

JEZZINE

NEIGHBOURHOOD



ALEX
WEST

CALL US
19710



HEAD OFFICE/SALES OFFICE

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TWIN VILLA
TYPE - M2

TWIN VILLA
TYPE - M2



www.alexwestegypt.com



ALEX WEST IN A NUTSHELL

Alex West, the city you deserve, and the home you belong to. From lavish apartments to luxurious villas, far from the hectic routes of downtown, yet close enough to feel like everything you need is within reach.

Alex West has always been distinguished with its location, the city of landmarks overlooks the gorgeous blue Mariout lake, encapsulated in a secluded atmosphere for all residents to enjoy the serene life.

ALEX WEST MASTER PLAN

Alex West Entrances

1. Alex West Main Entrance (Mehwar Gate)
2. Alex West Entrance (KM21 Gate)
3. Saint Catherine Gate

Alex West Residences

4. Antoniadis (Villas)
5. Saint Catherine (Villas)
6. Jezzine neighbourhood (Villas)
7. Pharos (Apartments)

Alex West Services

8. Alex West Club
9. Radisson Blu Hotel
10. Radisson Blu Hotel Extension
11. Alexandrina Conference Center
12. Al Baterjee Medical City
13. Wellington International School
14. Alex West Golf Course

Alex West Developments

15. Hotel
16. Entertainment Area
17. Strip Mall
18. Educational Element
19. Residential Area
20. Business Center
21. Electric Station





THE SUBURBAN HEAVEN

Jezzine is one of the newest residential neighborhoods to our community; Located right in the heart of Alex West City. Going through the main gate, passing by Saudi German Hospital, you'll find Jezzine's entrance gates to take you up the hill, fronting Radisson Blu Hotel and looking over the great Mariout lake.

The first fully integrated modern compound in Alexandria; designed to create a peaceful community fulfilling all the residents' needs in a tranquil modern lifestyle. Jezzine proximity makes it the perfect place to enjoy the serene, private life while having all the luxuries and comforts of the city life.





JEZZINE

A PIECE OF LEBANON IN THE HEART OF ALEXANDRIA











Inspired by and named after the Lebanese city, Jezzine also stands on a hill, with lush plains and astonishing views everywhere you look to give the summer-like feels all year long, ensuring the liveliness and utmost comfort of every member of the community.

Jezzine's modern architecture allows for a tranquil, upscale rejuvenating life in a private, secure, and peaceful community that shares exceptional quality life standards.



JEZZINE MASTER PLAN

MASTERPLAN

| | VILLA TYPE | AVERAGE PLOT AREA | BUILT UP AREA |
|---|-------------------|-------------------|--------------------|
|  | S1 STAND ALONE | 543 | 452 m ² |
|  | S2 STAND ALONE | 429 | 393 m ² |
|  | M1 TWIN VILLA (L) | 303 | 346 m ² |
|  | M1 TWIN VILLA (R) | 303 | 339 m ² |
|  | M2 TWIN VILLA (L) | 281 | 284 m ² |
|  | M2 TWIN VILLA (R) | 281 | 289 m ² |
|  | H1 TOWN HOUSE (E) | 196 | 203 m ² |
|  | H1 TOWN HOUSE (M) | 196 | 200 m ² |
|  | H2 TOWN HOUSE (E) | 210 | 203 m ² |
|  | H2 TOWN HOUSE (M) | 210 | 200 m ² |



INSPIRING LANDSCAPES

Landscaping the central area takes a more communal style, with wood and concrete floorings, seating areas, kids area, and a running track overlooking the widespread greenery and beautiful palm trees, providing a unique visual aesthetic for all the units surrounding it.

The colorful landscape along the sidewalks provides an enjoyable dynamic experience to the streets. Fences and hedges eloquently utilize the backyards to create pleasant spaces and act as a buffer between units.



SMOOTH COZY DESIGN

With comfort and luxury in mind, floor plans are designed precisely to provide optimum interior spacing, with generous welcoming front yards that include private parking spaces and spacious backyards that accommodate all sorts of activities.

Visually connecting the indoors and outdoors through large glazed facades and roomy terraces, allowing for different sceneries to view, be it the private landscape or the public view of the compound.

A comfortable, well-shaded rooftop to each unit provides a magnificent view of the whole compound from the on-ground outdoor area.



THE FINAL CUT

Finishing materials and the color white both work to complement Jezzine's minimal, modern style, along with the clean edges and corners and large glazed facades that perfect and conclude the design.

Brick patterns have been chosen carefully to support the modern architectural style of the compound, in addition to the integration of bricks with white plaster to add a layer of texture to the elevations, providing a unique visual identity to each unit type.

H1 39

H1 38



FACILITIES



FACILITIES





JOGGING TRACK

We have created for you a sanctuary of a home, to enjoy the warm sun as you sit under the perfect shades created by the graceful green palm trees, and a jogging track seamlessly connecting Jezzine residents to Alex West all around. Water fountains, lakes, and waterfalls are perfectly placed to recreate the Alexandrian Breeze that one always craves.



COMMON AREA



TWIN VILLA TYPE - M2

Front Facade



M2

TWIN VILLA

AVERAGE PLOT AREA 281 m²

Left

BUILT UP AREA 284 m²

| | |
|-------------------|--------------------|
| GROUND FLOOR AREA | 105 m ² |
| FIRST FLOOR AREA | 128 m ² |
| PENTHOUSE AREA | 51 m ² |

Right

BUILT UP AREA 289 m²

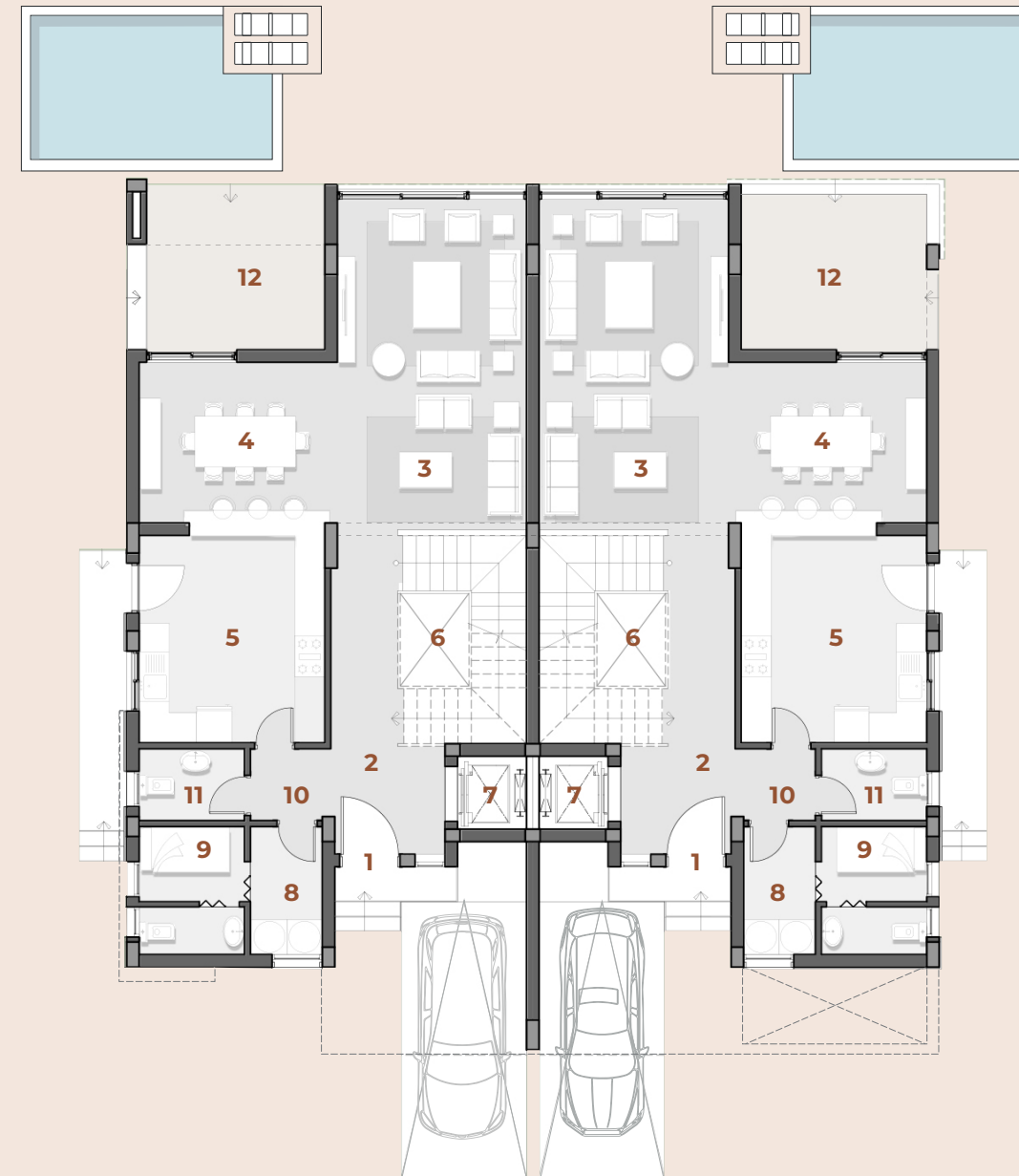
| | |
|-------------------|--------------------|
| GROUND FLOOR AREA | 105 m ² |
| FIRST FLOOR AREA | 133 m ² |
| PENTHOUSE AREA | 51 m ² |



M2

TWIN VILLA Ground Floor Plan

Total Area 105 m²



| | |
|-----------------------------------|----------------------------|
| 1) ENTRANCE APPROACH | 2.45x0.70 m |
| 2) ENTRANCE LOBBY | 2.20x2.15 m |
| 3) RECEPTION | 3.77x6.58 m |
| 4) DINING | 3.20x3.95 m |
| 5) KITCHEN | 3.70x4.13 m |
| 6) STAIRS AREA | 3.90x4.27 m |
| 7) ELEVATOR AREA | 1.45x1.37 m |
| 8) LAUNDRY | 1.43x2.55 m |
| 9) MAID'S ROOM MAID'S BATHROOM | 1.50x2.10 m 0.95x2.10 m |
| 10) INNER LOBBY | 1.60x1.43 m |
| 11) BATHROOM | 1.43x2.10 m |
| 12) OUTDOOR TERRACE | 3.30x3.55 m |

DISCLAIMER:

- All dimensions are measured in meters.
- Total unit area is measured including wall thickness and all room dimensions are measured to structural elements and excluded wall finishes and construction tolerances.
- Drawings are not to scale, they don't include structural elements and only used for illustrative purposes only.
- Actual unit area, front windows, porches, terraces, loggia and exteriors trim may vary by elevation styles.
- The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.
- All landscaping is not included in the property's area and is solely for illustrative purposes and it may vary according to plot location.
- Renderers and accompanying visual materials are not to scale and are intended for illustrative purposes.
- All Landscaping, pool, interior finishing and furniture are not included in the property, and are solely used for illustrative purposes.
- Roof finishes and furniture are for presentation purposes only.

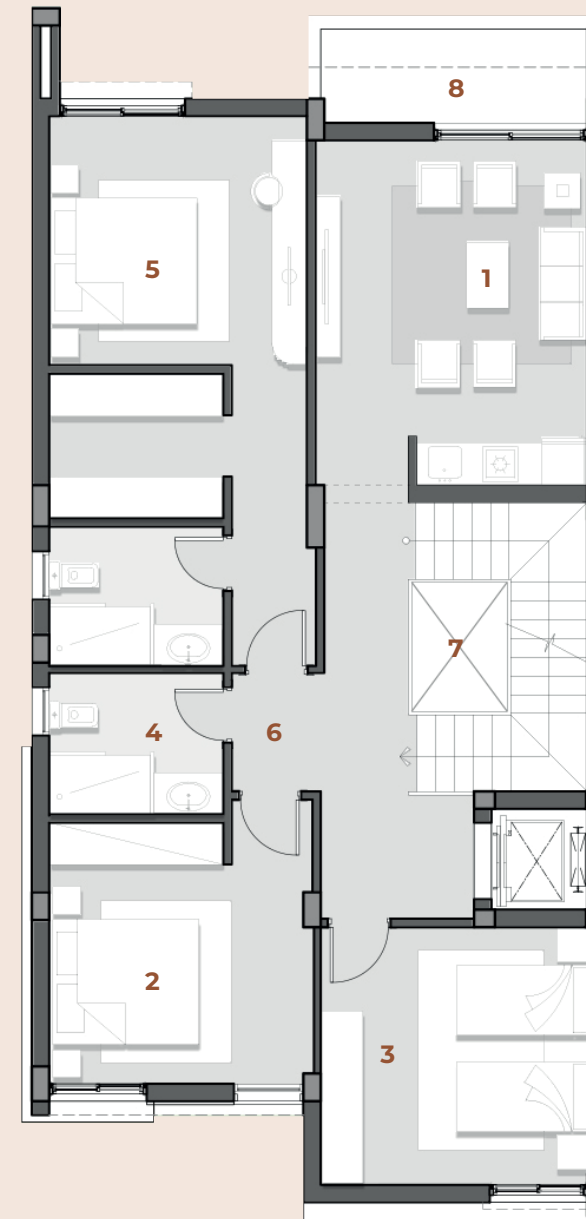
M2

TWIN VILLA

Left First Floor Plan

Total Area **128 m²**

| | |
|---------------------------|-----------------------|
| 1) LIVING ROOM | 4.95x3.90 m |
| 2) BEDROOM 1 | 3.80x3.75 m |
| 3) BEDROOM 2 | 3.70x3.90 m |
| 4) BATHROOM | 2.50x2.03 m |
| 5) MASTER BEDROOM | 3.70x3.50/7.90 m |
| BATHROOM / DRESSING ROOM | 2.50x2.00/2.50x2.00 m |
| 6) INNER LOBBY | 1.70x1.33 m |
| 7) STAIRS & ELEVATOR AREA | 5.85x3.90 m |
| 8) TERRACE | 1.35x3.82 m |



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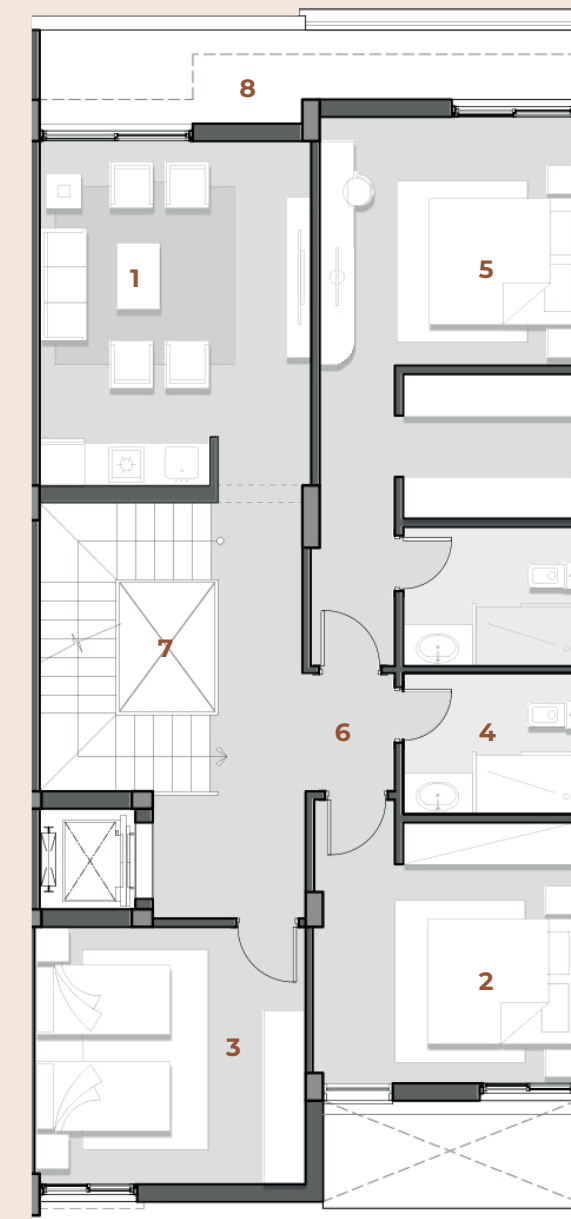
M2

TWIN VILLA

Right First Floor Plan

Total Area **133 m²**

| | |
|---------------------------|-----------------------|
| 1) LIVING ROOM | 4.95x3.90 m |
| 2) BEDROOM 1 | 3.80x3.75 m |
| 3) BEDROOM 2 | 3.70x3.90 m |
| 4) BATHROOM | 2.50x2.03 m |
| 5) MASTER BEDROOM | 3.70x3.50/7.90 m |
| BATHROOM / DRESSING ROOM | 2.50x2.00/2.50x2.00 m |
| 6) INNER LOBBY | 1.70x1.33 m |
| 7) STAIRS & ELEVATOR AREA | 5.85x3.90 m |
| 8) TERRACE | 7.72x1.35 m |



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M2

TWIN VILLA

Penthouse Plan

Total Area **51 m²**

| | |
|---------------------------|------------|
| 1) BEDROOM | 3.70X3.58m |
| 2) BATHROOM | 2.33X2.00m |
| 3) LOBBY | 1.37X2.00m |
| 4) STAIRS & ELEVATOR AREA | 5.85X3.90m |

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TWIN VILLA - M2

TWIN VILLA TYPE - M2

Back Facade



SAUDI GERMAN HOSPITALS GROUP
مجموعة مستشفيات السعودية الألمانية



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THE DREAM HOME; WHERE YOUR HEART
RESIDES PEACEFULLY