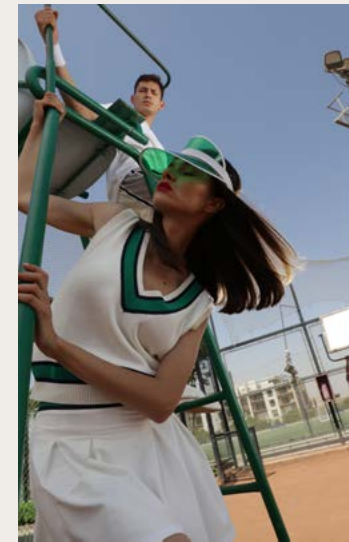
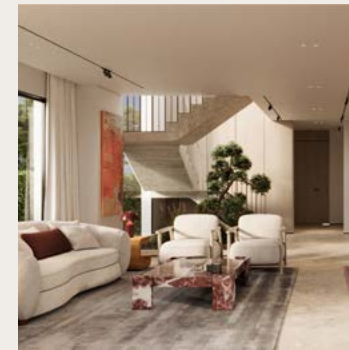
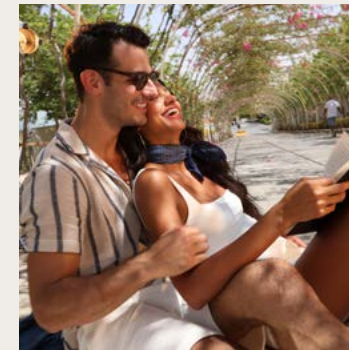
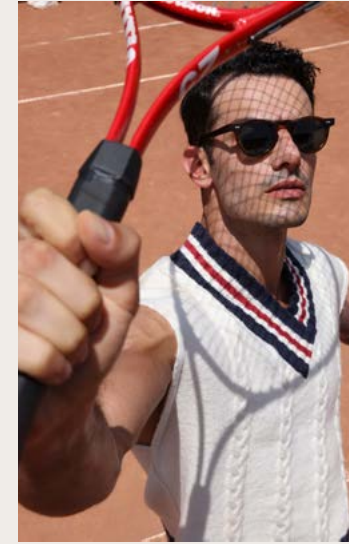
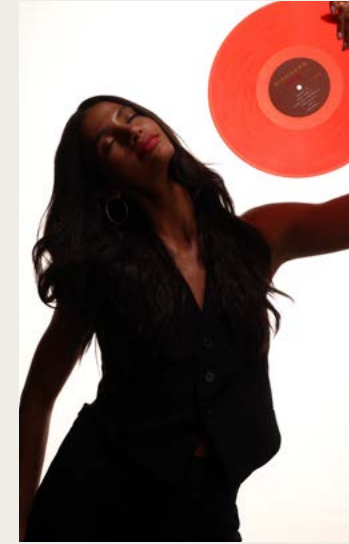




THE ESTATES
RESIDENCES

THE VILLAS

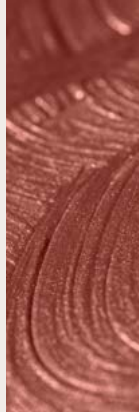
A NEW AGE OF REFINEMENT





A SIGNATURE COMMUNITY BY SODIC

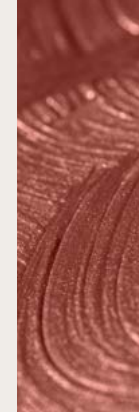
With homes tailored to reflect your style and personality, ‘SODIC signature’ takes premium living to a new level. With integrated communities focused on what’s most important to you, you can rest easy knowing that you’re getting the most premium services available. ‘SODIC signature’ introduces an unparalleled level of luxury with exclusive community management alongside the amenities, style and quality.



A NEW AGE OF REFINEMENT

THE DEVELOPMENT CONCEPT

It’s not about leaving a legacy, it’s about living it. It’s not about being seen, it’s about seeing the most. It’s not about making a statement, it’s about making a difference. It’s not about being noticed, it’s about being remembered. It’s not about life as you know it, it’s about life as you want it, at The Estates Residences.

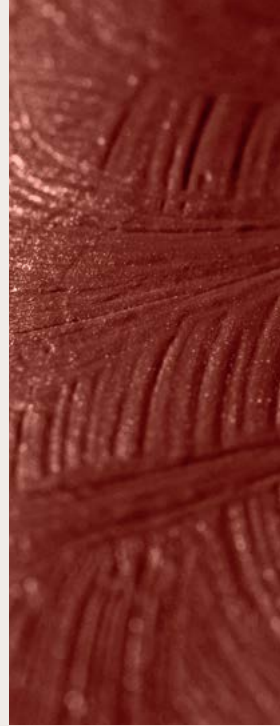


A MODERN MASTERPIECE

THE COMMUNITY

Designed by an international master-planner, the vision behind The Estates Residences was to create a green design. The Estates Residences is a 115 acres destination that has a mix between apartments, duplexes & villas, with a 16.5% footprint creating a surreal outdoor experience. No crossroads disrupt the interconnectivity of the entire low density, high-end, gated community.

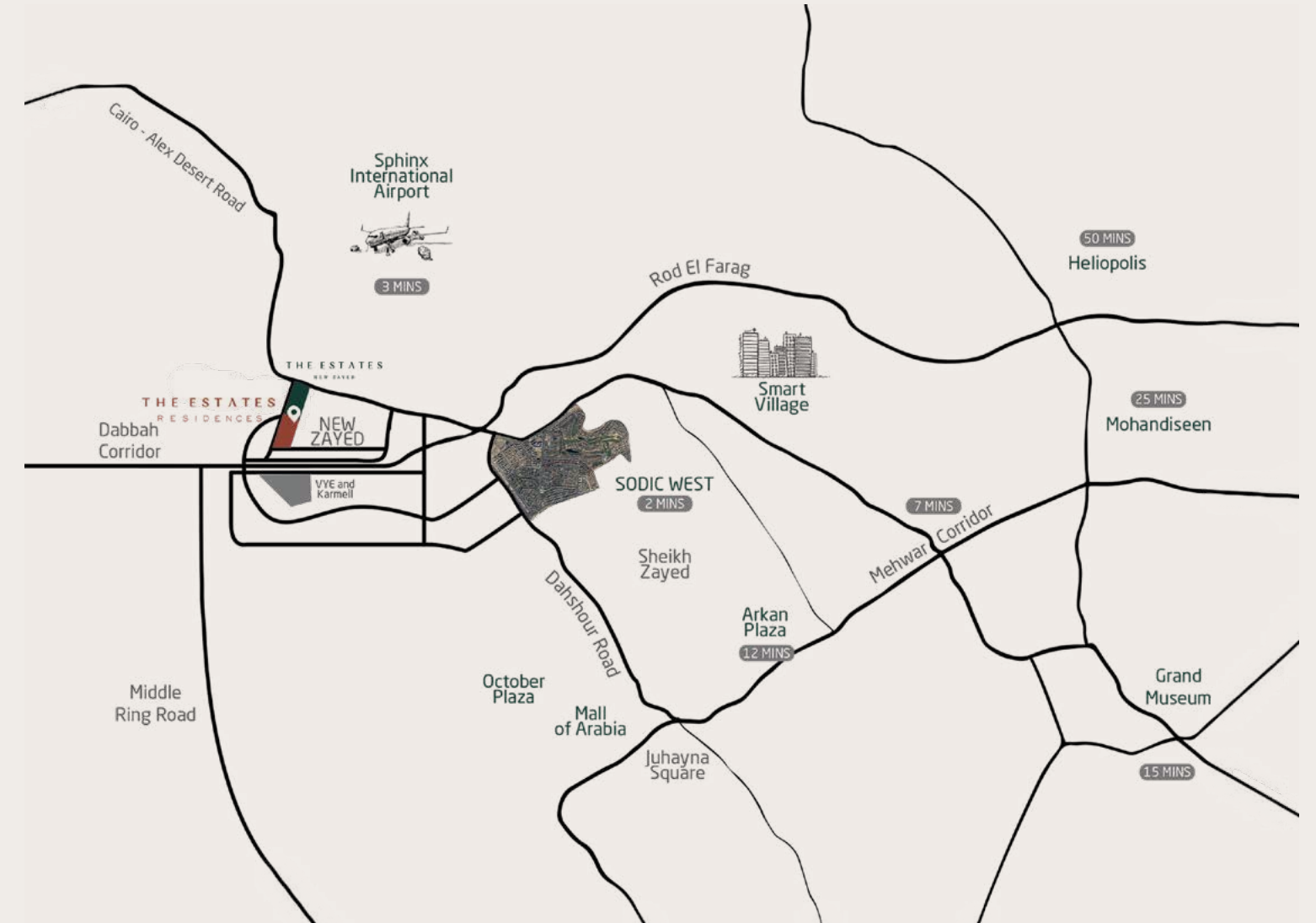




STRATEGICALLY SITUATED

THE LOCATION

Welcome to New Zayed, the modern-day prime location in West Cairo. In the heart of New Zayed, The Estates Residences is found neighbouring The Estates, indirectly adjacent and accessible to the Cairo-Alex highway and parallel to the Dabaa Road, effortlessly reachable to all the services of the surrounding Sheikh Zayed. The community is a quick 6.5 km from SODIC West, 14 km from Juhayna Square, and only 3.5 km from the Sphinx International Airport.

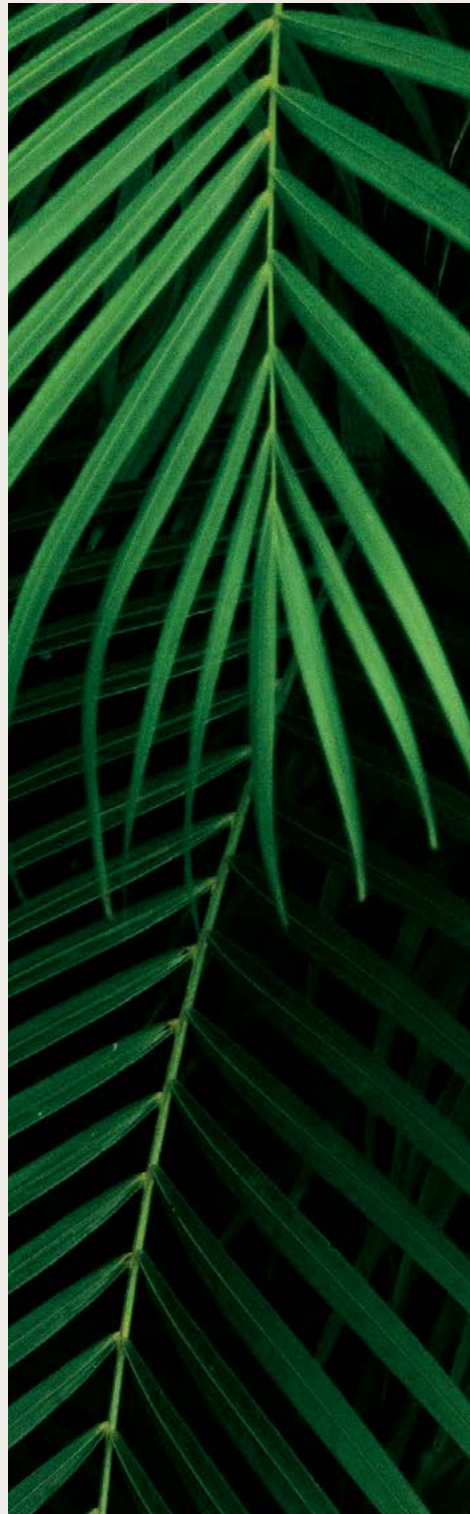


MODERN COUNTRYSIDE ARCHITECTURE

AN AUTHENTIC DESIGN

The non-symmetrical architecture across The Estates Residences is a nod to simpler times. Each building, distinct in look and feel, retains a color scheme suiting its surrounding natural environment. All the large windows in each home promise imaginative views and ample natural light.





NATURE AT ITS FINEST

THE GREEN PARKS & LAKES

A journey towards whatever appeals to you in the moment at the ample parks and green pathways of The Estates Residences, each boasting a hearty activity fit for every generation with playgrounds, BBQ hangouts, and endless scenic parks. Take a break by the breathtaking serene lakes surrounding the vast landscape havens.



RECONNECTING
WITH
NATURE

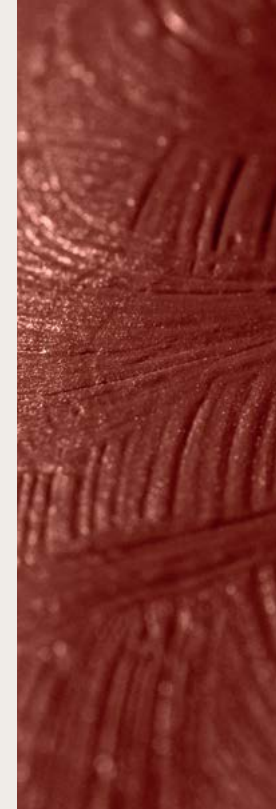
THE GREEN SPINE

For further convenience, you will find the 2 KM green spine gracefully connecting the apartment’s neighborhood, along with the lavish green spaces interconnecting the villas. Tying the space together is a ring road that circles the entire property, ensuring vehicular traffic doesn’t intersect with pedestrian traffic for a healthier lifestyle.

RECREATIONAL AMENITIES

THE OUTDOOR EXPERIENCE

Each locale has its own atmosphere as you venture from choice to choice, mood to mood, and craving to craving. This is where it's all at: sports facilities, eateries, and social seatings are all just an easy walk away. Take a break from your long days at the social building in the TV lounges and social areas while your children play in the outdoor kids' area. Take a seat in the open air and indulge from the food trucks nearby. Even more, host events, take your dog out at the dog's park, and enjoy an array of services and retail experiences just minutes away from home.



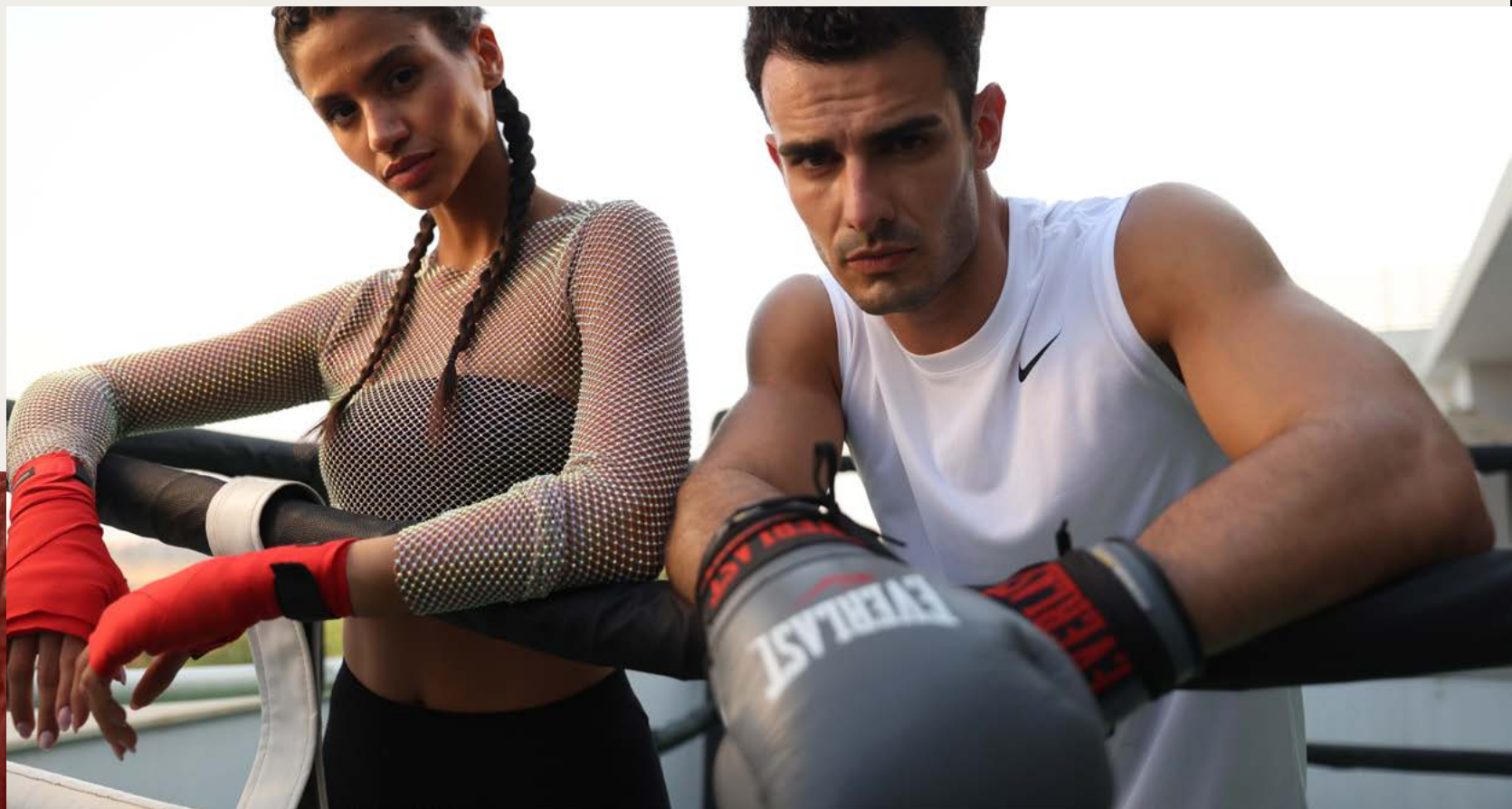


A NEW AGE OF WELLNESS

THE GROUNDS

WORLD-CLASS SPORTS FACILITIES

The general vibe of The Estates Residences is customized for your utmost wellbeing, both physically and mentally. From hearty and wholesome, to challenging and heart-racing, you will find the flow to take you there. Get competitive in the sports arena featuring a tennis court, paddle tennis courts, pickle ball courts, 5-a-side football pitch, skating arena and jogging tracks surrounding the whole area. Maintain your daily workout routine in the multipurpose sports court, indoor gym and workout studios while overlooking the leisure and kids' pools. At The Estates Residences, you'll be sure to find a place that suits your active mindset.

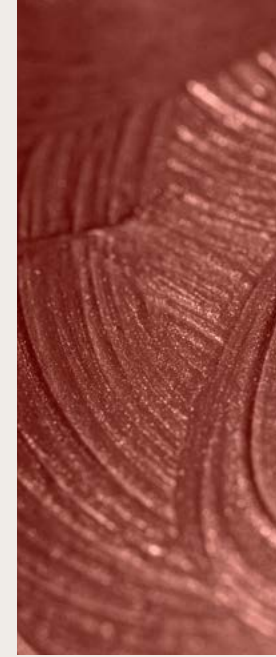


ESSENTIALS CLOSE TO HOME

You'll never have to venture far to find what you need, for everything you're looking for is found right within close proximity at The Estates. You'll find a supermarket, a high-end laundromat, a medical center, a pharmacy, and even a veterinary clinic. Indulge in luxurious dining and shopping experiences with a wide range of food and beverage outlets, as well as expansive outdoor retail options.



NECESSITIES
NEARBY



NOBU
RESTAURANT | HOTEL | RESIDENCES
CAIRO

NOBU HOTEL AND RESIDENCES ARE MAKING THEIR DEBUT IN EGYPT AT THE ESTATES RESIDENCES

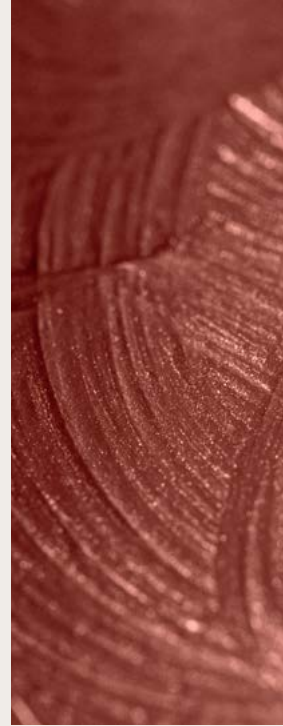
Blending contemporary luxury and subtle Japanese nuances into the concept of a luxury lifestyle experience. The hotels and residences are design-led, while the restaurants and bars are local and vibrant with an atmosphere charged with a sense of being part of something extraordinary.



A NEW ERA OF DESIGN

INNOVATIVE RESIDENCES REDEFINING MODERN PLANNING

Embracing the esteemed heritage of exceptional homes, The Estates Residences initiates a new era of living. Showcasing a series of distinctive homes conceived for utmost efficiency, they exemplify intelligent and versatile spatial utilization. Each residence is enriched by premium finished materials, thoughtfully curated layouts and views.



THE RESIDENCES



VILLA 01





Front View

FLOOR PLAN

VILLA 01

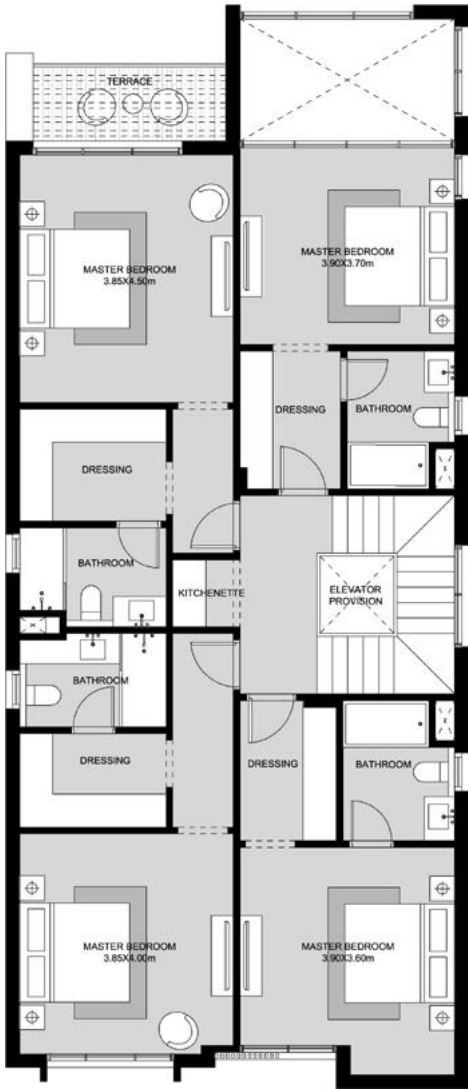
4 Bedrooms + Guest Room
+ Nanny + Penthouse
Floor: Ground
Floor Area: 151.40 m²
Total Area: 338 m²



FLOOR PLAN

VILLA 01

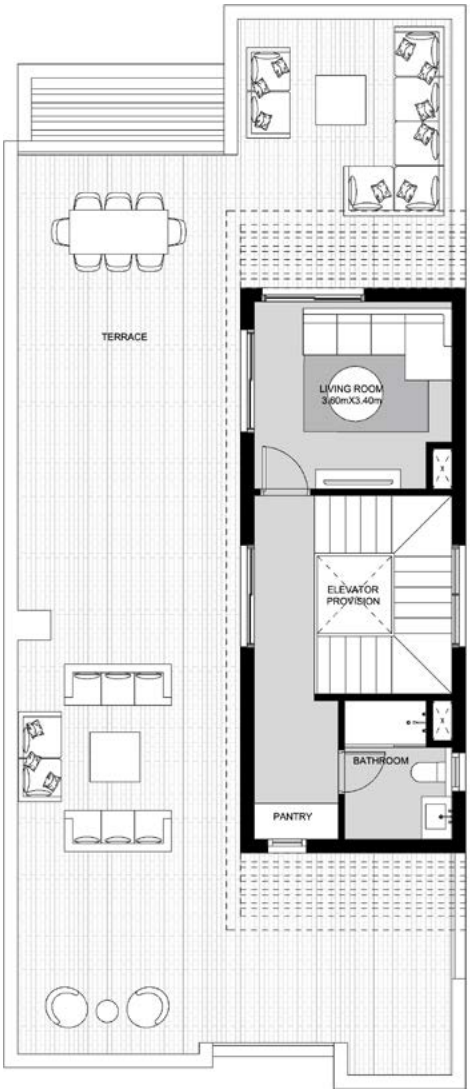
4 Bedrooms + Guest Room
+ Nanny + Penthouse
Floor: First
Floor Area: 146.90 m²
Total Area: 338 m²



FLOOR PLAN

VILLA 01

4 Bedrooms + Guest Room
+ Nanny + Penthouse
Floor: Roof
Roof annex area: 39.70 m²
Roof terrace area: 110.70 m²
Total area: 338 m²



FLOOR PLAN

VILLA 01 - 1

1 Master Suite + 2 Bedrooms +
Guest Room + Nanny + Penthouse

Floor: Ground

Floor Area: 151.40 m²

Total Area: 338 m²



FLOOR PLAN

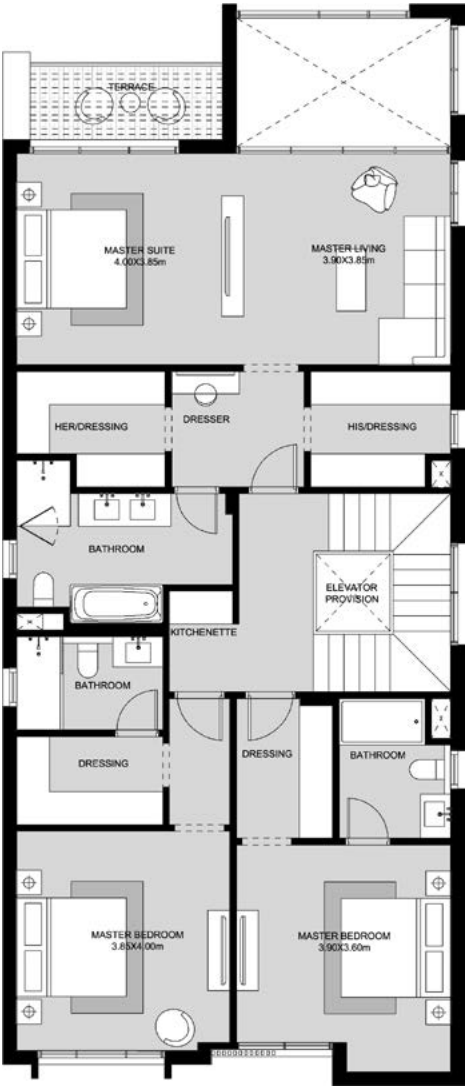
VILLA 01 - 1

1 Master Suite + 2 Bedrooms +
Guest Room + Nanny + Penthouse

Floor: First

Floor Area: 146.90 m²

Total Area: 338 m²



FLOOR PLAN

VILLA 01 - 1

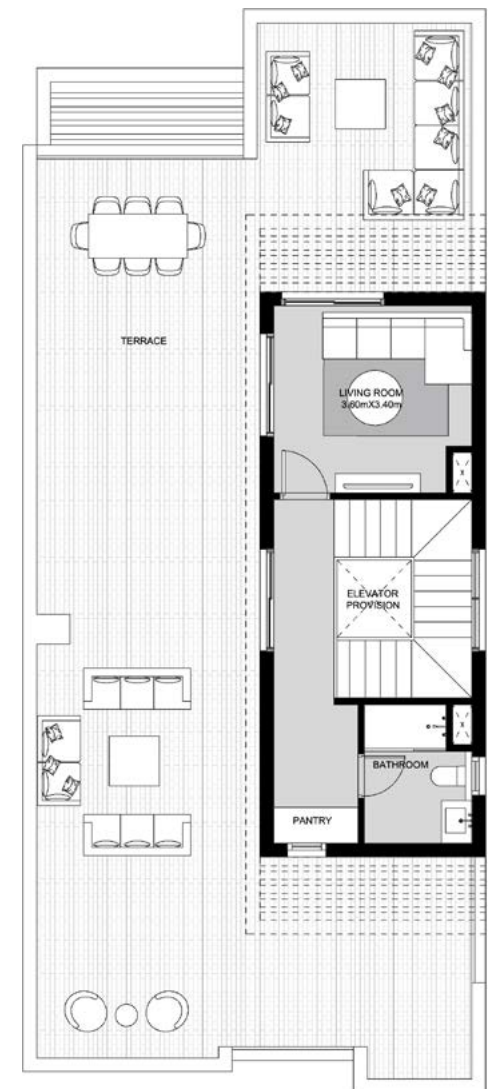
1 Master Suite + 2 Bedrooms +
Guest Room + Nanny + Penthouse

Floor: Roof

Roof annex area: 39.70 m²

Roof terrace area: 110.70 m²

Total area: 338 m²



Back View

VILLA 02





Front View

FLOOR PLAN

VILLA 02

4 Bedrooms + Nanny + Penthouse

Floor: Ground

Floor Area: 115.70 m²

Total Area: 282.10 m²



FLOOR PLAN

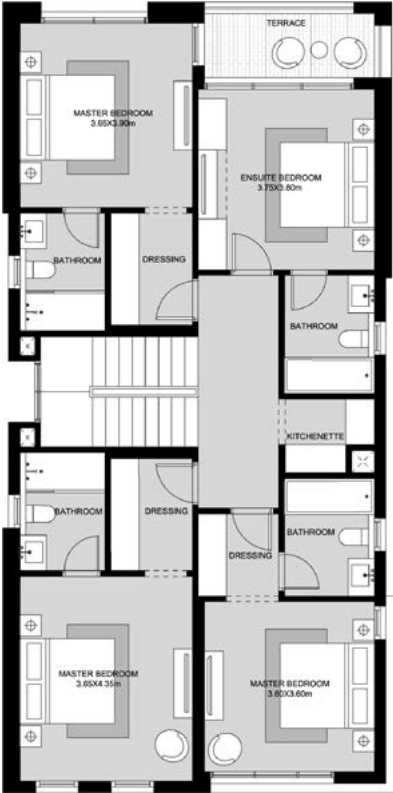
VILLA 02

4 Bedrooms + Nanny + Penthouse

Floor: First

Floor Area: 133.20 m²

Total Area: 282.10 m²



FLOOR PLAN

VILLA 02

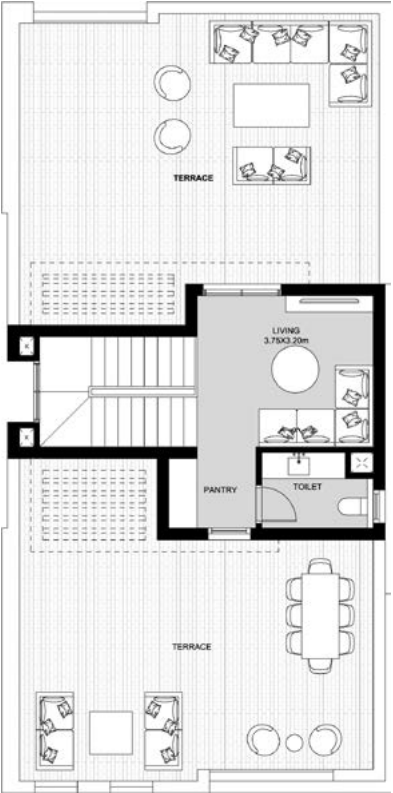
4 Bedrooms + Nanny + Penthouse

Floor: Roof

Roof annex area: 33.20 m²

Roof terrace area: 99.90 m²

Total area: 282.10 m²





Back View



Disclaimer: All furniture, fixtures & equipment shown in the renders are indicative and not necessarily reflect the actual & final execution.

VILLA 03





FLOOR PLAN

VILLA 03

3 Bedrooms + Nanny + Penthouse

Floor: Ground

Floor Area: 103.50 m²

Total Area: 245.10 m²



FLOOR PLAN

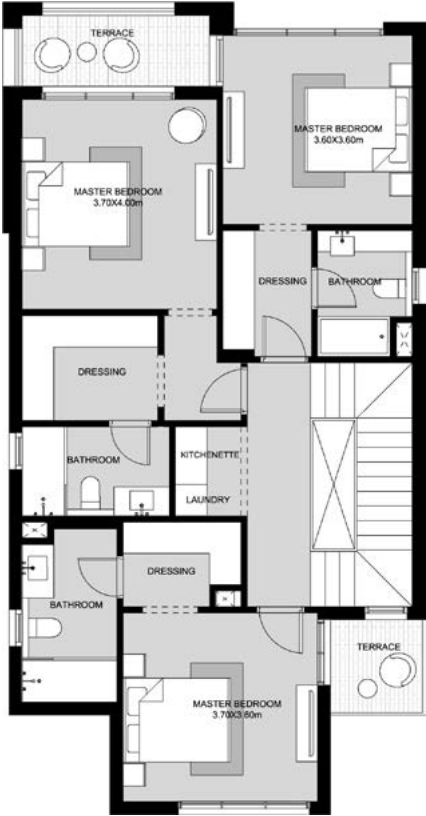
VILLA 03

3 Bedrooms + Nanny + Penthouse

Floor: First

Floor Area: 112.50 m²

Total Area: 245.10 m²



FLOOR PLAN

VILLA 03

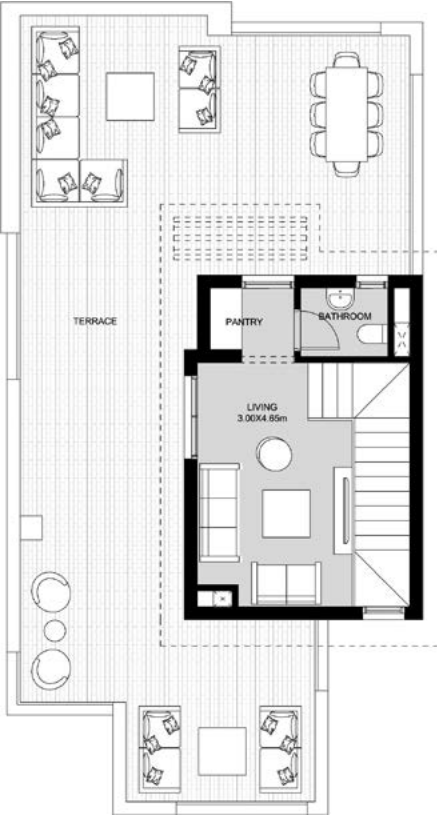
3 Bedrooms + Nanny + Penthouse

Floor: Roof

Roof annex area: 29.10 m²

Roof terrace area: 81.80 m²

Total area: 245.10 m²





Back View



Disclaimer: All furniture, fixtures & equipment shown in the renders are indicative and not necessarily reflect the actual & final execution.

TWIN HOMES





Front View

FLOOR PLAN

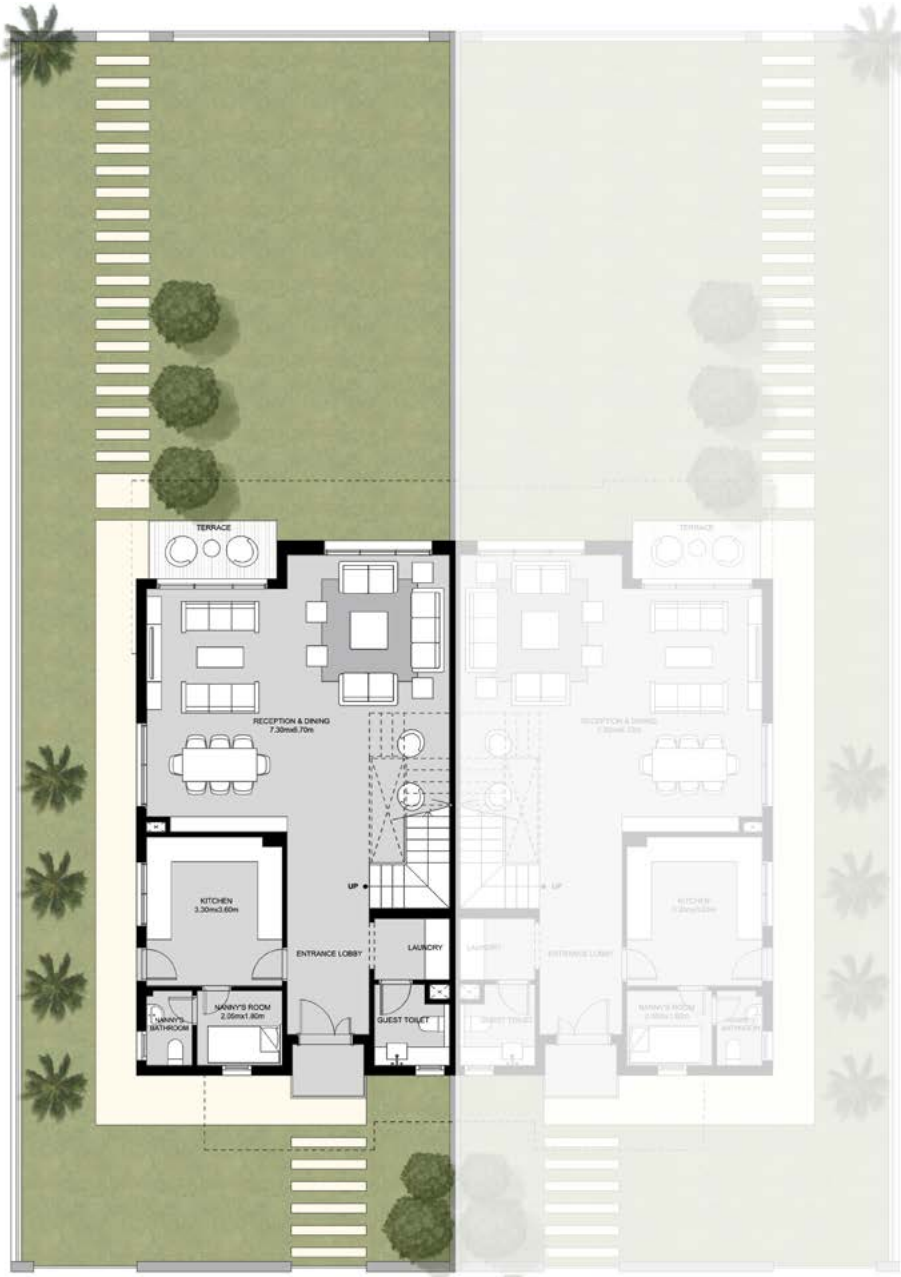
UNIT A

4 Bedrooms + Nanny + Penthouse

Floor: Ground

Floor Area: 101.60 m²

Total Area: 248.80 m²



FLOOR PLAN

UNIT A

4 Bedrooms + Nanny + Penthouse

Floor: First

Floor Area: 117.80 m²

Total Area: 248.80 m²



FLOOR PLAN

UNIT A

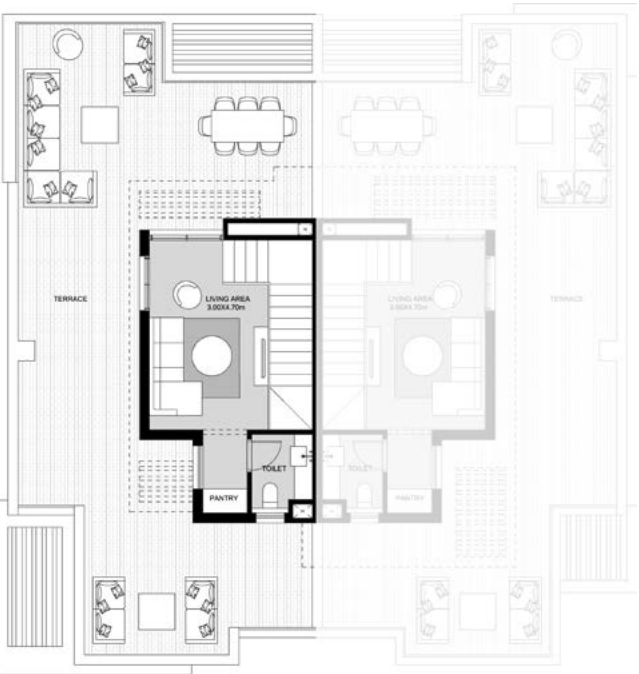
4 Bedrooms + Nanny + Penthouse

Floor: Roof

Roof annex area: 29.40 m²

Roof terrace area: 82.30 m²

Total area: 248.80 m²



FLOOR PLAN

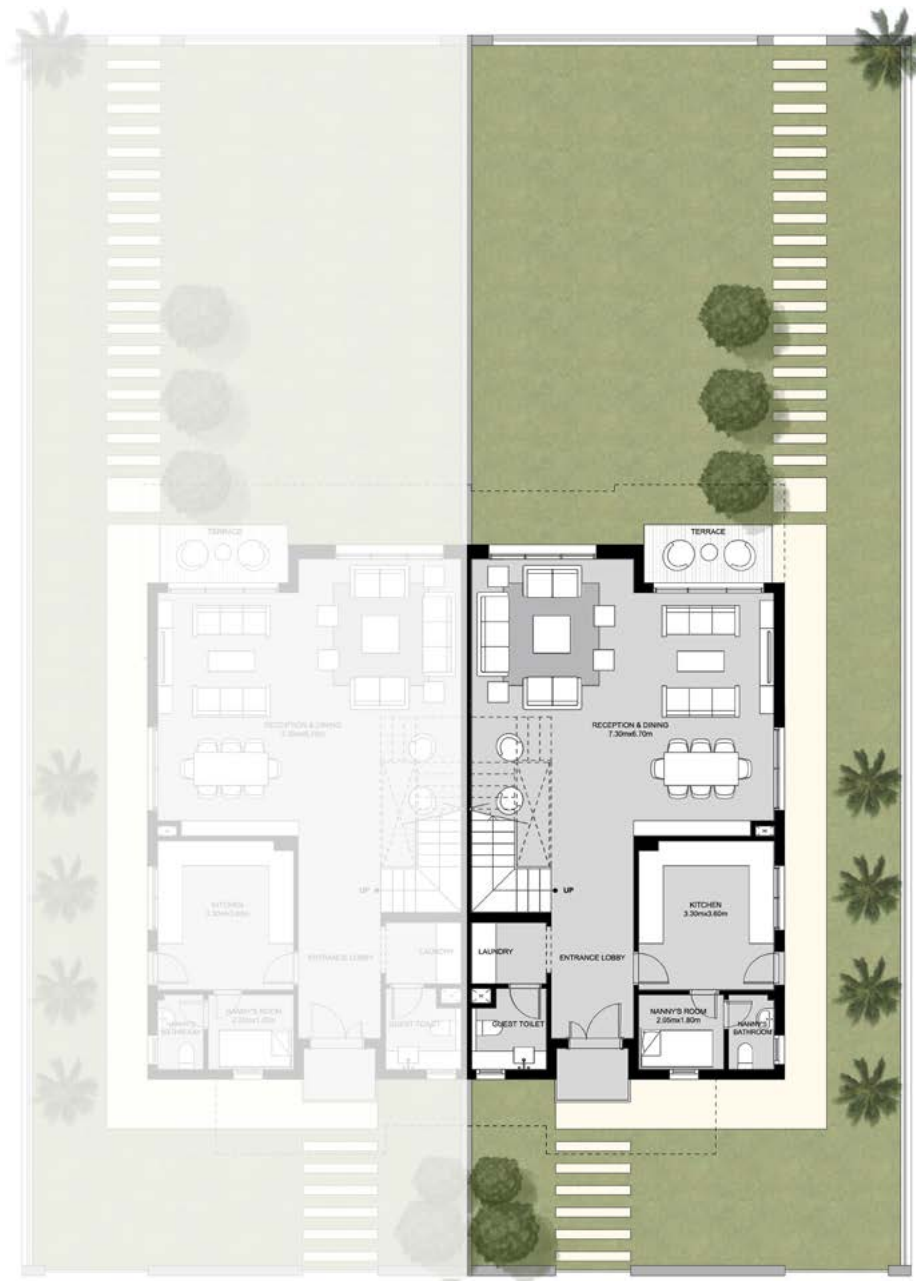
UNIT B

4 Bedrooms + Nanny + Penthouse

Floor: Ground

Floor Area: 101.60 m²

Total Area: 248.50 m²



FLOOR PLAN

UNIT B

4 Bedrooms + Nanny + Penthouse

Floor: First

Floor Area: 117.50 m²

Total Area: 248.50 m²



FLOOR PLAN

UNIT B

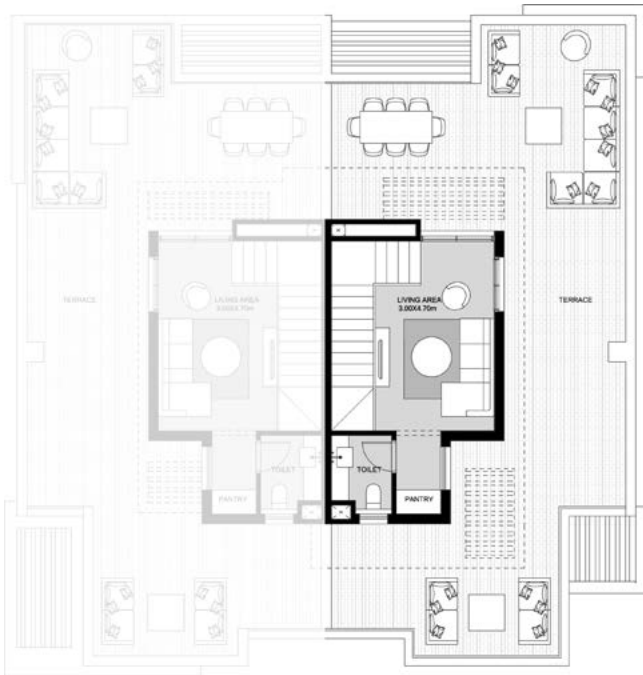
4 Bedrooms + Nanny + Penthouse

Floor: Roof

Roof annex area: 29.40 m²

Roof terrace area: 81.80 m²

Total area: 248.50 m²



Back View

TOWN HOMES





Front View

FLOOR PLAN

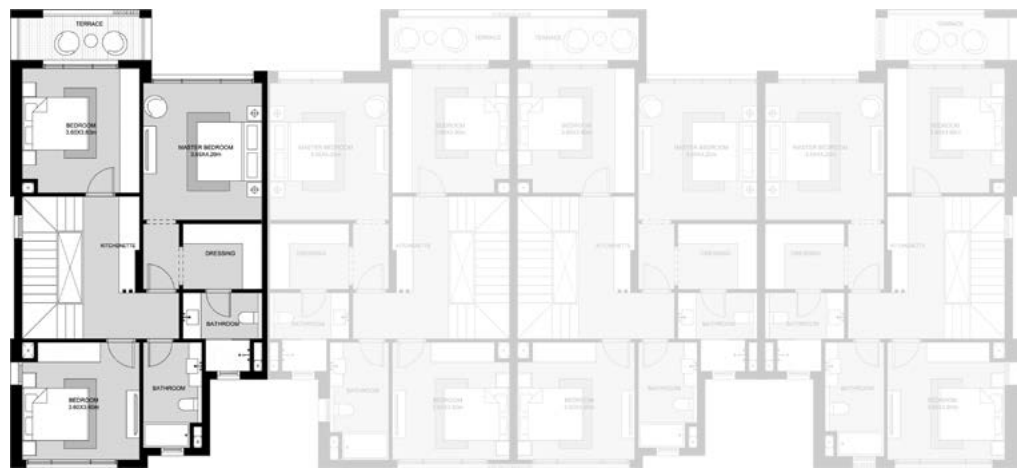
UNIT A



3 Bedrooms + Nanny + Penthouse
Floor: Ground
Floor Area: 90.70 m²
Total Area: 214.80 m²

FLOOR PLAN

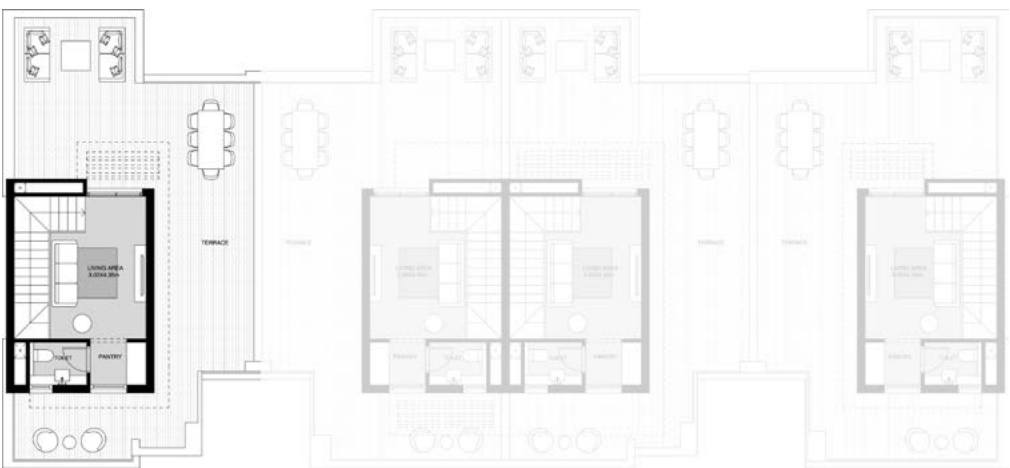
UNIT A



3 Bedrooms + Nanny + Penthouse
Floor: First
Floor Area: 95.60 m²
Total Area: 214.80 m²

FLOOR PLAN

UNIT A



3 Bedrooms + Nanny + Penthouse
Floor: Roof
Roof annex area: 28.50 m²
Roof terrace area: 68.40 m²
Total area: 214.80 m²

FLOOR PLAN

UNIT B



3 Bedrooms + Nanny + Penthouse
Floor: Ground
Floor Area: 89.20 m²
Total Area: 210.80 m²

FLOOR PLAN

UNIT B



3 Bedrooms + Nanny + Penthouse
Floor: First
Floor Area: 93.90 m²
Total Area: 210.80 m²

FLOOR PLAN

UNIT B



3 Bedrooms + Nanny + Penthouse
Floor: Roof
Roof annex area: 27.70 m²
Roof terrace area: 67.70 m²
Total area: 210.80 m²

FLOOR PLAN

UNIT C



3 Bedrooms + Nanny + Penthouse
Floor: Ground
Floor Area: 89.20 m²
Total Area: 209.60 m²

FLOOR PLAN

UNIT C



3 Bedrooms + Nanny + Penthouse
Floor: First
Floor Area: 92.70 m²
Total Area: 209.60 m²

FLOOR PLAN

UNIT C



3 Bedrooms + Nanny + Penthouse
Floor: Roof
Roof annex area: 27.70 m²
Roof terrace area: 66.20 m²
Total area: 209.60 m²

FLOOR PLAN

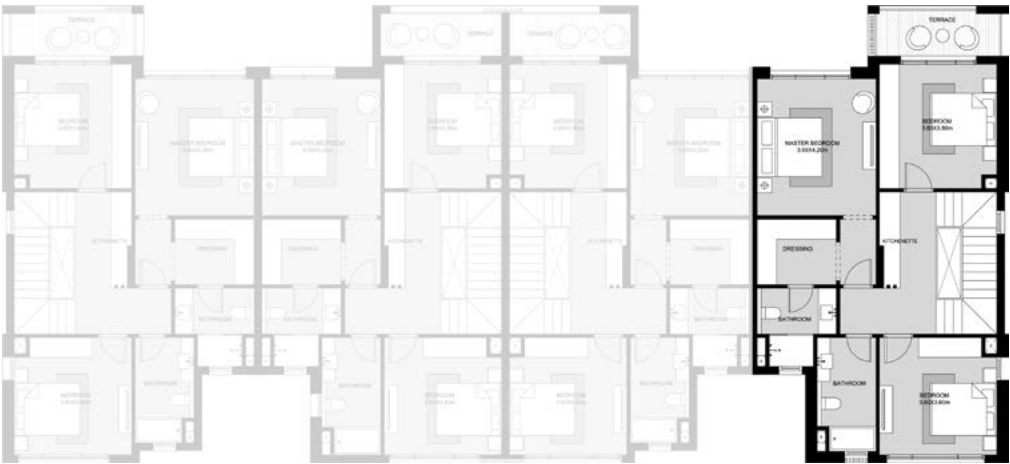
UNIT D



3 Bedrooms + Nanny + Penthouse
Floor: Ground
Floor Area: 91.10 m²
Total Area: 216.40 m²

FLOOR PLAN

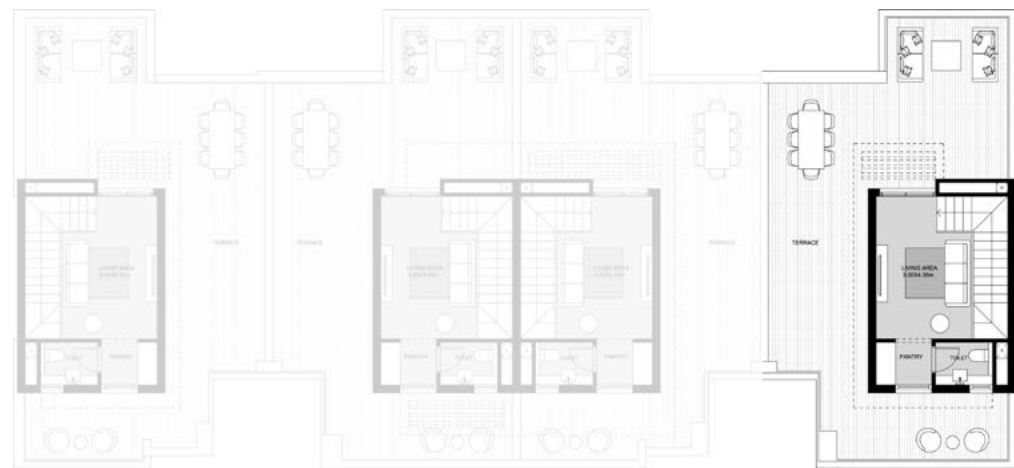
UNIT D



3 Bedrooms + Nanny + Penthouse
Floor: First
Floor Area: 96.80 m²
Total Area: 216.40 m²

FLOOR PLAN

UNIT D



3 Bedrooms + Nanny + Penthouse

Floor: Roof

Roof annex area: 28.50 m²

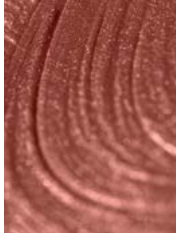
Roof terrace area: 69.80 m²

Total area: 216.40 m²



Back View

FINISHING SPECIFICATIONS



1. RECEPTION & DINING AREAS

- Floors Marble
- Walls Paint
- Ceiling Paint

2. ENTRANCES, CORRIDORS & STAIRCASE

- Floors Marble
- Walls Paint
- Ceiling Paint

3. KITCHEN (WITHOUT CABINETS)

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

4. GUEST TOILET & POWDER ROOM

- Floors Marble
- Walls Marble & Paint
- Ceiling Paint

5. BATHROOMS (EXCEPT NANNY'S BATHROOM)

- Floors High Quality Porcelain
- Walls High Quality Porcelain & Paint
- Ceiling Paint

6. BEDROOMS

- Floors HDF
- Walls Paint
- Ceiling Paint

7. LIVING AREAS

- Floors HDF
- Walls Paint
- Ceiling Paint

8. NANNY'S ROOM

- Floors High Quality Ceramic
- Walls Paint
- Ceiling Paint

9. NANNY'S BATHROOM

- Floors High Quality Ceramic
- Walls High Quality Ceramic
- Ceiling Paint

10. TERRACES

- Floors Marble
- Walls High Quality Exterior Paint

11. ROOF TERRACES

- Floors High Quality Ceramic
- Walls High Quality Exterior Paint

12. SANITARY FIXTURES & FITTINGS

- High End Local

13. DOORS

- OAK Veneered MDF

14. AIR CONDITIONING

- Not Included Conduits Only

15. HEATERS

- Not Included Provisions Only
- Conventional Water Heater Design
- Maximum Electrical Load = 2 kW - 220V

16. ALUMINUM WORKS

- High Quality Single Glazed Aluminum Frames

17. SHUTTERS

- Not Included Conduits Only



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BE PART OF SOMETHING SPECIAL

Contact us at **16220**
Visit our website: **sodic.com** or simply visit one of our SODIC Sales Centres:
Sheikh Zayed: Km. 38 Cairo-Alexandria Desert Road
New Cairo: Southern 90 Street, Plot #67, First Section City Centre, New Cairo

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* SODIC reserves the right to make minor alterations.
* All rendering and other visual materials, designs, facades are for illustrative purposes only and are subject to change.
* SODIC reserves the right to use different finishing elements and sanitary fixtures models from those which are shown in renders and specification sheets.
* Final models used in our finishing are similar and subject to market and availability at the time of operations.
* This brochure contains material, which is owned by or licensed to SODIC. This material includes, but not limited to, the design, layout, look, appearance and graphics. Reproduction is prohibited.
* Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction.
* All finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only; refer to the sales contract annex for exact finishing specifications.
* Please refer to master-plan for adjacent buildings.
* All landscaping visuals are for illustrative purposes only and are not included in the property.



A S I G N A T U R E C O M M U N I T Y

BY  **SODIC**