



SOLANA[®]

Sales Induction



ORA



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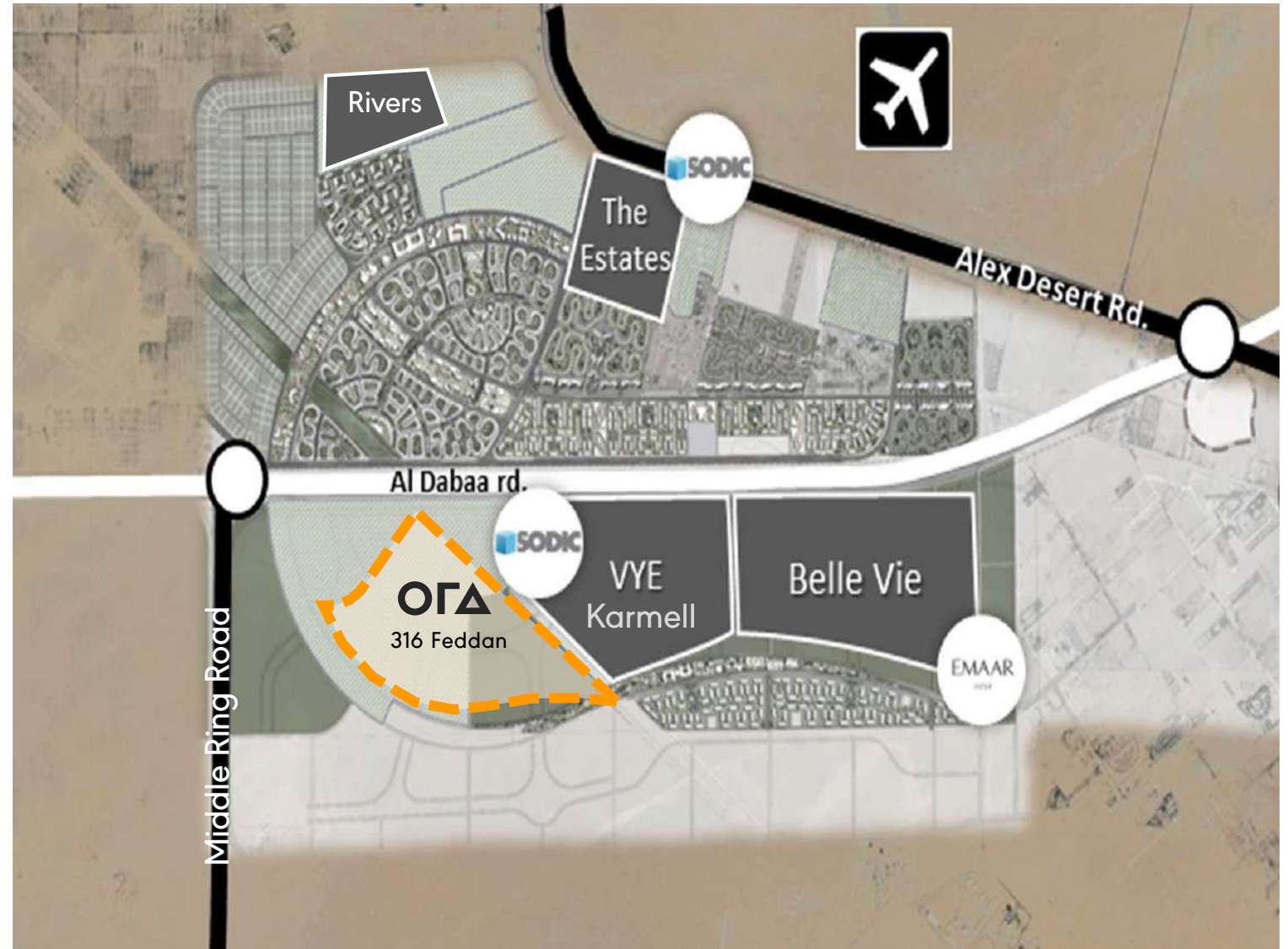
SOLANA Location

Project Location | Map

“New Zayed” The up-and-coming area, expected to become the hotspot of West in the years ahead.

New Zayed project is strategically placed in an intelligently planned spot in the new Sheikh Zayed extension, lying between Al Dabaa Corridor and Middle ring road with proximity to Cairo Alexandria desert road, Waslet Dahshur road, and sphinx airport.

Land Location
(Google maps)



Project Story





The project will acknowledge that we're all **different** and knows that even our own **Happy escapes** can have **Different moods**, so our project will be the place for all the **Different shades of you.**

Project Strategy

A Place To Reconnect With ...



Yourself



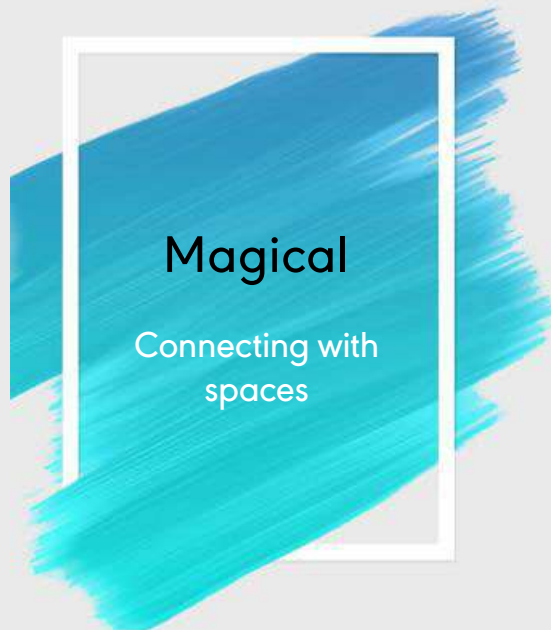
People



Nature

Masterplan Design Strategy

One way to fit all the different shades and moods of the residents as well as to maintain a sense of mystery is to zone the master plan into three different main zones, with each having a different theme and experience and surrounded by sub-zones that complement the main zone's theme and act as a transition between the three different themes.

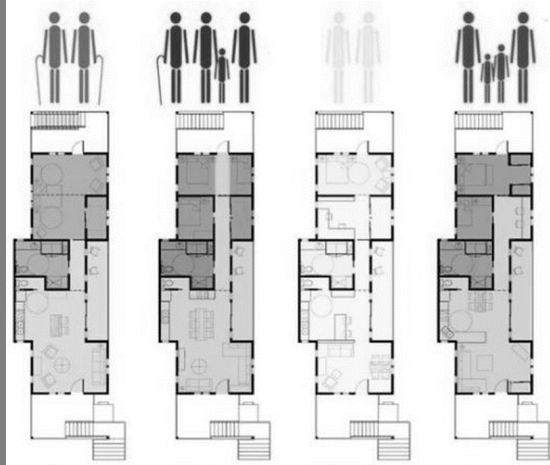


Project USPs



Project USPs

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Product
Flexibility



Multi-
layered
Garden



Innovative
Typologies



Openness &
Enclosure

Project USPs



Exclusivity & Luxury



Mobility & Connection



Modern Architecture



Walkable community



Social Connection

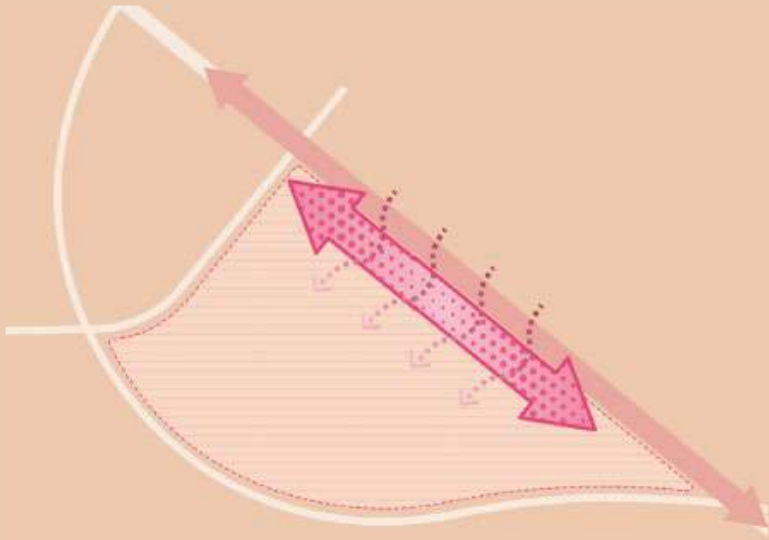


Lush-Green Landscape

New Zayed Masterplan



Landscape Key Moves



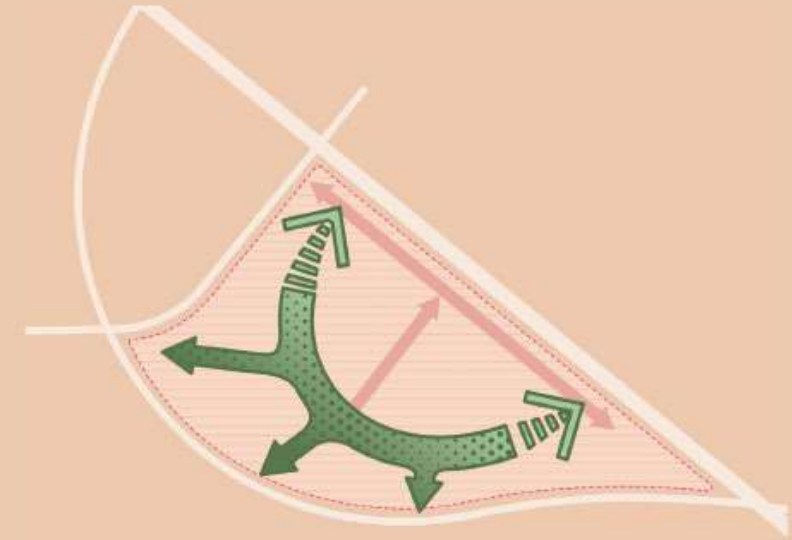
FOOTBALL CLUB

A lively and active club which buffers to the rail corridor



THE GREEN SPINE

The heart of the community, a programmed open space which offers a green outlook across the development



THE GREEN CORRIDORS

Primary pedestrian and cycle connections which stem from the green spine

Landscape Key Moves



GATEWAY ROAD

A central access road marks the entry into the heart of the site and shares gestures with the green spine.



ACTIVE EDGES

Active edges bookend the green arc and the gateway road offering activated community destinations.



THE DISTRICT CHARACTER AREAS

Opportunity to apply character themes across the masterplan (indicative arrangement only)





Project Area= 316 Feddan

Green Network

















Phase 1



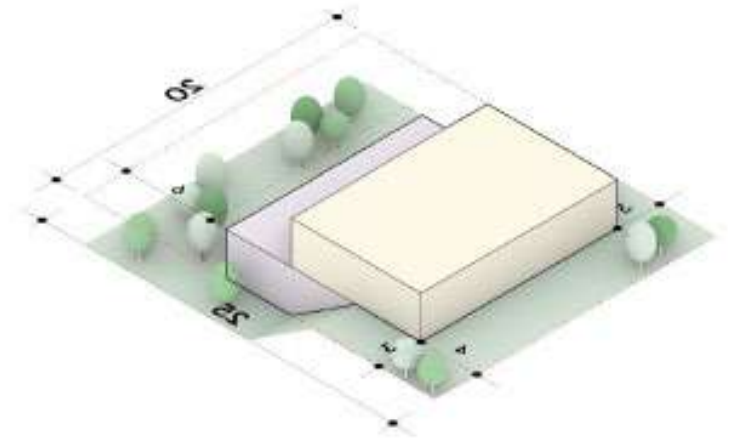
New Zayed Typologies



Introducing New Typologies

STEPPED Villa

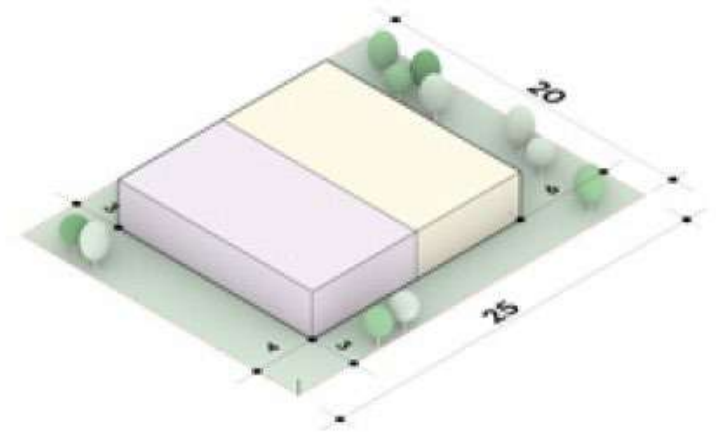
BEDROOMS UP AND
LIVING DOWN



Introducing New Typologies

SINGLE STOREY

BEDROOM AND
LIVING SIDE BY SIDE



Project Typologies



Villa 1-A



Villa 1-A

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Villa 1-A

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Villa A

SOLANA | Sales Induction



Villa 1-A

SOLANA | Sales Induction



Villa 1-A

SOLANA | Sales Induction



Villa 1-A

SOLANA | Sales Induction



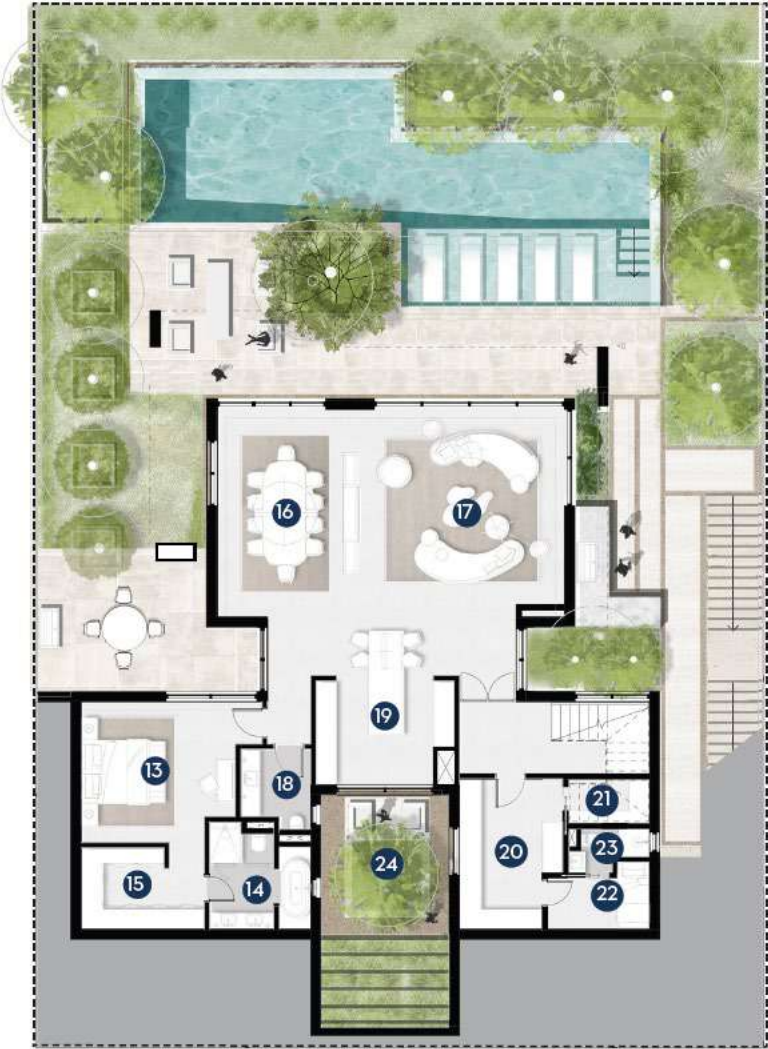
Villa 1-A

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Villa 1-A | Default Plans

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Lower Level



Street Level

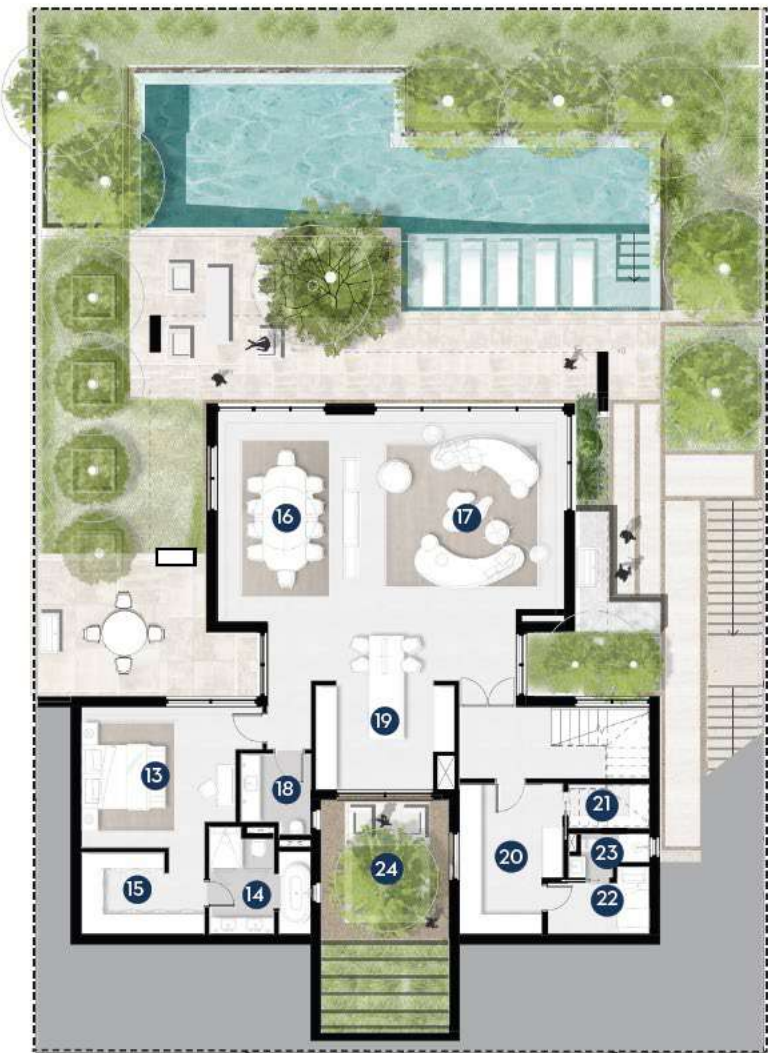
Stepped Villa

Unit BUA: 388 SQM

5 Bedrooms

Villa 1-A | Alternative Plans

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Lower Level



Street Level

Stepped Villa

Unit BUA: 388 SQM

4 Bedrooms + Family Living

Villa 1-B



Villa 1-B

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Villa 1-B

SOLANA | Sales Induction



Villa 1-B

SOLANA | Sales Induction



Villa 1-B

SOLANA | Sales Induction



Villa 1-B

SOLANA | Sales Induction



Villa 1-B | Default Plans

SOLANA | Sales Induction



First Floor



Ground Floor

Two Storey Villa

Unit BUA: 383 SQM

5 Bedrooms

Villa 1-B | Optional Roof Annex

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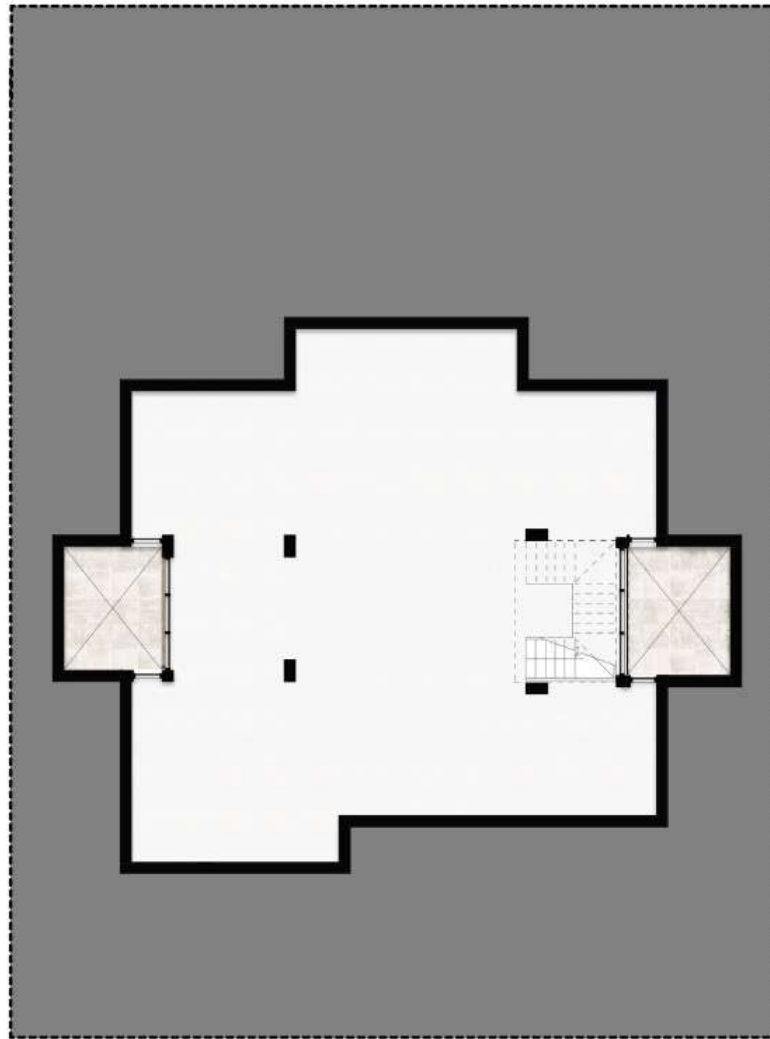


Roof Annex

Two Storey Villa	Unit BUA: 383 SQM	Roof Annex: 45 SQM	Roof Terrace: 151 SQM
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Villa 1-B | Optional Basement

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Basement Floor



Ground Floor

Two Storey Villa

Unit BUA: 383 SQM

Basement: 195 SQM



Villa 2

Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2 | Default Plans

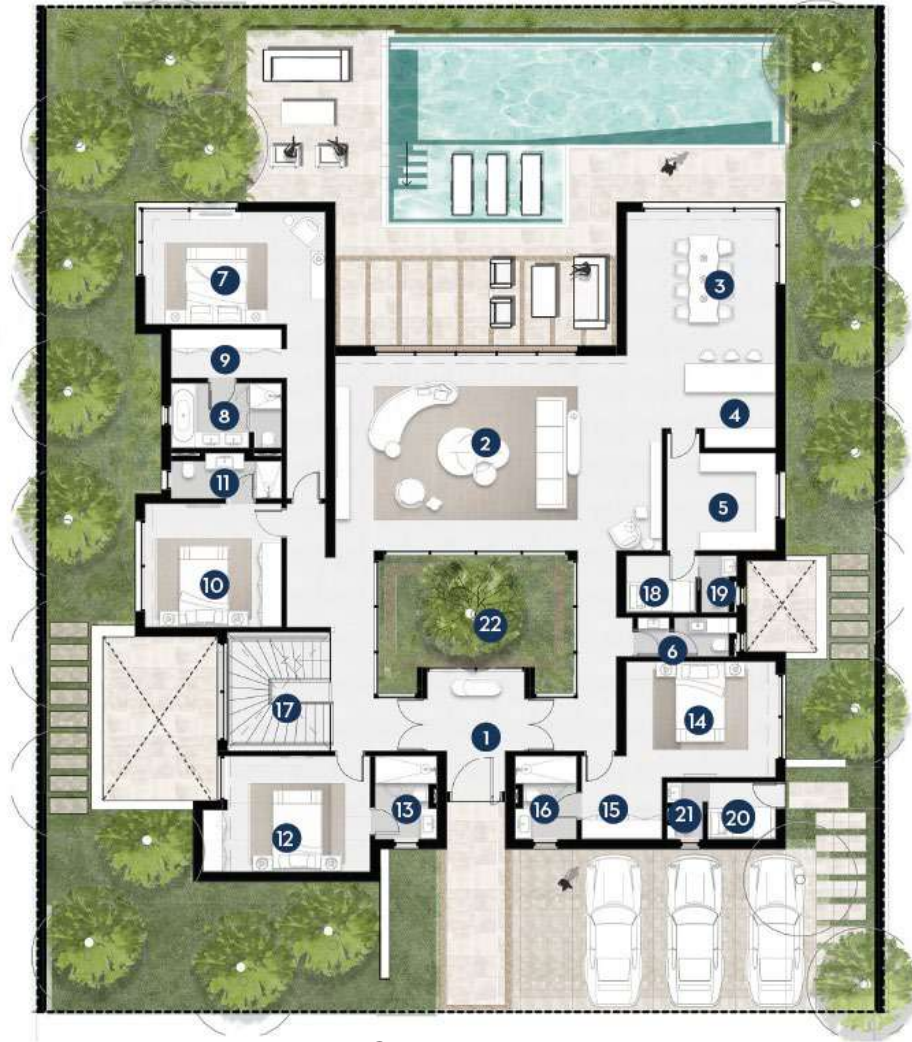
SOLANA | Sales Induction



Ground Floor

Villa 2 | Roof Annex

SOLANA | Sales Induction



Ground Floor



Roof Annex

One Storey Villa

Unit BUA: 319 SQM

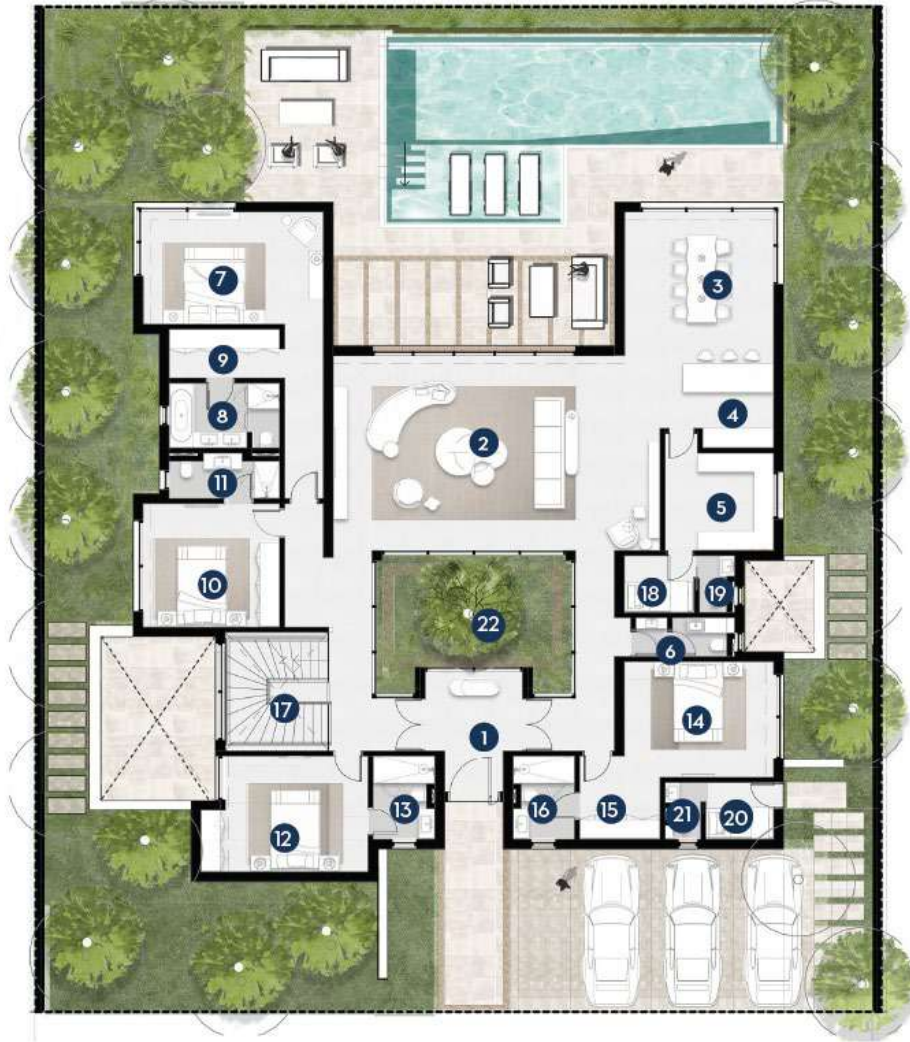
Roof Annex: 67 SQM

Roof Terrace: 253 SQM

5 Bedrooms

Villa 2 | Basement

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Ground Floor



Basement Floor

One Storey Villa

Unit BUA: 319 SQM

Basement: 340 SQM

Villa 3



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction



Villa 3 | Default Plans

SOLANA | Sales Induction



Lower Level



Street Level

Stepped Villa

Unit BUA: 337 SQM

4 Bedrooms

Villa 3 | Alternative Plans

SOLANA | Sales Induction



Lower Level



Street Level

Stepped Villa

Unit BUA: 337 SQM

3 Bedrooms + Family Living

Villa 4



Villa 4

SOLANA | Sales Induction



Villa 4

SOLANA | Sales Induction



Villa 4

SOLANA | Sales Induction



Villa 4

SOLANA | Sales Induction





Villa 4

SOLANA | Sales Induction



Villa 4



SOLANA | Sales Induction



Villa 4 | Default Plans

SOLANA | Sales Induction



Ground Floor



First Floor

Two Storey Villa

Unit BUA: 240 SQM

4 Bedrooms

Villa 4 | Alternative Plans

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Ground Floor



First Floor

Two Storey Villa

Unit BUA: 240 SQM

3 Bedrooms + Family Living

Villa 4 | Optional Roof Annex

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Roof Annex

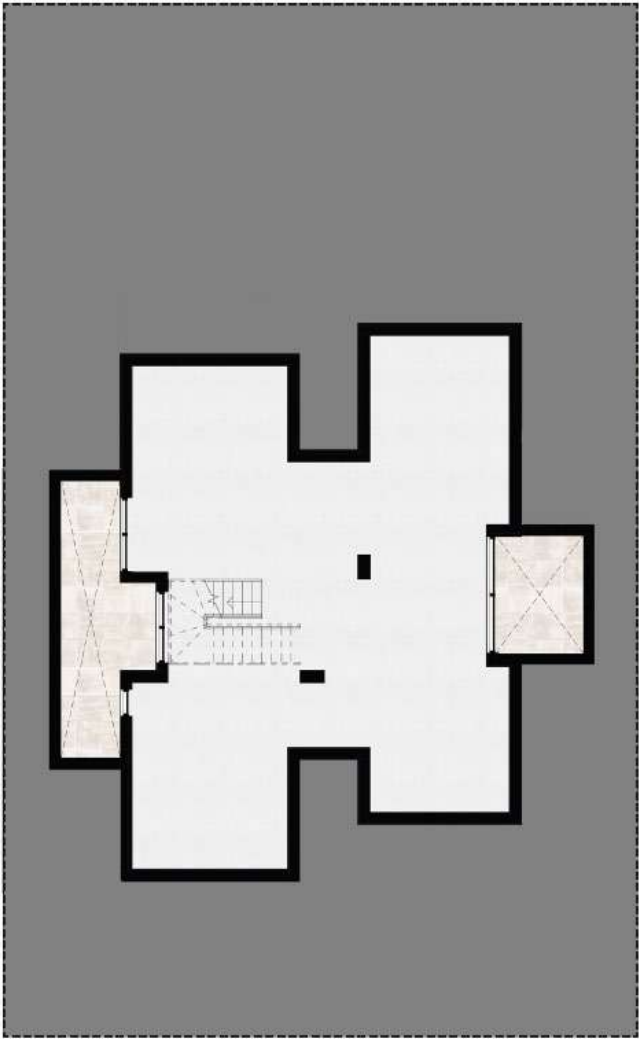
Two Storey Villa	Unit BUA: 240 SQM	Roof Annex: 26 SQM	Roof Terrace: 83 SQM
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Villa 4 | Optional Basement

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Ground Floor



Basement Floor

Two Storey Villa

Unit BUA: 240 SQM

Basement Annex: 124 SQM

Twin Villa



Twin Villa

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Twin Villa

SOLANA | Sales Induction



Twin Villa

SOLANA | Sales Induction



Twin Villa

SOLANA | Sales Induction



Twin Villa

SOLANA | Sales Induction



Twin Villa

SOLANA | Sales Induction



Twin Villa | Default Plans

SOLANA | Sales Induction



Ground Floor

One Storey Unit

Unit BUA: 206 SQM

3 Bedrooms

Twin Villa | Roof Annex

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Ground Floor



Roof Annex

One Storey Unit

Unit BUA: 206 SQM

Roof Annex: 55 SQM

Roof Terrace: 151 SQM

4 Bedrooms

Twin Villa | Basement

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Ground Floor



Basement Floor

One Storey Unit

Unit BUA: 206 SQM

Basement: 206 SQM

3 Bedrooms

Twin House



Twin House

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Twin House

SOLANA | Sales Induction



Twin House

SOLANA | Sales Induction



Twin House

SOLANA | Sales Induction



Twin House | Default Plans

SOLANA | Sales Induction



Ground Floor



First Floor

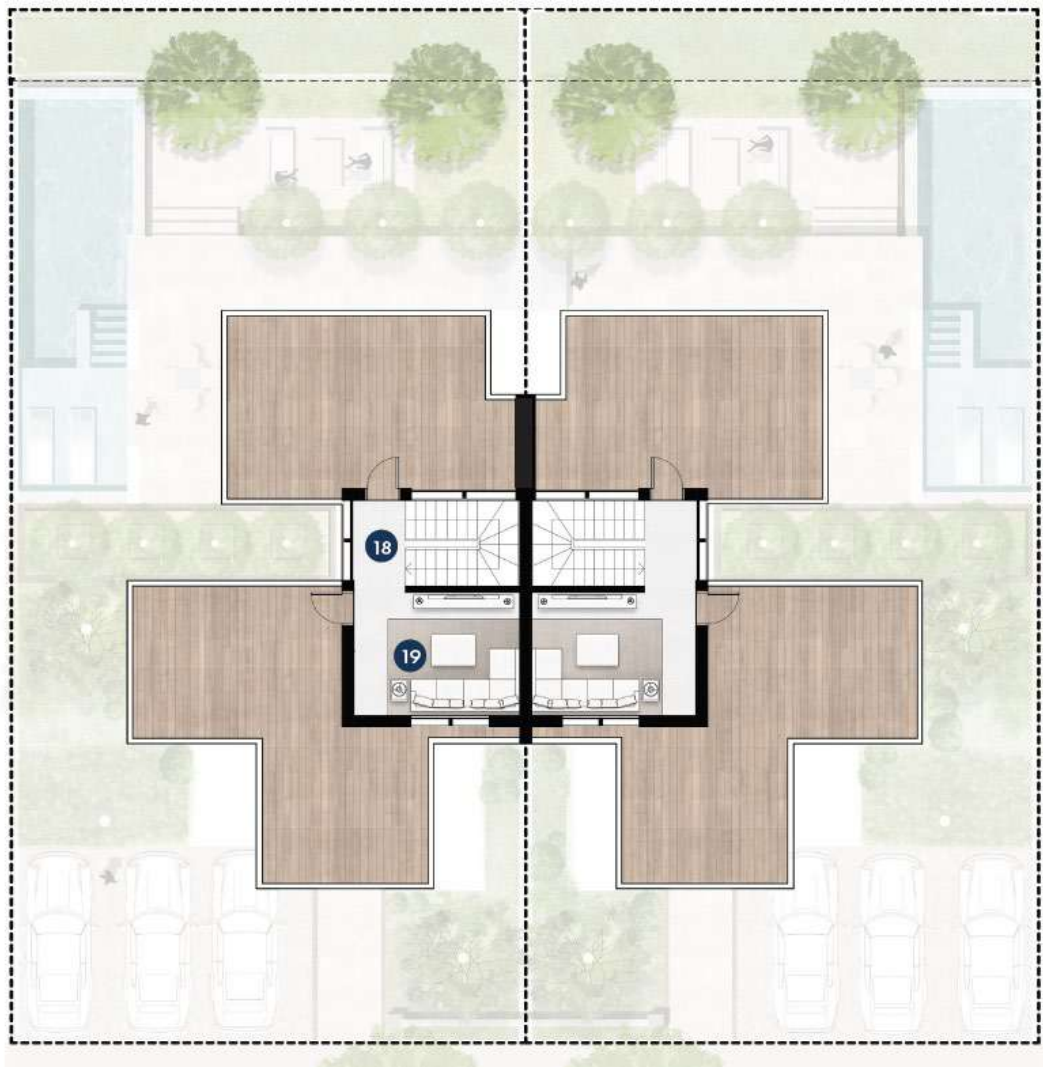
Two Storey Unit

Unit BUA: 240 SQM

3 Bedrooms + Family Living

Twin House | Optional Roof Annex

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Roof Annex

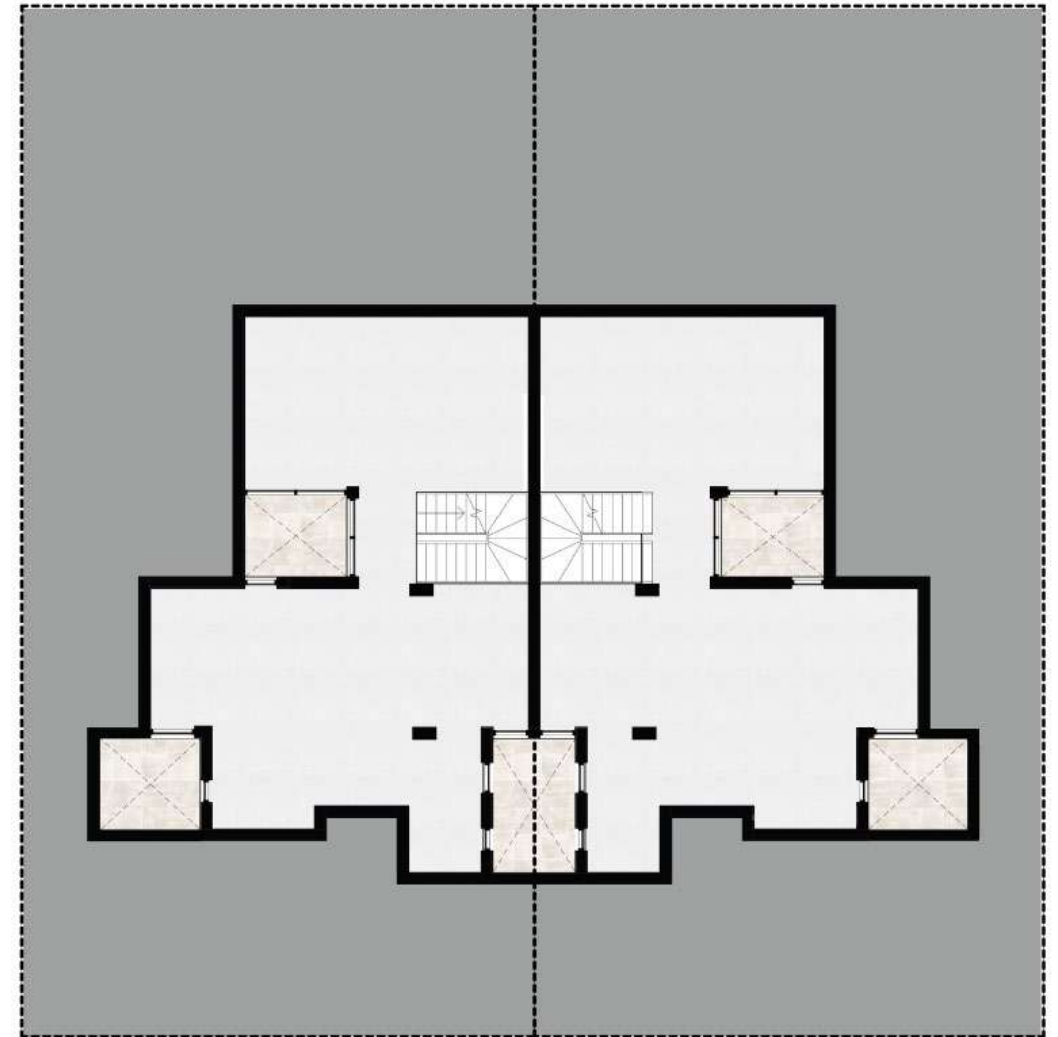
Two Storey Unit	Unit BUA: 240 SQM	Roof Annex: 29 SQM	Roof Terrace: 79 SQM
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Twin House | Optional Basement

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Ground Floor



Roof Annex

Two Storey Unit

Unit BUA: 240 SQM

Basement: 115 SQM

Town House



Town House

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Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House | Default Plans

SOLANA | Sales Induction



Ground Floor

Two Storey Unit

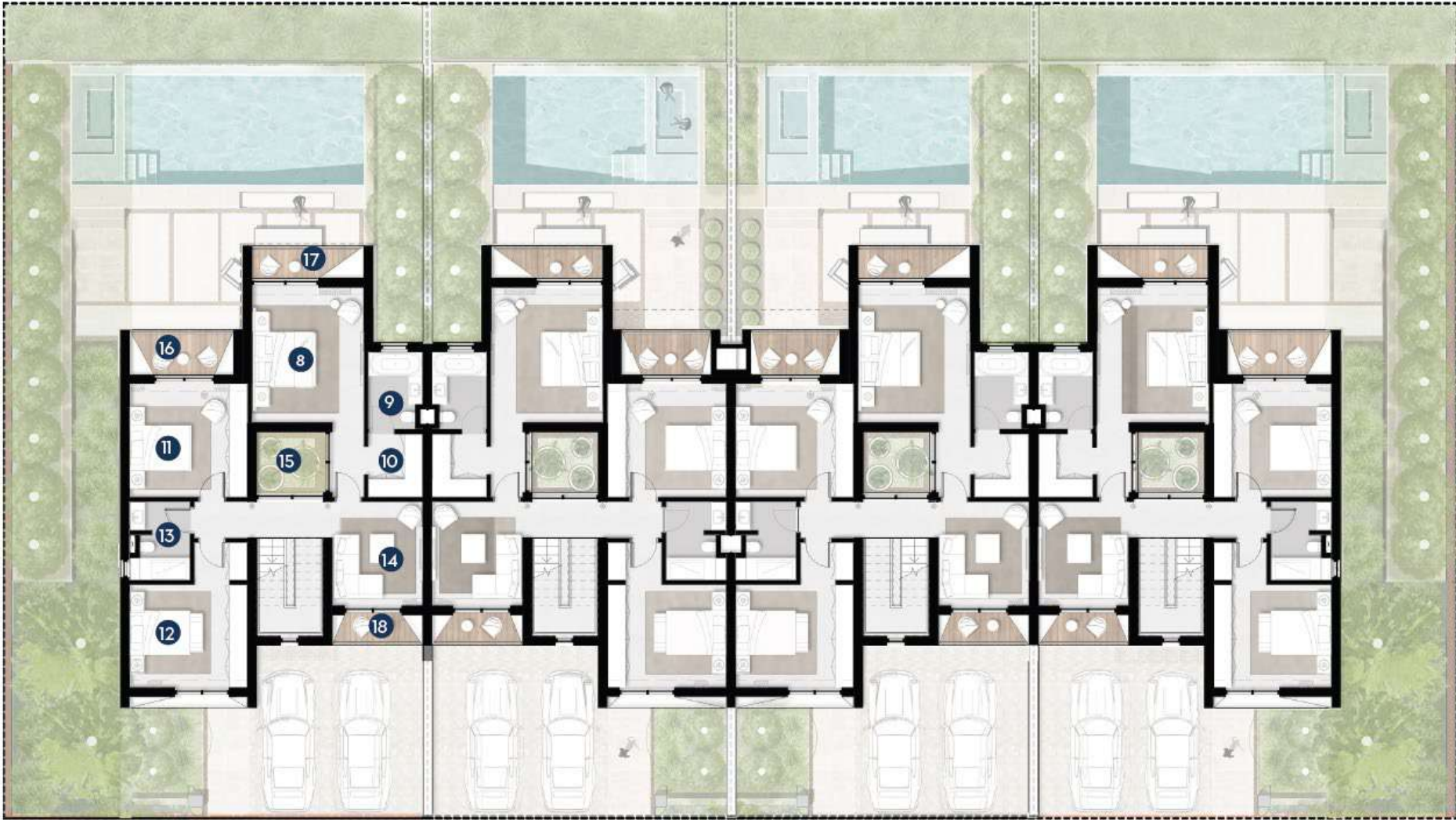
Middle TH BUA: 210 SQM

Corner TH BUA: 249 SQM

3 Bedrooms + Family Living

Town House | Default Plans

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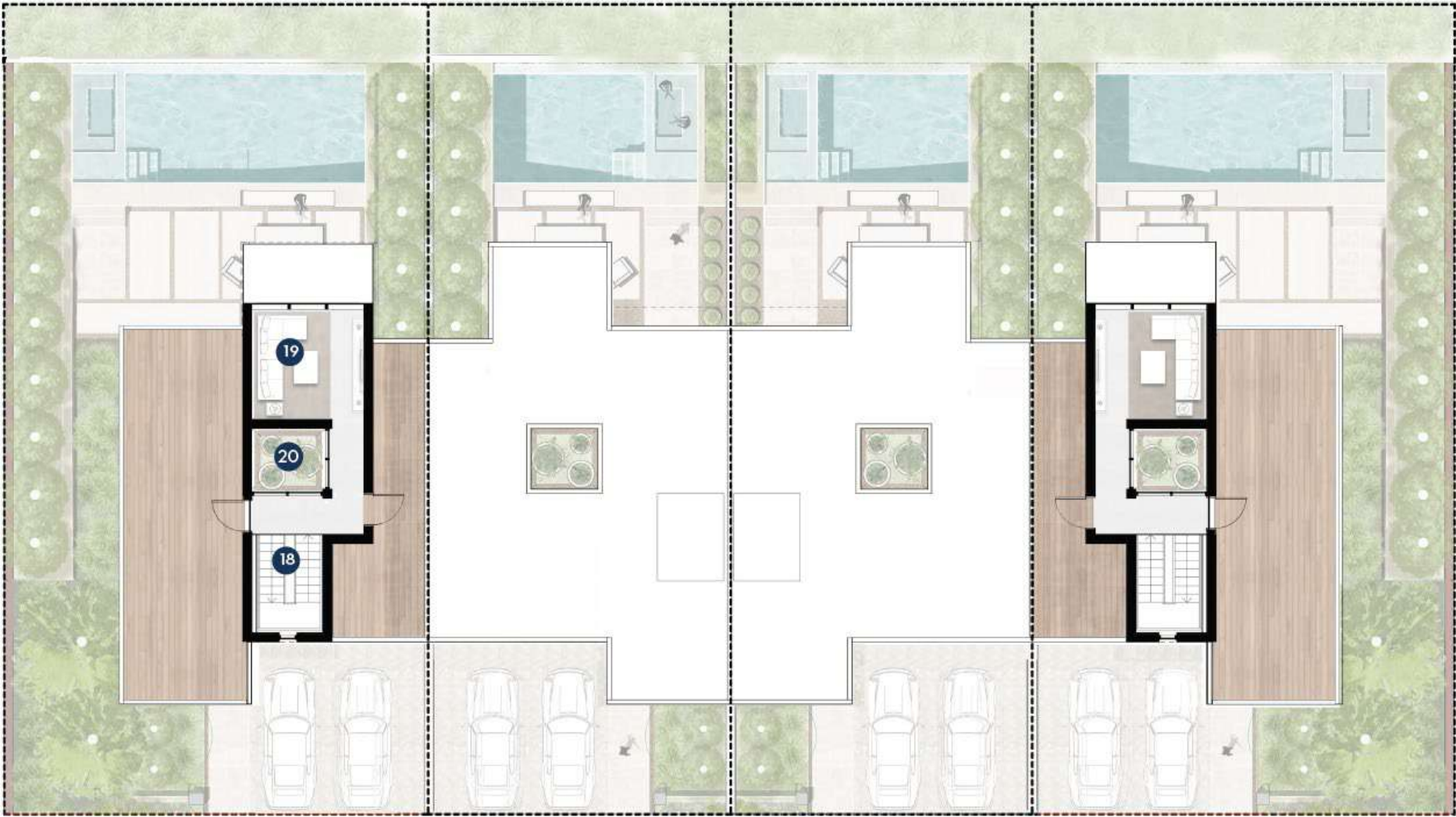


First Floor

Two Storey Unit Middle TH BUA: 210 SQM Corner TH BUA: 249 SQM 3 Bedrooms + Family Living

Town House | Default Plans

SOLANA | Sales Induction



Roof Annex

Two Storey Unit

Middle TH BUA: 210 SQM

Corner TH BUA: 249 SQM

Roof Terrace: 74 SQM



New Zayed Typologies



Building A



Building A



Building A

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Ground Floor



Lower Level

Stepped building

3 Bedroom Loft

Building A

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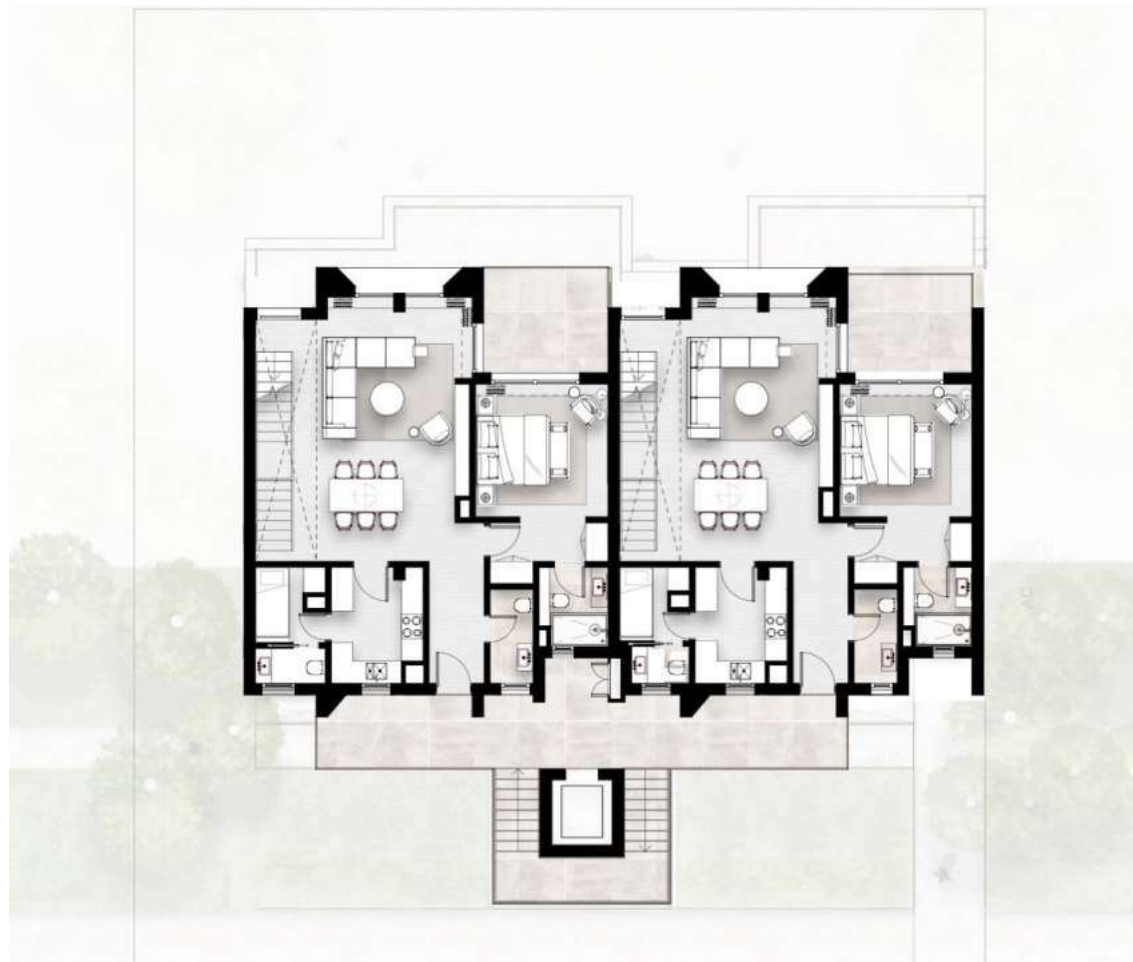
First Floor

Stepped building

3 Bedroom Flat

Building A

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Second Floor



Upper Level

Stepped building

3 Bedroom Loft

Building A



Building G & H

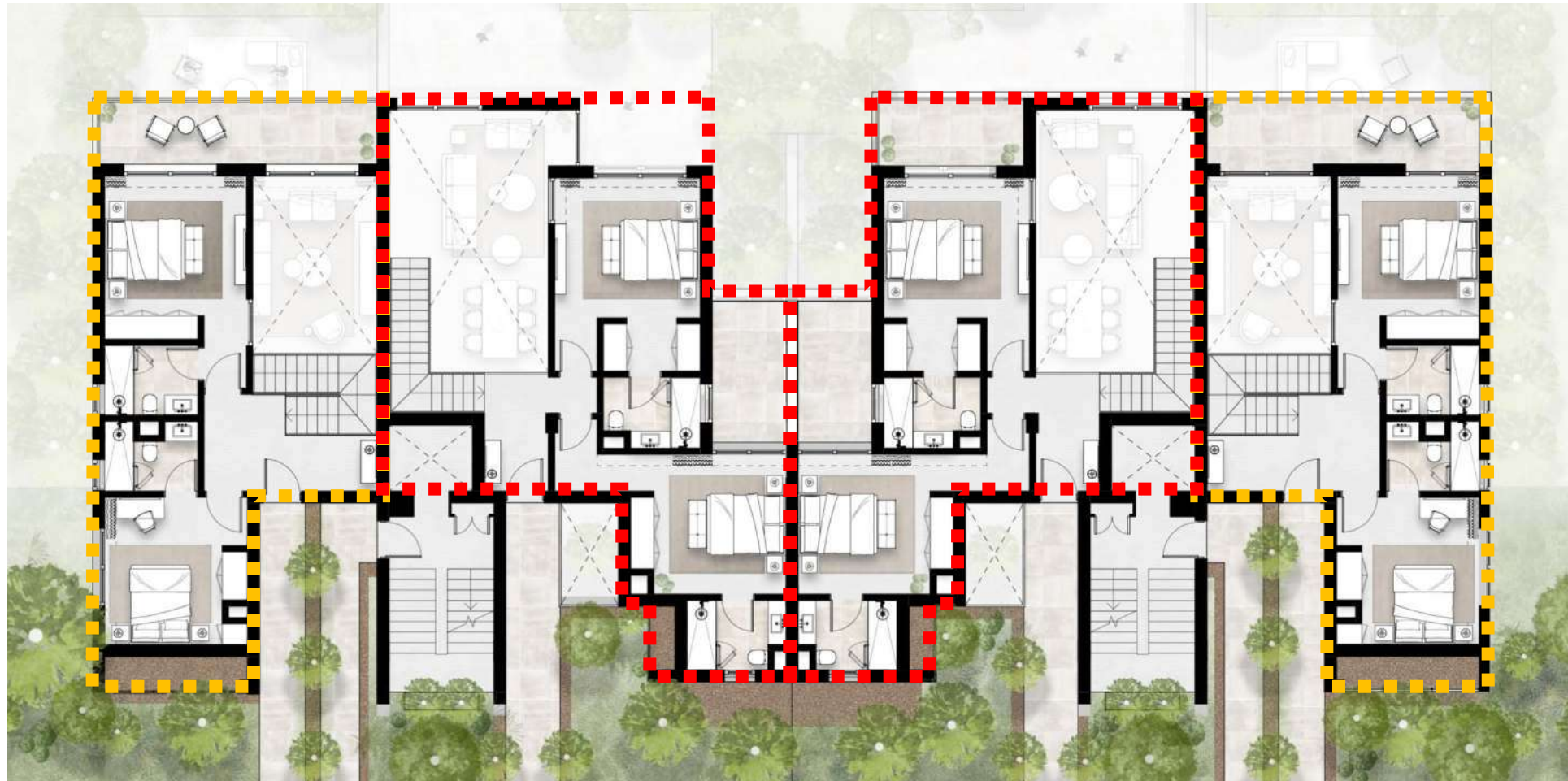


Building G & H



Building G & H

SOLANA | Sales Induction



Ground Floor

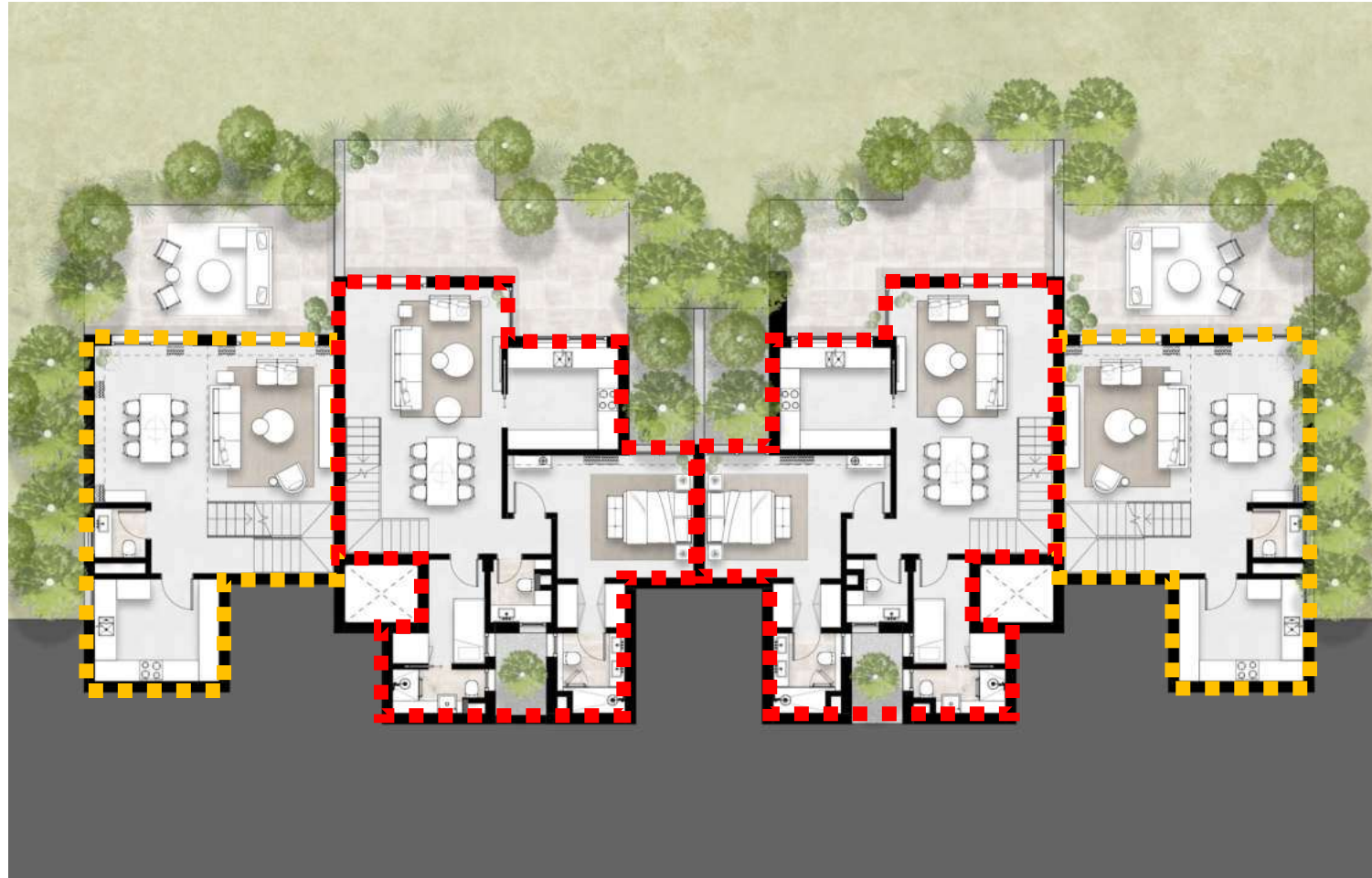
Stepped building

2 Bedroom Loft

3 Bedroom Loft

Building G & H

SOLANA | Sales Induction



Lower Level

Stepped building

2 Bedroom Loft

3 Bedroom Loft

Building G & H

SOLANA | Sales Induction



First Floor

Stepped building

3 Bedroom Flat

Building G & H

SOLANA | Sales Induction



Second Floor

Stepped building

4 Bedroom Penthouse

3 Bedroom Penthouse

Building G & H

SOLANA | Sales Induction



Roof Level

Stepped building

4 Bedroom Penthouse

3 Bedroom Penthouse

Building G & H



Building C & D

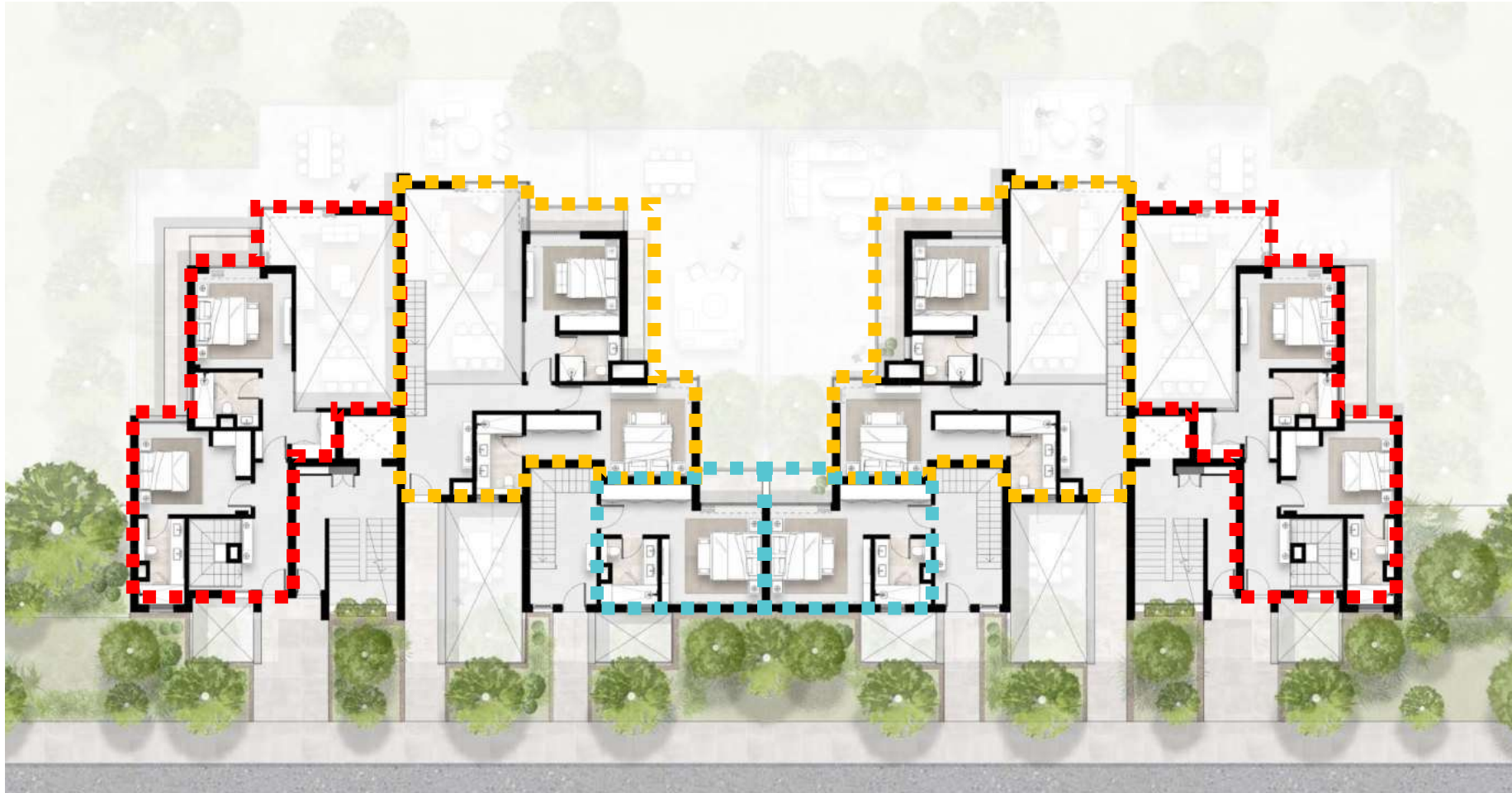


Building C & D



Building C & D

SOLANA | Sales Induction



Ground Floor

Stepped building

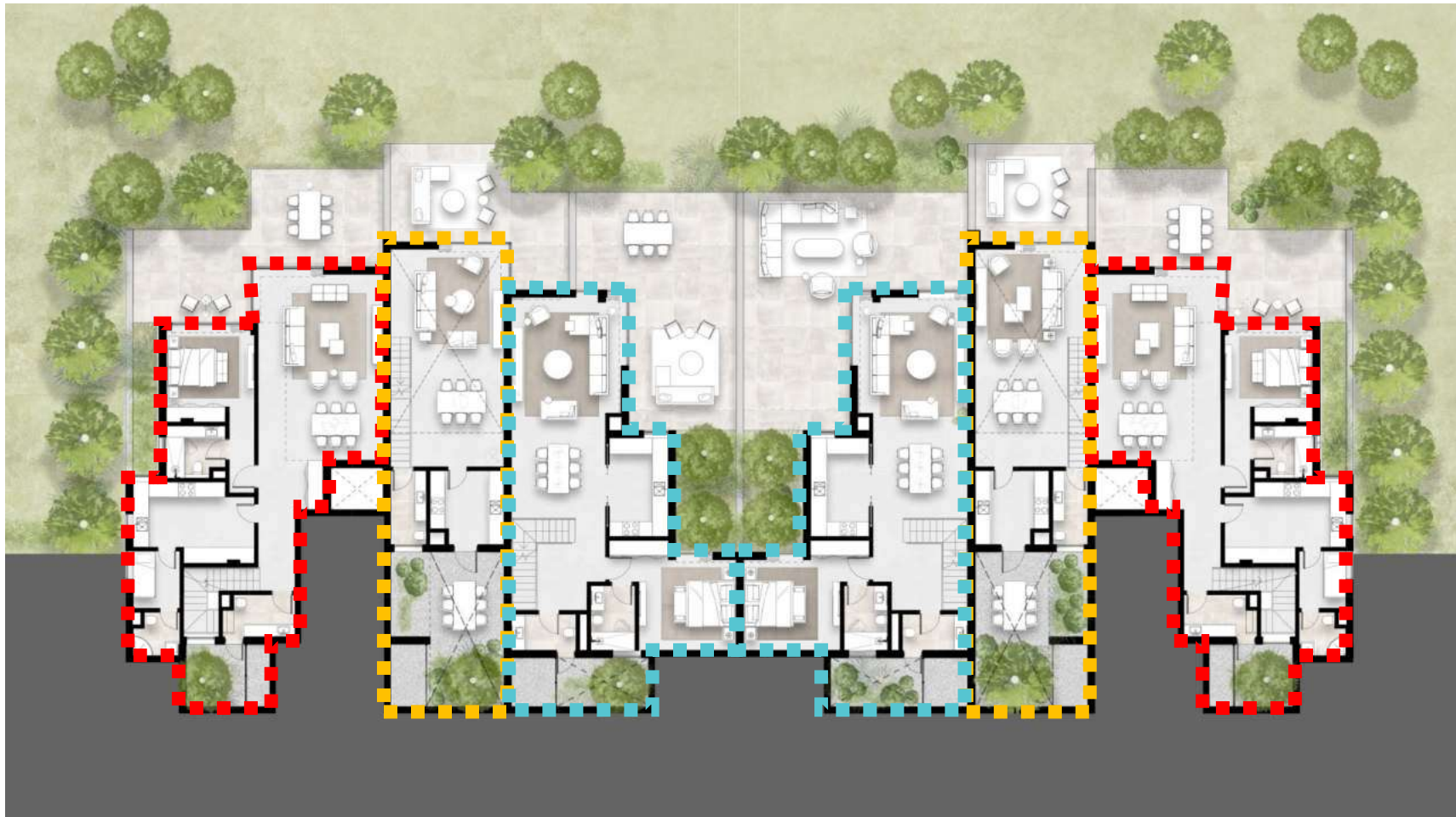
3 Bedroom Loft

2 Bedroom Loft

2 Bedroom Duplex

Building C & D

SOLANA | Sales Induction



Lower Level

Stepped building

3 Bedroom Loft

2 Bedroom Loft

2 Bedroom Duplex

Building C & D

SOLANA | Sales Induction



First Floor

Stepped building

2 Bedroom Flat

3 Bedroom Flat

Building C & D

SOLANA | Sales Induction



Second Floor

Stepped building

4 Bedroom Penthouse

3 Bedroom Penthouse

Building C & D

SOLANA | Sales Induction



Roof Level

Building C & D



Building I & J



Building I & J



Building I & J

SOLANA | Sales Induction



Ground Floor

Building I & J

SOLANA | Sales Induction



First Floor

Building I & J

SOLANA | Sales Induction



Second Floor



Third Floor

Building I & J

SOLANA | Sales Induction



Roof Level

Building I & J



Building E & F

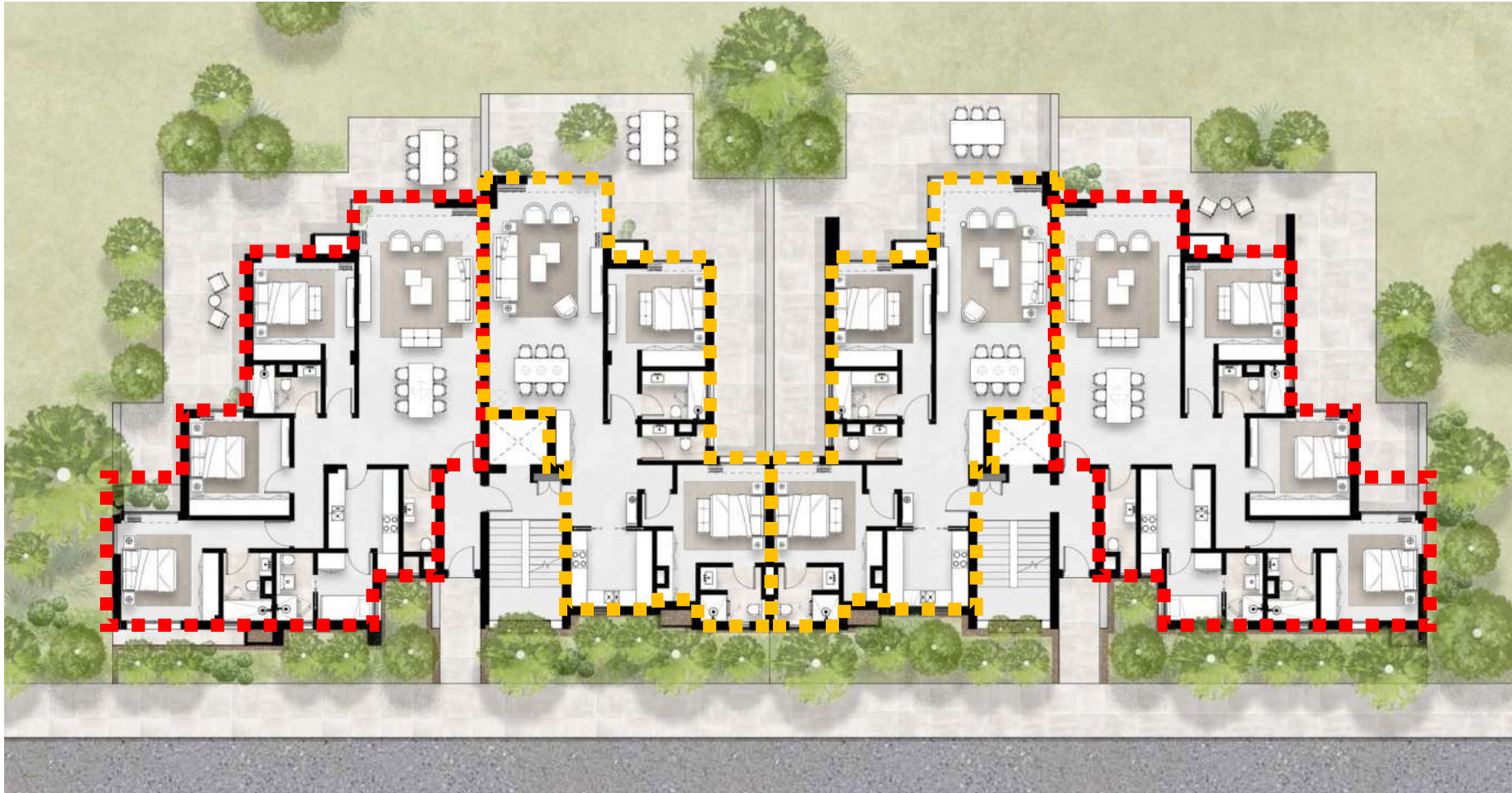


Building E & F



Building E & F

SOLANA | Sales Induction



Ground Floor

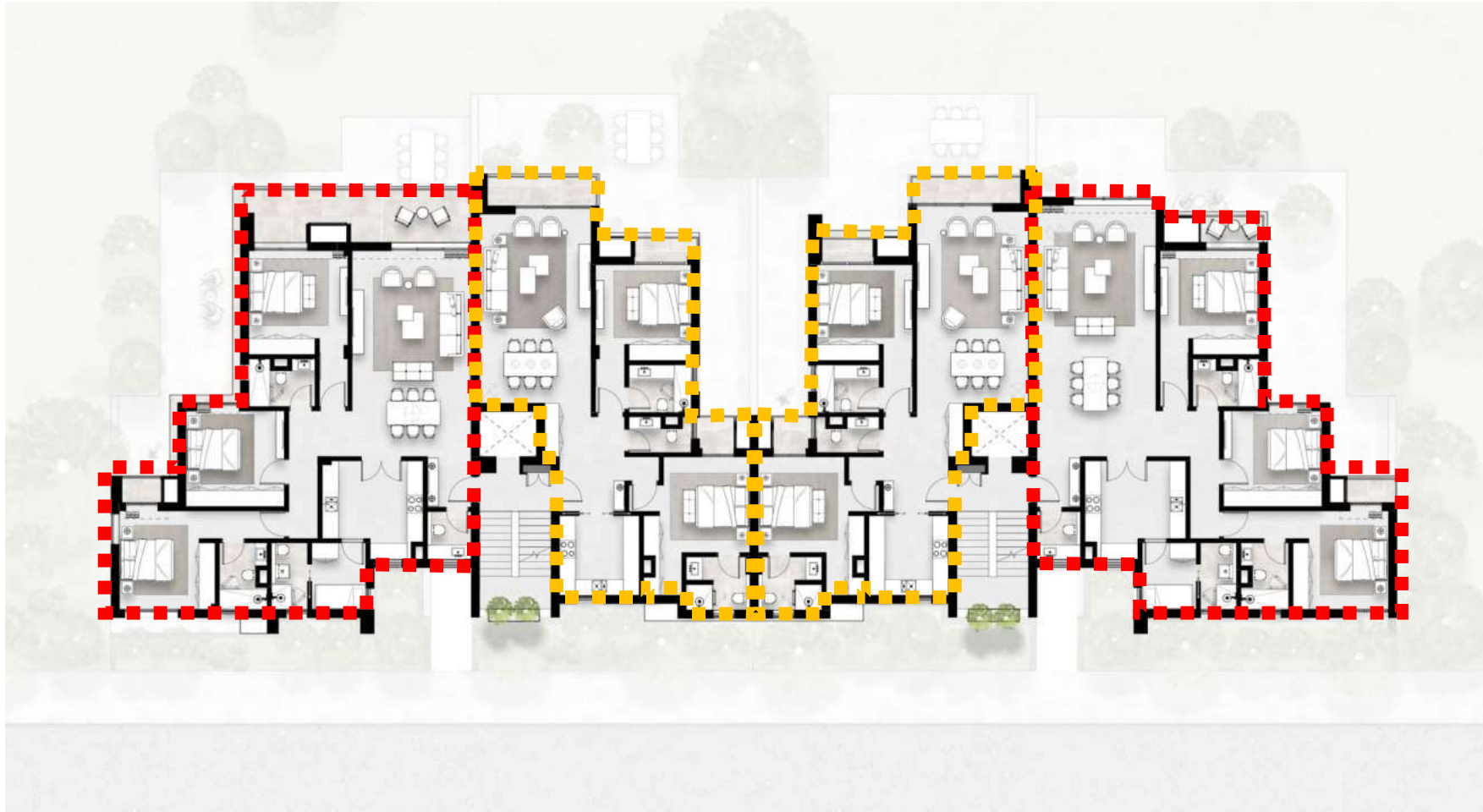
Flat building

3 Bedroom Flat

2 Bedroom Flat

Building E & F

SOLANA | Sales Induction



First Floor

Flat building

3 Bedroom Flat

2 Bedroom Flat

Building E & F

SOLANA | Sales Induction



Second Floor

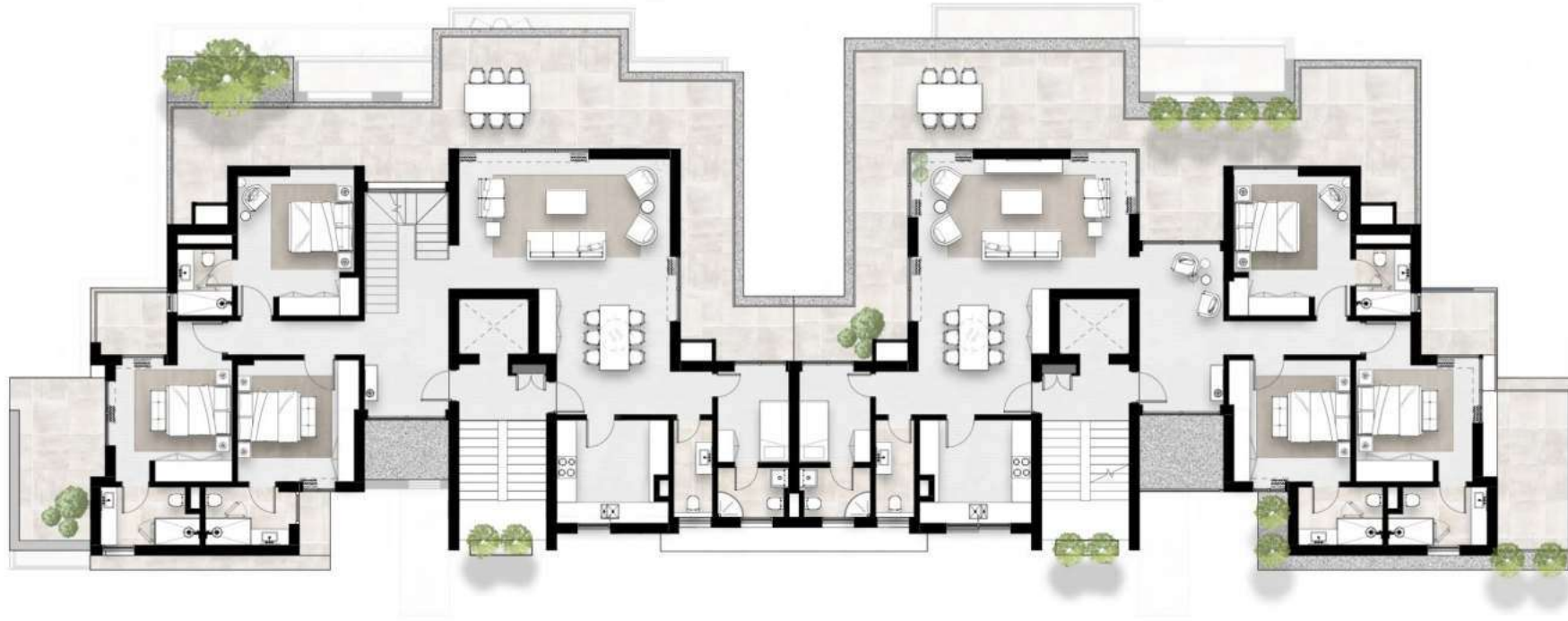
Flat building

3 Bedroom Flat

2 Bedroom Flat

Building E & F

SOLANA | Sales Induction



First Floor

Flat building

4 Bedroom Penthouse

3 Bedroom Penthouse

Building E & F

SOLANA | Sales Induction



Roof Level

Building E & F

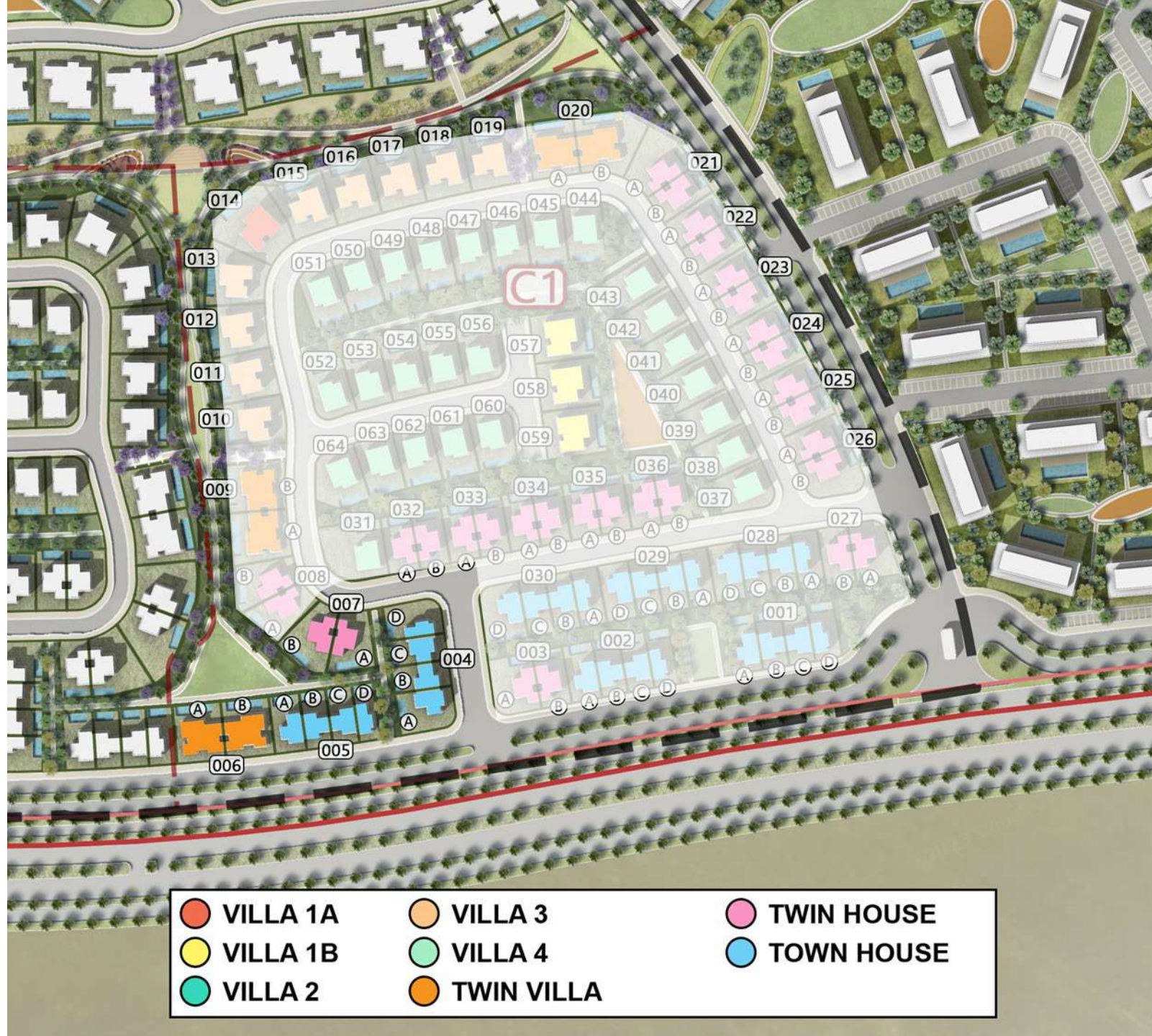


Product Mix & Prices

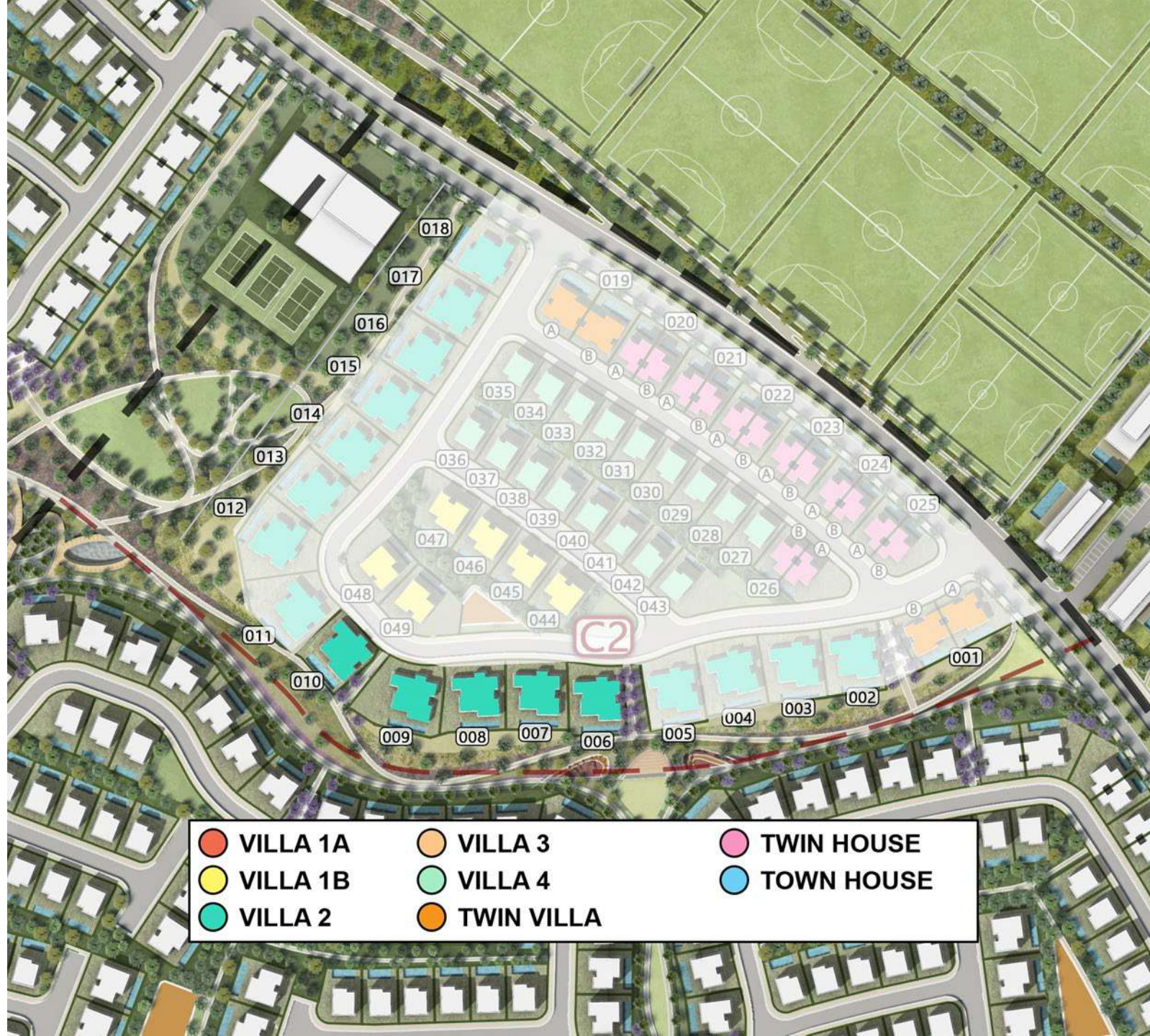
Phase 1 - Masterplan



Phase 1 C01



Phase 1 C02



Phase 1 C03





Thank You



ΟΓΔ

