

الْـحَيَـــاةُ .. بِتَفَاصِيـلِهَا

LIVE THE LUXURY..LOVE THE DETAILS

ضَاحِيَةٌ

RESIDENCE

ELEGANCE, INNOVATION AND COMFORT CRAFTED FOR YOUR LIFESTYLE

WELCOME TO

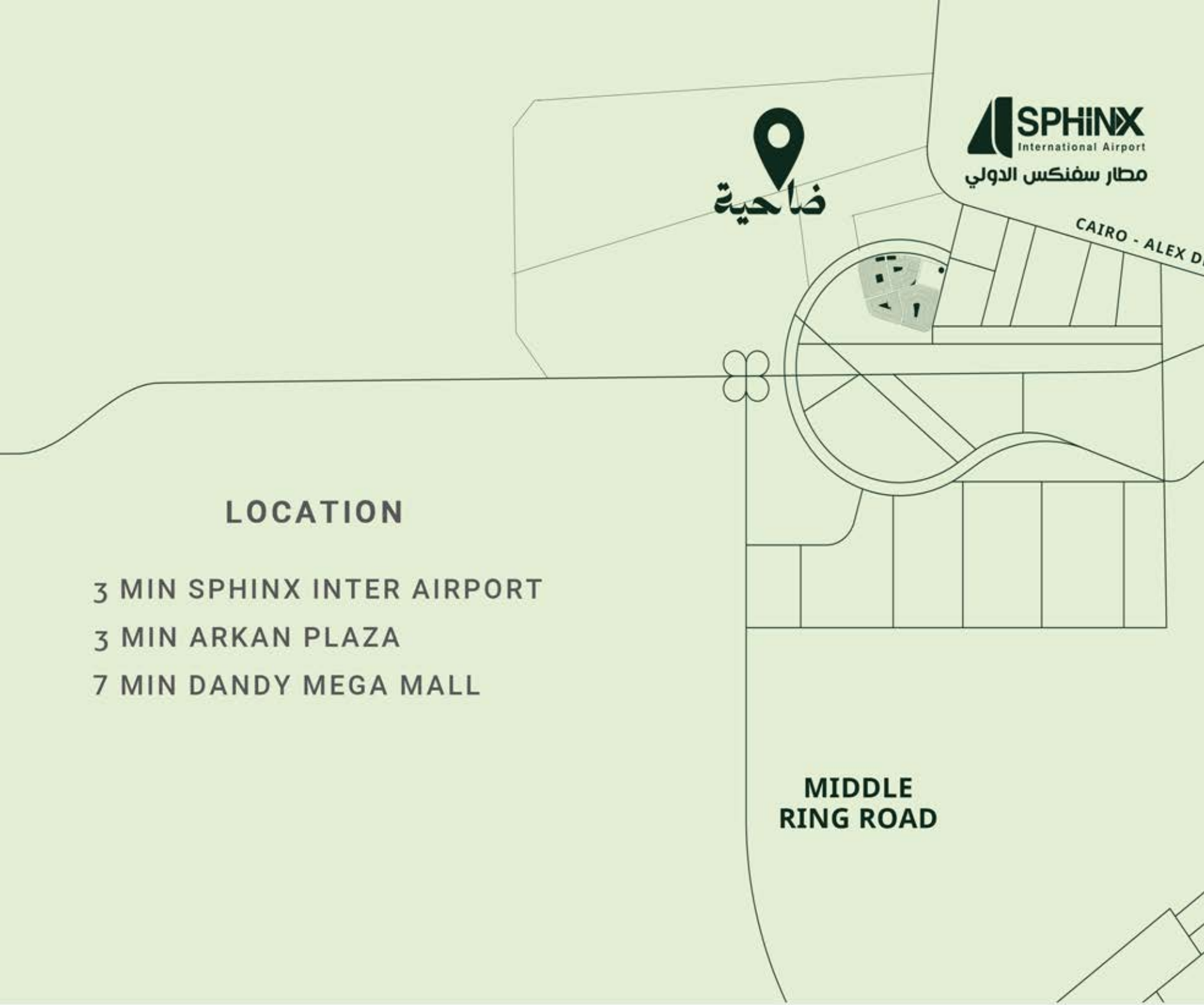
RESIDENCE ضَاحِيَةٌ

LIVE THE LUXURY..LOVE THE DETAILS

AL-OULA DEVELOPMENT PROUDLY PRESENTS ITS LATEST LUXURY RESIDENTIAL PROJECT, "ضاحيـة" – A TRANQUIL HAVEN DESIGNED FOR THOSE WHO SEEK COMFORT, ELEGANCE, AND A TRULY ELEVATED LIFESTYLE.
STRATEGICALLY LOCATED TO PROVIDE SEAMLESS ACCESS TO KEY AREAS, "ضاحيـة" COMBINES MODERN ARCHITECTURE WITH NATURAL BEAUTY TO OFFER A UNIQUE LIVING EXPERIENCE.
THE PROJECT IS METICULOUSLY PLANNED TO INCLUDE EXPANSIVE GREEN SPACES, ADVANCED FACILITIES, AND SMART INFRASTRUCTURE TAILORED TO THE NEEDS OF THE CONTEMPORARY FAMILY.
MORE THAN JUST A PLACE TO LIVE, "ضاحيـة" IS A REFINED LIFESTYLE — OFFERING PRIVACY, SECURITY, AND AN UPSCALE COMMUNITY THAT VALUES PEACE AND QUALITY L I V I N G .
STEP INTO "ضاحيـة", AND DISCOVER LIFE THE WAY IT SHOULD BE.
ضـــاحية – A NEW STANDARD OF LIVING.

◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇





LOCATION

3 MIN SPHINX INTER AIRPORT

3 MIN ARKAN PLAZA

7 MIN DANDY MEGA MALL



ضَاحِيَةٌ RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



THE BEAUTY OF WALKING
THE EASE OF MOVING

"ضاحيـة" WAS METICULOUSLY DESIGNED TO REFLECT THE IDEAL LIFESTYLE WITH A FOCUS ON CREATING GREEN SUSTAINABLE TOWNS. EMPHASIS ON WALKABILITY AND ACCESSIBILITY IS AT THE HEART OF EVERY COMMUNITY, WHERE A BUS & E-BIKE STATION FOR INTERNAL COMMUTING ARE AVAILABLE, ALONG WITH PEDESTRIAN AND BIKE PATHWAYS AND TRACKS.
AT O WEST YOU WALK BECAUSE YOU WANT TO.
THE INFRASTRUCTURE IS DESIGNED TO MAKE WALKING A SAFE AND JOYFUL EXPERIENCE, THANKS TO THE WELL-PLANNED ROADS THAT CONNECT YOU TO EVERYWHERE.

SUNLIGHT & SHADES, BROUGHT TOGETHER

SUNLIGHT PLAYS A CRUCIAL ROLE IN THE DESIGN OF "ضاحية", CONTRIBUTING TO ITS SENSE OF BEAUTY AND EXPANSIVENESS. THE OUTDOOR DINING AREAS, GARDENS, AND PLAYGROUNDS FEATURING INNOVATIVE DESIGNS THAT INTERACT WITH SUNLIGHT TO ENHANCE FUNCTIONALITY AND SAFETY. THESE DESIGNS INCLUDE MEASURES TO REDUCE GLARE, MEASURE SHADOWS, AND MAXIMIZE CLEAN ON-SITE ENERGY GENERATION, ENSURING A SUSTAINABLE AND ENJOYABLE ENVIRONMENT FOR THE WHOLE COMMUNITY.



MASTER PLAN

DESIGNS THAT BRINSPIRE

COMMUNITY
CENTER

2, 3, & 4
BEDROOM APARTMENTS

EVERGREEN
PUBLIC SPACES

WALKING
& BIKING LANES



◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



ضَاحِيَةٌ RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



ضَاحِيَةٌ RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



ضَاحِيَة RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



◇Elegance, innovation, and comfort—crafted for your lifestyle◇



ضَاحِيَة RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



ضَاحِيَةٌ RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



ضَاحِيَة RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا



◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇

FLOOR PLANS

TYPE A

GROUND FLOOR TYPE { A }

FEEL THE PRIVACY & BEAUTY ALL AROUND, WHILE FEATURING A SPACE TO ENJOY OUTDOOR ACTIVITIES AND ACCESS TO EVERYTHING YOU NEED FROM THE COMMERCIAL ZONE & COMMUNITY CENTER.



ضَاحِيَةٌ RESIDENCE

الـحَيَــاةُ .. بِتَفَاصِيـلِهَا

FLOOR PLANS

TYPE A

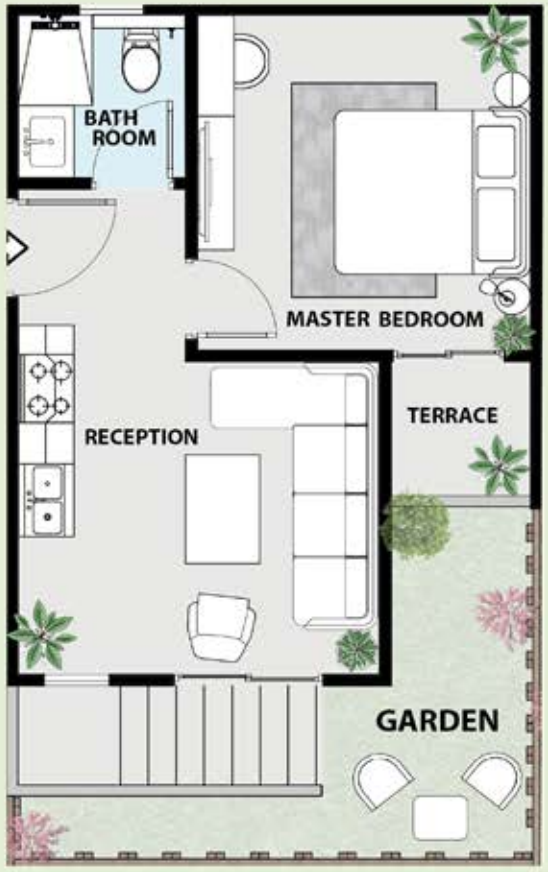
APARTMENT

A-007 | 125M2

RECEPTION	3.50 X 7.54
ENTRANCE	1.10
KITCHEN	2.90 X 2.00
BATH	2.90 X 1.70
B.ROOM	3.30 X 3.30
B.ROOM	3.30 X 3.00
M.B.ROOM	3.40 X 4.12
DRESSING	1.84 X 1.62
BATH	1.84 X 1.66
GARDEN	10.58 X 4.15



GROUND FLOOR TYPE { A }



APARTMENT
A-008 | 50M2

BATH	1.60 X 1.80
M.B.ROOM	3.90 X 3.40
RECEPTION	3.40 X 3.61
GARDEN	5.31

FLOOR PLANS

TYPE A

APARTMENT

A-005 | 100M2



W.C	1.10 X 2.08
ENTRANCE	1.30
KITCHEN	2.20 X 2.20
RECEPTION	3.50 X 9.79
BATH	1.60 X 2.68
M.B.ROOM	3.40 X 3.90
ENTRANCE	1.10.
B.ROOM	3.61 X 3.40
GARDEN	8.81 X 2.50

GROUND FLOOR TYPE { A }



APARTMENT
A-006 | 125M2

RECEPTION	3.50 X 7.54
ENTRANCE	1.10
KITCHEN	2.90 X 2.00
BATH	2.90 X 1.70
B.ROOM	3.30 X 3.30
B.ROOM	3.30 X 3.00
M.B.ROOM	3.40 X 4.12
DRESSING	1.84 X 1.62
BATH	1.84 X 1.66
GARDEN	10.58 X 4.15

FLOOR PLANS

TYPE A

APARTMENT

A-003 | 125M2

RECEPTION	3.50 X 7.54
ENTRANCE	1.10
KITCHEN	2.90 X 2.00
BATH	2.90 X 1.70
B.ROOM	3.30 X 3.30
B.ROOM	3.30 X 3.00
M.B.ROOM	3.40 X 4.12
DRESSING	1.84 X 1.62
BATH	1.84 X 1.66
GARDEN	10.58 X 4.15



GROUND FLOOR TYPE { A }



APARTMENT
A-004 | 100M2

W.C	1.10 X 2.08
ENTRANCE	1.30
KITCHEN	2.20 X 2.20
RECEPTION	3.50 X 9.79
BATH	1.60 X 2.68
M.B.ROOM	3.40 X 3.90
ENTRANCE	1.10.
B.ROOM	3.61 X 3.40
GARDEN	8.81 X 2.50

FLOOR PLANS

TYPE A

APARTMENT

A-001 | 50M2



BATH	1.60 X 1.80
M.B.ROOM	3.90 X 3.40
RECEPTION	3.40 X 3.61
GARDEN	5.31

GROUND FLOOR TYPE { A }



APARTMENT

A-002 | 125M2

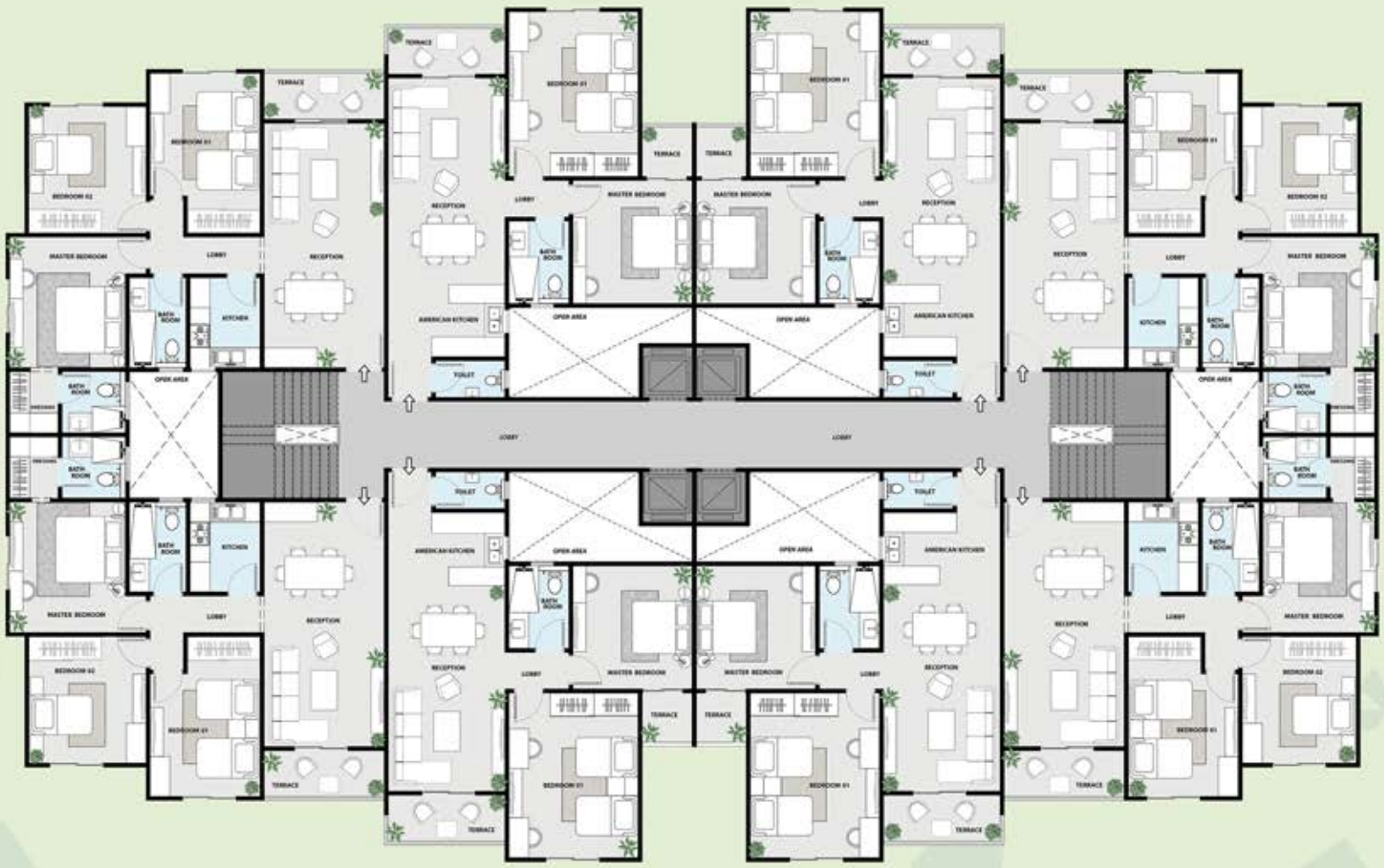
RECEPTION	3.50 X 7.54
ENTRANCE	1.10
KITCHEN	2.90 X 2.00
BATH	2.90 X 1.70
B.ROOM	3.30 X 3.30
B.ROOM	3.30 X 3.00
M.B.ROOM	3.40 X 4.12
DRESSING	1.84 X 1.62
BATH	1.84 X 1.66
GARDEN	10.58 X 4.15

FLOOR PLANS

TYPE A

TYPICAL FLOOR TYPE { A }

FEEL THE PRIVACY & BEAUTY ALL AROUND, WHILE FEATURING A SPACE TO ENJOY OUTDOOR ACTIVITIES AND ACCESS TO EVERYTHING YOU NEED FROM THE COMMERCIAL ZONE & COMMUNITY CENTER.


TERRACE
BEDROOM 01
BEDROOM 02
MASTER BEDROOM
LOBBY
RECEPTION
BATH ROOM
KITCHEN
AMERICAN KITCHEN
OPEN AREA
TOILET

FLOOR PLANS

TYPE A

APARTMENT

A-107 | 140M2



RACEPTION	7.54 X 3.50
TERRACE	1.50 X 3.50
KITCHEN	2.00 X 2.90
ENTRANCE	1.10 X 1.20
B.ROOM	4.80 X 3.30
B.ROOM	3.80 X 3.30
BATH	1.70 X 2.90
M.B.ROOM	4.12 X 3.40
BATH	1.66 X 1.84
DRESSING	1.62 X 1.84

TYPICAL FLOOR TYPE { A }



APARTMENT

A-108 | 115M2

W.C	2.08 X 1.10
ENTRANCE	1.30
KITCHEN	2.20
RECEPTION	3.50 X 9.80
TERRACE	3.50 X 1.50
ENTRANCE	1.10
BATH	1.60 X 2.68
M.B.ROOM	3.40 X 3.90
B.ROOM	3.61 X 4.90
TERRACE	1.40 X 1.50

FLOOR PLANS

TYPE A

APARTMENT

A-105 | 115M2



W.C	2.08 X 1.10
ENTRANCE	1.30
KITCHEN	2.20
RECEPTION	3.50 X 9.80
TERRACE	3.50 X 1.50
ENTRANCE	1.10
BATH	1.60 X 2.68
M.B.ROOM	3.40 X 3.90
B.ROOM	3.61 X 4.90
TERRACE	1.40 X 1.50

TYPICAL FLOOR TYPE { A }



APARTMENT
A-106 | 140M2

RACEPTION	7.54 X 3.50
TERRACE	1.50 X 3.50
KITCHEN	2.00 X 2.90
ENTRANCE	1.10 X 1.20
B.ROOM	4.80 X 3.30
B.ROOM	3.80 X 3.30
BATH	1.70 X 2.90
M.B.ROOM	4.12 X 3.40
BATH	1.66 X 1.84
DRESSING	1.62 X 1.84

FLOOR PLANS

TYPE A

APARTMENT

A-103 | 140M2



RACEPTION	7.54 X 3.50
TERRACE	1.50 X 3.50
KITCHEN	2.00 X 2.90
ENTRANCE	1.10 X 1.20
B.ROOM	4.80 X 3.30
B.ROOM	3.80 X 3.30
BATH	1.70 X 2.90
M.B.ROOM	4.12 X 3.40
BATH	1.66 X 1.84
DRESSING	1.62 X 1.84



TYPICAL FLOOR TYPE { A }



APARTMENT

A-104 | 115M2

W.C	2.08 X 1.10
ENTRANCE	1.30
KITCHEN	2.20
RECEPTION	3.50 X 9.80
TERRACE	3.50 X 1.50
ENTRANCE	1.10
BATH	1.60 X 2.68
M.B.ROOM	3.40 X 3.90
B.ROOM	3.61 X 4.90
TERRACE	1.40 X 1.50



FLOOR PLANS

TYPE A

APARTMENT

A-101 | 115M2



W.C	2.08 X 1.10
ENTRANCE	1.30
KITCHEN	2.20
RECEPTION	3.50 X 9.80
TERRACE	3.50 X 1.50
ENTRANCE	1.10
BATH	1.60 X 2.68
M.B.ROOM	3.40 X 3.90
B.ROOM	3.61 X 4.90
TERRACE	1.40 X 1.50



TYPICAL FLOOR TYPE { A }



APARTMENT
A-102 | 140M2

RACEPTION	7.54 X 3.50
TERRACE	1.50 X 3.50
KITCHEN	2.00 X 2.90
ENTRANCE	1.10 X 1.20
B.ROOM	4.80 X 3.30
B.ROOM	3.80 X 3.30
BATH	1.70 X 2.90
M.B.ROOM	4.12 X 3.40
BATH	1.66 X 1.84
DRESSING	1.62 X 1.84



RESIDENCE ضَاحِيَةُ

ARCHITECTURE

THIS MASTER-PLANNED COMMUNITY REFLECTS ALOULA'S COMMITMENT TO QUALITY, INNOVATION, AND SUSTAINABLE DEVELOPMENT. WITH CAREFULLY LAID-OUT STREETS, GREEN LANDSCAPES, AND CONTEMPORARY ARCHITECTURE, DAH7YA IS MORE THAN JUST A PLACE TO LIVE—IT IS A PLACE TO BELONG.

CHOOSE A LIFE OF BALANCE. CHOOSE " ضاحيـة ".

SPACIOUS
INTERIORS

SURFACE
& UNDERGROUND
PARKING



◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



FLOOR PLANS

TYPE B

GROUND FLOOR TYPE { B }

FEEL THE PRIVACY & BEAUTY ALL AROUND, WHILE FEATURING A SPACE TO ENJOY OUTDOOR ACTIVITIES AND ACCESS TO EVERYTHING YOU NEED FROM THE COMMERCIAL ZONE & COMMUNITY CENTER.


GARDEN
GARDEN
GARDEN
ENTRANCE
GARDEN
GARDEN
GARDEN
RECEPTION
BEDROOM 01
MASTER BEDROOM
BATH ROOM
OPEN AREA
KITCHEN
TOILET
LOBBY
ROOM SERVICE
BEDROOM 02

FLOOR PLANS

TYPE B

APARTMENT

B-001 | 100M2



W.C	2.40 X 1.00
KITCHEN	2.50 X 2.40
ENTRANCE	1.18
RECEPTION	6.30 X 3.70
BATH	1.60 X 2.30
ENTRANCE	1.18
M.B.ROOM	3.50 X 3.60
B.ROOM	3.50 * 3.50
GARDEN	5.50X7.20

GROUND FLOOR TYPE { B }



APARTMENT
B-002 | 100M2

W.C	2.40 X 1.00
KITCHEN	2.50 X 2.40
ENTRANCE	1.18
RECEPTION	6.30 X 3.70
BATH	1.60 X 2.30
ENTRANCE	1.18
M.B.ROOM	3.50 X 3.60
B.ROOM	3.50 * 3.50
GARDEN	5.50X7.20

FLOOR PLANS

TYPE B

APARTMENT

B-003 | 145M2



ENTRANCE	1.10
M.B.ROOM	3.95 X 4.42
B.ROOM	3.70 X 3.44
BATH	2.50 X 1.80
B.ROOM	3.16 X 3.60
KITCHEN	2.08 X 2.78
W.C	1.20 X 2.08
ENTRANCE	3.40 X 3.90
RECEPTION	3.61 X 4.90
GARDEN	20.00 X 2.00

GROUND FLOOR TYPE { B }



APARTMENT
B-004 | 145M2

ENTRANCE	1.10
M.B.ROOM	3.95 X 4.42
B.ROOM	3.70 X 3.44
BATH	2.50 X 1.80
B.ROOM	3.16 X 3.60
KITCHEN	2.08 X 2.78
W.C	1.20 X 2.08
ENTRANCE	3.40 X 3.90
RECEPTION	3.61 X 4.90
GARDEN	20.00 X 2.00

FLOOR PLANS

TYPE B

APARTMENT

B-005 | 100M2



W.C	2.40 X 1.00
KITCHEN	2.50 X 2.40
ENTRANCE	1.18
RECEPTION	6.30 X 3.70
BATH	1.60 X 2.30
ENTRANCE	1.18
M.B.ROOM	3.50 X 3.60
B.ROOM	3.50 * 3.50
GARDEN	5.50X7.20

GROUND FLOOR TYPE { B }



APARTMENT
B-006 | 50M2

BATH	1.80 X 1.60
M.B.ROOM	3.50 X 3.60
RECEPTION	3.50 * 3.50
GARDEN	5.50 X 5.50

ضَاحِيَة RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا

FLOOR PLANS

TYPE B

TYPICAL FLOOR TYPE { B }

FEEL THE PRIVACY & BEAUTY ALL AROUND, WHILE FEATURING A SPACE TO ENJOY OUTDOOR ACTIVITIES AND ACCESS TO EVERYTHING YOU NEED FROM THE COMMERCIAL ZONE & COMMUNITY CENTER.



ضَاحِيَة RESIDENCE

الْحَيَاةُ .. بِتَفَاصِيلِهَا

FLOOR PLANS

TYPE B

APARTMENT

B-101 | 120M2

WC	1.00.
KITCHEN	2.40 X 2.50
ENTRANCE	1.18
RECEPTION	3.70 X 6.30
TERRACE	3.70 X 1.50
ENTRANCE	1.18
BATH	2.30 X 1.60
B.ROOM	3.50 X 5.00
M.B.ROOM	3.50 X 3.60
TERRACE	1.60 X 1.50



TYPICAL FLOOR TYPE { B }



APARTMENT
B-102 | 120M2

WC	1.00.
KITCHEN	2.40 X 2.50
ENTRANCE	1.18
RECEPTION	3.70 X 6.30
TERRACE	3.70 X 1.50
ENTRANCE	1.18
BATH	2.30 X 1.60
B.ROOM	3.50 X 5.00
M.B.ROOM	3.50 X 3.60
TERRACE	1.60 X 1.50

FLOOR PLANS

TYPE B

APARTMENT

B-103 | 170M2

TERRACE	3.80 X 1.50
RECEPTION	3.80 X 8.68
W.C	2.38 X 1.20
ENTRANCE	1.30.
KITCHEN	2.38 X 2.78
B.ROOM	3.46 X 3.60
BATH	1.80 X 2.20
B.ROOM	3.44 X 4.70
ENTRANCE	1.10.
M.B.ROOM	3.95 X 4.00.
BATH	1.80 X 1.80
DRESSING	2.05 X 1.80



TYPICAL FLOOR TYPE { B }



APARTMENT
B-104 | 170M2

TERRACE	3.80 X 1.50
RECEPTION	3.80 X 8.68
W.C	2.38 X 1.20
ENTRANCE	1.30.
KITCHEN	2.38 X 2.78
B.ROOM	3.46 X 3.60
BATH	1.80 X 2.20
B.ROOM	3.44 X 4.70
ENTRANCE	1.10.
M.B.ROOM	3.95 X 4.00.
BATH	1.80 X 1.80
DRESSING	2.05 X 1.80

FLOOR PLANS

TYPE B

APARTMENT

B-105 | 120M2



WC	1.00.
KITCHEN	2.40 X 2.50
ENTRANCE	1.18
RECEPTION	3.70 X 6.30
TERRACE	3.70 X 1.50
ENTRANCE	1.18
BATH	2.30 X 1.60
B.ROOM	3.50 X 5.00
M.B.ROOM	3.50 X 3.60
TERRACE	1.60 X 1.50

TYPICAL FLOOR TYPE { B }



APARTMENT
B-106 | 120M2

WC	1.00.
KITCHEN	2.40 X 2.50
ENTRANCE	1.18
RECEPTION	3.70 X 6.30
TERRACE	3.70 X 1.50
ENTRANCE	1.18
BATH	2.30 X 1.60
B.ROOM	3.50 X 5.00
M.B.ROOM	3.50 X 3.60
TERRACE	1.60 X 1.50

RESIDENCE ضَاحِيَةٌ

THIS MASTER-PLANNED COMMUNITY REFLECTS ALOULA'S COMMITMENT TO QUALITY, INNOVATION, AND SUSTAINABLE DEVELOPMENT. WITH CAREFULLY LAID-OUT STREETS, GREEN LANDSCAPES, AND CONTEMPORARY ARCHITECTURE, DAH7YA IS MORE THAN JUST A PLACE TO LIVE—IT IS A PLACE TO BELONG.

CHOOSE A LIFE OF BALANCE. CHOOSE " ضاحيـة ".

AMENITIES



OUTDOOR KIDS AREA



CLUB HOUSE



SPORTS AREA

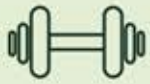


BARBECUE AREA



ELECTRIC CHARGEING SERVICE

◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



OPEN AIR GYM



CENTRAL PARK



OUTDOOR CINEMA



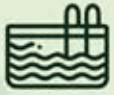
JOGGING TRACK



HEALTH CARE FACILITES



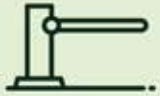
BICYCLE LANE



SWIMMING POOLS



SECURITY CCVT 24 \ 7



COMMUNITY GATES

OPEN AIR GYM





◇Elegance, innovation, and comfort—crafted for your lifestyle◇


AIRFIT
AIRFIT

KID'S ZONES



◇Elegance, innovation, and comfort—crafted for your lifestyle◇



EV CHARGE STATION





◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇



OUTDOOR CINEMA



◇Elegance, innovation, and comfort—crafted for your lifestyle◇



SECURITY SERVICE



◇Elegance, innovation, and comfort—crafted for your lifestyle◇


SECURIT

BARBECUE AREA





ضَاحِيَة RESIDENCE

JOGGING TRACK





RESIDENCE

CLUB HOUSE



◇Elegance, innovation, and comfort—crafted for your lifestyle◇


SMART
CONVENIENCE

BICYCLE LANE



◇Elegance, innovation, and comfort—crafted for your lifestyle◇



UNDERGROUND PARKING



◇Elegance, innovation, and comfort—crafted for your lifestyle◇


Vergiftungsgefahr
Motor abstellen

ضَاحِيَةٌ

RESIDENCE

PROJECT BY

aloula Developments

◇ELEGANCE, INNOVATION, AND COMFORT—CRAFTED FOR YOUR LIFESTYLE◇

//25
WEST/CAIRO

WHERE VISION /LEADS

AT **AL-OULA DEVELOPMENTS**, WE DON'T JUST BUILD HOUSES — WE SHAPE LIFESTYLES WHERE FAMILIES CAN TRULY THRIVE. FROM TRANQUIL COMMUNITIES TO SMART URBAN DESIGNS ACROSS WEST CAIRO, EVERY PROJECT IS CRAFTED TO FIT SEAMLESSLY INTO YOUR MODERN LIFE.

EST - 2015

