

*Karmell*

New Zayed

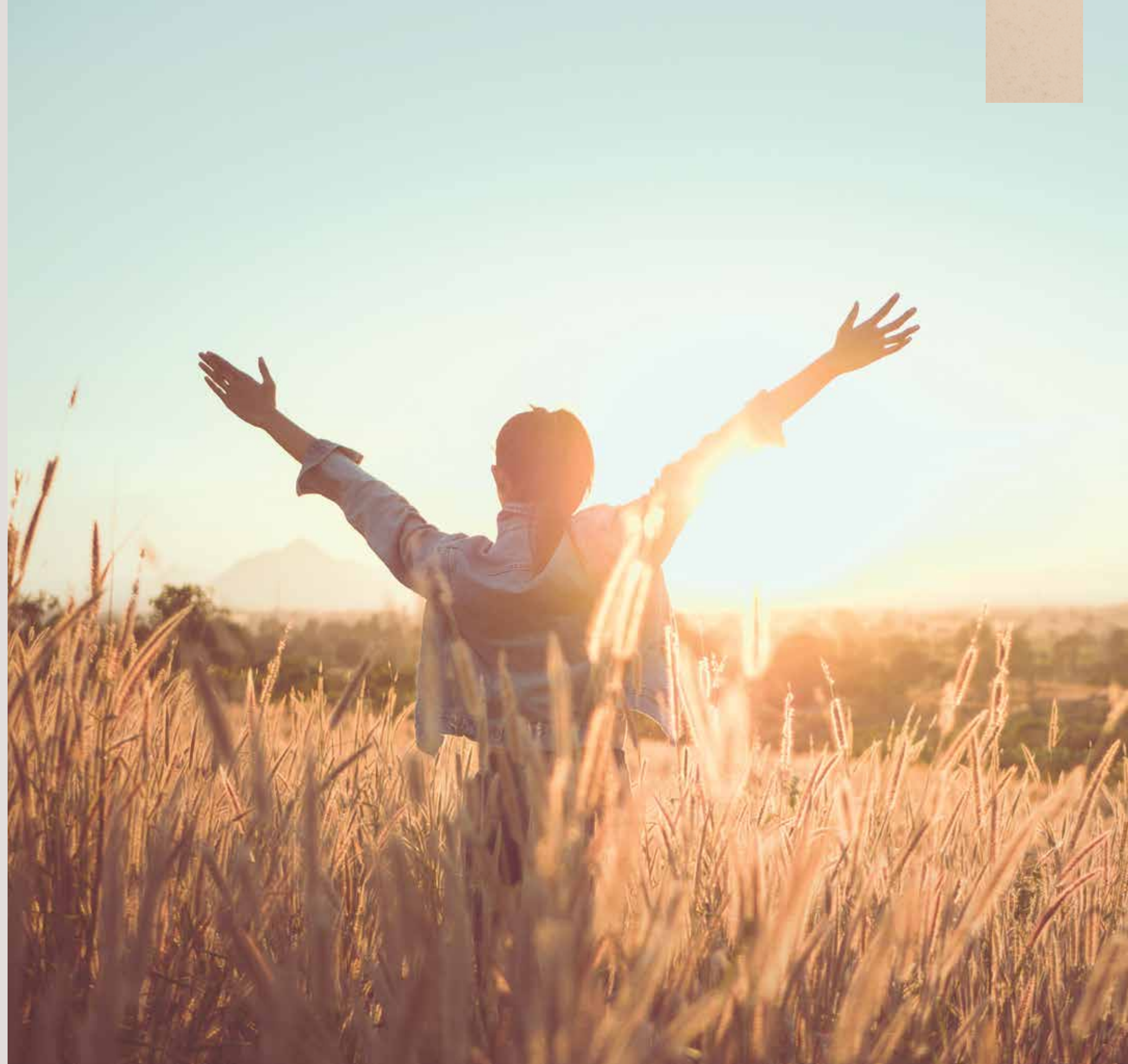
THE HOUSES

CALIFORNIA INSPIRED LIVING



# SODIC BELONG

At SODIC we celebrate differences. We champion inclusion, advocate tolerance and spread love. We do not see anything but the greener side to both sides of the fence. Our developments are more than just bricks and mortar and landscapes, they are borders of trust and acceptance. It doesn't matter what you are into or what you believe, we celebrate all the differences that make you unique. At SODIC you don't just live, work, and play. You belong.







# CARMEL BY THE SEA

Inspired by a small coastal community in California that's defined by its fairytale-like architecture and depth of culture. Carmel-by-the-Sea, charmingly put you in simplicity of its small town puts you right at home, with mesmerizing scenery and pleasant pathways that abound in all directions.



# A BRIGHT IDEA

Borrowing from the calm, cool, Californian coastal county with the same name, you will find more than just another real-estate venture to invest in. Rather, you will find an entirely new state of culture that you will want to invest your future in.

Find your Karmell. Find your California inspired living.







# THE GETAWAY LAND

Karmell rests comfortably on 240 acres of secluded prime real estate as part of SODICs current roster of 650 acres of land in New Zayed. Your own California in Cairo.

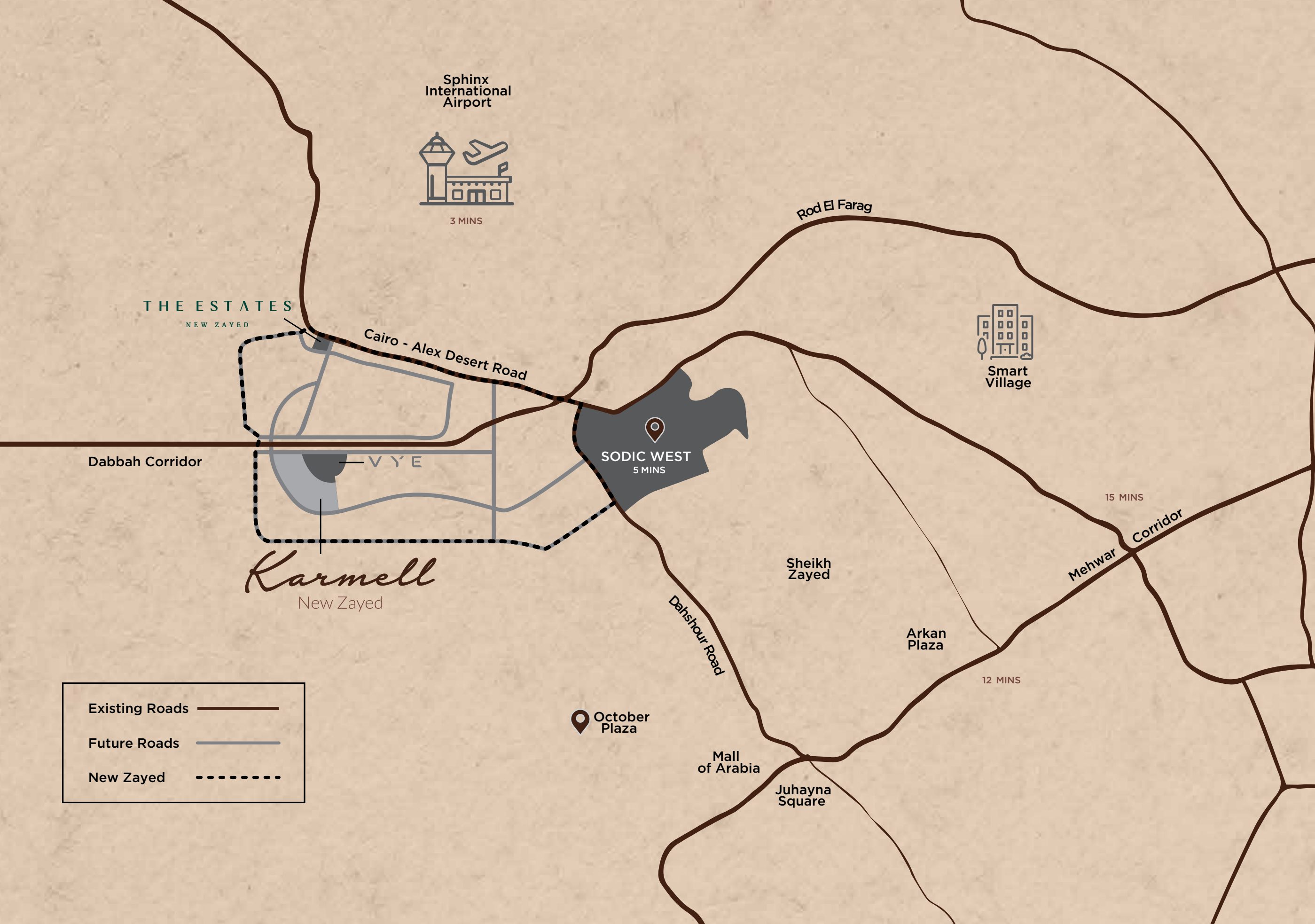




# THE DESTINATION







# SETTING THE SCENE

Right in the heart of New Zayed, mere minutes from SODIC West and Zayed City is where Karmell resides. It allows for convenient and direct access to Dabaa - Rod El Farag Axis and is a forty-minute drive to downtown Cairo. And if that's not accessible enough, it also neighbors the Cairo-Alex Road and is a quick twenty-five minute ride from Lebanon Square.





# A PICTURE PERFECT PORTRAIT

Embraced by two linear parks blossoming in serene settings, the architecture adorning Karmell pays homage to the raw materials traditionally used in Californian designs and gives them a modern edge with Smart Home Solutions, and vast, functional open spaces.

It is a boldly innovative and inviting setting that gives a whole new style to life with selected flora that boosts that sweet Californian vibe.











# VIBRANT CONVENIENCE

Around The Corner are pockets just steps away from your home where you can find a number of amenities like pharmacies, supermarkets, nurseries, clinics, shops and other accommodating outlets catering to the convince of each resident.

AROUND  
*The Corner*



# KARMELL DOWNTOWN

Stroll and window-shop along the charming streets on your way home to your apartment above all the action. It will be a recreational space with a ground floor outlet and a pulsing feel that will be the heartbeat of the community.

DOWNTOWN  
*Karmell*







# LUSH GREENWAYS

Cloverdale and Oak Grove both run down the center of Karmell offering residents and visitors a one of a kind stroll, providing ample shade and sun depending on your preference. Have a seat at one of the many benches and admire the fantastical flora that abounds. Get to where you're going with a touch of inspiration in every step. The lush spines of Karmell connect you to all you could ever want in a breathtaking way.

CLOVERDALE **OAK**  
Grove



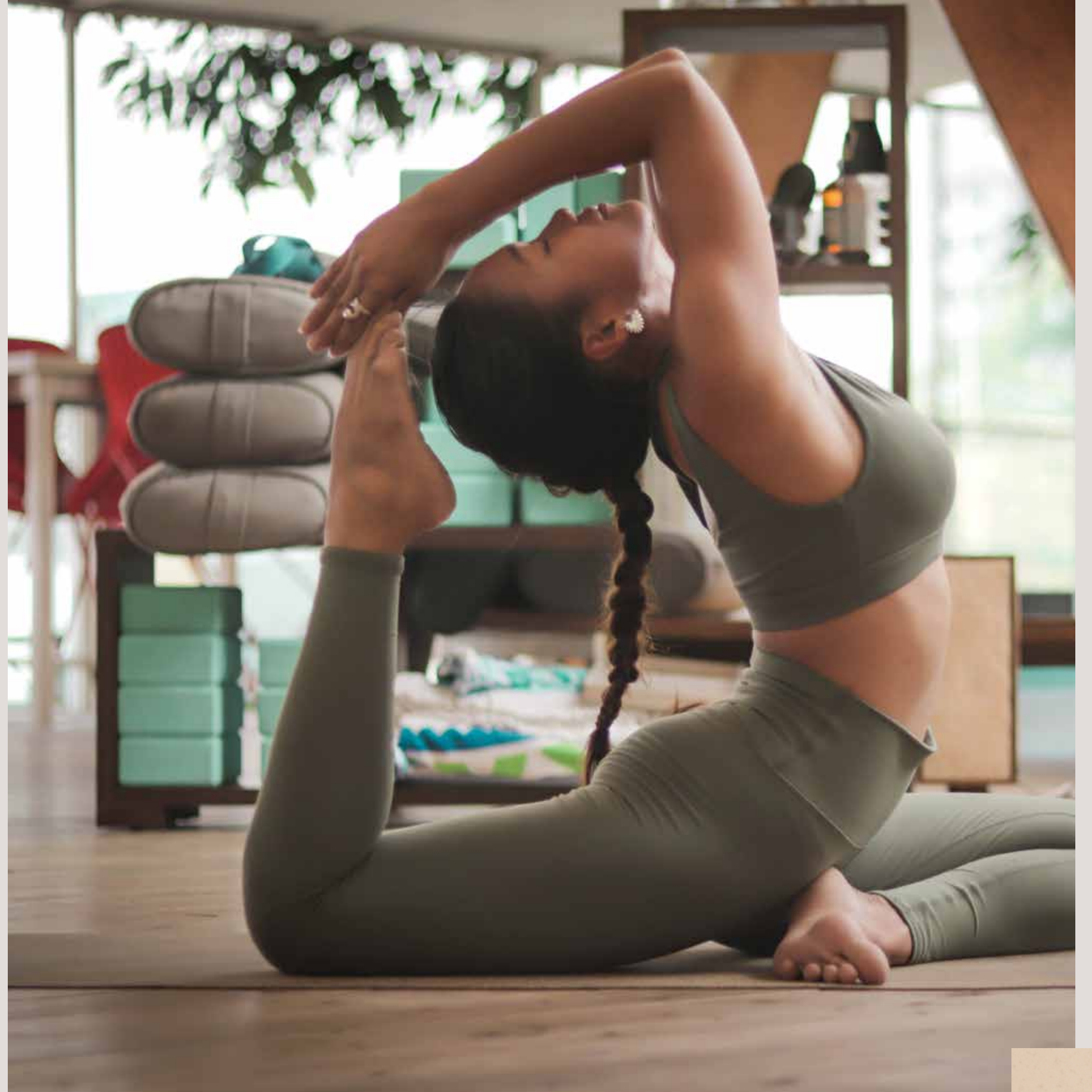


# CLUB S

## A NEW SPORTS EXPERIENCE

Take your workout to the next level at Karmell's Club S where innovation and motivation play together seamlessly. This isn't your traditional sports club, this is a vibrant arena designed for your absolute betterment. Experience revolutionary CrossFit programs and yoga styles or try out the gym, sports fields, and tennis courts. Interconnected cycling paths link the whole community together for more outdoor workouts.

CLUB  
**S**

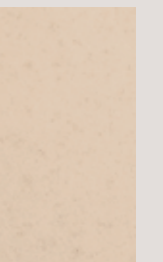






# THE HEART OF NATURE

Anchored by two linear parks bursting with color and serenity of over 420 acres of pure open space, Karmell is introducing a whole new type of serendipitous beauty.







# KARMELL PERKS

At Karmell you will enjoy a fully fledged, accommodating community tailored to your outright convenience. Managed by EDARA, there is little you have to worry about when it comes to getting things up and running for your home.





# THE TALK OF THE TOWN

Karmell offers an exotic outdoor retail experience unlike any other with gorgeous surrounding scenery. Street shops will keep you entertained as you walk through the lush landscaped area discovering all you could possibly imagine.





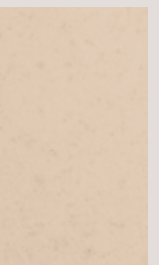


# VYE TOWN CENTER

Live, learn and innovate all under one state-of-the-art roof. Encapsulated within lush greenery where facilities are a stroll away, you will find flexible indoor and outdoor spaces for seminars, bazaars, wellness workshops and a host of welcoming activities. Rent prime office space that is highly adaptive to your needs operated by The Geek Campus.

V Y E

 The  
GEEK Campus







# THE HOUSES

You will find immense solace within the private sanctuary of your 2 story home with sweeping views of the community. Relish interiors with floating, wooden staircases and a private entrance, that add a charm of nature to the modern aesthetic. Only the best finishing is ready to welcome you in with units starting at 180 sqm.



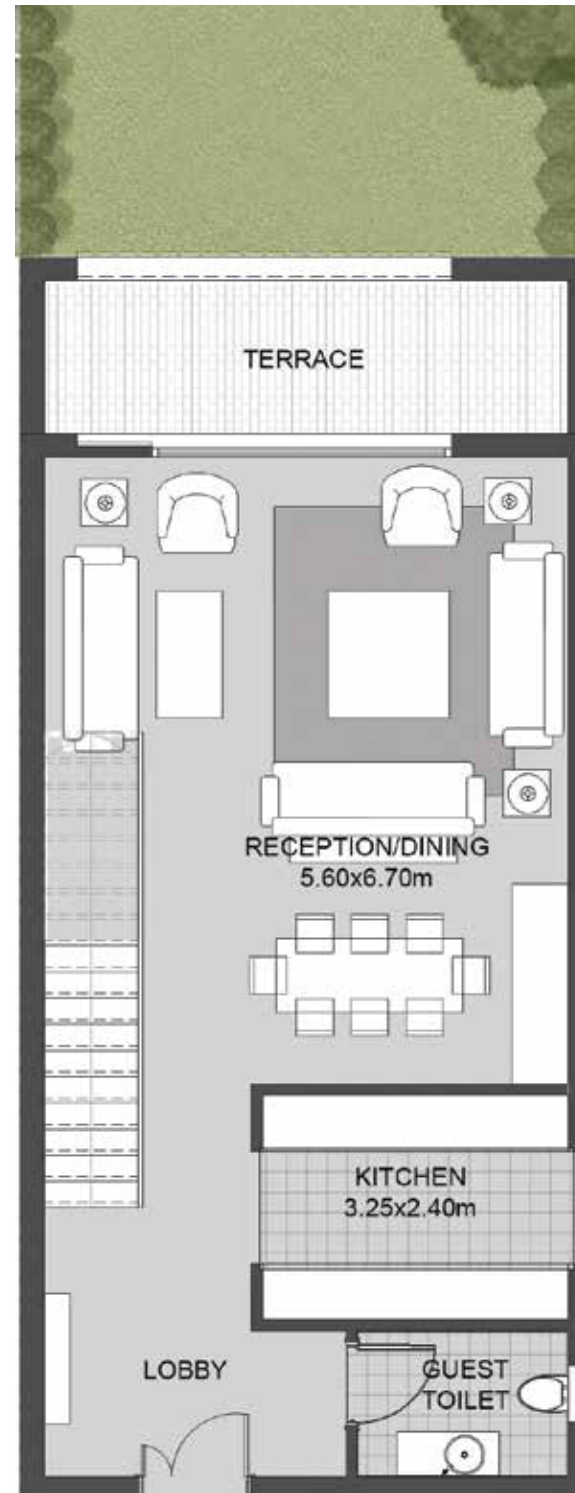
# GARDEN HOUSE 01



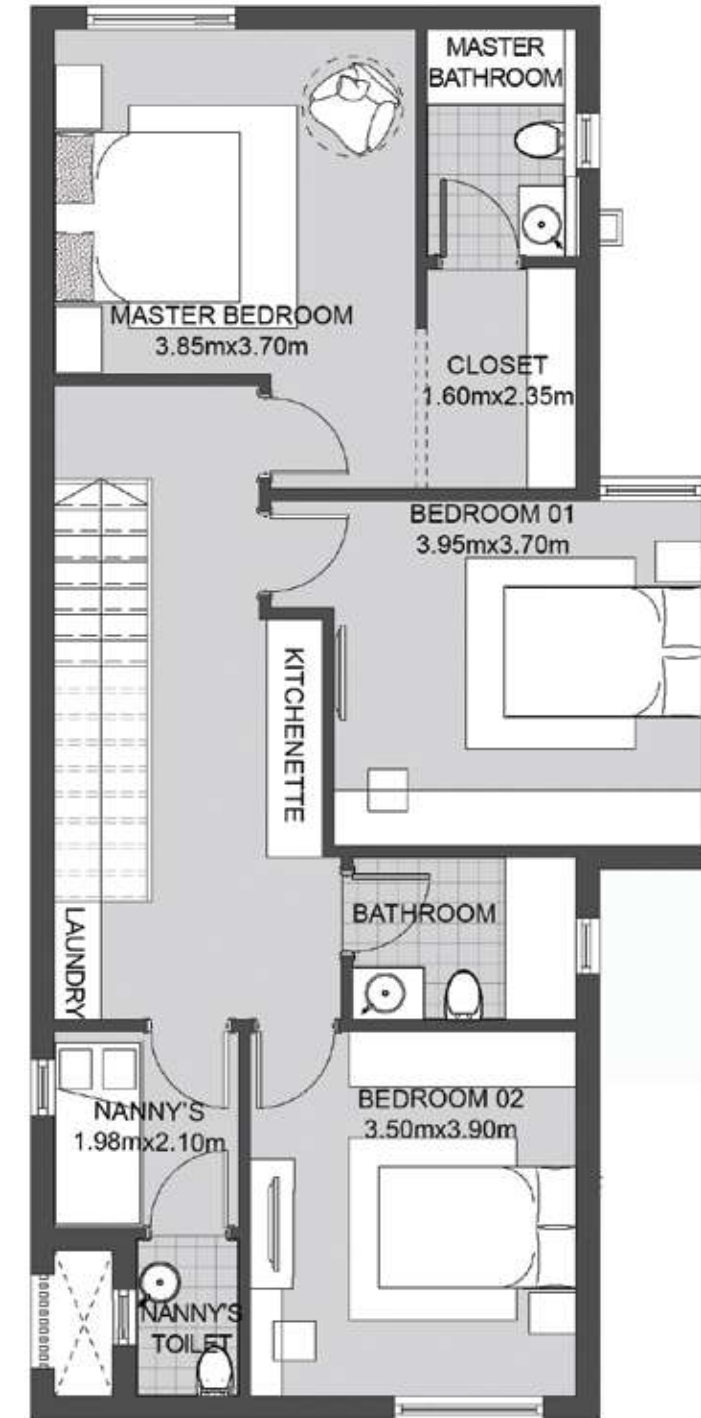
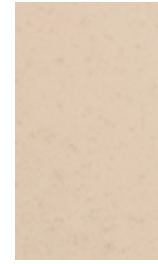
First Floor



Ground Floor

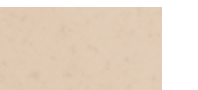


Ground Floor



First Floor

Total Area  
**199.90 sqm**  
3 BEDROOMS + NANNY





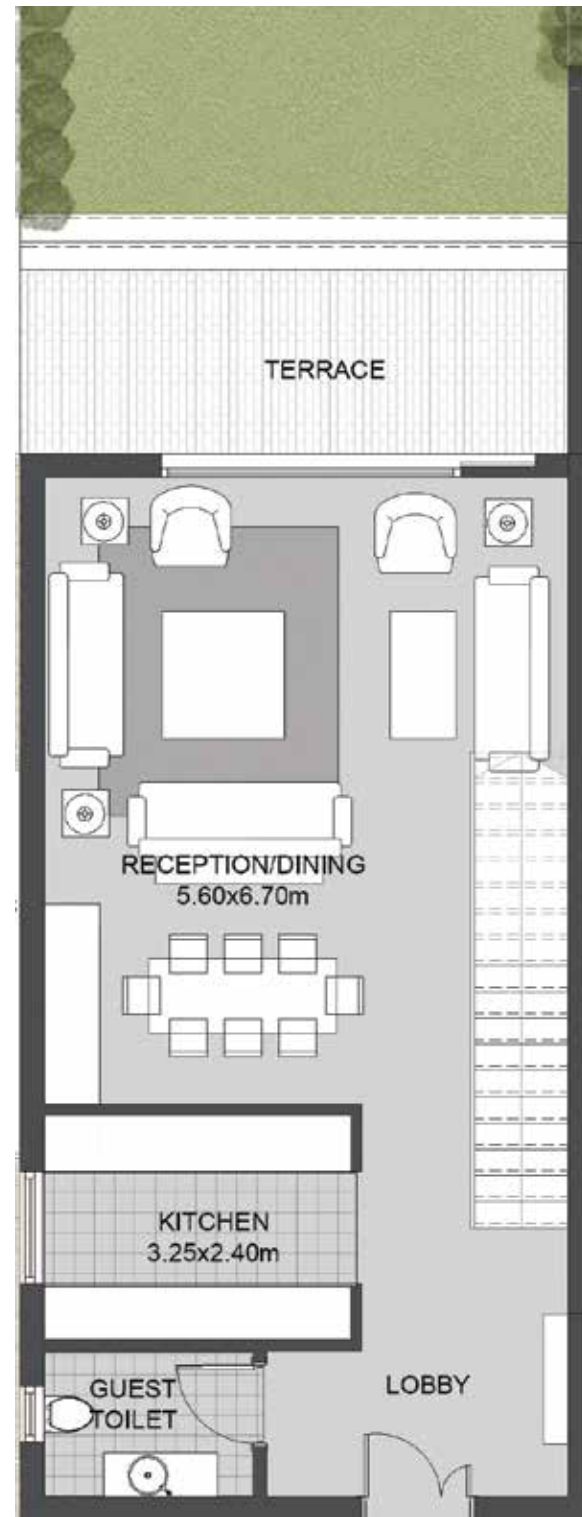
# GARDEN HOUSE 02



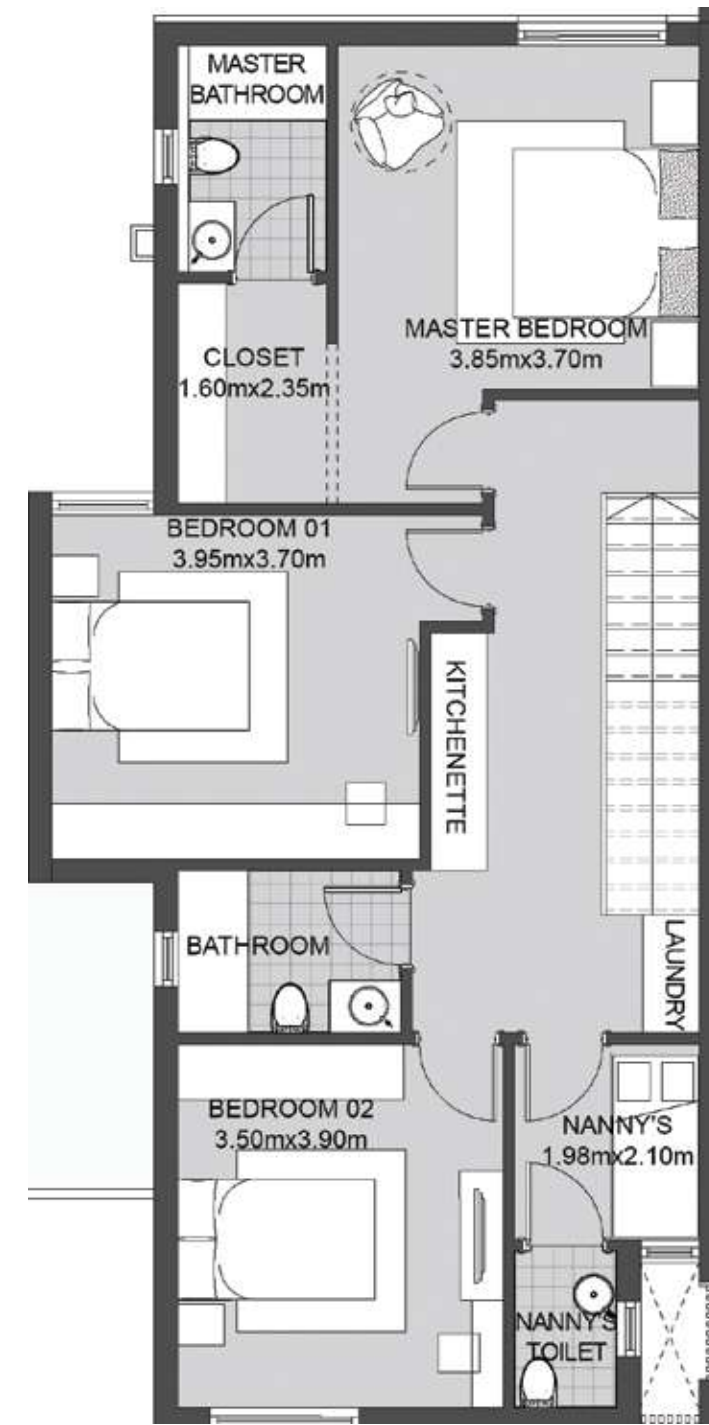
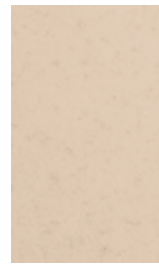
First Floor



Ground Floor

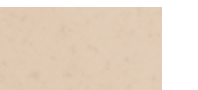


Ground Floor



First Floor

Total Area  
**196.75 sqm**  
 3 BEDROOMS + NANNY





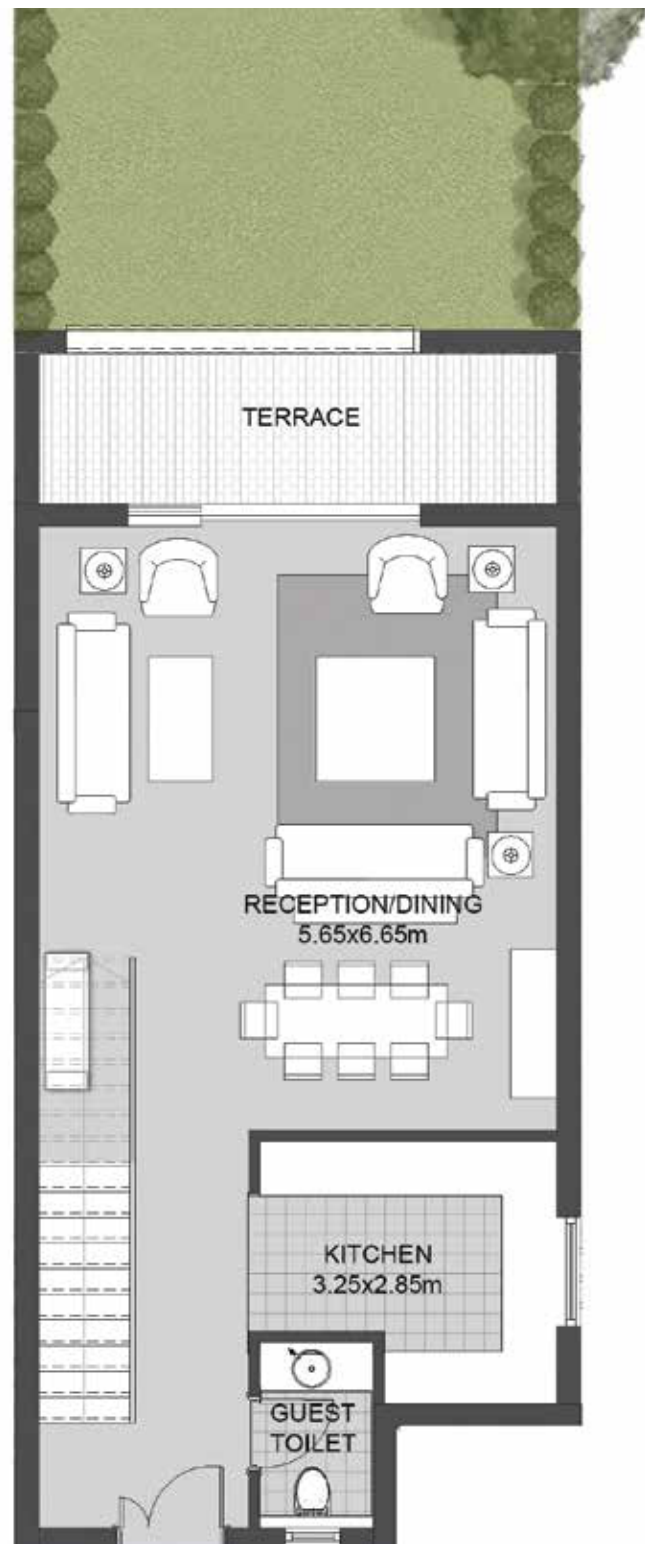
# GARDEN HOUSE 03



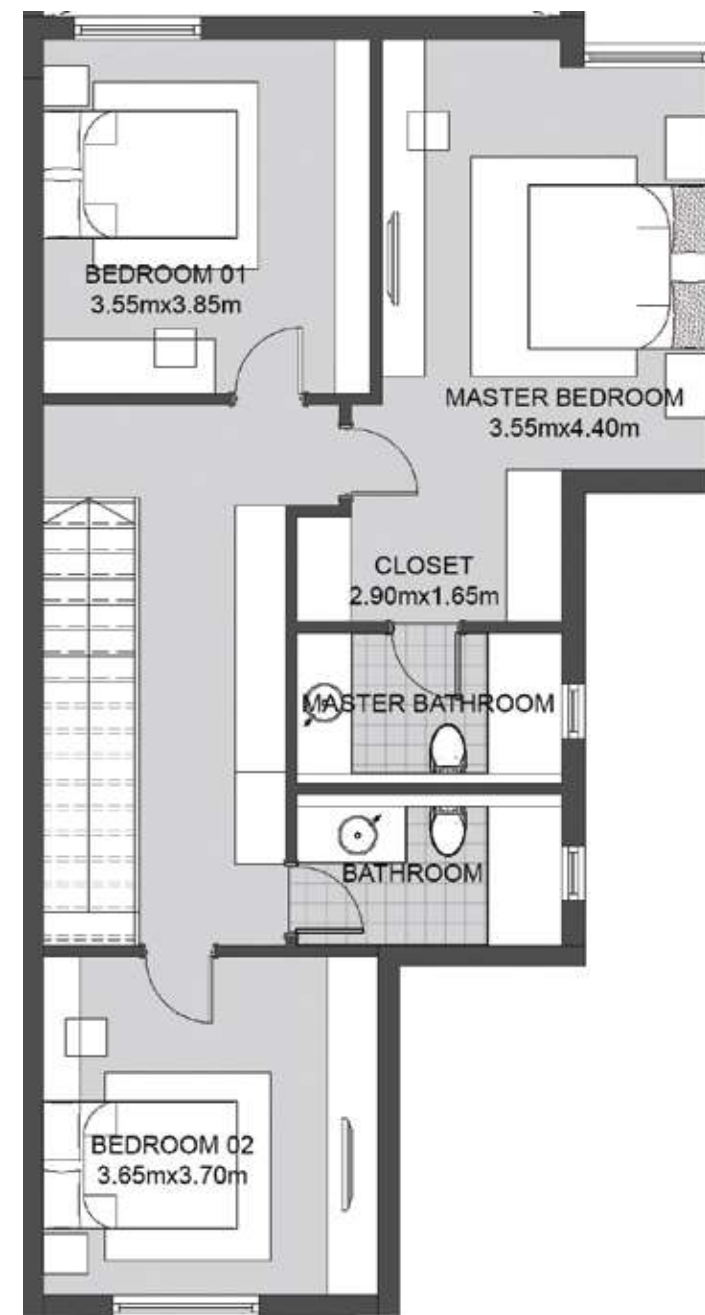
First Floor



Ground Floor



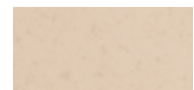
Ground Floor



First Floor

Total Area  
182.64 sqm

3 BEDROOMS





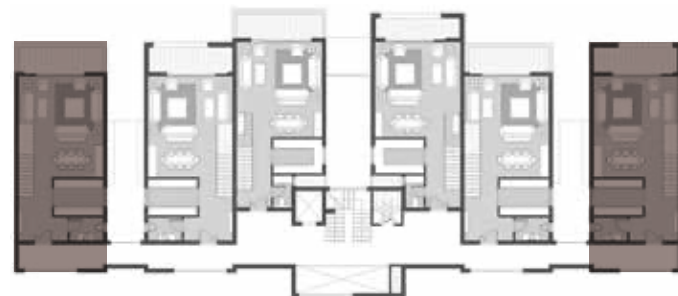
# SKY HOUSE 01



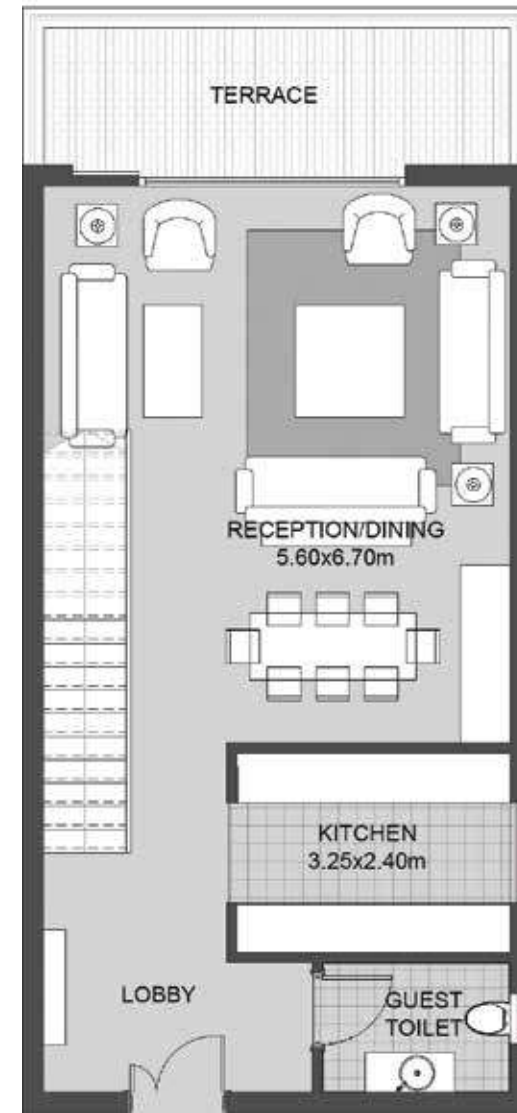
Sky Roof



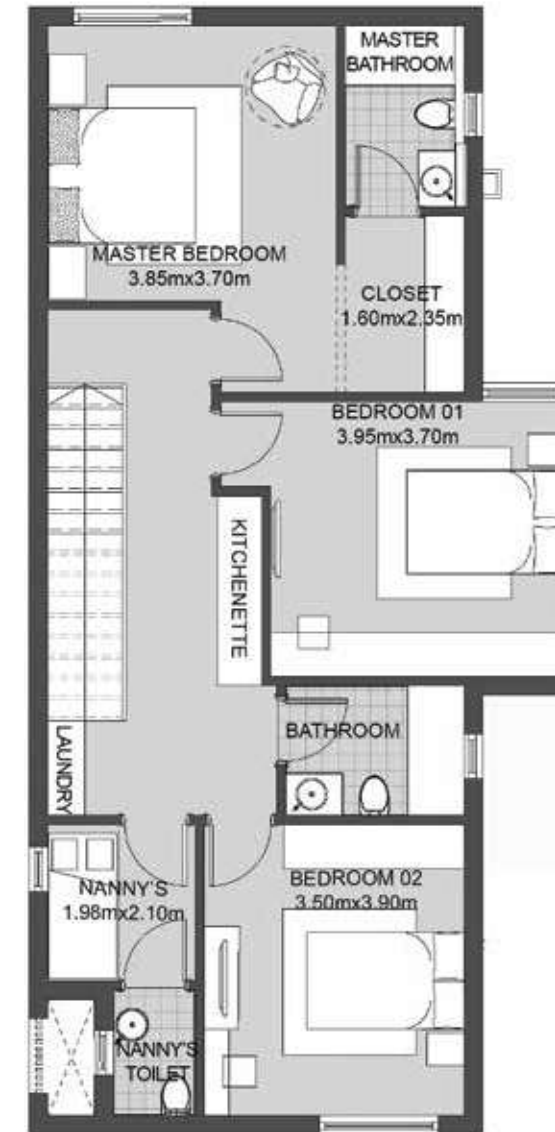
Sky Level 2



Sky Level 1



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
259.8 sqm	216.80 sqm	43.0 sqm

3 BEDROOMS + NANNY



# SKY HOUSE 02



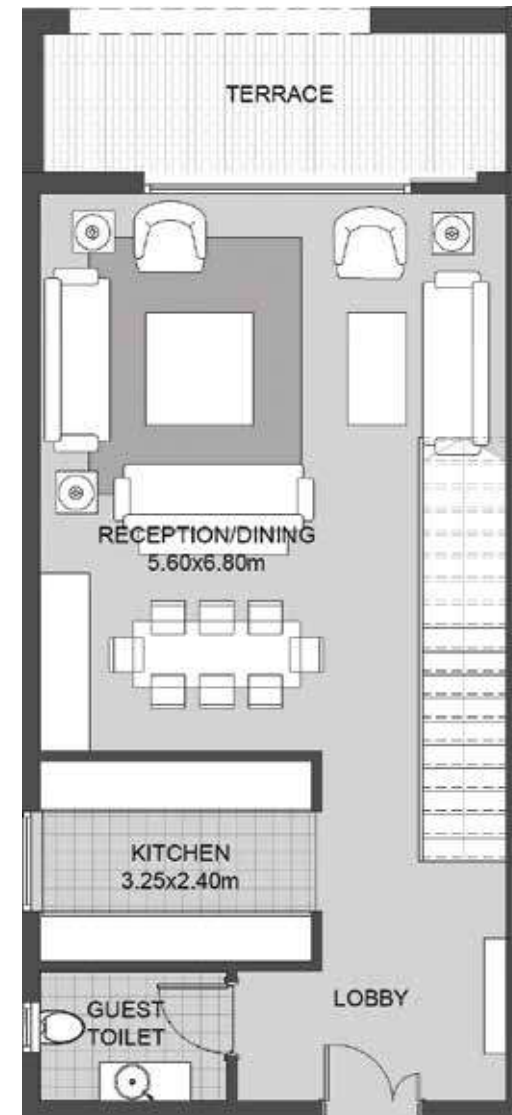
Sky Roof



Sky Level 2



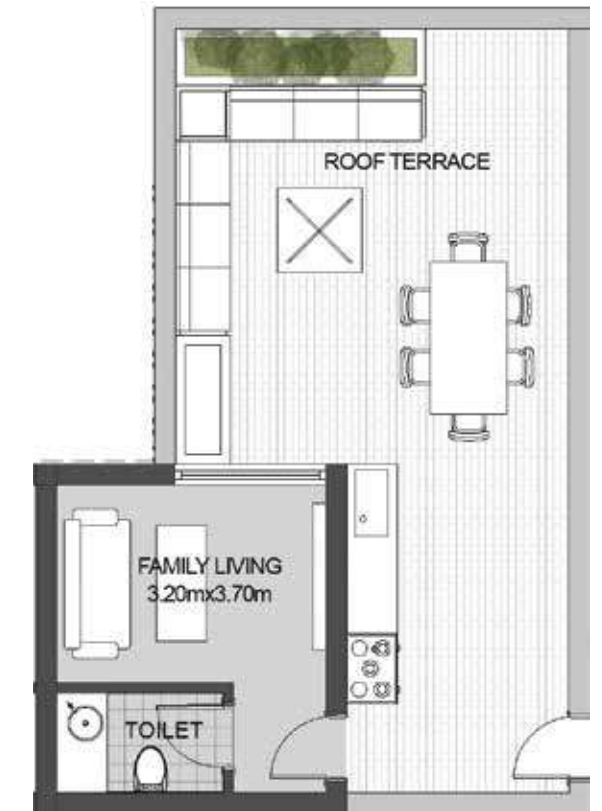
Sky Level 1



Sky Level 1



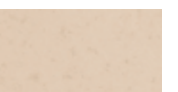
Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
248.65 sqm	213.65 sqm	35.0 sqm

3 BEDROOMS + NANNY





# SKY HOUSE 03



Sky Roof



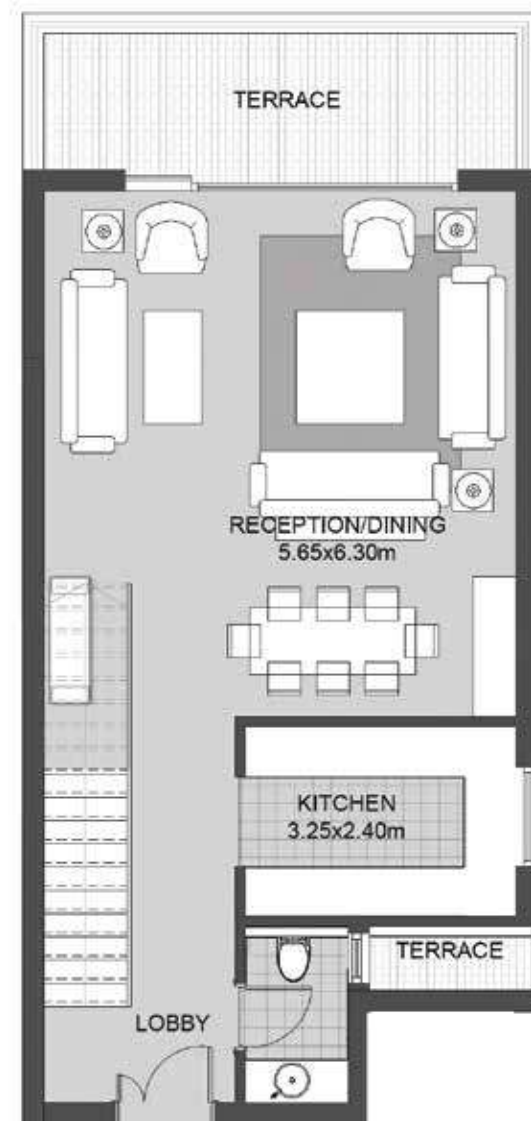
Sky Level 2



Sky Level 1

Total Area	Area	Sky Terrace Area
246.16 sqm	204.16 sqm	42.0 sqm

3 BEDROOMS



Sky Level 1



Sky Level 2



Sky Roof





# FINISHING SPECS

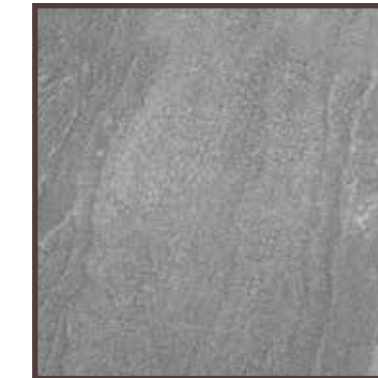
## FLOORING



**Item** HDF  
**Area of use** Reception  
Bedrooms



**Item** Ceramic  
**Area of use** Corridor  
Terrace



**Item** Ceramic  
**Area of use** Guest Bathroom  
Bathroom



**Item** Ceramic  
**Area of use** Kitchen

## WALLS



**Item** Acrylic Paint  
**Area of use** Guest Bathroom  
Bedrooms  
Kitchen  
Bathroom



**Item** Ceramic  
**Area of use** Guest Bathroom  
Bathroom









**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.
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- Final models used in our finishing are similar and subject to market and availability at the time of operations.
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