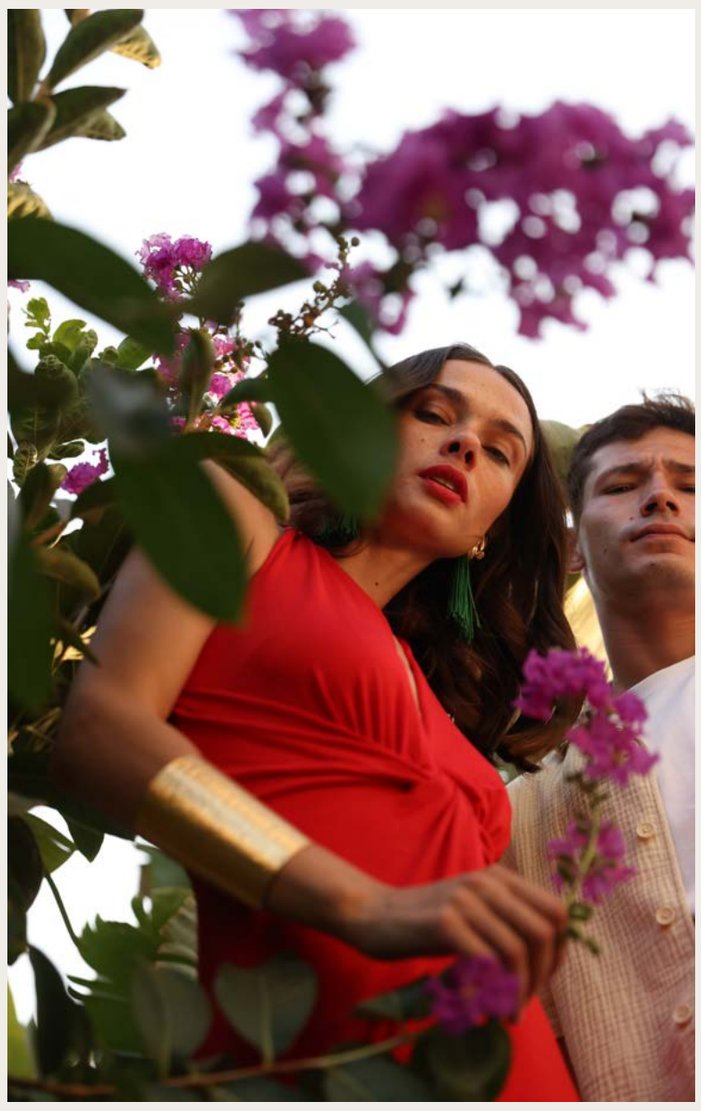
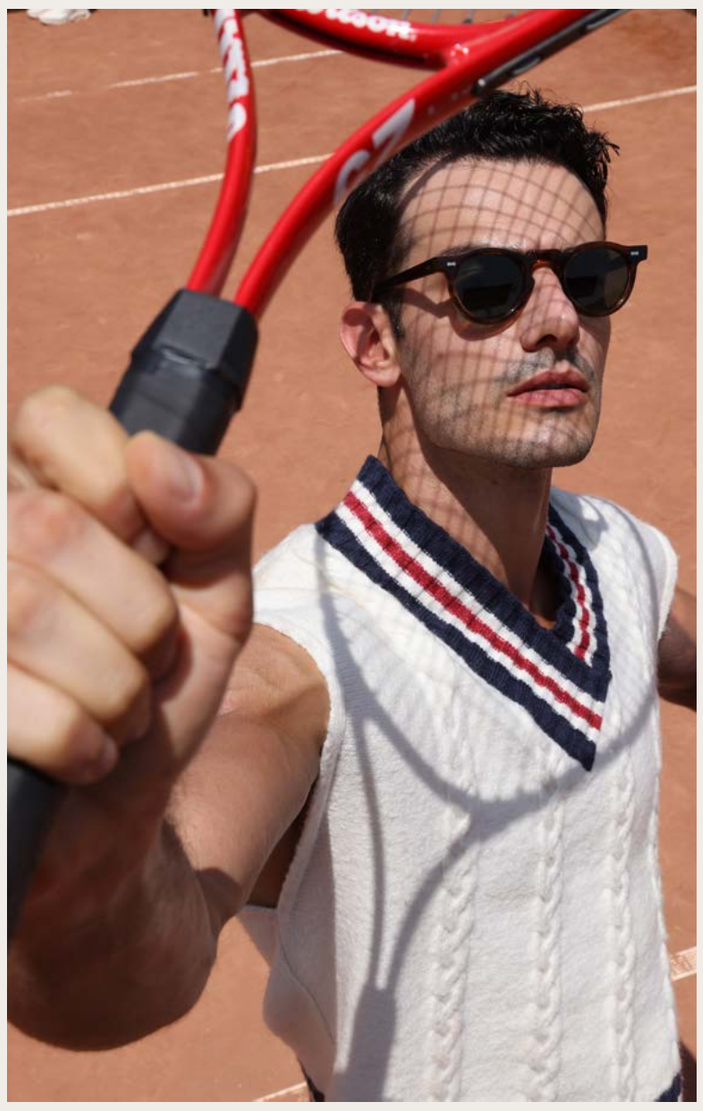
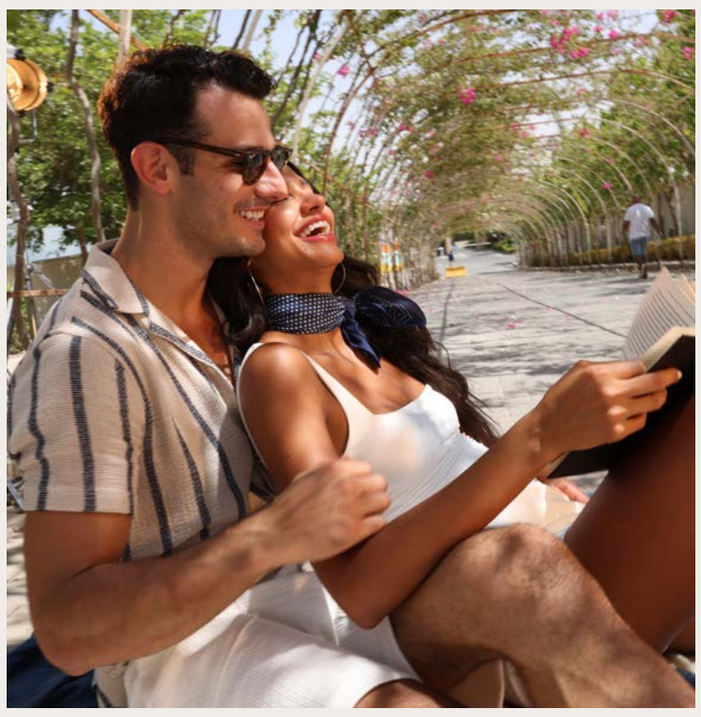






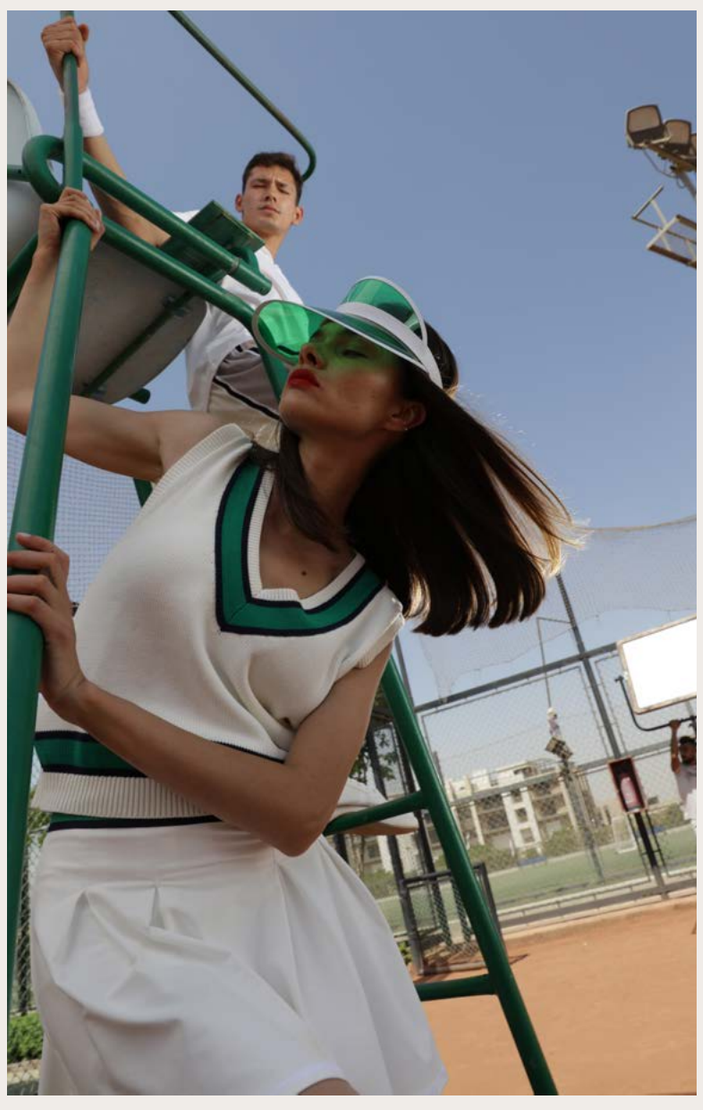






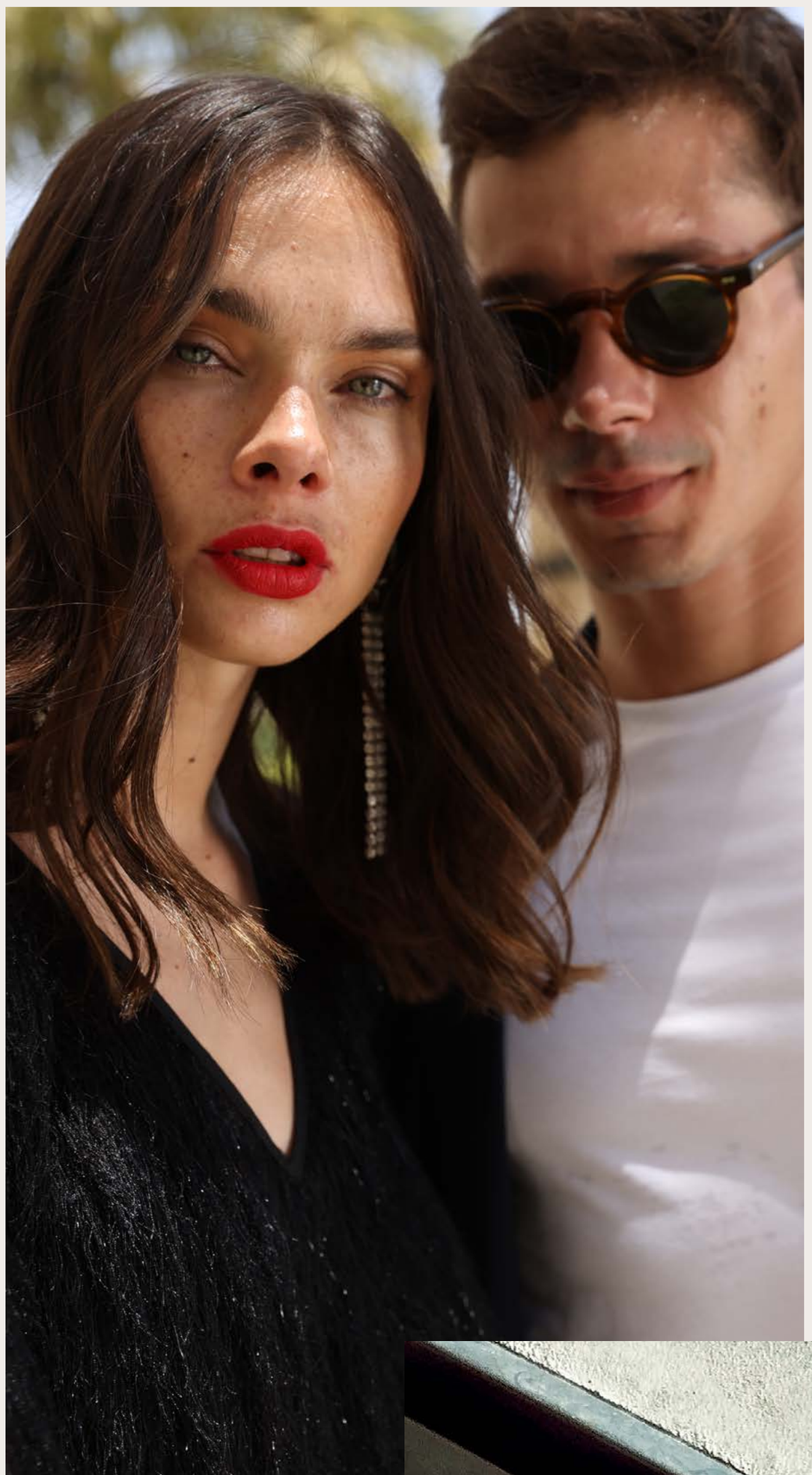






A NEW AGE OF REFINEMENT





A SIGNATURE COMMUNITY BY SODIC

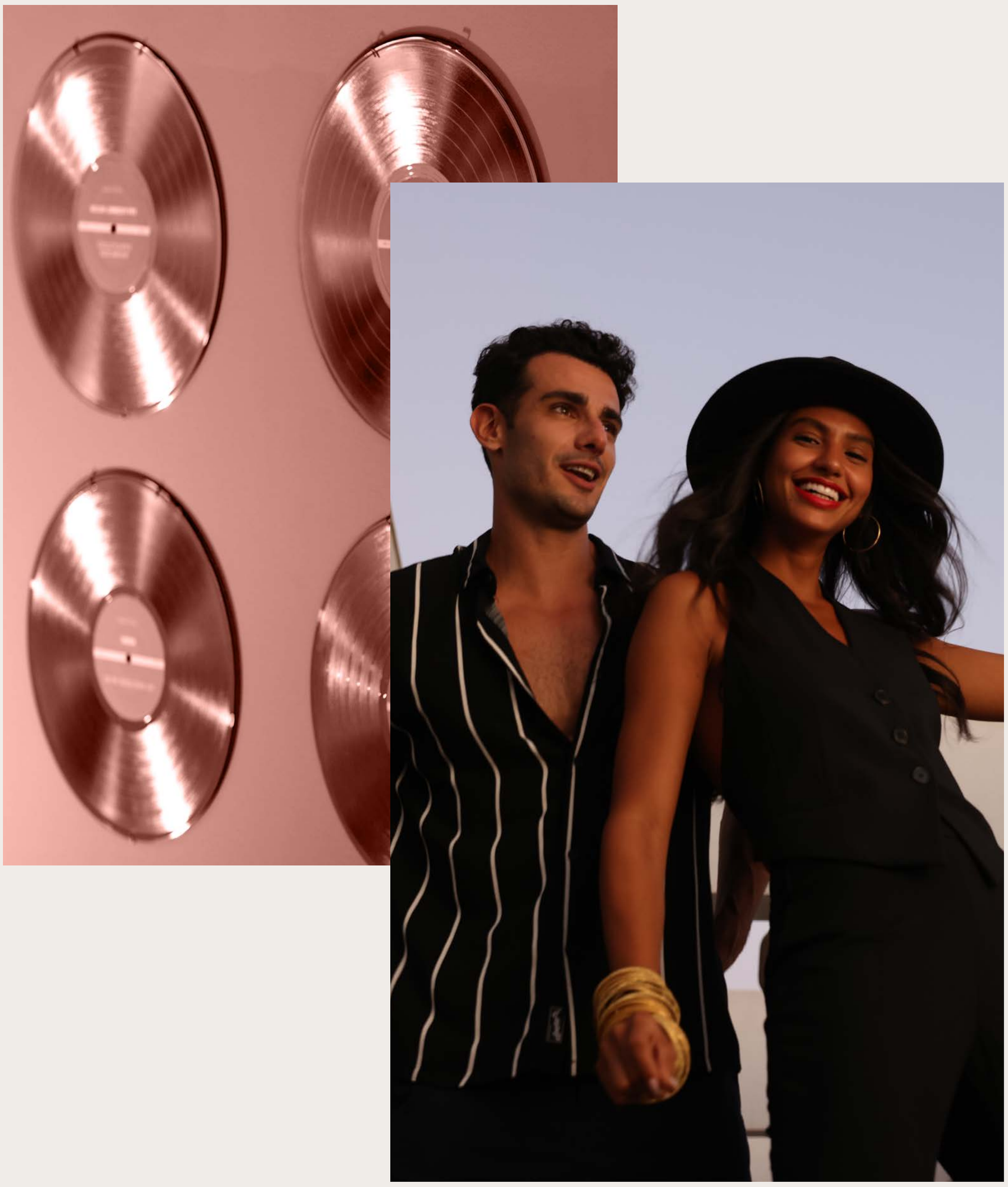
With homes tailored to reflect your style and personality, ‘SODIC signature’ takes premium living to a new level. With integrated communities focused on what’s most important to you, you can rest easy knowing that you’re getting the most premium services available. ‘SODIC signature’ introduces an unparalleled level of luxury with exclusive community management alongside the amenities, style and quality.



A NEW AGE OF REFINEMENT

THE DEVELOPMENT CONCEPT

It’s not about leaving a legacy, it’s about living it. It’s not about being seen, it’s about seeing the most. It’s not about making a statement, it’s about making a difference. It’s not about being noticed, it’s about being remembered. It’s not about life as you know it, it’s about life as you want it, at The Estates Residences.



A MODERN MASTERPIECE

THE COMMUNITY

Designed by an international master-planner, the vision behind The Estates Residences was to create a green design. The Estates Residences is a 115 acres destination that has a mix between apartments & villas, with a 16.5% footprint creating a surreal outdoor experience. No crossroads disrupt the interconnectivity of the entire low density, high-end, gated community.

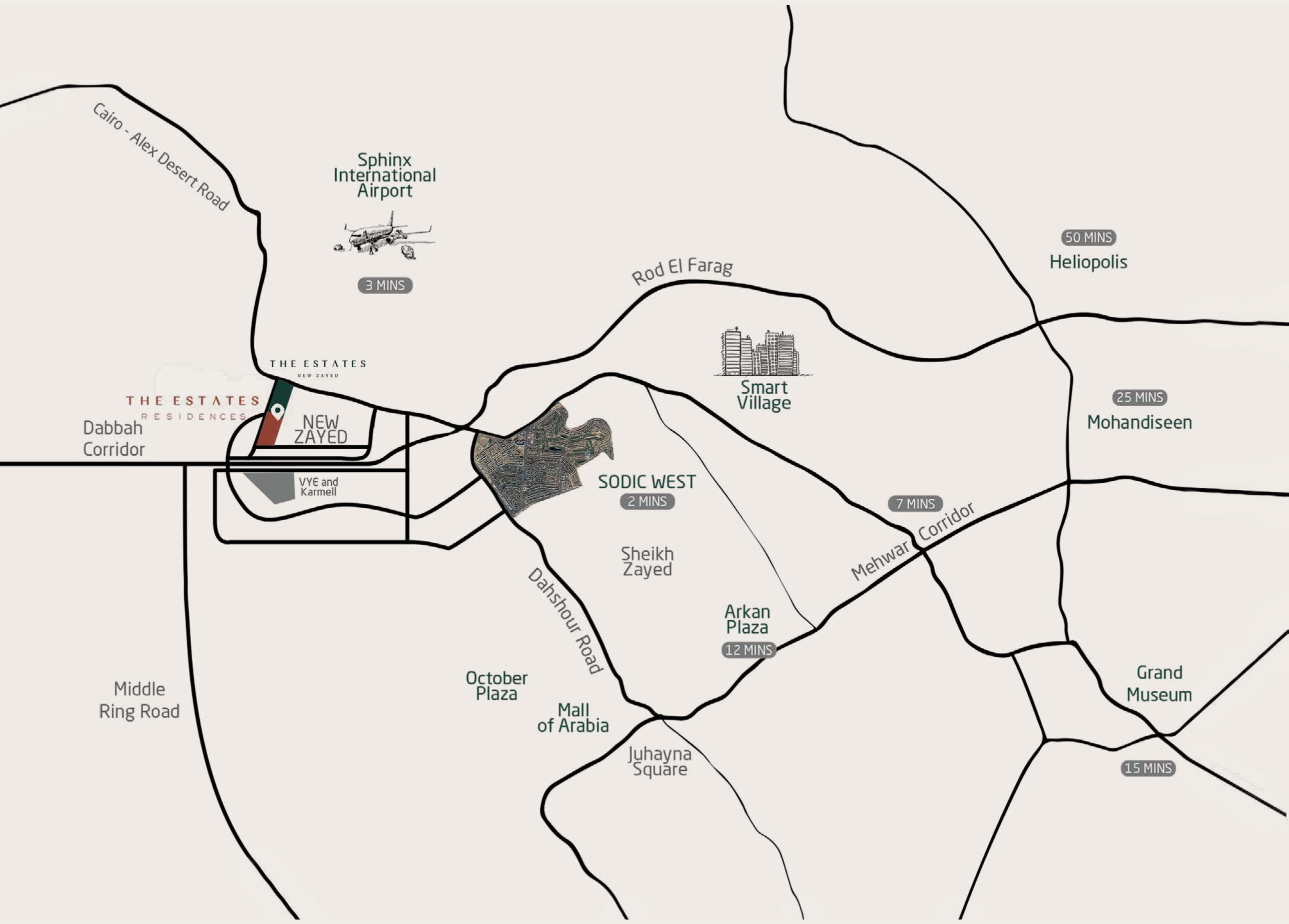




STRATEGICALLY SITUATED

THE LOCATION

Welcome to New Zayed, the modern-day prime location in West Cairo. In the heart of New Zayed, The Estates Residences is found neighbouring The Estates, indirectly adjacent and accessible to the Cairo-Alex highway and parallel to the Dabaa Road, effortlessly reachable to all the services of the surrounding Sheikh Zayed. The community is a quick 6.5 km from SODIC West, 14 km from Juhayna Square, and only 3.5 km from the Sphinx International Airport.



MODERN COUNTRYSIDE ARCHITECTURE

AN AUTHENTIC DESIGN

The non-symmetrical architecture across The Estates Residences is a nod to simpler times. Each building, distinct in look and feel, retains a color scheme suiting its surrounding natural environment. All the large windows in each home promise imaginative views and ample natural light.

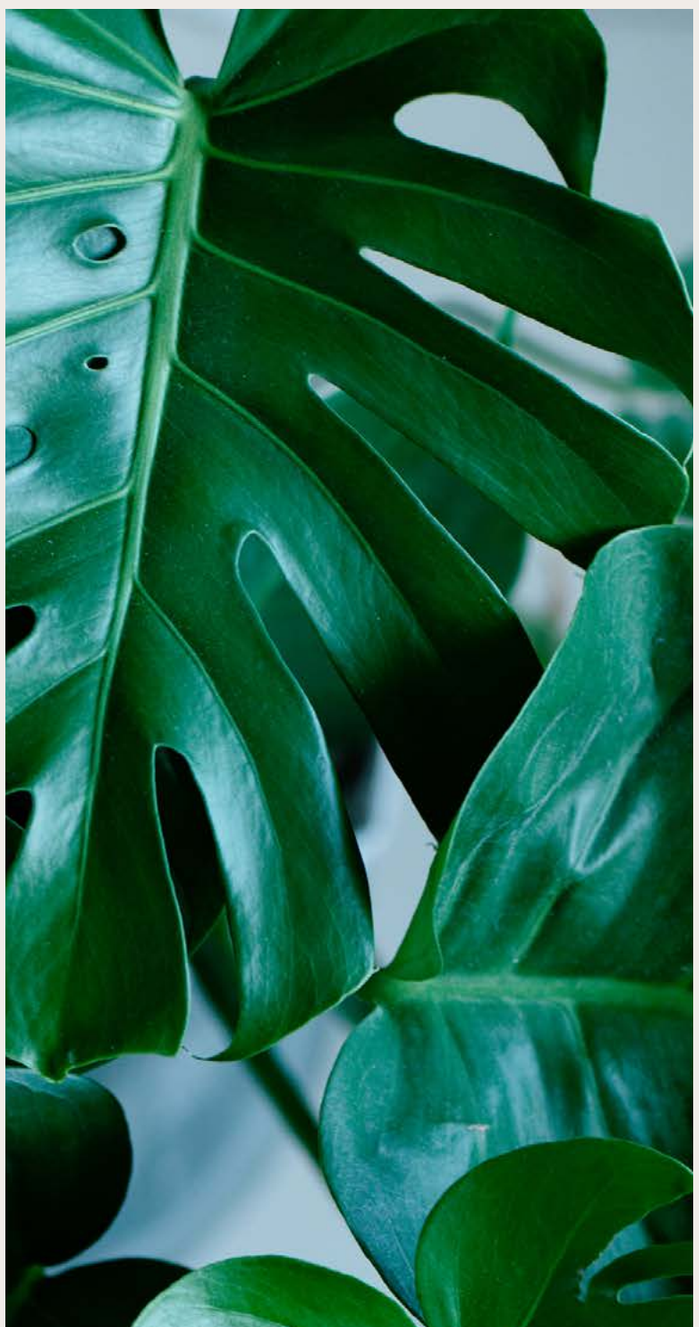


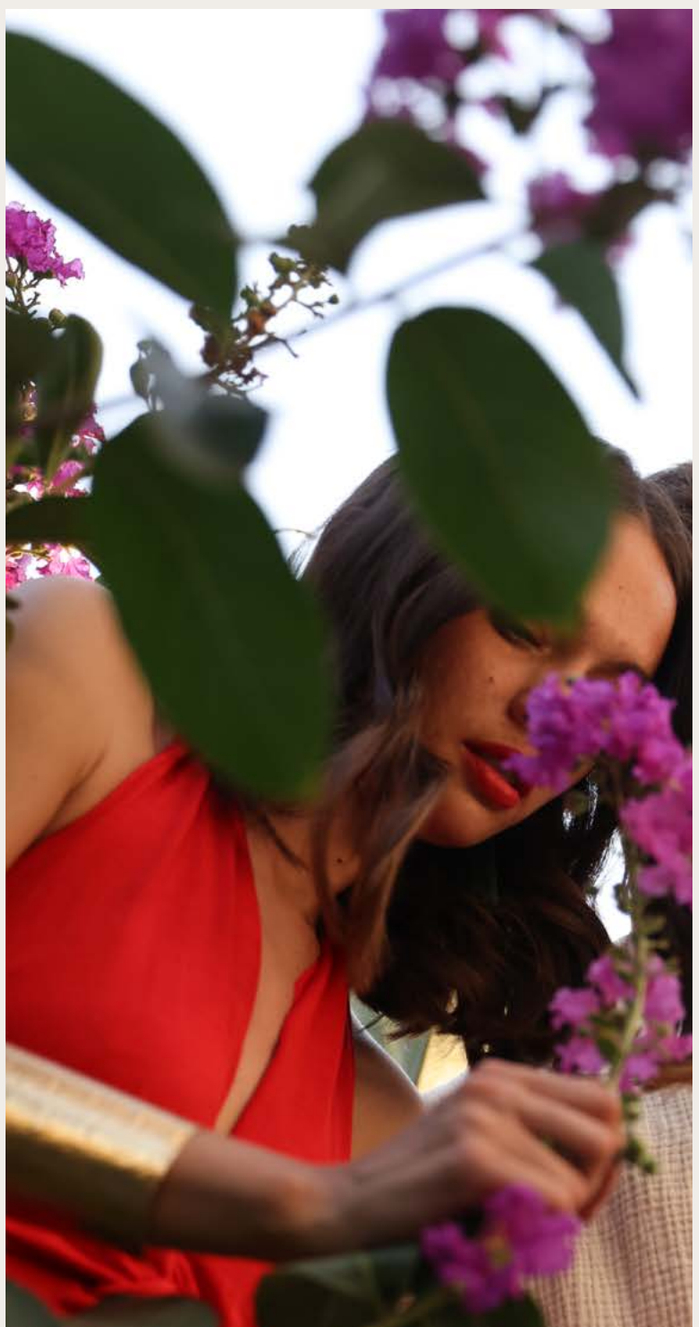


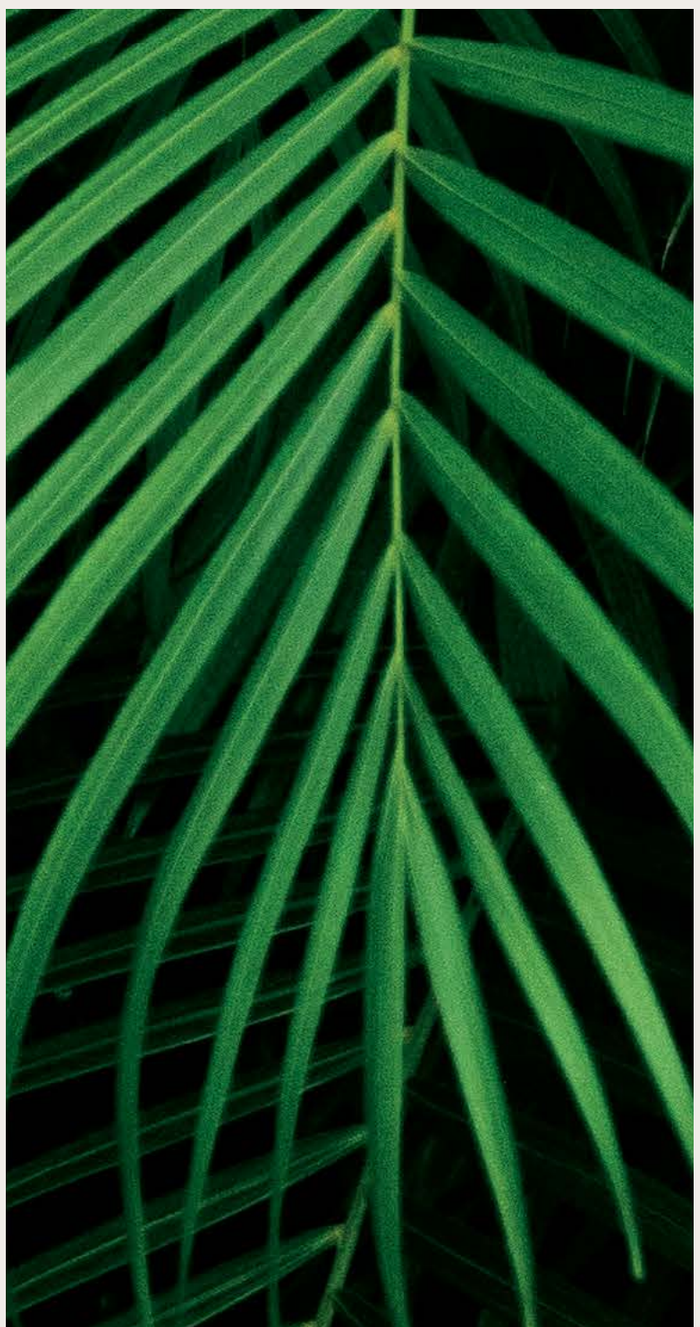
NATURE AT ITS FINEST

THE GREEN PARKS & LAKES

Journey towards whatever appeals to you in the moment at the ample parks and green pathways of The Estates Residences, each boasting a hearty activity fit for every generation with playgrounds, BBQ hangouts, and endless scenic parks. Take a break by the breathtaking serene lakes surrounding the vast landscape havens.







THE GREEN SPINE

For further convenience, you will find the 2 KM green spine gracefully connecting the apartment’s neighborhood, along with the lavish green spaces interconnecting the villas. Tying the space together is a ring road that circles the entire property, ensuring vehicular traffic doesn’t intersect with pedestrian traffic for a healthier lifestyle.

RECONNECTING WITH NATURE

RECREATIONAL AMENITIES



THE OUTDOOR EXPERIENCE

Each locale has its own atmosphere as you venture from choice to choice, mood to mood, and craving to craving. This is where it's all at: sports facilities, eateries, and social seatings are all just an easy walk away. Take a break from your long days at the social building in the TV lounges and social areas while your children play in the outdoor kids' area. Take a seat in the open air and indulge from the food trucks nearby. Even more, host events, take your dog out at the dog's park, and enjoy an array of services and retail experiences just minutes away from home.



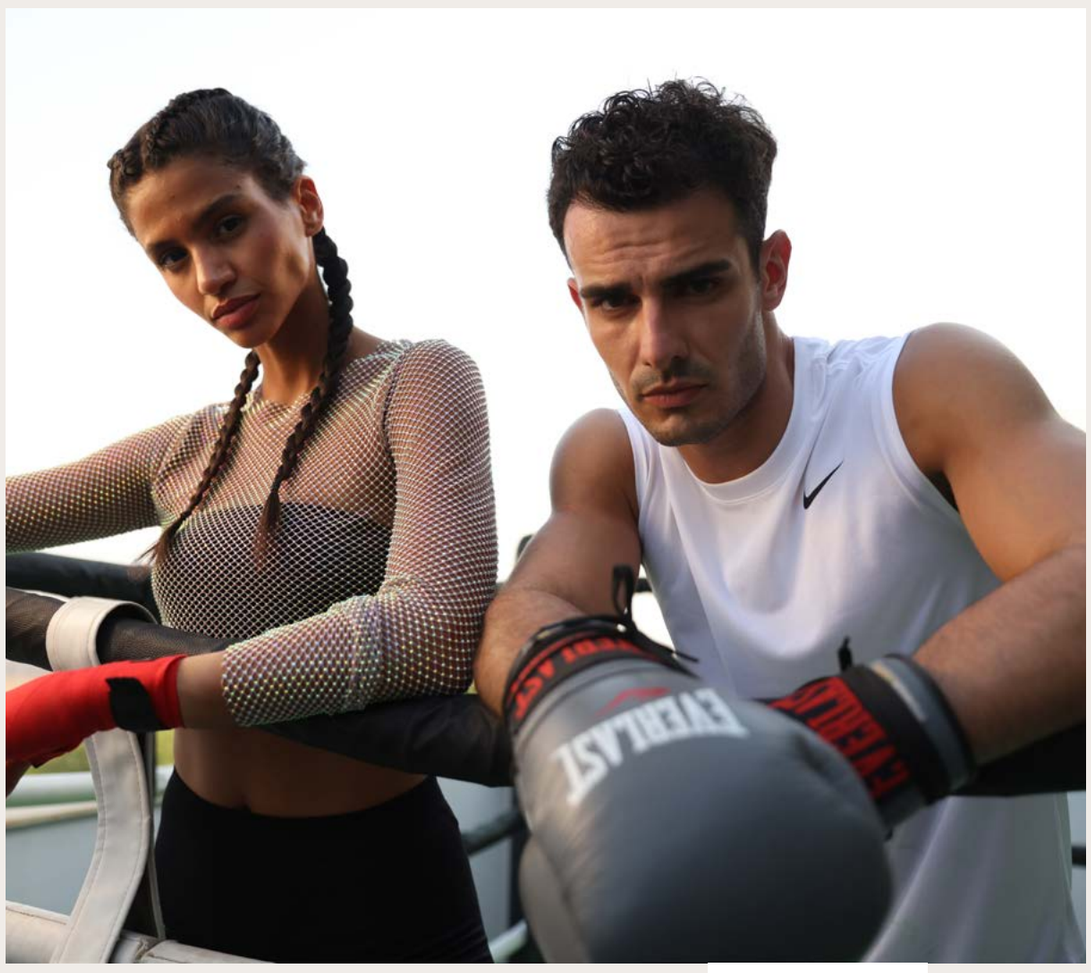


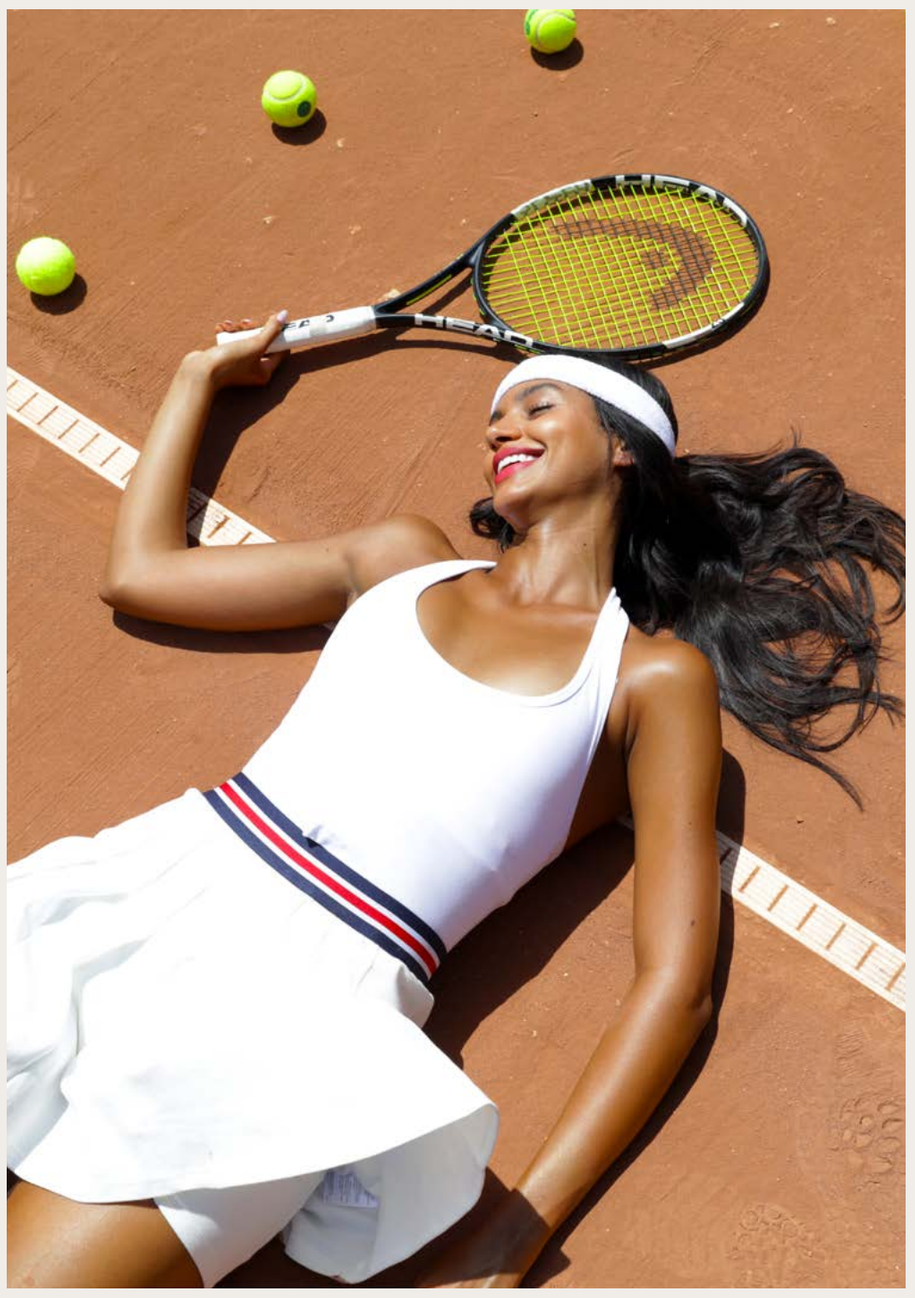
A NEW AGE OF WELLNESS

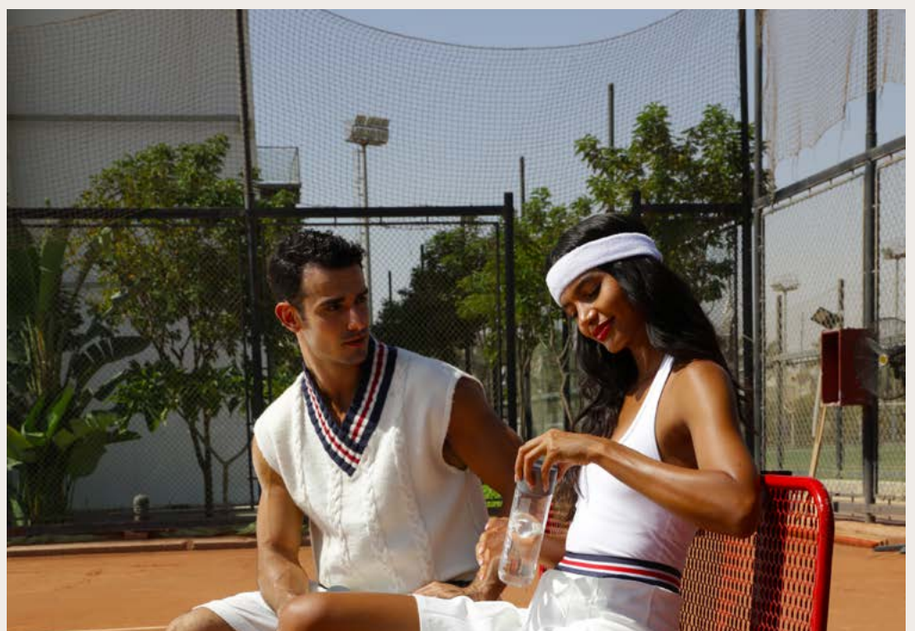
THE GROUNDS

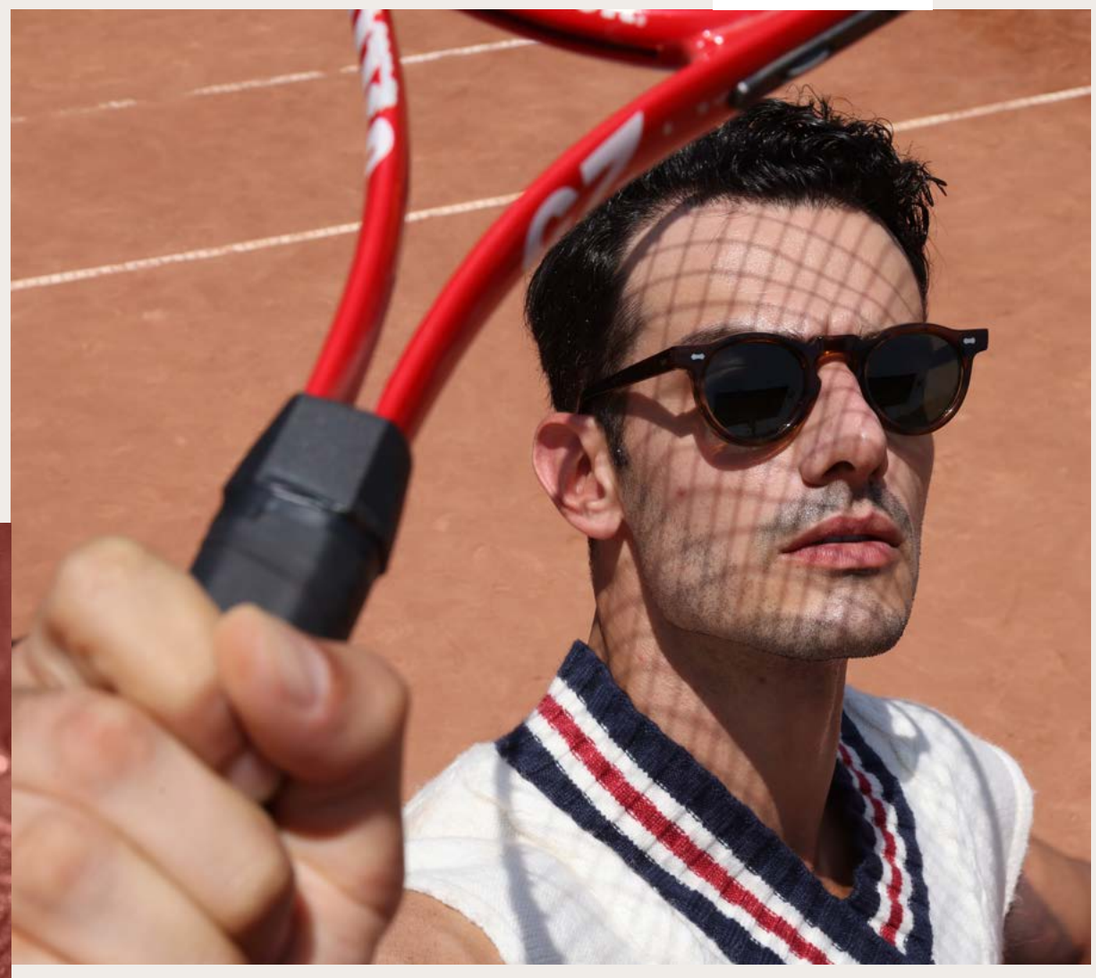
WORLD-CLASS SPORTS FACILITIES

The general vibe of The Estates Residences is customized for your utmost wellbeing, both physically and mentally. From hearty and wholesome, to challenging and heart-racing, you will find the flow to take you there. Get competitive in the sports arena featuring tennis courts, paddle tennis courts, pickle ball courts, 5-a-side football pitch, skating arena and jogging tracks surrounding the whole area. Maintain your daily workout routine in the multipurpose sports courts, indoor gym and workout studios while overlooking the leisure and kids' pools. At The Estates Residences, you'll be sure to find a place that suits your active mindset.











NECESSITIES NEARBY

ESSENTIALS CLOSE TO HOME

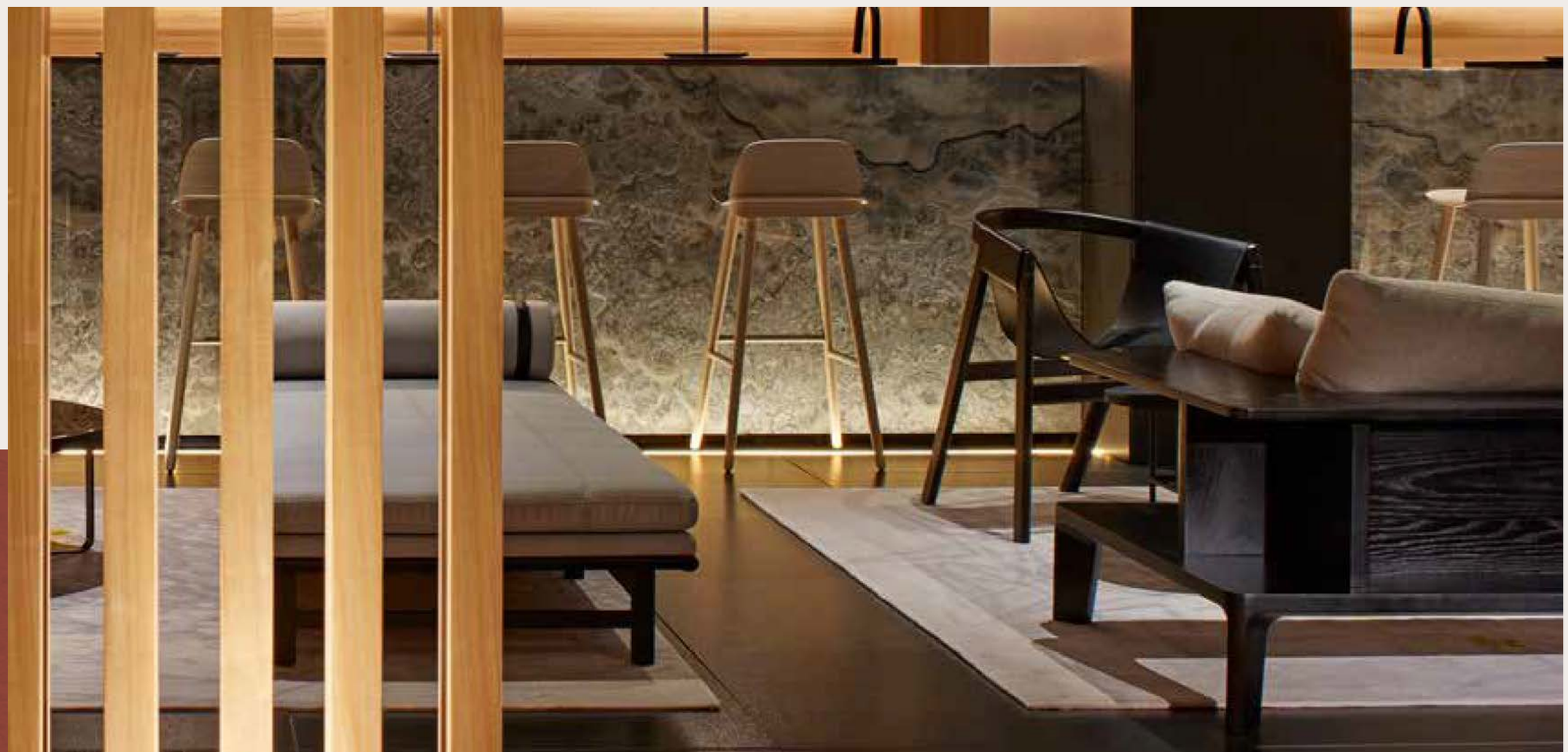
You'll never have to venture far to find what you need, for everything you're looking for is found right within close proximity at The Estates. You'll find a supermarket, a high-end laundromat, a medical center, a pharmacy, and even a veterinary clinic. Indulge in luxurious dining and shopping experiences with a wide range of food and beverage outlets, as well as expansive outdoor retail options.



NOBU HOTEL AND RESIDENCES ARE MAKING THEIR DEBUT IN EGYPT AT THE ESTATES RESIDENCES

Blending contemporary luxury and subtle Japanese nuances into the concept of a luxury lifestyle experience. The hotels and residences are design-led, while the restaurants and bars are local and vibrant with an atmosphere charged with a sense of being part of something extraordinary.





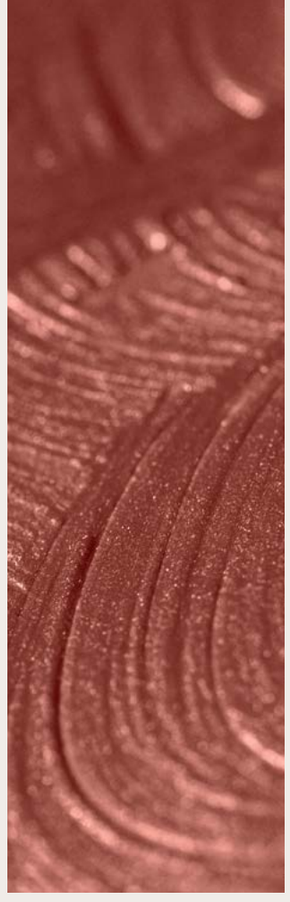
A NEW ERA OF DESIGN

INNOVATIVE RESIDENCES REDEFINING MODERN PLANNING

Embracing the esteemed heritage of exceptional homes, The Estates Residences initiates a new era of living. Showcasing a series of distinctive homes conceived for utmost efficiency, they exemplify intelligent and versatile spatial utilization. Each residence is enriched by premium finished materials, thoughtfully curated layouts and views.



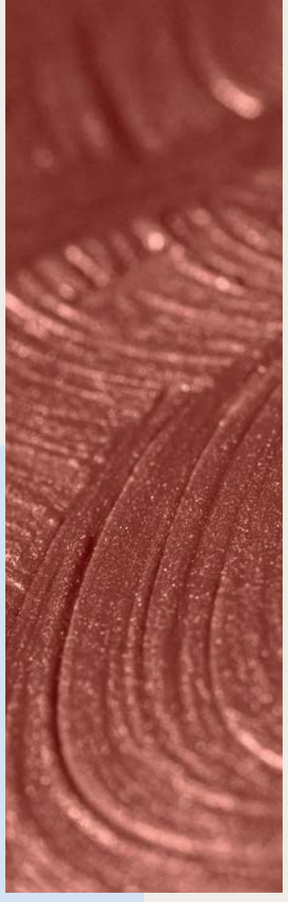


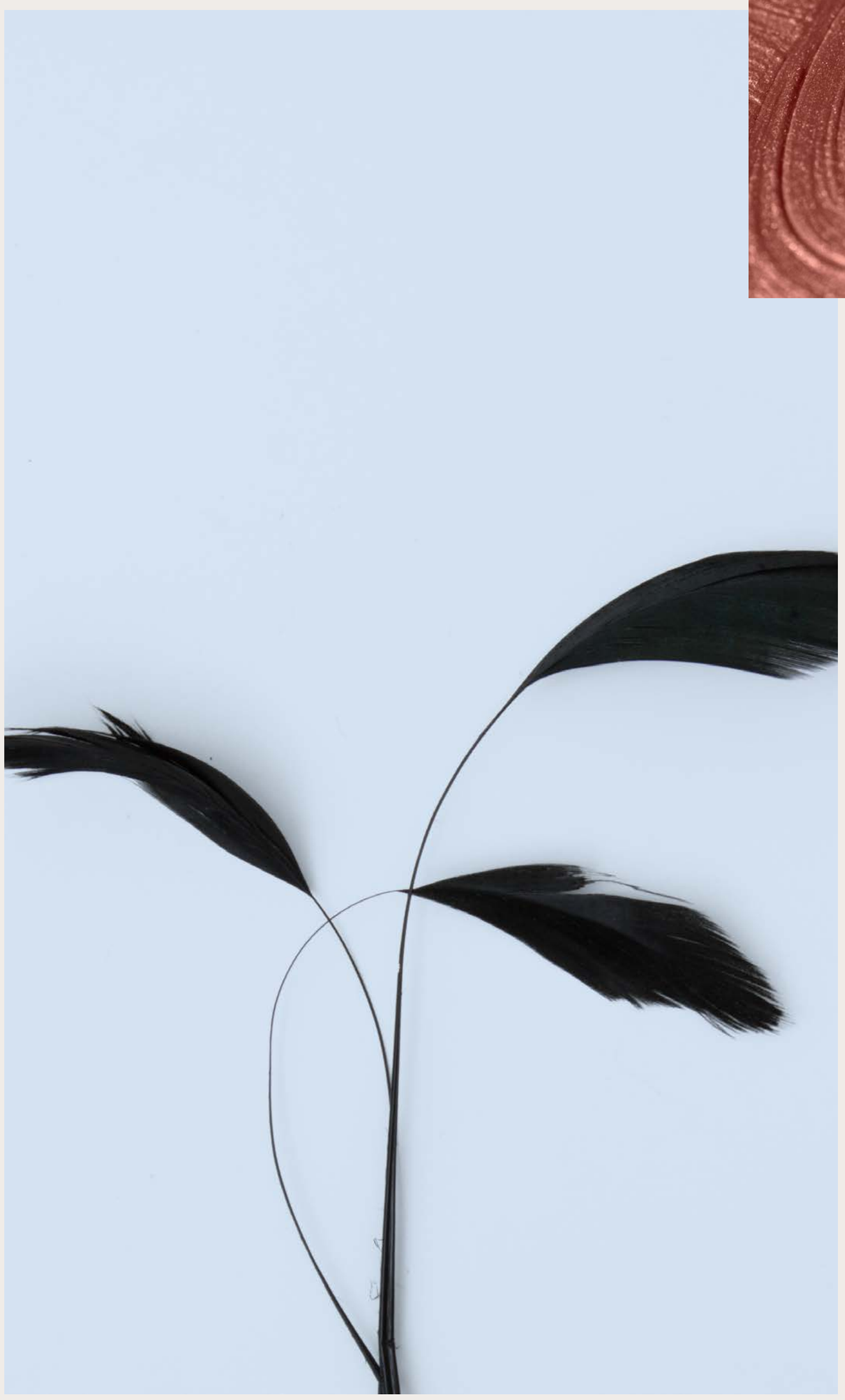




THE RESIDENCES





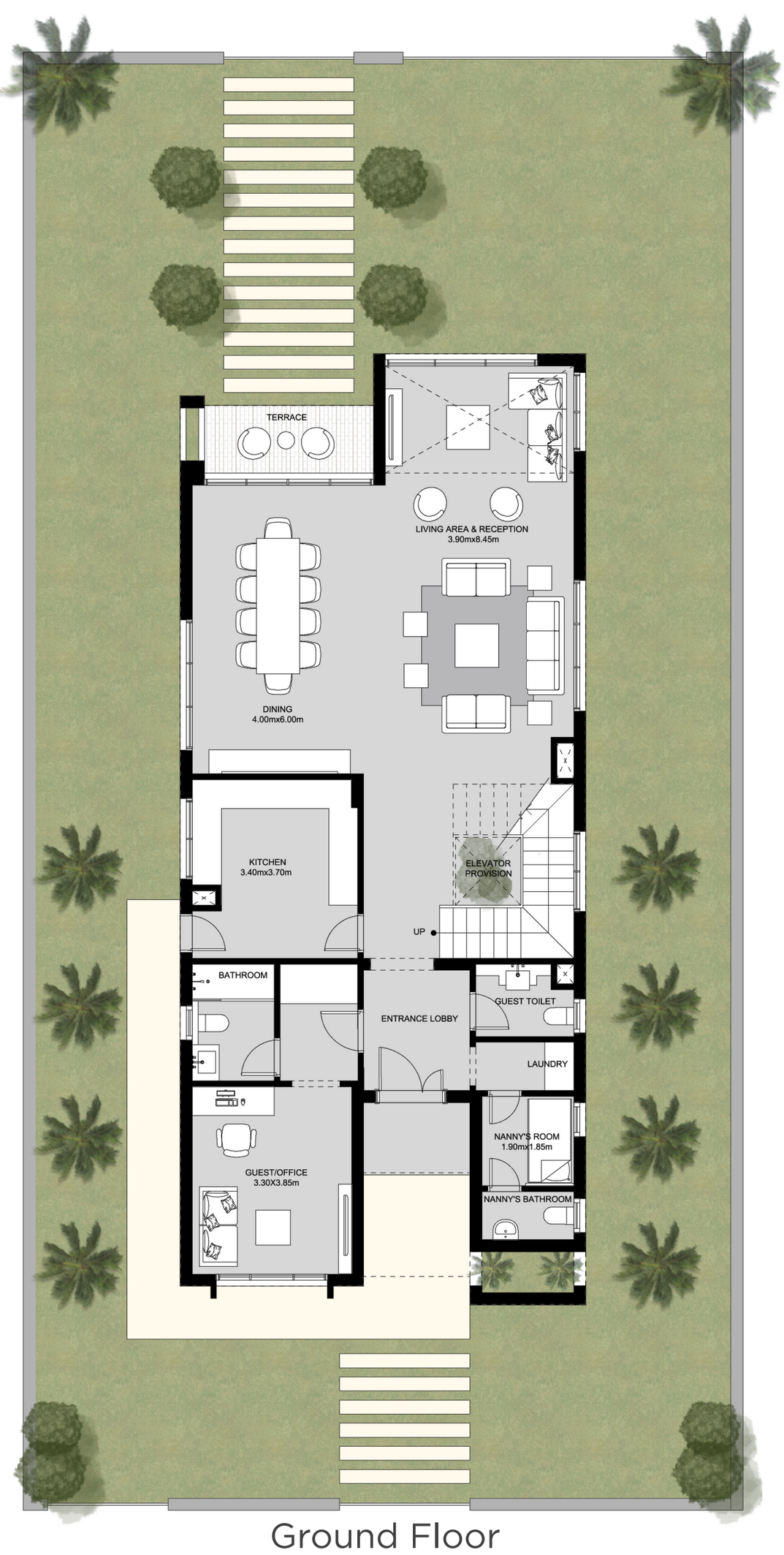


VILLA 01

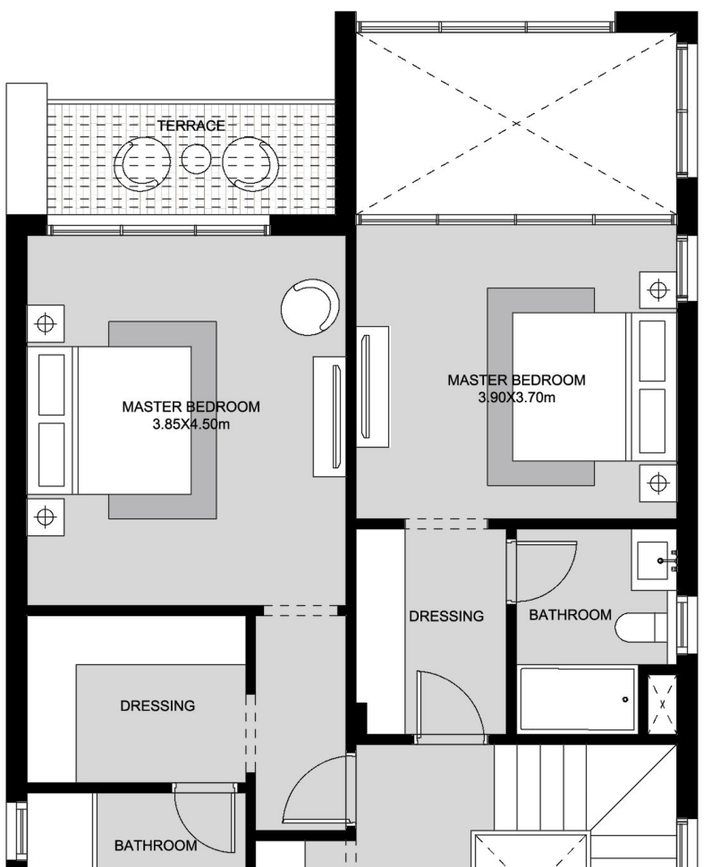


Front View

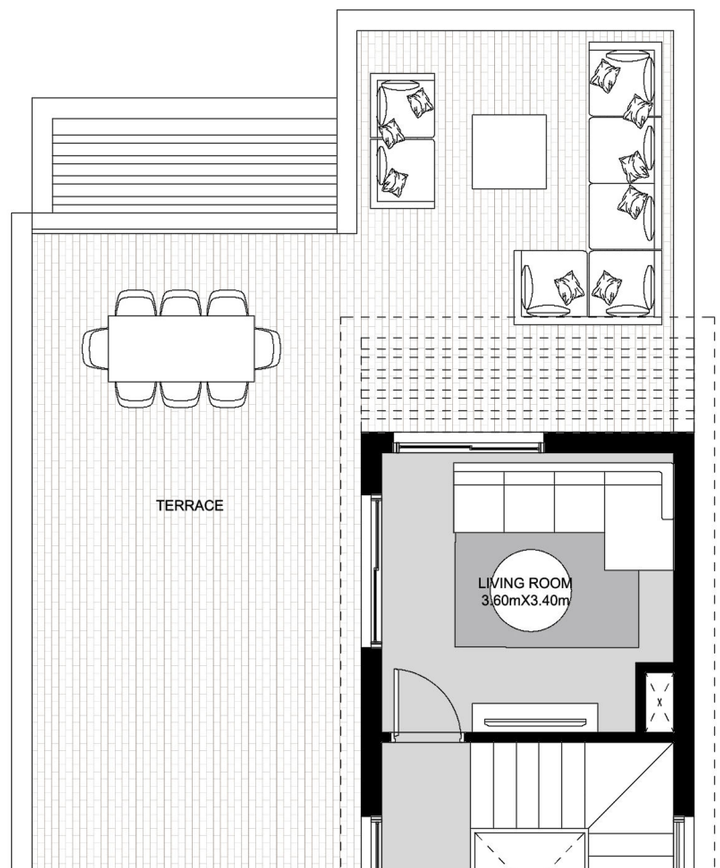
VILLA 01



Ground Floor



First Floor

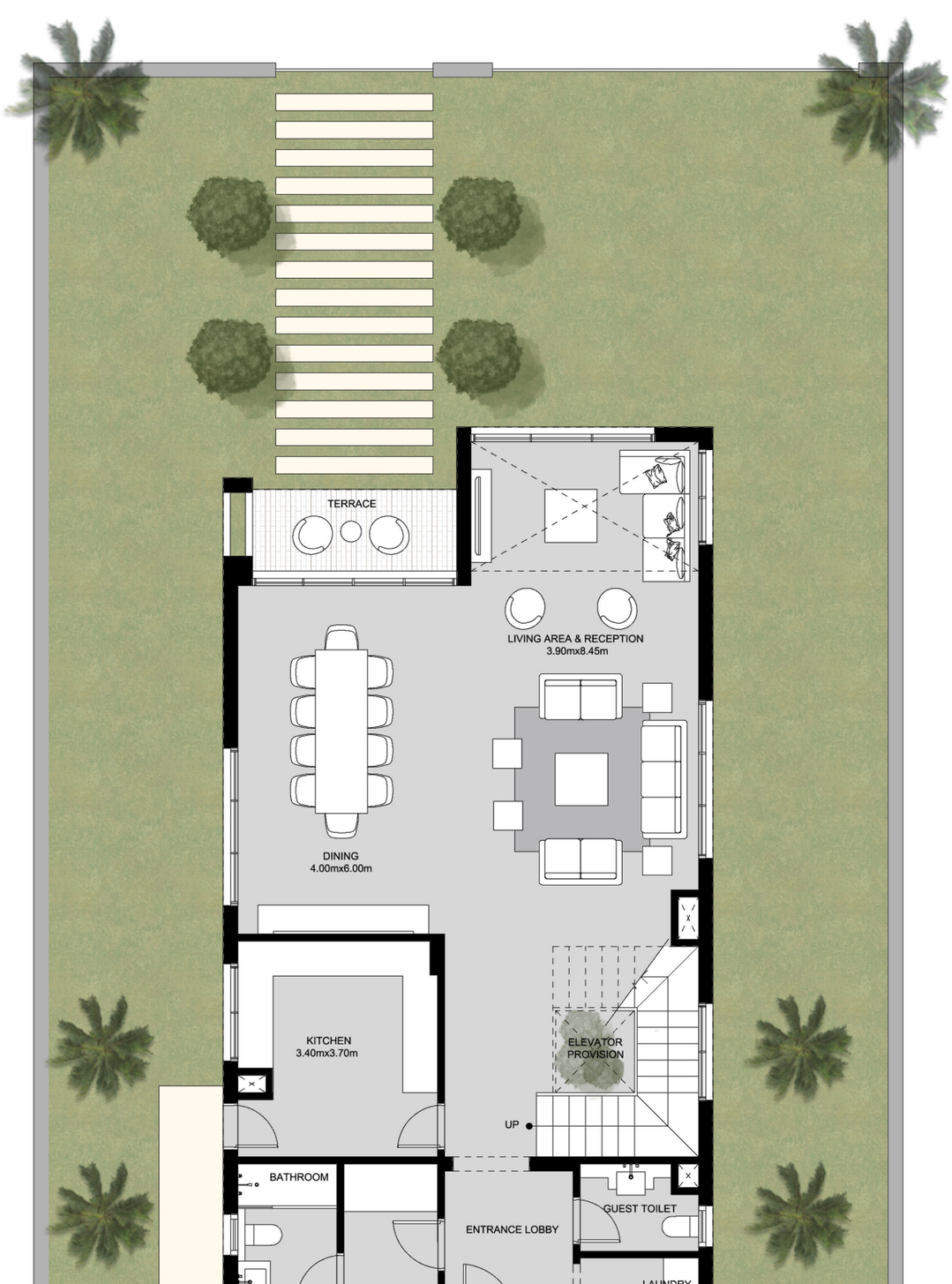


Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
151.40 m²	146.9 m²	39.7 m²	110.7 m²	338.0 m²

4 Bedrooms + Guest Room + Nanny + Penthouse

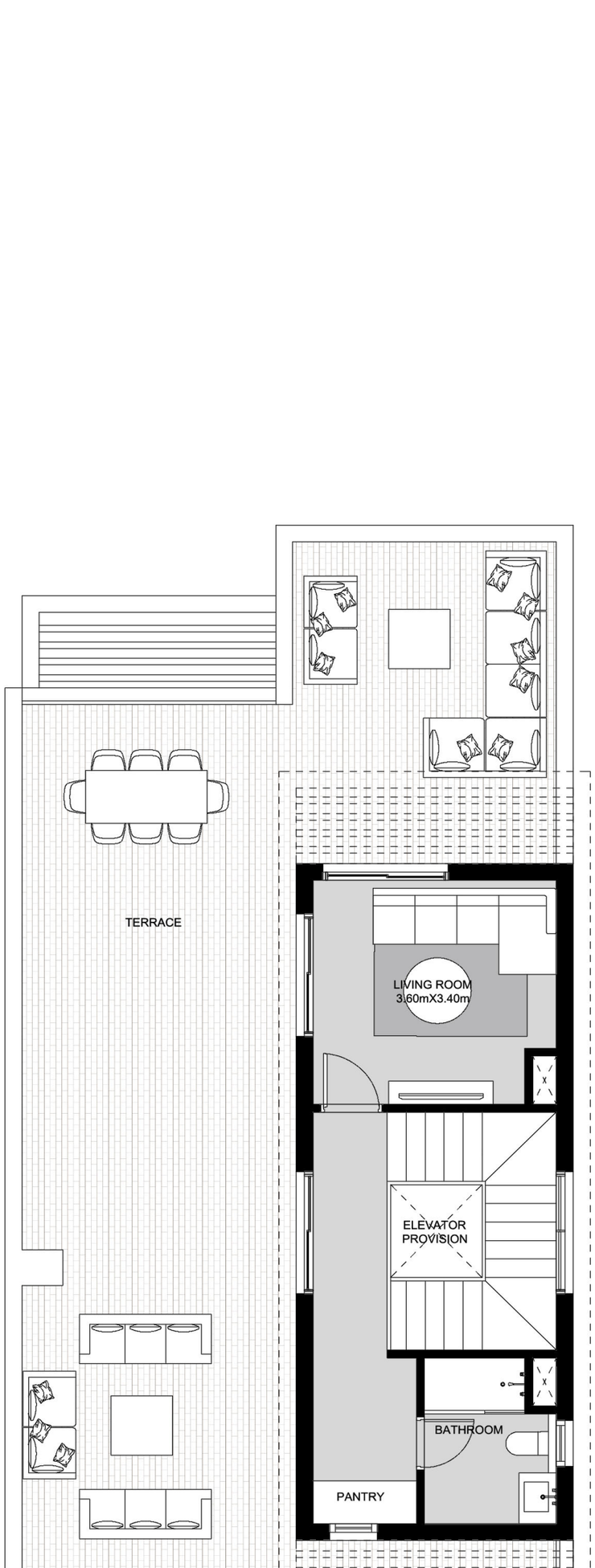
VILLA 01-1



Ground Floor



First Floor



Roof

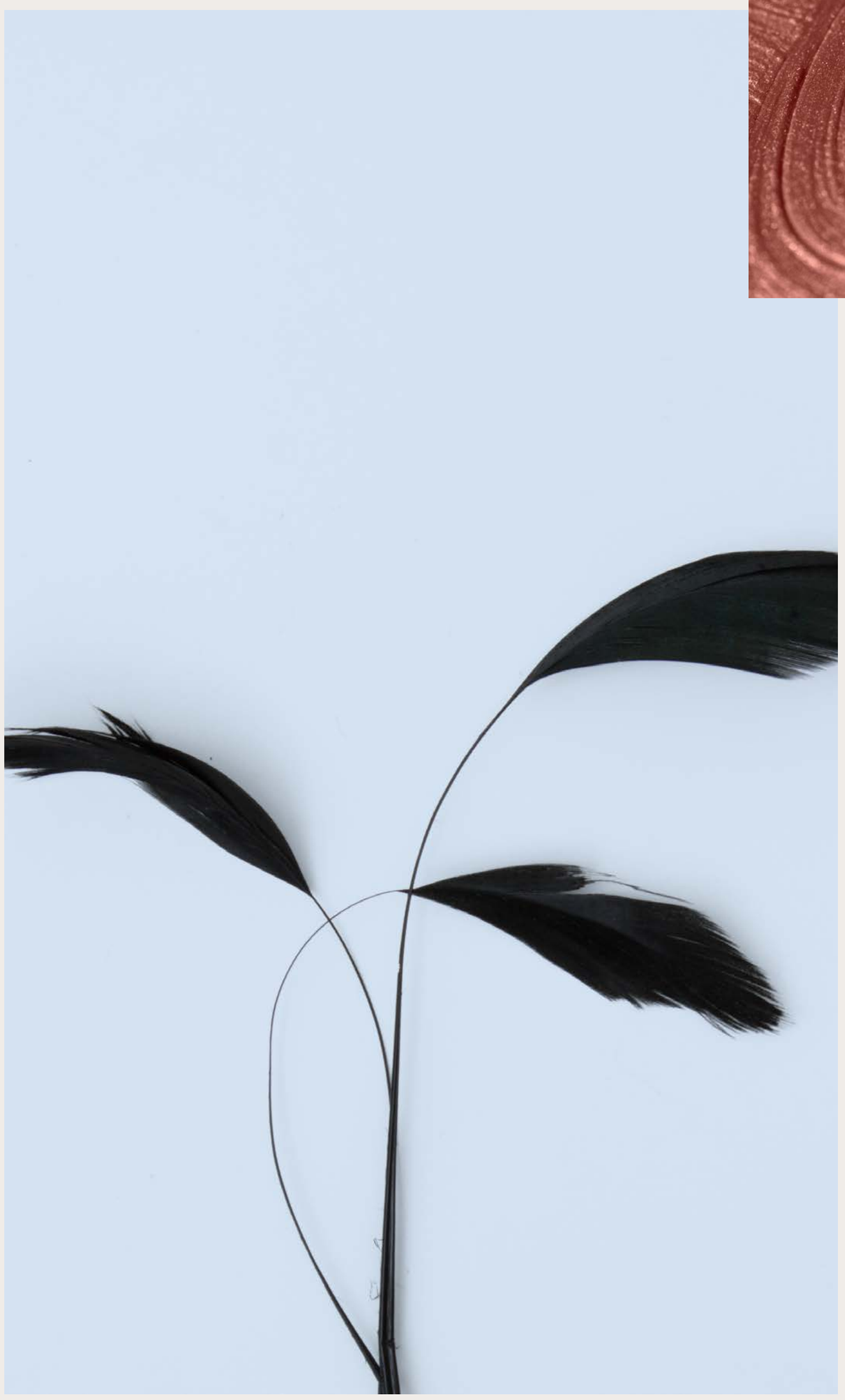
Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
151.40 m²	146.9 m²	39.7 m²	110.7 m²	338.0 m²

1 Master Suite + 2 Bedrooms + Guest Room + Nanny + Penthouse



Back View





VILLA 02

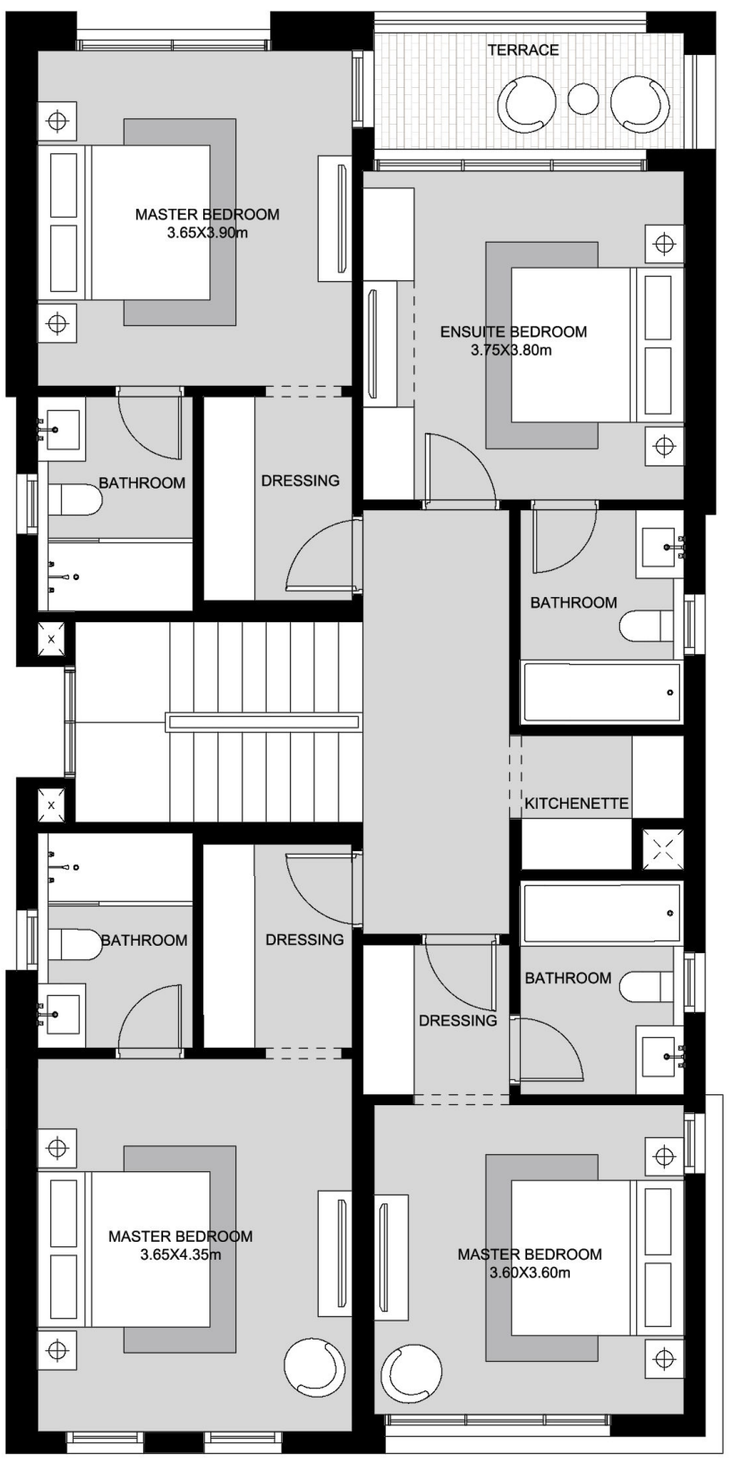


Front View

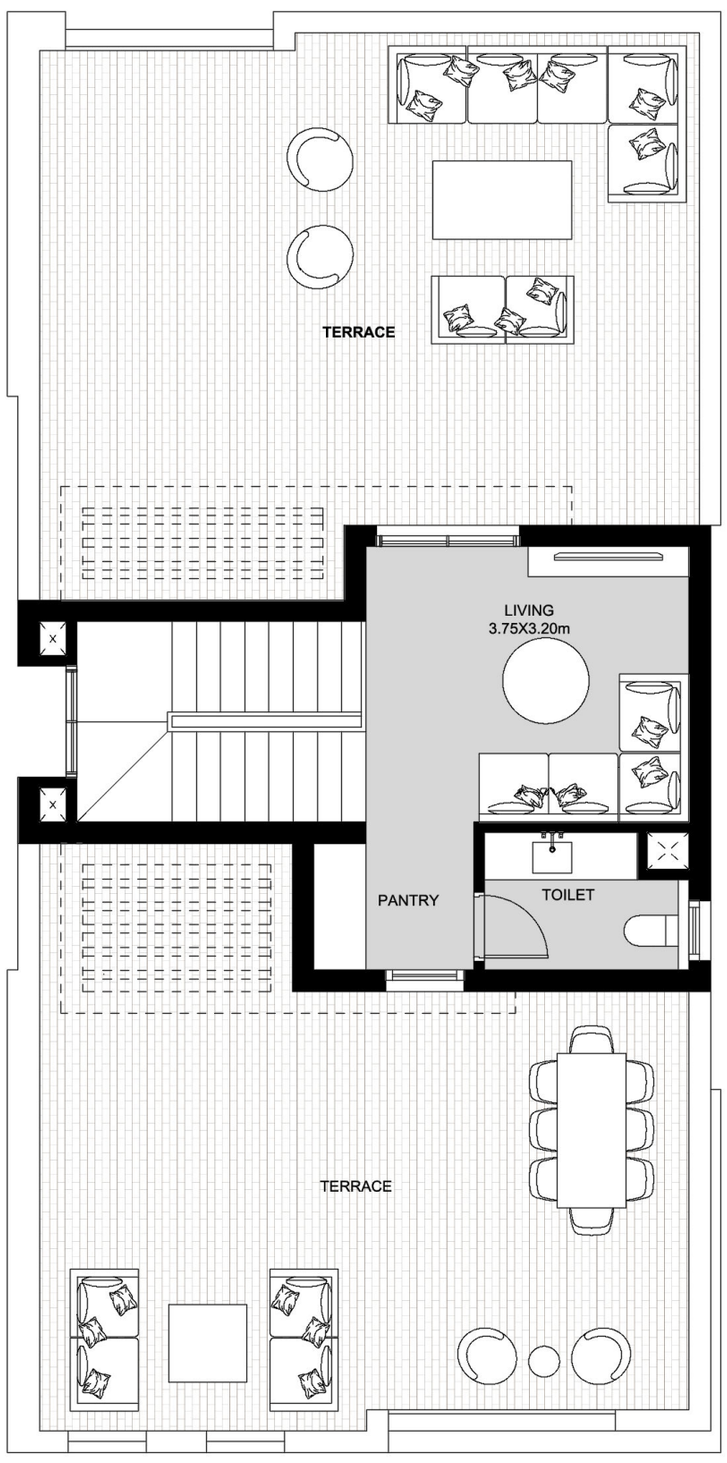
VILLA 02



Ground Floor



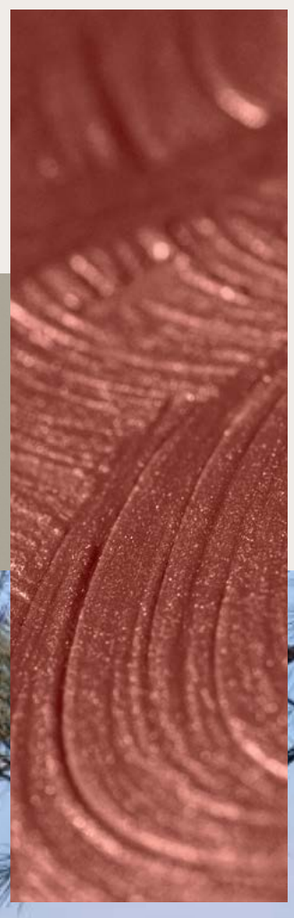
First Floor



Roof

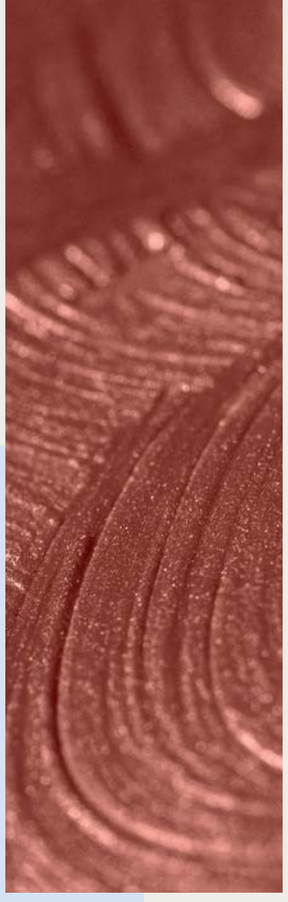
Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
115.70 m²	133.2 m²	33.2 m²	99.9 m²	282.1 m²

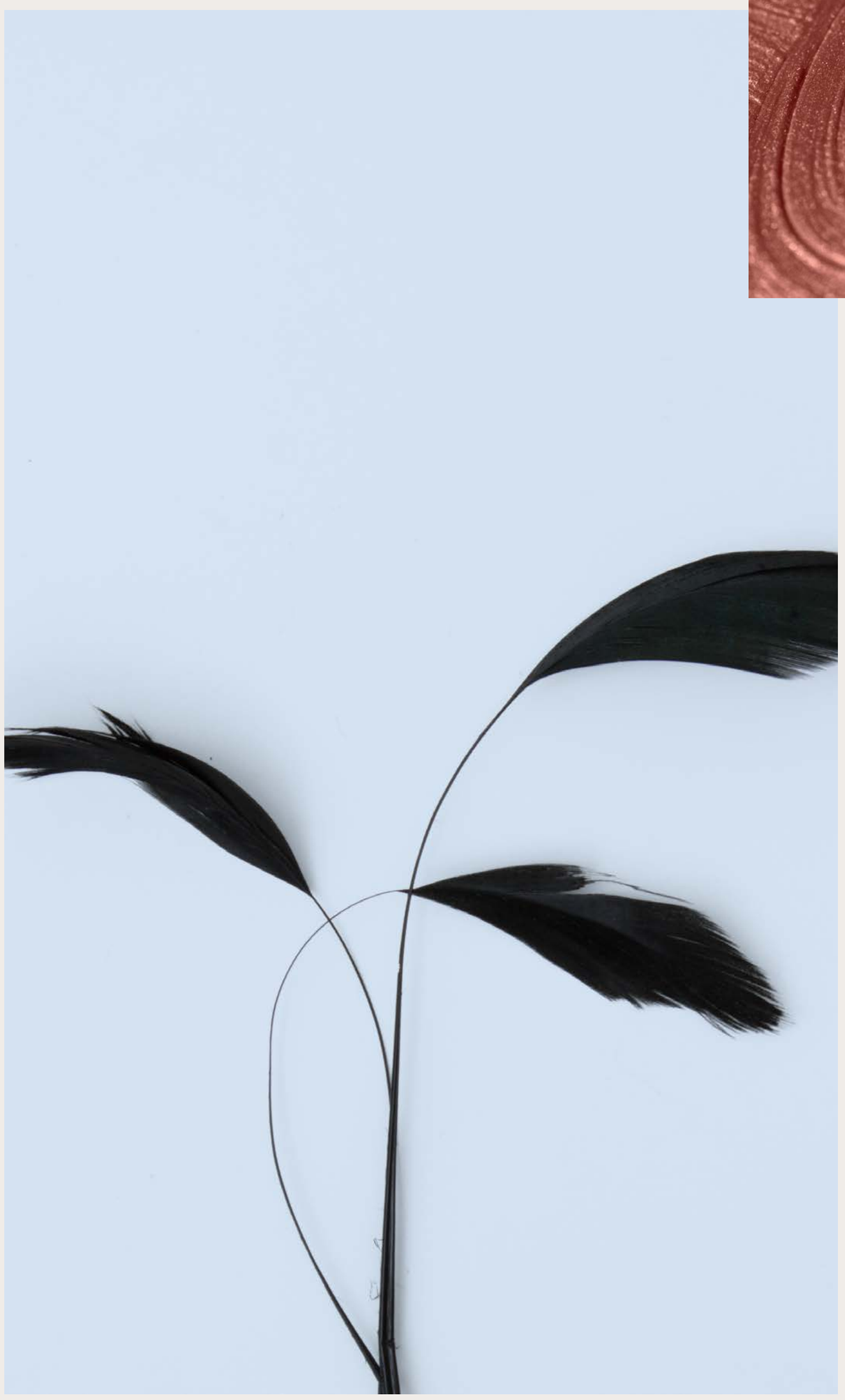
4 Bedrooms + Nanny + Penthouse





Back View





VILLA 03

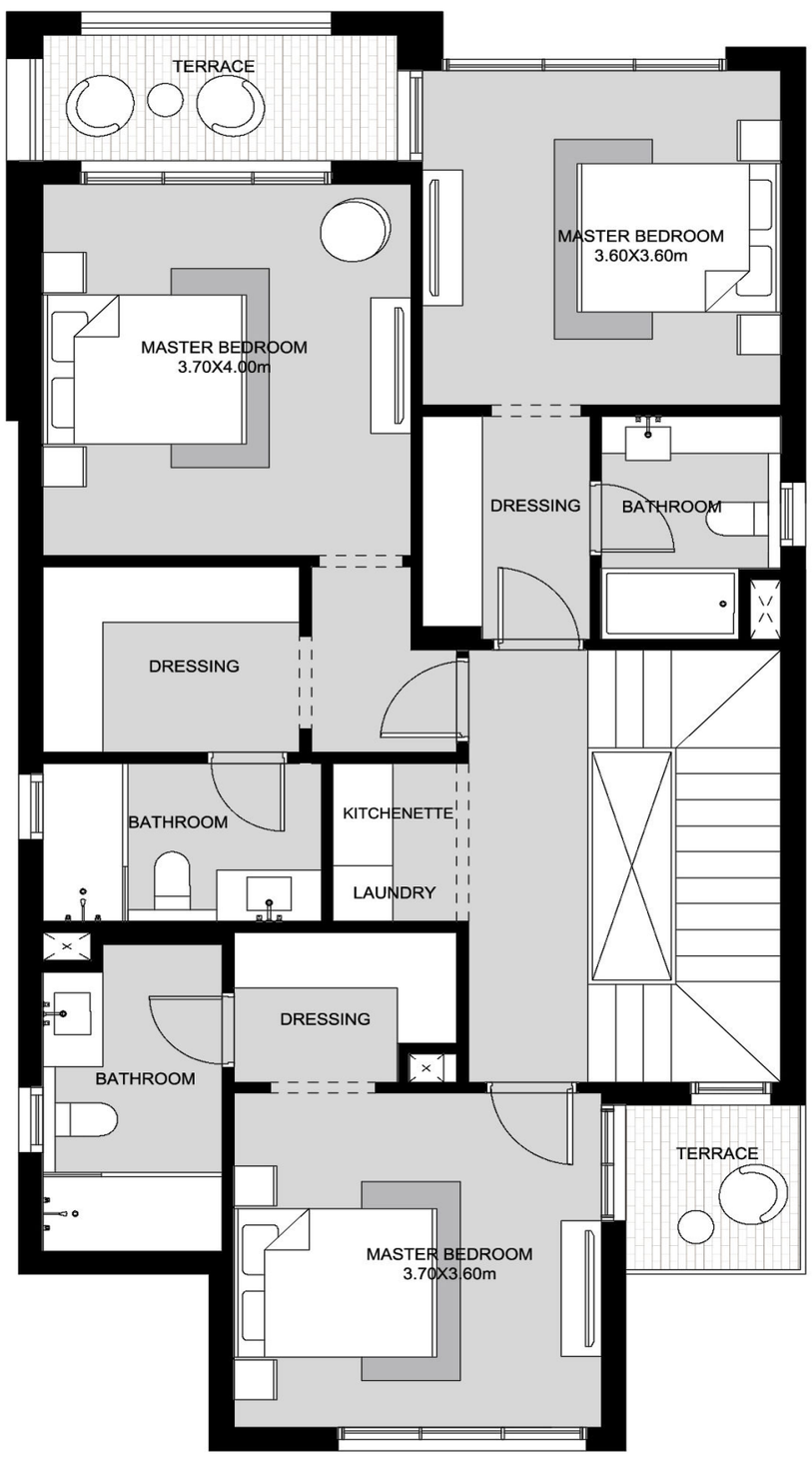


Front View

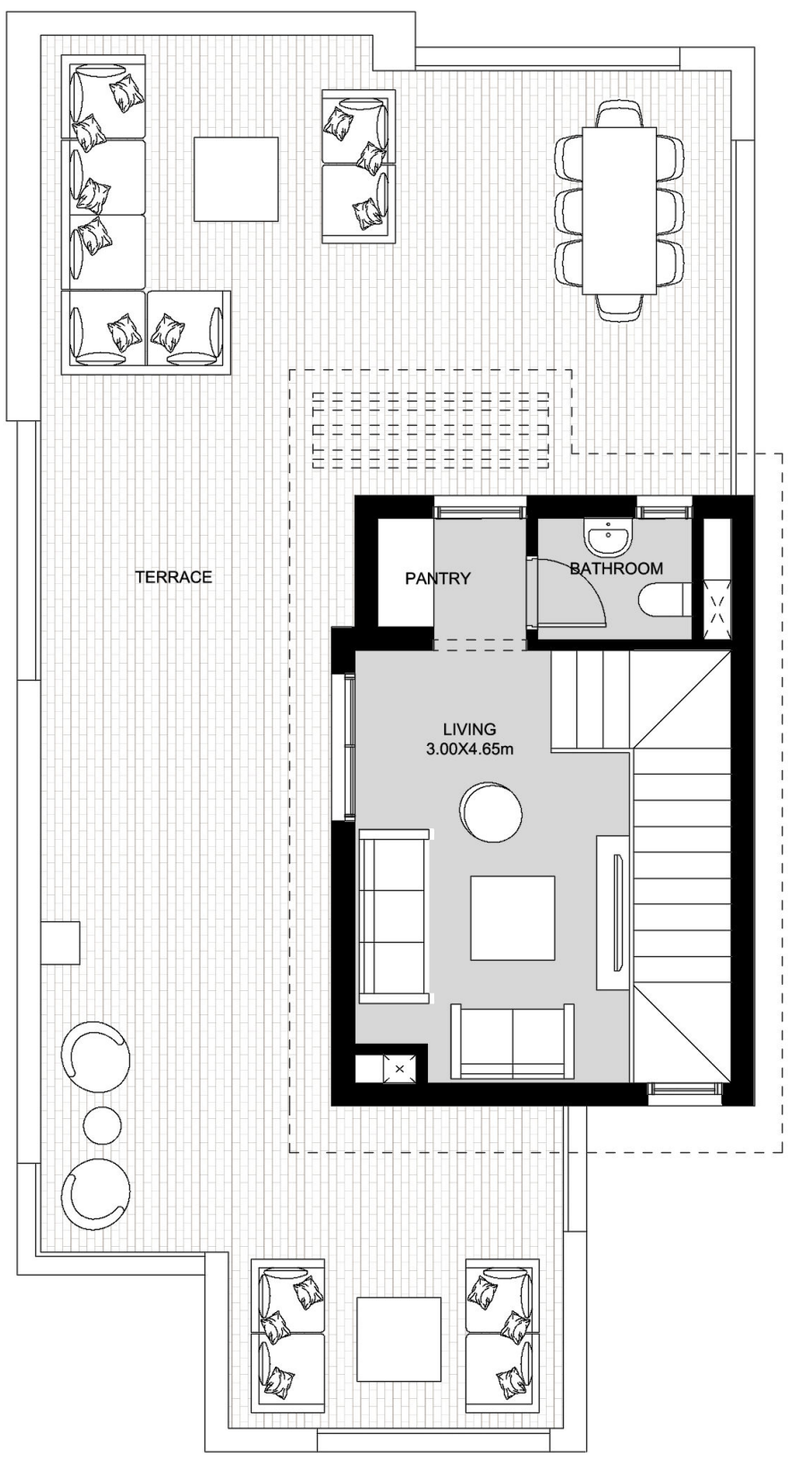
VILLA 03



Ground Floor



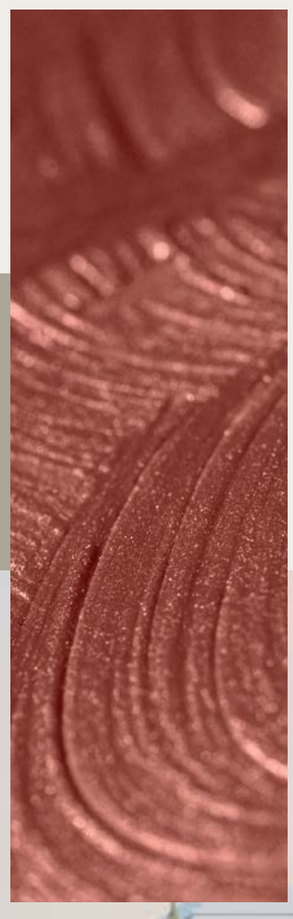
First Floor



Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
103.50 m²	112.5 m²	29.1 m²	81.8 m²	245.10 m²

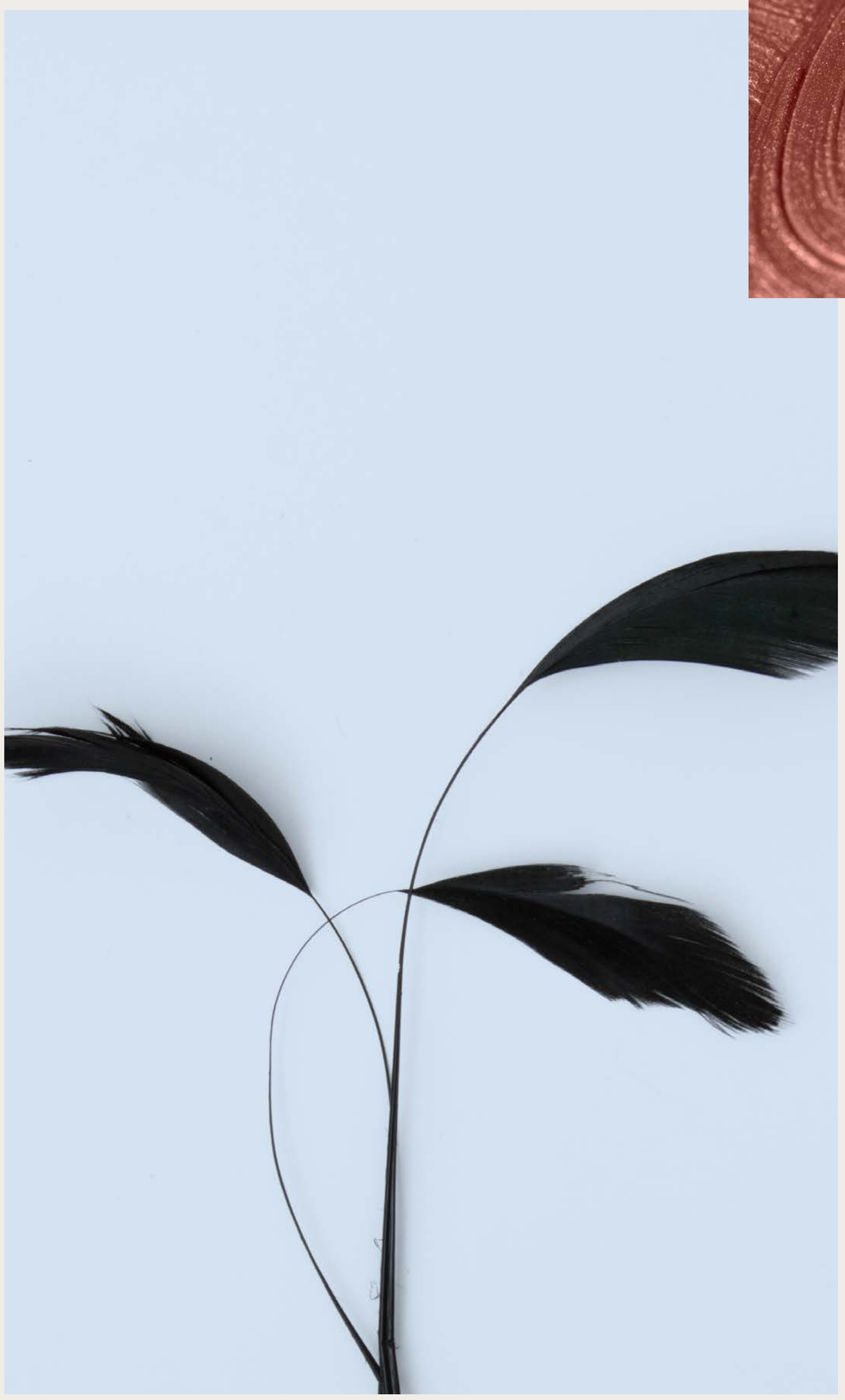
3 Bedrooms + Nanny + Penthouse





Back View





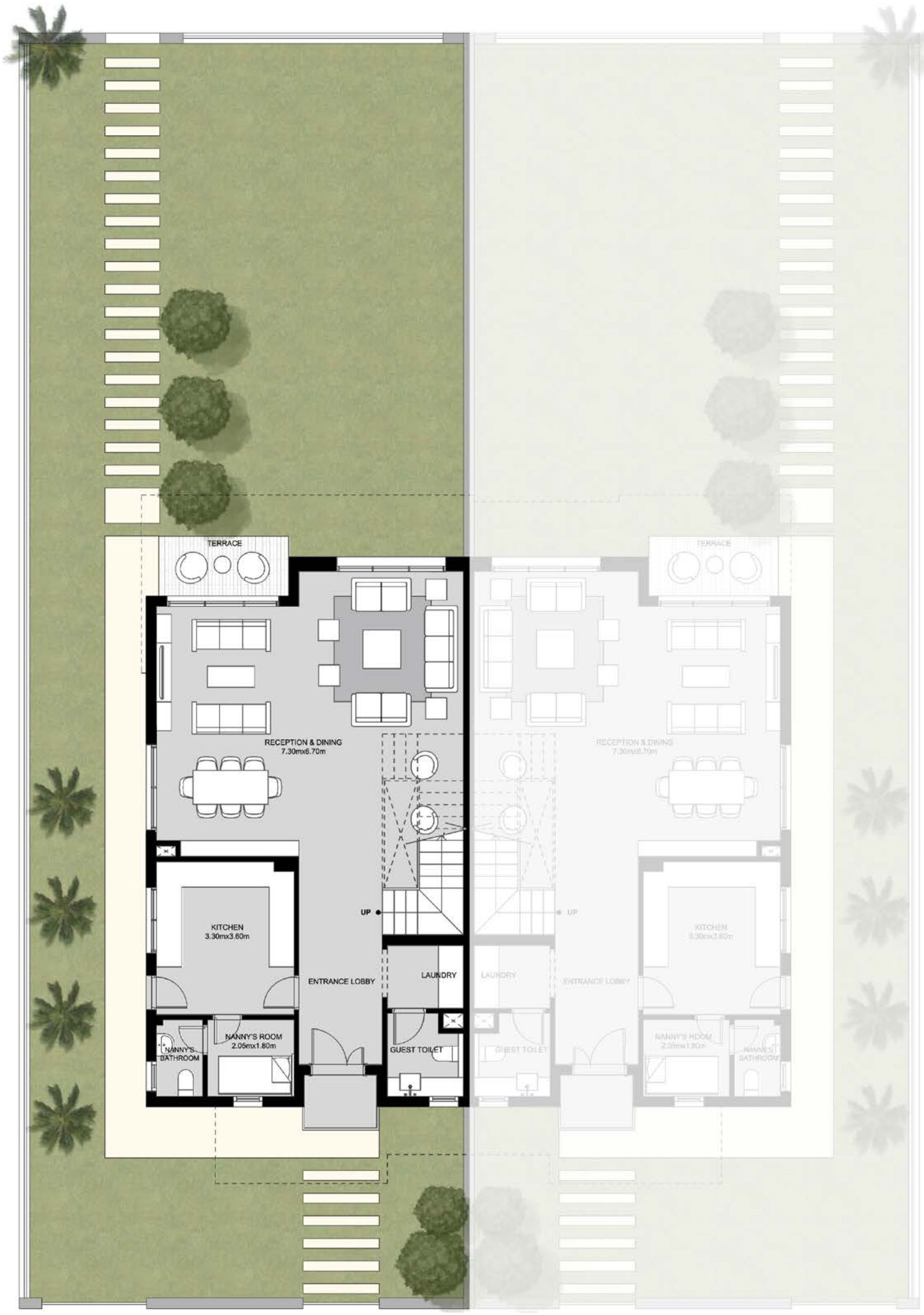
TWIN HOMES



Front View

TWIN HOMES

UNIT A



Ground Floor

First Floor



Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
101.6 m²	117.8 m²	29.4 m²	82.3 m²	248.8 m²

4 Bedrooms + Nanny + Penthouse

TWIN HOMES

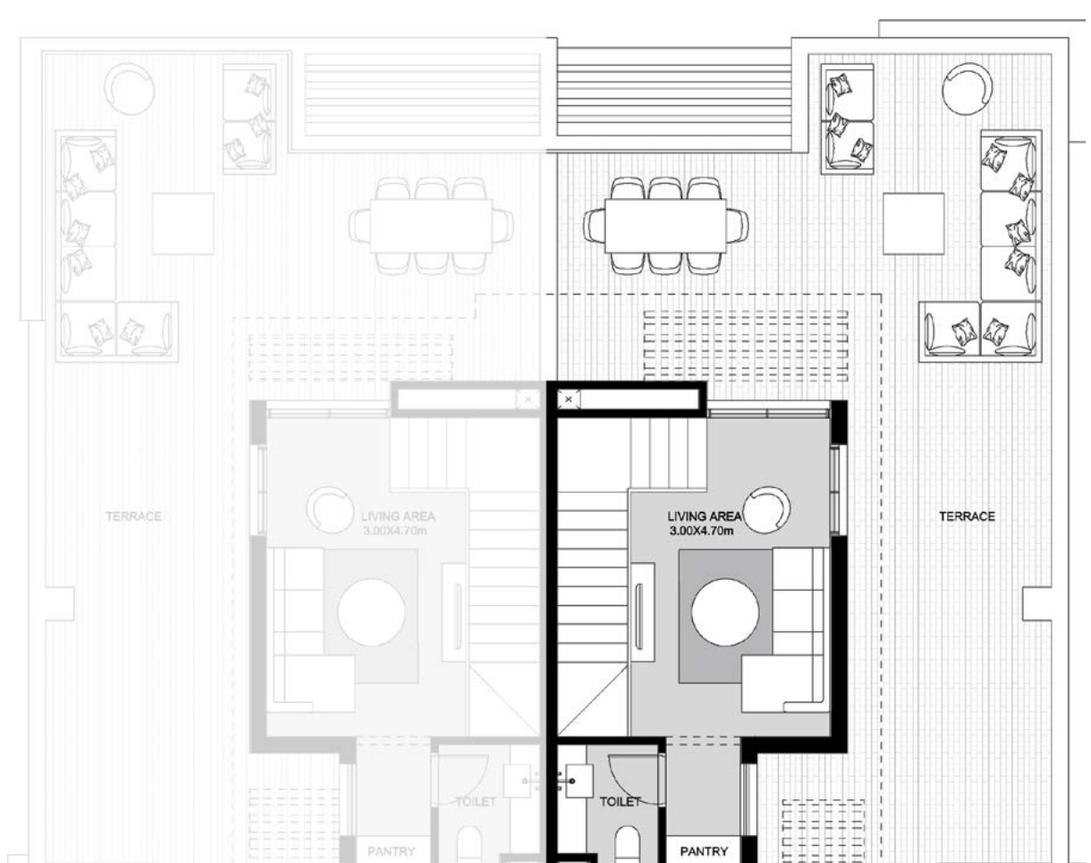
UNIT B



Ground Floor



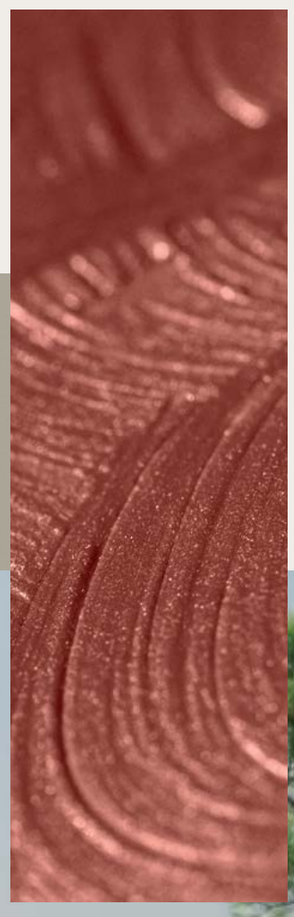
First Floor



Roof

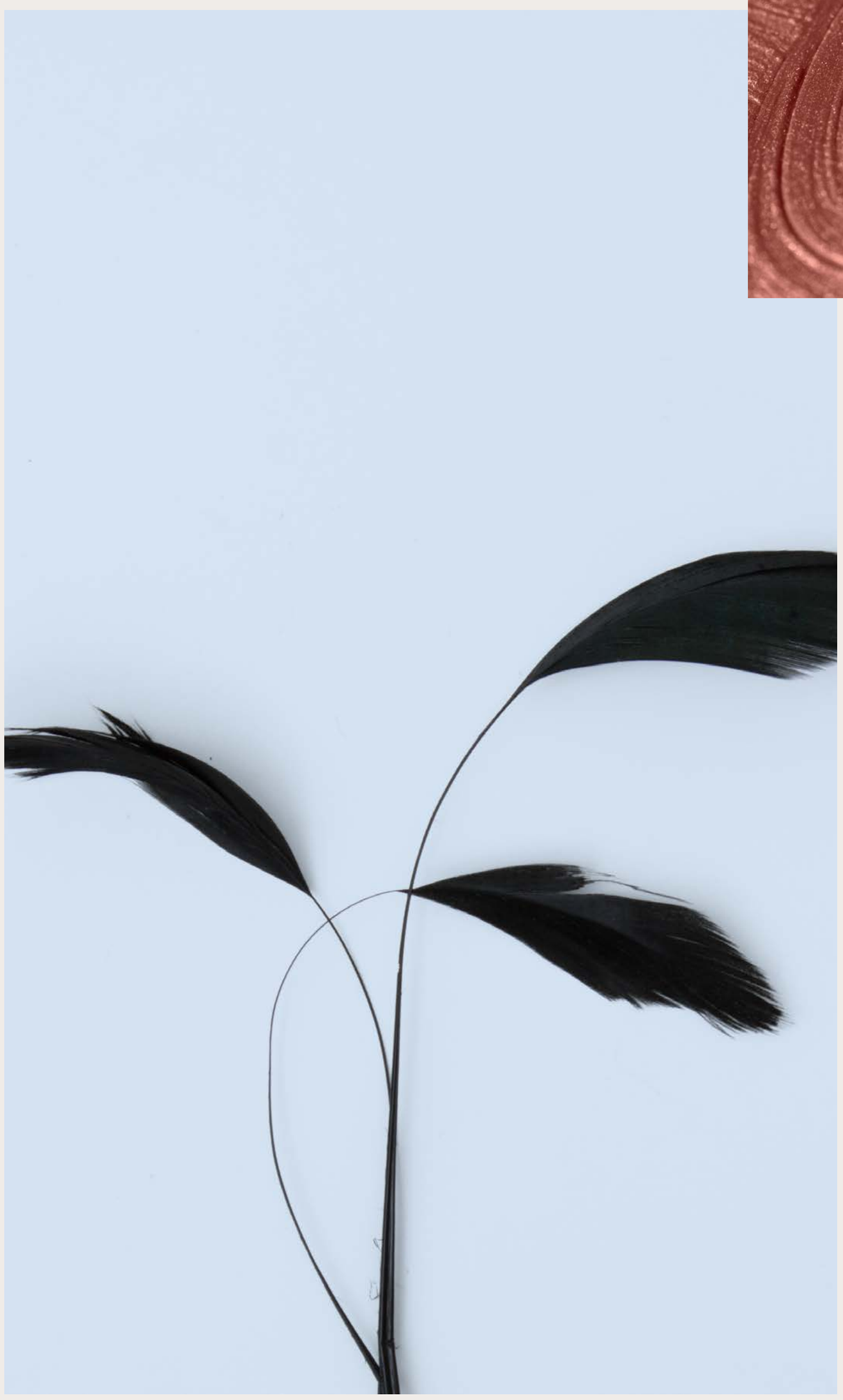
Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
101.6 m²	117.50 m²	29.4 m²	81.8 m²	248.5 m²

4 Bedrooms + Nanny + Penthouse



Back View



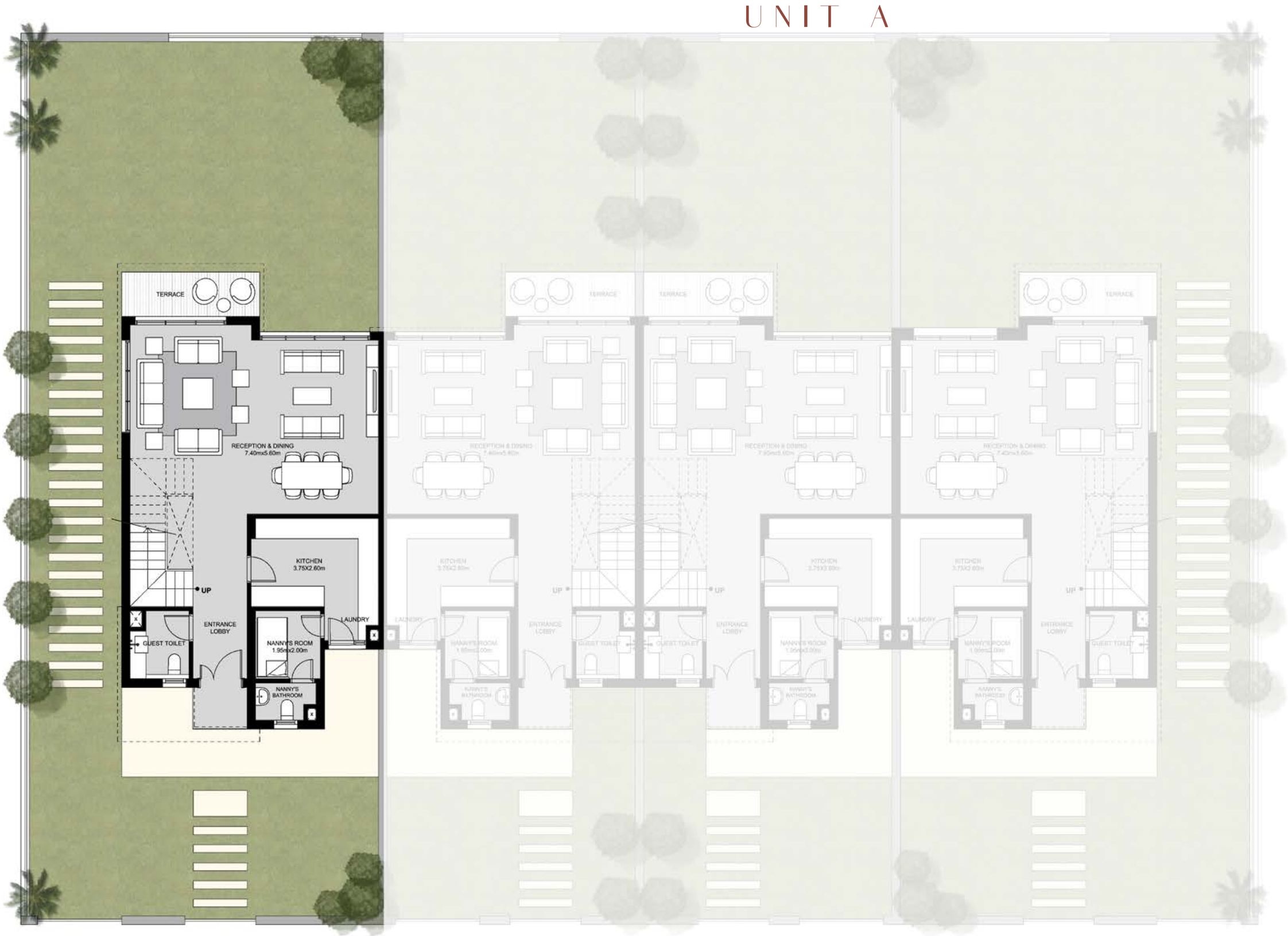


TOWN HOMES

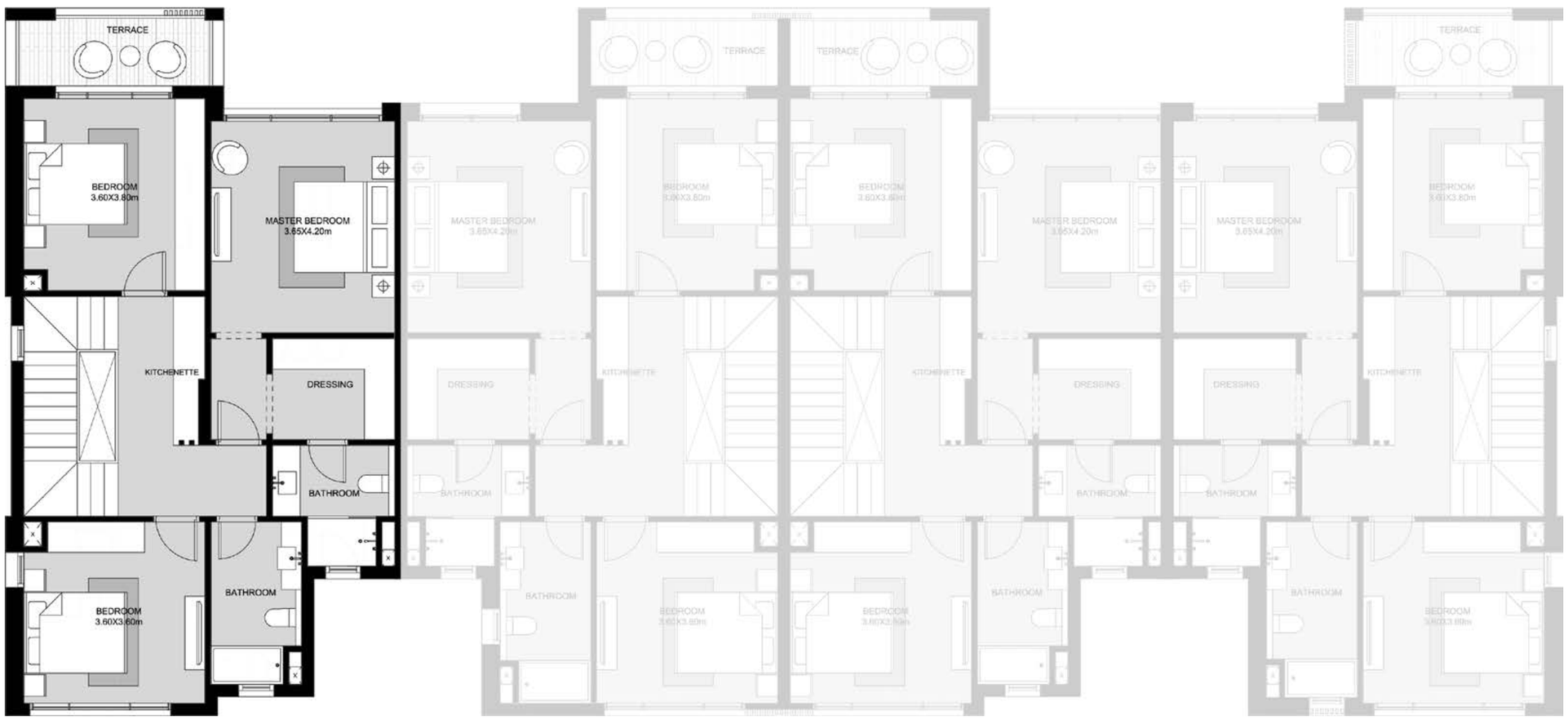

Front View

TOWN HOMES

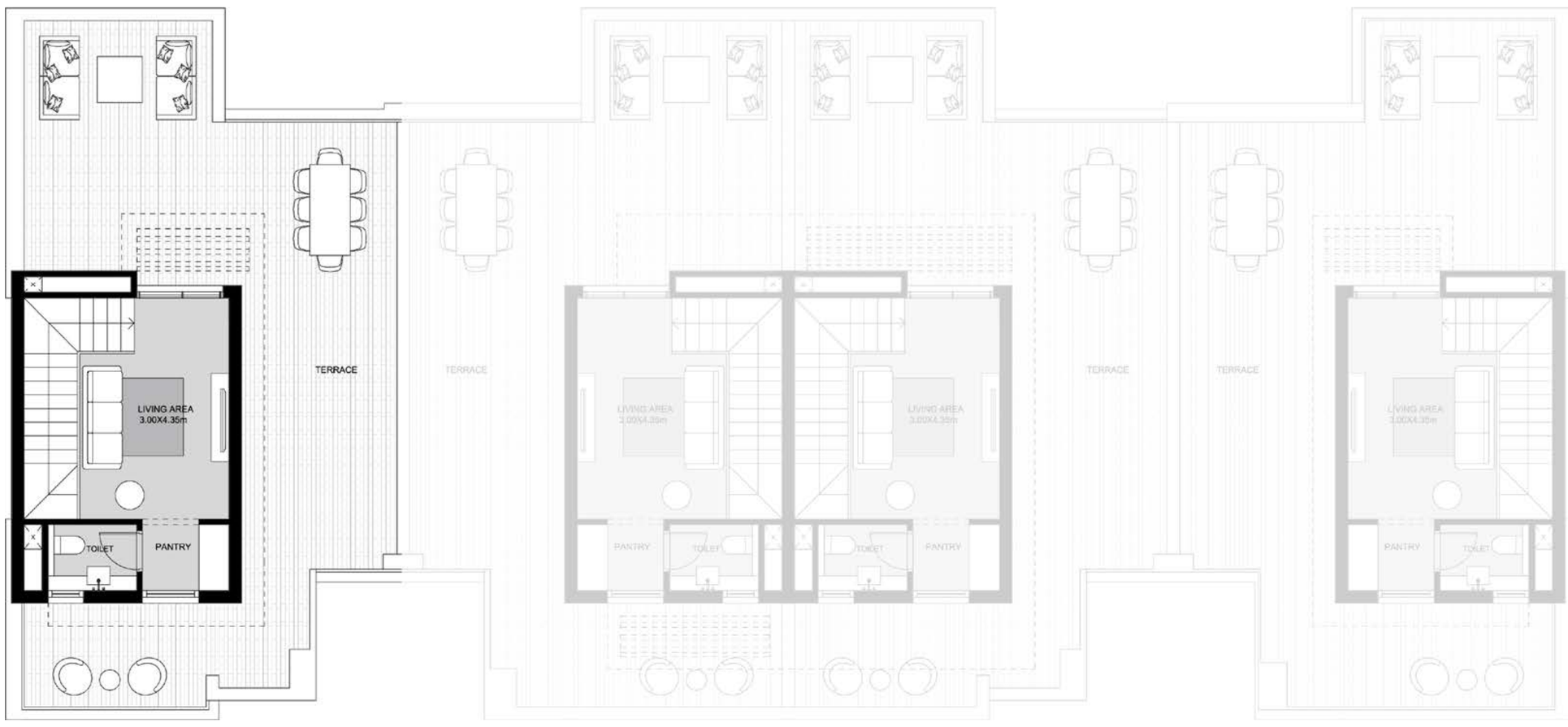
UNIT A



Ground Floor



First Floor



Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
90.7 m^2	95.6 m^2	28.5 m^2	68.40 m^2	214.8 m^2

3 Bedrooms + Nanny + Penthouse

TOWN HOMES

UNIT B



Ground Floor



First Floor



Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
89.2 m^2	93.9 m^2	27.7 m^2	67.7 m^2	210.8 m^2

3 Bedrooms + Nanny + Penthouse

TOWN HOMES

UNIT C



Ground Floor



First Floor



Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
89.2 m²	92.7 m²	27.7 m²	66.2 m²	209.6 m²

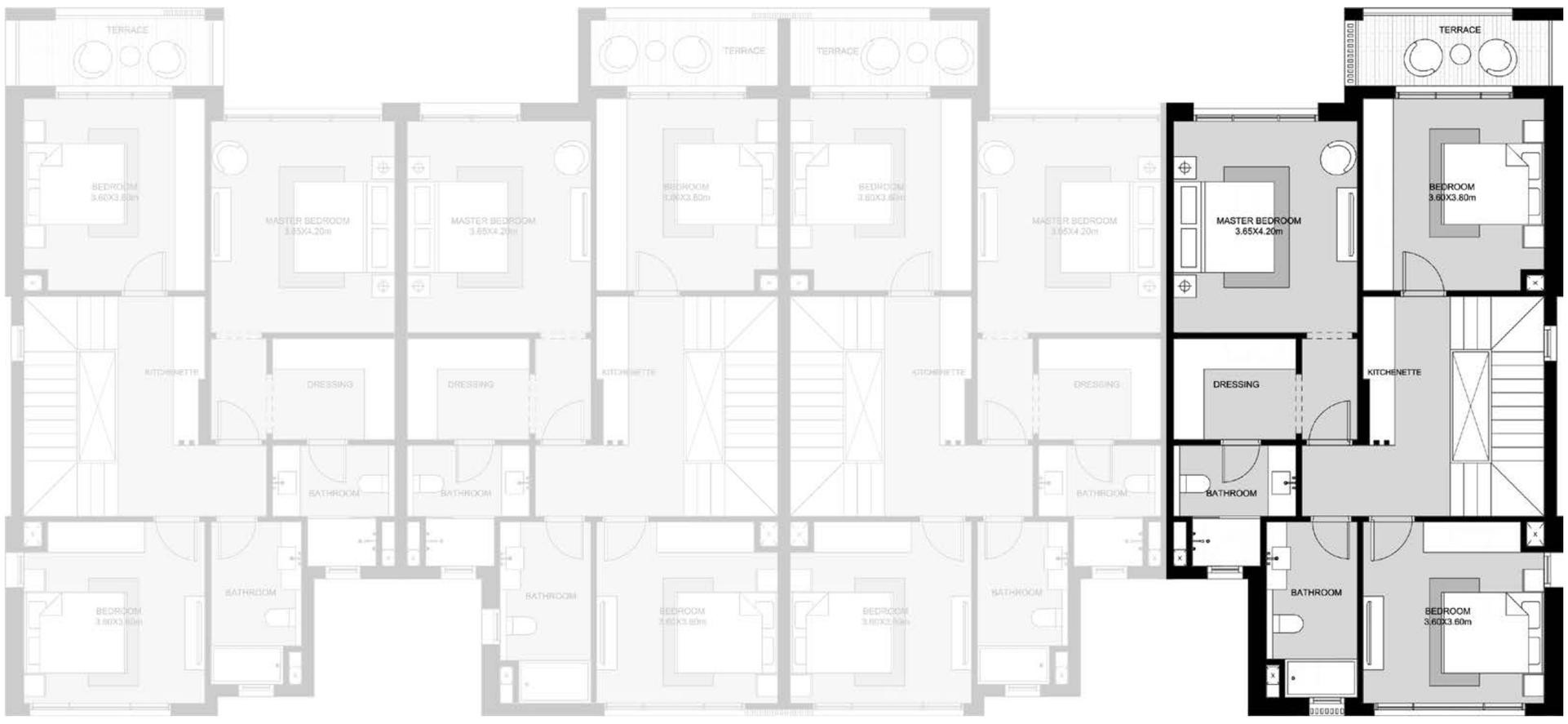
3 Bedrooms + Nanny + Penthouse

TOWN HOMES

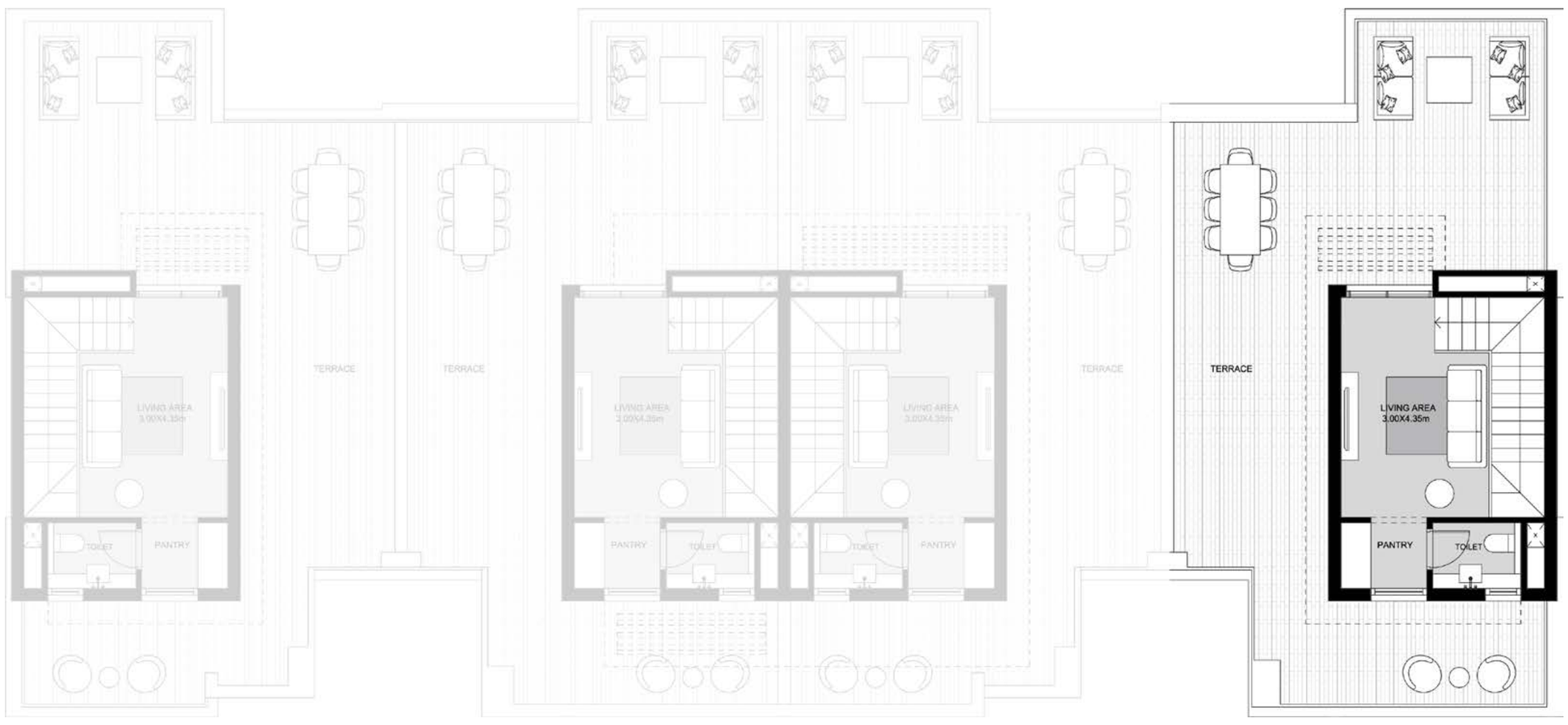
UNIT D



Ground Floor



First Floor



Roof

Ground Floor Area	First Floor Area	Roof Annex Area	Roof Terrace Area	Total Area
91.1 m²	96.8 m²	28.5 m²	69.8 m²	216.4 m²

3 Bedrooms + Nanny + Penthouse

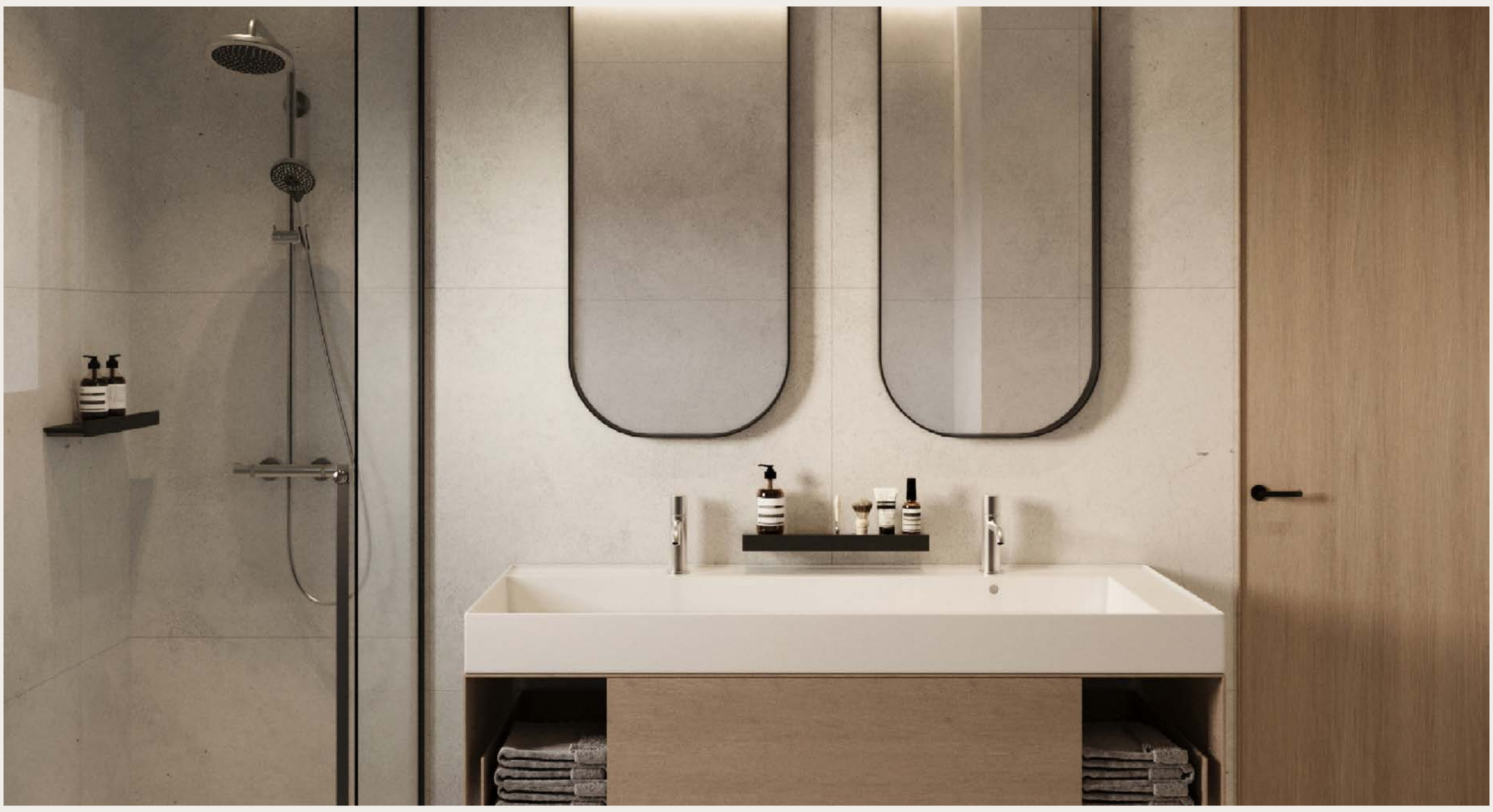




Back View



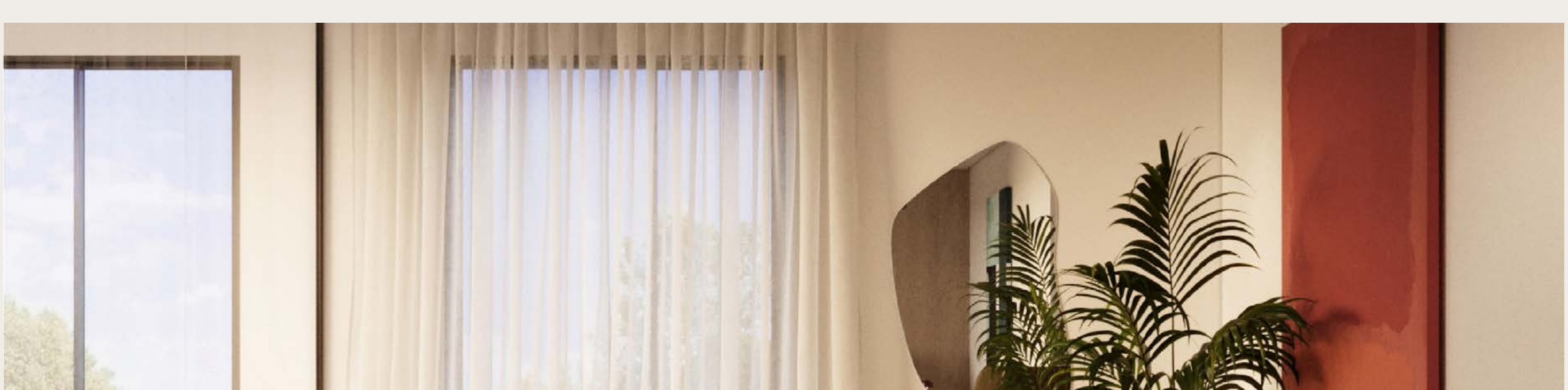




Disclaimer: All furniture, fixtures & equipment shown in the renders are indicative and not necessarily reflect the actual & final execution

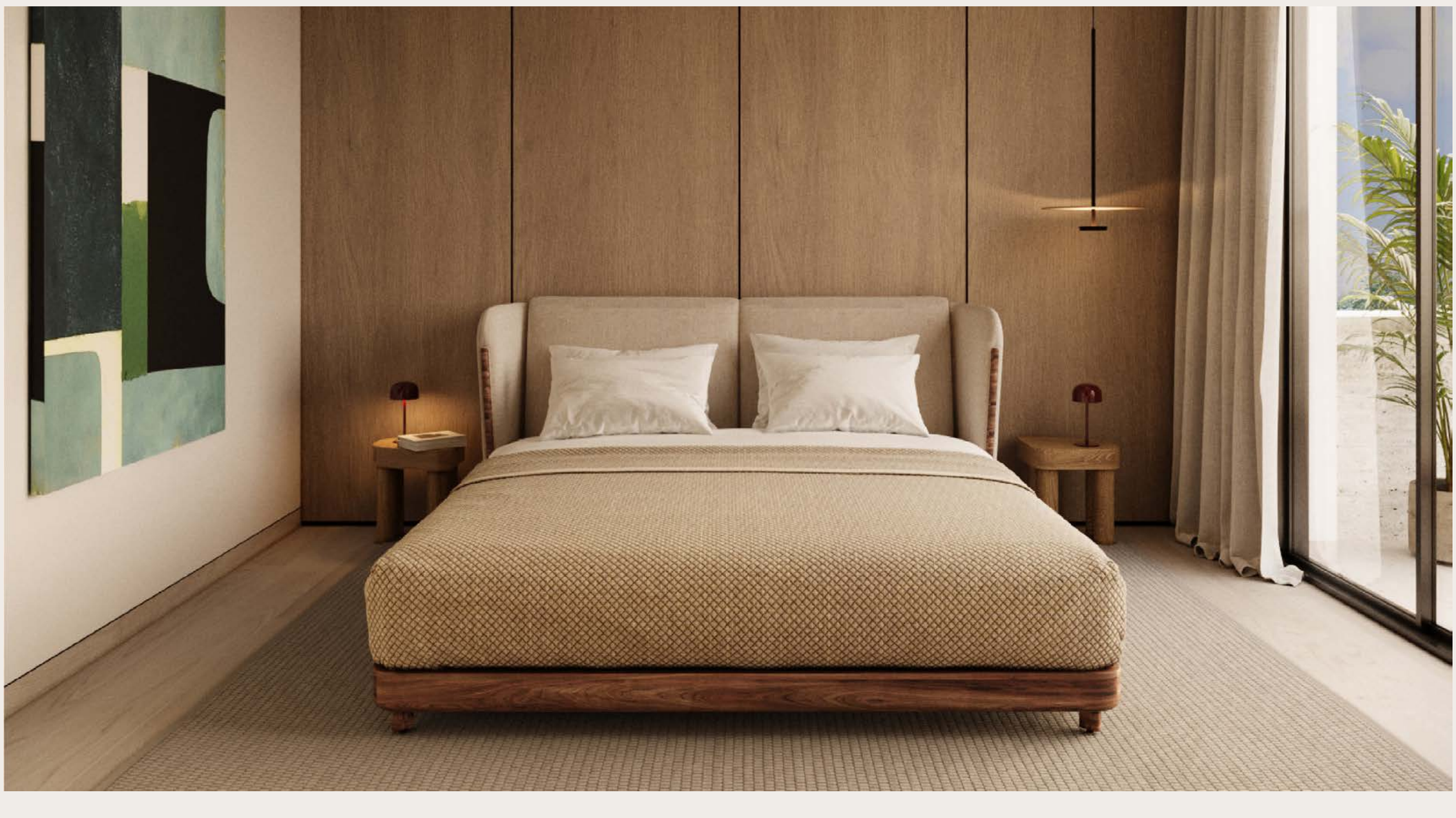


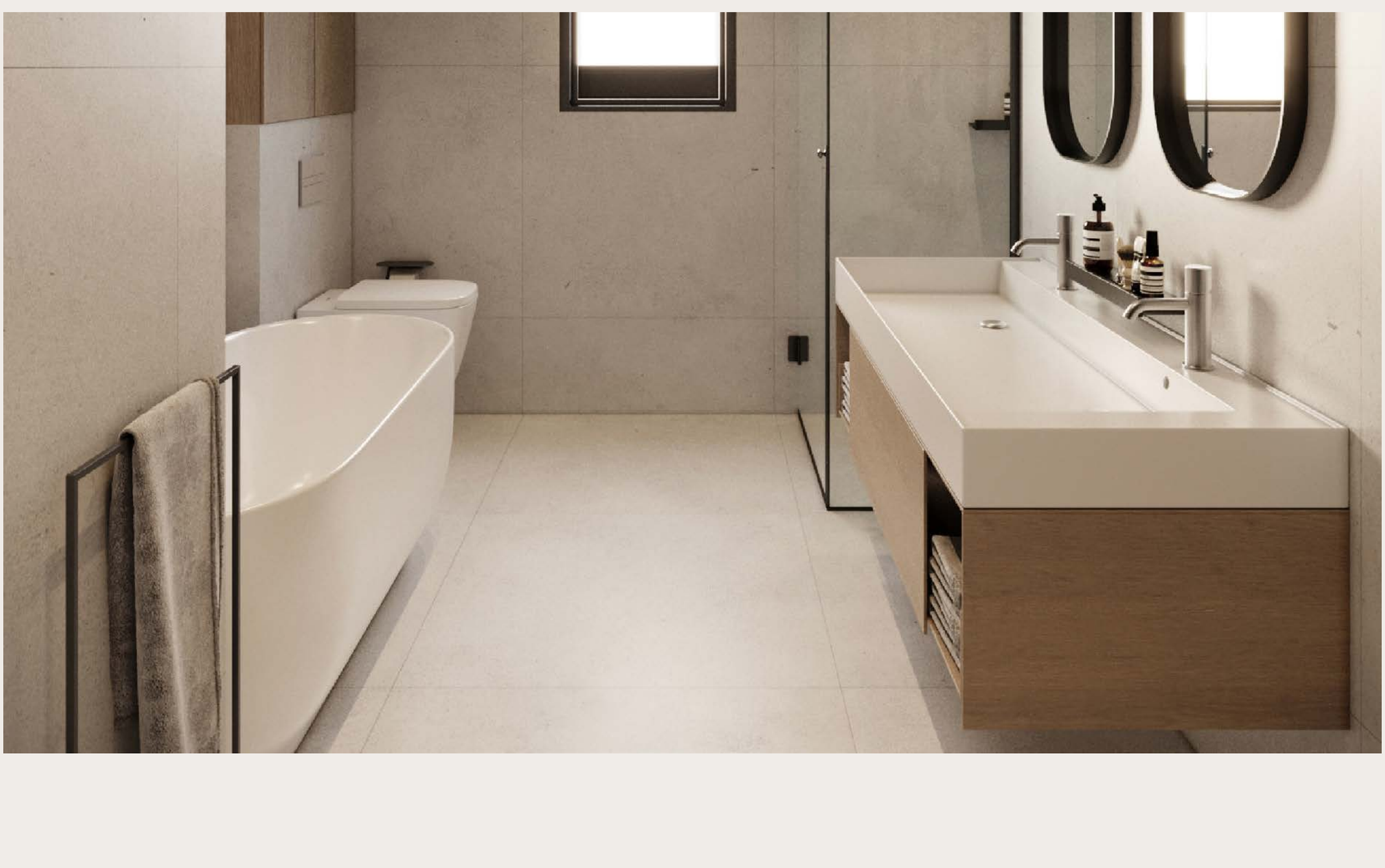




Disclaimer: All furniture, fixtures & equipment shown in the renders are indicative and not necessarily reflect the actual & final execution







Disclaimer: All furniture, fixtures & equipment shown in the renders are indicative and not necessarily reflect the actual & final execution

THE ESTATES

RESIDENCES

A SODIC SIGNATURE

APARTMENTS & DUPLEXES
PHASE 2



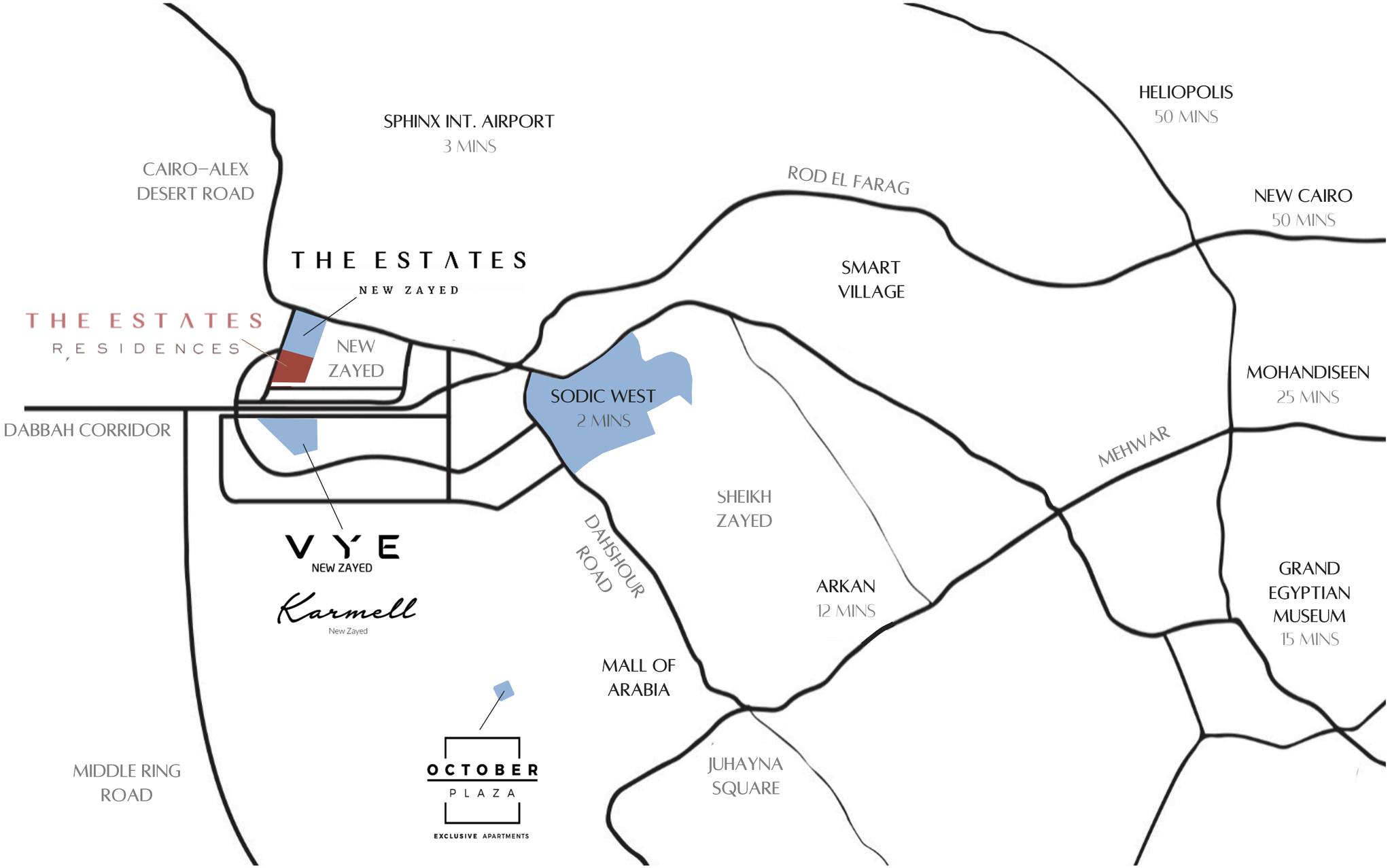
DEVELOPMENT OVERVIEW

- Wellness
- Authenticity
- Effortless Comfort
- Low Density
- Refinement
- Understated Luxury

A NEW AGE OF REFINEMENT



THE LOCATION



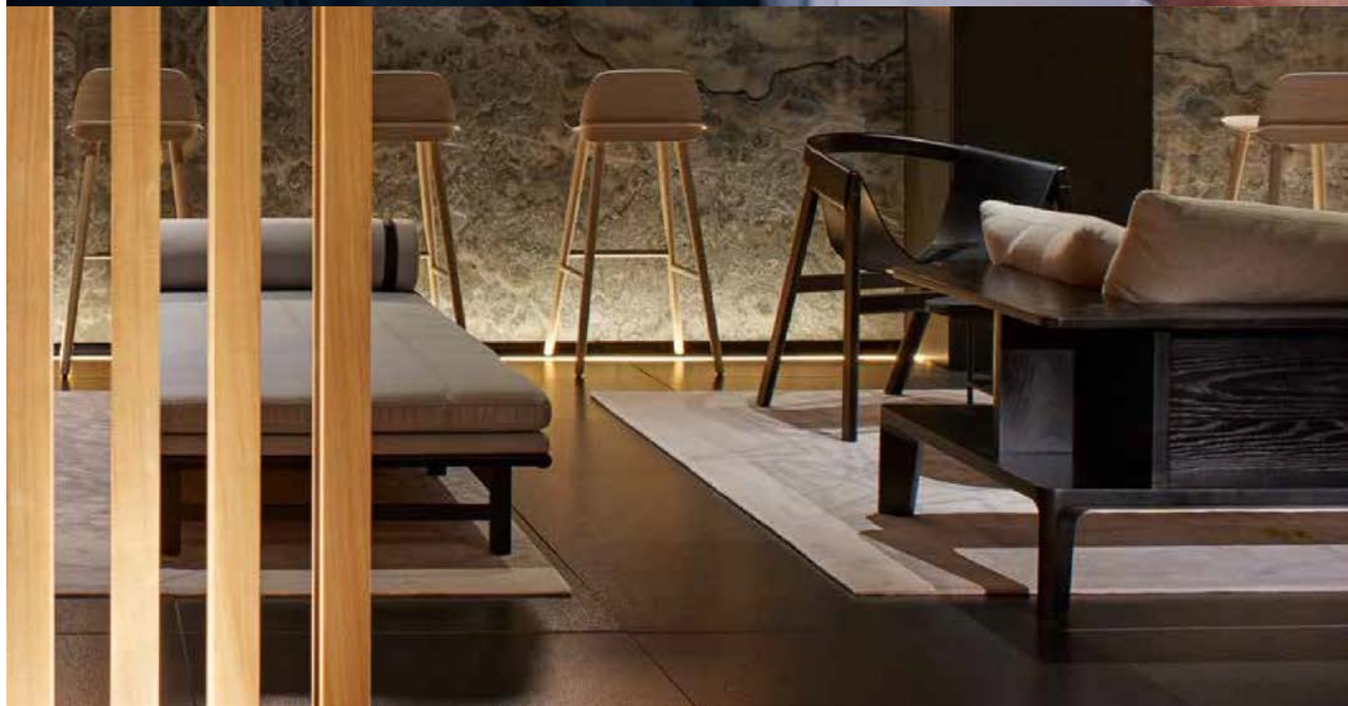
NOBU

RESTAURANT HOTEL RESIDENCES

CAIRO

Blending **contemporary luxury** and **subtle Japanese** nuances into the concept of a **luxury lifestyle experience**. The hotels and residences are **design-led**, while the restaurants and bars are **local** and **vibrant** with an atmosphere charged with a sense of being part of something extraordinary. **NOBU** is a globally renowned brand that has pioneered for almost **30 years** because of its unique experience.





NOBU

RESTAURANT HOTEL RESIDENCES

CAIRO

https://www.nobuhotels.com/hotel-collection/cairo/



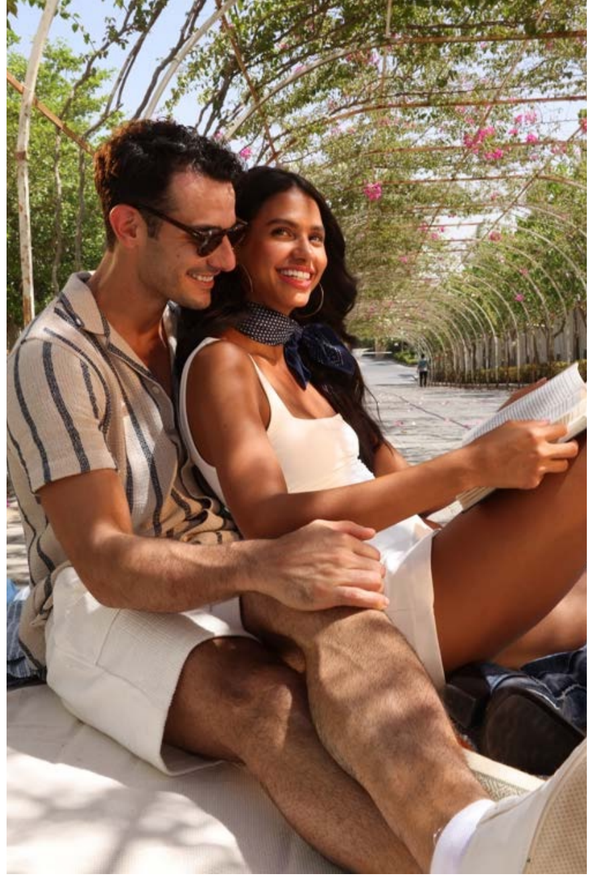
WELCOME TO CAIRO

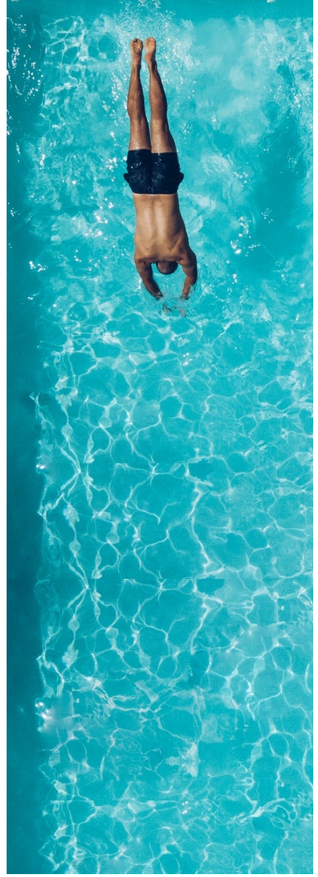
The Nobu Hotel and Residences Cairo, nestled in SODIC's signature development in New Zayed, West Cairo's up-and-coming neighbourhood is set within the meticulously planned expanse of single-family residences and exclusive apartments, the hotel and residences will form an integral part of "The Estates Residences." Guests and residents will enjoy the proximity of celebrated attractions including the Pyramids, the Great Sphinx, and the highly anticipated Grand Egyptian Museum scheduled to open later this year. The Nobu Hotel and Residences Cairo will also provide direct access to the acclaimed North Coast, offering residents a gateway to convenient weekend and holiday escapes.

A NEW AGE OF WELLNESS

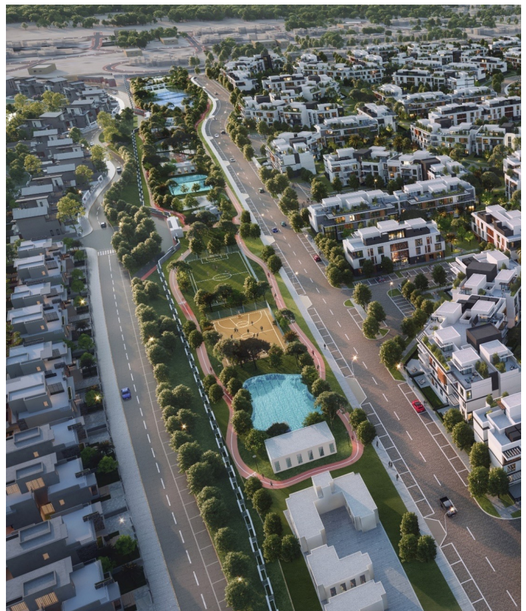
THE GROUNDS

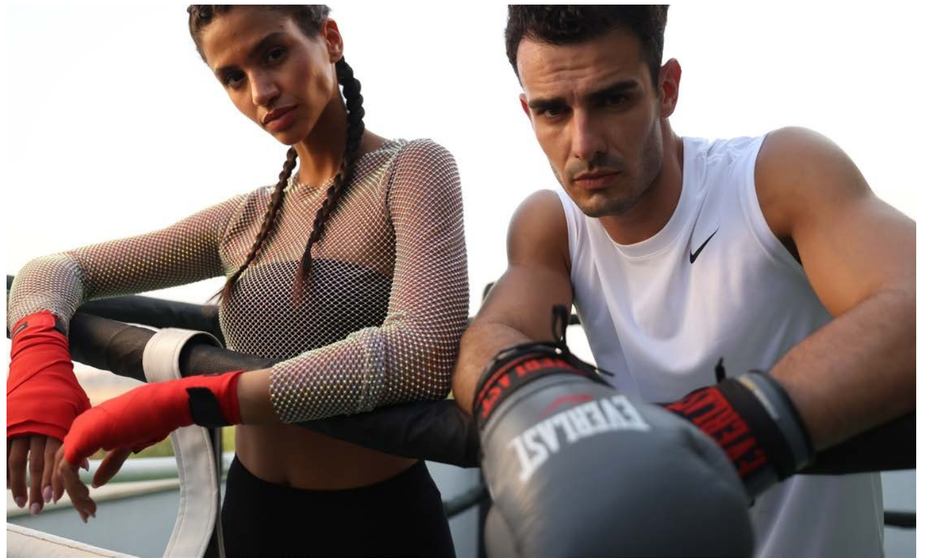
The general vibe of The Estates Residences is customized for your utmost wellbeing, both physically and mentally. From hearty and wholesome, to challenging and heart-racing, you will find the flow to take you there. Get competitive in the sports arena featuring tennis courts, paddle tennis courts, pickle ball courts, 5-a-side football pitch, skating arena and jogging tracks surrounding the whole area. Maintain your daily workout routine in the multipurpose sports courts, indoor gym and workout studios while overlooking the leisure and kids' pools. At The Estates Residences, you'll be sure to find a place that suits your active mindset. The Grounds will be alive & kicking in the beginning of 2025.












NO
SMOKING

NEW PHASE LAUNCH

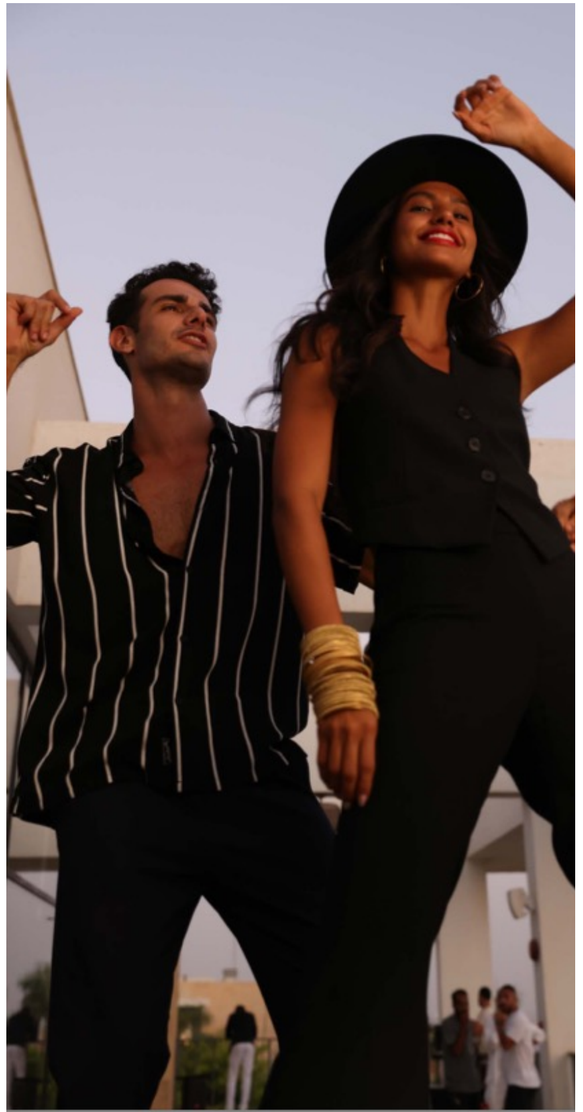


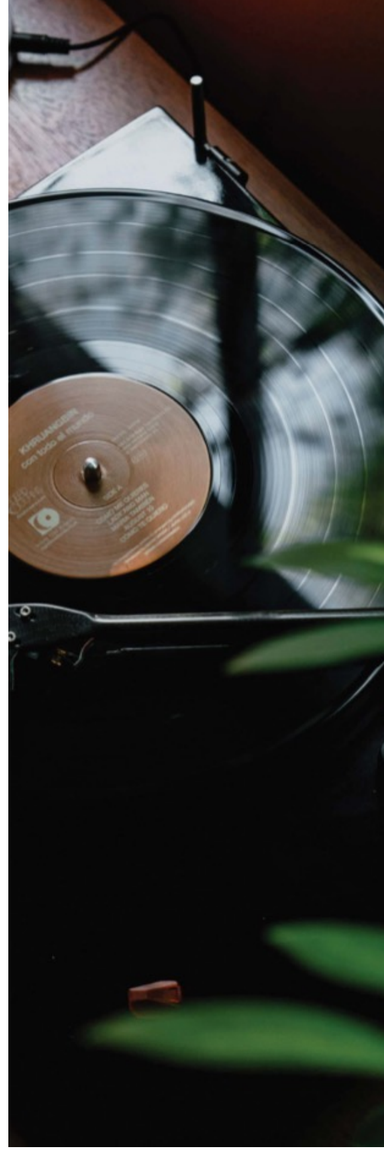
A NEW ERA OF DESIGN

INNOVATIVE RESIDENCES REDEFINING MODERN PLANNING

The Estates Residences new phase was crafted with a focus on modern living, with an array of features tailored to enhance the homeowner experience. Embracing efficiency, each home showcases a designs that optimize space and functionality, ensuring a seamless blend of comfort and practicality.

The Estates Residences offers a diverse selection of residences to suit every lifestyle and preference. Beyond the confines of the homes themselves, expansive gardens provide residents with tranquil outdoor sanctuaries, perfect for relaxation or outdoor gatherings. The spacious roofs offer additional opportunities for customization, whether it be for rooftop gardens, entertainment areas, or simply soaking in panoramic views of the surrounding landscape.





FLOOR PLANS



TYPE–C

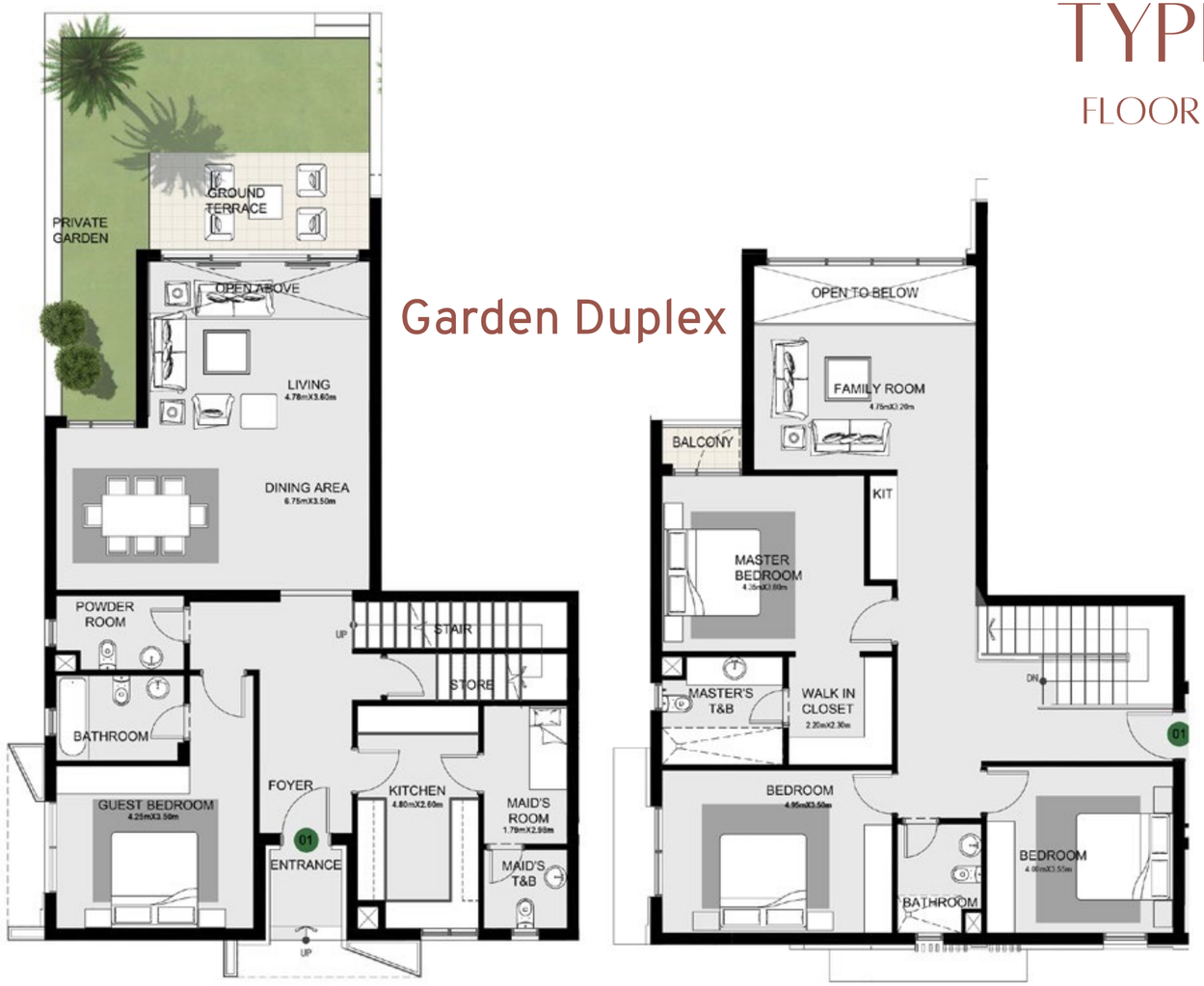


Disclaimer: All rendering and other visual materials, designs, facades are for illustrative purposes only.

TYPE–C

FLOOR PLANS

Garden Duplex



3 Bedrooms + Living
(Ground)



Total BUA	No. of Rooms	Special Features
297 SQM	4B+Living	Private entrance
	+Nanny	Double height living and facade

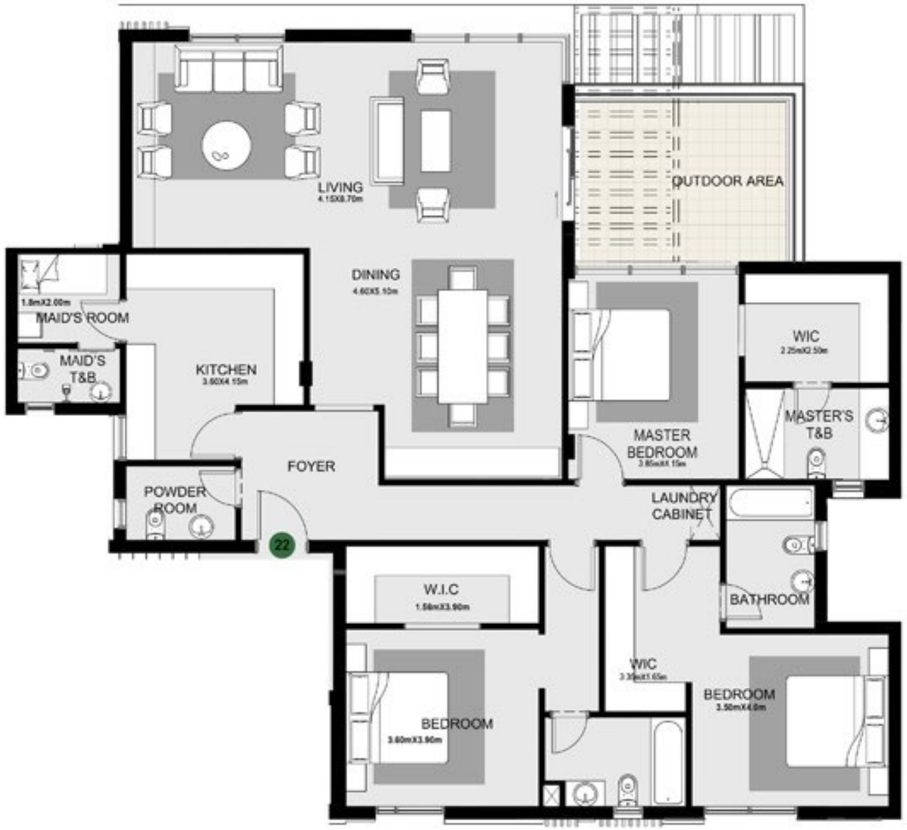
Total BUA	Special Features
221 SQM	All rooms facing views

Disclaimer

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–C

FLOOR PLANS



3 Bedrooms
(Penthouse)



Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
251 SQM	31 SQM	282 SQM	54 SQM	Spacious rooms
				Large terrace

Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–E

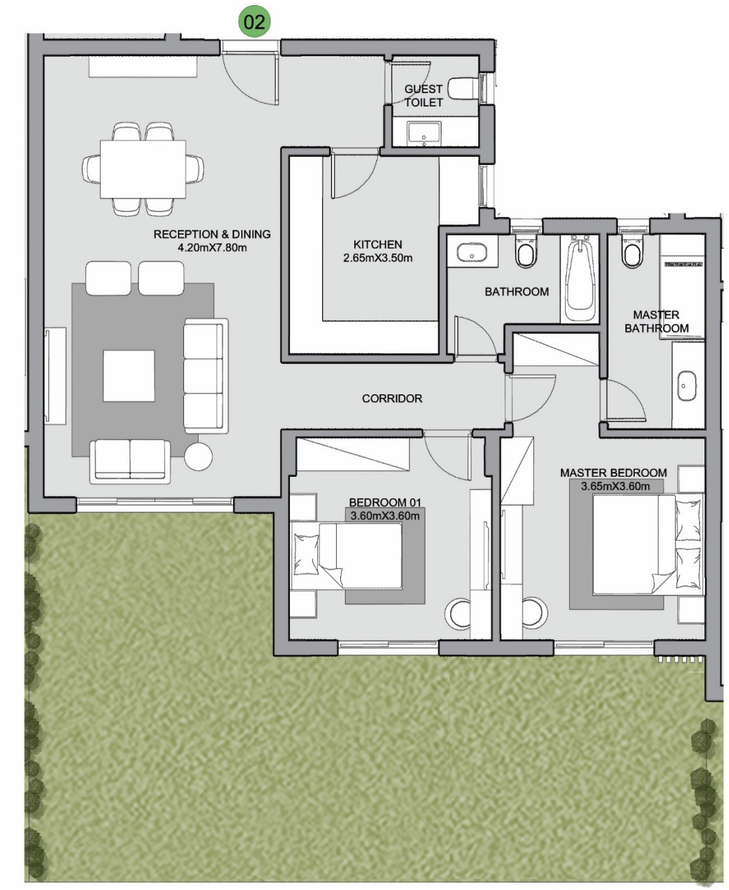


Disclaimer: All rendering and other visual materials, designs, facades are for illustrative purposes only.

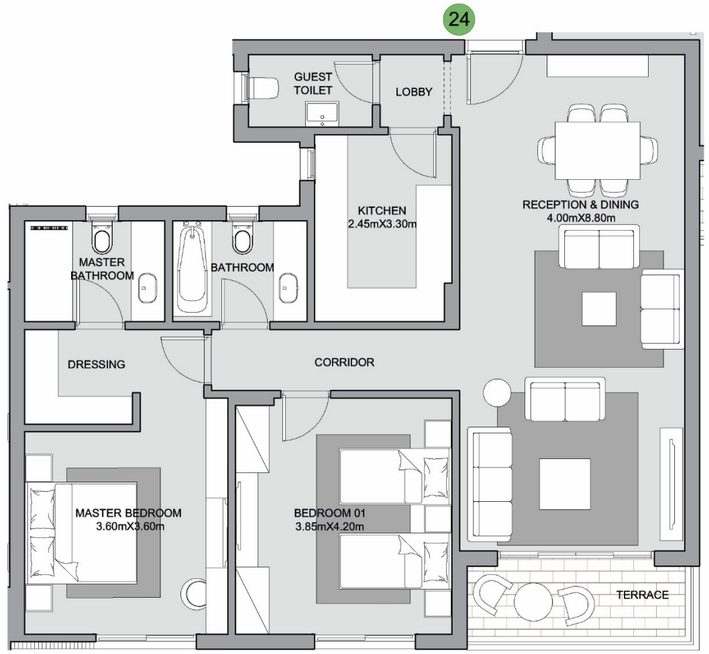
TYPE–E

FLOOR PLANS

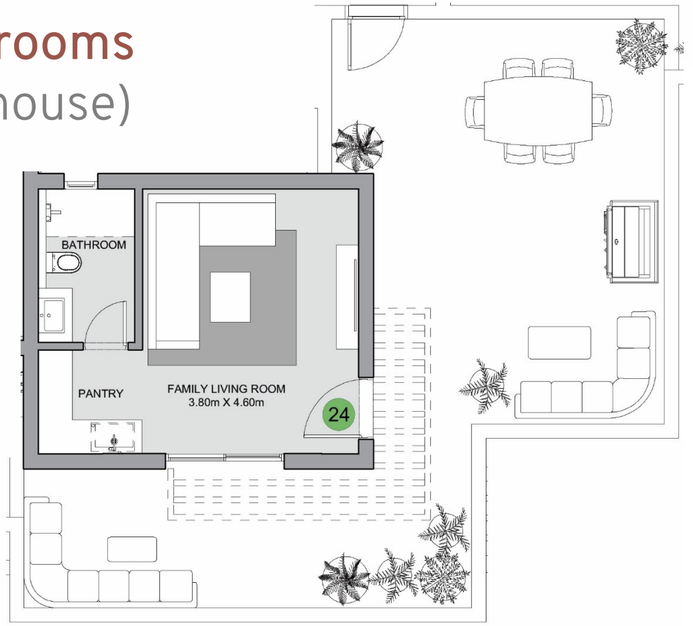
2 Bedrooms
(Ground)



Total BUA	Special Features
123 SQM	All rooms facing views



2 Bedrooms
(Penthouse)



Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
136 SQM	36 SQM	172 SQM	65 SQM	All rooms facing views

Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–E

FLOOR PLANS



3 Bedrooms
(Ground)

Total BUA	Special Features
183 SQM	Double gardens and views



3 Bedrooms
(Typical)

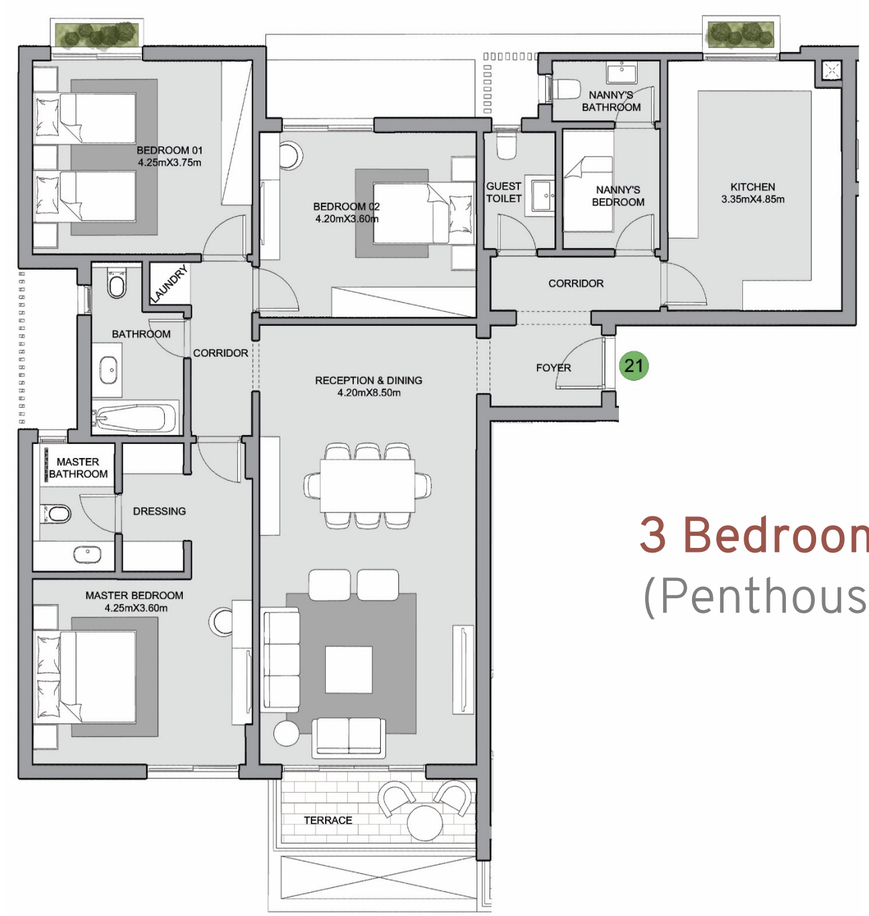
Total BUA	Special Features
178 SQM	Double views reception and dining

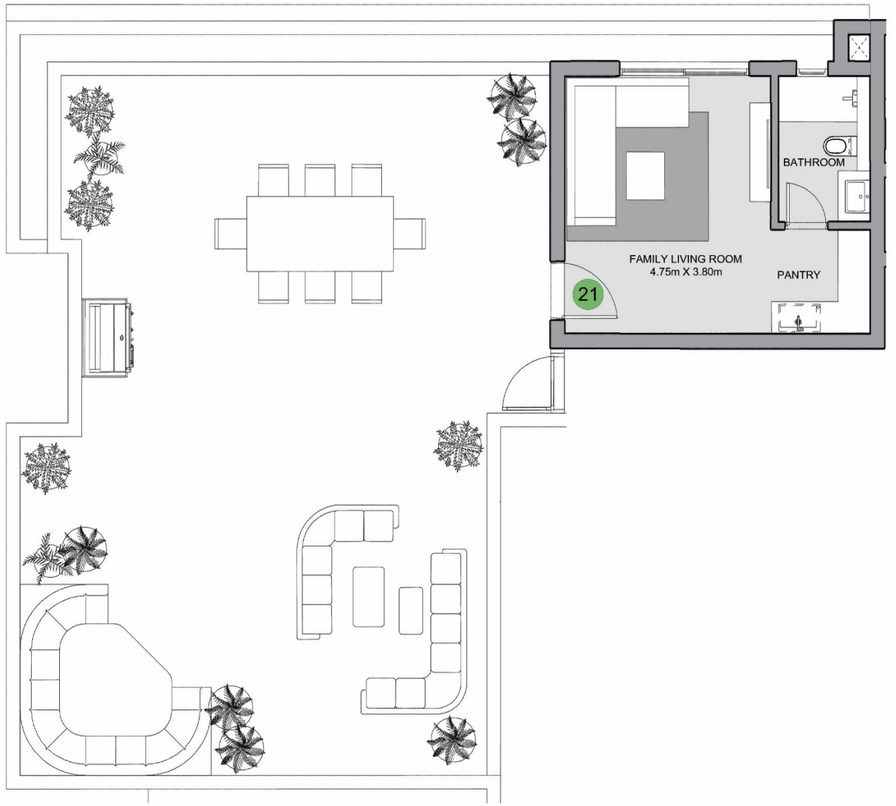
Disclaimer

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–E

FLOOR PLANS





3 Bedrooms
(Penthouse)

Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
190 SQM	37 SQM	227 SQM	120 SQM	Double views
				Large roof terrace

Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–F



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

TYPE–F

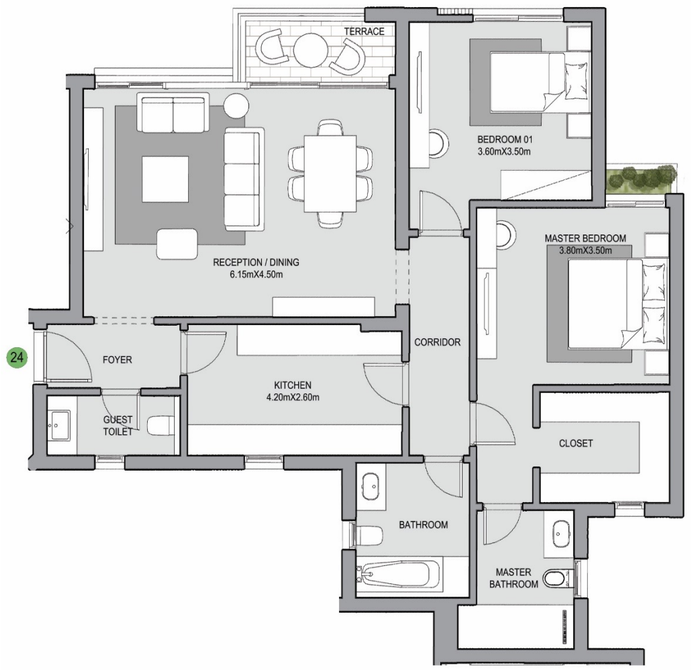
FLOOR PLANS

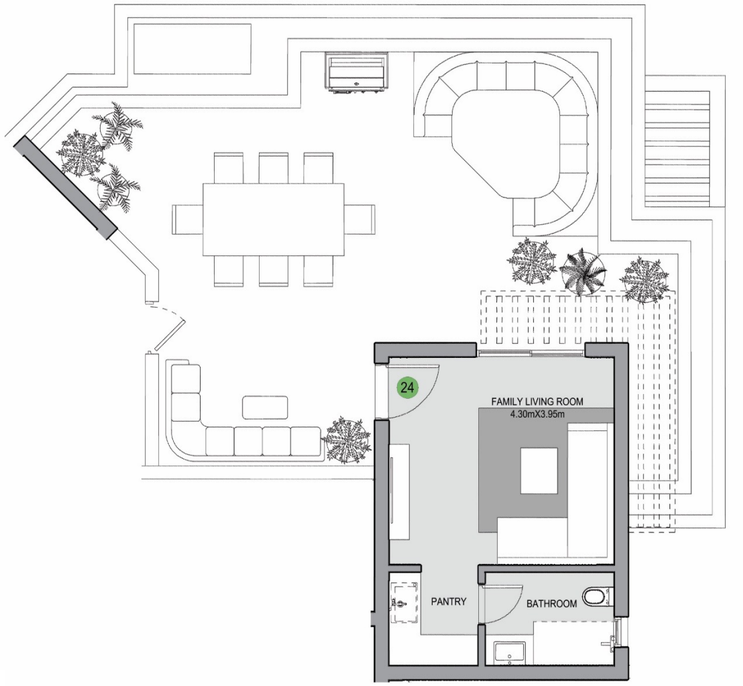
2 Bedrooms
(Ground)



Total BUA	Special Features
117 SQM	All rooms facing views

2 Bedrooms
(Penthouse)





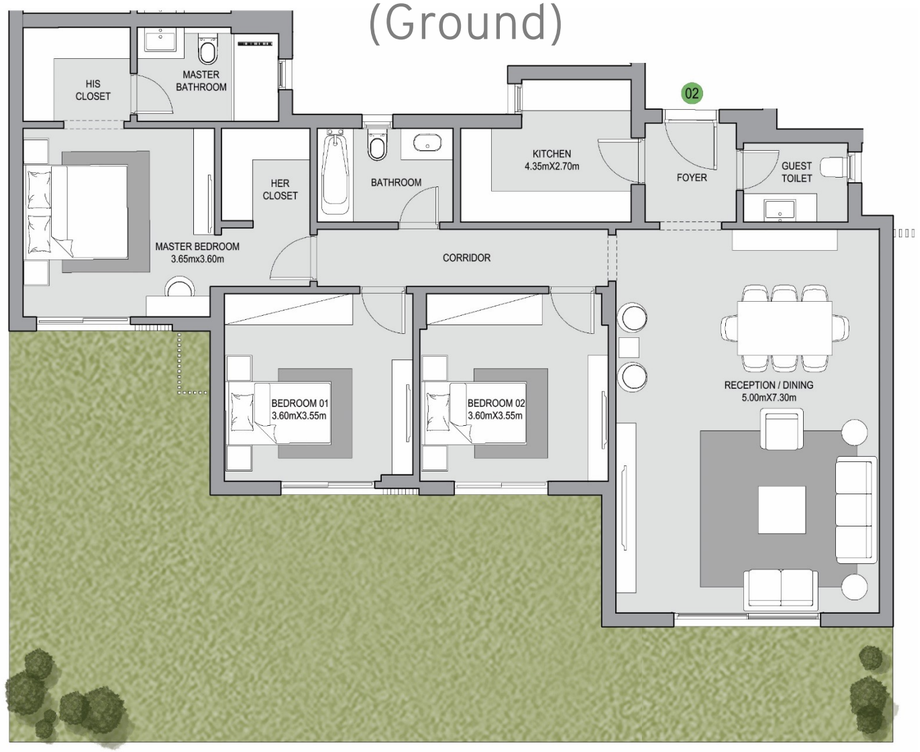
Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
131 SQM	34 SQM	165 SQM	71 SQM	All rooms facing views Two-way kitchen Large roof terrace

Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–F

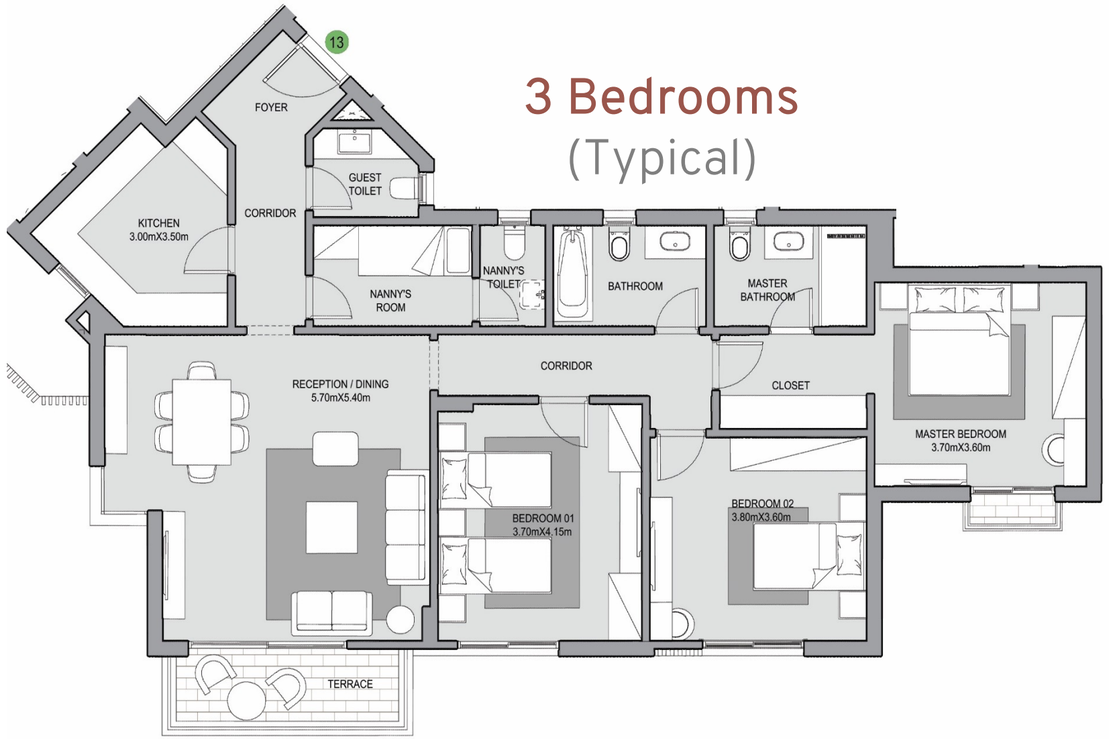
FLOOR PLANS

3 Bedrooms (Ground)



Total BUA	Special Features
148 SQM	All rooms facing views
	His and Her closet

3 Bedrooms (Typical)



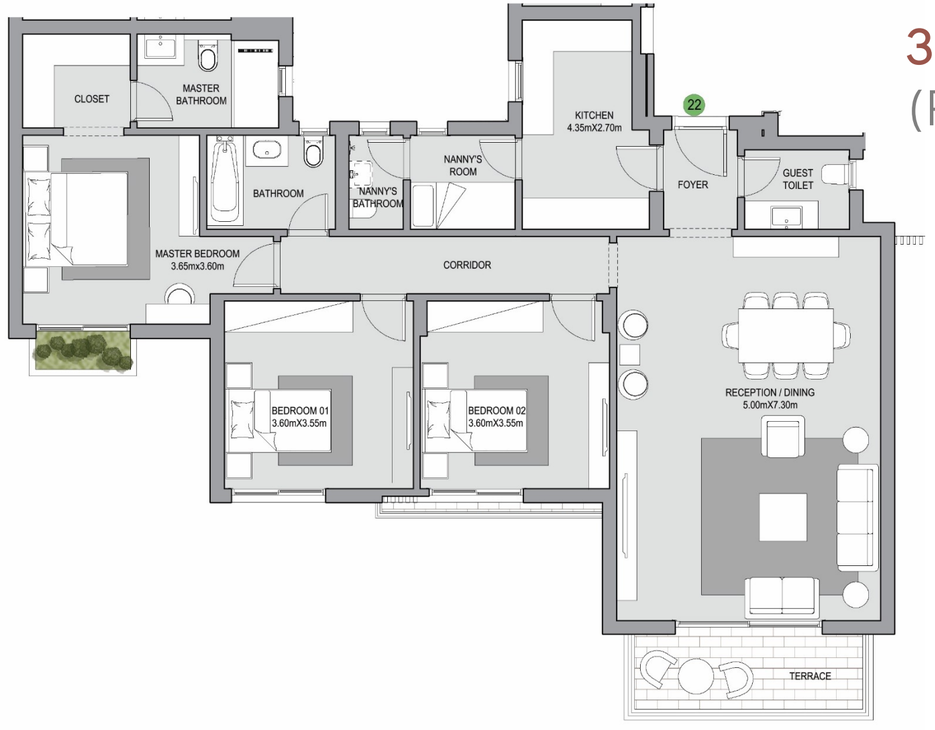
Total BUA	Special Features
159 SQM	All rooms facing views

Disclaimer

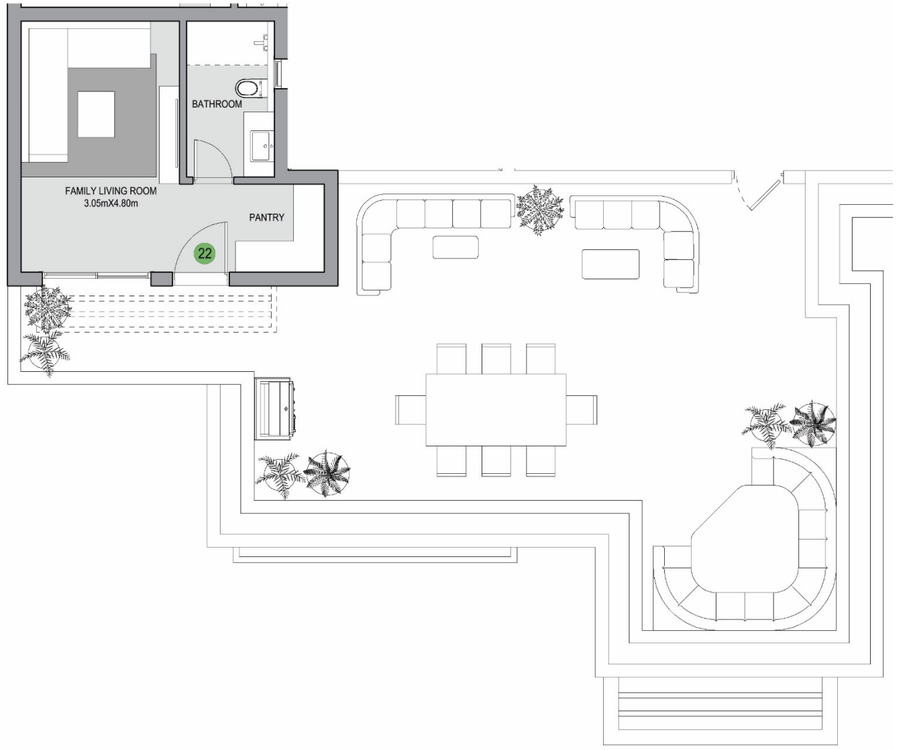
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–F

FLOOR PLANS



3 Bedrooms
(Penthouse)



Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
162 SQM	34 SQM	196 SQM	90 SQM	All rooms facing views
				Large roof terrace

Disclaimer

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–G

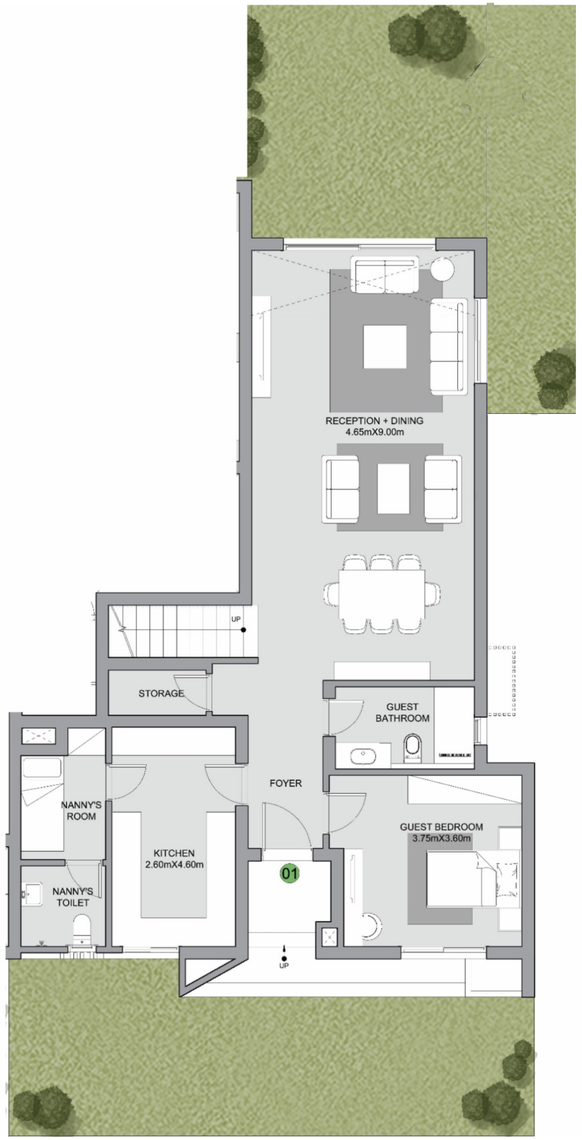


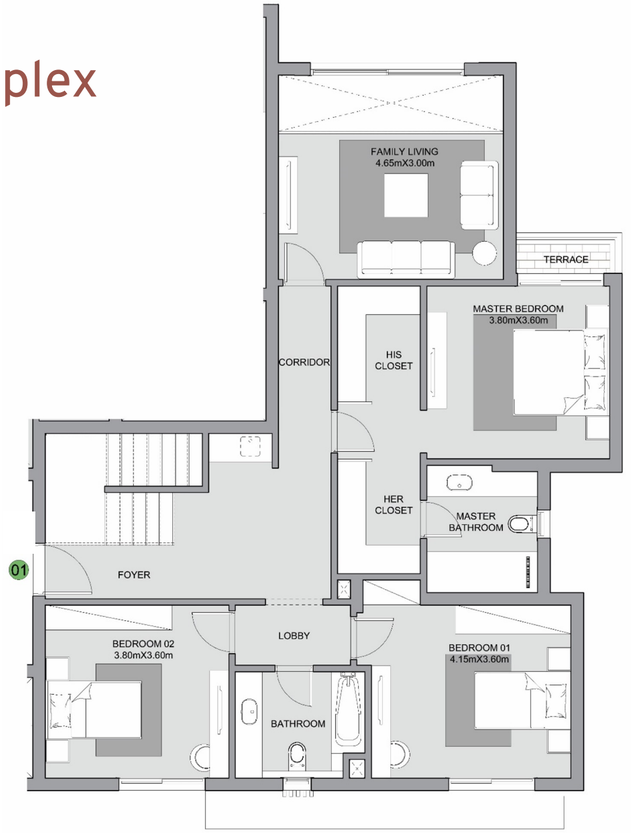
Disclaimer: All rendering and other visual materials, designs, facades are for illustrative purposes only.

TYPE–G

FLOOR PLANS

Garden Duplex





Total BUA	No. of Rooms	Special Features
263 SQM	4B+Living	Private entrance and front yard
	+Nanny	Double height living and facade
		His and Her closets

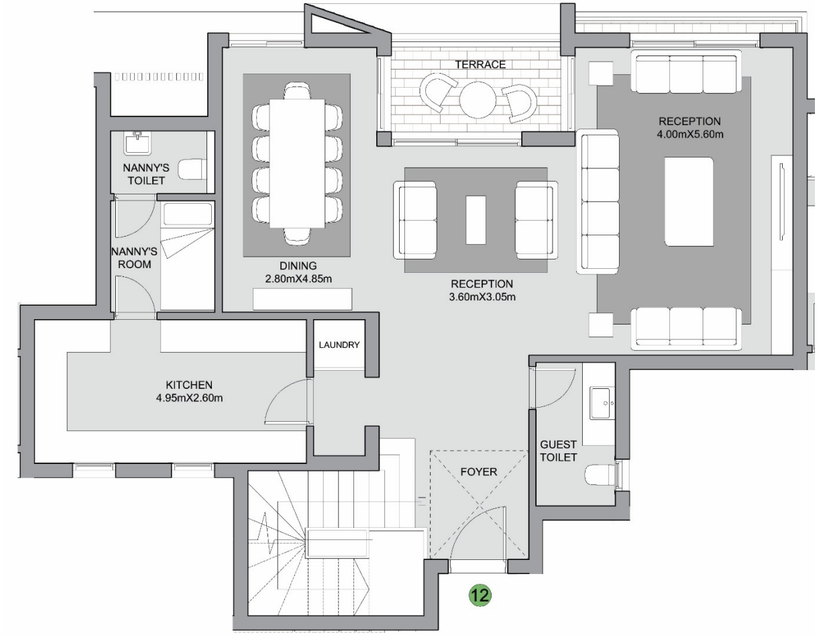
Disclaimer

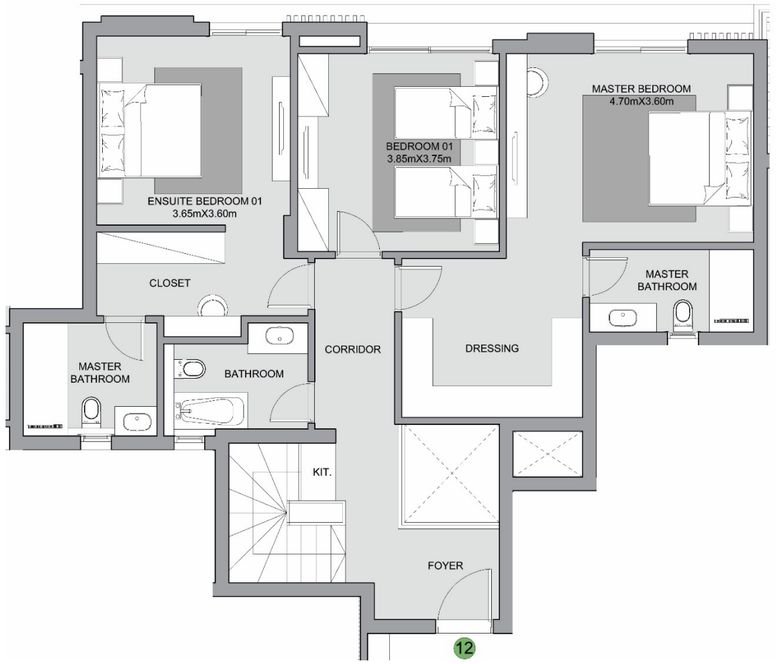
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

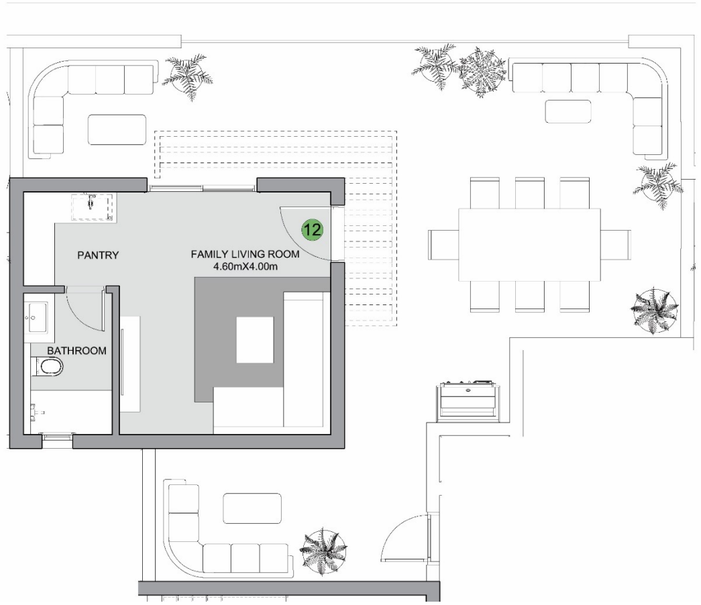
TYPE–G

FLOOR PLANS

Sky Duplex







Gross BUA	Roof Annex	Total BUA	Roof Terrace	No. of Rooms
252 SQM	37 SQM	289 SQM	77 SQM	3B+Living +Nanny

Special Features

Double height entrance

Large reception and dining areas

Large master bedroom

All rooms facing views

Disclaimer

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–G

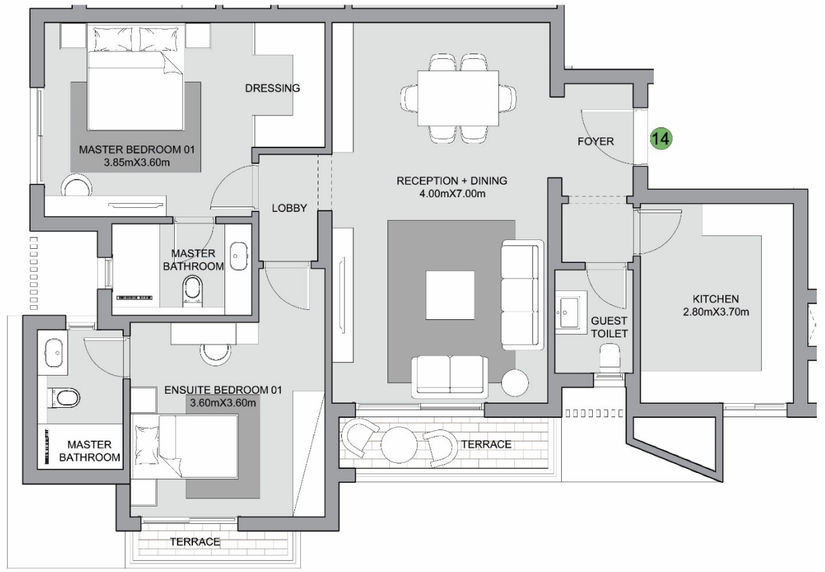
FLOOR PLANS

2 Bedrooms
(Ground)



Total BUA	Special Features
125 SQM	All rooms facing views

2 Bedrooms
(Typical)



Total BUA	Special Features
123 SQM	2 ensuite bedrooms

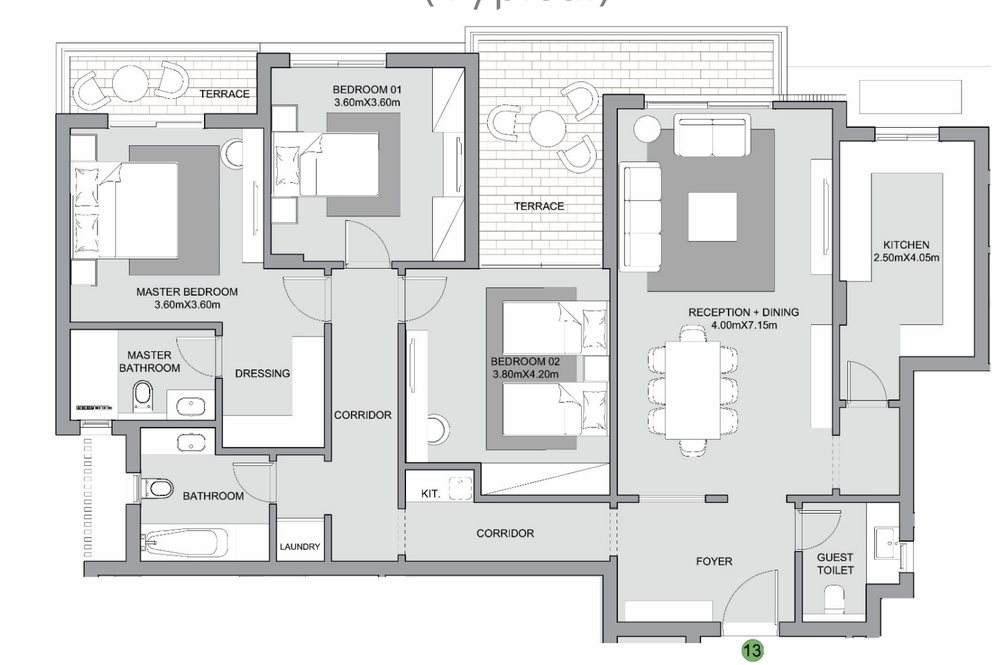
Disclaimer

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE-G

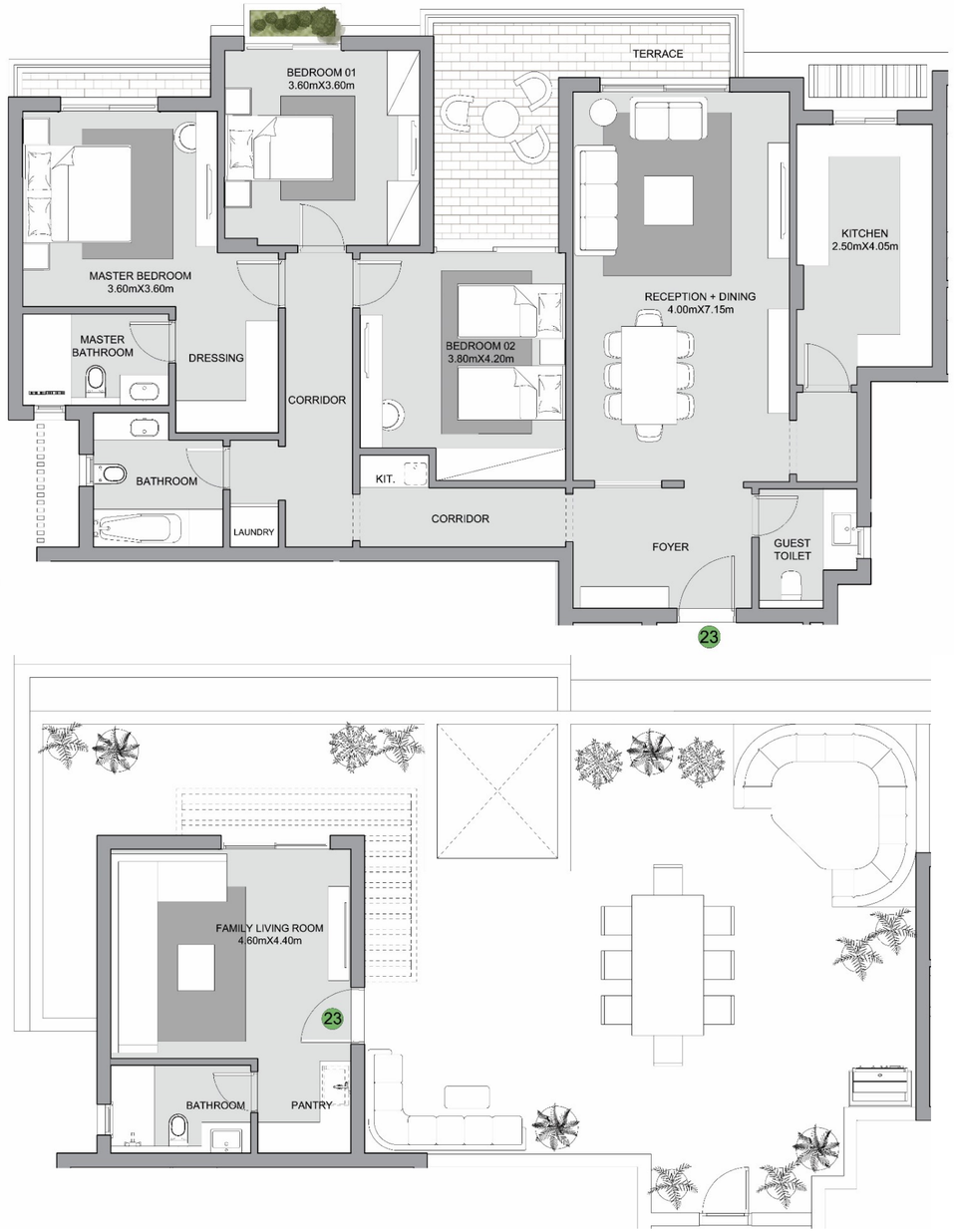
FLOOR PLANS

3 Bedrooms
(Typical)



Total BUA	Special Features
179 SQM	All rooms facing views
	Large terraces

3 Bedrooms
(Penthouse)



Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
177 SQM	36 SQM	213 SQM	107 SQM	All rooms facing views
				Large terraces

Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–H



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

TYPE–H

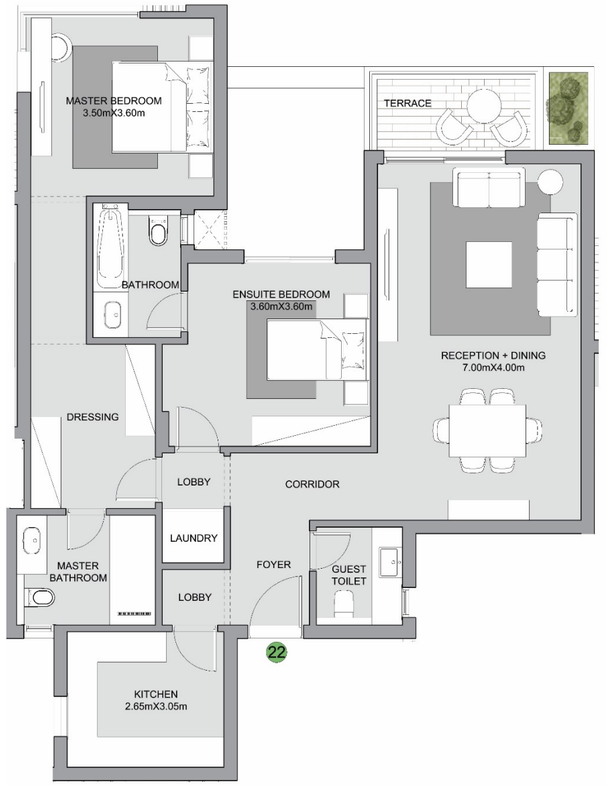
FLOOR PLANS

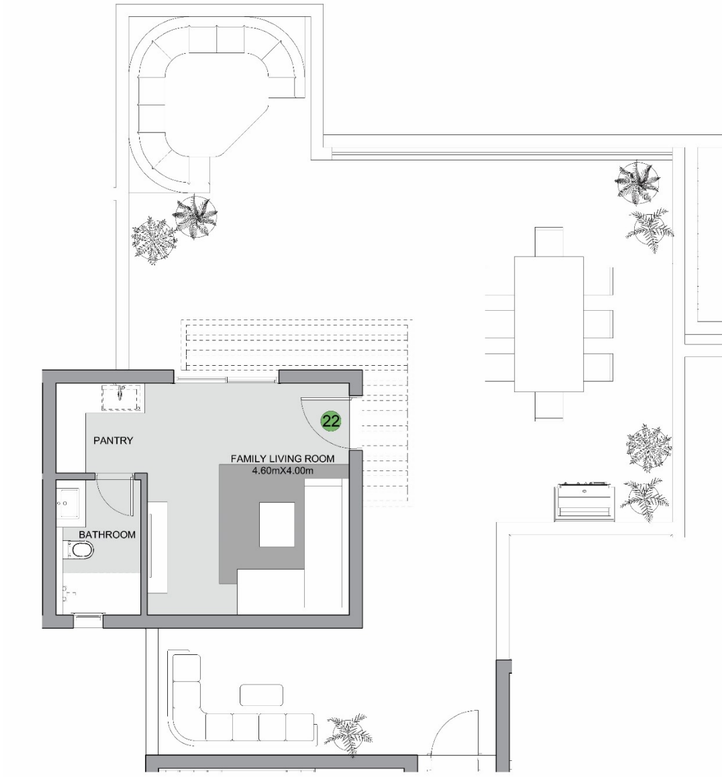
3 Bedrooms
(Ground)



Total BUA	Special Features
168 SQM	Double gardens and views

2 Bedrooms
(Penthouse)





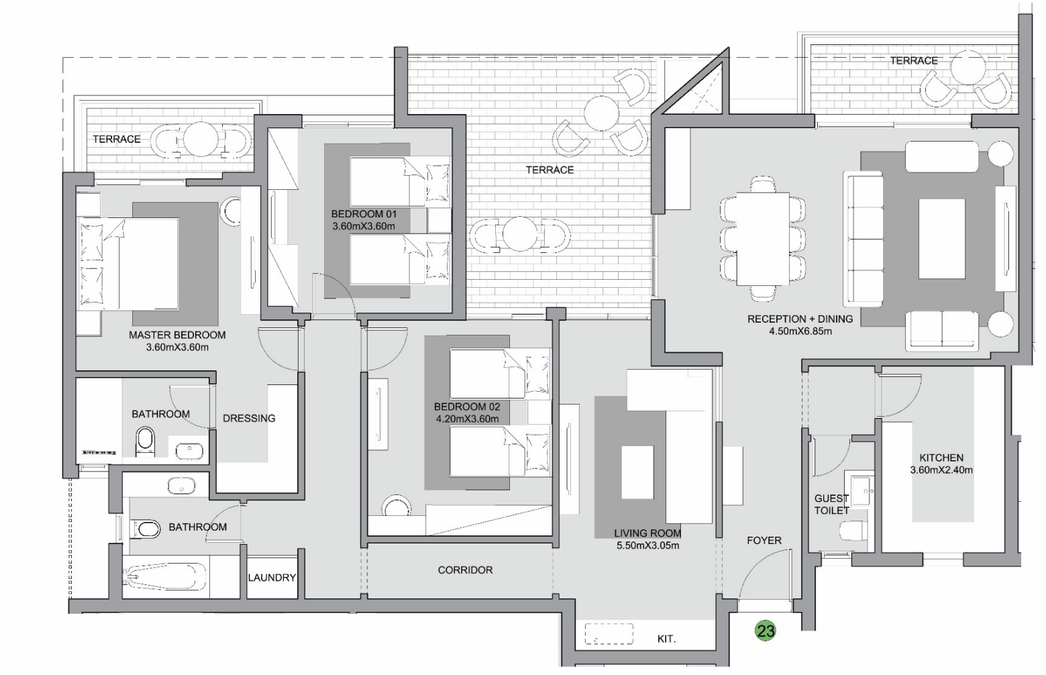
Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
134 SQM	36 SQM	170 SQM	106 SQM	All rooms facing views Large roof terrace 2 ensuite bedrooms

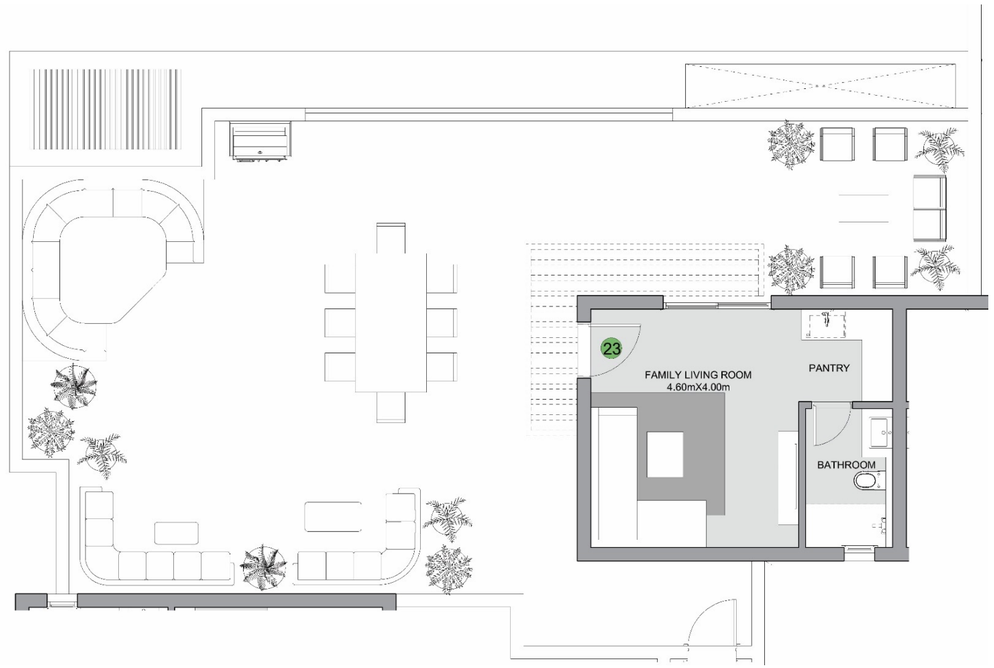
Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–H

FLOOR PLANS

3 Bedrooms + Living
(Penthouse)





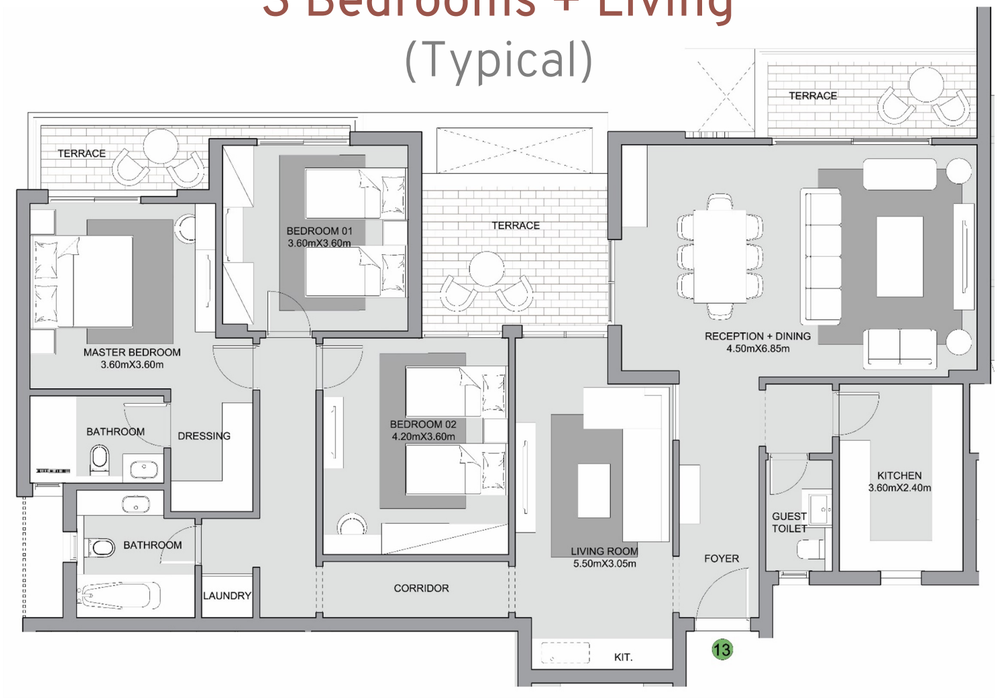
Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
211 SQM	36 SQM	247 SQM	133 SQM	All rooms facing views
				Large terraces
				Large roof terrace
				Kitchenette for living and bedrooms

Disclaimer
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.

TYPE–H

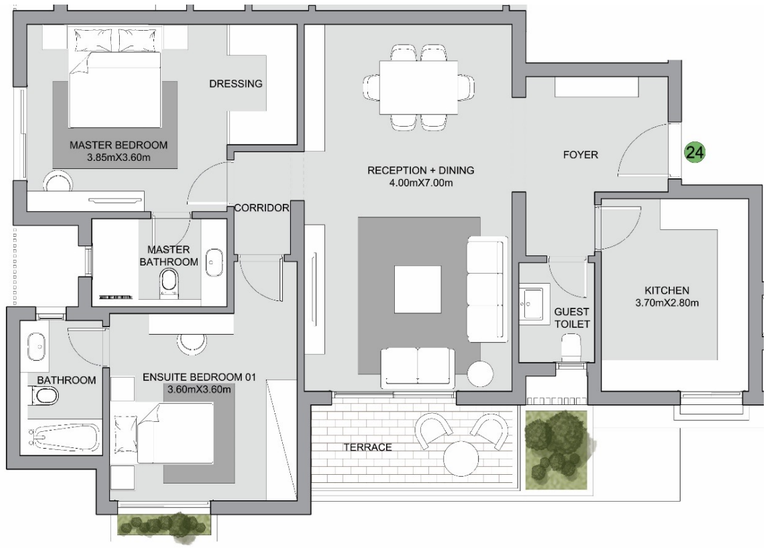
FLOOR PLANS

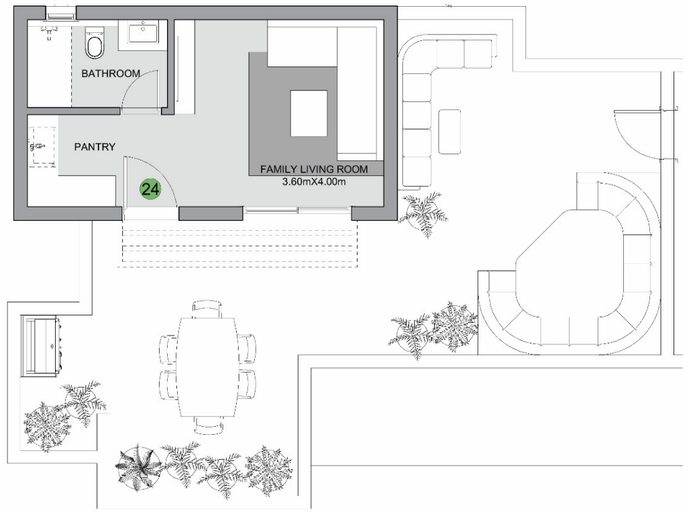
3 Bedrooms + Living
(Typical)



Total BUA	Special Features
201 SQM	All rooms facing views
	Large terraces
	Kitchenette for living and bedrooms

2 Bedrooms
(Penthouse)





Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
127 SQM	34 SQM	161 SQM	66 SQM	2 ensuite bedrooms

Disclaimer

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make alterations.