

swissôtel RESIDENCES WEST CAIRO

A DEVELOPMENT BY

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LIVE
LIMITLESS

A NEW BENCHMARK
IN LUXURY LIVING

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SAOUD

URBAN DEVELOPMENT

We go beyond construction to shape visionary developments guided by insight, innovation, and purpose; setting new benchmarks for large-scale developments across tourism and urban landscapes.

A Vision Built on Experience and Scale



Saoud Urban Development operates across six major tourism sectors, developing large-scale projects designed to serve both today's market demands and tomorrow's opportunities. Our portfolio is backed by a robust investment platform, led by Chairman Mostafa Talha and Chief Executive Officer Sheikah Mariam Al-Kassem, and powered by a strategic partnership between Egyptian and Emirati business leaders. Complementing our regional presence, Saoud Urban Development is supported by its sister company in the UAE, Smart Towers Investments LLC, strengthening our cross-market expertise and expanding our development capabilities across the Middle East.

Global Partnerships. Local Impact



One of our most significant milestones is our strategic partnership with Accor Group, one of the world's leading hospitality groups. This collaboration marks the launch of Swissôtel Cairo West, a landmark development in 6th of October City, Egypt. The project will introduce a luxury five-star hotel and serviced residences, offering a refined living and hospitality experience that reflects Swiss precision, modern elegance, and world-class service. This development represents more than a hotel—it is a statement of confidence in Egypt's future as a global tourism and investment destination.

Beyond Development: A Responsibility to Society

We believe that urban development carries a responsibility beyond buildings and infrastructure. Saoud Urban Development is deeply committed to cultural, social, and community-driven initiatives, ensuring that our projects contribute positively to the environments they serve.

Aligned with Egypt Vision 2030, particularly the ambition to reach 30 million tourists annually, we consider ourselves a strategic partner in supporting national growth, sustainable tourism, and economic resilience. Sustainability is not an afterthought—it is embedded in how we plan, build, and invest.

A Diversified Future

In addition to real estate and hospitality, Saoud Urban Development holds a diversified portfolio across agriculture, tourism, and food, reinforcing our belief in resilient growth models. Looking ahead, the company is preparing to launch two major new projects in Egypt's North Coast and Dubai, with planned investments totaling 2\$ billion, further solidifying our position as a regional leader with global ambition.



^ Project Story Swissôtel Cairo West In the Heart of 6th of October City

Swissôtel Brings Its Renowned Luxury Living Experience to West Cairo. Swissôtel Cairo West presents a refined residential and hospitality destination, bringing the essence of Swissôtel's global luxury experience to the heart of Cairo. Defined by Swiss precision, elegant design, and world-class service, the project seamlessly blends five-star hospitality with sophisticated serviced residences. Every element is thoughtfully curated to support comfort, well-being, and effortless living. This development sets a new benchmark for modern luxury in one of Cairo's most prestigious locations. It is designed for those who appreciate quality without excess, and luxury that feels natural—a place where global standards meet a lifestyle shaped by calm, clarity, and distinction.



Strategic Location Overview

The Nexus of Modernity and Heritage Strategically positioned in West Cairo, at the vibrant heart of Giza's newest upscale urban developments, this project stands as a landmark where contemporary luxury meets timeless history. The location has been meticulously selected to offer an unparalleled lifestyle that balances the serenity of elite residential communities with the dynamic energy of Egypt's future tourism hub.

Nestled within a high-growth district, the project serves as a bridge between the sophisticated modernity of West Cairo's lifestyle and the majestic legacy of the Great Pyramids. This prime site ensures that residents and guests are immersed in an atmosphere of prestige, surrounded by the finest social, athletic, and cultural landmarks the region has to offer.

Key Landmarks

Unrivalled Accessibility to Egypt's Iconic Destinations

The project's strategic value is defined by its immediate proximity to the country's most significant cultural, logistical, and social landmarks:

• Al Gezira Sporting Club	Located just 200 meters away
• The Great Pyramids & Grand Egyptian Museum	10 minutes away.
• Sphinx International Airport	20 minutes away.
• The Nile Corniche	20 minutes away.
• Downtown Cairo	Within 25 minutes.
• Major Regional Axes	Positioned adjacent to the main highways and corridors that link all parts of Greater Cairo, ensuring effortless mobility in every direction.

Project Masterplan

The project's masterplan presents a meticulously balanced distribution, seamlessly integrating diverse functions for a dynamic and self-sustaining community. Tower A anchors the premium residential zone, featuring upscale apartments and resorts surrounding cascading pools. Adjacent, Towers B and E offer additional luxurious residential and hotel options, maximizing water views and amenity access. A dedicated central strip (Towers C, D) accommodates sophisticated administrative spaces and commercial offices, catering to business needs. Finally, the perimeter (Towers F, G) forms a vibrant retail and commercial edge, providing easy access to essential services and entertainment, all unified by extensive green landscaping.







^ A Standard Set by Swissôtel

Managed by Accor:

24/7 concierge and world-class hospitality services.

Seamless Integration:

Direct internal access to the Luxury Mega Mall and Wellness Facilities.

Investment Security:

Branded residences managed by a global leader, ensuring high capital appreciation and rental yields.

^ Project Overview

Swiss Living Redefined for Modern Cairo

A considered collection of spaces, each thoughtfully designed to reflect Swissôtel's philosophy of balance, refinement, and purposeful living.

Hotel Rooms:

Elegantly appointed rooms offering refined comfort, Swissôtel service excellence, and a seamless balance between rest and productivity.

Branded Residences:

Residential apartments combining privacy and thoughtful design with full access to Swissôtel's renowned hospitality services.

Administrative Hub:

A refined corporate environment designed for modern businesses, integrating prestige, functionality, and proximity to a world-class destination.

Lifestyle & Retail

Curated spaces offering premium dining, wellness, and everyday experiences that enrich living and elevate the destination.



The Project in Numbers

660 Branded Residences

Experience a bespoke collection of serviced homes where Swiss precision meets timeless elegance. Each residence offers a sanctuary of privacy, fully integrated with the world-class hospitality of Accor.

180 Luxury Hotel Rooms

A refined selection of five-star accommodations designed to provide the ultimate balance of rest and productivity. Every room reflects the "Vitality" philosophy, ensuring a restorative stay for global travelers and guests.

120 RETAIL & ENTERTAINMENT SPOTS

Discover a curated destination for high-end shopping and vibrant leisure, all within your immediate reach. From boutique brands to immersive entertainment, every spot is crafted to elevate your daily lifestyle.

10 SWIMMING POOLS & WATER FACILITIES

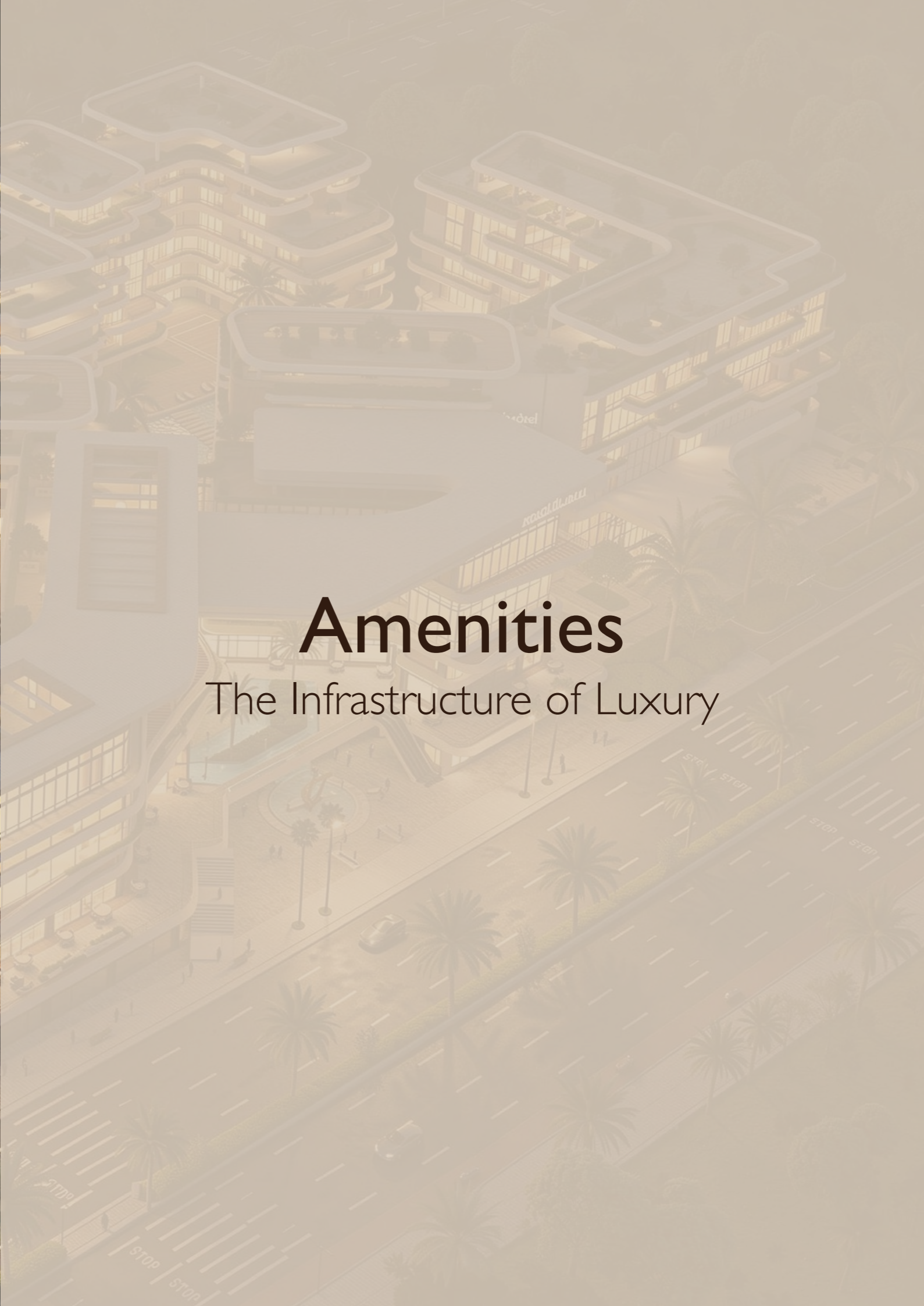
More than just amenities, our water features are the lifeblood of the project, surrounding every structure with crystalline beauty. Immerse yourself in an integrated aquatic ecosystem where infinity pools and scenic waterways create a living experience that is truly defined by water.

08 SIGNATURE RESTAURANTS & BARS

Savor a world-class culinary journey featuring multi-concept dining and internationally acclaimed chefs. Each venue provides a unique atmosphere for authentic social connections and exceptional gastronomic experiences.

03 State-of-the-Art Wellness Centers

Rejuvenate your mind and body in our premier fitness and spa facilities dedicated to holistic well-being. Equipped with cutting-edge technology, these centers offer a proactive approach to health and vitality.



Amenities

The Infrastructure of Luxury



Leisure & Lifestyle Amenities

Guided by the Swissôtel "Vitality" philosophy, our leisure facilities offer a holistic approach to well-being through a signature spa, fitness studios, and an exclusive clubhouse. The landscape is a masterpiece of themed gardens and architectural waterfalls, providing a serene backdrop for multi-concept dining and professional jogging tracks. Every corner is meticulously crafted to foster authentic social connections and family-friendly recreation within a sophisticated, nature-inspired setting.

- Signature Wellness & Spa Center
- Fitness & Gym Studio
- Design-led Clubhouse
- Multi-concept F&B (Restaurants & Cafes)
- Themed Landscape Gardens & Architectural Waterfalls
- Dedicated Family & Kids Spaces
- Professional Jogging & Cycling Tracks



Project Components

This integrated destination redefines urban living by harmonizing a premium commercial mall, sophisticated administrative hubs, and a specialized medical center into one cohesive ecosystem. Centered around resort-style pools, these components are designed to create a self-sustaining environment that caters to global business needs and luxury lifestyle demands. This strategic mix ensures a vibrant, 24/7 destination that maximizes convenience for residents and high returns for investors.

- Commercial Mall
- Premium Administrative Mall
- Specialized Medical Center
- Resort-style Pools

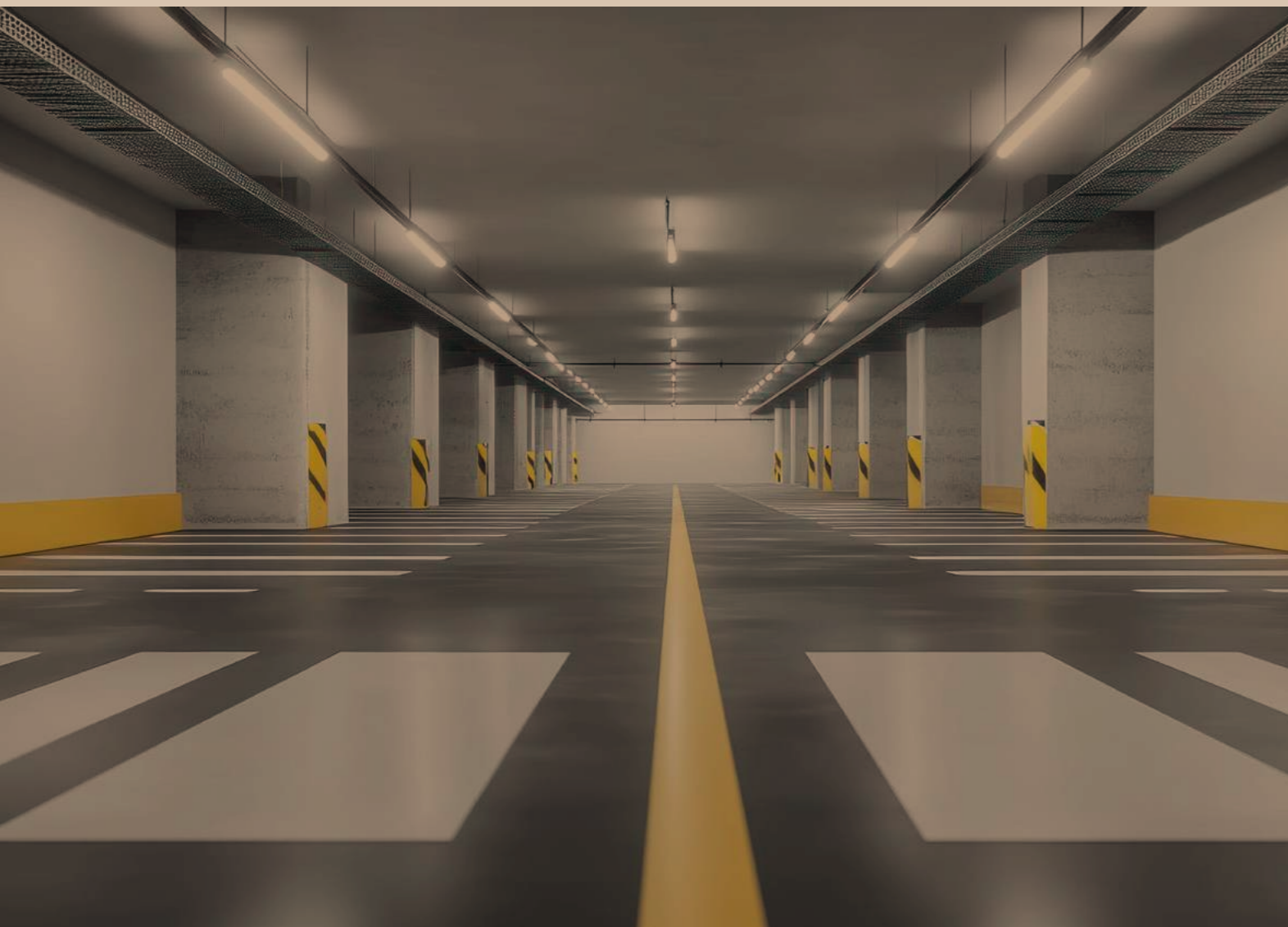




Infrastructure & Security Systems

The project is supported by a robust, high-tech backbone featuring smart CCTV surveillance, integrated electronic gates, and high-security perimeter fencing to ensure total privacy. Our infrastructure includes expansive underground parking and smart, energy-efficient lighting systems that prioritize both safety and operational excellence. With dedicated water storage and advanced utility management, we guarantee a seamless and secure environment.

- Underground Parking
- 24/7 Smart CCTV Surveillance
- Integrated Electronic Access Gates
- High-security Perimeter Fencing
- Water Storage Tanks
- Smart Energy-efficient Lighting System



Sustainability & Green Amenities

Committed to Egypt Vision 2030, our sustainability framework integrates solar energy solutions and electric vehicle (EV) charging stations to reduce environmental impact. The advanced recycling system and smart resource management foster a conscious community focused on a greener future. These eco-friendly amenities not only preserve the environment but also enhance the long-term efficiency and investment value of the entire development.

- Solar Energy Solutions
- Electric Vehicle (EV) Charging Stations
- Advanced Recycling System



Services

The Five-Star Experience

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Business & Professional Services

To empower West Cairo's premier business community, we provide an elite professional infrastructure including high-speed secretarial support and on-site facility management. These services are tailored to meet the rigorous demands of multinational corporations and regional headquarters, ensuring that every operational need is met with Swiss precision. By bridging the gap between work and luxury, we provide a seamless platform for corporate growth and executive efficiency.

- High-Speed Business & Secretary Services
- On-site Facility Management



Hospitality & Residential Services

Managed by Accor, our residential services bring the world-class Swissôtel experience directly to your doorstep with 24/7 elite concierge and personalized valet assistance. Residents enjoy a "hassle-free" lifestyle with premium housekeeping, in-residence dining, and dedicated childcare or pet grooming services. This comprehensive hospitality suite is designed to handle every daily detail, allowing you to focus on what truly matters in a refined, service-driven environment.

- 24/7 Elite Concierge & Porterage
- Premium Housekeeping & Laundry
- In-Residence Dining & Private Chef
- Valet Parking & Luxury Transportation
- Childcare & Nanny Services
- Pet Care & Grooming Services





Wellness & Medical Services

Our commitment to your health is reflected in a proactive wellness suite that offers "Vitality" yoga sessions and specialized fitness programs. With 24/7 on-call medical assistance and direct access to high-end healthcare services, we ensure a safe and supportive environment for all generations. This healthcare-centric approach provides residents and visitors with total peace of mind, knowing that professional medical support is always within immediate reach.

- Vitality Fitness
- Yoga Sessions
- On-call Medical Assistance



Technical & Digital Services

The project's digital core is managed by advanced Room Management Systems and 24/7 comprehensive on-site maintenance teams. From high-speed connectivity to automated waste management and sustainability services, our technical support ensures that every unit operates at peak performance. This Smart-ready infrastructure provides effortless control over your living and working environment, backed by a team dedicated to preserving the project's long-term excellence.

- Comprehensive On-site Maintenance (24/7)
- Room Management System
- Waste Management & Sustainability Service



Professional Security Services

Safety is our ultimate priority, maintained through a sophisticated layer of 24/7 professional security personnel and elite surveillance protocols. Our security teams are trained to provide a discreet yet impenetrable presence, ensuring a peaceful sanctuary for our high-profile community. By combining human expertise with cutting-edge technology, we guarantee a secure environment where privacy and protection are never compromised.

- 24/7 Professional Security & Surveillance

Smart & Sustainable Living

Smart Living

Embrace the future of residential sophistication with our fully integrated Smart Living ecosystem. Each residence is equipped with state-of-the-art home automation, allowing you to control lighting, climate, and security with seamless precision from your smartphone. Our high-speed connectivity and intelligent infrastructure are designed to adapt to your lifestyle, ensuring a responsive environment that enhances efficiency and modern comfort at every touchpoint.

Sustainable Living

Built on a foundation of environmental responsibility, the project integrates renewable energy and intelligent design to foster a greener future. From advanced waste management to the use of eco-friendly, natural materials, every element is meticulously planned to reduce the carbon footprint. Aligned with Egypt Vision 2030, our commitment to sustainability ensures a Vitality-focused atmosphere that preserves resources while enhancing the well-being of our community.





^ Apartment Features

A Curated Collection of Branded Residences

Designed to the exacting standards of Swissôtel, every residence is a sanctuary of “Vitality” and sophisticated living. Our homes feature expansive, sun-drenched interiors and premium natural finishes, seamlessly blending modern architectural elegance with the timeless heritage of West Cairo.

The Residential Inventory

Our diverse range of hotel-serviced apartments is tailored to meet the needs of global investors and elite residents:

- **Studio Residences:**

Intelligent, Move-in Ready spaces designed for modern professionals.

- **One-Bedroom Residences:**

Sophisticated layouts featuring expansive living areas and master suites.

- **Two-Bedroom Residences:**

Light-filled family homes with panoramic views and optimized spatial flow.

- **Three-Bedroom Residences:**

The pinnacle of family luxury, offering vast footprints and premium configurations.

- **Signature Penthouses:**

Exclusive Sky-Living units on the highest floors with bespoke interior details.



^ The Swiss-Standard Signature Fit-Out

All units are delivered with fully integrated, high-end specifications:

- **Premium Interior Finishes:**

Bespoke flooring, wall treatments, and ceiling designs reflecting Swiss precision.

- **Architectural Lighting:**

Professionally designed ambient and task lighting systems.

- **Advanced Connectivity:**

Fully integrated Power, High-Speed Media, and Smart Home-ready outlets.

- **Master Craftsmanship:**

Custom-engineered entry and interior doors for maximum acoustic privacy.

- **Designer Kitchens:**

Premium cabinetry with high-grade countertops and integrated plumbing fixtures.

- **Professional Appliance Suite:**

Fully equipped with Stove-top, Oven/Microwave, Fridge/Freezer, Dishwasher, and Vent-hood.

- **Bespoke Bathrooms:**

Luxury vanities, custom cabinetry, and designer fixtures.

- **Smart Storage Solutions:**

Custom-built wardrobes and spacious walk-in closets.

- **Home Care Suite:**

Integrated high-capacity laundry appliances (Washer & Dryer).



















DISCLAIMER

- **Development Plans:** All materials, including features, amenities, and architectural depictions, are based on current plans and are subject to change without prior notice.
- **Artistic Renderings:** No guarantee is made that the facilities or renderings shown will be provided exactly as depicted in terms of type, size, or nature upon completion.
- **Independent Development:** «Swissôtel Residences Cairo West» is exclusively developed, financed, and sold by Saoud Urban Development, an entity independent from the Accor Group.
- **Brand Licensing:** The «Swissôtel» name and trademark are used by the Developer under a specific license from Accor.
- **Accor's Role:** Post-completion, Accor's responsibility is strictly limited to the management and supervision of the Residences and Hotel, acting as a brand and location identifier.
- **Unit Dimensions:** All room sizes and dimensions are measured to finished walls.
- **Total Area:** The overall unit size includes internal living areas, perimeter walls, terraces, and designated parking spaces.
- **Furnishings:** All furniture layouts shown in renderings are provisional, for illustrative purposes only, and are not included in the purchase price.

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