



NEW HELIOPOLIS

oak

CLUB-SIDE RESIDENCES

**MOMENTS TO
MEMORIES**

OAK RESIDENCES

A NEW BEGINNING RISES FROM THE EAST

SODIC East is home to a community that serves as a multi-generation destination for families, combining effective education, recreation & leisure facilities for a complete lifestyle. Whether it's your first home, first day of school or first day of swimming practice, at SODIC East a new beginning is always around the corner.



OAK RESIDENCES

A DYNAMIC COMMUNITY DESIGNED FOR YOU

A multi-generation destination with green landscapes and outdoor activities all around you. It is the ultimate suburban experience with no compromises.



OAK RESIDENCES

A THRIVING NEW
DESTINATION

Strategically located between two of Cairo’s main roads, Suez Road and Ismailia Road; SODIC East is directly adjacent to Al Shorouk City, and in close proximity to the New Administrative Capital, as well as being easily connected to Downtown Cairo and just a few minutes’ drive from Cairo’s new Regional Ring Road.

10 MIN
TO LRT STATION

30 MIN
TO MONORAIL STATION

35 MIN
TO CAIRO AIRPORT

35 MIN
TO 90TH STREET



OAK RESIDENCES

AN URBAN MASTER DEVELOPMENT

Designed over an impressive 655 acres of landscaped gardens, innovative homes, efficient connections and an abundance of amenities and services, SODIC East's master plan is designated to optimize the living experience for both the individual and the group.

- NEIGHBOURHOOD SERVICES
- FAMILY CLINICS
- MOBILITY HUB
- COMMUNITY MALL
- THE FINNISH BRITISH SCHOOL
- GREEN SPINE
- THE RAVINE (FAMILY PARK)
- CLUB S
- SOCIAL NODES
- MOSQUE
- RETAIL - F&B
- TOWN HALL
- FACILITY MANAGEMENT

SASAKI



OAK RESIDENCES

A NEW SPORTS EXPERIENCE

Club S is destined to be the state-of-the-art sports facility at SODIC East with a wide range of sports academies, wellness and leisure activities. The club is designed to cater to all sports at world class standards.



OAK RESIDENCES

DISTINGUISHED EDUCATION

SODIC is bringing you one of the leading international Finnish schools. With over 20 years of experience implementing the Finnish national core and IB MYP curriculum, the Finnish British School is offering world class education while being minutes away from your home.



OAK RESIDENCES

MOMENTS TO MEMORIES

Step into your everyday haven, surrounded by exquisite experiences and breathtaking landscapes. Whether you are searching for a tranquil space or an active lifestyle, here at Oak you will find the perfect setting to transform everyday moments into cherished memories that will last a lifetime.



OAK RESIDENCES

EXPERIENCE

OAK CLUB-SIDE RESIDENCES

Every day at Oak is an experience filled with harmony, energy and relaxation. Amidst natural surroundings and modern architecture, Oak grants premium apartment spaces that are fully finished with indoor elegance and outdoor sophistication.



A full-page photograph of a woman and a young girl dancing together in a sunlit room. The woman, on the left, is wearing a grey and white striped t-shirt and blue jeans with the cuffs rolled up. She is barefoot and smiling. The girl, on the right, is wearing an orange sleeveless top and a matching orange skirt. She is also barefoot and has her hair in a ponytail with a headband. They are holding hands and dancing in front of a large window with light-colored curtains. The room has a wooden floor and a patterned rug.

OAK RESIDENCES

YOUR DISTINGUISHED ADDRESS

Experience the ultimate in apartment living at SODIC East. Oak Residences offers fully-finished apartments in an outstanding community surrounded by lush horizons. Just minutes away, Club S boasts a wide range of sports facilities, academies, and leisure and wellness activities; catering to your inner athlete. Around the corner, The Finnish British School offering world-class education; ensuring the prosperity of your children.

CONTEMPORARY ARCHITECTURE

LIVE IN STYLE & ESSENCE

OAK RESIDENCES

GRAND EXTERIORS

IMPRESSIONS THAT LAST

Oak's design is created to exude a sense of comfort and elegance. The 125 sqm to 268 sqm residences grant luxurious building entrances, surface parking nodes and a rooftop elevator. Each units with roof terrace, a ground-floor apartment with a private garden, and a 30 sqm penthouse with a roof terrace overlooking lush landscapes. Oak Residences feature AC provisions, low maintenance with smart home solutions in mind.





OAK RESIDENCES

OUTDOOR HARMONY

FULLY IMMERSE IN NATURE

At Oak, immerse yourself in outdoor leisure at the central park that is bigger than a football field. Enjoy bicycle and jogging lanes with convenient parking racks, BBQ areas, comfortable sitting areas, and safe areas for the kids. Experience a lively lifestyle and spectacular Club and Green Park views from your home.

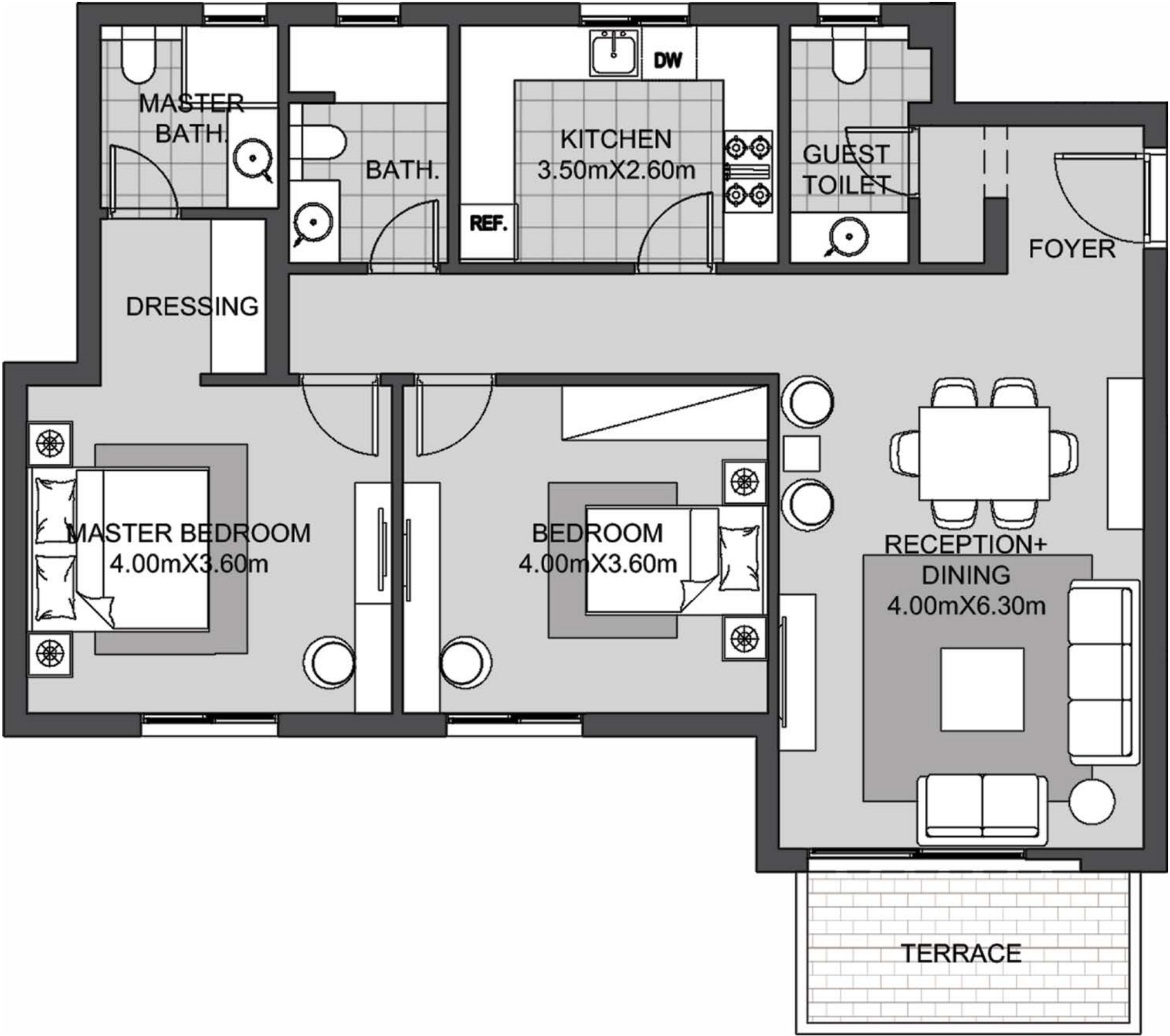




FLOOR PLANS

TYPE 1

Total Gross Area
125-129 sqm



Ground Floor



Typical Floor

Living + Dining

1 Master bedroom

1 Bedroom

2 Bathrooms

1 Guest Toilet

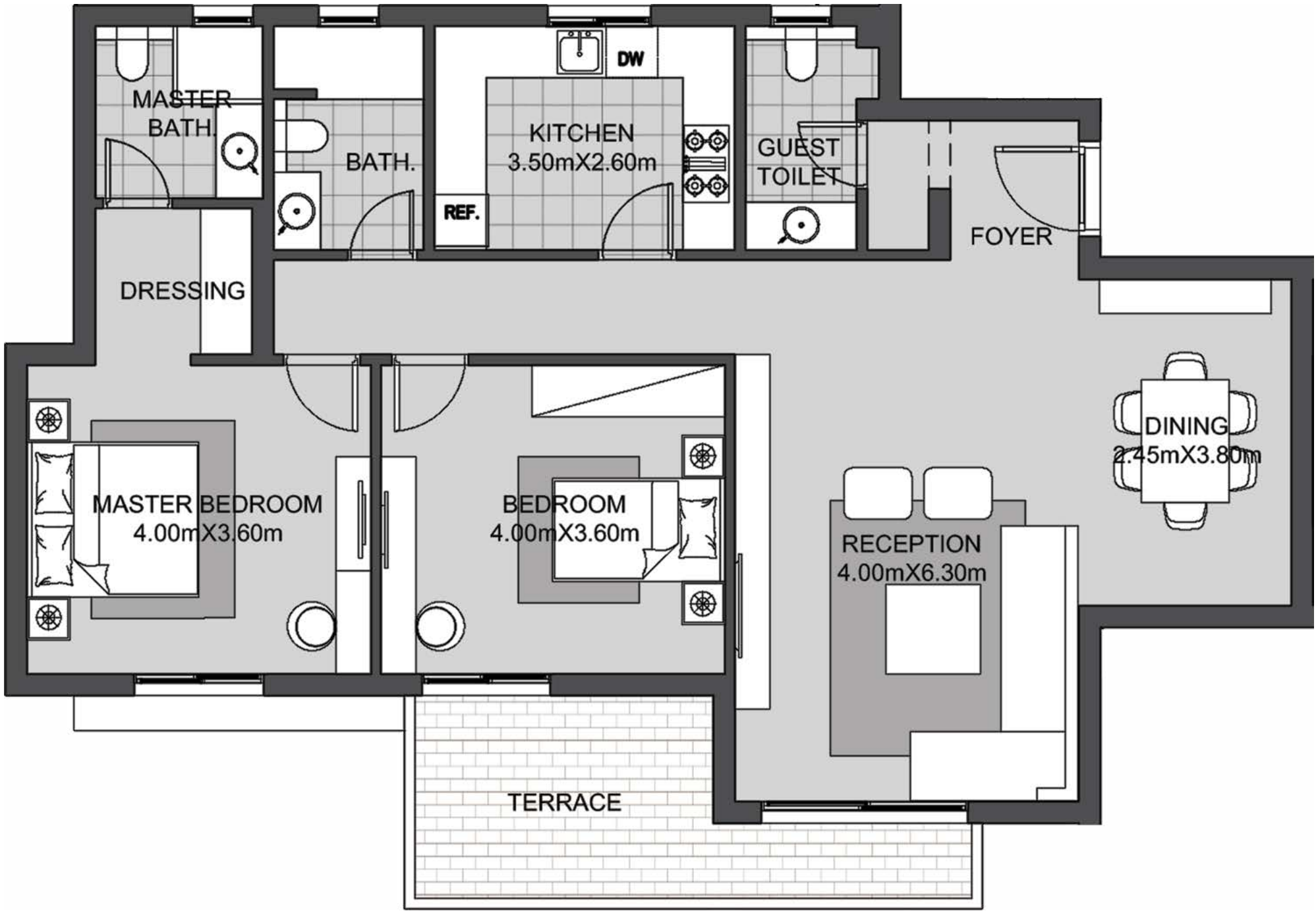
Laundry

Terrace

Ground Unit Includes a Min. 45 m²
Garden Area

TYPE 1.1

Total Gross Area
141 sqm

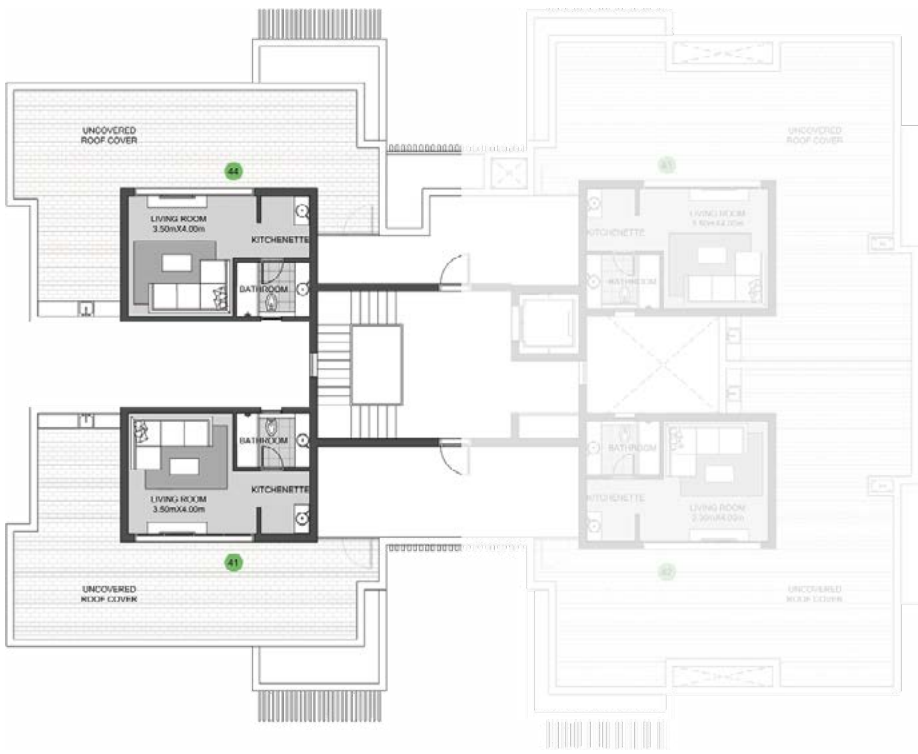
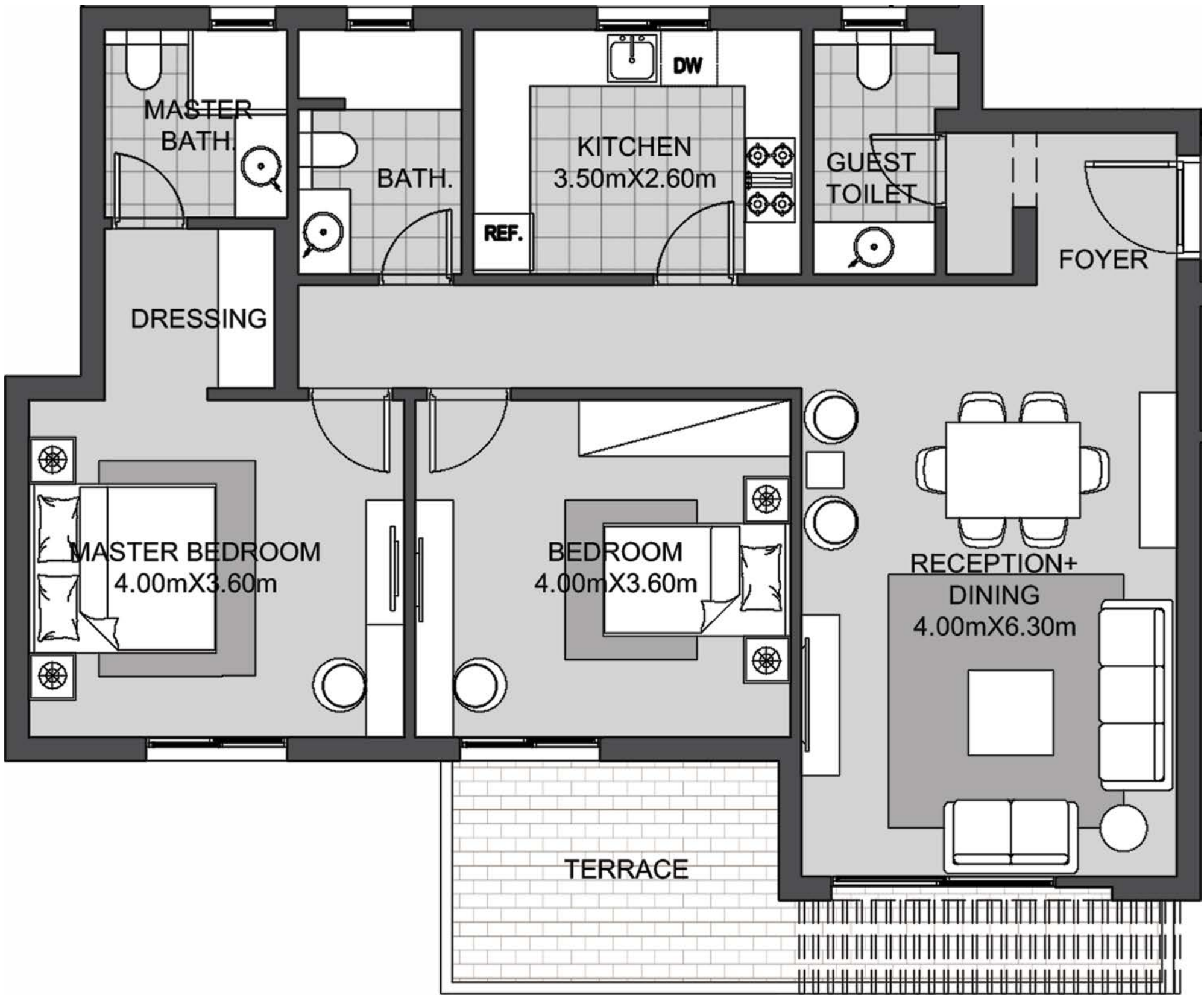


First Floor

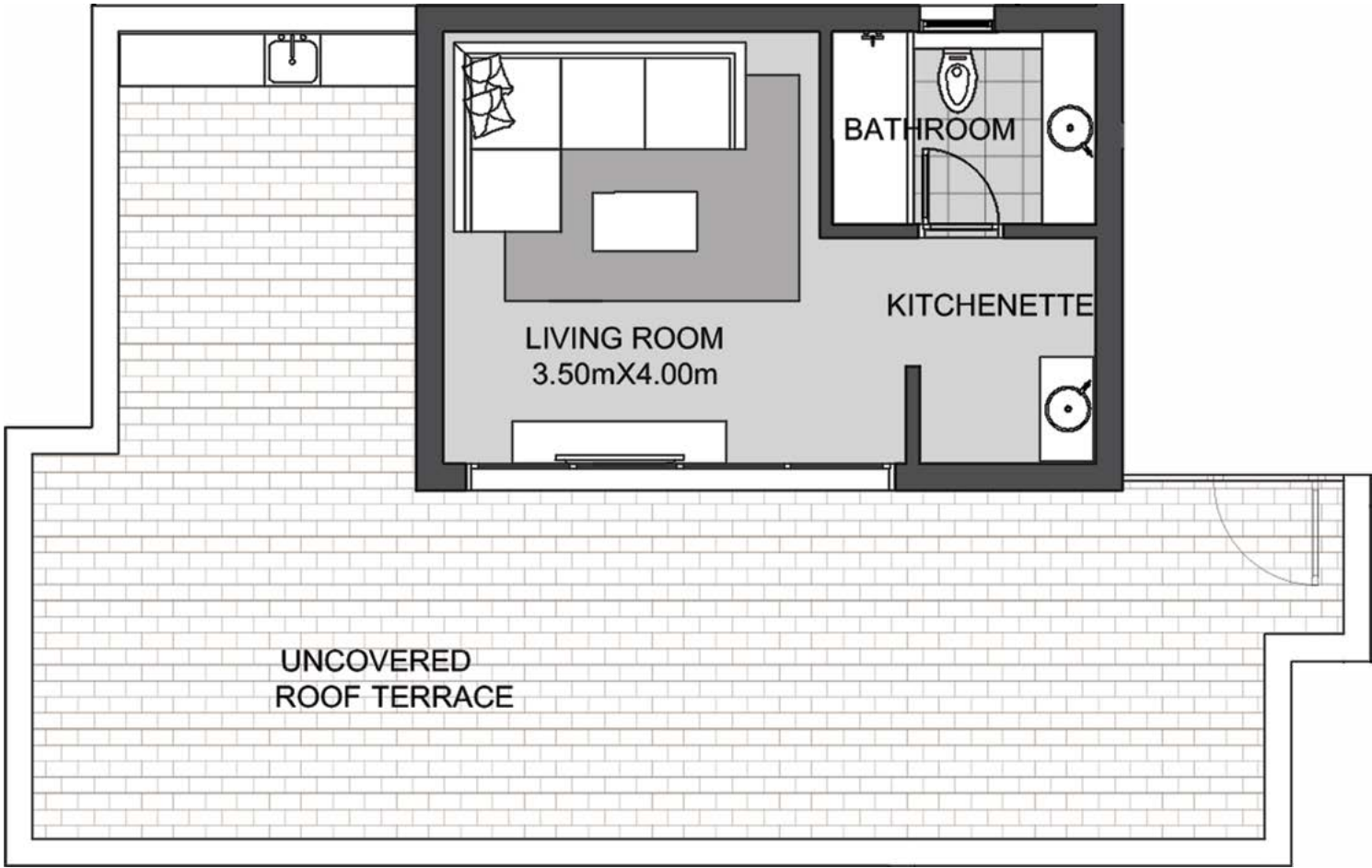
Large Reception + Dining	1 Guest Toilet
1 Master bedroom	Laundry
1 Bedroom	Terrace
2 Bathrooms	

TYPE 2

Total Gross Area
165 sqm



Roof Floor

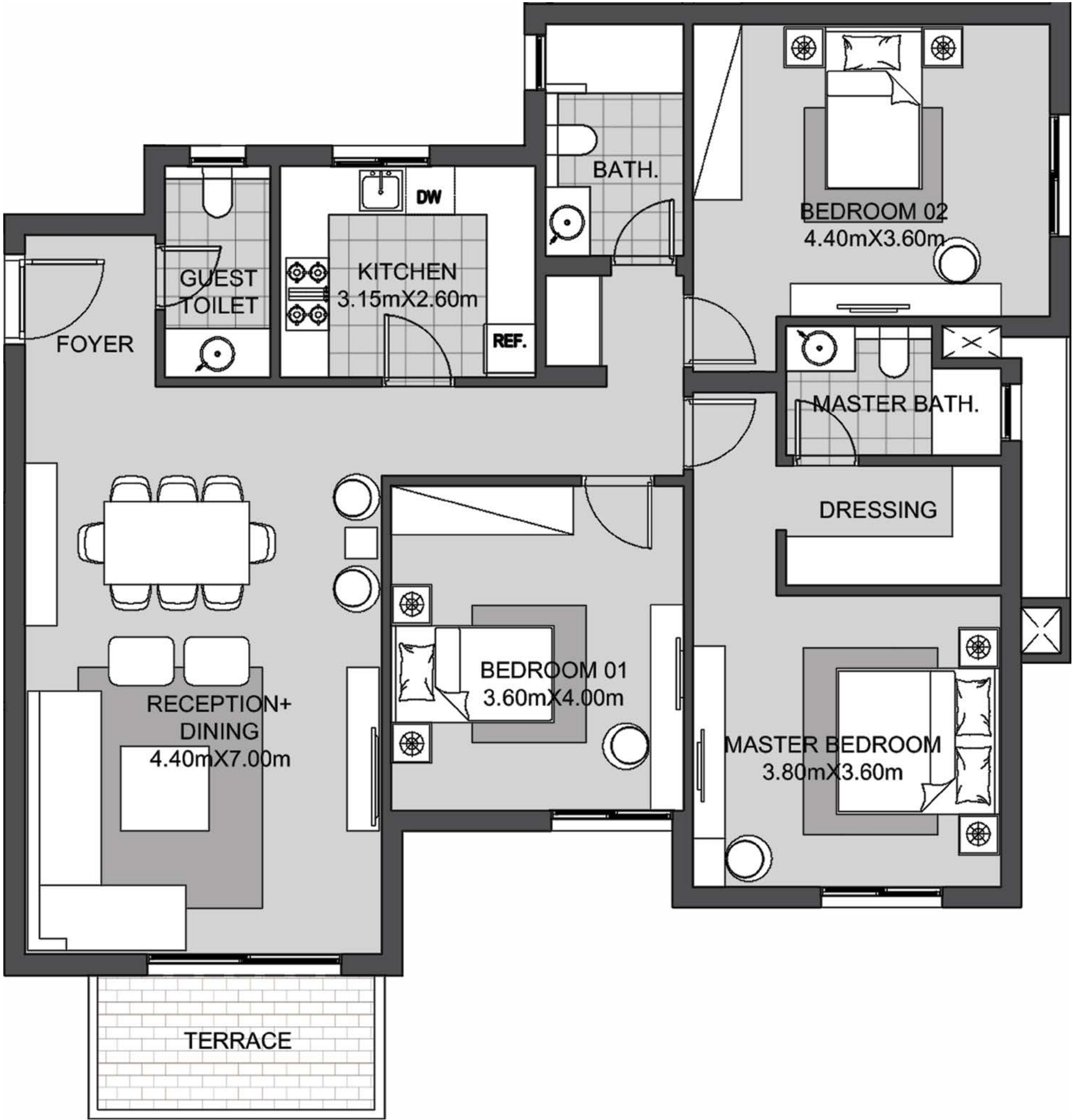


Penthouse

Living + Dining	1 Guest Toilet
1 Master bedroom	Laundry
1 Bedroom	Terrace
2 Bathrooms	Penthouse: Living + Bath + Kitchenette + Roof terrace min. 50 m ²

TYPE 3

Total Gross Area
153-157 sqm



Typical Floor



Ground Floor

Reception + Dining

1 Master bedroom

2 Bedroom

2 Bathrooms

1 Guest Toilet

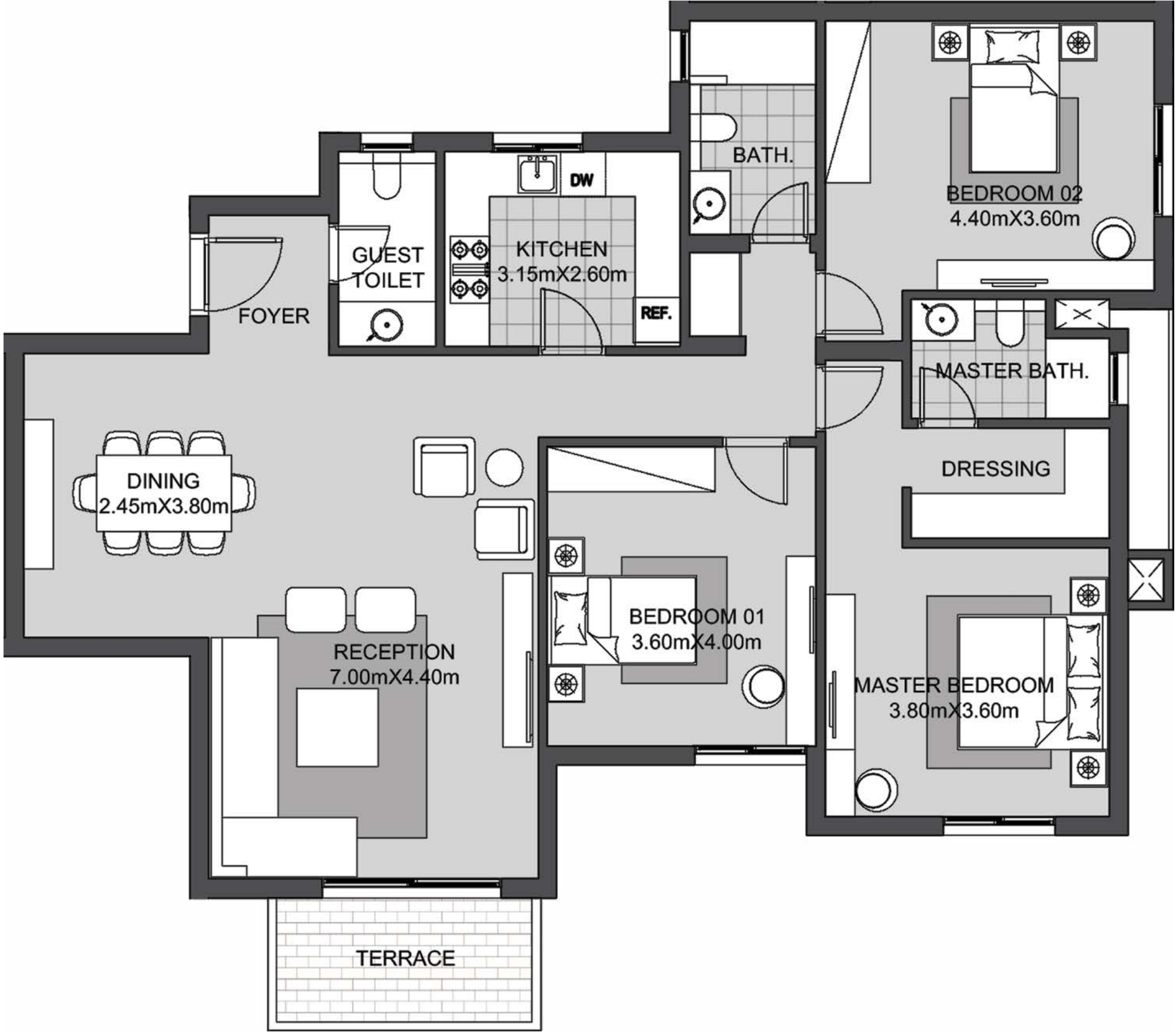
Laundry

Terrace

Ground Unit Includes a Min. 45 m²
Garden Area

TYPE 3.1

Total Gross Area
165-167 sqm

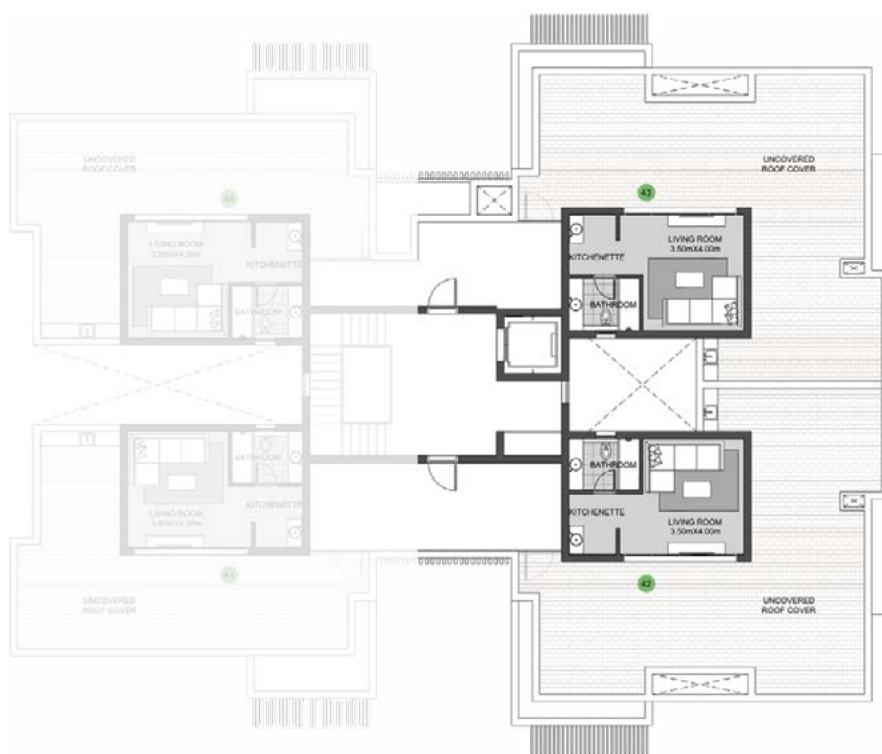
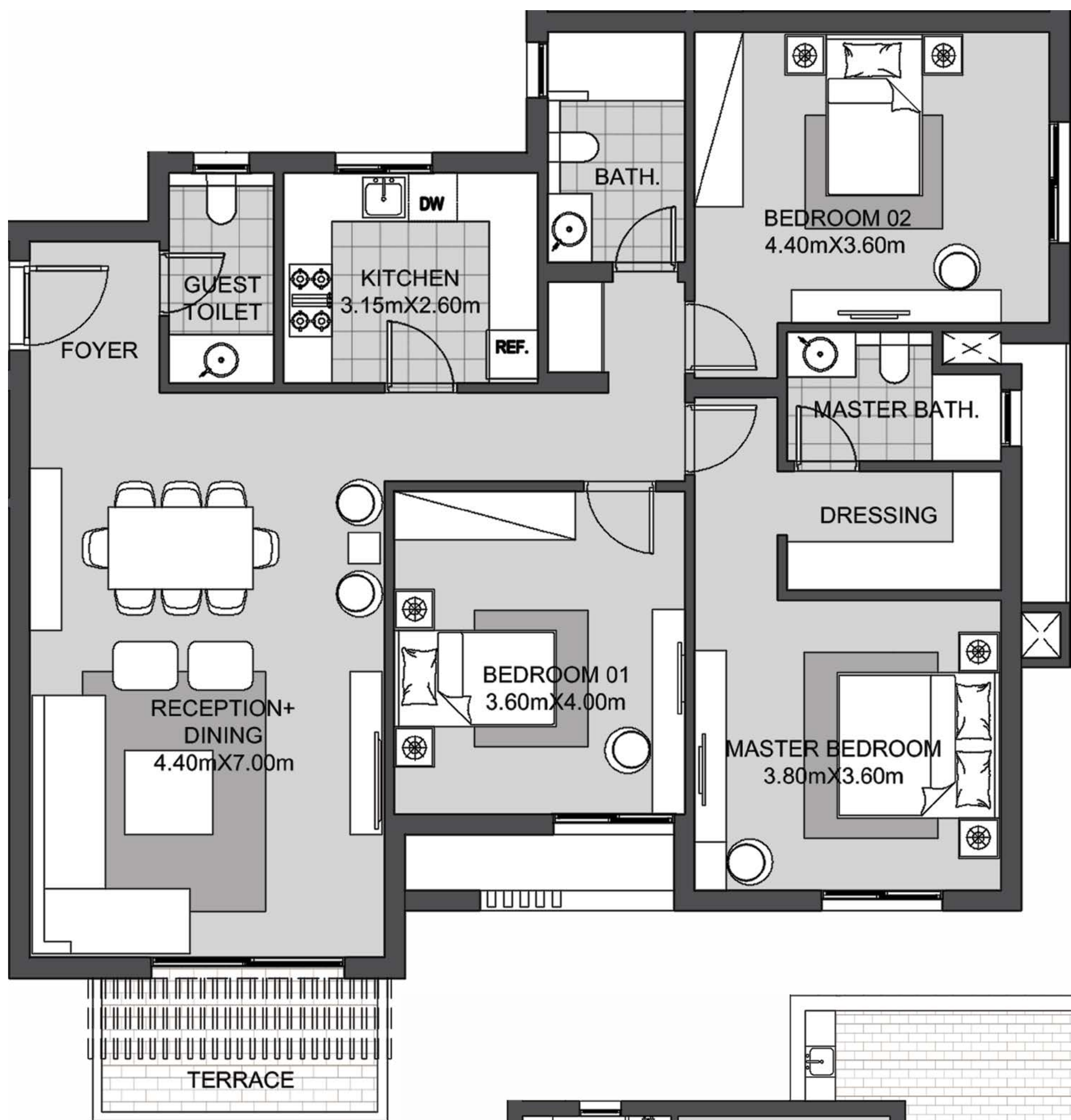


First Floor

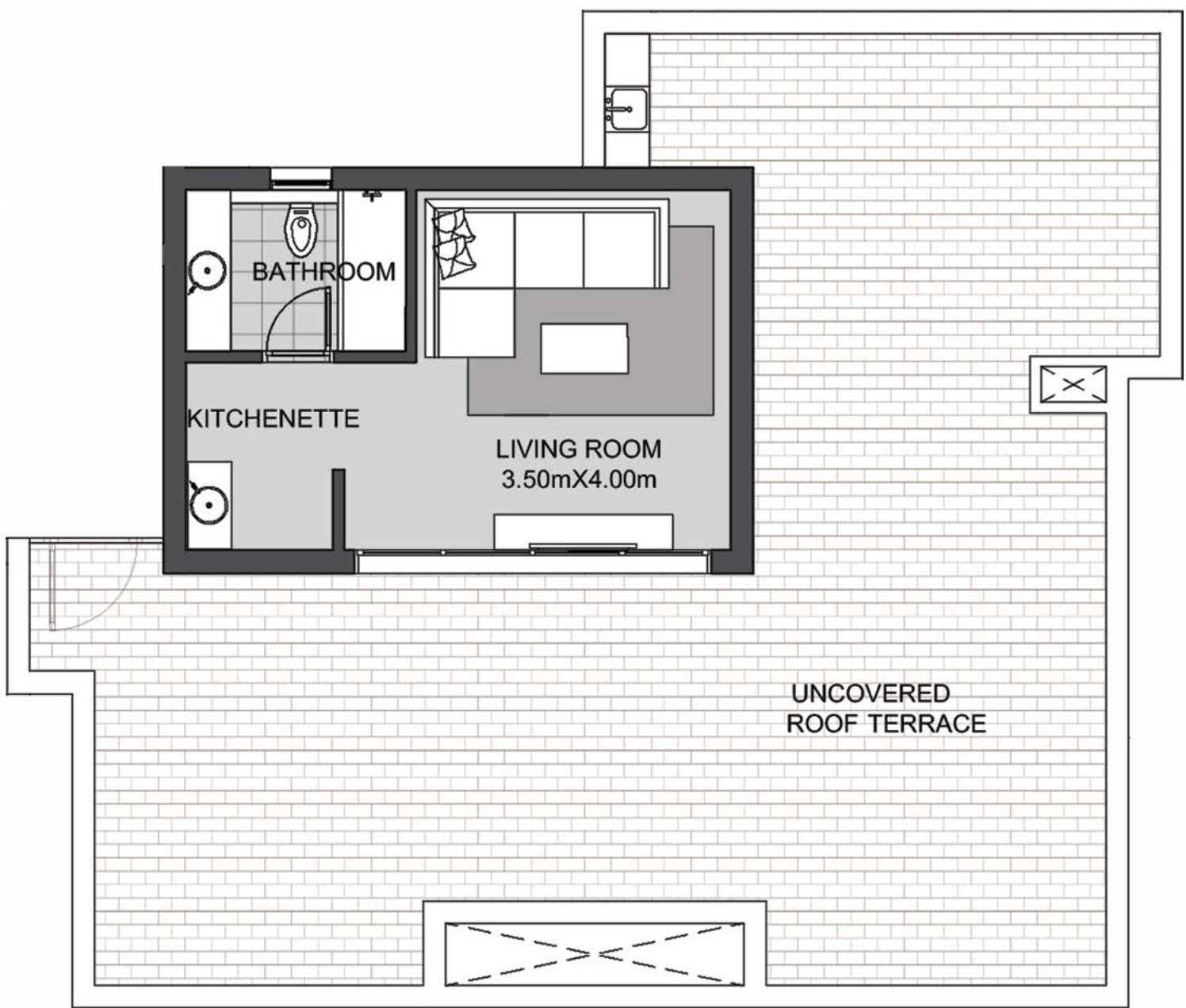
Large Reception + Dining	1 Guest Toilet
1 Master bedroom	Laundry
2 Bedroom	Terrace
2 Bathrooms	

TYPE 4

Total Gross Area
187 sqm



Roof Floor



Penthouse

1 Master bedroom

Laundry

2 Bedroom

Terrace

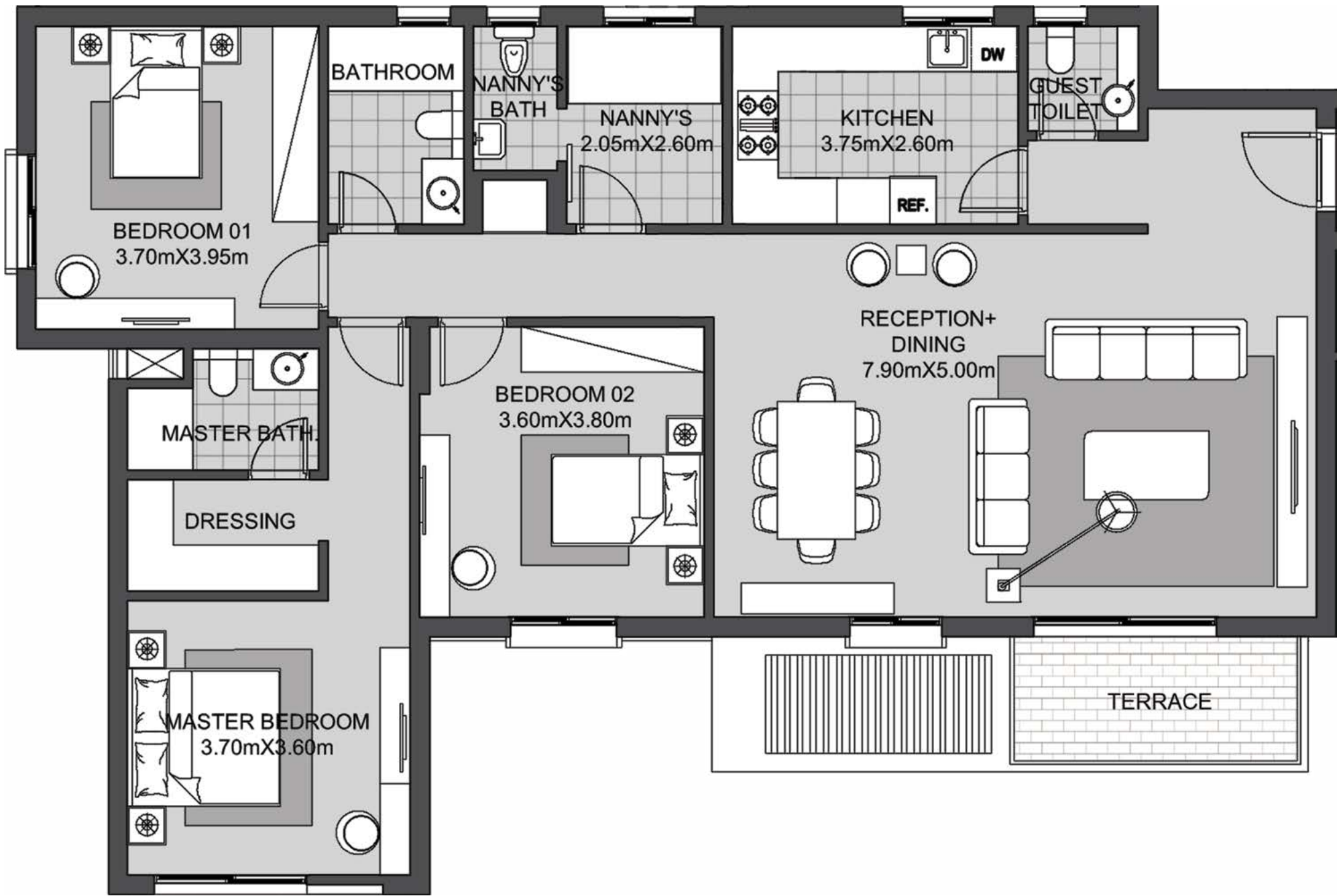
2 Bathrooms

Penthouse: Living + Bath +
Kitchenette + Roof terrace min. 50 m²

1 Guest Toilet

TYPE 5

Total Gross Area
174-180 sqm



Typical Floor



Ground Floor

Reception + Dining

1 Masterbed

2 bedrooms

Nanny Room + Bathroom

2 Bathrooms

1 Guest Toilet

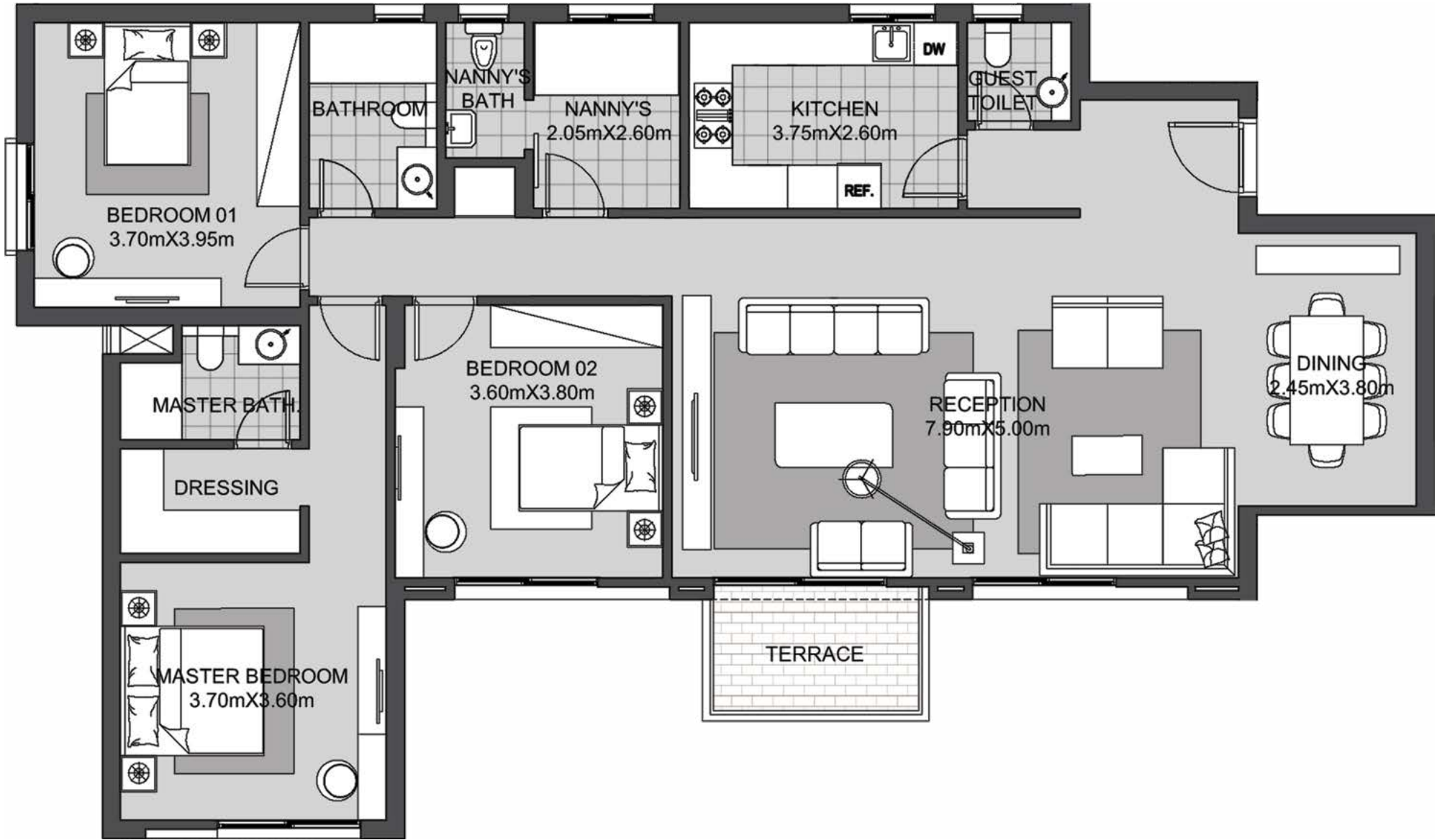
Laundry

Terrace

Ground Unit Includes a Min. 45 m²
Garden Area

TYPE 5.1

Total Gross Area
186 sqm



First Floor

Large Reception + Dining	2 Bathrooms
1 Masterbed	1 Guest Toilet
2 bedrooms	Laundry
Nanny Room + Bathroom	Terrace

OAK RESIDENCES

SKY PENTHOUSES

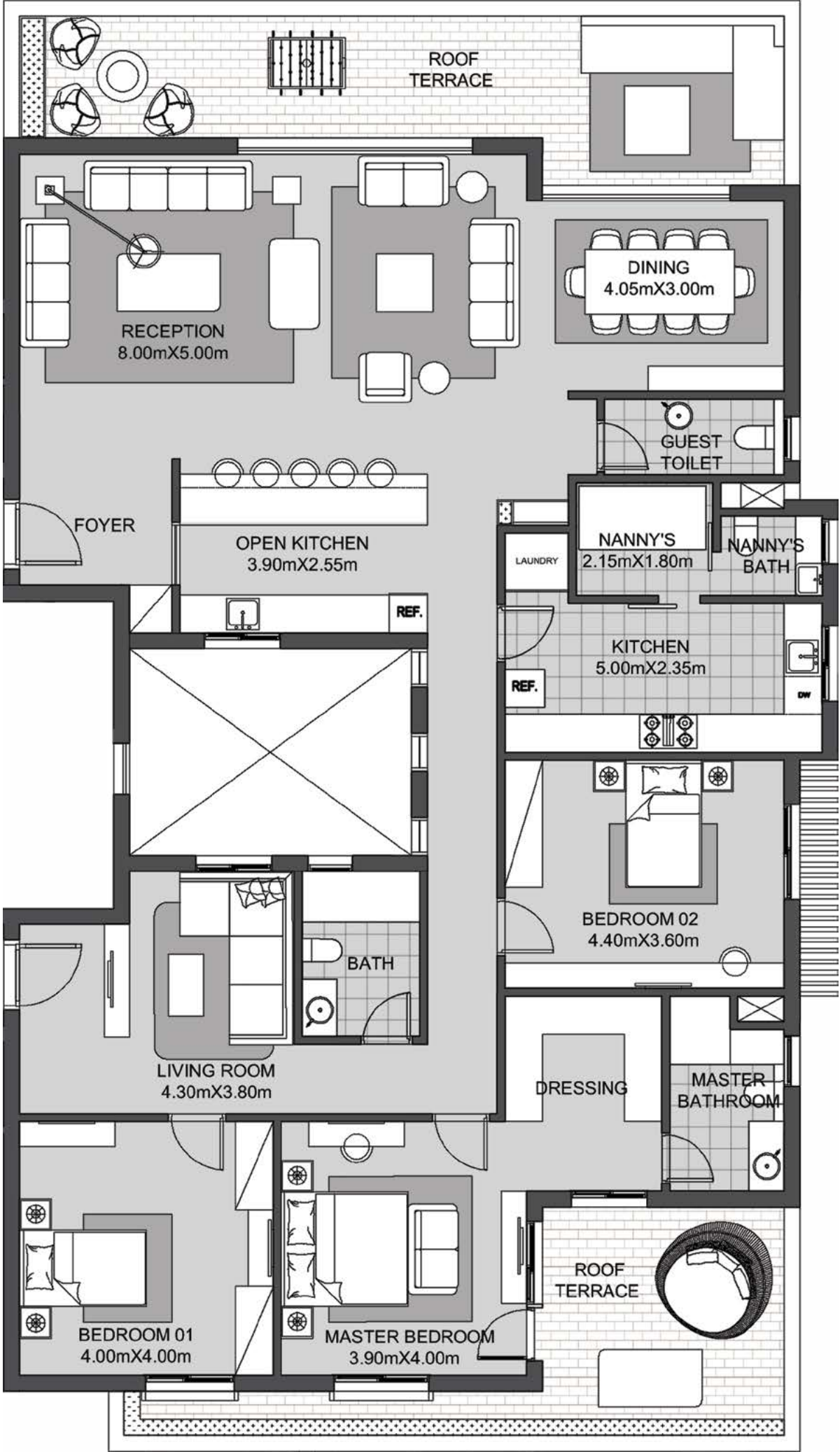
PREMIUM APARTMENT LIVING

Step into your premium apartment featuring limited deluxe penthouse units. Enjoy panoramic views of the Club and the Green Park, as well as the sumptuous design of your open kitchen and enclosed kitchen. Take pleasure in alfresco outdoor experiences from your private roof terrace ranging from 50 - 70 sqm. At Oak, experience a distinguished living choice with more spacious layouts and luxurious finishing.

SKY PENTHOUSE

TYPE 6

Total Gross Area
238 sqm



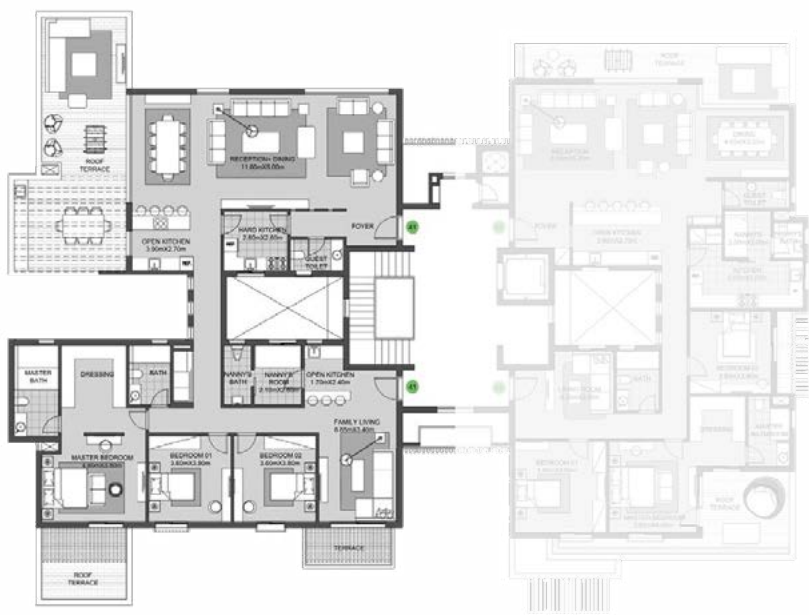
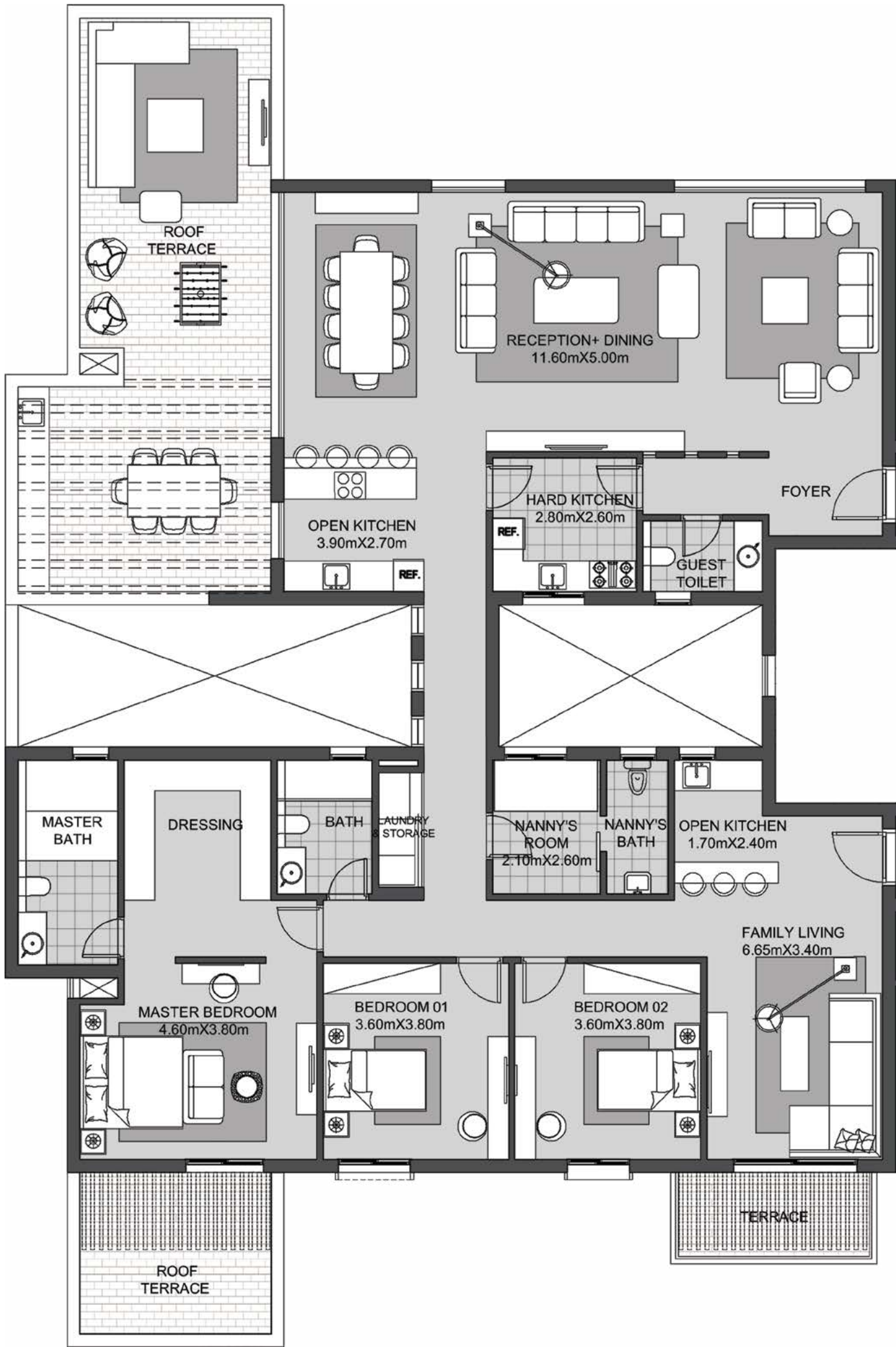
Fifth floor

2 Entrances	2 Bathrooms
Spacious Reception + Dining	1 Guest Toilet
Open Kitchen & enclosed Kitchen	Laundry
Family Living	Nanny Room + Bathroom
1 Masterbed	Open Roof Terraces
2 bedrooms	

SKY PENTHOUSE

TYPE 7

Total Gross Area
268 sqm



Fifth Floor

2 Entrances	2 Bathrooms
Spacious Reception + Dining	1 Guest Toilet
Open Kitchen & enclosed Kitchen	Laundry
Family Living + Kitchenette	Nanny Room + Bathroom
1 Masterbed	Open Roof Terraces
2 bedrooms	

FINISHING SPECIFICATIONS

FINISHING SPECIFICATIONS

1. Entry Foyer & Internal Corridors:

- Floors Local Porcelain
- Walls Paint
- Ceiling Paint

2. Living & Dining :

- Floors Local Porcelain
- Walls Paint
- Ceiling Paint

3. Terraces:

- Floors Local Porcelain
- Walls Paint
- Ceiling Paint

4. Kitchen:

- Floors High Quality Ceramic Tiles
- Walls Paint
- Ceiling Paint

5. Bedrooms:

- Floors HDF Laminate Floor
- Walls Paint
- Ceiling Paint

6. All Bathrooms:

- Floors High Quality Ceramic Tiles
- Walls Paint
- Ceiling Paint

7. SANITARY WARE:

- High Quality Sanitary Fixtures And Mixers

FINISHING SPECIFICATIONS

8. Kitchen Cabinets:

- Not Included

9. Nanny’s Room & Bathroom:

- Floors Local Ceramic Tiles
- Walls Paint
- Ceiling Paint

10. Aluminium & Glazing:

- Aluminum Works Powder Coated Aluminum Frames
- Glass Single Glazing

11. Air Conditioning Units:

- Not Included

12. Water Heaters:

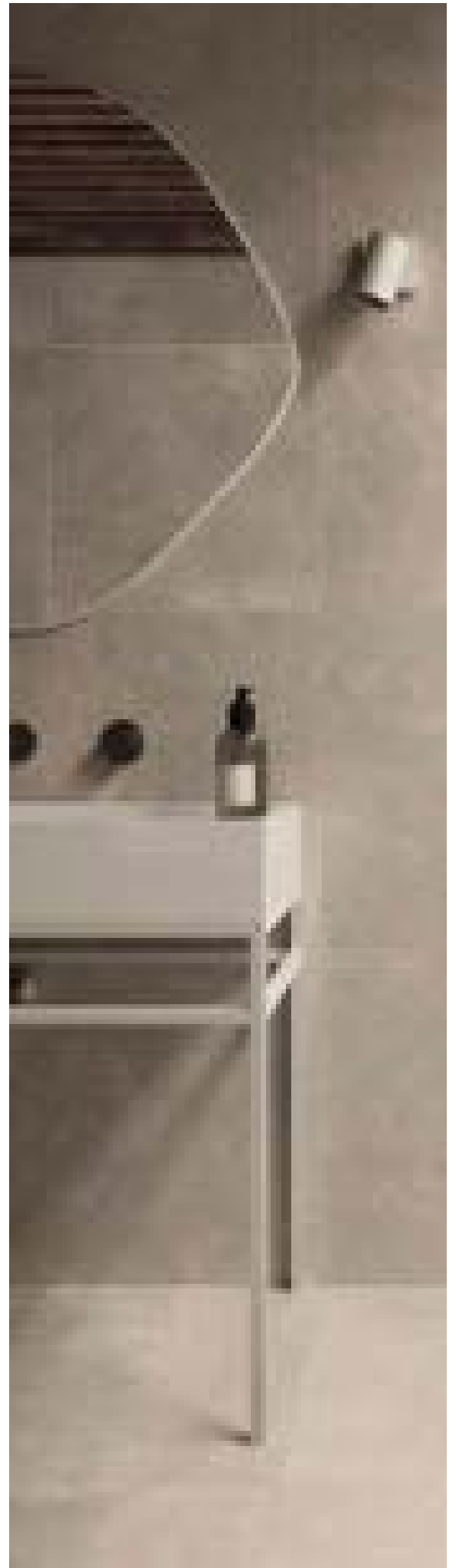
- Provisions Only

13. Appliances And Pantries (If Any):

- Provisions only

OAK RESIDENCES

INTERIOR INSPIRATION



Hazel

VILLAS

A NEW BEGINNING RISES FROM THE EAST

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A woman with long dark hair and a young girl with curly hair in buns are seen from behind, looking out a large window. The woman is wearing a light-colored short-sleeved top and trousers, while the girl is wearing a white dress with a ruffled back. They are holding hands. The window looks out onto a modern residential complex with multi-story buildings, balconies, and lush green landscaping including trees and lawns. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. A dark interior element, possibly a table leg, is visible on the far right.

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A THRIVING NEW DESTINATION

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10 Min

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To 90th street

AN URBAN MASTER DEVELOPMENT

Designed over an impressive 655 acres of landscaped gardens, innovative homes, efficient connections, and an abundance of amenities and services, SODIC East's master plan is designated to optimize the living experience for both the individual and the group.

- NEIGHBOURHOOD SERVICES
- FAMILY CLINICS
- MOBILITY HUB
- COMMUNITY MALL
- THE FINNISH BRITISH SCHOOL
- GREEN SPINE
- THE RAVINE
- SODIC SPORTS CLUB
- SOCIAL NODES
- MOSQUE
- RETAIL - F&B
- TOWN HALL
- FACILITY MANAGEMENT





A NEW SPORTS EXPERIENCE

Welcome to SODIC Sports Club, East Cairo's vibrant hub blending sports, social, and leisure in one exclusive setting. Spanning more than 40 acres, SODIC Sports Club is one of the largest clubs in East Cairo, featuring exceptional facilities designed for a thriving community.



A young girl with dark hair in pigtails, wearing a striped shirt and denim overalls, is smiling and raising her right hand high in the air. She is sitting at a wooden desk in a bright, modern classroom. In the background, other children are also raising their hands, and a teacher is visible, smiling. The classroom has large windows, potted plants, and educational posters on the wall.

DISTINGUISHED EDUCATION

SODIC is bringing you one of the leading international Finnish schools. With over 20 years of experience implementing the Finnish national core and IB MYP curriculum, the Finnish British School is offering world-class education while being minutes away from your home.

An aerial photograph of a modern residential development. The scene is dominated by numerous white, multi-story buildings with flat roofs and large windows, arranged in a grid-like pattern. The buildings are interspersed with lush green lawns, palm trees, and other tropical vegetation. Several small swimming pools are visible within the development. A winding road or path cuts through the center of the area. The overall atmosphere is one of a well-planned, green community.

Every Moment An Inspiration

Perfectly located on SODIC East's Green Spine, Hazel welcomes you to a world where lush green landscapes and boundless skies greet you every day. Here, the beauty of the outdoors meets the tranquility of the indoors, through an elegant collection of family houses, stand-alone villas, townhouses and multi-family residences. Experience a lifestyle where every moment is an inspiration at Hazel.

Disclaimer: All rendering and other visual materials, designs, facades are for illustrative purposes only.



Verdant Horizons All Around

Experience the exclusivity of living amidst exquisite parks and spacious garden nodes. At Hazel Villas, verdant horizons bring you closer to the natural world. An impressive experience, greeting you day by day.

- Green Spine spanning 55 meters wide.
- Open areas ranging from 45 to 120 meters wide.

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Nature's Serenity and Scenic Journeys

The outdoors at Hazel are designed exclusively for your peace of mind. As you stroll along elegantly crafted pathways, you can feel the energy of nature and embark on an exhilarating journey whether on foot or by bike.



Hazel

VILLAS

A Private Haven

Hazel offers a collection of fully finished single family homes with their private, dedicated gate. Crafted for your comfort, each home boasts spacious family rooms, practical laundry spaces, exclusive penthouses and roof decks.

Choose from:

- **Stand-alone villas** featuring distinct living spaces to meet your family's needs.
- **Family Houses** designed to accommodate up to 4 families.
- **Town Houses** promising a perfect blend of community and privacy.



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Floorplans

V1

Front View



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VI
Total Area 392 m²

Ground Floor Area	180m ²
First Floor Area	178m ²
Penthouse Floor Area	34m ²
Total Area	392m ²
Roof Terrace Area	140m ²



Ground Floor



First Floor



Penthouse

V1

Back View



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V2
Front View



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V2

Total Area 326 m²

Ground Floor Area	148m ²
First Floor Area	145m ²
Penthouse Floor Area	33m ²
Total Area	326m ²
Roof Terrace Area	103m ²



Ground Floor



First Floor



Penthouse

V2
Back View



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V3

Front View



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V3

Back View



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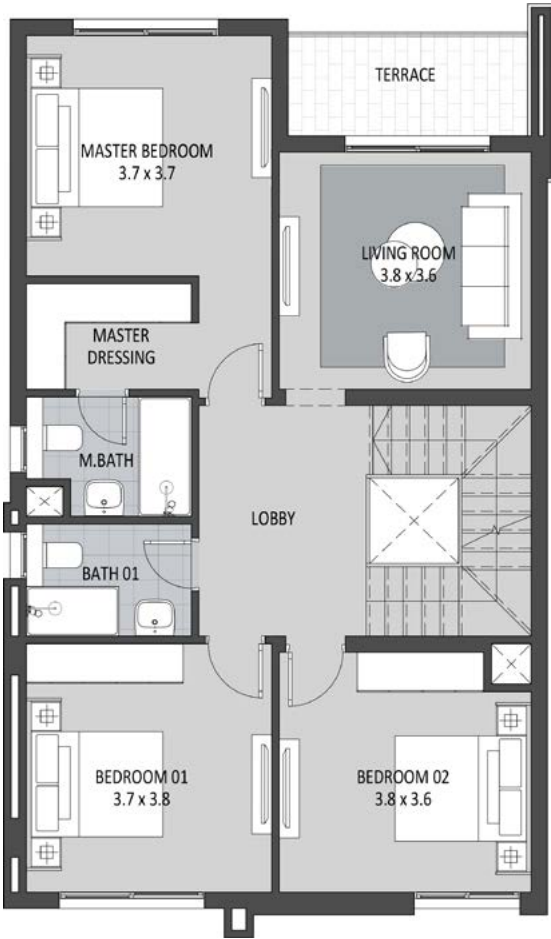
V3

Total Area 237 m²

Ground Floor Area	106m ²
First Floor Area	108m ²
Penthouse Floor Area	23m ²
Total Area	237m ²
Roof Terrace Area	79m ²



Ground Floor



First Floor



Penthouse

Town House
Front View

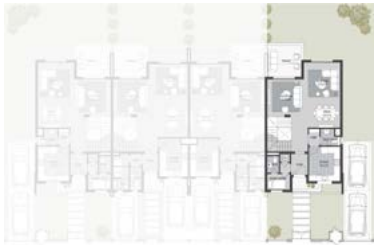


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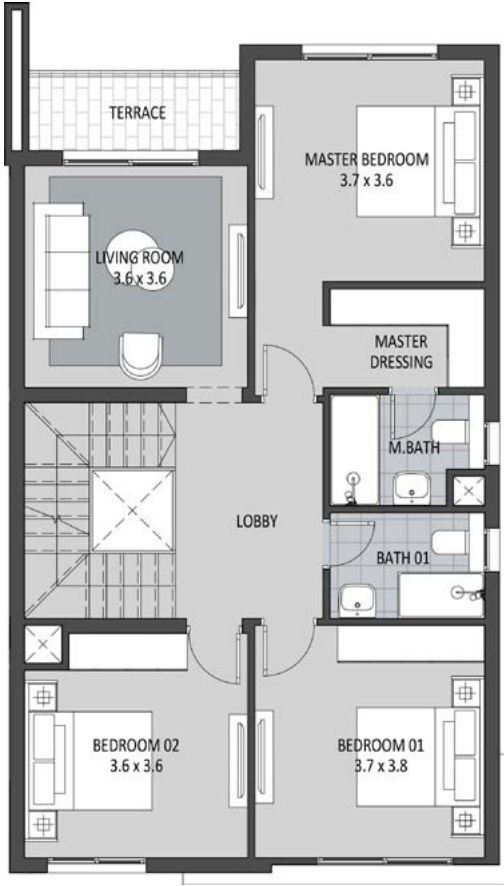
TOWN HOUSE UNIT A

Total Area 221 m²

Ground Floor Area	101m ²
First Floor Area	97m ²
Penthouse Floor Area	23m ²
Total Area	221m ²
Roof Terrace Area	74m ²



Ground Floor



First Floor



Penthouse

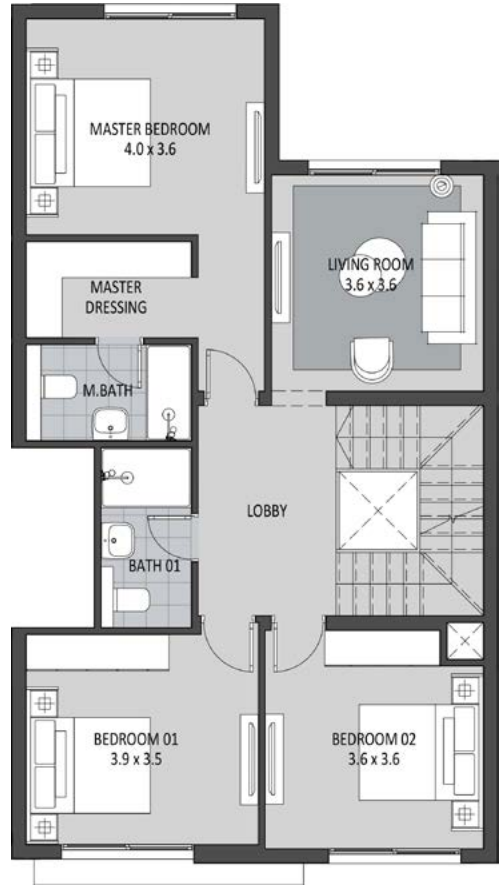
TOWN HOUSE UNIT B

Total Area 219 m²

Ground Floor Area	95m ²
First Floor Area	98m ²
Penthouse Floor Area	26m ²
Total Area	219m ²
Roof Terrace Area	72m ²



Ground Floor



First Floor



Penthouse

Town House

Back View

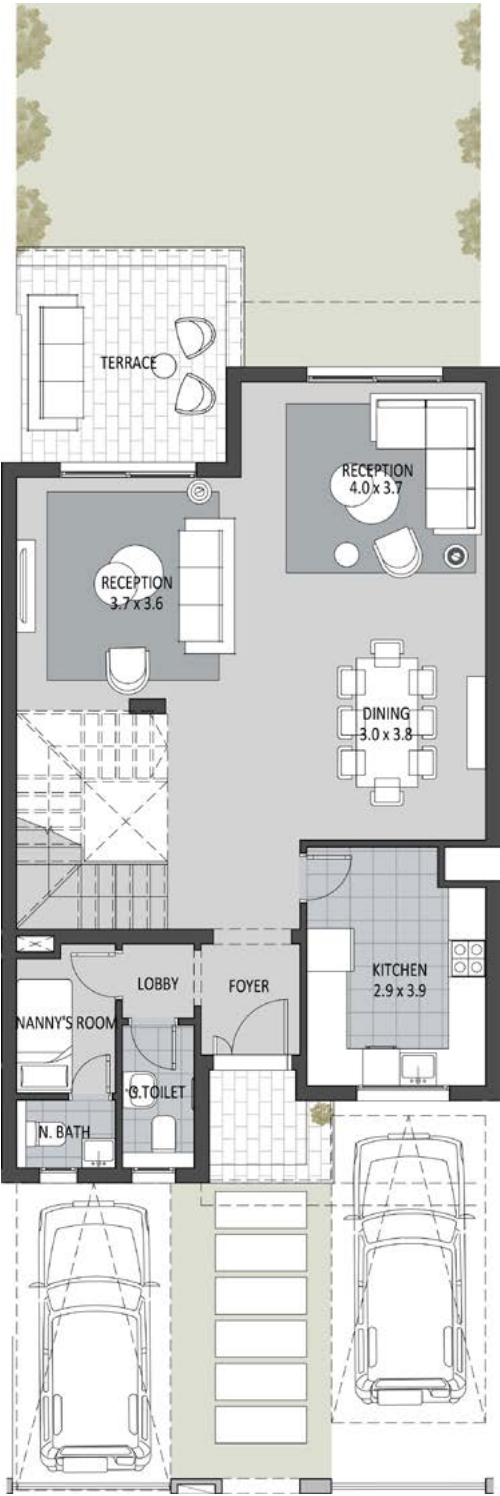


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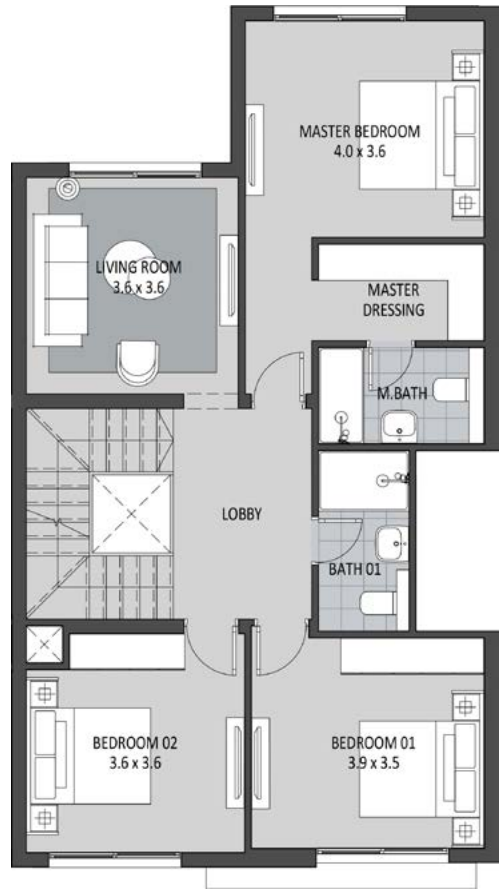
TOWN HOUSE UNIT C

Total Area 219 m²

Ground Floor Area	95m ²
First Floor Area	98m ²
Penthouse Floor Area	26m ²
Total Area	219m ²
Roof Terrace Area	72m ²



Ground Floor



First Floor



Penthouse

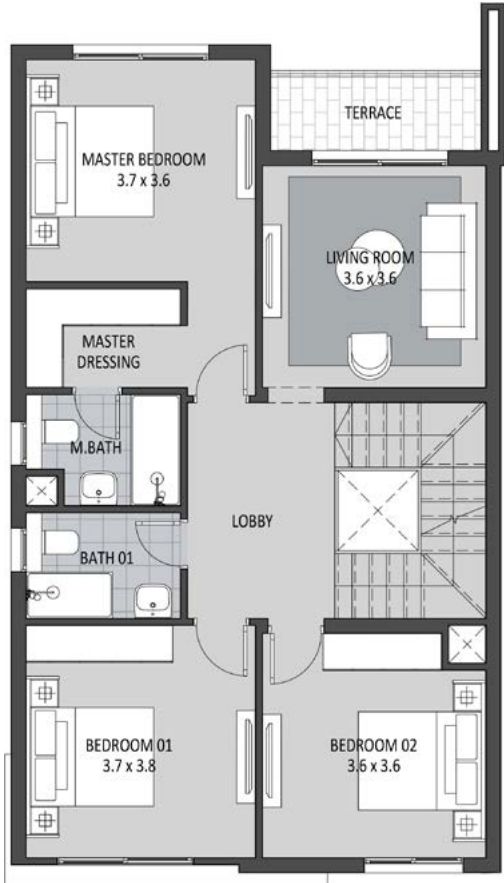
TOWN HOUSE UNIT D

Total Area 221 m²

Ground Floor Area	101m ²
First Floor Area	97m ²
Penthouse Floor Area	23m ²
Total Area	221m ²
Roof Terrace Area	74m ²



Ground Floor



First Floor



Penthouse

Family House

Front View

The Essence of Family Life

Hazel's Family Houses offer a close-knit community experience. Each house has four units that can accommodate up to 4 families. **All units are designed to feature:**

- A grand private entrance.
- An expansive master bedroom.
- An elevator to the penthouse floor.
- Exclusive private car parking.

The ground units stand out with spacious gardens, while the upper units have a lavish penthouse that can be accessed from within.



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FAMILY HOUSE UNIT A1

Total Area 183 m²

Total Gross Area

183m²



Ground Floor

FAMILY HOUSE UNIT A2

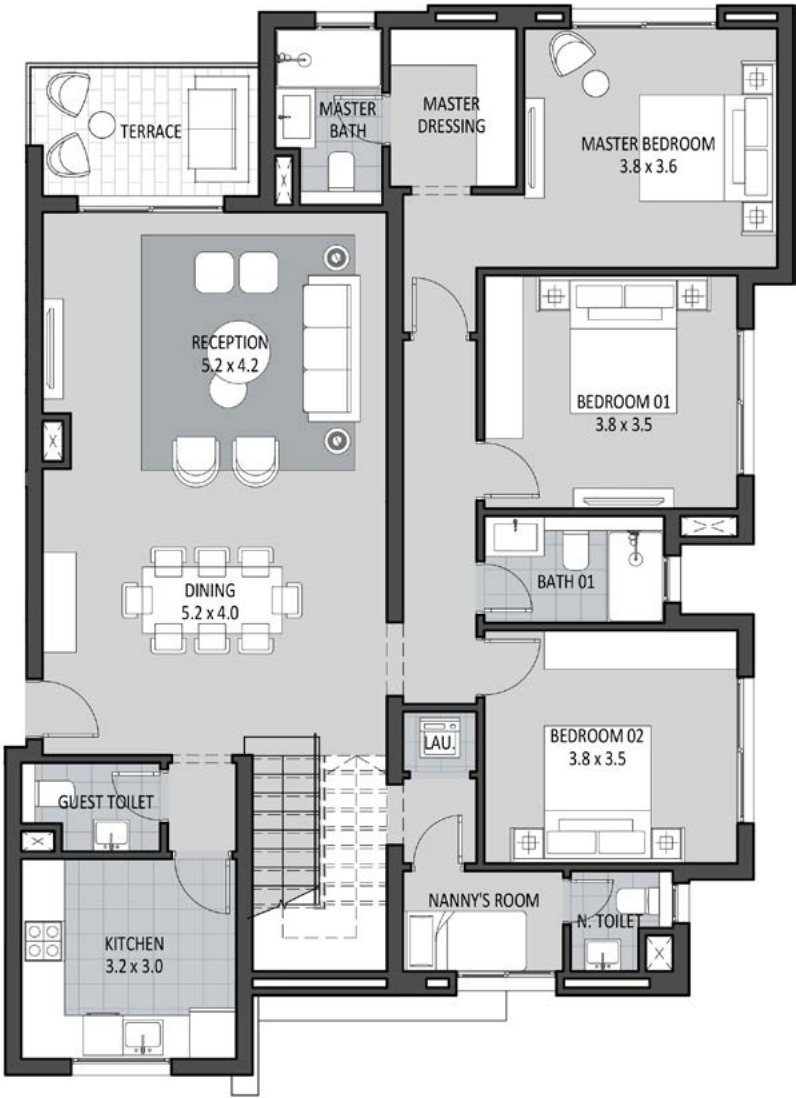
Total Area 223 m²

Total Gross Area

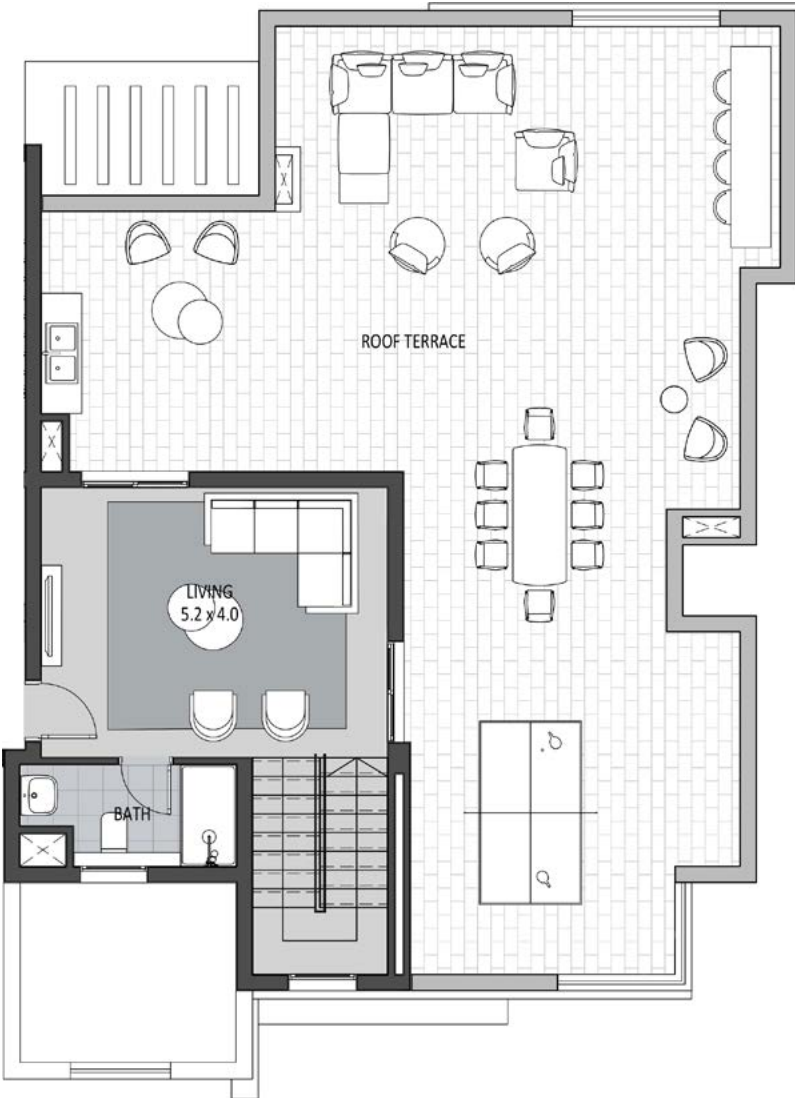
223m²

Roof Terrace Area

104m²



First Floor



Penthouse

Family House

Back View



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FAMILY HOUSE UNIT BI

Total Area 183 m²

Total Gross Area

183m²



Ground Floor

FAMILY HOUSE UNIT B2

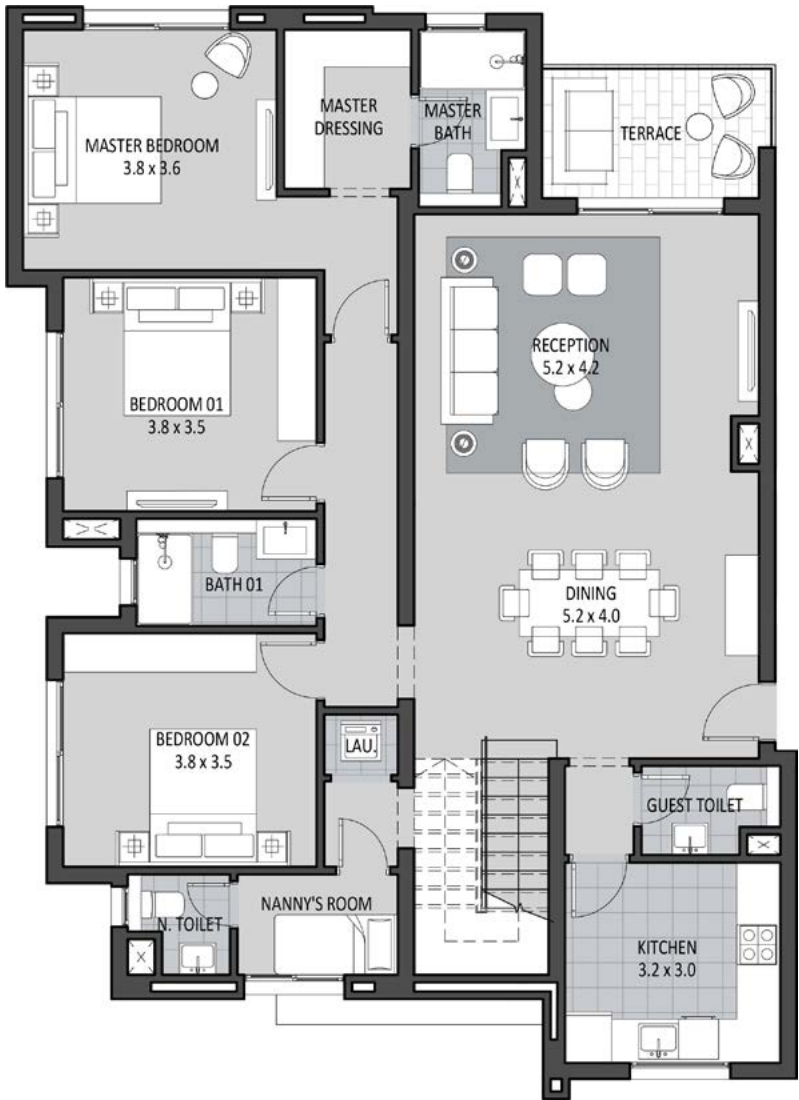
Total Area 223 m²

Total Gross Area

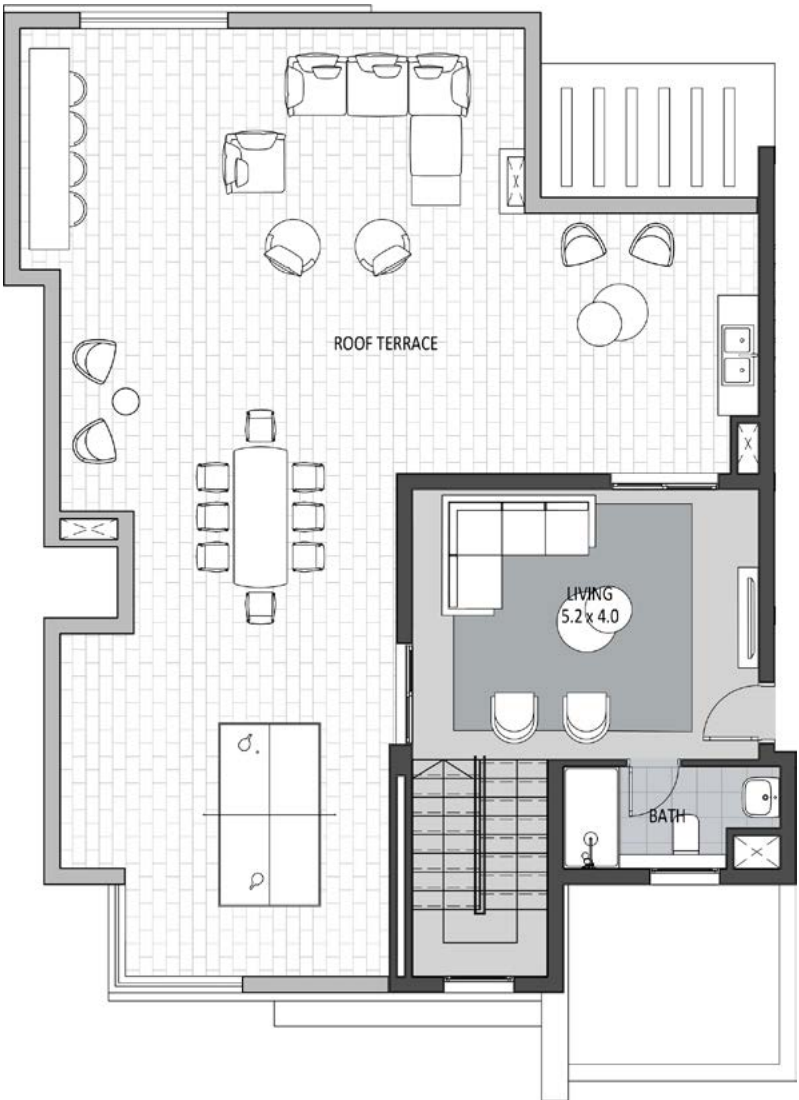
223m²

Roof Terrace Area

104m²



First Floor



Penthouse



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FINISHING SPECIFICATIONS

1. Entry Foyer & Internal Corridors:

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

2. Reception & Dining:

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

3. Terraces:

- Floors High Quality Porcelain

4. Kitchen:

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

5. Bedrooms & living:

- Floors HDF Laminate Floor
- Walls Paint
- Ceiling Paint

6. Bathrooms:

- Floors High Quality Porcelain
- Walls High Quality Porcelain & Paint
- Ceiling Paint

7. Guest Toilet:

- Floors Local Marble
- Walls Local Marble / Paint
- Ceiling Paint

8. Sanitary Ware:

- High Quality Sanitary Fixtures And Mixers

9. Kitchen Cabinets:

- Not Included

10. Staircase:

- Floors Local Marble
- Walls Paint
- Ceiling Paint

11. Nanny’s Room & Bathroom:

- Floors Local Ceramic Tiles
- Walls Paint / Ceramic
- Ceiling Paint

12. Aluminium & Glazing:

- Aluminum Works Powder Coated Aluminum Frames
- Glass Single Glazing

13. Air Conditioning Units:

- Not Included

14. Water Heaters:

- Provisions Only

15. Roof Terrace:

- Floors High Quality Ceramic Tiles

16. Upper Roof:

- Floors Cement Tiles

MEADOWS

LIFE BEGINS HERE AT SODIC EAST

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MEADOWS

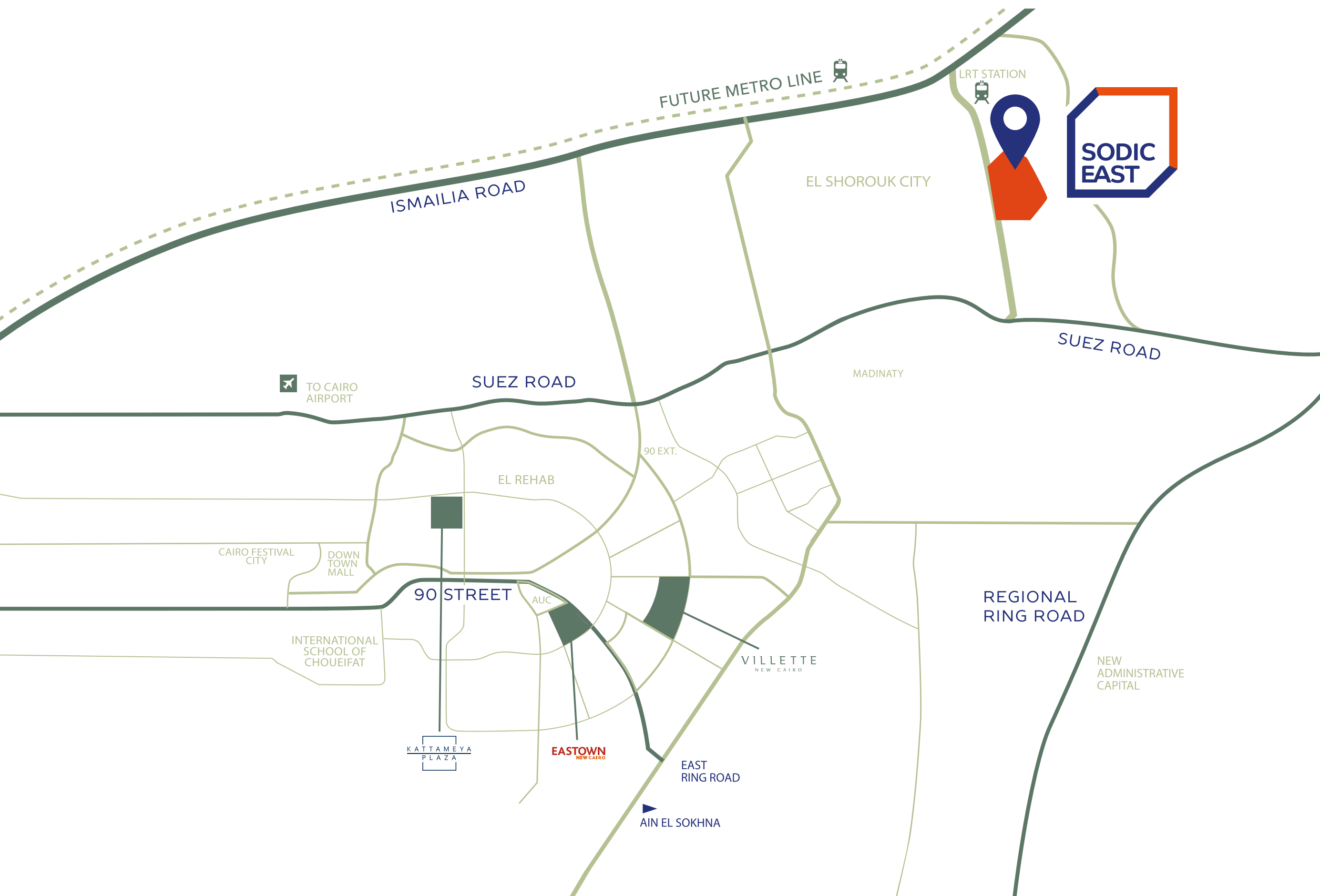


A LIVELY COMMUNITY CURATED FOR YOU

Designed to fit your vibrant lifestyle, SODIC East is where lush landscapes and outdoor recreation provide the ultimate suburban experience from one generation to the next.

MEADOWS





A THRIVING ADDRESS NEW DESTINATION

Strategically located between two of Cairo's main roads, Suez Road and Ismailia Road; SODIC East is directly adjacent to Al Shorouk City, and in close proximity to the New Administrative Capital, as well as being easily connected to Downtown Cairo and just a few minutes' drive from Cairo's new Regional Ring Road.

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30 min

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MEADOWS

AN URBAN MASTER DEVELOPMENT

Designed over an impressive 655 acres of landscaped gardens, innovative homes, efficient connections, and an abundance of amenities and services, SODIC East's master plan is designated to optimize the living experience for both the individual and the group.

- NEIGHBORHOOD SERVICES
- FAMILY CLINICS
- TRANSPORTATION HUB
- COMMUNITY MALL
- INTERNATIONAL SCHOOL
- GREEN SPINE
- THE RAVINE
- SODIC SPORTS CLUB
- SOCIAL NODES
- MOSQUE
- COMMERCIAL DISTRICT
- TOWN HALL
- FACILITY MANAGEMENT

MEADOWS





MEADOWS



SODIC SPORTS CLUB

Welcome to SODIC Sports Club, East Cairo's vibrant hub blending sports, social, and leisure in one exclusive setting. Spanning more than 40 acres, SODIC Sports Club is one of the largest clubs in East Cairo, featuring exceptional facilities designed for a thriving community.



MEADOWS

DISTINGUISHED EDUCATION

SODIC East is set to be home to an esteemed international school. Residents can bask in the comfort that their children are close and safe. Walking or cycling to school will become a way of life.



MEADOWS

HOMES DESIGNED FOR YOU

Wake up in Meadow's single-family homes, the first in SODIC East to offer newly elevated homes with smarter spaces and breathtaking landscapes. Whether it's your fully-finished standalone villa, town house, or family home, each is distinguished by unparalleled privacy and open views of the Green Spine reaching up to 50 meters wide.

Choose from

- **Stand-alone villas** featuring distinct living spaces to meet your family's needs.
- **Single-family homes** designed to accommodate your whole family.
- **Townhouses** promising the perfect blend of community and privacy.

MEADOWS





MEADOWS

A SOCIAL HOUSE AT THE HEART OF MEADOWS

An exclusive social house in Meadows that offers a distinguished space designed for its close-knit community. Here, residents relax, connect and recharge close to home, while enjoying a blend of indoor and outdoor experiences. From a TV lounge and coffee corner to business pods, a gym and outdoor fitness arena, as well as a restobar and a shaded seating area that flows seamlessly into the landscape. Step into The Social House - the perfect place to unwind, socialize, and enjoy everyday life with family and friends.



MEADOWS



SMART HOMES FOR EVERYDAY EASE

Every home is thoughtfully designed for smarter, safer living. From smart key access to remote entry control through an intercom system – at Meadows, convenience is built into every detail. With smart lighting, curtain control, and safety sensors for water and gas leak detection, as well as provision for CCTV cameras, your home is always connected and secure.

MEADOWS

FLOOR PLANS

MEADOWS



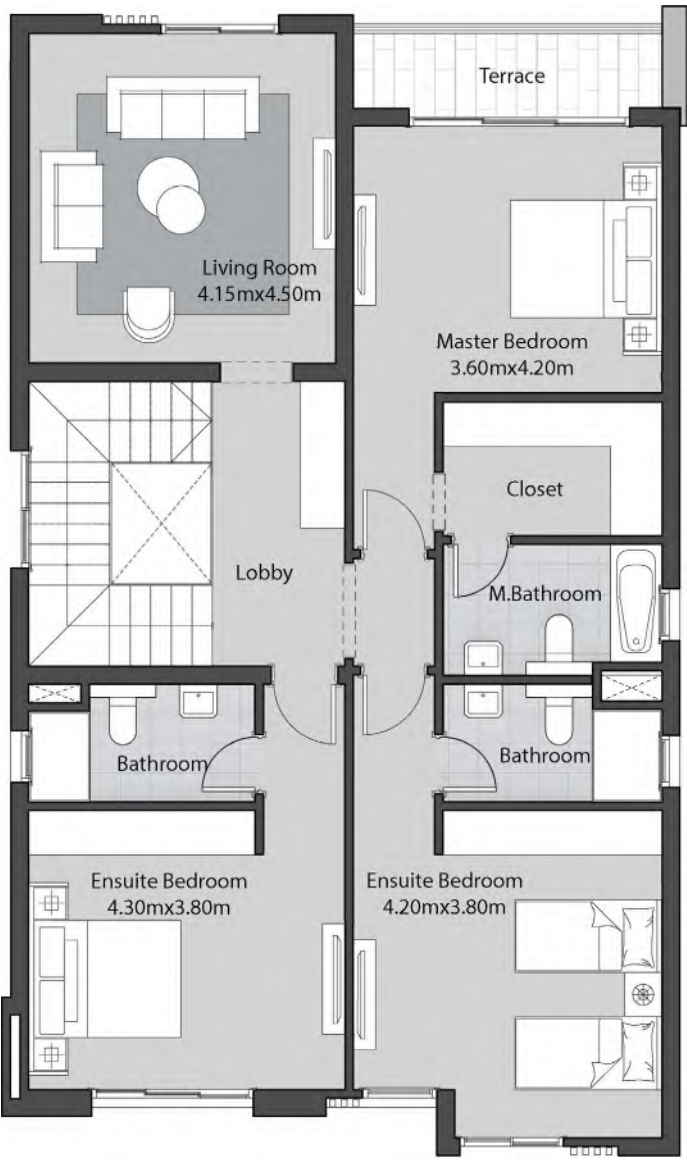
VA

Total Area 300 m²

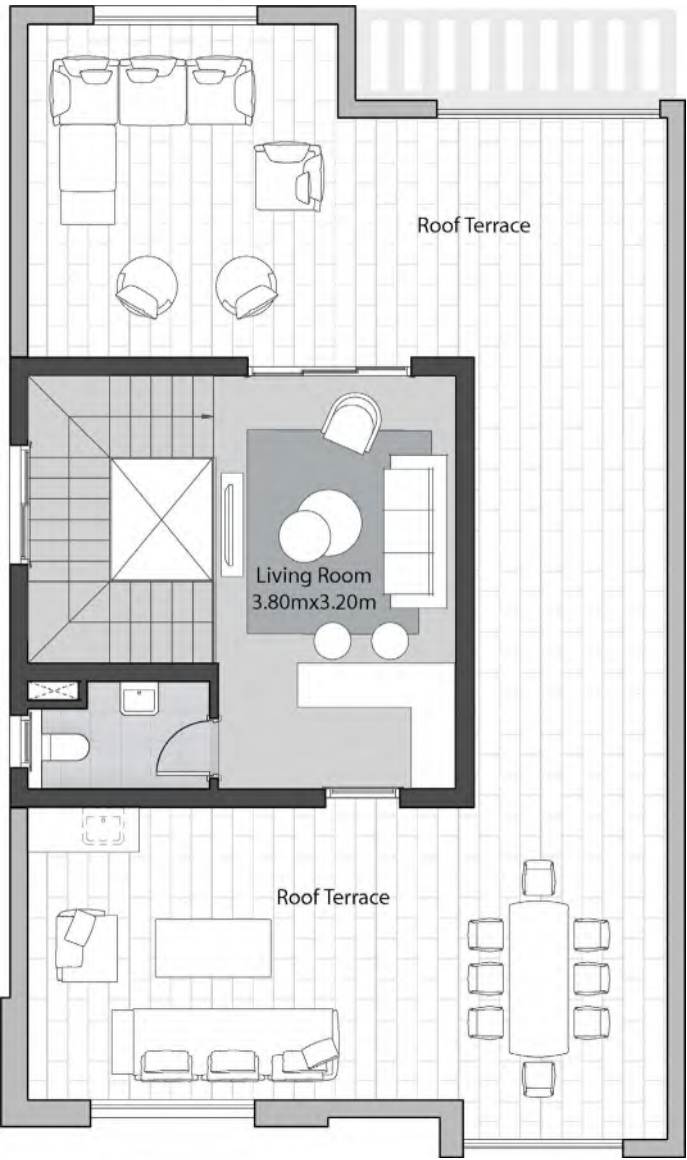
Ground Floor Area	138m ²
First Floor Area	133m ²
Penthouse Floor Area	29m ²
Total Area	300m ²
Roof Terrace Area	97m ²



Ground Floor



First Floor



Penthouse

MEADOWS





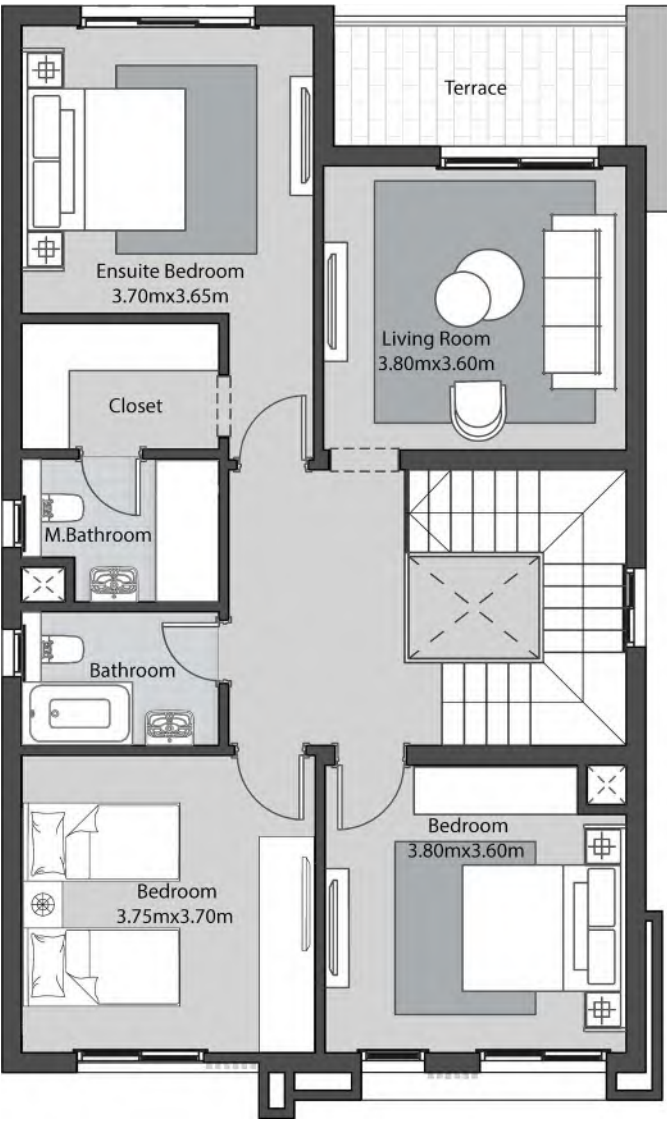
VB

Total Area 232 m²

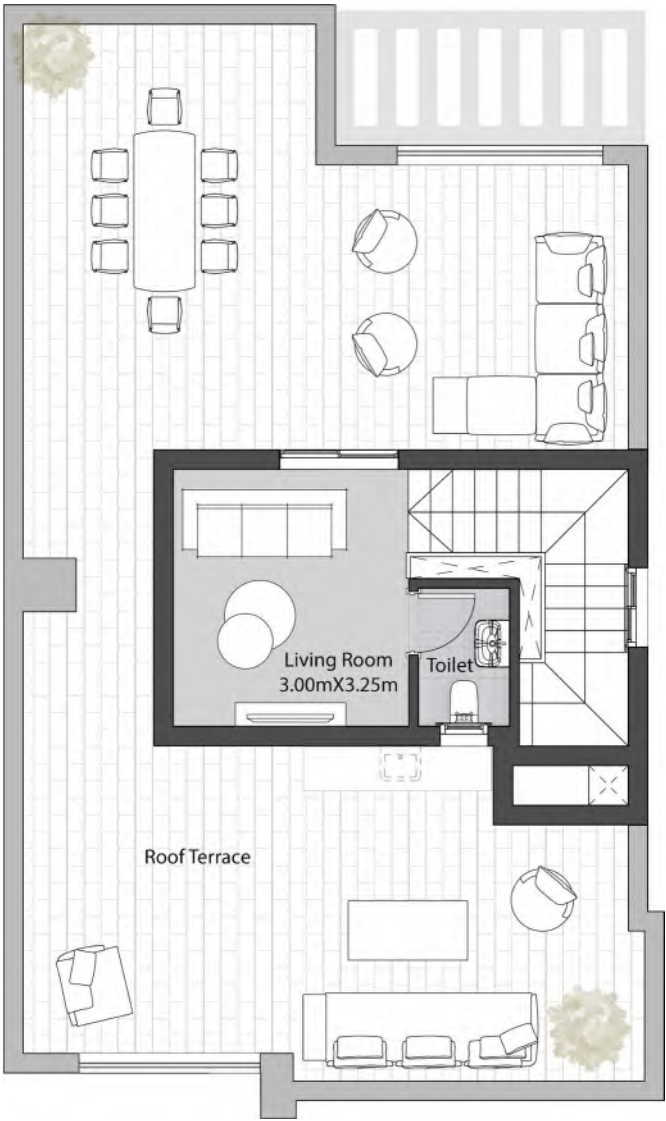
Ground Floor Area	108m²
First Floor Area	104m²
Penthouse Floor Area	20m²
Total Area	232m²
Roof Terrace Area	79m²



Ground Floor



First Floor



Penthouse





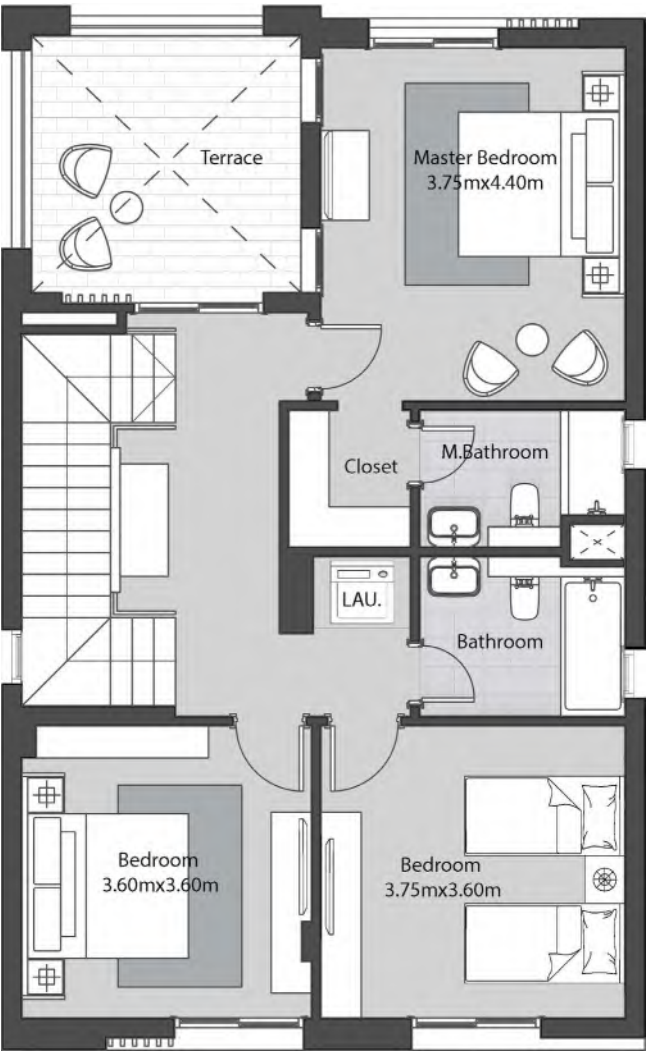
VC

Total Area 208 m²

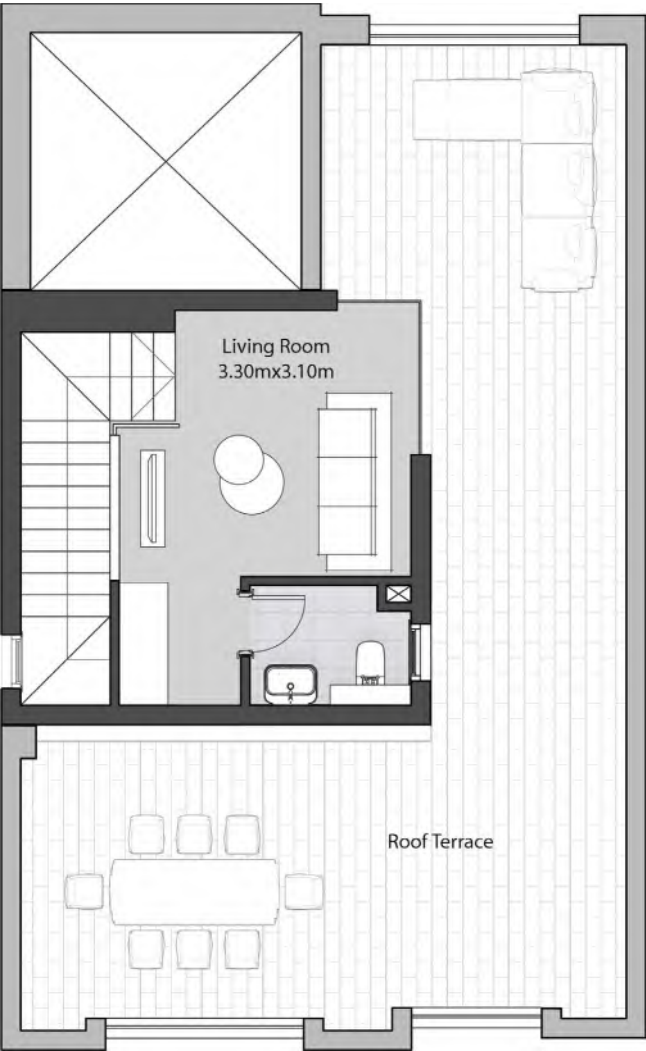
Ground Floor Area	95m²
First Floor Area	90m²
Penthouse Floor Area	23m²
Total Area	208m²
Roof Terrace Area	60m²



Ground Floor



First Floor



Penthouse



TOWN HOUSE, FRONT



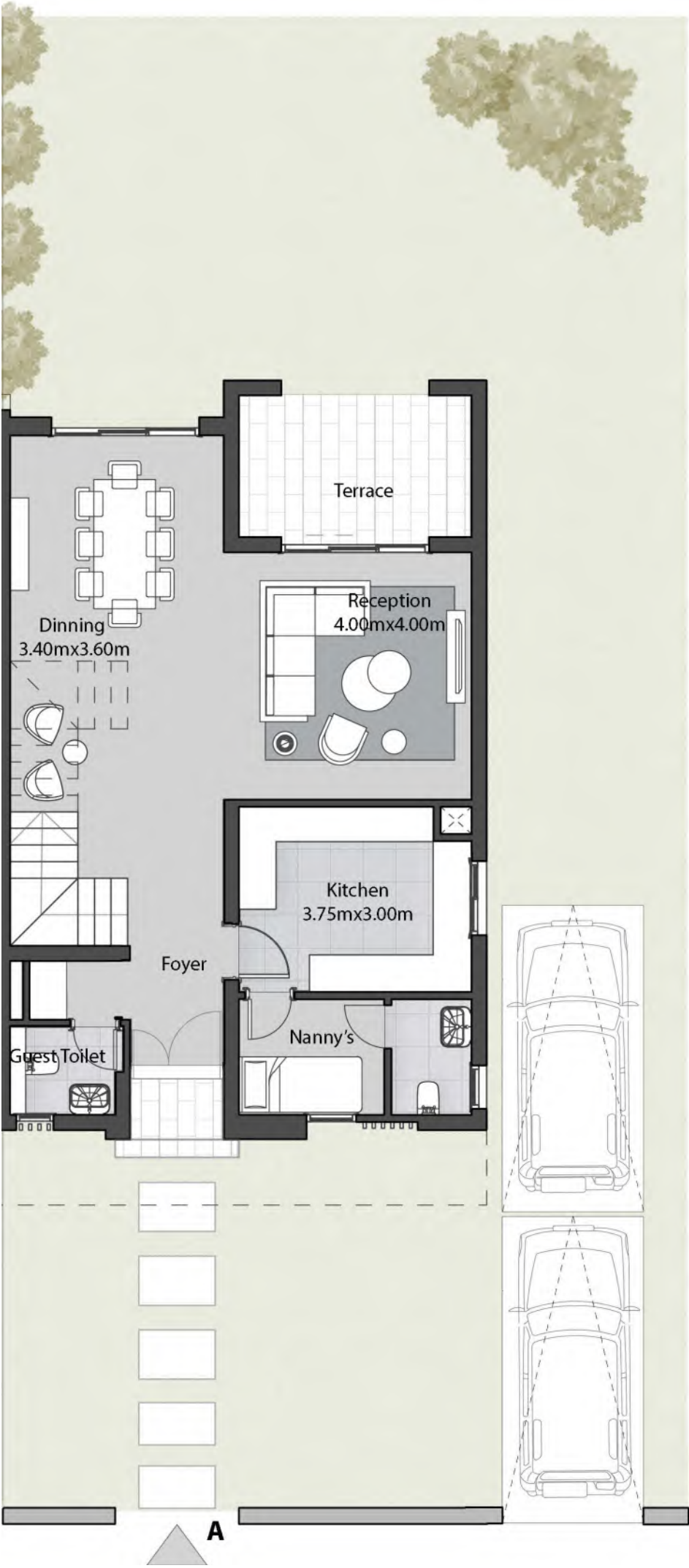
DISCLAIMER ALL RENDERING AND OTHER VISUAL MATERIALS, DESIGNS, FACADES ARE FOR ILLUSTRATIVE PURPOSES ONLY

TOWN HOUSE UNIT A

Total Area 208 m²

Ground Floor Area	95m ²
First Floor Area	90m ²
Penthouse Floor Area	23m ²
Total Area	208m ²
Roof Terrace Area	63m ²

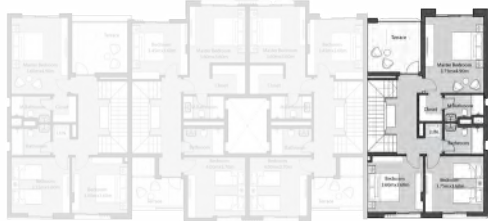
MEADOWS



Ground Floor



First Floor



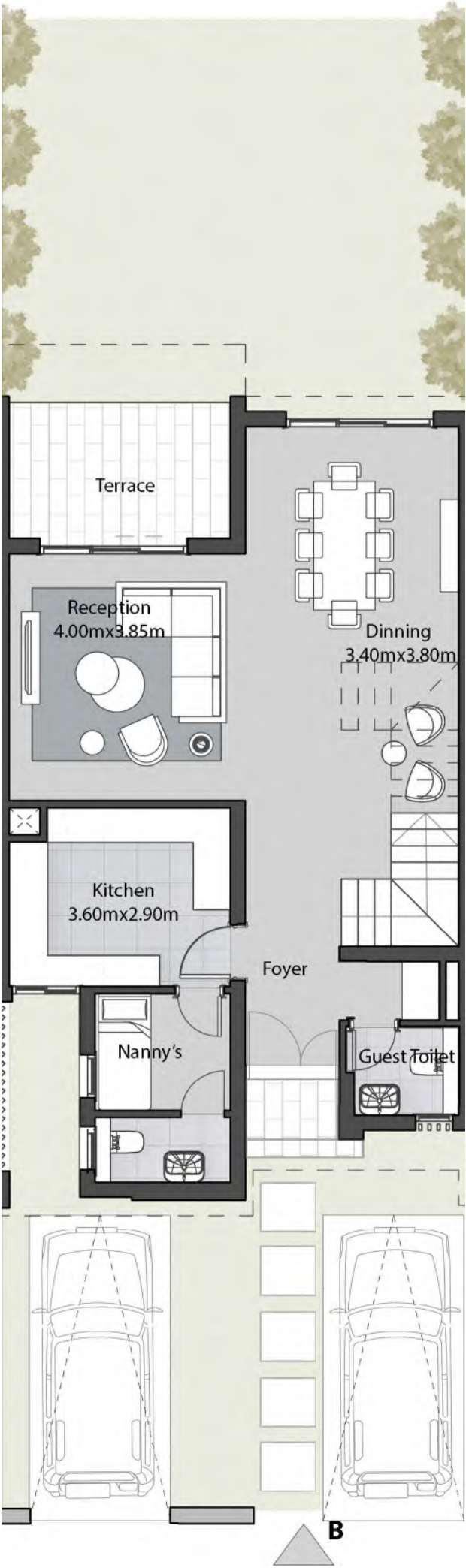
Penthouse



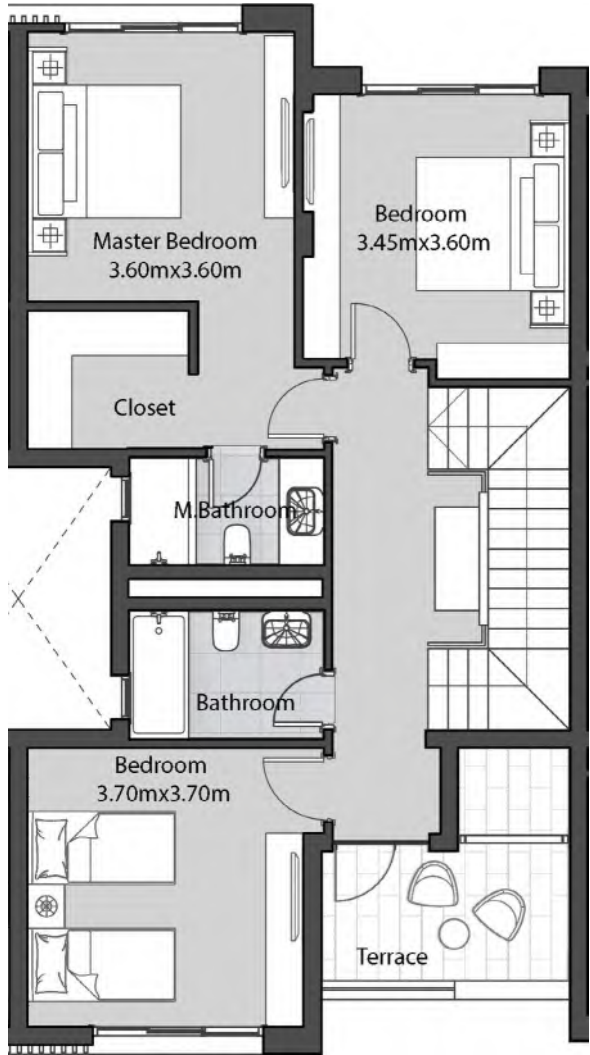
TOWN HOUSE UNIT B

Total Area 201 m²

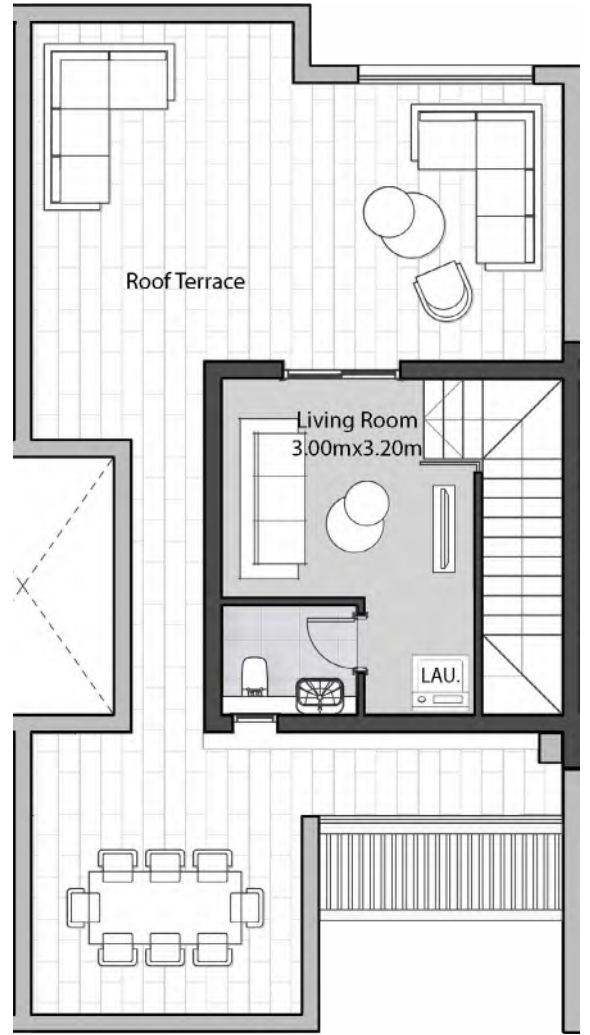
Ground Floor Area	93m ²
First Floor Area	88m ²
Penthouse Floor Area	20m ²
Total Area	201m ²
Roof Terrace Area	63m ²



Ground Floor



First Floor



Penthouse

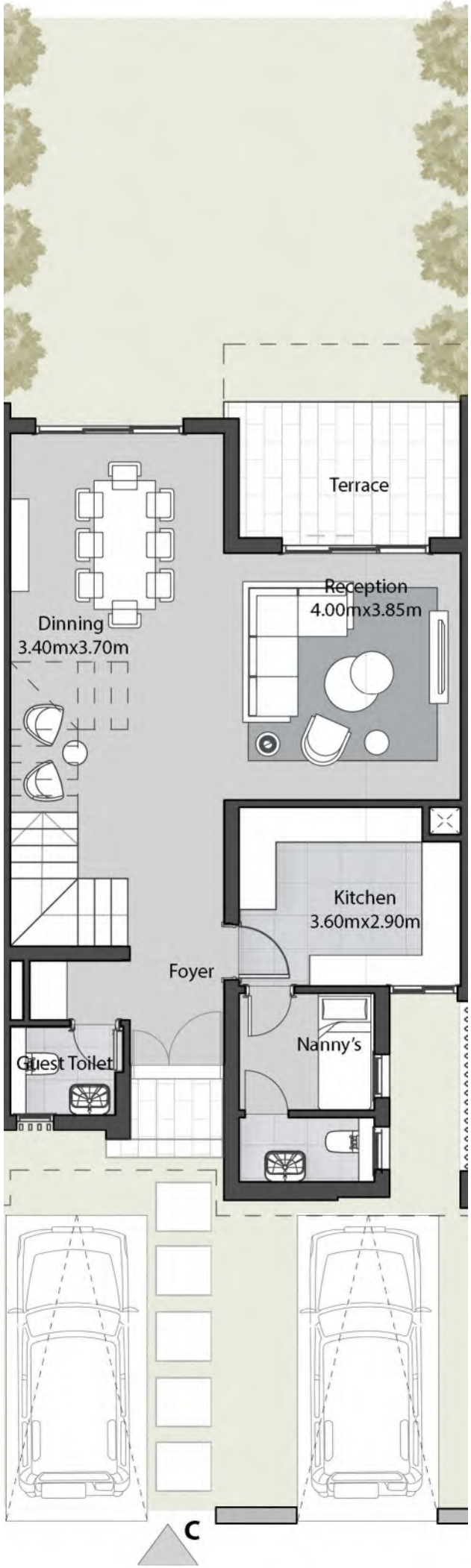
MEADOWS

TOWN HOUSE UNIT C

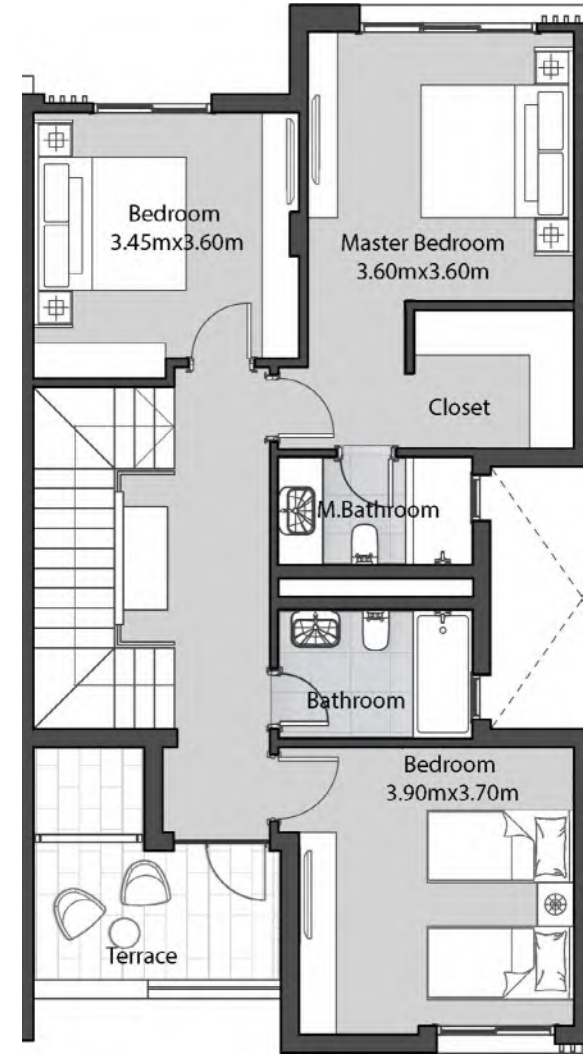
Total Area 201 m²

Ground Floor Area	93m ²
First Floor Area	88m ²
Penthouse Floor Area	20m ²
Total Area	201m ²
Roof Terrace Area	63m ²

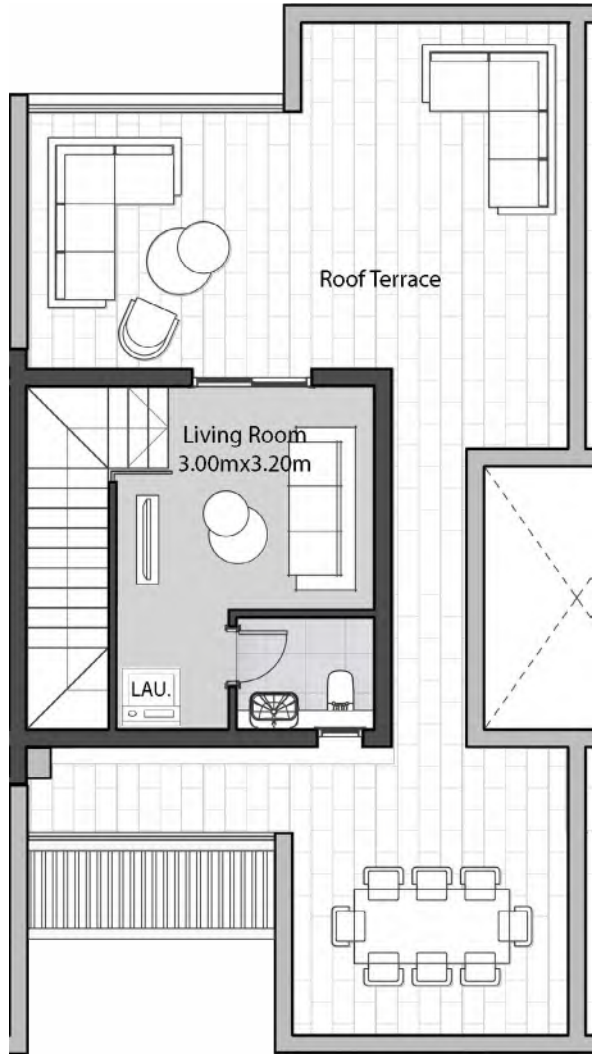
MEADOWS



Ground Floor



First Floor



Penthouse

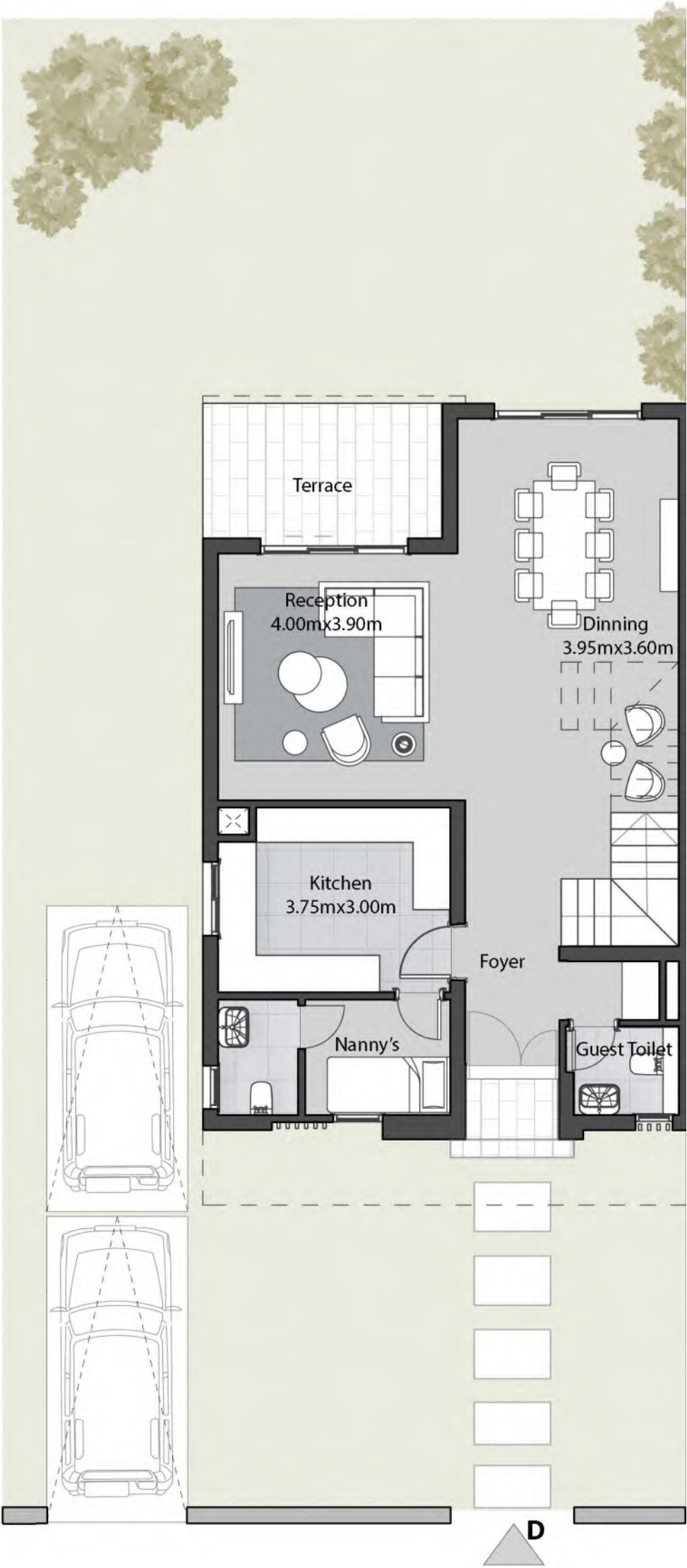


TOWN HOUSE UNIT D

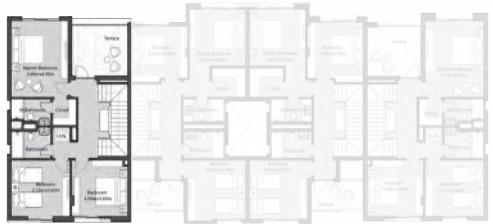
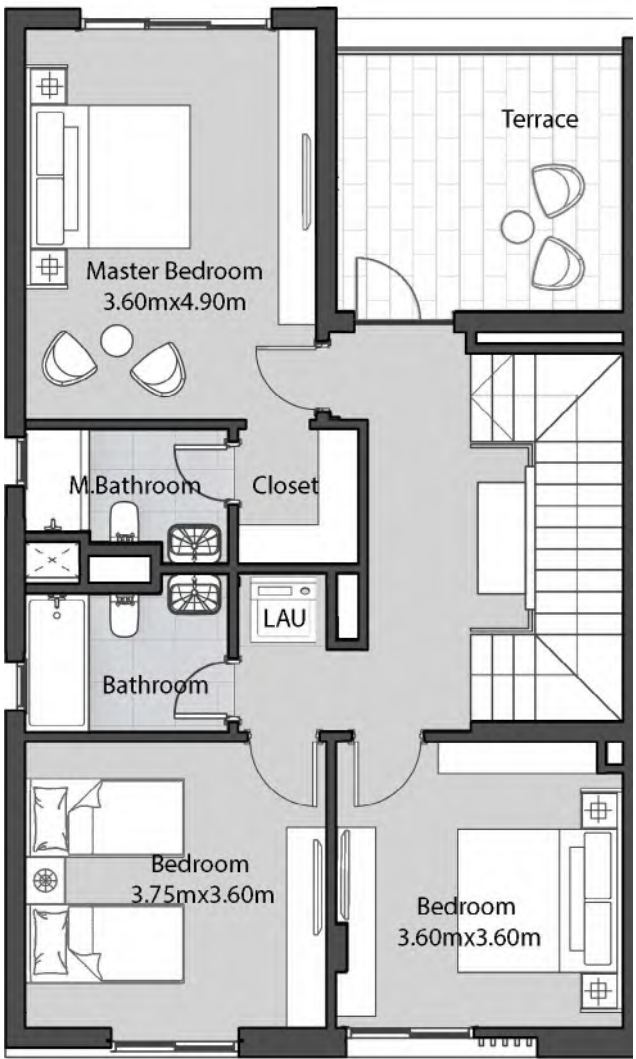
Total Area 208 m²

Ground Floor Area	95m ²
First Floor Area	90m ²
Penthouse Floor Area	23m ²
Total Area	208m ²
Roof Terrace Area	63m ²

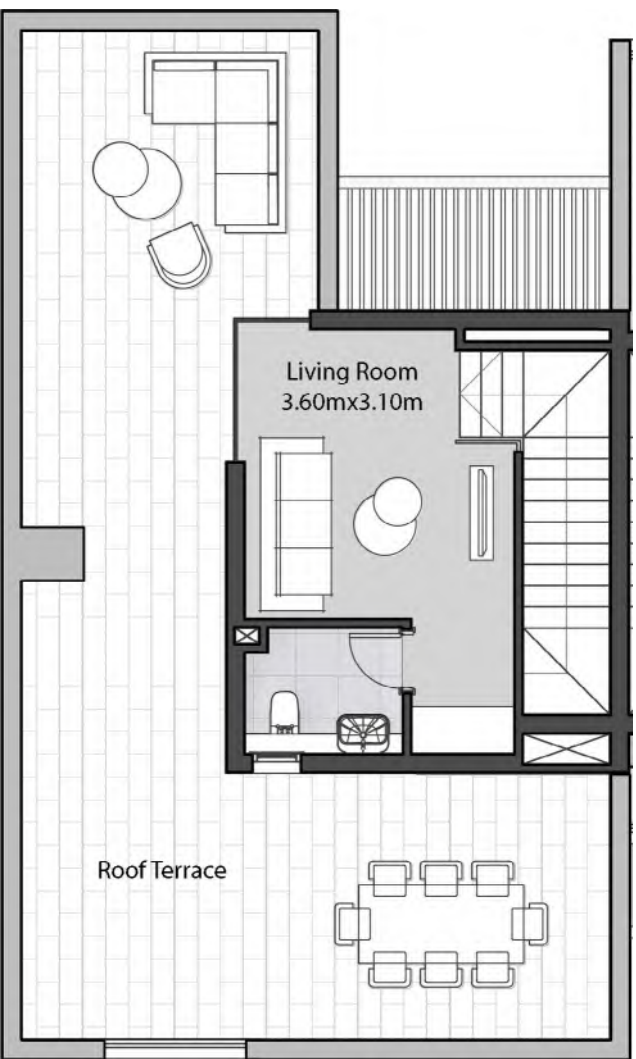
MEADOWS



Ground Floor



First Floor



Penthouse

TOWN HOUSE, BACK



FAMILY HOUSE, FRONT



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FAMILY HOUSE UNIT A1

Total Gross Area

183m²

MEADOWS



Ground Floor

FAMILY HOUSE UNIT A2

Total Gross Area

223m²

Roof Terrace Area

107m²



First Floor



Penthouse

MEADOWS

FAMILY HOUSE
UNIT B1

Total Gross Area

183m²

MEADOWS



Ground Floor

FAMILY HOUSE
UNIT B2

Total Gross Area	223m ²
Roof Terrace Area	107m ²



First Floor



Penthouse

FAMILY HOUSE, BACK



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INTERIOR FINISHING SPECS

1. Reception & Dining Area

- High Quality Porcelain

2. Guest Toilet / Bathrooms

- High Quality Porcelain

3. Staircase (If exists)

- High Quality Local Marble

4. Bedrooms

- HDF

5. Nanny’s Room & Bathroom

- High Quality Ceramic

6. Penthouse (If exists)

- High Quality Porcelain

7. Roof Terrace

- High Quality Ceramic

8. Corridors

- High Quality Porcelain

9. Terraces

- High Quality Porcelain

Exclusions

- AC Units & Heaters (Provisions Only)
- Kitchens Cabinets - Dressing / Closets

SMART FEATURES

Villa Types VA, VB

- Smart lock/ Intercom control screen panel for entrance door.
- Lighting and curtains control for reception area.
- Motion sensors for auto lighting in guest toilet, lobby & stairs.
- Gas and water leakage detector.
- Sensors for security control on the ground floor.

Unit Types VC, TH, FH

- Smart lock control for the entrance door.
- Lighting and curtains control for reception area.
- Gas and water leakage detector.
- Sensors for security control on the ground floor.



NEW HELIOPOLIS