



A L K A R M A

# NOVELLA

THE ONLY ONE STOREY VILLA



BUILD YOUR OWN STORIES  
BE THE AUTHOR OF YOUR HOME, CREATE YOUR OWN NOVEL



CHAPTER

1



## WHO WE ARE

AlKarma Developments is a pioneer real-estate developer in Egypt that led the way for luxury residential compounds in West Cairo. Founded in 1995, AlKarma Developments has prided itself on providing innovative, first-rate projects and harmonious communities.

Their expertise in creating real communities with an affluent flair has given them a unique place in the Egyptian real estate market. Their success started with AlKarma 1 and a number of highly praised superior boutique compounds followed.

Their professional team of experts is dedicated to providing their homeowners with high quality homes and way of life.

AlKarma Developments continues to raise the bar with boutique-gated communities that bring the utmost value to its clients.





CHAPTER  
**2**



UNVEILING OUR LATEST PROJECT AND THE NEW  
DEFINITION OF EXCLUSIVE LIVING NOVELLA

## INSPIRATION

Novella is inspired by the power of stories and those who create them. Like all great tales, there is a hero and a heroic place where their success begins.

At AIKarma Developments, we know you are the main character of your story and want you to believe you are the hero too. So, we've created a community where you can write your story as you wish.

At Novella, you can start the story of the life you've always dreamed of.

# NOVELLA CONCEPT



## **A one-storey dream**

Novella is not just a compound by design but an exclusive heaven for residents.

AlKarma Developments has created the very unique and only compound of one-storey villas in Egypt. By designing a compound offering only one-storey homes, we have created unparalleled open spaces and the highest level of privacy.

Each home is secluded but still connected within a park. Imagine expansive open views of lush greenery and open skies, blending modern luxury with nature. Our one-storey luxury homes provide spacious, effortless living inside and out.

# NOVELLA LOCATION

- IN FRONT OF BSE
- 5 MINUTES FROM MALL OF ARABIA
- 5 MINUTES FROM JUHAYNA SQUARE
- 7 MINUTES FROM BEVERLY HILLS







CHAPTER  
**3**

# NOVELLA MASTER PLAN

Striving to provide a true sanctuary for homeowners, we placed only 62 standalone villas spread on 20 feddans of which 85% is landscaping. This ensures that each home has vast green areas and an outdoor forest like feel. It also keeps the air clean, surroundings quiet and the mind clear.

Novella is divided into 3 parks each with a different focal function giving owners a unique experience.

Novella offers 4 standalone villas types of one-floor villas each catering to every family's different needs and requirements.

The compound also offers water features, 2 gates and wide streets making getting around a breeze.

Novella has set the bar for luxury compounds that are still intimate and real.



INSIDE THE  
NOVELLA PARKS  
3 PARKS,  
3 UNIQUE  
EXPERIENCES





- 2 Gates ( 1 of them on Waslet Dahshour)

- 3 Parks

- Ring road (no villas on fences)

- All units on parks.

- Water features in every park

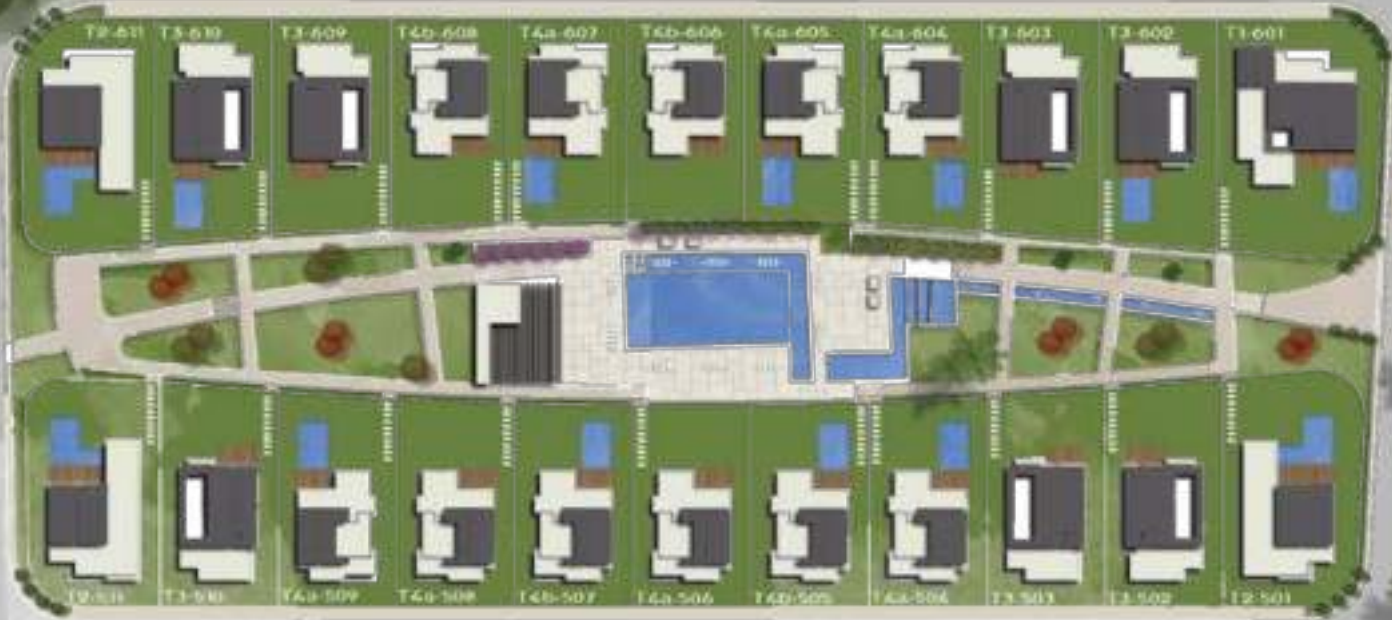
## CHILL PARK

- HALF OLYMPIC POOL
- OPEN AIR RESTAURANT

## RECONNECT AND RELISH THE MOMENTS

Chill park is the place where you reconnect with yourself and others. It holds the gathering up that sits on 2,000 meters. Complete with a 12x25 infinity pool that is 3-4 meters lower than surrounding homes, which guarantees privacy for all. Taking a swim and relaxing by the pool will be one of your daily pleasures.

We created the gathering up area with social connections at the center. Creating a space where stories are shared and moments are cherished.

















## FAMILY PARK

→ WATER FEATURES

## REAWAKEN YOUR IMAGINATION AND REWARD YOUR SENSES

Family park is home to the kid's wonderful recreation area. We designed this space with kids as well as adults in mind. It's the perfect place to reawaken your imagination and sense of wonder. Brightly colored and exciting.

Our modern playground and facilities will bring the family together to explore and play. It's also a great place to let your child run free with their imagination to create their own heroic story and make new friends. All you have to do is unwind and take in the nature around you.



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T3-410 T3-409 T3-408 T3-407 T3-406 T4a-405 T4a-404 T4b-403 T3-402 T3-401  
T3-309 T3-308 T3-307 T3-306 T4b-305 T4b-304 T3-303 T2-302 T3-301













## OPEN GYM PARK

→ WATER FEATURES

## RELEASE YOUR STRESS AND RENEW YOURSELF

At the center of open gym park, lays our inviting open concept gym. We chose an open design for our gym to bring you added serenity. By bringing nature into your workout, we believe you will achieve better results.

More importantly, you will be able to release the stresses of the day easily. Open gym park will be an incomparable wellness hub. A space where your wellbeing comes first and you're one-step closer to renewing yourself.













4  
CHAPTER

## NOVELLA VILLA DESIGN

### UNMATCHED OPEN HORIZON VIEWS FROM EVERY HOME

Luxury Modern Intertwined With Nature

When our design experts created Novella's one-floor homes, it came with a story.

It's of blending nature with bold contemporary designs and the highest quality materials. Every villa possesses its own of green areas, which give a real serene atmosphere. The villas boast gorgeous double height ceilings that not only bring in ample light but also exceptional openness.

The roof terrace was complimented by an indoor area and WC. The villas also have a basement where the kitchen, maid's quarter and laundry room are located. Through this design, we've created spacious homes where privacy is essential but still everything is at reach. We've made the dream of an effortless and a low maintenance villa a reality.

The rewards of one-storey home living are countless. By exclusively offering one-storey homes, we have gifted you spectacular open views and peace of mind all within a cozy community.

## **NOVELLA VILLA TYPES**

We've developed 4 standalone villas to suit you and your family's needs. All villas are one-storey with double height ceilings and a basement that includes all the amenities. Also, each home has 2 parking spots and customizable amenities.

A luxury standalone villa fit to your liking.

# Type 1

BUA:	506 m <sup>2</sup>
Land plot:	908 - 1,065 m <sup>2</sup>
No. of units:	5











# TYPE 1

GROUND FLOOR 300 M<sup>2</sup>

Reception	115
Guest toilet	2.40*1.80
Kitchen	5.40*2.55
Master Bedroom	5.70*4.00
Dressing	2.90*2.70
Toilet	2.90*2.35
Bedroom 1	4.20*4.25
Toilet	2.80*1.80
Bedroom 2	4.00*4.00
Dressing	2.20*1.65
Toilet	2.70*1.70
Bedroom 3	5.45*4.15
Dressing	2.30*2.40
Toilet	2.90*1.90



# TYPE 1

ROOF FLOOR **100 M<sup>2</sup>**

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Living Room	4.50*8.15
Toilet	2.90*1.85
Kitchinette	2.60*2.40

**ROOF TERRACE 163.50 M<sup>2</sup>**





<b>Basement Floor</b>	<b>106 m2</b>
kitchen	4.30*4.10
laundry / Storage	6.60*2.90
Maid's room	3.70*2.30
Guard's room	3.60*3.30
Parking	5.50*5.00
Parking store	2.60*1.20







# Type 2

BUA:	411.5 m <sup>2</sup>
Land plot:	697 – 787 m <sup>2</sup>
No. of units:	10











# TYPE 2

GROUND FLOOR 234 M<sup>2</sup>

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Reception	94
Guest toilet	2.20*1.60
Kitchen	3.90*2.55
Master Bedroom	5.00*4.50
Dressing	2.50*3.60
Toilet	1.90*3.60
Bedroom 1	5.00*3.60
Toilet	3.60*1.70
Bedroom 2	4.85*4.00
Toilet	3.60*1.70



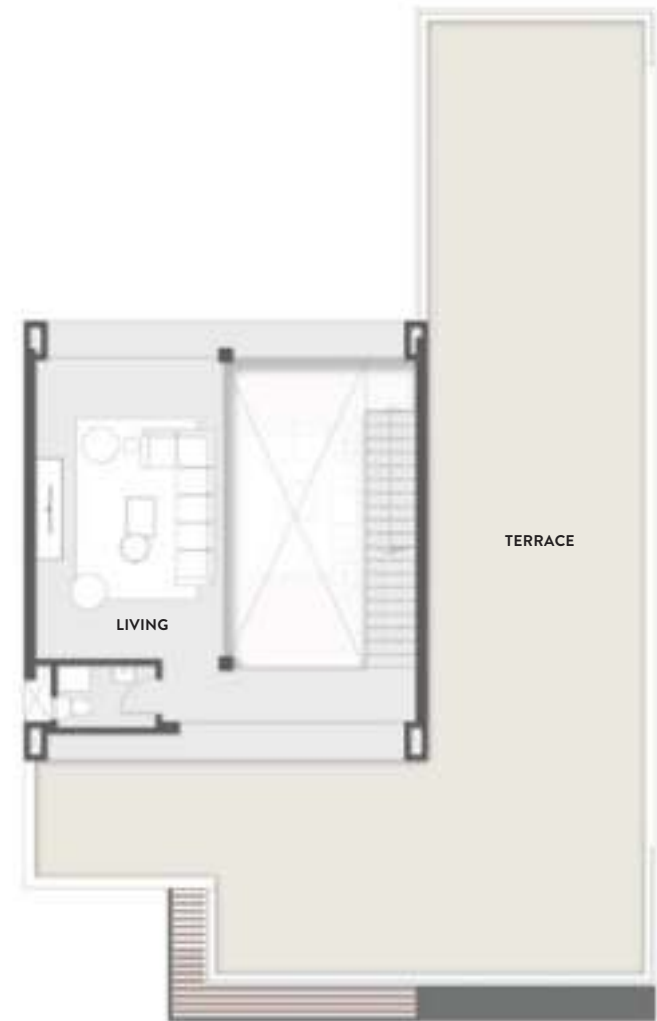
# TYPE 2

ROOF FLOOR **76.50 M<sup>2</sup>**

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Living Room	4.15*6.65
Toilet	2.20*1.40

**ROOF TERRACE 157.50 M<sup>2</sup>**





<b>Basement Floor</b>	<b>101.0 m<sup>2</sup></b>
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kitchen	6.30*4.00
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Laundry / Storage	7.90*2.40
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Maid's room	5.00*1.50
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Guard's room	3.10*2.60
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Parking	5.50*5.00
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# Type 3

BUA:	361.5 m <sup>2</sup>
Land plot:	605 – 662 m <sup>2</sup>
No. of units:	17







# TYPE 3

GROUND FLOOR 205 M<sup>2</sup>

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Reception	92.00
Guest toilet	1.60*1.65
Kitchen	2.25*3.90

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Master Bedroom	4.70*4.00
Dressing	2.75*3.40
Toilet	2.15*2.90

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Bedroom 1	4.00*4.20
Bedroom 2	4.00*4.20
Toilet	2.70*3.00



# TYPE 3

ROOF FLOOR **61.50 M<sup>2</sup>**

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Living Room 4.90\*4.80

Toilet 2.25\*1.35

**ROOF TERRACE 143.50 M<sup>2</sup>**







<b>Basement Floor</b>	<b>95.0 m<sup>2</sup></b>
kitchen	4.40*4.00
Laundry / Storage	3.10*1.40
Maid's room	2.70*2.60
Guard's room	3.20*2.50
Parking	35 m <sup>2</sup>











# Type 4a

BUA:	333.0 m <sup>2</sup>
Land plot:	560 – 620 m <sup>2</sup>
No. of units:	18













# Type 4b

BUA:	333.0 m <sup>2</sup>
Land plot:	575 – 624 m <sup>2</sup>
No. of units:	12













# TYPE 4 - A/B

GROUND FLOOR 180 M<sup>2</sup>

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Reception	62.50
Guest toilet	1.2*2.25
Kitchen	3.15*3.85
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Master Bedroom	5.00*4.00
Dressing	2.70*2.60
Toilet	2.00*2.60
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Bedroom 1	4.00*3.80
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Bedroom 2	3.60*4.70
Toilet	2.65*1.70



# TYPE 4 - A/B

ROOF FLOOR 64.00 M<sup>2</sup>

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Living Room 5.30\*5.00

Toilet 2.60\*1.90

**ROOF TERRACE 118.50 M<sup>2</sup>**





<b>Basement Floor</b>	<b>89.0 m<sup>2</sup></b>
kitchen	5.50*4.70
Laundry / Storage	2.80*2.70
Maid's room	2.70*2.60
Guard's room	5.30*1.50
Parking	6.30*5.40

# YOUR NOVELLA

Every novel must come to end, but your story is just beginning. At Novella, you are the hero of your story. Here you have a world of opportunities, so it's time to write the story of your dreams.

When you live within nature where serenity is the norm, the air is clear and open spaces are endless. Only then you can reach your full potential.

Your secluded one-storey villa can be your stress free zone. You can enjoy family time or me time to the fullest. You'll have the time to benefit from our countless amenities. Most importantly, you'll become part of Novella's exclusive luxury community that is welcoming, down-to-earth and real.



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