



RESIDENCES

BUILDINGS
3A-3B-3C-3H-4B



BELONG

Our communities offer our residents 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 led by design encourage diversity, creating social fabrics that welcome all and celebrate our differences.



A SIGNATURE COMMUNITY:



With home 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 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.



NEW CAIRO'S GOLDEN SQUARE

Villette is located in the heart of New Cairo, to the east of Downtown Cairo. Strategically located off of Road 90, close enough to the hustle and bustle of Easttown and other New Cairo attractions.



VILLETTE

NEW CAIRO

Located in the heart of New Cairo; Villette, a signature community by SODIC, offers the private charms of suburban tranquility with a flourishing lush community creating a breath of fresh air. Villette is sprinkled with an array of parks that not only offer a scenic landscape but also provide a fresher climate for everyone.

Villette offers its residents a one of a kind living experience. The rejuvenation and serenity of suburban life coupled with the action of a very social and energetic town center, brings together the best of both worlds at your doorstep.



A GREEN HAVEN IN THE HEART OF NEW CAIRO



V Residences, a signature community that offers exclusive laps of luxury in the most picture-perfect settings.
V Residences delivers on the promise of upmarket, uplifting, upscaling and upping the field to your elevated standards.

NATURE AT YOUR DOORSTEP

At V Residences, inspiration comes from the big wide open windows. Whether it is the dancing rays of the sun peeping through the clouds or the mesmerizing views glistening in the distance, there's always something to look forward to when you head back home.

At V Residences each new day starts and ends with inspirational views.



STATE OF THE ART AMENITIES



Never a dull moment at V Residences. Whether you choose to bask in the sun or take a jog among the Villetta's ample green spaces, there always something indulgent to do at ground level. Villetta features pocket parks that provide an array of activities for the whole family.



SWIMMABLE
LAGOONS MINUTES
FROM HOME



BIKE AND STROLL ALONG THE GREEN PATHWAYS





REST, MEDITATE
AND UNWIND IN THE
HEART OF V RESIDENCES

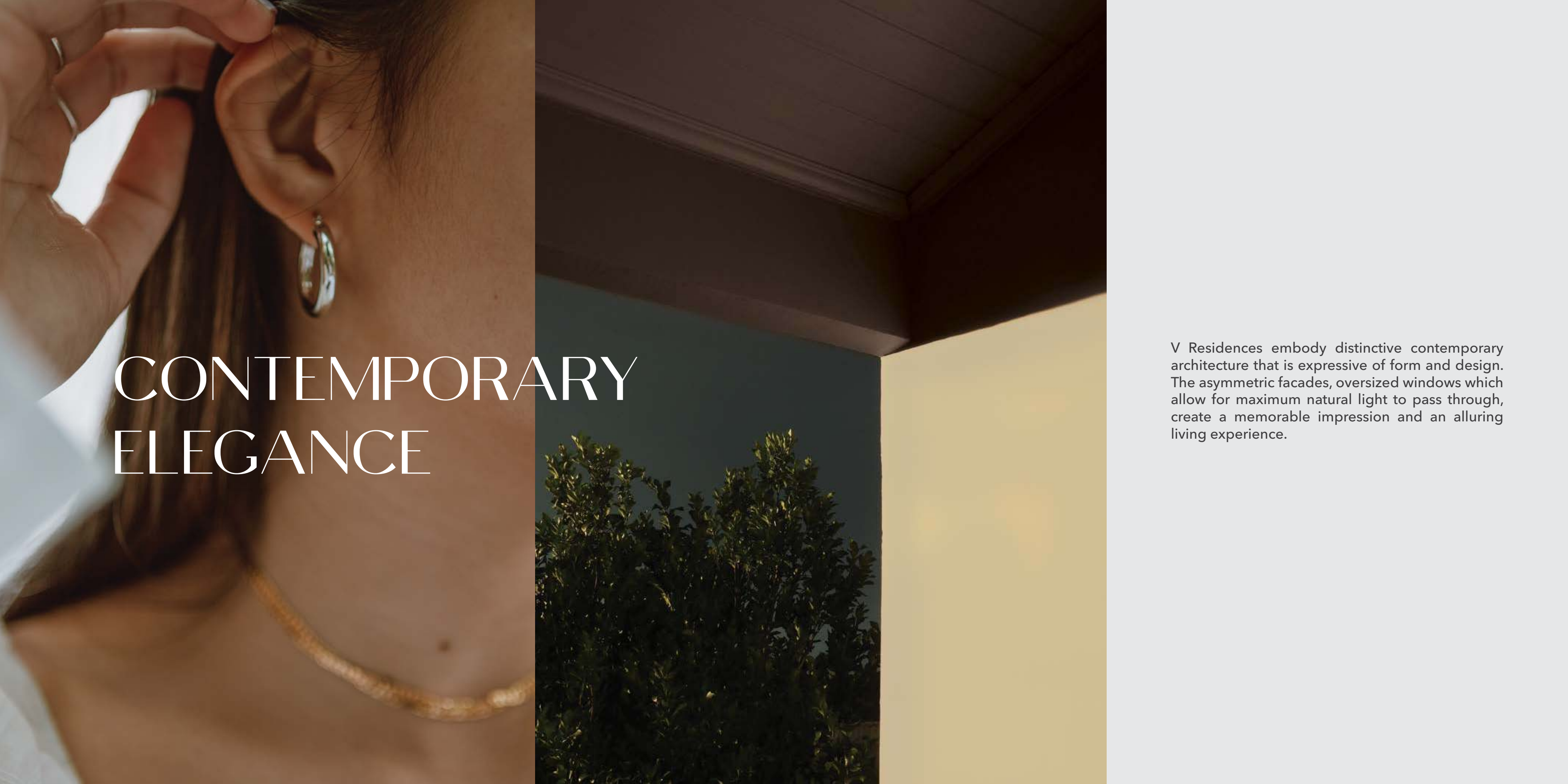
CLUB S

A NEW SPORTS EXPERIENCE

Take your workout to the next level at Club S, where innovation and motivation play together seamlessly.

This isn't your traditional sports club, this is a vibrant arena designed for your absolute betterment. Experience revolutionary CrossFit programs and yoga styles or try out the gym, sports fields, and tennis courts.





CONTEMPORARY ELEGANCE

V Residences embody distinctive contemporary architecture that is expressive of form and design. The asymmetric facades, oversized windows which allow for maximum natural light to pass through, create a memorable impression and an alluring living experience.



EVERYDAY IS
AN INSPIRATION



The unique architectural design of V Residences sets the stage for awe-inspiring views of the surrounding verdant greenery and the mesmerizing skyline. Top-down windows and glass facades create a living environment at home that brings the beauty of Villetta in your home.



TYPE

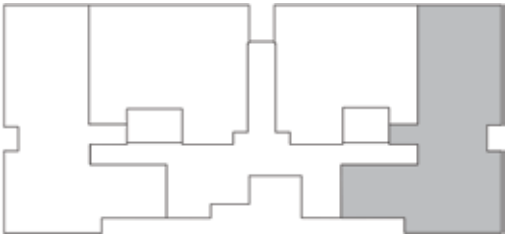
A

UNIT NUMBER

01

3 BEDROOMS + NANNY
GROUND FLOOR

Unit Number	01
Gross Area	200m ²

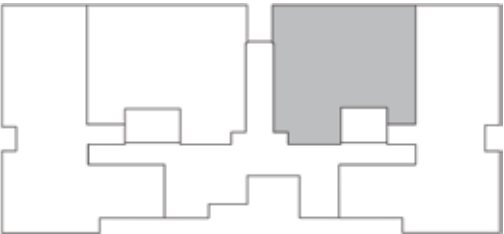


UNIT NUMBER

02

2 BEDROOMS
GROUND FLOOR

Unit Number	02
Gross Area	138m ²

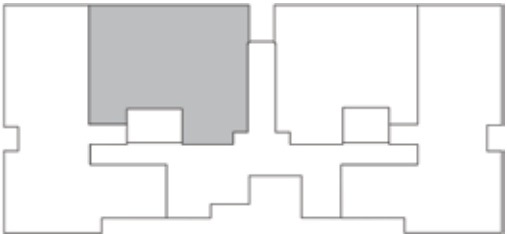


UNIT NUMBER

03

2 BEDROOMS + NANNY
GROUND FLOOR

Unit Number	03
Gross Area	155m ²

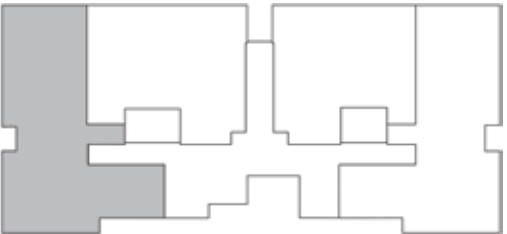


UNIT NUMBER

04

3 BEDROOMS + NANNY
GROUND FLOOR

Unit Number	04
Gross Area	198m ²

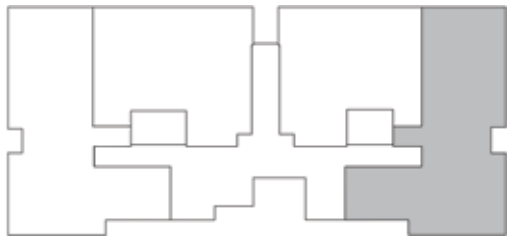


UNIT NUMBER

11

3 BEDROOMS + NANNY
FIRST FLOOR

Unit Number	11
Gross Area	199m ²

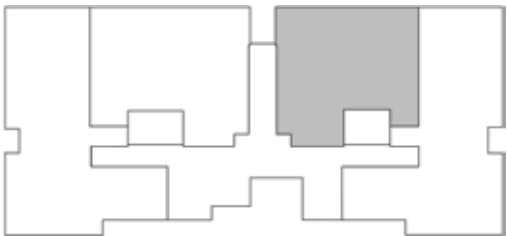


UNIT NUMBER

12

2 BEDROOMS
FIRST FLOOR

Unit Number	12
Gross Area	137m ²

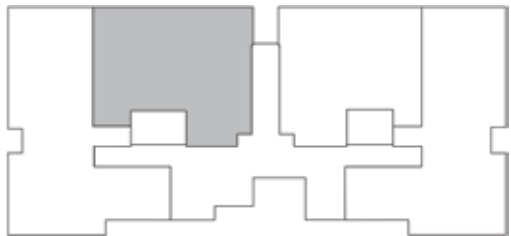


UNIT NUMBER

13

3 BEDROOMS + NANNY
FIRST FLOOR

Unit Number	13
Gross Area	183m ²

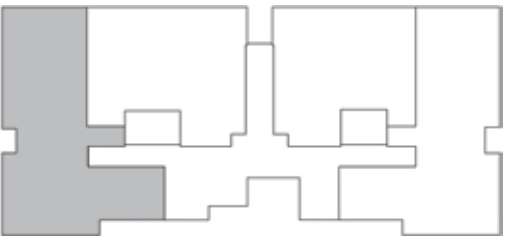


UNIT NUMBER

14

3 BEDROOMS + NANNY
FIRST FLOOR

Unit Number	14
Gross Area	194m ²

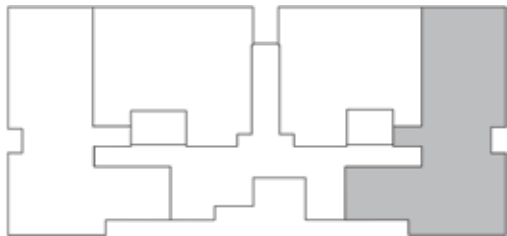


UNIT NUMBER

21

3 BEDROOMS + NANNY
SECOND FLOOR

Unit Number	21
Gross Area	198m ²

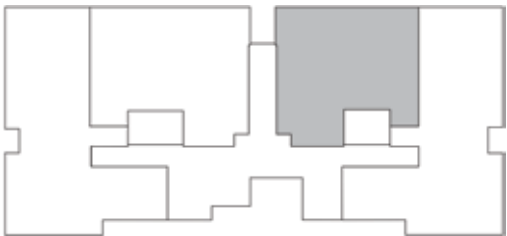


UNIT NUMBER

22

2 BEDROOMS
SECOND FLOOR

Unit Number	22
Gross Area	138m ²

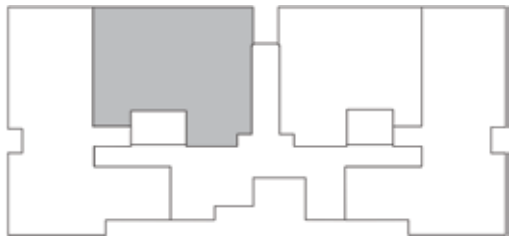


UNIT NUMBER

23

3 BEDROOMS + NANNY
SECOND FLOOR

Unit Number	23
Gross Area	180m ²

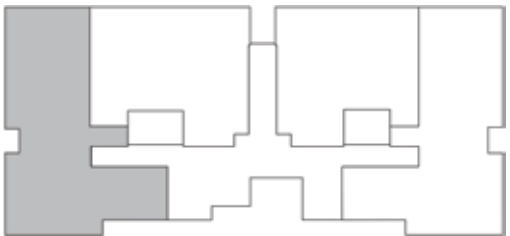
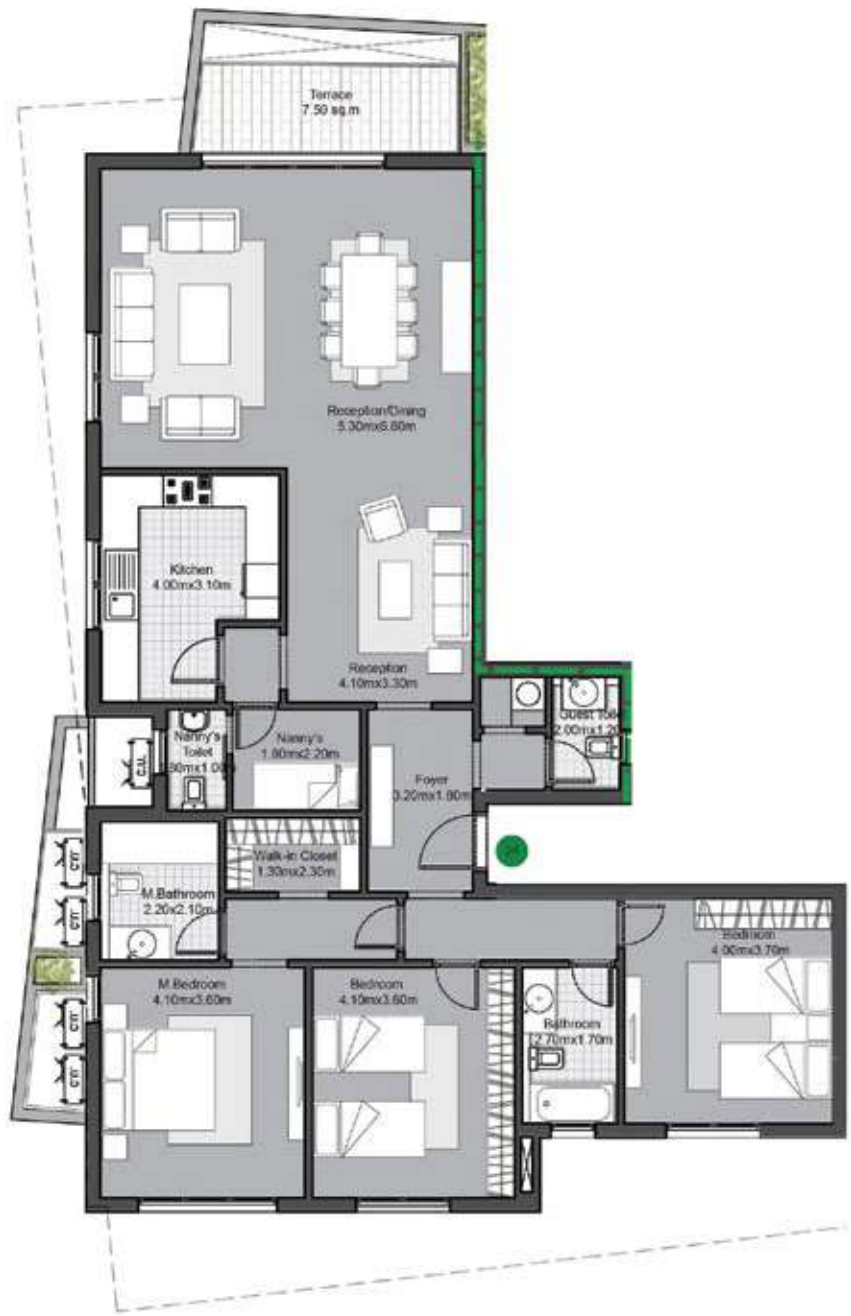


UNIT NUMBER

24

3 BEDROOMS + NANNY
SECOND FLOOR

Unit Number	24
Gross Area	199m ²

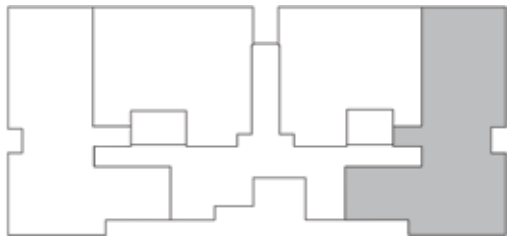


UNIT NUMBER

31

3 BEDROOMS + NANNY
THIRD FLOOR

Unit Number	31
Gross Area	197m ²

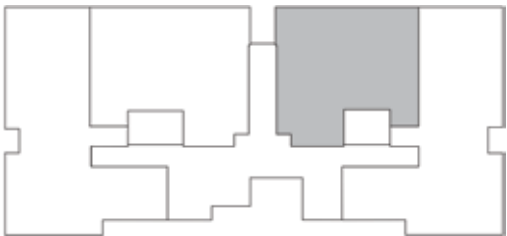


UNIT NUMBER

32

2 BEDROOMS
THIRD FLOOR

Unit Number	32
Gross Area	139m ²

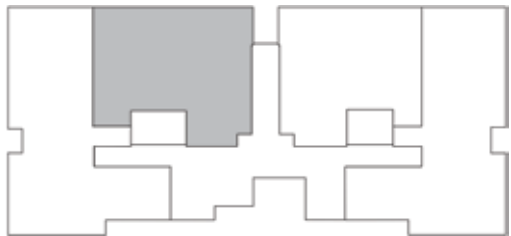
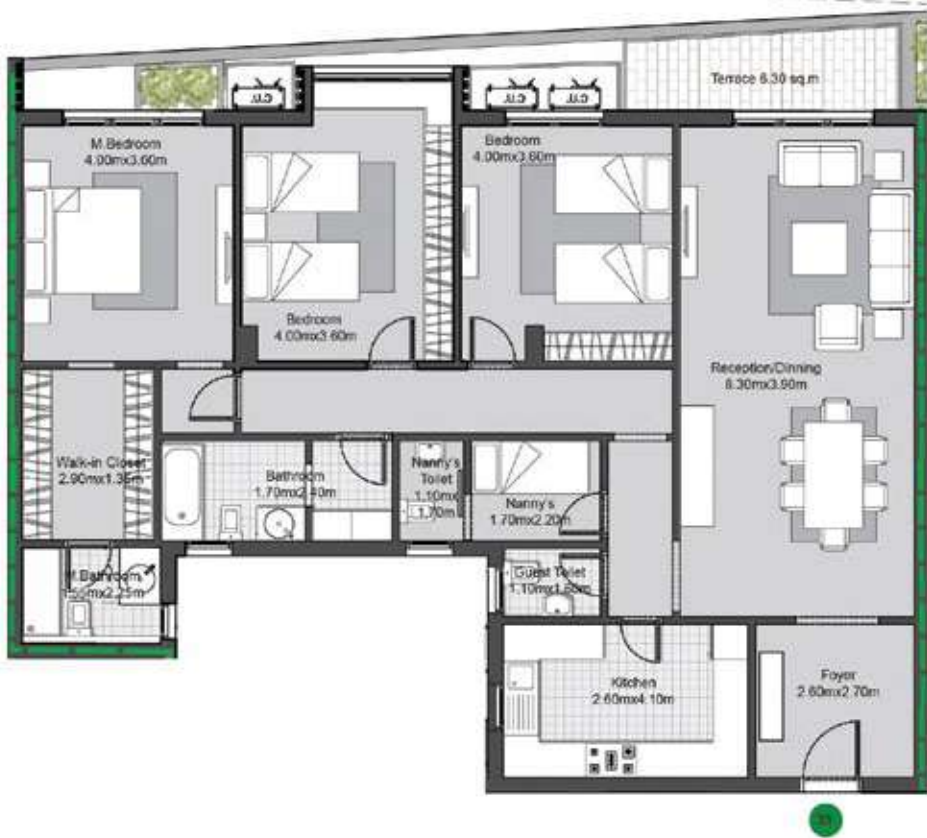


UNIT NUMBER

33

3 BEDROOMS + NANNY
THIRD FLOOR

Unit Number	33
Gross Area	182m ²

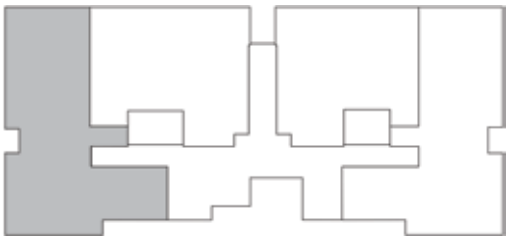


UNIT NUMBER

34

3 BEDROOMS + NANNY
THIRD FLOOR

Unit Number	34
Gross Area	200m ²

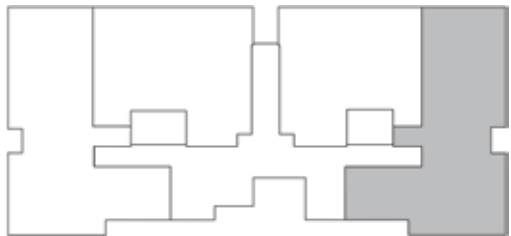


UNIT NUMBER

41

3 BEDROOMS + NANNY
FOURTH FLOOR + ROOF

Unit Number	41
Gross Area	246m ²



ROOF TERRACE

Terrace Area	136m ²
--------------	-------------------

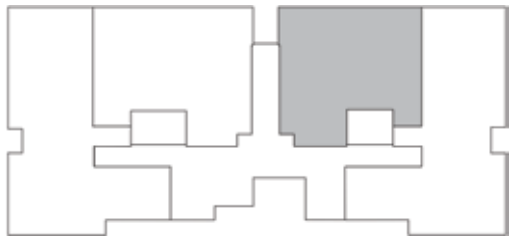


UNIT NUMBER

42

2 BEDROOMS
FOURTH FLOOR + ROOF

Unit Number	42
Gross Area	178m ²



ROOF TERRACE

Terrace Area	137m ²
--------------	-------------------

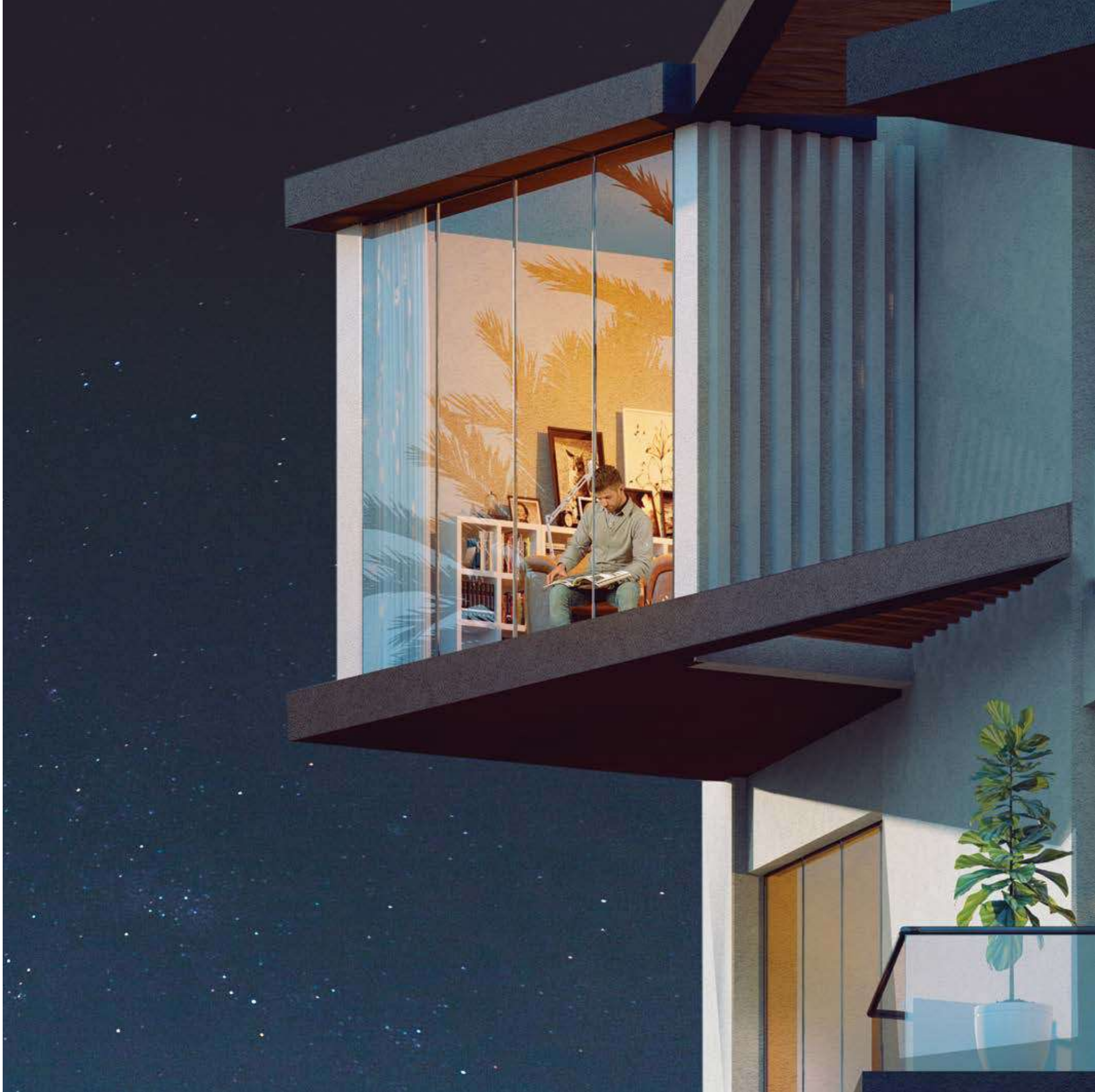
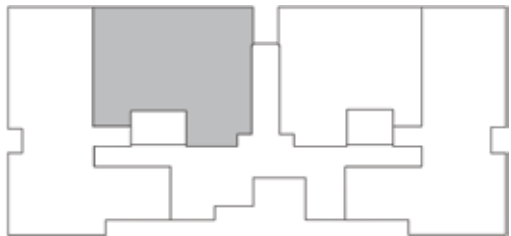
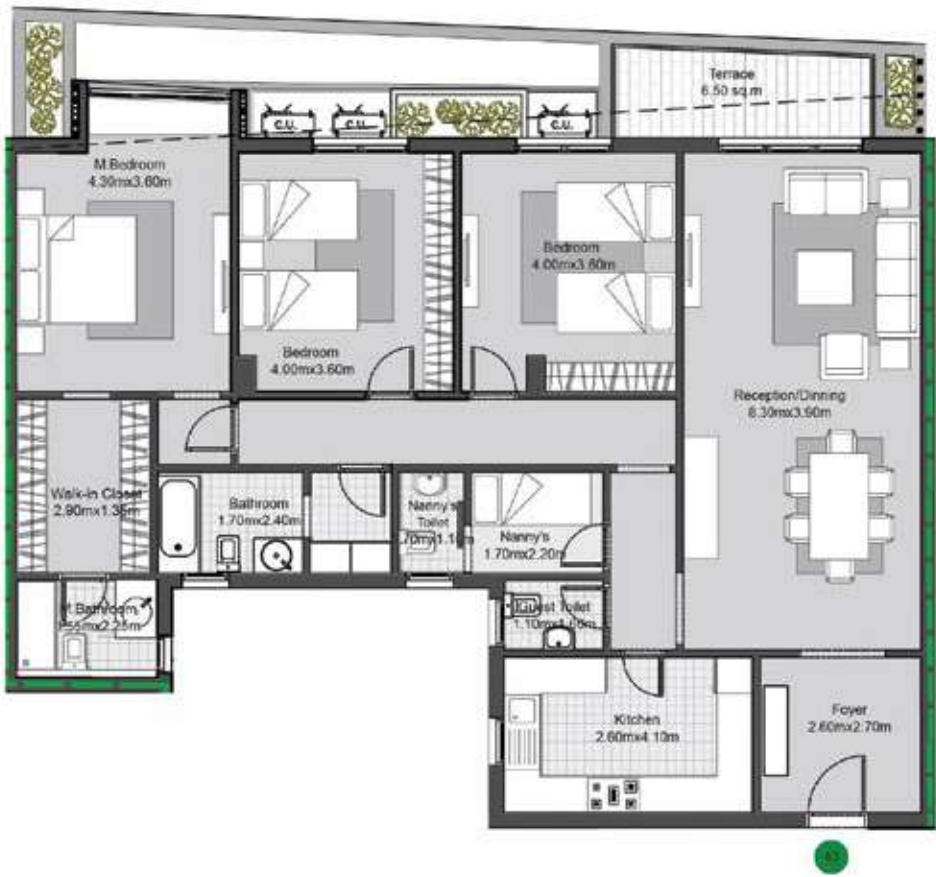


UNIT NUMBER

43

3 BEDROOMS + NANNY
FOURTH FLOOR

Unit Number	43
Gross Area	183m ²

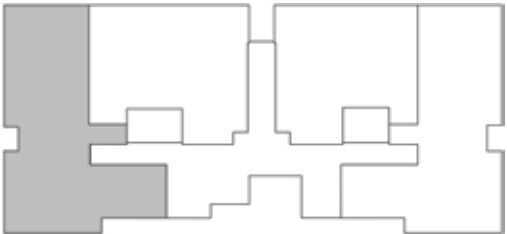


UNIT NUMBER

44

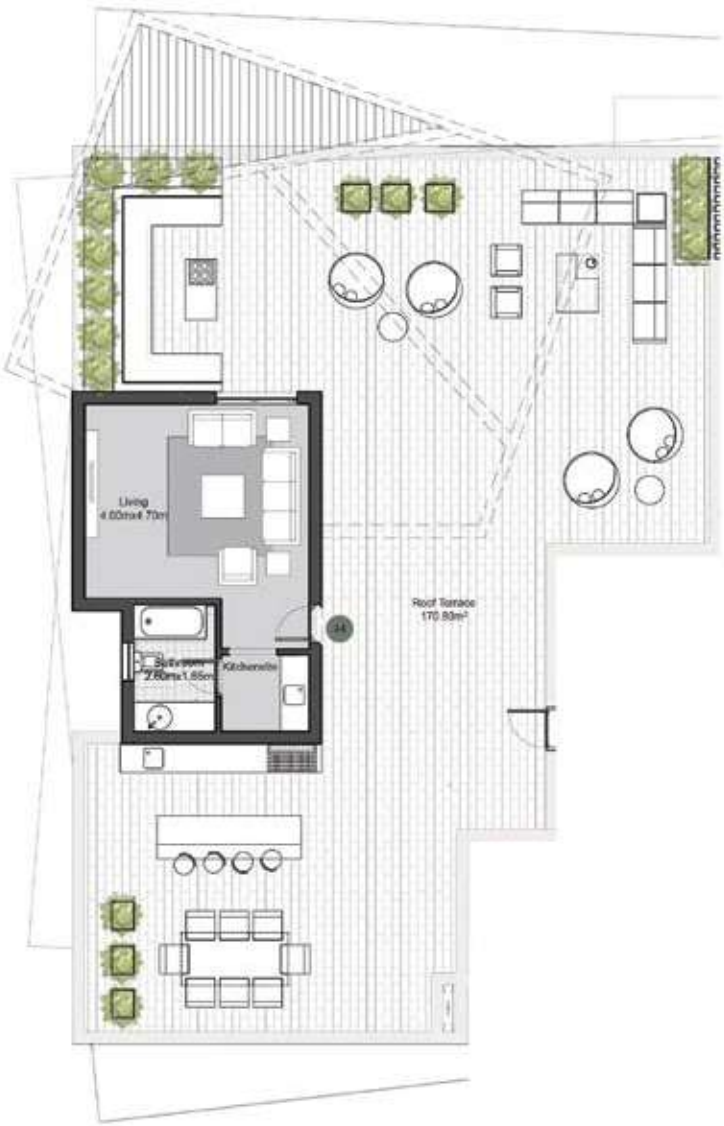
3 BEDROOMS + NANNY
FOURTH FLOOR + ROOF

Unit Number	44
Gross Area	246m ²



ROOF TERRACE

Terrace Area	171m ²
--------------	-------------------





TYPE

LEFT

UNIT NUMBER

01

3 BEDROOM + NANNY
GROUND FLOOR

Unit Number	01
Gross Area	200m ²



UNIT NUMBER

02

2 BEDROOM
GROUND FLOOR

Unit Number	02
Gross Area	138m ²

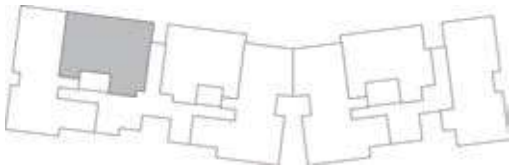


UNIT NUMBER

03

2 BEDROOM + NANNY
GROUND FLOOR

Unit Number	03
Gross Area	155m ²

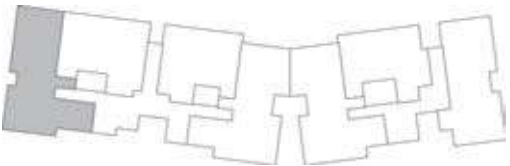


UNIT NUMBER

04

3 BEDROOM + NANNY
GROUND FLOOR

Unit Number	04
Gross Area	199m ²



UNIT NUMBER

11

3 BEDROOM + NANNY
FIRST FLOOR

Unit Number	11
Gross Area	199m ²

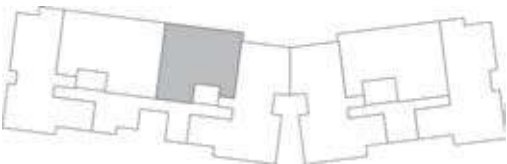


UNIT NUMBER

12

2 BEDROOM
FIRST FLOOR

Unit Number	12
Gross Area	139m ²

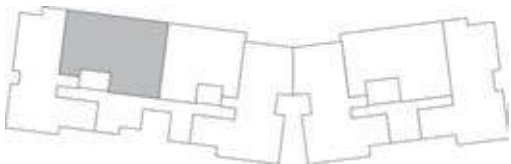


UNIT NUMBER

13

3 BEDROOM + NANNY
FIRST FLOOR

Unit Number	13
Gross Area	182m ²

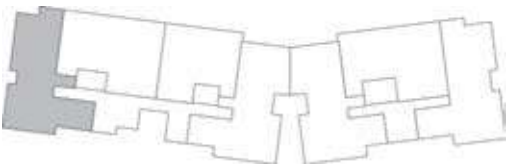
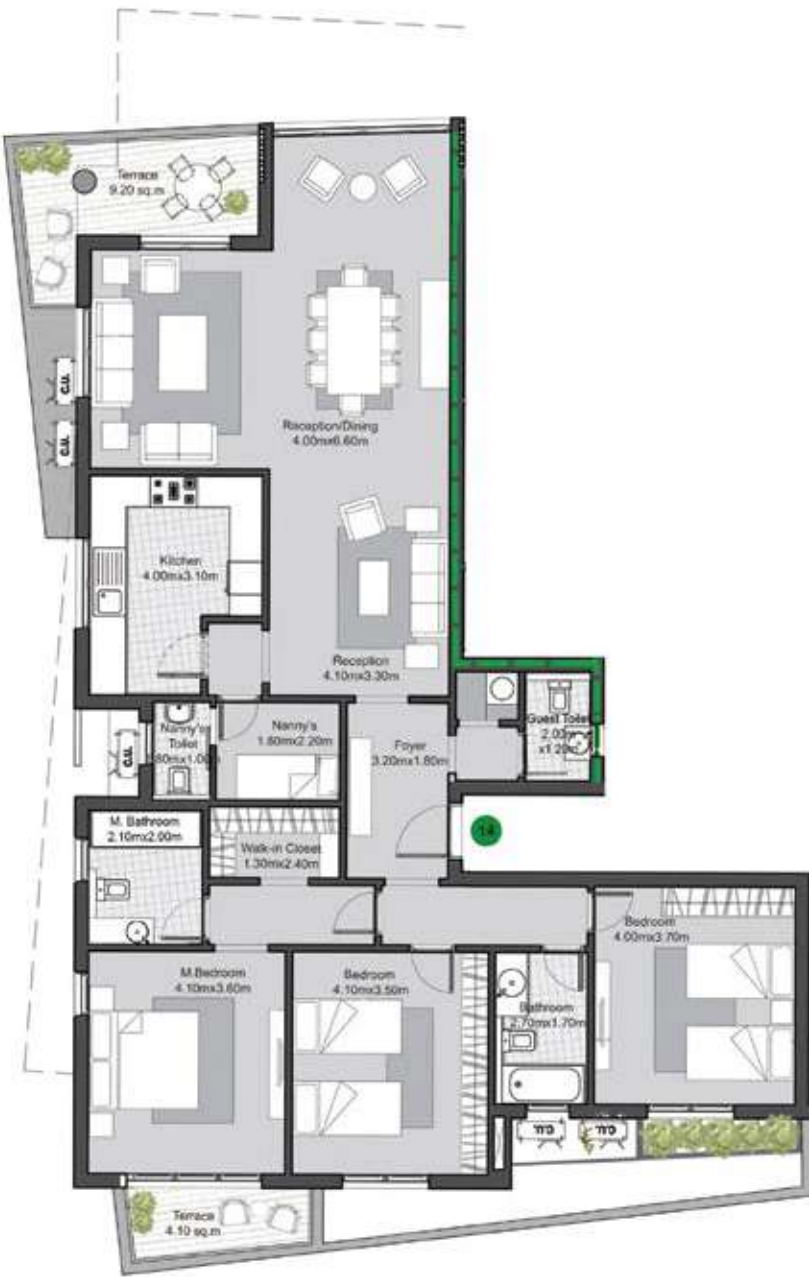


UNIT NUMBER

14

3 BEDROOM + NANNY
FIRST FLOOR

Unit Number	14
Gross Area	200m ²



UNIT NUMBER

21

3 BEDROOM + NANNY
SECOND FLOOR

Unit Number	21
Gross Area	201m ²



UNIT NUMBER

22

2 BEDROOM
SECOND FLOOR

Unit Number	22
Gross Area	138m ²

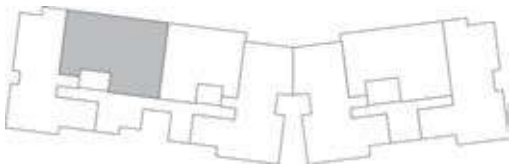


UNIT NUMBER

23

3 BEDROOM + NANNY
SECOND FLOOR

Unit Number	23
Gross Area	181m ²

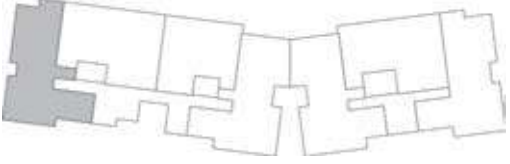
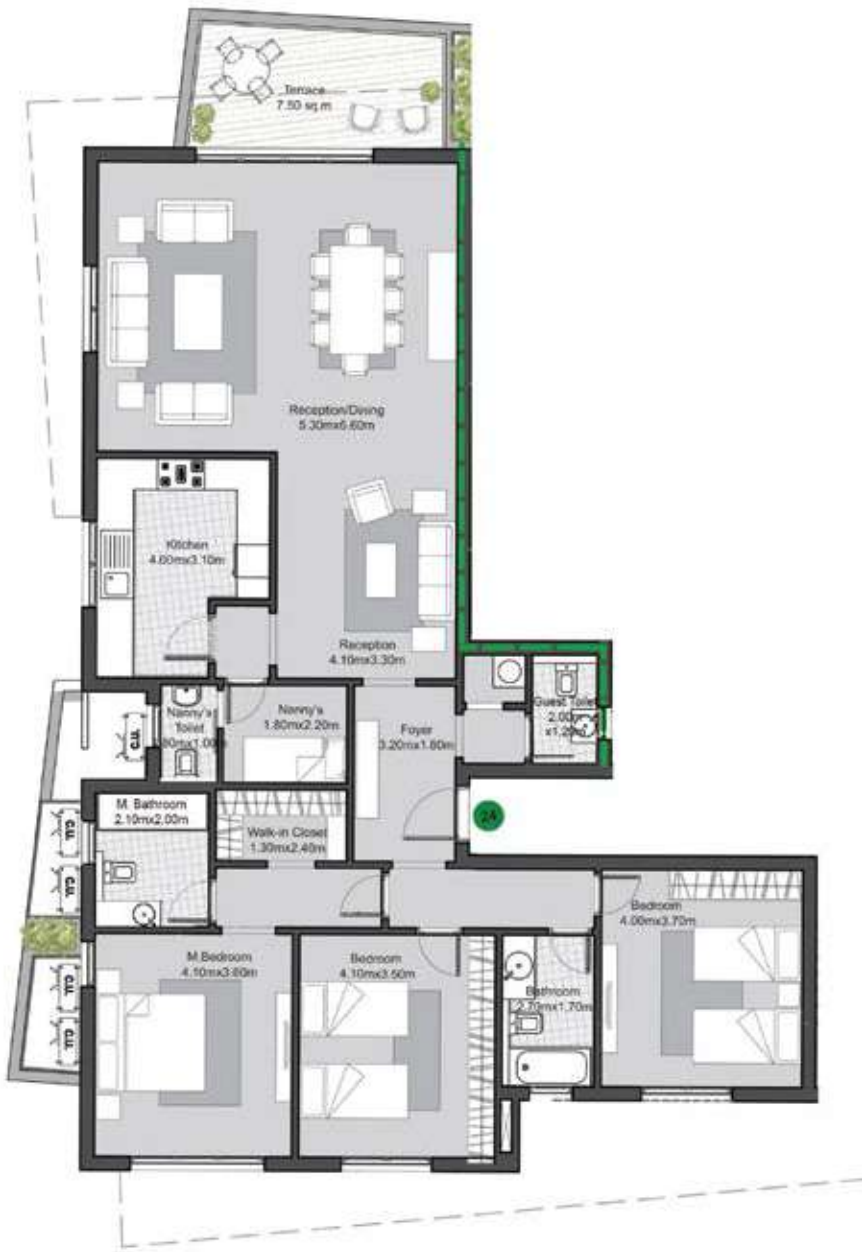


UNIT NUMBER

24

3 BEDROOM + NANNY
SECOND FLOOR

Unit Number	24
Gross Area	199m ²



UNIT NUMBER

31

3 BEDROOM + NANNY
THIRD FLOOR

Unit Number	31
Gross Area	200m ²



UNIT NUMBER

32

2 BEDROOM
THIRD FLOOR

Unit Number	32
Gross Area	137m ²

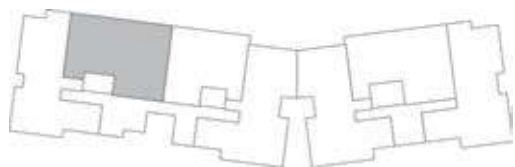


UNIT NUMBER

33

3 BEDROOM + NANNY
THIRD FLOOR

Unit Number	33
Gross Area	183m ²

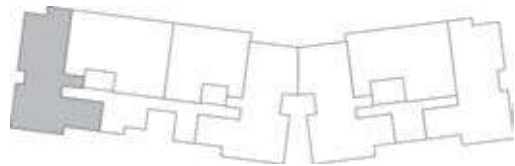


UNIT NUMBER

34

3 BEDROOM + NANNY
THIRD FLOOR

Unit Number	34
Gross Area	194m ²



UNIT NUMBER

41

3 BEDROOM + NANNY
FOURTH FLOOR

Unit Number	41
Gross Area	194m ²

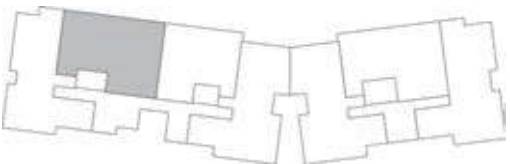


UNIT NUMBER

43

3 BEDROOM + NANNY
FOURTH FLOOR

Unit Number	43
Gross Area	183m ²

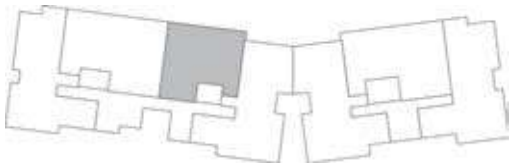


UNIT NUMBER

42

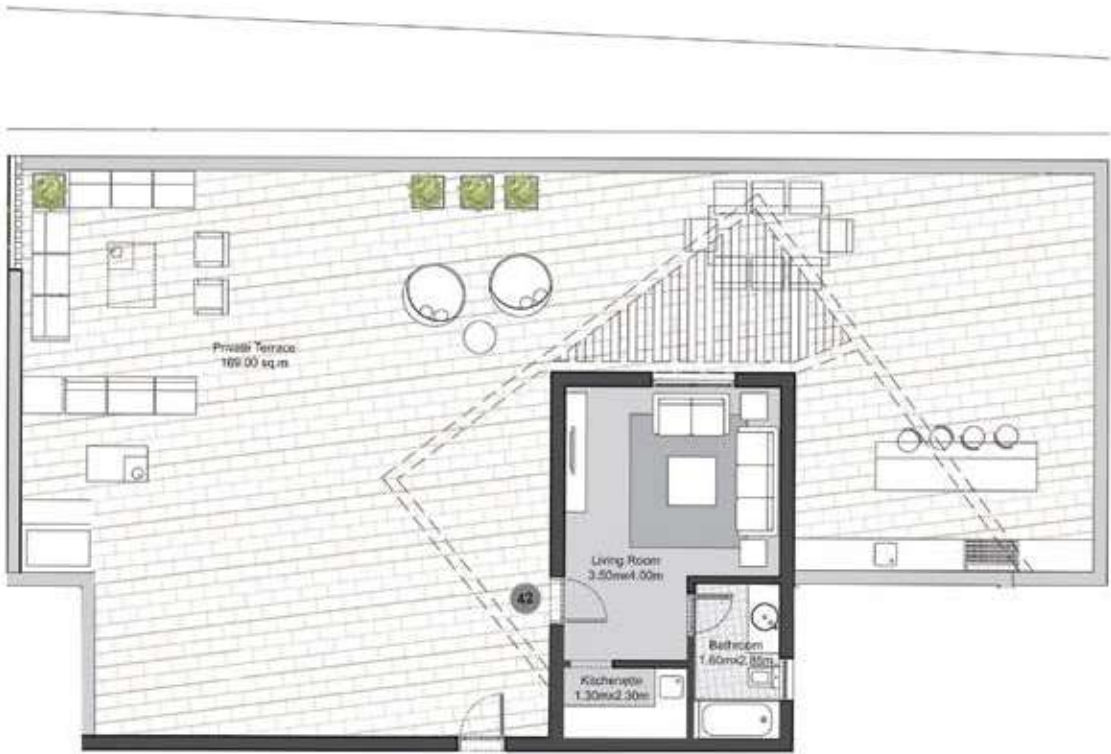
2 BEDROOM
FOURTH FLOOR + ROOF

Unit Number	42
Gross Area	181m ²



ROOF TERRACE

Terrace Area	169m ²
--------------	-------------------

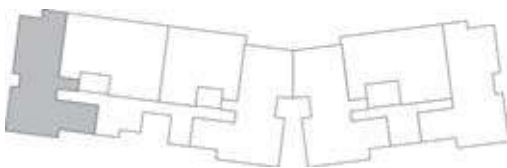


UNIT NUMBER

44

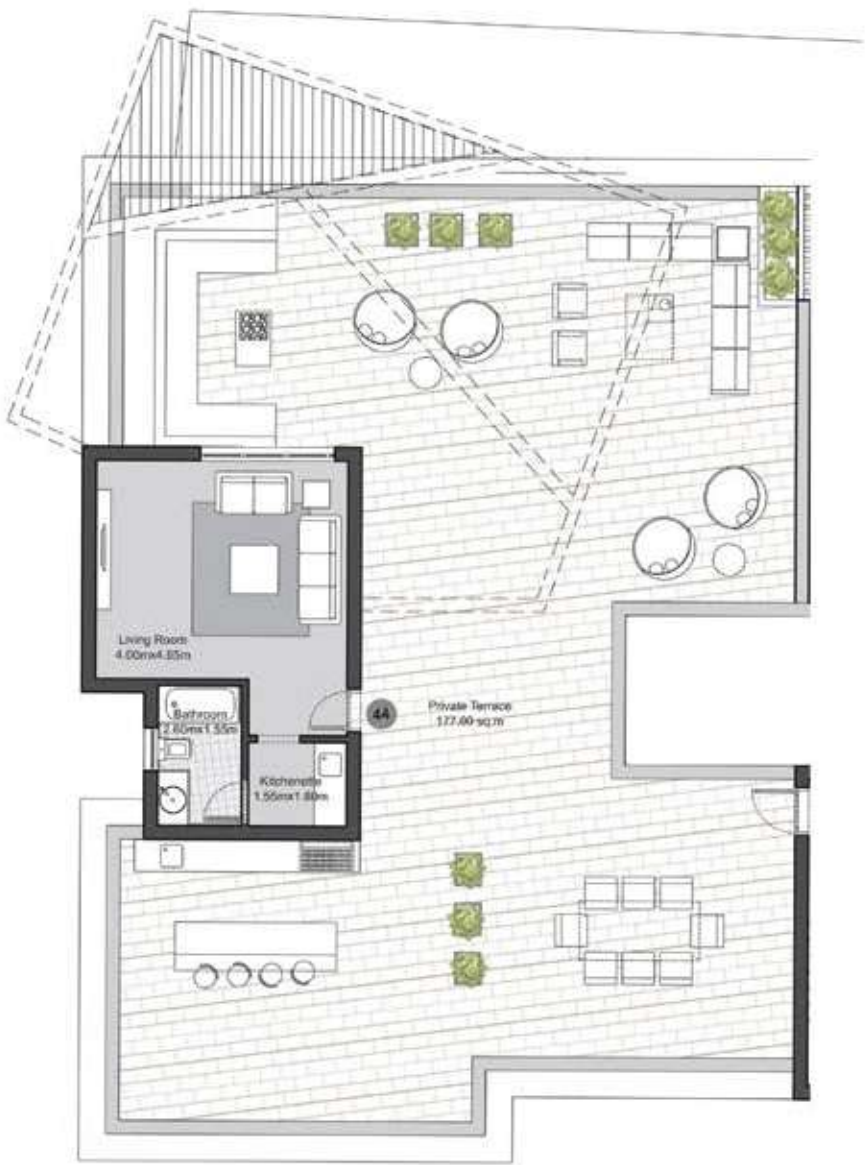
3 BEDROOM + NANNY
FOURTH FLOOR + ROOF

Unit Number	44
Gross Area	249m ²



ROOF TERRACE

Terrace Area	177m ²
--------------	-------------------





TYPE

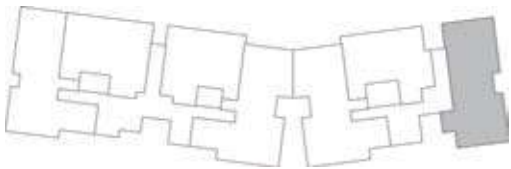
RIGHT

UNIT NUMBER

01

3 BEDROOM
GROUND FLOOR

Unit Number	01
Gross Area	175m ²

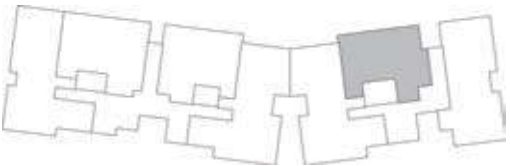


UNIT NUMBER

02

2 BEDROOM
GROUND FLOOR

Unit Number	02
Gross Area	137m ²



UNIT NUMBER

03

3 BEDROOM + NANNY
GROUND FLOOR

Unit Number	03
Gross Area	189m ²

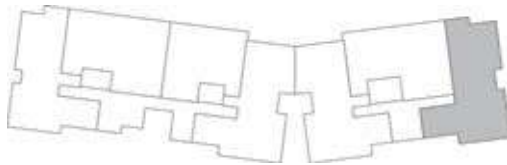
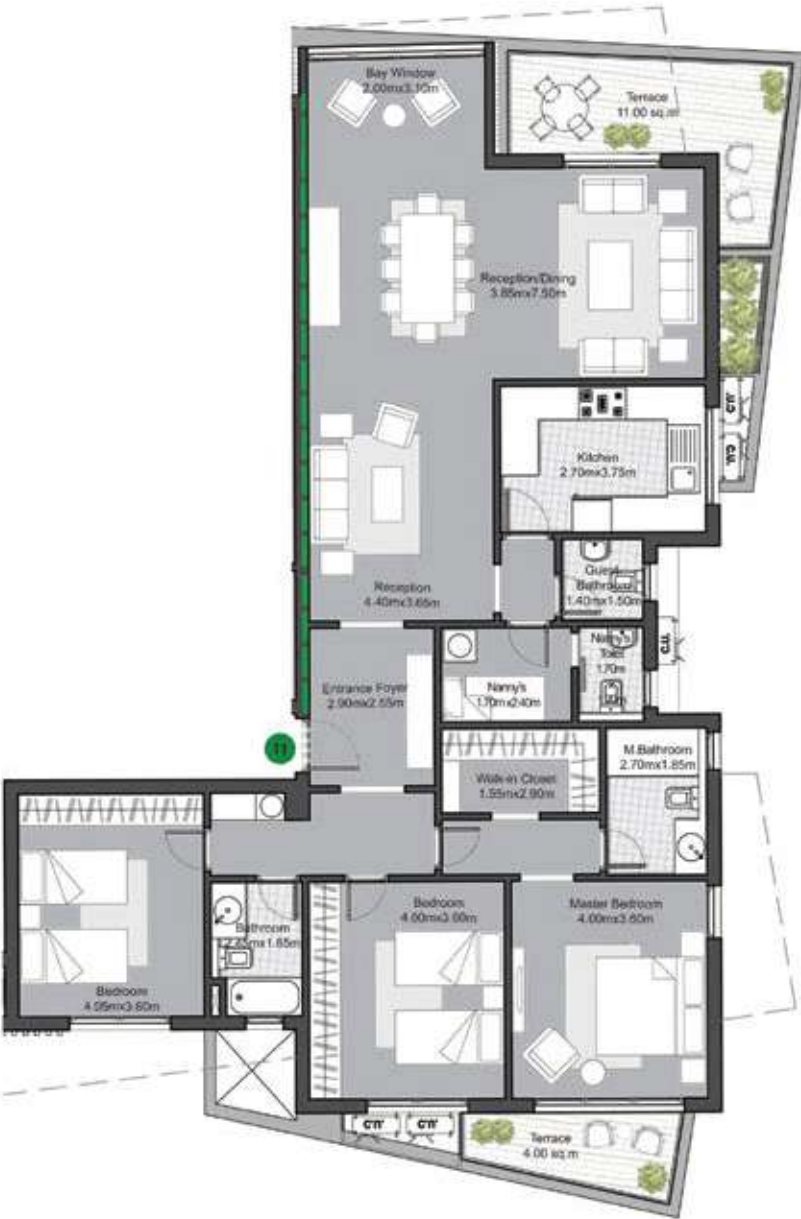


UNIT NUMBER

11

3 BEDROOM + NANNY
FIRST FLOOR

Unit Number	11
Gross Area	197m ²

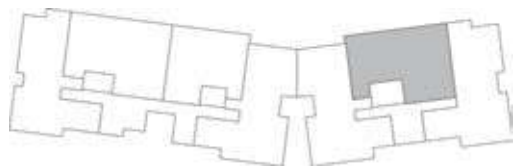


UNIT NUMBER

12

3 BEDROOM + NANNY
FIRST FLOOR

Unit Number	12
Gross Area	176m ²

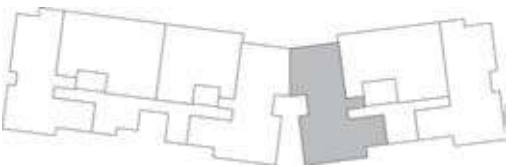


UNIT NUMBER

13

3 BEDROOM + NANNY
FIRST FLOOR

Unit Number	13
Gross Area	187m ²



UNIT NUMBER

21

3 BEDROOM + NANNY
SECOND FLOOR

Unit Number	21
Gross Area	201m ²

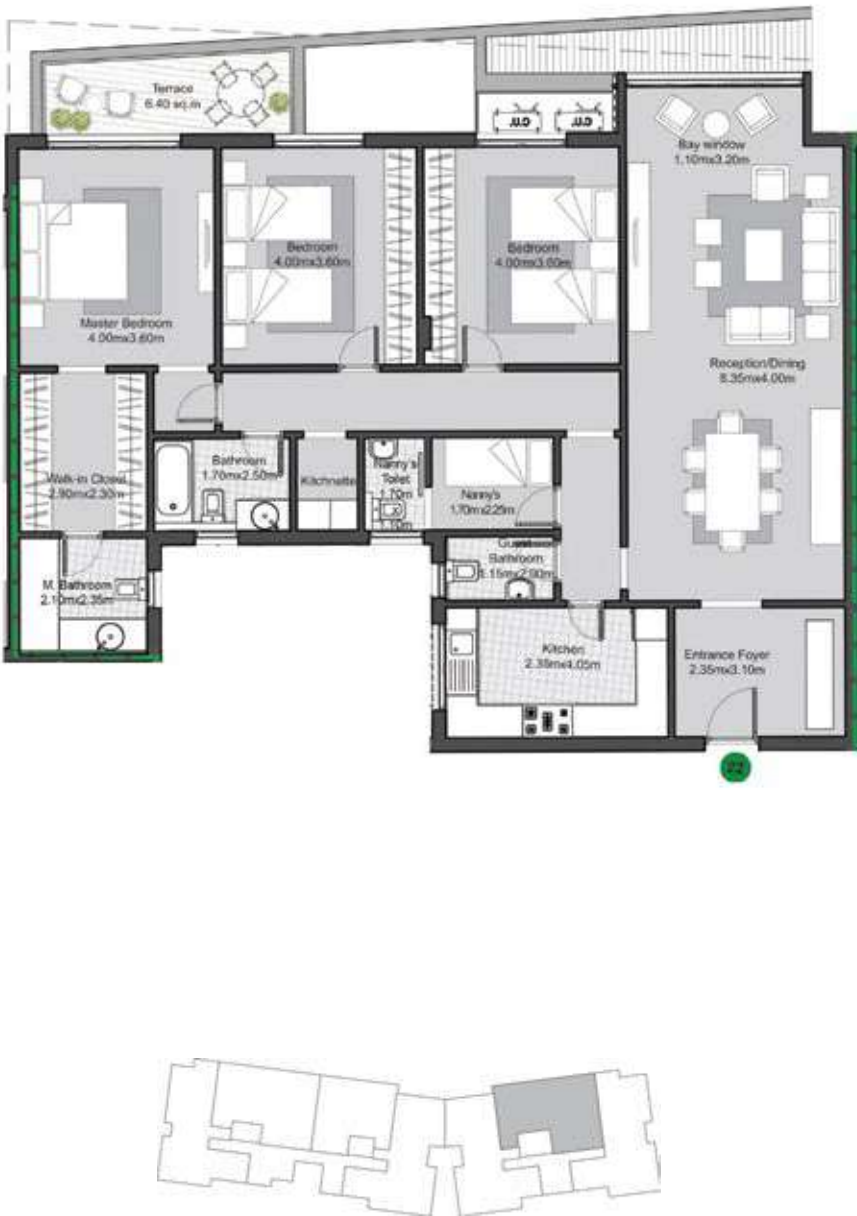


UNIT NUMBER

22

3 BEDROOM + NANNY
SECOND FLOOR

Unit Number	22
Gross Area	178m ²

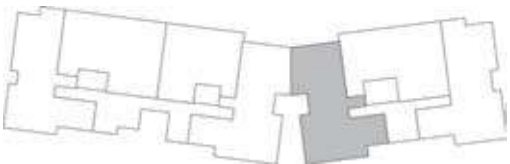


UNIT NUMBER

23

3 BEDROOM + NANNY
SECOND FLOOR

Unit Number	23
Ground Floor	192m ²

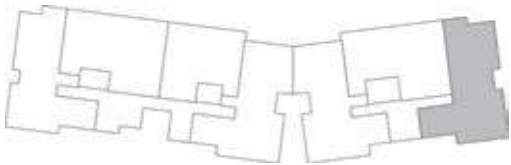


UNIT NUMBER

31

3 BEDROOM + NANNY
THIRD FLOOR

Unit Number	31
Gross Area	192m ²



UNIT NUMBER

32

3 BEDROOM + NANNY
THIRD FLOOR

Unit Number	32
Ground Floor	173m²



UNIT NUMBER

33

3 BEDROOM + NANNY
THIRD FLOOR

Unit Number	33
Gross Area	187m²



UNIT NUMBER

41

3 BEDROOM + NANNY
FOURTH FLOOR + ROOF

Unit Number	41
Gross Area	240m ²



ROOF TERRACE

Terrace Area	129m ²
--------------	-------------------

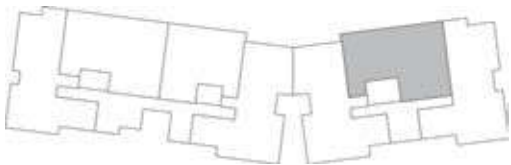


UNIT NUMBER

42

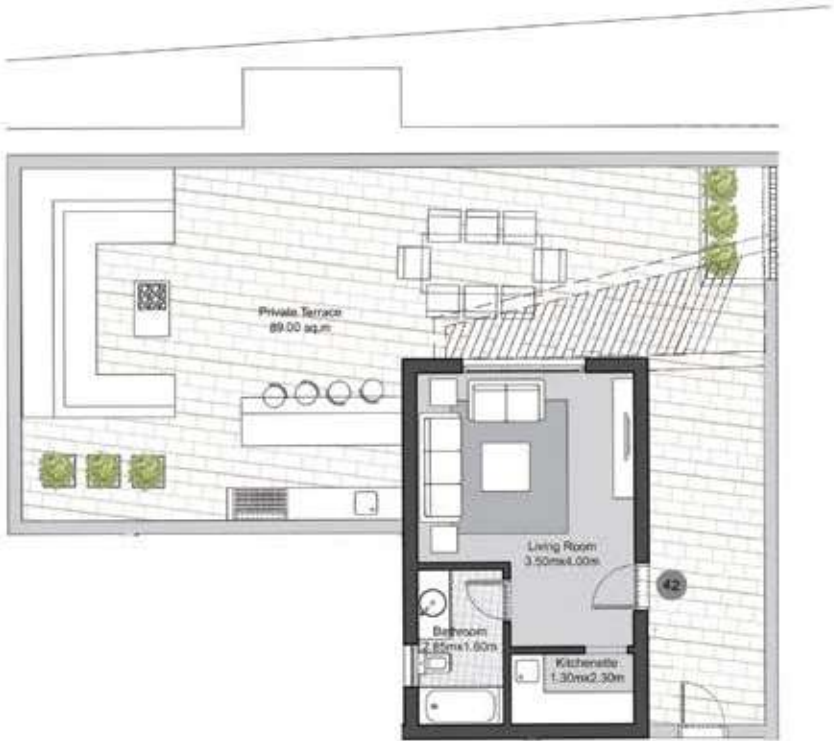
3 BEDROOM + NANNY
FOURTH FLOOR + Roof

Unit Number	42
Gross Area	223m ²



ROOF TERRACE

Terrace Area	89m ²
--------------	------------------

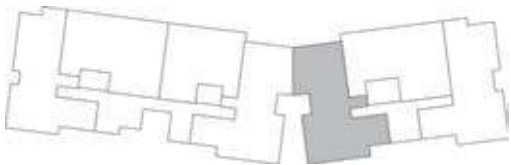


UNIT NUMBER

43

3 BEDROOM + NANNY
FOURTH FLOOR

Unit Number	43
Gross Area	179m ²



CUSTOMIZED FINISH



FLOOR FINISHES



LOCAL CERAMIC

MASTER BATHROOM
SECONDARY BATHROOM
KITCHEN



IMPORTED MARBLE

GUEST TOILET
FOYER



LOCAL CERAMIC

NANNY'S BATHROOM

WALL FINISHES



PLASTER AND PUTTY

RECEPTION
CORRIDORS
BEDROOMS
GUEST TOILET
FAMILY LIVING
ROOMS
NANNY'S BEDROOM
KITCHEN
FOYER



LOCAL CERAMIC

MASTER BATHROOM
SECONDARY BATHROOM



IMPORTED MARBLE

GUEST TOILET



LOCAL CERAMIC

NANNY'S BATHROOM

NOTES:

ALL WIRING DEVICES WILL BE PROVIDED FROM BTICINO OR EQUIVALENT
FLOOR FINISH OF REST OF SPACES IS UNDERLAY READY TO RECEIVE FINAL FINISH DIRECTLY
CEILING FINISH OF ALL SPACES IS PLASTER & PUTTY.
LIST OF EXCLUSIONS: FLOORING FINAL FINISH, WALL & CEILING FINAL PAINT, GYPSUM BOARD, SANITARY FIXTURES & FITTINGS, INTERNAL DOORS, LIGHTING FIXTURES, KITCHEN CABINETS, SINK & FAUCET, ACs

BE PART OF SOMETHING SPECIAL

Contact us at **16220**
Visit our website: **sodic.com** or simply visit one of our SODIC Sales Centres:
Sheikh Zayed: Km. 38 Cairo-Alexandria Desert Road
New Cairo: Southern 90 Street, Plot #67, First Section City Centre, New Cairo

DISCLAIMER:
* 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.
* This brochure contains material, which is owned by or licensed to SODIC. This material includes, but not limited to, the design, layout, look, appearance and graphics. Reproduction is prohibited.
* Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction.
* 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.
* Please refer to master-plan for adjacent buildings.
* All landscaping visuals are for illustrative purposes only and are not included in the property.

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





SKY CONDOS

BY VILLETTE

**PHASE II
APARTMENTS AND DUPLEXES
TYPE B**

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 Develaopments 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.

GRACING THE HEART OF NEW CAIRO

Lying on the east side of Cairo, Villette combines the best of two worlds. It is adequately removed from the hustle and bustle of city life, yet close enough to New Cairo's vital attractions. The development is five minutes away from both Road 90 and Egypt's New Capital, hence in close proximity to AUC, Eastown and a number of other high-end residential and retail developments. Strategically positioned in one of the 5th Settlement's most attractive spots, Villette's accessibility does not affect its seclusion and privacy – making it one of the area's most sought-after addresses.











MASTER-PLAN



THE OLYMPIA
SPORTS & ACTIVITY PARK



THE SCENE
COMMUNITY THEATRE PARK



THE AURA
MEDITATIVE PARK



THE HIVE
SOCIAL & ENTERTAINMENT PARK



SUNSET



SUNRISE



N



Disclaimer:
Green Zone spanning between the north east and south west of the master-plan represents the Villette Town Centre.

PHASE II MASTER-PLAN

APARTMENTS

- TYPE A OPTION I
- TYPE A OPTION II
- TYPE B OPTION I
- TYPE B OPTION II
- DUPLEXES

VILLAS

- TOWNHOUSES
- TWIN HOUSES

- PRIVATE GARDENS
- PUBLIC GARDENS
- BIKE TRAIL
- BUILDING ENTRANCE
- UTILITIES
- PARKING ENTRANCE & EXIT
- SIDE WINDOWS







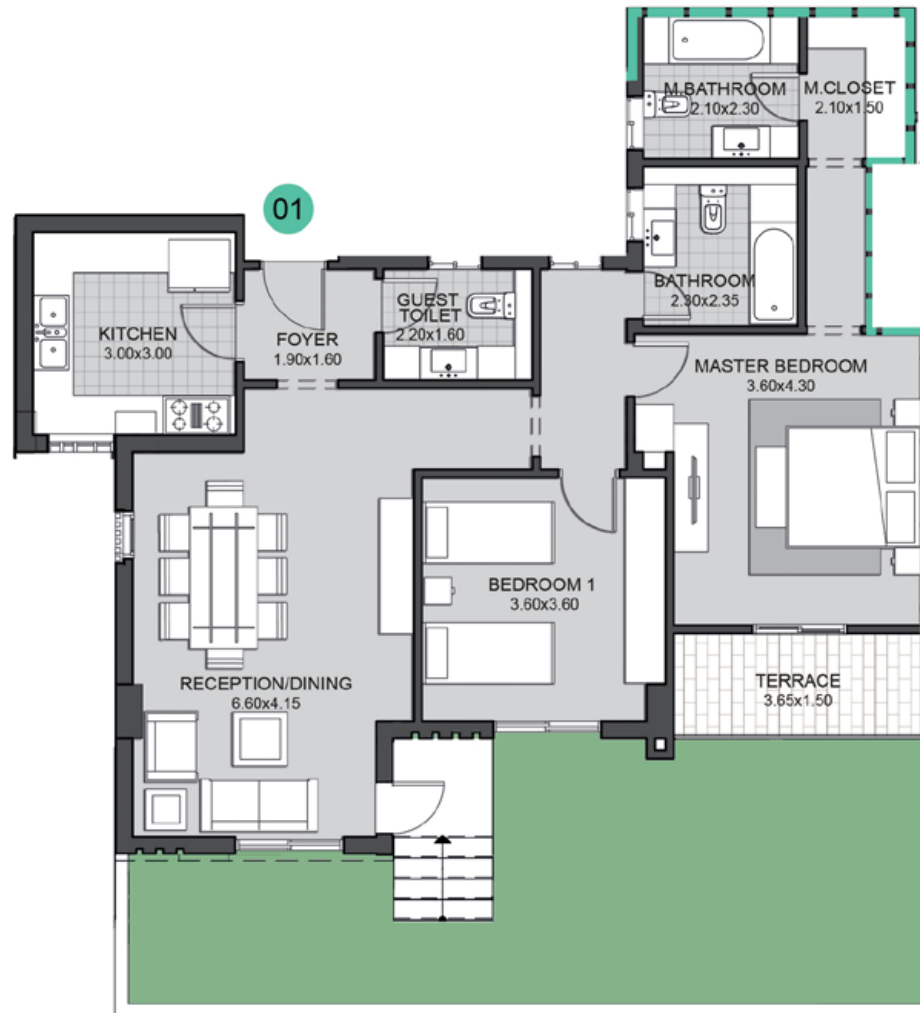


FLOOR PLANS

Two Bedroom Apartment

UNIT 01

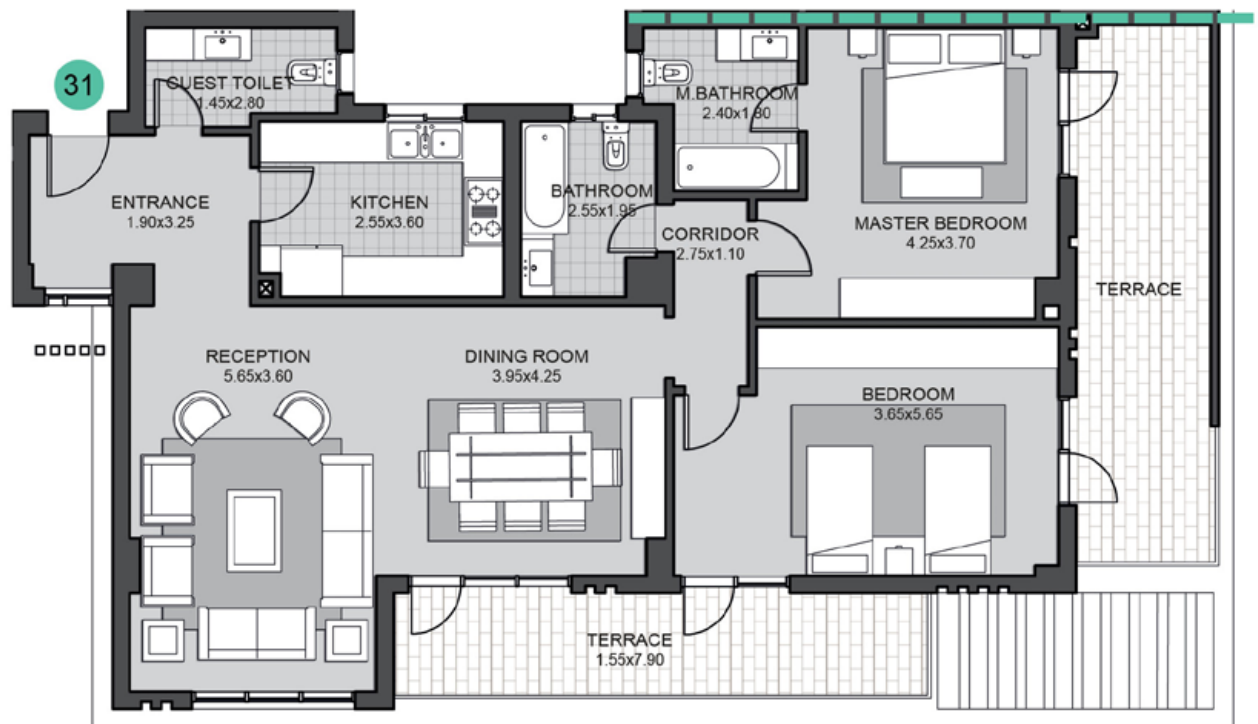
2 BEDROOM GROUND FLOOR



TOTAL AREA | 130 m²

UNIT 31

2 BEDROOM
THIRD FLOOR

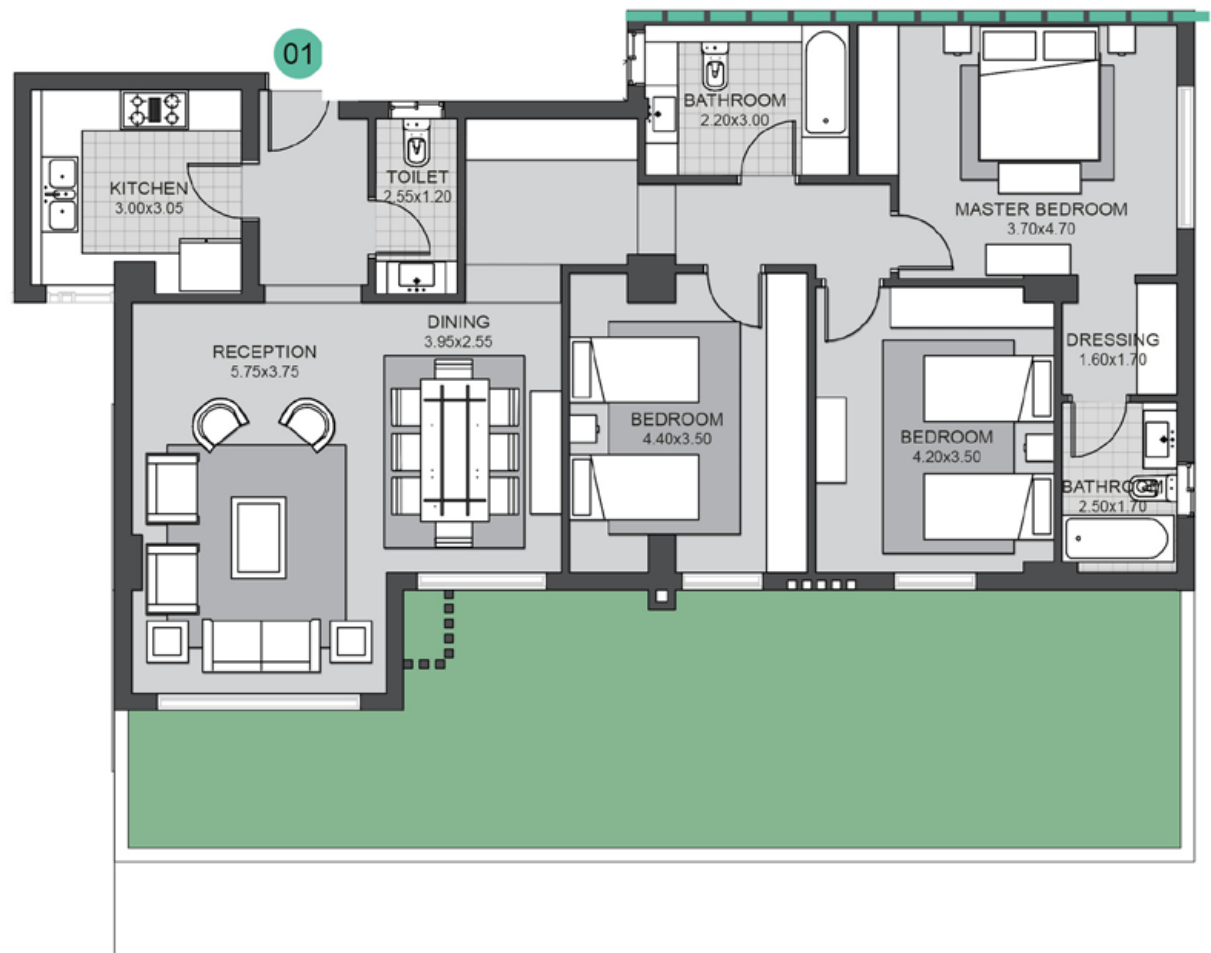


TOTAL AREA | 160 m²

Three Bedroom Apartment

UNIT 01

3 BEDROOM
GROUND FLOOR



TOTAL AREA | 160 m²

UNIT 02

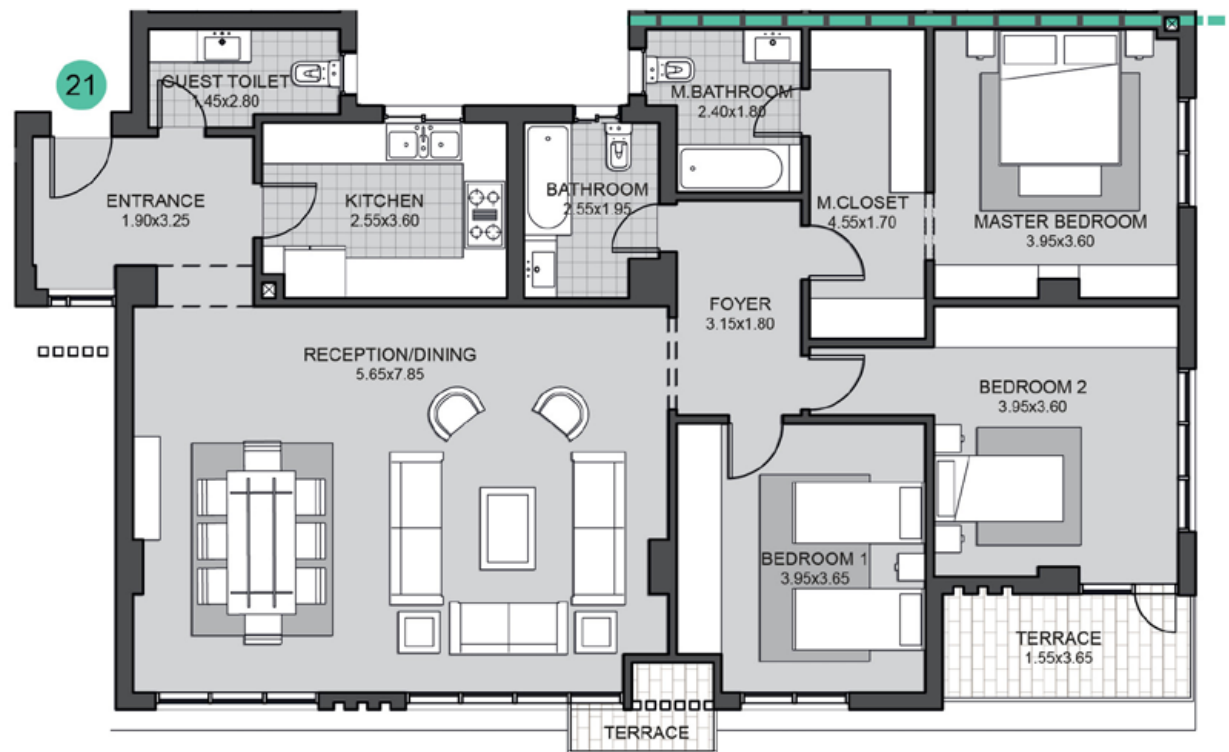
3 BEDROOM GROUND FLOOR



TOTAL AREA | 181 m²

UNIT 21

3 BEDROOM
SECOND FLOOR

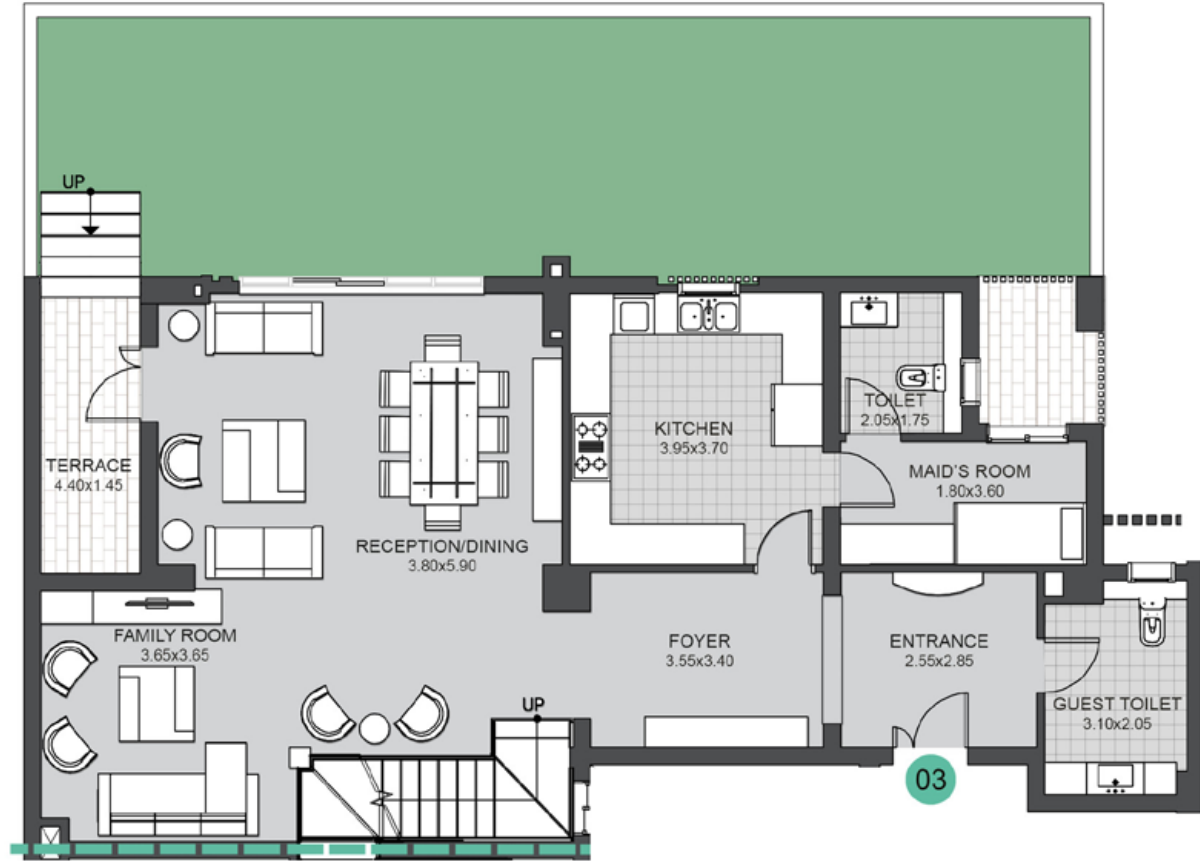


TOTAL AREA | 187 m²

Garden Duplex

UNIT 03

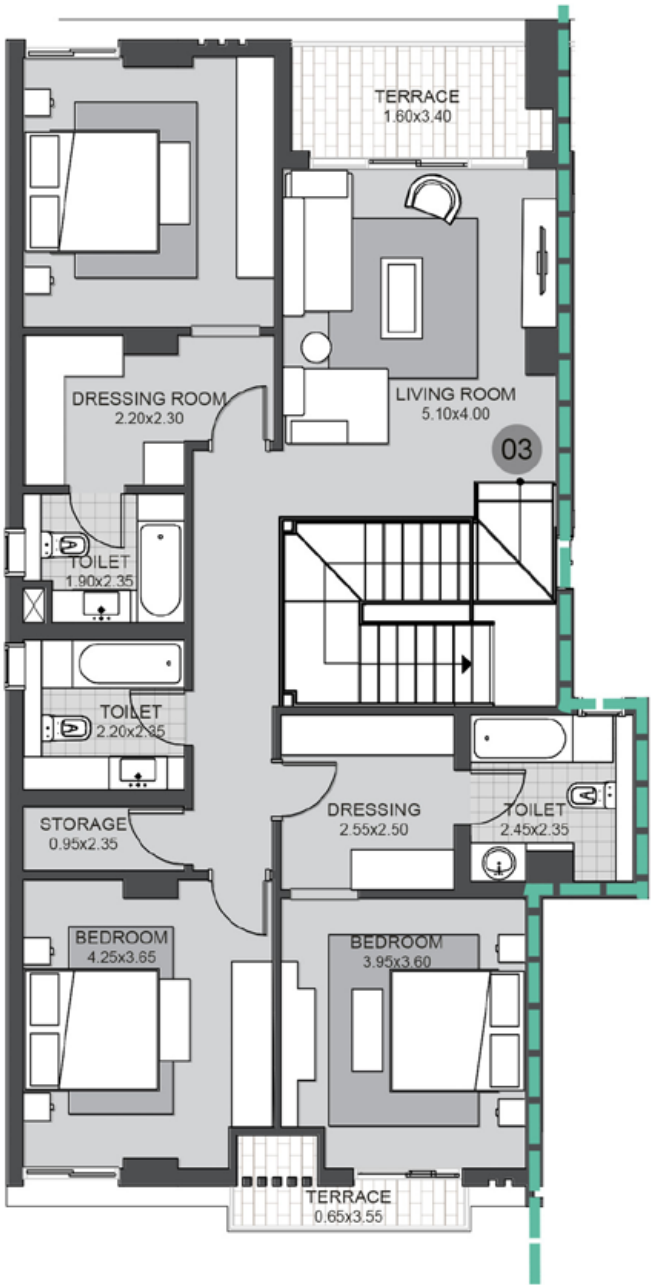
GROUND FLOOR
DUPLEX
LOWER LEVEL



LOWER LEVEL | 151 m²

UNIT 03

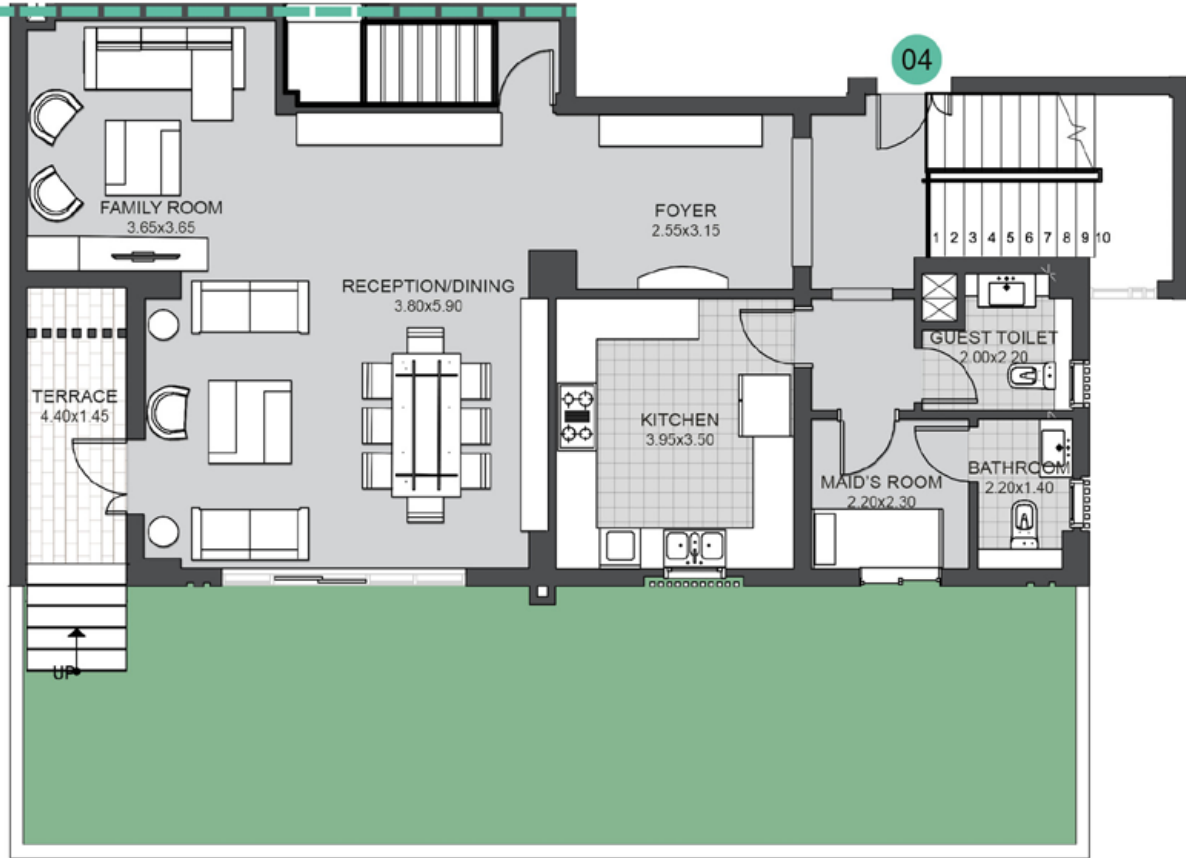
GROUND FLOOR
DUPLEX
UPPER LEVEL



UPPER LEVEL | 166 m²
TOTAL AREA | 317 m²

UNIT 04

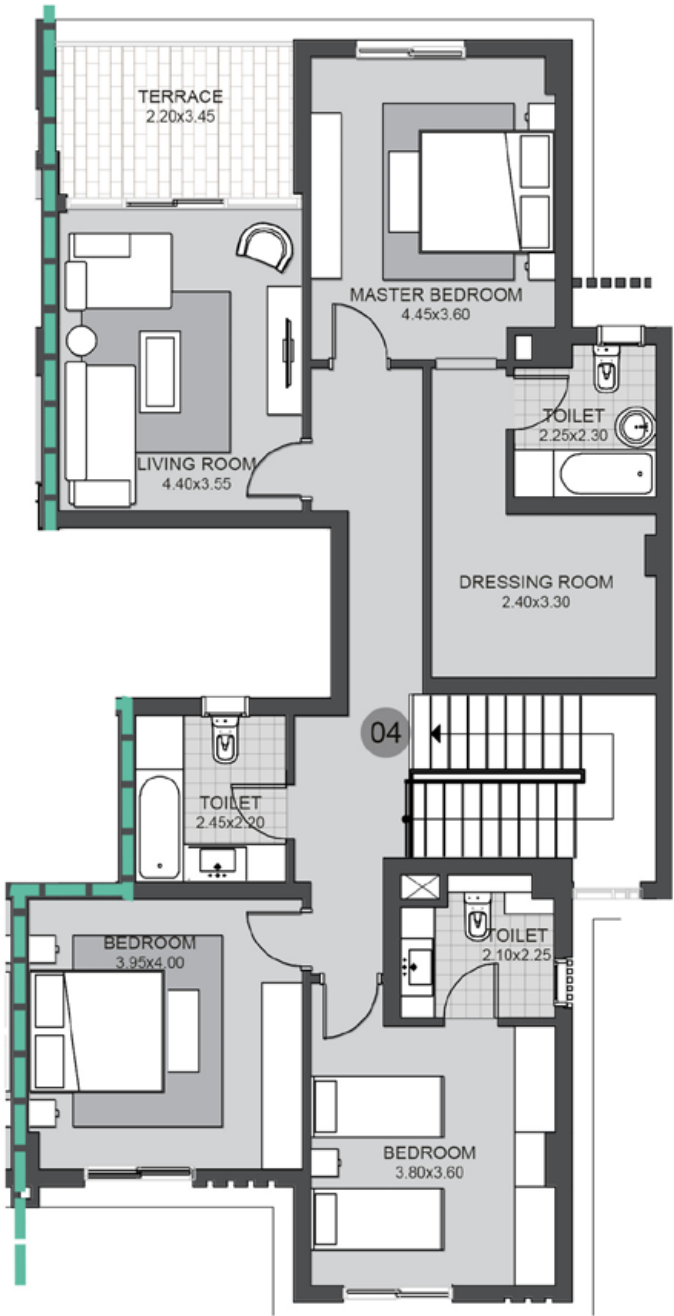
GROUND FLOOR
DUPLEX
LOWER LEVEL



LOWER LEVEL | 151 m²

UNIT 04

GROUND FLOOR
DUPLEX
UPPER LEVEL

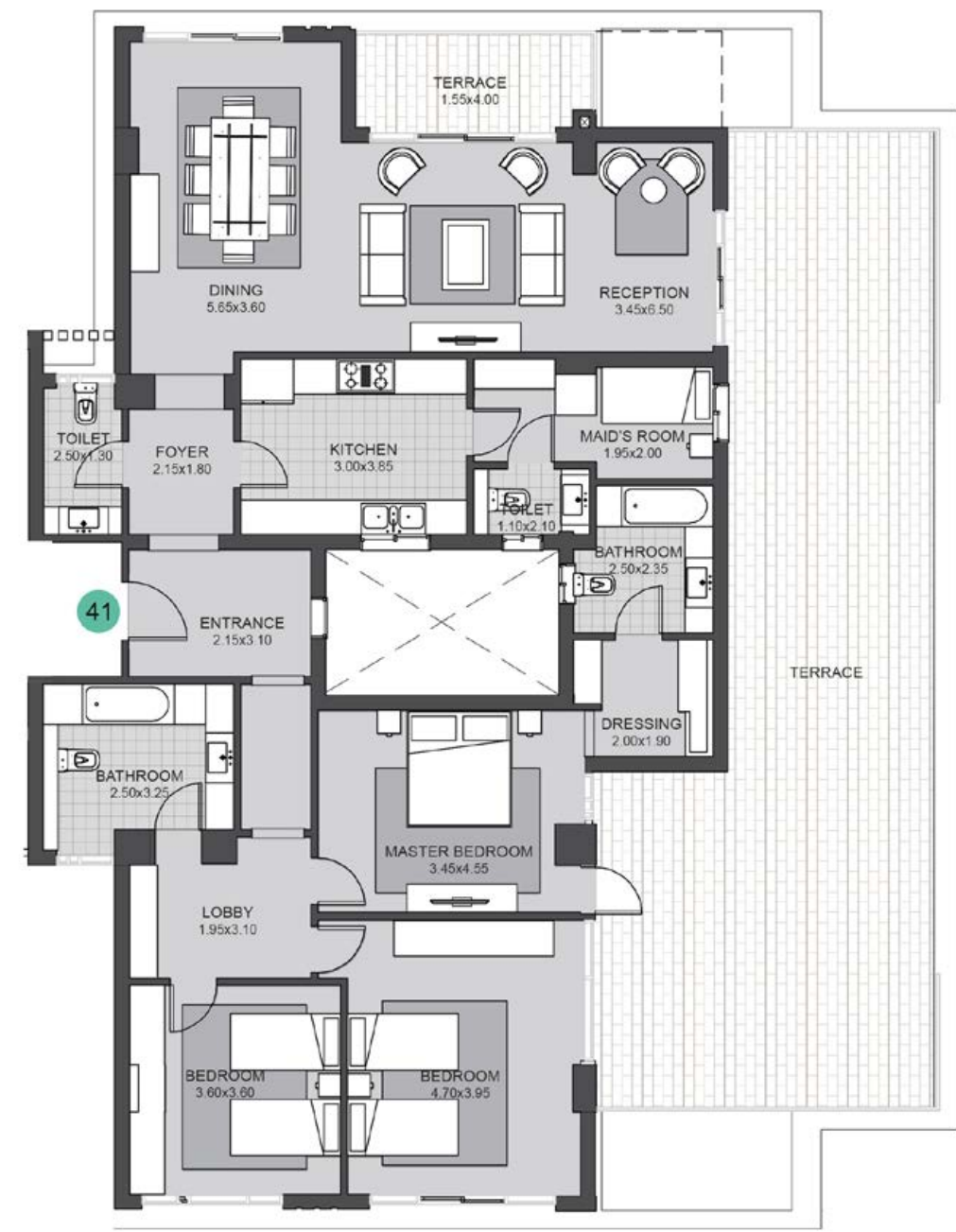


UPPER LEVEL | 171 m²
TOTAL AREA | 322 m²

Penthouse

UNIT 41

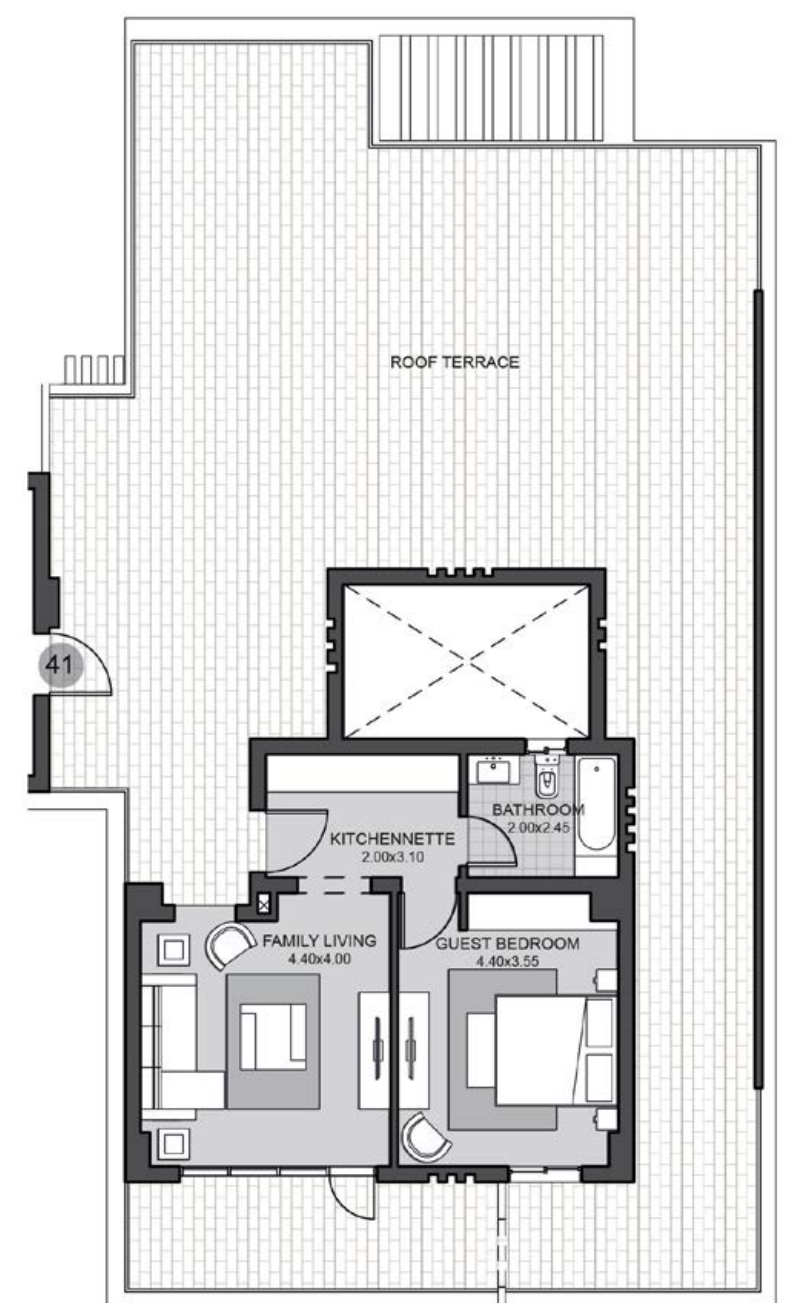
OPTION I
3 BEDROOM + ROOF
FOURTH FLOOR



LOWER LEVEL | 221 m²

UNIT 41

OPTION I
3 BEDROOM + ROOF
ROOF



ROOF
TOTAL AREA | 63 m²
284 m²



www.sodic.com