



# V A H A





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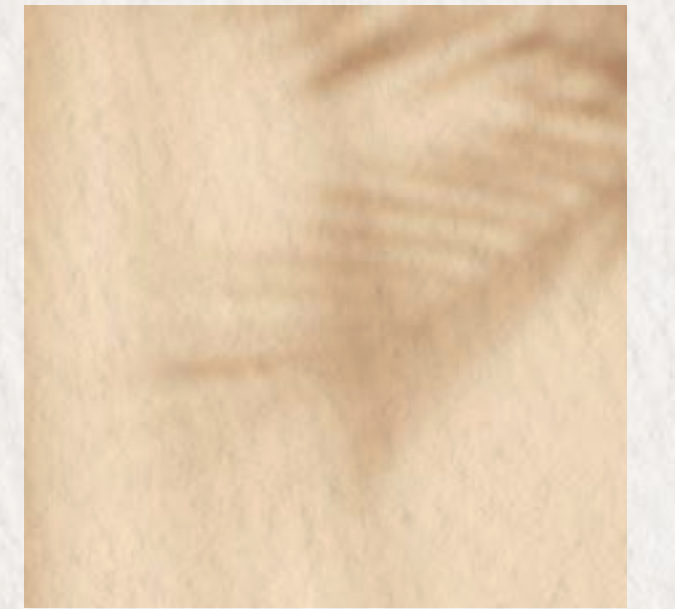
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ALKARMA DEVELOPMENTS



# CRAFTING EXCEPTIONAL COMMUNITIES *Since 1995*

In 1995, Alkarma Developments embarked on a successful journey with its inaugural project, “Alkarma 1.” This endeavor marked the beginning of a remarkable legacy. Alkarma Developments continued to establish a series of boutique compounds in West Cairo, each earning an outstanding reputation for its exceptional design, meticulous finishing, and captivating landscape architecture. These compounds have consistently attracted a harmonious community from the very start.

With a portfolio of several accomplished compounds, Alkarma now proudly introduces its latest venture, a boutique compound in the heart of New Zayed City—Vaha.

**alkarma**<sup>™</sup>  
DEVELOPMENTS





- **1995**  
The Idea
- **1996**  
AlKarma 1
- **2004**  
AlKarma 2
- **2005**  
AlKarma Heights
- **2007**  
AlKarma Residence
- **2008**  
AlKarma 4
- **2012**  
Mazar Mall
- **2020**  
AlKarma Gates
- **2021**  
Novella
- **2022**  
Kay
- **2024**  
Vaha





INTRODUCING VAHA



V A H A

WHISPERS  
OF  
*Nature*





## VAHA *Story*

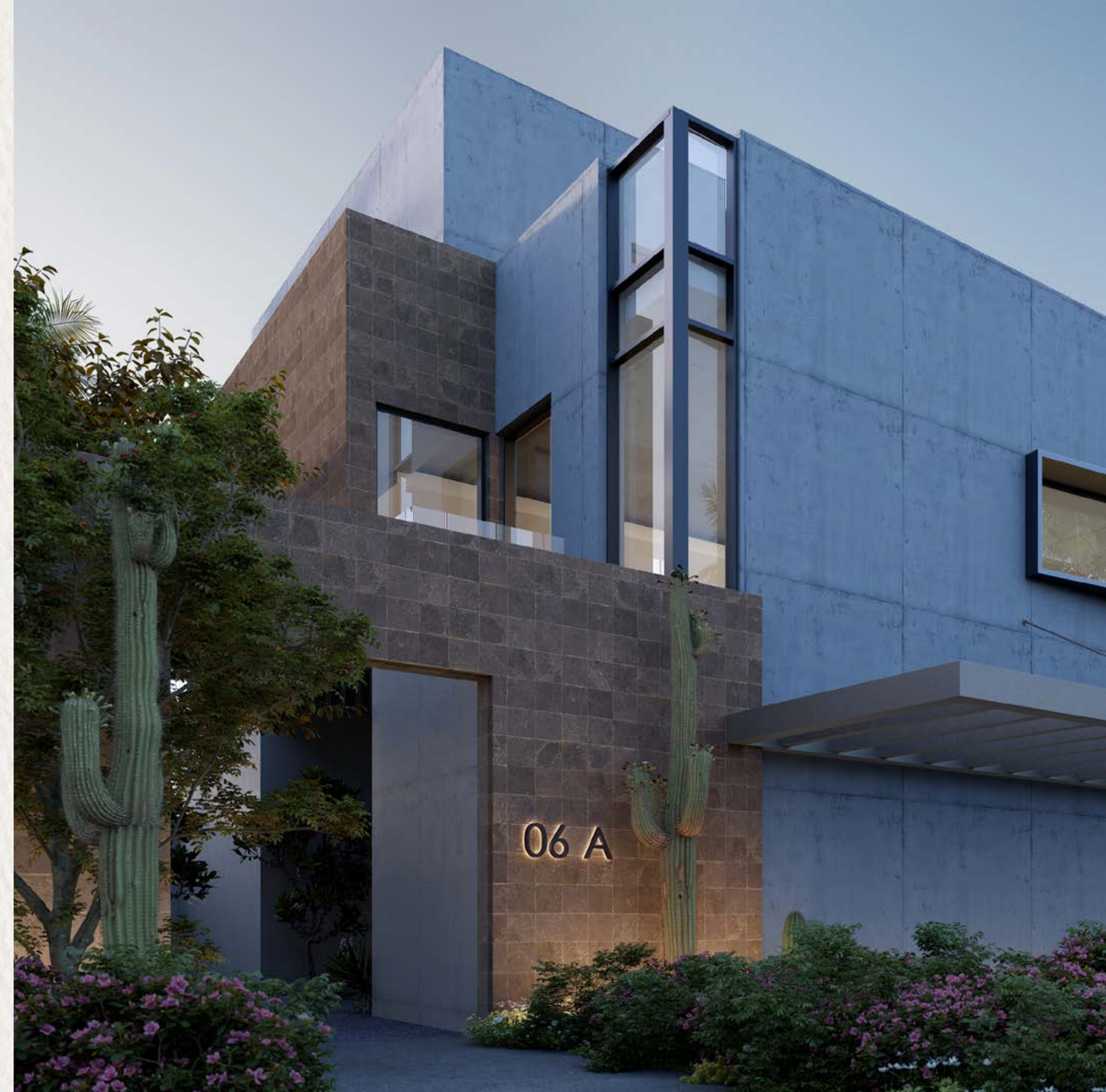
Discover Vaha, a boutique compound right in the heart of New Zayed City. The project is thoughtfully divided into phases, with inspiration drawn from the elegance of minimalistic architecture and design. Vaha embodies a place of “Good Energy,” centered on the core values of nature, simplicity, minimalism, and serenity. At Vaha, we believe that the lush green landscapes, expansive layouts, and minimalist design principles come together to create an atmosphere of serenity and tranquility.



## STRATEGICALLY POSITIONED *Elegance*

Vaha is strategically situated in the Northwest region of Sheikh Zayed, it enjoys proximity to key landmarks in the city, including the West Cairo Sphinx Airport, Smart Village, and the industrial area of Abu Rawash. Vaha takes center stage in New Zayed, with El Dabaa Road on one side and Dahshour Road on the other, also running parallel to the Cairo Alexandria Desert Road.

Vaha enjoys a central and strategic location that defines its accessibility and convenience. Vaha provides effortless access to key roads, making it an ideal choice for those seeking easy connectivity within the region.







- 2 mins**  
to Cairo - Alex Desert Road
- 3 mins**  
to Mehwar Rod Al Farag
- 5 mins**  
to Sphinx Airport
- 6 mins**  
to Al Dabaa Road
- 10 mins**  
to Mehwar
- 10 mins**  
to Mall of Arabia
- 30 mins**  
to the Grand Egyptian Museum





YOUR DREAM  
HOME *Awaits*



# VAHA'S *Masterplan*



Phase 04

Phase 02

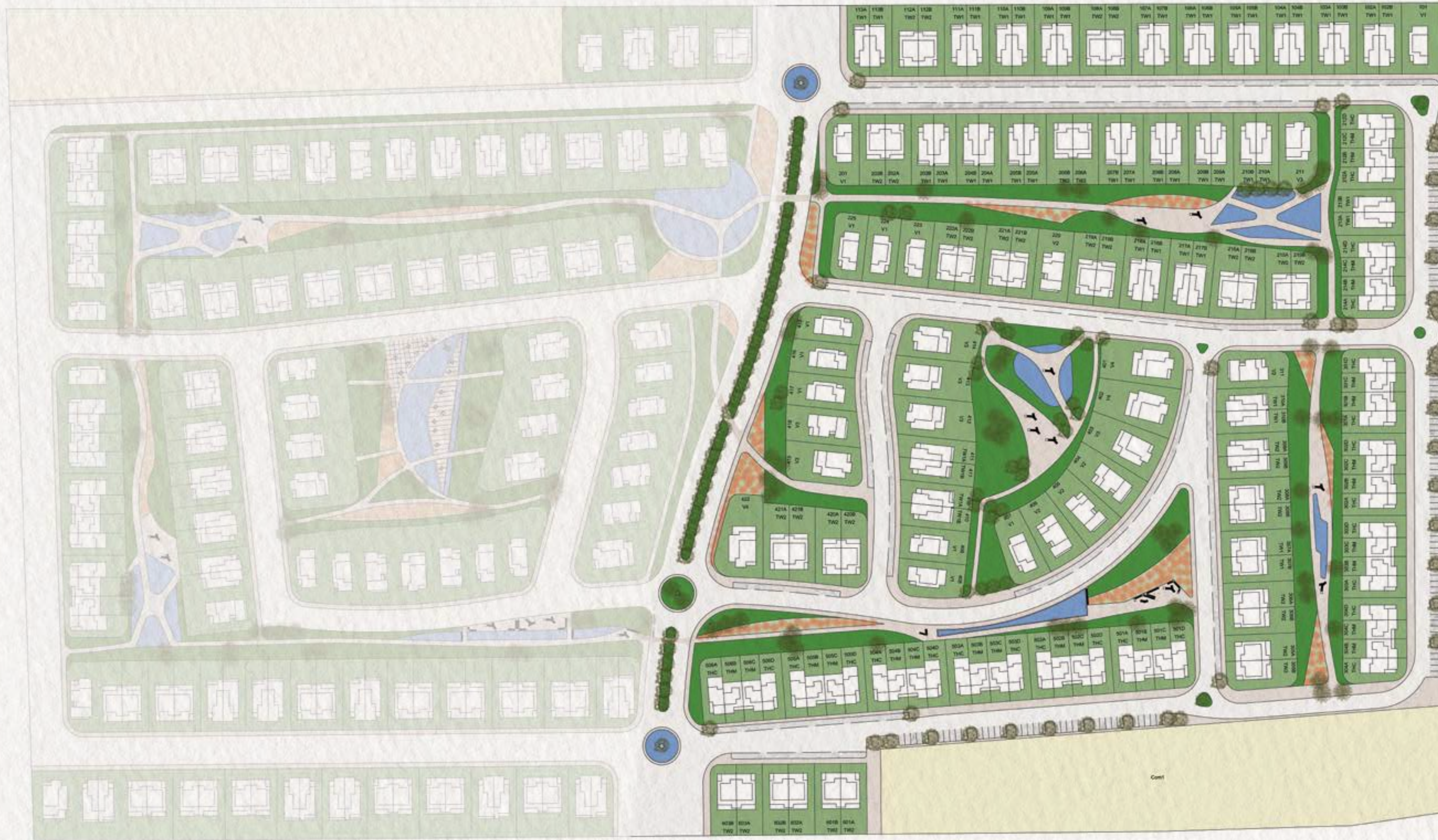
Phase 01

Phase 03

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# VAHA'S *Masterplan*



Phase 02

Phase 01



Footprint:  
14.5

Area:  
55 acres

Features:  
Water features, Clubhouse, Commercial area



TOWN HOUSE



TWIN HOUSE



VILLA

DISCLAIMER: MASTER PLAN AND FLOOR PLANS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.



## UNVEILING VAHA'S SPACIOUS *Elegance*

Vaha's masterplan covers a substantial land area of 55 acres for Phase 1, ensuring a spacious environment. The project design is influenced by a minimalistic architectural style, with an emphasis on elements that communicate simplicity and elegance. Vaha offers a variety of unit types, including townhouses, twin houses, and standalone villas, providing diverse living options to suit your preferences.







## NATURAL RADIANCE AND *Tranquility*

Notably, the design principles of Vaha prioritize the flow of natural light throughout the buildings, creating bright, clean, and uncluttered living spaces. The project comprises two distinct neighborhoods, each offering views of the surrounding landscape, ensuring that Vaha is an embodiment of tranquility and modern living.



ELEVATING COMMUNITY  
LIVING AT THE *Clubhouse*







The development features a Club House, meticulously designed to foster a sense of community and elevate the recreational and social experiences of our residents. At Vaha, we recognize the value of a community of like-minded individuals and families, as it offers a unique opportunity to connect and bond with neighbors who share similar interests.

For families and individuals alike, our Club House adds a delightful flavor to everyday life. It serves as a hub for socializing, a place to meet, mingle, and enjoy the company of friends and neighbors. Within its inviting walls, you'll discover a range of facilities and amenities tailored to enhance your well-being, from state-of-the-art workout spaces to relaxing lounges where you can unwind and rejuvenate.





# UNIT TYPES & FLOORPLANS



TAILORED LIVING SPACES  
FOR EVERY *Lifestyle*





TOWN *Houses*

225m<sup>2</sup> to 235m<sup>2</sup>



# TOWN HOUSE *Middle*

BUA - 225 m<sup>2</sup> | Av. Land - 216m<sup>2</sup>







05 A

05 B

05 C

05 D

06 A







# TOWN HOUSE *Middle*



Ground Floor



First Floor

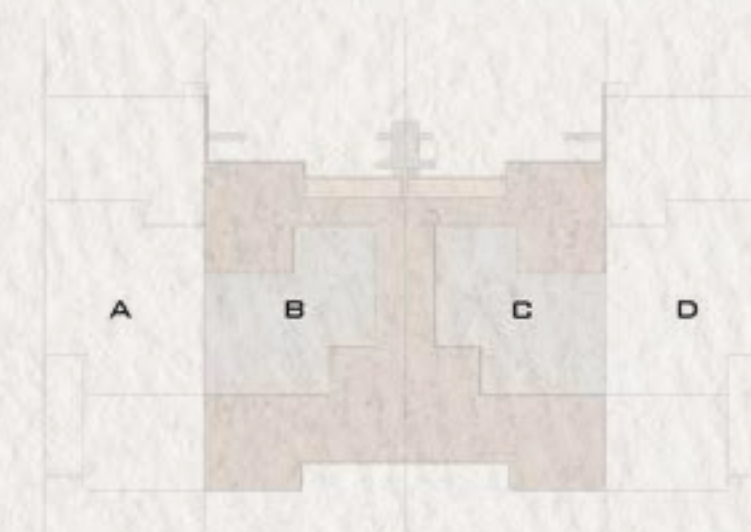


Roof Floor

<b>GROUND FLOOR</b>	<b>92.5 M<sup>2</sup></b>
Reception/Dinning	59 m <sup>2</sup>
Kitchen	4.2 x 3.0
Guest Toilet	1.8 x 1.6
Porch	3.4 x 2.0
Terrace	8.0 x 2.5

<b>FIRST FLOOR</b>	<b>95.5 M<sup>2</sup></b>
Bedroom 1	4.2 x 3.7
Bedroom 2	3.6 x 3.5
Toilet	2.2 x 1.8
Master Bedroom	4.2 x 4.0
M. Toilet	2.2 x 2.2
M. Dressing	4.0 x 2.2
Terrace 1	3.9 x 1.6
Terrace 2	3.7 x 1.2

<b>ROOF FLOOR</b>	<b>37 M<sup>2</sup></b>
En-suite bedroom	4.6 x 3.0
Toilet	1.8 x 1.8
Nanny's room	3.4 x 2.2
Roof Terrace	59.5 m <sup>2</sup>



**DISCLAIMER:**

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# TOWN HOUSE *Corner*

BUA - 235.5 m<sup>2</sup> | Av. Land - 253 m<sup>2</sup>







05 A

05 B





05 A

05 B

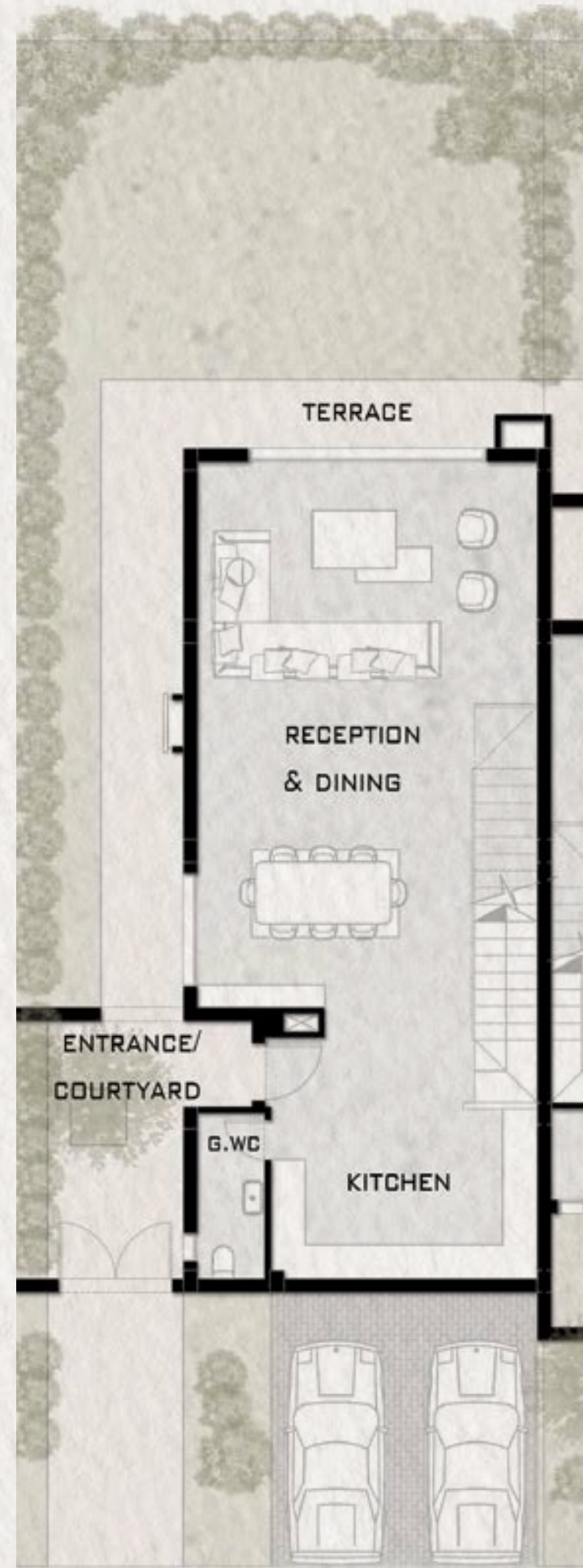
05 C

05 D

06 A



# TOWN HOUSE *Corner*



Ground Floor



First Floor



Roof Floor

<b>GROUND FLOOR</b>	<b>95 M<sup>2</sup></b>
Reception/Dinning	61.5 m <sup>2</sup>
Kitchen	4.7 x 3.0
Guest Toilet	3.0 x 1.2
Terrace	7.0 x 2.5
Entrance Courtyard	4.5 x 4.2

<b>FIRST FLOOR</b>	<b>95 M<sup>2</sup></b>
Master Bedroom	4.3 x 4.0
M. Toilet	3.0 x 1.6
M. Dressing	4.0 x 1.6
Bedroom 1	4.0 x 3.6
Toilet	2.1 x 2.0
Bedroom 2	4.5 x 3.6
Terrace	4.7 x 1.5

<b>ROOF FLOOR</b>	<b>45.5 M<sup>2</sup></b>
En-suite bedroom	4.2 x 3.7
Toilet	2.4 x 1.4
Nanny's room	3.2 x 2.2
Roof Terrace 1	29.5 m <sup>2</sup>
Roof Terrace 2	18.5 m <sup>2</sup>



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TWIN *Houses*

250m<sup>2</sup> to 300m<sup>2</sup>



# TWIN HOUSE 01

BUA - 248 m<sup>2</sup> | Av. Land - 285 m<sup>2</sup>







06

06B

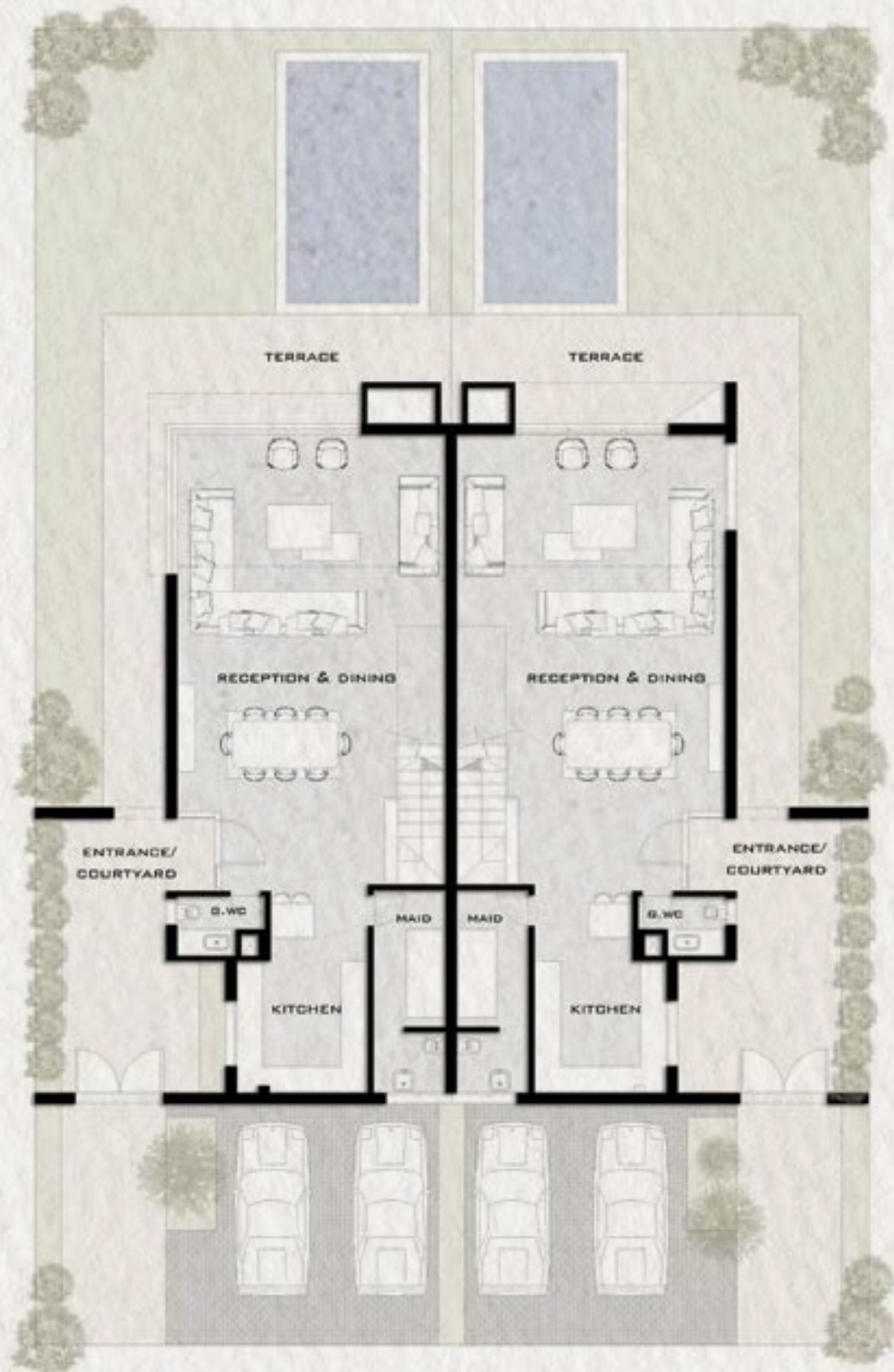
07A







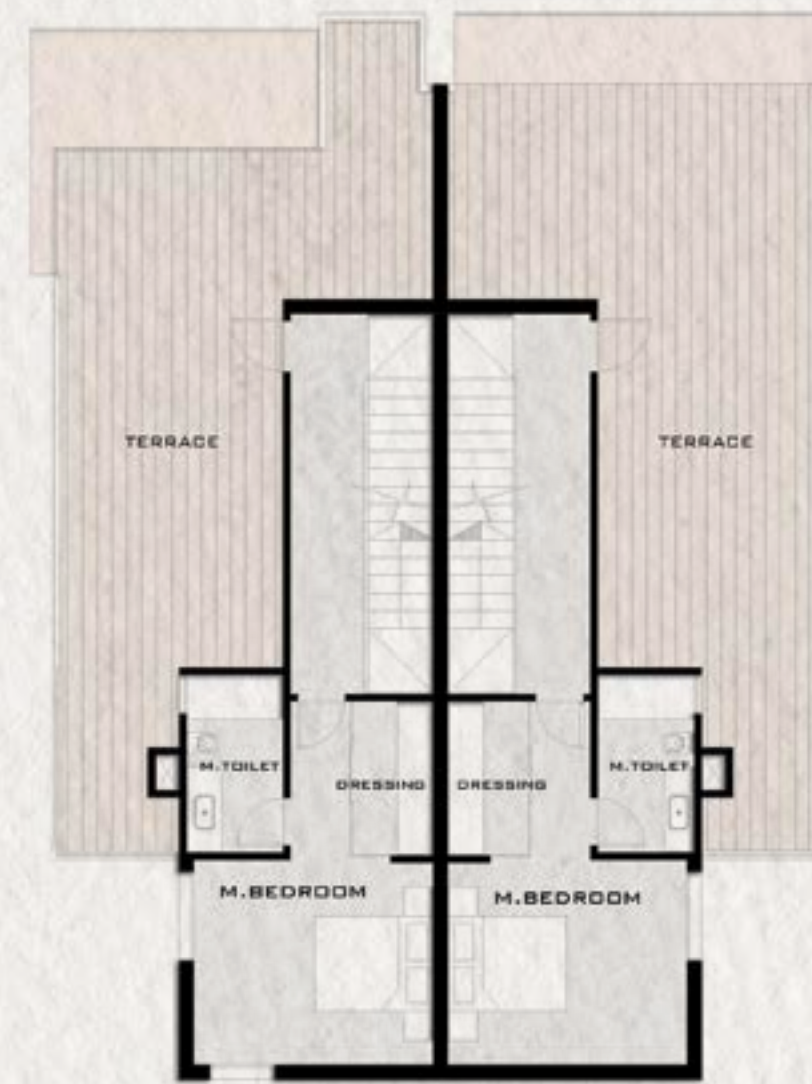
# TWIN HOUSE 01



Ground Floor



First Floor



Roof Floor

<b>GROUND FLOOR</b>	<b>95.5 M<sup>2</sup></b>
Reception/Dinning	57 m <sup>2</sup>
Kitchen	4.7 x 3.0
Guest Toilet	2.0 x 1.4
Nanny's Room	4.9 x 1.7
Terrace	8.0 x 2.5
Entrance Courtyard	6.3 x 4.0
<b>FIRST FLOOR</b>	<b>105 M<sup>2</sup></b>
Living Room	5.0 x 3.2
En-Suite BR 2	3.8 x 3.6
En-Suite Toilet 2	3.8 x 1.3
Master BR 1	4.0 x 3.6
M. Toilet	3.8 x 1.3
M. Dressing	2.75 x 1.2
Terrace	2.2 x 2.1
<b>ROOF FLOOR</b>	<b>47.5 M<sup>2</sup></b>
Master Bedroom	4.0 x 3.6
M. Toilet	2.85 x 1.7
M. Dressing	2.75 x 1.2
Roof Terrace	52.0 m <sup>2</sup>

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# TWIN HOUSE 02

BUA - 270 m<sup>2</sup> | Av. Land - 330m<sup>2</sup>







05 B

06 A

06 B

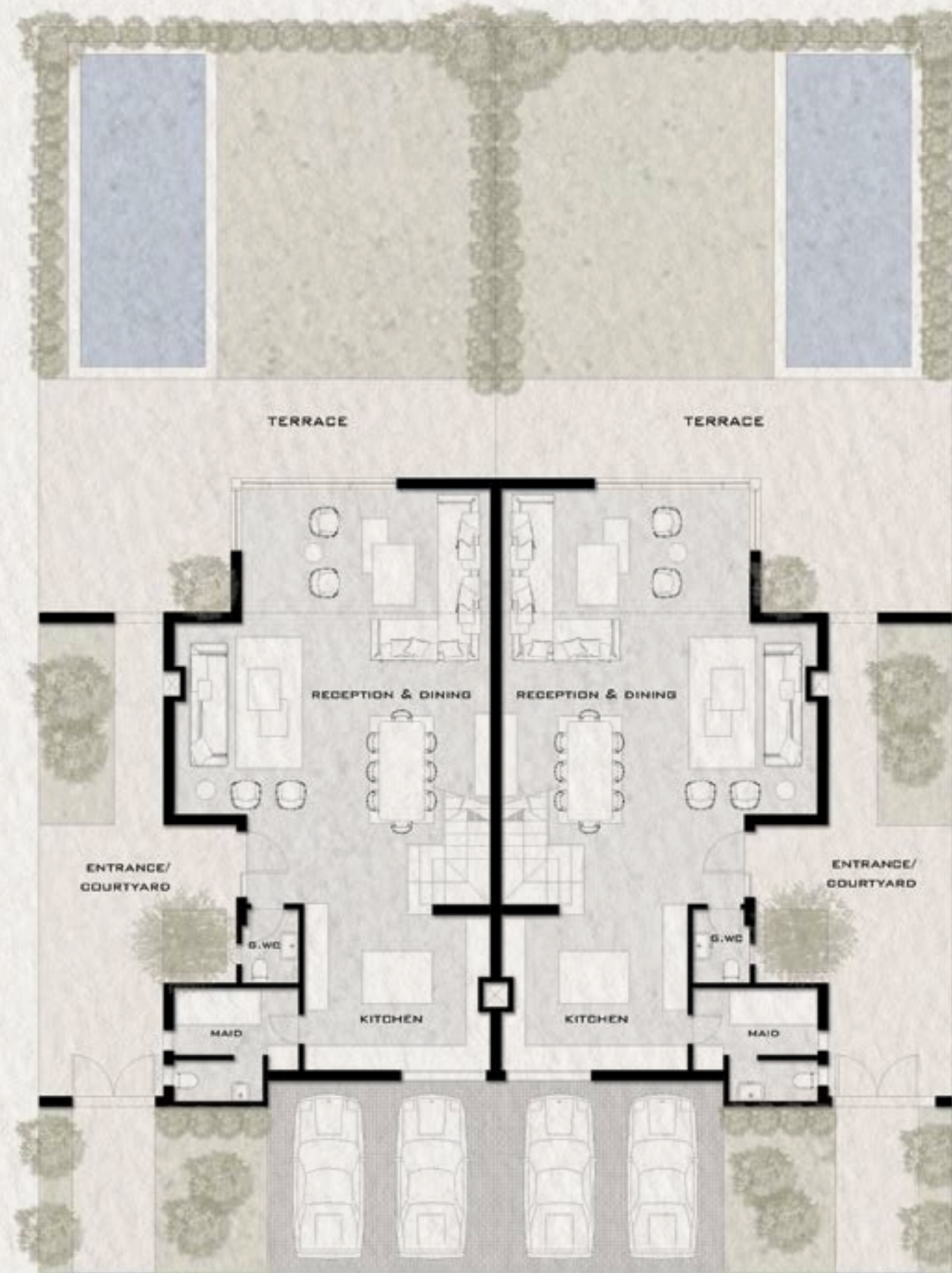
07 A







# TWIN HOUSE 02



Ground Floor



First Floor

<b>GROUND FLOOR</b>	<b>110.5 M<sup>2</sup></b>
Reception/Dinning	63 m <sup>2</sup>
Kitchen	4.5 x 4.0
Guest Toilet	1.8 x 1.4
Nanny's Room	3.0 x 2.7
Terrace	9.0 x 2.5
Entrance Courtyard	6.5 x 4.8

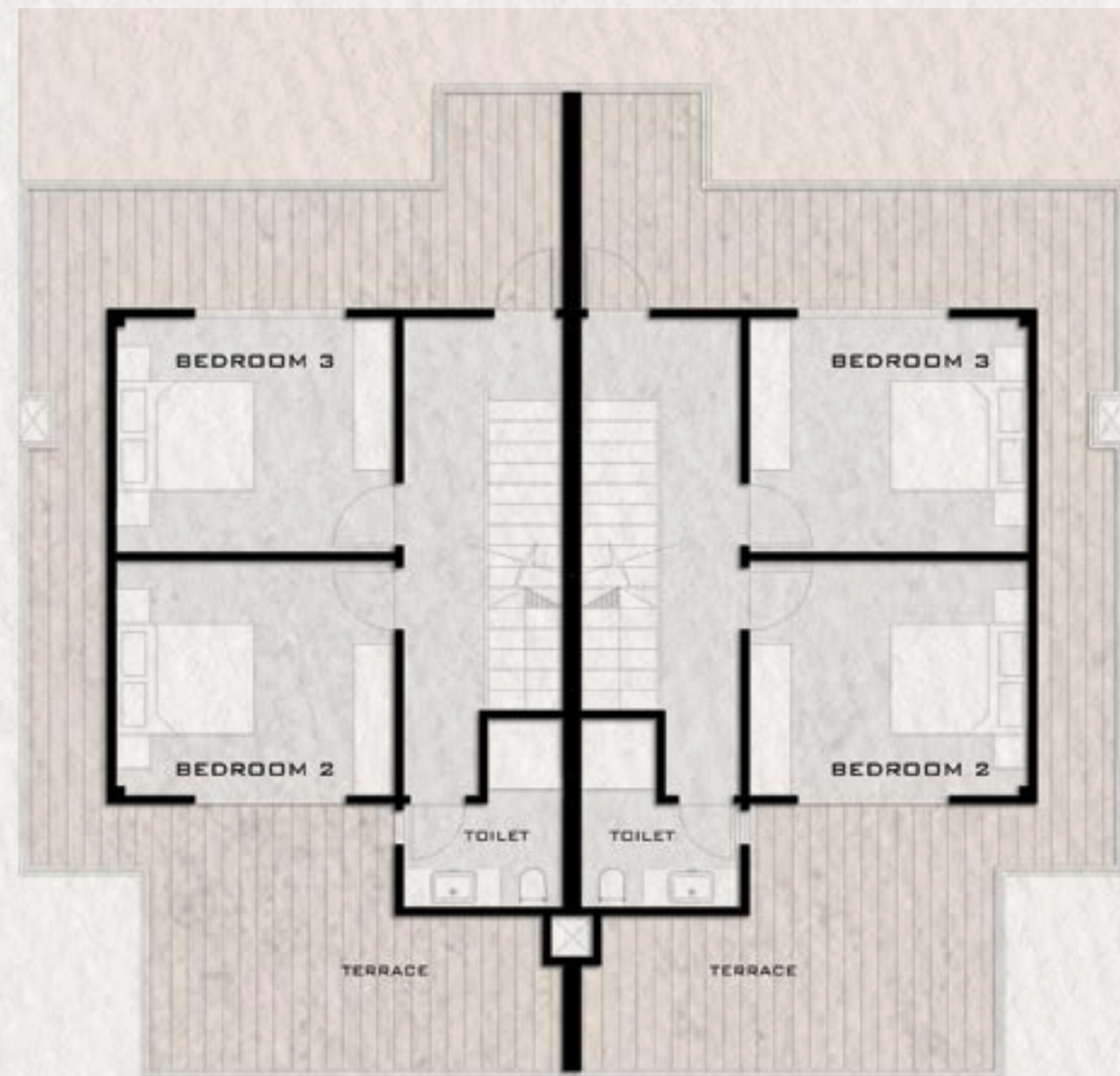
<b>FIRST FLOOR</b>	<b>107 M<sup>2</sup></b>
Living Room	4.8 x 3.5
Kitchenette	2.3 x 0.8
En-Suite BR 1	4.4 x 3.7
En-Suite Toilet 1	2.7 x 1.6
Master Bedroom	4.0 x 3.7
M. Toilet	2.2 x 1.8
M. Dressing	1.8 x 1.5
Terrace 1	2.4 x 1.8
Terrace 2	1.5 x 1.2

**DISCLAIMER:**

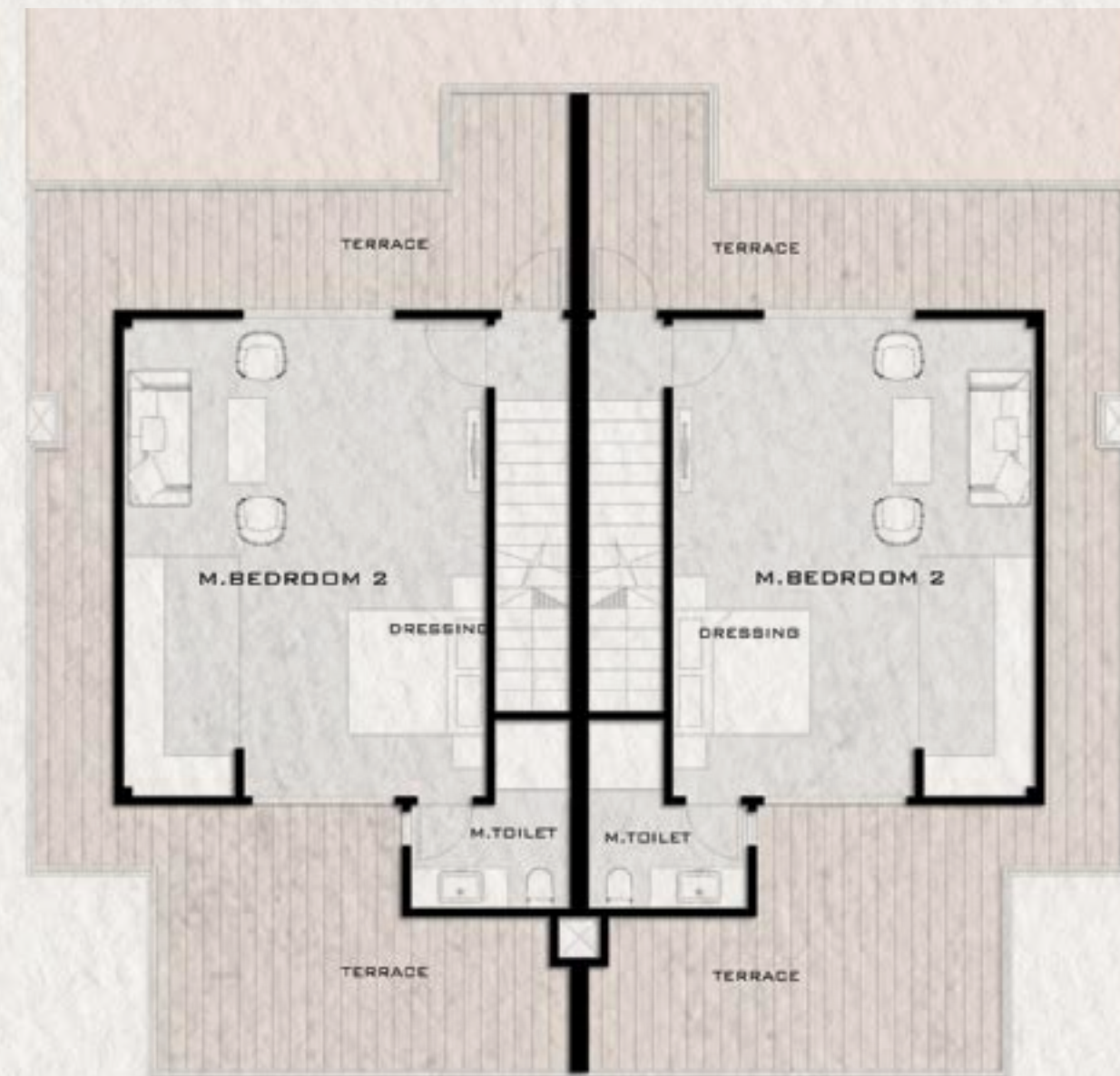
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# TWIN HOUSE 02



Default Roof Floor



Alternative Roof Floor

## DEFAULT ROOF

Bedroom 2	4.0 x 3.4
Bedroom 3	4.0 x 3.4
Toilet	2.7 x 3.4
Roof Terrace	49.5 m <sup>2</sup>

## ALTERNATIVE ROOF

Master Living	5.3 x 3.0
Master Bedroom	4.0 x 3.7
Dressing	3.0 x 1.7
Toilet	3.0 x 2.7
Roof Terrace	49.5 m <sup>2</sup>

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# VILLAS

285m<sup>2</sup> to 450m<sup>2</sup>



# VILLA *OI*

BUA - 283 m<sup>2</sup> | Av. Land - 390 m<sup>2</sup>





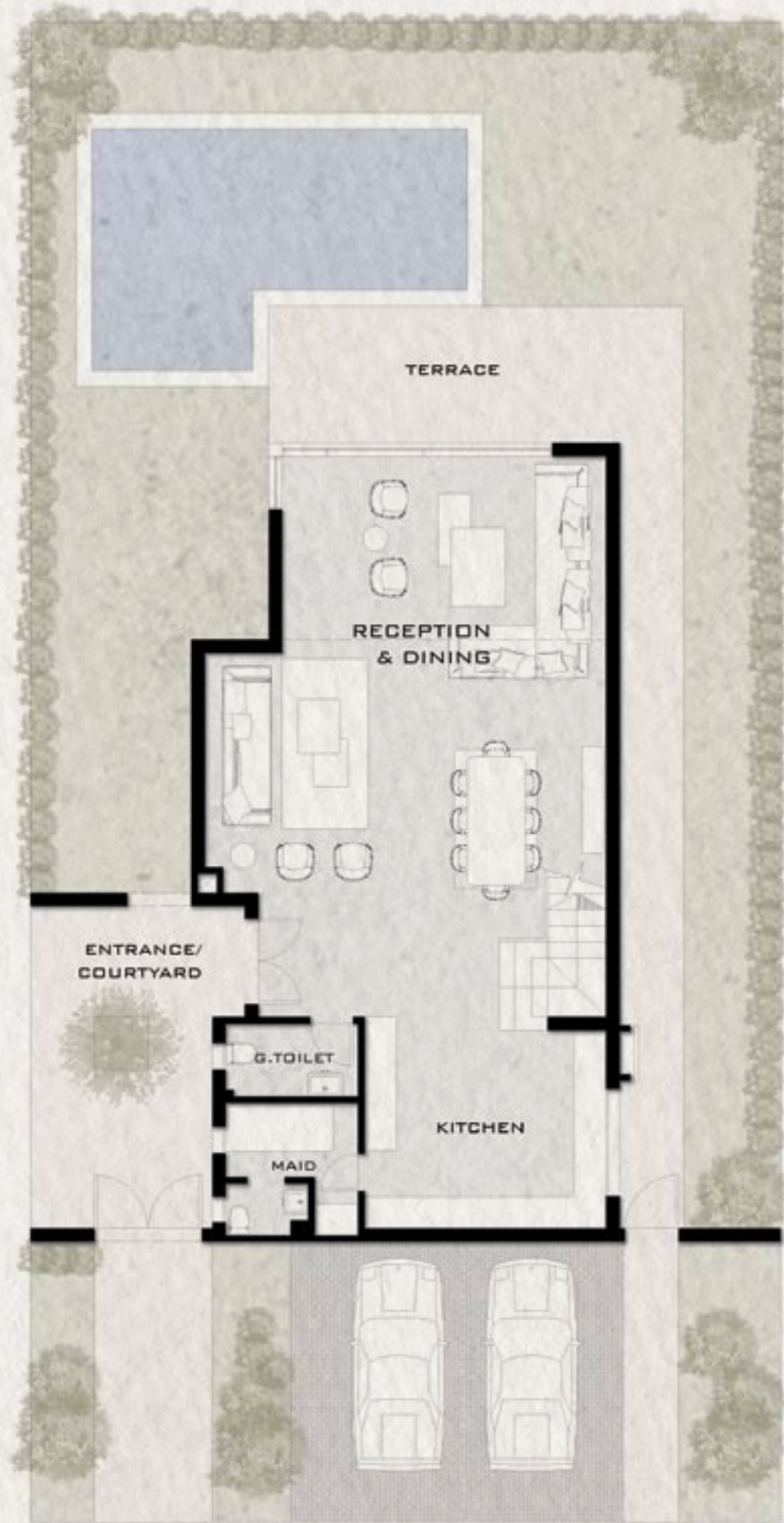








# VILLA 01



Ground Floor



First Floor

## GROUND FLOOR

112 M<sup>2</sup>

Reception/Dinning

67 m<sup>2</sup>

Kitchen

4.5 x 4.0

Guest Toilet

2.5 x 1.4

Nanny's Room

2.5 x 2.5

Terrace

9.0 x 2.5

Entrance Courtyard

6.0 x 4.0

## FIRST FLOOR

118.5 M<sup>2</sup>

Living Room

4.5 x 4.2

Kitchenette

2.3 x 0.9

En-Suite BR 1

4.3 x 4.0

En-Suite Toilet 1

3.2 x 1.8

Master Bedroom

4.0 x 3.7

M. Toilet

2.4 x 1.5

M. Dressing

2.4 x 1.5

Terrace 1

3.2 x 1.4

Terrace 2

2.5 x 1.4

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# VILLA 01



Default Roof



Alternative Roof

## DEFAULT ROOF

Bedroom 2	3.7 x 3.4
Bedroom 3	3.7 x 3.4
Toilet	2.9 x 2.7
Roof Terrace	66 m <sup>2</sup>

## ALTERNATIVE ROOF

Master Living	5.0 x 3.0
Master Bedroom	3.8 x 3.5
Dressing	3.8 x 1.5
Toilet	2.9 x 1.5
Roof Terrace	66 m <sup>2</sup>

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# VILLA 02

BUA - 334 m<sup>2</sup> | Av. Land - 450 m<sup>2</sup>







05

06

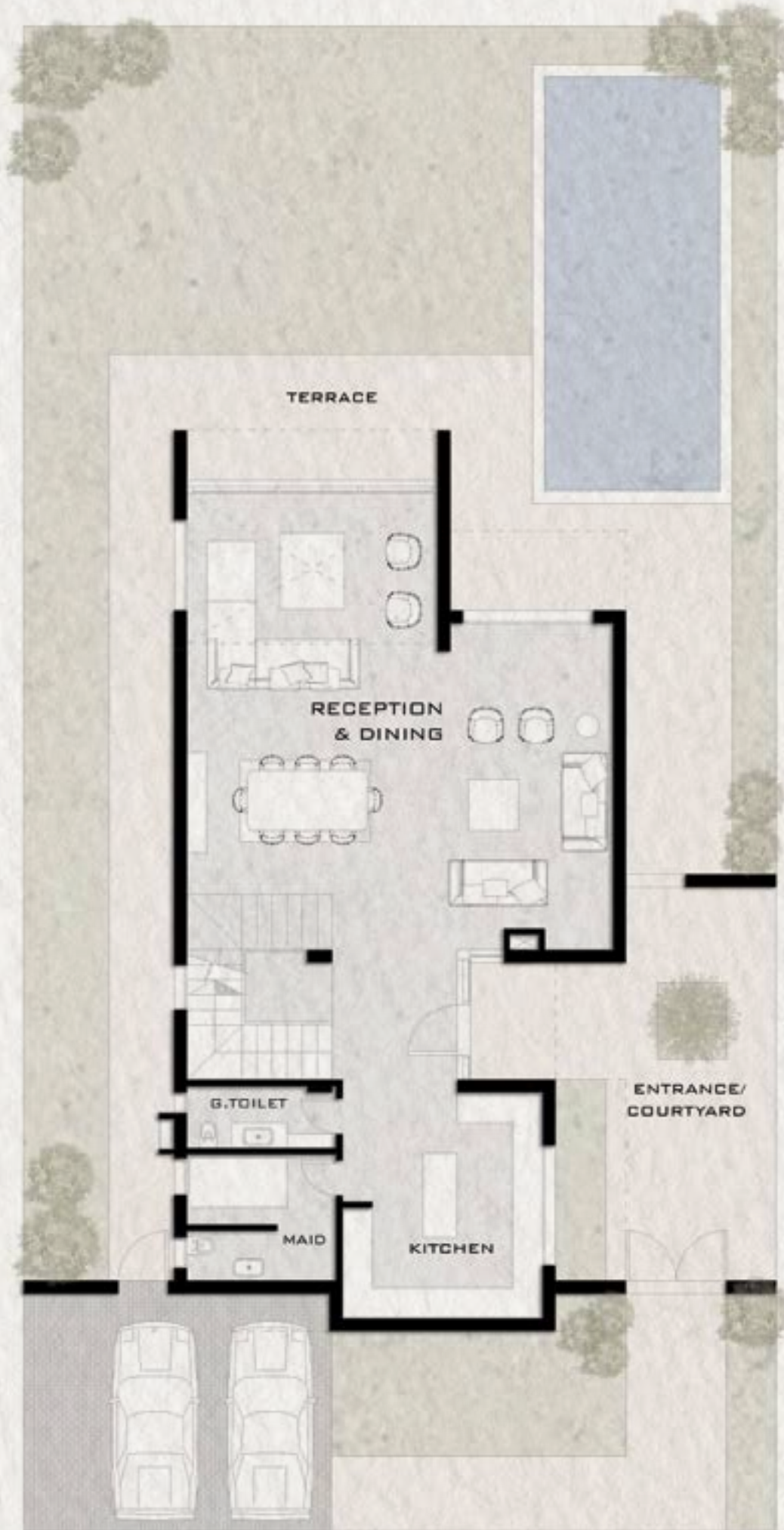
07







# VILLA 02



Ground Floor



First Floor

## GROUND FLOOR

Reception/Dinning	78.5 m <sup>2</sup>
Kitchen	4.5 x 4.0
Guest Toilet	3.0 x 1.25
Nanny's Room	3.0 x 2.5
Terrace	9.0 x 2.5
Entrance Courtyard	6.5 x 4.2

## FIRST FLOOR

Living Room	5.0 x 4.0
Master Bedroom	4.4 x 4.0
M. Toilet	2.4 x 2.1
M. Dressing	3.0 x 2.2
En-Suite BR 1	3.7 x 3.5
En-Suite Toilet 1	2.0 x 2.8/1.3
En-Suite BR 2	4.5 x 3.5
En-Suite Toilet 2	3.0 x 2.0
Terrace	3.5 x 1.6

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# VILLA 02



Default Roof Floor



Alternative Roof Floor

## DEFAULT ROOF

Bedroom 3	4.6 x 3.7
Bedroom 4	3.95 x 3.8
Toilet	2.7 x 1.8
Roof Terrace 1	32.5 m <sup>2</sup>
Roof Terrace 2	36.5 m <sup>2</sup>

## ALTERNATIVE ROOF

Master Living	5.9 x 3.7
Dressing	3.5 x 2.5
Toilet	3.7 x 1.8
Roof Terrace 1	32.5 m <sup>2</sup>
Roof Terrace 2	36.5 m <sup>2</sup>

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# VILLA 03

BUA - 384 m<sup>2</sup> | Av. Land - 530 m<sup>2</sup>











05

07

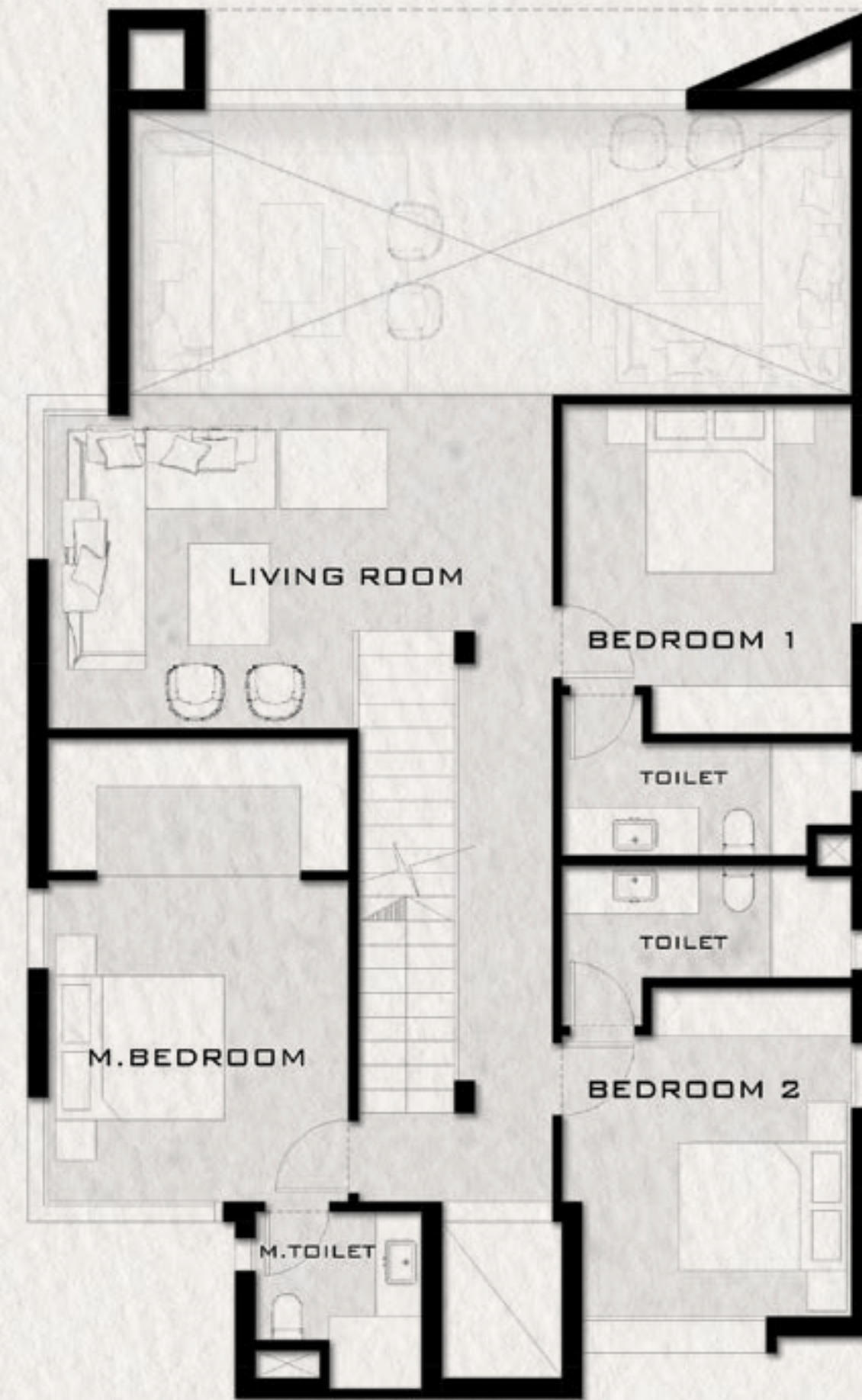
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# VILLA 03



Ground Floor



First Floor

## GROUND FLOOR

154.5 M<sup>2</sup>

Entrance Lobby	3.2 x 2.5
Reception/Dinning	86.5 m <sup>2</sup>
Hard Kitchen	3.6 x 3.0
Open Kitchen	3.8 x 2.4
Guest Toilet	2.1 x 2.1
Nanny's Room	3.6 x 1.9
Terrace	10 x 2.5
Entrance Courtyard	6.5 x 3.8

## FIRST FLOOR

159 M<sup>2</sup>

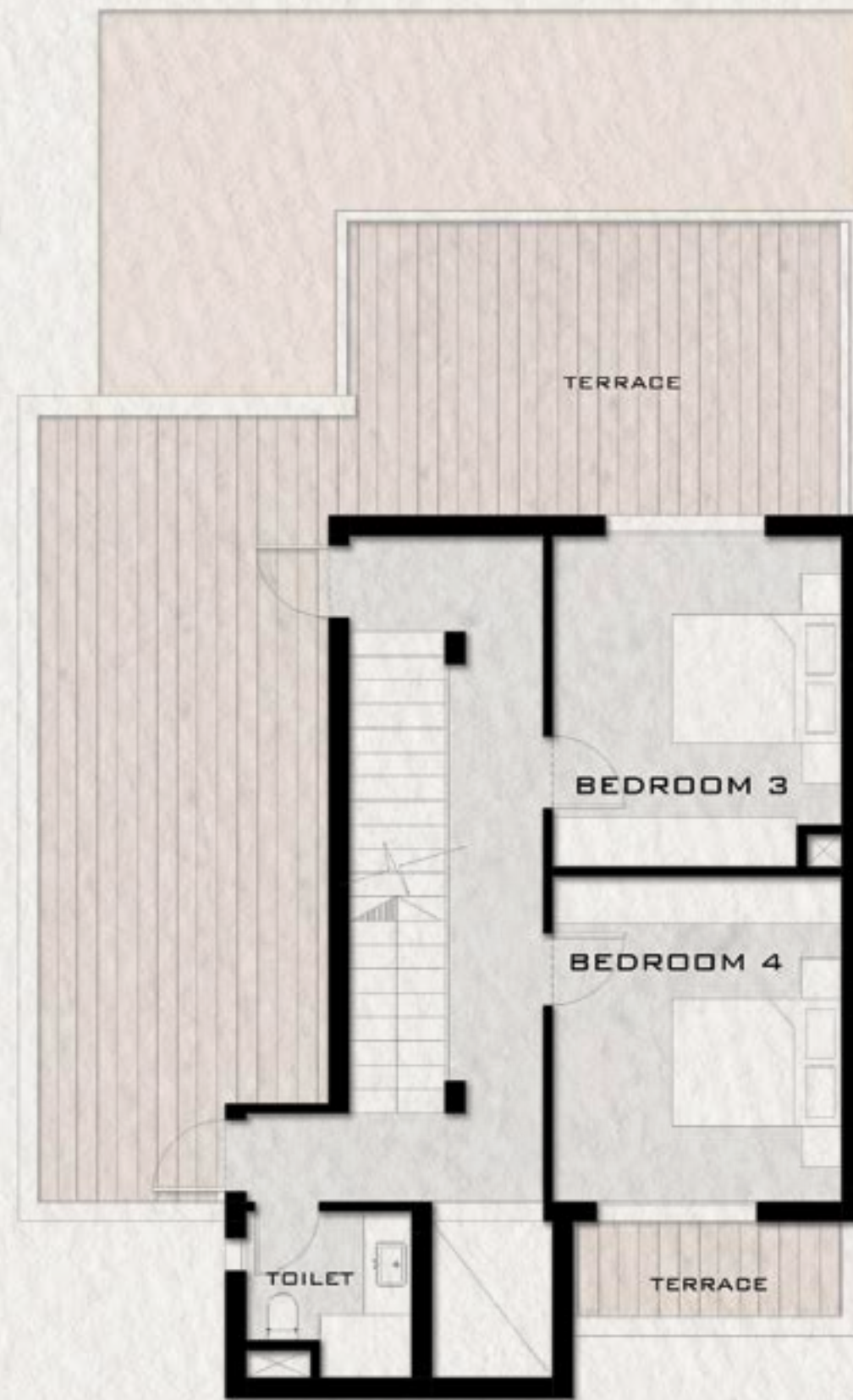
Living Room	6.3 x 4.2
En-Suite 1 BR.	4.1 x 3.6
En-Suite 1 Toilet	3.6 x 1.4
En-Suite 2 BR.	4.1 x 3.6
En-Suite 2 Toilet	3.6 x 1.4
Master Bedroom	4.0 x 3.8
M. Toilet	2.1 x 2.1
M. Dressing	3.8 x 1.8

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# VILLA 03



Default Roof



Alternative Roof

## DEFAULT ROOF

Bedroom 3	4.2 x 3.6
Bedroom 4	4.2 x 3.6
Toilet	2.1 x 2.1
Terrace	3.6 x 1.4
Roof Terrace	63 m <sup>2</sup>

## ALTERNATIVE ROOF

Master Living	4.1 x 3.2
Master Bedroom	4.2 x 3.2
Dressing	4.1 x 1.5
M. Toilet	4.2 x 1.5
M. Terrace	3.6 x 1.4
Toilet	2.1 x 2.1
Roof Terrace	63 m <sup>2</sup>

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# VILLA 04

BUA - 440 m<sup>2</sup> | Av. Land - 600 m<sup>2</sup>









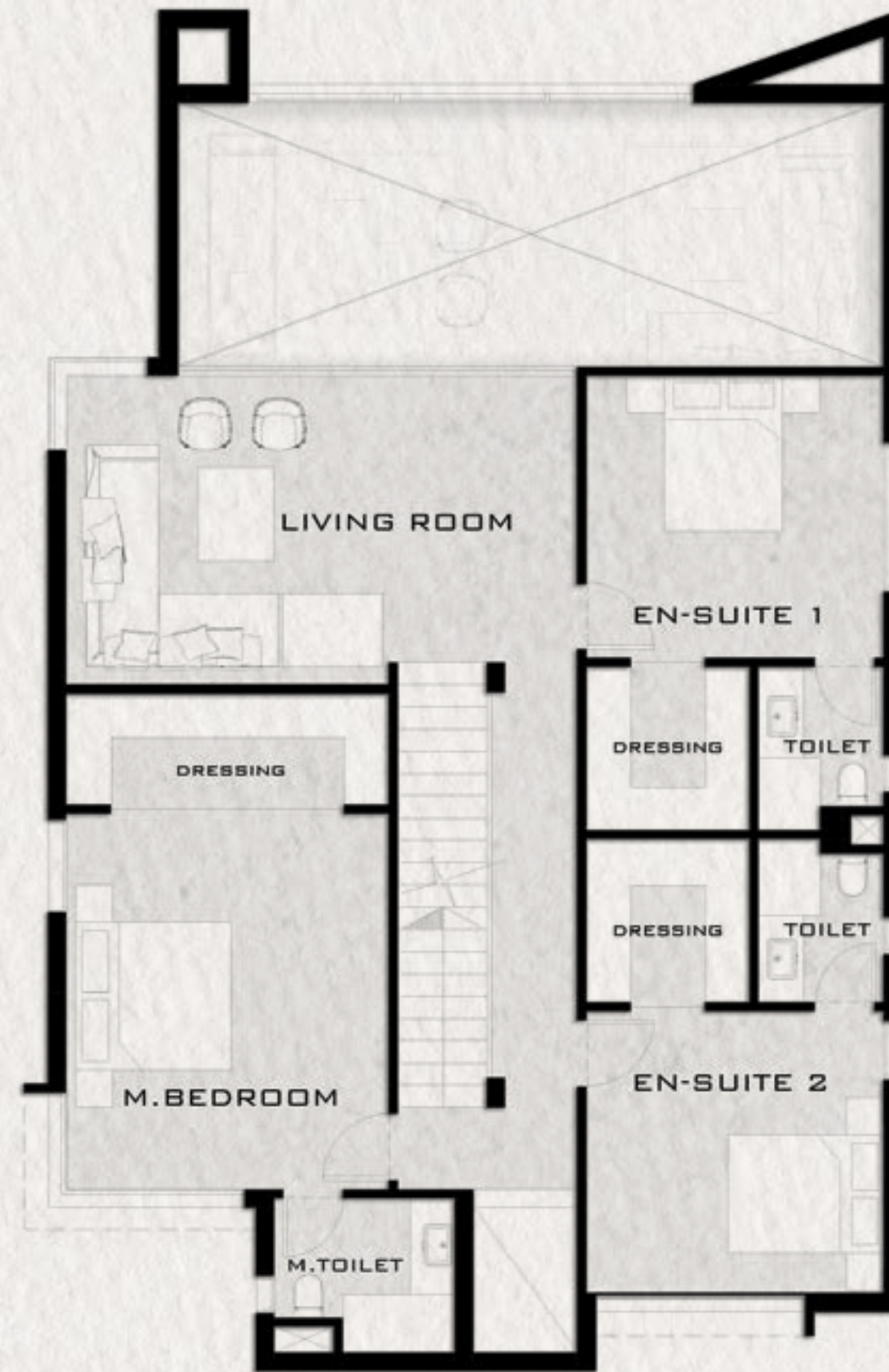




# VILLA 04



Ground Floor



First Floor

## GROUND FLOOR

178 M<sup>2</sup>

Entrance Lobby	2.7 x 2.5
Reception/Dinning	106 m <sup>2</sup>
Hard Kitchen	4.0 x 3.0
Open Kitchen	4.1 x 2.4
Guest Toilet	2.4 x 2.1
Nanny's Room	4.0 x 1.8
Terrace	10 x 2.5
Entrance Courtyard	6.5 x 3.8

## FIRST FLOOR

184 M<sup>2</sup>

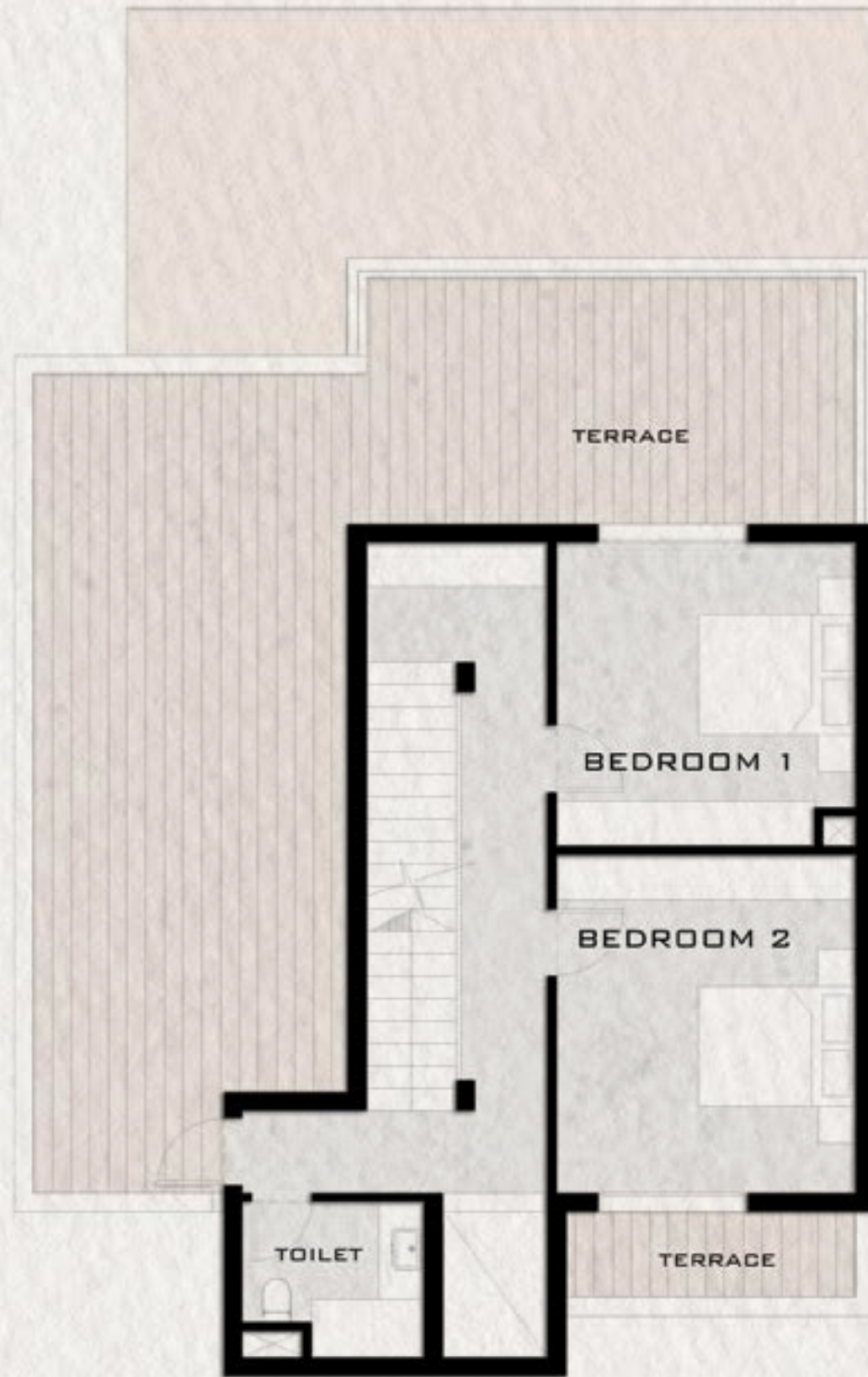
Living Room	7.0 x 4.2
En-Suite 1 BR.	4.0 x 3.8
En-Suite 1 Toilet	2.2 x 1.7
En-Suite 1 dressing	2.2 x 2.2
En-Suite 2 BR.	4.0 x 3.8
En-Suite 2 Toilet	2.2 x 1.7
En-Suite 2 dressing	2.2 x 2.2
Master Bedroom	5.0 x 4.4
M. Toilet	2.4 x 2.1
M. Dressing	4.4 x 1.6

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# VILLA 04



Default Roof



Alternative Roof

## DEFAULT ROOF

Bedroom 1	4.0 x 4.1
Bedroom 2	4.5 x 4.0
Toilet	2.4 x 2.1
Terrace	4.4 x 1.5
Roof Terrace	72.5 m <sup>2</sup>

## ALTERNATIVE ROOF

Master Living	4.6 x 3.2
Master Bedroom	5.25 x 3.2
Dressing	4.95 x 2.0
M. Toilet	4.5 x 1.9
M. Terrace	4.4 x 1.5
Toilet	2.4 x 2.1
Roof Terrace	72.5 m <sup>2</sup>

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INTERIOR *Style*





















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V A H A

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DEVELOPMENTS

**15688**

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