



**BYOUM**  
RESIDENCE  
AL FAYOUM

HOTEL  
APARTMENTS







# AL FAYOUM: THE COLORFUL SIDE OF EGYPT

The Al Fayoum oasis is stage to a slew of attractions reminiscent of thriving bygone eras, including Pharaonic, Greco-Roman, Coptic and Islamic eras, in addition to offering a diverse range of recreational and fun activities out in the open.

## **Wadi El Hitan**

A UNESCO World Heritage site, it is home to an array of over 400 fossils and skeletons of now extinct whales, some up to a 'head turning' 18m. Wadi El Hitan, or Valley of the Whales is crisscrossed by a network of walking tracks that lead up to another gold mine of rare skeletons and fossils. Its beauty and historical significance make it an ideal spot for camping, hiking and stargazing.

## **Wadi El Rayan**

The Waterfalls or Wadi El Rayan, currently labeled a national wild park, are two man-made lakes that are home to a mesmerizing landscape, vast white desert with multiple sand dunes and a diversity of bird species and rare animals, including falcons, eagles, white gazelles, sand and fennec fox. This treasure trove of wild life makes this is an ideal site for a picnic and bird watching. If some quiet time in nature is what you are looking for, you might want to rent out one of the areas' big wooden rowboats for a mini cruise around the awe-inspiring waterfalls.









### **Tunis Village**

Founded by a Swiss couple in the early 1970s, this is a vibrant pottery workshop and school. Nestled amidst luscious greenery are a group of buildings constructed in curvaceous mud-brick style. The pottery center orchestrates an annual festival for pottery and other hand-made crafts every fall. Byoum Residences is conveniently located only five minutes away from Tunis Village, making it the perfect home for all the art enthusiasts out there. What better way to free your mind and unleash the artist in you.

### **Magic Lake**

After a day of hiking in the picturesque Gabal Medawara, head to the crystal blue waters of Magic Lake, and feast your eyes on a jaw dropping sunset; its magnificence is second to none. The lake is a great spot for kayaking and other water activities. Following an adrenaline pumping day, pick a spot and set camp to enjoy a beautiful star studded sky out in the wilderness.

### **Qoussour El Arab**

Al Fayoum's number one spot for a family fun and action-packed sand boarding experience. Amateur or professional, you are bound to enjoy riding the dunes. The best time to hit the sand dunes is October through April.

### **Lake Karoon**

The spellbinding lake is the only natural lake in the entire Middle East region, and is dubbed one of Egypt's most treasured natural landmarks. Its existence can be traced back to thousands of years. The lake is now an integral resting stop in the course of thousands of migratory birds journey during their annual migration to the south. If you are there at the right place and at the right time, you might be lucky enough to feast your eyes on a vibrant colony of flamingos, grey herons, spoonbills and various duck species. The luxurious Byoum Residences overlooks the enigmatic lake.







### **Meidum Pyramid**

Built by Snefru, Khufu's father, this is the first Ancient Egyptian pyramid to have an above ground burial chamber. Out of its original eight levels structure, only three levels have survived the test of time.

### **Kasr El Sagha Temple**

Overlooking Lake Karoon and the breathtaking Qatrani Mountain, this was once upon a time a great temple in the making, and for reasons unknown, it was never completed. The Kasr El Sagha Temple's construction began sometime between 2000 and 1,700 BC.

### **Karanis (Kom Oshim)**

Built by the Ptolemies in the third century BC, this is one of the oldest Greco-Roman cities found in Al Fayoum. Although most of this ancient is now

in ruins, what remains today is quite the spectacle; two temples dedicated to Sobek, the God of Crocodiles and an ancient royal Roman bath. Karanis also hosts a museum showcasing rare findings, including jewelry, glassware and pottery master pieces.

### **Dimet El Sebaa**

Situated only three kilometers away from Lake Karoon, this was once upon a time one of the area's main stations for trade. Home to a rare collection of artifacts from a former Ancient Greek city, its existing treasures include a small Greek stone temple, old city walls and roads. Nonetheless, this area's greatest possession is the 2012 discovery of two identical lion heads sculptures; adamant proof that Egypt is home to an unparalleled display of yet to be discovered treasures.







# ABOUT BYOUM RESIDENCE

Tucked away in the heart of the beautiful Al Fayoum oasis is Byoum Residences; the first luxurious real estate destination in the area. The oasis was previously referred to as Byoum, which means sea or lake in Coptic Egyptian, and hence the inspiration behind its unique name.

Framing the compound is a promenade, overlooking the pristine waters of Lake Karoon – one of the world's oldest natural lakes – and a majestic natural protectorate on the opposite side of the compound.

The top of the line establishment fuses nature's raw beauty and the privileges of a luxurious, modern day compound. Ideally located, Byoum Residences is 90km away from buzzing Cairo, making it the quintessential refuge.

The development is built on 447,720 m<sup>2</sup> of land encompassing a diverse range of real estate products, a 4 star hotel and a commercial area. All of the units in Byoum Residence enjoy an unrivaled view of the breathtaking lake.







6TH OF  
OCTOBER  
CITY

REGIONAL RING RD

FAYOUM DESERT RD



TUNIS  
VILLAGE

HELNAN  
AUBERGE

FAYOUM  
GOVERNORATE

WADI EL  
RAYAN

# ABOUT BYOUM RESIDENCE HOTEL APARTMENTS

Byoum residences hotel apartments promise to drift you off to a world of luxury, relaxation and untampered scenic views. From studios to two-bedroom apartments, Byoum residence hotel apartments boast a spectacular view of Qaroon lake. All units are delivered fully finished and furnished.

Residents will benefit from the hotel's amenities including maintenance and sustenance. Other privileges include access to the hotel's swimming pool and children's area, in addition to gaining entry to all of the hotel's dining restaurants at a discounted rate.

As a Byoum residence hotel apartment owner, you will become a member of Orascom Hotels and Development's rental management program.

















## LIVING AREA



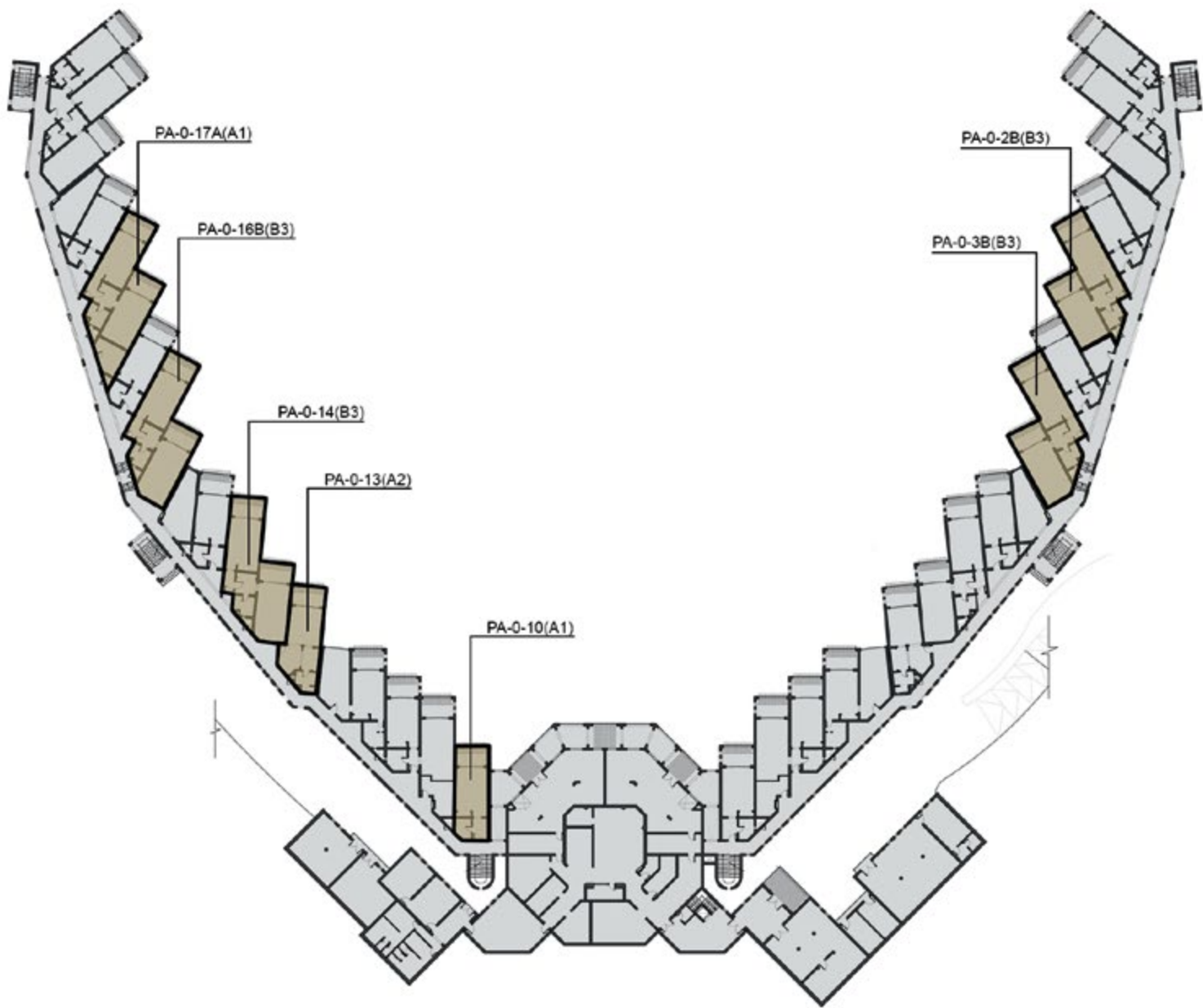


## BEDROOM



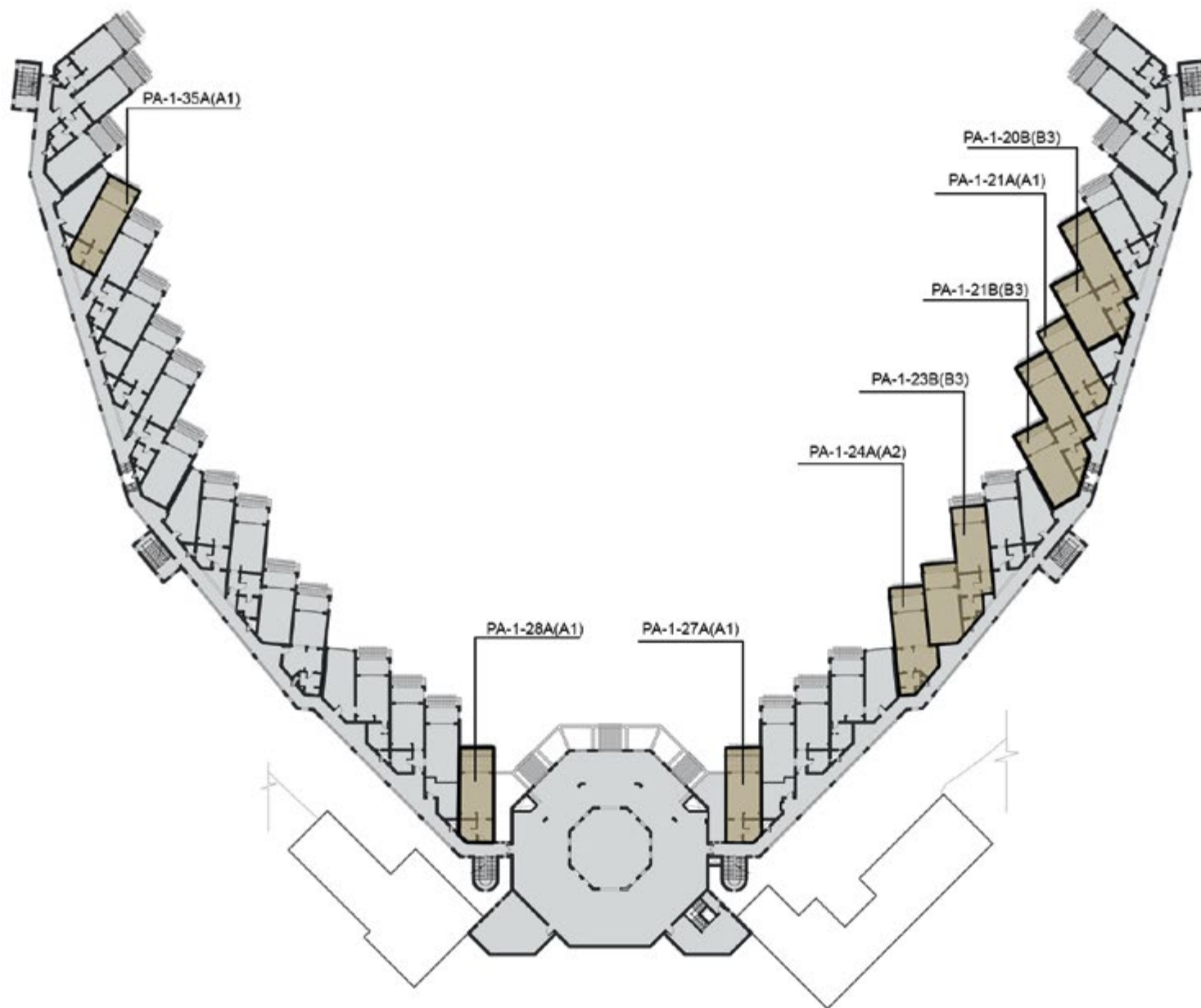


FLOOR PLANS



Ground Floor





First Floor



## UNIT TYPES

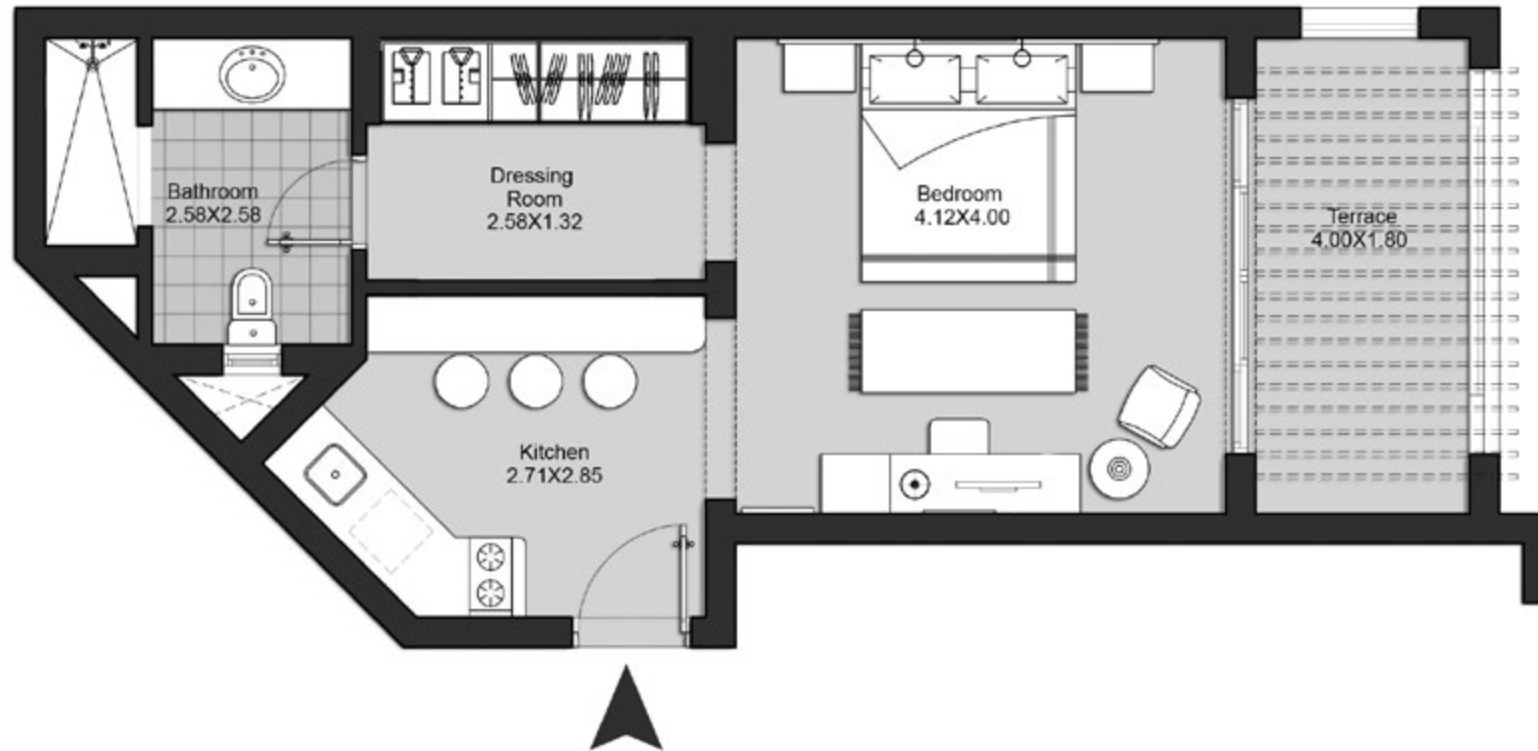
### Room A-1



Total Unit Area:  
61.56m<sup>2</sup>



## Room A-2

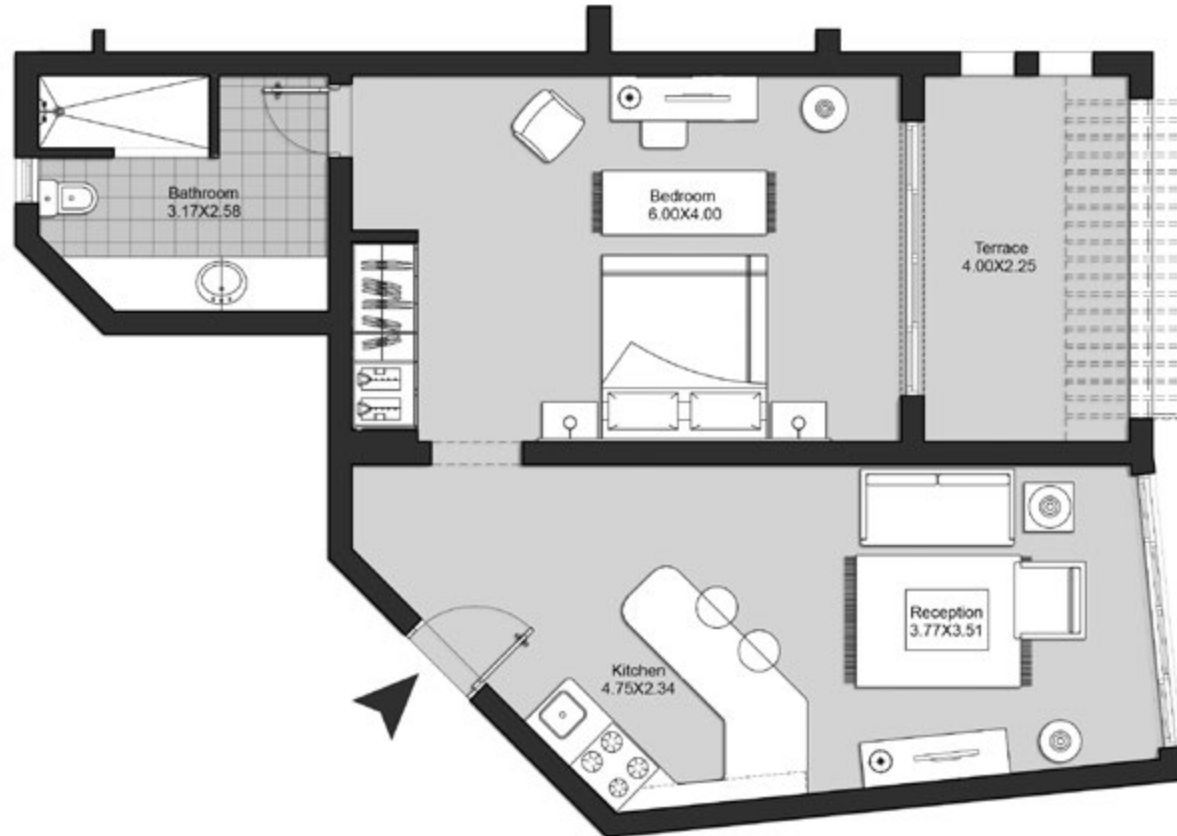


Total Unit Area:  
71.52m<sup>2</sup>



## UNIT TYPES

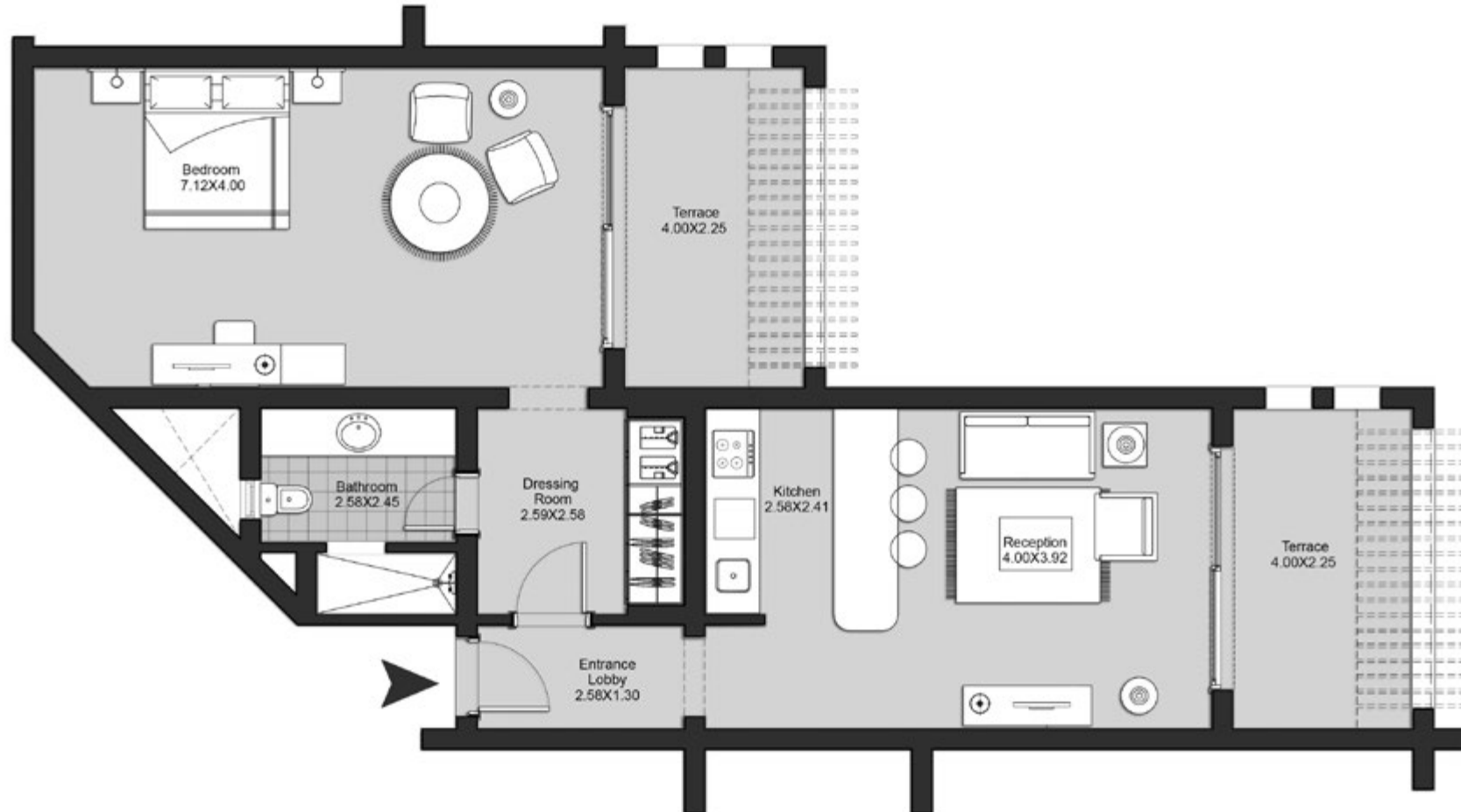
### Room B-2



Total Unit Area:  
98.67m<sup>2</sup>



## Room B-3



Total Unit Area:  
126m<sup>2</sup>

# ABOUT ORASCOM HOTELS & DEVELOPMENT

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, has developed eight operating destinations to date. Numerous destinations around Egypt, the Cove in Ras Al Khaimah in UAE, and Jebel Sifah and Salalah Beach in Oman. Other destinations that are classified as investments in associates include Andermatt Swiss Alps (aka ASA) in Switzerland, the Chedi Andermatt Hotel and the budget housing community of Haram City in the Greater Cairo area in Egypt.

ODH has an investment in associate in JPTD (Jordan Project for Touristic Development) in Jordan and other hotels in Egypt. Several destinations

are currently in various stages of development and planning in Oman, Morocco, Montenegro and the United Kingdom. ODH currently owns 32 hotels with a total of 7,759 rooms, which are either self-managed by Orascom Hotels Management or are managed by third-party hotel managers under management contracts and controls a land bank of approximately 100.2 million m<sup>2</sup>. Orascom Hotels and Development (OHD) a subsidiary of ODH is an integrated developer of resort towns in Egypt. It is a vertically integrated business model with various development fields including residential units, marinas and utilities. OHD currently owns a land bank of 45.7 million sqm distributed over

five destinations including tourist destinations such as El Gouna on the Red Sea Coast, Byoum in Al Fayoum and Taba Heights in the Sinai Peninsula and Makadi in the Red Sea district. Furthermore, other destinations are currently in the various stages of development and planning such as Amoun Island in Aswan. OHD owns 25 hotels with a total of 5,955 rooms located on the Egyptian Red Sea Coast in Hurghada: El Gouna and Makadi; and in Taba Heights in Sinai. OHD also holds 87.94% stake in Tamweel Mortgage and 79.95% stake in Tamweel leasing, financial services companies, which provide numerous services, including mortgage, leasing offers and insurance.



## EGYPT

- 1 El Gouna, Red Sea
- 2 Taba Heights, Sinai
- 3 Haram City, 6<sup>th</sup> of October
- 4 Makadi, Red Sea
- 5 Byoum, Al Fayoum
- 6 Qena Gardens, Qena
- 7 Amoun Island, Aswan

## U.A.E

- 8 The Cove, Ras Al Khaimah

## OMAN

- 9 Jebel Sifah
- 10 Salah Beach
- 11 As Sodah Island
- 12 City Walk, Muscat

## SWITZERLAND

- 13 Andermatt, Swiss Alps

## MOROCCO

- 14 Chbika

## UNITED KINGDOM

- 15 Eco-Bos, Cornwall

## MONTENEGRO

- 16 Lustica Bay, Tivat

## JORDAN

- 17 Tala Bay, Gulf of Aqaba



## **Disclaimer**

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction
- Diagrams are not to scale and are for illustrative purposes only. Orascom Hotels and Development reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.





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