

OIA

WELCOME TO
THE ISLAND OF
THE NEW CAPITAL

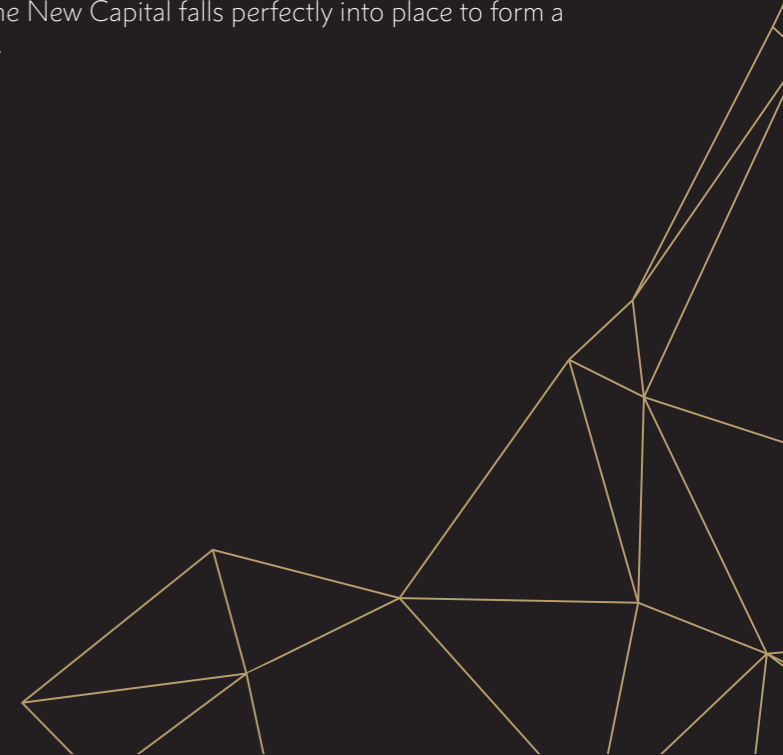


WELCOME TO
THE EDGE OF
REAL ESTATE

THE NEW CAPITAL

Egypt's real estate market is witnessing a resurgence that's offering various investment opportunities and attracting stakeholders from all over the globe. With the congestion and over-saturation of Greater Cairo, everyone is heading out East towards the rising sun: The New Administrative Capital. Ministries, governmental institutions and private corporations are all moving to this avant-garde metropolis that is set to change the future of Egypt and pave the way for better living and working experiences.

The New Capital promises opulent standards of living that will set new bars in Egypt and the region. Residents of this exclusive metropolis will experience unequivocal sustainability, gently cradled within safe and smart community systems. To ensure that this community maintains its opulence, developers have been briefed on firm requirements to uphold throughout their ventures at the New Capital. As a result, each building, street, and community at the New Capital falls perfectly into place to form a harmonious neighborhood of luxury.



OUR STORY

The inauguration of the New Administrative Capital marked the beginning of Edge Holding Group, which was founded in early 2018 as a mutual fund between Al-Borouj Egypt and El-Mashareq KSA. With impressive project portfolios and five decades of accumulated experience in real estate development, construction and infrastructure in Egypt and Saudi Arabia, the two companies have combined their diverse knowledge and skills to seize today's investment opportunities and set new standards in Egypt's real estate market.

THE EDGE'S DIFFERENCE

At Edge Holding, we believe that life is all about the pleasant experiences that reflect our individual dreams and desires. With a clear-cut vision of future opportunities and prospects, we've researched and assessed the market to identify gaps within it and developed strong plans to tackle the ever-growing needs of tomorrow's homeowners and investors.

Our aim is to develop and create harmonious communities that present new and exciting living experiences, all of which are customer-centric and fulfil the dream of a better future. Passion, integrity and clarity are the driving forces that propel us towards our vision of establishing another success story through unique and heartwarming living communities.

We're ready and well-positioned to fulfil today's market needs with outstanding locations, unique designs and exclusive facilities that offer unrivaled living experiences and the highest edge of architectural innovation. That's what makes OIA a development with an edge; one that's designed and built by seasoned professionals with decades of experience.

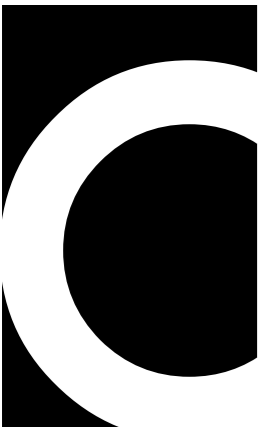
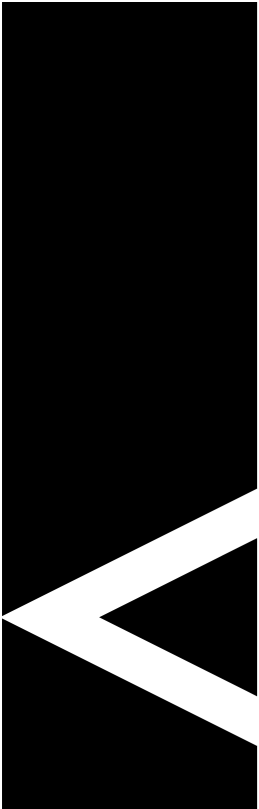


A
C

INTRODUCING OIA

Named after a picturesque village on Greece's most celebrated Santorini Island, OIA is a scenic development that truly feels like an island, with its elevated premises that overlook four main roads that lead to the outside world. Spanning across 30 acres, this contemporary gated community promises a life of luxury, tranquility and outright exclusivity.

At OIA, the green of landscapes and blue of water features offer an escape from the hustle and bustle of today's city life. Surrounded by four main roads, OIA grants residents easy access to, both, the New Capital and the vibrant city of Cairo. Comfort and convenience lie at the heart of the New Capital Island which effortlessly bridges itself to the surrounding mainland while sustaining the exclusive nature of island life.



OUR LOCATION

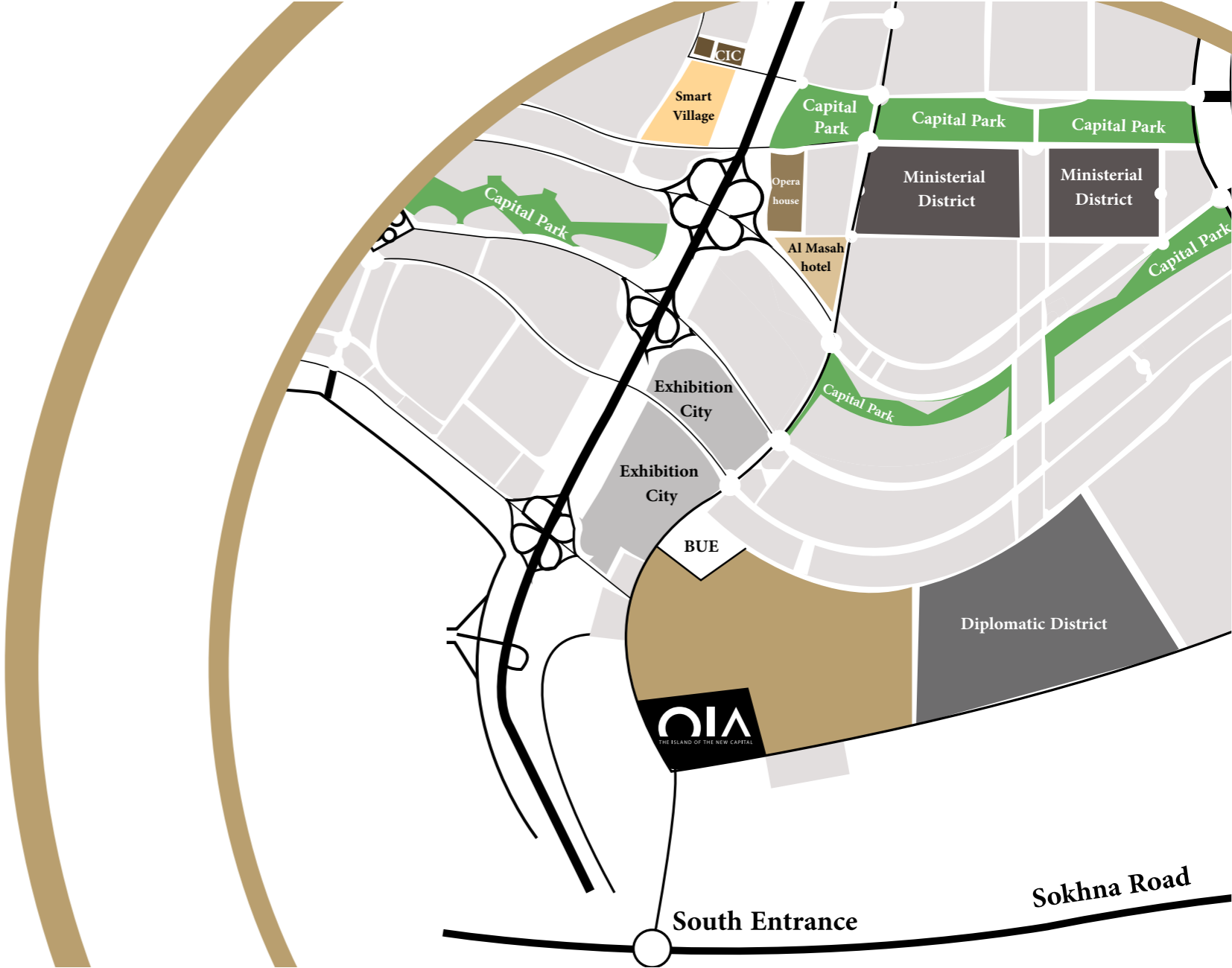
OIA is situated on the premium edge of the New Administrative Capital, strategically positioned to overlook four main roads and offer easy accessibility from all directions in the R7 District. The first of a myriad of outstanding developments in the area, the project is set to become a gateway to the new capital and the future it holds for its homeowners and investors. Moreover, OIA's distinct residents will find themselves only minutes away from all that their hearts desire, both, inside and outside the development.

Nearby Attractions:

- The International Amusement Park
- The International Exhibition Center
- The Olympic City
- South Gate of the New Capital
- Embassy District
- Mosque
- Church

Road Accessibility:

- Regional Ring Road
- Sokhna Road
- Green River Ring Road
- Main Roads in the R7 District



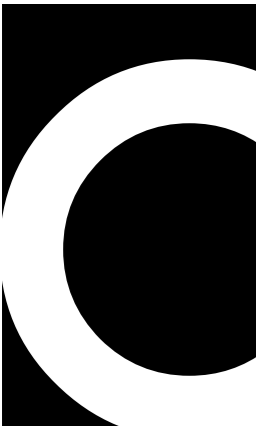
MASTER PLAN

OIA extends across a total land area of 124,866 square meters, with 79% of its spaces dedicated to picturesque landscapes of lush greenery and captivating water features. The exquisite harmony between concrete and landscape offers a comforting ambience and luxurious lifestyle, infused with modern facilities and amenities that conveniently cater to the spaced-out units and their distinct

MASTER PLAN

Total Land Plot	124,866 sqm
Total Landscape	99,000 sqm
Total Foot Print	25,895 sqm
Total Number of Units	1,245 units
Total BUA	214,000 sqm

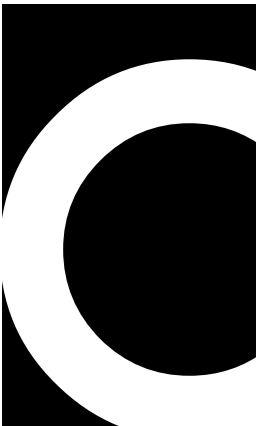




LIVING EXPERIENCES AT OIA

Life at OIA has a completely new meaning, with everything you and your family desire only a few steps away from this paradise. Whether you're seeking a hale and hearty lifestyle or a life of tranquil surrender, OIA's homes were specifically planned and developed for today's young and modern families, offering affordable luxury at the heart of Egypt's future city.





THE GREENER SIDE OF LIFE

You no longer need to escape the city to experience the greener side of life, because at OIA we're bringing nature right outside your window. With 79% of the development dedicated to green and blue backdrops, OIA introduces new living experiences that will entice you and your family to embrace healthier living, all within the safety and comfort of our gated community.

Life at OIA symbolizes a holy union between delicate luxuries and the raw simplicity of nature. Each feature was carefully studied and implemented to render an aesthetic and beneficial addition to the community.



ARCHITECTURE STYLE

The modern architecture at OIA speaks for itself, with comforting and aesthetic designs and a unique motif that seamlessly blends buildings, landscapes and water features. The buildings feature glass windows and sleek façades with palettes that complement the surrounding nature.

The large glass walls promise every homeowner a panoramic view of the neighborhood, generously granting a welcoming vista. As for the color palette, the buildings at OIA glide between white and off-white tones to maintain a soft aesthetic appearance.

Every corner and structure at OIA is indeed a pleasing sight for the eye within the scenic and peaceful surroundings.

The architecture at OIA extends beyond the physical appearance of the buildings, creating a warm ambiance that trickles from the outside in. It starts from the natural material used in the modern design that infuses with the natural surroundings that dominate the community.

Even the textures used are natural, ensuring that the modern infrastructure does not intrude on nature, but rather blend seamlessly within it. At night, our 'Strip Lighting Systems' flood the entire development to project OIA's mesmerizing architecture.



OIA HOMES

We at Edge Holding understand that no two homeowners are the same. That's why we've made sure that every home at OIA is unique. We've planned, designed and built our different units to suit individual needs and diverse dynamics. We're committed to providing today's homeowners with the ample spaces and modern luxuries they desire, with facilities that speak to the mind, body, and soul.

At OIA, we found it necessary to develop smart and sustainable homes that deliver modern amenities to today's tech-savvy millennials. Triple Play technology is available via satellite, meaning that every resident can stay connected by integrating their home's smart systems, CCTV, Internet and Cable TV.

OIA residents will also experience a greener and more balanced lifestyle with a myriad of sustainability features that are pivotal to the community. The vast green and blue landscapes are infused with solar panels to make the best use of year-round sun and ensure uninterrupted power.

Recycling bins are available throughout the development and water is reconditioned for irrigation. We haven't forgotten about privacy and security, with the availability of 24-hour CCTV cameras, round-the-clock concierge services, and private underground parking for each unit.

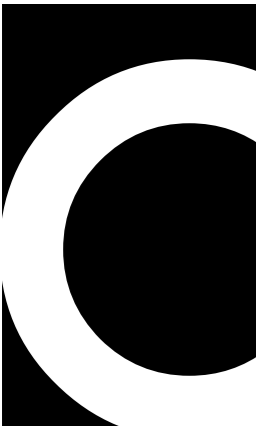


BUILDINGS AND UNIT TYPES

Every home at OIA is designed to respect and honor individuality. Making the best use of space, every unit offers unequivocal living areas to ensure that no corner goes to waste. Additionally, OIA's homes feature large windows and spacious terraces that overlook green areas and water features with private parking areas for each resident.

OIA offers 3 distinct building types that allow future homeowners to choose the unit size they find most appealing and convenient. Every floor is home to only four apartments to give residents the privacy and seclusion they're looking for. You can choose between an apartment, a ground floor garden-view apartment, or a rooftop penthouse that includes a large landscape that can be converted into a rooftop pool or garden.



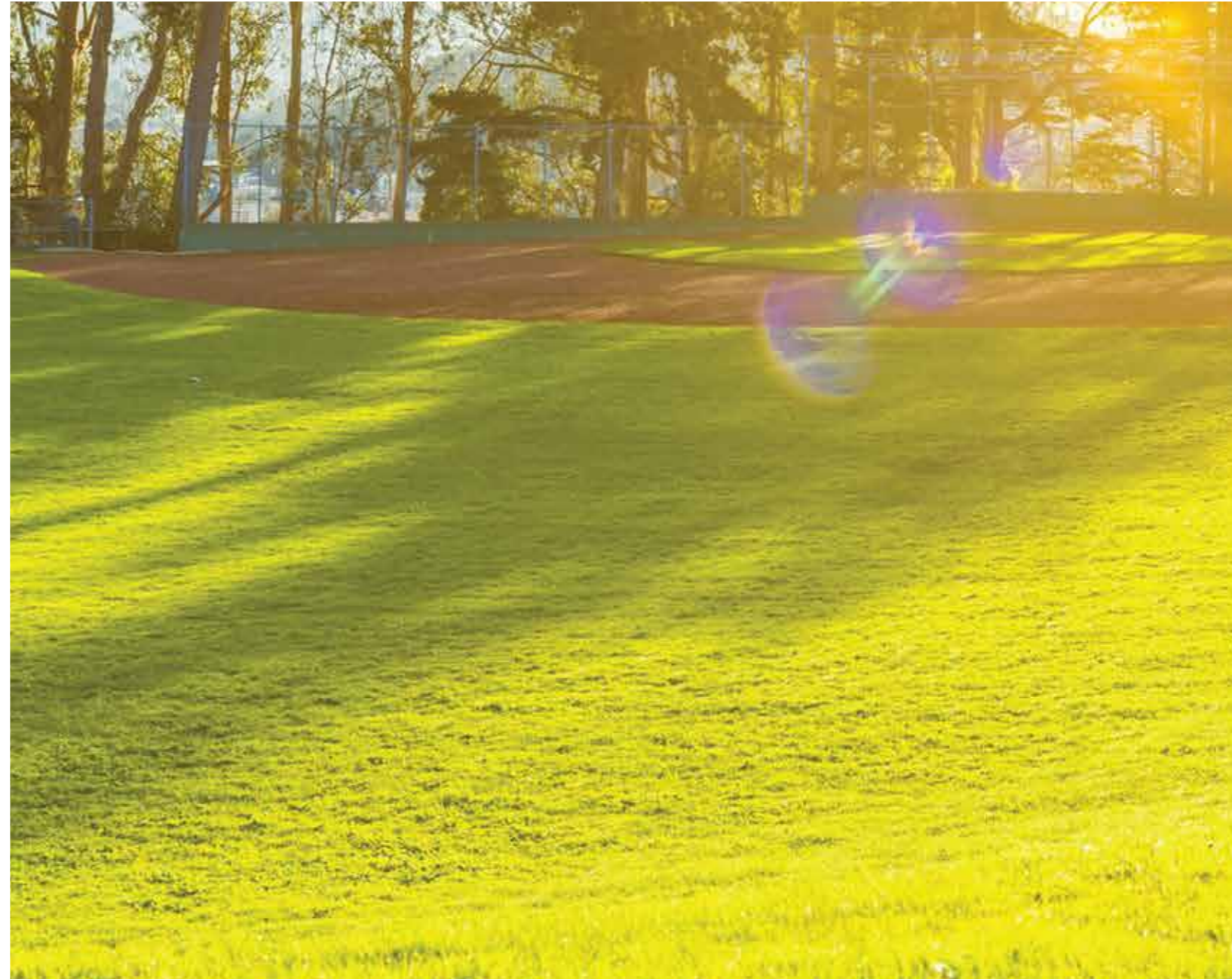


OIA COMMUNITY

A community is more like a family. No matter how unlike its members may seem, they all come together to celebrate a deep bond that brings them together. That is why at OIA, we've worked hard to create a strong community that celebrates differences and brings families together to enjoy occasional festivities and random activities across the entire year.

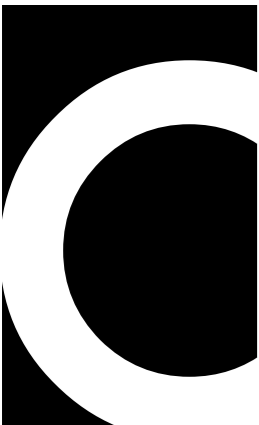
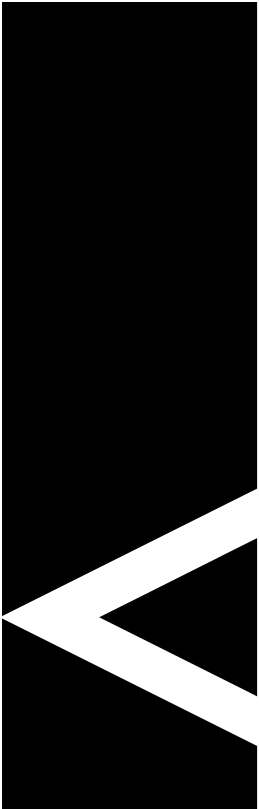
OVERVIEW AND FACILITIES

Living life at its fullest is happening right now at OIA, only a few steps from your new doorway. The community's various facilities offer ongoing activities that cater to every member of the family, including several swimming pools and gardens that are infused with jogging and biking lanes. At the heart of the development, OIA's clubhouse is the perfect venue for casual gettogethers and social events, and the designated kids' area boasts an amusing play area and offers daycare services for all residents.



AKC

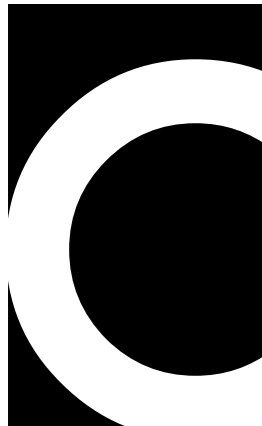




■ MIXED-USE AREAS AND FACILITIES

OIA's vast green spaces are home to mixed-use areas that bring family and friends together, encouraging a healthier lifestyle through various sports activities that are suitable for all ages. The floodlit tennis court is accessible throughout the day and night, in addition to OIA's large multi-ball playing court that is designed for football, basketball and volleyball games and tournaments.

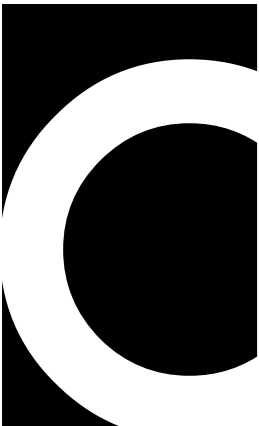
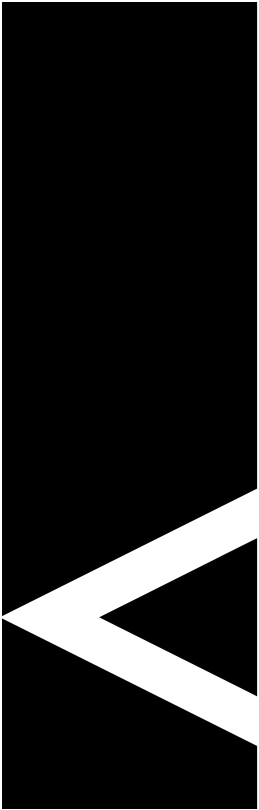




■ COMMERCIAL AREA

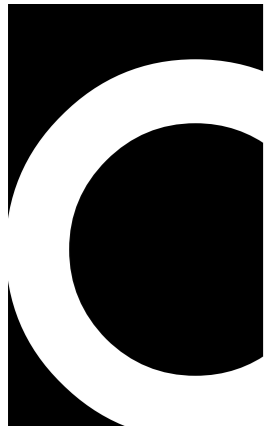
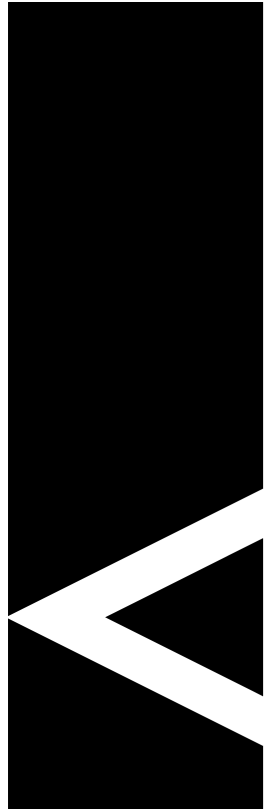
Built on a total area of 18,000 sqm, OIA's commercial area is centered on providing you with just about anything and everything, from your daily household needs to your craziest shopping frenzies. Now you can shop, dine, and enjoy an entertaining evening at OIA's exclusive shopping mall, not to mention that it's only minutes away from your home.





**BUILDING
TYPES**





BUILDING
TYPE A



TYPES FROM
123 m² to 154 m²



GROUND FLOOR PLAN

G2 - AREA: 123 m²

Reception	5.68 * 4.47
Bathroom	2.40 * 1.90
kitchen	3.00 * 2.65
Lobby	1.10 * 1.67
M. Bedroom	4.00 * 5.25
M. Bathroom	2.00 * 2.00
Terrace	2.10 * 1.00
Bedroom	3.80 * 3.60

G1, G3 & G4 - AREA: 154 m²

Reception	7.00 * 4.00
Lobby	1.40 * 2.20
Kitchen	3.00 * 2.65
Corridor	5.40 * 1.10
Bathroom	2.40 * 1.90
Terrace 01	2.80 * 1.25
Bedroom 01	3.60 * 3.80
Bedroom 02	3.60 * 3.80
M. Bedroom	4.00 * 5.25
M. Bathroom	2.00 * 2.00
Terrace 02	2.10 * 1.00



TYPICAL FLOOR PLAN

G1, G2, G3 & G4 - AREA: 154 m²

Reception	7.00 * 4.00
Lobby	1.40 * 2.20
Kitchen	3.00 * 2.65
Corridor	5.40 * 1.10
Bathroom	2.40 * 1.90
Terrace 01	2.80 * 1.25
Bedroom 01	3.60 * 3.80
Bedroom 02	3.60 * 3.80
M. Bedroom	4.00 * 5.25
M. Bathroom	2.00 * 2.00
Terrace 02	2.10 * 1.00

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
* Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
* Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.



TYPICAL FLOOR PLAN

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
 * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

G1 & G2 - AREA: 154 m²

Reception	7.00 * 4.00
Lobby	1.40 * 2.20
Kitchen	3.00 * 2.65
Corridor	5.40 * 1.10
Bathroom	2.40 * 1.90
Terrace 01	2.80 * 1.25
Bedroom 01	3.60 * 3.80
Bedroom 02	3.60 * 3.80
M. Bedroom	4.00 * 5.25
M. Bathroom	2.00 * 2.00
Terrace 02	2.10 * 1.00

Du3 & Du4 - AREA: 154 m²

Reception	8.45 * 7.70
Kitchen	3.90 * 2.30
Bathroom	2.70 * 1.70
Terrace 01	1.25 * 2.80
Lobby	1.10 * 3.00
Bedroom	3.80 * 3.60
M. Bedroom	5.25 * 4.00
M. Bathroom	2.00 * 2.00
Terrace 02	1.00 * 2.10

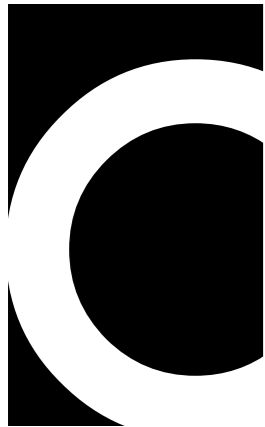
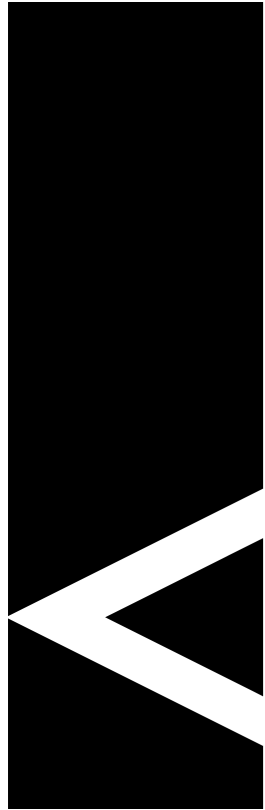


ROOF FLOOR PLAN

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
 * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

**Du3 & Du4 - AREA: 69 m²
 Roof Garden: 70 m²**

Living Area	3.40 * 4.00
Bathroom	3.10 * 3.80
Kitchenette	2.75 * 1.50
Lobby	1.70 * 1.14
Bedroom	3.60 * 3.60



BUILDING
TYPE B



TYPES FROM 130 m² to 165 m²



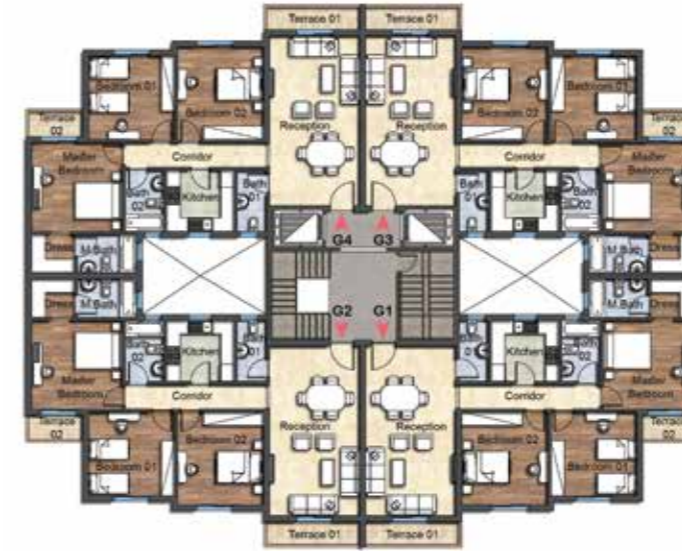
GROUND FLOOR PLAN

G2 - AREA: 130 m²

Reception	5.40 * 4.80
Bathroom 01	1.30 * 2.75
Kitchen	3.00 * 2.70
Bathroom 01	1.70 * 2.70
Corridor	1.10 * 2.20
Bedroom	3.80 * 3.60
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace	1.10 * 2.40

G1, G3 & G4 - AREA: 165 m²

Reception	8.00 * 4.00
Bathroom 01	2.70 * 1.30
Kitchen	2.70 * 3.00
Corridor	1.10 * 6.24
Bathroom 02	2.70 * 1.70
Bedroom 01	3.70 * 3.80
Bedroom 02	4.10 * 3.80
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace	1.10 * 2.40



TYPICAL FLOOR PLAN

G1, G2, G3 & G4 - AREA: 165 m²

Reception	8.00 * 4.00
Bathroom 01	2.70 * 1.30
Kitchen	2.70 * 3.00
Corridor	1.10 * 6.24
Bathroom 02	2.70 * 1.70
Terrace 01	1.00 * 4.13
Bedroom 01	3.70 * 3.80
Bedroom 02	4.10 * 3.80
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace 02	1.10 * 2.40

- * All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
- * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

- * All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
- * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.



TYPICAL FLOOR PLAN

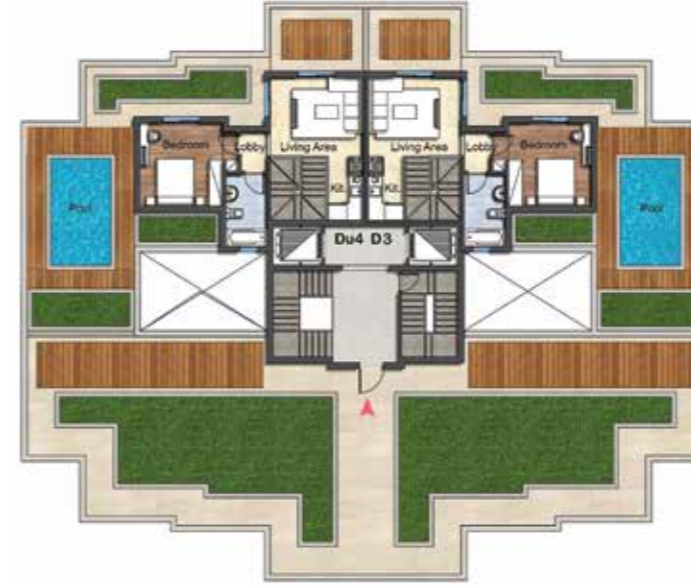
* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
 * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

G1 & G2 - AREA: 165 m²

Reception	8.00 * 4.00
Bathroom 01	2.70 * 1.30
Kitchen	2.70 * 3.00
Corridor	1.10 * 6.24
Bathroom 02	2.70 * 1.70
Terrace 01	1.00 * 4.15
Bedroom 01	3.70 * 3.80
Bedroom 02	4.10 * 3.80
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace 02	1.10 * 2.40

Du3 & Du4 - AREA: 165 m²

Reception	8.00 * 4.00
Bathroom 01	1.60 * 1.30
Kitchen	2.70 * 3.00
Living Area	5.30 * 3.95
Bathroom 02	2.70 * 1.70
Terrace 01	1.00 * 4.15
Lobby	1.10 * 2.20
Bedroom	3.70 * 3.80
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace 02	1.10 * 2.40

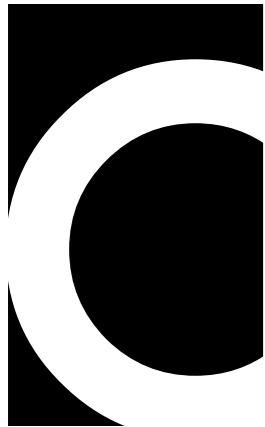
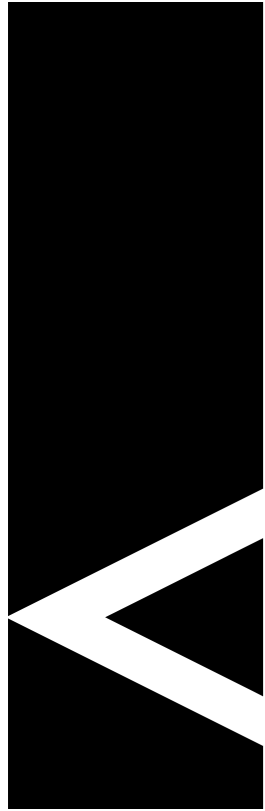


ROOF FLOOR PLAN

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
 * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

Du3 & Du4 - AREA: 69 m²
Roof Garden: 90 m²

Living Area	3.40 * 4.00
Bathroom	3.10 * 3.80
Kitchenette	2.75 * 1.50
Lobby	1.70 * 1.14
Bedroom	3.60 * 3.60



BUILDING
TYPE C



TYPES FROM 148 m² to 222 m²



GROUND FLOOR PLAN

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
* Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

G1 - AREA: 193 m ²	
Lobby 01	1.50 * 1.25
Bathroom 01	2.10 * 1.45
Reception	8.30 * 4.30
Kitchen	3.20 * 3.35
Bathroom 02	1.90 * 2.00
Terrace 01	4.30 * 1.30
Bedroom 01	4.45 * 4.00
Bedroom 02	4.45 * 3.90
M. Bedroom	4.80 * 4.00
M. Bathroom	2.00 * 2.00
Dressing	1.85 * 2.60
Terrace 02	1.75 * 1.20

G2 - AREA: 148 m ²	
Reception	5.75 * 5.15
Bathroom 01	1.40 * 2.35
kitchen	3.60 * 3.35
Lobby	1.95 * 1.70
Bathroom 02	1.80 * 1.90
M. Bedroom	4.80 * 4.00
M. Bedroom	2.00 * 1.90
Dressing	1.85 * 2.60
Terrace	1.75 * 1.20
Bedroom	3.85 * 4.00

G3 & G4 - AREA: 222 m ²	
Lobby 01	2.20 * 2.25
Bathroom 01	1.50 * 2.20
Reception	8.00 * 8.10
Kitchen	4.00 * 2.80
Bathroom 02	1.80 * 2.00
Terrace 01	3.50 * 1.70
Bedroom 01	4.00 * 3.70
Bedroom 02	4.00 * 3.60
M. Bedroom	4.80 * 4.10
M. Bathroom	2.00 * 2.00
Dressing	2.25 * 1.85
Lobby 02	1.75 * 1.85
Terrace 02	1.40 * 1.60



TYPICAL FLOOR PLAN

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
* Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

G1 & G2 - AREA: 193 m ²	
Lobby 01	1.50 * 2.25
Bathroom 01	2.10 * 1.45
Reception	8.30 * 4.30
Kitchen	3.20 * 3.35
Bathroom 02	1.90 * 2.00
Terrace 01	4.30 * 1.30
Bedroom 01	4.45 * 3.90
Bedroom 02	4.80 * 4.00
M. Bedroom	4.80 * 4.00
M. Bathroom	2.00 * 2.00
Dressing	1.85 * 2.60
Lobby 02	1.30 * 1.85
Terrace 02	1.75 * 1.20

G3 & G4 - AREA: 222 m ²	
Lobby 01	2.20 * 2.25
Bathroom 01	1.50 * 2.20
Reception	8.00 * 8.10
Kitchen	4.00 * 2.80
Bathroom 02	1.80 * 2.00
Terrace 01	3.50 * 1.70
Bedroom 01	4.00 * 3.70
Bedroom 02	4.00 * 3.60
M. Bedroom	4.80 * 4.10
M. Bathroom	2.00 * 2.00
Dressing	2.25 * 1.85
Lobby 02	1.75 * 1.85
Terrace 02	1.40 * 1.60



TYPICAL FLOOR PLAN

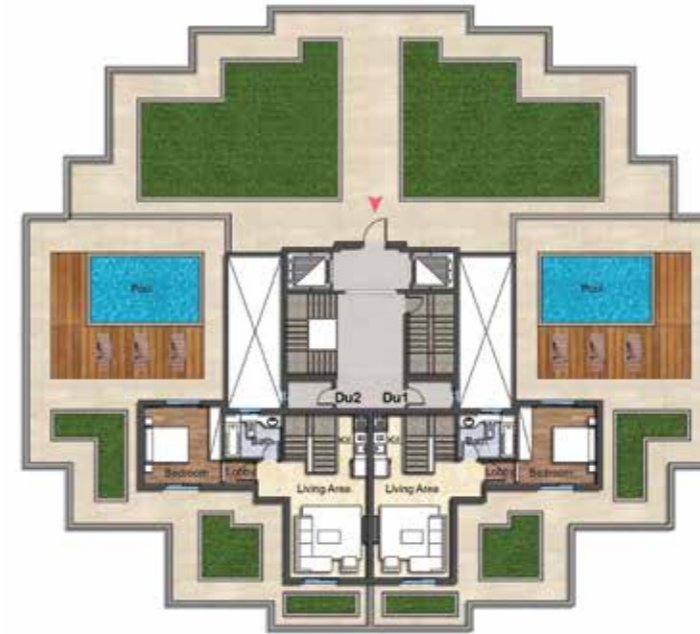
* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
 * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

G1 & G2 - AREA: 222 m²

Lobby 01	2.20 * 2.25
Bathroom 01	1.50 * 2.20
Reception	8.00 * 8.10
Kitchen	4.00 * 2.80
Bathroom 02	1.80 * 2.00
Terrace 01	3.50 * 1.70
Bedroom 01	4.00 * 3.70
Bedroom 02	4.00 * 3.60
M. Bedroom	4.80 * 4.10
M. Bathroom	2.00 * 2.00
Dressing	2.25 * 1.85
Lobby 02	1.75 * 1.85
Terrace 02	1.40 * 1.60

Du1 & Du2 - AREA: 193 m²

Reception	5.12 * 9.00
Bathroom 01	1.43 * 2.07
Kitchen	3.34 * 3.64
Lobby	1.14 * 2.15
Bathroom 02	1.90 * 2.00
Terrace 01	1.40 * 4.30
Bedroom 01	4.00 * 4.45
M. Bedroom	4.00 * 4.80
M. Bathroom	1.98 * 2.00
Dressing	2.58 * 1.85
Terrace 02	1.20 * 1.76
Lobby 02	1.30 * 1.85

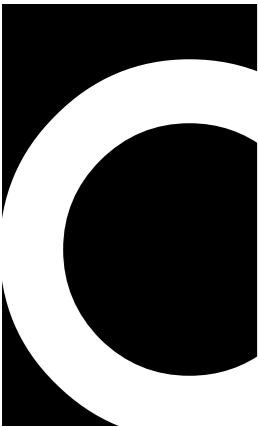
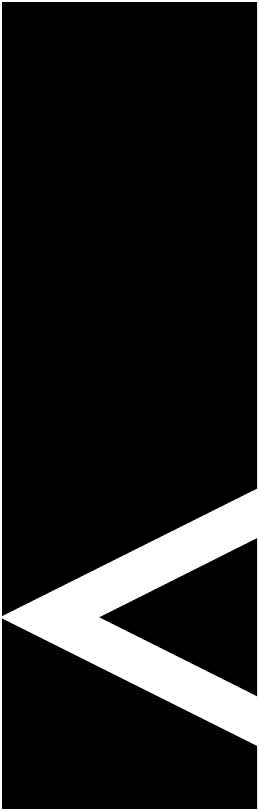


ROOF FLOOR PLAN

* All renders, designs, master plan are for illustrative purposes only, and subject to changes or amends by the developer.
 * Diagrams are to scale. Developer reserves the right to make alterations to any of the drawings.

**Du1 & Du2 - AREA: 75 m²
 Roof Garden: 133 m²**

Living Area	4.80 * 3.60
Bathroom	2.00 * 2.63
Kitchenette	2.88 * 1.40
Lobby	1.10 * 1.38
Bedroom	3.60 * 3.60



WELCOME TO
THE ISLAND OF
THE NEW CAPITAL





EDGE HOLDING
U R B A N D E V E L O P M E N T

19427

WWW.EDGEHOLDINGGROUP.COM