



WEST COURTS

NEW OCTOBER

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

WELCOME TO



WEST COURTS

NEW OCTOBER

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WEST COURTS

NEW OCTOBER



EL WAHAT RD

EL WAHAT RD



WEST COURTS

NEW OCTOBER

BADYA

LOCATION

New October, El Wahat Road

15 MINS

Mall of Egypt

30 MINS

Sphinx Airport

MASTER PLAN



WEST COURTS
A COMMUNITY



N TYPICAL FLOOR





AMENITIES AND LIFESTYLE

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES

A decorative graphic of a leafy branch, rendered in a light, muted green color, is positioned in the bottom right corner of the page.



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



Nursery



2 Schools



Health Facilities



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



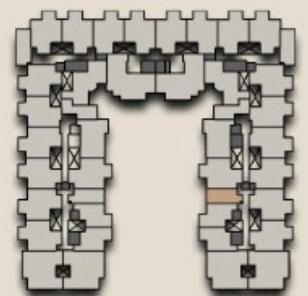
BUILDING TYPICAL FLOOR

A1
A2
A3
A4



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



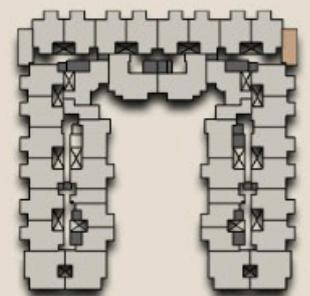
BUILDING TYPICAL FLOOR

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

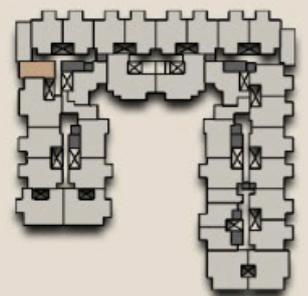


BUILDING TYPICAL FLOOR

- B1
- B2
- B3
- B4



TYPE	AREA	BEDROOMS	BATHROOMS
E2	(50M2)	STUDIO	1
ENTRANCE	2.05X2.10	BATHROOM	2.10X2.30
KITCHEN	1.40X2.35	BEDROOM	3.10X4.20
LIVING&DINING	1.40X2.00 2.40X4.20		



KEY PLAN



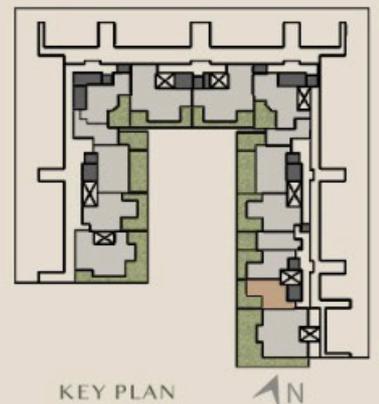
BUILDING LOWER GROUND FLOOR

- 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

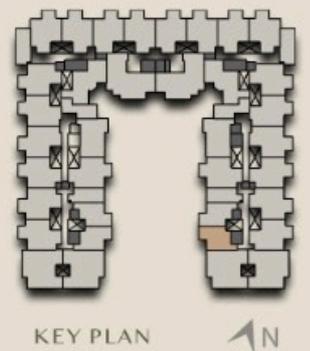


BUILDING TYPICAL FLOOR

- A1
- A2
- A3
- A4



TYPE	AREA	BEDROOMS	BATHROOMS
A4	(60M2)	1	1
ENTRANCE	1.65X3.00	BATHROOM	2.05X2.30
KITCHEN	1.45X3.55	LOBBY	1.15X2.05
LIVING&DINING	3.50X3.95	MASTER BEDROOM	3.35X3.40
TERRACE	1.25X2.75		

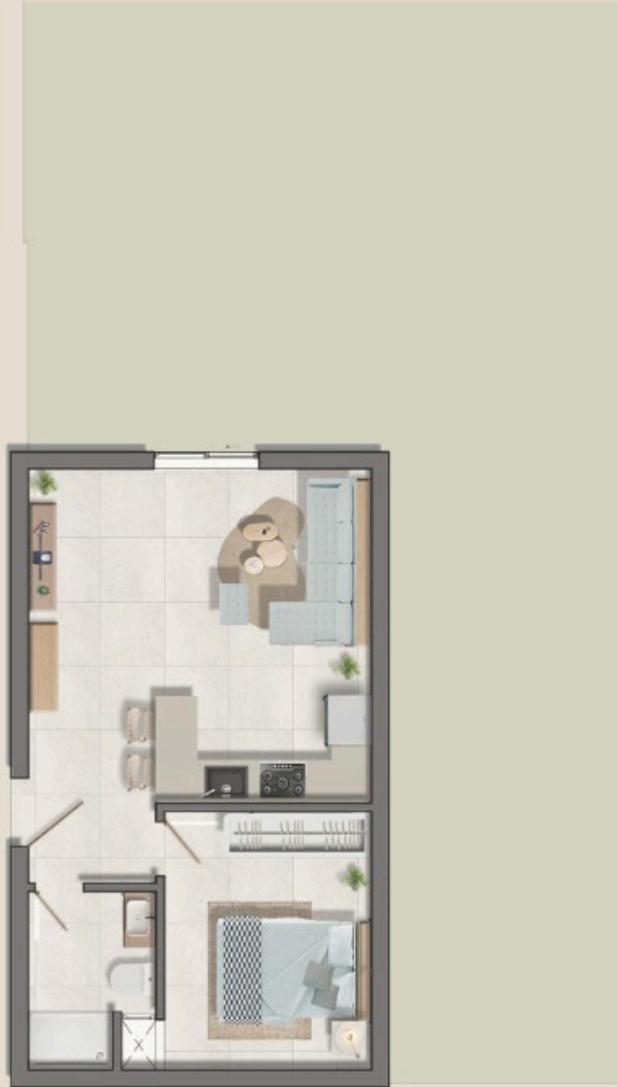


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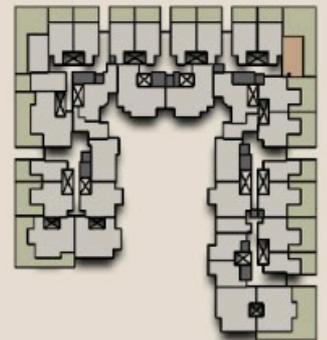


BUILDING GROUND FLOOR

- 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

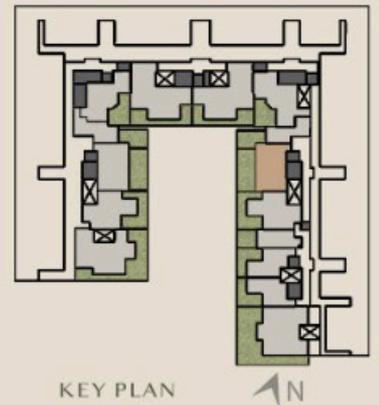


BUILDING LOWER GROUND FLOOR

- 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		



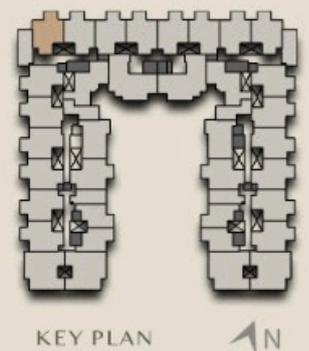
KEY PLAN

BUILDING TYPICAL FLOOR

A1
A2
A3
A4



TYPE	AREA	BEDROOMS	BATHROOMS
CI6	(85M2)	2	2
KITCHEN	2.10X3.70	MASTER BEDROOM	3.20X3.25
LIVING&DINING	3.40X5.45	M.B BATHROOM	1.70X2.95
TERRACE	1.25X2.90	M.B TERRACE	1.25X1.70
CORRIDOR	1.20X2.25	BEDROOM 1	0.90X1.20
BATHROOM	1.50X2.50		3.25X3.50



KEY PLAN



BUILDING TYPICAL FLOOR

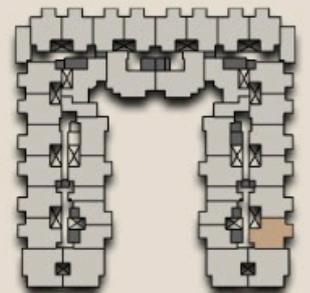
A1
A2
A3
A4

FLOOR PLAN

EXTRA ORDINARY DESIGN - EXTRA ORDINARY PRICES



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

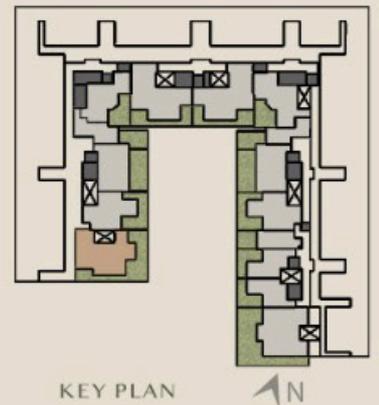
B1
B2
B3
B4



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

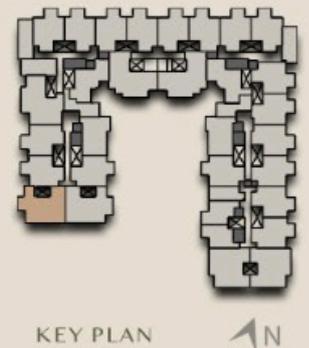


BUILDING TYPICAL FLOOR

B1
B2
B3
B4



TYPE	AREA	BEDROOMS	BATHROOMS
F2	(120M2)	3	3
ENTRANCE	1.65X1.70	BATHROOM	1.80X2.60
KITCHEN	1.80X2.35	MASTER BEDROOM	0.45X1.50 3.40X3.50
LIVING&DINING	3.60X6.30 1.50X1.70	M.B BATHROOM	2.65X2.80
TERRACE	1.40X3.55	M.B TERRACE	1.30X2.15
TOILET	1.60X2.10	BEDROOM 1	3.30X3.30
CORRIDOR	1.50X2.80	BEDROOM 2	3.20X3.30



KEY PLAN

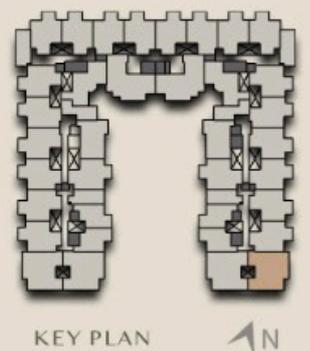


BUILDING TYPICAL FLOOR

A1
A2
A3
A4



TYPE	AREA	BEDROOMS	BATHROOMS
A2	(125M2)	3	3
ENTRANCE	1.35X3.10	MASTER BEDROOM	0.90X1.25 3.15X3.15 1.65X2.70
KITCHEN	2.55X3.10	M.B BATHROOM	1.70X2.70
LIVING&DINING	3.60X5.90	BEDROOM 1	3.30X3.30 1.25X1.90
TERRACE	1.30X3.70	BEDROOM 2	3.15X3.30 1.20X1.25
TOILET	1.35X2.85		
CORRIDOR	1.25X2.40		
BATHROOM	1.95X2.85		



KEY PLAN

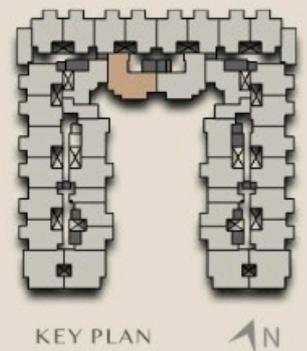


BUILDING TYPICAL FLOOR

A1
A2
A3
A4



TYPE	AREA	BEDROOMS	BATHROOMS
D3	(130M2)	3	3
ENTRANCE	1.65X1.85 1.25X1.30	MASTER BEDROOM	0.95X1.20 3.45X3.65
TOILET	1.25X3.30	M.B BATHROOM	1.90X2.30
LIVING&DINING	4.00X4.90 2.35X3.50	M.B TERRACE	1.45X2.45
TERRACE	1.25X1.90	BEDROOM 1	3.30X3.30
KITCHEN	2.50X3.20	BEDROOM 2	3.30X3.30
CORRIDOR	1.20X4.20	BATHROOM	2.00X2.30



KEY PLAN





MORSHEDY
GROUP