



*Village West*

ZAYED

DORRA

# We are DORRA



For over 70 years, Dorra Group have been building and developing the Egyptian real estate landscape and laying down the tarmac for the growth of the industry we see today. Pioneers in the construction, development and tourism fields, Dorra Group have witnessed a change in the Egyptian economic, social and governing bodies since 1943 and have continued to evolve and adapt with the market.

Continually striving to develop their communities, Dorra Group today spearheaded by Dorra Developments, have entered a new era in providing residential and mixed use projects to the market place that is masterfully constructed, finished and designed as well as maintained and serviced throughout projects.



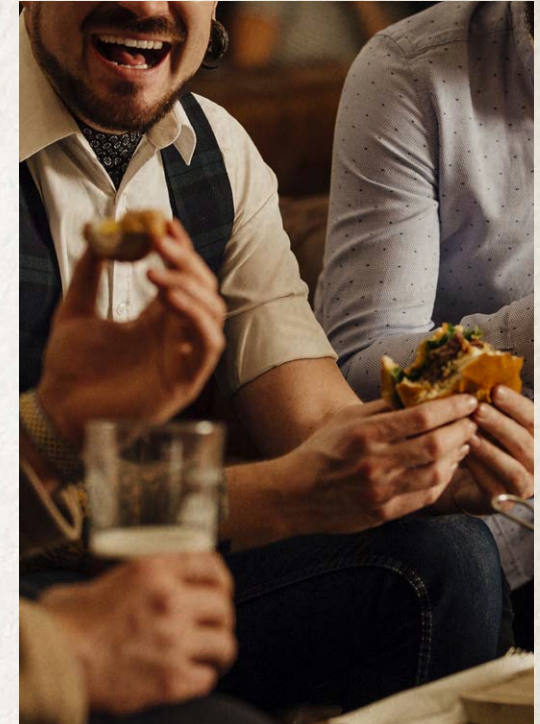
# Retail & Eateries



Commanding a lengthy promenade of over 800m, aligned with an eye-catching assortment of hand-picked retail and F&B venues that we have come to love.

Expertly product mixed to provide that much needed recreational and retail getaway surrounded by the greenery and hardscaping signature of Village West.

A truly remarkable addition to the ever-evolving region of Sheikh Zayed City and an exciting destination for all seasons coming.



TAMARA®

MINCE  
Burgers



Ted's PIZZERIA

PLATFORM  
for Projects Management

NÜWA  
A taste of Asia

Ted's  
TALK. EAT. DRINK.

mori sushi  
the art of fusion sushi

The above mentioned brands have shown an interest to be part of the commercial community at Village West by signing a cooperation protocol.



# Amenities



As we have come to expect from a premium gated community, 24/7 security and residential maintenance is on hand to keep you and loved ones both secured, safe and stress free.

Specialized Property Management teams have carefully undergone assessment and preventive/corrective action plans on various scenarios to ensure that a fully integrated community, that is always maintained and kept up to standards for generations to come.



- 3 Mins from 26 of July Corridor
- 5 Mins from Capital Business Park
- 10 Mins from Juhayna Square and Mall of Arabia
- 12 Mins from Lebanon Square
- 2 Mins from Hyper One

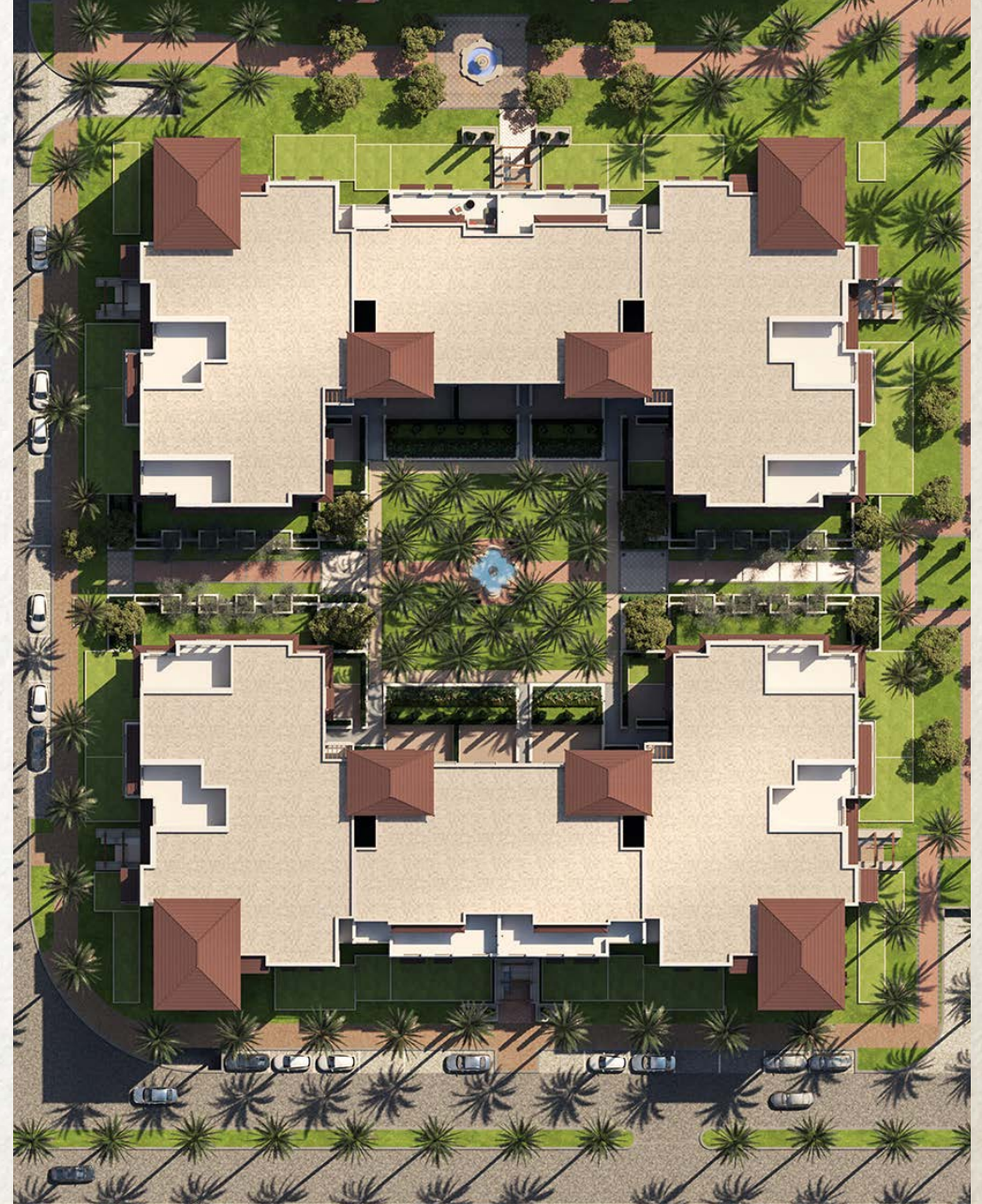


# Master Plan



Village West is developed on 522,653 sqm of prime residential land, Central to Sheikh Zayed's more matured catchment. Strategically divided into 2 separate phases of with buildings offering Ground + 5 floors, with each building posing basement parking levels that are optional to each resident to retain.

A total of 4 Main Gates will have access to the entire Village West Development, with 3 parallel roads surrounding the entire development and ease of access to the main spine of Sheikh Zayed city as well as direct access to the Desert Road Highway that accesses both the Northern Coasts of Egypt and the Grand Museum and Pyramids of Cairo.



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TO CENTRAL ZAYED

TO DESERT ROAD









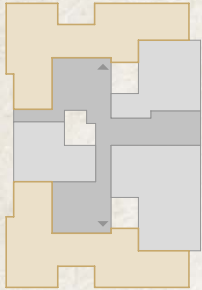
# 3 Bedroom Double View

BUILDING  
**B01**

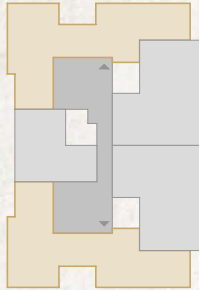
TYPE  
**01**

**156 m<sup>2</sup>**

AVERAGE OUTDOOR AREA\* | 73.80 m<sup>2</sup>



Ground Floor



Typical Floor



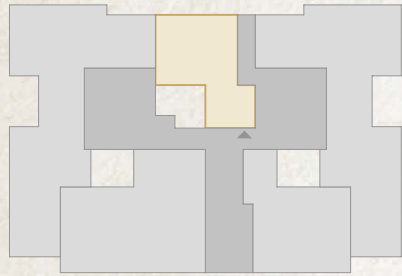
|    | ROOM             | DIMENSIONS                |
|----|------------------|---------------------------|
| 01 | Reception        | 3.80x3.39 m <sup>2</sup>  |
| 02 | Dining           | 3.80x3.07 m <sup>2</sup>  |
| 03 | Entrance Lobby   | 1.63x3.08 m <sup>2</sup>  |
| 04 | Bedroom          | 3.60x3.79 m <sup>2</sup>  |
| 05 | Bedroom          | 4.00x4.00 m <sup>2</sup>  |
| 06 | Master Bedroom   | 3.60x3.42 m <sup>2</sup>  |
| 07 | Dressing Room    | 1.80x2.15 m <sup>2</sup>  |
| 08 | Ensuite Bathroom | 2.15x2.42 m <sup>2</sup>  |
| 09 | Kitchen          | 2.40x2.62 m <sup>2</sup>  |
| 10 | Bathroom         | 2.15x2.42 m <sup>2</sup>  |
| 11 | Guest Toilet     | 1.20x2.58 m <sup>2</sup>  |
| 12 | Terrace          | 4.00x12.13 m <sup>2</sup> |
| 13 | Garden           | 4.05x6.23 m <sup>2</sup>  |

# 1 Bedroom With Garden

BUILDING  
**B01**

TYPE  
**01**

**65 m<sup>2</sup>**



GROUND  
FLOOR

Apartment No.  
03



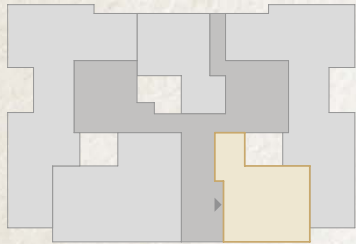
|    | ROOM           | DIMENSIONS    |
|----|----------------|---------------|
| 01 | Living Room    | 3.40m x 4.70m |
| 02 | Entrance Lobby | 1.40m x 3.40m |
| 03 | Bedroom        | 3.00m x 3.60m |
| 04 | Dressing Room  | 3.00m x 1.70m |
| 05 | Kitchenette    | 2.30m x 2.35m |
| 06 | Bathroom       | 1.80m x 2.20m |

Duplex 3 Bedroom  
With Garden

BUILDING  
B01

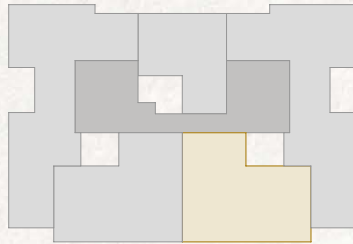
TYPE  
03

203 m<sup>2</sup>



GROUND  
FLOOR

Apartment No.  
01



FIRST  
FLOOR



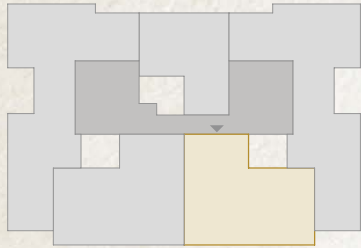
|    | ROOM               | DIMENSIONS     |
|----|--------------------|----------------|
| 01 | Reception & Dining | 5.40m x 7.75m  |
| 02 | Kitchen            | 2.40m x 4.25m  |
| 03 | Guest Toilet       | 1.00m x 2.50m  |
| 04 | Bedroom            | 3.85 m x 4.10m |
| 05 | Bedroom            | 3.70m x 3.80m  |
| 06 | Master Bedroom     | 3.80m x 5.70m  |
| 07 | Dressing Room      | 2.30m x 3.80m  |
| 08 | Ensuite Bathroom   | 1.60m x 3.10m  |
| 09 | Bathroom           | 1.50m x 2.60m  |
| 10 | Terrace            | 1.65m x 3.65m  |

# 2 Bedroom

BUILDING  
**B01**

TYPE  
**05**

**123 m<sup>2</sup>**



2<sup>ND</sup> to 4<sup>TH</sup>  
FLOORS

Apartments No.  
09, 13, 14  
18, 19, 23



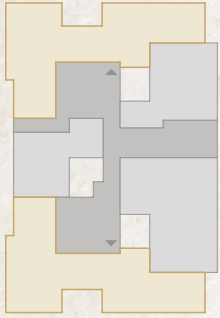
|    | ROOM               | DIMENSIONS    |
|----|--------------------|---------------|
| 01 | Reception & Dining | 3.80m x 8.10m |
| 02 | Bedroom            | 3.70m x 4.00m |
| 03 | Master Bedroom     | 3.65m x 4.90m |
| 04 | Dressing Room      | 1.40m x 2.70m |
| 05 | Ensuite Bathroom   | 1.50m x 2.45m |
| 06 | Kitchen            | 2.40m x 3.10m |
| 07 | Bathroom           | 1.50m x 2.45m |
| 08 | Terrace            | 1.65m x 3.65m |

# 3 Bedroom With Garden

BUILDING  
**B01**

TYPE  
**06**

**164 m<sup>2</sup>**



GROUND FLOOR Apartments No. 02, 04



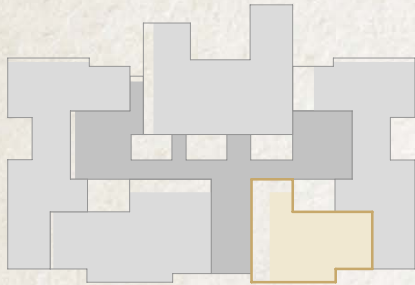
|    | ROOM               | DIMENSIONS    |
|----|--------------------|---------------|
| 01 | Reception & Dining | 3.80m x 7.00m |
| 02 | Entrance Lobby     | 1.65m x 3.10m |
| 03 | Bedroom            | 4.00m x 4.00m |
| 04 | Bedroom            | 3.60m x 3.80m |
| 05 | Master Bedroom     | 3.40m x 3.60m |
| 06 | Dressing Room      | 1.80m x 2.15m |
| 07 | Ensuite Bathroom   | 2.15m x 2.40m |
| 08 | Kitchen            | 2.40m x 2.95m |
| 09 | Bathroom           | 2.15m x 2.40m |
| 10 | Guest Toilet       | 1.20m x 2.60m |
| 11 | Terrace            | 1.90m x 3.80m |

# 2 Bedroom With Garden

BUILDING  
**B02**

TYPE  
**01**

**110 m<sup>2</sup>**



GROUND  
FLOOR

Apartment No.  
01



|    | ROOM               | DIMENSIONS    |
|----|--------------------|---------------|
| 01 | Reception & Dining | 3.90m x 7.05m |
| 02 | Bedroom            | 3.70m x 3.90m |
| 03 | Master Bedroom     | 3.60m x 3.60m |
| 04 | Dressing Room      | 1.50m x 2.10m |
| 05 | Ensuite Bathroom   | 1.50m x 2.70m |
| 06 | Kitchen            | 2.60m x 3.70m |
| 07 | Bathroom           | 1.50m x 2.75m |