

**LAKE WEST**

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# ABOUT LAKE WEST

Step into "LAKE WEST" cozy selective community of contemporary elegance where every detail has been meticulously designed surrounding with lakes views and vast landscape areas which reflecting joy, serenity and privacy all around.

"LAKE WEST" is developing by "CAIRO CAPITAL DEVELOPMENTS", which is an Egyptian real estate developer; that deeply understands the hardness of finding a suitable house at proper location here in Egypt.

"CAIRO CAPITAL DEVELOPMENTS" was founded in 2016 with the essence of the company's manpower that has over 20 years of combined real estate investment and management experience in the Egyptian Market, aims to cater multi-residential options using an innovative and unique construction concept approach.

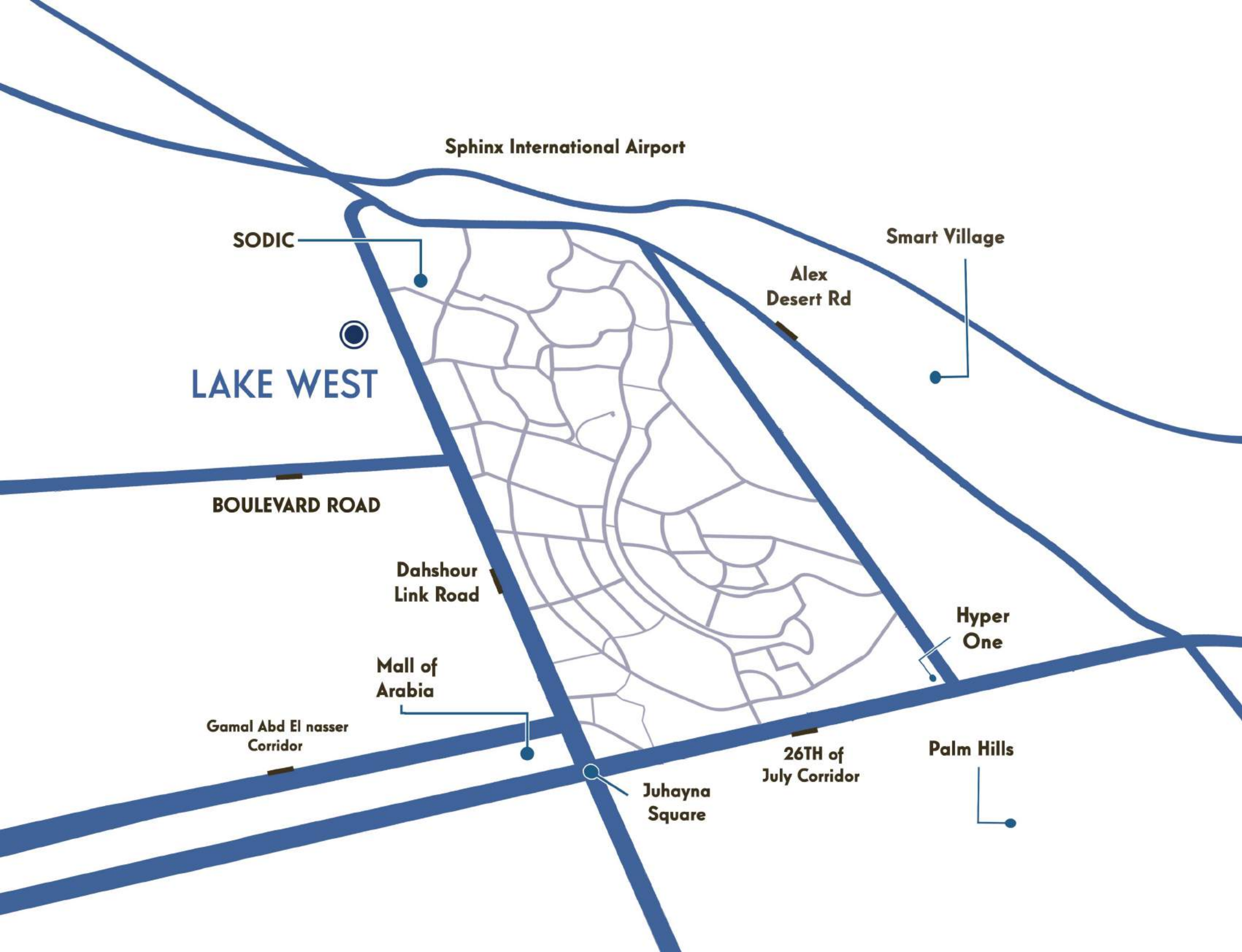
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# LOCATION

**-Minutes from Every where-**

**Strategically located at New Zayed (Green Built Zone), almost 5 minutes away from all landmarks around in a location that is close to the city.**





Sphinx International Airport

SODIC

Smart Village

Alex  
Desert Rd

LAKE WEST

BOULEVARD ROAD

Dahshour  
Link Road

Hyper  
One

Mall of  
Arabia

Gamal Abd El nasser  
Corridor

26TH of  
July Corridor

Palm Hills

Juhayna  
Square

**FACILITIES**

**AKNEWS**



# POOL SIDE

**Beat the heat with a daily splash in the compound's swimming pools.**

**What better way to cap a tiring day out than dipping into the cool waters flowing just meters away from each home in the compound with controlled water temperatures, life at "LAKE WEST" means that everyday can be a summer day.**

# **CYCLING & JOGGING TRACK**

**Whether you're looking for a light jog in a fresh air track, or an intensive rowing workout, you can do so within the comfort of your home environment. In addition of wide areas for football, basketball, cycling & jogging track.**



# GYM

**Enjoy state of the art machinery at the gym facilities within the compound. The central gym has a carefully selected variety of equipment that promises a wholesome exercise experience.**



# SECURITY & SURVILLIANCE CAMERAS

**“LAKE WEST” is equipped with the best modern safety & Security systems , which communicate with control panels & command center installed in convenient locations with smart sensors placed in all areas around. the motion sensors will protect the visible & invisible areas as well as surveillance cameras which available in both wired & wireless configurations, it will be easy to access remotly on computers , smartphones, & tablets. in addition to high decibels alarms, yard signs & Windows stickers.**

# RITZY COMMUNITY

**"LAKE WEST" is a high-end residential community with high-standard facilities, offers a luxurious lifestyle in the heart of the vibrant city of Sheikh Zayed.**

# BUSINESS CENTER

**Better Control, Better Life..**

**take the advantage of a self service business center featuring a secure personal computers loaded with business software such as word, excel, power point, in addition to high speedd internet & e\_mail access as well as a multi\_function work center amenities like copiers & fax devices through a secretarial assistance to print & scan documents. Private meeting room will be available with a hospitality service.**



# **CLUB HOUSE**

## **« SKY LOUNGE »**

### **Flavors Beyond Imagination**

**Against breathtaking lakes view & amazing landscapes, gather the family & friends around, & enjoy the Asian taste, inspired by fareast experience. while the interior resembles traditional chinese buildings with wood paneling and glass walls.**





# LAYOUT





T39 T40 T41 T42  
T35 T36 T37 T38

T43 T44 T45 T46 T47 T48

W23 W24

V9 V10 V11 V12 V13

W25 W26

T34 T33 T32 T31

T30 T29 T28 T27 T26 T25

W21 W22

L6 L5 L4

L7 L8 L9

W27 W28

W29 W30

T15 T16 T17 T18

T19 T20 T21 T22 T23 T24

W20 W19

L1 L2 L3

W18 W17

W16 W15

W14 W13

V14

T7 T8 T9

T6 T5 T4 T3 T2 T1

V1 V2 V3 V4 V5 V6 V7 V8

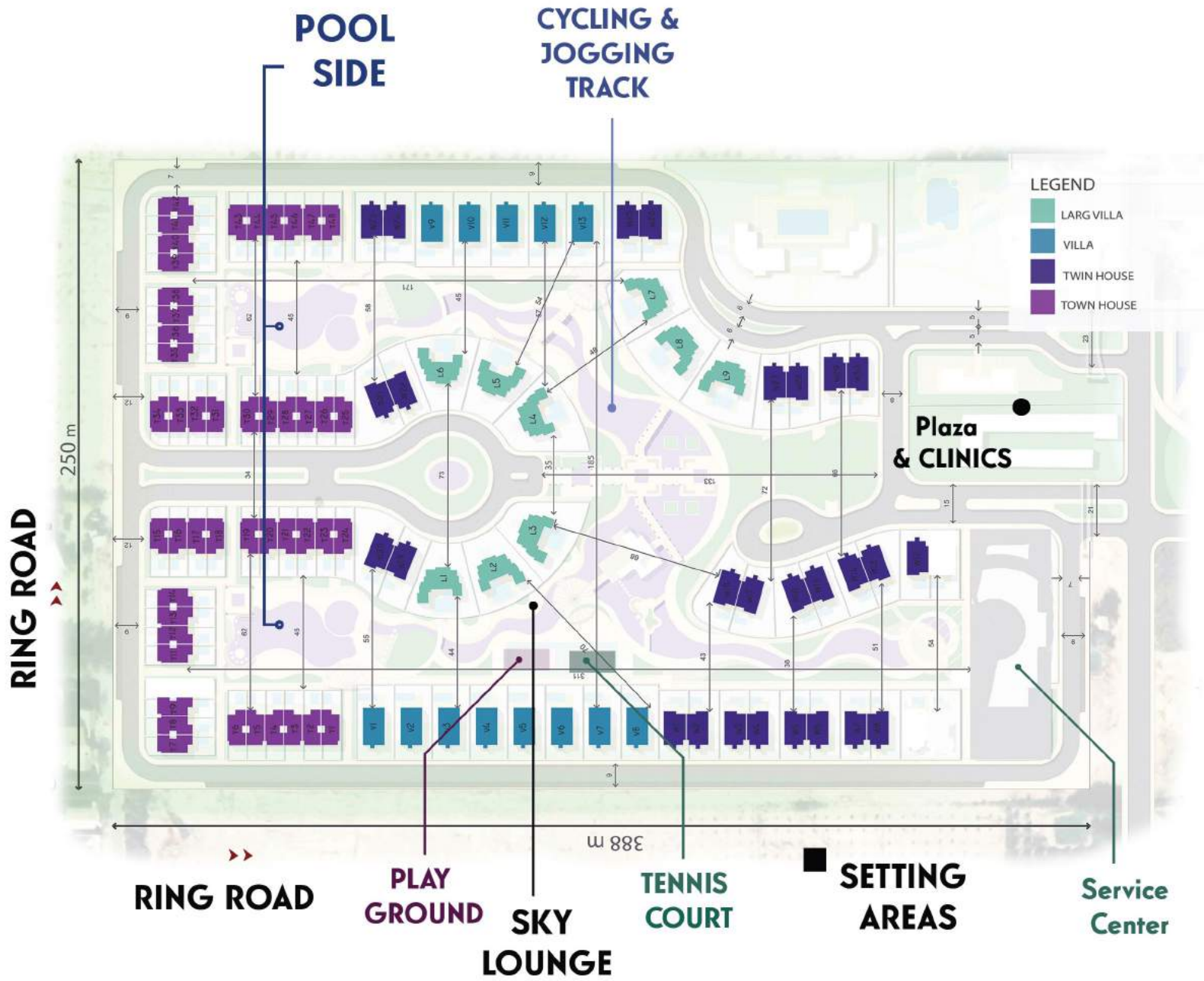
W1 W2

W3 W4

W5 W6

W7 W8





**TYPES**



A modern, two-story townhouse with a swimming pool and outdoor seating area at dusk. The house features large glass windows and balconies, illuminated from within. The pool is surrounded by a wooden deck with lounge chairs and a small table. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall aesthetic is clean and contemporary.

# TOWN HOUSE





C-09





# TOWN HOUSE

(265 m<sup>2</sup>)



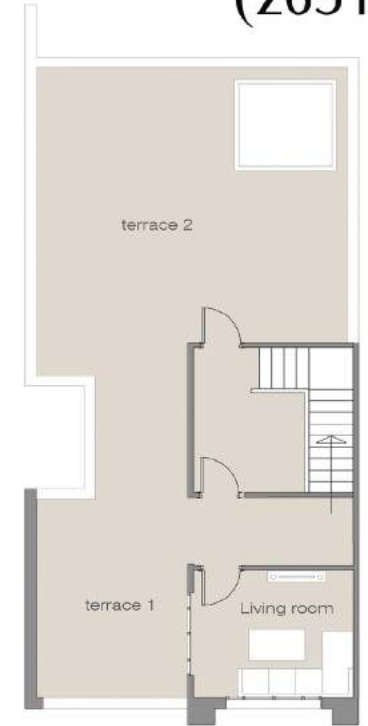
## GROUND FLOOR

Reception	4.10X7.00	Kitchen	3.00X5.30
	3.50X3.70	Entrance	1.50X3.40
Dining Room	3.50X4.45	Maid Room	1.60X4.00
Toilet	1.90X2.70	Maid Bath	1.00X3.00



## TYPICAL FLOOR

Terrace 1	1.60X2.50	Bed Room 2	3.80X4.30
Master Room	4.10X4.80	Terrace 2	1.40X3.60
Dressing	1.10X3.00	Bed Room 1	3.70X4.20
Bath 2	1.60X3.00	Living Room	3.40X3.80
Bath 1	2.00X2.45		



## ROOF FLOOR

Living Room	3.40X3.80
Terrace 1	3.60X5.00
Terrace 2	7.50X7.70
	2.30X3.70





# TWIN HOUSE











# TWIN HOUSE

(301 m<sup>2</sup>)



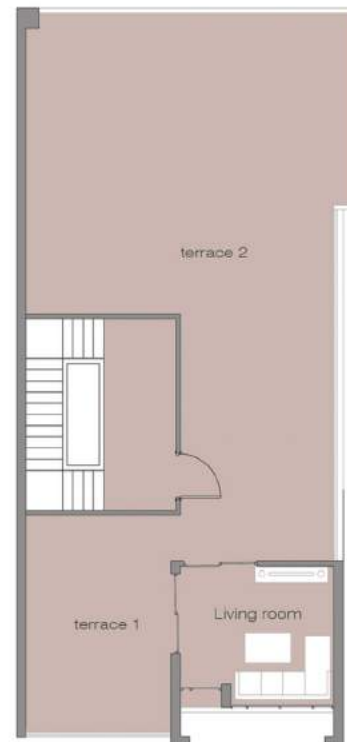
## GROUND FLOOR

Reception	3.80X8.50 5.10X4.60	Entrance	1.90X3.85
Dining Room	5.10X4.40	Maid Room	2.90X3.80
kitchen	3.35X5.00	Maid Bath	1.40X2.20
		Bath room	1.40X2.20



## TYPICAL FLOOR

Living Room	3.70X4.85	Bath 1	1.80X3.20
Bed Room 2	4.05X4.40	Bath 2	1.80X3.20
Terrace 2	1.65X4.40	Dressing	2.60X3.20
Terrace 1	0.90X4.50	Master Room	3.90X5.20
Bed Room 1	3.70X4.50	Terrace 3	1.90X3.65



## ROOF FLOOR

Terrace 2	7.60X8.90 5.20X6.30
Terrace 1	4.45X5.50
Living Room	3.70X4.70





# STAND ALONE VILLA





A-20







# STAND ALONE VILLA

(380 m<sup>2</sup>)



## GROUND FLOOR

Reception	4.50X10.00	Entrance	1.90X6.40
	4.50X5.00	Bath Room	1.50X3.50
Dining Room	4.50X5.00	Maid Room	2.80X3.50
Kitchen	3.45X5.00	Maid Bath	1.60X2.00



## TYPICAL FLOOR

Terrace 3	1.75X4.85	Terrace 2	1.35X3.50
Master Room	3.90X4.85	Terrace 4	1.40X4.15
Dressing	2.10X3.10	Living Room	4.00X4.10
Bath 2	1.90X3.10	Bed Room 1	4.50X5.10
Bath 1	1.90X3.10	Terrace 1	1.35X3.50
Bed Room 2	4.50X5.10		



## ROOF FLOOR

Terrace 1	8.90X9.00
Living Room	3.80X4.80
Terrace 2	6.30X9.00





# LARGE VILLA





D-22







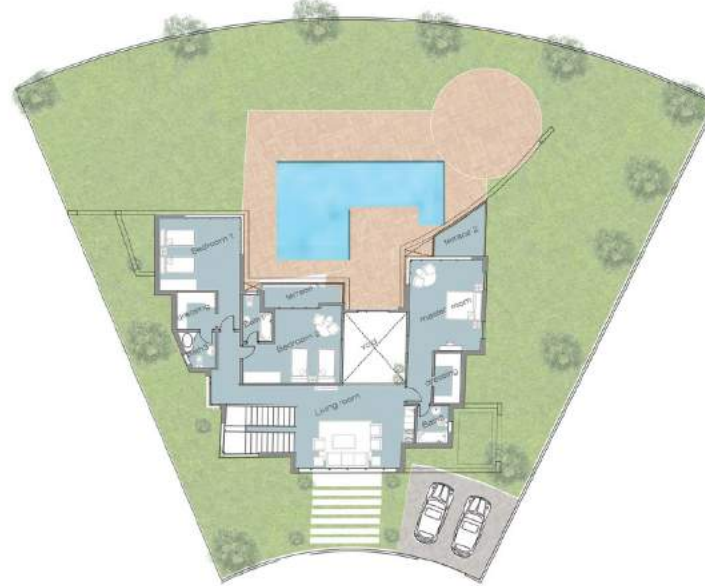
# LARGE VILLA

(445 m<sup>2</sup>)



## GROUND FLOOR

Reception	4.75X8.95 4.90X5.40	Bath room	1.40X2.20
Dining	4.10X6.10	Maid Bath	1.10X2.20
Entrance	5.00X6.00	Maid Room	2.10X3.00
		Kitchen	4.25X5.20



## TYPICAL FLOOR

Bed Room 1	4.30X5.00	Bed Room 2	3.80X4.10
Dressing	1.50X3.10	Living Room	5.00X6.00
Bath 3	2.30X2.30	Bath room 2	2.00X2.45
Bath room 1	2.00X3.00	Dressing	2.20X2.60
Terrace 1	1.40X4.60	Master Room	4.55X5.40
		Terrace 2	2.85X3.00



## ROOF FLOOR

Terrace 1	3.90X4.90 3.30X8.60
Living Room	6.60X3.80
Terrace 2	11.40X8.30



