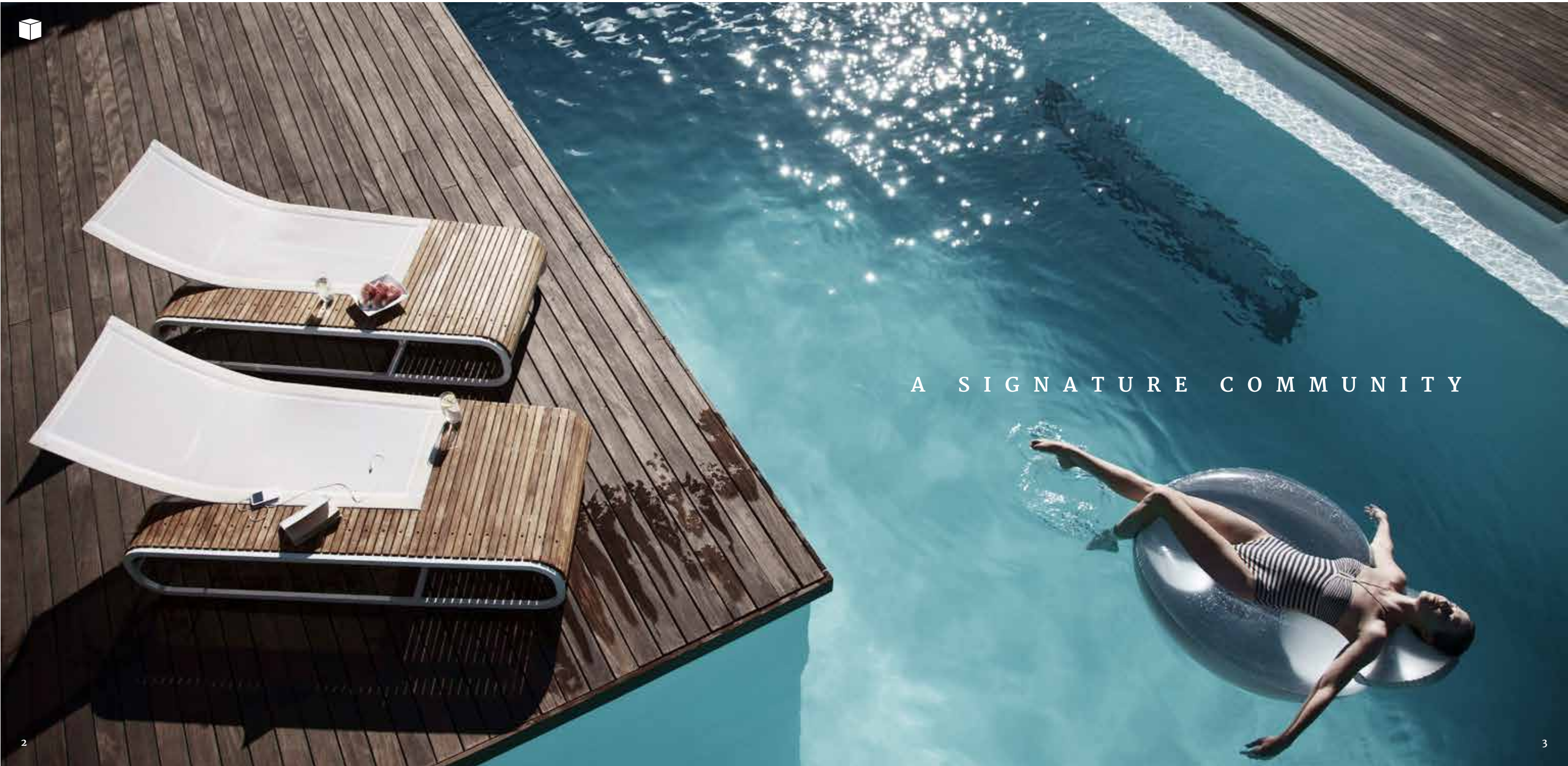


T H E E S T A T E S



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

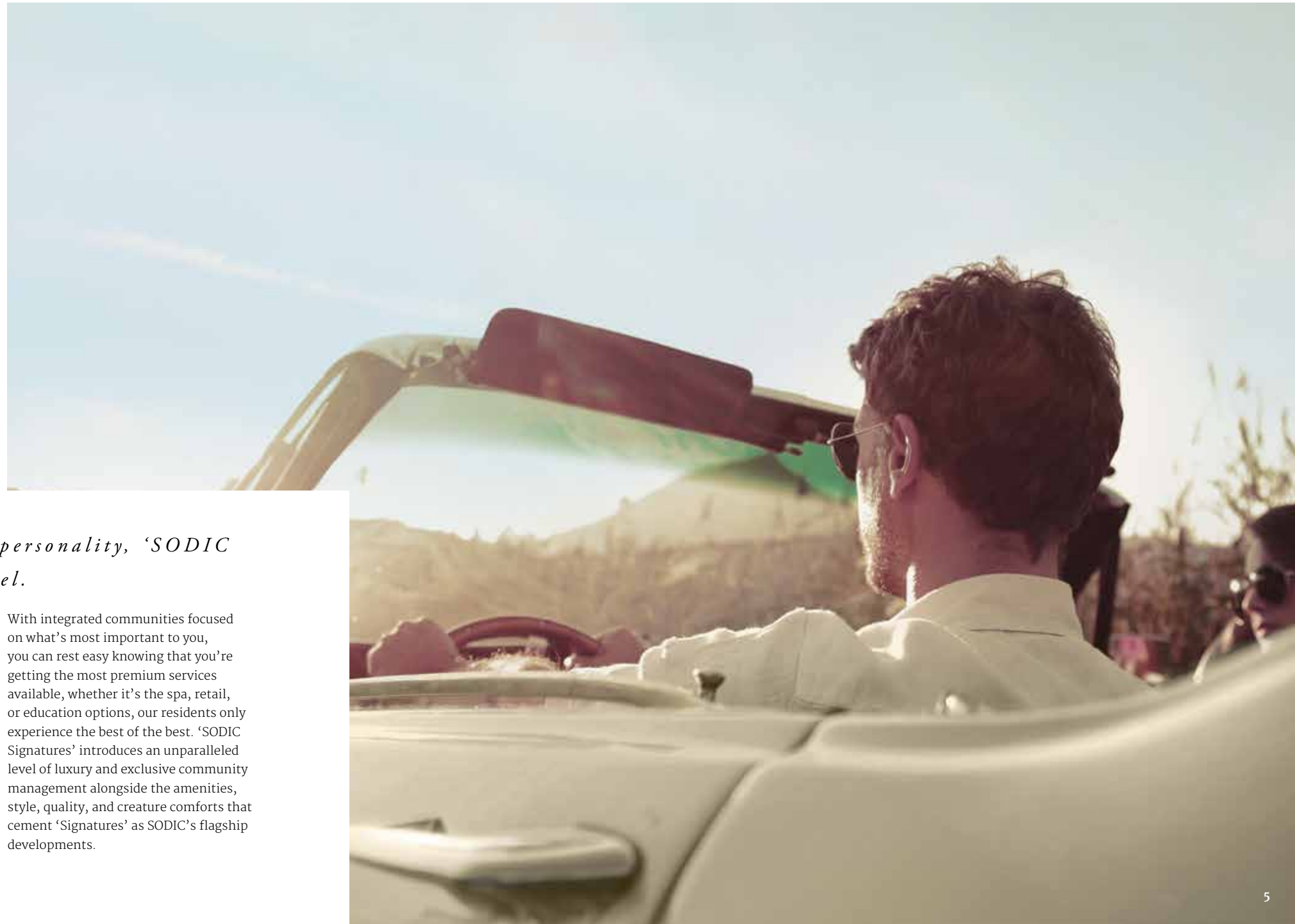


INTRODUCING  
SODIC  
'SIGNATURES'

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*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 options, our residents only experience the best of the best. 'SODIC Signatures' introduces an unparalleled level of luxury and exclusive community management alongside the amenities, style, quality, and creature comforts that cement 'Signatures' as SODIC's flagship developments.





THE ESTATES :  
LUXURY LIVING ,  
REINVENTED

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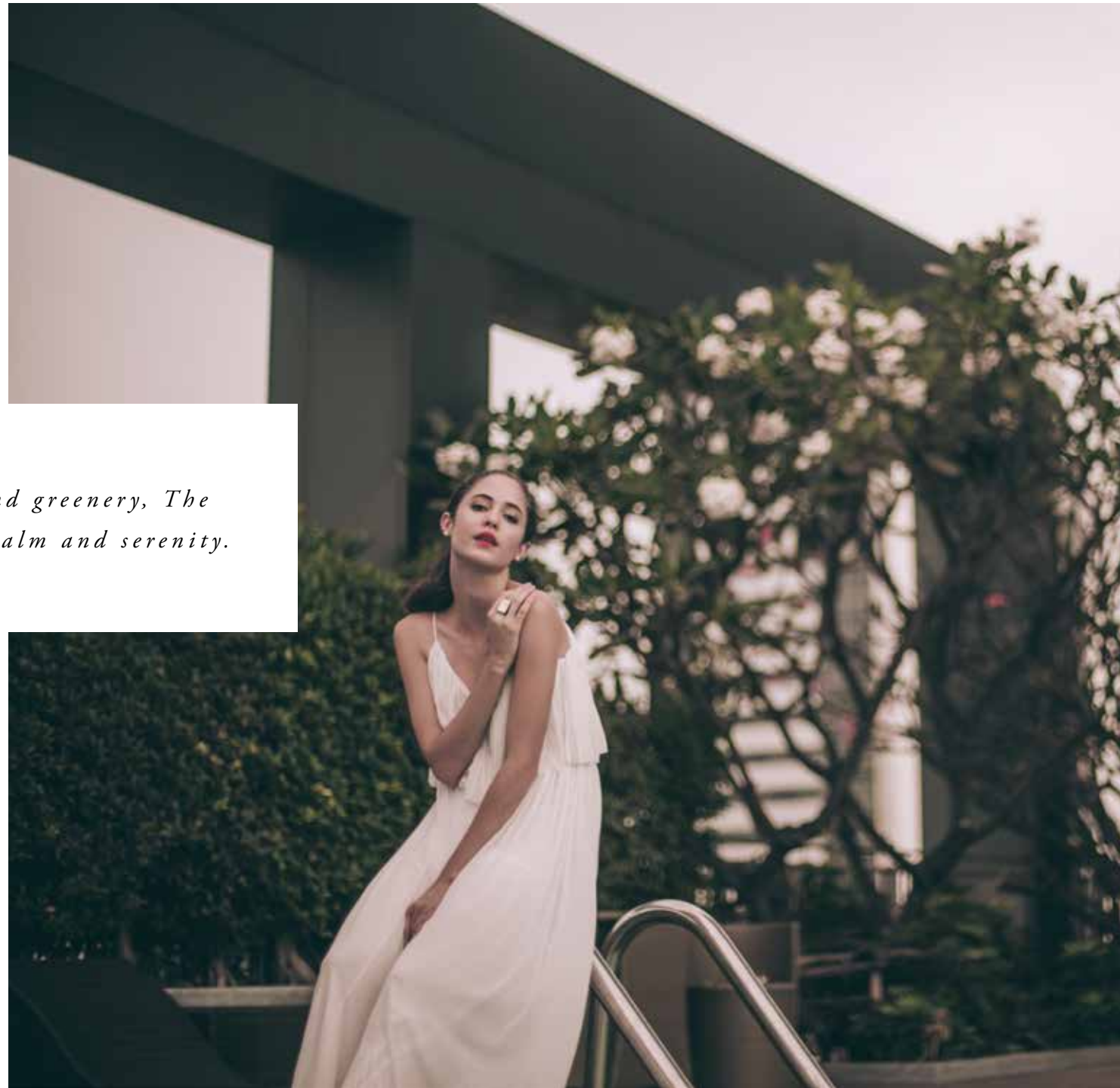
*The Estates offers  
you something  
completely new, yet  
with traditional  
values at heart.*

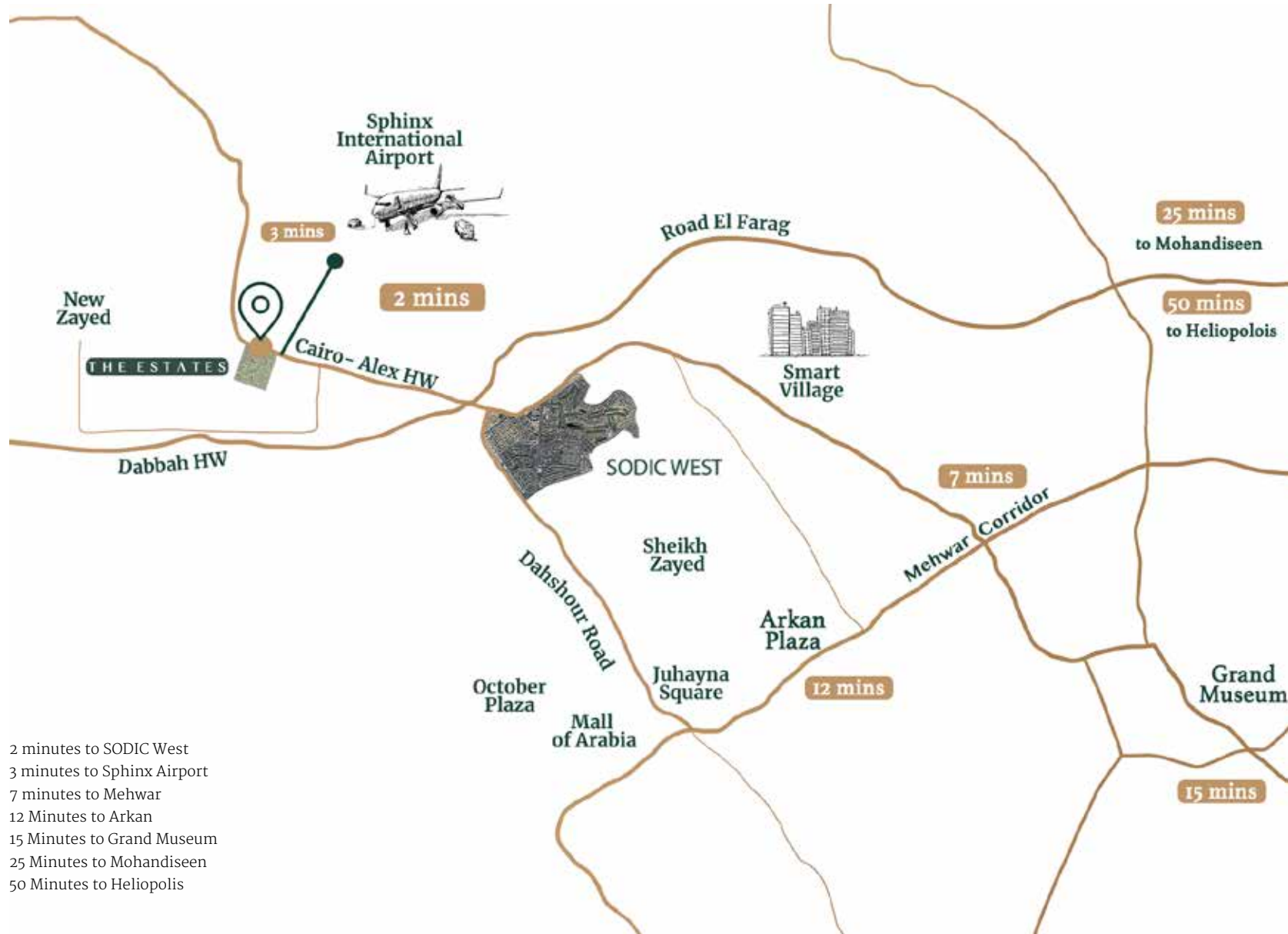


M O R E  
T H A N  
J U S T A  
H O M E :  
A H A V E N ...



*Surrounded by trees and greenery, The  
Estates is an oasis of calm and serenity.*





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.*





EXTRAORDINARY  
HOMES FOR  
EXTRAORDINARY  
PEOPLE



*A home at The Estates  
guarantees unparalleled  
style and refinement.*



*Disclaimer: The interior shot is only an indicative theme.*





R O O M  
T O  
R E L A X

*All homes are well spaced from one another and blend seamlessly and tastefully into the surrounding outdoor spaces.*

I N C R E D I B L E L I V I N G S P A C E S





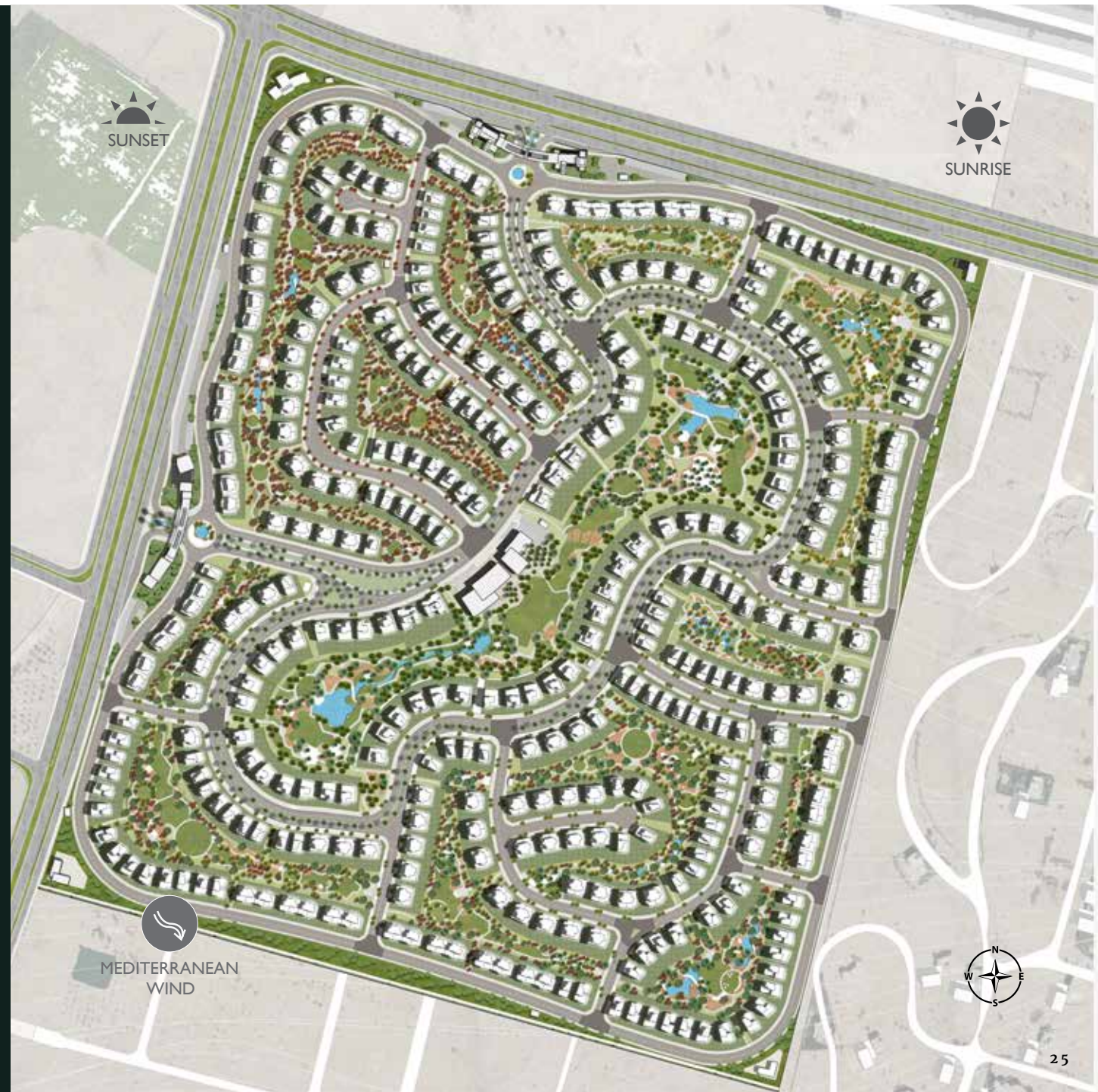
*Inside The Estates' residences  
unostentatious luxury continues.*





*Sunlight streams through sleek, expansive modern glazing while double height ceilings and basements emphasise the spacious feel.*

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*



*Roof Floor*



*Basement Floor*





LARGE VILLA  
*Floor Plans*





## LARGE VILLA

| Ground floor Area | First Floor Area | Roof Annex Area | Total Area | Roof Terrace Area |
|-------------------|------------------|-----------------|------------|-------------------|
| 194.75 m2         | 171.50 m2        | 65.75 m2        | 433 m2     | 110.55 m2         |

4 BEDROOM + LIVING + GUEST/ STUDY



*Ground floor*



*First Floor*



*Roof 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*



*First Floor*



*Roof Floor*



OPTIONAL



*Ground floor*



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

*Basement Floor*





SMALL VILLA  
*Floor Plans*





## S M A L L V I L L A

| Ground floor Area     | First Floor Area      | Roof Annex Area      | Total Area            | Roof Terrace Area    |
|-----------------------|-----------------------|----------------------|-----------------------|----------------------|
| 129.40 m <sup>2</sup> | 139.60 m <sup>2</sup> | 45.00 m <sup>2</sup> | 314.00 m <sup>2</sup> | 74.60 m <sup>2</sup> |

3 BEDROOM + LIVING



*Ground floor*



*First Floor*



*Roof 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*



TWIN VILLA - A

*Ground floor*



TWIN VILLA - A

*First Floor*



T W I N V I L L A - A

*Roof Floor*



T W I N V I L L A - B

*Ground floor*





TWIN VILLA - B

*First Floor*



TWIN VILLA - B

*Roof Floor*



TOWNHOUSES  
*Floor Plans*





**TOWNHOUSES - TYPE A**

| Ground floor Area     | First Floor Area      | Roof Annex Area      | Total Area            | Roof Terrace Area    |
|-----------------------|-----------------------|----------------------|-----------------------|----------------------|
| 112.15 m <sup>2</sup> | 113.45 m <sup>2</sup> | 41.50 m <sup>2</sup> | 267.10 m <sup>2</sup> | 53.30 m <sup>2</sup> |

3 BEDROOM + LIVING

**TOWNHOUSES - TYPE B**

| Ground floor Area     | First Floor Area      | Roof Annex Area      | Total Area         | Roof Terrace Area    |
|-----------------------|-----------------------|----------------------|--------------------|----------------------|
| 113.80 m <sup>2</sup> | 111.60 m <sup>2</sup> | 41.50 m <sup>2</sup> | 267 m <sup>2</sup> | 54.90 m <sup>2</sup> |

3 BEDROOM + LIVING

**TOWNHOUSES - TYPE C**

| Ground floor Area     | First Floor Area      | Roof Annex Area      | Total Area            | Roof Terrace Area    |
|-----------------------|-----------------------|----------------------|-----------------------|----------------------|
| 110.30 m <sup>2</sup> | 108.10 m <sup>2</sup> | 41.50 m <sup>2</sup> | 259.90 m <sup>2</sup> | 54.60 m <sup>2</sup> |

3 BEDROOM + LIVING

**TOWNHOUSES - TYPE D**

| Ground floor Area     | First Floor Area      | Roof Annex Area      | Total Area            | Roof Terrace Area    |
|-----------------------|-----------------------|----------------------|-----------------------|----------------------|
| 112.85 m <sup>2</sup> | 114.20 m <sup>2</sup> | 41.50 m <sup>2</sup> | 268.55 m <sup>2</sup> | 59.15 m <sup>2</sup> |

3 BEDROOM + LIVING

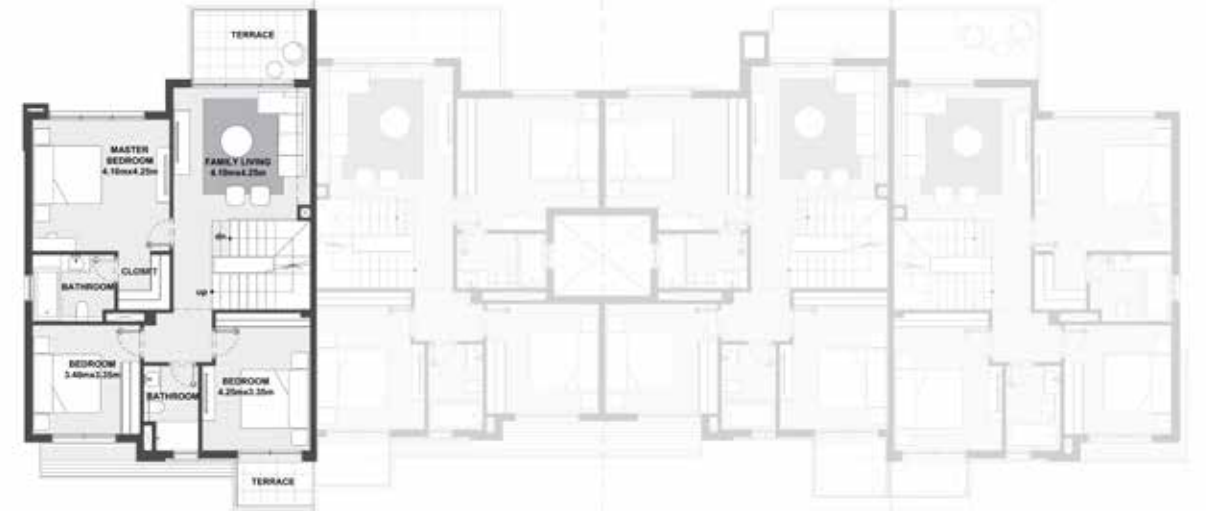


*Overall Masterplan*



TOWNHOUSE - A

*Ground floor*



TOWNHOUSE - A

*First Floor*



TYP



TOWNHOUSE - A

*Roof Floor*



TOWNHOUSE - B

*Ground floor*



TOWNHOUSE - B

*First Floor*



TOWNHOUSE - B

*Roof Floor*



TOWNHOUSE - C

*Ground floor*



TOWNHOUSE - C

*First Floor*



TOWNHOUSE - C

*Roof Floor*



TOWNHOUSE - D

*Ground floor*





TOWNHOUSE - D

*First Floor*



TOWNHOUSE - D

*Roof Floor*



## A B O U T S O D I C

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*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.*



SODIC was founded in 1996, with a fundamental commitment to the concept of 'Human Developments' at its heart. This ethos goes beyond mere bricks and mortar. SODIC aims to create environments where residents can lead healthy, productive, creative lives, achieving their aspirations and thriving both as individuals and as communities. This mindset adds value to our developments and to the lives of those that live in them. Our projects adopt cutting-edge design and construction techniques and are delivered on time, every time with the highest standards of customer service. SODIC's portfolio of world-class, award-winning developments speaks for itself and assures its position at the forefront of the Egyptian real estate market.



BE PART OF  
SOMETHING SPECIAL ...

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

SODIC Sales Centres

*Sheikh Zayed: Km. 38 Cairo-Alexandria Desert Road*

*Heliopolis: 46 El-Thawra Street*

*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.
- 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.
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