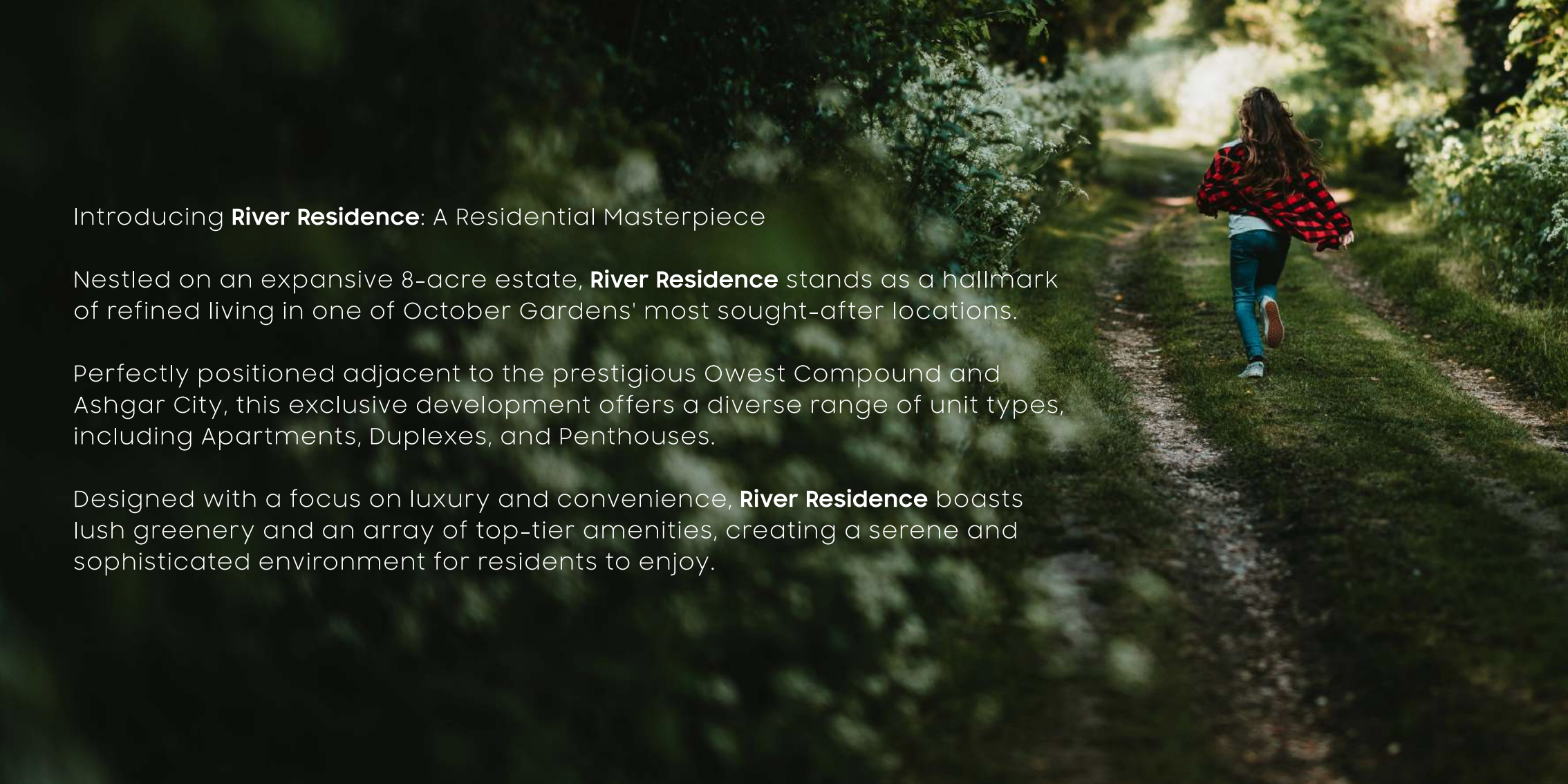




 **WEST
WAY**
DEVELOPMENTS

|  **R**iver
Residence

A person with long brown hair, wearing a red and black plaid shirt over a white t-shirt and blue jeans, is running away from the camera on a dirt path. The path is surrounded by dense green foliage and trees, with sunlight filtering through the leaves. The person is running towards the right side of the frame, where the path leads into a brighter area.

Introducing **River Residence**: A Residential Masterpiece

Nestled on an expansive 8-acre estate, **River Residence** stands as a hallmark of refined living in one of October Gardens' most sought-after locations.

Perfectly positioned adjacent to the prestigious Owest Compound and Ashgar City, this exclusive development offers a diverse range of unit types, including Apartments, Duplexes, and Penthouses.

Designed with a focus on luxury and convenience, **River Residence** boasts lush greenery and an array of top-tier amenities, creating a serene and sophisticated environment for residents to enjoy.

LOCATION



- Neighboring Owest Compound & Ashgar City
- Just 2 km away from Mall of Egypt
- Only 3 km from Italian District Road
- A short 6 km drive to Wahat Road
- 7 km to The Ring Road

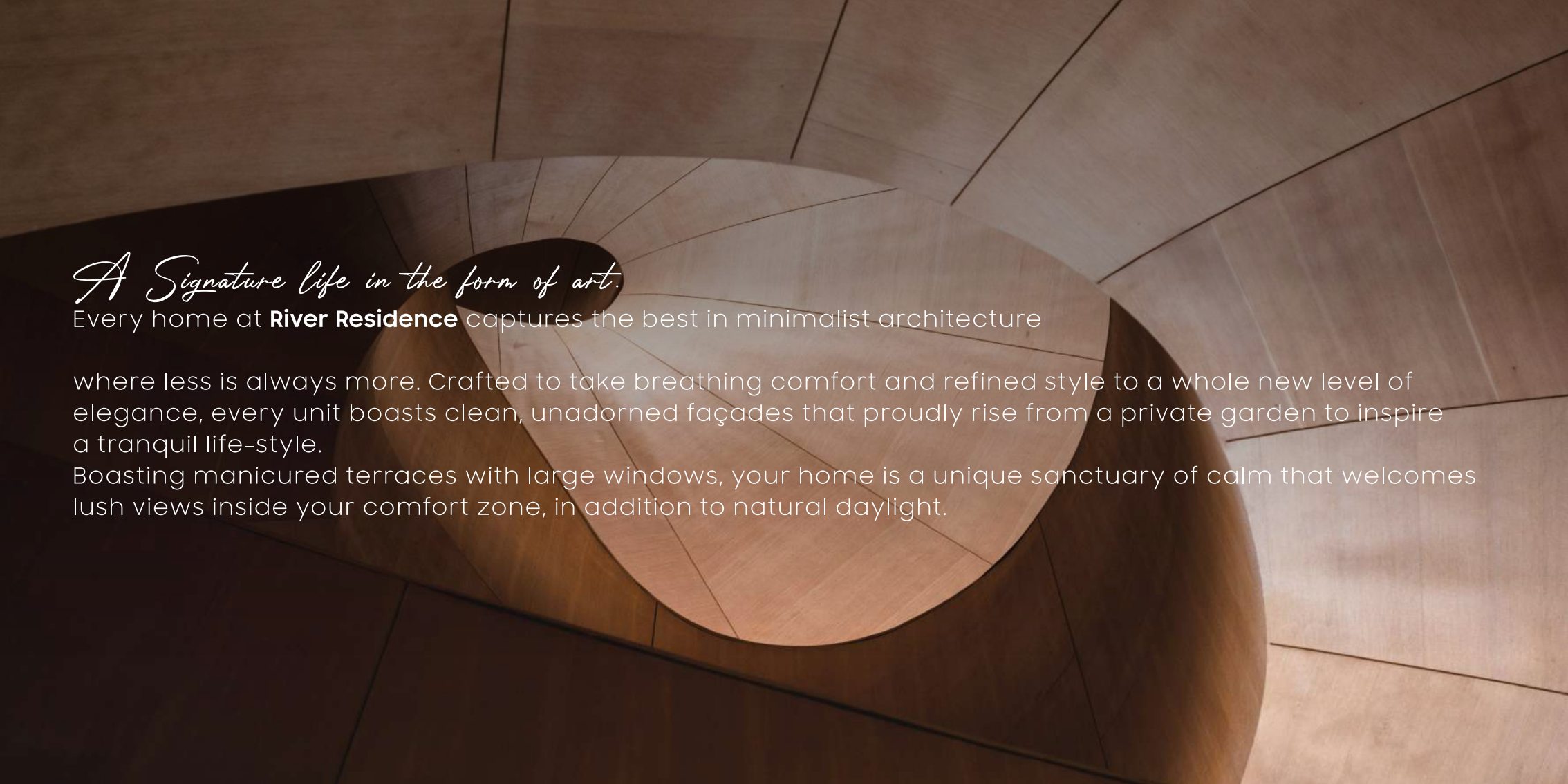
MASTER PLAN





 **WEST
WAY**
DEVELOPMENTS

 **River
Residence**



A Signature life in the form of art.

Every home at **River Residence** captures the best in minimalist architecture

where less is always more. Crafted to take breathing comfort and refined style to a whole new level of elegance, every unit boasts clean, unadorned façades that proudly rise from a private garden to inspire a tranquil life-style.

Boasting manicured terraces with large windows, your home is a unique sanctuary of calm that welcomes lush views inside your comfort zone, in addition to natural daylight.

Welcome to

G1

River
residence

WEST
WAY
DEVELOPMENTS

River
residence



 **WEST
WAY**
DEVELOPMENTS

 **River**
residence



**WEST
WAY**
DEVELOPMENTS

**River
residence**

EXTERIOR SHOTS



 WEST
WAY
DEVELOPMENTS

 River
Residence



 **WEST
WAY**
DEVELOPMENTS

 **River
Residence**



 **WEST
WAY**
DEVELOPMENTS

 **River
Residence**



**WEST
WAY**
DEVELOPMENTS

**River
residence**



**WEST
WAY**
DEVELOPMENTS

**River
residence**



**WEST
WAY**
DEVELOPMENTS

**River
residence**



FLOOR PLAN

TYPE A



GROUND FLOOR - APARTMENT 1 - 147M²



Plan

RECEPTION & DINING
LIVING
KITCHEN
GUEST BATHROOM
MASTER BATHROOM
MASTER BEDROOM
BED ROOM 01
BED ROOM 02
TERRACE 01
TERRACE 02
GARDEN

Area

8.99 X 3.39
2.96 X 3.00
3.24 X 3.09
3.11 X 1.10
3.44 X 1.70
6.93 X 4.65
4.36 X 3.25
4.29 X 3.17
4.94 X 1.60
2.42 X 1.00
80 m2

GROUND FLOOR - APARTMENT 2 - 130M²

Plan

RECEPTION & DINING
KITCHEN
GUEST BATHROOM
MASTER BATHROOM
MASTER BEDROOM
BED ROOM 01
BED ROOM 02
TERRACE 01
TERRACE 02
GARDEN

Area

5.40 X 6.55
3.20 X 2.99
2.99 X 1.04
2.81 X 1.77
6.44 X 3.85
4.31 X 3.05
4.25 X 3.15
2.72 X 1.00
3.54 X 1.61
100m2



TYPE A

GROUND FLOOR - APARTMENT 3 - 130M²



Plan	Area
RECEPTION & DINING	5.40 X 6.55
KITCHEN	3.20 X 2.99
GUEST BATHROOM	2.99 X 1.04
MASTER BATHROOM	2.81 X 1.77
MASTER BEDROOM	6.44 X 3.85
BED ROOM 01	4.31 X 3.05
BED ROOM 02	4.25 X 3.15
TERRACE 01	2.72 X 1.00
TERRACE 02	3.54 X 1.61
GARDEN	100m2

GROUND FLOOR - APARTMENT 4 - 130M²



Plan	Area
RECEPTION & DINING	8.43 X 4.78
KITCHEN	3.09 X 2.65
GUEST BATHROOM	3.10 X 1.09
MASTER BATHROOM	3.40 X 1.95
MASTER BEDROOM	6.90 X 4.55
BED ROOM 01	4.30 X 3.16
TERRACE 01	2.72 X 1.00
TERRACE 02	4.94 X 1.59
GARDEN	50 m2

TYPE A

TYPICAL FLOOR - APARTMENT 1 - 167M²



Plan

- RECEPTION & DINING
- KITCHEN
- GUEST BATHROOM
- MASTER BATHROOM
- MASTER BEDROOM
- BED ROOM 01
- BED ROOM 02
- TERRACE 01
- TERRACE 02

Area

- 9.85 X 6.52
- 3.10 X 2.71
- 3.10 X 1.81
- 3.44 X 1.84
- 4.65 X 4.29
- 4.35 X 3.34
- 4.31 X 3.30
- 2.54 X 1.83
- 2.50 X 1.30

TYPICAL FLOOR - APARTMENT 2 - 138M²

Plan

- RECEPTION & DINING
- KITCHEN
- GUEST BATHROOM
- MASTER BATHROOM
- MASTER BEDROOM
- BED ROOM 01
- BED ROOM 02
- TERRACE 01
- TERRACE 02

Area

- 7.42 X 6.37
- 2.99 X 2.55
- 3.09 X 1.79
- 2.68 X 1.94
- 4.55 X 3.70
- 4.20 X 3.30
- 4.29 X 3.31
- 2.60 X 1.84
- 2.65 X 1.25



TYPE A

TYPICAL FLOOR - APARTMENT 3 - 138M²



<u>Plan</u>	<u>Area</u>
RECEPTION & DINING	7.42 X 6.37
KITCHEN	2.99 X 2.55
GUEST BATHROOM	3.09 X 1.79
MASTER BATHROOM	2.68 X 1.94
MASTER BEDROOM	4.55 X 3.70
BED ROOM 01	4.20 X 3.30
BED ROOM 02	4.29 X 3.31
TERRACE 01	2.60 X 1.84
TERRACE 02	2.65 X 1.25

TYPICAL FLOOR - APARTMENT 4 - 167M²

<u>Plan</u>	<u>Area</u>
RECEPTION & DINING	9.85 X 6.52
KITCHEN	3.10 X 2.71
GUEST BATHROOM	3.10 X 1.81
MASTER BATHROOM	3.44 X 1.84
MASTER BEDROOM	4.65 X 4.29
BED ROOM 01	4.35 X 3.34
BED ROOM 02	4.31 X 3.30
TERRACE 01	2.54 X 1.83
TERRACE 02	2.50 X 1.30



TYPE A

PENTHOUSE - APARTMENT 1&4 - 210M²



Plan

Area

RECEPTION & DINING	10.66 X 5.00
KITCHEN	3.32 X 2.84
GUEST BATHROOM	3.34 X 1.07
MASTER BATHROOM	4.54 X 1.82
MASTER BEDROOM	5.00 X 3.97
BED ROOM O1	3.44 X 4.61
BED ROOM O2	3.66 X 4.72
TERRACE O1	2.68 X 1.34
TERRACE O2	2.68 X 1.34
LIVING (ROOF)	6.07 X 4.88
BATH (ROOF)	2.14 X 1.47
Roof Garden	112 m2

TYPE A

PENTHOUSE - APARTMENT 2&3 - 175M²



Plan

Area

RECEPTION & DINING	4.78 X 7.63
KITCHEN	3.32 X 2.90
GUEST BATHROOM	3.33 X 1.08
MASTER BATHROOM	3.06 X 2.09
MASTER BEDROOM	5.02 X 4.03
BED ROOM 01	4.72 X 3.65
BED ROOM 02	3.66 X 4.62
TERRACE 01	2.68 X 1.34
TERRACE 02	2.79 X 1.98
LIVING (ROOF)	5.90 X 4.46
BATH (ROOF)	2.20 X 1.55
Roof Garden	106 m2

TYPE A

TYPE B



GROUND FLOOR - APARTMENT 1 - 165M²



Plan

Area

RECEPTION & DINING	5.98 X 8.41
KITCHEN	3.09 X 2.59
GUEST BATHROOM	1.10 X 3.15
MASTER BATHROOM	1.75 X 3.26
MASTER BEDROOM	6.19 X 4.54
Dressing	4.57 X 1.74
BED ROOM 01	3.20 X 4.39
BED ROOM 02	4.26 X 3.37
TERRACE 01	1.07 X 2.90
TERRACE 02	5.71 X 1.92
GARDEN	170 m2

GROUND FLOOR - APARTMENT 2 - 165M²



Plan

Area

RECEPTION & DINING	5.98 X 8.41
KITCHEN	3.09 X 2.59
GUEST BATHROOM	1.10 X 3.15
MASTER BATHROOM	1.75 X 3.26
MASTER BEDROOM	6.19 X 4.54
Dressing	4.57 X 1.74
BED ROOM 01	3.20 X 4.39
BED ROOM 02	4.26 X 3.37
TERRACE 01	1.07 X 2.90
TERRACE 02	5.71 X 1.92
GARDEN	170 m2

TYPE B

GROUND FLOOR - APARTMENT 3 - 165M²



Plan

- RECEPTION & DINING
- KITCHEN
- GUEST BATHROOM
- MASTER BATHROOM
- MASTER BEDROOM
- Dressing
- BED ROOM 01
- BED ROOM 02
- TERRACE 01
- TERRACE 02
- GARDEN

Area

- 5.98 X 8.41
- 3.09 X 2.59
- 1.10 X 3.15
- 1.75 X 3.26
- 6.19 X 4.54
- 4.57 X 1.47
- 3.20 X 4.39
- 4.26 X 3.37
- 1.07 X 2.90
- 5.71 X 1.92
- 80 m2

GROUND FLOOR - APARTMENT 4 - 155M²

Plan

- RECEPTION & DINING
- KITCHEN
- MASTER BATHROOM
- MASTER BEDROOM
- Dressing
- BED ROOM 01
- BED ROOM 02
- TERRACE 01
- TERRACE 02
- GARDEN

Area

- 6.5 X 6.08
- 3.18 X 3.14
- 3.16 X 1.74
- 7.01 X 4.64
- 4.54 X 1.66
- 4.29 X 3.38
- 4.42 X 3.24
- 4.08 X 1.93
- 2.90 X 1.09
- 100 m2



TYPE B

TYPICAL FLOOR - APARTMENT 1 - 188M²



Plan

- RECEPTION & DINING
- KITCHEN
- GUEST BATHROOM
- MASTER BATHROOM
- Bath 01
- MASTER BEDROOM
- Dressing
- BED ROOM 01
- BED ROOM 02
- TERRACE 01
- TERRACE 02

Area

- 8.55 X 8.40
- 3.85 X 3.21
- 3.17 X 1.10
- 3.25 X 1.65
- 2.36 x 1.93
- 4.60 X 4.32
- 2.00 X 1.82
- 3.41 x 4.35
- 4.55 X 3.19
- 2.90 X 1.91
- 2.63 X 1.34

TYPICAL FLOOR - APARTMENT 2 - 188M²

Plan

- RECEPTION & DINING
- KITCHEN
- GUEST BATHROOM
- MASTER BATHROOM
- Bath 01
- MASTER BEDROOM
- Dressing
- BED ROOM 01
- BED ROOM 02
- TERRACE 01
- TERRACE 02

Area

- 8.55 X 8.40
- 3.85 X 3.21
- 3.17 X 1.10
- 3.25 X 1.65
- 2.36 x 1.93
- 4.60 X 4.32
- 2.00 X 1.82
- 3.41 x 4.35
- 4.55 X 3.19
- 2.90 X 1.91
- 2.63 X 1.34



TYPE B

TYPICAL FLOOR - APARTMENT 3 - 188M²



Plan

Area

RECEPTION & DINING	8.55 X 8.40
KITCHEN	3.85 X 3.21
GUEST BATHROOM	3.17 X 1.10
MASTER BATHROOM	3.25 X 1.65
Bath 01	2.36 x 1.93
MASTER BEDROOM	4.60 X 4.32
Dressing	2.00 X 1.82
BED ROOM 01	3.41 x 4.35
BED ROOM 02	4.55 X 3.19
TERRACE 01	2.90 X 1.91
TERRACE 02	2.63 X 1.34

TYPICAL FLOOR - APARTMENT 4 - 188M²

Plan

Area

RECEPTION & DINING	8.55 X 8.40
KITCHEN	3.85 X 3.21
GUEST BATHROOM	3.17 X 1.10
MASTER BATHROOM	3.25 X 1.65
Bath 01	2.36 x 1.93
MASTER BEDROOM	4.60 X 4.32
Dressing	2.00 X 1.82
BED ROOM 01	3.41 x 4.35
BED ROOM 02	4.55 X 3.19
TERRACE 01	2.90 X 1.91
TERRACE 02	2.63 X 1.34



TYPE B

PENTHOUSE - ALL APARTMENT - 230M²



Plan

Area

RECEPTION & DINING	8.38 X 8.69
KITCHEN	2.83 X 3.27
GUEST BATHROOM	3.22 X 1.28
MASTER BATHROOM	3.38 X 1.83
Bath 01	1.93 X 2.25
MASTER BEDROOM	4.59 X 4.87
Dressing	2.41 X 1.78
BED ROOM 01	4.61 X 3.39
BED ROOM 02	4.51 X 3.36
Terrace 01	2.90 X 1.94
Terrace 02	2.74 X 1.34
LIVING (ROOF)	5.03 X 4.61
BATH (ROOF)	3.33 X 2.20
Roof Garden	125 m2

TYPE B

