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.
AN EPITOME IN 6TH OF OCTOBER

Ourika is an 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
Prototype 1

The Riads

Landscape: 1116.49m
B.U.A 511.36m²

Ground Floor
226.63m²
First Floor
226.5m²

Penthouse
58.23m²
Roof
168.27m²
**Prototype 1**

**The Riads**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>Landscape</td>
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<tr>
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<tr>
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<td>226.63m2</td>
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<td>First Floor</td>
<td>226.5m2</td>
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<tr>
<td>Penthouse</td>
<td>58.23m2</td>
</tr>
<tr>
<td>Roof</td>
<td>168.27m2</td>
</tr>
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</table>
Prototype 1
The Riads

**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

**Landscape:** 1116.49m²
**B.U.A:** 511.36m²
**Ground Floor:** 226.63m²
**First Floor:** 226.5m²
**Penthouse:** 58.23m²
**Roof:** 168.27m²
Prototype 1
The Riads

Prototype 1

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

Landscape: 1116.49m²
B.U.A 511.36m²

Ground Floor
First Floor
Penthouse
Roof
226.63m²
226.5m²
58.23m²
168.27m²

Disclaimer:
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Prototype 1

The Riads

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

Landspace: 1116.49m
B.U.A 511.36m²
Ground Floor 226.63m²
First Floor 226.5m²
Penthouse 58.23m²
Roof 168.27m²
Prototype 2
The Yards

Landscape: 505.45m
B.U.A: 312.14m²
Ground Floor: 126.86m²
First Floor: 147.12m²
Penthouse: 38.16m²
Roof: 108.96m²
Prototype 2
The Yards

Landscape: 505.45m²
B.U.A: 312.14m²
Ground Floor: 126.86m²
First Floor: 147.12m²
Penthouse: 38.16m²
Roof: 108.96m²
Prototype 2
The Yards

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
**Prototype 2**

**The Yards**

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<th>Ground Floor</th>
<th>First Floor</th>
<th>Penthouse</th>
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<tbody>
<tr>
<td>126.86m²</td>
<td>147.12m²</td>
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</tbody>
</table>

**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 11.7m x 2.2m
- Bathroom 2 11.6m x 2.5m
- Living room 4.1m x 4.2m
- Terrace 1 11.2m x 4.2m
- Terrace 2 11.4m x 5.7m

**Landspace:**
505.45m²

**B.U.A**
312.14m²

**Ground Floor**
126.86m²

**First Floor**
147.12m²

**Penthouse**
38.16m²

**Roof**
108.96m²
Prototype 2
The Yards

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

Landscape: 505.45m²
B.U.A: 312.14m²
Ground Floor: 126.86m²
First Floor: 147.12m²
Penthouse: 38.16m²
Roof: 108.96m²
Prototype 3
The Court

<table>
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<td>Roof</td>
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Prototype 3

The Court
Prototype 3
The Court

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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

Landspace: 335m to 350m
B.U.A 255.96m²
Ground Floor 113.08m²
First Floor 114.68m²
Penthouse 28.2m²
Roof 86.48m²
**Prototype 3**

**The Court**

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**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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**Landscape:**

- 335m to 350m

**B.U.A.**

- Ground Floor 113.08m²
- First Floor 114.68m²
- Penthouse 28.2m²
- Roof 86.48m²

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Prototype 3

The Court

Penthouse:
2.5m x 4.2m

Landspace:
335m to 350m

B.U.A.
255.96m²

Ground Floor
113.08m²

First Floor
114.68m²

Penthouse
28.2m²

Roof
86.48m²

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Prototype 4

The Trios

Landspace:
Type A & C 365.64m²
Type B 207.81m²

B.U.A
Type A & C 205.00m²
Type B 201.00m²

Ground Floor
Type A & C 86.29m²
Type B 85m²

First Floor
Type A & C 89.09m²
Type B 85.35m²

Penthouse
Type A & C 20.94 m²
Type B 21.31m²

Roof
Type A & C 68.15m²
Type B 64.04m²
Prototype 4
The Trios

Landspace:
Type A & C 365.64m²
Type B 207.81m²

B.U.A.
Type A & C 205.00m²
Type B 201.00m²

Ground Floor
Type A & C 86.29m²
Type B 85m²

First Floor
Type A & C 89.09m²
Type B 85.35m²

Penthouse
Type A & C 20.94m²
Type B 21.31 m²

Roof
Type A & C 68.15m²
Type B 64.04m²
Prototype 4
The Trios

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 x 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 x 2.7m

Ground Floor:
- Type A & C: 86.29m²
- Type B: 85m²

First Floor:
- Type A & C: 89.09m²
- Type B: 85.35m²

Roof:
- Type A & C: 68.15m²
- Type B: 64.04m²

Landspace:
- Type A & C: 365.64m²
- Type B: 207.81m²

B.U.A
- Type A & C: 205.00m²
- Type B: 201.00m²

Penthouse:
- Type A & C: 20.94m²
- Type B: 21.31m²

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Prototype 4
The Trios

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

B.U.A
Type A & C  205.00m2
Type B  201.00m2

Ground Floor
Type A & C 86.29m2
Type B  85m2

First Floor
Type A & C 89.09m2
Type B  85.35m2

Penthouse
Type A & C 20.94m2
Type B  21.31 m2

Roof
Type A & C 68.15m2
Type B 64.04m2

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
# The Trios

**Prototype 4**

### Landspace:
- Type A & C: 365.64 m²
- Type B: 207.81 m²

### B.U.A:
- Type A & C: 205.00 m²
- Type B: 201.00 m²

### Ground Floor:
- Type A & C: 86.29 m²
- Type B: 85 m²

### First Floor:
- Type A & C: 89.09 m²
- Type B: 85.35 m²

### Penthouse:
- Type A & C: 20.94 m²
- Type B: 21.31 m²

### Roof:
- Type A & C: 68.15 m²
- Type B: 64.04 m²

### Penthouse:
- **Type A & C:**
  - Lounge: 7.4 m x 2.3 m
  - Toilet: 1.7 m x 1.1 m

- **Type B:**
  - Lounge: 8.3 m x 2.1 m
  - Toilet: 1.8 m x 1.1 m

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NATURE'S RETREAT
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.

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. Sought 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.
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