

W<sup>TM</sup>  
west end.





Prime living reimagined





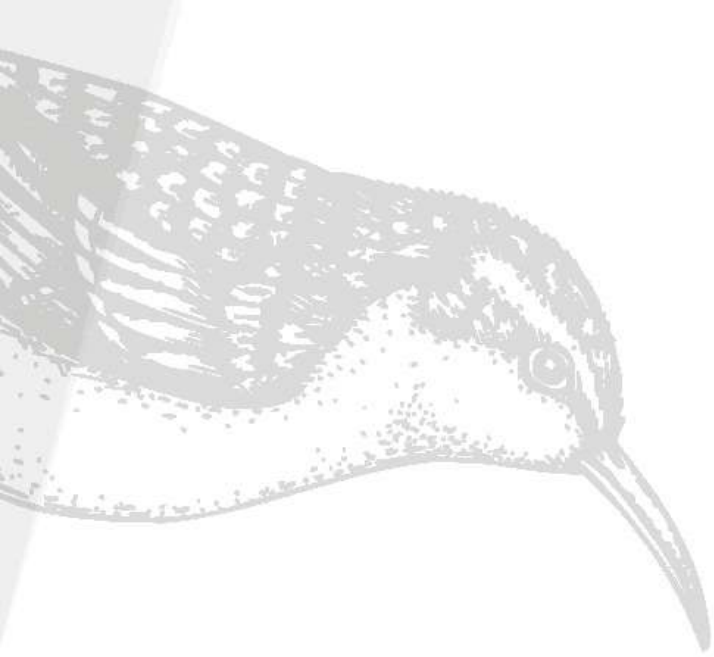
# Our Story

When one mentally pictures a home a lot of vivid images pop to mind. The distant sound of giggling children playing, the scent of blossoming spring flowers, the sight of superior quality, and the company of courteous neighbors that smile in your face every time they meet you even if they don't know you.

A home is the place where we literally come back every night to take the load off and enjoy our lives and dream about a better tomorrow. At Westend, we yearn to make these desires a true reality.

Inspired by Washington DC's West End district which is known for its grandeur, privacy, and selectiveness – a trend that never faded and stands true to these aspects today we constantly aim to match and exceed it. Although development is a simple science, it's

a science nonetheless, with a lot of details, knowledge and very small simple pieces of a puzzle that if you bring it all together correctly brings happiness, joy and most importantly value. It all starts by picking the right plot, the right elevated land that overlooks a scenic view from up top, making you as a homeowner always feeling that you have the edge. Other details include the right partnerships, partnering with those that have done it before, done it right and done it beautifully. Only this time, Evergreen and Itqan intends on doing it differently to surpass your expectations and provide you with a happy life within a superiorly gated community.



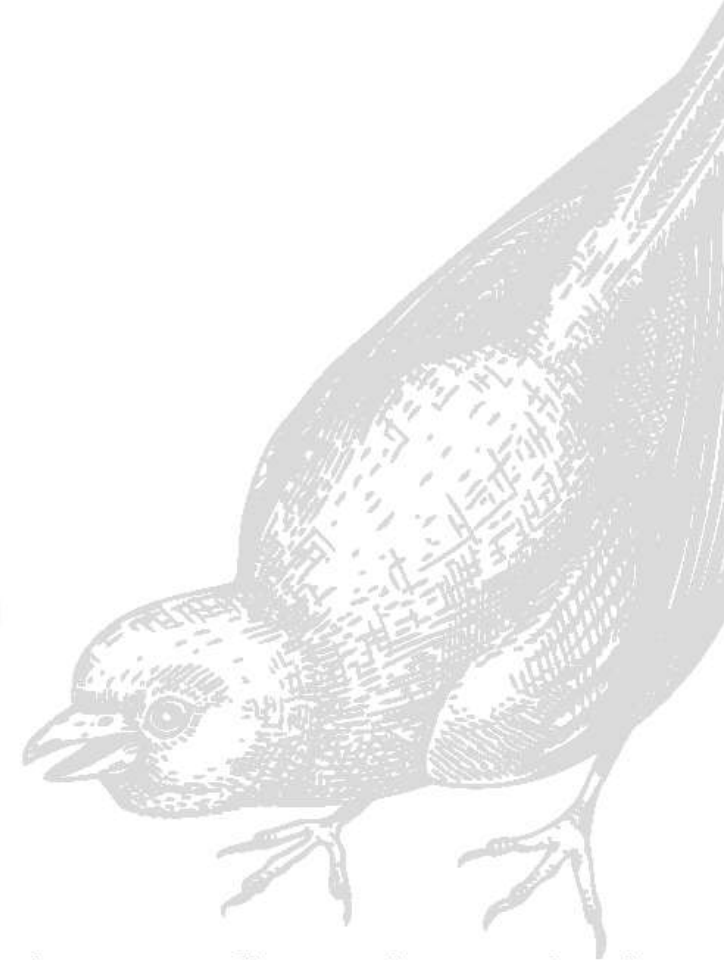
# Unlock Boundless Possibilities

A neighborhood designed for your convenience, gratifying you with luxury, safety and excellence in a land of endless possibilities. Find yourself surrounded by a familiar yet exceptional community that allows you to build a prosperous future.

Indulge in utmost serenity and tranquility with the lavish greenery, marvelous water features, and picturesque landscapes surrounding each building with stunning open views and a great sense of space.



# A Fulfilling Experience



With various amenities and breathtaking scenery over the hills of Sheikh Zayed City, we offer a sophisticated and integrated destination that is tailored to meet your needs and expand your expectations.

Westend exclusive clubhouse is designed with the lifestyle requirements of our residents in mind featuring various business and leisure facilities including meeting rooms, gym, ballroom, and an elegant executive lounge.

Enjoy the perfect BBQ gatherings accompanied by joyful outings to please your little ones at Westend fun Kids' Area. Property management is offered to make the lives of our residents easier with professional cleaning, maintenance, gardening, and security services at your finger-tips.



# Harmonious Sanctuary

By having the best-in-house architects, Westend homes are cultivated for the distinct tastes of those who seek elegance, privacy, and functionality in a home that reflects their energy and soul.

Westend was inspired by Bauhaus modern architecture. Relying heavily on straight lines which reminds us all that simplicity will remain the mother of all beauties creating both grandiosity and elegance.

Practicality of upkeep and maintenance was also something not to be missed. Homes were meticulously planned down to the smallest detail to offer the best space utilization and impeccable functionality.





# Our Location

“ Strategically positioned to keep you perfectly connected to everything you need without being amid the hustle and bustle of the city ”

- 7 Minutes Away from Mall Of Arabia
- 3 Minutes Away from Strip Mall
- 15 Minutes Away from Arkan Plaza
- 12 Minutes Away from 26<sup>th</sup> of July Corridor
- 2 Minutes Away from Waslet Dahshur Rd

SPHINX  
INTERNATIONAL  
AIRPORT

THE ESTATES  
SODIC

Al Dabaa Corridor Rd

OFA  
8 Minutes Away

VYE  
7 Minutes Away

BELLE VIE  
NEW ZAYED  
6 Minutes Away

4 Minutes Away



SODIC  
WEST

The Strip

MUTA CLUB

Cairo -Alex Desert Rd  
MINI WALK OF CAIRO

Rodewad Rd

Waslet Dakshour Rd

7 Minutes  
Away for mall  
of arabia

Grand Abd El-Naeir  
Hotel of Arabia

NU  
جامعة النيل  
Nile University

El-Nasr  
القصر

26th of July Corridor

15 Minutes Away  
from ZED

ZED

El-Nasr

# The Master Plan

Westend was beautifully designed down to the smallest detail to capture on the essence we promise our community; serene, breezy, and lavish surroundings that compliment the lifestyle they aspire to live everyday.

- Built on only %15 of the land's area
- Westend is laid out spaciouly with distance between houses reaching 55 Meters
- Westend caters only to 74 families in order to create an exclusive , cozy, loving, and content community
- Built on a unique elevated spot to let you enjoy a grandeur reaching a 6 Meter point offering a unique panoramic view of Zayed City



# Facade - Town House



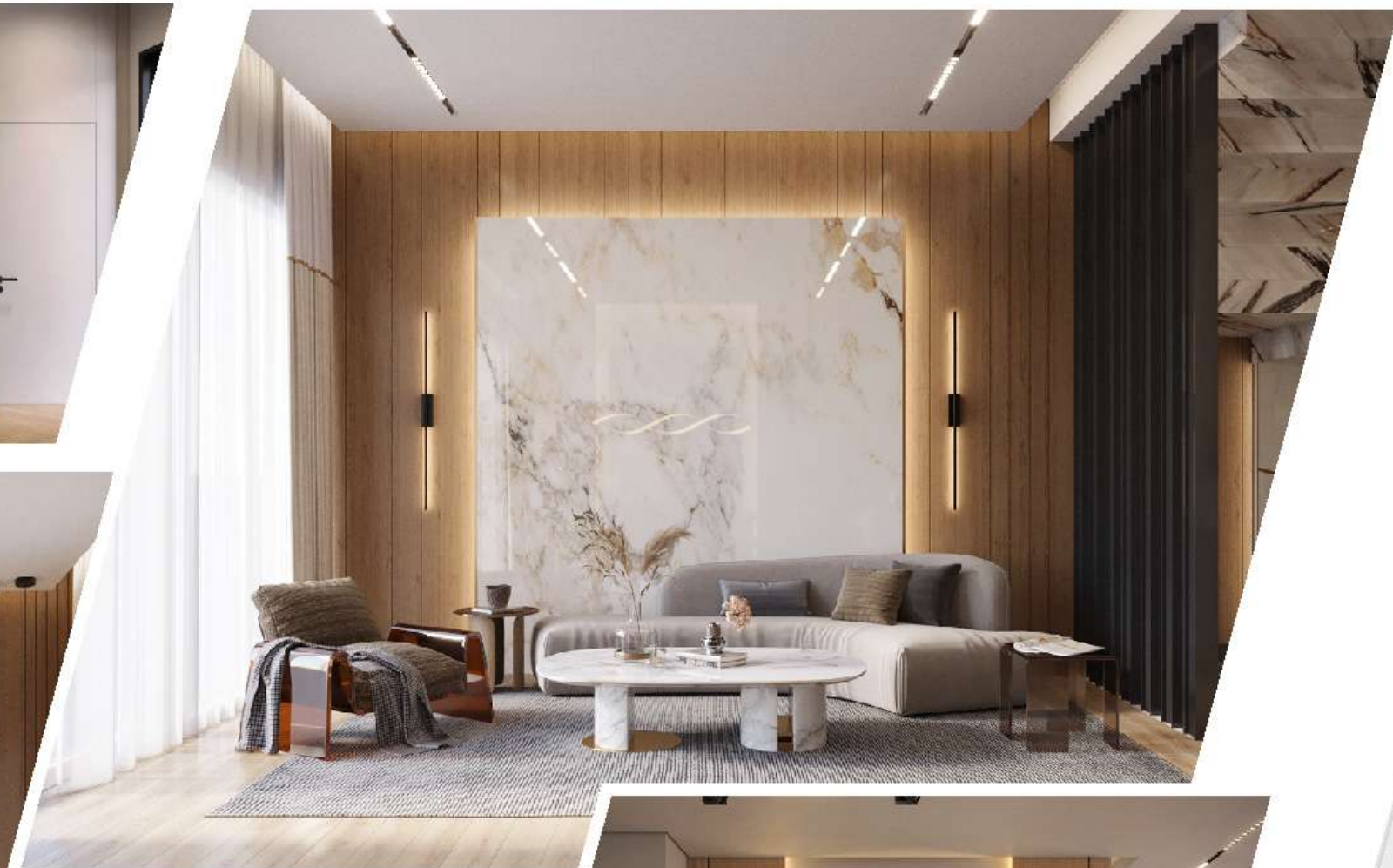


# Front View



# Back View

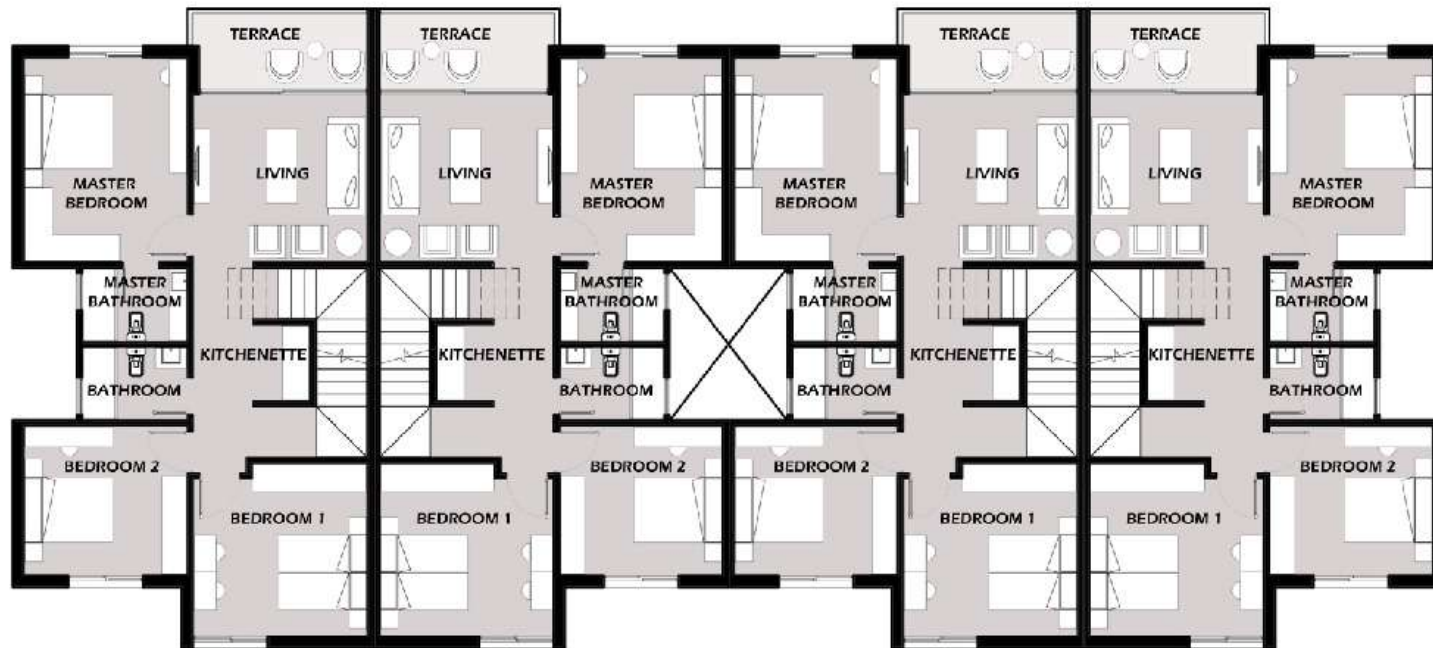






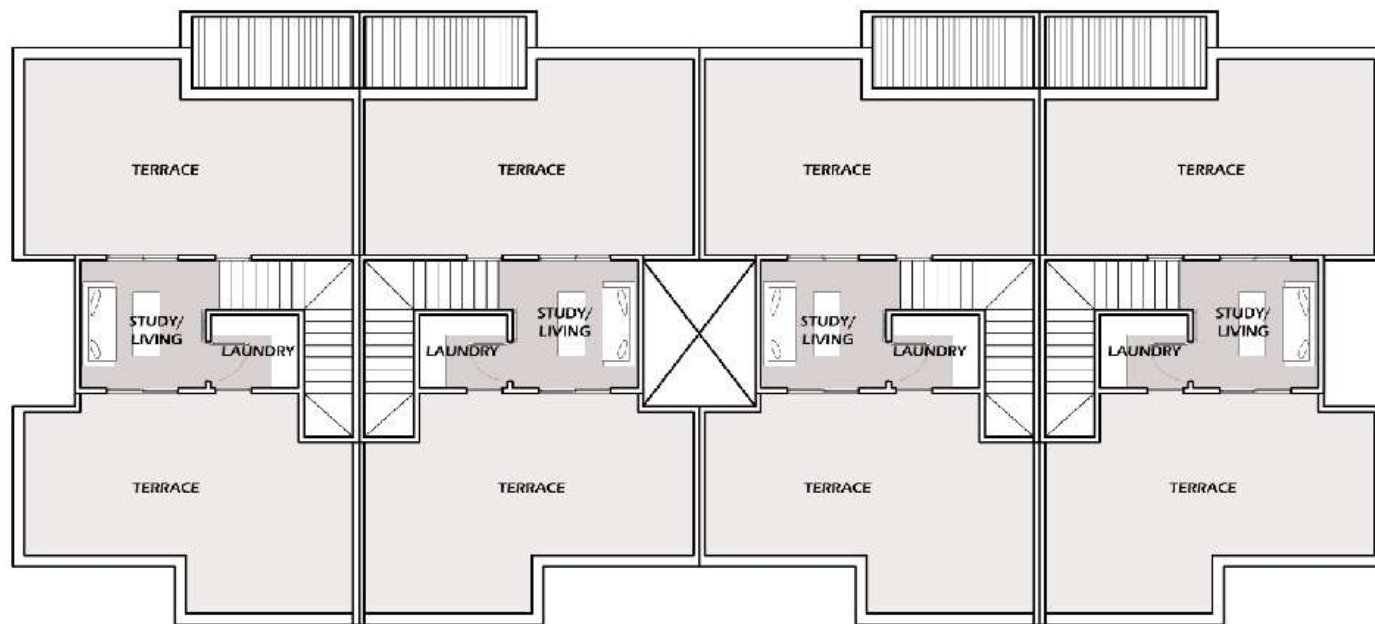
Ground Floor





1st Floor

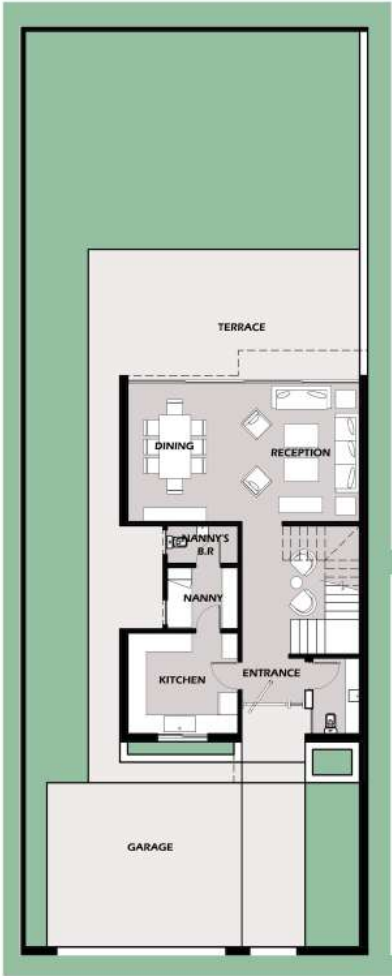




Roof

# Corner Townhouse

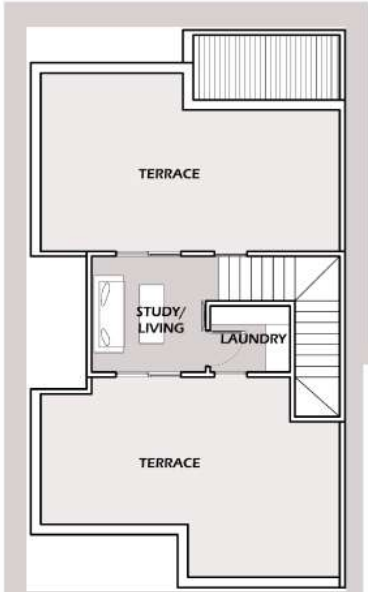
Total Areas : 245.5 m<sup>2</sup>



| CORNER TOWNHOUSE<br>GROUND FLOOR |            |
|----------------------------------|------------|
| SPACE                            | DIMENSIONS |
| PORCH                            | 2.00x2.35  |
| ENTRANCE                         | 2.00x1.35  |
| GUEST TOILET                     | 1.50x2.40  |
| KITCHEN                          | 3.50x3.20  |
| NANNY'S ROOM                     | 2.25x1.95  |
| NANNY'S BATHROOM                 | 2.00x1.20  |
| STAIRCASE/ VESTIBULE             | 3.75x4.30  |
| RECEPTION/ DINING                | 7.35x4.40  |
| TERRACE                          | 8.60x3.00  |



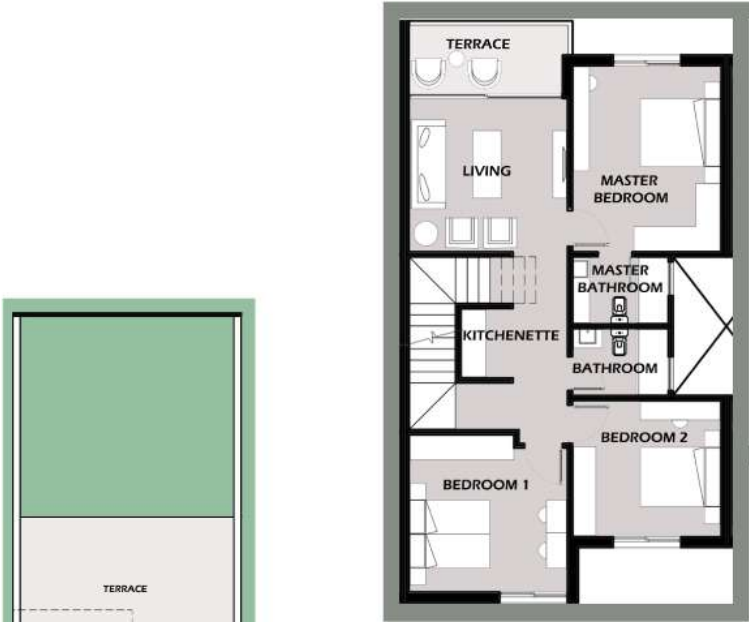
| CORNER TOWNHOUSE<br>FIRST FLOOR |            |
|---------------------------------|------------|
| SPACE                           | DIMENSIONS |
| BEDROOM 1                       | 3.75x3.70  |
| BEDROM 2                        | 3.50x3.20  |
| BATHROOM 1                      | 2.25x1.60  |
| STAIRCASE/ KITCHENETTE          | 3.75x4.30  |
| LIVING ROOM                     | 3.75x3.60  |
| MASTER BEDROOM                  | 3.50x4.40  |
| MASTER BATHROOM                 | 2.25x1.60  |
| TERRACE                         | 3.90x1.75  |



| CORNER TOWNHOUSE<br>ROOF FLOOR |            |
|--------------------------------|------------|
| SPACE                          | DIMENSIONS |
| STUDY/LIVING                   | 2.90x2.90  |
| UTILITY                        | 1.95x1.65  |
| FRONT TERRACE                  | 7.35x4.90  |
| BACK TERRACE                   | 7.35x4.40  |

# Middle Townhouse

Total Areas : 239.5 m<sup>2</sup>



## MIDDLE TOWNHOUSE

### FIRST FLOOR

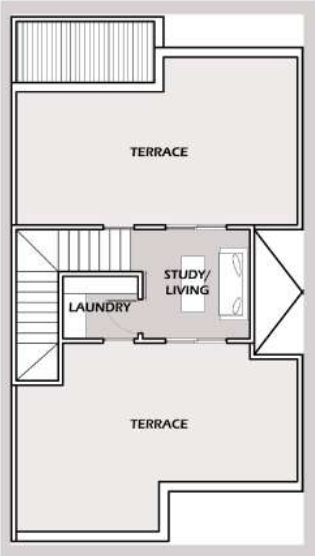
| SPACE                 | DIMENSIONS |
|-----------------------|------------|
| BEDROOM 1             | 3.75x3.70  |
| BEDROM 2              | 3.50x3.20  |
| BATHROOM 1            | 2.25x1.60  |
| STAIRCASE/KITCHENETTE | 3.75x4.30  |
| LIVING ROOM           | 3.75x3.60  |
| MASTER BEDROOM        | 3.50x4.40  |
| MASTER BATHROOM       | 2.25x1.60  |
| TERRACE               | 3.90x1.75  |



## MIDDLE TOWNHOUSE

### GROUND FLOOR

| SPACE                | DIMENSIONS |
|----------------------|------------|
| PORCH                | 1.50x2.50  |
| ENTRANCE             | 3.75x1.20  |
| GUEST TOILET         | 2.00x1.10  |
| KITCHEN              | 3.50x3.20  |
| NANNY'S ROOM         | 2.25x1.95  |
| NANNY'S BATHROOM     | 2.00x1.20  |
| STAIRCASE/ VESTIBULE | 3.75x4.30  |
| RECEPTION/DINING     | 7.35x4.40  |
| TERRACE              | 7.60x3.00  |



## MIDDLE TOWNHOUSE

### ROOF FLOOR

| SPACE         | DIMENSIONS |
|---------------|------------|
| STUDY/LIVING  | 2.90x2.90  |
| UTILITY       | 1.95x1.65  |
| FRONT TERRACE | 7.35x4.90  |
| BACK TERRACE  | 7.35x4.40  |

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**Hotline:** 19467  
**Website:** [westend-eg.com](http://westend-eg.com)  
**Mail:** [info@westend-eg.com](mailto:info@westend-eg.com)

**Address:** Suite 1204,  
Park St Office Building,  
Sheikh Zayed, 6<sup>th</sup> October, Egypt