

A modern apartment building at night, with warm interior lights glowing through the windows and balconies. On the left, a couple is silhouetted against the light as they embrace on a balcony. The building's architecture features large glass windows and balconies with glass railings. The sky is a deep, dark blue.

WESTERA

—October Gardens—

خَطُّوتِ الْوَنِيَا حِلْوَة

BEST^{OF THE}
WEST

EGYPT A LEGACY OF CIVILIZATION. A FUTURE OF GROWTH

EGYPT CONTINUES TO STRENGTHEN ITS POSITION AS ONE OF THE REGION'S MOST ATTRACTIVE REAL ESTATE INVESTMENT MARKETS, SUPPORTED BY STRONG GROWTH FUNDAMENTALS, INCLUDING A STEADILY EXPANDING POPULATION AND CONTINUOUS URBAN DEVELOPMENT

BACKED BY SUBSTANTIAL INVESTMENTS IN INFRASTRUCTURE, NEW CITIES, AND MODERN TRANSPORTATION NETWORKS, EGYPT HAS BECOME HOME TO ONE OF THE REGION'S MOST COMPELLING URBAN GROWTH STORIES

AMONG THE COUNTRY'S MOST REMARKABLE DEVELOPMENT SUCCESS STORIES STANDS 6TH OF OCTOBER CITY, A DESTINATION NAMED IN HONOR OF THE HISTORIC OCTOBER 1973 VICTORY, SYMBOLIZING AMBITION, RESILIENCE, AND THE DRIVE TO SHAPE THE FUTURE

THE CITY DERIVES ITS UNIQUE CHARACTER FROM ITS PROXIMITY TO ONE OF HUMANITY'S GREATEST LANDMARKS—THE PYRAMIDS OF GIZA—AS WELL AS THE GRAND EGYPTIAN MUSEUM, THE LARGEST ARCHAEOLOGICAL MUSEUM IN THE WORLD, CREATING A DESTINATION WHERE THE LEGACY OF THE PAST MEETS THE OPPORTUNITIES OF THE FUTURE

TODAY, 6TH OF OCTOBER CONTINUES TO REINFORCE ITS POSITION AS ONE OF EGYPT'S LEADING RESIDENTIAL AND INVESTMENT DESTINATIONS, SERVING AS A GATEWAY TO THE FUTURE OF URBAN GROWTH IN WEST CAIRO



OCTOBER GARDENS

OCTOBER GARDENS IS ONE OF THE FASTEST-GROWING URBAN AREAS IN WEST CAIRO, STRATEGICALLY LOCATED NEAR THE GRAND EGYPTIAN MUSEUM, THE PYRAMIDS AREA, AND MAJOR ROAD NETWORKS. THE DISTRICT IS WITNESSING ACCELERATED DEVELOPMENT, FUELED BY SIGNIFICANT PUBLIC AND PRIVATE INVESTMENTS, MAKING IT A PRIME HUB FOR RESIDENTIAL AND INVESTMENT PROJECTS. WITH DEMAND FOR HOUSING AND SERVICES ON THE RISE, IT PRESENTS PROMISING OPPORTUNITIES FOR HIGH RETURNS AND LONG-TERM GROWTH.

حدايق أكتوبر

حدايق أكتوبر هي واحدة من أسرع المناطق العمرانية نموًا في غرب القاهرة، بفضل موقعها المحوري بالقرب من المتحف المصري الكبير ومنطقة الأهرامات ومجاور الطرق الرئيسية. تشهد المنطقة معدل تطوير متسارع، مع استثمارات حكومية وخاصة تدعم نموها. مما يجعلها وجهة جذابة للمشروعات السكنية والاستثمارية. وتوفر فرصًا واعدة لعوائد مرتفعة مع تزايد الطلب المستقبلي على السكن والخدمات.

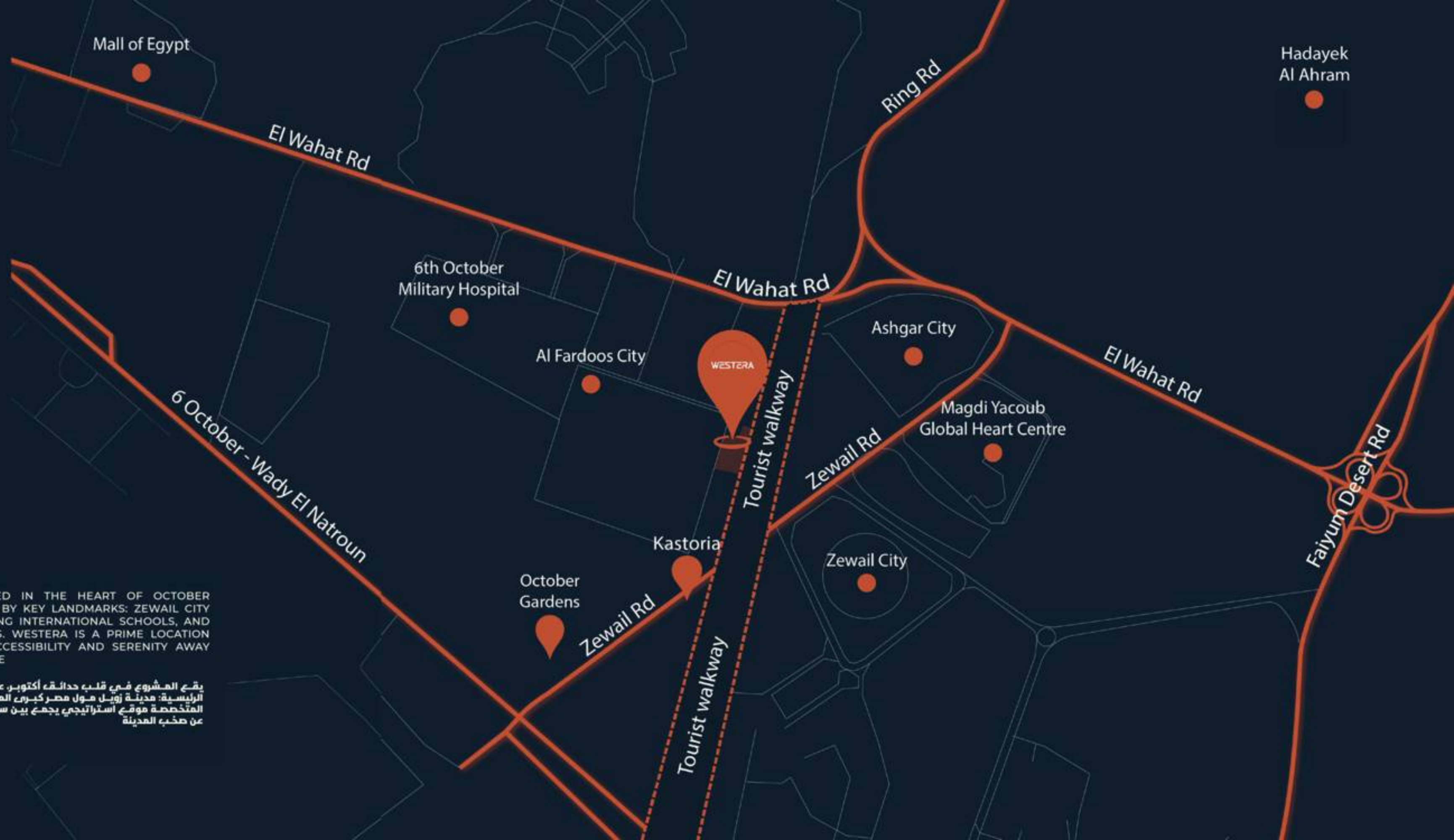
LOCATION ADVANTAGES

1 MIN FROM WAHAT ROAD
5 MIN FROM RING ROAD
6 MIN FROM AL-FAYOUM ROAD
5 MIN FROM WASLET DAHSOUR
15 MIN FROM MIDDLE RING ROAD
25 MIN FROM GIZA PYRAMIDS
10 MIN FROM MALL OF ARABIA CAIRO
10 MIN FROM MALL OF EGYPT
20 MIN FROM GRAND EGYPTIAN MUSEUM

WESTERA

—October Gardens—





PRIME LOCATION

STRATEGICALLY LOCATED IN THE HEART OF OCTOBER GARDEN SURROUNDED BY KEY LANDMARKS: ZEWAIL CITY MALL OF EGYPT, LEADING INTERNATIONAL SCHOOLS, AND SPECIALIZED HOSPITALS. WESTERA IS A PRIME LOCATION THAT OFFERS BOTH ACCESSIBILITY AND SERENITY AWAY FROM THE CITY'S HUSTLE

يقع المشروع في قلب حدائق أكتوبر، على مقربة من أهم المعالم الرئيسية: مدينة زويل مول مصر كبرى المدارس الدولية والمستشفيات المتخصصة موقع استراتيجي يجمع بين سهولة الوصول والمهدوء بعيدا عن ضجيج المدينة

WESTERA

—October Gardens—

ABOUT WESTERA

WESTERA IS A FULLY INTEGRATED RESIDENTIAL DEVELOPMENT THAT REDEFINES MODERN LIVING. DESIGNED TO SERVE DIVERSE LIFESTYLES AND SOCIAL SEGMENTS, THE PROJECT COMBINES COMFORT, ACCESSIBILITY AND COMMUNITY SPIRIT IN ONE DESTINATION. WITH ITS STRATEGIC LOCATION, WIDE RANGE OF HOUSING OPTIONS AND ESSENTIAL AMENITIES, WESTERA CREATES A BALANCED ENVIRONMENT WHERE EVERY FAMILY CAN FIND THEIR PLACE AND THRIVE.

ويسترا هو مشروع سكني متكامل يعيد تعريف أسلوب الحياة العصرية. يضم ليخدم مختلف الشرائح الاجتماعية وأنماط الحياة، حيث يجمع بين الراحة وسهولة الوصول وروح المجتمع في وجهة واحدة بموقعه الاستراتيجي وتنوع وحداته السكنية وتكامل خدماته. توفر ويسترا بيئة سكنية متوازنة ترتقي بتجربة المعيشة اليومية.









WHERE EVERY DAY FEELS LIKE A VACATION

WESTRA'S CENTRAL PARK IS DESIGNED AS A DAILY RETREAT FOR THE WHOLE FAMILY, WHERE NATURE AND LUXURY COME TOGETHER IN A VIBRANT, HARMONIOUS SETTING. SPANNING AN ACRE OF LUSH LANDSCAPES, THIS GREEN HEART OFFERS A LEISURE EXPERIENCE FOR EVERY AGE AND LIFESTYLE

خطوتن لدنيا حلوة

THE HEART OF WESTERA

MORE THAN JUST A CENTRAL PARK, THIS VIBRANT DESTINATION IS DESIGNED TO BRING RESIDENTS TOGETHER THROUGH A SEAMLESS BLEND OF LEISURE, WELLNESS, ENTERTAINMENT, AND OUTDOOR LIVING EXPERIENCES

- * RESORT-STYLE SWIMMING POOLS SURROUNDED BY LUSH LANDSCAPED GARDENS
- * SCENIC GARDENS AND PEDESTRIAN WALKWAYS DESIGNED FOR RELAXATION AND DAILY STROLLS
- * ELEGANT SEATING LOUNGES OVERLOOKING THE VIBRANT HEART OF WESTERA
- * OPEN-AIR AMPHITHEATER FOR COMMUNITY EVENTS AND SPECIAL CELEBRATIONS
- * FAMILY BBQ ZONES AND SHADED PERGOLAS FOR MEMORABLE GATHERINGS
- * DEDICATED OUTDOOR SPACES FOR PRIVATE EVENTS AND SPECIAL OCCASIONS
- * SAFE AND ENGAGING KIDS' PLAY AREAS FOR ENDLESS FUN

قلب ويستيرا النابض بالحياة

أكثر من مجرد حديقة مركزية، صُممت هذه الوجهة الحيوية لتجمع السكان والعائلات في تجربة متكاملة تجمع بين الاسترخاء والترفيه والأنشطة الخارجية وأسلوب الحياة العصري.

- * حمامات سباحة بتصميم منبجعي تحيط بها حدائق ومساحات خضراء خلابة
- * حدائق وممرات للمشى والتنزه صُممت لتمنحك أجواءً من الهدوء والاسترخاء
- * جلسات استرخاء أنيقة بإطلالات مباشرة على قلب ويستيرا النابض بالحياة
- * مسرح مفتوح لاستضافة الفعاليات والاحتفالات المجتمعية المميزة
- * مناطق للشواء العائلي وجلسات برجولات مظلة للتجمعات الممتعة
- * ساحات خارجية مخصصة للمناسبات والفعاليات الخاصة





- 1 PATIO
- 2 SWIMMING POOLS
- 3 GYM
- 4 RETAIL SHOPS
- 5 BRIDGE
- 6 KIDS AREA
- 7 COMMERCIAL MALL
- 8 GATE
- 9 PRAYER AREA
- 10 RUNNING & SKATING TRACK
- 11 LANDSCAPED GREEN AREAS
- 12 SMART PARKING SYSTEM
- 13 WATER FEATURE
- 14 CLUB HOUSE

مخطوطين لدنيا حلو

WESTERA
—October Gardens—



FACILITIES & AMENITIES



7/24
SECURITY



LANDSCAPE
GREEN AREAS



SMART PARKING
SYSTEM



COMMERCIAL
MALL









BEST OF THE
WEST

خَطْوَتَيْنِ لِدُنْيَا حَلْوَةٍ



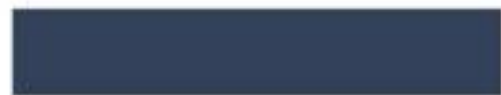
BEST OF THE
WEST



خطوتن لدنيا حلوة



BEST OF THE
WEST



خَطْوَتَيْنِ لِدُنْيَا حَلْوَةٍ



BEST OF THE
WEST



خَطْوَتَيْنِ لَدُنْيَا حِلْوَةٍ



BEST OF THE
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BEST OF THE
WEST



خطوتين لدنيا حلوة

WESTERA

—October Gardens—

TYPE A



TYPE A - GROUND FLOOR
UNIT (01) (A4.A5.A6.A7.A9)



GROSS AREA (155 M2)

TYPE A

BEST OF THE WEST

UNIT	A4	A5	A6	A7	A9
GRADEN AREA (m²)	99	73	82	82	52

*ACTUAL GARDEN SIZEVARIES BY UINT

TYPE A - GROUND FLOOR
UNIT (02) (A4.A5.A6.A7.A9)



GROSS AREA (131 M2)

TYPE A

UNIT	A4	A5	A6	A7	A9
GRADEN AREA (m²)	68	55	109	84	76

*ACTUAL GARDEN SIZEVARIES BY UINT

TYPE A - GROUND FLOOR
UNIT (03) (A4.A5.A6.A7.A9)



GROSS AREA (83 M2)

TYPE A

BEST OF THE WEST



UNIT	A4	A5	A6	A7	A9
GRADEN AREA (m ²)	20	16	27	31	27

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE A - GROUND FLOOR
UNIT (04) (A4.A5.A6.A7.A9)



GROSS AREA (83 M2)

TYPE A



UNIT	A4	A5	A6	A7	A9
GRADEN AREA (m ²)	20	16	27	31	27

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE A - GROUND FLOOR
UNIT (05) (A4.A5.A6.A7.A9)



GROSS AREA (131 M2)

TYPE A

BEST OF THE WEST

UNIT	A4	A5	A6	A7	A9
GRADEN AREA (m ²)	80	105	87	92	64

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE A - GROUND FLOOR
UNIT (06) (A4.A5.A6.A7.A9)



GROSS AREA (155 M2)

TYPE A

UNIT	A4	A5	A6	A7	A9
GRADEN AREA (m ²)	92	78	70	52	83

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE A - TYPICAL FLOORS
UNIT (01) 1st



GROSS AREA (176 M2)

TYPE A - TYPICAL FLOORS
UNIT (01) 3rd



GROSS AREA (176 M2)

TYPE A - TYPICAL FLOORS
UNIT (02) 1st



GROSS AREA (141 M2)

TYPE A - TYPICAL FLOORS
UNIT (03) 2nd



GROSS AREA (80 M2)

TYPE A

BEST OF THE
WEST



WESTERA

—October Gardens—



TYPE B

TYPE B - GROUND FLOOR
UNIT (01)



GROSS AREA (157 M2)

UNIT	B1	B3	B8	B15	B16
GRADEN AREA (m²)	70	48	60	70	70

• ACTUAL GARDEN SIZEVARIES BY UINT

TYPE B - GROUND FLOOR
UNIT (02)



GROSS AREA (194 M2)

UNIT	B1	B3	B8	B15	B16
GRADEN AREA (m²)	231	230	98	171	171

• ACTUAL GARDEN SIZEVARIES BY UINT

TYPE B

BEST OF THE
WEST

TYPE B

TYPE B - GROUND FLOOR
UNIT (03)



GROSS AREA (194 M2)

UNIT	B1	B3	B8	B15	B16
GRADEN AREA (m ²)	182	240	106	170	171

TYPE B

BEST OF THE WEST

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE B - GROUND FLOOR
UNIT (04)



GROSS AREA (157 M2)

UNIT	B1	B3	B8	B15	B16
GRADEN AREA (m ²)	41	92	65	70	70

TYPE B

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE B - UPPER FLOORS
UNIT (01) 1 st



GROSS AREA (177 M2)

UNIT (01) 2 nd - 3 nd - 4 th



GROSS AREA (178 M2)

TYPE B - STANDARD UNIT
UNIT (02) 1 st



GROSS AREA (211 M2)

UNIT (02) 2 nd



GROSS AREA (214 M2)

TYPE B

BEST OF THE WEST



TYPE B



WESTERA

—October Gardens—



TYPE C

TYPE C - GROUND FLOOR



GROSS AREA (131 M2)

UNIT	C2	C10	C11	C12	C13	C14	C17
GRADEN AREA (m2)	108	145	123	34	47	76	76

TYPE C

BEST OF THE WEST

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE C - GROUND FLOOR

WESTERA



GROSS AREA (150 M2)

UNIT	C2	C10	C11	C12	C13	C14	C17
GRADEN AREA (m2)	285	83	40	59	71	104	144

TYPE C

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE C - GROUND FLOOR



GROSS AREA (150 M2)

UNIT	C2	C10	C11	C12	C13	C14	C17
GRADEN AREA (m2)	333	102	65	73	101	153	166

TYPE C

BEST OF THE WEST

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE C - GROUND FLOOR

WESTERA



GROSS AREA (82 M2)

UNIT	C2	C10	C11	C12	C13	C14	C17
GRADEN AREA (m2)	117	99	65	49	52	61	88

TYPE C

*ACTUAL GARDEN SIZE VARIES BY UNIT

TYPE C - FIRST FLOOR
UNIT (01)



GROSS AREA (133 M2)

SECONED FLOOR
UNIT (01)



GROSS AREA (133 M2)

TYPE C - THIRD FLOOR
UNIT (01)



GROSS AREA (132 M2)

FOURTH FLOOR
UNIT (01)



GROSS AREA (134 M2)

TYPE C

BEST OF THE
WEST



TYPE C



TYPE C - FIRST FLOOR
UNIT (02)



GROSS AREA (163 M2)

SECONED FLOOR
UNIT (02)



GROSS AREA (163 M2)

TYPE C - THIRD FLOOR
UNIT (02)



GROSS AREA (164 M2)

TYPE C - FOURTH FLOOR
UNIT (02)



GROSS AREA (163 M2)

TYPE C

BEST OF THE
WEST



TYPE C



30^{Years} of Building Trust



كاستوريا للتطوير العقاري هي شركة تطوير عقاري رائدة تهدف إلى إنشاء مجتمعات سكنية عصرية ومخططة بعناية، مع التركيز على الابتكار والجودة والقيمة طويلة المدى. من خلال توسيع تواجدها عبر شراكات إقليمية استراتيجية، تعزز الشركة وجودها خارج السوق المحلي. ومع التزام قوي بالتميز المعماري والتنفيذ الدقيق، تقدم كاستوريا بيئات سكنية متكاملة ترتقي بأسلوب الحياة اليومي وترسي معايير جديدة في تطوير أساليب الحياة العصرية.

KASTORIA DEVELOPMENT IS A FORWARD-THINKING REAL ESTATE DEVELOPER DEDICATED TO CREATING MODERN, THOUGHTFULLY PLANNED COMMUNITIES THAT PRIORITIZE INNOVATION, QUALITY, AND LONG-TERM VALUE. BY EXPANDING ITS FOOTPRINT THROUGH STRATEGIC REGIONAL PARTNERSHIPS, THE COMPANY IS STRENGTHENING ITS PRESENCE BEYOND THE LOCAL MARKET. WITH A STRONG COMMITMENT TO ARCHITECTURAL EXCELLENCE AND PRECISE EXECUTION, KASTORIA DELIVERS FULLY INTEGRATED RESIDENTIAL ENVIRONMENTS THAT ELEVATE EVERYDAY LIVING AND SET NEW BENCHMARKS IN CONTEMPORARY LIFESTYLE DEVELOPMENT.



WESTERA

—October Gardens—



A Vision That Shapes Stone

EGYPT:
BUILDING G25, ROCK EDEN, ALBATAL COMPOUND,
AHMED ZEWAEL RD OCTOBER GARDENS, GIZA
DUBAI:
1606 IRIS BAY TOWER, BUSINESS BAY

19084
—HOTLINE—