2026

WESTRICT

The West is about to welcome a new landmark

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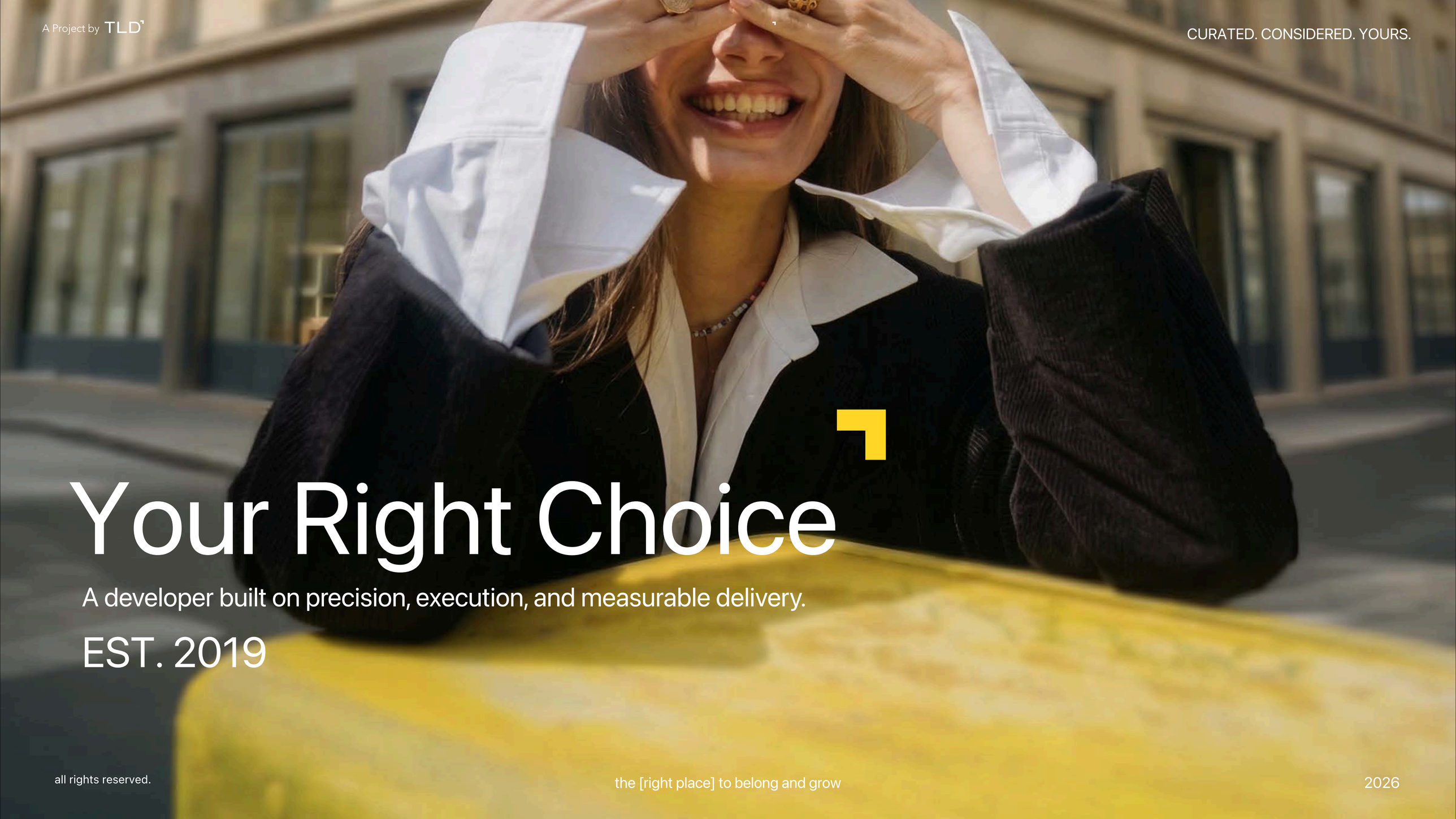

Your Right Choice

A developer built on precision, execution, and measurable delivery.

EST. 2019

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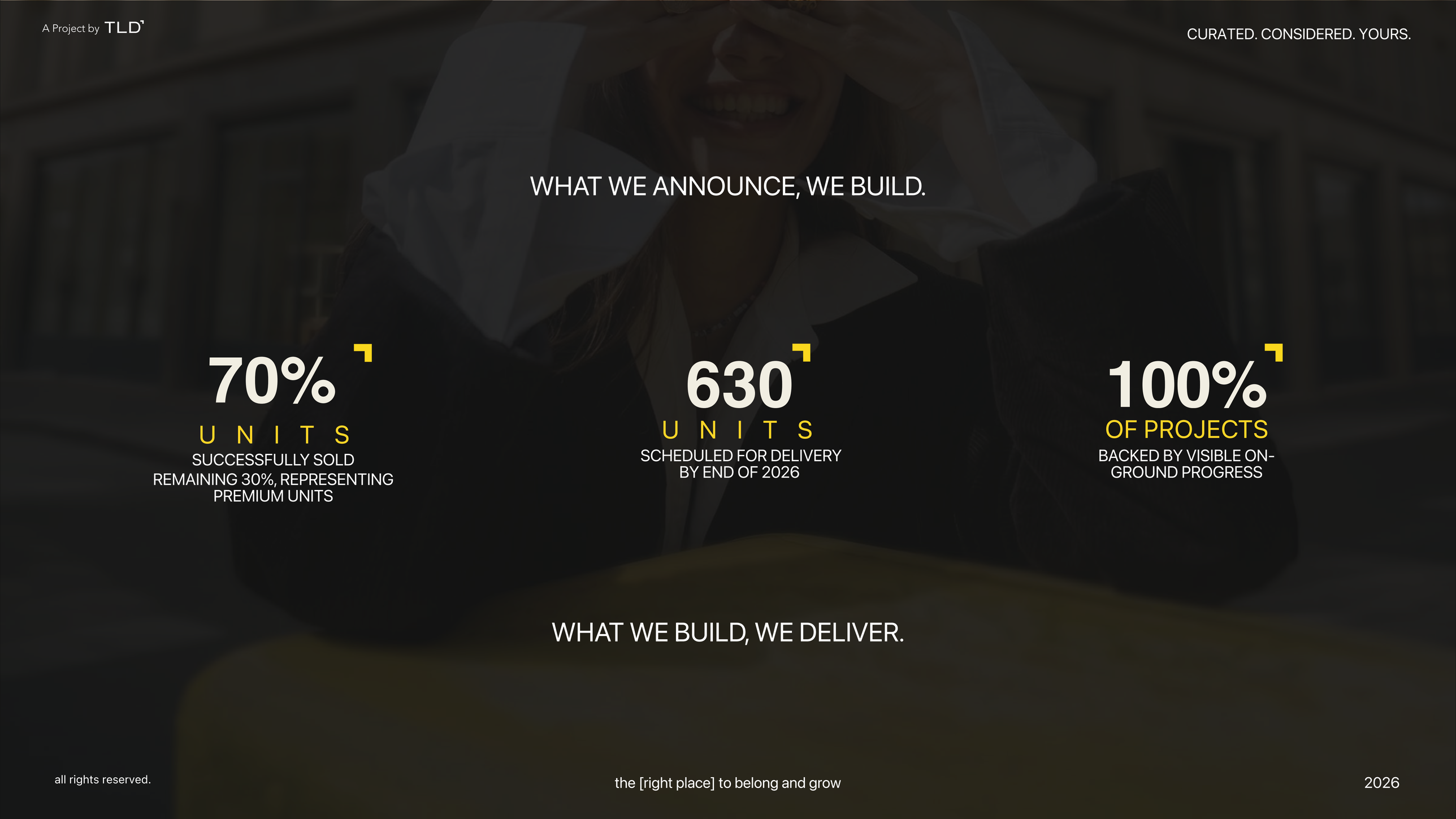

WHAT WE ANNOUNCE, WE BUILD.

70%

U N I T S

SUCCESSFULLY SOLD
REMAINING 30%, REPRESENTING
PREMIUM UNITS

630

U N I T S

SCHEDULED FOR DELIVERY
BY END OF 2026

100%

OF PROJECTS

BACKED BY VISIBLE ON-
GROUND PROGRESS

WHAT WE BUILD, WE DELIVER.

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ARMONIA

THE RIGHT COMMUNITY



A neighborhood built to perform

Phase 1 completed in 2025, phases 2 & 3 reaching 85% completion

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il bayou

THE RIGHT DESTINATION



Built along the Red Sea coast
Phase 1 delivery is underway for 2026, with Phases 2 and 3 actively under construction

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A Project by TLD

kukūn

THE RIGHT BALANCE

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Nature, planned with intention

40% construction completion targeted by end of 2026

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the [right place] to belong and grow

2026



The Shift West

Now moving westward to define a new benchmark in integrated living:
Westrict is not an extension.
It is a new starting point.

A place to live. A place to work. A place to play. A place to connect.

WESTRICT

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the [right place] to belong and grow

2026

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the [right place] to belong and grow

2026

A Deeper Look into WESTRICT

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Project Location

Strategically positioned. Effortlessly connected.



The 10 Minute Equation

- 10 minutes from Sheikh Zayed Center
- 10 minutes from Sphinx International Airport
- 10 minutes from the Grand Egyptian Museum (GEM)
- 1.5 hours from Alexandria

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A Place for Everyone

Multiple audiences. One address.

If you move through Egypt’s west, you pass through Westrict.

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THE WORLD'S BEST, REIMAGINING ZAYED

A World-Class Alliance

Marriott INTERNATIONAL

World's largest hospitality company

Bethesda, Maryland, USA

L35

Master Architect & Urban Planner

Barcelona, Spain

EL GHONEIMI INTERNATIONAL

Hotel & Residential Interiors

Dubai, UAE / Cairo, Egypt

savills

Retail Strategy & Market Advisory

London, United Kingdom

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Westrict is positioned at the intersection of:

- Business demand
- Tourism & hospitality demand
- Airport-driven traffic
- Alexandria economic flow
- GCC seasonal movement

Unlike any existing development, Westrict integrates:
Co-working, hospitality, retail, lifestyle, and public realm in one ecosystem.

Market Reality

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Project Master Plan

Project BUA: 60,000 sqm
The first district in the area to reach a height of 36 meters
The first hospitality-driven business and lifestyle district in Cairo



A PLACE TO SEE AND BE SEEN

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Zoned Master Plan



A PLACE TO SEE AND BE SEEN

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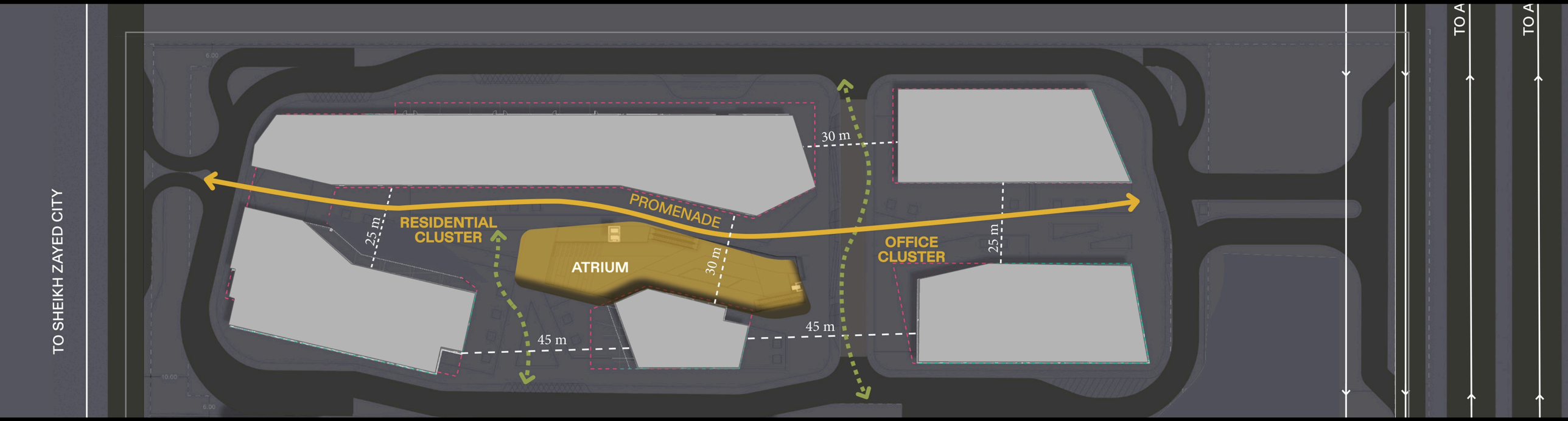
New Anchor of The West

A CITY WITHIN A SINGLE FLOW.

Key principles:

- Shaded pedestrian networks
- Natural ventilation corridors
- Water and landscape integration
- Smart façades reducing heat gain
- Visual continuity across levels



Westrict is organized around a multi-level, 350-meter spine connecting terraces, rooftops, and public plazas into one continuous experience.
An unmatched arrival experience begins at the basement atrium, filled with natural light, then unfolds upward as all functions come into view, anchored within one destination

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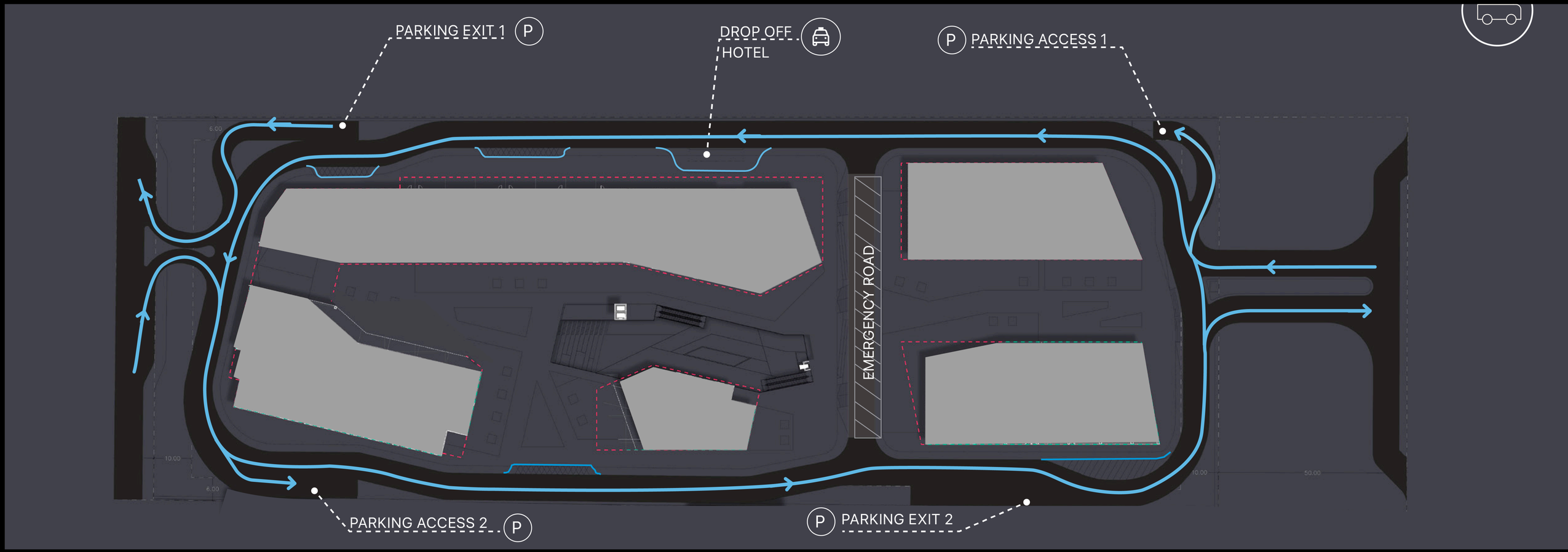
Circulation Diagram

Key Principles:

- Two drop-off points, serving the hotel and the serviced residences
- 9-meter-wide internal roads
- Dual access from Cairo–Alex Desert Road and the Reviera City road, each with dedicated entry and exit points
- Loop configuration enabling seamless internal circulation, supported by two basement ramps and two exit ramps, including one dedicated for services



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A central spine that seamlessly connects

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CONNECTED CORE

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2026



Environmental Intelligence

PERFORMANCE-DRIVEN SUSTAINABILITY

- EDGE-certified framework
- Adaptive façade systems
- Variable shading louvers
- Optimized daylight penetration
- Reduced thermal load

Comfort engineered through climate responsiveness.

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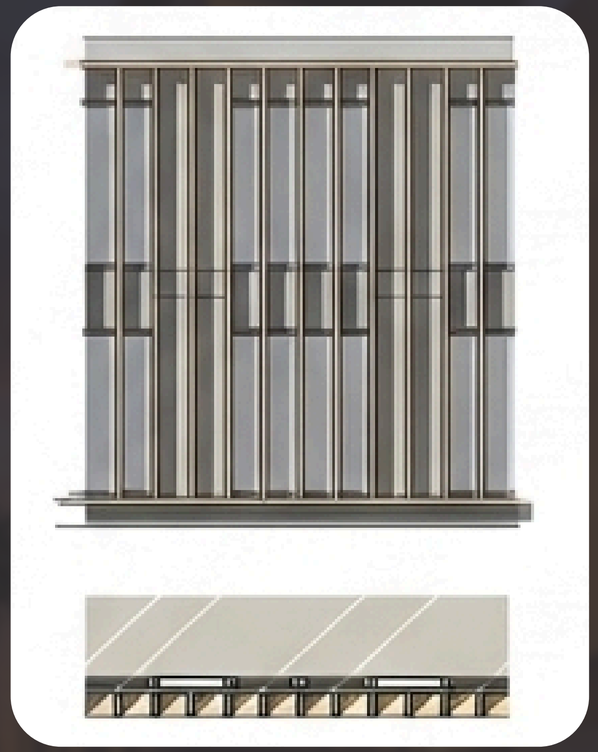
Façade System - Administrative

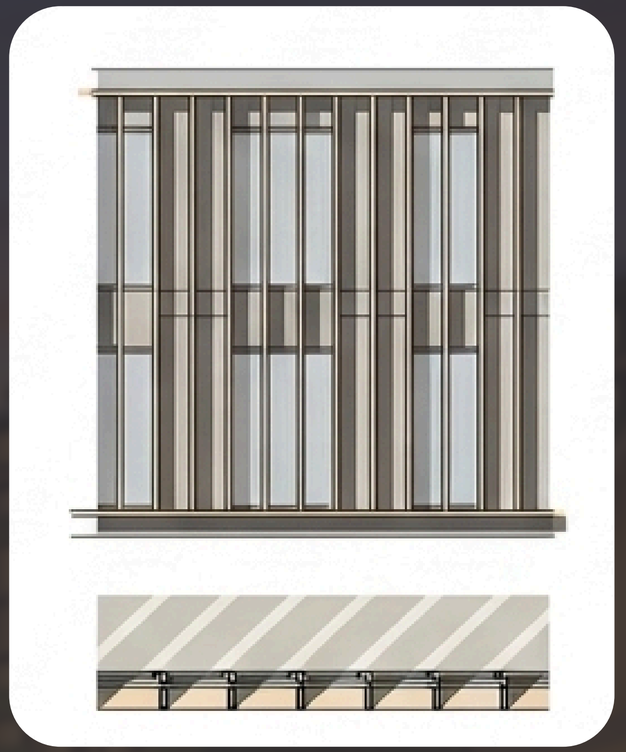
FOR ENERGY EFFICIENCY



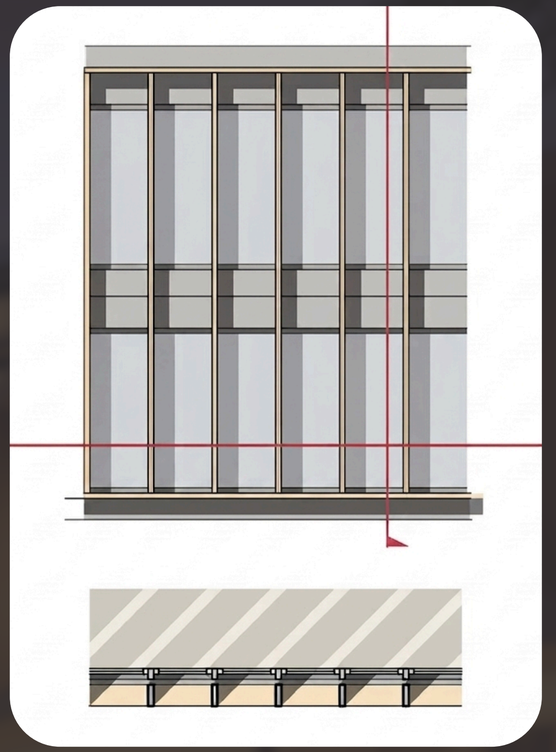
North west



South west



South East



North East

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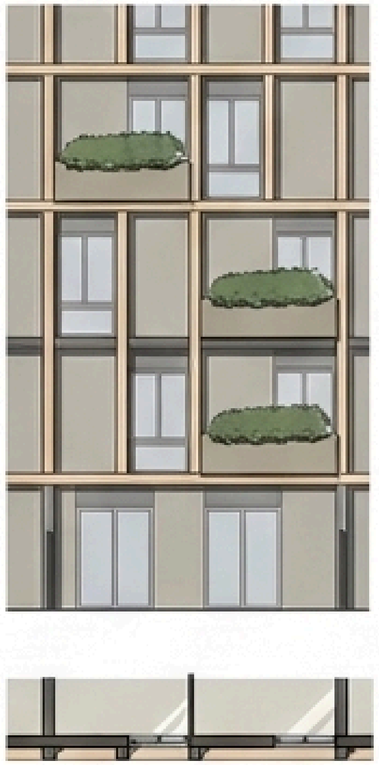
Façade System - Residential

TO MAXIMIZE PRIVACY

Hotel



Serviced Residents



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Infrastructure Backbone

Hidden systems. Visible efficiency.

- Two basement levels with dual access ramps, one designated for services
- Height of the first basement reaches up to 6 meters.
- Parking capacity of up to 1,580 cars (3x ratio), including dedicated EV charging stations
- Separate service and logistics circulation routes
- High-clearance operational zones designed for flexibility and efficiency
- Direct vertical connectivity to all building cores
- A central atrium visually and spatially linking the ground level with the basement levels

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ASSET CLASSES

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Hospitality Vision

HOSPITALITY IS NO LONGER A SECTOR.
IT IS A NATIONAL DIRECTION.

Egypt is rapidly advancing its global tourism position:

- Targeting 30M visitors by 2030, supported by 400K hotel rooms
- 250K rooms nationwide vs. only 30K in Cairo today, a clear supply gap
- Cairo projected to reach 60K rooms with ongoing expansion
- Strong investment in infrastructure and landmark destinations

Westrict is positioned to capture this growth across tourism, business, and short stays.

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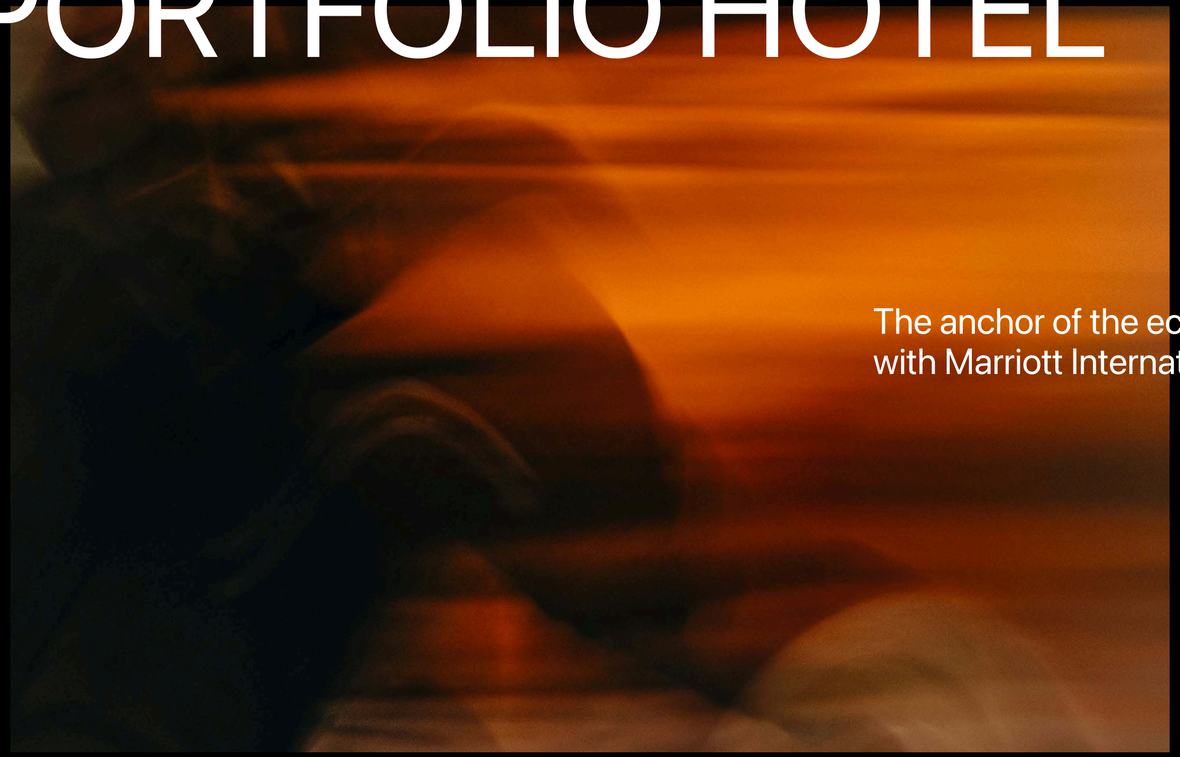
TRIBUTE PORTFOLIO HOTEL

123

K E Y S

8

F L O O R S



The anchor of the ecosystem, developed in collaboration with Marriott International

MARRIOTT BONVOY

TRIBUTE PORTFOLIO

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The Hotel Experience

- Atrium: All-day dining overlooking plaza
- Ground floor: Lobby, VIP lounge, bar, drop-off
- First floor: Wellness, fitness, meeting spaces, specialty dining
- Rooftop: Infinity pool & sky bar

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Serviced Residence

Fully integrated under Marriott Tribute Portfolio by Marriot International

- BUA: 22,000 sqm
- 250 residential units
- 3.5 clear height
- Unit mix: studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments
- 9 floors
- 2 cores, each served by 3 elevators, including a dedicated service elevator per core
- Fully finished units including air conditioning, kitchens, and bathrooms, with optional Marriott-standard furnished packages.



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LIVING FACILITIES

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LUXURY LIVING FACILITIES

LOBBY



LOUNGE



WELLNESS CENTER



PET ZONE



MEDIA ROOM



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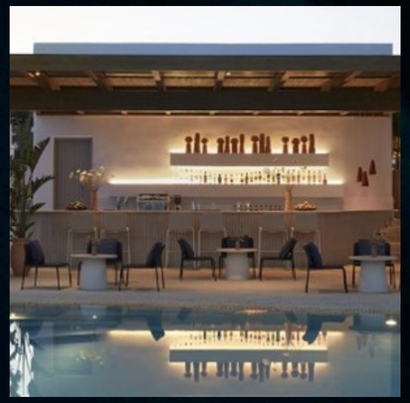
LUXURY LIVING FACILITIES

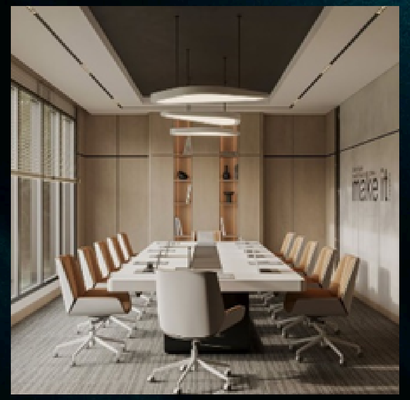
MOVEMENT STUDIO



POOL AND BAR



MEETING ROOM



GAMING ROOM



KIDS AREA



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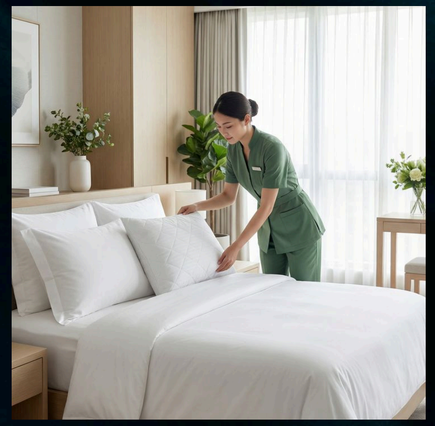
HOTEL SERVICES

HOUSEKEEPING



LAUNDRY



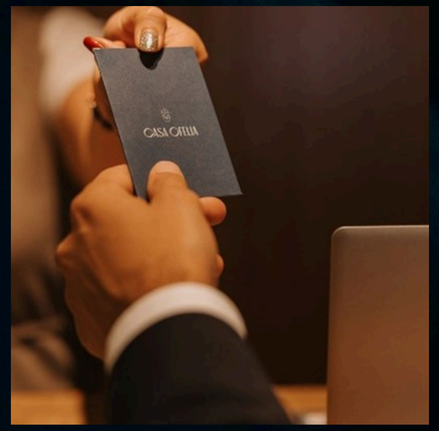
CONCIERGE



MAINTENANCE



RENTAL MANAGEMENT



VALET



CAR WASH



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VIANDON
WANOON
WOTK
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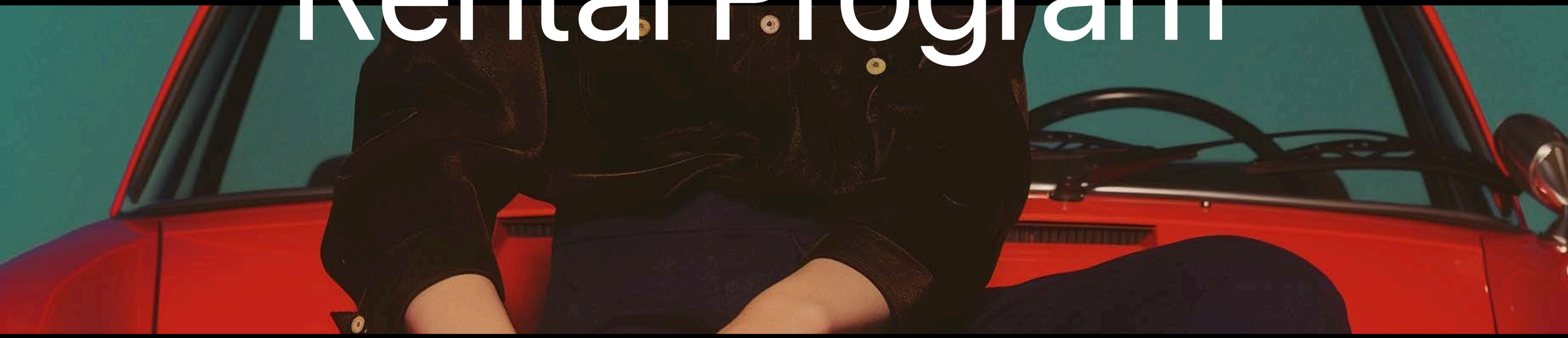
Designed to deliver consistent, professionally managed returns

A Dedicated Rental Investment Model with

MARRIOTT BONVOY

Rental Program



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Rental Program

Designed to deliver consistent, professionally managed returns

- First eligible rental program of its kind in the market
- Select units integrated into a centralized rental program
- Fully managed leasing and day-to-day operations
- Access to Marriott Bonvoy’s global demand and distribution network



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Retail Framework

Where the city comes alive.

- BUA: 8,000 sqm
- 40 retail units
- Unit range: Starting 65 sqm upto +1500
- 6.5m floor-to-ceiling heights
- Minimum 8m façade width, ensuring strong visibility, natural light, and premium frontage.



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Retail Identity

DAY TO NIGHT ACTIVATION ENGINE

- The retail component is thoughtfully curated to serve and enhance every part of the development
- High-visibility storefronts
- Active outdoor seating zones
- Strong pedestrian flow design

The retail component is thoughtfully distributed across key anchors, which include:

- Banking institutions
- Large-format retail
- Co-working spaces
- Signature dining
- Social entertainment hub

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Social Hub

Four-Story Entertainment & Social Anchor

Standalone signature building at the project’s core, spanning 3,000 sqm across atrium, ground, first, and roof levels.

A fully integrated, multi-level entertainment anchor and primary retail destination, forming the central attraction of the development across four interconnected floors.

Framed by dedicated outdoor extensions into the central atrium and rooftop, designed as a key experiential magnet within the project.

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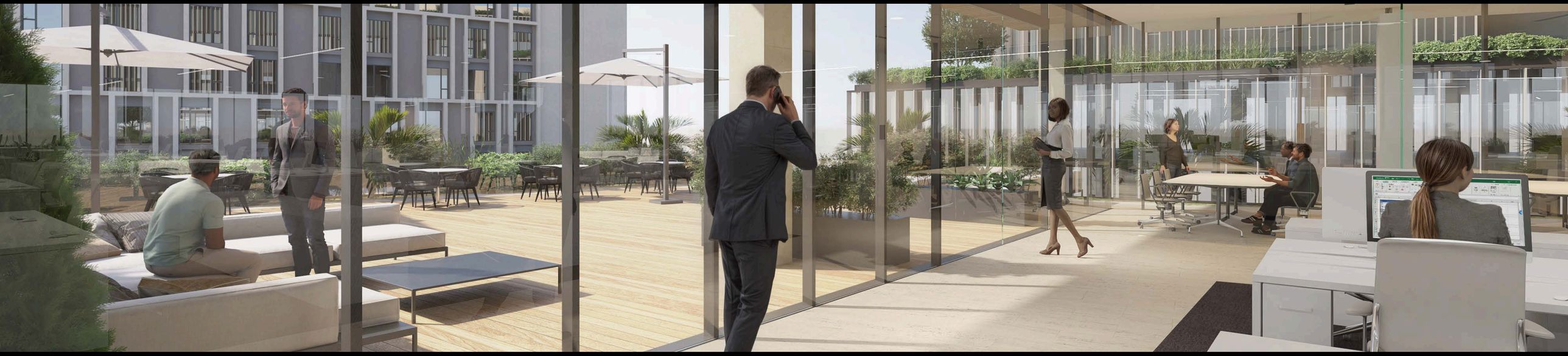
Administrative Offices

Premium administrative offices designed for modern businesses seeking visibility, flexibility, hospitality access, and a lifestyle-led work environment

- Floors: 1–7
- 4.2m clear heights
- Minimum 8m façade width, ensuring strong visibility, natural light, and premium frontage.
- BUA: 20,000 sqm
- Unit sizes: 67 sqm – 1,000+ sqm .



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Office Experience

Workspaces designed for flexibility, light, and presence

- Delivered core & shell with full MEP tie in
- Finished common areas
- Service corridors
- Private lobbies per cluster
- 2 cores, 3 elevators per each, including one dedicated service elevator



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Business lifestyle

Direct frontage on Cairo–Alex Desert Road



Premium office views overlooking the main piazza, terraces, and panoramic surroundings

Exclusive access to hotel amenities for meetings and business stays

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2026

EVERY DETAIL DESIGNED BY THOSE WHO DEFINE GLOBAL BENCHMARKS

A World-Class Alliance

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World’s largest hospitality company

Bethesda, Maryland, USA

L35

Master Architect & Urban Planner

Barcelona, Spain

EL GHONEIMI INTERNATIONAL

Hotel & Residential Interiors

Dubai, UAE / Cairo, Egypt

savills

Retail Strategy & Market Advisory

London, United Kingdom

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Investment Return

WHY WESTRICT WORKS?

- Prime West Cairo location
- Multi-asset class diversification
- Strong institutional-grade partnerships
- Integrated operational model
- First-mover advantage in micro-market
- Early entry pricing window

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THERE ARE PLACES YOU PASS THROUGH..
AND THEN THERE IS THE PLACE EVERYTHING PASSES INTO..

WESTRICT

A PROJECT BY - TLD

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