

SWANLAKE *west.*



HASSAN ALLAM
PROPERTIES

Live
BEYOND
Choice &
Variety.



live **BEYOND.**

SWANLAKE *west.*

THE LUXURY OF CHOICE, BEYOND EXPECTATIONS.

SwanLake West transcends the ordinary, setting exclusive living standards with innovative details and a diverse range of offerings in an urban oasis.

Experience The Luxury of Choice, from ***The Signatures*** "one-story villas", ***The Skyward Lofts*** "loft villas" and ***The L Villas***, to ***Townhomes***, ***The Shimmer Residences*** "lagoon apartments", ***The Twain Residences***, and more.



ALL RENDERINGS AND LANDSCAPING VISUALS, MATERIALS, AND FACADES ARE FOR INDICATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
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Live **BEYOND** Views

Nestled amongst SwanLake West's stunning landscape, this boutique residential gem renders matchless views whilst seamlessly capturing the breathtaking essence of modern nature and contemporary architecture.



live **BEYOND.**

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CITY SKYLINE.
ANCIENT HISTORY.
BEYOND VIEWS FOR
LIFE.

Whether your unit boasts a **city view**,
Pyramid view, **lagoon panorama**, or is
amidst serene landscapes with **vertical**
gardens, each is a canvas of perfection.

A handful of chosen Terraces cascade
down lush slopes, embracing the
outdoors topography like nature's
staircases. Meticulously carved for ideal
vantage points, sun-drenched terraces
offer idyllic views and ultimate privacy.



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live **BEYOND.**

A World Of Its Own **BEYOND** Your Imagination.



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Live **BEYOND** Topography.

Masterplanned on varying elevations, SwanLake West encompasses five interconnected residential villages, which proudly stand on upper and lower plateaus directly overlooking city views, vertical gardens, main boulevard and pocket parks.

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▪ **East side:**
A thriving mixed use area

▪ **West side:**
A world-class hotel

▪ **South Western side:**
A service area

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An Upscale Location **BEYOND** Compare.



SwanLake West breaks new grounds in the heart of 6th of October City, bringing its community closer to the West side's buzzing center points, as well as of greater Cairo.

With an eye on convenience, the destination is directly connected to vital highways to provide hassle-free commute where true accessibility reigns supreme.

live **BEYOND.**

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BEYOND Connectivity.

SwanLake West villages are linked together by a main collector avenue that starts at the higher western entrance into the site and ends at the eastern lower entrance.

- 1** SwanLake October (5min/1KM)
- 2** Must university (9min/7.2KM).
- 3** Dream land (9min/6.6KM).
- 4** Mall of Egypt (7min/4.6KM)
- 5** Mall of Arabia (8min/6.3KM)
- 6** Izakaya - Palm Hills Developments (16min/9.4KM)
- 7** Palm Parks (2min/200 M)
- 8** Galleria 40 (11min/8.6KM)
- 9** Arkan (13min/9.8KM)
- 10** Capital Business Park (14min/8km)
- 11** Dar El Fo'ad Hospital (9min/7.1KM)
- 12** Andrea - New Giza (23min/17KM)
- 13** Gezira Sporting Club (10min/4.7KM)





MUST UNIVERSITY
(9min/7.2KM)

DAR EL FO'AD
(9min/7.1KM)

MALL OF ARABIA
(8min/6.3KM)

SWANLAKE
OCTOBER
(5min/1KM)

GALLERIA 40
(11min/8.6KM)

PALM
PARKS
(2min/200M)

ARKAN
PLAZA
(13min/9.8KM)

CAPITAL
BUSINESS PARK
(14min/8KM)

PALMHILLS
(16min/9.4KM)

NEWGIZA
(23min/17KM)

GEZIRA
SPORTING CLUB
(10min/4.7KM)

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MALL OF
EGYPT
7min/4.6KM)

DREAM LAND
9min/6.6KM)



THE SHIMMERS RESIDENCES
Lagoon Apartments



SKYWARD LOFTS
Loft Villa & Twin Villa



The L Villas



THE SIGNATURES
One Story Villa & Twin Villa



THE TWAIN
Residences



SOA - PHASE 1 & 2
Last Releases



TOWNHOMES

Disclaimer

Masterplan is for indicative purposes only and is subject to change.

Live **BEYOND** Nature.

Where outdoor living comes alive in linear gardens, central parks & lush promenades inspiring recreation & activity beyond nature.



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Live **BEYOND** Community.



Belong to a tight-knit community of like-minded trendsetters, bound together with a unique sense of culture and a harmonious synergy that inspires authentic bonding experiences, as well as timeless belonging to a destination beyond expectations.

live **BEYOND.**

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Live **BEYOND** Hospitality.

Nestled within the embrace of SwanLake West, a boutique hotel emerges, a sanctuary of refined hospitality crafted in collaboration with Baky Hospitality.

Immerse yourself in a world of equal pampering and relaxation where a sparkling swimmable lagoon and pristine scenery loom into view.

live **BEYOND.**



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Live **BEYOND** Leisure.

SwanLake West promises ***buzzing commercial experiences*** and ***retail luxuries***. Thanks to Boomerang, SwanLake West's mixed use destination spanning over ***ca. 60,000 sqm.***

A spirited social nexus enriching everyday moments while bringing ***luxury and leisure*** under one seamless roof.

live **BEYOND.**



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Live **BEYOND** Form.

A promise of bountiful living where
architectural brilliance interweaves with
nature in every possible form.

live **BEYOND.**



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SWANLAKE *west.*

THE SIGNATURES

One Story Villa.

**“LIVE ONE
EXTRAORDINARY
STORY”**

“Live ONE extraordinary story” with SwanLake West Signature Villas, where each single-story villa is prominently visible and set amidst expansive greenery, overlooking an incredible panorama of city views.

Area of 300 sqm.





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THE SIGNATURES

One Story Villa.

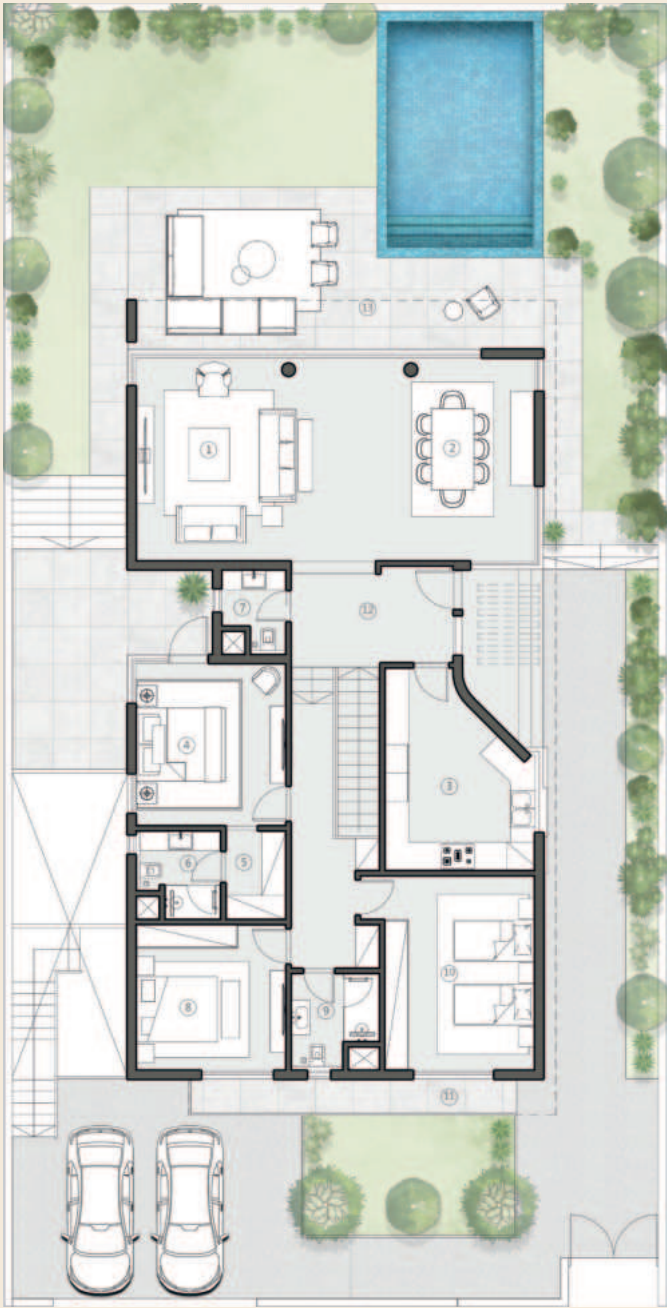
Average Land Area: 685 Sqm
BUA: 300 Sqm

Ground Floor Plan

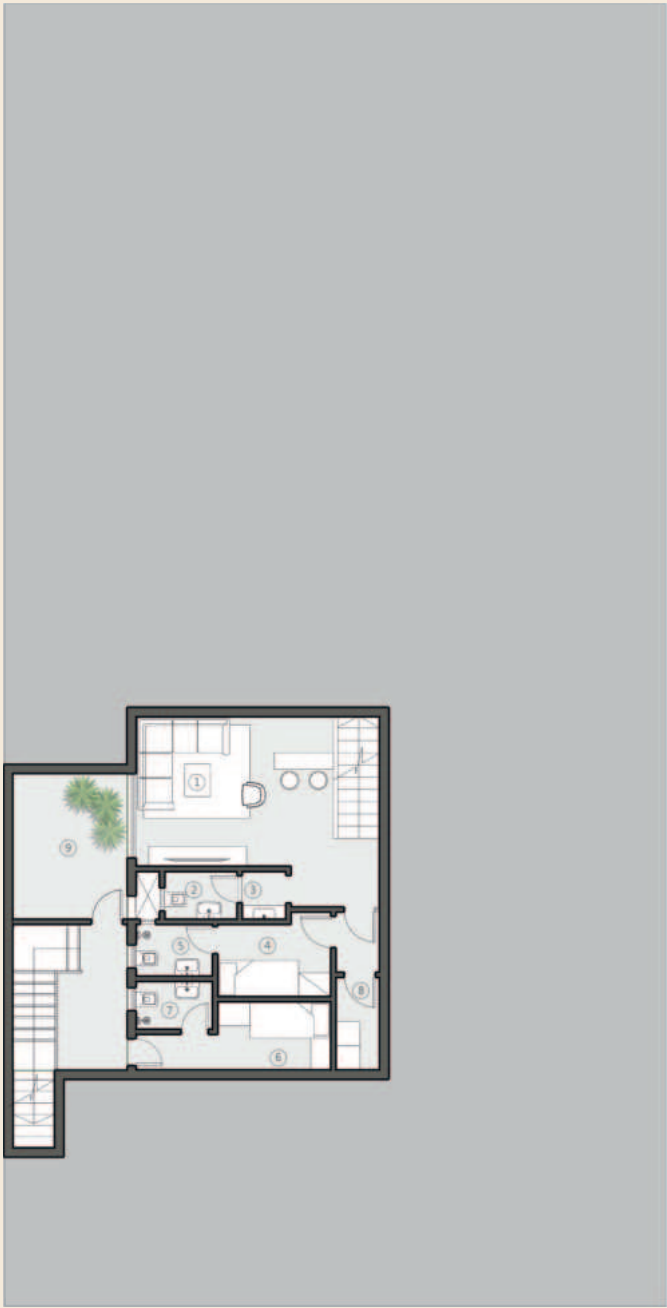
01	Reception	6.75mx5.00m
02	Dining	5.00mx3.00m
03	Kitchen	5.00mx3.60m
04	Master Bedroom	4.00mx3.70m
05	Dressing	1.50mx2.20m
06	Master Bathroom	2.10mx2.20m
07	Guest Toilet	2.00mx1.60m
08	Bedroom (1)	3.60mx3.70m
09	Bathroom	2.20mx2.40m
10	Bedroom (2)	4.80mx3.70m
11	Terrace (1)	9.00mx0.90m
12	Foyer	2.40mx4.00m
13	Terrace (2)	2.35mx10.20m

Basement Floor Plan

01	Living	4.85mx3.70m
02	Guest Toilet	2.50mx1.30m
03	Powder Room	1.30mx1.10m
04	Maid's Room	2.80mx1.70m
05	Maid's Toilet	1.90mx1.20m
06	Driver's Room	2.80mx1.70m
07	Driver's Toilet	1.20mx1.90m
08	Laundry	1.10mx2.30m
09	Court	3.70mx3.03m



Ground Floor Plan



Basement Floor Plan

DISCLAIMER:
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THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS.

THE SIGNATURES

One Story Twin Villa.

“LIVE ONE
EXTRAORDINARY
STORY”

“Live ONE extraordinary story” with SwanLake West Signature Twin Villa, where each single-story villa is prominently visible and set amidst expansive greenery, overlooking an incredible panorama of city views.

Areas ranging from 260 to 265 sqm.



live **BEYOND.**



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THE SIGNATURES

One Story Twin Villa – Right Unit.

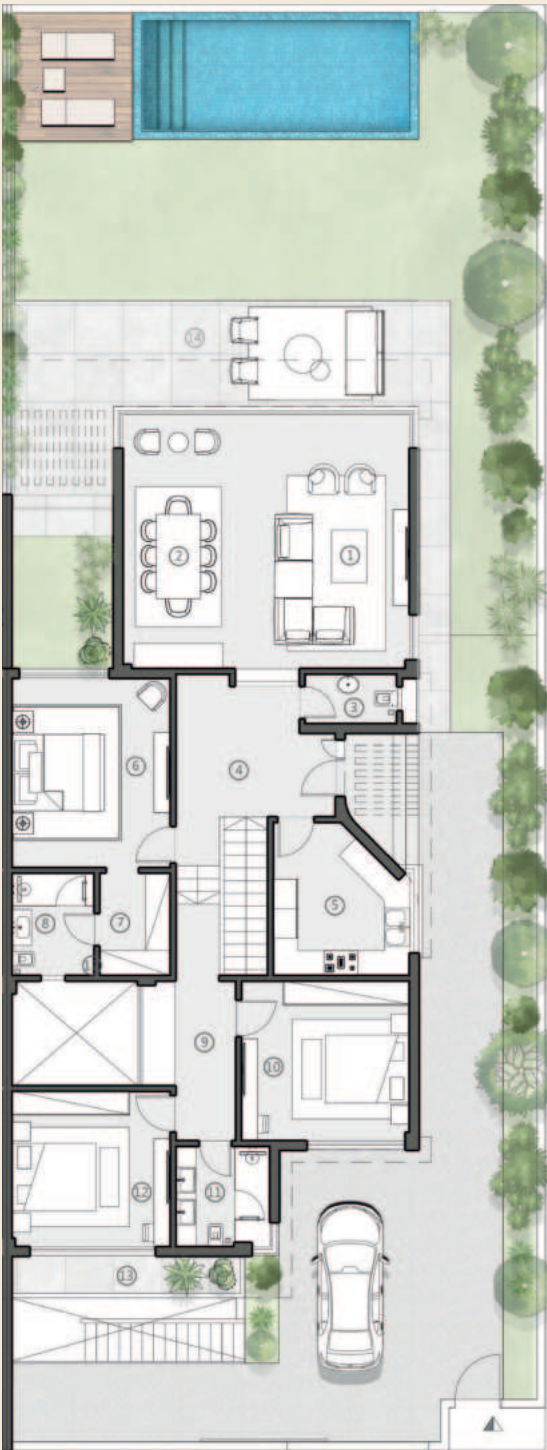
Average Land Area: 500 Sqm
BUA: 260 Sqm

Ground Floor Plan

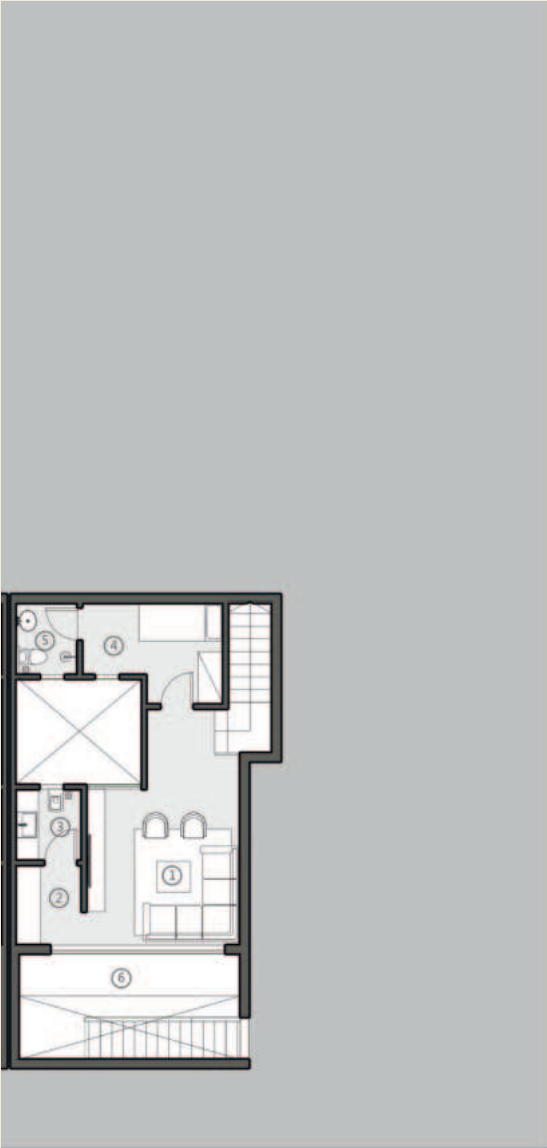
01	Reception	3.80mx6.00m
02	Dining	3.00mx6.00m
03	Guest Toilet	2.20mx1.20m
04	Entrance Foyer	3.80mx3.50m
05	Kitchen	3.25mx3.65m
06	Master Bedroom	3.78mx4.50m
07	Dressing	1.70mx2.45m
08	Master Bathroom	1.97mx2.45m
09	Corridor	1.45mx7.65m
10	Bedroom (1)	3.77mx3.70m
11	Bathroom	2.25mx2.40m
12	Bedroom (2)	4.00mx3.80m
13	Terrace	0.99mx5.35m
14	Terrace	9.63mx2.60m

Basement Floor Plan

01	Living	3.65mx3.70m
02	Kitchenette	1.57mx1.90m
03	Toilet	1.57mx1.70m
04	Maid's Room	3.35mx2.40m
05	Maid's Toilet	1.47mx1.70m
06	Court	5.25mx3.00m



Ground Floor Plan



Basement Floor Plan

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THE SIGNATURES

One Story Twin Villa – Left Unit.

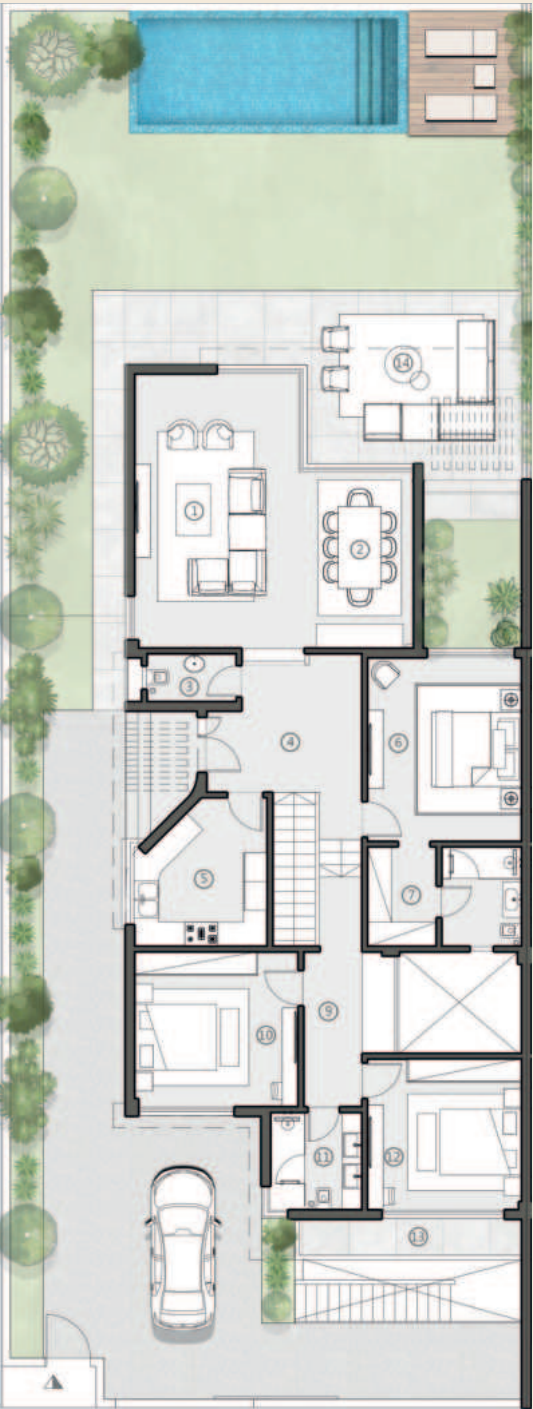
Average Land Area: 500 Sqm
BUA: 265 Sqm

Ground Floor Plan

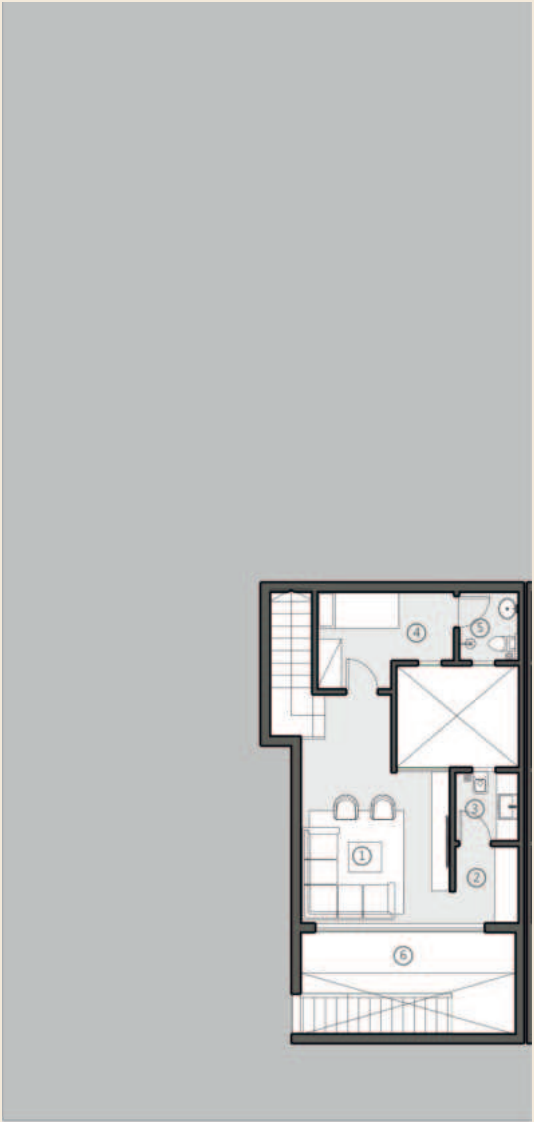
01	Reception	4.00mx6.70m
02	Dining	2.80mx4.30m
03	Guest Toilet	2.20mx1.20m
04	Entrance Foyer	3.80mx3.50m
05	Kitchen	3.25mx3.65m
06	Master Bedroom	3.78mx4.50m
07	Dressing	1.70mx2.45m
08	Master Bathroom	1.97mx2.45m
09	Corridor	1.45mx7.65m
10	Bedroom (1)	3.77mx3.70m
11	Bathroom	2.25mx2.40m
12	Bedroom (2)	4.00mx3.80m
13	Terrace	0.99mx5.35m
14	Terrace	9.63mx2.60m

Basement Floor Plan

01	Living	3.65mx3.70m
02	Kitchenette	1.57mx1.90m
03	Toilet	1.57mx1.70m
04	Maid's Room	3.35mx2.40m
05	Maid's Toilet	1.47mx1.70m
06	Court	5.25mx3.00m



Ground Floor Plan



Basement Floor Plan

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Elevated Elegance

THE L VILLA

“A SOPHISTICATED
SANCTUARY ABOVE
THE CITYSCAPE”

Perched atop plateaus, the L Villas stand as the most admired coveted gems of exclusivity and **prime choices** for those who seek distinction in living, **offering unparalleled views** of the expansive cityscape. Their elevated vistas showcase distinct space programming and unique elevations. Within the **L Villas category**, two space iterations are curated to offer **refined options suiting** individual area preferences.

Areas ranging from 418 to 606 sqm.





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The L Villa

Average Land Area: 895 Sqm
BUA: 606 Sqm

Ground Floor Plan

01	Reception	8.60mx7.80m
02	Dining	7.70mx7.40m
03	Living	4.98mx5.85m
04	Guest Bedroom	3.78mx3.60m
05	Dressing	1.45mx2.16m
06	Guest Bathroom	3.13mx1.95m
07	Guest Toilet	1.50mx2.16m
08	Driver's Room	2.42mx1.95m
09	Driver's Toilet	1.00mx1.95m
10	Entrance Foyer	2.40mx5.50m
11	Corridor	2.30mx1.45m
12	Kitchen	4.00mx4.70m
13	Maid's Room	2.00mx3.00m
14	Maid's Toilet	1.30mx3.00m
15	Terrace (1)	10.22mx2.60m
16	Terrace (2)	9.65mx1.14m

First Floor Plan

01	Master Bedroom	6.15mx4.35m
02	Dressing	2.25mx3.40m
03	Master Bathroom	2.25mx2.72m
04	Bedroom (1) Bathroom	4.12mx1.77m
05	Bedroom (1) Dressing	1.48mx1.77m
06	Bedroom (1)	4.93mx3.52m
07	Corridor+Stairs	2.60mx10.70m
08	Bedroom (2)	4.93mx3.52m
09	Bedroom (2) Bathroom	3.16mx1.78m
10	Bedroom (3)	3.88mx5.40m
11	Bedroom (3) Dressing	1.46mx4.00m
12	Bedroom (3) Bathroom	1.70mx4.00m
13	Terrace	7.35mx2.57m



Ground Floor Plan



First Floor Plan

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The L Villa

Average Land Area: 740 Sqm
BUA: 418 Sqm

Ground Floor Plan

01	Reception	8.60mx7.80m
02	Dining	7.70mx5.00m
03	Kitchen	4.98mx5.85m
04	Maid's Room	2.40mx2.20m
05	Maid's Toilet	1.60mx2.20m
06	Corridor	5.50mx1.83m
07	Guest Toilet	1.45mx2.83m
08	Guest Bedroom	3.70mx4.20m
09	Guest Dressing room	1.63mx1.95m
10	Guest Bathroom	2.40mx1.95m
11	Terrace (1)	4.95mx1.45m
12	Terrace (2)	8.34mx2.00m

First Floor Plan

01	Master Bedroom	4.00mx3.50m
02	Master Bathroom	2.20mx2.30m
03	Dressing	4.11mx1.70m
04	Bedroom (1)	4.00mx3.50m
05	Bedroom (1) Bathroom	3.30mx1.85m
06	Dressing	1.30mx2.00m
07	Bedroom (2)	4.70mx5.30m
08	Bedroom (2) Bathroom	3.40mx2.30m
09	Terrace (1)	7.30mx1.50m
10	Terrace (2)	8.00mx0.95m
11	Corridor + Stairs	2.25mx8.80m



Ground Floor Plan



First Floor Plan

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SKYWARD LOFTS

Loft Villa

“UNVEILING REFINED COMFORT”

The Skyward Lofts, whether standalone villa or twin villa, ***epitomize luxury***. The double-height entrance beckons, ***ushering in ample natural light*** for an airy ambiance. Amidst verdant surroundings, they offer serene views of valley pocket parks, enriching the living experience. Immerse yourself in a ***mesmerizing panorama*** where contemporary architecture and tasteful accents converge, creating an unparalleled atmosphere of refined comfort. Each loft is a haven of sophistication, inviting you to experience the pinnacle of elevated living.

Area of 335 sqm.





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Skward Loft Villa

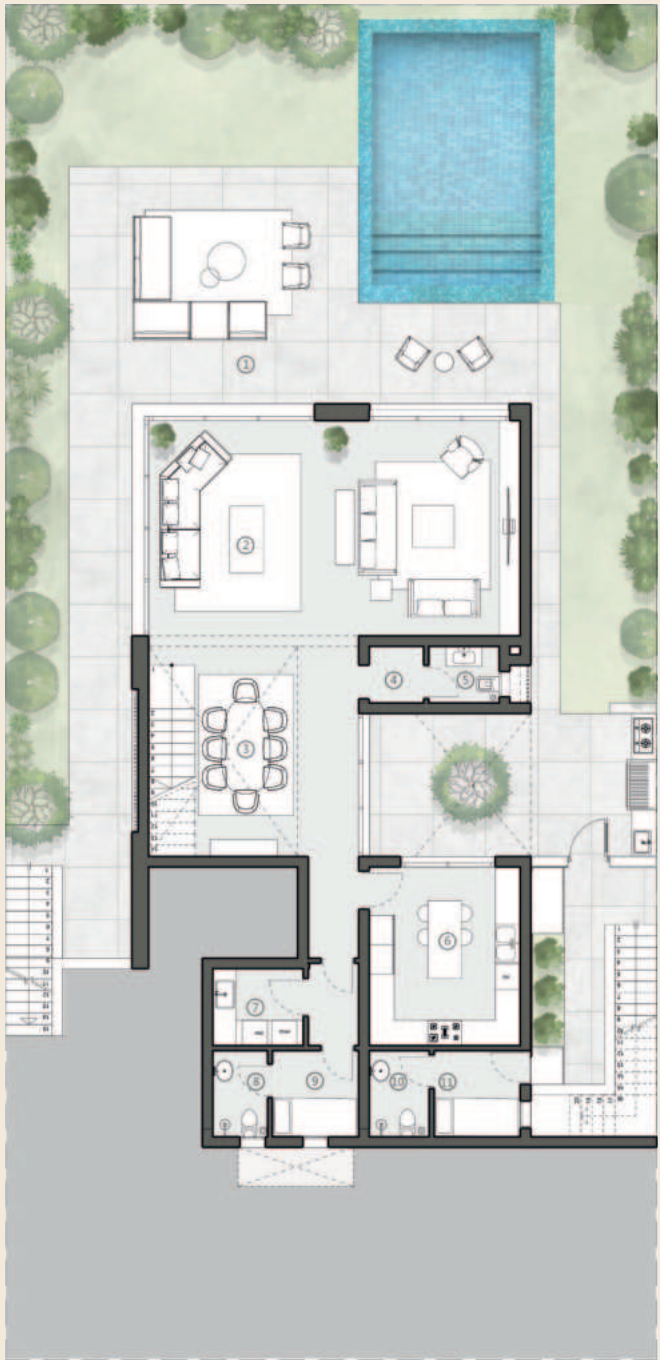
Average Land Area: 615 Sqm
BUA: 335 Sqm

Garden Floor Plan

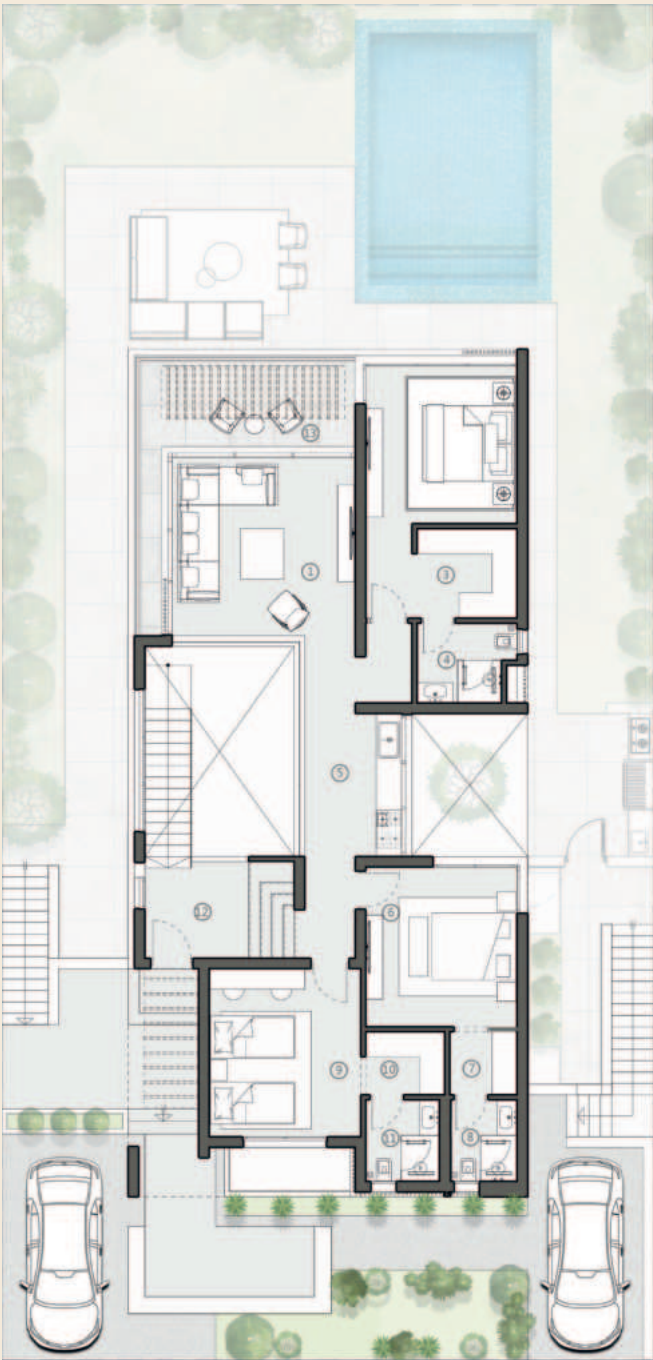
01	Terrace	1.30mx9.50m
02	Reception	5.12mx8.85m
03	Dining	3.90mx5.25m
04	Lobby	1.30mx1.35m
05	Guest Bathroom	1.67mx1.35m
06	Kitchen	3.60mx4.25m
07	Storage/Laundry	2.14mx1.83m
08	Maid's Toilet	1.30mx2.05m
09	Maid's Room	2.05mx2.05m
10	Driver's Toilet	1.43mx2.05m
11	Driver's Room	2.05mx2.05m

Ground Floor Plan

01	Living	4.35mx4.25m
02	Master Bedroom	3.60mx3.75m
03	Dressing	2.38mx2.13m
04	Master Bathroom	2.00mx1.90m
05	Corridor	1.20mx7.67m
06	Bedroom (1)	3.60mx3.80m
07	Dressing	1.60mx1.50m
08	Bathroom	1.60mx1.94m
09	Bedroom (2)	3.60mx4.00m
10	Dressing	1.88mx1.50m
11	Bathroom	1.75mx1.94m
12	Entrance Lobby	2.30mx2.50m
13	Terrace	2.05mx5.12m



Garden Floor Plan



Ground Floor Plan

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SKYWARD LOFTS

Loft Twin Villa

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Area of 254 sqm.





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Skward Loft Twin Villa

Right Unit – A

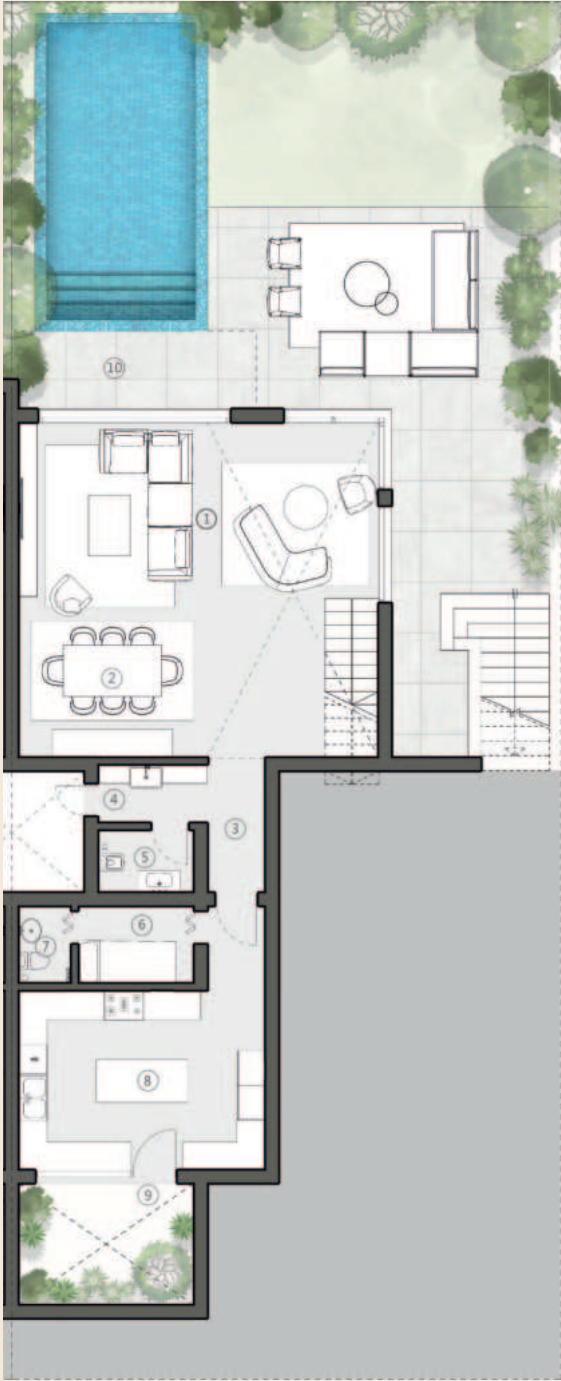
Average Land Area: 375 Sqm
BUA: 254 Sqm

Garden Floor Plan

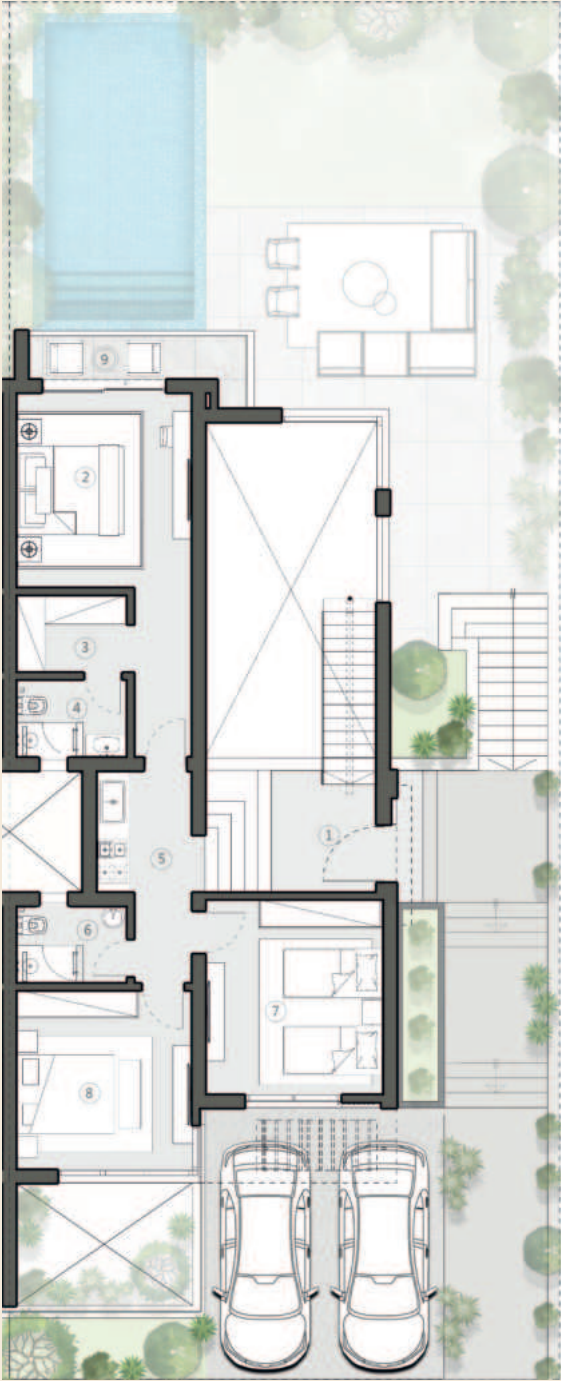
01	Reception	3.80mx7.35m
02	Dining	3.00mx3.85m
03	Corridor	1.20mx2.75m
04	Powder Room	1.20mx1.98m
05	Bathroom	1.98mx1.30m
06	Maid's Room	2.38mx1.60m
07	Maid's Toilet	1.10mx1.60m
08	Kitchen	5.05mx3.68m
09	Outdoor Dining	3.60mx2.50m
10	Terrace	1.60mx7.60m

Ground Floor Plan

01	Entrance Lobby	3.50mx2.50m
02	Master Bedroom	3.60mx4.00m
03	Dressing	2.28mx1.60m
04	Master Bathroom	2.28mx1.60m
05	Lobby	1.97mx2.50m
06	Bathroom	2.28mx1.60m
07	Bedroom (1)	3.65mx4.00m
08	Bedroom (2)	3.60mx3.68m
09	Terrace	1.00mx4.60m



Garden Floor Plan



Ground Floor Plan

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DRAWINGS ARE NOT TO SCALE.

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Skward Loft Twin Villa

Left Unit – B

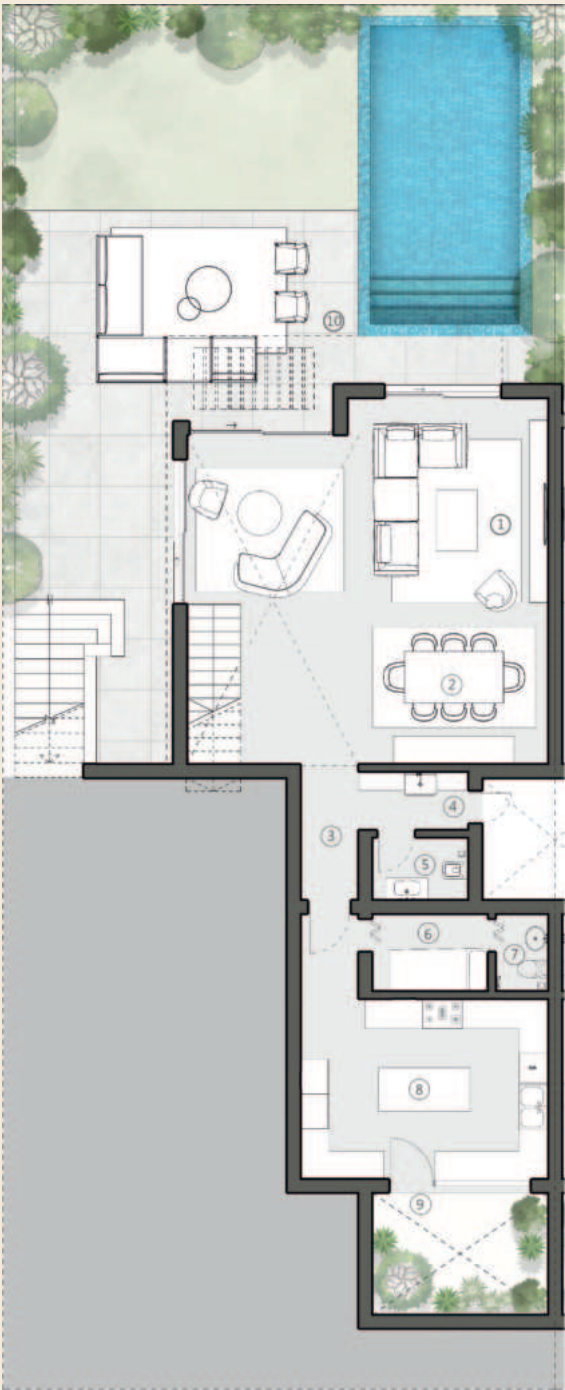
Average Land Area: 375 Sqm
BUA: 254 Sqm

Garden Floor Plan

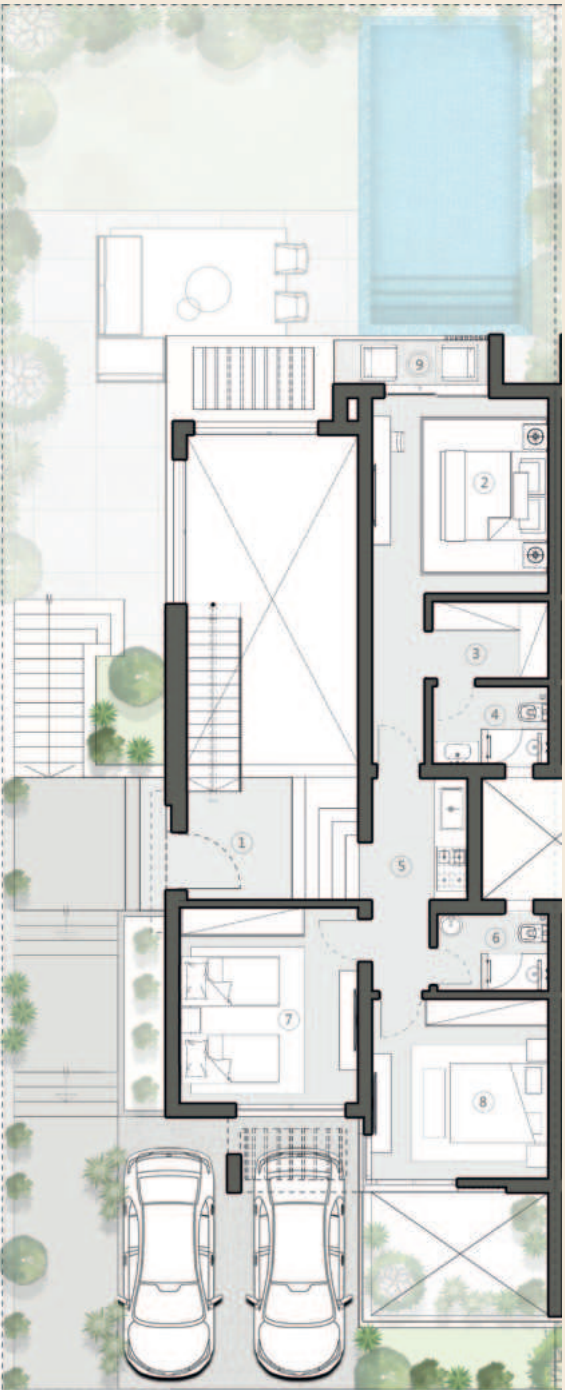
01	Reception	4.40mx7.35m
02	Dining	3.00mx3.85m
03	Corridor	1.20mx2.75m
04	Powder Room	1.20mx1.98m
05	Bathroom	1.98mx1.30m
06	Maid's Room	2.38mx1.60m
07	Maid's Toilet	1.10mx1.60m
08	Kitchen	5.05mx3.68m
09	Outdoor Dining	3.60mx2.50m
10	Terrace	1.60mx7.60m

Ground Floor Plan

01	Entrance Lobby	3.50mx2.50m
02	Master Bedroom	3.60mx4.00m
03	Dressing	2.28mx1.60m
04	Master Bathroom	2.28mx1.60m
05	Lobby	1.97mx2.50m
06	Bathroom	2.28mx1.60m
07	Bedroom (1)	3.65mx4.00m
08	Bedroom (2)	3.60mx3.68m
09	Terrace	1.00mx3.14m



Garden Floor Plan



Ground Floor Plan

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An Ode To Accessible Luxury
TOWNHOME

“BEYOND MERE WALLS, IT’S A SYMPHONY OF LIVING, WHERE ACCESSIBLE LUXURY MEETS PRACTICALITY IN A SEAMLESS DANCE OF ARCHITECTURAL FINESSE.”

Accessible luxury is the cornerstone of this architectural masterpiece, where practicality intertwines with opulence to create a harmonious living experience.

Beyond mere walls, it’s a symphony of living; where each home cradles the panoramic view of the grand boulevard, slicing through the project’s beating heart.

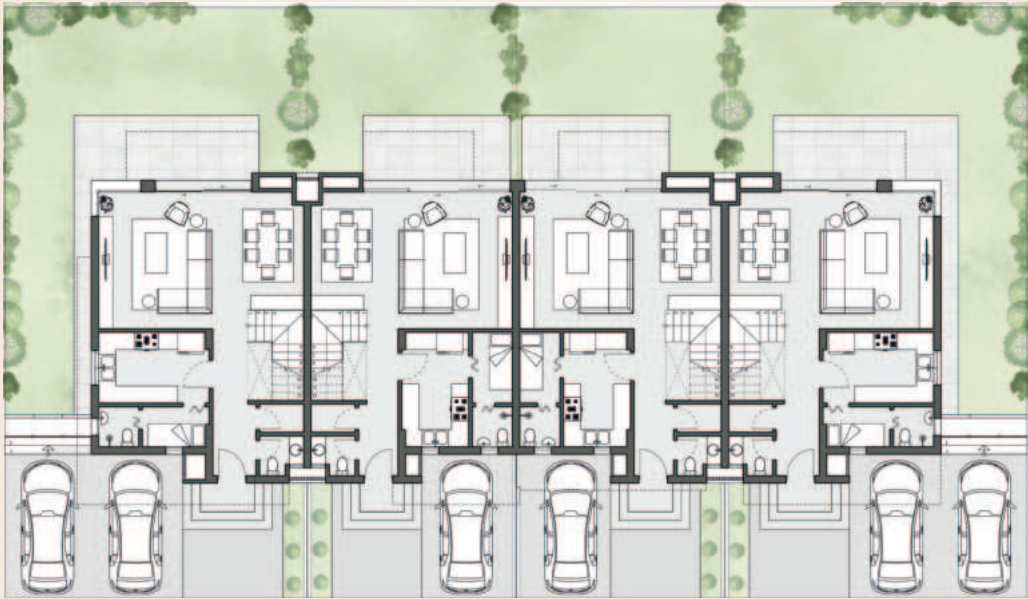
Areas ranging from 200 to 210 sqm.



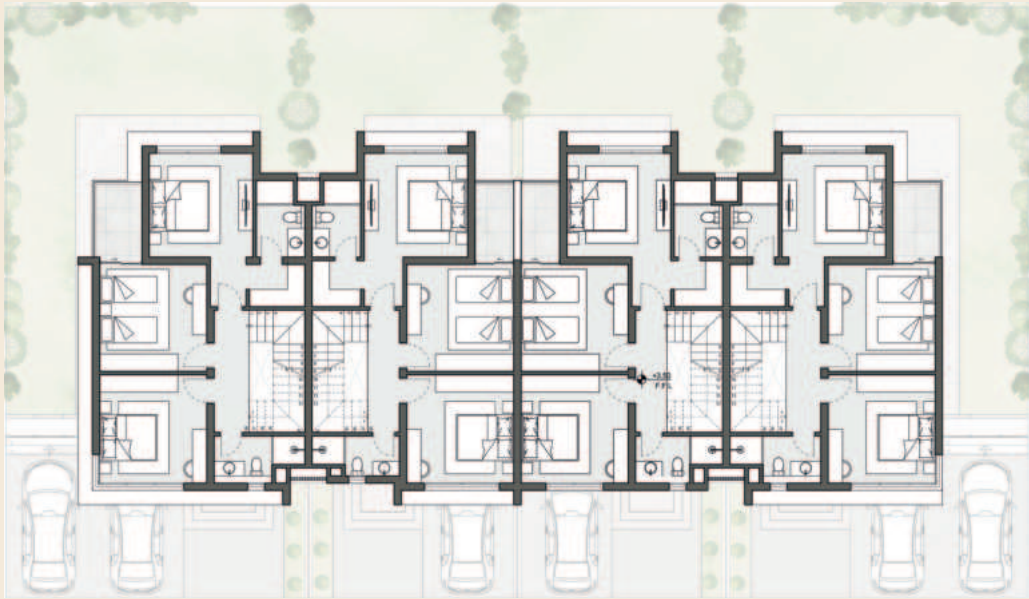


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Townhome Floor Plans



Ground Floor Plan



First Floor Plan



Roof Floor Plan

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Townhome Corner Unit

Average Land Area: 345 Sqm
BUA: 205 - 210 Sqm
Roof Terrace: 46-50 sqm

Ground Floor Plan

01	Reception	4.750mx4.00m
02	Dining	4.10mx3.15m
03	Kitchen	2.46mx3.85m
04	Maid's Room	1.40mx2.20m
05	Maid's Bathroom	1.40mx1.40m
06	Guest Toilet	1.53mx1.390m
07	Foyer	1.50mx2.50m
08	Terrace	1.49mx4.40m
09	Corridor	1.21mx2.59m

First Floor Plan

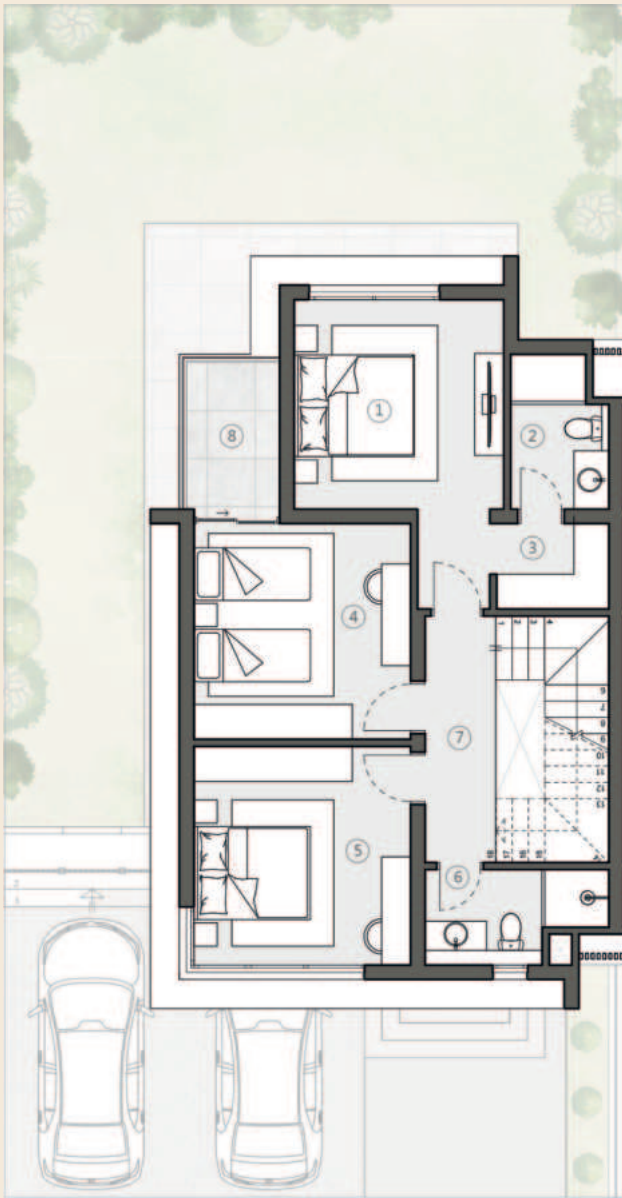
01	Master Bedroom	3.60mx3.60m
02	Master Bathroom	2.66mx1.68m
03	Dressing	1.47mx1.92m
04	Bedroom (1)	3.72mx3.71m
05	Bedroom (2)	3.72mx3.76m
06	Bathroom	1.64mx3.15m
07	Corridor	1.21mx4.24m
08	Terrace	1.60mx2.54m

Roof Floor Plan

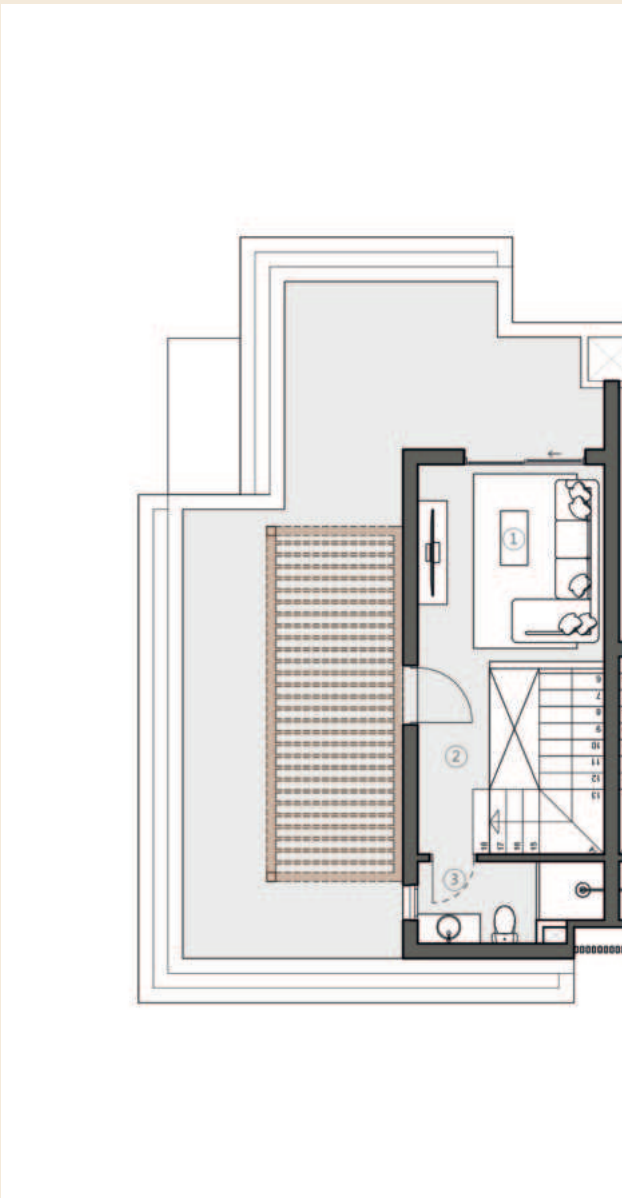
01	Living	3.33mx3.16m
02	Corridor	1.22mx3.26m
03	Bathroom	3.15mx1.39m
04	Roof Terrace	46-50m ²



Corner - Ground Floor Plan



Corner - First Floor Plan



Corner - Roof Floor Plan

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Townhome Middle Unit

Average Land Area: 230 Sqm
BUA: 200Sqm
Roof Terrace: 47 Sqm

Ground Floor Plan

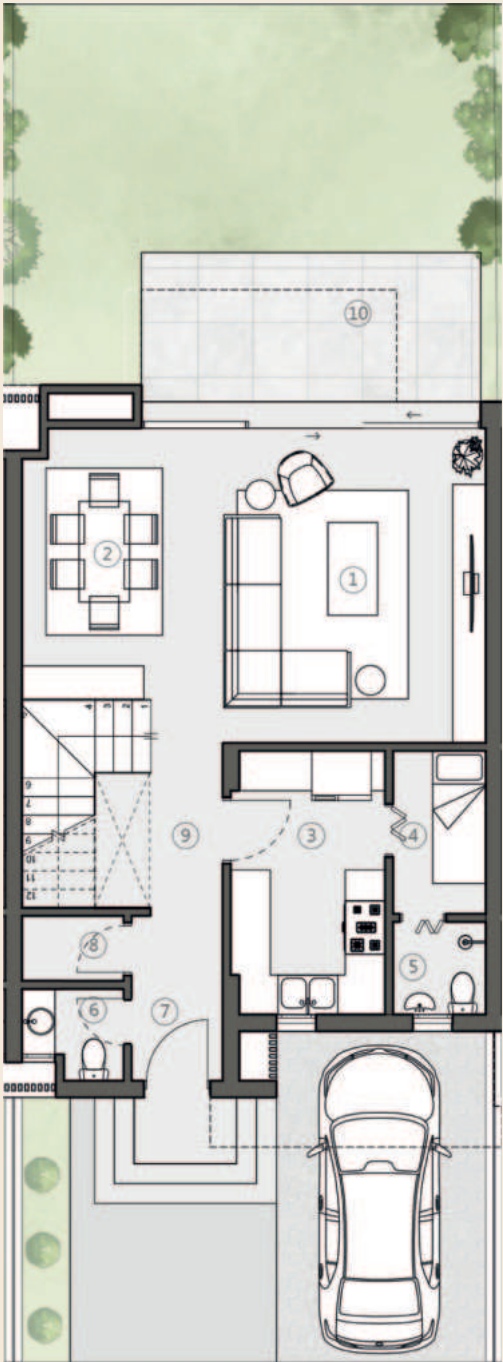
01	Reception	4.750mx3.97m
02	Dining	4.10mx3.03m
03	Kitchen	2.33mx3.98m
04	Maid's Room	1.40mx2.46m
05	Maid's Bathroom	1.40mx1.40m
06	Guest Toilet	1.53mx1.390m
07	Foyer	1.50mx1.40m
08	Terrace	1.20mx4.10m
09	Corridor	1.10mx3.59m

First Floor Plan

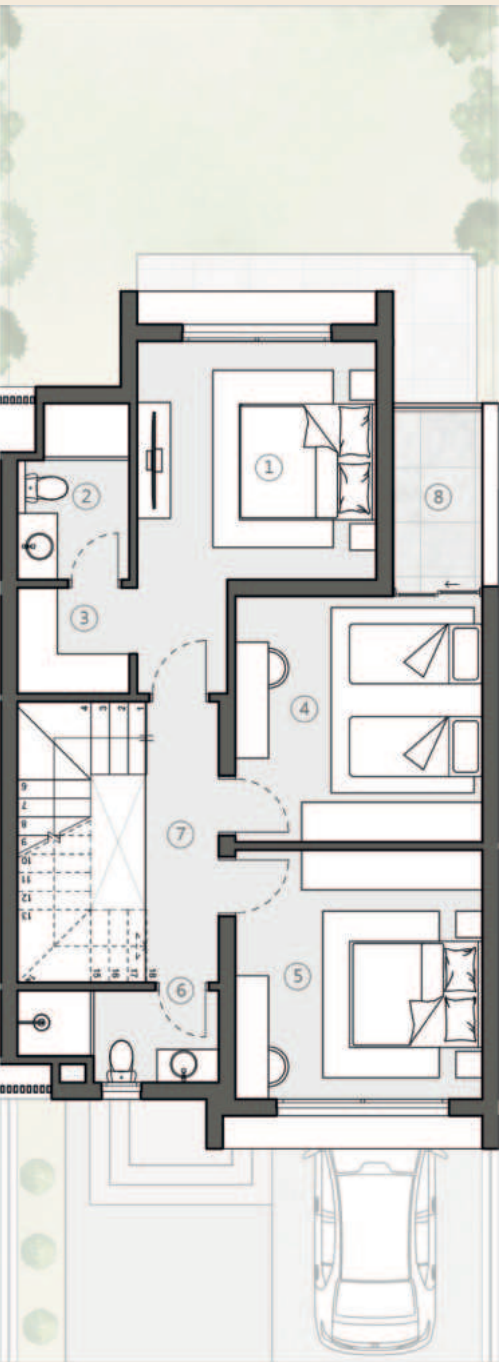
01	Master Bedroom	3.60mx3.60m
02	Master Bathroom	2.66mx1.66m
03	Dressing	1.6mx1.68m
04	Bedroom (1)	3.72mx3.71m
05	Bedroom (2)	3.72mx3.76m
06	Bathroom	1.39mx3.00m
07	Corridor	1.10mx4.24m
08	Terrace	1.35mx2.54m

Roof Floor Plan

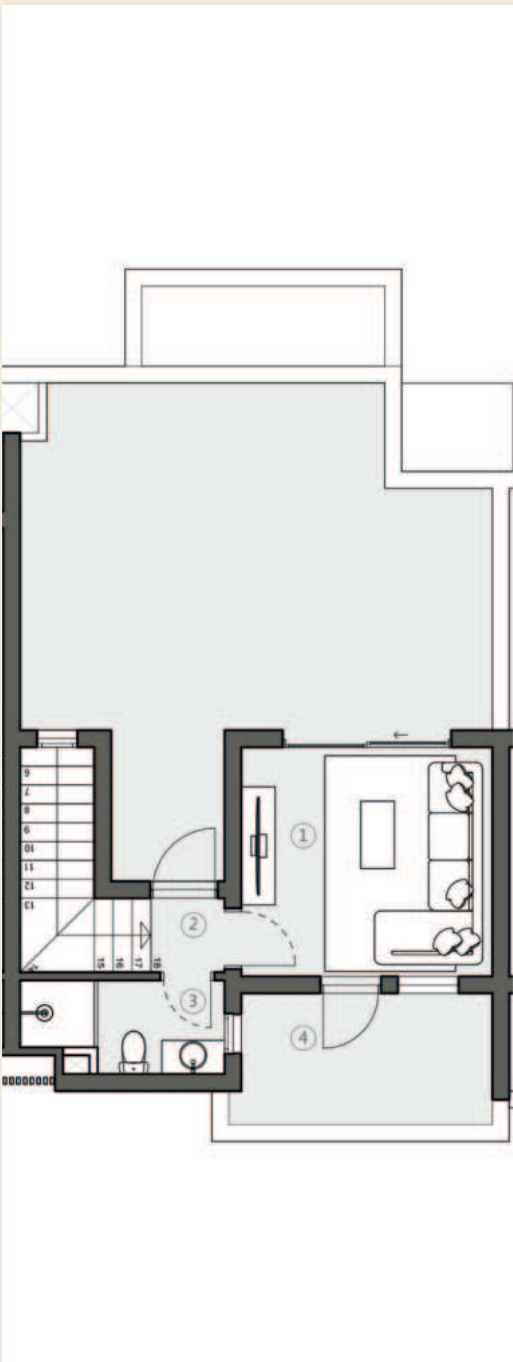
01	Living	3.72mx3.40m
02	Corridor	1.10mx1.10m
03	Bathroom	3.00mx1.39m
04	Terrace	3.72mx1.75m
05	Roof Terrace	47m ²



Middle - Ground Floor Plan



Middle - First Floor Plan



Middle - Roof Floor Plan

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THE SHIMMERS RESIDENCES

Lagoon Apartments

“EMBARK ON A SUBURBAN OASIS”

Experience **suburban resort living** with The Shimmers Residences Lagoon Apartments, where Cycladic architecture graces leveled terraces against a premium backdrop overlooking SwanLake West's swimmable lagoon and sandy beach.

Immerse yourself in resort living's essence, **where panoramic views and diverse options redefine your everyday.**
Areas ranging from 170 to 386 sqm.

live **BEYOND.**

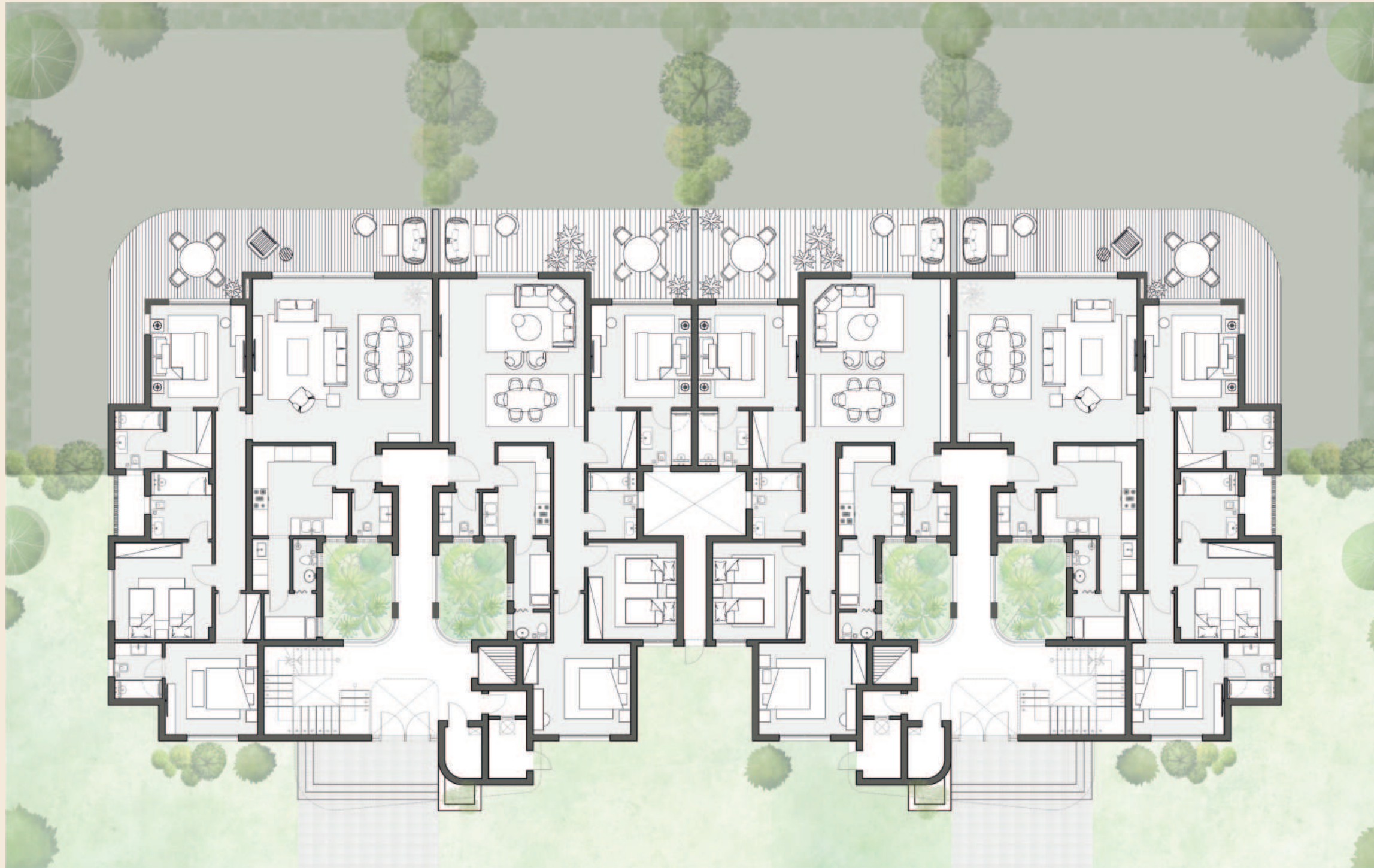


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Type A | Ground Floor Plans



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THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 01

Unit Area: 245 Sqm

Average Garden: 180 Sqm

01	Entrance Lobby	1.85mx1.55m
02	Reception	6.40mx4.00m
03	Dining Room	6.40mx3.00m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.70mx3.50m
06	Master Bedroom	4.00mx3.70m
07	Master Dressing	2.30mx1.80m
08	Master Bathroom	2.30mx1.90m
09	Bedroom (2)	3.80mx3.80m
10	Bedroom (2) Bathroom	2.60mx2.40m
11	Bedroom (1)	5.50mx3.60m
12	Bedroom (1) Bathroom	2.20mx1.85m
13	Maid's Bedroom	2.00mx1.80m
14	Maid's Toilet	2.00mx0.92m
15	Laundry	2.00mx1.45m
16	Corridor	7.00mx1.20m
17	Terrace	12.60mx3.50m



Type 01

Key Plan



Ground Floor Plan

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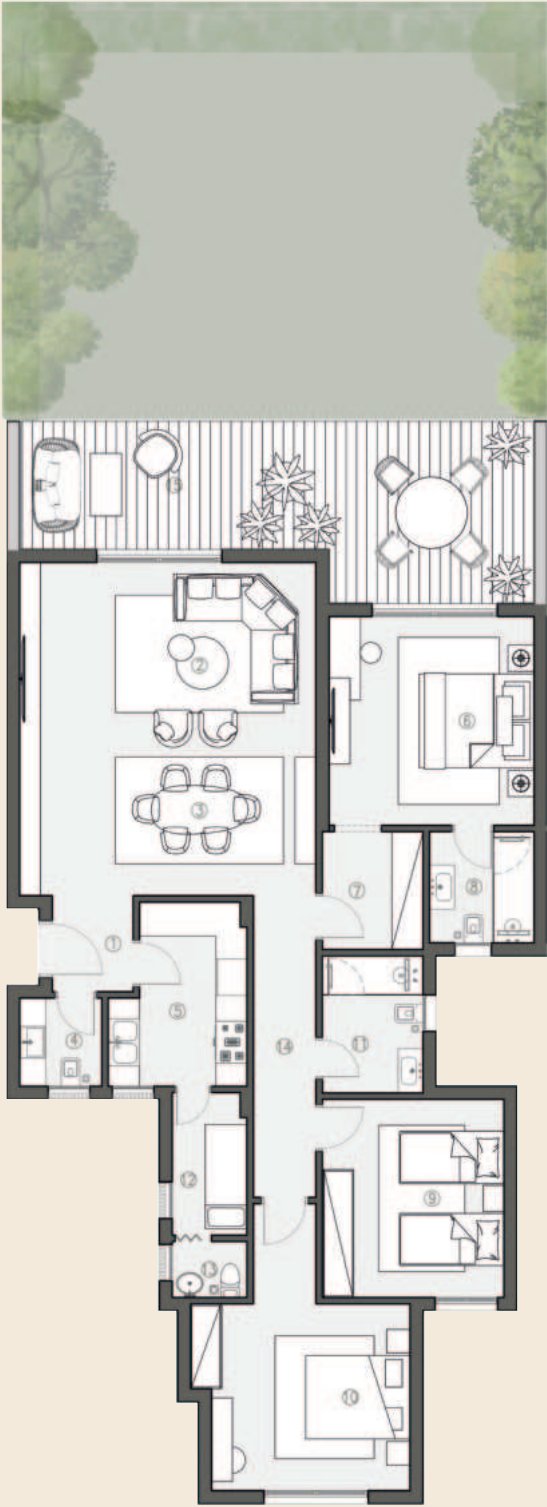
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 02

Unit Area: 200 Sqm
Average Garden: 80 Sqm

01	Entrance Lobby	1.84mx1.55m
02	Reception	5.70mx3.70m
03	Dining Room	5.70mx2.70m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.50mx2.65m
06	Master Bedroom	4.00mx4.00m
07	Master Dressing	2.25mx1.90m
08	Master Bathroom	2.13mx2.20m
09	Bedroom (2)	3.80mx3.50m
10	Bedroom (1)	3.60mx4.20m
11	Main Bathroom	2.60mx1.90m
12	Maid's Bedroom	2.70mx1.40m
13	Maid's Toilet	1.40mx1.10m
14	Corridor	5.80mx1.20m
15	Terrace	9.85mx3.50m



Type 01

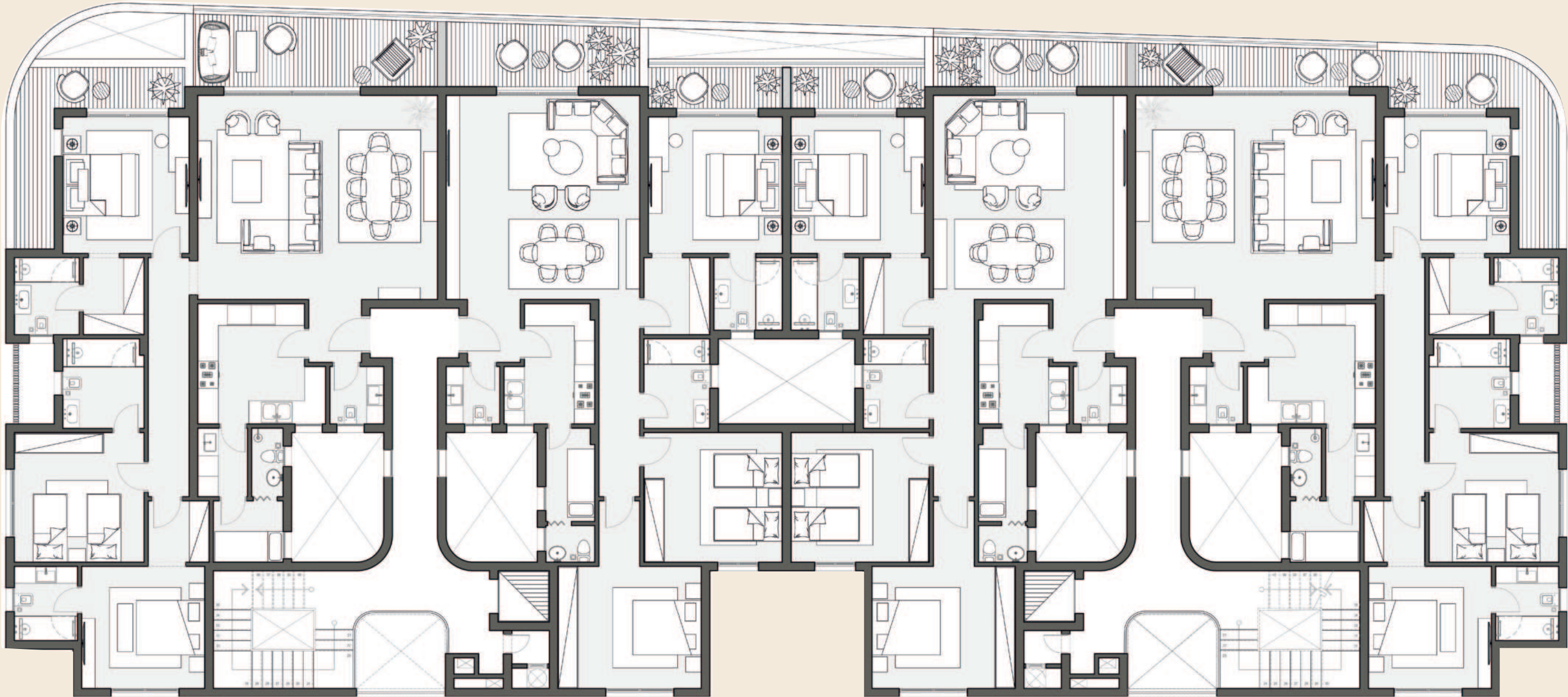
Key Plan



Ground Floor Plan

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Type A | First Floor Plans



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THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 03

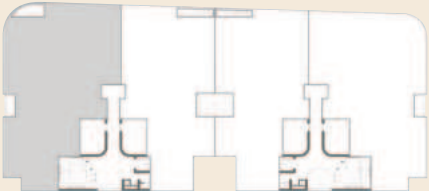
Unit Area: 230 Sqm

01	Entrance Lobby	1.85mx1.55m
02	Reception	6.00mx4.00m
03	Dining Room	6.00mx3.00m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.75mx3.50m
06	Master Bedroom	4.00mx3.70m
07	Master Dressing	2.30mx1.80m
08	Master Bathroom	2.30mx1.90m
09	Bedroom (2)	3.80mx3.80m
10	Bedroom (2) Bathroom	2.60mx2.40m
11	Bedroom (1)	5.50mx3.60m
12	Bedroom (1) Bathroom	2.20mx1.85m
13	Maid's Bedroom	2.00mx1.80m
14	Maid's Toilet	2.00mx0.92m
15	Laundry	2.00mx1.45m
16	Corridor	7.00mx1.20m
17	Terrace (1)	5.00mx1.35m
18	Terrace (2)	7.15mx2.13m



Type 03

Key Plan



First Floor Plan

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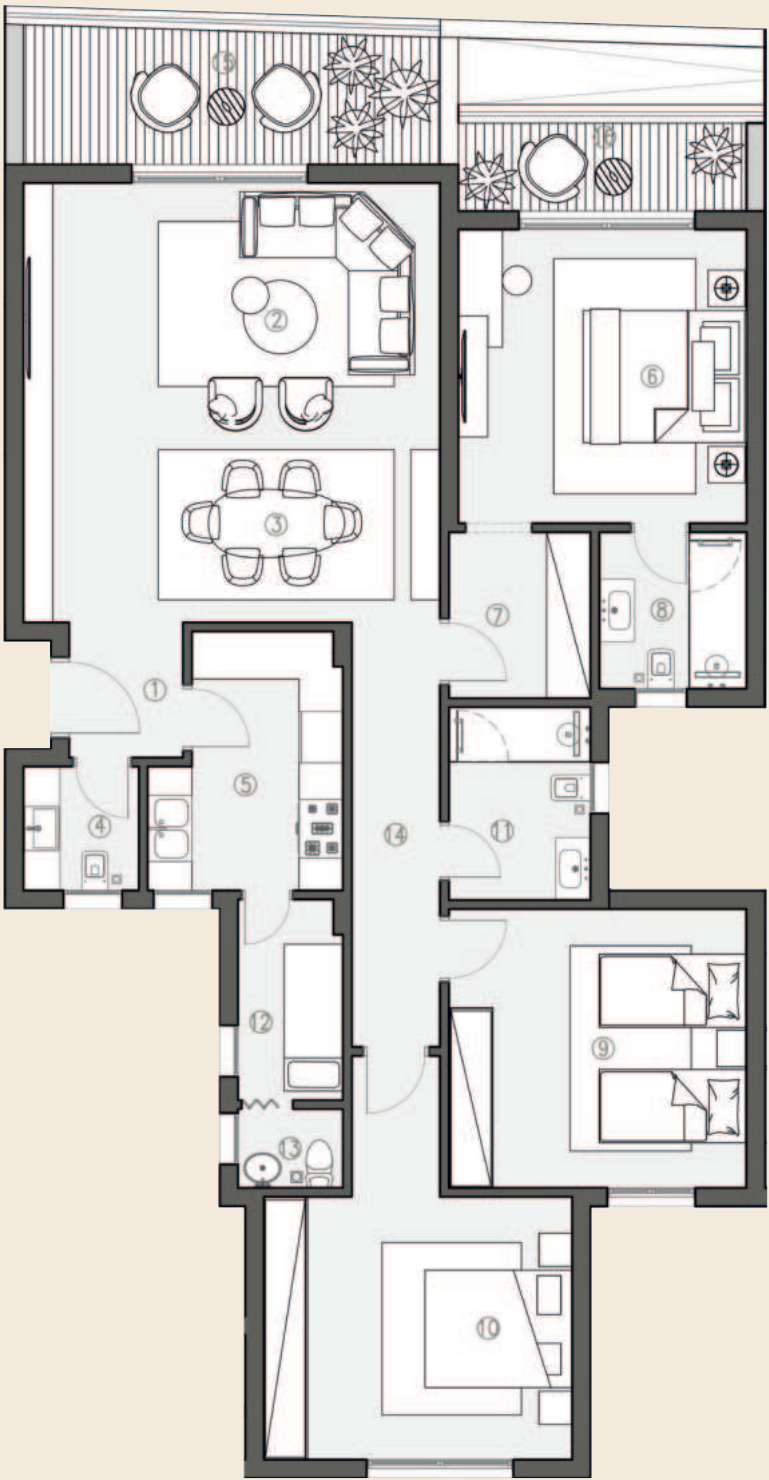
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 04

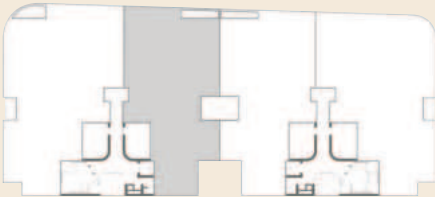
Unit Area: 190 Sqm

01	Entrance Lobby	1.84mx1.55m
02	Reception	5.70mx3.60m
03	Dining Room	5.70mx2.35m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.50mx2.65m
06	Master Bedroom	4.00mx4.00m
07	Master Dressing	2.25mx1.90m
08	Master Bathroom	2.13mx2.00m
09	Bedroom (2)	4.00mx3.80m
10	Bedroom (1)	3.60mx4.20m
11	MAin Bathroom	1.90mx2.60m
12	Maid's Bedroom	2.70mx1.40m
13	Maid's Toilet	1.40mx1.10m
14	Corridor	5.80mx1.20m
15	Terrace (1)	5.70mx1.90m
16	Terrace (2)	3.90mx1.20m



Type 04

Key Plan



First Floor Plan

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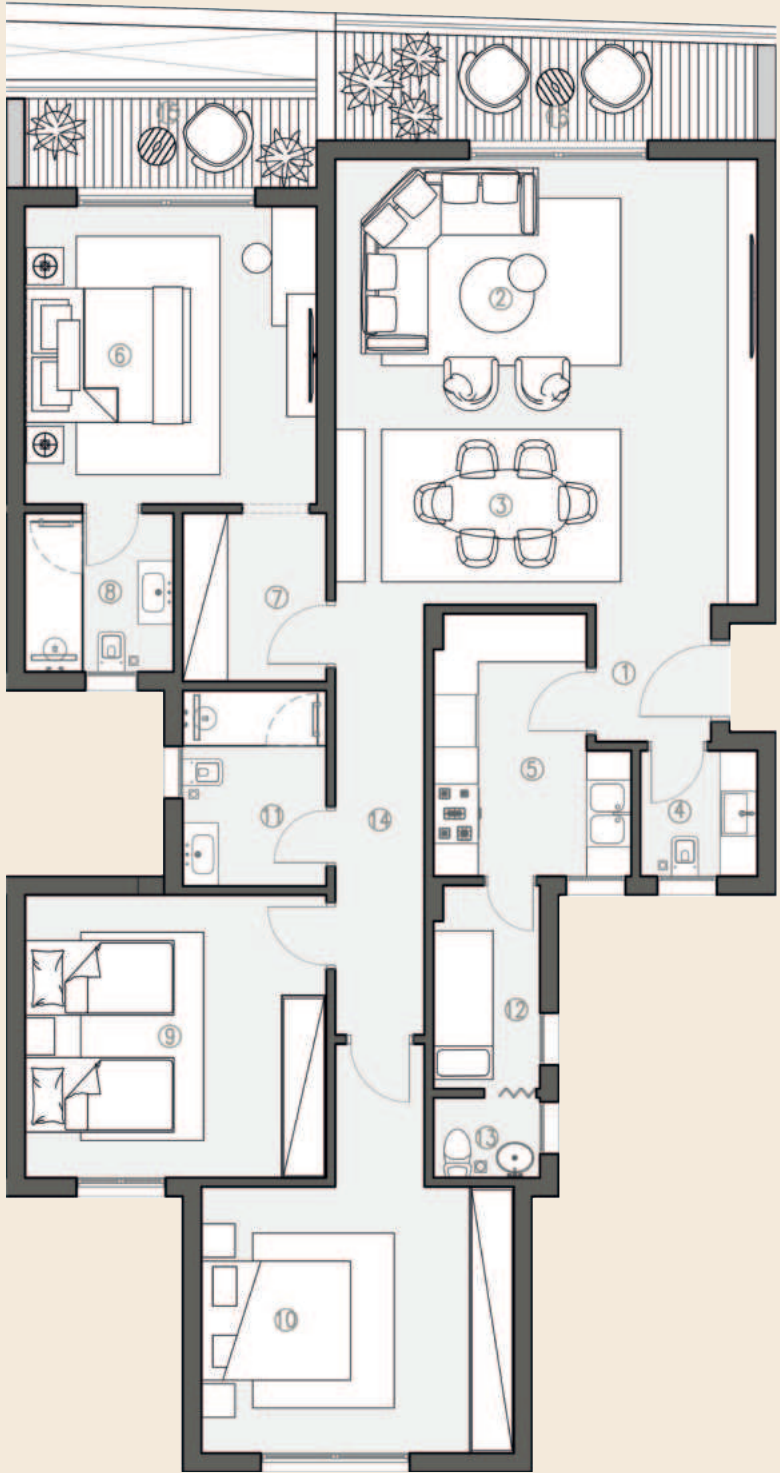
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 05

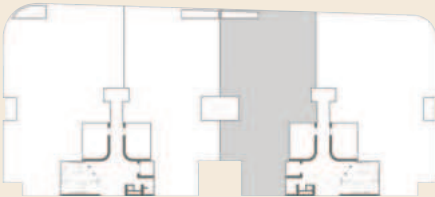
Unit Area: 186 Sqm

01	Entrance Lobby	1.84mx1.55m
02	Reception	5.70mx3.60m
03	Dining Room	5.70mx2.35m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.50mx2.65m
06	Master Bedroom	4.00mx4.00m
07	Master Dressing	2.25mx1.90m
08	Master Bathroom	2.00mx2.13m
09	Bedroom (2)	4.00mx3.80m
10	Bedroom (1)	3.60mx4.20m
11	MAin Bathroom	2.60mx1.90m
12	Maid's Bedroom	2.70mx1.40m
13	Maid's Toilet	1.40mx1.10m
14	Corridor	5.80mx1.20m
15	Terrace (1)	5.70mx1.50m
16	Terrace (2)	3.90mx1.20m



Type 05

Key Plan



First Floor Plan

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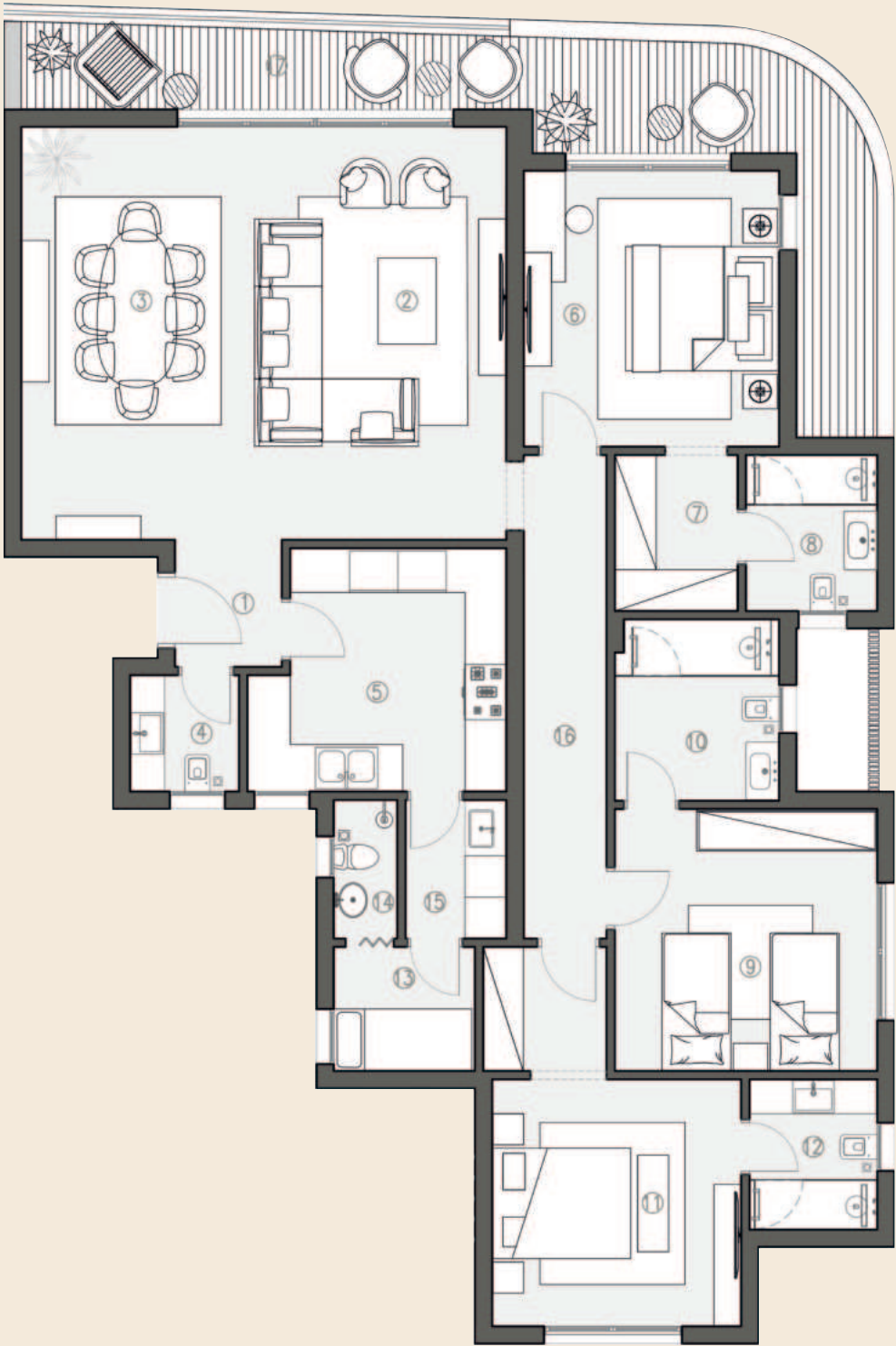
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 06

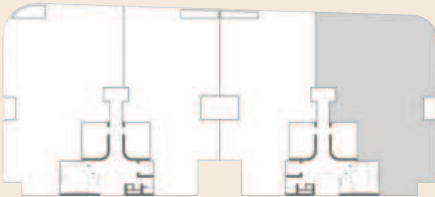
Unit Area: 222 Sqm

01	Entrance Lobby	1.85mx1.55m
02	Reception	6.00mx4.00m
03	Dining Room	6.00mx3.00m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.75mx3.50m
06	Master Bedroom	4.00mx3.70m
07	Master Dressing	2.30mX1.80m
08	Master Bathroom	2.30mx1.90m
09	Bedroom (2)	3.80mx3.80m
10	Bedroom (2) Bathroom	2.60mx2.40m
11	Bedroom (1)	5.50mx3.60m
12	Bedroom (2) Bathroom	2.20mx1.85m
13	Maid's Bedroom	2.00mx1.80m
14	Maid's Toilet	2.00mx0.92m
15	Laundry	2.00mx1.45m
16	Corridor	7.00mx1.20m
17	Terrace	12.40mx1.68m



Type 06

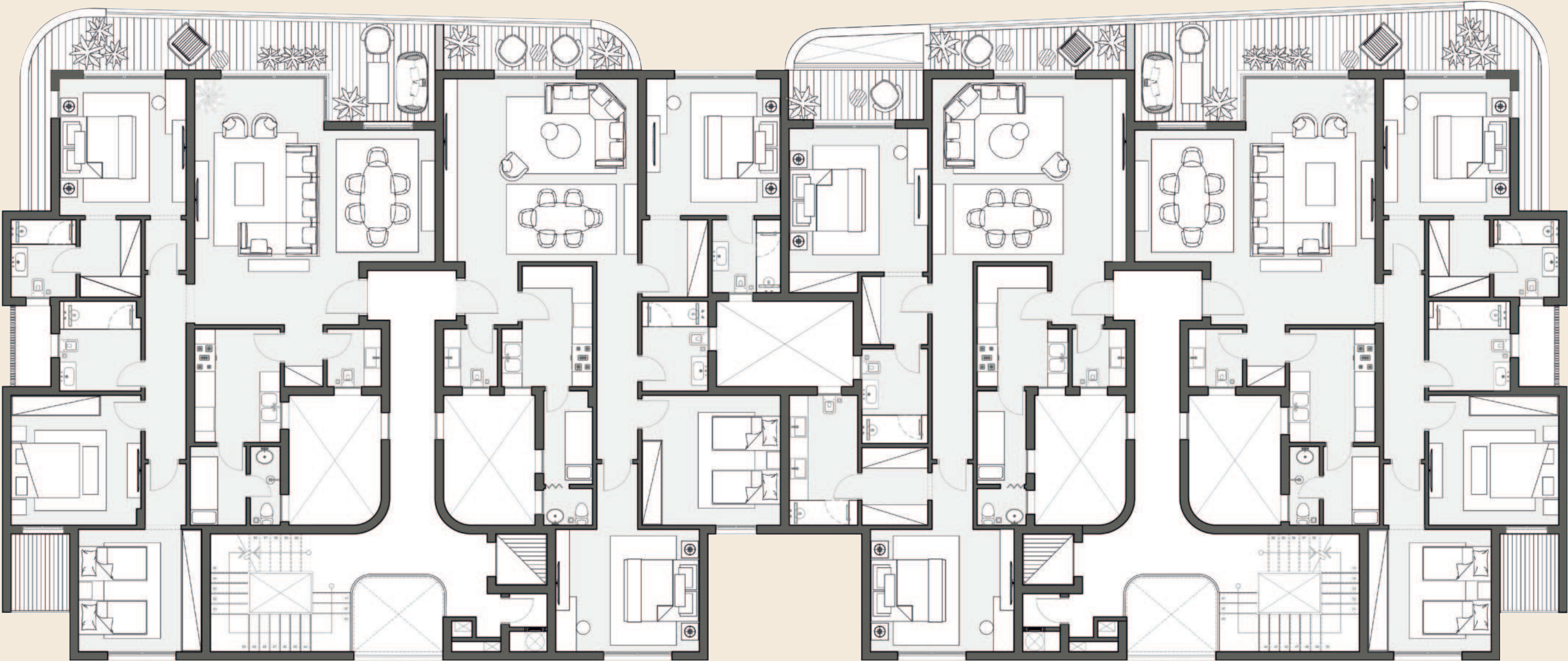
Key Plan



First Floor Plan

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Type A | Second Floor Plans



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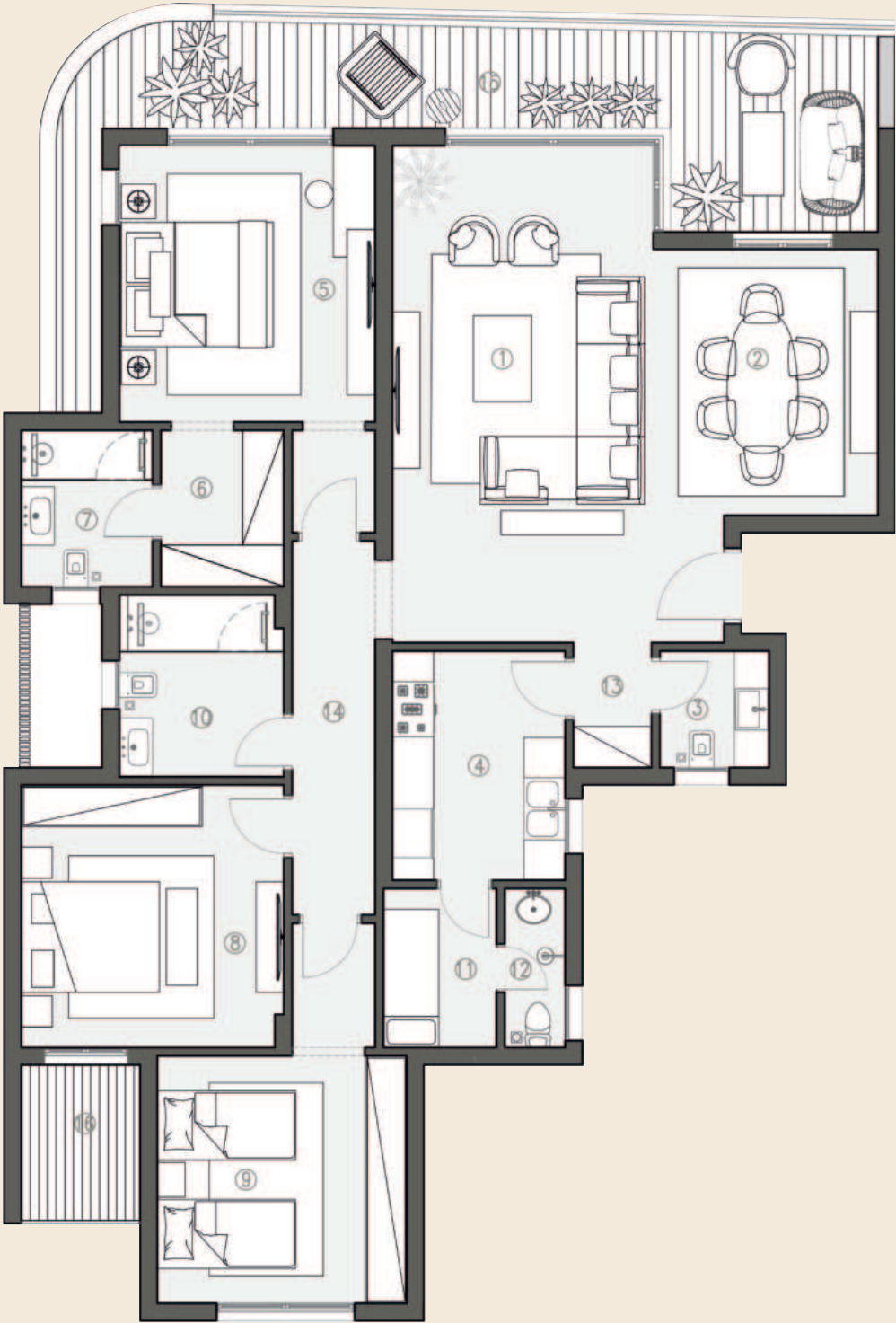
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 07

Unit Area: 215 Sqm

01	Reception	7.20mx3.75m
02	Dining Room	3.85mX3.25m
03	Guest Toilet	1.70mx1.60m
04	Kitchen	3.30mx2.50m
05	Master Bedroom	4.00mx3.70m
06	Master Dressing	2.30mx1.80m
07	Master Bathroom	2.30mx1.90m
08	Bedroom (2)	3.80mx3.80m
09	Bedroom (1)	3.60mx3.60m
10	Main Bathroom	2.60mx2.40m
11	Maid's Bedroom	2.30mx1.60m
12	Maid's Toilet	2.30mx0.90m
13	Storage	1.80mx1.10m
14	Corridor	5.40mx1.20m
15	Terrace (1)	11.90mx3.00m
16	Terrace (2)	2.30mx1.75m



Type 07

Key Plan



Second Floor Plan

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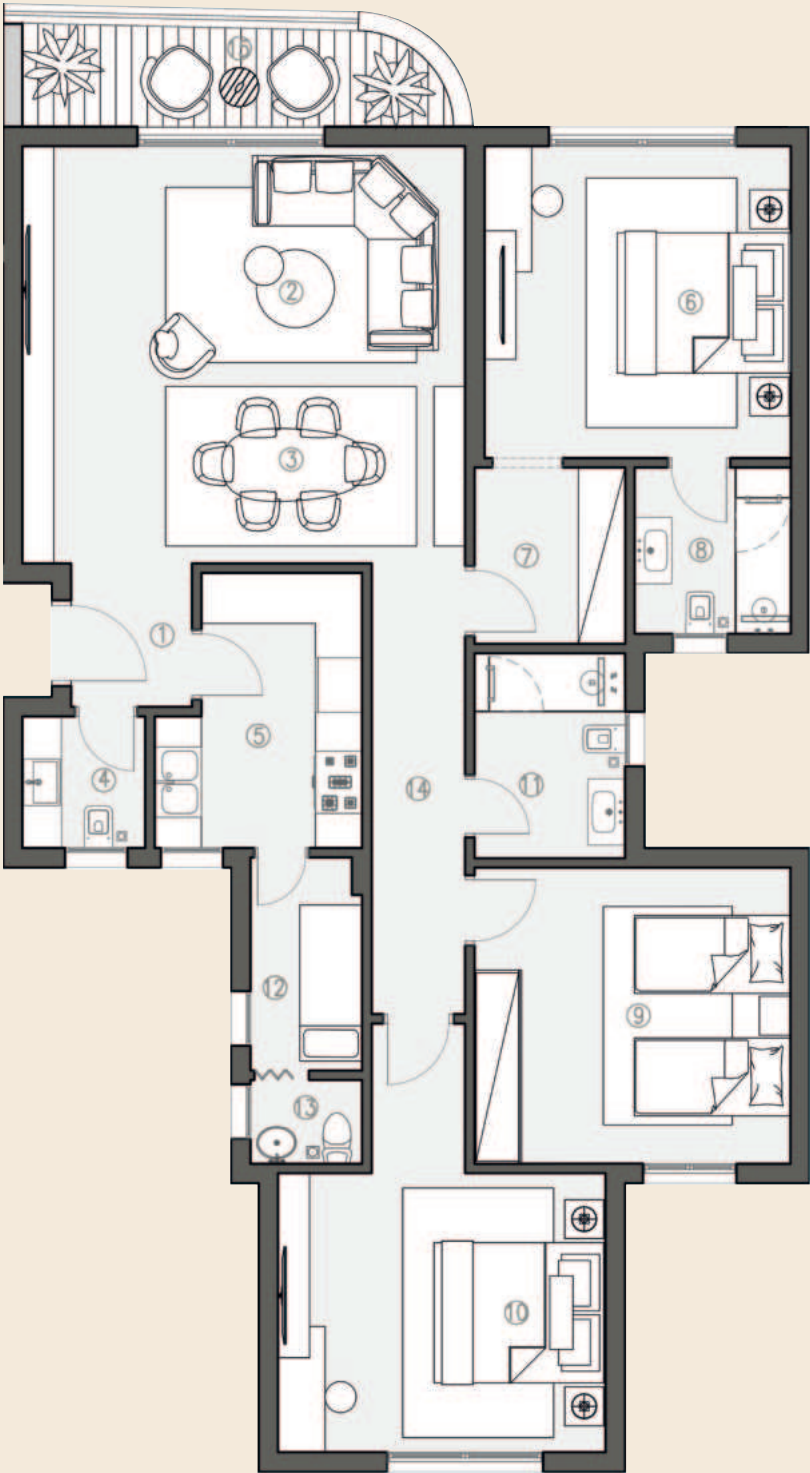
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 08

Unit Area: 172 Sqm

01	Entrance Lobby	1.84mx1.55m
02	Reception	5.70mx3.10m
03	Dining Room	5.70mx2.30m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.50mx2.65m
06	Master Bedroom	4.00mx4.00m
07	Master Dressing	2.25mx1.90m
08	Master Bathroom	2.13mx2.00m
09	Bedroom (2)	4.00mx3.80m
10	Bedroom (1)	3.60mx4.20m
11	Main Bathroom	2.60mx1.90m
12	Maid's Bedroom	2.70mx1.40m
13	Maid's Toilet	1.40mx1.10m
14	Corridor	5.80mx1.20m
15	Terrace	1.35mx5.50m



Type 08

Key Plan



Second Floor Plan

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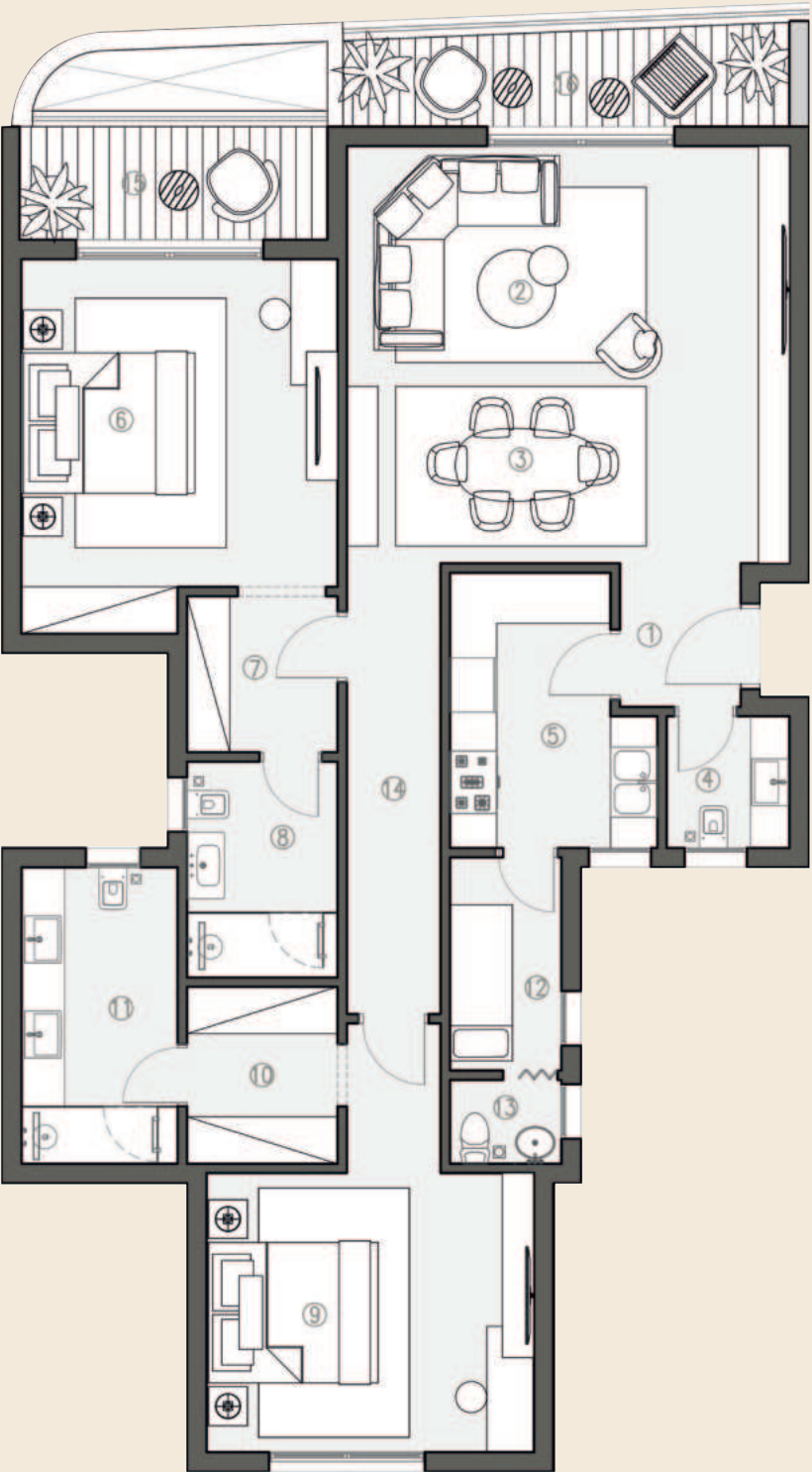
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 09

Unit Area: 170 Sqm

01	Entrance Lobby	1.84mx1.55m
02	Reception	5.70mx3.10m
03	Dining Room	5.70mx2.30m
04	Guest Toilet	1.70mx1.60m
05	Kitchen	3.50mx2.65m
06	Master Bedroom	4.80mx4.00m
07	Master Dressing	2.00mx1.90m
08	Master Bathroom	2.80mx1.90m
09	Bedroom	3.60mx4.20m
10	Bedroom Dressing	2.30mx1.95m
11	Bedroom Bathroom	3.80mx2.00m
12	Maid's Bedroom	2.70mx1.40m
13	Maid's Toilet	1.40mx1.10m
14	Corridor	5.80mx1.20m
15	Terrace (1)	3.95mx1.45m
16	Terrace (2)	5.70mx1.35m



Type 09

Key Plan



Second Floor Plan

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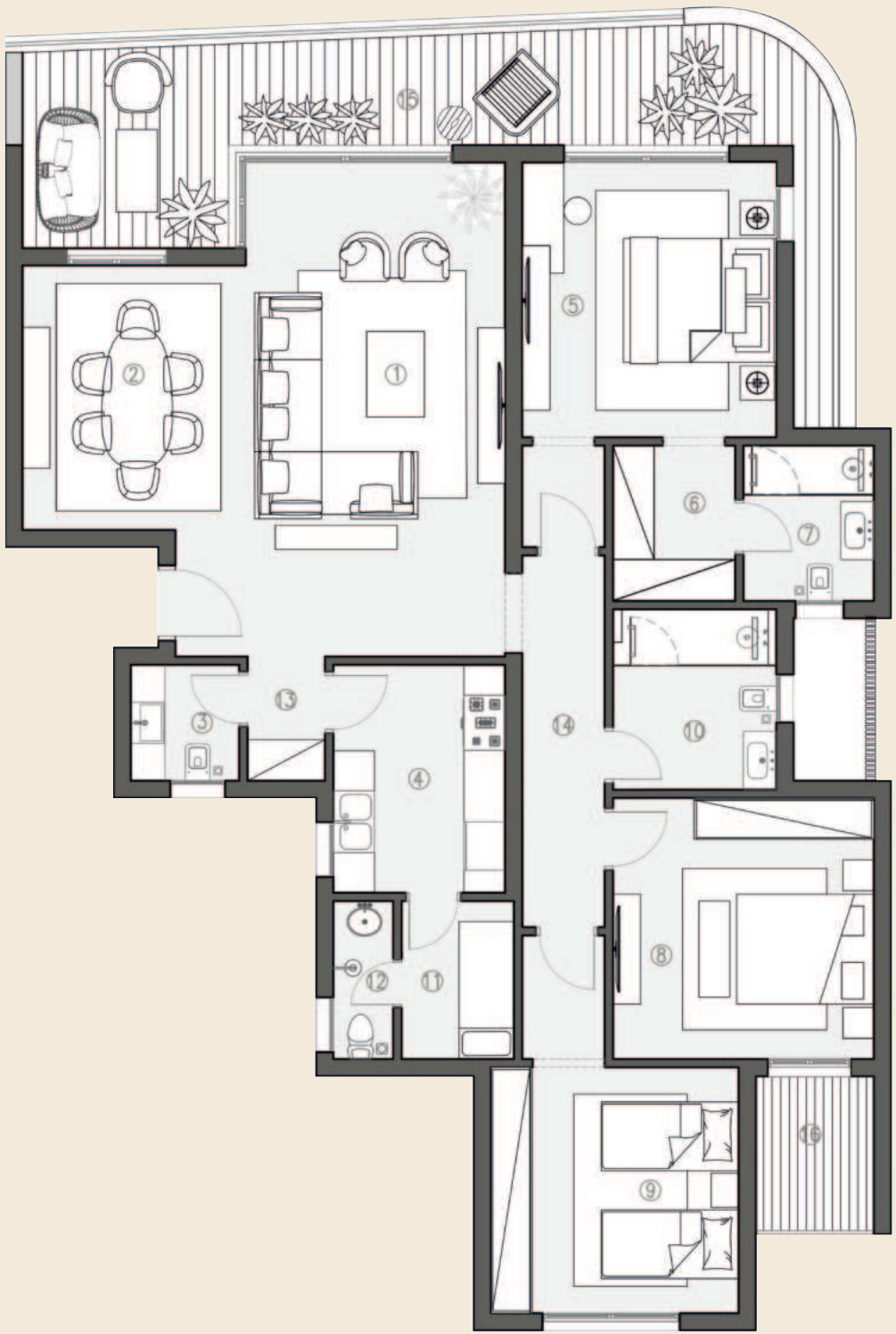
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – 10

Unit Area: 217 Sqm

01	Reception	7.20mx3.75m
02	Dining Room	3.85mX3.25m
03	Guest Toilet	1.70mx1.60m
04	Kitchen	3.30mx2.50m
05	Master Bedroom	4.00mx3.70m
06	Master Dressing	2.30mx1.80m
07	Master Bathroom	2.30mx1.90m
08	Bedroom (2)	3.80mx3.80m
09	Bedroom (1)	3.60mx3.60m
10	Main Bathroom	2.60mx2.40m
11	Maid's Bedroom	2.30mx1.60m
12	Maid's Toilet	2.30mx0.90m
13	Storage	1.80mx1.10m
14	Corridor	5.40mx1.20m
15	Terrace (1)	11.90mx3.00m
16	Terrace (2)	2.30mx1.75m



Type 10

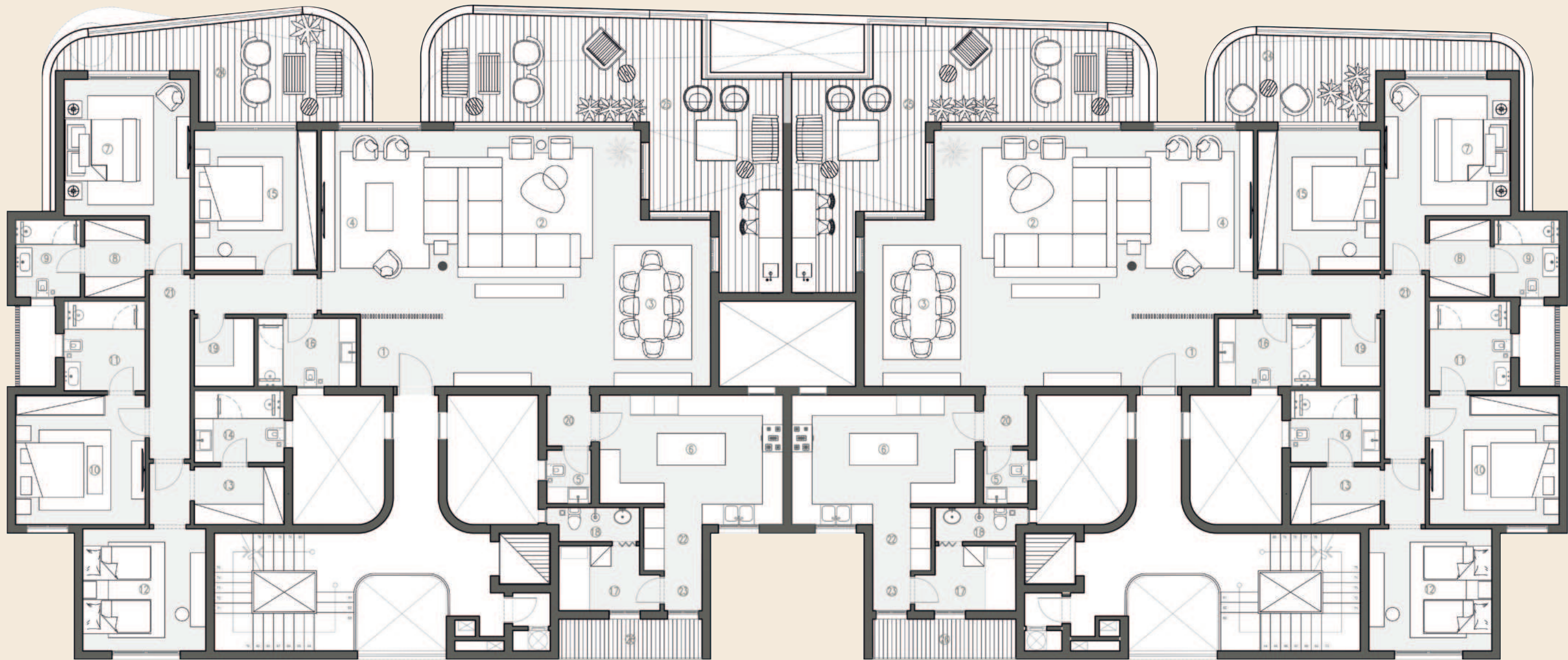
Key Plan



Second Floor Plan

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Type A | Third Floor Plans



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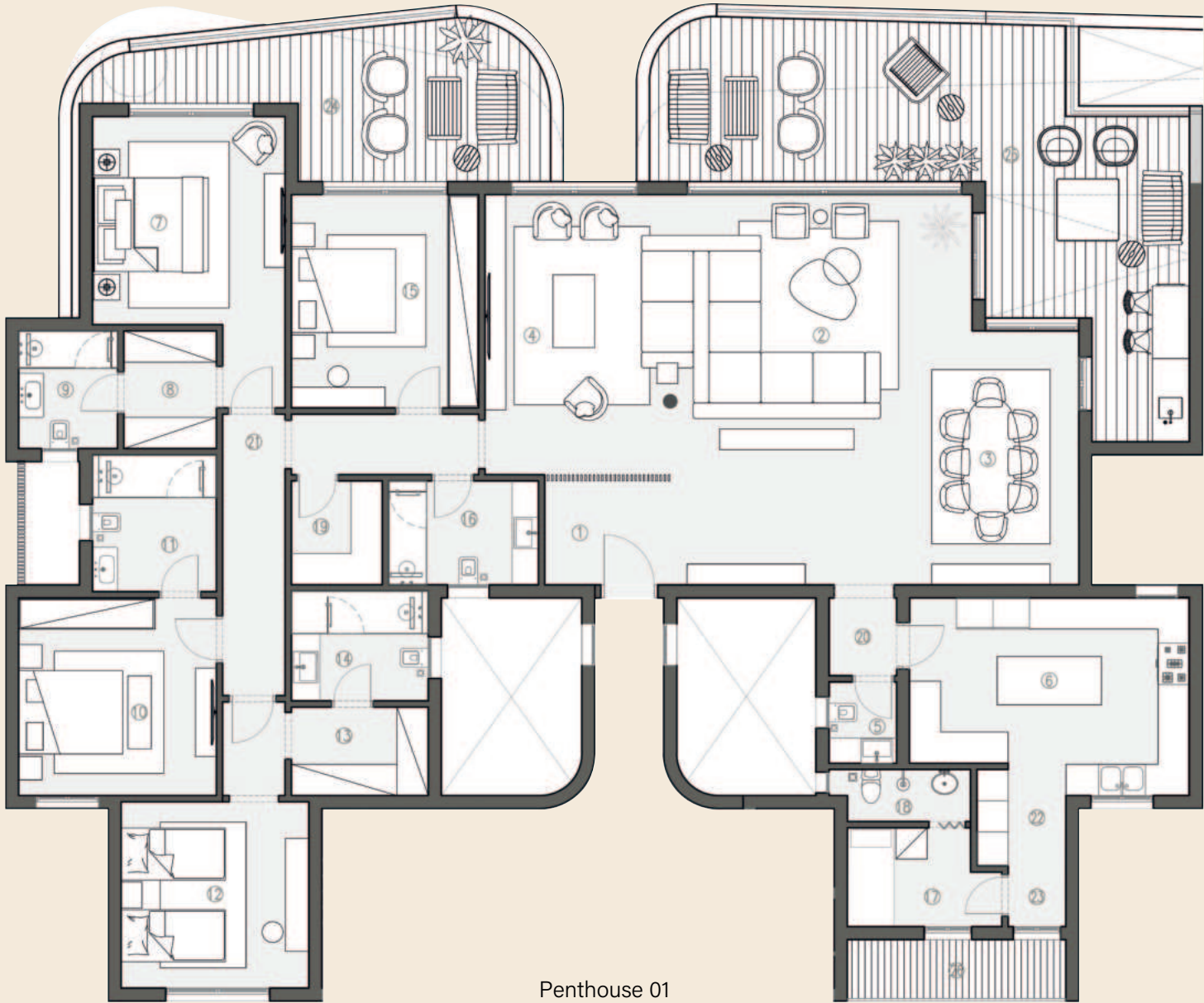
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – Penthouse 01

Unit Area: 386 Sqm

01	Entrance Lobby	2.40mx2.10m
02	Reception	7.50mx5.20m
03	Dining Room	4.90mx3.25m
04	Living Room	5.40mx4.15m
05	Guest Toilet	1.60mx1.30m
06	Kitchen	5.40mx3.80m
07	Master Bedroom	4.00mx3.70m
08	Master Dressing	2.30mx1.80m
09	Master Bathroom	2.30mx1.90m
10	Bedroom (1)	3.80mx3.80m
11	Bedroom (1) Bathroom	2.60mx2.40m
12	Bedroom (2)	3.60mx5.50m
13	Bedroom (2) Dressing	2.60mx1.70m
14	Bedroom (2) Bathroom	2.60mx2.10m
15	Bedroom (3)	3.60mx3.60m
16	Main Bathroom	2.90mx2.00m
17	Maid's Bedroom	3.00mx1.19m
18	Maid's Toilet	2.40mx1.00m
19	Kitchenette	2.00mx1.80m
20	Lobby	1.50mx1.30m
21	Corridor	9.20mx1.20m
22	Laundry	1.95mx1.70m
23	Corridor	1.90mx1.10m
24	Terrace (1)	23.40m ²
25	Terrace (2)	45.00m ²
26	Terrace (3)	4.20mx1.13m



Key Plan



Third Floor Plan

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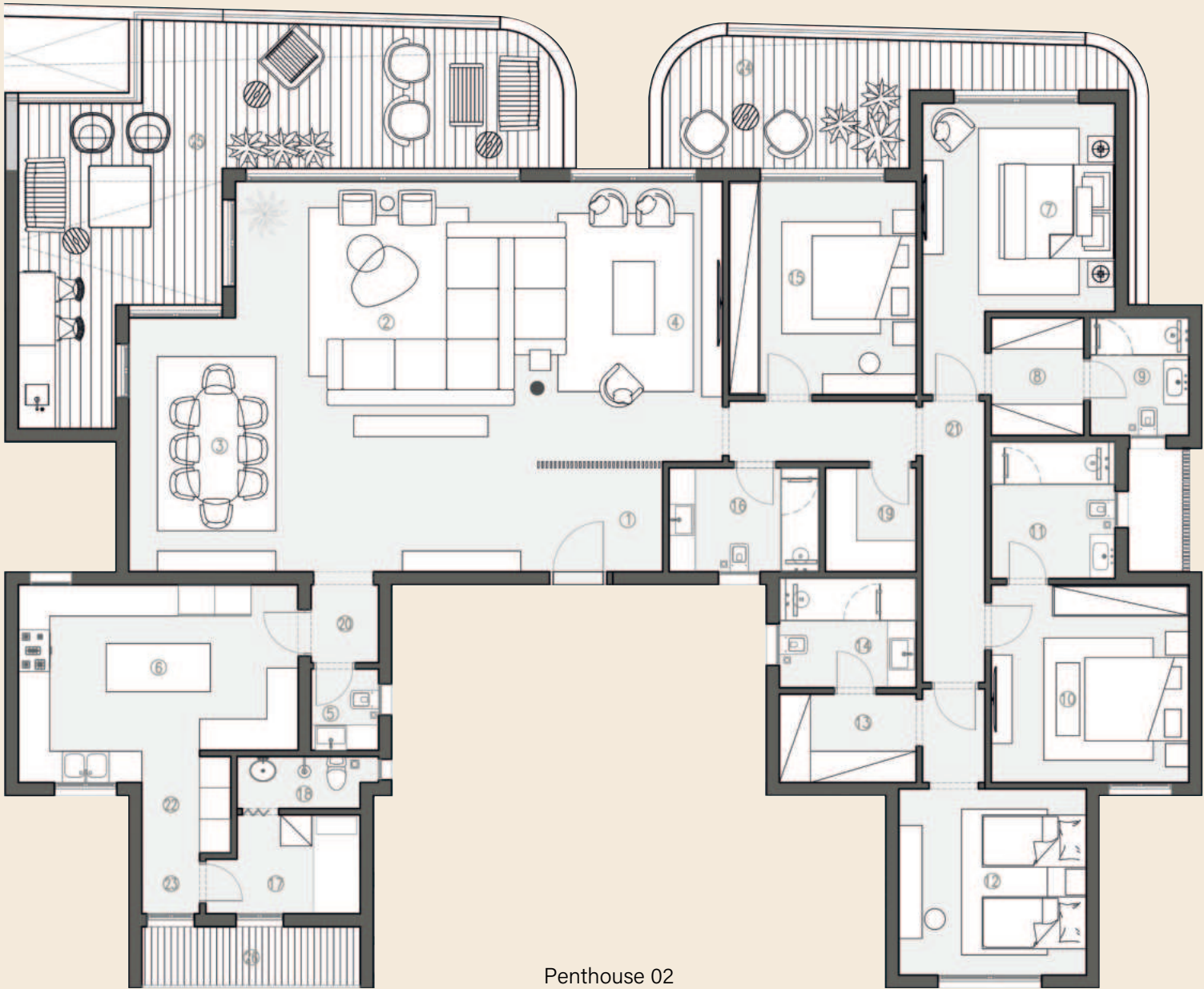
THE SHIMMERS RESIDENCES

Lagoon Apartments

Type A – Penthouse 02

Unit Area: 380 Sqm

01	Entrance Lobby	2.40mx2.10m
02	Reception	7.50mx5.20m
03	Dining Room	4.90mx3.25m
04	Living Room	5.40mx4.15m
05	Guest Toilet	1.60mx1.30m
06	Kitchen	5.40mx3.80m
07	Master Bedroom	4.00mx5.60m
08	Master Dressing	2.30mx1.80m
09	Master Bathroom	2.30mx1.90m
10	Bedroom (1)	3.80mx3.80m
11	Bedroom (1) Bathroom	2.60mx2.40m
12	Bedroom (2)	5.50mx3.60m
13	Bedroom (2) Dressing	2.60mx1.70m
14	Bedroom (2) Bathroom	2.10mx2.60m
15	Bedroom (3)	3.60mx3.60m
16	Main Bathroom	2.90mx2.00m
17	Maid's Bedroom	3.00mx1.90m
18	Maid's Toilet	2.40mx1.00m
19	Kitchenette	2.00mx1.80m
20	Lobby	1.50mx1.30m
21	Corridor	9.20mx1.20m
22	Laundry	1.95mx1.70m
23	Corridor	1.90mx1.10m
24	Terrace (2)	20.00m ²
25	Terrace (1)	43.00m ²
26	Terrace (3)	4.20mx1.13m



Key Plan



Third Floor Plan

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THE TWAIN Residences

“A PROMISE OF BOUNTIFUL
LIVING WHERE ARCHITECTURAL
BRILLIANCE INTERWEAVES
WITH NATURE IN EVERY
POSSIBLE FORM”

Mindfully poised in a prime location within SwanLake West, The Twain Residences smartly combines the best of both worlds under one seamless roof; uninterrupted privacy, perfected by inspiring city views, as well as ideal accessibility to limitless enjoyment at every door.

Area of 204 sqm.





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THE TWAIN

Residences

Apartment (B)

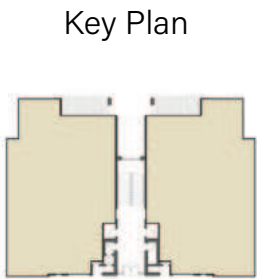
Type 01 unit area: 204 Sqm

Average Garden: 130 Sqm

01	Dining	5.20mx4.60m
02	Reception	5.00mx5.20m
03	Kitchen	2.56mx4.49m
04	Master Bedroom (1)	3.70mx3.75m
05	Master Bedroom (1) Bathroom	1.88mx2.40m
06	Bedroom (1)	3.60mx3.60m
07	Bathroom	2.38mx2.25m
08	Bedroom (2)	3.60mx3.70m
09	Laundry/Storage	1.43mx1.15m
10	Maid's Room Bathroom	1.30mx1.20m
11	Maid's Room	1.43mx2.03m
12	Guests' Toilet	1.13mx1.78m
13	Corridor (1)	1.10mx4.83m
14	Corridor (2)	1.10mx2.38m
15	Terrace	4.60mx2.39m
16	Dressing	1.60mx2.40m
17	Lobby	1.00mx1.90m



Type - 01 Ground Floor Plan



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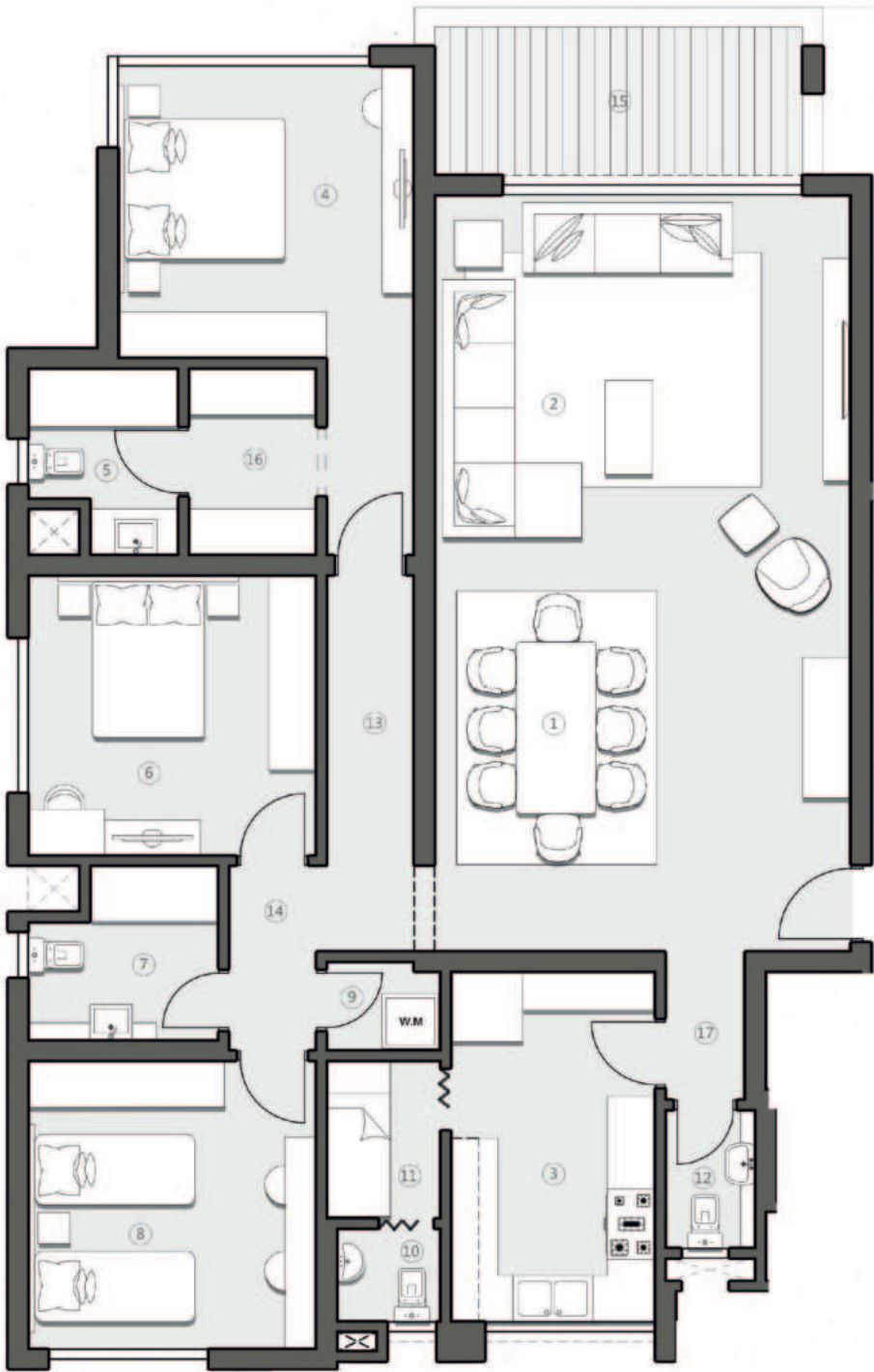
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THE TWAIN

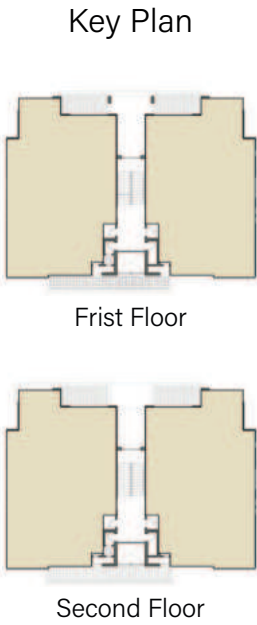
Residences

Apartment (B)
Type 02 unit area: 204 Sqm

01	Dining	5.20mx4.62m
02	Reception	5.00mx5.20m
03	Kitchen	2.56mx4.49m
04	Master Bedroom (1)	3.70mx3.75m
05	Master Bedroom (1) Bathroom	1.88mx2.40m
06	Bedroom (1)	3.60mx3.60m
07	Bathroom	2.38mx2.25m
08	Bedroom (2)	3.60mx3.70m
09	Laundry/Storage	1.43mx1.15m
10	Maid's Room Bathroom	1.30mx1.20m
11	Maid's Room	1.43mx2.03m
12	Guests' Toilet	1.13mx1.78m
13	Corridor (1)	1.10mx4.83m
14	Corridor (2)	1.10mx2.39m
15	Terrace	4.60mx2.39m
16	Dressing	1.60mx2.40m
17	Lobby	1.00mx1.90m



Type 02 - First & Second Floor Plan



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GOING

beyond



BEYOND FORM

Masterfully curated by the reputable LW, who is an award winning consultant, the designers of city CITY WALK Dubai. Each residential village speaks out with unique character, boasting modern seamless sharp clean lines reflecting resort-inspired color schemes and luxurious comfort; collectively representing a unified sense of character and aesthetic naturally blending materials and earthy color palettes to organically infuse and integrate with SLW's outdoor living.



*masterfully designed villas,
twins and numerous other types*

The diverse, pedestrian-friendly streetscapes and scenic views of the city, as well as the ancient pyramids and greenery, result in the destination's unmatched visual appeal, which is both unpretentious and timeless.

From innovative architectural style, to the warm landscape colors that charmingly interweave with nature, each home ranges from glorious stand-alone villas, exclusive twin houses and many more lavish innovations, creating value-added versatility and comfort to maximize life's full potential for bountiful living.

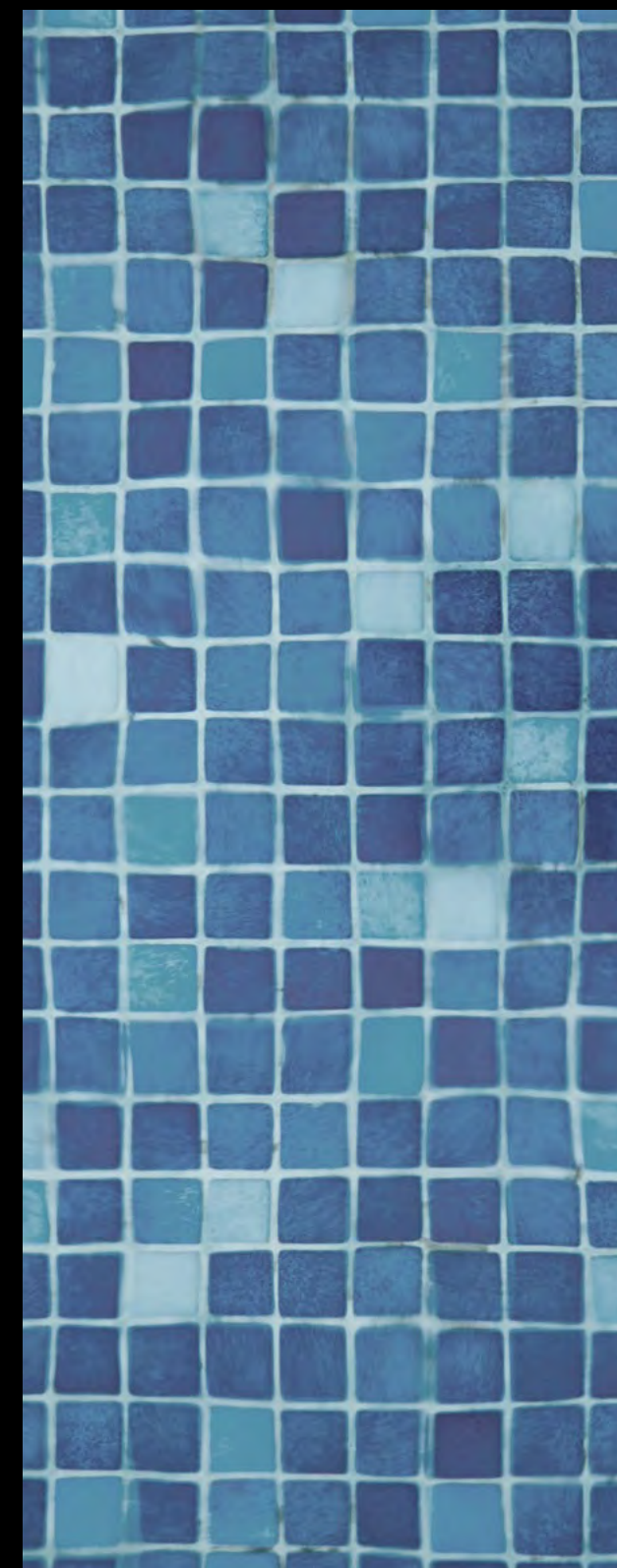
*glorious stand-alone villas,
exclusive twin houses and
numerous other types*

BEYOND FORM



Disclaimer

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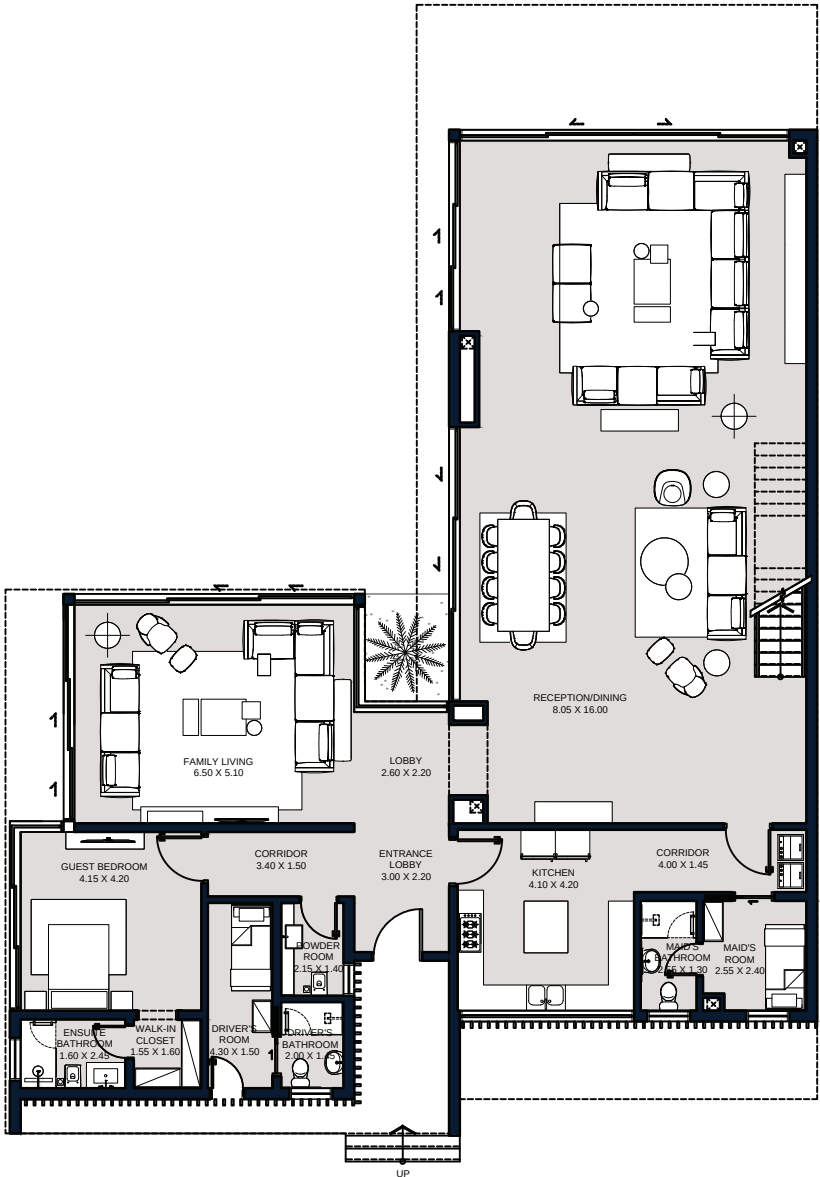
STANDALONE VILLA [VL]



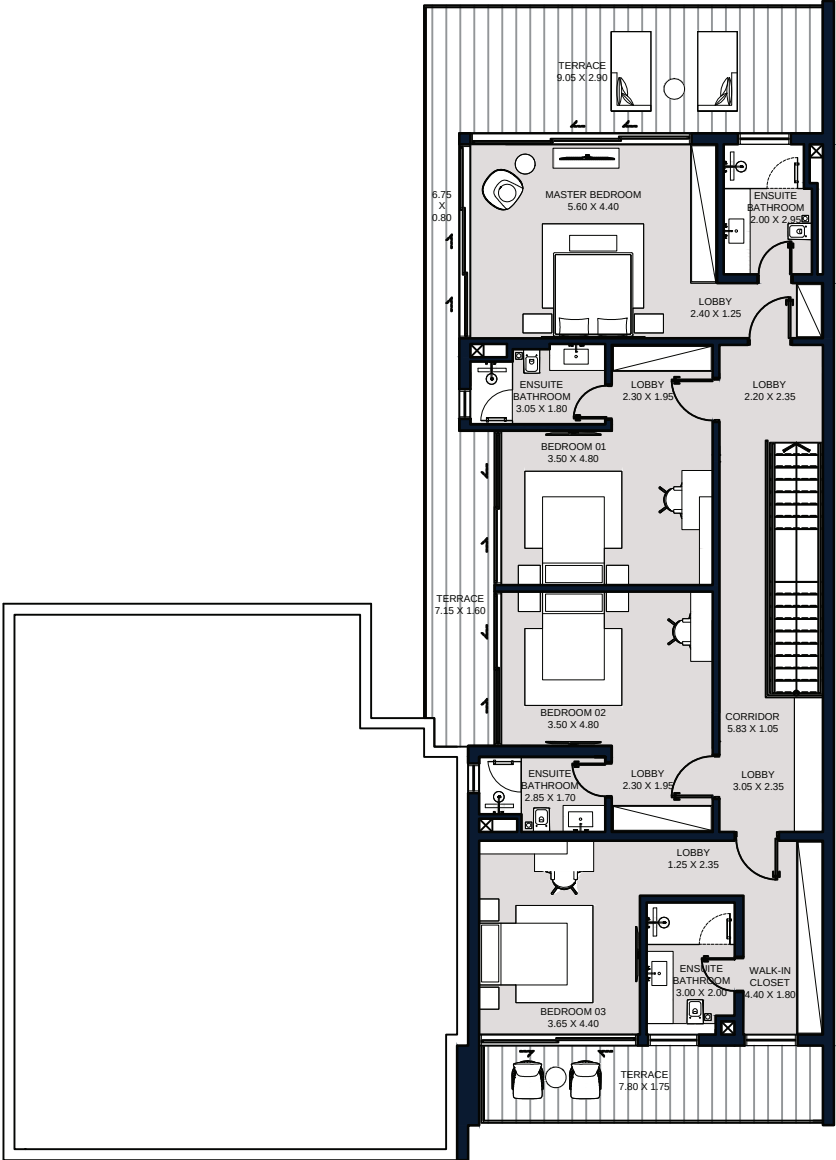
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STANDALONE VILLA [VL]

GROSS BUA: 515 SQM
AVERAGE LAND AREA: 900 SQM



Ground Floor
Area: 287.50 sqm



First Floor
Area: 227.50 sqm

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STANDALONE VILLA [VB]



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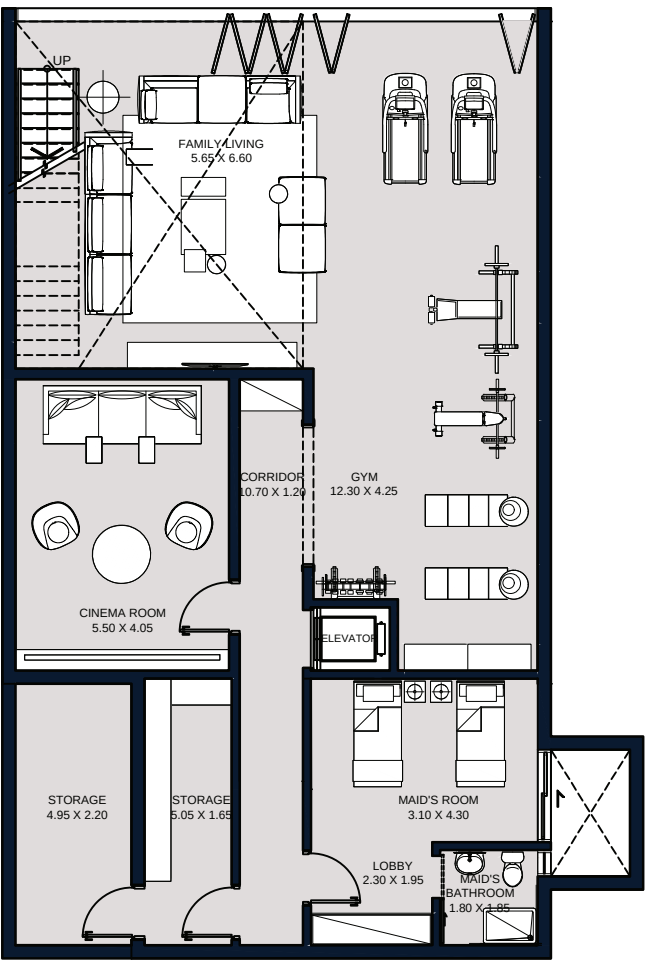
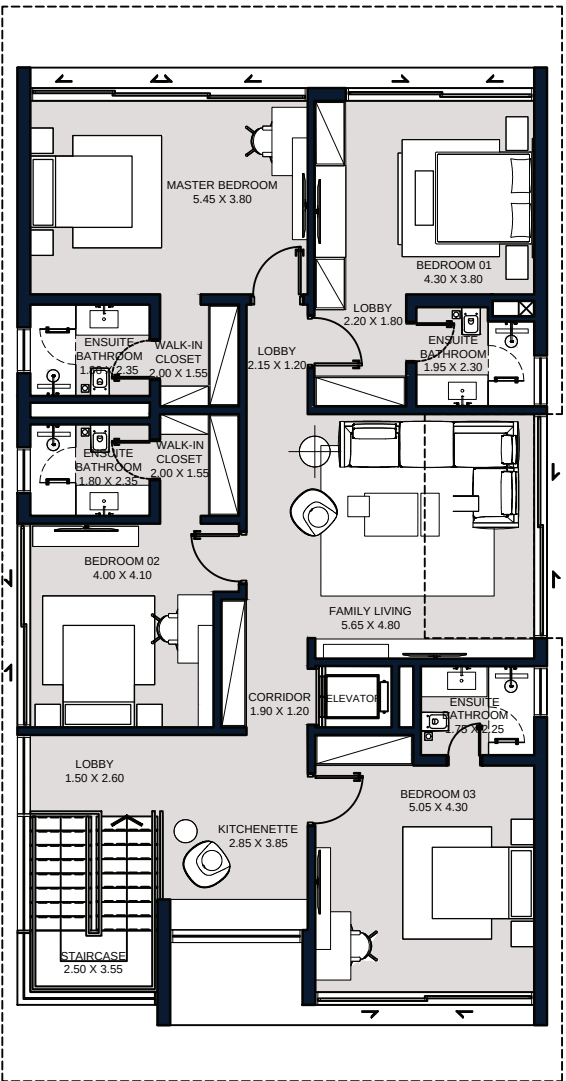
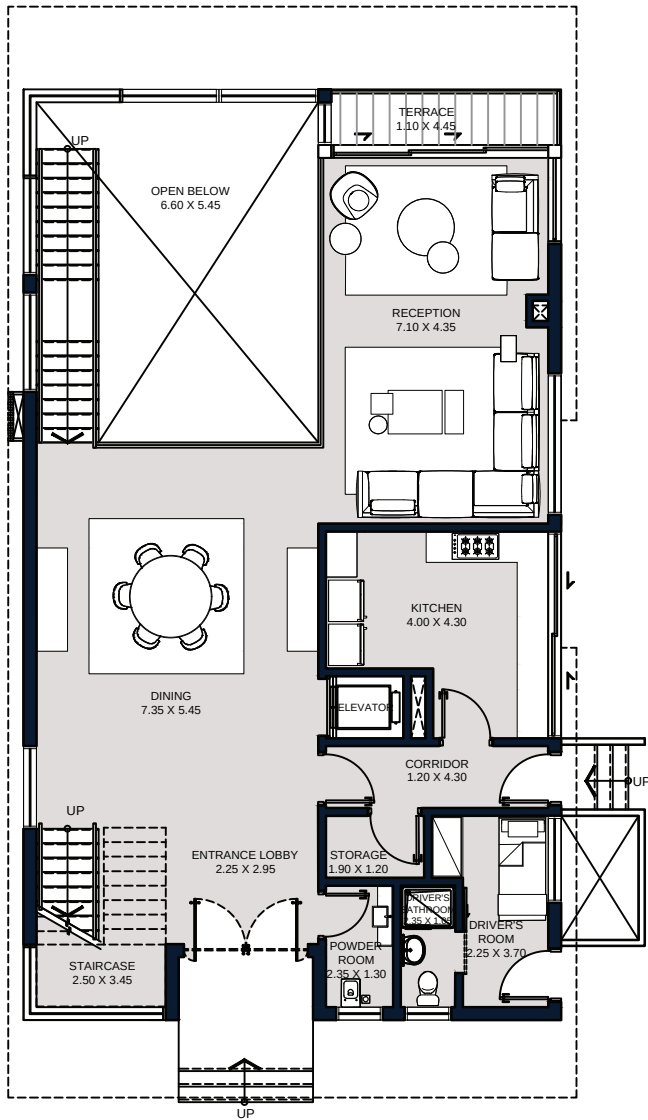


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STANDALONE VILLA [VB]

GROSS BUA: 548 SQM
AVERAGE LAND AREA: 600 SQM



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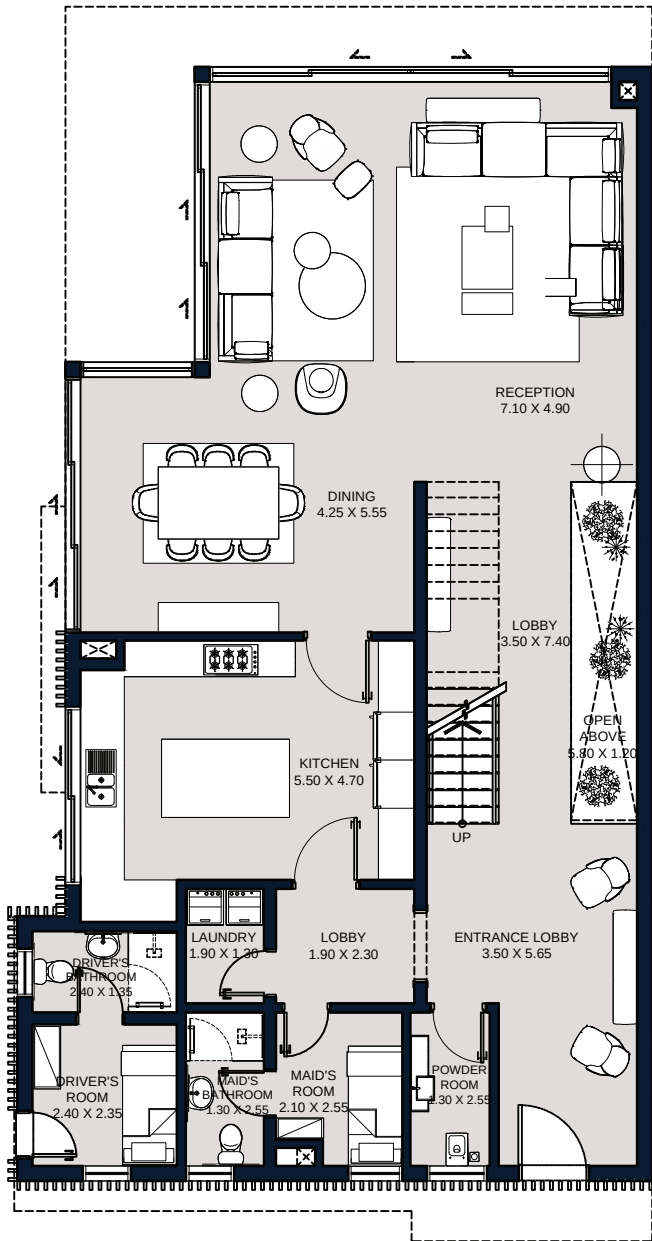
STANDALONE VILLA [VS]



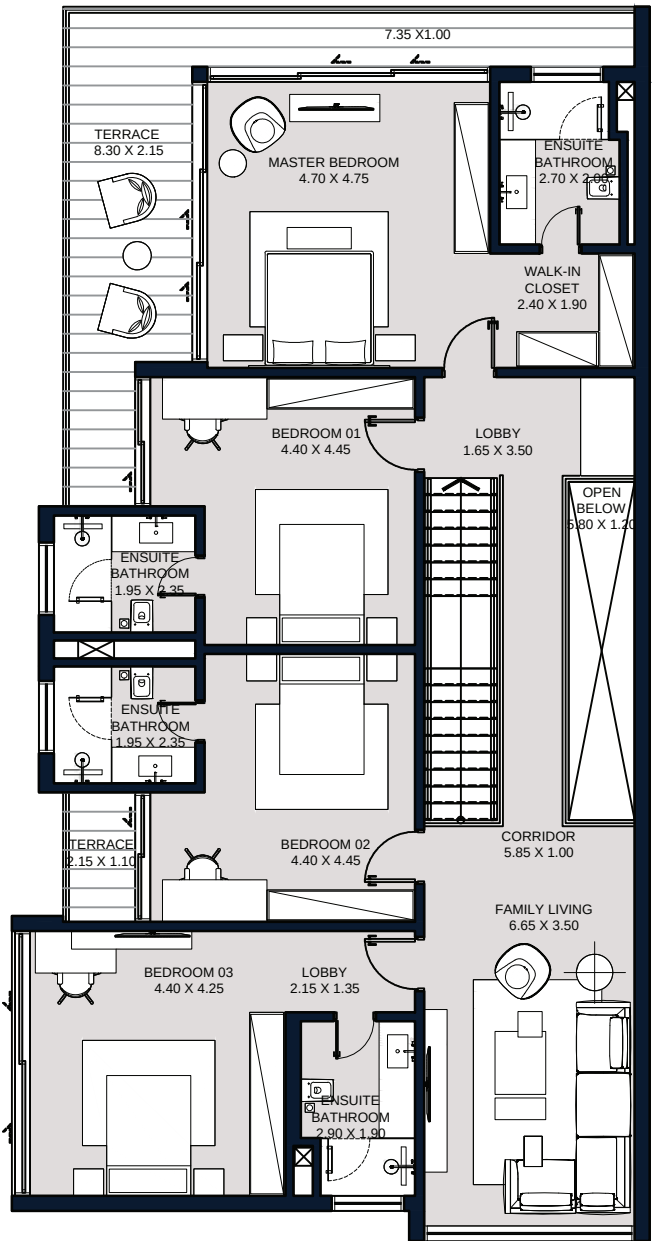
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STANDALONE VILLA [VS]

GROSS BUA: 376 SQM
AVERAGE LAND AREA: 580 SQM



Ground Floor
Area: 179 sqm



First Floor
Area: 197 sqm

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STANDALONE VILLA [VT]



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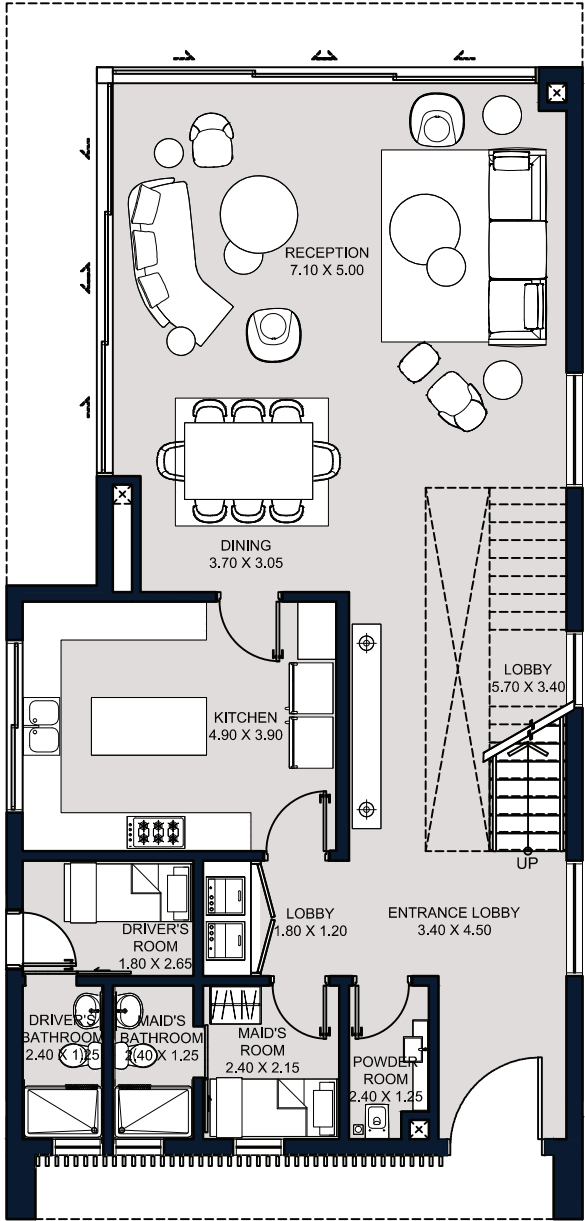


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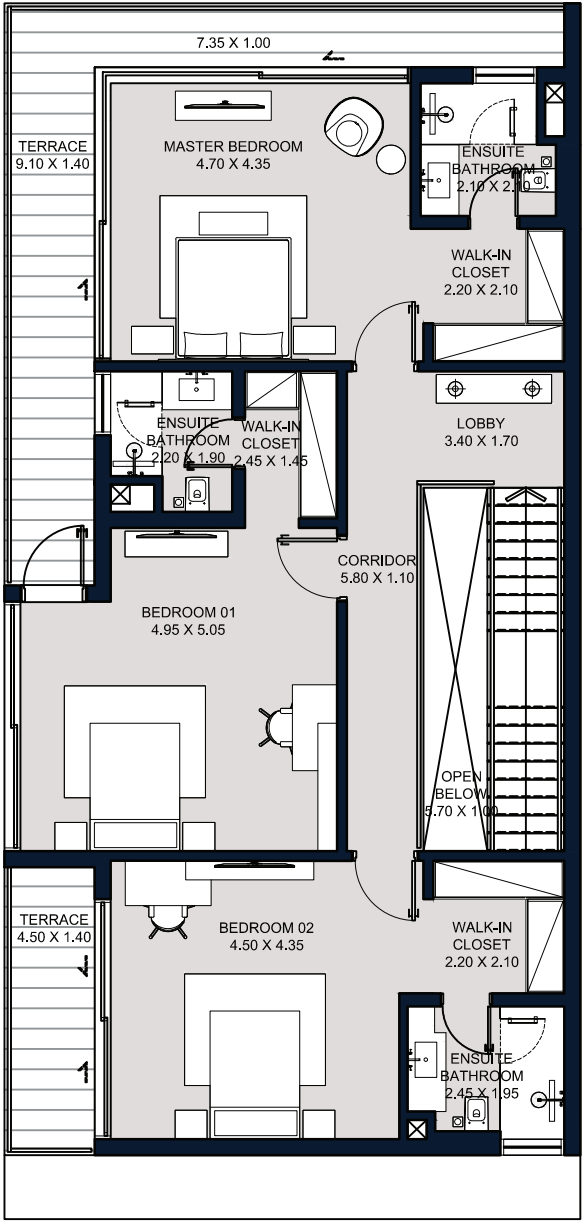
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STANDALONE VILLA [VT]

GROSS BUA: 301 SQM
AVERAGE LAND AREA: 500 SQM



Ground Floor
Area: 144.50 sqm



First Floor
Area: 156.50 sqm

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TWIN VILLA [DU]



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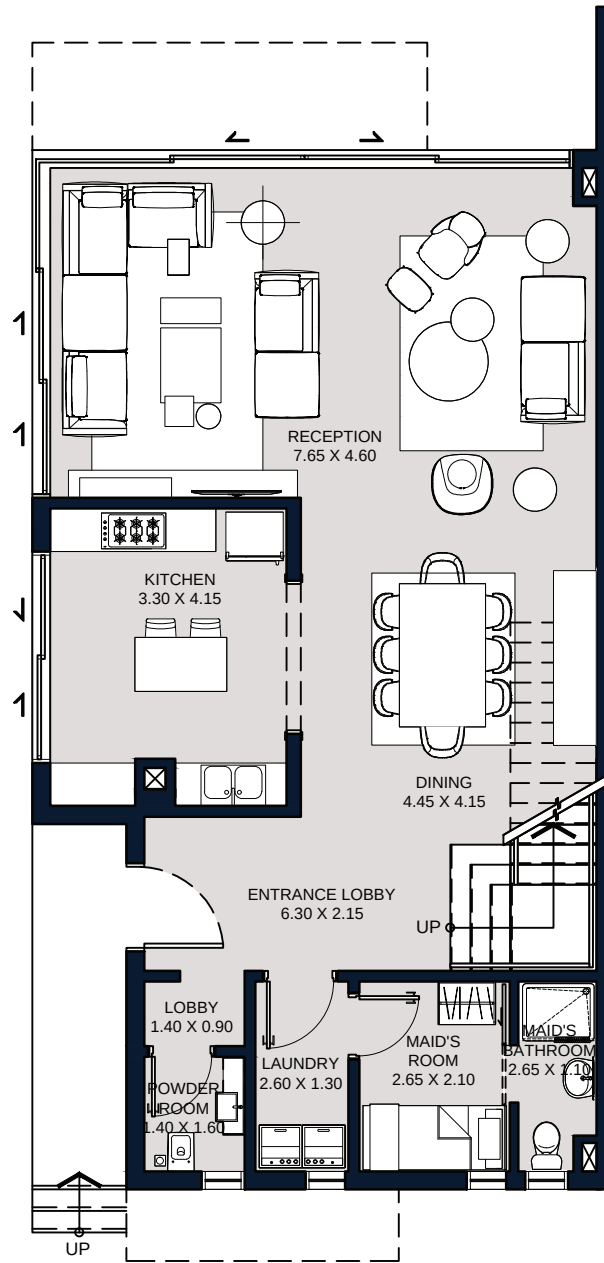


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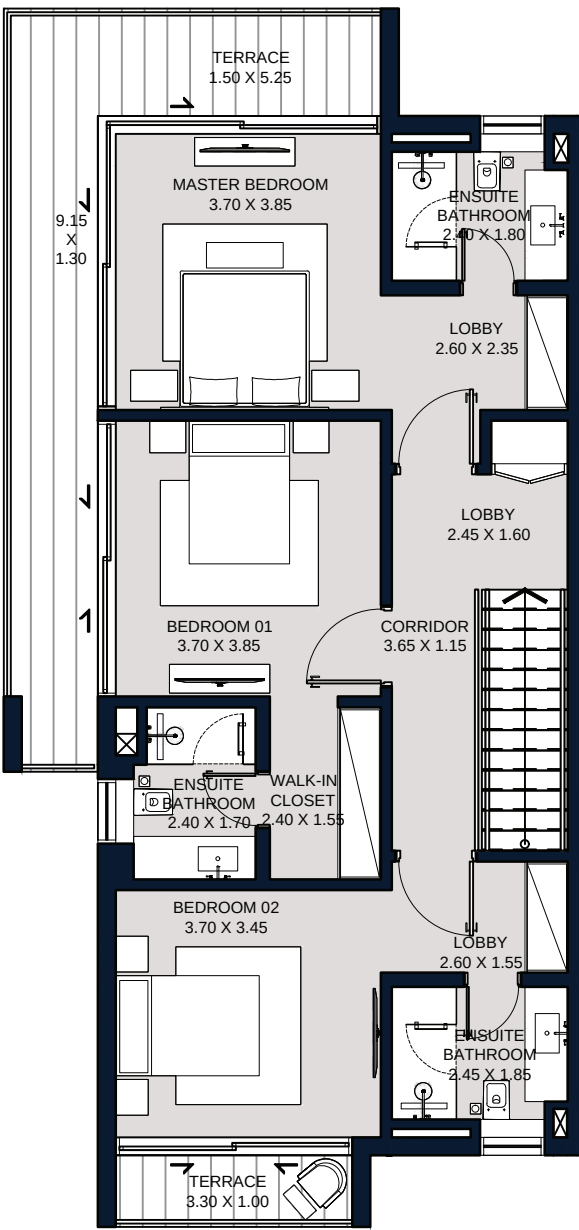
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TWIN VILLA [DU]

GROSS BUA: 237 SQM
AVERAGE LAND AREA: 360 SQM



Ground Floor
Area: 116 sqm



First Floor
Area: 121 sqm

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TOWNHOME [SL]



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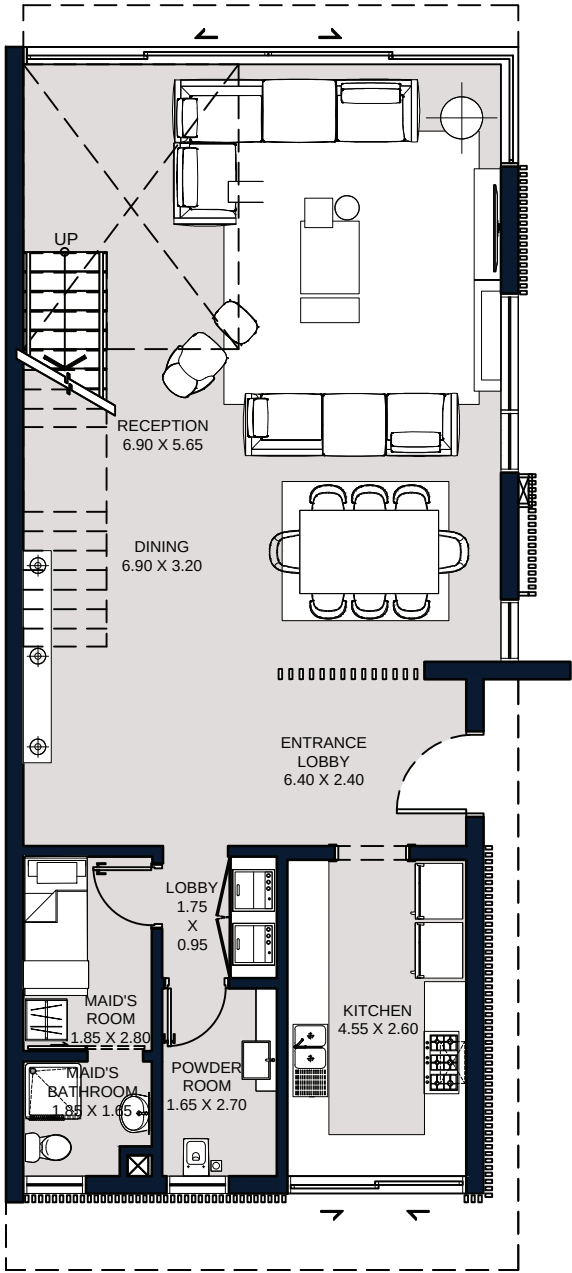


Disclaimer

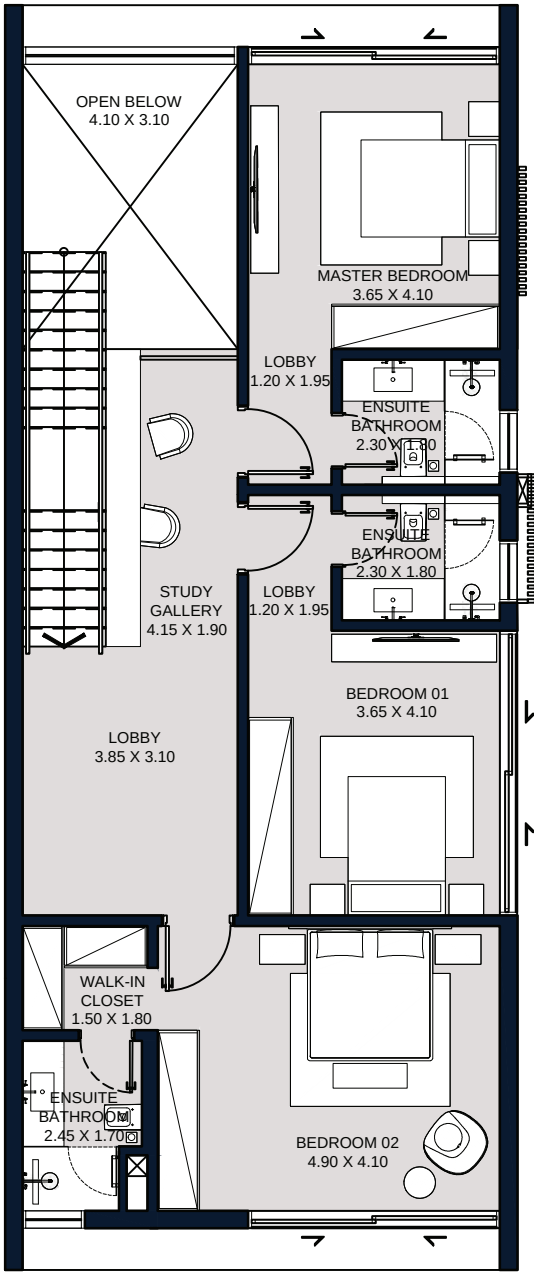
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TOWNHOME [SL] - CORNER

GROSS BUA: 238 SQM
AVERAGE LAND AREA: 350 SQM



Ground Floor
Area: 117.30 sqm

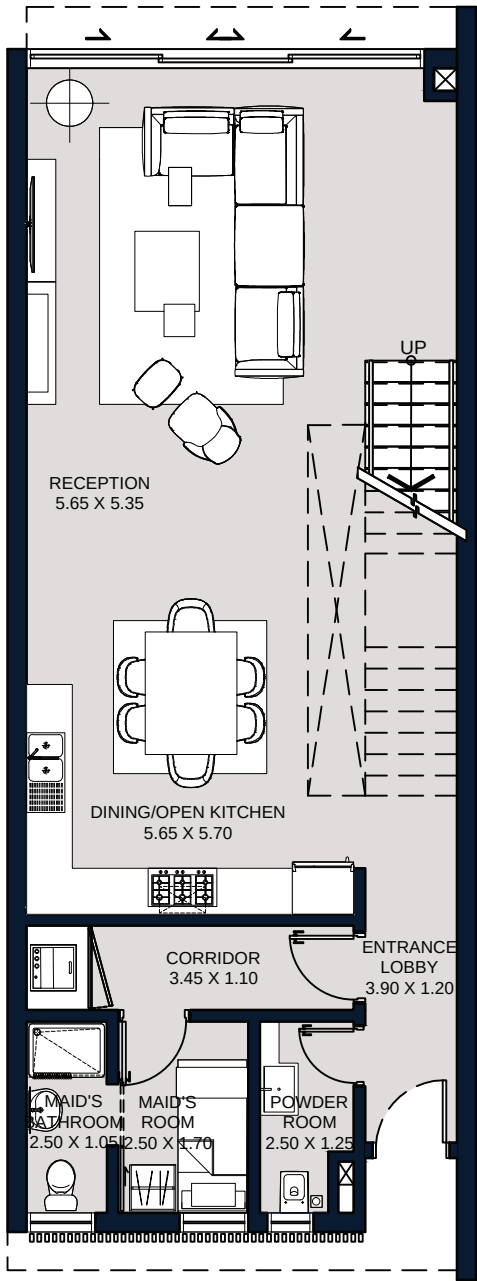


First Floor
Area: 120.70 sqm

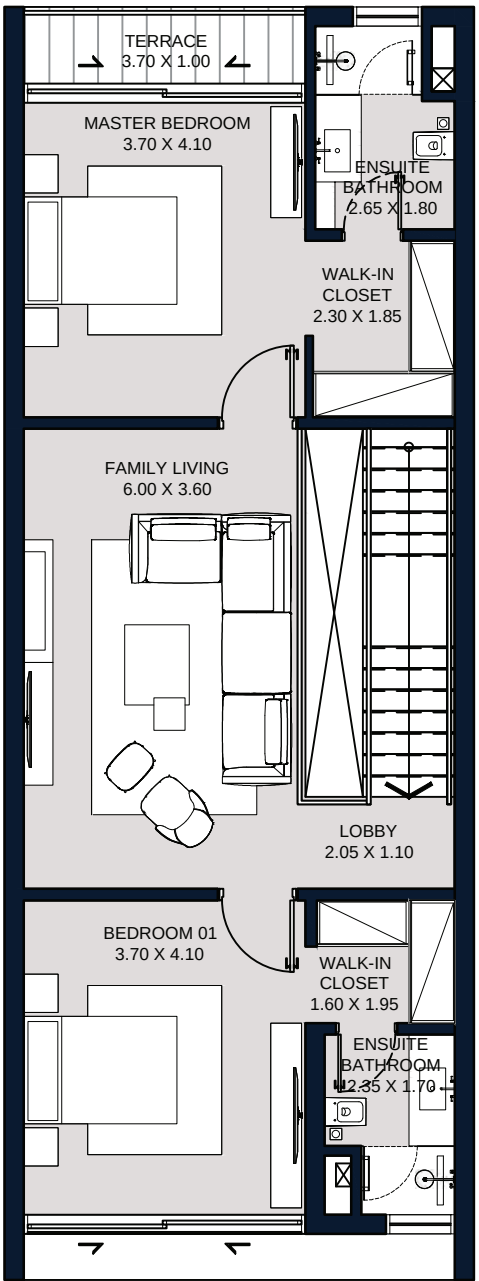
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TOWNHOME [SL] - MIDDLE

GROSS BUA: 185 SQM
AVERAGE LAND AREA: 180 SQM



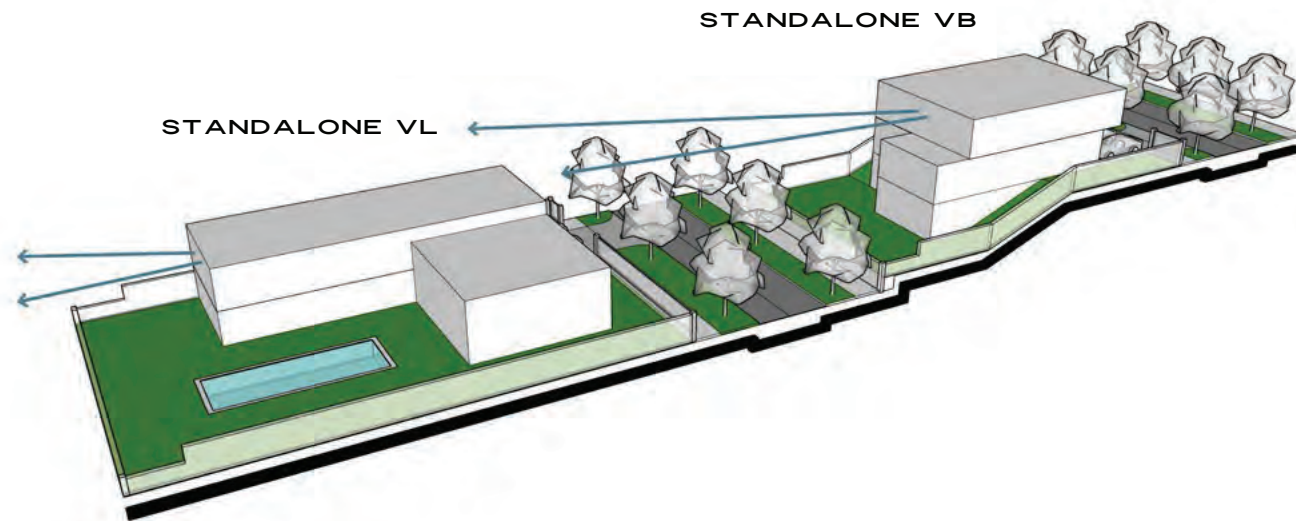
Ground Floor
Area: 91.30 sqm



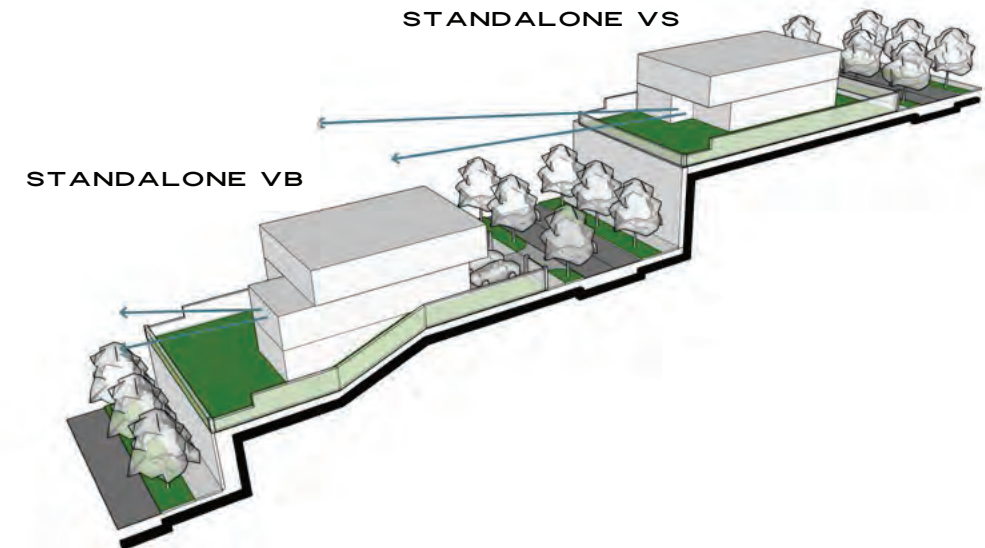
First Floor
Area: 93.70 sqm

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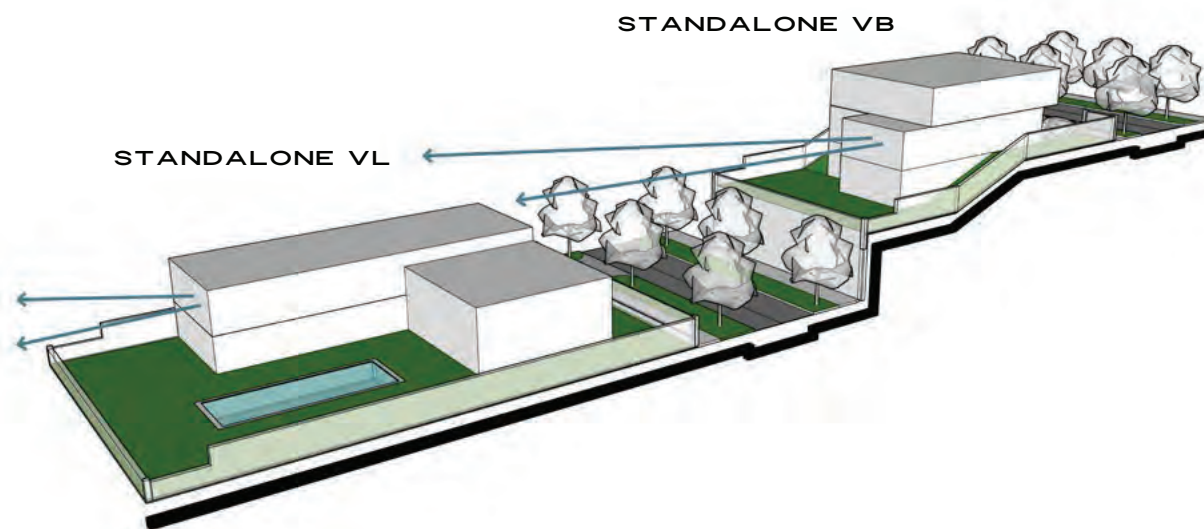
VIEW FROM FIRST FLOOR
ABOVE VERTICAL GARDEN
4M - 6M



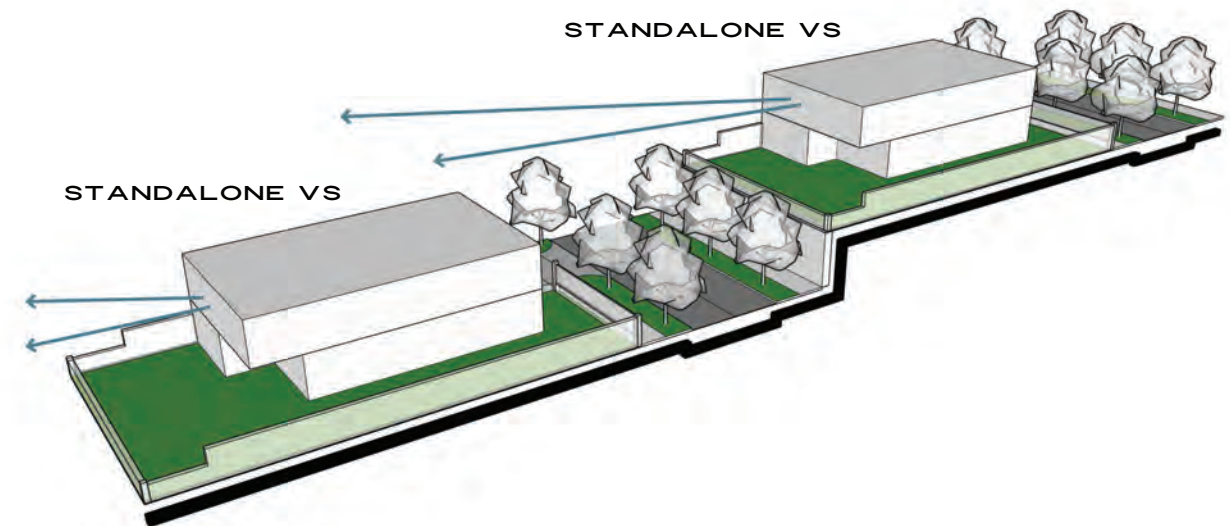
VIEW FROM GROUND FLOOR
ABOVE VERTICAL GARDEN
6M - 9M

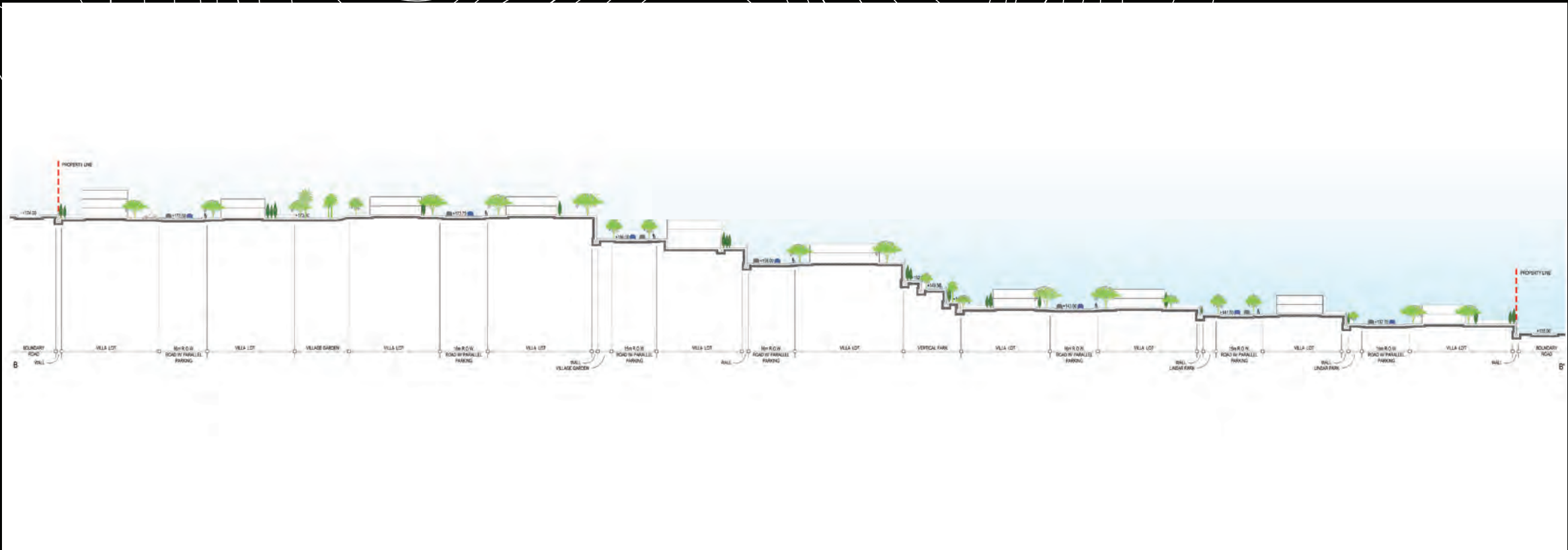
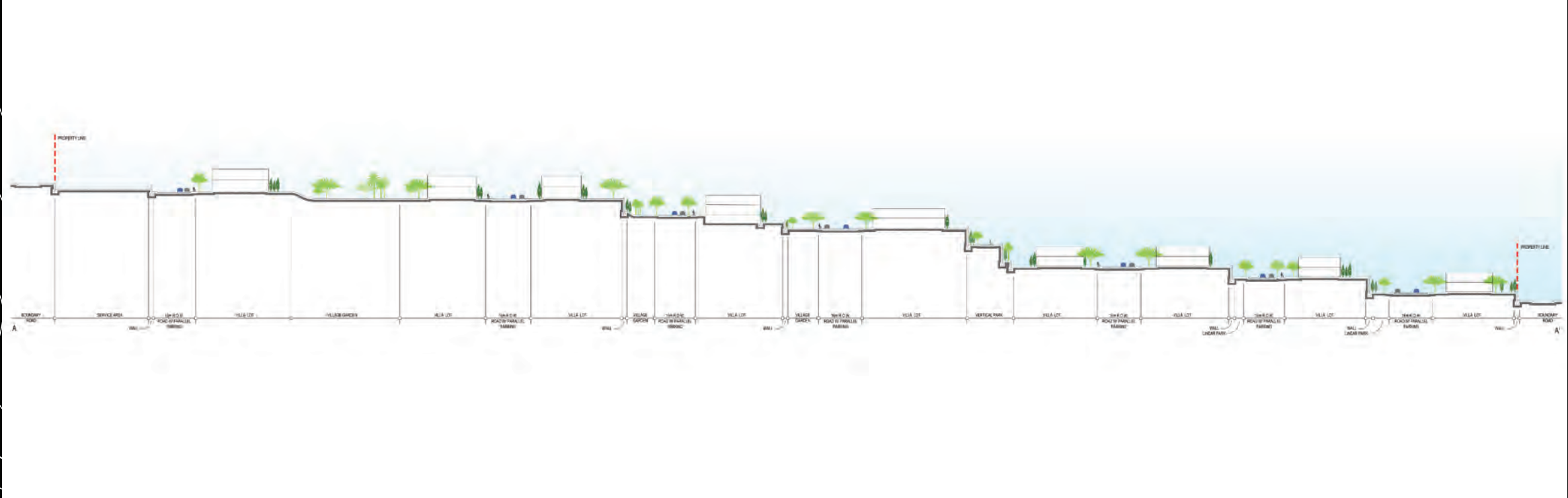


VIEW FROM GROUND FLOOR
ABOVE VERTICAL GARDEN
6M - 9M

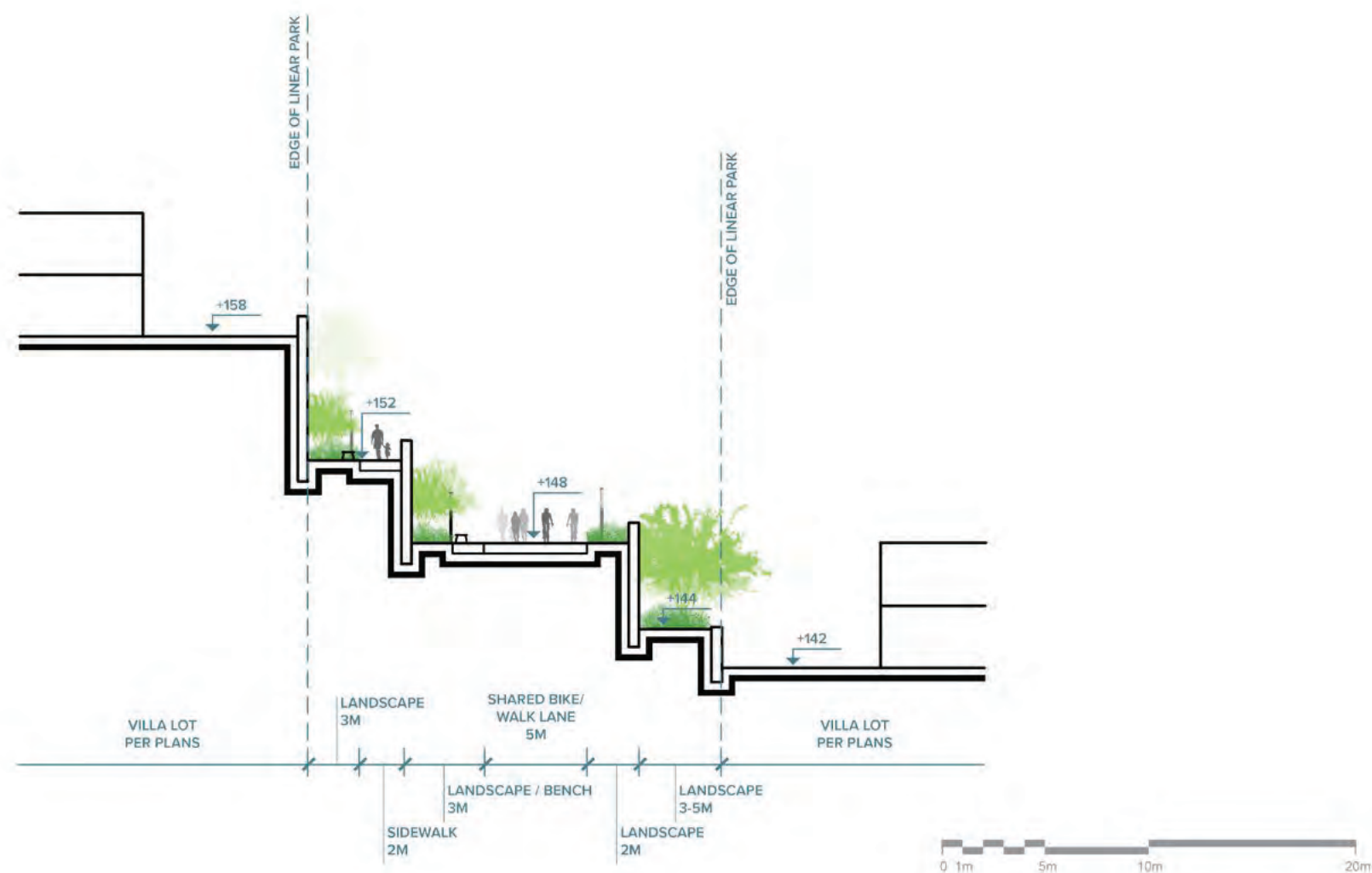


VIEW FROM FIRST FLOOR
BELOW VERTICAL GARDEN
4M - 6M



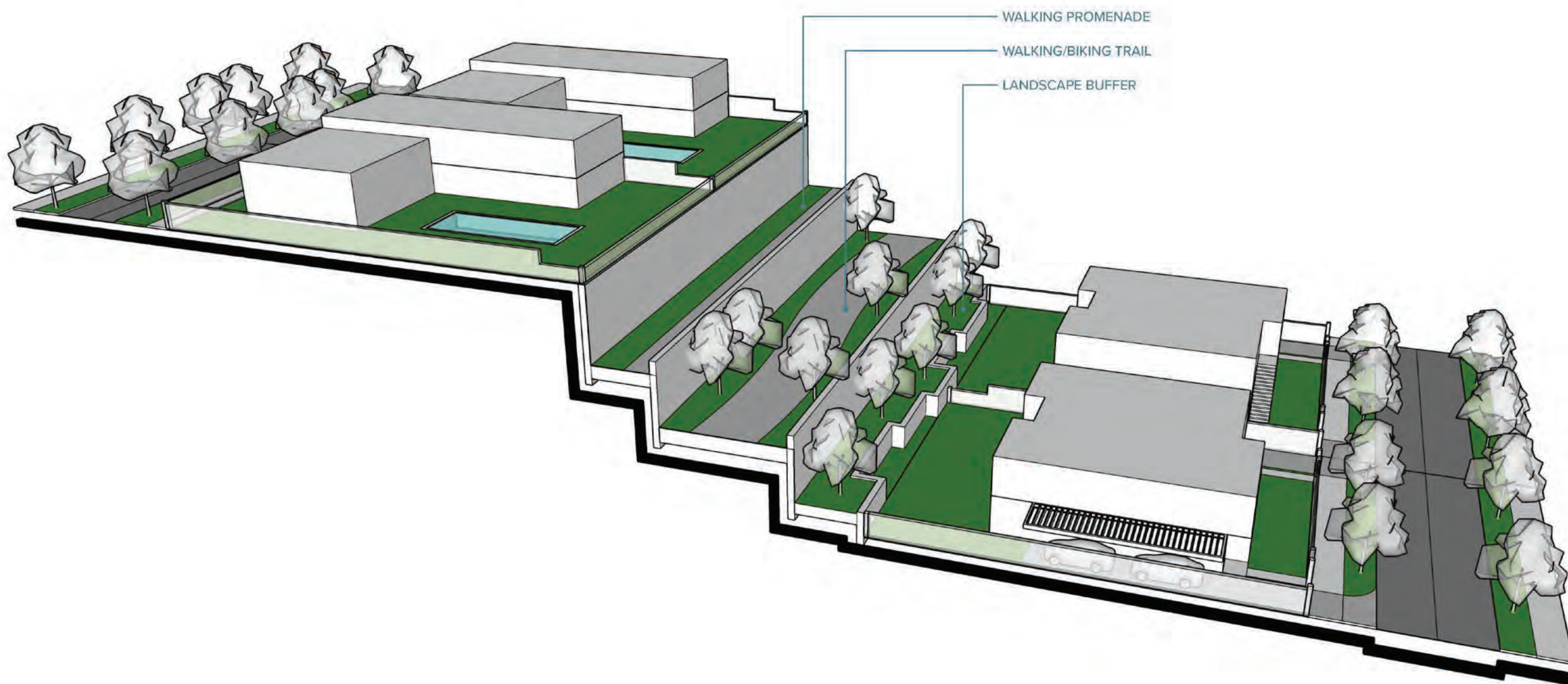


Linear parks & hanging gardens



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3 Mastermind Generations. 3 Integral Values.

For generations, Hassan Allam Properties [HAP] has set a revolutionary benchmark in crafting family-centric communities that put **exclusivity, progression and harmony** at their heart. Mastering the ideal formula of immersive luxury and inviting hospitality in thriving center points, HAP transcends the notion of just building homes to proudly deliver -time after time- handpicked communities that ever-evolve with contemporary needs.

Pushing one step further & going beyond excellence, across every aspect.

live **BEYOND.**

**Meet the re-ignition of HAP's philosophy, on the West side of the city,
raising the bar like you've never seen before.**



HASSAN ALLAM
PROPERTIES