

VAHA



TABLE OF *Contents*



ALKARMA DEVELOPMENTS



INTRODUCING VAHA: OUR STORY



ABOUT VAHA



MASTERPLAN



DESIGN ELEMENTS



AMENITIES



UNIT TYPES & FLOORPLANS



INTERIOR STYLE


ALKARMA DEVELOPMENTS

CRAFTING EXCEPTIONAL COMMUNITIES *Since 1995*

In 1995, Alkarma Developments embarked on a successful journey with its inaugural project, “Alkarma 1.” This endeavor marked the beginning of a remarkable legacy. Alkarma Developments continued to establish a series of boutique compounds in West Cairo, each earning an outstanding reputation for its exceptional design, meticulous finishing, and captivating landscape architecture. These compounds have consistently attracted a harmonious community from the very start.

With a portfolio of several accomplished compounds, Alkarma now proudly introduces its latest venture, a boutique compound in the heart of New Zayed City—Vaha.

alkarma™

DEVELOPMENTS



- **1995**
  The Idea
- **1996**
  Alkarma 1
- **2004**
  AlKarma 2
- **2005**
  AlKarma Heights
- **2007**
  AlKarma Residence
- **2008**
  AlKarma 4
- **2012**
  Mazar Mall
- **2020**
  AlKarma Gates
- **2021**
  Novella
- **2022**
  Kay
- **2024**
  Vaha

INTRODUCING VAHA


VAHA
WHISPERS
OF
Nature







VAHA *Story*

Discover Vaha, a boutique compound right in the heart of New Zayed City. The project is thoughtfully divided into phases, with inspiration drawn from the elegance of minimalistic architecture and design. Vaha embodies a place of “Good Energy,” centered on the core values of nature, simplicity, minimalism, and serenity. At Vaha, we believe that the lush green landscapes, expansive layouts, and minimalist design principles come together to create an atmosphere of serenity and tranquility.

STRATEGICALLY POSITIONED *Elegance*

Vaha is strategically situated in the Northwest region of Sheikh Zayed, it enjoys proximity to key landmarks in the city, including the West Cairo Sphinx Airport, Smart Village, and the industrial area of Abu Rawash. Vaha takes center stage in New Zayed, with El Dabaa Road on one side and Dahshour Road on the other, also running parallel to the Cairo Alexandria Desert Road.

Vaha enjoys a central and strategic location that defines its accessibility and convenience. Vaha provides effortless access to key roads, making it an ideal choice for those seeking easy connectivity within the region.





2 mins
to Cairo - Alex Desert Road

3 mins
to Mehwar Rod Al Farag

5 mins
to Sphinx Airport

6 mins
to Al Dabaa Road

10 mins
to Mehwar

10 mins
to Mall of Arabia

30 mins
to the Grand Egyptian Museum



YOUR DREAM HOME *Awaits*

VAHA'S *Masterplan*



Phase 04 | Phase 02 | Phase 01 | Phase 03

DISCLAIMER: MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VAHA'S *Masterplan*



Phase 02

Phase 01

N

Footprint:
14.5

Area:
55 acres

Features:
Water features, Clubhouse, Commercial area



TOWN HOUSE TWIN HOUSE VILLA

DISCLAIMER: MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

UNVEILING VAHA'S SPACIOUS *Elegance*

Vaha's masterplan covers a substantial land area of 55 acres for Phase 1, ensuring a spacious environment. The project design is influenced by a minimalistic architectural style, with an emphasis on elements that communicate simplicity and elegance. Vaha offers a variety of unit types, including townhouses, twin houses, and standalone villas, providing diverse living options to suit your preferences.









NATURAL RADIANCE AND *Tranquility*

Notably, the design principles of Vaha prioritize the flow of natural light throughout the buildings, creating bright, clean, and uncluttered living spaces. The project comprises two distinct neighborhoods, each offering views of the surrounding landscape, ensuring that Vaha is an embodiment of tranquility and modern living.

ELEVATING COMMUNITY LIVING AT THE *Clubhouse*











The development features a Club House, meticulously designed to foster a sense of community and elevate the recreational and social experiences of our residents. At Vaha, we recognize the value of a community of like-minded individuals and families, as it offers a unique opportunity to connect and bond with neighbors who share similar interests.

For families and individuals alike, our Club House adds a delightful flavor to everyday life. It serves as a hub for socializing, a place to meet, mingle, and enjoy the company of friends and neighbors. Within its inviting walls, you'll discover a range of facilities and amenities tailored to enhance your well-being, from state-of-the-art workout spaces to relaxing lounges where you can unwind and rejuvenate.

UNIT TYPES & FLOORPLANS

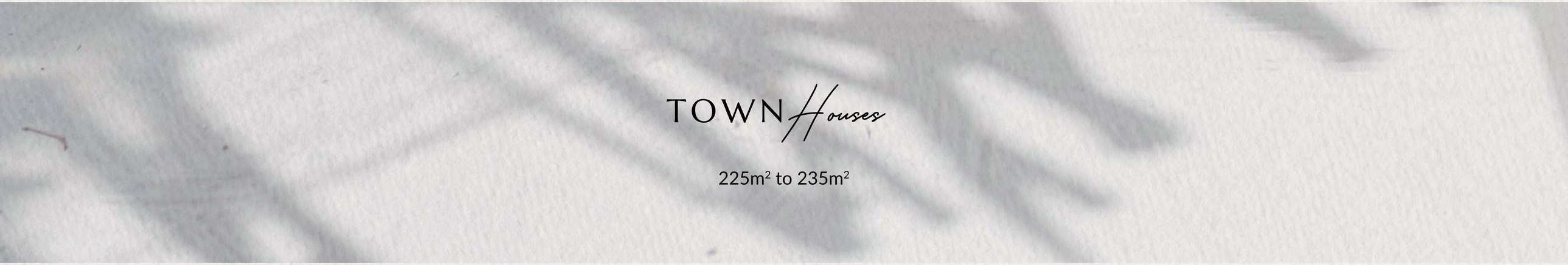
TAILORED LIVING SPACES FOR EVERY *lifestyle*











TOWN *Houses*

225m^2 to 235m^2

TOWN HOUSE *Middle*

BUA - 225 m^2 | Av. Land - 216m^2



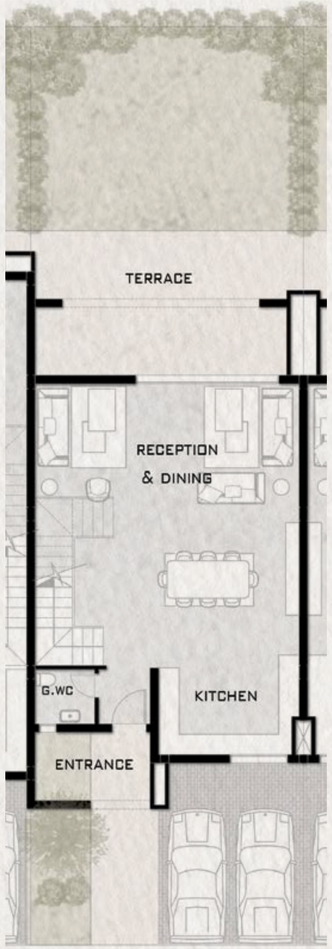





05 A
05 B
06 A



TOWN HOUSE *Middle*



Ground Floor



First Floor

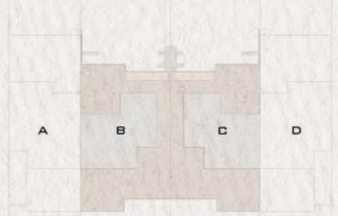


Roof Floor

GROUND FLOOR	92.5 M²
Reception/Dinning	59 m²
Kitchen	4.2 x 3.0
Guest Toilet	1.8 x 1.6
Porch	3.4 x 2.0
Terrace	8.0 x 2.5

FIRST FLOOR	95.5 M²
Bedroom 1	4.2 x 3.7
Bedroom 2	3.6 x 3.5
Toilet	2.2 x 1.8
Master Bedroom	4.2 x 4.0
M. Toilet	2.2 x 2.2
M. Dressing	4.0 x 2.2
Terrace 1	3.9 x 1.6
Terrace 2	3.7 x 1.2

ROOF FLOOR	37 M²
En-suite bedroom	4.6 x 3.0
Toilet	1.8 x 1.8
Nanny's room	3.4 x 2.2
Roof Terrace	59.5 m²



DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

TOWN HOUSE *Corner*

BUA - 235.5 m^2 | Av. Land - 253 m^2

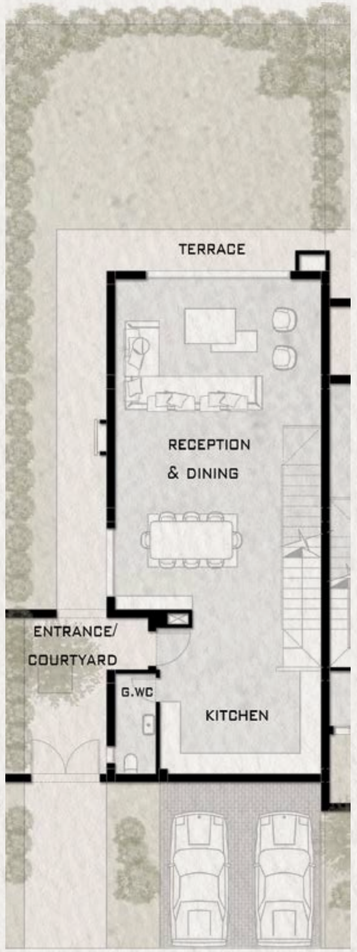





05 A
05 B


05 A
05 B
05 C
05 D
06 A

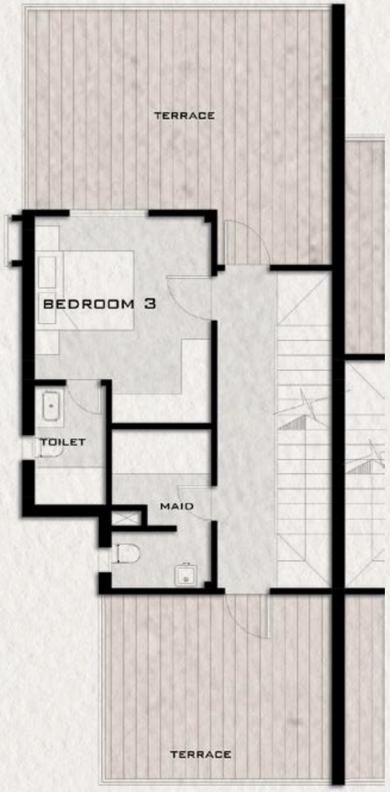
TOWN HOUSE *Corner*



Ground Floor



First Floor



Roof Floor

GROUND FLOOR	95 M²
Reception/Dinning	61.5 m²
Kitchen	4.7 x 3.0
Guest Toilet	3.0 x 1.2
Terrace	7.0 x 2.5
Entrance Courtyard	4.5 x 4.2

FIRST FLOOR	95 M²
Master Bedroom	4.3 x 4.0
M. Toilet	3.0 x 1.6
M. Dressing	4.0 x 1.6
Bedroom 1	4.0 x 3.6
Toilet	2.1 x 2.0
Bedroom 2	4.5 x 3.6
Terrace	4.7 x 1.5

ROOF FLOOR	45.5 M²
En-suite bedroom	4.2 x 3.7
Toilet	2.4 x 1.4
Nanny's room	3.2 x 2.2
Roof Terrace 1	29.5 m²
Roof Terrace 2	18.5 m²



DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.



TWIN *Houses*

250m^2 to 300m^2

TWIN HOUSE 01

BUA - 248 m^2 | Av. Land - 285 m^2



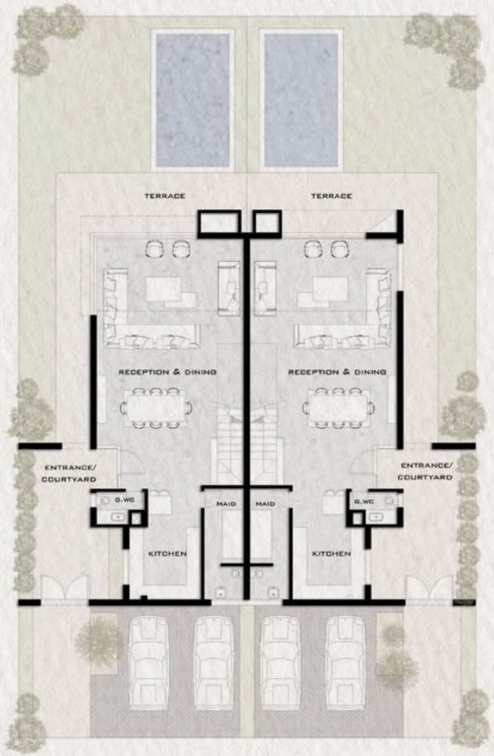





06B
07A



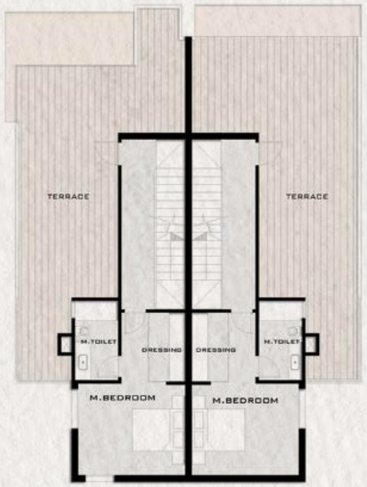
TWIN HOUSE 01



Ground Floor



First Floor



Roof Floor

GROUND FLOOR	95.5 M²
Reception/Dinning	57 m²
Kitchen	4.7 x 3.0
Guest Toilet	2.0 x 1.4
Nanny's Room	4.9 x 1.7
Terrace	8.0 x 2.5
Entrance Courtyard	6.3 x 4.0

FIRST FLOOR	105 M²
Living Room	5.0 x 3.2
En-Suite BR 2	3.8 x 3.6
En-Suite Toilet 2	3.8 x 1.3
Master BR 1	4.0 x 3.6
M. Toilet	3.8 x 1.3
M. Dressing	2.75 x 1.2
Terrace	2.2 x 2.1

ROOF FLOOR	47.5 M²
Master Bedroom	4.0 x 3.6
M. Toilet	2.85 x 1.7
M. Dressing	2.75 x 1.2
Roof Terrace	52.0 m²

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

TWIN HOUSE 02

BUA - 270 m^2 | Av. Land - 330m^2



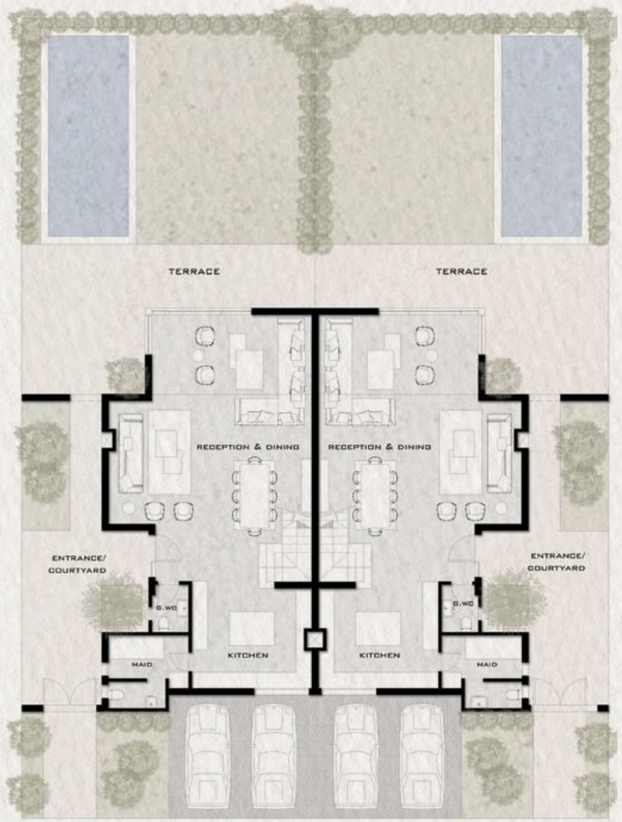





05 B
06 A
06 B
07 A



TWIN HOUSE 02



Ground Floor



First Floor

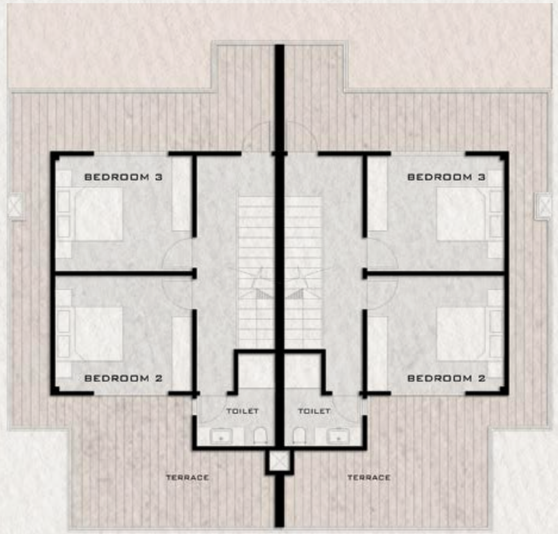
GROUND FLOOR	110.5 M²
Reception/Dinning	63 m²
Kitchen	4.5 x 4.0
Guest Toilet	1.8 x 1.4
Nanny's Room	3.0 x 2.7
Terrace	9.0 x 2.5
Entrance Courtyard	6.5 x 4.8

FIRST FLOOR	107 M²
Living Room	4.8 x 3.5
Kitchenette	2.3 x 0.8
En-Suite BR 1	4.4 x 3.7
En-Suite Toilet 1	2.7 x 1.6
Master Bedroom	4.0 x 3.7
M. Toilet	2.2 x 1.8
M. Dressing	1.8 x 1.5
Terrace 1	2.4 x 1.8
Terrace 2	1.5 x 1.2

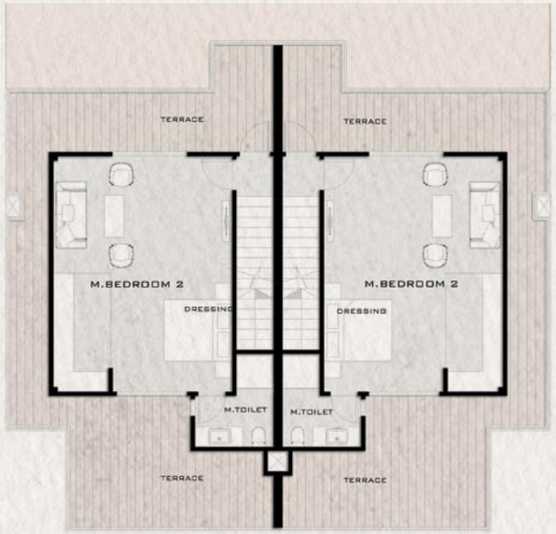
DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

TWIN HOUSE02



Default Roof Floor



Alternative Roof Floor

DEFAULT ROOF	52.5 M²
Bedroom 2	4.0 x 3.4
Bedroom 3	4.0 x 3.4
Toilet	2.7 x 3.4
Roof Terrace	49.5 m²

ALTERNATIVE ROOF	52.5 M²
Master Living	5.3 x 3.0
Master Bedroom	4.0 x 3.7
Dressing	3.0 x 1.7
Toilet	3.0 x 2.7
Roof Terrace	49.5 m²

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.



VILLAS

285m^2 to 450m^2

VILLA 01

BUA - 283 m^2 | Av. Land - 390 m^2



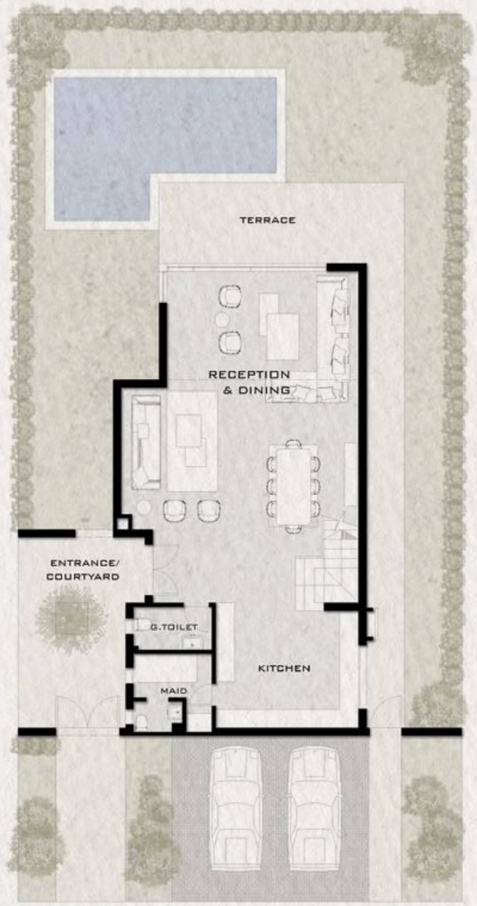





06
05



VILLA 01



Ground Floor



First Floor

GROUND FLOOR	112 M²
Reception/Dinning	67 m²
Kitchen	4.5 x 4.0
Guest Toilet	2.5 x 1.4
Nanny's Room	2.5 x 2.5
Terrace	9.0 x 2.5
Entrance Courtyard	6.0 x 4.0

FIRST FLOOR	118.5 M²
Living Room	4.5 x 4.2
Kitchenette	2.3 x 0.9
En-Suite BR 1	4.3 x 4.0
En-Suite Toilet 1	3.2 x 1.8
Master Bedroom	4.0 x 3.7
M. Toilet	2.4 x 1.5
M. Dressing	2.4 x 1.5
Terrace 1	3.2 x 1.4
Terrace 2	2.5 x 1.4

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 01



Default Roof



Alternative Roof

DEFAULT ROOF	52.5 M^2
Bedroom 2	3.7 x 3.4
Bedroom 3	3.7 x 3.4
Toilet	2.9 x 2.7
Roof Terrace	66 m^2

ALTERNATIVE ROOF	52.5 M^2
Master Living	5.0 x 3.0
Master Bedroom	3.8 x 3.5
Dressing	3.8 x 1.5
Toilet	2.9 x 1.5
Roof Terrace	66 m^2

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 02

BUA - 334 m² | Av. Land - 450 m²



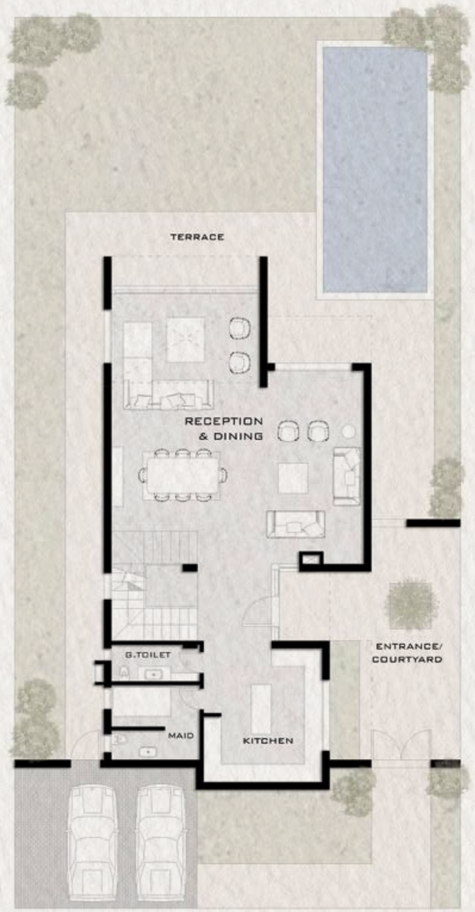





05
06
07



VILLA 02



Ground Floor



First Floor

GROUND FLOOR	130 M²
Reception/Dinning	78.5 m²
Kitchen	4.5 x 4.0
Guest Toilet	3.0 x 1.25
Nanny's Room	3.0 x 2.5
Terrace	9.0 x 2.5
Entrance Courtyard	6.5 x 4.2

FIRST FLOOR	142.5 M²
Living Room	5.0 x 4.0
Master Bedroom	4.4 x 4.0
M. Toilet	2.4 x 2.1
M. Dressing	3.0 x 2.2
En-Suite BR 1	3.7 x 3.5
En-Suite Toilet 1	2.0 x 2.8/1.3
En-Suite BR 2	4.5 x 3.5
En-Suite Toilet 2	3.0 x 2.0
Terrace	3.5 x 1.6

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 02



Default Roof Floor



Alternative Roof Floor

DEFAULT ROOF	61.5 M²
Bedroom 3	4.6 x 3.7
Bedroom 4	3.95 x 3.8
Toilet	2.7 x 1.8
Roof Terrace 1	32.5 m²
Roof Terrace 2	36.5 m²

ALTERNATIVE ROOF	61.5 M²
Master Living	5.9 x 3.7
Dressing	3.5 x 2.5
Toilet	3.7 x 1.8
Roof Terrace 1	32.5 m²
Roof Terrace 2	36.5 m²

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 03

BUA - 384 m² | Av. Land - 530 m²







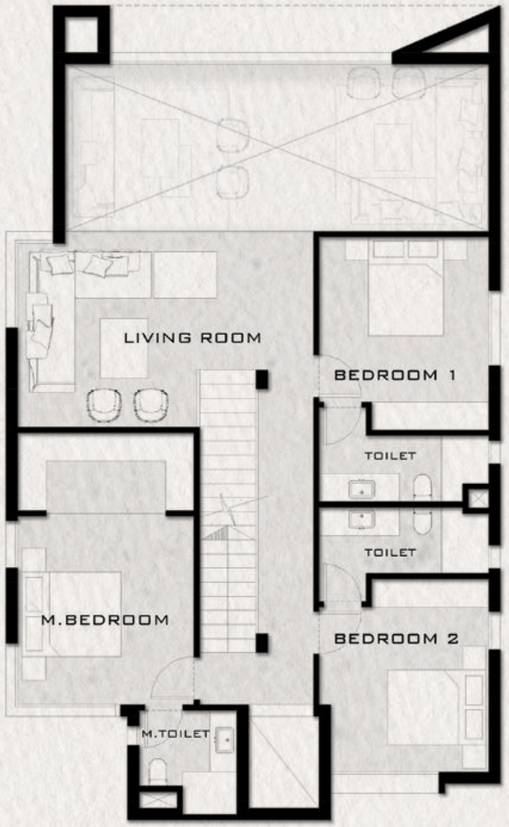



05
07

VILLA 03



Ground Floor



First Floor

GROUND FLOOR	154.5 M^2
Entrance Lobby	3.2 x 2.5
Reception/Dinning	86.5 m^2
Hard Kitchen	3.6 x 3.0
Open Kitchen	3.8 x 2.4
Guest Toilet	2.1 x 2.1
Nanny's Room	3.6 x 1.9
Terrace	10 x 2.5
Entrance Courtyard	6.5 x 3.8

FIRST FLOOR	159 M^2
Living Room	6.3 x 4.2
En-Suite 1 BR.	4.1 x 3.6
En-Suite 1 Toilet	3.6 x 1.4
En-Suite 2 BR.	4.1 x 3.6
En-Suite 2 Toilet	3.6 x 1.4
Master Bedroom	4.0 x 3.8
M. Toilet	2.1 x 2.1
M. Dressing	3.8 x 1.8

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 03



Default Roof



Alternative Roof

DEFAULT ROOF	70.5 M²
Bedroom 3	4.2 x 3.6
Bedroom 4	4.2 x 3.6
Toilet	2.1 x 2.1
Terrace	3.6 x 1.4
Roof Terrace	63 m²

ALTERNATIVE ROOF	70.5 M²
Master Living	4.1 x 3.2
Master Bedroom	4.2 x 3.2
Dressing	4.1 x 1.5
M. Toilet	4.2 x 1.5
M. Terrace	3.6 x 1.4
Toilet	2.1 x 2.1
Roof Terrace	63 m²

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 04

BUA - 440 m² | Av. Land - 600 m²







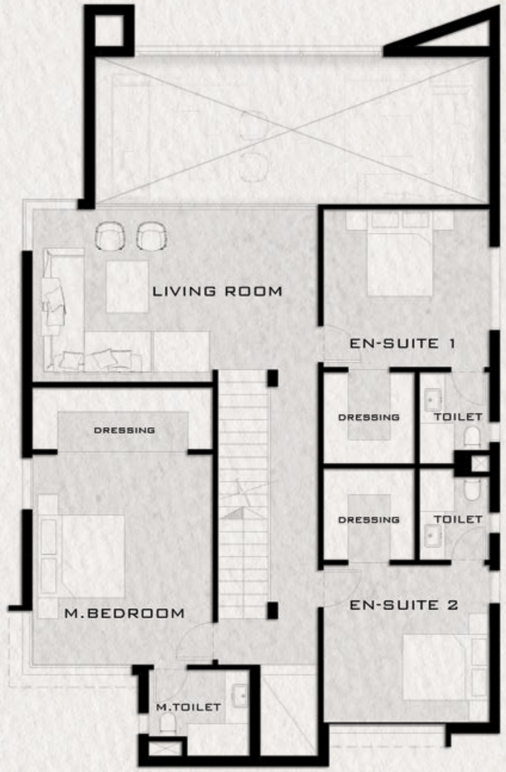




VILLA 04



Ground Floor



First Floor

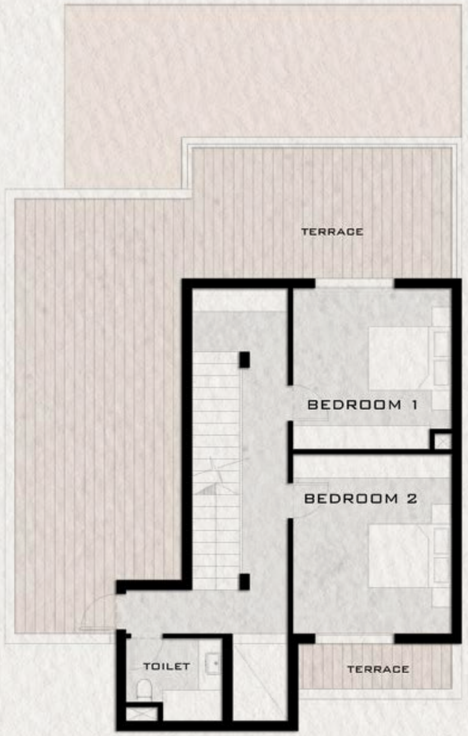
GROUND FLOOR	178 M²
Entrance Lobby	2.7 x 2.5
Reception/Dinning	106 m²
Hard Kitchen	4.0 x 3.0
Open Kitchen	4.1 x 2.4
Guest Toilet	2.4 x 2.1
Nanny's Room	4.0 x 1.8
Terrace	10 x 2.5
Entrance Courtyard	6.5 x 3.8

FIRST FLOOR	184 M²
Living Room	7.0 x 4.2
En-Suite 1 BR.	4.0 x 3.8
En-Suite 1 Toilet	2.2 x 1.7
En-Suite 1 dressing	2.2 x 2.2
En-Suite 2 BR.	4.0 x 3.8
En-Suite 2 Toilet	2.2 x 1.7
En-Suite 2 dressing	2.2 x 2.2
Master Bedroom	5.0 x 4.4
M. Toilet	2.4 x 2.1
M. Dressing	4.4 x 1.6

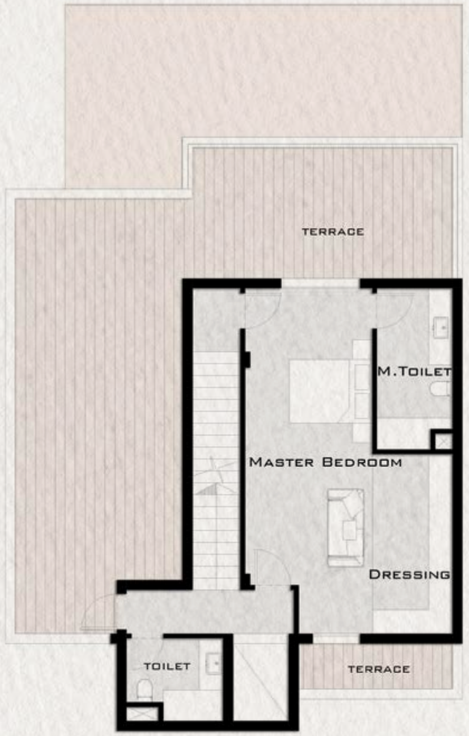
DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

VILLA 04



Default Roof



Alternative Roof

DEFAULT ROOF	78 M^2
Bedroom 1	4.0 x 4.1
Bedroom 2	4.5 x 4.0
Toilet	2.4 x 2.1
Terrace	4.4 x 1.5
Roof Terrace	72.5 m^2

ALTERNATIVE ROOF	78 M^2
Master Living	4.6 x 3.2
Master Bedroom	5.25 x 3.2
Dressing	4.95 x 2.0
M. Toilet	4.5 x 1.9
M. Terrace	4.4 x 1.5
Toilet	2.4 x 2.1
Roof Terrace	72.5 m^2

DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

INTERIOR *Style*












CHIPPERFIELD



DISCLAIMER:

MASTER PLAN AND FLOOR PLANS ARE INDICATIVE
AND FOR ILLUSTRATIVE PURPOSES ONLY.