

Nyouim • OCTOBER

you dream it...you live it



ABOUT ARAB DEVELOPERS HOLDING

Arab Developers Holding is a leading real estate developer in Egypt since 2005 providing various property products with a wide range of prices across the country.
Arab Developers Holding is building communities with state-of-the-art amenities and services catering to both end-users and property investors

Developers of:



Island 1
Island 2
Grand View
Golf Bay
Lagoon
Villaggio
Matrouh
Agadir

Nyoum

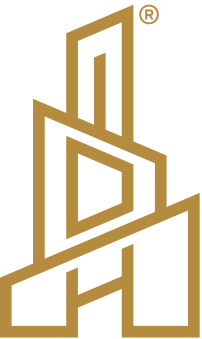
Mostakbal
Assiut
New Cairo
October
Pyramids

Resorts

DeadSea

Commercial

Park mall
Nyoum Medical Hub
Nyoum Business Gate



**ARAB DEVELOPERS
HOLDING**

Our vision

Have a powerful imprint in the field of real estate and always seek for expansion and growth in the middle east and north africa as well as maintain an integrated life with the highest quality allined with modernity.

Our mission

Build trust between the client and the corporate as well as maintaining development in all fields we also seek to achieve life-long social responsibilty.



Offering more than just a place to live

In the heart of 6th of October City, Nyoum October is a self-sufficient community uniquely designed for those on the lookout for not just a house but a whole new way of living.

A fully-equipped stylish neighborhood future city, Nyoum October is your perfect 24/ 7 getaway from the chaotic hustle and bustle of city life. At Nyoum October, we promise our residents an unparalleled living experience and all the comfort they crave in a place they will call home.



About location

AT THE HEART OF THINGS

Strategically located at the heart of 6 October city, Nyoum October is only -15 minutes drive from Juhayna Square, less than 20 minutes away from New Sphinx Airport and right on central regional axis.

This three-gated compound offers easy access for all residents through October's main roads, Dahshour Street, Gamal Abdel-Nasser Street, and the Boulevard axis, as well as a gate on the 2nd Ring Rd (Al-Awsaty Ring Road).



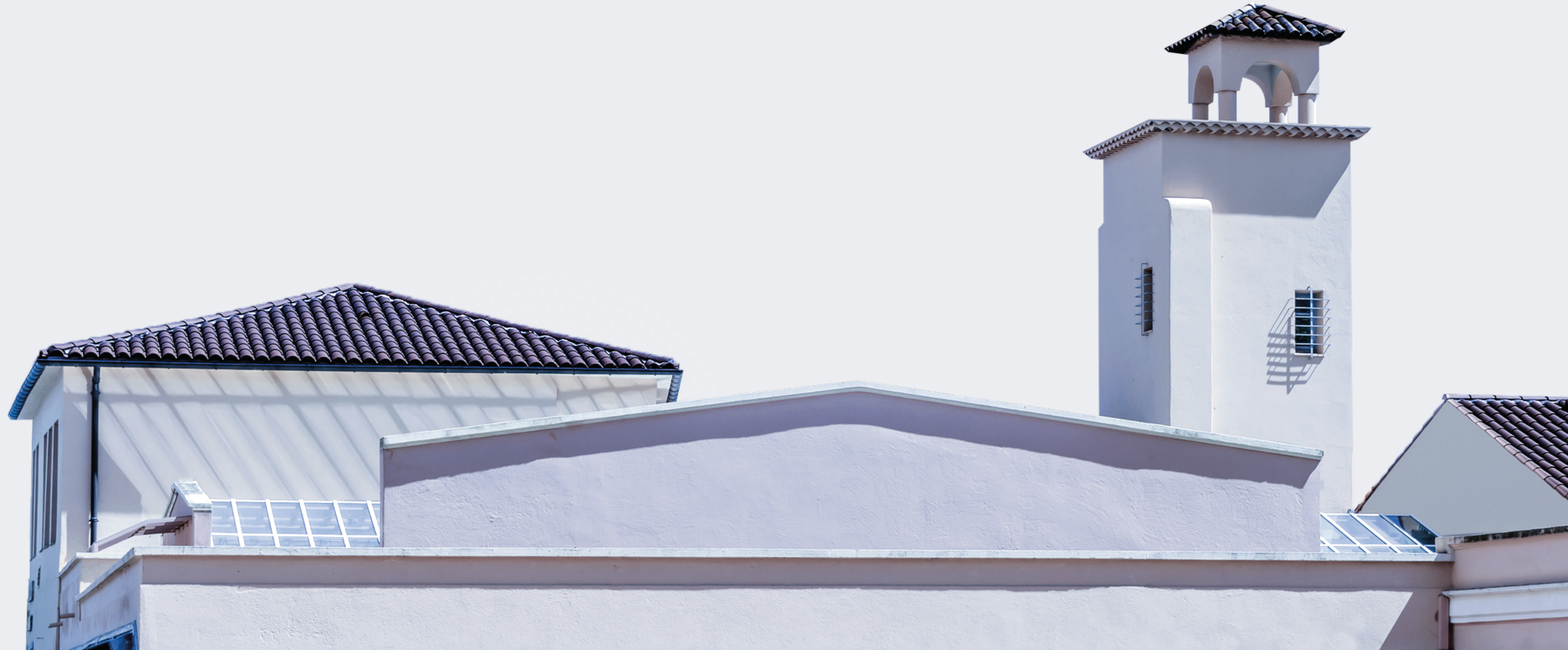
The versatile options available for residents are what makes this project a true residential heaven. The project comprises three zones, Little Rome, Boulevard, and Stanley in addition to the villas zone. Each zone offers residents a wide array of living options to suit their everyday wants and needs, from apartments, standalone villas, twin houses, town houses and commercial spaces.



The villas

Designated for families want to expand their living space, privacy and luxury, all villas feature a relaxing lounge area in the garden, and other units accommodate a luxuries private pools.

Nyoum October villas vary in types and sizes to suit your needs, spanning over five zones across the project, Capri, Milan, Verona, Venecia, and Napoli-Bari ranging from 105 sqm to 744 sqm.



The Villas
When privacy meets comfort



The Villas

The Classic Capri. Milan
Verona and Venecia

The classic Capri, Milan, Verona, and Venecia villas are cosy, warm and jouable to walk around, while the modern Napoli-Bari villas are calm, stylish and relaxing to stay in.

All of the five villa zones comprise of stand-alone villas, twin houses and town houses types. All the entrances of these zones are gated with smart key gates and security posts.



The Art of Modern
Architecture





Napoli

More than just a Home

Villa Types

Topaz Villa - Attached 185 sqm

Opal Villa - Twin House 185 sqm

Diamond Villa - Stand Alone 196 sqm

Aquamarine Villa - Twin House 105 sqm

Elite Villa- Stand Alone 744 sqm

The Apartments

Stunning apartments overlook the largest
dancing fountain in all of Egypt

So, just lay back and enjoy the show



Stanly Zone

At Stanley zone, breathtaking and inspiring views are all that surrounds you wherever you go, known as the Golden Zone of the entire project, the Stanley zone is one of the most sought-after zones as it offers a versatile collection of properties from apartments, admin offices and shops.

Spanning over 15,000 square meters, Stanley Zone also comprises our iconic building, Fontana & Egypt's largest dancing fountain.

Stanley Zone has 8 types of buildings that ranges from 72 sqm to 254 sqm.



A Relaxing Destination

WANT TO CHILL AND DO ABSOLUTELY NOTHING

Fontana's commercial area spanning over a space of 2106 meters is the perfect relaxing destination. With shops varying from 96 sqm to 143 sqm, you will find here your ideal mix of excitement, relaxation, and luxury all under one roof.



Fontana

A FULLY-EQUIPPED BUILDING WITH ALL WHAT YOUR
HEART DESIRES IN ONE PLACE!

Fontana comprises 74 residential units, 48 offices and
nine shops with Fontana apartments, rest assured your
entire living experience is one-of-a-kind from 72 sqm to
192 sqm.



Fontana Offices

IF YOU ARE LOOKING FOR A STRESS-FREE
WORKING ENVIRONMENT, SEARCH NO MORE!

Fontana offices offer you a comfortable working
space fully-equipped with state of the art infrastucture
to operate a dynamic and thriving business ranging
from 60 sqm to 176 sqm.



Leggera Building

Enjoy Exclusive View from all sides

Leggera Building comprises residential units from 60 SQM to 300 SQM and commercial units from 117 SQM to 254 SQM .

Overlooking the dancing fountain for the building front side as well as swimming pools and landscape from the back side of the building.





Boulevard

Enjoy a serene pool view from the comfort of your apartment at the Boulevard zone.

With spaces ranging from 36 to 209 square meters, Boulevard apartments overlook Stanley zone from one side and the villas from the other.

Boulevard apartments comprise 2 and 3 bedrooms with spacious living areas and terraces with picturesque views for you to kick back and enjoy the scenery.

The Boulevard zone is perfect for those who want to have a comfortable living and a sustainable investment with shops around the corner.



Little Rome

BRINGS ROME RIGHT TO YOUR DOORSTEP.

With Italian architecture, Little Rome are zones with family-friendly Italian atmosphere with a touch of that rustic Italian ambiance visible in the roads and buildings.

The zone comprises several essential services and features, shops, residential apartments & hyper market.

Little Rome has 13 types ranging from 39 sqm to 196 sqm.



Inspired From the
beauty of Rome



Facilities

Club House

CAPTURING MOMENTS
THAT LAST FOREVER

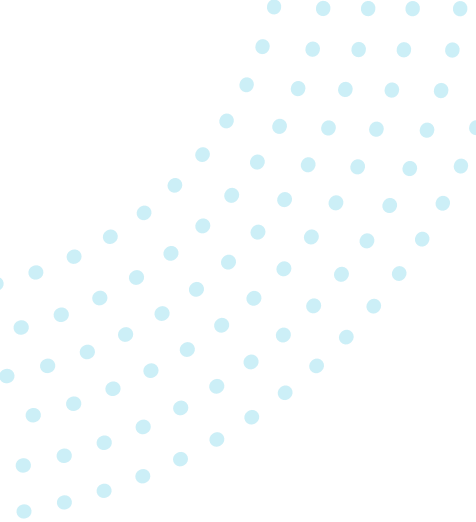
A spacious Clubhouse, the home of all sorts
of activities and pool fun times , Where you
and your family can enjoy your time together.



Restaurants and cafes

Indulge a variety of your favorite food from a wide range of restaurants and cafes while enjoying a social friendly environment.





International Schools

A BETTER LEARNING
FUTURE STARTS HERE

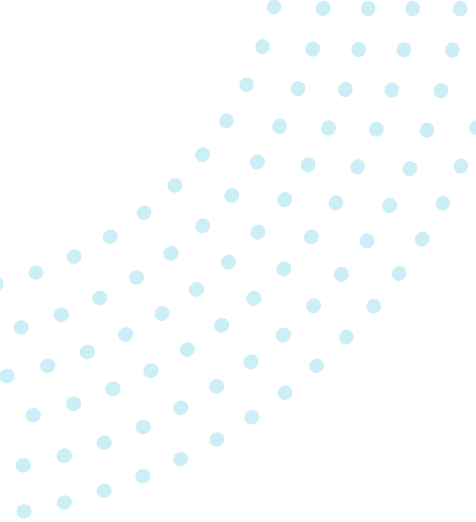
Three international Schools for your little ones to
get the education they deserve.



Sports Club

Enjoy a club that is few steps away from your
doorstep, to make it easier for you and your family
to have fun and play different sports





Hospital and Medical Center

Having a hospital and medical center near you
enhance the feeling of safety and protection.



Shopping Mall

ALL YOUR FAVORITE
BRANDS IN ONE PLACE

Whatever you need, you will find it in shopping malls. From your favorite brands to your favorite restaurants and cafes.





Hypermarket

Nyoum October tends to satisfy all your needs, as it offers you a large hypermarket for an amazing grocery shopping experience.



Swimming Pool

Enjoy a swimming pool just a few minutes away to create endless memories for summer.

