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CLUB-SIDE RESIDENCES

MAY 2023

SODIC East Location



Cairo International
Airport

35 min



LRT Station

10 min



Monorail Station
Al Fattah Al Aleem Station

30 min



New Cairo
90 Street

35 min



SODIC East Livability



Overview of **SODIC East**

SODIC East is a **655 acres** destination. It offers a variety of high-end villas and apartments, as well as a wide range living solutions of amenities and services for its residents.



STANDALONE BUILDING



Masterplan Exploring the Details



Land Area
655 acres

Footprint
20%

Open
Spaces
200 acres

3,375
Villas

2,730
Apartments

72k m²
Commercial



SODIC East Elements

- Gates
- The Green Spine
2 KM Length
- Commercial Area
72K m² Area
- The Ravine
48 m² Area
- Club-S
174K m² Area
- School
*International British -
Finnish School*
- Community Mall &
Transportation Hub
- Asset Management
Facility

Oak Location & Surroundings

2 Gates
5 min walk
to GA road

Accessibility

Naturally,
elevated land
overlooking
surrounding
parcels

Open views

900 units
are handed
over

Vibrant

pedestrian
friendly linked
to the Jogging
Lane

Connectivity

7 min walk to
Ravin & main
Spine

Leisure

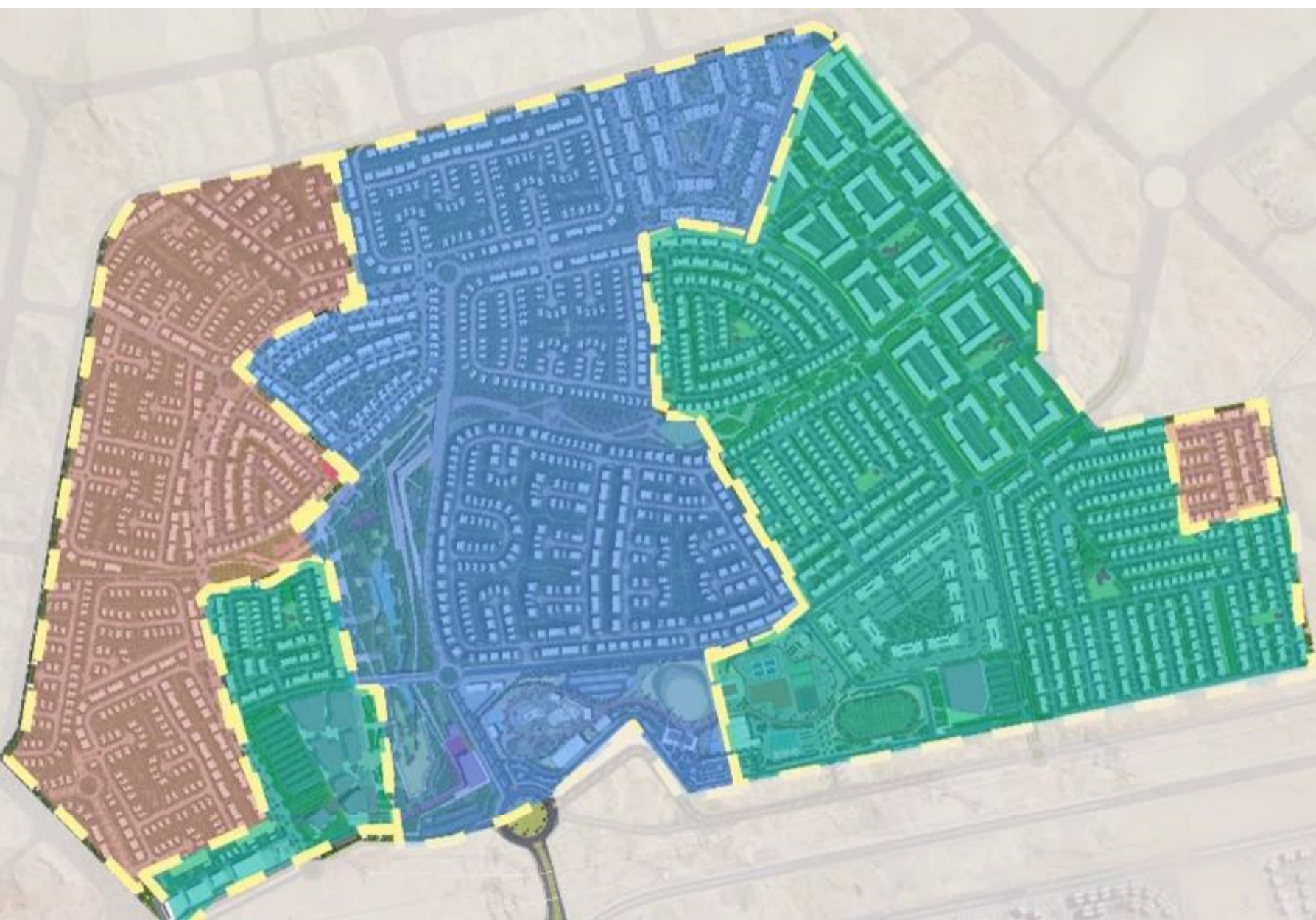
10 min walk
To Comm.
District , FM &
Town hall

Services &
Facilities

Adjacent to
Club-s, the
mosque &
school

Amenities





SODIC East Phases

Phase 1

Total Units: 1,505 units

SF: 905 units

MF: 600 units

Handed Over: 776 units

*With 120 units to be
delivered in Q4 2023*

Phase 2

Total Units: 1,615 units

SF: 1,035 units

MF: 580 units

Start Hand Over: Q4 2026

Phase 3

Total Units: 1,400 units

SF: 915 units

MF: 485 units

Start Hand Over: Q2 2027

METICULOUSLY Designed Apartment

Spacious Private Gardens

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LUXURY HOMES



Blending Indoor/Outdoor Concept



Apartment Roof

Private Penthouses with roof
terraces

Club S (41 Acres, 175,000 m²)



OAK USP's



OAK USP's



New Architecture



Outdoor leisure
(Plazas, BBQ area,
sitting nodes, etc..)



Car free slow speed
streets
Safe & Quiet area

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by as built solutions



Open Views
15,000 m2 Central Park



Main Gate



Pedestrian Access



Secondary Gate

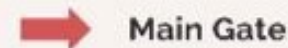
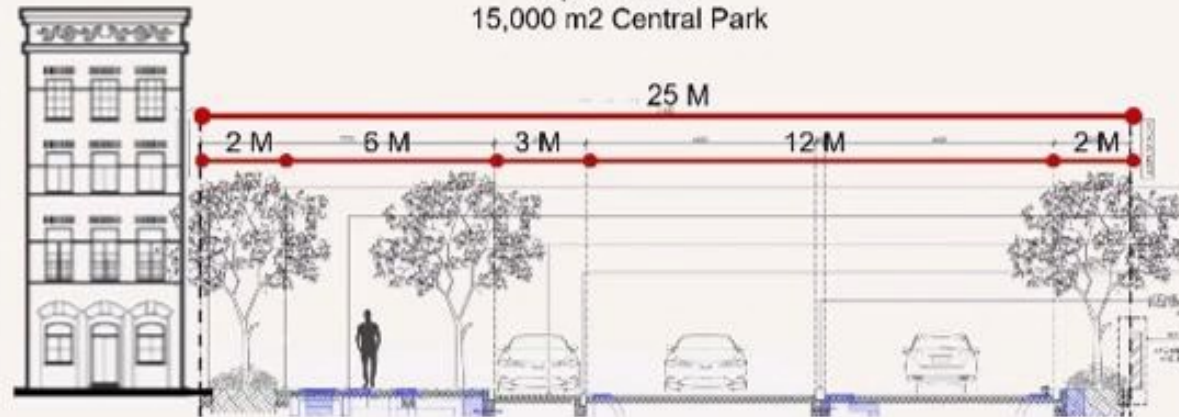


Promenade

OAK USP's

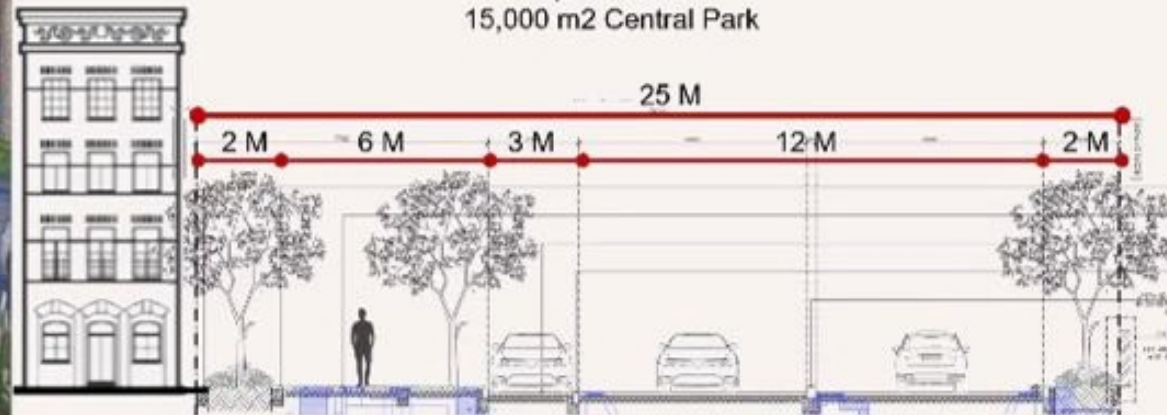


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OAK USP's

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BUILDING FEATURES

- Building Height: **G+4+penthouse**
- **Double Height, Elegant** and **identified** Entrances.
- Treatment **Pockets** for **A/C's**
- **Spacious** Lobbies - **4 Units** per Core
- **Elevators** Reachable to the penthouses
- High Building **Efficiency (87%)**
- **Surface Parking** Nodes
- **CCTV cameras** in public areas
- **Smart Enabled, Security** and **Safety** Features



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APT. 01

Unit Components:

- Living + Dining
- 1 Master bedroom
- 1 Bedroom
- 2 Bathrooms
- 1 Guest Toilet
- Laundry
- Terrace

Total Gross Area 123 sqm

*Ground Floor Unit includes a private Garden of **min. 40 m²**



Unit Plans



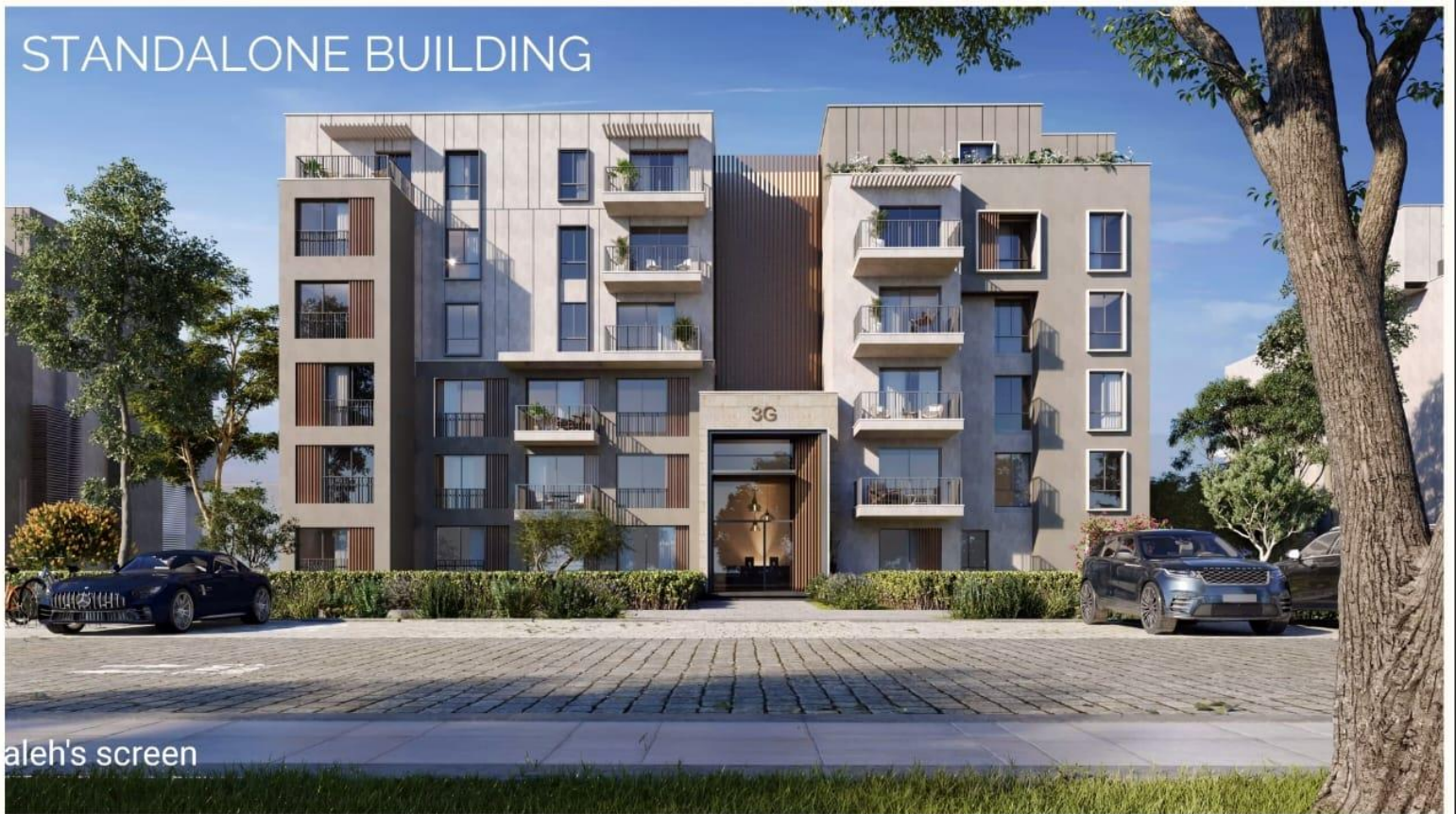
Ground Floor



Typical Floor

Key Plans

STANDALONE BUILDING



SKY PENTHOUSE

- 2 Entrances
- 2 Piece Reception + Dining
- Show Kitchen & Hard Kitchen
- Family Living + Kitchenette
- 1 Masterbed
- 2 bedrooms
- 2 Bathrooms
- 1 Guest Toilet
- Laundry
- Nanny Room + Bathroom
- Open Roof Terraces

APT. 06

Total Gross Area 263 sqm



Extended Seating



Unit Plans