



# KEEVA

6TH OF OCTOBER

Presents Trio Villas



AL AHLY SABBOUR®

# AL AHLY SABBOUR

For more than 28 years and counting, Al Ahly Sabbour has been building bricks of lively homes and creating unique communities all over Egypt. Here finally they put a foothold in Cairo West, creating the most mesmerizing West Side Story. The vision and know-how of this giant developer has created a one of a kind neighborhood that you can finally call home. Al Ahly Sabbour Develops Places Not Spaces.



THE STORY  
BEHIND

# KEEVA

*Exceeding Elegance*

A female name of Irish origin that means  
KIND, BEAUTIFUL & PRECIOUS

Be a Citizen of the Contemporary Countryside Life

Experience the Tasteful Identity of the beautiful Egyptian Countryside life with a contemporary twist

The background features a teal color palette with vertical stripes of varying widths and shades. In the foreground, two cylindrical objects, possibly speakers or decorative elements, are visible. The larger one is on the left, and a smaller one is on the right, both with a textured surface.

LOCATION  
MAP

# MINUTES FROM EVERYWHERE

**5** MINS SHOPPING MALL  
**7** MINS MEDIA CITY  
**15** MINS SMART VILLAGE  
**30** MINS DOWNTOWN

1 KILOMETERS FRONT ON WASLET DAHSHOUR

IN THE ELITE RESIDENCE AREA IN THE HEART OF 6TH OF OCTOBER

FEW MINUTES FROM RING ROAD AND MEHWAR



Exclusively Curated with a tasteful identity to bring to life a beautiful and exquisite community where you lead a peaceful harmonized life to fulfill your needs while experiencing the contemporary countryside living & enjoying LIVABILITY at its best



# KEEVA MIX OF WESTFUL VIBES

Since Keeva is located in the West and every place has its own vibes, we thought to mix between the vibe of a place & the individual's interests and in order to start this connection, we focused on the WEST's vibes which actually fits everyone's interests.

Rejoice in a life full of Harmony, Where your soul is in tune Amidst extraordinary greenery In a perfect medley Composed in the heart of the west and live a life that  
EXCEEDS ELEGANCE

# NATURE VIBE

## VAST GREENERY LANDSCAPING

Our aim is to develop places not spaces, and at KEEVA we are focused on creating tasteful identity and memorable landscapes

Where you are able to Play with nature, Educate from nature, Listen to nature & Taste Nature wherever you wander you are cuddled with subtle greenery views in every inch.





# SATISFACTION VIBES



## FLAWLESS COMMERCIAL AREA

Warm and friendly outings at the top notch brands  
Whether spiritual or practical life, Keeva has it all. A quality time with your beloved ones is guaranteed with an abundance of cafes and restaurants.



## LAVISH CLUB HOUSE

KEEVA brings you a huge lavish club house that spreads over 600 sqm with sports facilities, pool & A class f&b outlets right at your fingertips

H Y P E  
V I B E



# Trio Villas





# UNIT PLANS

# Trio Villas



## TRIPLE TOWN HOUSE (Corner 203 m<sup>2</sup>)



GROUND FLOOR



GROUND FLOOR=85.5m <sup>2</sup>	
Entrance	1.65*1.53
Reception	5.50*5.08
Toilet	2.70*1.52
Kitchen	3.31*2.75
Laundry	1.53*1.43



All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TRIPLE TOWN HOUSE (Corner 203 m<sup>2</sup>)



First Floor



Second Floor

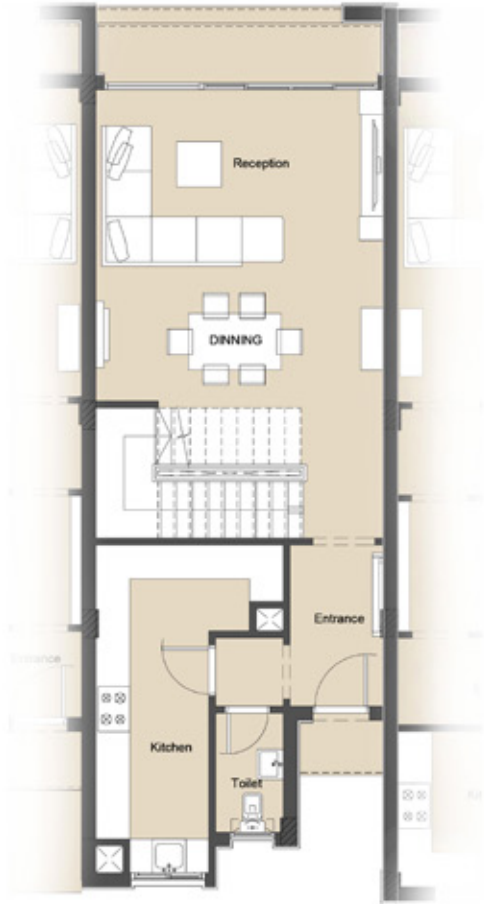
FIRST FLOOR =82 M <sup>2</sup>	
Master Bedroom	3.60*3.30
Master Bathroom	2.38*1.66
Bedroom 1	3.80*3.00
Bathroom	2.70*1.52
Bedroom 2	3.31*4.40
Terrace	1.80*1.20
ROOF =35.5M <sup>2</sup>	
Living room	3.80*3.30
Bathroom	2.70*1.52
Roof 1	5.20*3.40
Roof 2	4.50*3.44

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TRIPLE TOWN HOUSE (Middle 198 m<sup>2</sup>)



GROUND FLOOR

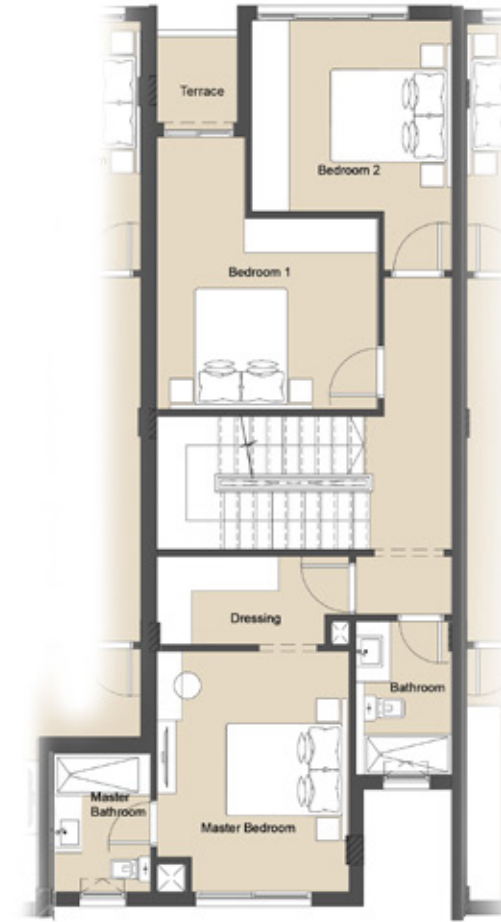


GROUND FLOOR = 79.5m <sup>2</sup>	
Entrance	2.85*1.65
Reception	5.50*5.08
Toilet	2.10*1.20
Kitchen	5.79* 2.00



All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TRIPLE TOWN HOUSE (Middle 198 m<sup>2</sup>)



First Floor



Second Floor

FIRST FLOOR = 83 M <sup>2</sup>	
Master Bedroom	4.15*3.31
Master Bathroom	2.37*1.65
Dressing	3.31*1.52
Bathroom	2.65*1.65
Bedroom 1	3.80*3.30
Bedroom 2	3.45*3.30
Terrace	1.28*1.38
ROOF = 35.5 M <sup>2</sup>	
Living room	3.77*3.31
Bathroom	2.65*1.65
Roof 1	5.00* 6.80
Roof 2	5.20* 2.50

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TRIPLE TOWN HOUSE (Corner 203m<sup>2</sup>)



GROUND FLOOR=83.5 M <sup>2</sup>	
Entrance	3.31*1.53
Reception	5.50*5.08
Toilet	2.70*1.52
Kitchen	3.31*2.75

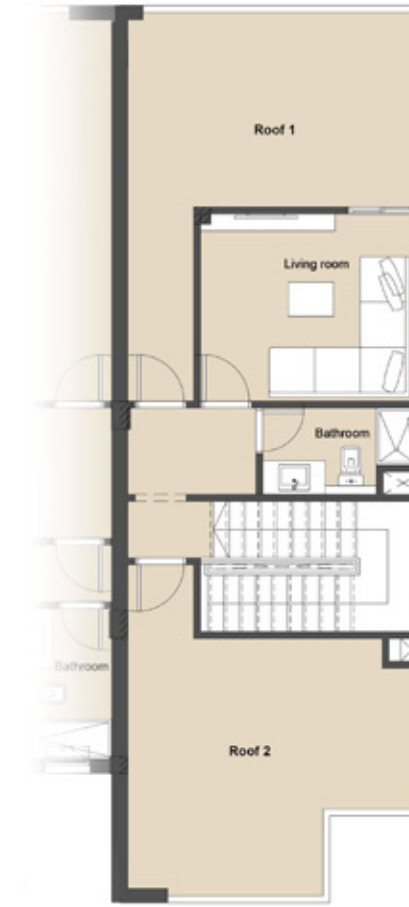


All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TRIPLE TOWN HOUSE (Corner 203m<sup>2</sup>)



First Floor



Second Floor

FIRST FLOOR =84 M <sup>2</sup>	
Master Bedroom	4.40*3.31
Master Bathroom	2.87*1.65
Bedroom 1	3.80*3.30
Bathroom	2.70*1.52
Bedroom 2	3.60*3.30
Terrace	3.46*1.96
ROOF =35.5 M <sup>2</sup>	
Living room	3.80*3.30
Bathroom	2.70*1.52
Roof 1	5.20*3.40
Roof 2	5.20*4.65

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.



# Villa Court 360



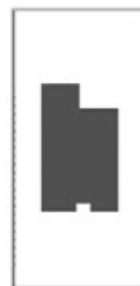


GROUND FLOOR

## VILLA COURT 360 m<sup>2</sup>



Ground Floor= 148 m <sup>2</sup>	
Entrance	2.60*1.70
Kitchen	4.15*3.70
Guest toilet	1.65*2.00
Reception & Dining	7.20*8.50
Terrace	1.00*3.00
Maid Room	2.10*2.00
Maid Tiolet	2.10*1.40
Driver room	2.20*2.70
Drive Tiolet	1.00*2.80



All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## VILLA COURT 360 m<sup>2</sup>



First Floor



Second Floor

First Floor= 142 m <sup>2</sup>	
Master Bedroom	3.60*4.65
Dressing Room	1.95*3.00
Bathroom (Master Bedroom)	1.70*2.80
Living	3.30*3.85
Bedroom 1	3.80*3.70
Bedroom 1 Bathroom	2.35*2.10
Bedroom 2	4.50*3.60
Bathroom	2.25*2.70
Second Floor= 70 m <sup>2</sup>	
Bedroom	4.20*3.60
Bathroom	2.00*2.80
Living	3.80*3.60
Front Roof Area	8.75 m <sup>2</sup>
Back Roof Area	38.25 m <sup>2</sup>

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.



Villa Loft

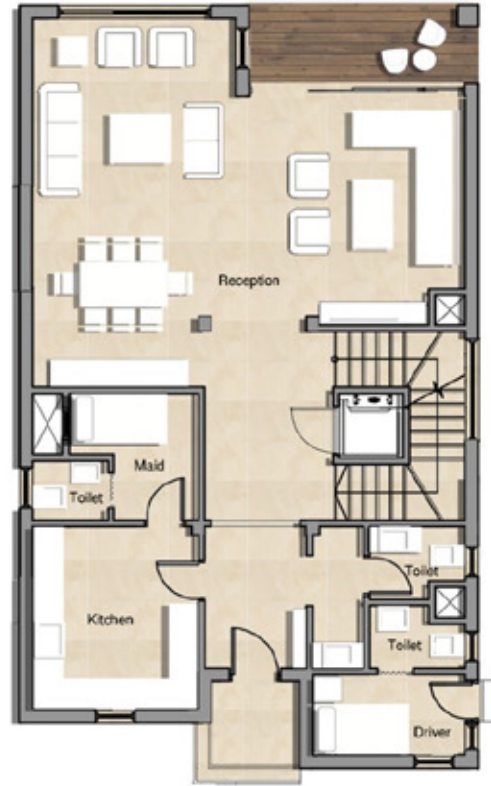
340





VILLA LOFT 340 m<sup>2</sup>

GROUND FLOOR



Ground Floor = 130 m <sup>2</sup>	
Name	Dimension
Entrance	1.70*2.60
Kitchen	3.70*4.18
Guest toilet	1.65*2.00
Reception&dining	7.20*8.50
Terrace	1.00*3.00
Driver Bedroom	2.24*2.70
Driver Bathroom	1.00*2.83
Maid Bedroom	2.00*2.10
Maid Bathroom	1.40*2.10

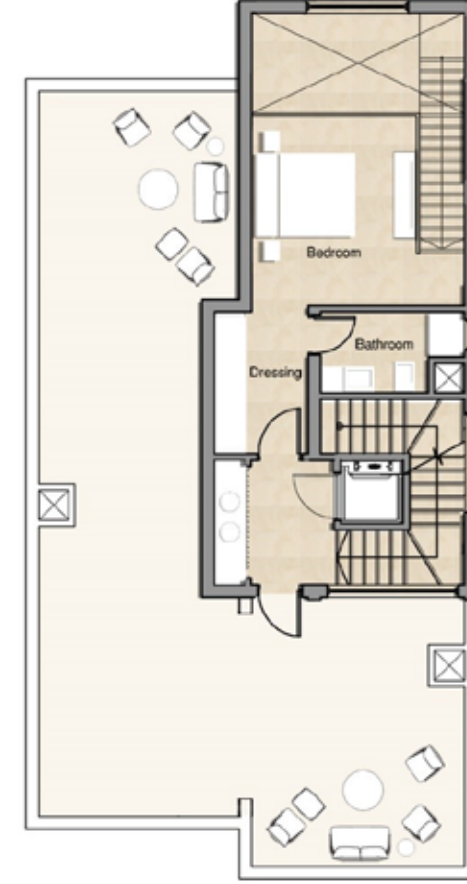


All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

VILLA LOFT 340 m<sup>2</sup>



First Floor



Second Floor

First Floor = 148 m <sup>2</sup>	
Master Bedroom	3.60*4.65
Terrace	1.31*3.60
Master Bathroom	1.70*2.80
Master Dressing	1.95*3.00
Loft Living	5.20*3.35
Loft Kit	2.40*4.25
Terrace	0.91*4.25
Bedroom 1	3.70*3.80
Bedroom 2	3.60*4.25
Bathroom	1.80*2.97
Second Floor = 62 m <sup>2</sup>	
Bedroom	3.80*4.25
Bathroom	1.63*2.80
kitchen	2.49*2.55
Front Roof Area	8.75 m <sup>2</sup>
Back Roof Area	38.25 m <sup>2</sup>

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

Villa Standard 330





GROUND FLOOR

VILLA STANDARD 330 m2

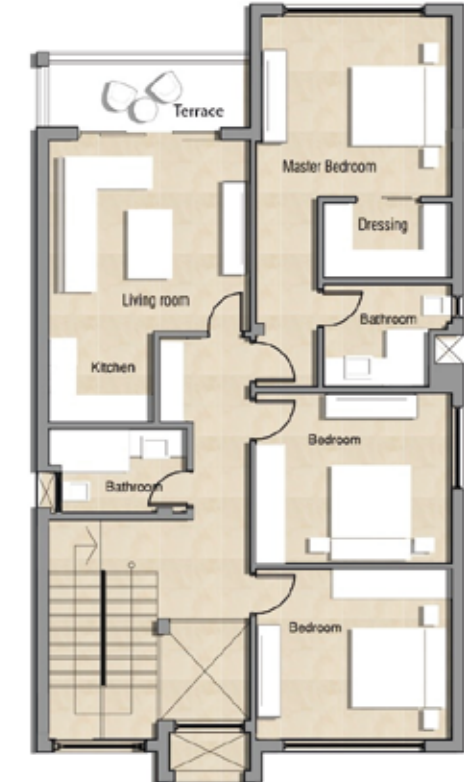


Ground Floor = 134 m2	
Name	Dimension
Entrance	4.20*2.00
Kitchen	3.85*4.12
Guest toilet	1.80*2.10
Reception&dining	7.60*8.50
Terrace	1.60*4.20
Maid Bedroom	2.80*2.10
Maid Bathroom	1.30*2.54
Driver Bedroom	2.00*1.90
Driver Bathroom	1.10*1.90

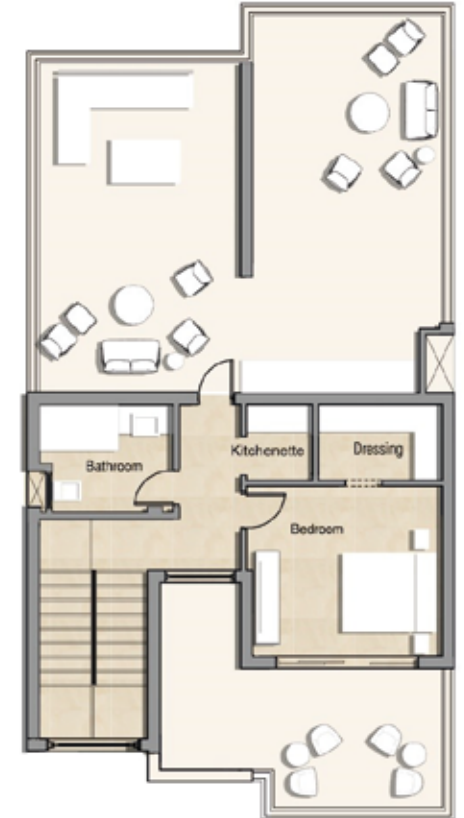


All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

VILLA STANDARD 330 m2



First Floor



Second Floor

First Floor = 140 m2	
Master Bedroom	3.80*4.10
Master Bathroom	2.20*2.70
Master Dressing	1.60*2.70
Living	4.00*4.25
Terrace	1.60*4.25
Bedroom 1	3.60*4.10
Bedroom 2	3.60*4.10
Bathroom	1.80*3.00
Second Floor = 56 m2	
Bedroom	3.60*4.10
Bathroom	2.40*3.00
Dressing	1.80*2.70
Kitchenette	1.30*1.80
Front Roof Area	10.36 m2
Back Roof Area	60.27 m2

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.



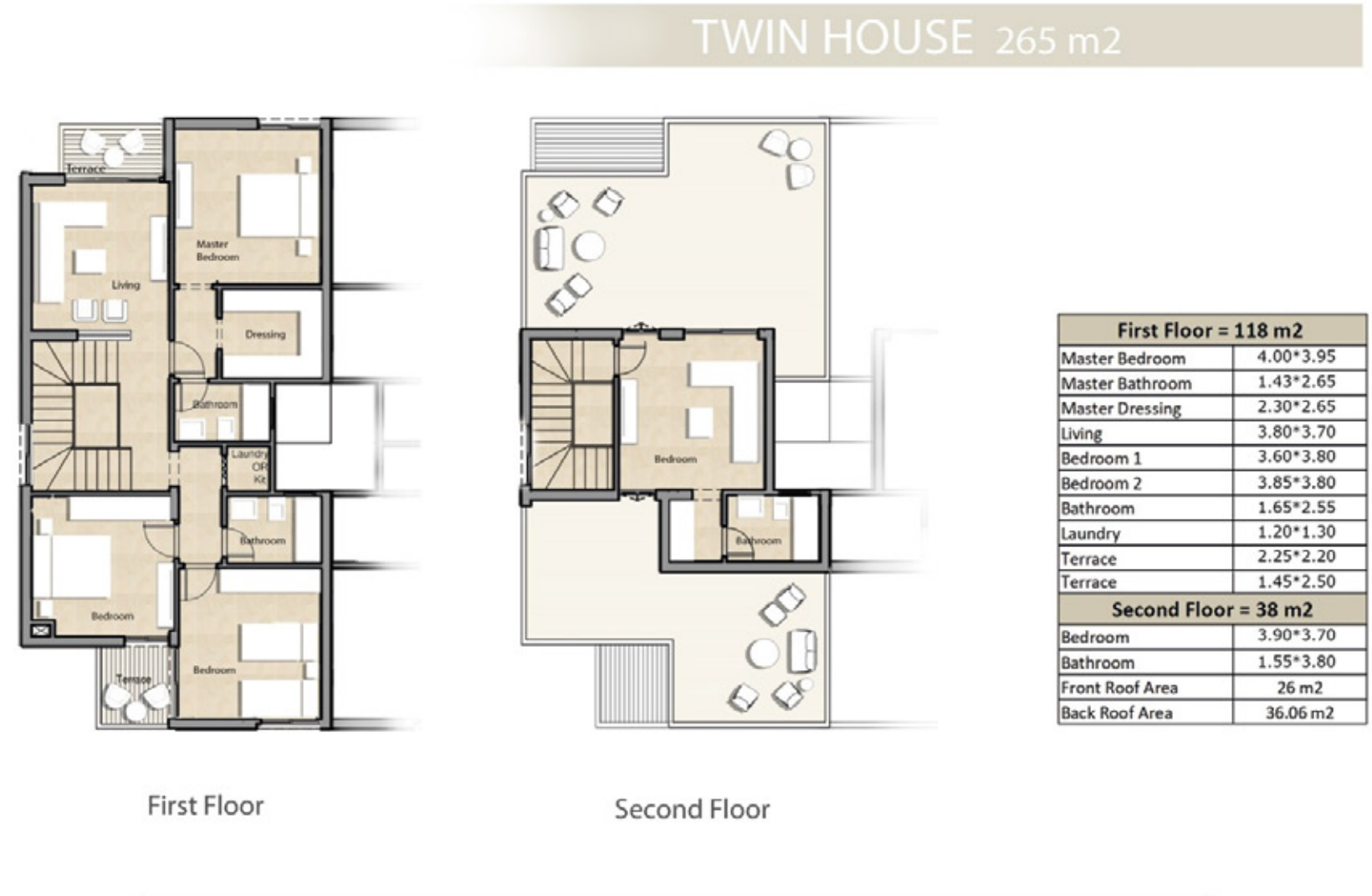


Twin House 265





All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.



All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.



Town Villa

265





# Town 4

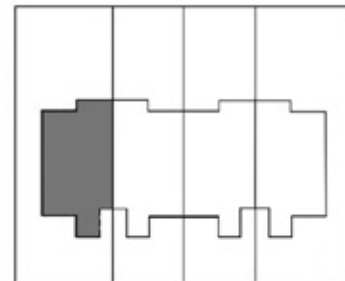


GROUND FLOOR

## TOWNHOUSE (Corner 265 m<sup>2</sup>)

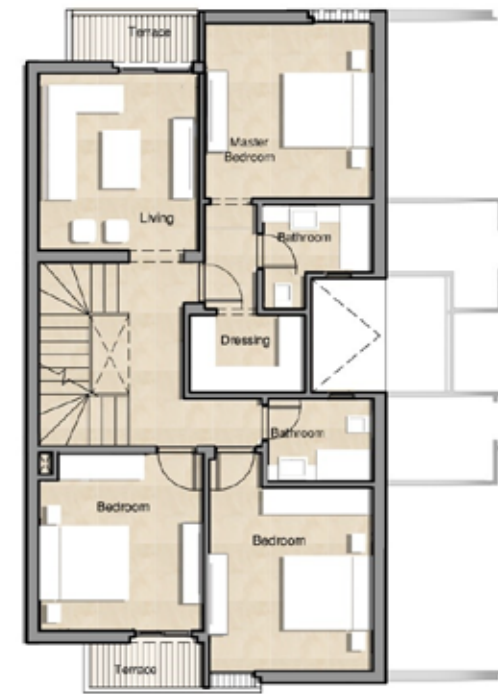


Ground Floor = 115 m <sup>2</sup>	
Name	Dimension
Entrance	2.50*1.87
Kitchen	3.48*3.60
Guest toilet	1.92*1.48
Reception&dining	7.38*7.30
Terrace	3.00*7.32
Maid Bedroom	2.00*2.10
Maid Bathroom	1.10*2.10

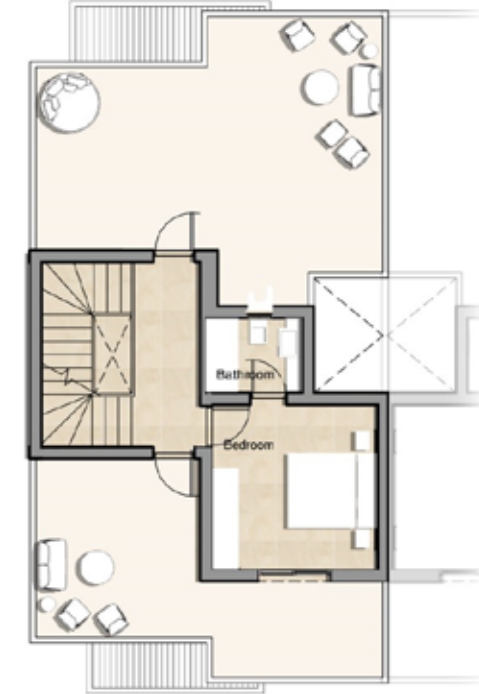


All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TOWNHOUSE (Corner 265 m<sup>2</sup>)



First Floor



Second Floor

First Floor = 110 m <sup>2</sup>	
Terrace	1.00*2.55
Master Bedroom	3.85*3.60
Master Bathroom	2.30*2.40
Master Dressing	1.70*2.55
Terrace	1.00*2.50
Living	3.85*3.50
Bedroom 1	3.90*3.60
Bedroom 2	4.15*3.60
Bathroom	1.80*2.30
Second Floor = 40 m <sup>2</sup>	
Bedroom	3.60*3.60
Bathroom	1.65*2.10
Front Roof Area	20.15 m <sup>2</sup>
Back Roof Area	35.06 m <sup>2</sup>

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

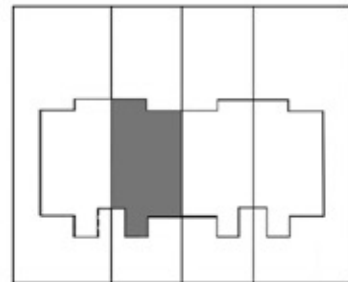


GROUND FLOOR

## TOWNHOUSE (Middle 265 m<sup>2</sup>)



Ground Floor = 115 m <sup>2</sup>	
Name	Dimension
Entrance	2.50*1.87
Kitchen	3.48*3.60
Guest toilet	1.92*1.48
Reception&dining	7.38*7.30
Terrace	3.00*7.32
Maid Bedroom	2.00*2.10
Maid Bathroom	1.10*2.10



All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TOWNHOUSE (Middle 265 m<sup>2</sup>)



First Floor

Second Floor

First Floor = 110 m <sup>2</sup>	
Terrace	1.00*2.55
Master Bedroom	3.85*3.60
Master Bathroom	2.30*2.40
Master Dressing	1.70*2.55
Terrace	1.00*2.50
Living	3.85*3.50
Bedroom 1	3.90*3.60
Bedroom 2	4.15*3.60
Bathroom	1.80*2.30
Second Floor = 40 m <sup>2</sup>	
Bedroom	3.60*3.60
Bathroom	1.65*2.10
Front Roof Area	20.15 m <sup>2</sup>
Back Roof Area	35.06 m <sup>2</sup>

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

# Town 5

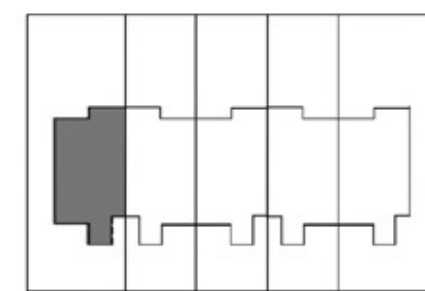


GROUND FLOOR

## TOWNHOUSE (Corner 265 m<sup>2</sup>)



Ground Floor = 115 m <sup>2</sup>	
Name	Dimension
Entrance	2.50*1.87
Kitchen	3.48*3.60
Guest toilet	1.92*1.48
Reception&dining	7.38*7.30
Terrace	3.00*7.32
Maid Bedroom	2.00*2.10
Maid Bathroom	1.10*2.10

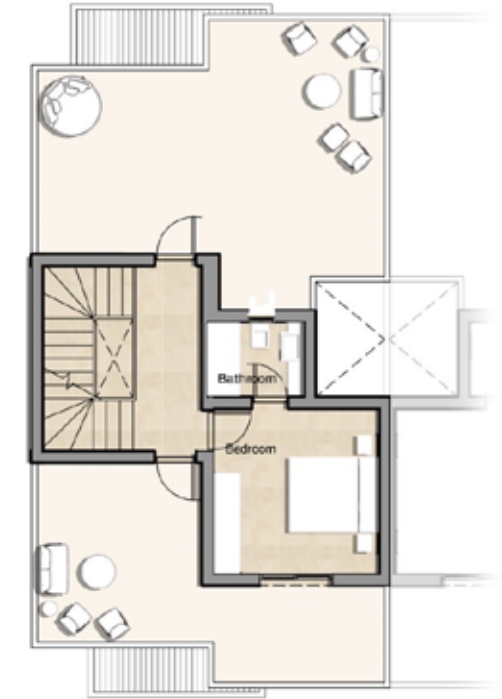


All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TOWNHOUSE (Corner 265 m<sup>2</sup>)



First Floor



Second Floor

First Floor = 110 m <sup>2</sup>	
Terrace	1.00*2.55
Master Bedroom	3.85*3.60
Master Bathroom	2.30*2.40
Master Dressing	1.70*2.55
Terrace	1.00*2.50
Living	3.85*3.50
Bedroom 1	3.90*3.60
Bedroom 2	4.15*3.60
Bathroom	1.80*2.30
Second Floor = 40 m <sup>2</sup>	
Bedroom	3.60*3.60
Bathroom	1.65*2.10
Front Roof Area	20.15 m <sup>2</sup>
Back Roof Area	35.06 m <sup>2</sup>

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

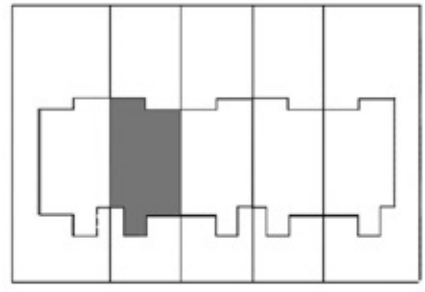




TOWNHOUSE (Middle 265 m<sup>2</sup>)



Ground Floor = 115 m <sup>2</sup>	
Name	Dimension
Entrance	2.50*1.87
Kitchen	3.48*3.60
Guest toilet	1.92*1.48
Reception&dining	7.38*7.30
Terrace	3.00*7.32
Maid Bedroom	2.00*2.10
Maid Bathroom	1.10*2.10



All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

TOWNHOUSE (Middle 265 m<sup>2</sup>)



First Floor = 110 m <sup>2</sup>	
Terrace	1.00*2.55
Master Bedroom	3.85*3.60
Master Bathroom	2.30*2.40
Master Dressing	1.70*2.55
Terrace	1.00*2.50
Living	3.85*3.50
Bedroom 1	3.90*3.60
Bedroom 2	4.15*3.60
Bathroom	1.80*2.30
Second Floor = 40 m <sup>2</sup>	
Bedroom	3.60*3.60
Bathroom	1.65*2.10
Front Roof Area	20.15 m <sup>2</sup>
Back Roof Area	35.06 m <sup>2</sup>

First Floor

Second Floor

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

# Town 6

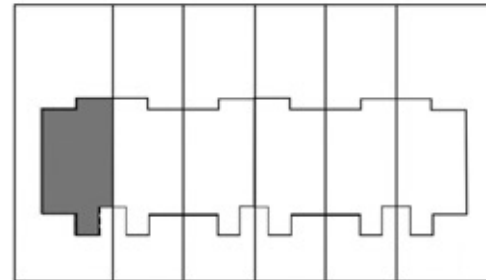


GROUND FLOOR

## TOWNHOUSE (Corner 265 m<sup>2</sup>)

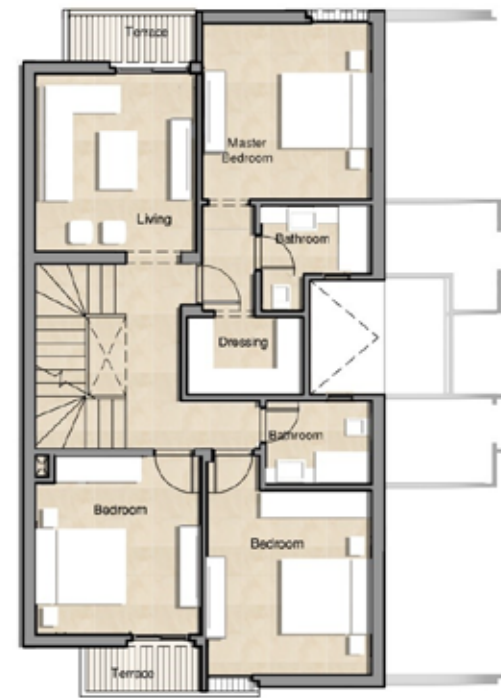


Ground Floor = 115 m <sup>2</sup>	
Name	Dimension
Entrance	2.50*1.87
Kitchen	3.48*3.60
Guest toilet	1.92*1.48
Reception&dining	7.38*7.30
Terrace	3.00*7.32
Maid Bedroom	2.00*2.10
Maid Bathroom	1.10*2.10

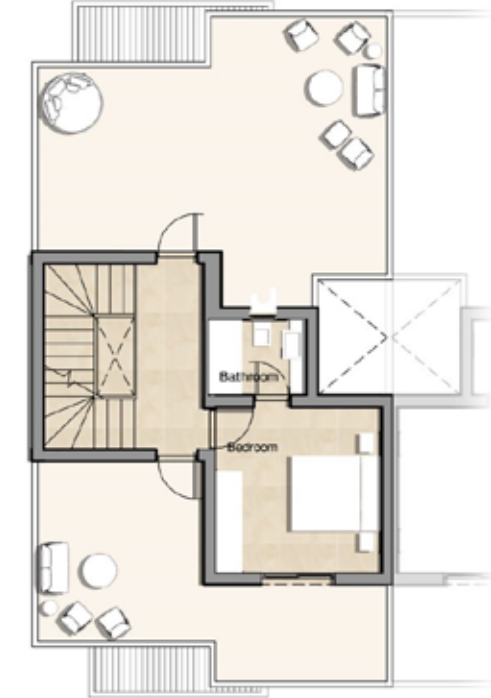


All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TOWNHOUSE (Corner 265 m<sup>2</sup>)



First Floor



Second Floor

First Floor = 110 m <sup>2</sup>	
Terrace	1.00*2.55
Master Bedroom	3.85*3.60
Master Bathroom	2.30*2.40
Master Dressing	1.70*2.55
Terrace	1.00*2.50
Living	3.85*3.50
Bedroom 1	3.90*3.60
Bedroom 2	4.15*3.60
Bathroom	1.80*2.30
Second Floor = 40 m <sup>2</sup>	
Bedroom	3.60*3.60
Bathroom	1.65*2.10
Front Roof Area	20.15 m <sup>2</sup>
Back Roof Area	35.06 m <sup>2</sup>

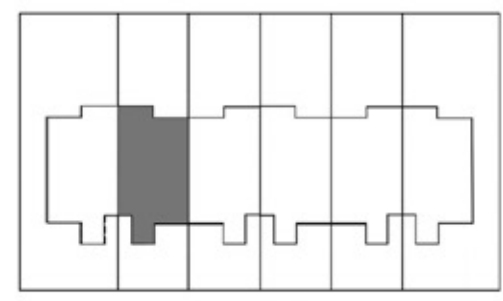
All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.



## TOWNHOUSE (Middle 265 m2)



Ground Floor = 115 m2	
Name	Dimension
Entrance	2.50*1.87
Kitchen	3.48*3.60
Guest toilet	1.92*1.48
Reception&dining	7.38*7.30
Terrace	3.00*7.32
Maid Bedroom	2.00*2.10
Maid Bathroom	1.10*2.10



GROUND FLOOR

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.

## TOWNHOUSE (Middle 265 m2)



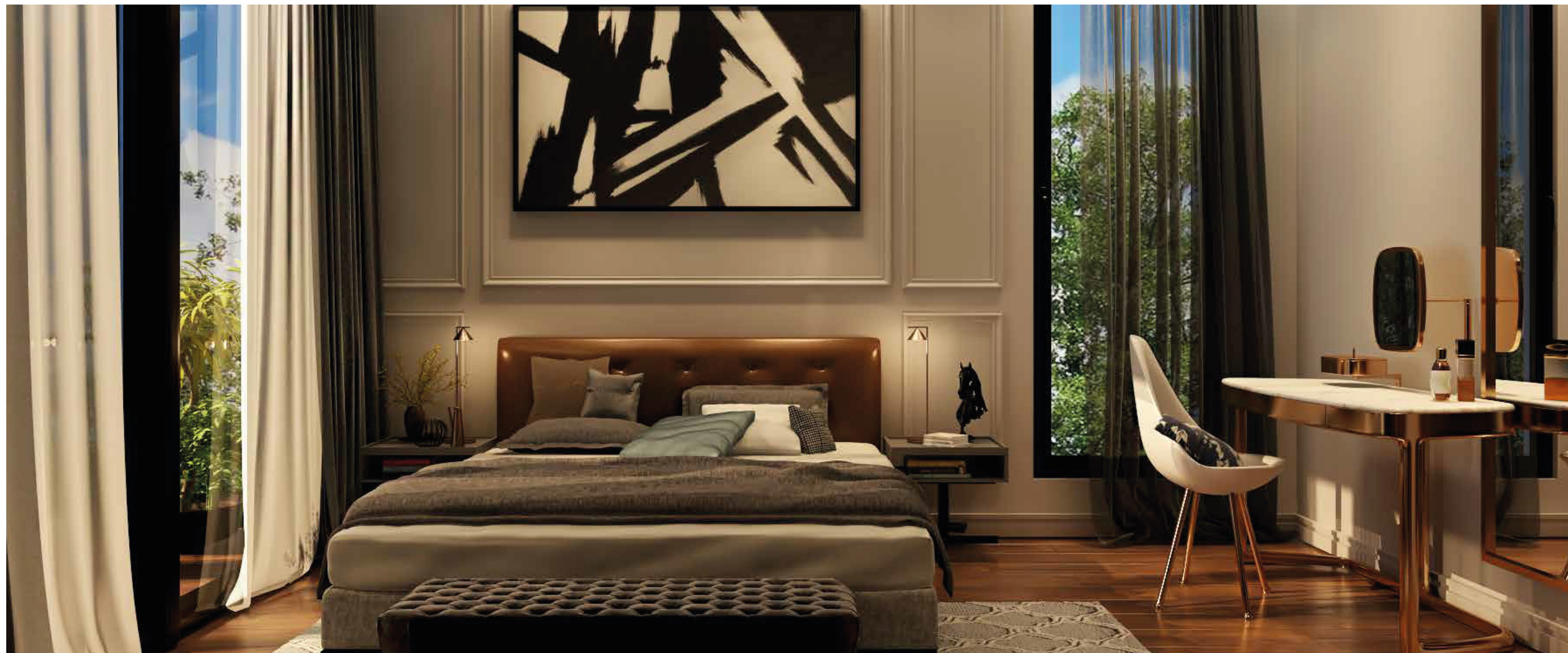
First Floor = 110 m2	
Terrace	1.00*2.55
Master Bedroom	3.85*3.60
Master Bathroom	2.30*2.40
Master Dressing	1.70*2.55
Terrace	1.00*2.50
Living	3.85*3.50
Bedroom 1	3.90*3.60
Bedroom 2	4.15*3.60
Bathroom	1.80*2.30
Second Floor = 40 m2	
Bedroom	3.60*3.60
Bathroom	1.65*2.10
Front Roof Area	20.15 m2
Back Roof Area	35.06 m2

First Floor

Second Floor

All drawings, areas, dimensions and building materials above are the nearest to reality, the company has the right to amend them according to the specifications issued in their regards and according to the marketing plans of the company for the project.







YBA



مجموعة العمارة والعمارة  
ARCHITECTURE & URBANISM GROUP  
د. أحمد فهيم د. هشام بهجت



alahlysabbour

Head Office: Building 290, Second Business District, Off 90th  
Road, New Cairo, Egypt.

Showroom: 106 Mohy El Din Abou El Ezz St. Dokki, Giza.

Sales Office: Rivette Mall, Amwaj 136K