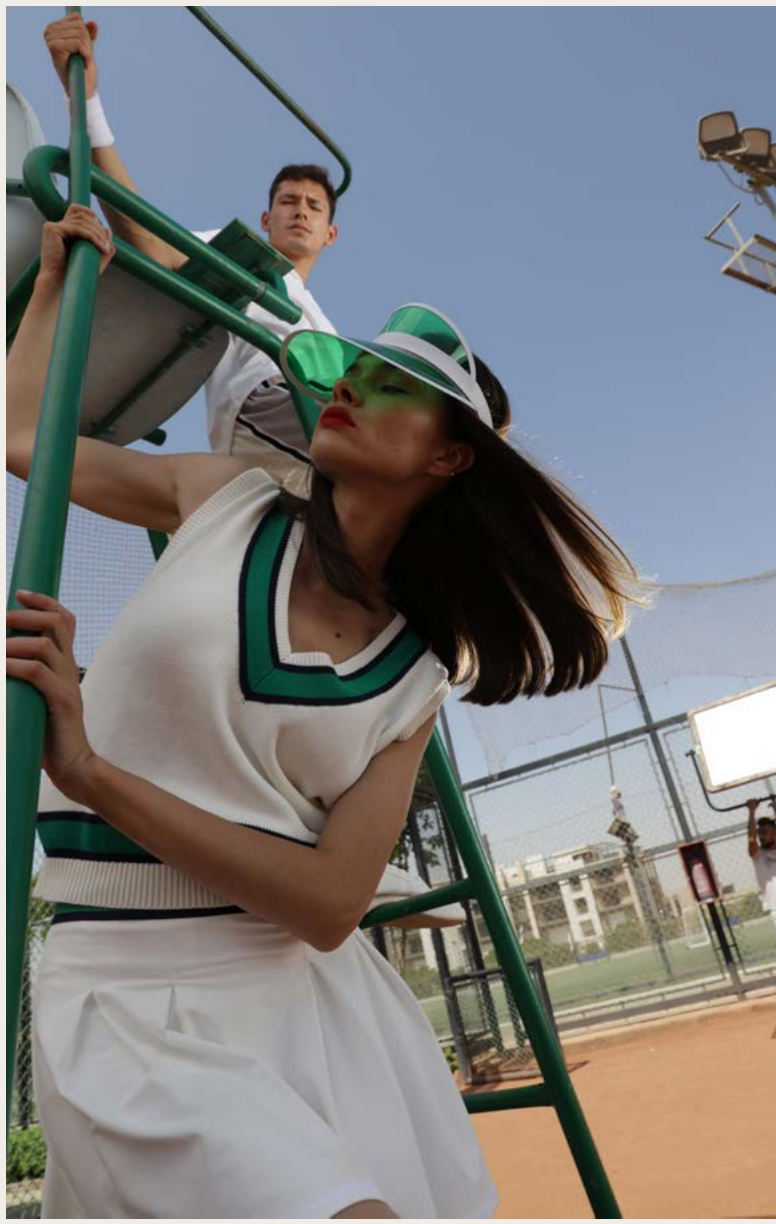
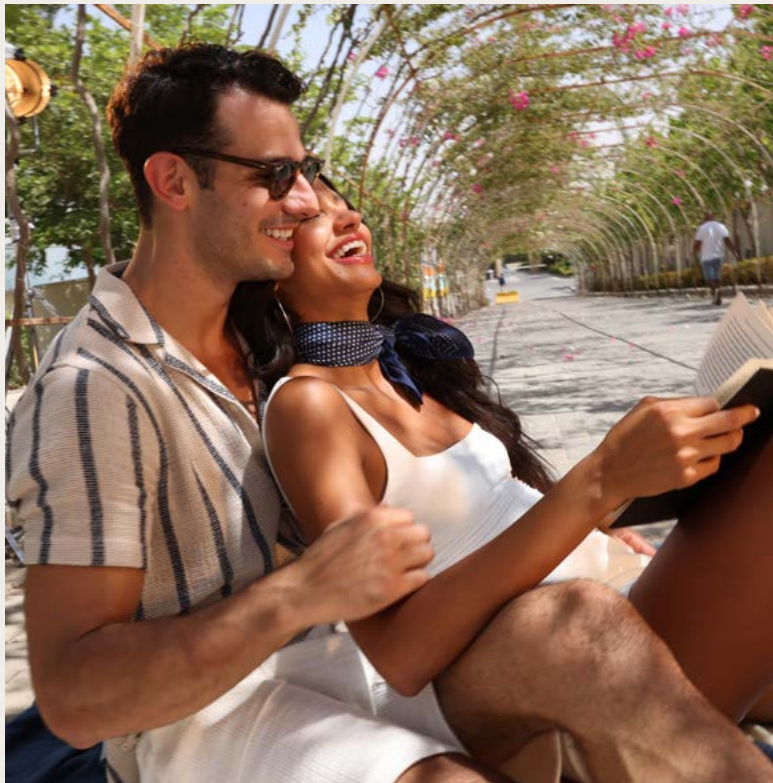
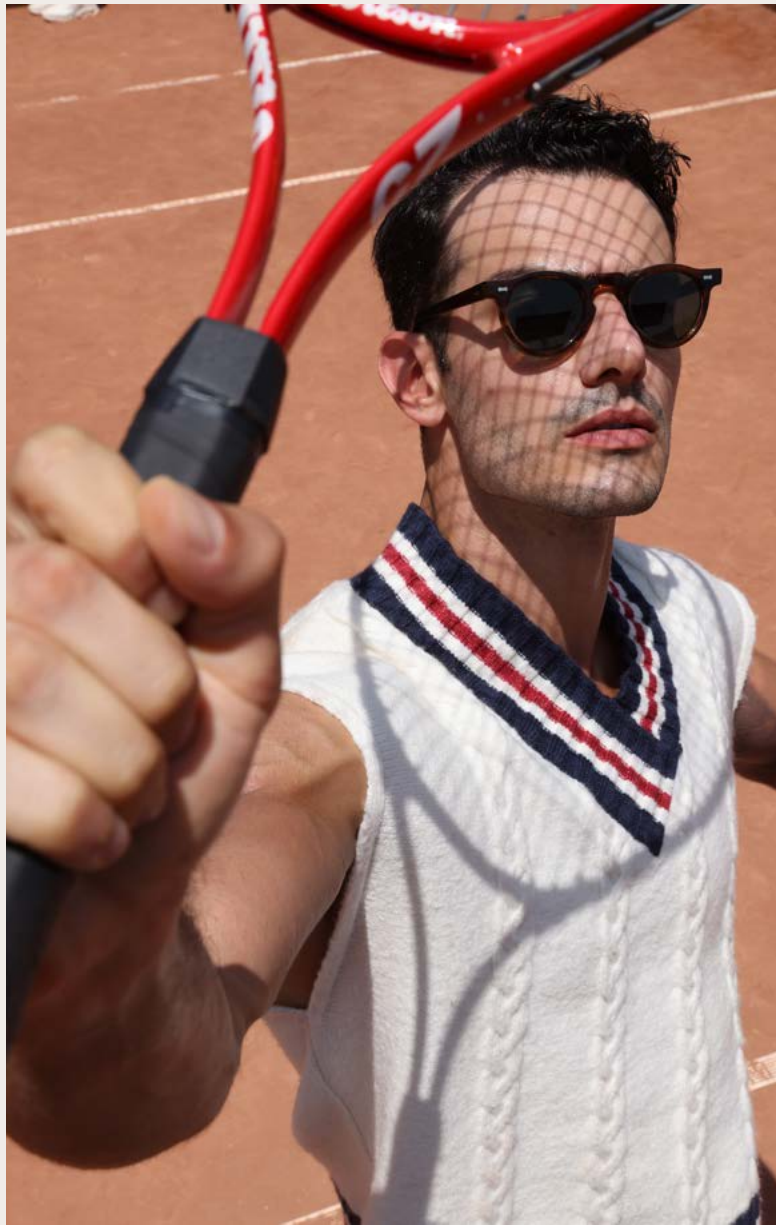




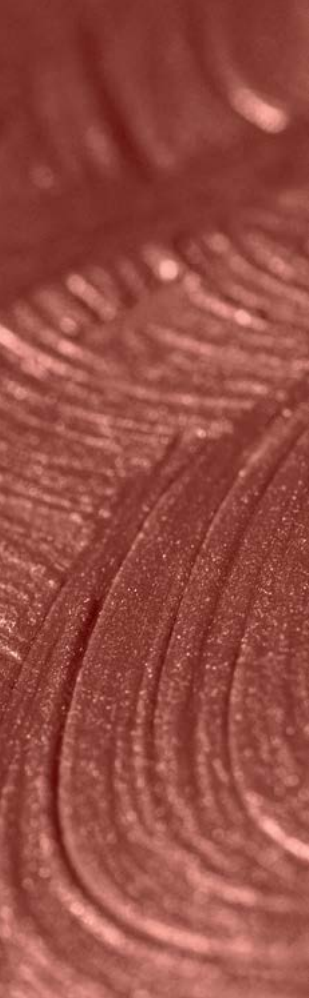
THE ESTATES

RESIDENCES

THE VILLAS



A NEW AGE OF REFINEMENT



A SIGNATURE COMMUNITY BY SODIC

With homes tailored to reflect your style and personality, ‘SODIC signature’ takes premium living to a new level. With integrated communities focused on what’s most important to you, you can rest easy knowing that you’re getting the most premium services available. ‘SODIC signature’ introduces an unparalleled level of luxury with exclusive community management alongside the amenities, style and quality.



A NEW AGE OF REFINEMENT

THE DEVELOPMENT CONCEPT

It's not about leaving a legacy, it's about living it. It's not about being seen, it's about seeing the most. It's not about making a statement, it's about making a difference. It's not about being noticed, it's about being remembered. It's not about life as you know it, it's about life as you want it, at The Estates Residences.



A MODERN MASTERPIECE

THE COMMUNITY

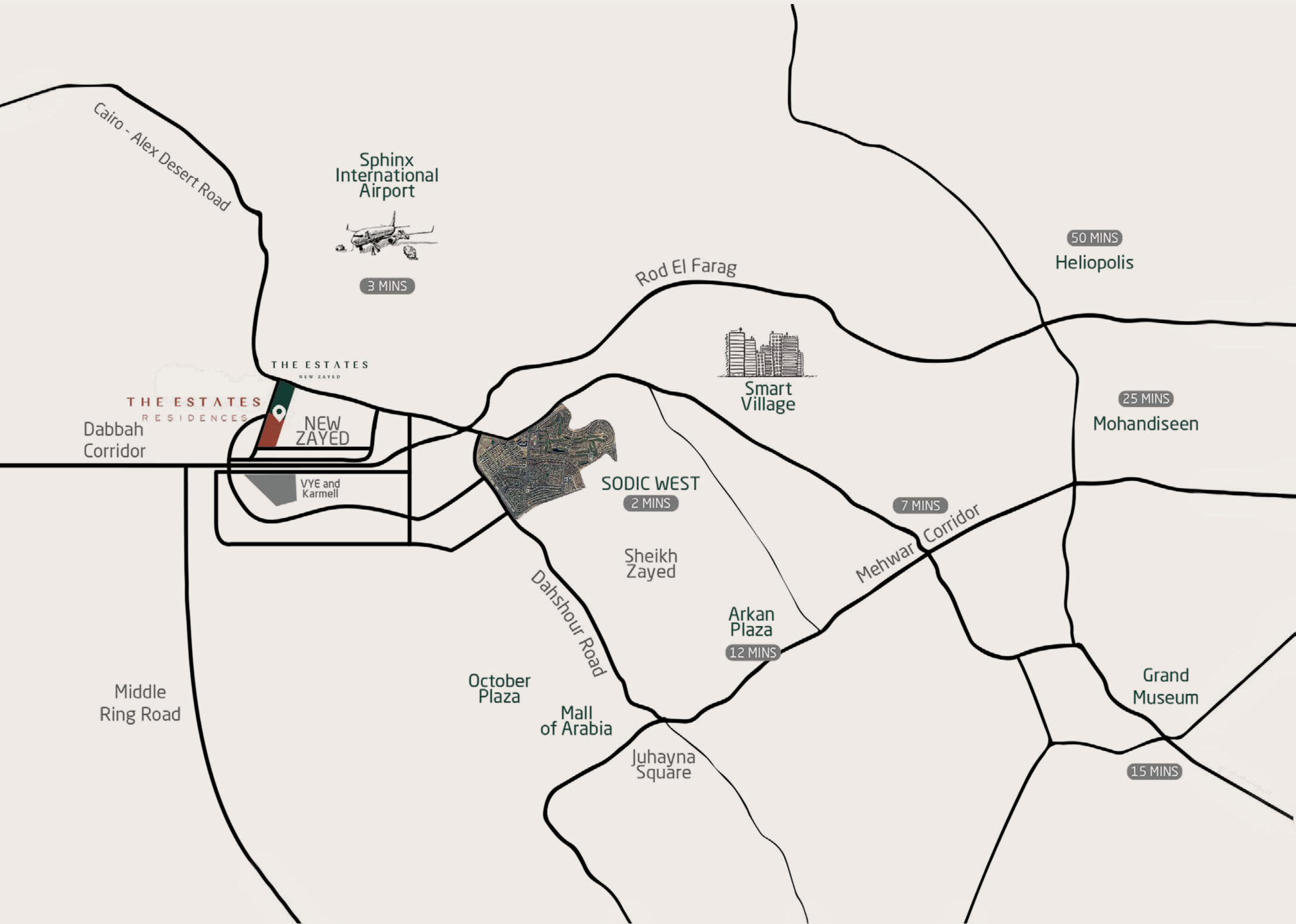
Designed by an international master-planner, the vision behind The Estates Residences was to create a green design. The Estates Residences is a 115 acres destination that has a mix between apartments & villas, with a 16.5% footprint creating a surreal outdoor experience. No crossroads disrupt the interconnectivity of the entire low density, high-end, gated community.



STRATEGICALLY SITUATED

THE LOCATION

Welcome to New Zayed, the modern-day prime location in West Cairo. In the heart of New Zayed, The Estates Residences is found neighbouring The Estates, indirectly adjacent and accessible to the Cairo-Alex highway and parallel to the Dabaa Road, effortlessly reachable to all the services of the surrounding Sheikh Zayed. The community is a quick 6.5 km from SODIC West, 14 km from Juhayna Square, and only 3.5 km from the Sphinx International Airport.



MODERN COUNTRYSIDE ARCHITECTURE

AN AUTHENTIC DESIGN

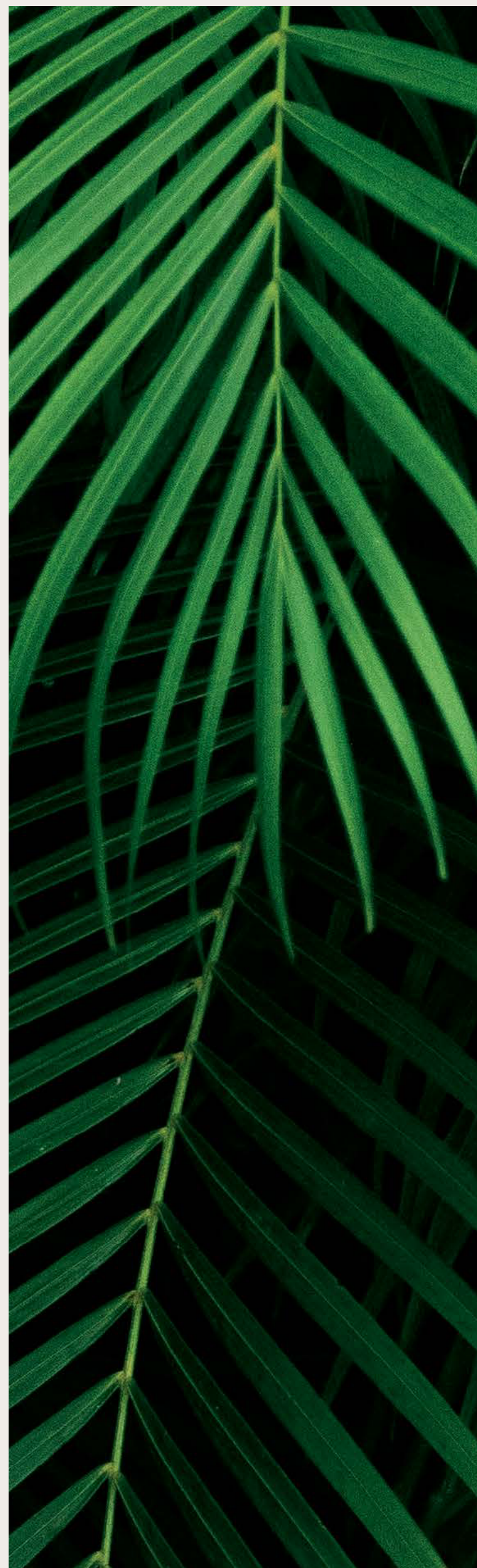
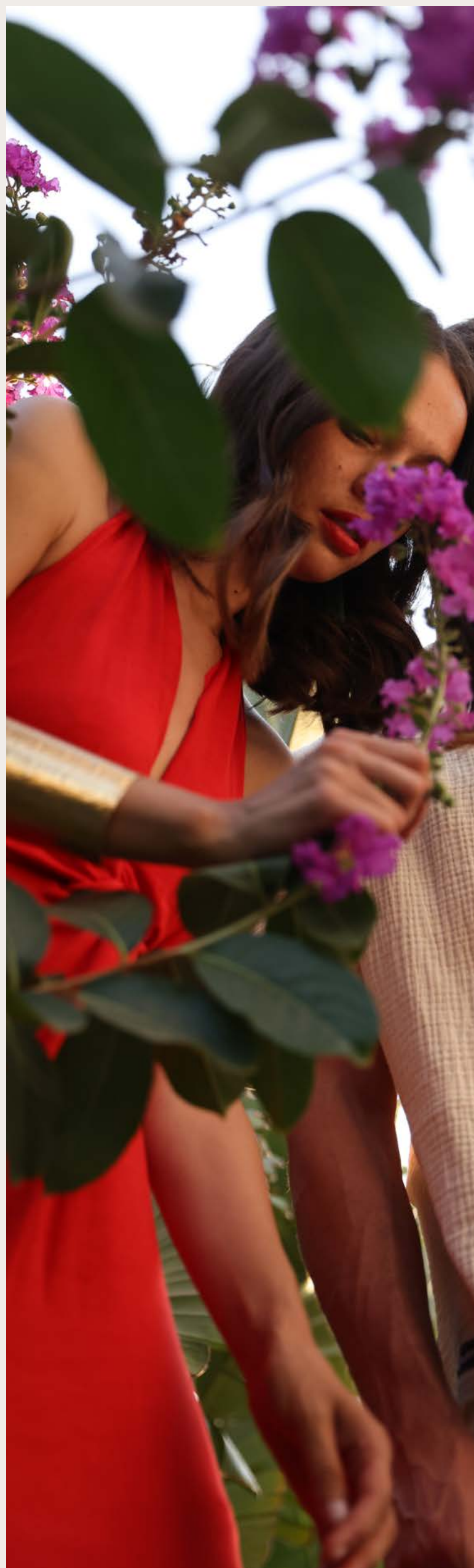
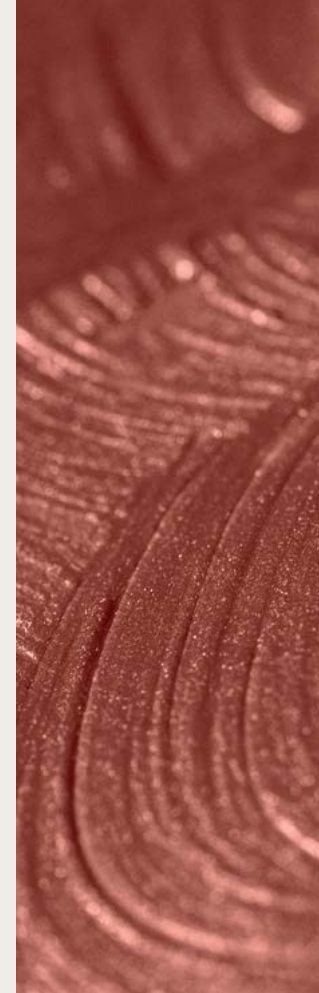
The non-symmetrical architecture across The Estates Residences is a nod to simpler times. Each building, distinct in look and feel, retains a color scheme suiting its surrounding natural environment. All the large windows in each home promise imaginative views and ample natural light.



NATURE AT ITS FINEST

THE GREEN PARKS & LAKES

Journey towards whatever appeals to you in the moment at the ample parks and green pathways of The Estates Residences, each boasting a hearty activity fit for every generation with playgrounds, BBQ hangouts, and endless scenic parks. Take a break by the breathtaking serene lakes surrounding the vast landscape havens.



THE GREEN SPINE

For further convenience, you will find the 2 KM green spine gracefully connecting the apartment's neighborhood, along with the lavish green spaces interconnecting the villas. Tying the space together is a ring road that circles the entire property, ensuring vehicular traffic doesn't intersect with pedestrian traffic for a healthier lifestyle.

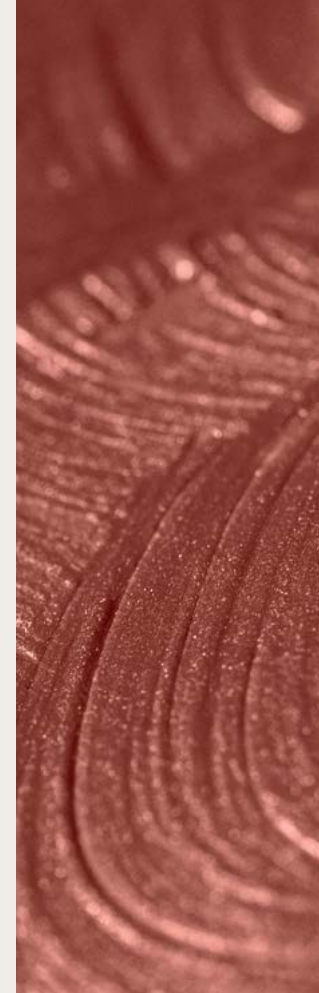


RECONNECTING
WITH
NATURE

RECREATIONAL AMENITIES

THE OUTDOOR EXPERIENCE

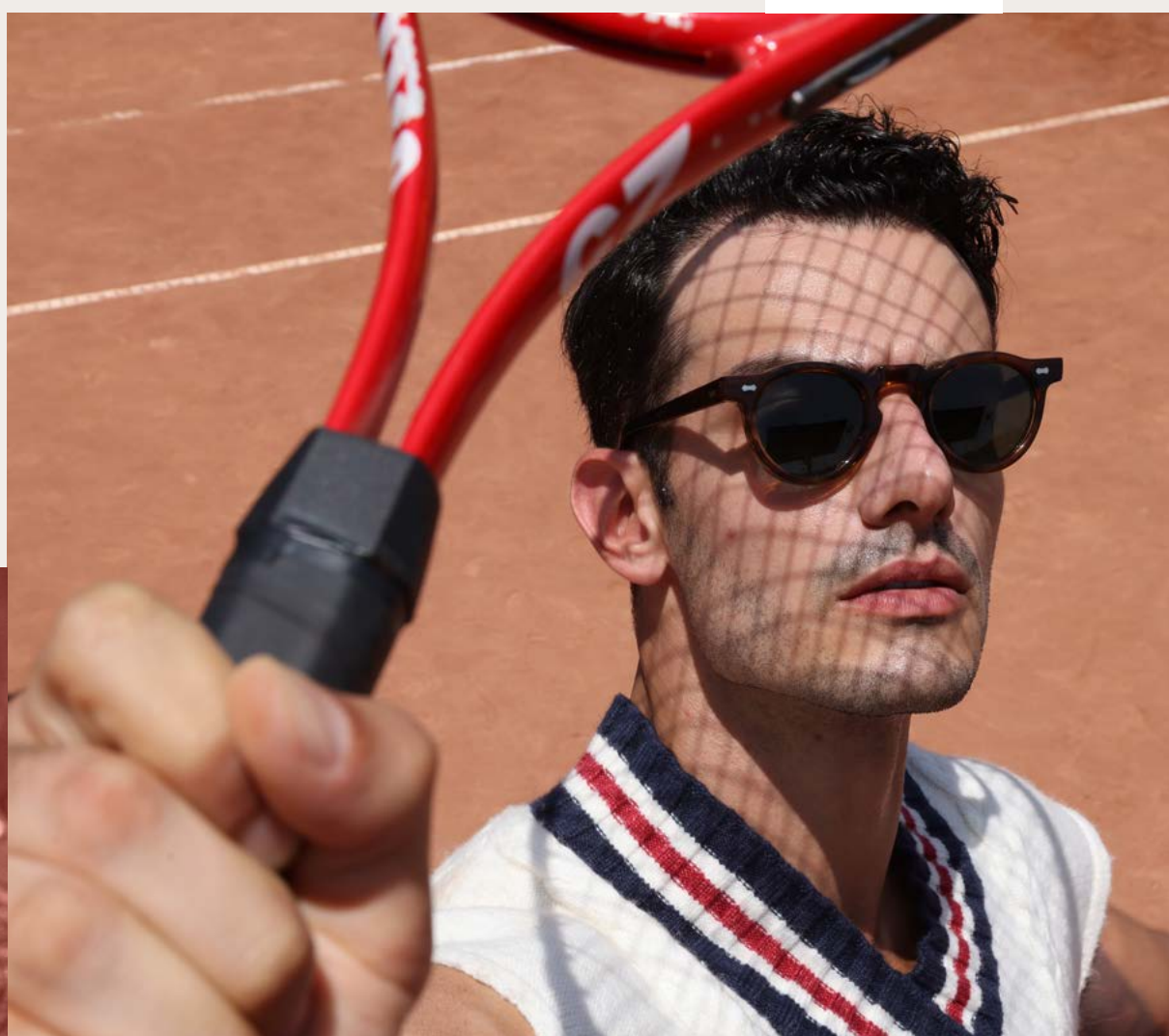
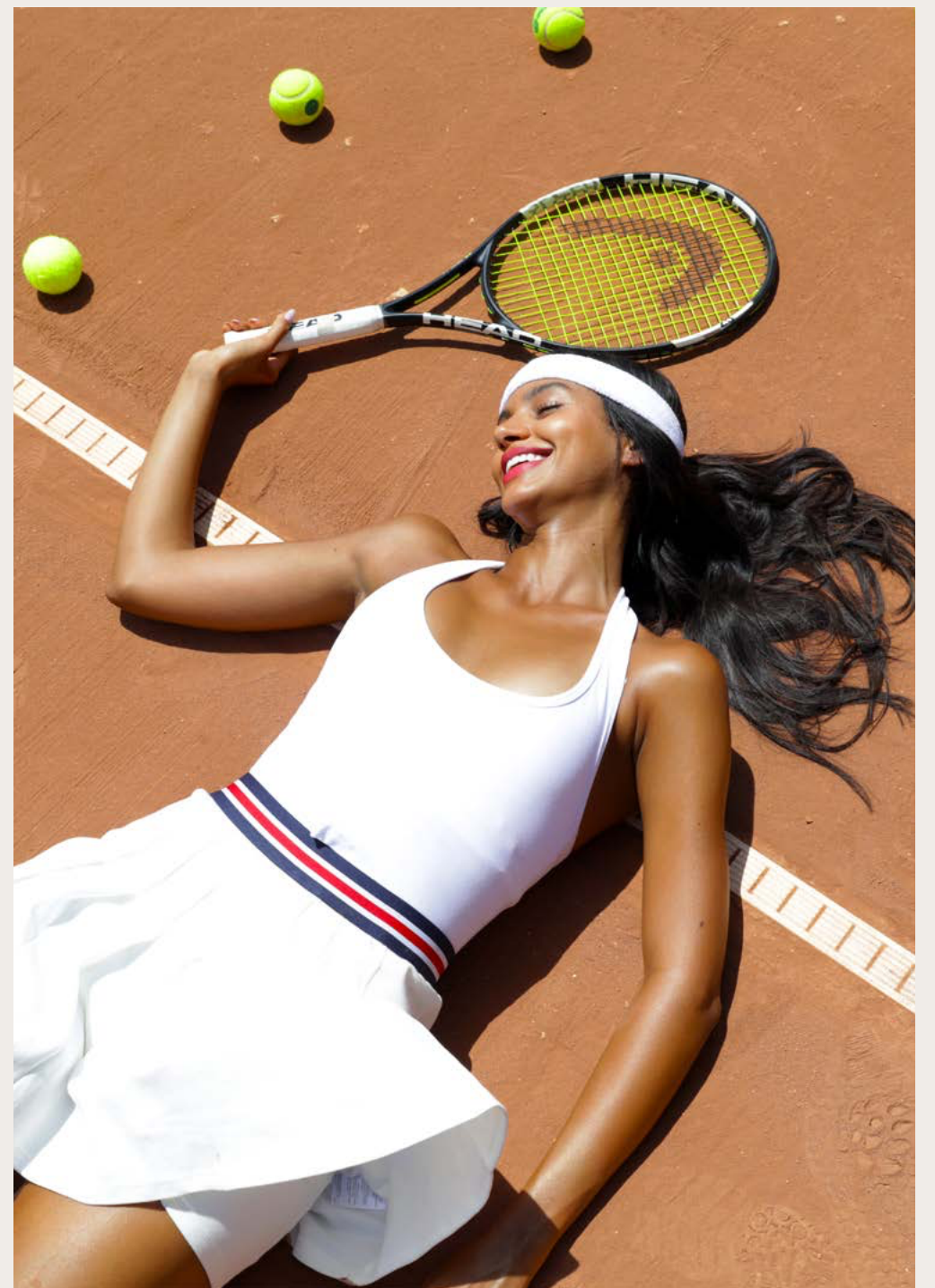
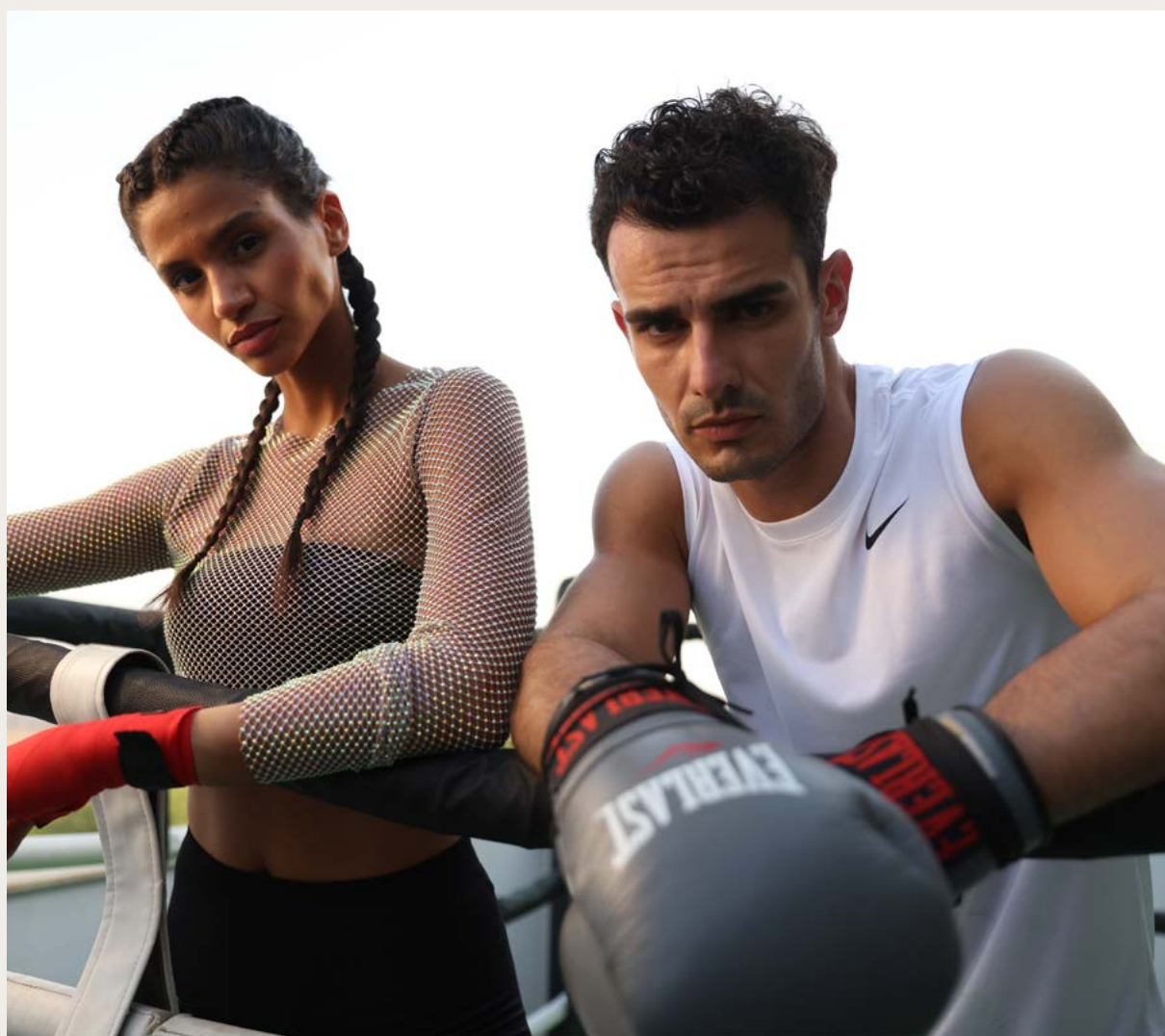
Each locale has its own atmosphere as you venture from choice to choice, mood to mood, and craving to craving. This is where it's all at: sports facilities, eateries, and social seatings are all just an easy walk away. Take a break from your long days at the social building in the TV lounges and social areas while your children play in the outdoor kids' area. Take a seat in the open air and indulge from the food trucks nearby. Even more, host events, take your dog out at the dog's park, and enjoy an array of services and retail experiences just minutes away from home.



A NEW AGE OF WELLNESS THE GROUNDS

WORLD-CLASS SPORTS FACILITIES

The general vibe of The Estates Residences is customized for your utmost wellbeing, both physically and mentally. From hearty and wholesome, to challenging and heart-racing, you will find the flow to take you there. Get competitive in the sports arena featuring tennis courts, paddle tennis courts, pickle ball courts, 5-a-side football pitch, skating arena and jogging tracks surrounding the whole area. Maintain your daily workout routine in the multipurpose sports courts, indoor gym and workout studios while overlooking the leisure and kids' pools. At The Estates Residences, you'll be sure to find a place that suits your active mindset.



NECESSITIES NEARBY

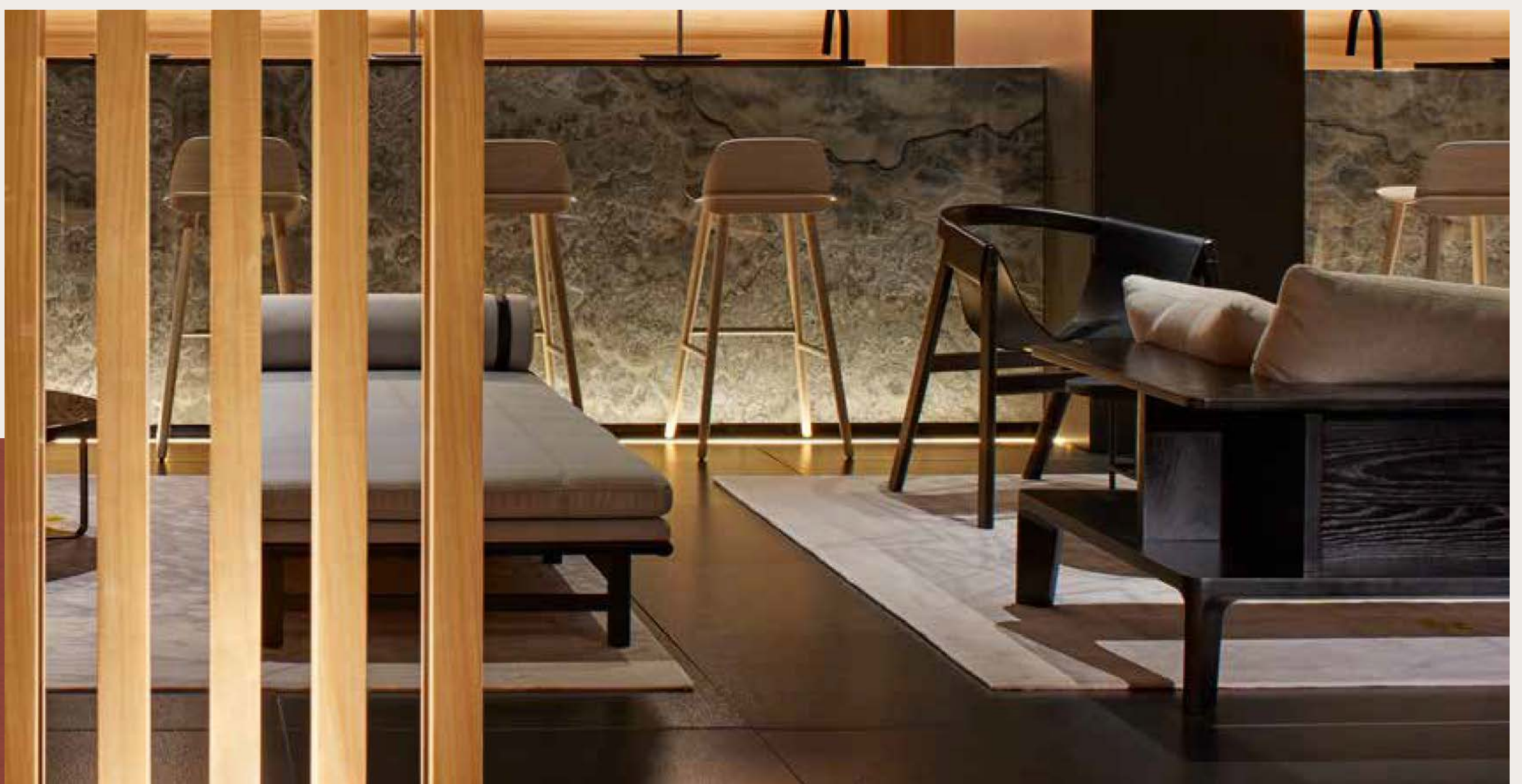
ESSENTIALS CLOSE TO HOME

You'll never have to venture far to find what you need, for everything you're looking for is found right within close proximity at The Estates. You'll find a supermarket, a high-end laundromat, a medical center, a pharmacy, and even a veterinary clinic. Indulge in luxurious dining and shopping experiences with a wide range of food and beverage outlets, as well as expansive outdoor retail options.



NOBU HOTEL AND RESIDENCES ARE MAKING THEIR DEBUT IN EGYPT AT THE ESTATES RESIDENCES

Blending contemporary luxury and subtle Japanese nuances into the concept of a luxury lifestyle experience. The hotels and residences are design-led, while the restaurants and bars are local and vibrant with an atmosphere charged with a sense of being part of something extraordinary.

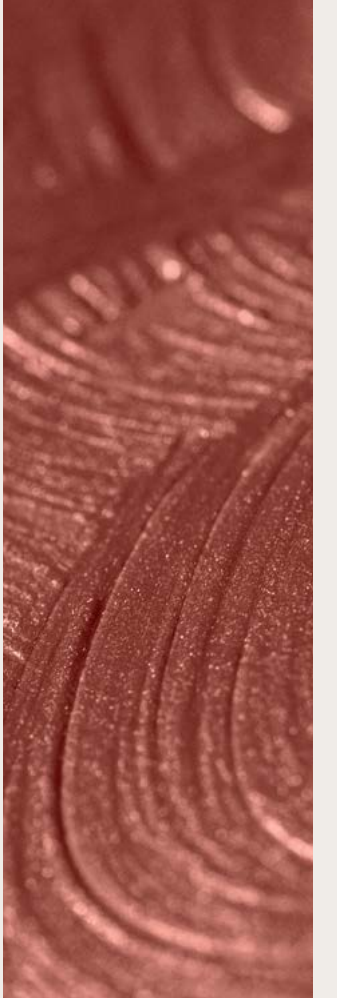


A NEW ERA OF DESIGN

INNOVATIVE RESIDENCES REDEFINING MODERN PLANNING

Embracing the esteemed heritage of exceptional homes, The Estates Residences initiates a new era of living. Showcasing a series of distinctive homes conceived for utmost efficiency, they exemplify intelligent and versatile spatial utilization. Each residence is enriched by premium finished materials, thoughtfully curated layouts and views.



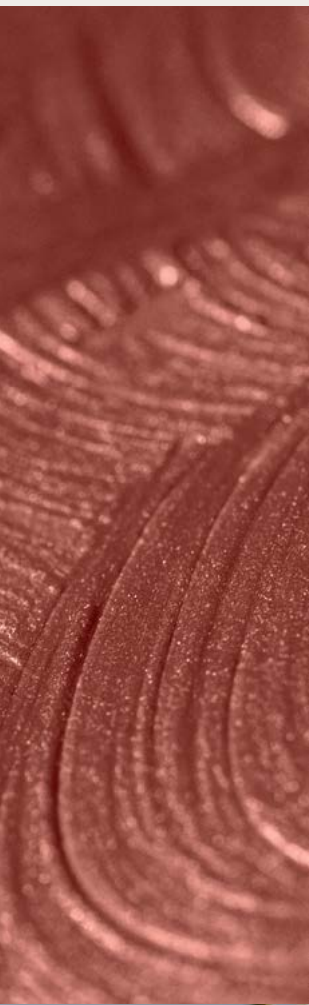
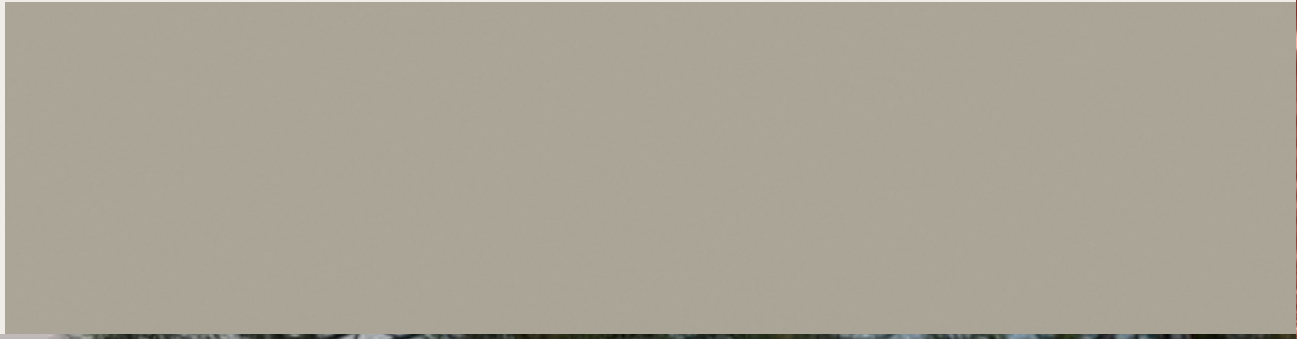


THE RESIDENCES

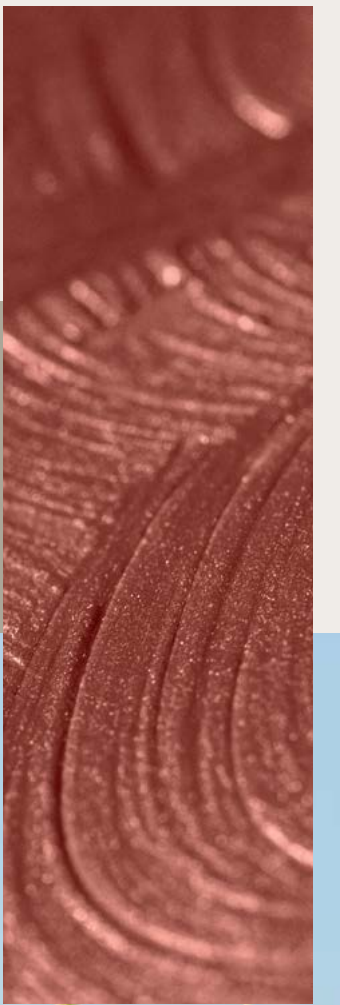
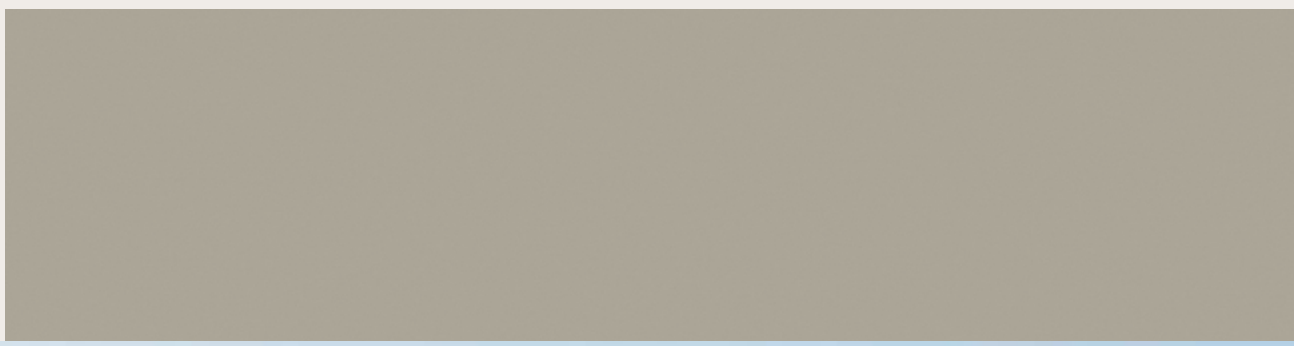




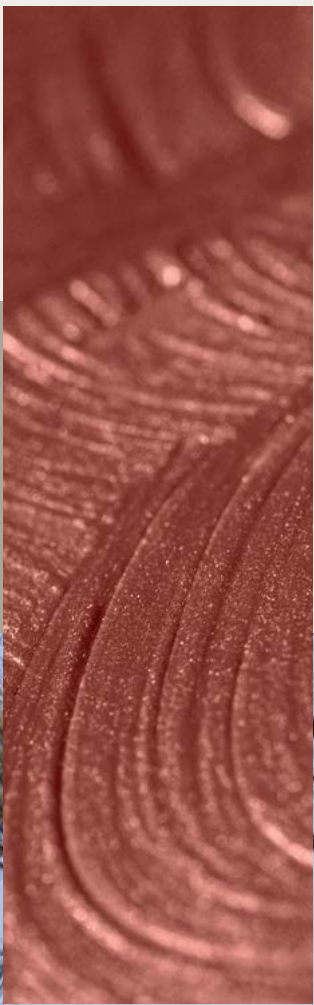
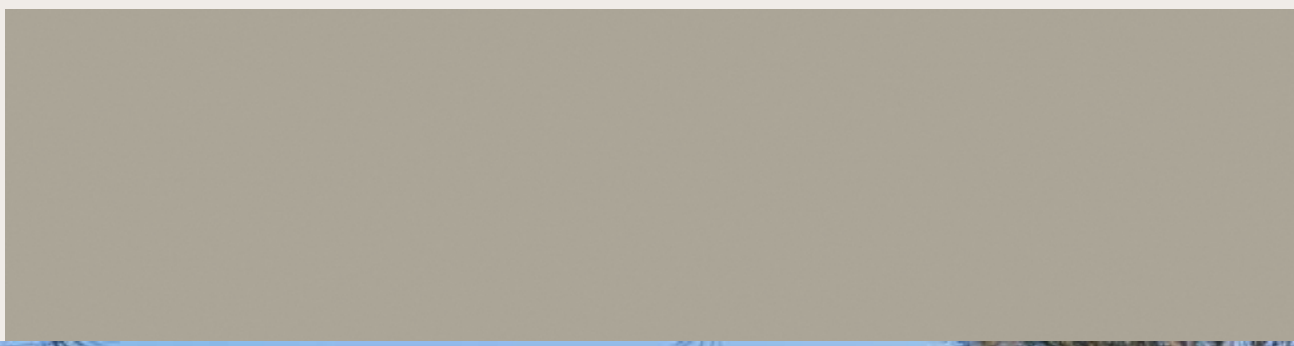
Front View



Back View



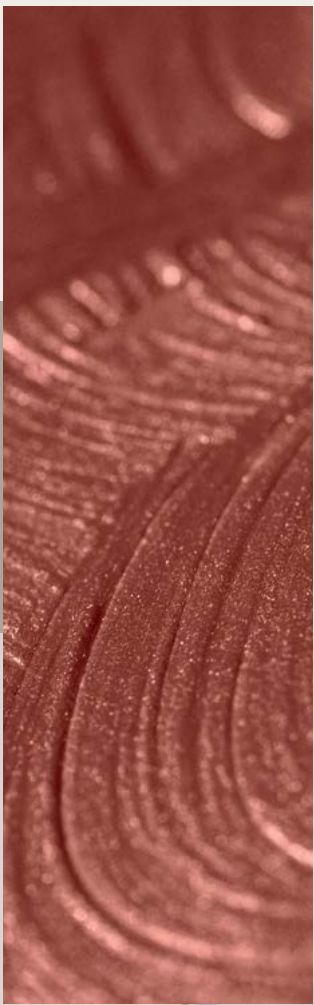
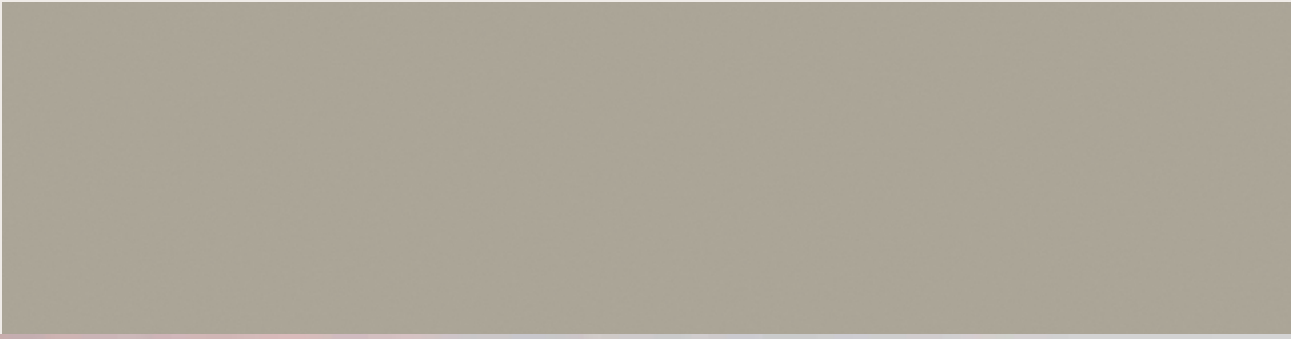
Front View



Back View



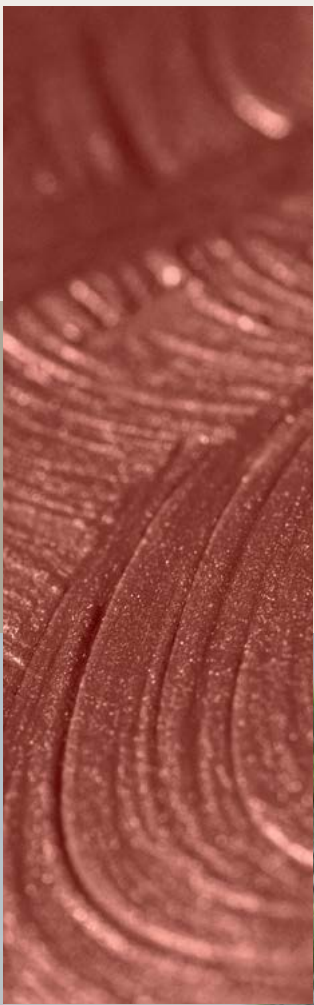
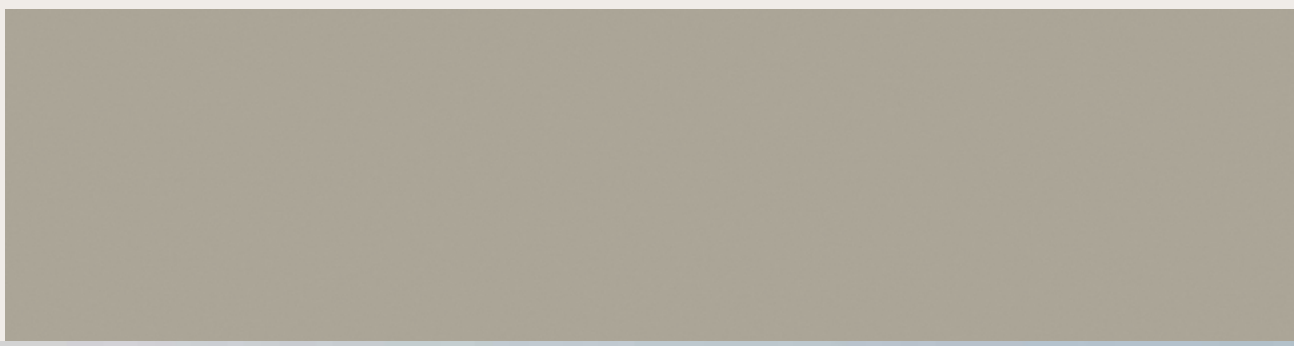
Front View



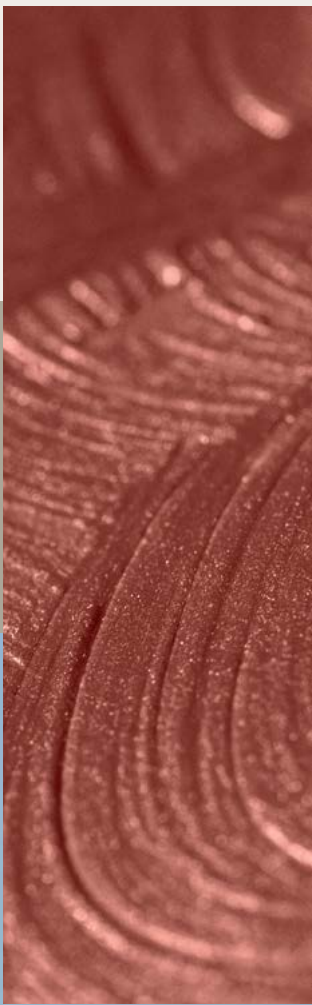
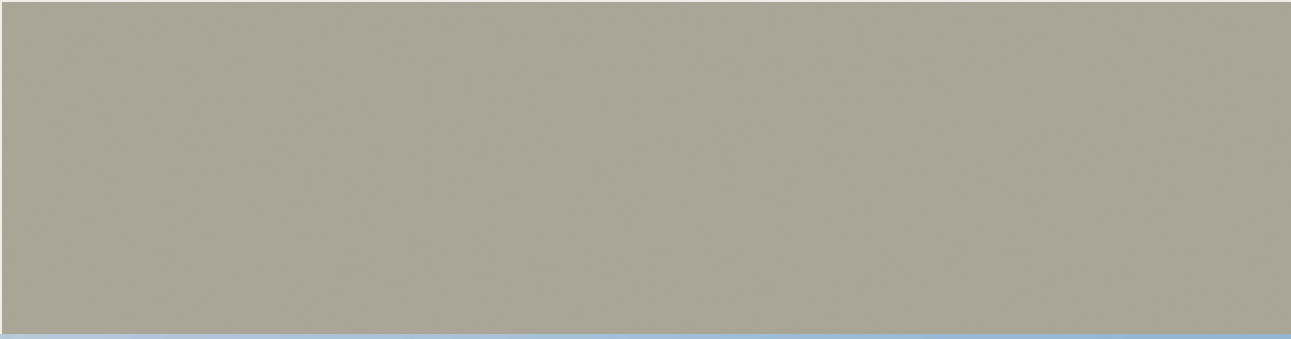
Back View



Front View



Back View



Front View



Back View



Disclaimer: All furniture, fixtures & equipment shown in the renders are indicative and not necessarily reflect the actual & final execution



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THE ESTATES
RESIDENCES
A SODIC SIGNATURE

APARTMENTS & DUPLEXES
PHASE 2



DEVELOPMENT OVERVIEW

Wellness

Authenticity

Effortless
Comfort

Low
Density

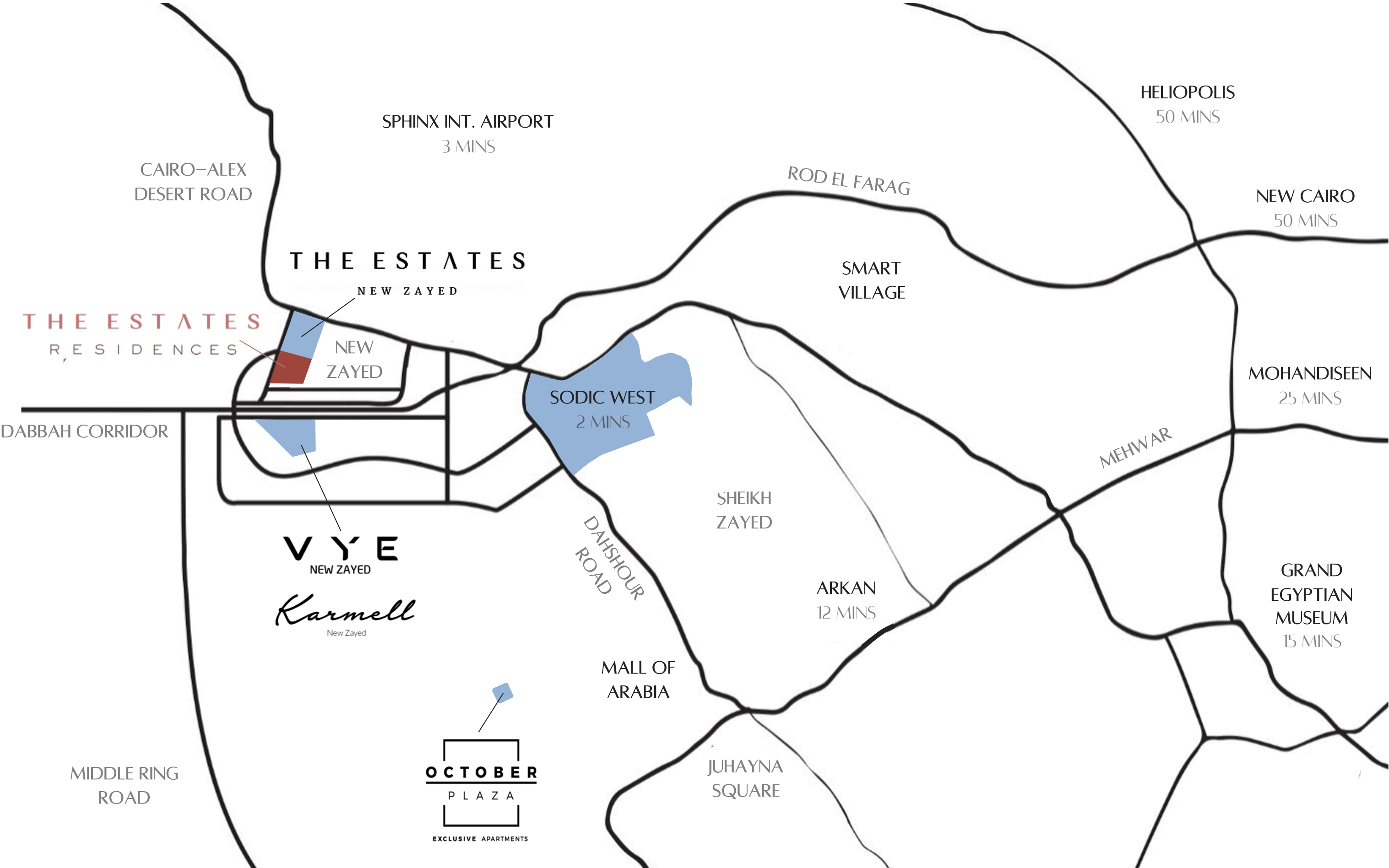
Refinement

Understated
Luxury

A NEW AGE OF REFINEMENT



THE LOCATION



NOBU

RESTAURANT HOTEL RESIDENCES
CAIRO

Blending contemporary luxury and subtle Japanese nuances into the concept of a luxury lifestyle experience. The hotels and residences are **design-led**, while the restaurants and bars are **local** and **vibrant** with an atmosphere charged with a sense of being part of something extraordinary. NOBU is a globally renowned brand that has pioneered for almost 30 years because of its unique experience.



NOBU

RESTAURANT HOTEL RESIDENCES
CAIRO



<https://www.nobuhotels.com/hotel-collection/cairo/>



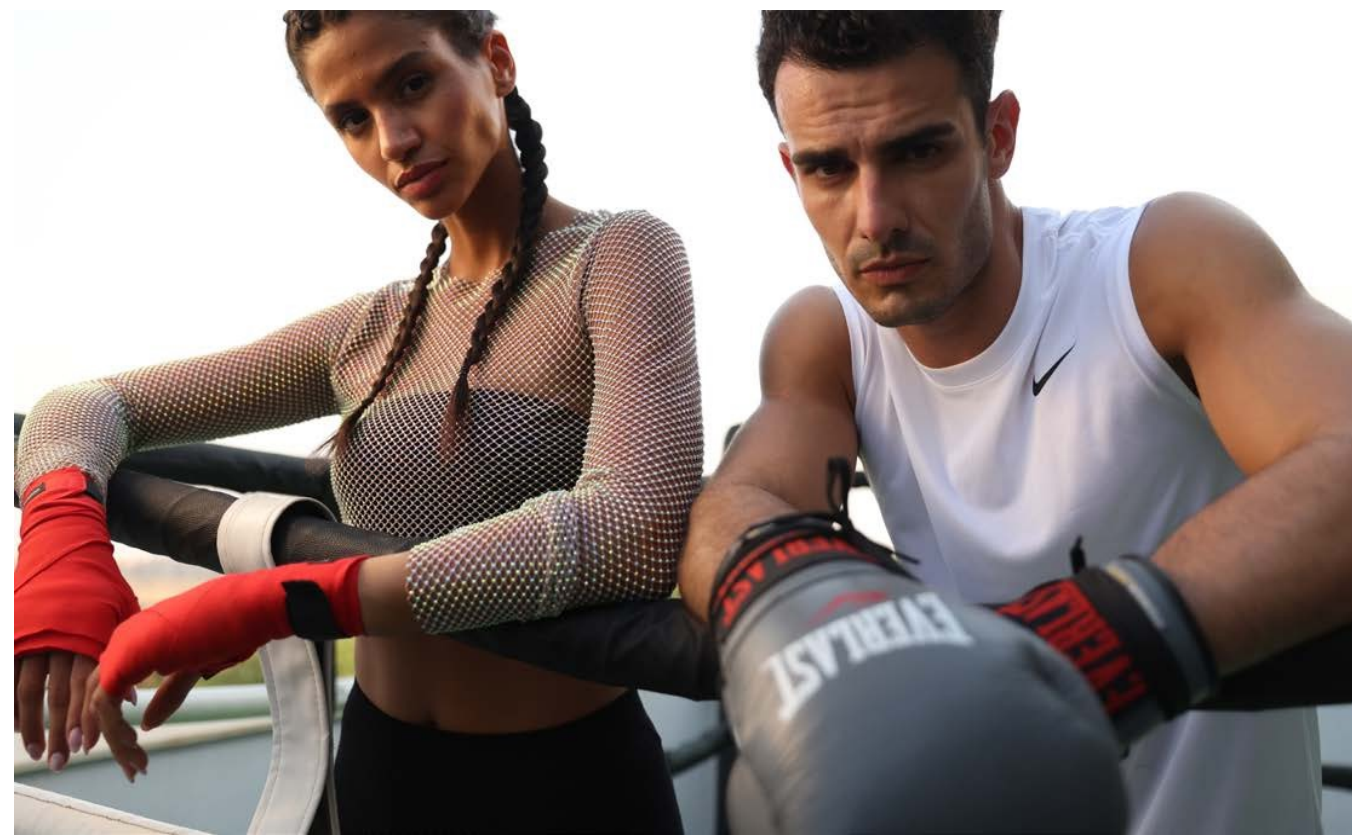
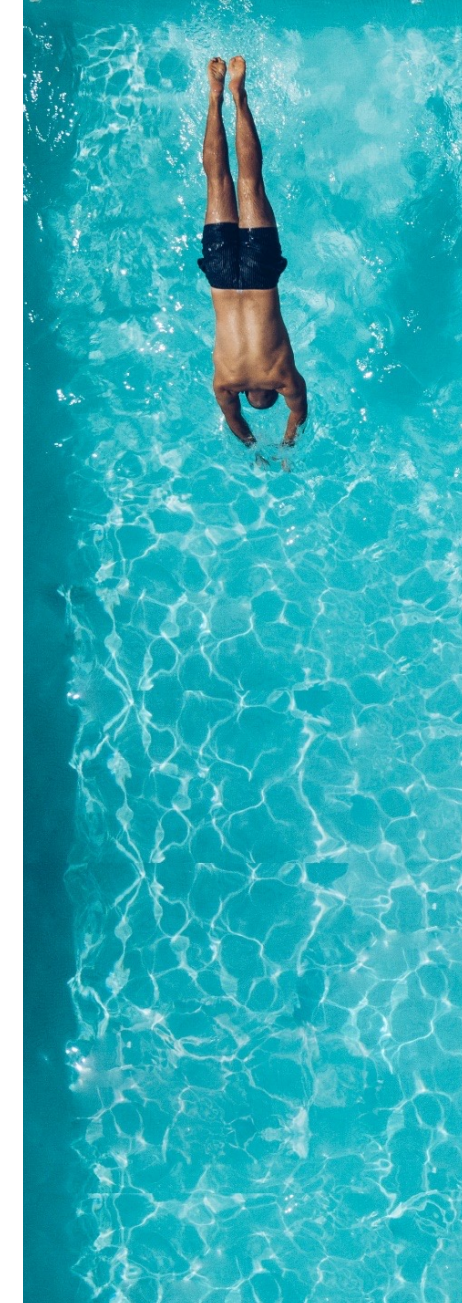
WELCOME TO CAIRO

The Nobu Hotel and Residences Cairo, nestled in SODIC's signature development in New Zayed, West Cairo's up-and-coming neighbourhood is set within the meticulously planned expanse of single-family residences and exclusive apartments, the hotel and residences will form an integral part of "The Estates Residences." Guests and residents will enjoy the proximity of celebrated attractions including the Pyramids, the Great Sphinx, and the highly anticipated Grand Egyptian Museum scheduled to open later this year. The Nobu Hotel and Residences Cairo will also provide direct access to the acclaimed North Coast, offering residents a gateway to convenient weekend and holiday escapes.

A NEW AGE OF WELLNESS

THE GROUNDS

The general vibe of The Estates Residences is customized for your utmost wellbeing, both physically and mentally. From hearty and wholesome, to challenging and heart-racing, you will find the flow to take you there. Get competitive in the sports arena featuring tennis courts, paddle tennis courts, pickle ball courts, 5-a-side football pitch, skating arena and jogging tracks surrounding the whole area. Maintain your daily workout routine in the multipurpose sports courts, indoor gym and workout studios while overlooking the leisure and kids' pools. At The Estates Residences, you'll be sure to find a place that suits your active mindset. The Grounds will be alive & kicking in the beginning of 2025.





NEW PHASE LAUNCH

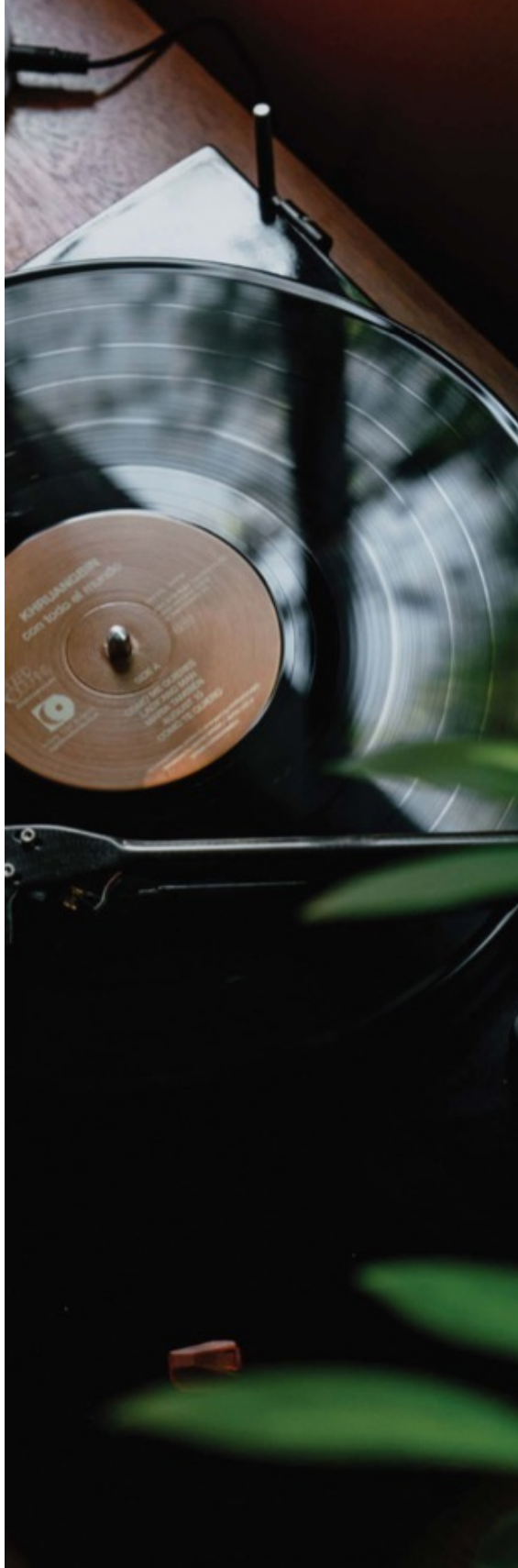
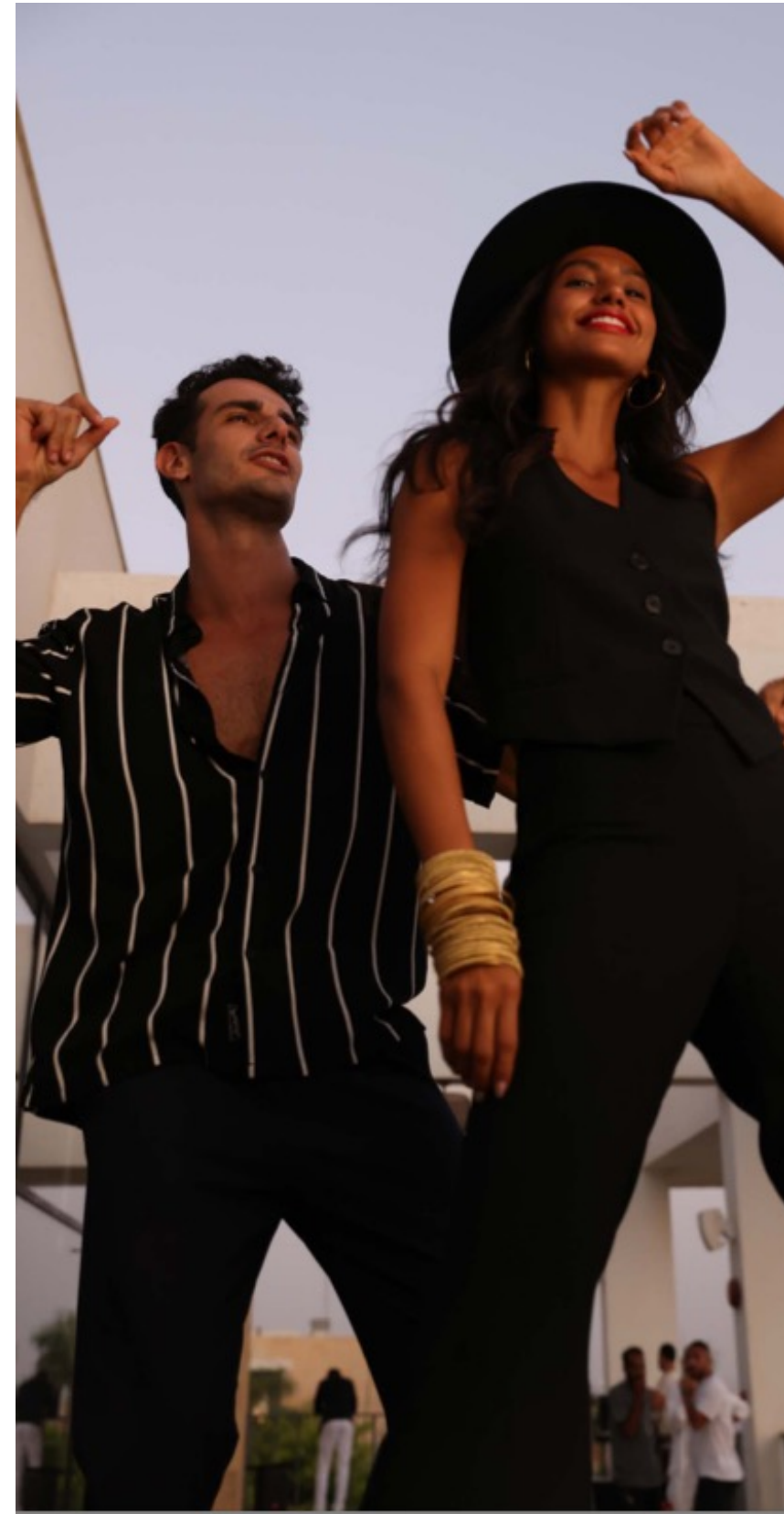


A NEW ERA OF DESIGN

INNOVATIVE RESIDENCES REDEFINING MODERN PLANNING

The Estates Residences new phase was crafted with a focus on modern living, with an array of features tailored to enhance the homeowner experience. Embracing efficiency, each home showcases a designs that optimize space and functionality, ensuring a seamless blend of comfort and practicality.

The Estates Residences offers a diverse selection of residences to suit every lifestyle and preference. Beyond the confines of the homes themselves, expansive gardens provide residents with tranquil outdoor sanctuaries, perfect for relaxation or outdoor gatherings. The spacious roofs offer additional opportunities for customization, whether it be for rooftop gardens, entertainment areas, or simply soaking in panoramic views of the surrounding landscape.



TYPE-C



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

TYPE-E



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

TYPE-F



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

TYPE-G



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

TYPE-H



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A S I G N A T U R E C O M M U N I T Y

BY  **SODIC**