

BYOUM

RESIDENCE
AL FAYOUM

VILLAS &
TWIN VILLAS



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 lush 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.

Goussour 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

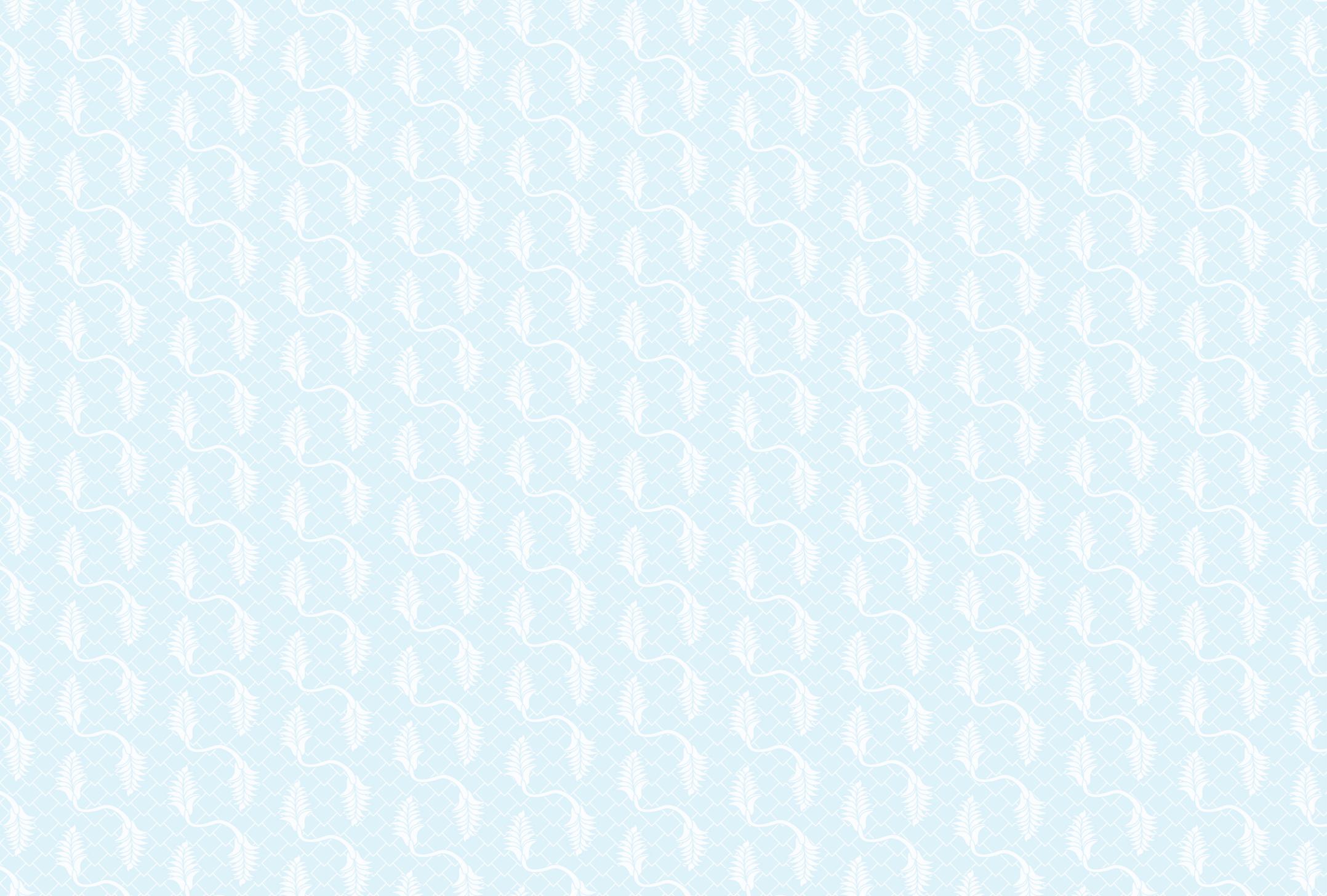
Tucked away in the heart of the beautiful Al Fayoum oasis is Byoum Residences; the first luxurious real estate destination in the area. The oasis was previously referred to as Byoum, which means sea or lake in Coptic Egyptian, and hence the inspiration behind its unique name.

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 m² 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.





ABOUT BYOUM RESIDENCE VILLAS

Overlooking the shimmering blue waters of Lake Karoon is a group of intricately designed Arabian style villas. The stand-alone villas are offered in two, three, and four bedrooms.

The Byoum experience is emphasized with the villas' vibrant indoor garden, outdoor private garden and direct access to the rooftop terrace.

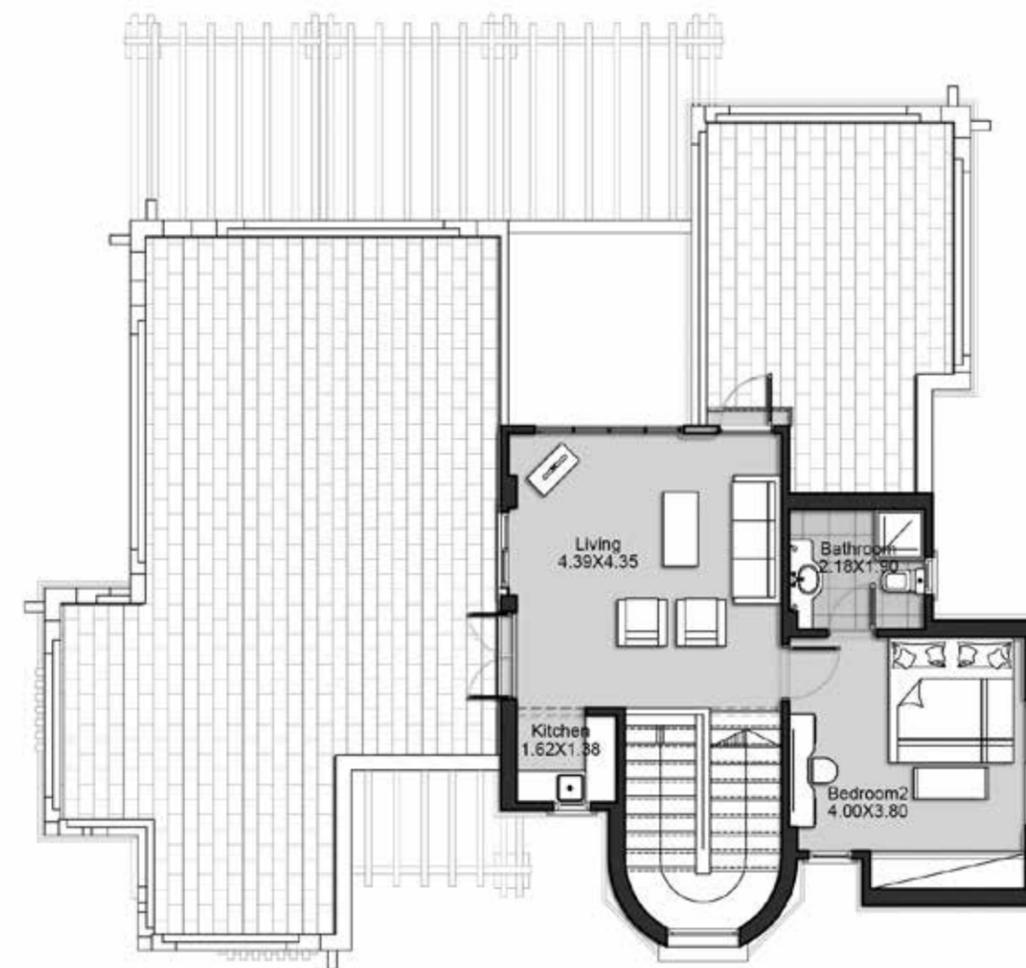
VILLA
TYPE A



FLOOR PLANS



Ground Floor



First Floor

Total Unit Area:
252m²

VILLA
TYPE B



FLOOR PLANS



Ground Floor



First Floor

Total Unit Area:
284.19m²

VILLA
TYPE C



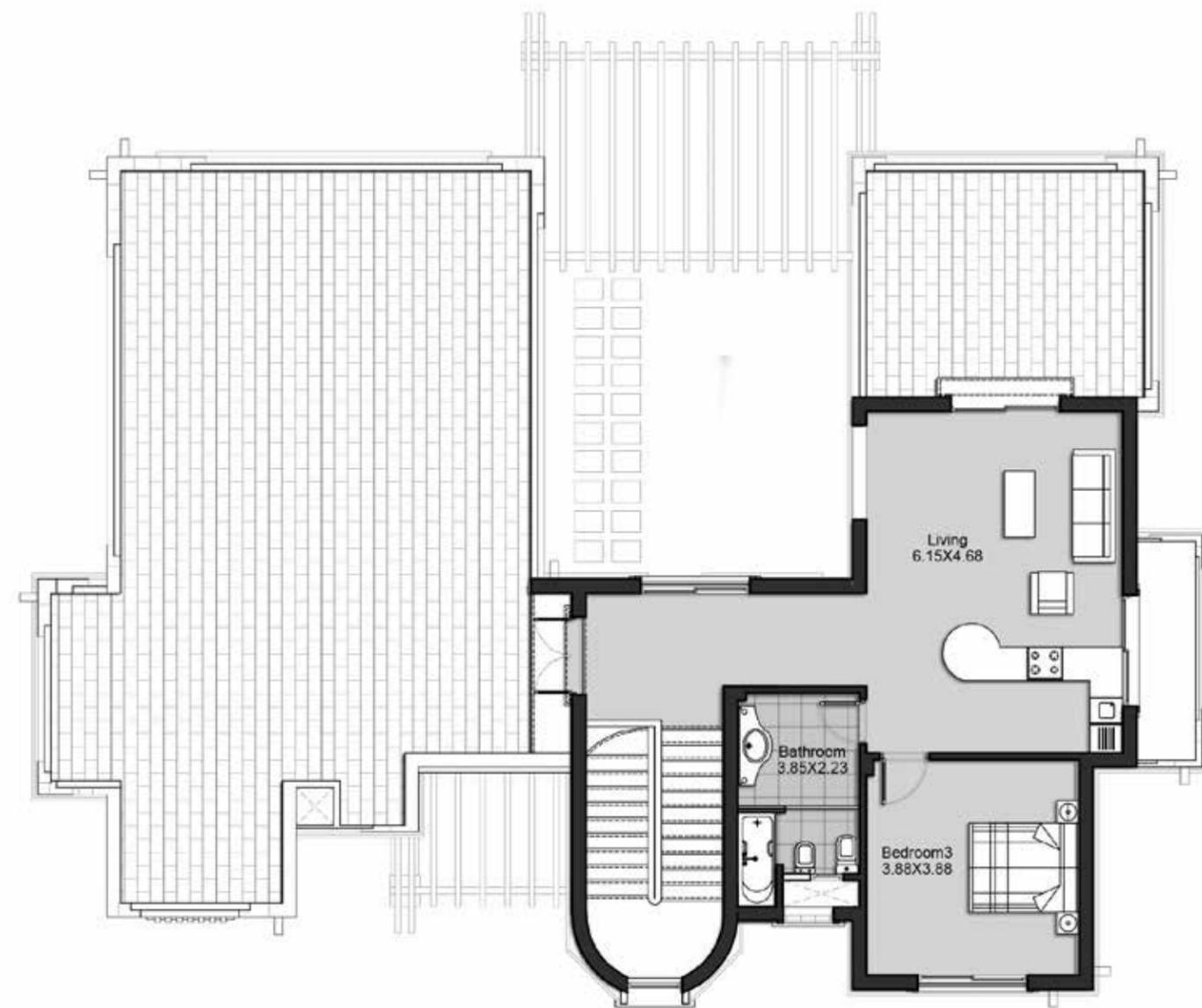
VILLA
TYPE D



FLOOR PLANS



Ground Floor



First Floor

Total Unit Area:
331m²

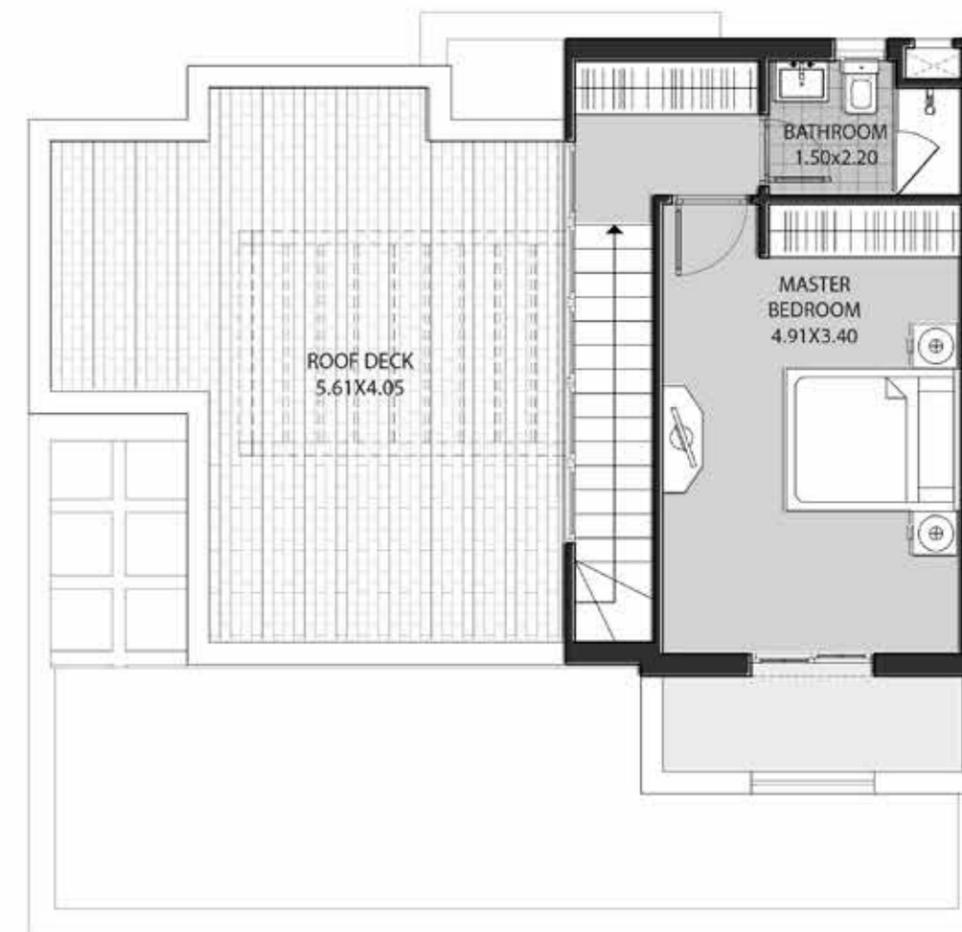
VILLA
TYPE E



FLOOR PLANS



Ground Floor



First Floor

Total Unit Area:
98m²

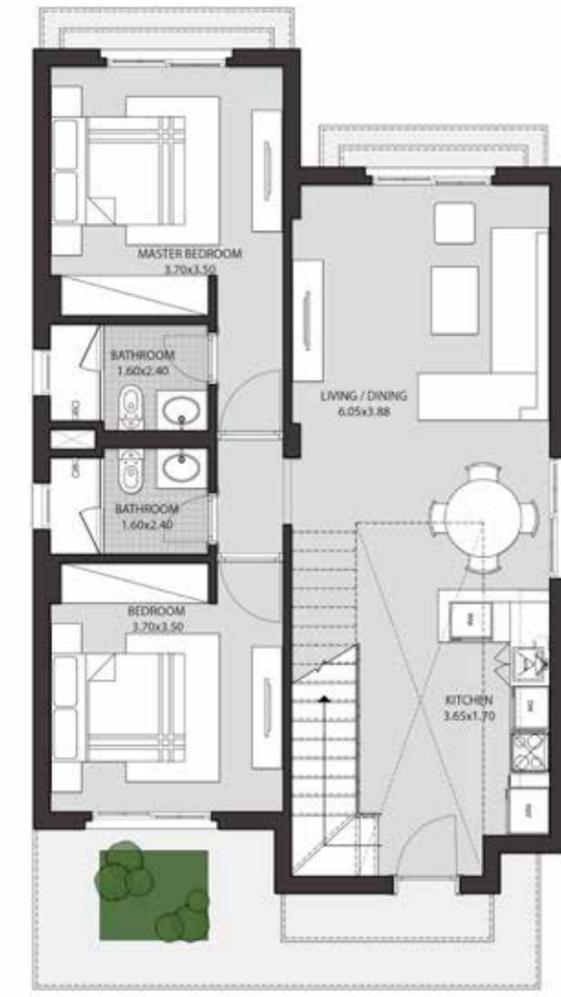
VILLA
TYPE F



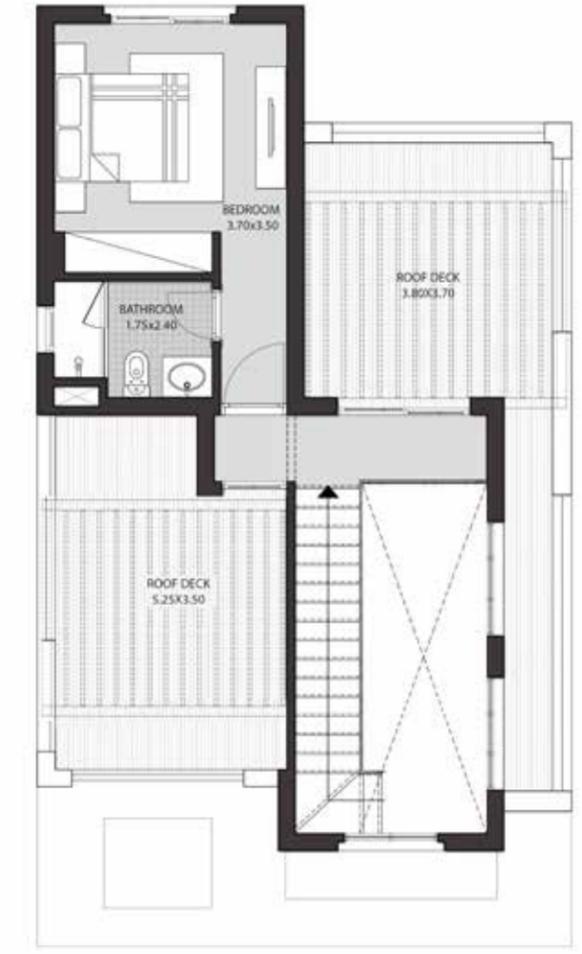


FLOOR PLANS

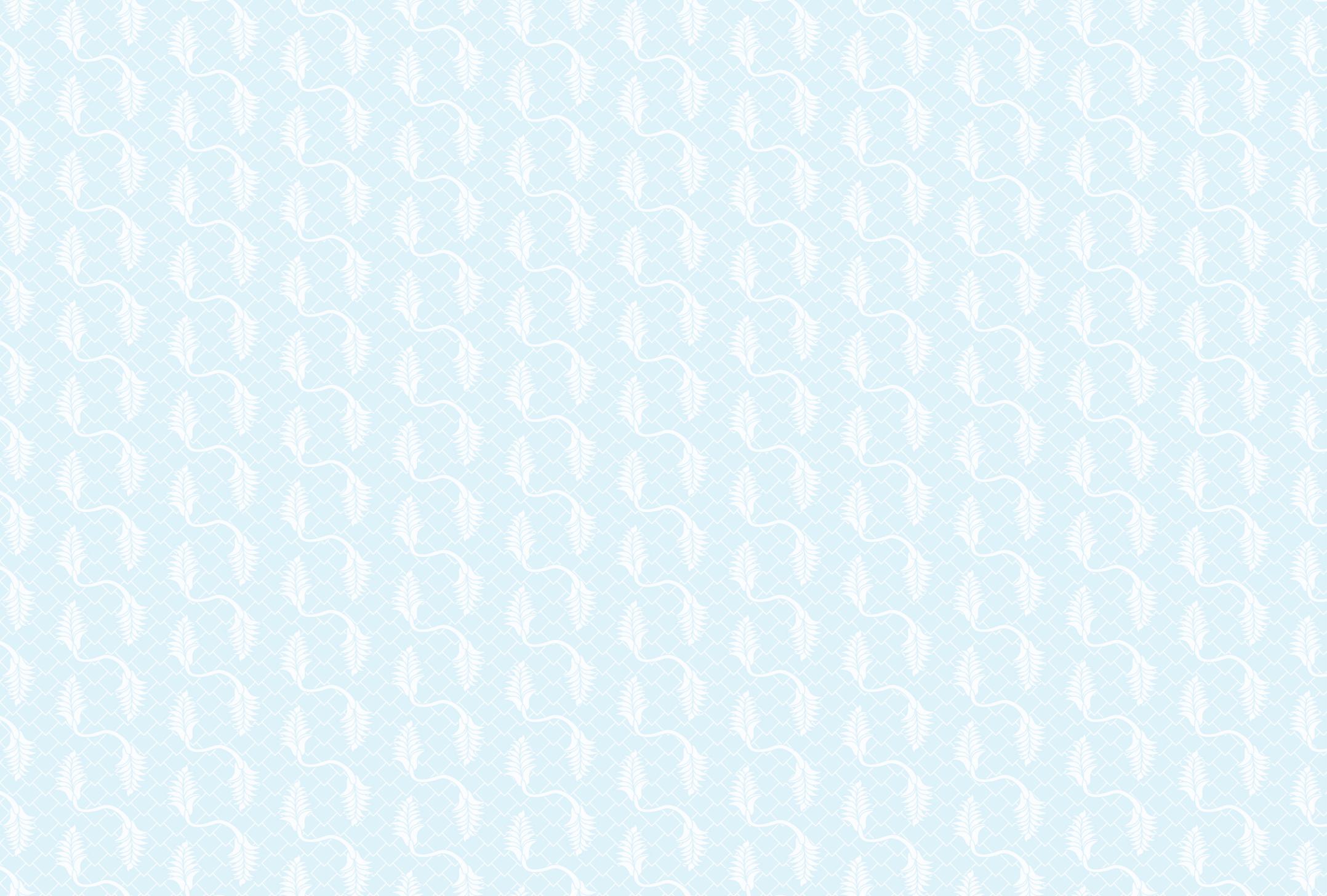
Total Unit Area:
130m²



Ground Floor



First Floor



ABOUT BYOUM RESIDENCE TWIN VILLAS

Built on elevated land, the spectacular twin villas boast an interrupted and captivating view of the pristine blue waters of Lake Karoon. Fusing the iconic authenticity and simplicity of

Nubian architecture with a sleek and chic modern finish. The two-story twin villas are comprised of three bedrooms, embellished with a private garden and direct access to a rooftop terrace.

POOL VIEW



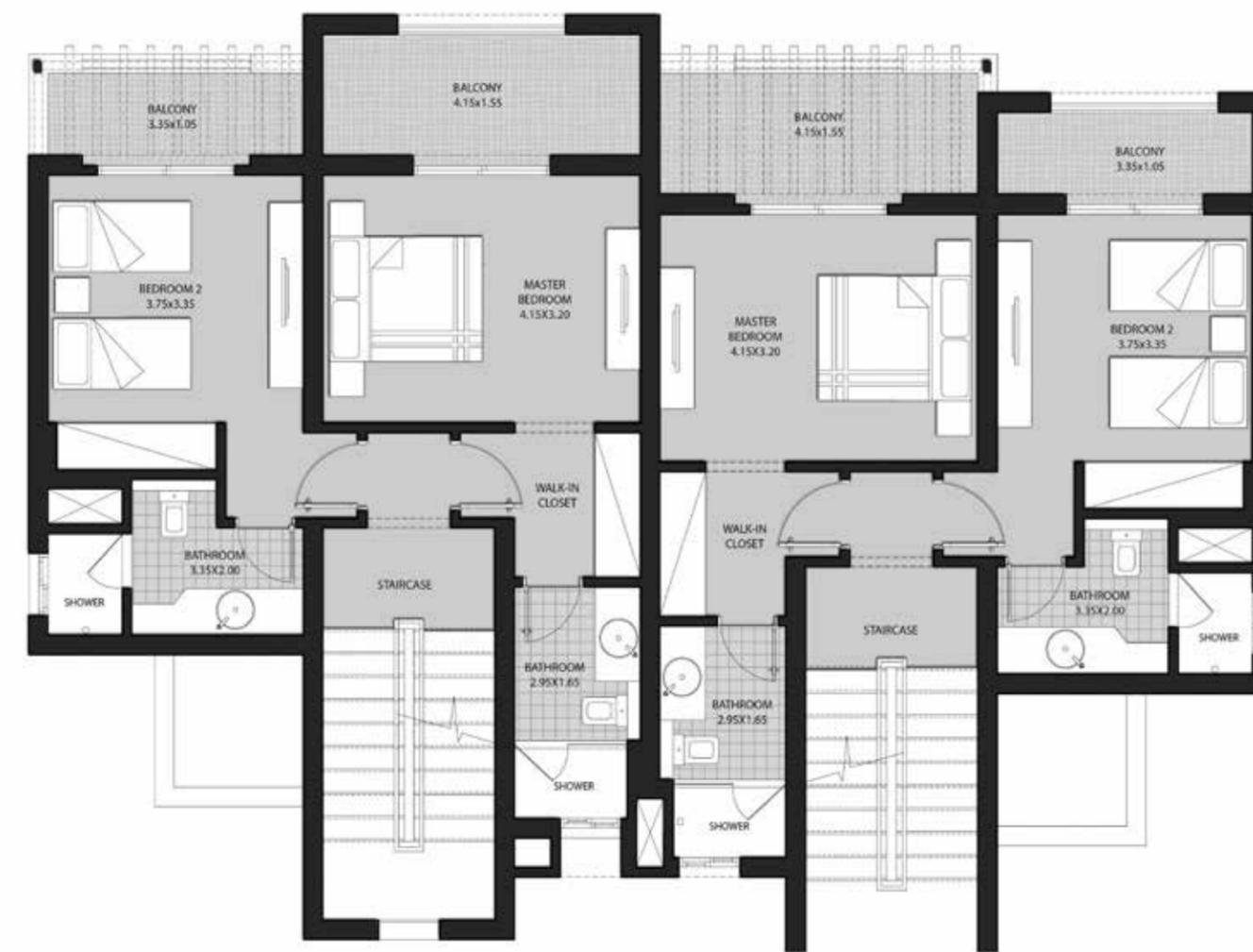
ENTRANCE VIEW



FLOOR PLANS



Ground Floor



First Floor

Total Unit Area:
161m²

ORASCOM DEVELOPMENT

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings; such as golf courses and marinas and all necessary infrastructures.

Over several decades ODH has developed many global destinations. The company's diversified portfolio of destinations is spread over seven jurisdictions; Egypt, UAE, Switzerland, United Kingdom, Montenegro, Morocco and Oman.

ODH has developed 10 operating destinations; the most renowned being El Gouna on the Red Sea coast and Andermatt in Switzerland. The Cove in

Ras Al Khaimah in UAE, Jebel Sifah, Hawana Salalah in Oman and Lustica Bay in Montenegro are also other noteworthy destinations ODH has successfully developed.

ODH currently owns 34 hotels, totaling 8,008 rooms. Properties are run by Orascom Development thirdparty hotel management companies. Overall, the company controls a land bank of approximately 100.3 million meters square. Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 45.7 million sqm distributed over four Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi in the Red Sea district, and Byoum in Al Fayoum.

ORASCOM DEVELOPMENT

EGYPT

- 1 El Gouna, Red Sea
- 2 Taba Heights, Sinai
- 3 Haram City, 6th 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 Salalah Beach
- 11 As Sodah Island
- 12 City Walk, Muscat

SWITZERLAND

- 13 Andermatt, Swiss Alps

MOROCCO

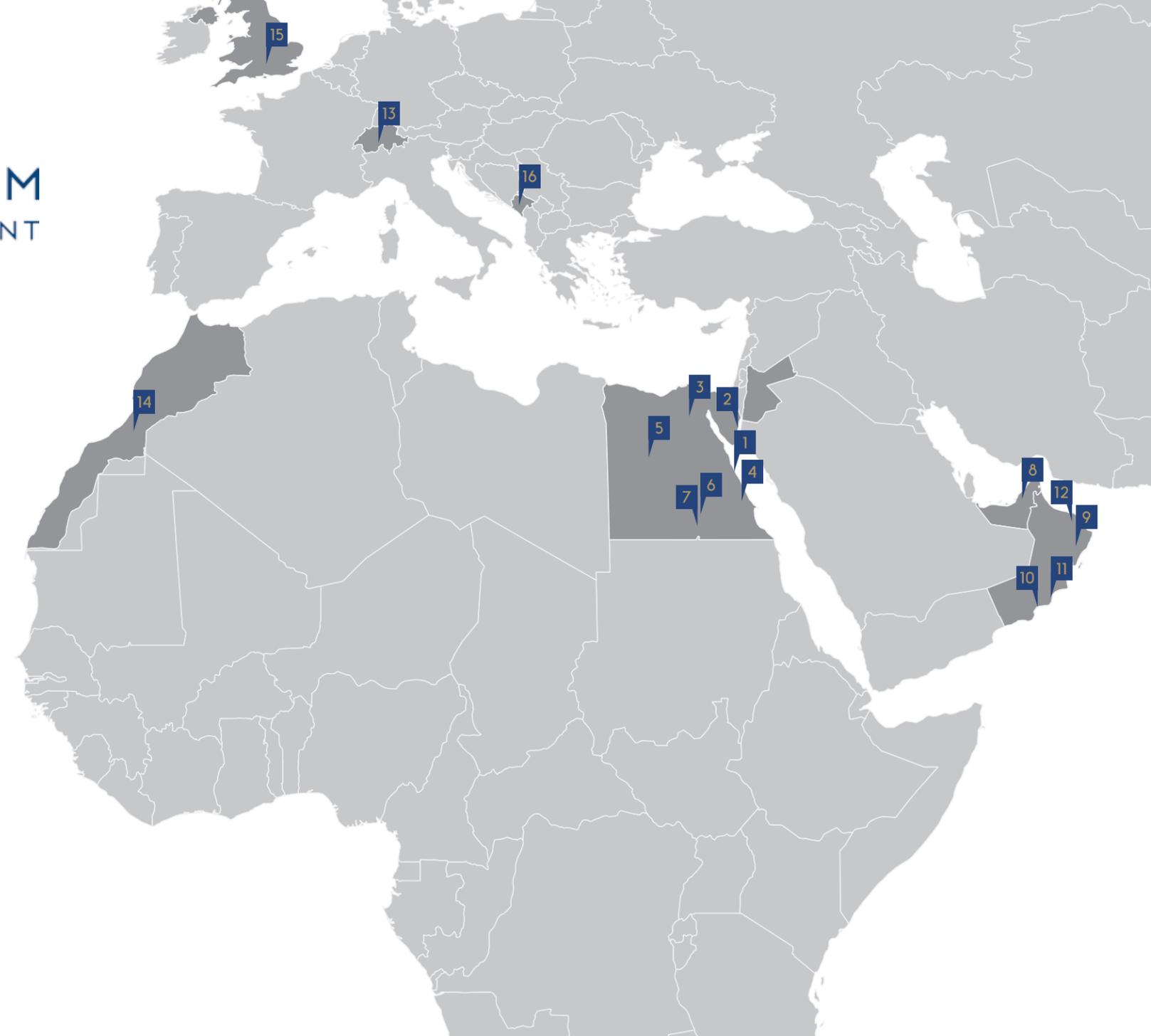
- 14 Chbika

UNITED KINGDOM

- 15 Eco-Bos, Cornwall

MONTENEGRO

- 16 Luštica Bay, Tivat



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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