

2026

# WESTRICT

The West is about to welcome a new landmark

# Your Right Choice



A developer built on precision, execution, and measurable delivery.

EST. 2019

WHAT WE ANNOUNCE, WE BUILD.

70%

U N I T S

SUCCESSFULLY SOLD  
REMAINING 30%, REPRESENTING  
PREMIUM UNITS

630

U N I T S

SCHEDULED FOR DELIVERY  
BY END OF 2026

100%

OF PROJECTS

BACKED BY VISIBLE ON-  
GROUND PROGRESS

WHAT WE BUILD, WE DELIVER.

# ARMONIA<sup>5</sup>

THE RIGHT  
COMMUNITY



A neighborhood built to perform  
Phase 1 completed in 2025, phases 2 & 3 reaching 85% completion

# il baygu

THE RIGHT  
DESTINATION



Built along the Red Sea coast  
Phase 1 delivery is underway for 2026, with Phases 2 and  
3 actively under construction

# kukūn

THE RIGHT  
BALANCE

Nature, planned with intention  
40% construction completion targeted by end of 2026



# The Shift to West

Now moving westward to define a new benchmark in integrated living:  
Westrict is not an extension.  
It is a new starting point.

**A place to live. A place to work. A place to play. A place to connect.**

# WESTRICT



WESTRICT

THE RIGHT DISTRICT TLD  
16170  
WWW.TLD.COM  
WESTRICT



# A DEEPER LOOK INTO WESTRICT

# Project Location

Strategically positioned. Effortlessly connected.

## The 10 Minute Equation

- 10 minutes from Sheikh Zayed Center
- 10 minutes from Sphinx International Airport
- 10 minutes from the Grand Egyptian Museum (GEM)
- 1.5 hours from Alexandria



# A Place for Everyone

Multiple audiences. One address.

If you move through Egypt's west, you pass  
through Westriect.

THE WORLD'S BEST, REIMAGINING ZAYED

# A World-Class Alliance



World's Largest Hospitality Company  
Bethesda, Maryland, USA



Master Architect & Urban Planner  
Barcelona, Spain



Hotel & Residential Interiors  
Dubai, UAE / Cairo, Egypt



Retail Strategy & Market Advisory  
London, United Kingdom

Westrict is positioned at the intersection of:

- Business demand
- Tourism & hospitality demand
- Airport-driven traffic
- Alexandria economic flow
- GCC seasonal movement

Unlike any existing development, Westrict integrates:

Co-working, hospitality, retail, lifestyle, and public realm in one ecosystem.

# Market Reality

# Project Master Plan

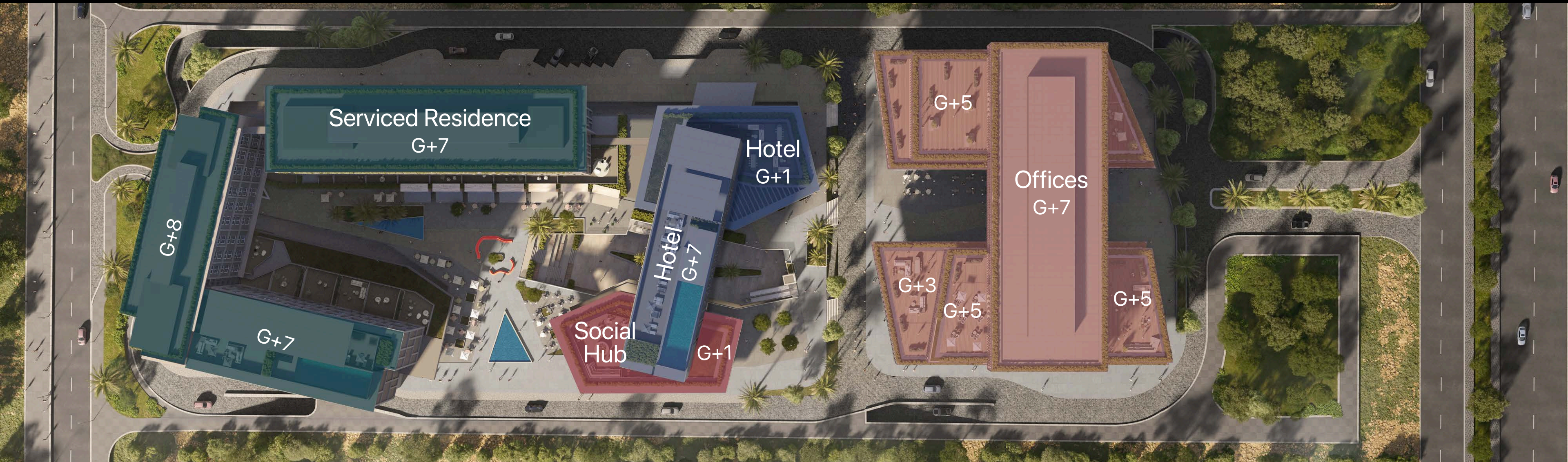
Project BUA: 60,000 sqm

The first district in the area to reach a height of 36 meters  
The first hospitality-driven business and lifestyle district in Cairo



A PLACE TO SEE AND BE SEEN

# Zoned Master Plan



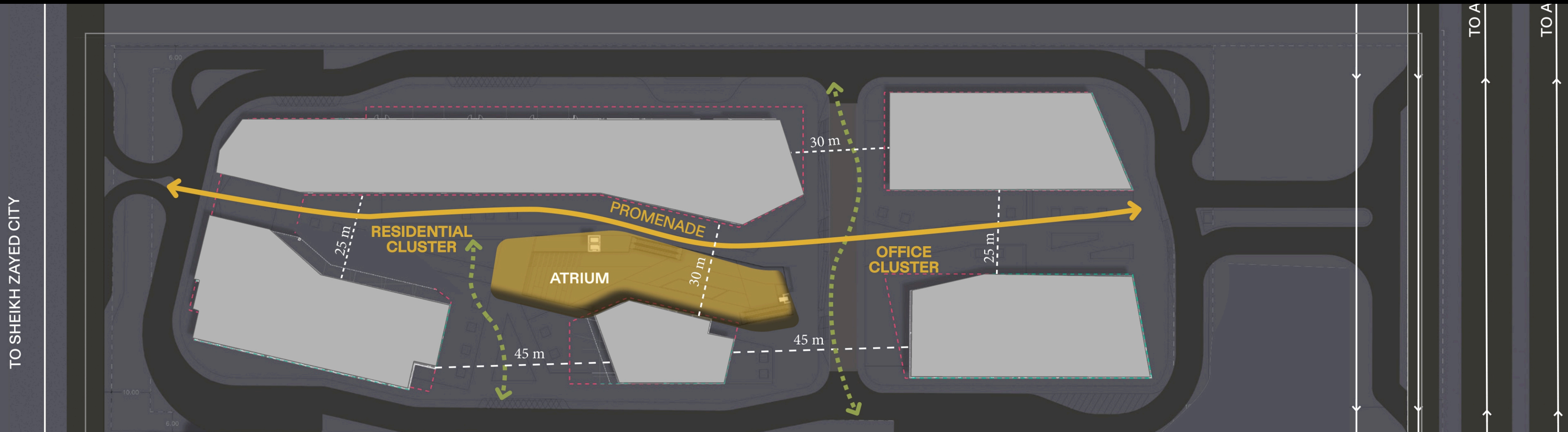
A PLACE TO SEE AND BE SEEN

# New Anchor<sup>1</sup> of The West

A CITY WITHIN A SINGLE FLOW.

Key principles:

- Shaded pedestrian networks
- Natural ventilation corridors
- Water and landscape integration
- Smart façades reducing heat gain
- Visual continuity across levels



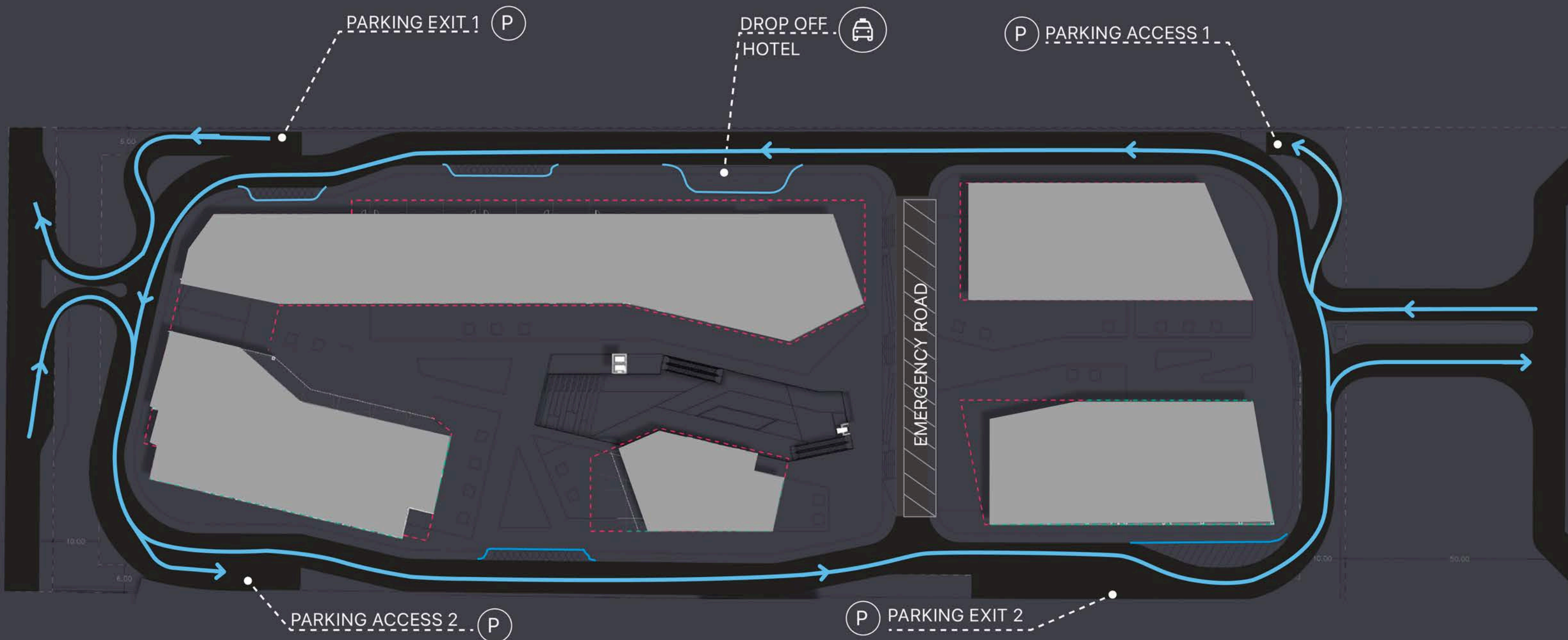
Westdistrict is organized around a multi-level, 350-meter spine connecting terraces, rooftops, and public plazas into one continuous experience.

An unmatched arrival experience begins at the basement atrium, filled with natural light, then unfolds upward as all functions come into view, anchored within one destination

# Circulation Diagram

## Key Principles:

- Two drop-off points, serving the hotel and the serviced residences
- 9-meter-wide internal roads
- Dual access from Cairo–Alex Desert Road and the Riviera City road, each with dedicated entry and exit points
- Loop configuration enabling seamless internal circulation, supported by two basement ramps and two exit ramps, including one dedicated for services



# A central spine that seamlessly connects

# CONNECTED CORE

# Environmental Intelligence

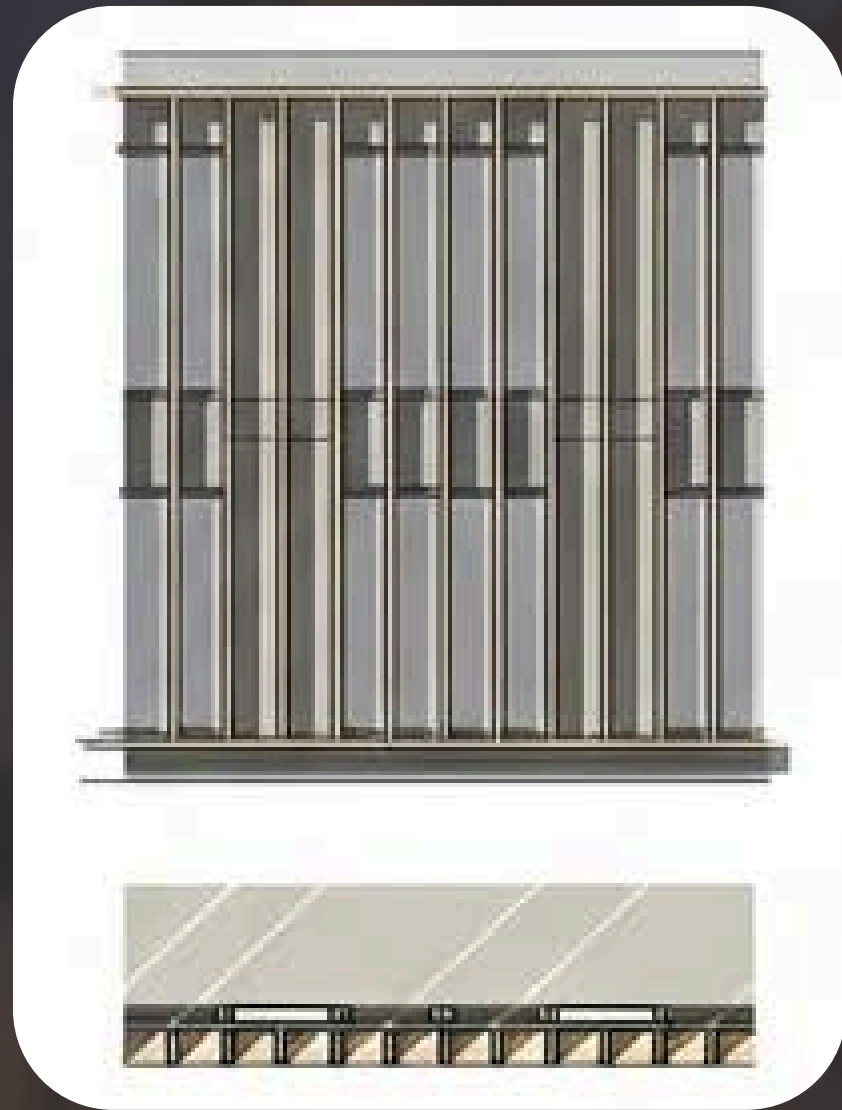
PERFORMANCE-DRIVEN SUSTAINABILITY

- EDGE-certified framework
- Adaptive façade systems
- Variable shading louvers
- Optimized daylight penetration
- Reduced thermal load

Comfort engineered through climate responsiveness.

# Façade System - Administrative

FOR ENERGY EFFICIENCY



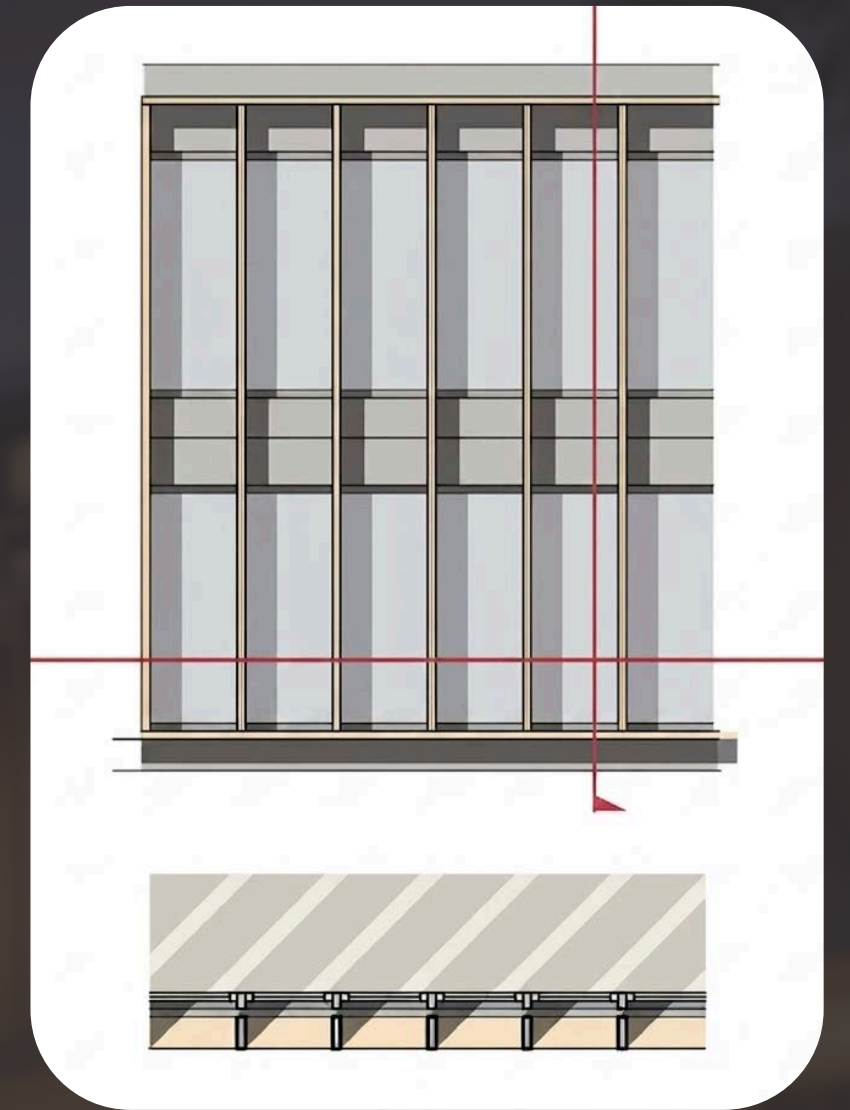
North west



South west



South East



North East

# Façade System - Residential

TO MAXIMIZE PRIVACY

Hotel



Serviced Residents



# Infrastructure<sup>7</sup> Backbone

Hidden systems. Visible efficiency.

- Two basement levels with dual access ramps, one designated for services
- Height of the first basement reaches up to 6 meters.
- Parking capacity of up to 1,580 cars (3x ratio), including dedicated EV charging stations
- Separate service and logistics circulation routes
- High-clearance operational zones designed for flexibility and efficiency
- Direct vertical connectivity to all building cores
- A central atrium visually and spatially linking the ground level with the basement levels



# ASSET CLASSES WESTRICT

# Hospitality Vision<sup>7</sup>

HOSPITALITY IS NO LONGER A SECTOR.  
IT IS A NATIONAL DIRECTION.

Egypt is rapidly advancing its global tourism position:

- Targeting 30M visitors by 2030, supported by 400K hotel rooms
- 250K rooms nationwide vs. only 30K in Cairo today, a clear supply gap
- Cairo projected to reach 60K rooms with ongoing expansion
- Strong investment in infrastructure and landmark destinations

Westrict is positioned to capture this growth across tourism, business, and short stays.

# TRIBUTE PORTFOLIO HOTEL

123

K E Y S

8

F L O O R S

The anchor of the ecosystem, developed in collaboration with Marriott International

MARRIOTT  
BONVOY

TRIBUTE  
PORTFOLIO

# The Hotel Experience

- Atrium: All-day dining overlooking plaza
- Ground floor: Lobby, VIP lounge, bar, drop-off
- First floor: Wellness, fitness, meeting spaces, specialty dining
- Rooftop: Infinity pool & sky bar





# Serviced Residence



Fully integrated under Marriott Tribute Portfolio by Marriot International

- BUA: 22,000 sqm
- 250 residential units
- 3.5 clear height
- Unit mix: studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments
- 9 floors
- 2 cores, each served by 3 elevators, including a dedicated service elevator per core
- Fully finished units including air conditioning, kitchens, and bathrooms, with optional Marriott-standard furnished packages.





# LIVING FACILITIES

# LUXURY LIVING FACILITIES

LOBBY



LOUNGE



WELLNESS CENTER



PET ZONE



MEDIA ROOM



# LUXURY LIVING FACILITIES

MOVEMENT STUDIO



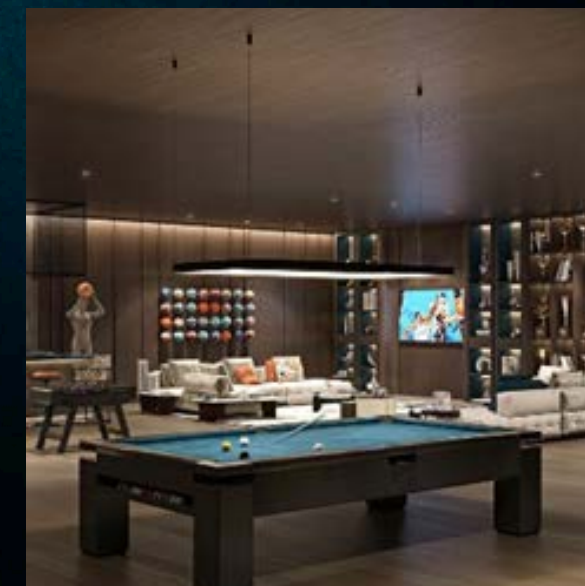
POOL AND BAR



MEETING ROOM



GAMING ROOM

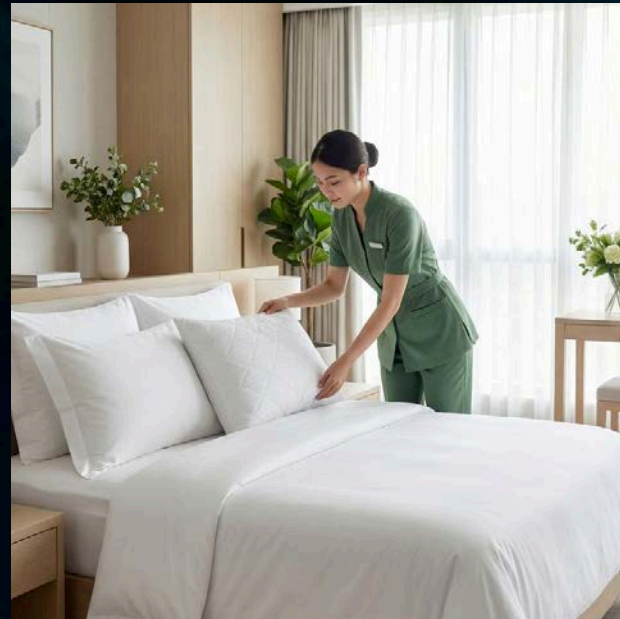


KIDS AREA



# HOTEL SERVICES

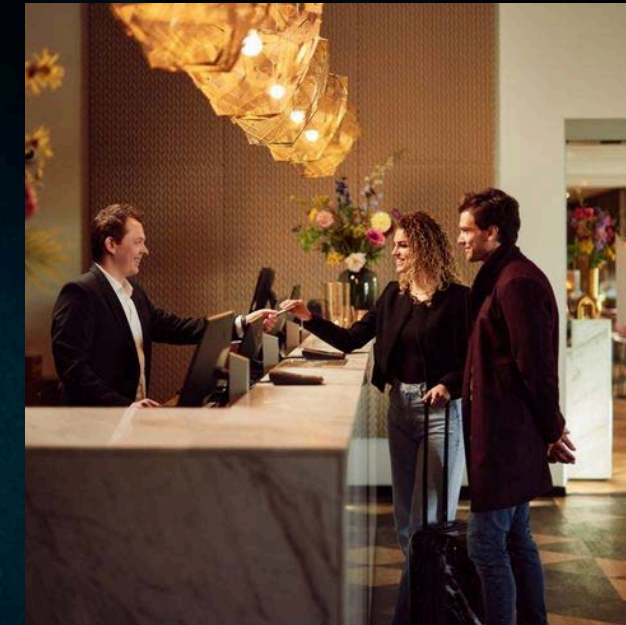
HOUSEKEEPING



LAUNDRY



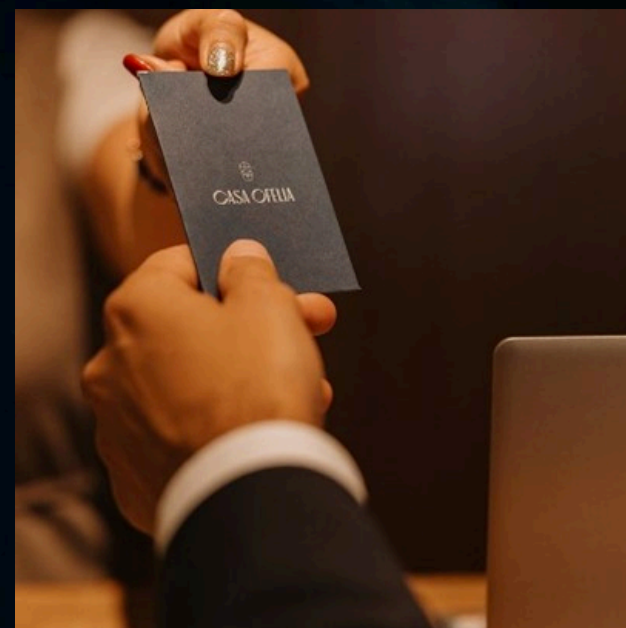
CONCIERGE



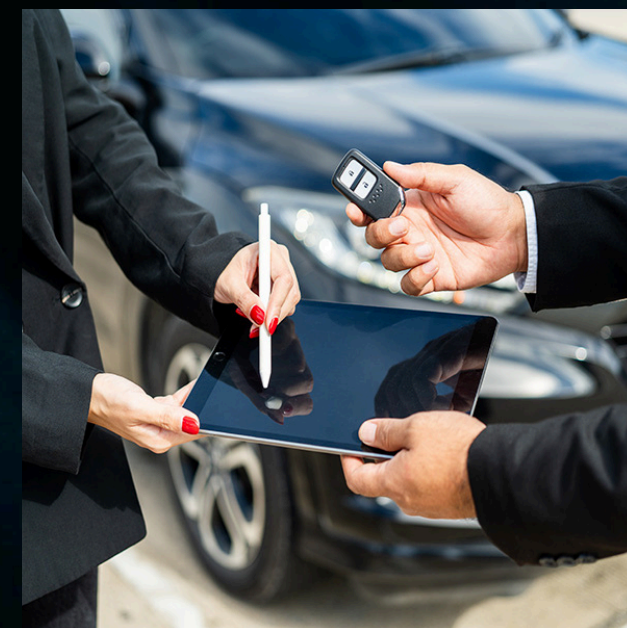
MAINTENANCE



RENTAL MANAGEMENT



VALET



CAR WASH





VIANDON

WAZOON

WOTK

Designed to deliver consistent, professionally managed returns

A Dedicated Rental Investment Model with

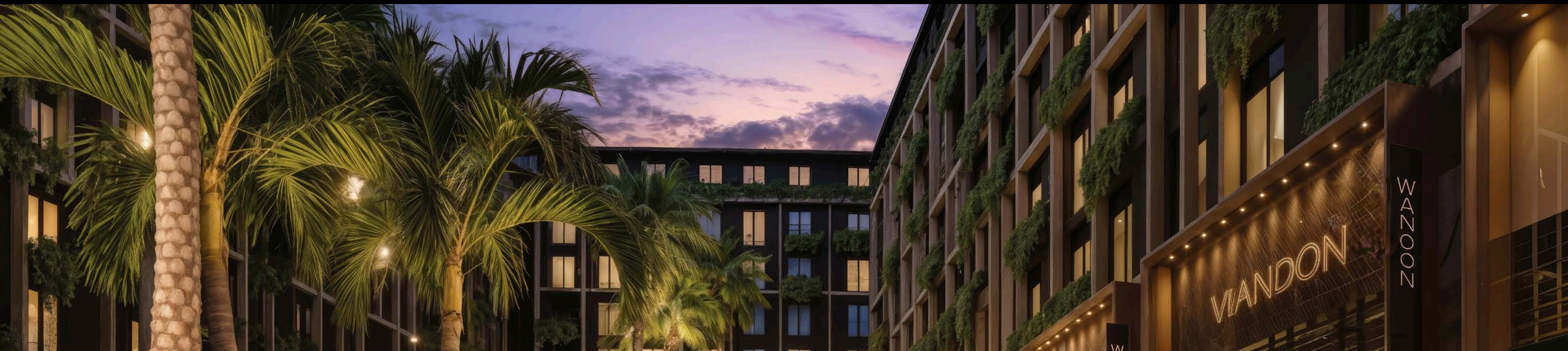
MARRIOTT  
BONVOY

# Rental Program

# Rental Program

Designed to deliver consistent, professionally managed returns

- First eligible rental program of its kind in the market
- Select units integrated into a centralized rental program
- Fully managed leasing and day-to-day operations
- Access to Marriott Bonvoy's global demand and distribution network





# Retail Framework

Where the city comes alive.

- BUA: 8,000 sqm
- 40 retail units
- Unit range: Starting 65 sqm upto +1500
- 6.5m floor-to-ceiling heights
- Minimum 8m façade width, ensuring strong visibility, natural light, and premium frontage.



# Retail Identity

## DAY TO NIGHT ACTIVATION ENGINE

- The retail component is thoughtfully curated to serve and enhance every part of the development
- High-visibility storefronts
- Active outdoor seating zones
- Strong pedestrian flow design

The retail component is thoughtfully distributed across key anchors, which include:

- Banking institutions
- Large-format retail
- Co-working spaces
- Signature dining
- Social entertainment hub

# Social Hub

## Four-Story Entertainment & Social Anchor

Standalone signature building at the project's core, spanning 3,000 sqm across atrium, ground, first, and roof levels.

A fully integrated, multi-level entertainment anchor and primary retail destination, forming the central attraction of the development across four interconnected floors.

Framed by dedicated outdoor extensions into the central atrium and rooftop, designed as a key experiential magnet within the project.

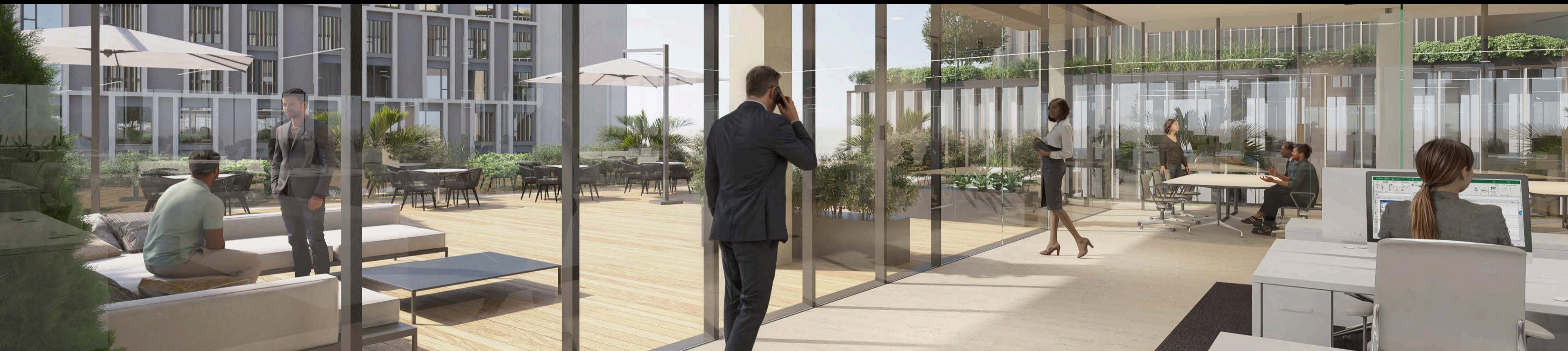




# Administrative Offices

Premium administrative offices designed for modern businesses seeking visibility, flexibility, hospitality access, and a lifestyle-led work environment

- Floors: 1–7
- 4.2m clear heights
- Minimum 8m façade width, ensuring strong visibility, natural light, and premium frontage.
- BUA: 20,000 sqm
- Unit sizes: 67 sqm – 1,000+ sqm .



# Office Experience

Workspaces designed for flexibility, light, and presence

- Delivered core & shell with full MEP tie in
- Finished common areas
- Service corridors
- Private lobbies per cluster
- 2 cores, 3 elevators per each, including one dedicated service elevator



# Business lifestyle

Direct frontage on Cairo–Alex Desert Road



Premium office views overlooking the main piazza, terraces, and panoramic surroundings

Exclusive access to hotel amenities for meetings and business stays



EVERY DETAIL DESIGNED BY THOSE WHO DEFINE GLOBAL BENCHMARKS

# A World-Class Alliance



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# Investment Return

## WHY WESTRICT WORKS?

- Prime West Cairo location
- Multi-asset class diversification
- Strong institutional-grade partnerships
- Integrated operational model
- First-mover advantage in micro-market
- Early entry pricing window

THERE ARE PLACES YOU PASS THROUGH..  
AND THEN THERE IS THE PLACE EVERYTHING PASSES INTO..

# WESTRICT

A PROJECT BY - TLD'