By Al Diwan™

2025

Alamein VILLAR

ABOUT *Al* Diwan™



AL DIWAN IS A DISTINGUISHED REAL ESTATE DEVELOPER DEDICATED TO CRAFTING HOMES THAT CELEBRATE TRADITION, EMBODY PRESTIGE, AND REDEFINE LUXURY.

WE DESIGN PLACES THAT SPEAK BEFORE YOU EVEN SET FOOT INSIDE. PLACES THAT ARE BOTH ANCIENT AND INEVITABLE.

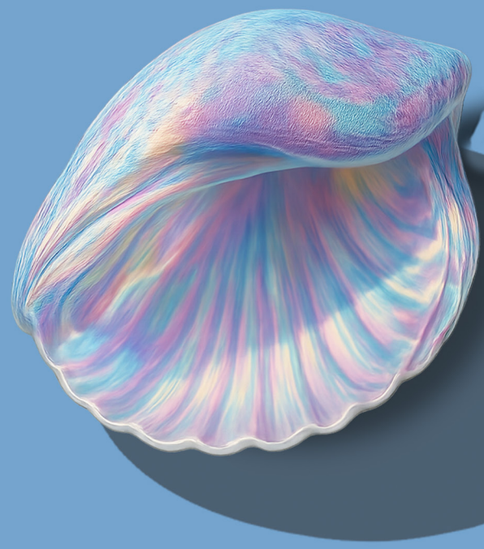
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A COUNCIL BEYOND TIME

AT AL DIWAN, WE DO NOT SIMPLY BUILD SPACES—WE SUMMON THEM INTO EXISTENCE. WE CREATE PLACES THAT HAVE HISTORY BEFORE THEY HAVE INHABITANTS, WHERE ECHOES OFTHE PAST MEET THE RHYTHM OF TOMORROW.

A SEAT *for* THE FEW

THE SPACE SPEAKS TO THOSE WHO LISTEN TO A LIFE BEYOND WORDS. 2025

Alamein
VILLAR



VILLAR
Alamein

ALDIWAN.COM.EG

THE SPACE SPEAKS TO THOSE WHO LISTEN
TO A LIFE BEYOND WORDS.



Flamenco

THAT'S THE POINT. THE REAL TREASURE
ISN'T PLACED IN FRONT OF YOU

OVER TIME, THESE MOMENTS ADD UP.
YOU BEGIN TO SEE YOURSELF DIFFERENTLY

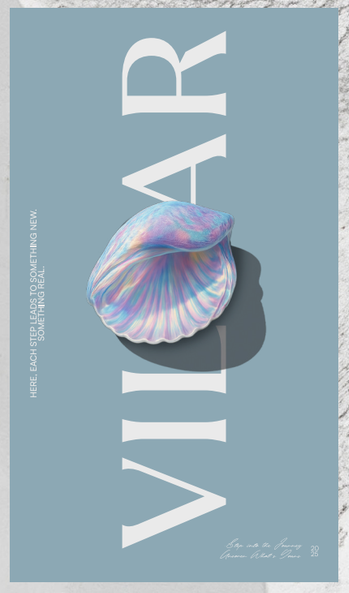
What You Find, You BecomeThis place doesn't hand you meaning. It gives you the space to find it.

Like the shell shaped by the pulse of the ocean, the layout isn't static it reflects motion and life

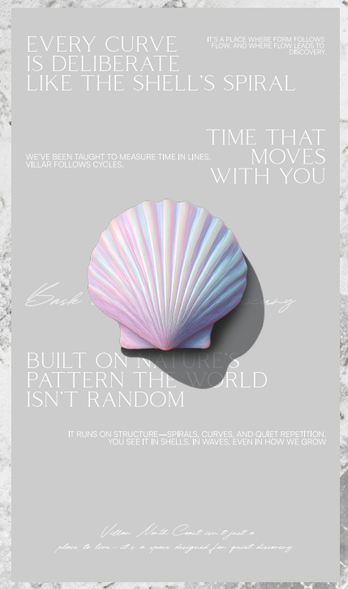
VILLAR ISN'T JUST BUILT IT'S
SHAPED, SLOWLY

AND PURPOSEFULLY, BY THE SAME
RHYTHM THAT SHAPES US ALL.



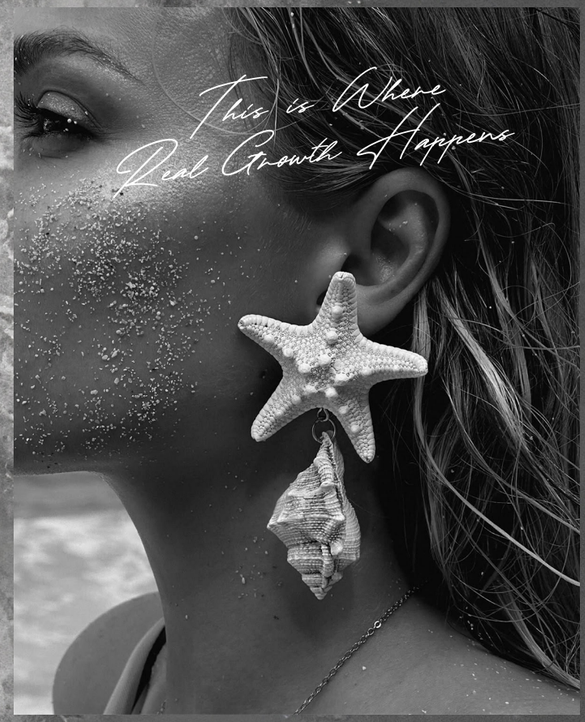






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IT'S STRONG, YET OPEN. HERE, VULNERABILITY
BECOMES STRENGTH, AND MOTION BECOMES
MEANING.



LIKE THE SEA SHELL, VILLAR HOLDS
SPACENOT TO SHUT THE WORLD OUT,
BUT TO ALLOW GROWTH WITHIN



Alamein

VILLAR

VILLAR IN THE HEART OF NEW ALAMEIN, ONE OF EGYPT'S MOST BEAUTIFUL DESTINATIONS. IT IS STRATEGICALLY LOCATED IN THE MOST PREMIUM LOCATION.

THE EXPERIENCE



A Shell to Call Home.

STEP INTO A WORLD WHERE EVERY DAY FEELS LIKE A GETAWAY. AT VILLAR, LIFE MOVES AT YOUR PACE — RELAXED, REFINED, AND DEEPLY CONNECTED TO NATURE.

FROM SWIMMABLE LAGOONS AND PRIVATE POOLS TO VIBRANT BAR LOUNGES, WELLNESS SANCTUARIES, AND ACTIVE SPORTS SPACES, EVERY CORNER IS DESIGNED TO ELEVATE YOUR EVERYDAY. IT'S NOT JUST A PLACE TO LIVE — IT'S A WAY OF LIFE. THOUGHTFUL, EFFORTLESS, AND EXCLUSIVELY YOURS.



BENEATH THE SURFACE,
WHERE POTENTIAL LIVES.

RESIDENTIAL
COMMERCIALL
HOTEL

UNITS
2702

UNIT AREAS
56 M² TO 145 M²

FLOORS
10 TO 13

VIEWS

LAKE
CRYSTAL LAGOON
MEDITERRANEAN SEA

DELIVERY
3.5 YEARS

LISTEN BY FEELING
NOT EVERYTHING WORTH
HEARING IS LOUD.

Alamein

IT LETS YOU FEEL YOUR WAY THROUGH YOU
DON'T NEED NOISE TO UNDERSTAND A PLACE

THE HOMES HERE ARE NOT JUST PLACES TO DWELL,
BUT SPACES IN HARMONY WITH THE RHYTHM OF THE
UNIVERSE ITSELF.



LANDSCAPE

VILLAR'S LANDSCAPE VISION, CREATED WITH THE EXPERTISE OF DIESTADT, KNOWN FOR ITS FOCUS ON SUSTAINABILITY, HRZN, WHICH SPECIALIZES IN SEAMLESSLY INTEGRATING NATURE INTO

URBAN ENVIRONMENTS, AND NARA STUDIOS, RENOWNED FOR TRANSFORMING IDEAS INTO VIVID REALITY, ZAHRA PROMISES A UNIQUE BLEND OF NATURE AND INNOVATION.

8%

FOOTPRINT

92%

GREENERY AND WATER FEATURES



WATER PROMENADE

THE WATER PROMENADE IS THE BEATING HEART OF VILLAR, EXTENDING ALL THE WAY TO THE BEACH.

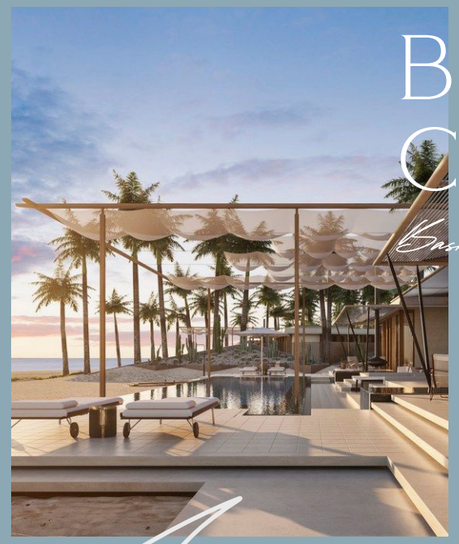
HERE, YOU'LL FIND A HUB OF ACTIVITY, INCLUDING WATER SPORTS, RETAIL SHOPPING, DELECTABLE DINING OPTIONS, NIGHTLIFE ENTERTAINMENT, AND A TOP-NOTCH LIFESTYLE HOTEL. SPEND YOUR DAYS AND LATE NIGHTS AT THIS UNIQUE DESTINATION.

MEDITATION CENTER

RESTAURANTS AND CAFES

RETAIL SHOPS

KIDS AREA

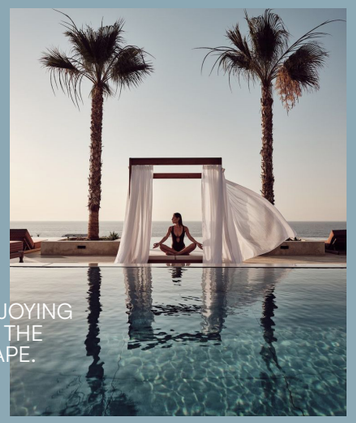


BEACH CLUB HOUSE

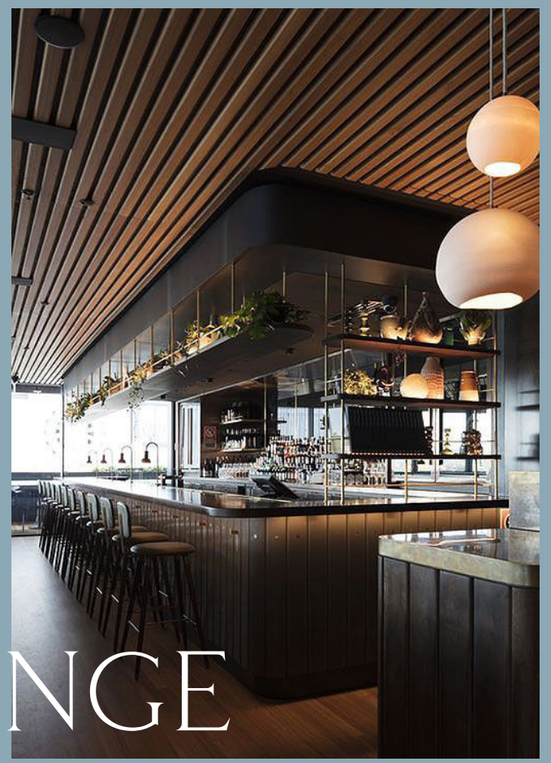
Back in Quiet Luxury

Alamein

YOUR PRIVATE SLICE OF COASTAL BLISS. DESIGNED FOR LAID-BACK LUXURY, IT'S WHERE BAREFOOT MORNINGS MEET GOLDEN-HOUR GATHERINGS.



WHETHER YOU'RE SIPPING A COOL DRINK BY THE INFINITY POOL, ENJOYING A BREEZY BRUNCH WITH FRIENDS, OR JUST SOAKING IN THE SUN TO THE SOUND OF WAVES, THE BEACH CLUBHOUSE IS YOUR EVERYDAY ESCAPE.

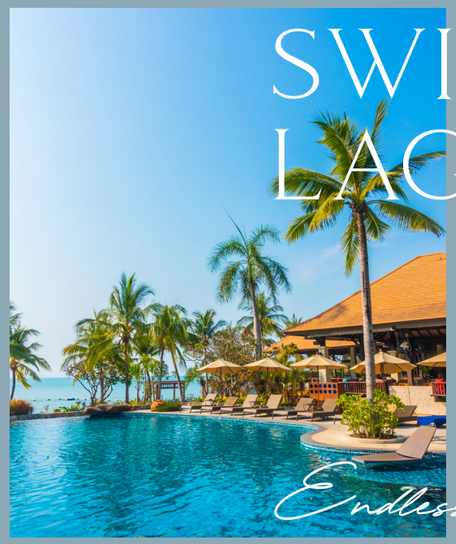


BAR LOUNGE

WHERE THE MOOD SHIFTS AND THE NIGHT BEGINS. SOPHISTICATED YET RELAXED, IT'S YOUR GO-TO FOR CRAFTED COCKTAILS, SMOOTH TUNES, AND EFFORTLESS CONVERSATIONS.

Sip Into the Moment

WHETHER YOU'RE UNWINDING AFTER A SUN-SOAKED DAY OR STARTING YOUR EVENING IN STYLE, THE BAR LOUNGE BLENDS COASTAL CHARM WITH MODERN FLAIR.

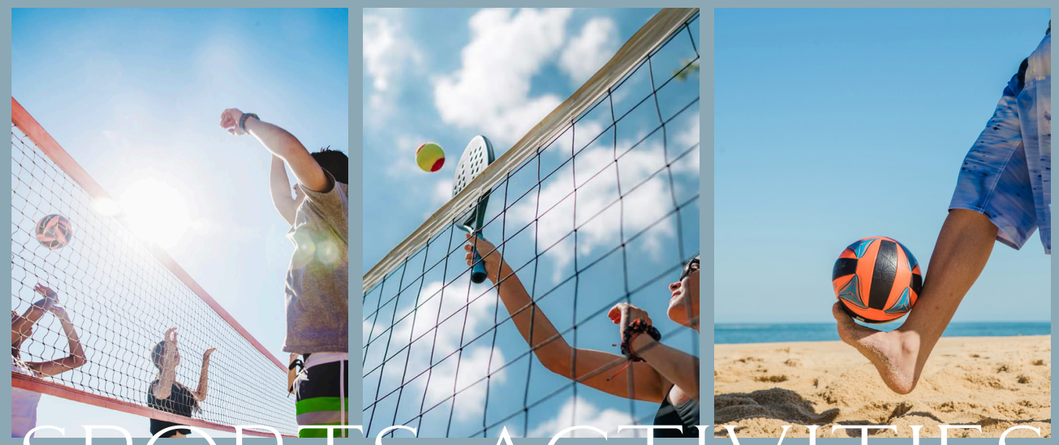


SWIMMABLE LAGOONS

Endless Blue Escape

CAREFULLY CRAFTED TO PROVIDE CRYSTAL-CLEAR SEAWATER BENEATH OPEN BLUE SKIES AND LUSH TROPICAL SURROUNDINGS, THE 21,000 SQUARE-METER LAGOONS OFFER A SERENE, RESORT-LIKE EXPERIENCE. DESIGNED WITH INTENTION AND PRECISION, THEY INVITE YOU INTO A WORLD WHERE TRANQUILITY FLOWS EFFORTLESSLY.

THOUGHTFULLY INTEGRATED INTO THE LANDSCAPE, THESE EXPANSIVE LAGOONS BRING THE ESSENCE OF RESORT LIVING TO YOUR EVERYDAY — CALM, REFRESHING, AND EFFORTLESSLY LUXURIOUS.



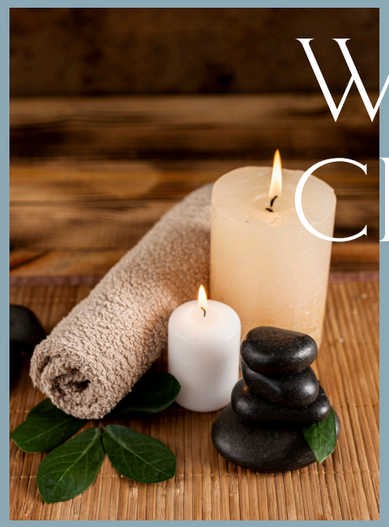
SPORTS ACTIVITIES

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PASS THE TIME & ENJOY YOUR FAVORITE SPORTS AT OUR VERY OWN SPORTS CLUB, OR THROUGHOUT VILLAR, WITH A VARIETY OF ACTIVITIES PROVIDED TO ENRICH YOUR LIFESTYLE.

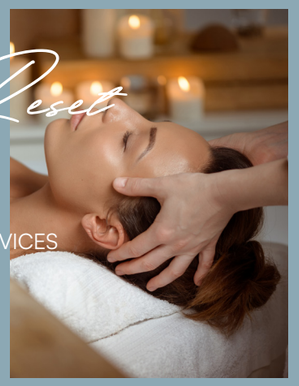
Wellness in Action.

WELLNESS CENTER



RECHARGE AND REJUVENATE AT OUR VERY OWN WELLNESSCENTER, WITH THE LATEST EQUIPMENT AND SERVICES THAT ENSURE YOU DON'T MISS OUT ON YOUR REGULAR FITNESS & SELF-CARE ROUTINE.

Your Daily Reset



WHERE STATE-OF-THE-ART FACILITIES AND THOUGHTFUL SERVICES SUPPORT YOUR FITNESS AND SELF-CARE JOURNEY.

a Space where the Hidden Beauty


Alamein
VILLAR
MARINA 8
1 MIN AWAY
MARINA 4
1 MIN AWAY
KILO 100
ALEXANDRIA - MARSA MATROUH RD
ALEXANDRIA 40 MIN
NEW ALAMIEN
WADI EL NATRUN - EL ALAMEIN RD
CAIRO 180 MIN

LOCATION

Where Geometry Meets Evolution

Elevate Your Routine

LIKE THE SEA SHELL, VILLAR HOLDS SPACE NOT TO SHUT THE WORLD OUT, BUT TO ALLOW GROWTH WITHIN

Villar helps you notice things you might have missed.

INTERIOR DESIGNS









Step into the Journey. Uncover What's Yours.



Built on Nature's Pattern

Alamein

THE WORLD ISN'T RANDOM. IT RUNS ON STRUCTURE SPIRALS, CURVES, AND QUIET REPETITION.

YOU SEE IT IN SHELLS, IN WAVES, EVEN IN HOW WE GROW. VILLAR FOLLOWS THIS SAME RHYTHM

THE DESIGN RESPECTS HOW PEOPLE MOVE AND LIVE. BUILDING A FLOW THAT FEELS NATURAL AND OPEN. IT'S NOT RIGID. IT EVOLVES WITH YOU.

PROJECT MASTERPLAN

A SUBLIME BALANCE OF FUNCTION AND FORM IN VILLAR NORTH COAST.



Evolve Beyond. Find Your Pearl.





DESIGN CONCEPT

COMMERCIAL BUILDING

B.U.A = 10,681 M2

TYPE A

B.U.A = 68,324 M2

TYPE B

B.U.A = 26,703 M2M2

TYPE C

B.U.A = 38,640 M2

TYPE D

B.U.A = 12,000 M2

TYPE D1

B.U.A = 14,112M2

TYPE D2

B.U.A = 13,520 M2

Not Just a Home, a Pattern for Life



CHALETS LAYOUT



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GROUND FLOOR PLAN



TYPE B



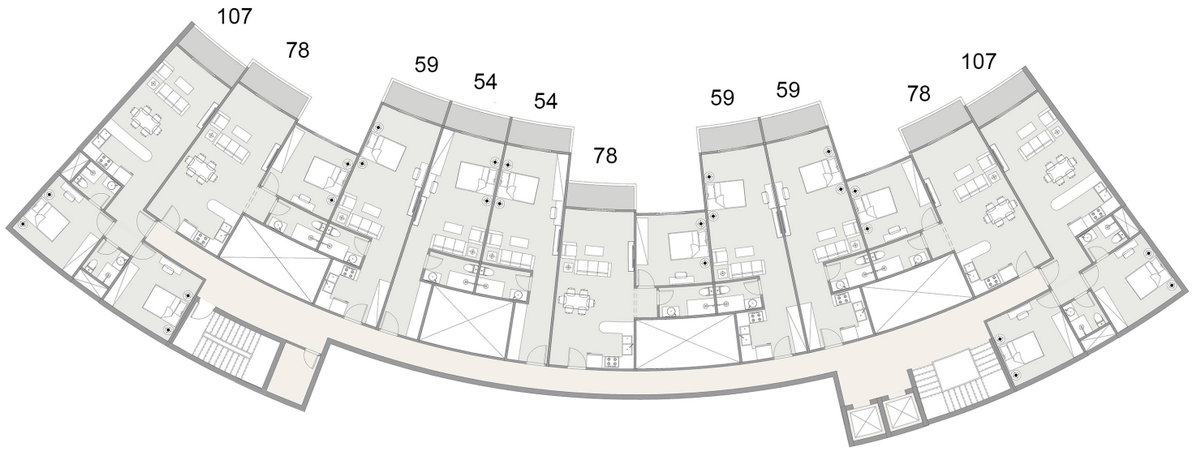
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GROUND FLOOR PLAN



TYPE A

TYPE C



GROUND FLOOR PLAN



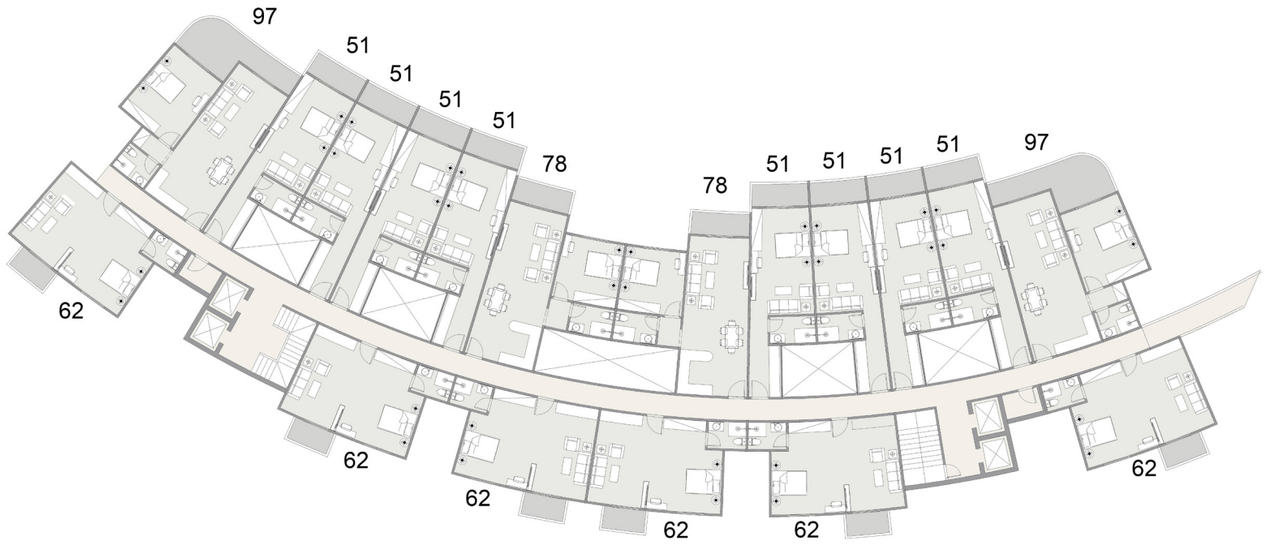
TYPE D



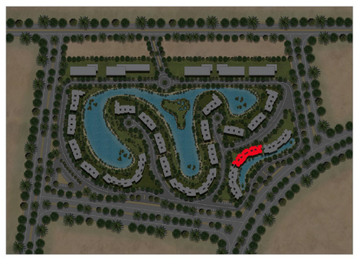
GROUND FLOOR PLAN



TYPE D1



GROUND FLOOR PLAN



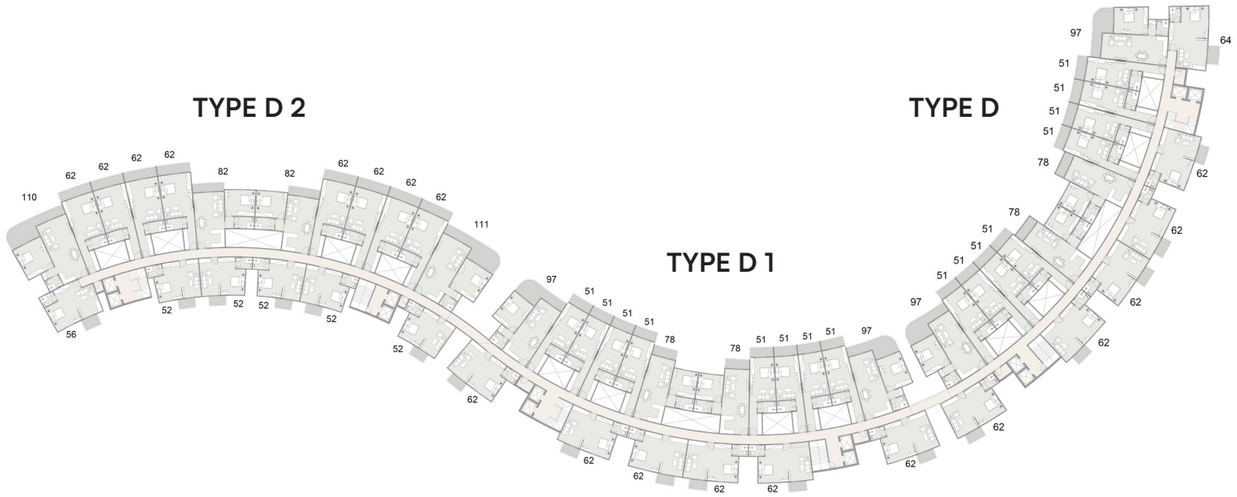
TYPE D2



GROUND FLOOR PLAN



TYPE D - D1 - D2



GROUND FLOOR PLAN



UNVEIL YOUR ESSENCE
LET THE PEARL SHINE.

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Alamein

VILLAR

MISR DEVELOPMENT | lagalassia