
WATERWAY
WEST


Club House
FACILITIES
RING ROAD
WATER FEATURES
RESIDENTIAL BLOCKS
N
SECONDARY GATE
MAIN GATE
STRIP MALL
My Otel



where every cluster flows into its own oasis

“Each residential cluster is thoughtfully designed around its own **water feature**, creating a distinctive focal point while enhancing **privacy**, visual **connectivity**, and a serene resort-like living experience.”



Every cluster is its own private island, with its own entrance and identity — yet all come together through vibrant outdoor spaces designed for **GATHERING, CONNECTING and LIVING**



Greenery That Changes With the Seasons

Four distinct planting moods flow through the community, each **designed to bloom with the seasons** — so the **landscape is always changing, always alive**.



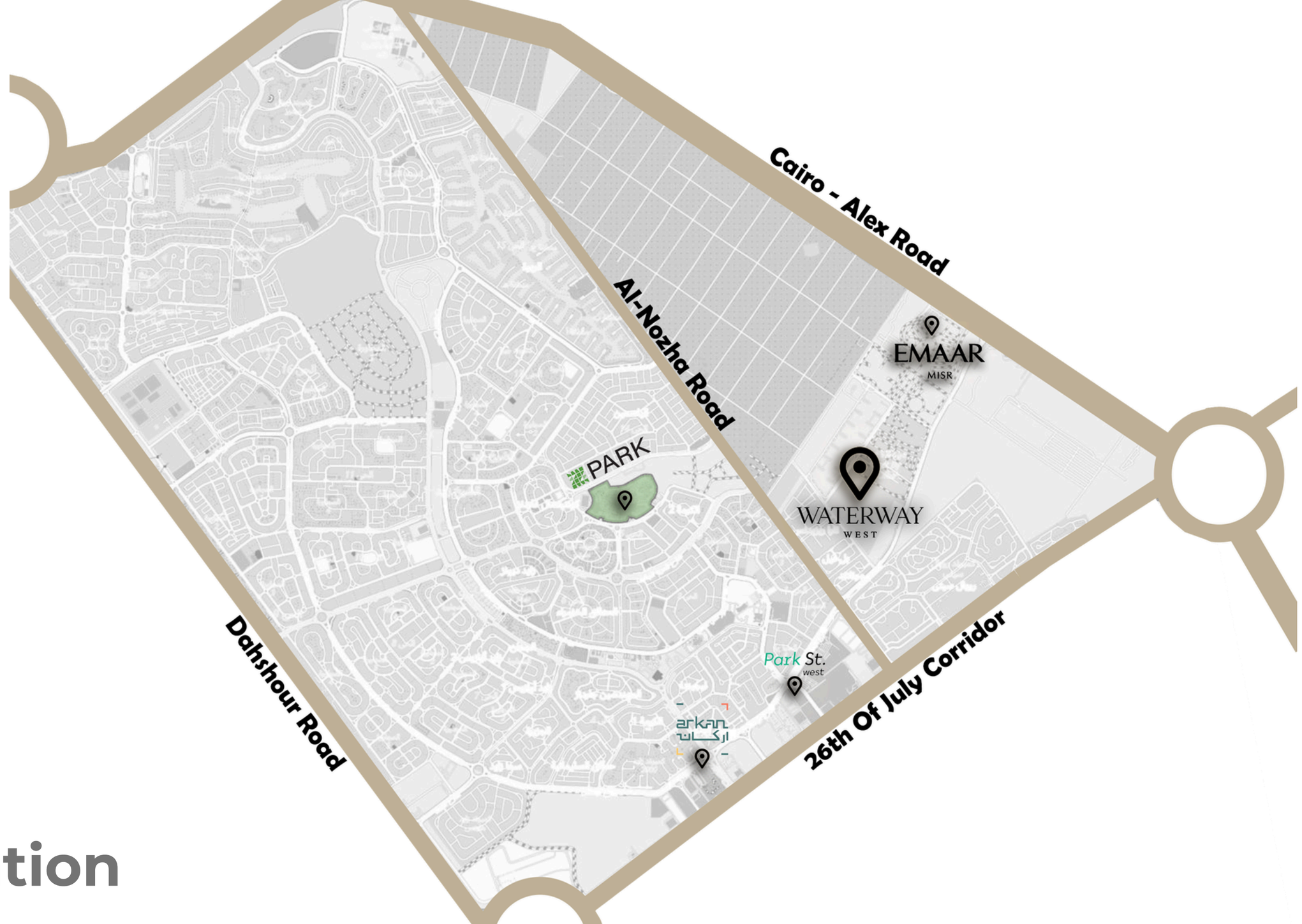
Waterfront living, at every **doorstep.**

Waterfront living - The signature of the entire community.



PROJECT

WATERWAY
WEST


Cairo - Alex Road
Al-Nozha Road
Dahshour Road
26th Of July Corridor
EMAAR
MISR
PARK
WATERWAY
WEST
Park St.
west
arkan
ارکان

Location

TOTAL LAND AREA
47.2 acres
(198,240 sq.m)

RESIDENTIAL
APARTMENT ZONE

CLUB HOUSE

SERVICES
ZONE



RESIDENTIAL
APARTMENT ZONE

FOOT PRINT	BUA (G+5)	No. Of Buildings	Total No. of Keys
37,570 sqm (21%)	191,394 sqm	20	1,413

SERVICES ZONE

HOTEL		ADMINS / SHOPS	
FOOT PRINT	1,660 sqm	FOOT PRINT	4,176 sqm
BUA (G+2)	4,981 sqm	BUA (G+2)	11,947 sqm

CLUB HOUSE

FOOT PRINT
493 sqm

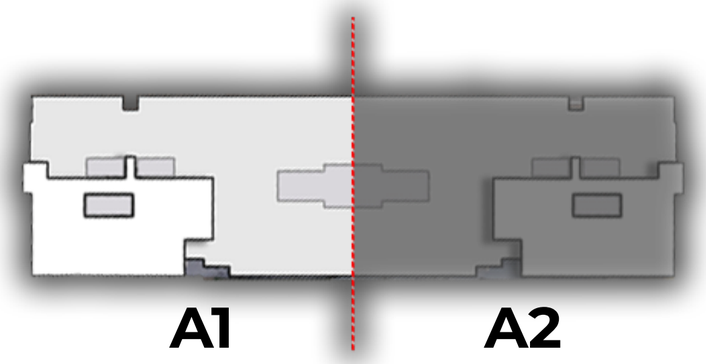
BUA (G+2)
1,480 sqm

RESIDENTIAL BUILDINGS

Building A

11 Buildings

10,484 SQM

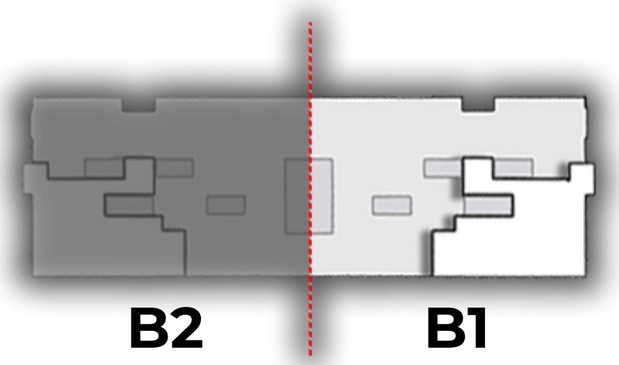


A1 **A2**

Building B

6 Buildings

9,576 SQM

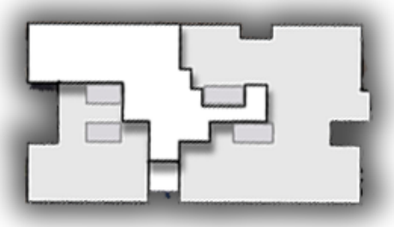


B2 **B1**

Building C

3 Buildings

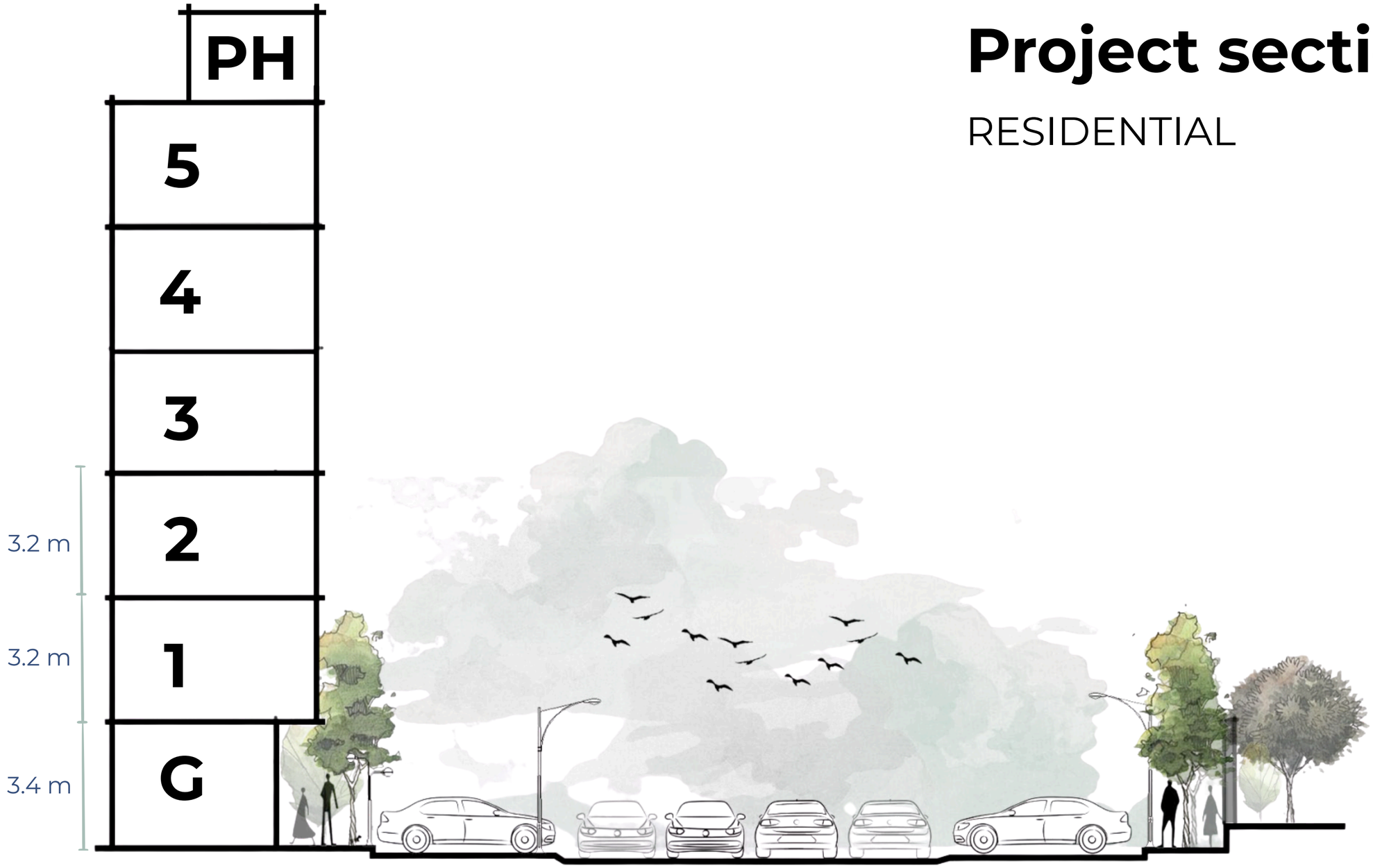
5,760 SQM



C

Project section

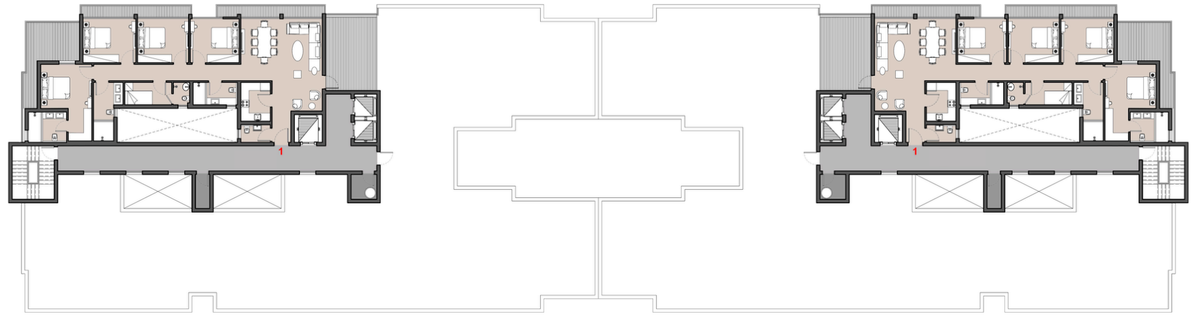
RESIDENTIAL



TYPE A

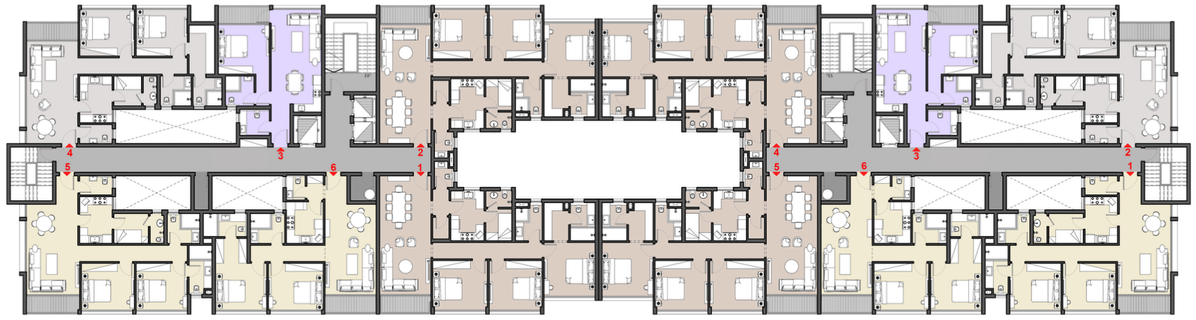

2A1
2A2
3A1
3A2
4A1
4A2
5A1
5A2
6A1
6A2
19A1
19A2
16A1
16A2
13A1
13A2
12A2
12A1
18A2
18A1
17A2
17A1
N

ROOF
PENTHOUSE



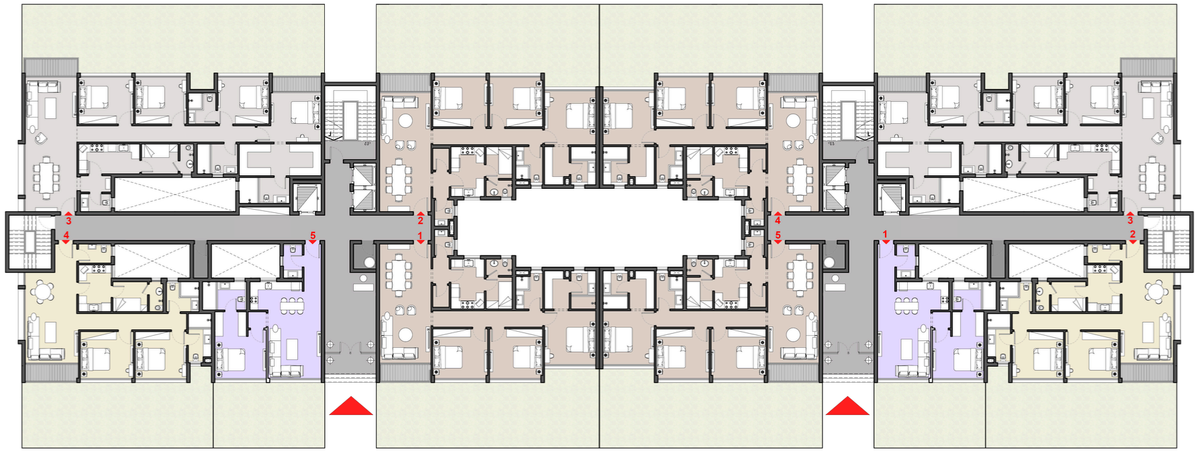
2 Units Per Floor

TYPICAL
5 FLOORS



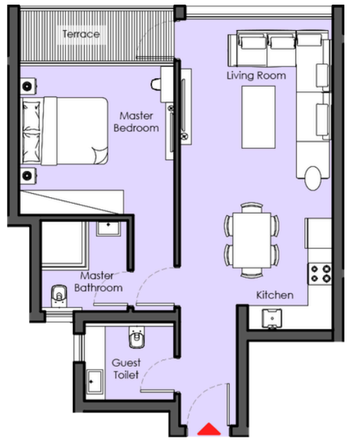
12 Units Per Floor

GROUND
UNITS WITH GARDEN

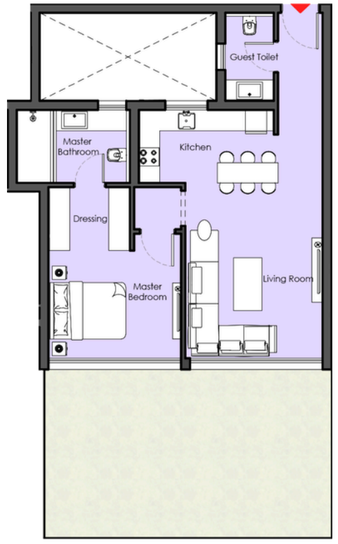


10 Units Per Floor

1 Bedroom

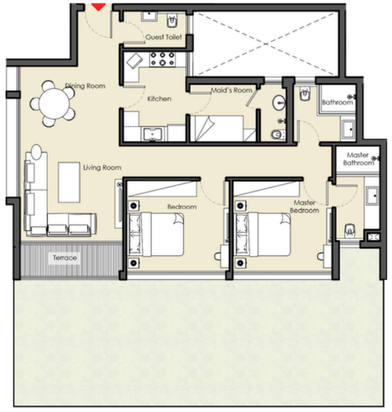


ZA-APT-4
(Typical)

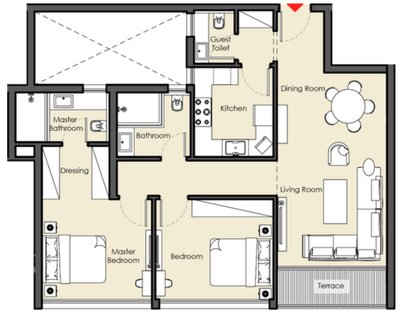


ZA-APT-6
(Ground)

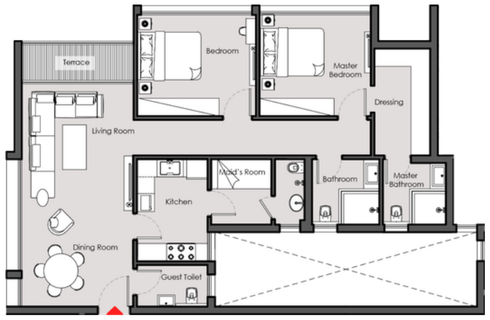
2 Bedroom



ZA-APT-3
(Ground & Typical)



ZA-APT-7
(Typical)



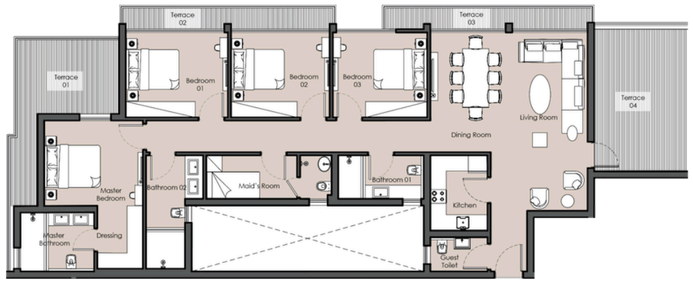
ZA-APT-5
(Typical)

3 Bedroom

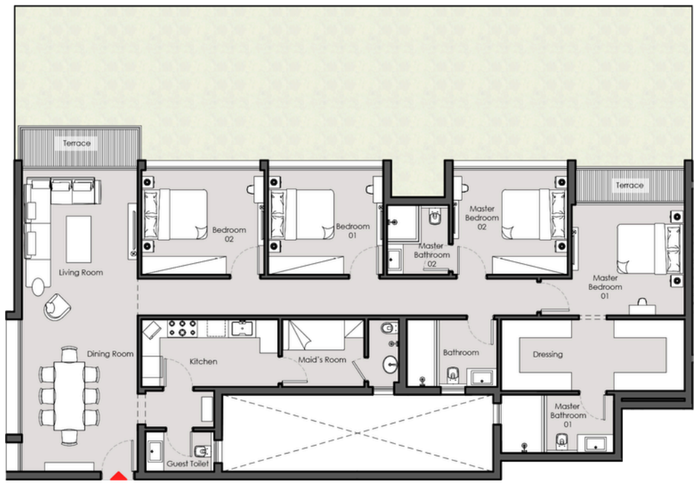


ZA-APT-1
(Ground & Typical)

4 Bedroom



ZA-PH
(Penthouse)



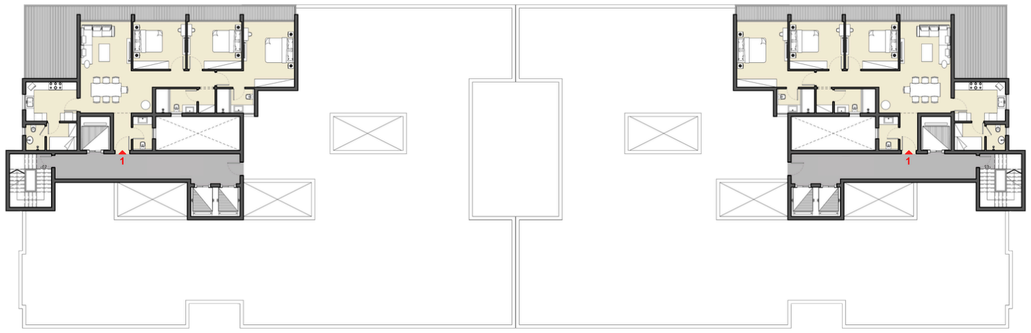
ZA-APT-2
(Ground)



TYPE B

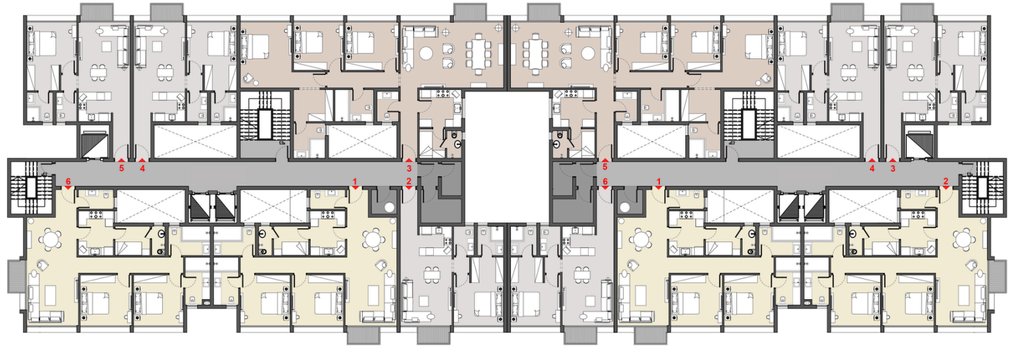


ROOF
PENTHOUSE



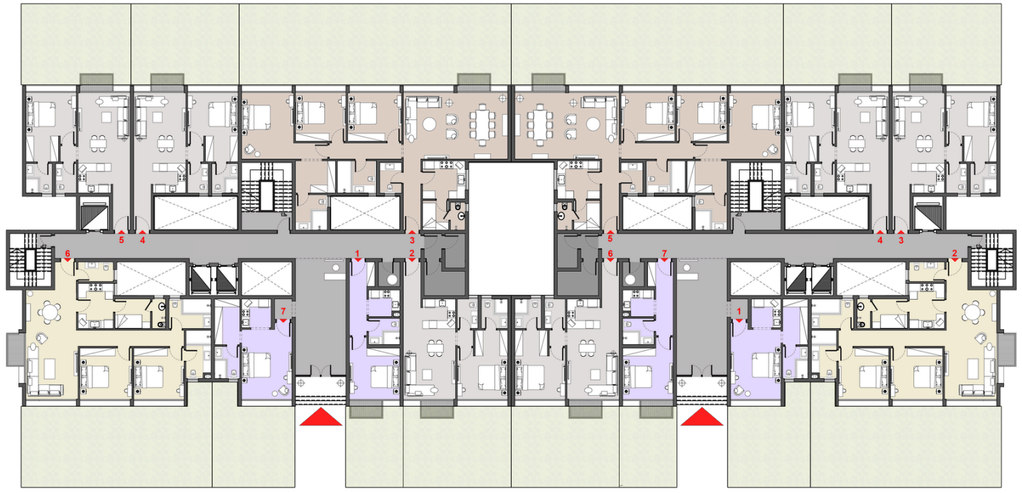
2 Units Per Floor

TYPICAL
5 FLOORS



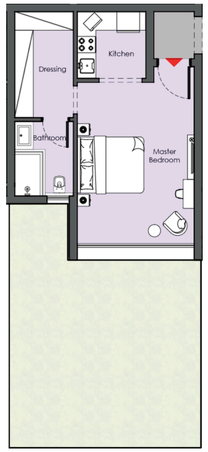
12 Units Per Floor

GROUND
UNITS WITH GARDEN

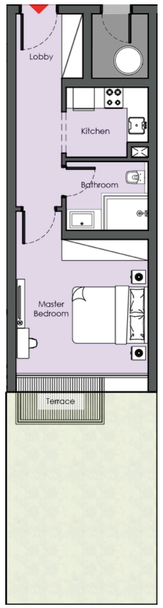


14 Units Per Floor

Studio

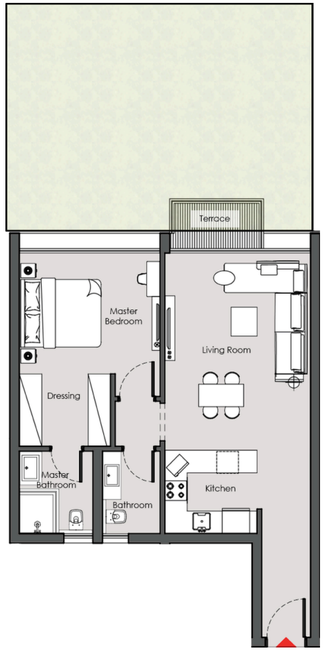


ZB-APT-1
(Ground)



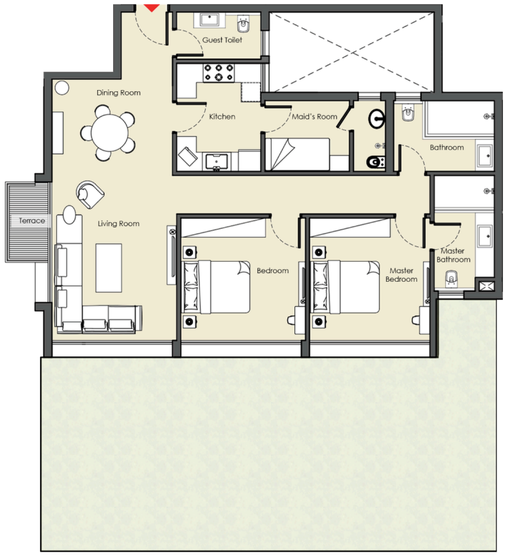
ZB-APT-5
(Ground)

1 Bedroom

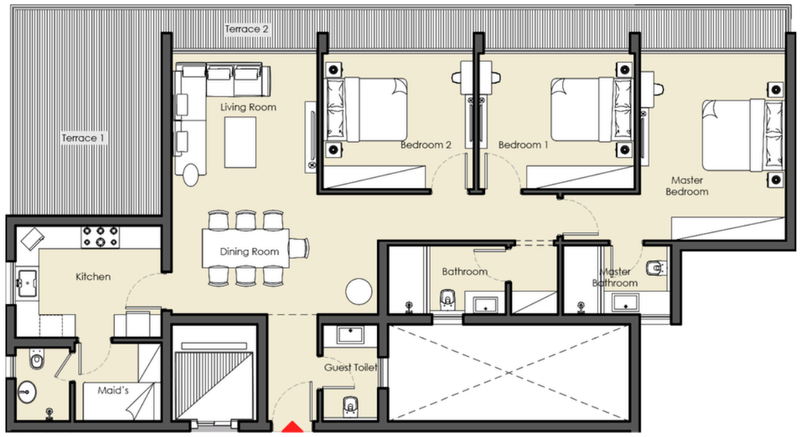


ZB-APT-3
(Ground & Typical)

2 Bedroom

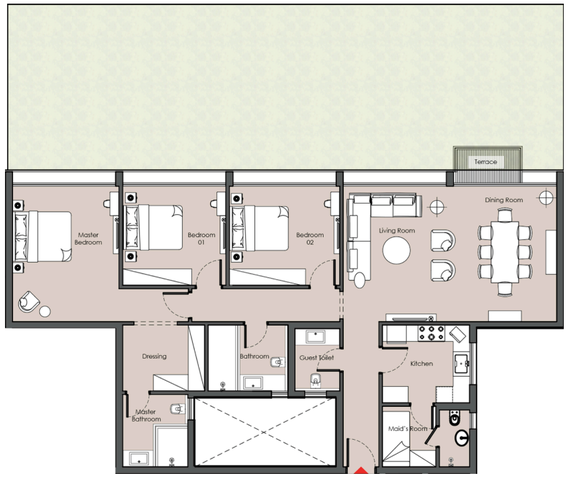


ZB-APT-2
(Ground & Typical)



ZB-PH
(Penthouse)

3 Bedroom



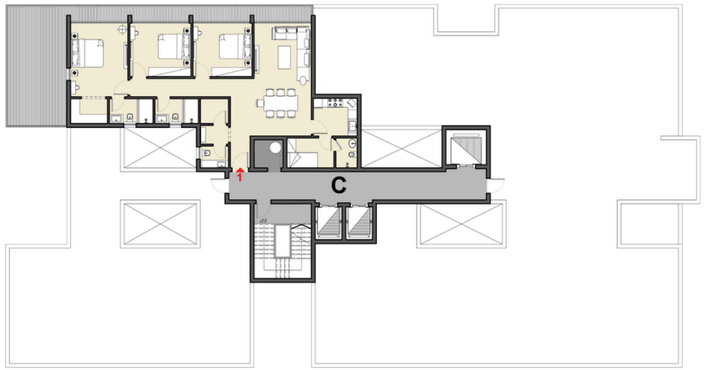
ZB-APT-4
(Ground & Typical)



TYPE C

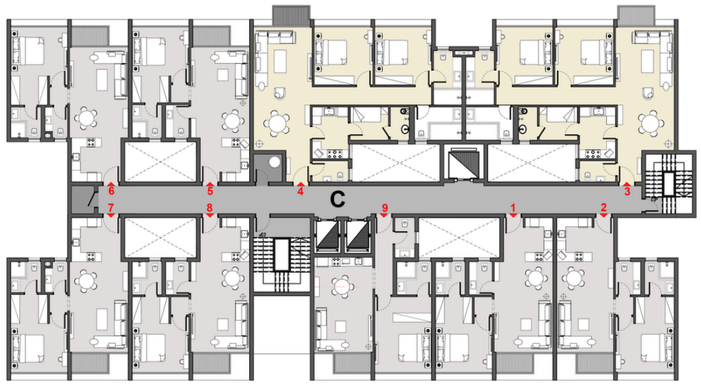


ROOF
PENTHOUSE



1 Unit Per Floor

TYPICAL
5 FLOORS



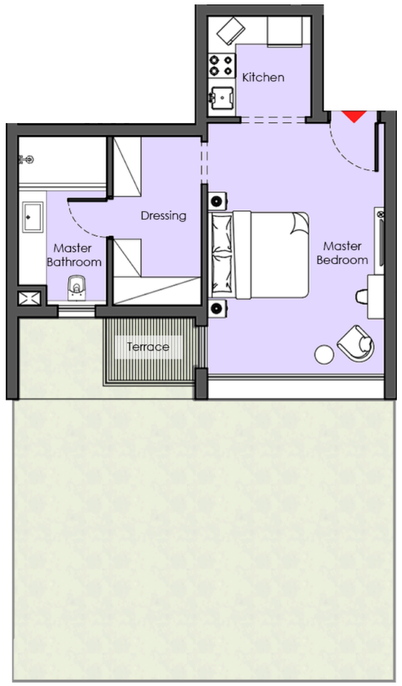
9 Units Per Floor

GROUND
UNITS WITH GARDEN



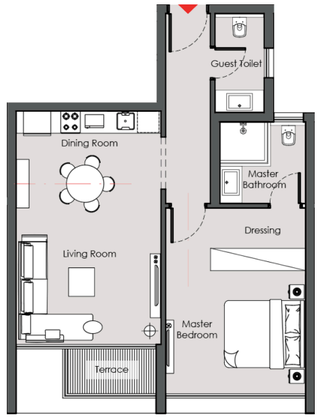
9 Units Per Floor

Studio

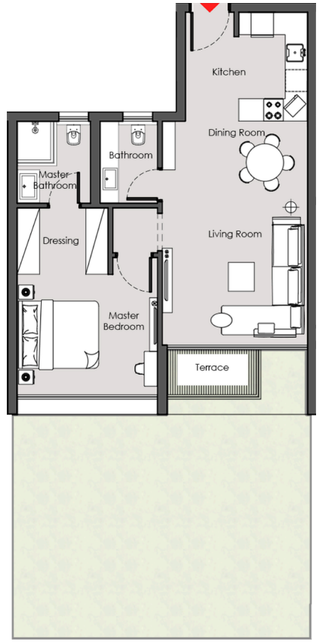


ZC-APT-3
(Ground)

1 Bedroom

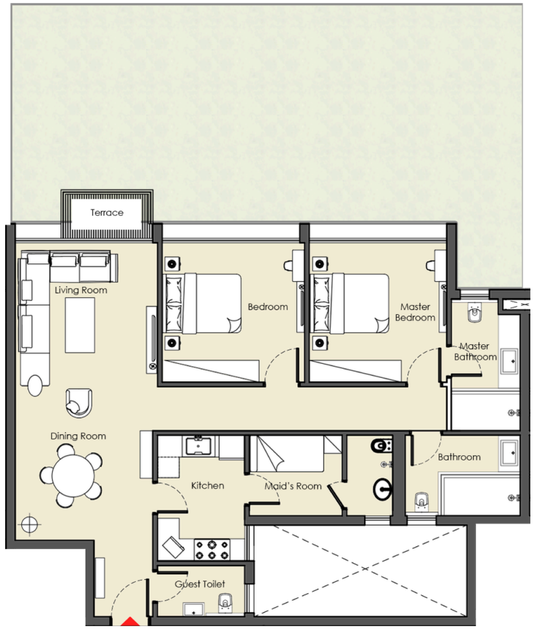


ZC-APT-4
(Typical)



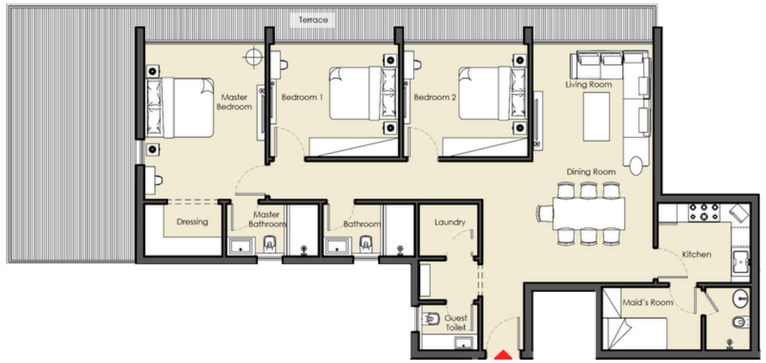
ZC-APT-1
(Ground & Typical)

2 Bedroom



ZC-APT-2
(Ground & Typical)

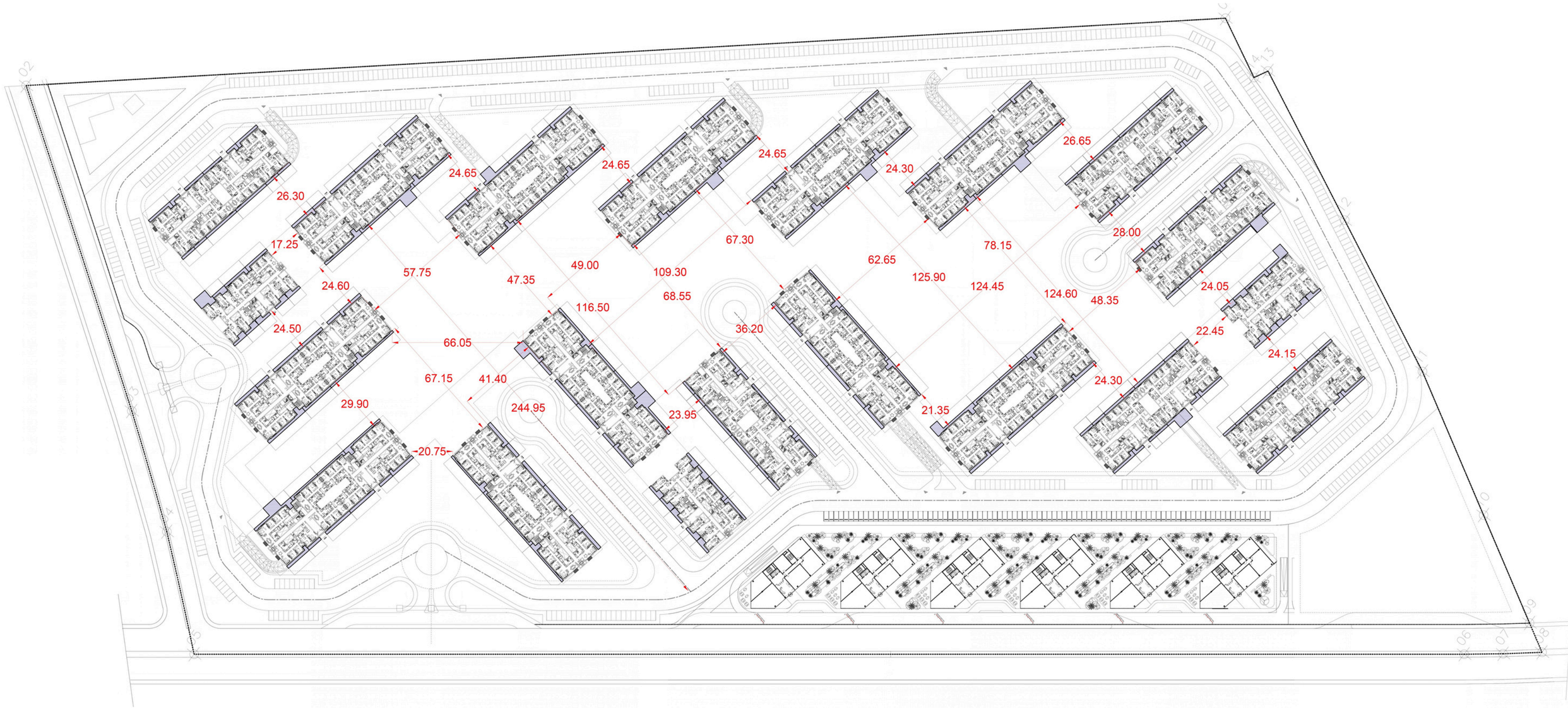
3 Bedroom



ZC-PH
(Penthouse)



Masterplan Dimensions - Residential



Buildings facing North direction



Residential Types

Building Types

Building **A** - **11** Building - **792** Keys

1 bedroom = 132 (**85** & **88** m²)
2 bedroom = 352 (**131** to **144** m²)
3 bedroom = 264 (**180** m²)
4 bedroom = 44 (**195** & **238** m²)

Garden Area :
49 to **157** m²

Building **B** - **6** Building - **456** Keys

Studio = 24 (**53** & **56** m²)
1 bedroom = 216 (**88** m²)
2 bedroom = 144 (**154** m²)
3 bedroom = 72 (**174** & **202** m²)

Garden Area :
25 to **121** m²

Type **C** - **3** Building - **165** Keys

Studio = 3 (**64** m²)
1 bedroom = 123 (**87** & **88** m²)
2 bedroom = 39 (**154** m²)
3 bedroom = 3 (**185** m²)

Garden Area :
55 to **89** m²

COMMERCIAL BUILDINGS

6 BUILDINGS

Same Prototype

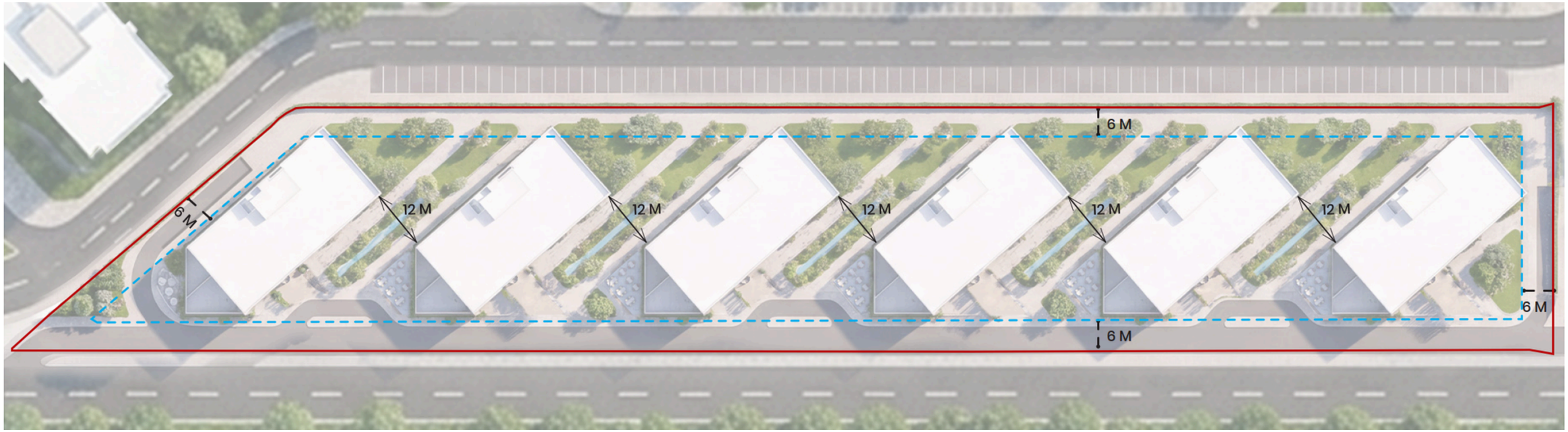
1,991 SQM **Per Building**



Masterplan Dimensions - Commercial

LAND BOUNDRY

SETBACK BOUNDRY



Project section

Commercial





FIRST FLOOR

ADMIN (With Terrace)



SECOND FLOOR

ADMIN

KEYS

Commercial

Retail

Admin

36 Unit

72 Unit

Areas

TBD


SHOP SIGN
SHOP SIGN
B
SHOP SIGN


SHOP SIGN
SHOP SIGN
SHOP SIGN
SHOP SIGN
B


SHOP SIGN
SHOP SIGN
SHOP SIGN


SHOP SIGN
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Thank you