

www.westhillsresidence.com



WEST HILLS

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"Enjoy a truly unique setting, renovated to exacting standards of luxury living."



WEST HILLS

West Hills is an exclusive community with a prestigious and sought after location, landing on a hill amidst Cairo's upcoming residential hub between the Desert Road and Ring Road with an exquisite first-row ticket to a panoramic scene of the Pyramids. Our residents' satisfaction is purely guaranteed!

West Hills offers cozy facilities for leisure and social pursuits, disconnecting its residents from the urban headaches and city stresses while sustaining every amenity that today's community living demands. The setting is so unique with over 70% greenery and beautiful landscaping enhancing the dynamic aspect of the compounds' pleasant outlooks.

West Hills introduces modern architectural designs with various types of spacious and practical units to satisfy different accommodation needs. The residents will have the option of grand scale furnishing and state of the art home automation installations to ensure hassle free lifestyle.



WEST HILLS LOCATION

West Hills is strategically located in the upcoming residential hub of Cairo-Alexandria Road, which can be easily accessible through multiple roads; Nearby attractions include Egyptian Grand Museum, multiple shopping centers and restaurants.

West Hills is located 2 Km from the Mehwar Road, 5 Km from the Ring Road, and 6 Km from Egypt's New Grand Museum.



WEST HILLS MASTER PLAN



- 01 - Clubhouse
- 02 - Mosque

West Hills Residential Buildings



WEST HILLS **LEVELS & VIEW**

West Hills exquisite architecture is the inevitable response to the captivating site context and topography, where the architecture sleek modern lines meet leveled linear planning promoting a pleasurable view for everyone where nothing can obstruct your horizon.

West Hills unique leveling offers beautiful homes with spectacular views of the lush landscape and water features overlooking the Pyramids of Giza.

"First-row ticket to a panoramic scene of the Pyramids."



ARCHITECTURE



BUILDING (A)



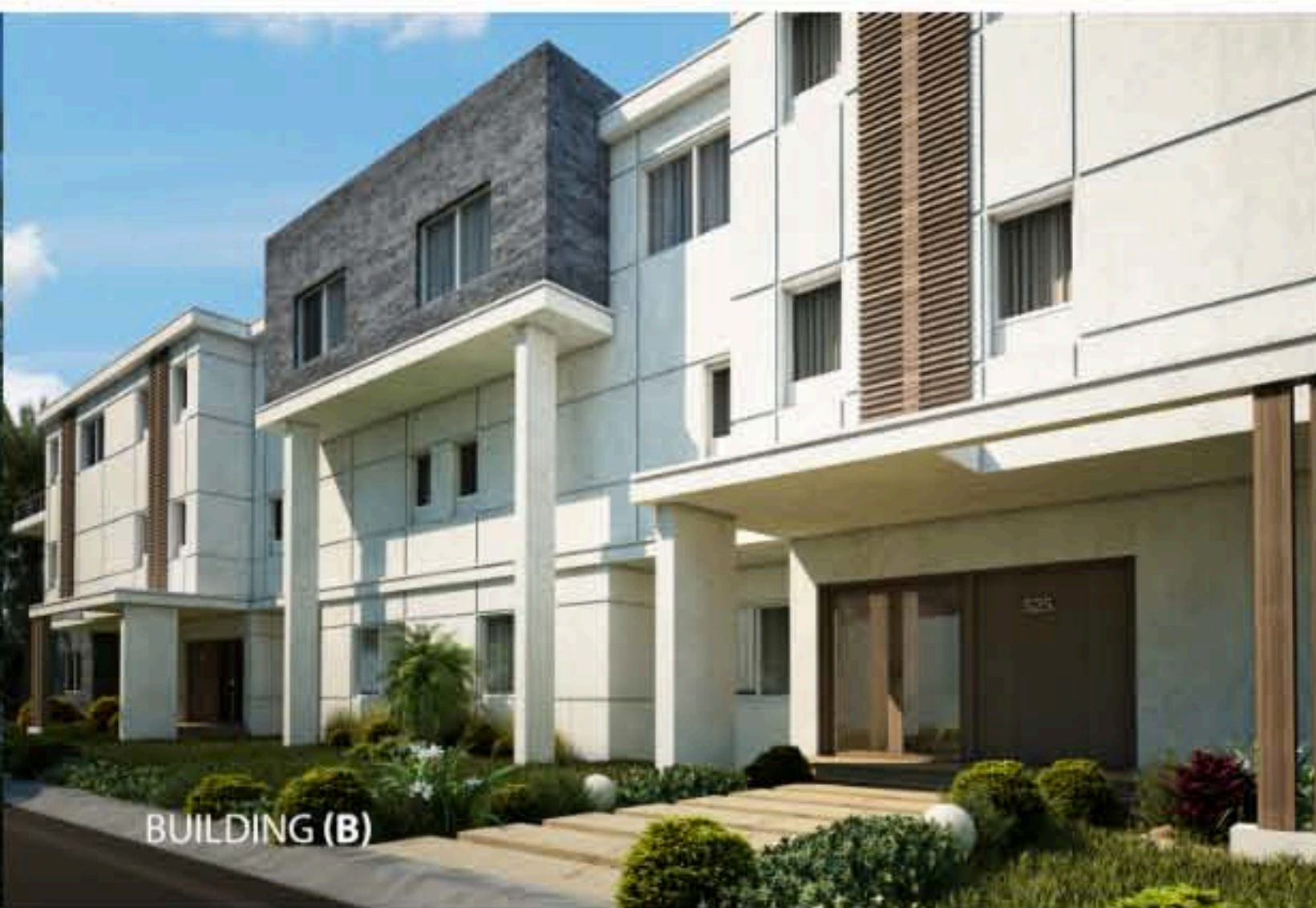
BUILDING (B)



BUILDING (A)



BUILDING (A)



BUILDING (B)



BUILDING (B)



BUILDING (C)



BUILDING (D)



BUILDING (C)



BUILDING (C)



BUILDING (D)



BUILDING (D)



BUILDING (E)



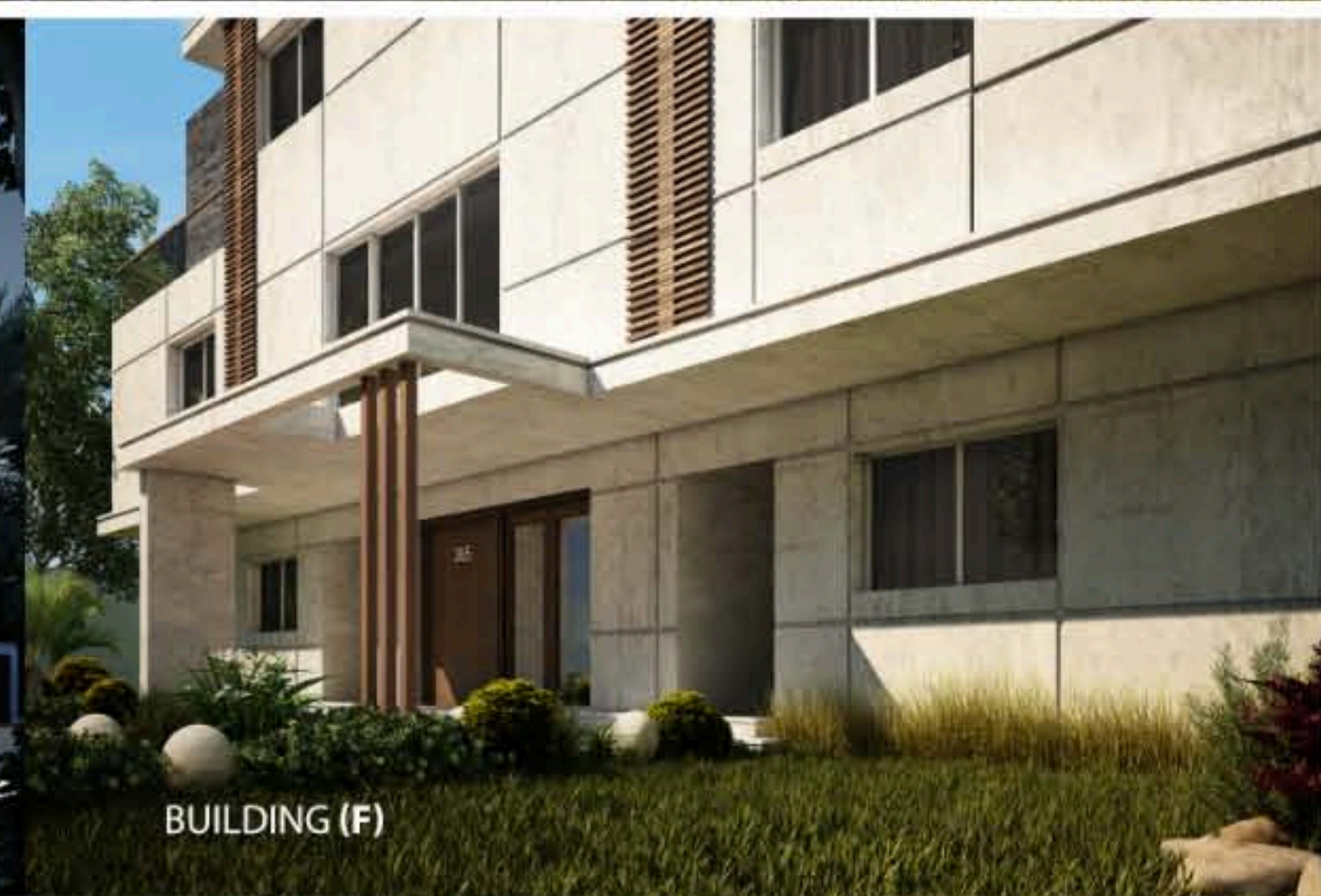
BUILDING (F)



BUILDING (E)



BUILDING (E)



BUILDING (F)



BUILDING (F)



WEST HILLS CLUBHOUSE

West Hills is equipped with all types of modern facilities for all family members including an air-conditioned clubhouse with a heated pool directed towards a mind-blowing sunset view of the Pyramids, a fully equipped gymnasium, an exquisite restaurant, kids playground and a lounge for social gatherings and events.





RESIDENTIAL **UNITS**

APARTMENTS
2 BEDROOMS



2 BEDROOMS

BUILDING (B)

SPACES	DIMENSIONS
ENTRANCE FOYER	1.40 M X 2.72 M
KITCHEN	2.90 M X 3.86 M
GUEST TOILET	2.64 M X 1.49 M
DINING	3.25 M X 4.85 M
RECEPTION	3.30 M X 4.85 M
BEDROOM 1	4.00 M X 4.00 M
BATHROOM 1	1.80 M X 2.68 M
BEDROOM 2	4.00 M X 4.00 M
BATHROOM 2	1.80 M X 2.68 M
TERRACES	1.50 M X 6.20 M
GROSS AREA	149 SQM



Building (B) on Model





2 BEDROOMS + GARDEN

BUILDING (F)

SPACES	DIMENSIONS
ENTRANCE FOYER	3.12 M X 2.22M
KITCHEN	3.00 M X 4.30 M
GUEST TOILET	1.43 M X 3.00 M
DINING	4.49 M X 5.02 M
RECEPTION	4.49 M X 5.02 M
BEDROOM 1	4.00 M X 4.59 M
BATHROOM 1	1.85 M X 2.68 M
BEDROOM 2	4.00 M X 3.70 M
BATHROOM 2	1.60 M X 2.68 M
MAID'S AREA	4.30 M X 1.60 M
GARDEN	122 SQ.M
GROSS AREA	176 SQ.M



Building (F) on Model





2 BEDROOMS + GARDEN

BUILDING (C)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.22 M X 2.92M
KITCHEN	3.00 M X 4.00 M
GUEST TOILET	1.33 M X 2.80 M
DINING	3.95 M X 5.02 M
RECEPTION	4.00 M X 5.02 M
BEDROOM 1	4.00 M X 4.00 M
DRESSING	1.12 M X 2.68 M
BATHROOM 1	1.60 M X 2.68 M
BEDROOM 2	3.80 M X 4.00 M
BATHROOM 2	4.00 M X 1.60 M
GARDEN	120 SQ.M
GROSS AREA	158 SQ.M



Building (C) on Model



RESIDENTIAL **UNITS**

APARTMENTS
3 BEDROOMS



3 BEDROOMS + GARDEN

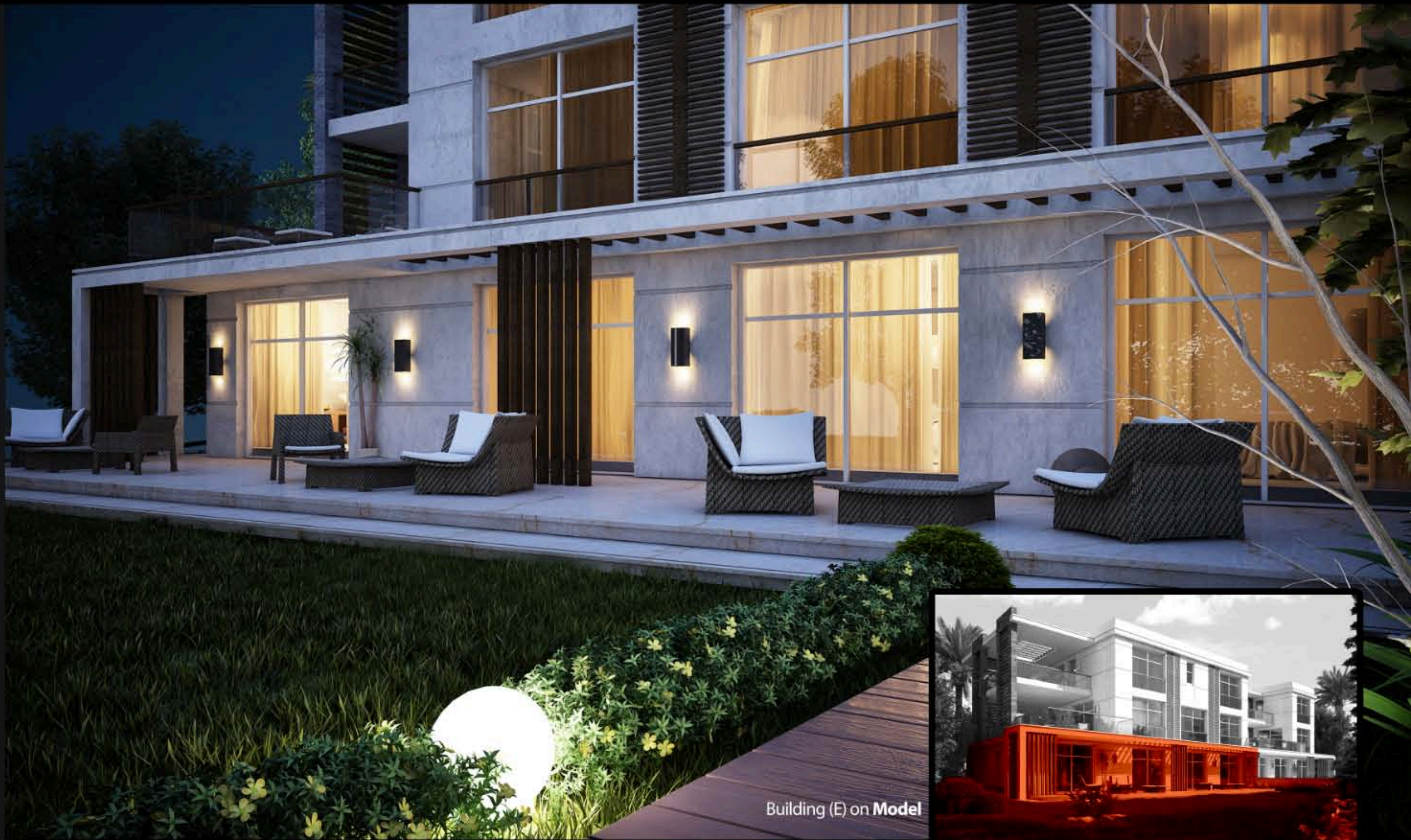
BUILDING (E)

SPACES

- ENTRANCE FOYER
- KITCHEN
- GUEST TOILET
- DINING
- RECEPTION
- MASTER BEDROOM
- MASTER BATHROOM
- BEDROOM 1
- BEDROOM 2
- BATHROOM
- MAID'S AREA
- GARDEN
- GROSS AREA

DIMENSIONS

- 1.97 M X 2.41 M
- 2.97 M X 4.00 M
- 2.18 M X 1.32 M
- 4.45 M X 5.17 M
- 4.45 M X 5.17 M
- 4.00 M X 3.87 M
- 1.70 M X 2.38 M
- 4.04 M X 4.00 M
- 5.05 M X 4.13 M
- 2.75 M X 2.50 M
- 3.17 M X 1.99 M
- 118 SQ.M
- 199 SQ.M



Building (E) on Model



3 BEDROOMS + GARDEN

BUILDING (B)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.34 M X 1.20 M
KITCHEN	3.68 M X 3.42 M
GUEST TOILET	1.11 M X 2.00 M
DINING	4.10 M X 3.52 M
RECEPTION	7.33 M X 4.00 M
MASTER BEDROOM	4.00 M X 4.00 M
MASTER BATHROOM	2.68 M X 1.59 M
MASTER DRESSING ROOM	2.68 M X 1.71 M
BEDROOM 1	3.87 M X 4.09 M
BEDROOM 2	3.65 M X 4.00 M
BATHROOM	2.68 M X 3.12 M
MAID'S AREA	2.06 M X 2.43 M
GARDEN	118 SQ.M
GROSS AREA	193 SQ.M



Building (B) on Model



3 BEDROOMS + GARDEN

BUILDING (E)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.25 M X 1.21M
KITCHEN	3.68 M X 3.42 M
GUEST TOILET	1.11 M X 1.99 M
DINING	3.99 M X 3.80 M
RECEPTION	3.40 M X 4.00 M
LIVING AREA	3.67 M X 3.40 M
MASTER BEDROOM	4.00 M X 4.00 M
MASTER BATHROOM	1.60 M X 2.68 M
MASTER DRESSING	1.71 M X 2.68 M
BEDROOM 1	4.14 M X 4.00 M
BEDROOM 2	3.52 M X 4.02 M
BATHROOM	3.08 M X 2.08 M
MAID'S AREA	3.72 M X 2.35 M
GARDEN	130 SQ.M
GROSS AREA	193 SQ.M



Building (E) on Model



RESIDENTIAL **UNITS**

PENTHOUSES





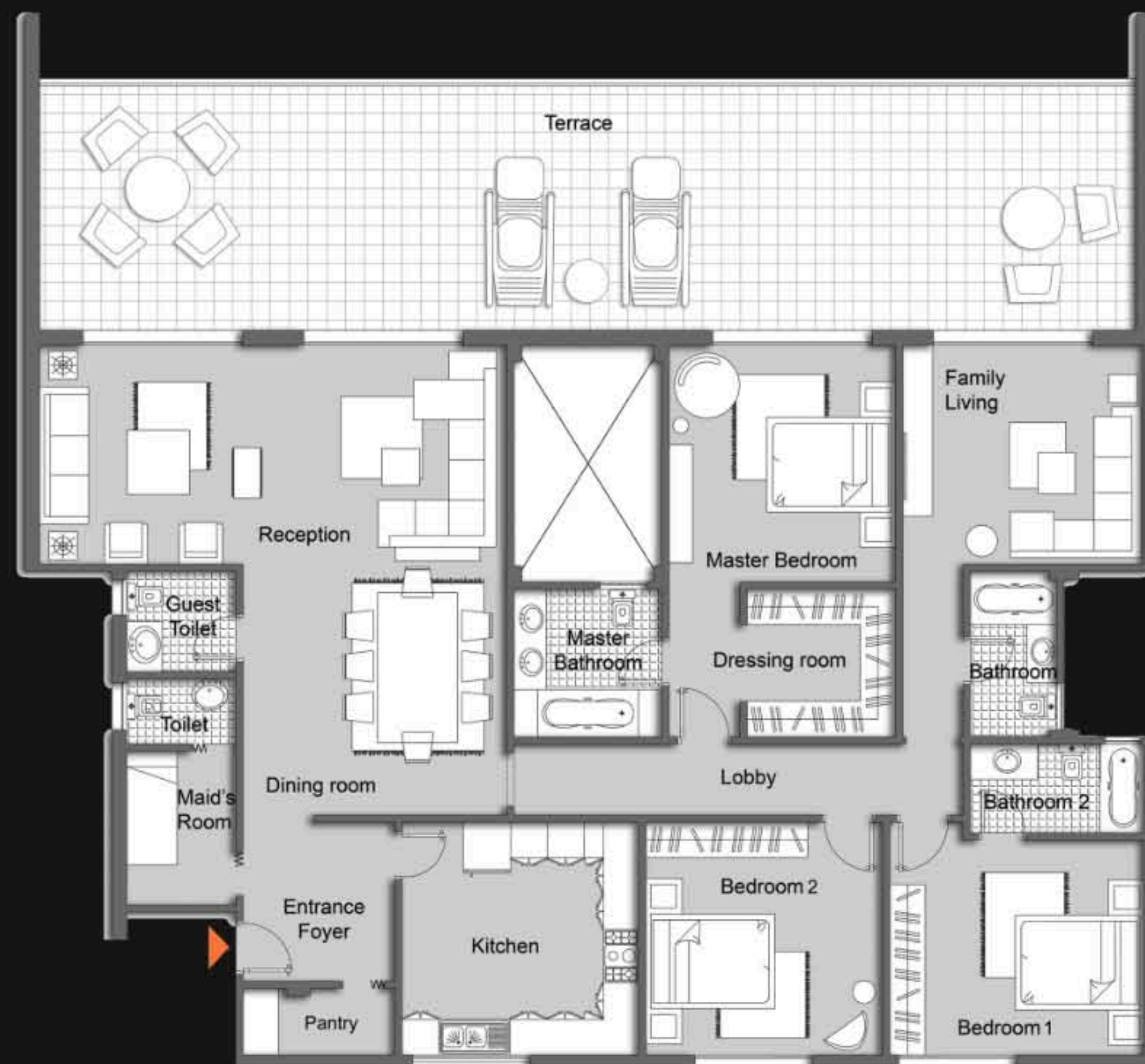
3 BEDROOMS + ROOF TERRACE

BUILDING (A)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.07 M X 2.50 M
KITCHEN	4.30 M X 4.00 M
GUEST TOILET	1.50 M X 2.38 M
DINING	3.98 M X 6.38 M
RECEPTION	3.98 M X 6.38 M
FAMILY LIVING	4.00 M X 4.47 M
MASTER BEDROOM	4.20 M X 4.56 M
MASTER BATHROOM	1.83 M X 2.69 M
MASTER DRESSING	3.87 M X 1.69 M
BEDROOM 1	4.00 M X 4.00 M
BATHROOM 1	2.50 M X 1.83 M
DRESSING ROOM	2.50 M X 1.92 M
BEDROOM 2	4.30 M X 4.00 M
BATHROOM 2	2.50 M X 2.07 M
MAID'S AREA	4.30 M X 2.39 M
LAUNDRY	1.13 M X 1.65 M
TERRACES	46 SQ.M
GROSS AREA	289 SQ.M



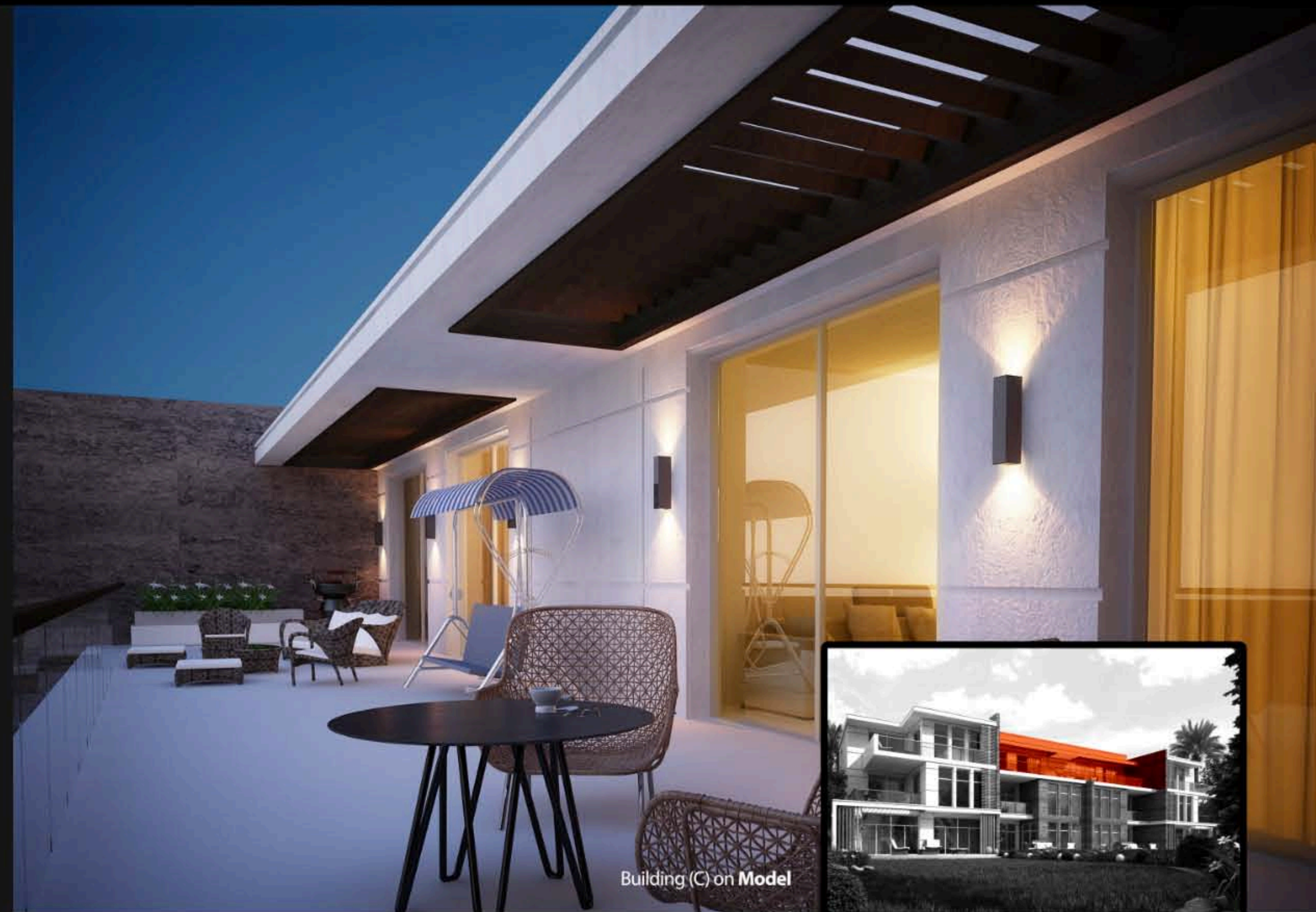
Building (A) on Model



3 BEDROOMS + ROOF TERRACE

BUILDING (C)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.69 M X 2.57 M
KITCHEN	3.93 M X 4.00 M
GUEST TOILET	1.70 M X 1.84 M
DINING	4.46 M X 4.24 M
RECEPTION	7.90 M X 3.70 M
FAMILY LIVING	4.08 M X 3.70 M
MASTER BEDROOM	4.00 M X 3.83 M
MASTER BATHROOM	2.50 M X 2.50 M
MASTER DRESSING ROOM	4.50 M X 2.51 M
BEDROOM 1	4.30 M X 3.63 M
BATHROOM 1	2.94 M X 1.50 M
BEDROOM 2	4.00 M X 3.93 M
BATHROOM 2	1.46 M X 2.80 M
MAID'S AREA	3.61 M X 1.84 M
PANTRY	1.12 M X 2.57 M
TERRACES	77 SQ.M
GROSS AREA	243 SQ.M



Building (C) on Model





3 BEDROOMS + ROOF TERRACE

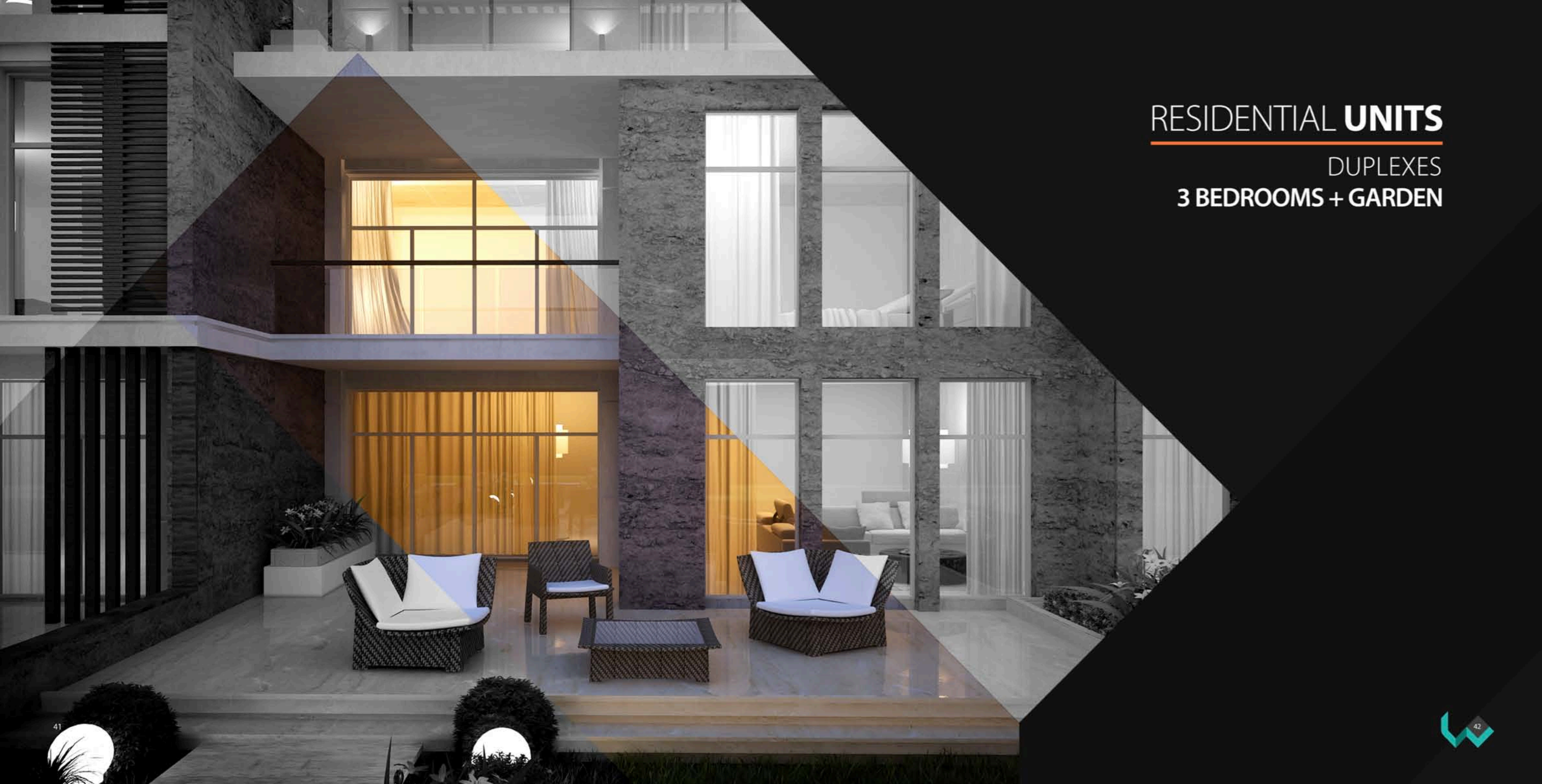
BUILDING (D)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.32 M X 3.71 M
KITCHEN	4.00 M X 2.70 M
GUEST TOILET	1.36 M X 2.40 M
DINING	4.45 M X 3.90 M
RECEPTION	7.37 M X 3.98 M
FAMILY LIVING	4.94 M X 3.71 M
MASTER BEDROOM	5.45 M X 3.98 M
MASTER DRESSING ROOM	2.31 M X 2.80 M
MASTER BATHROOM	2.53 M X 2.31 M
BEDROOM 1	3.83 M X 3.92 M
BEDROOM 2	4.00 M X 3.90 M
BATHROOM	3.04 M X 2.29 M
MAID'S ROOM	1.39 M X 4.00 M
TERRACES	80 SQ.M
GROSS AREA	215 SQ.M



Building (D) on Model





RESIDENTIAL **UNITS**

DUPLEXES
3 BEDROOMS + GARDEN

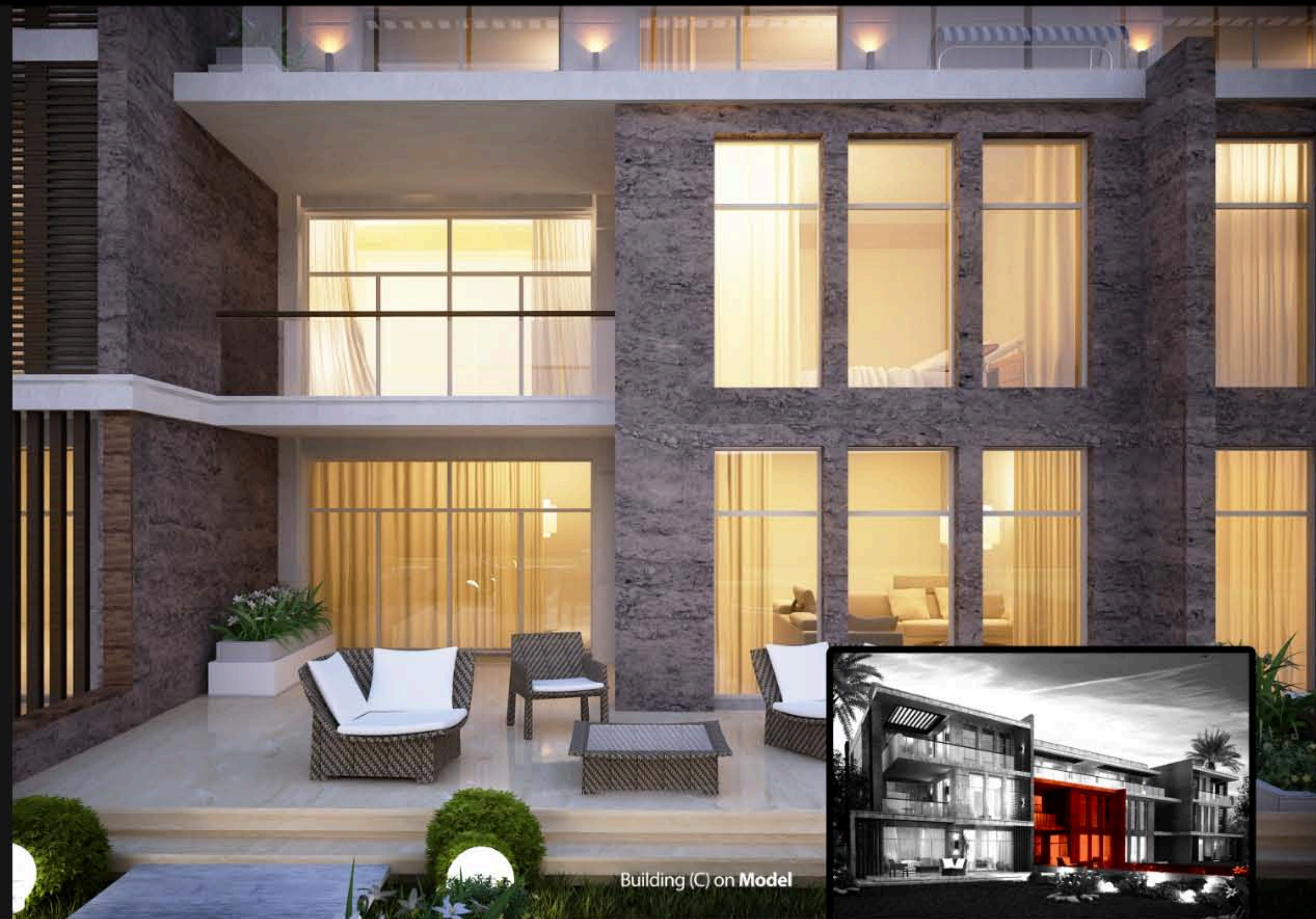




3 BEDROOMS + GARDEN

BUILDING (C)

SPACES	DIMENSIONS
ENTRANCE FOYER	3.00 M X 2.60 M
KITCHEN	2.95 M X 4.00 M
GUEST TOILET	2.80 M X 1.35 M
DINING	4.70 M X 4.15 M
RECEPTION	8.25 M X 4.00 M
FAMILY LIVING	4.17 M X 4.02 M
MASTER BEDROOM	4.70 M X 4.15 M
MASTER DRESSING	2.00 M X 2.35 M
MASTER BATH	1.90 M X 2.35 M
BEDROOM 1	4.00 M X 3.70 M
BATHROOM 1	1.65 M X 2.40 M
BEDROOM 2	5.25 M X 3.85 M
BATHROOM	1.70 M X 2.40 M
MAID'S AREA	1.80 M X 4.00 M
GARDEN	71 SQ.M
TERRACES	14.5 SQ.M
GROSS AREA	271 SQ.M



Building (C) on Model



3 BEDROOMS + GARDEN
BUILDING (D)

SPACES

	DIMENSIONS
ENTRANCE FOYER	1.50 M X 2.27 M
KITCHEN	4.45 M X 2.78 M
GUEST TOILET	2.00 M X 1.61 M
DINING	5.27 M X 5.08 M
RECEPTION	5.27 M X 5.08 M
FAMILY LIVING	4.75 M X 4.31 M
MASTER BEDROOM	4.00 M X 5.11 M
MASTER	
DRESSING ROOM	2.55 M X 1.55 M
MASTER BATHROOM	2.44 M X 1.82 M
BEDROOM 1	4.00 M X 3.78 M
BEDROOM 2	4.00 M X 3.65 M
BATHROOM 1	1.69 M X 2.45 M
MAID'S AREA	3.30 M X 1.67 M
GARDEN	140 SQ.M
TERRACES	11 SQ.M
GROSS AREA	275 SQ.M



Building (D) on Model





3 BEDROOMS + GARDEN

BUILDING (A)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.53 M X 2.52 M
KITCHEN	3.87 M X 4.67 M
GUEST TOILET	1.50 M X 2.07 M
DINING	4.06 M X 5.71 M
RECEPTION	6.58 M X 4.20 M
FAMILY LIVING	3.50 M X 3.94 M
MASTER BEDROOM	4.07 M X 4.00 M
MASTER DRESSING ROOM	2.06 M X 2.71 M
MASTER BATHROOM	1.88 M X 2.84 M
BEDROOM 1	4.00 M X 4.00 M
DRESSING ROOM 1	2.00 M X 1.80 M
BATHROOM 1	2.63 M X 2.07M
BEDROOM 2	4.00 M X 4.00 M
DRESSING ROOM 2	1.73 M X 1.80 M
BATHROOM 2	2.54 M X 1.80 M
MAID'S AREA	2.68 M X 3.05 M
GARDEN	90 SQ.M
TERRACES	18 SQ.M
GROSS AREA	290 SQ.M



Building (A) on Model

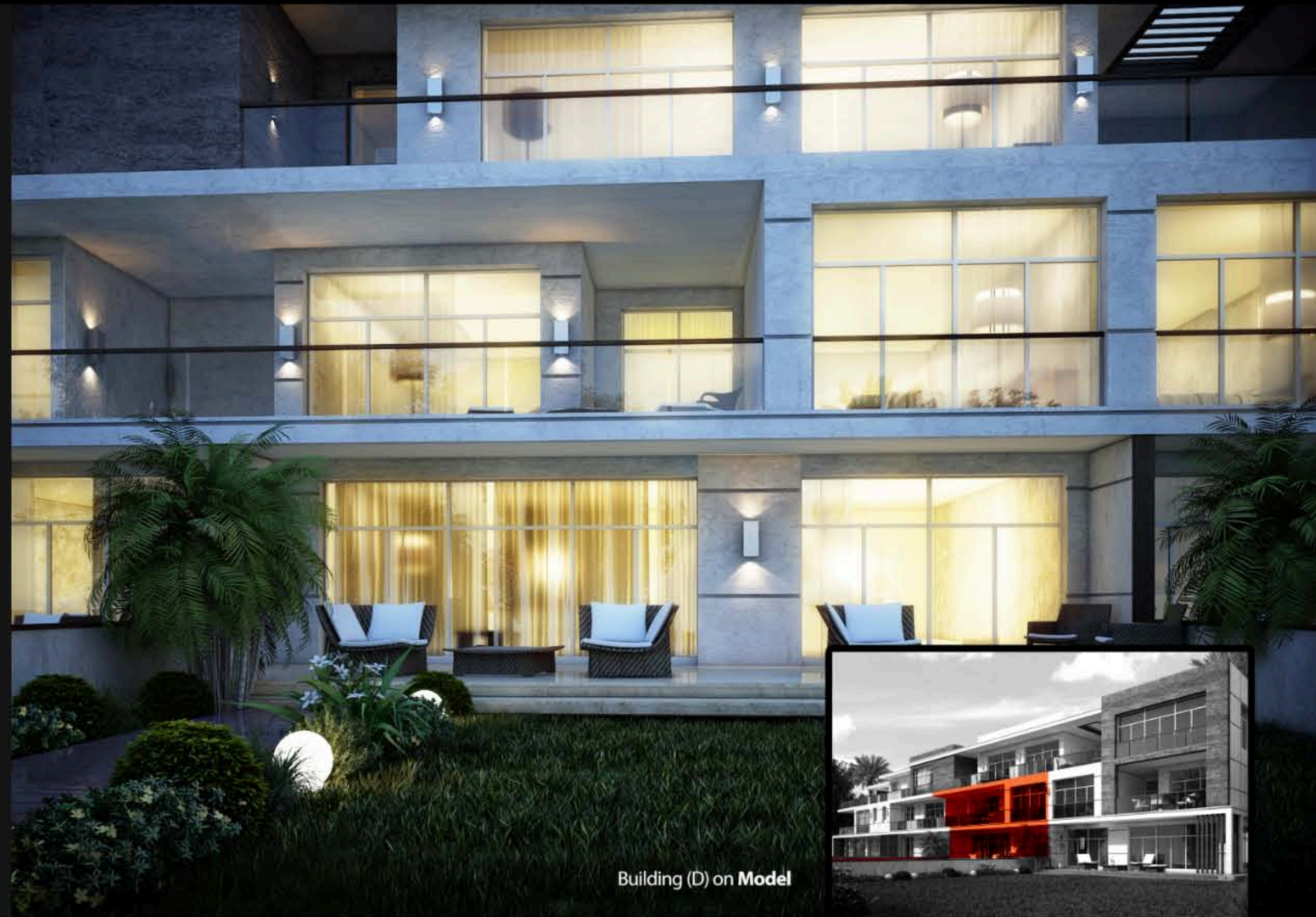




3 BEDROOMS + GARDEN

BUILDING (D)

SPACES	DIMENSIONS
ENTRANCE FOYER	1.33 M X 2.29 M
KITCHEN	4.00 M X 3.83M
GUEST TOILET	1.39 M X 2.57 M
DINING	4.79 M X 4.20 M
RECEPTION	7.66 M X 4.20 M
FAMILY LIVING	4.76 M X 3.55 M
MASTER BEDROOM	4.76 M X 4.09 M
MASTER DRESSING ROOM	2.55 M X 1.50 M
MASTER BATHROOM	2.44 M X 1.82 M
BEDROOM 1	3.83 M X 3.90M
BEDROOM 2	3.90 M X 4.00M
BATHROOM 1	2.67 M X 2.19 M
TOILET	2.50 M X 1.34 M
MAID'S AREA	2.05 M X 2.23 M
GARDEN	48 SQ.M
TERRACES	20 SQ.M
GROSS AREA	268 SQ.M

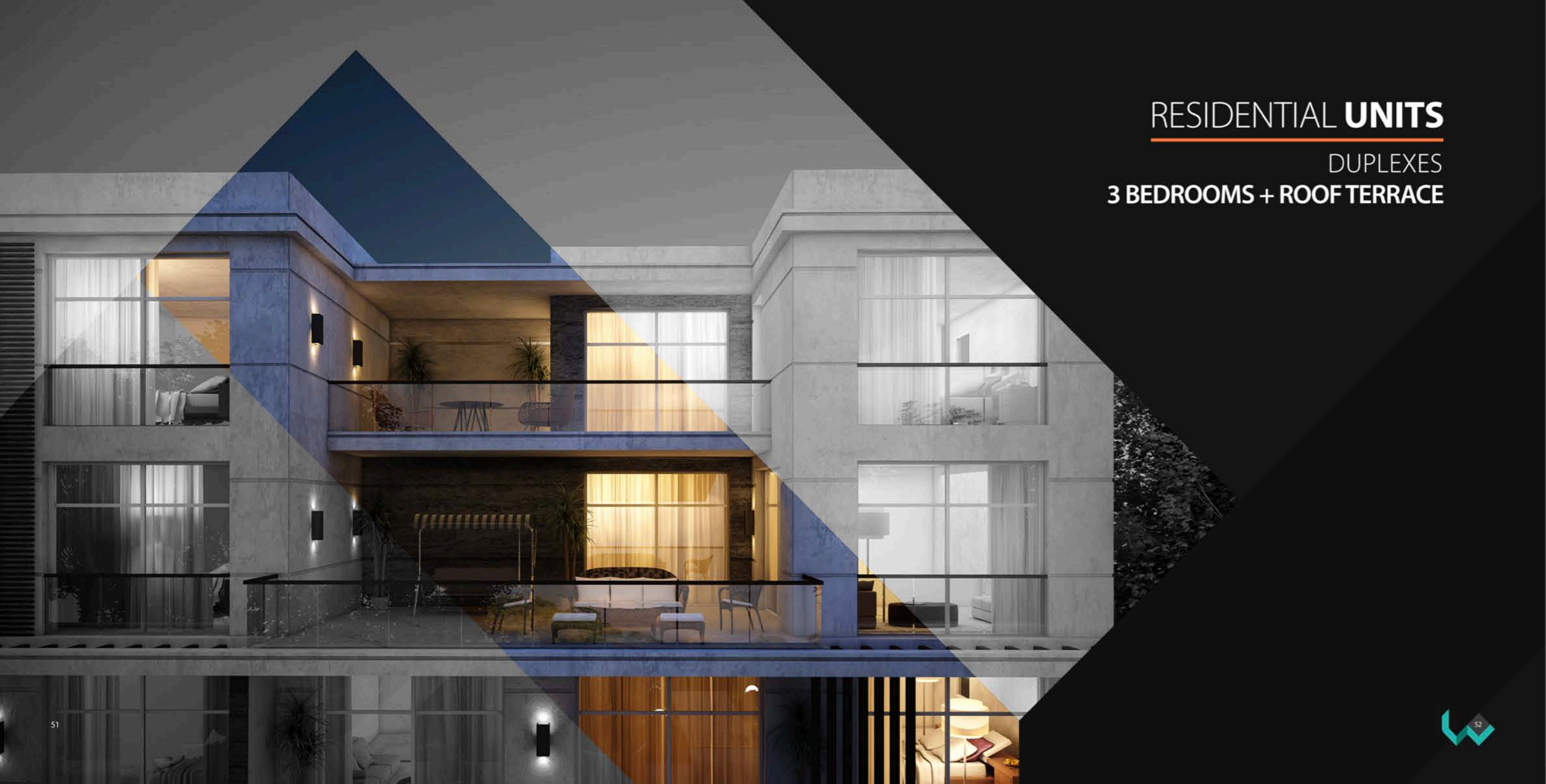


Building (D) on Model

RESIDENTIAL **UNITS**

DUPLEXES

3 BEDROOMS + ROOF TERRACE





**3 BEDROOMS +
ROOF TERRACE**

BUILDING (C)

SPACES	DIMENSIONS
ENTRANCE FOYER	3.00 M X 2.90 M
KITCHEN	4.70 M X 3.50 M
FAMILY LIVING	4.02 M X 4.17 M
MAID'S ROOM	3.30 M X 1.60 M
GUEST TOILET	2.80 M X 1.35 M
DINING	4.20 M X 3.70 M
RECEPTION	8.90 M X 4.90 M
MASTER BEDROOM	4.00 M X 4.90 M
MASTER BATHROOM	2.70 M X 1.70 M
MASTER DRESSING ROOM	2.70 M X 2.00 M
BEDROOM 1	4.15 M X 5.25 M
BATHROOM	2.80 M X 1.45 M
BEDROOM 2	4.85 M X 4.00 M
TERRACES	42 SQ.M
GROSS AREA	300 SQ.M



Building (C) on Model



**4 BEDROOMS +
ROOF TERRACE**

BUILDING (E)

SPACES

ENTRANCE FOYER	1.26M X2.48M
KITCHEN	4.14 M X3.65 M
MAID'S ROOM	2.40 M X 3.90 M
GUEST TOILET	2.62 M X 1.25 M
DINING	4.97 M X 4.34 M
RECEPTION	4.00 M X 8.45 M
GUEST ROOM	4.00 M X 4.14 M
GUEST BATH.	2.15 M X 2.68 M
FAMILY LIVING	4.23M X 3.59 M
TOILET	2.40 M X 1.22 M
MASTER BEDROOM	4.00 M X 4.00 M
MASTER BATH.	1.59 M X 2.68 M
MASTER DRESSING	1.71 M X2.68 M
BERDOOM 1	4.00 M X4.00 M
BATHROOM 1	1.68 M X 2.68 M
DRESSING 1	1.41 M X 2.68 M
BEDROOM 2	4.89 M X 4.00 M
BATHROOM 2	2.40 M X 1.41 M
TERRACES	68 SQ.M
GROSS AREA	313 SQ.M

DIMENSIONS



Building (E) on Model

**3 BEDROOMS
 + ROOF TERRACE**

BUILDING (E)

SPACES

DIMENSIONS

ENTRANCE FOYER	1.20 M X 2.87M
KITCHEN	4.00 M X 4.00 M
MAID'S ROOM	4.00 M X 1.81 M
GUEST TOILET	1.20 M X 2.75 M
DINING	4.93 M X 6.49M
RECEPTION	7.56 M X 6.49M
FAMILY LIVING	5.30 M X 4.24 M
TOILET	4.02 M X 1.57 M
MASTER BEDROOM	5.39 M X 5.15 M
MASTER BATHROOM	2.86 M X 2.05M
MASTER	
DRESSING ROOM	2.86 M X 3.01 M
BERDOOM 1	4.00 M X4.00 M
BATHROOM 1	1.40 M X 2.75M
BEDROOM 2	4.00 M X4.00 M
BATHROOM 2	2.39 M X 1.70 M
TERRACES	86 SQ.M
GROSS AREA	323 SQ.M



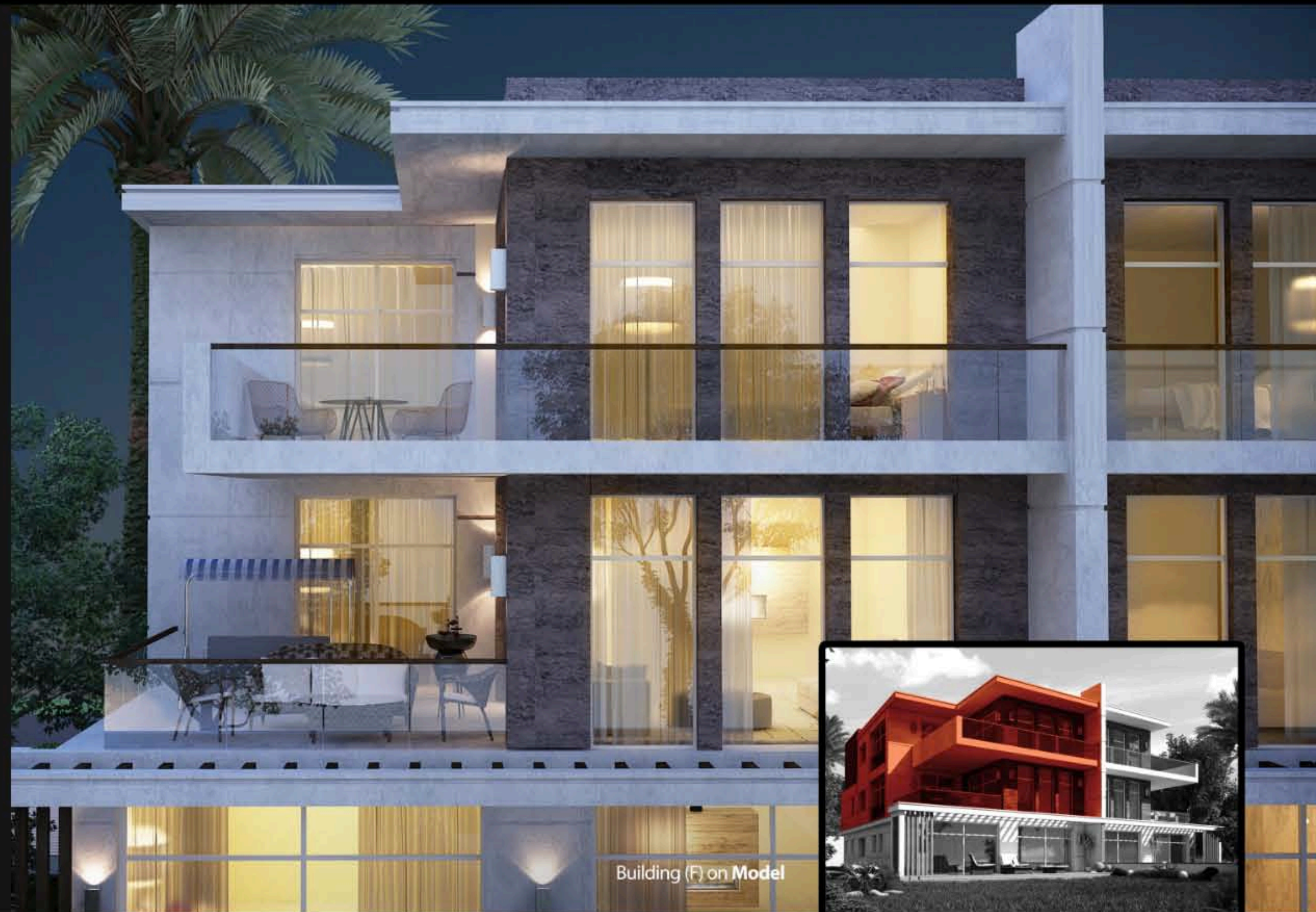
Building (E) on Model



3 BEDROOMS + ROOF TERRACE

BUILDING (F)

SPACES	DIMENSIONS
ENTRANCE FOYER	2.98 M X 3.12 M
KITCHEN	3.52 M X 4.72M
MAID'S ROOM	3.31 M X 1.91 M
GUEST TOILET	3.00 M X 1.44 M
DINING	4.25 M X 4.28 M
RECEPTION	8.98 M X 4.89 M
MASTER BEDROOM	4.00 M X 4.89 M
MASTER BATHROOM	2.68 M X 1.92 M
MASTER DRESSING	2.68 M X 2.83 M
BEDROOM 1	3.91 M X 4.30 M
BATHROOM 1	2.68 M X 1.52 M
BEDROOM 2	4.30 M X 4.72 M
BATHROOM 2	3.00 M X 1.43 M
FAMILY LIVING	4.28 M X 4.86 M
TERRACES	44 SQ.M
GROSS AREA	323 SQ.M



Building (F) on Model



3 BEDROOMS + ROOF TERRACE

BUILDING (B)

SPACES	DIMENSIONS
ENTRANCE FOYER	3.50 M X 2.50 M
KITCHEN	4.00 M X 5.00 M
FAMILY LIVING	4.69 M X 4.83 M
MAID'S ROOM	4.00 M X 2.00 M
GUEST TOILET	2.00 M X 1.10 M
DINING	5.70 M X 3.00 M
RECEPTION	5.70 M X 3.00 M
MASTER BEDROOM	4.00 M X 4.55 M
MASTER BATHROOM	2.50 M X 2.00 M
MASTER DRESSING ROOM	2.70 M X 1.60 M
BEDROOM 1	4.00 M X 5.35 M
BATHROOM 1	2.64 M X 1.64 M
DRESSING ROOM 1	2.12M X 1.39 M
BEDROOM 2	4.00 M X 3.55 M
BATHROOM 2	2.19 M X 2.50 M
DRESSING ROOM 2	2.50 M X 4.15 M
TOILET	2.21M X 1.60 M
TERRACES	64 SQ.M
GROSS AREA	315 SQ.M



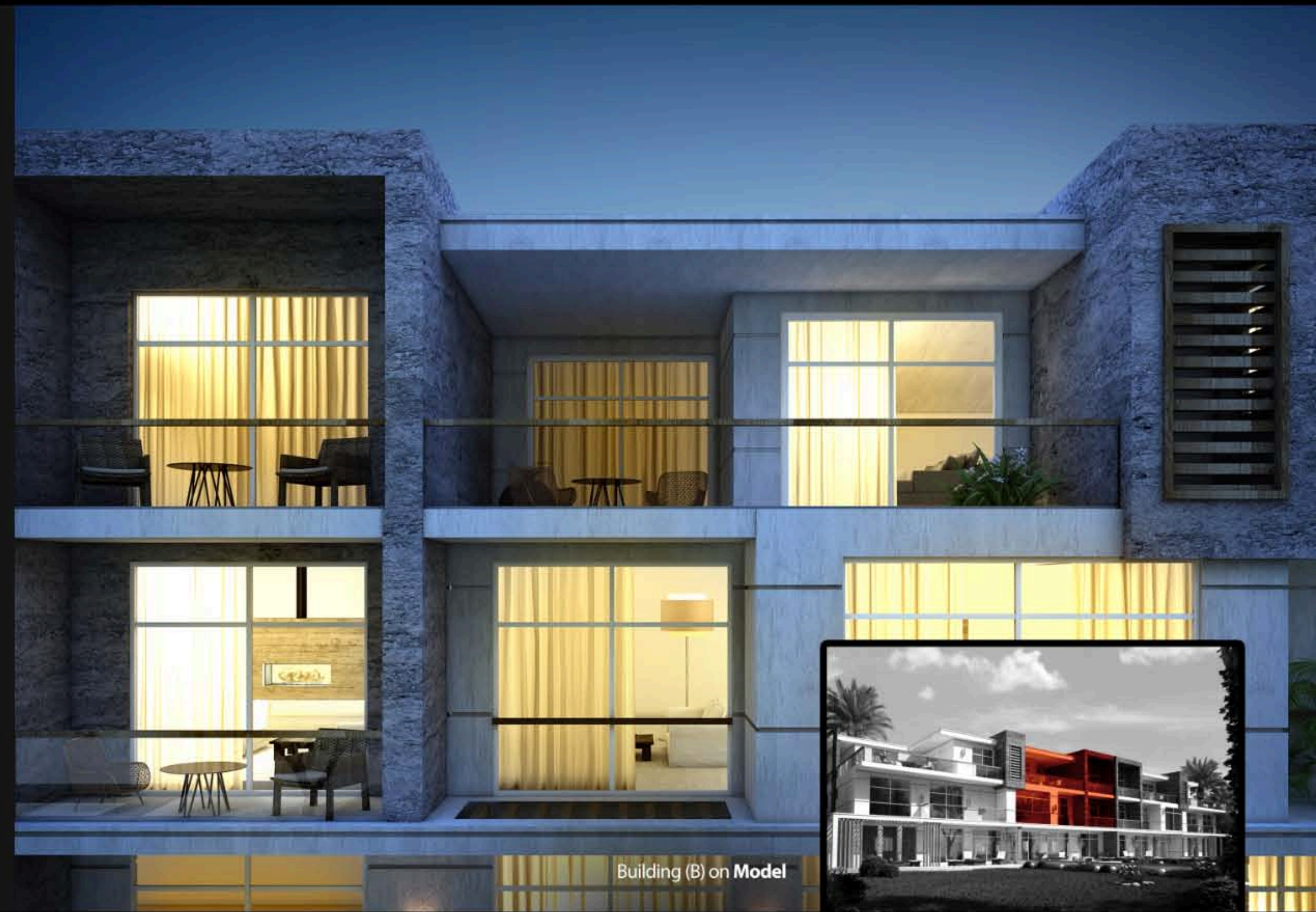
Building (B) on Model



3 BEDROOMS + ROOF TERRACE

BUILDING (B)

SPACES	DIMENSIONS
ENTRANCE FOYER	3.50 M X 2.50 M
KITCHEN	4.00 M X 5.00 M
LAUNDRY	1.90 M X 1.40 M
MAID'S ROOM	4.00 M X 2.00 M
GUEST TOILET	2.00 M X 1.10 M
DINING	5.70 M X 3.00 M
RECEPTION	5.70 M X 3.00 M
MASTER BEDROOM	4.00 M X 4.55 M
MASTER BATHROOM	2.50 M X 2.00 M
MASTER	
DRESSING ROOM	2.70 M X 1.60 M
BEDROOM 1	4.00 M X 5.35 M
BATHROOM 1	1.80 M X 2.68 M
BEDROOM 2	4.00 M X 3.55 M
DRESSING ROOM 2	2.40 M X 2.60 M
BATHROOM 2	2.40 M X 2.75 M
FAMILY LIVING	3.86 M X 3.62 M
TERRACES	28 SQ.M
GROSS AREA	304 SQ.M



Building (B) on Model

EXTRA SERVICES



FACILITY MANAGEMENT

The compound is equipped with all types of modern facilities for all family members including an air-conditioned clubhouse with a heated pool directed towards a mind-blowing sunset view of the Pyramids, a fully equipped gymnasium, an exquisite restaurant, kids playground and a modern hall for events. In addition, the exemplary services including 24/7 secured compound gates, full maintenance services for the compound working around the clock, facility management and landscaping services.



SECURITY & OPTIONAL HOME AUTOMATION

- Security Systems
- 24/7 Secured Compound Gates
- Lighting Control
- Shutters and Curtain Control
- Surveillance
- A/C Control
- Access Control

CREDITS

DEVELOPER

INERTIA

INERTIA Properties is a real estate development company established in 2007 as a member of **INERTIA** Holding Group. The mission of **INERTIA** is to combine the wide technical experience of its crew together with the new management techniques implemented to provide high quality residential, commercial, and touristic projects in prime locations all over Egypt. Our edge is that we know the user's needs and satisfy these needs in a professional way.

MASTER PLANNER, ARCHITECTURE & LANDSCAPE CONSULTANT



Our line of work embraces state-of-the-art design in architecture, interior design, landscape, and master planning. We concentrate on evolving our design capabilities to fulfill every creative and engineering design need a client could have. Our line of work also involves supervision work to ensure the quality and timeliness of any engineering work implemented. As well as some other services that complement our design such as estimation, quality control on documents, and contractors' evaluations. Our business activities are driven by the determination to satisfy our customers by serving them in the professional manner that best fulfills their requirements.

STRUCTURAL & MEP CONSULTANT



CEGMAN Consulting Engineering Group was founded in 1970 with the concept of high quality service producers. Our target is to provide the engineering consultancy services with high quality, and maintaining this quality means the consistency of the firm and its ability to continue and develop. From day one **CEGMAN** staff was the blood of this firm with their creativity, knowledge and dedication. **CEGMAN** has grown up in a developing country in the Middle East. Our aim is to contribute with the development of our country and region trying to put all our knowledge and experience at the service of these communities. Our vision continues to widen as **CEGMAN** services are now provided in a big number of the Arab and African countries. We are trying to focus on this outward looking attitude, as it is a fundamental characteristic for addressing the challenges of the new century under the shade of the globalization.

INERTIA

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