

THE
COURTYARDS
WESTOWN

Corner Building

Welcome to The Courtyards Phase I

Welcome to The Courtyards, our newest residential neighborhood in Westown.

Located in the heart of Westown, The Courtyards is SODIC's newest residential neighbourhood. The Courtyards' homes, designed by SODIC's very own in-house design team are one of a kind, offering a variety living spaces to suit your needs. The buildings are arranged around courtyards, offering green views and private parks for residents.

The apartments in The Courtyards embody living with functionality and style, as they are the product of meticulous design. Every detail has been carefully thought out with your needs in mind. The homes also come with private gardens or roof suites that overlook secluded courtyards within each cluster.

The Courtyards are located in the centre of Westown, meaning it is a short walk from Westown Residences, Forty West, The Polygon, and the restaurants and cafés of Westown Hub and The Strip. Moreover, The Courtyards are directly connected to the Pedestrian Green Spine, which caters to the needs of homeowners by doubling as a recreational facility.

Also nearby is the Westown clubhouse, which will offer facilities ranging from sporting activities to social outings for the entire family to enjoy.

For more details on the development, please drop by one of our Sales Centres, located in Sheikh Zayed, Zamalek and Heliopolis, or call 16220 to set up an appointment.



Ahmed Badrawi
Managing Director

Westown Zoning Master-plan

Residential Zone

Set around the Pedestrian Green Spine, Westown Residences and The Courtyards are gated residential neighbourhoods of Apartments, City Villas, Duplexes, Signature Lofts, Townhouses and Twin-houses.

The Courtyards (future phases)

Upcoming phases of The Courtyards.

The Pedestrian Green Spine

The Pedestrian Green Spine runs through Westown Residences, and acts as a gateway to the rest of Westown.

Mixed-use Zone

This zone embodies the fully-finished, luxurious apartments of Forty West built around the Piazza, with its shops, restaurants and cafes.

Mixed-use Zone (future phase)

Upcoming mixed-use phases which will include residential and retail units.

Commercial/Entertainment Zone

The Polygon and Westown Hub, with their array of offices, restaurants and cafes are set to be the commercial and entertainment heart of Westown.

Commercial/Retail Zone (Planned)

Upcoming phases of commercial, office and retail space.

Westown Clubhouse



Corner Building

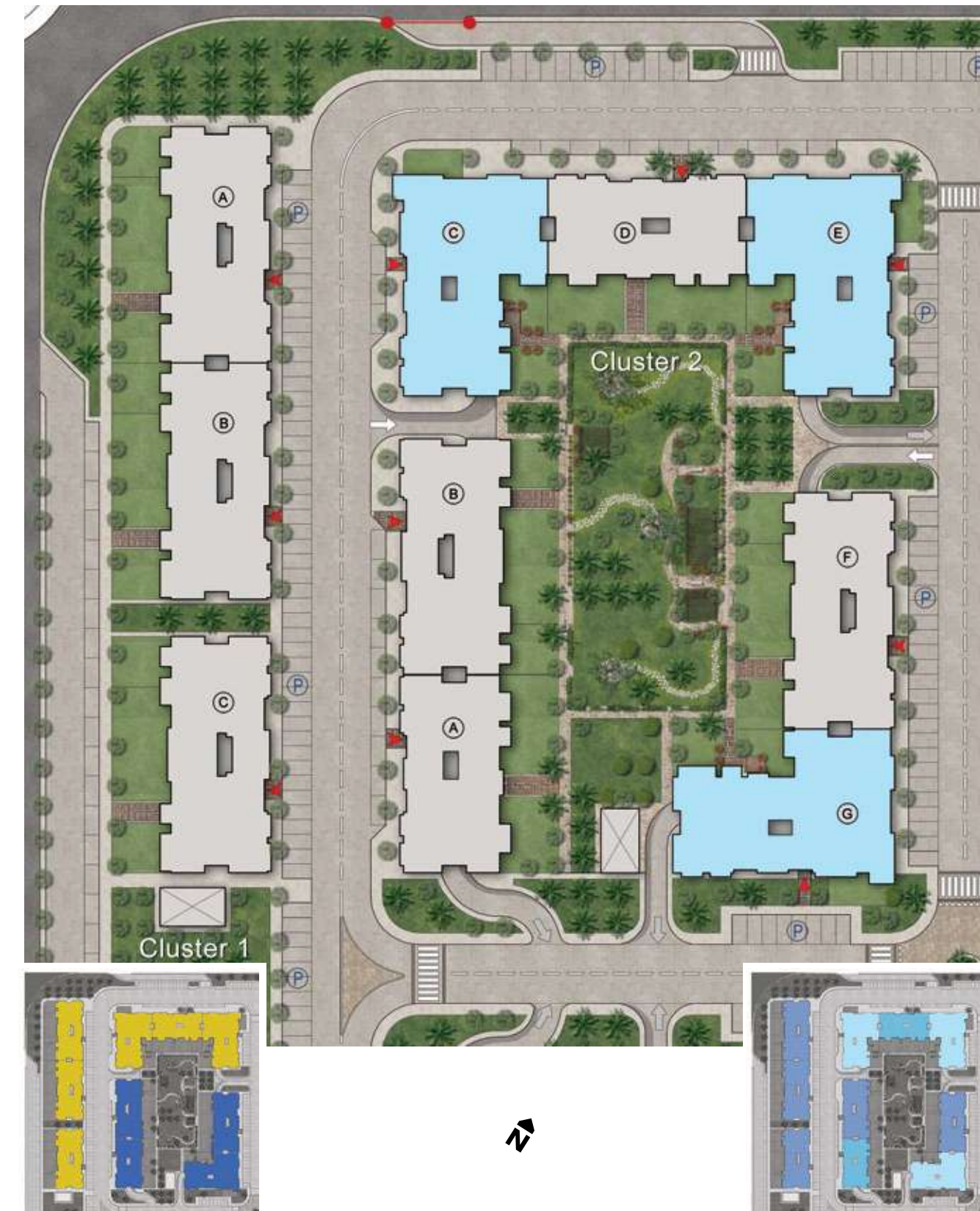
Unit types	Apartment area (sqm)	Units per building
3 bedroom apartment + family room (ground floor unit)	256	1
3 bedroom apartment + family room (ground floor unit)	297	1
2 bedroom apartment (ground floor unit)	165	1
3 bedroom apartment	200	2
3 bedroom apartment	208	2
3 bedroom apartment + nanny quarters	223	2
2 bedroom apartment	165	2
3 bedroom apartment + roof suite	247	1
3 bedroom apartment + roof suite	240	1
3 bedroom apartment + nanny quarters + roof suite	274	1
2 bedroom apartment + roof suite	195	1
Total		15

Notes:

Phase I Master-plan

Corner Building

- Apartment Building 1
- Apartment Building 2
- Corner Building**
- Façade Option 1
- Façade Option 2
- Private Gardens
- Public Gardens
- Security Gates
- Building Entrance
- Garage Entrance
- Garage Exit
- Parking



Façade Option 1



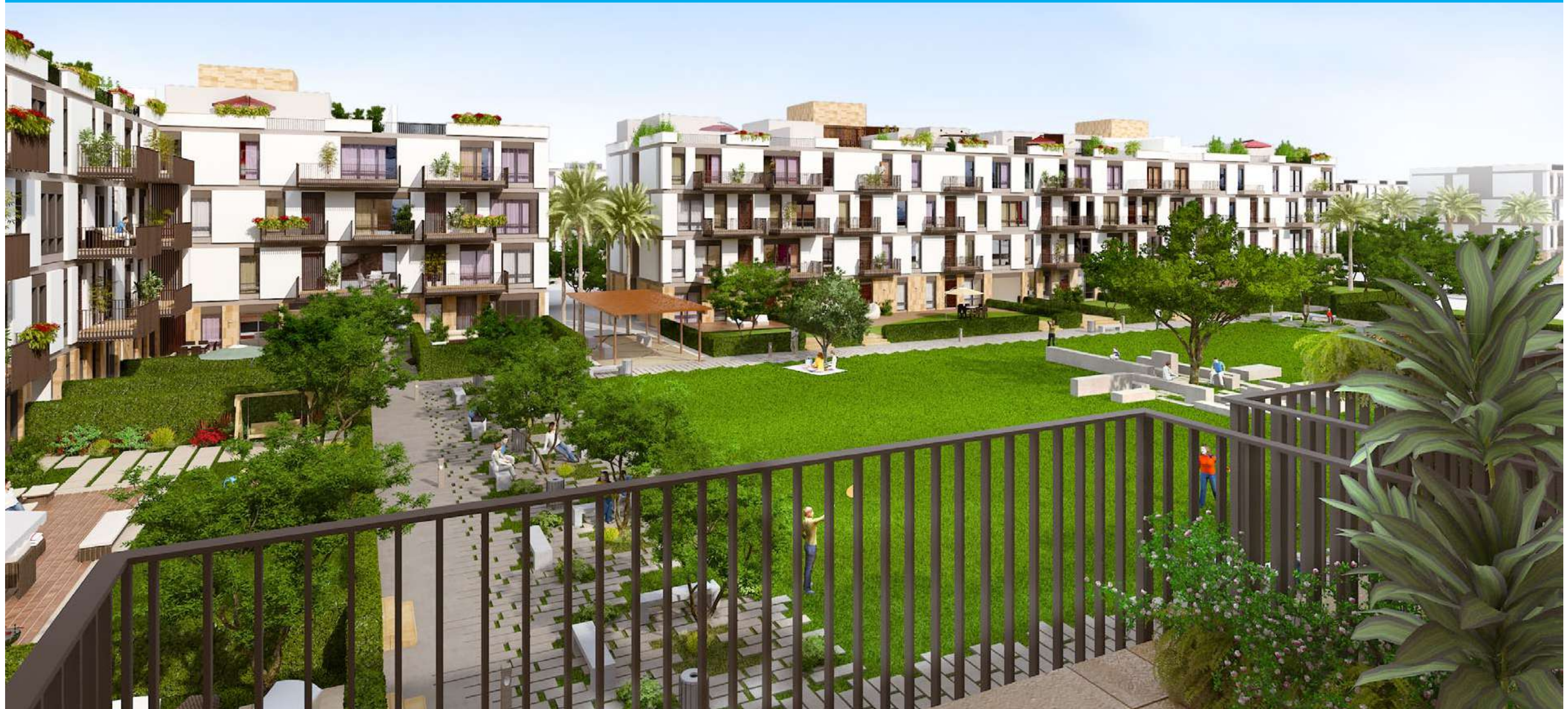
Façade Option 2



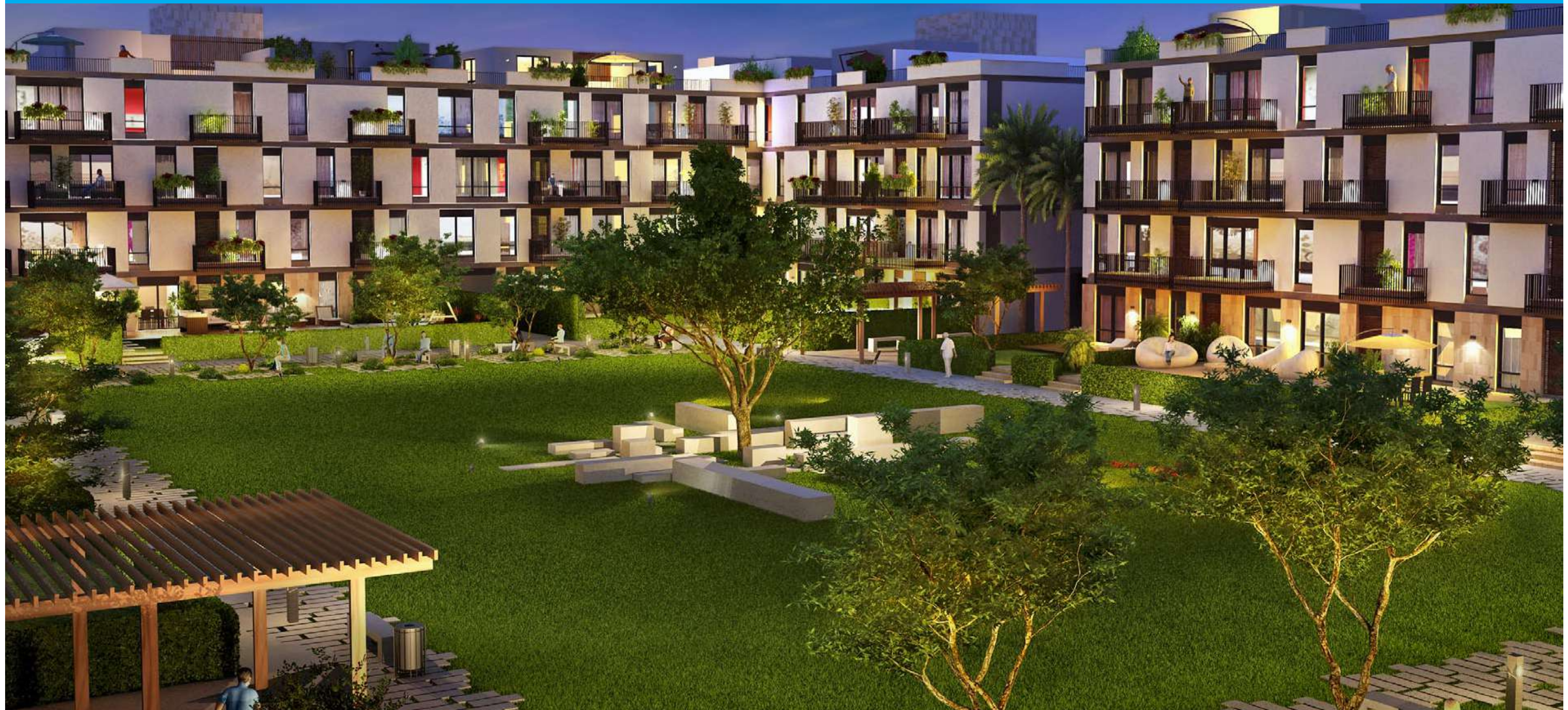
View of Courtyard



View from Terrace



Night View of Courtyard



View of Corner Buildings



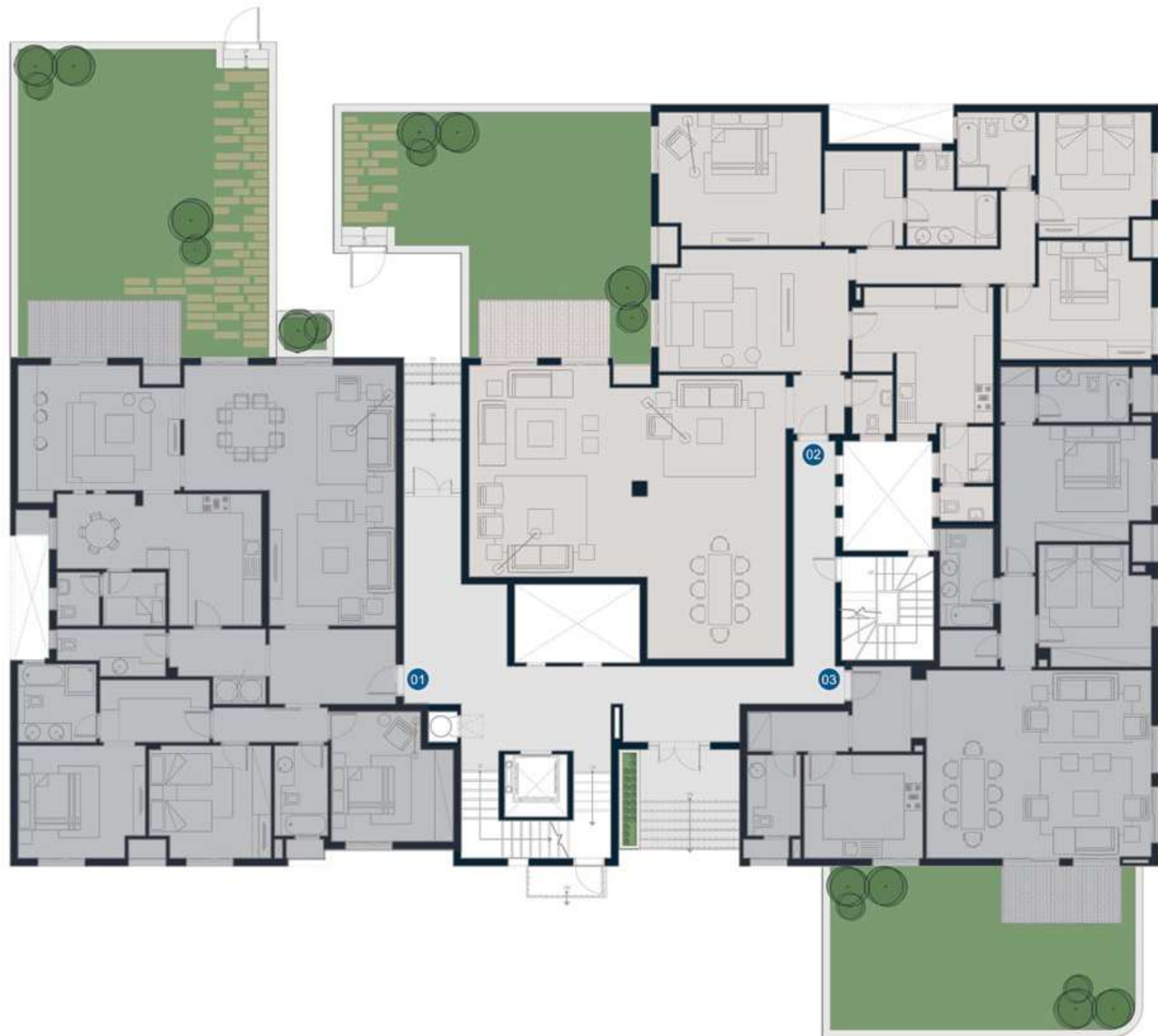
View of Roof Terraces



Garden of Ground Floor Apartment



Ground Floor



First Floor



Second Floor



Third Floor

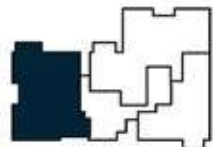




Floor Plans

3 Bedroom Apartment + family room

Ground Floor



UNIT 01
TOTAL GROSS AREA 256m²

3 Bedroom Apartment + family room

Ground Floor



UNIT 02
TOTAL GROSS AREA 297m²

2 Bedroom Apartment

Ground Floor



UNIT 03
TOTAL GROSS AREA 165m²

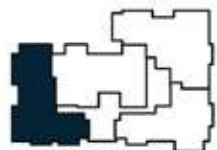


3 Bedroom Apartment

First Floor

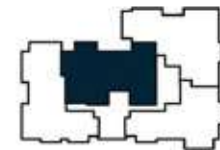


UNIT 11
TOTAL GROSS AREA 200m²



3 Bedroom Apartment

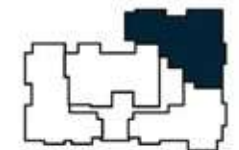
First Floor



UNIT 12
TOTAL GROSS AREA 208m²

3 Bedroom Apartment + nanny quarters

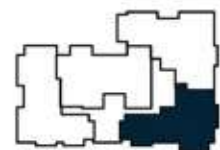
First Floor



UNIT 13
TOTAL GROSS AREA 223m²

2 Bedroom Apartment

First Floor



UNIT 14
TOTAL GROSS AREA 165m²

3 Bedroom Apartment

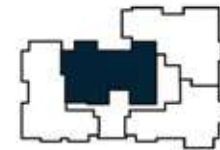
Second Floor



UNIT 21
TOTAL GROSS AREA 200m²

3 Bedroom Apartment

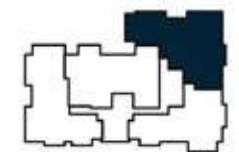
Second Floor



UNIT 22
TOTAL GROSS AREA 208m²

3 Bedroom Apartment + nanny quarters

Second Floor



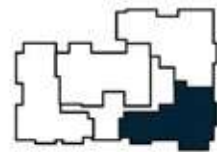
UNIT 23
TOTAL GROSS AREA 223m²

2 Bedroom Apartment

Second Floor



UNIT 24	
TOTAL GROSS AREA	165m ²



3 Bedroom Apartment + roof suite

Third Floor

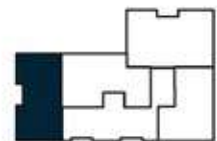


UNIT 31	
LOWER LEVEL	197m ²
ROOF SUITE	50m ²
TOTAL GROSS AREA	247m ²



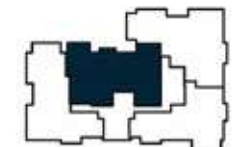
3 Bedroom Apartment + roof suite
Roof suite

Roof



3 Bedroom Apartment + roof suite

Third Floor



UNIT 32	
LOWER LEVEL	208m ²
ROOF SUITE	32m ²
TOTAL GROSS AREA	240m ²

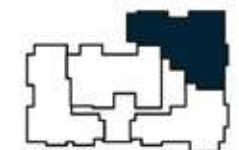
3 Bedroom Apartment + roof suite
Roof suite

Roof



3 Bedroom Apartment + nanny quarters + roof suite

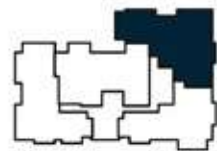
Third Floor



UNIT 33	
LOWER LEVEL	223m ²
ROOF SUITE	51m ²
TOTAL GROSS AREA	274m ²

3 Bedroom Apartment + nanny quarters + roof suite
Roof suite

Roof

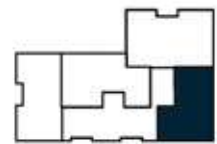


2 Bedroom Apartment + roof suite

Third Floor



UNIT 34	
LOWER LEVEL	165m ²
ROOF SUITE	30m ²
TOTAL GROSS AREA	195m ²



Clubhouse

The Westown Clubhouse



The Westown Clubhouse is the perfect place for you and your family to be active and participate in a wide range of recreational activities. With its gym, squash courts, lap and recreational pool, it will be the only place you will need to go for a fun day in the sun or a revitalising workout.

Amenities

- 1 Social Area
- 2 Outdoor Restaurant
- 3 Outdoor Children's Area
- 4 Leisure Pool
- 5 Lap Pool
- 6 Gym & Squash Courts
- 7 Toddlers Area
- 8 Multi-purpose Courts
- 9 Football Field
- 10 Tennis Courts
- 11 Juice Bar
- 12 Parking



Security, Specifications and Amenities

Multiple layers of security using the latest technology for your safety:

- SODIC developments such as Allegria, Westown, and Beverly Hills all lie within SODIC West, a secure and gated master community, monitored and patrolled by EDARA Security Services.
- Safe, pedestrian-friendly roads.

Westown Clubhouse:

Residents can enjoy membership at the Westown Clubhouse just a short walk away from their homes. The Clubhouse features swimming pools, sports facilities, restaurant and a café.

Amenities, Design and More:

- Secure communal gardens.
- Views onto communal gardens.
- Under ground and on-ground parking spaces.
- Access points for gardening and maintenance.
- Extremely durable and washable exterior façades.
- Façades designed to conceal AC units.
- Premium-grade double-glazed windows.

Notes:

1. Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction.
2. Diagrams are not to scale and are for illustrative purposes only.
3. All finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only; refer to the sales contract annex for exact finishing specifications.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change.
6. Please refer to master-plan for adjacent buildings.
7. SODIC reserves the right to make minor alterations.