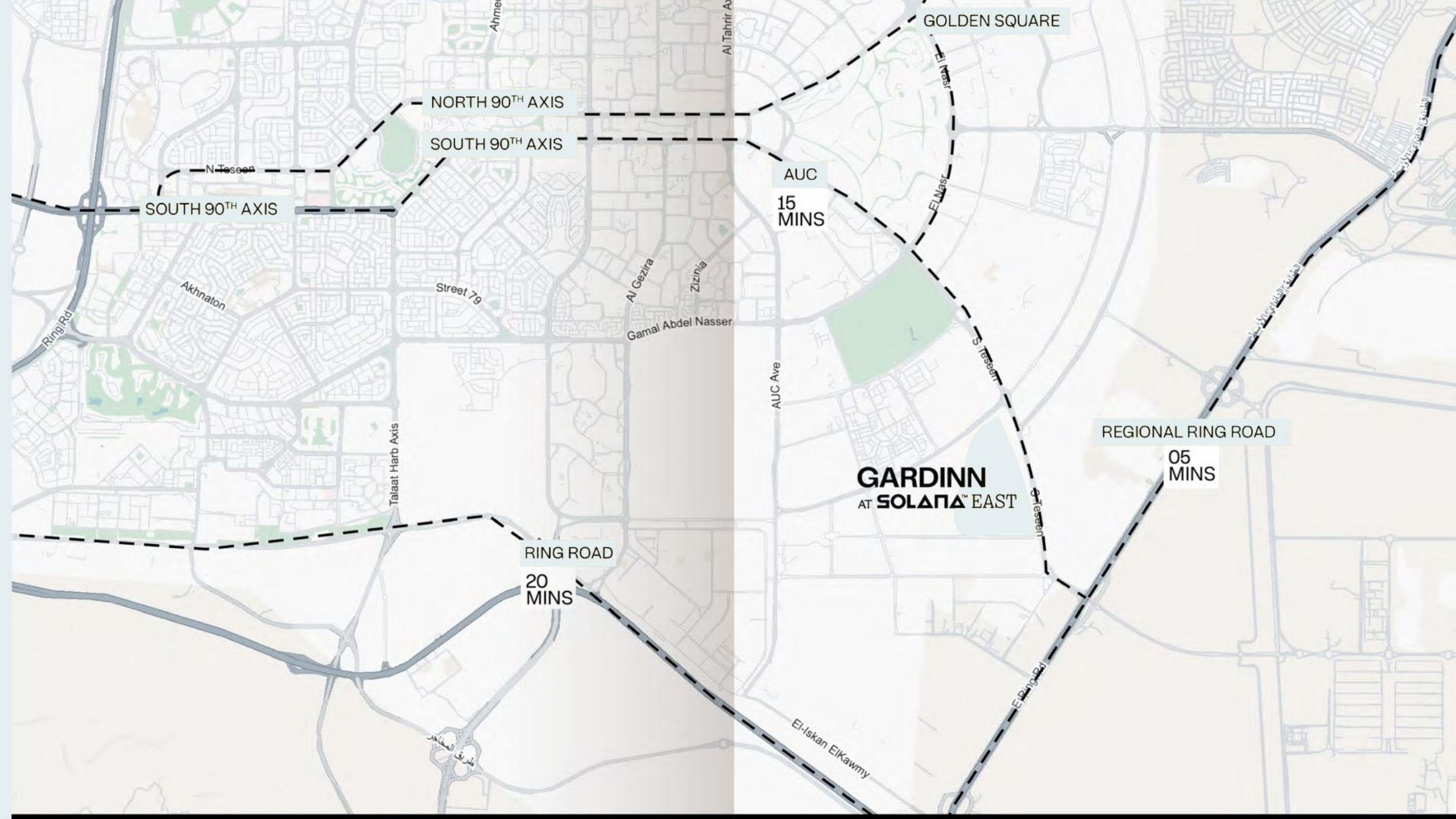


SOLANATM EAST
ΟΓΔ



GOLDEN SQUARE

NORTH 90TH AXIS

SOUTH 90TH AXIS

AUC
15
MINS

SOUTH 90TH AXIS

REGIONAL RING ROAD

05
MINS

GARDINN
AT **SOLAPPA™** EAST

RING ROAD
20
MINS

About SOLANA™ EAST

Project Size

167 Feddans

Residential Units

1,500 units

Commercial Units

400 units

Lake Area

23,000 sqm

Footprint %

16%

90th Axis Frontage

1.1 km







GARDINN

DESIGNED AROUND THE WAY YOU LIVE

GARDINN Persona

ACTIVE LIVING

Life around a landscape
designed for movement,
wellness, play and relaxation.

SERVICED LIVING

The convenience of apartment
living enhanced by hospitality
services

SOCIAL LIVING

A community designed to
encourage interaction, connection
and shared experiences.

ACTIVE LIVING
MORE THAN A LANDSCAPE.
A LIFESTYLE IN MOTION.

A vibrant landscape designed around fitness, play, relaxation and social experiences, making every day more active, connected and enjoyable.



Fitness Lawn



Social Garden



Multipurpose Lawn



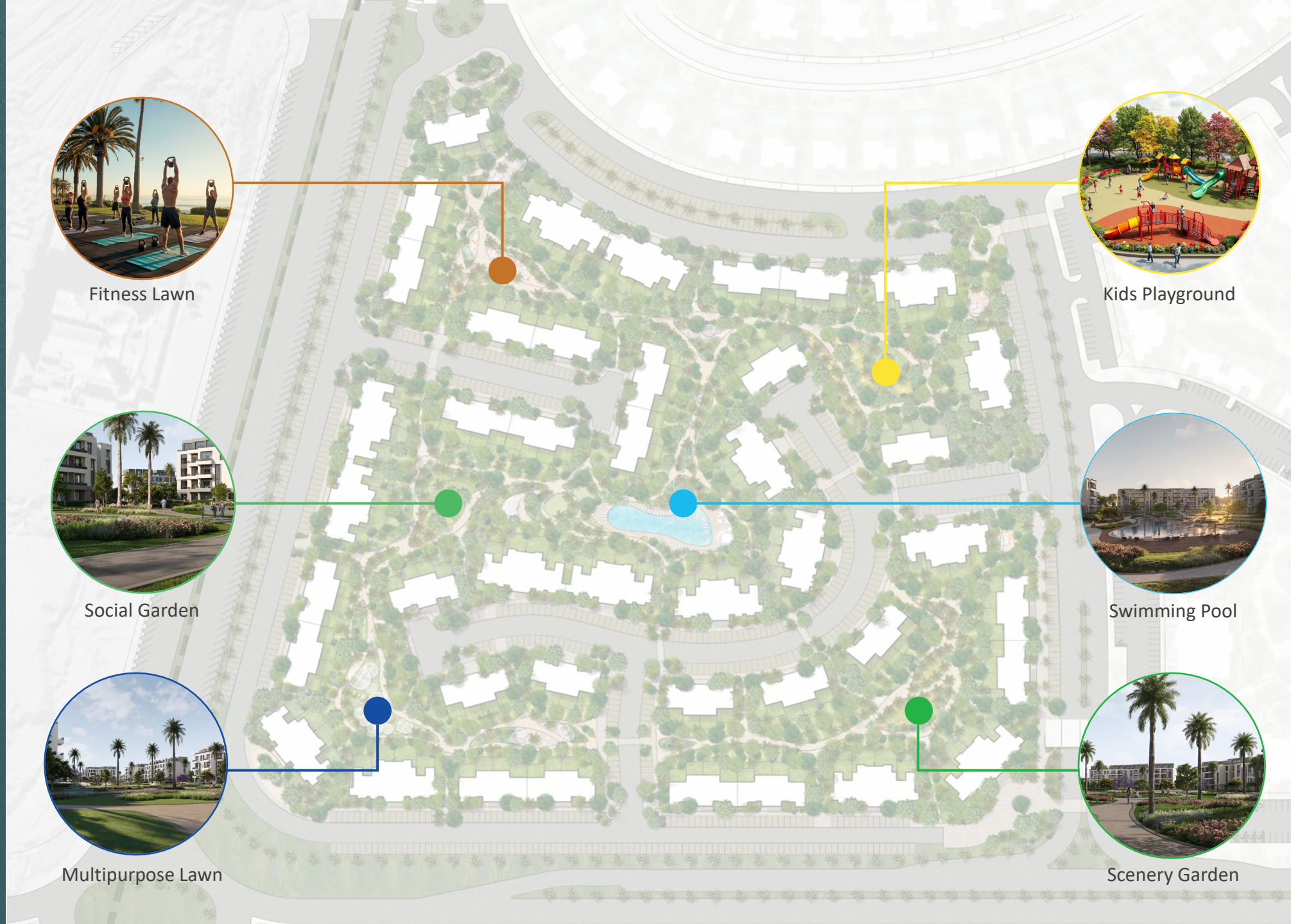
Kids Playground



Swimming Pool



Scenery Garden









SERVICED LIVING

THE EASE OF A HOME, WITH THE SERVICE OF A RESORT.

Designed to make everyday living effortless, the serviced apartments offer a welcoming and elevated residential experience. From valet service on arrival, to a dedicated concierge and comfortable waiting areas within the building lobbies, every detail is designed to add convenience and comfort to residents' daily lives

Concierge • Car Cleaning • Housekeeping • Rental Services



UNITS FINISHING SPECS

Living & Dining Room

Local porcelain tiles

Kitchen

Local porcelain tiles

Split air conditioning units are provided for the living room, dining room and bedrooms

Bedrooms

HDF flooring

Bathrooms

Local porcelain tiles







SOCIAL LIVING

Where everyday moments become shared experiences.

Solana East is designed to bring people together through a variety of inviting spaces that encourage interaction and community life. From social gardens and multipurpose lawns to shared seating areas, landscaped walkways and community gathering spaces, residents have opportunities to meet, connect and spend quality time together. A pedestrian-oriented environment makes these experiences part of everyday life, creating a community that feels vibrant, welcoming and connected.



CIRCULATION & CONNECTIVITY

WALKABILITY

Connected pedestrian routes that make daily movement easy and enjoyable.

SEAMLESS FLOW

A clear network connecting homes, landscape and shared destinations into one cohesive living experience.

AMENITIES

Pools, fitness, play and social spaces distributed throughout the community and within easy reach.

KEY

- Roads
- Parking Area
- Green Buffer
- Pedestrian Movement
- Gardens
- Public Open Space
- Community Heart
- Corner Parks



LANDSCAPE VIEWS

SINGLE LOADED BUILDINGS

Every building is designed with a single loaded configuration, prioritising openness and landscape exposure.

98% OF UNITS WITH VIEWS

Almost every home enjoys a direct outlook towards the surrounding landscape, gardens or community amenities.

EXTENDED LANDSCAPE VIEWS UP TO 230M

Generous open spaces create long visual corridors, allowing residents to experience expansive landscape views.







GARDINN Architecture

ΟΓΑ

Unit Area
Efficiency
85%





Building A | Garden View

sdsd

Typology A – Ground Floor



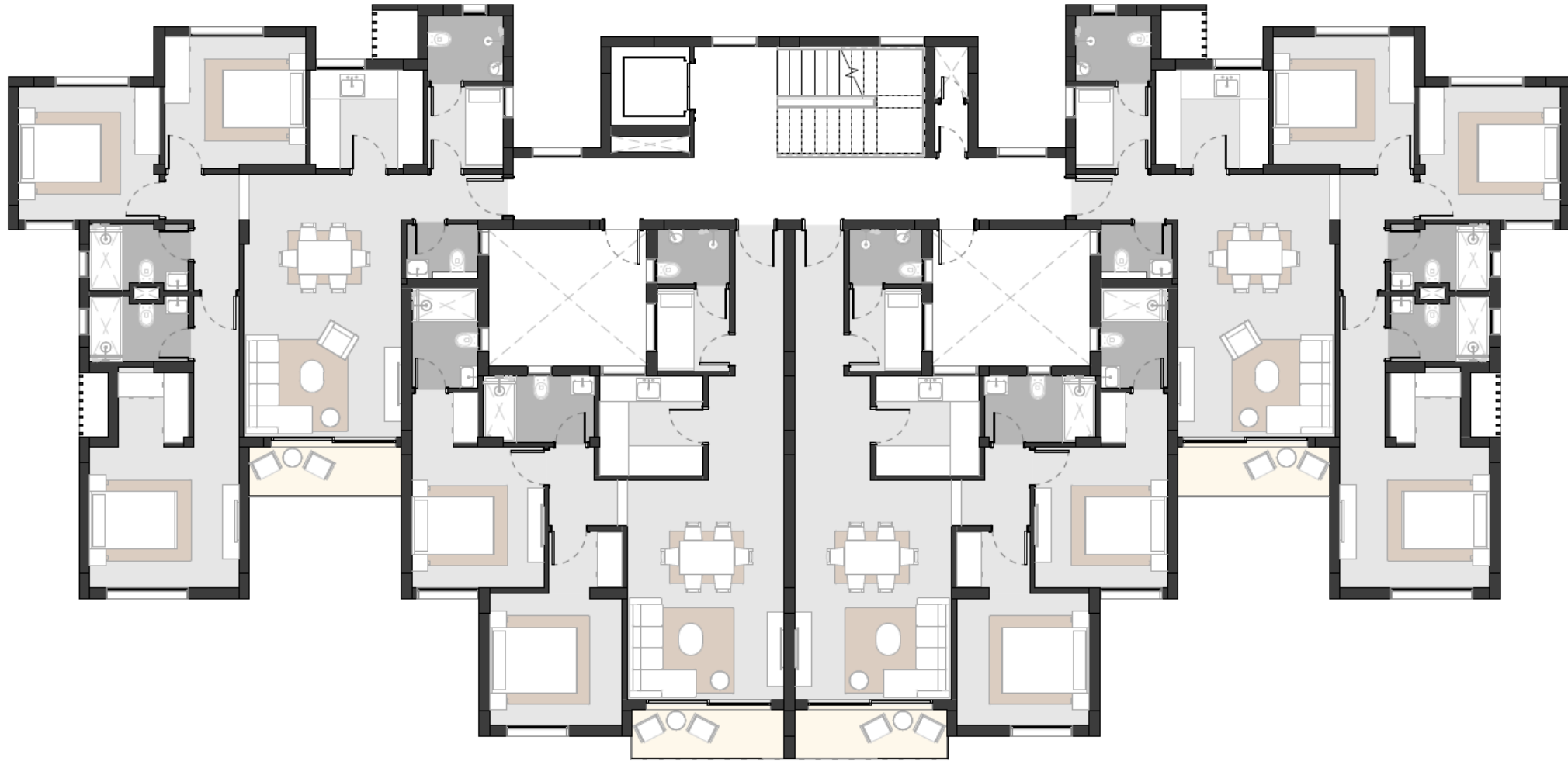
3 BR + Maid

2 BR + Maid

2 BR + Maid

3 BR + Maid

Typology A – Typical Floor



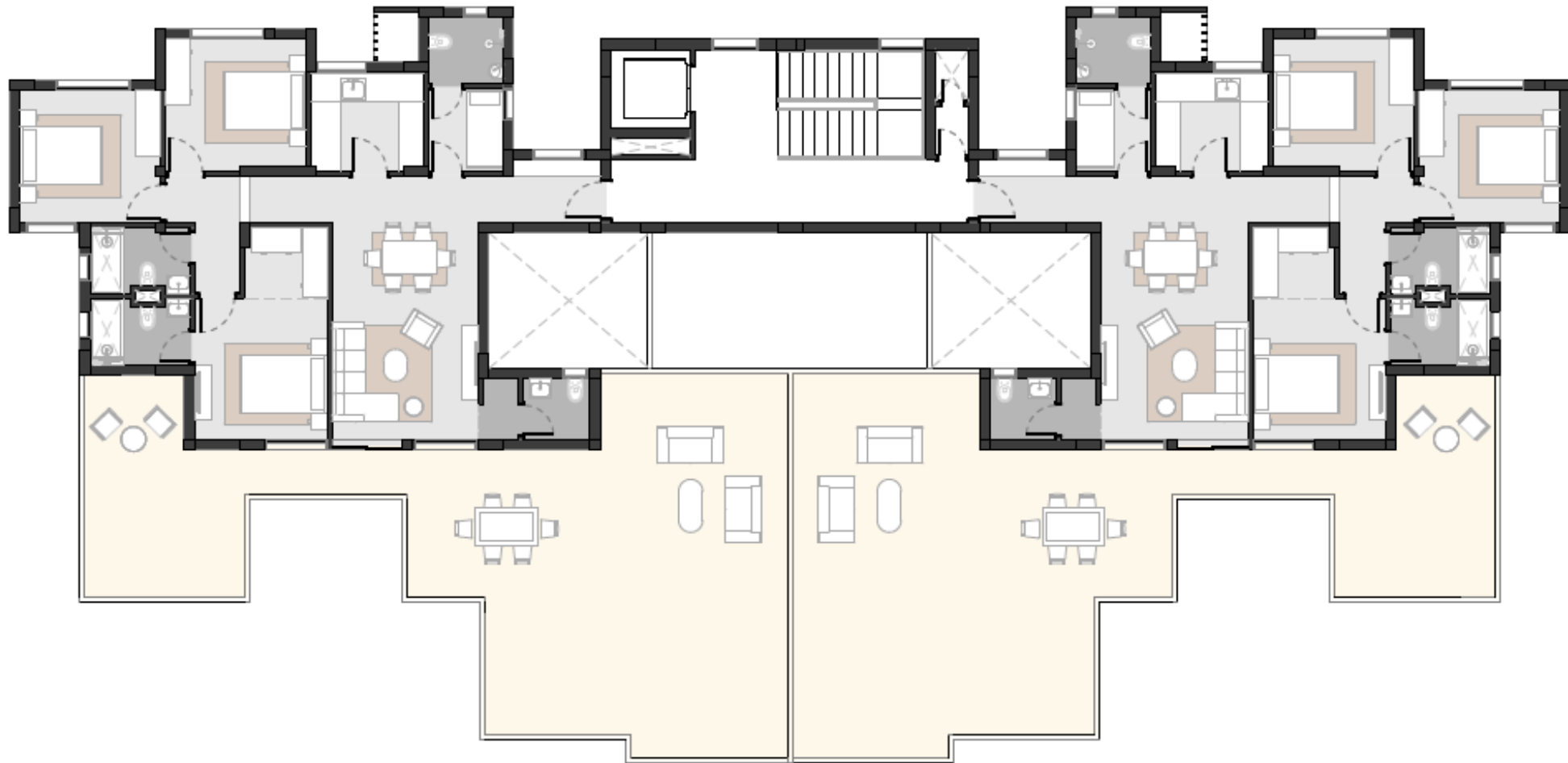
3 BR + Maid

2 BR + Maid

2 BR + Maid

3 BR + Maid

Typology A – Penthouse Floor



3 BR + Maid

3 BR + Maid

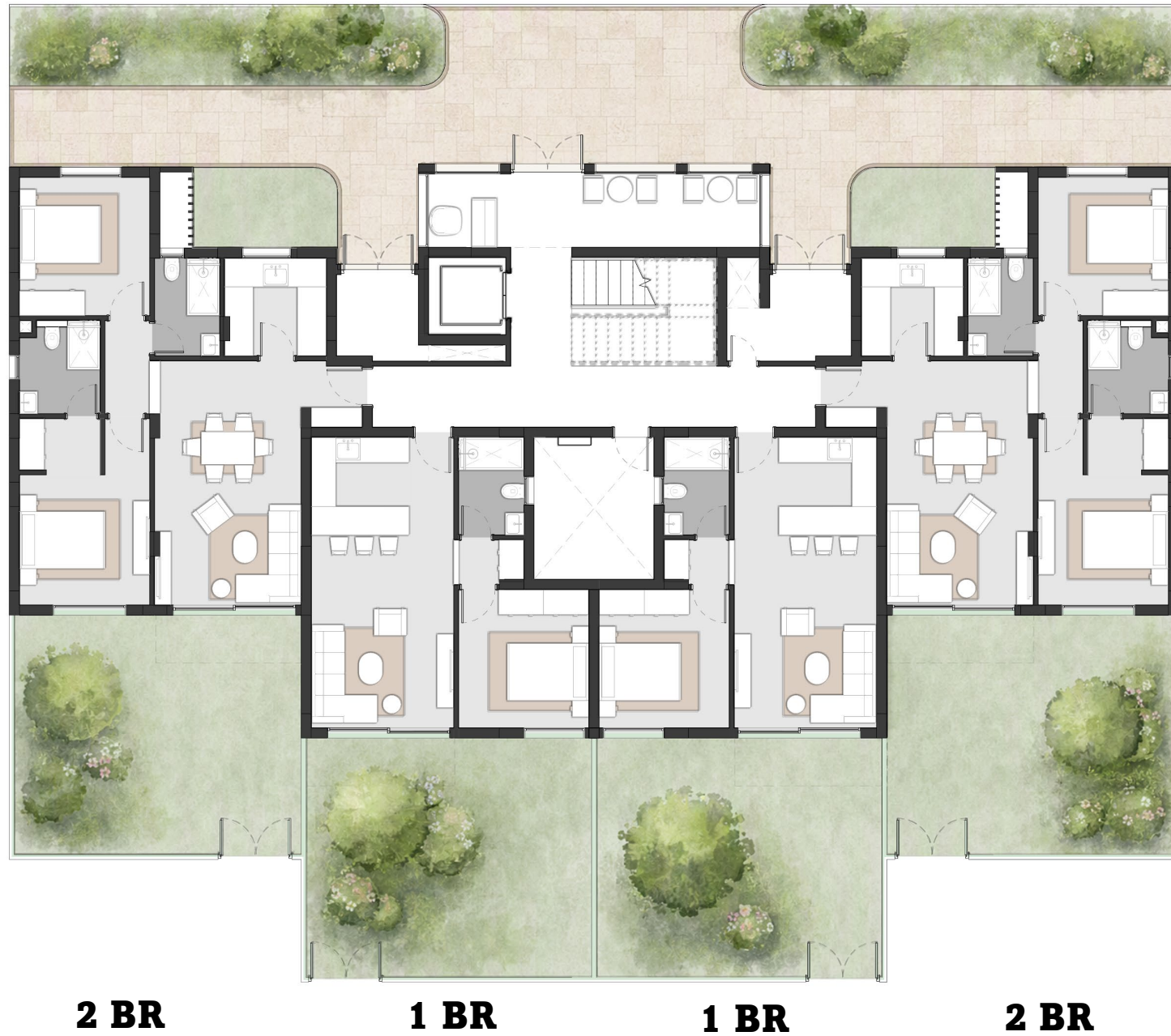


Building A | Road View

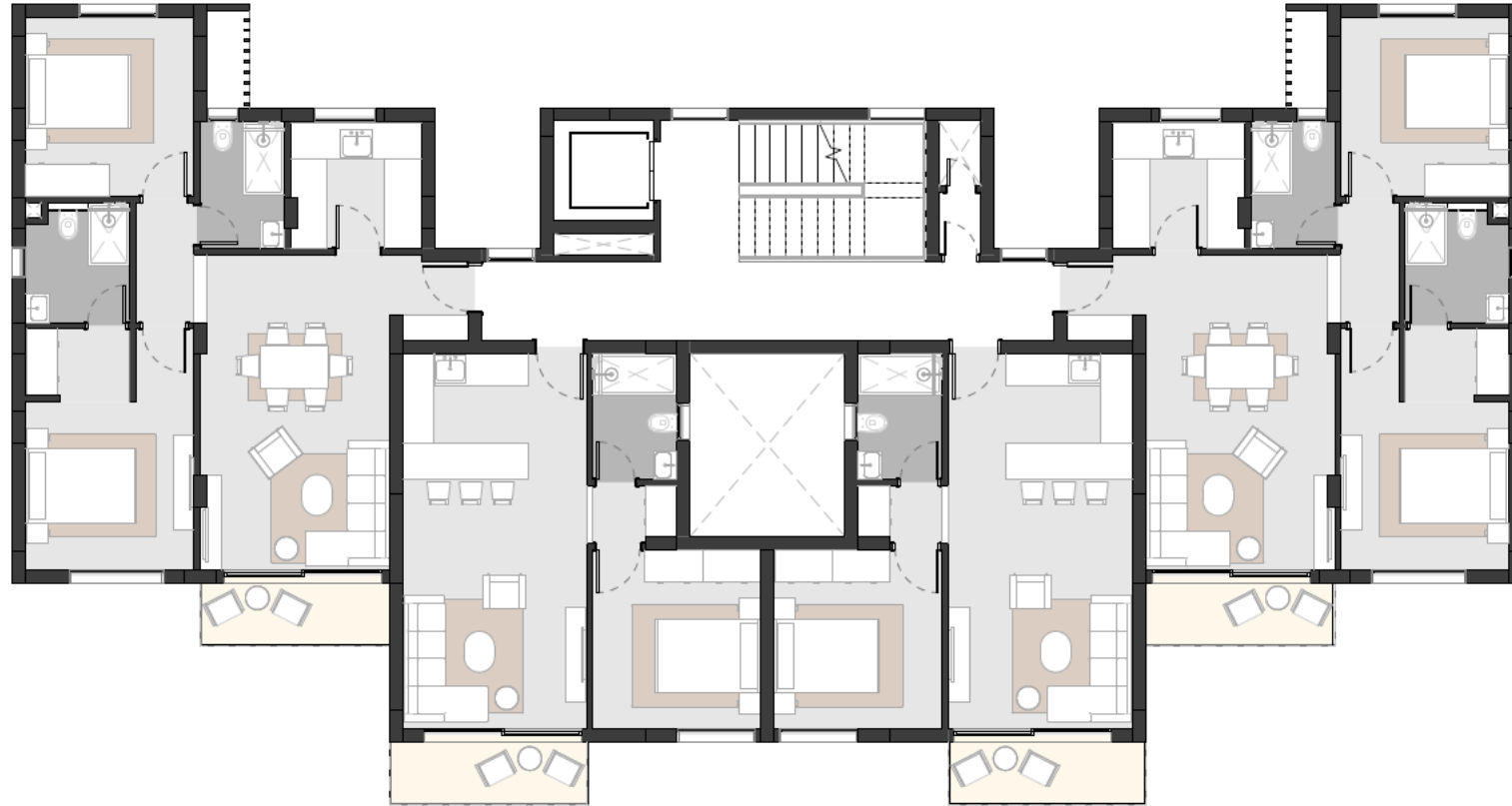


Building B | Garden View

Typology B – Ground Floor



Typology B – Typical Floors



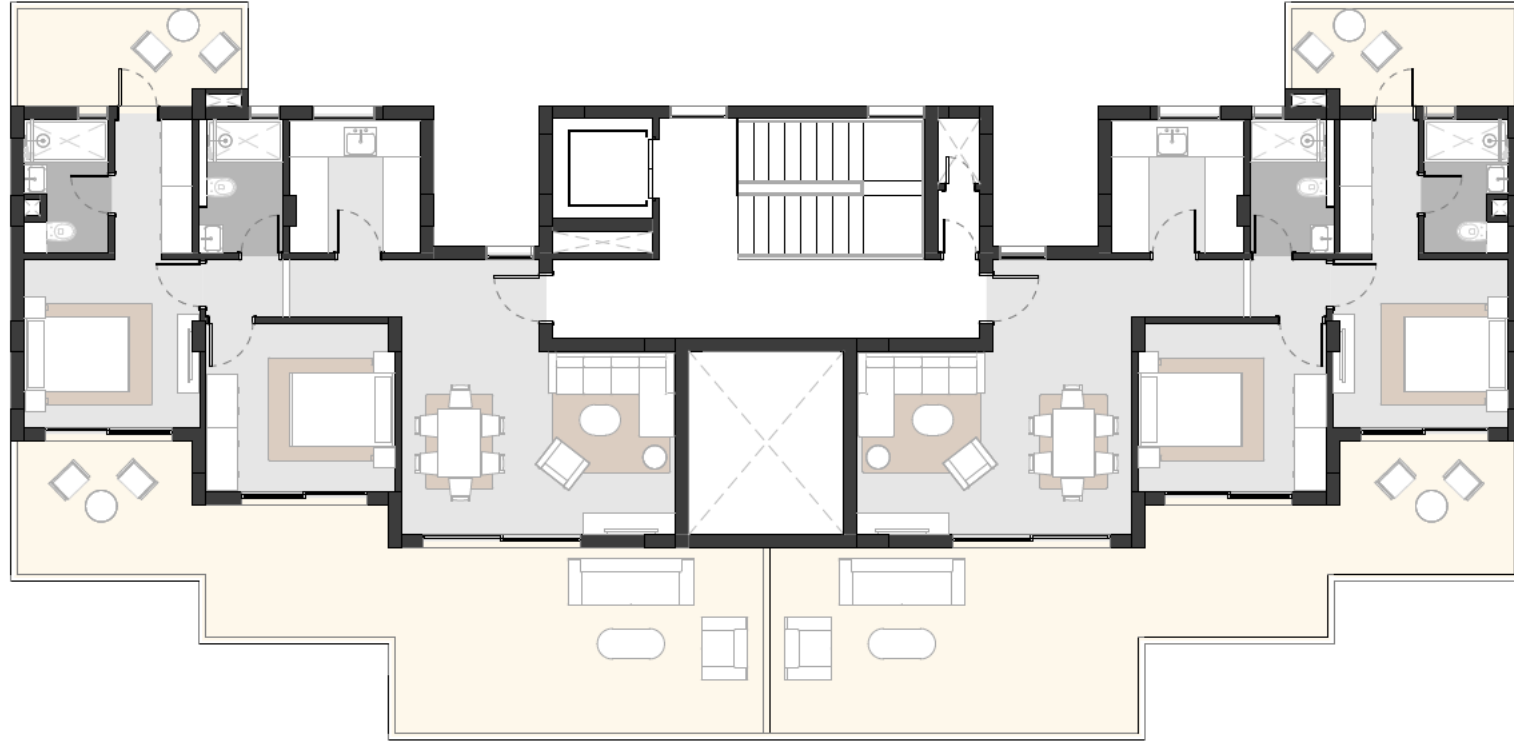
2 BR

1 BR

1 BR

2 BR

Typology B – Penthouse Floor



2 BR

2 BR



Building B | Road View

CODED MASTERPLAN



GARDINN Product Mix & Prices

GARDINN	Average BUA	Starting Ticket Price
1 Bed Apartment	62	8,975,000 EGP
2 Bed Apartment	97	13,900,000 EGP
2 Bed Apartment + Maid	108	14,700,000 EGP
3 Bed Apartment + Maid	130	18,250,000 EGP

5% Down Payment +
5% Contract Payment +
instalments over 9 years

Delivery 4.5 Years

Maintenance 10%

- Fully Finished
- With ACs
 - Without Kitchen Cabinets

Thank You!