

THE ESTATES

NEW ZAYED

THE COTTAGE

*extra*ORDINARY HOMES



INTRODUCING SODIC SIGNATURES’

With homes tailored to reflect your style and personality, ‘SODIC Signatures’ 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, whether it’s the spa, retail, or education. ‘SODIC Signatures’ introduces an unparalleled level of luxury with exclusive community management alongside the amenities, style, quality, and comfort, that cement ‘Signatures’ as SODIC’s flagship developments.



COMMUNITY *Reimagined*

COUNTRYSIDE VILLAS TAILORED FOR YOU

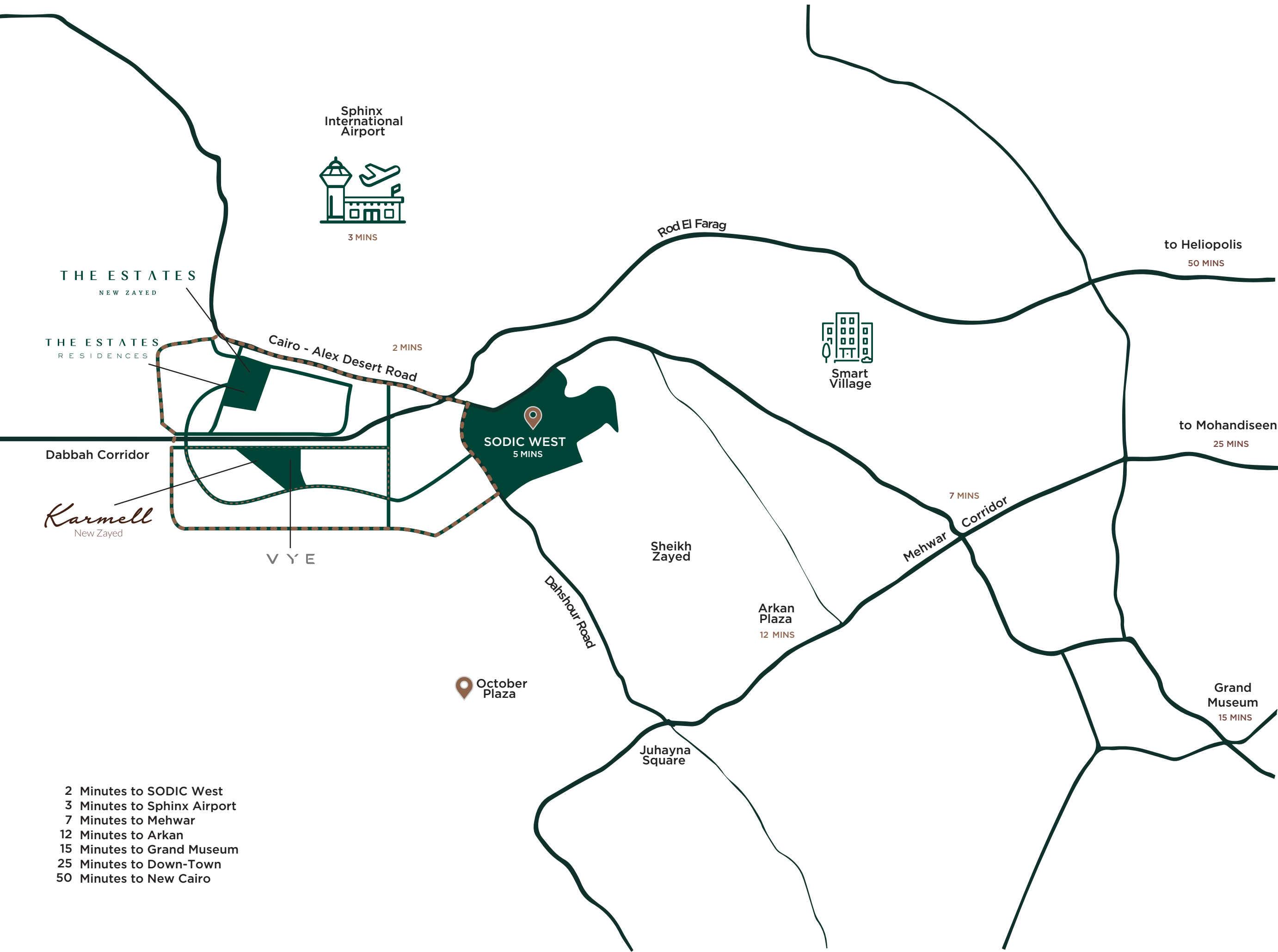
The Estates offers you something completely new as the first launched project in New Zayed, yet with traditional values at heart.



MASTERFULLY PLANNED

90% GREEN LANDSCAPE

Designed by a world-renowned international architect, introducing 90% of the project with extra green outdoors & water bodies, the remaining is distributed amongst the 446 limited-edition, home types.



PERFECTLY POSITIONED

FIRST SIGNATURE COMMUNITY IN NEW ZAYED

The Estates is located directly on the Cairo–Alexandria Desert Road, moments away from the vibrant, thriving SODIC West and minutes from Sphinx International Airport.



extra ORDINARY HOMES, FOR
extra ORDINARY PEOPLE

What if you could take something as simple as an ordinary stroll, then sprinkle it with sensational sights, sweet scents, and sleek surroundings, transforming it into an extraordinary sensory experience?

That is the new normal at The Estates, a place reserved for that added extra, charm to everyday living. A place where you are always in the right place, at the right time... Your own.



A GRAND WELCOME

THE DUAL ENTRANCE

Enjoy the welcoming arrival of 2 distinct gates. One catering to the basic needs of The Estates residents with a supermarket and pharmacy amongst others. The second gate will be located along the Alex-Desert Road to ease the flow with a dedicated entrance for offices and community hall centers, mini-marts and other conveniences.



AN URBAN RETREAT CLUBHOUSE

THE FIRST URBAN RETREAT IN EGYPT

Experience personalized wellness treatment plans focused on holistically blending lifestyle solutions for the betterment of your well-being. Indulge in healthy eating options, relaxing spa days, and wellness therapy styles including thermal and hydrotherapy. This ultimate urban retreat is to become Egypt's leading wellness lifestyle destination.



ESSENTIALS *Close* TO HOME

DAILY AMENITIES

Offering an on-premise supermarket and a laundromat, a medical center, and a veterinary clinic. The Estates is a development built with all your creature comforts in mind.



extra ORDINARY VIEWS

150 METERS OF BREATHTAKING GARDENS AND LAKES

Enjoy greenery as far as the eye can see, where you enjoy endless open spaces that paint a picture-perfect home. All spaces are up to 150 meters of meticulous gardens & lakes for everyday inspiration.



S P L E N D O R S T R O L L

U N I Q U E B O T A N I C A L S F O R E A C H D I S T R I C T

The Estates is designed with the splendid landscape that makes you revel in the beauty of nature. Each district of homes comes with a special theme of original and dense plantation surrounding lakes at the center of the clusters.



extra ORDINARY HOMES

TIMELESS ARCHITECTURE

Every home blends itself with nature, with the panoramic glass scenic views of the sprawling fields of green that extend well beyond your personal, sprawling property.



extra ORDINARY PRIVACY

A SERENE HAVEN

The surroundings around each property are carefully cultivated to ensure maximum privacy amongst neighbors, ensuring no two homes are ever stuck.



extra ORDINARY SERVICES

A FACILITY IN EACH CORNER

Experience the best in facility management and maintenance services. A nursery is dedicated to ensuring brighter horizons for our future generations. A storage yard will serve as a wonderful extension to your home by offering a place to clear your place of clutter.



THE ROUTE TO DELIGHT

2.4 KM BIKE TRAIL

The Estates has designed a 2.4 km bike route, that encloses every cluster, all the way to the central park. Let that sweet fresh breeze be the main theme for kicking off your everyday.



LIFE AT THE COTTAGE

In this spacious 3-bedroom home, the roomy feel is guaranteed to optimize the essence of splendor and privacy for each family member.

The large windows surrounding the home and the strategically placed terraces offer astonishing natural light throughout the day, providing a welcoming feel to all the visiting guests and homeowners.

Convenience is never an issue at The Cottage, with a private carport to keep your car safe and secure with no hassle of parking. The roof is also the place to be at sunset for a refined dinner gathering with breathtaking green views, followed by a movie night in the roof's living room.

On the ground floor, the nanny's room and kitchen are perfectly placed for a seamless and uninterrupted experience when hosting friends at your home.

Finally, outside the home, your garden is the gateway to the greater view of the landscape of The Estates, where you can sit and really take in the serene surroundings.



THE COTTAGE

FRONT VIEW

GROUND FLOOR

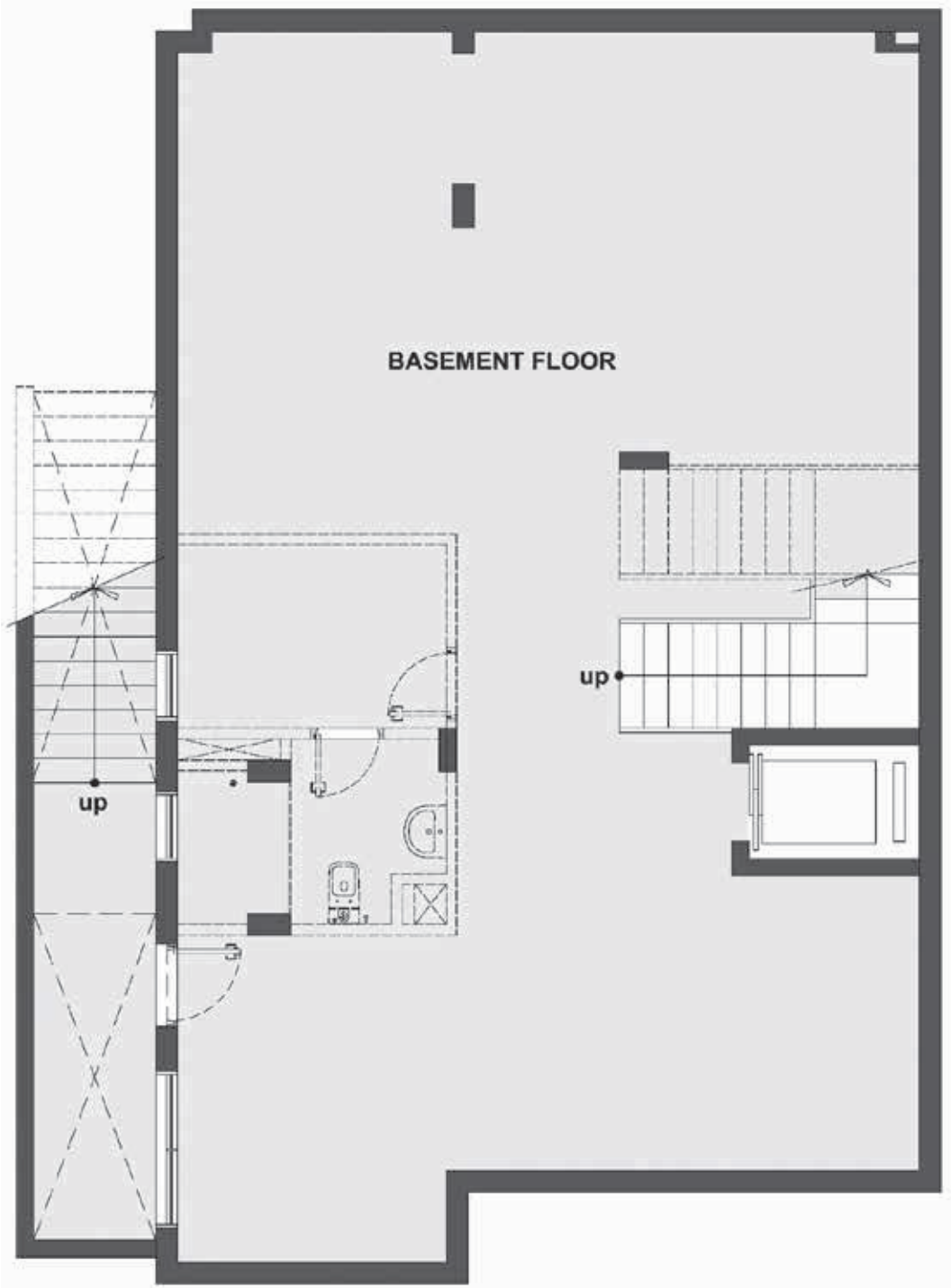
THE COTTAGE 2 WITH BASEMENT
GROUND FLOOR



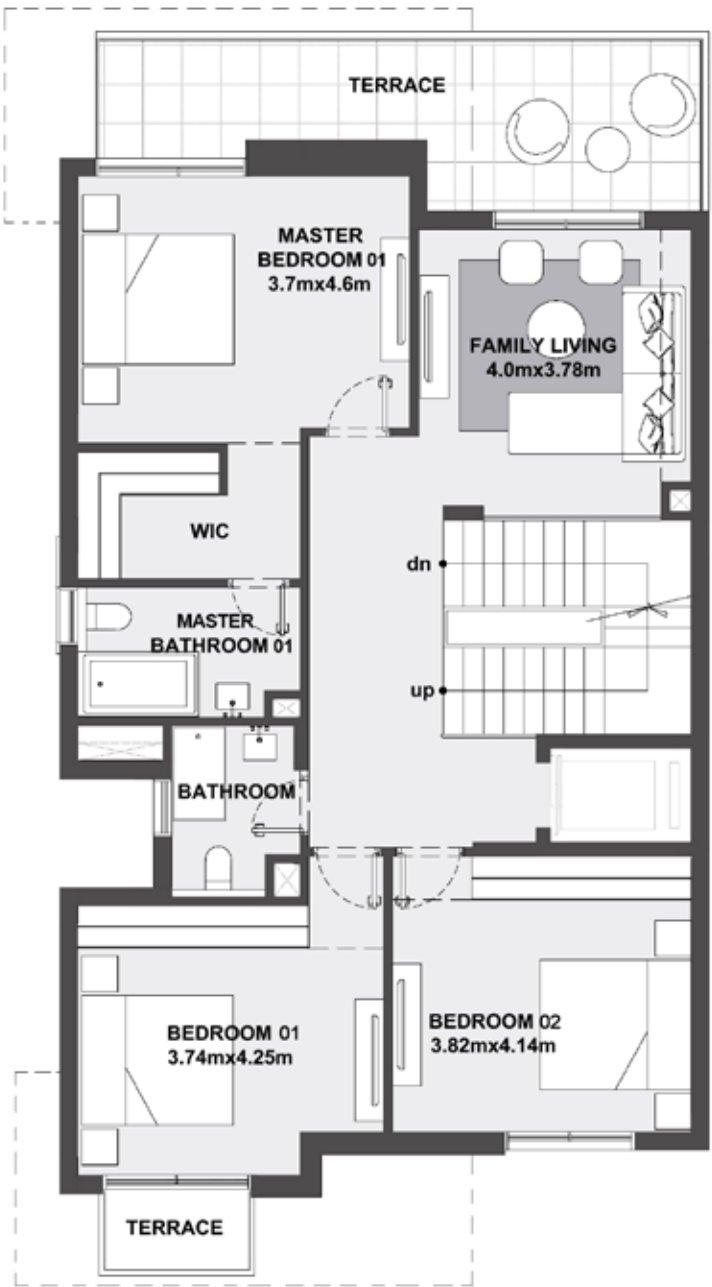
Ground Floor Area	First Floor Area	Roof Terrace Area	Total Area	Basement Area	Roof Annex Area
127.3 m²	136.1 m²	70 m²	308.4 m²	141 m²	45 m²

3 BEDROOM + LIVING

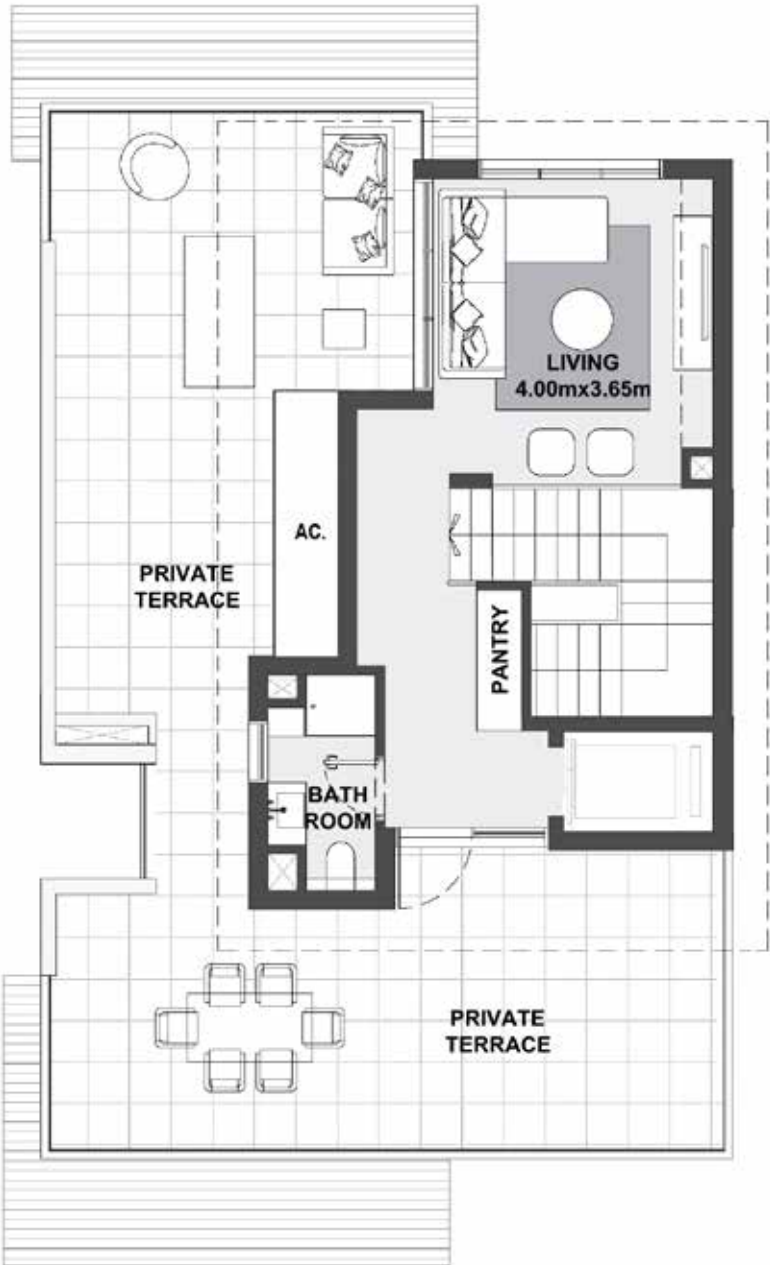
BASEMENT FLOOR



FIRST FLOOR



ROOF



BACK VIEW

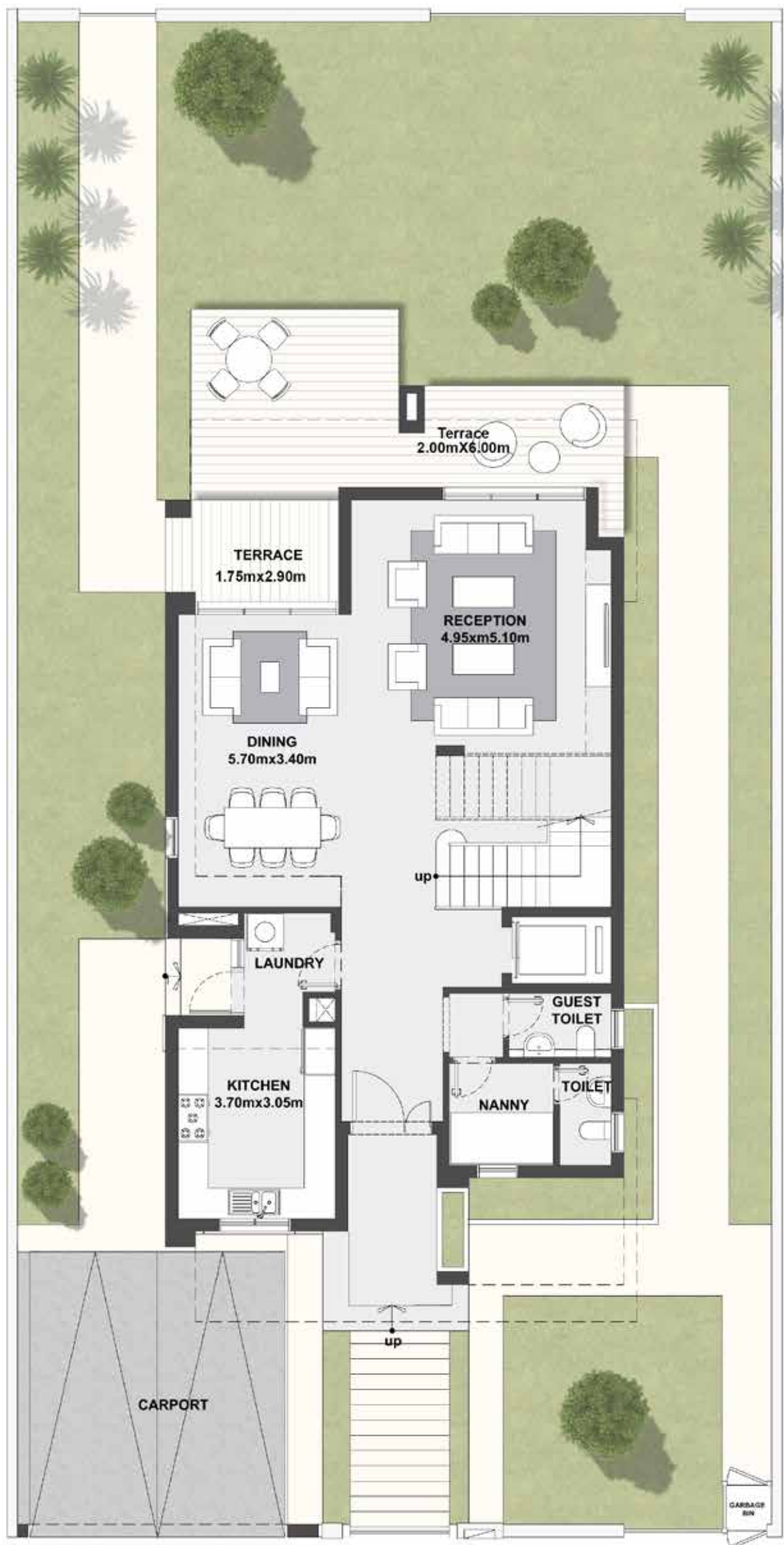




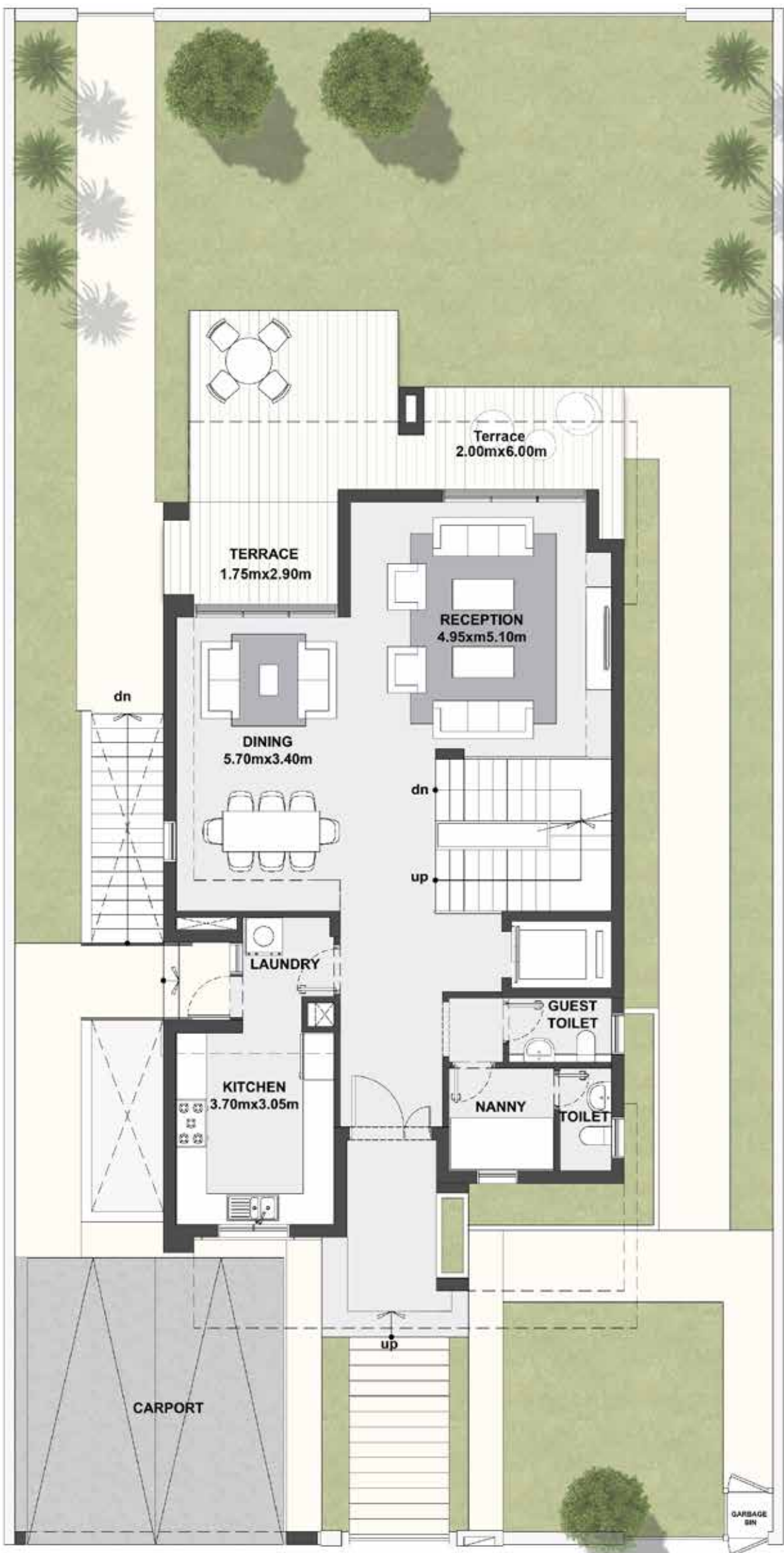
THE COTTAGE 2

FRONT VIEW

GROUND FLOOR



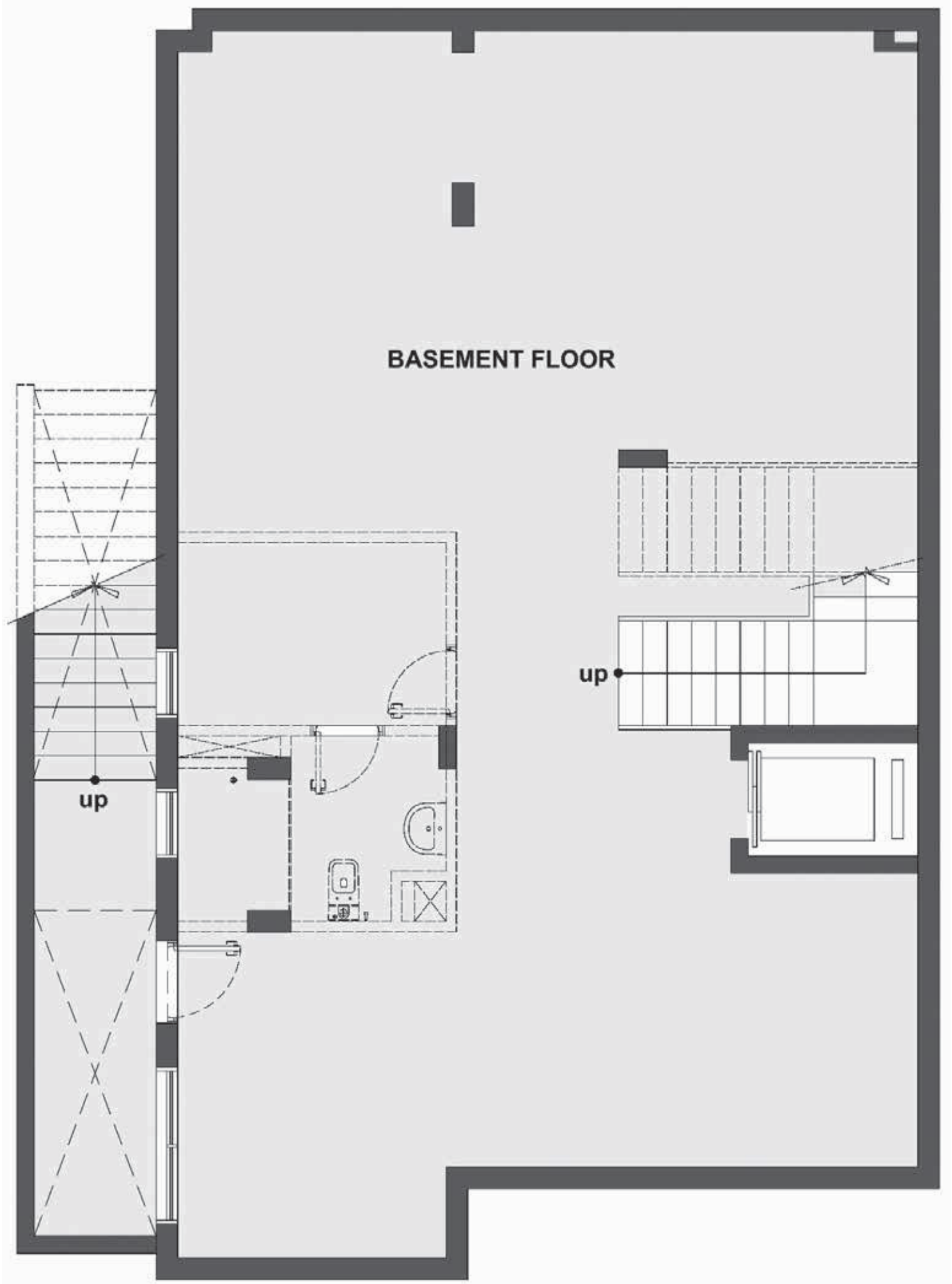
THE COTTAGE WITH BASEMENT
GROUND FLOOR



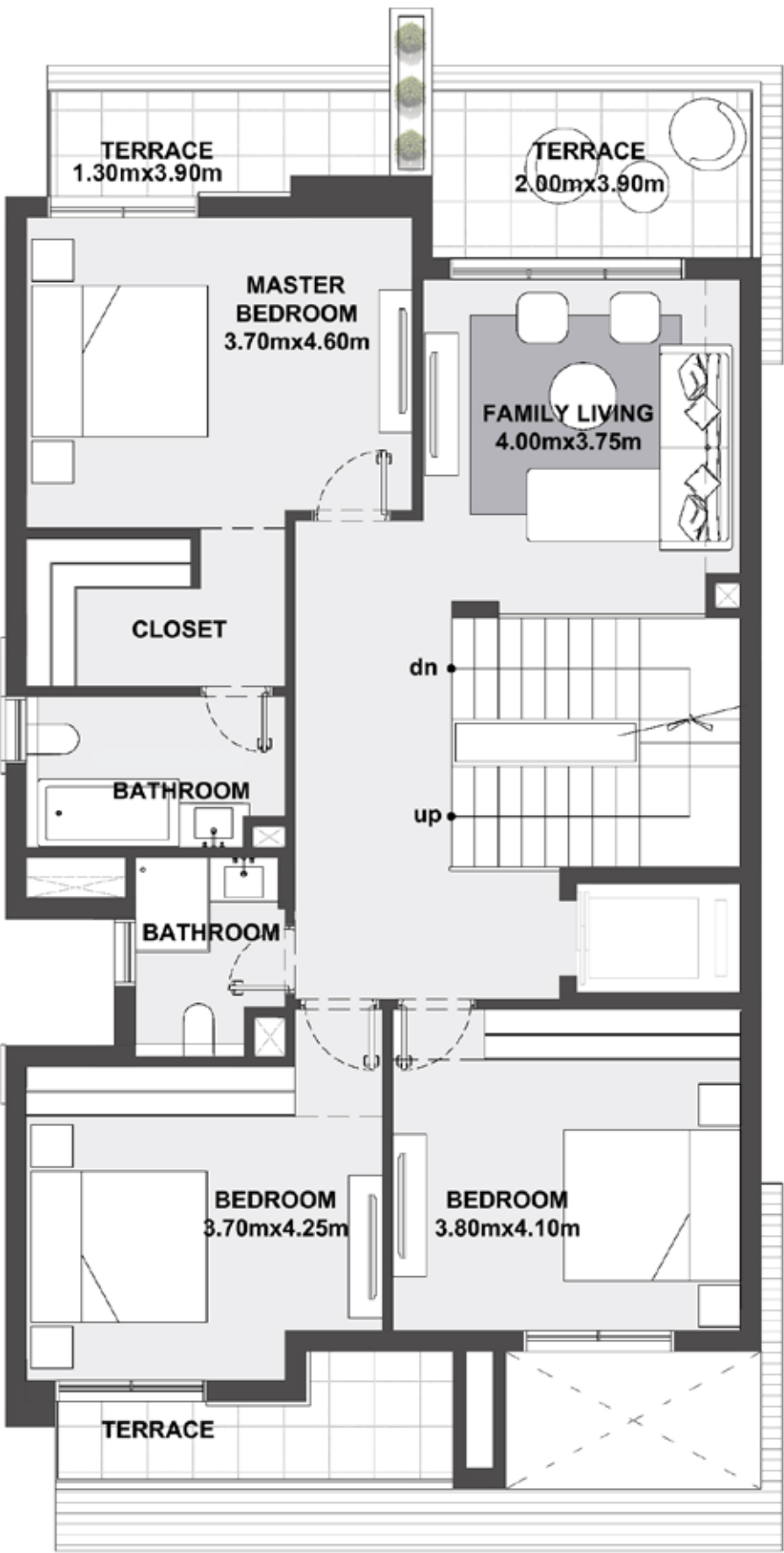
Ground Floor Area	First Floor Area	Roof Annex Area	Total Area	Roof Terrace Area
129.40 m²	139.60 m²	45.00 m²	314.00 m²	74.60 m²

3 BEDROOM + LIVING

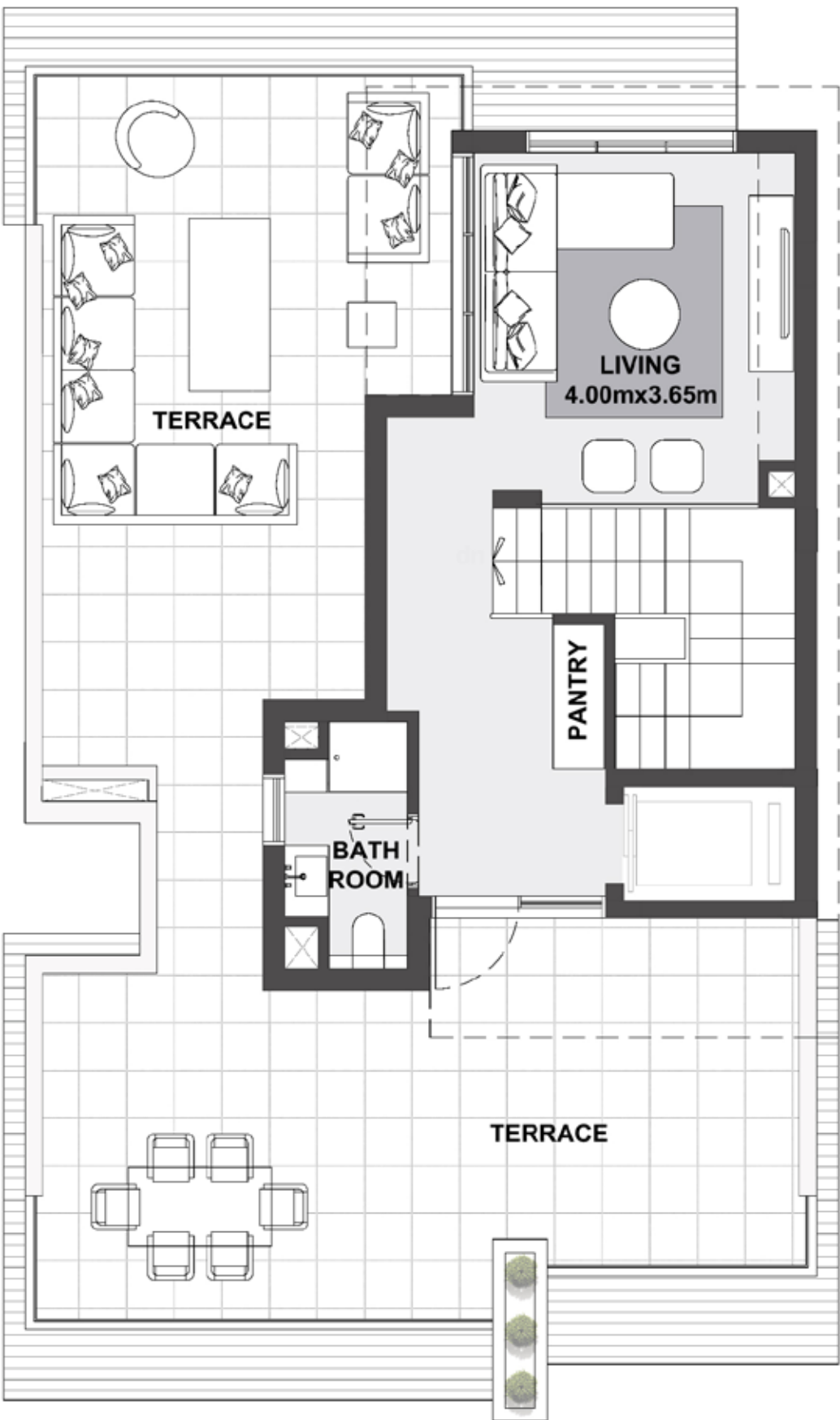
BASEMENT FLOOR



FIRST FLOOR



ROOF





ABOUT SODIC

Our communities offer our residents a common truth for a better quality of life with a balance of residential, recreational and business amenities and activities. Our purpose is to create somewhere special somewhere to belong. We do this by shaping communities that by design encourage diversity, creating social fabrics that welcome all and celebrate our differences.

BE PART OF SOMETHING SPECIAL...



For more information on joining The Estates community please contact us at: 16220

SODIC SALES CENTRES

Sheikh Zayed: Km. 38 Cairo-Alexandria Desert Road
New Cairo: St.90 address-Plot 67, St.90, New Cairo

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- Diagrams are not to scale and are for illustrative purposes.
- 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.
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- Final models used in our finishing are similar and subject to market and availability at the time of operations.
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A *villa* ONLY COMMUNITY

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

