

*caesar*





# A TIMELESS CHARM

*The Gem of Sahel*



Take a trip down memory lane into the pure essence of the North Coast at Caesar, a community that evokes the genuine nostalgia of a summer getaway reminiscent of Agamy and Montazah. Embracing the timeless authenticity and charm of the past, this remarkable community ensures a life filled with the simple pleasures that truly matter. Caesar stands as an unmatched destination on the North Coast, going back to the simpler summer days when beach moments are only interrupted by a loud “fresca” call.

REVIVING  
SUMMER  
NOSTALGIA



# AN UNPARALLELED DESTINATION

*Unique Location Unveiled*

Caesar is nestled at km 82 on the Alexandria-Matrouh Road, embracing over 1.2 km of captivating beachfront along Egypt's enchanting North Coast. Located peacefully on the Mediterranean shore, Caesar offers breathtaking views of Ras El Hekma, creating an expansive bay for your ultimate relaxation.





RETREAT TO  
THE BAYSIDE  
OF THE NORTH COAST.

# A CRYSTAL CLEAR BAY

*The Bay's Tranquil Retreat*

Experience serenity at Caesar's bay, where tranquil, crystal clear waters grace a magnificent sandy coast. Just a short walk from the restaurant and The Pier, The Bay offers a perfect spot to unwind and take a refreshing dip, while your children safely enjoy nearby playgrounds. Our intimate and relaxed atmosphere ensures that homeowners and guests can truly indulge in a soul-soothing, authentic summer retreat. Immerse yourself in the captivating charm of our crystal-clear, pool-like waters that span along a glorious sandy coastline.





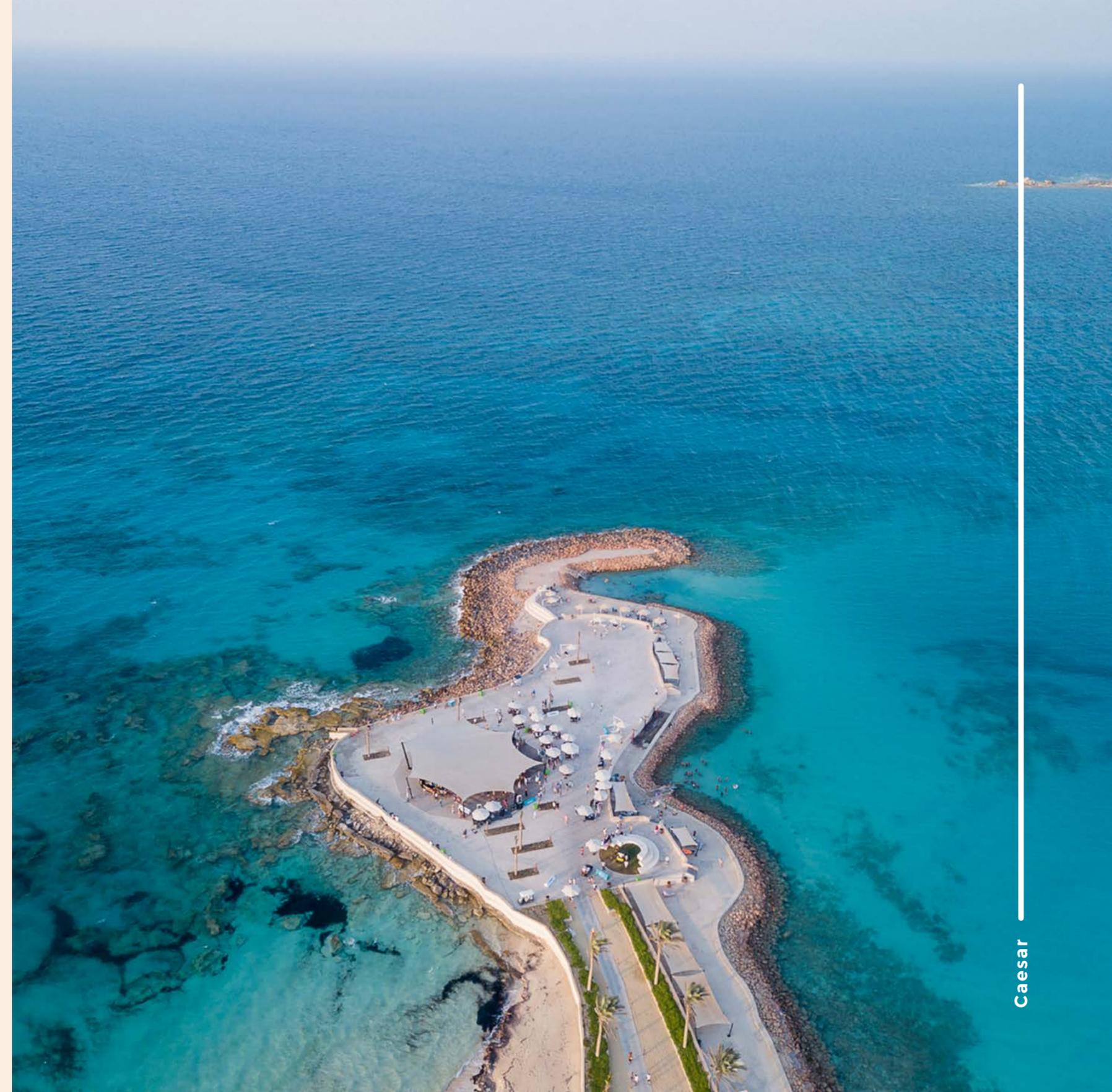
NOTHING BUT  
A FEEL-GOOD  
EXPERIENCE.

# The Pier

*The Vibrant Charm of The Pier*



Indulge in the exceptional ambiance of Caesar at The Pier. With its walkways and decks which act as a natural divider between The Bay and The Beachfront areas. The Pier offers a vibrant social environment, providing the perfect gathering spot for families and friends to create lasting memories during the carefree days of summer.





ESCAPE TO  
SERENITY.

# PRESERVING THE HERITAGE

*Where Nature is Cherished and Celebrated*

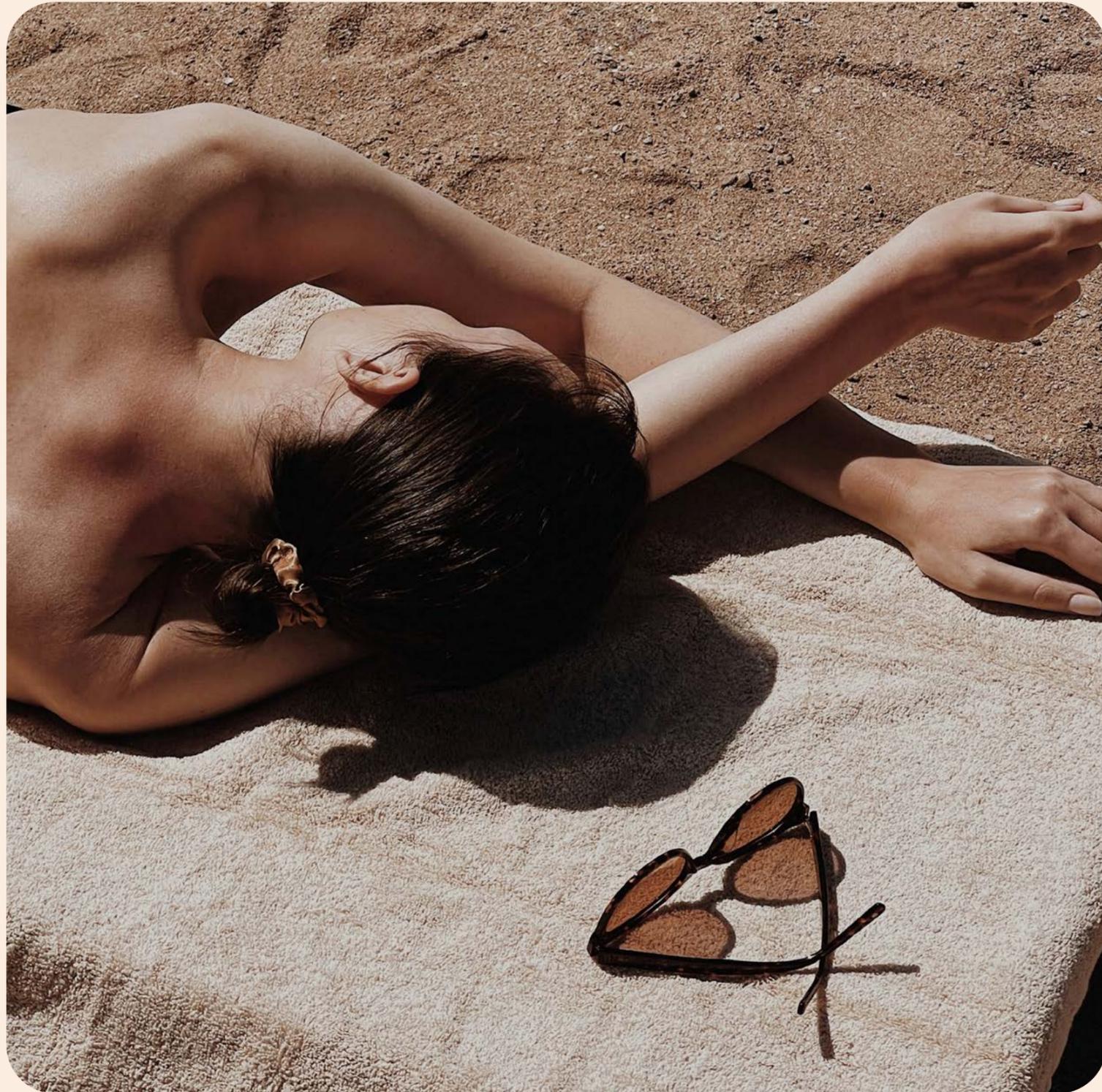


Caesar goes beyond embracing the beauty of nature; it truly appreciates and respects the natural world. Surrounded by stunning sandy shores and the glistening sea, it provides a serene oasis for relaxation and rejuvenation. The vibrant colors of bougainvilleas and the gentle swaying of palm trees create a picturesque setting that invites you to fully immerse yourself in the tranquility of nature.



WHERE EVERY  
MOMENT COUNTS.





## THE ULTIMATE PEACE OF MIND

*1.2 km beachfront*

Caesar Beachfront spans a breathtaking 1.2 km, attracting visitors with its picturesque views and inviting turquoise waters. It is a place where cherished memories are made, where the sun-kissed shores invite you to unwind on comfortable sun loungers. The Beachfront offers a raw and authentic coastal lifestyle experience, where time seems to stand still as your senses soak up the beauty of the surroundings.



## AN ACTIVITY FILLED PROMENADE

*Surrounded by sea views  
and culinary delights*

Experience the lively scene of Caesar's promenade. Whether you prefer a refreshing morning jog, a leisurely mid-day stroll, or a brisk walk at sunset, this buzzing boardwalk offers a place for the community to stay active while reveling in cinematic sea views at every turn. The promenade is adorned with a curated selection of exquisite F&B experiences, inviting homeowners to indulge in delectable cuisines while basking in the warm embrace of the North Coast's sun. The soothing sound of waves accompanies social encounters and reflective moments of solitude along the boardwalk.

A HAVEN OF FUN  
AND RELAXATION.





## THE RETAIL VILLAGE

*A destination for dining,  
shopping & nightlife*

At Caesar's retail village, you will find a variety of offerings to cater to your desires, from a well-stocked large supermarket to a fine dining restaurant, a lively bar, and a healthy F&B outlet. Satisfy your cravings at the bakery and dance the night away at the nightclub. The Retail Village at Caesar is a destination that brings convenience, culinary delights, and entertainment together in one lively setting.

A top-down photograph of a beach scene. A light-colored, textured beach towel is laid out on a sandy beach. In the lower right quadrant of the towel, a wide-brimmed straw hat with a spiral pattern on its crown is placed. Resting on the front edge of the hat are a pair of round, dark sunglasses. The sand around the towel shows some footprints and shadows, suggesting a sunny day. The overall tone is warm and serene.

A HIDDEN  
SANCTUARY.

# caesar

*The perfect destination to  
expand your coastal heritage*

Introducing Caesar's new phase, a beautiful and exclusive community in Caesar that is perfect for your family and loved ones. This delightful new neighborhood, that is a 7-minute walk to the beach, features an air of unmatched privacy. With only a limited number of units available, it offers a unique opportunity to secure a timeless home in an idyllic setting.

The homes have been carefully crafted and designed with your needs in mind, offering all the modern conveniences you could wish for, all while seamlessly blending in with Caesar's natural beauty.

Whether you are seeking a peaceful retreat or an active lifestyle, there's always something to enjoy in this vibrant and welcoming community.

---

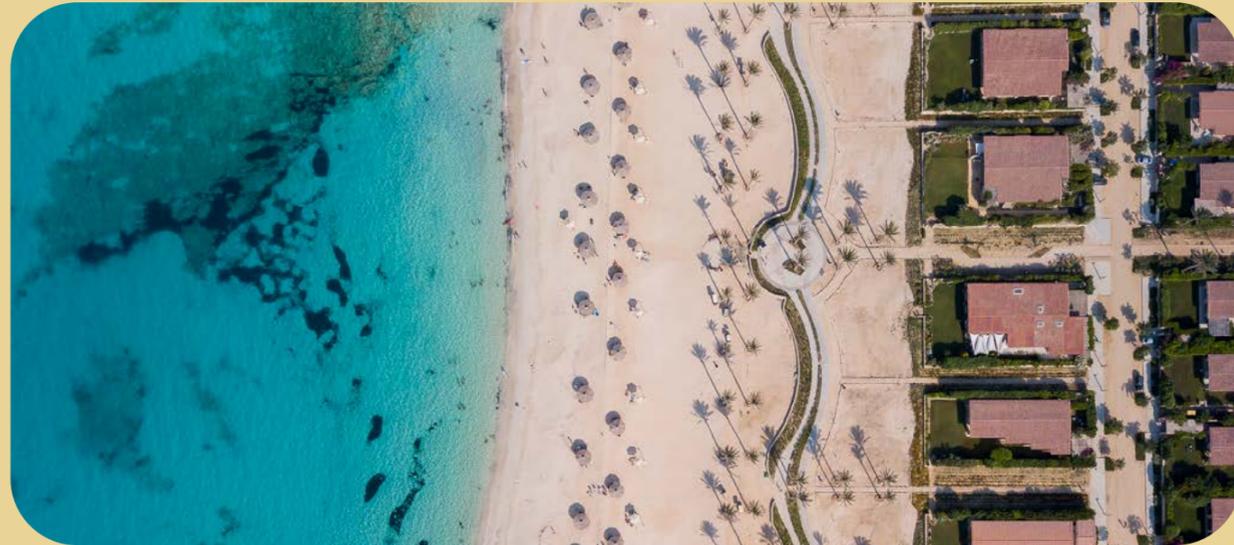


A TRUE MARVEL  
OF MODERN  
ARCHITECTURE.



# A VISIONARY MASTER PLANNER

*World Class Renowned Master planner*



The masterplan of the new phase was meticulously designed by DLR Group, an international master planner ranked among the top 40 architects in the world with a legacy in resorts & hospitality. The outdoor spaces are thoughtfully integrated, giving each neighborhood a distinct character while maintaining a sense of unity throughout the community.



A TRULY  
BEAUTIFUL  
EXPERIENCE.



CAPTIVATING LAGOONS.



A GEM BY THE COAST



# REIMAGINED DESIGN

## *Stone-Crafted Homes*

From the moment you step through the door, you are greeted by a sense of warmth that envelops you. The homes are built to pay homage to the rich heritage of old-world craftsmanship. The architecture stands as a testament to timeless beauty and thoughtful design.





WORLDS OF LIMITLESS  
RELAXATION & RECREATION  
EXCLUSIVELY YOURS.



# SCENIC LAGOONS

*More than 20,000 sqm  
Lagoons*

Nestled within the appealing landscape of Caesar's new phase, the enchanting lagoons stand as an additional water feature that adds an extra touch of allure and calmness. These sparkling lagoons, with their shimmering turquoise waters, provide a picturesque view that instantly soothes the senses and transports visitors to a realm of serenity. The lagoons serve as an inviting space where one can unwind, relax and bask in the natural beauty that surrounds them.





RAW  
UNTOUCHED  
BEAUTY.

# ENCHANTING VIEWS

*Elevated Homes Up To 40m Above Sea Level*



Caesar's new phase offers a refined living experience with diverse elevations, ensuring that every resident enjoys panoramic views of the sea, lagoons and stunning landscape. Whether situated higher up or closer to the shore, each home provides an unparalleled vantage point to soak in the breathtaking natural surroundings.



REDISCOVER  
THE GOOD  
OLD DAYS.





# UNMATCHED PRIVACY

*Space For Every Home Owner*



At Caesar's new phase, the promise of infinite space and unrivaled privacy becomes a reality. Nestled within this coastal sanctuary, every two homes are thoughtfully situated on almost 2 acres, ensuring an unprecedented level of seclusion and tranquility. With ample room to roam and luxuriate in your own private oasis, the expansive area surrounding each home creates a perfect setting, shielding you from the outside world.

MAGICAL  
SUNSETS.



# UNVEILING A COASTAL MASTERPIECE

## *Introducing Shore Town Villa*

Shore Town Villa weaves sophistication with the tranquil charm of seaside living into its fabric. Within its embrace, these one-story townhomes offer 3 to 4 bedrooms, graced with captivating sea views, lagoon views, or partial glimpses of these dreamy waters. Each backdrop is designed to elevate the distinctive spaces of these townhomes. Each one-story home, a unique masterpiece, features a harmony of sleek lines and open spaces, from spacious reception areas to sophisticated open kitchens and expansive private rooms with ensuites, all crafted with meticulous attention to detail. The 4-bedroom homes are well-appointed with 2 luxurious ensuites, including an ensuite guest bedroom in the corner homes with external access, while the middle homes offer 3 ensuite bedrooms without compromise of style and comfort. At Shore Town Villa, each townhome ensures a seamless blend of beauty, function, and the dream of coastal living into every corner.



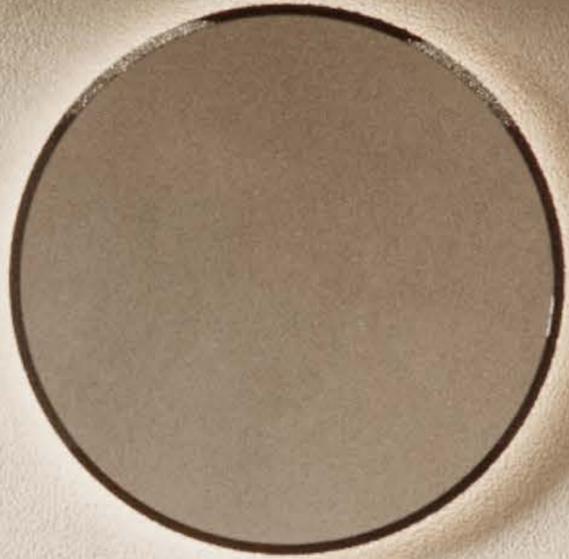
ELEVATED SEA VIEWS.



WAVE  
ONE STORY VILLA







# WAVE

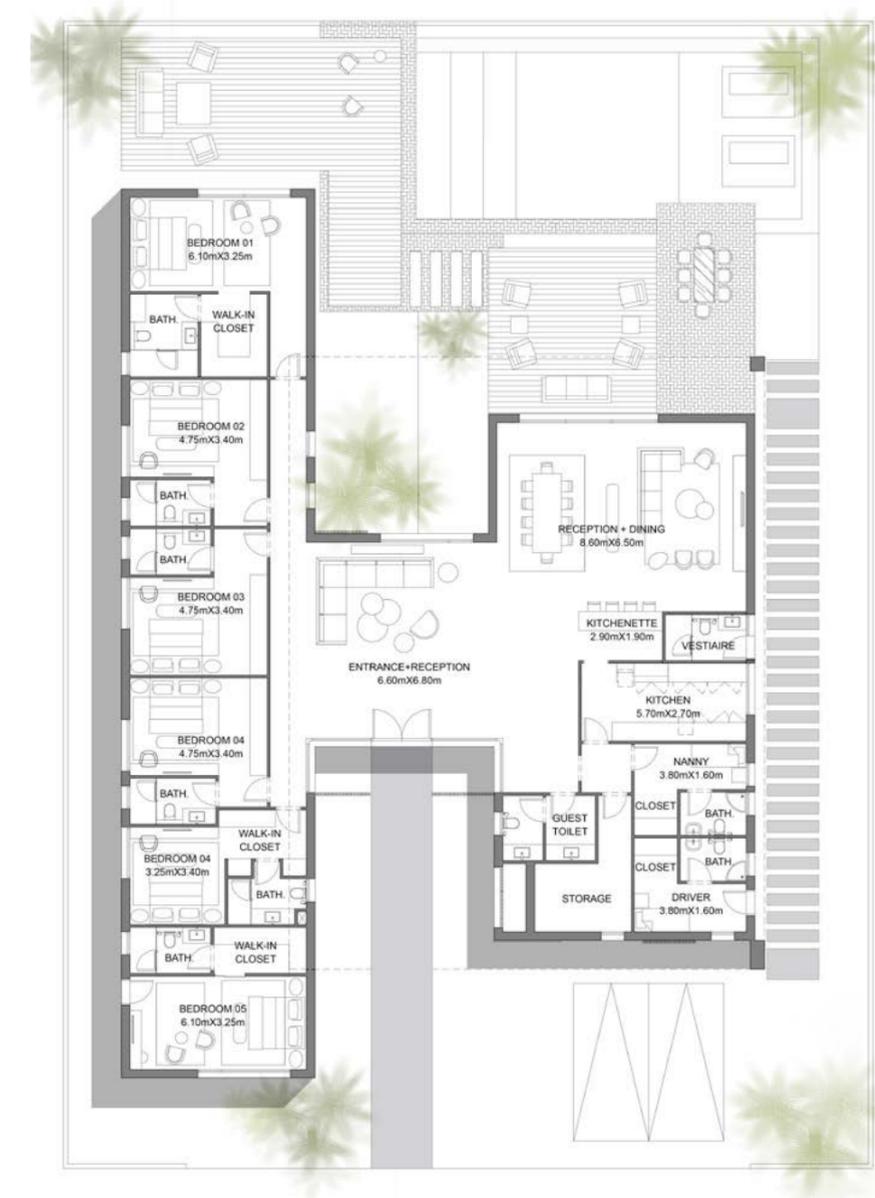
ONE STORY VILLA

Total BUA 476 m<sup>2</sup>

Floor Plan	420 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Total BUA	476 m <sup>2</sup>

### Villa Components:

- 6 bedrooms ensuite
- Nanny's room
- Driver's room
- Vestiaire
- Storage



FLOOR PLAN

DISCLAIMER:

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.

# WAVE ONE STORY VILLA



# OCEAN VILLA





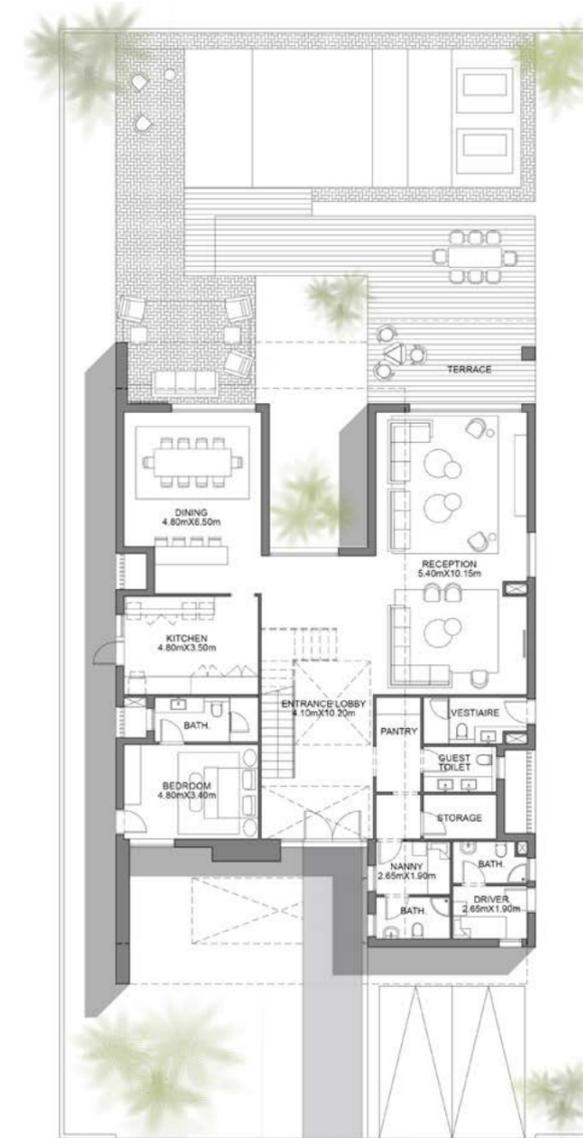
# OCEAN VILLA

Total BUA 546 m<sup>2</sup>

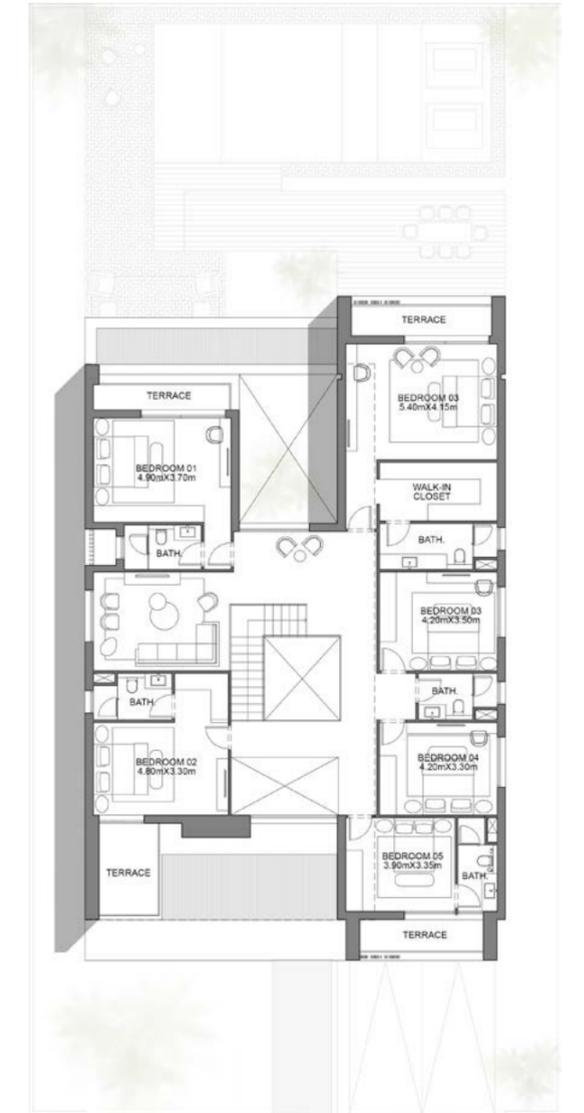
Ground Floor	229 m <sup>2</sup>
First floor	252 m <sup>2</sup>
Terraces	65 m <sup>2</sup>
Total BUA	546 m <sup>2</sup>

### Villa Components:

- 7 Bedrooms (5 Bedrooms ensuite)
- Nanny's room
- Driver's room
- Vestiaire
- Storage
- Living room first floor



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DISCLAIMER:

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.



# OCEAN VILLA



101

# REEF VILLA





## REEF VILLA

Total BUA 396 m<sup>2</sup>

Ground Floor	172 m <sup>2</sup>
First floor	172 m <sup>2</sup>
Terraces	52 m <sup>2</sup>
Total BUA	396 m <sup>2</sup>

## Villa Components:

5 Bedrooms (3 Bedrooms ensuite)  
 Nanny's room  
 Driver's room  
 Storage  
 Living room first floor



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## DISCLAIMER:

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.

# REEF VILLA



101



COVE  
TWIN VILLA



# COVE

TYPE A

Total BUA 305 m<sup>2</sup>

Floor Plan	280 m <sup>2</sup>
Terraces	25 m <sup>2</sup>
Total BUA	305 m <sup>2</sup>

### Villa Components:

- 4 Bedrooms (2 Bedrooms ensuite)
- Nanny's room
- Driver's room
- Storage



TYPE A - FLOOR PLAN

**DISCLAIMER:**

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.



# COVE

TYPE B

Total BUA 305 m<sup>2</sup>

Floor Plan	280 m <sup>2</sup>
Terraces	25 m <sup>2</sup>
Total BUA	305 m <sup>2</sup>

### Villa Components:

- 4 Bedrooms (2 Bedrooms ensuite)
- Nanny's room
- Driver's room
- Storage



TYPE B - FLOOR PLAN

DISCLAIMER:

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.

COVE  
TWIN VILLA





# SHORE TOWN VILLA



# SHORE (ONE STOREY)

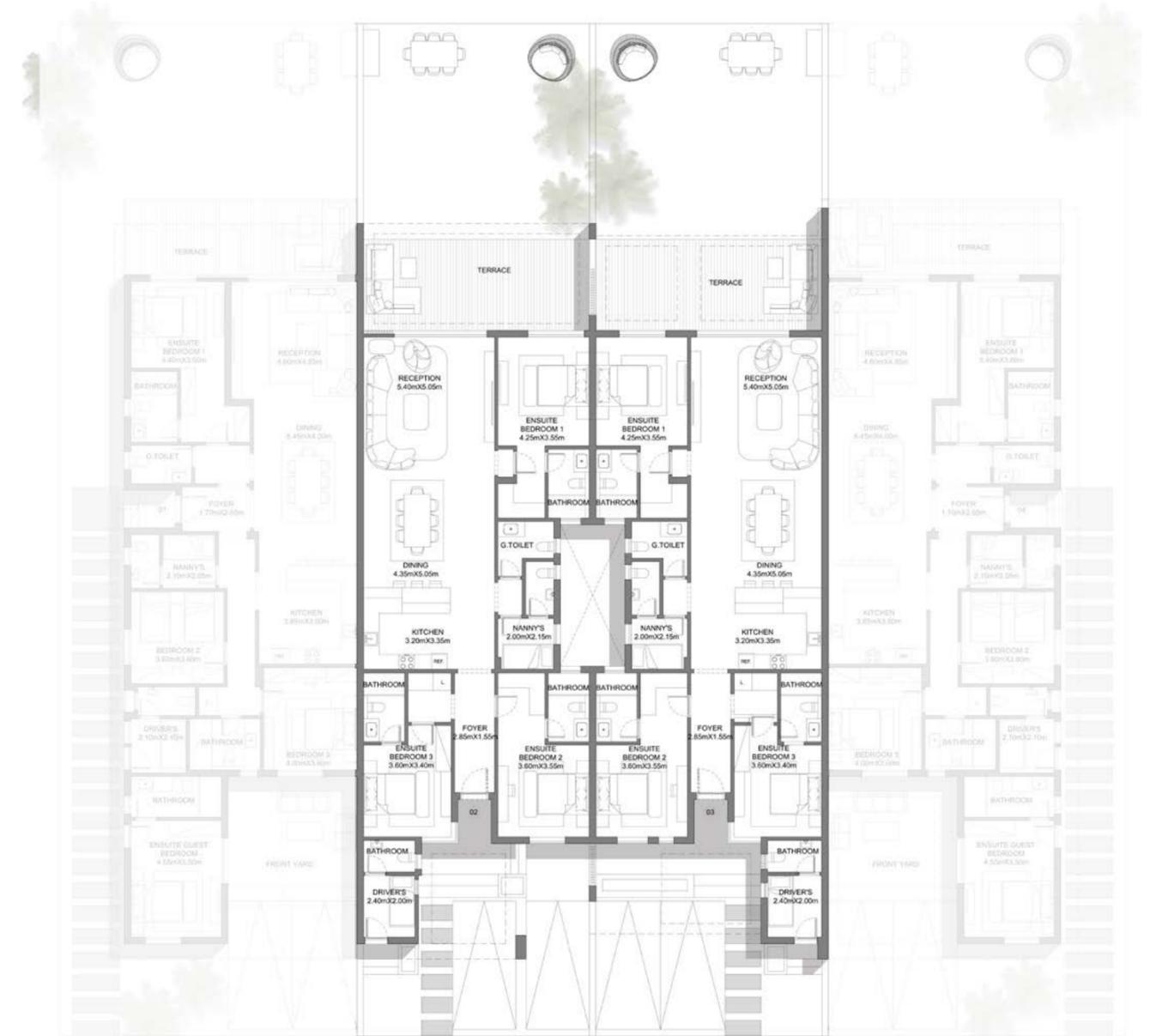
## MIDDLE

*Total BUA 225 m<sup>2</sup>*

Floor Plan	182 m <sup>2</sup>
Terraces	37 m <sup>2</sup>
Total BUA	225 m <sup>2</sup>

### Villa Components

- 3 Bedrooms (3 Bedrooms ensuite)
- Nanny's Room
- Driver's Room
- Laundry Space



MIDDLE - FLOOR PLAN

#### DISCLAIMER:

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.

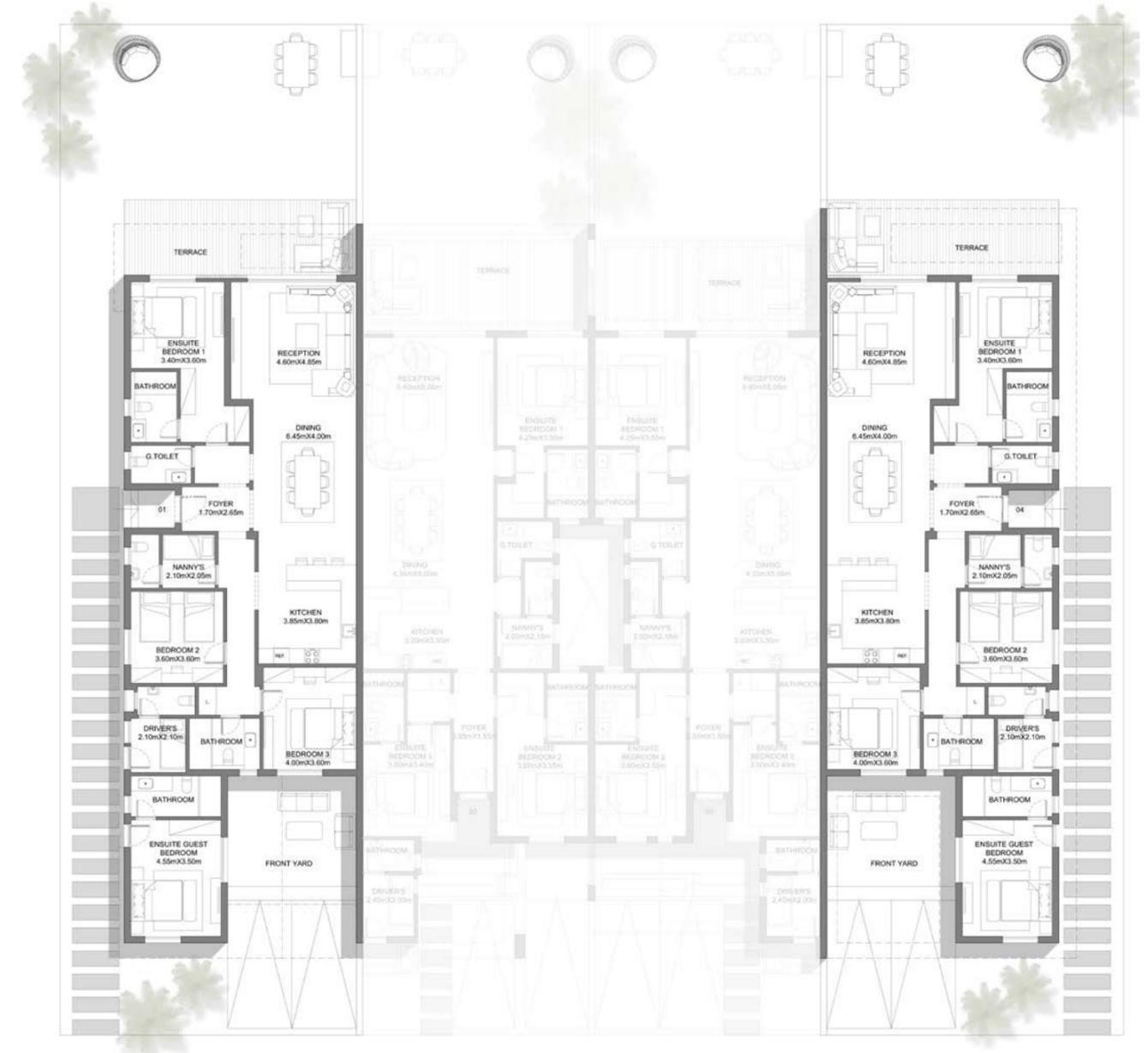
# SHORE (ONE STOREY) CORNER

Total BUA 230 m<sup>2</sup>

Floor Plan	203 m <sup>2</sup>
Terraces	27 m <sup>2</sup>
Total BUA	230 m <sup>2</sup>

## Villa Components

- 4 Bedrooms (2 Bedrooms ensuite)
- Nanny's Room
- Driver's Room
- Laundry Space



CORNER - FLOOR PLAN

### DISCLAIMER:

• The shown plans could be mirrored according to the building location & masterplan. • Diagrams are not to scale and are for illustrative purposes, These are indicative diagrams. • SODIC reserves the right to make alterations.

# SHORE TOWN VILLA



# FINISHING SPECIFICATIONS

## 1. ENTRANCE, CORRIDORS, RECEPTION & DINING AREAS

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

## 2. STAIRCASE

- Floors Marble
- Walls Paint
- Ceiling Paint

## 3. KITCHEN (WITHOUT CABINETS)

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

## 4. GUEST TOILET & POWDER ROOMS

- Floors High Quality Porcelain
- Walls High quality porcelain with Paint
- Ceiling Paint

## 5. BATHROOMS (EXCEPT NANNY'S BATHROOM)

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

## 6. BEDROOMS

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

## 7. LIVING AREAS

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

## 8. NANNY'S ROOM

- Floors High Quality Ceramic
- Walls Paint
- Ceiling Paint

## 9. NANNY'S BATHROOM

- Floors High Quality Ceramic
- Walls High Quality Ceramic
- Ceiling Paint

## 10. TERRACES

- Floors High Quality Porcelain
- Walls High Quality Exterior Paint

## 11. ROOF TERRACES

- Floors High Quality Porcelain
- Walls High Quality Exterior Paint

## 12. SANITARY WARE

- HIGH QUALITY SANITARY FIXTURES AND FITTINGS

## 13. DOORS

- OAK VENEERED MDF

## 14. AIR CONDITIONING

- Not Included Conduits Only

## 15. HEATERS

- Not Included Provisions Only
- Conventional Water Heater Design
- Maximum Electrical Load = 2 kW - 220V

## 16. ALUMINUM WORKS

- HIGH QUALITY SINGLE GLAZED ALUMINUM FRAMES

## 17. SHUTTERS

- Not Included Conduits Only

#### DISCLAIMER:

Diagrams are not to scale and are for illustrative purposes.

- SODIC reserves the right to make 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.

Contact us at 16220

Visit our website: [sodic.com](http://sodic.com)

or simply visit one of our

SODIC Sales Centres:

Sheikh Zayed: Km. 38 Cairo-Alexandria Desert Road

New Cairo: Southern 90 Street, Plot 67#, First Section

City Centre, New Cairo

A SIGNATURE COMMUNITY

BY  **SODIC**