



**PYRAMID HILLS**

LIMITED EDITION



**SIMPLICITY**

is the ultimate sophistication.

- Leonardo Da Vinci

Upon entering PYRAMID HILLS, one is instantly presented with a sense of  
**calm and tranquility.**

There are no large buildings to conquer the sky, only sleek and elegant,  
one-floor villas standing with  
**a magnificent view of the pyramids.**

Cobble-stoned roads pave the streets, providing a sense of community while  
revealing our emphasis on pedestrians.

The compound is made for walking, with a massive central garden & walking track,  
featuring fountains and beautiful landscaping to encourage  
**a healthy lifestyle.**

Essentially sprawled across a plateau, Pyramid Hills' vantage point of the  
city below only adds to the sense of tranquility that encourages our  
visitors to further explore our premises.

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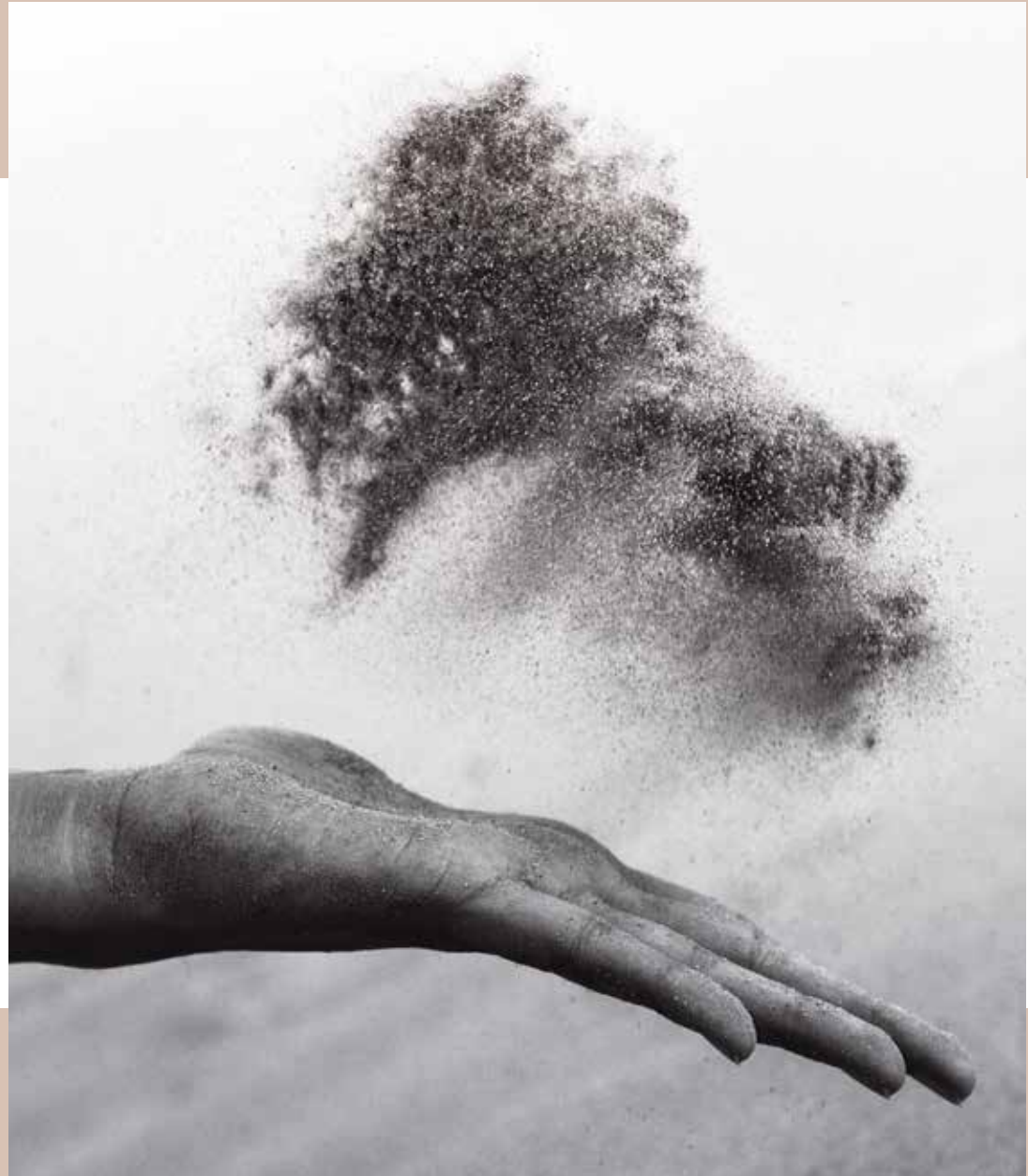
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# WHO WE ARE.

*Two Visionaries Working As One*  
About Pyramid Hills



## WHO WE ARE

### TWO VISIONARIES WORKING AS ONE

No two names inspire trust and confidence like two of Egypt, the region and the world's most iconic businessmen; Mr. Naguib Sawiris (ORA Developers) and Mr. Nabil El Gohary (Gocom Investments).

With a shared track record of distinctive real estate projects that spans over 27 years and three continents, every single one of their collaborative projects is synonymous with elegance, exclusivity and refinement.

When it comes to upscale development, the partners are considered pioneers that have changed the real and construction sectors through the adoption of the highest international benchmarks across the board, prompting others to raise the bar accordingly.

Design, architecture, construction and finishing are meticulously poured over during every phase, and are planned, executed and managed by some of the world's biggest names in their respective fields, on schedule and par excellence.

Their shared vision is most clearly embodied in Leonardo da Vinci's words, "Simplicity is the Ultimate Sophistication."

At Pyramid Hills, as well as all the projects they collaborated on, the ultimate objective was and always will be full client satisfaction.

## WHO WE ARE

# ABOUT PYRAMID HILLS

The Giza Plateau is one of the oldest known significant locations in the history of mankind. Home to one of the Seven Wonders of the World, the Great Pyramids of Egypt, they are now home to one of the country's most distinctive projects, Pyramid Hills. With a 360 view of Cairo's one of a kind architecture and vibe, the natural awe inspiring beauty of its landscapes, the location sets a perfect stage for tranquil living.

Wide open green landscaped spaces, picturesque one floor villas, surrounded by winding cobblestone roads and pathways paint a picture of serenity.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



A perfect stage  
for tranquil  
living.



## WHO WE ARE

Whether it's taking the family out for a picnic or just a solitary walk, the surrounding greenery, gardens, walking track are all designed to inspire an active and healthy lifestyle. Leaving the hassle of downtown Cairo behind, Pyramid Hills is the quintessential alternative clean environment haven.

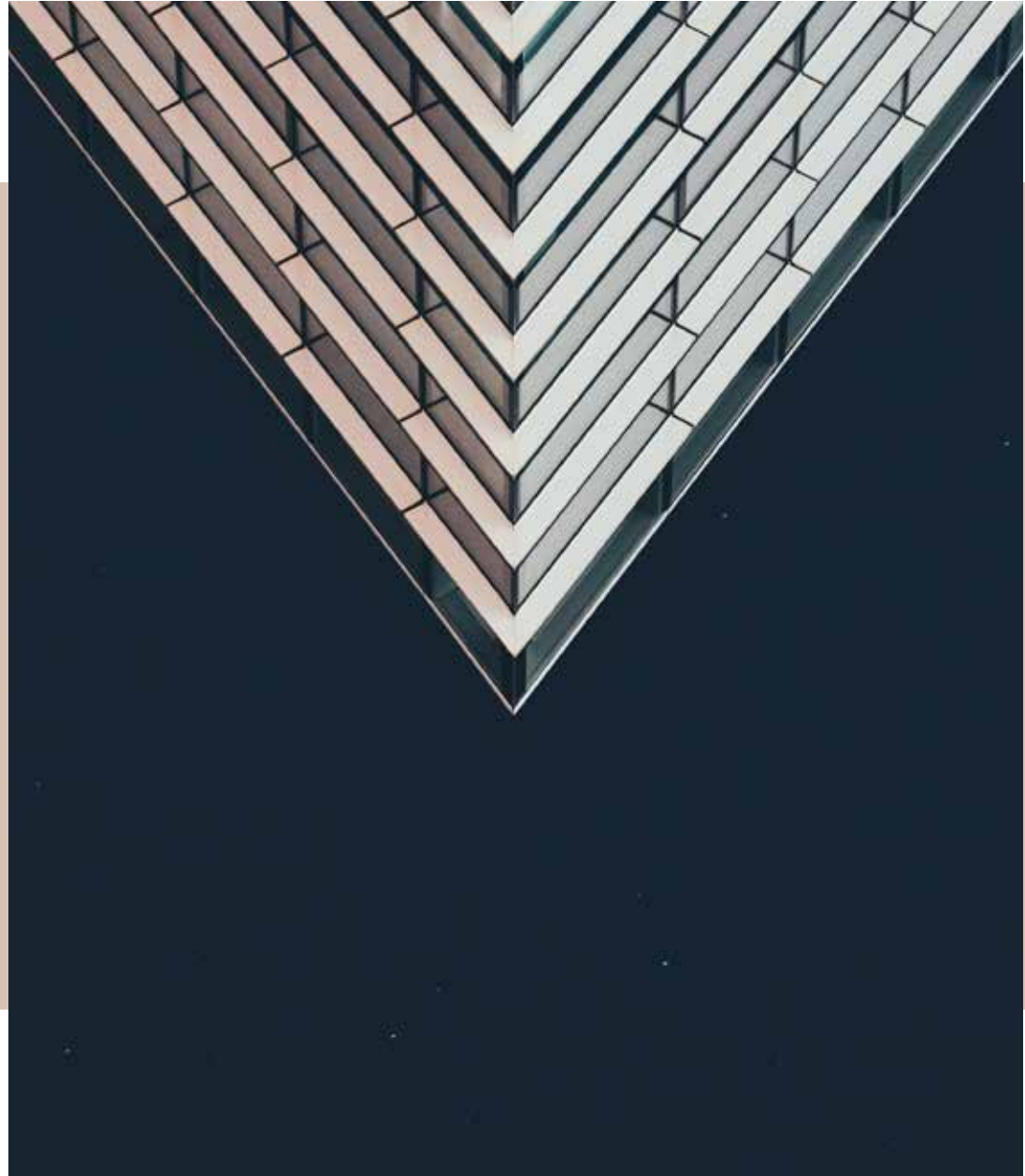
It strikes the perfect balance between the peaceful suburban experience and the minutes away urban experience of the city of Cairo. It is a community onto itself, surrounded by everything you may need in terms of shopping or entertainment, and is a stone's throw away from the Grand Egyptian Museum - one of the world's largest archeological museums - set to open in 2020.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



# PROJECT OVERVIEW.

Location  
Masterplan



## PROJECT OVERVIEW

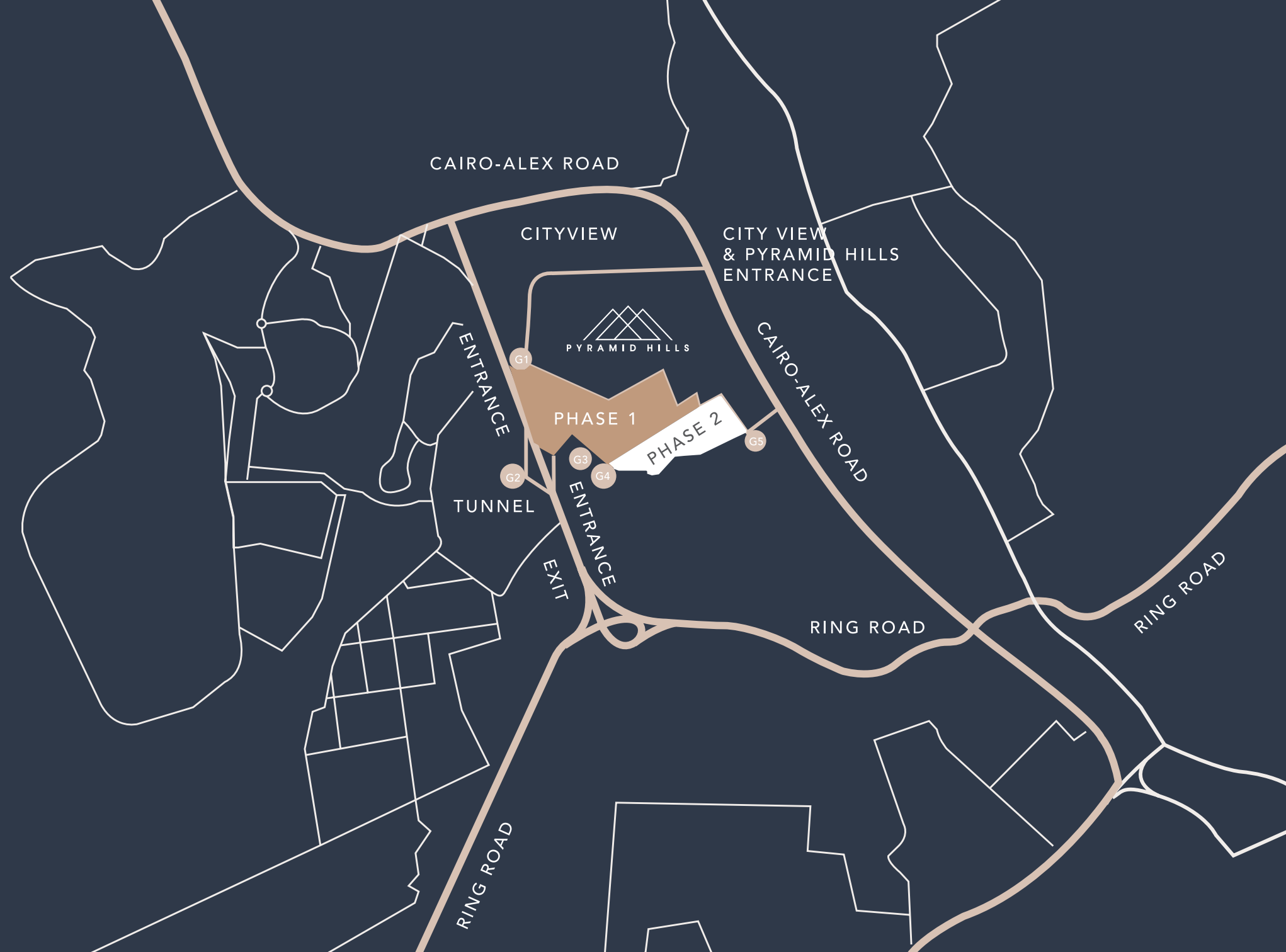
### LOCATION

Pyramid Hills is strategically located in the middle of Central Cairo and Western Cairo, placing it at the very core of the city. The elevated landscape makes for a one of a kind view of the city and its mesmerizing visuals. It is also located very conveniently in close proximity to Sheikh Zayed, the vibrant hub of Giza, featuring numerous entertainment, shopping and activities' hotspots for the whole family. Construction of Pyramid Hills was completed over two phases, with Phase I featuring 93 semi-finished villas, twin and town-houses and 62 semi-finished twin and town houses.

Due to the demand inspired by the founders' stellar reputation and business acumen, Pyramid Hills West Gate is currently under construction, featuring 20 twin and town-houses.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci





CAIRO-ALEX ROAD

CITYVIEW

CITY VIEW  
& PYRAMID HILLS  
ENTRANCE



PHASE 1

PHASE 2

ENTRANCE

G1

TUNNEL

G2

G3

G4

ENTRANCE

EXIT

CAIRO-ALEX ROAD

RING ROAD

RING ROAD

RING ROAD

# Masterplan

- 1 / COMMUNITY ENTRANCE
- 2 / MAIN PROMENADE
- 3 / CLUBHOUSE
- 4 / APARTMENT COURTYARD
- 5 / SPORT FIELD AREA
- 6 / KIDS PLAYGORUND
- 7 / KIDS SWIMMING POOL
- 8 / BARBECUE AREA
- 9 / COMMON GREEN AREAS
- 10 / OUTDOOR GYM
- 11 / GREEN WALL



PHASE 1

PHASE 2

WESTGATE



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci





Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci

# AMENITIES.

PIER 88

Clubhouse

Sport Fields

Kids Playground

BBQ

Public Park



## AMENITIES

### PIER 88

As one of Egypt's most famous and luxurious fine-dining restaurants, PIER 88 offers a variety of tasty meals, drinks and appetizers, paired with a romantic and elegant atmosphere to set the scene.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



A romantic  
& elegant  
atmosphere.



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci

## AMENITIES

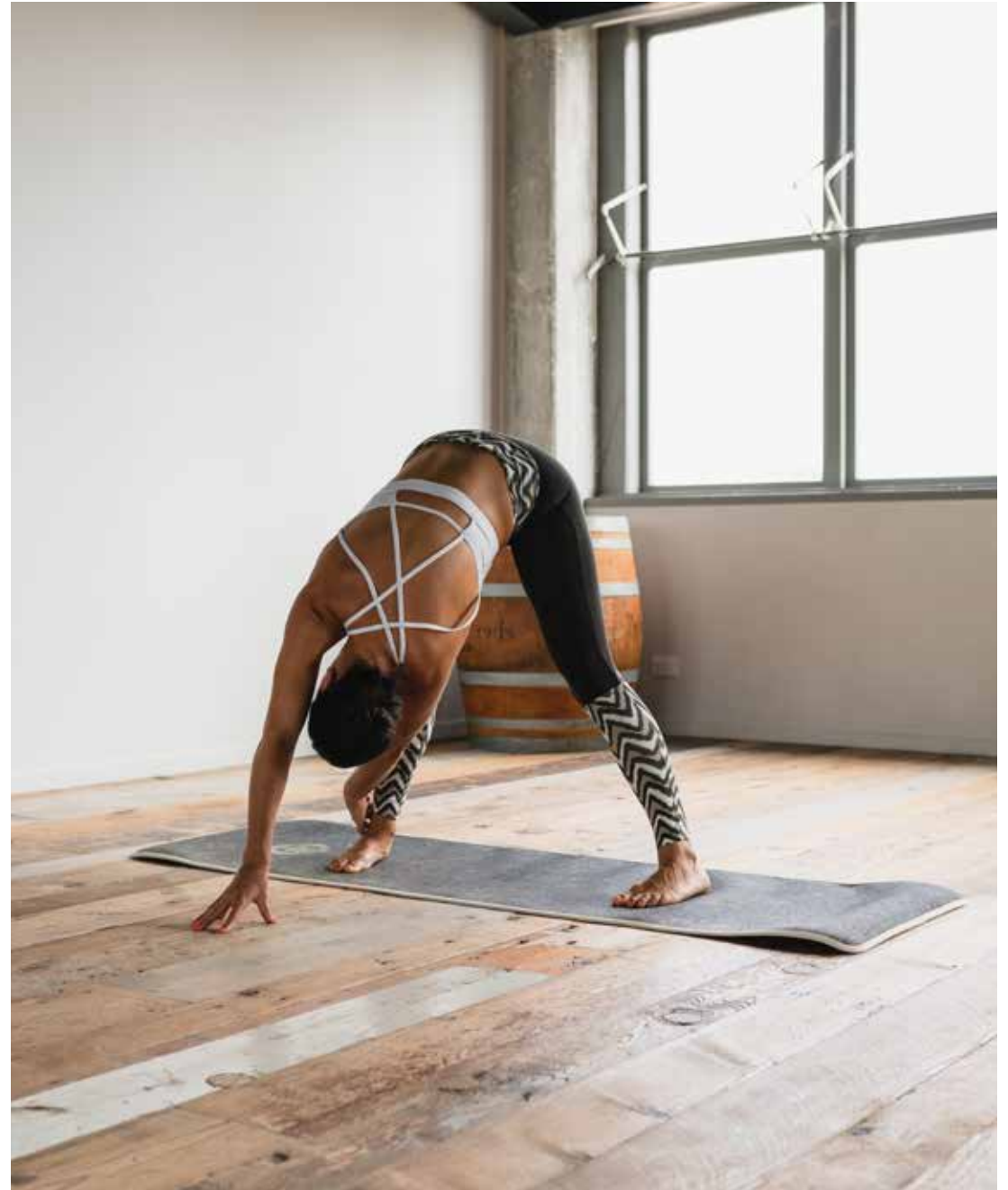
### CLUBHOUSE

Located at the very heart of Pyramid Hills central garden lush green landscapes, the Clubhouse is the place for members to enjoy an active and social experience.

The Clubhouse's climate controlled environment includes two swimming pools, lounges, changing rooms and a gym outfitted with the latest equipment.

The outdoor green areas of the Clubhouse are the perfect place to enjoy a post workout or swim on a sunny morning among friends and family, adding a touch of perfection to your day with the Great Pyramids of Giza in full view.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



## AMENITIES

### SPORT FIELDS

For soccer fans looking for a friendly matchup or some serious tournament style play, the 5V5 field is a masterpiece waiting to see some action. The pro artificial turf and all round heavy duty spotlights make it perfect for both morning and evening games.

And, of course, the annual Pyramid Hills Ramadan tournament is a great way for residents to showcase their skills and engage in some serious, friendly competition.

Basketball and volleyball players are greeted by state of the art multi purpose court, while two pro hard courts await tennis enthusiasts. Providing the best surface for play, the courts are designed for an overall single or double team professional experience.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



A genuinely  
unique  
and tranquil  
jogging  
experience.

## AMENITIES

### KIDS PLAYGROUND

Let your kids out to play in a secure environment that affords you the peace of mind you need.

Even better, join them in one of the three play areas and get in touch with your inner child. Surrounded by a mesh of all round breathtaking scenery, each area is fully fitted with fun, educational and safe facilities for kids to play and interact.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci







Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci

## AMENITIES

### BBQ

Bring family and friends together for some pro level grilling activities at the Pyramid Hills BBQ area.

Designed for a fun and social experience, built in grills await your expert grilling skills and homemade marinades. The area is also equipped with comfortable seating areas and offers a one of a kind DIY dining experience in the midst of open green spaces and a spectacular view.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



Designed for  
a fun and  
social  
experience.

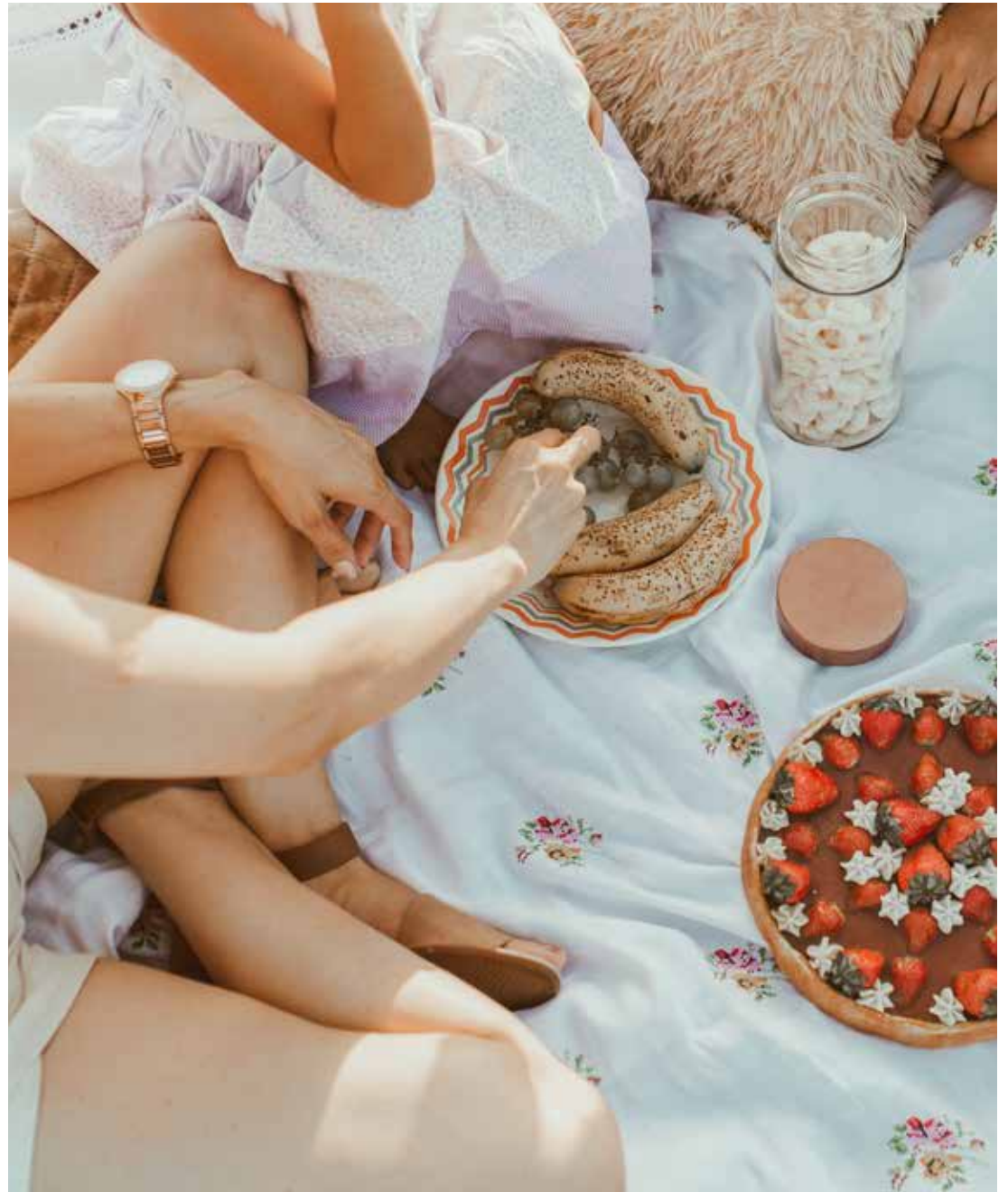
## AMENITIES

### PUBLIC PARK

How does a picnic with the family sound? Or some 'you' time, lying on the grass, soaking up the sun and enjoying the awe inspiring view? Maybe throw around a Frisbee? Enjoy a coffee or a stroll?

That's what you get at the Pyramid Hills public park. A meticulously landscaped wide open garden filled with spread apart seating areas, offering privacy and peace for you, the family and friends.

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- Leonardo Da Vinci



# FLOORPLANS.

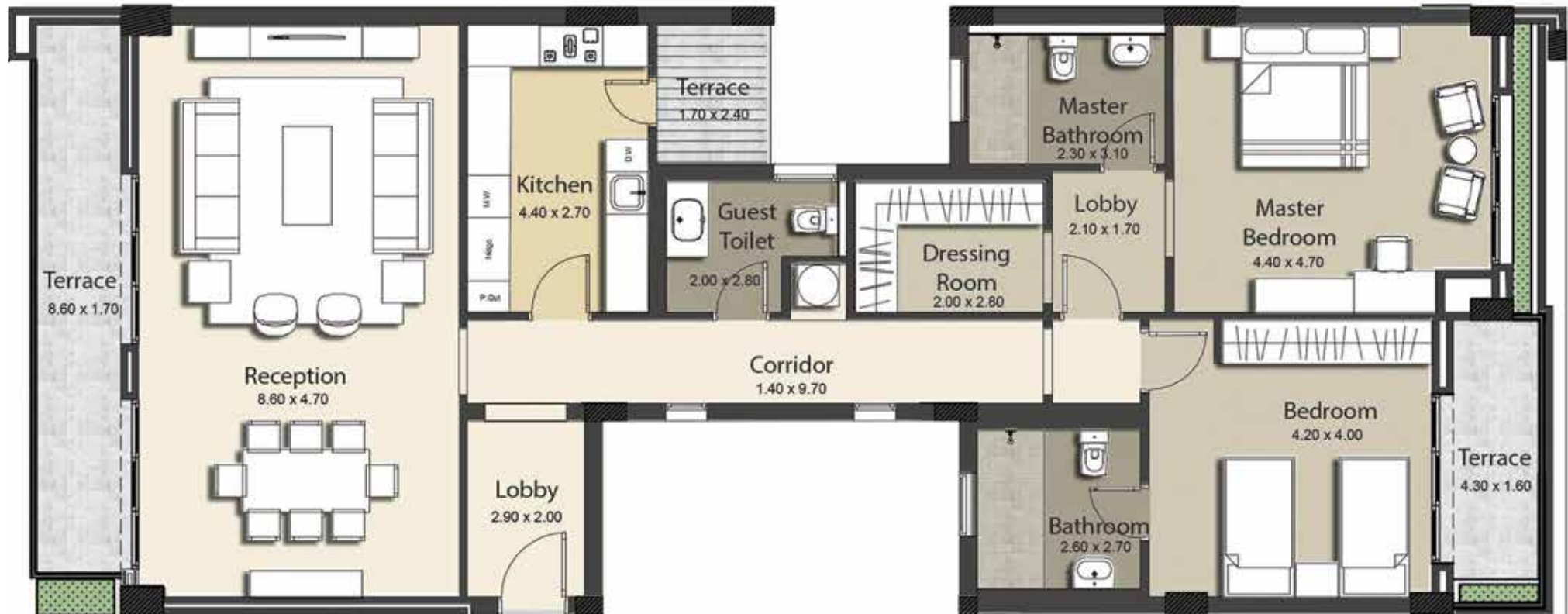
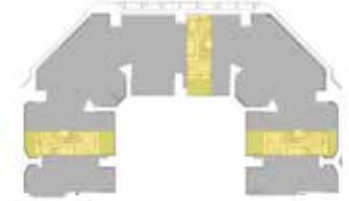
Model A  
Model B



PH Phase 2

MODEL A - F4/6/8

194 M2 - Typical Floor Plan

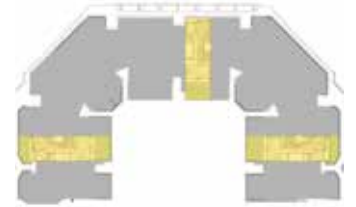




PH Phase 2

MODEL A - F2

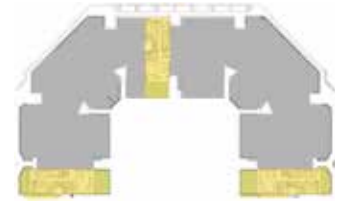
185 M2 - Ground Floor Plan



PH Phase 2

MODEL A - F1

194 M2 - Ground Floor Plan

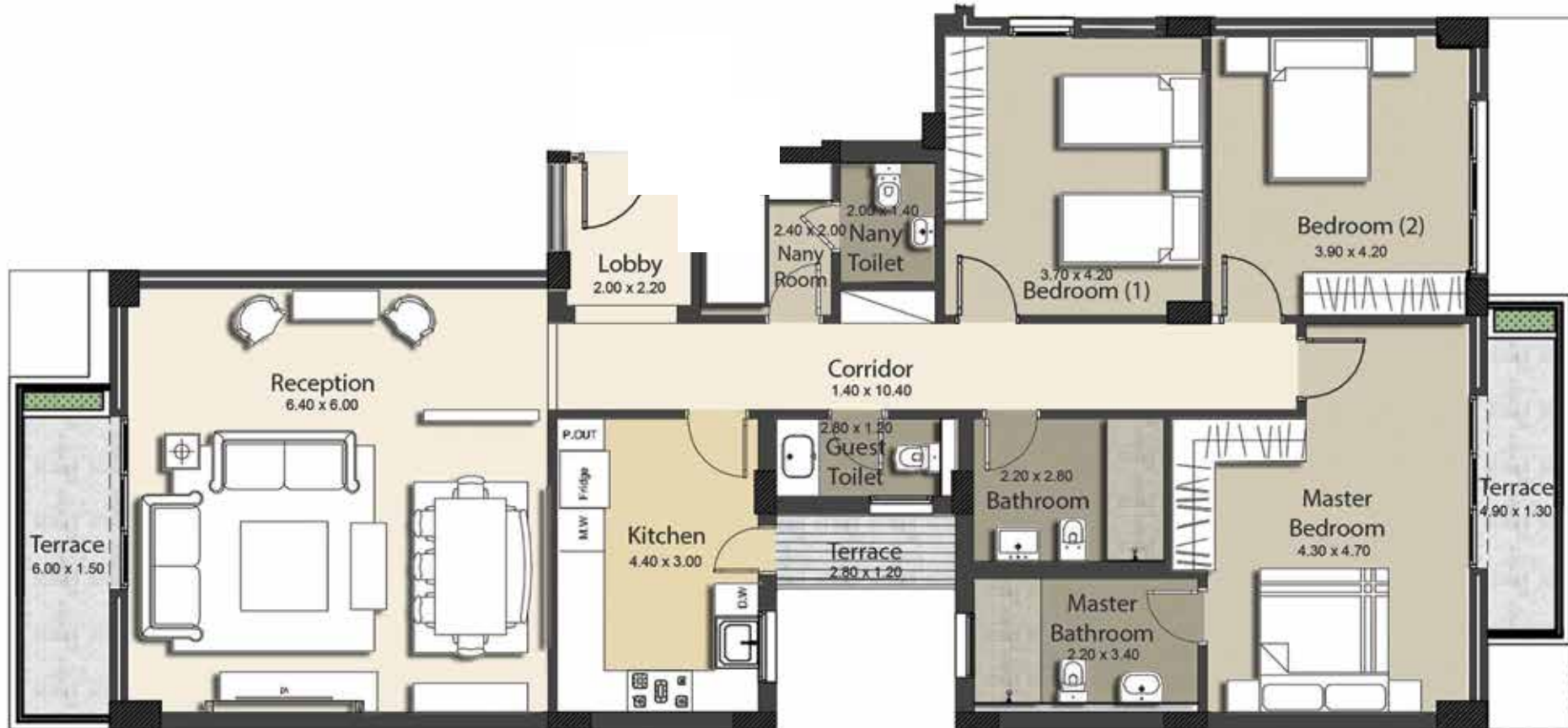
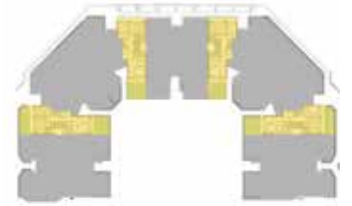




PH Phase 2

MODEL B - F3/5/7

194 M2 - Typical Floor Plan



PH Phase 2

MODEL B - F4/6/8

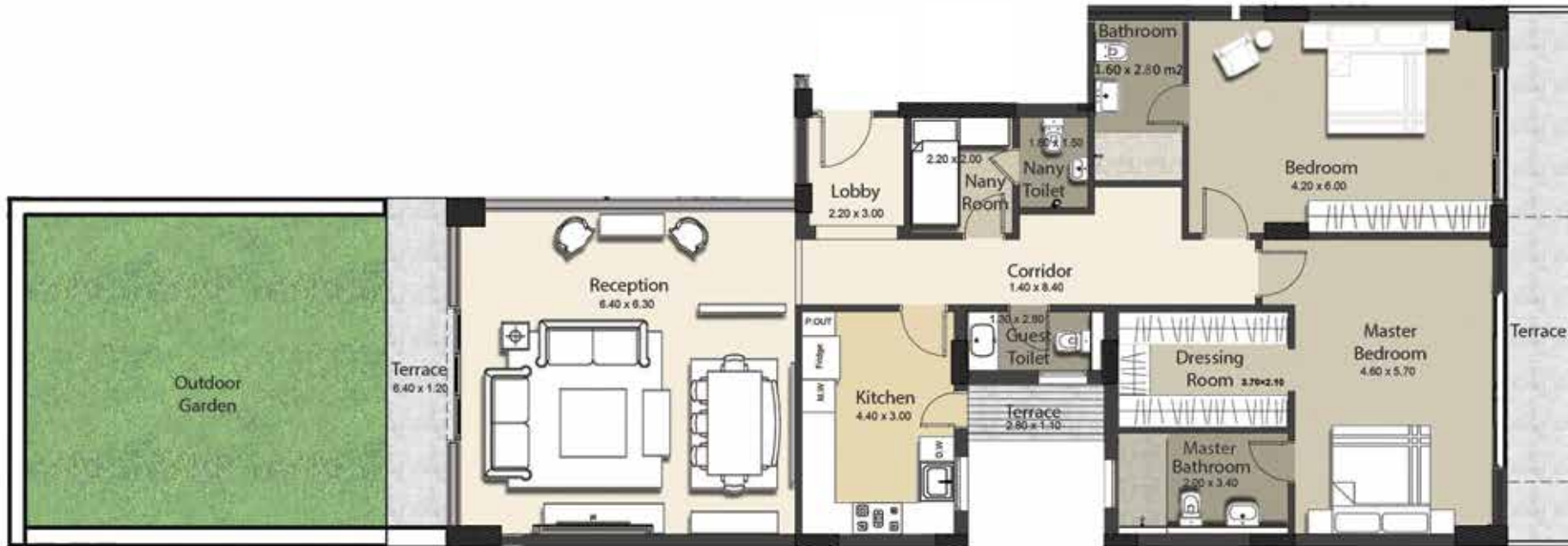
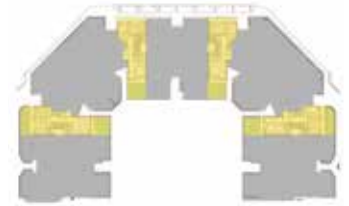
222 M2 - Typical Floor Plan



PH Phase 2

MODEL B - F1

188 M2 - Ground Floor Plan



PH Phase 2

MODEL B - F2

212 M2 - Ground Floor Plan



MASTERPLAN  
Ground Floor Plan

PH Phase 2



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci

# MASTERPLAN

## Typical Floor

PH Phase 2



Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci

## ABOUT ORA.

Eighteen Pakistan  
Silver Sands  
Ayia Napa  
ZED

BROUGHT TO LIFE BY



MORE THAN DEVELOPERS



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- Leonardo Da Vinci



AYIA NAPA MARINA,  
CYPRUS  
LAUNCHED 2017

## ABOUT ORA

# EXCEPTIONAL THINKING, ENDURINGLY SENSITIVE DESIGN

ORA Developers has a proven track record of creating beautiful environments that balance exceptional thinking with enduringly sensitive design.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



EIGHTEEN, PAKISTAN  
LAUNCHING 2019

## ABOUT ORA

# CONSTRUCTING HIGH- QUALITY LIVING ENVIRONMENTS

We cherish the natural world around us, taking great care to design, develop and construct high-quality living environments that not only sit comfortably within their surroundings, but have sustainability at their core.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



SILVERSANDS, GRENADA  
LAUNCHING 2019

## ABOUT ORA

# ENJOYABLE LIFESTYLE EXPERIENCES

Our developers are living, breathing lifestyle destinations with a real sense of community spirit – bringing opportunity for all and offering a wide range of enjoyable lifestyle experiences.

Simplicity is the ultimate sophistication.  
- Leonardo Da Vinci



ZED, EL SHEIKH ZAYED,  
LAUNCHED 2019

## ABOUT ORA

# THE DESTINATION OF EL SHEIKH ZAYED

ORA Developers brings you ZED, The destination in El Sheikh Zayed. Every space at ZED is a vantage point to spectacular views immersed in immaculately landscaped greenery.

165 feddans of walkable, mixed-use beauty with every detail designed to perfection and world class finishing. Wherever you are at ZED, just look around and there's always something to bring you Joy. At ORA, "we are more than developers," and ZED is our latest in a series of luxury lifestyle destinations around that world that translate/ express that statement to reality.

It is an entire destination created exclusively to be the first step in/ springboard of your own journey towards happiness.

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- Leonardo Da Vinci

