

THE ESTATES  
RESIDENCES  
A SODIC SIGNATURE

APARTMENTS & DUPLEXES  
PHASE 2



# DEVELOPMENT OVERVIEW

Wellness

Authenticity

Effortless  
Comfort

Low  
Density

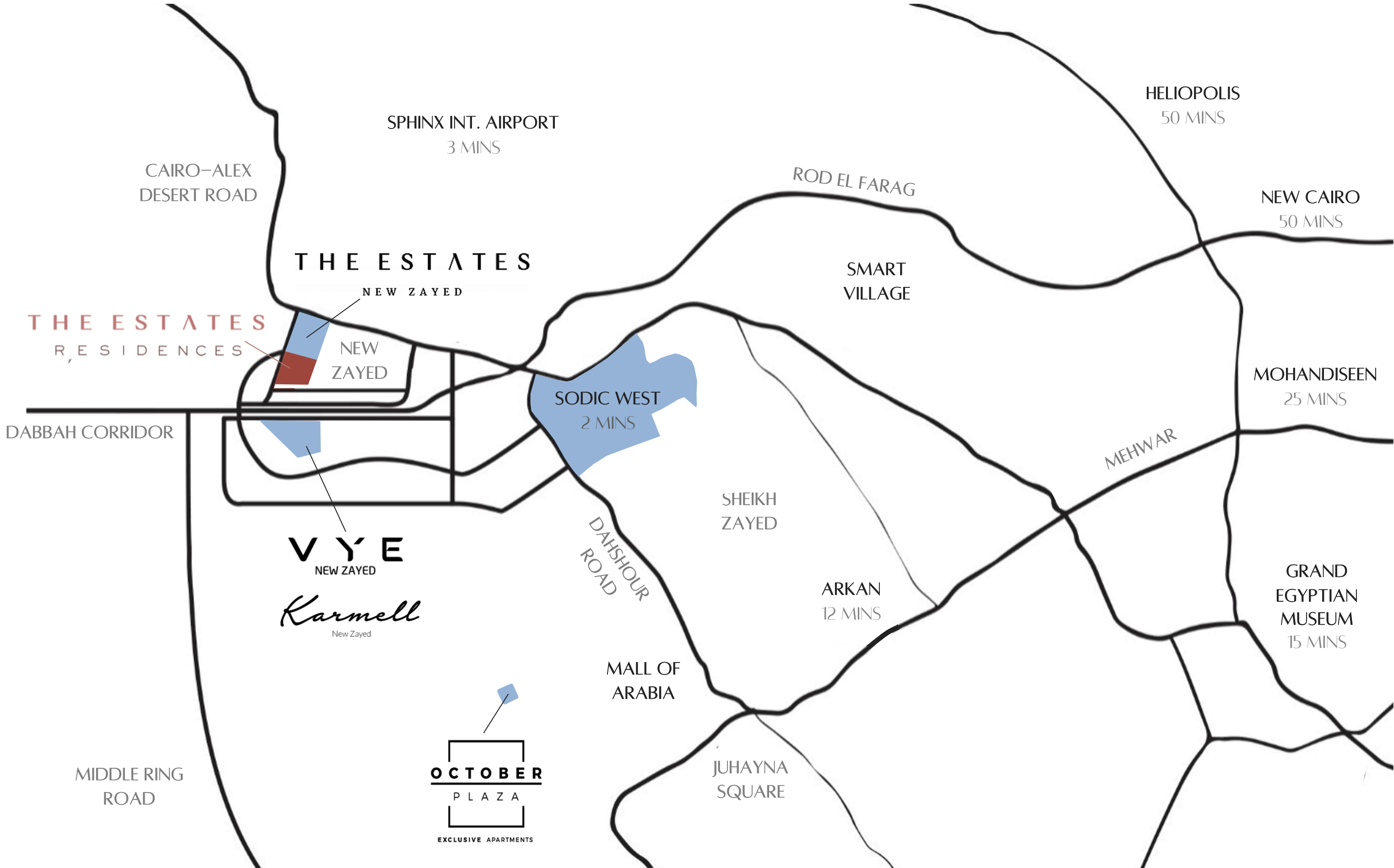
Refinement

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/>



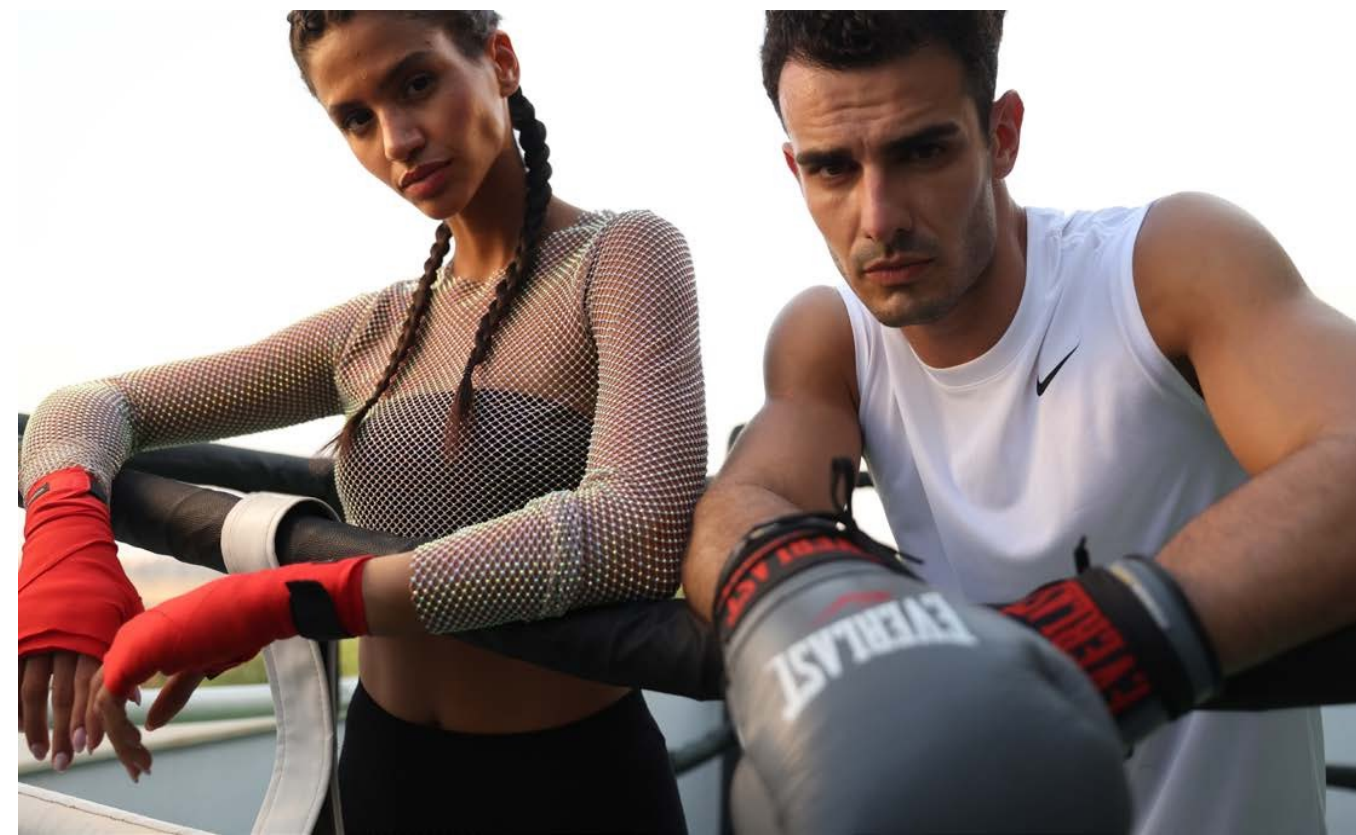
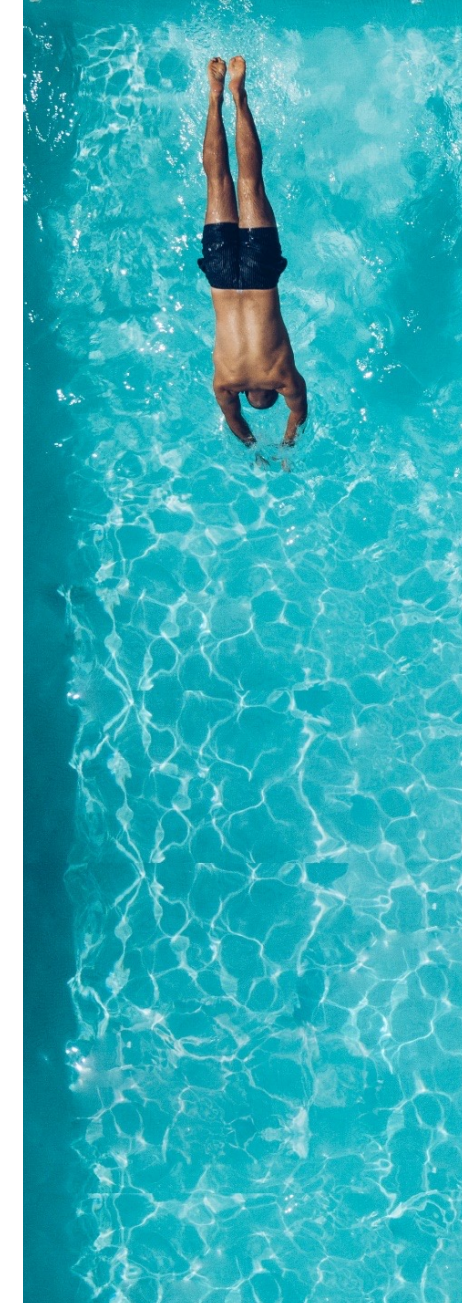
## WELCOME TO CAIRO

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 design that optimizes 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.



# FLOOR PLANS



# TYPE-C



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

# TYPE-C

## FLOOR PLANS

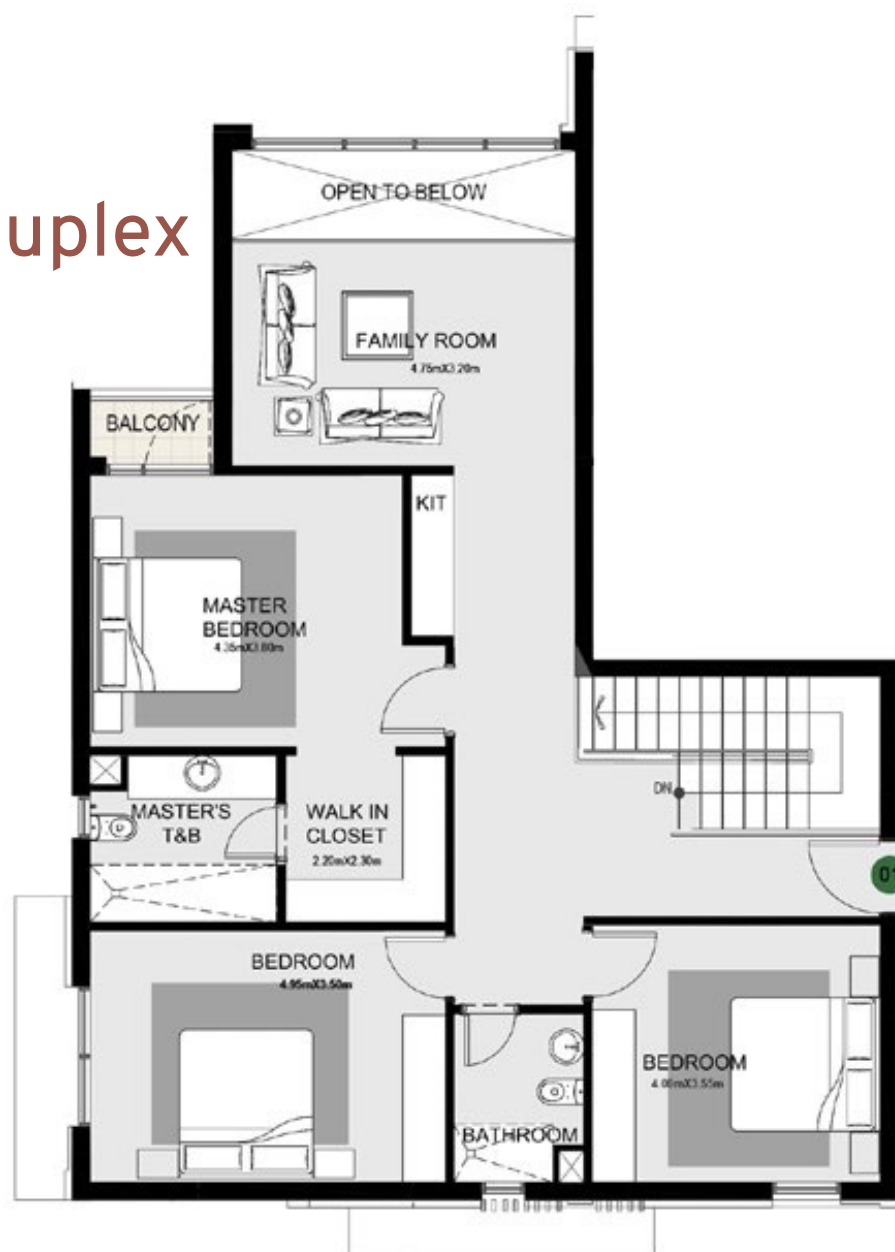


**Garden Duplex**

Total BUA  
297 SQM

No. of Rooms  
4B+Living  
+Nanny

Special Features  
Private entrance  
Double height living and facade



**3 Bedrooms + Living  
(Ground)**



Total BUA  
221 SQM

Special Features  
All rooms facing views

### Disclaimer

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- SODIC reserves the right to make alterations.

# TYPE-C

## FLOOR PLANS

### 3 Bedrooms (Penthouse)



Gross BUA

251 SQM

Roof Annex

31 SQM

Total BUA

282 SQM

Roof Terrace

54 SQM

Special Features

Spacious rooms

Large terrace

#### Disclaimer

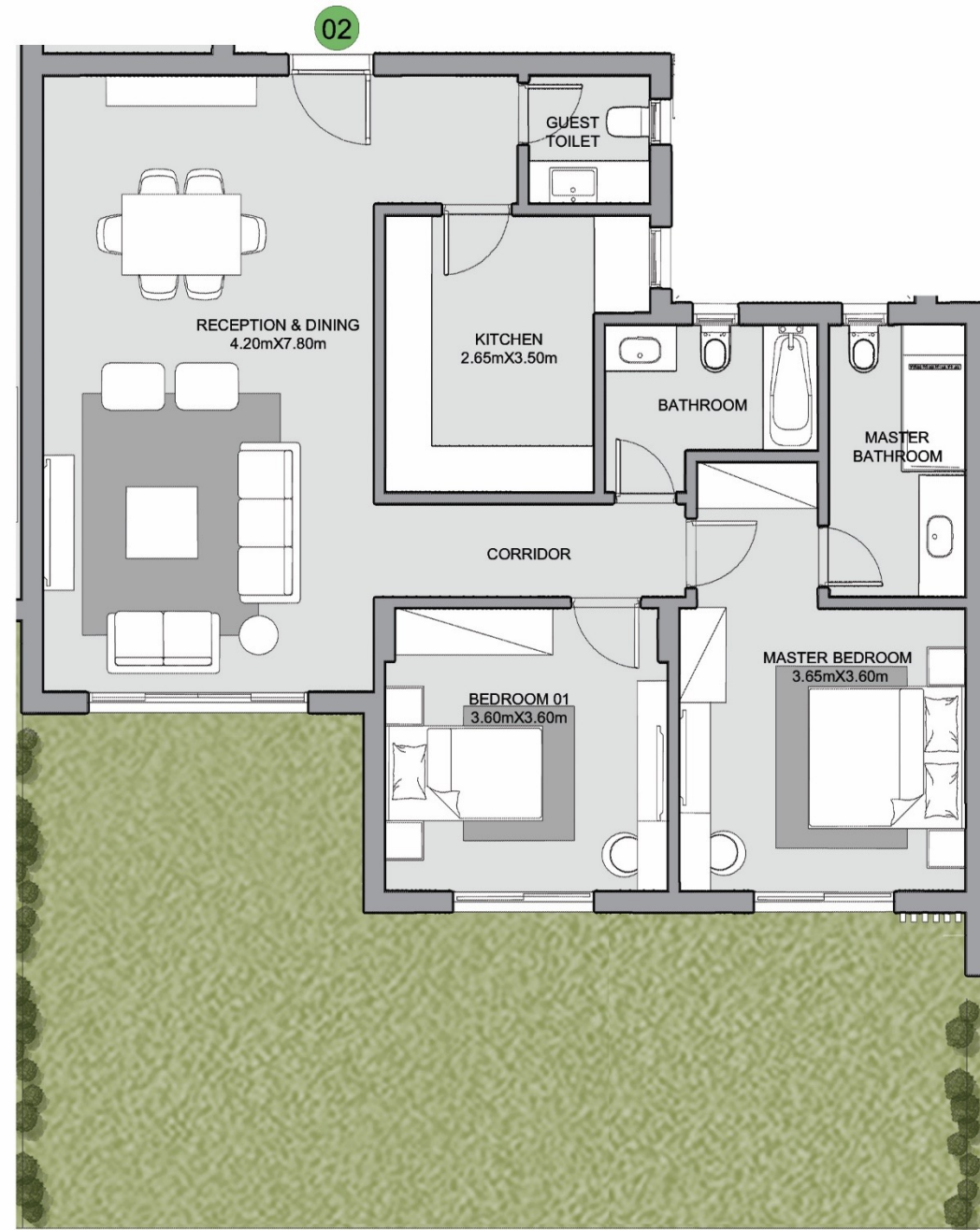
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# TYPE-E



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

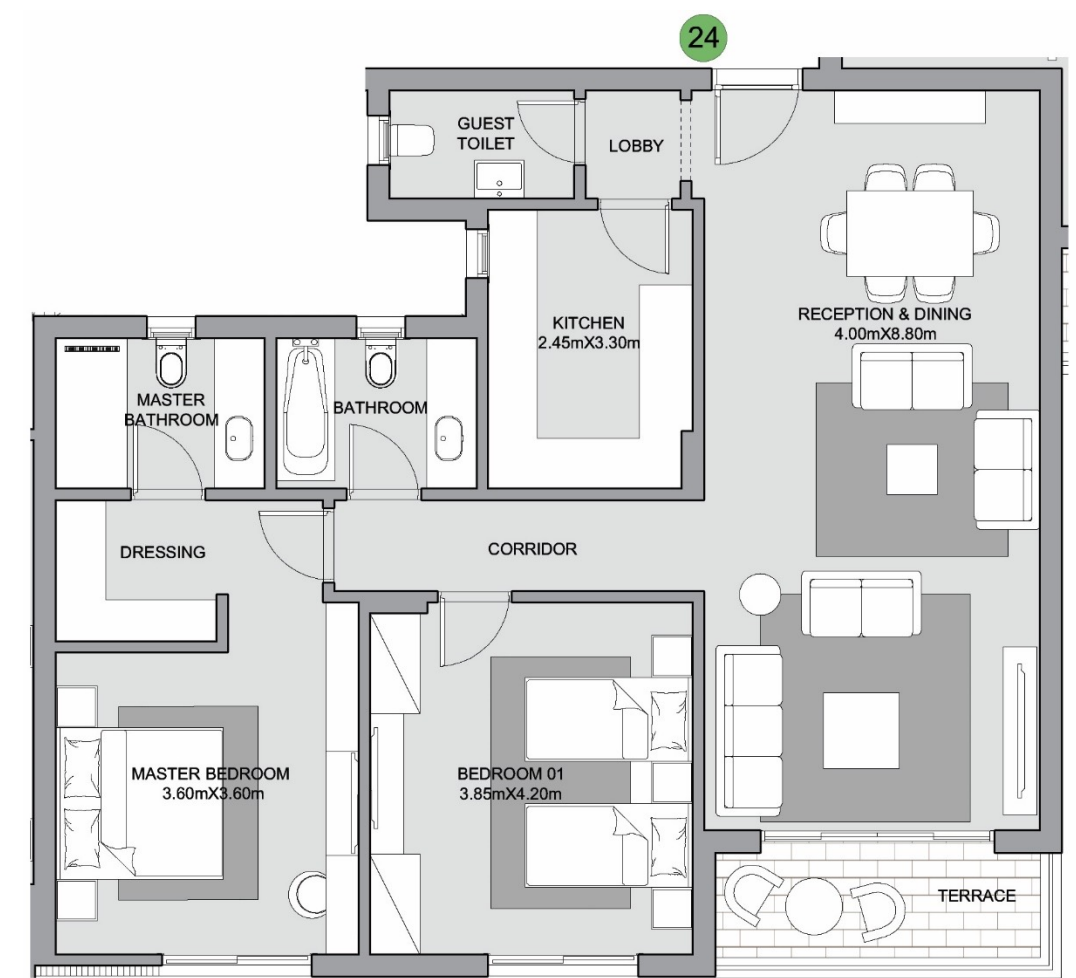
## 2 Bedrooms (Ground)



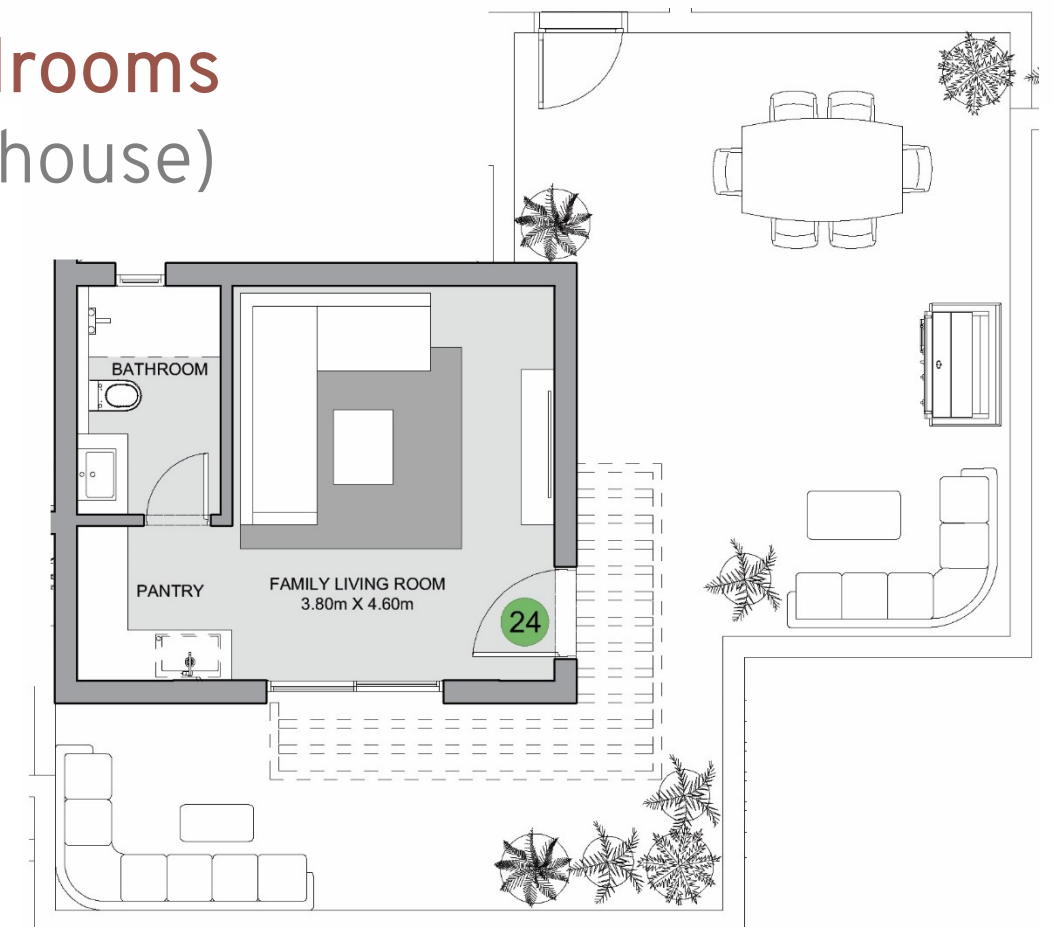
Total BUA  
123 SQM

Special Features  
All rooms facing views

## TYPE-E FLOOR PLANS



## 2 Bedrooms (Penthouse)



Gross BUA  
136 SQM

Roof Annex  
36 SQM

Total BUA  
172 SQM

Roof Terrace  
65 SQM

Special Features  
All rooms facing views

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# TYPE-E

## FLOOR PLANS



**3 Bedrooms**  
(Ground)

**Total BUA**  
**183 SQM**

**Special Features**  
**Double gardens and views**



**3 Bedrooms**  
(Typical)

**Total BUA**  
**178 SQM**

**Special Features**  
**Double views reception  
and dining**

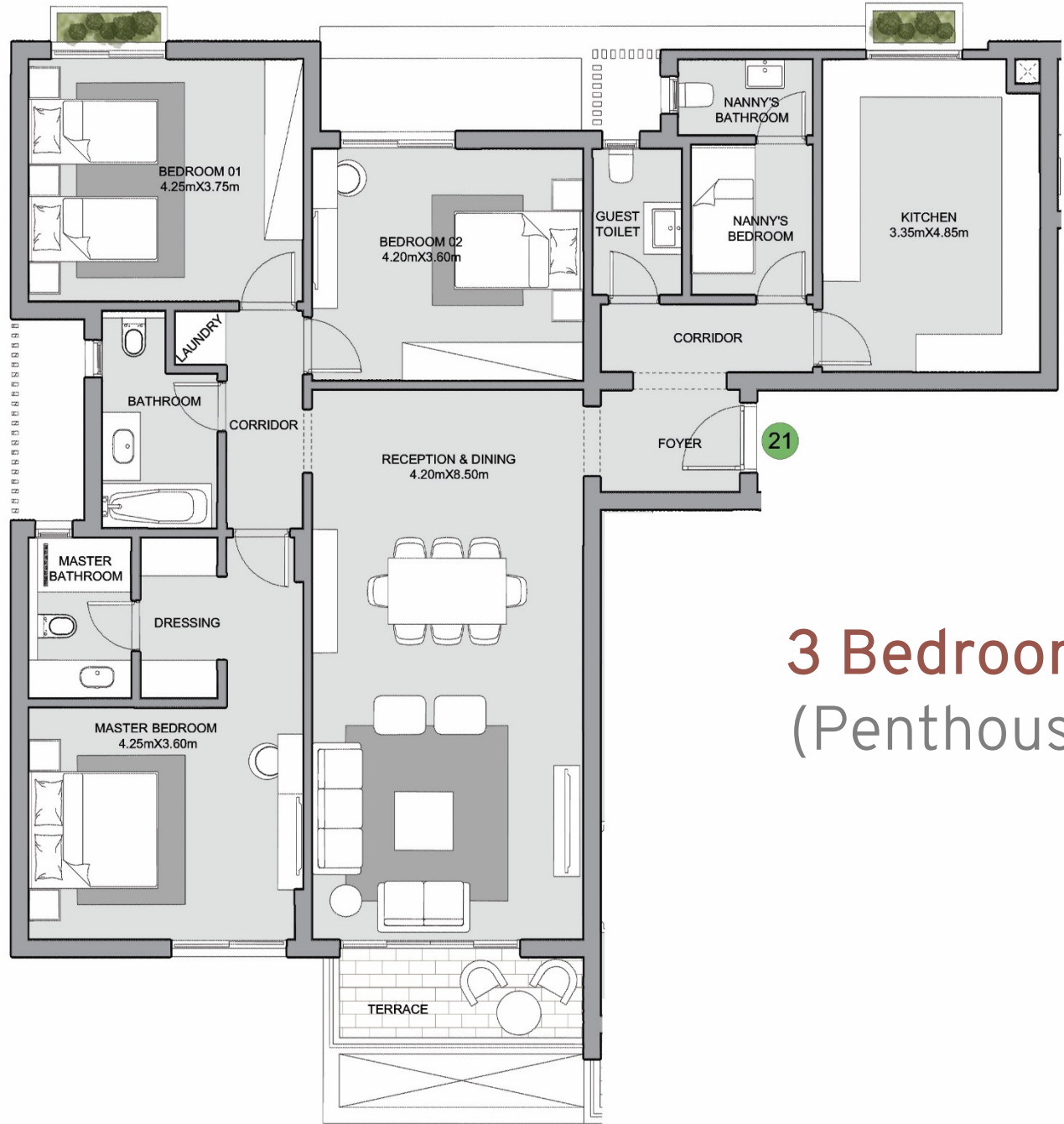
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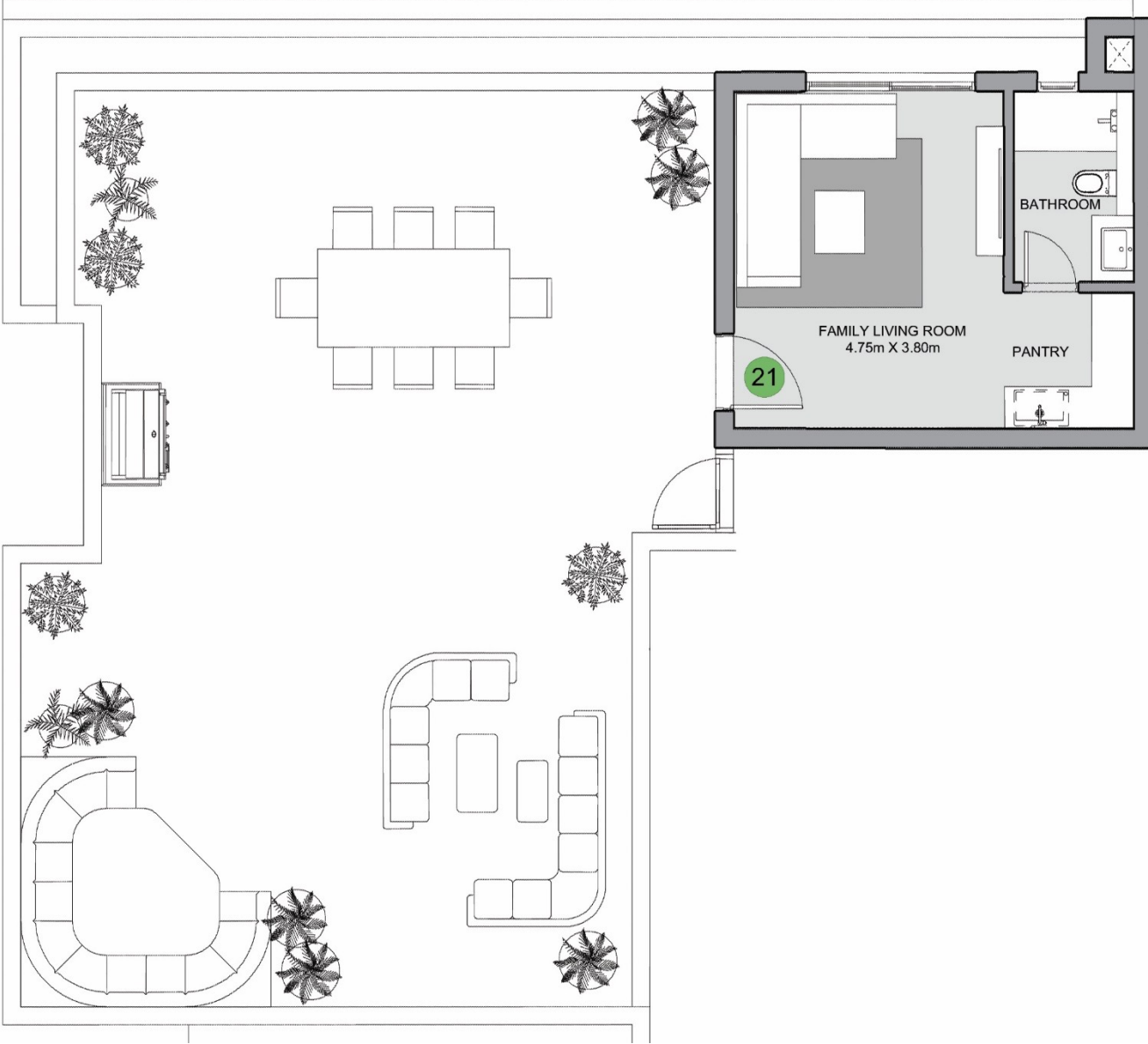


# TYPE-E

## FLOOR PLANS



**3 Bedrooms**  
(Penthouse)



Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
190 SQM	37 SQM	227 SQM	120 SQM	Double views Large roof terrace

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# TYPE-F



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# TYPE-F

## FLOOR PLANS

### 2 Bedrooms (Ground)



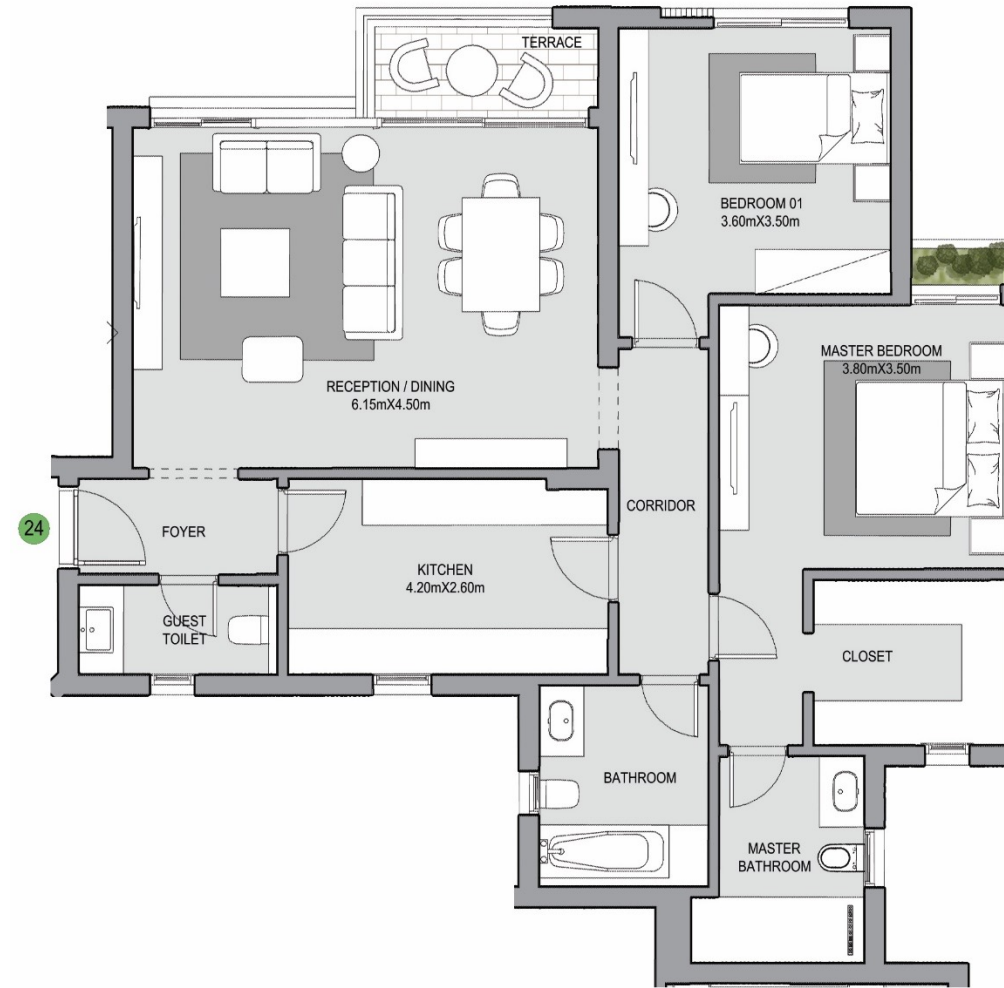
Total BUA

117 SQM

Special Features

All rooms facing views

### 2 Bedrooms (Penthouse)



Gross BUA

131 SQM

Roof Annex

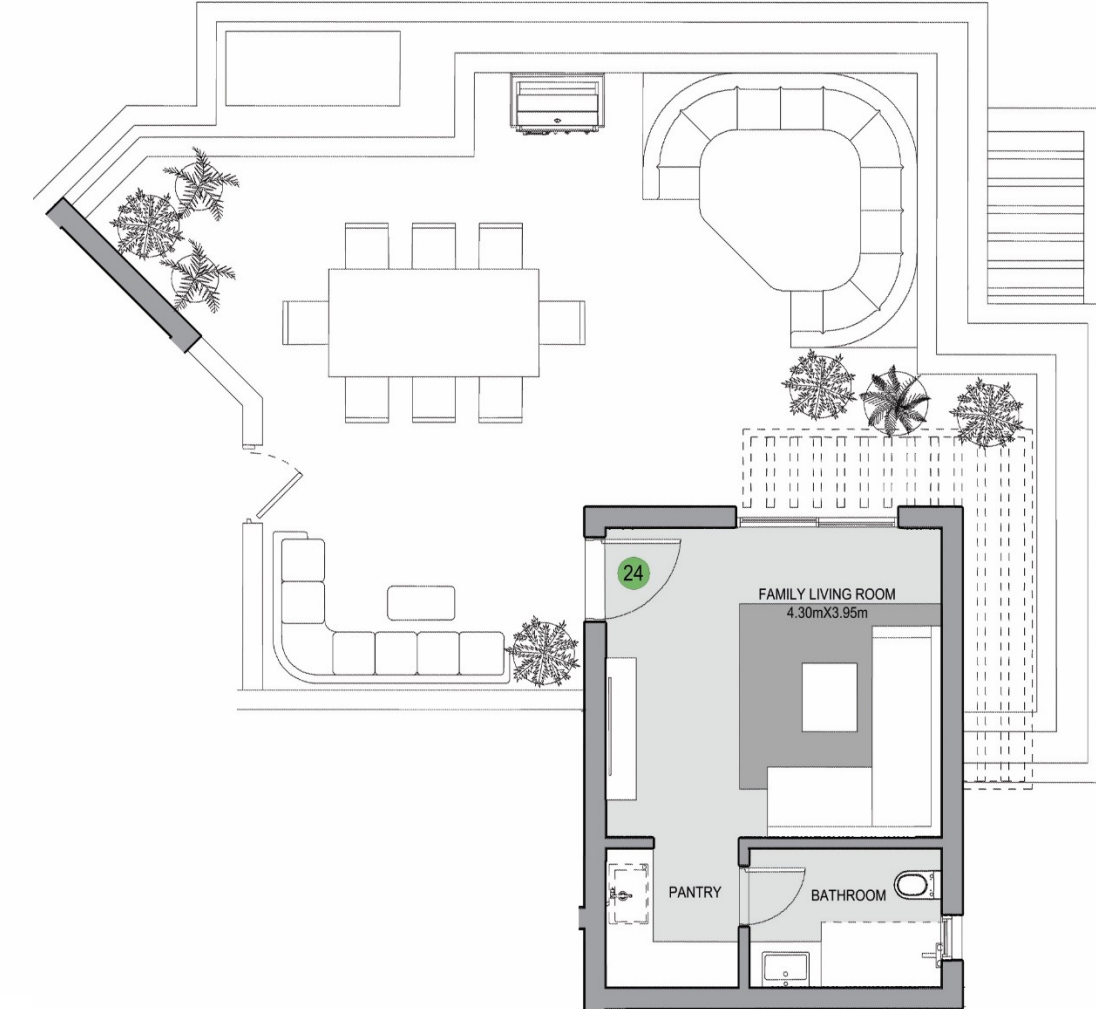
34 SQM

Total BUA

165 SQM

Roof Terrace

71 SQM



Special Features

All rooms facing views

Two-way kitchen

Large roof terrace

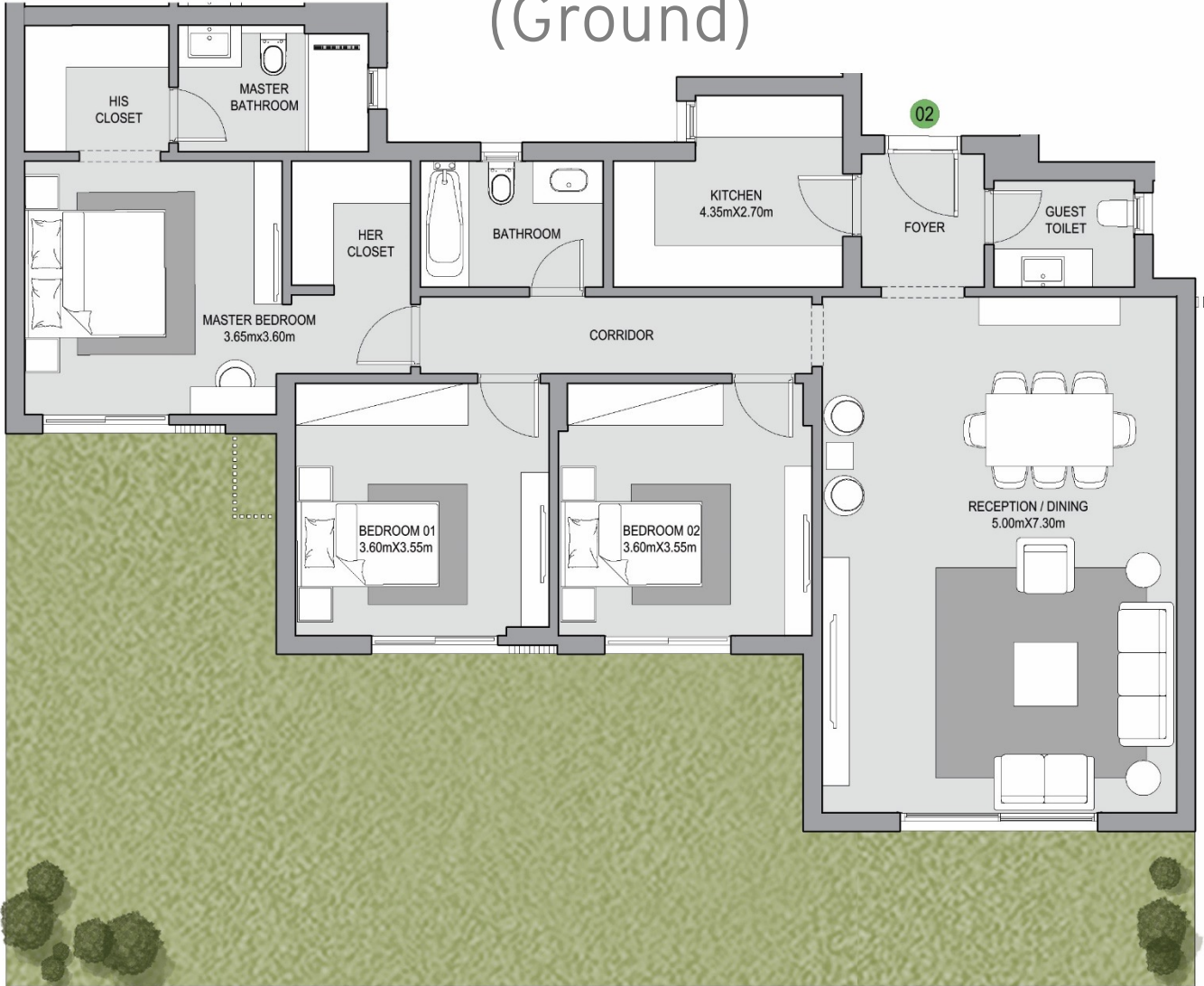
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# TYPE-F

## FLOOR PLANS

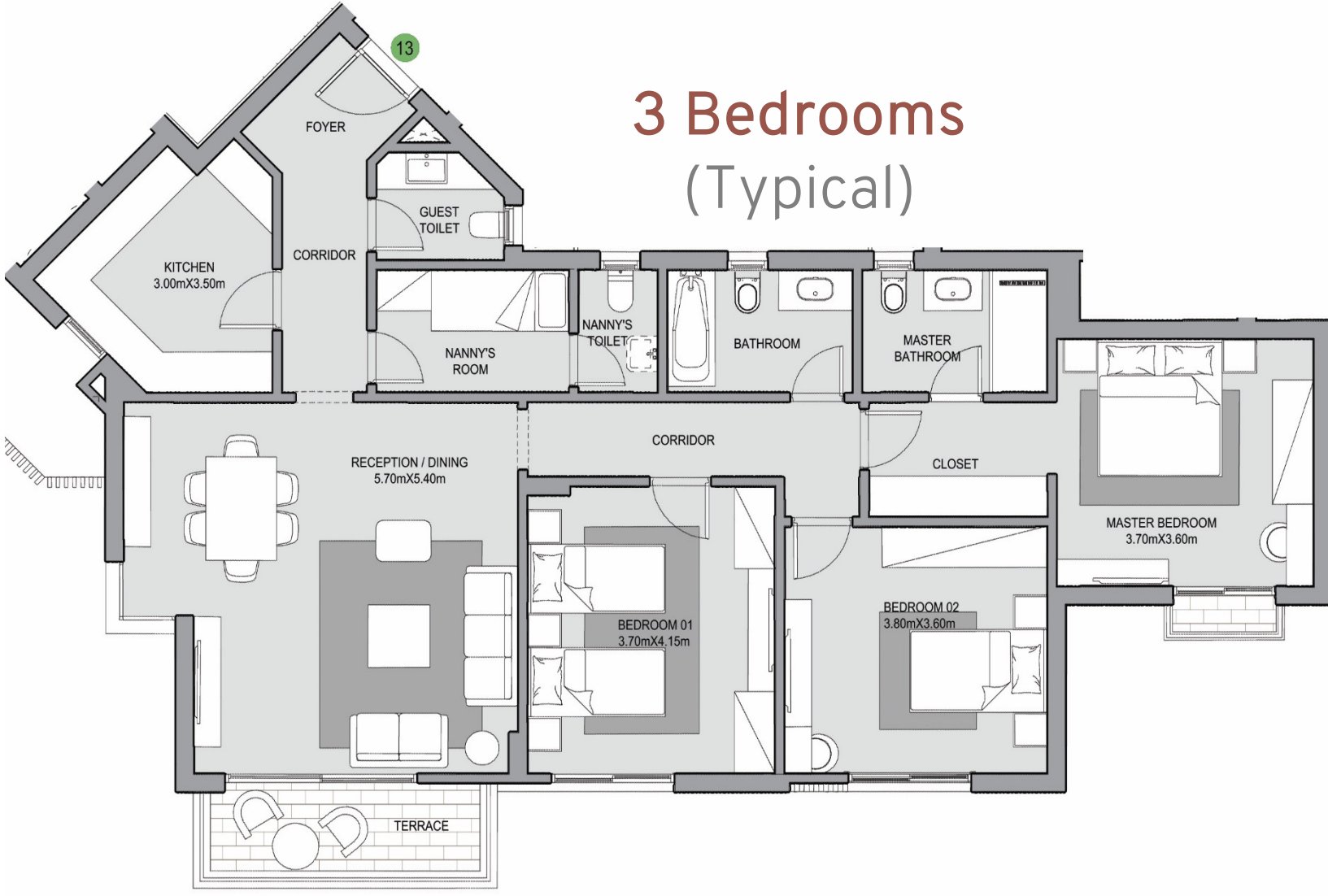
### 3 Bedrooms (Ground)



Total BUA  
148 SQM

Special Features  
All rooms facing views  
His and Her closet

### 3 Bedrooms (Typical)



Total BUA  
159 SQM

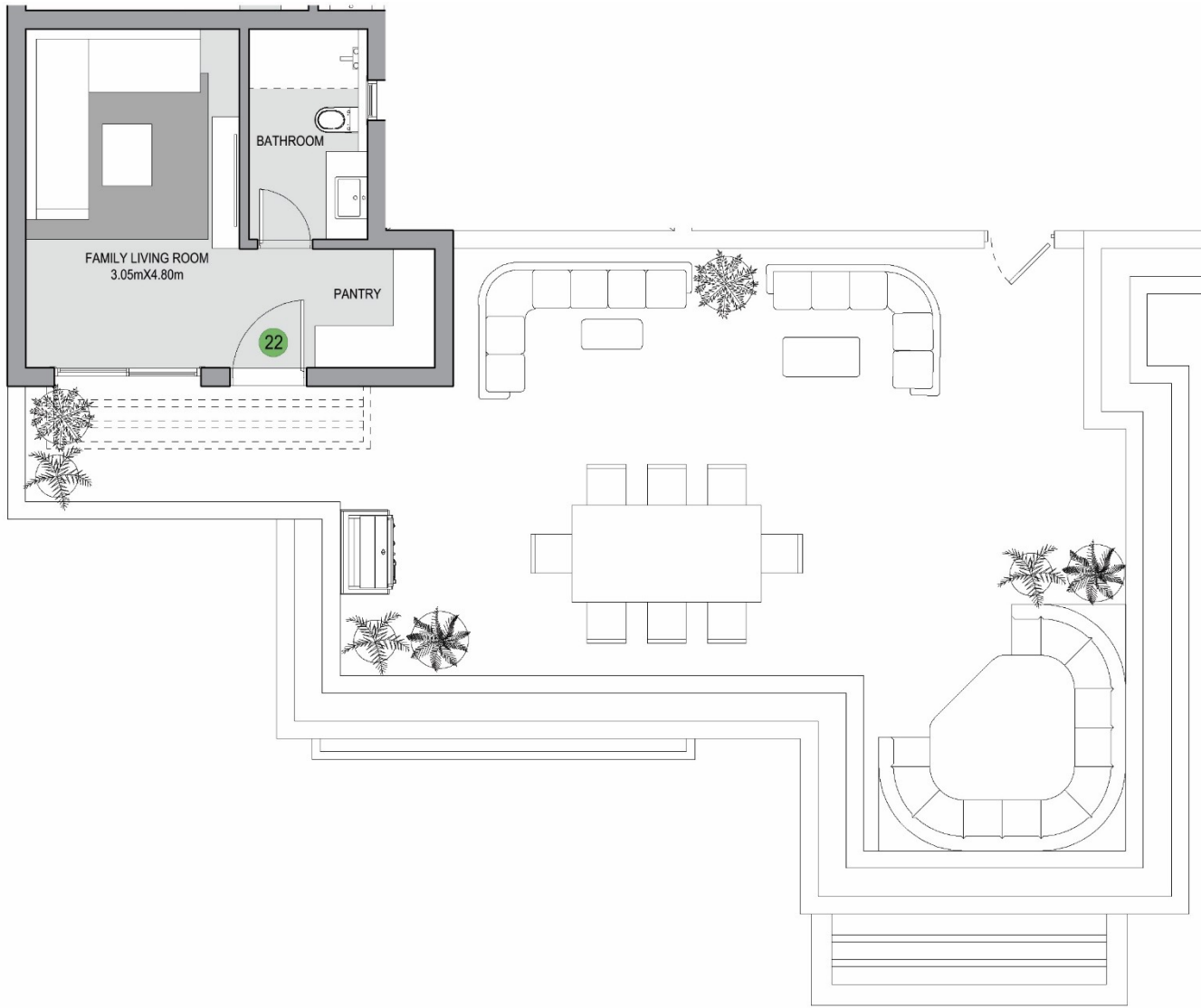
Special Features  
All rooms facing views

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# TYPE-F

## FLOOR PLANS

### 3 Bedrooms (Penthouse)



Gross BUA	Roof Annex	Total BUA	Roof Terrace	Special Features
162 SQM	34 SQM	196 SQM	90 SQM	All rooms facing views Large roof terrace

Disclaimer

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# TYPE-G

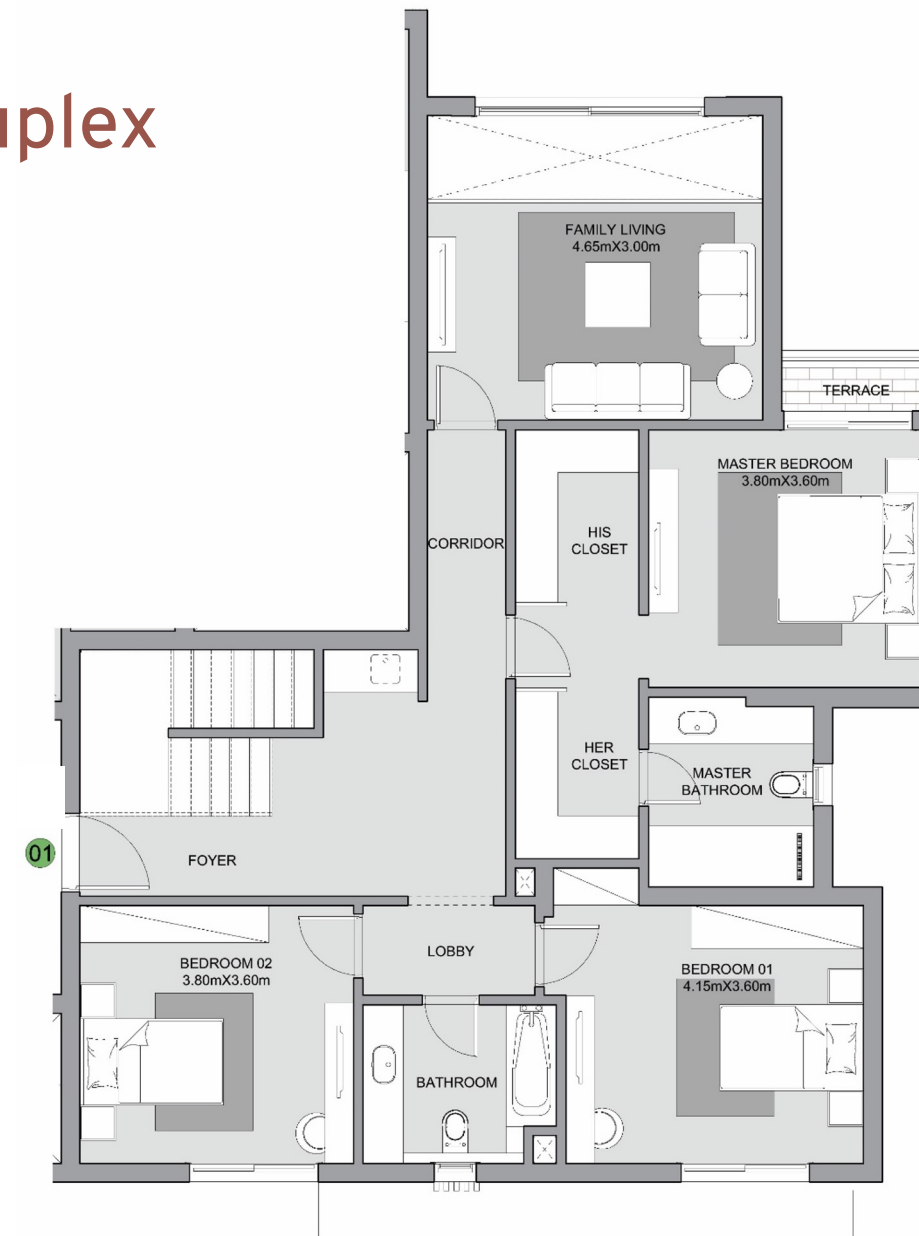
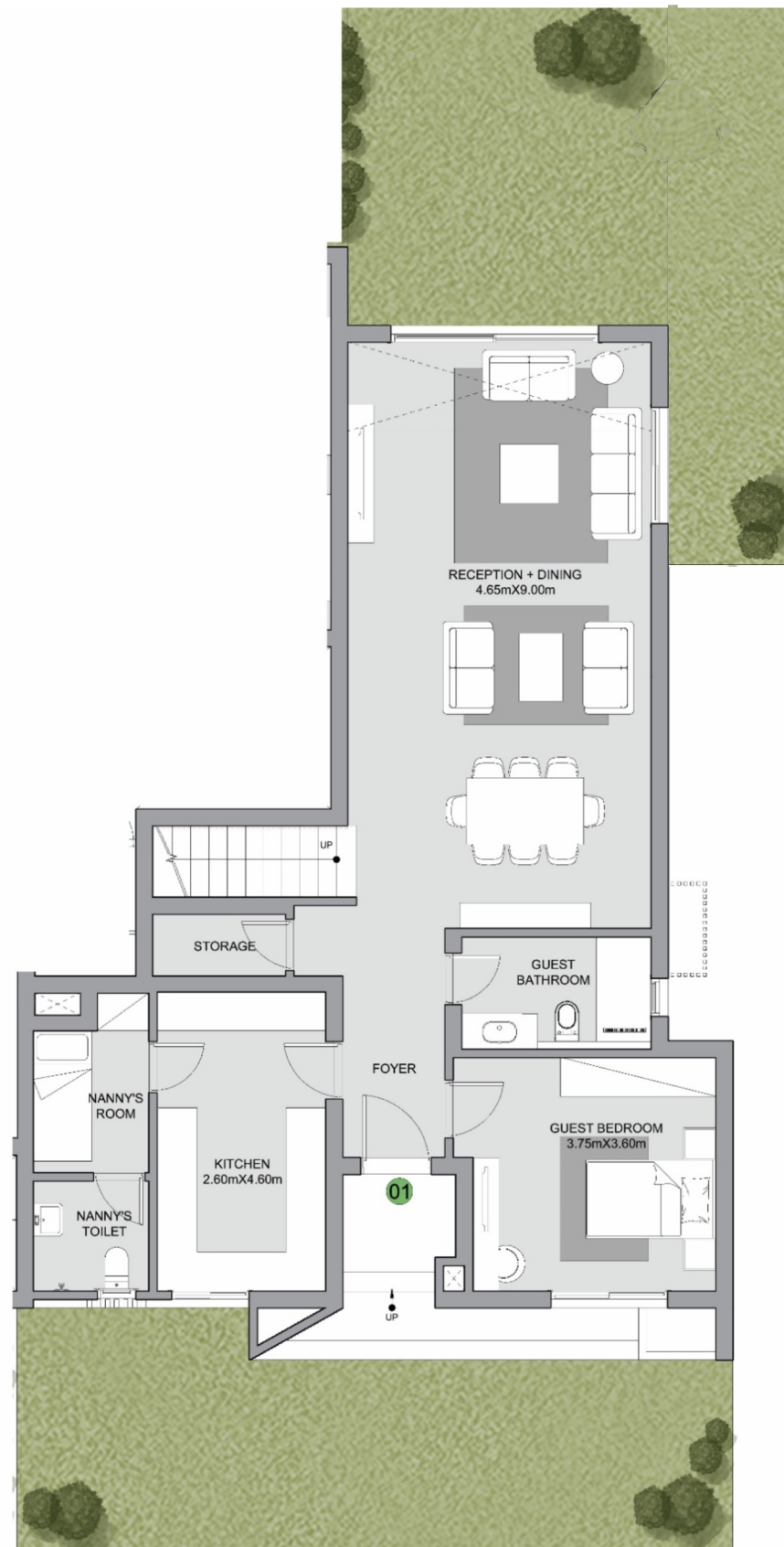


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# TYPE-G

## FLOOR PLANS

### Garden Duplex



Total BUA

263 SQM

No. of Rooms

4B+Living  
+Nanny

Special Features

Private entrance and front yard  
Double height living and facade  
His and Her closets

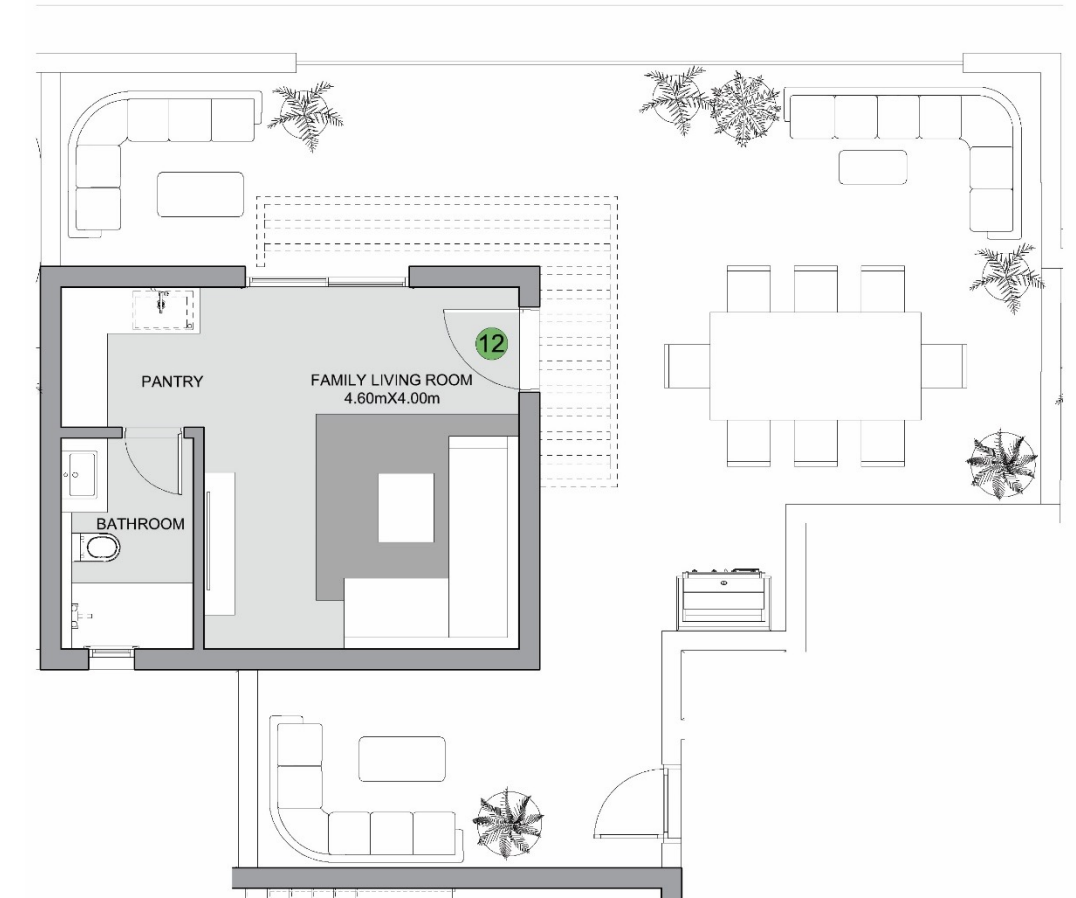
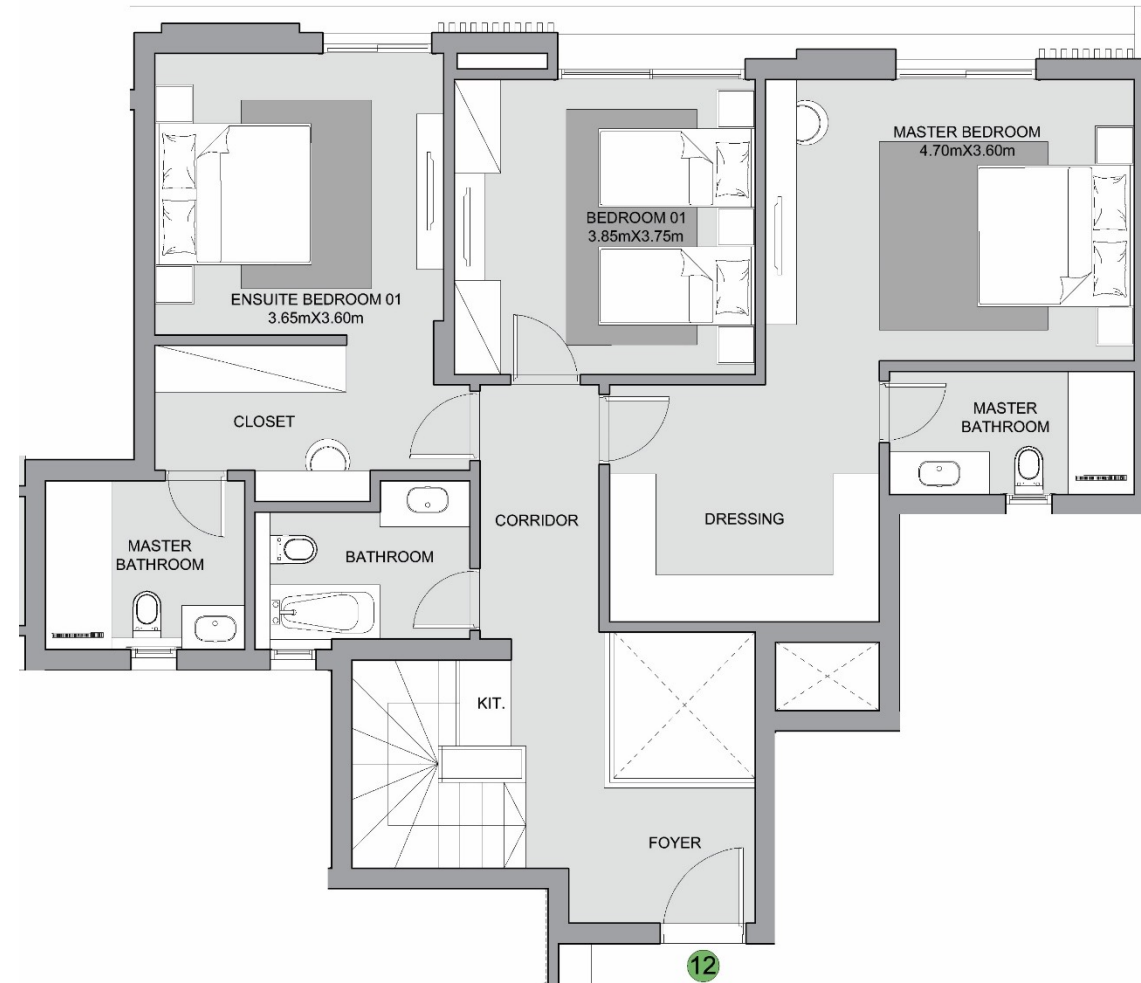
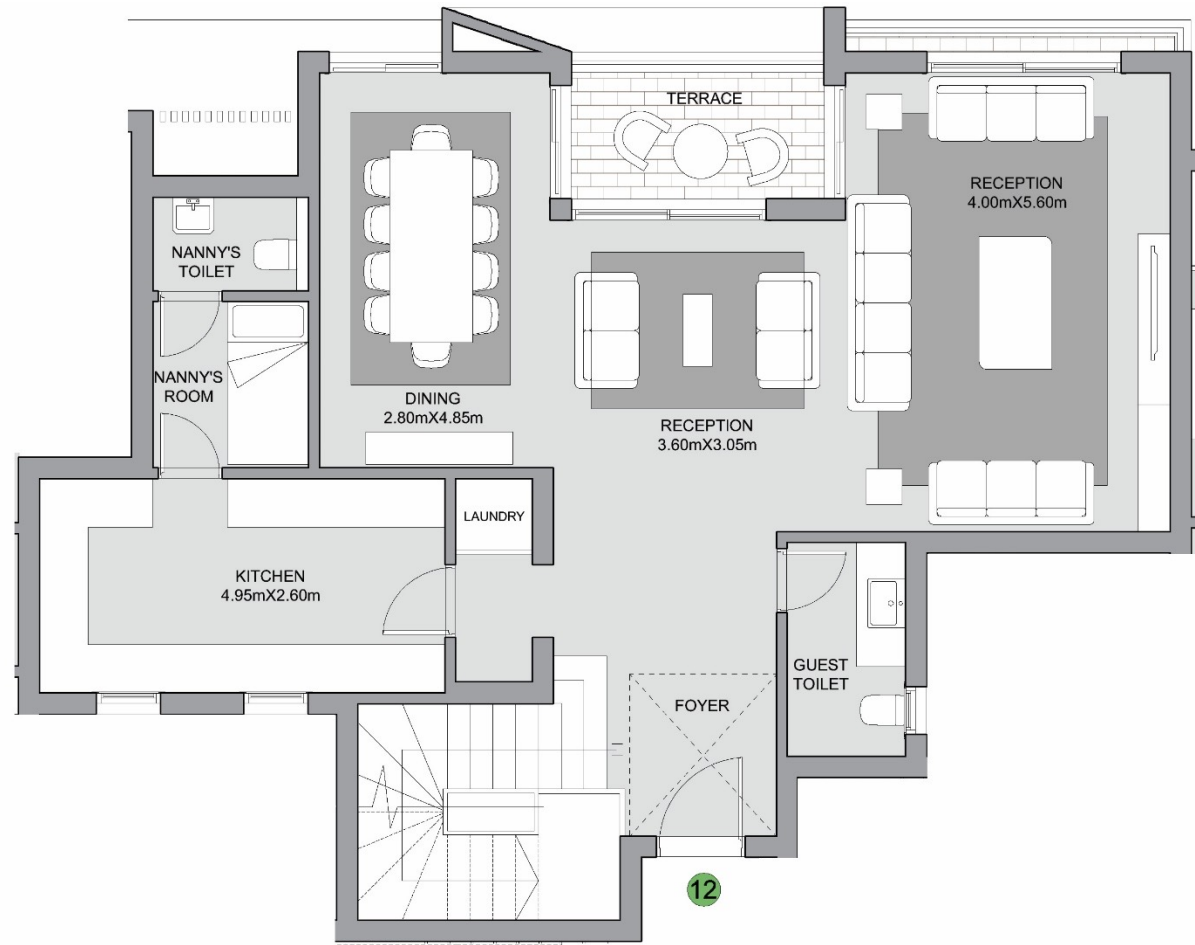
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# TYPE-G

## FLOOR PLANS

### Sky Duplex



Gross BUA

252 SQM

Roof Annex

37 SQM

Total BUA

289 SQM

Roof Terrace

77 SQM

No. of Rooms

3B+Living  
+Nanny

Special Features

Double height entrance  
Large reception and dining areas  
Large master bedroom  
All rooms facing views

#### Disclaimer

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# TYPE-G

## FLOOR PLANS

### 2 Bedrooms (Ground)



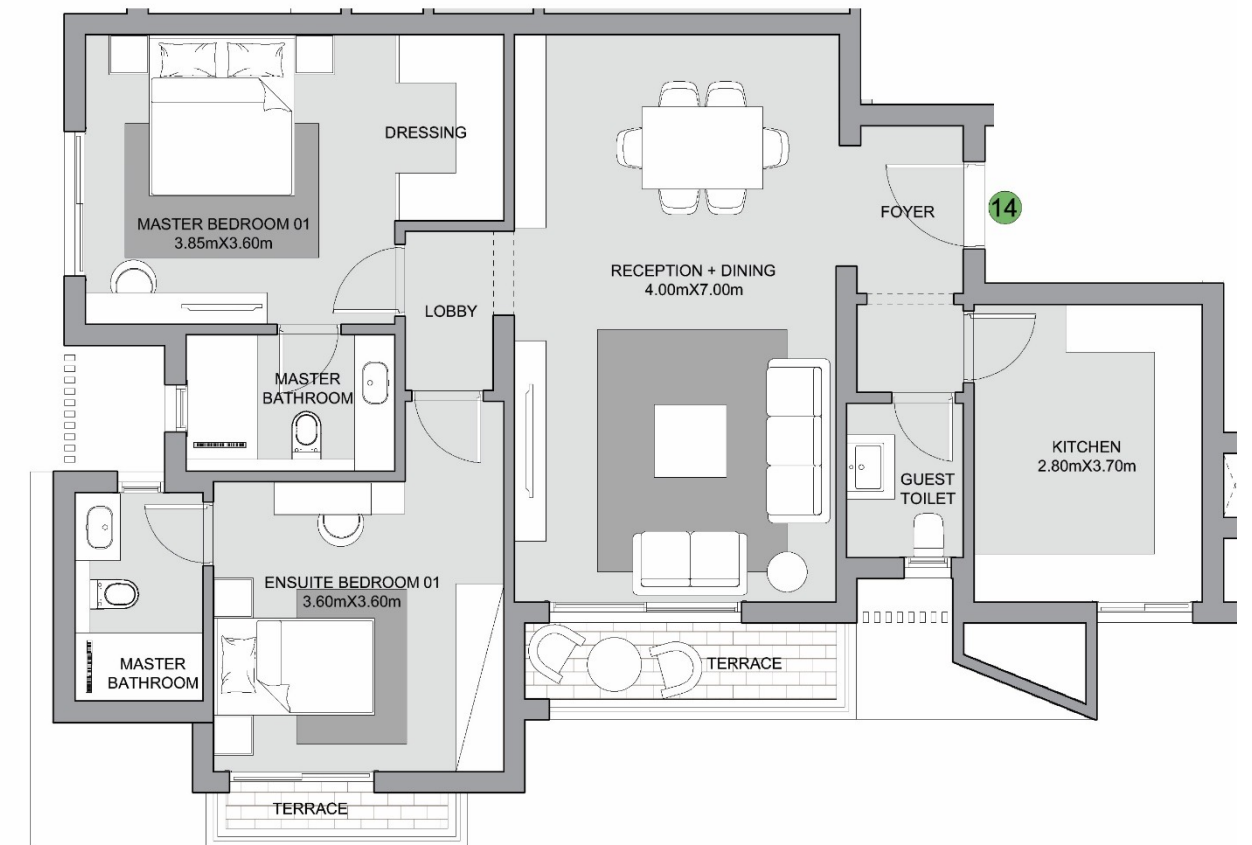
Total BUA

125 SQM

Special Features

All rooms facing views

### 2 Bedrooms (Typical)



Total BUA

123 SQM

Special Features

2 ensuite bedrooms

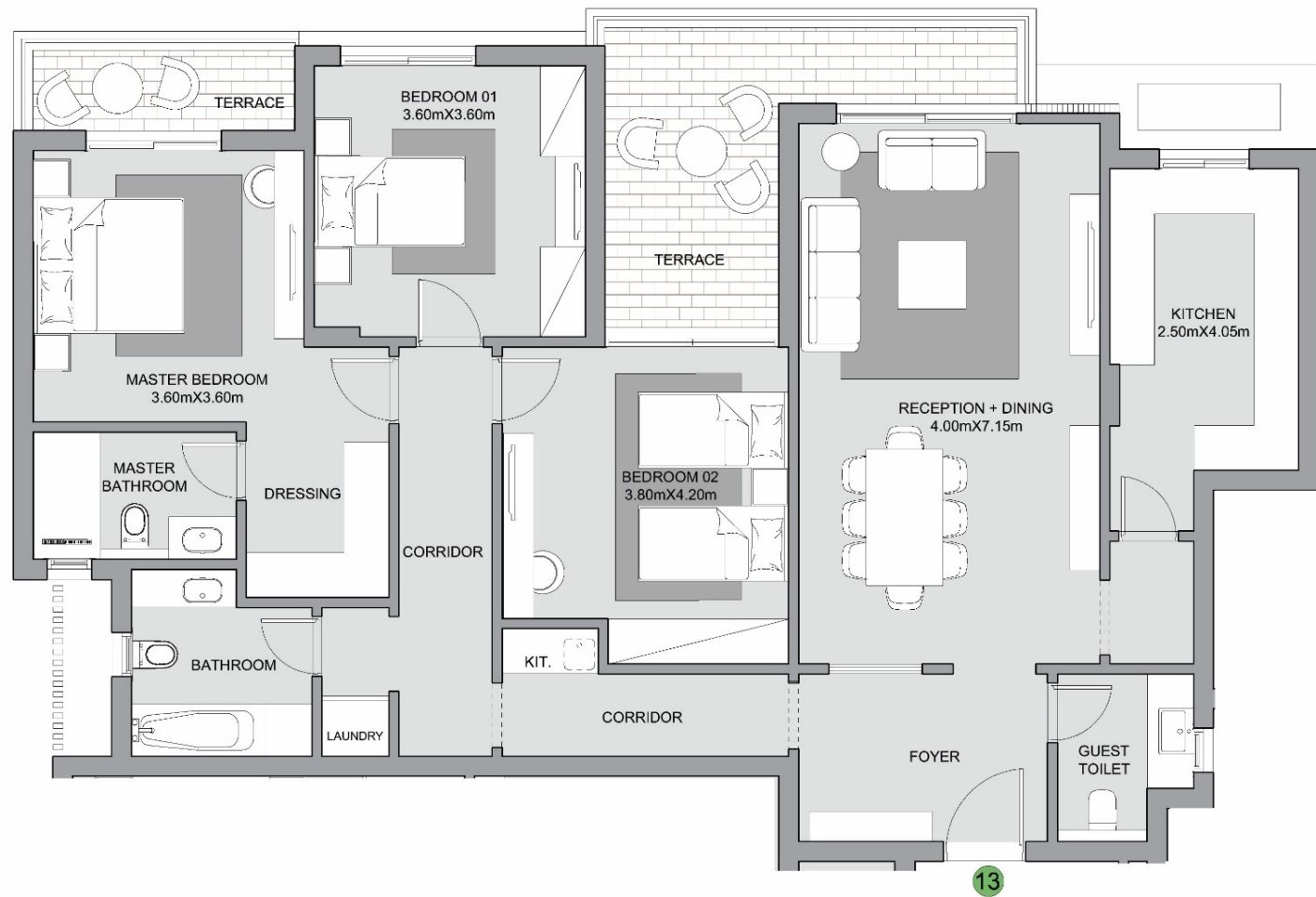
#### Disclaimer

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# TYPE-G

## FLOOR PLANS

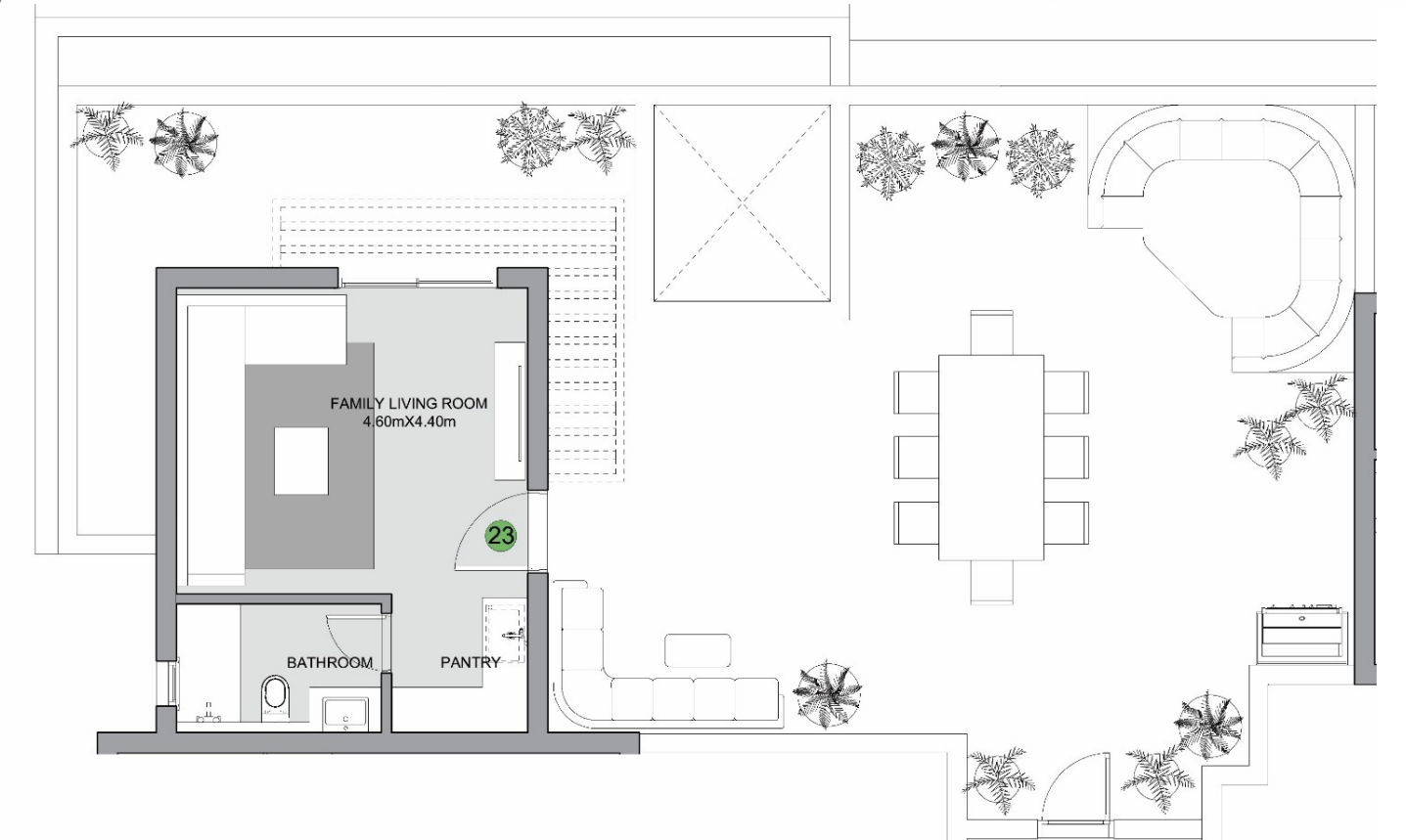
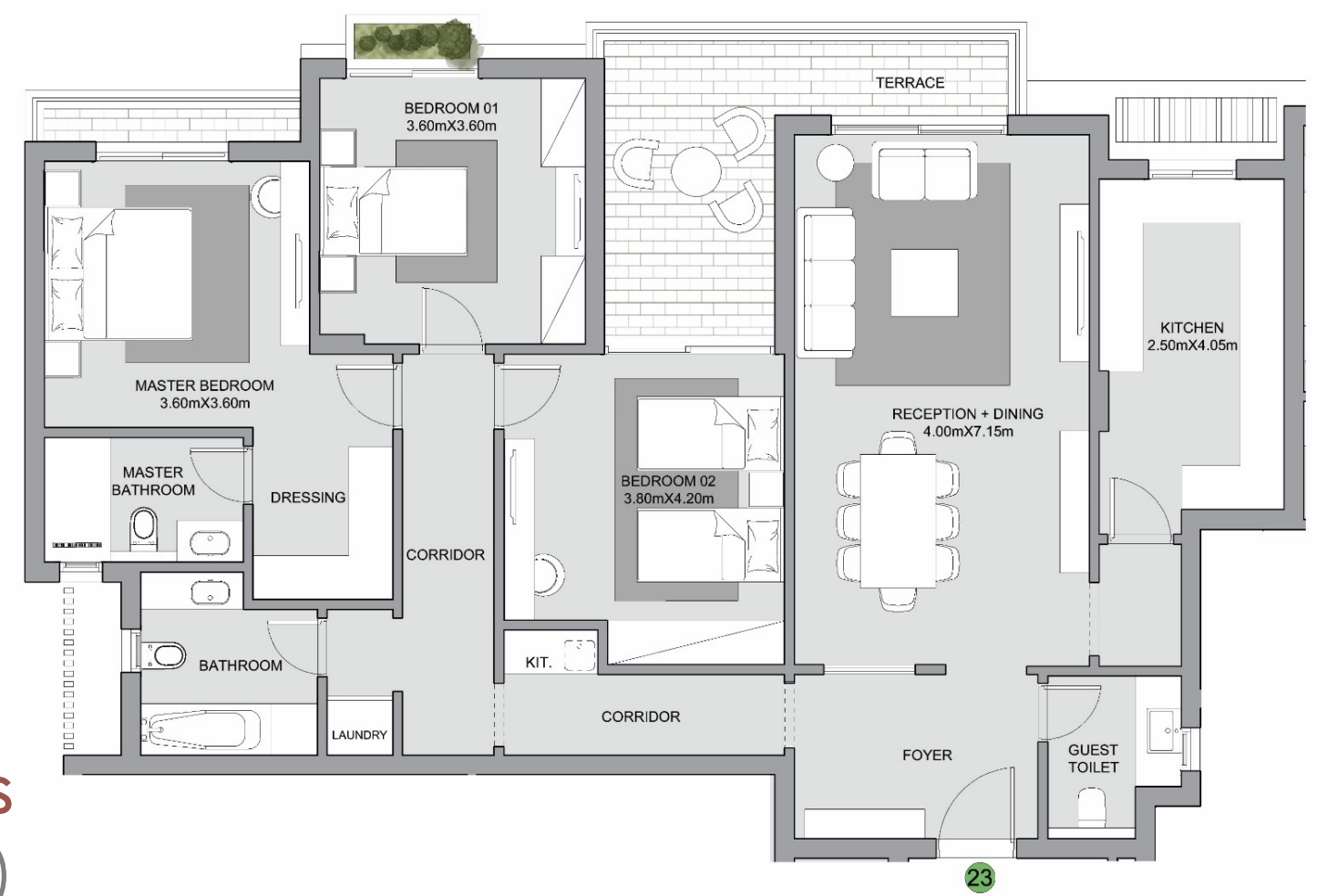
### 3 Bedrooms (Typical)



Total BUA  
179 SQM

Special Features  
All rooms facing views  
Large terraces

### 3 Bedrooms (Penthouse)



Gross BUA  
177 SQM

Roof Annex  
36 SQM

Total BUA  
213 SQM

Roof Terrace  
107 SQM

Special Features  
All rooms facing views  
Large terraces

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# TYPE-H



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

## 3 Bedrooms (Ground)



Total BUA

168 SQM

Special Features

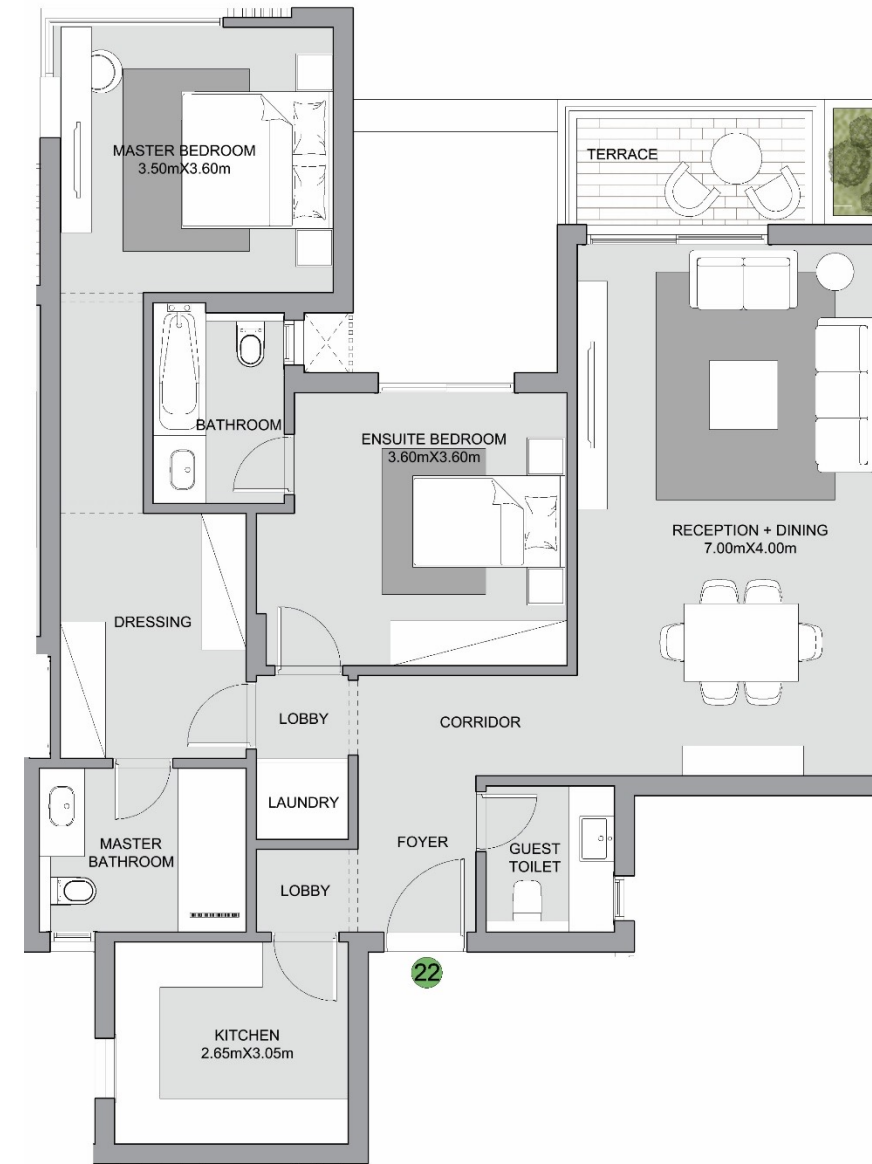
Double gardens and views

# TYPE-H

## FLOOR PLANS

## 2 Bedrooms

(Penthouse)



Gross BUA

134 SQM

Roof Annex

36 SQM

Total BUA

170 SQM

Roof Terrace

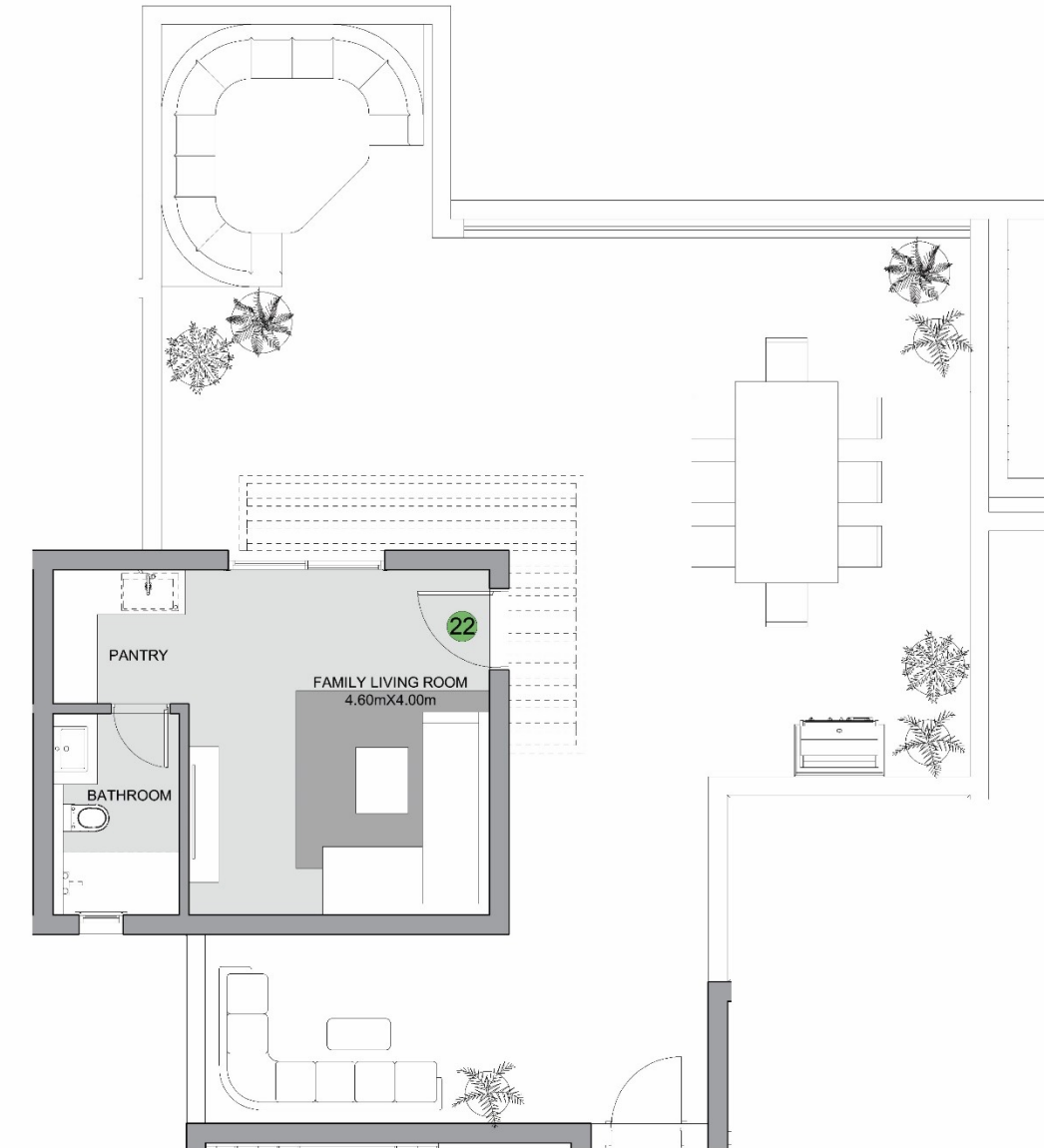
106 SQM

Special Features

All rooms facing views

Large roof terrace

2 ensuite bedrooms



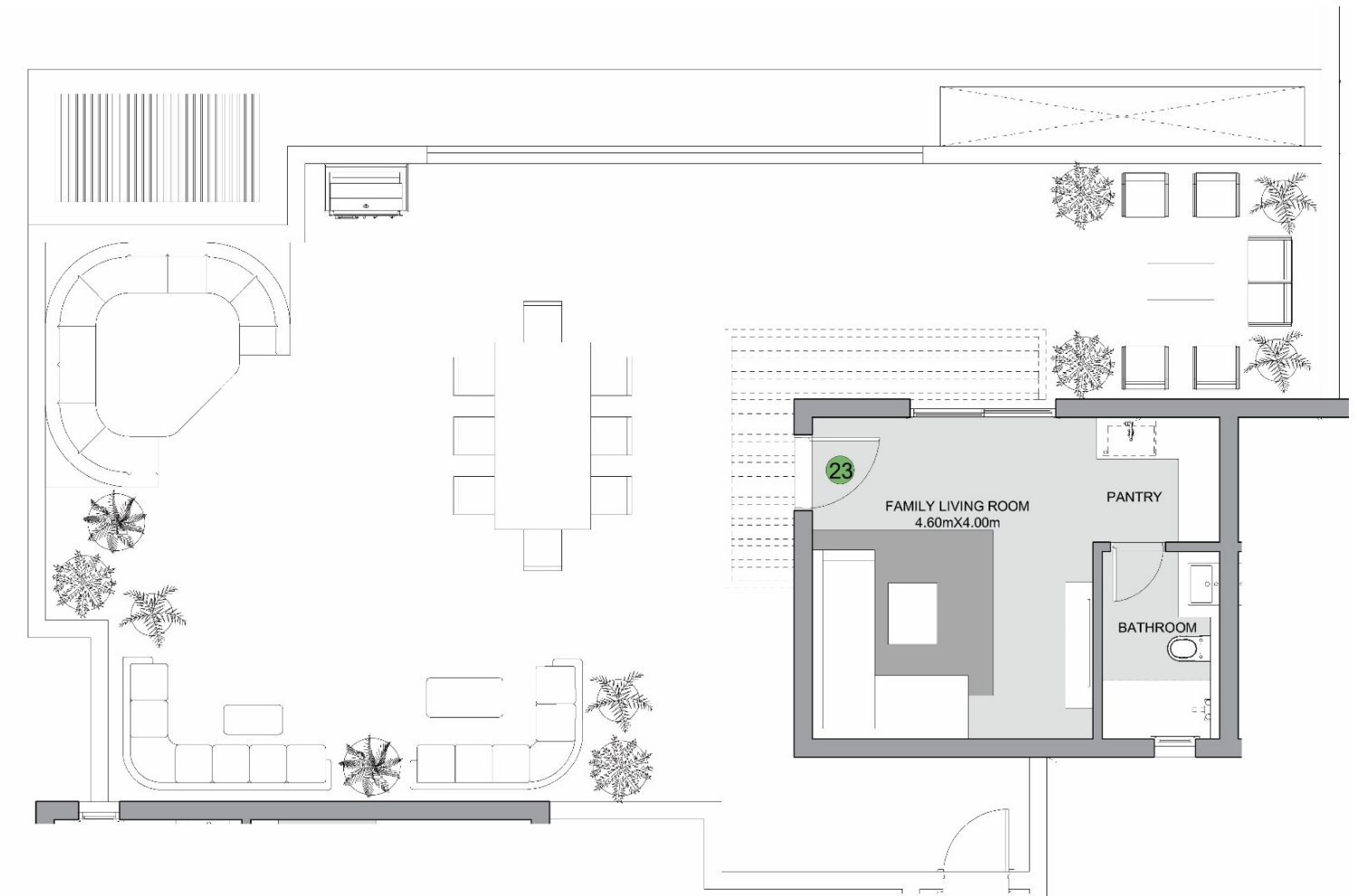
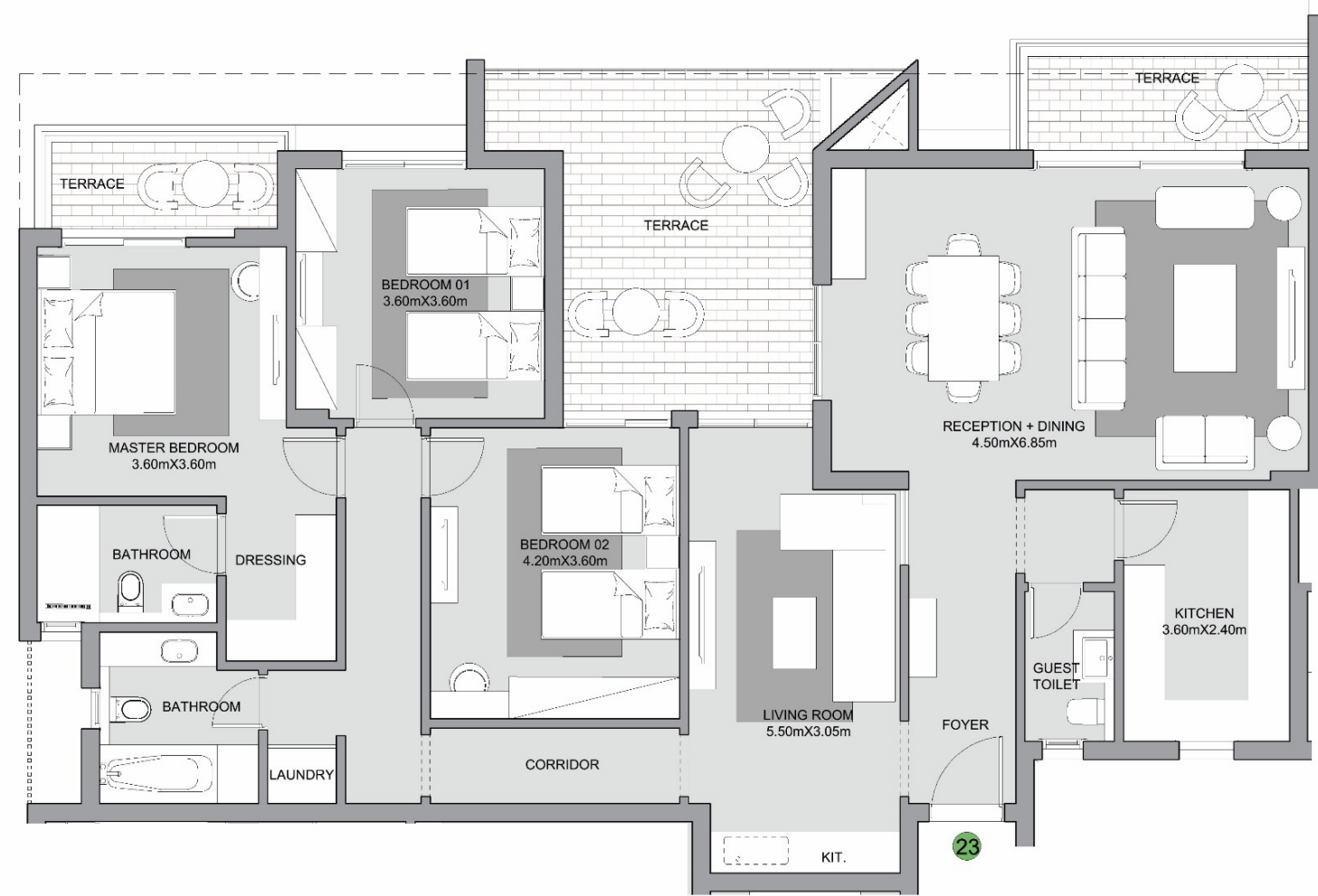
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# TYPE-H

## FLOOR PLANS

### 3 Bedrooms + Living (Penthouse)



Gross BUA

211 SQM

Roof Annex

36 SQM

Total BUA

247 SQM

Roof Terrace

133 SQM

Special Features

All rooms facing views

Large terraces

Large roof terrace

Kitchenette for living and bedrooms

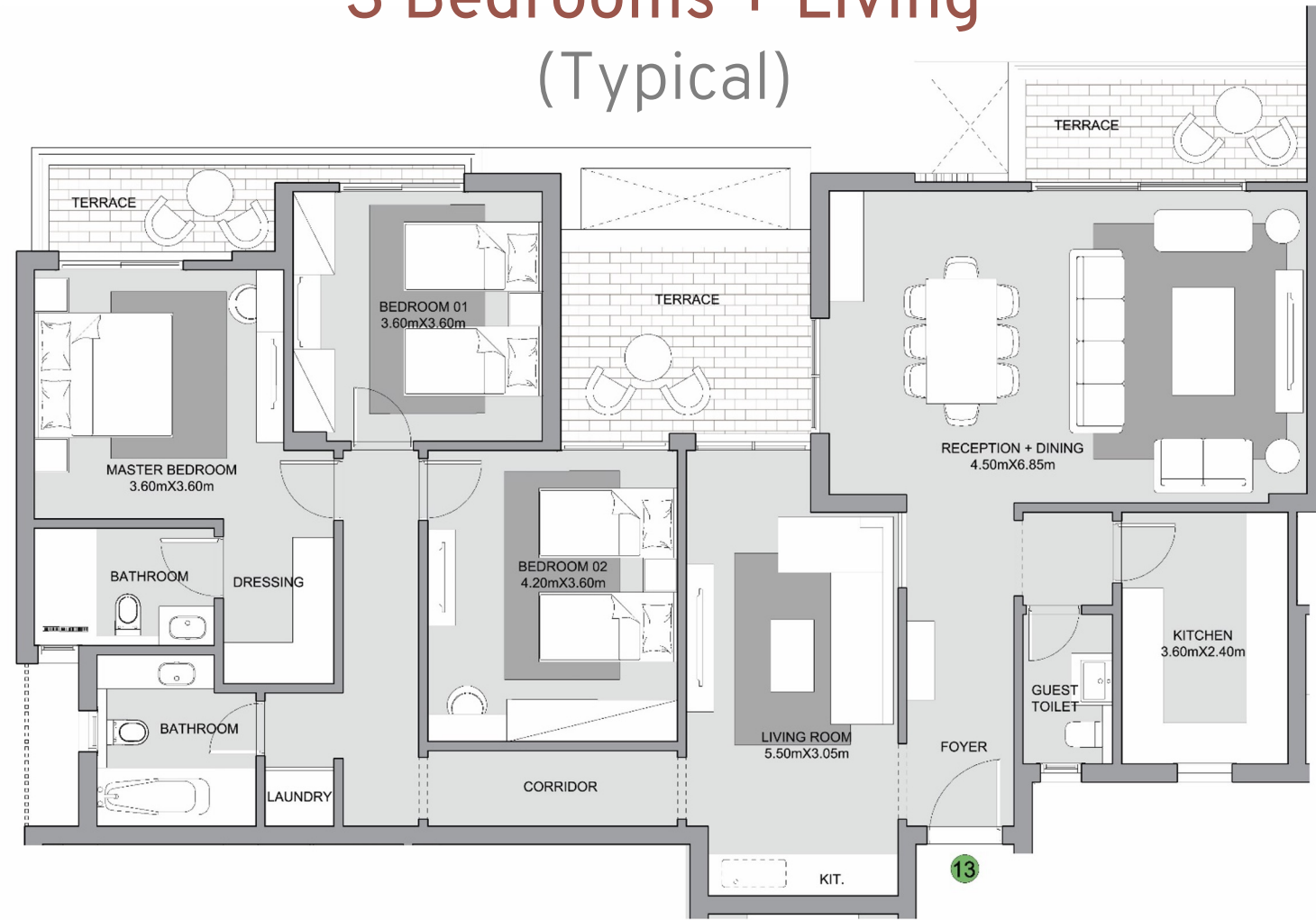
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# TYPE-H

## FLOOR PLANS

### 3 Bedrooms + Living (Typical)



Total BUA

201 SQM

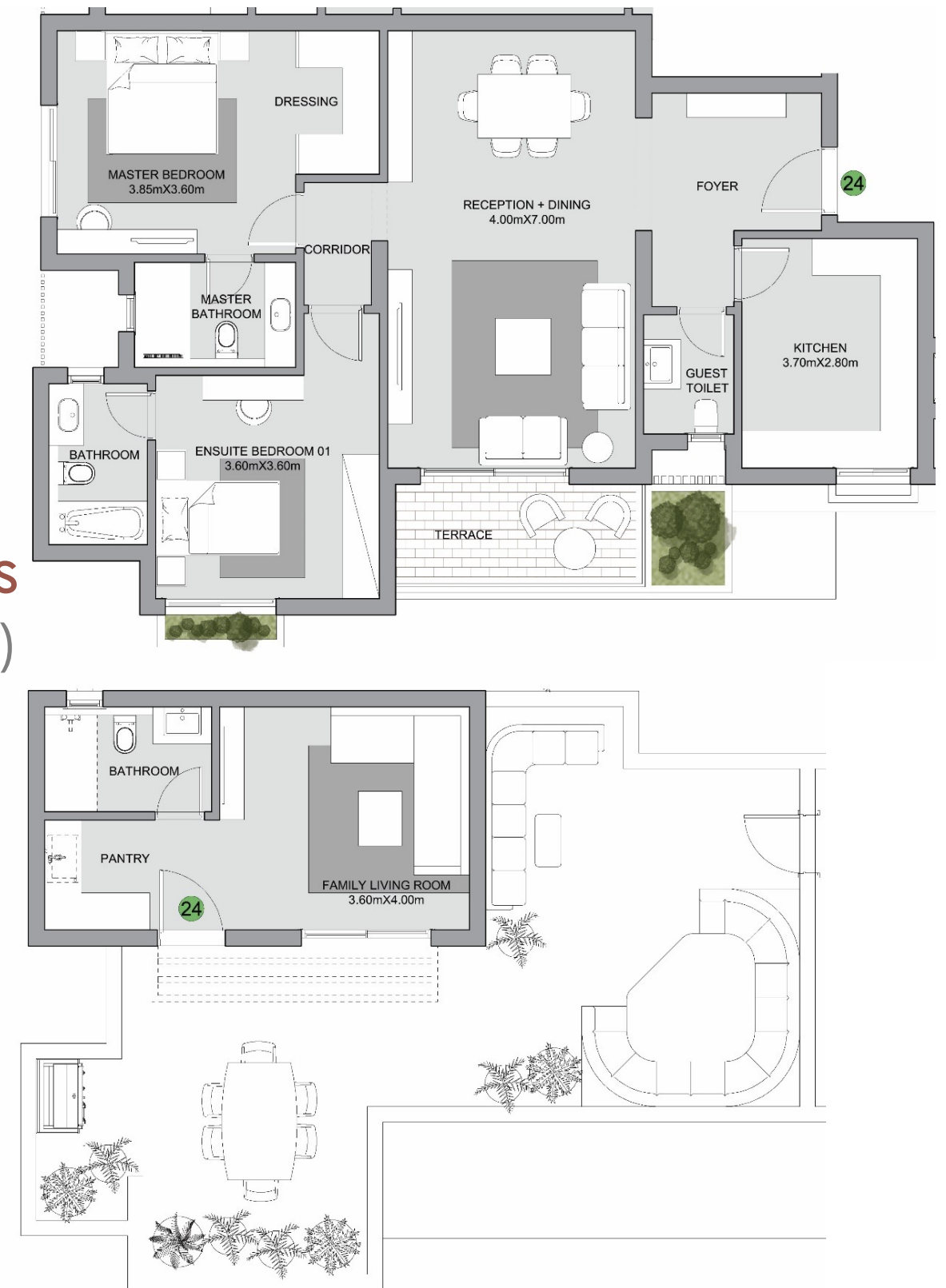
Special Features

All rooms facing views

Large terraces

Kitchenette for living and bedrooms

### 2 Bedrooms (Penthouse)



Gross BUA

127 SQM

Roof Annex

34 SQM

Total BUA

161 SQM

Roof Terrace

66 SQM

Special Features

2 ensuite bedrooms

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# TYPE-H



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# INTERIOR FINISHING SPECS





# FINISHING MATERIALS

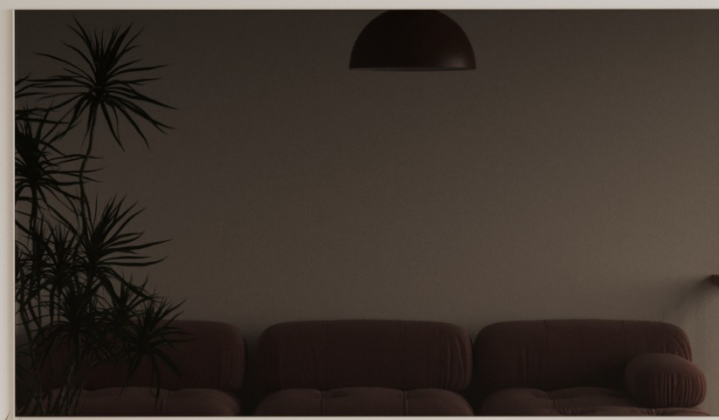
Space	Floors	Walls
Reception and Dining Areas	Marble	Paint
Foyers and Corridors	Marble	Paint
Staircases (Duplexes)	Marble	Paint
Kitchen	High Quality Ceramic	Paint
Guest Toilets	Marble	Marble and Paint
Bathrooms	High Quality Ceramic	High Quality Ceramic and Paint
Bedrooms	HDF	Paint
Living Areas	HDF	Paint
Nanny's Room	High Quality Ceramic	Paint
Nanny's Bathroom	High Quality Ceramic	High Quality Ceramic
Terraces	High Quality Ceramic	Exterior Paint
Roof Terraces	High Quality Ceramic	Exterior Paint
Sanitary Fixtures	High Quality Fixtures	
Doors	Oak Veneered MDF	
Air Conditioning	Provisions Only	
Heaters	Provisions Only	

## Disclaimer

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- Final models used in our finishing are similar and subject to market and availability at the time of operations

Living Areas

# INTERIOR RENDERS



Bedrooms



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Contact us at **16220**  
Visit our website: **sodic.com** or simply visit one of our SODIC Sales Centres:  
**Sheikh Zayed:** Km. 38 Cairo-Alexandria Desert Road  
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