

# LAKE WEST 3

SHEIKH ZAYED



MINUTES FROM  
*everywhere*



INTRODUCING

# LAKE WEST 3

SHIBIN EL-KHAYMA

Step into "LAKE WEST" cozy selective community of contemporary elegance where every detail has been meticulously designed surrounding with lakes views and vast landscape areas which reflecting joy, serenity and privacy all around.

"LAKE WEST" is developing by "CAIRO CAPITAL DEVELOPMENT & INVESTMENTS", which is an Egyptian real estate developer; that deeply understands the hardness of finding a suitable house at proper location here in Egypt.

"CAIRO CAPITAL DEVELOPMENT & INVESTMENTS" was founded in 2016 with the essence of the company's manpower that has over 20 years of combined real estate investment and management experience in the Egyptian Market, aims to cater multi-residential options using an innovative and unique construction concept approach.

[www.ccd.com.eg](http://www.ccd.com.eg)

LOCATION  
*lake west*

# PREMIUM LOCATION

*minutes from everywhere*

The Approach of setting a well planned community in the heart of the vibrant of EL sheikh zayed, Surveying the Party. When it comes to finding the perfect destination, look no further than our picturesque location. Nestled in the heart of breathtaking landscapes and surrounded by captivating attractions, our location offers an unrivaled experience that caters to all your desires yet not secluded. Lake west is an all-new vision. Pick any place and check the proximity yourself, from schools, universities to malls, business parks & hospitals. Serving A High luxurious homes with a deep understanding and keen eyes for the desires & the needs and yet Reachable within your dreams.



**PREMIUM LOCATION**  
*minutes from everywhere*

**2** EL NADA  
HOSPITAL  
min

**3** NORDIC  
SCHOOL  
min

**7** THE STRIP  
SODIC WEST  
min

**8** THE BRITISH  
SCHOOL OF  
EGYPT  
min

**10** MALL  
OF ARABIA  
min

**11** NILE  
UNIVERSITY  
min

**13** ARKAN  
PLAZA  
min

**24** SPHINX  
INTERNATIONAL  
AIRPORT  
min

MASTERPLAN  
*lake west*







# UNLOCK LIMITLESS POSSIBILITIES

Lake West 3 stands as a groundbreaking marvel, fearlessly crafted to overcome prevalent urban challenges, such as noise pollution, congestion, and limited conveniences, which adversely affect personal well-being, productivity, and overall life quality. Embracing sustainability and an unwavering dedication to inspire positive transformation, Cairo Capital Developments proudly presents their latest eco-conscious masterpiece, a definitive resolution. Through meticulous research into the future needs of residents, this residential haven was conceived to establish an unparalleled standard of integrated excellence, catering to the burgeoning demand for a community-oriented paradigm that seamlessly amalgamates work, amenities, recreation, and nature within a single awe-inspiring enclave.



FACILITIES  
*lake west*

# SWIMMING POOLS

Discover a world of relaxation, leisure, and unparalleled amenities at our exquisite swimming pools and clubhouse. Immerse yourself in a haven of tranquility and indulgence, where every moment is designed to elevate your experience. Dive into luxury with our pristine swimming pools, offering a refreshing escape from the daily hustle. Whether you seek an invigorating swim or a leisurely soak, our pools cater to your desires. With crystal-clear waters and elegant surroundings, our pools provide the perfect setting for rejuvenation and enjoyment.

[www.ccd.com.eg](http://www.ccd.com.eg)



# GREENERY & JOGGING TRACK

Step into a world of tranquility surrounded by an abundance of greenery. Our meticulously landscaped gardens and flourishing foliage create a serene atmosphere that instantly calms the senses. Breathe in the crisp, fresh air, and let the vibrant colors and fragrant blooms transport you to a place of peace and serenity.







# FITNESS CLUB & GYM

Unlock your full potential and embark on a transformative fitness journey at our state-of-the-art gym. We are dedicated to providing you with a premium fitness experience, where cutting-edge equipment, expert guidance, and a motivating atmosphere converge to help you achieve your health and wellness goals.

[www.ccd.com.eg](http://www.ccd.com.eg)

# KIDS AREA

We are thrilled to introduce a magical world designed exclusively for children at Lake West 3. Step into a haven of joy, laughter, and imagination where your little ones can explore, create, and make unforgettable memories.

[www.ccd.com.sg](http://www.ccd.com.sg)



FLOOR PLANS  
*lake west*





# STANDALONE

— VILLA A —

Total Area: 316 m<sup>2</sup>





# VILLA - A

## Ground Floor

<b>Main Entrance</b>	<b>3.60X2.90</b>
<b>Reception</b>	<b>7.48X5.81</b>
<b>Dining</b>	<b>4.08X3.88</b>
<b>Living Area</b>	<b>3.82X3.83</b>
<b>Kitchen</b>	<b>3.82X3.63</b>
<b>Toilet</b>	<b>1.40X2.89</b>
<b>Lobby</b>	<b>1.68X1.40</b>
<b>Maid's Toilet</b>	<b>1.40X2.20</b>
<b>Maid's Room</b>	<b>2.20X2.30</b>



### Disclaimer

All Materials, dimensions and drawings are approximate. Information is subject to slight change without notice. Drawings are not to scale and the areas are the net carpet area the walls not included. The Developer reserves the right to make non-fundamental modifications to the design according to structure input, governmental amendments.

# VILLA - A

## First Floor

LivingRoom 5.13X3.48  
MasterRoom 4.53X3.82  
Master'sDressing 1.60X3.82  
MasterToilet 2.51X1.60  
MasterTerrace 3.93X1.00  
Stair Lobby 3.70X3.48

MasterBedroom 02 4.02X3.82  
MasterToilet 02 1.86X1.66  
Master'sDressing 02 2.78X1.50  
MasterTerrace 02 3.93X1.00  
Bedroom 3.82X4.02  
BedroomTerrace 3.67X1.00  
Toilet 1.63X2.51



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# VILLA - A

## Roof Floor

Living Room	3.14X5.38
Toilet	1.13X1.88



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STANDALONE

— VILLA B —

Total Area: 296 m<sup>2</sup>







# VILLA - B

## Ground Floor

<b>Main Entrance</b>	<b>3.52X1.63</b>
<b>Reception</b>	<b>7.76X7.92</b>
<b>Dining</b>	<b>3.59X3.12</b>
<b>Kitchen</b>	<b>3.12X4.72</b>
<b>Toilet</b>	<b>1.58X1.56</b>
<b>Powder Room</b>	<b>1.09X2.08</b>
<b>Maid's Toilet</b>	<b>1.58X1.56</b>
<b>Maid's Room</b>	<b>1.72X2.77</b>

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# VILLA - B

## First Floor

LivingTerrace	1.26X3.72	MasterBedroom 02	4.62X3.82
LivingRoom	3.82X3.66	MasterToilet 02	3.07X1.60
MasterRoom	4.62X3.82	MasterTerrace	3.65X1.19
Master'sDressing	1.46X3.82	Bedroom	3.82X4.02
MasterToilet	2.60X1.58	Toilet	1.58X2.51
Stair Lobby	2.80X2.76	Kitchenette	1.60X0.75



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# VILLA - B

## Roof Floor

Living Room      3.34X5.11  
Toilet            1.13X2.18

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# TWINHOUSE

Total Area: 261 m<sup>2</sup>





# TWIN HOUSE

## Ground Floor

<b>Main Entrance</b>	<b>4.98X1.58</b>
<b>Reception</b>	<b>8.25X4.02</b>
<b>Dining</b>	<b>3.00X3.24</b>
<b>Living Area</b>	<b>3.69X3.24</b>
<b>Kitchen</b>	<b>4.10X3.12</b>
<b>Toilet</b>	<b>1.40X1.81</b>
<b>Lobby</b>	<b>1.31X1.40</b>
<b>Maid's Toilet</b>	<b>1.70X1.20</b>
<b>Maid's Room</b>	<b>2.32X3.92</b>



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# TWIN HOUSE

## First Floor



MasterBedRoom	4.34X3.57
Master'sDressing	1.46X3.57
MasterToilet	1.48X2.30
Kitchenette	1.19X1.80
Stair Lobby	3.37X2.45

Bedroom 01	3.57X3.52
BedroomTerrace01	1.22X3.57
Bedroom 02	4.52X3.58
Bedroom 03	3.92X3.56
BedroomTerrace03	3.64X1.41
Toilet	1.80X2.26



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# TWIN HOUSE

## Roof Floor

Living Room  
Toilet

3.81X2.63  
1.25X2.50



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# TOWNHOUSE

— MIDDLE —

Total Area: 239 m<sup>2</sup>





# TOWN HOUSE

## Ground Floor

### MIDDLE

Total Area 239 m<sup>2</sup>

<b>Main Entrance</b>	<b>3.53X1.58</b>
<b>Reception</b>	<b>7.85X5.41</b>
<b>Dining</b>	<b>4.40X3.09</b>
<b>Kitchen</b>	<b>4.02X2.97</b>
<b>Toilet</b>	<b>1.70X1.88</b>
<b>Maid's Toilet</b>	<b>1.29X1.11</b>
<b>Maid's Room</b>	<b>2.81X2.22</b>

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# TOWN HOUSE

## First Floor

### MIDDLE

Master BedRoom	3.32X5.26	Bedroom Terrace 01	1.88X0.86
Master's Dressing	1.97X1.59	Bedroom 02	4.02X3.31
Master Toilet	1.97X1.51	Living Room	4.00X4.80
Master Terrace	2.62X0.91	Terrace	1.23X1.48
Stair Lobby	2.26X4.20	Toilet	1.51X1.97
Bedroom 01	4.02X3.58		

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# TOWN HOUSE

## Roof Floor

### MIDDLE

**Living Room**      **2.57X2.94**

**Toilet**              **1.13X2.48**

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# TOWNHOUSE

## CORNER A

Total Area: 255 m<sup>2</sup>



001

002

003

004



# TOWN HOUSE A

## Ground Floor

<b>Main Entrance</b>	<b>3.63X1.53</b>
<b>Reception</b>	<b>6.91X7.00</b>
<b>Dining</b>	<b>3.14X3.75</b>
<b>Kitchen</b>	<b>4.10X3.00</b>
<b>Toilet</b>	<b>1.29X2.22</b>
<b>Powder Room</b>	<b>1.98X2.22</b>
<b>Maid's Toilet</b>	<b>1.97X0.90</b>
<b>Maid's Room</b>	<b>2.00X1.97</b>



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# TOWN HOUSE A

## First Floor



MasterBedRoom	3.69X4.78	Bedroom 01	4.02X3.47
Master'sDressing	2.11X2.72	BedroomTerrace01	2.21X1.16
MasterToilet	2.11X2.15	Bedroom 02	4.02X3.42
MasterTerrace	1.16X3.55	LivingRoom	3.48X3.47
Stair Lobby	3.88X2.25	Toilet	1.58X2.16



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# TOWN HOUSE A

## Roof Floor

Living Room  
Toilet

3.14X2.63  
1.13X1.88



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# TOWNHOUSE

CORNER B

Total Area: 255 m<sup>2</sup>







# TOWN HOUSE B

## Ground Floor

<b>Main Entrance</b>	<b>4.09X1.58</b>
<b>Reception</b>	<b>7.23X4.87</b>
<b>Dining</b>	<b>4.73X3.59</b>
<b>Kitchen</b>	<b>4.60X3.47</b>
<b>Toilet</b>	<b>1.29X2.08</b>
<b>Maid's Toilet</b>	<b>1.25X2.30</b>
<b>Maid's Room</b>	<b>3.42X3.17</b>

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# TOWN HOUSE B

## First Floor

MasterBedRoom	3.97X3.47	BedroomTerrace01	1.44X2.02
Master'sDressing	3.83X1.44	Bedroom 02	4.32X3.12
MasterToilet	1.58X2.50	LivingRoom	3.56X3.12
MasterTerrace	1.47X3.61	Terrace	1.14X3.12
Bedroom 01	3.84X3.72	Toilet	1.58X2.85

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# TOWN HOUSE B

## Roof Floor

Living Room	3.57X3.84
Toilet	1.14X1.94

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