



**CAIRO CAPITAL**  
DEVELOPMENTS

[cairocapitaldevelopments.com](http://cairocapitaldevelopments.com)

SALES KIT

SHEIKH ZAYED

# LAKE WEST 4

# ABOUT CAIRO CAPITAL DEVELOPMENTS

//// 2025

With over 30 years of experience in real estate development across Egypt and the Gulf, Cairo Capital Developments has become a trusted name in creating comfortable and luxurious homes. The company focuses on offering a variety of residential options in well-chosen locations that enhance the lifestyle of its residents.

Every project is built with care and attention to detail, reflecting a strong commitment to quality. Currently, Cairo Capital is working hard to complete its projects in West Cairo, particularly in the New Zayed area, after delivering Lakewest, one of its key developments in Lakewest.

Currently Lakewest 4 is being the latest addition to this growing community.

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# LAKE WEST SERIES



The Lakewest series has always been about setting new standards in residential living, and Lakewest 4 takes that vision to exciting new heights. From its beginnings, each phase of Lakewest has redefined what it means to live in harmony with nature, while offering unparalleled luxury and convenience. With each new chapter, we've refined the experience, adding more innovation, more style, and more ways to connect with your surroundings. Lakewest 4 is the next step in this journey, where every detail is designed to make life flow effortlessly, bringing you the best of what Lakewest has always promised, and more.

LAKE WEST  
PHASE 1

LAKE WEST  
EXTENSION

LAKE WEST 2  
PHASE 2

LAKE WEST 3  
PHASE 3

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# CAIRO CAPITAL FACTSHEET

26 YEARS OF EXPERIENCE

105 + ACRES

105 + EMPLOYEES

4 LAKEWEST PROJECTS (1,2,3,4)

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# LAKE WEST 4

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## BRAND STORY

Lakewest isn't just a place, it's a way of life shaped by the essence of water. Each phase of Lakewest has pushed the boundaries of what lakeside living can offer, evolving with the aspirations of its residents. Lakewest 4 is where this vision reaches its boldest expression yet: a harmonious blend of nature, innovation, and modern elegance, crafted for those who seek more.





Lakewood 4 represents a new chapter in modern living, where each detail has been designed to offer a life reimagined. It's not about continuing what came before, it's about elevating the experience to entirely new heights.

**GEAR UP FOR A JOURNEY  
THAT TAKES YOUR AMBITION  
TO NEW HORIZONS**

# ABOUT LAKEWEST 4

Lakewest 4 is the newest addition to an exclusive residential series that embodies the perfect balance between nature, modernity, and a connected lifestyle. With 10 Acres of total land area located amidst serene lakes and lush greenery, Lakewest 4 offers a variety of living spaces tailored to diverse preferences and needs, including standalone villas, twin houses, and townhouses.

The compound is designed to redefine lakeside living by offering an unparalleled blend of tranquility, luxury, and innovative design. It is more than just a residence, it's a lifestyle that flows seamlessly with your aspirations.

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//// IN THE HEART OF SHEIKH ZAYED

LOCATION  
LIKE NO OTHER



## LAKE WEST 4 LOCATION

Lakewest 4 boasts a prime location in the heart of Sheikh Zayed, perfectly positioned to offer seamless access to essential destinations and lifestyle landmarks. Surrounded by top-tier schools, renowned healthcare facilities, vibrant shopping hubs, and key business centers, it ensures that everything you need is just minutes away. Whether it's a quick trip to a nearby mall, an easy commute to prestigious institutions, or effortless connectivity to major highways and Sphinx International Airport, Lakewest 4 is designed to keep you at the center of it all, blending convenience with exclusivity.

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## LAKE WEST 4 LOCATION

10 MINS FROM  
10 MINS FROM  
7 MINS FROM  
8 MINS FROM

EL NADA HOSPITAL  
BEVERLY HILLS  
THE STRIP SODIC WEST  
THE BRITISH SCHOOL OF EGYPT

10 MINS FROM  
11 MINS FROM  
13 MINS FROM  
24 MINS FROM

MALL OF ARABIA  
NILE UNIVERSITY  
ARKAN PLAZA  
SPHINX INT. AIRPORT

## LAKE WEST 4 SHEIKH ZAYED



//// SHEIKH ZAYED

# MASTER PLAN

DESIGNED FOR FLOW AND HARMONY LOCATED  
IN THE MIDDLE OF EVERYWHERE



MOVING YOU TOWARDS

BALANCE AND SERENITY

DESIGNED FOR A LIFE THAT FLOWS SEAMLESSLY.

**FACILITIES & AMENITIES**



# CLUB HOUSE

## Where Connections Begin

The clubhouse at Lakewest 4 is where moments are made. It's more than just a space, it's a gathering point, designed for relaxation, socializing, and creating memories.

Whether you're enjoying a coffee with friends or catching up on work in a cozy corner, the clubhouse provides the perfect setting to unwind and feel connected to your community.

POWERED BY



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# FITNESS CLUB

## *Energize Your Every Move*

*The fitness club at Lakewood 4 is your personal haven for staying active and energized. Equipped with state-of-the-art machines and a range of classes, it's the place where fitness meets motivation.*

*From your morning routine to winding down after a busy day, the fitness club makes it easy to maintain a balanced, healthy lifestyle.*

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## GREEN SPACES

Breathe, Unwind, Connect with Nature.

Breathe in the fresh air and embrace the beauty of green spaces that stretch throughout Lakeview 4. These lush, open areas are designed for those moments when you need to clear your mind, take a peaceful walk, or simply enjoy the outdoors.

PROJECT BY





# PERSONALIZED PARKING

*Your Space, Always Ready*

Never worry about finding a spot again. Personalized parking means your designated space is always waiting for you, providing convenience and peace of mind.

It's one more way we make everyday living just a little bit easier and more tailored to you.

POWERED BY





# SWIMMING POOLS

## Dive Into Tranquility

Whether you're looking to take a morning swim, relax by the water, or enjoy a day with family, the pools at Lakewest 4 provide the perfect backdrop for every moment.

With serene waters and a tranquil atmosphere, it's your personal retreat just steps away from home.

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# BIKE TRACKS

## Pedal Your Way

Our bike tracks are built for those who crave movement, adventure, and a touch of nature. Whether you're cycling for fitness or simply enjoying the outdoors, these tracks wind through the community, offering the perfect route to explore at your own pace.

It's a refreshing way to stay active and connected to the beauty around you.

POWERED BY



# ARCHITECTURAL STYLE

BLENDING BOTH MODERN AND SOPHISTICATION  
WITH EFFORTLESS LUXURY.

# IT FEELS RIGHT

Clean lines, curves, sleek designs, and expansive windows create an open, airy atmosphere that invites natural light to flow through every corner.

Its architecture feels right, offering a contemporary yet timeless elegance that makes everyday life feel effortlessly luxurious and in perfect harmony with its surroundings.

The layout promotes a seamless connection between indoor and outdoor spaces, encouraging easy access to the surrounding amenities.





**A RANGE OF  
LIVING OPTIONS**



## STAND ALONE (VA) ICONIC VILLA

BUA: 304 SQM  
LAND AREA: 362 TO 412 SQM  
STARTING PRICE: 22,500,000

PROJECT BY  
 **CARO CAPITAL**  
REAL ESTATE

# STAND ALONE (VL) LARGE VILLA

BUA: 304 SGM

LAND AREA: 362 TO 412 SGM

STARTING PRICE: 22,500,000

PRODUCED BY







## STAND ALONE (VS) SMALL VILLA

BUA: 248 SQM

LAND AREA: 307 TO 360 SQM

STARTING PRICE: 19,600,000

Presented by



# TWIN HOUSE (WH)

BUA: 246 SQM

LAND AREA: FROM 280 TO 292 SQM

STARTING PRICE 17,800,000



PRODUCED BY



CAIRO CAPITAL  
REAL ESTATE DEVELOPMENT



## TOWN HOUSE MIDDLE 4 (TH4)

BUA: 235 SQM  
LAND AREA: 181 TO 185 SQM  
STARTING PRICE: 12,700,000

PROJECT BY



**CARO CAPITAL**  
REAL ESTATE

# TOWN HOUSE MIDDLE 6 (TH6)

BUA: 235 SQM

LAND AREA: 181 TO 185 SQM

STARTING PRICE: 12,700,000

DEVELOPER





## TOWN HOUSE CORNER 4 (THC4)

BUA: 235 SQM

LAND AREA: 259 TO 328 SQM

STARTING PRICE: 15,500,000

Produced by



# TOWN HOUSE CORNER 6 (THC6)

BUA: 235 SQM

LAND AREA: 253 TO 266

STARTING PRICE: 15,500,000

PROJ. NO. 01/2023



# PAYMENT PLANS

OPTION 01:

0% DOWN PAYMENT  
OVER 6 YEARS EQUAL INSTALLMENTS

OPTION 02:

7% DOWN PAYMENT  
OVER 7 YEARS EQUAL INSTALLMENTS

OPTION 03:

10% DOWN PAYMENT  
5% AFTER YEAR  
OVER 8 YEARS EQUAL INSTALLMENTS

OPTION 04:

10% DOWN PAYMENT  
10% AFTER YEAR  
OVER 9 YEARS EQUAL INSTALLMENTS

8% MAINTENANCE

**DELIVERY**

/

**IN 3.5 YEARS**



# EOI'S

EXPRESSION OF INTEREST

TOWN HOUSE 50,000<sub>EGP</sub>  
STANDALONE VILLA 100,000<sub>EGP</sub>

# LAKE WEST 4

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