

westville

RESIDENCE





THE BEGINNING OF TIMELESS ELEGANCE

WESTVILLE offers a rare balance between urban connectivity and serene living.

Perfectly positioned close to everything that matters - yet thoughtfully shielded from the noise.

WESTVILLE is a composed, intentionally designed environment where a curated lifestyle flows effortlessly.





OUR VISION

To be the partner of choice for discerning clients, empowering their pursuit of a quality life through exceptional real estate solutions in their personal, social, and business spheres.



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PROJECT IDENTITY

The project's identity is **Modern Serenity Rooted in Nature.**

Identity Elements:

Modern Aesthetic: A clean, contemporary, and high-quality design language.

Low-Rise Structures: The G+3 limit ensures a density-controlled, open, and visually peaceful architectural identity.

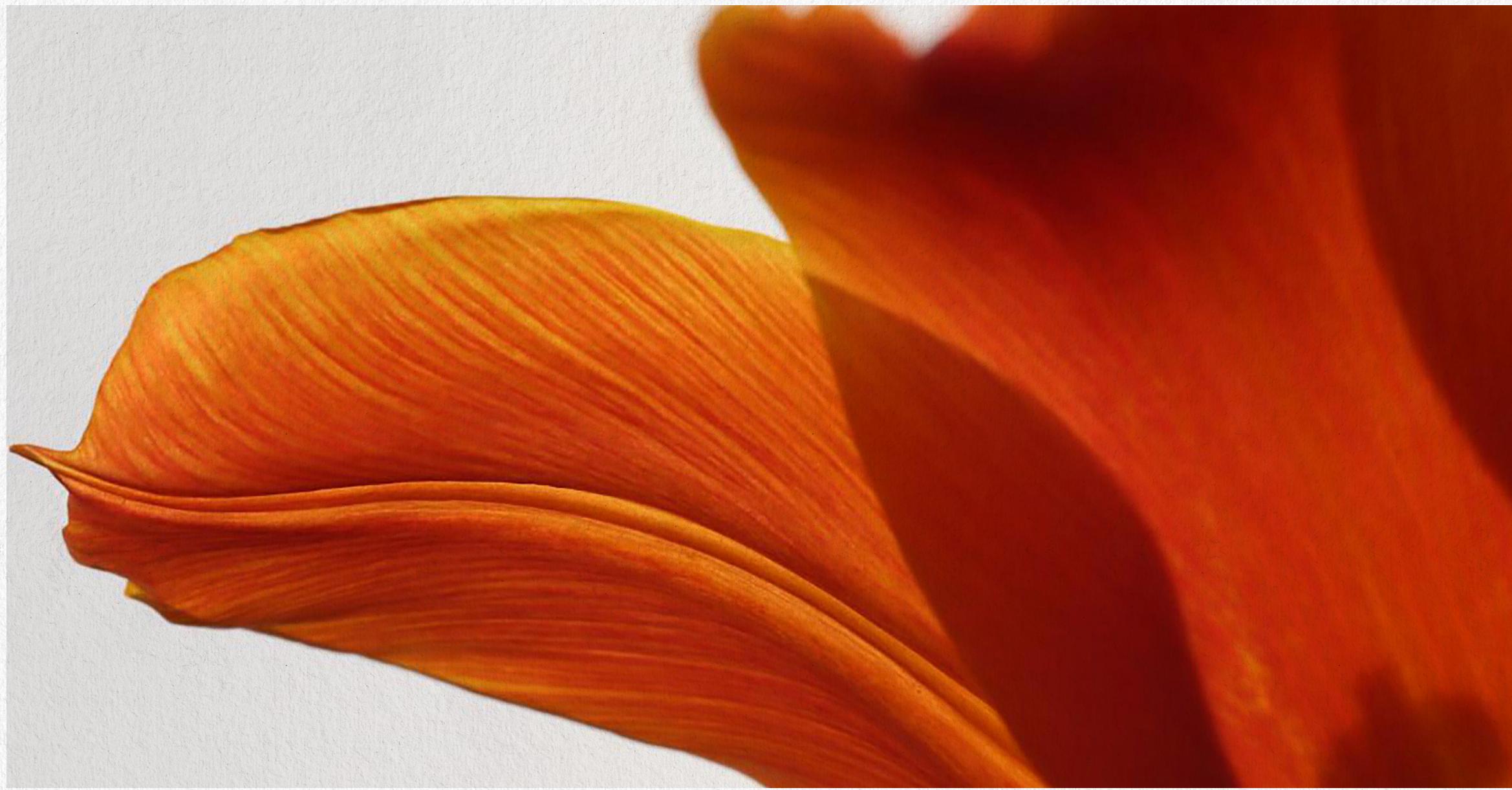
Nature-Focused Visuals: The thoughtful placement of green areas defines the visual character, emphasizing health and tranquility

Lifestyle Concept

Westville offers the perfect balance of city access and serene living. Here, you're connected to everything that matters yet insulated from the noise. Discover a composed, intentionally designed environment where a curated lifestyle flows without chaos.

Project
consultant







PROJECT CONCEPT

Spanning more than 21 feddans and overlooking the Dahshour Link Road near Mall of Egypt, Westville comprises a premium mixed-use destination where modern living meets business convenience.

As we are offering commercial, administrative, residential, and serviced apartment spaces in one integrated community.



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DESIGN PHILOSOPHY

The project features balanced urban planning, well-distributed interior and exterior spaces, and an integration of commercial and entertainment services within a unified environment.

Features a modern aesthetic, low-rise structures (buildings are G+3, ground plus three stories), integrated spaces, and modern design.

Green areas are thoughtfully placed to improve visibility and give the whole project a balanced, nature-focused visual character.

COMMUNITY FEEL

Community Feel The overall sentiment of the community is defined by Composed Serenity and Intentional Design.





Key Attributes

Insulated Connectivity: The atmosphere offers residents connection to "everything that matters yet insulated from the noise."

Curated Flow

It provides an environment where a refined, curated lifestyle flows "without chaos."

Visual Balance

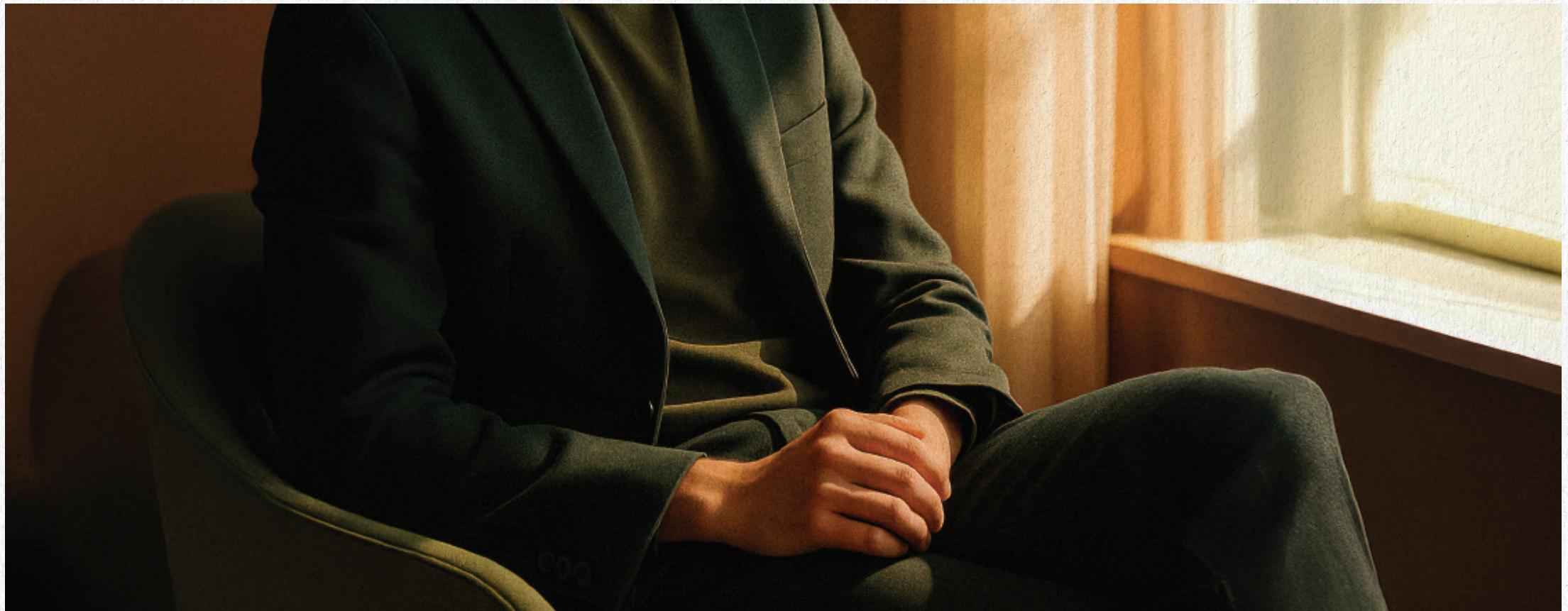
The inclusion of thoughtful green areas and low-rise structures contributes to a balanced, calm, and naturally focused visual character.

POSITIONING OF WESTVILLE

Westville is positioned as the solution for those seeking the best of both urban and tranquil living.

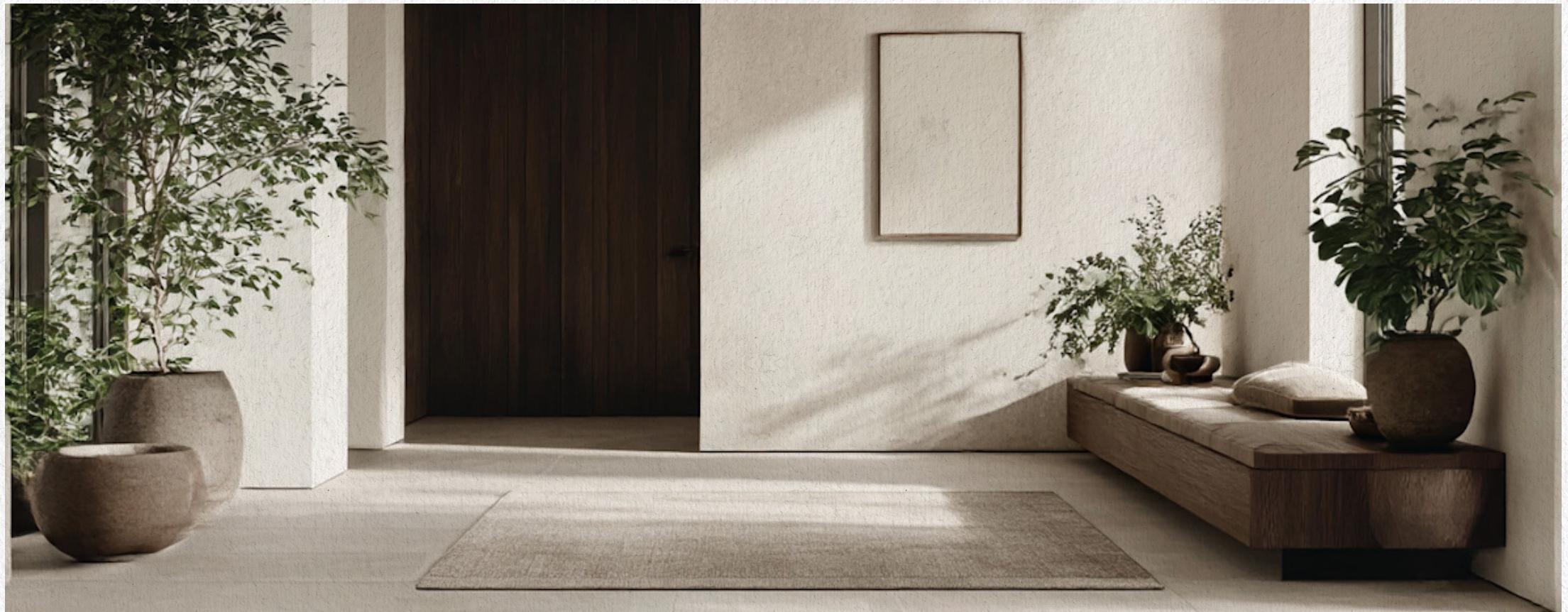
The Perfect Balance of City Access and Serene Living.

Delivering a cohesive living environment through balanced urban planning, the thoughtful distribution of interior/exterior spaces, and the seamless integration of essential commercial and entertainment services.



MATERIAL PALETTE

A calm and contemporary palette Smooth/light-colored (off-white, beige, and warm grey) provides a heat-reflective surface suitable for hot seasons.



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VISUAL CHARACTER OF BUILDINGS

Utilizing flat reinforced concrete roofs with thermal insulation, glass, and aluminum for a sleek, modern look, and faux bois materials for warmth.

Offering units ranging from 53 to 171 sqm, including studios along with one-, two-, and three-bedroom apartments.







FULL EXPOSURE

WASLET DAHSOUR

LOCATION

LIVABLE AREA

ONE MINUTE AWAY FROM THE MAIN AXIS:

Westville is located directly on Waslet Dahshour-Al Wahat Road, which is the primary access road for the project, and you can easily connect to the 26th of July Corridor, as Westville is just a few minutes from this corridor.

1 mins. Mall of Egypt	2 mins. Dar Al Fouad (H)
2 mins. Juhayna Square	2 mins. Mall Of Arabia
3 mins. Nile University	2 mins. MUST University
3 mins. Cairo University 6 th of October	5 mins. Egyptian Media Production City



MASTERPLAN

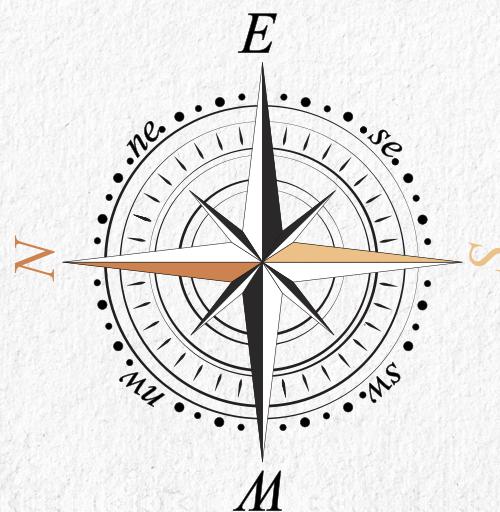
The project covers 21 acres in West Cairo.

Thoughtfully designed to prioritize residents, making homes the focal point.

The master planning emphasizes an integrated community design—allocating developed areas (residential, serviced apartments, and commercial/administrative) alongside open spaces, green zones, and landscape areas.

The abundant greenery enhances the serene ambiance.

All buildings are designed to be ground + 3 stories in height; this helps maintain lower density and allows more free space between blocks.



Westville provides a wide range of residential products that strike a balance between practicality, comfort, and modern design.

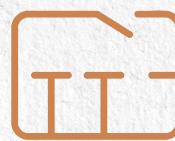
RESIDENTIAL ZONE - PRODUCT MIX



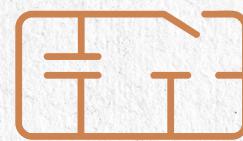
STUDIOS



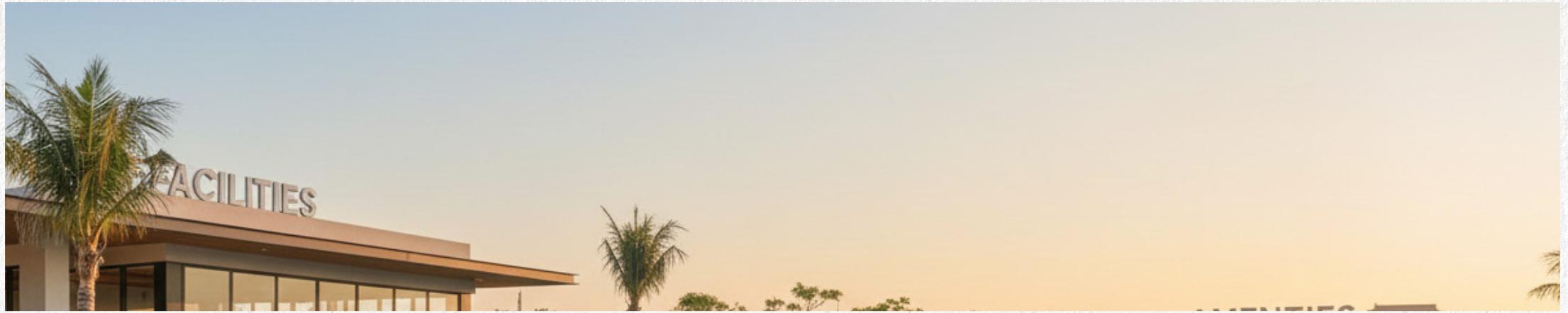
ONE BEDROOM



TWO BEDROOM



THREE BEDROOM



FACILITIES AND AMENITIES

Westville offers a wide range of facilities.
designed to enhance residents' quality of life.





HEALTH CLUB

Enjoy modern fitness facilities and areas designed to promote a healthy, balanced way of life. The health club has a fully equipped gym with the latest strength and cardio equipment.

CLUB HOUSE

The clubhouse at Westville is the lively social hub of the neighborhood, a meeting spot where residents come together to socialize and unwind.



BBQ / PICNIC AREAS

The project covers 21 acres in West Cairo. Exquisitely designed BBQ and picnic areas, bringing outdoor living to life. These are areas that offer the perfect weekend cookouts.



24/7 SECURITY

our peace of mind is our highest priority. A 24/7 security system is designed to support the community and ensure a safe and secure living environment.

Westville is equipped with an integrated network of high-definition CCTV cameras.



WALKING/BIKING TRAILS

Walking and jogging tracks amid nature, suitable for daily walking, light running, and relaxing outdoor movement.



SEAMLESSLY INTEGRATED LIVING

Westville unifies internet-connected devices into a single network that enables remote monitoring and automatic control via apps for improved comfort and energy efficiency



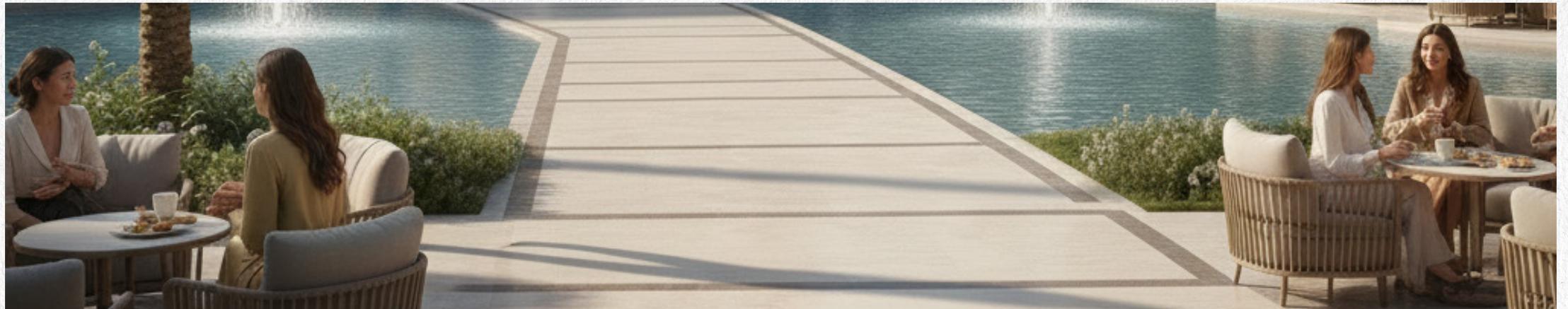




COMMERCIAL DISTRICT

Strategically planned to be the hub of community, providing unparalleled visibility and access, ensuring high foot traffic.

A curated mix of retail, dining and office spaces creating a vibrant atmosphere for a variety of businesses.





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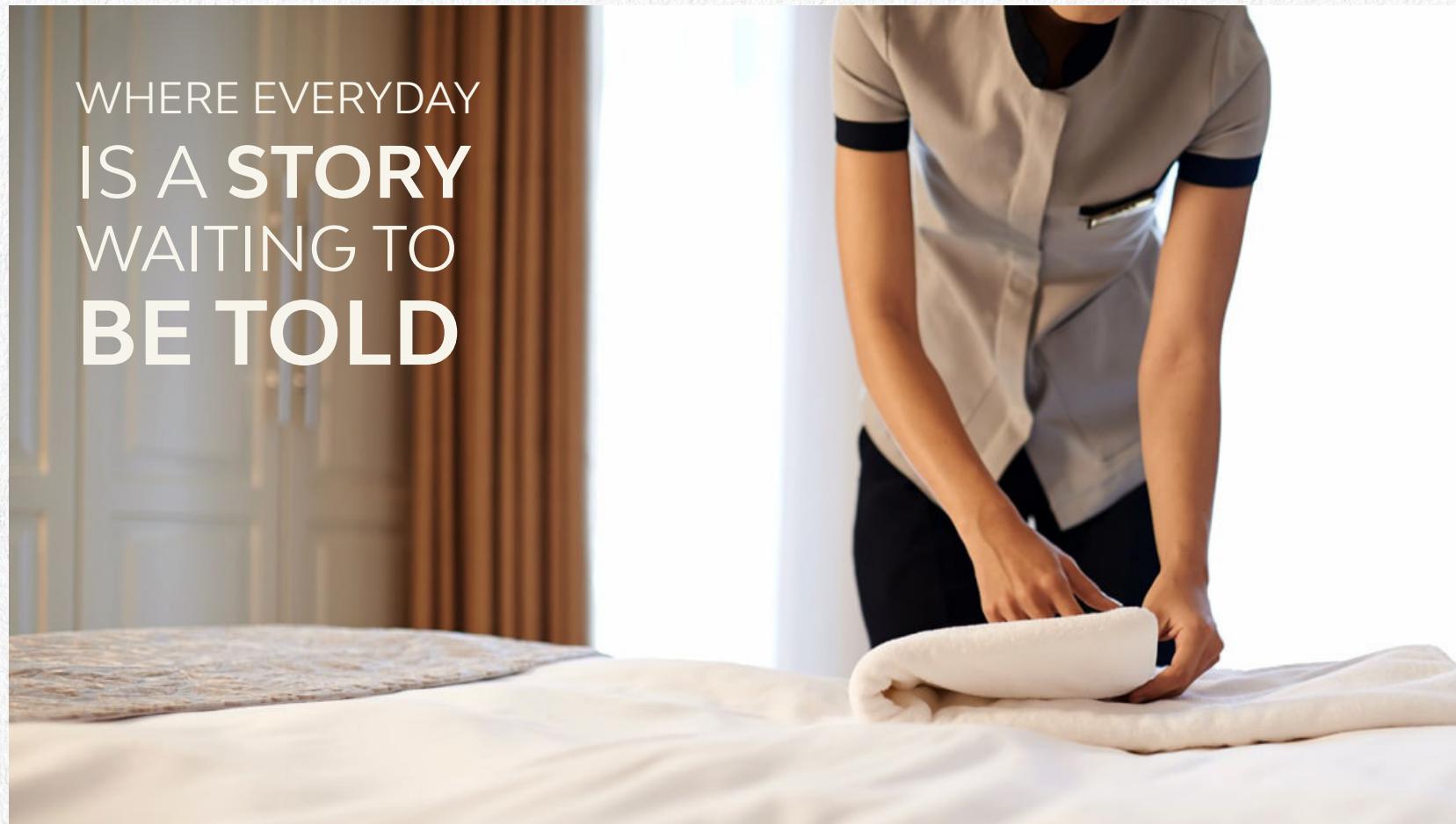




SERVICED LIVING

Experience a life where the comfort of a private home meets the effortless luxury of hotel style facilities .

Our premium serviced apartments offer a seamless, high-quality lifestyle fully furnished and equipped.

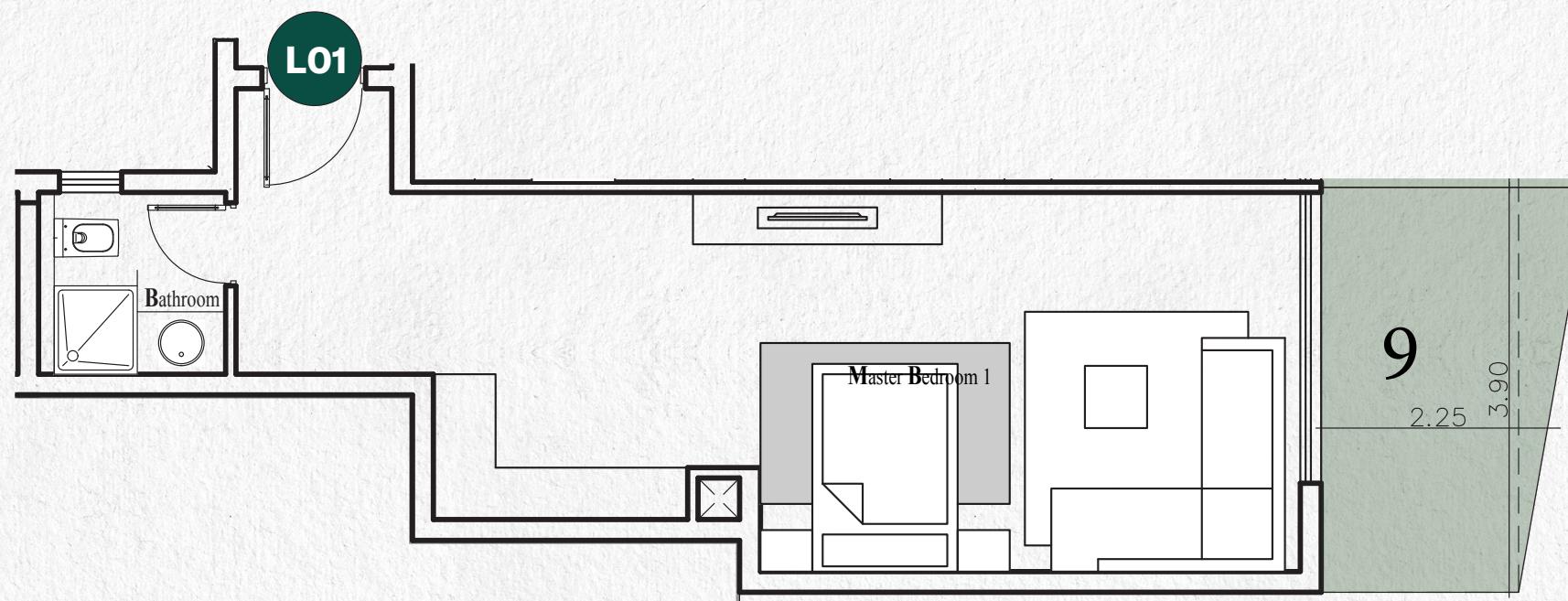




RESIDENTIAL PRODUCT MIX

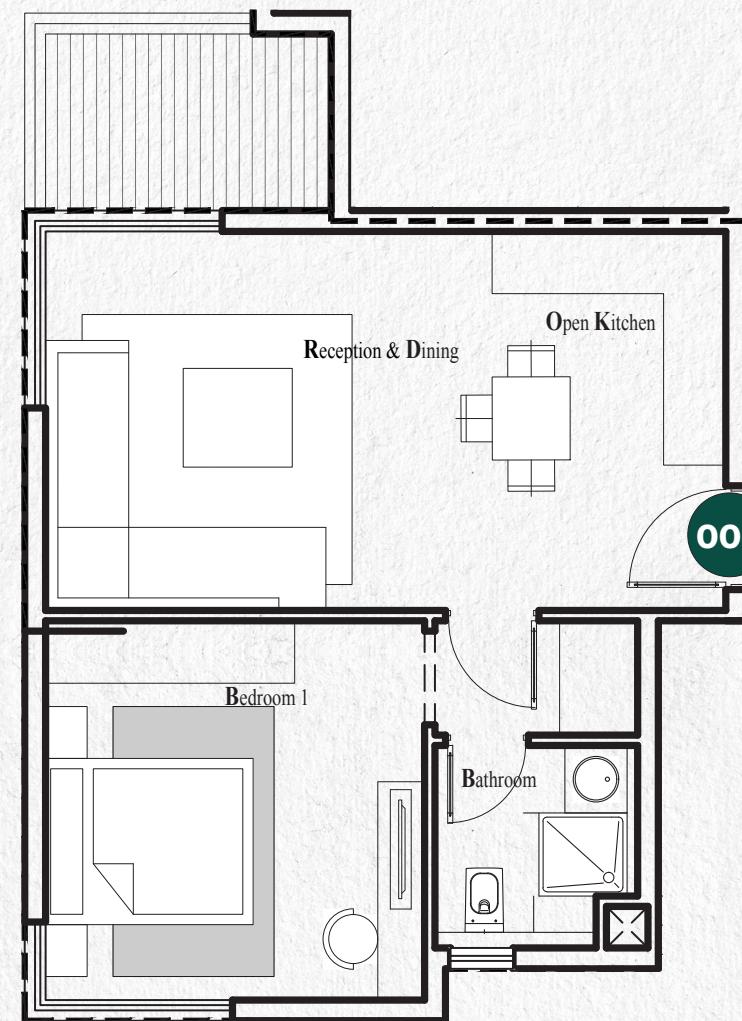
Studios (53–56 sqm)

UNIT NO.	Loi
TYPE	STUDIO
AREA	56 M2



RESIDENTIAL PRODUCT MIX

1 Bedroom (64-72 sqm)

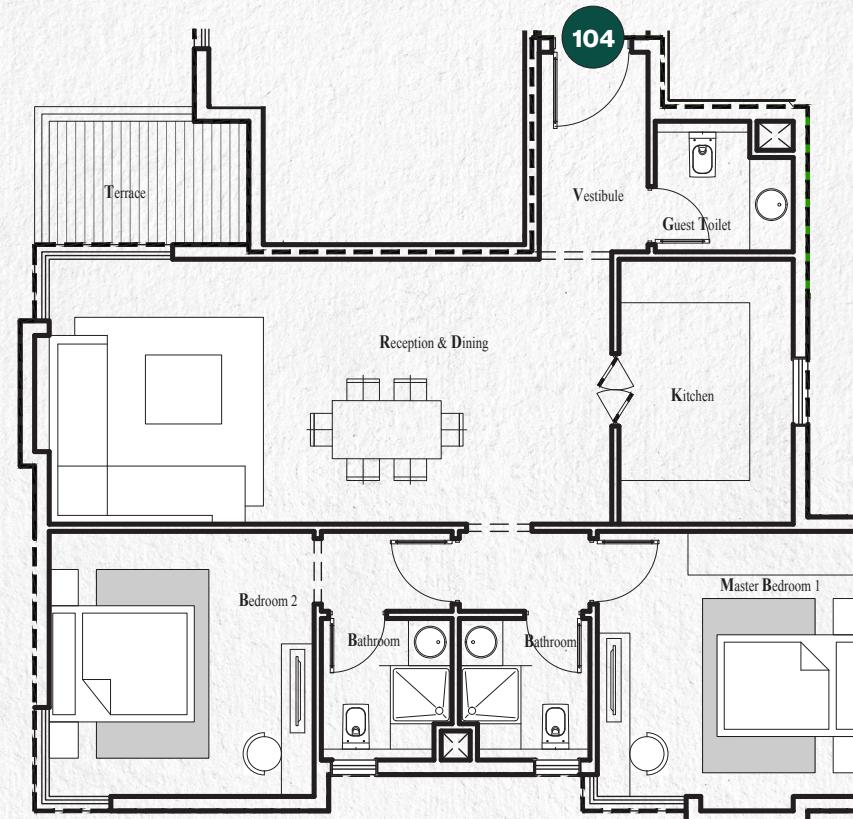


UNIT NO.	004
TYPE	I BD
AREA	72 M2

RESIDENTIAL PRODUCT MIX

2 Bedroom (127-141 sqm)

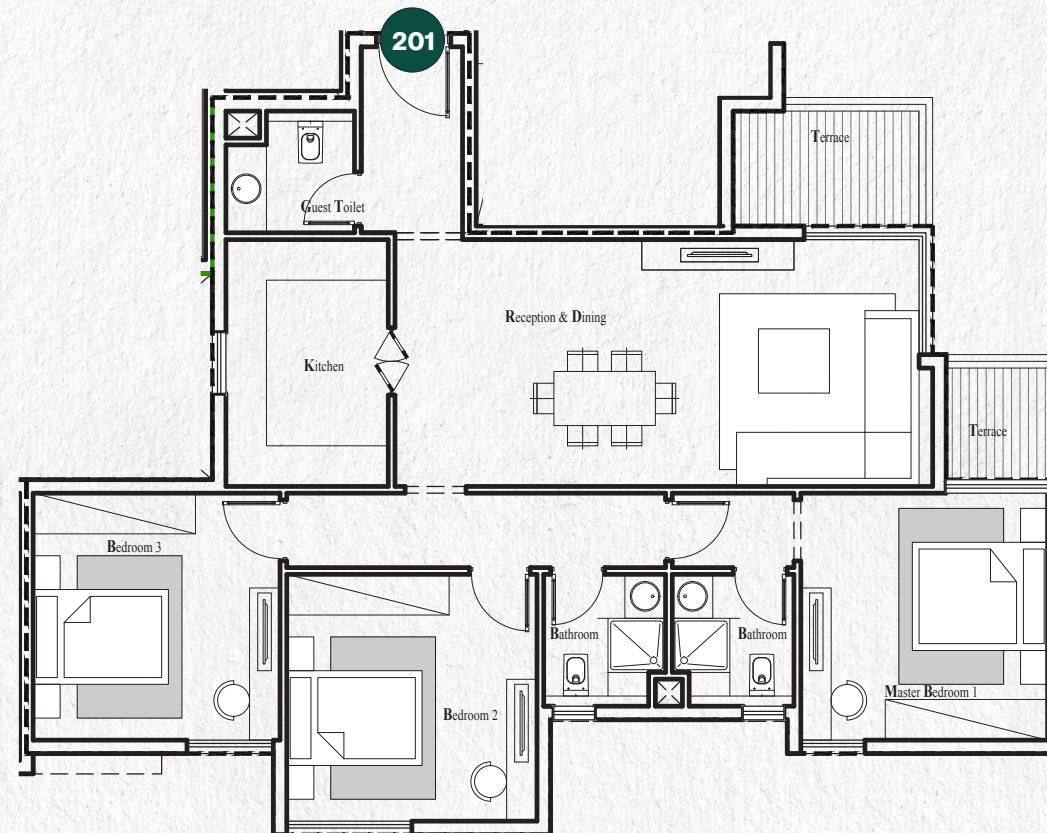
UNIT NO.	LOI
TYPE	2 BD
AREA	130 M2



RESIDENTIAL PRODUCT MIX

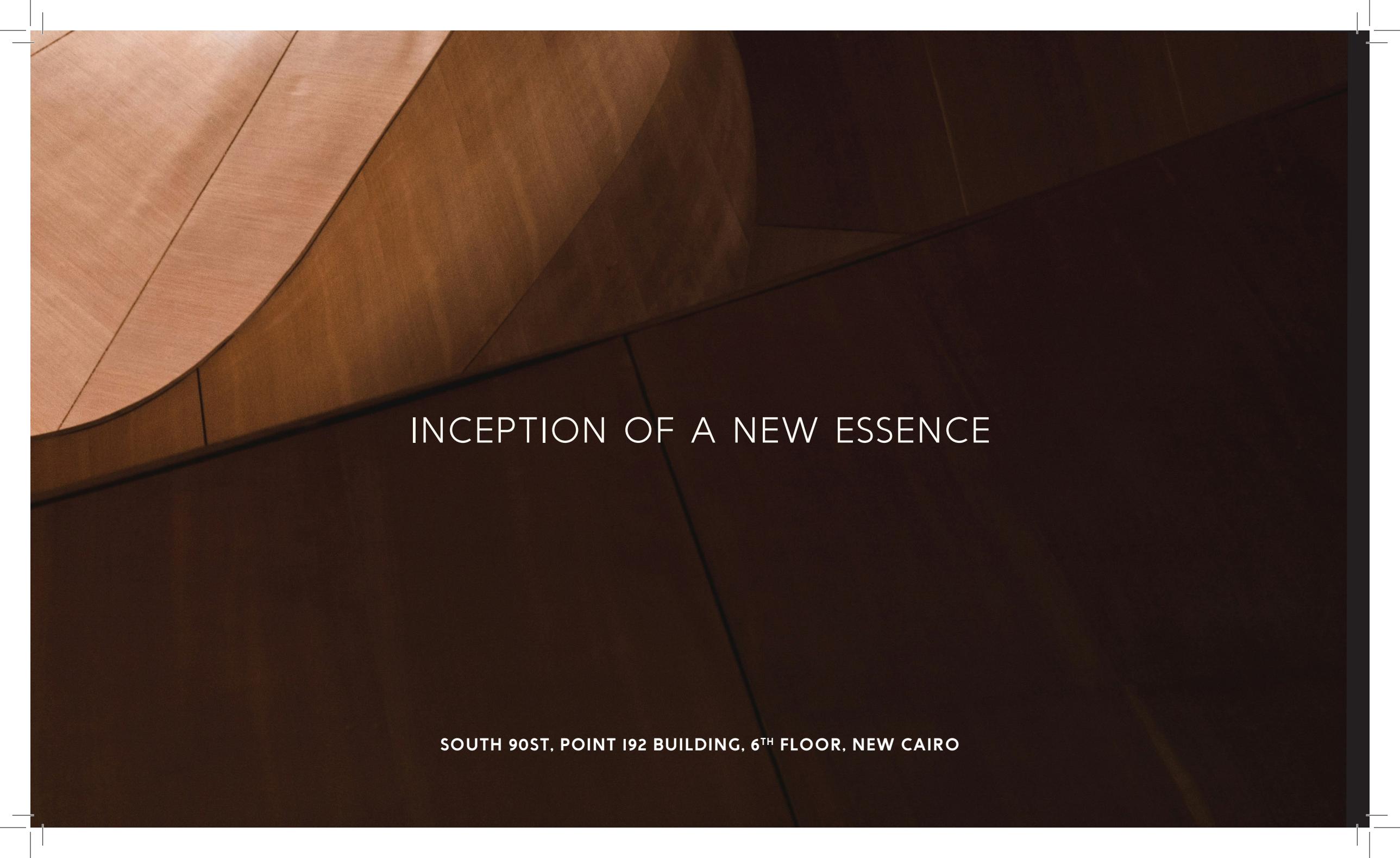
Studios (53-56 sqm)

UNIT NO.	201
TYPE	3 BD
AREA	161 M2



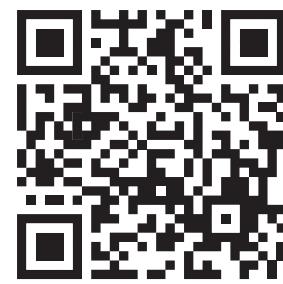


BINBAZ

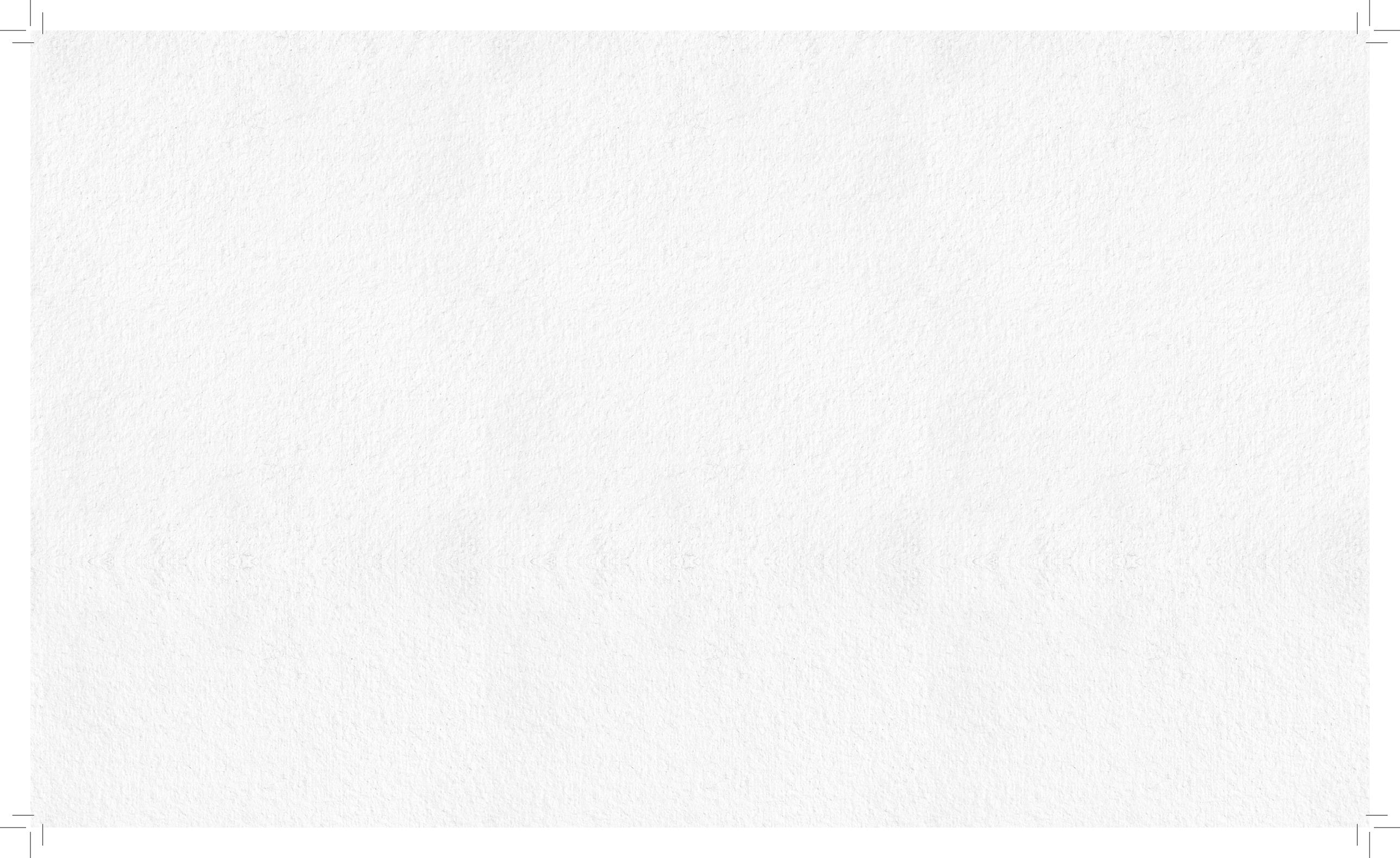
A dark, abstract architectural rendering of a building's exterior. The left side features a curved, light-colored facade with a diagonal line running across it. The right side is a dark, solid wall with a thin, curved line near the top. The bottom right corner shows a dark, angular structure. The overall composition is minimalist and modern.

INCEPTION OF A NEW ESSENCE

SOUTH 90ST, POINT 192 BUILDING, 6TH FLOOR, NEW CAIRO



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