



Twin-houses



[www.westtowncairo.com/residences](http://www.westtowncairo.com/residences)



# Welcome to Westown Residences


Welcome to our new residential neighbourhood in Westown.

Westown Residences is Westown's first purely gated residential neighbourhood, offering 148 townhouses and twin-houses with stunning architectural designs. The homes harness the beauty of their surroundings, while reflecting the overall sense of community suited for people with different needs, tastes and lifestyles.

This is where the vibrancy of city life meets the calm retreat of suburban living, bringing together themed gardens, parks, and open green spaces, set in a secured community. Westown Residences is also just a short walk away from Allegria, The British International School, Forty West, The Polygon, the restaurants and cafes of Westown Hub, and the Central Avenue, which runs the length of Westown.

Nestled in the quiet southern corner of Westown, Westown Residences is already under construction, and, upon completion, will provide an unsurpassed living experience amidst West Cairo's new urban hub.

For more details on the development, please drop by one of our Sales Centres, located in Sheikh Zayed, Zamalek and Heliopolis, or call 16220 to set up an appointment.



**Maher Maksoud**  
Vice Chairman and Managing Director



# Westtown Master-plan



- |                                   |                                  |                         |
|-----------------------------------|----------------------------------|-------------------------|
| The Gateway/Commercial & Retail   | Business Park/Commercial Offices | Wist Al-Balad/Mixed Use |
| Residential (With Some Mixed-use) | The Centre/Mixed Use             | Entertainment Quarter   |
| Parks/Green Spaces                |                                  |                         |

# Westtown Residences Master-plan



- |                     |                      |                  |                 |
|---------------------|----------------------|------------------|-----------------|
| 1 Zen Garden        | 2 Chess Garden       | 3 Fitness Garden | 4 Citrus Garden |
| 5 Flower Garden     | 6 Toddler's Park     | 7 Art Garden     | 8 Clubhouse     |
| Main Security Gates | Block Security Gates | Visitor Parking  |                 |



Front View

### Impressive architecture

The homes at Westtown Residences have great functionality and style, because they are the product of meticulous contemporary design. High ceilings allow the sunlight to pour in, and the large windows and terraces allow natural breeze to flow in all year round.

Private gardens and roof top terraces are designed to be spacious and comfortable. The elevations maximise views overlooking the themed gardens, which are great for relaxation and for children to play together.

### Uniquely master-planned

The twin-houses at Westtown Residences are master-planned to get the most out of the unique topography of the area. They are built and designed to maximise the open views, green spaces and the themed communal gardens.



Back View

### An outdoor lifestyle

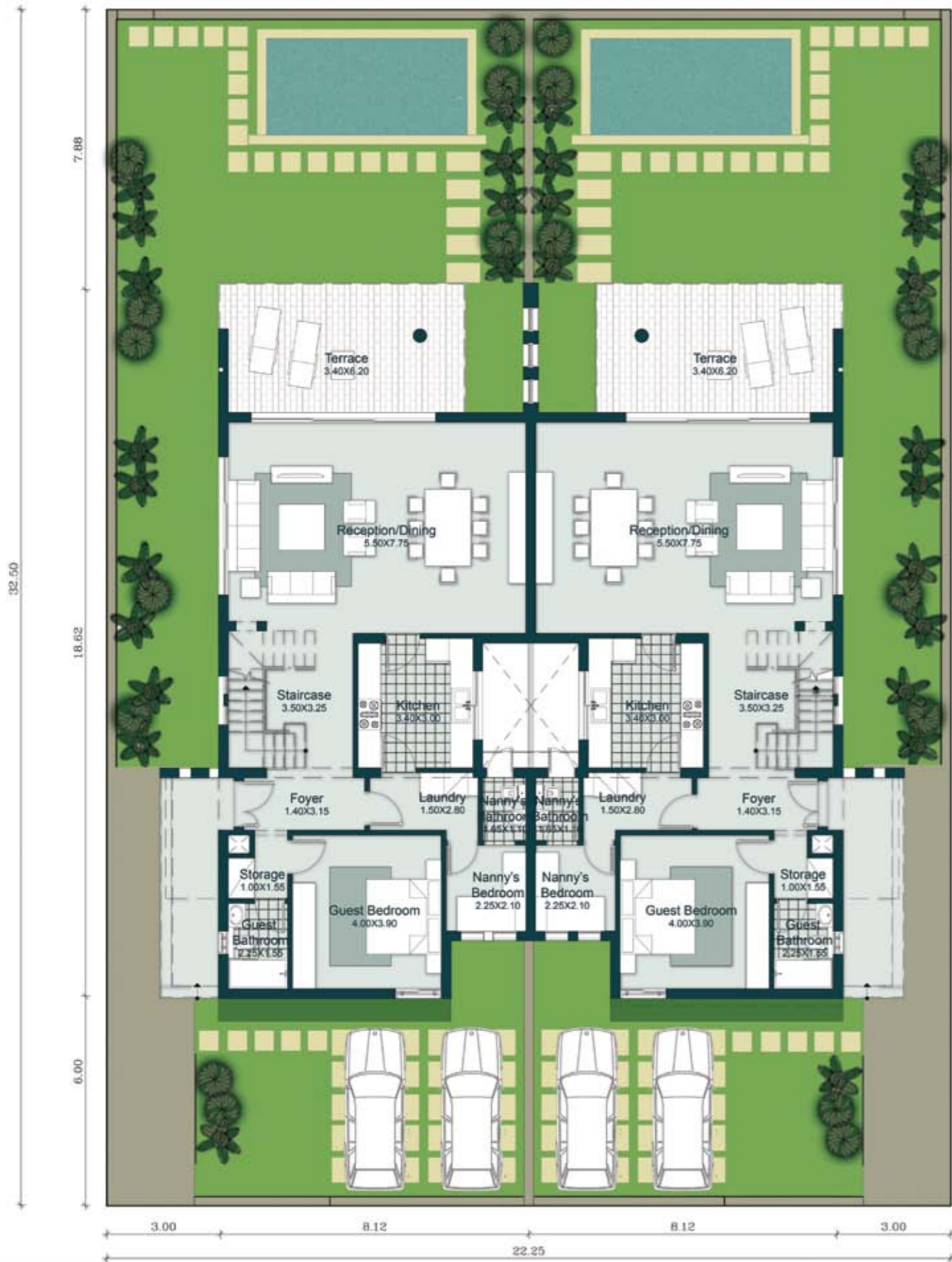
These gated homes are designed around themed gardens. Walking paths wind their way through the whole of the residential district, linking the different sections to each other in a secure manner, as well as being walking distance to the Clubhouse.

Being just a short walk from Allegria, Forty West, Westtown Hub, The Polygon and The BISC, you'll never be more than a short walk away from work, a quick cycle from the shops, and never more than a relaxing stroll from home.

### Themed gardens

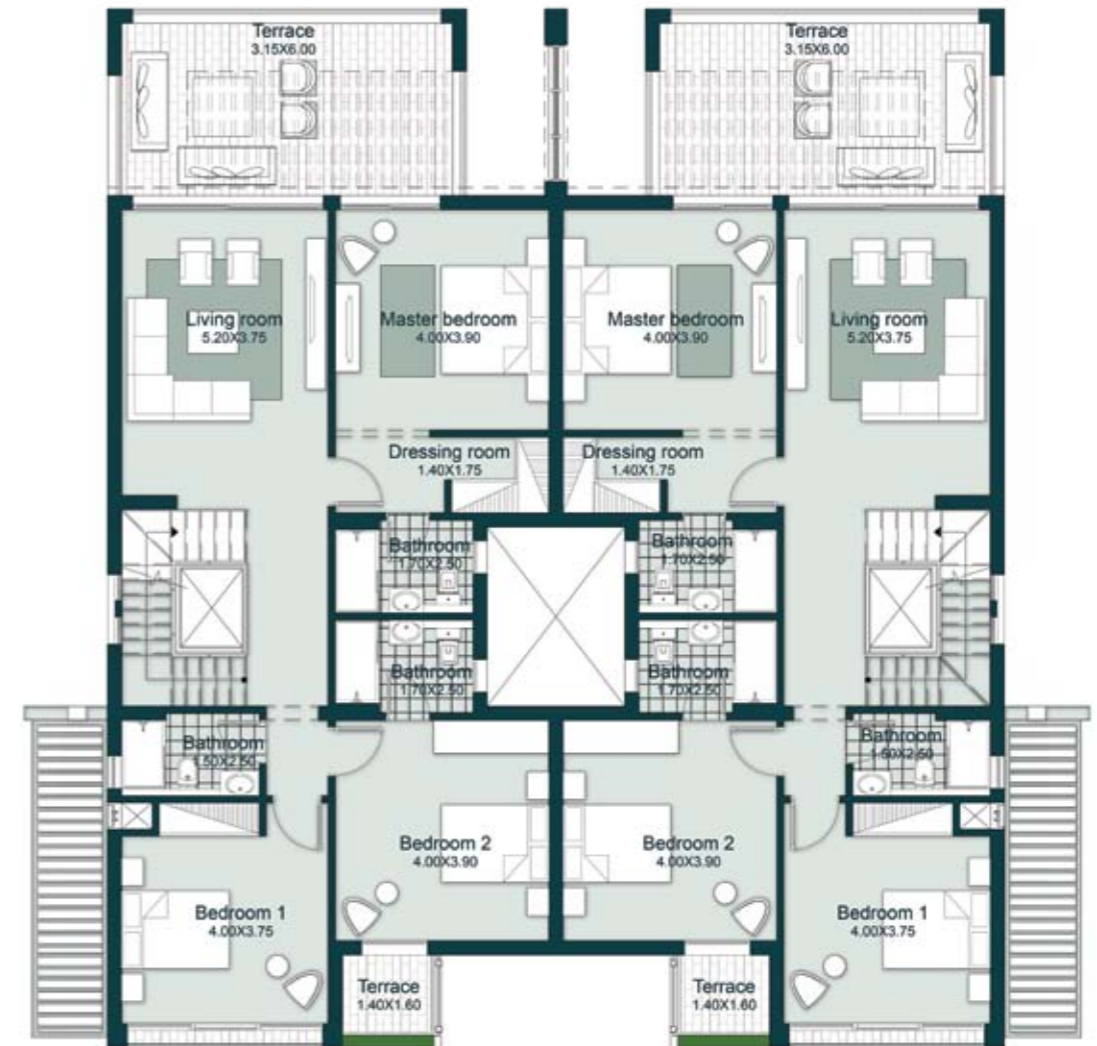
Westtown Residences brings together seven themed gardens, each with its own style and charm. Play a game of chess in the Chess Garden, exercise in the Fitness Garden, or take your kids to enjoy the Toddler's Park. Other gardens include the Zen Garden, Flower Garden, Citrus and Art Gardens, all meticulously laid out around the homes.

Ground Floor

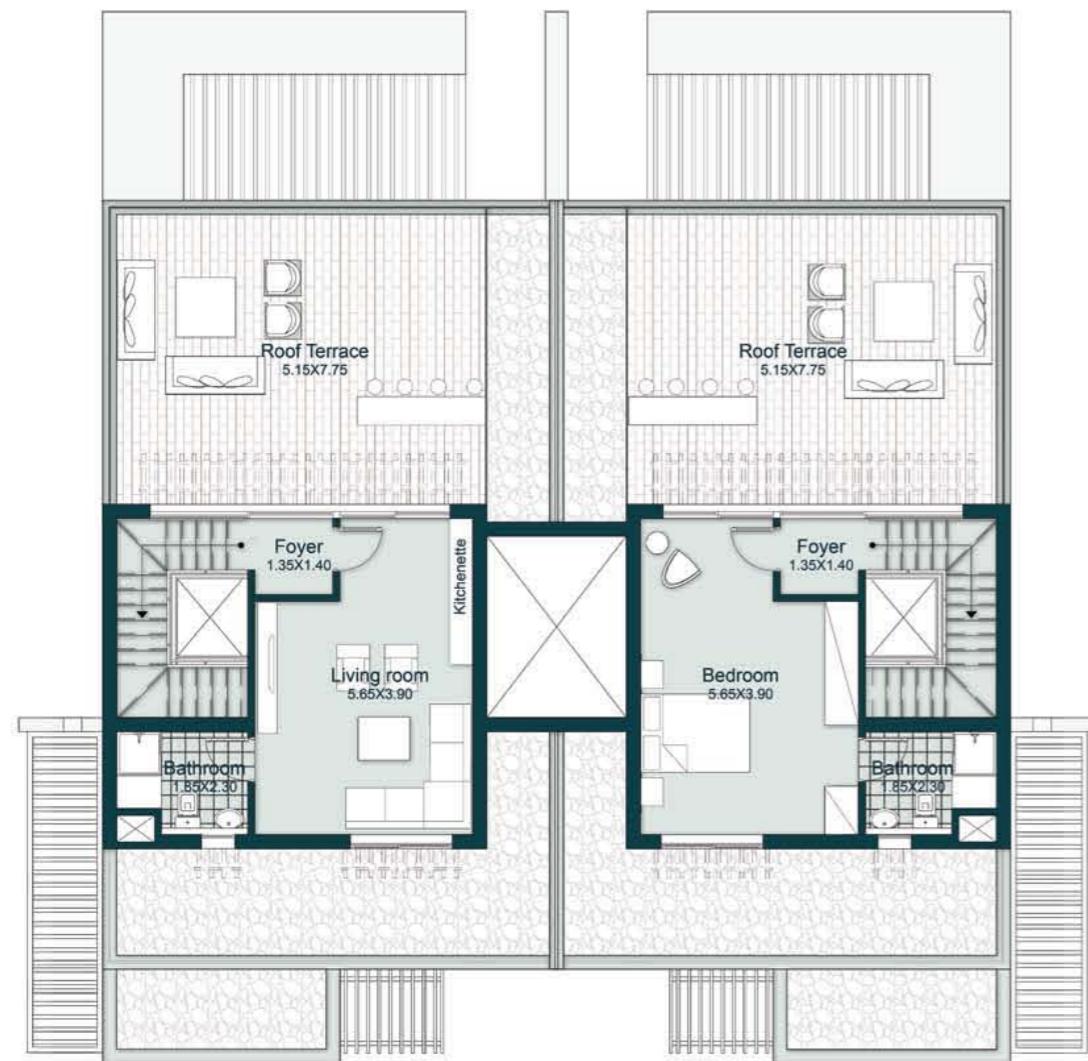


GROUND FLOOR 138.43 m<sup>2</sup>

First Floor



FIRST FLOOR 139.94 m<sup>2</sup>



|                          |                             |
|--------------------------|-----------------------------|
| ROOF (INCLUDING TERRACE) | 87.17 m <sup>2</sup>        |
| <b>SUMMARY</b>           |                             |
| GROUND FLOOR             | 138.43 m <sup>2</sup>       |
| FIRST FLOOR              | 139.94 m <sup>2</sup>       |
| ROOF (INCLUDING TERRACE) | 87.17 m <sup>2</sup>        |
| <b>TOTAL AREA</b>        | <b>365.54 m<sup>2</sup></b> |

**Multiple layers of security using the latest technology for your safety:**

- SODIC developments such as Allegria, Westown, and Beverly Hills all lie within a secure and gated master community, monitored and patrolled by EDARA Security Services.
- Security barriers at all entrances leading to the Westown Residences community with guards and electric barriers.
- Each block is gated and secured by a perimeter fence with controlled access for residents only.
- CCTV monitoring on the periphery of each block linked to the central security system.
- Safe, pedestrian-friendly roads.

**Westown Clubhouse:**

Residents can enjoy membership at the Westown Clubhouse just a short walk away from their homes. The Clubhouse features swimming pools, sports facilities, gym, restaurant and a café.

**Amenities, Design and More:**

- Homeowners identification cards ensuring ease and speed of entry.
- Each residence is secured by its own private perimeter fence, as well as a privacy fence between you and your neighbor.
- All townhouses and twin-houses have direct and open views onto large communal gardens.
- Two on-grade secure parking spaces per residence, with provision for an electrically operated barrier gate.
- Two access points for staff and gardeners, in both front and backyards.
- Extremely durable and washable exterior facades rendered in acrylic paint.
- Exterior main entrance flooring clad in marble.
- High quality wooden louvers on the facade for enhanced privacy and shading.
- Premium grade double-glazed windows.
- Separate nanny quarters.
- Multiple electrical outlets and power points in the garden, exterior facades, terraces and balconies.
- Dual irrigation points both in the front yard and backyard.
- Electrical and water provisions for swimming pool installation.
- Connection point for installation of triple play services.

**Notes:**

1. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
2. Diagrams are not to scale and are for illustrative purposes only.
3. SODIC reserves the right to make minor alterations.
4. All renderings and other visual materials, designs, facades are for demonstrative purposes only and are subject to change.
5. All landscaping visuals are for illustrative purposes only and are not included in the property.
6. All swimming pool visuals are for illustrative purposes only and are an extra option not included in the property. All swimming pools need to be approved and supervised by SODIC, and constructed by SODIC-approved contractors in order to maintain the structural integrity of all retaining walls, key-stones and terracing.