



Karmell
BY SODIC

THE HOUSES



CALIFORNIA INSPIRED LIVING



CARMEL BY THE SEA

Inspired by a small coastal community in California that is defined by its fairytale-like architecture and depth of culture. Carmel-by-the-Sea, charmingly put you in simplicity of its small town and puts you right at home, with mesmerizing scenery and pleasant pathways that abound in all directions.

A BRIGHT IDEA

Borrowing from the calm, cool, Californian coastal county with the same name, you will find more than just another real-estate venture to invest in. Rather, you will find an entirely new state of culture that you will want to invest your future in.

Find your Karmell. Find your California-inspired living.





THE GETAWAY LAND

Karmell rests comfortably on 125 acres of secluded prime real estate as part of SODICs current roster of 464 acres of land in New Zayed. Your own California in Cairo.



THE DESTINATION





SETTING THE SCENE

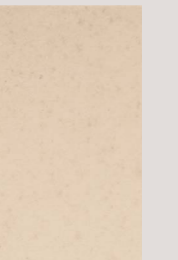
Right in the heart of New Zayed, mere minutes from SODIC West and Zayed City is where Karmell resides. It allows for convenient and direct access to Dabaa - Rod El Farag Axis and is a forty-minute drive to downtown Cairo. And if that's not accessible enough, it also neighbors the Cairo-Alex Road and is a quick twenty-five minute ride from Lebanon Square.



THE DRIVE

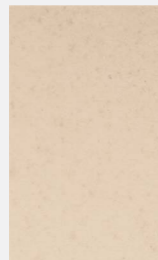
Surround yourself with picturesque scenery at The Drive, while staying close to everything that you need. It is the path that promises you a carefree route, until you reach your place.

The Drive is your airy path, towards all that you want, to allow every view to sink in.



THE WALK

This Walk is an enabler of activity allowing pedestrians and bikers to enjoy the scenic journey alongside The Drive. With a span of 3.7 kilometers, all the surrounding views surely will not be missed. To ensure safety of bikers and pedestrians, there are clear safety precautions throughout The Walk, connecting you safely and easily to the clubhouse.



**Our Iconic 3.7km
Long Stroll**







A PICTURE PERFECT PORTRAIT

Embraced by two linear parks blossoming in serene settings, the architecture adorning Karmell pays homage to the raw materials traditionally used in Californian designs and gives them a modern edge with Smart Home Solutions, and vast, functional open spaces.

It is a boldly innovative and inviting setting that gives a whole new style to life with selected flora that boosts that sweet Californian vibe.





VIBRANT CONVENIENCE

Nestled right beside a school and just a leisurely walk from the vibrant Karmell Hub, Karmell 01 ensures that everything you need is within easy reach. From daily necessities in the supermarket to leisurely stops at the coffee shop or ice cream store, plus a 3.7 km jogging and cycling track nearby, Karmell 01 offers a seamlessly connected living experience

AROUND
The Corner

THE DOWNTOWN CENTER

The Downtown Center beckons with its vibrant street life and European charm. Strolling along the lively streets, residents are greeted by a sensory delight: the aroma of freshly brewed coffee mingling with the melodies of street musicians. The storefronts boast fascinating facades, each telling a story of its own, inviting passersby to indulge in window-shopping. From charming boutiques to captivating galleries, there's something for every taste. The ambiance is lively yet relaxed, reminiscent of the enchanting streets of European cities. Here, The Downtown center is a destination in itself, where the customer experience is an immersive journey through culture and creativity.





LUSH GREENWAYS

Oak Grove runs down the center of Karmell offering residents and visitors a one-of-a-kind stroll, providing ample shade and sun depending on your preference. Have a seat at one of the many benches and admire the fantastical flora that abounds. Get to where you're going with a touch of inspiration in every step. The lush spines of Karmell connect you to all you could ever want in a breathtaking way.

OAK
Grove



THE COMMUNITY CLUB OPERATED BY CLUB S

Designed by the renowned L35, an international architecture firm featuring a worldwide portfolio of 971 projects in 43 countries. The community club is where innovation meets motivation in scenic surroundings. The vibrant sports club features yoga, gym facilities, and tennis courts. Enjoy various athletic facilities, including pools, paddle, squash, a -5a-side football court, and multipurpose courts. As well, the social building enhances community living with a café, restaurant, lounge, nursery and an on-site mosque to promote connection, relaxation and spiritual wellbeing, as well as interconnected outdoor cycling pathways to foster an active lifestyle.

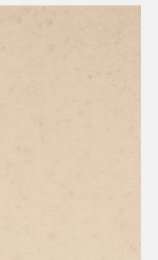
CLUB
S
BY SODIC





THE HEART OF NATURE

Anchored by two linears bursting with color and serenity of over 300 acres of pure open space, Karmell is introducing a whole new type of serendipitous beauty.





KARMELL PARK

Immerse yourself in the lush gardening experience at the Karmell Grove park, with a thrilling playground for the kids, a delicious variety of food trucks, outdoor fitness areas, and spots for growing plants and foods.





KARMELL PERKS

At Karmell you will enjoy a fully fledged, accommodating community tailored to your outright convenience. Managed by EDARA, there is little you have to worry about when it comes to getting things up and running for your home.





YOUR IDEAL HOME

Discover Karmell 01, the newest gem in the Karmell community, where convenience meets elegance. Here, everything from education to entertainment to outdoor leisure is just a stone's throw away, setting the stage for a lifestyle steeped in comfort and sophistication. Experience the allure of fully-finished houses and apartments that are more than just a place to live, but a lifestyle. Welcome to Karmell 01, your exquisite new way of life.

FITNESS AND LEISURE

Step into a world of wellness with a nearby 3.7 km jogging and cycling track. It is designed for everyone to safely enjoy their fitness journey, while connecting with nature in a serene, pedestrian-friendly environment.





BUILDING
3



GARDEN HOUSE 04

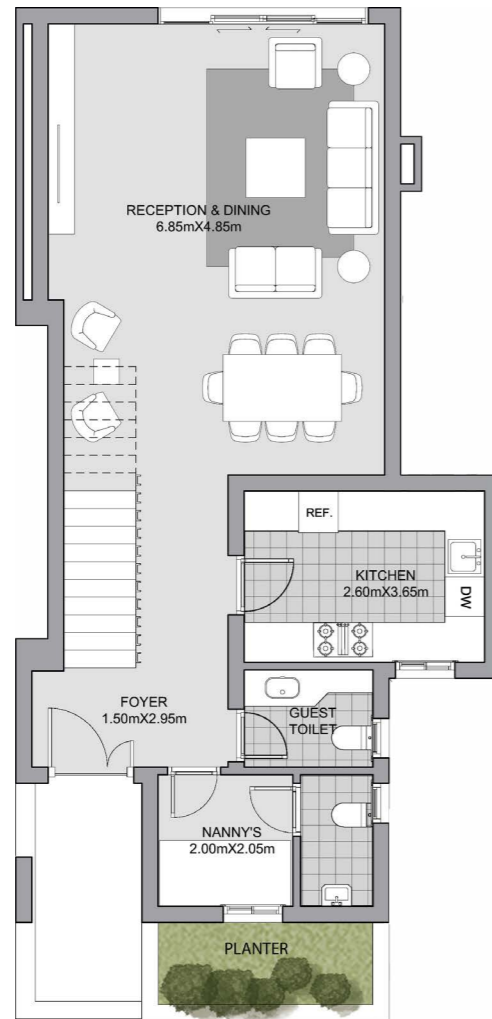
GARDEN HOUSE 05



Ground Floor



1st Floor



Ground Floor



1st Floor

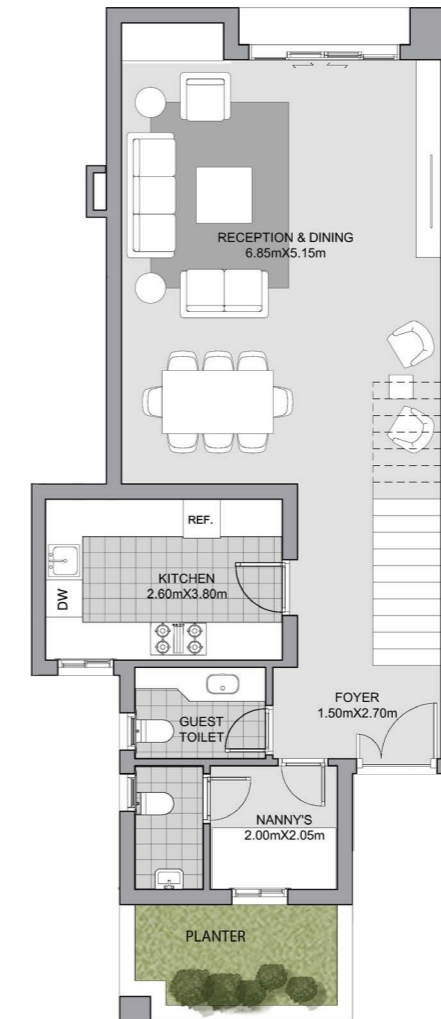
Gross Area
202 sqm
3 BEDROOMS + NANNY



Ground Floor



1st Floor



Ground Floor



1st Floor

Gross Area
179 sqm
3 BEDROOMS + NANNY

GARDEN HOUSE 06

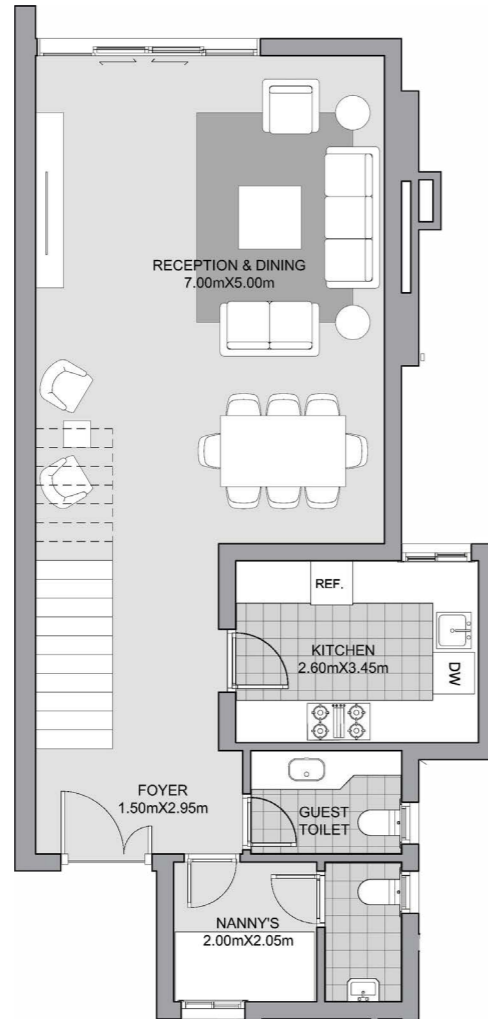
GARDEN HOUSE 07



Ground Floor



1st Floor



Ground Floor



1st Floor

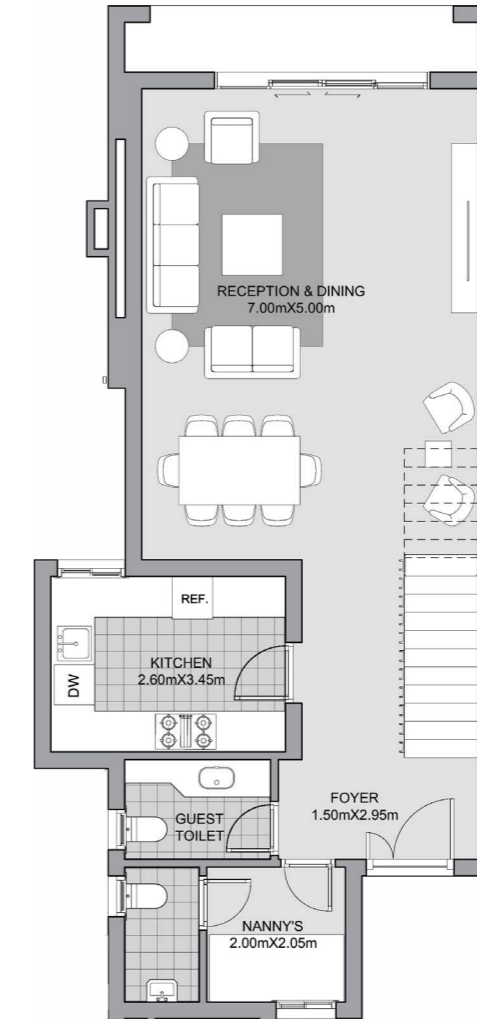
Gross Area
195 sqm
3 BEDROOMS + NANNY



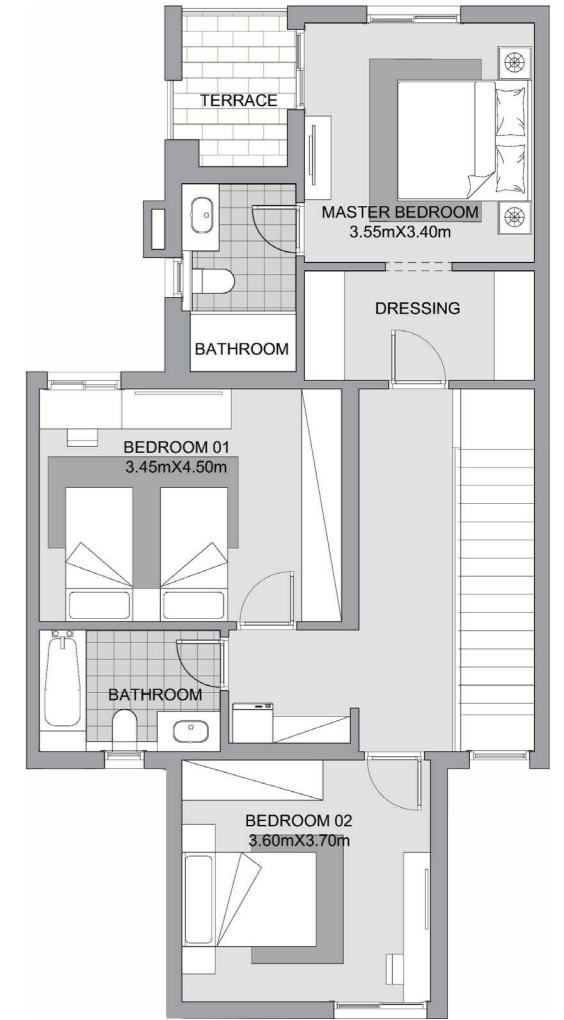
Ground Floor



1st Floor



Ground Floor



1st Floor

Gross Area
189 sqm
3 BEDROOMS + NANNY

GARDEN HOUSE 08

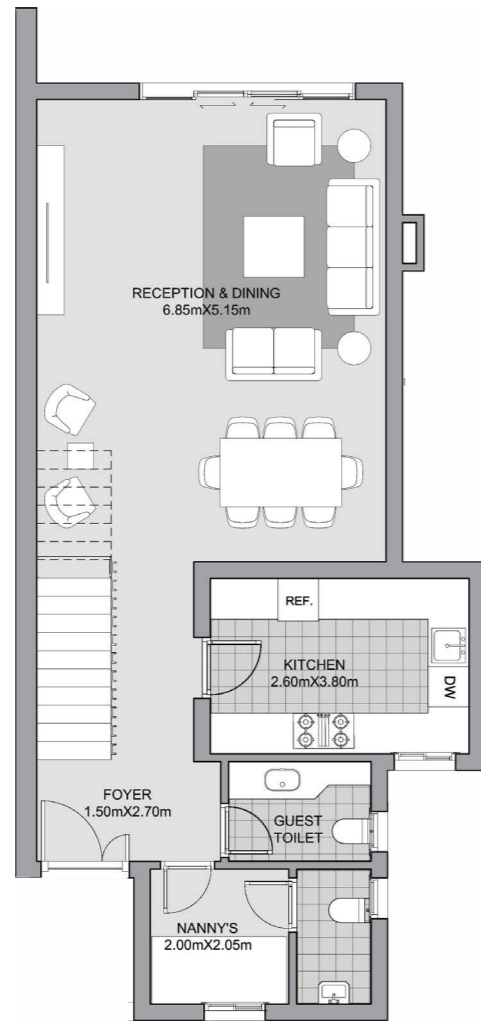
GARDEN HOUSE 09



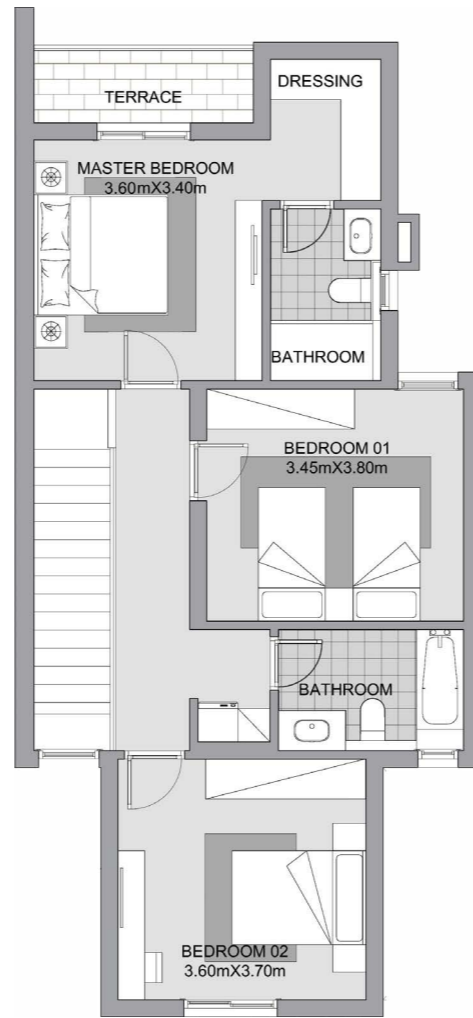
Ground Floor



1st Floor



Ground Floor



1st Floor

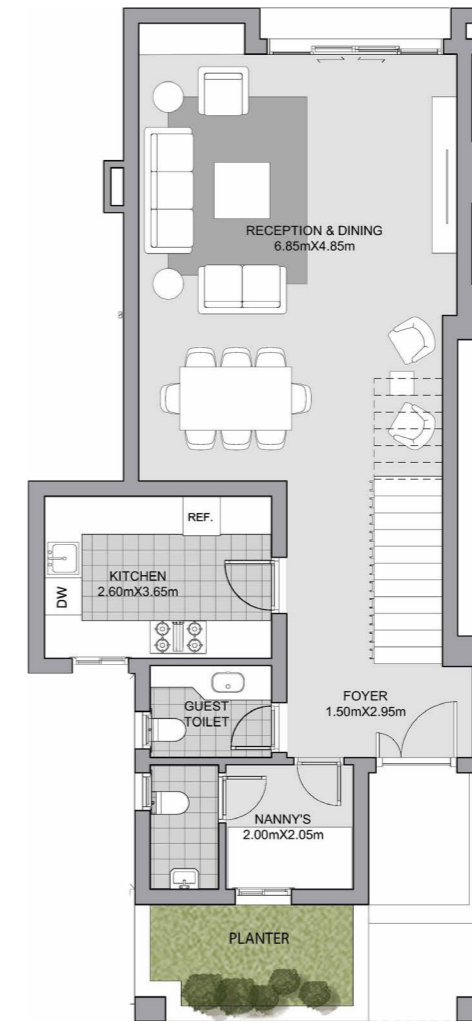
Gross Area
181 sqm
3 BEDROOMS + NANNY



Ground Floor



1st Floor



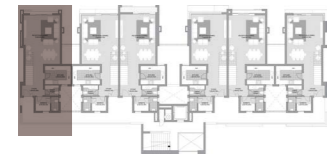
Ground Floor



1st Floor

Gross Area
201 sqm
3 BEDROOMS + NANNY

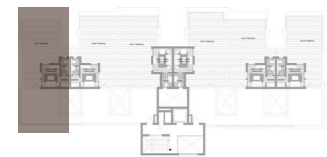
SKY HOUSE 04



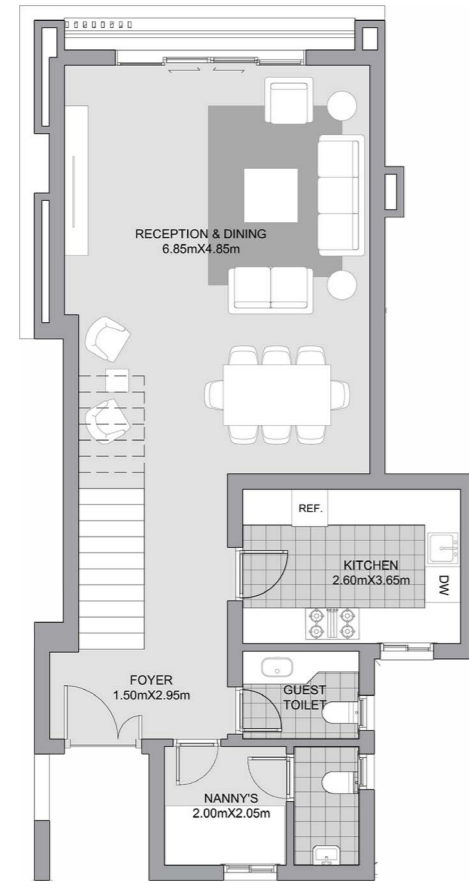
Sky Level 1



Sky Level 2



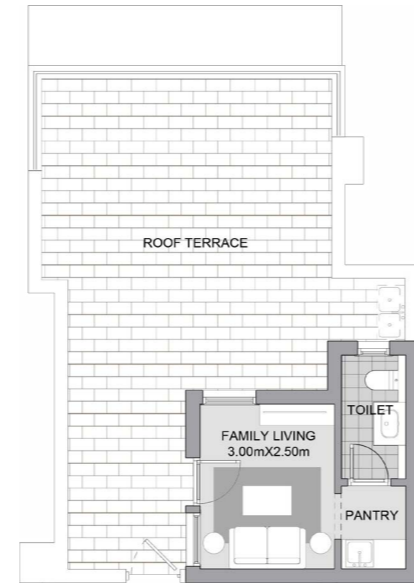
Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
264 sqm	218 sqm	46 sqm

3 BEDROOMS + NANNY

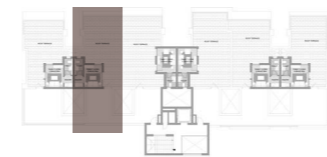
SKY HOUSE 05



Sky Level 1



Sky Level 2



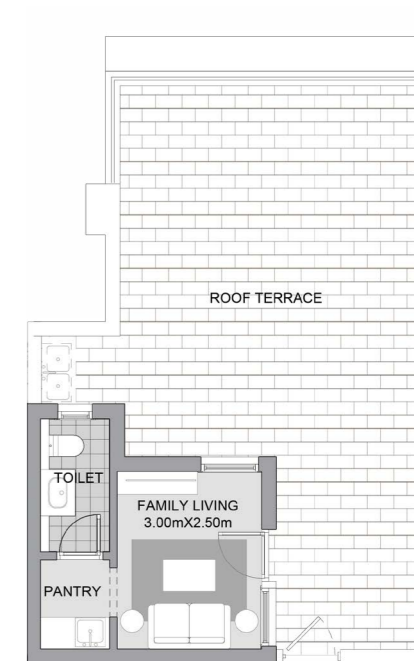
Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
242 sqm	197 sqm	45 sqm

3 BEDROOMS + NANNY

SKY HOUSE 06

SKY HOUSE 07



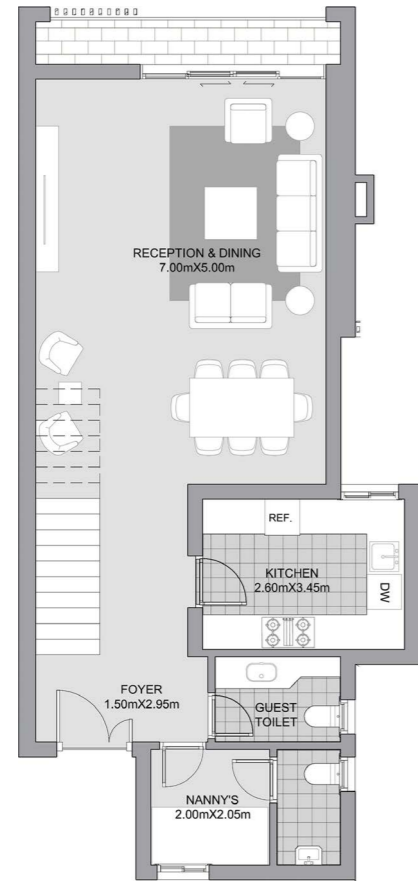
Sky Level 1



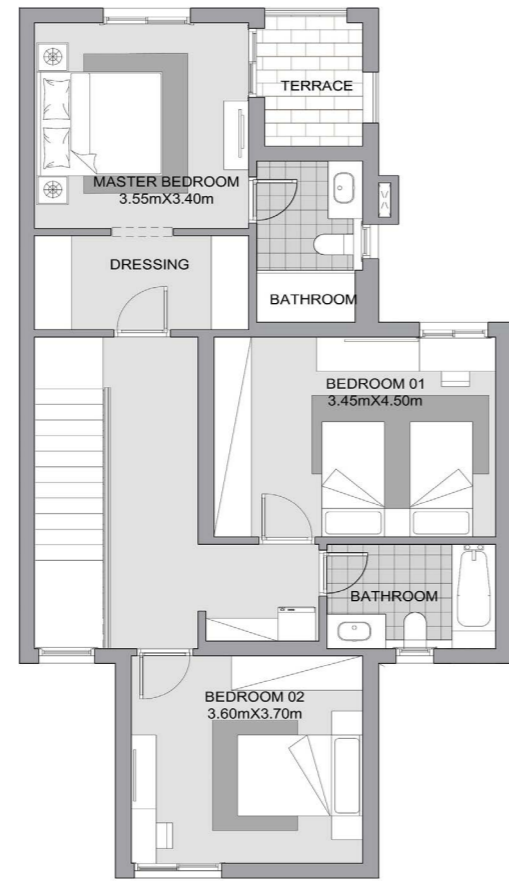
Sky Level 2



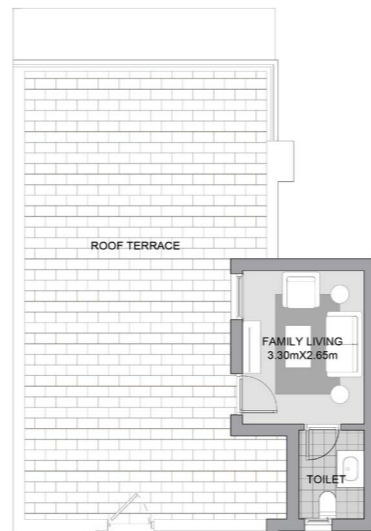
Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
263 sqm	207 sqm	56 sqm

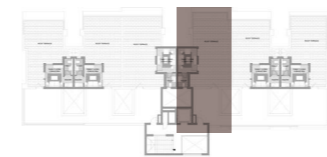
3 BEDROOMS + NANNY



Sky Level 1



Sky Level 2



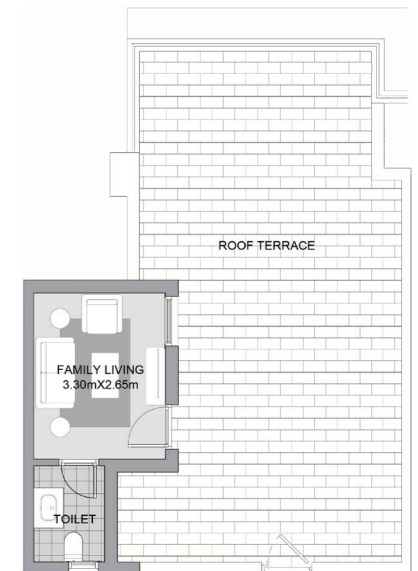
Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
267 sqm	213 sqm	54 sqm

3 BEDROOMS + NANNY

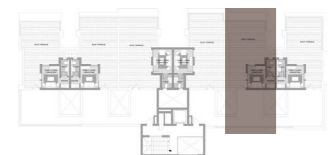
SKY HOUSE 08



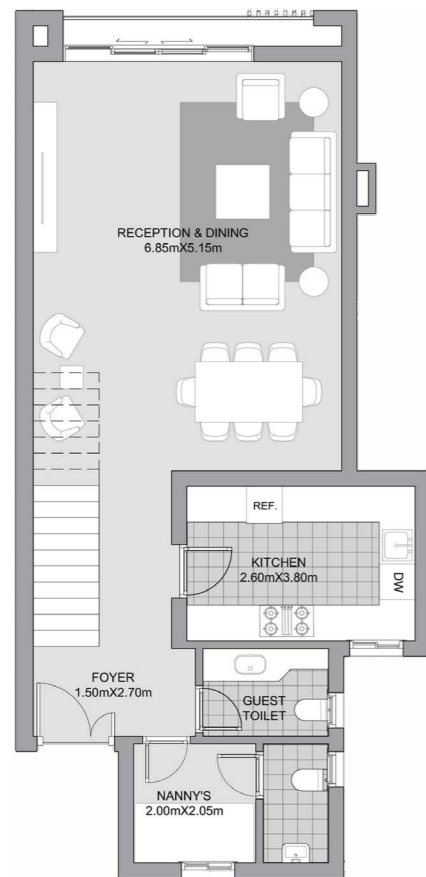
Sky Level 1



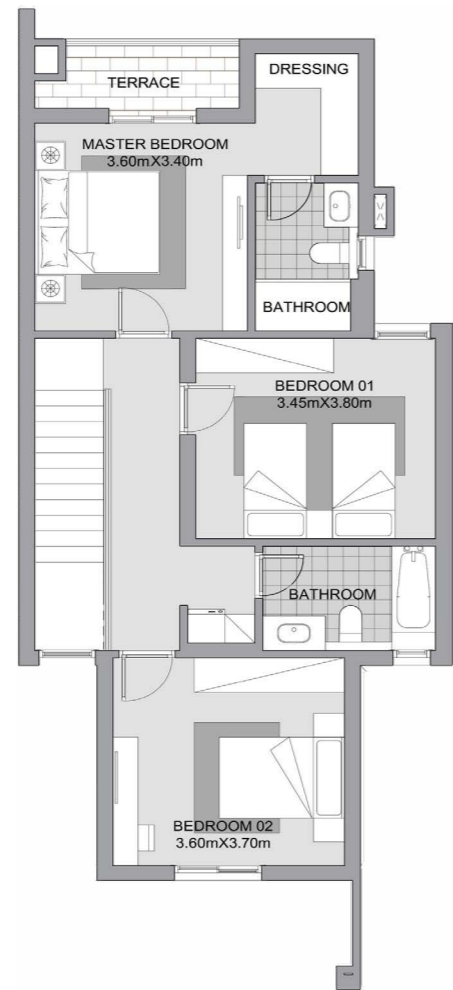
Sky Level 2



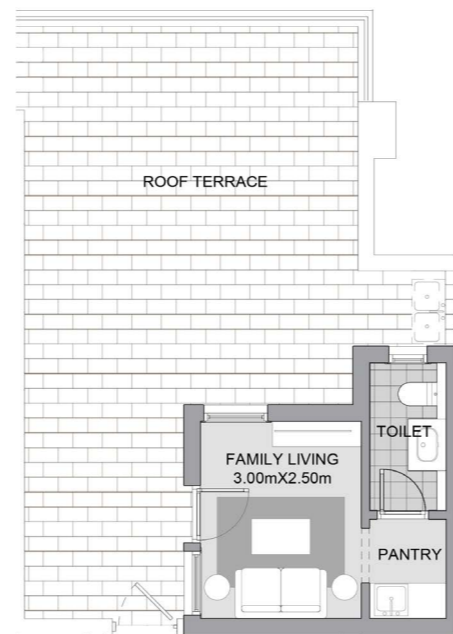
Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
246 sqm	198 sqm	48 sqm

3 BEDROOMS + NANNY

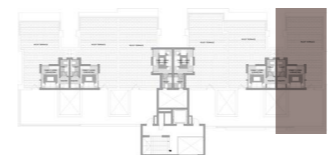
SKY HOUSE 09



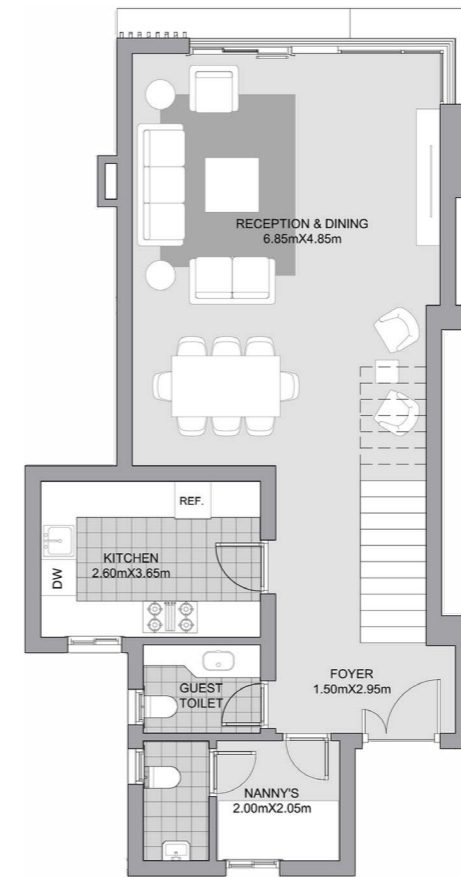
Sky Level 1



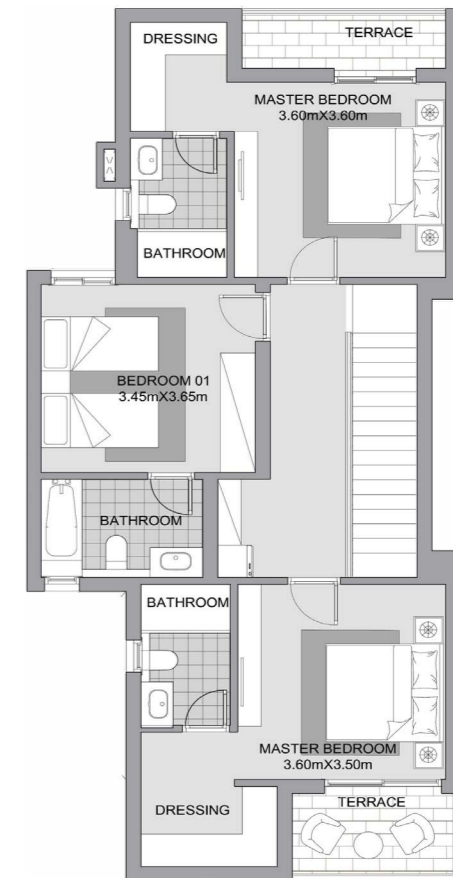
Sky Level 2



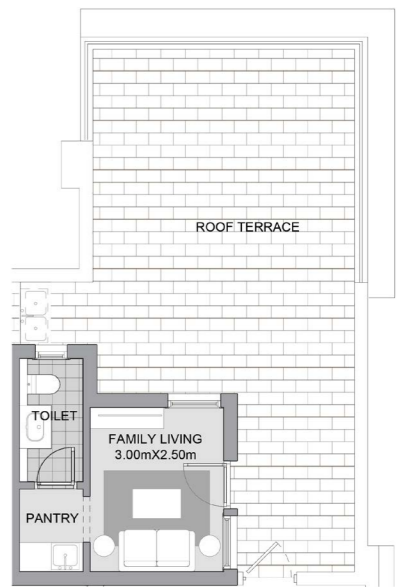
Sky Roof



Sky Level 1



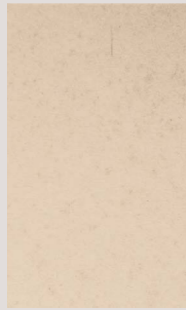
Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
264 sqm	219 sqm	45 sqm

3 BEDROOMS + NANNY



DISCLAIMER:

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- SODIC reserves the right to make minor alterations.
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- Final models used in our finishing are similar and subject to market and availability at the time of operations.
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