





A NEW
DESTINATION
FOR TRUE
VISIONARIES



ESCAPE THE CITY

Reside Within the Beauty of Nature.

Realize your dreams and be among a selected few who will enjoy the serenity and tranquility of JEWAR Compound. A community of like-minded people who share the same values and aspirations, of escaping the growing hustle of the crowded city, to a peaceful home nestled within beautiful landscapes.

LOCATION

A Retreat Not Too Far Away

JEWAR Compound is ideally located in one of the most prestigious locations in the flourishing new urban development west of the great city of Alexandria.



STEPS AWAY FROM JEWAR COMPOUND

Accessibility is The Key

Conveniently located a mere few minutes drive away, is the renowned hypermarket Carrefour, as well as the Bourg AlArab International Airport. JEWAR Compound is also only 30 minutes from downtown Alexandria – making it conveniently accessible to schools and sports clubs.



SCHOOL



SPORTS CLUB

Carrefour 



CARREFOUR



MASTER PLAN

33 FEDDANS (138000 m²)

JEWAR Compound stretches over an area of 33 feddans, a convenient and ideal area, where you can enjoy all aspects of a complete compound; including all the facilities that complement your lifestyle... only a few steps away from home.

The Compound is carefully designed with one goal in mind – to give its residents the luxury of living within a peaceful and carefree environment, where the whole project is designed to be basically - an extension of your own home.





KEY

-  MAIN ENTRANCE
-  KIDS AREA
-  PEDESTRIAN WALKWAYS
-  ROAD CROSSING ZONES
-  SWIMMING POOL
-  CLUB HOUSE
-  TENNIS COURTS
-  MOSQUE
-  RETAIL & FACILITIES
-  SECONDARY ENTRANCE
-  PARKING AREA
-  COMMERCIAL ZONE FUTURE EXTENSION



PROJECT FACILITIES

Every thing you need

One of the added values of living in a compound is the variety and quality of services it can offer. JEWAR Compound will include a central hub where you can find the Club House, a swimming pool, tennis and courts, and also a gymnasium facilities. A children day care center will be available providing your children with a safe and healthy environment. Last but not least – basic yet essential services such as a Pharmacy, and a mini market will be included in the center as well.



TENNIS COURTS



SQUASH COURTS



SWIMMING POOL



KIDS PLAYGROUND



THE CLUB HOUSE



GYMNASIUM & SPA



CAFETERIA



CHILDREN DAYCARE



RECEPTION



TRANSPORTATION



ATM



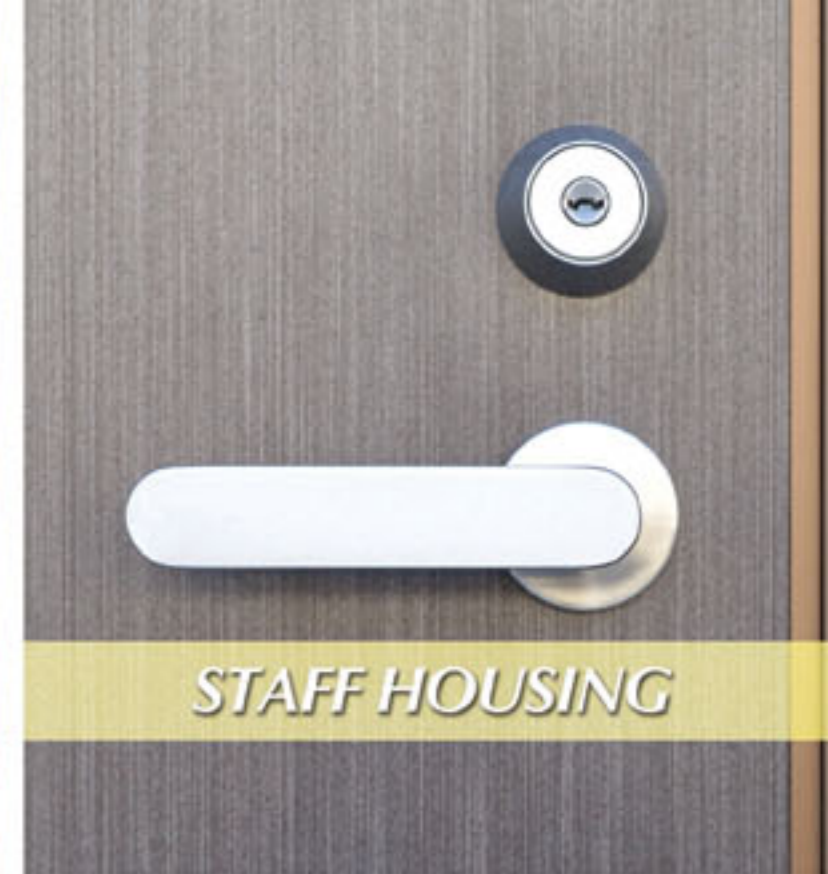
MINIMART



PHARMACY



SECURITY



STAFF HOUSING



LAUNDRY



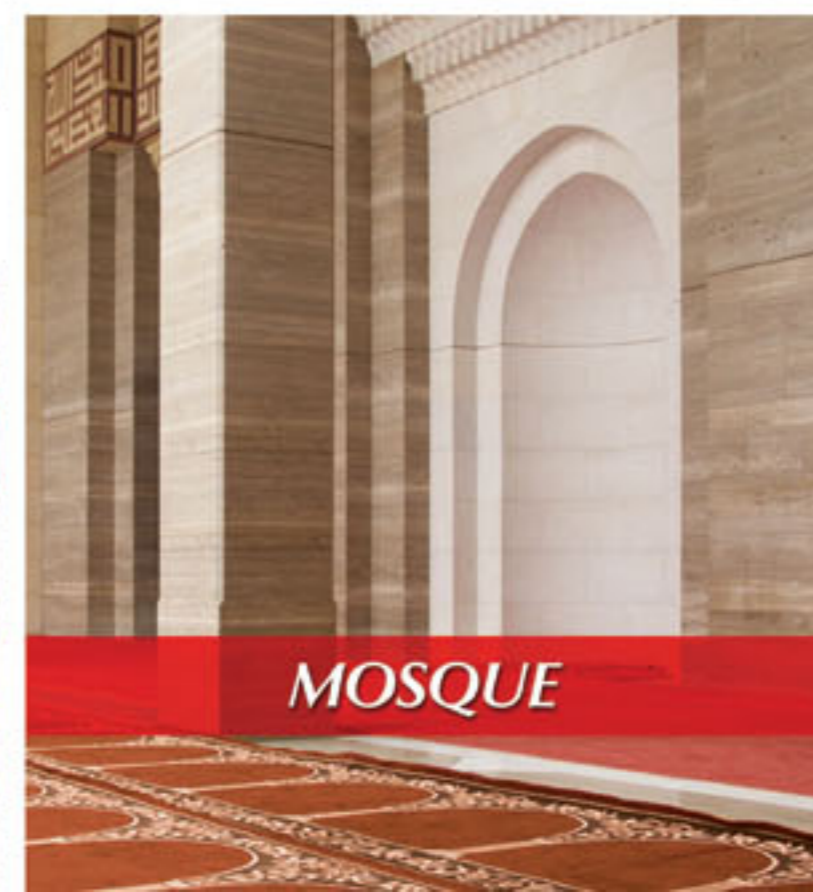
HOUSE KEEPING



CLEANING



GARDENING



MOSQUE



MAINTENANCE



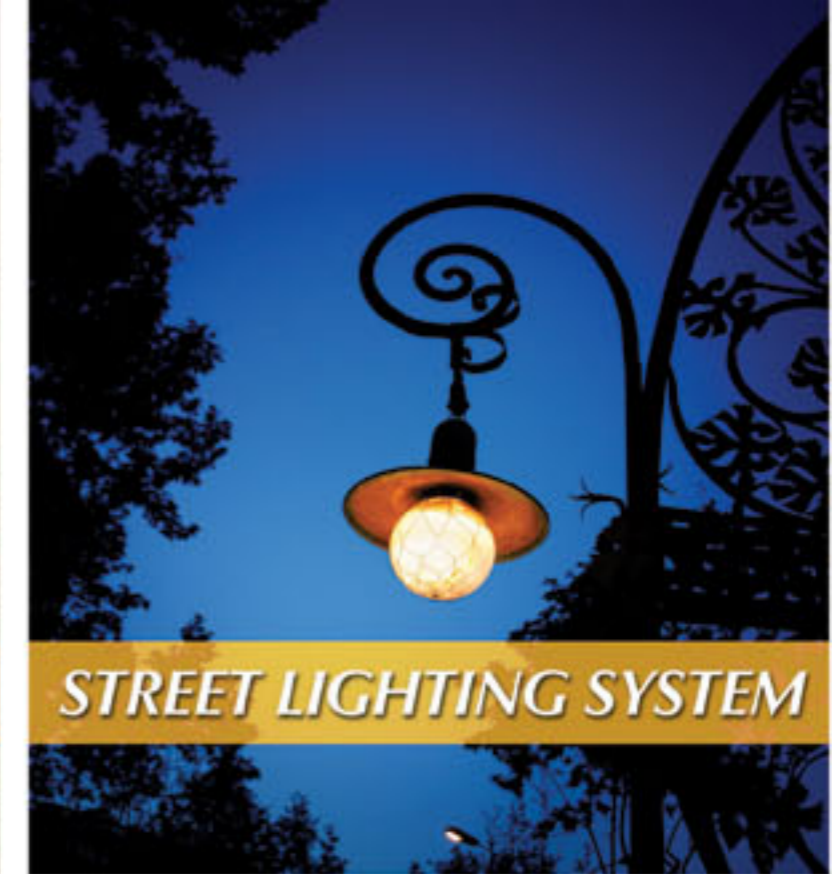
OVER 75% GREEN AREAS & LANDSCAPING



INFRASTRUCTURE



ROAD NETWORK



STREET LIGHTING SYSTEM



SEWAGE TREATMENT SYSTEM



FIBER OPTICS INTERNET



FIRE FIGHTING SYSTEM



IRRIGATION NETWORK

COMMERCIAL ZONE FUTURE EXTENSION

In addition to the facilities that exists in JEWAR Compound - There will be a future extension that will accomplish all your needs for living in a fully developed environment for you and your children - Including spacious landscapes, pergolas, restaurants, cafes, shops and gardens.



ARCHITECTURE

An Authentic Mediterranean Home

Inspired by Tuscan Architecture Style; JEWAR Compound villas are elegantly designed in this distinctive and timeless Italian style. Within a lush landscape that complements the serenity of the environment, the architecture of the compound incorporates a clever leveling solution to provide your home with privacy without depriving it from the beauty of the views, creating a unique living experience.

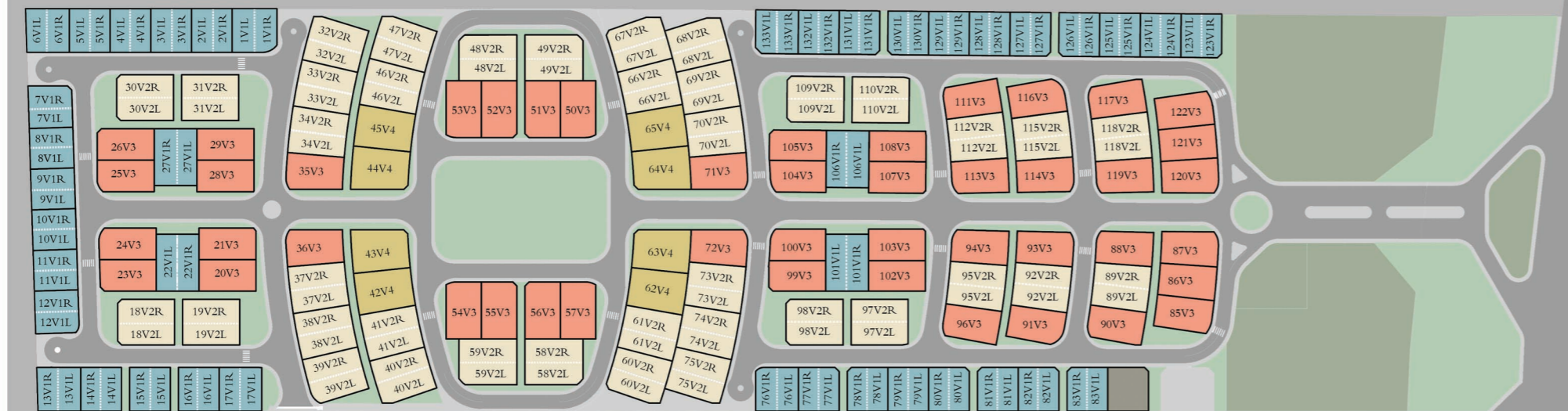


ARCHITECTURAL MODELS



KEY

- TWIN VILLA V1
- TWIN VILLA V2
- STANDALONE VILLA V3
- STANDALONE VILLA V4



MASTER LAYOUT



TWIN VILLA - V1



This unique Twin Villa comprises of two semi-attached villas. Each villa is carefully designed to ensure beauty and efficiency. The ground floor accommodates a spacious reception and dining room having direct access to a beautiful garden, along with a large kitchen, guest toilet and the maid's room. On the first floor - The master bedroom overlooking the frontyard with its private bathroom, two bedrooms, a bathroom and a living room with a terrace. Located in the second floor is the laundry room, bathroom and an office space accessible to a roof terrace with an extraordinary view.



V1

PLOT AREA
230
square meter

BUILT UP AREA
258
square meter

ROOF TERRACE
32
square meter

TWIN VILLA



GROUND FLOOR PLAN 103m²

ENTRANCE	2.00 x 2.10	TOILET	1.20 x 2.05
RECEPTION	8.10 x 6.55	MAID ROOM	2.00 x 2.85
GUEST TOILET	1.85 x 2.05	MAID TOILET	2.05 x 1.05
KITCHEN	4.05 x 4.05		



FIRST FLOOR PLAN 107m²

BEDROOM 1	4.05 x 4.05	BATHROOM	2.85 x 2.20
BEDROOM 2	4.05 x 4.05	LIVING ROOM	5.15 x 4.05
MASTER BEDROOM	4.05 x 4.65	TERRACE 1	4.05 x 1.90
MASTER BATHROOM	3.15 x 2.20		



SECOND FLOOR PLAN 48m²

BATHROOM	1.95 x 2.15
LAUNDRY	1.95 x 2.15
OFFICE	4.10 x 6.15

TWIN VILLA - V2



This unique Twin Villa comprises two semi-attached vilas. Each villa is carefully designed to ensure beauty and luxury. The ground floor accomodates a spacious reception a dinning room having direct access to the beautiful garden, along with a large kitchen, a guest toilet and a living room with its terrace. On the first floor, the master bedroom's terrace overlooks the backyard with its private bathroom a dressing room, three bedrooms, a terrace, a bathrom and a living room with its terrace. The second floor includes the laundry room, bathroom, kitchenette, maid's room, storage and an office space accessible to a roof terrace with an extraordinary view.



V2

PLOT AREA
320
square meter

BUILT UP AREA
335
square meter

ROOF TERRACE
45
square meter

TWIN VILLA



GROUND FLOOR PLAN 128m²

ENTRANCE	2.05 x 3.10	LIVING ROOM	4.05 x 5.15
RECEPTION	8.00 x 7 / 4	TOILET	2.05 x 1.15
GUEST TOILET	1.60 x 2.05	KITCHEN	5.05 x 3.15
TERRACE 1	3.00 x 1.65	STAIRCASE LOBBY	1.80 x 3.80
TERRACE 2	2.00 x 4.80		



FIRST FLOOR PLAN 136m²

BEDROOM 1	4.05 x 4.20	DRESSING ROOM	3.05 x 2.15	TERRACE 1	4.00 x 2.90
BEDROOM 2	4.00 x 4.05	BATHROOM	2.95 x 1.95	TERRACE 2	3.05 x 1.60
MASTER BEDROOM	4.05 x 5.20	LIVING ROOM	4.00 x 5.10	TERRACE 3	1.00 x 5.40
MASTER BATHROOM	1.85 x 3.05	STAIRCASE LOBBY	3.10 x 3.80		



SECOND FLOOR PLAN 71m²

KITCHENETTE	2.15 x 1.95	LAUNDRY	2.75 x 2.60
BATHROOM	2.00 x 2.50	STORAGE	2.15 x 3.05
OFFICE	4.20 x 4.05	MAID	2.55 x 2.30
STAIRCASE LOBBY	3.10 x 3.80	MAID TOILET	1.20 x 1.95

STANDALONE VILLA - V3



This unique private villa is carefully designed to ensure beauty and luxury. The ground floor accommodates a spacious reception and a dining room having direct access to a beautiful garden, along with a large kitchen, a bathroom, a driver's room, storage and a living room with its terrace. On the first floor, the master bedroom overlooks the backyard has its private bathroom and dressing room, two bedrooms, kitchenette, a bathroom and a living room with its terrace. The second floor includes the laundry room, a bathroom, maid's room with its private toilet, storage and an office space accessible to a roof terrace with an outstanding view.



V3

PLOT AREA
450
square meter

BUILT UP AREA
391
square meter

ROOF TERRACE
43
square meter

STANDALONE VILLA



GROUND FLOOR PLAN 163m²

ENTRANCE	2.65 x 2.90	LIVING ROOM	5.05 x 4.05
RECEPTION	7.05 x 6.20	KITCHEN	3.55 x 5.05
BATHROOM	2.00 x 2.65	STORAGE	1.450 x 1.50
DINNING ROOM	4.55 x 4.10	DRIVER ROOM	1.40 x 2.10
TERRACE	6.50 x 2.25	DRIVER TOILET	1.40 x 1.40



FIRST FLOOR PLAN 169m²

BEDROOM 1	4.15 x 4.25	MASTER BEDROOM	4.05 x 5.05	LIVING ROOM	4.05 x 6.05
BEDROOM 1 FOYER	1.70 x 1.90	MASTER BATHROOM	2.85 x 2.00	KITCHENETTE	1.95 x 2.00
BEDROOM 2	5.05 x 4.10	DRESSING ROOM	2.85 x 2.00	TERRACE 1	6.40 x 2.20
BATHROOM	3.75 x 1.95	STAIRCASE LOBBY	2.30 x 4.00	TERRACE 2	0.90 x 4.90



SECOND FLOOR PLAN 69m²

STORAGE	3.55 x 1.90	LAUNDRY	3.25 x 2.55
BATHROOM	2.00 x 2.65	MAID	3.55 x 1.70
OFFICE	4.20 x 3.95	MAID TOILET	2.55 x 1.25
STAIRCASE LOBBY	1.40 x 2.50		

STANDALONE VILLA - V4



This unique private villa is carefully designed to ensure beauty and luxury. The ground floor accommodates a spacious reception and a dining room having direct access to the beautiful garden, along with a large kitchen, bathroom, driver's room, storage, an office and a living room with its terrace. On the first floor is located The master bedroom with a terrace overlooking the backyard has its private bathroom and dressing room, three bedrooms, a terrace, kitchenette, two bathrooms and a living room with its terrace. The second floor includes one bedroom, laundry room, a bathroom, maid room, storage, kitchenette and a living room accessible to a roof terrace with an outstanding view.



V4

PLOT AREA
550
square meter

BUILT UP AREA
487
square meter

ROOF TERRACE
60
square meter

STANDALONE VILLA



GROUND FLOOR PLAN

206m²

ENTRANCE	1.95 x 2.00	LIVING ROOM	6.35 x 4.05	KITCHEN	4.95 x 4.05
DISTRIBUTION HALL	3.60 x 2.00	BATHROOM	2.65 x 2.00	GUEST TOILET	2.05 x 1.50
RECEPTION	6.00 x 7.65	OFFICE	4.05 x 4.55	DRIVER ROOM	2.55 x 2.05
DINNING ROOM	5.20 x 4.05	TERRACE	11.60 x 1.90	TOILET	1.96 x 1.50



FIRST FLOOR PLAN

191m²

BEDROOM 1	4.05 x 4.05	MASTER BEDROOM	4.00 x 5.60	KITCHENETTE	2.75 x 1.95
BEDROOM 2	4.05 x 4.05	MASTER BATHROOM	5.00 x 2.05	TERRACE 1	4.00 x 3.10
BATHROOM	2.45 x 2.50	DRESSING ROOM	3.95 x 2.50	TERRACE 2	3.75 x 0.95
BEDROOM 3	4.10 x 4.05	LIVING ROOM	6.15 x 4.00	TERRACE 3	2.05 x 2.05
BEDROOM BATHROOM	2.50 x 2.05	STAIRCASE LOBBY	2.00 x 3.80	TERRACE 4	1.00 x 5.75



SECOND FLOOR PLAN

90m²

BEDROOM	4.50 x 4.05	LAUNDRY	2.70 x 3.95
BATHROOM	2.05 x 2.85	STORAGE	1.80 x 3.60
LIVING ROOM	4.05 x 4.45	MAID	1.95 x 2.45
KITCHENETTE	2.05 x 2.05	MAID TOILET	1.50 x 1.55
STAIRCASE LOBBY	1.90 x 2.50		



ALFORAT
REAL ESTATE INVESTMENT

DISCLAIMER

All specifications, features and contents in the Master Plan were correct at the time of printing and are subject to change at the Developer's discretion without prior notification.

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ALFORAT
REAL ESTATE INVESTMENT

Address 74 Abdel Salam Aref St., Saba Pasha, Alexandria, Egypt
Tel +2 03 58 58 600 / +2 03 58 58 700
Mob +2 0100 666 3220
E-mail jewar@alforat.com.eg
Website www.alforat.com.eg - www.jewaralforat.com