

AUREVIA

COMMUNITY



WHERE LIGHT LEADS LIFE

AUREVIA

A nighttime landscape featuring a winding, illuminated path that leads through a series of large, smooth, light-colored rocks. The path is bordered by low, curved walls that are illuminated from below, creating a warm, golden glow. The surrounding area is landscaped with various plants and trees, some of which are also illuminated. In the background, a dark, silhouetted hill rises against a deep blue night sky. A bright star or light source is visible in the upper right corner, casting a long, thin trail of light. The overall atmosphere is serene and modern.

ABOUT AUREVIA

AUREVIA COMMUNITY

WINVESTORDEVELOPMENTS.COM

@ NEW CAIRO

AUREVIA COMMUNITY IS A FULLY INTEGRATED RESIDENTIAL DESTINATION DESIGNED FOR THOSE SEEKING A CALMER, SMARTER, AND MORE CONNECTED WAY OF LIFE. DEVELOPED ACROSS 19 ACRES IN THE HEART OF THE 6TH SETTLEMENT, AUREVIA BRINGS TOGETHER OPEN LANDSCAPES, WALKABLE EXPERIENCES, SMART PLANNING, HOSPITALITY VALUE, AND MODERN COMMUNITY LIVING. HERE, LIGHT IS MORE THAN BRIGHTNESS. IT IS CLARITY, OPENNESS, COMFORT, MOVEMENT, AND A BETTER WAY TO LIVE.

PROJECT'S COMPONENTS & HIGHLIGHTS

- 19-ACRE INTEGRATED RESIDENTIAL COMMUNITY
- PREMIUM LOCATION IN THE 6TH SETTLEMENT
- LANDSCAPE-CENTERED LIFESTYLE
- WALKABLE AND CONNECTED MASTERPLAN
- SMART LIVING POWERED BY VODAFONE HOMES
- HOSPITALITY VALUE THROUGH GRAVITY HOTELS
- DESIGNED FOR BOTH LIVING AND LONG-TERM VALUE

LIGHT IN EVERY STEP.

LIFE IN EVERY SPACE.





ABOUT WINVESTOR DEVELOPMENTS
SMART MOVES. REAL VALUE.

AUREVIA IS DEVELOPED BY WINVESTOR DEVELOPMENTS, A SAUDI-EGYPTIAN REAL ESTATE DEVELOPER COMBINING REGIONAL INVESTMENT VISION WITH STRONG UNDERSTANDING OF THE EGYPTIAN REAL ESTATE MARKET.

WINVESTOR FOCUSES ON CREATING MODERN, INTEGRATED COMMUNITIES THAT BRING TOGETHER LIFESTYLE QUALITY, SMART SOLUTIONS, SUSTAINABILITY, AND LONG-TERM VALUE.

WINVESTOR STRENGTHS

- SAUDI-EGYPTIAN DEVELOPMENT BACKGROUND
- STRONG REAL ESTATE EXPERIENCE
- MODERN INTEGRATED COMMUNITY VISION
- FOCUS ON SMART AND SUSTAINABLE DEVELOPMENT
- STRATEGIC PARTNERSHIPS WITH LEADING ENTITIES
- EXISTING PROJECT REFERENCES INCLUDING I-SHERATON AND CAPELLA RESIDENCE

**DEVELOPING COMMUNITIES DESIGNED FOR LONG-TERM VALUE AND FUTURE-READY LIVING.
WINVESTOR EXISTING REFERENCES:**

- I-SHERATON COMPOUND - SHERATON
- CAPELLA RESIDENCE - ZAHRAA EL MAADI



STRATEGIC LOCATION

AT THE HEART OF 6TH SETTLEMENT



MAIN CONNECTIVITY

 DESTINATION	 APPROX. DISTANCE / TIME
 AIN SOKHNA ROAD	 1-3 MINUTES
 RING ROAD CONNECTIONS	 3-5 MINUTES
 SOUTH 90 STREET	 DIRECT CONNECTIVITY
 FIFTH SETTLEMENT	 15-20 MINUTES
 NEW ADMINISTRATIVE CAPITAL	 15-20 MINUTES
 CAIRO INTERNATIONAL AIRPORT	 25-35 MINUTES
 MOSTAKBAL CITY	 MINUTES AWAY
 MADINATY	 NEARBY

POSITIONED WHERE MOVEMENT, ACCESSIBILITY, AND FUTURE GROWTH NATURALLY MEET.

WHY 6TH SETTLEMENT



EAST CAIRO'S RISING DESTINATION

THE 6TH SETTLEMENT IS BECOMING ONE OF EAST CAIRO'S MOST IMPORTANT GROWTH CORRIDORS.

IT IS A NATURAL EXTENSION OF NEW CAIRO, CLOSE TO THE NEW ADMINISTRATIVE CAPITAL, AND CONNECTED TO MAJOR ROADS AND FUTURE URBAN DESTINATIONS.

FOR RESIDENTS, THIS MEANS EASIER ACCESS AND A PROMISING LIFESTYLE ENVIRONMENT.

FOR INVESTORS, IT MEANS ENTERING A RISING DESTINATION WITH STRONG FUTURE POTENTIAL.

AREA HIGHLIGHTS

- NATURAL EXTENSION OF NEW CAIRO
- CLOSE TO THE NEW ADMINISTRATIVE CAPITAL
- CONNECTED TO MAJOR EAST CAIRO AXES
- GROWING INFRASTRUCTURE AND DESTINATION VALUE
- INCREASING DEVELOPER ACTIVITY
- STRONG FUTURE APPRECIATION POTENTIAL
- MODERN PLANNING DIRECTION WITH A CALMER LIFESTYLE FEEL

.AUREVIA BELONGS TO ONE OF EAST CAIRO'S STRONGEST FUTURE GROWTH CORRIDORS

MASTER PLAN **PHILOSOPHY**



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MASTER PLAN HIGHLIGHTS

- CENTRAL GREEN-WATER HEART
- OPEN LANDSCAPE VIEWS
- WALKABLE COMMUNITY EXPERIENCE
- SAFE PEDESTRIAN CIRCULATION
- SMOOTH INTERNAL MOVEMENT
- TWO ORGANIZED ENTRANCES
- BALANCED PRIVACY AND ACCESSIBILITY
- LANDSCAPE-CENTERED PLANNING
- CLEAR SEPARATION BETWEEN RESIDENTIAL, COMMERCIAL, AND HOSPITALITY MOVEMENT

LIGHT IN EVERY STEP

AUREVIA'S MASTERPLAN IS DESIGNED TO MAKE DAILY LIFE FEEL SMOOTHER, CALMER, AND MORE CONNECTED.

HOMES, LANDSCAPES, CLUBHOUSE, MOSQUE, COMMERCIAL ZONE, HOTEL, AND HOSPITALITY COMPONENTS ARE ARRANGED TO CREATE A COMFORTABLE LIVING EXPERIENCE WHERE MOVEMENT FEELS EASIER, VIEWS FEEL MORE OPEN, AND EVERY SPACE ADDS VALUE TO EVERYDAY LIFE.

EVERY PATH IS DESIGNED TO FEEL LIGHTER, CALMER, AND MORE CONNECTED.





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CLUBHOUSE



MOSQUE



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BRANDED HOTEL

A HOSPITALITY LANDMARK BY GRAVITY HOTELS



THE BRANDED HOTEL IS ONE OF AUREVIA'S STRONGEST DESTINATION-VALUE COMPONENTS.
OPERATED BY GRAVITY HOTELS, THE HOTEL IS PLANNED TO ELEVATE THE OVERALL IMAGE OF AUREVIA AND STRENGTHEN
ITS PRESENCE AS A REFINED MIXED-USE DESTINATION.

THE HOTEL IS NOT A PRODUCT FOR SALE.
IT IS A LANDMARK THAT ADDS VISIBILITY, PRESTIGE, SERVICE CULTURE, AND HOSPITALITY VALUE TO THE ENTIRE PROJECT

IT GIVES AUREVIA MORE THAN AN ADDRESS.
IT GIVES THE COMMUNITY A DESTINATION PRESENCE.

THE BRANDED HOTEL IS A LANDMARK THAT RAISES THE VALUE, VISIBILITY, AND PRESTIGE OF THE ENTIRE DESTINATION.



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The background image is a photograph of a modern, multi-story apartment building at night. The building has a dark, metallic facade and large glass windows. Many of the windows are illuminated from within, showing warm interior lights. Several balconies are visible, some with dark metal railings and others with lush green plants. The overall atmosphere is sophisticated and contemporary.

BRANDED HOTEL APARTMENTS

A SELLABLE HOSPITALITY-BACKED PRODUCT

AUREVIA COMMUNITY

WINVESTORDEVELOPMENTS.COM

@ NEW CAIRO

THE BRANDED HOTEL APARTMENTS ARE A PREMIUM PRODUCT TO BE SOLD WITHIN AUREVIA.

THEY COMBINE OWNERSHIP, HOSPITALITY MANAGEMENT, SERVICE-BACKED OPERATION, AND INVESTMENT POTENTIAL IN ONE ASSET. UNLIKE A TRADITIONAL RESIDENTIAL UNIT, A BRANDED HOTEL APARTMENT IS DESIGNED FOR BUYERS WHO WANT AN INVESTMENT SUPPORTED BY HOSPITALITY VALUE, BUSINESS DEMAND, TEMPORARY STAY DEMAND, AND STRONGER SERVICE PERCEPTION.

THIS PRODUCT RESPONDS TO A GROWING NEED IN EAST CAIRO FOR FLEXIBLE, MANAGED, AND SERVICE-ORIENTED ACCOMMODATION.

WITH THE GROWTH OF NEW CAIRO, THE NEW ADMINISTRATIVE CAPITAL, BUSINESS TRAVEL, CORPORATE MOVEMENT, EXECUTIVE STAYS, AND SHORT-TO-MEDIUM-TERM ACCOMMODATION NEEDS, BRANDED HOTEL APARTMENTS CAN ATTRACT A WIDER DEMAND BASE THAN CONVENTIONAL RESIDENTIAL UNITS.

THEY ARE NOT ONLY HOMES.

THEY ARE HOSPITALITY-BACKED ASSETS.

AUREVIA INTEGRATED COMMUNITY



Apartments



Clubhouse



Central Spine



Mall



Hotel



Hotel Apartments

LIFESTYLE & AMENITIES

LIFE IN EVERY SPACE

WELLNESS & RECREATION

- CLUBHOUSE
- SWIMMING POOLS
- GYM & SPA
- PADEL & SPORTS COURTS
- WALKING & JOGGING TRACKS

COMMUNITY & FAMILY

- GATHERING SPACES
- KIDS ACTIVITY ZONES
- MOSQUE
- OUTDOOR SEATING AREAS

HOSPITALITY & CONVENIENCE

- COMMERCIAL ZONE
- GRAVITY BRANDED HOTEL
- SERVICED HOSPITALITY EXPERIENCE

SMART LIVING

- VODAFONE HOMES INTEGRATION
- SMART ACCESS & SECURITY SYSTEMS



The background of the image is a blurred, high-angle view of a computer monitor displaying financial data. The screen is filled with various charts, including candlestick and line graphs, and columns of numbers. The colors are predominantly blue and orange, with a bokeh effect from the blurred lights of the screen. The text 'PAYMENT PLANS' is centered over the image in a large, white, sans-serif font.

PAYMENT PLANS

PAYMENT PLANS

FLEXIBLE PLANS



DOWN PAYMENT

%5 DP

%10 DP

%15 DP

%25 DP



INSTALLMENTS

7 YEARS

9 YEARS

10 YEARS

5 YEARS + 25% DISCOUNT

The background of the image shows two men in business suits shaking hands in a high-rise office. They are standing in front of a large window that looks out onto a city skyline at night. The city lights are visible, and the scene is reflected on the polished floor. The text is overlaid on the left side of the image.

CONSULTANTS & STRATEGIC PARTNERS

TRUSTED NAMES BEHIND THE VISION

CONSULTANTS & STRATEGIC PARTNERS



CRITERIA DESIGN GROUP

ARCHITECTURAL &
ENGINEERING CONSULTANT



VODAFONE HOMES

SMART TECHNOLOGY
PARTNER



GRAVITY HOTELS

BRANDED HOTEL
PARTNER



AW INNOVATIONS

BRANDING & BUSINESS
DEVELOPMENT

WHERE LIGHT LEADS LIFE
WHERE LIGHT LEADS LIFE
WHERE LIGHT LEADS LIFE
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WHERE LIGHT LEADS LIFE

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