**INERTIA**

ABOUT US

INERTIA IS A PROMINENT REAL ESTATE COMPANY THAT PROVIDES HIGH

QUALITY, MODERN HOMES IN DIFFERENT PARTS OF EGYPT. WE HAVE BEEN

ESTABLISHED SINCE 2007 AND HAVE BEEN GROWING IN STATUS EVER SINCE.

**Inertia is a leading Egyptian real estate company that develops distinctive, valuable, and dynamic projects in different parts of Egypt.**

From our inception in 2007, Inertia has been thriving; we are renowned for projects that cater to today's cosmopolitan clientele, whether in the energetic Cairo, by the mesmerising Mediterranean Sea, or on the enchanting Red Sea. Inertia provides more than just properties, we aim to establish a close-knit and active community. As a subsidiary of Inertia Holding Group, we are selective with our properties as we only choose distinguished projects that offer valuable homes and a gratifying lifestyle aligned with contemporaneous needs. Our developments range from cutting edge medical centres such as Medipoint Sheikh Zayed; residential properties like West Hills, Soleya, Brix, Joulz in Cairo, G Cribs in El Gouna, Veranda in Sahl Hasheesh, and the mega-project Jefaira in the North Coast. In every project, Inertia ensures estimable developments with immaculate designs, overlooking scenic vistas, and a warm, vibrant community. Today, Inertia’s properties are peerless, guaranteeing their residents quality of design, service, and ambiance.

OUR VISION

“To continuously add value through delivering our developments with ultimate customer experience excellence”

OUR MISSION

“We build real estate developments to enhance and enable the quality of life of our customers, creating unified value-added services; and providing seamless experience excellence to our customers, investors, shareholders, partners and employees. We think progressively, work creatively, partner strategically and act responsibly.”

**CREDIBILITY & TRUST**

Dedication to meeting the expectations and requirements of internal and external clients. To get clients’ information and use it for improvements in products and services. To act with customers in mind, establish and maintain effective relationships with customers, gains their trust and respect and ensuring customer satisfaction. To demonstrate passion for the customer and actively attempts to go beyond what is required in order to meet or exceed customer expectations.

CUSTOMER OBSESSION

Works really hard to understand customer, look at decisions through customers eyes, take personal accountability for customer experience.

PASSION FOR INNOVATION

Takes innovation as a way of life and demonstrate it as a discipline, capable of being practiced to meet & exceed the growing clients’ needs. Take risks, push what is possible. Look for improvement.

Living Inertia Values

This is about everyone putting their values into action. Adheres to the set of core values and beliefs during both good and tough times; acts in line with those values; rewards the right values and disapproves of others in order to create maximum worth for the organization and its stakeholders

**CHOOSING OUR PROJECTS**

From the first moment INERTIA team identifies a potential development opportunity it goes through a process that is germane to creating the home-feel concept.

**Property Development**

We don’t build projects we build homes. We nurture our properties in a manner that covers all-important living aspects; by the time we finish building the new homes they become close-knit communities.

**REAL ESTATE**

To prevent any hassle to our distinctive communities we’ve decided to manage not only selling our properties but also to manage rentals and resale as well.

**Pricing Strategy**

We have a value-based outlook when it comes to pricing our homes. We make sure that our clients receive value that exceeds their expectations in return for their investment.

**LOCAL COMMUNITY**

We engage the local community to make sure it benefits from our developments; this is reflected in our all year round CSR projects.

**Brix**

About brix

The name Brix refers to a measurement tool of the strength of honey solutions

As the name inspires, the development is made of bricks and grids, similar to bee hives, taking its

**Brix** is a prestigious residential compound developed by **Inertia Egypt** in **6th of October City**, Cairo.

Known for its modern architecture, premium amenities, and strategic location, Brix offers a high-quality lifestyle for residents.

community on a journey of luxury and originality. Brix consists of 194 residential units in a total area of

44,000 metre squared, exceptionally designed to maximise your experience with an open space of

greenery. In addition to remarkable and outstanding views, Brix provides top quality amenities for your

safety and comfort ranging from fully finished apartments and semi-attached villas to door-to-door services.

Brix’s community is also offered a variety of leisure facilities such as the clubhouse and heated swimming

pool.

**Unit Types**

Apartment Types: Brix offers a variety of apartment sizes and layouts to suit different needs, including:

Studios

One-bedroom apartments

Two-bedroom apartments

Three-bedroom apartments

**Apartment**

71-275 m²

**Semi Attached Villa**

307-313 m²

**Location**

19 km / 14 mins To Lebanon Square

6.6 km / 5 mins To Remaya Square

7 km / 5 mins To Mehwar 26th of July

12 km / 9 mins To Hyper One

11 km / 8 mins To Dandy Mall

2 km / 1.5 mins To Ring Road

6 km / 5 mins To Grand Egyptian Museum

8 km / 8 mins To Pyramids Of Giza

**Prime Location:** Situated in the heart of 6th of October City, Brix provides easy access to major highways, shopping malls, schools, and hospitals.

**Project Amenities**

 Security

 Concierge

 Shared Gym

 Shared Pool

 Pets Allowed

 Parking

 Children's Pool

 Retail Outlets

 Children's Play Area

 Barbeque Area

 Parks

 Clubhouse

 Commercial Area

Down Payment **10%**

Installment Years **7**

High-End Finishing: The apartments are finished to the highest standards, with premium materials and modern finishes.

**Jefaira**

WELCOME TO YOUR YEAR

ROUND COASTAL TOWN

I AM YOUR HOME; THE SEA. I AM A TEACHER, A FRIEND, A HEALER. A

LOVER OF CULTURE, ADVENTURE. LEISURE & EVERYTHING IN

BETWEEN. I AM YOUR YEAR-ROUND COASTAL TOWN. I AM JEFAIRA

**About jefaira**

Inertia introduces Jefaira; an all-year round coastal town offering the comforts of city life in a summer getaway

Located on the banks of Egypt’s mesmerizing Mediterranean coast, Jefaira stretches across 5.4 million square meters offering a fully integrated beach town master planned to preserve natural topography. Jefaira brings together a mix of individual, self-sustained communities pioneering a beach town where residents can live, work, learn and experience all life has to offer.

**Location**

At the heart of Ras Al Hikma, Jefaira is located 200KM west of Alexandria and 100KM east of Marsa Matrouh, Jefaira’s exclusive location guarantees ease of accessibility to all main roads. A mere 30-minute drive from Al Alamein International Airport and 20 km from Al Dabaa Road makes it a prime center point on the New Sahel coastline.

The beach town is strategically located on the 190th kilo of the Alexandria - Marsa Matrouh Desert road. Jefaira's location is merely 300 kms from Cairo and 100 kms from Marsa Matrouh. Meanwhile, the famous Marassi village is just around the corner.

20 km To Al Dabaa Road

35 km To Ras Al Hekma

50 km To Al-Alamein International Airport

65 km To Al-Alamein Hotel

90 km To Wadi Al Natroun Road

100 km To Marsa Matrouh

170 km To Borg Al Arab International Airport

**Master Plan Vision**

A new model for life on the north coast beach town that celebrates its connection with the water, and encourages users of all ages to explore and make it their own. Master Plan Vision Main components include: • RESIDENTIAL PHASES • CENTRAL PARK • SPORTS • RETAIL • HOSPITALITY • MEDICAL FACILITIES • WATER BODIES ENTERTAINMENT AND LEISURE

ILLUSTRATIVE Master Plan

1. Beach Front Hotels

2. Downtown Area

3. Jefaira Park

4. Beach Promenade

5. Amenities Promenade

6. Beach Front Green Link

7. Jefaira Hospital

8. Commercial Strip

9. Ayla Hotel

10. Community Open Spaces

**Amenities:**

Jefaira offers a wide range of amenities, including:

Swimming pools

Fitness centers

Spa facilities

Restaurants and cafes

Shopping areas

Water sports activities

Beach club with private access

**Property Types in Jefaira**

The Jefaira beach town features an array of properties varying from apartments, studios, and chalets to standalone villas, twin houses, and townhouses.

All the properties within Jefaira North Coast have access to the Aeolian salty sea breeze driving between the wide causeways leading to the promenade and marina where eyes will meet the endless deep azure of the sea.

**beach Experience**

Stretched across 1.3 kilometres (out of 2.5 KM), Jefaira’s seafront provides visitors and homeowners with energetic Mediterranean vibes. The seafront will encompass distinctive leisure attractions, an integrated outdoor living environment and engaging beach experiences, emerging as a wonder on the coast of Jefaira.

**Jefaira park**

Jefaira is set to home the North Coast’s largest Central Park. Spread over 120,000 m2 and strategically located in the heart of the development serving as a breathtaking green spine providing a connective backbone for the community. The largest area of parkland extends from east to west through an activity corridor that brings together various zones and neighbourhoods of the project linking them to the seafront.

**water bodies**

Incorporating a unique blend between luxury and privacy. Jefaira offers outstanding water bodies, that cover up to 85,000 sqm of the project’s area.

**Commercial hub**

Whether residents are out finishing daily errands to having an energizing coffee break, this pedestrian-friendly commercial area is a primary network of shared streets and an entertaining promenade. Set to bring together a variety of the top eateries & retail outlets, this vibrant all-year round hub presents the finest services.

**Medical Facilities**

Jefaira Hospital, the first hospital of its kind to operate in this area promising to substantially transform the medical sector in the North Coast region. Set to international standards, the hospital will operate all year round and will serve more than 20 specialties.

**World Class Hospitality**

Several small to medium sized boutique hotels and serviced apartment residences will also offer a variety of the finest amenities and the best international standards.

**Cutting Edge sports Facilities**

At Jefaira, residents have the opportunity to improve their health & establish an individual well-being routine through multi-purpose sports facilities.

**The Cribs Jefaira in Ras El Hekma**

The Cribs Jefaira is a luxurious residential community located on the North Coast of Egypt, near the city of Ras El Hekma.

It is part of the larger Jefaira Resort developed by Inertia Egypt Development.

**Cribs Neighborhood**

The Cribs neighborhood is where the beach town of Jefaira North Coast starts and ends; it focuses on providing its residents with a tranquil experience. With bodies of water and greenery in every turn, The Cribs will let you live and thrive in a healthy atmosphere filled with serenity and fun.

Overall, Jefaira North Coast is developed to be a fully integrated town by the mesmerizing beach. Where you can play, work, send your children to school and live while enjoying a never ending vacation. The beach town of Jefaira promises 365 days of beach fun!

**The Art Designs**

With a bright white color dominating the aesthetic of the neighborhood, the Jefaira Cribs neighborhood is well known for its state of the art designs. As the whole jefaira town aims to provide its residents with a tranquil and serene environment, The Cribs neighborhood has minimalistic architectural exterior and interior designs.

**Property Types in Jefaira Cribs Neighborhood**

The beach town boasts a collection of prestigious housing options that caters to all tastes. The Cribs neighborhood specifically offers a wide array of fully finished studios and apartments. That comes with a variety of layouts, sizes, and interior designs. As well as different price rates and additional perks like a garden or a terrace.

**Unit Sizes** from 47 square meters to 120 square meters.

**Ayla Jefaira**

premium residential development within the larger Jefaira Resort on Egypt's North Coast.

Known for its luxurious amenities and prime location, Ayla Jefaira offers a sophisticated and exclusive lifestyle.

**Luxurious Residences:** Ayla Jefaira features a variety of high-end residential options, including spacious villas, chalets, and townhouses.

Each unit is designed with modern aesthetics and premium finishes.

Ayla is a neighborhood in the heart of Jefaira North Coast spread across 353,000 sqm of land. Inspired by the Mexican town, Tulum, Ayla Jefiara has breathtaking landscapes with flowing water all around you. Overall, Jefaira is inspired by the Mediterranean style that works on combining visual aesthetics with elements of nature.

The coastal destination features a wide array of services and facilities that caters to residents’ every need. Ayla Jefaira North Coast includes promenades, beach bars, restaurants and cafes. As well as central park, a luxurious hotel, a sports facilities and educational facilities.

**Property Types in Ayla**

The neighborhood of Ayla in Jefaira boasts a collection of standalone villas, twin houses, townhouses and chalets with different areas, layouts, designs and price rates.

**Unit Sizes**

Residential apartments ranging in size from 101 square meters to 142 square meters. Townhouses starting from 156 square meters and reaching up to 159 square meters. Twin houses starting from 163 square meters and reaching up to 168 square meters.

**Down Payment**

10%DP 9 Years

5% Dp 8 Years

**Joulz**

Joulz has more than just

artful homes

Following an eco-friendly philosophy, all of the units in Joulz have been

designed to provide the best of Egypt’s climate. By focusing on natural

light, each unit comes with spacious patios and bright sun wells that

guarantee plenty of sunlight**.**

**About joulz**

RESPLENDENTLY DESIGNED TO BE ILLUMINATED BY NATURAL LIGHT.

Joulz consists of 1,152 residential units containing an array of apartments, townhouses, twin houses, and stand-alone villas. A healthy glow is retained through the dedicated jogging and bicycle lanes surrounding the vast verdure between the residential areas, providing the chance to practice healthier daily habits that are hard to sustain in the city. Apart from unmatched views and vast landscapes, Joulz possesses a fully equipped clubhouse, two professional sport's fields, and many lively children's playgrounds, among other facilities that serve its distinguished community. The name Joulz is appropriated from Joules, the unit used to measure photons, the fundamental particle of light-without which life would not be sustainable. On that premise, Joulz' architecture harnesses this light to transport its community from the smog of the city to radiance, doing so by integrating natural elements inside each home to create a cleaner and healthier lifestyle.

**Joulz Inertia Location**

Strategically located on the Cairo-Alexandria Desert Road, almost 20 minutes away from Mohandeseen and only moments away from the Ring Road.

19 km / 14 mins To Lebanon Square

6.6 km / 5 mins To Remaya Square

7 km / 5 mins To Mehwar 26th of July

12 km / 9 mins To Hyper One

11 km / 8 mins To Dandy Mall

2 km / 1.5 mins To Ring Road

6.6 km / 5 mins To Grand Egyptian Museum

8 km / 8 mins To Pyramids Of Giza

With a strategic location, the development is a retreat that allows its residents to enjoy extensive green expanses surrounding their homes.

The community will relish the sun setting, as the sky turns to twilight, where their

surroundings still, and all that can be heard is the breeze gently rustling the foliage. At night, tenants can enjoy the serenity of Joulz.

**Unit Types :**

Stand Alone Villa 346:386m

Twin House 313:379m

TownHouse 289:331m

Apartment 109:274

**Amenities and Facilities:**

Joulz boasts updated amenities and facilities catering to the diverse needs of its residents: - Landscaped green spaces and parks for relaxation and leisure. - Clubhouses, fitness centers, and sports facilities. - Recreational areas, children's play zones, and communal gathering spaces. - Retail outlets, cafes, and dining options within the community. - 24/7 security, surveillance, and maintenance services.

**Soleya**

HOME IS WHERE OUR STORYBEGINS

Soleya consists of a total of 172 residential units composed of a variety of apartments, townhouses, twin houses and stand-alone villas. All units have exceptional views and provide homeowners with a great sense of serenity and privacy. Made up of 77% greenery, residents are assured beautiful vistas whether in their own home or in the vicinity. The designs harmonize perfectly with their elegant simple modern style

**About soleya**

Soleya consists of a total of 165 residential units composed of a variety of apartments, townhouses, twin houses and stand-alone villas. All units have exceptional views and provide homeowners with a great sense of serenity and privacy. Made up of 77% greenery, residents are assured beautiful vistas whether in their own home or in the vicinity. The designs harmonize perfectly with their elegant simple modern style. In addition to remarkable and outstanding views, Soleya provides intimate leisure facilities and social amenities in the form of a clubhouse, swimming pool, gym and much more to fulfil a diverse community’s need. Soleya is derived from an amalgamation of English and French. Taken from the English language, Salsola is a unique, rare desert flower found in shrubbery. This is a representation of the landscape in which we chose to build upon. Moreover, Soleil, meaning sun in French, symbolises the vast abundance of natural light available to all of our properties.

**Location**

Soleya is strategically located on the Cairo-Alexandria Desert Road, next to Qobet El Hassana protectorate, providing access to multiple roads including the Ring Road and Mehwar. Found in an upcoming residential area 134 meters above sea level, Soleya offers a peaceful, distinctive community to residents in a well esteemed, sought after location.

**The View**

The topography of the land 0n which Soleya is built is characterised by the spectacular views that stretch as far as the Great Pyramids of Giza. Once the morning haze of Cairo lifts, these magical, ancient wonders of the world are clear enough to make you feel just a leap away. With the glow of the midday sun, intense-orange rays shine down upon the looming rocks of Qobet El Hassana protectorate surrounding Soleya. The settlement itself is highly unique due to the surrounding geological reserve and wildlife that can be observed. Such a rare geographical location makes Soleya a well desired spot, reflecting a distinguished history dating back to the Stone Age, over a million years ago. As day turns to night, the slow setting, ember-red sun moves gracefully across Soleya, until a magenta sky remains, creating a light hearted, carefree ambiance. The city lights can be seen from the elevated landscape of Soleya like a million twinkling stars in the sky.

**Distinctive Community**

Soleya aims to create a close knit, vibrant, and distinctive community inside a modern, boutique compound. Being immersed in the heart of a social province, not only is this residential zone perfect for young business people and first time buyers but also families and married couples. With a wide range of social activities at your disposal, residents will find it hard to not be engaging in the collective, harmonized lifestyle.

**Greenery**

Soleya provides magnificent views overlooking a lush, vibrant, rich landscape; that makes up 77% of the project. The greenery of this elite, exclusive surrounding can only be described as picturesque, matched alongside nature’s beauty in the form of blossoming flowers and shrubbery. In addition, the lawns are kept in pristine condition by a team of on-site gardeners.

**Home Automation**

All apartments are delivered with a network that is constructed to accommodate a fully automated home system. This advancement in mechanization sets Soleya a step above, keeping in line with modern technology. The subtly integrated network allows the homeowner to install the technology that delivers complete environmental control through the inclusion of lighting, sound systems, curtain motions and irrigation systems. Public spaces offer similar modern gadgets, specifically in security, surveillance, parking and gate controls.

**Underground Parking**

Along with these new residential properties, two parking spaces in the garage are assigned per unit, relieving the pressure of homeowners not being able to park close to home. Keeping in line with technology, entry to parking will be keyless.

**Storage Storage**

spaces are available for each unit, fully finished with natural ventilation at an average area of 9 meters squared, to ensure a hassle-free move in.

**Surveillance & Security**

On-site security is available 24/7 across Soleya to ensure constant peace of mind to residents and their loved ones. In addition to the outstanding on-site security, surveillance systems will be installed around the compound, covering all outdoor and public spaces. This small, gated, intimate, hand-picked community will have private entrances to ensure safety to all residents and guests of Soleya.

**Elevators**

All apartment buildings are equipped with elevators that can accommodate up to four passengers at a time. All underground parking is connected to the main levels through elevators, which are tried and tested against EU standards of maintenance.

**Generators**

Generators will be positioned around Soleya to deliver support to all public services in case of emergencies.

**Audio-Video Intercom**

Apartment buildings will be equipped with audio-visual intercom systems, ensuring the highest quality of security. Moreover, it delivers ease of access to the building once residents ‘buzz in’ guests from the comfort of their home.

**Bathroom Heaters**

All Soleya properties will have bathroom heating systems via radiators across the unit.

**Finishing**

Executed to perfection, the interior architecture at Soleya is calm, understated and authentic. Wooden flooring not only charms the aura of the rooms but also provides warmth and charisma. Beautifully crafted bathrooms are completed with imported marble flooring, charmingly matched with a décor to revel in. AC units will also be installed to boost the resident’s comfort.

**Master Plan**

Soleya is comprised of 165 private residences, from grand stand alone units and twin houses to stylish townhouses and apartments. These units make up 23% of the development, generously surrounded by an enormous 77% of lush, vibrant greenery. Each property has been designed to an exceptionally high standard, crafted to reflect residents’ expectations of uncompromising quality and originality. Moreover, each residential type is built on a different level.

**Clubhouse**

The clubhouse aims to become the focal point of Soleya, offering a wide range of amenities to fulfil the residents’ every need. First and foremost, a fully equipped, top of the range gym will be accessible, containing cardiac workout machines, free weights and a large stretching zone. In addition to this, outdoor workout areas will be used for classes and full body workouts. Both male and female locker rooms will be equipped with several state of the art showers and bathrooms. For those who are looking to relax, two self-serve kitchenette areas will be fitted with top of the line equipment and TV screens. Moreover, both indoor and outdoor children’s areas provide entertainment for children whilst giving parents an opportunity to unwind and indulge in all the pleasures and luxuries available to them. These areas are large enough to host both weekend play times and birthday parties. For the older members of the clubhouse, both indoor and outdoor entertainment is provided; pool tables, Ping-Pong tables, darts, a cinema room, a surround sound system and a bar.

For the sun lovers of Soleya, a large, stunning swimming pool and sundeck area allows users to soak up the rays and enjoy the summer heat of Cairo. Furthermore, a fully equipped BBQ area and wireless outdoor speakers create an opportunity for socialisation in a carefree environment. Other amenities include 24-hour security services and a facility manager, on site gardeners, with a fully stocked tool shed, to protect the greenery and maintain the lush, spectacular look of the compound. For those quick, last minute purchases, there is a convenience store open on site to fulfill your needs in addition to the shopping services that are available.

**Architecture**

The vision of our elite architects at Aura; has resulted in designs that reflect modern, elegant and simplistic styles through a variety of calming colours and materials. Passionately driven by the existing land plot characteristics, a rough plain that includes very sharp contour lines, a phenomenal topography, a clear overview of 6th of October City and beyond, this project exudes contemporary architecture through its sleek lines and sharp edges. The coarse texture of the land plot creates significant levels, therefore providing scenic views for all units.

To enhance the visual senses, a unique contrast between contemporary and modern has been applied to increase the living experience of the residents. Bright, contemporary colours have been balanced tastefully with traditional urban elements to create a sense of modernity. A mix of fair-faced concrete has been matched with off white, semi-polished stone, along with very high-tech, natural wood, to give warmth to the homes. Authentic, natural materials blend seamlessly with a state-of-the-art design to ensure that Soleya becomes an instant classic to all. An elaborate design thought of in detail from initiation to completion, Soleya aims to provide units adapted not only to the views but also to a multitude of elements, such as the wind, sun and secure privacy, to ensure maximum comfort. The design of the homes’ surrounding space intends to break the roughness of the land site through round, curved roads with a grand recreational centerpiece that all residences are able to view and enjoy. Large windows maximise the natural light and enhance the view of the neighbourhood.

**Unit Sizes**

Stand Alone Villa 373-421 m²

Twin House 408 m²

Townhouse 123-380 m²

**West Hills**

Dreams become reality here in West Hills

With over 70% greenery inside this neighbourhood, the incredible landscape enhances feelings of serenity and peacefulness. West Hills introduces modern, artistic architectural designs with a simplistic, yet detailed, finish to meet the diverse needs of our residents.

**About west-hills**

West Hills offers an elite community lifestyle to homeowners

Situated atop of a vast expanse of elevated land amongst Cairo’s rising social and residential hub, this unique district offers eye-catching homes with a panoramic view of the Great Pyramids of Giza. Situated directly between the Cairo-Alexandria Desert Road, the Ring Road, and the Mehwar accessibility to Cairo could not be easier. Both Downtown Cairo and 6th of October city are just a drive away, linking residents to multiple restaurants, shopping centers, golf courses, universities and much more. Each of our units are spacious, allowing copious amounts of light to flood the rooms throughout the day. Furthermore, West Hills guarantees that homeowners are provided with relaxing lifestyles, whilst having a wide selection of facilities at their fingertips. Such amenities allow homeowners and their guests to disconnect from the stresses of the urban, city demands and

relax in the vicinity of their homes. The clubhouse at West Hills is equipped with an exquisite restaurant, a heated pool, a fully equipped gymnasium for our fitness lovers, a children’s playground, and a sizeable, glamorous function room for events.

**West Hills Clubhouse**

With an awe-inspiring view of the Great Pyramids, the West Hills Clubhouse includes various facilities. Including a heated pool, air-conditioned lounging areas, fully-equipped gyms and a fine dining restaurant. As well as children’s playgrounds and areas dedicated to social gathering and events.

**Facility Management Services**

The compound features plenty of facility management services available around the clock to make your life easier. Such as landscaping, security and full maintenance services.

**Home Automation**

West Hills’ units have various smart technology options such as lightning control, surveillance, access control and shutters control. However it's important to note that the home automation systems are optional for additional fees.

**About West Hills Compound**

West Hills compound was developed by the leading real estate company, Inertia, in 6th of October city. The prestigious compound provides you with a wide array of services and facilities that serves your each and every need. In addition, 70% of West Hills compound is dedicated to lush greenery.

Life in West Hills has the coziness and comfort of a suburban experience while simultaneously giving you all the modern day technological conveniences.

**West Hills October Location**

West Hills is strategically located in an ideal location in the Cairo - Alexandria Desert Road surrounded by major roads and multiple destinations. For instance, West Hills October location is only

- 2 kms from the Mehwar Road

- 5 kms away from the Ring Road

- 6 kms far from the Egyptian Grand Museum

**Property Types in West Hills Compound**

West Hills October boasts a collection of properties varying between penthouses, apartments and duplex units. Additionally, the properties in West Hills compound are built on levels so they can all have spectacular panoramic views of the Great Pyramids and the lush landscapes.

Penthouse 215-348 m²

Duplex 246-302 m²

Apartment 149-302 m²

**Amenities:**

Swimming pools

Fitness centers

Parks and playgrounds

Shopping areas

Restaurants and cafes

**Medipoint**

Located in the heart of Sheikh Zayed

5 star medical services are now hassle-free and no longer out of reach thanks to Inertia, who are proud to be the pioneers of a remarkable medical facility in the 6th of October region.

**About medipoint**

Medipoint Sheikh Zayed offers medical services through a variety of privately owned clinics Completed to the highest of standards, the clinics offered at Medipoint are clean, equipped with state of the art equipment and are air conditioned throughout. The modern design of the buildings mirror the standards of care provided: first-class. Facilities at this spacious, grand location have been designed to withstand the growing medical demands of a growing city and uphold world-class medical standards for your loved ones and yourself. Medipoint is a stand-alone building, designed over 1,600 sqm, which offers four floors of services and amenities to our clients. The basement consists of a car park, supporting 27 vehicles, for patients and visitors. In addition, higher floors host clinics, finished to perfection with the finest of details to make your visit a comfortable and enjoyable one.

**G Cribs in El Gouna**

Explore beyond the surface of what El Gouna has to offer

At G Cribs you can find multiplicity in residences, an easy fit for any accommodation preferences. Studios, one, two, and three bedroom apartments are available. Each chosen unit receives full access to all facilities and services G Cribs provides.

**About g-cribs**

**G Cribs is the comfort zone for those who want to discover more**

El Gouna is commonly known as an upscale retreat, a place to immerse you in the calm, away from the noisy and fast-paced city life. Although being one of Egypt’s many Red Sea getaways; El Gouna has its exceptional charm. The charm is realized in its distinctive architecture, cosy atmosphere, posh fine dining and ritzy nightlife. What if you could experience and explore more? G Cribs presents you just that. The development brings life and adventure to the particular beach town. Explore beyond the surface of what El Gouna has to offer. G Cribs is the comfort zone for those who want to discover more. This matchless development is composed of up to 225 residential units in a total area of 25,000 metre squared. At G Cribs you can find multiplicity in residences, an easy fit for any accommodation preferences. Studios, one, two, and three bedroom apartments are available. Each chosen unit receives full access to all facilities and services G Cribs provides.

**G Cribs Community**

G Cribs is home to those who seek serenity and indulgence with an edgy streak. G Cribs is the perfect place to put away your device and direct your senses to experience adventure. Turn lounging by the shore to exploring the waters with exciting boat trips and challenging watersports. Deepen snorkeling and swimming activities with diving in the worldly renowned Red Sea. Extend love for mouth-watering seafood at El Gouna’s top restaurants to thrilling and endurance-testing fishing trips. As the sun’s rays fade seize the opportunity to have endless nights of lights, music and dancing.

**El Gouna Lifestyle**

Gouna offers a protected and unique self-sufficient environment. The unmatched town oversees the glittering waters of the Red Sea. This picture perfect scene offers optimum conditions for countless water adventures. El Gouna hosts over 22,000 residents. It is in that light, G Cribs offers El Gouna Homeowners a card with every unit. The card gives full access to indulge in over 60 restaurants and eateries, as well as more than 20 bars and evening hotspots. The card provides access to spa outlets, world-class spas and the private airport. Residents also get access to bask in all El Gouna beaches and islands, El Gouna Marinas and public access beaches. Let alone have contact to the 18-hole Championship golf course, kite surfing centers and hot spots for diving. Additionally, residents receive outstanding services with accessibility to nurseries and childcare; the international school and community library, and the European standard hospital. Medical health and lifestyle would be far from hindered

El Gouna Homeowners Card gives no chance to thin your adventurous side in exploring and indulging in El Gouna’s limitless facilities and services.

**Location**

This exceptional development is strategically located within the distinctive El Gouna Mansions. The site is conveniently three minutes away from the Marina areas and five minutes from Downtown. This optimum location is at a medium between El Gouna’s hotspots for opportune accessibility.

**Master Plan**

Each residence is cultivated using today’s latest in architecture and is presented in complete simplicity. G Crib’s footprint is comprised of 22 percent of the land while the landscape and open areas are 78 percent. These statistics easily illustrate the estate’s outdoor spaciousness that is a guaranteed eye-soother. The master plan allows every single unit, the luxury of overseeing these extended views. This ensures that every homeowner will have the maximum outdoor experience for ultimate tranquility away from city blues.

**Services & Amenities**

Heated Swimming Pools

G Cribs does not spare from luxury with providing two pool bars and seven heated swimming pools, a perfect reason to enjoy El Gouna at all seasons.

Finishing

All units are delivered fully finished with state-ofthe-art air conditioners. We put our home-owners first in everything we do and for that reason we provided Italian kitchen cabinets from in Phase I, building on this we will also be including distinguished kitchen cabinets in G Cribs Phase II to uphold the growth of our quality standards.

Elevators

Ultimate convenience is found in all buildings as they are installed with elevators to access the first and penthouse level.

Garbage Chutes

Garbage chutes are also available in order to offer an apposite living space.

Generators

Generators will be installed to deliver support to all public services in case of emergencies.

Security

As a top priority, security is present and at your service to ensure your safety and peace-of-mind at all times.

**Clubhouse**

Exclusive to G Cribs residents is the clubhouse, a private and prime location to enjoy your stay all year round. The Clubhouse is fully equipped with a roomy leisure-indorsing lounge. Residents can keep up with their fitness regimen with the fully equipped and modern work out area.

**Architecture**

Building art is life in materialized form. It is architecture that represents our idea of quality of life and functionality for an ideal and pleasant living space.

Built on the successful foundations of G Cribs phase I , comes phase II. Whilst designing phase two of G Cribs, we emphasized on the successful elements that were in phase one such as having clear, fresh and white modern straight lines that compliment the sand, water and greenery of El Gouna. G Cribs therefore is a vision of serenity and harmony using soft tones that blend symphonically with the surrounding nature. The designs utilize voluminous living space with panoramic landscape views. Each unit is fundamentally designed to maximize the use of space and specifications with rigorously providing a panoramic view of greenery and swimming pools. G Cribs phase II has a minimalistic and modern white approach when it comes to design. The chosen ‘en plein air’ theme takes a cue from nature rather than being reinvented or mechanically influenced. Soft and cool hues blend with subtle warm tones to create a soothing escape from the everyday bustle.

Property Types in G Cribs

G Cribs includes a wide array of residential units that have been carefully and meticulously designed. The units of G Cribs Gouna vary between studios and apartments of different sizes.