

CAVANA

SPRINGS

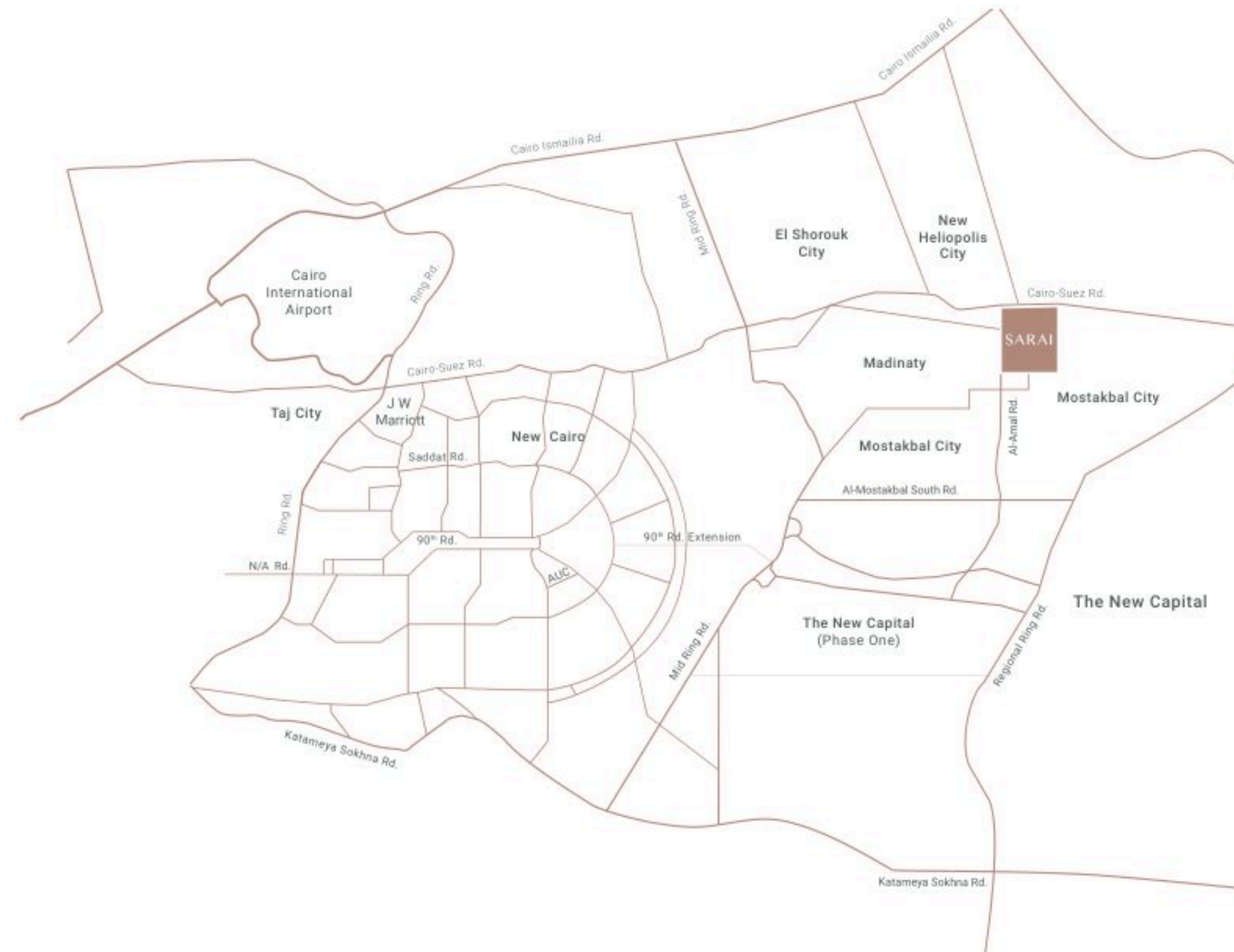


SARAI

LIVE A WORLD AWAY, MINUTES FROM ALL CITY CORNERS

Covering 5.5 million m2, Sarai is strategically located on the Cairo-Suez Road. We've researched and invested in the best location, bringing Sarai to the heart of Cairo's most desirable future suburbs. It is far from the city's traffic, noise and pollution, and is in close proximity to New Cairo as well as the following attractions:

- **15 minutes**
From the Ring Road.
- **10 minutes**
From AUC campus.
- **5 minutes**
From the The New Capital.



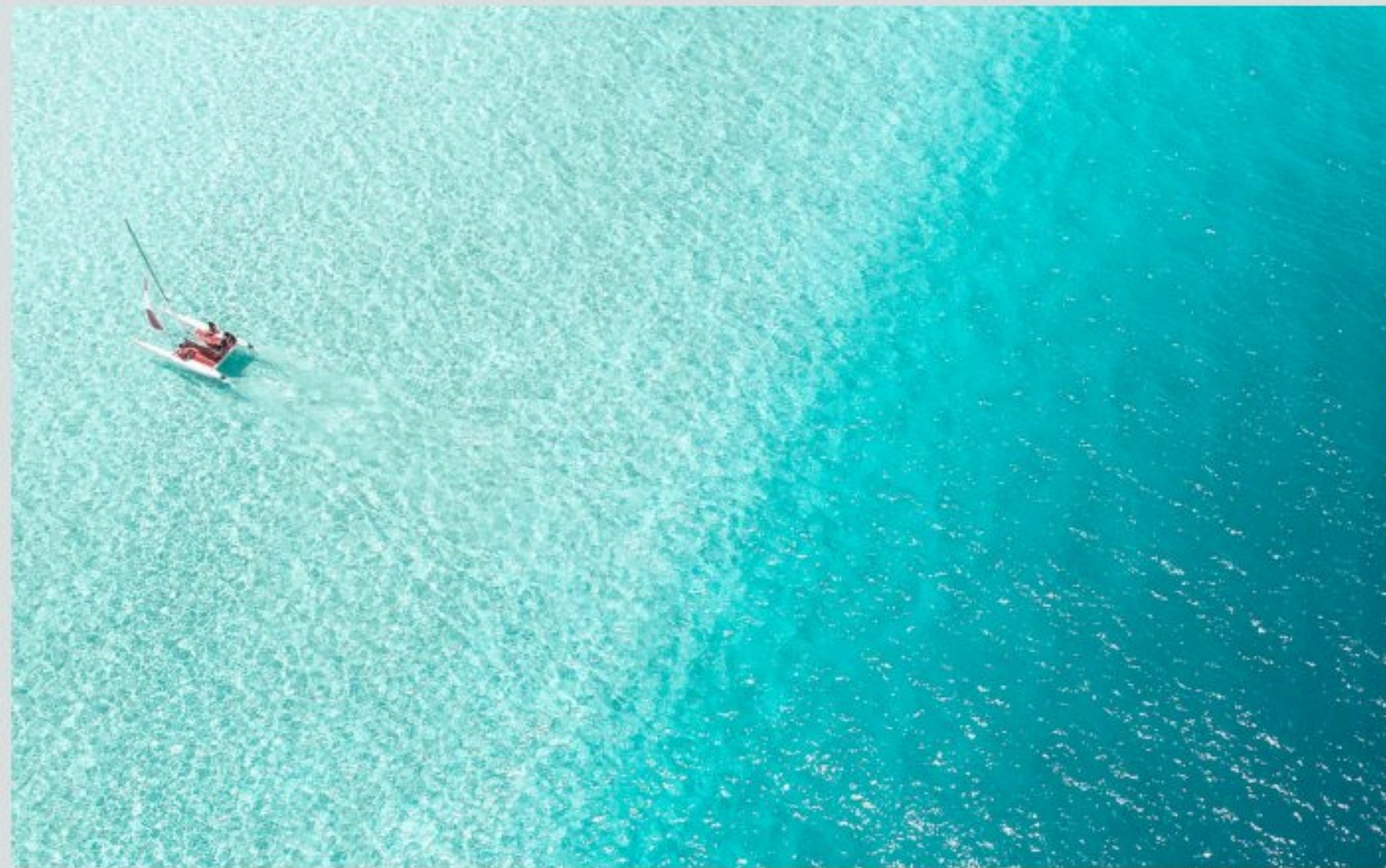
BENOY, THE WORLD'S MASTER PLANNING LEADERS

With a global network in 60+ countries, Benoy is an established design brand, eminent for being the master planner of the Formula One race track. Signed by Benoy, Sarai's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality. In addition to Benoy's global expertise, our local experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family.



CAIRO'S BIGGEST LAGOON

At Sarai, we've planned for our very own Croisette: a lifestyle that begins and ends by the water. Sarai's lagoons are the biggest Cairo has ever witnessed, spread across an area of 50,000 m². It's the pulsing heart of the community, surrounded by a perfect setting for top-notch entertainment, retail outlets and delightful eateries. Embrace the idea that nearby waterways are no longer an inaccessible luxury.



THE PLEASURE OF WATERSIDE LIVING UNLOCKED

Fresh air, summer breeze, sunset horizons, lush greens and waterways that bring life to their surroundings – that is a glimpse of everyday life in Sarai's acres of outdoors. To cater to the nature lover in you, a Garden of Eden with swaying trees and flowing waters is spread at your doorstep, welcoming you for a morning jog, an afternoon stroll, a friendly cup of coffee, or a family picnic. Sarai's landscaped outdoors will spoil you with the rare luxury of wide-open spaces.



BRINGING THE FINEST HOTELIERS

We've partnered with the world's most renowned luxury hotel chain. From state-of-the-art interiors to signature food outlets and five star facilities, Sarai's hotel will set new standards for the capital. Explore the luxury of fine dining or a world-class spa treatment, where all your heart's desires are finally at your reach.



ENTICE YOUR TASTE BUDS AT SIGNATURE EATERIES

From French cuisine restaurants and Spanish tapas bars, to Lebanese lounges and oriental cafés. At Sarai, we're providing dining options that cater to all tastes and types. From perfect date spots for the romantics, to great get-together hubs and bakeries, as well as takeaways for those on-the-go, we've thought of everyone and worked hard to make the culinary experience truly complete.



THE DELICACIES OF SHOPPING REDEFINED

From everyday conveniences to occasional indulgences, a world-class mall is set to deliver a global shopping experience, just minutes away from your home, be it hypermarkets or gourmet grocers, international fashion brands or local designer boutiques. The mall is set to be the commercial hub for the community and beyond, set to appeal to all ages and ensuring fun for all family members.



SITE PLAN

- Villa Type A
- Villa Type A `
- Villa Type B
- Villa Type B `
- Villa Type C
- Villa Type C `
- Twin Villa
- TownHouse
- Villa Type C2
- TownHouse F
- Twin Villa D2



PERSPECTIVES & FLOORPLANS

STANDALONE VILLAS



STANDALONE VILLAS

Ground Floor

Reception	11.72 X 6.54
Kitchen	3.09 X 3.12
Toilet	1.43 X 1.65
Entrance	2.39 X 1.53

First Floor

Bedroom 2	3.60 X 3.60
Bedroom 3	3.60 X 3.45
Master Bedroom	3.60 X 3.60
Bathroom 1	2.00 X 2.00
Bathroom 2	3.22 X 1.60
Dressing	2.00 X 1.81
Living room	3.30 X 5.29
Terrace 1	1.51 X 1.38



Ground Floor



First Floor

TWIN HOUSES



TWIN HOUSES

Ground Floor

Reception	11.00 X 5.82
Kitchen	2.49 X 3.58
Bathroom 1	1.20 X 2.18
Entrance	1.21 X 2.10

First Floor

Bedroom 1	3.60 X 3.59
Bedroom 2	3.60 X 3.60
Master Bedroom	3.75 X 3.60
Bathroom	1.60 X 2.39
Master Bathroom	1.64 X 2.40
Dressing	2.35 X 2.10

Roof

Living room	3.40 X 3.40
Bathroom	1.20 X 2.08



Ground Floor



First Floor



Roof

TOWNHOUSES



TOWNHOUSES

Corner Unit

Ground Floor

Reception	5.52 X 5.82
Kitchen	3.58 X 3.37
Bathroom	2.06 X 1.14
Entrance	1.75 X 2.34

First Floor

Bedroom 1	3.60 X 3.61
Bedroom 2	3.60 X 3.60
Bedroom 3	3.63 X 3.60
Bathroom	2.50 X 1.50
Master Bathroom	1.65 X 1.98
Terrace	1.53 X 1.98

Roof

Living room	3.26 X 4.62
Bathroom	1.28 X 2.00



Ground Floor



First Floor



Roof

TOWNHOUSES

Middle Unit

Ground Floor

Reception	5.52 X 5.82
Kitchen	3.58 X 3.37
Bathroom	2.06 X 1.14
Entrance	1.75 X 2.34

First Floor

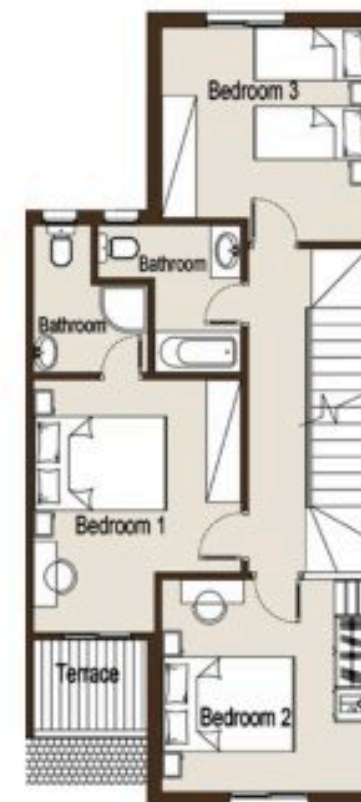
Bedroom 1	3.60 X 3.61
Bedroom 2	3.60 X 3.60
Bedroom 3	3.63 X 3.60
Bathroom	2.50 X 1.50
Master Bathroom	1.65 X 1.98
Terrace	1.53 X 1.98

Roof

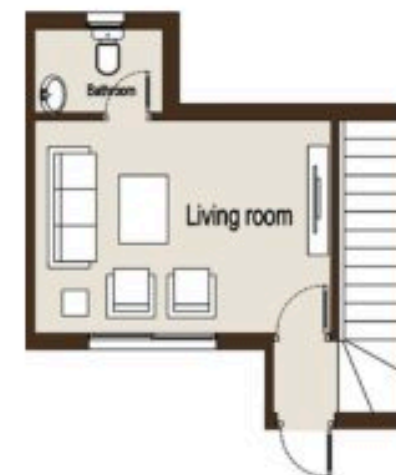
Living room	3.26 X 4.62
Bathroom	1.28 X 2.00



Ground Floor



First Floor



Roof



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