

Solay
new cairo

livingyards



WELCOME TO THOSE WHO BELIEVE IN THE POWER OF
COMMITMENT & EXPECTS MORE FROM LIFE

Bringing *yards* To Life

A close-up, low-angle shot of a woman lying down, her head tilted back and eyes closed. She is bathed in a warm, golden light that creates a soft, ethereal glow on her skin. Her hands are positioned near her face, with fingers slightly curled. The background is dark and out of focus, emphasizing the subject. The overall mood is one of relaxation and comfort.

Life Wrapped In Comfort

CHAPTERS

- I. ABOUT living*x*ards
- II. ***Solay*** IN NUMBERS
- III. LOCATION & MASTER PLAN
- IV. ARCHITECTURE THEME
- V. AMENITIES
- VI. FLOOR PLANS

CH.I

ABOUT livingyards

Since our inception in 2018, **livingyards** is driven by the core belief that living experience lies in the perfect fusion of design and purpose. Our developments go beyond providing residences; we create spaces where every detail serves to elevate the living experience.

Our vision is rooted in the belief that YOU deserve more than just a place to live - YOU deserve experiences that enriches your life.

livingyards is committed to shaping spaces where form and function come together in harmony, ensuring that every design element enhances not just the aesthetic but the overall living experience.

Our goal is to set new standards in everything we do!

CH. II

Solay
new cairo

IN NUMBERS

TOTAL LAND AREA

31 ACRES

FOOTPRINT

20%

**LANDSCAPE &
WATER FEATURES**

80%



Solay

new cairo

The Essence Of **SOPHISTICATED LIVING**

Spread across a vast 31-acre expanse in New Cairo, Solay is more than just a residential community; it's a sanctuary that seamlessly integrates vibrant city life with tranquil green surroundings.

With an impressive 80% of its area dedicated to landscaped greenery, Solay prioritizes a sustainable lifestyle while offering premium living, commercial opportunities, and flexible office spaces. The footprint comprises only 20%, making it a haven for those who seek to harmonize modern luxury with nature



Prime Accessibility **NEW CAIRO'S GATEWAY**

Strategic location situated in the heart of New Cairo, Solay enjoys exceptional connectivity, ensuring effortless access to the city's key landmarks and emerging developments.

Its strategic placement offers:

- 1 Minute from Al Ahly Club
- 3 Minutes from Mehwar Ben Zayed
- 4 Minutes from East Ring Road
- 25 Minutes from Cairo International Airport

MAIN ROAD

PALM HILLS NEW CAIRO

ALMARASEM
FIFTH SQUARE

PALM HILLS
KATAMEYA
COMPOUND



AL AHLY
CLUB

VGK
COMPOUND

LAYAN
COMPOUND

Solay
new cairo

AWSATY RING ROAD

M.BEN ZAYED STREET

LAKE VIEW
RESIDENCE

SODIC
VILLETTE

CITY GATE COMPOUND

NEW CAPITAL
CITY

ROYAL
SPORTS
CLUB

EMMAR MIVIDA



Master Plan

A PERFECTED HARMONY

Solay presents a thoughtfully designed masterplan that offers a diverse range of residential options, including and-alone villas, twin houses, and townhouses, catering to various lifestyle needs. This expansive development is complemented by exceptional amenities and state-of-the-art facilities, ensuring a luxurious and comfortable living experience for its residents. The project features a wide array of spaces, with sizes ranging from 180m² to 309m² providing flexibility and choice to accommodate families of all sizes. Whether seeking privacy, community, or modern convenience, Solay exemplifies integrated living at its finest.

Disclaimer

- 1- Renders are for illustration only; minor changes (up to 5%) may apply based on final design and construction.
- 2- Floor plans and furniture layouts are indicative and subject to change.
- 3- Room dimensions exclude wall finishes and additional construction.

last updated 2/27





HAFEZ CONSULTANTS
MOHAMED ESSAM HAFEZ
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

Where Modern Design **MEETS LUXURIOUS LIVING**

Solay's architectural theme is a masterful blend of modernist principles and sustainable living, crafted by Hafez Consultants, one of Egypt's leading design studios with a legacy spanning decades. Known for their emphasis on functionality and aesthetic harmony, Hafez Consultants bring to Solay a vision of architecture that resonates with contemporary lifestyles while prioritizing environmental consciousness.





Elevated **LIVING ART**

At Solay, life is wrapped in comfort, elegance, and thoughtful design we are offering an exclusive clubhouse offers a private retreat for relaxation and social gatherings, while a vibrant strip mall provides essential services, fine dining, and office spaces. Wellness is at the heart of the community, featuring a state-of-the-art gym, jogging tracks, bike lanes, and a serene wellness center. Families can enjoy dedicated children's play areas, while lush landscapes and tranquil water features create a soothing atmosphere. Every element is carefully curated to blend luxury with everyday convenience, making Solay a place where life feels effortlessly complete.





Exclusive
CLUBHOUSE

Jogging
TRACKS





Kid's
AREA

Bike
LANES





Friendly
PET ZONE

Fully Equipped
GYM





Shopping AREA

Wellness CENTER



Comfort In **EVERY DETAIL**

The diverse residential offerings @ Solay— with starting areas of 180 m² are thoughtfully designed to cater to a wide array of preferences. Its architecture embodies the ideals of sustainable luxury, ensuring that every detail contributes to long-term value and a higher quality of life for its residents.

Solay's stunning facades capture the essence of simplicity and sophistication reflecting a connection to the natural surroundings. Expansive windows and open layouts blur the boundaries between indoor and outdoor spaces, inviting abundant natural light and fostering a sense of harmony with nature.



CH.VI

Unit
TYPES





Floor **PLANS**



Solara

VILLAS

may apply based on final design and construction change.

Solara VILLAS

GROUND FLOOR

Porch	1.70 x	1.80
Dining Area	5.90 x	3.30
Kitchen	3.60 x	2.90
Nanny's Room	2.40 x	1.85
Toilet 2	1.05 x	1.85
Entrance Hall	1.80 x	3.10
Toilet 1	1.65 x	1.90
Reception 1	3.83 x	3.60
Reception 2	3.45 x	5.10

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Last updated 2/27



Solara VILLAS

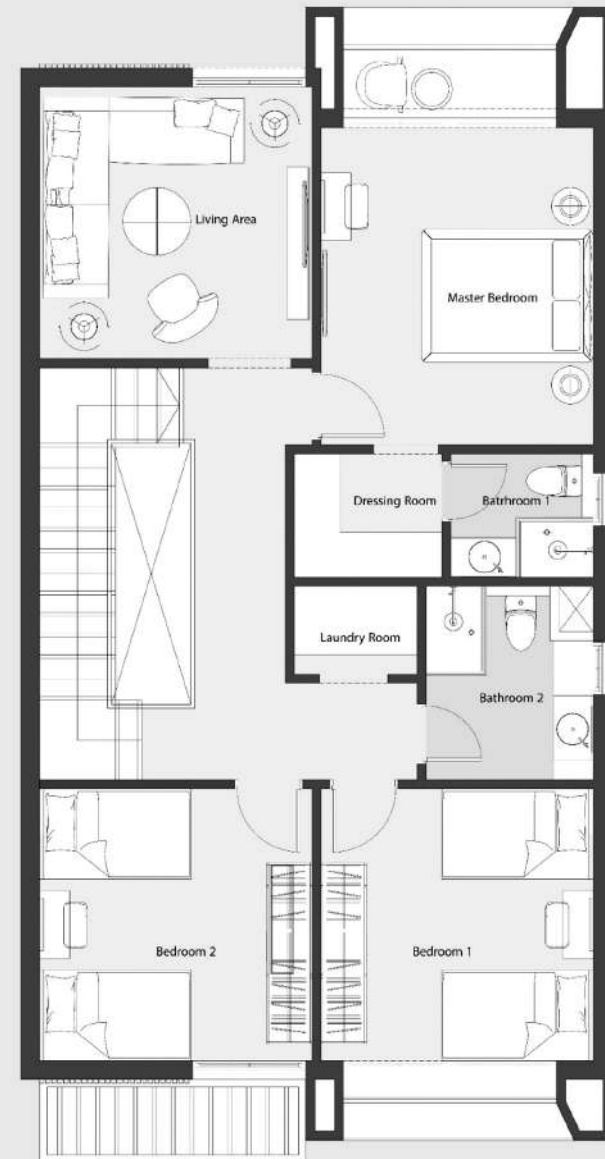
FIRST FLOOR

Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x 3.60
Living Area	3.60 x 3.60
Master Bedroom	3.60 x 4.20
Dressing Room	0.95 x 1.65
Bathroom 1	1.90 x 1.65
Bathroom 2	2.20 x 2.55
Laundry Room	1.60 x 1.15

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Solara VILLAS

PENTHOUSE

Living Room	3.15 x 2.80
Toilet	1.40 x 2.80
Roof Terrace 1	7.60 x 3.75
Roof Terrace 2	7.60 x 6.40

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An architectural rendering of a modern residential complex named 'Twin Scape Villas'. The image shows a two-story building with a dark, minimalist facade and large glass windows. The building is flanked by two tall palm trees. In the foreground, there is a paved area with a silver sports car on the left and a dark car on the right. A couple is standing near the entrance of the building. The sky is a mix of blue and grey, suggesting dusk or dawn. The overall aesthetic is contemporary and luxurious.

Twin Scape

VILLAS

Twin Scape

VILLAS

GROUND FLOOR

Porch	1.70 x 1.65
Lobby	1.80 x 3.10
Kitchen	3.60 x 2.90
Dining Area	5.90 x 3.35
Reception 1	3.45 x 5.05
Reception 2	3.85 x 3.55
Toilet 1	1.65 x 1.90
Nanny's Bedroom	2.40 x 1.85
Toilet 2	1.05 x 1.85

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Key plan



Twin Scape VILLAS

FIRST FLOOR

Bedroom 1	3.60 x 3.60
Bedroom 2	3.65 x 3.60
Bathroom 1	2.20 x 2.55
Laundry Room	1.60 x 1.20
Lobby	1.20 x 5.45
Master Bedroom	3.60 x 4.20
Dressing	1.95 x 1.65
Bathroom 2	1.90 x 1.65
Terrace	2.80 x 1.00
Living Area	3.60 x 3.60

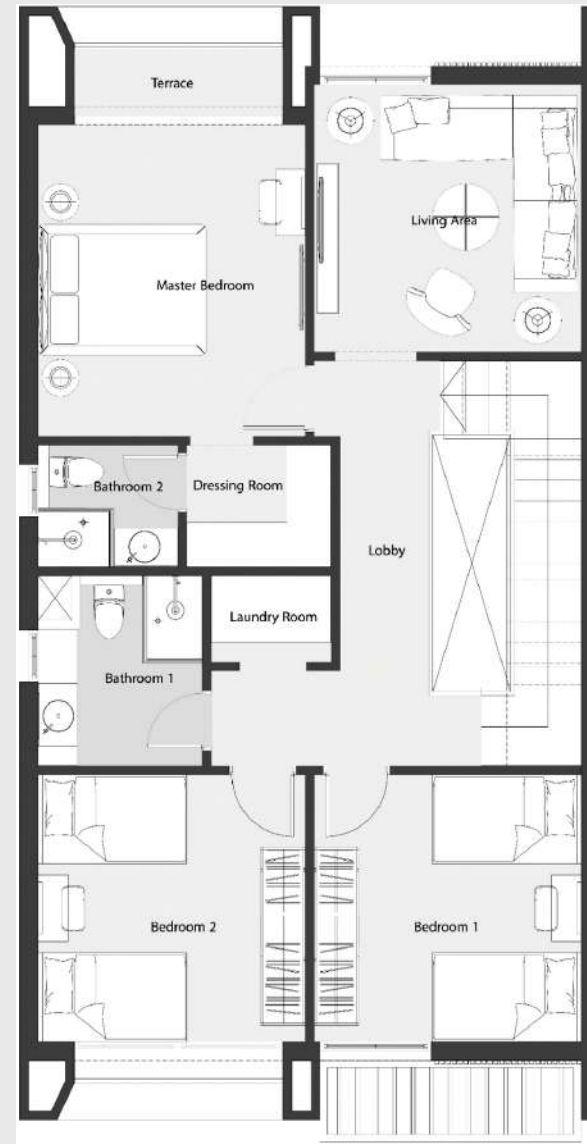
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Key plan



Twin Scape VILLAS

PENTHOUSE

Living Room	3.60 x 5.40
Toilet	1.40 x 2.80
Roof Terrace 1	7.45 x 3.75
Roof Terrace 2	7.45 x 6.40

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Flare
TOWNHOUSE

Flare

TOWNHOUSE

/CORNER

GROUND FLOOR

Porch	1.50 x 1.15
Reception Hall	1.50 x 2.45
Reception 1	3.45 x 7.00
Reception 2	3.85 x 2.65
Dining Area	3.85 x 3.60
Lobby	1.10 x 1.70
Kitchen	2.40 x 3.60
Toilet 1	1.10 x 1.80
Nanny's Room	2.00 x 1.85
Toilet 2	1.85 x 0.90

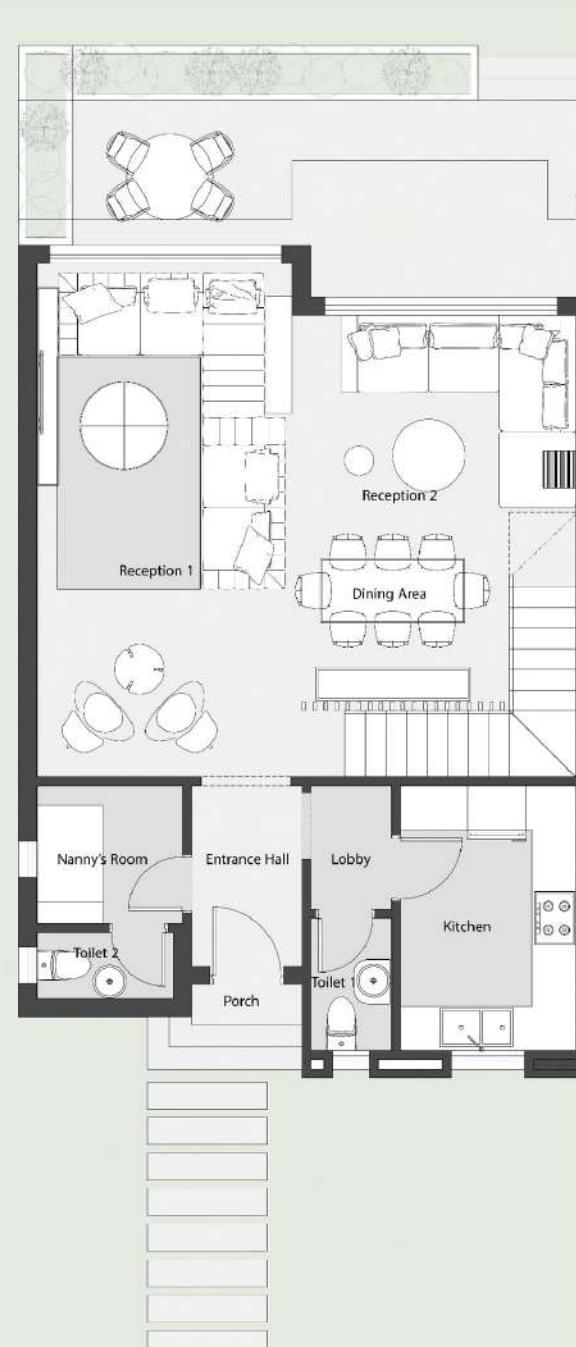
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Key plan
unit A-D | Corner



Flare

TOWNHOUSE

/CORNER

FIRST FLOOR

Bedroom 1	3.60 x 3.60
Terrace	3.45 x 1.05
Bedroom 2	3.60 x 3.60
Lobby	1.05 x 1.25
Master Bedroom	3.60 x 3.40
Dressing Room	1.75 x 2.35
Bathroom 1	1.75 x 1.75
Bathroom 2	2.45 x 1.75
Living Area	3.70 x 2.70

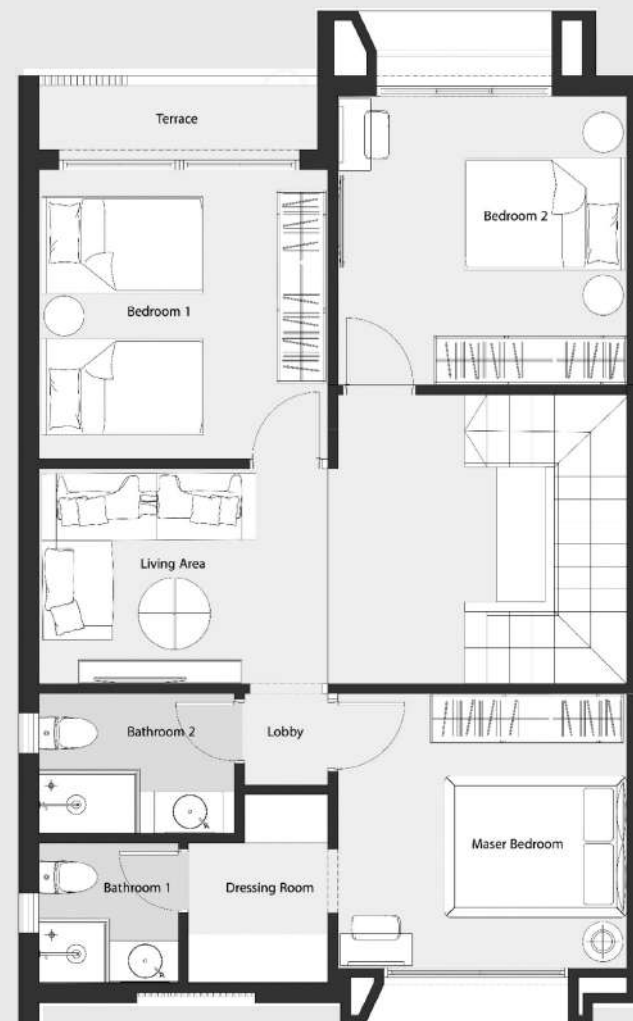
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Key plan
unit A-D | Corner



Flare

TOWNHOUSE

/CORNER

PENTHOUSE

Living Room	3.75 x 2.60
Toilet	1.60 x 0.90
Roof Terrace 1	7.45 x 5.60
Roof Terrace 2	7.45 x 5.65

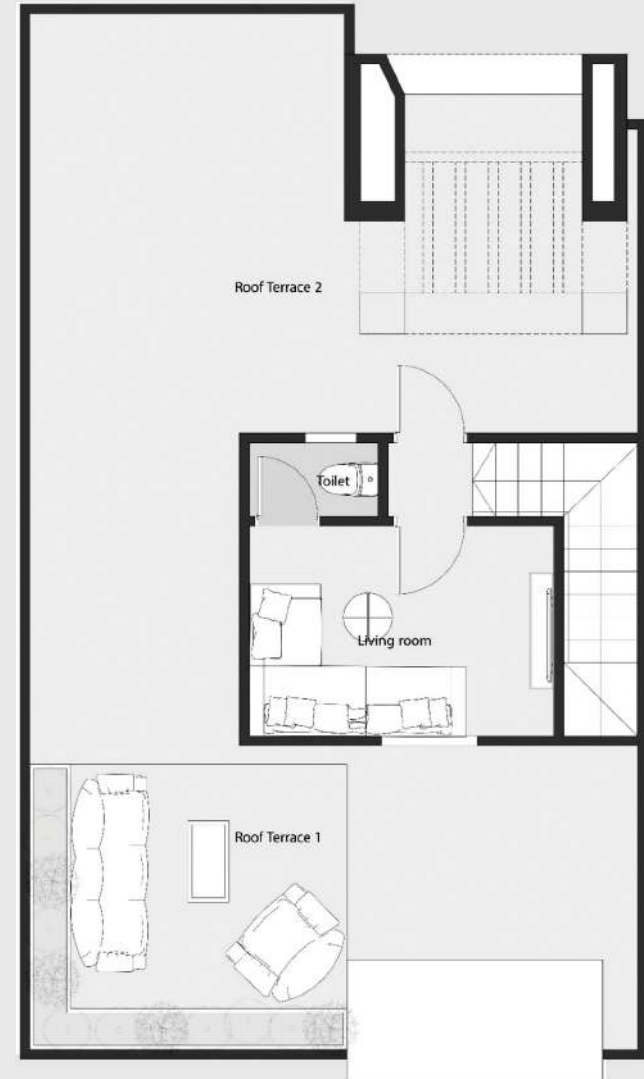
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Key plan
unit A-D | Corner





Flare

TOWNHOUSE

/MIDDLE

GROUND FLOOR

Porch	1.35 x 1.35
Entrance Hall	1.35 x 2.25
Reception	4.90 x 5.70
Dining Room	2.45 x 5.70
Nanny's Room	2.00 x 1.85
Toilet 2	1.85 x 0.09
Lobby	1.35 x 2.25
Toilet 1	1.80 x 1.00
Kitchen	2.45 x 3.60

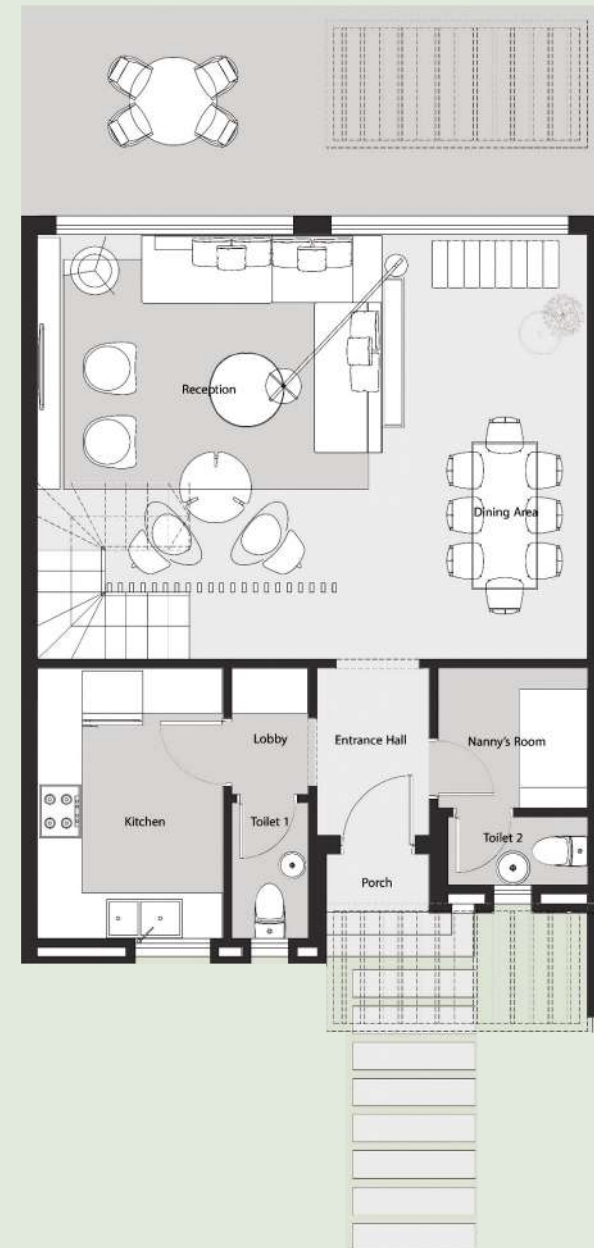
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Last updated 2/27



Key plan
unit B-C | Middle



Flare

TOWNHOUSE

/MIDDLE

FIRST FLOOR

Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x 4.35
Master Bedroom	3.60 x 3.60
Terrace	3.45 x 1.70
Dressing Room	1.75 x 2.05
Laundry	1.75 x 0.90
Lobby	1.75 x 1.05
Bathroom 1	1.75 x 2.00
Bathroom 2	1.75 x 2.00

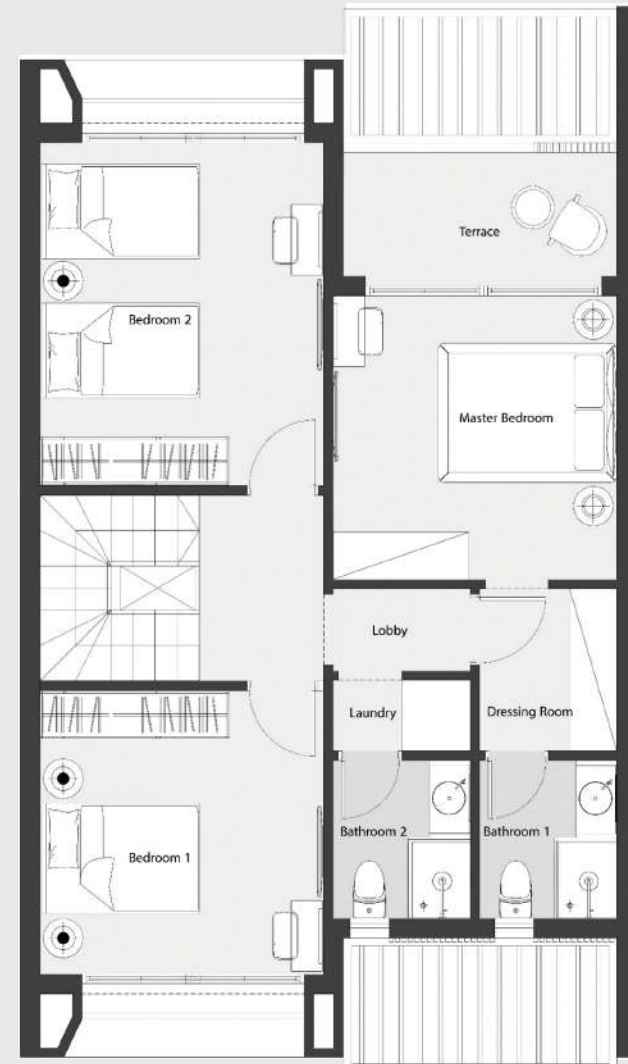
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Key plan
unit B-C | Middle



Flare

TOWNHOUSE

/MIDDLE

PENTHOUSE

Living Room	2.30 x 3.35
Toilet	1.10 x 1.35
Roof Terrace 1	7.30 x 3.80
Roof Terrace 2	7.30 x 6.05

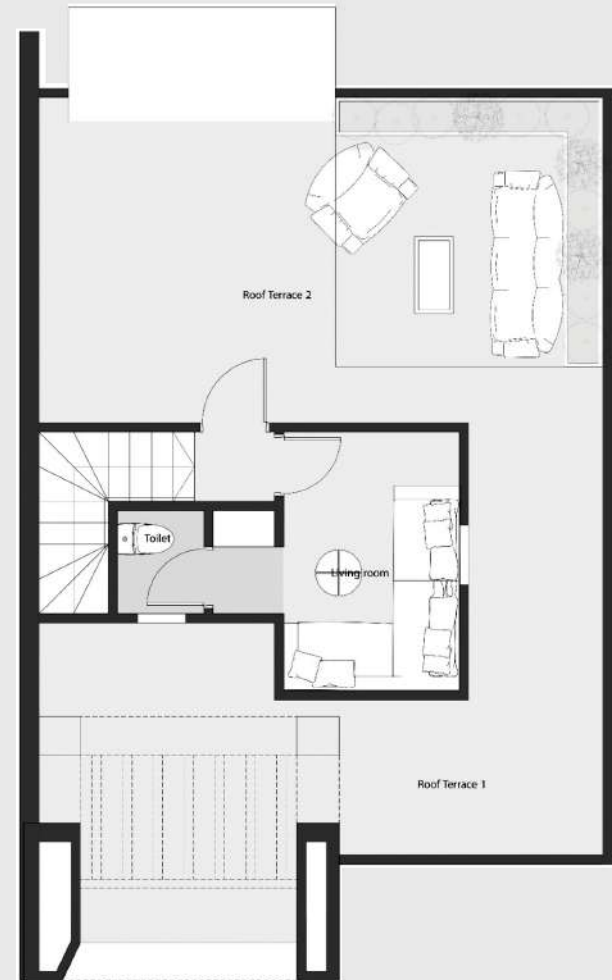
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Last updated 2/27



Key plan
unit B-C | Middle



Ray
TOWNHOUSE

Ray

TOWNHOUSE

/CORNER

GROUND FLOOR

Porch	1.50 x 1.15
Entrance Hall	1.50 x 2.45
Reception 1	3.90 x 7.80
Reception 2	3.40 x 3.60
Dining Area	3.85 x 3.60
Lobby	1.10 x 1.70
Kitchen	2.40 x 3.60
Toilet 1	1.10 x 1.80
Nanny's Room	2.00 x 1.85
Toilet 2	1.85 x 0.90

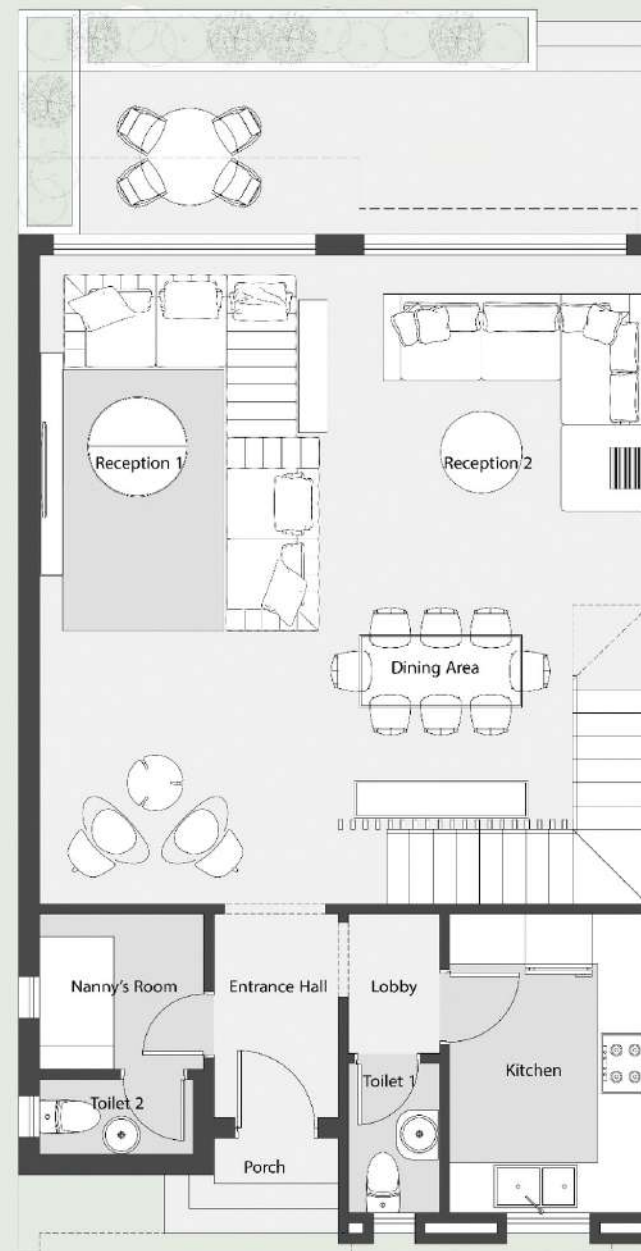
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Last updated 2/27



Key plan
unit A-D | Corner



Ray TOWNHOUSE

/CORNER

FIRST FLOOR

Master Bedroom	3.60 x 3.40
Dressing Room	1.75 x 2.35
Bathroom 1	1.75 x 1.75
Lobby	1.05 x 1.15
Bathroom 2	2.45 x 1.76
Living Area	5.30 x 3.60
Bedroom 1	3.60 x 3.60
Terrace	3.85 x 1.30
Bedroom 2	3.60 x 3.60

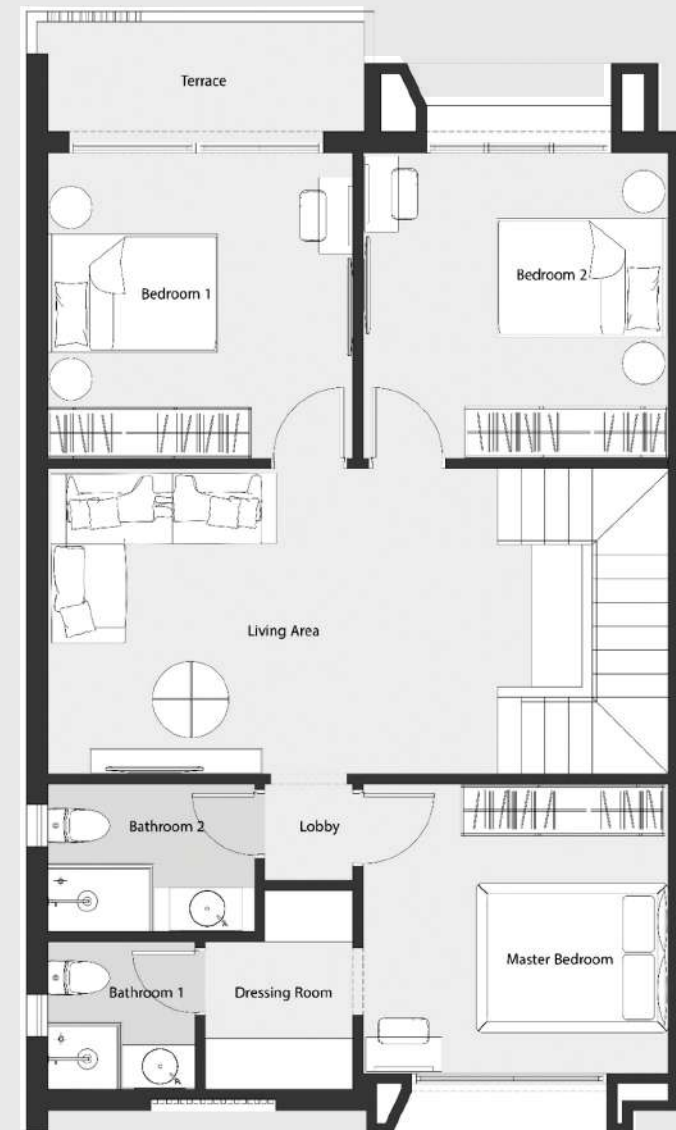
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Key plan
unit A-D | Corner



Ray

TOWNHOUSE

/CORNER

PENTHOUSE

Living Room	3.75 x 2.60
Toilet	1.60 x 0.90
Roof Terrace 1	7.45 x 6.40
Roof Terrace 2	7.45 x 6.40

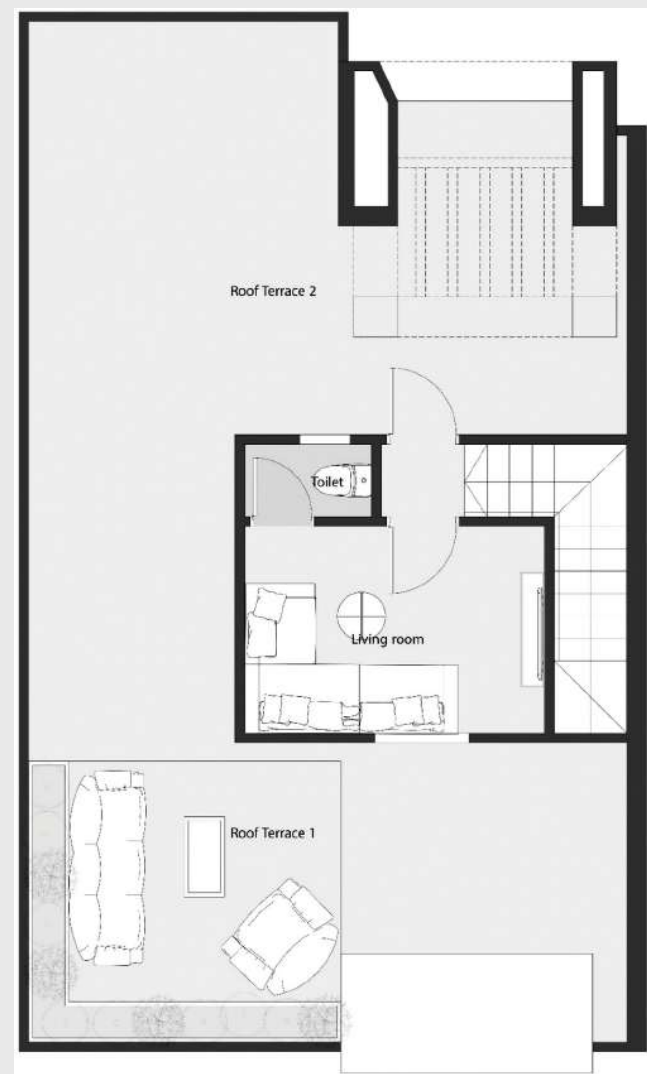
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Key plan
unit A-D | Corner





Ray

TOWNHOUSE

/MIDDLE

GROUND FLOOR

Porch	1.35 x 1.35
Entrance Hall	1.50 x 2.25
Reception 1	3.65 x 6.80
Reception 2	3.55 x 3.40
Dining Area	3.55 x 3.35
Nanny's Room	2.00 x 1.85
Toilet 2	1.85 x 0.90
Lobby	1.00 x 1.10
Toilet 1	1.00 x 1.80
Kitchen	2.45 x 3.60

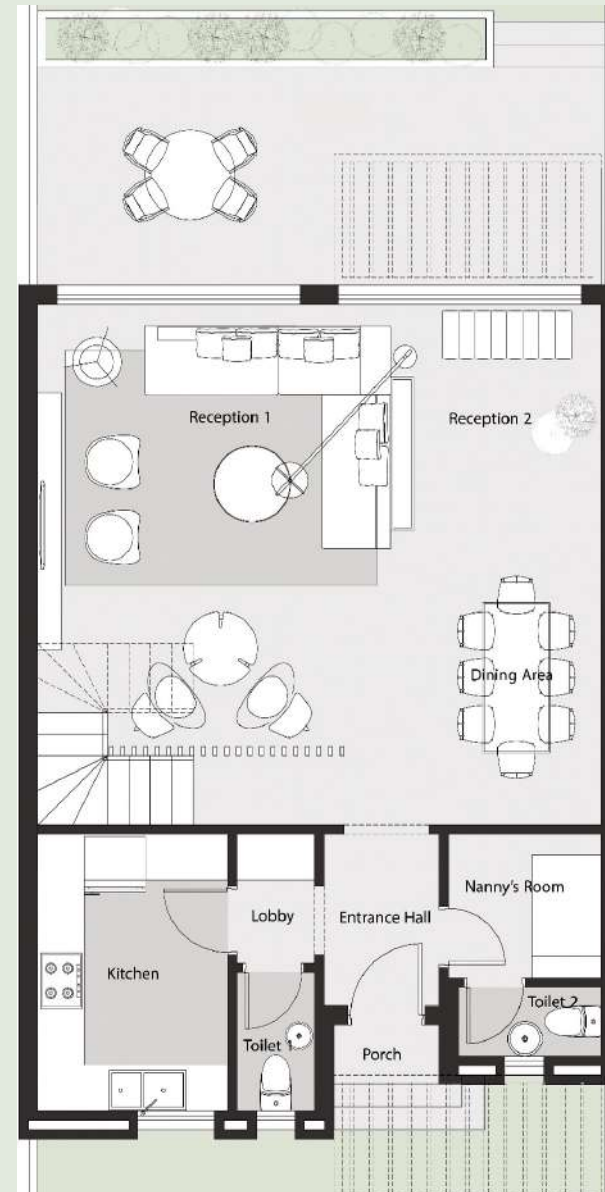
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Key plan
unit B-C | Middle



Ray

TOWNHOUSE

/MIDDLE

FIRST FLOOR

Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x 4.55
Master Bedroom	3.60 x 4.35
Terrace	3.45 x 1.05
Dressing Room	1.75 x 2.05
Bathroom 1	1.75 x 2.00
Lobby	1.75 x 1.05
Laundry	1.75 x 0.90
Bathroom 2	1.75 x 2.00

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Key plan
unit B-C | Middle



Ray

TOWNHOUSE

/MIDDLE

PENTHOUSE

Living Room	2.30 x 3.35
Toilet	1.10 x 1.35
Roof Terrace 1	7.30 x 5.60
Roof Terrace 2	7.30 x 5.00

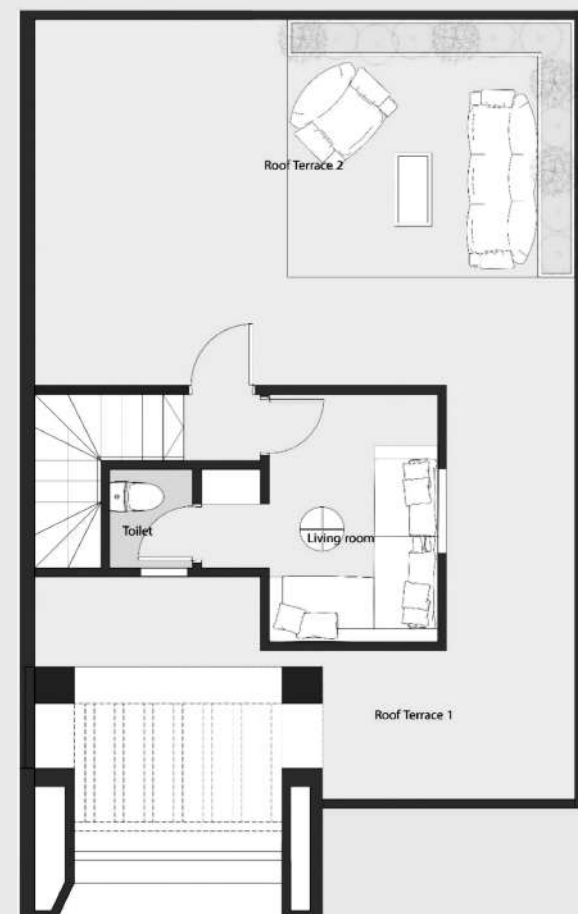
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Key plan
unit B-C | Middle





Serena
TOWNHOUSE

Serena

TOWNHOUSE

/CORNER

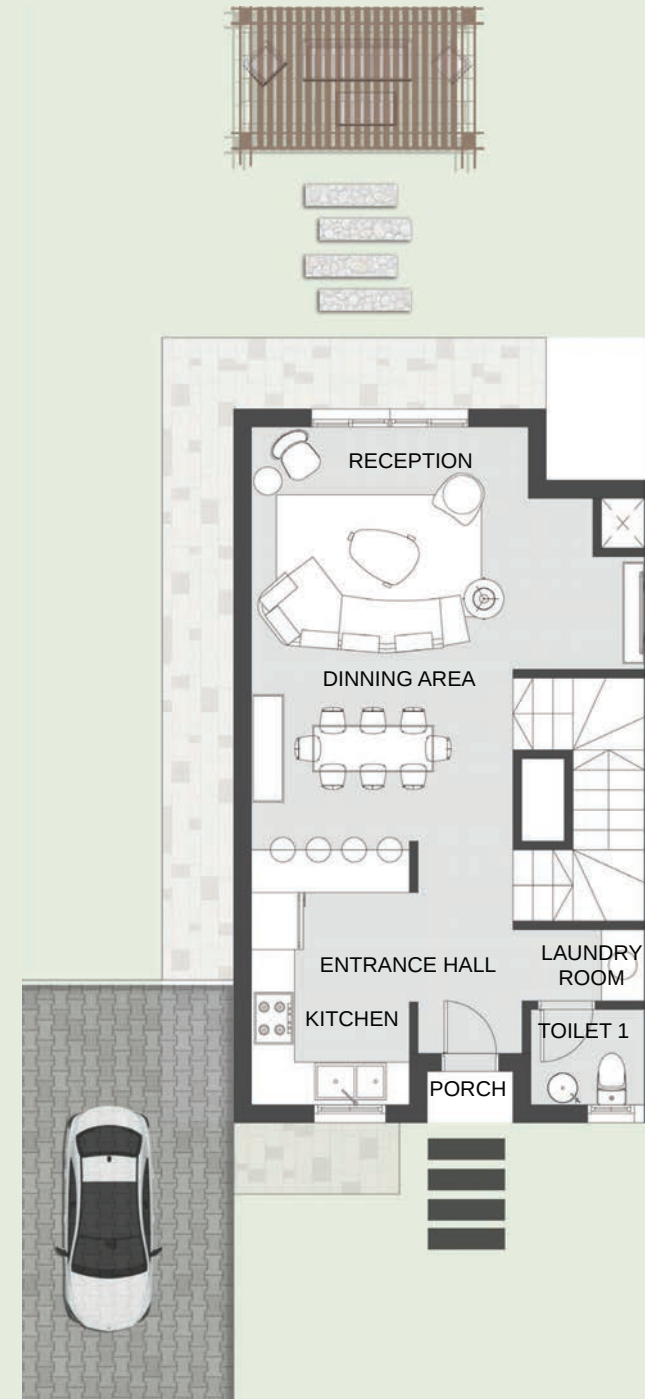
GROUND FLOOR

Porch	1.40 X 2.40
Entrance hall	1.50 X 2.90
Kitchen	2.50 X 3.70
Toilet	1.60 X 1.70
Laundry Room	1.10 X 1.80
Dining Area	2.50 X 3.80
Reception	3.50 X 5.70

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Serena

TOWNHOUSE

/CORNER

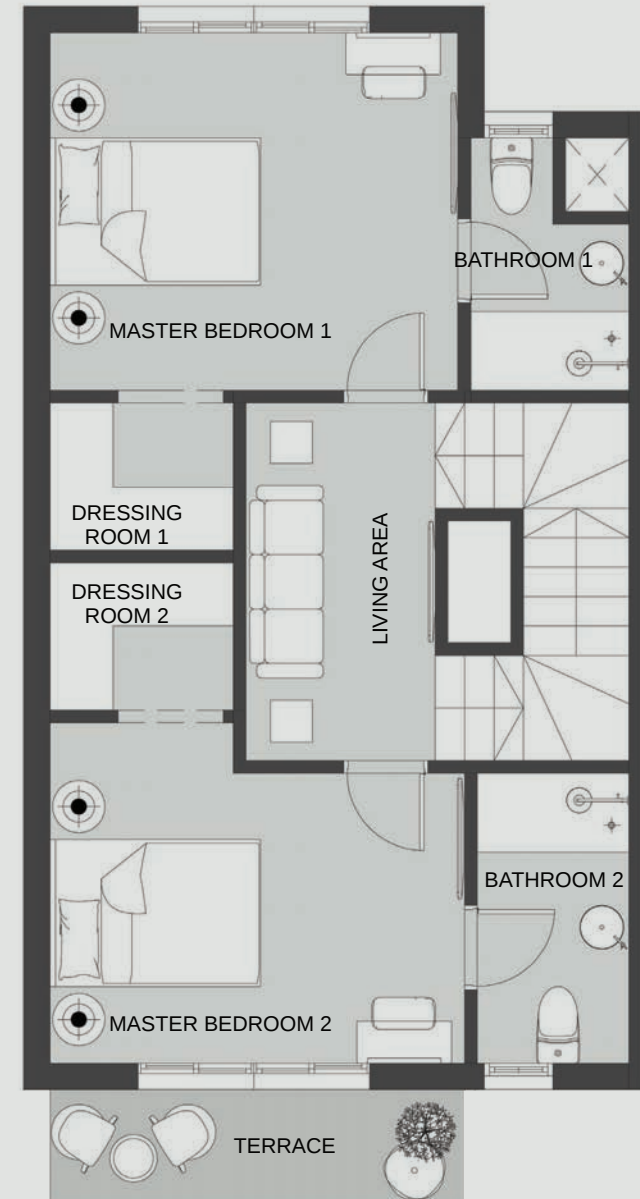
FIRST FLOOR

Master Bedroom 1	3.50 X 4.10
Bathroom 1	1.70 X 2.50
Dressing Room 1	1.50 X 1.90
Living Area	3.50 X 1.90
Master Bedroom 2	3.50 X 4.10
Bathroom 2	1.70 X 2.90
Dressing Room 2	1.50 X 1.90
Terrace	1.30 X 3.90

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Serena

TOWNHOUSE

/CORNER

PENTHOUSE

Living Area	3.80 X 2.40
Lobby	1.30 X 1.20
Bedroom	4.10 X 3.50
Toilet	2.50 X 1.70
Roof Terrace	5.80 X 4.10

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Serena

TOWNHOUSE

/MIDDLE

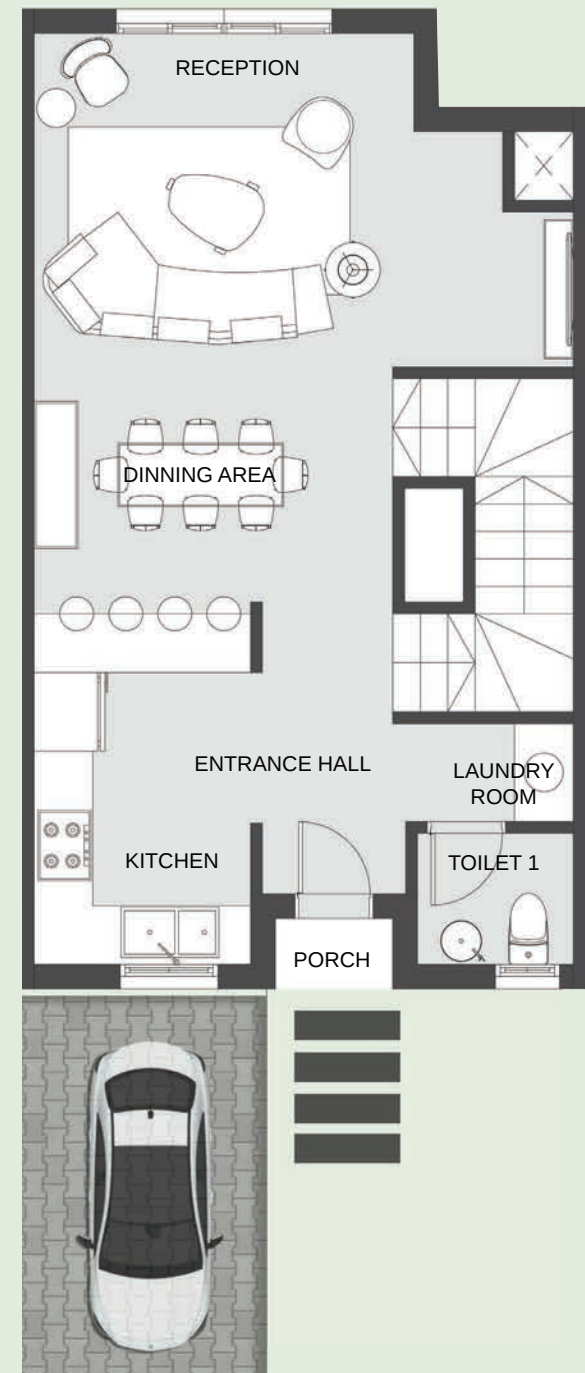
GROUND FLOOR

Porch	1.40 X 2.40
Entrance hall	1.50 X 2.90
Kitchen	2.50 X 3.70
Toilet	1.60 X 1.70
Laundry Room	1.10 X 1.80
Dining Area	2.50 X 3.70
Reception	3.50 X 5.60

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Serena

TOWNHOUSE

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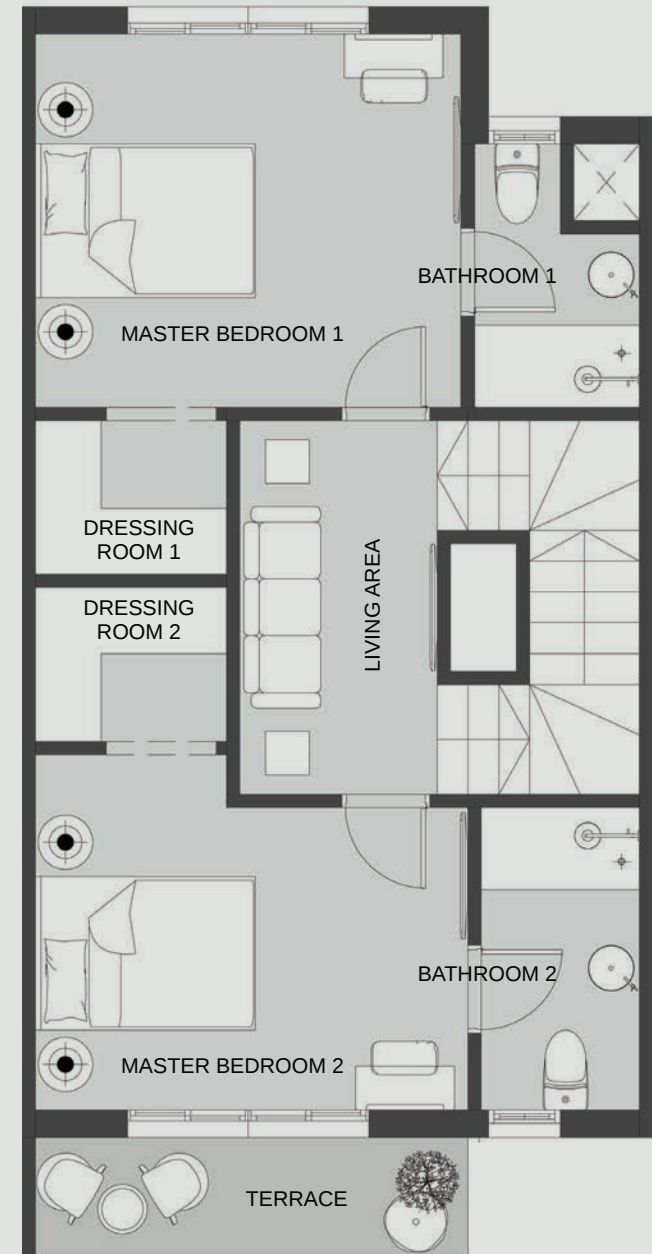
FIRST FLOOR

Master Bedroom 1	3.50 X 4.00
Bathroom 1	2.50 X 1.70
Dressing Room 1	1.50 X 1.90
Living Area	3.50 X 1.90
Master Bedroom 2	4.10 X 3.50
Bathroom 2	1.70 X 2.90
Dressing Room 2	1.50 X 1.90
Terrace	3.70 X 1.10

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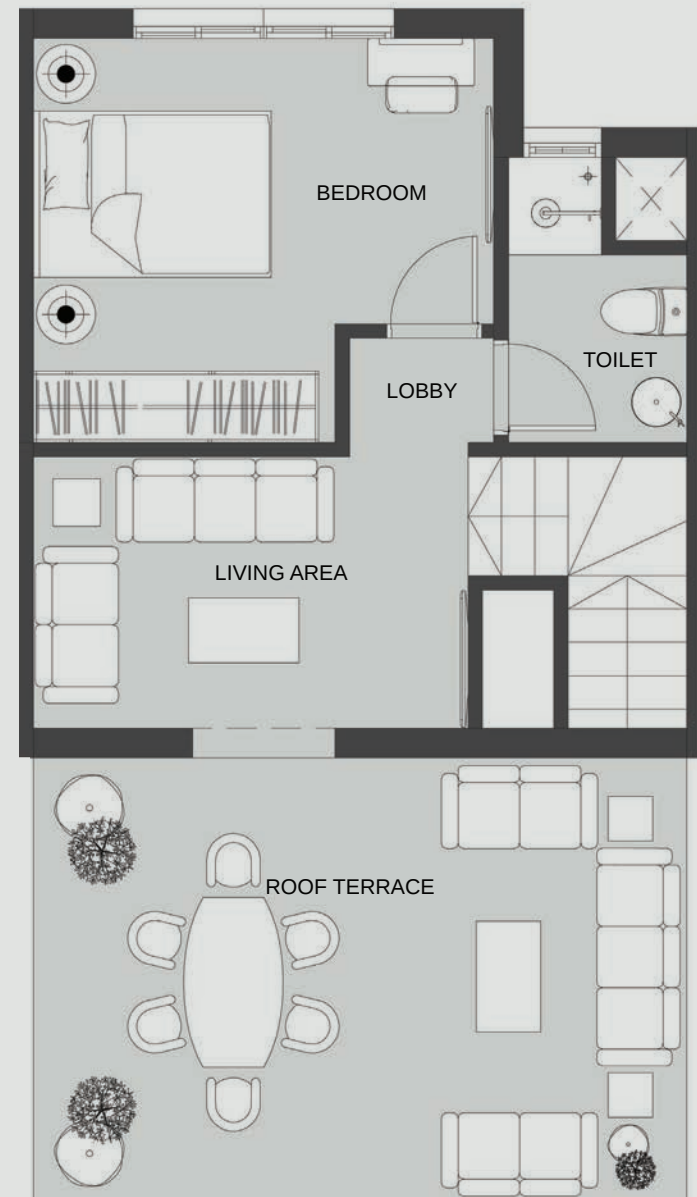
PENTHOUSE

Living Area	2.40 X 3.70
Lobby	1.20 X 1.30
Bedroom	3.50 X 4.00
Toilet	1.70 X 2.50
Roof Terrace	4.10 X 5.70

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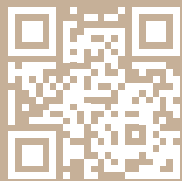
Last updated 2/27



A woman's silhouette is visible on the right side of the image, looking out a window. The window is covered with heavy, draped curtains in shades of orange and brown. A bright, circular light source, likely the sun, is visible through the window, creating a strong backlighting effect. The overall atmosphere is warm and cozy.

Life Wrapped In Comfort

Solay
new cairo



livingyards

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