



ORIKI



APPARENT SIMPLICITY,  
IMMEDIATELY SIMPLICITY ATTRACTING  
ATTENTION

## A WORD FROM OUR CHAIRMAN

With 64 years of experience and a heritage Shoura is the mother company and the backbone of everything Developer X has to offer. Developer X is all about people and culture, and Ourika is where exclusivity coupled with the legacy of Shoura will be embodied, allowing you to build one of your own, your way.

*Ashraf El Shiaty* - Founder & Chairman of Developer X.

## A WORD FROM OUR ARCHITECT

Ourika is our vision of how homes should be, of how the outdoor is an integral part of the living space... It represents a simple yet smart solution of how to make the best use of areas without waste. It is always an exciting adventure to design for the future or to try and change the normal, for that, we are all so grateful for X to provide this opportunity to try and bring the future nearer to today.

*Ahmed Aguizy* - SA-ARCHITECTS & PARTNERS.

A NATURE'S RETREAT

# OURIKA

## AN EPITOME IN 6TH OF OCTOBER

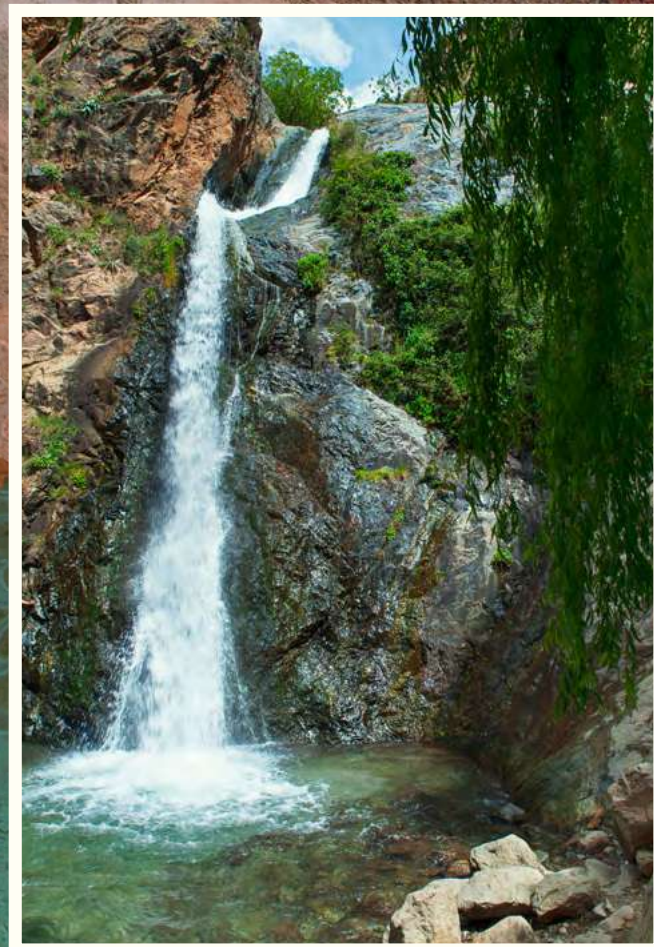
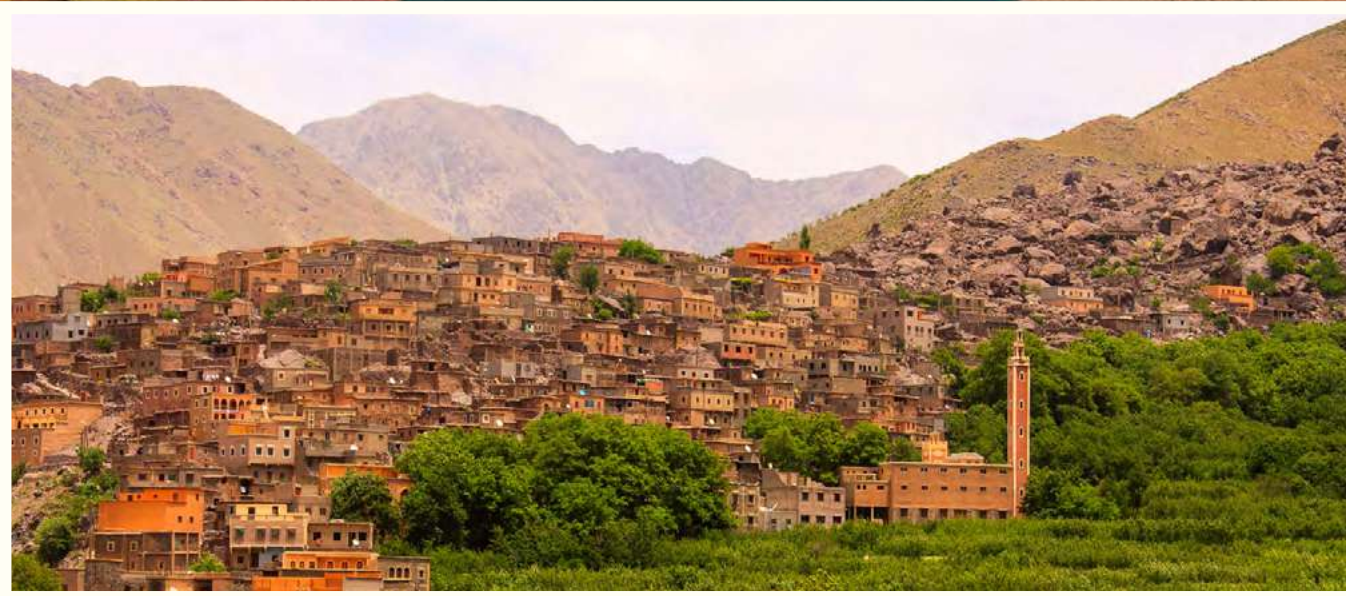
Ourika is a epitome of freedom to express individuality and amusement.

With an eye for exclusivity and a dedication to re-define the conventional norms of design, Ourika is comprised of 4 villa prototypes all over-looking landscapes and rivers, uniquely combining the provenance of 6th of October and its nature with the forward facing aspirations of Egypt.

Have your own slice of paradise in this exclusive community.

A closed and intimate community with only 95 neighbours. An extensive collection of eXclusivity in 6th of October.

Ourika key distinguishing factor lies on Exclusivity, where we are a mini-ature gated community within 6th of October. Built with you in mind, aiming for a balance between modernity and the old world charm, surrounded by a serene river and landscaping.



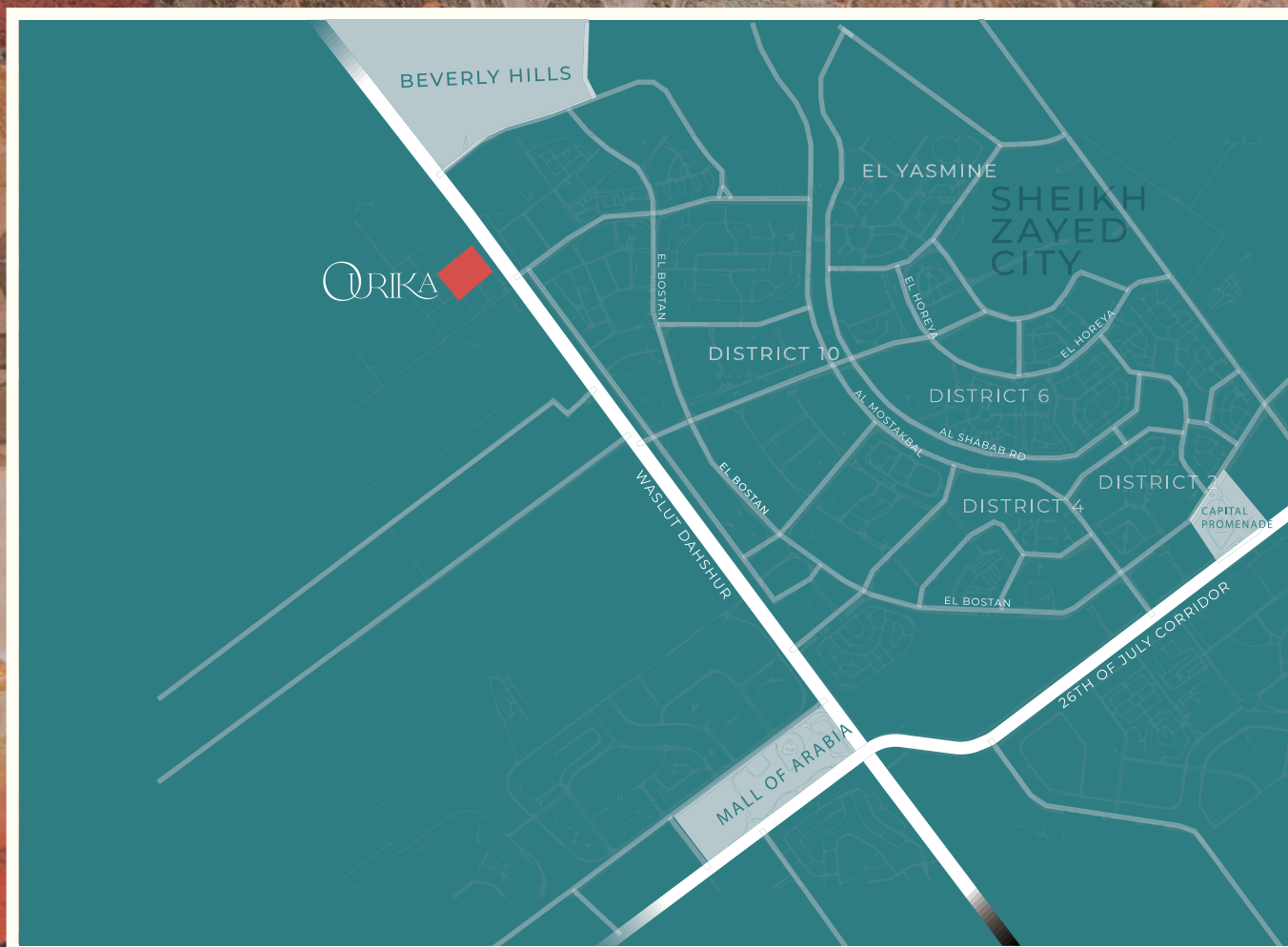
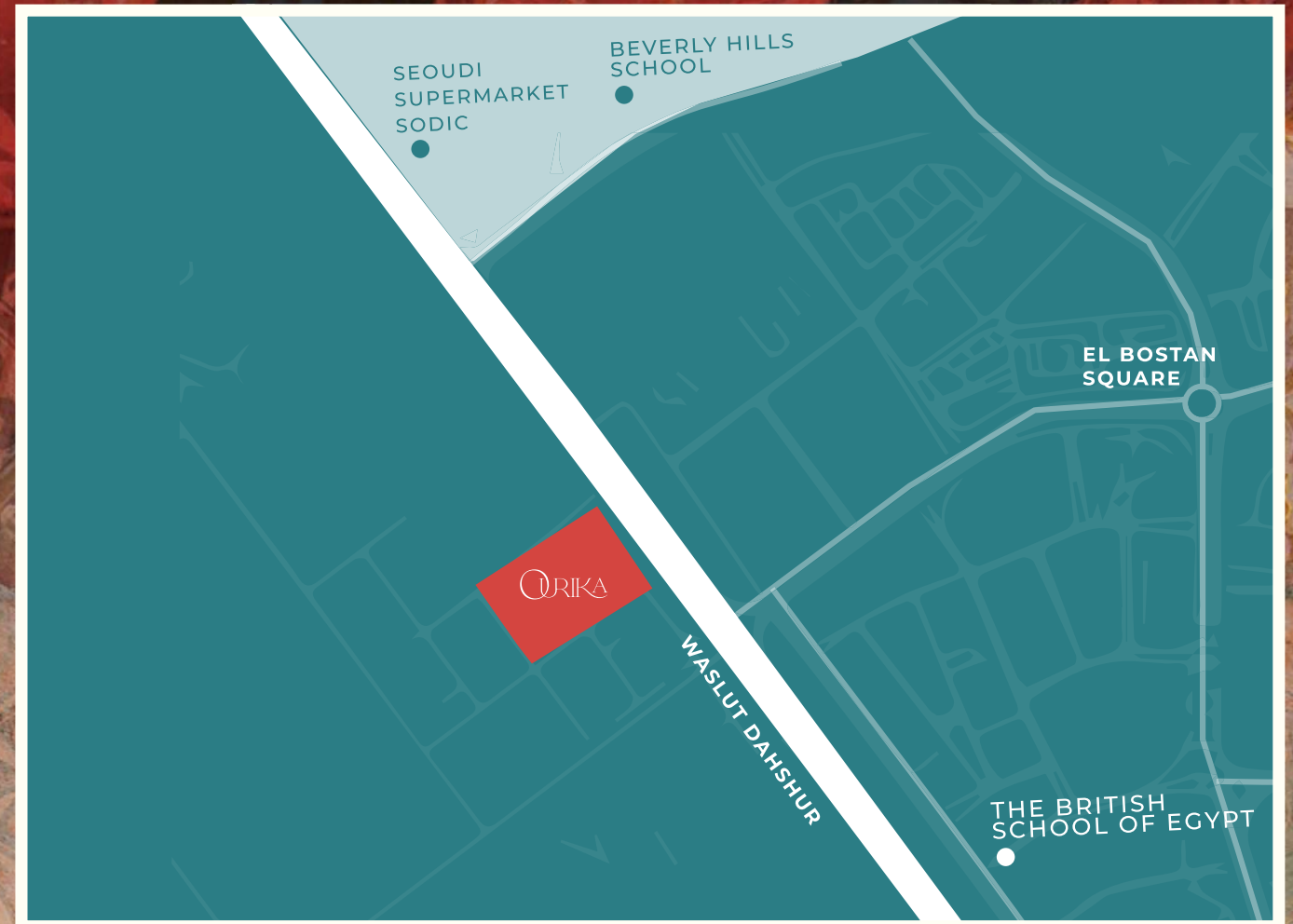
## Developer X was Inspired by the city of Ourika

In Morocco a stunning valley that holds limitless beauty from its greenery, rivers flowing, and mountain facades. Ourika's vibrant colours and its way of life is the reason why we are bringing it to life with you in mind.

Ourika offers an Xperience that caters to the mind, the soul, and the culture with Exclusivity

Ourika gives its residents the chance to create an exclusive lasting legacy through

- The community
- The greenery, The rivers and landscaping
- The seclusion and its privacy



Feel at one with your surroundings again

Developer X marks their properties in prime destination across the country. Ourika lies on "Waslet Dahshur Road" Just 10-15 Minutes from 6th of October key landmarks.

- 5 Min from Cairo Alexandria Desert Road
- 2 Min from Mall of Arabia
- Min away from 26th of July corridor



Ourika seamlessly gathered all your needs in one destination.

- Gym
- Clubhouse
- Running track
- Cycling track

# Ourika Master Plan





# Prototype 1 The Riads

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Landspace:	Ground Floor	Penthouse
1116.49m	226.63m <sup>2</sup>	58.23m <sup>2</sup>
B.U.A	First Floor	Roof
511.36m <sup>2</sup>	226.5m <sup>2</sup>	168.27m <sup>2</sup>



# Prototype 1 The Riads

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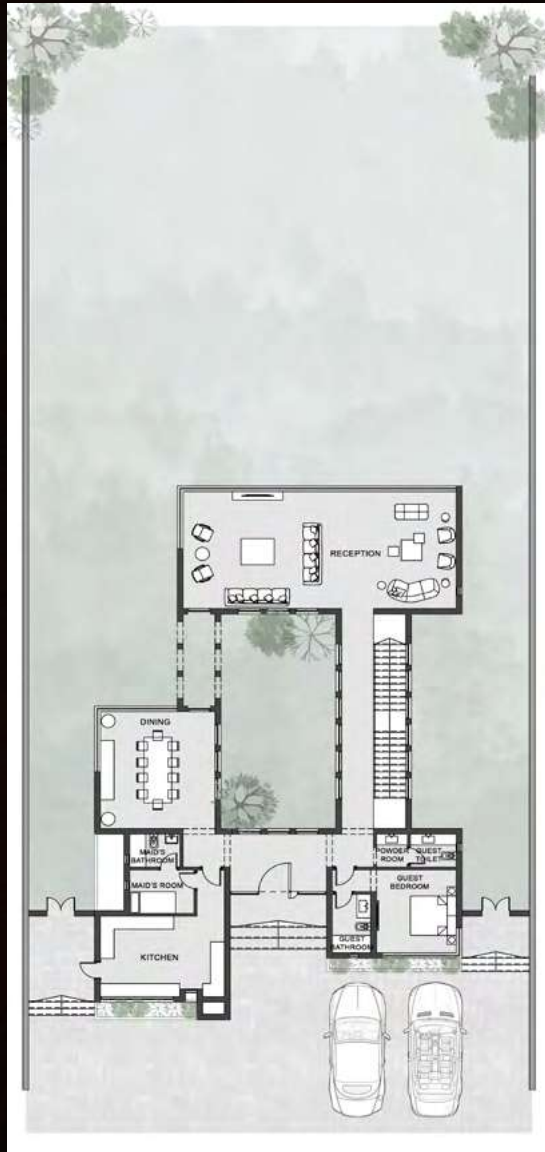
Landspace: 1116.49m	Ground Floor 226.63m <sup>2</sup>	Penthouse 58.23m <sup>2</sup>
B.U.A 511.36m <sup>2</sup>	First Floor 226.5m <sup>2</sup>	Roof 168.27m <sup>2</sup>



# Prototype 1

## The Riads

Landspace:	Ground Floor	Penthouse
1116.49m	226.63m <sup>2</sup>	58.23m <sup>2</sup>
B.U.A	First Floor	Roof
511.36m <sup>2</sup>	226.5m <sup>2</sup>	168.27m <sup>2</sup>



### Ground Floor:

- Reception 5.4m x 12m
- Dining 5.4m x 5m
- Kitchen 3.7m x 5.4m
- Powder room 1.5m x 1.4m
- Guest toilet 1.2m x 2m
- Guest bedroom 3.5m x 3.8m
- Guest bathroom 2.7m x 1.7m
- Maid's room 2m x 2.8m
- Maid's bathroom 1.5m x 2.2m

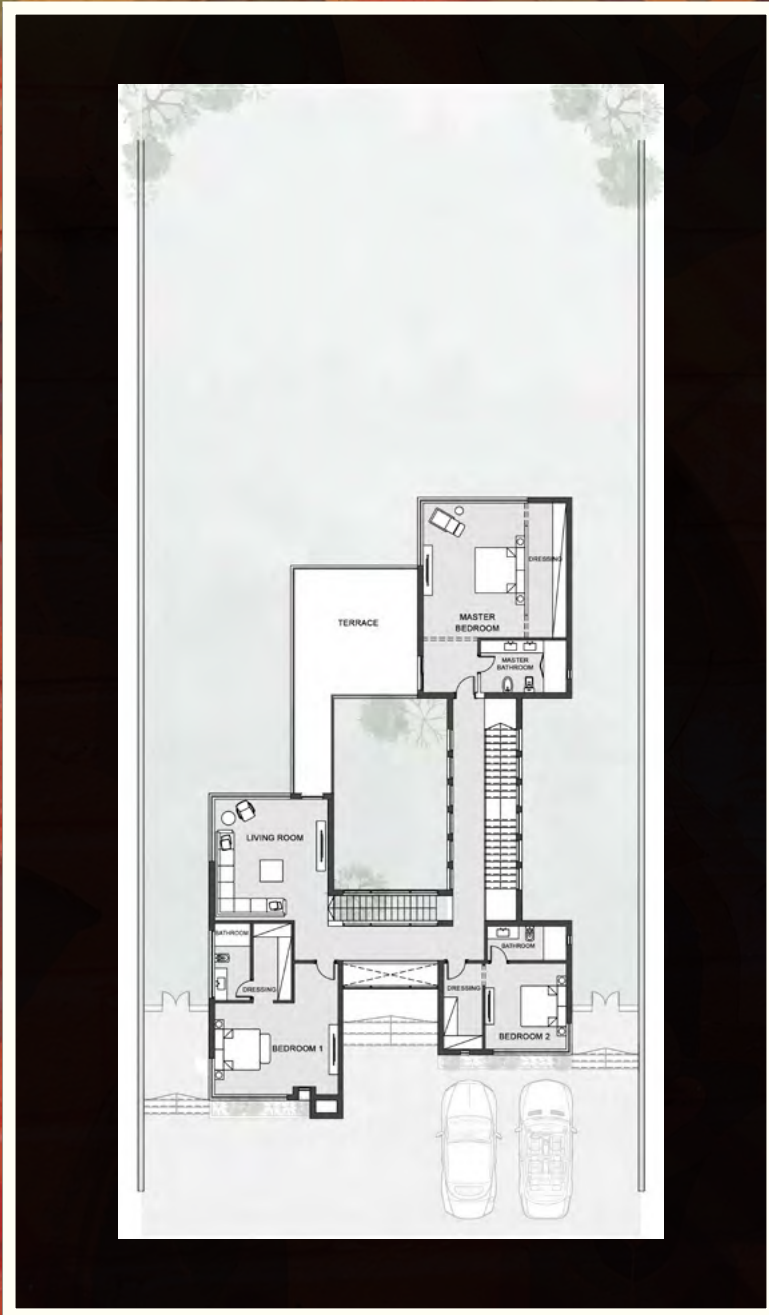
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# Prototype 1

## The Riads

Landspace: 1116.49m	Ground Floor 226.63m <sup>2</sup>	Penthouse 58.23m <sup>2</sup>
B.U.A 511.36m <sup>2</sup>	First Floor 226.5m <sup>2</sup>	Roof 168.27m <sup>2</sup>



### First floor:

Master Bedroom 6m x 4.5m  
Master bathroom 2.3m x 2.8m  
Dressing 6m x 1.7m  
Bedroom 1 4m x 5.4m  
Dressing 3.4m x 1.7m  
Bathroom 3.4m x 1.6m  
Bedroom 2 3.8m x 3.6m  
Dressing 3.8m x 1.7m  
Bathroom 1.5m x 3.5m  
Living room 5.4m x 5m

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# Prototype 1

## The Riads

Landspace:  
1116.49m

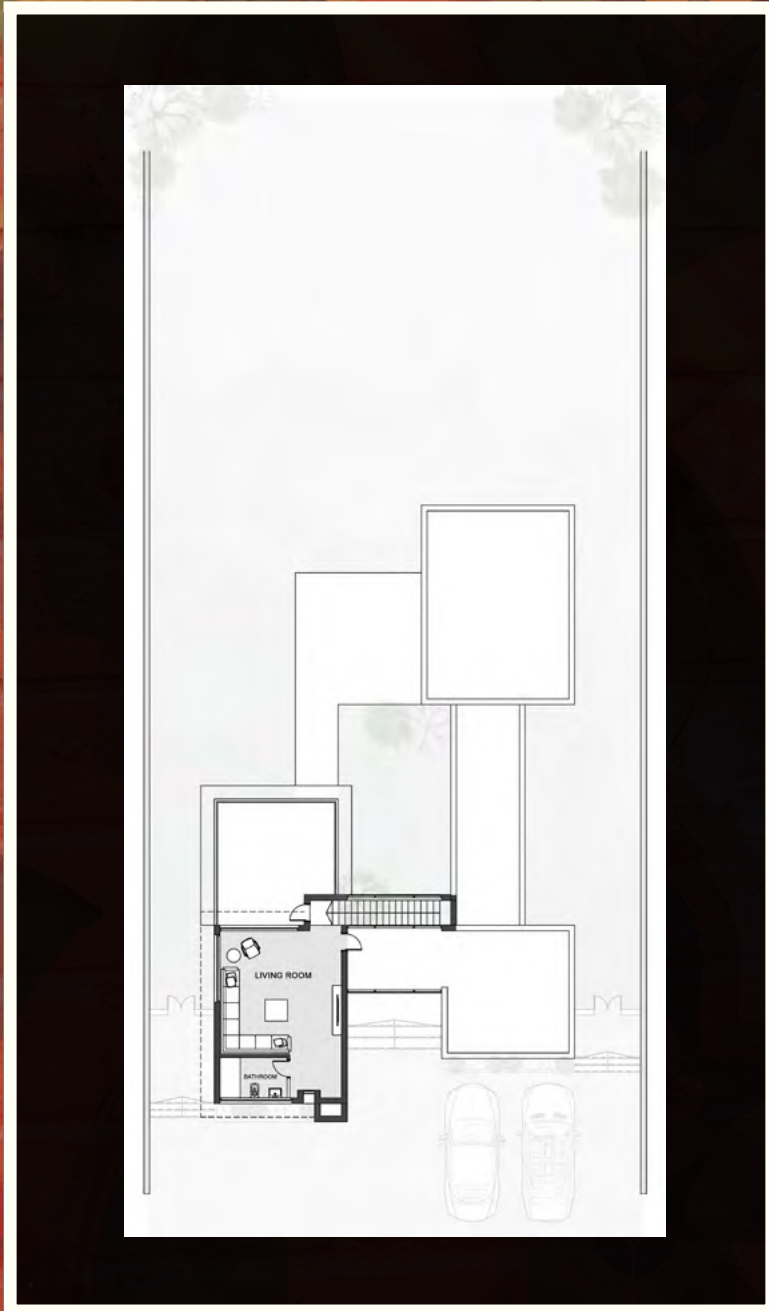
Ground Floor  
226.63m<sup>2</sup>

Penthouse  
58.23m<sup>2</sup>

B.U.A  
511.36m<sup>2</sup>

First Floor  
226.5m<sup>2</sup>

Roof  
168.27m<sup>2</sup>



### Penthouse:

Living room 5.4m x 5.5m  
Toilet 1.8m x 3m

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# Prototype 2 The Yards

Landspace:  
505.45m

Ground Floor  
126.86m<sup>2</sup>

Penthouse  
38.16m<sup>2</sup>

B.U.A  
312.14m<sup>2</sup>

First Floor  
147.12m<sup>2</sup>

Roof  
108.96m<sup>2</sup>



# Prototype 2 The Yards

---

Landspace:  
505.45m

Ground Floor  
126.86m<sup>2</sup>

Penthouse  
38.16m<sup>2</sup>

B.U.A  
312.14m<sup>2</sup>

First Floor  
147.12m<sup>2</sup>

Roof  
108.96m<sup>2</sup>



# Prototype 2 The Yards

Landspace: 505.45m	Ground Floor 126.86m <sup>2</sup>	Penthouse 38.16m <sup>2</sup>
B.U.A 312.14m <sup>2</sup>	First Floor 147.12m <sup>2</sup>	Roof 108.96m <sup>2</sup>



## Ground floor:

Reception 7m x 5.3m

Dining 5m x 3.5m

Kitchen 3m x 3.5m

Guest toilet 1.2m x 2.2m

Maid's room 2m x 2.1m

Maid's bathroom 2m x 1.3m

### DISCLAIMER

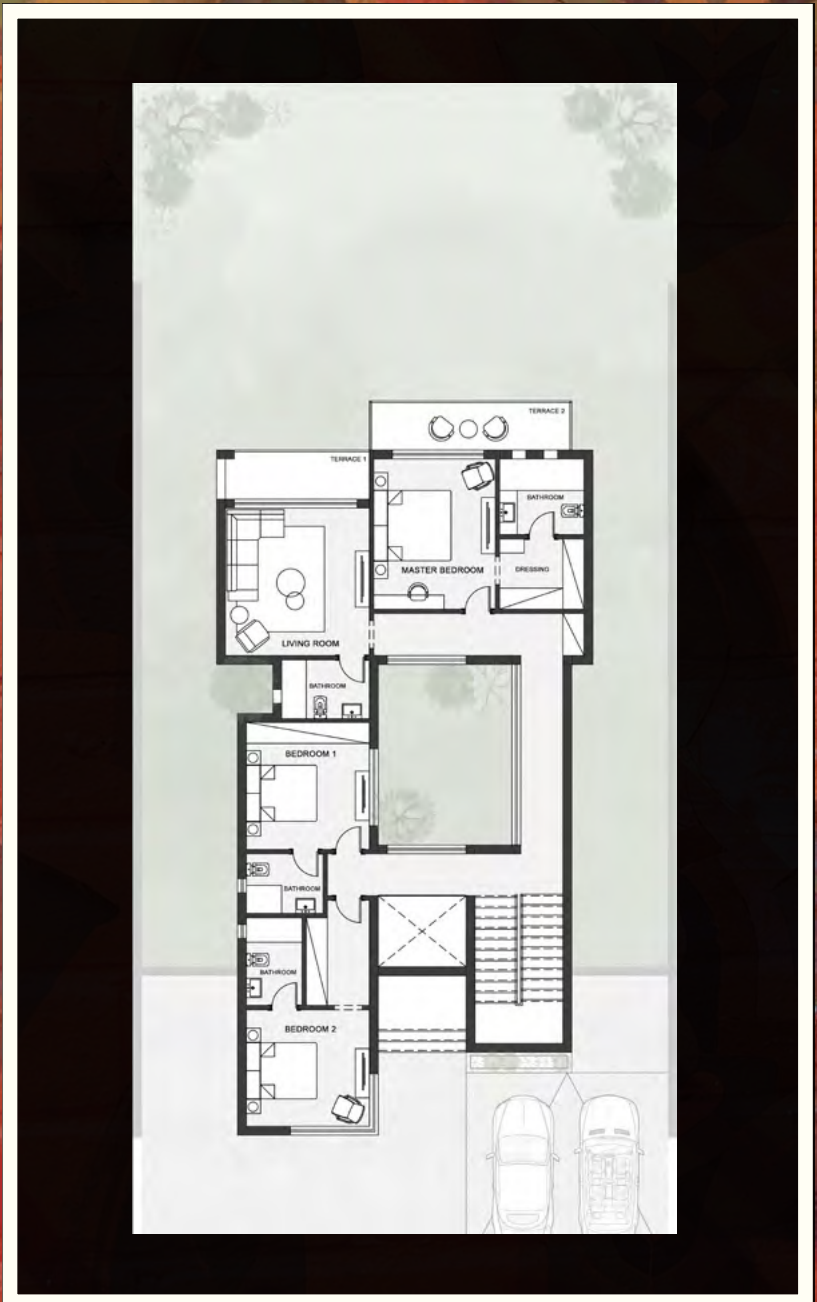
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# Prototype 2

## The Yards

Landspace:	Ground Floor	Penthouse
505.45m	126.86m <sup>2</sup>	38.16m <sup>2</sup>
B.U.A	First Floor	Roof
312.14m <sup>2</sup>	147.12m <sup>2</sup>	108.96m <sup>2</sup>



### First floor:

- Master Bedroom 4.3m x 3.5m
- Master Bathroom 2.2m x 2.4m
- Dressing 2m x 2.4m
- Bedroom 1 3.6m x 3.5m
- Bedroom 2 3.3m x 3.5m
- Dressing 2.5m x 1.8m
- Bathroom 1 1.7m x 2.2m
- Bathroom 2 1.6m x 2.5m
- Living room 4.1m x 4.2m
- Terrace 1 1.2m x 4.2m
- Terrace 2 1.4m x 5.7m

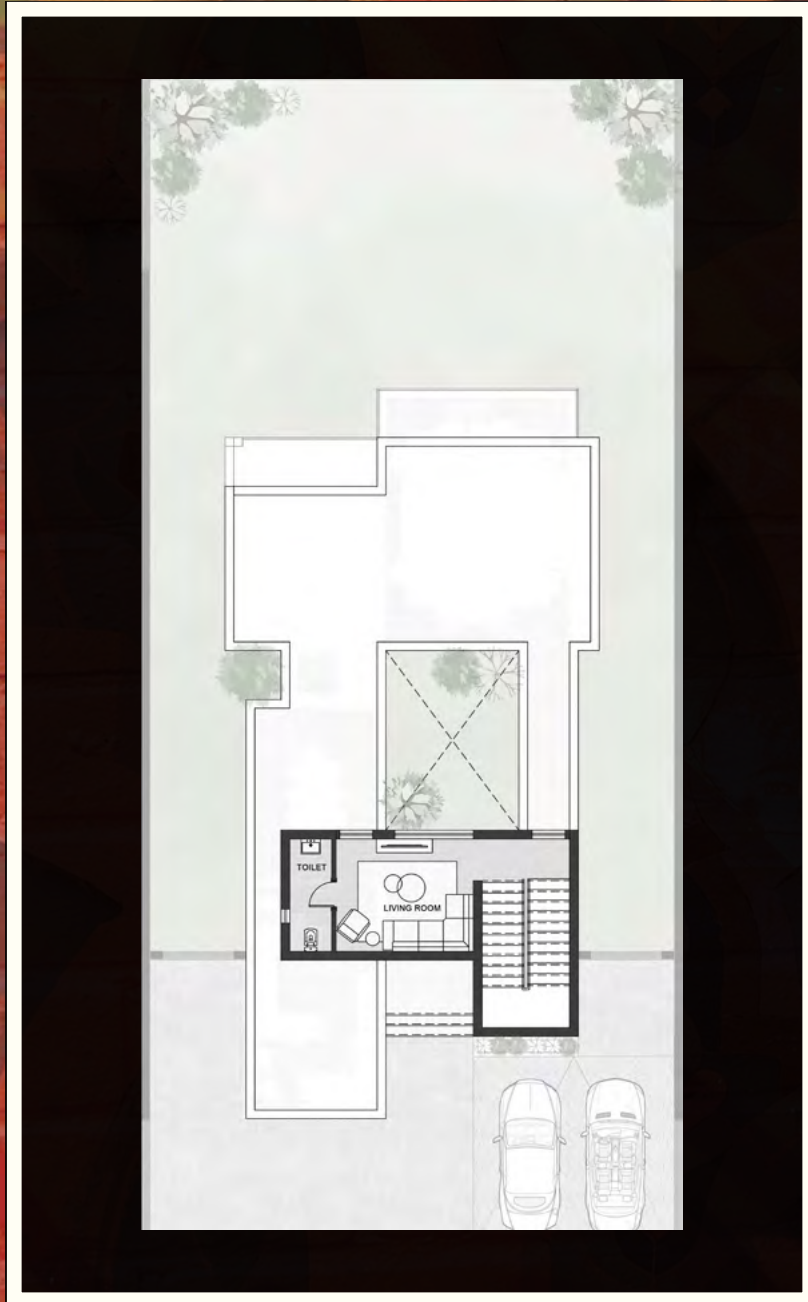
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# Prototype 2

## The Yards

---

Landspace: 505.45m	Ground Floor 126.86m <sup>2</sup>	Penthouse 38.16m <sup>2</sup>
B.U.A 312.14m <sup>2</sup>	First Floor 147.12m <sup>2</sup>	Roof 108.96m <sup>2</sup>



### Penthouse:

Living room 3.2m x 3.9m  
Toilet 3.2m x 1.2m

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# Prototype 3

## The Court

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Landspace:  
335m to 350m

Ground Floor  
113.08m<sup>2</sup>

Penthouse  
28.2m<sup>2</sup>

B.U.A  
255.96m<sup>2</sup>

First Floor  
114.68m<sup>2</sup>

Roof  
86.48m<sup>2</sup>



# Prototype 3 The Court

Landspace:  
335m to 350m

Ground Floor  
113.08m<sup>2</sup>

Penthouse  
28.2m<sup>2</sup>

B.U.A  
255.96m<sup>2</sup>

First Floor  
114.68m<sup>2</sup>

Roof  
86.48m<sup>2</sup>



# Prototype 3

## The Court

Landspace:  
335m to 350m

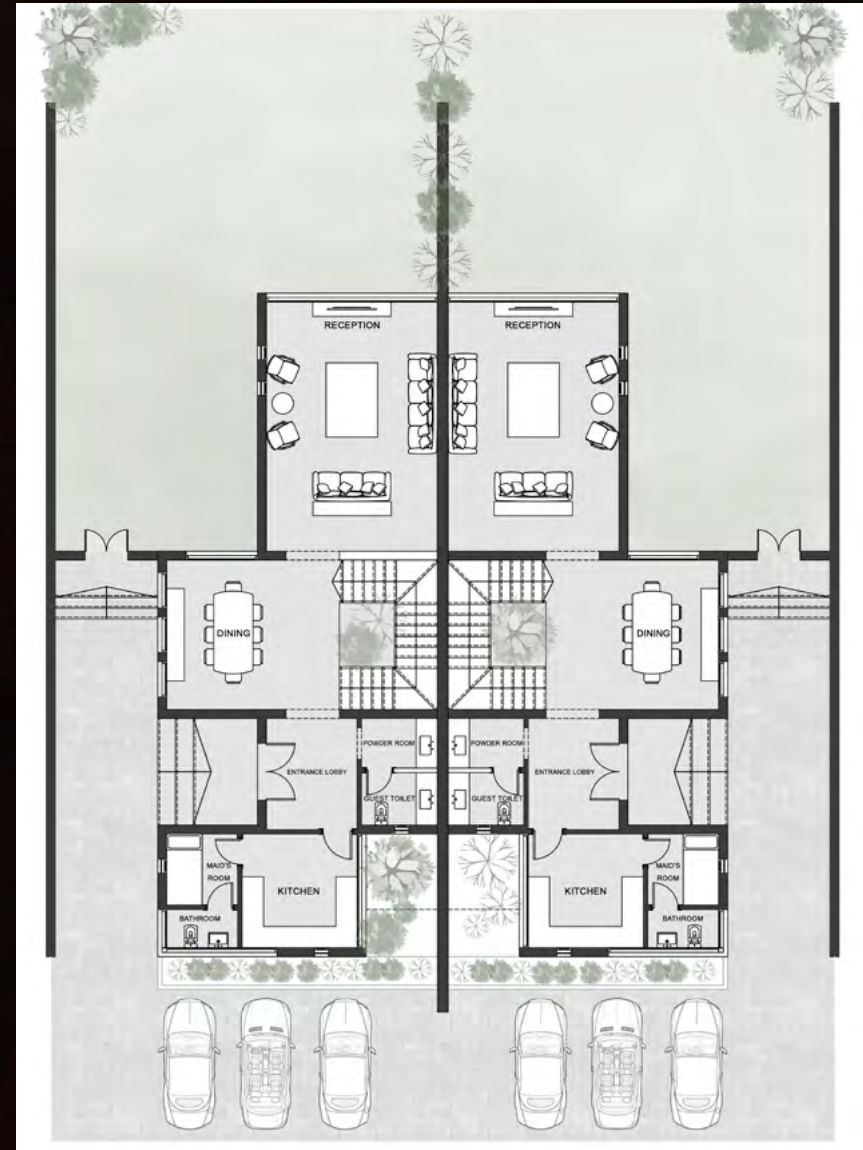
Ground Floor  
113.08m<sup>2</sup>

Penthouse  
28.2m<sup>2</sup>

B.U.A  
255.96m<sup>2</sup>

First Floor  
114.68m<sup>2</sup>

Roof  
86.48m<sup>2</sup>



### Ground Floor:

Reception 7.3m x 4.8m

Dining 4.2m x 3.3m

Kitchen 3.2m x 3.2m

Powder room 2.1m x 1.4m

Guest toilet 2.1m x 1.5m

Maid's room 2m x 2m

Maid's bathroom 1.1m x 2m

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# Prototype 3

## The Court

Landscape:  
335m to 350m

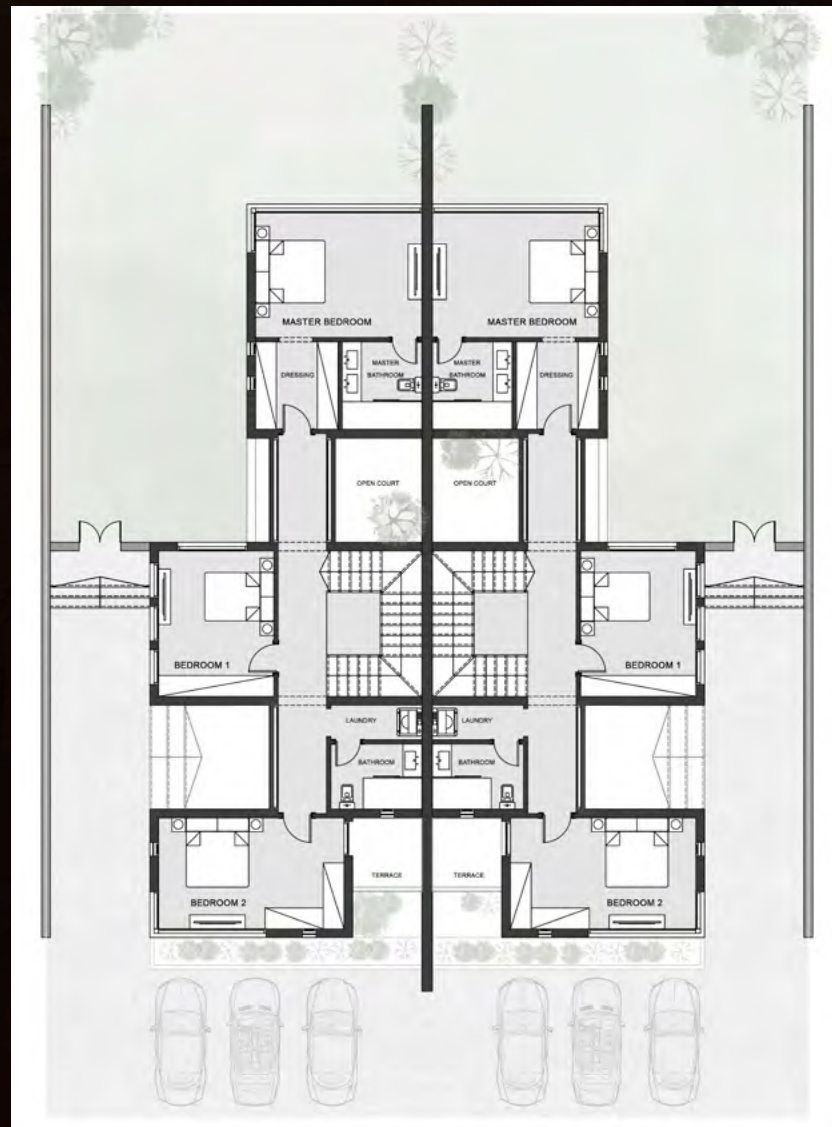
Ground Floor  
113.08m<sup>2</sup>

Penthouse  
28.2m<sup>2</sup>

B.U.A  
255.96m<sup>2</sup>

First Floor  
114.68m<sup>2</sup>

Roof  
86.48m<sup>2</sup>



### First Floor:

- Master Bedroom 4.8m x 3.6m
- Dressing 2.5m x 2.4m
- Master bathroom 2.5m x 2.3m
- Living room 3.5m x 4.2m
- Laundry 1m x 2.6m
- Bathroom 1.9m x 2.6m
- Bedroom 1 4.20m x 3.33m
- Bedroom 2 3.2m x 5.4m
- Terrace 2m x 2.1m
- Court 2.5m x 3m

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# Prototype 3

## The Court

Landspace:  
335m to 350m

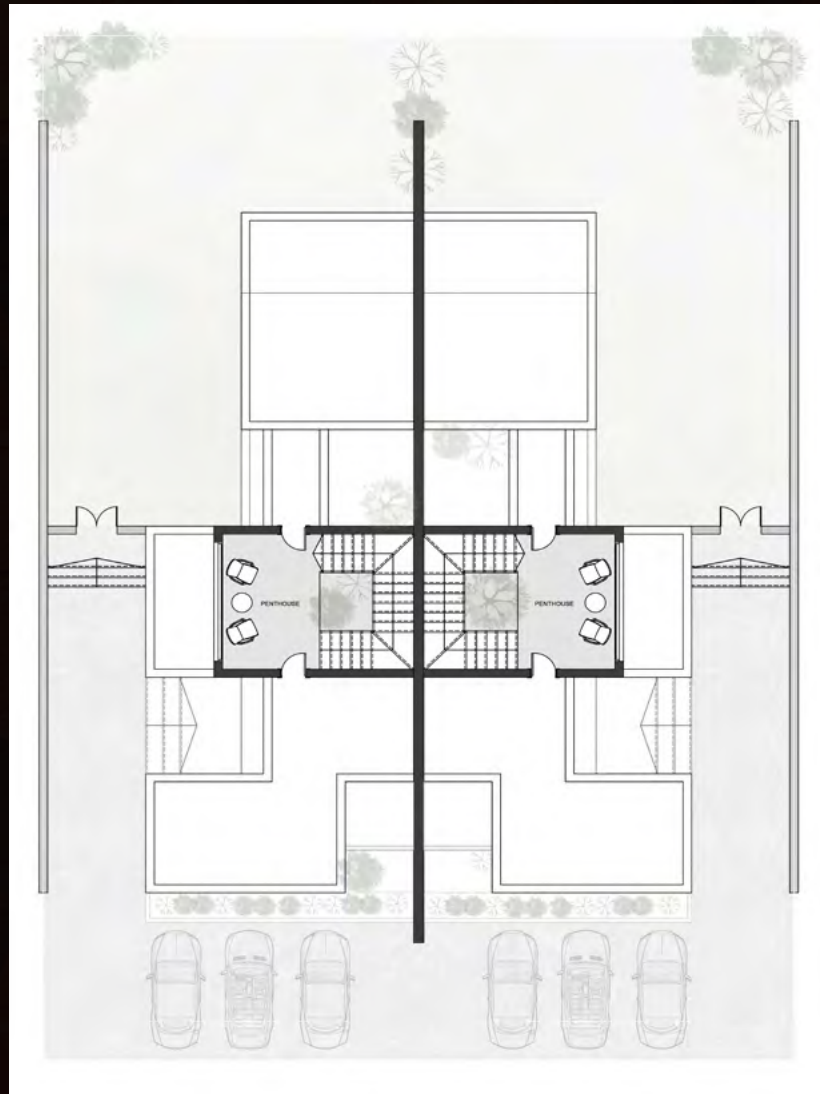
Ground Floor  
113.08m<sup>2</sup>

Penthouse  
28.2m<sup>2</sup>

B.U.A  
255.96m<sup>2</sup>

First Floor  
114.68m<sup>2</sup>

Roof  
86.48m<sup>2</sup>



**Penthouse:**

2.5m x 4.2m

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# Prototype 4 The Trios

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Landspace:  
Type A & C 365.64m  
Type B 207.81m

B.U.A  
Type A & C 205.00m<sup>2</sup>  
Type B 201.00m<sup>2</sup>

Ground Floor  
Type A & C 86.29m<sup>2</sup>  
Type B 85m<sup>2</sup>

First Floor  
Type A & C 89.09m<sup>2</sup>  
Type B 85.35m<sup>2</sup>

Penthouse  
Type A & C 20.94 m<sup>2</sup>  
Type B 21.31m<sup>2</sup>

Roof  
Type A & C 68.15m<sup>2</sup>  
Type B 64.04m<sup>2</sup>





# Prototype 4 The Trios

Landspace:  
Type A & C 365.64m  
Type B 207.81m

B.U.A  
Type A & C 205.00m<sup>2</sup>  
Type B 201.00m<sup>2</sup>

Ground Floor  
Type A & C 86.29m<sup>2</sup>  
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Penthouse  
Type A & C 20.94m<sup>2</sup>  
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Landspace:  
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Ground Floor  
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Type B 85.35m<sup>2</sup>

Roof  
Type A & C 68.15m<sup>2</sup>  
Type B 64.04m<sup>2</sup>

## Ground Floor:

### Type A & C:

Reception 4.5m x 5.8m  
Dining 3m x 3.5m  
Kitchen 3m x 3.4m  
Powder room 1.3m x 2.3m  
Guest toilet 1.4m 2.3m

### Type B:

Reception/Dining 5m x 7.4m  
Kitchen 3.7m x 2.7m  
Powder room 1.1m x 2.7m  
Guest toilet 1.3m 2.7m



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Landspace:  
Type A & C 365.64m  
Type B 207.81m

Ground Floor  
Type A & C 86.29m<sup>2</sup>  
Type B 85m<sup>2</sup>

Penthouse  
Type A & C 20.94m<sup>2</sup>  
Type B 21.31 m<sup>2</sup>

B.U.A  
Type A & C 205.00m<sup>2</sup>  
Type B 201.00m<sup>2</sup>

First Floor  
Type A & C 89.09m<sup>2</sup>  
Type B 85.35m<sup>2</sup>

Roof  
Type A & C 68.15m<sup>2</sup>  
Type B 64.04m<sup>2</sup>



## First Floor:

### Type A & C:

Master bedroom 3m x 4m  
Master bathroom 2.2m x 2.3m  
Dressing 2.3m x 2.3m  
Terrace 1.4m x 3.5m  
Bedroom 1 3m x 4.3m  
Bedroom 2 3m x 4m  
Bathroom 3m x 2m

### Type B:

Master bedroom 3.4m x 5m  
Master bathroom 2.3m x 2.1m  
Dressing 1.8m x 2.3m  
Terrace 1.5m x 5.1m  
Bedroom 1 3.1m x 3.8m  
Bedroom 2 3.5m x 3.5m  
Bathroom 1.5m x 2.6m

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Landspace:  
Type A & C 365.64m  
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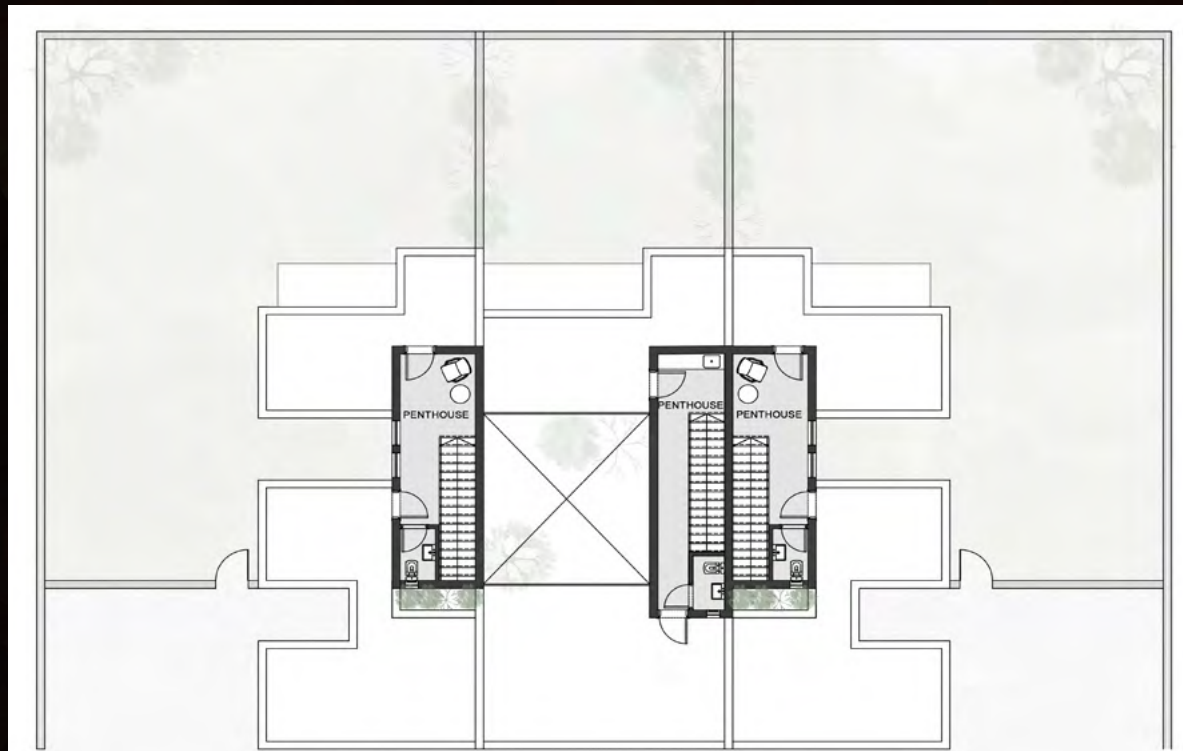
Ground Floor  
Type A & C 86.29m<sup>2</sup>  
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Penthouse  
Type A & C 20.94 m<sup>2</sup>  
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B.U.A  
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Type B 201.00m<sup>2</sup>

First Floor  
Type A & C 89.09m<sup>2</sup>  
Type B 85.35m<sup>2</sup>

Roof  
Type A & C 68.15m<sup>2</sup>  
Type B 64.04m<sup>2</sup>



## Penthouse:

### Type A & C:

Lounge 7.4m x 2.3m  
Toilet 1.7m x 1.1m

### Type B:

Lounge 8.3m x 2.1m  
Toilet 1.8m x 1m

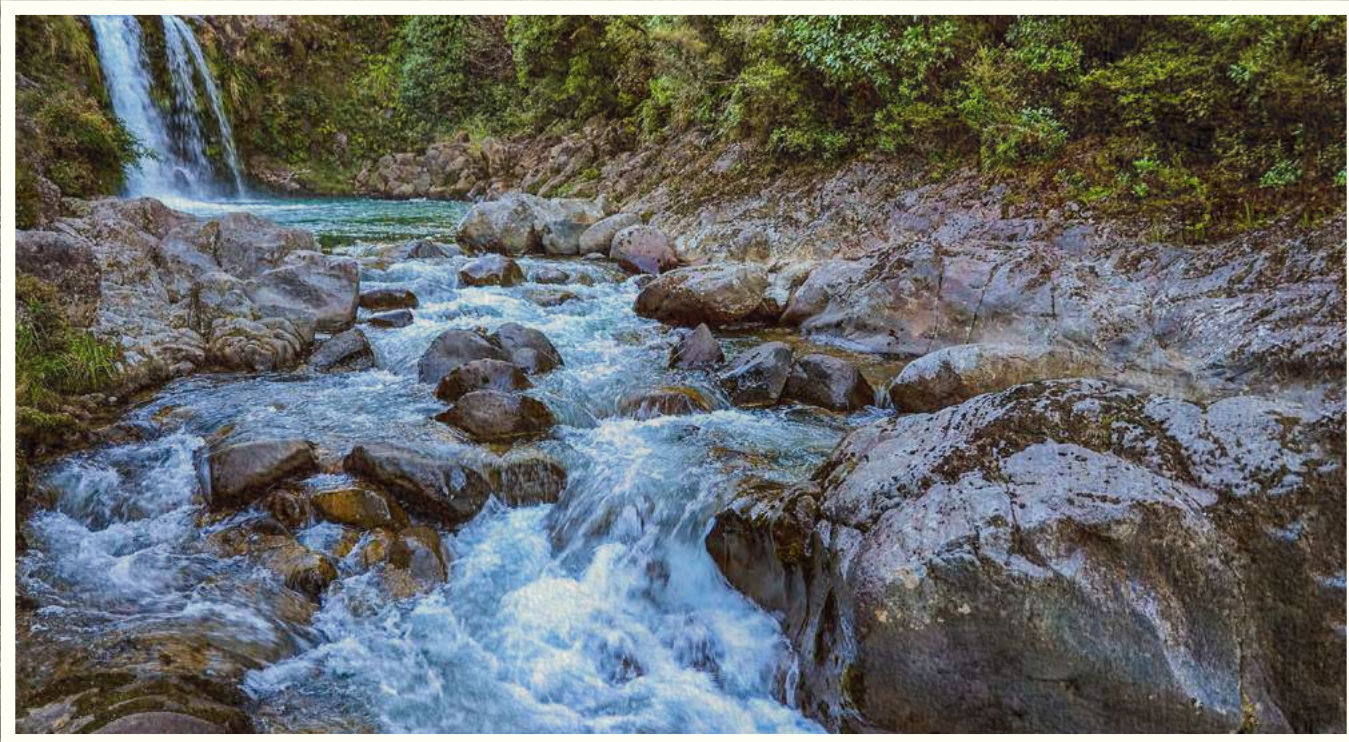
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# NATURE'S RETREAT



## Think homes designed for real people

Developer X is intentionally giving maximum power to all architectural spaces. These spaces are designed to give an emphasis on living Xperiences. Sough to build first of its kind gated communities in Cairo filled with life, amazing communal amenities, and positive energy. By fusing a strong connection with design concepts, Developer X will inspire a life of joy and harmony with the living environment.

## DEVELOPER X

Born to be flexible , Born to create Xperiences

A property developer embracing a brilliant new world. A developer that answers the day-to-day needs of a world on the move. Where people want convenience, not restrictions. And choice, not limits. Designed to fit your lifestyle. Developer X is set to create spaces that reimagines ones livability with projects that caters different lifestyle Xperiences.





ORIKA