October Gardens

Samaya

Residence

NILE STONE
URBAN DEVELOPMENT

October Gardens

samaya

Residence



Spearheading the Nile Stone Way

Where Vision Leads, **Legacy Follows**

At Nile Stone Urban Development, we don’t just build we lead.
With a steadfast belief in Egypt’s future and a bold approach to real estate development
Nile Stone is spearheading a new standard in urban living.

Our philosophy is rooted in two timeless forces:
Nile – a symbol of continuity, nourishment, and flow.
Stone – a mark of endurance, strength, and craftsmanship.

Together, they form our DNA — **Resilient, Visionary, and Enduring.**

The Nile Stone Way is defined by:

Strategic Locations

We choose growth corridors before they boom ensuring value from day one.

Architectural Integrity

We partner with top-tier architects like Raef Fahmy to create spaces that stand out and last.

Integrated Communities

From parks to retail, our projects serve not just residents... but lifestyles.

Financial Transparency

Clear pricing. Fair terms. No guesswork. Your investment is respected.

Architectural Integrity

We build jcommunities that grow with time not just units to sell.

raeffahmi.
architects

Designed by
Architect Raef Fahmi



Where Space Breathes

The Design Philosophy

At Samaya, we didn't just build homes
we crafted **spaces that breathe.**

From the layout of each apartment to the
walkways and views, everything is designed with one goal:

To give you more space — physically and emotionally.
Because we believe your home should be a sanctuary...
not just a structure

Raef Fahmi

LOOK UP...
YOUR SKY AWAITS

The Samaya Concept

Samaya isn't just a residential project — it's a mindset.
A moment in your life when everything aligns.
A community that lifts you — emotionally, socially, and financially.

Born from the belief that "**it's your time to rise**", Samaya was designed to help families start fresh, investors grow with confidence, and individuals find a home that reflects their ambition.

Inspired by Balance and Elevation

Connectivity at Its Best

puts you in the center of everywhere that matters.

Whether you're heading to Downtown, New October, or the Ring Road — you're always just minutes away.

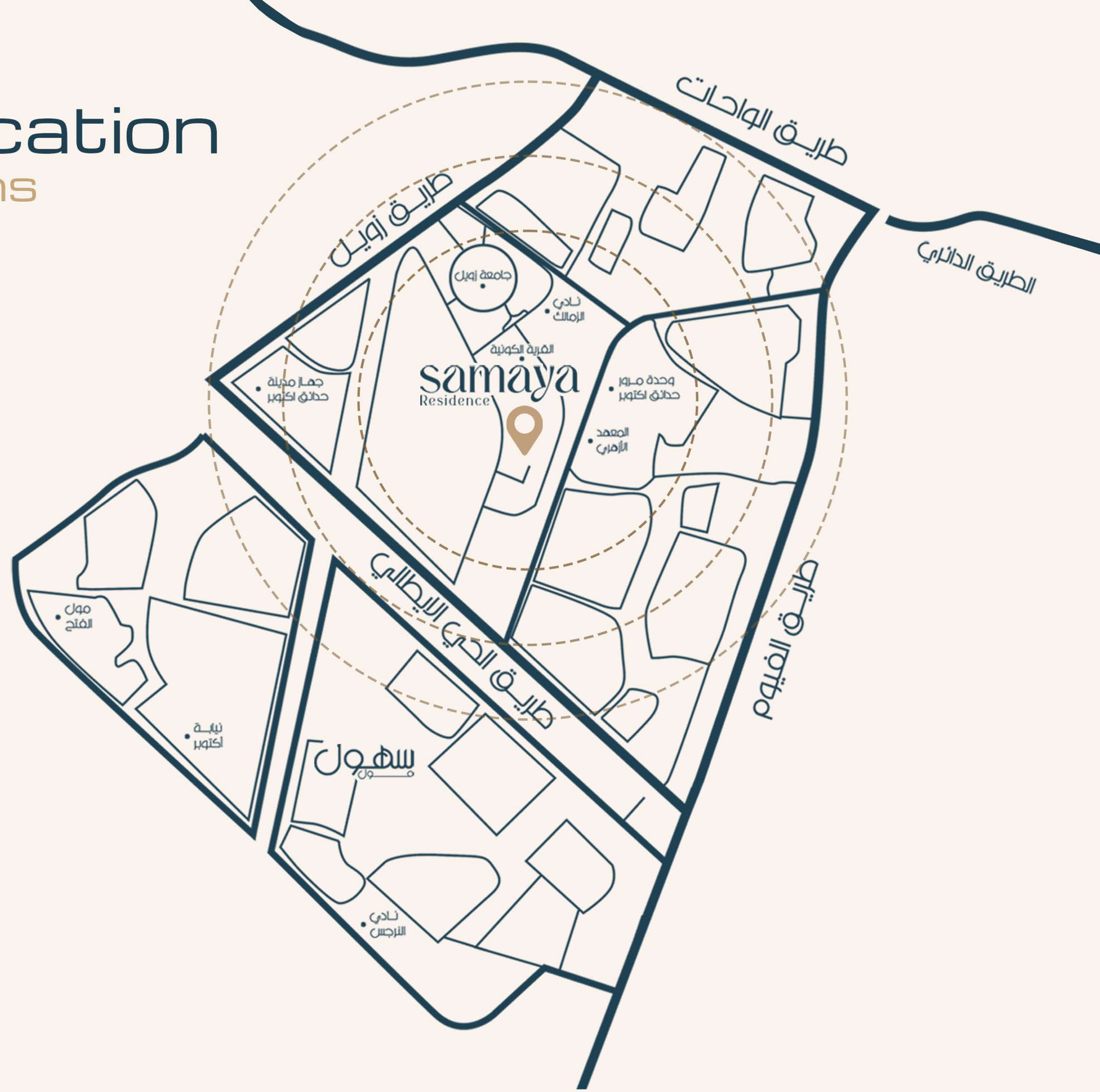
Seamless Access To:

- Fayoum Road – direct and fast
- Wahat Road – connects you to New 6th of October and beyond
- Ring Road & Middle Ring Road – link to East Cairo and New Capital
- Zewail University, Media City, and key government hubs – all nearby
- Future access to monorail and smart city infrastructure

At **Samaya**, connectivity isn’t a promise — it’s a daily advantage.

Project location

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A location positioned
for tomorrow's opportunities

In Arabic, Samaya (سمايا) evokes
the sky elevation, and aspiration.



A lifestyle that brings

comfort
value
and community together



Homes with room to breathe

spacious layouts and smart design

Uplifting design

A masterplan built around

green space

openness

light



master plan





The master plan of samaya residence

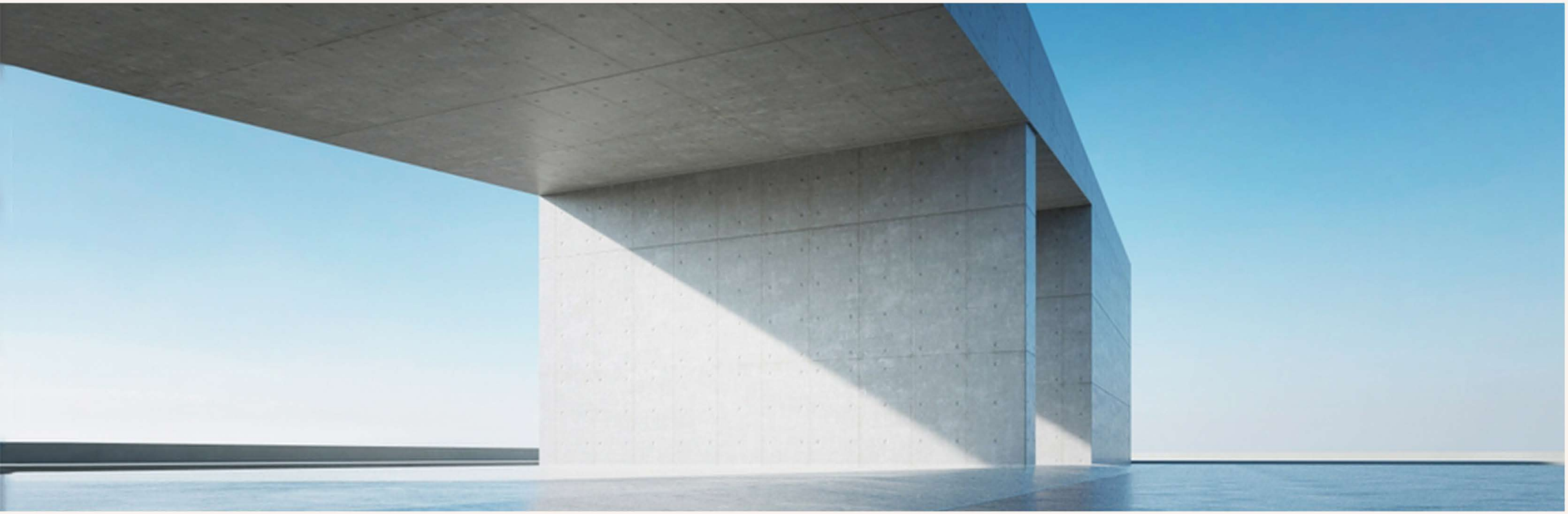
Reflects thoughtful planning, where architecture, nature, and lifestyle flow in harmony.

From this aerial view, it’s clear: **every building, tree, and path has a purpose.** This isn’t random development — it’s a community designed to **elevate daily life.**



Architecture That Elevates

Where Design Meets Serenity



At **Samaya**, the architecture speaks softly — but powerfully.
With buildings rising **Ground + 4 floors only**, the masterful design creates
a **low-density, high-quality** environment, where green views and light-filled interiors come standard.





Modern Urban Elegance

Each building is designed to reflect refined simplicity, using:

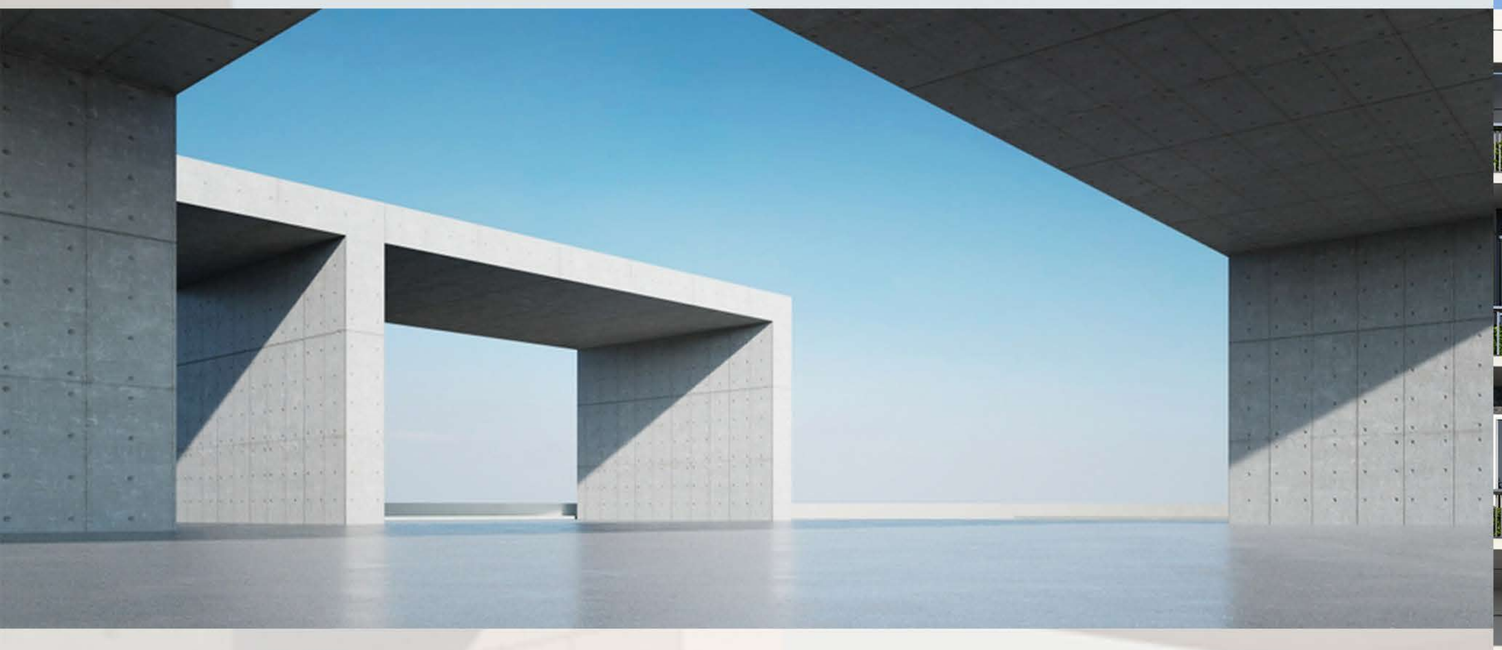
Clean modern lines

Contrasting textures of light and stone

Vertical rhythm that gives character without excess

Large windows for natural light and cross ventilation

Deep balconies with planters for privacy and green continuity





Connection to Nature

Façades blend harmoniously with
the surrounding landscape

Elevated walkways and water features
soften the architectural mass

Every building frames a view
no back-facing walls

Architectural Highlights

Ground + 4 floor format for human-scale comfort

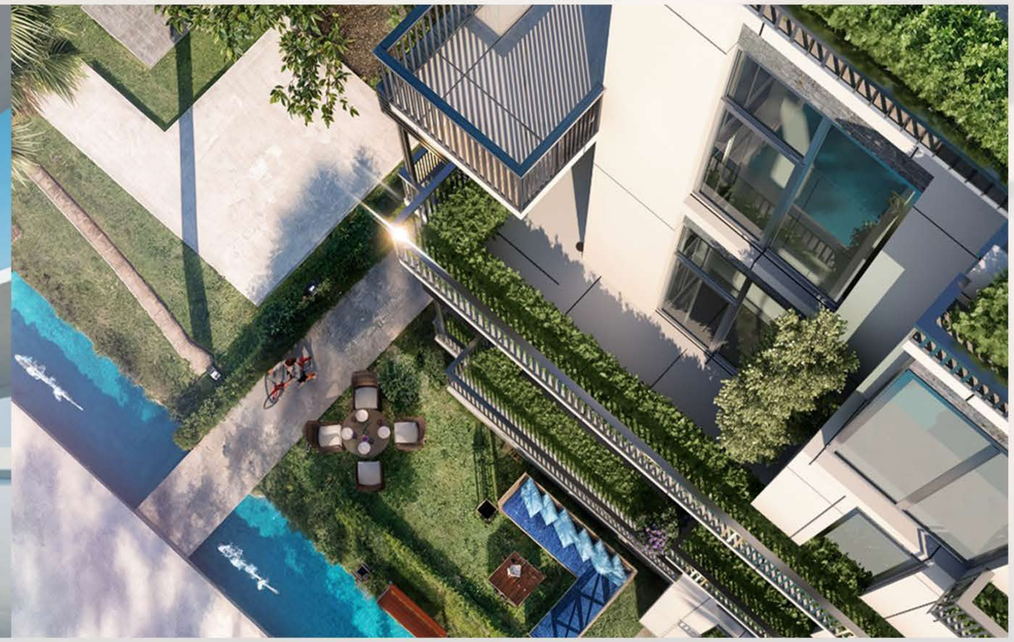
Corner units designed with panoramic exposure

Balconies with green detailing for shaded privacy

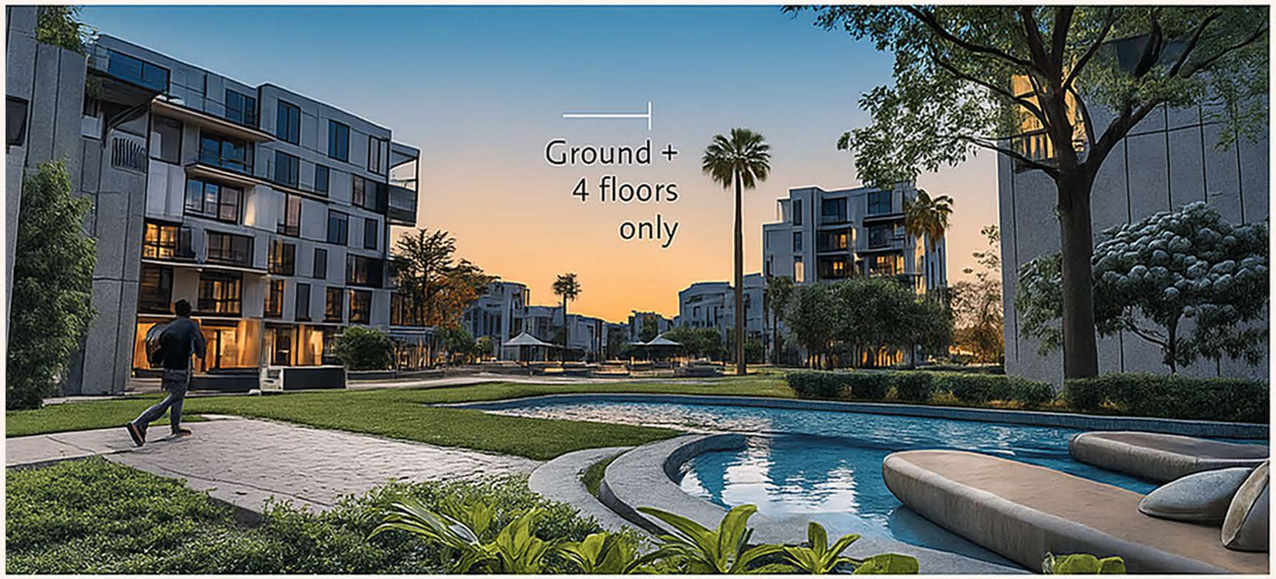
Double-height ground floors in select buildings

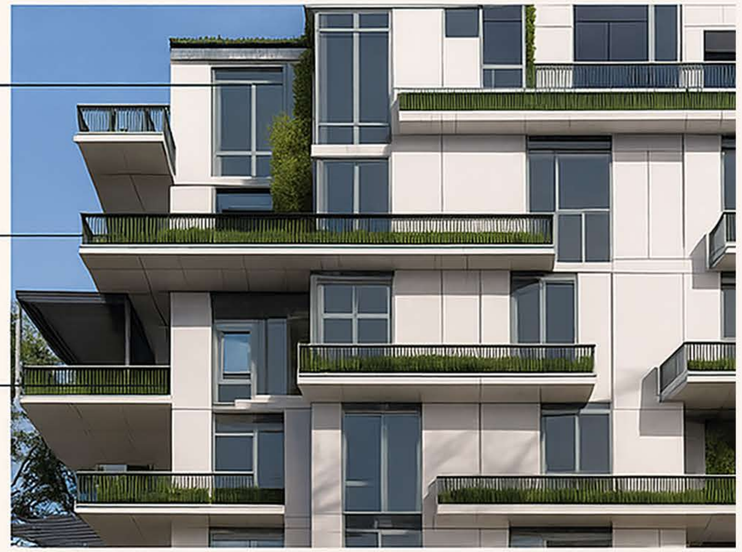
Minimalist entrances that reflect quiet luxury

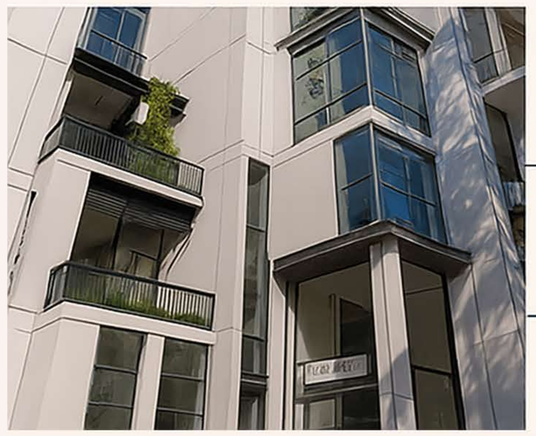




Where Design Meets Serenity







Deep balconies
with greenery

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Central Landscape Spine

Flowing through the heart of the compound,
this green corridor
connects buildings to **gardens, walking trails, and water features,**
creating a natural rhythm.

Pools & water elements

Integrated across the central zone to bring **serenity, aesthetics, and coolness** to the core of the community



Low-Density Residential Clusters

Buildings are spaced with intention — allowing sunlight, privacy, and quiet.
Most buildings are arranged in L or U shapes to frame views and green pockets.

Underground Parking

Roadways are carefully placed around the periphery,
with parking mostly hidden
freeing up inner zones for people, not cars.



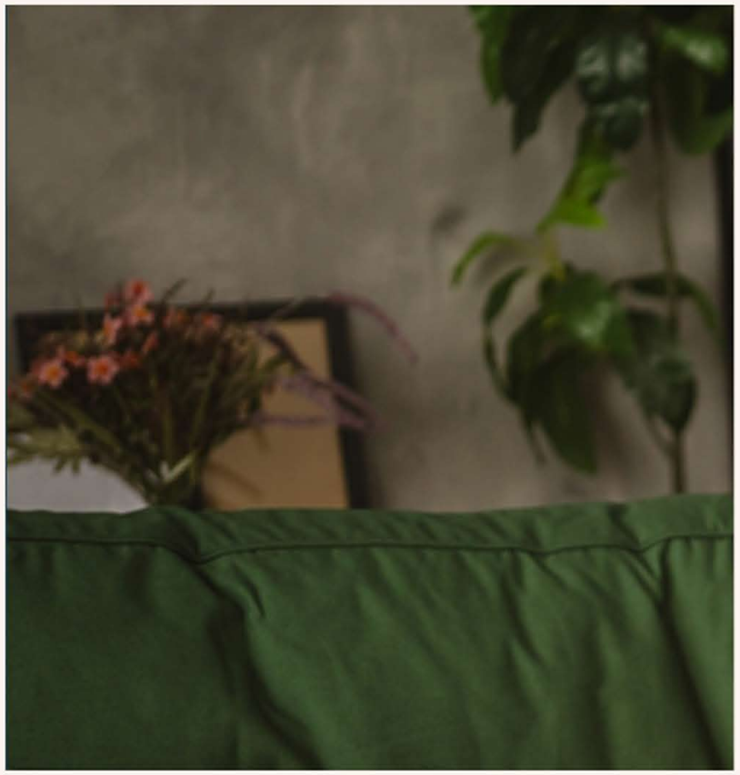


Clubhouse & Kids Zones

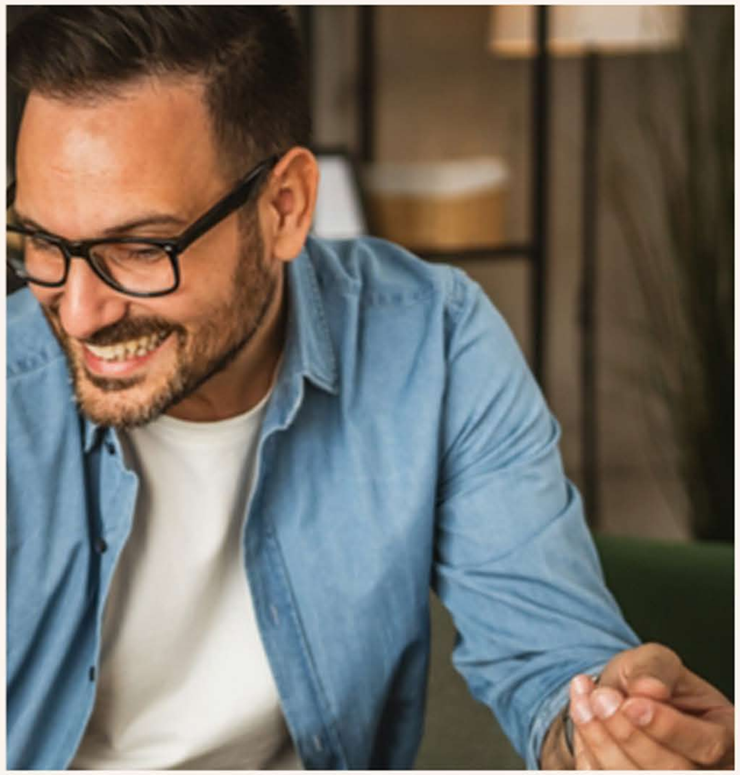
Central recreational and communal spaces anchor the design

you can spot the blue and green zones designated for activity and family time.









More Room. More Light. More Life.

Openness is in Every Detail

Wide, welcoming building entrances

Elevators serving a limited number of units for privacy

Smart, flowing layouts that avoid wasted space

Large windows for natural light and constant ventilation

Open-plan interiors that feel expansive and comfortable

At Samaya, space isn’t a luxury — it’s a lifestyle.
Because when you have room to breathe, you have room to grow.

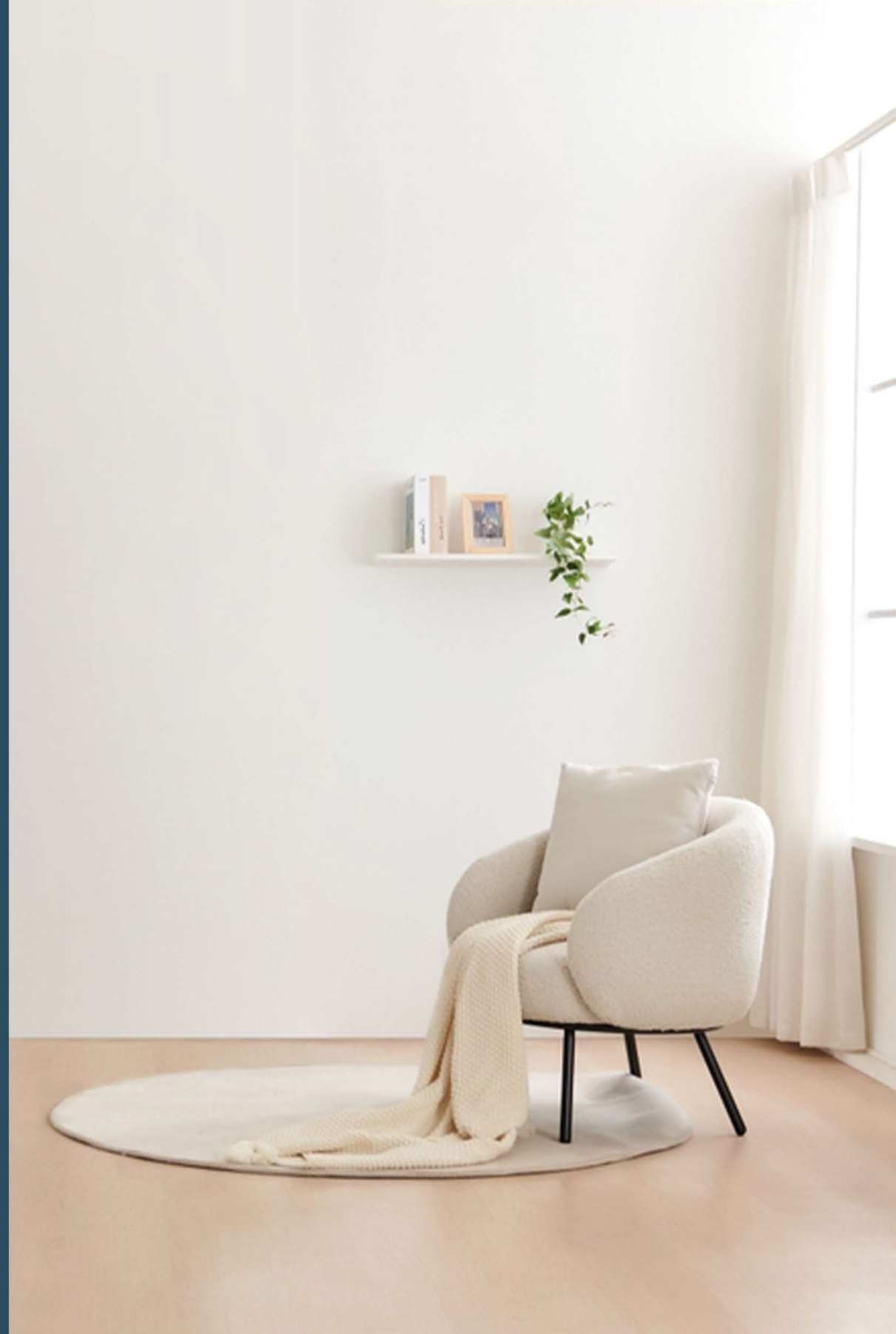


Three Layouts

One Purpose: To Fit Your Life Perfectly.

Samaya Residence offers three distinct apartment typologies **A**, **B**, and **C** each carefully designed to reflect diverse family needs,

optimize natural light, and provide comfort without wasted space.





Type A

- Smart Family Living -

Larger families or those who value expansive living

Wide double facade design for airflow and light

Separate zones for living, sleeping, and service

Generous terraces or garden access (ground floor units)

Premium circulation space and grand living area

Available in corner units for unique views



Type B

- Balanced & Bright -

Growing families who want balance between comfort and compactness

3 & 4 Bedrooms (including Master Suite)

2 Bathrooms

Large reception with dining

Functional rectangular layout, perfect for flexible furniture placement

All bedrooms with windows for natural light

Compact yet never crowded





Types C & D

- The Spacious Signature -

Small families, newlyweds, or first-time buyers

Efficient corridor layout to maximize usable space

Spacious living and dining zones

Modern kitchen with balcony or utility access

Clear separation between sleeping and guest areas

Available in multiple orientations across buildings



Practical furniture layout support

Built with flexibility in mind: ideal for end users and investors alike

Optimized daylight and ventilation

Clear zoning between public and private areas

Large windows and spacious terraces



Design Principles Behind All Typologies







AT SAMAYA

we don't just offer spaces to live...
we offer spaces that live with you.



FROM THE DEVELOPERS

Our promise is more than spaces to live in. it's a place to truly belong

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