

MEADOWS

LIFE BEGINS HERE AT SODIC EAST

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

MEADOWS

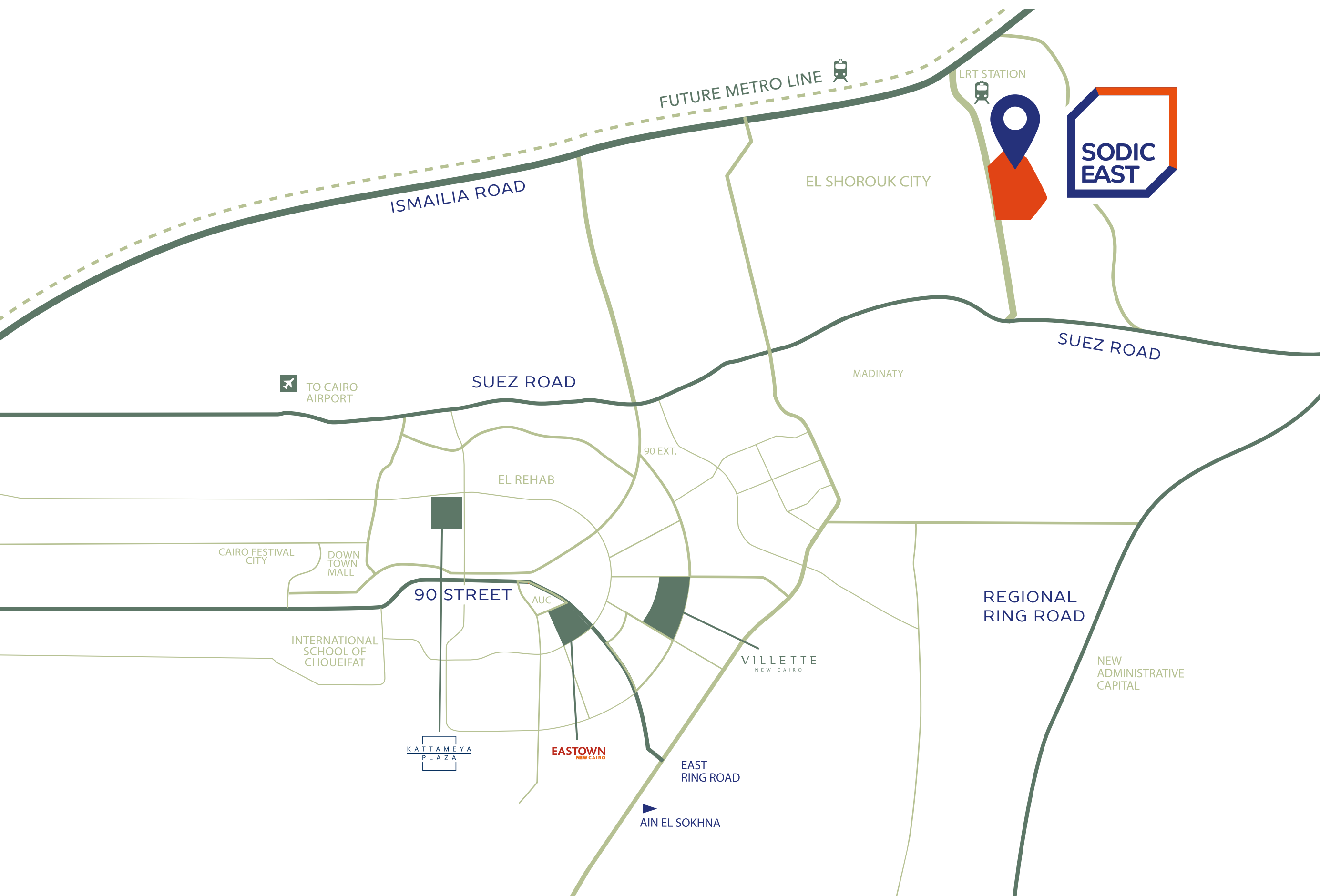


A LIVELY COMMUNITY CURATED FOR YOU

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

MEADOWS





A THRIVING ADDRESS NEW DESTINATION

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

10 min

To LRT Station

30 min

To Monorail Station

35 min

To Cairo Airport

35 min

To 90th street

MEADOWS

AN URBAN MASTER DEVELOPMENT

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

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

MEADOWS





MEADOWS



SODIC SPORTS CLUB

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



MEADOWS

DISTINGUISHED EDUCATION

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



MEADOWS

HOMES DESIGNED FOR YOU

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

Choose from

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

MEADOWS





MEADOWS

A SOCIAL HOUSE AT THE HEART OF MEADOWS

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



MEADOWS



SMART HOMES FOR EVERYDAY EASE

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

MEADOWS

FLOOR PLANS

MEADOWS



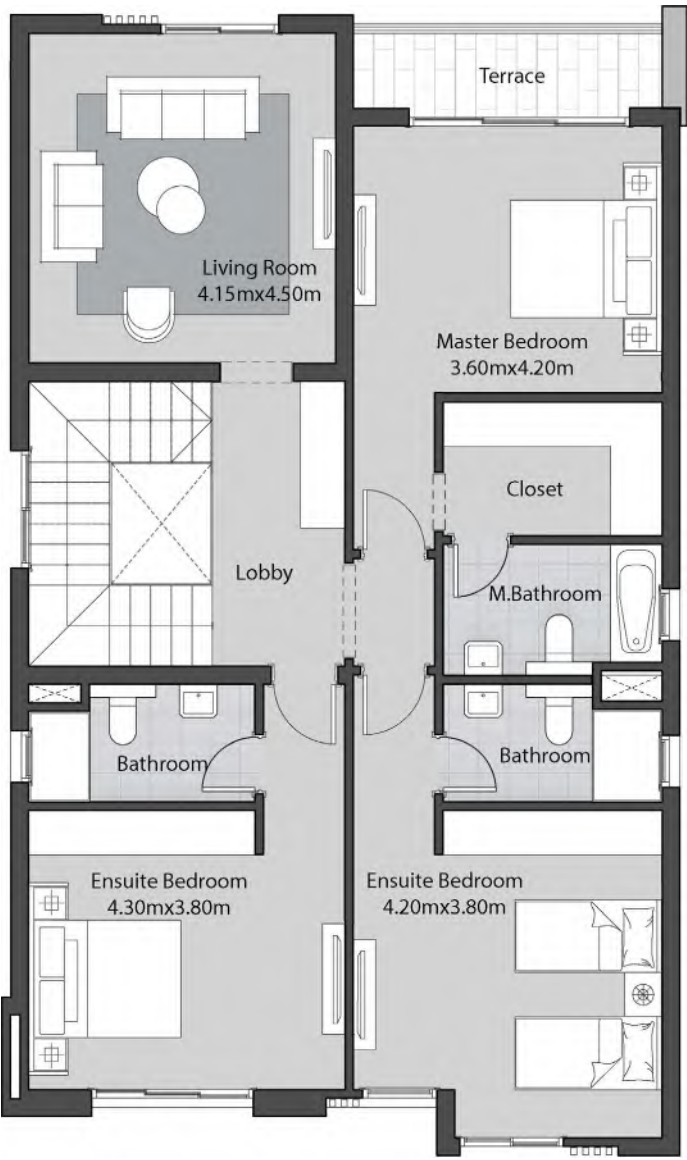
VA

Total Area 300 m²

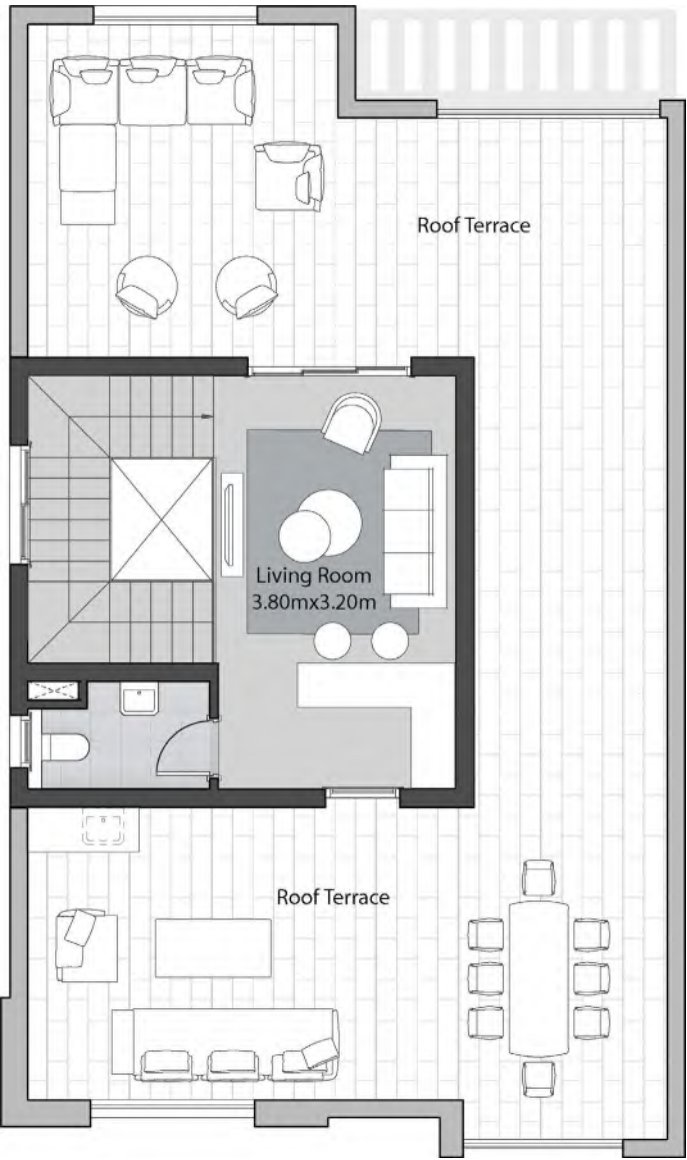
Ground Floor Area	138m ²
First Floor Area	133m ²
Penthouse Floor Area	29m ²
Total Area	300m ²
Roof Terrace Area	97m ²



Ground Floor



First Floor



Penthouse

MEADOWS



VB, FRONT



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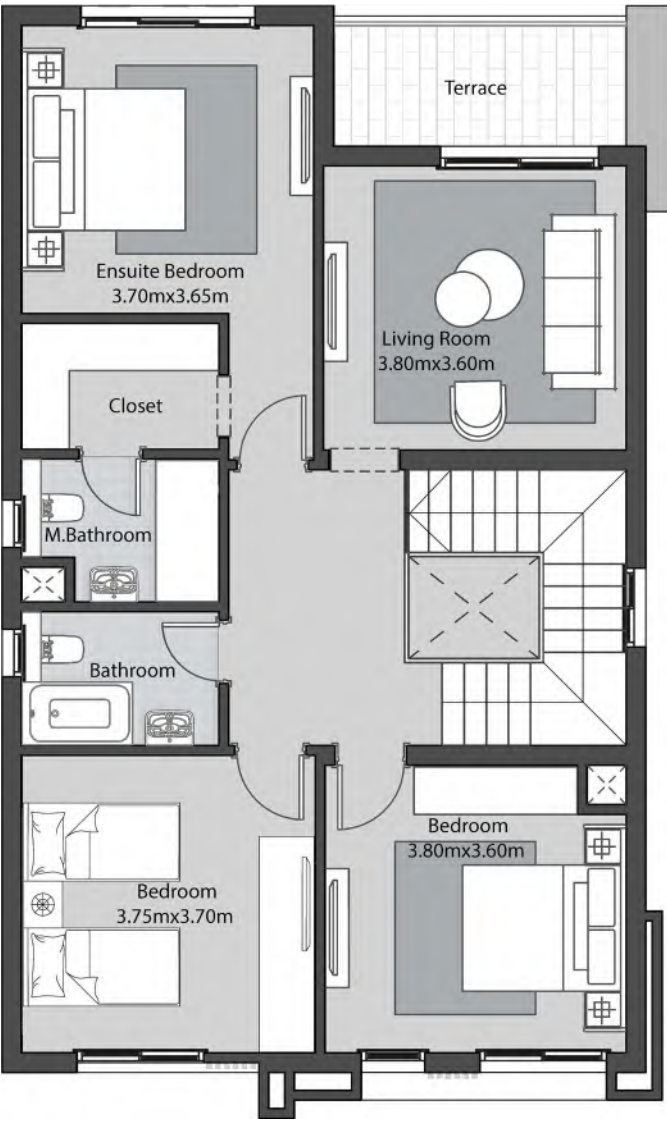
VB

Total Area 232 m²

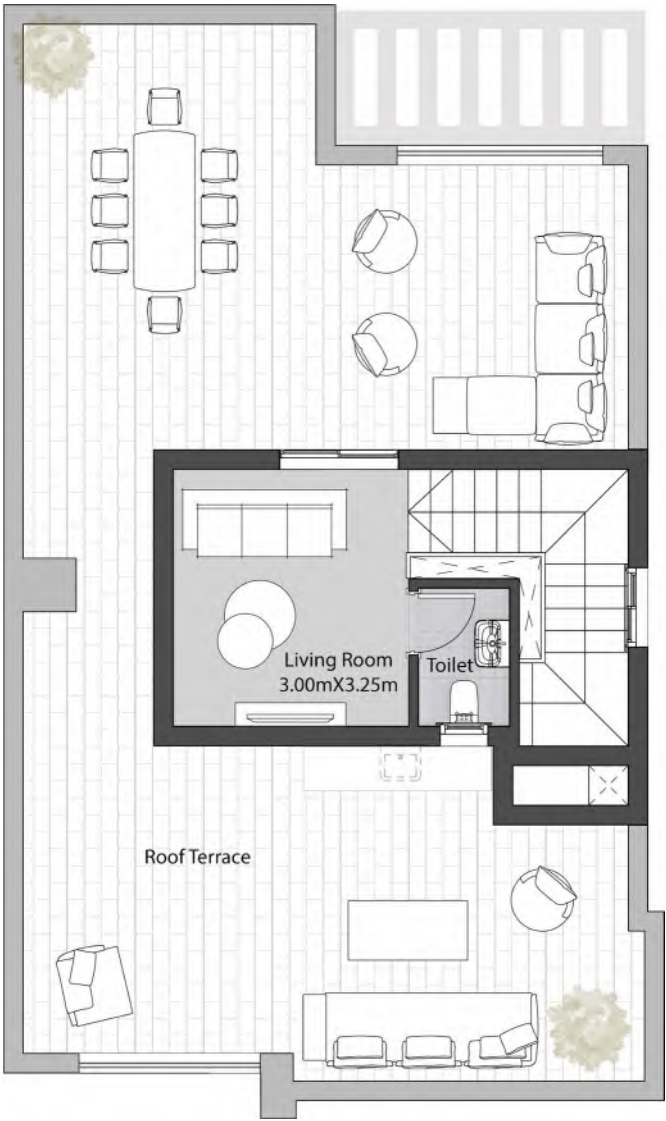
Ground Floor Area	108m ²
First Floor Area	104m ²
Penthouse Floor Area	20m ²
Total Area	232m ²
Roof Terrace Area	79m ²



Ground Floor



First Floor



Penthouse





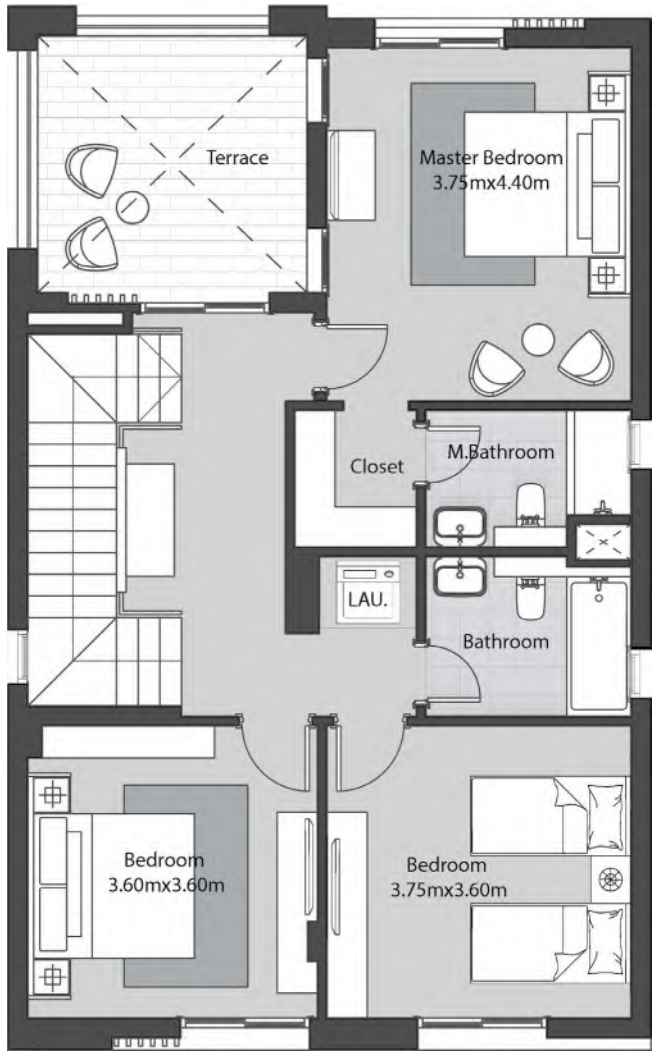
VC

Total Area 208 m²

Ground Floor Area	95m ²
First Floor Area	90m ²
Penthouse Floor Area	23m ²
Total Area	208m ²
Roof Terrace Area	60m ²



Ground Floor



First Floor



Penthouse

VC, BACK



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TOWN HOUSE, FRONT



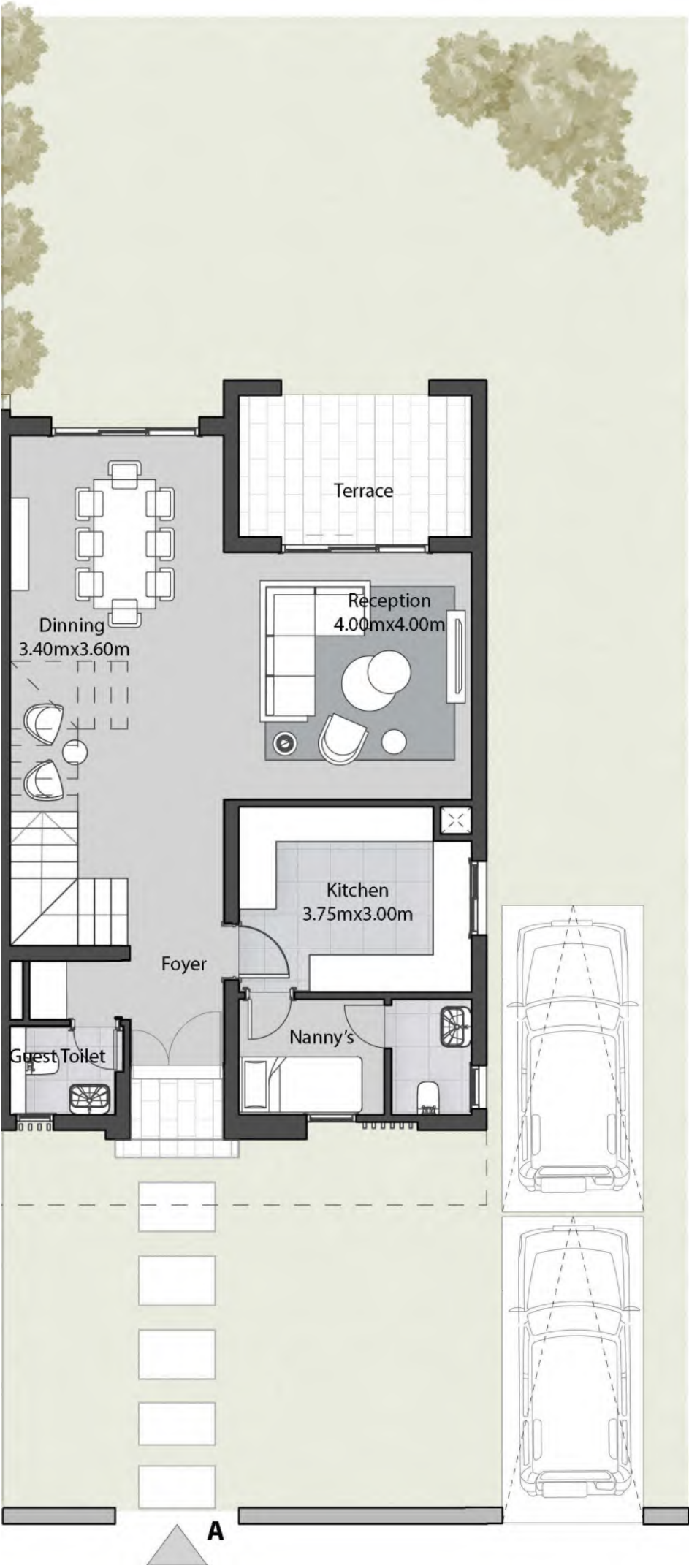
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TOWN HOUSE UNIT A

Total Area 208 m²

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

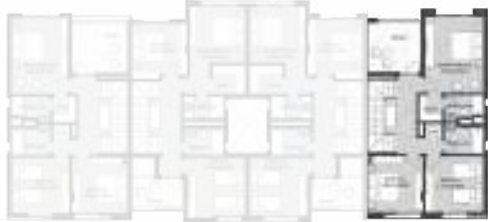
MEADOWS



Ground Floor



First Floor



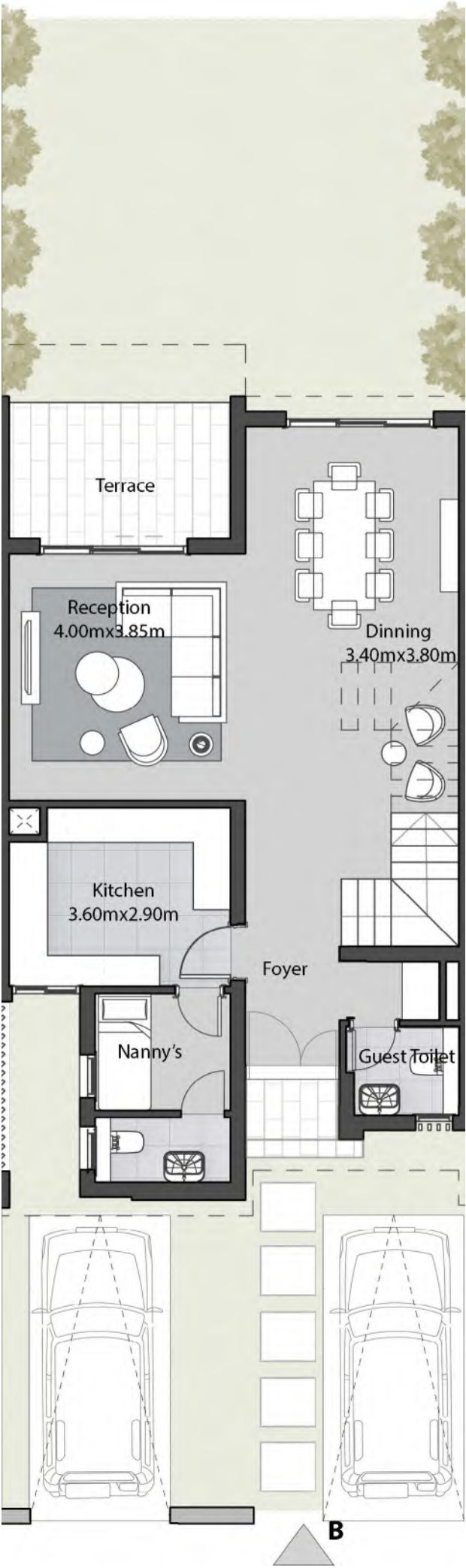
Penthouse



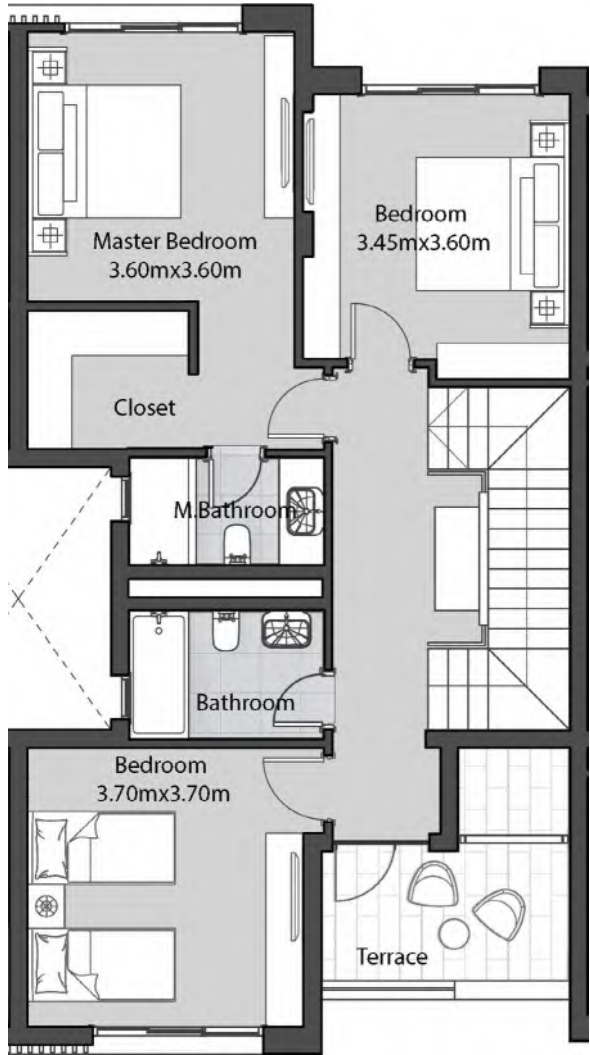
TOWN HOUSE UNIT B

Total Area 201 m²

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



Ground Floor



First Floor



Penthouse

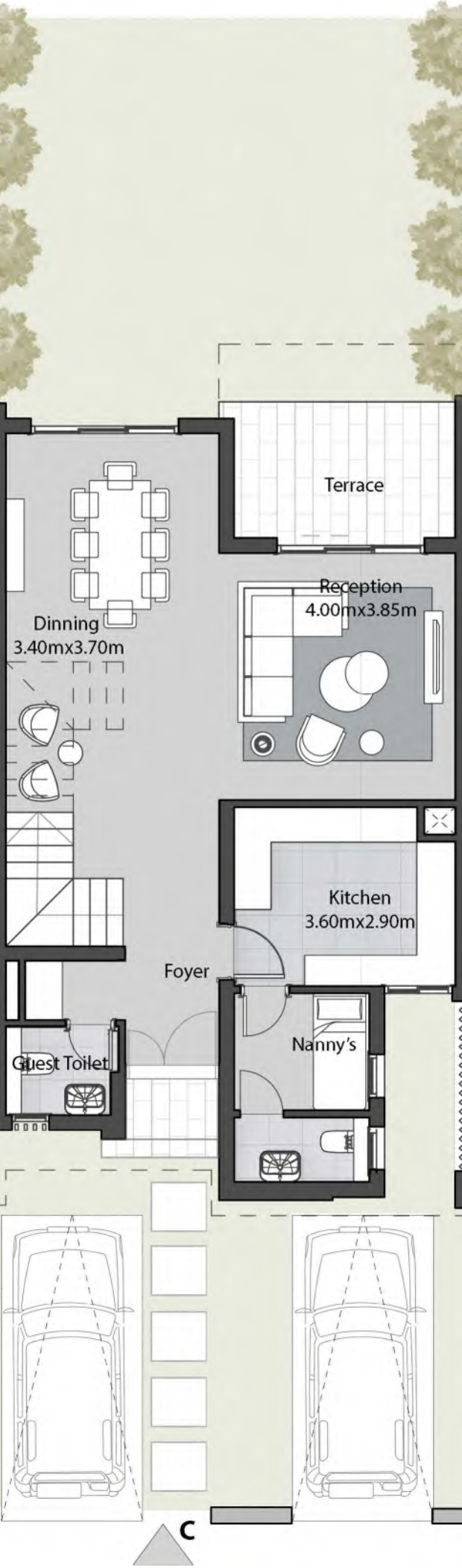


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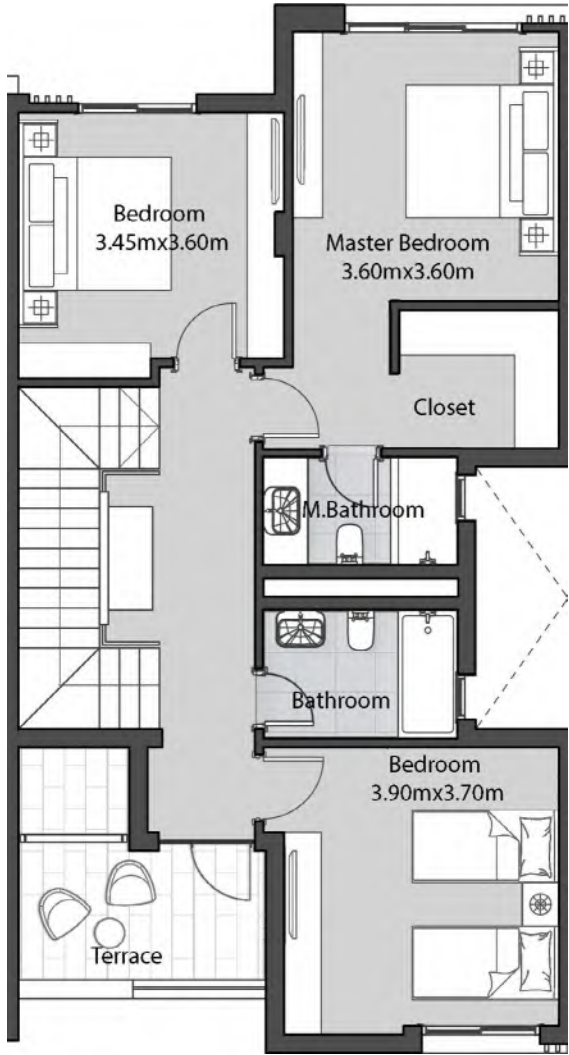
TOWN HOUSE UNIT C

Total Area 201 m²

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



Ground Floor



First Floor



Penthouse

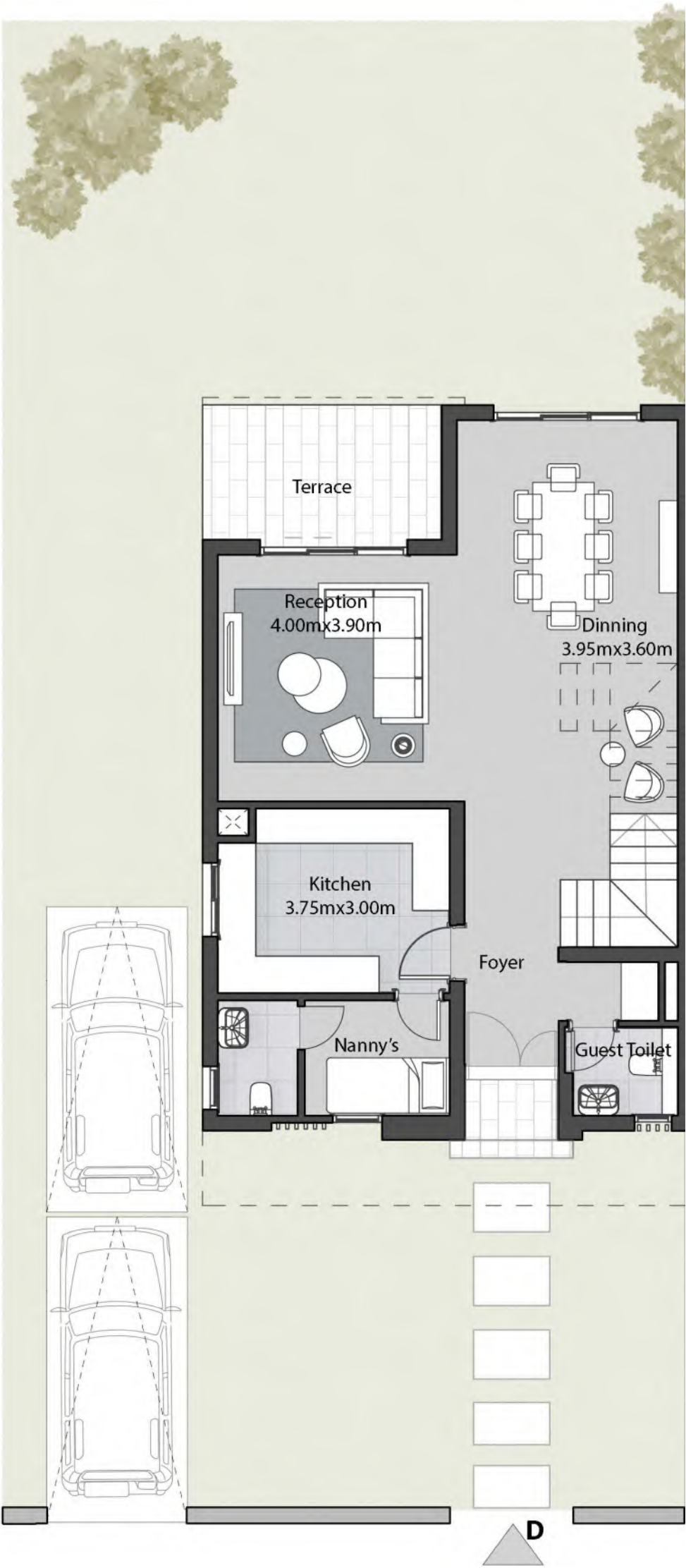
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TOWN HOUSE UNIT D

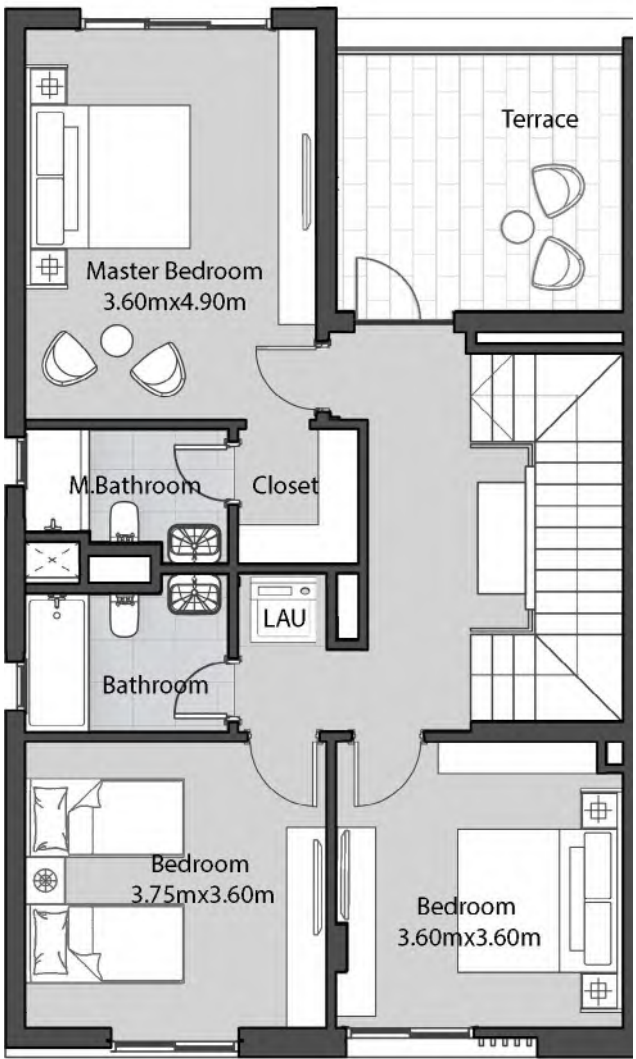
Total Area 208 m²

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

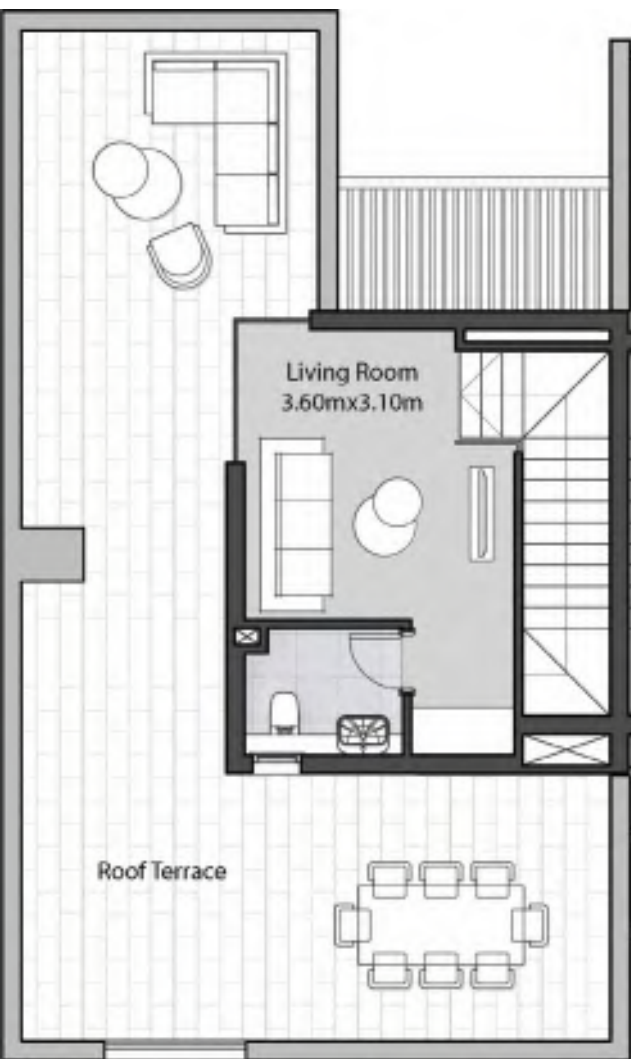
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Ground Floor



First Floor



Penthouse

TOWN HOUSE, BACK



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FAMILY HOUSE, FRONT



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FAMILY HOUSE UNIT A1

Total Gross Area

183m²

MEADOWS



Ground Floor

FAMILY HOUSE UNIT A2

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



First Floor



Penthouse

FAMILY HOUSE UNIT B1

Total Gross Area

183m²

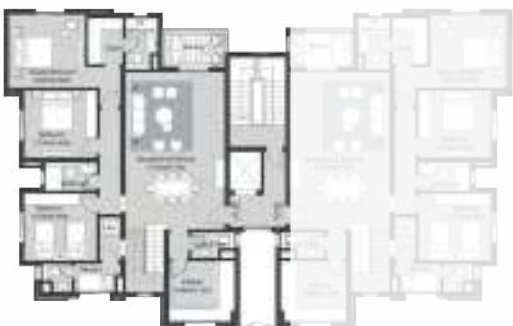
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Ground Floor

FAMILY HOUSE
UNIT B2

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



First Floor



Penthouse

FAMILY HOUSE, BACK



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INTERIOR FINISHING SPECS

1. Reception & Dining Area

- High Quality Porcelain

2. Guest Toilet / Bathrooms

- High Quality Porcelain

3. Staircase (If exists)

- High Quality Local Marble

4. Bedrooms

- HDF

5. Nanny’s Room & Bathroom

- High Quality Ceramic

6. Penthouse (If exists)

- High Quality Porcelain

7. Roof Terrace

- High Quality Ceramic

8. Corridors

- High Quality Porcelain

9. Terraces

- High Quality Porcelain

Exclusions

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

SMART FEATURES

Villa Types VA, VB

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

Unit Types VC, TH, FH

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



NEW HELIOPOLIS