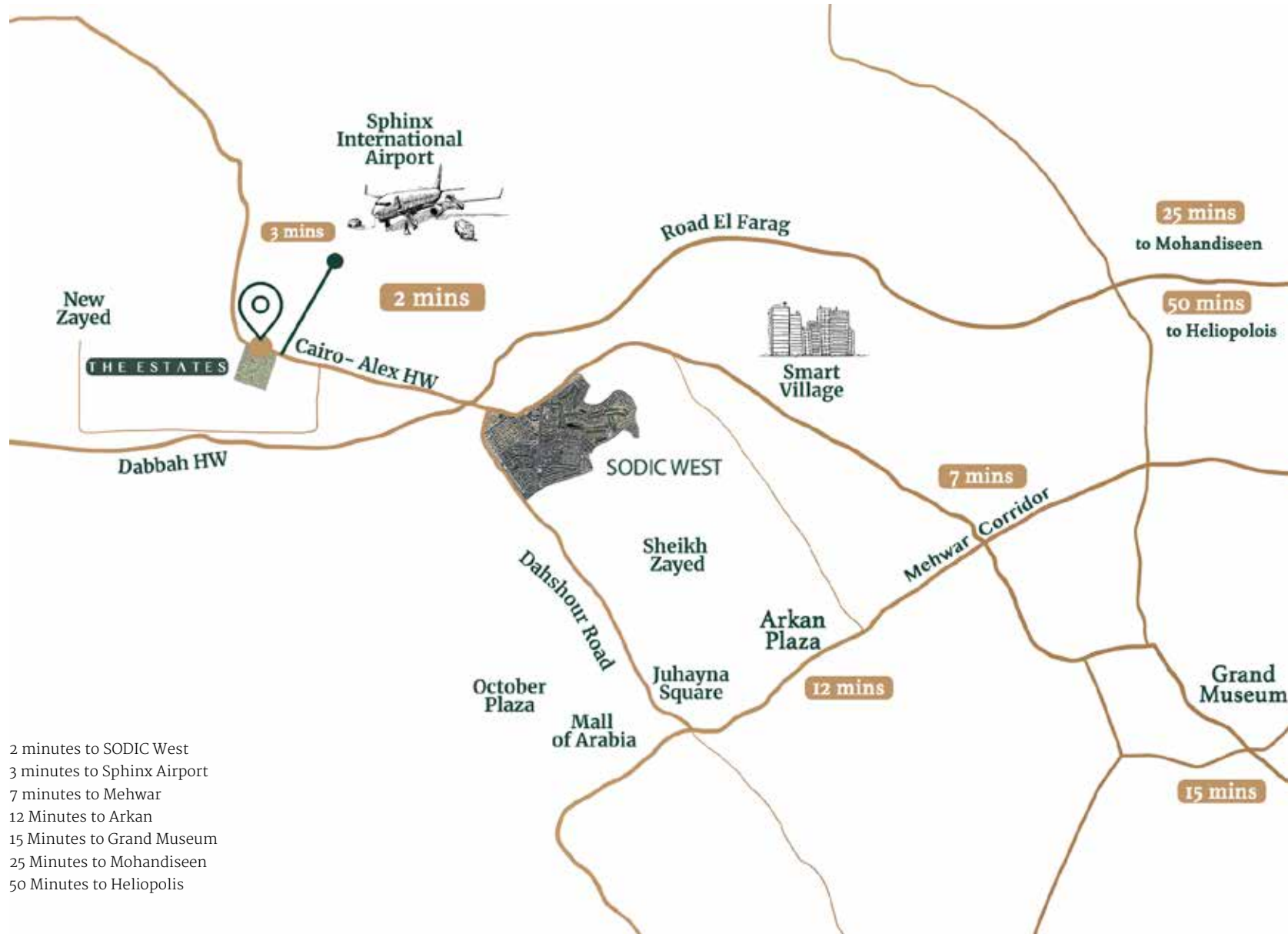




THE ESTATES :  
LUXURY LIVING ,  
REINVENTED

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*The Estates offers  
you something  
completely new, yet  
with traditional  
values at heart.*



2 minutes to SODIC West  
 3 minutes to Sphinx Airport  
 7 minutes to Mehwar  
 12 Minutes to Arkan  
 15 Minutes to Grand Museum  
 25 Minutes to Mohandiseen  
 50 Minutes to Heliopolis

**P E R F E C T L Y  
 P O S I T I O N E D**

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





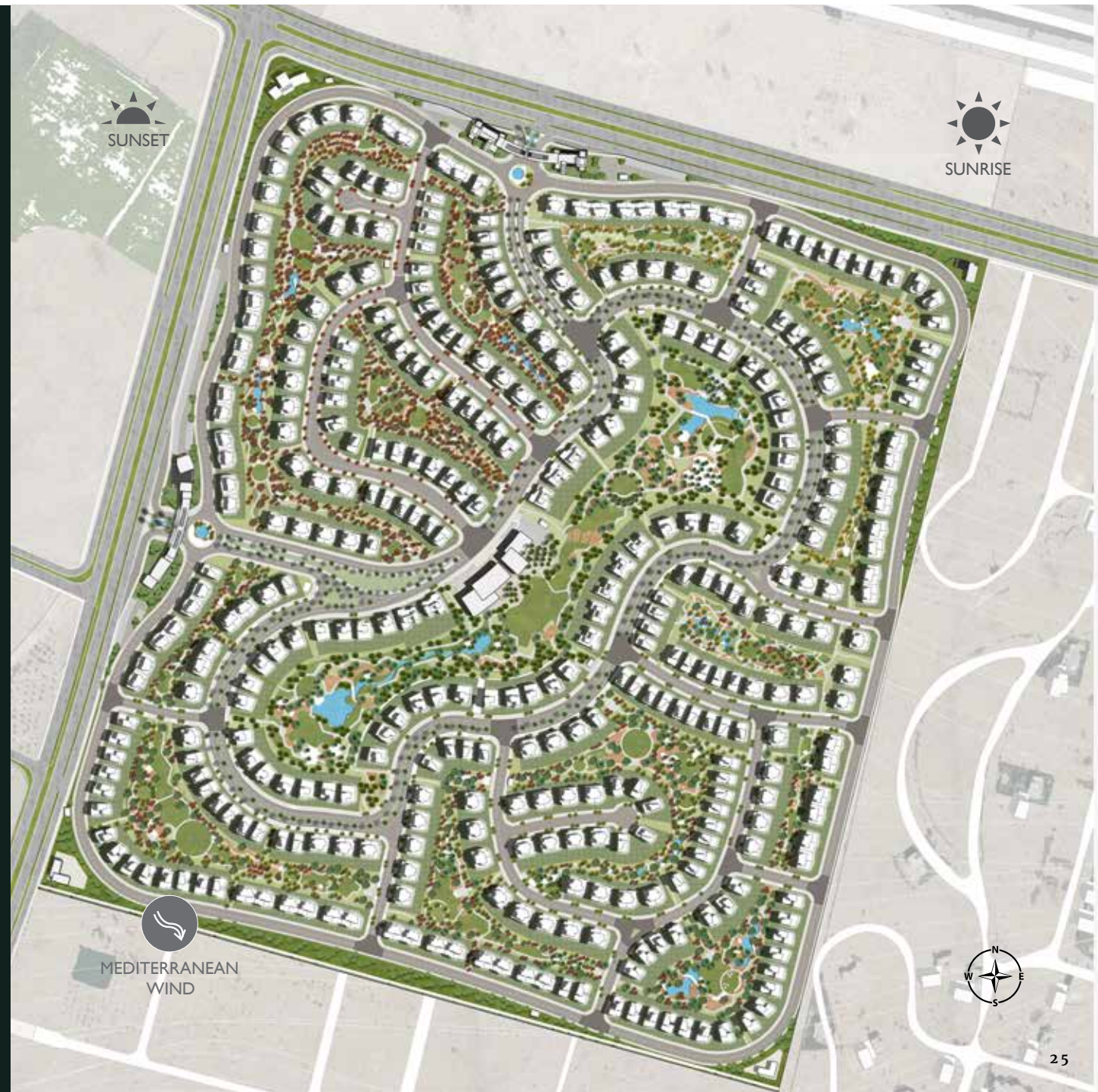
HEALTHY,  
SAFE AND  
GREEN

*At The Estates we focus on healthy outdoor activities, getting you back to nature and the enjoyment of the simple pleasures in life.*





PROJECT MASTERPLAN







FLAT VILLA  
*Floor Plans*







## FLAT VILLA

Ground floor Area	Roof Annex Area	Total Area	Roof Terrace Area	Basement Area
262.90 m <sup>2</sup>	86.65 m <sup>2</sup>	349.50 m <sup>2</sup>	128.40 m <sup>2</sup>	282.50 m <sup>2</sup>

4 BEDROOM + LIVING + BASEMENT



*Ground floor*



LARGE VILLA  
*Floor Plans*





## LARGE VILLA

Ground floor Area	First Floor Area	Roof Annex Area	Total Area	Roof Terrace Area
194.75 m <sup>2</sup>	171.50 m <sup>2</sup>	65.75 m <sup>2</sup>	433 m <sup>2</sup>	110.55 m <sup>2</sup>

4 BEDROOM + LIVING + GUEST/ STUDY



*Ground floor*





OPTIONAL



*Ground floor*



*Basement Floor*





MEDIUM VILLA  
*Floor Plans*







## MEDIUM VILLA

Ground floor Area	First Floor Area	Roof Annex Area	Total Area	Roof Terrace Area
153.75 m <sup>2</sup>	145.60 m <sup>2</sup>	48.75 m <sup>2</sup>	348.10 m <sup>2</sup>	89.25 m <sup>2</sup>

3 BEDROOM + LIVING + GUEST/ STUDY



*Ground floor*





OPTIONAL



*Ground floor*



OPTIONAL BASEMENT  
AREA = 172.5 M<sup>2</sup>

*Basement Floor*



OPTIONAL



*Ground floor*



OPTIONAL BASEMENT  
AREA = 141.70M2

*Basement Floor*





TWIN VILLA  
*Floor Plans*





### T W I N V I L L A - T Y P E A

Ground floor Area	First Floor Area	Roof Annex Area	Total Area	Roof Terrace Area
118.65 m2	122.95 m2	49.75 m2	291.35 m2	64.45 m2

4 BEDROOM + LIVING

### T W I N V I L L A - T Y P E B

Ground floor Area	First Floor Area	Roof Annex Area	Total Area	Roof Terrace Area
118.10 m2	123.85 m2	48.05 m2	290.00 m2	68.70 m2

4 BEDROOM + LIVING



*Overall Masterplan*





TOWNHOUSES  
*Floor Plans*

