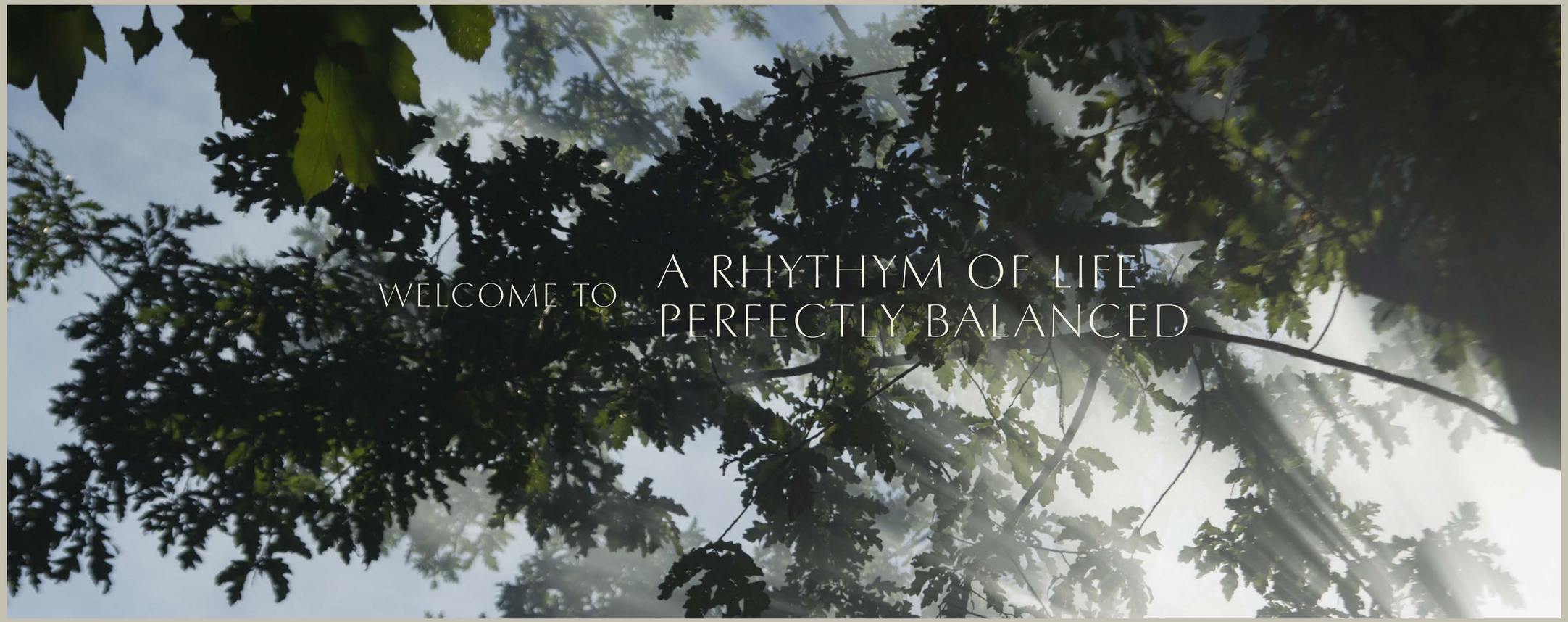

EASTVALE


WELCOME TO
A RHYTHYM OF LIFE
PERFECTLY BALANCED



WELCOME TO EASTVALE

Step into a place where nature, architecture, and human experience converge. Wellness lives in every morning walk, every shared meal, every breath of fresh air. East—where light returns. Vale—a sheltered valley where life flourishes. This is home reimagined, grounded in nature and built around the rhythms that make us whole.



LOCATION & ACCESSIBILITY

CONNECTED TO EVERYTHING

Within MADA City, Eastvale stands where space still breathes and essential infrastructure surrounds you. Major roads, educational hubs, and commercial centers are minutes away, yet the moment you arrive, something shifts. This is proximity without the noise—a sanctuary where access and peace coexist, and connectivity serves your life without defining it.

30 MIN CAIRO INTERNATIONAL AIRPORT

20 MIN AMERICAN UNIVERSITY IN CAIRO

5 MIN NEW CAPITAL

20 MIN EASTOWN

15 MIN VILLETTE

25 MIN SODIC EAST



MADA CITY, BUILT FOR WHAT'S NEXT

FIFTH-GENERATION LIVING. BUILT FOR SHAPING LIFE AHEAD.

Spanning 5,800 feddans with smart technology infrastructure, MADA City is East Cairo's newest vision—strategically positioned near the New Administrative Capital and Cairo International Airport. It will host Egypt's largest entertainment hub, along with educational, medical, and retail districts designed for 500,000 residents. Eastvale sits within this landscape, where wellness shapes urban living.

Developed in MADA

SPACES FOR EVERY MOMENT

WELLNESS BOULEVARD

GARDEN TRAILS

WELLNESS CLUB

SPORTS & RECREATIONAL FACILITIES



A VISION FOR BALANCED LIVING

Home needs space to breathe, so 88% of Eastvale is dedicated to residential living surrounded by gardens, trails, and water. Wellness spreads throughout the community—you move through it naturally. The Boulevard serves as the heart of the community, a living path of water, gardens, and trails, connecting everything through a continuous waterway.


1 RESIDENTIAL ENTRANCE
2 NON-RESIDENTIAL ENTRANCE
3 RETAIL VILLAGE
4 BUSINESS DISTRICT
5 CLUB S
6 WELLNESS CLUB
7 WELLNESS BOULEVARD
8 SINGLE FAMILY
9 MULTIPLE FAMILY

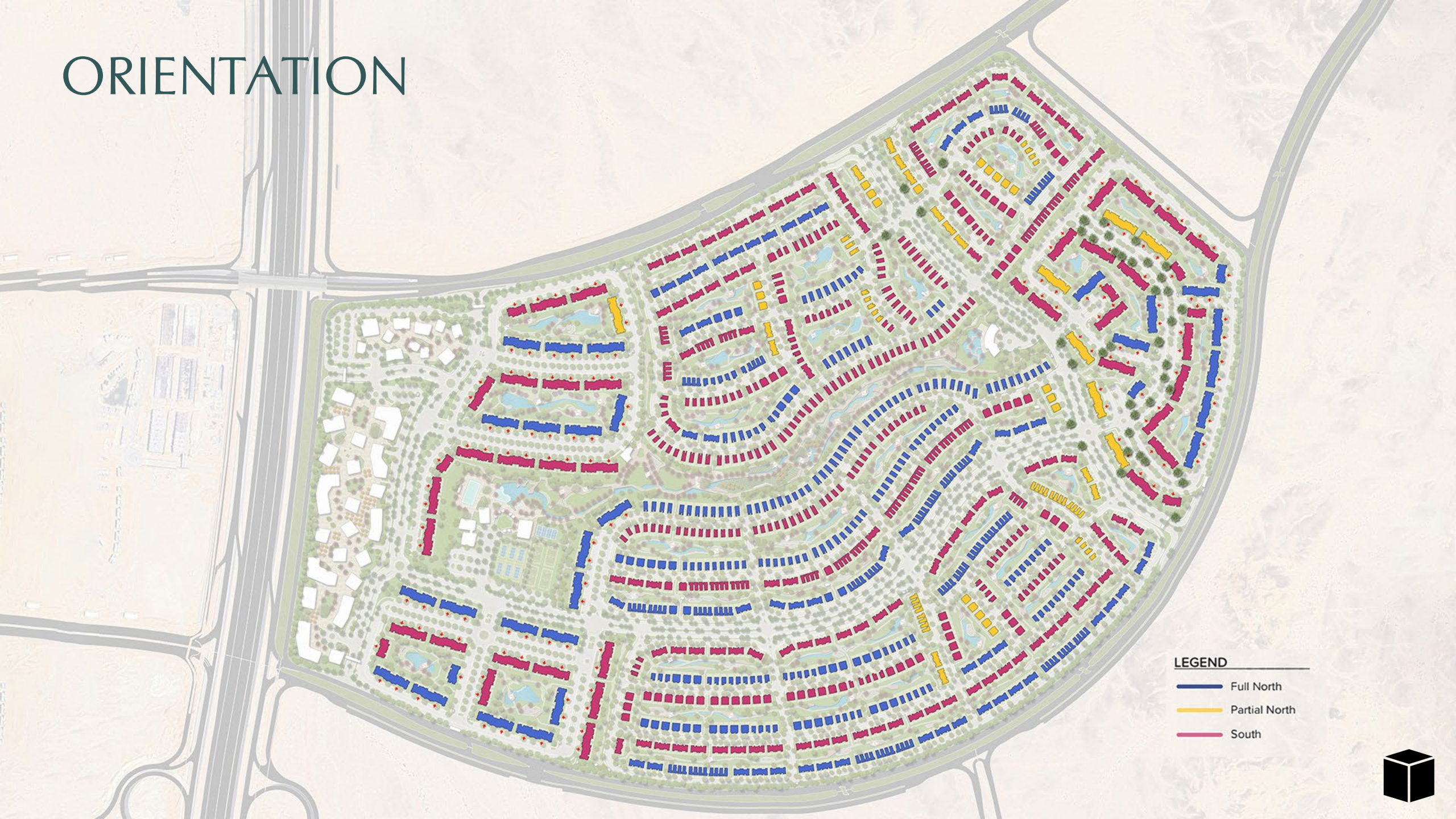

13%
FOOTPRINT
1.3 KM
WELLNESS BLVD
AVG. WIDTH
80 M
85%
SINGLE FAMILY
15%
MULTIPLE
FAMILY
+20K SQM
WATER
FEATURES
+20 ACRES
RECREATIONAL
FACILITIES
+4,500
UNITS
+1,450
PHASE 1 UNITS



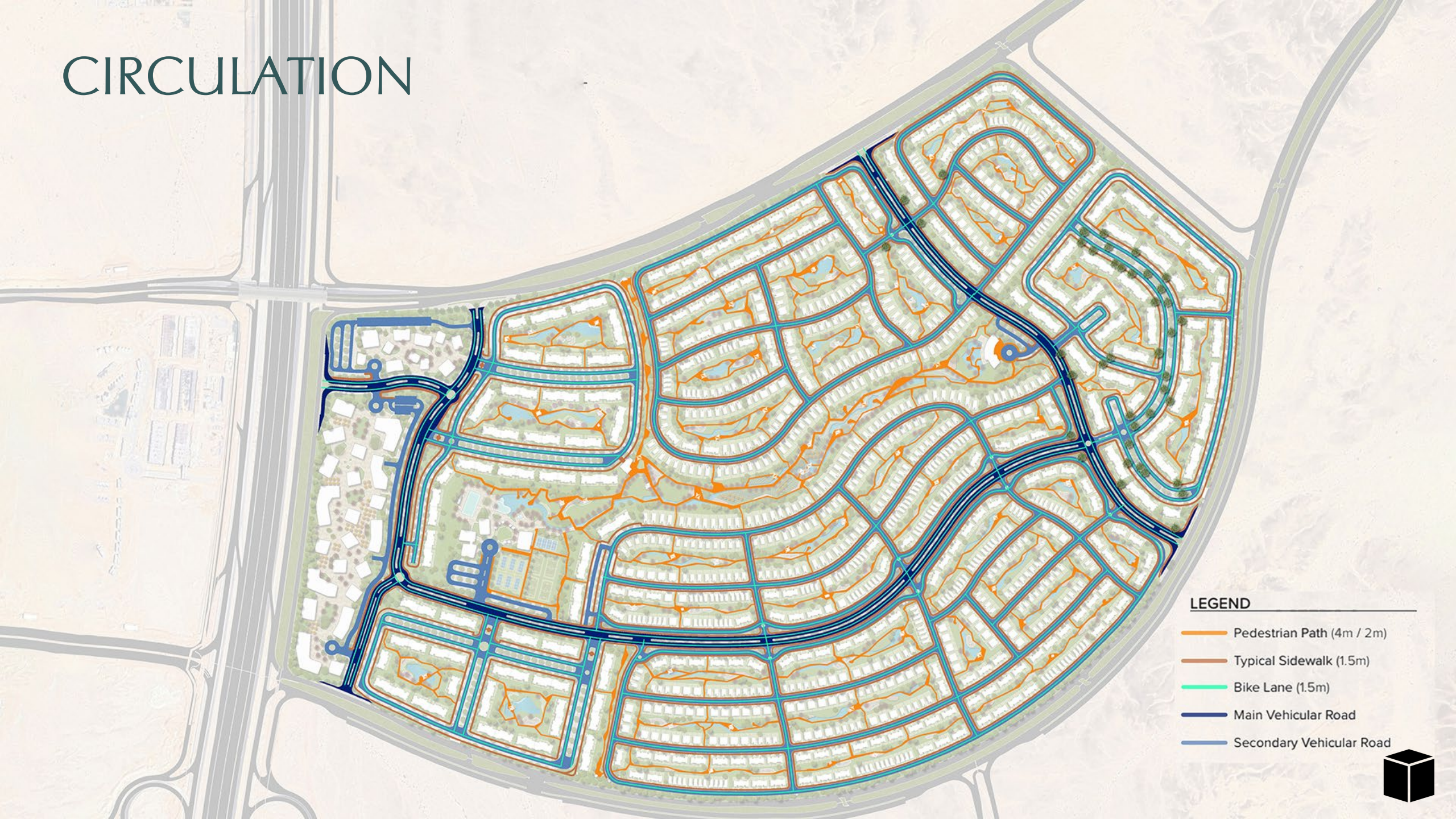
UNIT TYPES



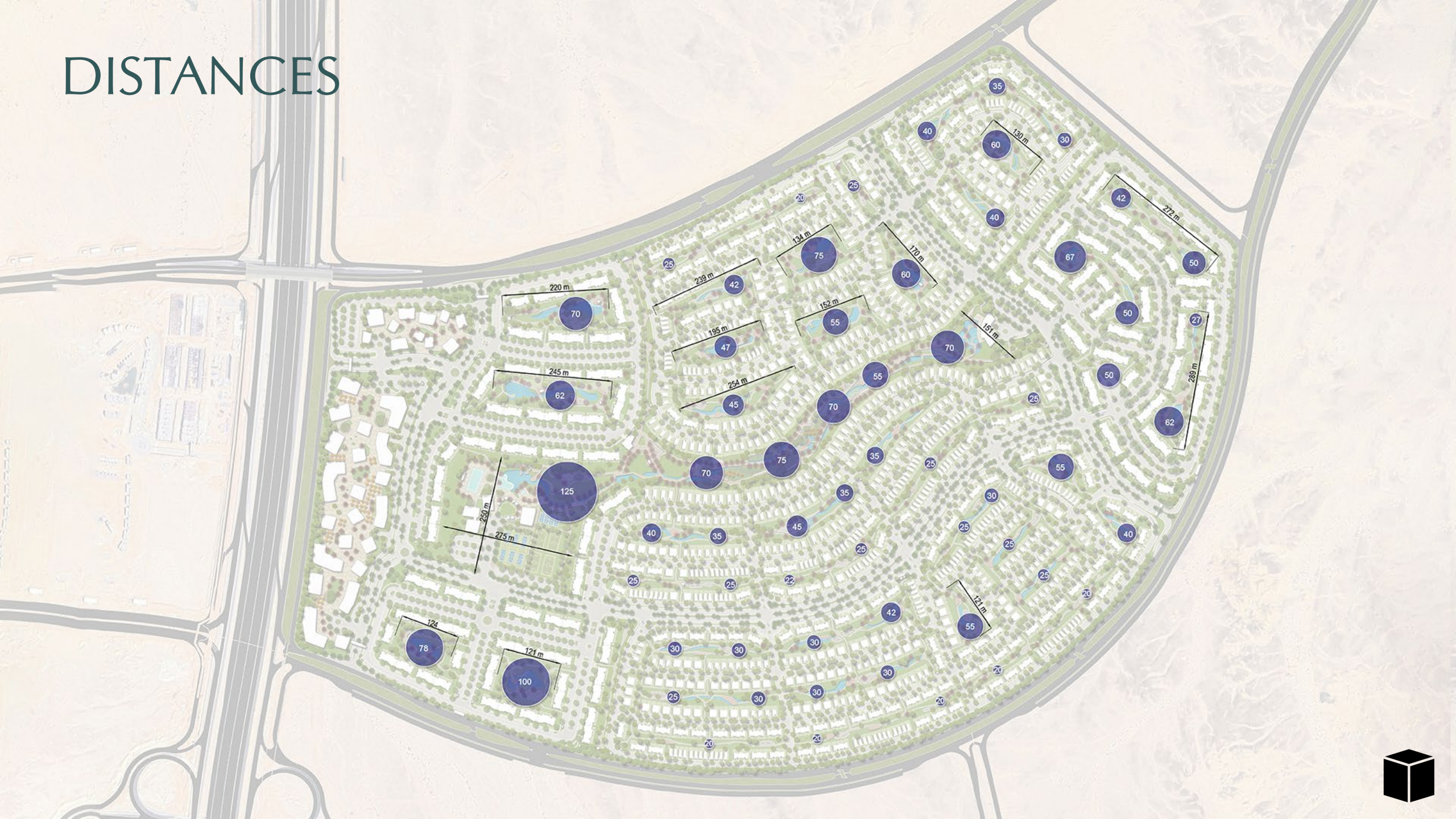
ORIENTATION



CIRCULATION



DISTANCES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130 m
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134 m
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170 m
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EVERYDAY MADE MEANINGFUL

More than a destination, Eastvale is a way of living. Where your child runs freely through community gardens while you lose track of time on a sunset trail. Where neighbors become friends over fire pits, and movement feels like meditation. This is living without compromise—vibrant, grounded, and unapologetically alive.

LIVING & BREATHING SPACE



WHERE NATURE LEADS, WELLNESS FOLLOWS

At Eastvale, nature isn’t an amenity. It’s an infrastructure. Our Garden Trails weave through every neighborhood—pedestrian pathways, jogging lanes, and bike routes connecting all residential parcels in a seamless loop. Native tree canopies shade the journey, designed for both movement and pause.

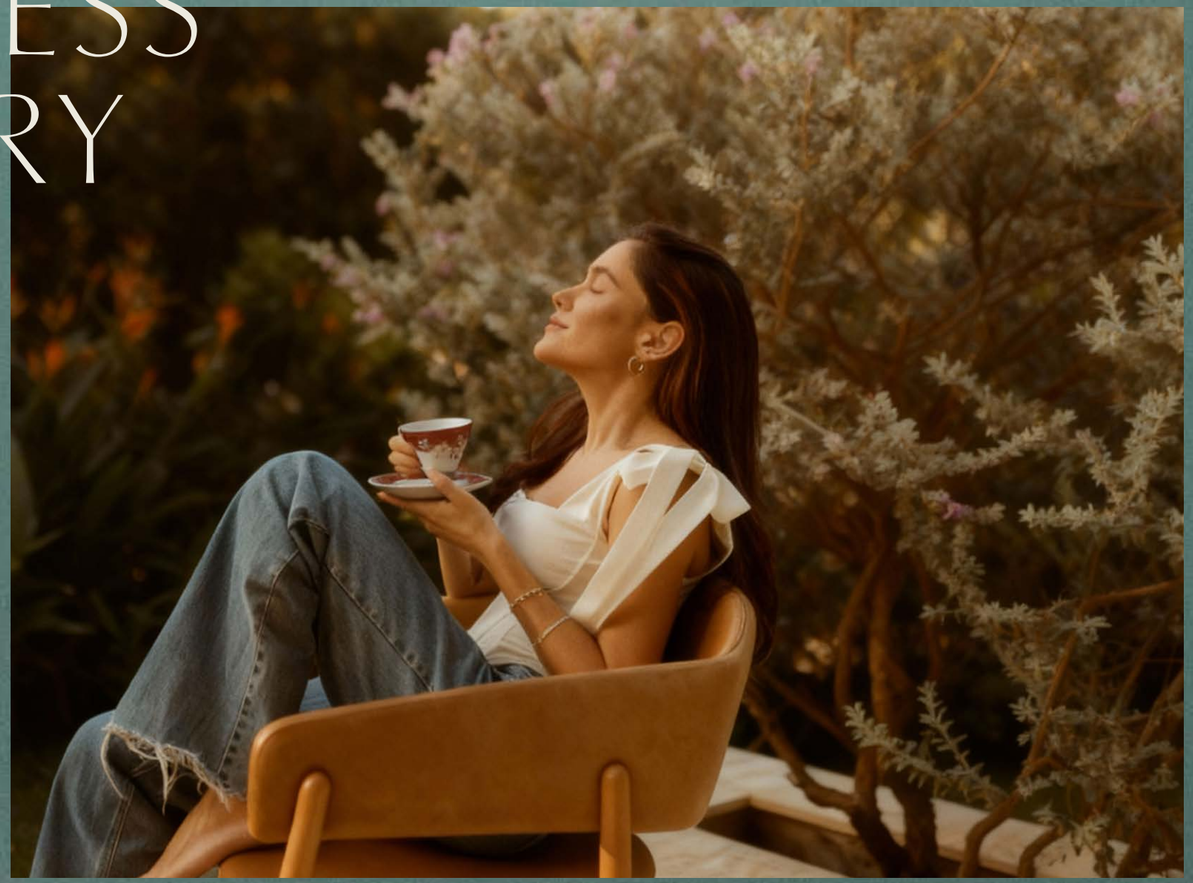
A TRANQUIL LAKE. A LIVING SPINE.



FLOWING THROUGH LIFE

Water moves through Eastvale like breath—constantly, calmly connecting everything. The Wellness Boulevard follows a continuous lake waterway edged by floating decks, cascading features, and boardwalks. Sound becomes your soundtrack. Water cools the air, reflects the sky, and creates microclimates where time slows and life feels gentler.

WELLNESS IN EVERY DETAIL



BUILT INTO THE RHYTHM OF YOUR DAY

Wellness lives in the walk to your door, the view from your window, the neighbor you meet on the trail. Morning light through courtyards, water sounds as you pass, shade at midday. Every path invites movement, every pause offers restoration. The environment supports your wellbeing whether you're seeking it or simply living.

BELONGING THAT FEELS NATURAL



CONNECTION, DESIGNED FOR BELONGING

Shared amenities spread throughout—gardens, gathering areas, BBQ pits, work pods—so neighbors meet while living their lives. Trails create chance encounters. Gardens invite collaboration. Fire pits hold conversation. The way buildings cluster creates courtyards where children play and adults linger. You're as social or private as you choose to be.



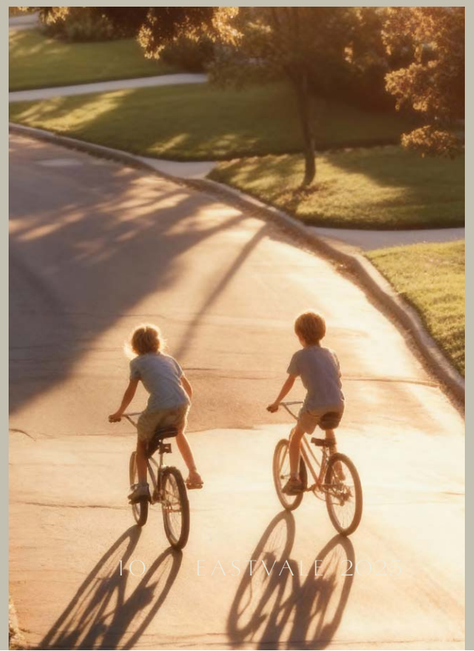
WHERE COMMUNITY COMES ALIVE

The heart that pulses through it all. Cafés where conversations linger, work pods where ideas flow, gardens where hands meet soil. Retreat to the island for stillness, or dive into the energy—wellness club, group classes, spontaneous gatherings. Everything connects here. Everyone belongs.



THE WELLNESS BOULEVARD

A continuous lake winds through the boulevard, bordered by floating decks and boardwalks under canopy shade. Garden Trails branch out from here—looping through neighborhoods, past fire pits and play areas, linking every home to the heartbeat. Walk it. Jog it. Bike it. However you move, you're always connected.





THE TREE HOUSE

An elevated structure woven into nature—part of the development's architectural language, designed for wellness. A place that lifts you above the everyday, where perspective shifts and stillness finds you. Whether for solitude or quiet connection, it's a space that simply feels different.

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FARM TO TABLE

Community gardens where residents grow their own. Harvest in the morning, share at dinner. Fresh herbs for tonight's meal, tomatoes still warm from the sun. Food becomes ritual, connection, and a return to what's real.

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ZEN GARDEN

A simple garden designed for stillness. Gravel paths, minimal planting, natural stone. Come here between meetings, after a long day, or whenever you need to clear your head. Just a few minutes can shift everything.

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THE WELLNESS CLUB

The Wellness Club weaves resort-quality care into daily rhythm, a place where restoration meets recreation, indoors flows to outdoors, and solitude exists alongside community. Surrounding it, a Retreat Island accessed by pedestrian bridges offers escape within reach. Space designed to hold whatever you need, whenever you seek it.

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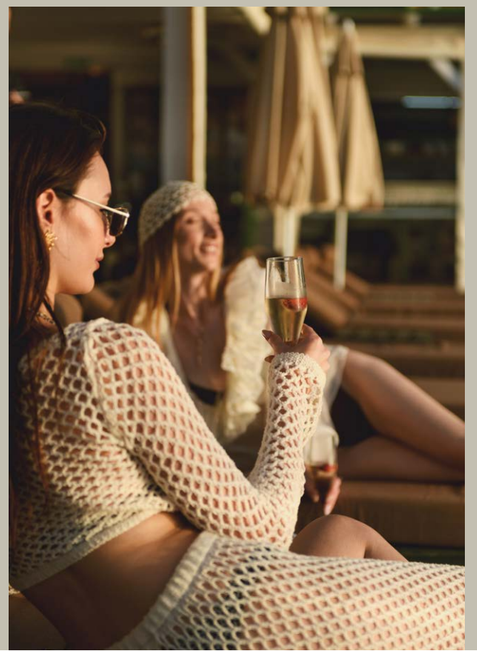
CLUB S, SPORTS & RECREATION

Club S reimagines how we gather—steam rooms where strangers become friends, wellness sessions that bring people together, and conversation lounges designed for meaningful connection. Beyond the indoors, the landscape opens to football fields, tennis and paddle courts, basketball and volleyball zones, plus swimming pools. Here, effort becomes collective, and wellness grows through shared experience.



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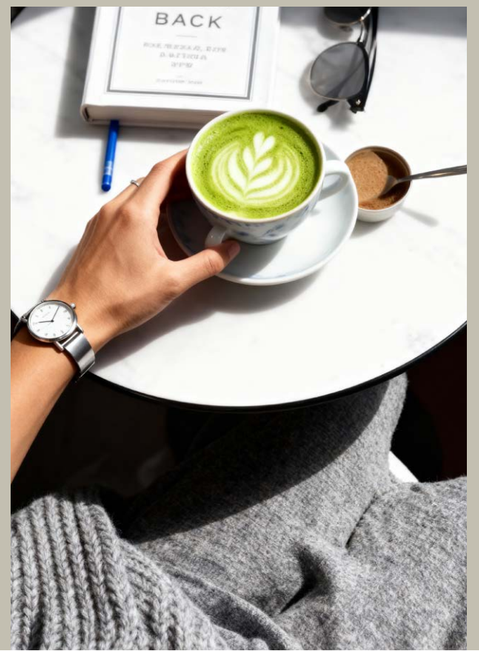
THE BUSINESS DISTRICT

Workspaces and offices are thoughtfully integrated into the community, all within a short walk from home. Ground floors host retail and F&B that serve both professionals and residents. Shaded pathways wind through landscaped nodes. Water features create pockets of calm. The commute becomes a walk through gardens, and after work, you're already home.





THE RETAIL VILLAGE

One floor, open air. Curated shops and F&B woven directly into landscape. Shopping becomes an extension of living well—morning coffee flowing into a leisurely stroll, planned purchases becoming walks through greenery. Quality over abundance. Local where possible. Pathways meander, seating invites lingering, and everyday moments unfold at your own pace.




A HOME
THAT GROWS
WITH YOU



DISCLAIMER

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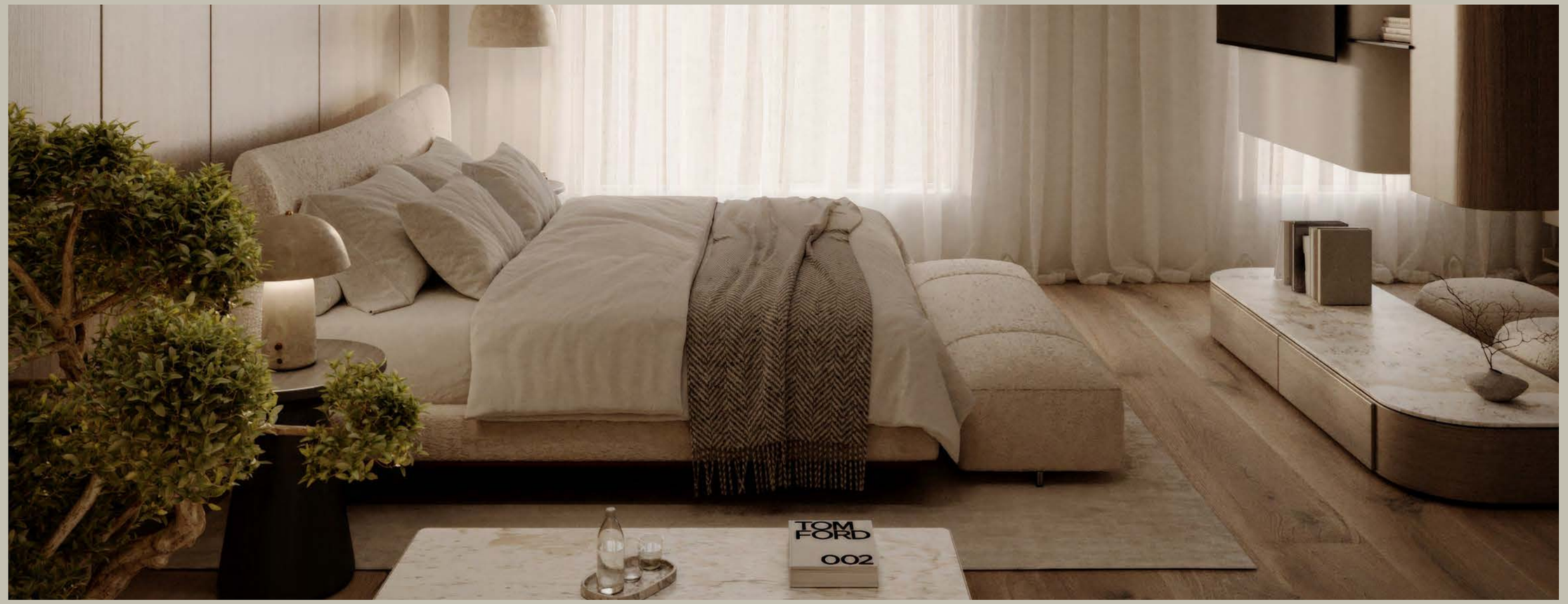
- The spatial design and layout shown are intended for this particular render and may differ across other areas of the villa.
- The finishing palette is presented to reflect the overall design character of the villa; however, materials, and finishes may vary from one space to another.

INTERIORS THAT ECHO NATURE

LIGHT, TEXTURE & FLOW

Neutral palettes, natural materials, flexible layouts that adapt to your needs and rhythm. Courtyards visible from living rooms. Every detail—texture, light, sightlines—invites the environment outside, indoors. These are spaces designed to breathe with you, changing as your life changes.



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Villas and apartments, each surrounded by greenery and designed with architectural cohesion. Whether standalone privacy or apartment ease, you're part of the same ecosystem.

YOUR SPACE YOUR RHYTHM

VI VILLA

ENTRANCE VIEW



VI VILLA

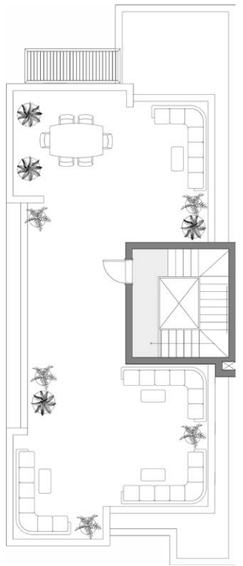
Ground Floor	155m²
First Floor	140m²
Roof Floor	16m²
Open Roof	93m²
Uncovered Terraces	11m²
Total Area	**311m²**



GROUND FLOOR



FIRST FLOOR



ROOF

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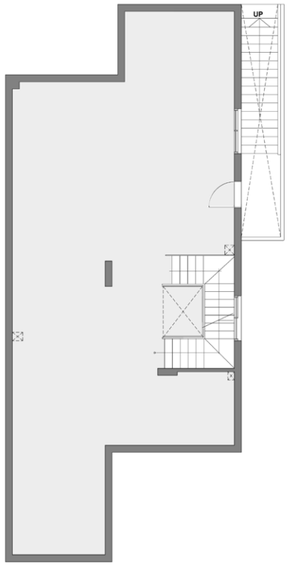
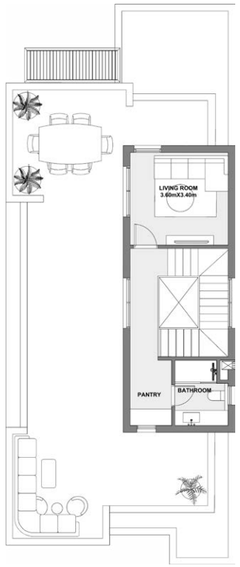
VI VILLA
OPTIONAL CUSTOMIZATION

Roof Floor	43m²
Basement	138m²

Your home, your choice. Add a rooftop for open-air living or a basement for whatever you need, gym, studio, extra space. The foundation is set; how it grows is up to you.



BASEMENT



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VI VILLA

GARDEN VIEW



V2 VILLA

ENTRANCE VIEW

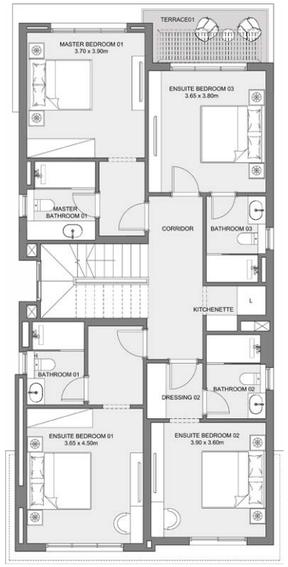


V2 VILLA

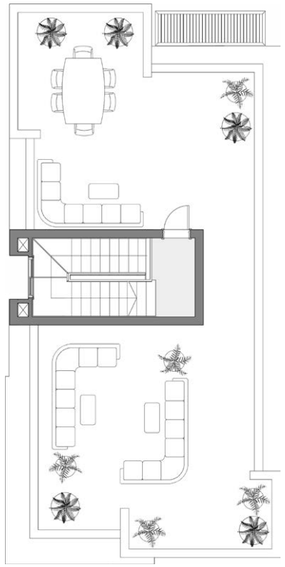
Ground Floor	114m²
First Floor	121m²
Roof Floor	15m²
Open Roof	86m²
Uncovered Terraces	7m²
Total Area	**250m²**



GROUND FLOOR



FIRST FLOOR



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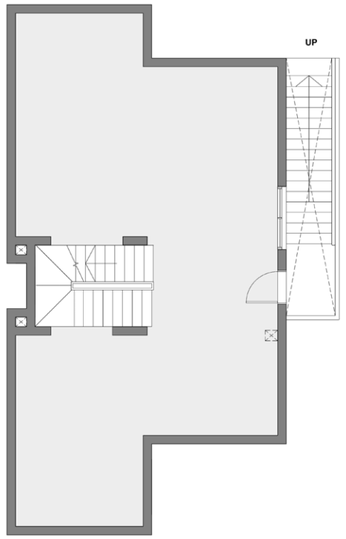
V2 VILLA
OPTIONAL CUSTOMIZATION

Roof Floor	36m²
Basement	105m²

Your home, your choice. Add a rooftop for open-air living or a basement for whatever you need, gym, studio, extra space. The foundation is set; how it grows is up to you.



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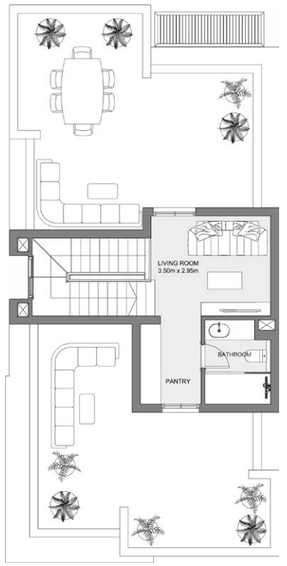

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V2 VILLA
GARDEN VIEW



V3 VILLA

ENTRANCE VIEW

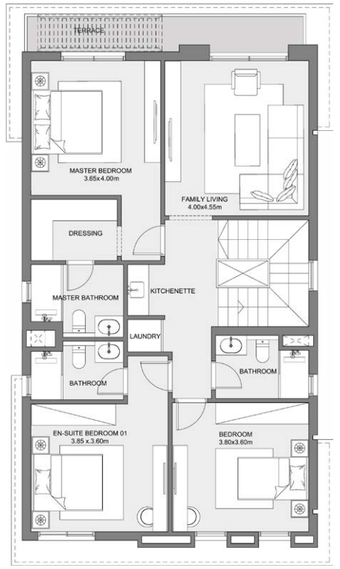


V3 VILLA

Ground Floor	97m²
First Floor	109m²
Roof Floor	14m²
Open Roof	77m²
Uncovered Terraces	8m²
Total Area	**220m²**



GROUND FLOOR



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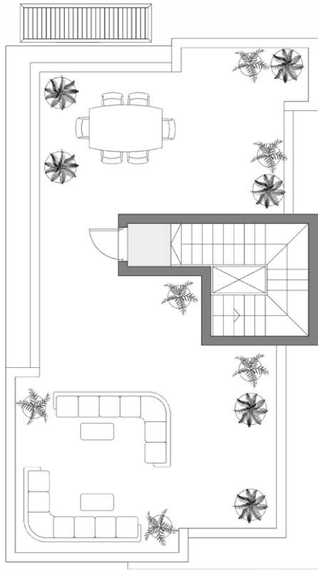

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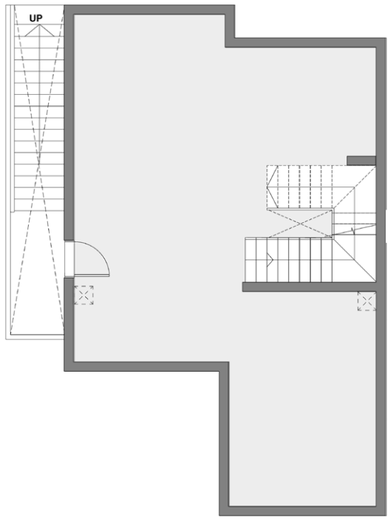
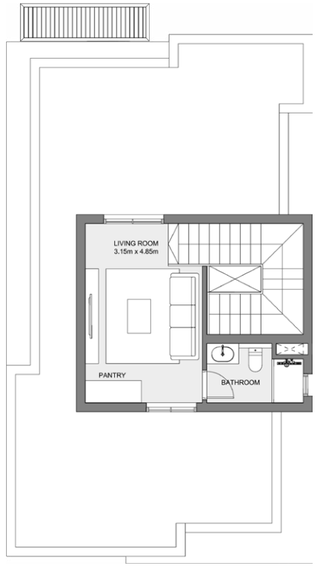
V3 VILLA
OPTIONAL CUSTOMIZATION

Roof Floor	35m²
Basement	91m²

Your home, your choice. Add a rooftop for open-air living or a basement for whatever you need, gym, studio, extra space. The foundation is set; how it grows is up to you.



BASEMENT



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V3 VILLA
GARDEN VIEW



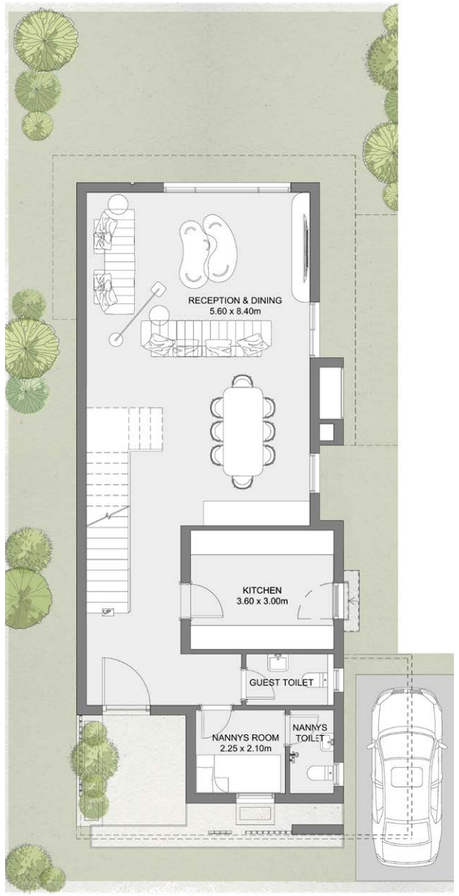
URBAN VILLA
ENTRANCE VIEW



URBAN VILLA A

Ground Floor	100m²
First Floor	89m²
Roof Floor	26m²
Open Roof	58m²
Uncovered Terraces	15m²
Total Area	**215m²**





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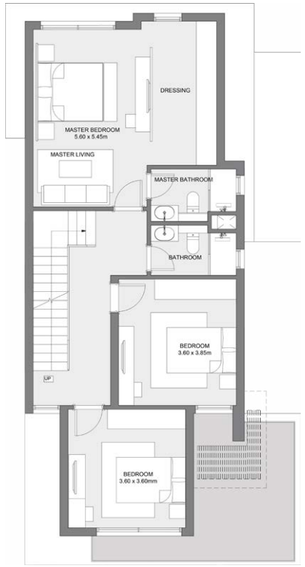

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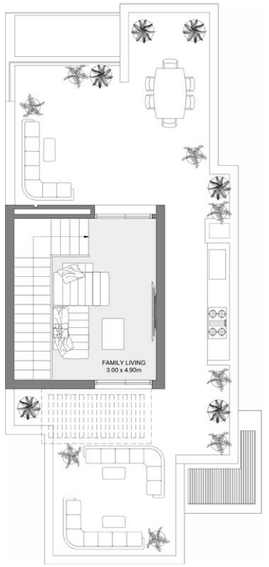

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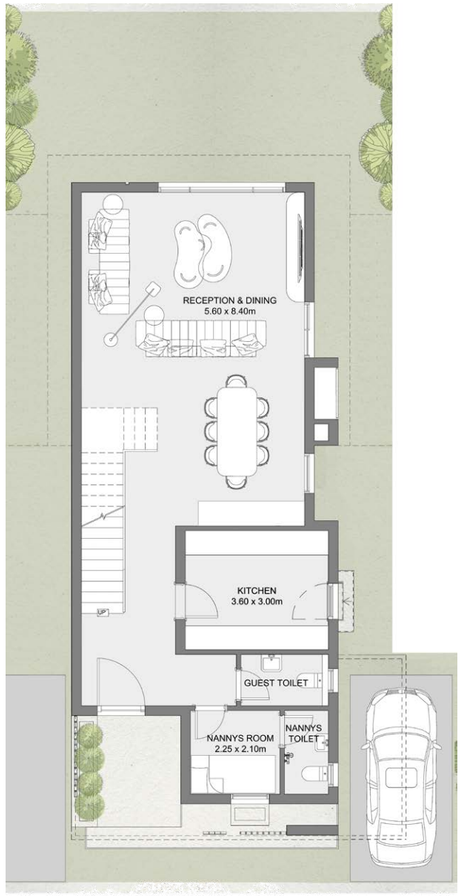
URBAN VILLA B

Ground Floor	100m²
First Floor	89m²
Roof Floor	26m²
Open Roof	58m²
Uncovered Terraces	15m²
Total Area	**215m²**





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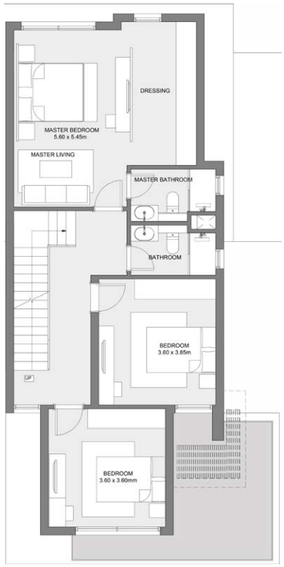

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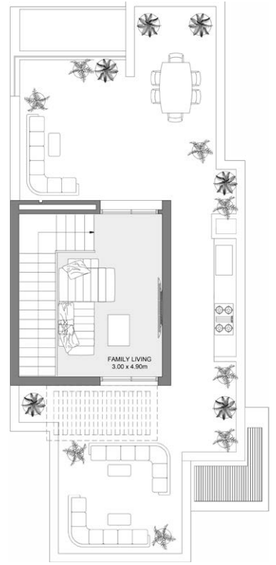

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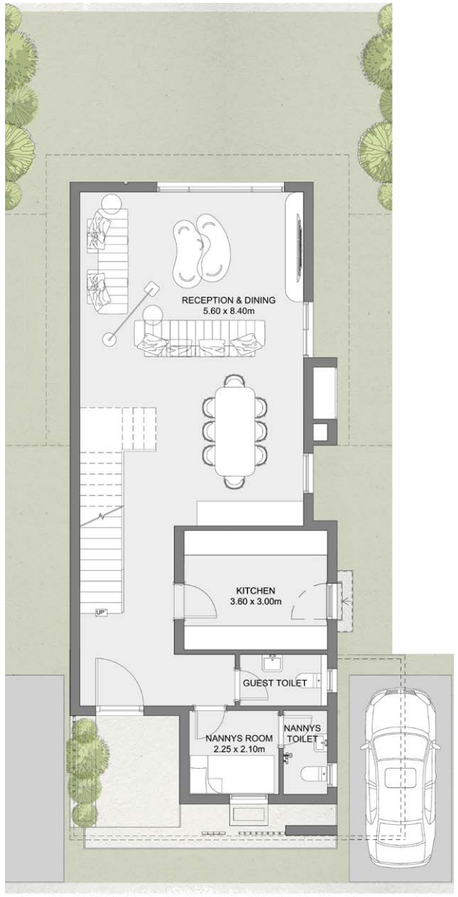
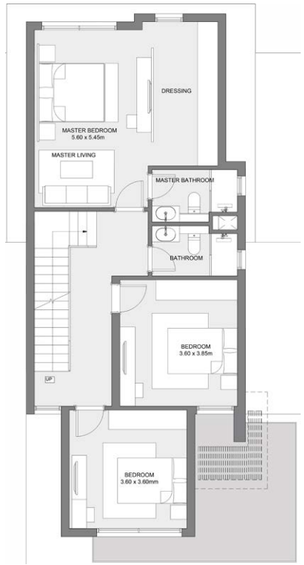
URBAN VILLA C

Ground Floor	100m²
First Floor	89m²
Roof Floor	26m²
Open Roof	58m²
Uncovered Terraces	15m²
Total Area	**215m²**





GROUND FLOOR



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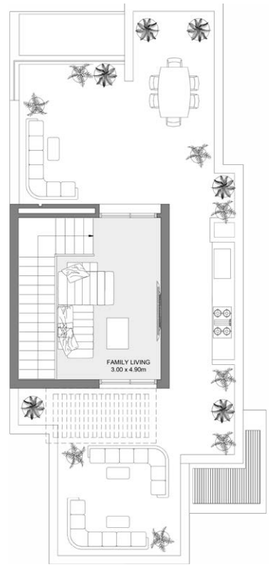

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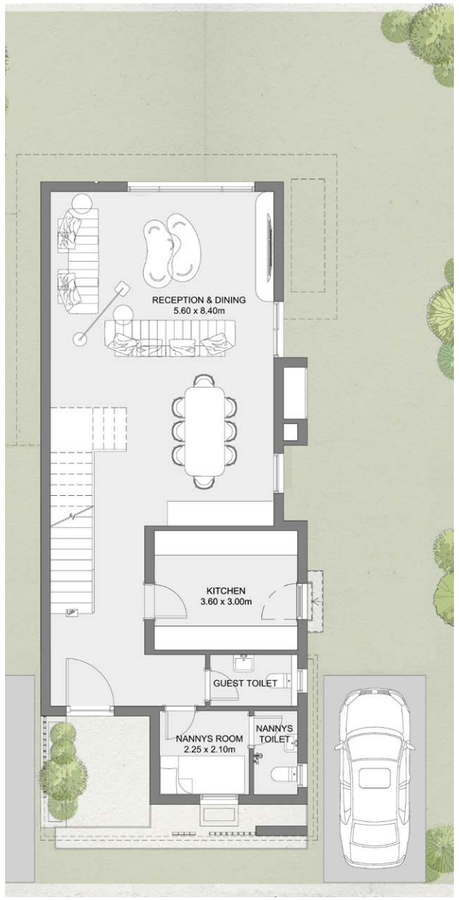
URBAN VILLA D

Ground Floor	100m^2
First Floor	89m^2
Roof Floor	26m^2
Open Roof	58m^2
Uncovered Terraces	9m^2
Total Area	**215m^2**

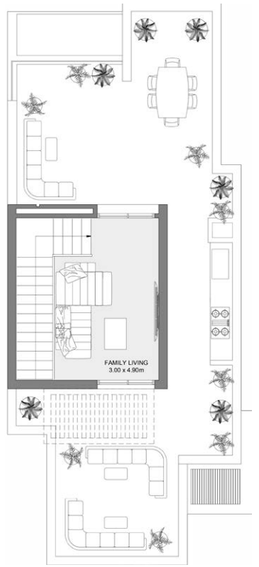




GROUND FLOOR



FIRST FLOOR



ROOF

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URBAN VILLA
GARDEN VIEW



TWIN HOUSE
ENTRANCE VIEW



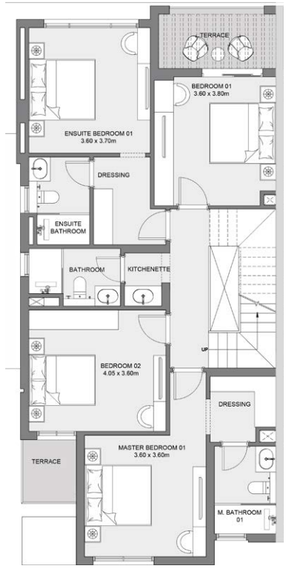
TWIN HOUSE A

Ground Floor	104m²
First Floor	103m²
Roof Floor	11m²
Open Roof	91m²
Uncovered Terraces	10m²
Total Area	**218m²**





GROUND FLOOR



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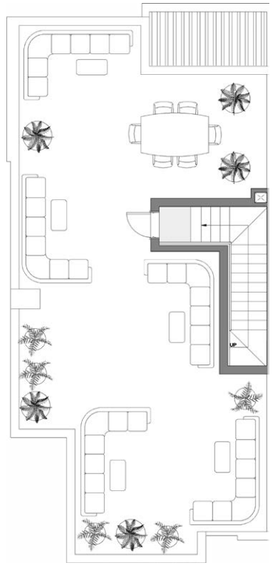

ROOF

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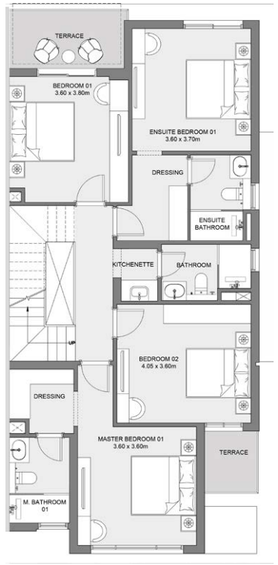
TWIN HOUSE B

Ground Floor	104m²
First Floor	103m²
Roof Floor	11m²
Open Roof	91m²
Uncovered Terraces	10m²
Total Area	**218m²**





GROUND FLOOR



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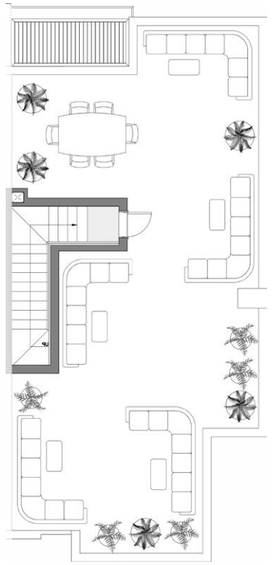

ROOF

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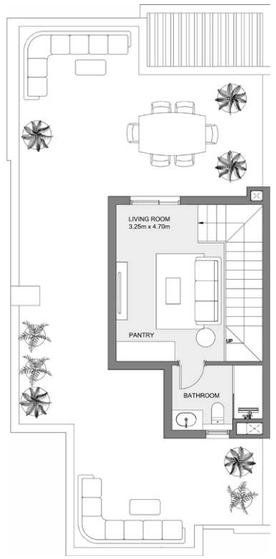
TWIN HOUSE
OPTIONAL CUSTOMIZATION

Roof Floor	31m²

Your home, your choice. Add a rooftop for open-air living or create the extra space you need, gym, studio, anything that fits your life. The foundation is set; how it grows is up to you



ROOF A



ROOF B

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TWIN HOUSE
GARDEN VIEW



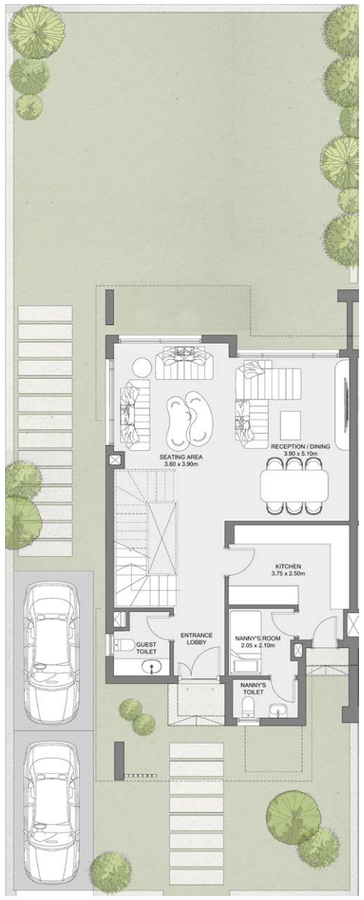
TOWN HOUSE
ENTRANCE VIEW



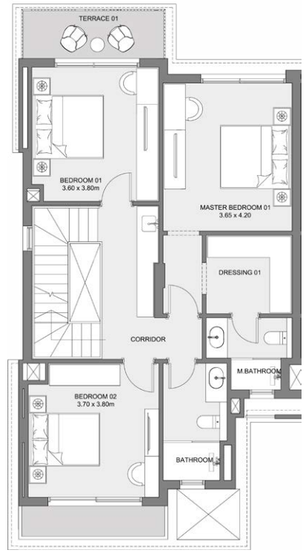
TOWN HOUSE A

Ground Floor	87m²
First Floor	83m²
Roof Floor	13m²
Open Roof	74m²
Uncovered Terraces	10m²
Total Area	**183m²**





GROUND FLOOR



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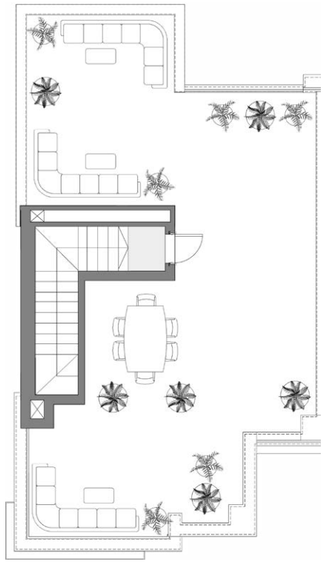

ROOF

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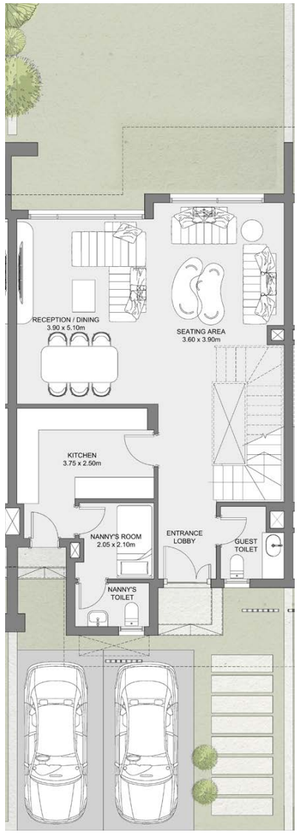
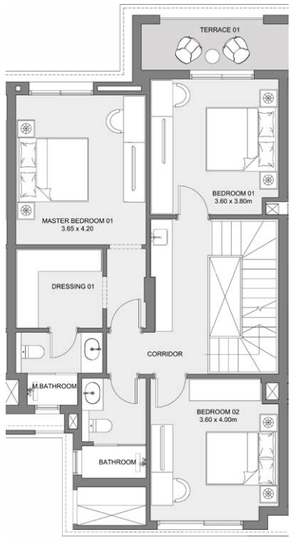
TOWN HOUSE B

Ground Floor	86m²
First Floor	80m²
Roof Floor	12m²
Open Roof	75m²
Uncovered Terraces	6m²
Total Area	**178m²**

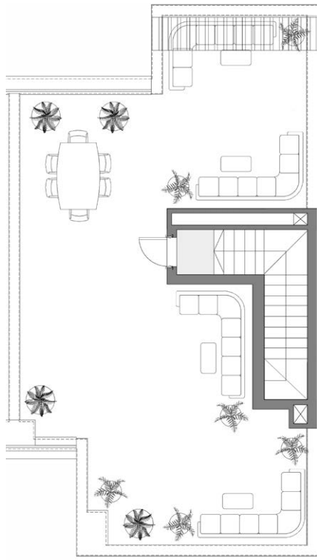




GROUND FLOOR



FIRST FLOOR



ROOF

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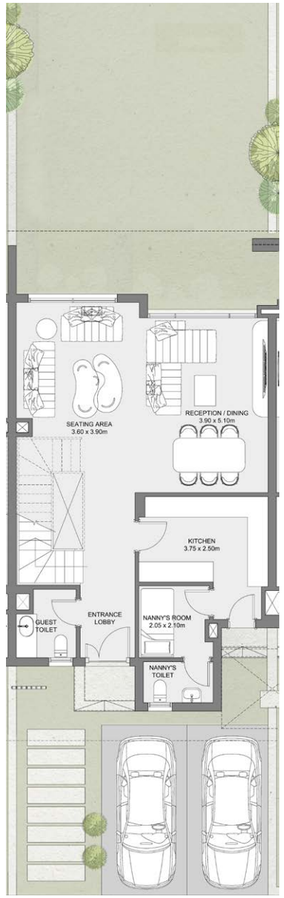
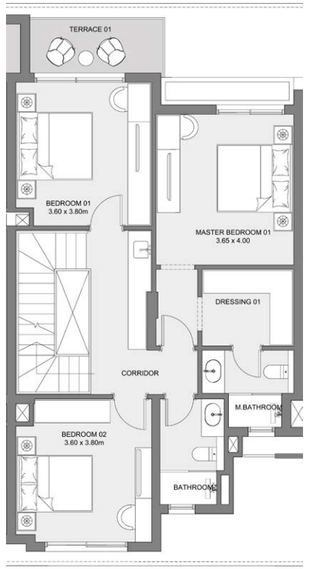
TOWN HOUSE C

Ground Floor	86m²
First Floor	78m²
Roof Floor	12m²
Open Roof	75m²
Uncovered Terraces	6m²
Total Area	**176m²**





GROUND FLOOR



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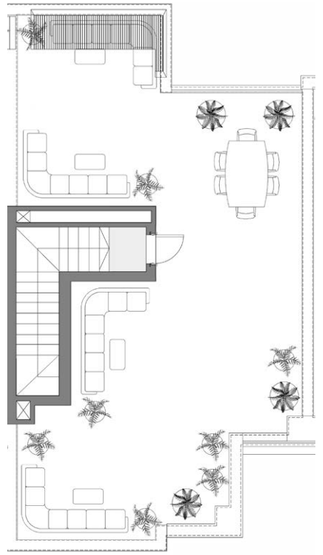

ROOF

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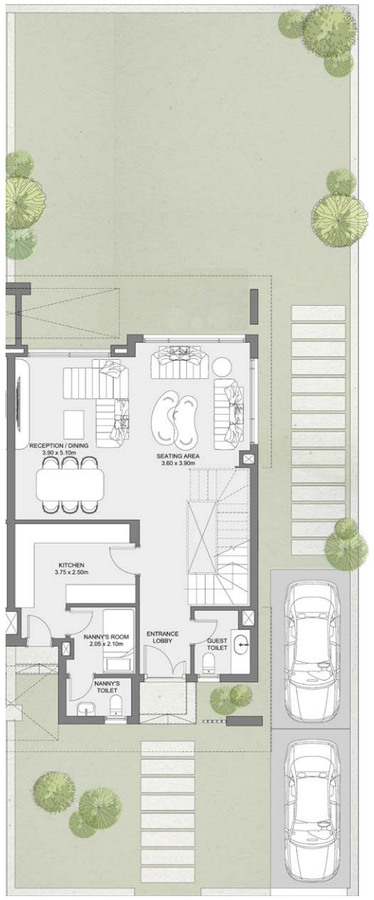
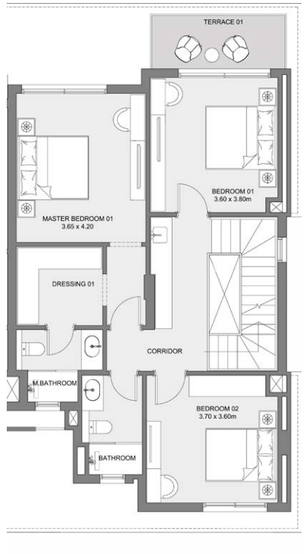
TOWN HOUSE D

Ground Floor	87m²
First Floor	81m²
Roof Floor	13m²
Open Roof	75m²
Uncovered Terraces	6m²
Total Area	**181m²**





GROUND FLOOR



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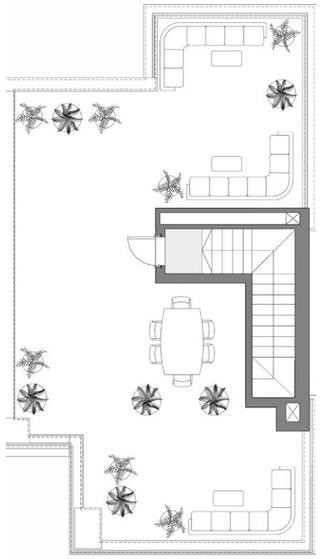

ROOF

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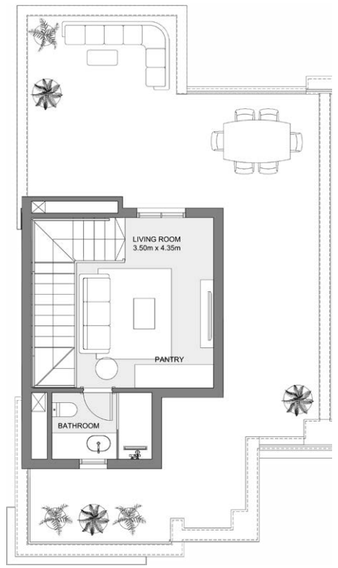
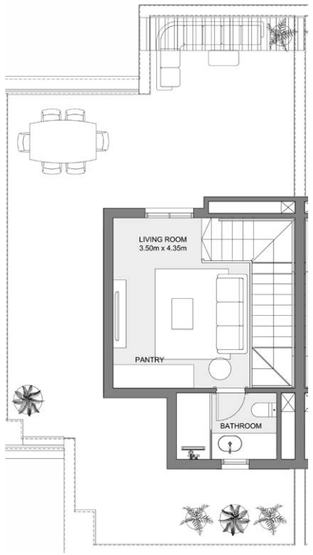
TOWN HOUSE
OPTIONAL CUSTOMIZATION

Roof Floor	30m²

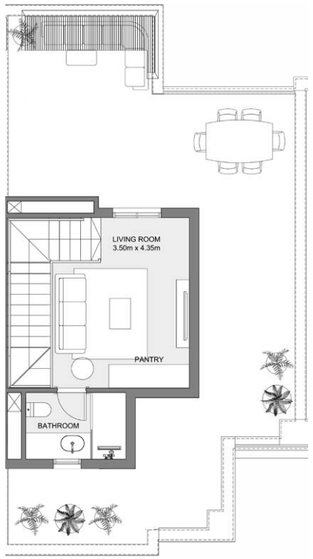
Your home, your choice. Add a rooftop for open-air living or create the extra space you need, gym, studio, anything that fits your life. The foundation is set; how it grows is up to you



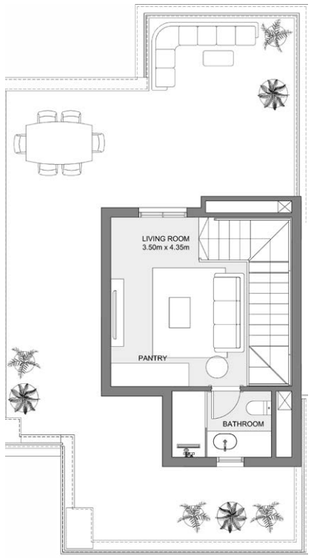
ROOF A



ROOF B



ROOF C



ROOF D

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TOWN HOUSE
GARDEN VIEW



FINISHING SPECS

1. ENTRANCE, CORRIDORS, RECEPTION & DINING AREAS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

2. STAIRCASE (IF APPLICABLE)

- FLOORS MARBLE
- WALLS PAINT
- CEILING PAINT

3. KITCHEN (WITHOUT CABINETS)

- FLOORS HIGH QUALITY PORCELAIN
- WALLS PAINT
- CEILING PAINT

4. GUEST TOILET & POWDER ROOMS

- FLOORS HIGH QUALITY MARBLE
- WALLS HIGH QUALITY MARBLE WITH PAINT
- CEILING PAINT

5. BATHROOMS (EXCEPT NANNY'S BATHROOM)

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY PORCELAIN WITH PAINT
- CEILING PAINT

6. BEDROOMS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

7. LIVING AREAS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

8. NANNY'S ROOM & DRIVER'S ROOM

- FLOORS HIGH QUALITY CERAMIC
- WALLS PAINT
- CEILING PAINT

9. NANNY'S BATHROOM

- FLOORS HIGH QUALITY CERAMIC
- WALLS HIGH QUALITY CERAMIC
- CEILING PAINT

10. TERRACES

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY EXTERIOR PAINT

11. ROOF TERRACES

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY EXTERIOR PAINT

12. SANITARY WARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

13. DOORS

- OAK VENEERED MDF

14. AIR CONDITIONING

NON-INVERTER SPLIT UNITS - COOLING ONLY
(EXCEPT NANNY'S AND DRIVER'S ROOM -
PROVISIONS ONLY

15. HEATERS

NOT INCLUDED - PROVISIONS ONLY
CONVENTIONAL WATER HEATER DESIGN
MAX ELEC LOAD = 2 KW – 220V

16. ALUMINUM WORKS

HIGH QUALITY SINGLE GLAZED
ALUMINUM FRAMES

DISCLAIMER:

- Materials, colors, and design details shown are indicative and may vary based on availability and technical requirements.
- SODIC reserves the right to make modifications or substitutions at its discretion.

APARTMENTS

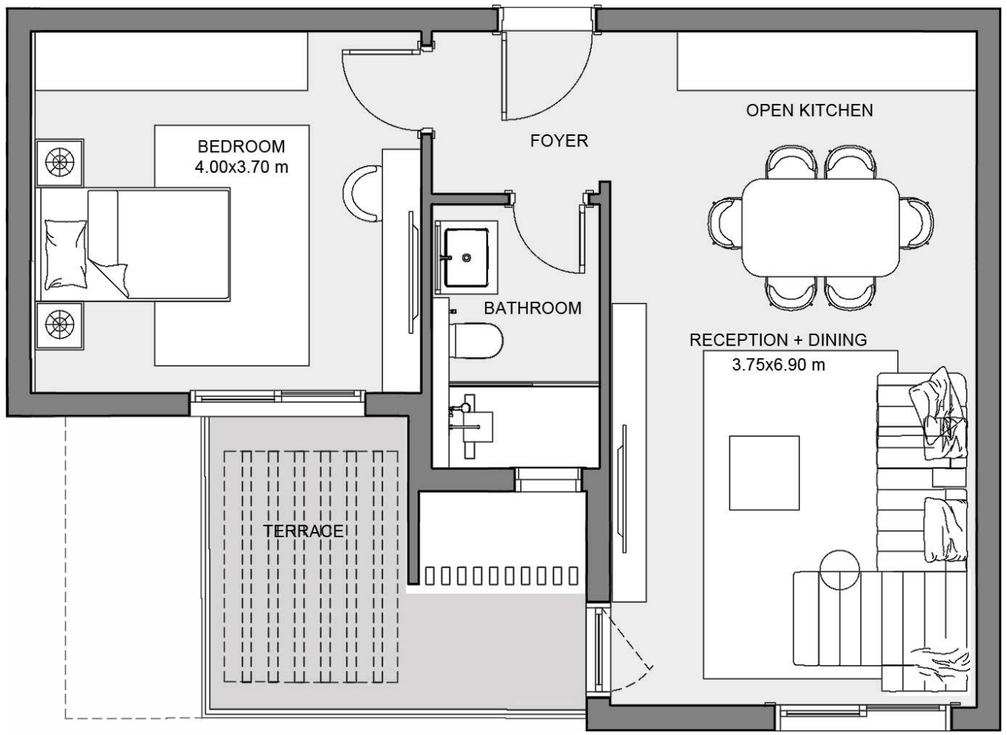
ENTRANCE VIEW



IBD Apartment
Unit: 45

Floor	Fourth
Terraces	7m²
Storage Area	4m²
Total Gross Area	72m²





FOURTH FLOOR

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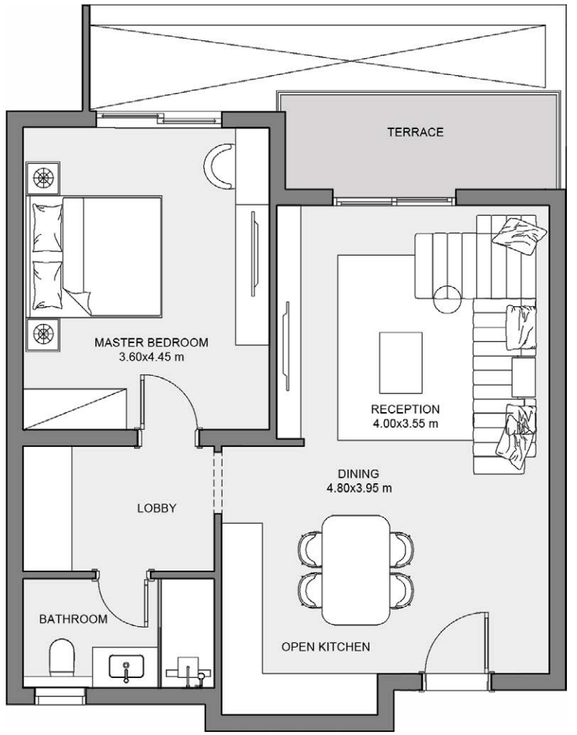
IBD Apartment
Unit: 43

Floor	Fourth
Terraces	6m²
Storage Area	4m²
Total Gross Area	81m²





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2BD Apartment
Unit: 01

Floor	Ground
Total Gross Area	121m²





GROUND FLOOR

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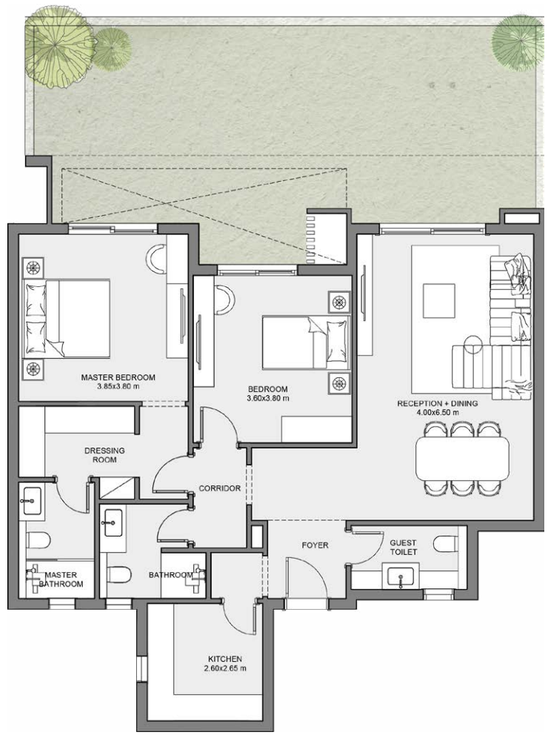
2BD Apartment
Unit: 03

Floor	Ground
Total Gross Area	121m^2





GROUND FLOOR

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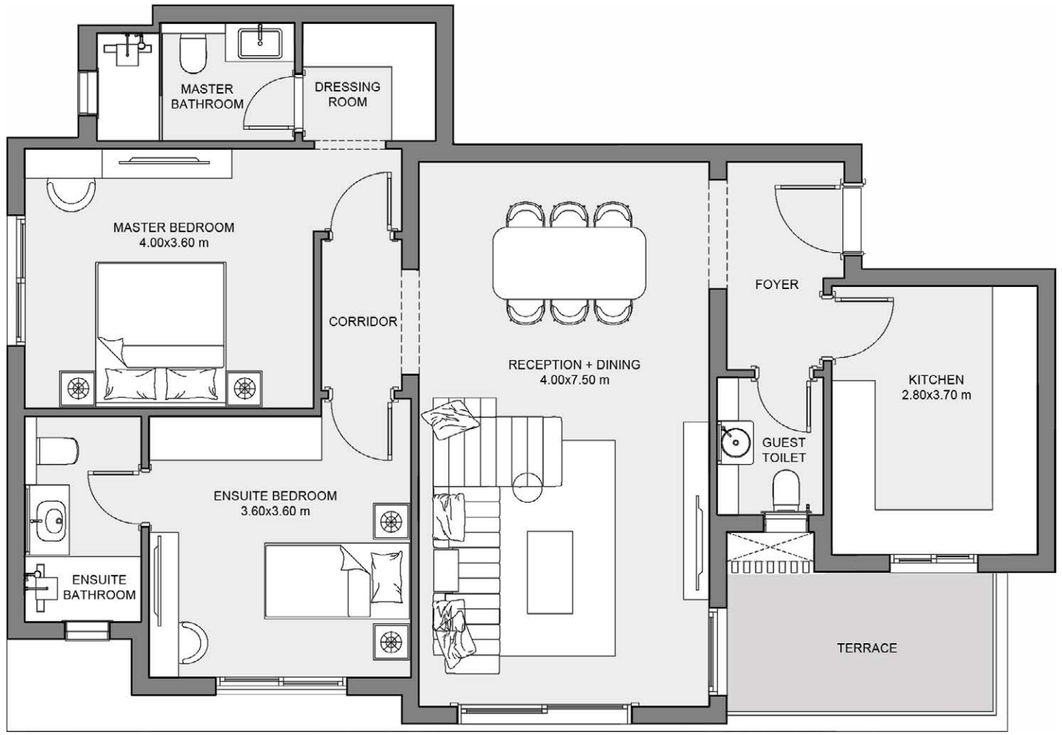
2BD Apartment
Unit: 11

Floor	First
Terraces	8m²
Total Gross Area	129m²





FIRST FLOOR

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2BD Apartment
Unit: 13

Floor	First
Terraces	7m²
Total Gross Area	129m²





FIRST FLOOR

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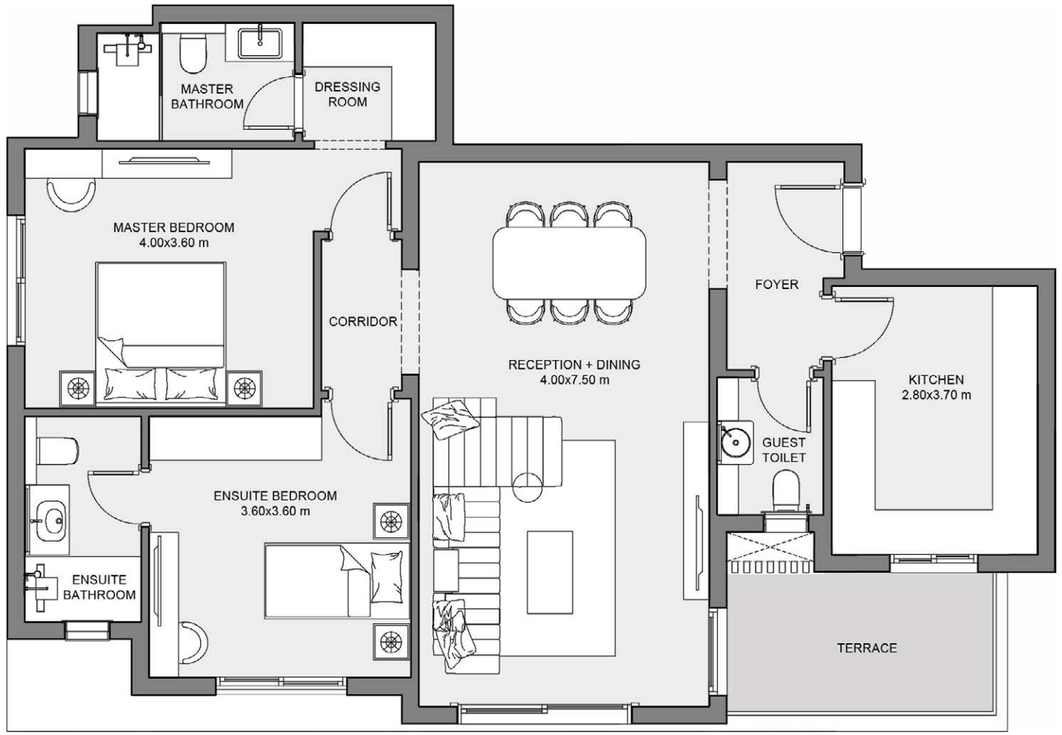
2BD Apartment
Unit: 21

Floor	Second
Terraces	8m²
Total Gross Area	129m²





SECOND FLOOR

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2BD Apartment
Unit: 23

Floor	Second
Terraces	7m²
Total Gross Area	129m²





SECOND FLOOR

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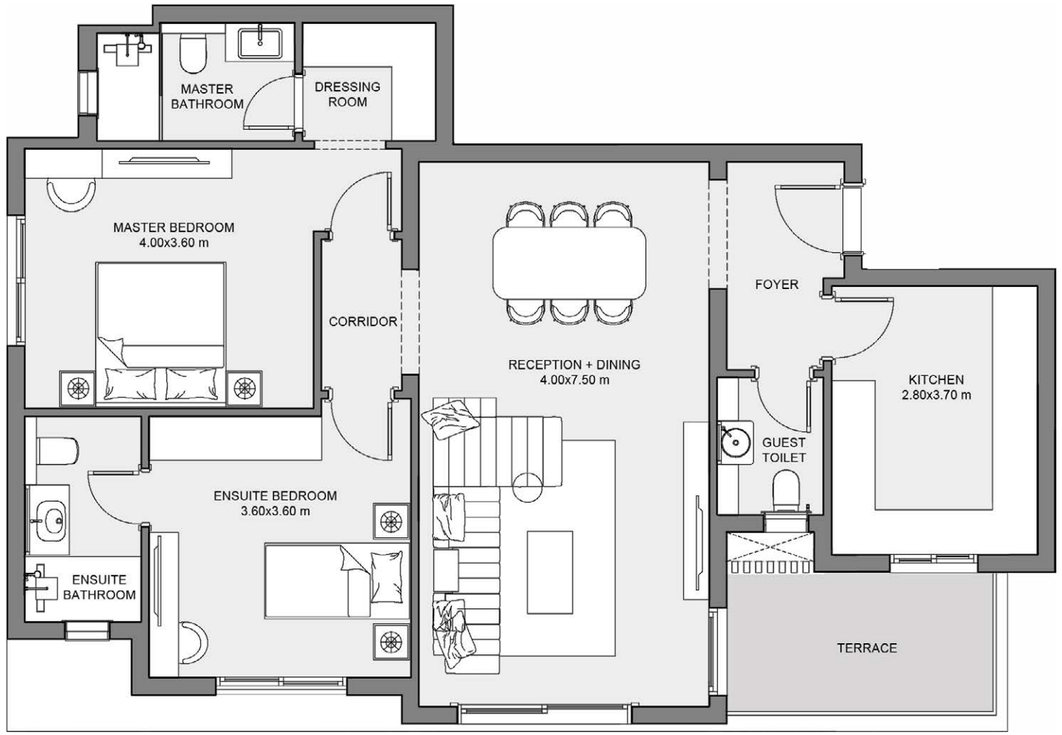
2BD Apartment
Unit: 31

Floor	Third
Terraces	8m²
Total Gross Area	129m²





THIRD FLOOR

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2BD Apartment
Unit: 33

Floor	Third
Terraces	7m²
Total Gross Area	129m²





THIRD FLOOR

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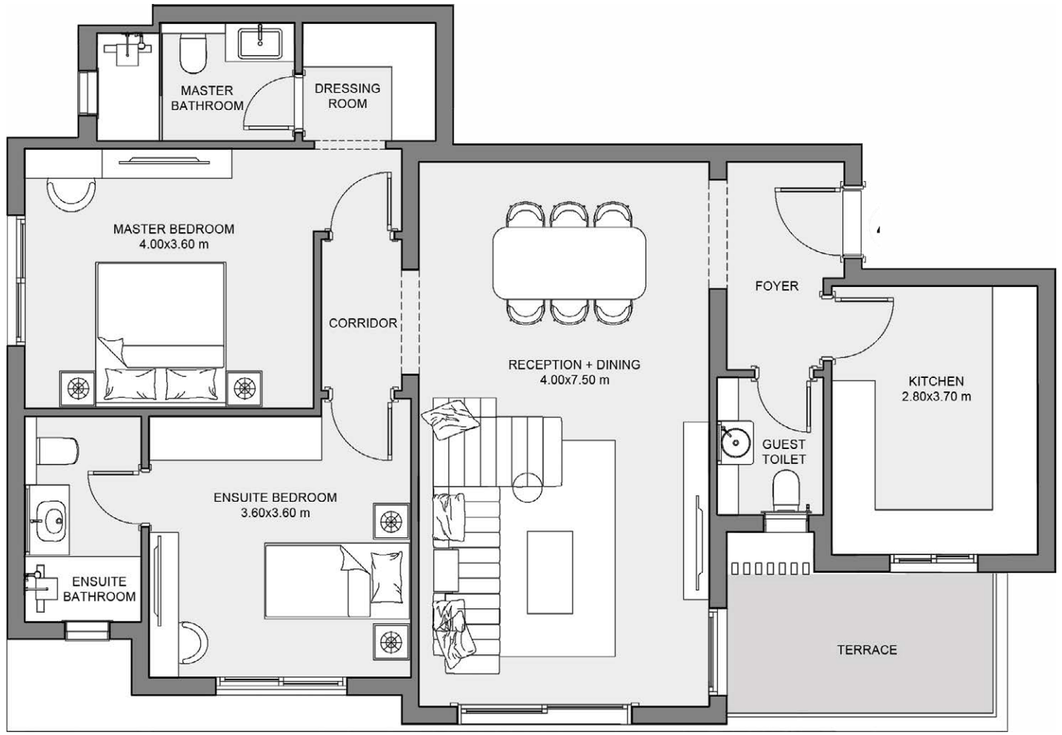
2BD Apartment
Unit: 41

Floor	Fourth
Terraces	8m²
Total Gross Area	129m²





FOURTH FLOOR

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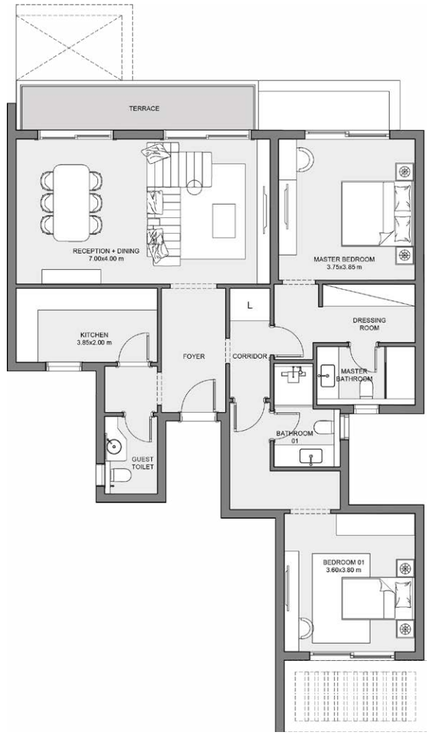
2BD Apartment
Unit: 44

Floor	Fourth
Terraces	*8m²*
Storage Area	*4m²*
Total Gross Area	*141m²*





FOURTH FLOOR

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3BD+N Apartment
Unit: 02

Floor	Ground
Total Gross Area	168m^2





GROUND FLOOR

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3BD+N Apartment
Unit: 04

Floor	Ground
Total Gross Area	171m^2





GROUND FLOOR

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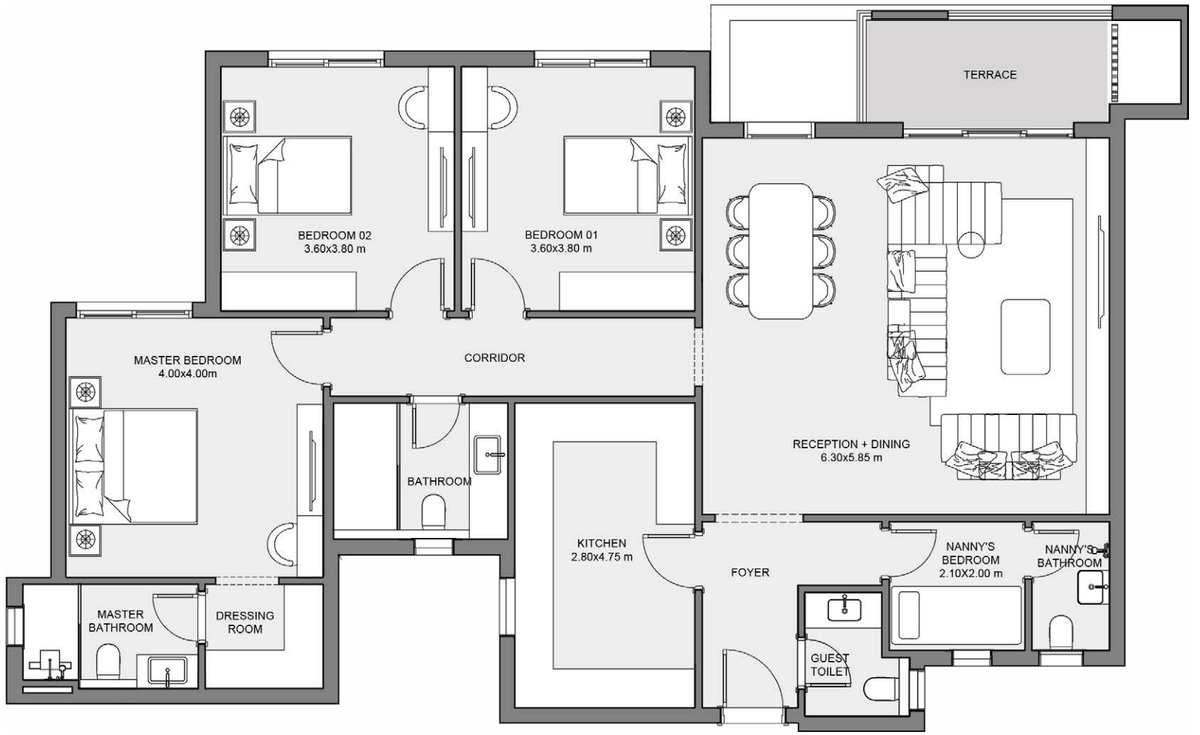
3BD+N Apartment
Unit: 12

Floor	First
Terraces	7m²
Storage Area	6m²
Total Gross Area	176m²





FIRST FLOOR

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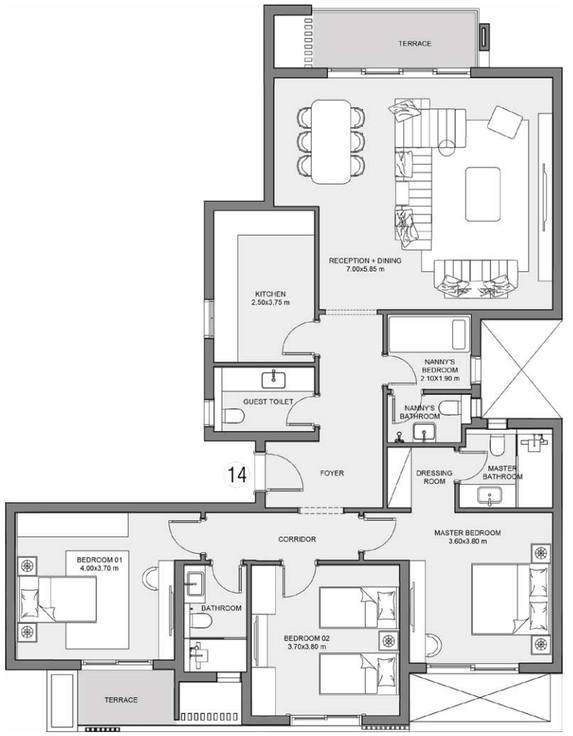
3BD+N Apartment
Unit: 14

Floor	First
Terraces	9m²
Total Gross Area	181m²





FIRST FLOOR

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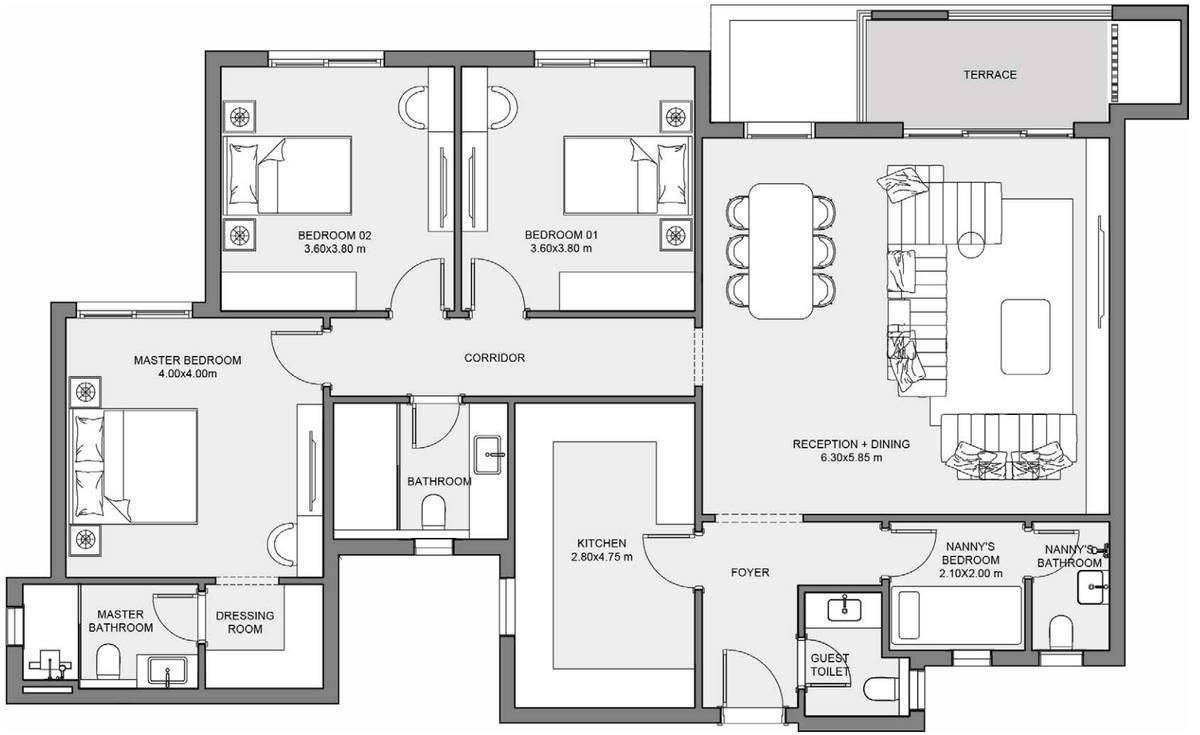
3BD+N Apartment
Unit: 22

Floor	Second
Terraces	7m²
Storage Area	6m²
Total Gross Area	176m²





SECOND FLOOR

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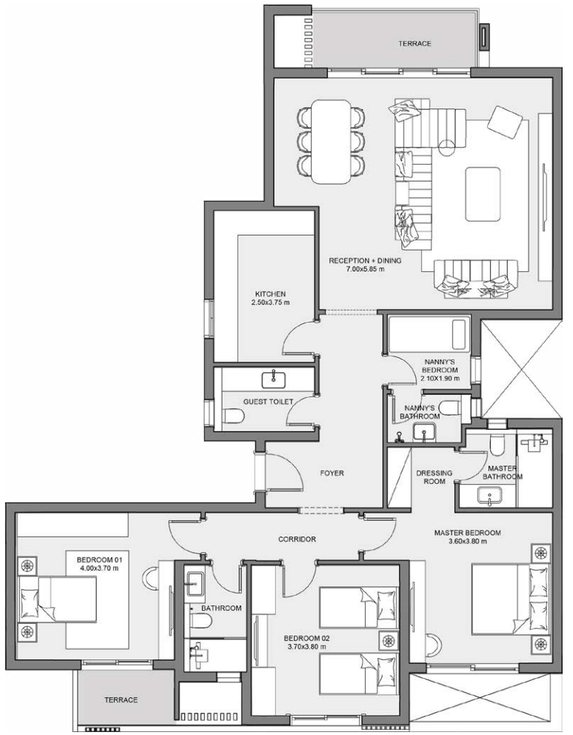
3BD+N Apartment
Unit: 24

Floor	Second
Terraces	9m²
Total Gross Area	181m²





SECOND FLOOR

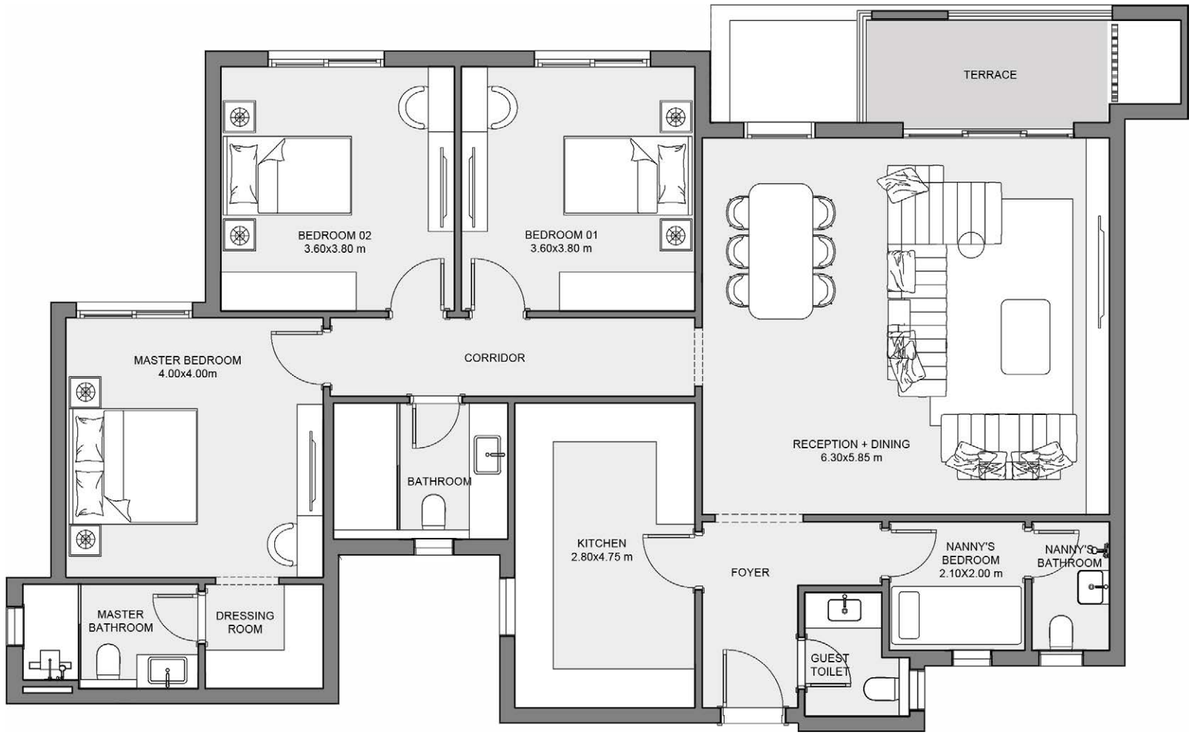
DISCLAIMER:

- Diagrams are not to scale and are for illustrative purposes.
- *SODIC reserves the right to make alterations.*
- All rendering and other visual materials, designs, and facades are for illustrative purposes only and are subject to change.

3BD+N Apartment
Unit: 32

Floor	Third
Terraces	7m²
Storage Area	6m²
Total Gross Area	176m²





THIRD FLOOR

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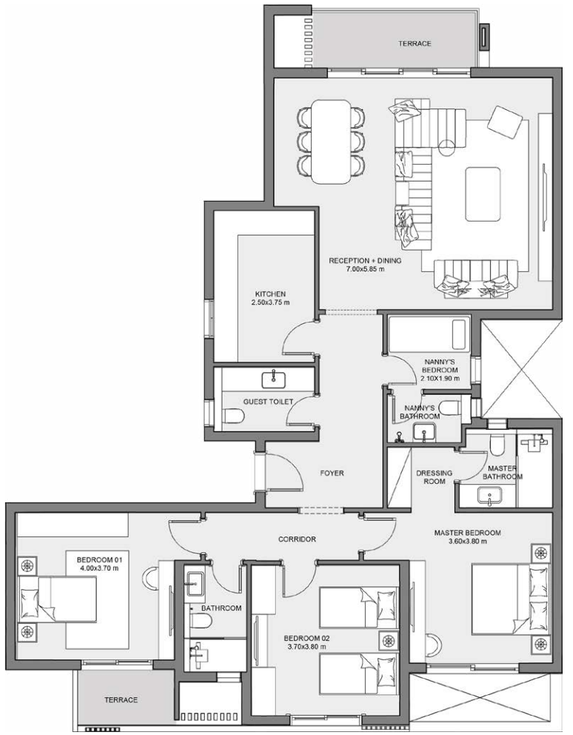
3BD+N Apartment
Unit: 34

Floor	Third
Terraces	9m²
Total Gross Area	181m²





THIRD FLOOR

DISCLAIMER:

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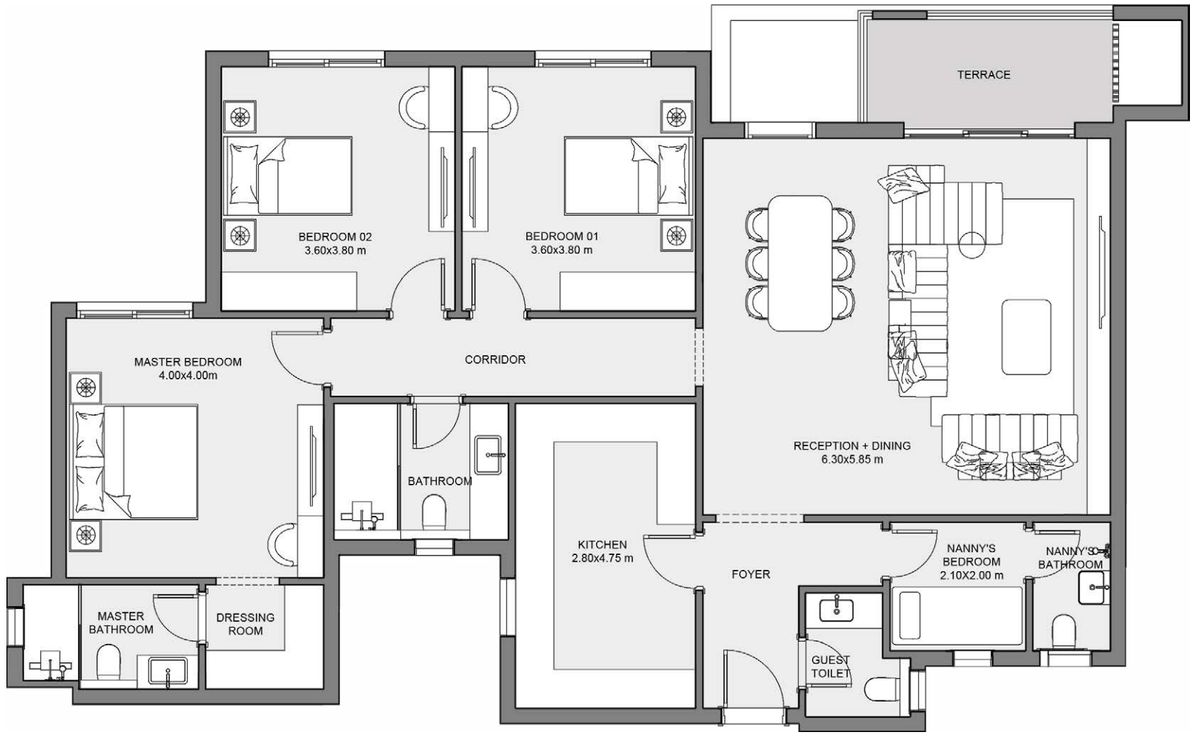
3BD+N Apartment
Unit: 42

Floor	Fourth
Terraces	7m²
Storage Area	6m²
Total Gross Area	176m²





FOURTH FLOOR

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APARTMENTS

GARDEN VIEW



FINISHING SPECS

1. ENTRANCE, CORRIDORS, RECEPTION & DINING AREAS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

2. STAIRCASE (IF APPLICABLE)

- FLOORS MARBLE
- WALLS PAINT
- CEILING PAINT

3. KITCHEN (WITHOUT CABINETS)

- FLOORS HIGH QUALITY PORCELAIN
- WALLS PAINT
- CEILING PAINT

4. GUEST TOILET & POWDER ROOMS

- FLOORS HIGH QUALITY MARBLE
- WALLS HIGH QUALITY MARBLE WITH PAINT
- CEILING PAINT

5. BATHROOMS (EXCEPT NANNY'S BATHROOM)

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY PORCELAIN WITH PAINT
- CEILING PAINT

6. BEDROOMS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

7. LIVING AREAS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

8. NANNY'S ROOM & DRIVER'S ROOM

- FLOORS HIGH QUALITY CERAMIC
- WALLS PAINT
- CEILING PAINT

9. NANNY'S BATHROOM

- FLOORS HIGH QUALITY CERAMIC
- WALLS HIGH QUALITY CERAMIC
- CEILING PAINT

10. TERRACES

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY EXTERIOR PAINT

11. ROOF TERRACES

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY EXTERIOR PAINT

12. SANITARY WARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

13. DOORS

- OAK VENEERED MDF

14. AIR CONDITIONING

NON-INVERTER SPLIT UNITS - COOLING ONLY
(EXCEPT NANNY'S AND DRIVER'S ROOM -
PROVISIONS ONLY

15. HEATERS

NOT INCLUDED - PROVISIONS ONLY
CONVENTIONAL WATER HEATER DESIGN
MAX ELEC LOAD = 2 KW – 220V

16. ALUMINUM WORKS

HIGH QUALITY SINGLE GLAZED
ALUMINUM FRAMES

DISCLAIMER:

- Materials, colors, and design details shown are indicative and may vary based on availability and technical requirements.
- SODIC reserves the right to make modifications or substitutions at its discretion.


SODIC