

**CAVANA
LAKES**
Cairo's Resort Homes



SARAI



Cairo's First Resort Homes.

Cavana Lakes welcomes you into Cairo's first year round waterside residence, where every homeowner is promised unrivaled resort experiences. There, every home brings you the joy of living on a private beach overlooking a pristine lagoon. Unlimited activities emerge for those with a love for exquisite lifestyles, from taking a stroll in the park to having a cozy picnic day with friends and families.

5-Star facilities and 24-hour concierge services mark absolute convenience, whether you are relaxing at home or venturing outdoors.

Boutique cafeterias and international restaurants fuse assorted delicacies with high-end dining experience. With world-class hospitality situated right at your doorstep, Cavana Lakes promises nothing short of exceptional resort lifestyles.

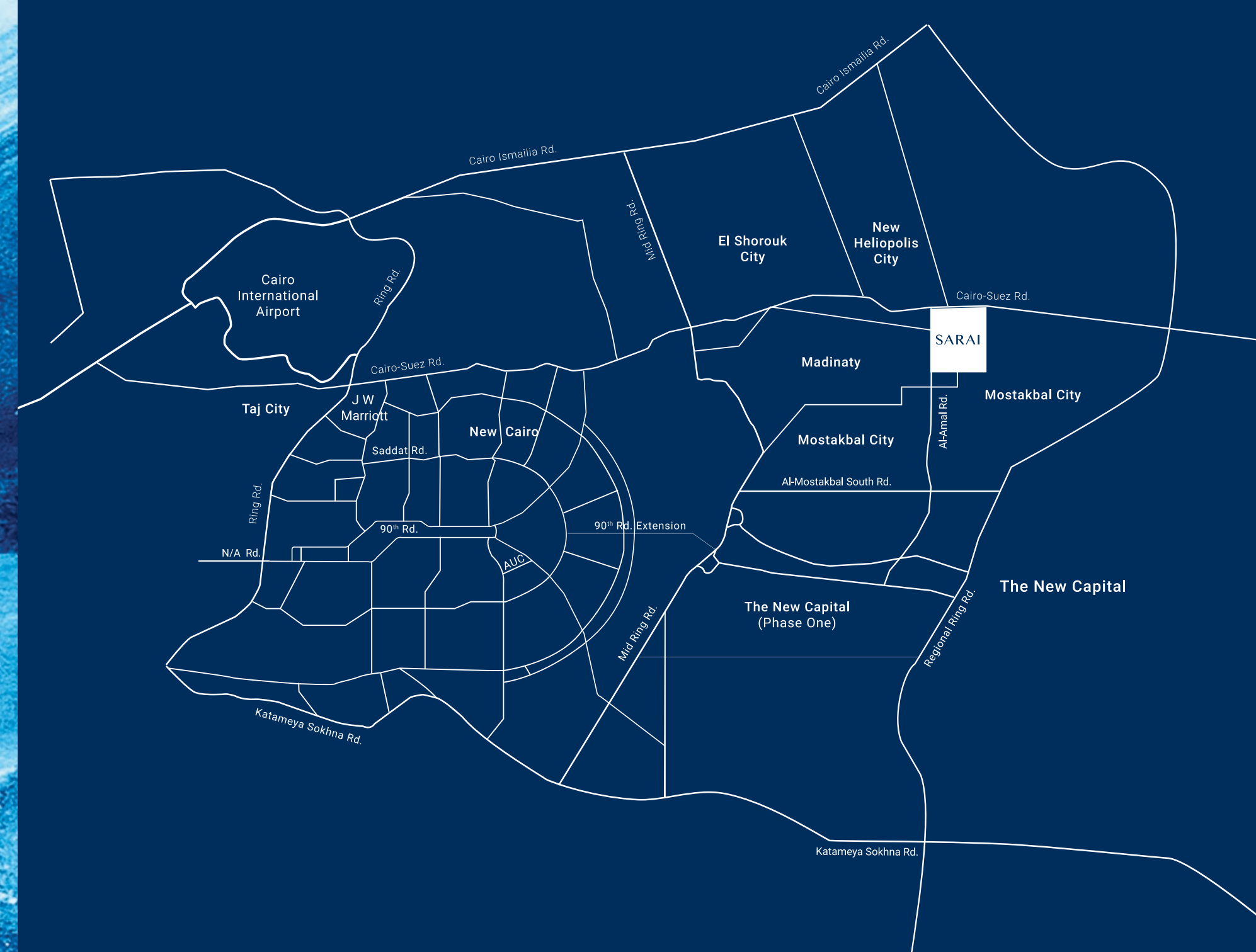


A Prime Lakeside Location in Cairo.

Cavana Lakes is strategically located at the Southeast corner of Sarai's 5.5 million sqm land. The residence brings you in close proximity to Cairo's biggest lagoon as well as signature eateries and world-class facilities.

Situated on the Cairo-Suez Road, far from the city's traffic, noise and pollution, Sarai offers direct access to New Cairo as well as other significant attractions, including:

- 15 minutes from the Ring Road
- 10 minutes from the AUC Campus
- 5 minutes from The New Capital





Presenting the World's Master Planning Leaders.

With a global network in 60+ countries, Benoy is an established design brand, eminent for being the master planner of the Formula One race track. Signed by Benoy, Sarai's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptional.

In addition to Benoy's global expertise, our local experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family.



Where Privacy Unveils Absolute Luxury.

At Cavana Lakes, we've planned for a lifestyle that begins and ends by the water. The residence overlooks the 50,000 sqm lagoon that spreads across Sarai and nestles in close proximity to pristine water features. As the pulsing heart of the community, the lagoon is surrounded by a perfect setting for top-notch entertainment at the Clubhouse and delightful dining spots.

Every villa enjoys private access to its beach, where unlimited water activities offer year long tranquility. Families have the luxury of waking up every day to the unspoiled horizon.

Children take joy in building sand castles and diving with friends. At Cavana Lakes, embrace the idea that nearby waterways are no longer an inaccessible luxury in the heart of Cairo.

Living in Waterside Harmony.

All year long, through the changing seasons, Cavana Lakes is filled with summer breeze, sunset horizons, pristine waterways, ivory beaches and fresh air. At the private residence, we cater to your every day desires.

Crystal clear backdrops spread right in front of your villa, inviting you to take a daily dip into the lagoon, a weekly jog through your private beach, and a yearlong water adventure. While preparing for your morning swim and sunset canoe, we'll constantly make sure to spoil you with the unique luxury of waterside living.

Every Day a Picturesque View.

Cavana Lakes is designed to treat you with your very own Garden of Eden, where swaying trees and streaming waters spread at your doorstep.

Wake up to a morning jog, an afternoon stroll, or a family picnic with your kids, where the carefully planned outdoors promise a tropical experience all year round.





Presenting the Finest Hoteliers.

We've partnered with the world's most renowned luxury hotel chain to set new standards for the capital. From state-of-the-art interiors, signature eateries and refined spa treatments, to 5-Star facilities and 24/7 concierge services, Cavana Lakes promises world-class resort hospitality. From your very own villas, you can indulge in a full fledge of deluxe services, where all your heart's desires are always at reach.

Refined Dining Choices.

From fine dining restaurants and tapas bars, to the finest lounges and cafés; at Cavana Lakes, we constantly spoil you with select dining choices that cater to all tastes and flavors. From family-oriented bakeries, to romantic date spots and signature diners, we present a truly unique and lasting culinary experience.

The Suite Life.

Cavana Lakes grants you the luxury of choice with homes ranging from Twin Houses and Town Houses to Standalone Villas. Every home is serviced by the hotel's 5-Star concierge, offering delicious in-room dining menus, catering to social and business events, and handling laundry and dry cleaning needs. Everything you desire is preplanned for your convenience at Cavana Lakes, where waterside landscapes and resort-inspired experiences are truly worth living in.

Introducing the Cavana Clubhouse.

As part of our vision to bringing together a fully integrated community, Cavana Lakes has catered to all your desires at it's Clubhouse. Your everyday comforts, hangouts and spontaneous indulgences spread out for your convenience just minutes away from your doorstep. At Cavana Lakes' Clubhouse, strategically planned seating areas and delightful delicacies appeal to all ages, and ensure the highest quality experience for families and friends alike.





CAVANA LAKES

Types, Perspectives &
Floor plans



Cavana Lakes Layout



Twin House



CAVANA
LAKES

Twin House

Total Gross Area 268.5 m²

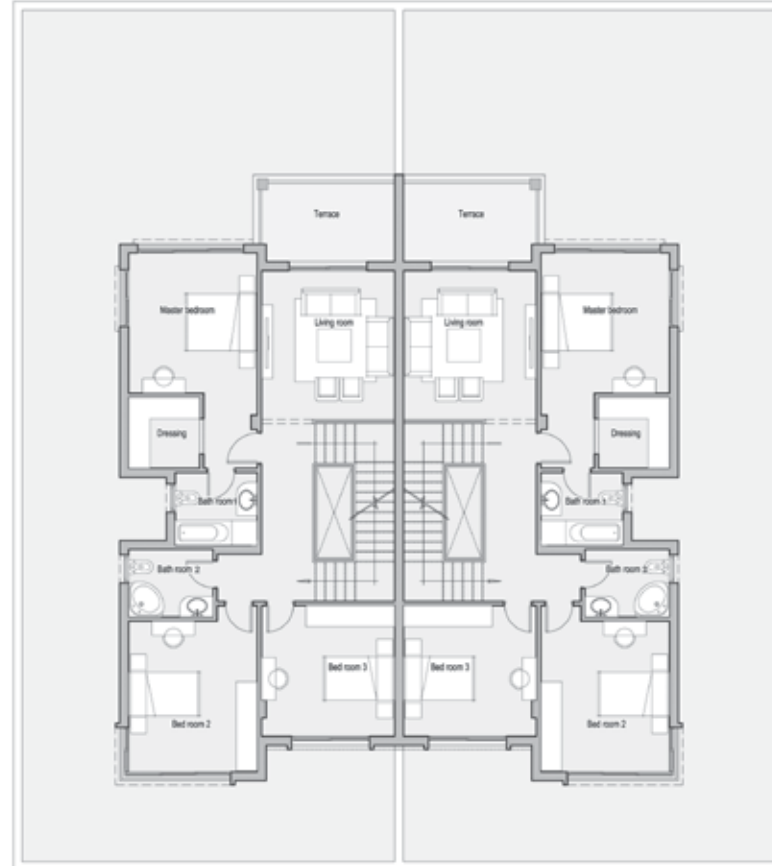
Type (D) Ground Floor

Reception	4.75 x 3.75
Living Room	6.55 x 3.75
Entrance	2.25 x 2.25
Kitchen	4.40 x 3.65
Toilet 1	1.60 x 1.40
Maid's Room	2.30 x 2.00
Toilet 2	2.30 x 1.20
Terrace	4.00 x 1.70



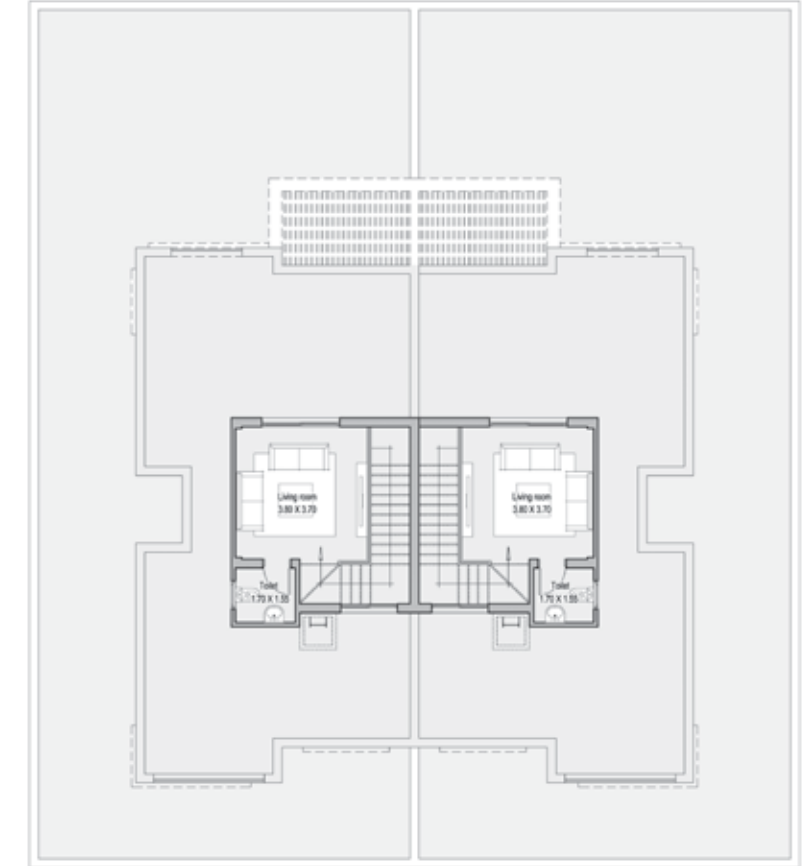
First Floor

Living Room	4.20 x 3.75
Master Bedroom	3.95 x 3.65
Dressing	2.00 x 2.00
Bathroom 1	2.30 x 2.00
Bedroom 2	4.25 x 3.65
Bedroom 3	3.70 x 3.60
Bathroom 2	2.40 x 1.90
Terrace	4.25 x 2.45



Penthouse Floor

Living Room	3.80 x 3.70
Toilet	1.70 x 1.55
Open Roof Area	81.5 m ²





Town House

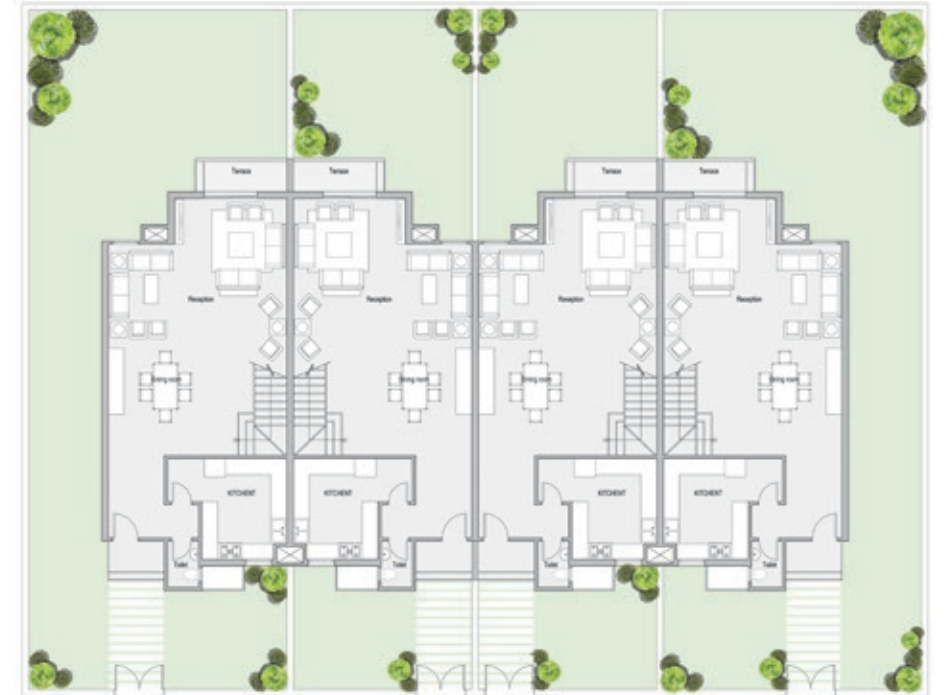
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Town House

Total Gross Area 243 m²

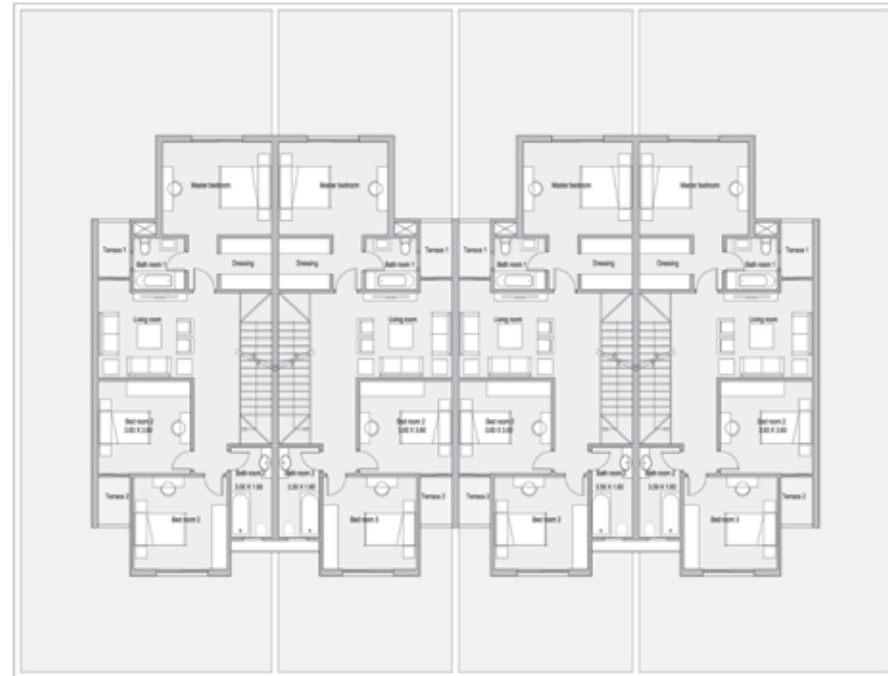
Type (E) Ground Floor

Reception	6.75 x 5.45
Dining Room	5.50 x 4.30
Kitchen	3.80 x 3.20
Toilet	1.75 x 1.20
Terrace	3.60 x 1.25



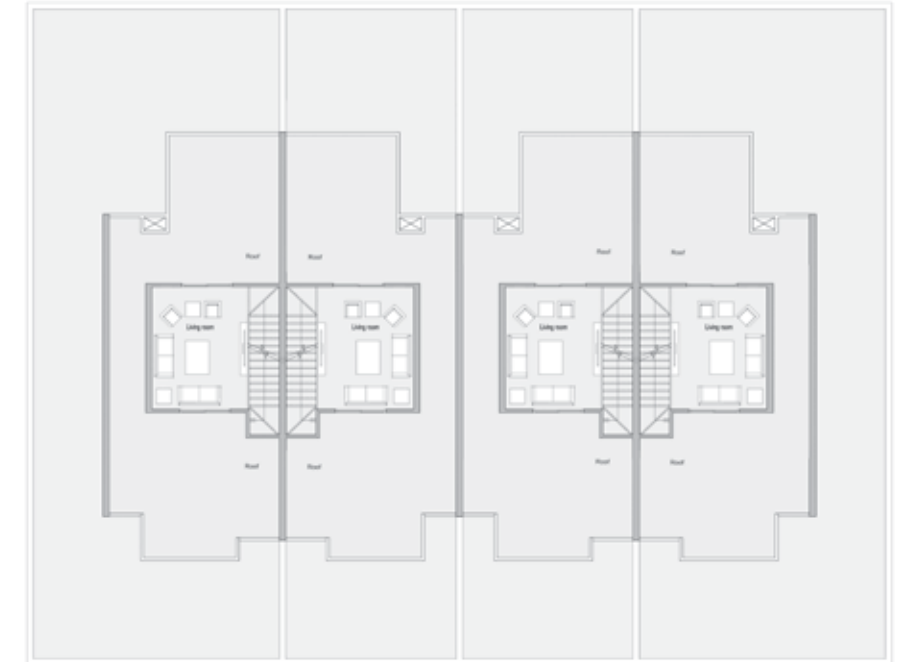
First Floor

Master Bedroom	4.25 x 3.60
Dressing	2.00 x 2.00
Bathroom 1	2.00 x 2.00
Bedroom 2	3.60 x 3.60
Bedroom 3	3.65 x 3.60
Living Room	7.00 x 3.30
Bathroom 2	3.50 x 1.60
Terrace 1	2.30 x 2.25
Terrace 2	2.00 x 1.25



Penthouse Floor

Living Room	4.90 x 3.75
Open Roof Area	78.70 m ²





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