



17693



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Project Designed By



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& LOCATION

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ABOUT

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THE DEVELOPER



ABOUT THE DEVELOPERS

La Courbe project is the result of a strategic partnership between two of the most prominent companies in the Egyptian real estate development market: Ezz Group Development and Dubai Developments. This powerful collaboration behind La Courbe seamlessly combines profound expertise in construction and execution with a long-standing reputation for exceptional quality and reliable delivery.



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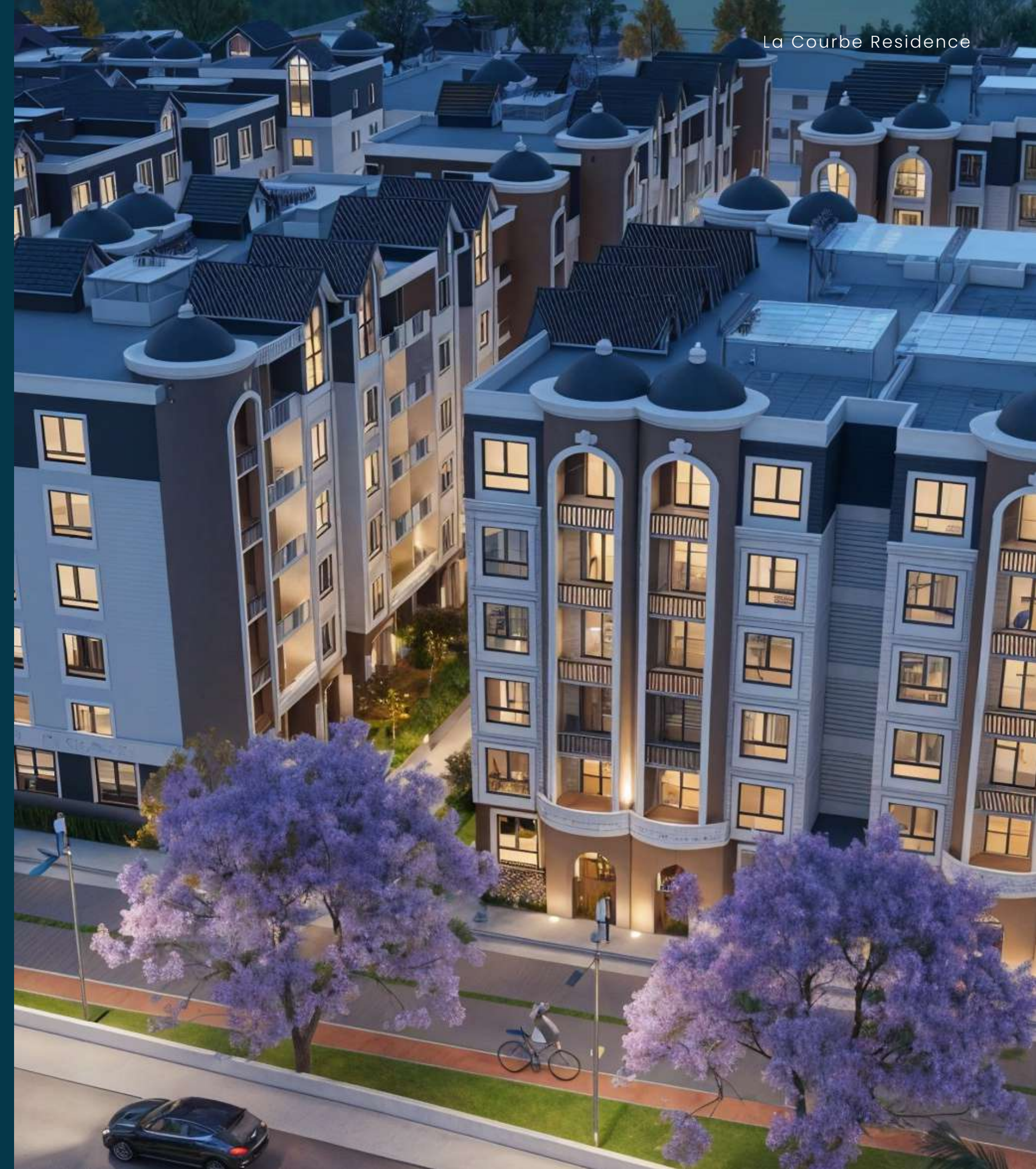


Introducing La Courbe

La Courbe is not merely a compound name — it is a vision of redefining urban living with immediacy, elegance, and purpose. La Courbe signifies a lifestyle where things happen today, decisions are made with clarity, and progress is felt in every moment.

An environment that accelerates personal growth and cultivates authentic, meaningful connections — where innovative design meets seamless, holistic living.

From contemporary architecture to intentionally curated amenities, La Courbe embodies the philosophy of living now, not later — delivering the very essence of modern life in the heart of West Cairo.

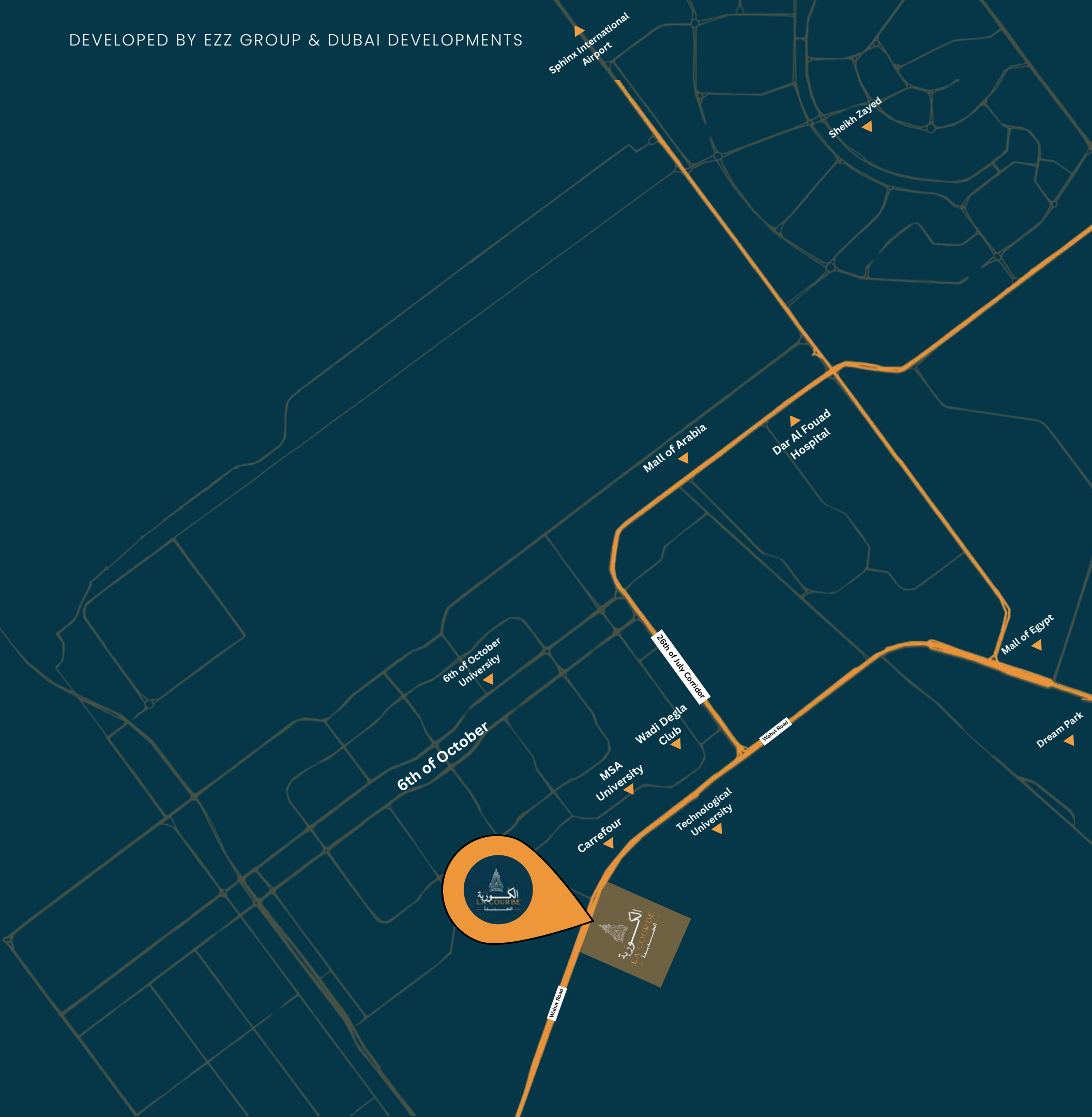


PROXIMITY

02

LOCATION





Location

The project is strategically located in 6th of October City, directly on Al Wahat Road.

Next to :

- 26th of July Corridor
- MSA University
- Technological University
- 6th of October University
- Wadi Degla Club
- Carrefour

Near to :

- Sphinx International Airport
- Mall of Egypt
- Mall of Arabia
- Dream Park
- Dar Al Fouad Hospital

SERVICES & AMENITIES



CCTV



SECURITY

Indulge in a wealth of unparalleled amenities designed for ultimate comfort and convenience.

SMART GATES



IP-TV System



SERVICES & AMENITIES



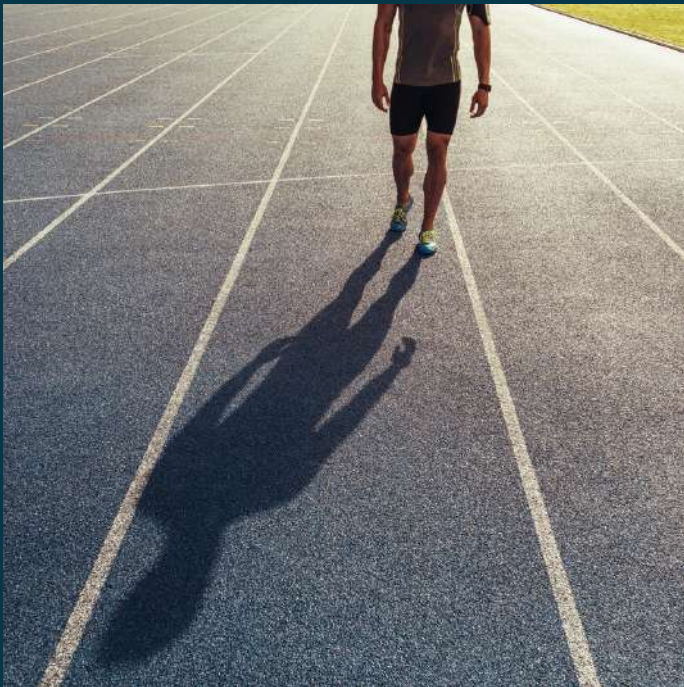
Cycling Track



Kids Area

Club House

Walking Track



SERVICES & AMENITIES



Rooftop Gardens



Central Pool

EV Charger



Garbage Chute



LA COURBE

03

DESIGN CONCEPT



SOME



Living at La courbe, is waking up to a breath of fresh air, perfected by sounds of chirping birds, echoing across shimmering water features.

Heritage Identity

La Courbe is not merely a compound name — it is a vision of redefining urban living in West Cairo.

Inspired by the classical grandeur of Korba district in Heliopolis, the design reinterprets heritage through a contemporary architectural lens.

The result: a compound that carries the soul of an era, reimagined for those who appreciate timeless elegance — and built to outlast trends.

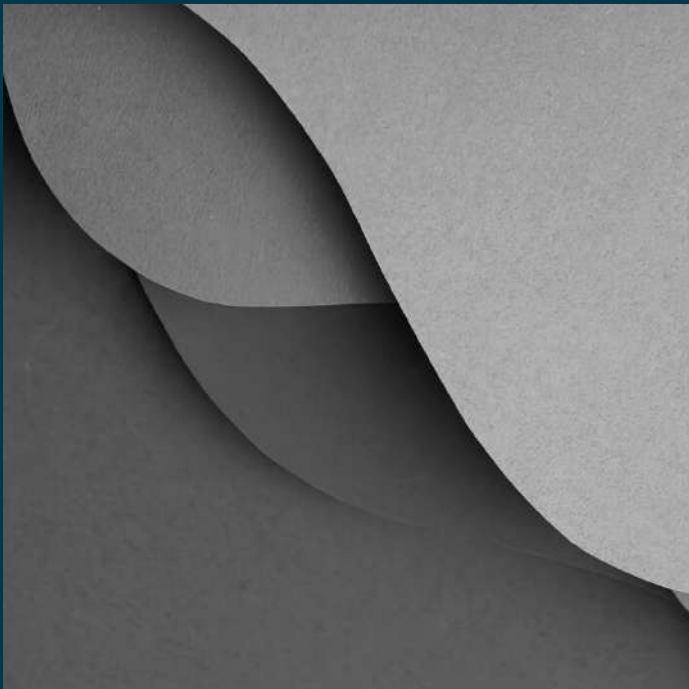
JUST

FEEL

LIKE

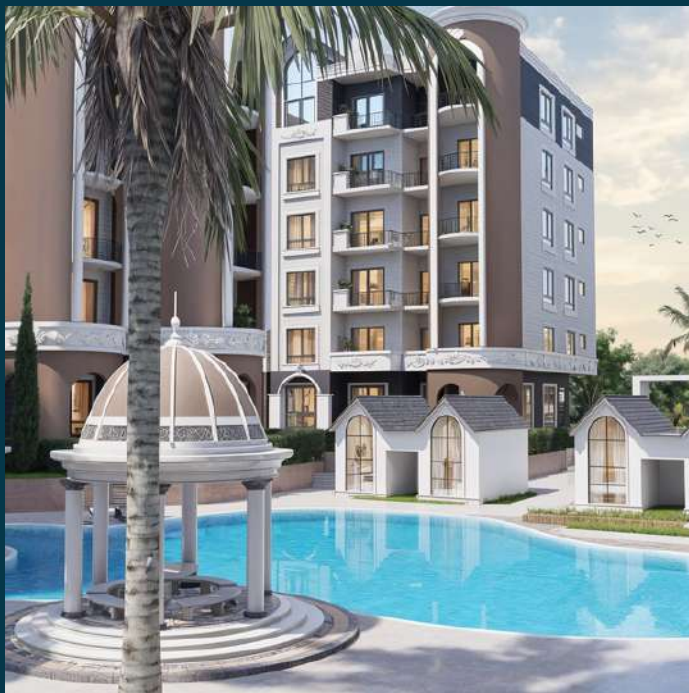
FOREVER

PLACES



Contemporary Form

Courtyard Living



LA COURBE

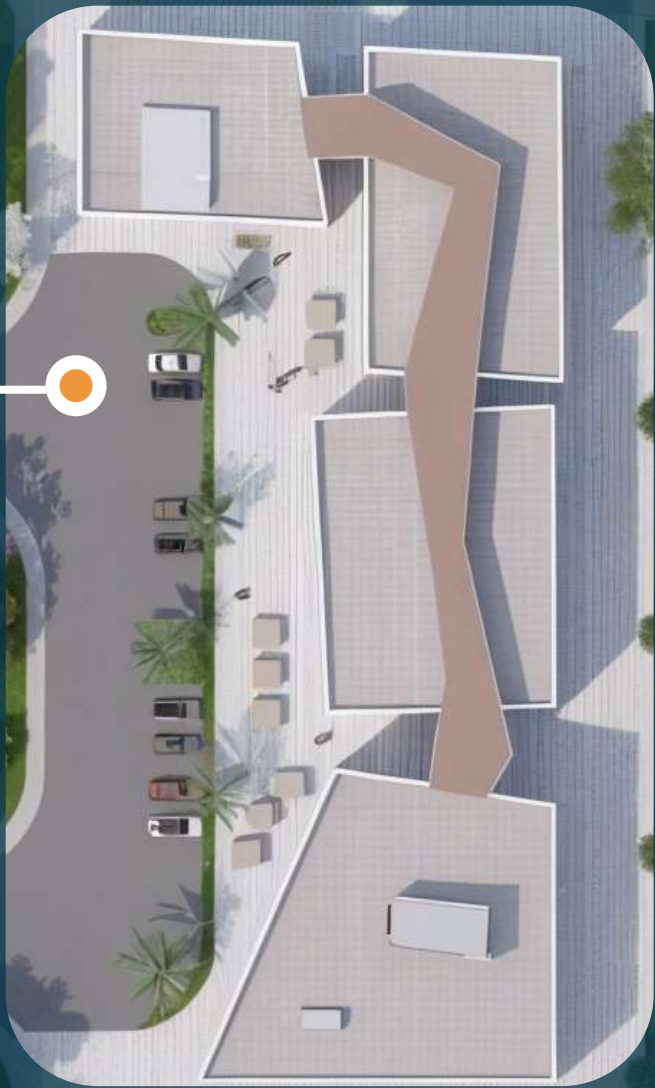
04

MASTER PLAN

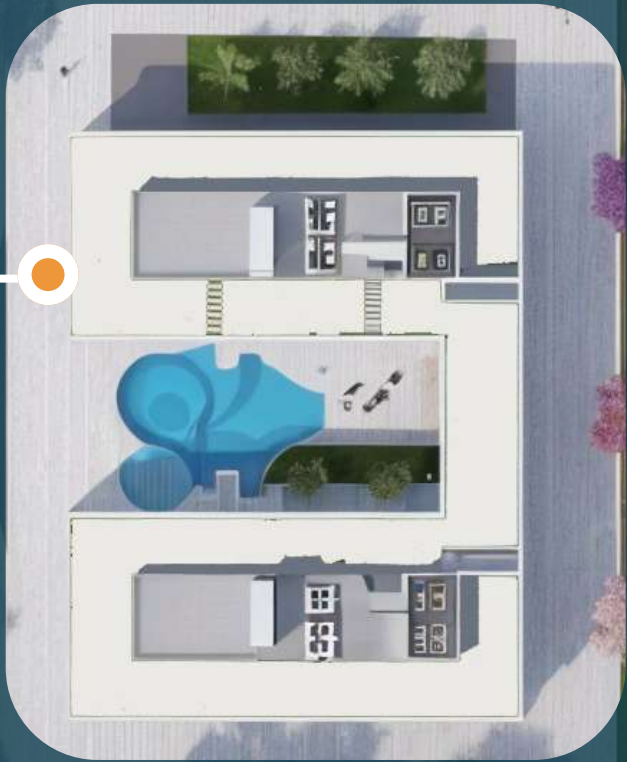




ROXY SQUARE MALL
COMMERCIAL - MEDICAL- ADMIN - HUB



HOTEL – SERVICED APARTMEN



MERRYLAND



BARON

TYPES

05

FLOOR PLAN



BARON





















GROUND TYPES

GROUND 01 (B1 - B8)

161 m² + 60 m² G



Name	DIM (m)
Bathroom-1	1.05 * 1.55
Bathroom-2	1.80 * 2.35
Bathroom-3	1.80 * 2.00
Kitchen	2.65 * 3.20
Bedroom-1	3.45 * 3.45
Bedroom-2	3.30 * 3.45
Bedroom-3	3.30 * 3.35
Dressing	1.80 * 2.10
Living	2.95 * 3.45
Reception + Corridor	33 m2
Terrace	1.6*3.30
Garden	60 m2

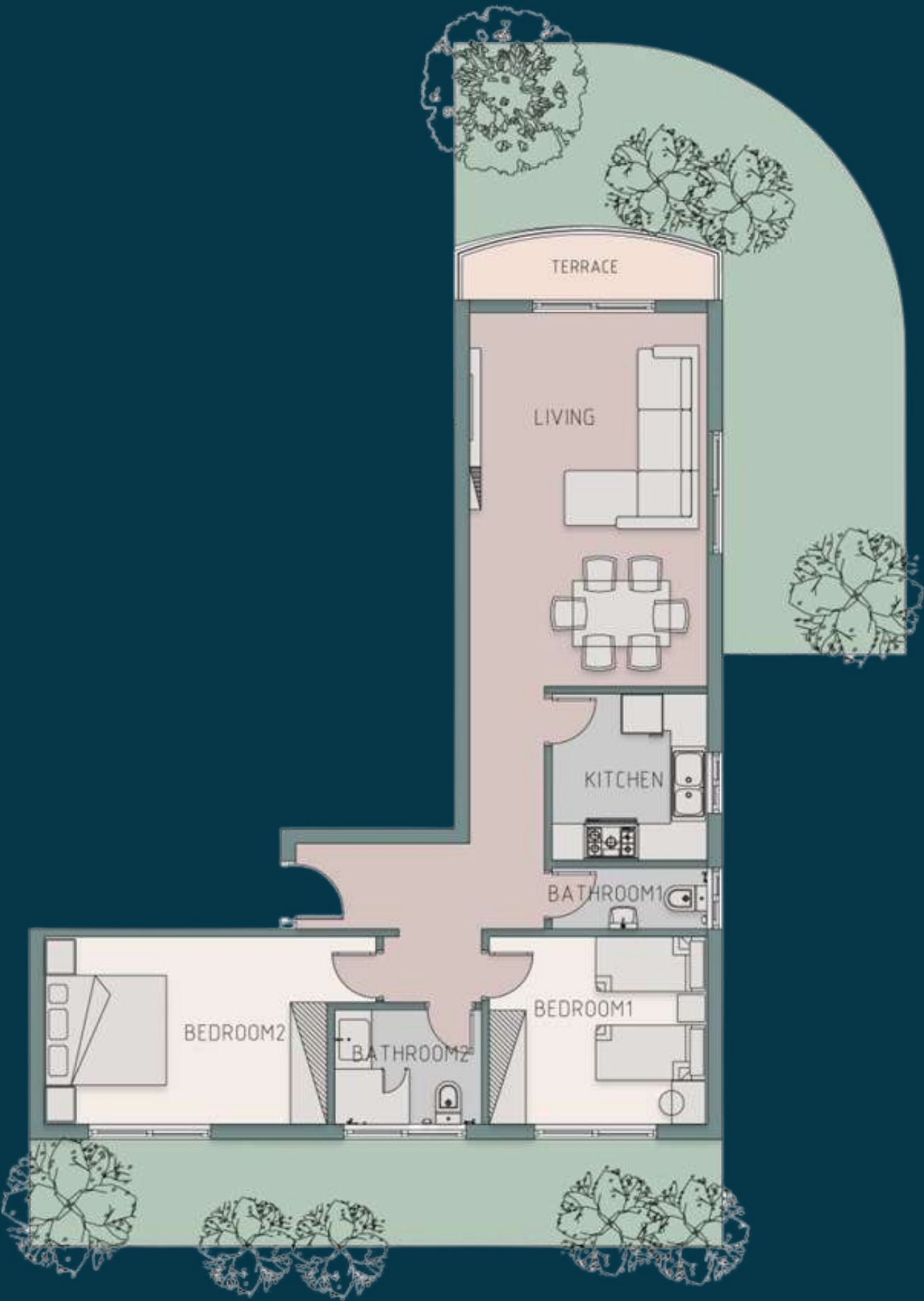


GROUND 02 (B7)

124 m² + 57 m² G



Name	DIM (m)
Terrace-1	1.10*4.05
Living + Corridor	35 m2
Kitchen	2.55 * 2.70
Bathroom-1	1.00 * 2.55
Bedroom-1	3.05 * 3.55
Bathroom-2	1.85 * 2.40
Bedroom-2	3.05 * 4.65
Garden	57 m2

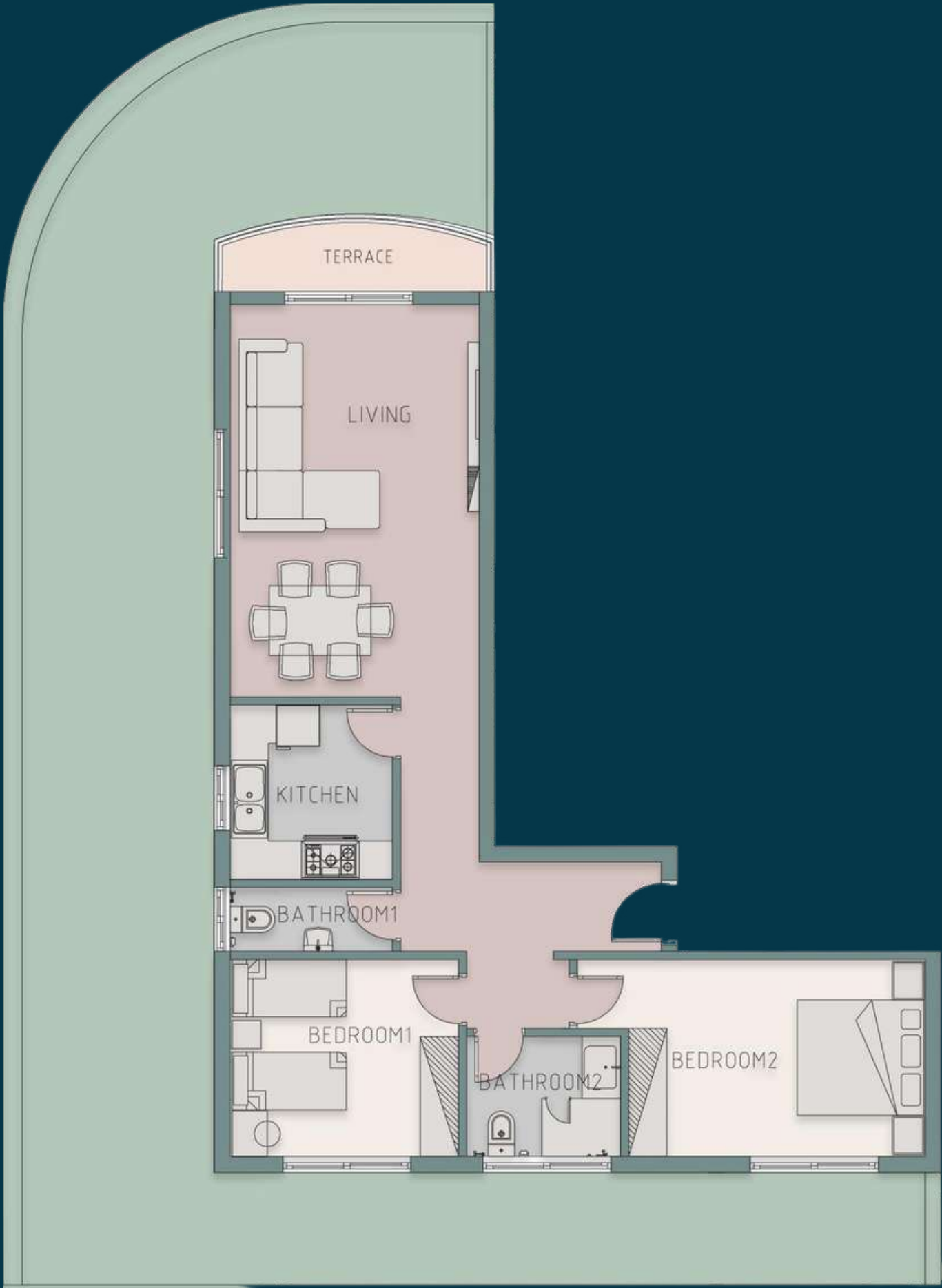


GROUND 03 (B2)

124 m² + 87 m² G



Name	DIM (m)
Terrace-1	4.05*1.10
Living + Corridor	35 m2
Kitchen	2.55 * 2.70
Bathroom-1	1.00 * 2.55
Bedroom-1	3.05 * 3.55
Bathroom-2	1.85 * 2.40
Bedroom-2	3.05 * 4.65
Garden	87 m2



GROUND 04 (B2 - B7)

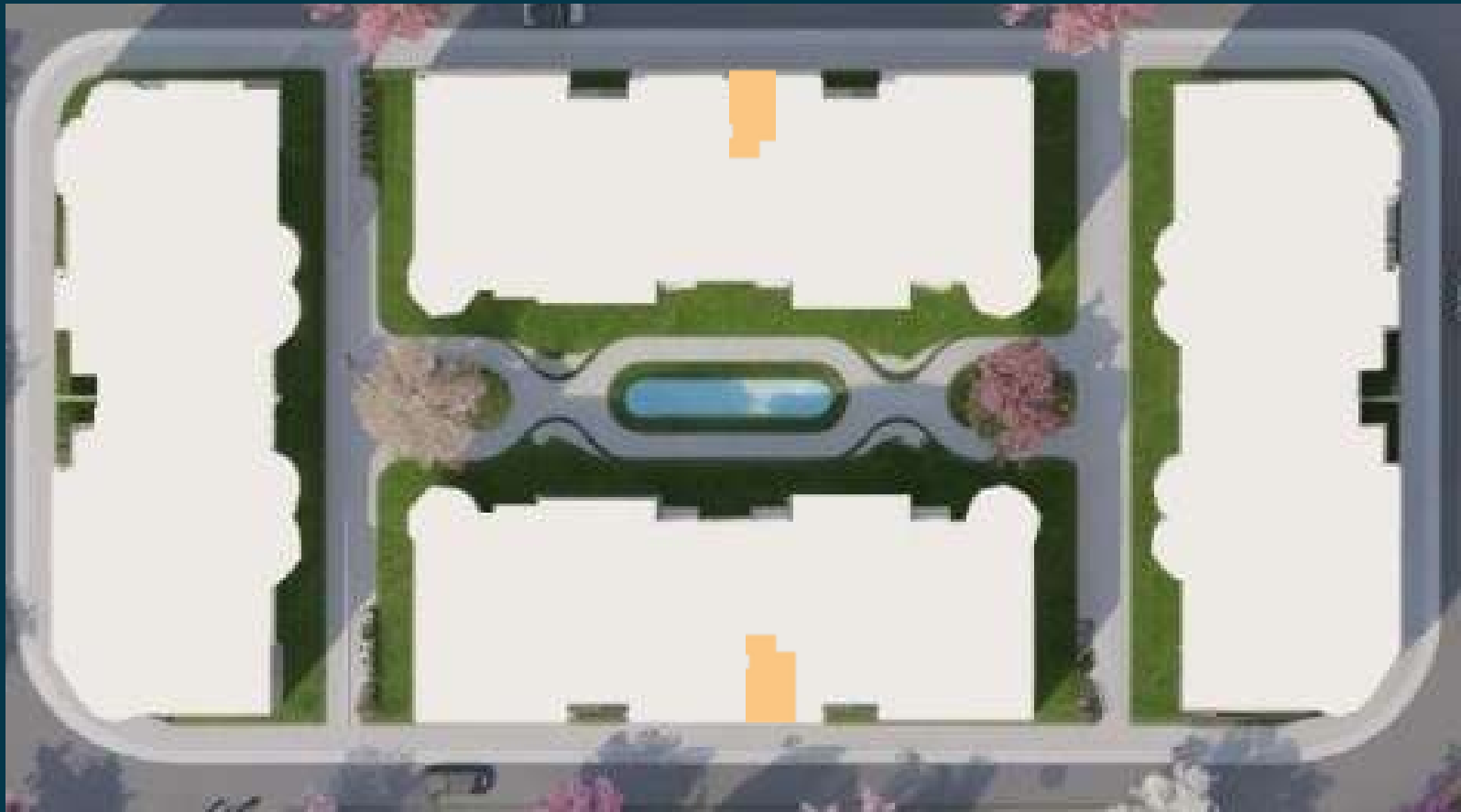
115 m² + 30 m² G



Name	DIM(m)
Terrace-1	3.65*1.10
Living + Corridor	31 m2
Terrace-2	1.85*2.10
Kitchen	2.50 * 2.95
Bathroom-1	1.10 * 2.00
Bedroom-1	3.40 * 4.10
Bathroom-2	2.15 * 2.05
Bedroom-2	3.10 * 3.65
Garden	30 m2

GROUND 05 (B2 - B7)

30 m² + 7 m² G



Name	DIM(m)
Living + Corridor	14 m2
Bathroom-1	2.20 * 2.35
Garden	7 m2



GROUND 06 (B2 - B7)

111 m² + 30 m² G



Name	Dimensions (m)
Terrace-1	3.65*1.10
Living + Corridor	28 m2
Terrace-2	1.85*2.10
Kitchen	2.50 * 2.95
Bathroom-1	1.10 * 2.00
Bedroom-2	3.40 * 4.10
Bathroom-2	2.05 * 2.15
Bedroom-1	3.10 * 3.65
Garden	30 m2

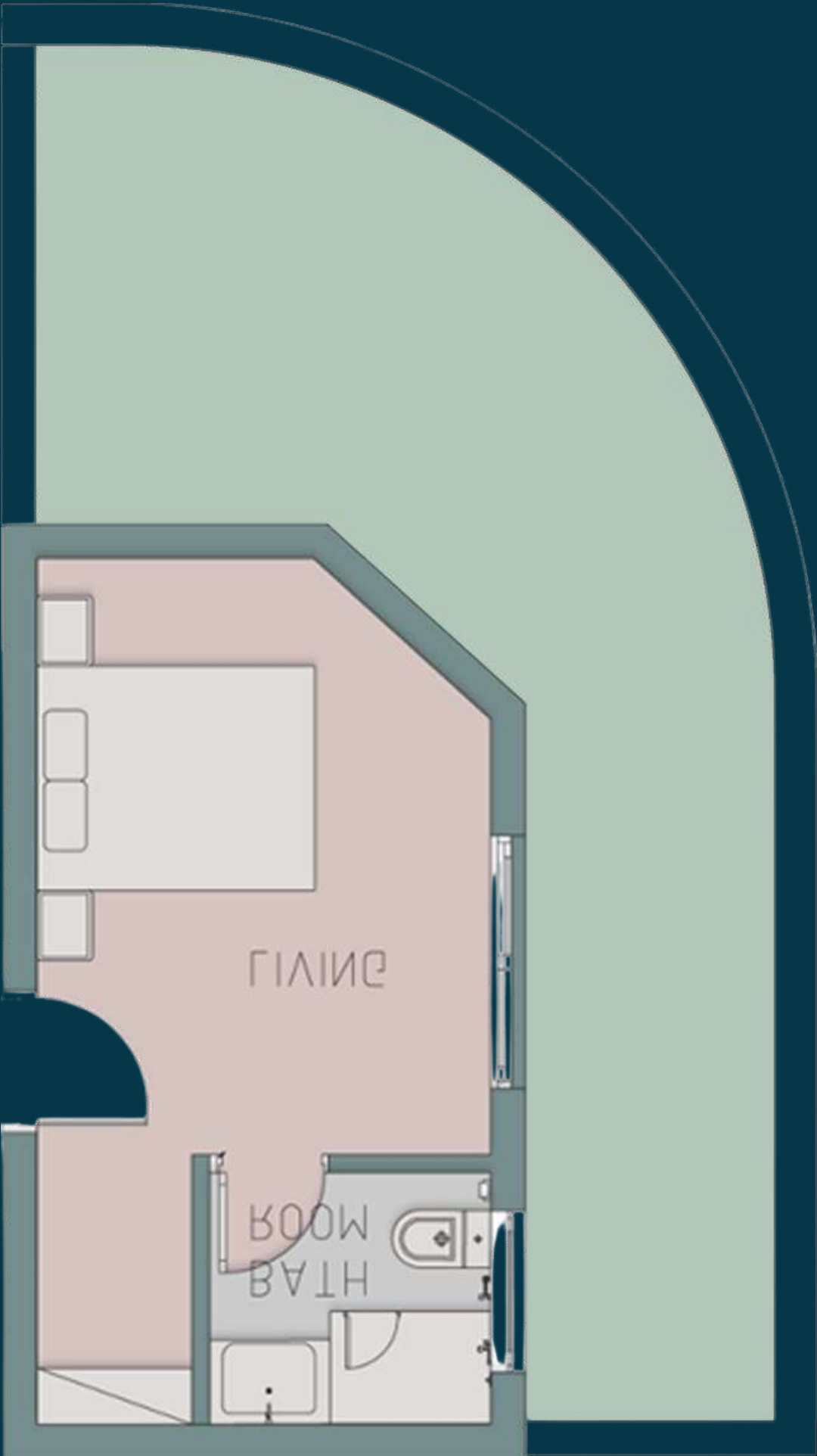


GROUND 07 (B1)

32 m² + 26 m² G



Name	Dimensions (m)
Living + Corridor	16 m2
Bathroom-1	2.00 * 1.80
Garden	26 m2

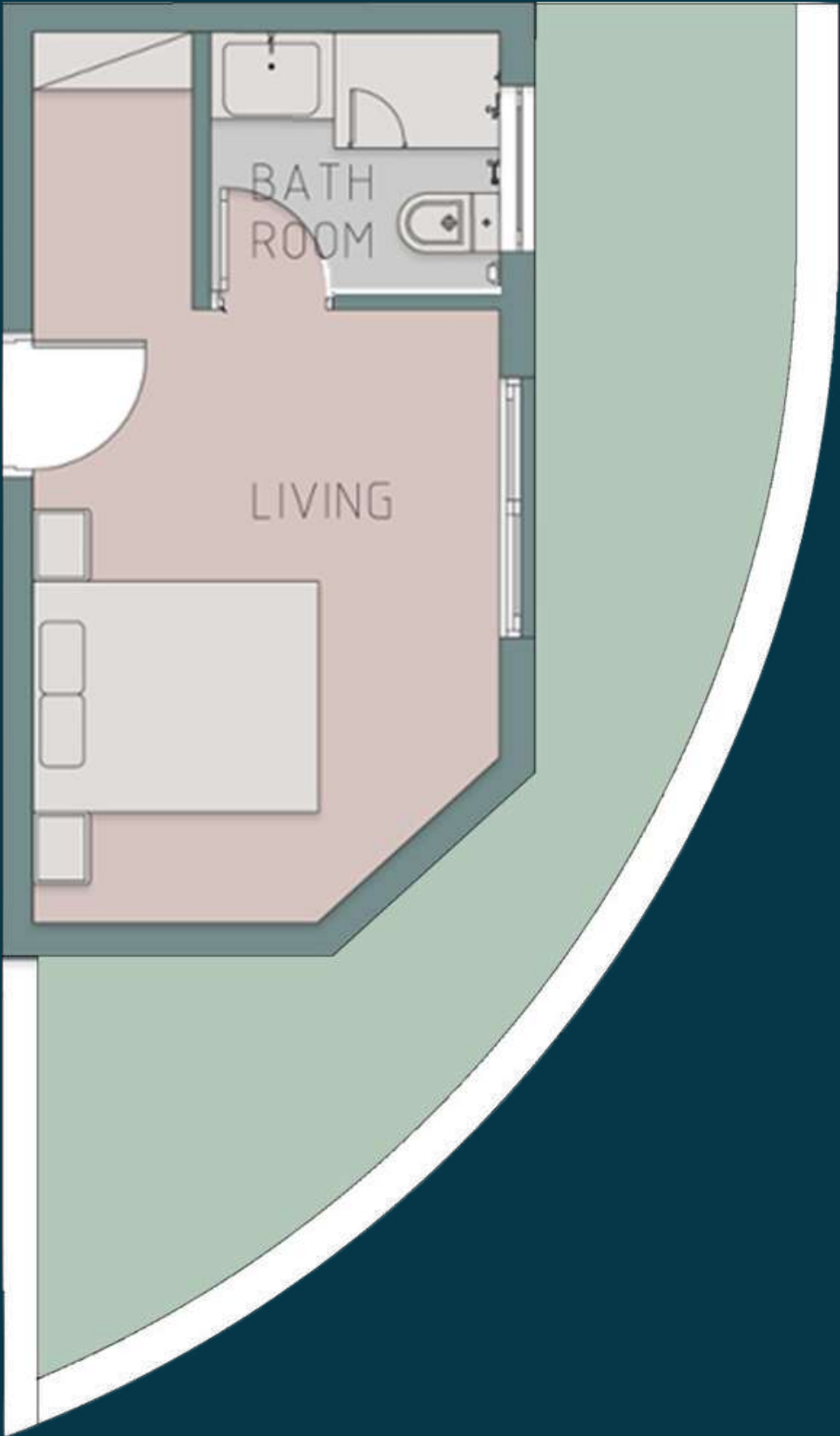


GROUND 08 (B8)

32 m² + 17 m² G



Name	DIM(m)
Living + Corridor	16 m2
Bathroom-1	2.00 * 1.80
Garden	17 m2



GROUND 09 (B1)

152 m² + 37 m² G



Name	DIM(m)
Bedroom-3	3.55*3.65
Terrace-1	1.6*3.85
Kitchen	2.5 * 3.35
Bathroom 1	2.00 * 1.10
Terrace-2	2.15 * 1.2
Bathroom 2	1.70 * 3.60
Bedroom-1	3.55 * 3.55
Bedroom-2	3.55 * 3.60
Living + Corridor	36 m2
Garden-1	37 m2



GROUND 10 (B8)

152 m² + 50 m² G



Name	DIM(m)
Bedroom-3	3.65 * 3.55
Terrace-1	3.85*1.60
Kitchen	2.50 * 3.35
Bathroom 1	2.00 * 1.10
Terrace-2	2.15 * 1.25
Bathroom 2	1.70 * 3.60
Bedroom-1	3.55 * 3.55
Bedroom-2	3.55 * 3.60
Living + Corridor	36 m2
Garden	50 m2

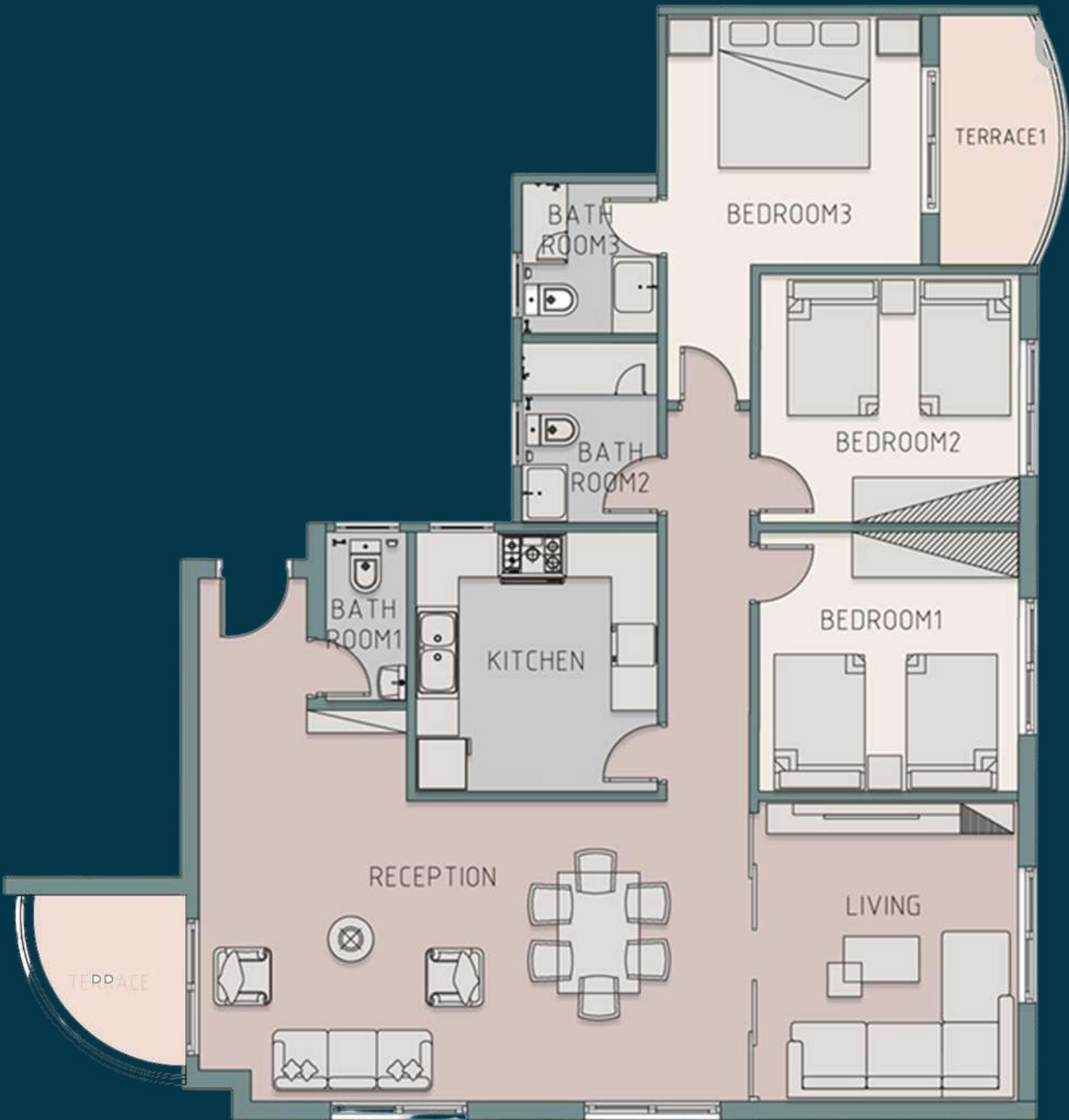
TYPICAL TYPES

Type 01 (B1 - B8)

184 m²

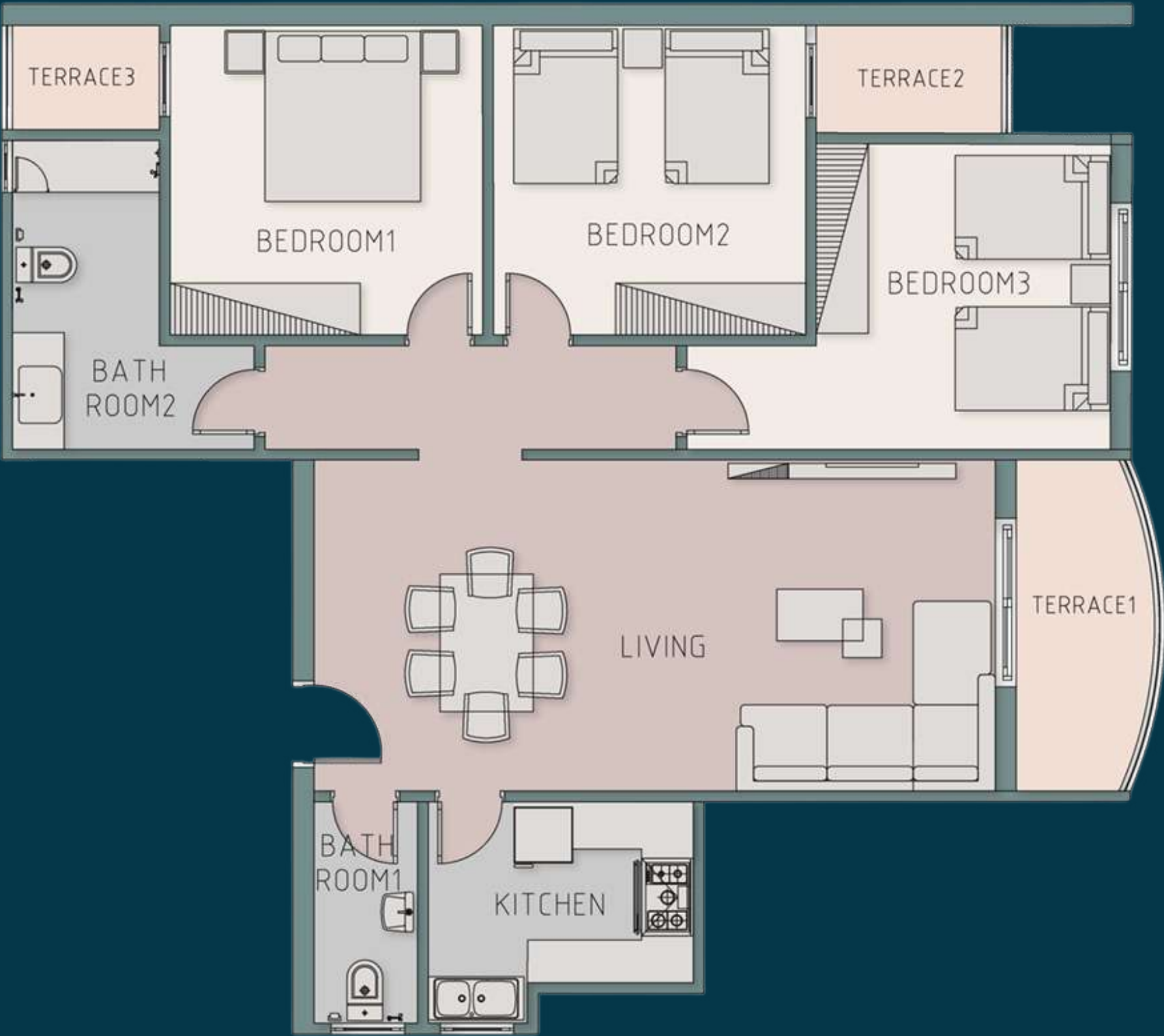


Name	DIM(m)
Bathroom-1	1.05 * 2.25
Bathroom-2	1.80 * 2.35
Bathroom-3	1.80 * 2.00
Kitchen	3.45 * 3.20
Bedroom-2	3.30 * 3.45
Bedroom-1	3.45 * 3.45
Bedroom-3	3.35 * 3.30
LIVING	3.45 * 4.00
Terrace-1	3.30 * 1.60
Terrace-2	2.40 * 2.20
Reception + Corridor	41 m2



Type 02 (B1 - B8)

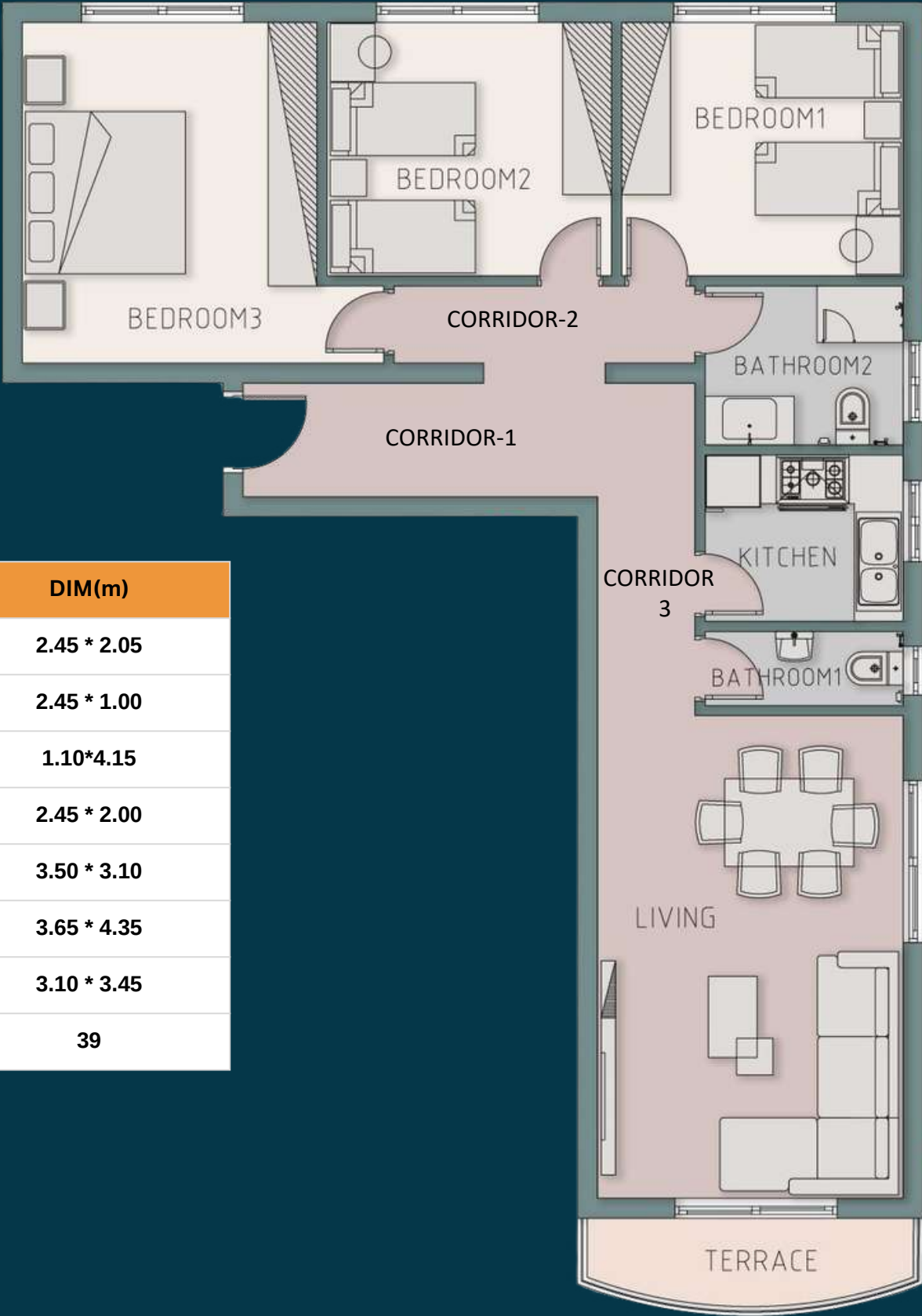
155 m²



Name	DIM(m)
Bedroom-3	3.40 * 3.55
Terrace-1	3.85 * 1.60
Kitchen	2.55 * 3.05
Bathroom-1	2.55 * 1.20
Terrace-2	2.15 * 1.25
Bathroom-2	3.60 * 1.70
Terrace-3	1.20 * 1.70
Bedroom-1	3.55 * 3.65
Bedroom-2	3.55 * 3.60
Living + Corridor	37 m2

Type 03 (B2 - B7)

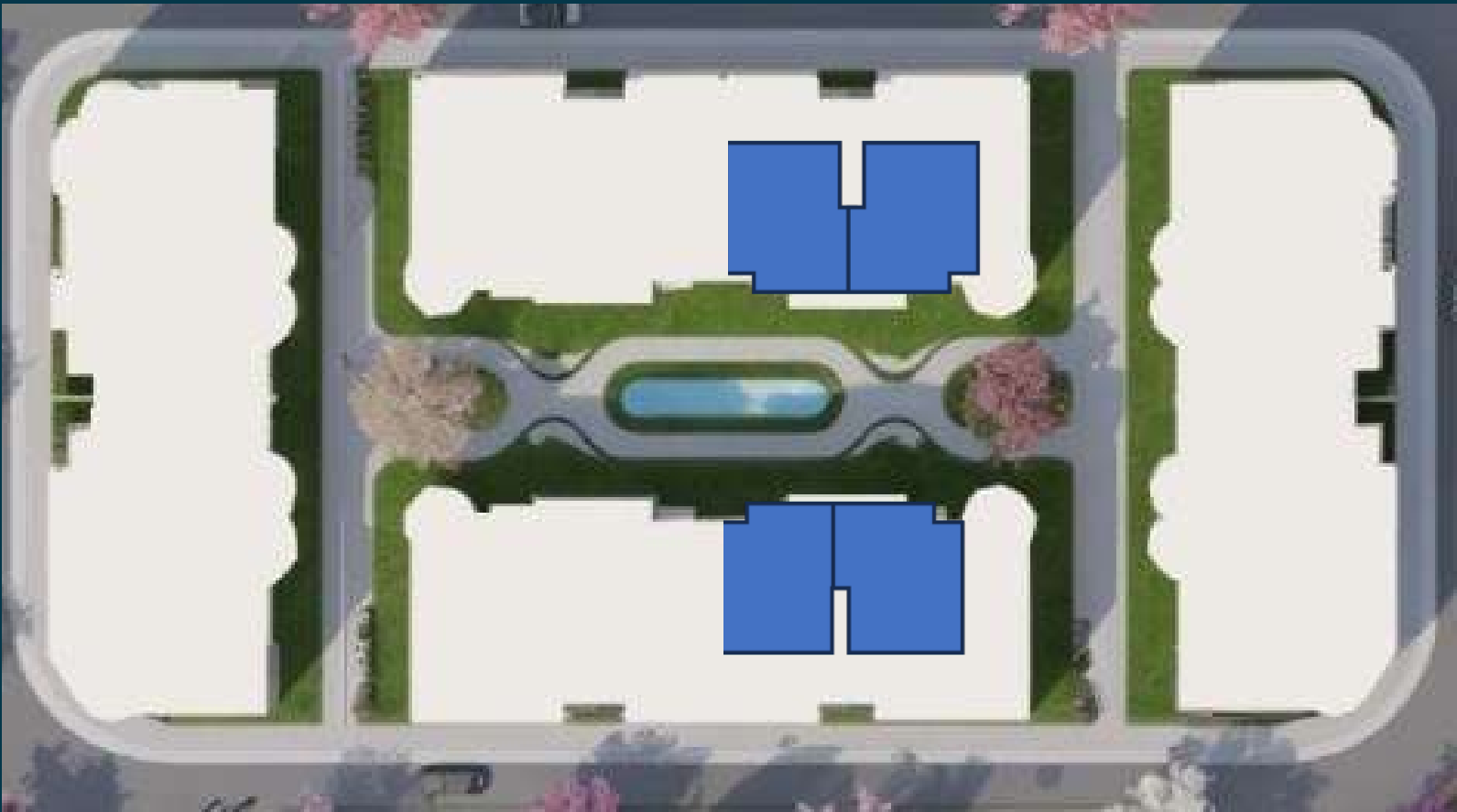
145 m²



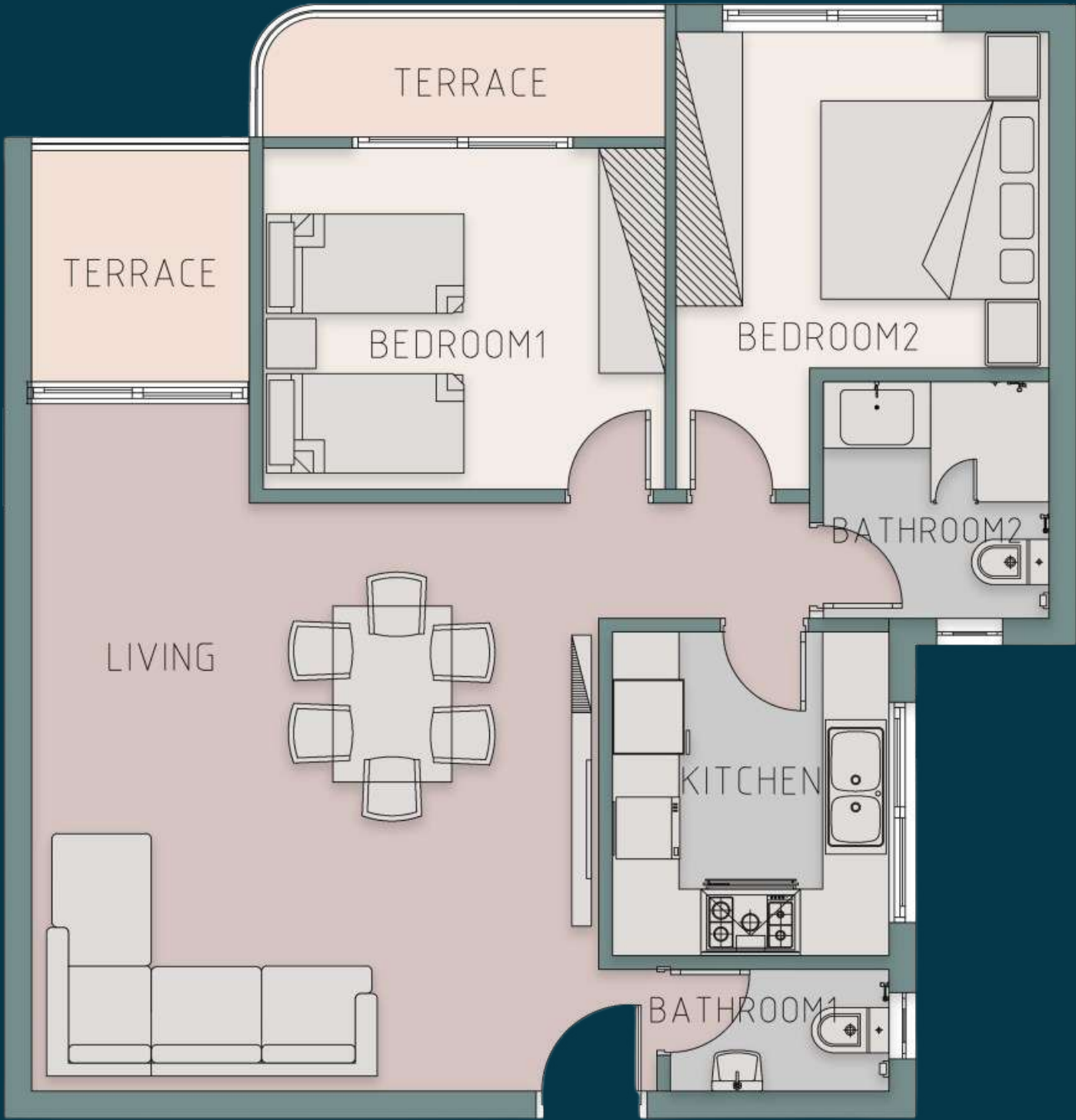
Name	DIM(m)
Kitchen	2.45 * 2.05
Bathroom-1	2.45 * 1.00
Terrace	1.10*4.15
Bathroom-2	2.45 * 2.00
Bedroom-2	3.50 * 3.10
Bedroom-3	3.65 * 4.35
Bedroom-1	3.10 * 3.45
Living + Corridor	39

Type 04 (B2 - B7)

115 m²

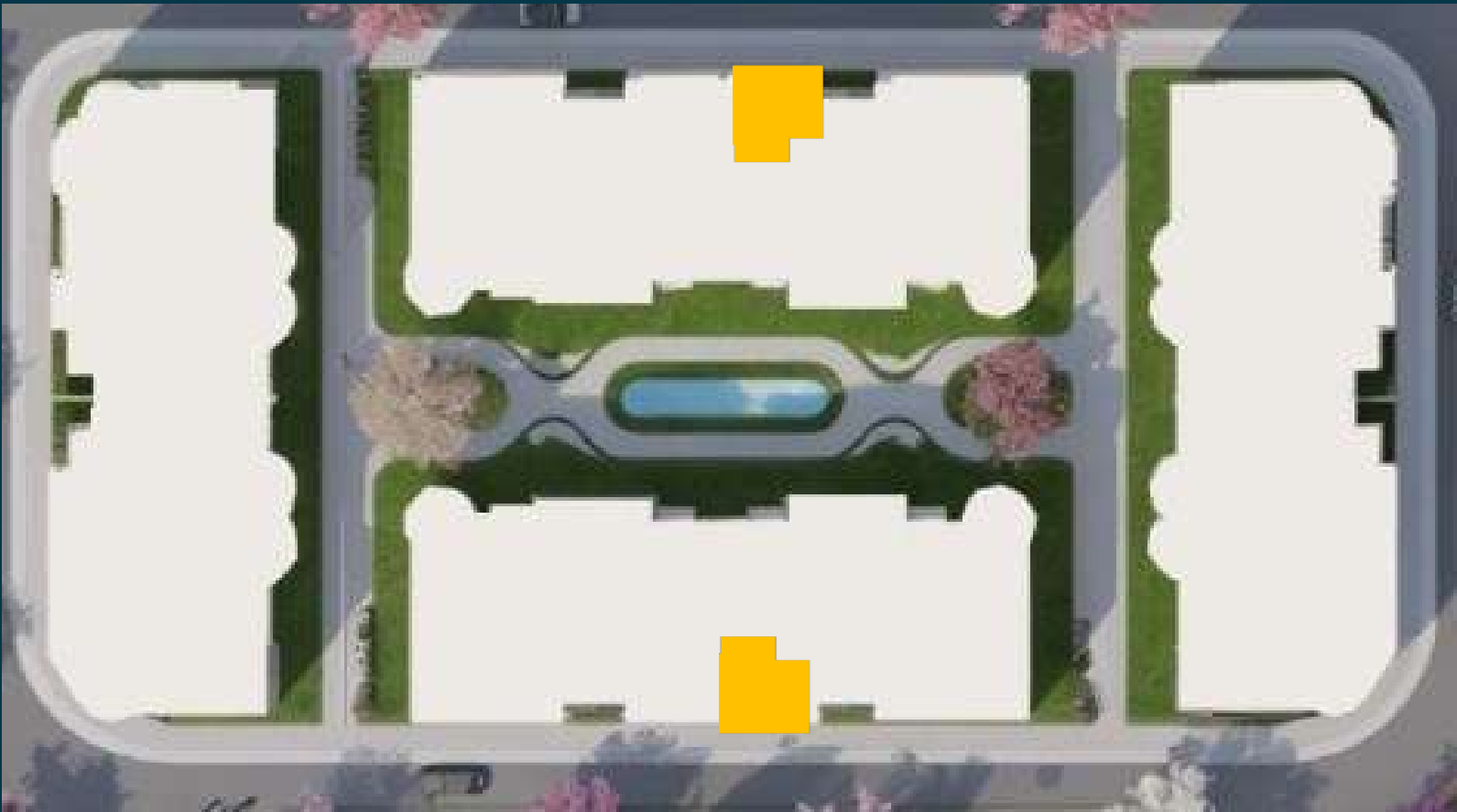


Name	DIM(m)
Bathroom-1	1.10 * 2.00
Terrace-1	1.10 * 3.65
Terrace-2	1.85 * 2.10
Bathroom-2	2.15 * 2
Kitchen	2.95 * 2.50
Bedroom-1	3.10 * 3.65
Bedroom-2	4.15 * 3.35
Living + Corridor	31 m2

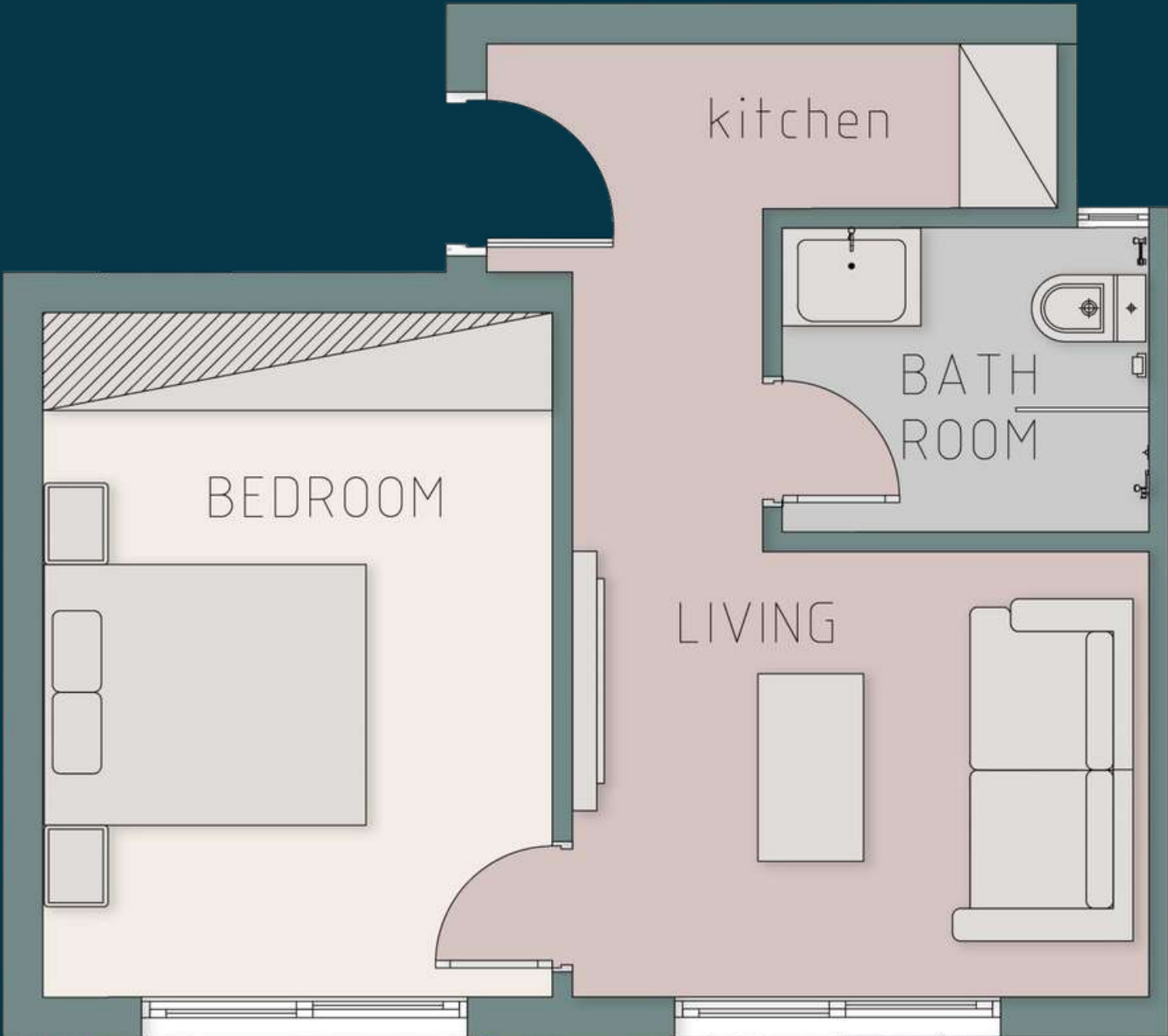


Type 05 (B2 - B7)

54 m²



Name	Dimensions (m)
Bedroom	4.20 * 3.15
Bathroom	1.85 * 2.25
Living + Kitchenette + Corridor	16

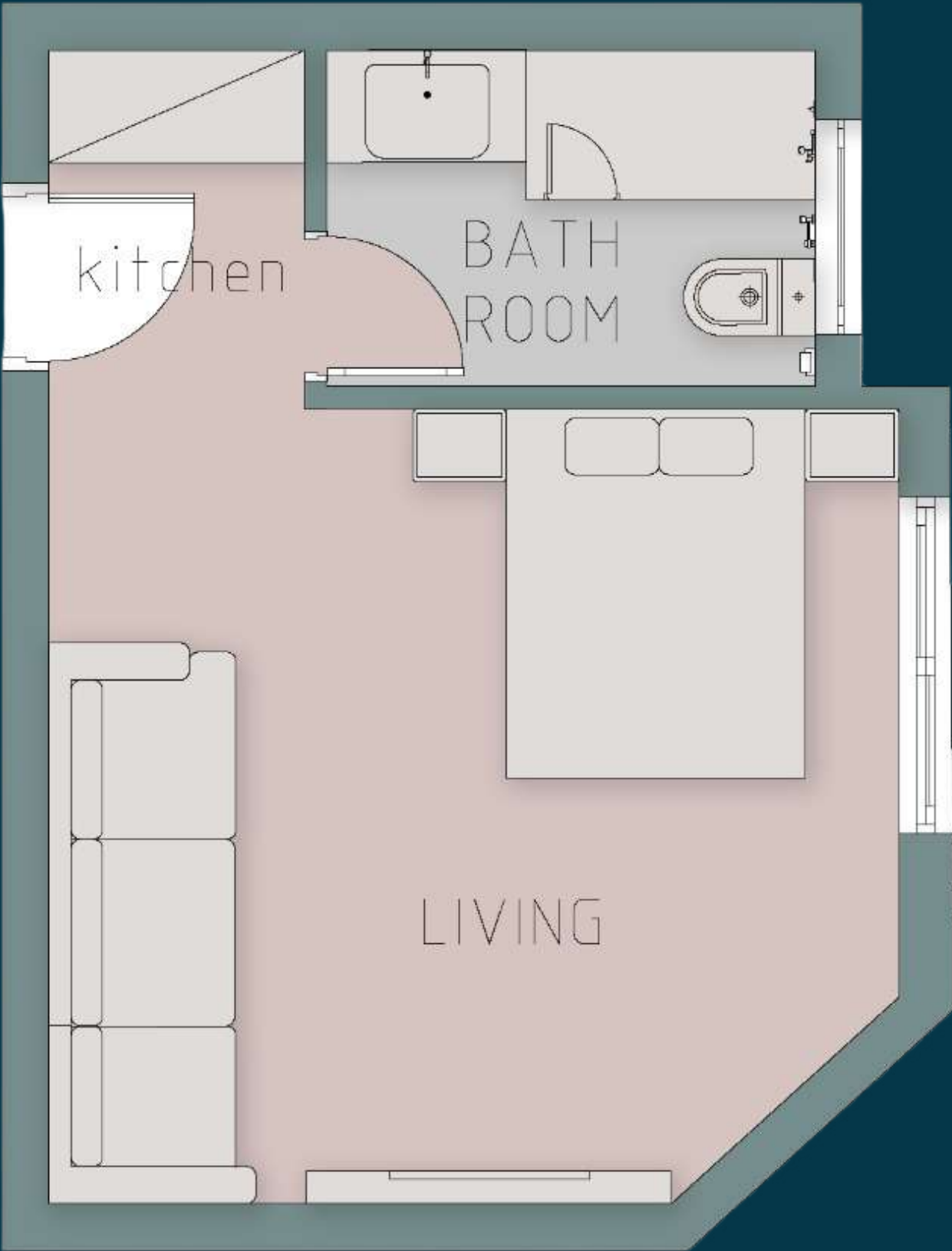


Type 06 (B1 - B8)

43 m²



Name	DIM(m)
Bathroom	1.80 * 2.60
Living + Corridor	22 m2

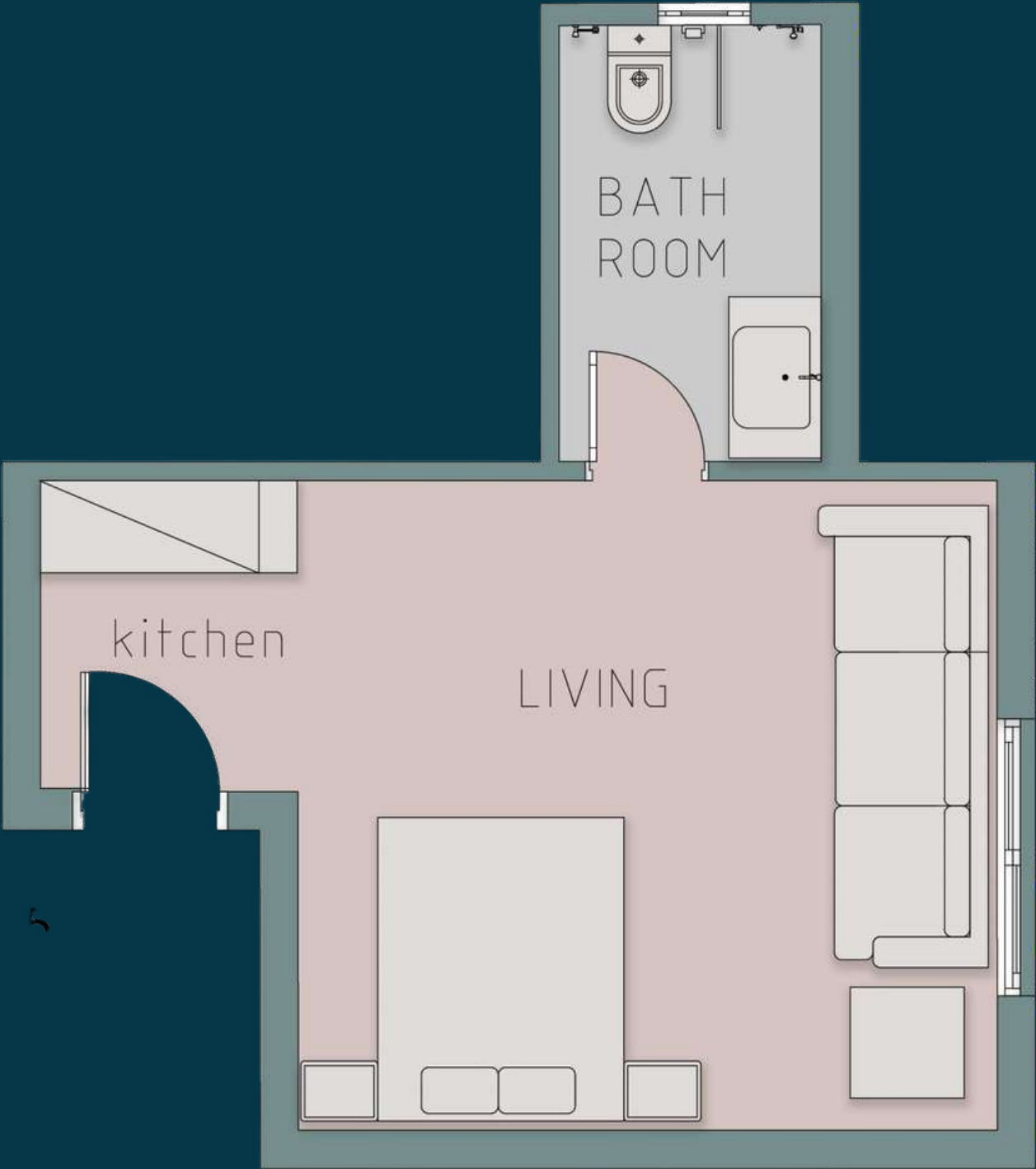


Type 07 (B1 - B8)

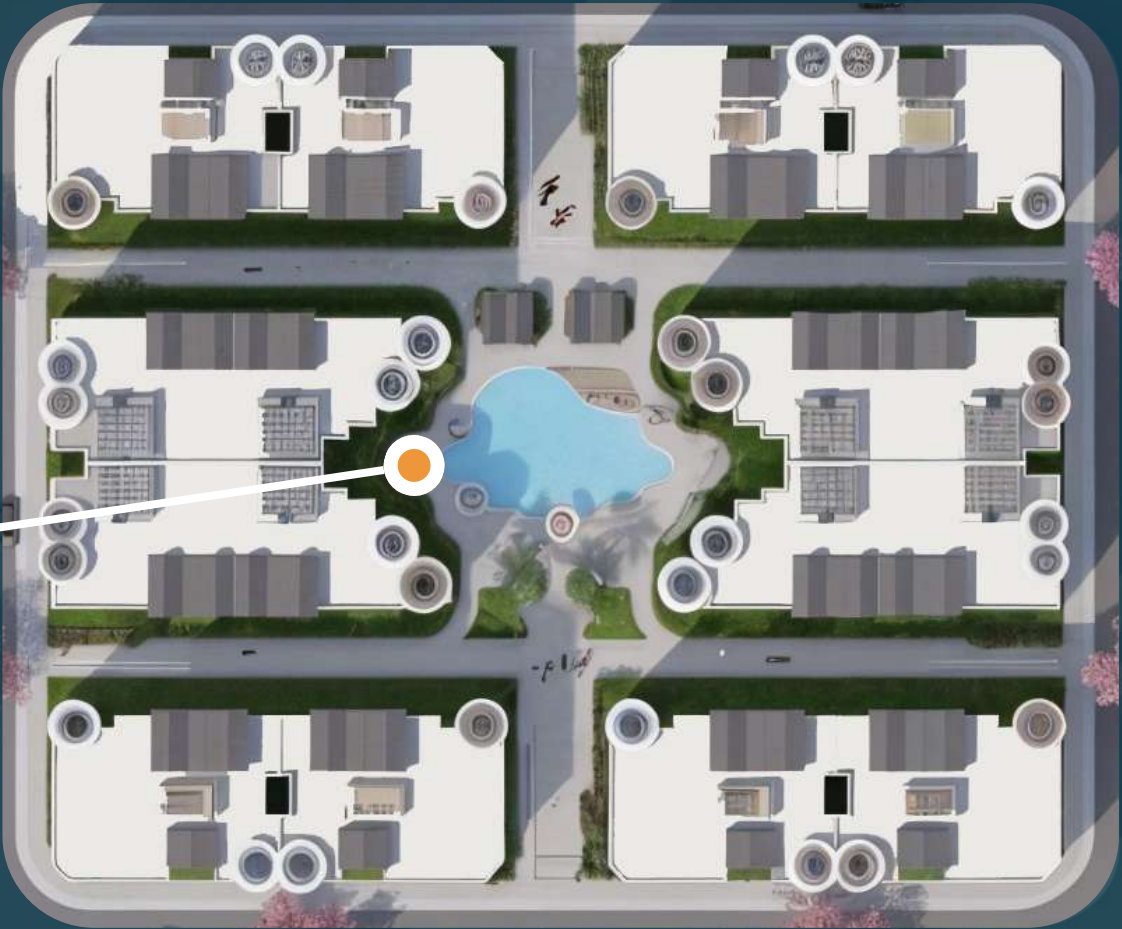
44 m²



Name	DIM(m)
Bathroom	1.70 * 2.85
Living + Corridor	22 m2



MERRYLAND

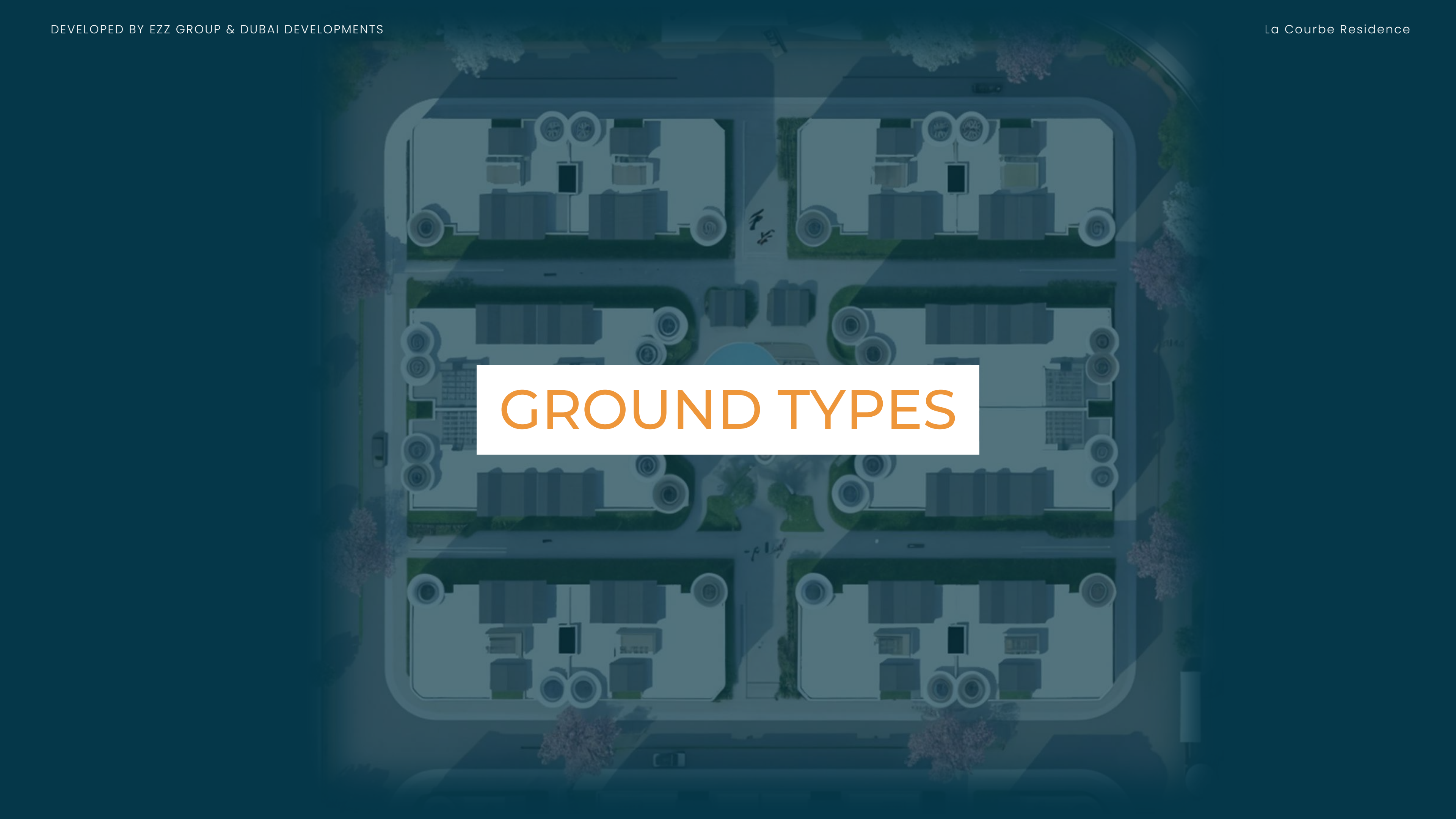












GROUND TYPES

Ground 01 (M7 - M8)

42 m² + 11 m² G



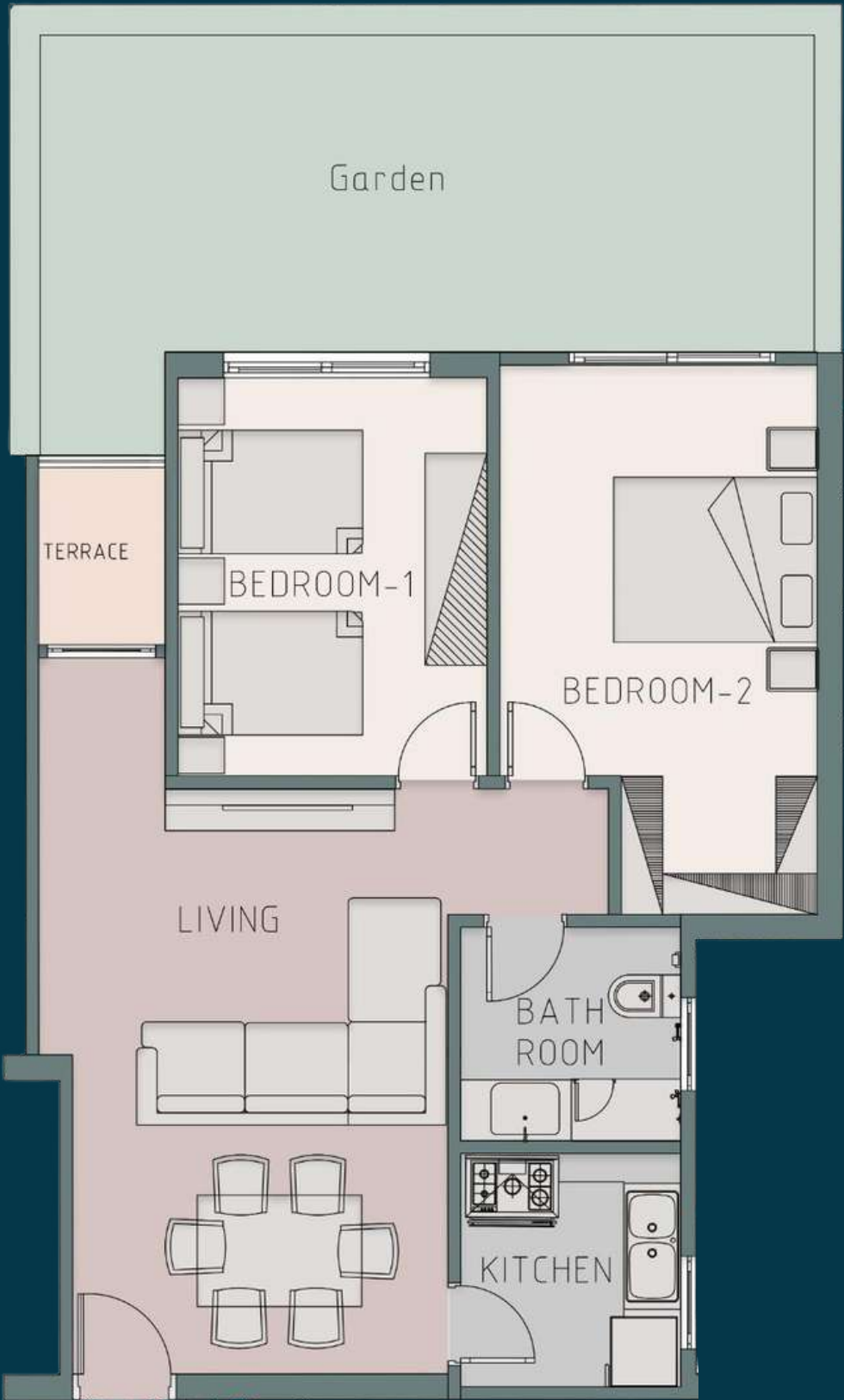
Name	DIM(m)
Bedroom-1	3.00*3.30
Bathroom-1	1.35*2
Living+corridor	13 m2
Garden-1	11 m2

Ground 02 (M7 - M8)

95 m² + 25 m² G

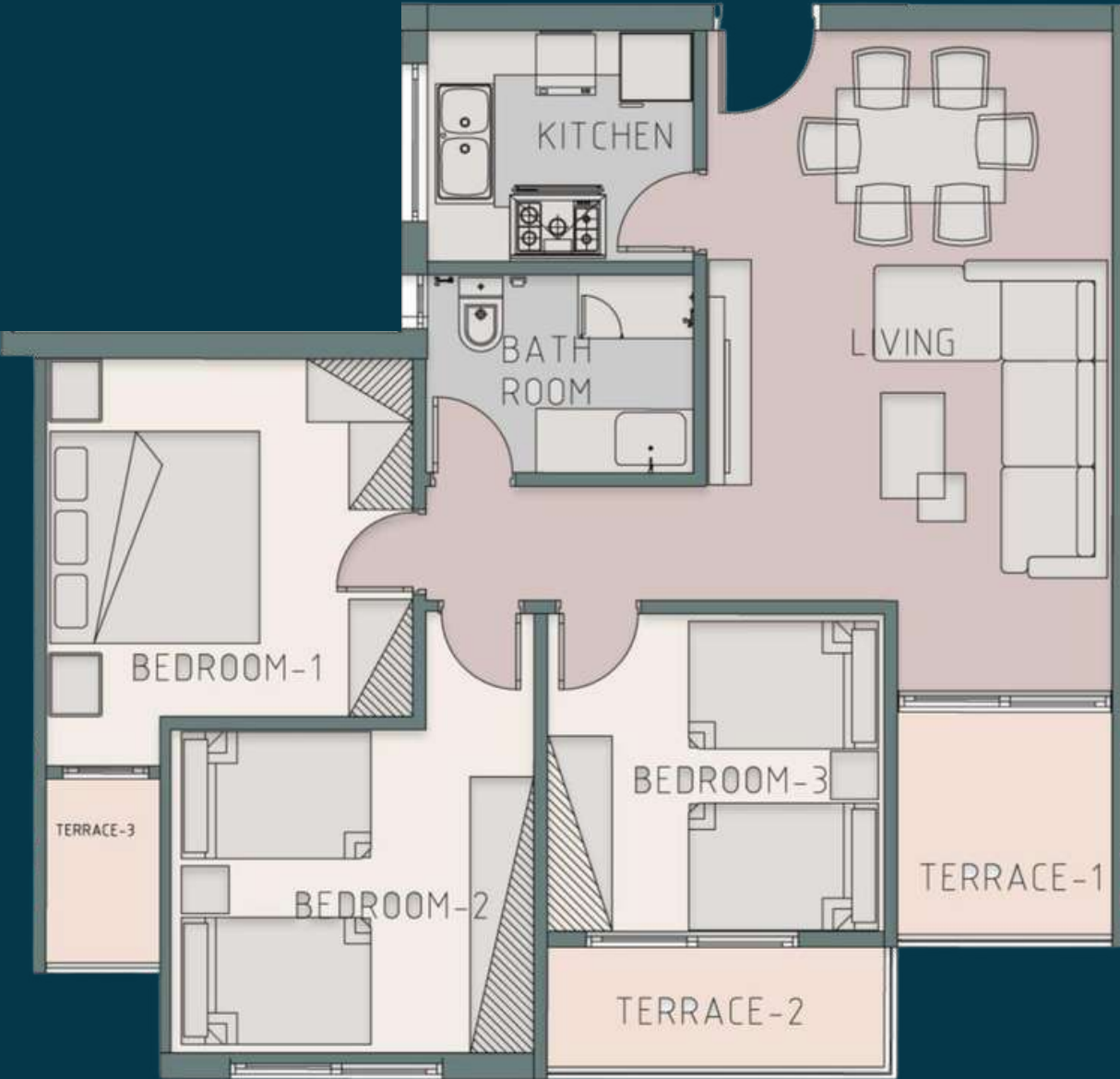


Name	DIM(m)
Bedroom-1	3.00*3.85
Bedroom-2	3.05*5.30
Kitchen	2.15*2.25
Bathroom-1	2.15*2.05
Living+corridor	25 m2
Terrace-1	1.70*1.25
Garden-1	25 m2



Ground 03 (M7)

119 m² + 35 m² G



Name	DIM(m)
Bedroom-1	3.85*3.45
Bedroom-2	3.05*3.45
Bedroom-3	3.00*3.15
Kitchen	2.50*2.20
Bathroom	1.85*2.50
Living+corridor	26 m2
Terrace-1	2.00*2.10
Terrace-2	3.20*1.15
Terrace-3	1.75*1.10
Garden	35 m2

Ground 04 (M7)
104 m² + 72 m² G



Name	DIM(m)
Bedroom-1	3.45*3.10
Bedroom-2	4.20*3.20
Kitchen	2.25*2.65
Bathroom-1	1.75*2.65
Living+corridor	31 m2
Terrace-1	3.85*1.15
Garden	72 m2



Ground 05 (M8)

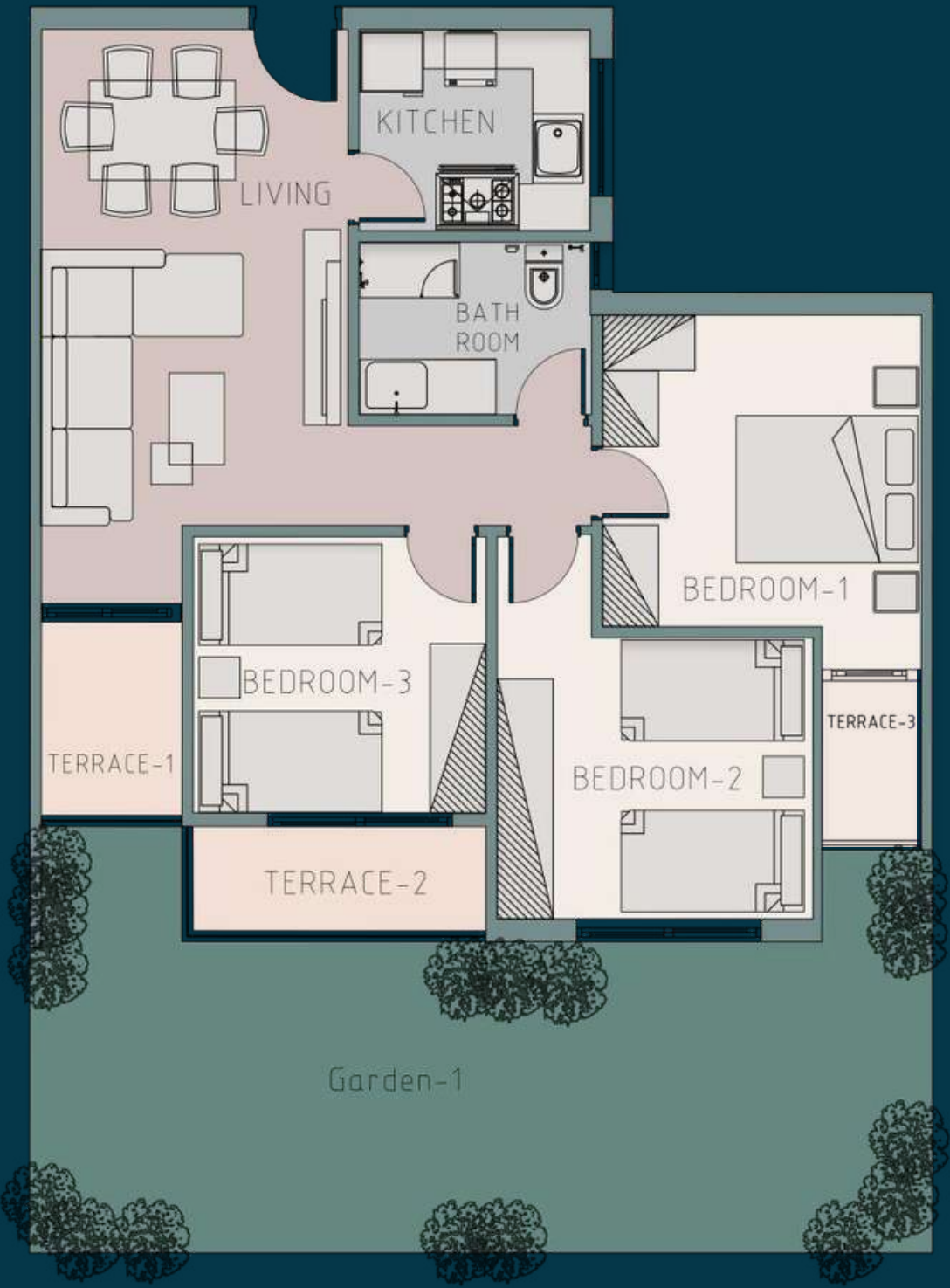
88 m² + 52 m² G



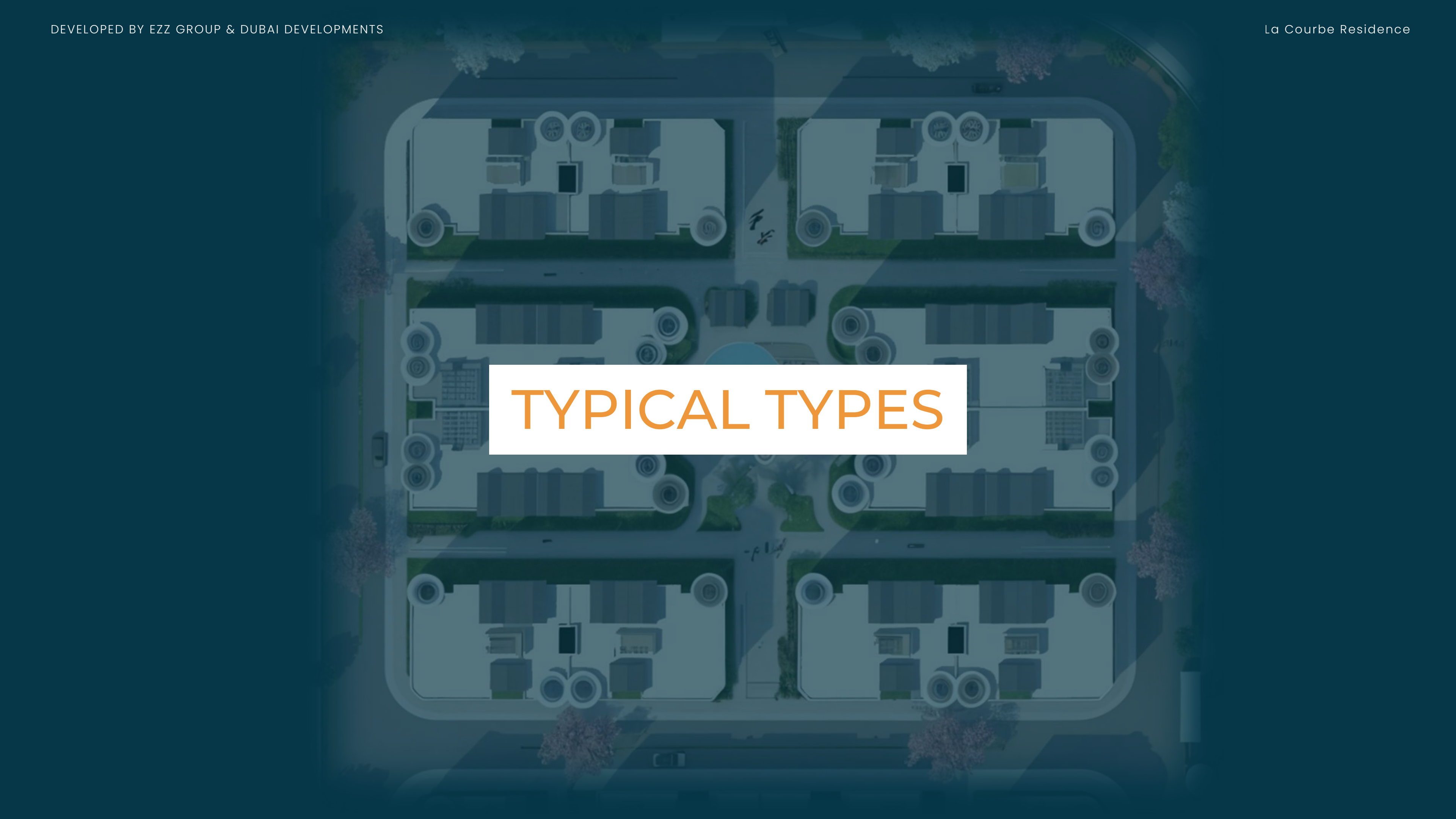
Name	DIM(m)
Bedroom-1	3.00*3.30
Bedroom-2	3.00*3.05
Kitchen	2.75*2.00
Bathroom-1	2.00*2.25
Living+corridor	29 m2
Garden	52 m2



Ground 06 (M8)
114 m² + 33 m² G



Name	DIM(m)
Bedroom-1	3.40*3.45
Bedroom-2	3.05*3.45
Bedroom-3	3.00*3.15
Kitchen	2.50*2.20
Bathroom	1.85*2.50
Living+corridor	23 m2
Terrace-1	1.50*2.10
Terrace-2	3.15*1.15
Terrace-3	1.75*1.05
Garden-1	33 m2

An aerial architectural rendering of a residential complex, likely a villa or townhouse development. The layout is symmetrical, featuring a central rectangular pool area surrounded by landscaped gardens and walkways. On either side of the pool are rows of buildings, each with a central entrance and multiple windows. The buildings are arranged in a grid-like pattern, with a central road or driveway running through the middle. The overall design is modern and organized, with a focus on green spaces and communal areas. The text "TYPICAL TYPES" is overlaid in the center of the image.

TYPICAL TYPES

Type 01 (M7 - M8)
95 m²



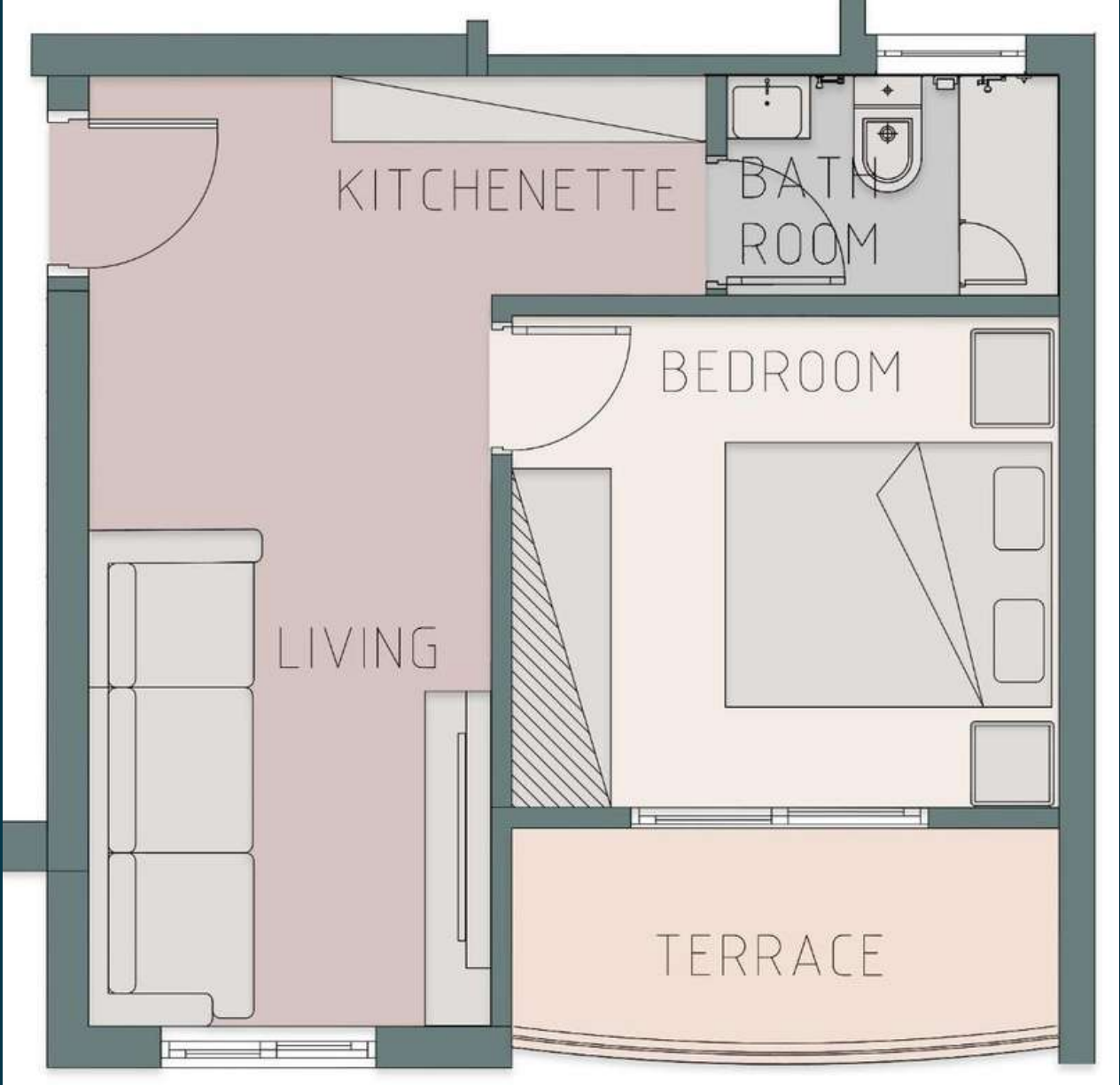
Name	DIM(m)
Bedroom-1	3*3.85
Bedroom-2	5.30*3.05
Kitchen	2.15*2.25
Bathroom-1	2.15*2.05
Living+corridor	25 m2
Terrace-1	1.70*1.25

Type 02 (M7 - M8)

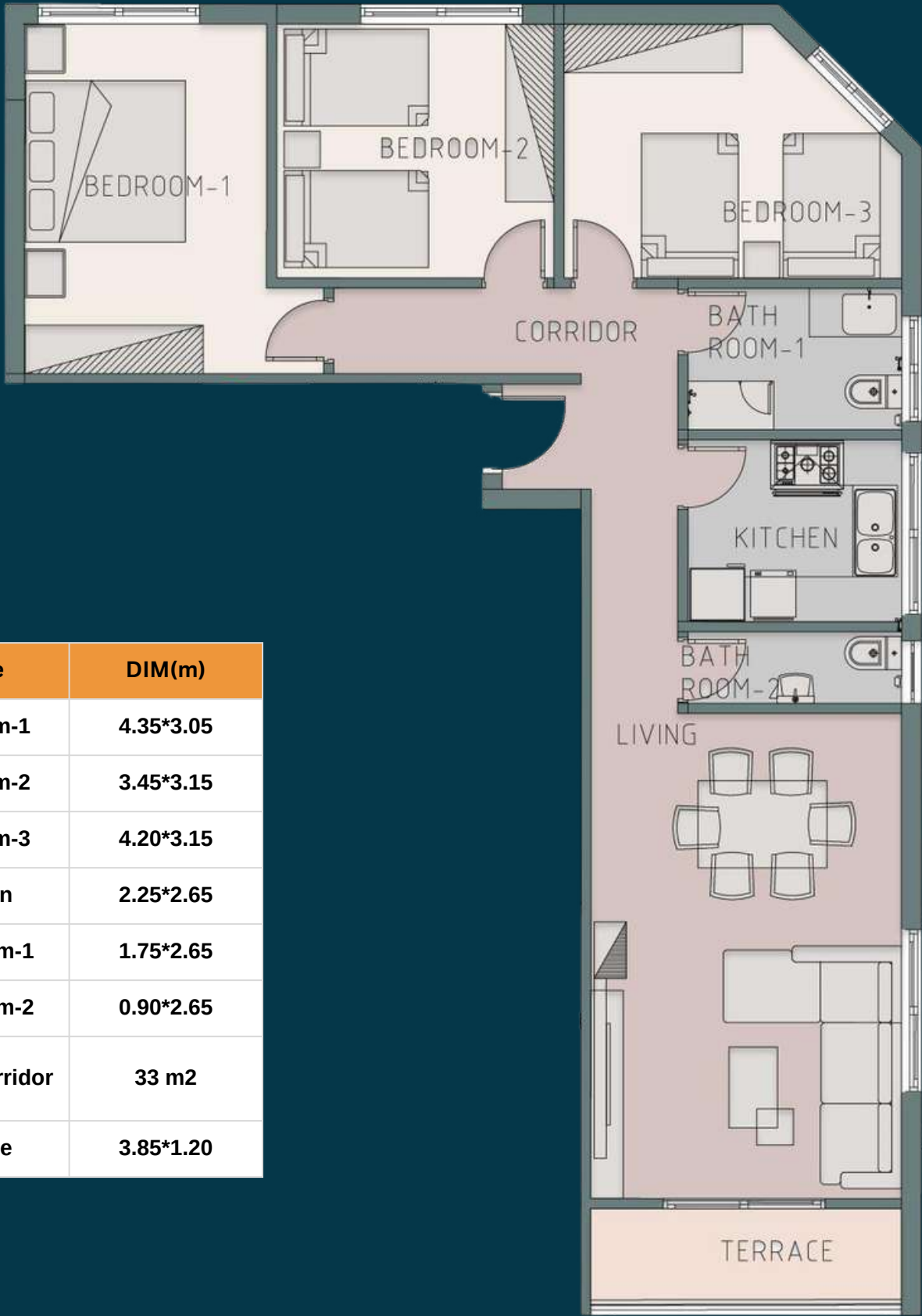
52 m²



Name	DIM(m)
Bedroom-1	2.95*3.30
Kitchen	3.0*2.60
Bathroom-1	1.35*2
Living+corridor	16 m2
Terrace-1	1.30*3.30

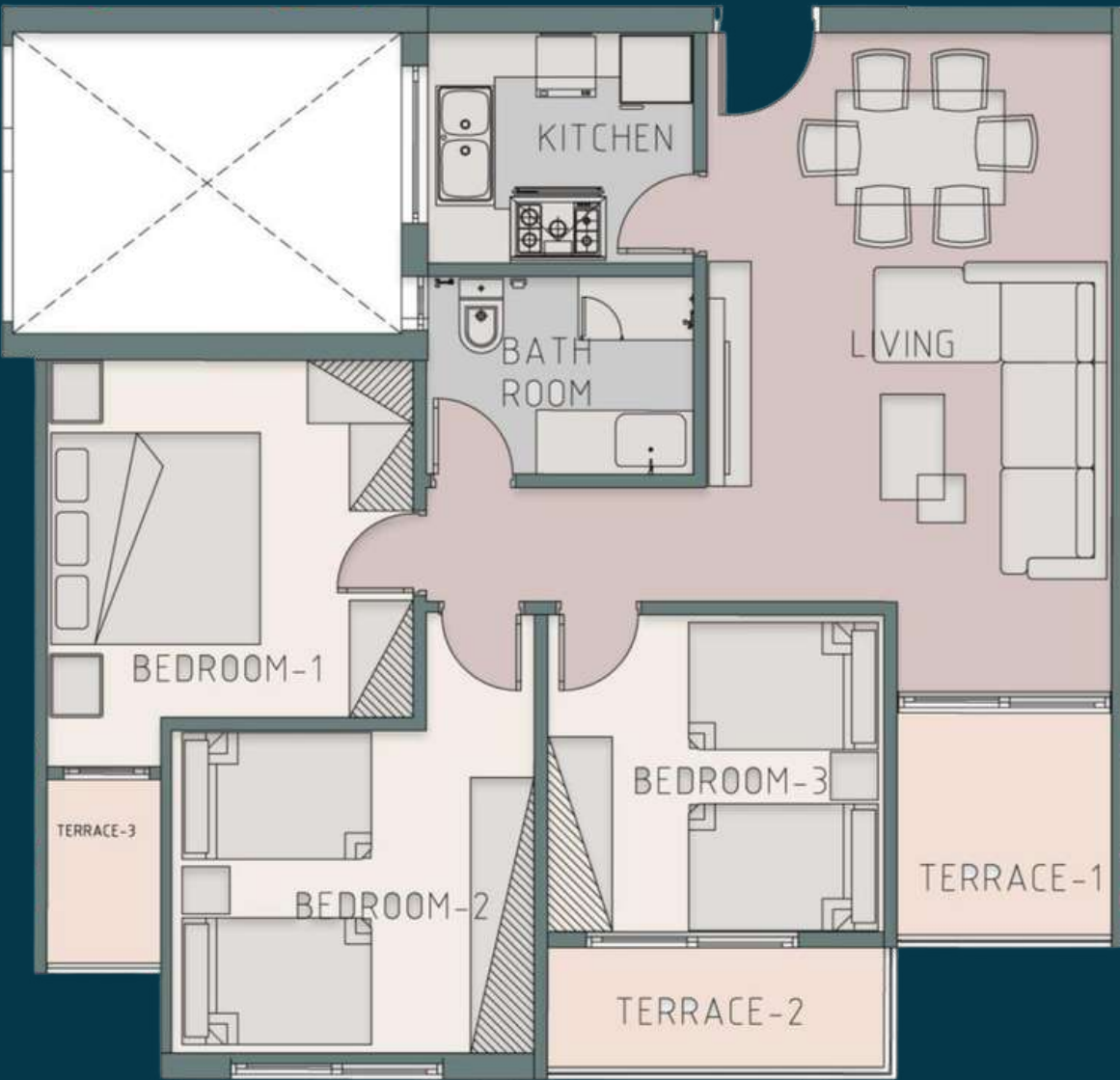


Type 03 (M7 - M8)
136 m²



Name	DIM(m)
Bedroom-1	4.35*3.05
Bedroom-2	3.45*3.15
Bedroom-3	4.20*3.15
Kitchen	2.25*2.65
Bathroom-1	1.75*2.65
Bathroom-2	0.90*2.65
Living+corridor	33 m2
Terrace	3.85*1.20

Type 04 (M7 - M8)
119 m²



Name	DIM(m)
Bedroom-1	3.40*3.60
Bedroom-2	3.05*3.45
Bedroom-3	3.00*3.20
Kitchen	2.50*2.20
Bathroom-1	1.90*2.50
Living+corridor	26 m2
Terrace-1	2.00*2.10
Terrace-2	3.15*1.15
Terrace-3	1.75*1.10

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DEVELOPMENT

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 219-FF West Gate Business Hub, 26th of July
First District, 6th of October City