



AlKarma Gates™

BY ALKARMA DEVELOPMENTS

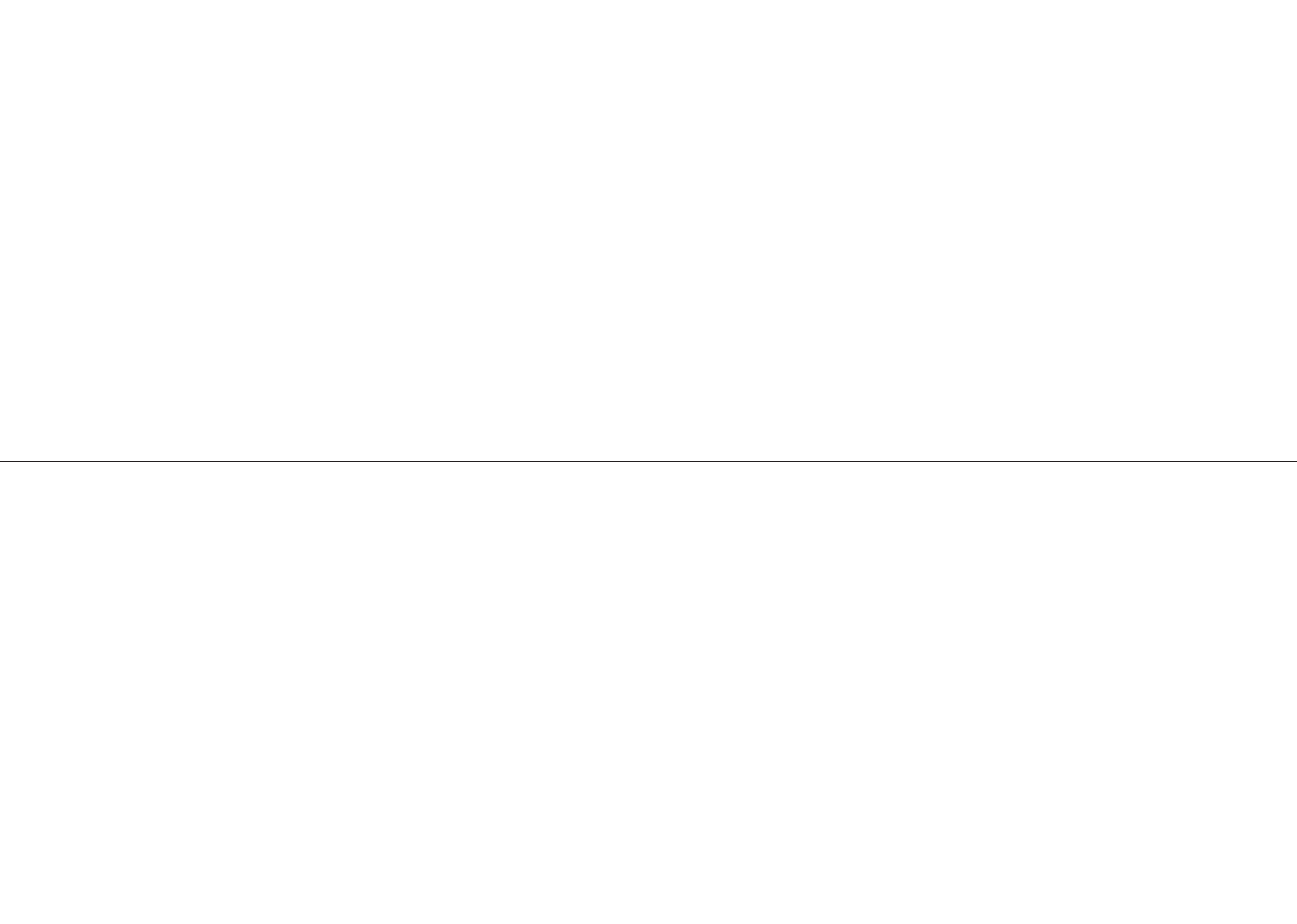


alKarma™
DEVELOPMENTS



BY

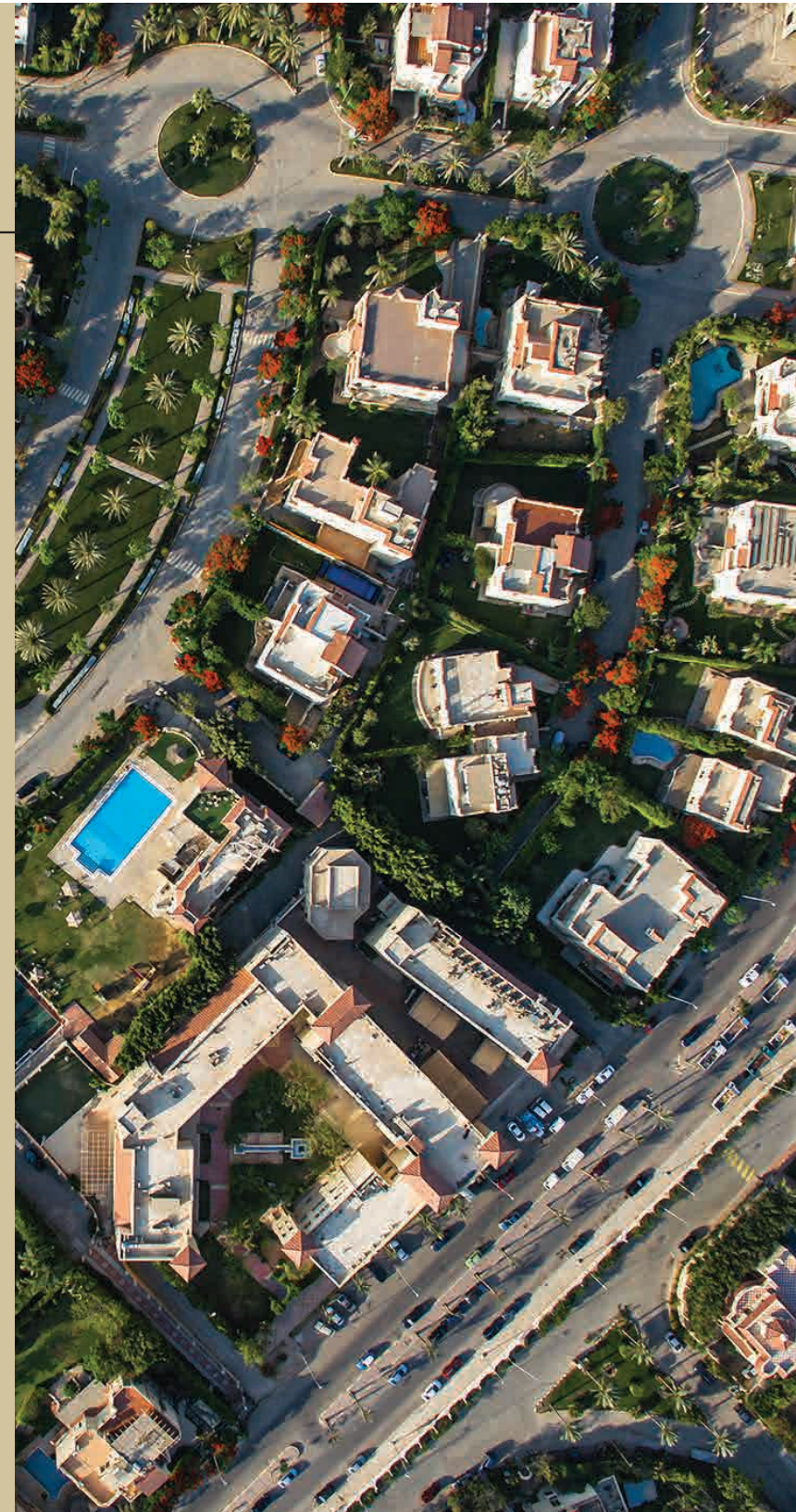
aikarma[™]
DEVELOPMENTS





YOUR GATEWAY HOME

At Al Karma, we are industry pioneers in real estate development on the west side of Cairo. From the date our company was established, we designed and built state-of-the-art residential compounds where the human element remains a priority.



◆ **ALKARMA
HERITAGE**

Since the beginning in 1996, we have been adeptly designing state-of-the-art residential compounds while striving to deliver top-notch quality. Throughout the 2000's, Alkarma has been tirelessly perfecting the art of developing projects.

From luxury residences to malls and clubs, catering to all tastes and needs, we have created projects that solely function for the comfort and prosperity of our number one priority; our clients.



ALKARMA 1



ALKARMA 2



**ALKARMA
HEIGHTS**



ALKARMA 4



**ALKARMA
RESIDENCE**



**ALKARMA
GATES**

AlKarma Gates™

BY ALKARMA DEVELOPMENTS

Welcome Home

OUTLINE

- 00. LOCATION
- 01. MASTER PLAN
- 02. VILLA 01
- 03. VILLA 02
- 04. VILLA 03
- 05. VILLA 04
- 06. VILLA 05
- 07. TWIN HOUSE
- 08. TOWN HOUSE



A PRIME LOCATION

AlKarma Gates is the avant garde of the New West, it is the first premium boutique neighborhood that has accessibility for both old & new sheikh zayed.

A unique location that connects the old zayed with its livability and vitality with the new zayed with its promising aspirational future as an organic expansion of the old zayed.

Apart from being in the central point between both destinations, its located at near proximity of key strategic areas; opposite side from beverly hills 2 minutes away, 4 minutes from Alex cairo Road, 10 minutes from juhayna Square.

ALDABAA CORRIDOR

ALEXANDRIA DESERT ROAD

AlKarma
Gates™

OCTOBER
TOLL STATION

200M →

DAHSHOUR ROAD

BEVERLLY HILLS

JUHAYNA SQ.

→ 2 MINUTES AWAY FROM BEVERLY HILLS

→ EASY ACCESS TO ALEX DESERT ROAD

→ DIRECT ACCESS TO DAHSHOUR ROAD

→ 5 MINUTES AWAY FROM JUHAYNA SQ.



A MASTERPLAN, LIKE NO OTHER

Right at the beginning of New Zayed, AlKarma Gates becomes your first encounter. With two main entrances AlKarma Gates allows you to directly access all the outside facilities as well as provide all the necessary services inside; a unique 4200 M² clubhouse, wide green spaces, open gym concept, water features, and park seatings on every corner.

AlKarma Gates features our exquisite wide variety of homes, tailor made for your exceptional lifestyle, featuring; our town houses, twin houses, and stand-alone villas.



GATE
01

4200 M²
CLUBHOUSE

GATE
02



TOWN HOUSE



TWIN HOUSE



VILLA

PARKING SPACES FOR
A STRESS-FREE JOURNEY
TO HOME

SPACIOUS STREETS &
FRIENDLY FAMILY
NEIGHBOURHOOD

2 GATES FOR FAST
EASY ACCESSIBILITY





PROJECT OVERVIEW

180+

Architectural masterpieces ranging from stand-alone villas, twin houses, and town houses.

4 Parks

With open gym concept & playground areas for the entire family to revel in.

13.5%

Built-up area, designed so that every window overlooks green plains, water features & the horizon.

Clubhouse

A 4200 M² well rounded clubhouse featuring pools, soccer fields, greenery and parks for the community to share and enjoy.





OUR STATE-OF- THE-ART UNITS

Our proud collection of residential abodes that feature contemporary architectural spectacles.

Not only designed to serve an optimum space of living but also serves a current and luxurious lifestyle.





VILLA 01



TOTAL GROSS
AREA

295.00 M²

AVERAGE PLOT
AREA

450 - 550 M²



VILLA 01 - BACKYARD







VILLA 01

GROUND FLOOR

RECEPTION	75	M ²
KITCHEN	4 x 4.5	M ²
GUEST TOILET	2.2 x 1.5	M ²
NANNY'S ROOM	3.3 x 2.2	M ²
ENTRANCE/LOBBY	1.2 x 2.3	M ²
TOTAL AREA	125.5	M²

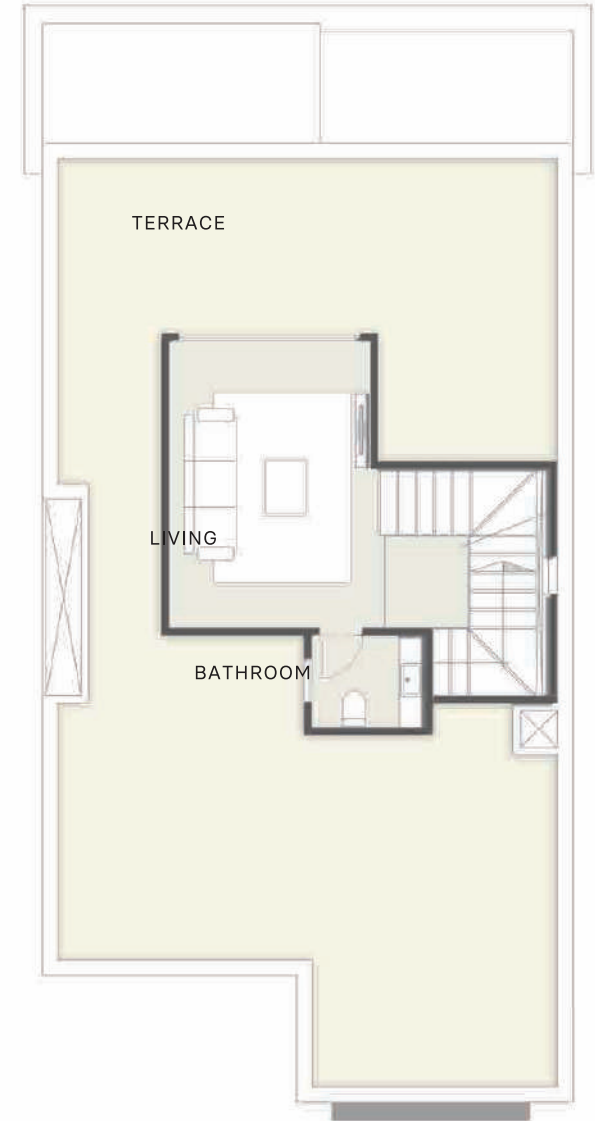
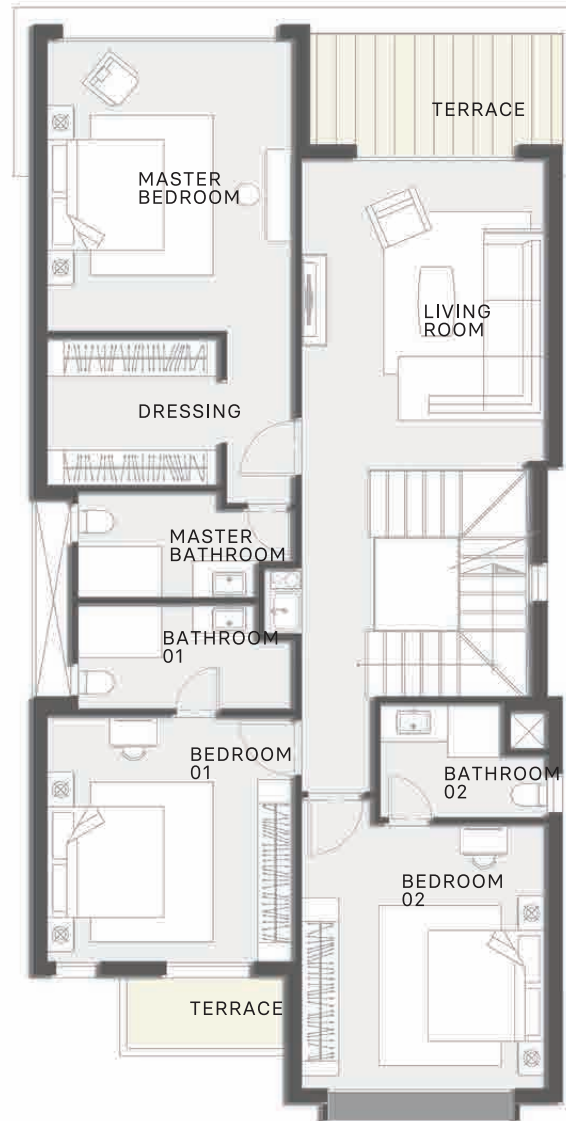


FIRST FLOOR

MASTER BEDROOM	4 x 4.75	M ²
DRESSING	2.8 x 2.4	M ²
MASTER BATHROOM	3.5 x 1.7	M ²
BEDROOM 01	4 x 4	M ²
BATHROOM 01	3.5 x 1.7	M ²
BEDROOM TERRACE	2.6 x 1.2	M ²
BEDROOM 02	4.3 x 4	M ²
BATHROOM 02	2.7 x 1.85	M ²
LIVING ROOM	4 x 5	M ²
LIVING TERRACE	4.2 x 1.9	M ²
TOTAL AREA	138.25	M²

ROOF

TERRACE	82	M ²
LIVING ROOM	3.3 x 4.7	M ²
BATHROOM	1.9 x 1.5	M ²
TOTAL AREA	31.25	M²



VILLA 02



TOTAL GROSS
AREA
314.00 M²

AVERAGE PLOT
AREA
450 - 550 M²









VILLA 02

GROUND FLOOR

RECEPTION	71	M ²
KITCHEN	5 x 3.8	M ²
GUEST TOILET	2.7 x 2.7	M ²
NANNY'S ROOM	3.3 x 2.7	M ²
ENTRANCE/LOBBY	2.1 x 1.7	M ²
TOTAL	135	M²

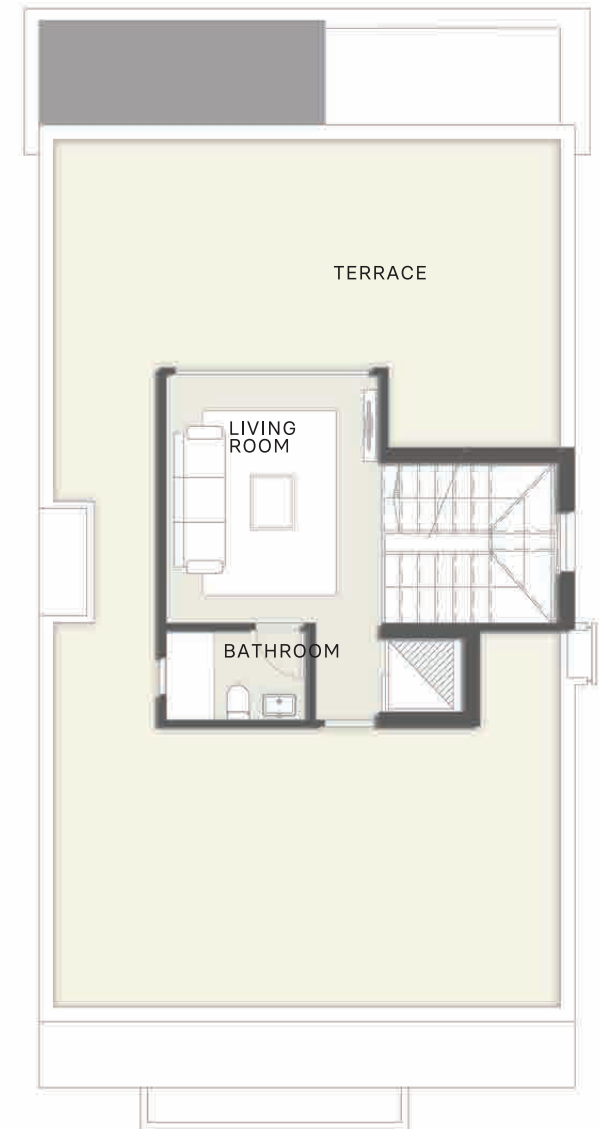
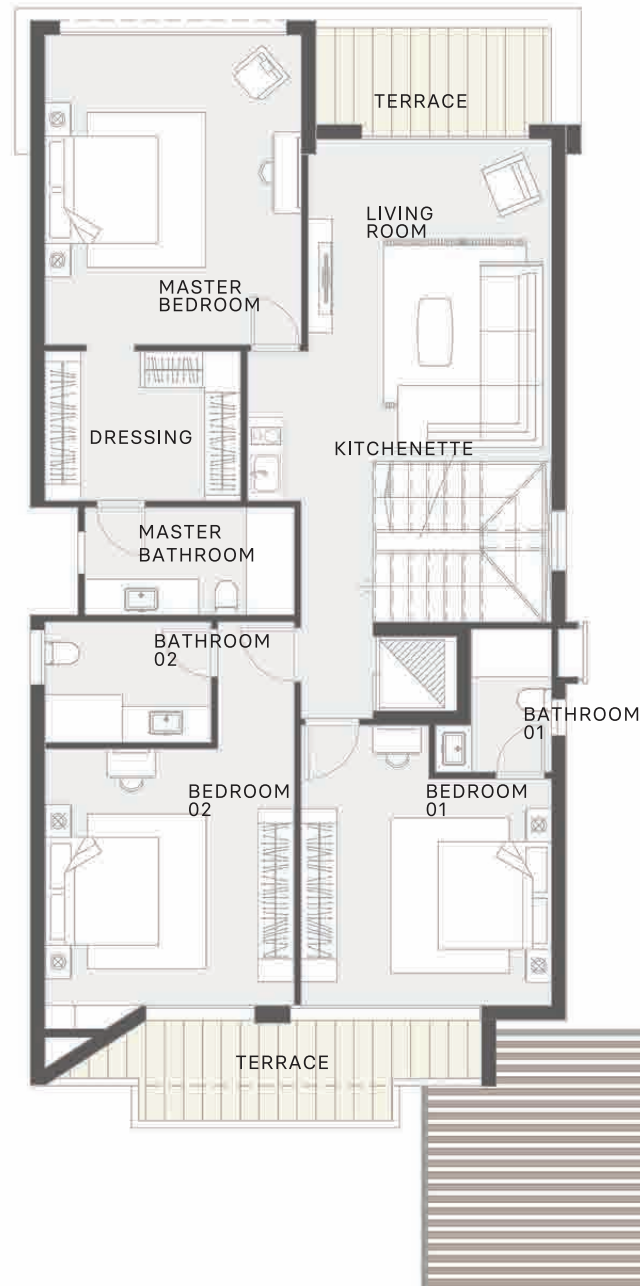


FIRST FLOOR

MASTER BEDROOM	5.1 x 4.3	M ²
DRESSING	3.3 x 2.4	M ²
MASTER BATHROOM	3.5 x 1.7	M ²
BEDROOM 01	4.2 x 3.8	M ²
BATHROOM 01	2.2 x 1.95	M ²
MAIN TERRACE	1.6 x 7	M ²
BEDROOM 02	4.1 x 4.2	M ²
BATHROOM 02	2.8 x 1.8	M ²
LIVING ROOM	4.8 x 4.1	M ²
LIVING TERRACE	4.45 x 1.95	M ²
TOTAL	145.25	M²

ROOF

TERRACE	82.5	M ²
LIVING ROOM	3.75 x 3.6	M ²
BATHROOM	2.4 x 1.5	M ²
TOTAL	33.75	M²



VILLA 03



TOTAL GROSS
AREA

347.25 M²

AVERAGE PLOT
AREA

500 - 700 M²



Villa 27







VILLA 03

GROUND FLOOR

RECEPTION	80	M ²
KITCHEN	6.3 x 3.8	M ²
GUEST TOILET	2.3 x 1.9	M ²
NANNY'S ROOM	2.95 x 2.25	M ²
ENTRANCE/LOBBY	3.15 x 3.75	M ²
TOTAL	147.25	M²

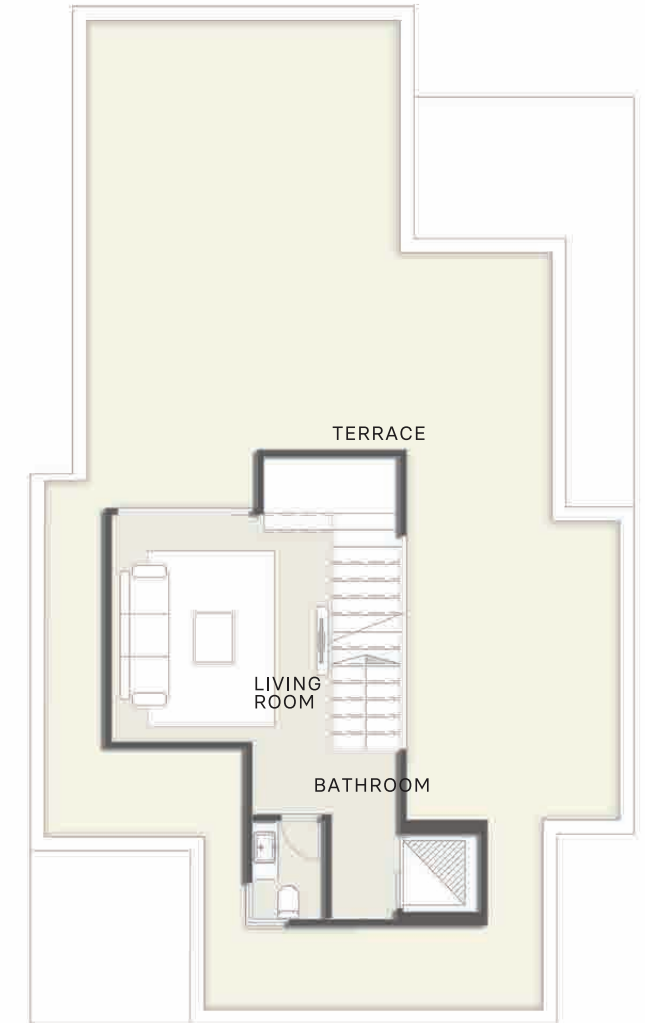


FIRST FLOOR

MASTER BEDROOM	5.55 x 4	M ²
DRESSING	3 x 2.5	M ²
MASTER BATHROOM	3 x 1.85	M ²
BEDROOM 01	5.4 x 3.8	M ²
BATHROOM 01	3.75 x 1.5	M ²
BEDROOM 02	3.75 x 4	M ²
BATHROOM 02	2 x 2	M ²
TERRACE	2.8 x 2.6	M ²
DRESSING ROOM 02	2 x 1.6	M ²
LIVING ROOM	5.1 x 4.5	M ²
LIVING TERRACE	7.1 x 3.8	M ²
KITCHENETTE	2.25 x 2.4	M ²
TOTAL	163	M²

ROOF

TERRACE	100	M ²
LIVING ROOM	4 x 3.9	M ²
BATHROOM	1.75 x 1.3	M ²
TOTAL	37	M²



VILLA 04



TOTAL GROSS
AREA

386.75 M²

AVERAGE PLOT
AREA

530 - 690 M²



VILLA 04 - BACKYARD







VILLA 04

GROUND FLOOR

RECEPTION	94	M ²
KITCHEN	4.7 x 4.6	M ²
GUEST TOILET	2.9 x 1.2	M ²
NANNY'S ROOM	3 x 2.9	M ²
ENTRANCE/LOBBY	3 x 3.15	M ²
TOTAL	165.25	M²

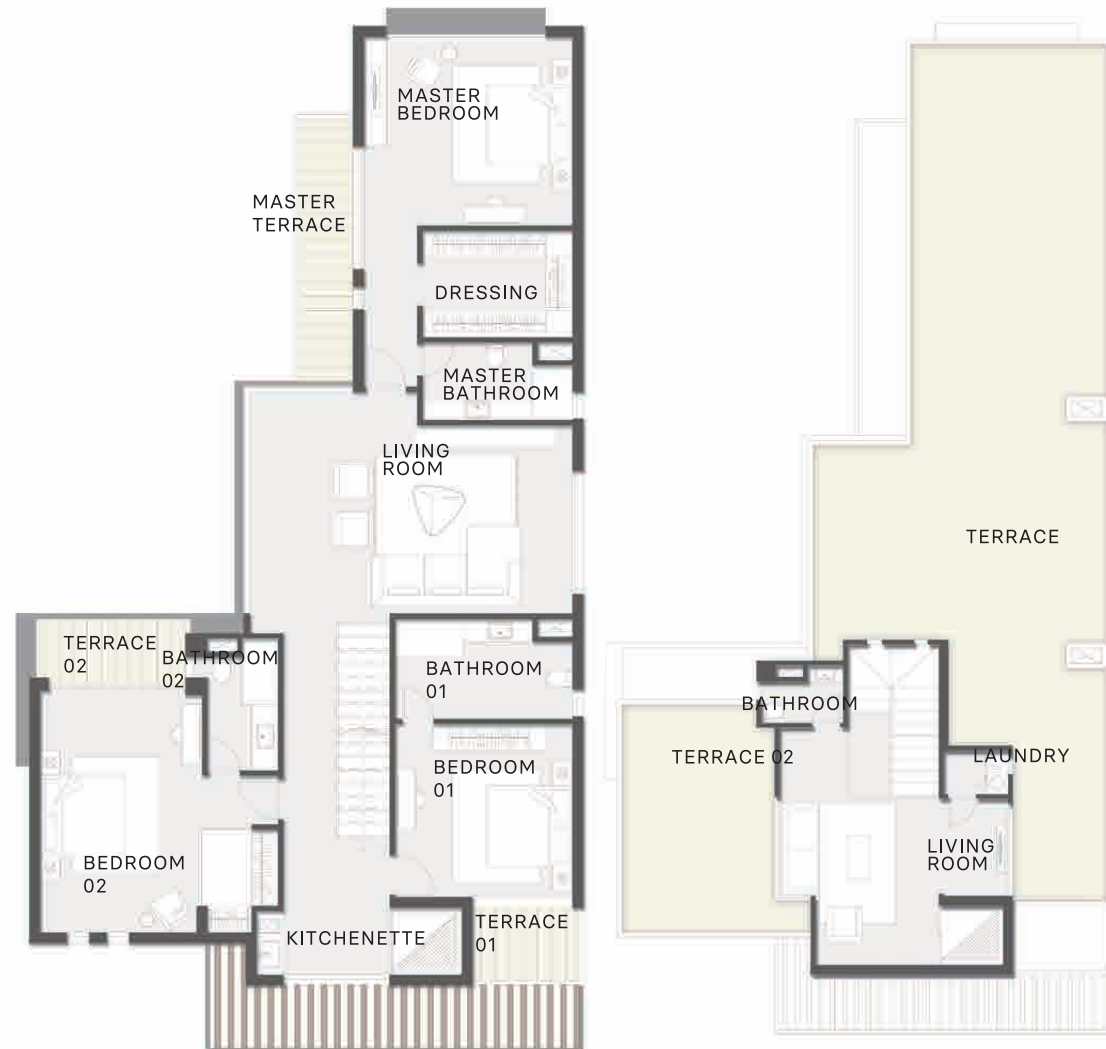


FIRST FLOOR

MASTER BEDROOM	4.7 x 4.25	M ²
DRESSING	3.4 x 4.4	M ²
MASTER BATHROOM	3.4 x 1.7	M ²
MASTER TERRACE	6.1 x 1.3	M ²
LIVING ROOM	5.5 x 7.25	M ²
BEDROOM 01	4 x 3.9	M ²
BATHROOM 01	4 x 2.25	M ²
TERRACE 01	2.4 x 1.65	M ²
BEDROOM 02	5.4 x 5.35	M ²
BATHROOM 02	3 x 1.6	M ²
TERRACE 02	3.5 x 1.5	M ²
KITCHENETTE	1.4 x 3	M ²
TOTAL	180.5	M²

ROOF

TERRACE	96	M ²
LIVING ROOM	21.25	M ²
BATHROOM	2.1 x 1.5	M ²
TERRACE 02	26.5	M ²
LAUNDRY	1.1 x 1.65	M ²
TOTAL	41	M²



VILLA 05



TOTAL GROSS
AREA

414.75 M²

AVERAGE PLOT
AREA

650 - 830 M²









VILLA 05

GROUND FLOOR

RECEPTION	105.5	M ²
KITCHEN	4.7 x 4.6	M ²
GUEST TOILET	2.8 x 1.2	M ²
NANNY'S ROOM	3 x 2.9	M ²
ENTRANCE/LOBBY	3 x 3.15	M ²
TOTAL	178	M²



FIRST FLOOR

MASTER BEDROOM	4.7 x 5.25	M ²
DRESSING	2.5 x 3.4	M ²
MASTER BATHROOM	3.4 x 1.9	M ²
MASTER TERRACE	8 x 1.3	M ²
BEDROOM 01	5 x 3.5	M ²
LIVING ROOM	5.5 x 3.65	M ²
BEDROOM 02	5.55 x 5.35	M ²
BATHROOM 02	3 x 1.6	M ²
TERRACE 02	3.5 x 1.5	M ²
BEDROOM 03	3.9 x 4	M ²
BATHROOM 03	4 x 2.25	M ²
TERRACE 03	2.4 x 1.65	M ²
KITCHENETTE	1.4 x 3	M ²
TOTAL	192.25	M²

ROOF

TERRACE	106	M ²
LIVING ROOM	25	M ²
BATHROOM	2.1 x 1.5	M ²
TERRACE 02	22.7	M ²
LAUNDRY	1.1 x 1.65	M ²
TOTAL	44.5	M²



TWIN HOUSE



TOTAL GROSS
AREA

235.25 M²

AVERAGE PLOT
AREA

315 - 370 M²





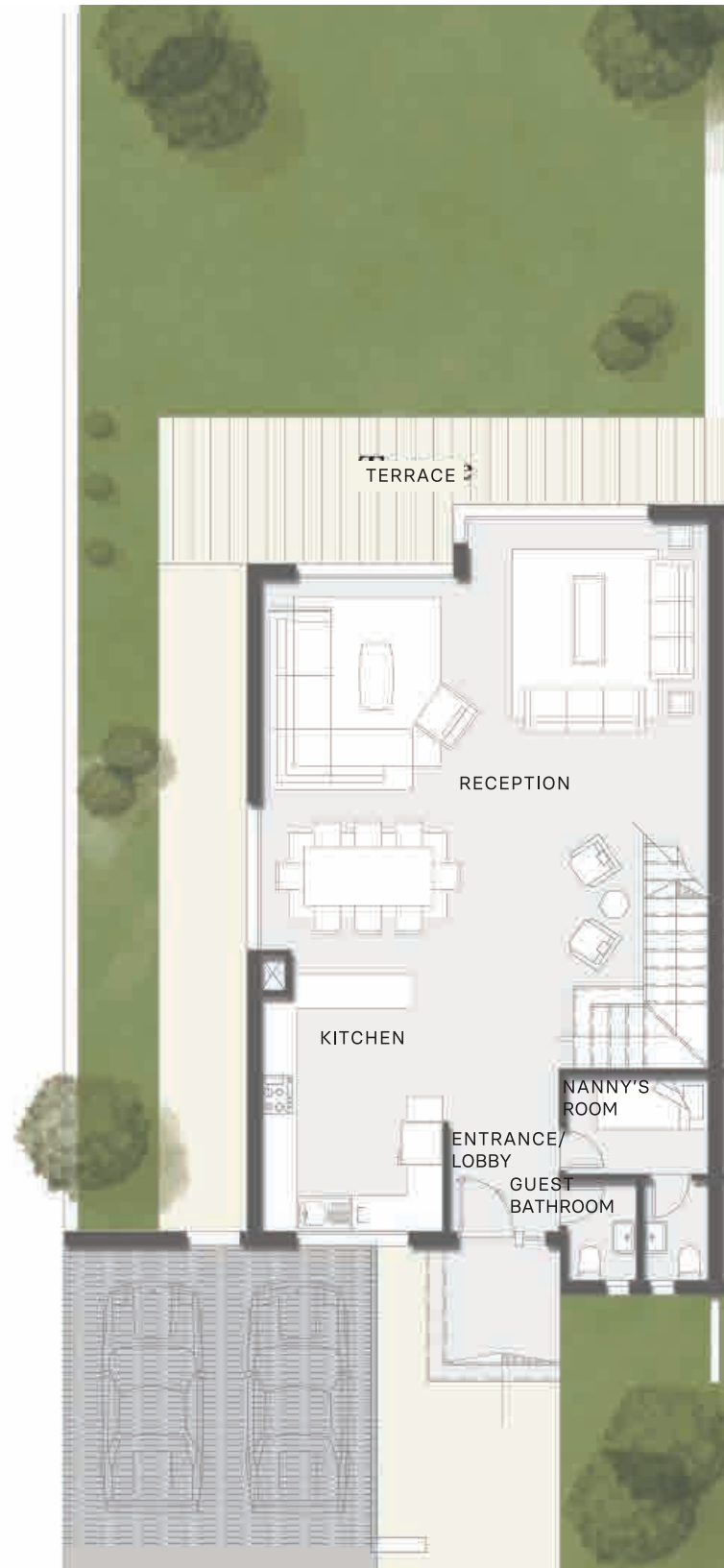




TWIN HOUSE

GROUND FLOOR

RECEPTION	60	M ²
KITCHEN	4.5 x 3.1	M ²
GUEST TOILET	1.7 x 1.2	M ²
NANNY'S ROOM	3.5 x 2.5	M ²
ENTRANCE/LOBBY	1.9 x 1.9	M ²
TOTAL	100.25	M²

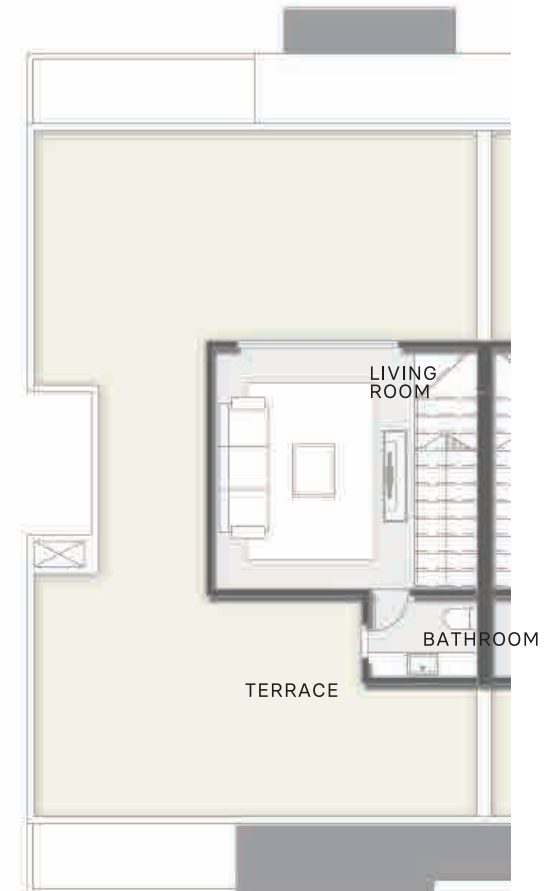


FIRST FLOOR

MASTER BEDROOM	3.9 x 4.2	M ²
DRESSING	2.3 x 2.2	M ²
MASTER BATHROOM	2.25 x 1.6	M ²
LIVING ROOM	3.7 x 5.4	M ²
TERRACE	4 x 1.3	M ²
BEDROOM 01	4 x 4	M ²
BATHROOM	3.4 x 1.6	M ²
BEDROOM 02	4 x 3.9	M ²
BEDROOM TERRACE	3.7 x 1.55	M ²
TOTAL	110	M²

ROOF

TERRACE	65	M ²
LIVING ROOM	4.25 x 3.5	M ²
BATHROOM	1.9 x 1.5	M ²
TOTAL	26	M²



TOWNHOUSE
MIDDLE UNIT



TOTAL GROSS
AREA

203.50 M²

AVERAGE PLOT
AREA

216 M²

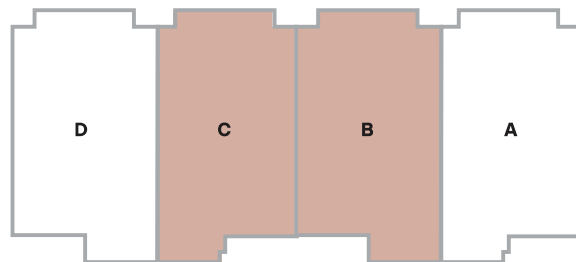




TOWNHOUSE MIDDLE UNIT

GROUND FLOOR

RECEPTION	58	M ²
KITCHEN	3.7 x 4.3	M ²
GUEST TOILET	1.6 x 1.3	M ²
ENTRANCE/LOBBY	1.6 x 1.5	M ²
TOTAL	87	M²

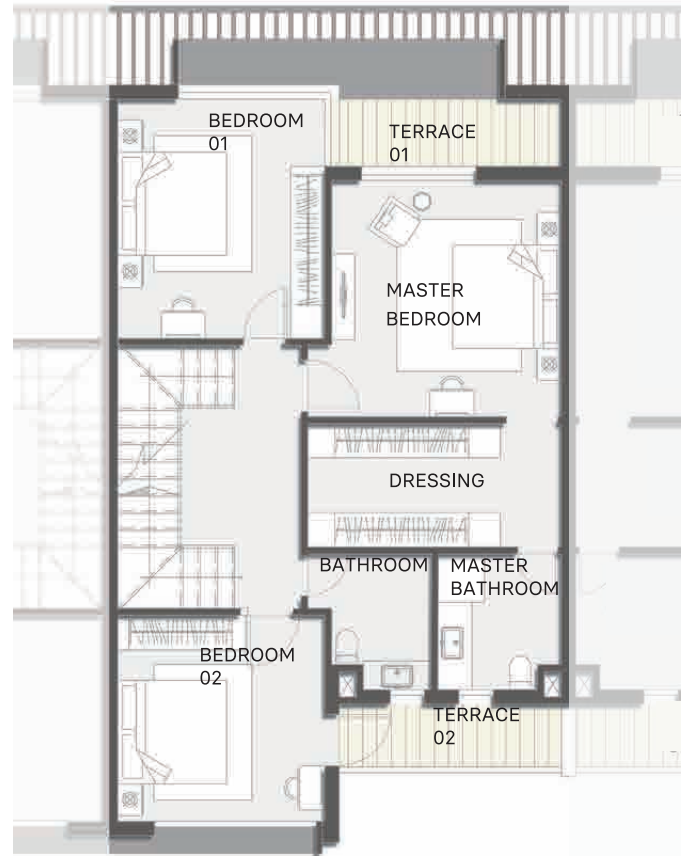
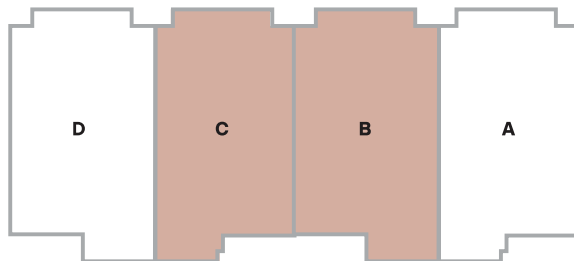


FIRST FLOOR

MASTER BEDROOM	4.1 x 4	M ²
DRESSING	4.5 x 2.2	M ²
MASTER BATHROOM	2.4 x 2.15	M ²
TERRACE 01	1.2 x 4.1	M ²
BEDROOM 01	3.65 x 4.2	M ²
BEDROOM 02	3.6 x 3.6	M ²
BATHROOM	2.4 x 2.2	M ²
TERRACE 02	1.3 x 4.1	M ²
TOTAL	95	M²

ROOF

TERRACE	59	M ²
LIVING ROOM	3 x 3.6	M ²
BATHROOM	2 x 1.5	M ²
TOTAL	21.5	M²



TOWNHOUSE
CORNER UNIT



TOTAL GROSS
AREA

206.25 M²

AVERAGE PLOT
AREA

295 - 340 M²

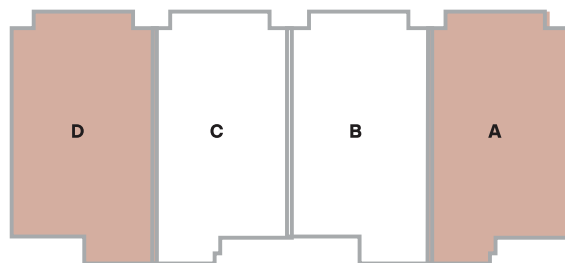




TOWNHOUSE CORNER UNIT

GROUND FLOOR

RECEPTION	58	M ²
KITCHEN	3.7 x 4.3	M ²
GUEST TOILET	1.6 x 1.3	M ²
ENTRANCE/LOBBY	1.6 x 1.5	M ²
TOTAL	88.5	M²

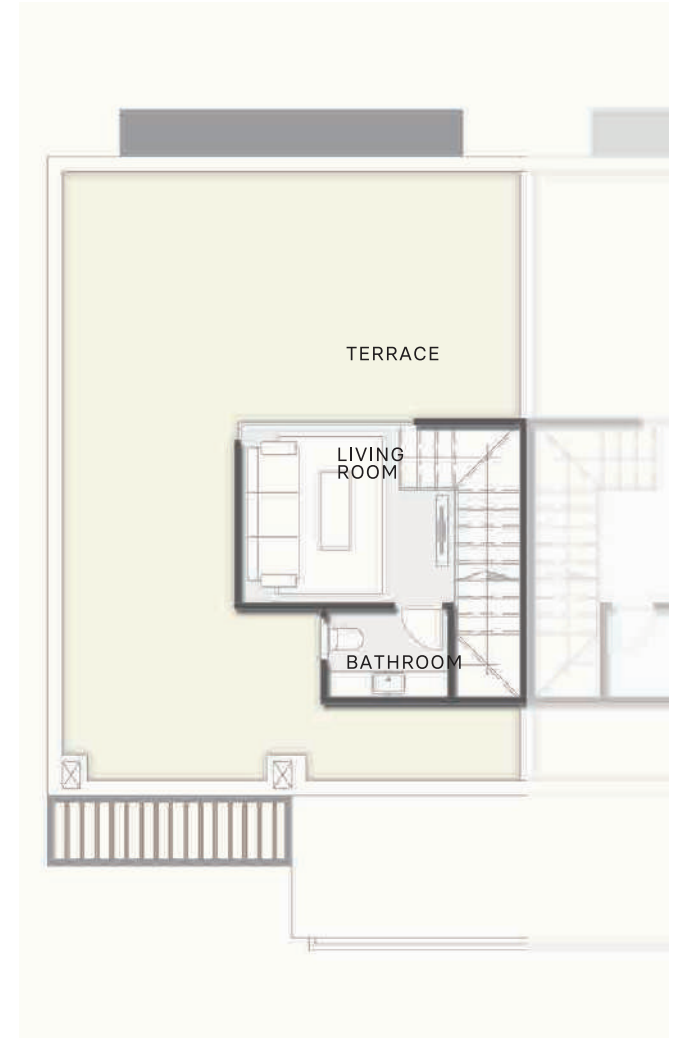
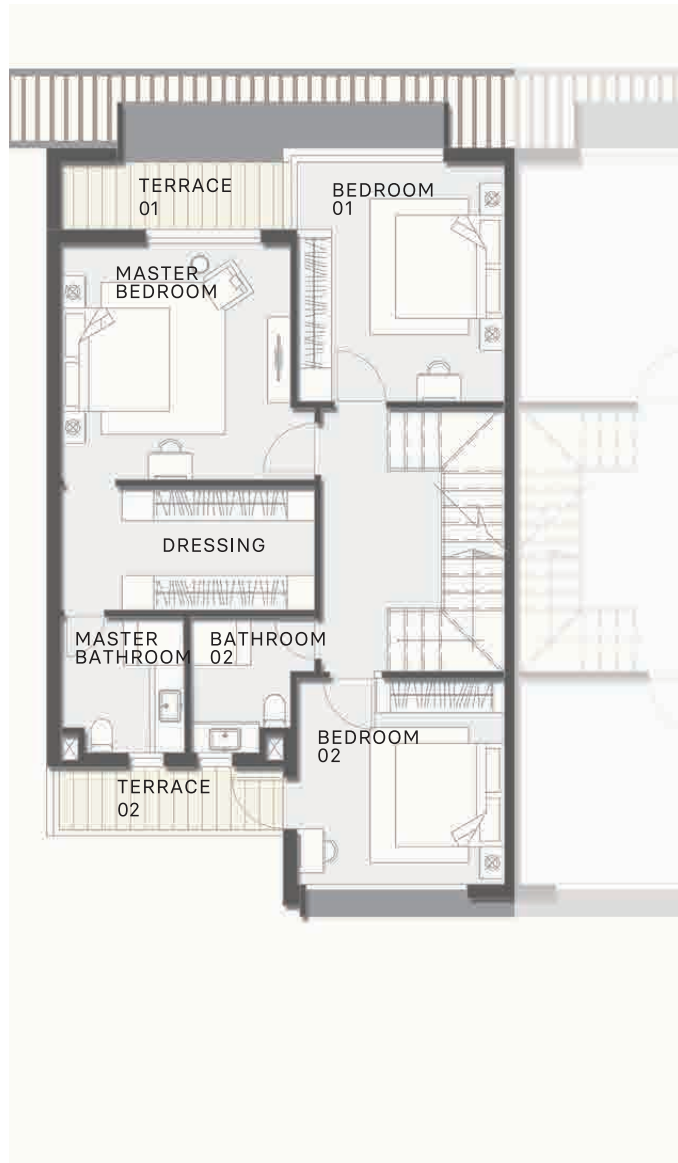
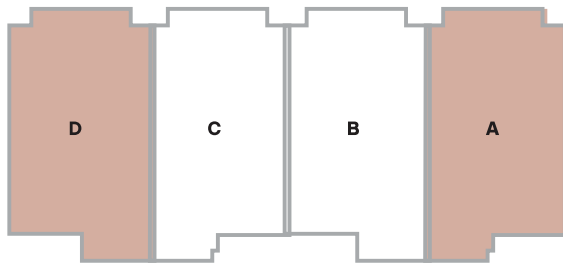


FIRST FLOOR

MASTER BEDROOM	4.1 x 4	M ²
DRESSING	4.5 x 2.2	M ²
MASTER BATHROOM	2.4 x 2.15	M ²
BEDROOM 01	3.65 x 4.2	M ²
TERRACE 01	1.2 x 4.1	M ²
BEDROOM 02	3.6 x 3.6	M ²
BATHROOM 02	2.4 x 2.2	M ²
TERRACE 02	1.3 x 4.1	M ²
TOTAL	96.25	M²

ROOF

TERRACE	59	M ²
LIVING ROOM	3.6 x 3	M ²
BATHROOM	2 x 1.5	M ²
TOTAL	21.5	M²



TOWN HOUSE - BACKYARD





DESIGNING EXCELLENCE













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