



CENTRAL GARDEN APARTMENTS



HUMAN DEVELOPMENTS

Ever since our inception in 1996, we set our minds on creating Human Developments rather than merely focusing on bricks and mortar. We consider the elements that genuinely improve people's quality of life, creating holistic communities where people can realise their full potential and lead productive, creative lives.

Our belief in Human Developments has always helped us honour our commitments to our clients, providing them with added value. In doing so, we challenge ourselves by introducing new, exciting projects that deliver on the most stringent of standards in design, execution and delivery time frames, as well as customer service and property management.

Because of this, we have been able to establish a solid track record of world-class, award-winning developments, paving the way for SODIC to be at the forefront of the Egyptian real estate market today.



WELCOME TO SODIC WEST



SODIC West is Sheikh Zayed's largest mixed-use development, offering the incentives of downtown living away from the hustle and bustle of urban city life. Twice the size of Zamalek, SODIC West embraces meticulously master-planned, exciting upscale residential, commercial and retail developments such as Allegria, Forty West, Westown Hub, The Polygon and The Strip.

With a strategic location, a diverse product offering and an urban vibe, SODIC West is set to be the neighbourhood of choice, featuring a range of interconnected mixed-use developments such as Forty West, Westown Residences, The Courtyards, The Polygon and Westown Hub, all interwoven with ample green spaces and vibrant walkways.

LIFE IN SODIC WEST

With a flourishing community of over 4,000 families, SODIC West has grown into one of the most vibrant and diversified mixed-use developments in Cairo. Living in the centre of this multi-faceted community allows residents to enjoy close proximity to its wide range of essential and recreational facilities.

ONE16 residents will be living just a short drive away from Westown Medical Centre, home to El Nada Hospital and Westown Clinics equipped with the latest medical technologies and offering an array of the best medical services in town. With three renowned schools just a few minutes away, residents of ONE16 will have the finest education at the tip of their fingers. Depending on the needs of your children and your preferred educational system, you can choose between the British International School in Cairo (BISC), The Beverly Hills German School (BHGS), and New Vision International School (NVIS) in addition to several world-class nurseries and day care centres. Residents of ONE16 will also be a five minute walk away from our prized business park, The Polygon, allowing career-driven individuals the convenience of living near their workplace, as well as Westown Hub, the ultimate hangout spot for family and friends. With its varied selection of café and restaurant brands, spending quality time with family and friends is bound to be a gratifying experience.



WELCOME TO

ONE 16

CENTRAL
GARDEN
APARTMENTS

ONE16 is a circler of 16 contemporary buildings that adorn the heart of SODIC West. Designed with a focus on privacy and tranquility, this strategically positioned development does not compromise on urban convenience.

Centrally located amidst SODIC West's residential developments and with only 123 residential units, homeowners can enjoy a sense of exclusivity in a peaceful atmosphere. ONE16 suits those who appreciate the convenience of urban apartment living, close proximity to essential and recreational facilities and the peace that comes with being a member of a small community.

Located In The Heart Of SODIC West

UNRIVALLED LOCATION AND CONNECTIVITY

Strategically nestled in the core of SODIC West, ONE16 is conveniently located with direct access to The Cairo-Alexandria Desert Road from the North and the city of Sheikh Zayed from the South.

SODIC West itself is connected to downtown Cairo via a number of smooth and newly renovated highways. The 26th of July Mehwar connects the Cairo-Alexandria Desert Road, which is adjacent to SODIC West, to the heart of the Egyptian capital. Dahshour Road also connects SODIC West to The 6th of October City, cutting through Juhayna Square. In addition, the soon-to-be-finished eight-lane highway, Rod El Farag Mehwar, will also link SODIC West to downtown Cairo, making the commute faster, easier and completely hassle-free.

Located in the Southern part of SODIC West, ONE16 lies in between two other residential developments – Westtown Residences and The Courtyards – occupying the quietest spot of SODIC West. This new residential neighbourhood is a two minute drive away from The Polygon, SODIC West's award-winning business park, and Westtown Hub, home to some of Sheikh Zayed's finest restaurants and cafes.

Claiming one of the most central locations within SODIC West, ONE16 residents will enjoy a peaceful and tranquil atmosphere while staying close to the bustling neighbourhoods situated nearby.



DESIGN AND ARCHITECTURE

Maintaining a luxurious and vibrant lifestyle for our clients is one of the main drivers behind our design inspiration. Planned and designed by I. EL-HABROUK Architects, ONE16 boasts not only the experience, but the sense, taste and talent of its architects. With their aesthetically pleasing and energy efficient creations, I. EL-HABROUK have achieved a well-deserved reputation with their work spanning architecture, landscape, interior design and urban planning. Their specialty being residential and community based projects.

ONE16 accommodates a wide range of continuous green areas that constitute a remarkable percentage of the project and create a natural buffer between blocks. With buildings lining the perimeter of the development, you can enjoy the capaciousness of its central circulation area and all the verdant greenery it has to offer. ONE16 strikes the right balance between spaciousness and containment allowing residents to feel the kind of autonomy that comes with wide-open spaces as well as the cosy privacy of a snug neighbourhood. The expansive centre of ONE16 gracefully leads to each one of its 16 buildings as well as the interconnected basement network which includes underground parking and access all of the project's utilities.

I.El-Habrouk
A.R.C.H.I.T.E.C.T.S



DESIGN AND ARCHITECTURE

The buildings' facades were designed to achieve a modern aesthetic charm with commodious terraces amplifying your view of the beautiful sceneries and landscapes of ONE16 and its surroundings. Each of the luxurious apartment buildings has a spacious entrance and floor designs that accommodate a maximum of two units per floor to ensure smooth circulation. This allows residents more privacy and access to spectacular views of greenery.

ONE16 apartments were efficiently and carefully designed to cater to the diverse needs of its residents. There is a wide variety of unit areas ranging from 150 square metres to 285 square metres with spacious reception and dining areas overlooking the central garden of ONE16. Apartments in ONE16 are also distinguished by the privacy and comfort they offer their residents. To further maintain smooth circulation across your living spaces and ensure privacy and comfort, your home is conveniently sectioned into three different zones: a private zone with roomy bedrooms, a public zone with an airy reception area, and a service zone that accommodates a sizeable kitchen, a nanny's room, a dining area and a terrace.



MASTER-PLAN & FLOORPLANS



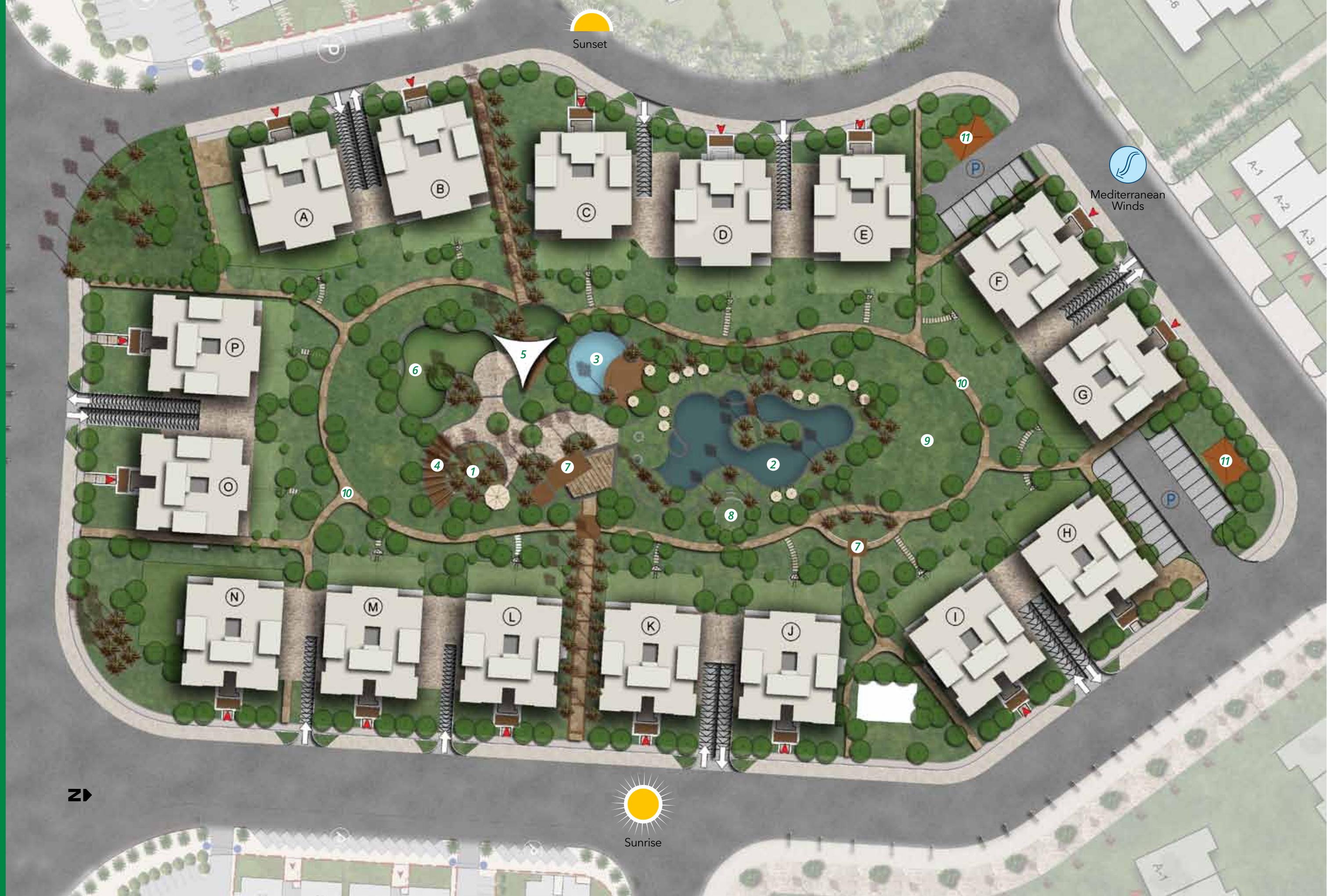
MASTER-PLAN



-  BUILDING TYPE 1
-  BUILDING TYPE 2

LEGEND

-  Self Catering Zone
-  Central Lake
-  Children's pool
-  Shade Structure
-  Tent Structure
-  Children's Play Area
-  Service Kiosk
-  Outdoor Exercising Zone
-  Grand Lawn Area
-  Jogging track
-  Utilities



BUILDING TYPE 1

FRONT VIEW

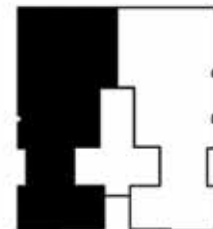
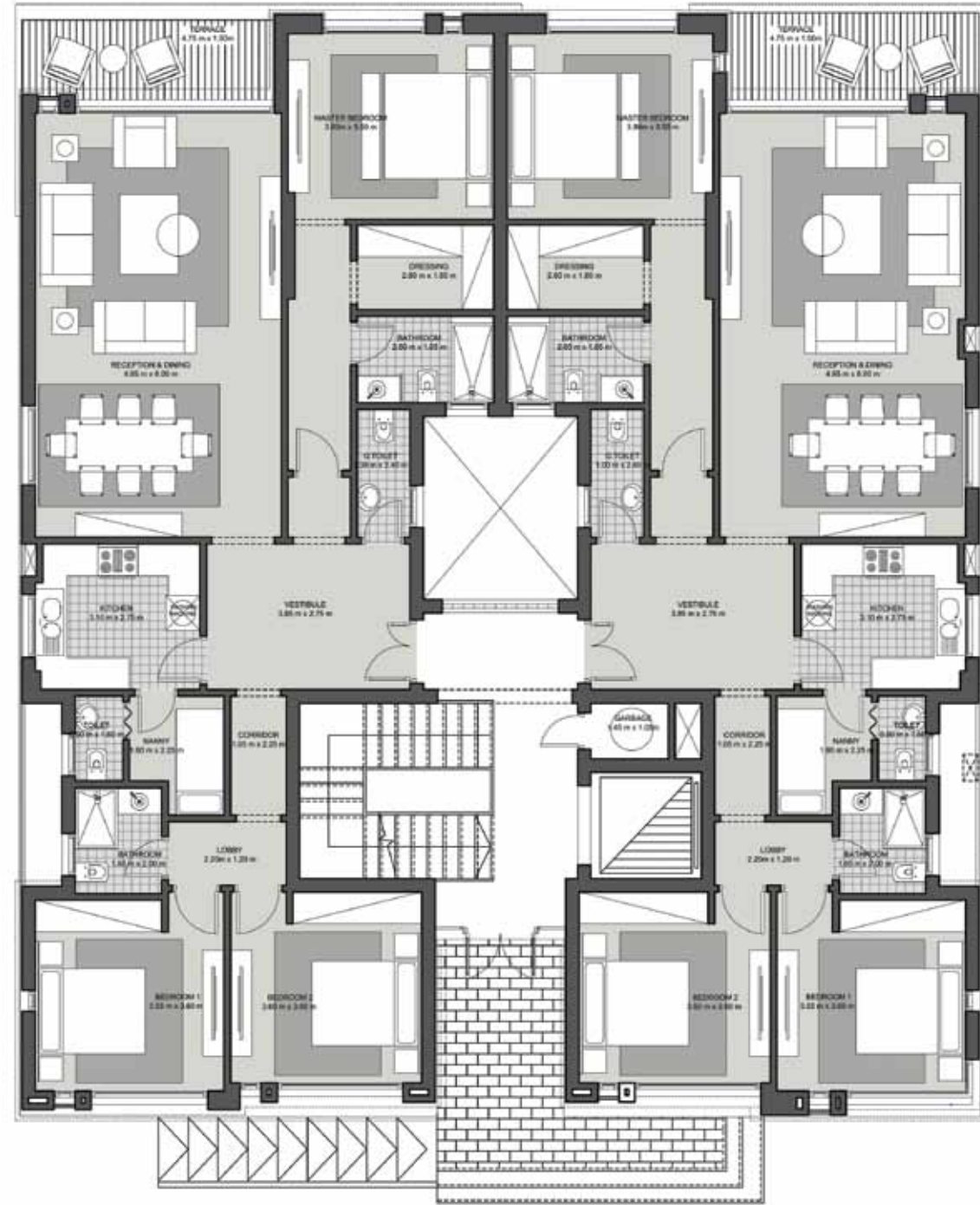


BUILDING TYPE 1

BACK VIEW

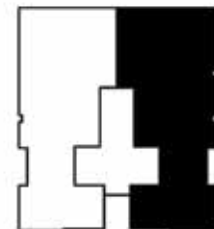


Ground Floor

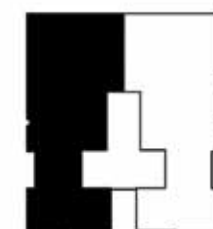
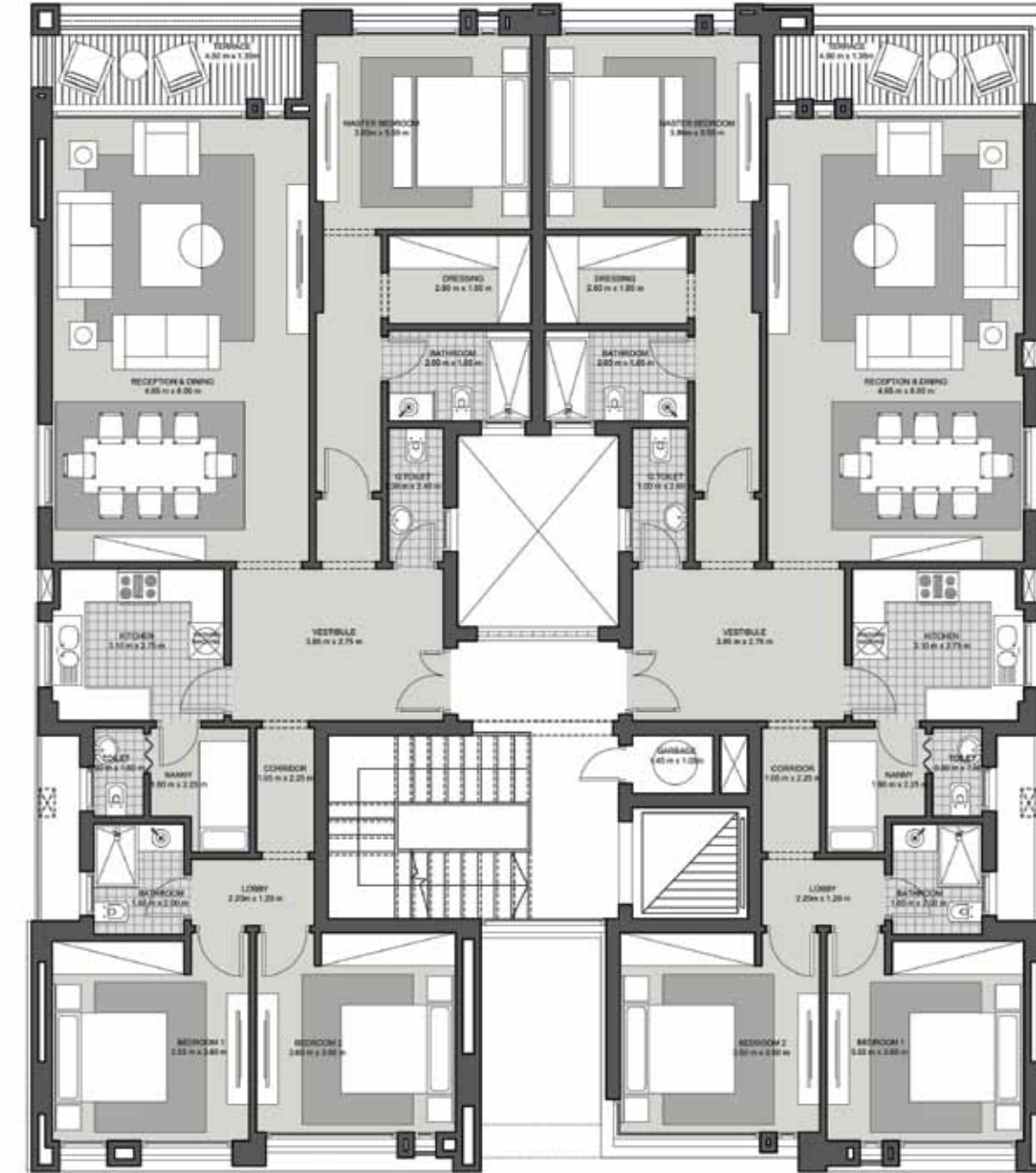


3 Bedroom Apartment
Unit No. 01
Total Gross Area 178m²

3 Bedroom Apartment
Unit No. 02
Total Gross Area 178m²

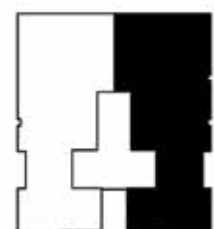


First Floor

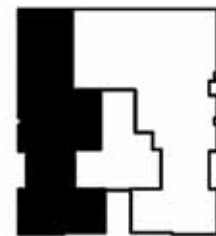
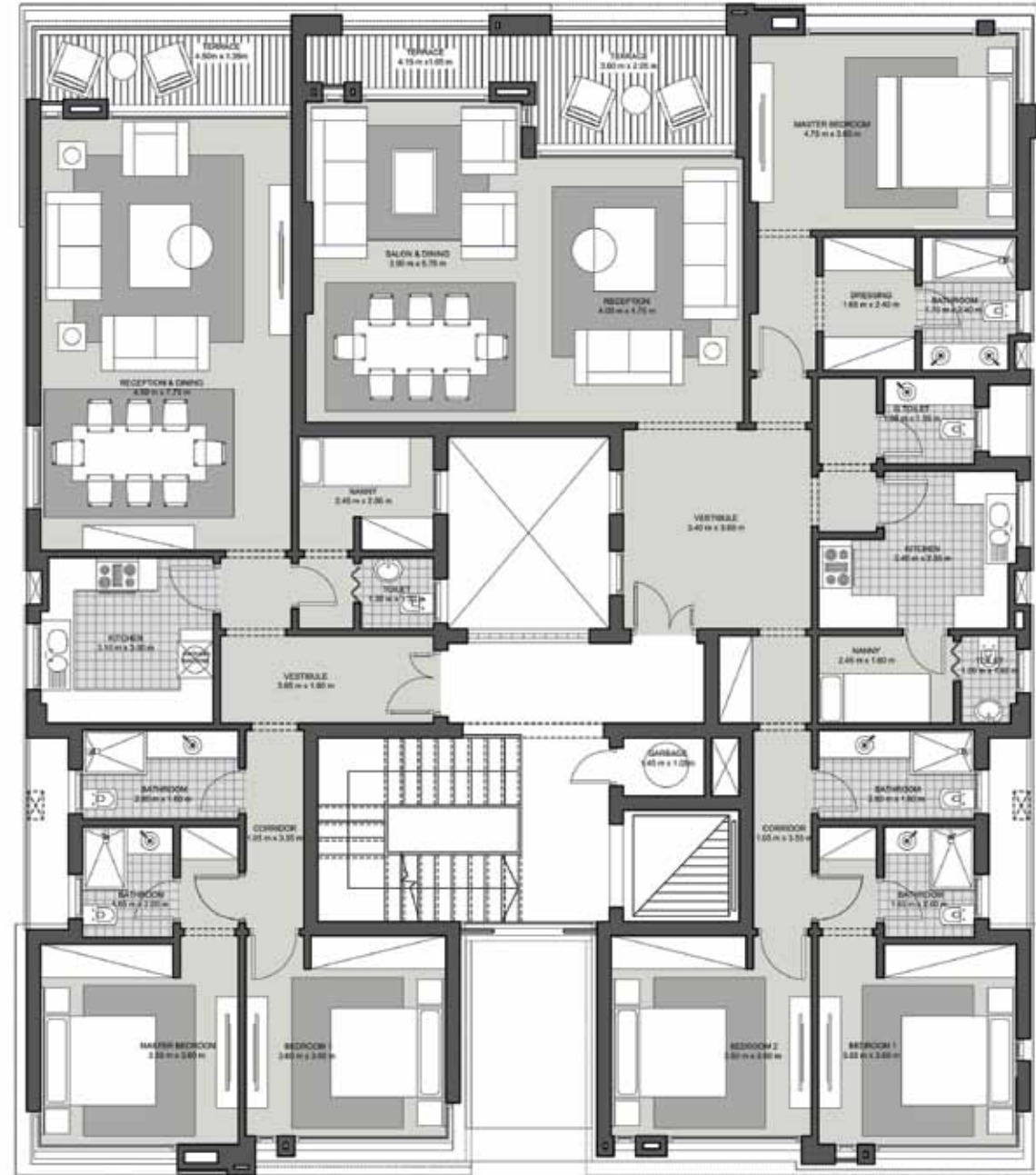


3 Bedroom Apartment
Unit No. 11
Total Gross Area 181m²

3 Bedroom Apartment
Unit No. 12
Total Gross Area 179m²

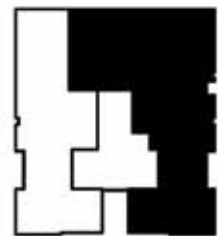


Second Floor

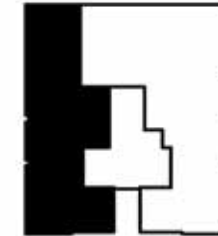
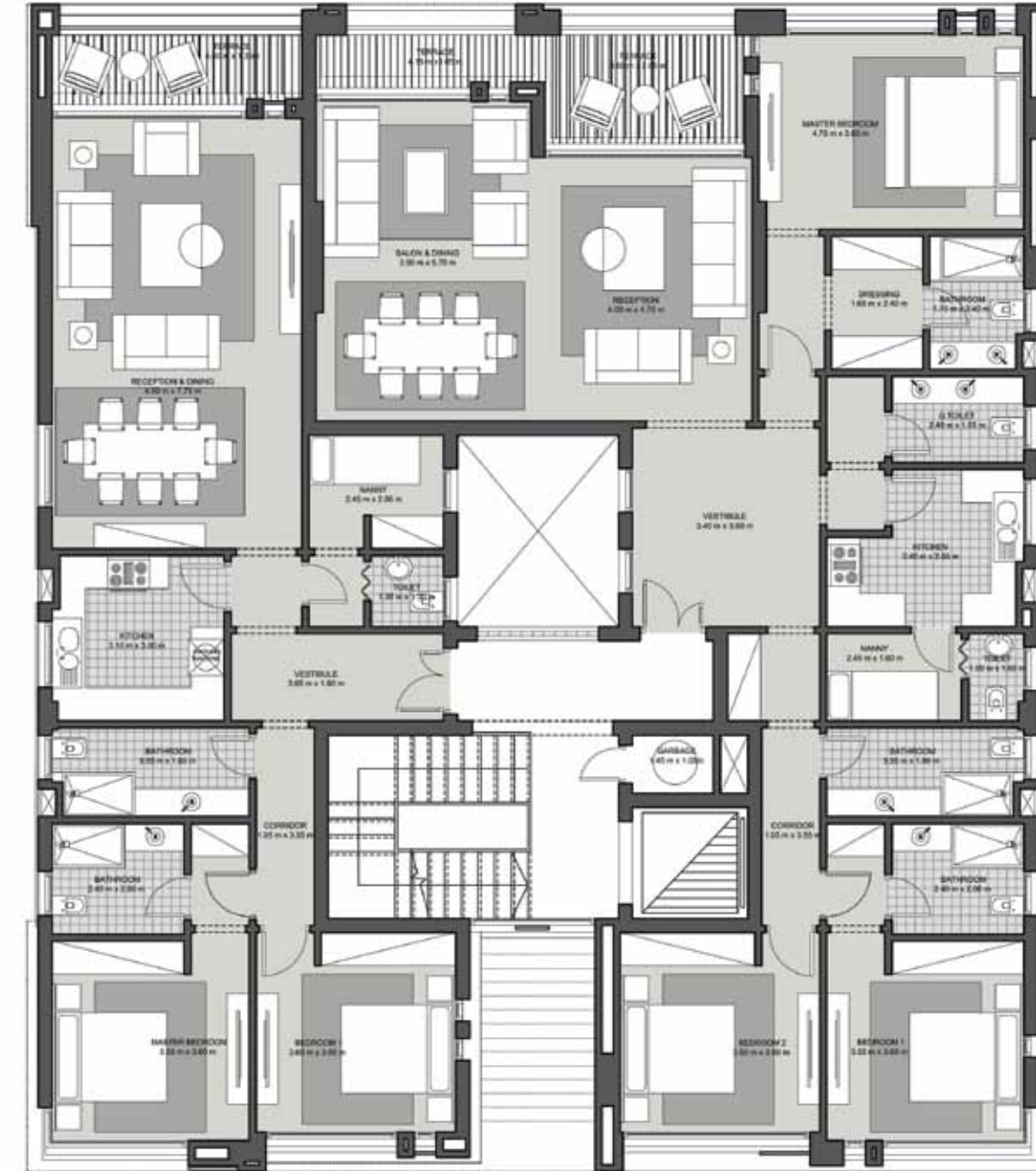


2 Bedroom Apartment	
Unit No. 21	
Total Gross Area	142m²

3 Bedroom Apartment	
Unit No. 22	
Total Gross Area	208m²

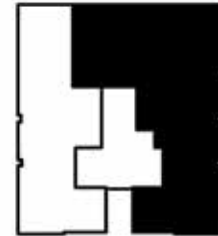


Third Floor

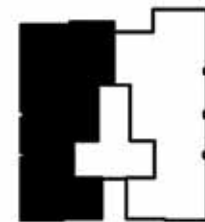
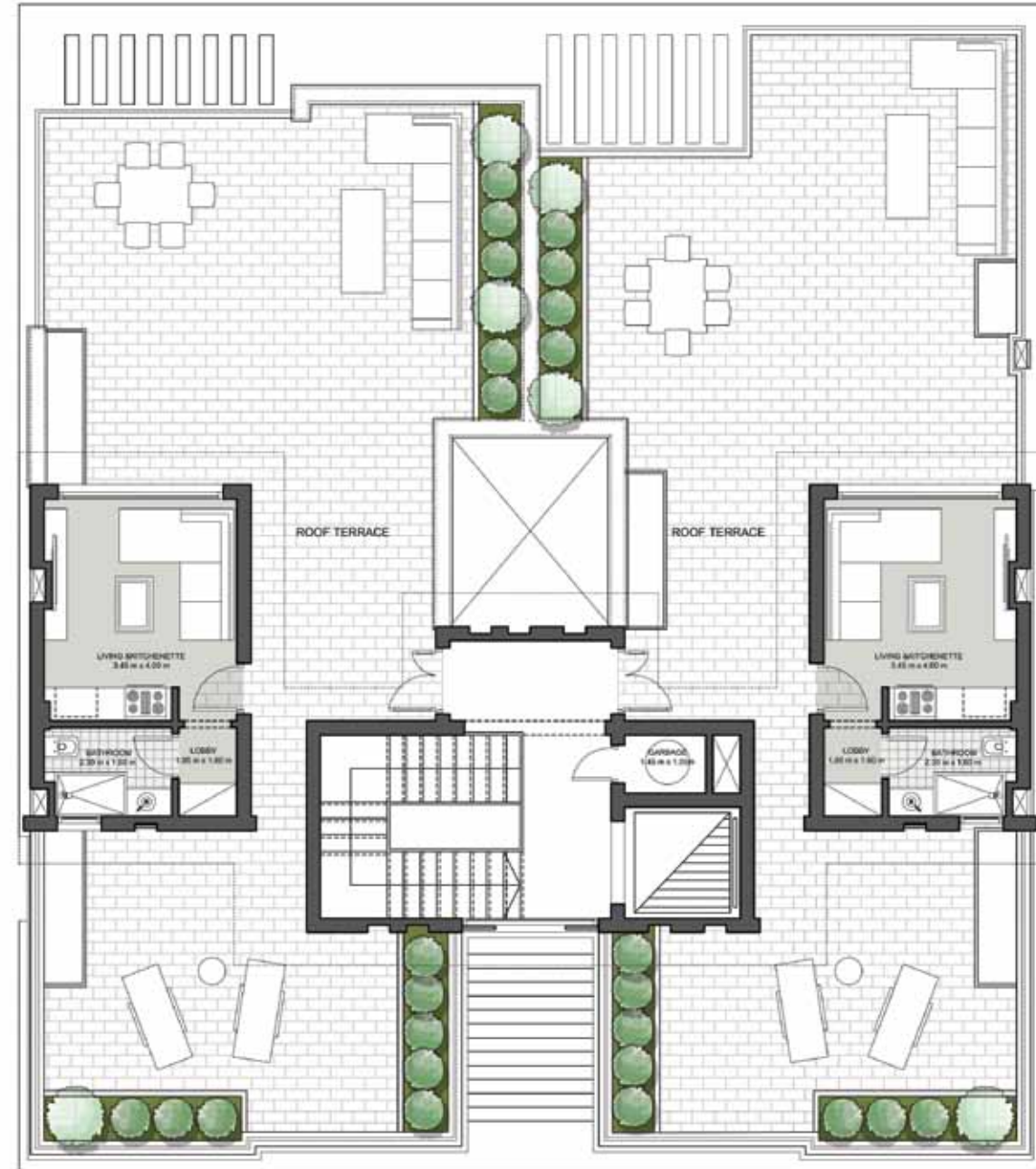


2 Bedroom Apartment + Living (Roof)	
Unit No. 31	
Total Area	147.5m²
Roof Annex	28.5m²
Total Area with roof	175m²

3 Bedroom Apartment + Living (Roof)	
Unit No. 32	
Total Area	216m²
Roof Annex	28m²
Total Area with roof	244m²



Roof



**2 Bedroom Apartment
+ Living (Roof)**

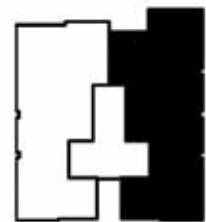
Unit No. 31 Roof

Roof Annex 28m²

**3 Bedroom Apartment
+ Living (Roof)**

Unit No. 32 Roof

Roof Annex 28m²



Notes:

1. Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction.
2. Diagrams are not to scale and are for illustrative purposes only.
3. 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.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change.
6. Please refer to master-plan for adjacent buildings.
7. SODIC reserves the right to make minor alterations.
8. Roof annex will be approximately 25% of ground floor foot print.

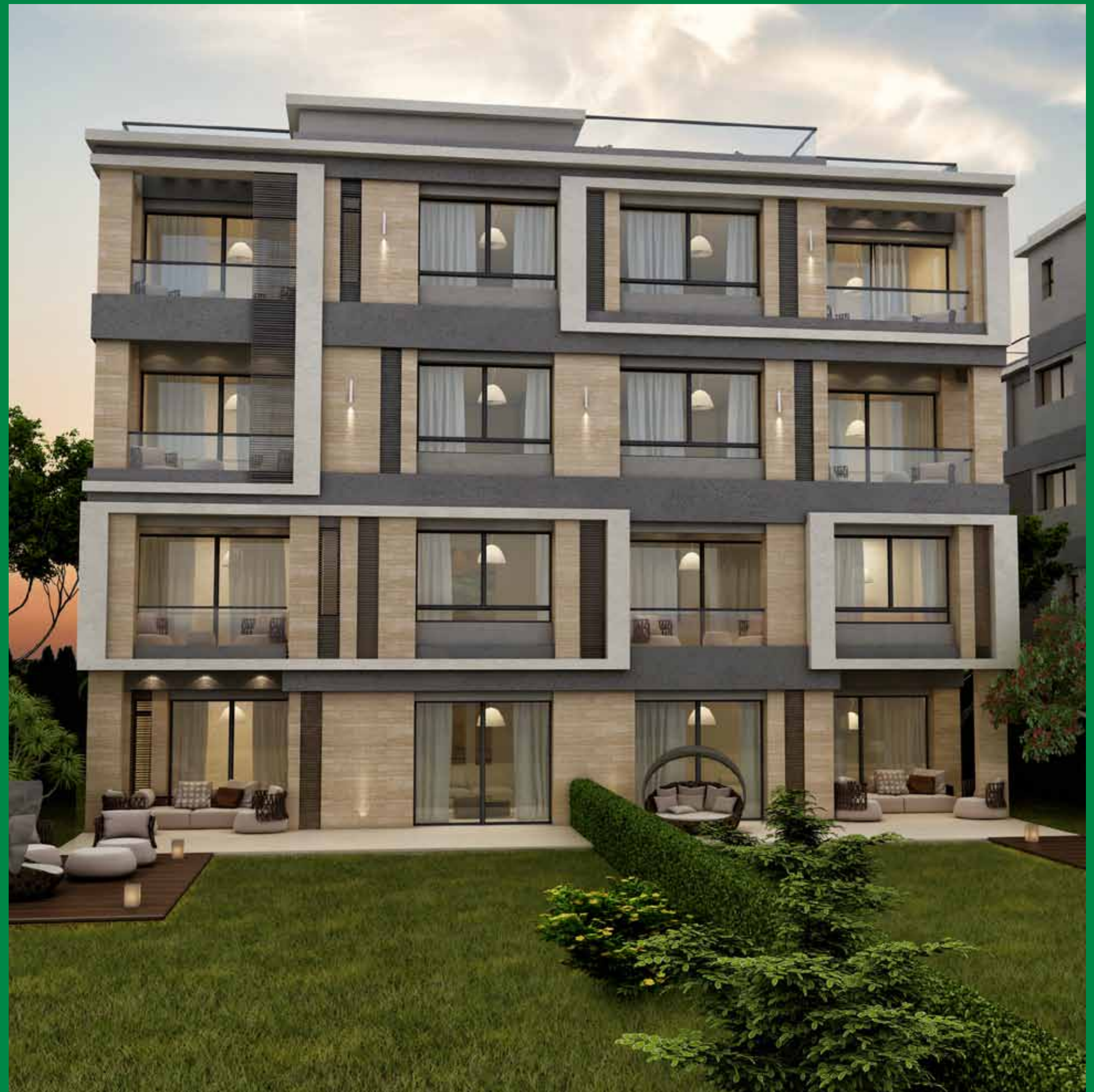
BUILDING TYPE 2

FRONT VIEW

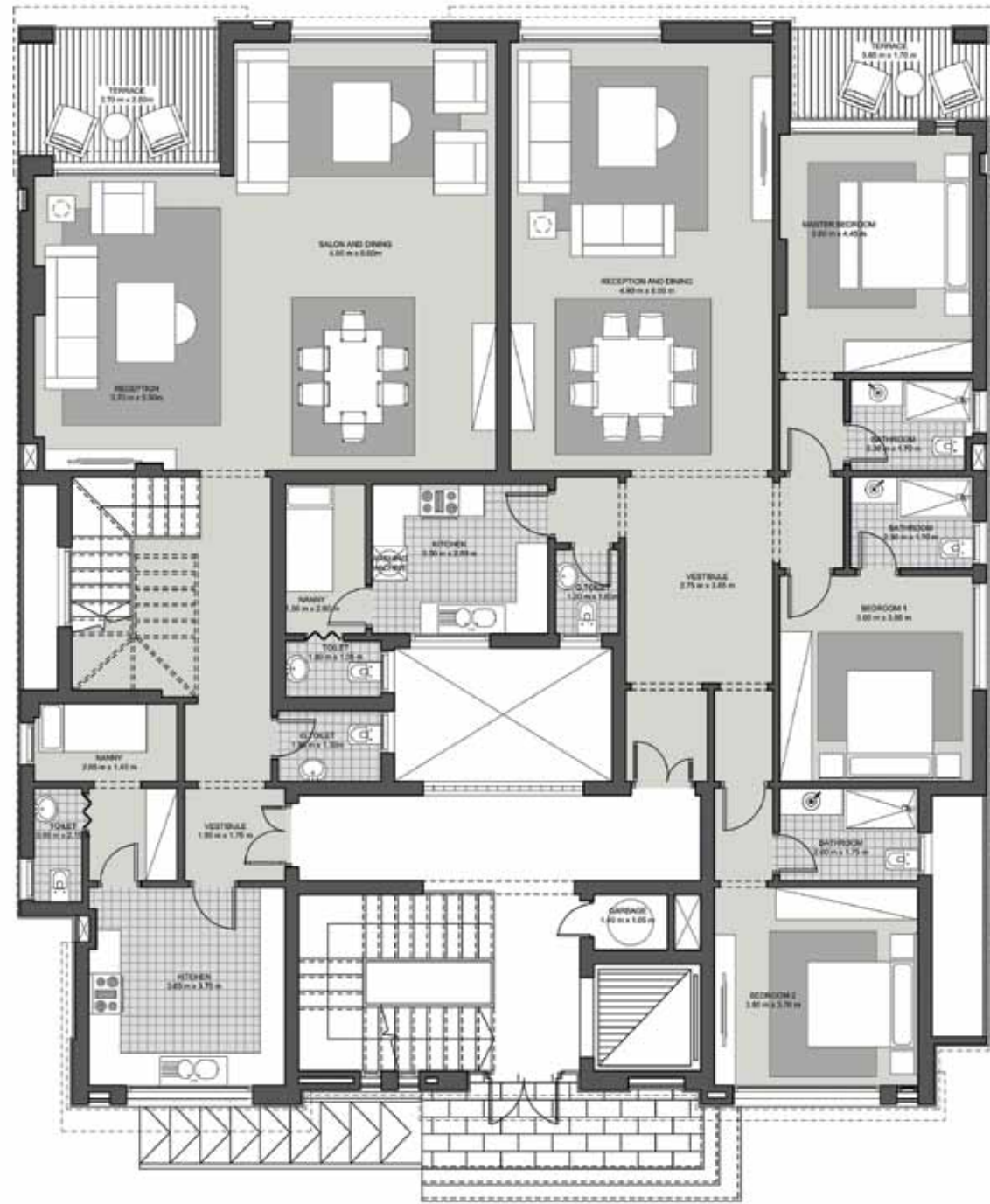


BUILDING TYPE 2

BACK VIEW



Ground Floor



Duplex 3 Bedroom Apartment + Family Room

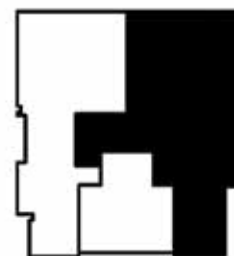
Unit No. 01

Ground Floor Area	153m ²
First Floor Area	166m ²
Total Gross Area	319m ²

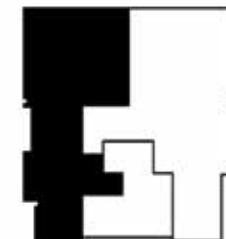
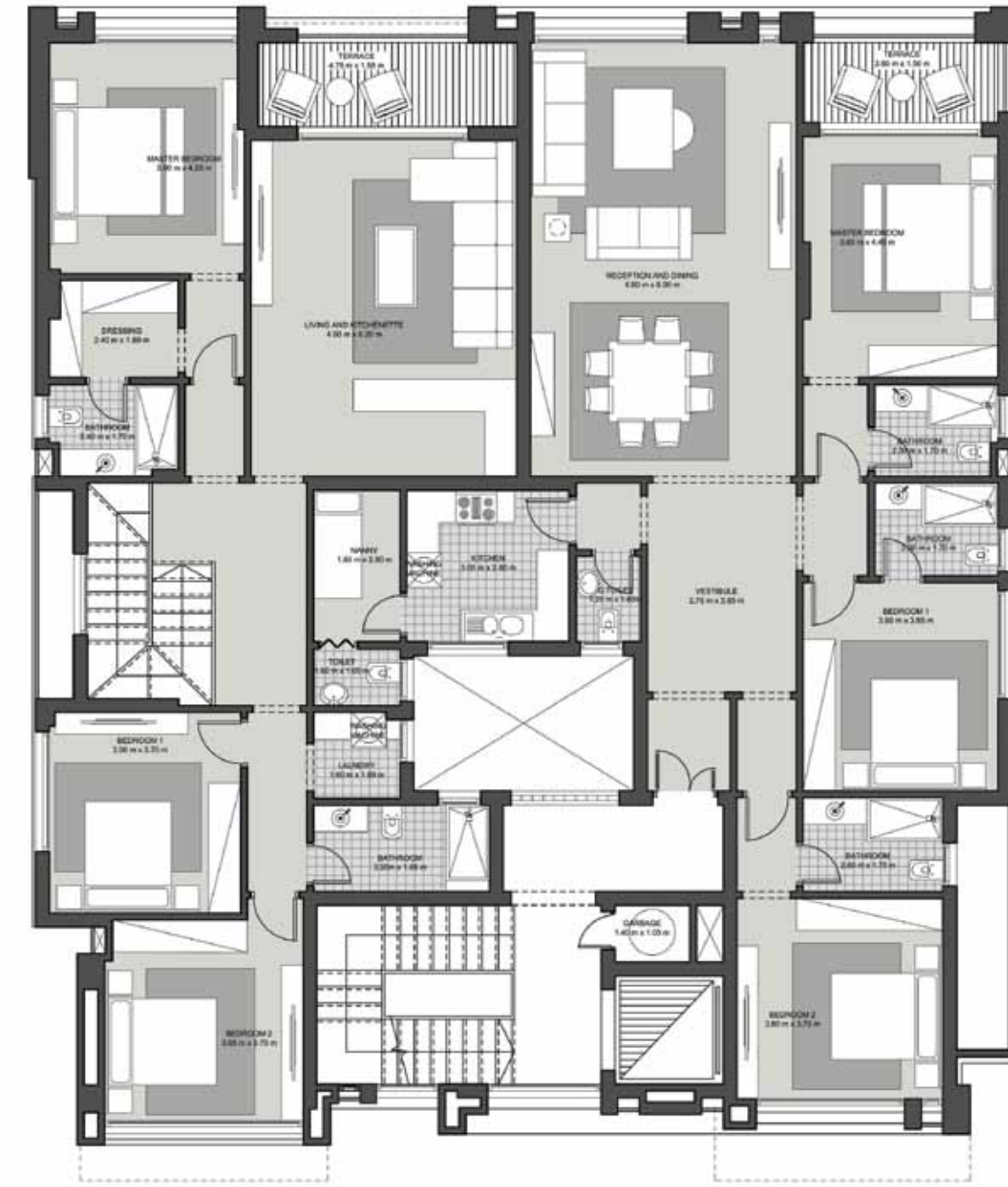
3 Bedroom Apartment

Unit No. 02

Total Gross Area	191m ²
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First Floor



Duplex 3 Bedroom Apartment + Family Room

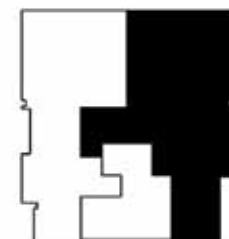
Unit No. 01

Ground Floor Area	153m ²
First Floor Area	166m ²
Total Gross Area	319m ²

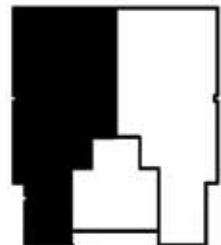
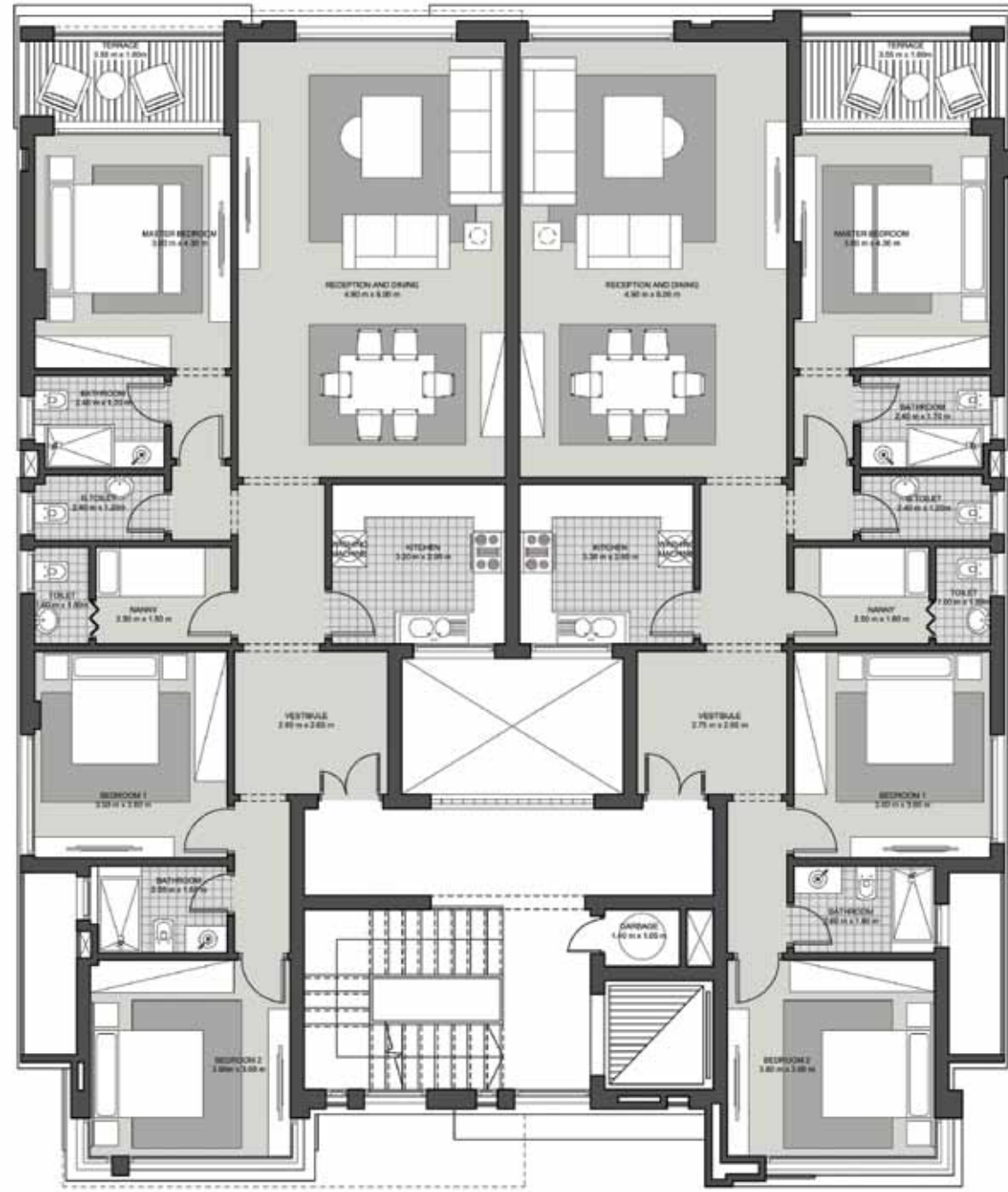
3 Bedroom Apartment

Unit No. 12

Total Gross Area	192m ²
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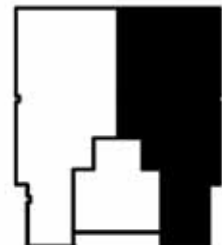


Second Floor

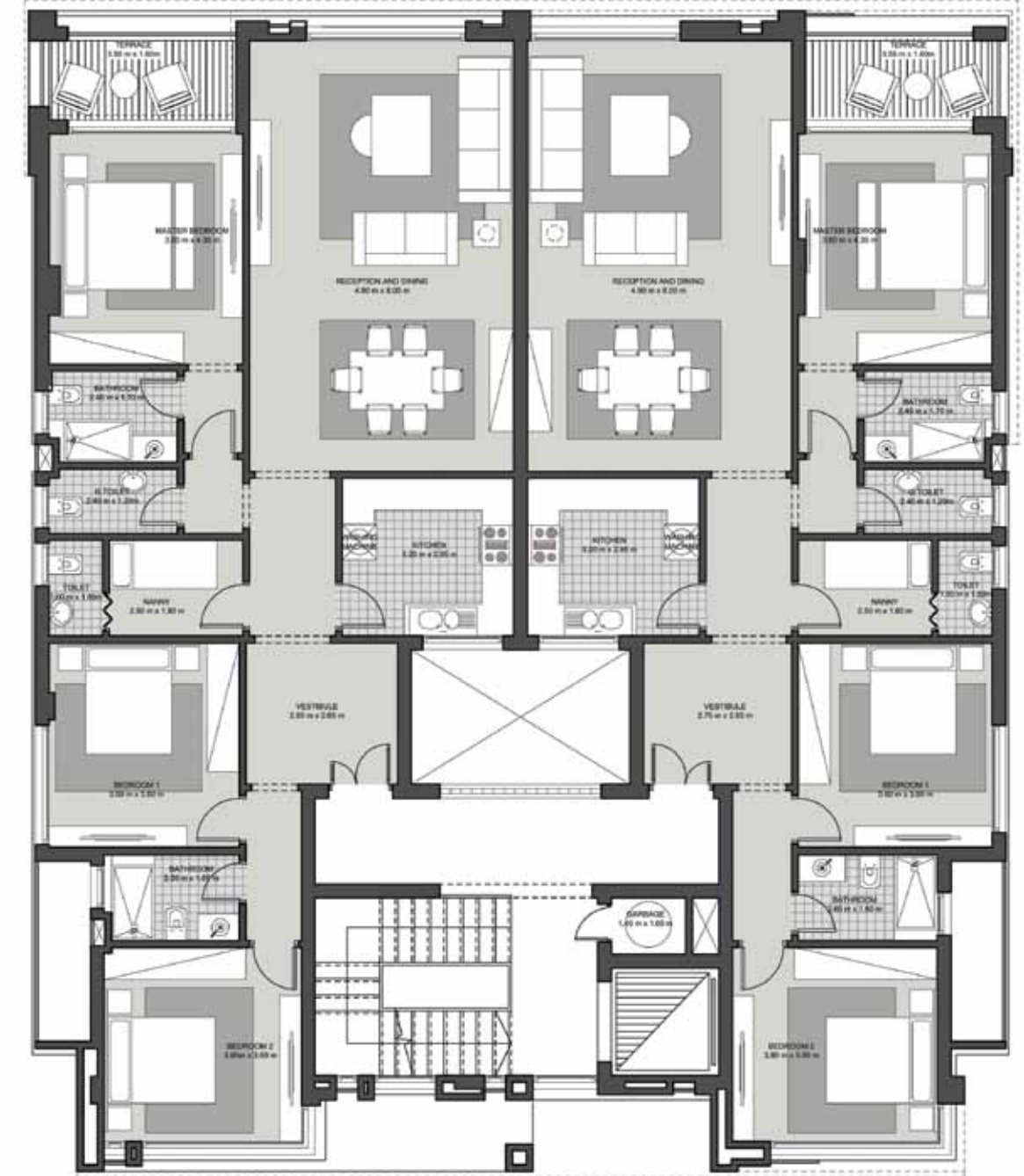


3 Bedroom Apartment	
Unit No. 21	
Total Gross Area	178m²

3 Bedroom Apartment	
Unit No. 22	
Total Gross Area	180m²

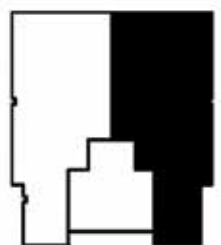


Third Floor

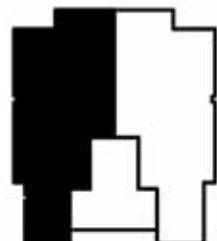
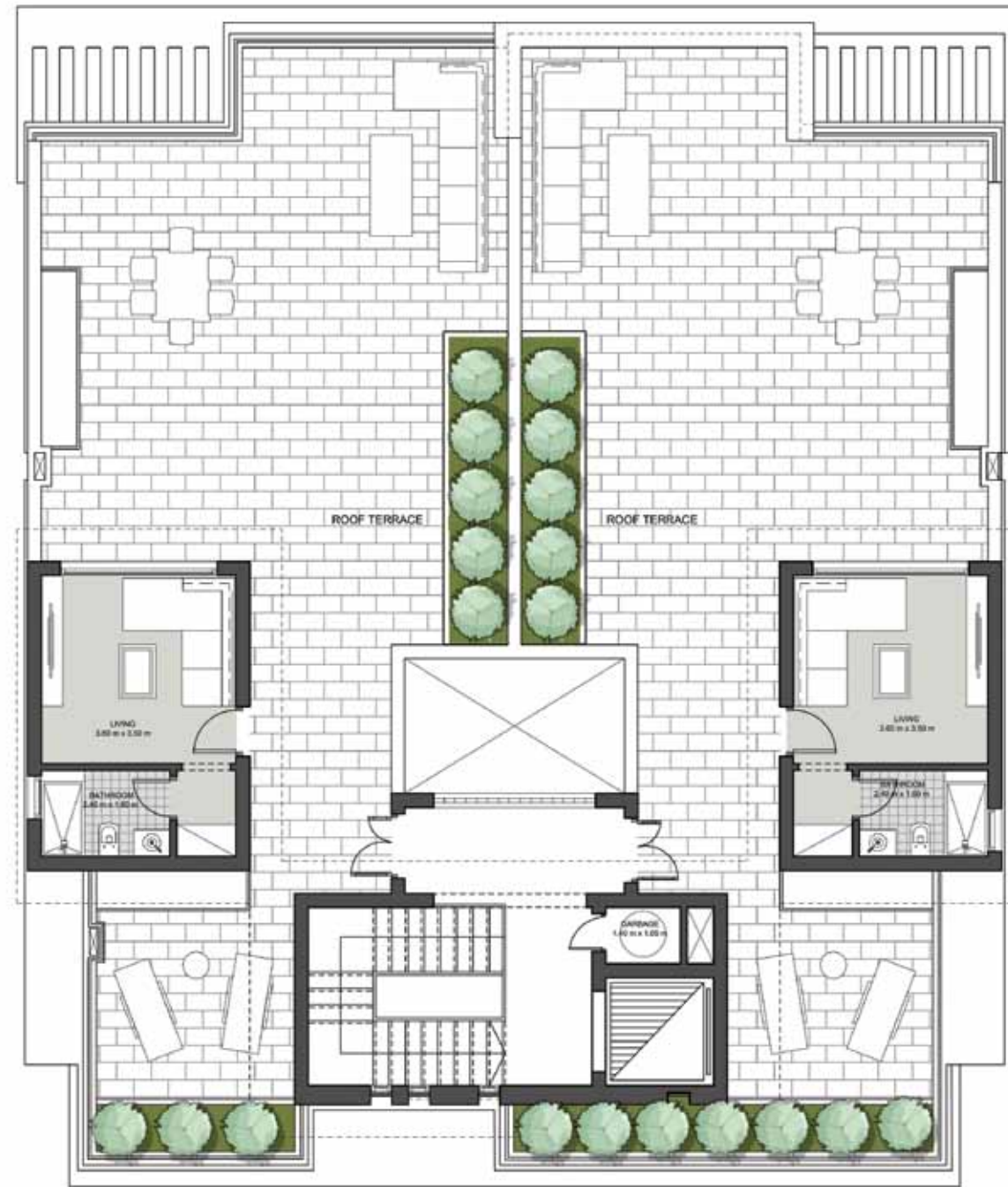


3 Bedroom Apartment + Living (Roof)	
Unit No. 31	
Total Area	179m²
Roof Annex	29m²
Total Area with roof	208m²

3 Bedroom Apartment + Living (Roof)	
Unit No. 32	
Total Area	179m²
Roof Annex	229m²
Total Area with roof	208m²



Roof



**3 Bedroom Apartment
+ Living (Roof)**

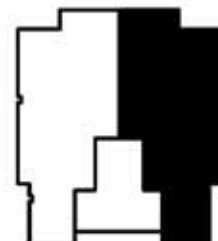
Unit No. 31 Roof

Roof Annex	29m²
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**3 Bedroom Apartment
+ Living (Roof)**

Unit No. 32 Roof

Roof Annex	29m²
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EDARA AND SECURITY

EDARA Property Management is a wholly-owned subsidiary of SODIC, established in 2010 for the management of SODIC's properties. EDARA's over-riding belief is that service charges should not be just a cost, but rather an investment, that would yield a very real return, measurable in the development's sustainability and value. The internal company structures are designed for maximum efficiency in operations, transparency in transactions and professionalism in management that embody international codes of best practice. EDARA's beliefs truly manifest in the services that are uniquely offered at SODIC's developments, including ONE16. With full property management and domestic maintenance services upon your request, you'll no longer have to worry about laundry, plumbing, or even car-care services, as well as dealing with other services including waste control, street lighting, electricity network maintenance and environment friendly pest and rodent control. In addition, EDARA focuses heavily on the safety of our residents, offering twenty-four-hour, seven-days-a-week services such as monitoring the gates, and providing fixed and mobilised security points. Moreover, private and fully equipped ambulances, and private fire control trucks are readily available for immediate action. As such, EDARA is the only property management company in Egypt today that has been awarded three International ISO Certificates for property management:

- 1. Quality Management Systems: ISO 9001:2008*
- 2. Health and Safety Management Systems: OHSAS 18001:2007*
- 3. Environmental Management Systems: ISO 14001:2004*