

# 213

WEST GOLF







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## A B O U T U S

**ELTAYEBI DEVELOPMENTS** IS A PRIVATELY HELD COMPANY SPECIALIZING IN NICHE RESIDENTIAL AND COMMERCIAL DEVELOPMENT, INVESTMENT, AND MANAGEMENT IN CAIRO'S FINEST DISTRICTS INCLUDING MAADI AL SARAYAT, MAADI DEGLA, AND WEST GOLF NEW CAIRO.

ESTABLISHED IN 2006, EL-TAYEBI REAL ESTATE DEVELOPMENT HAS BEEN FORMING LONG LASTING BONDS WITH HAPPY FAMILIES FOR THE PAST DECADE. WITH OVER 10 PROJECTS DELIVERED, WE HAVE BEEN LEADING THE INDUSTRY WITH OUR UNIQUE AND INNOVATIVE PRODUCTS TO ACCOMMODATE MARKET DEMAND.

WE PRIDE OURSELVES FOR THE LUXURY AND EFFICIENCY WE DELIVER TO OUR CLIENTS. OUR TEAM WORKS HARD TO ENSURE OUR COMMUNITIES RECEIVE THE HIGHEST QUALITY OF LIFE IN THE PREMIUM LOCATIONS WE ENTER.

THIS PROMISE DISTINGUISHES OUR PROPERTIES ACROSS THE COUNTRY FROM THE COMPETITION – BECAUSE OUR PRIORITY IS YOU AND YOUR FAMILY.

A TOWERING  
ACHIEVEMENT

A photograph of a modern, multi-story building with large glass windows and balconies. The building is set against a clear blue sky. The text 'A TOWERING ACHIEVEMENT' is overlaid on the right side of the image in a white, serif font.



## **BUILDING 213**

DON'T WANT A HUGE 3 STORY VILLA?  
NEITHER DO YOU WANT A CRAMPED UP  
APARTMENT? WONDERFUL! WE HAVE THE  
PERFECT HOME FOR YOU AND YOUR FAMILY.

BUILDING 213 IS A LUXURIOUS RESIDENTIAL  
BUILDING LOCATED IN THE HEART OF WEST  
GOLF EXTENSION, THE MOST PROMISING HIGH-  
END RESIDENTIAL COMPOUND IN NEW CAIRO.  
OUR UNIQUE LOCATION MAKES YOUR EVERYDAY  
COMMUTES TO WORK, SCHOOL, AND ACTIVITIES  
JUST MINUTES AWAY.

THE BUILDING IS A LANDMARK IN ITS ARCHITECTURE  
AND DESIGN. IT CONSISTS OF 3 APARTMENTS WITH A  
PRIVATE TERRACE/GARDEN, A UNIQUE PENTHOUSE  
WITH A LOVELY ROOF, AND 4 APARTMENTS. WITH  
AREAS VARYING FORM 180 TO 350 SQM, OUR  
BUILDING HAS A WIDE RANGE OF SIZES TO ADDRESS  
YOUR SPECIFIC NEEDS.

TO MAKE YOUR LIFE MORE PRACTICAL AND LESS  
STRESSFUL, OUR PROPERTY MANAGEMENT OFFERS AN  
ON CALL MAINTENANCE SERVICES TO EVERY ASPECT  
OF YOUR HOME.

# 213

WEST GOLF





# LOCATION

## ADDRESS

BUILDING NO 213 - PLOT 7  
FIFTH SETTLEMENT  
EXTENTION OF WEST GOLF, KATAMEYA CAIRO, EGYPT



## 3 MINUTE WALK

TO KATAMEYA HEIGHTS COMPOUND  
WHERE YOU CAN ACCESS  
SEVERAL FACILITIES



## SUPERMARKET

THE NEAREST SUPERMARKET IS  
METRO WHICH IS LOCATED IN  
KATAMEYA HEIGHTS COMPOUND.



## HOSPITAL

THE NEAREST HOSPITAL IS  
THE AIRFORCE HOSPITAL WHICH IS  
LOCATED A FEW MINUTES AWAY  
FROM THE COMPOUND.

GHARB EL-GOLF  
غرب الجولف

Katameya Heights  
Golf & Tennis Resort

Katameya Heights Rd Katameya Heights Rd

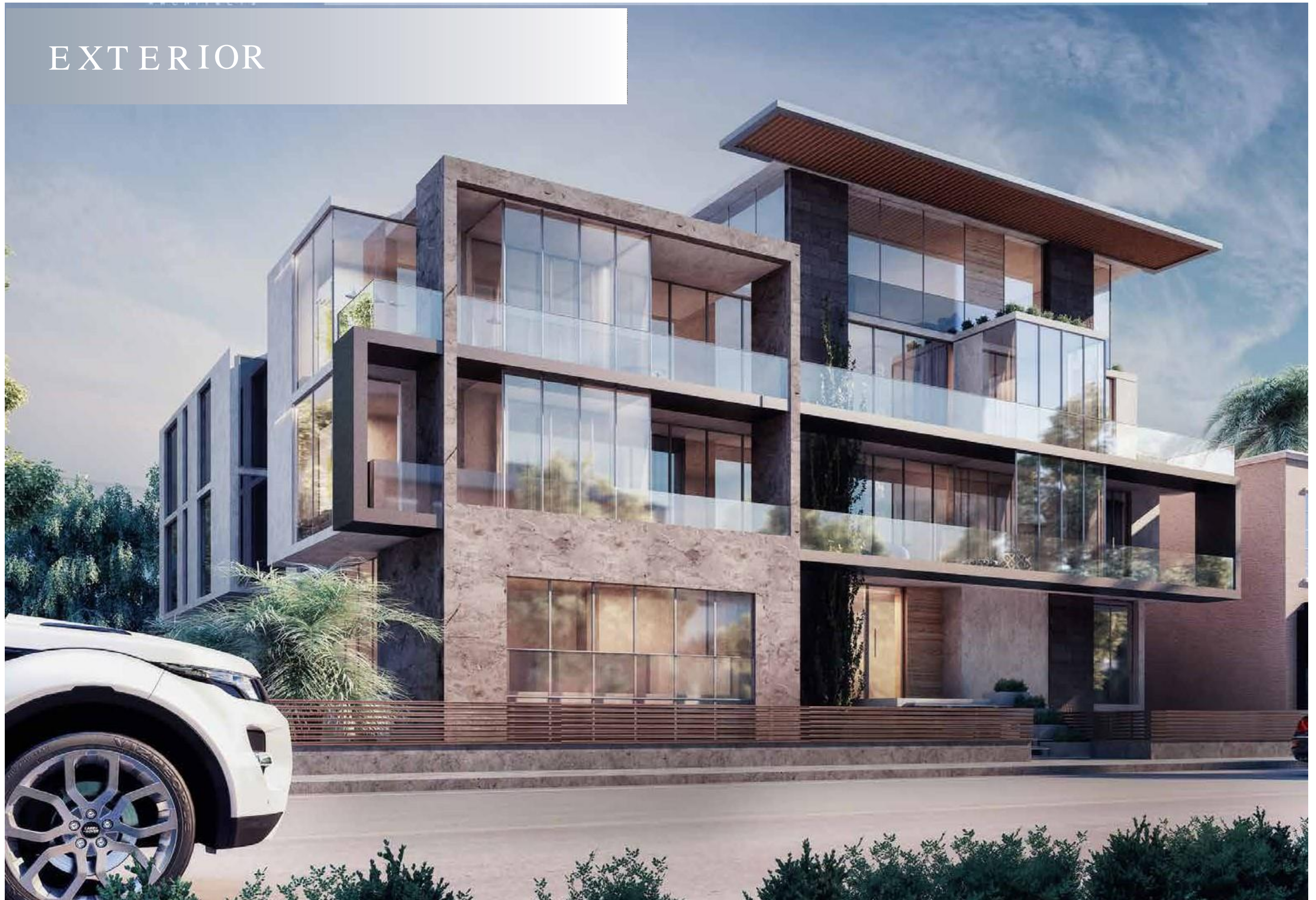
Al Shabab

Shabab

Gamal Ab  
Mohameu



# EXTERIOR



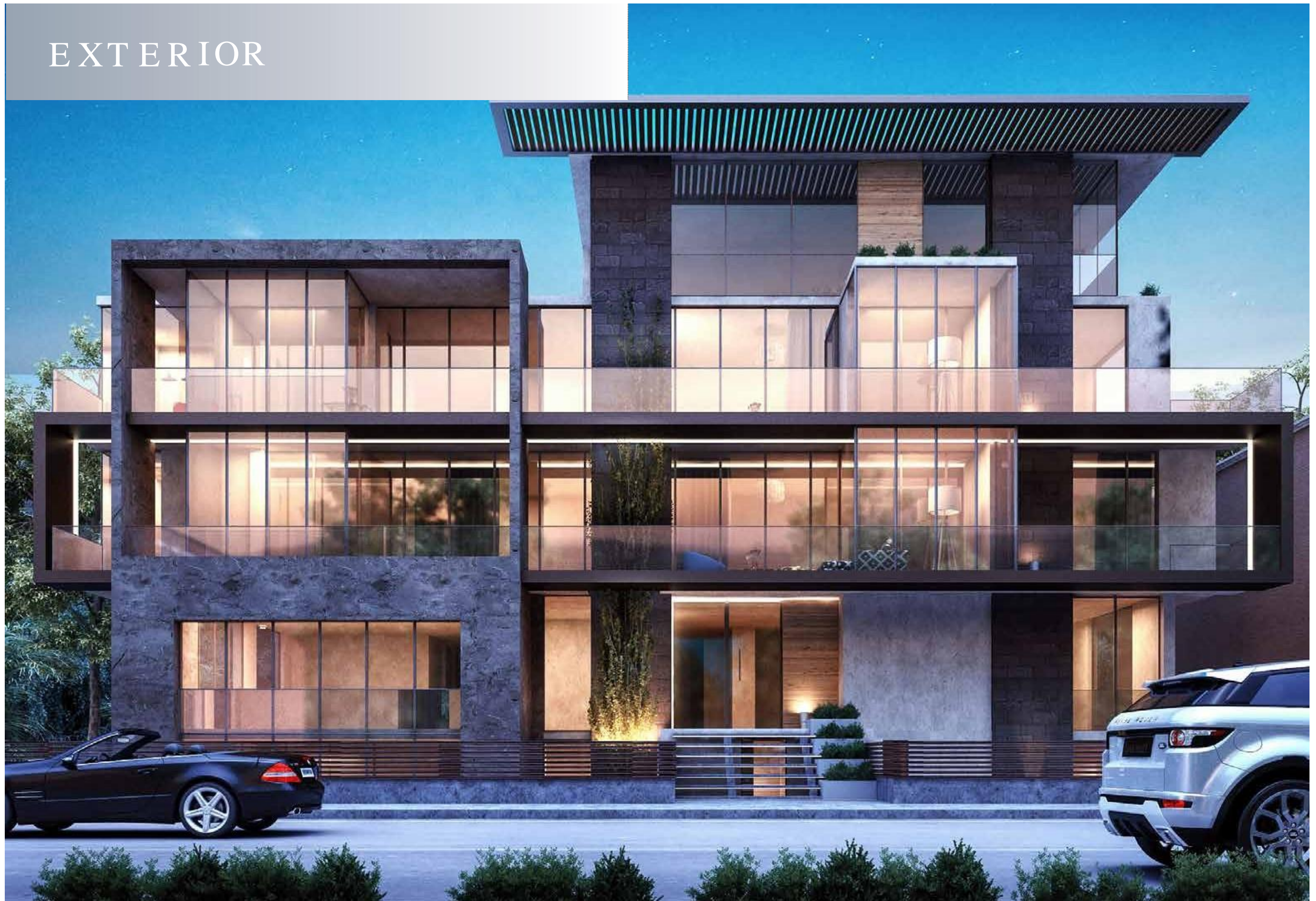


# EXTERIOR





# EXTERIOR





INTERIOR



LUXURY HOMEE  
FURNISHINGS  
AT YOUR PREFERENCE.



SERVICES &  
AMENITIES



PARKING



SURVEILLANCE



STORAGE



ROOFTOP BBQ



ELEVATOR



RECEPTION



FLOOR PLAN  
LOWER GROUND FLOOR  
APARTMENT 1 (LEFT)

TOTAL AREA: 195 m<sup>2</sup>  
GARDEN AREA: 146 m<sup>2</sup>

MASTER BEDROOM	5.75 x 4.16
BATHROOM	2.63 x 1.82
DRESSING	2.63 x 1.88
BEDROOM 1	3.82 x 3.88
BEDROOM 2	3.81 x 3.82
BATHROOM 2	4.32 x 2.09
LAUNDRY	1.82 x 1.50
TOILET 1	1.60 x 1.38
MAID ROOM	3.60 x 1.50
KITCHEN	3.75 x 4.57
TOILET 2	2.56 x 1.95
RECEPTION	8.57 x 4.82
BATHROOM 3	1.80 x 1.82
GUARD ROOM	2.90 x 1.82

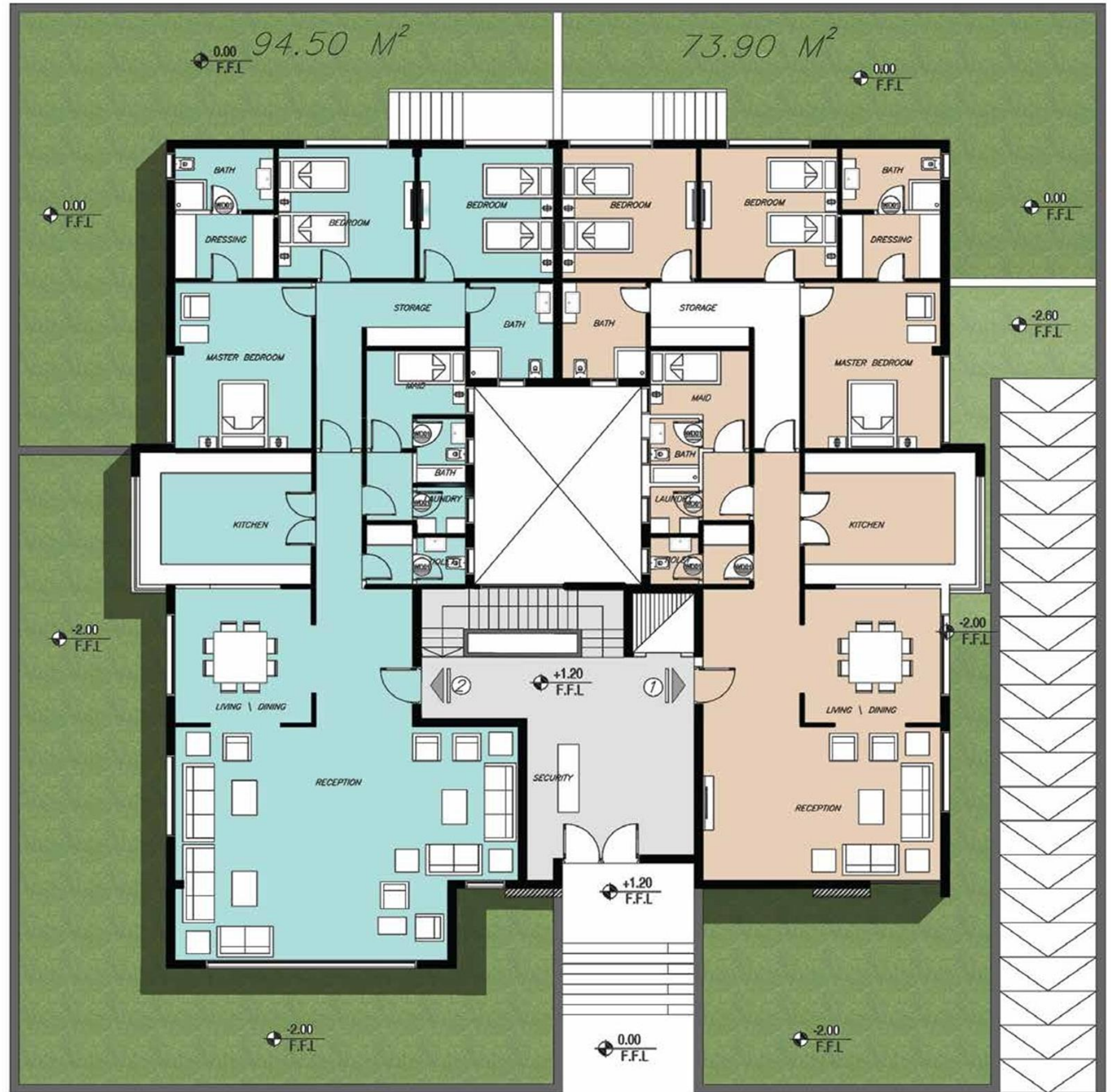




# FLOOR PLAN GROUND FLOOR APARTMENT 1 (LEFT)

TOTAL AREA: 283 m<sup>2</sup>  
GARDEN AREA: 74 m<sup>2</sup>

MASTER BEDROOM	4.88 X 3.88
BATHROOM	2.82 x 1.82
DRESSING	2.88 x 1.88
BEDROOM 1	3.88 x 3.82
BEDROOM 2	3.82 x 3.82.
BATHROOM 2	2.82 x 2.38
LAUNDRY	1.38 x 1.38
TOILET 1	1.38 x 1.38
MAID ROOM	2.82 x 1.94
KITCHEN	3.88 x 3.88
RECEPTION	12.57x 6.75

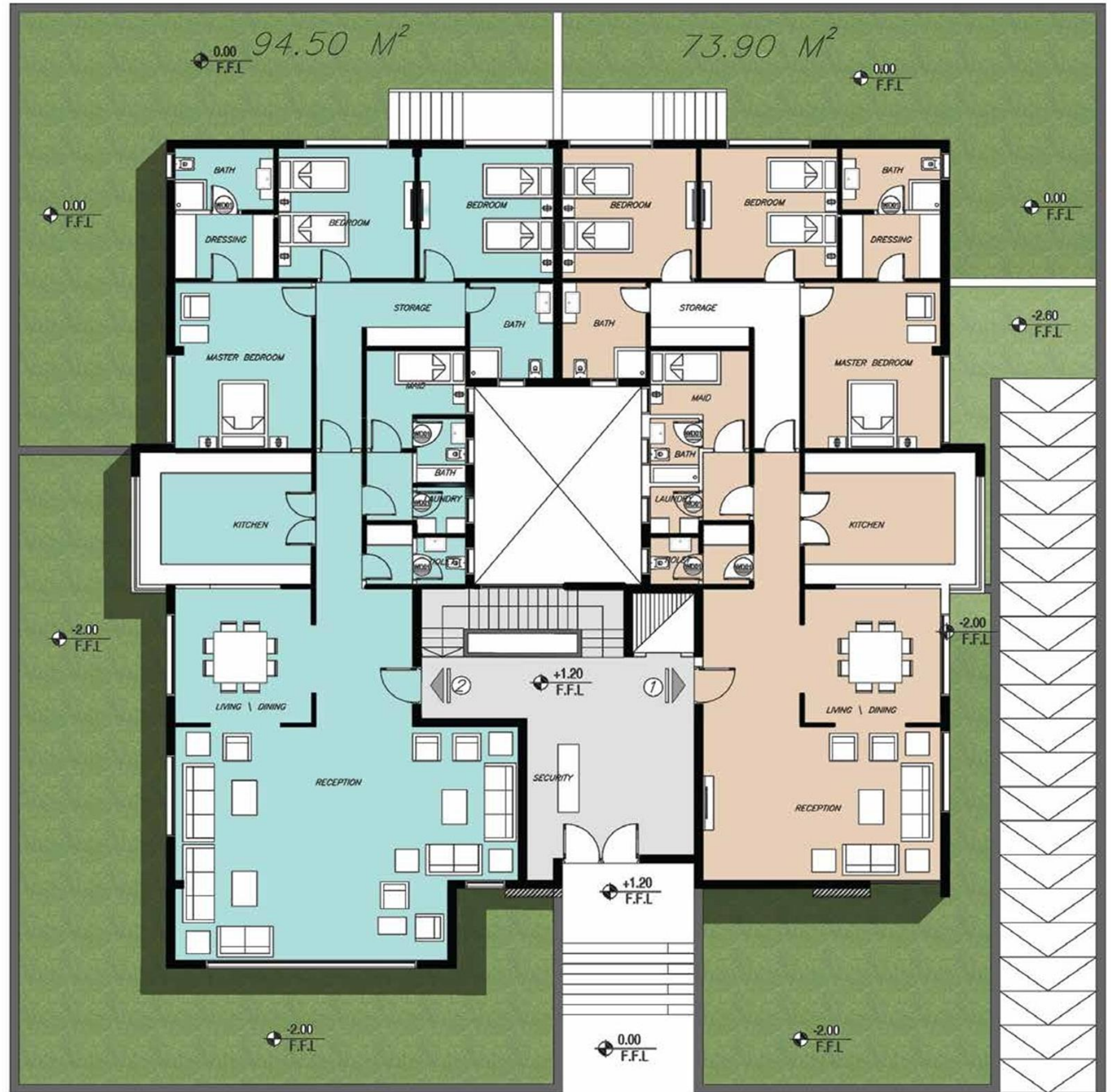




# FLOOR PLAN GROUND FLOOR APARTMENT 2 (RIGHT)

TOTAL AREA: 243 m<sup>2</sup>  
GARDEN AREA: 74 m<sup>2</sup>

MASTER BEDROOM	4.88 X 3.88
BATHROOM	2.82 x 1.82
DRESSING	2.88 x 1.88
BEDROOM 1	3.88 x 3.82
BEDROOM 2	3.82 x 3.82.
BATHROOM 2	2.82 x 2.38
LAUNDRY	1.38 x 1.38
TOILET 1	1.38 x 1.38
MAID ROOM	2.82 x 1.94
KITCHEN	3.88 x 3.88
RECEPTION	10.75x 6.67





# FLOOR PLAN FIRST FLOOR APARTMENT 2 (LEFT)

TOTAL AREA: 310 m<sup>2</sup>

MASTER BEDROOM	4.88 X 3.88
BATHROOM	2.88 x 2.50
DRESSING	2.88 x 2.17
BEDROOM 1	3.82 x 3.82
BATHROOM	1.88 x 2.50
DRESSING ROOM	1.88 x 2.17
BEDROOM 2	3.88 x 3.82
BEDROOM 3	3.82 x 3.82
BATHROOM 2	2.82 x 2.38
LAUNDRY	1.38 x 1.38
TOILET 1	2.81 x 1.38
MAID ROOM	2.82 x 1.94
KITCHEN	3.88 x 3.95
BATH	1.38 x 1.82
RECEPTION	11.75 x 4.50





# FLOOR PLAN FIRST FLOOR APARTMENT 2 (RIGHT)

TOTAL AREA: 314 m<sup>2</sup>

MASTER BEDROOM	4.88 X 3.88
BATHROOM	2.88 x 2.50
DRESSING	2.88 x 2.17
BEDROOM 1	3.82 x 3.82
BATHROOM	1.88 x 2.50
DRESSING ROOM	1.88 x 2.17
BEDROOM 2	3.88 x 3.82
BEDROOM 3	3.82 x 3.82
BATHROOM	2.82 x 2.38
LAUNDRY	1.38 x 1.38
TOILET 1	2.81 x 1.38
MAID ROOM	2.82 x 1.94
KITCHEN	3.88 x 3.94
BATH	1.38 x 1.82
RECEPTION	12.18x 4.50





## FLOOR PLAN SECOND FLOOR APARTMENT 2 (LEFT)

TOTAL AREA: 310 m<sup>2</sup>

MASTER BEDROOM	4.88 X 3.88
BATHROOM	2.88 x 2.50
DRESSING	2.88 x 2.17
BEDROOM 1	3.82 x 3.82
BATHROOM	1.88 x 2.50
DRESSING ROOM	1.88 x 2.17
BEDROOM 2	3.88 x 3.82
BEDROOM 3	3.82 x 3.82
BATHROOM 2	2.82 x 2.38
LAUNDRY	1.38 x 1.38
TOILET 1	2.81 x 1.38
MAID ROOM	2.82 x 1.94
KITCHEN	3.88 x 3.95
BATH	1.38 x 1.82
RECEPTION	11.75 x 4.50





## FLOOR PLAN SECOND FLOOR APARTMENT 2 (RIGHT)

TOTAL AREA: 314 m<sup>2</sup>

MASTER BEDROOM	4.88 X 3.88
BATHROOM	2.88 x 2.50
DRESSING	2.88 x 2.17
BEDROOM 1	3.82 x 3.82
BATHROOM	1.88 x 2.50
DRESSING ROOM	1.88 x 2.17
BEDROOM 2	3.88 x 3.82
BEDROOM 3	3.82 x 3.82
BATHROOM	2.82 x 2.38
LAUNDRY	1.38 x 1.38
TOILET 1	2.81 x 1.38
MAID ROOM	2.82 x 1.94
KITCHEN	3.88 x 3.94
BATH	1.38 x 1.82
RECEPTION	12.18x 4.50





# FLOOR PLAN ROOF

TOTAL AREA: 189 m<sup>2</sup>

MASTER BEDROOM	5.32 X 3.60
BATHROOM	2.81 x 2.32
DRESSING	2.81 x 1.88
BEDROOM 1	3.81 x 3.40
TOILET 1	2.82 x 1.38
RECEPTION	12.75 x 4.75







LUXURY  
APARTMENTS  
WITH FINE HOME FURNISHINGS,  
AT YOUR PREFERENCE.  
YOUR PREFERENCE.





ON CALL  
MAINTENANCE.

WE WANT TO MAKE YOUR LIFE EASIER.



CONSULTANT:



INTERIOR DESIGNER:



DEVELOPERS:







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**HOTLINE: 16170**

**SALES OFFICE: 231 West Golf Extension, New Cairo**