

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.

A woman with long dark hair, wearing a dark green blazer and matching trousers, is seated on a white, modern, sculptural chair. She is positioned in profile, facing right. The background is a plain, light-colored wall. The text 'westville' is written in a large, white, serif font, and 'RESIDENCE' is written in a smaller, white, sans-serif font below it, both centered over the image.

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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.

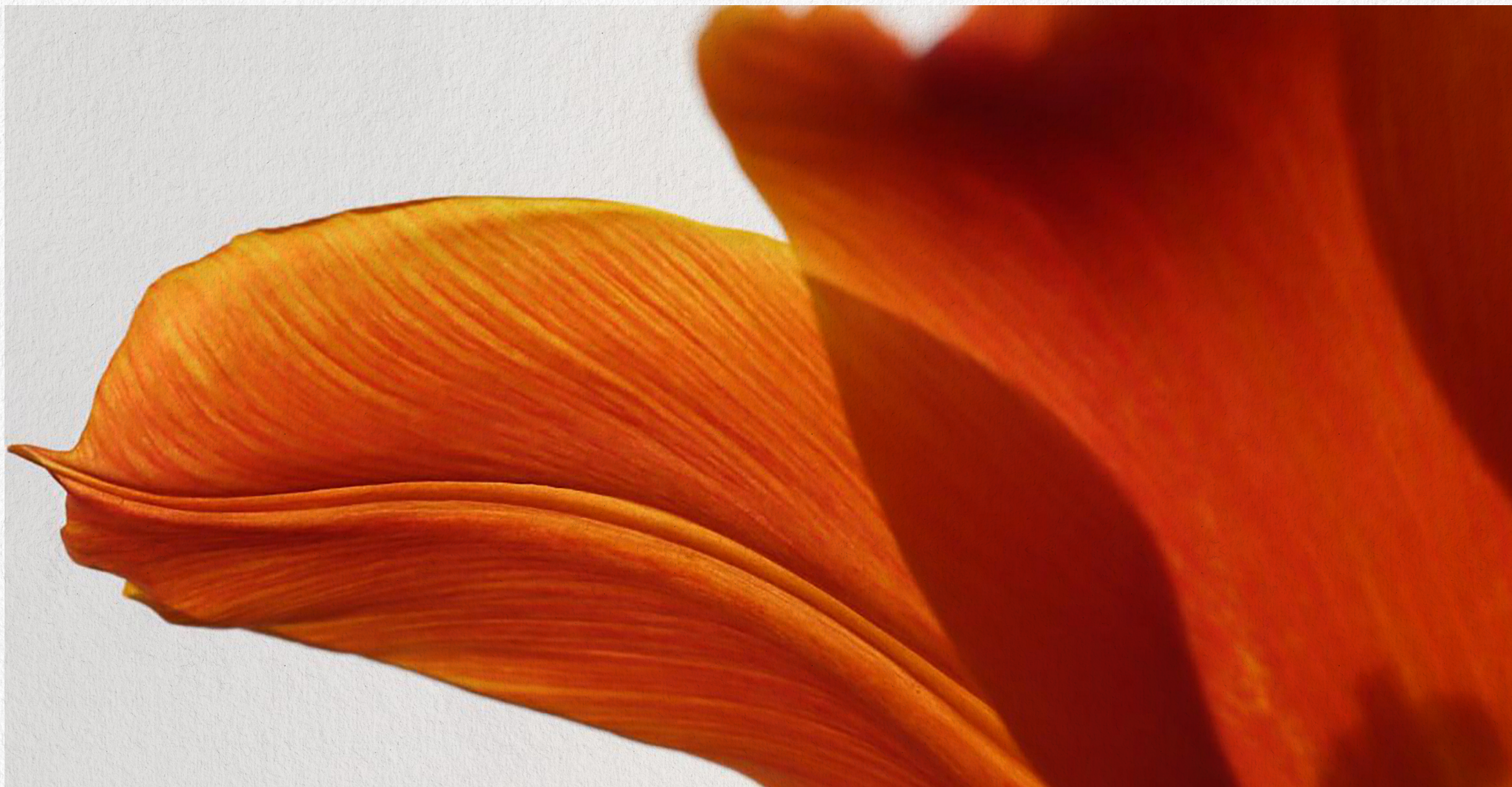
Nature-Focused Visuals: The thoughtful placement of green areas defines the visual character, emphasizing health and tranquility

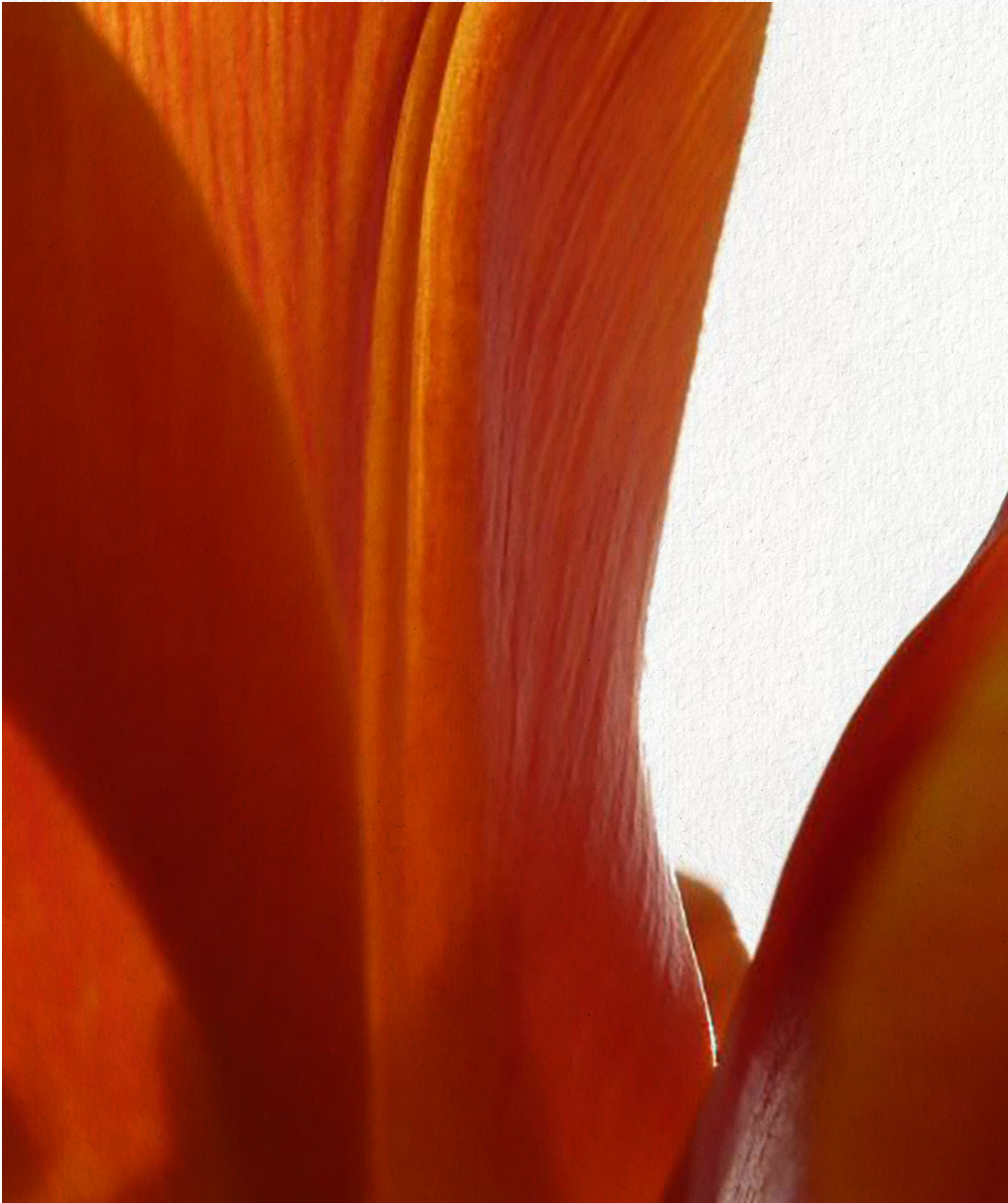
Lifestyle Concept

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

 **raeffahmi.
architects**
© 2025





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.



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26th of July Rd.

MUST University

Dar Al Fouad Hospital

Mall Of Arabia

Nile University

26th of July Rd.

6th Of October

Wahat Rd.

Wahat Rd.

Wadi Degla Club


PALM PARKS COMPOUND

Mall Of Egypt

EMPC TV

Dreamland Golf Resort

Wahat Rd.



FULL EXPOSURE

WASLET DAHSHOUR

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

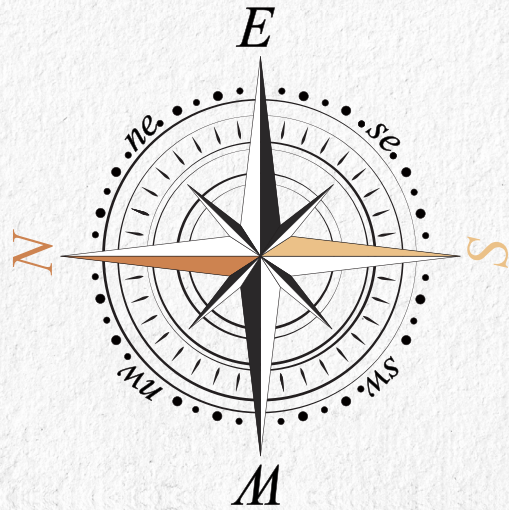
The project covers 21 acres in West Cairo.

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.



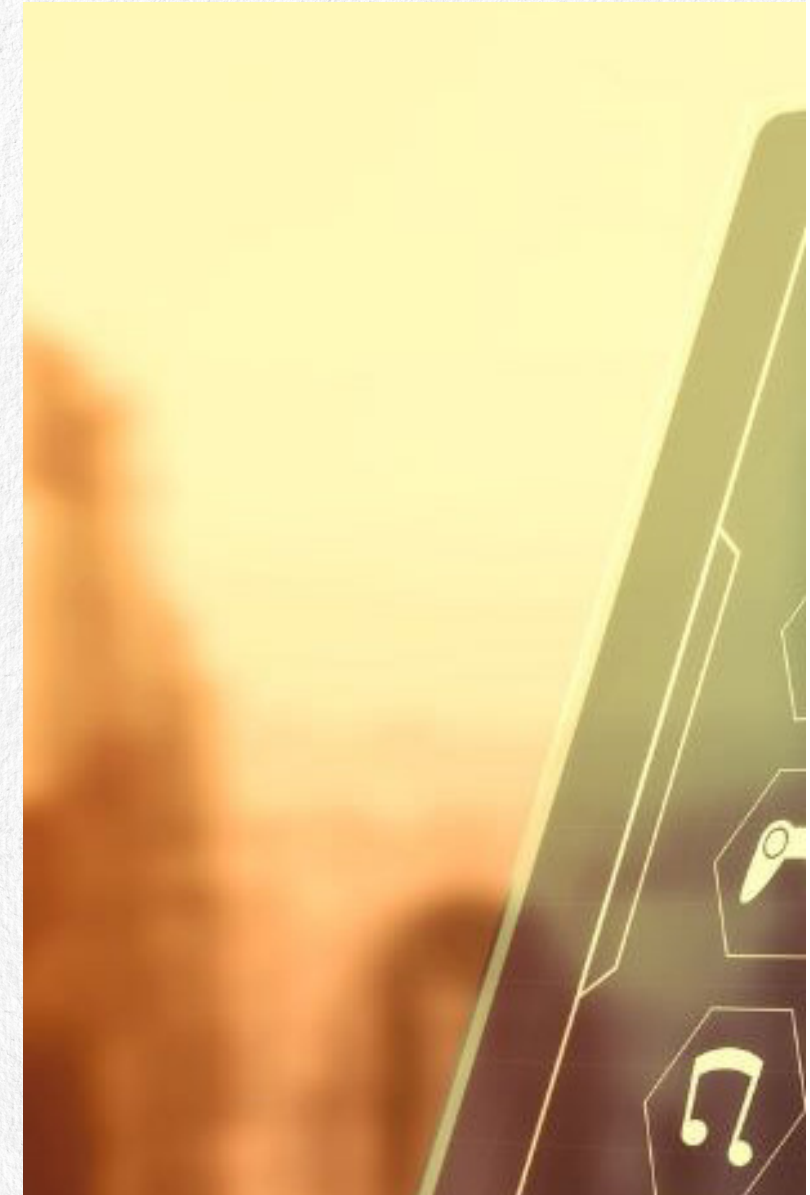
WALKING/BIKING TRAILS

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



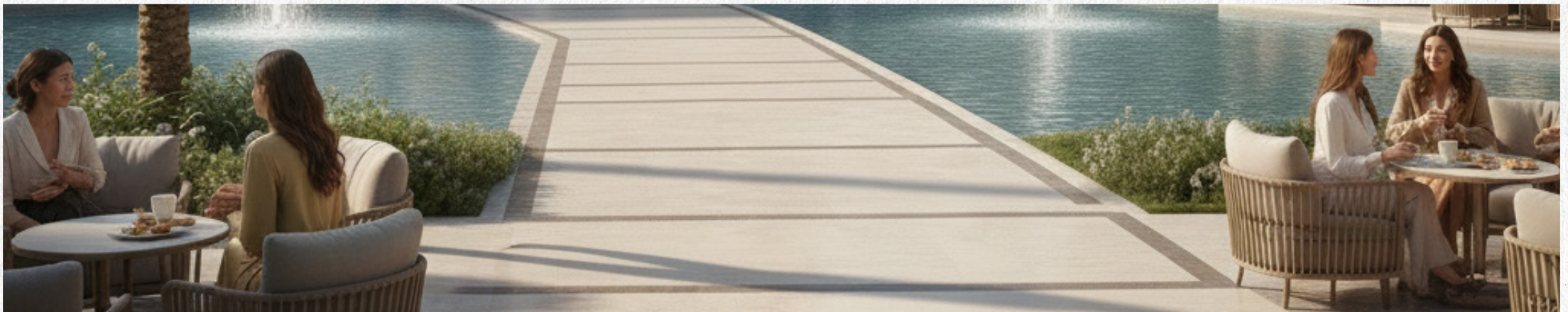




COMMERCIAL DISTRICT

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.

WHERE EVERYDAY
IS A **STORY**
WAITING TO
BE TOLD

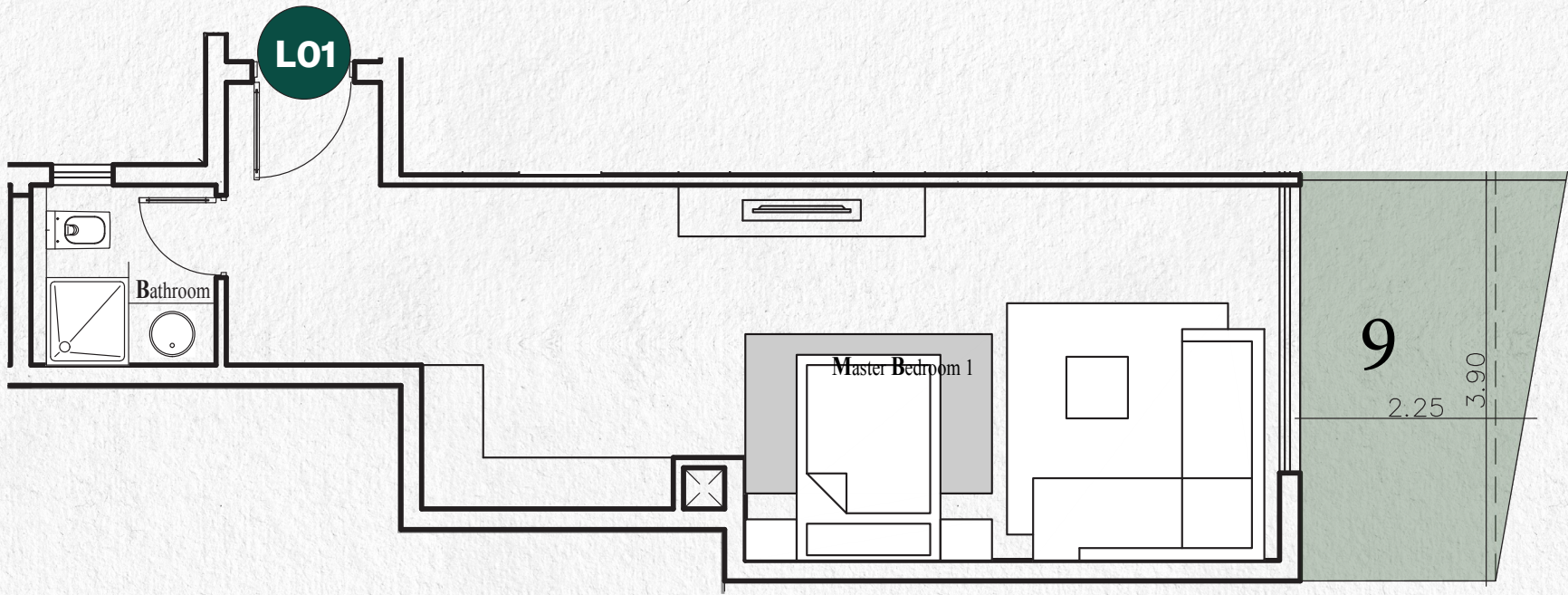




RESIDENTIAL PRODUCT MIX

Studios (53–56 sqm)

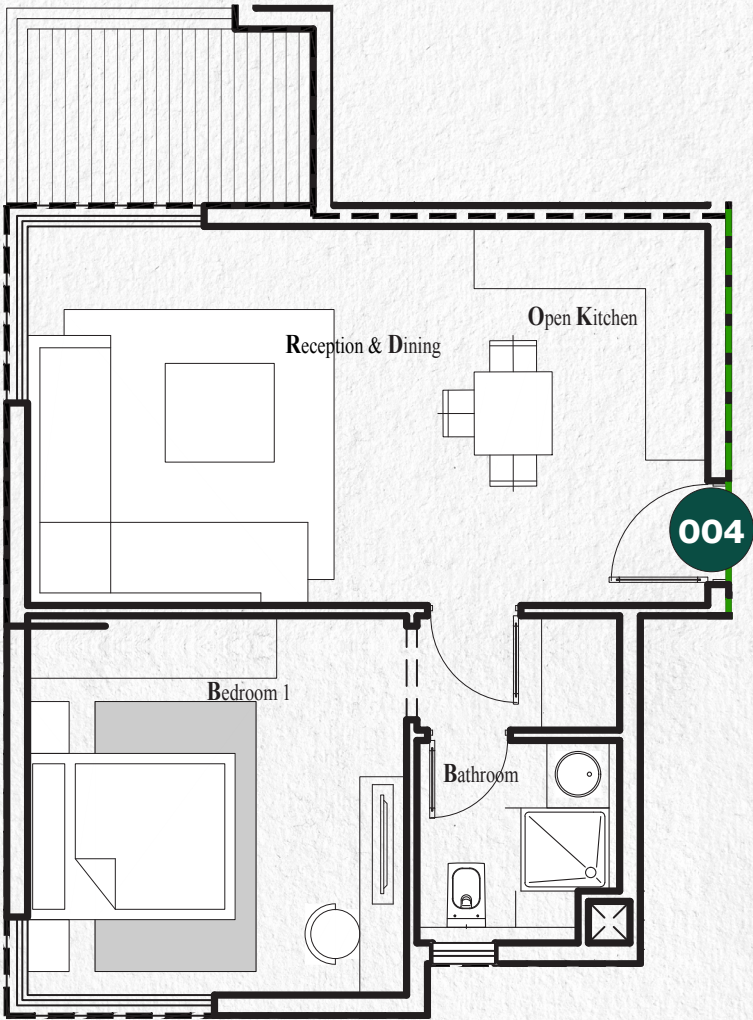
UNIT NO.	L01
TYPE	STUDIO
AREA	56 M2



RESIDENTIAL PRODUCT MIX

1 Bedroom (64-72 sqm)

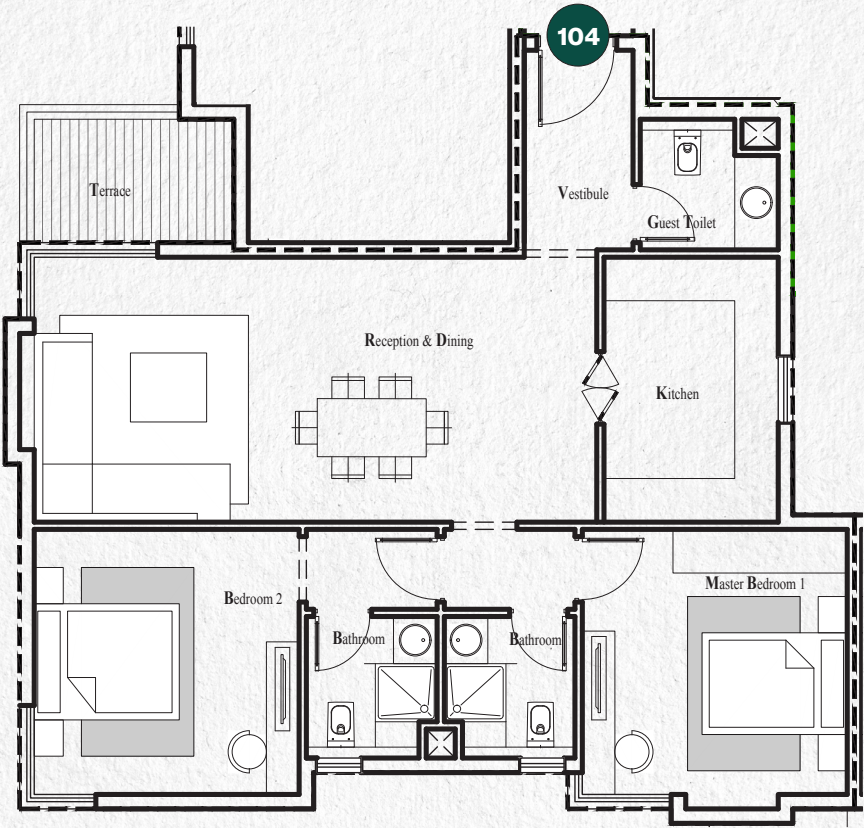
UNIT NO.	004
TYPE	1 BD
AREA	72 M2



RESIDENTIAL PRODUCT MIX

2 Bedroom (127-141 sqm)

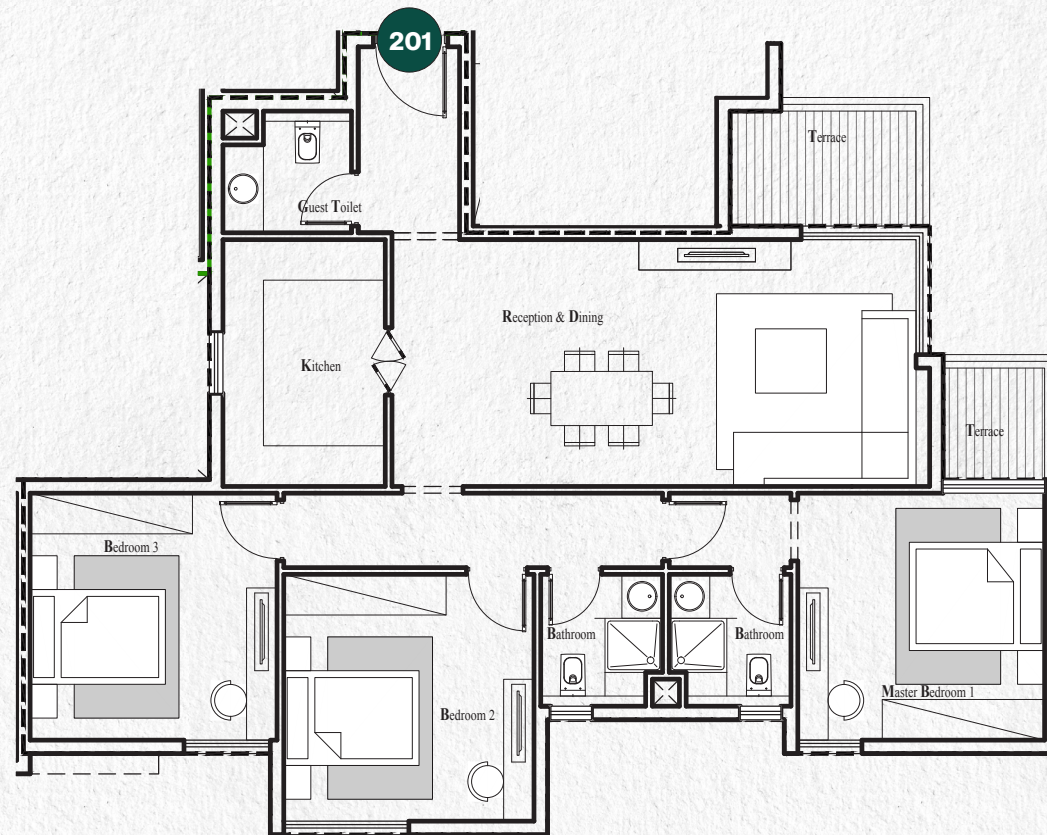
UNIT NO.	LOI
TYPE	2 BD
AREA	130 M2



RESIDENTIAL PRODUCT MIX

Studios (53–56 sqm)

UNIT NO.	201
TYPE	3 BD
AREA	161 M2





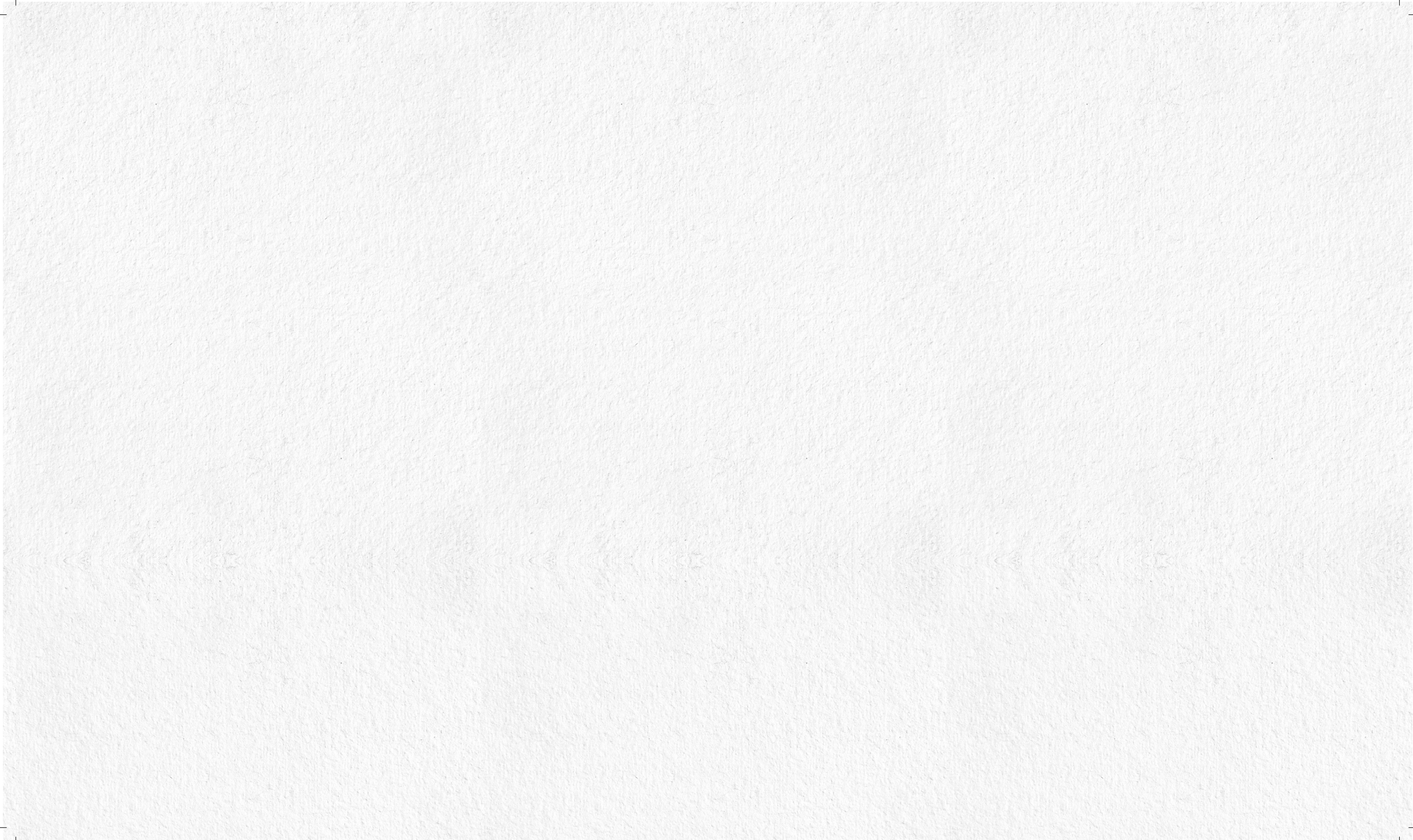


INCEPTION OF A NEW ESSENCE

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



FOLLOW US



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