

STORIES BEHIND EVERY DOOR

Nyoum  
• OCTOBER





# 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



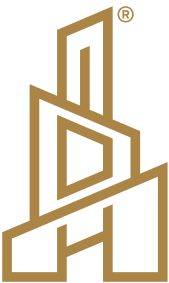
Mostakbal  
Assiut  
New Cairo  
October  
Pyramids



DeadSea  
Agadir



Park mall  
Nyoum Medical Hub  
Muse



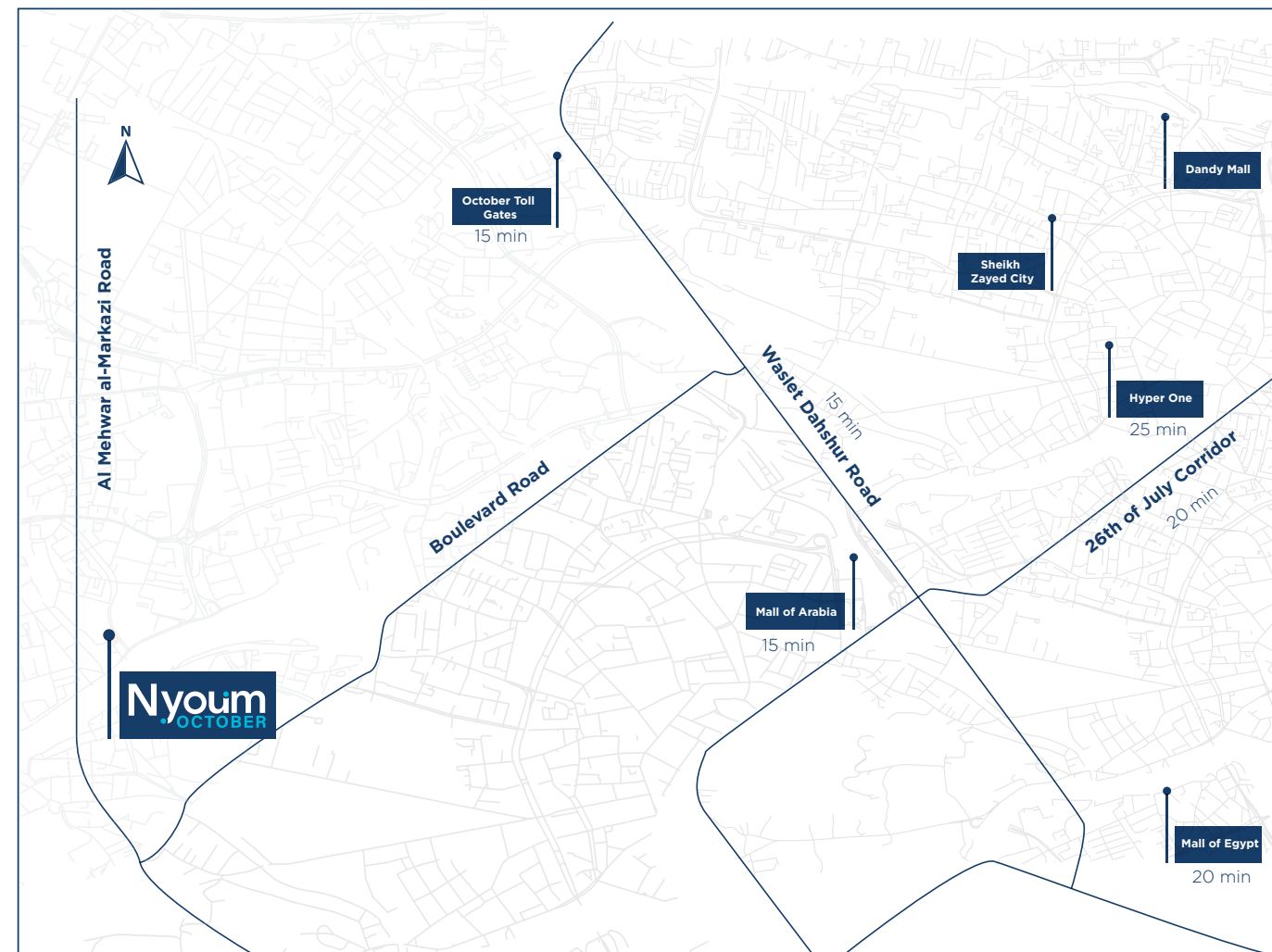
**ARAB DEVELOPERS  
HOLDING**

# About Location

## AT THE HEART OF THINGS

Strategically located at the heart of 6 October city, Nyoun 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)



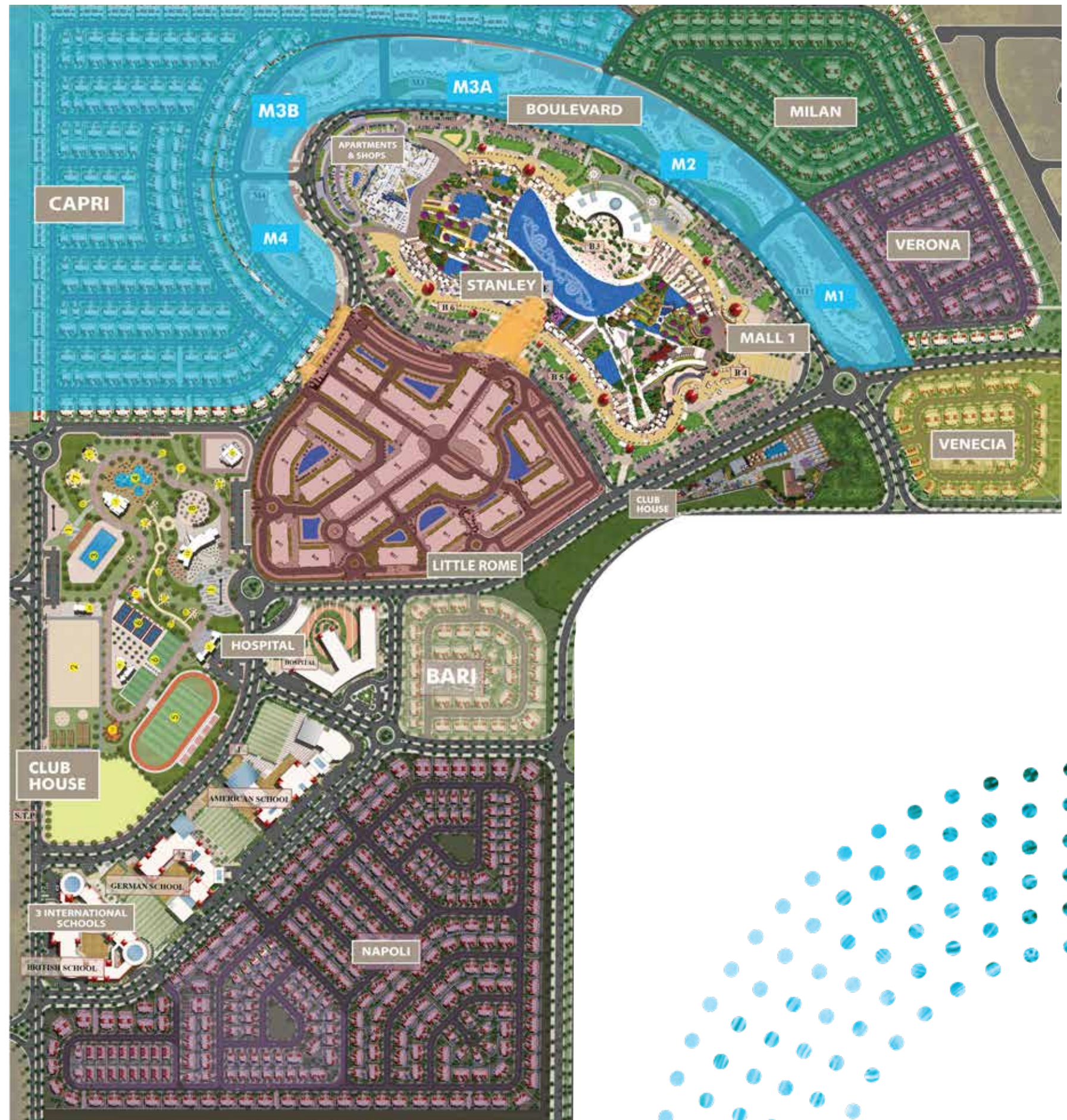
# Master Plan

## A WIDE RANGE OF HOMES SELECTIONS TO SUIT YOUR NEEDS

The versatile options available for residents are what makes this project a true residential haven. 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.

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Capri	: Villas
Milan	: Villas
Verona	: Villas
Venecia	: Villas
Napoli	: Villas
Bari	: Villas
Stanley	: Apartments / Shops / Admin
Boulevard	: Apartments / Shops
Little Rome	: Apartments / Shops



# 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 six villa zones comprise of standalone villas, twin houses and town houses types. All the entrances of these zones are gated with smart key gates and security posts.

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 laxuriuos private pools

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





# Napoli Villas

## MORE THAN JUST A HOME

Napoli zone is a gated phase inside Nyoum October compound , with different variety of SQM's from 105 up to 744 SQM

Napoli zone offering it's resident a private living experience with a near by one of a kind different facilities only 5 minutes away from your home.

## VILLA TYPES

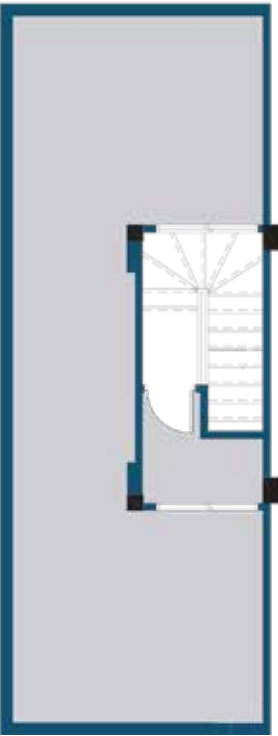
Aquamarine Villa	105 sqm
Opal Villa	185 sqm
Topaz Villa	185 sqm
Diamond Villa	196 sqm
Super Diamond Villa	370 sqm
Elite Villa	744 sqm

# VILLA TYPE AQUAMARINE

1 - Entrance	2.6m X 3.26m
2 -Lobby	4.47m X 1.22m
3 -Toilet	1.00m X 1.6m
4 -kitchen	2.23m X 1.97m
5 -Reception	5.00m X 3.62m
6 -Terrace	2.00m X 2.00m
7 -bedroom	3.62m X 4.38m
8 -Lobby	4.00m X 1.00m
9 -Toilet	1.5m X 2.25m
10-Master bedroom	3.6m X 3.00m



Ground Floor



Roof Floor



First Floor

All Dimensions , areas are nearest to reality from axis to axis

Gross Area 105 m²

# VILLA TYPE TOPAZ

1 -Entrance	2.30m x 1.40m
2 -Terrace	1.80m x 1.70m
3 -Reception	5.20m x 6.45m
4 -Reception1	4.85m x 4.90m
5 -Lobby	1.35m x 1.55m
6 -Bathroom	1.55m x 2.55m
7 -Kitchen	3.30m x 2.55m
8 -Corridor	1.30m x 3.40m
9 -Bedroom	3.90m x 3.75m
10-Terrace	1.85m x 1.35m
11- Bedroom	3.50m x 3.45m
12-Terrace	3.75m x 1.15m
13-M.Bedroom	3.90m x 3.75m
14-Bathroom	2.55m x 2.10m
15-Bathroom	2.80m x 2.00m
16-Lobby	1.80m x 2.50m
17-Bathroom	2.00m x 2.55m
18 - Roof	9.10m x 6.80m



Ground Floor

First Floor



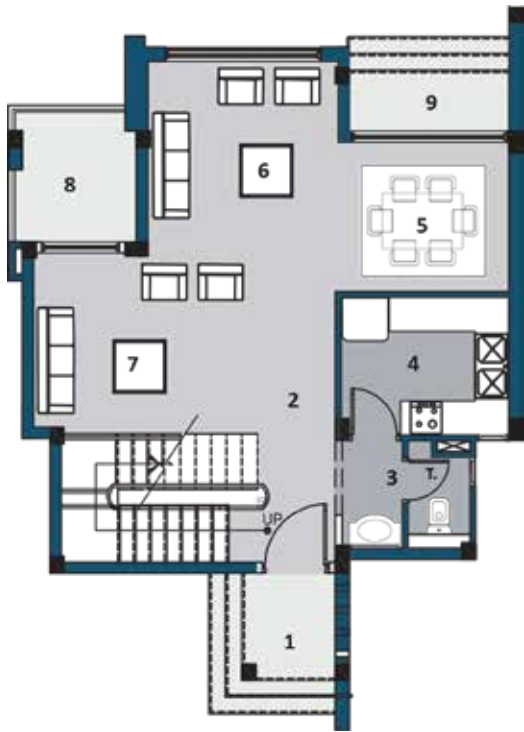
Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

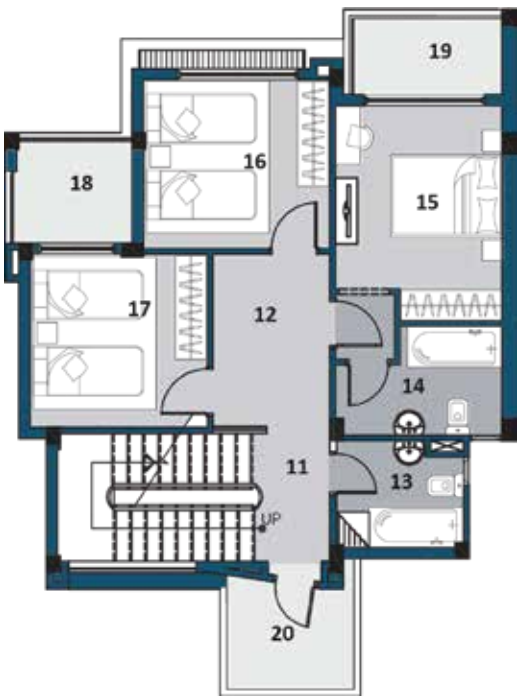
Gross Area 185 m²

# VILLA TYPE OPAL

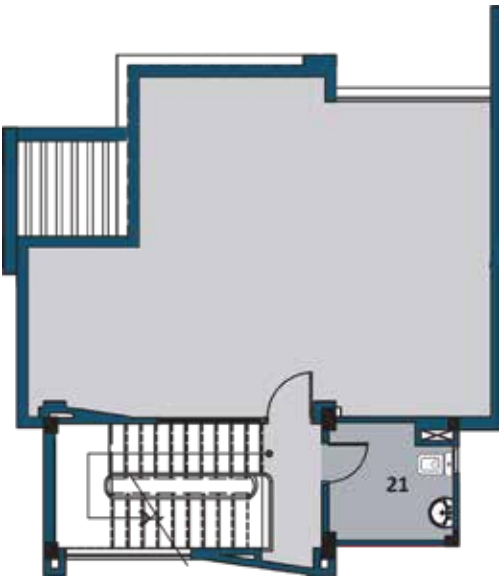
1 - Entrance	1.94m x 1.70m
2 -Lobby	2.32m x 1.20m
3 -Toilet	1.95m x 2.30m
4 -Kitchen	3.00m x 2.40m
5 -Dining	3.16m x 2.70m
6 -Reception 1	3.45m x 3.57m
7 -Reception 2	4.46m x 3.15m
8 -Terrace	2.25m x 2.30m
9 -Terrace	2.90m x 1.10m
10-Entrance	2.30m x 1.30m
11- Lobby	2.13m x 3.13m
12-Toilet	1.95m x 2.30m
13-Master Toilet	1.90m x 2.80m
14-Master Bedroom	3.00m x 3.30m
15-Bedroom	3.00m x 3.40m
16-Bedroom	3.10m x 3.10m
17-Terrace	2.10m x 1.90m
18-Terrace	1.80m x 2.90m
19-Terrace	2.10m x 2.30m
20-Toilet	2.20m x 2.30m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearst to reality from axis to axis

Gross Area 185 m²

# VILLA TYPE DIAMOND

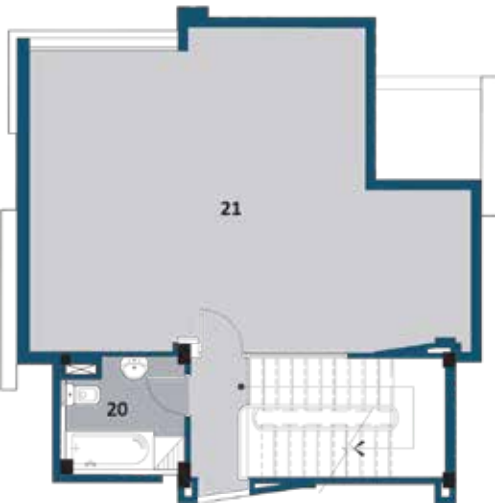
1 -Entrance	2.30m x 1.90m
2 -Lobby	2.10m x 1.20m
3 -Bathroom	2.10m x 1.20m
4 -Kitchen	2.60m x 3.20m
5 -Dining	2.85m x 3.20m
6 -Reception	5.60m x 3.35m
7 -Reception	3.60m x 3.75m
8 -Terrace	3.00m x 1.70m
9 -Terrace	2.40m x 2.30m
10-Hall	3.25m x 2.25m
11-Bathroom	2.10m x 2.40m
12-Bathroom	2.10m x 3.20m
13-M. Bedroom	4.00m x 3.20m
14-Bedroom	3.20m x 3.55m
15-Bedroom	3.55m x 3.20m
16-Terrace	2.10m x 1.90m
17-Terrace	3.00m x 0.35m
18-Terrace	2.80m x 1.50m
19-Terrace	2.10m x 2.30m
20-Bathroom	2.30m x 2.45m
21-Roof	8.80m x 6.50m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearst to reality from axis to axis

Gross Area 196 m²

# VILLA TYPE SUPER DIAMOND

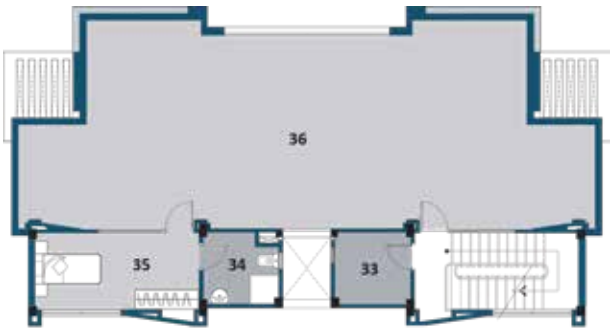
1 -Entrance	2.45m x 2.00m	19-Bedroom	3.55m x 3.25m
2 -Lobby	2.10m x 1.25m	20-Living	3.20m x 3.25m
3 -Storage	1.10m x 1.25m	21-Bedroom	3.25m x 3.20m
4 -Bathroom	3.20m x 1.20m	22-Bedroom	5.60m x 6.50m
5 -Reception	3.40m x 5.65m	23-Dressing	5.12m x 2.50m
6 -Reception	3.65m x 3.50m	24-Bathroom	2.40m x 3.75m
7 -Reception	6.35m x 4.35m	25-Bathroom	2.50m x 1.65m
8 -Dining	3.60m x 4.40m	26-Bathroom	3.15m x 2.45m
9 -Kitchen	5.65m x 5.08m	27-Terrace	1.85m x 2.35m
10-Bathroom	3.10m x 1.10m	28- Terrace	1.85m x 2.35m
11-Maidroom	2.40m x 2.10m	29-Terrace	2.30m x 2.00m
12-Lobby	2.35m x 1.60m	30-Terrace	1.45m x 2.90m
13-Terrace	2.45m x 2.35m	31-Terrace	2.90m x 1.45m
14-Terrace	1.20m x 6.25m	32-Terrace	2.30m x 2.00m
15-Terrace	2.50m x 2.24m	33-Kitchen	2.30m x 2.40m
16-Lobby	1.37m x 3.95m	34-Bathroom	2.30m x 2.40m
17-Lobby	1.24m x 7.65m	35-Bathroom	2.50m x 5.10m
18-Bedroom	4.35m x 3.20m	36- Roof	17.50m x 6.30m



Ground Floor



First Floor



Roof Floor

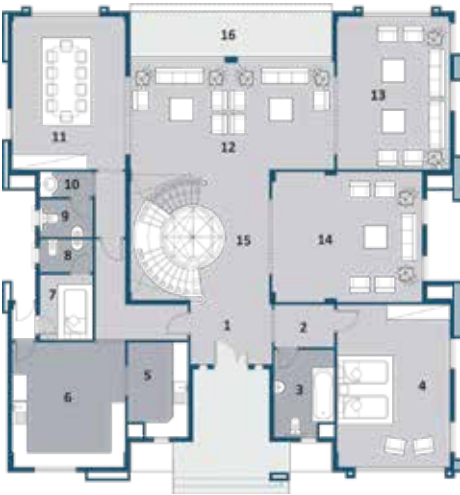
All Dimensions , areas are nearst to reality from axis to axis

Gross Area 370 m²

# VILLA TYPE ELITE

1 -Entrance	3.35m X 2.60 m
2 -Lobby	2.50m X 1.80 m
3 -Bathroom	2.55m X 3.65 m
4 -Bedroom	4.65m X 6.65 m
5 -Preparation	2.50m X 3.95 m
6 -Kitchen	5.15m X 4.65 m
7 -Maid room	2.25m X 2.70 m
8 -Bathroom	2.25m X 1.40 m
9 -Bathroom	2.25m X 1.60 m
10- Lobby	2.25m X 1.10 m
11 -Dining	6.40m X 4.70 m
12-Reception	4.40m X 8.30 m
13-Reception	4.70m X 6.25 m
14-Reception	5.30m X 6.15 m
15-Reception	5.25m X 5.70 m
16-Terrace	1.90m X 8.25 m
17-Hall	6.45m X 3.25 m
18-Living	4.90m X 3.25 m
19-Kitchen	2.60m X 3.95 m
20-Bedroom	4.65m X 6.65 m
21-Bathroom	3.55m X 2.65 m

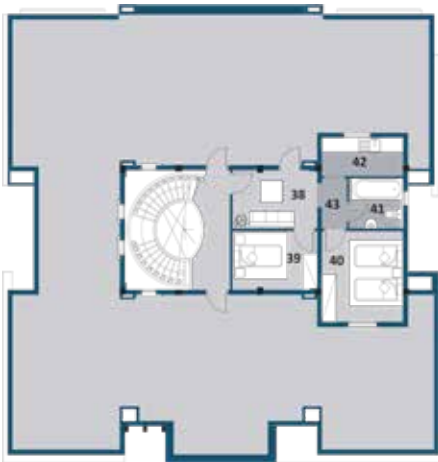
22-Dressing	2.65m X 2.60 m
23-Lobby	1.85m X 2.50 m
24-Bathroom	2.50m X 3.65 m
25-Bedroom	6.65m X 4.65 m
26-Bathroom	3.60m X 2.65 m
27-Bathroom	2.65m X 3.60 m
28-Dressing	2.65m X 2.60 m
29-Bathroom	2.65m X 3.55 m
30-Bedroom	6.25m X 4.70 m
31 -Living	4.20m X 3.25 m
32-Bedroom	8.85m X 7.60 m
33-Dressing	1.90m X 4.65 m
34-Terrace	8.25m X 2.50 m
35-Terrace	1.00m X 2.90 m
36-Terrace	1.00m X 2.90 m
37-Terrace	2.20m X 3.55 m
38-Living	3.70m X 2.60 m
39-Bedroom	3.70m X 2.60 m
40-Bedroom	3.60m X 3.95 m
41 -Bathroom	2.40m X 2.20 m
42-Kitchen	1.75m X 3.60 m
43-Lobby	



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

Gross Area 744 m²

# Apartments

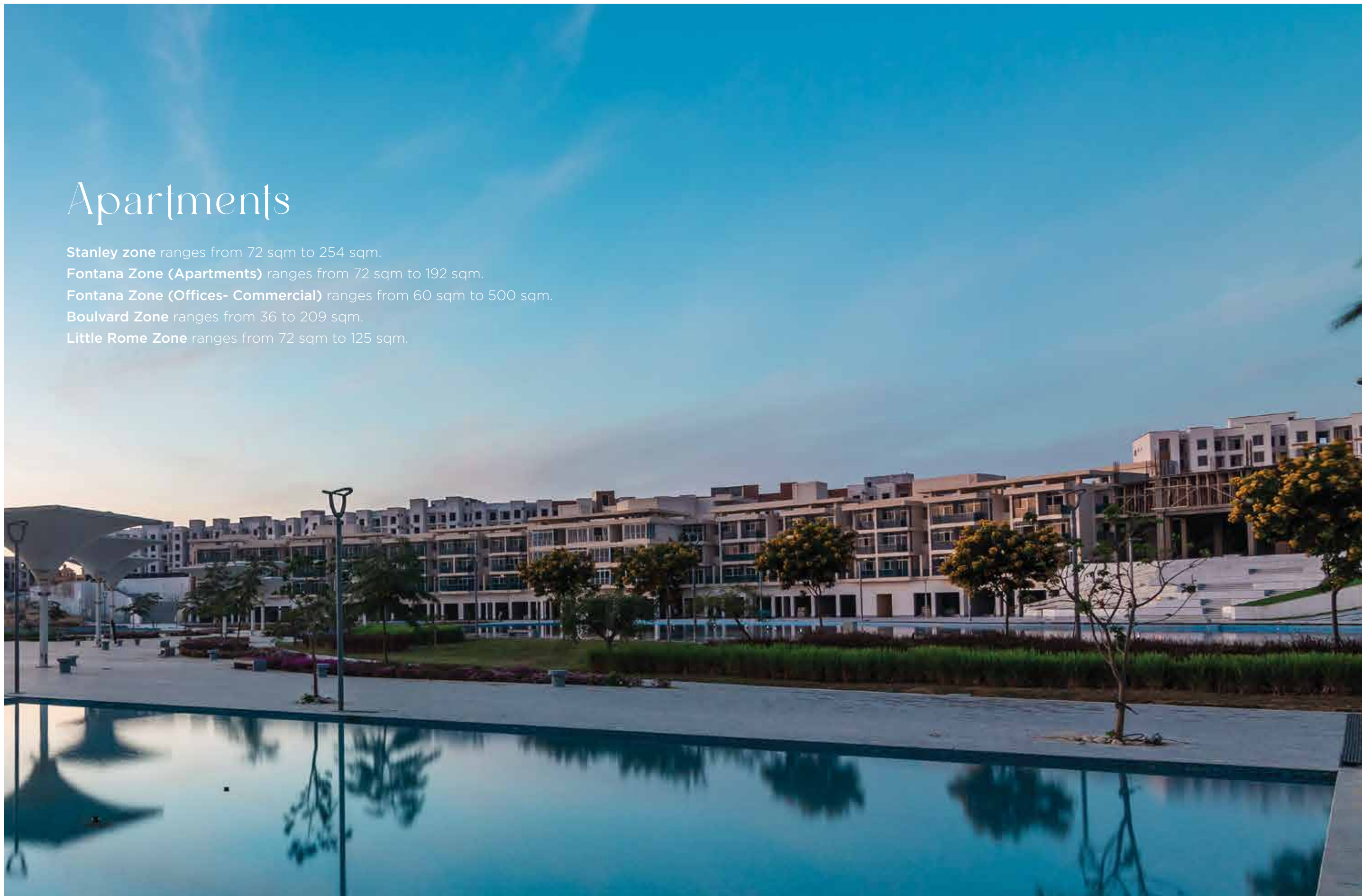
**Stanley zone** ranges from 72 sqm to 254 sqm.

**Fontana Zone (Apartments)** ranges from 72 sqm to 192 sqm.

**Fontana Zone (Offices- Commercial)** ranges from 60 sqm to 500 sqm.

**Boulevard Zone** ranges from 36 to 209 sqm.

**Little Rome Zone** ranges from 72 sqm to 125 sqm.



# Little Rome

## **BRINGS ROME RIGHT TO YOUR DOORSTEP.**

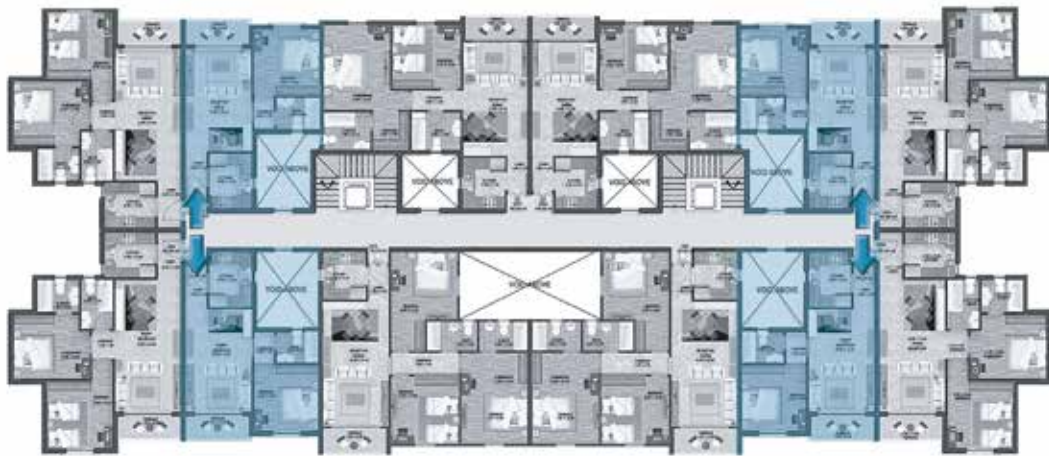
With Italian architecture, Little Rome are zones with family-friendly Italian atmosphere with a touch of that rustic Italian ambiance visible in the roads and buildings.

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

Little Rome has types ranging from 72 sqm to 125 sqm.



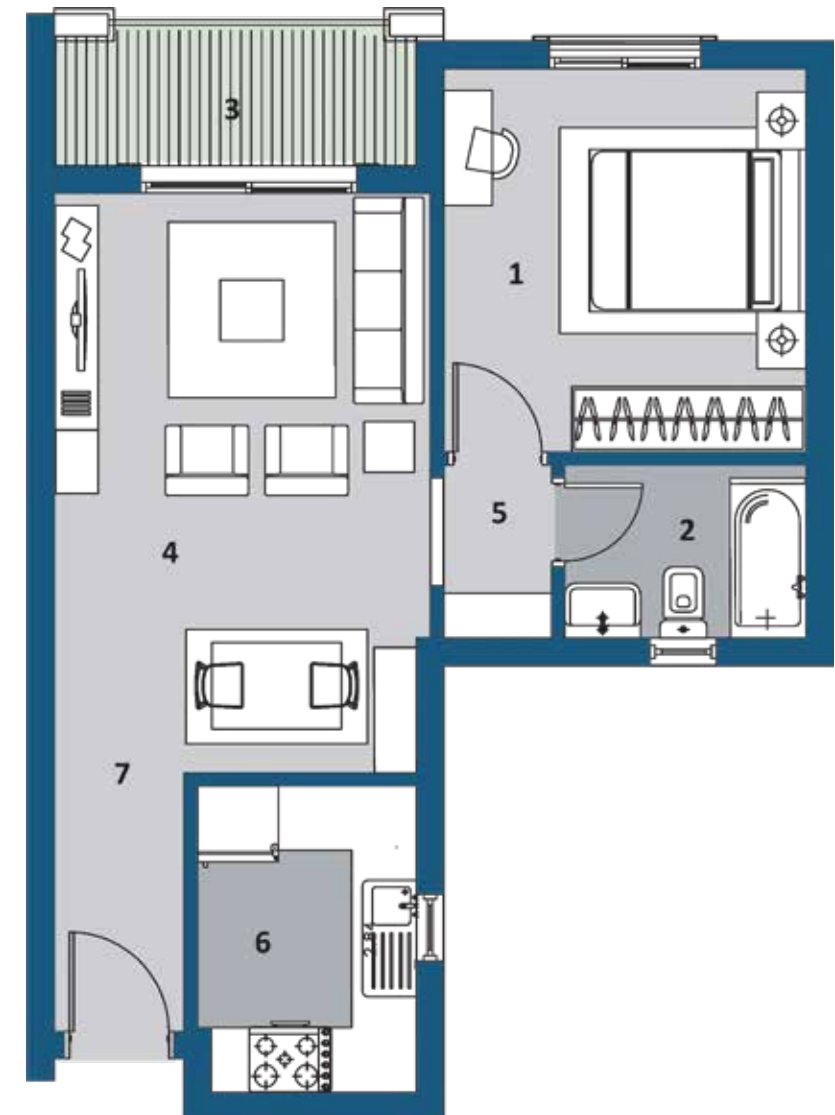
● REAL PHOTO



1-Bedroom	3.35m x 3.60m
2-Bathroom	1.60m x 2.25m
3-Terrace	1.30m x 3.35m
4-Reception & Dining	5.35m x 3.50m
5-Corridor	1.00m x 1.60m
6-Kitchen	2.85m x 2.00m
7-Entrance	1.20m x 2.40m

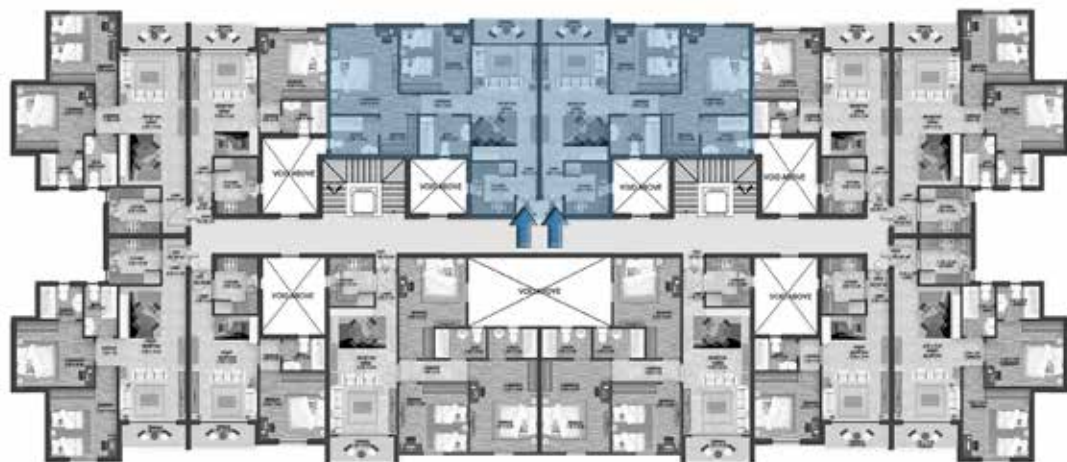
FOURTH UNIT = 402, 405, 408, 411

FIFTH UNIT = 502, 505, 508, 511



All Dimensions , area are nearst to reality from wall to wall

Gross Area 72 m<sup>2</sup>



1-Terrace	1.30 m x 3.20 m
2-Reception & Dining	3.50 m x 5.35 m
3-Entrance	1.10 m x 2.40 m
4-Kitchen	2.15 m x 2.85 m
5-Bedroom	3.35 m x 3.40 m
6-Bathroom	2.60 m x 1.60 m
7-Master Bedroom (M.Bedroom)	3.45 m x 4.55 m
8-Dressing	1.90 m x 1.60 m
9-Master Bathroom (M.Bathroom)	2.40 m x 1.60 m
10-Corridor	2.65 m x 1.00 m

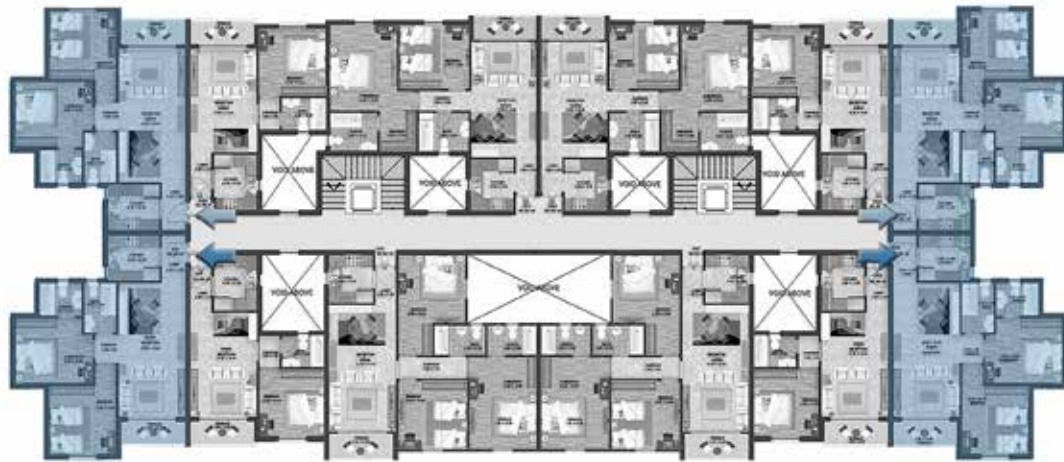
Fourth Unit = 406,407

Fifth Unit = 506,507

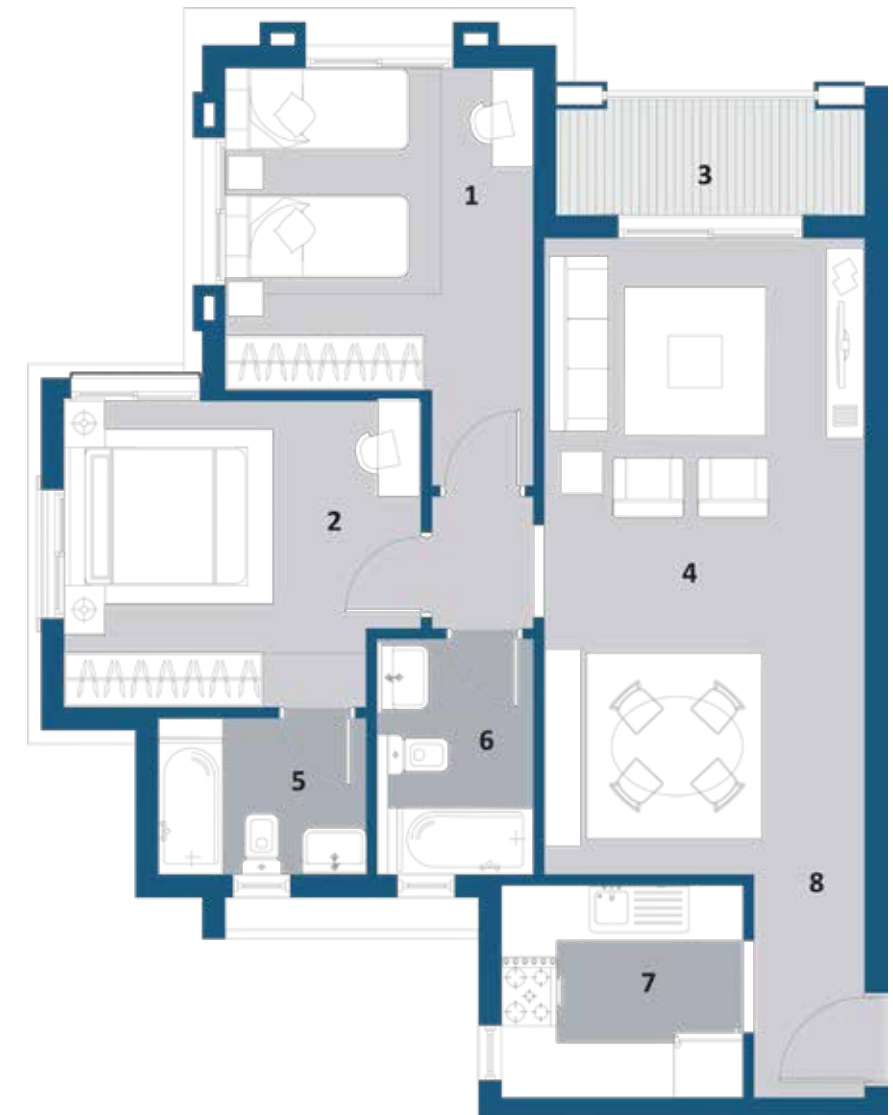


All Dimensions , area are nearest to reality from wall to wall

Gross Area 106 m²



1-Bedroom	3.50m x 3.55m
2-M. Bedroom	3.35m x 3.90m
3-Terrace	1.30m x 3.35m
4-Reception	6.90m x 3.50m
5-M. Bathroom	1.70m x 2.30m
6-Bathroom	2.55m x 1.70m
7-Kitchen	2.35m x 2.65m
8-Entrance	1.20m x 2.45m



FOURTH UNIT = 403, 404, 409, 410

FIFTH UNIT = 503, 504, 509, 510

All Dimensions , area are nearst to reality from wall to wall

Gross Area 108 m<sup>2</sup>

# APARTMENTS



1-Bedroom	3.50 m x 3.40 m
2-Master Bedroom (M.Bedroom)	3.40 m x 4.60 m
3-Terrace	1.35 m x 3.55 m
4-Reception	5.80 m x 3.50 m
5-Master Bathroom (M.Bathroom)	2.50 m x 1.50 m
6-Bathroom	2.60 m x 1.50 m
7-Kitchen	2.10 m x 2.85 m
8-Entrance	1.25 m x 2.45 m
9-Bedroom	3.35 m x 3.15 m
10-Dressing	1.60 m x 1.70 m
11-Corridor	3.55 m x 1.00 m

Fourth Unit = 401,412

Fifth Unit = 501,512



All Dimensions , area are nearst to reality from wall to wall

Gross Area 125 m²

# Facilities

Club House

Hospital and Medical Center

International Schools

Sports Club

Shopping Mall

Swimming Pool

Hypermarket



# International Schools



● REAL PHOTO

# Club House



● REAL PHOTO

Shopping Mall



The Biggest Dancing  
Fountain in Commercial Compound



