

LIFE IN DETAIL

LIFE IN COLOR

WEST  
WOODS<sup>TM</sup>

LA

LIFE LOUVERS

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# LIFE LOUVERS



# LIFE LOUVERS

Life Louvers brings a fresh perspective to the world of real estate innovation.

Our work revolves around designing spaces that transcend conventional boundaries, offering residents an immersive environment where they can indulge in the full spectrum of life's experiences all at once.

With a commitment to creating environments that are not just homes but integrated lifestyle hubs, Life Louvers is redefining modern living by integrating every facet of life seamlessly into their spaces.

LI

IMMERSIVE COMMUNITIES





# ABOUT

LIFE IN COLOR. LIFE IN DETAIL

# WEST WOODS™



# WEST WOODS™

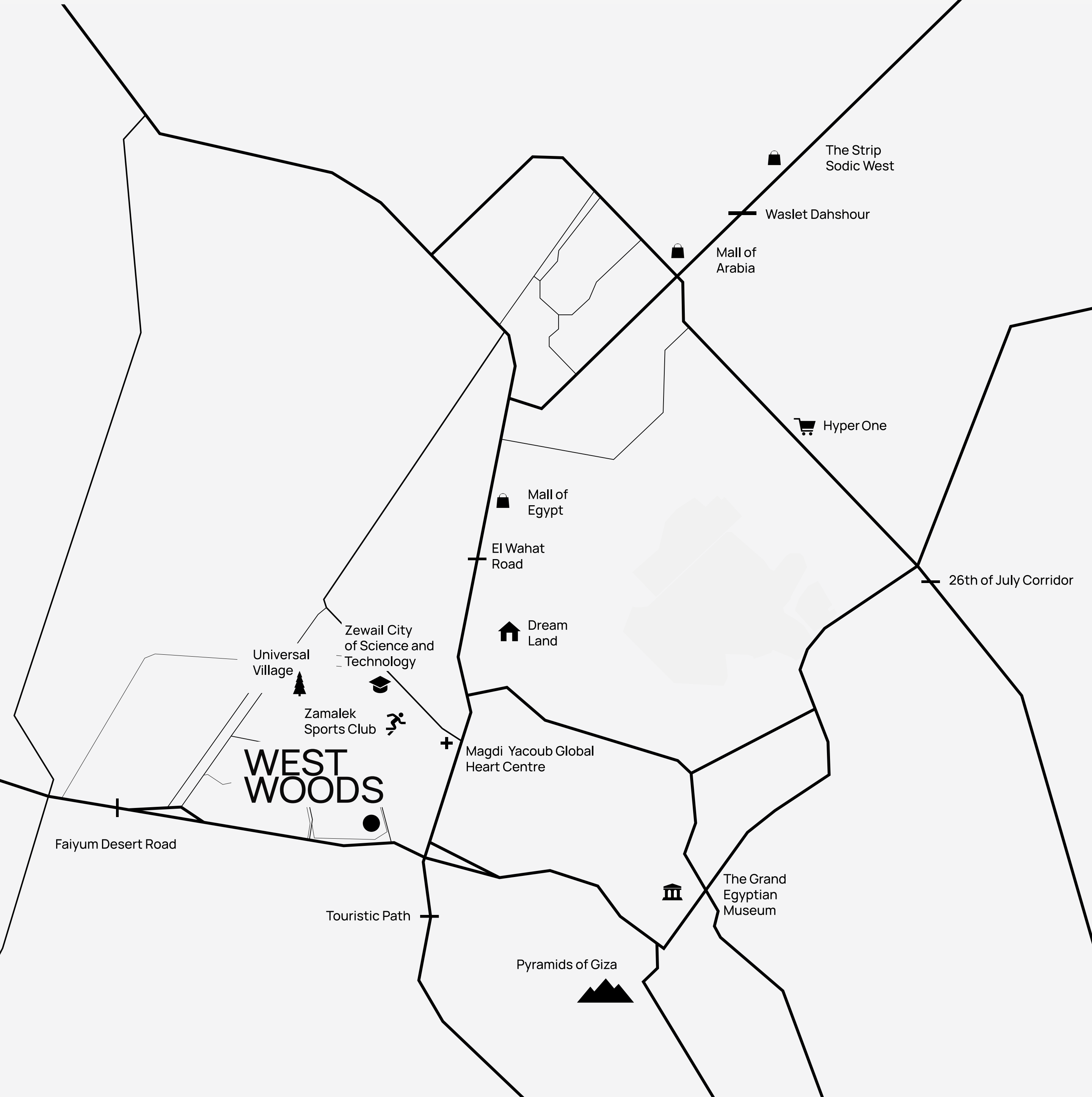
West Woods, an exquisite residential project by the visionary real estate developer Life Louvers, lies within the walls of Sun Capital in 6th of October.

This remarkable enclave offers more than just homes; it presents a lifestyle of serenity and grandeur. With stunning views that extend to the majestic Giza pyramids, West Woods creates a blissful setting where residents can bask in the awe-inspiring beauty of Egypt's iconic landmarks from the comfort of their own home.

LIFE IN COLOR









LIFE IN DETAIL





# LOCATION

West woods is surrounded by several main roads and centers like Fayoum Road, Oasis Road, Ring Road and July 26 Axis and is located only minutes away from several landmarks and hotspots.

	Pyramids of Giza	2 min
	The Grand Egyptian Museum	4 min
	Dream Land	5 min
	Mall of Egypt	8 min
	Mall of Arabia	18 min
	Touristic path	1 min
	Sheikh zayed entrance	12 min
	5th settlement	35 min



# THE DESTINATION

Nestled within Sun Capital, West Woods offers an unparalleled living experience. Situated at a focal location, this exclusive community provides not only a luxurious lifestyle but also an awe-inspiring view of the iconic Great Pyramids. The juxtaposition of modern living with the ancient wonder of the pyramids creates an enchanting atmosphere that is truly unique. Residents of West Woods have the pleasure of waking up to this remarkable sight every day, as well as enjoying the convenience of being within a thriving residential compound.





# FACILITIES AND SERVICES



LAVISH SPA - STATE-OF-THE-ART GYM - MEETING ROOMS



# CLUB HOUSE

West Woods redefines community living with its expansive clubhouse on an area of 51500 m<sup>2</sup>, where luxury and convenience converge. Offering a lavish spa, state-of-the-art gym, spacious meeting rooms, and a plethora of amenities, it's a hub where residents indulge in wellness, fitness, and endless opportunities for connection and leisure.



# SPORTS FACILITIES

West Woods boasts integrated facility for a multitude of sports. From padel and basketball courts to handball, squash, and even football fields, residents can indulge in their athletic passions right within the community, all while enjoying a dedicated kids' playground and scenic running tracks.

PADEL - BASKETBALL - HANDBALL - SQUASH - FOOTBALL - RUNNING TRACKS





# SWIMMING POOLS

West Woods offers a refreshing escape with its multiple pools designed to cater to both adults and children. Whether you seek a tranquil swim or a fun-filled family day in the water, these meticulously crafted pools provide the perfect aquatic sanctuary for residents of all ages.

FOR ALL AGES

AQUATIC SANCTUARY





# CONCIERGE SERVICE

At West Woods, residents' comfort and convenience take center stage with our dedicated concierge service, from arranging reservations to ensuring your needs are met.



RESIDENT COMFORT



SPACIOUS UNDERGROUND PARKING - AMPLE PARKING - A STRESS FREE-PARKING EXPERIENCE



The epitome of convenience, featuring spacious underground parking facilities catering not only to its residential community, but also to the bustling commercial mall within the compound. With ample parking for both residents and shoppers, West Woods ensures a seamless and stress-free experience for all.

# UNDERGROUND PARKING



# GARBAGE CHUTES

Boasting modern amenities, including convenient garbage chutes, West Woods ensures residents enjoy a hassle-free and hygienic living experience. These practical facilities exemplify the commitment to comfort and convenience that West Woods offers its residents.





FULLY-EQUIPPED MALL - LIFESTYLE HUB - DINING OPTIONS - ENTERTAINMENT VENUES



# MALLS

West Woods is redefining modern living by offering its residents the luxury of having a vibrant and fully-equipped mall right at their doorstep. With a diverse range of shops, dining options, and entertainment venues, the mall creates a dynamic and convenient lifestyle hub within the compound.



ON-SITE PHARMACY



West Woods thoughtfully caters to the well-being of its residents by providing the convenience of an on-site pharmacy. This essential service ensures that residents have easy access to healthcare necessities, adding an extra layer of comfort and peace of mind to their daily lives.

# PHARMACY



# ADMIN BUILDING

West Woods goes beyond mere housing and introduces administrative buildings that serve as a central hub for residents' needs. These facilities provide a range of essential services, from property management to community events coordination, fostering a sense of organization and community cohesion within the compound.

CENTRAL HUB - EVENTS COORDINATION - COMMUNITY EVENTS





ELECTRIC GATES - ACCESS CARD SYSTEMS - PROTECTED ENVIRONMENTS



# GATES

At West Woods, security and accessibility are paramount, evident through the installation of electric gates and double-height entrances equipped with access card systems. These advanced security measures ensure not only a safe and protected environment, but also a seamless and stylish entry experience for residents and visitors alike.



# INTERNET & SATELLITE

West Woods is committed to providing residents with a seamless and technologically-advanced living experience. With a triple play system that encompasses Satellite TV, landlines, and high-speed Internet, residents can enjoy connectivity and entertainment without the hassle of multiple service providers, enhancing their quality of life within the compound.

TRIPLE PLAY SYSTEM



HIGH SPEED INTERNET



# SECURITY

West Woods prioritizes the safety and security of its residents by implementing state-of-the-art technology, including audio/video intercoms, extensive CCTV coverage, and a centralized security facility.



**SAFETY - INTERCOMS - CCTV COVERAGE - CENTRALIZED SECURITY**



RAPID RESPONSE - FIRE PREVENTION - SAFETY



Safety is paramount in West Woods and residents can enjoy the peace of mind that comes with an automated firefighting system. This state-of-the-art technology ensures rapid response and effective fire prevention measures, enhancing the overall safety of the community.

# AUTOMATED FIREFIGHTING



# PROJECT FRESHWATER RESERVOIR

West Woods places a premium on sustainability and self-sufficiency, exemplified by its project freshwater reservoir. This reservoir not only ensures a consistent and ample supply of freshwater for residents but also reflects the compound's commitment to environmental responsibility.





# INTERNATIONAL EDUCATION

West Woods is dedicated to providing top-notch education options for families, featuring an expansive 20-acre university campus along with two schools within the compound. This commitment to international education ensures that residents have access to world-class learning institutions right at their doorstep.



TOP-NOTCH EDUCATION - 20-ARCE UNIVERSITY - SCHOOLS



# FULLY FINISHED CORRIDORS

At West Woods, attention to detail and premium finishes extend to every corner of the compound, including the fully finished corridors. These well-illuminated and thoughtfully designed corridors add an extra touch of luxury and comfort to the living experience, reflecting the commitment to quality that defines West Woods.

TOUCH OF LUXURY



PREMIUM FINISHES



SPACIOUS - SECURE - ORGANIZED

# STORAGE SPACES

West Woods understands the importance of space and convenience, offering residents the added benefit of storage spaces. These storage areas provide a secure and practical solution for residents to keep their belongings organized and easily accessible, contributing to an uncluttered and stress-free living environment.



# LONGE BLACK

Longe Black, Egypt's finest business branding firm, played a pivotal role in shaping the identity and strategic vision of West Woods, bringing forth a truly distinctive concept.

With their expertise in branding and strategic thinking, Longe Black transformed abstract ideas into a concrete reality, infusing West Woods with a unique essence that sets it apart in the real estate landscape. They meticulously crafted a brand identity that captures the essence of modern luxury, seamlessly integrated with the tranquility of nature.

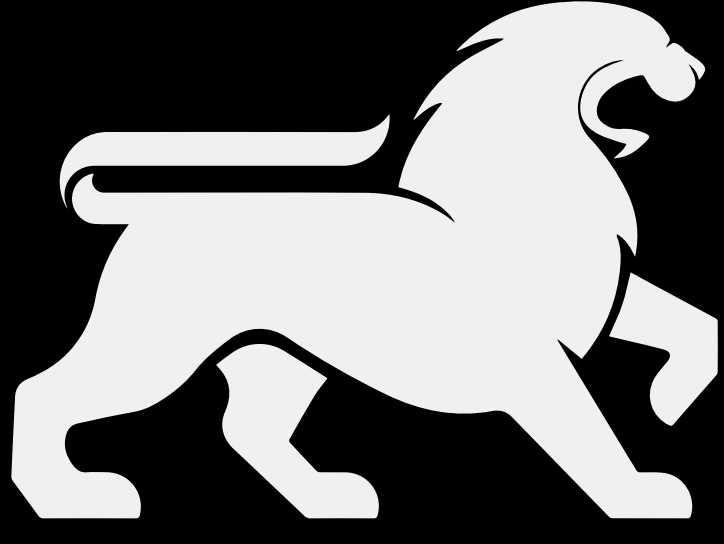
Through their strategic insights, they conceptualized a vision where residents could embrace a life of vibrancy and sophistication, while still enjoying the serenity of lush green landscapes and breathtaking views. The partnership with Longe Black has not only elevated the stature of West Woods but has also made it a testament to the power of visionary branding in redefining contemporary living.



# ARCHITECTURE



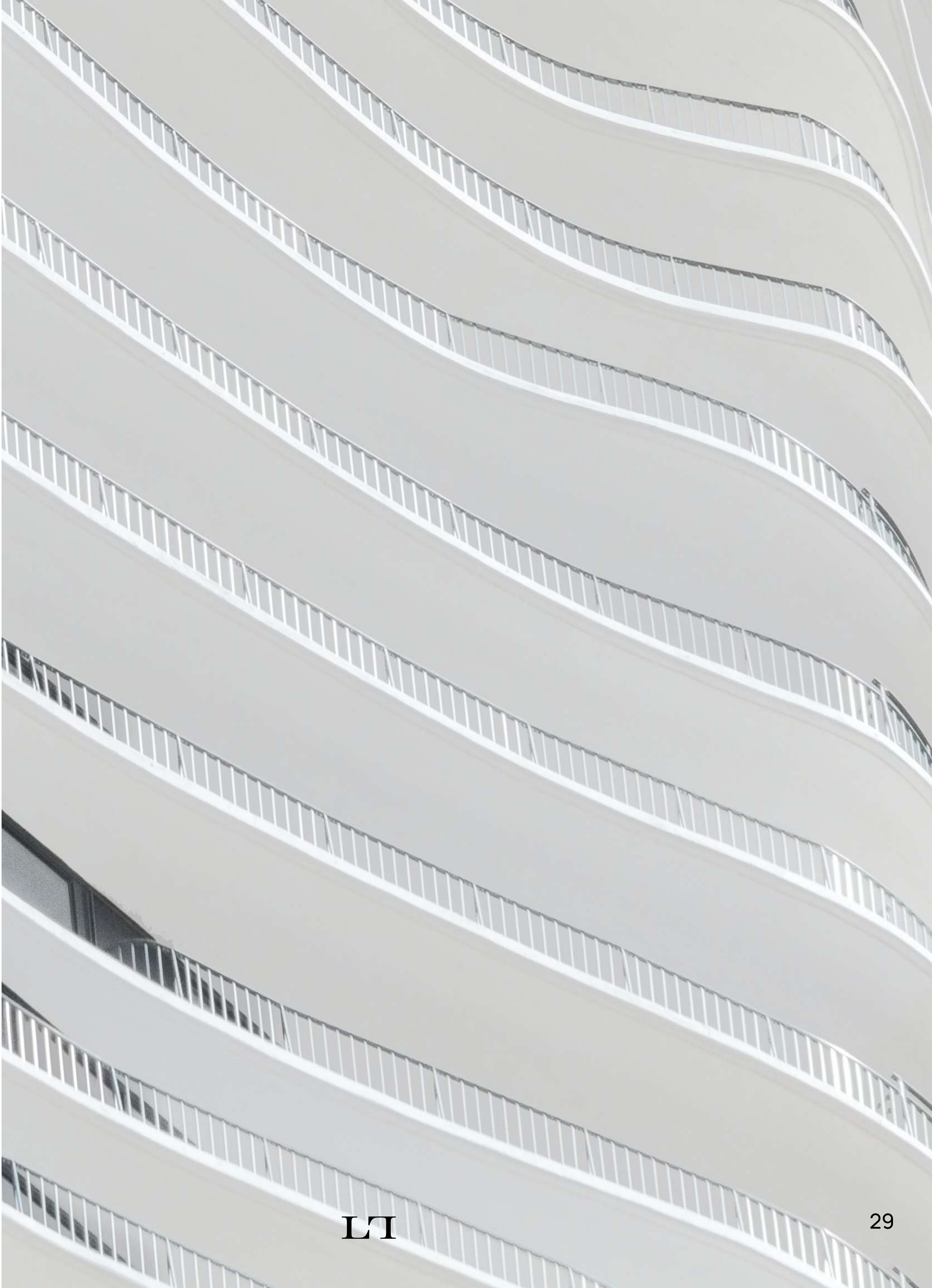




# Hany Saad Innovations™

Hany Saad, the renowned Egyptian architect, brings a touch of artistic brilliance to West Woods through his active involvement in the design of unit facades. His creative genius and commitment to joining aesthetics with functionality shine through in every detail. Saad's architectural vision adds a distinct and captivating character to the community, where each facade becomes a work of art in itself. His expertise and dedication ensure that the design not only appeals to the eye but also enhances the overall functionality and comfort of the living spaces.

ARTISTIC BRILLIANCE - AESTHETICS AND FUNCTIONALITY - COMFORT





# LANDSCAPE

The landscape at West Woods is nothing short of a masterpiece, offering a one-of-a-kind oasis of natural beauty. Lush greenery blankets the surroundings, creating a serene and refreshing environment that beckons residents to unwind and connect with nature. Towering trees, vibrant gardens, and meticulously landscaped pathways invite leisurely strolls and tranquil moments. The harmonious blend of verdant landscapes, modern architecture, and the breathtaking backdrop of the Great Pyramids makes West Woods a haven of aesthetic delight, where residents can revel in the splendor of both the natural world and human ingenuity. This unique and enchanting landscape transforms daily life into a serene retreat, offering a sanctuary amidst the bustling world beyond.

VERDANT LANDSCAPES



AESTHETIC DELIGHT



# WATER FEATURES

At West Woods, the enchantment of nature is further accentuated by carefully designed water features that breathe life into the surroundings. These captivating water elements are strategically placed throughout the community, serving as not just ornamental displays but as vital conduits to rejuvenate the natural environment.

These water features infuse a sense of tranquility and harmony, ensuring that West Woods is not just a place to live but a sanctuary where the interplay of water and nature revitalizes the spirit, offering residents an unparalleled connection with the environment.



# MASTERPLAN





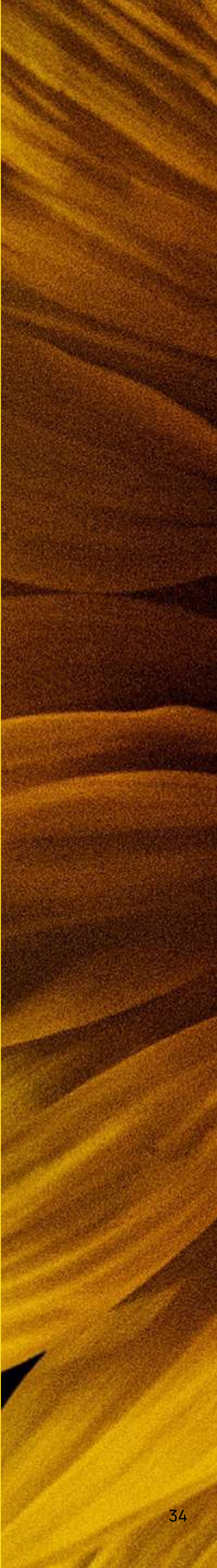


# MASTER PLAN

West Woods creates a blissful setting where residents can bask in the awe-inspiring beauty of Egypt's iconic landmarks from the comfort of their own home.



# UNINITYPES

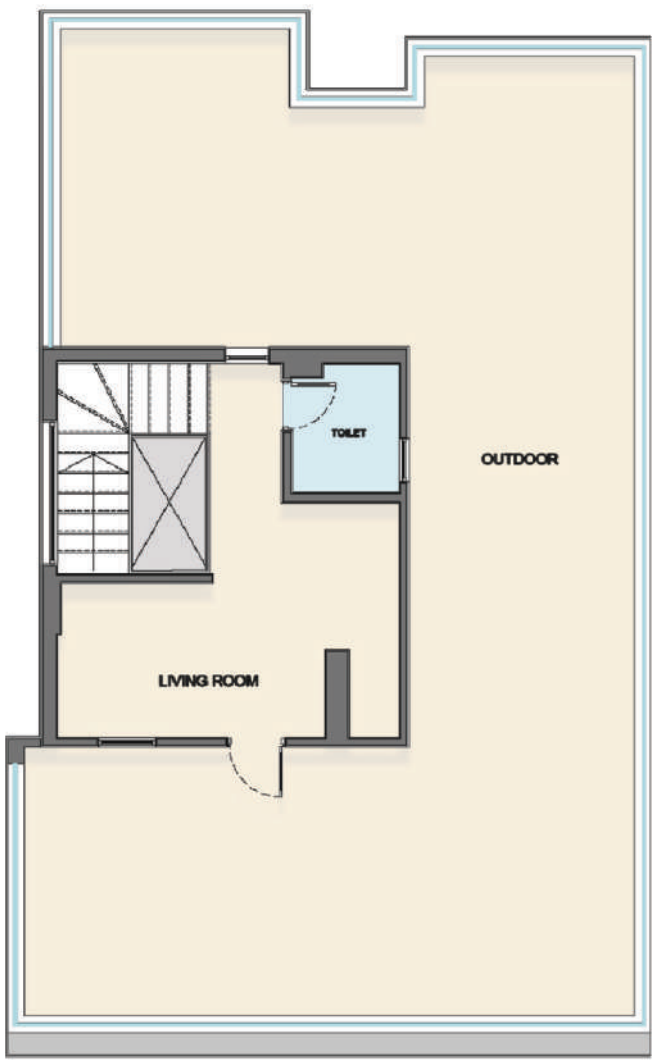






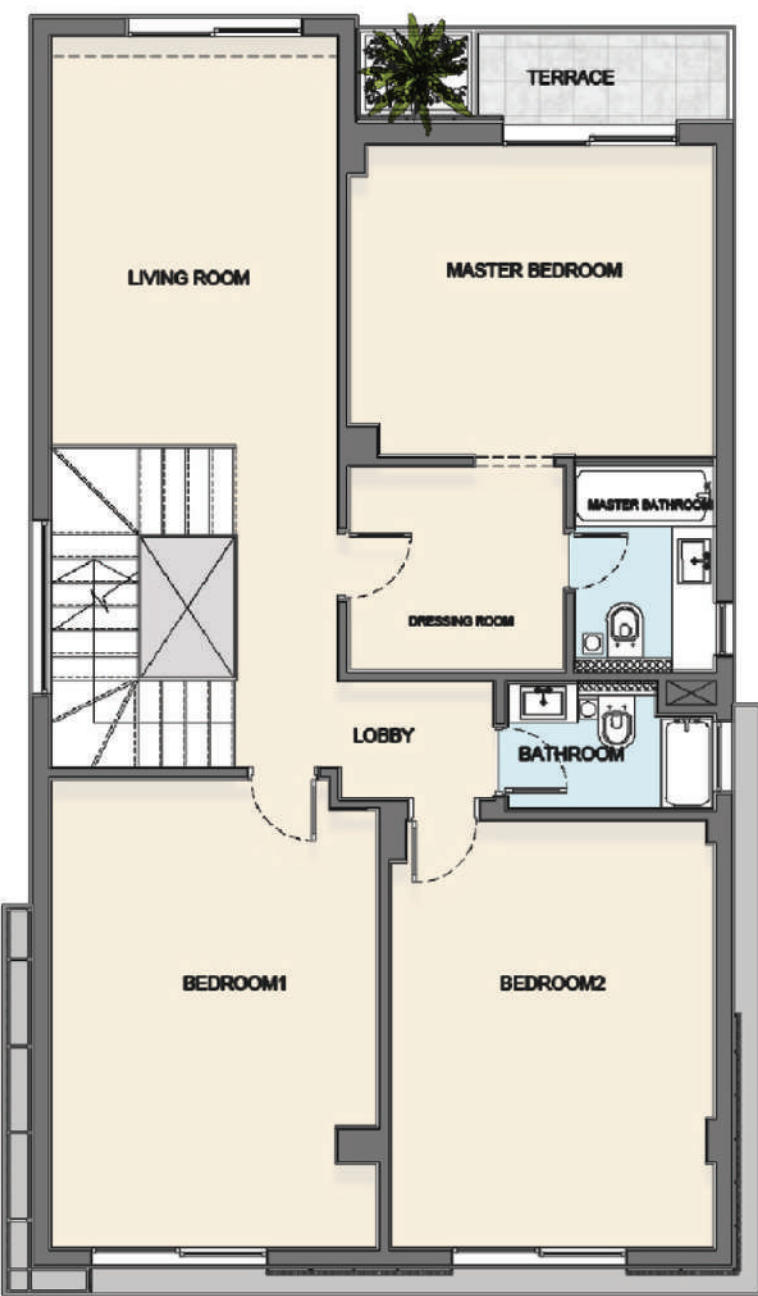
# STAND ALONE





### ROOF FLOOR

Living Room	4.80*2.20
Toilet	1.84*1.55
Outdoor	82.9



### FIRST FLOOR

Living Room	8.45*3.34
Master Bedroom	4.25*3.60
Bedroom 1	5.42*3.80
Bedroom 2	4.90*3.76
Master Bathroom	2.48*1.63
Bathroom	2.42*1.50
Dressing Room	2.49*2.36
Lobby 1	2.95*1.37
Terrace	2.96*1.04

### GROUND FLOOR GARDEN: 189.5 M<sup>2</sup>



Reception	5.08*4.05
Dinning	4.34*3.56
Kitchen	3.58*3.26
Toilet (1)	2.31*1.35
Toilet (2)	1.70*1.30
Toilet (3)	1.70*1.20
Lobby (1)	2.59*1.60
Lobby (2)	4.95*1.20
Lobby (3)	1.35*1.18
Lobby (4)	1.60*0.90

# STAND ALONE

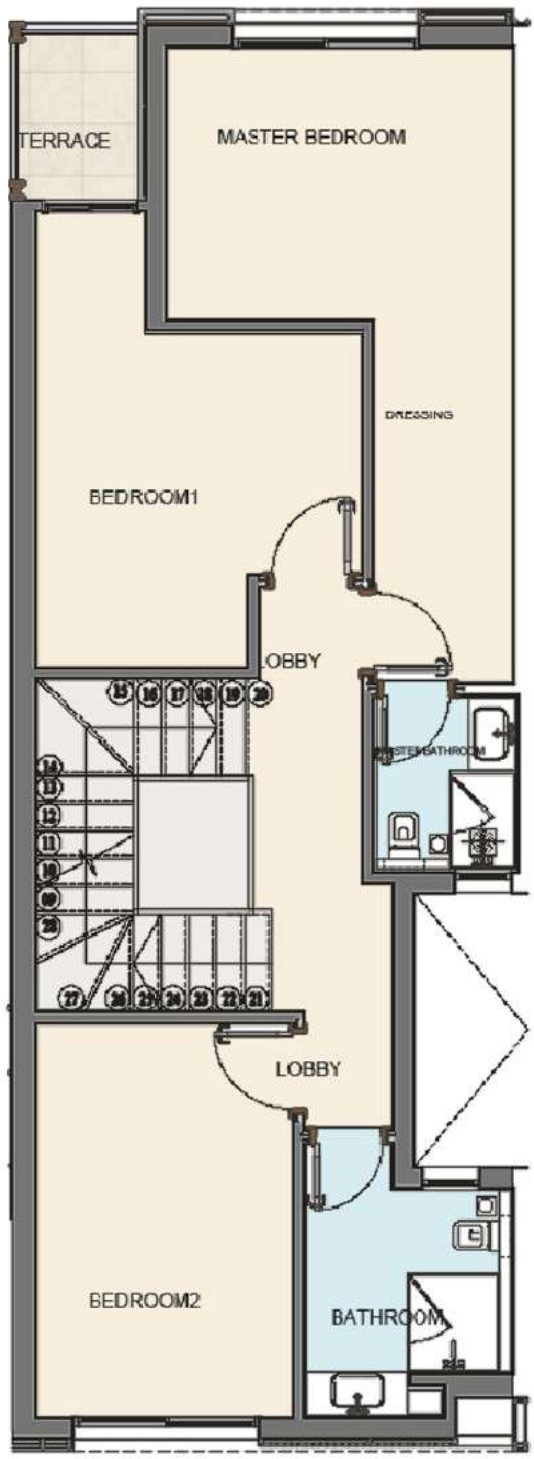
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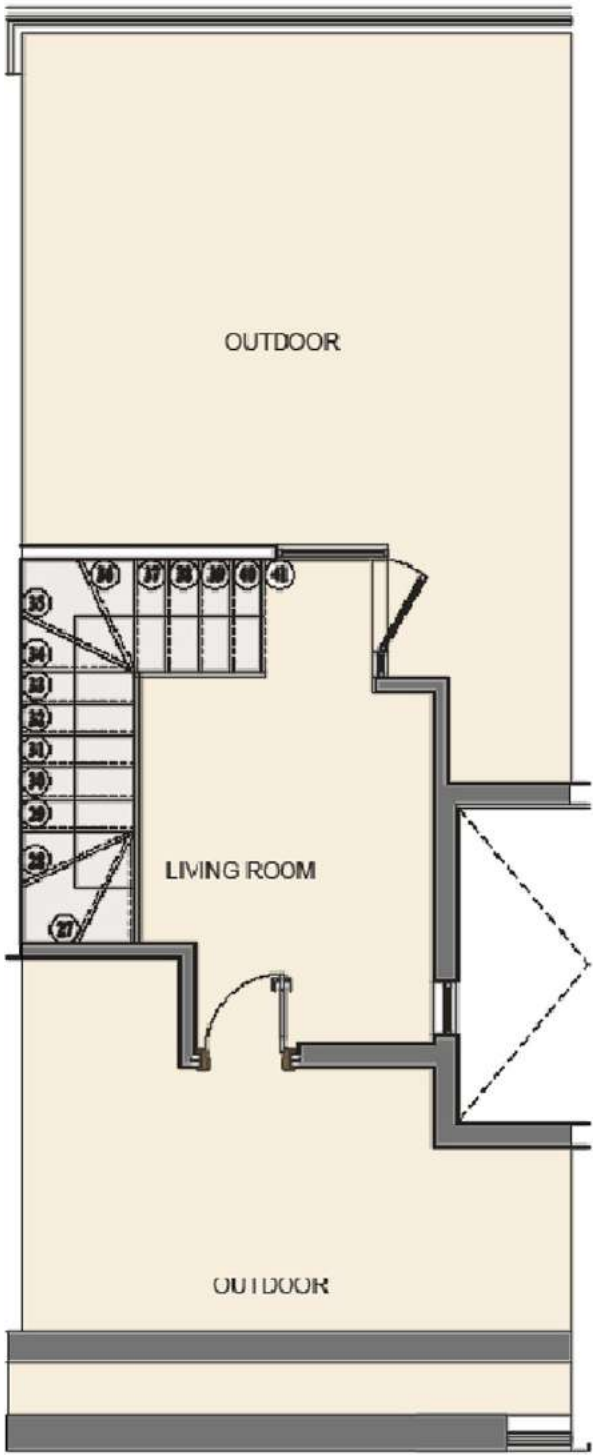
# TOWN HOUSE





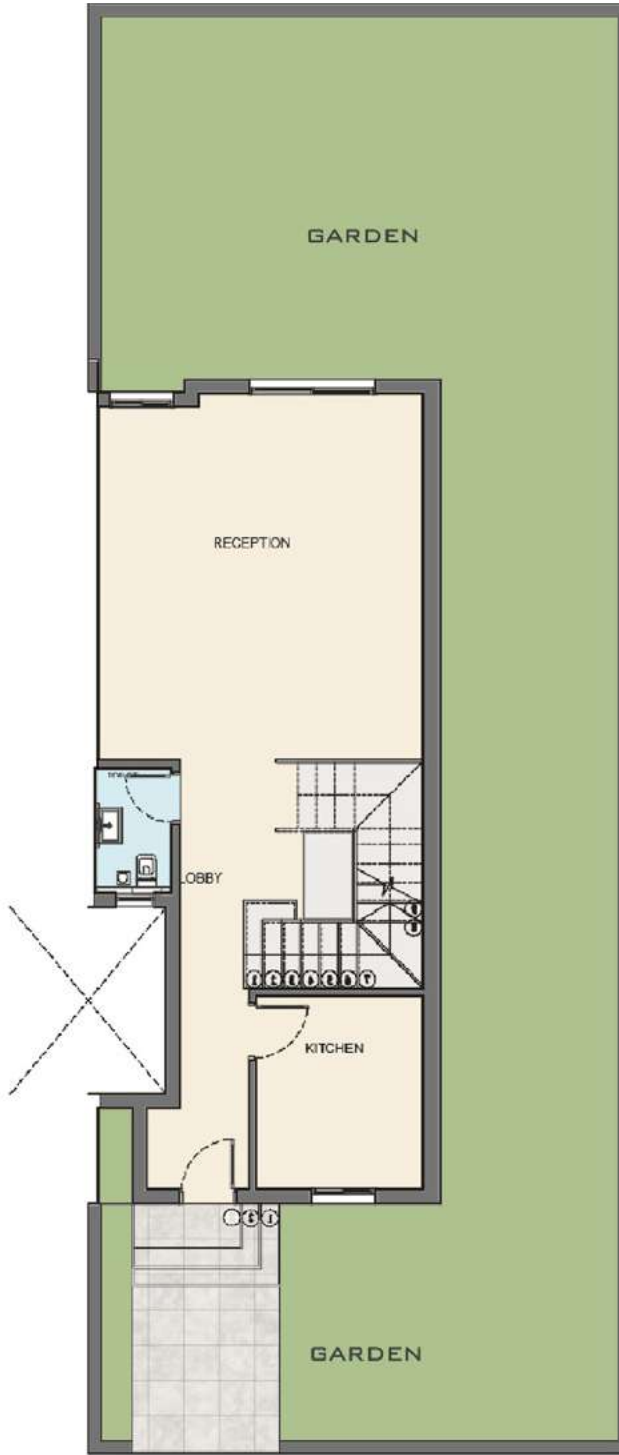
**FIRST FLOOR**

Master Bedroom	3.78*3.00
Bedroom 1	4.97*3.58
Bedroom 2	4.31*2.80
Master Bathroom	1.95*1.59
Bathroom	3.00*2.30
Dressing Room	3.94*1.54
Lobby 1	5.92*1.25
Terrace	1.80*1.34



**ROOF FLOOR**

Living Room	3.90*4.57
Outdoor	42.5



**GROUND FLOOR**

**GARDEN: 126.3 M<sup>2</sup>**

Reception	5.20*5.85
Kitchen	2.68*3.11
Toilet (1)	1.25*2.03
Lobby (1)	6.86*1.12

# TOWN HOUSE

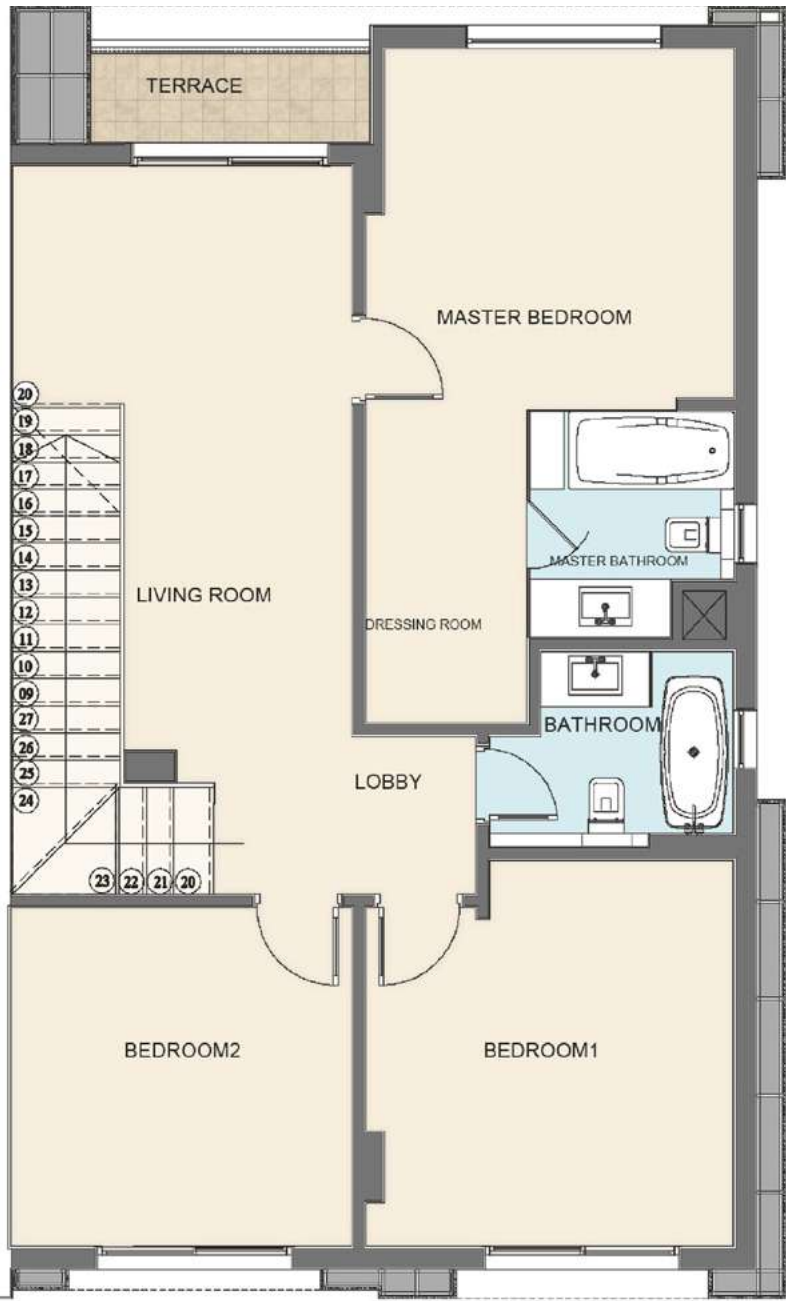
# 210M





# TWIN HOUSE



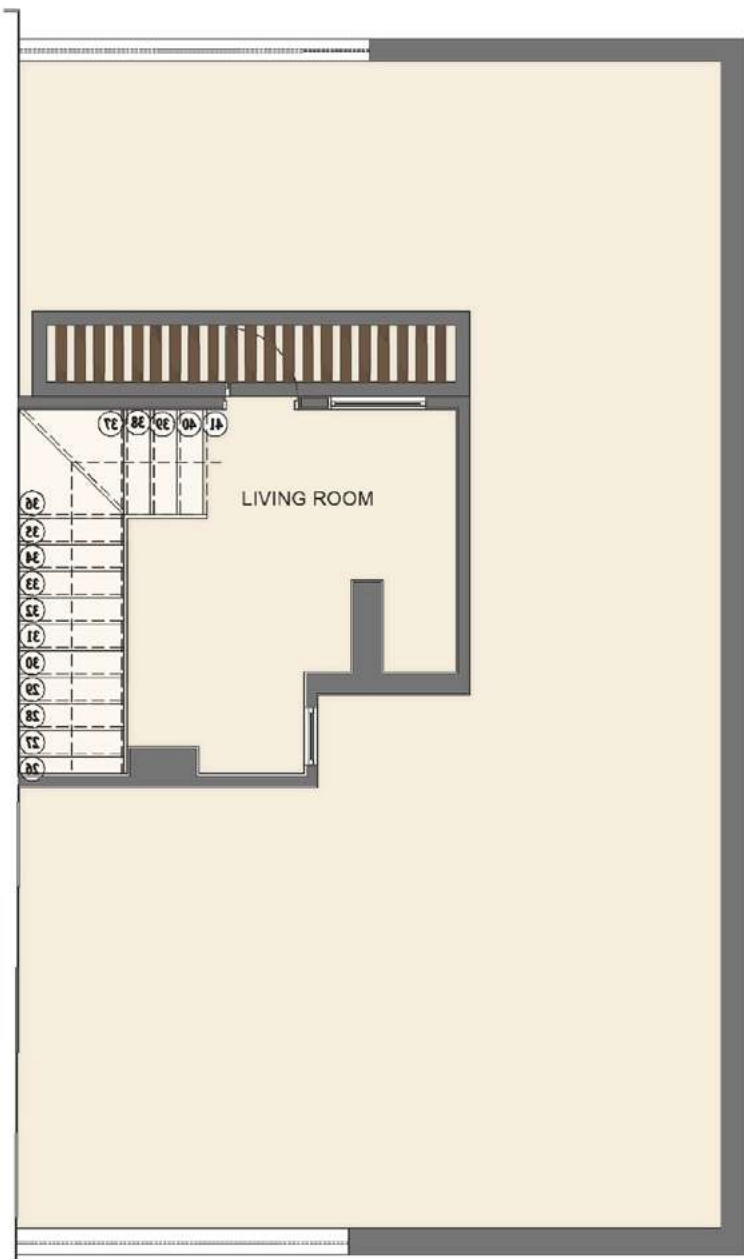


### FIRST FLOOR

Living Room	7.56*3.54
Master Room	4.84*3.65
Bedroom 1	4.03*3.84
Bedroom 2	3.54*3.56
Master Bathroom	2.36*2.15
Bathroom	2.56*1.92
Dressing Room	3.30*1.71
Lobby	2.72*1.67
Terrace	2.91*1.08

### ROOF FLOOR

Living Room	4.65*3.89
Outdoor	68.7



### GROUND FLOOR

**GARDEN: 140.5 M<sup>2</sup>**

Reception	7.47*5.49
Kitchen	3.00*3.15
Toilet (1)	2.84*1.34
Lobby (1)	3.20*2.44
Nany Bath	2.26*1.22
Nany Room	3.10*2.34



# TWIN HOUSE

# 240M



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