

THE ESTATES
RESIDENCES
NEW ZAYED



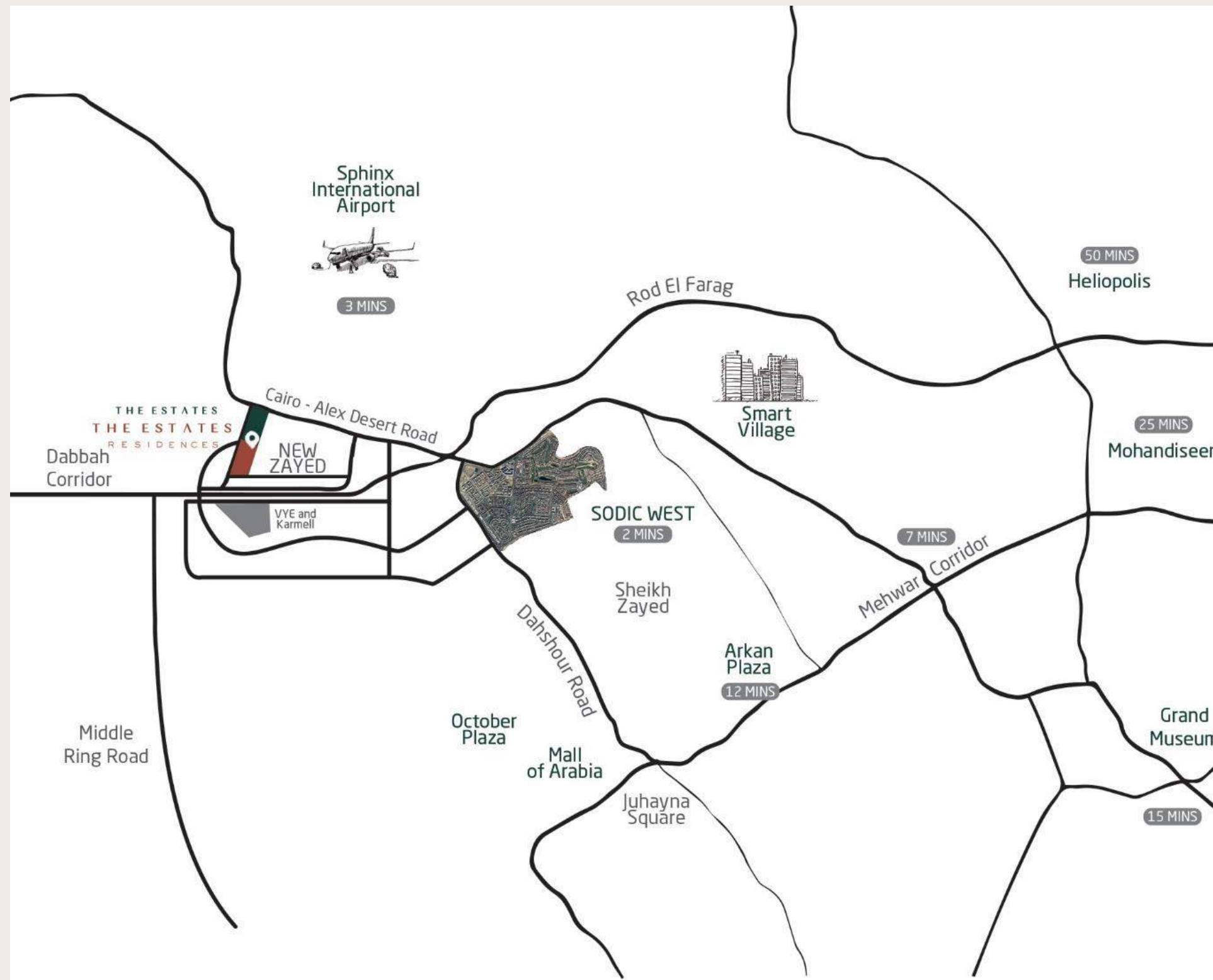


DEVELOPMENT OVERVIEW

The Estates Residences is a 124 acres destination ideally located in the heart of New Zayed in West Cairo, a location that is becoming increasingly appealing to high end communities. The signature development is designed to host endless greenways, lakes and outdoor recreational activities.

THE LOCATION

WELCOME TO NEW ZAYED, WELCOME TO THE ESTATES RESIDENCES...



Welcome to New Zayed, the modern-day prime location of west Cairo. In the heart of New Zayed, The Estates Residences is found neighboring The Estates, directly adjacent 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, only 3.5 km to the Sphinx International Airport.

SODIC West (2 mins)	Sphinx Airport (3 mins)	Mehwar Corridor (7 mins)	Arkan Plaza (12 mins)
	Grand Museum (15 mins)	Mohandiseen (25 mins)	Heliopolis (50 mins)

A MODERN MASTERPIECE

Designed by Dewan, an international master-planner, the vision behind The Estates Residences was a project gone green, created by the same master planners behind The Estates. With a **17.5% footprint**, the project is filled with nature, creating a surreal outdoors experience for all age groups. **No crossroads disrupt the interconnectivity** of the entire low density, high-end, gated community.



DISCLAIMER:

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make minor alterations.
- All rendering and other visual materials, designs, facades are for illustrative purposes only and are subject to change.
- SODIC reserves the right to use different finishing elements and sanitary fixtures models from those which are shown in renders and specification sheets.
- Final models used in our finishing are similar and subject to market and availability at the time of operations.
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THE MASTERPLAN



NATURE AT IT'S FINEST

Wander in the **lavish green pathways** on foot or by bike, enjoying a healthy and safe trip in endless scenic parks. The meandering **green spine gracefully connecting all neighborhoods** offers pedestrian friendly community, connectivity, vibrant living environment, and healthy lifestyle.

THE LAKES

Journey toward whatever appeals to you in the moment at the parks of The Estates Residences, Take a break by the breathtaking serene water bodies surrounding the vast landscape havens, offering relaxation and great essence of nature, giving **prime views** for units, great **essence of nature**, and **relaxation**.

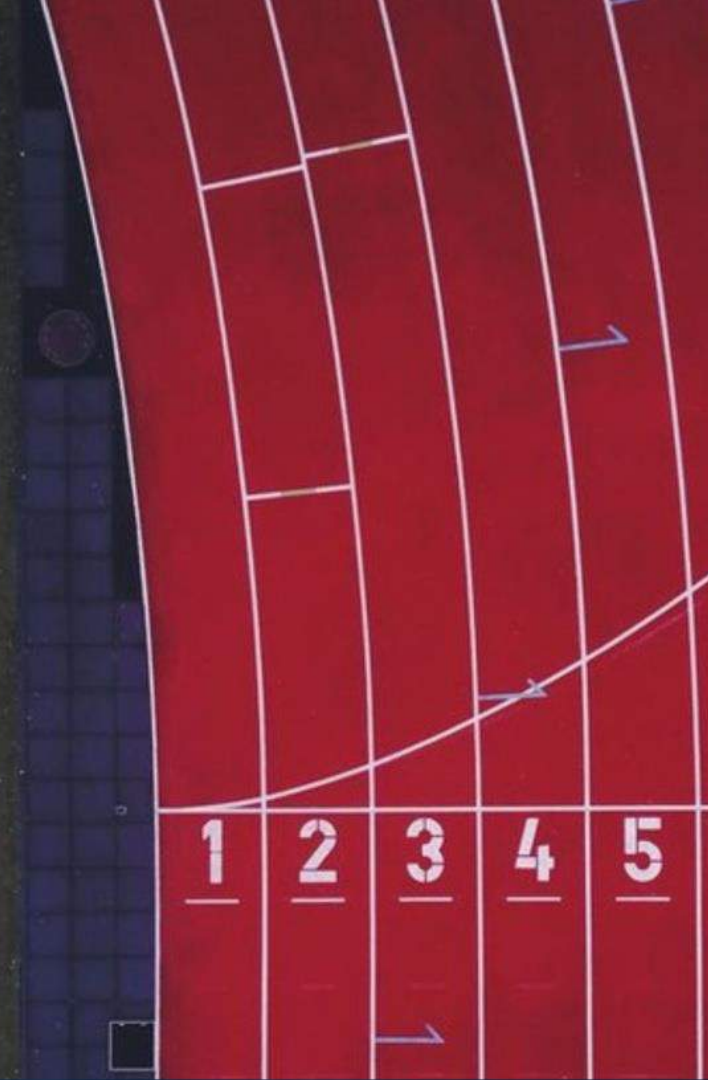


THE MASTERPLAN



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MADE ESPECIALLY
FOR THE SPORTS LOVERS



SPORTS FACILITIES

- Tennis courts
- Padel tennis courts
- 5aside football pitch
- Family & kids pool
- Leisure pool
- Lap pool
- Multipurpose court
- Outdoor gym
- Jogging track

AMENITIES

- Multipurpose room for intimate social gatherings.
- TV lounge
- Outdoor kids area
- F&B Trucks



SPORTS FACILITIES



CONVENIENCE STORES



A VILLAGE EXPERIENCE

ESSENTIALS CLOSE TO HOME



It won't take long for you to find all you're looking for, nearby your house located at The Estates convenience hub. Offering:

- Supermarket
- High-end laundromat
- Medical clinic
- Veterinary clinic
- Various F&B outlets
- Spacious outdoor retail experiences

THE RESIDENCES

FEATURES

The Estates Residences is meticulously designed for the effortless luxury seekers and detail-oriented communities, where every moment spent is exceptional.

Main building features are:

- Building height: **G+2** plus penthouse
- **Double height entrances**
- Elegant cladded facades
- Buildings A&B: **4 units** per core
- Buildings C1 & C2: **2-3 units** per core (**single loaded**)
- Surface parking
- Elevator reachable to penthouses





APARTMENT FEATURES

Main apartment features are:

- **Double glazing** for better sound, heat and wind insulation.
- Fully finished using **imported high end materials** and 2 schemes options.
- All **ACs are concealed** except in kitchens and nanny's room; provisions only.
- All units on the second floor have roof annexes with accessibility from outside the unit.

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THE EXPERIENCE





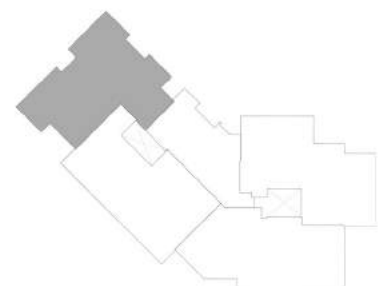
THE DUPLEXES

The fully-finished Duplexes offer wider windows to draw in more natural light into your home, and to enhance your viewing pleasure at the landscaped lawns outside. The tailored-to-your-specifications large residential spaces come with double heighted ceilings, **4 bedrooms, family living** and the duplexes have **their own private entrance.**

Only available in 1 building type.

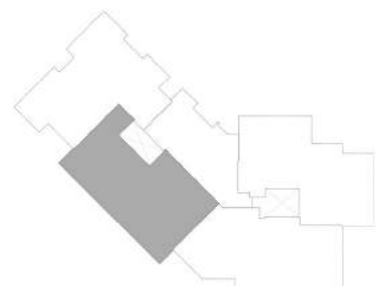
TYPE A





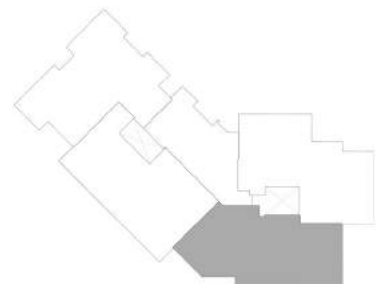
TYPE A1
3 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 01

GROSS AREA: 202sqm



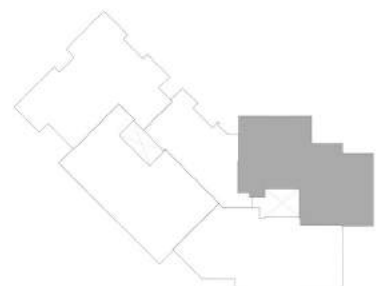
TYPE A1
3 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 02

GROSS AREA: 197sqm



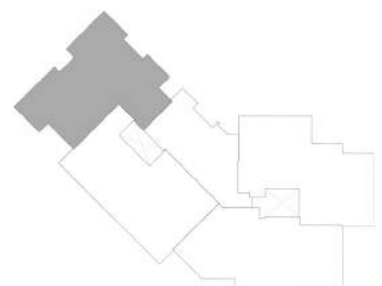
TYPE A1
3 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 03

GROSS AREA: 185 sqm



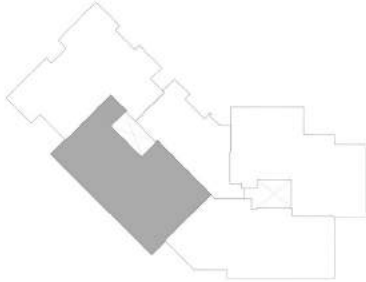
TYPE A1
3 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 04

GROSS AREA: 198sqm



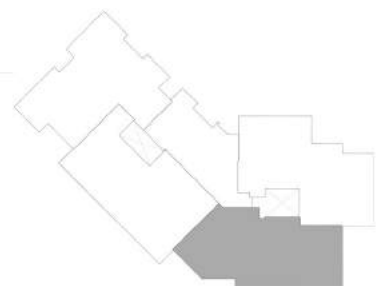
TYPE A1
3 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 11

GROSS AREA: 196 sqm



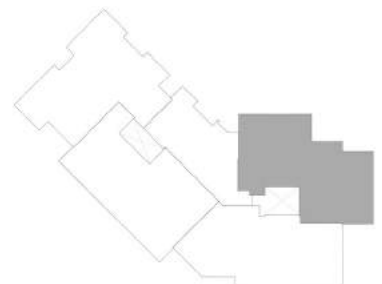
TYPE A1
3 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 12

GROSS AREA: 195 sqm



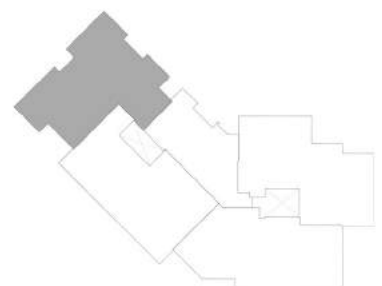
TYPE A1
3 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 13

GROSS AREA: 185 sqm



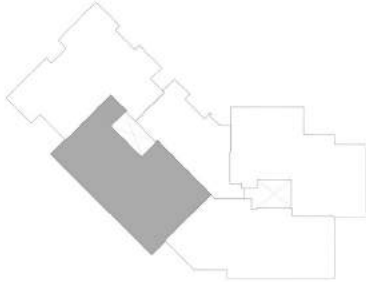
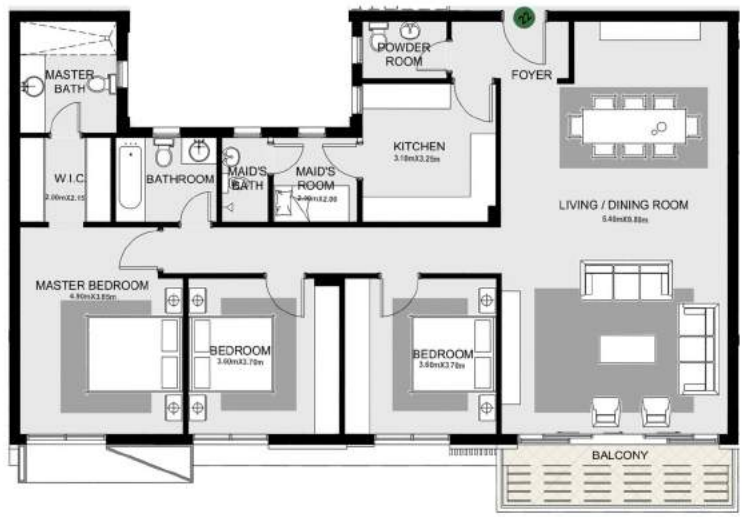
TYPE A1
3 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 14

GROSS AREA: 195 sqm



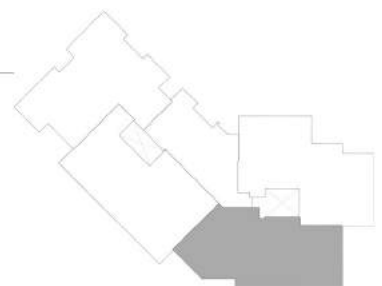
TYPE A1
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 21

GROSS AREA: 226 sqm
APARTMENT AREA: 196 sqm
ROOF ANNEX AREA: 30 sqm



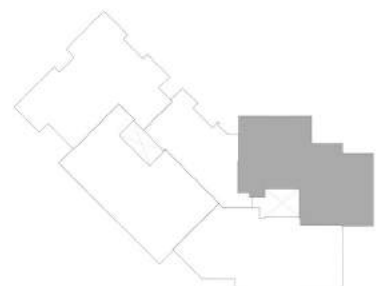
TYPE A1
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 22

GROSS AREA: 225 sqm
APARTMENT AREA: 195 sqm
ROOF ANNEX AREA: 30 sqm



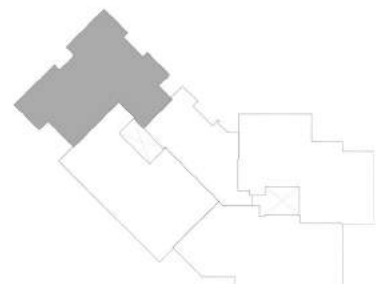
TYPE A1
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 23

GROSS AREA: 221 sqm
APARTMENT AREA: 185 sqm
ROOF ANNEX AREA: 36 sqm



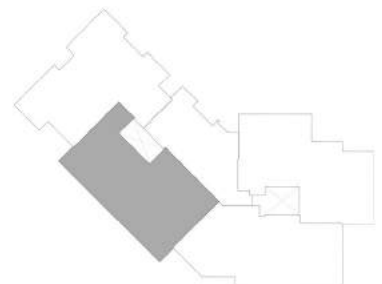
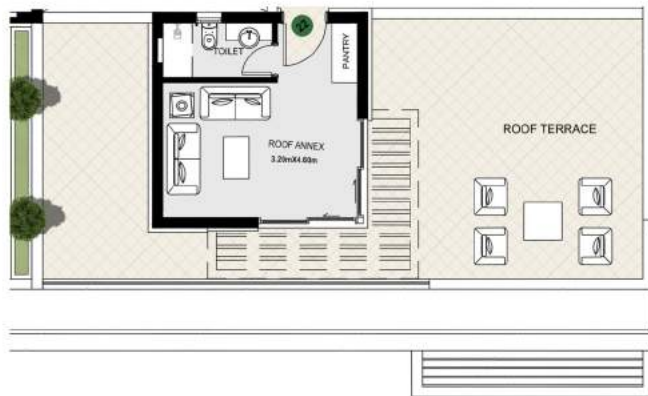
TYPE A1
3 BEDROOM +N
FLOOR: Second
UNIT NUMBER: 24

GROSS AREA: 223 sqm
APARTMENT AREA: 195 sqm
ROOF ANNEX AREA: 28 sqm



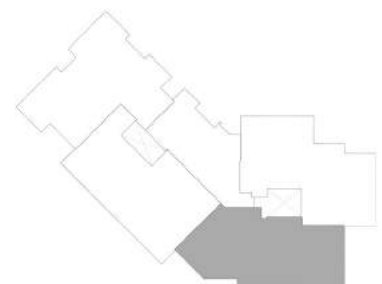
TYPE A1
3 BEDROOM +N
 FLOOR: Roof Annex
 UNIT NUMBER: 21

ROOF TERRACE AREA: 111 sqm



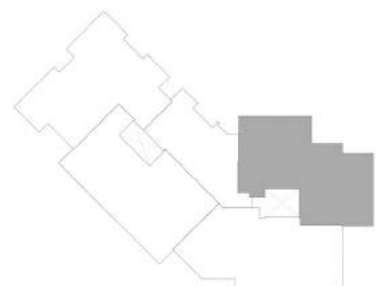
TYPE A1
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 22

ROOF TERRACE AREA: 71 sqm



TYPE A1
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 23

ROOF TERRACE AREA: 95 sqm

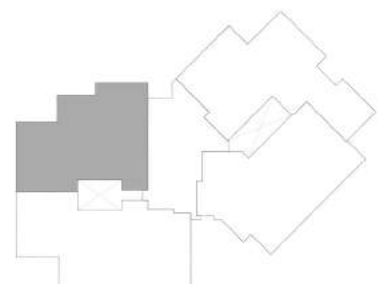


TYPE A1
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 24

ROOF TERRACE AREA: 58 sqm

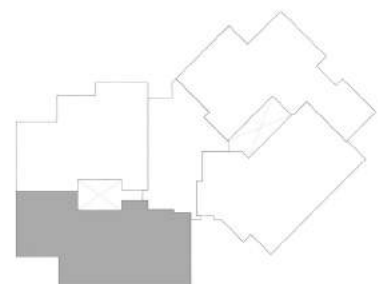
TYPE B





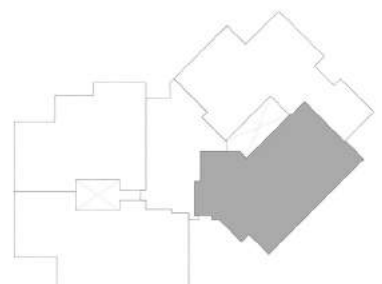
TYPE B1
2 BEDROOM
 FLOOR: Ground
 UNIT NUMBER: 01

GROSS AREA: 130 sqm



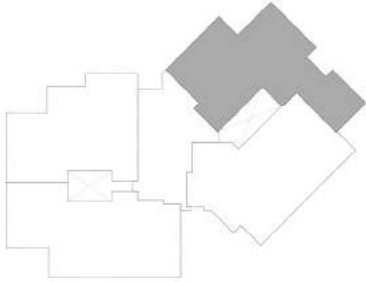
TYPE B1
2 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 02

GROSS AREA: 146 sqm



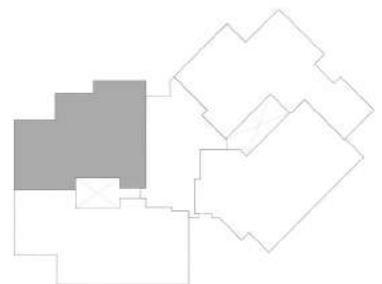
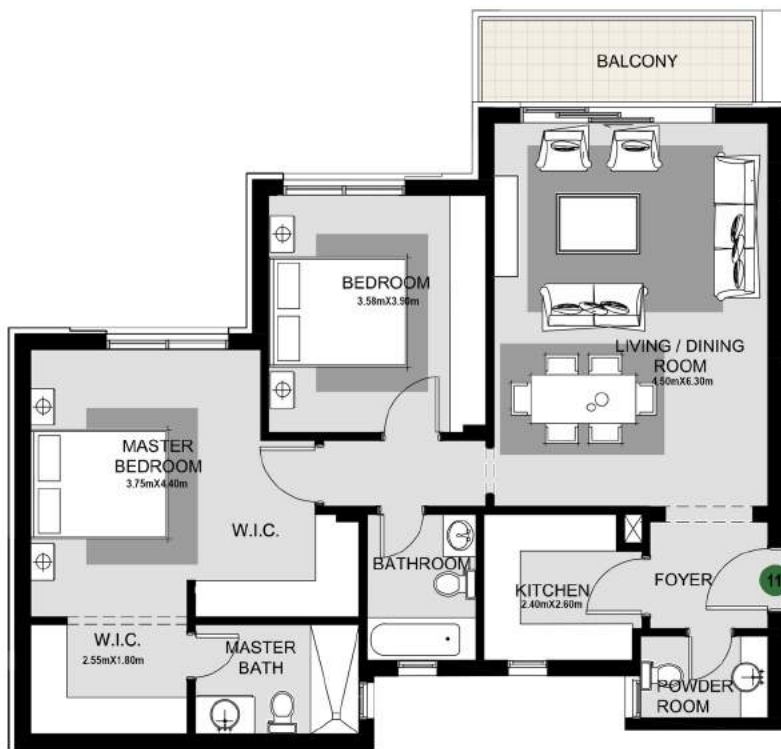
TYPE B1
2 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 03

GROSS AREA: 148 sqm



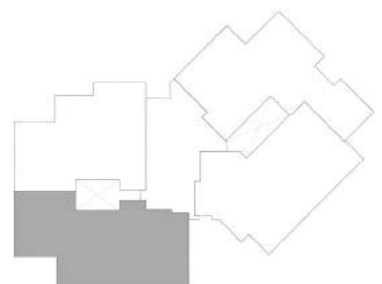
TYPE B1
2 BEDROOM
 FLOOR: Ground
 UNIT NUMBER: 04

GROSS AREA: 139 sqm



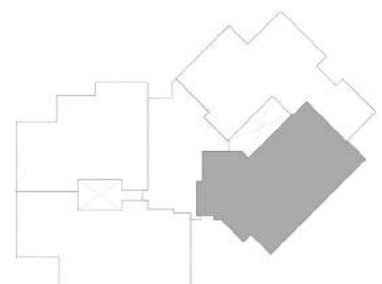
TYPE B1
2 BEDROOM
 FLOOR: First
 UNIT NUMBER: 11

GROSS AREA: 129 sqm



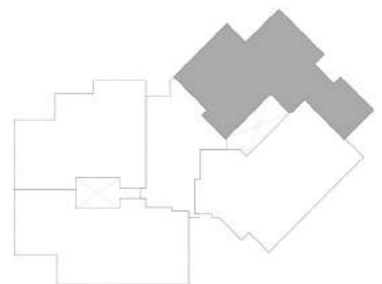
TYPE B1
2 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 12

GROSS AREA: 154 sqm



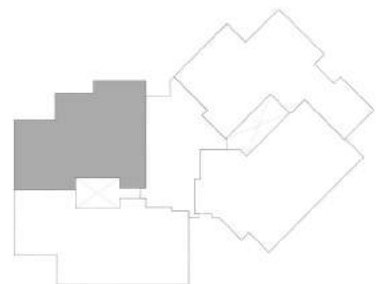
TYPE B1
2 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 13

GROSS AREA: 145 sqm



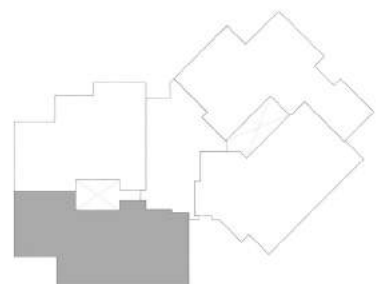
TYPE B1
2 BEDROOM
 FLOOR: First
 UNIT NUMBER: 14

GROSS AREA: 139 sqm



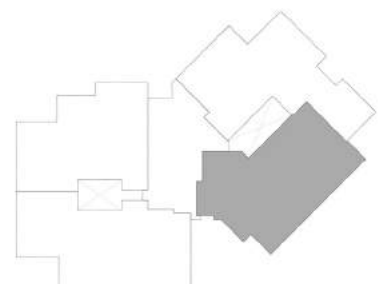
TYPE B1
2 BEDROOM
 FLOOR: Second
 UNIT NUMBER: 21

GROSS AREA: 158 sqm
APARTMENT AREA: 129 sqm
ROOF ANNEX AREA: 29 sqm



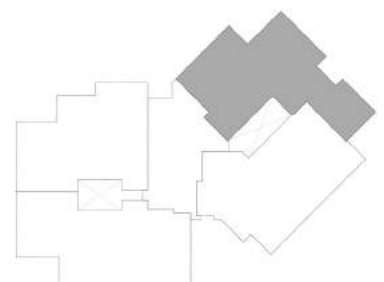
TYPE B1
2 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 22

GROSS AREA: 183 sqm
APARTMENT AREA: 154 sqm
ROOF ANNEX AREA: 29 sqm



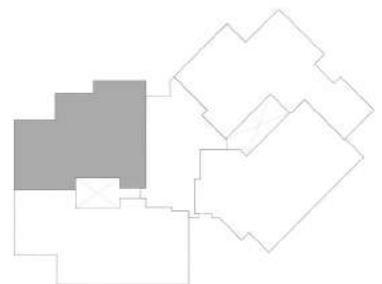
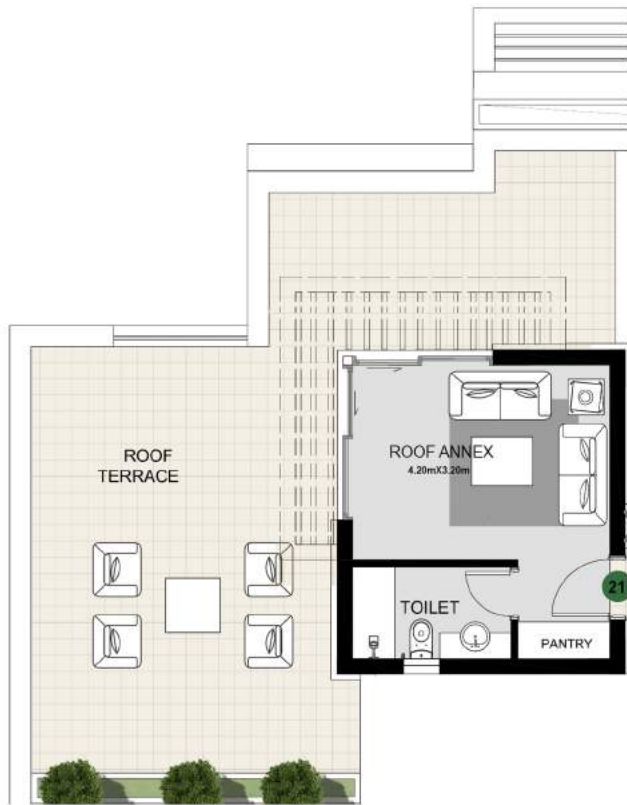
TYPE B1
2 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 23

GROSS AREA: 174 sqm
APARTMENT AREA: 145 sqm
ROOF ANNEX AREA: 29 sqm



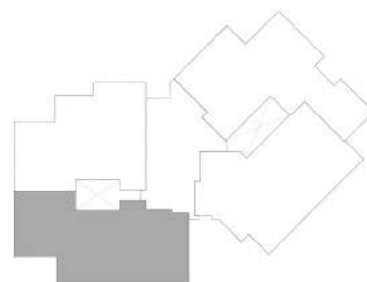
TYPE B1
2 BEDROOM
 FLOOR: Second
 UNIT NUMBER: 24

GROSS AREA: 167 sqm
APARTMENT AREA: 139 sqm
ROOF ANNEX AREA: 28 sqm



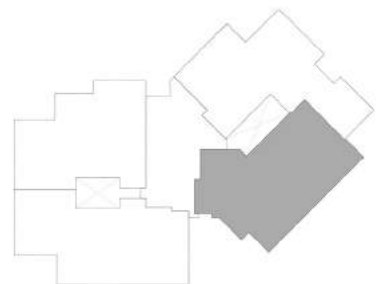
TYPE B1
2 BEDROOM
FLOOR: Roof Terrace
UNIT NUMBER: 21

ROOF TERRACE AREA: 60 sqm



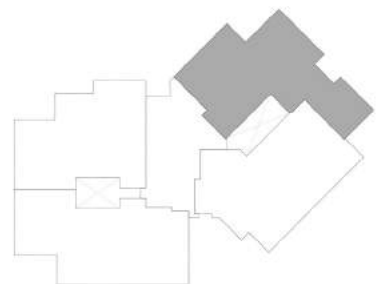
TYPE B1
2 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 22

ROOF TERRACE AREA: 82 sqm



TYPE B1
2 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 23

ROOF TERRACE AREA: 84 sqm

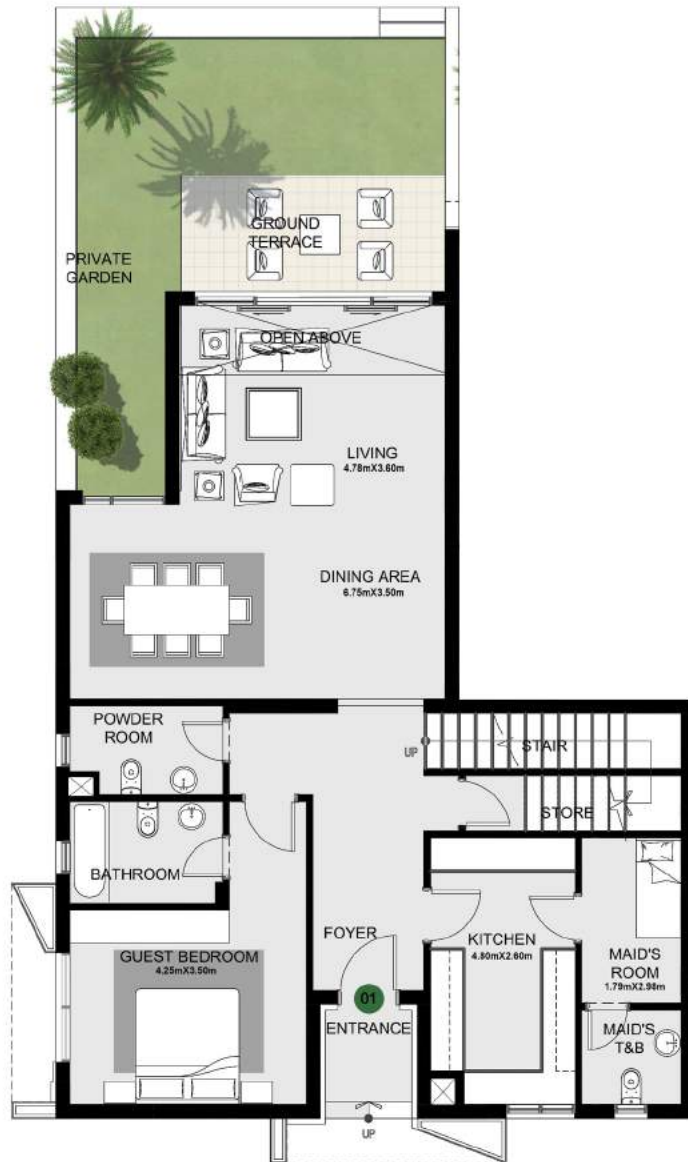


TYPE B1
2 BEDROOM
FLOOR: Roof Terrace
UNIT NUMBER: 24

ROOF TERRACE AREA: 54 sqm

TYPE C1





TYPE C1
DUPLEX
4 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 01

GROSS AREA: 162 sqm



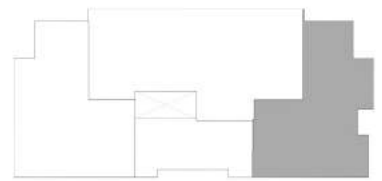
TYPE C1
DUPLEX
4 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 01

GROSS AREA: 135 sqm



TYPE C1
3 BEDROOM + FAMILY + N
 FLOOR: Ground
 UNIT NUMBER: 02

GROSS AREA: 221 sqm



TYPE C1
DUPLEX
4 BEDROOM +N
FLOOR: Ground
UNIT NUMBER: 03

GROSS AREA: 152 sqm



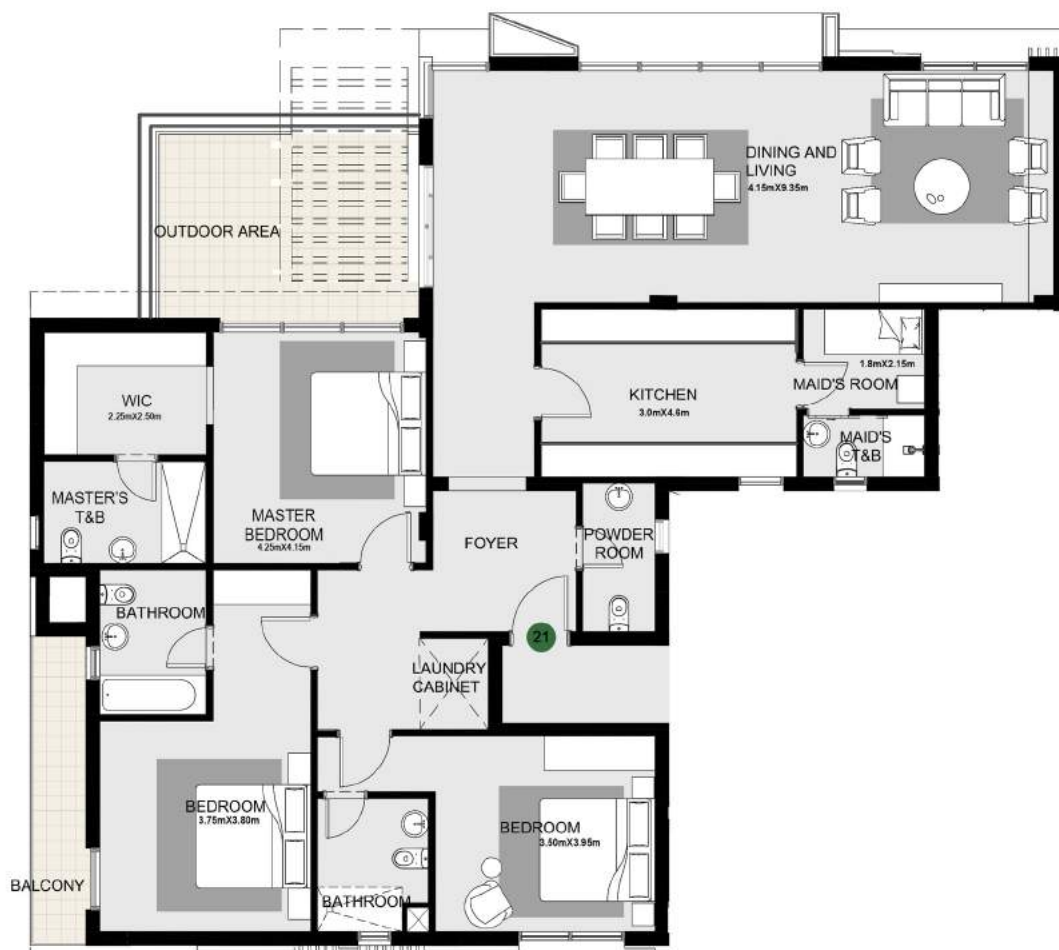
TYPE C1
DUPLEX
4 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 03

GROSS AREA: 128 sqm



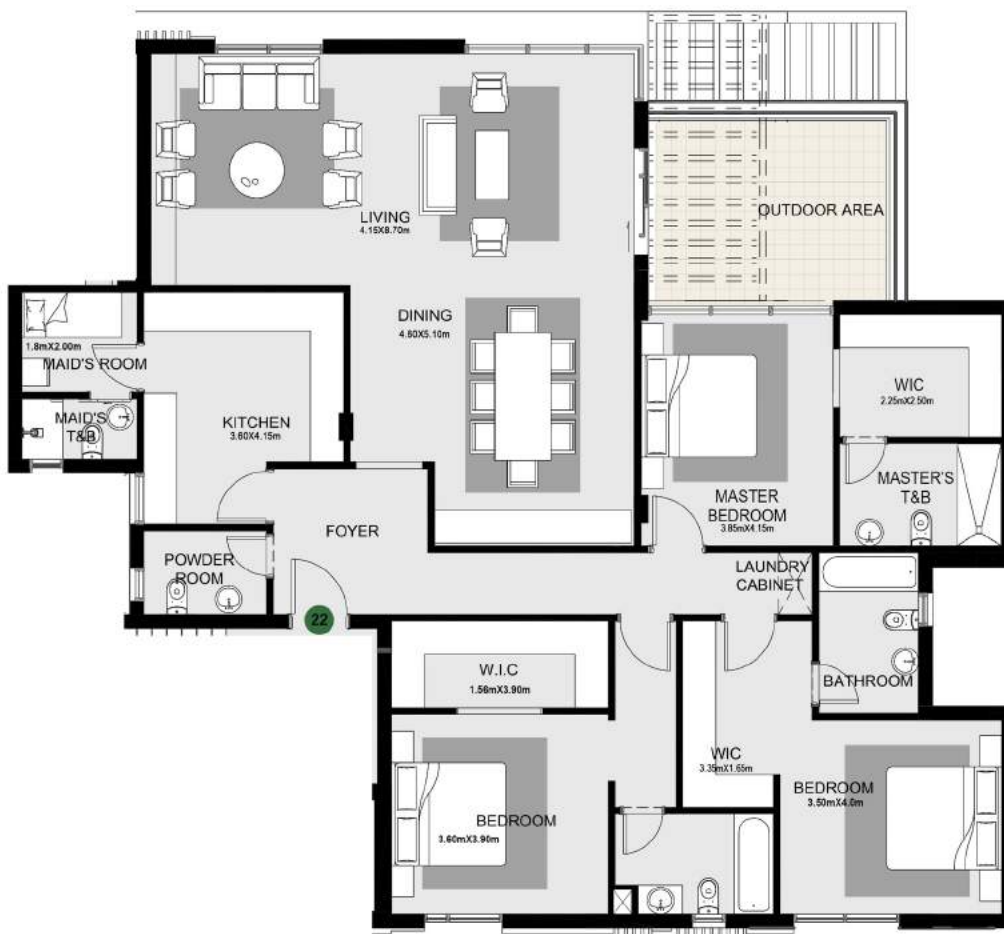
TYPE C1
3 BEDROOM + FAMILY +N
 FLOOR: First
 UNIT NUMBER: 12

GROSS AREA: 248 sqm
APARTMENT AREA: 218 sqm
ROOF ANNEX AREA: 30



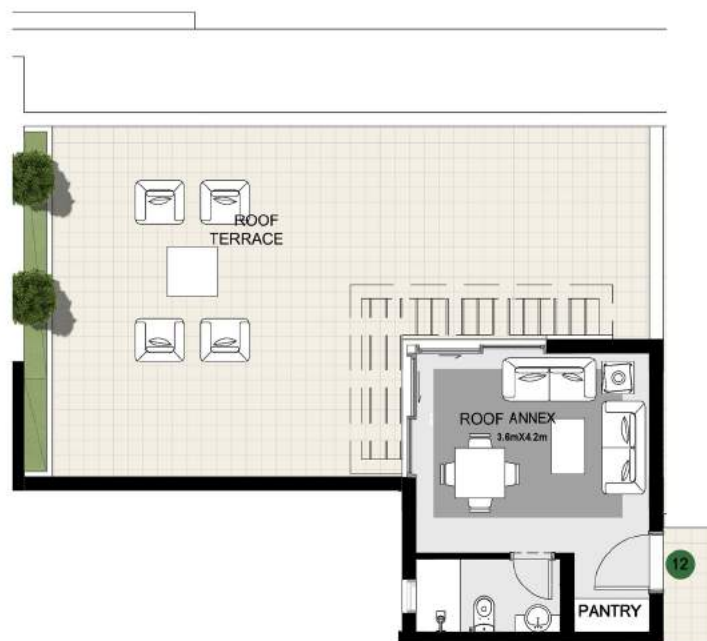
TYPE C1
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 21

GROSS AREA: 275 sqm
APARTMENT AREA: 244 sqm
ROOF ANNEX AREA: 31 sqm



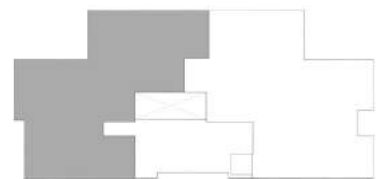
TYPE C1
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 22

GROSS AREA: 282 sqm
APARTMENT AREA: 251 sqm
ROOF ANNEX AREA: 31 sqm



TYPE C1
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 12

ROOF TERRACE AREA: 58 sqm



TYPE C1
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 21

ROOF TERRACE AREA: 62 sqm



TYPE C1
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 22

ROOF TERRACE AREA: 54 sqm

TYPE C2





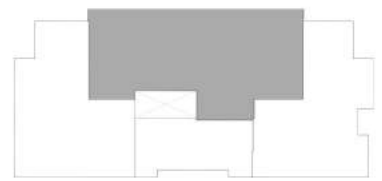
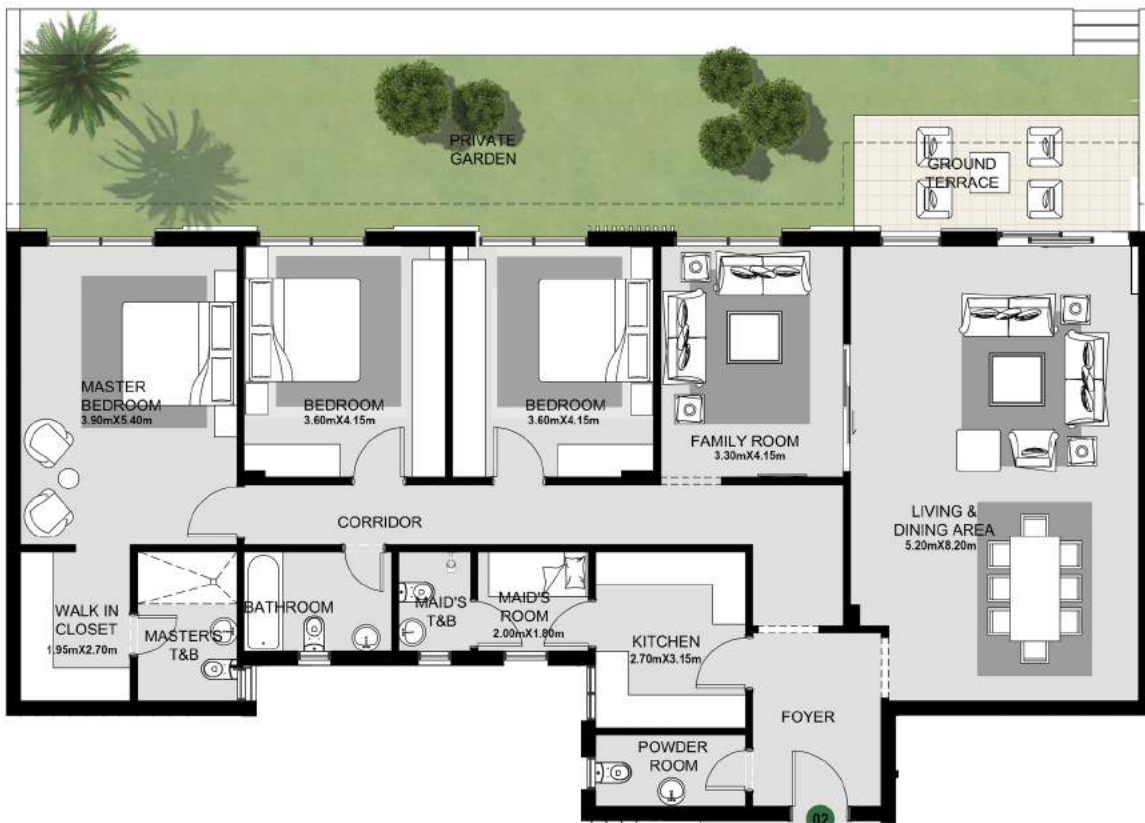
TYPE C2
DUPLEX
4 BEDROOM +N
 FLOOR: Ground
 UNIT NUMBER: 01

GROSS AREA: 161 sqm



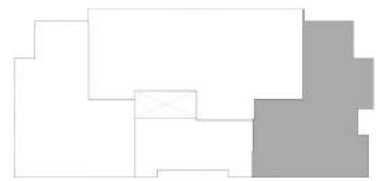
TYPE C2
DUPLEX
4 BEDROOM +N
FLOOR: First
UNIT NUMBER: 01

GROSS AREA: 134 sqm



TYPE C2
3 BEDROOM + FAMILY+ N
 FLOOR: Ground
 UNIT NUMBER: 02

GROSS AREA: 219 sqm



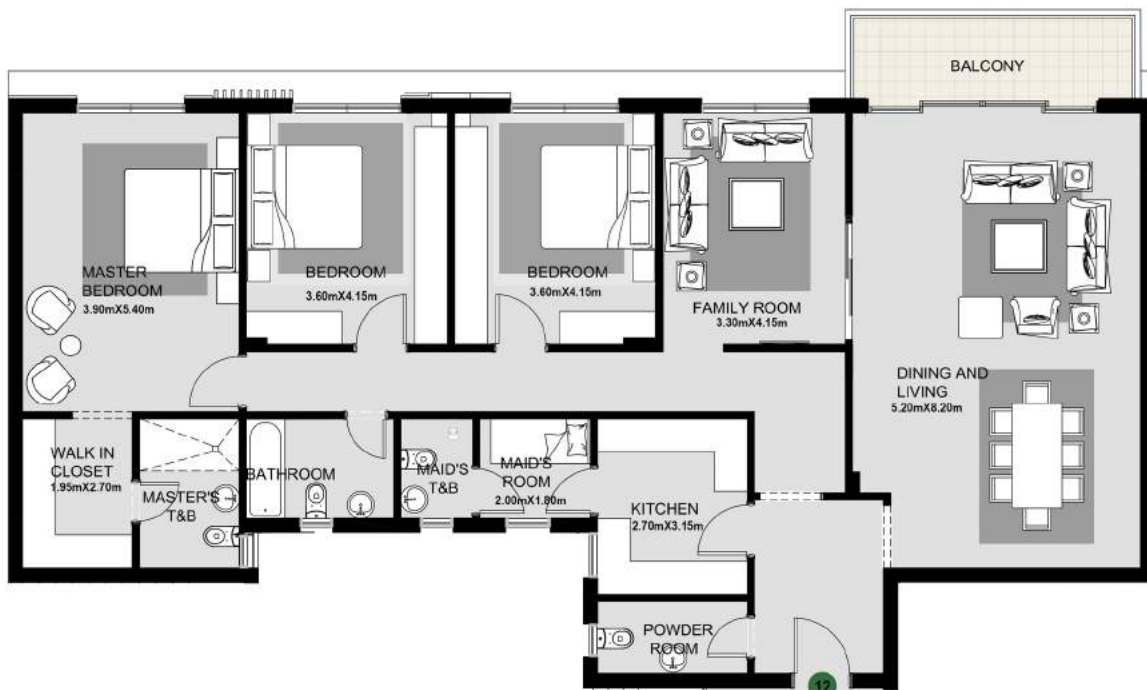
TYPE C2
DUPLEX
4 BEDROOM +N
FLOOR: Ground
UNIT NUMBER: 03

GROSS AREA: 151sqm



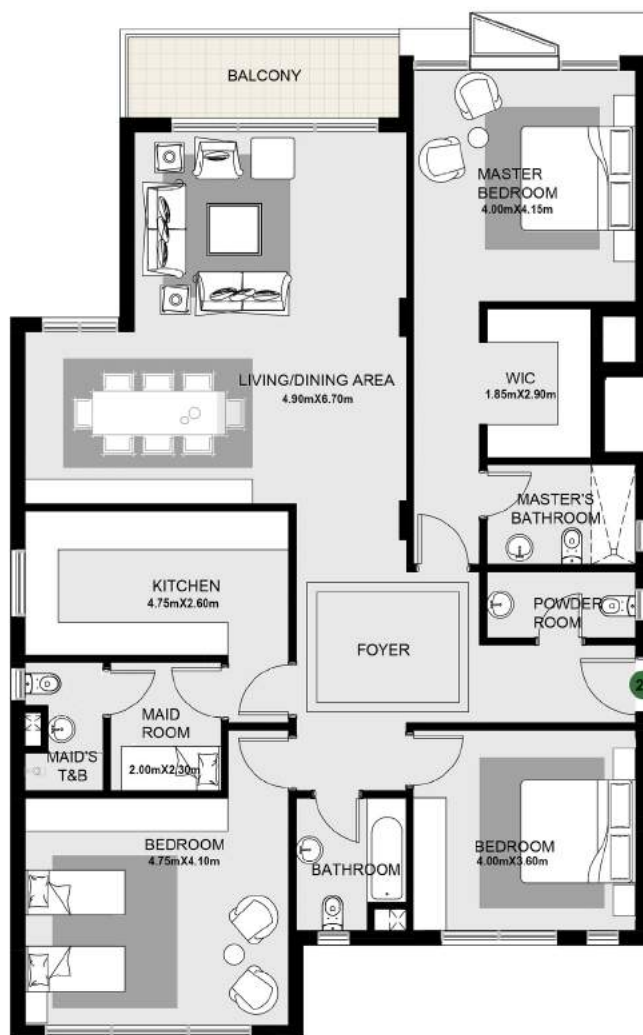
TYPE C2
DUPLEX
4 BEDROOM +N
 FLOOR: First
 UNIT NUMBER: 03

GROSS AREA: 127 sqm



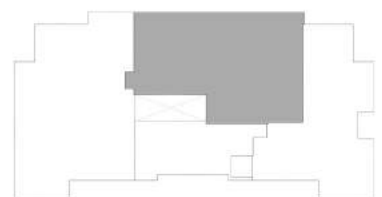
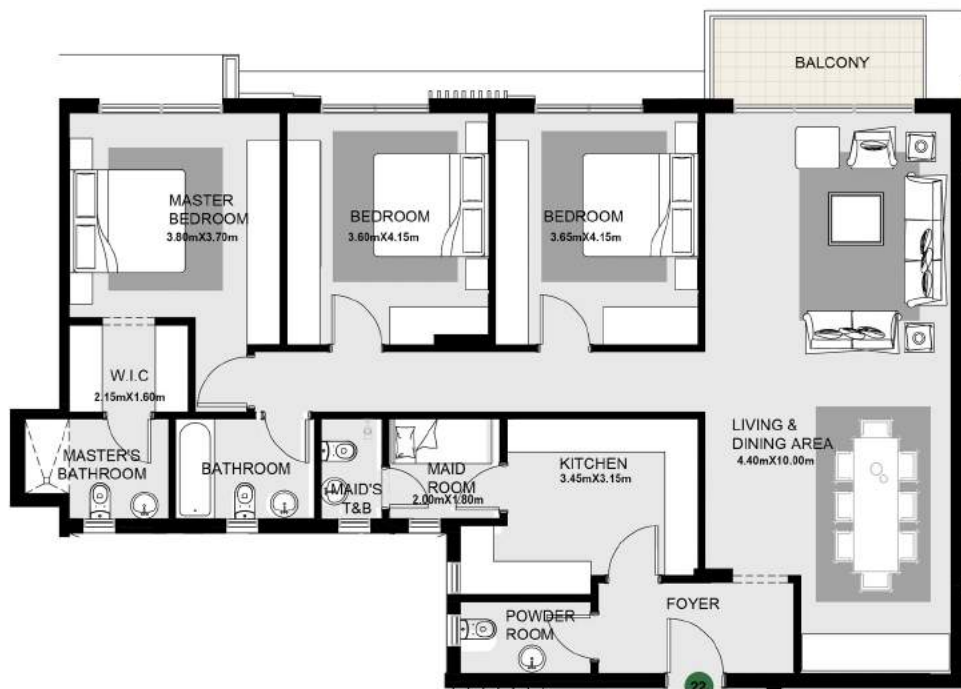
TYPE C2
3 BEDROOM + FAMILY +N
 FLOOR: First
 UNIT NUMBER: 12

GROSS AREA: 216 sqm



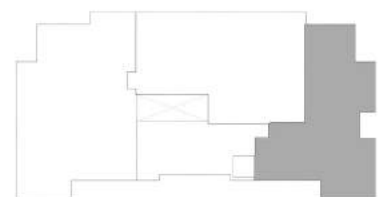
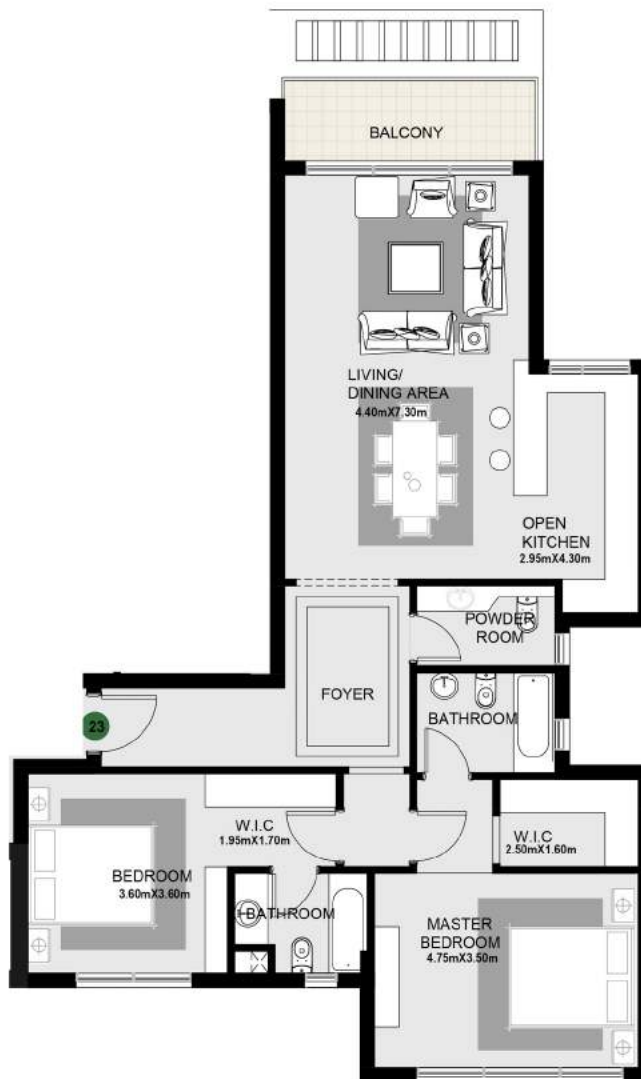
TYPE C2
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 21

GROSS AREA: 239 sqm
APARTMENT AREA: 209 sqm
ROOF ANNEX AREA: 30 sqm



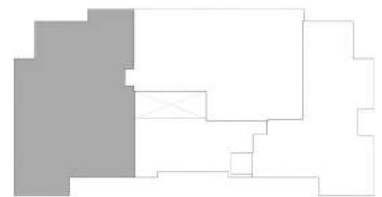
TYPE C2
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 22

GROSS AREA: 212 sqm
 APARTMENT AREA: 182 sqm
 ROOF ANNEX AREA: 30 sqm



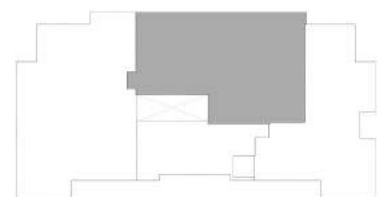
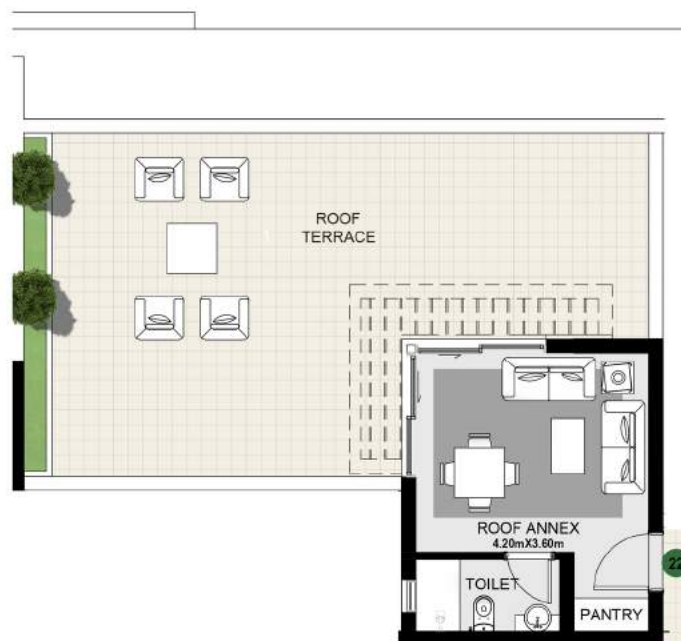
TYPE C2
3 BEDROOM +N
 FLOOR: Second
 UNIT NUMBER: 23

GROSS AREA: 180 sqm
APARTMENT AREA: 149 sqm
ROOF ANNEX AREA: 31 sqm



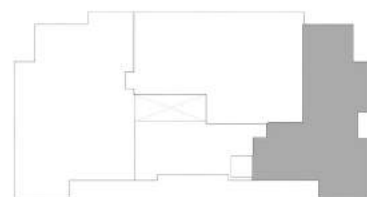
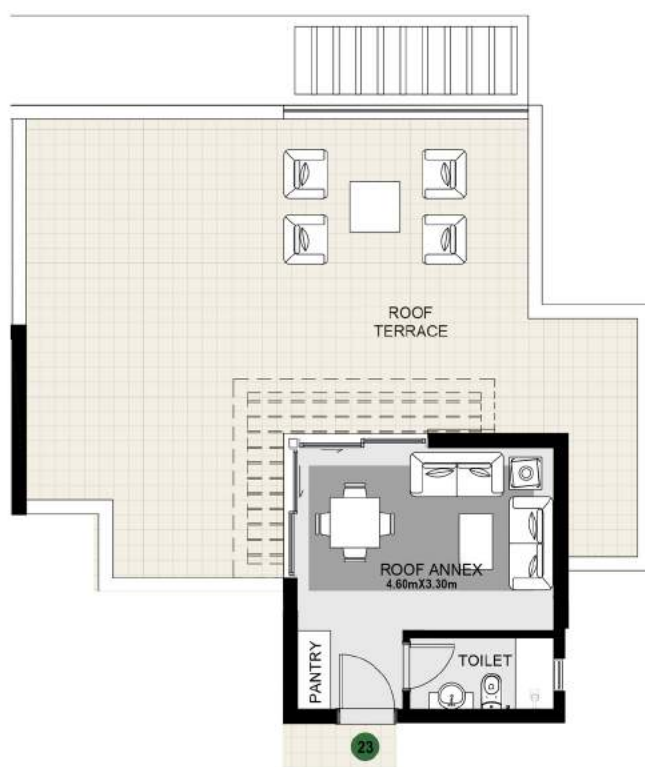
TYPE C2
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 21

ROOF TERRACE AREA: 74 sqm



TYPE C2
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 22

ROOF TERRACE AREA: 60 sqm



TYPE C2
3 BEDROOM +N
FLOOR: Roof Terrace
UNIT NUMBER: 23

ROOF TERRACE AREA: 74 sqm

INTERIOR RENDERS



DISCLAIMER:

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make minor alterations.
- All rendering and other visual materials, designs, facades are for illustrative purposes only and are subject to change.
- SODIC reserves the right to use different finishing elements and sanitary fixtures models from those which are shown in renders and specification sheets.
- Final models used in our finishing are similar and subject to market and availability at the time of operations.
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INTERIOR RENDERS



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INTERIOR PALETTES

WALLS



Item: Acrylic Paint
Area of Use: Foyer; Corridors;
 Guest Toilet; Kitchen;
 Reception/Dining
 Family Living Room
 All Bedrooms



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Porcelain
Area of Use: Guest Bathroom
 Secondary Bathroom



Item: Local Ceramic
Area of Use: Nanny Bathroom

FLOORS



Item: Imported Marble
Area of Use: Foyer
 Corridors



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Porcelain
Area of Use: Secondary Bathroom
 Guest Bathroom



Item: Engineered Wood
Area of Use: Stairs
 (In Duplex Units)

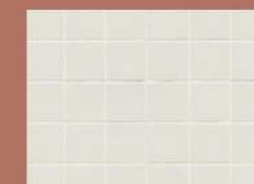
FLOORS



Item: Engineered Wood
Area of Use: Reception



Item: Cement Tiles
Area of Use: Kitchen



Item: Local Ceramic
Area of Use: Nanny Bedroom
 Nanny Bathroom

FLOORS



Item: HDF
Area of Use: Family Living Room
 Master Bedroom
 Secondary Bedroom
 Guest Bedroom



Item: Local Stone
Area of Use: Terraces



Item: Local Ceramic
Area of Use: Roof Terrace

INTERIOR PALETTES

WALLS



Item: Acrylic Paint
Area of Use: Foyer; Corridors; Guest Toilet; Kitchen; Reception/Dining; Family Living Room; All Bedrooms



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Marble
Area of Use: Master Bathrom

FLOORS



Item: Imported Marble
Area of Use: Foyer



Item: Imported Marble
Area of Use: Corridors



Item: Imported Marble
Area of Use: Guest Toilet



Item: Imported Marble
Area of Use: Master Bathroom



Item: Imported Porcelain
Area of Use: Secondary Bathroom; Guest Bathroom

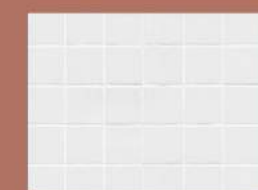
FLOORS



Item: Engineered Wood
Area of Use: Reception/Dining



Item: Imported Porcelain
Area of Use: Kitchen



Item: Local Ceramic
Area of Use: Nanny Bedroom; Nanny Bathroom



Item: Imported Porcelain
Area of Use: Secondary Bathroom; Guest Bathroom



Item: Local Ceramic
Area of Use: Nanny Bathroom

FLOORS



Item: HDF
Area of Use: Master Bedroom; Secondary Bedrooms; Guest Bedroom; Family Living Room



Item: Local Stone
Area of Use: Terraces



Item: Local Ceramic
Area of Use: Roof Terrace



Item: Engineered Wood
Area of Use: Stairs (In Duplex Units)

WALLS