



# AlKarma Gates™

BY ALKARMA DEVELOPMENTS

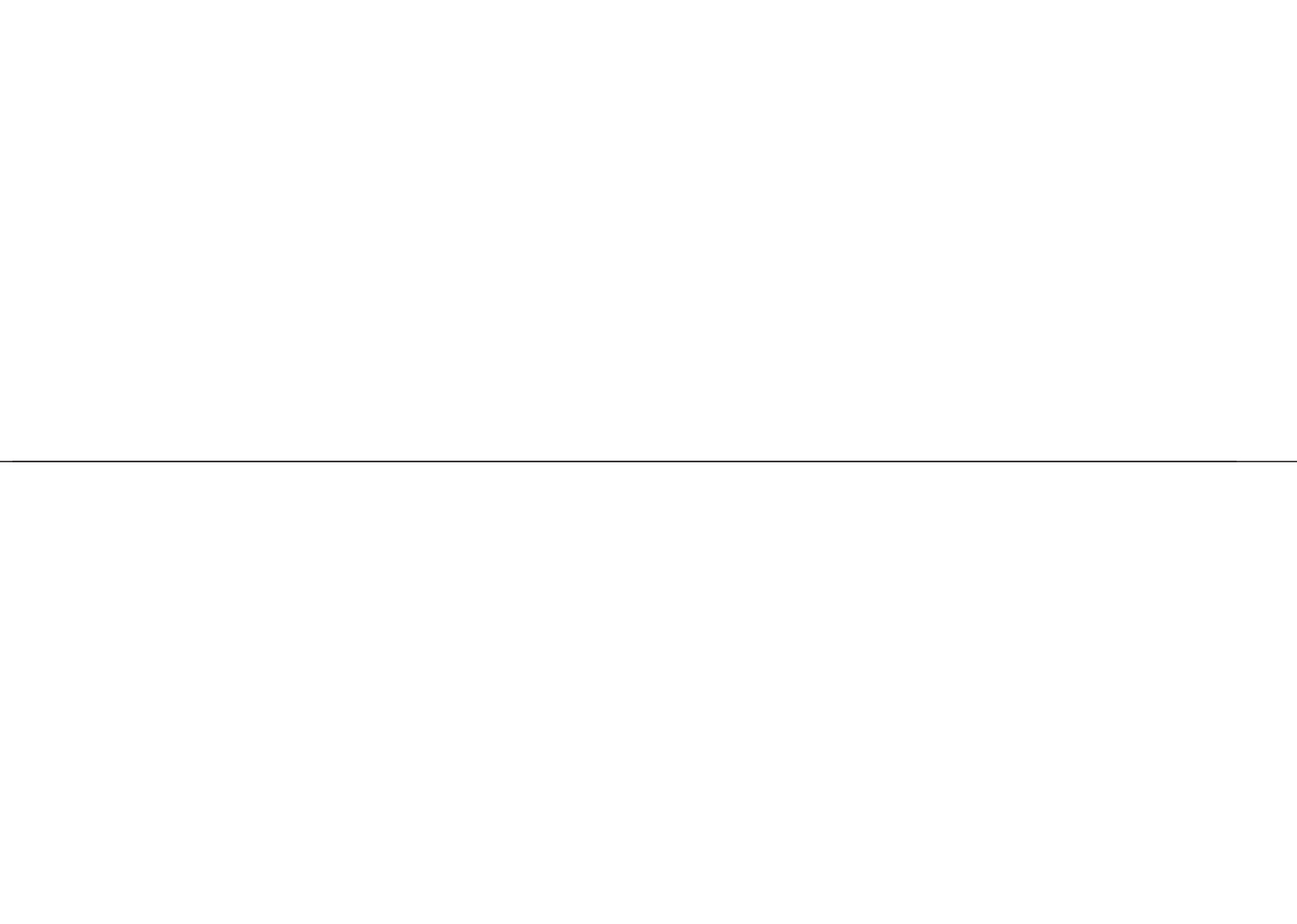


**aikarma™**  
DEVELOPMENTS



BY

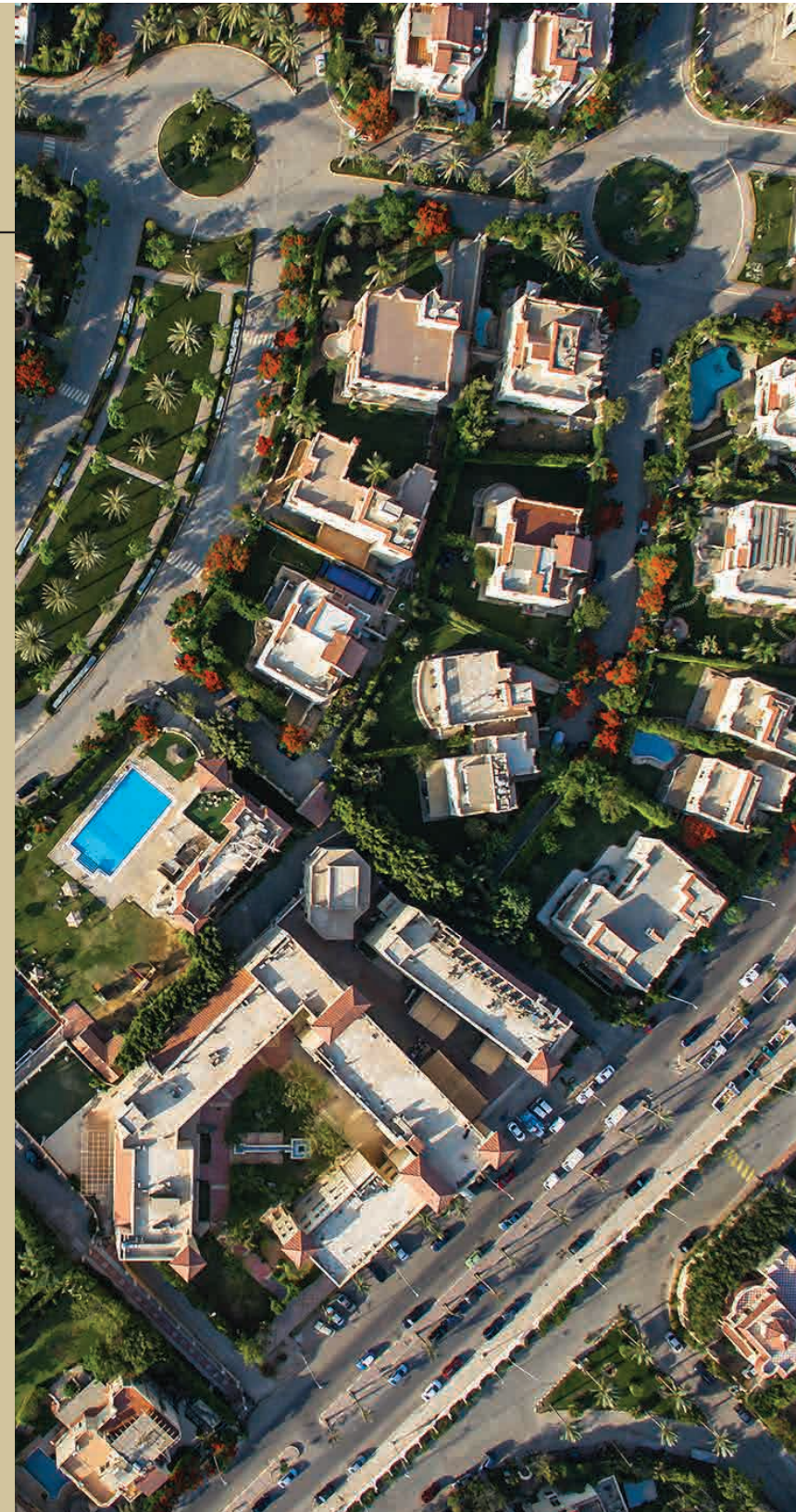
**aikarma**<sup>TM</sup>  
DEVELOPMENTS





# YOUR GATEWAY HOME

At Al Karma, we are industry pioneers in real estate development on the west side of Cairo. From the date our company was established, we designed and built state-of-the-art residential compounds where the human element remains a priority.





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# ◆ ALKARMA HERITAGE

Since the beginning in 1996, we have been adeptly designing state-of-the-art residential compounds while striving to deliver top-notch quality. Throughout the 2000's, Alkarma has been tirelessly perfecting the art of developing projects.

From luxury residences to malls and clubs, catering to all tastes and needs, we have created projects that solely function for the comfort and prosperity of our number one priority; our clients.



**ALKARMA 1**



**ALKARMA 2**



**ALKARMA  
HEIGHTS**



**ALKARMA 4**



**ALKARMA  
RESIDENCE**



**ALKARMA  
GATES**



# AlKarma Gates<sup>TM</sup>

BY ALKARMA DEVELOPMENTS

Welcome Home

# OUTLINE

- 00. LOCATION
- 01. MASTER PLAN
- 02. VILLA 01
- 03. VILLA 02
- 04. VILLA 03
- 05. VILLA 04
- 06. VILLA 05
- 07. TWIN HOUSE
- 08. TOWN HOUSE



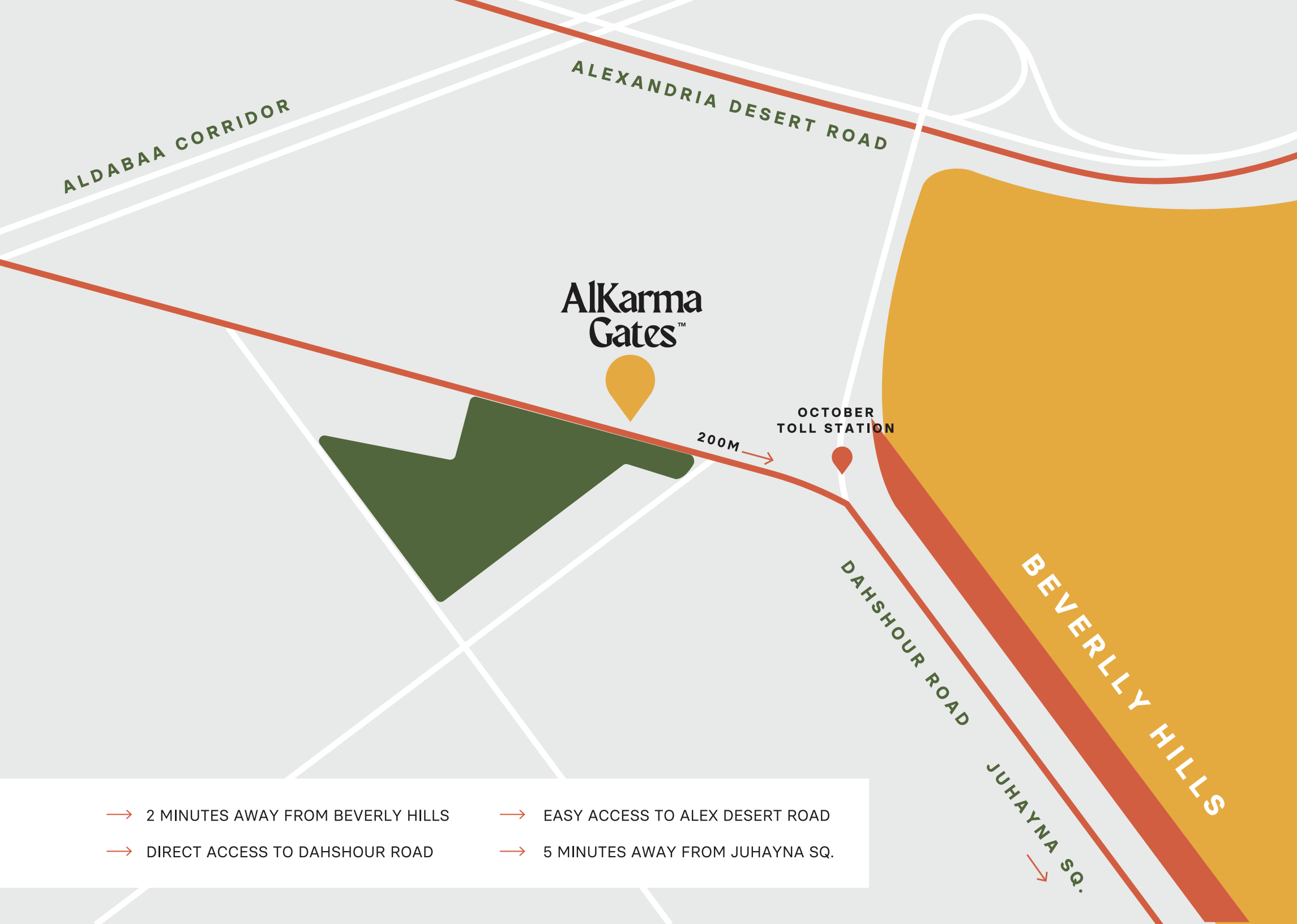
## A PRIME LOCATION

AlKarma Gates is the avant garde of the New West, it is the first premium boutique neighborhood that has accessibility for both old & new sheikh zayed.

A unique location that connects the old zayed with its livability and vitality with the new zayed with its promising aspirational future as an organic expansion of the old zayed.

Apart from being in the central point between both destinations, its located at near proximity of key strategic areas; opposite side from beverly hills 2 minutes away, 4 minutes from Alex cairo Road, 10 minutes from juhayna Square.





ALDABAA CORRIDOR

ALEXANDRIA DESERT ROAD

AlKarma  
Gates™

OCTOBER  
TOLL STATION

200M →

DAHSHOUR ROAD

BEVERLY HILLS

JUHAYNA SQ.

→ 2 MINUTES AWAY FROM BEVERLY HILLS

→ EASY ACCESS TO ALEX DESERT ROAD

→ DIRECT ACCESS TO DAHSHOUR ROAD

→ 5 MINUTES AWAY FROM JUHAYNA SQ.



## A MASTERPLAN, LIKE NO OTHER

Right at the beginning of New Zayed, AlKarma Gates becomes your first encounter. With two main entrances AlKarma Gates allows you to directly access all the outside facilities as well as provide all the necessary services inside; a unique 4200 M<sup>2</sup> clubhouse, wide green spaces, open gym concept, water features, and park seatings on every corner.

AlKarma Gates features our exquisite wide variety of homes, tailor made for your exceptional lifestyle, featuring; our town houses, twin houses, and stand-alone villas.











## PROJECT OVERVIEW

# 180+

Architectural masterpieces ranging from stand-alone villas, twin houses, and town houses.

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# 13.5%

Built-up area, designed so that every window overlooks green plains, water features & the horizon.

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# 4 Parks

With open gym concept & playground areas for the entire family to revel in.

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# Clubhouse

A 4200 M<sup>2</sup> well rounded clubhouse featuring pools, soccer fields, greenery and parks for the community to share and enjoy.

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## OUR STATE-OF- THE-ART UNITS

Our proud collection of residential abodes that feature contemporary architectural spectacles.

Not only designed to serve an optimum space of living but also serves a current and luxurious lifestyle.









# VILLA 01



TOTAL GROSS  
AREA

**295.00 M<sup>2</sup>**

AVERAGE PLOT  
AREA

**450 - 550 M<sup>2</sup>**















# VILLA 01

## GROUND FLOOR

RECEPTION	71	M <sup>2</sup>
KITCHEN	4 x 4.5	M <sup>2</sup>
GUEST TOILET	2.2 x 1.5	M <sup>2</sup>
NANNY'S ROOM	3.3 x 2.2	M <sup>2</sup>
ENTRANCE/LOBBY	1.2 x 2.3	M <sup>2</sup>
<b>TOTAL AREA</b>	<b>125.5</b>	<b>M<sup>2</sup></b>

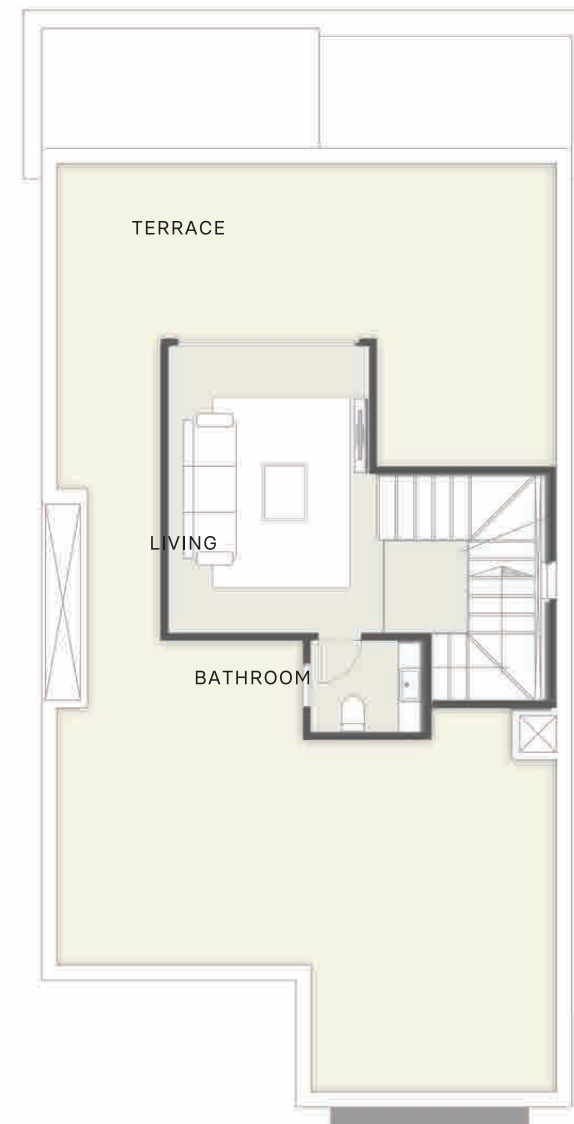
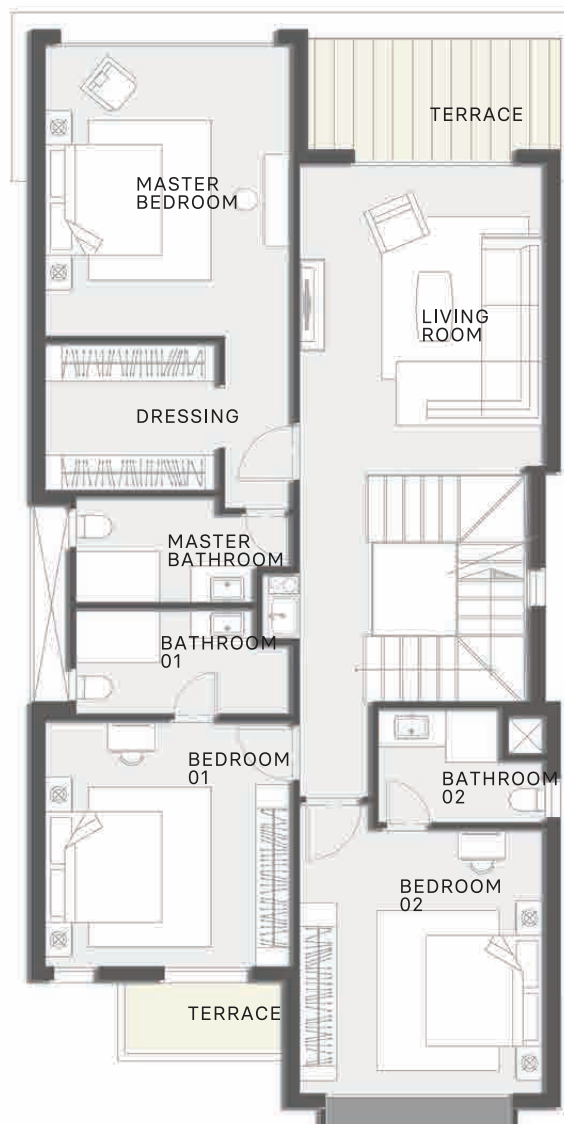


# FIRST FLOOR

MASTER BEDROOM	4 x 4.75	M <sup>2</sup>
DRESSING	2.8 x 2.4	M <sup>2</sup>
MASTER BATHROOM	3.5 x 1.7	M <sup>2</sup>
BEDROOM 01	4 x 4	M <sup>2</sup>
BATHROOM 01	3.5 x 1.7	M <sup>2</sup>
BEDROOM TERRACE	2.6 x 1.2	M <sup>2</sup>
BEDROOM 02	4.3 x 4	M <sup>2</sup>
BATHROOM 02	2.7 x 1.85	M <sup>2</sup>
LIVING ROOM	4 x 5	M <sup>2</sup>
LIVING TERRACE	4.2 x 1.9	M <sup>2</sup>
<b>TOTAL AREA</b>	<b>138.25</b>	<b>M<sup>2</sup></b>

# ROOF

TERRACE	82	M <sup>2</sup>
LIVING ROOM	3.3 x 4.7	M <sup>2</sup>
BATHROOM	1.9 x 1.5	M <sup>2</sup>
<b>TOTAL AREA</b>	<b>31.25</b>	<b>M<sup>2</sup></b>





# VILLA 02



TOTAL GROSS  
AREA  
**314.00 M<sup>2</sup>**

AVERAGE PLOT  
AREA  
**450 - 550 M<sup>2</sup>**















## VILLA 02

### GROUND FLOOR

RECEPTION	71	M <sup>2</sup>
KITCHEN	5 x 3.8	M <sup>2</sup>
GUEST TOILET	2.7 x 2.7	M <sup>2</sup>
NANNY'S ROOM	3.3 x 2.7	M <sup>2</sup>
ENTRANCE/LOBBY	2.1 x 1.7	M <sup>2</sup>
<b>TOTAL</b>	<b>135</b>	<b>M<sup>2</sup></b>

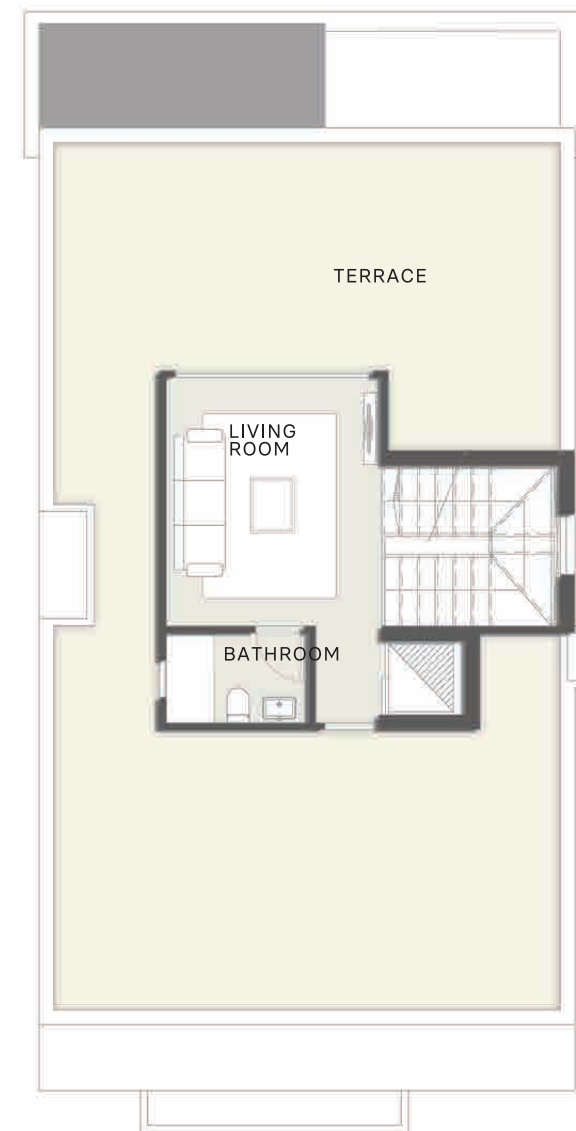
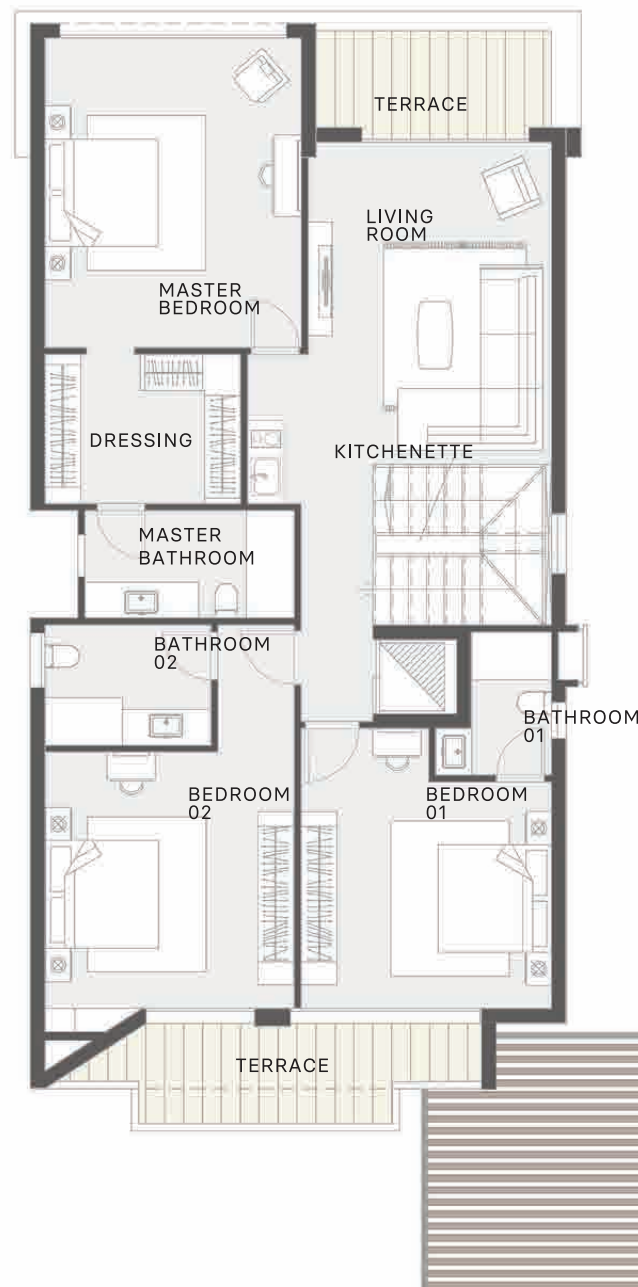


# FIRST FLOOR

MASTER BEDROOM	5.1 x 4.3	M <sup>2</sup>
DRESSING	3.3 x 2.4	M <sup>2</sup>
MASTER BATHROOM	3.5 x 1.7	M <sup>2</sup>
BEDROOM 01	4.2 x 3.8	M <sup>2</sup>
BATHROOM 01	2.2 x 1.95	M <sup>2</sup>
MAIN TERRACE	1.6 x 7	M <sup>2</sup>
BEDROOM 02	4.1 x 4.2	M <sup>2</sup>
BATHROOM 02	2.8 x 1.8	M <sup>2</sup>
LIVING ROOM	4.8 x 4.1	M <sup>2</sup>
LIVING TERRACE	4.45 x 1.95	M <sup>2</sup>
<b>TOTAL</b>	<b>145.25</b>	<b>M<sup>2</sup></b>

# ROOF

TERRACE	82.5	M <sup>2</sup>
LIVING ROOM	3.75 x 3.6	M <sup>2</sup>
BATHROOM	2.4 x 1.5	M <sup>2</sup>
<b>TOTAL</b>	<b>33.75</b>	<b>M<sup>2</sup></b>





# VILLA 03



TOTAL GROSS  
AREA

**347.25 M<sup>2</sup>**

AVERAGE PLOT  
AREA

**500 - 700 M<sup>2</sup>**















## VILLA 03

### GROUND FLOOR

RECEPTION	80	M <sup>2</sup>
KITCHEN	6.3 x 3.8	M <sup>2</sup>
GUEST TOILET	2.3 x 1.9	M <sup>2</sup>
NANNY'S ROOM	2.95 x 2.25	M <sup>2</sup>
ENTRANCE/LOBBY	3.15 x 3.75	M <sup>2</sup>
<b>TOTAL</b>	<b>147.25</b>	<b>M<sup>2</sup></b>

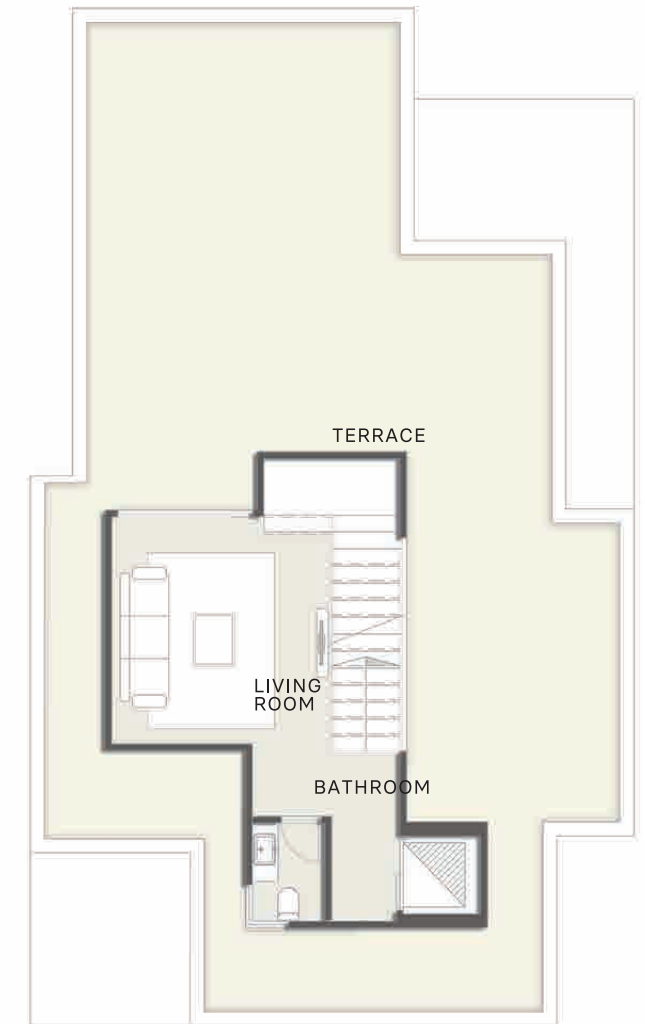


# FIRST FLOOR

MASTER BEDROOM	5.55 x 4	M <sup>2</sup>
DRESSING	3 x 2.5	M <sup>2</sup>
MASTER BATHROOM	3 x 1.85	M <sup>2</sup>
BEDROOM 01	5.4 x 3.8	M <sup>2</sup>
BATHROOM 01	3.75 x 1.5	M <sup>2</sup>
BEDROOM 02	3.75 x 4	M <sup>2</sup>
BATHROOM 02	2 x 2	M <sup>2</sup>
TERRACE	2.8 x 2.6	M <sup>2</sup>
DRESSING ROOM 02	2 x 1.6	M <sup>2</sup>
LIVING ROOM	5.1 x 4.5	M <sup>2</sup>
LIVING TERRACE	7.1 x 3.8	M <sup>2</sup>
KITCHENETTE	2.25 x 2.4	M <sup>2</sup>
<b>TOTAL</b>	<b>163</b>	<b>M<sup>2</sup></b>

# ROOF

TERRACE	100	M <sup>2</sup>
LIVING ROOM	4 x 3.9	M <sup>2</sup>
BATHROOM	1.75 x 1.3	M <sup>2</sup>
<b>TOTAL</b>	<b>37</b>	<b>M<sup>2</sup></b>





# VILLA 04





TOTAL GROSS  
AREA

386.75 M<sup>2</sup>

AVERAGE PLOT  
AREA

530 - 690 M<sup>2</sup>















# VILLA 04

## GROUND FLOOR

RECEPTION	94	M <sup>2</sup>
KITCHEN	4.7 x 4.6	M <sup>2</sup>
GUEST TOILET	2.9 x 1.2	M <sup>2</sup>
NANNY'S ROOM	3 x 2.9	M <sup>2</sup>
ENTRANCE/LOBBY	3 x 3.15	M <sup>2</sup>
<b>TOTAL</b>	<b>165.25</b>	<b>M<sup>2</sup></b>

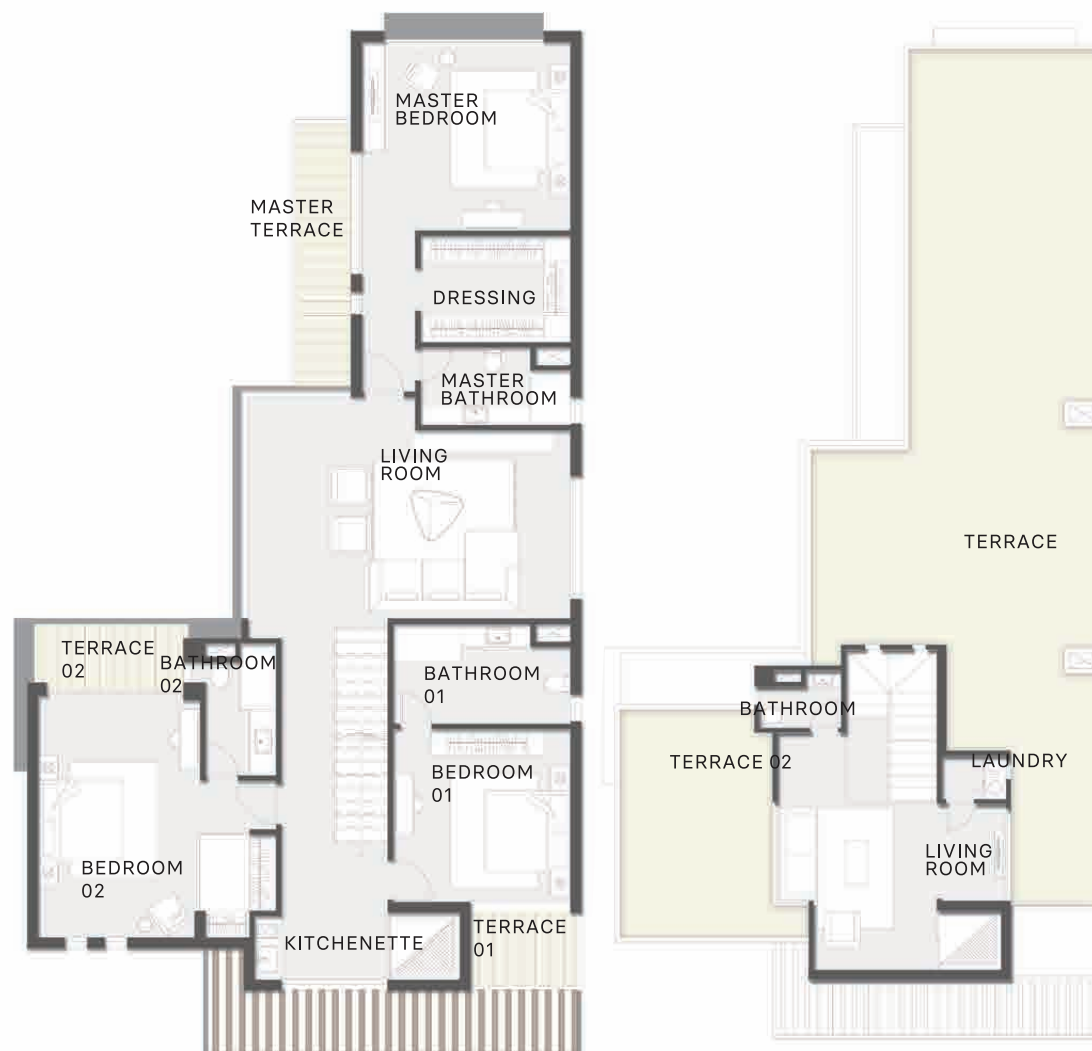


**FIRST FLOOR**

MASTER BEDROOM	4.7 x 4.25	M <sup>2</sup>
DRESSING	3.4 x 4.4	M <sup>2</sup>
MASTER BATHROOM	3.4 x 1.7	M <sup>2</sup>
MASTER TERRACE	6.1 x 1.3	M <sup>2</sup>
LIVING ROOM	5.5 x 7.25	M <sup>2</sup>
BEDROOM 01	4 x 3.9	M <sup>2</sup>
BATHROOM 01	4 x 2.25	M <sup>2</sup>
TERRACE 01	2.4 x 1.65	M <sup>2</sup>
BEDROOM 02	5.4 x 5.35	M <sup>2</sup>
BATHROOM 02	3 x 1.6	M <sup>2</sup>
TERRACE 02	3.5 x 1.5	M <sup>2</sup>
KITCHENETTE	1.4 x 3	M <sup>2</sup>
<b>TOTAL</b>	<b>180.5</b>	<b>M<sup>2</sup></b>

**ROOF**

TERRACE	96	M <sup>2</sup>
LIVING ROOM	21.25	M <sup>2</sup>
BATHROOM	2.1 x 1.5	M <sup>2</sup>
TERRACE 02	26.5	M <sup>2</sup>
LAUNDRY	1.1 x 1.65	M <sup>2</sup>
<b>TOTAL</b>	<b>41</b>	<b>M<sup>2</sup></b>





# VILLA 05





TOTAL GROSS  
AREA

414.75 M<sup>2</sup>

AVERAGE PLOT  
AREA

650 - 830 M<sup>2</sup>















# VILLA 05

## GROUND FLOOR

RECEPTION	105.5	M <sup>2</sup>
KITCHEN	4.7 x 4.6	M <sup>2</sup>
GUEST TOILET	2.8 x 1.2	M <sup>2</sup>
NANNY'S ROOM	3 x 2.9	M <sup>2</sup>
ENTRANCE/LOBBY	3 x 3.15	M <sup>2</sup>
<b>TOTAL</b>	<b>178</b>	<b>M<sup>2</sup></b>



**FIRST FLOOR**

MASTER BEDROOM	4.7 x 5.25	M <sup>2</sup>
DRESSING	2.5 x 3.4	M <sup>2</sup>
MASTER BATHROOM	3.4 x 1.9	M <sup>2</sup>
MASTER TERRACE	8 x 1.3	M <sup>2</sup>
BEDROOM 01	5 x 3.5	M <sup>2</sup>
LIVING ROOM	5.5 x 3.65	M <sup>2</sup>
BEDROOM 02	5.55 x 5.35	M <sup>2</sup>
BATHROOM 02	3 x 1.6	M <sup>2</sup>
TERRACE 02	3.5 x 1.5	M <sup>2</sup>
BEDROOM 03	3.9 x 4	M <sup>2</sup>
BATHROOM 03	4 x 2.25	M <sup>2</sup>
TERRACE 03	2.4 x 1.65	M <sup>2</sup>
KITCHENETTE	1.4 x 3	M <sup>2</sup>
<b>TOTAL</b>	<b>192.25</b>	<b>M<sup>2</sup></b>

**ROOF**

TERRACE	106	M <sup>2</sup>
LIVING ROOM	25	M <sup>2</sup>
BATHROOM	2.1 x 1.5	M <sup>2</sup>
TERRACE 02	22.7	M <sup>2</sup>
LAUNDRY	1.1 x 1.65	M <sup>2</sup>
<b>TOTAL</b>	<b>44.5</b>	<b>M<sup>2</sup></b>





# TWIN HOUSE



TOTAL GROSS  
AREA

**235.25 M<sup>2</sup>**

AVERAGE PLOT  
AREA

**315 - 370 M<sup>2</sup>**















# TWIN HOUSE

## GROUND FLOOR

RECEPTION	60	M <sup>2</sup>
KITCHEN	4.5 x 3.1	M <sup>2</sup>
GUEST TOILET	1.7 x 1.2	M <sup>2</sup>
NANNY'S ROOM	3.5 x 2.5	M <sup>2</sup>
ENTRANCE/LOBBY	1.9 x 1.9	M <sup>2</sup>
<b>TOTAL</b>	<b>100.25</b>	<b>M<sup>2</sup></b>

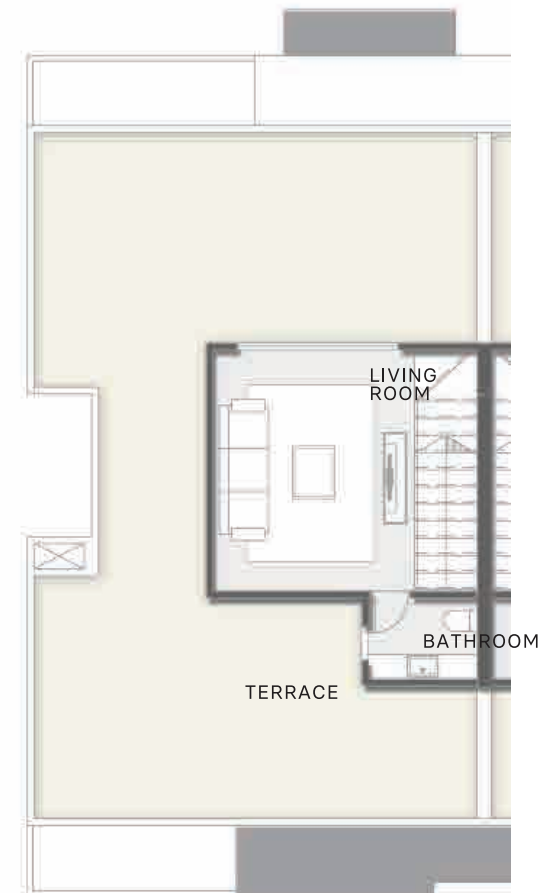
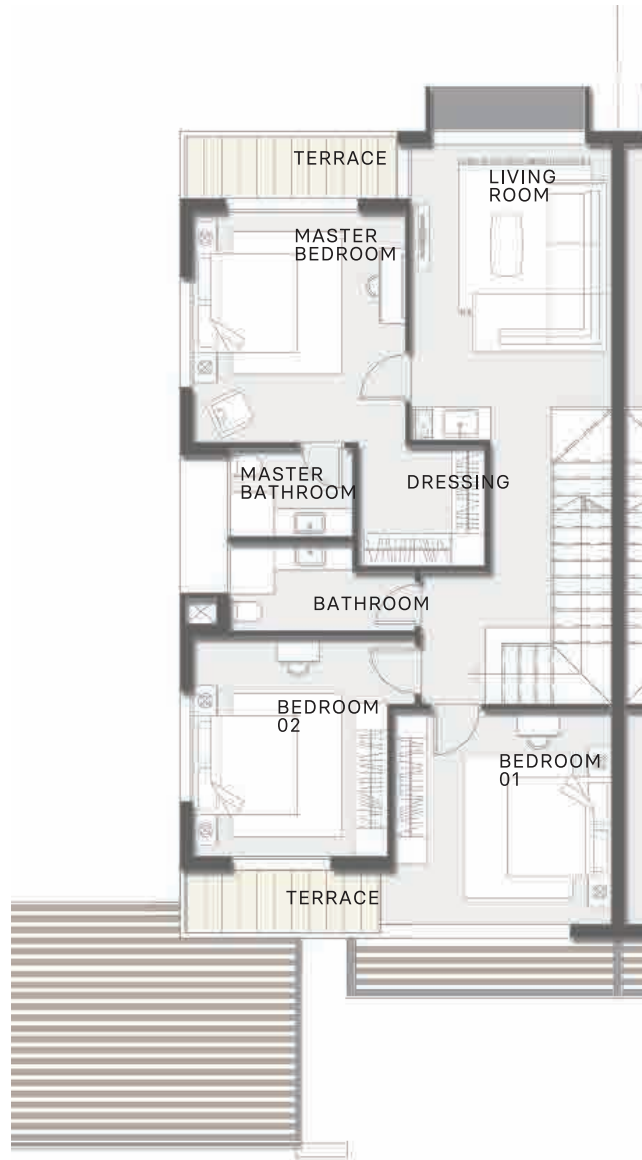


# FIRST FLOOR

MASTER BEDROOM	3.9 x 4.2	M <sup>2</sup>
DRESSING	2.3 x 2.2	M <sup>2</sup>
MASTER BATHROOM	2.25 x 1.6	M <sup>2</sup>
LIVING ROOM	3.7 x 5.4	M <sup>2</sup>
TERRACE	4 x 1.3	M <sup>2</sup>
BEDROOM 01	4 x 4	M <sup>2</sup>
BATHROOM	3.4 x 1.6	M <sup>2</sup>
BEDROOM 02	4 x 3.9	M <sup>2</sup>
BEDROOM TERRACE	3.7 x 1.55	M <sup>2</sup>
<b>TOTAL</b>	<b>110</b>	<b>M<sup>2</sup></b>

# ROOF

TERRACE	65	M <sup>2</sup>
LIVING ROOM	4.25 x 3.5	M <sup>2</sup>
BATHROOM	1.9 x 1.5	M <sup>2</sup>
<b>TOTAL</b>	<b>26</b>	<b>M<sup>2</sup></b>





# TOWNHOUSE MIDDLE UNIT



TOTAL GROSS  
AREA

203.50 M<sup>2</sup>

AVERAGE PLOT  
AREA

216 M<sup>2</sup>



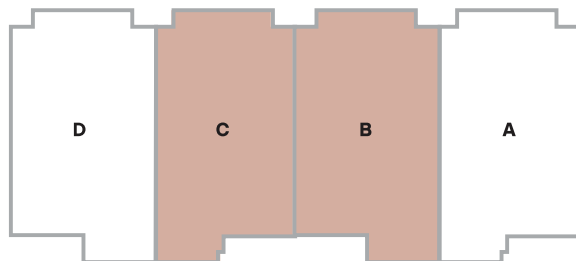




# TOWNHOUSE MIDDLE UNIT

## GROUND FLOOR

RECEPTION	58	M <sup>2</sup>
KITCHEN	3.7 x 4.3	M <sup>2</sup>
GUEST TOILET	1.6 x 1.3	M <sup>2</sup>
ENTRANCE/LOBBY	1.6 x 1.5	M <sup>2</sup>
<b>TOTAL</b>	<b>87</b>	<b>M<sup>2</sup></b>

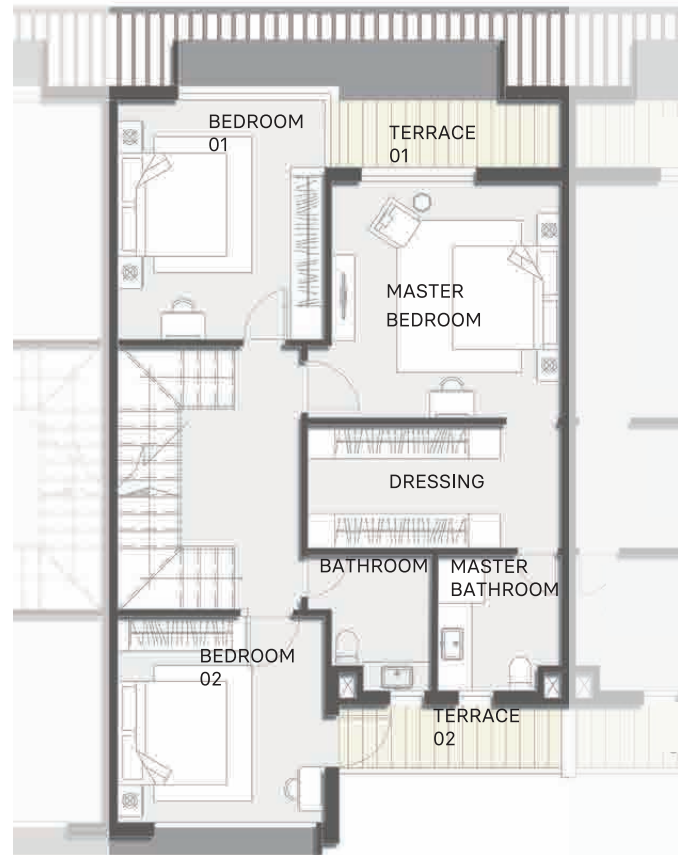
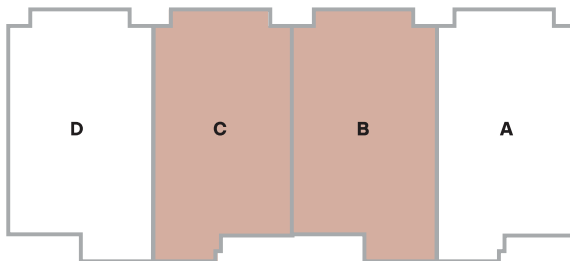


# FIRST FLOOR

MASTER BEDROOM	4.1 x 4	M <sup>2</sup>
DRESSING	4.5 x 2.2	M <sup>2</sup>
MASTER BATHROOM	2.4 x 2.15	M <sup>2</sup>
TERRACE 01	1.2 x 4.1	M <sup>2</sup>
BEDROOM 01	3.65 x 4.2	M <sup>2</sup>
BEDROOM 02	3.6 x 3.6	M <sup>2</sup>
BATHROOM	2.4 x 2.2	M <sup>2</sup>
TERRACE 02	1.3 x 4.1	M <sup>2</sup>
<b>TOTAL</b>	<b>95</b>	<b>M<sup>2</sup></b>

# ROOF

TERRACE	59	M <sup>2</sup>
LIVING ROOM	3 x 3.6	M <sup>2</sup>
BATHROOM	2 x 1.5	M <sup>2</sup>
<b>TOTAL</b>	<b>21.5</b>	<b>M<sup>2</sup></b>





# TOWNHOUSE CORNER UNIT



TOTAL GROSS  
AREA

206.25 M<sup>2</sup>

AVERAGE PLOT  
AREA

295 - 340 M<sup>2</sup>



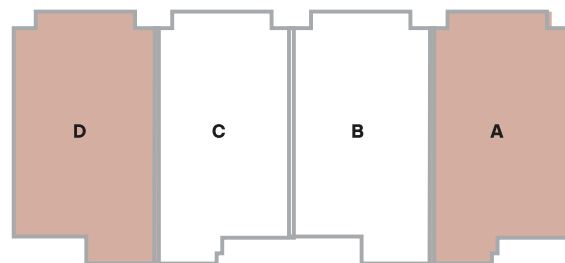




# TOWNHOUSE CORNER UNIT

## GROUND FLOOR

RECEPTION	58	M <sup>2</sup>
KITCHEN	3.7 x 4.3	M <sup>2</sup>
GUEST TOILET	1.6 x 1.3	M <sup>2</sup>
ENTRANCE/LOBBY	1.6 x 1.5	M <sup>2</sup>
<b>TOTAL</b>	<b>88.5</b>	<b>M<sup>2</sup></b>

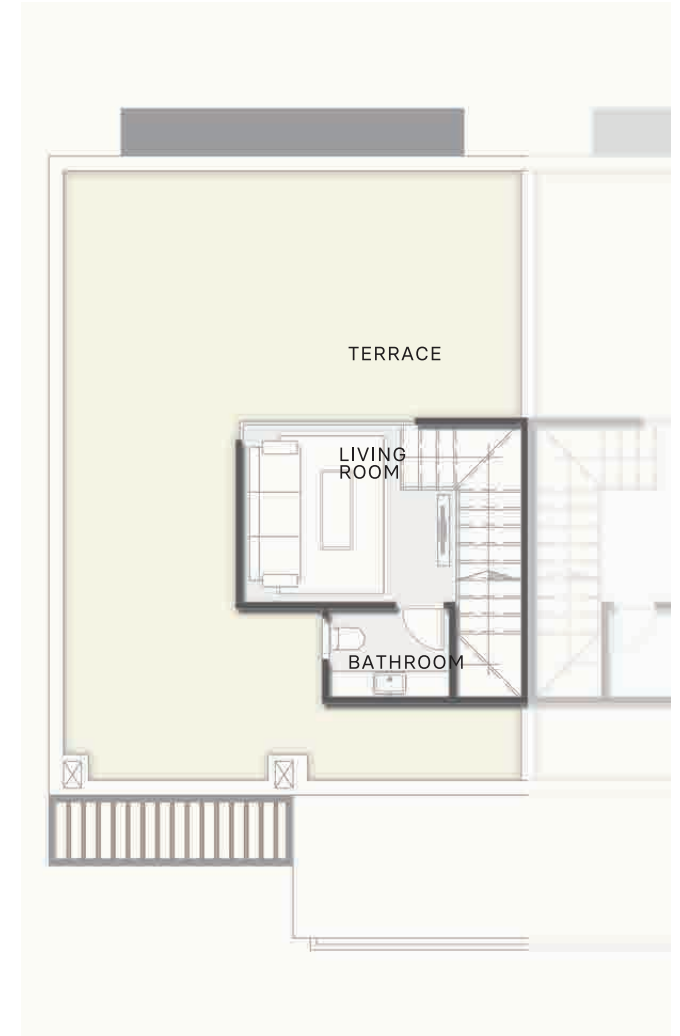
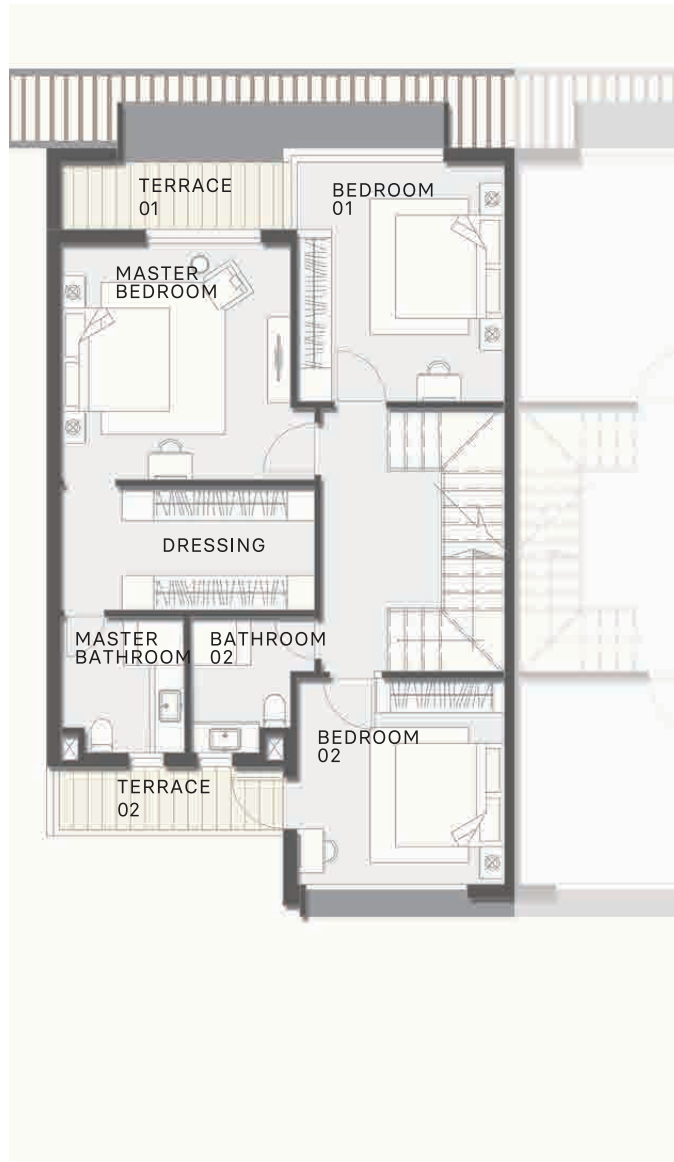
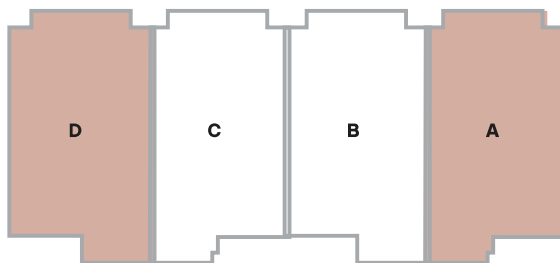


# FIRST FLOOR

MASTER BEDROOM	4.1 x 4	M <sup>2</sup>
DRESSING	4.5 x 2.2	M <sup>2</sup>
MASTER BATHROOM	2.4 x 2.15	M <sup>2</sup>
BEDROOM 01	3.65 x 4.2	M <sup>2</sup>
TERRACE 01	1.2 x 4.1	M <sup>2</sup>
BEDROOM 02	3.6 x 3.6	M <sup>2</sup>
BATHROOM 02	2.4 x 2.2	M <sup>2</sup>
TERRACE 02	1.3 x 4.1	M <sup>2</sup>
<b>TOTAL</b>	<b>96.25</b>	<b>M<sup>2</sup></b>

# ROOF

TERRACE	59	M <sup>2</sup>
LIVING ROOM	3.6 x 3	M <sup>2</sup>
BATHROOM	2 x 1.5	M <sup>2</sup>
<b>TOTAL</b>	<b>21.5</b>	<b>M<sup>2</sup></b>













# DESIGNING EXCELLENCE



















# GET IN TOUCH

## PHONE

15688

## WEBSITE

[WWW.ALKARMADEVELOPMENTS.COM](http://WWW.ALKARMADEVELOPMENTS.COM)

## ADDRESS

ALKARMA 4 COMMERCIAL COMPLEX,  
EL SHEIKH ZAYED, EGYPT

## E-MAIL

[GATES@ALKARMADEVELOPMENTS.COM](mailto:GATES@ALKARMADEVELOPMENTS.COM)  
[INFO@ALKARMADEVELOPMENTS.COM](mailto:INFO@ALKARMADEVELOPMENTS.COM)



**aikarma**<sup>™</sup>  
DEVELOPMENTS



# AlKarma Gates™

BY ALKARMA DEVELOPMENTS



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DEVELOPMENTS