

june.

BEACH
RESIDENCES

BUILDING 1



IT MUST BE *june.*

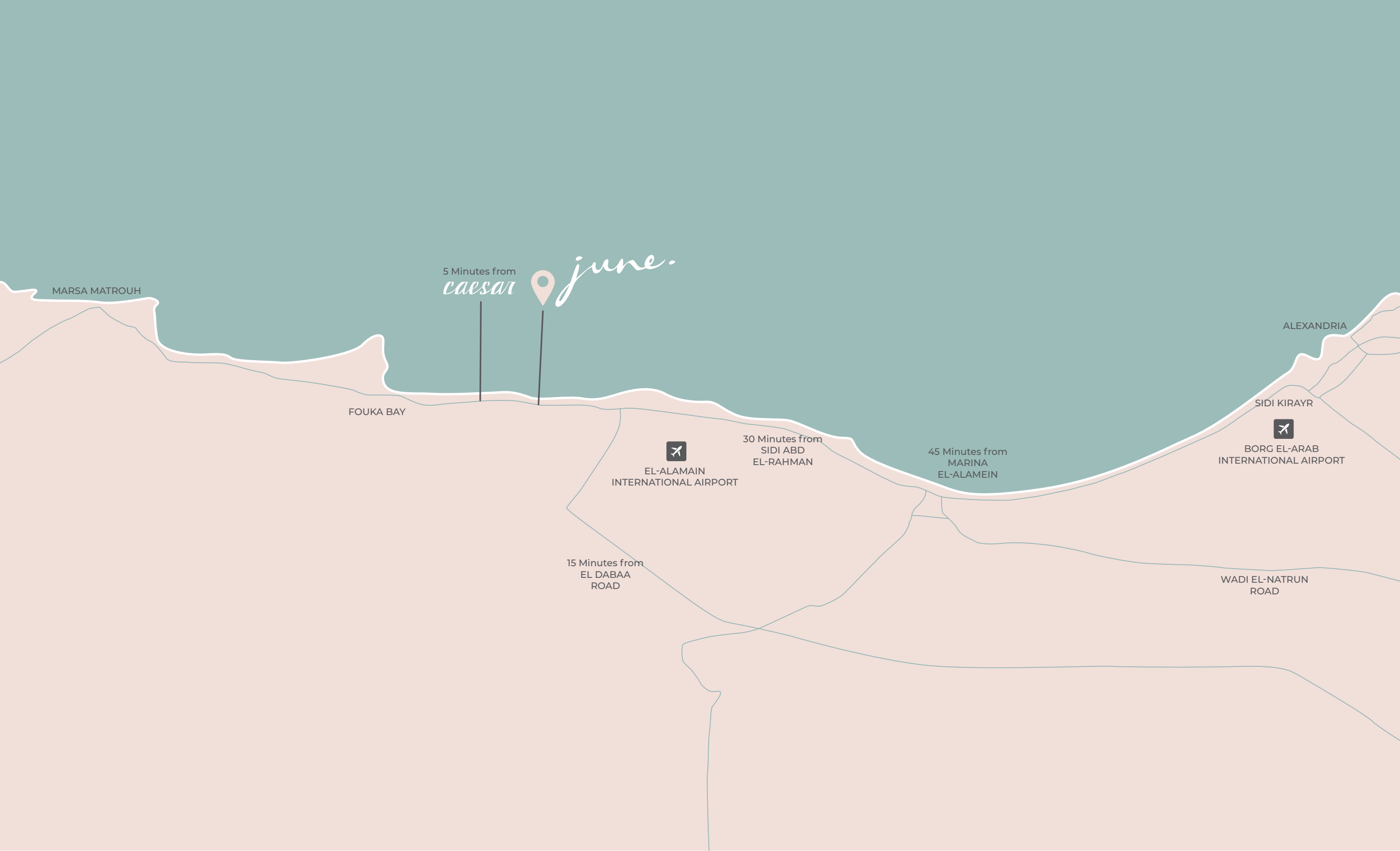
Go where splashes of South Beach are seen all over the Miami-inspired locale. From artistic designs to glamorous environments, you will be in a simpler time, made for the modern mindset. When you're feeling carefree, on top of the world, and wholly at ease with yourself, you know, it must be June.

THE TOWN



A vision of a town precisely designed to meet your preferences, aspirations and tastes that make your summer home an exclusive seaside retreat. Each neighborhood brings its own unique sense to the summer feel with lush landscapes and amenities close to your home while enjoying uninterrupted sea views.



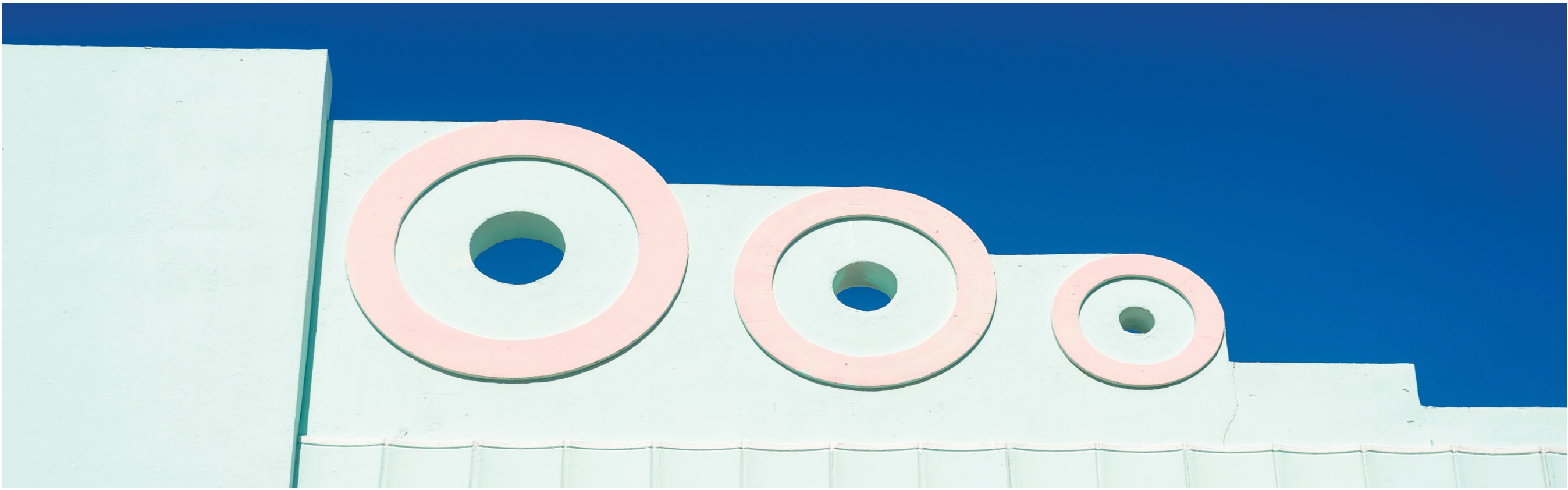


IT'S WHERE IT'S HAPPENING NEXT



Located on the new and happening side of Sahel at KM90 on Matrouh-Alex Road, June portrays more than 280 acres of scenic coastline. June is 8 smooth kilometres away from Caesar.

With the recently opened Dabaa Road, commuting from Cairo has never felt more like a summer breeze.



AN ARCHITECTURAL REVIVAL



ART-DECO DESIGNED HOMES

Borrowing from the vibrant and swirling styles of Miami's famed South Beach, June features an iconic design with its circular portrayal and curvy corners. Embodying art-deco, revelling in the neon lighting, porthole windows, and glass blocks in this modern-mediterranean take on Miami.



LIVE ELEVATED

UP TO 50 METRES ABOVE SEA LEVEL

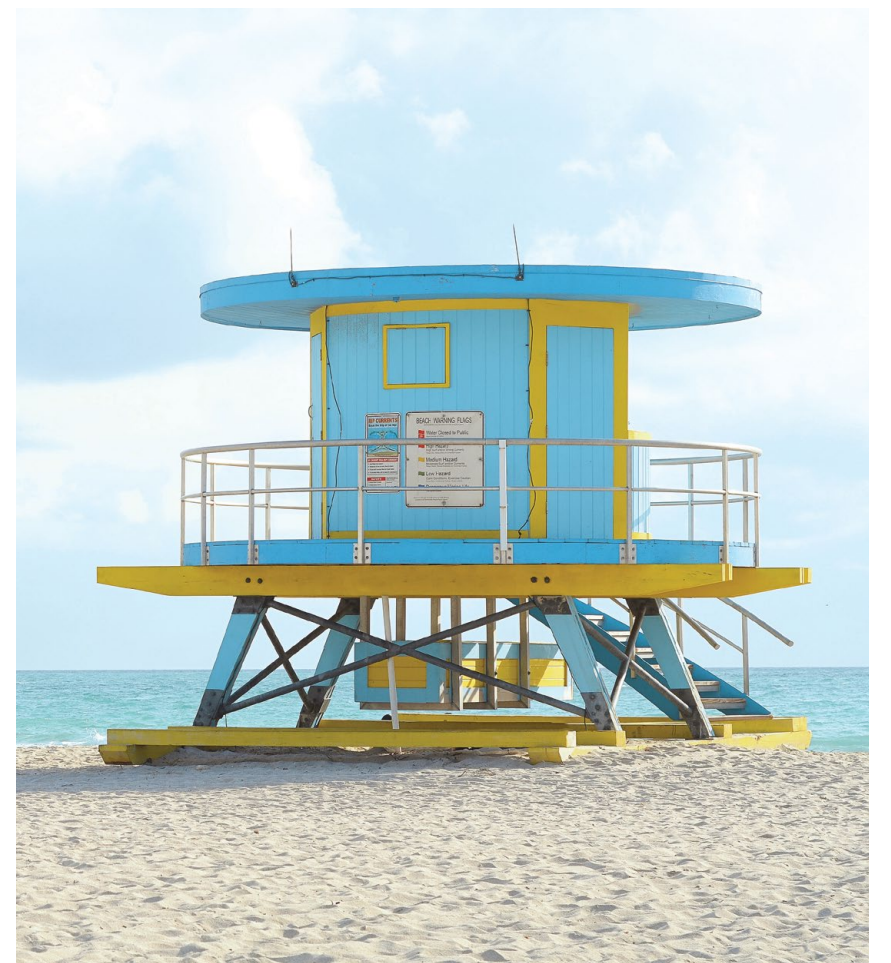
Discover a scenic, calm, and collected sensation from a magnificent elevation, with unobstructed views of gorgeous, panoramic horizons and endless seawater.

A TRUE BEACH TOWN EXPERIENCE



June has everything you could ever wish for in a beach town. Take a stroll on the Boardwalk, which has a life of its own, where a world of summer sights, tastes, scents and sensations await, day and night!

June is designed with an eco-friendly vision that entails having a self-sufficient community, from the local transportation golf carts that can drop you off at your desired destination to the desalination plants, all of which makes staying in June a smart decision, in a smart coastal town.



THE BOARDWALK

Welcome to a new beachfront experience. The Boardwalk is a new mixed-use concept for young, diverse outlets in a thriving, unique setting overlooking the charming beachfront, promising a good time for all.

Find all you could possibly imagine with a unique retail experience and a variety of leisure and entertainment activities, all nestled at the beachfront, ensuring that your everyday stroll is different.



ROOM FOR YOU

HOTEL

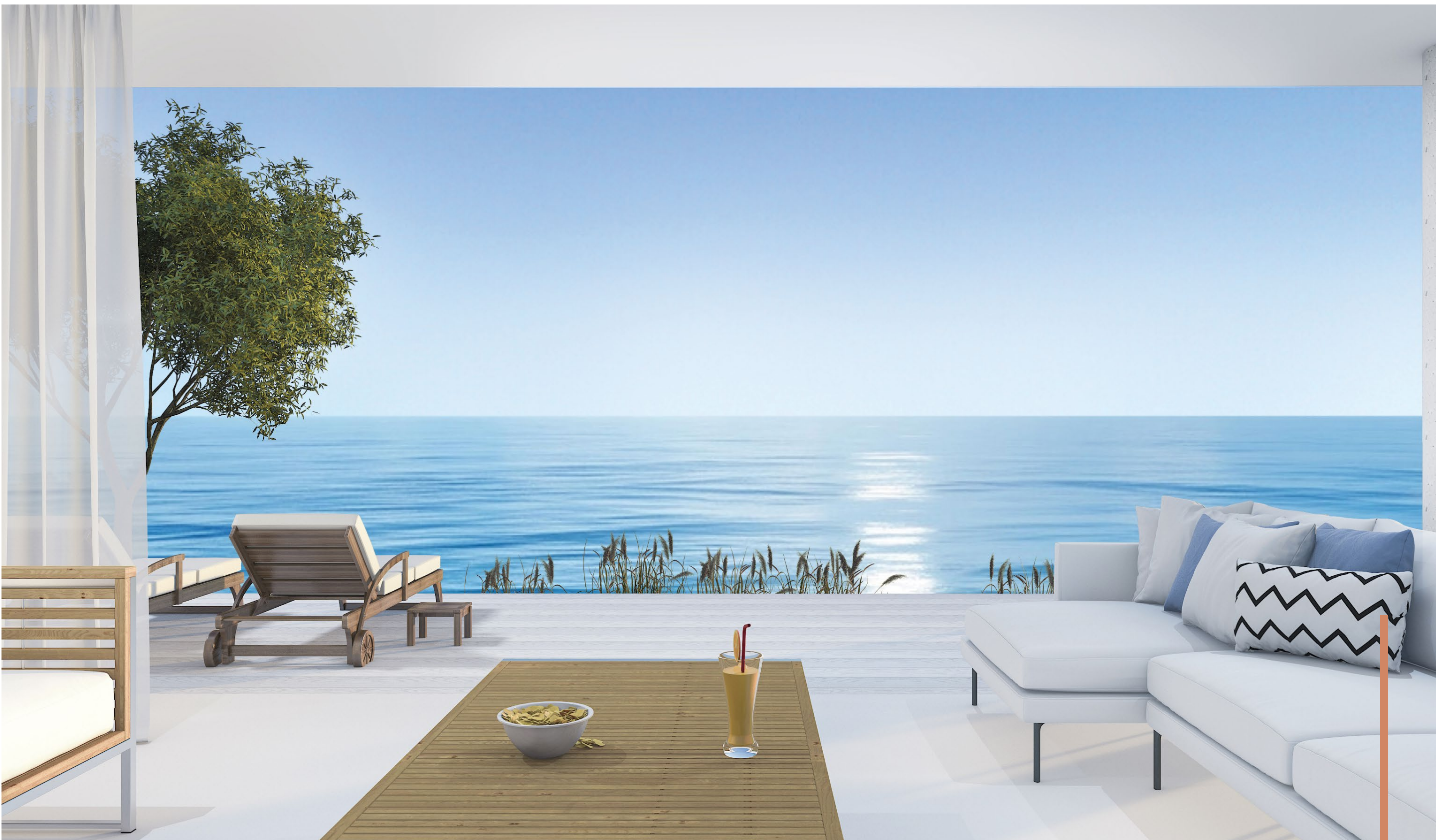
At June, you will find a hotel that takes you on an exclusive hospitality journey. Once you arrive, the rest is always up to you. Enjoy a pampered stay, all with breathtaking views of the turquoise sea.



ROOM FOR YOU

SERVICED APARTMENTS

June offers one-of-a-kind serviced apartments, with windows that open on crystal clear views of the majestic Mediterranean Sea.



YOUR PATH TO THE SEA

ALL WALKWAYS LEAD TO THE SEA

7 minutes

June is a natural environment interconnected for your convenience. Pedestrian only tracks dedicated to walking, jogging, rollerblading, skateboarding, scooters, and bicycles abound in this refreshing climate, all leading to the beach.



THE NATURE OF IT ALL

With the rows of palm trees that greet you. Carefully selected plant life enhances the existing nature of the area and embraces your way. Lush landscapes, generous green spaces are all manicured to ensure verdant views.



SCENIC BLUES



MORE THAN 100,000 SQM OF LAGOONS

The lagoons around June not only add beauty to the place but are also easily accessible from all points of this beach town, and in some exclusive areas, may be right in front of your seaside home.

HORIZON POOLS

Throughout June, you will find horizon pools that add to the ambience of the modern outdoors. Enjoy the unobstructed elevations that offer amazing views onto the brilliant horizons.



THE CLUBHOUSE

Escape to the club life, where you'll find a host of recreational activities and poolside services. Warm up, pick up new gadgets, or even have a bite or lounge.



LIVE AT THE FRONT



SEAFRONT SCENIC VIEWS

Imagine being right at the forefront of all the beauty that the world has to offer. It's as if everything you appreciate is right at your fingertips. The world is yours to explore, with its vibrant colors and magnificent surroundings. At June Beach Residences, you won't have to go out of your way to experience everything it has to offer, It's all right there for you to revel in. It's time to make your dream of living a reality.



BEACH RESIDENCES



WHERE THE SEA GREET'S YOU EVERY MORNING

Idyllically nestled along the seaside within the beating heart of June, the seafront apartment buildings of Beach Residences are captivating destinations onto themselves. From the scenery to the entertainment, to the waters, to the mindset, enjoy an unobstructed wealth of choice when you live at the front.



REFINED ARCHITECTURE



EXPLORING THE ELEGANCE OF MINIMAL WHITE ARCHITECTURE

Discover the serene beauty of Beach Residences: where minimalist Art-Deco meets white-hued apartment buildings. Enjoy a vibrant ground floor with top-quality eateries, cafés, bars, and signature retail outlets. Indulge in stunning balconies on the first floors, while luxury penthouses on the top floors offer breathtaking views.



COMFORT AT YOUR FINGERTIPS

SERVICED BEACH RESIDENCES

Beach Residences Serviced Apartments offers a comprehensive range of on-demand services tailored to enhance your experience:

- Meticulous housekeeping.
- Pre-arrival and end-of-summer cleaning, ensuring a pristine and welcoming environment.
- Valet service to take care of your needs.
- Dedicated pet care services ensuring your furry companions are well looked after.
- Lagoon-side services, providing a seamless connection to the tranquil surroundings.
- Attentive concierge at your disposal, catering to your requests and making your stay unforgettable.
- Round-the-clock security, providing a safe and secure environment for your peace of mind.



A HAVEN OF WATER FEATURES

ALL-AROUND LAGOONS

Dive into a haven of lagoons, Beach Residences offers a serene watery escape. Immerse yourself in a meticulously designed aquatic paradise, where relaxation, inspiration, and pure enjoyment await.



ENDLESS PERSPECTIVES



MESMERIZING 360 VIEWS

June's Beach Residences: unprecedented and unique. Nestled on the beach and amidst a thriving commercial hub, every moment is an enchanting experience. Discover the awe-inspiring sea, serene garden, and captivating lagoon views that await you in each residence.



AN EXCLUSIVE DIP

THE PRIVATE POOL EXPERIENCE

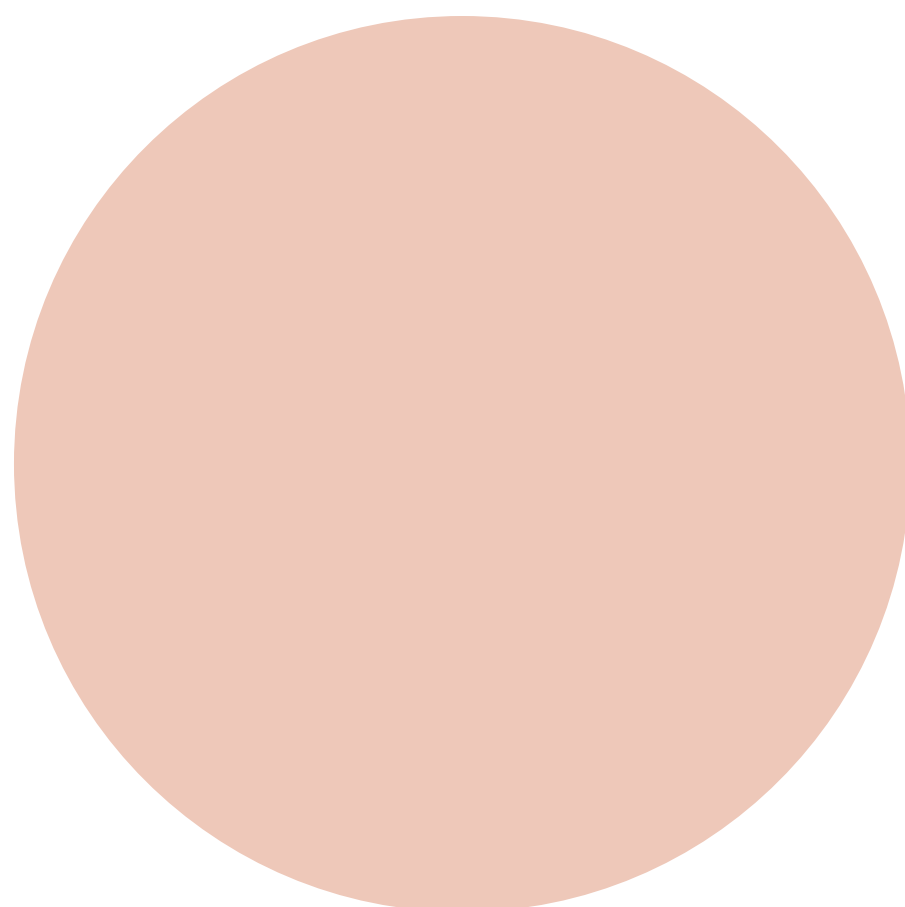
Immerse yourself in the enchanting oasis of a residents-only pool. Reserved for Beach Residences owners and guests, this serene and social haven offers a picturesque retreat. Dive into the sparkling waters, bask in the sunlight, all while being tempted by the culinary delights of an adjacent poolside restaurant.



BEACH RESIDENCES BOULEVARD

AN EXQUISITE BOULEVARD AT YOUR DOORSTEP

Embark on an inspiring stroll, enhanced by engaging social spaces, a collection of upscale retail outlets, and a delectable array of culinary delights. Discover the fusion of big city comforts and coastal charm.



THE PLAZA

RESTAURANTS & CAFES

The Beach Residences Plaza offers a diverse selection of high-quality ingredients and flavors inspired by various cuisines worldwide. Taking a leisurely walk along the Boardwalk provides you with a multitude of options, ranging from quick and light snacks to a fully-fledged, satisfying dining experience. Indulge in the finest ingredients and delightful recipes to create lasting memories during your visit

Find all you could possibly imagine with a unique retail experience. Enjoy the summer breeze and the gentle waves crashing to shore as you shop for everything from groceries to haute couture.



CLOSE CONVENIENCES

In June, you will have the convenience of finding a pharmacy, clinic, supermarket, outdoor gym, mosque, and a park with countless adventures for your kids, all nearby.



A NEW COASTAL SPORTS EXPERIENCE

The sports facilities are destined to become the state-of-the-art sports facility in June, offering a wide range of sports academies, wellness, and leisure activities. The sports experience is designed to cater to future sports at world-class standards.



FLOOR PLANS



DISCLAIMER:

- All rendering and other visual materials, designs, facades are for illustrative purposes only.

1 BEDROOM



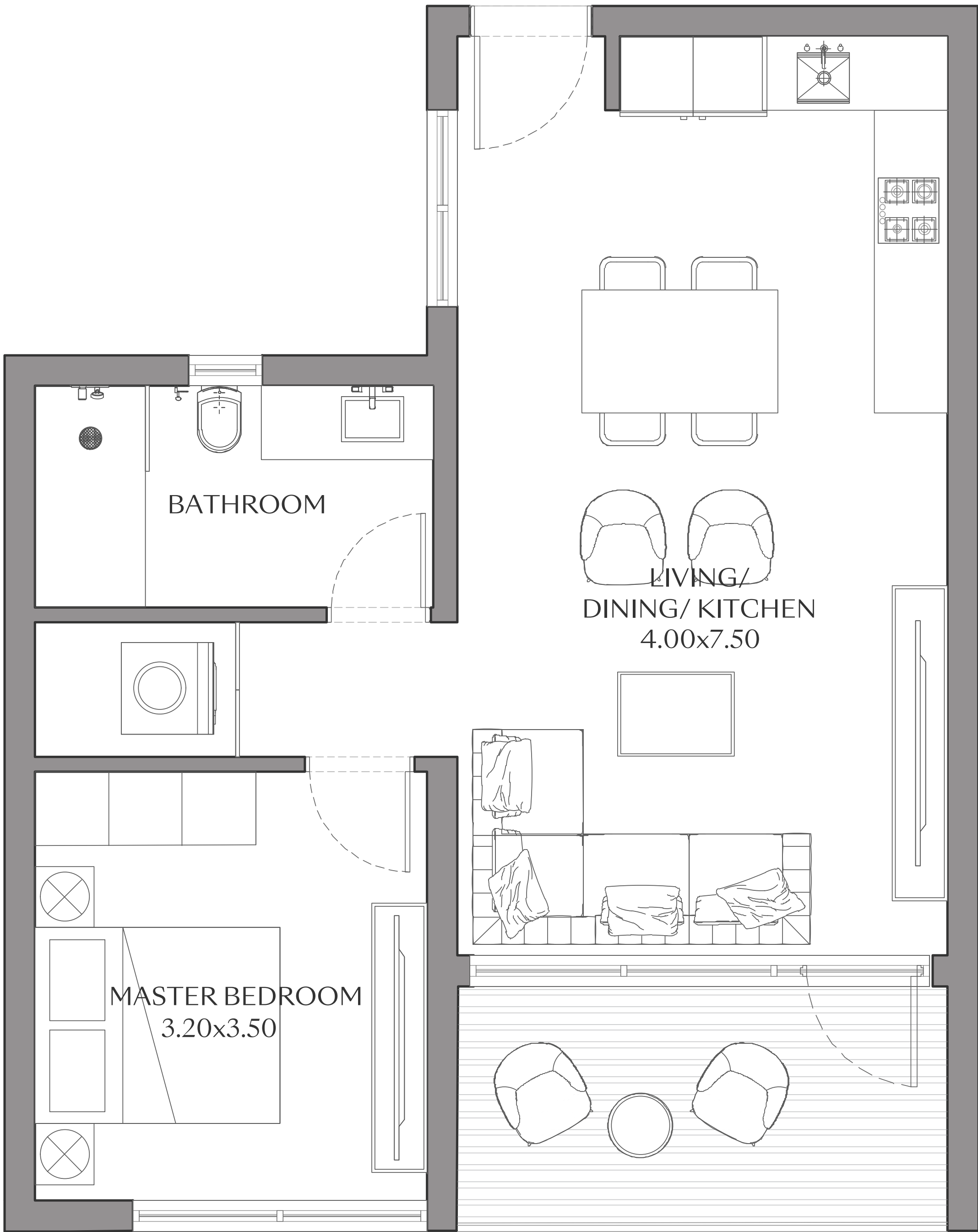
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1BD-1

This type is available:

Ground Floor



Gross Area	82 SQM
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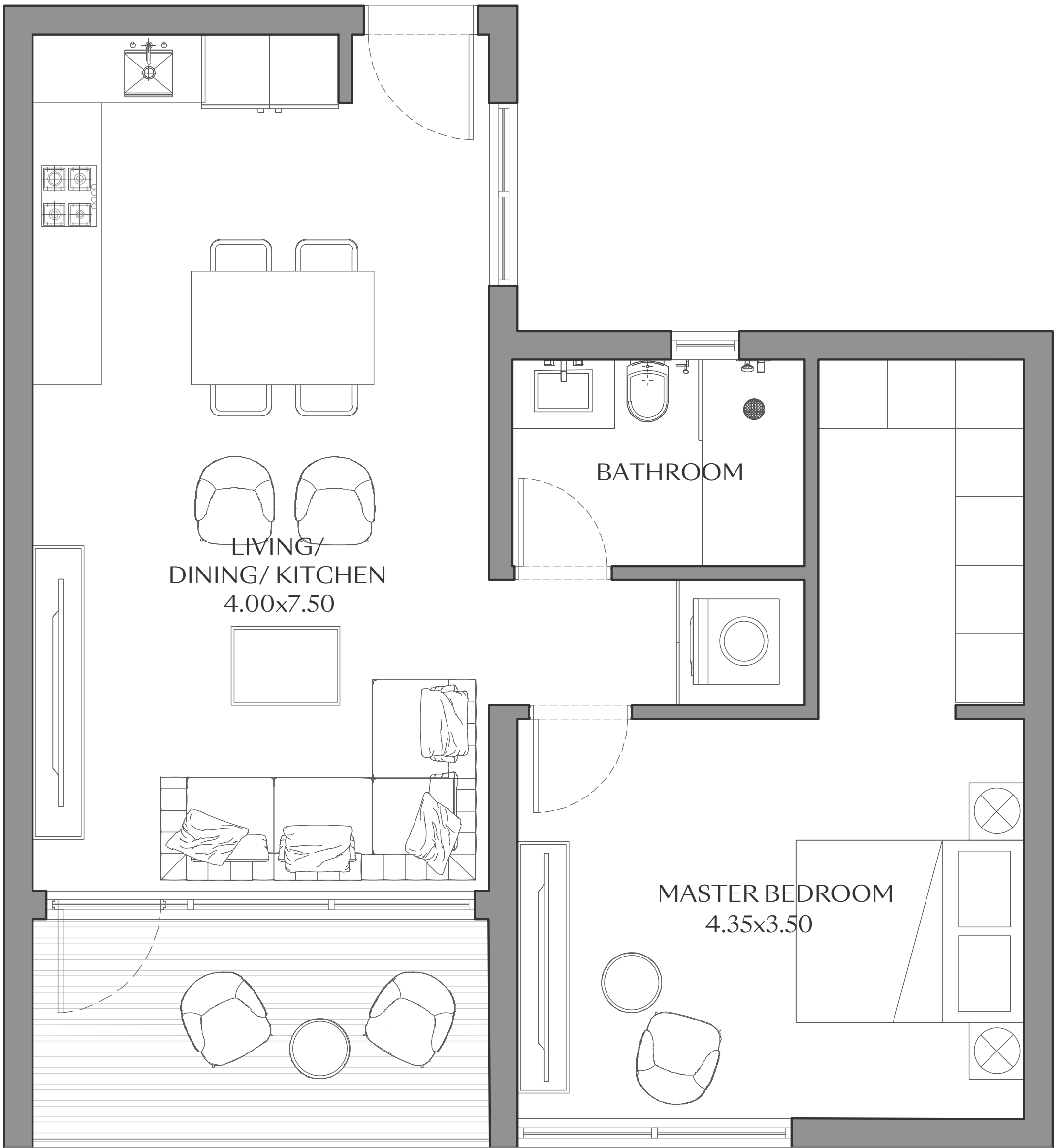
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- SODIC reserves the right to make alterations.

1BD-2

This type is available:

Ground Floor



Gross Area	94 SQM
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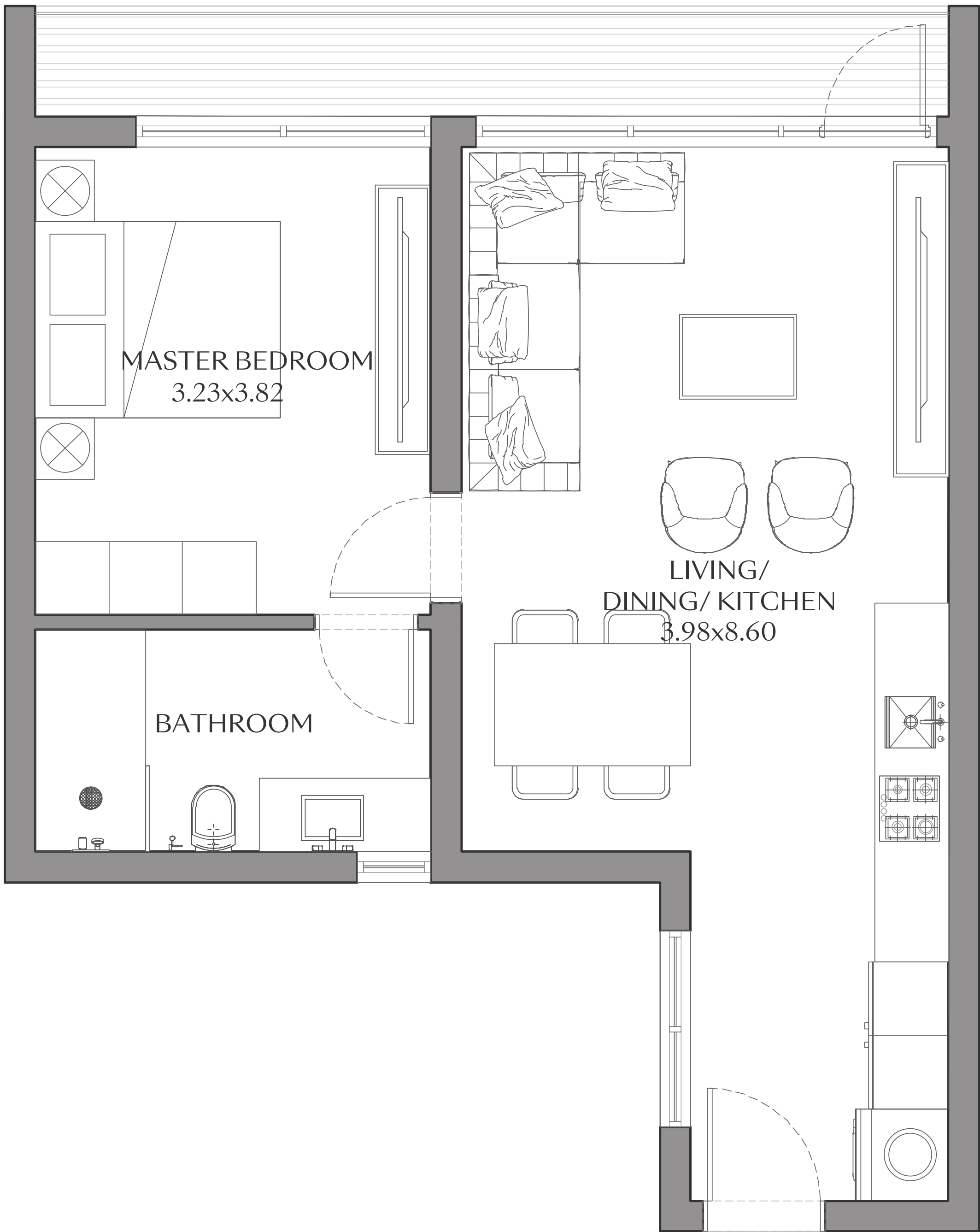
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1BD-3

This type is available:

- Ground Floor
- First Floor
- Second Floor



Gross Area	76 SQM
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2 BEDROOMS



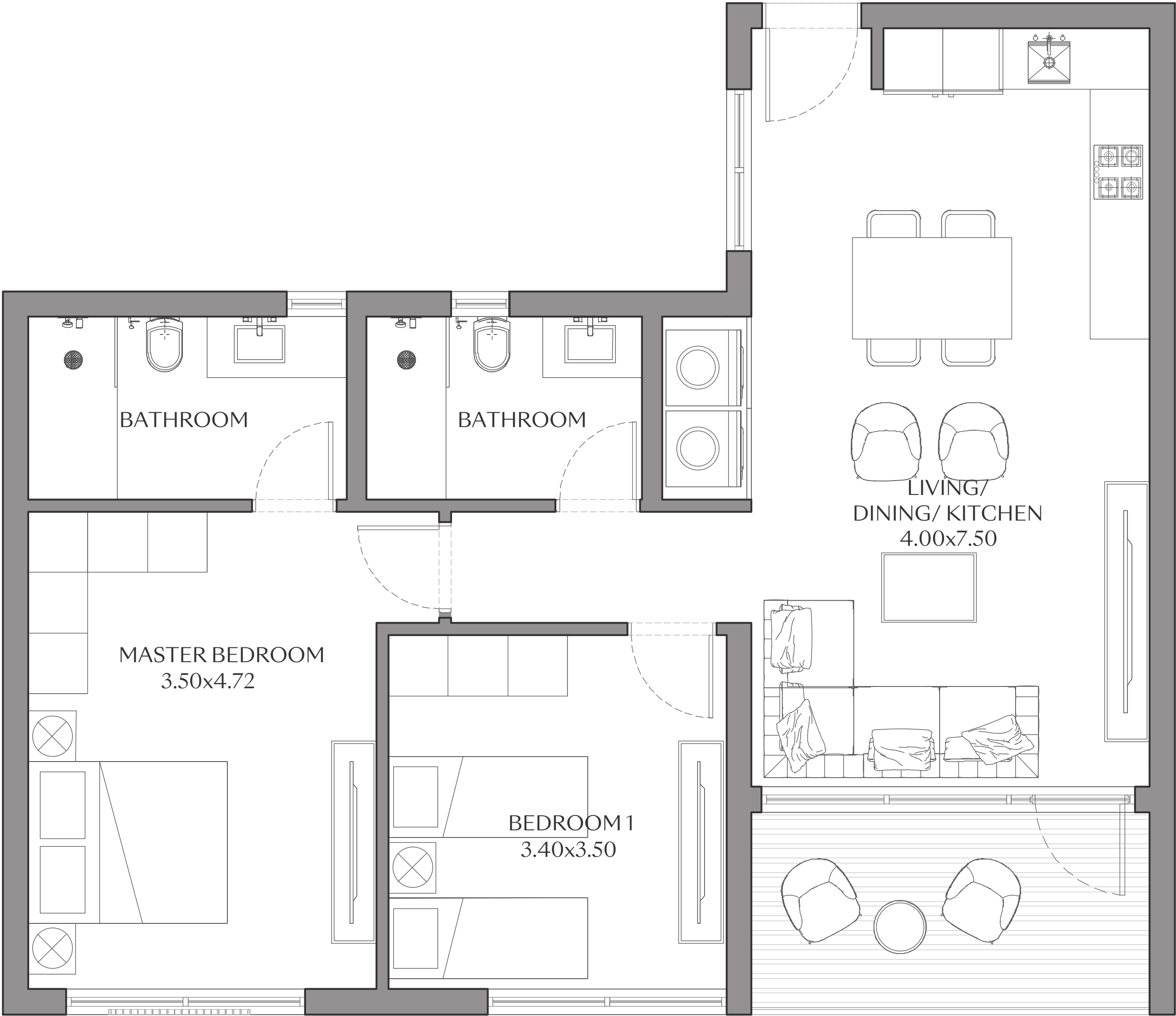
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2BD-1

This type is available:

- Ground Floor
- First Floor
- Second Floor



Gross Area	116 SQM
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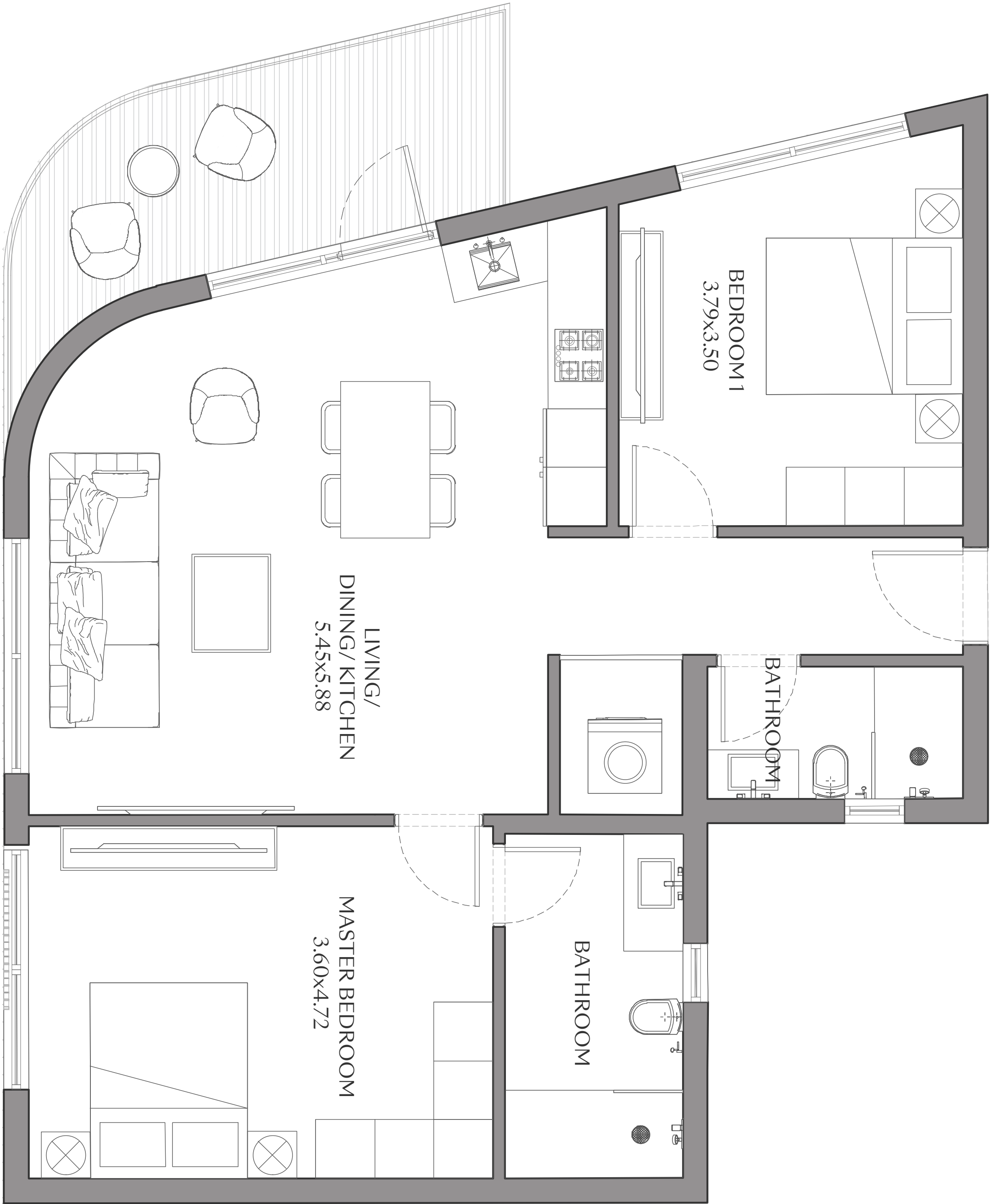
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2BD-2

This type is available:

Ground Floor



Gross Area	122 SQM
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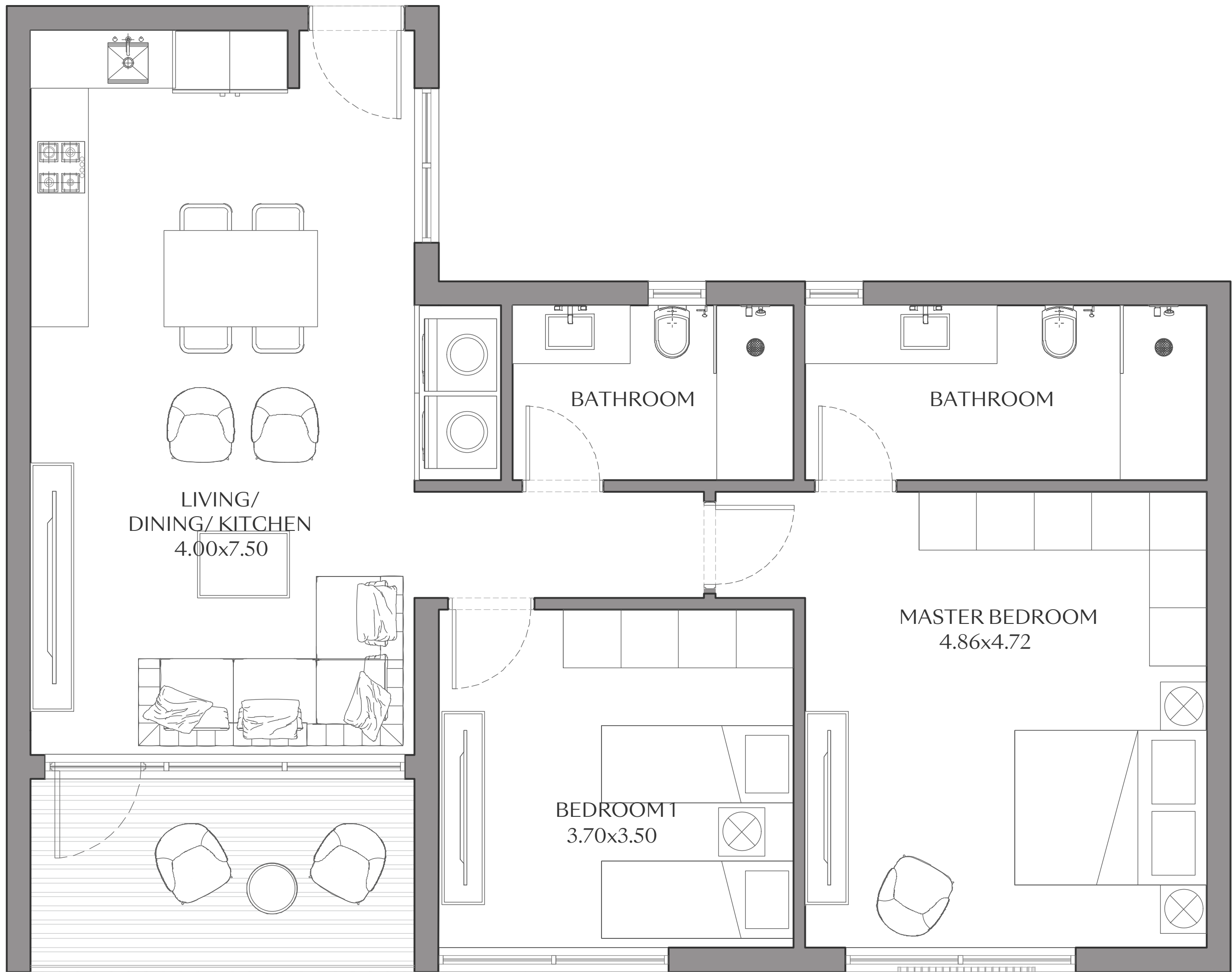
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2BD-3

This type is available:

Ground Floor



Gross Area	125 SQM
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2BD-6

This type is available:

Ground Floor



Gross Area	124 SQM
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3 BEDROOMS



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3BD-1

This type is available:

- Ground Floor
- First Floor
- Second Floor



Gross Area	156 SQM
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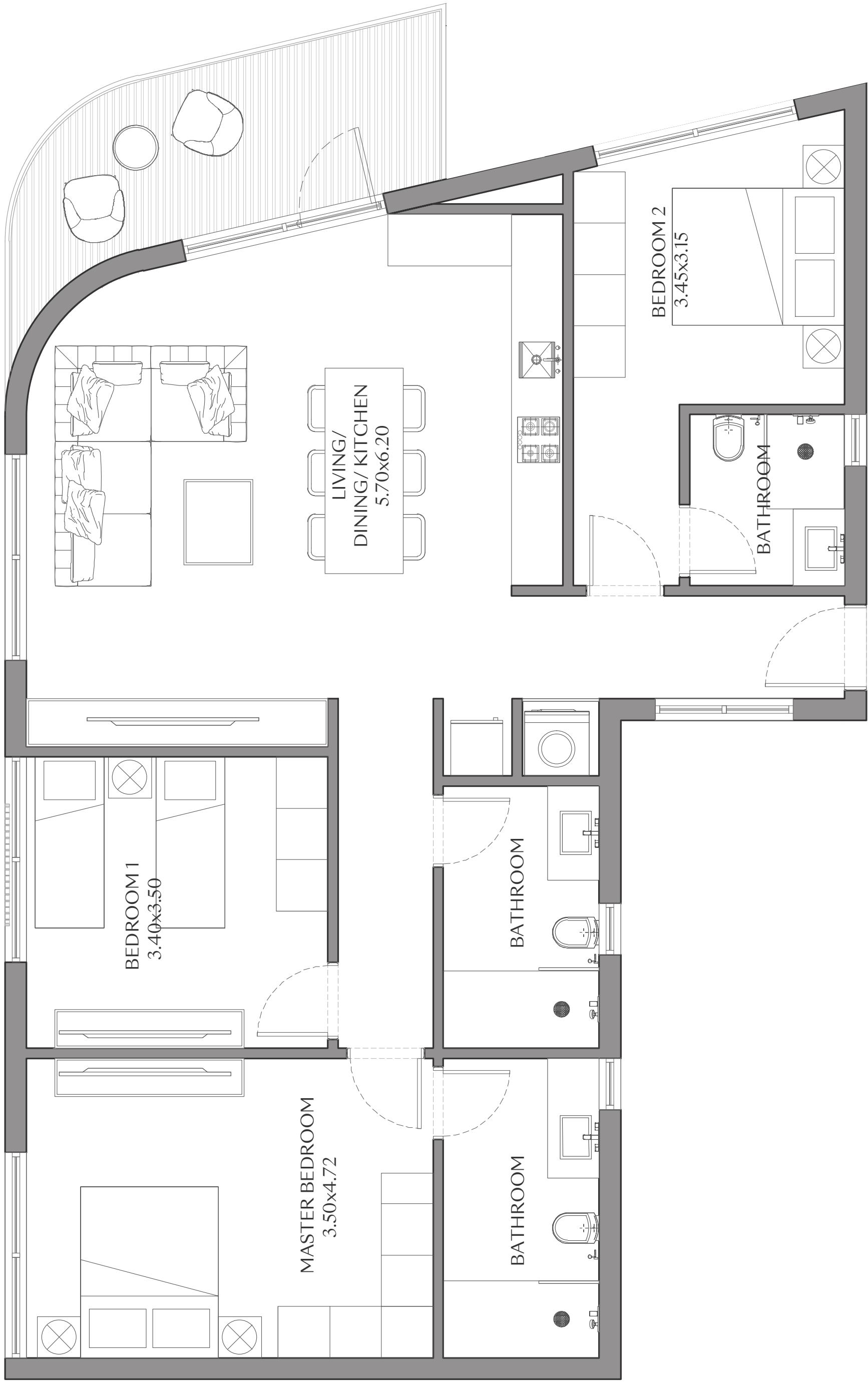
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3BD-2

This type is available:

- Ground Floor
- First Floor
- Second Floor



Gross Area	153 SQM
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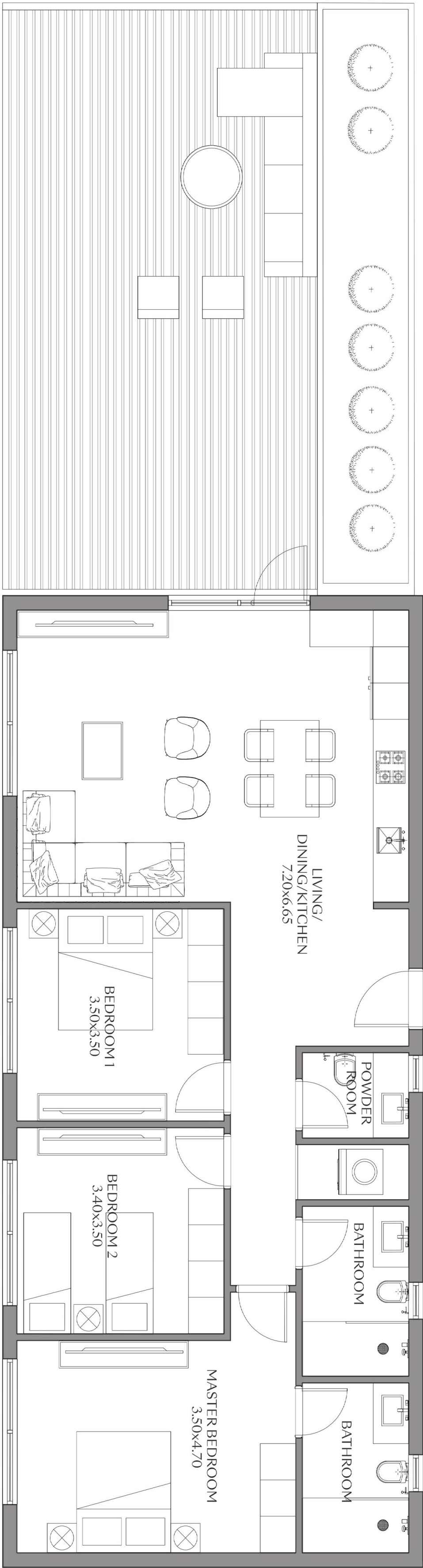
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3BD-4C

This type is available:

Third Floor



Gross Area	139 SQM
Roof Deck	64 SQM

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4 BEDROOMS



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4BD-1

This type is available:

Third Floor



Gross Area	190 SQM
Roof Deck	30 SQM

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4BD-2

This type is available:

Third Floor



Gross Area	200 SQM
Roof Deck	127 SQM

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FINISHING SPECS



1. LIVING, DINING, KITCHEN & INTERNAL CORRIDORS:

- **Floors:** local porcelain tiles.
- **Walls:** paint (off white)
- **Ceiling:** paint (white)
- **Skirting:** local porcelain tiles

2. BEDROOMS:

- **Floors:** local porcelain tiles
- **Walls:** paint (off white)
- **Ceiling:** paint (white)
- **Skirting:** local porcelain tiles

3. BATHROOMS:

- **Floors:** local ceramic tiles
- **Walls:** local ceramic tiles & paint
- **Ceiling:** gypsum board (white)

4. SANITARY WARE:

- High quality local sanitary fixtures – chrome mixers.

5. UTILITY BEDROOMS (IF ANY):

- **Floors:** local ceramic tiles
- **Walls:** paint off white
- **Ceiling:** Paint (white).
- **Skirting:** local ceramic tiles.

6. UTILITY BATHROOMS (IF ANY):

- **Floors:** local ceramic tiles.
- **Walls:** local ceramic tiles & paint.
- **Ceiling:** gypsum board (white).

7. AIR CONDITIONING UNITS:

- Split unit type.



For more information on joining June community, please contact us at: 16220

SODIC SALES CENTRES

Sheikh Zayed: KM. 38 Cairo-Alexandria Desert Road Heliopolis: 46 El-Thawra Street
New Cairo: St.90 address-Plot 67, St.90, New Cairo

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 - 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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