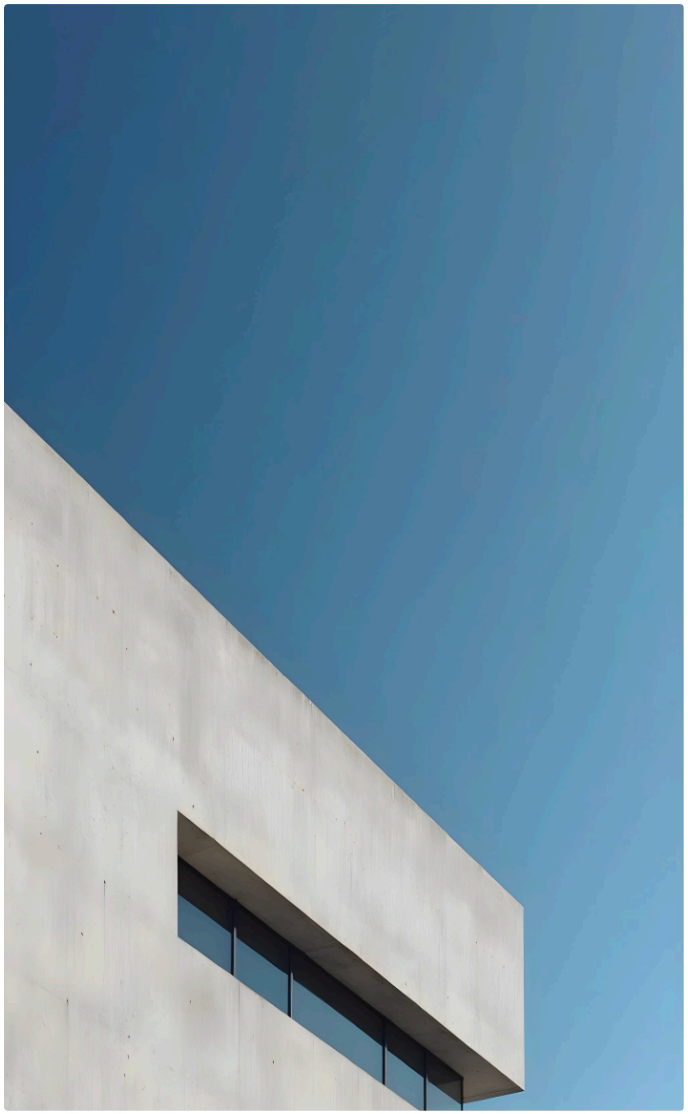
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Swan Lake West

HASSAN ALLAM PROPERTIES

01

ABOUT **DEVELOPER**



ABOUT
HASSAN ALLAM PROPERTIES

Hassan Allam Properties is one of the pioneering real estate developers in Egypt. The company’s story started more than 80 years ago. Since then, it has been involved in several successful real estate endeavors and has expanded its presence in the Middle East.

Hassan Allam Properties plays a significant role in promoting the growth of the national economy and the reform of the state's economic agenda. It has built several hospitals, hotels, civil and tourist buildings, water networks, roads, airports, power and sanitation stations, and other amenities.

Hassan Allam Owner & History

Beginning as a reputable family-owned company in 1936, **Hassan Mohamed Allam** began his career as a general contractor and saw several changes over the years. He founded Hassan Allam Sons in 1972 under the name Hassan Allam Sons for Construction (HAC) following his nationalization in 1961.

Contributing to Egypt's economic transformation in the late 1990s, the company hired a new group of highly skilled engineers and specialists in 1996. The company's ISO accreditation was granted in 2015, and it most recently won the First Class Merit Medal for the successful completion of the Al Merghany Bridge.



ABOUT
THE PROJECT

Swan Lake West Compound is one of Hassan Allam Properties' elite projects. It sprawls over 173 acres of land in 6th of October City, close to many of the area's popular destinations.
Hassan Allam smartly picked the compound's location to be a short drive from October's hospitals, educational facilities, fancy shopping malls, and luxurious compounds. It also built the project near several main roads for a seamless commute and connectivity.

Additionally, the developer implemented a broad array of premium amenities in Swan Lake West, guaranteeing its homeowners unparalleled convenience and the utmost luxury. The compound features central parks, BBQ areas, boutique stores, and more.

From unparalleled safety measures to world-class facilities, Swan Lake West is a flawless living destination built with state-of-the-art architectural designs.

Swan Lake West Location

The location of Swan Lake West was strategically picked in 6th of October City. It is a short drive from Palm Parks Compound and in proximity to many main roads and axes, including:

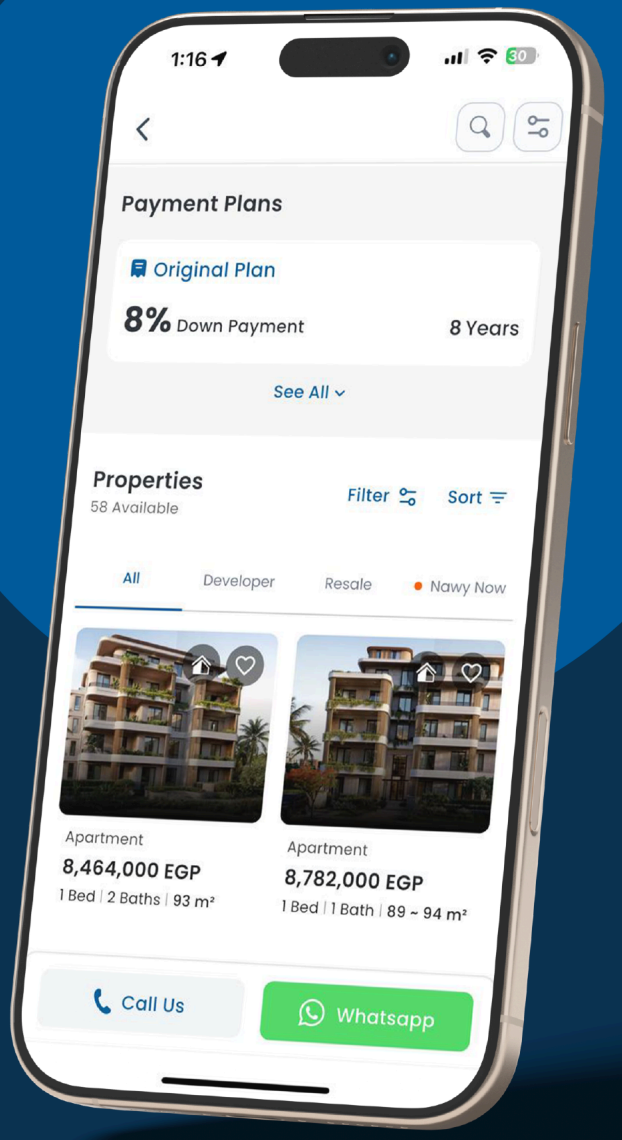
26th of July Corridor

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02

THE **GALLERY**

THE **GALLERY**








03

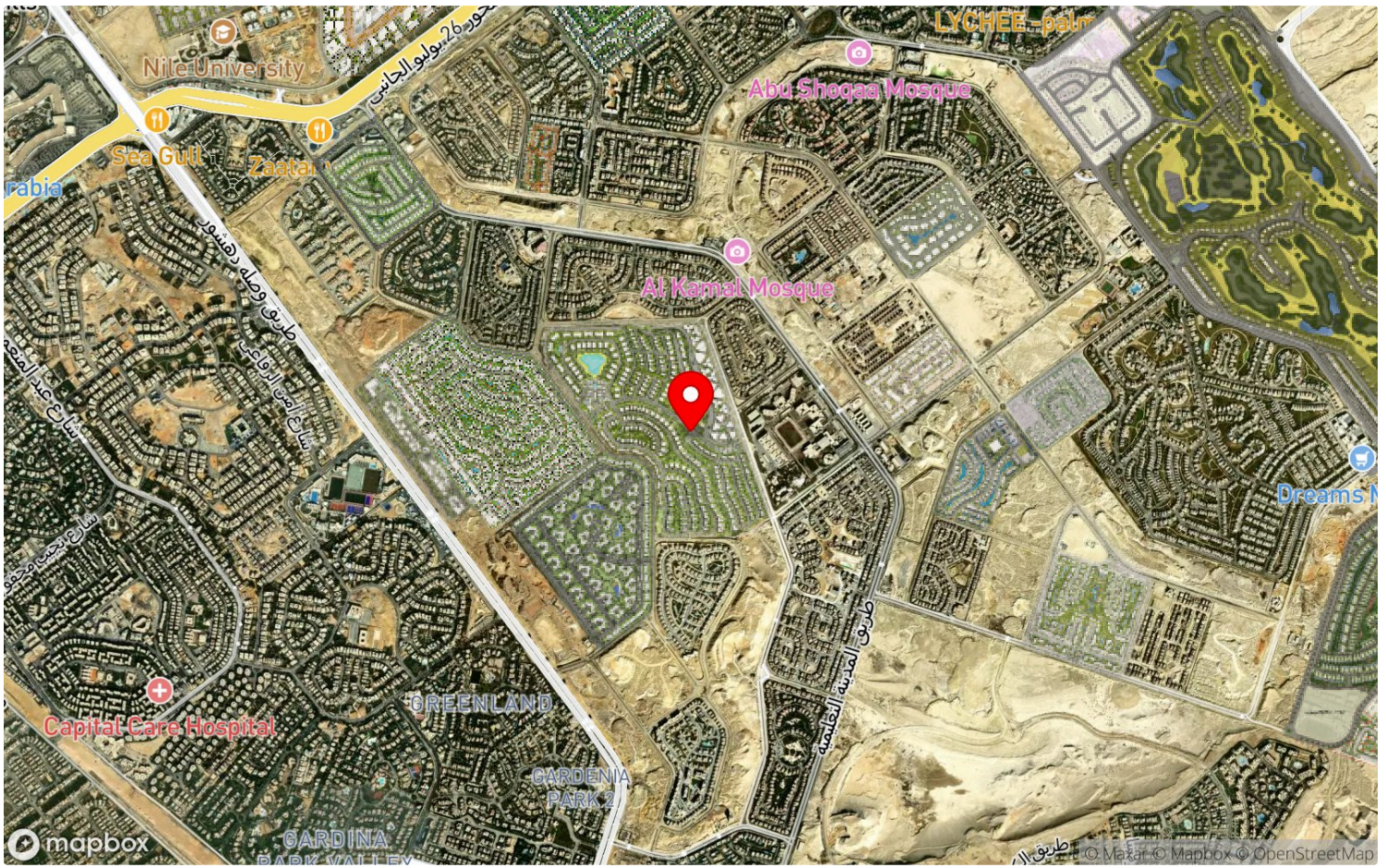
THE **MASTER PLAN**



04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

VILLA 01

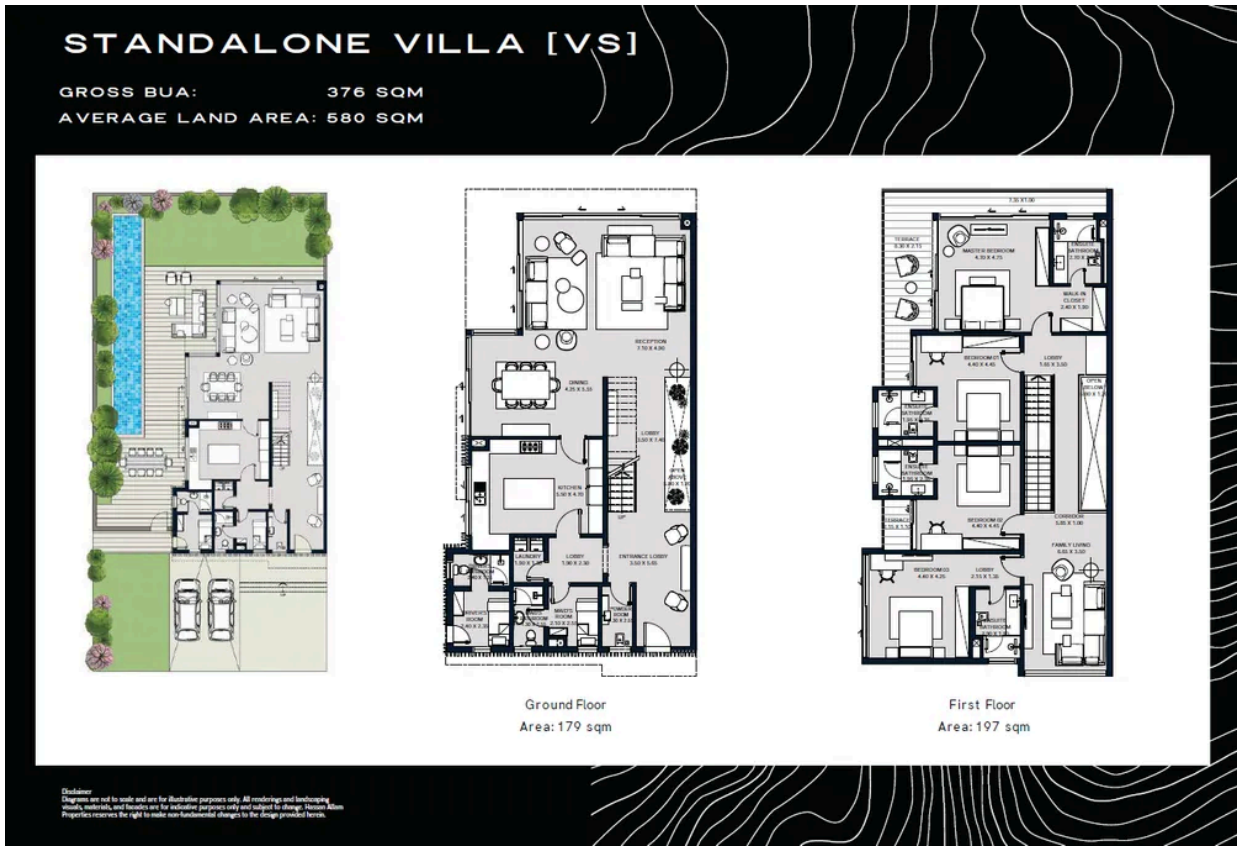
AREA ***376 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

VILLA 01


STANDALONE VILLA [VS]
GROSS BUA: 376 SQM
AVERAGE LAND AREA: 580 SQM
Ground Floor
Area: 179 sqm
First Floor
Area: 197 sqm

VILLA 02

AREA ***376 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



VILLA 02

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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GARDEN AREAS AND CONFIGURATION ARE SUBJECT TO CHANGE ACCORDING TO THE UNIT'S LOCATION ON THE MASTER PLAN.
THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS.

VILLA 03

AREA ***376 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

VILLA 03

Building Type	resedential
Unit Name	525

Ground Floor Plan

01	Lobby & Reception	3.10mx4.65m
02	Stairs	2.40mx3.70m
03	Powder	2.00mx2.10m
04	Living	6.75mx9.85m
05	Dining	5.25mx5.55m
06	Terrace	2.15mx5.55m
07	Kitchen	3.95mx5.00m
08	Courtyard	2.85mx4.60m
09	Maid's Room	2.00mx2.10m
10	Maid's Toilet	1.30mx2.00m
11	Driver's Room	2.10mx2.55m
12	Driver's Toilet	1.30mx2.10m
13	Guest Bedroom	3.60mx6.00m
14	Guest Dressing Room	2.55mx3.00m
15	Guest Bathroom	2.55mx2.80m
16	Corridor	2.30mx9.70m
17	Bedroom 2	3.60mx5.90m
18	Shared Bath	1.75mx3.20m
19	Bedroom 3	3.60mx4.60m
20	Master Bedroom	4.00mx6.00m
21	Master Bathroom	2.70mx3.80m
22	Master Dressing	1.75mx3.80m
23	Terrace	15.50mx8.50m



Ground Floor

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Basement Floor

Basement Plan

01	Living	4.60mx5.90m
02	Stairs	2.40mx3.70m
03	Store	1.25mx3.60m
04	Garden	6.15mx2.85m
05	Bedroom 4	3.60mx5.25m
06	Dressing	1.40mx2.40m
07	Bathroom	2.40mx2.40m

APARTMENT 01

AREA ***348 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

APARTMENT 01

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)	23.40m²
25	Terrace (2)	45.00m²
26	Terrace (3)	4.20mx1.13m



Penthouse 01

Key Plan



Third Floor Plan

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APARTMENT 02

AREA ***348 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS

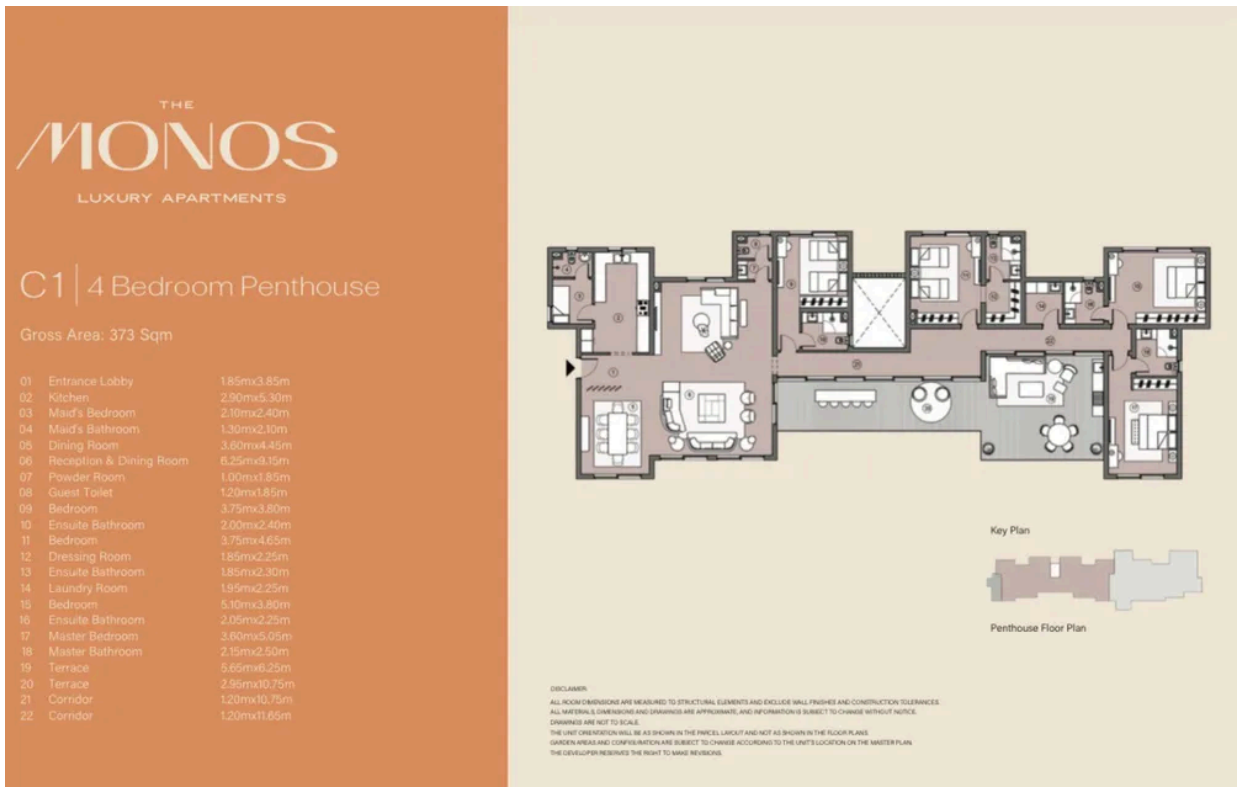


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APARTMENT 02

Building Type	residential
Unit Name	Apartment



APARTMENT 03

AREA ***348 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 03

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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APARTMENT 04

AREA ***348 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

APARTMENT 04



APARTMENT 05

AREA ***348 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS

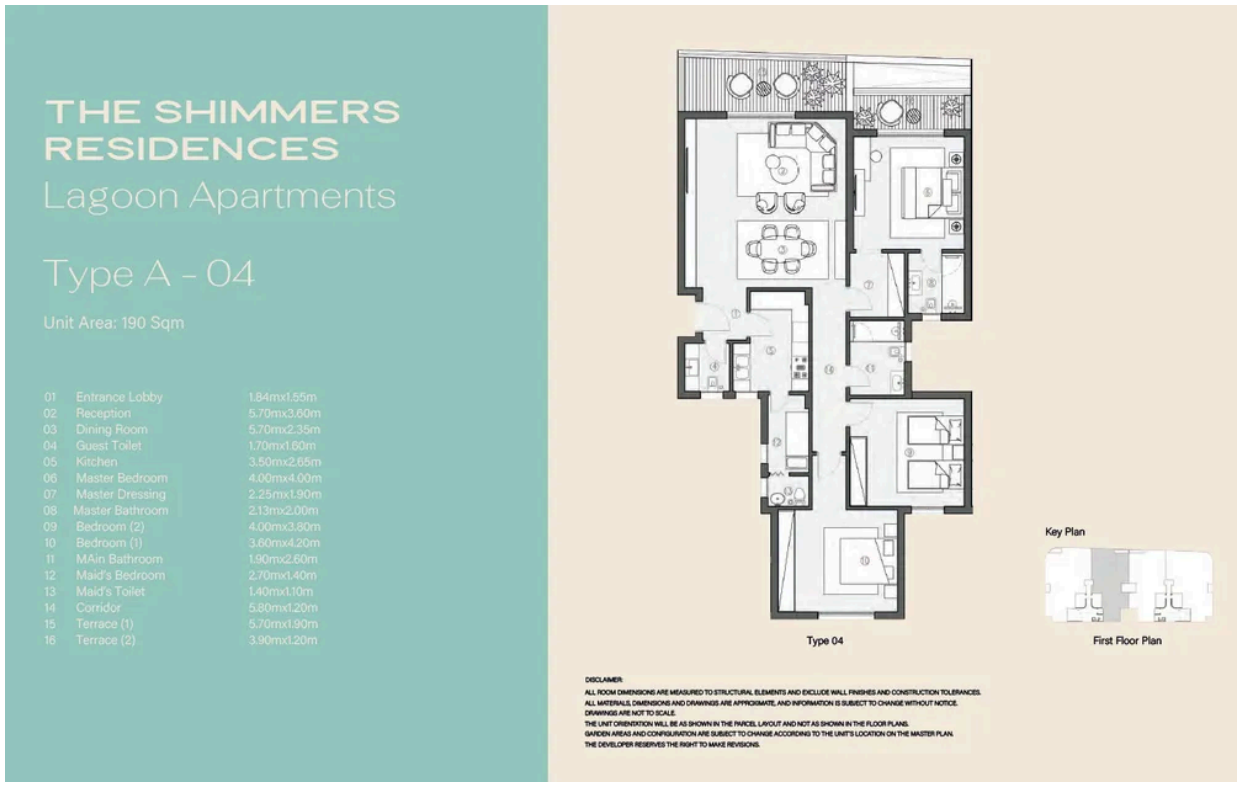


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APARTMENT 05

Building Type	resedential
Unit Name	190



APARTMENT 06

AREA ***348 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

APARTMENT 06

Building Type	residential
Unit Name	190 garden

TYPE *D*

APARTMENT TYPE 01 - 191 SQM

01	Entrance Lobby	1.90mx1.40m
02	Reception	7.05mx3.40m
03	Dining Room	7.05mx2.75m
04	Guest Toilet	1.60mx1.40m
05	Kitchen	1.50mx2.60m
06	Master Bedroom	3.60mx3.60m
07	Master Dressing	2.35mx1.80m
08	Master Bathroom	2.20mx1.70m
09	Bedroom .02	1.70mx3.60m
10	Bedroom .02 Bathroom	2.65mx1.80m
11	Bedroom .01	3.60mx3.60m
12	Bedroom .01 Bathroom	2.35mx1.70m
13	Maid's Bedroom	2.75mx1.40m
14	Maid's Toilet	1.40mx1.25m
15	Corridor	3.35mx1.20m
16	Terrace	6.35mx1.20m



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APARTMENT 07

AREA ***348 SQM*** ***4*** BEDROOMS ***5*** BATHROOMS



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CONTACT US

APARTMENT 07

Building Type	resedential
Unit Name	265

THE
SOLOS
Blue Villa

Ground Floor

Average Garden Area: 214 Sqm
Lower Floor BUA: 265 Sqm

01	Lobby	1.80mx5.00m
02	Lounge	4.20mx3.15m
03	Powder Room	2.70mx1.35m
04	Living	8.50mx5.10m
05	Dining	4.20mx5.80m
06	Kitchen	4.60mx2.70m
07	Maid's Room	3.00mx2.10m
08	Maid's Toilet	1.45mx2.10m
09	Corridor	2.60mx1.10m
10	Bedroom 1	4.05mx3.60m
11	Bathroom 1	2.80mx1.75m
12	Bedroom 2	3.60mx3.95m
13	Shared Bath	1.70mx2.70m
14	Bedroom 3	3.60mx3.95m
15	Master Bedroom	4.05mx3.80m
16	Master Bathroom	2.80mx2.75m
17	Master Dressing	2.80mx1.70m
18	Terrace	17.20mx4.00m
19	Lobby 2	1.60mx2.40m
20	Stairs	2.70mx5.27m
21	Lift	1.40mx1.40m



Ground Floor Plan

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CONTACT US

TWINHOUSE 01

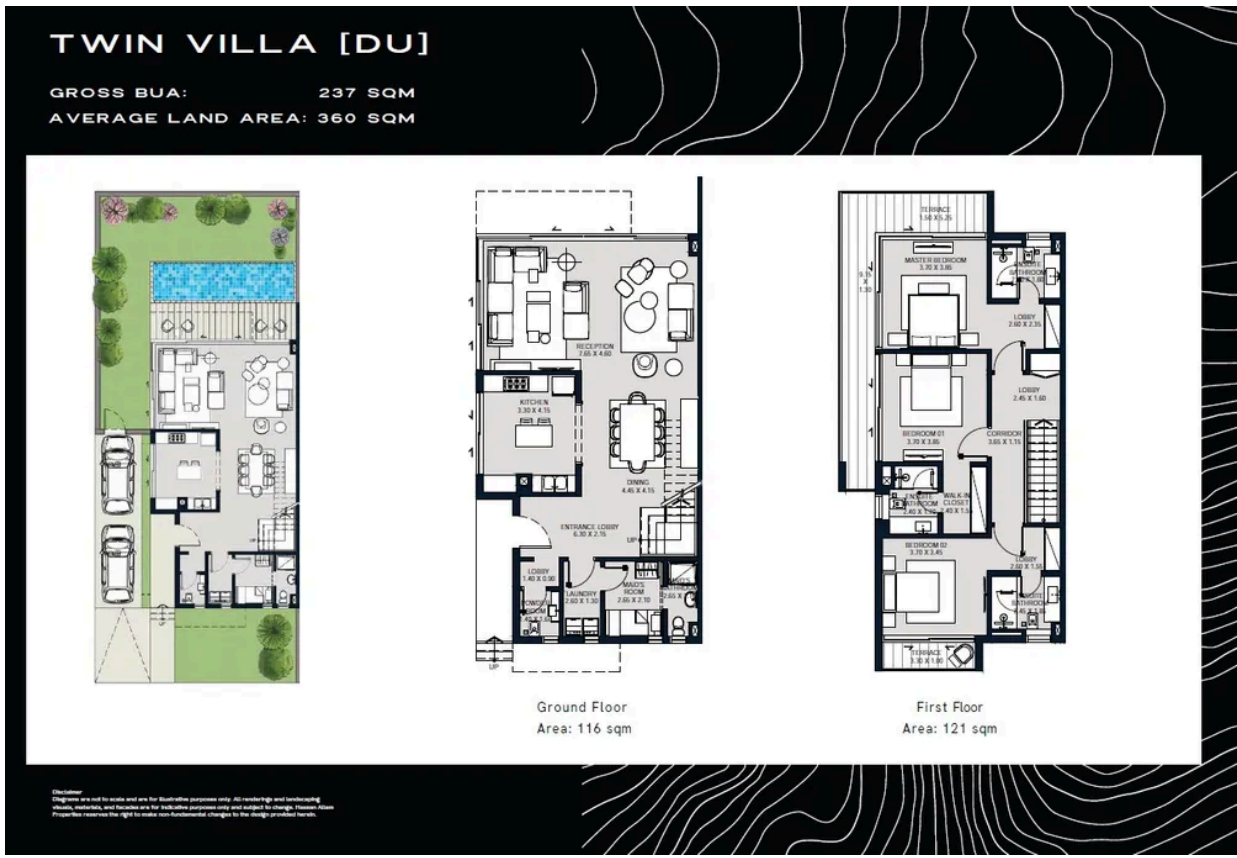
AREA ***237 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 01



TWINHOUSE 02

AREA ***237 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 02

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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06

THE **AMENITIES**



CLUBHOUSE



MEDICAL CENTER



COMMERCIAL STRIP



BUSINESS HUB



BICYCLES LANES



JOGGING TRAIL

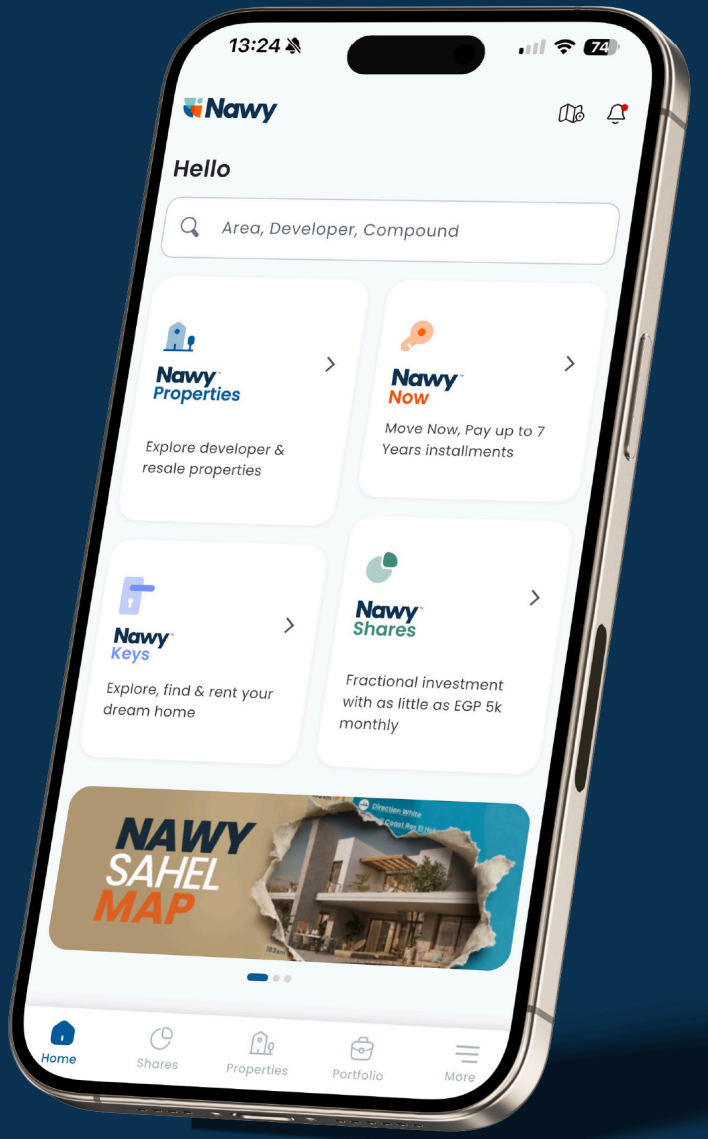
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