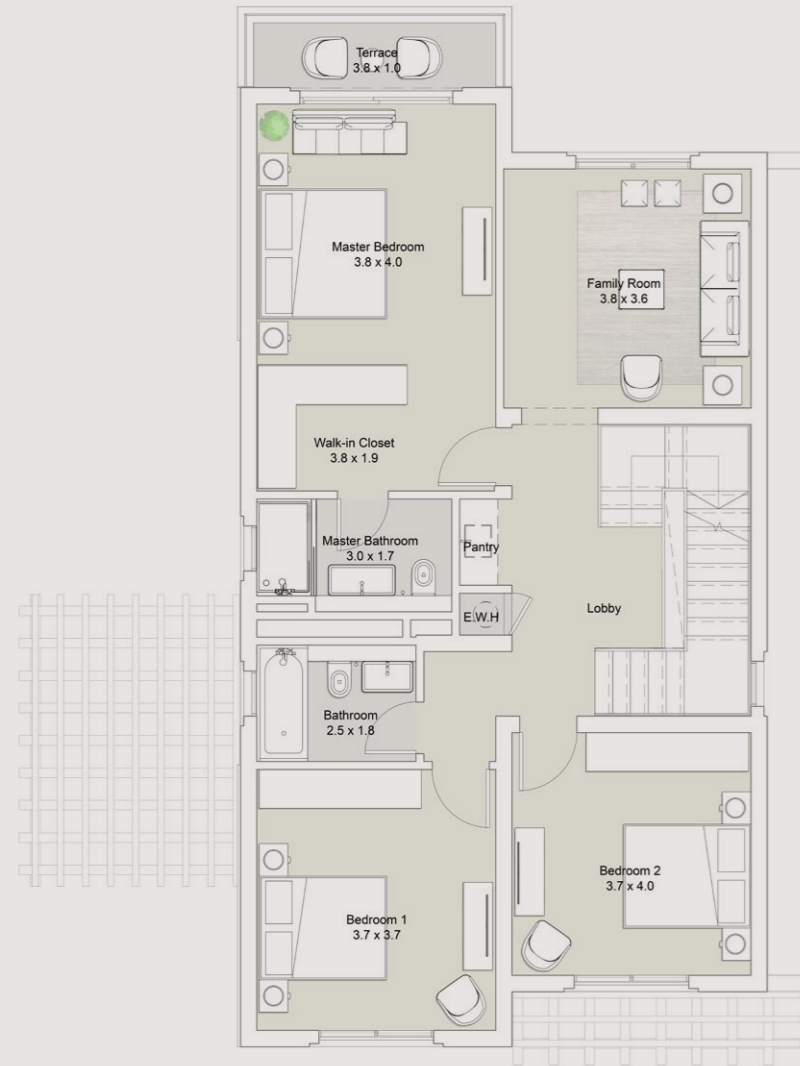
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VILLA 16P-M



First Floor



Penthouse



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EXQUISITE
FULLY FINISHED
INTERIORS







SPECIFICATION & FACILITIES

1. ENTRY FOYER & INTERNAL CORRIDORS:

- Floors Marble
- Walls Paint (white)
- Ceiling Paint (white)

2. LIVING, DINING:

- Floors Engineered Wood
- Walls Paint (white)
- Ceiling Paint (white)

3. TERRACES:

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

4. KITCHEN:

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

5. BEDROOMS:

- Floors HDF Laminate Floor
- Walls Paint (white)
- Ceiling Paint (white)

6. ALL BATHROOMS:

- Floors High quality porcelain tiles
- Walls High quality porcelain with Paint
- Ceiling Paint (White)

7. SANITARY WARE:

- High quality sanitary fixtures and mixers

8. KITCHEN CABINETS:

- Not Included

9. UTILITY ROOMS & BATHROOMS (IF ANY):

- Floors Local Ceramic tiles.
- Walls Paint (White)
- Ceiling Paint (White)

10. ALUMINIUM & GLAZING:

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

11. DOORS:

- Entrance Door Solid Woodwork
- Internal Doors Lacquered Woodwork

12. AIR CONDITIONING UNITS:

- Provisions only

13. WATER HEATERS

- Provisions only for conventional type

14. APPLIANCES AND PANTRIES (IF ANY)

- Provisions only

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 note that kitchens, pantries and wardrobes are not included
- Please note that instant water heaters are not allowed, provisions are for conventional water heaters
- Please note that air conditions are not included. Provisions are for split type.
- Please note that gardens are delivered without plantation and irrigation.

EMAAR MISR SALES CENTERS

Capital Business Park: Ground floor B2 building, Sheikh Zayed, Giza
Uptown Cairo: Emtidad Ramsis St. exit from the 6th of October bridge
Mivida: Mivida Business Park, Building I, end of road 90 next to AUC new campus
New Cairo: 90th Street, Concord Center, B334
Marassi: Social Hub, Sidi Abdel Rahman, Kilo I33, North Coast Road, Matrouh

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