



# WEST COURTS

NEW OCTOBER

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

WELCOME TO



# WEST COURTS

NEW OCTOBER

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES





EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES





EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

  
**WEST COURTS**  
NEW OCTOBER





EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

  
**WEST COURTS**  
NEW OCTOBER





EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

  
**WEST COURTS**  
NEW OCTOBER





EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES



WEST COURTS

NEW OCTOBER





**LOCATION**  
New October, El Wahat Road

**15**<sup>MINS</sup>  
Mall of Egypt

**30**<sup>MINS</sup>  
Sphinx Airport



# MASTER PLAN



WEST COURTS  
LIFE + WELLNESS



N TYPICAL FLOOR







# AMENITIES AND LIFESTYLE

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES





# SWIMMING POOLS

Experience ultimate relaxation and recreation, Designed with luxury in mind, our pool offers a perfect blend of tranquility and elegance.

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES





# SPORTS CLUB

Home to a variety of activities and sports, our sports club ensures a healthy lifestyle that caters to your every need.



Basketball



Swimming pools



Tennis



Football



Paddle

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES



# CLUBHOUSE

clubhouse offers you a haven of relaxation and community,  
with state-of-the-art amenities



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES







# SEPARATE, DESIGNATED AREA

for commercial and admin spaces for more privacy and security for the residents



Offices



Shopping Mall



Security

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES





# YOUR FAMILY'S WELL-BEING HUB

A nurturing community with an on-site nursery and top schools, fostering your family's well-being and growth



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES





# BARBEQUE AREAS

Individually allocated to every parcel, these areas foster a sense of community among its residents to create a safer, more inclusive lifestyle.



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES



# A COMMUNITY FOR YOU & YOUR LOVED ONES



Restaurants



Kids' Areas



Pools



Gym



Sports Club



Retail Shops



2 Schools



Nursery



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES



# LAYOUTS

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES



BUILDING  
TYPICAL FLOOR

A1  
A2  
A3  
A4

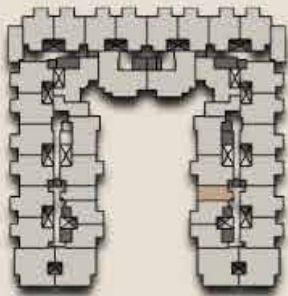
FLOOR PLAN



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

TYPE	AREA	BEDROOMS	BATHROOMS
A6	(40M2)	STUDIO	1

ENTRANCE	1.75X3.00
KITCHEN	1.95X2.05
LIVING&DINING	2.50X3.70
BEDROOM	2.10X3.70
BATHROOM	2.15X2.40



KEY PLAN





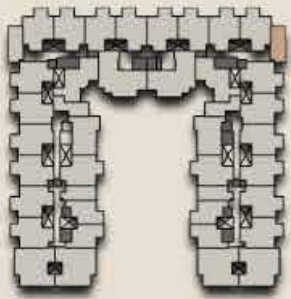
BUILDING  
TYPICAL FLOOR

A1  
A2  
A3  
A4



TYPE	AREA	BEDROOMS	BATHROOMS
C1	(45M2)	STUDIO	1

KITCHEN	1.95X2.30
BATHROOM	2.05X2.30
LIVING&DINING	3.75X3.85
BEDROOM	3.10X3.90



KEY PLAN



BUILDING  
TYPICAL FLOOR

B1  
B2  
B3  
B4

FLOOR PLAN



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

TYPE	AREA	BEDROOMS	BATHROOMS
E2	(50M2)	STUDIO	1

ENTRANCE	2.05X2.10
KITCHEN	1.40X2.35
LIVING&DINING	1.40X2.00 2.40X4.20

BATHROOM	2.10X2.30
BEDROOM	3.10X4.20



KEY PLAN





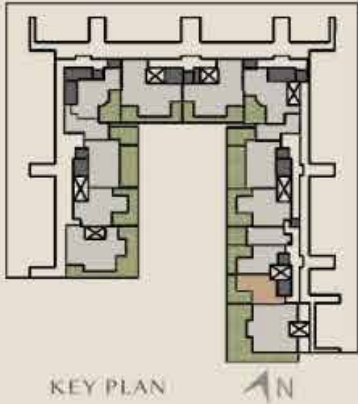
BUILDING  
LOWER GROUND FLOOR

- B1
- B2
- B3
- B4



TYPE	AREA	BEDROOMS	BATHROOMS
A4	(55M2) (GARDEN 20M2)	1	1

ENTRANCE	1.50X3.00	CORRIDOR	1.15X2.05
KITCHEN	1.45X3.30	BATHROOM	2.05X2.30
LIVING&DINING	3.65X3.95	BEDROOM 1	3.35X3.40



KEY PLAN



BUILDING  
TYPICAL FLOOR

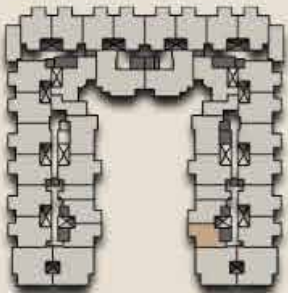
A1  
A2  
A3  
A4



TYPE	AREA	BEDROOMS	BATHROOMS
A4	(60M2)	1	1

ENTRANCE	1.65X3.00
KITCHEN	1.45X3.55
LIVING&DINING	3.50X3.95
TERRACE	1.25X2.75

BATHROOM	2.05X2.30
LOBBY	1.15X2.05
MASTER BEDROOM	3.35X3.40



KEY PLAN



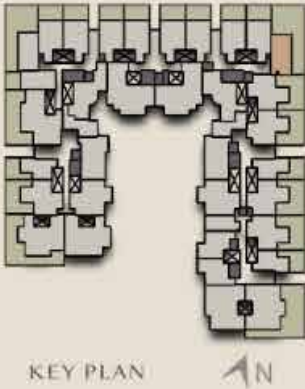


BUILDING  
GROUND FLOOR

- B1
- B2
- B3
- B4



TYPE	AREA	BEDROOMS	BATHROOMS
C1	(65M2) ( OUTDOOR TERRACE 88M2)	1	1
ENTRANCE	2.15X2.80		
KITCHEN	1.65X3.30		
LIVING&DINING	3.55X5.45		
BATHROOM	2.15X2.80		
BEDROOM	3.30X4.10		



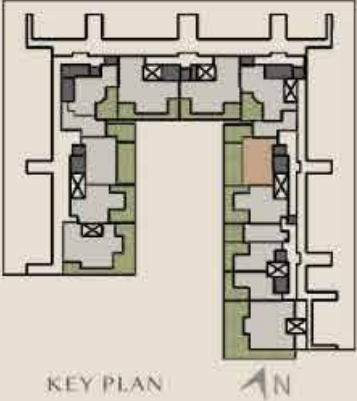
KEY PLAN

BUILDING  
LOWER GROUND FLOOR

- B1
- B2
- B3
- B4



TYPE	AREA	BEDROOMS	BATHROOMS
B2	(80M2) (GARDEN 32M2)	2	2
ENTRANCE	1.30X2.50	MASTER BEDROOM	1.25X1.50 3.30X3.30
KITCHEN	1.80X3.15	M.B BATHROOM	1.70X3.05
LIVING&DINING	3.40X4.60	BEDROOM 1	3.10X3.30
CORRIDOR	1.20X3.10		
BATHROOM	1.80X2.60		



KEY PLAN





BUILDING  
TYPICAL FLOOR

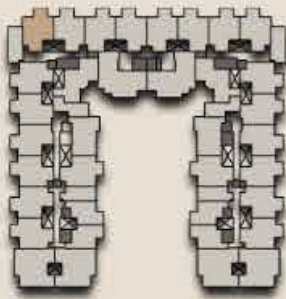
A1  
A2  
A3  
A4



TYPE	AREA	BEDROOMS	BATHROOMS
CI6	(85M2)	2	2

KITCHEN	2.10X3.70
LIVING&DINING	3.40X5.45
TERRACE	1.25X2.90
CORRIDOR	1.20X2.25
BATHROOM	1.50X2.50

MASTER BEDROOM	3.20X3.25
M.B BATHROOM	1.70X2.95
M.B TERRACE	1.25X1.70
BEDROOM 1	0.90X1.20
	3.25X3.50



KEY PLAN

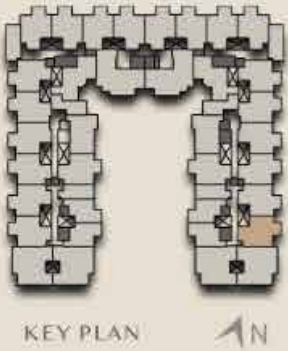


BUILDING  
TYPICAL FLOOR

A1  
A2  
A3  
A4



TYPE	AREA	BEDROOMS	BATHROOMS
A1	(90M2)	2	2
KITCHEN	2.10X3.70	MASTER BEDROOM	3.20X3.25
LIVING&DINING	3.40X6.15	M.B BATHROOM	1.70X2.95
TERRACE	1.30X2.90	M.B TERRACE	1.35X1.70
CORRIDOR	1.20X2.25	BEDROOM 1	0.95X1.25
BATHROOM	1.70X2.40		3.25X3.50



KEY PLAN





BUILDING  
LOWER GROUND FLOOR

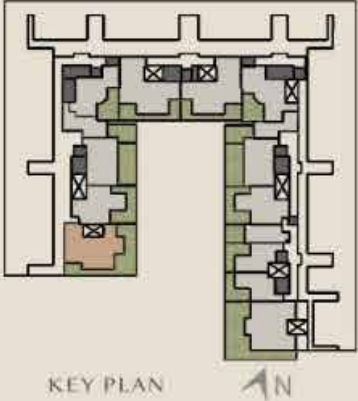
- B1
- B2
- B3
- B4

FLOOR PLAN



EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

TYPE	AREA	BEDROOMS	BATHROOMS
F3	(110M2) (GARDEN 55M2)	3	3
ENTRANCE	1.65X1.70	BATHROOM	1.80X2.60
KITCHEN	1.80X2.35	MASTER BEDROOM	0.45X1.50 3.50X3.50
LIVING&DINING	3.60X6.40 1.50X1.70	M.B BATHROOM	2.65X2.80
TOILET	1.60X2.10	BEDROOM 1	3.30X3.30
CORRIDOR	1.50X2.80	BEDROOM 2	3.30X3.30



KEY PLAN



BUILDING  
TYPICAL FLOOR

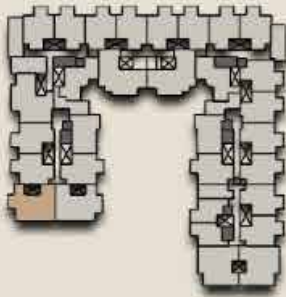
B1  
B2  
B3  
B4



TYPE	AREA	BEDROOMS	BATHROOMS
F2	(120M2)	3	3

ENTRANCE	1.65X1.70
KITCHEN	1.80X2.35
LIVING&DINING	3.60X6.30 1.50X1.70
TERRACE	1.40X3.55
TOILET	1.60X2.10
CORRIDOR	1.50X2.80

BATHROOM	1.80X2.60
MASTER BEDROOM	0.45X1.50 3.40X3.50
M.B BATHROOM	2.65X2.80
M.B TERRACE	1.30X2.15
BEDROOM 1	3.30X3.30
BEDROOM 2	3.20X3.30



KEY PLAN





BUILDING  
TYPICAL FLOOR

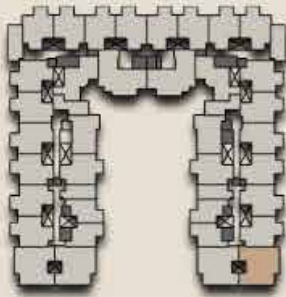
A1  
A2  
A3  
A4



TYPE	AREA	BEDROOMS	BATHROOMS
A2	(125M2)	3	3

ENTRANCE	1.35X3.10
KITCHEN	2.55X3.10
LIVING&DINING	3.60X5.90
TERRACE	1.30X3.70
TOILET	1.35X2.85
CORRIDOR	1.25X2.40
BATHROOM	1.95X2.85

MASTER BEDROOM	3.90X1.25 3.15X3.15 1.65X2.70
M.B BATHROOM	1.70X2.70
BEDROOM 1	3.30X3.30 1.25X1.90
BEDROOM 2	3.15X3.30 1.20X1.25



KEY PLAN

BUILDING  
TYPICAL FLOOR

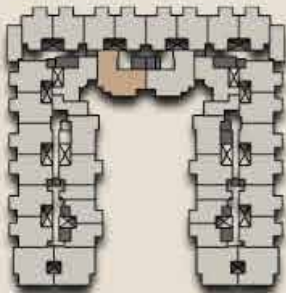
A1  
A2  
A3  
A4



TYPE	AREA	BEDROOMS	BATHROOMS
D3	(130M2)	3	3

ENTRANCE	1.65X1.85 1.25X1.30
TOILET	1.25X3.30
LIVING&DINING	4.00X4.90 2.35X3.50
TERRACE	1.25X1.90
KITCHEN	2.50X3.20
CORRIDOR	1.20X4.20

MASTER BEDROOM	0.95X1.20 3.45X3.65
M.B BATHROOM	1.90X2.30
M.B TERRACE	1.45X2.45
BEDROOM 1	3.30X3.30
BEDROOM 2	3.30X3.30
BATHROOM	2.00X2.30



KEY PLAN







Area/m2	Type	Down Payment 5%	Monthly installments	Annual installments	Total Unit	Installment period
40	Studio	112,000	2,333	112,000	2,240,000	12 Years
45	Studio	112,500	2,344	112,500	2,250,000	
50	Studio	122,500	2,552	122,500	2,450,000	
55 + 20 Garden	1 Bed	172,667	3,597	172,667	3,453,333	
60	1 Bed	168,000	3,500	168,000	3,360,000	
65 + 23 Terrace	1 Bed	181,667	3,785	181,667	3,633,333	
80 + 45 Terrace	2 Bed	232,750	4,849	232,750	4,655,000	
85	2 Bed	212,500	4,427	212,500	4,250,000	
90	2 Bed	220,500	4,594	220,500	4,410,000	
95	2 Bed	266,000	5,542	266,000	5,320,000	
110 + 55 Garden	3 Bed	365,750	7,620	365,750	7,315,000	
120	3 Bed	342,000	7,125	342,000	6,840,000	
125	3 Bed	356,250	7,422	356,250	7,125,000	
130	3 Bed	370,500	7,719	370,500	7,410,000	







MORSHEDY  
GROUP