



S.L.W

SWAN LAKE WEST

# GOING BEYOND

With a backbone legacy entailing three mastermind generations, Hassan Allam Properties [HAP] has hand-crafted a revolutionary road of exclusive family-centric communities based on the values of exclusivity, progression and harmony. With every new project, HAP's handpicked communities exclusively grow in a diversity of prime locations, flourishing and thriving as center points of success.

Mastering an unmatched equation of private luxury and inviting hospitality, to exceed the notion of just building homes, HAP has proudly delivered time after time.

With SwanLake West (SLW), the vision was clear cut and simple. Pushing one step further and *going beyond excellence*, across every aspect.

**MEET THE RE-IGNITION  
OF HAP'S PHILOSOPHY,  
AS WE LAY DOWN OUR  
FOUNDATION ON THE  
WEST SIDE OF THE CITY,  
RAISING THE BAR LIKE  
YOU'VE NEVER SEEN  
BEFORE.**

*meet Swanlake West  
and get to go beyond  
everything you know*



GOING

*beyond*

# BEYOND TIMELESS SUSTAINABILITY

Its modern and re-invented definition of luxury, lies in its quality, durability, timeless appeal and sustainable architectural design and essence. Not only is it characterized by its recognizably indulgent atmosphere, but also through its sustainability expression of luxury and beauty.

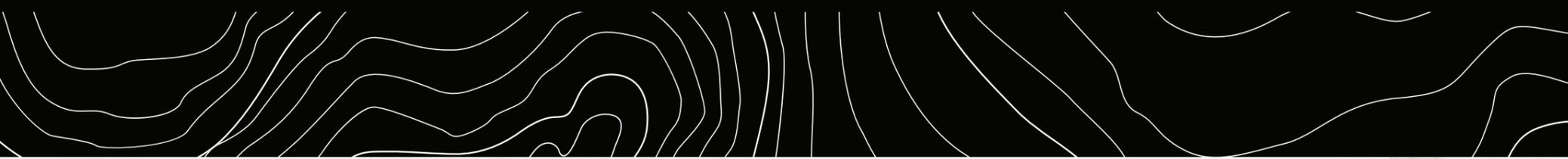
SLW's village gardens comprise amenities that offer fitness, exercise and relaxation to residents and visitors alike, making the development a livable, beautiful and sustainable community.

**SLW**  
*is a mere  
sustainability  
expression of luxury  
and beauty*

Whilst creating the vision for SLW, timeless sustainability was a core principle in its setting stone. The generously lush 173 acre development aspires to provide a not only trend-setting and sustainable residential destination, with cutting edge architecture and breathtaking views, but also a state-of-the-art mixed use development.



# BEYOND LOCATION



SLW occupies a striking location in the heart of 6th of October City, making its significant mark in the West. Whilst enjoying nearby convenience to the West side's central destinations, homeowners can flourish and grow with the direct proximity provided for their everyday errands and requirements.

Encircled by a versatile yet sophisticated mix of residential and commercial developments, SLW is strategically laid out allowing for magnificent outlooks of ancient history, modern amenities and close access to buzzing center points, all whilst honoring the tranquility that comes with upscale convenience.

SLW's surrounding neighborhoods, as well as the community's mixed-use area and commercial district lie only a few minutes from reach, providing utmost ease and convenience. Far from the city's racket and commotion, SLW features unparalleled proximity amidst peaceful surroundings and a vibrant community.

*desirability and uniqueness  
proximity and location*

- 1 SwanLake October (5min/1KM)
- 2 Must university (9min/7.2KM).
- 3 Dream land (9min/6.6KM).
- 4 Mall of Egypt (7min/4.6KM)
- 5 Mall of Arabia (8min/6.3KM)
- 6 Izakaya - Palm Hills Developments (16min/9.4KM)
- 7 Palm Parks (2min/200 M)
- 8 Galleria 40 (11min/8.6KM)
- 9 Arkan (13min/9.8KM)
- 10 Capital Business Park (14min/8km)
- 11 Dar El Fo'ad Hospital (9min/7.1KM)
- 12 Andrea - New Giza (23min/17KM)
- 13 Gezira Sporting Club (6min/4.3KM)



*desirability and uniqueness of spectacular proximity and location*

BEYOND LOCATION



**GOING**

*beyond*

# BEYOND PICTURESQUE



*a curated  
revelation  
with scenic  
city views*

SLW majestically sits on a site landscaped and manicured with lush greenery, dramatic topography and royally uninterrupted views of the Pyramids, offering a distinguished and refined living experience, going beyond artfully picturesque scenery. SLW flaunts significant level differences reaching up to 40 meters, reflected in its master plan, boasting various plateaus and different opportunities for gorgeous and versatile views.

SLW offers a versatile array of views and premiums including terraced units overlooking the city lights and lagoon and units overlooking generous green parks, While others are privileged with majestic Pyramids views.

BEYOND PICTURESQUE



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**GOING**

*beyond*



# BEYOND TOPOGRAPHY



Master planned by the renowned EDSA, SLW was created to encompass four breathtaking residential villages, seamlessly spread out across varying elevations, taking advantage of the land's natural topography and boasting the project over upper and lower plateaus.

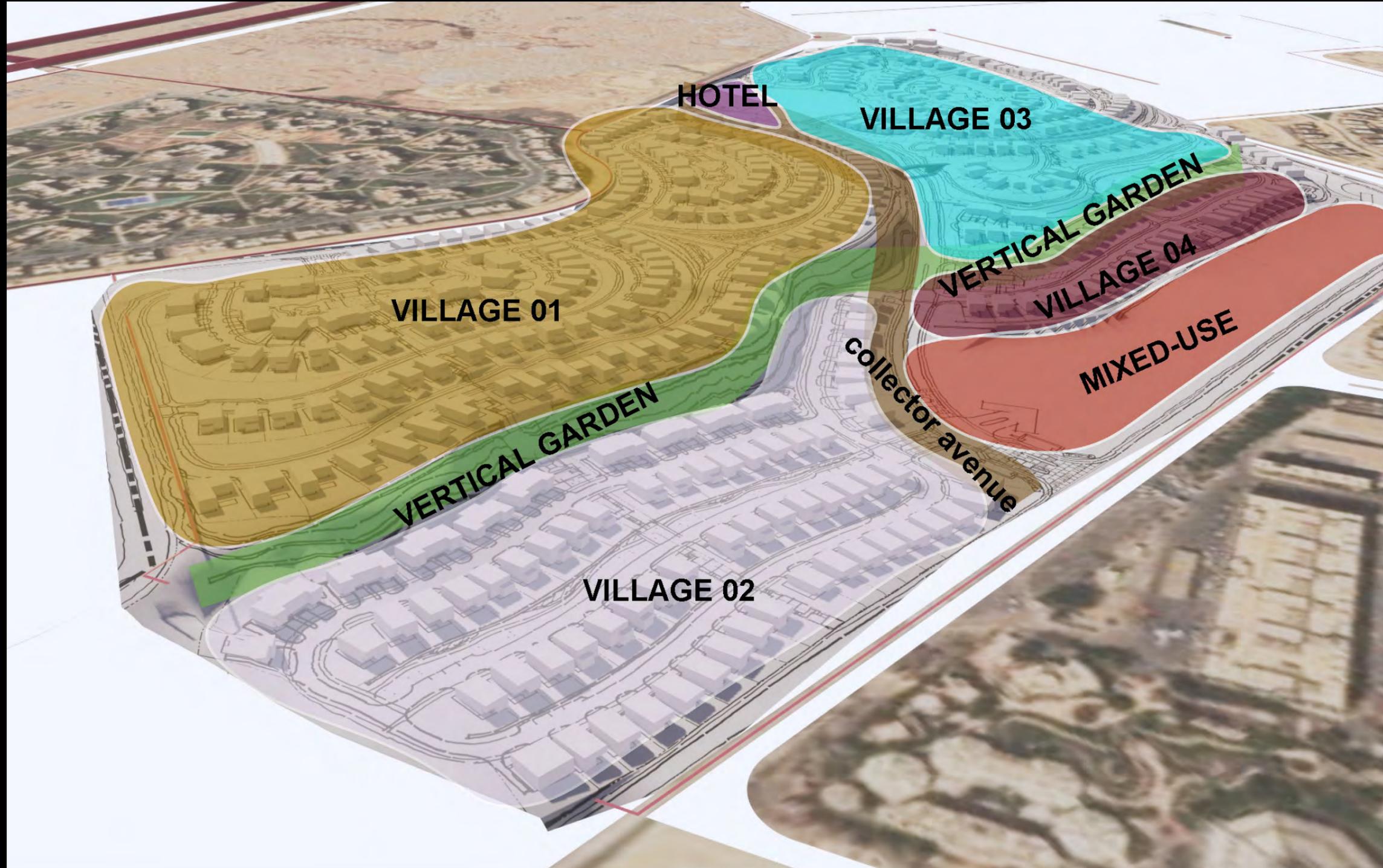
SLW includes dramatic topography, with an upper plateau that sharply falls 20-30 meters in the center of the site to meet the lower grades on adjacent roads. The upper plateau, especially on the southern part of the property, enjoys uninterrupted views towards the Pyramids.

*Master planned  
with a vision  
challenging the  
ordinary.*



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SLW takes into account this natural distinction between the upper and lower plateaus and proposes four residential villages, two on the upper plateau and two on the lower plateau. A mixed use area located along the east side of the site and a hotel area close to the west side entrance are also part of this development. A small service area occupies the southwestern area.





## *Collector Avenue*

SLW's villages are linked together by a main collector avenue that starts at the higher western entrance into the site and ends at the eastern lower entrance. All villages, as well as the proposed **hotel** and mixed use areas, are accessed through the collector avenue, whilst some secondary fire exits are also connected to the outside road network.

The existing north-south cliff transforms into a spectacular undulating green retaining wall, which doubles as a promenade, or Vertical Park, running north to south. The structure creates a man-made canyon through which the collector avenue winds from east to west.



**GOING**

*beyond*

# BEYOND NATURE



Large lavish central parks, linear gardens and decorated promenades make way for gracious, airy and dynamic living, whilst tailoring to your privacy and comfort. In this family-centric community, verdant landscapes encompass every home, allowing its members to indulge in natural relaxing atmospheres and enjoy vibrant settings of outdoor living, with pedestrian promenades and walking/biking trails.

*a realm of linear  
parks & outdoor  
living*

From a spectacular undulating green retaining wall, which doubles as a promenade, to vertical gardens and man-made canyons, SLW's natural landscaping creates a magical kaleidoscope of lavish outdoor living, playing an integral role in transforming modern homes into luxurious hubs of relaxation.

In addition, SLW entails a harmonious blend of diverse residential villages elevated on different levels of dynamic topographies, guaranteeing breathtaking views of the city, endless greenery and the great Pyramids of Giza.



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GOING

*beyond*



# BEYOND SUBURBIA



Introducing the first gargantuan 15,000 sqm sparkling lagoon in the West, SLW takes you on a meandering adventure of cool and dynamic movement, going beyond simply swimming in your backyard pool.

Mimicking a fresh summer dip, feel free to relax and unwind in a blissful beach enclave of smooth sparkling crystal as you let go of the day's stress and over thinking. The soothing natural vibes and its enticing aesthetic appeal, create stunning features whilst also increasing internal peace and self-soothing.



*the first beach  
experience  
in the  
west*



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**GOING**

*beyond*



# BEYOND FORM

Masterfully curated by the reputable LW, who is an award winning consultant, the designers of city CITY WALK Dubai. Each residential village speaks out with unique character, boasting modern seamless sharp clean lines reflecting resort-inspired color schemes and luxurious comfort; collectively representing a unified sense of character and aesthetic naturally blending materials and earthy color palettes to organically infuse and integrate with SLW's outdoor living.



*masterfully designed villas,  
twins and numerous other types*

The diverse, pedestrian-friendly streetscapes and scenic views of the city, as well as the ancient pyramids and greenery, result in the destination's unmatched visual appeal, which is both unpretentious and timeless.

From innovative architectural style, to the warm landscape colors that charmingly interweave with nature, each home ranges from glorious stand-alone villas, exclusive twin houses and many more lavish innovations, creating value-added versatility and comfort to maximize life's full potential for bountiful living.

*glorious stand-alone villas,  
exclusive twin houses and  
numerous other types*

BEYOND FORM



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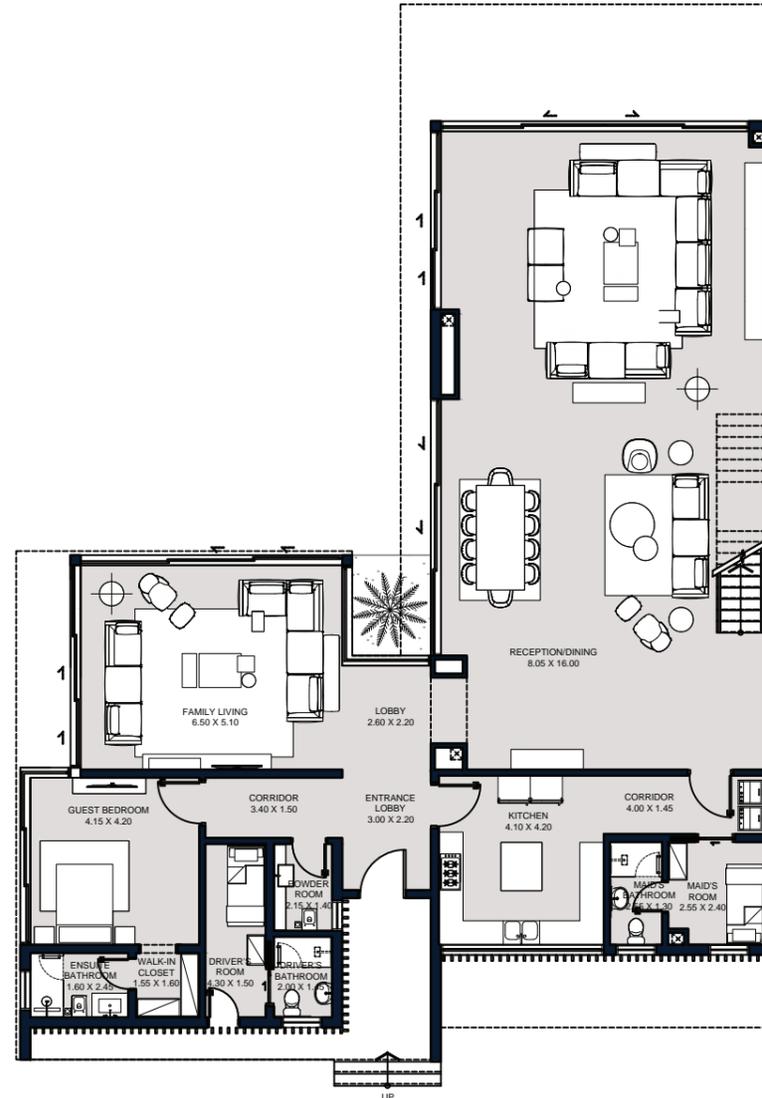
# STANDALONE VILLA [VL]



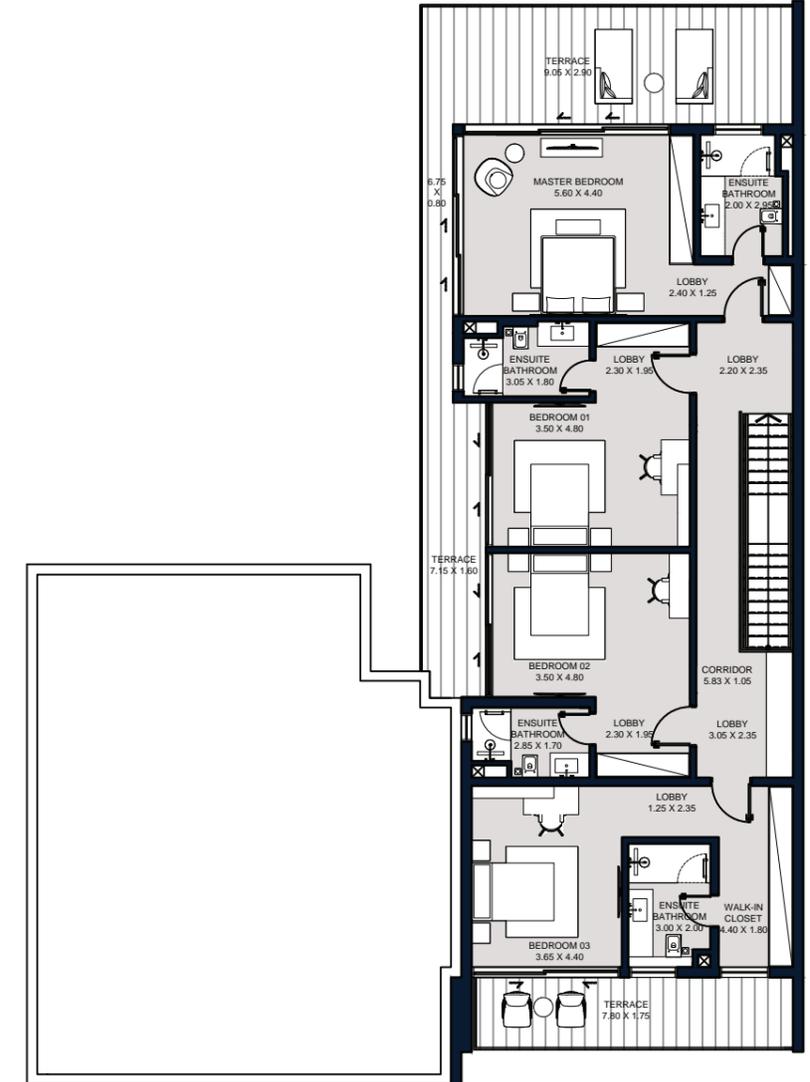
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# STANDALONE VILLA [VL]

GROSS BUA: 515 SQM  
AVERAGE LAND AREA: 900 SQM



Ground Floor  
Area: 287.50 sqm



First Floor  
Area: 227.50 sqm

# STANDALONE VILLA [VB]



## Disclaimer

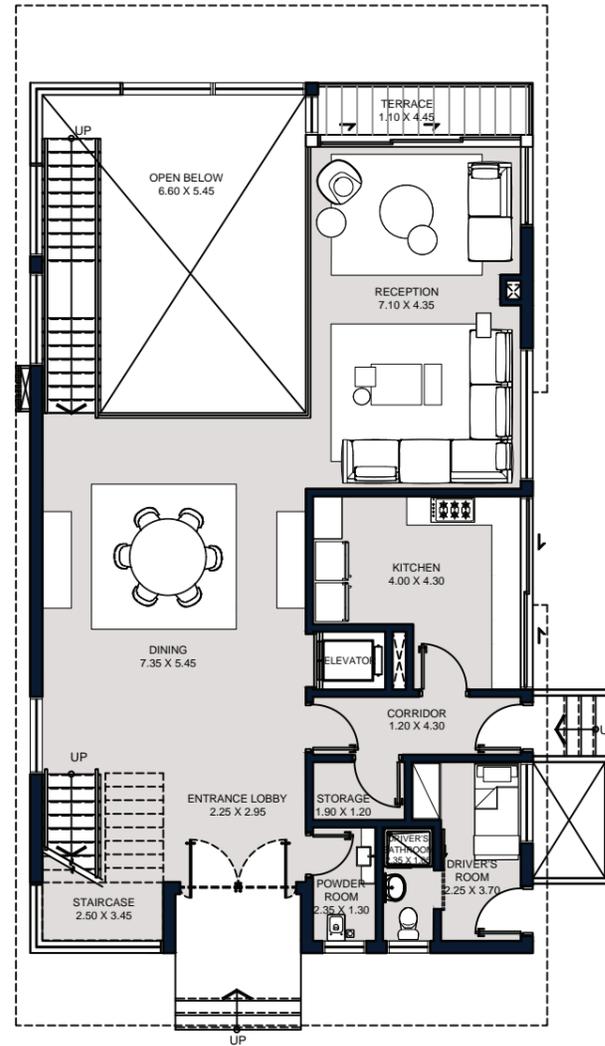
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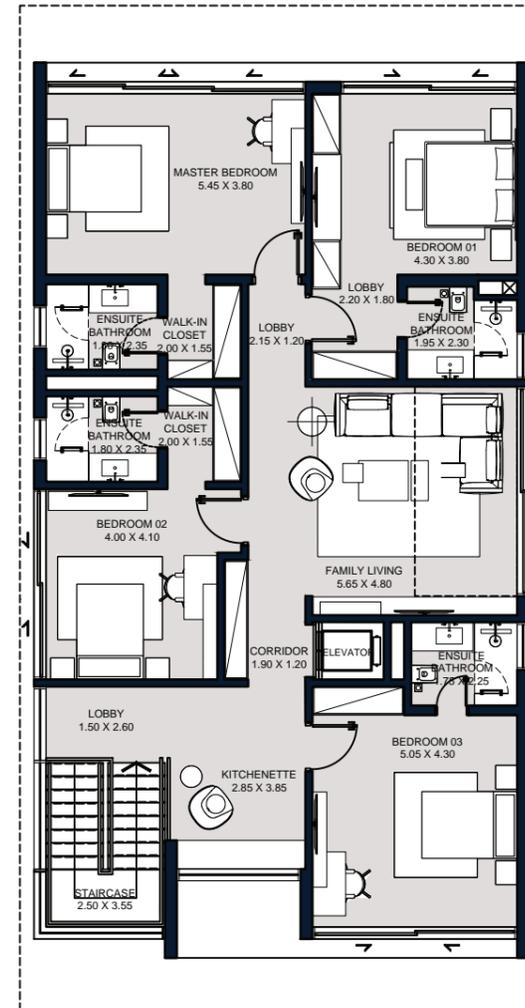
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# STANDALONE VILLA [VB]

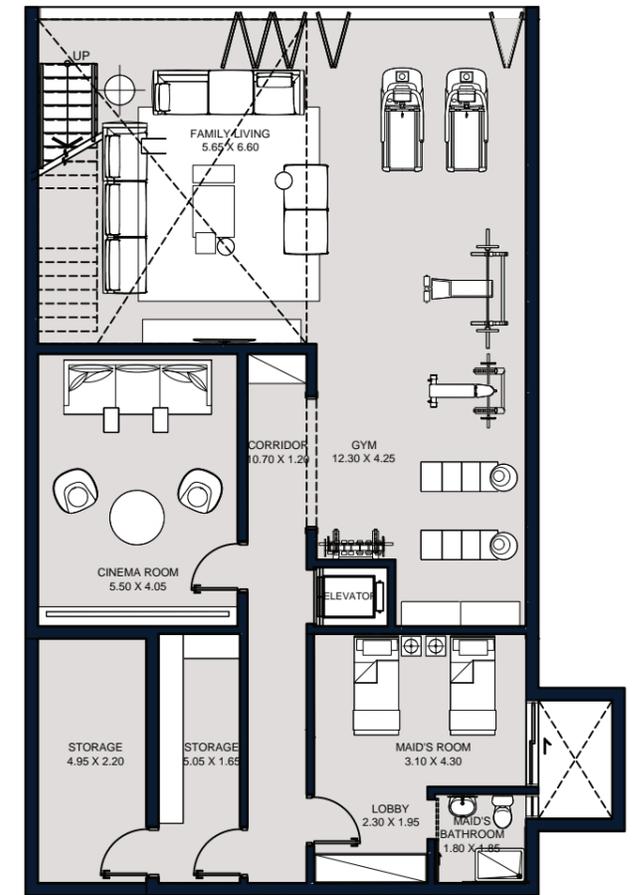
GROSS BUA: 548 SQM  
 AVERAGE LAND AREA: 600 SQM



Ground Floor  
 Area: 161.50 sqm



First Floor  
 Area: 194.30 sqm



Basement Floor  
 Area: 192.20 sqm

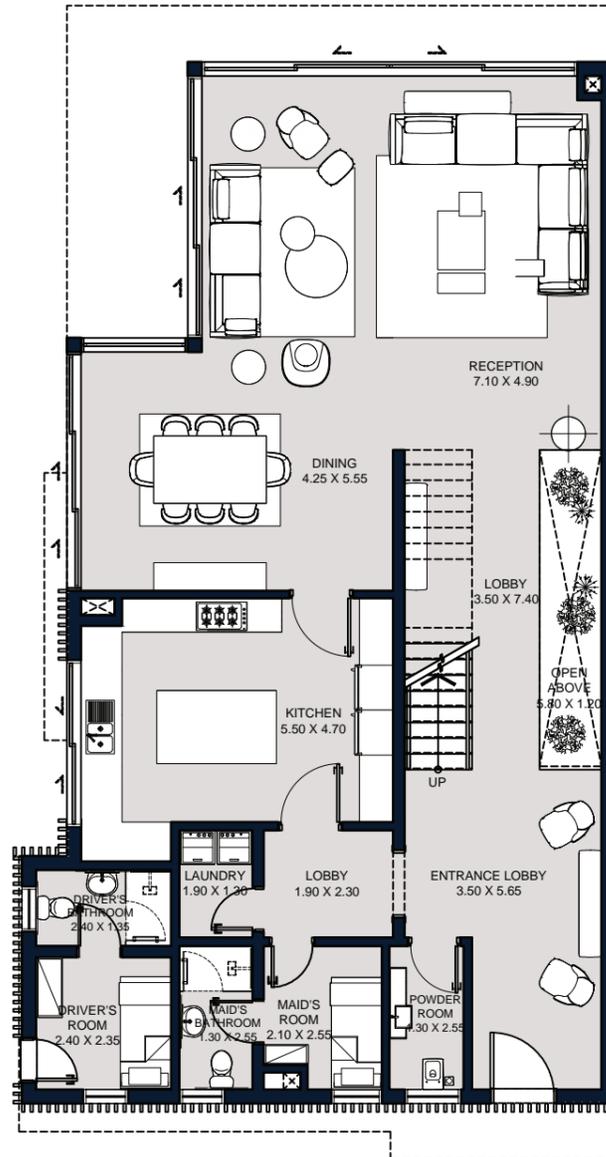
# STANDALONE VILLA [VS]



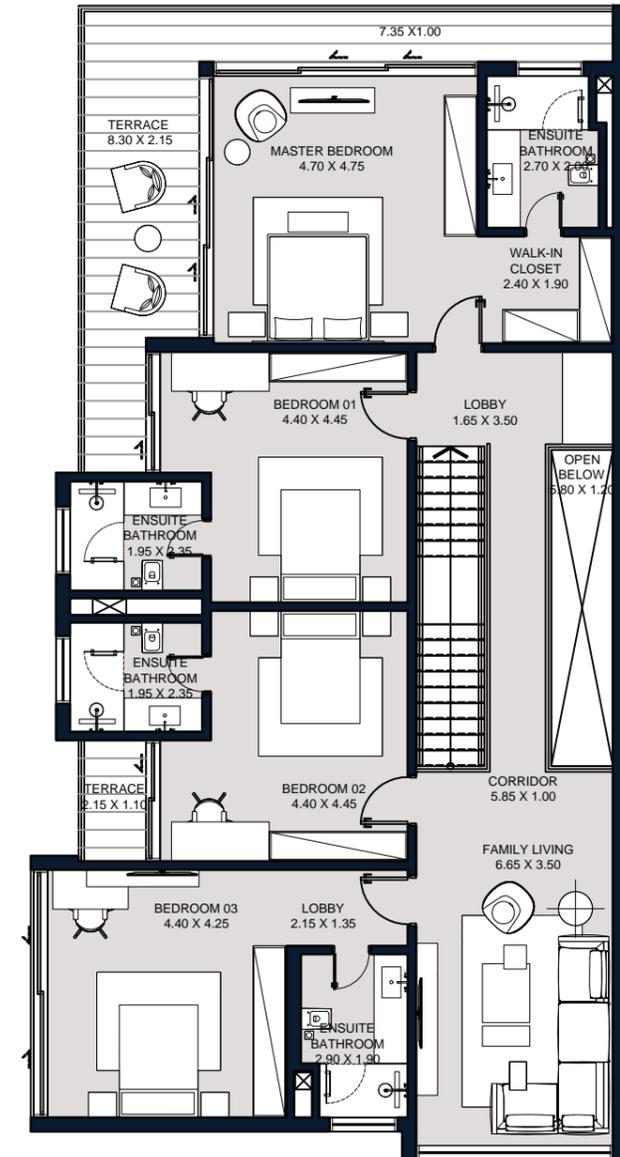
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# STANDALONE VILLA [VS]

GROSS BUA: 376 SQM  
 AVERAGE LAND AREA: 580 SQM



Ground Floor  
 Area: 179 sqm



First Floor  
 Area: 197 sqm

# STANDALONE VILLA [VT]



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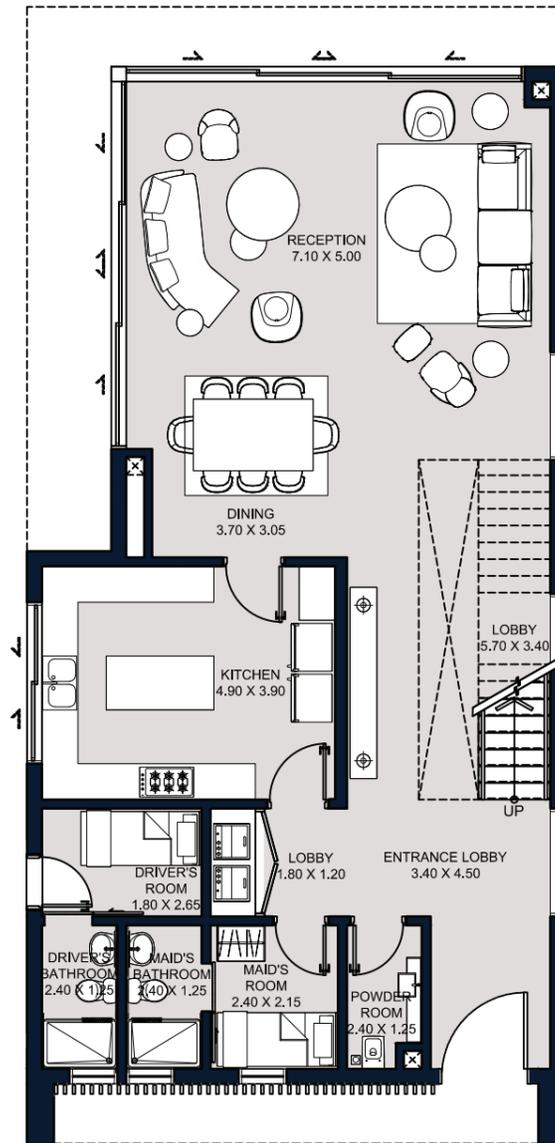


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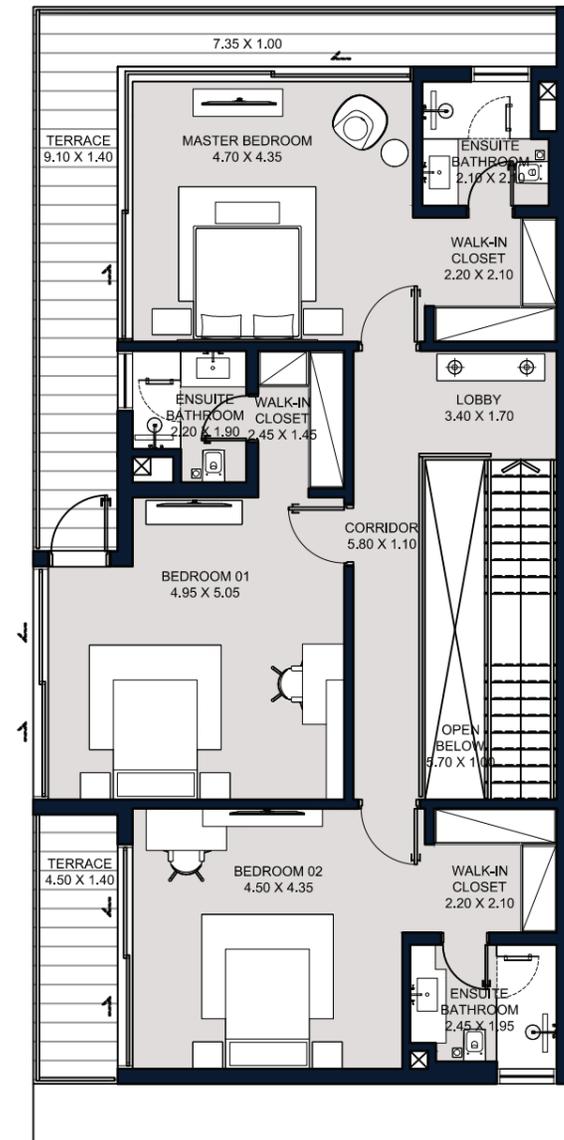
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# STANDALONE VILLA [VT]

GROSS BUA: 301 SQM  
AVERAGE LAND AREA: 500 SQM



Ground Floor  
Area: 144.50 sqm



First Floor  
Area: 156.50 sqm

# TWIN VILLA [DU]



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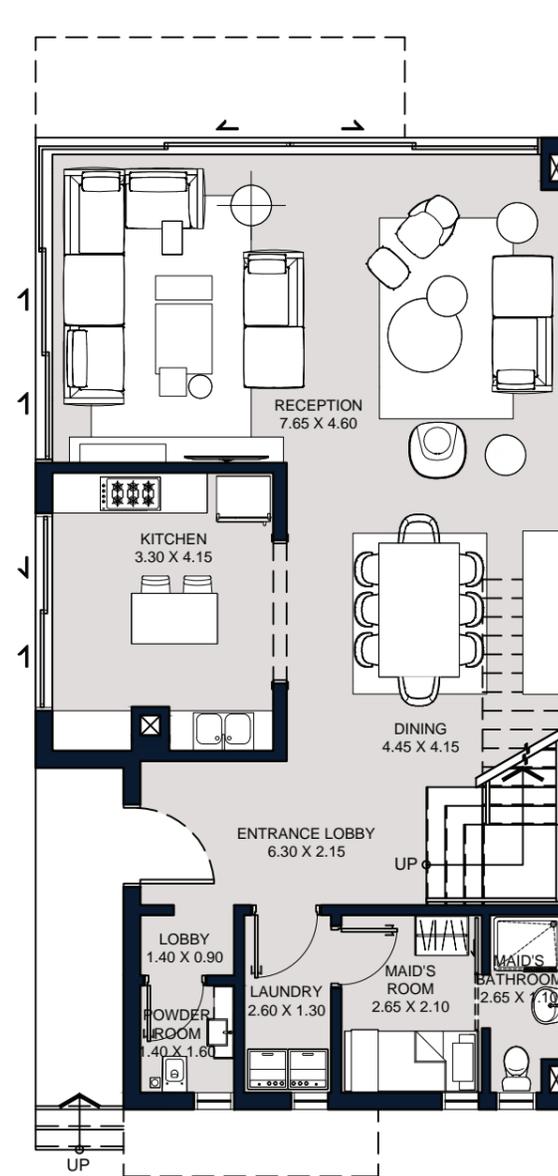


**Disclaimer**

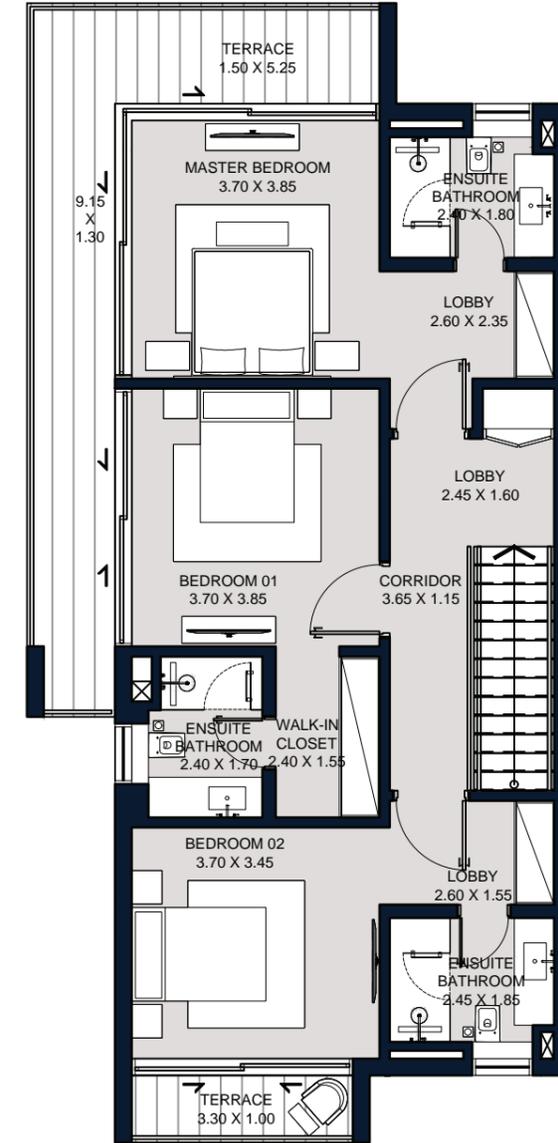
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# TWIN VILLA [DU]

GROSS BUA: 237 SQM  
AVERAGE LAND AREA: 360 SQM



Ground Floor  
Area: 116 sqm



First Floor  
Area: 121 sqm

# TOWNHOME [SL]



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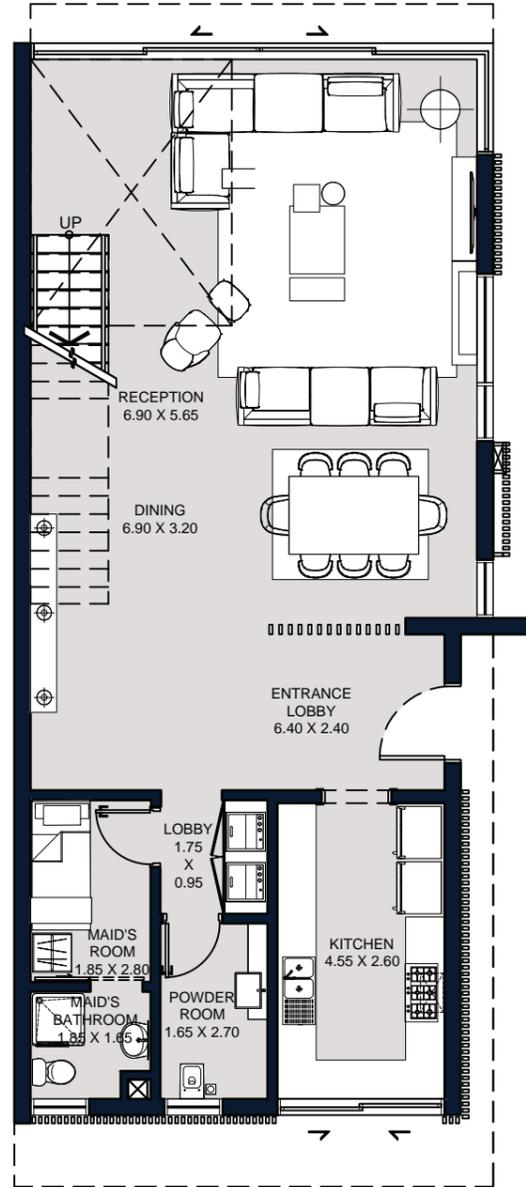
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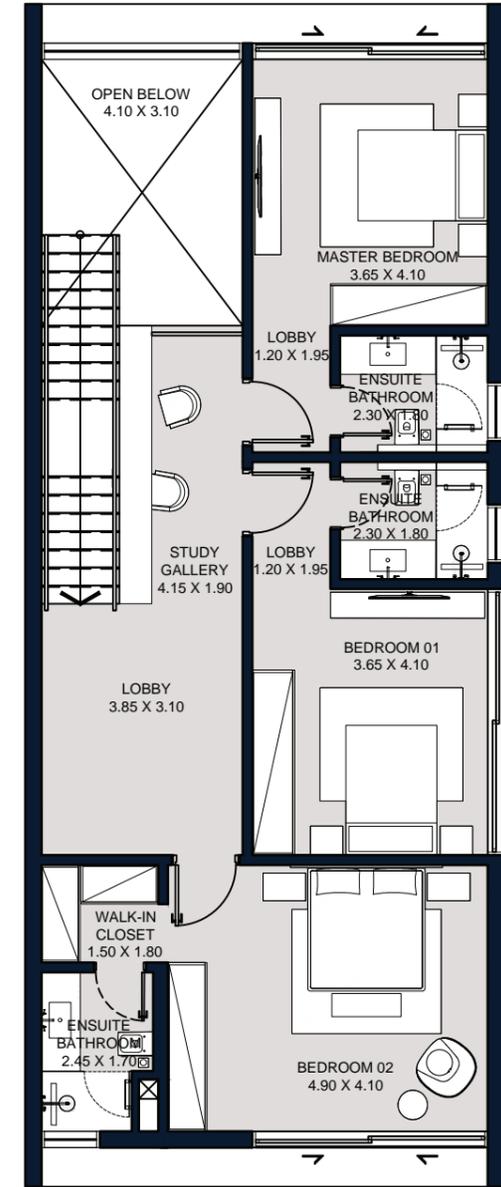
# TOWNHOME [SL] - CORNER

GROSS BUA: 238 SQM

AVERAGE LAND AREA: 350 SQM



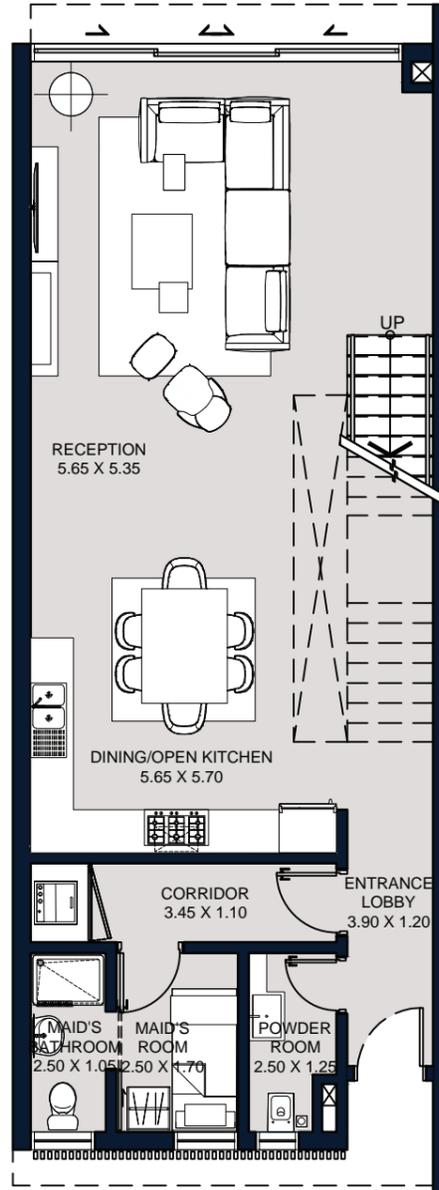
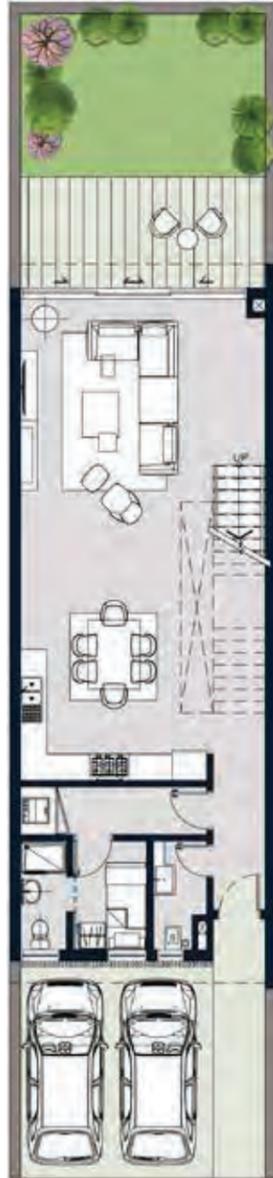
Ground Floor  
Area: 117.30 sqm



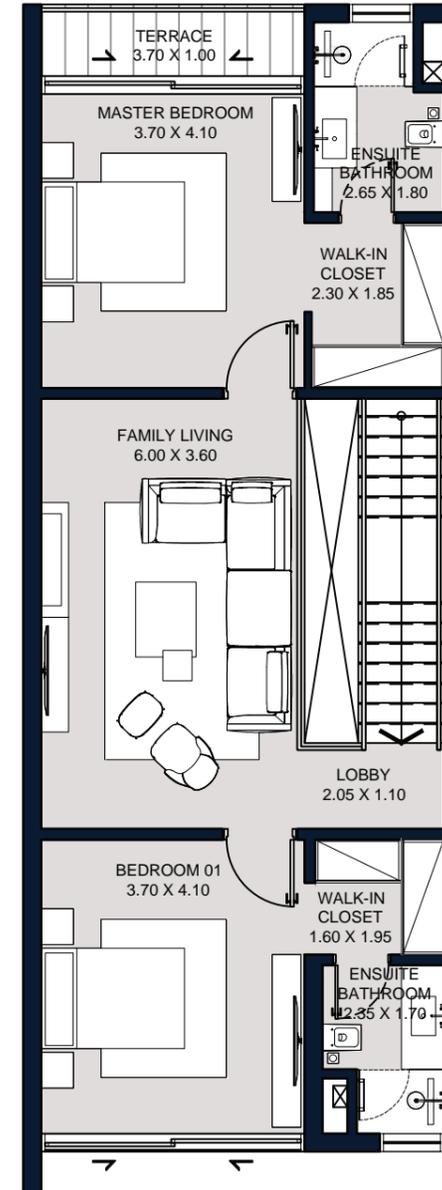
First Floor  
Area: 120.70 sqm

# TOWNHOME [SL] - MIDDLE

GROSS BUA: 185 SQM  
AVERAGE LAND AREA: 180 SQM

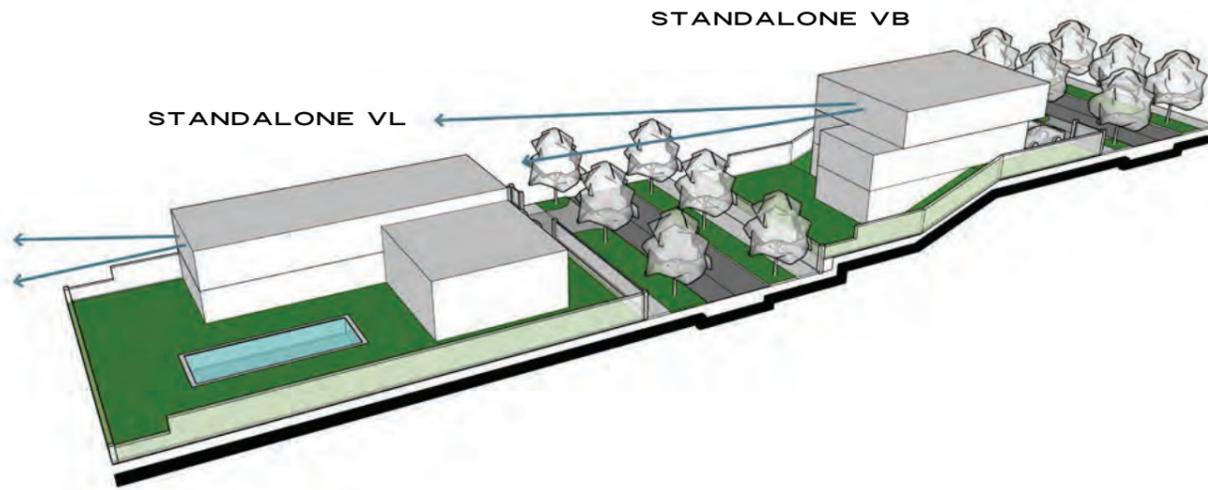


Ground Floor  
Area: 91.30 sqm

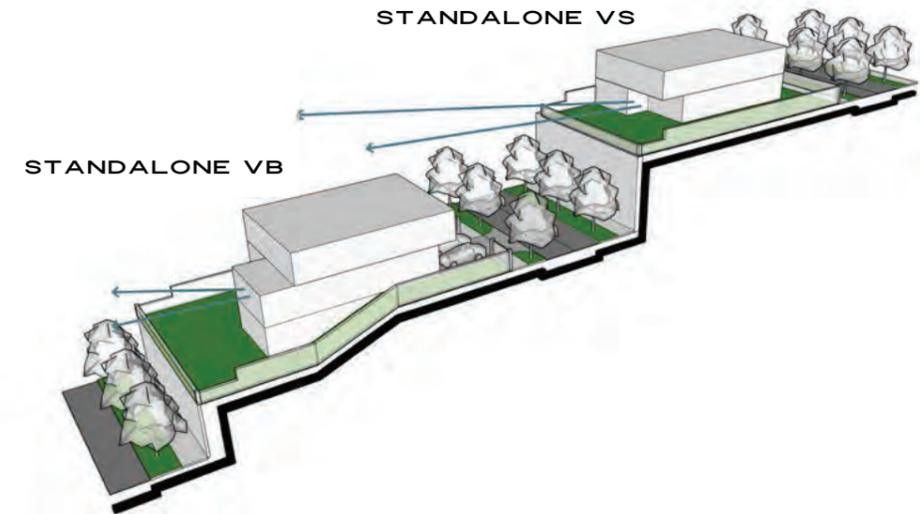


First Floor  
Area: 93.70 sqm

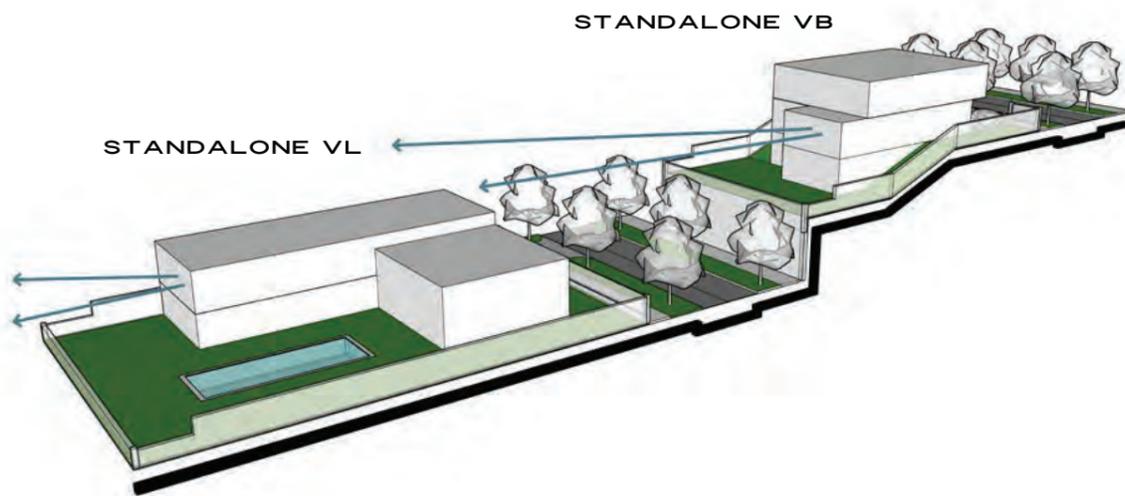
VIEW FROM FIRST FLOOR  
ABOVE VERTICAL GARDEN  
4M - 6M



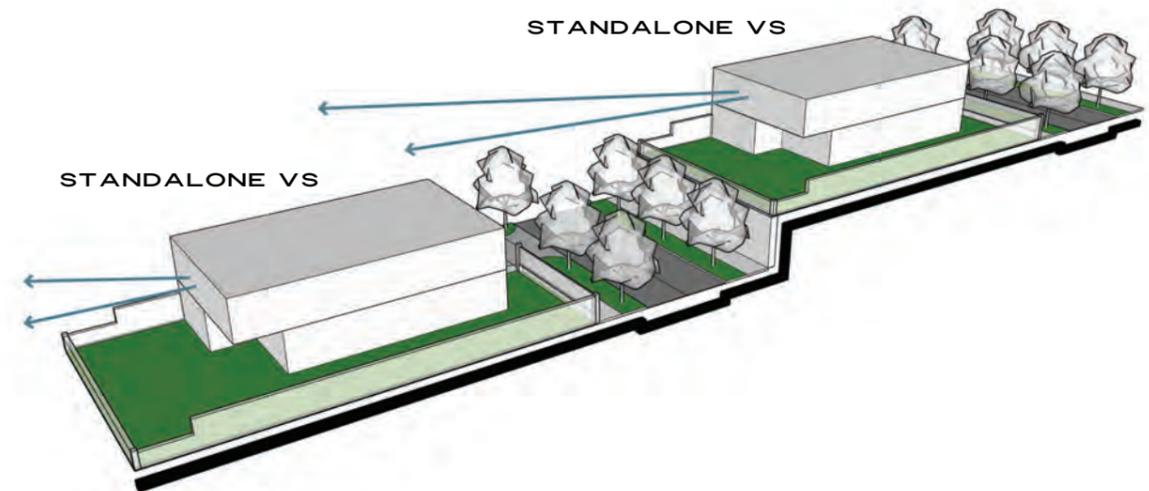
VIEW FROM GROUND FLOOR  
ABOVE VERTICAL GARDEN  
6M - 9M

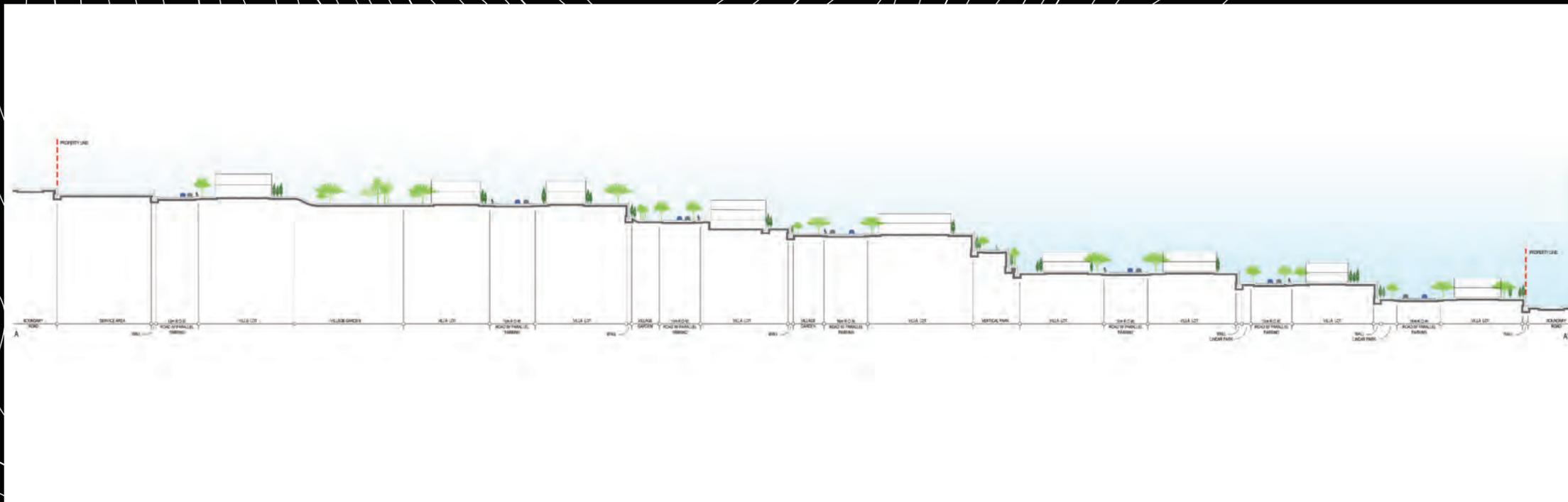


VIEW FROM GROUND FLOOR  
ABOVE VERTICAL GARDEN  
6M - 9M

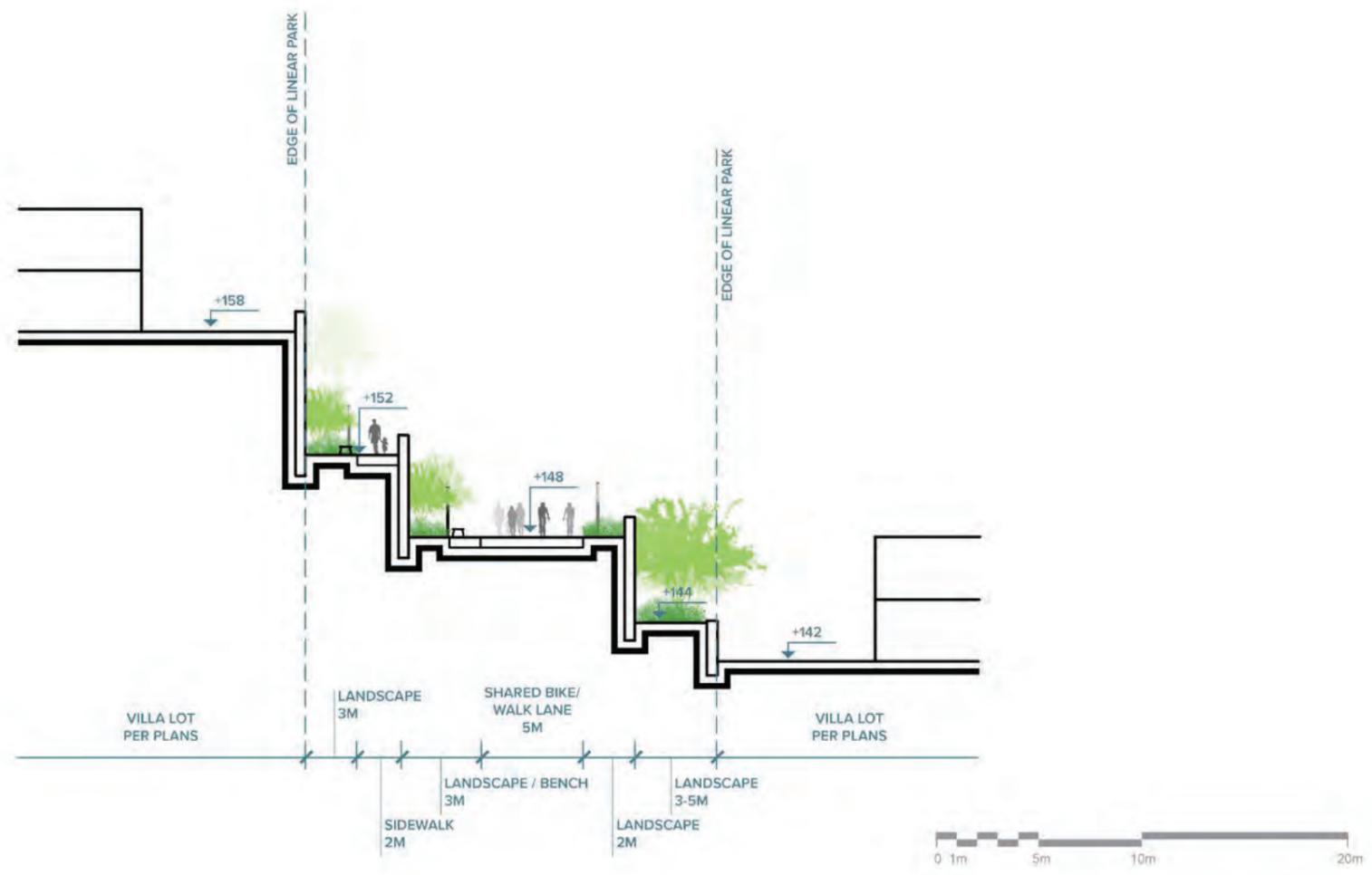


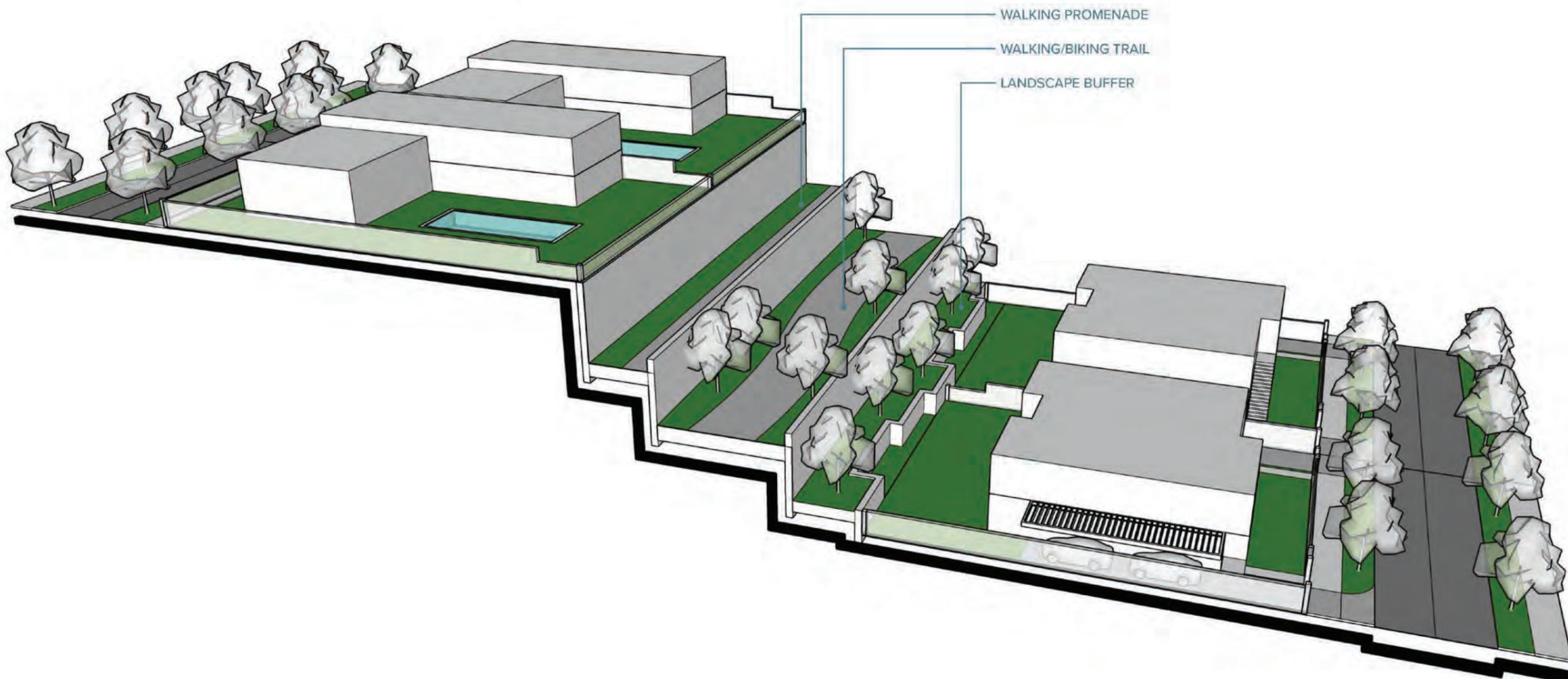
VIEW FROM FIRST FLOOR  
BELOW VERTICAL GARDEN  
4M - 6M





# Linear parks & hanging gardens





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### 1. Entrance

- Floors Imported Marble
- Walls Paint - White
- Ceiling Paint - White

### 2. Living, Dining & Internal Corridors

- Floors Imported Marble
- Walls Paint - White
- Ceiling Paint - White

### 3. Kitchen

- Floors Local Porcelain Tiles
- Walls Paint - White
- Ceiling Paint - White

### 4. Doors

- Entrance Natural Wood Veneer Door
- Internal Floors Natural Wood Veneer Door

### 5. Bedrooms

- Floors Engineered Wood Flooring
- Walls Paint - Off-white
- Ceiling Paint - Off-white

### 6. Bathrooms

- Floors Local Porcelain Tiles
- Walls Local Porcelain Tiles & Paint - White
- Ceiling Paint - White

### 7. Sanitary ware

- High quality local sanitary fixtures & chrome mixers - excluding vanity

### 8. Kitchen Cabinets / Kitchenette

- Not included - Provisions only

### 9. Internal Stairs

- Treads, Risers & Skirting Imported Marble

### 10. Terraces (upper floors)

- Floors Local Porcelain Tiles
- Walls To match external facade
- Ceiling To match external facade

### 11. Utility Rooms & Service Spaces

- Floors Local Ceramic Tiles
- Walls Paint - White / Full height local ceramic tiles in bathrooms
- Ceiling Paint - White

Utility rooms includes: Nanny bedroom, driver bedroom, Nanny bathroom, driver bathroom, laundry & storages

### 12. Aluminum & Glazing

- Aluminum Works Powder coated aluminum frames
- Glass Single glazing

### 13. Air Conditioning Units

- Included

### 14. Water Heaters

- Not included - Provisions only

### 15. Appliances & Pantry (if any)

- Not included - Provisions only

### 16. External Shutters

- Not included

Imported Marble



Local Porcelain



Local Ceramic



Engineered Wood Flooring



Off-white Paint



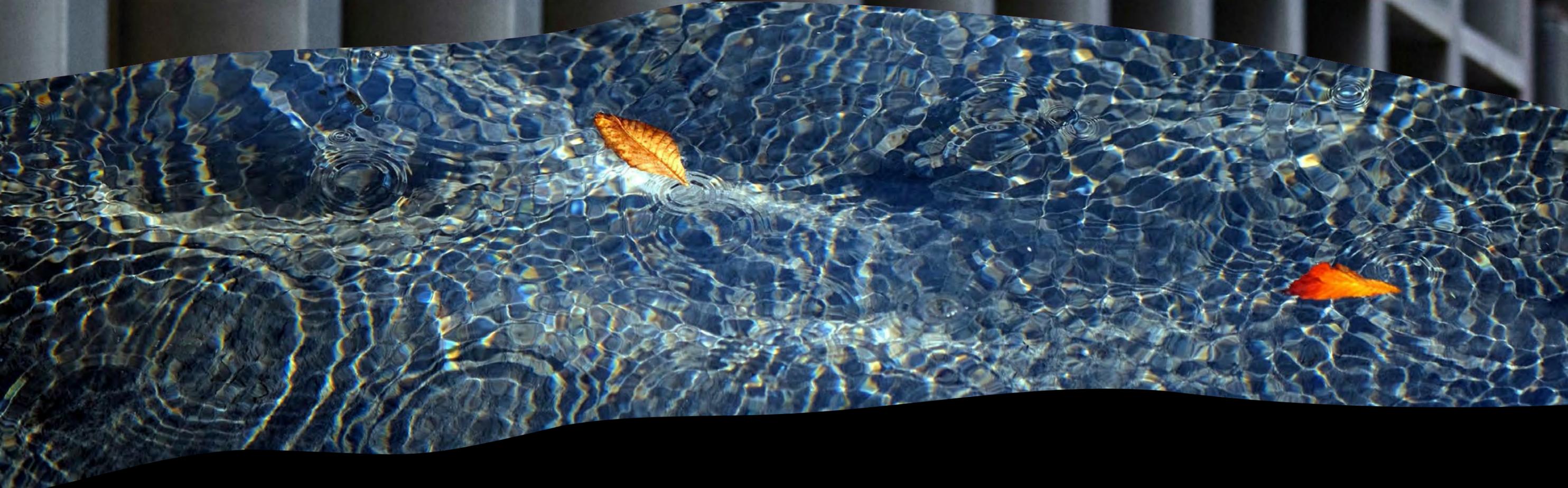
White Paint

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GOING

*beyond*



# BEYOND COMMUNITY



SLW is comprised of a tight-knit community of like-minded trendsetters and game changers, strongest when supported by all of its members. Being a strong stitched community is what defines the SLW family; creating a unique sense of culture, whilst providing inimitable experiences that make its residents proud to call it home.

By living in synchronization and synergy amidst well-adjusted values and principles, thriving and flourishing with energy and drive, gathering in unison with form and function, the SLW community ultimately creates a unique structure of identity, going beyond the expectations and customs of community.



*Tight-knit communities of like-minded trendsetters*



BEYOND COMMUNITY

SLW proudly builds on Hassan Allam Properties' unique legacy of bringing together neighbors to form lasting friendships, whilst creating a lifetime of cherished memories. For years to come, SLW will continue to add new layers and meanings, not only to lifetime properties but to the true spirit of life as well.

GOING

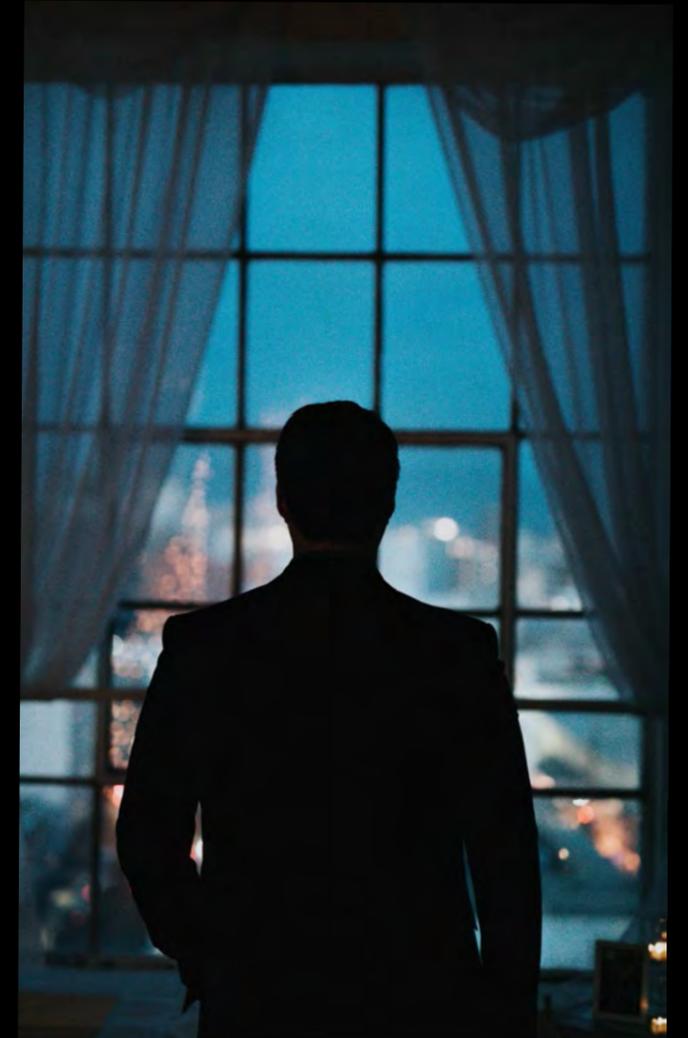
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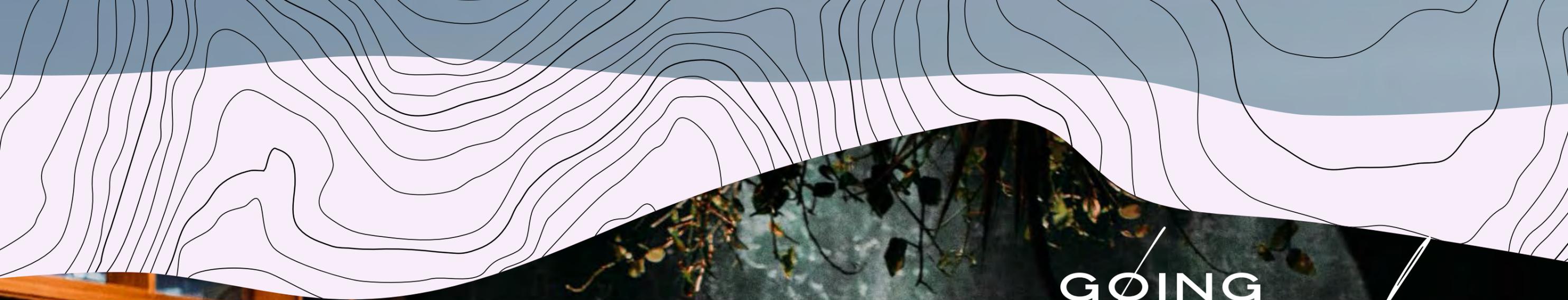
# BEYOND HOSPITALITY



SLW will be offering an exclusive homegrown boutique hotel brand spread across 19.5 k sqm for its visitors to enjoy and relax, overlooking beautiful crystal lagoons and panoramic views. Going beyond a quintessential staycation, to give you the feeling of a getaway whenever you may need it.



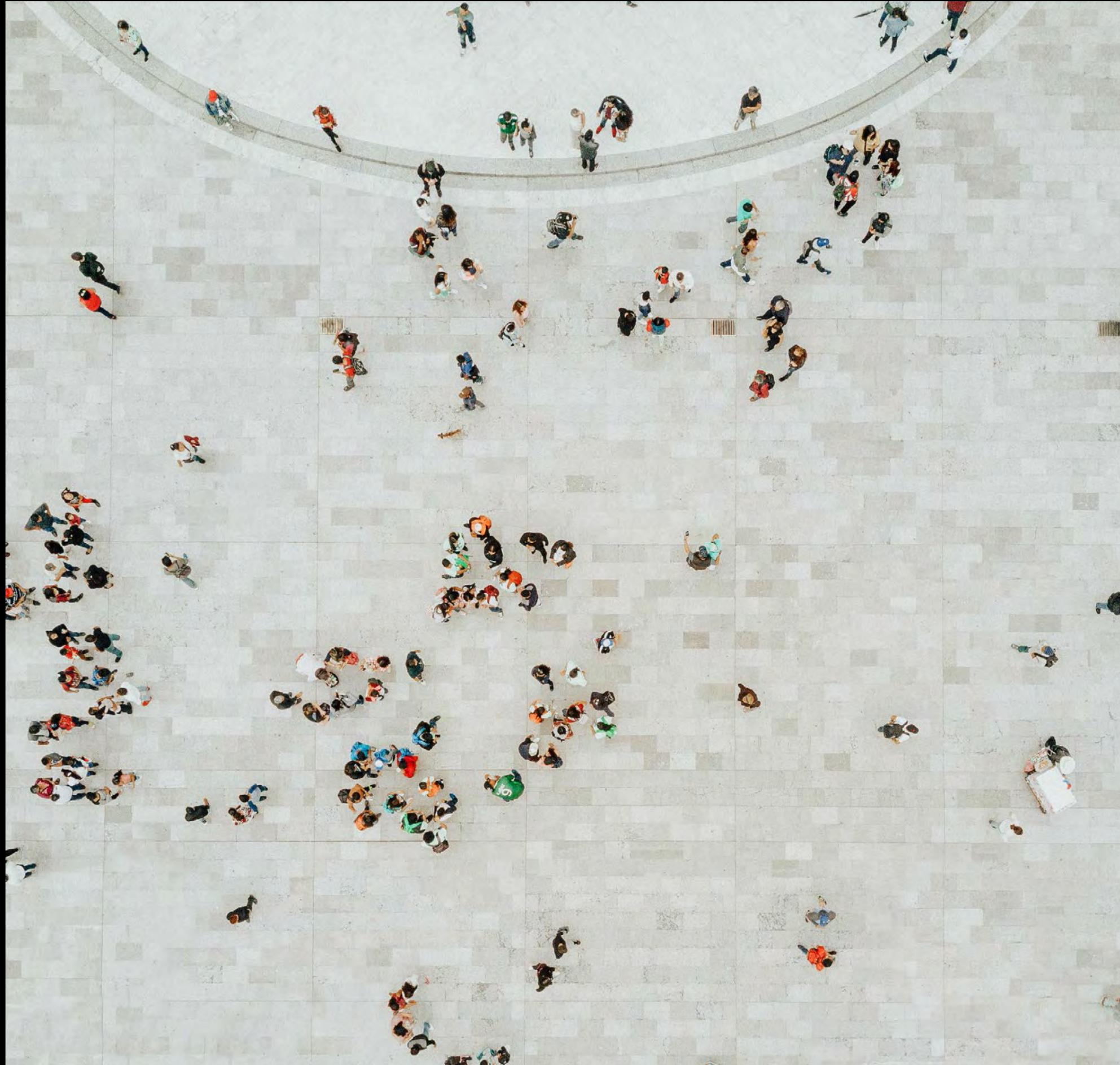
*Refined,  
polished and  
quintessential  
hotel experience*



GOING  
*beyond*



# BEYOND LEISURE



A multitude of handpicked brands, boutique stores and world-class entertainment hubs will flourish across 67.5 k sqm at SLW's retail and commercial mixed use area, serving as a premium buzzing center point, allowing for luxury and leisure to seamlessly go hand in hand.

*A center point  
inspiring lifestyle  
experience*

