




SPECTRUM
EASTOWN

FINAL NEIGHBOURHOOD BY EASTOWN



Life is a rainbow of colour that reaches beyond what we can see.
A vision of how things can be when you have the right outlook.
At Spectrum we have created an array of homes that let you find
your frequency and live on your own wavelength.



SODIC SOCIETY

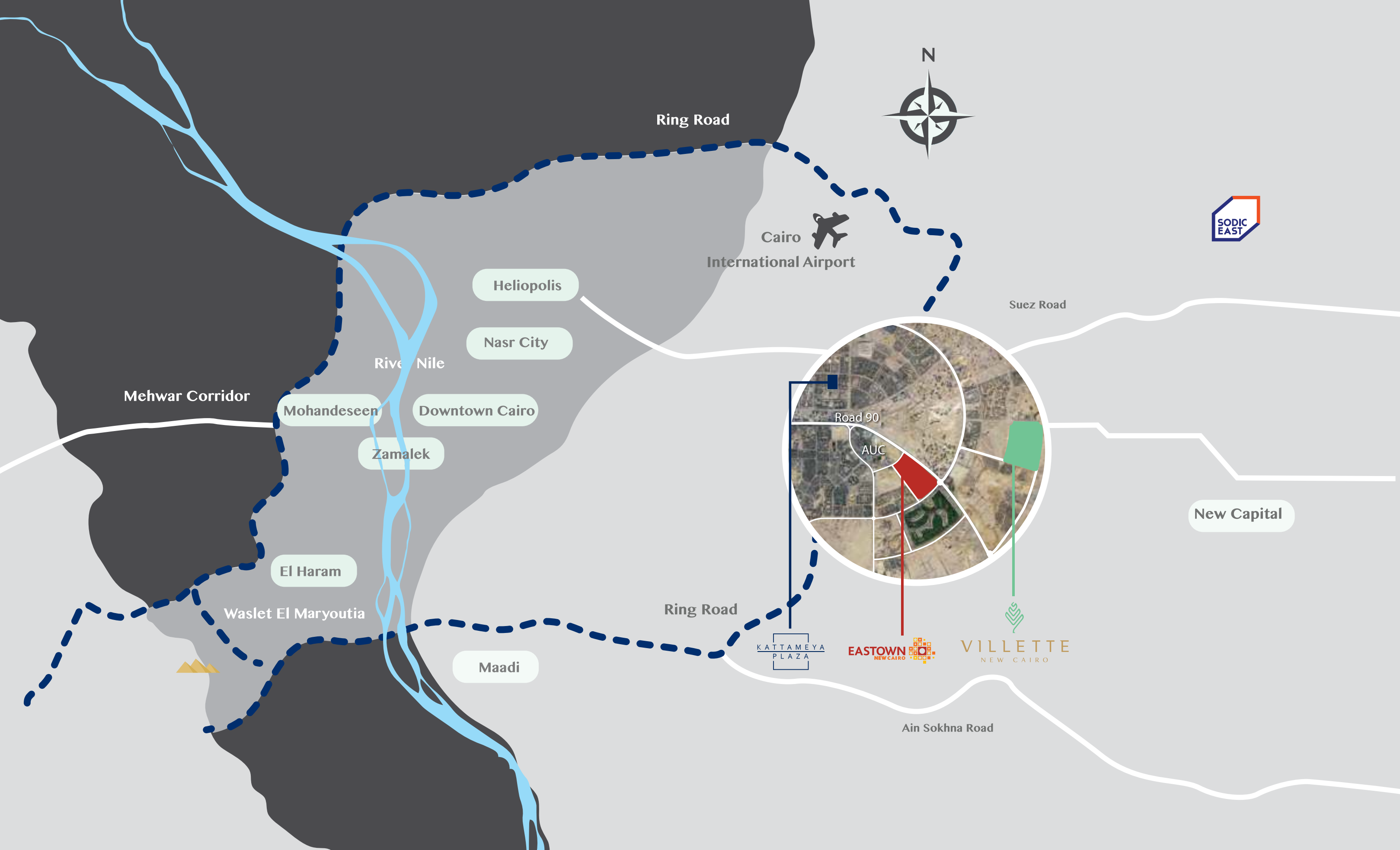
“An organised group of people associated together for benevolent, cultural, scientific, artistic, political, patriotic, or other purposes.”

“A highly structured system of human organisation for large-scale community living.”

At SODIC, we aim to continuously outdo ourselves in all aspects of our work. SODIC has graduated from simply developing a community, to becoming a society. Moving from real estate, to real societies.

We believe in the essence of a true “society”, in the power of art, sports, culture, sustainability and knowledge, to name a few. SODIC is a place maker. Building on our vision of Human Developments, we aspire to create holistic communities that reflect credibility, innovation and value, for all our stakeholders.

The SODIC Society - the society everyone wants to be a part of.



EASTOWN: NEW CAIRO'S BEATING HEART

Easttown is strategically situated on Road 90, immediately adjacent to the new campus of the American University in Cairo, a short drive from Cairo International Airport and in the midst of the flourishing communities of New Cairo and Kattameya.

In addition to an unbeatable location, Easttown offers so much more: premium employment, retail and residential spaces are all just a stone's throw from lush, verdant parks, while New Cairo's main attractions are a short distance away. The vibrant commercial area of EDNC offers an impressive array of retail outlets in a unique setting where urban buzz meets suburban tranquility.



SPECTRUM: EASTOWN'S HIGHLIGHT

With a frontage of 255 metres on Road 90, Spectrum is one of the most nicely located neighbourhoods as well as the very last of Eastown. Spectrum is in close proximity to EDNC, Eastown's commercial, retail and entertainment district and a few minutes away from the Clubhouse. Spectrum was designed in a way that most apartments benefit from views of Eastown's abundant open spaces and a peaceful haven of over 12,000 sqm of greenery on the doorstep.



SPECTRUM



LIFE ON YOUR DOORSTEP

Situated close to the new campus of the American University in Cairo, Spectrum is an ideal residential location for students, lecturers and for rental investors.





WHERE LUXURY MEETS PRACTICALITY

Spectrum offers a diversity of prototypes mixing two and three bedroom apartments which make the perfect home for residents who seek the relaxed atmosphere of life in the suburbs alongside the convenience of an urban setting where retail, employment, dining and entertainment opportunities are just a few minutes walk from the front door.





YOUR BUILDING AMENITIES

Spectrum's buildings are designed and built to premium standards, and being within a gated community, safety and peace of mind are assured. The majority of homes have a nanny's room, elevators and garbage chutes and premium units also benefit from basement parking and storage.





THE GREEN SPECTRUM

Spectrum is an exemplar of modern design, blending practicality, efficiency and convenience with open spaces and 'green' surroundings which promote health and well-being.

Spectrum's location in the heart of Eastown minimises the need for lengthy journeys to access essential facilities, reducing car use for residents and benefiting the local environment as a result.





ABOUT SODIC

Building on a history of almost two decades of successful operation in Egypt, SODIC is one of the country's leading real estate development companies. Headquartered in Cairo and listed on the Egyptian stock exchange, SODIC brings to the market award-winning large scale developments, meeting Egypt's ever-growing need for high quality housing, commercial and retail spaces.



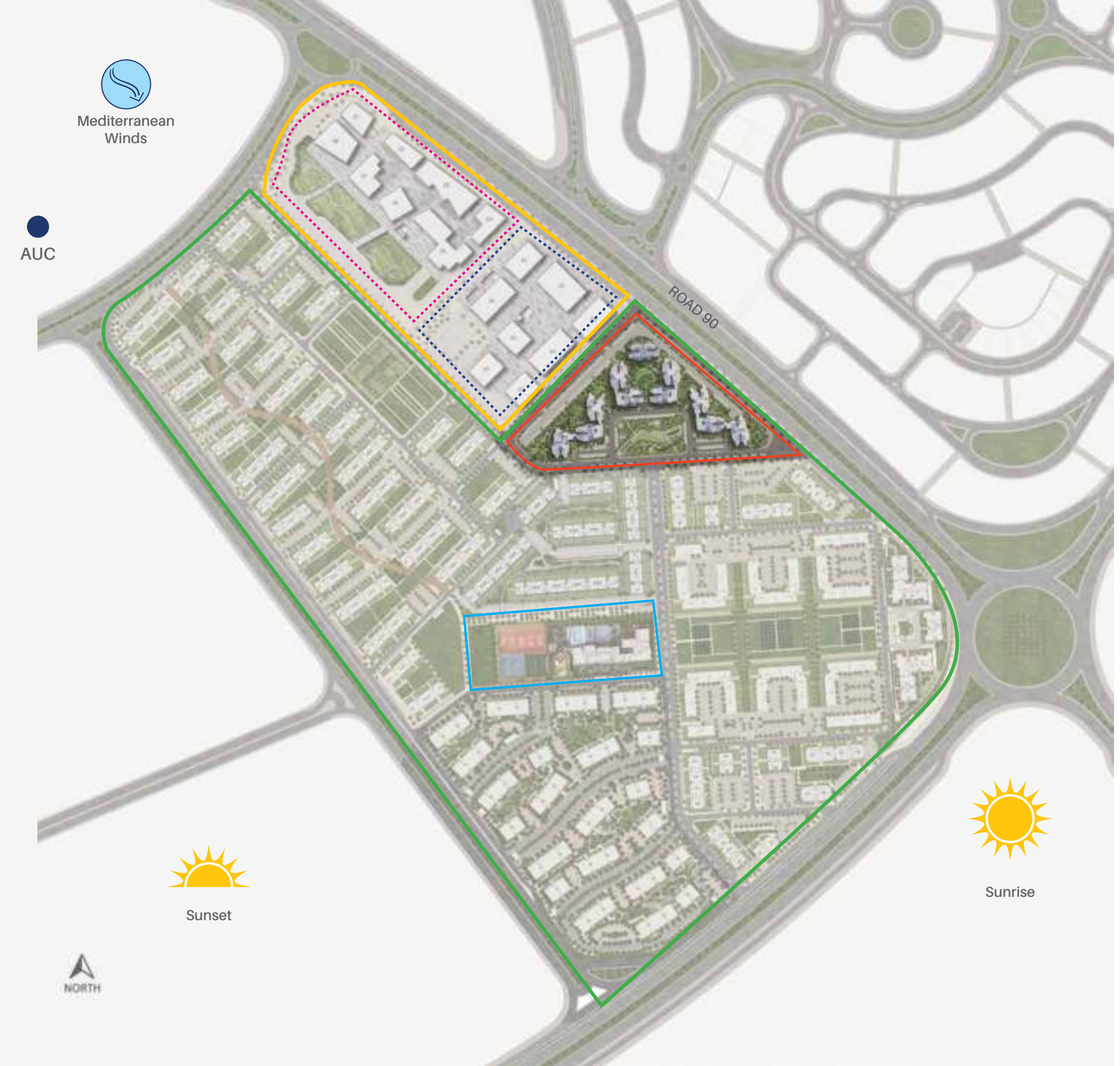


We pride ourselves on our passion for excellence and commitment to fostering long-term relationships with our clients, shareholders, business partners and employees, which has helped us grow into the corporation we are today.










EASTOWN MASTER-PLAN

- RESIDENTIAL
- CLUBHOUSE
- EDNC
- COMMERCIAL
- RETAIL
- SPECTRUM





SPECTRUM MASTER-PLAN

-  TYPE 1
-  TYPE 2
-  TYPE 3
-  TYPE 4
-  TYPE 5
-  TYPE 6
-  TYPE 7



TYPE 01 FLOOR PLANS

◆ TYPE 1 GROUND FLOOR

UNIT 01
3 BEDROOM + NANNY
187 m²

UNIT 02
3 BEDROOM + NANNY
187 m²

UNIT 03
3 BEDROOM + NANNY
187 m²

UNIT 04
2 BEDROOM + NANNY
160 m²



TYPE 1
FIRST FLOOR

- UNIT 11**
3 BEDROOM + NANNY
187 m²
- UNIT 12**
3 BEDROOM + NANNY
187 m²
- UNIT 13**
3 BEDROOM + NANNY
187 m²
- UNIT 14**
2 BEDROOM + NANNY
160 m²



TYPE 1
SECOND FLOOR

- UNIT 21**
3 BEDROOM + NANNY
187 m²
- UNIT 22**
3 BEDROOM + NANNY
188 m²
- UNIT 23**
3 BEDROOM + NANNY
187 m²
- UNIT 24**
2 BEDROOM + NANNY
160 m²



TYPE 1
THIRD FLOOR

- UNIT 31**
3 BEDROOM + NANNY
187 m²
- UNIT 32**
3 BEDROOM + NANNY
188 m²
- UNIT 33**
3 BEDROOM + NANNY
187 m²
- UNIT 34**
3 BEDROOM + NANNY
190 m²



TYPE 1
FOURTH FLOOR

- UNIT 41**
3 BEDROOM + NANNY
187 m²
- UNIT 42**
3 BEDROOM + NANNY
187 m²
- UNIT 43**
3 BEDROOM + NANNY
187 m²
- UNIT 44**
3 BEDROOM + NANNY
190 m²



TYPE 1
FIFTH FLOOR

UNIT 51
3 BEDROOM + NANNY
187 m²

UNIT 52
3 BEDROOM + NANNY
187 m²

UNIT 53
3 BEDROOM + NANNY
187 m²

UNIT 54
3 BEDROOM + NANNY
190 m²



TYPE 1
ROOF

UNIT 51
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 222 m²

UNIT 52
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 222 m²

UNIT 53
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 222 m²

UNIT 54
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 225 m²



TYPE 2

FLOOR PLANS

◆ TYPE 2 GROUND FLOOR

UNIT 01
3 BEDROOM + NANNY
188 m²

UNIT 02
3 BEDROOM + NANNY
187 m²

UNIT 03
2 BEDROOM
132 m²

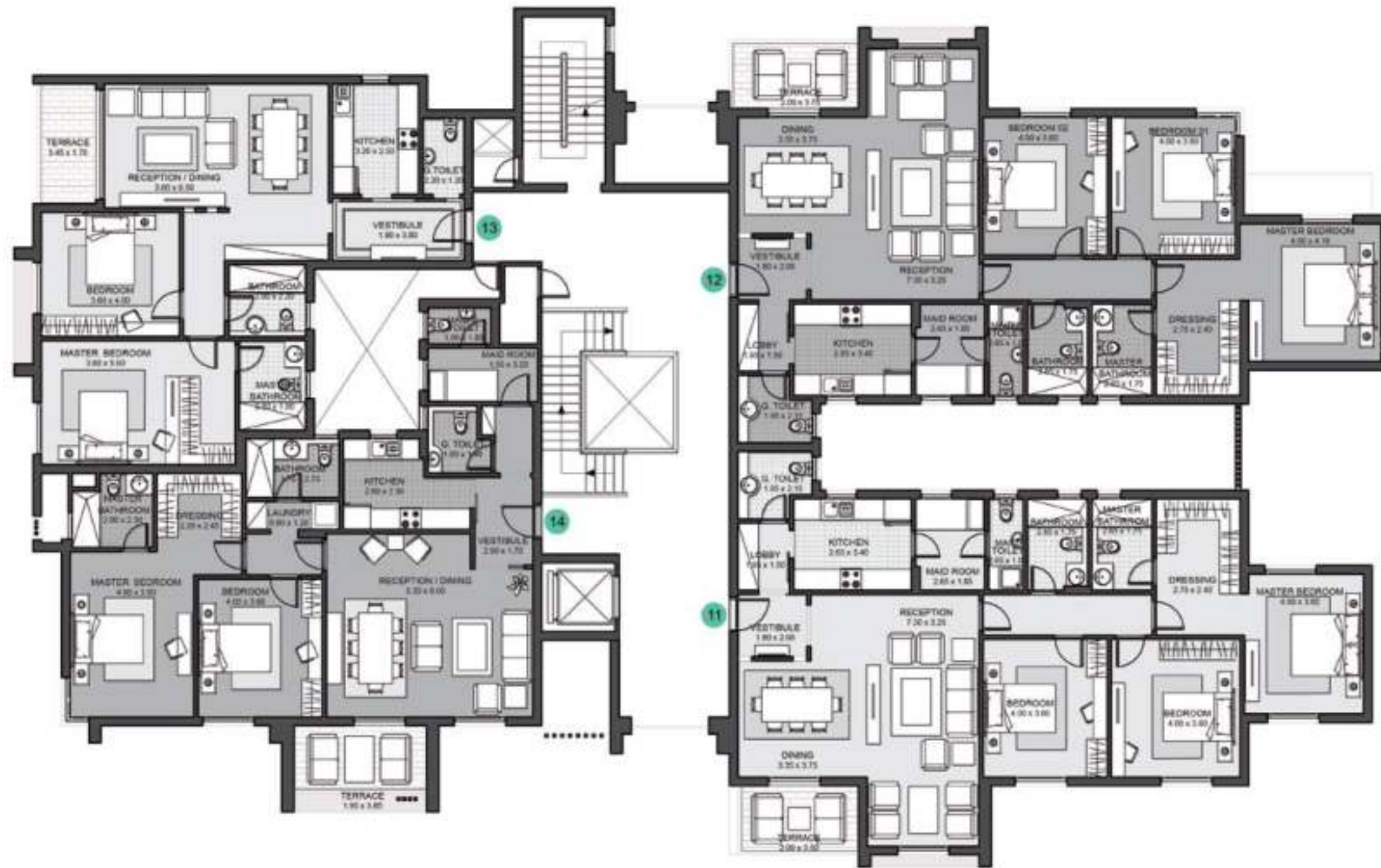
UNIT 04
2 BEDROOM + NANNY
153 m²





TYPE 2
FIRST FLOOR

- UNIT 11**
3 BEDROOM + NANNY
188 m²
- UNIT 12**
3 BEDROOM + NANNY
190 m²
- UNIT 13**
2 BEDROOM
132 m²
- UNIT 14**
2 BEDROOM + NANNY
153 m²



TYPE 2
SECOND FLOOR

- UNIT 21**
3 BEDROOM + NANNY
187 m²
- UNIT 22**
3 BEDROOM + NANNY
187 m²
- UNIT 23**
2 BEDROOM
132 m²
- UNIT 24**
2 BEDROOM + NANNY
152 m²





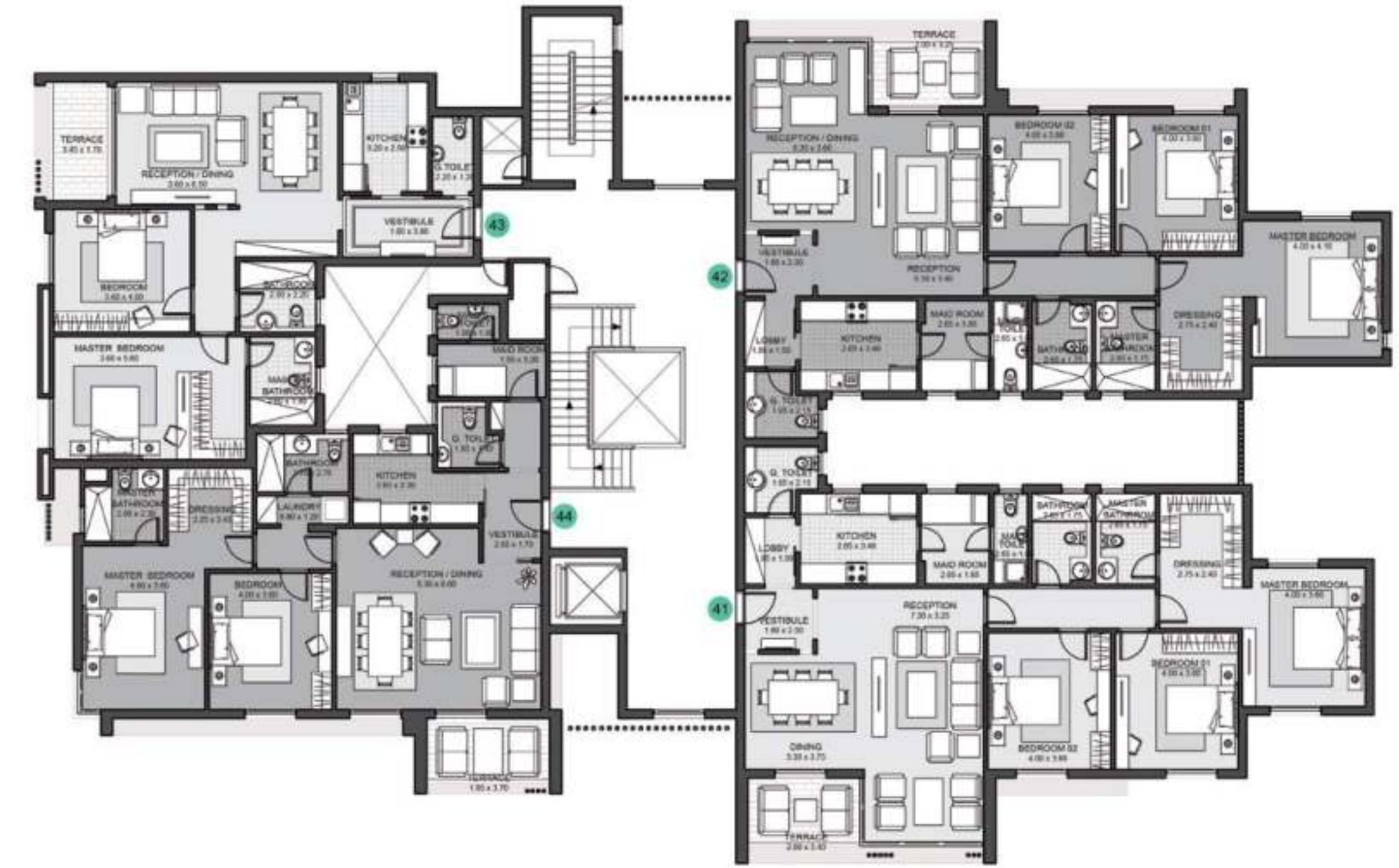
TYPE 2
THIRD FLOOR

- UNIT 31**
3 BEDROOM + NANNY
187 m²
- UNIT 32**
3 BEDROOM + NANNY
187 m²
- UNIT 33**
2 BEDROOM
132 m²
- UNIT 34**
2 BEDROOM
152 m²



TYPE 2
FOURTH FLOOR

- UNIT 41**
3 BEDROOM + NANNY
188 m²
- UNIT 42**
3 BEDROOM + NANNY
190 m²
- UNIT 43**
2 BEDROOM
132 m²
- UNIT 44**
2 BEDROOM + NANNY
152 m²





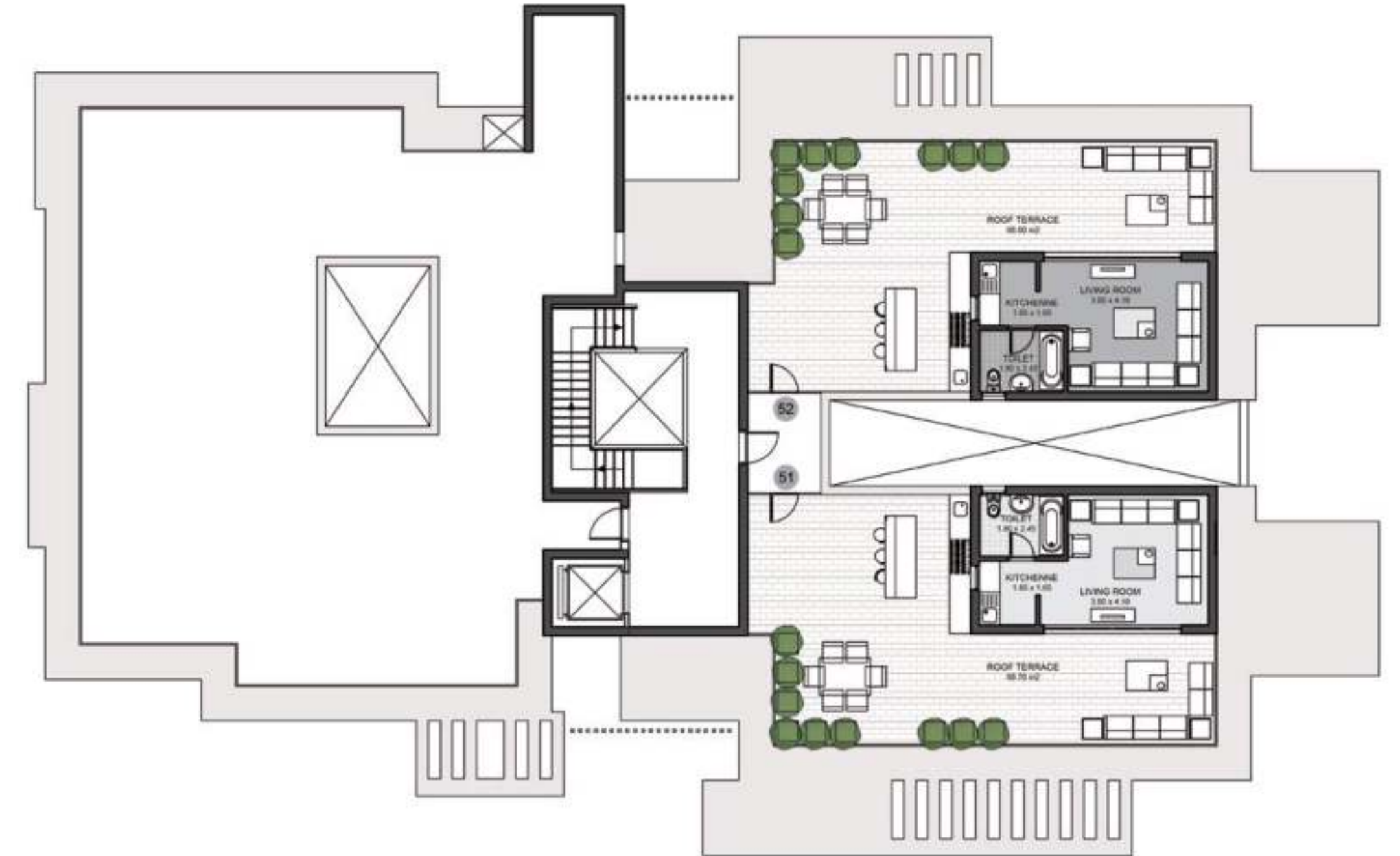
TYPE 2
FIFTH FLOOR

- UNIT 51**
3 BEDROOM + NANNY
188 m²
- UNIT 52**
3 BEDROOM + NANNY
187 m²
- UNIT 53**
2 BEDROOM
132 m²
- UNIT 54**
2 BEDROOM + NANNY
151 m²



TYPE 2
ROOF

- UNIT 51**
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 223 m²
- UNIT 52**
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 222 m²



TYPE 3

FLOOR PLANS

◆ TYPE 3 GROUND FLOOR

UNIT 01
3 BEDROOM + NANNY
189 m²

UNIT 02
2 BEDROOM + NANNY
155 m²

UNIT 03
2 BEDROOM + NANNY
156 m²

UNIT 04
2 BEDROOM + NANNY
158 m²





TYPE 3
FIRST FLOOR

- UNIT 11**
3 BEDROOM + NANNY
187 m²
- UNIT 12**
2 BEDROOM + NANNY
156 m²
- UNIT 13**
2 BEDROOM + NANNY
157 m²
- UNIT 14**
2 BEDROOM + NANNY
155 m²



TYPE 3
SECOND FLOOR

- UNIT 21**
3 BEDROOM + NANNY
187 m²
- UNIT 22**
2 BEDROOM + NANNY
157 m²
- UNIT 23**
2 BEDROOM + NANNY
155 m²
- UNIT 24**
2 BEDROOM + NANNY
156 m²





TYPE 3
THIRD FLOOR

UNIT 31
3 BEDROOM + NANNY
187 m²

UNIT 32
2 BEDROOM + NANNY
157 m²

UNIT 33
3 BEDROOM + NANNY
187 m²

UNIT 34
2 BEDROOM + NANNY
155 m²



TYPE 3
FOURTH FLOOR

UNIT 41
3 BEDROOM + NANNY
188 m²

UNIT 42
2 BEDROOM + NANNY
155 m²

UNIT 43
3 BEDROOM + NANNY
187 m²

UNIT 44
2 BEDROOM + NANNY
156 m²





TYPE 3
FIFTH FLOOR

- UNIT 51**
3 BEDROOM + NANNY
187 m²
- UNIT 52**
2 BEDROOM + NANNY
155 m²
- UNIT 53**
2 BEDROOM + NANNY
156 m²
- UNIT 54**
2 BEDROOM + NANNY
157 m²



TYPE 3
ROOF

- UNIT 51**
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 222 m²
- UNIT 53**
2 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 191 m²



TYPE 4 FLOOR PLANS

◆ TYPE 4 GROUND FLOOR

UNIT 01
2 BEDROOM + NANNY
153 m²

UNIT 02
2 BEDROOM
132 m²

UNIT 03
3 BEDROOM + NANNY
187 m²

UNIT 04
3 BEDROOM + NANNY
+ LIVING
212 m²





TYPE 4
FIRST FLOOR

- UNIT 11**
2 BEDROOM + NANNY
153 m²
- UNIT 12**
2 BEDROOM
132 m²
- UNIT 13**
3 BEDROOM + NANNY
186 m²
- UNIT 14**
3 BEDROOM + NANNY + LIVING
215 m²



TYPE 4
SECOND FLOOR

- UNIT 21**
2 BEDROOM + NANNY
152 m²
- UNIT 22**
2 BEDROOM
132 m²
- UNIT 23**
3 BEDROOM + NANNY
185 m²
- UNIT 24**
3 BEDROOM + NANNY + LIVING
211 m²





TYPE 4
THIRD FLOOR

UNIT 31
2 BEDROOM + NANNY
152 m²

UNIT 32
2 BEDROOM
132 m²

UNIT 33
3 BEDROOM + NANNY
186 m²

UNIT 34
3 BEDROOM + NANNY + LIVING
214 m²



TYPE 4
FOURTH FLOOR

UNIT 41
2 BEDROOM + NANNY
153 m²

UNIT 42
2 BEDROOM
132 m²

UNIT 43
3 BEDROOM + NANNY
188 m²

UNIT 44
3 BEDROOM + NANNY + LIVING
215 m²





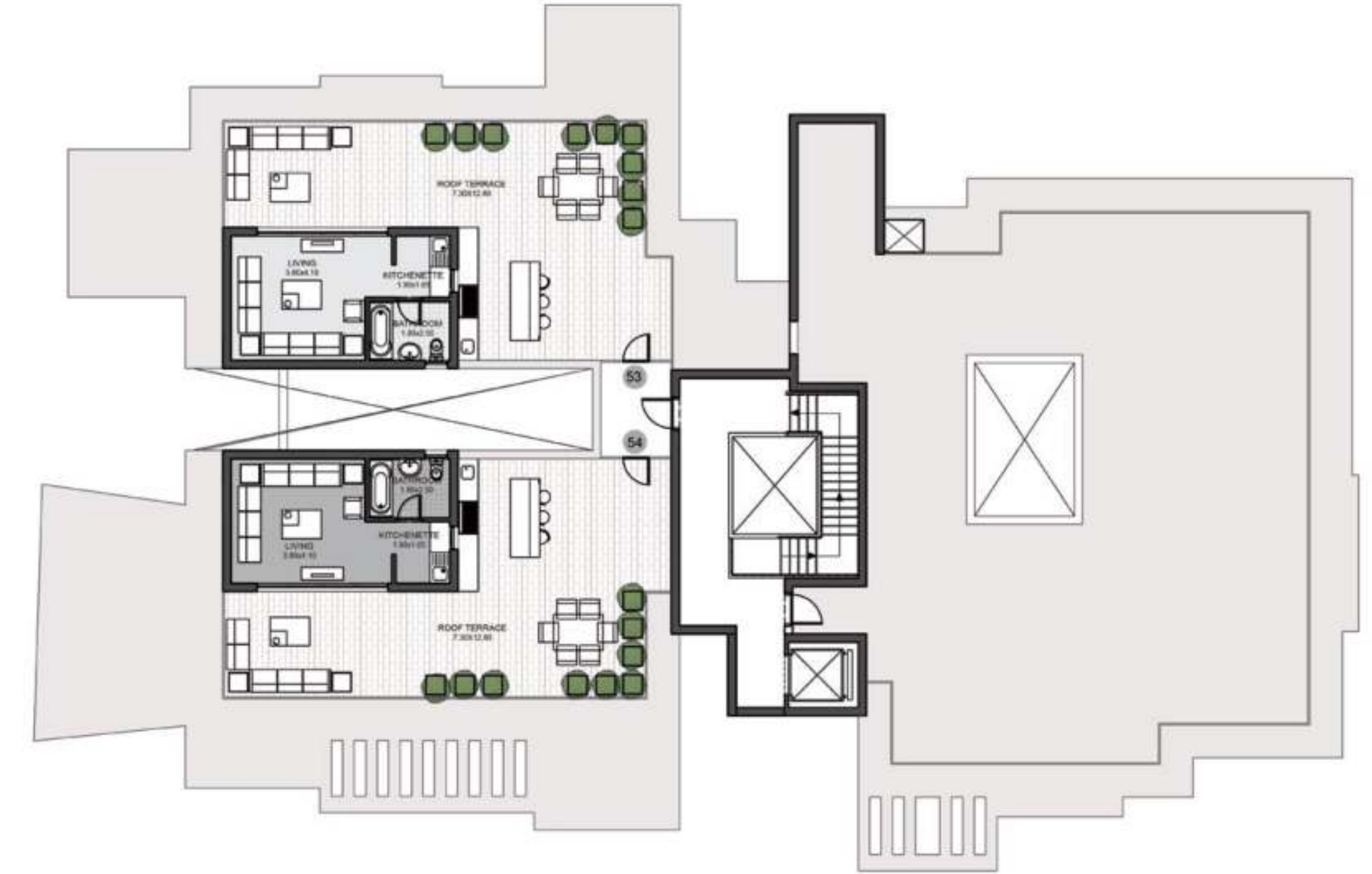
TYPE 4
FIFTH FLOOR

- UNIT 51**
2 BEDROOM + NANNY
151 m²
- UNIT 52**
2 BEDROOM
132 m²
- UNIT 53**
3 BEDROOM + NANNY
185 m²
- UNIT 54**
3 BEDROOM + NANNY + LIVING
212 m²



TYPE 4
ROOF

- UNIT 53**
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 220 m²
- UNIT 54**
3 BEDROOM + NANNY + LIVING
ROOF AREA 35 m²
TOTAL GROSS AREA 247 m²



TYPE 5

FLOOR PLANS

◆ TYPE 5 GROUND FLOOR

UNIT 01
2 BEDROOM + NANNY
154 m²

UNIT 02
3 BEDROOM + NANNY
187 m²

UNIT 03
2 BEDROOM + NANNY
156 m²

UNIT 04
3 BEDROOM + NANNY
189 m²





TYPE 5
FIRST FLOOR

UNIT 11
2 BEDROOM + NANNY
156 m²

UNIT 12
3 BEDROOM + NANNY
187 m²

UNIT 13
2 BEDROOM + NANNY
155 m²

UNIT 14
3 BEDROOM + NANNY
189 m²



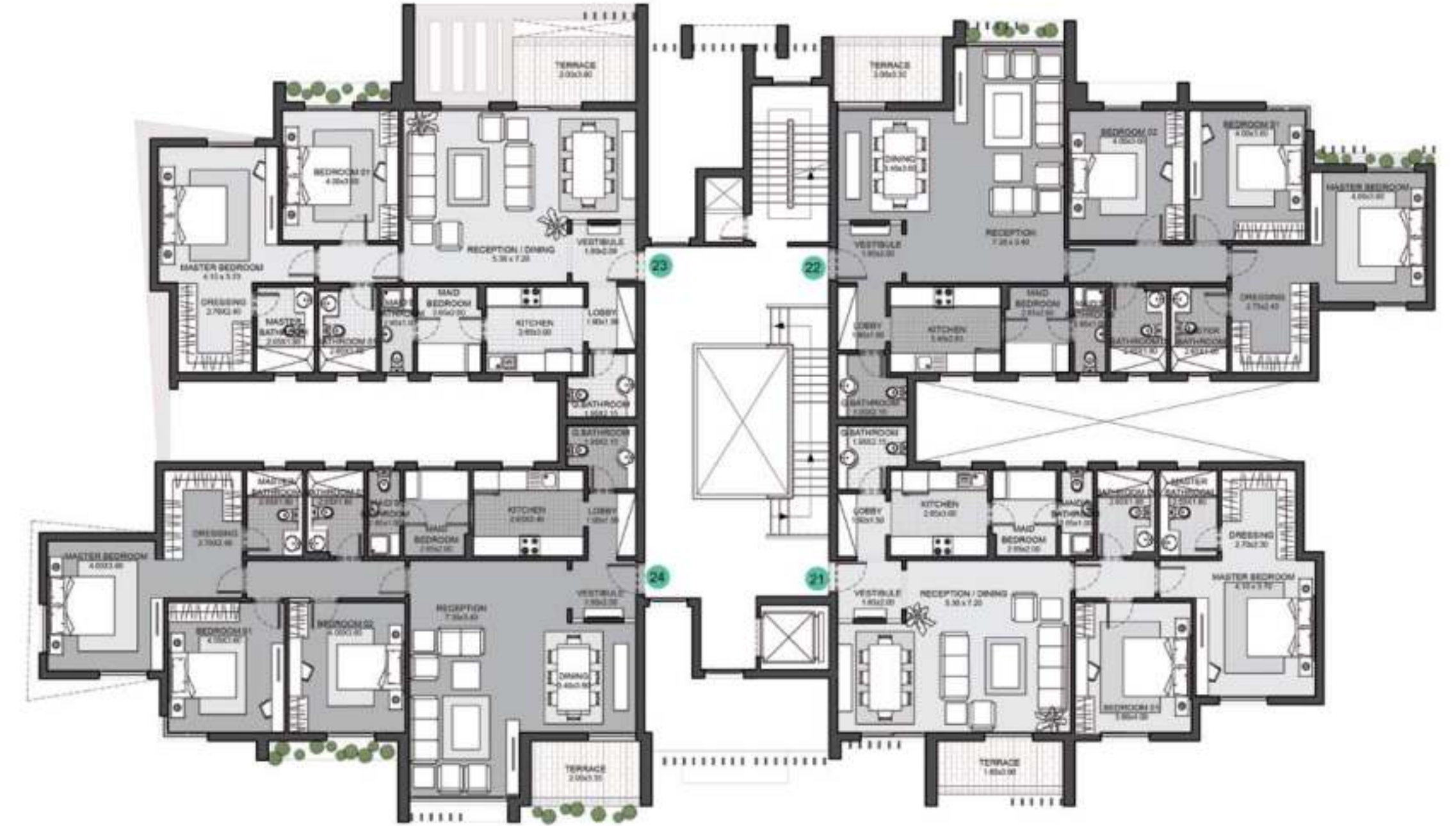
TYPE 5
SECOND FLOOR

UNIT 21
2 BEDROOM + NANNY
156 m²

UNIT 22
3 BEDROOM + NANNY
188 m²

UNIT 23
2 BEDROOM + NANNY
156 m²

UNIT 24
3 BEDROOM + NANNY
188 m²





TYPE 5
THIRD FLOOR

UNIT 31
2 BEDROOM + NANNY
156 m²

UNIT 32
3 BEDROOM + NANNY
187 m²

UNIT 33
2 BEDROOM + NANNY
156 m²

UNIT 34
3 BEDROOM + NANNY
187 m²



TYPE 5
FOURTH FLOOR

UNIT 41
2 BEDROOM + NANNY
156 m²

UNIT 42
3 BEDROOM + NANNY
187 m²

UNIT 43
2 BEDROOM + NANNY
158 m²

UNIT 44
3 BEDROOM + NANNY
187 m²





TYPE 5
FIFTH FLOOR

UNIT 51
2 BEDROOM + NANNY
155 m²

UNIT 52
3 BEDROOM + NANNY
187 m²

UNIT 53
2 BEDROOM + NANNY
157 m²

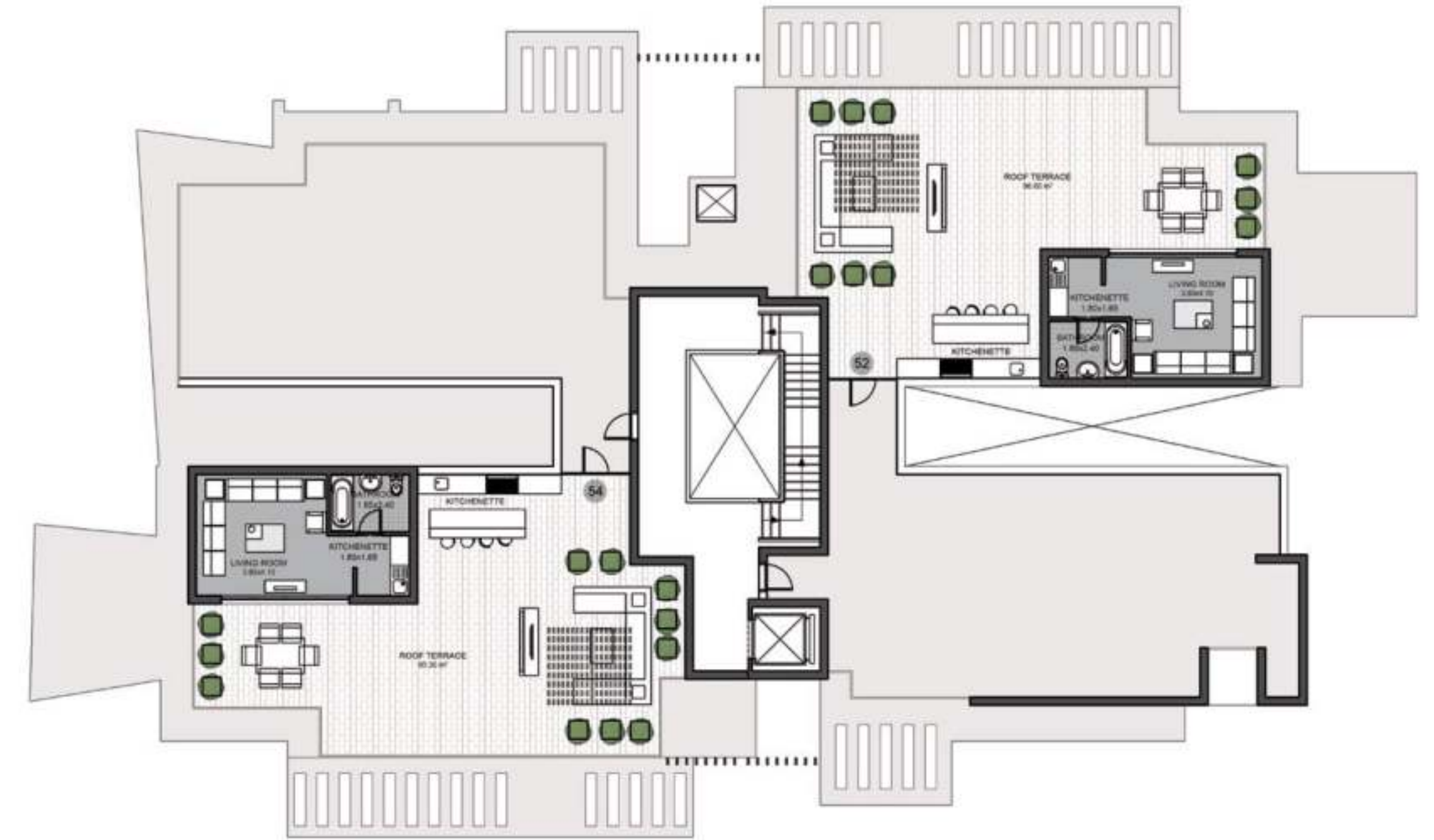
UNIT 54
3 BEDROOM + NANNY
190 m²



TYPE 5
ROOF

UNIT 52
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 223 m²

UNIT 54
3 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 226 m²



TYPE 6 FLOOR PLANS

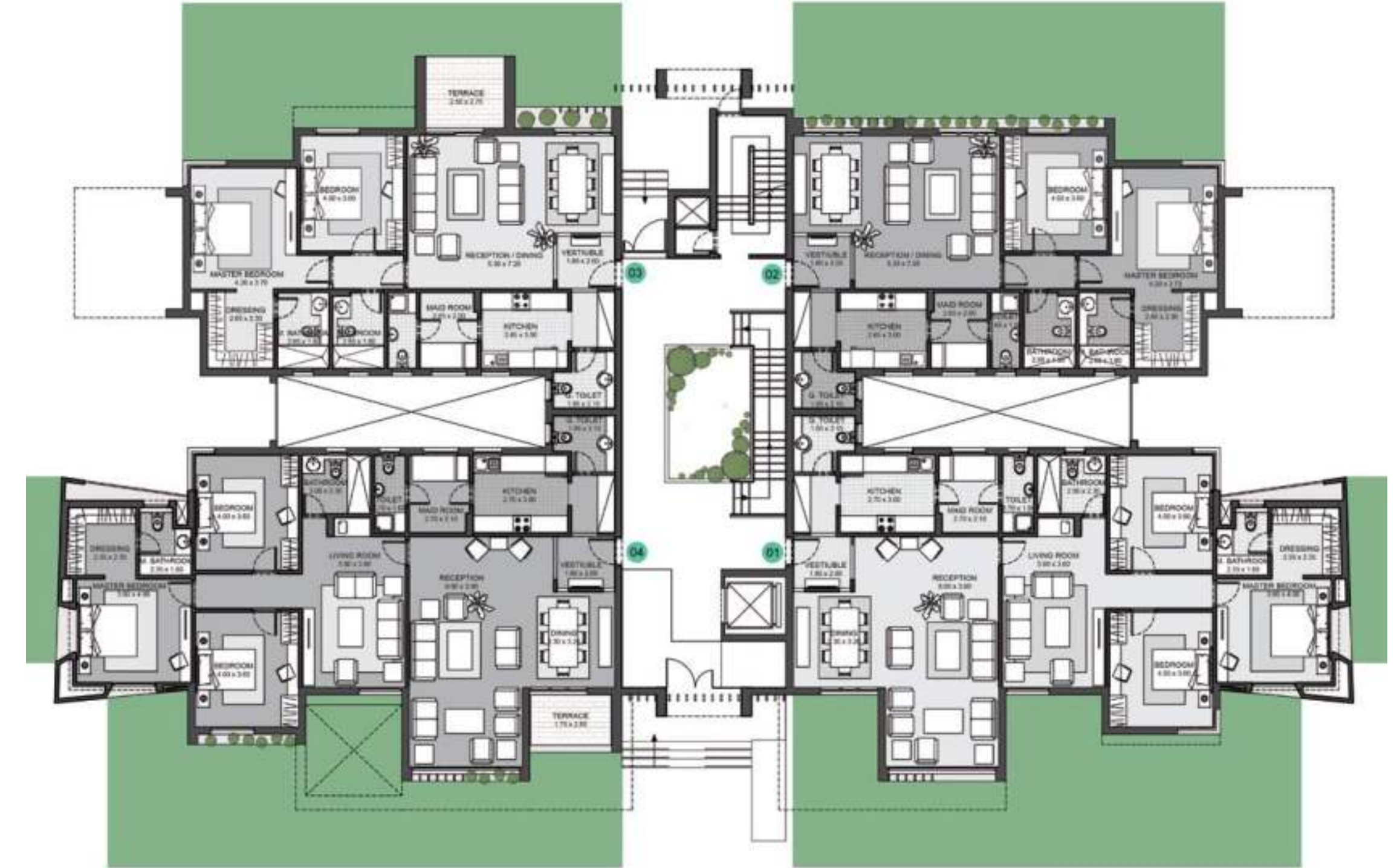
TYPE 6 GROUND FLOOR

UNIT 01
3 BEDROOM + NANNY+ LIVING
211 m²

UNIT 02
2 BEDROOM + NANNY
158 m²

UNIT 03
2 BEDROOM + NANNY
157 m²

UNIT 04
3 BEDROOM + NANNY+ LIVING
210 m²





TYPE 6
FIRST FLOOR

- UNIT 11**
3 BEDROOM + NANNY + LIVING
214 m²
- UNIT 12**
2 BEDROOM + NANNY
158 m²
- UNIT 13**
2 BEDROOM + NANNY
157 m²
- UNIT 14**
3 BEDROOM + NANNY + LIVING
216 m²



TYPE 6
SECOND FLOOR

- UNIT 21**
3 BEDROOM + NANNY + LIVING
215 m²
- UNIT 22**
2 BEDROOM + NANNY
153 m²
- UNIT 23**
2 BEDROOM + NANNY
155 m²
- UNIT 24**
3 BEDROOM + NANNY + LIVING
211 m²





TYPE 6
THIRD FLOOR

- UNIT 31**
3 BEDROOM + NANNY + LIVING
212 m²
- UNIT 32**
3 BEDROOM + NANNY
190 m²
- UNIT 33**
3 BEDROOM + NANNY
190 m²
- UNIT 34**
3 BEDROOM + NANNY + LIVING
215 m²



TYPE 6
FOURTH FLOOR

- UNIT 41**
3 BEDROOM + NANNY + LIVING
215 m²
- UNIT 42**
3 BEDROOM + NANNY
190 m²
- UNIT 43**
3 BEDROOM + NANNY
189 m²
- UNIT 44**
3 BEDROOM + NANNY + LIVING
215 m²





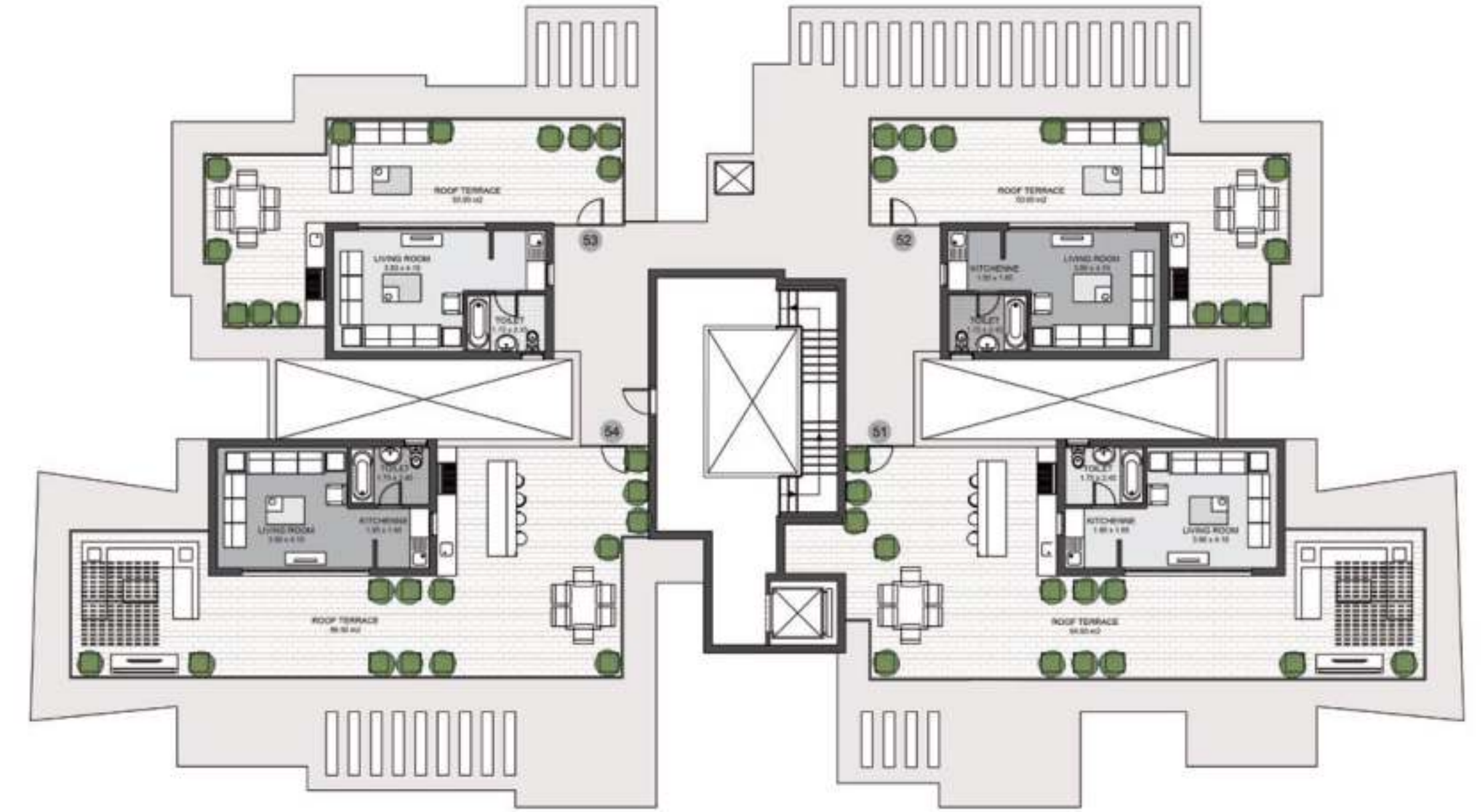
TYPE 6
FIFTH FLOOR

- UNIT 51**
3 BEDROOM + NANNY + LIVING
210 m²
- UNIT 52**
2 BEDROOM + NANNY
157 m²
- UNIT 53**
2 BEDROOM + NANNY
155 m²
- UNIT 54**
3 BEDROOM + NANNY + LIVING
209 m²



TYPE 6
ROOF

- UNIT 51**
3 BEDROOM + NANNY + LIVING
ROOF AREA 35 m²
TOTAL GROSS AREA 246 m²
- UNIT 52**
2 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 192 m²
- UNIT 53**
2 BEDROOM + NANNY
ROOF AREA 35 m²
TOTAL GROSS AREA 191 m²
- UNIT 54**
3 BEDROOM + NANNY + LIVING
ROOF AREA 35 m²
TOTAL GROSS AREA 244 m²



TYPE 7 FLOOR PLANS

◆ TYPE 7 GROUND FLOOR

UNIT 01
2 BEDROOM + NANNY
153 m²

UNIT 02
2 BEDROOM
132 m²

UNIT 03
3 BEDROOM + NANNY
187 m²

UNIT 04
3 BEDROOM + NANNY + LIVING
210 m²





TYPE 7
FIRST FLOOR

- UNIT 11**
2 BEDROOM + NANNY
153 m²
- UNIT 12**
2 BEDROOM
132 m²
- UNIT 13**
3 BEDROOM + NANNY
186 m²
- UNIT 14**
3 BEDROOM + NANNY + LIVING
216 m²



TYPE 7
SECOND FLOOR

- UNIT 21**
2 BEDROOM + NANNY
152 m²
- UNIT 22**
2 BEDROOM
132 m²
- UNIT 23**
3 BEDROOM + NANNY
185 m²
- UNIT 24**
3 BEDROOM + NANNY + LIVING
211 m²





TYPE 7
THIRD FLOOR

- UNIT 31**
2 BEDROOM + NANNY
152 m²
- UNIT 32**
2 BEDROOM
132 m²
- UNIT 33**
3 BEDROOM + NANNY
186 m²
- UNIT 34**
3 BEDROOM + NANNY + LIVING
215 m²



TYPE 7
FOURTH FLOOR

- UNIT 41**
2 BEDROOM + NANNY
153 m²
- UNIT 42**
2 BEDROOM
132 m²
- UNIT 43**
3 BEDROOM + NANNY
188 m²
- UNIT 44**
3 BEDROOM + NANNY + LIVING
215 m²





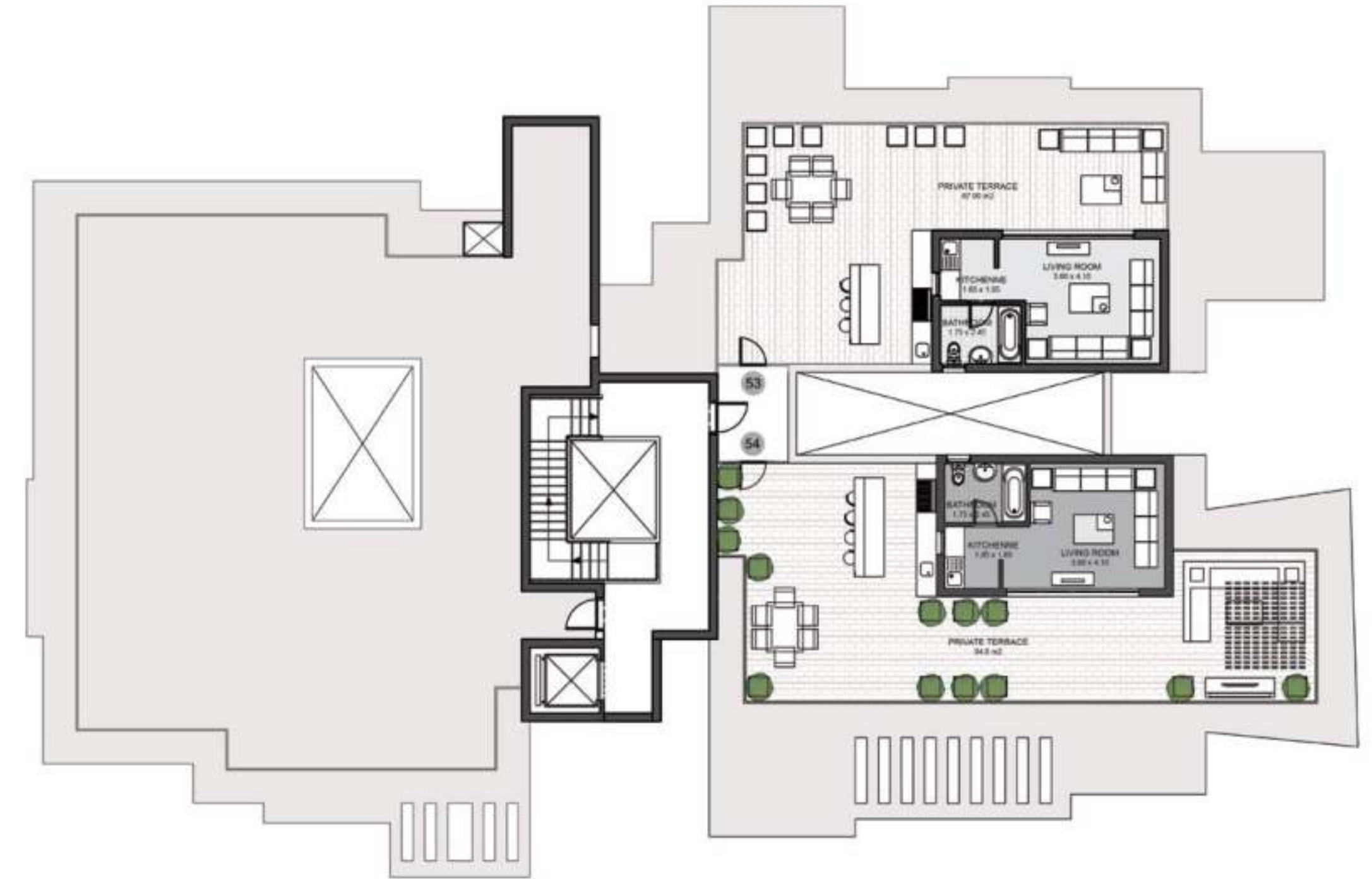
TYPE 7
FIFTH FLOOR

- UNIT 51**
2 BEDROOM + NANNY
151 m²
- UNIT 52**
2 BEDROOM
132 m²
- UNIT 53**
3 BEDROOM + NANNY
185 m²
- UNIT 54**
3 BEDROOM + NANNY + LIVING
209 m²



TYPE 7
ROOF

- UNIT 53**
3 BEDROOM + NANNY + LIVING
ROOF AREA 35 m²
TOTAL GROSS AREA 220 m²
- UNIT 54**
3 BEDROOM + NANNY + LIVING
ROOF AREA 35 m²
TOTAL GROSS AREA 244 m²



Disclaimers:

All information deemed reliable but not guaranteed. Actual terms and conditions are contained in purchase contract annexes for each specific unit.

1. Room dimensions are consistent with structural elements and do not reflect wall finishes or construction tolerances.
2. Diagrams are not to scale and are for illustrative purposes only.
3. SODIC reserves the right to make minor alterations.
4. All renderings and other visual materials, designs, façades are for illustrative purposes only and are subject to change.
5. All landscaping visuals are for illustrative purposes only and are not included in the property.
6. Balconies and planters may differ depending on the selected building façade type. Please see contract annex for exact terrace configuration and planter option.
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