

Address: 231 West Golf Extension,  
New Cairo, Cairo, Egypt.  
Website: [www.eltayebi.com](http://www.eltayebi.com)  
Facebook: El Tayebi Developments  
Hotline: 16170

**ELTAYEBI**  
DEVELOPMENTS



**202**  
- WEST GOLF -



About Us

## About Us

**ELTAYEBI Developments** is a privately held company specializing in niche residential and commercial development, investment, and management in Cairo's finest districts including Maadi Al Sarayat, Maadi Degla, and West Golf New Cairo.

Established in 2006, El-Tayebi Developments has been forming long lasting bonds with happy families for the past decade.

With over 10 projects delivered, we have been leading the industry with our unique and innovative products to accommodate market demand.

We pride ourselves for the luxury and efficiency we deliver to our clients.

Our team works hard to ensure our communities receive the highest quality of life in the premium locations we enter.

This promise distinguishes our properties across the country from the competition – **Because our priority is you and your family.**



## BUILDING 202

Don't want a huge 3 story villa?  
Neither do you want a cramped up apartment?  
Wonderful! We have the perfect home for you and  
your family.

Building 202 is a luxurious residential building  
located in the heart of West Golf Extension, the  
most promising high-end residential compound  
in New Cairo.

Our unique location makes your everyday commutes  
to work, school, and activities just minutes away.  
The building is a landmark in its architecture  
and design.

It consists of 3 duplexes with a private terrace/garden  
A unique roof apartment, and 2 apartments  
with areas varying form 206 to 335 sqm, our  
building has a wide range of sizes to address  
your specific needs.

To make your life more practical and less stressful,  
our property management offers an on call  
maintenance services to every aspect of your home.



## Very Near

to Katameya Heights Compound Where you  
Can Access Several Facilities



## Building Location


Building NO. 202 - Fifth settlement  
West Golf extention, Katameya Cairo - Egypt



## 3 Minute Walk



**Near By**  
Airforce Hospital which  
located a few minutes away from the compound



**Near By Supermarkets**  
Metro which is located in katamya heights compound

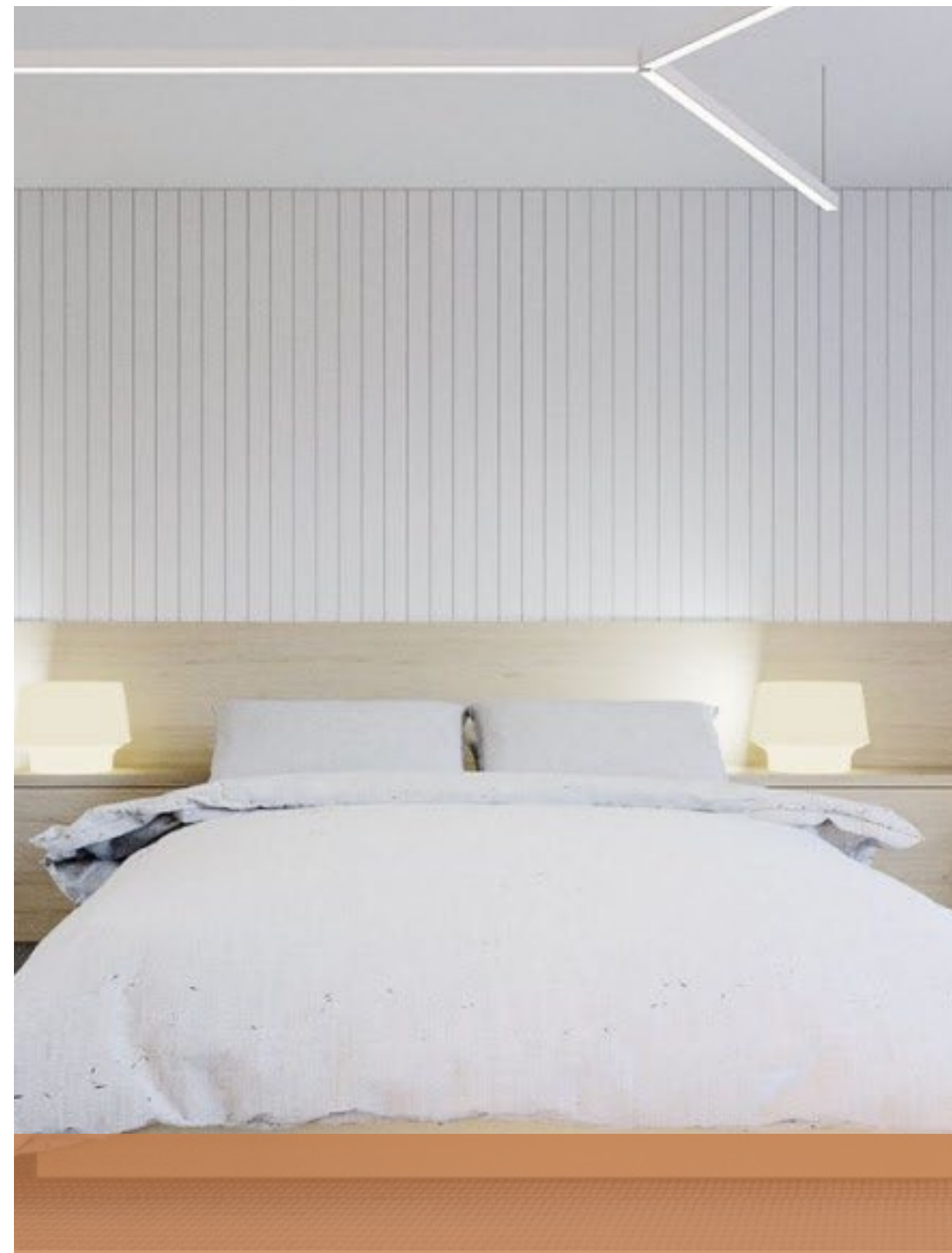
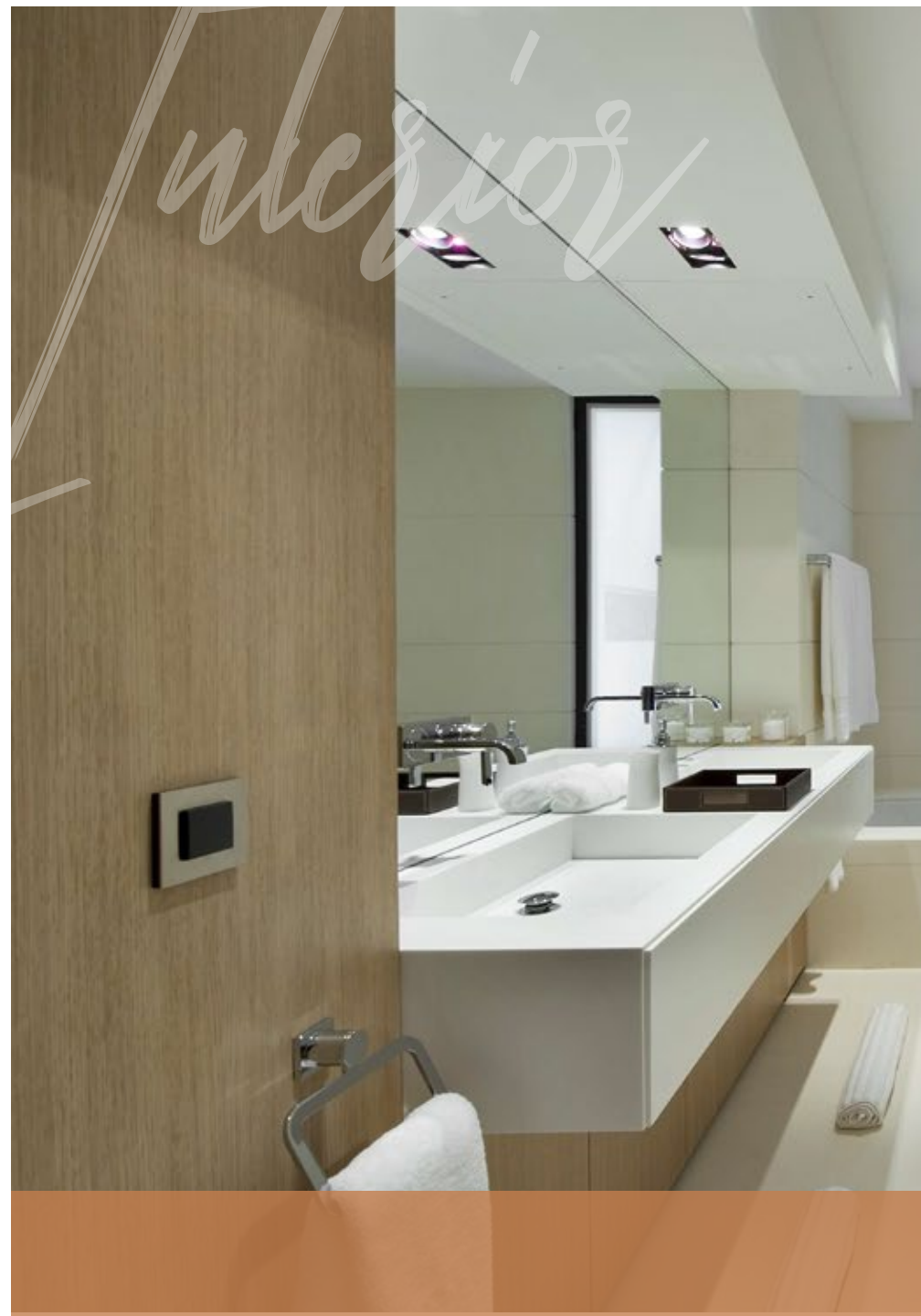


A photograph of a modern, multi-story building facade at dusk. The building features a mix of materials, including dark grey concrete panels and vertical slats. A prominent curved balcony with a glass railing is visible. The sky is a soft mix of orange and blue, and the building's interior lights are glowing. A semi-transparent brown rectangle is overlaid on the left side of the image, containing the text.

202

- WEST GOLF -







# Apartments and Duplexes

## Duplex (Type 1)

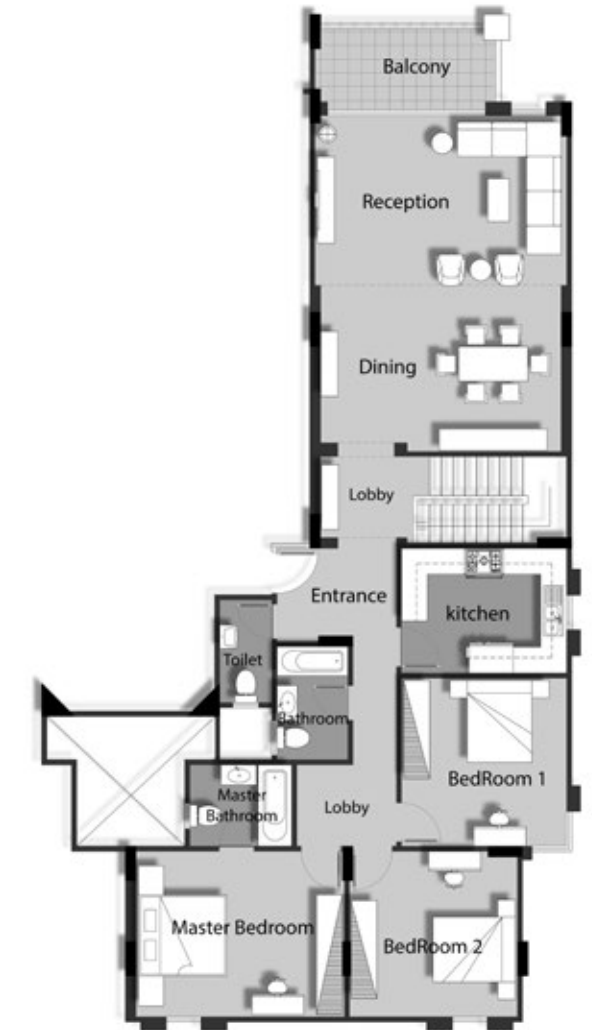
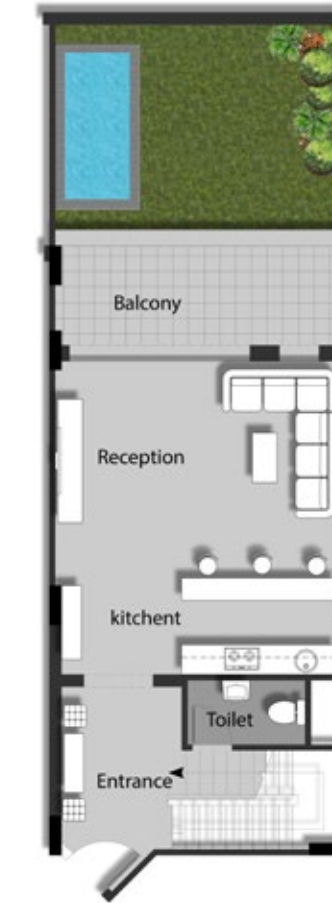
Lower Ground Area:	94 m <sup>2</sup>
Upper Ground Area:	158 m <sup>2</sup>
Garden Area:	28m <sup>2</sup>
Total Duplex Area:	252m <sup>2</sup>

### Basement Floor

Reception	5.8 X 6.3 m <sup>2</sup>
Toilet	1.3 X 2.4 m <sup>2</sup>

### Ground Floor

Living	7.7 x 5.8 m <sup>2</sup>
Kitchen	3.8 x 2.9 m <sup>2</sup>
Guest Toilet	1.2 x 2.4 m <sup>2</sup>
Bathroom	1.65 x 2.6 m <sup>2</sup>
Bedroom 1	3.8 x 3.9 m <sup>2</sup>
Bedroom 2	3.8 x 3.9 m <sup>2</sup>
Master bedroom	4.8 x 3.8 m <sup>2</sup>
Master Bathroom	2.3 x 1.9 m <sup>2</sup>



Duplex (Type 1) Plan

## Duplex (Type 2)

Lower Ground Area: 145 m<sup>2</sup>  
 Upper Ground Area: 135 m<sup>2</sup>  
 Garden Area: 32m<sup>2</sup>  
 Total Duplex Area: 280m<sup>2</sup>

### Basement Floor

Reception & Dining 7.7 x 9.3 m<sup>2</sup>  
 Toilet 1.3 x 2.5 m<sup>2</sup>  
 Kitchen 3.0 x 5.7 m<sup>2</sup>

### Ground Floor

Living Area 3.9 x 3.6 m<sup>2</sup>  
 Bedroom 1 3.9 x 3.9 m<sup>2</sup>  
 Bedroom 2 3.9 x 3.3 m<sup>2</sup>  
 Master bedroom 3.8 x 5.0 m<sup>2</sup>  
 Dressing 3.1 x 3.3 m<sup>2</sup>  
 Master Bathroom 2.2 x 2.3 m<sup>2</sup>  
 Bathroom 2.5 x 1.7 m<sup>2</sup>



Duplex (Type 2) Plan

## Duplex (Type 3)

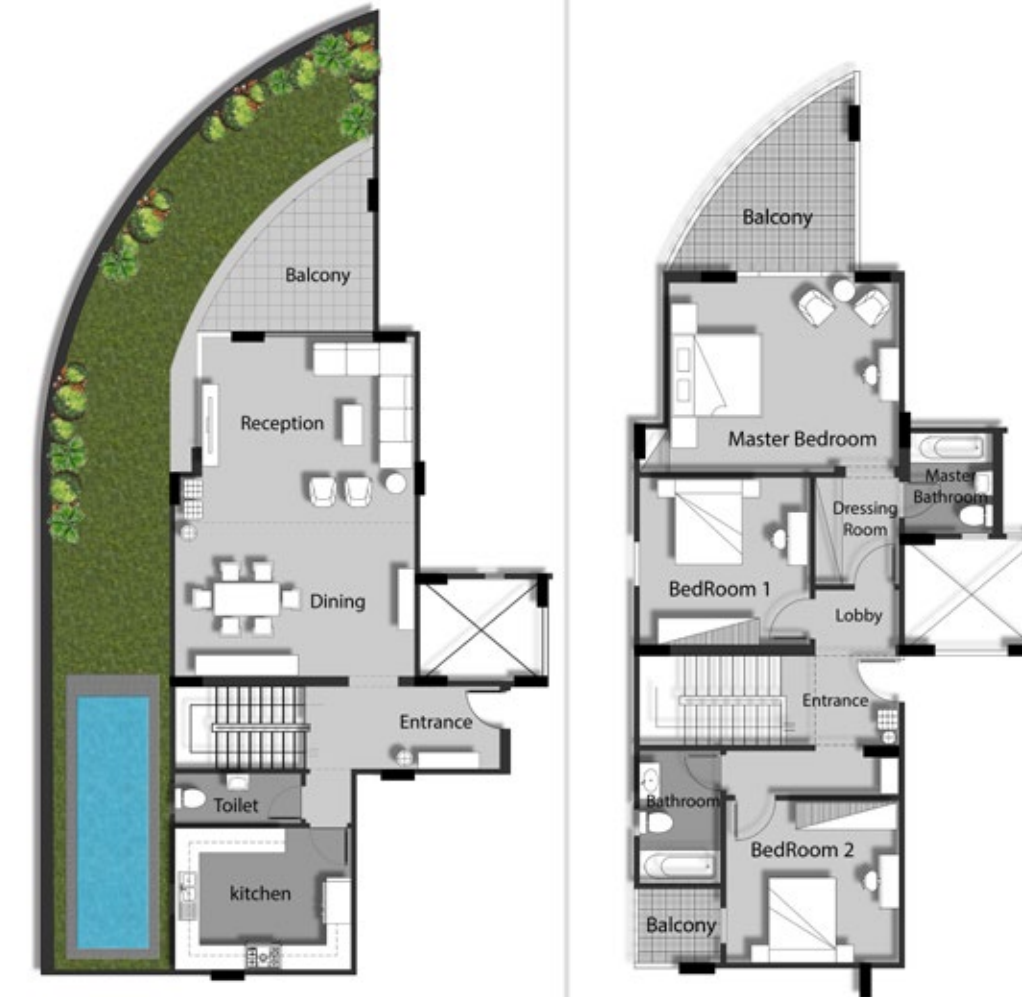
Lower Ground Area: 126 m<sup>2</sup>  
 Upper Ground Area: 138 m<sup>2</sup>  
 Garden Area: 77 m<sup>2</sup>  
 Total Duplex Area: 264 m<sup>2</sup>

### Basement Floor

Reception & Dining 8.25 x 5.8 m<sup>2</sup>  
 Toilet 1.2 x 3.0 m<sup>2</sup>  
 Kitchen 4.3 x 3.4 m<sup>2</sup>

### Ground Floor

Master bedroom 4.4 x 5.2 m<sup>2</sup>  
 Dressing 1.9 x 2.4 m<sup>2</sup>  
 Master Bathroom 2.0 x 2.3 m<sup>2</sup>  
 Bedroom 1 3.7 x 3.8 m<sup>2</sup>  
 Bedroom 2 3.6 x 3.9 m<sup>2</sup>  
 Bathroom 1.8 x 3.0 m<sup>2</sup>



Duplex (Type 3) Plan

## Apartment (Type 1)

**Total Area: 206 m<sup>2</sup>**

Reception & Dining	5.8 x 9.7m <sup>2</sup>
Kitchen	2.9 x 3.8 m <sup>2</sup>
Guest Toilet	1.2 x 2.4 m <sup>2</sup>
Bathroom	1.6 x 2.6 m <sup>2</sup>
Bedroom 1	3.8 x 3.9 m <sup>2</sup>
Bedroom 2	3.8 x 3.8 m <sup>2</sup>
Master bedroom	3.8 x 4.7 m <sup>2</sup>
Master Bathroom	2.4 x 1.9 m <sup>2</sup>



**Apartment (Type 1) Plan**

## Apartment (Type 2)

**Total Area: 335 m<sup>2</sup>**

Reception	5.0 x 9.2 m <sup>2</sup>
Dining	5.6 x 5.0 m <sup>2</sup>
living	8.3 x 3.0 m <sup>2</sup>
Guest Toilet	1.5 x 2.5 m <sup>2</sup>
Kitchen	3.6 x 3.8 m <sup>2</sup>
Bedroom 1	3.6 x 3.9 m <sup>2</sup>
Bedroom 2	3.6 x 3.9 m <sup>2</sup>
Bedroom 3	3.8 x 3.8 m <sup>2</sup>
Master bedroom	3.1 x 3.8 m <sup>2</sup>
Master Bathroom	1.9 x 2.4 m <sup>2</sup>
Dressing	1.6 x 6.2 m <sup>2</sup>
Bathroom	1.8 x 2.6 m <sup>2</sup>
Laundry	1.3 x 1.6 m <sup>2</sup>
storage	3.2 x .95 m <sup>2</sup>
Maid room	2.0 x 2.0 m <sup>2</sup>
Maid toilet	1.0 x 1.6 m <sup>2</sup>

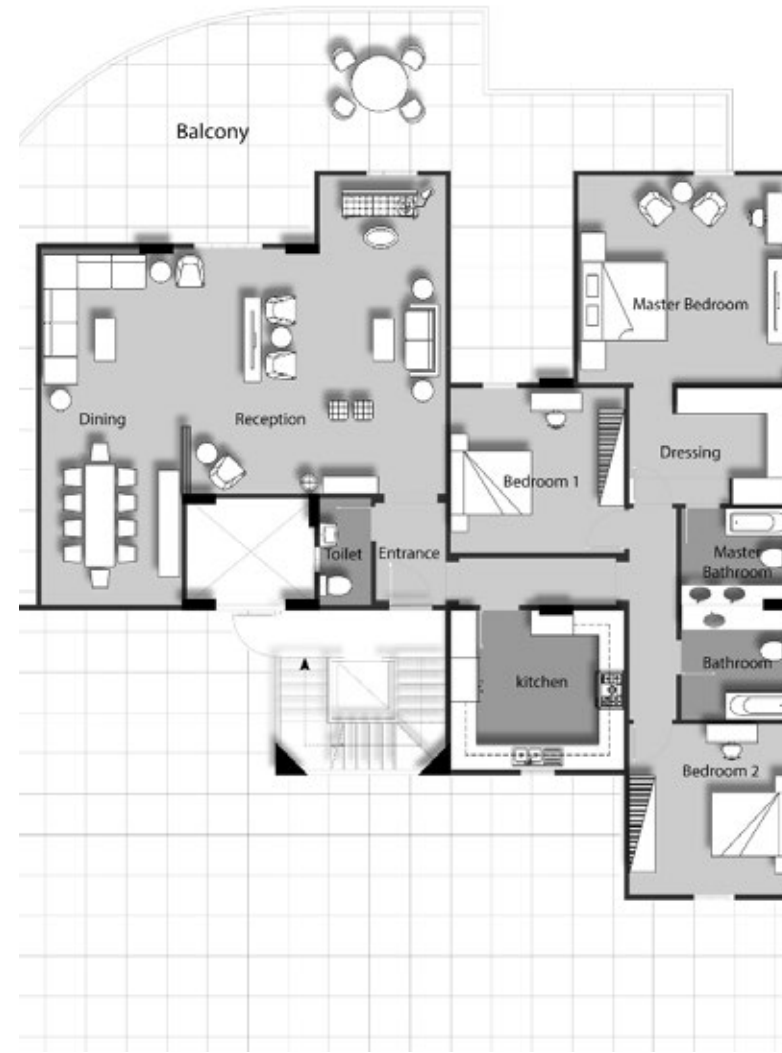


**Apartment (Type 2) Plan**

# Roof Apartment

**Total Area:** 245 m<sup>2</sup>

Reception	5.9 x 4.0 m <sup>2</sup>
Dining	3.3 x 4.2 m <sup>2</sup>
Guest Toilet	1.2 x 2.5 m <sup>2</sup>
Kitchen	3.7 x 4.1 m <sup>2</sup>
Bedroom 1	3.8 x 4.1 m <sup>2</sup>
Bedroom 2	3.8 x 4.0 m <sup>2</sup>
Master bedroom	5.0 x 4.9 m <sup>2</sup>
Master Bathroom	2.6 x 2.3 m <sup>2</sup>



**Roof Apartment Plan**

## NOTES

A large rectangular area with a dashed orange border, intended for handwritten notes. It contains ten horizontal dashed lines for writing.