



# VILLAGE WEST VILLAS

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*Village*  
WEST BY DORRA

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T H E   H E A R T   *of*   C E N T R A L   Z A Y E D

# WE ARE DORRA

For almost 80 years, DORRA have been building and developing the Egyptian real estate landscape and laying down the tarmac for the growth of the industry we see today. Pioneers in the construction, development and tourism fields, DORRA have witnessed a change in the Egyptian economic, social and governing bodies since 1943 and have continued to evolve and adapt with the market.

Continually striving to develop their communities, DORRA today have entered a new era in providing residential and mixed use projects to the market place that is masterfully constructed, finished and designed as well as maintained and serviced.









# VILLAGE WEST VILLAS

Welcome to the Villas by Village West, this uniquely positioned development by DORRA in the heart of Central Zayed to give you our newest community member a central living lifestyle to create and be inspired.

Village West has been designed and developed out of a Californian living inspiration and a passion for communal habitats, with each building, their surrounding gardens and common areas being meticulously intended to not only offer various property types and stunning surroundings but also the largest variation of each type of layout, to suit and identify with the real estate enthusiast in today's demanding market.







# ARCHITECTURE

The advent of arches in architecture serve both a purpose of dramatic lead-ins yet the structural integrity of supporting heavier loads which was an engineering innovation.

This architectural and engineering marvel was highly sought after by renowned architects of the Mediterranean and European regions and has influenced an array of urban and structural landmarks that represent today's most beautiful destinations and has defined the chic that fuses with today's avant-gardism.





# AESTHETICALLY DESIGNED

We have appointed award winning landscapers, to design and maintain our gardens and common areas year-round, so each resident and guest will be welcomed with seasonality gratifications that are both visually engaging and refined in placement.

An assortment of discreetly placed, hand-picked ornamentation and plants that have defined the southern Mediterranean regions, have been sought after to be at Village West Villas, with the upmost attention to detail carried out to ensure an all year-round aesthetic appeal.





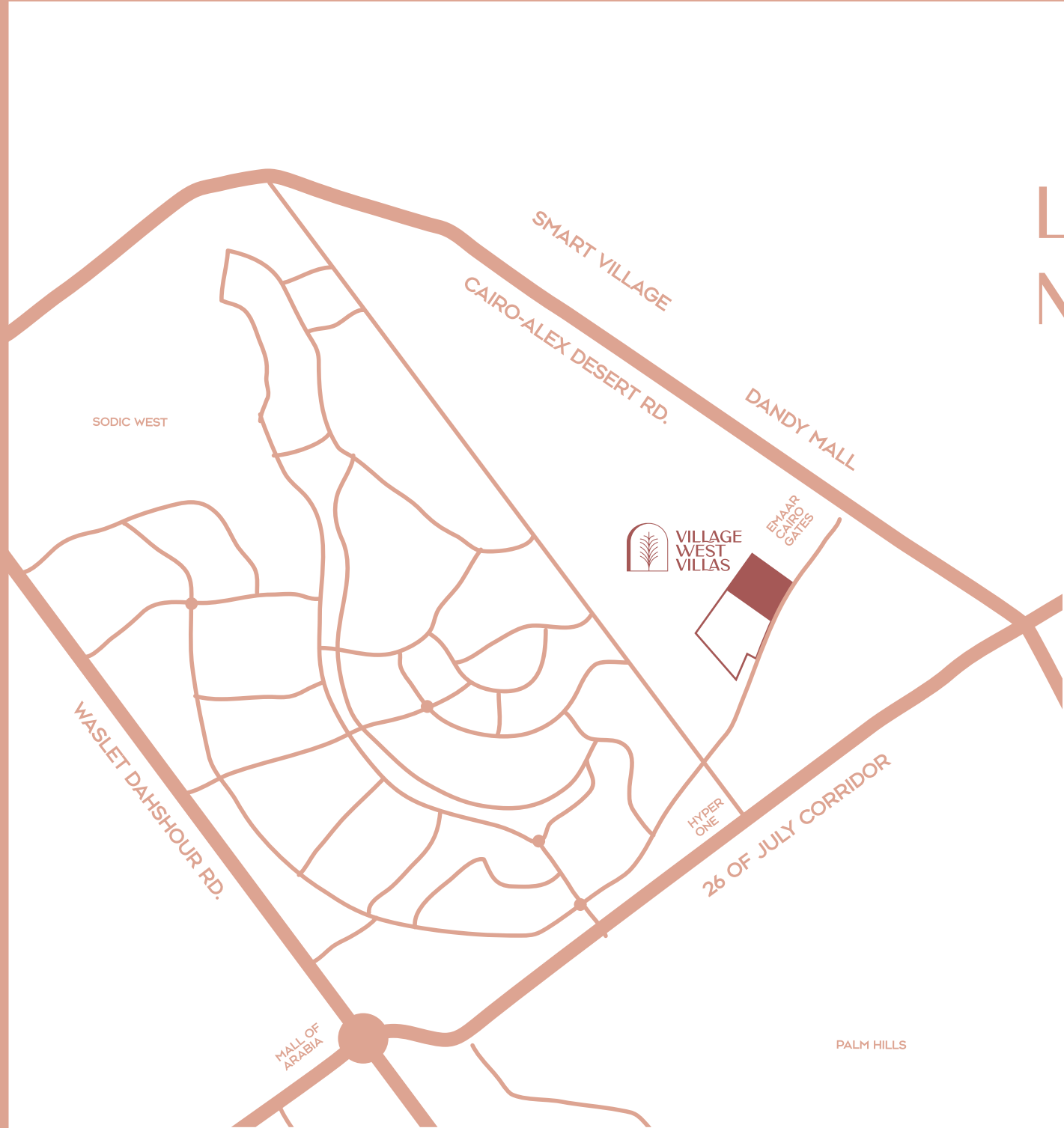


WELCOME HOME









## LOCATION & MASTERPLAN

Village West Villas is a family-oriented town full of sprawling bike paths and green walkways with beautifully designed architecture all around you.

Its local community thrives just as well as its well-designed green areas and water features, and the centrally positioned location that is only 15 mins. away from Sphinx International Airport and 20 mins away from Cairo's Grand Egyptian Museum — the most anticipated world attraction.







- Flat Houses
- Twin houses
- Townhouses

## PHASE I







# THE CLUBHOUSE

The moment you enter its gates you can almost instantly feel the warmth of southern California. It's one of those places where the people are just as wonderful as its surroundings; a development that truly inspires you to find yourself, make new friends in Central Village our bespoke community clubhouse. Or gather with your family members and loved ones.

This would not be perfect if you don't get to treat yourself, right? The regional fusion of Cairo's tight-knit community is easy to explore in its bustling dining and fashion outlets at Capital Promenade surrounded by a slew of high-profile companies headquartered at Capital Business Park with a flourishing multicultural scene.

The clubhouse will offer:

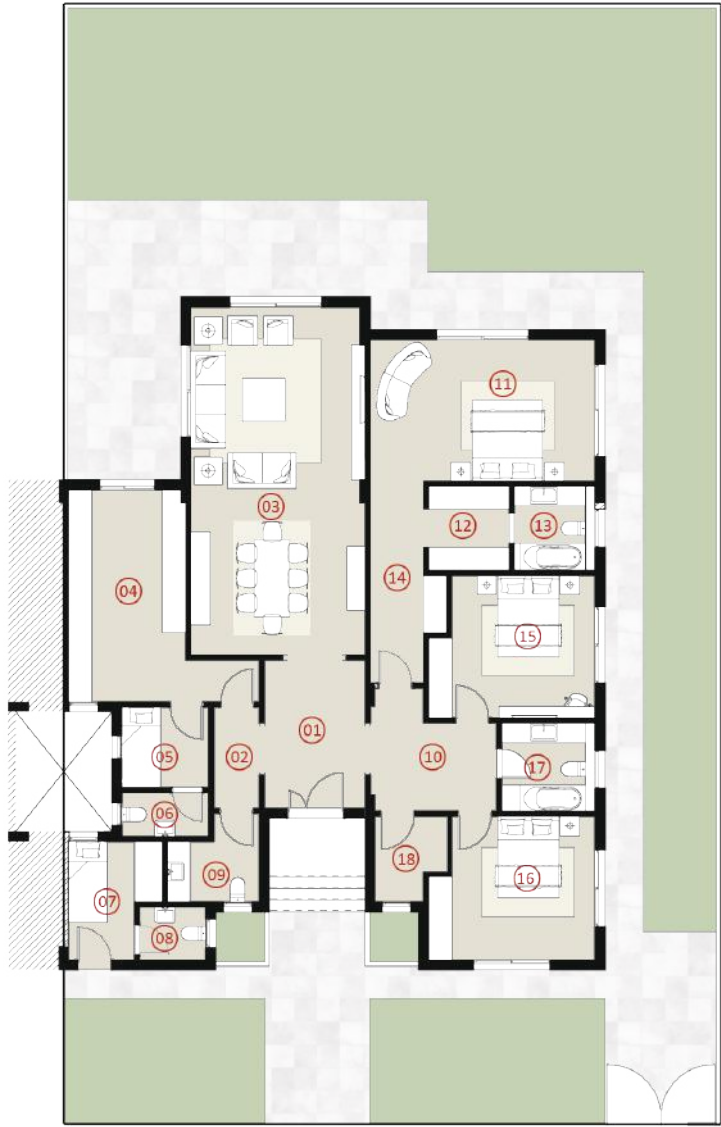
- A VIP lounge
- Semi-olympic sized pool
- Gymnasium
- Cafe & club restaurant



DISCLAIMER - LIVE INSPIRATION FROM IRVINE, CA.



# FLAT HOUSE



TOTAL AREA:  
230 SQM

01	Entrance	3.85 x 2.60
02	Corridor 01	2.65 x 1.20
03	Reception & Dining	9.05 x 4.50
04	Kitchen	5.50 x 3.05
05	Maid's Room	2.10 x 2.25
06	Maid's Bathroom	1.15 x 2.25
07	Driver's Room	3.05 x 2.45
08	Driver's Bathroom	1.40 x 1.70
09	Guest Toilet	1.50 x 2.40
10	Corridor 02	2.30 x 3.30
11	Master Bedroom	3.70 x 5.85
12	Dressing	2.20 x 2.10
13	Master Bathroom	2.20 x 2.10
14	M. Bedroom Lobby	5.25 x 1.40
15	Bedroom 01	3.70 x 4.30
16	Bedroom 02	3.70 x 4.30
17	Bathroom	2.30 x 2.40
18	Laundry	2.20 x 1.25

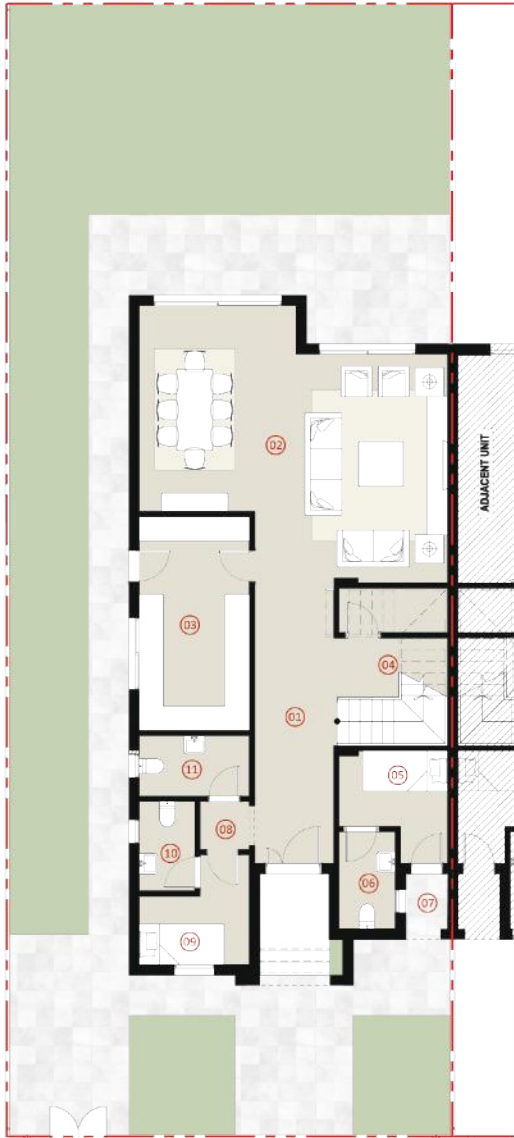
All dimensions are clear  
Porch, corridors and ground terrace are 23 sqm  
wall thickness is 29 sqm

\*kindly note that internal dimensions may be subject to slight alterations





# TWIN HOUSE



GROUND FLOOR



FIRST FLOOR

TOTAL AREA:  
270 SQM

**GROUND FLOOR** **138 SQM**

01	Entrance Lobby	7.05 x 1.95
02	Reception & Dining	5.65 x 7.60
03	Kitchen	5.30 x 2.75
04	Stair & Laundry	3.90 x 2.80
05	Driver's Room	2.80 x 2.70
06	Driver's Bathroom	2.40 x 1.40
07	Driver's Entrance	1.60 x 1.05
08	Corridor 01	1.20 x 1.25
09	Maid's Room	2.70 x 2.75
10	Maid's Bathroom	2.20 x 1.40
11	Guest Toilet	1.50 x 2.75

All dimensions are clear  
Porch, corridors and ground terrace are 12 sqm  
wall thickness is 15 sqm

**FIRST FLOOR** **132 SQM**

01	Master Bedroom	4.30 x 3.90
02	Dressing	2.40 x 2.50
03	Master Bathroom	2.70 x 2.50
04	M. Bedroom Lobby	1.35 x 1.25
05	Bedroom 01	4.00 x 3.80
06	Bedroom 02	4.40 x 3.60
07	Bedroom 03	5.00 x 3.60
08	Terrace	1.85 x 3.50
09	Bathroom	2.40 x 2.50
10	Corridor	6.30 x 1.25
11	Pantry	1.20 x 0.60
12	Stairs	3.90 x 3.75

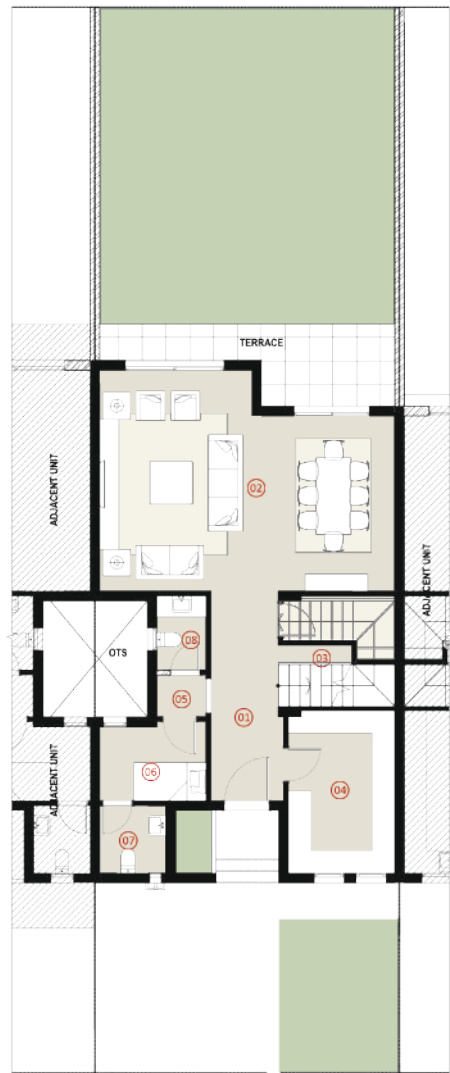
All dimensions are clear, wall thickness is 16 sqm

\*kindly note that internal dimensions may be subject to slight alterations

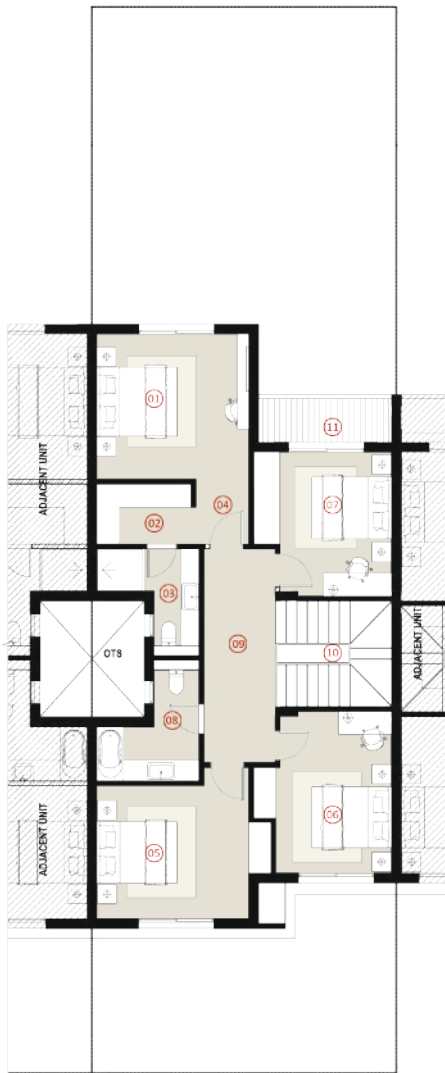




# TOWNHOUSE



GROUND FLOOR



FIRST FLOOR

TOTAL AREA:  
220 SQM

GROUND FLOOR		108 SQM
01	Entrance Lobby	5.50 x 1.90
02	Reception & Dining	5.80 x 7.75
03	Stair & store	2.90 x 3.05
04	Kitchen	4.25 x 2.80
05	Corridor 01	1.10 x 1.30
06	Maid's Room	2.10 x 2.80
07	Maid's Bathroom	1.80 x 1.50
08	Guest Toilet	1.95 x 1.30

All dimensions are clear  
Porch, corridors and ground terrace are 7 sqm  
wall thickness is 12 sqm

FIRST FLOOR		112 SQM
01	Master Bedroom	3.80 x 4.00
02	Dressing	1.60 x 2.50
03	Master Bathroom	5 sqm
04	M. Bedroom Lobby	1.70 x 1.40
05	Bedroom 01	3.50 x 4.00
06	Bedroom 02	4.25 x 3.60
07	Bedroom 03	3.80 x 3.60
08	Bathroom	6 sqm
09	Corridor	5.60 x 1.90
10	Stairs	2.90 x 3.05
11	Terrace	1.50 x 3.50

All dimensions are clear  
wall thickness is 12.5 sqm

\*kindly note that internal dimensions may be subject to slight alterations







TOWNHOUSE  
BACKYARD



TWIN HOUSE  
BACKYARD



# CONNECTED LIVING

Everything is carefully designed in a way to allow a seamlessly connected community experience for both its residents and their valued guests with a few steps just by using the community mobile app, ensuring both safety and ease of use as well as privacy.

An all-in-one solution that provides you with everything you need from requesting day to day services, managing, and staying up to date on your payments, while instantly being updated on all events and community updates.



## EXPERIENCE YOUR COMMUNITY

