

Hazel

VILLAS

A NEW BEGINNING RISES FROM THE EAST

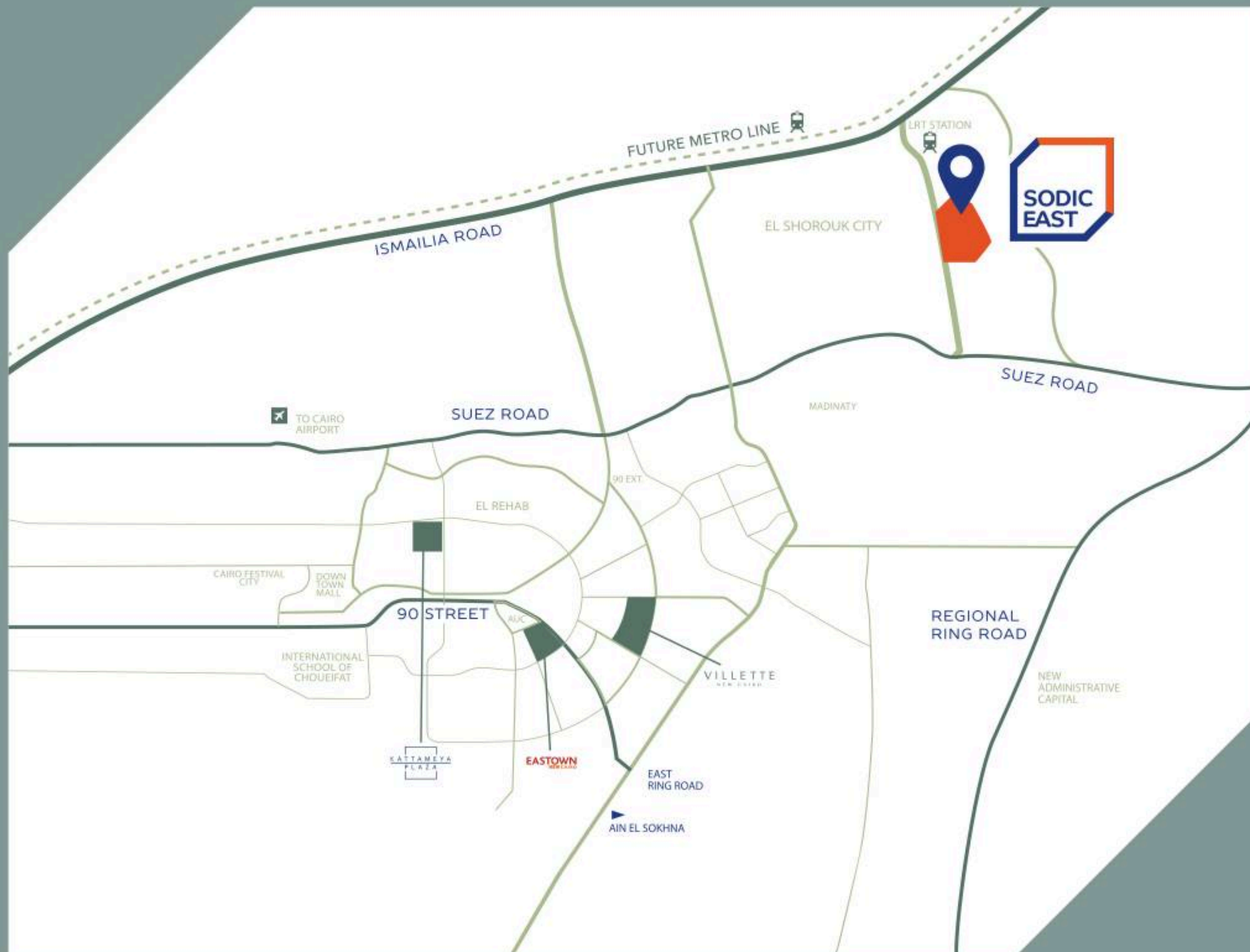
SODIC East is home to a community that serves as a multi-generation destination for families, combining effective education, recreation and leisure facilities for a complete lifestyle. Whether it's your first home, first day of school or first day of swimming practice, at SODIC East a new beginning is 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-colored short-sleeved top and trousers, while the girl is wearing a white dress with a lace 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 in a classroom setting with other children and a teacher visible in the background. The background is slightly blurred, showing a classroom with desks, chairs, and a bulletin board. A large window on the right side of the frame lets in bright natural light. A dark grey diagonal shape is overlaid on the left side of the image, containing white text.

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 image shows a grid-like layout of white, multi-story buildings with flat roofs and large windows. The buildings are interspersed with lush green lawns, palm trees, and other tropical vegetation. A winding road or path cuts through the center of the development. In the foreground, a larger building with a more complex, angular design is visible. The overall scene is bright and sunny, with clear shadows cast by the buildings and trees.

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.

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The image shows a modern residential development with multi-story villas. The buildings have a mix of light-colored panels and darker accents, with some featuring balconies and awnings. In the foreground, there is a paved walkway made of hexagonal stones, leading through a landscaped area with green lawns, various trees (including palm trees), and flowering plants. Two people are walking on the path in the distance. The overall atmosphere is bright and sunny, suggesting a warm climate.

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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VI

Front View



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V1

Back View



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V2

Front View



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V2

Back View



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V3

Front View



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V3

Back View



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Town House

Front View



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Town House

Back View



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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

Back View



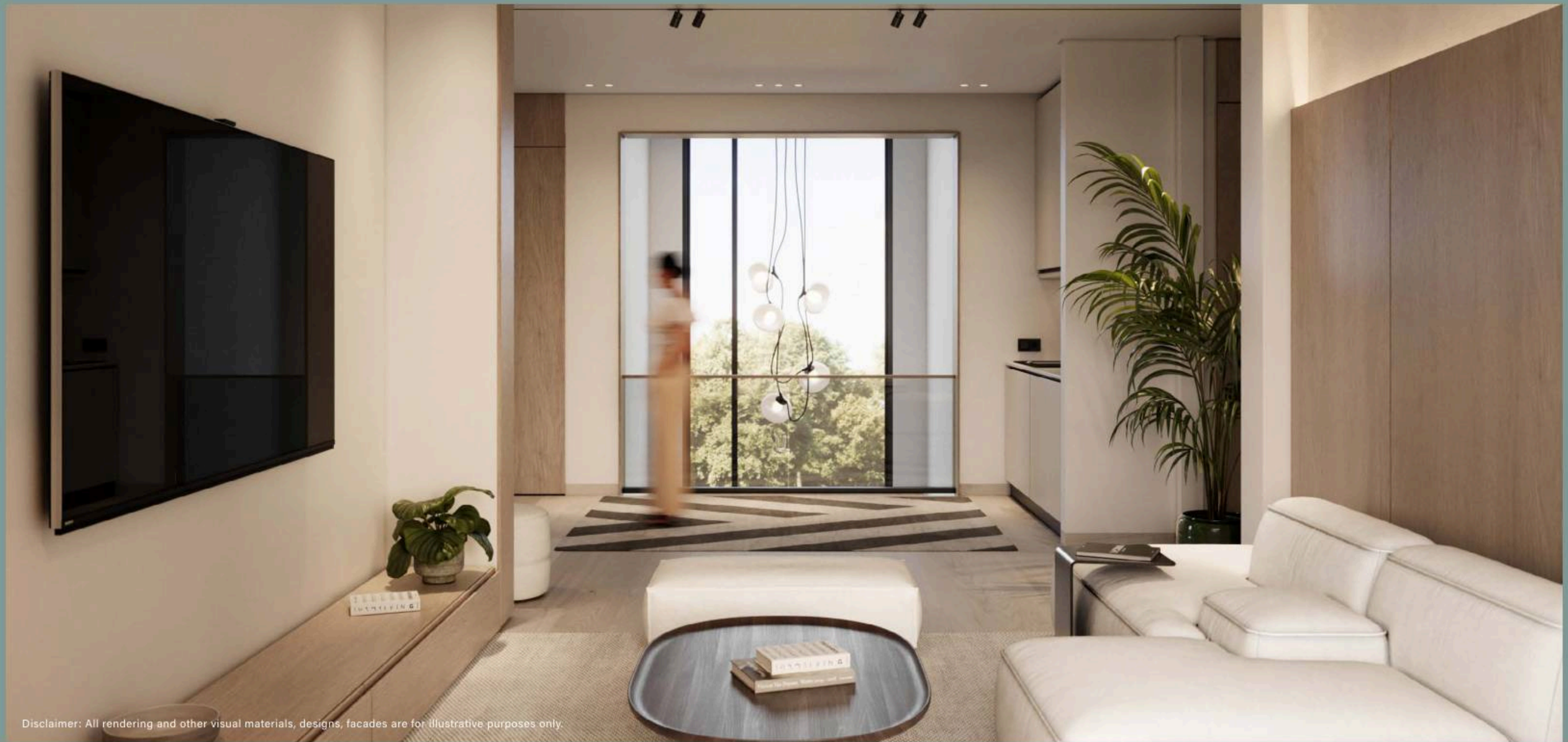
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FINISHING SPECIFICATIONS

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



NEW HELIOPOLIS