

By **Al Diwan**TM

20
25

Alamein

VILLAR

ABOUT *Al Diwan*TM

AL DIWAN IS A DISTINGUISHED REAL ESTATE DEVELOPER DEDICATED TO CRAFTING HOMES THAT CELEBRATE TRADITION, EMBODY PRESTIGE, AND REDEFINE LUXURY.

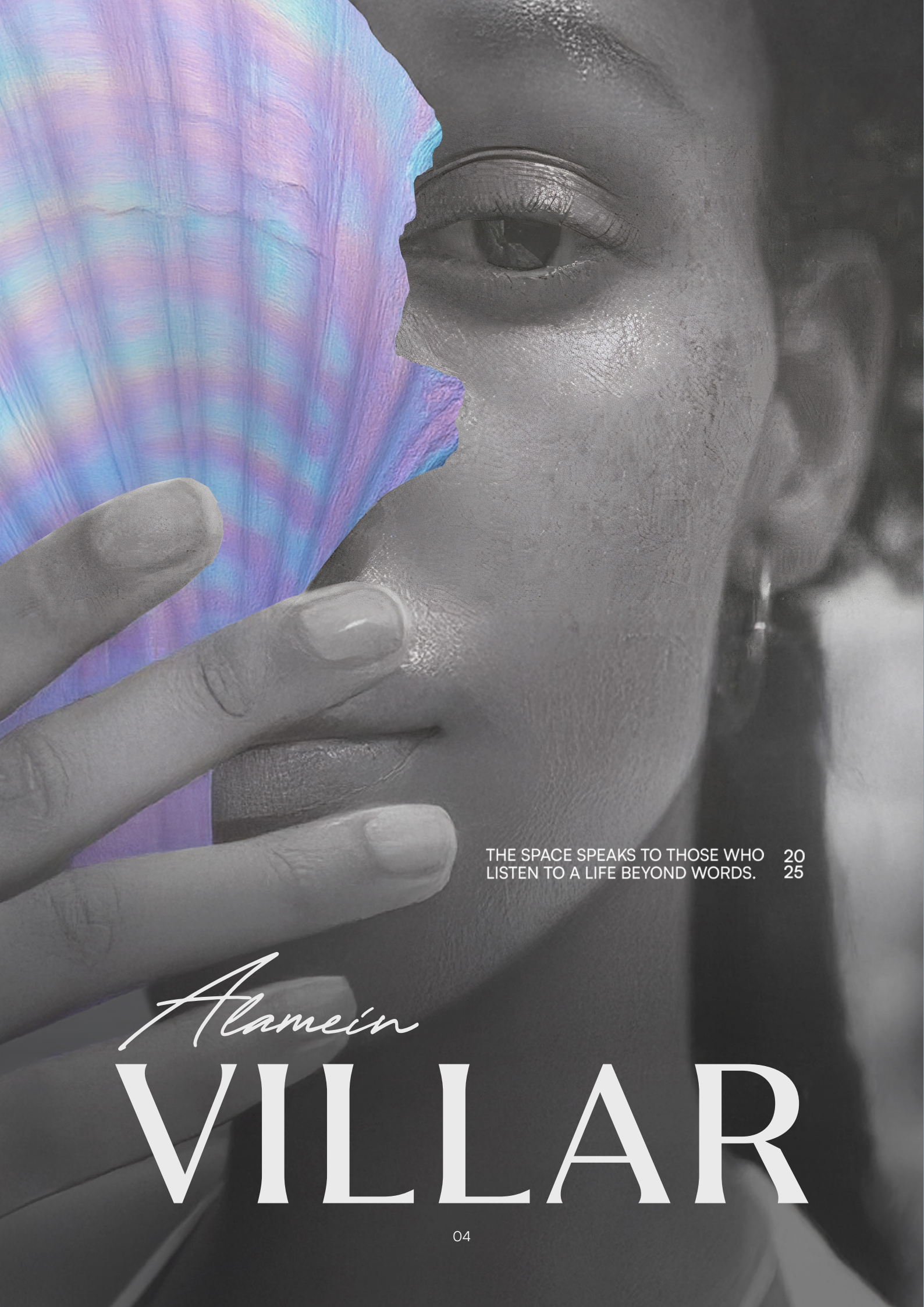
WE DESIGN PLACES THAT SPEAK BEFORE YOU EVEN SET FOOT INSIDE. PLACES THAT ARE BOTH ANCIENT AND INEVITABLE.

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A COUNCIL BEYOND TIME



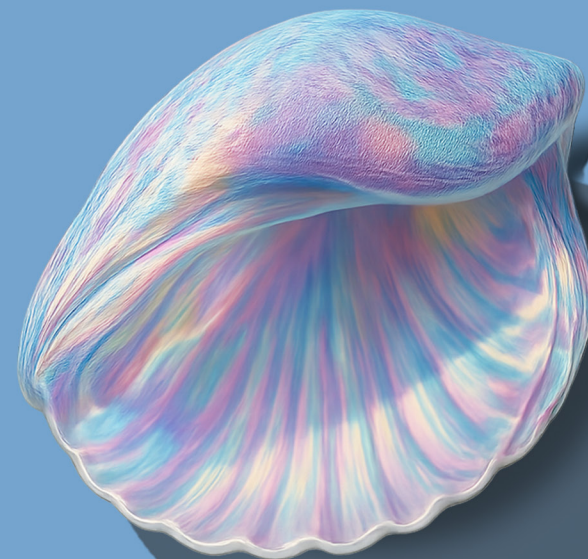
AT AL DIWAN, WE DO NOT SIMPLY BUILD SPACES—WE SUMMON THEM INTO EXISTENCE. WE CREATE PLACES THAT HAVE HISTORY BEFORE THEY HAVE INHABITANTS, WHERE ECHOES OF THE PAST MEET THE RHYTHM OF TOMORROW.

A SEAT *for* THE FEW



THE SPACE SPEAKS TO THOSE WHO
LISTEN TO A LIFE BEYOND WORDS. 20
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Flamein
VILLAR

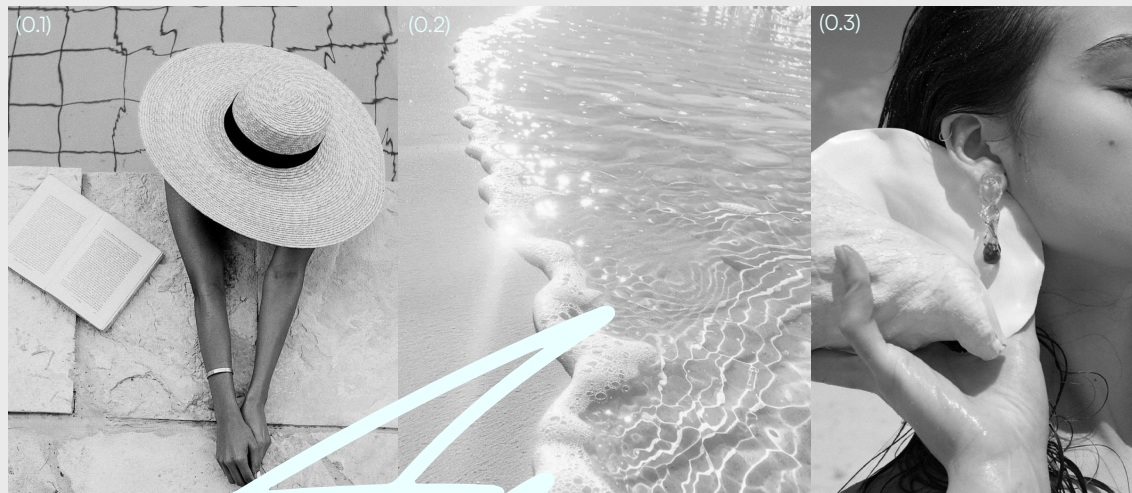


ALDIWAN.COM.EG

THE SPACE SPEAKS TO THOSE WHO LISTEN
TO A LIFE BEYOND WORDS.

Flamein

VILLAR



Atlantic

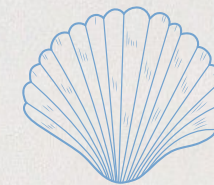
THAT'S THE POINT. THE REAL TREASURE
ISN'T PLACED IN FRONT OF YOU

OVER TIME, THESE MOMENTS ADD UP.
YOU BEGIN TO SEE YOURSELF DIFFERENTLY

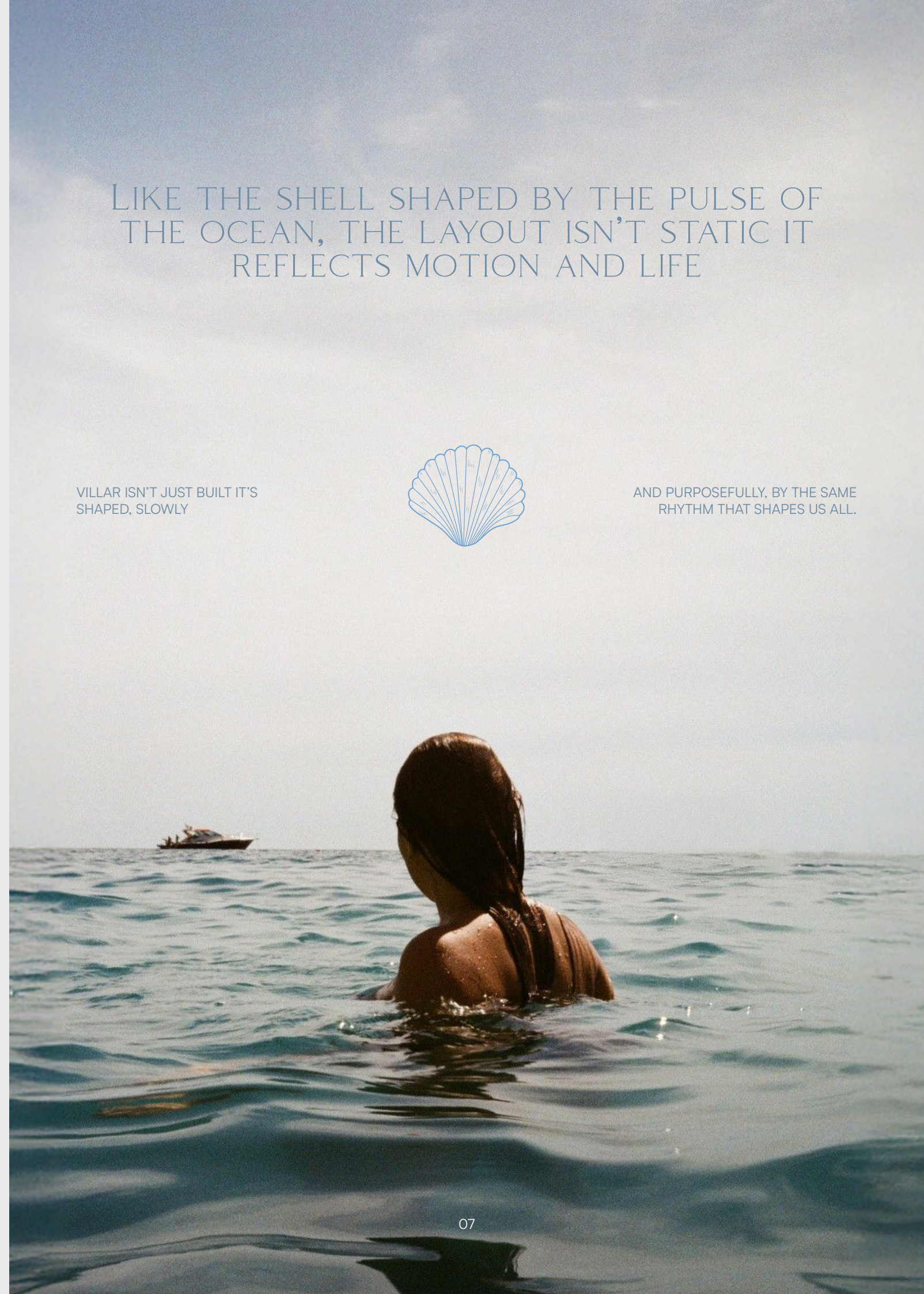
WHAT YOU FIND, YOU BECOME THIS
PLACE DOESN'T HAND YOU MEANING.
IT GIVES YOU THE SPACE TO FIND IT.

LIKE THE SHELL SHAPED BY THE PULSE OF
THE OCEAN, THE LAYOUT ISN'T STATIC IT
REFLECTS MOTION AND LIFE

VILLAR ISN'T JUST BUILT IT'S
SHAPED, SLOWLY



AND PURPOSEFULLY, BY THE SAME
RHYTHM THAT SHAPES US ALL.



HERE, EACH STEP LEADS TO SOMETHING NEW.
SOMETHING REAL.

VILLAR

*Open to the Sea
Open What You*

FIND WHAT'S HIDDEN
THE TREASURE ISN'T
OUT THERE

IT'S IN
YOU
VILLAR
DOESN'T
CLAIM TO
GIVE IT TO
YOU



Almanac

IT HELPS YOU UNCOVER IT. SOME CALL IT PURPOSE. SOME CALL IT
GROWTH. OTHERS CALL IT PEACE.

EVERY CURVE
IS DELIBERATE
LIKE THE SHELL'S SPIRAL

IT'S A PLACE WHERE FORM FOLLOWS
FLOW, AND WHERE FLOW LEADS TO
DISCOVERY

TIME THAT
MOVES
WITH YOU

WE'VE BEEN TAUGHT TO MEASURE TIME IN LINES.
VILLAR FOLLOWS CYCLES.

Back to the Sea



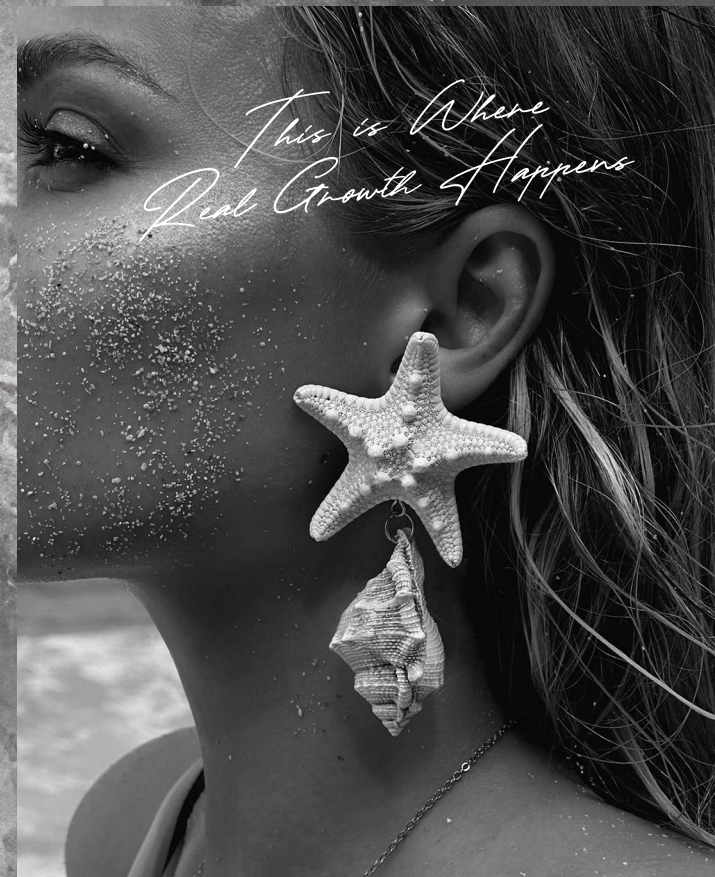
BUILT ON A
PATTERN THE WORLD
ISN'T RANDOM

IT RUNS ON STRUCTURE—SPIRALS, CURVES, AND QUIET REPETITION.
YOU SEE IT IN SHELLS, IN WAVES, EVEN IN HOW WE GROW

*Villar North Coast isn't just a
place to live—it's a space designed for quiet discovery*

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IT'S STRONG, YET OPEN. HERE, VULNERABILITY
BECOMES STRENGTH, AND MOTION BECOMES
MEANING.



LIKE THE SEA SHELL, VILLAR HOLDS
SPACENOT TO SHUT THE WORLD OUT,
BUT TO ALLOW GROWTH WITHIN



VILLAR IN THE HEART OF NEW ALAMEIN, ONE OF EGYPT'S MOST BEAUTIFUL DESTINATIONS. IT IS STRATEGICALLY LOCATED IN THE MOST PREMIUM LOCATION.

Alamein VILLAR

THE EXPERIENCE



A Shell to Call Home.

STEP INTO A WORLD WHERE EVERY DAY FEELS LIKE A GETAWAY. AT VILLAR, LIFE MOVES AT YOUR PACE — RELAXED, REFINED, AND DEEPLY CONNECTED TO NATURE.

FROM SWIMMABLE LAGOONS AND PRIVATE POOLS TO VIBRANT BAR LOUNGES, WELLNESS SANCTUARIES, AND ACTIVE SPORTS SPACES. EVERY CORNER IS DESIGNED TO ELEVATE YOUR EVERYDAY. IT'S NOT JUST A PLACE TO LIVE — IT'S A WAY OF LIFE. THOUGHTFUL, EFFORTLESS, AND EXCLUSIVELY YOURS.



BENEATH THE SURFACE,
WHERE POTENTIAL LIVES.

RESIDENTIAL COMMERCIAL HOTEL



UNITS
2702



UNIT AREAS
56 M^2 TO 145 M^2



FLOORS
10 TO 13



VIEWS

LAKE
CRYSTAL LAGOON
MEDITERRANEAN SEA



DELIVERY
3.5 YEARS

LISTEN BY FEELING
NOT EVERYTHING WORTH
HEARING IS LOUD.

Flamein

IT LETS YOU FEEL YOUR WAY THROUGH YOU
DON'T NEED NOISE TO UNDERSTAND A PLACE



THE HOMES HERE ARE NOT JUST PLACES TO DWELL,
BUT SPACES IN HARMONY WITH THE RHYTHM OF THE
UNIVERSE ITSELF.





LANDSCAPE

VILLAR'S LANDSCAPE VISION, CREATED WITH THE EXPERTISE OF DIESTADT, KNOWN FOR ITS FOCUS ON SUSTAINABILITY, HRZN, WHICH SPECIALIZES IN SEAMLESSLY INTEGRATING NATURE INTO

URBAN ENVIRONMENTS, AND NARA STUDIOS, RENOWNED FOR TRANSFORMING IDEAS INTO VIVID REALITY, ZAHRA PROMISES A UNIQUE BLEND OF NATURE AND INNOVATION.

8%

FOOTPRINT

92%

GREENERY AND
WATER FEATURES

WATER PROMENADE

THE WATER PROMENADE IS THE BEATING HEART OF VILLAR, EXTENDING ALL THE WAY TO THE BEACH.

HERE, YOU'LL FIND A HUB OF ACTIVITY, INCLUDING WATER SPORTS, RETAIL SHOPPING, DELECTABLE DINING OPTIONS, NIGHTLIFE ENTERTAINMENT, AND A TOP-NOTCH LIFESTYLE HOTEL. SPEND YOUR DAYS AND LATE NIGHTS AT THIS UNIQUE DESTINATION.



MEDITATION
CENTER



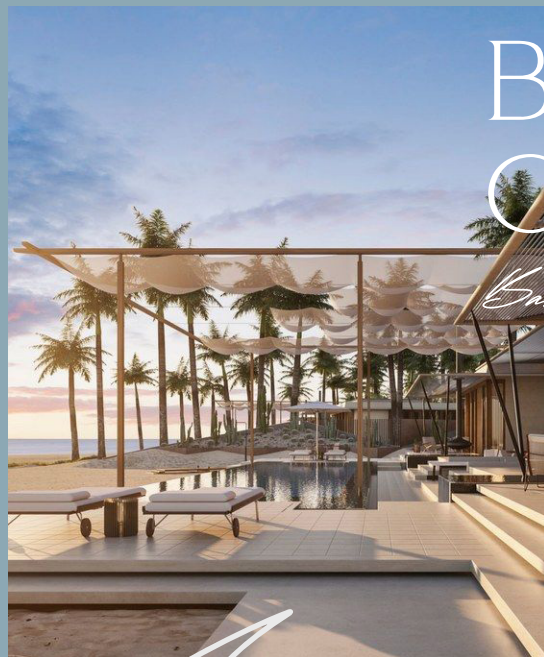
RESTAURANTS
AND CAFES



RETAIL
SHOPS



KIDS
AREA

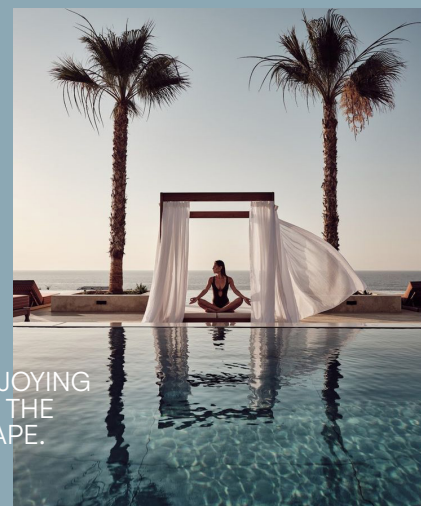


BEACH CLUB HOUSE

Back in Quiet Luxury

Alamein

YOUR PRIVATE SLICE OF COASTAL BLISS, DESIGNED FOR LAID-BACK LUXURY, IT'S WHERE BAREFOOT MORNINGS MEET GOLDEN-HOUR GATHERINGS.



WHETHER YOU'RE SIPPING A COOL DRINK BY THE INFINITY POOL, ENJOYING A BREEZY BRUNCH WITH FRIENDS, OR JUST SOAKING IN THE SUN TO THE SOUND OF WAVES, THE BEACH CLUBHOUSE IS YOUR EVERYDAY ESCAPE.



BAR LOUNGE

WHERE THE MOOD SHIFTS AND THE NIGHT BEGINS. SOPHISTICATED YET RELAXED, IT'S YOUR GO-TO FOR CRAFTED COCKTAILS, SMOOTH TUNES, AND EFFORTLESS CONVERSATIONS.

Sip Into the Moment

WHETHER YOU'RE UNWINDING AFTER A SUN-SOAKED DAY OR STARTING YOUR EVENING IN STYLE, THE BAR LOUNGE BLENDS COASTAL CHARM WITH MODERN FLAIR.



SWIMMABLE LAGOONS

Endless Blue Escape

CAREFULLY CRAFTED TO PROVIDE CRYSTAL-CLEAR SEAWATER BENEATH OPEN BLUE SKIES AND LUSH TROPICAL SURROUNDINGS, THE 21,000 SQUARE-METER LAGOONS OFFER A SERENE, RESORT-LIKE EXPERIENCE. DESIGNED WITH INTENTION AND PRECISION, THEY INVITE YOU INTO A WORLD WHERE TRANQUILITY FLOWS EFFORTLESSLY.

THOUGHTFULLY INTEGRATED INTO THE LANDSCAPE, THESE EXPANSIVE LAGOONS BRING THE ESSENCE OF RESORT LIVING TO YOUR EVERYDAY — CALM, REFRESHING, AND EFFORTLESSLY LUXURIOUS.

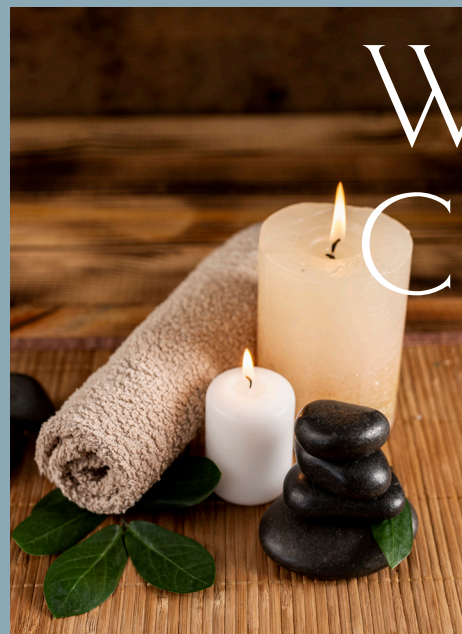


SPORTS ACTIVITIES

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PASS THE TIME & ENJOY YOUR FAVORITE SPORTS AT OUR VERY OWN SPORTS CLUB, OR THROUGHOUT VILLAR, WITH A VARIETY OF ACTIVITIES PROVIDED TO ENRICH YOUR LIFESTYLE.

Wellness in Action.



WELLNESS CENTER

RECHARGE AND REJUVENATE AT OUR VERY OWN WELLNESSCENTER, WITH THE LATEST EQUIPMENT AND SERVICES THAT ENSURE YOU DON'T MISS OUT ON YOUR REGULAR FITNESS & SELF-CARE ROUTINE.

Your Daily Reset

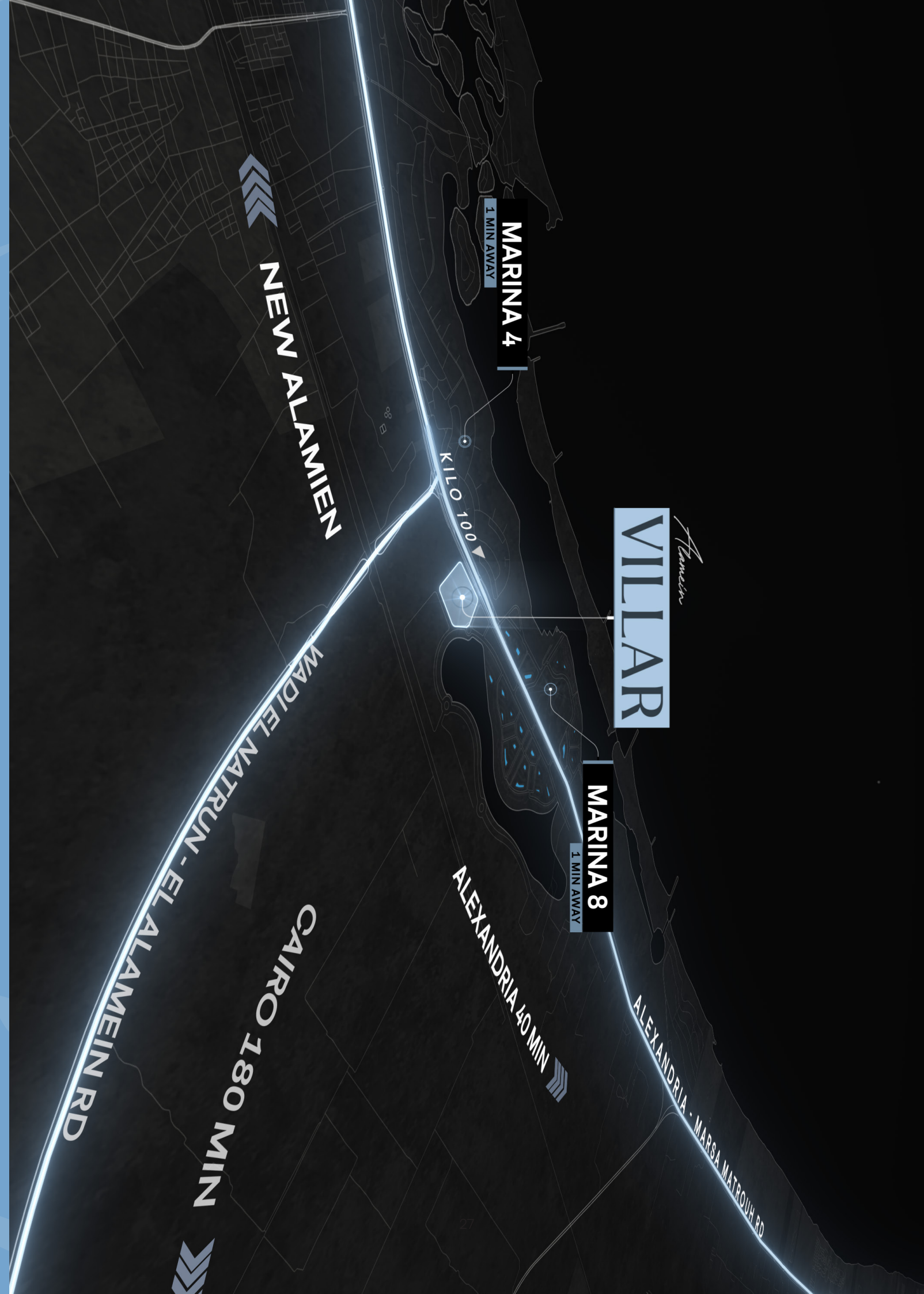
WHERE STATE-OF-THE-ART FACILITIES AND THOUGHTFUL SERVICES SUPPORT YOUR FITNESS AND SELF-CARE JOURNEY.



a Space where the Hidden Beauty



LOCATION



Where Geometry Meets Evolution



Elevate Your Routine



*Villar helps you notice things you
might have missed.*

LIKE THE SEA SHELL, VILLAR HOLDS SPACE
NOT TO SHUT THE WORLD OUT, BUT TO
ALLOW GROWTH WITHIN

INTERIOR DESIGNS







STEP INTO THE JOURNEY.
UNCOVER WHAT'S YOURS.



Built on Nature's Pattern

Alamein

THE WORLD ISN'T
RANDOM. IT RUNS ON
STRUCTURE SPIRALS,
CURVES, AND QUIET
REPETITION.

YOU SEE IT IN SHELLS, IN WAVES, EVEN IN HOW
WE GROW. VILLAR FOLLOWS THIS SAME RHYTHM

THE DESIGN RESPECTS HOW PEOPLE MOVE AND
LIVE. BUILDING A FLOW THAT FEELS NATURAL AND
OPEN. IT'S NOT RIGID. IT EVOLVES WITH YOU.

A SUBLIME BALANCE OF FUNCTION
AND FORM IN VILLAR NORTH
COAST.

PROJECT MASTERPLAN



Evolve Beyond. Find Your Pearl.

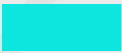


Not Just a Home. a Pattern for Life



DESIGN CONCEPT


COMMERCIAL
BUILDING
B.U.A = 10,681
M2


TYPE A
B.U.A =
68,324 M2


TYPE B
B.U.A =
26,703 M2M2


TYPE C
B.U.A =
38,640 M2


TYPE D
B.U.A =
12,000 M2


TYPE D1
B.U.A =
14,112M2


TYPE D2
B.U.A =
13,520 M2

*This is Where
Real Growth Happens*

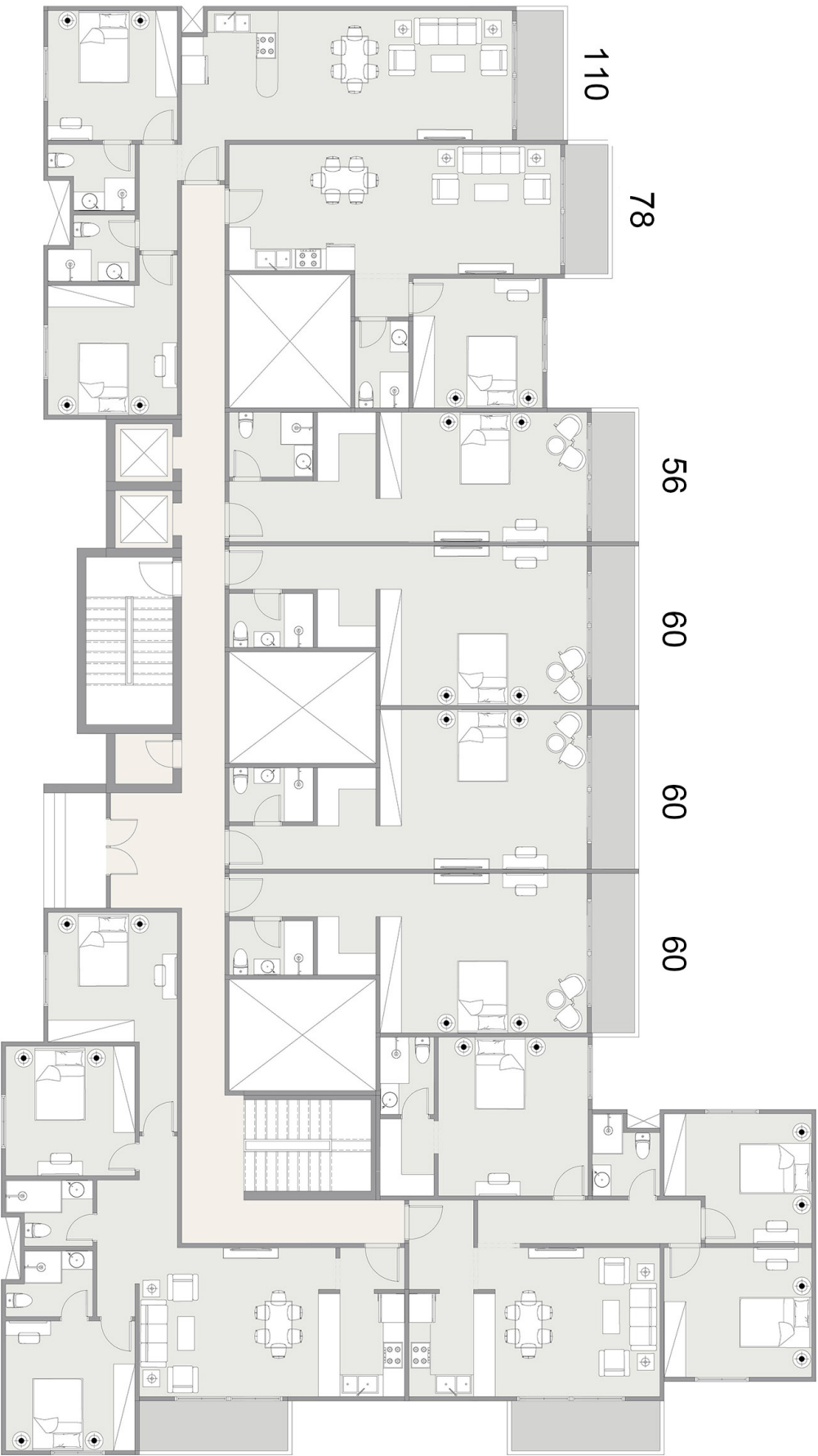


CHALETS LAYOUT

TYPE A



TYPE B



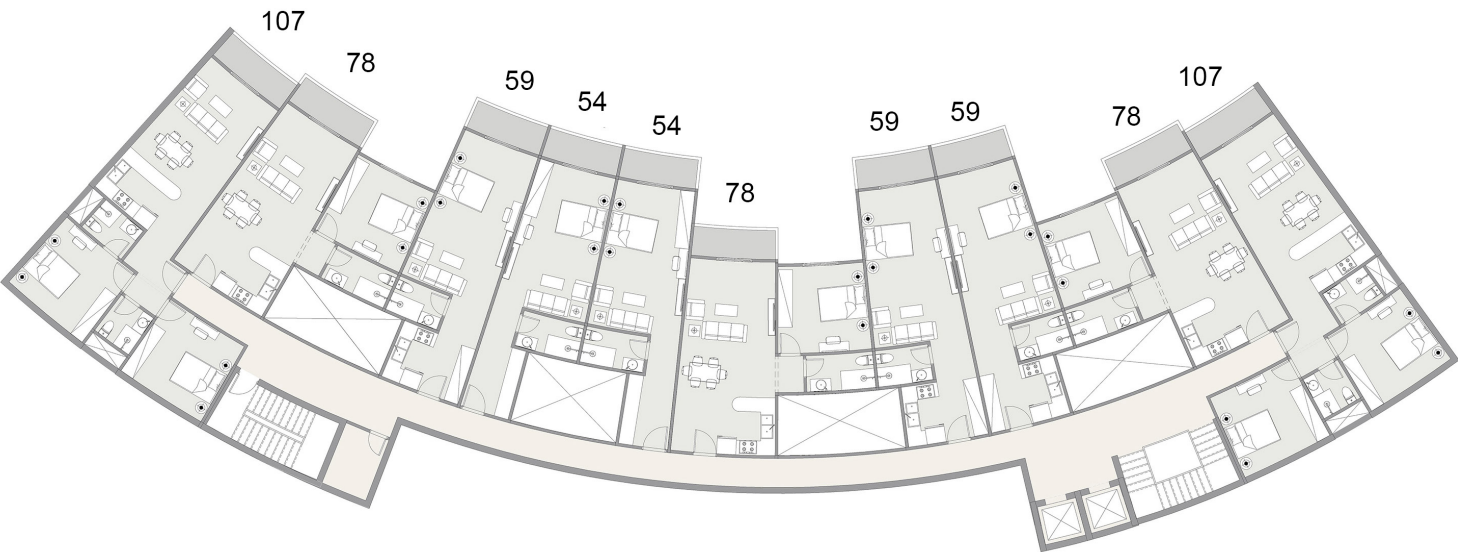
GROUND FLOOR PLAN



GROUND FLOOR PLAN



TYPE C



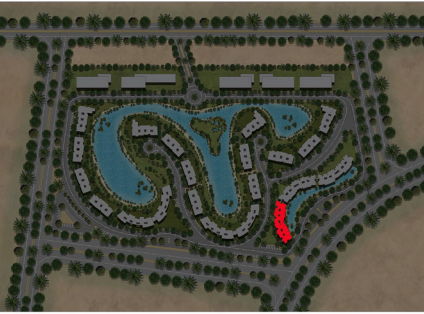
TYPE D



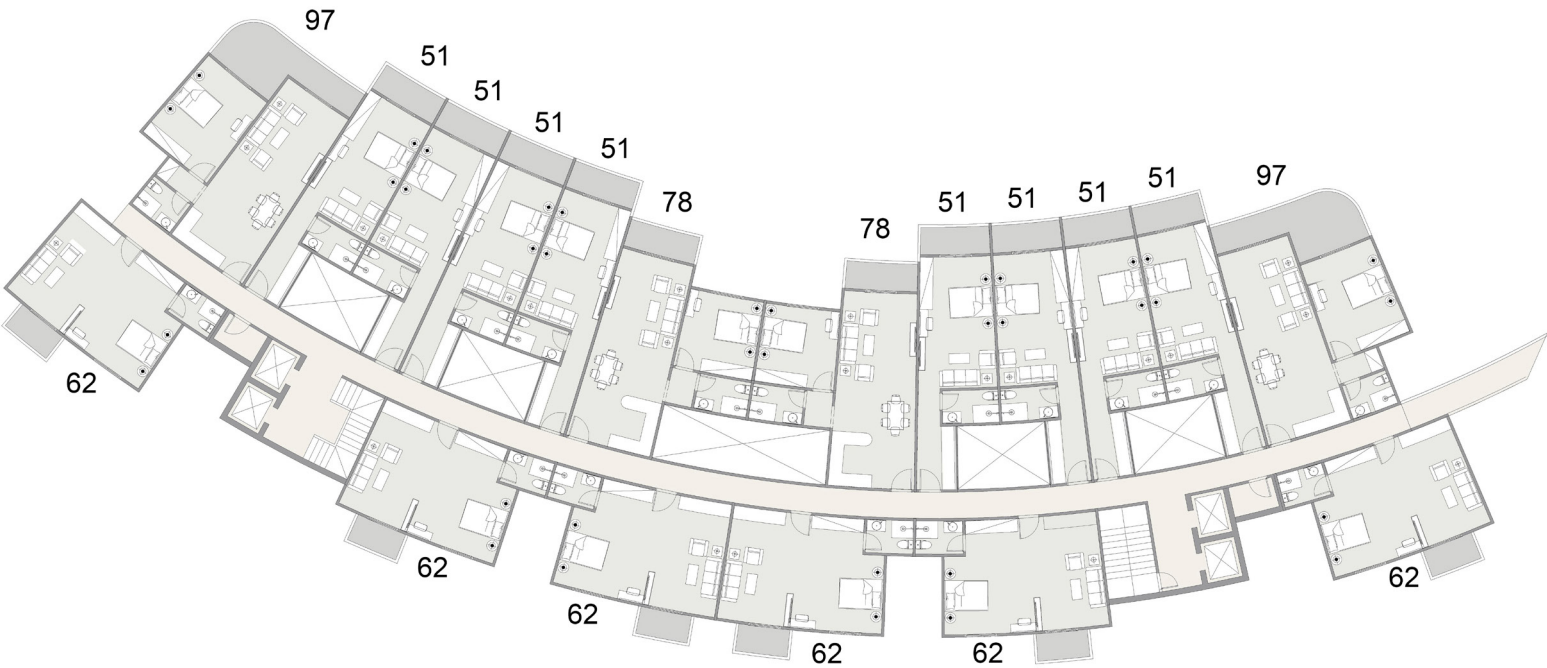
GROUND FLOOR PLAN



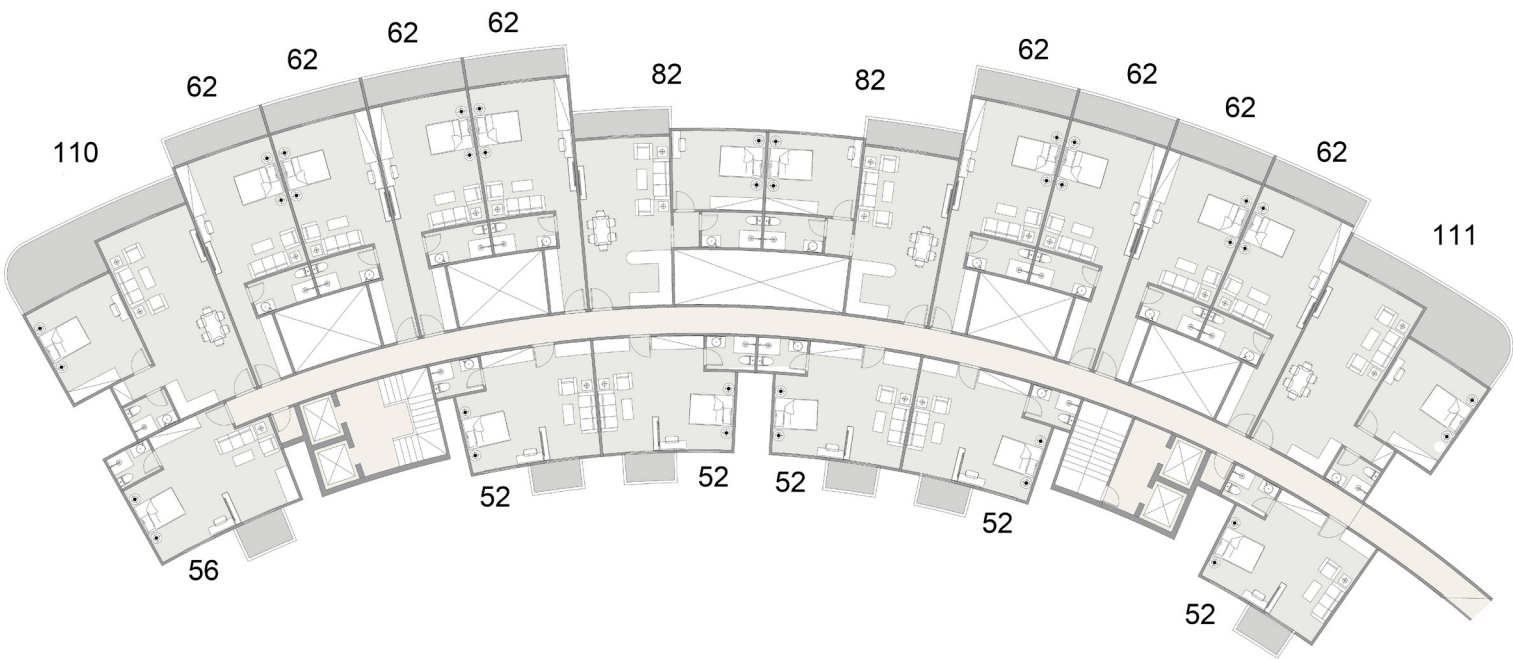
GROUND FLOOR PLAN



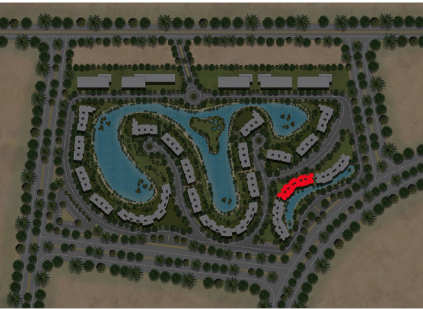
TYPE D1



TYPE D2



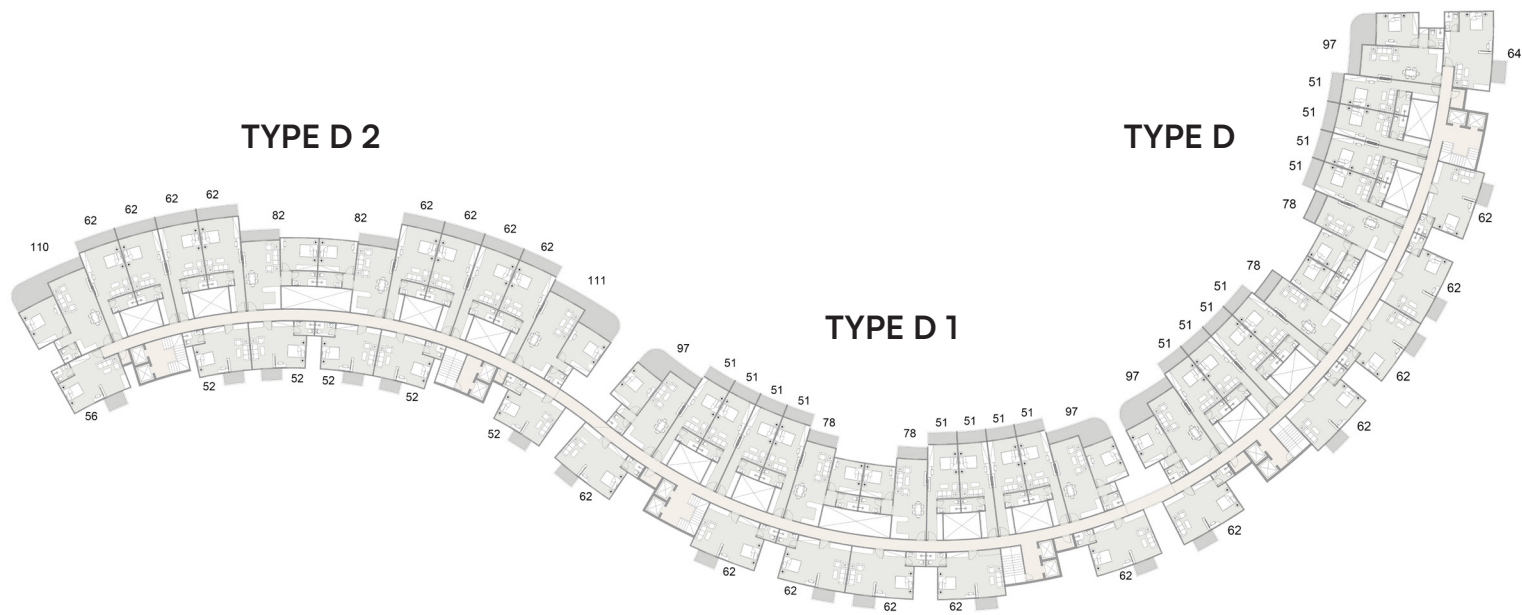
GROUND FLOOR PLAN



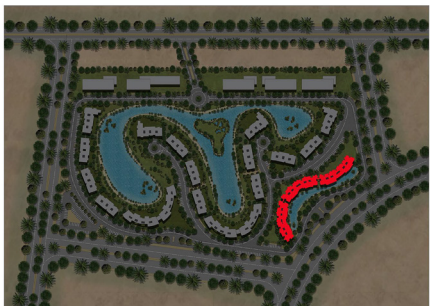
GROUND FLOOR PLAN



TYPE D - D1 - D2



GROUND FLOOR PLAN



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