
45°
GRAND
HEIGHTS

Discover the Perfect Angle of Living in *the Heart* OF OCTOBER.

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OVERVIEW

4.

GRAND HEIGHTS PROJECT IS LOCATED IN 6TH OF OCTOBER CITY; IT IS A DESTINATION THAT EXCEEDS OUR UNDERSTANDING OF RESIDENTIAL COMPOUNDS, MARRYING THE ULTIMATE COMFORT AND CONVENIENCE WITH ALL THE ELEMENTS REQUIRED FOR AN AUTHENTIC, ELEVATED LIVING EXPERIENCE IN ONE PLACE.



OUR PHILOSOPHY

5.

TO CREATE ABSOLUTE COMFORT AND QUALITY, COMPLEMENTED BY CHARMING URBAN PLANNING. THIS VISION IS REFLECTED IN THE CREATIVE ARCHITECTURE AND HOLISTIC DESIGNS, WHILE THE ROBUST, RELIABLE INFRASTRUCTURE AND AMPLE, USABLE GREENERY SHOWCASE OUR RESPECT FOR NATURE.

GRAND HEIGHTS IS AN ALREADY FULLY INHABITED WITH OVER 1,100 VILLAS ACROSS THE WIDER GRAND HEIGHTS COMMUNITY.



LIFESTYLE AND AMENITIES

GYM

FOOTBALL PITCH

MULTIPURPOSE COURT

RESTAURANT

PLAYGROUND

SUPERMARKET

MOSQUE

PADEL

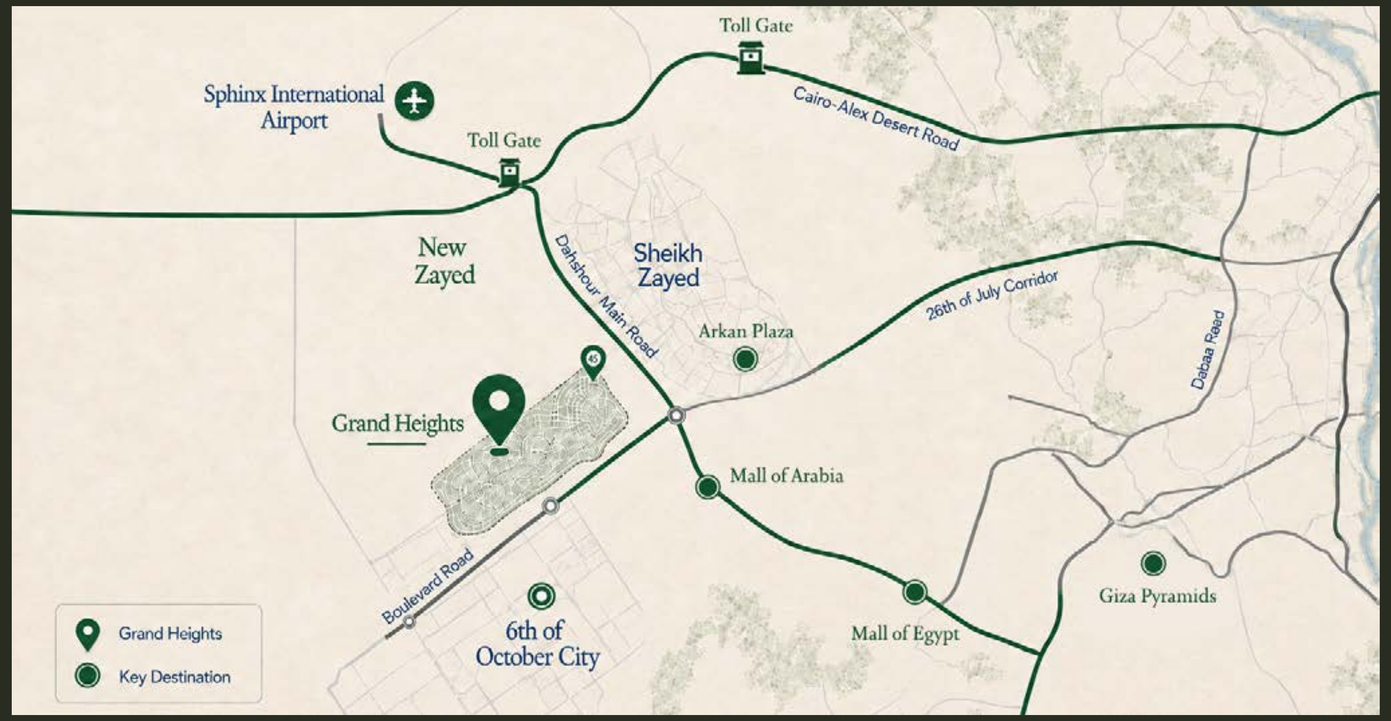

PADEL
Padel
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FITNESS CLUB




PLAYGROUND

GRAND HEIGHTS
Location and Connectivity



SPANNING 922 FEDDANS, GRAND HEIGHTS STANDS AS A LANDMARK COMMUNITY IN THE HEART OF OCTOBER.

10 MINS
FROM ARKAN PLAZA

10 MINS
FROM CAIRO DESERT ROAD

10 MINS
FROM RING ROAD


GARDEN

LANDSCAPE



ARCHITECTURE



Location

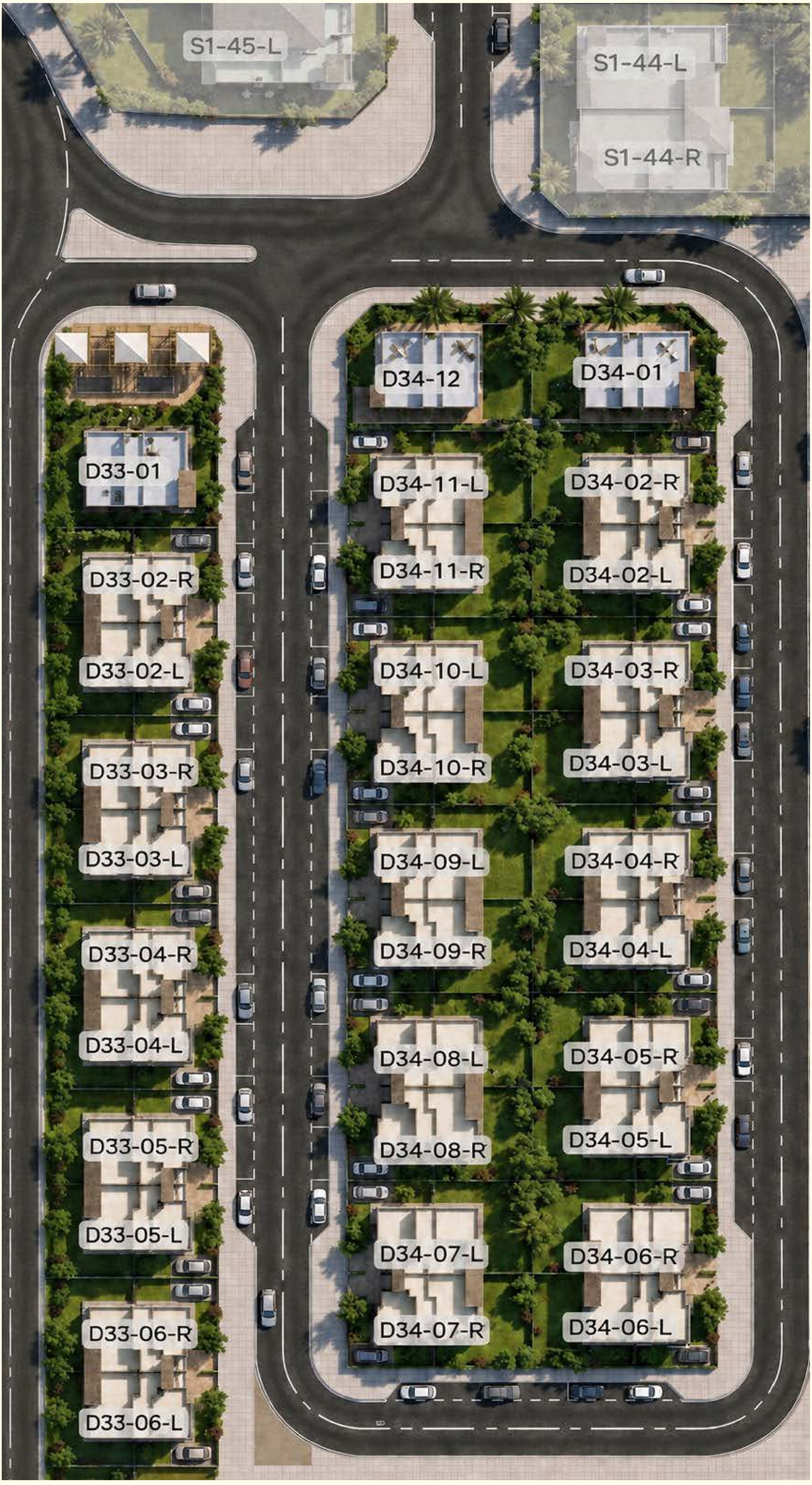
45° BY GRAND HEIGHTS

Located at the upper corner of Grand Heights, 45° is the only semi finished villas-only compound in October — already fully inhabited with over 1,100 villas across the wider Grand Heights community.



GRAND HEIGHTS 45
Master Plan

Grand Heights offers its residents self-sufficient compound living — thoughtfully designed to solve everyday problems for a seamlessly modern lifestyle.


S1-45-L
S1-44-L
S1-44-R
D34-12
D34-01
D33-01
D34-11-L
D34-02-R
D33-02-R
D34-11-R
D34-02-L
D33-02-L
D34-10-L
D34-03-R
D33-03-R
D34-10-R
D34-03-L
D33-03-L
D34-09-L
D34-04-R
D33-04-R
D34-09-R
D34-04-L
D33-04-L
D34-08-L
D34-05-R
D33-05-R
D34-08-R
D34-05-L
D33-05-L
D34-07-L
D34-06-R
D33-06-R
D34-07-R
D34-06-L
D33-06-L

TWIN *Villas*

Twin villas offering semi finished quality in a semi-attached format, ideal for those seeking villa living at a more compact footprint.

LAND PLOT:	TOTAL BUA:
248 M^2	273 M^2

Layout includes: Master Bedroom, 2 additional Bedrooms, Reception, Dining, Kitchen, Laundry, Guest WC, front and back gardens, private driveway

TWIN VILLAS | FRONT



TWIN VILLAS
| BACK





GROUND FLOOR:
95 M²

FIRST FLOOR:
92 M²

ROOF FLOOR:
23 M²

ROOF TERRACE:
63 M²

STAND ALONE *Villas*

Spacious, offering semi finished standalone villas designed for privacy and family living, set within landscaped plots.

LAND PLOT:	TOTAL BUA:
322 - 327 M^2	350 M^2

Layout includes: Master Bedroom, 2 additional Bedrooms, Maid’s Room, Family Living, Reception, Kitchen, Guest WC, front and back gardens, private driveway.

STAND ALONE VILLAS | FRONT



STAND ALONE VILLAS | BACK



ABOUT THE DEVELOPER

KUWADICO IS A PROMINENT REAL ESTATE DEVELOPER IN EGYPT, ESTABLISHED AS A JOINT VENTURE BETWEEN KUWAIT'S NATIONAL REAL ESTATE COMPANY (NREC) AND EGYPT'S WADI EL NILE COMPANY.

THE COMPANY FOCUSES ON DEVELOPING HIGH-END RESIDENTIAL COMMUNITIES, KNOWN FOR THEIR QUALITY AND INNOVATIVE DESIGNS. KUWADICO IS RECOGNIZED FOR ITS EXPERTISE IN CREATING INTEGRATED, LUXURIOUS LIVING SPACES AND FOR ITS COMMITMENT TO MEETING AND EXCEEDING CUSTOMER EXPECTATIONS.

GET IN TOUCH

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GRAND
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