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DEVELOPMENTS

ASHGAR HEIGHTS

VILLAS

WELCOME TO A BOTANICAL WORLD



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About
ASHGAR HEIGHTS

Built over 38 acres of pristine landscape and open spaces, this one-of-a-kind modern residential community offers a variety of villas, townhouses & apartments. Designed to mirror innovative Mediterranean architecture, Ashgar Heights offers a truly boutique destination for families and individuals of all ages.

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A Strategic LOCATION

Strategically located alongside El Wahat Road adjacent to its Ring Road exit, Ashgar Heights is a unique central point having Mall of Egypt, Zayed Access, Cairo/Alex Road from the west side, Zewail University from the south, and Mohandessine and Down Town towards the north. Ashgar Heights is steps away from Al Ashgar Metro Station.

ZEWAIL CITY	MALL OF EGYPT	MALL OF ARABIA	GIZA PYRAMIDS
2 MINS	**5 MINS**	**10 MINS**	**15 MINS**



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A COMMUNITY FULL OF LIFE

Our community at Ashgar Heights allows you to own a home amid a living residential neighborhood.





REAL PHOTO







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A Boutique LIFESTYLE

An elite architectural masterpiece, which seamlessly blends Mediterranean elegance with a stress-free lifestyle. As you enter the gates at Ashgar Heights you become part of an easy-going approach to daily life, away from the hustle and bustle of city life.

Master planned by exude a mend between modern and Mediterranean architecture, this 38 acre residential community offers the comfort and serenity of a low-density neighbourhood enveloped with an array of internal facilities which include an exclusive clubhouse, community park, water features, outdoor gym and a dedicated kids' area.

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EXCLUSIVE FACILITIES

- Club House
- Community Park
- Jogging Track
- Outdoors Sports Facility
- Club Access
- Kids Area



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Amenities



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Ashgar Heights
MIXED-USE COMPLEX

To add more variety to your unique experience in Ashgar Heights, more mixed-use complexes are in the process including a center with over 50 units of boutique offices, retail, and clinics overlooking Zewail Road.





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A Mega Mixed Use Project
STEPS AWAY FROM HOME

The mega mixed-use project will offer Ashgar Heights a 50,000 square meter facility catering to daily needs. Located at the intersection of El Wahat Road with Zewail Road, this fully integrated project will bring to life a business park and retail village offering over 300 business offices as well as the latest dinning venues, retail, and entertainment.





Master Plan


TYPE W 01
TYPE W 02
TYPE T
TYPE G
TYPE V


WAHAT ROAD
WAHAT ROAD
ADMIN & RETAIL
APARTMENTS
ZEWAIL ROAD
VILLAS
ADMIN & RETAIL

REAL PHOTO





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Floor Plans



Type G Right

TOTAL AREA	301.19 SQM
ROOF TERRACE AREA	67.66 SQM
Reception pieces	4
Master bedrooms	1
Bedrooms	2
Bathrooms	2

COMPONENTS

Family Living | Powder | Laundry | Maid room + Toilet



GROUND FLOOR

DISCLAIMER

*All room dimensions are measured to structural elements and exclude wall finishes and construction tolerance.

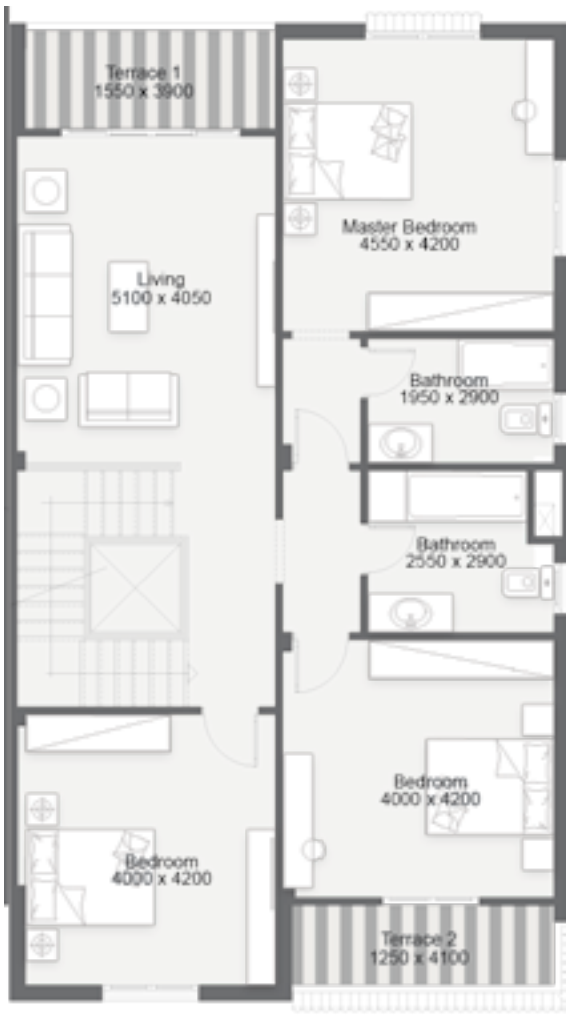
*Actual unit areas, windows, porches, terraces, exterior trim and color scheme may vary according to elevation style and required approvals.

*All renderings, materials, dimensions and drawings are approximate and subject to revisions.

*Ground floor gardens may vary in area, dimensions and outline according to the building location on the master plan final design.

*Actual area may vary from stated area.





FIRST FLOOR



ROOF FLOOR

Type T Right

TOTAL AREA	278.59 SQM
ROOF TERRACE AREA	85.71 SQM
Reception pieces	3
Master bedrooms	2
Bedrooms	3
Bathrooms	3

COMPONENTS

Penthouse | Maid room + Toilet | Laundry



GROUND FLOOR

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FIRST FLOOR



ROOF FLOOR

Type T Left

TOTAL AREA	278.59 SQM
ROOF TERRACE AREA	85.71 SQM
Reception pieces	3
Master bedrooms	2
Bedrooms	3
Bathrooms	3

COMPONENTS

Penthouse | Maid room + Toilet | Laundry



GROUND FLOOR

DISCLAIMER

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FIRST FLOOR



ROOF FLOOR

Type W 01

TOTAL AREA	302.69 SQM
ROOF TERRACE AREA	67.12 SQM
Reception pieces	3
Master bedrooms	2
Bedrooms	3
Bathrooms	3

COMPONENTS

Penthouse | Maid room + Toilet | Laundry



GROUND FLOOR

DISCLAIMER

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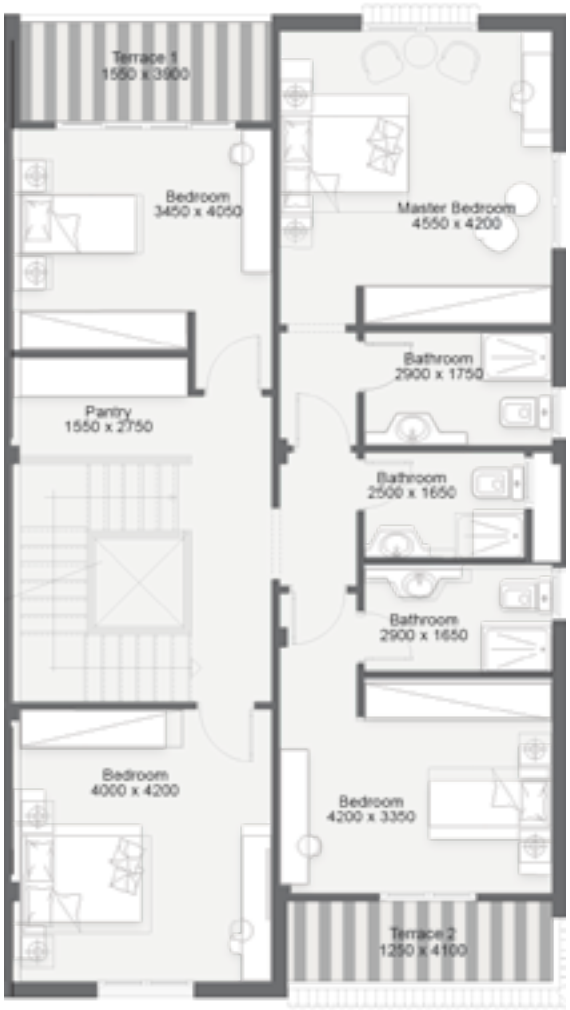
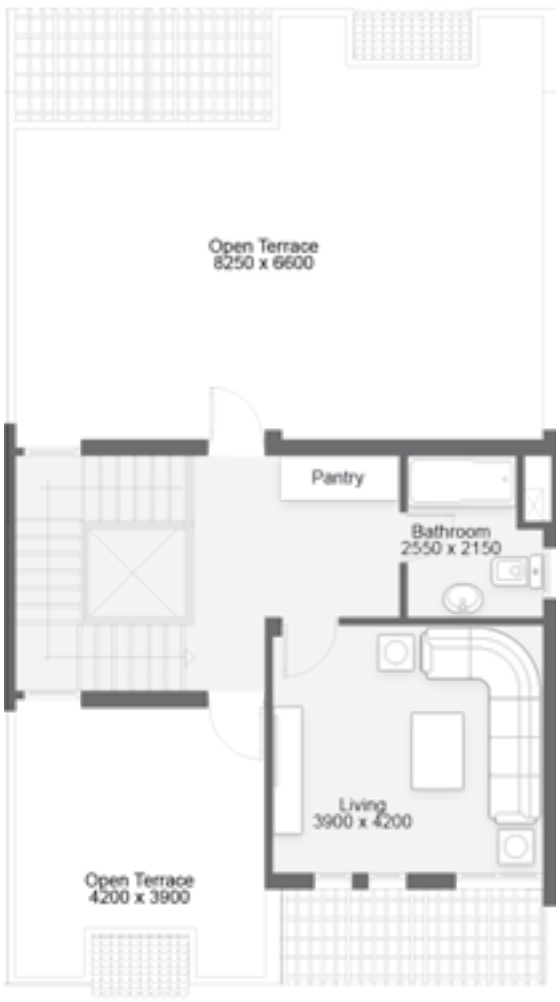


FIRST FLOOR



ROOF FLOOR

Type W 02

TOTAL AREA	302.69 SQM
ROOF TERRACE AREA	67.12 SQM
Reception pieces	3
Master bedrooms	2
Bedrooms	3
Bathrooms	3

COMPONENTS

Penthouse | Maid room + Toilet | Laundry



GROUND FLOOR

DISCLAIMER

*All room dimensions are measured to structural elements and exclude wall finishes and construction tolerance.

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FIRST FLOOR



ROOF FLOOR

About
IGI DEVELOPMENTS



IGI Developments is the real estate division under the International Group for Investments (IGI) holding, which was a pioneer in the delivery of premium residential properties in Egypt for the last 28 years. Established in 1942, IGI was the first company to introduce the concept of "residential compounds" to the Egyptian market in 1997. Since then, it has sustained to continue its legacy in the development of the suburbs of Cairo.

IGI Developments has introduced various product offerings ranging between premium upscale residential compounds like Gardenia Park I & II and Gardenia Springs all the way to mixed-use compounds like Al Ashgar, Ashgar Heights and Ashgar City. IGI Developments encompasses a versatile portfolio of primary home developments spanning the West and East side of Cairo.



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GARDENIA PARK | ASHGAR HEIGHTS | AL ASHGAR | ASHGAR CITY