



**RESIDENCE - NEW CAPITAL**

*THE ISLAND OF THE NEW CAPITAL*

*The Island of the New Capital*







## ABOUT EDGE HOLDING

*Established in 2018, Edge Holding Urban Development has become a prominent player in the Egyptian real estate market.*

*Through a unique Saudi-Egyptian partnership, Edge Holding combines 20 years of industry expertise specializing in real estate development infrastructure, and construction.*



**EDGE HOLDING**  
URBAN DEVELOPMENT



# OIA COMPOUND

*Named after Santorini's picturesque village, OIA spans 30 acres, providing a contemporary gated community with residential, commercial, and administrative units.*

*With a focus on sustainability and smart community systems, OIA offers a unique living experience.*

**WHERE LUXURY**

**MEETS FUNCTIONALITY**





# OIA COMPOUND - LOCATION

*Situated in the seventh residential district (R7 District) of the New Administrative Capital, OIA Compound is strategically located near essential venues, offering a gateway to luxury, convenience, and tranquility.*



## Nearby Attractions:

- The International Amusement Park
- The International Exhibition Center
- The Olympic City
- South Gate of the New Capital
- Embassy District
- Mosque
- Cathedral
- International University

## Road Accessibility:

- Regional Ring Road
- Sokhna Road
- Green River Ring Road
- Main Roads in the R7 District



**REDEFINING LUXURY LIVING**









# OIA MASTER PLAN

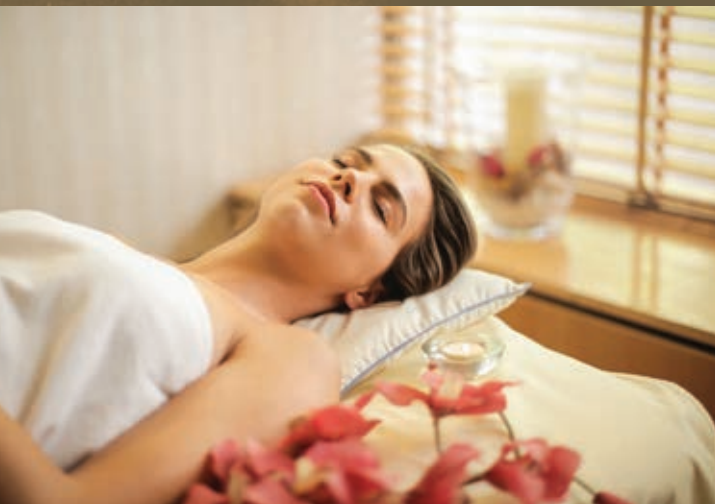


Explore the master plan of OIA Compound  
a testament to meticulous planning and thoughtful design.



-  POOL
-  KIDS AREA
-  CLINICS
-  GATES
-  GYM
-  SPA





## PREMIER LIVING AMENITIES

*Indulge in OIA's premier facilities – gym, pool, spa, and hypermarket, designed for a modern and convenient lifestyle.*



GYM



POOL



SPA



MARKET



OIA COMPOUND FLOOR PLANS

Explore the diverse range of residential plans at OIA Compound, each thoughtfully designed to cater to your unique preferences and lifestyle.



G2

Area : 165 m2

Reception	5.40 * 4.80
Bathroom 01	1.30 * 2.70
Kitchen	3.00 * 2.70
Bathroom 02	1.70 * 2.70
Corridor	1.10 * 2.20
Bedroom	3.80 * 3.60
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace	1.10 * 2.40



G2

Area : 125 m2

Reception	5.68 * 4.47
Bathroom	2.40 * 1.90
Kitchen	3.00 * 2.65
Lobby	1.10 * 1.67
M. Bedroom	4.00 * 5.25
M. Bathroom	2.00 * 2.00
Terrace	2.10 * 1.00
Bedroom	3.80 * 3.60



OIA COMPOUND FLOOR PLANS



G2  
Area : 148 m2

Reception	5.75 * 5.15
Bathroom 01	1.40 * 2.35
Kitchen	3.60 * 3.35
Lobby	1.95 * 1.70
Bathroom 02	1.80 * 1.90
M. Bedroom	4.80 * 4.00
M. Bathroom	2.00 * 1.90
Dressing	1.85 * 2.60
Terrace	1.75 * 1.20
Bedroom	3.85 * 4.00



G3, G4  
Area : 222 m2

Lobby 01	2.20 * 2.25
Bathroom 01	1.50 * 2.20
Reception	8.00 * 8.10
Kitchen	4.00 * 2.80
Bathroom 02	1.80 * 2.00
Terrace 01	3.50 * 1.70
Bedroom 01	4.00 * 3.70
Bedroom 02	4.00 * 3.60
M. Bedroom	4.80 * 4.10
M. Bathroom	2.00 * 2.00
Dressing	2.25 * 1.85
Lobby 02	1.75 * 1.85
Terrace 02	1.40 * 1.60



OIA COMPOUND FLOOR PLANS



Unit 130 m2

Reception	5.40 * 4.80
Bathroom 01	1.30 * 2.70
Kitchen	3.00 * 2.70
Bathroom 02	1.70 * 2.70
Corridor	1.10 * 2.20
Bedroom	3.80 * 3.60
M. Bedroom	3.90 * 4.00
M. Bathroom	1.70 * 2.60
Dressing	1.70 * 1.90
Terrace	1.10 * 2.40

Area : 130 m2



Unit 222 m2

Lobby 01	2.20 * 2.25
Bathroom 01	1.50 * 2.20
Reception	8.00 * 8.10
Kitchen	4.00 * 2.80
Bathroom 02	1.80 * 2.00
Terrace 01	3.50 * 1.70
Bedroom 01	4.00 * 3.70
Bedroom 02	4.00 * 3.60
M. Bedroom	4.80 * 4.10
M. Bathroom	2.00 * 2.00
Dressing	2.25 * 1.85
Lobby 02	1.75 * 1.85
Terrace 02	1.40 * 1.60

Area : 222 m2





***Retail, Offices, Clinics***  
***OHUB Mall/Medical:***

Welcome to OHUB Mall/Medical Area – where modern living meets luxury, convenience, and a vibrant blend of lifestyle experiences. Explore enticing food options, trendsetting retail, and a seamless fusion of business and wellness.



**Delicious Dining:  
OHUB Mall's Tasty Food Courts**

*Savor international cuisines at OHUB's 24/7 food court offering a diverse range of dining options.*





# GROUND FLOOR



-  Restaurants
-  Pharmacy
-  Hypermarket
-  Bank
-  Gold Shops Area



## ONE-STOP SHOPPING

*Discover a wide assortment of products at OHUB – your one-stop shopping destination for convenience and variety.*





FIRST FLOOR



*Find fashionable clothes, the latest technology, and more in a layout that makes shopping easy.*



**Elevate Your Business**

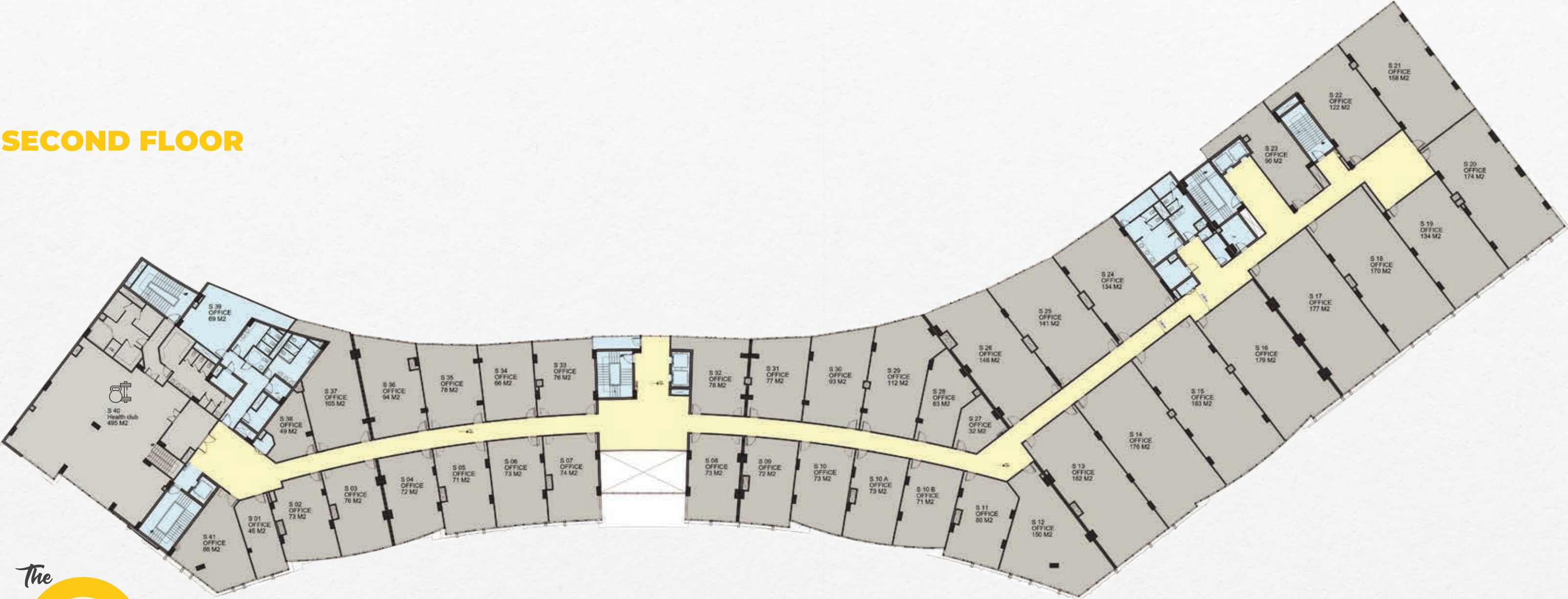


*Elevate Your Business at OHUB Mall: Cutting-Edge Clinics and Modern Offices Await.*





SECOND FLOOR



*An ideal environment for professionals and healthcare practitioners, ensuring a seamless integration of work and wellness.*



# DISCLAIMERS

- 1. The master plan is an artist impression, Actual product may vary.
- 2. All materials and drawings are approximate, information is subject to change without notice.
- 3. Activity masterplan is for illustration purpose only, Activities locations and type may change without prior notice.
- 4. The Developer reserves the right to make revisions and changes accordingly.



