

October Gardens

# samayya

Residence





October Gardens  
Samaya  
Residence



# Spearheading the Nile Stone Way

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Where Vision Leads, **Legacy Follows**

At Nile Stone Urban Development, we don't just build we lead. With a steadfast belief in Egypt's future and a bold approach to real estate development

Nile Stone is spearheading a new standard in urban living.

Our philosophy is rooted in two timeless forces:

**Nile** – a symbol of continuity, nourishment, and flow.

**Stone** – a mark of endurance, strength, and craftsmanship.

Together, they form our DNA — **Resilient, Visionary, and Enduring.**



## The Nile Stone Way is defined by:

### Strategic Locations

We choose growth corridors before they boom  
ensuring value from day one.

### Architectural Integrity

We partner with top-tier architects like Raef  
Fahmy to create spaces that stand out and last.

### Integrated Communities

From parks to retail, our projects serve not just  
residents... but lifestyles.

### Financial Transparency

Clear pricing. Fair terms. No guesswork. Your  
investment is respected.

### Architectural Integrity

We build communities that grow with time  
not just units to sell.



Designed by  
Architect Raef Fahmi





# Where Space Breathes The Design Philosophy

At Samaya, we didn't just build homes  
we crafted **spaces that breathe.**

From the layout of each apartment to the  
walkways and views, everything is designed with one goal:

**To give you more space — physically and emotionally.**  
Because we believe your home should be a sanctuary...  
not just a structure

*Raef Fahmi*



LOOK UP...  
YOUR SKY AWAITS

# The Samaya Concept

**Samaya** isn't just a residential project — it's a mindset.

A moment in your life when everything aligns.

A community that lifts you — emotionally, socially, and financially.

Born from the belief that "**it's your time to rise**", Samaya was designed to help families start fresh, investors grow with confidence, and individuals find a home that reflects their ambition.

Inspired by Balance and Elevation

# Connectivity at Its Best

puts you in the center of everywhere that matters.

Whether you're heading to Downtown, New October, or the Ring Road — you're always just minutes away.

## Seamless Access To:

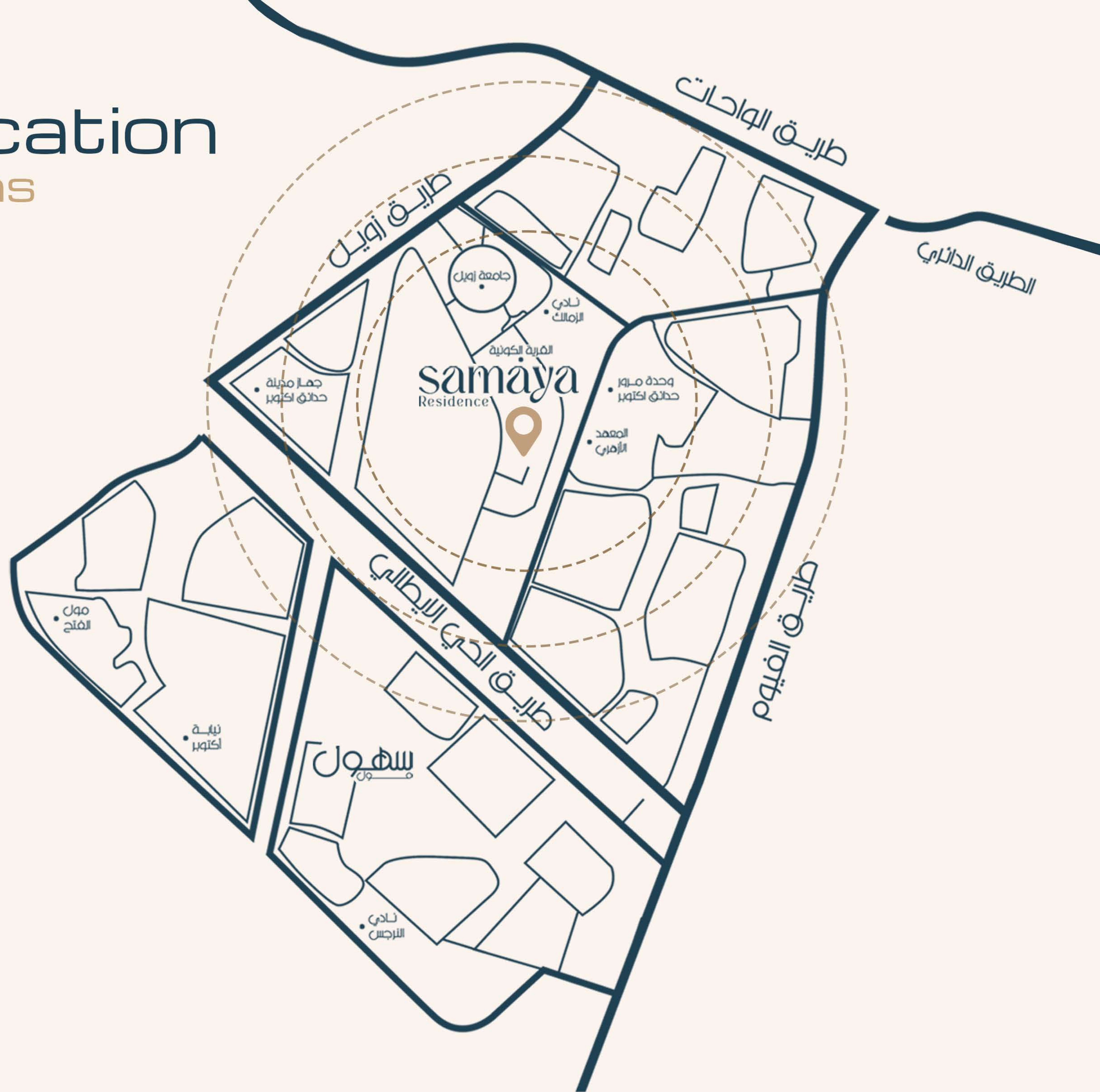
- Fayoum Road – direct and fast
- Wahat Road – connects you to New 6th of October and beyond
- Ring Road & Middle Ring Road – link to East Cairo and New Capital
- Zewail University, Media City, and key government hubs – all nearby
- Future access to monorail and smart city infrastructure

At **Samaya**, connectivity isn't a promise — it's a daily advantage.



# Project location

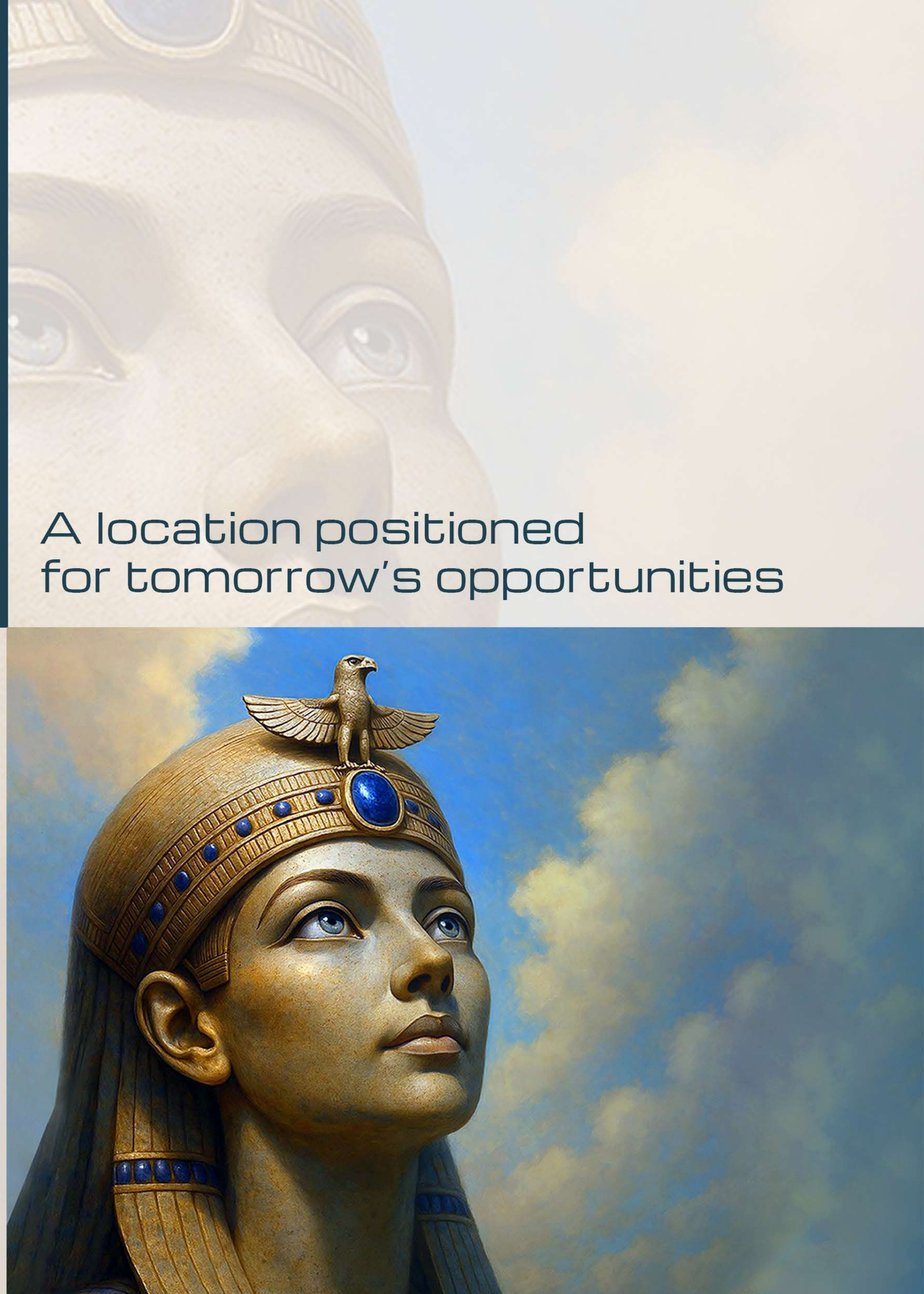
## October Gardens



# Samaya

A location positioned  
for tomorrow's opportunities

In Arabic, Samaya (سمايا) evokes  
the sky elevation, and aspiration.



# A lifestyle that brings

comfort

value

and community together





Homes with room to breathe  
spacious layouts and smart design

Uplifting design



# A masterplan built around

green space

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openness

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light



# master plan





## The master plan of samaya residence

**Reflects thoughtful planning**, where architecture, nature, and lifestyle flow in harmony.

From this aerial view, it's clear: **every building, tree, and path has a purpose**. This isn't random development — it's a community designed to **elevate daily life**.



# Architecture That Elevates

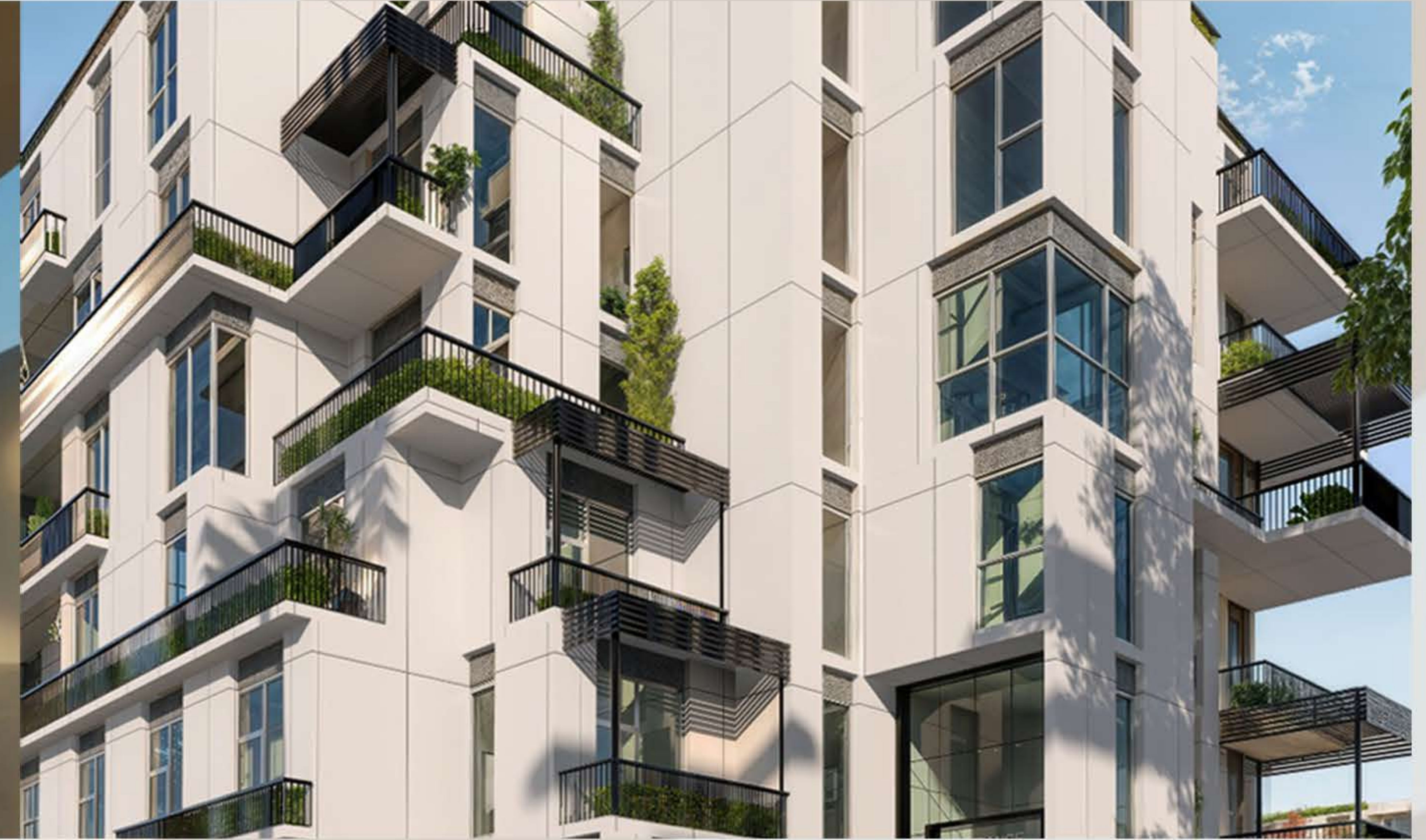
Where Design Meets Serenity





At Samaya, the architecture speaks softly — but powerfully. With buildings rising **Ground + 4 floors only**, the masterful design creates a **low-density, high-quality** environment, where green views and light-filled interiors come standard.

# Modern Urban Elegance



Each building is designed to reflect refined simplicity, using:

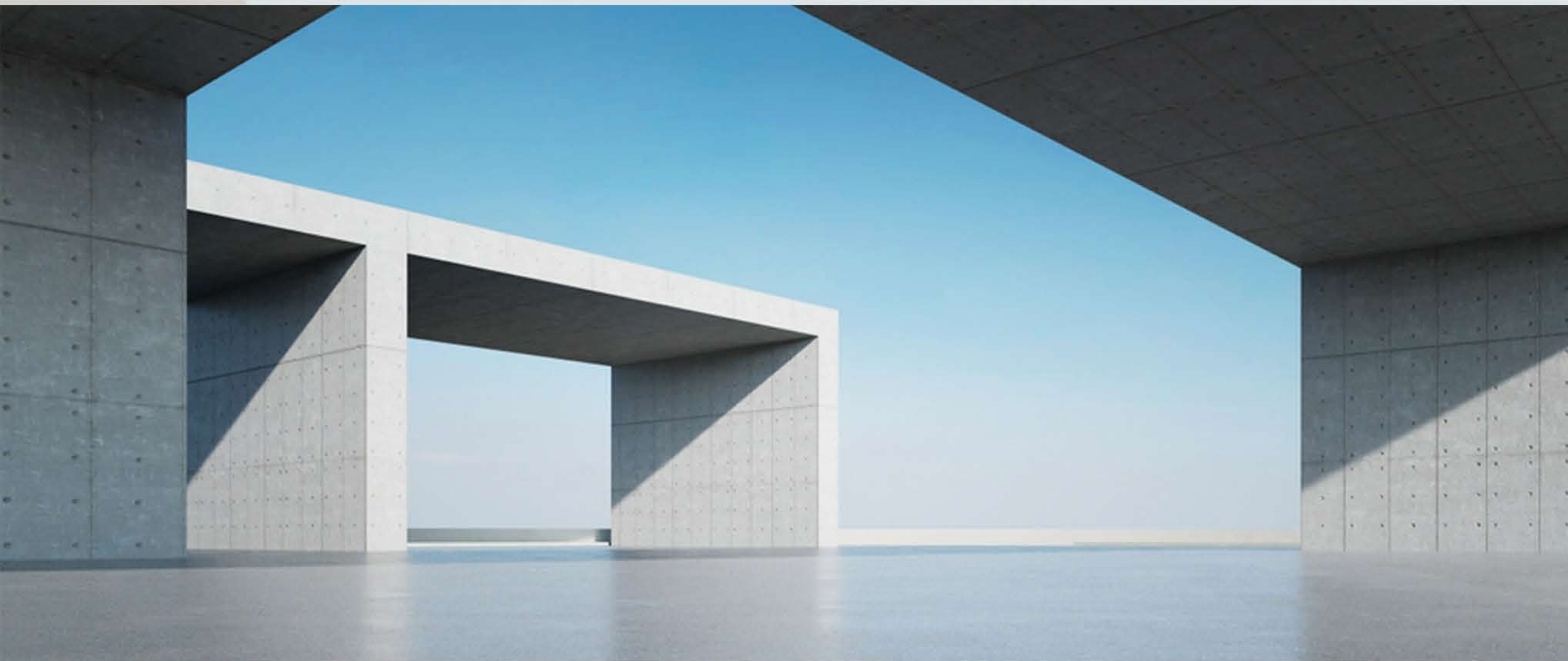
Clean modern lines

Contrasting textures of light and stone

Vertical rhythm that gives character without excess

Large windows for natural light and cross ventilation

Deep balconies with planters for privacy and green continuity



# Connection to Nature

Façades blend harmoniously with the surrounding landscape

Elevated walkways and water features soften the architectural mass

Every building frames a view  
**no back-facing walls**



# Architectural Highlights

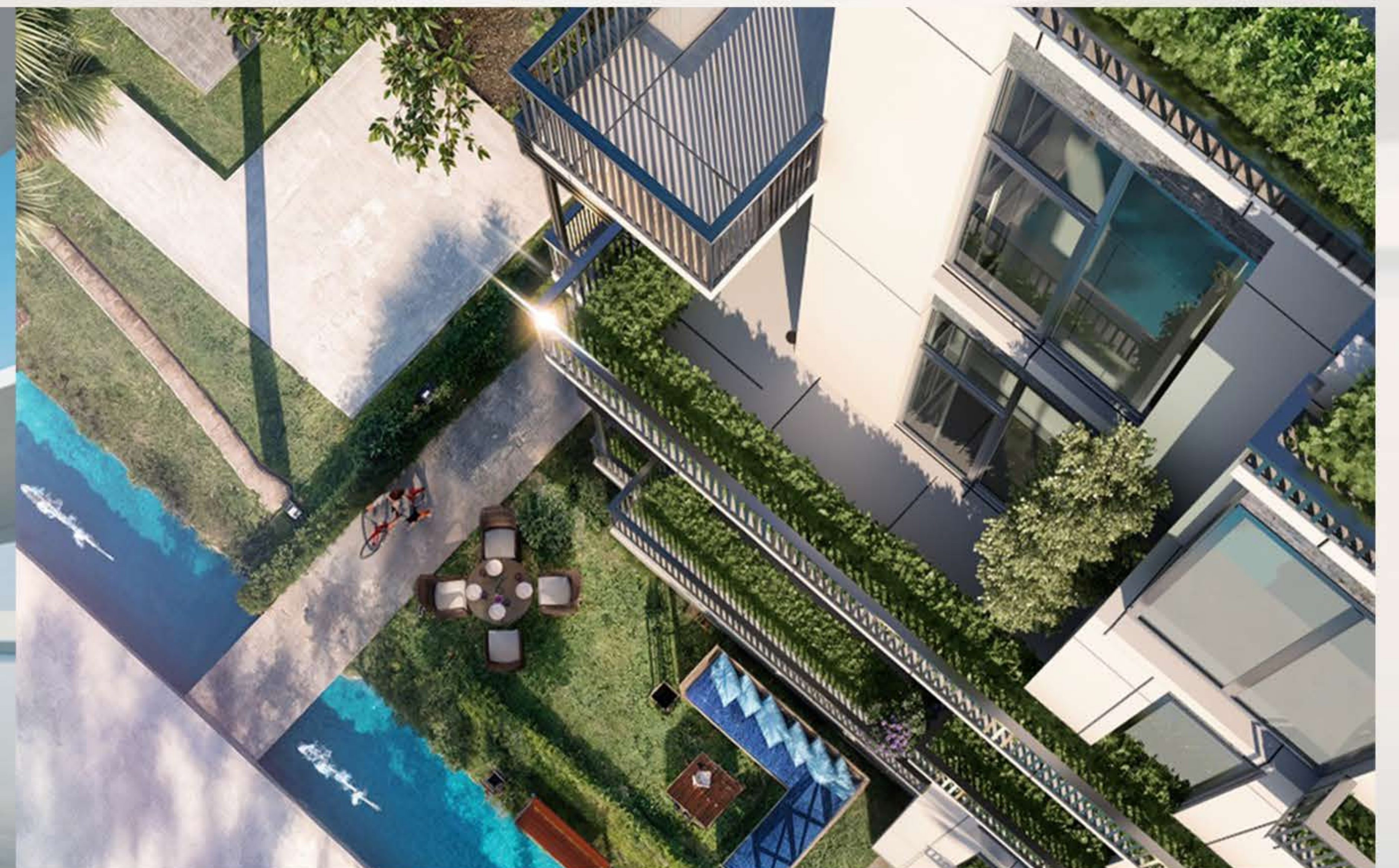
**Ground + 4 floor format** for human-scale comfort

**Corner units** designed with panoramic exposure

**Balconies with green detailing** for shaded privacy

**Double-height ground floors** in select buildings

**Minimalist entrances** that reflect quiet luxury



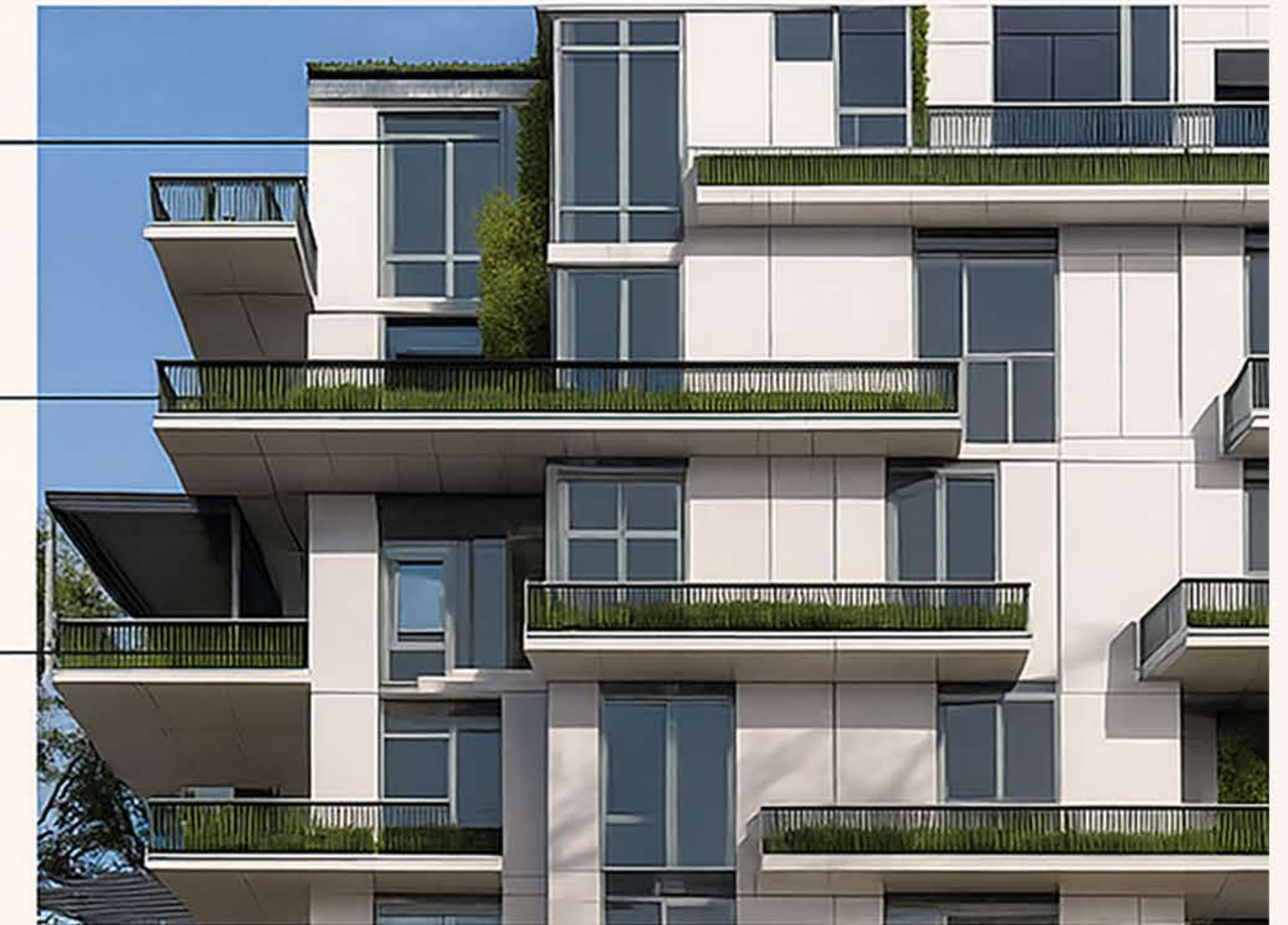
# Where Design Meets Serenity



Ground + 4 floors only

Softscape integration

Modern lines



Contrasting textures

Deep balconies with greenery

Corner units with balconies





## Central Landscape Spine

Flowing through the heart of the compound,  
this green corridor  
connects buildings to **gardens, walking trails,  
and water features**,  
creating a natural rhythm.

# Pools & water elements

Integrated across the central zone to bring **serenity, aesthetics, and coolness** to the core of the community



# Low-Density Residential Clusters

Buildings are spaced with intention — allowing sunlight, privacy, and quiet. Most buildings are arranged in L or U shapes to frame views and green pockets.



# Underground Parking

Roadways are carefully placed around the periphery, with parking mostly hidden freeing up inner zones for people, not cars.



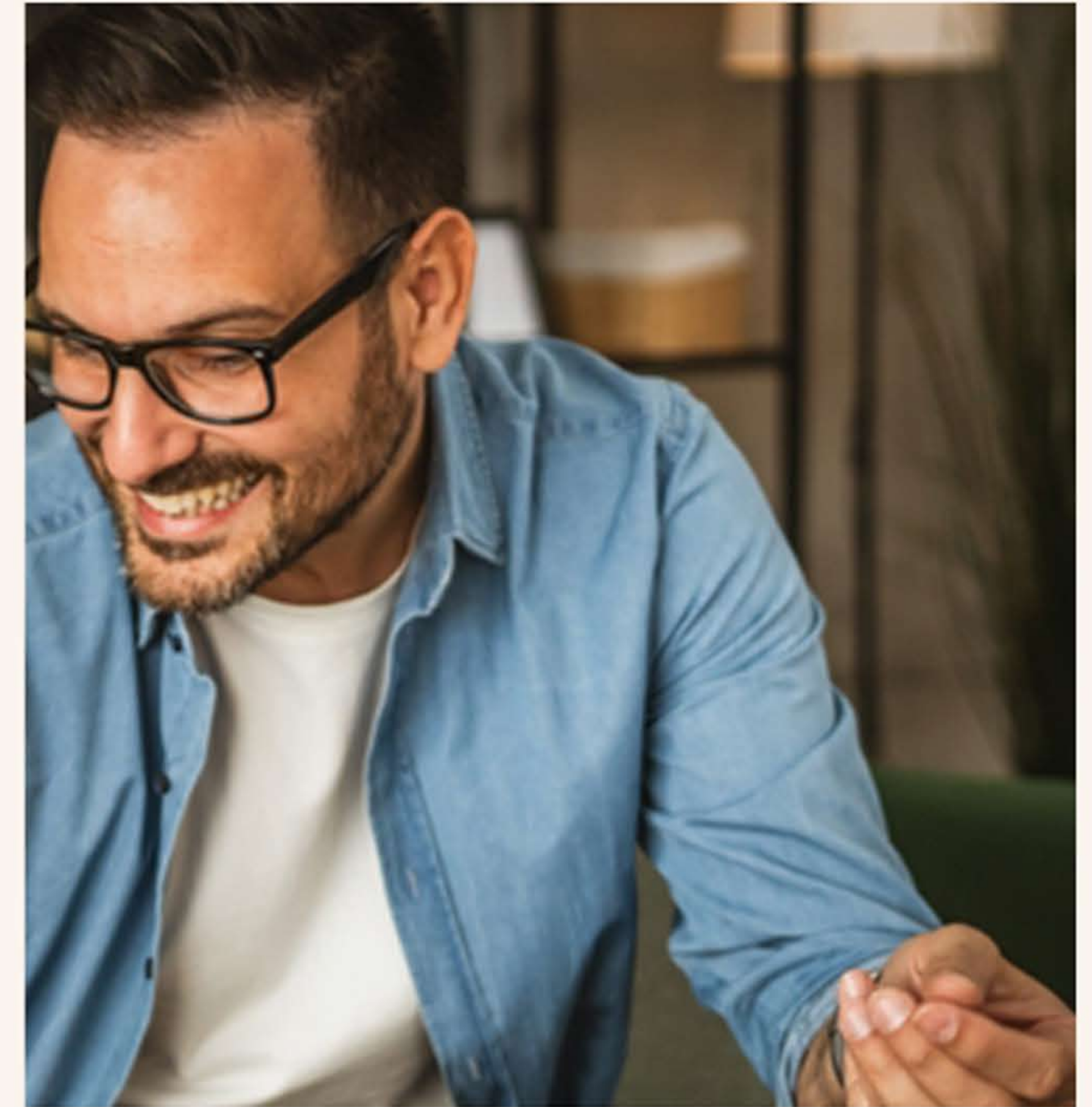


# Clubhouse & Kids Zones

Central recreational and communal spaces anchor the design

you can spot the blue and green zones designated for activity and family time.





More Room. More Light. More Life.

# Openness is in Every Detail

Wide, welcoming building entrances

Elevators serving a limited number of units for privacy

Smart, flowing layouts that avoid wasted space

Large windows for natural light and constant ventilation

Open-plan interiors that feel expansive and comfortable

**At Samaya, space isn't a luxury — it's a lifestyle.  
Because when you have room to breathe, you have room to grow.**

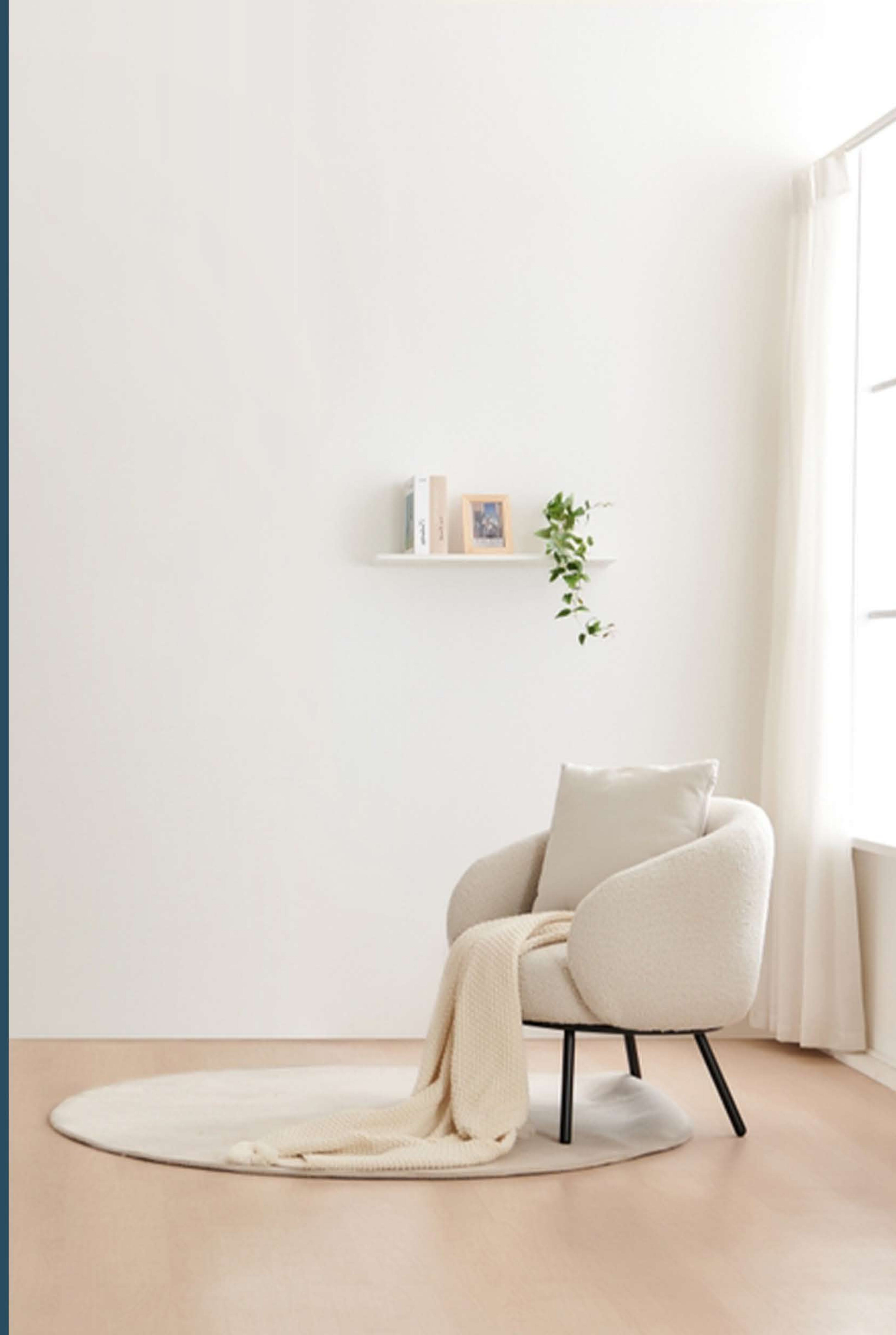


# Three Layouts

One Purpose: To Fit Your Life Perfectly.



Samaya Residence offers three distinct apartment typologies **A, B, and C** each carefully designed to reflect diverse family needs, optimize natural light, and provide comfort without wasted space.





# Type A

- Smart Family Living -

# Larger families or those who value expansive living

Wide double facade design for airflow and light

Separate zones for living, sleeping, and service

Generous terraces or garden access (ground floor units)

Premium circulation space and grand living area

Available in corner units for unique views





# Type B

- Balanced & Bright -

Growing families who  
want balance between  
comfort and compactness

**3 & 4** Bedrooms (including Master Suite)

**2** Bathrooms

**Large** reception with dining

Functional rectangular layout, perfect for  
flexible furniture placement

All bedrooms with windows for natural light

Compact yet never crowded





# Types C & D

- The Spacious Signature -

# Small families, newlyweds, or first-time buyers

Efficient corridor layout to maximize usable space

Spacious living and dining zones

Modern kitchen with balcony or utility access

Clear separation between sleeping and guest areas

Available in multiple orientations across buildings





Practical furniture  
layout support

Built with flexibility  
in mind: ideal for end  
users and investors alike

Optimized daylight  
and ventilation

Clear zoning between  
public and private areas

Large windows and  
spacious terraces



# Design Principles Behind All Typologies



AT SAMAYA

we don't just offer spaces to live...  
we offer spaces that live with you.



## **FROM THE DEVELOPERS**

*Our promise is more than spaces to live in. It's a place to truly belong*

*Nicole Stone*