

Hazel

VILLAS



## A NEW BEGINNING RISES FROM THE EAST

SODIC East is home to a community that serves as a multi-generation destination for families, combining effective education, recreation and leisure facilities for a complete lifestyle. Whether it's your first home, first day of school or first day of swimming practice, at SODIC East a new beginning is always around the corner.





A woman with long dark hair and a young girl with curly hair in buns are seen from behind, looking out a large window. The woman is wearing a light green short-sleeved top and matching trousers. The girl is wearing a white dress with a ruffled back. They are holding hands. The window looks out onto a modern residential complex with multi-story buildings, balconies, and lush green landscaping. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The window is framed by light-colored curtains on the left and dark frames on the right.

## A DYNAMIC COMMUNITY DESIGNED FOR YOU

A multi-generation destination with green landscapes and outdoor activities all around you. It is the ultimate suburban experience with no compromises.





## A THRIVING NEW DESTINATION

Strategically located between two of Cairo's main roads, Suez Road and Ismailia Road; SODIC East is directly adjacent to Al Shorouk City, and in close proximity to the New Administrative Capital, as well as being easily connected to Downtown Cairo and just a few minutes' drive from Cairo's new Regional Ring Road.

**10 Min**

To LRT Station

**30 min**

To Monorail Station

**35 min**

To Cairo Airport

**35 min**

To 90th street



# AN URBAN MASTER DEVELOPMENT

Designed over an impressive 655 acres of landscaped gardens, innovative homes, efficient connections, and an abundance of amenities and services, SODIC East's master plan is designated to optimize the living experience for both the individual and the group.

- NEIGHBOURHOOD SERVICES
- FAMILY CLINICS
- MOBILITY HUB
- COMMUNITY MALL
- THE FINNISH BRITISH SCHOOL
- GREEN SPINE
- THE RAVINE
- SODIC SPORTS CLUB
- SOCIAL NODES
- MOSQUE
- RETAIL - F&B
- TOWN HALL
- FACILITY MANAGEMENT







## A NEW SPORTS EXPERIENCE

Welcome to SODIC Sports Club, East Cairo's vibrant hub blending sports, social, and leisure in one exclusive setting. Spanning more than 40 acres, SODIC Sports Club is one of the largest clubs in East Cairo, featuring exceptional facilities designed for a thriving community.





A young girl with dark hair in pigtails, wearing a striped shirt and denim overalls, is smiling and raising her right hand high in the air. She is sitting at a wooden desk in a bright, modern classroom. In the background, other children are also raising their hands, and a teacher is visible, smiling. The classroom has large windows, potted plants, and educational posters on the wall.

## DISTINGUISHED EDUCATION

SODIC is bringing you one of the leading international Finnish schools. With over 20 years of experience implementing the Finnish national core and IB MYP curriculum, the Finnish British School is offering world-class education while being minutes away from your home.







An aerial photograph of a modern residential development. The scene is dominated by numerous white, multi-story buildings with flat roofs and large windows, arranged in a grid-like pattern. The buildings are interspersed with lush green lawns, palm trees, and other tropical vegetation. Several small, rectangular swimming pools are visible, each surrounded by a paved area and some landscaping. The overall atmosphere is one of a well-planned, high-end community.

## Every Moment An Inspiration

Perfectly located on SODIC East's Green Spine, Hazel welcomes you to a world where lush green landscapes and boundless skies greet you every day. Here, the beauty of the outdoors meets the tranquility of the indoors, through an elegant collection of family houses, stand-alone villas, townhouses and multi-family residences. Experience a lifestyle where every moment is an inspiration at Hazel.

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





## Verdant Horizons All Around

Experience the exclusivity of living amidst exquisite parks and spacious garden nodes. At Hazel Villas, verdant horizons bring you closer to the natural world. An impressive experience, greeting you day by day.

- Green Spine spanning 55 meters wide.
- Open areas ranging from 45 to 120 meters wide.

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## Nature's Serenity and Scenic Journeys

The outdoors at Hazel are designed exclusively for your peace of mind. As you stroll along elegantly crafted pathways, you can feel the energy of nature and embark on an exhilarating journey whether on foot or by bike.





# Hazel

VILLAS

## A Private Haven

Hazel offers a collection of fully finished single family homes with their private, dedicated gate. Crafted for your comfort, each home boasts spacious family rooms, practical laundry spaces, exclusive penthouses and roof decks.

Choose from:

- **Stand-alone villas** featuring distinct living spaces to meet your family's needs.
- **Family Houses** designed to accommodate up to 4 families.
- **Town Houses** promising a perfect blend of community and privacy.



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# Floorplans



# V1

## Front View



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# VI

Total Area 392 m<sup>2</sup>

Ground Floor Area	180m <sup>2</sup>
First Floor Area	178m <sup>2</sup>
Penthouse Floor Area	34m <sup>2</sup>
Total Area	392m <sup>2</sup>
Roof Terrace Area	140m <sup>2</sup>



Ground Floor



First Floor



Penthouse



# V1

## Back View



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# V2

## Front View



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# V2

Total Area 326 m<sup>2</sup>

Ground Floor Area	148m <sup>2</sup>
First Floor Area	145m <sup>2</sup>
Penthouse Floor Area	33m <sup>2</sup>
Total Area	326m <sup>2</sup>
Roof Terrace Area	103m <sup>2</sup>



Ground Floor



First Floor



Penthouse



# V2

## Back View



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# V3

## Front View



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# V3

## Back View



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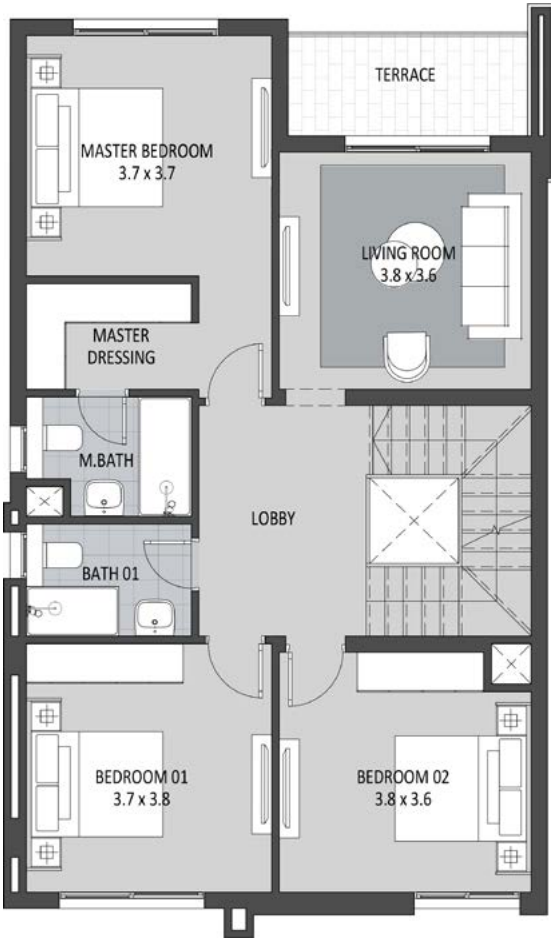
# V3

Total Area 237 m<sup>2</sup>

Ground Floor Area	106m <sup>2</sup>
First Floor Area	108m <sup>2</sup>
Penthouse Floor Area	23m <sup>2</sup>
Total Area	237m <sup>2</sup>
Roof Terrace Area	79m <sup>2</sup>



Ground Floor



First Floor



Penthouse



Town House  
Front View



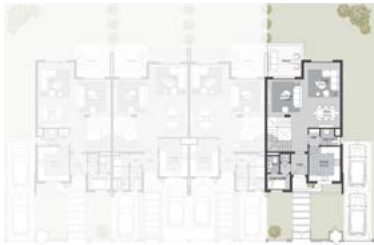
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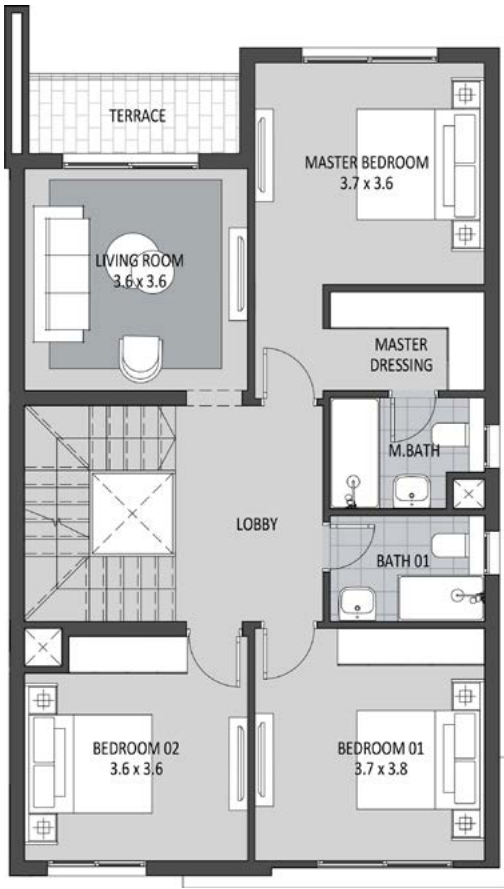
# TOWN HOUSE UNIT A

Total Area 221 m<sup>2</sup>

Ground Floor Area	101m <sup>2</sup>
First Floor Area	97m <sup>2</sup>
Penthouse Floor Area	23m <sup>2</sup>
Total Area	221m <sup>2</sup>
Roof Terrace Area	74m <sup>2</sup>



Ground Floor



First Floor



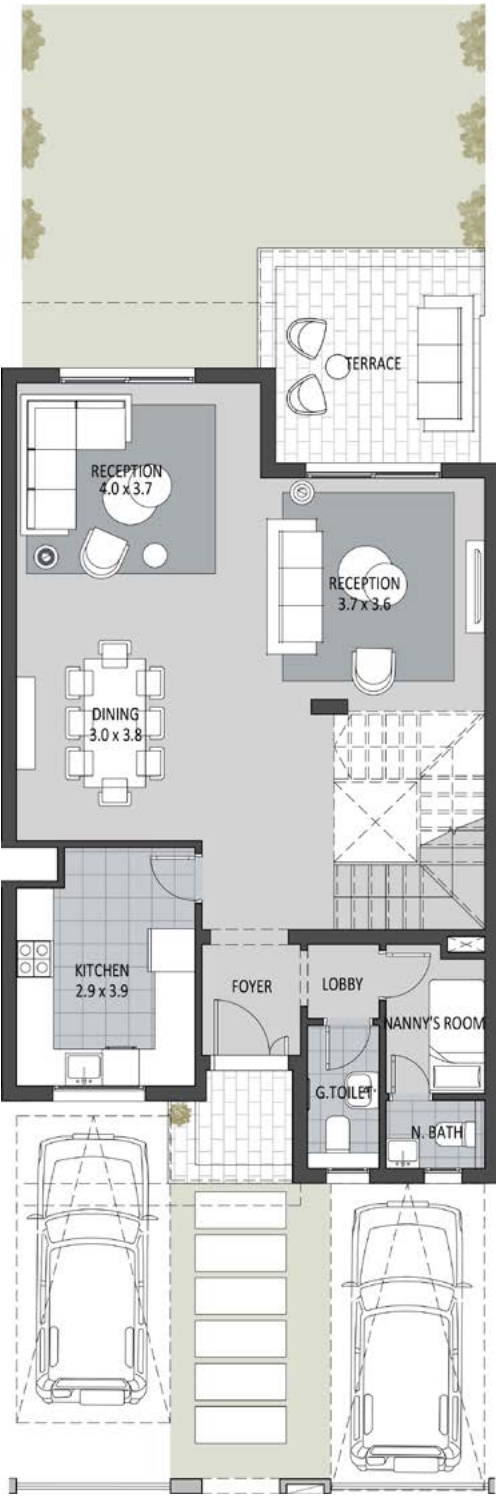
Penthouse



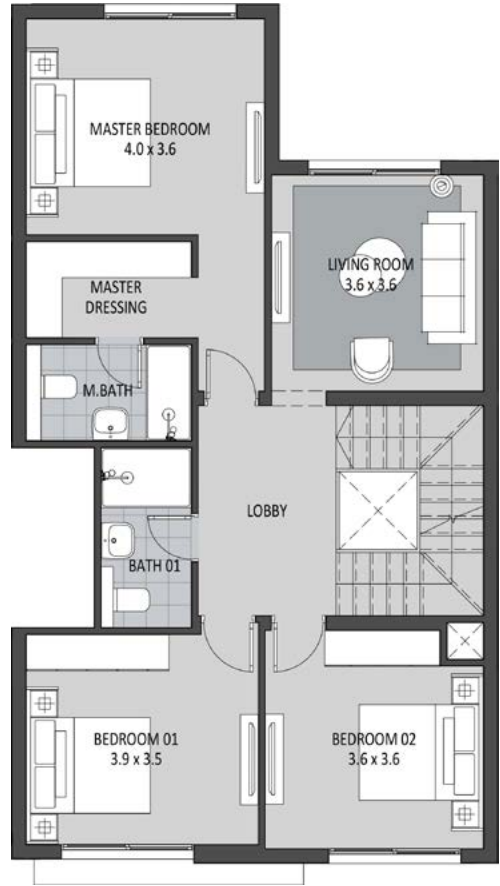
# TOWN HOUSE UNIT B

Total Area 219 m<sup>2</sup>

Ground Floor Area	95m <sup>2</sup>
First Floor Area	98m <sup>2</sup>
Penthouse Floor Area	26m <sup>2</sup>
Total Area	219m <sup>2</sup>
Roof Terrace Area	72m <sup>2</sup>



Ground Floor



First Floor



Penthouse



# Town House

## Back View



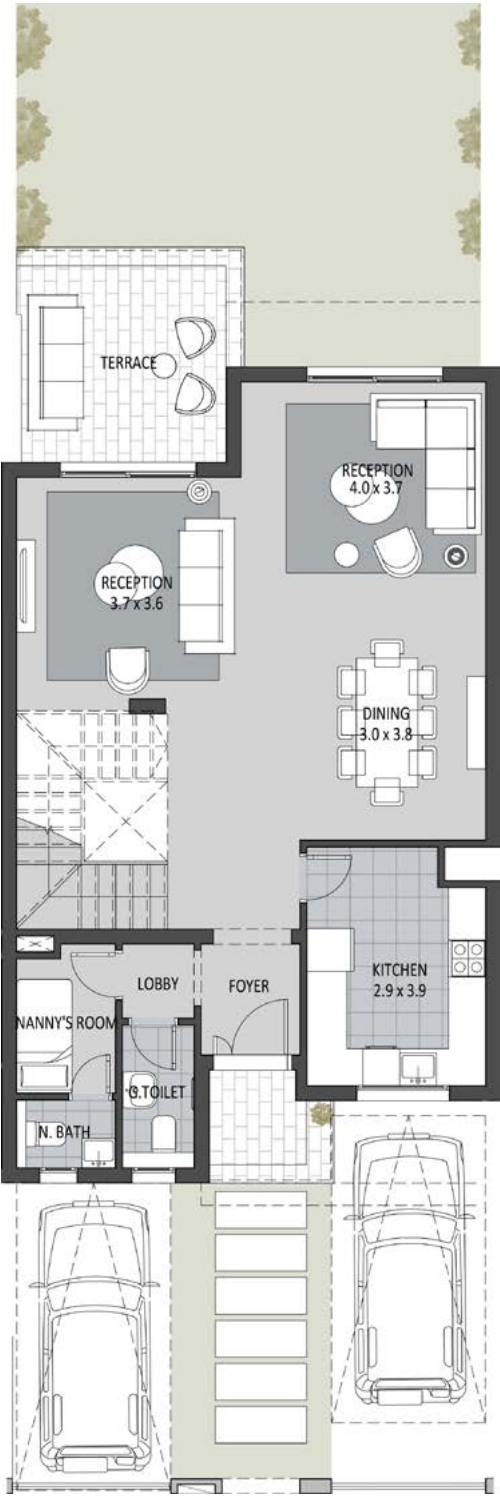
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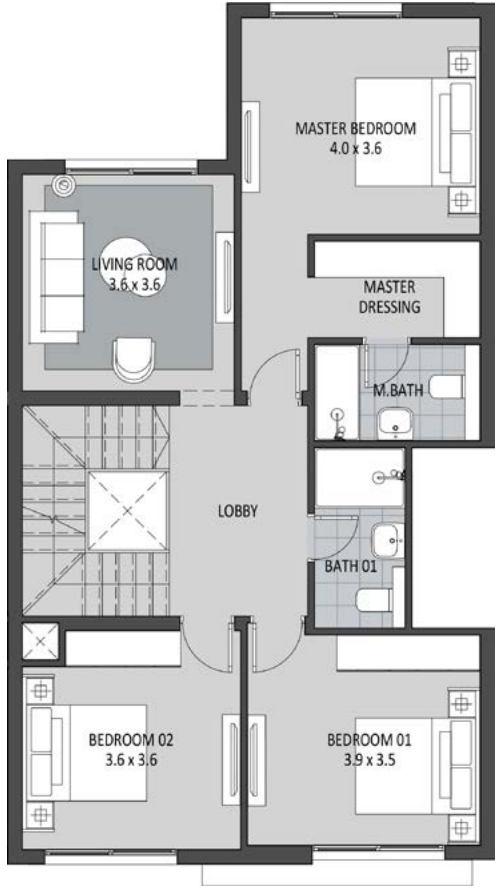
# TOWN HOUSE UNIT C

Total Area 219 m<sup>2</sup>

Ground Floor Area	95m <sup>2</sup>
First Floor Area	98m <sup>2</sup>
Penthouse Floor Area	26m <sup>2</sup>
Total Area	219m <sup>2</sup>
Roof Terrace Area	72m <sup>2</sup>



Ground Floor



First Floor



Penthouse



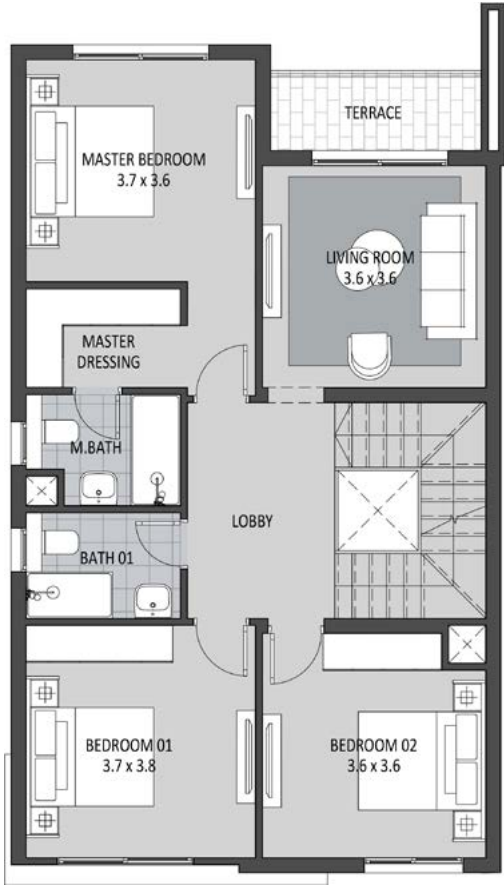
# TOWN HOUSE UNIT D

Total Area 221 m<sup>2</sup>

Ground Floor Area	101m <sup>2</sup>
First Floor Area	97m <sup>2</sup>
Penthouse Floor Area	23m <sup>2</sup>
Total Area	221m <sup>2</sup>
Roof Terrace Area	74m <sup>2</sup>



Ground Floor



First Floor



Penthouse



# Family House

## Front View

## The Essence of Family Life

Hazel's Family Houses offer a close-knit community experience. Each house has four units that can accommodate up to 4 families.

**All units are designed to feature:**

- A grand private entrance.
- An expansive master bedroom.
- An elevator to the penthouse floor.
- Exclusive private car parking.

The ground units stand out with spacious gardens, while the upper units have a lavish penthouse that can be accessed from within.



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# FAMILY HOUSE UNIT A1

Total Area 183 m<sup>2</sup>

Total Gross Area

183m<sup>2</sup>



Ground Floor



# FAMILY HOUSE UNIT A2

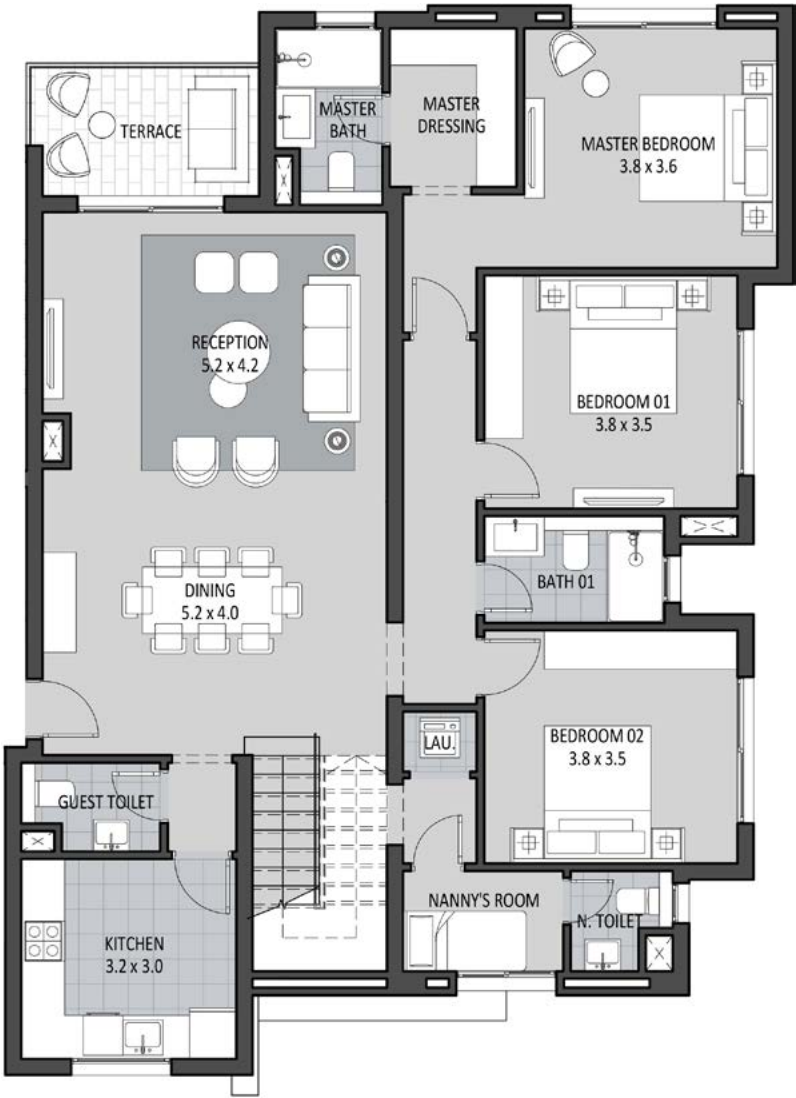
Total Area 223 m<sup>2</sup>

Total Gross Area

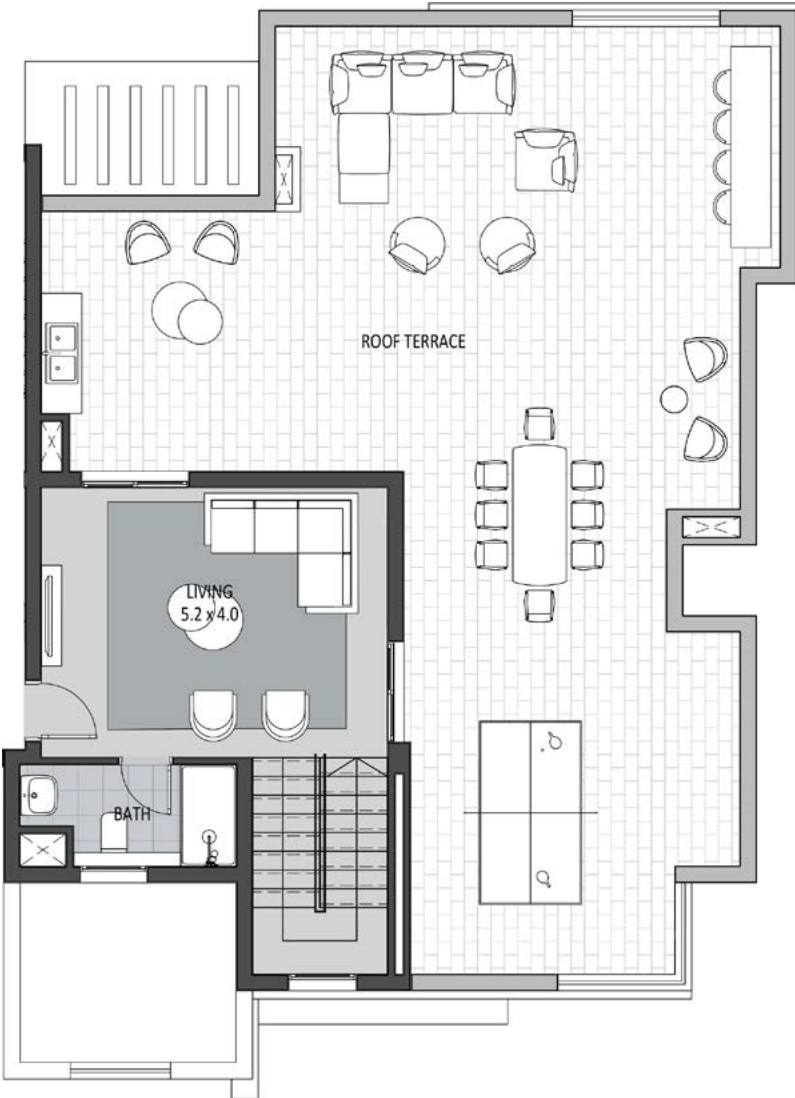
223m<sup>2</sup>

Roof Terrace Area

104m<sup>2</sup>



First Floor



Penthouse



# Family House

## Back View



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# FAMILY HOUSE UNIT BI

Total Area 183 m<sup>2</sup>

Total Gross Area

183m<sup>2</sup>



Ground Floor



# FAMILY HOUSE UNIT B2

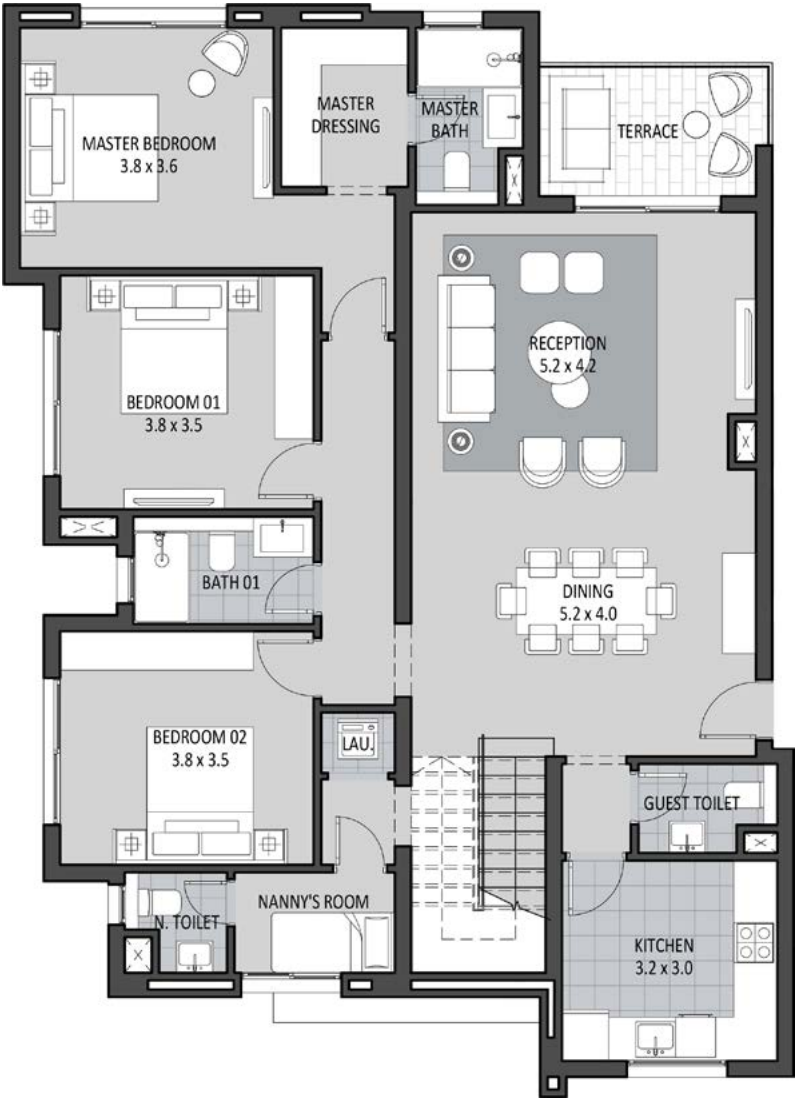
Total Area 223 m<sup>2</sup>

Total Gross Area

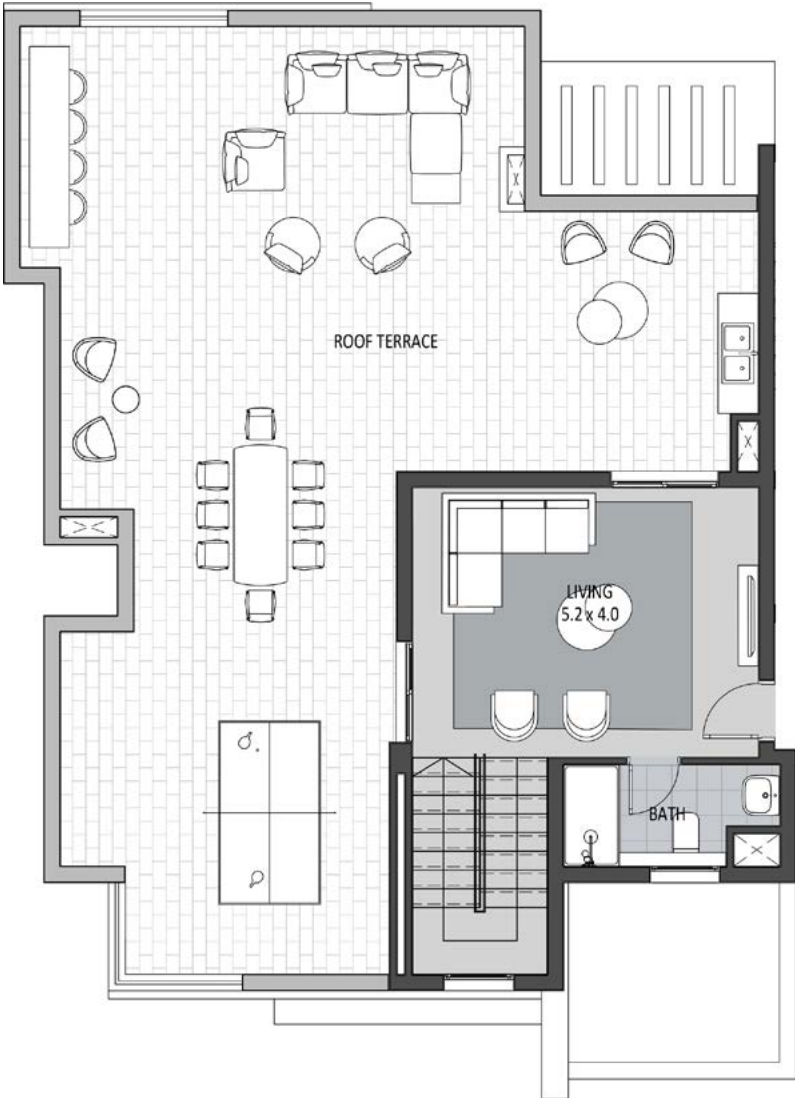
223m<sup>2</sup>

Roof Terrace Area

104m<sup>2</sup>



First Floor



Penthouse





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# FINISHING SPECIFICATIONS

**1. Entry Foyer & Internal Corridors:**

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

**2. Reception & Dining:**

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

**3. Terraces:**

- Floors High Quality Porcelain

**4. Kitchen:**

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

**5. Bedrooms & living:**

- Floors HDF Laminate Floor
- Walls Paint
- Ceiling Paint

**6. Bathrooms:**

- Floors High Quality Porcelain
- Walls High Quality Porcelain & Paint
- Ceiling Paint

**7. Guest Toilet:**

- Floors Local Marble
- Walls Local Marble / Paint
- Ceiling Paint

**8. Sanitary Ware:**

- High Quality Sanitary Fixtures And Mixers

**9. Kitchen Cabinets:**

- Not Included

**10. Staircase:**

- Floors Local Marble
- Walls Paint
- Ceiling Paint

**11. Nanny’s Room & Bathroom:**

- Floors Local Ceramic Tiles
- Walls Paint / Ceramic
- Ceiling Paint

**12. Aluminium & Glazing:**

- Aluminum Works Powder Coated Aluminum Frames
- Glass Single Glazing

**13. Air Conditioning Units:**

- Not Included

**14. Water Heaters:**

- Provisions Only

**15. Roof Terrace:**

- Floors High Quality Ceramic Tiles

**16. Upper Roof:**

- Floors Cement Tiles



DISCLAIMER:

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make minor alterations.
- 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.
- This brochure contains material, which is owned by or licensed to SODIC. This material includes, but not limited to, the design, layout, look, appearance and graphics. Reproduction is prohibited.
- Internal areas are identical, terrace areas may vary, affecting overall unit size and price.

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NEW HELIOPOLIS