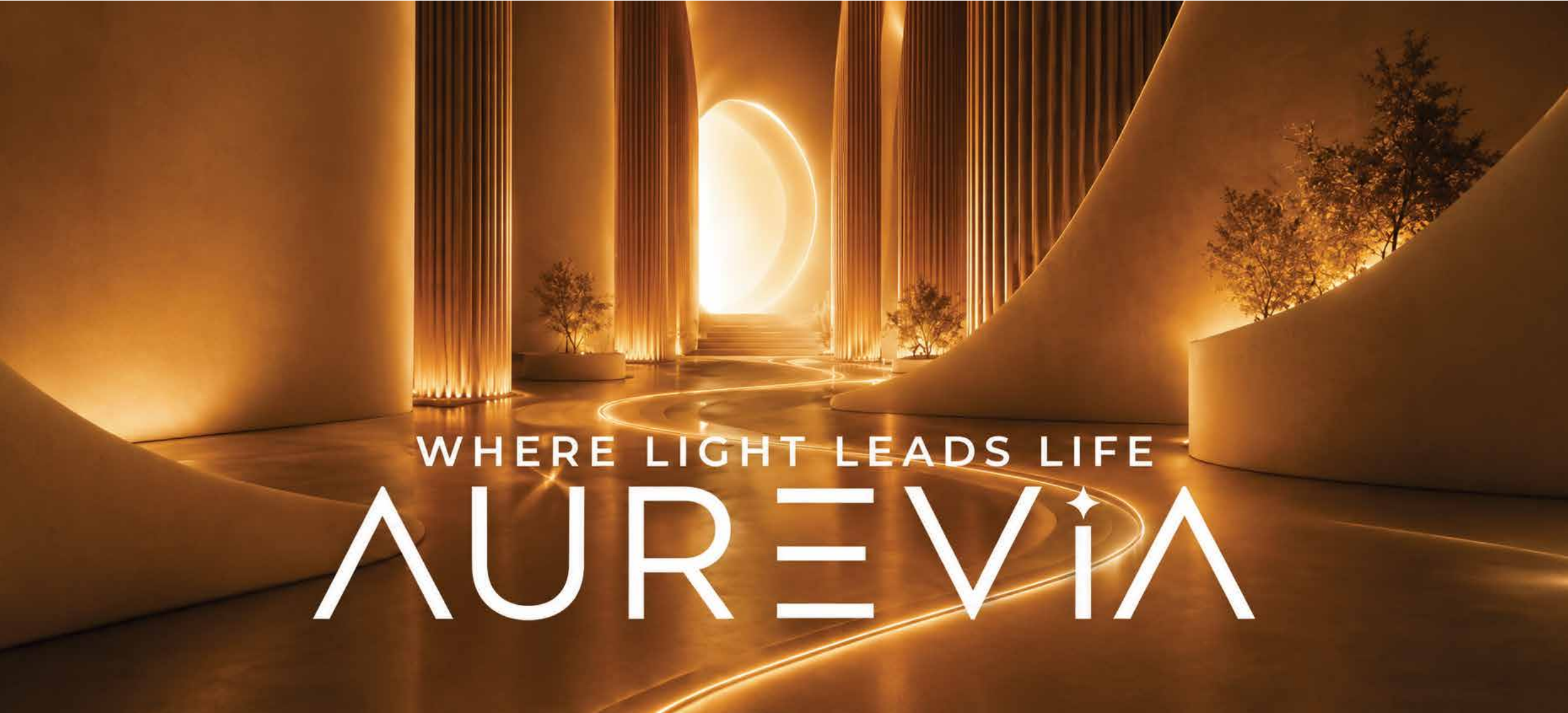
AUREVIA

COMMUNITY

DEVELOPED BY

WINVESTOR DEVELOPMENTS


WHERE LIGHT LEADS LIFE
AUREVIA


ABOUT AUREVIA
AUREVIA COMMUNITY

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.



AUREVIA COMMUNITY

WINVESTOR
DEVELOPMENTS

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.

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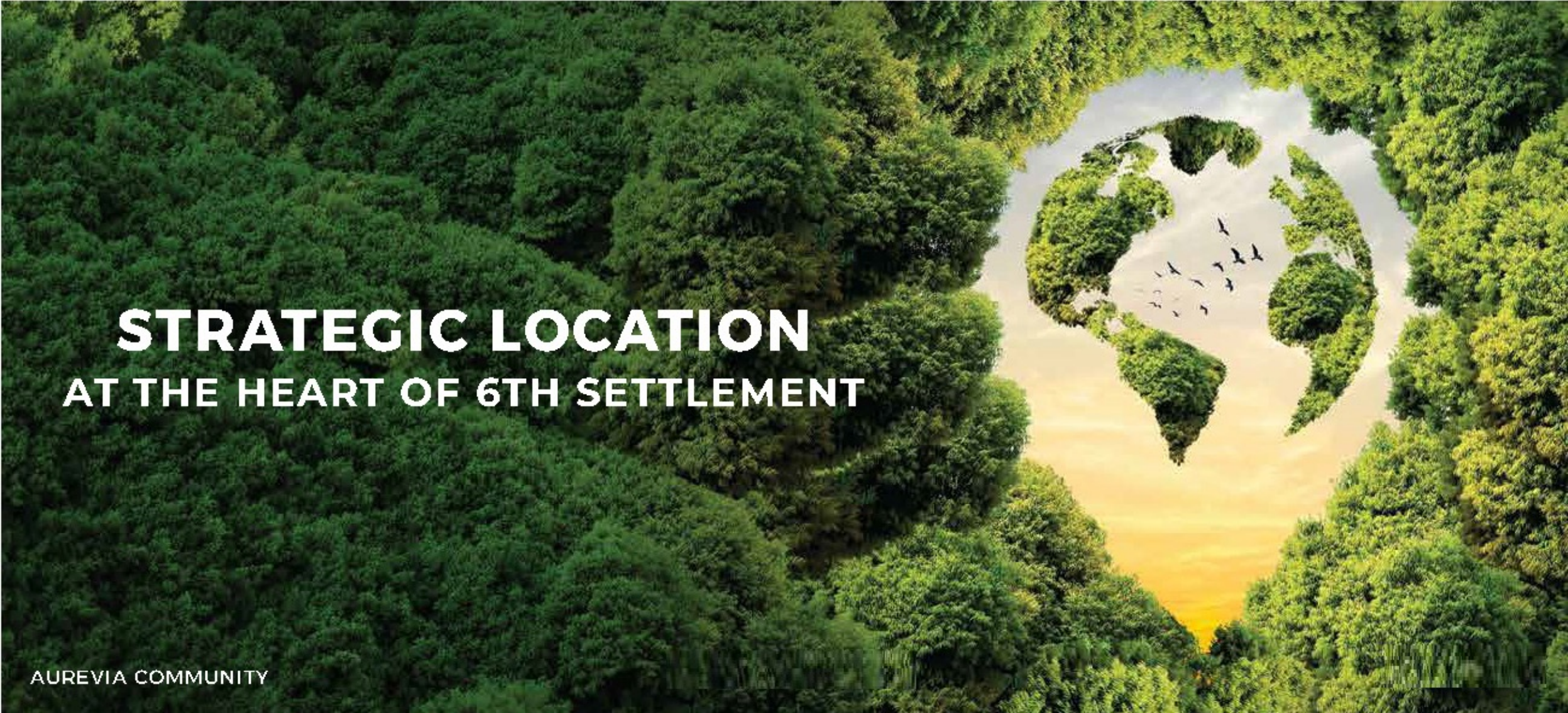
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WINVESTOR STRENGTHS

- 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
AUREVIA COMMUNITY



AUREVIA COMMUNITY

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



AUREVIA COMMUNITY

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



AUREVIA COMMUNITY


AUREVIA COMMUNITY



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

AUREVIA COMMUNITY



MOSQUE


AUREVIA COMMUNITY

BRANDED HOTEL

A HOSPITALITY LANDMARK BY GRAVITY HOTELS



AUREVIA COMMUNITY

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.



AUREVIA COMMUNITY


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BRANDED HOTEL APARTMENTS
A SELLABLE HOSPITALITY-BACKED PRODUCT
AUREVIA COMMUNITY

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



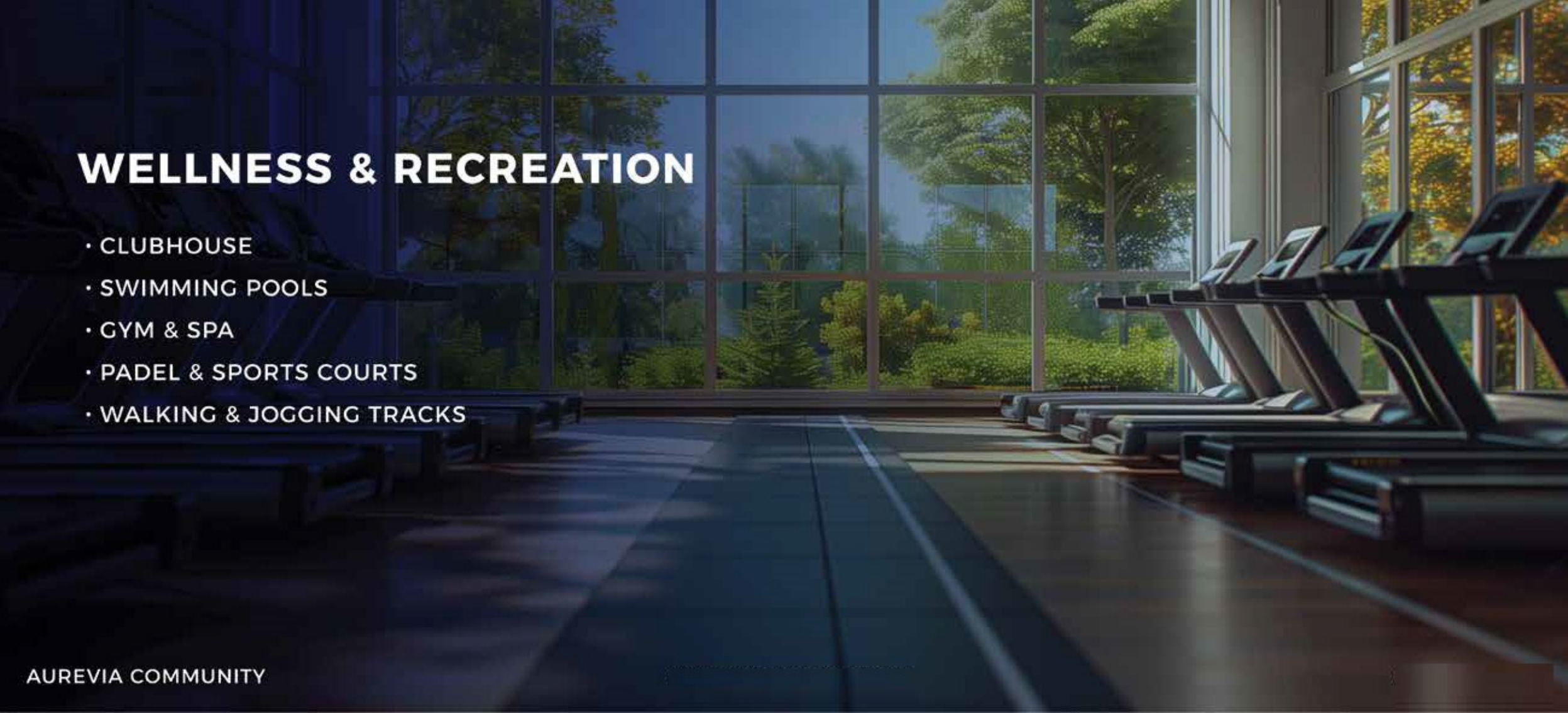
Hotel



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



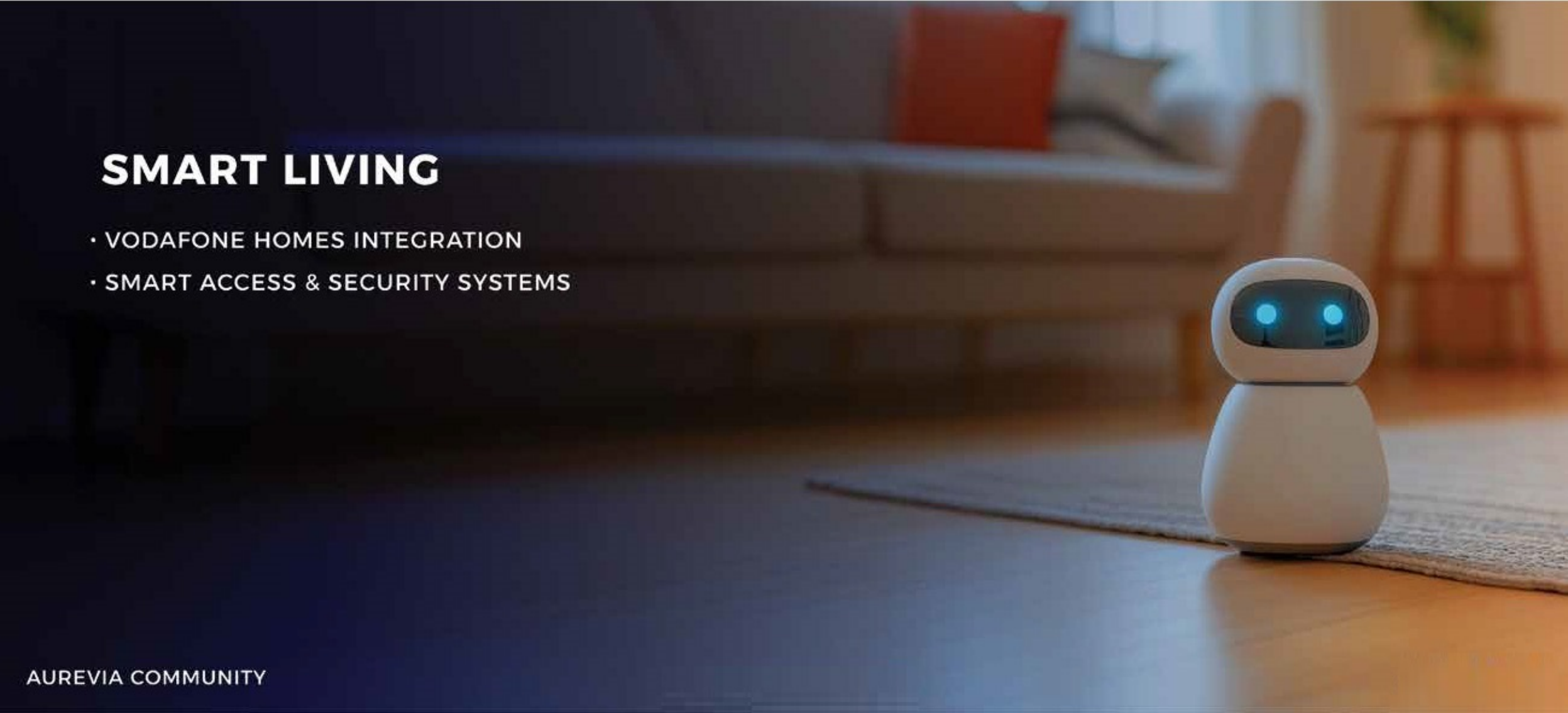
HOSPITALITY & CONVENIENCE

- COMMERCIAL ZONE
- GRAVITY BRANDED HOTEL
- SERVICED HOSPITALITY EXPERIENCE



SMART LIVING

- VODAFONE HOMES INTEGRATION
- SMART ACCESS & SECURITY SYSTEMS



AUREVIA COMMUNITY


PAYMENT PLANS

PAYMENT PLANS

FLEXIBLE PLANS

DOWN PAYMENT	INSTALLMENTS
%5 DP	7 YEARS
%10 DP	9 YEARS
%15 DP	10 YEARS
%25 DP	5 YEARS + 25% DISCOUNT

AUREVIA COMMUNITY


CONSULTANTS & STRATEGIC PARTNERS
TRUSTED NAMES BEHIND THE VISION
AUREVIA COMMUNITY

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



AUREVIA COMMUNITY

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