IVY

— VILLAS —

A DYNAMIC COMMUNITY DESIGNED FOR YOU

A multi-generation destination with green landscape and outdoor activates 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 Sherouk 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.

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
- TRANSPORTATION HUB
- EDUTAINMENT HUB
- SCHOOL
- GREEN SPINE
- FAMILY PARK
- SOCIAL AND SPORTS CLUB-CLUB S
- SOCIAL NODES
- MOSQUE
- RETAIL - F&B
- CITY HALL
- FACILITY MANAGEMENT
- EMARAT MISR GAS STATION



A NEW SPORTS EXPERIENCE

Club S; is destined to be the state of the art sports facility at SODIC East with a wide range of sports, academies, wellness and leisure activities. The club is designed to cater for future sports at world class standards.





GREEN SPACES & FAMILY PARKS

Homeowners do not just have a place to live in; the verdant greenery and landscape surrounding the community provide the perfect environment for a healthy and active lifestyle, empowering you into a life of energy and efficiency.

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MASTERPLAN



HOME TYPES

- LV TYPE A
- LV TYPE B
- MV
- SV
- XV
- TW
- TR

- PRIVATE GARDENS
- PUBLIC GARDENS
- PEDESTRIAN PATH
- N NORTH
- SIDE WALK
- UTILITIES
- BUILDING ENTRANCE
- P PARKING

مصر الجديدة | SODIC

TOWN
VILLAS



3 BEDROOM PENTHOUSE

MIDDLE – B & C	
GROUND FLOOR AREA	93M²
FIRST FLOOR AREA	102M²
PENTHOUSE AREA	39M²
TOTAL AREA	234M²
ROOF TERRACE AREA	55M²



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93M²



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TOTAL AREA: 234M²
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Orchid & SODIC EAST (SF) (RTM) - (5% DP) (10Y)

Unit Number	**08S-089-C**
Contracted Date	21-Jun-26
Total Price	**39,846,000**
Maintenance Fees	3,586,140
Clubhouse Fees	550,000

#	Installments	Date	Installment Value	Maintenance Fees	Clubhouse Fees	Total Installments	% of installments
Downpayment			1,992,300	0	0	**1,992,300**	5.00%
1	Installment 1	21-Sep-26	996,150	0	0	**996,150**	2.50%
2	Installment 2	21-Dec-26	1,992,300	0	67,540	**2,059,840**	5.00%
3	Installment 3	21-Mar-27	996,150	3,586,140	32,164	**4,614,454**	2.50%
4	Installment 4	21-Jun-27	1,195,380	0	32,164	**1,227,544**	3.00%
5	Installment 5	21-Sep-27	1,195,380	0	32,164	**1,227,544**	3.00%
6	Installment 6	21-Dec-27	1,195,380	0	32,164	**1,227,544**	3.00%
7	Installment 7	21-Mar-28	1,992,300	0	32,164	**2,024,464**	5.00%
8	Installment 8	21-Jun-28	996,150	0	32,164	**1,028,314**	2.50%
9	Installment 9	21-Sep-28	996,150	0	32,164	**1,028,314**	2.50%
10	Installment 10	21-Dec-28	996,150	0	32,164	**1,028,314**	2.50%
11	Installment 11	21-Mar-29	1,992,300	0	32,164	**2,024,464**	5.00%
12	Installment 12	21-Jun-29	996,150	0	32,164	**1,028,314**	2.50%
13	Installment 13	21-Sep-29	996,150	0	32,164	**1,028,314**	2.50%
14	Installment 14	21-Dec-29	996,150	0	32,164	**1,028,314**	2.50%
15	Installment 15	21-Mar-30	1,992,300	0	32,164	**2,024,464**	5.00%
16	Installment 16	21-Jun-30	996,150	0	32,164	**1,028,314**	2.50%
17	Installment 17	21-Sep-30	996,150	0	32,164	**1,028,314**	2.50%
18	Installment 18	21-Dec-30	996,150	0	0	**996,150**	2.50%
19	Installment 19	21-Mar-31	1,992,300	0	0	**1,992,300**	5.00%
20	Installment 20	21-Jun-31	996,150	0	0	**996,150**	2.50%
21	Installment 21	21-Sep-31	996,150	0	0	**996,150**	2.50%
22	Installment 22	21-Dec-31	996,150	0	0	**996,150**	2.50%
23	Installment 23	21-Mar-32	1,992,300	0	0	**1,992,300**	5.00%
24	Installment 24	21-Jun-32	996,150	0	0	**996,150**	2.50%
25	Installment 25	21-Sep-32	996,150	0	0	**996,150**	2.50%
26	Installment 26	21-Dec-32	996,150	0	0	**996,150**	2.50%
27	Installment 27	21-Mar-33	1,992,300	0	0	**1,992,300**	5.00%
28	Installment 28	21-Jun-33	398,460	0	0	**398,460**	1.00%
29	Installment 29	21-Sep-33	398,460	0	0	**398,460**	1.00%
30	Installment 30	21-Dec-33	398,460	0	0	**398,460**	1.00%
31	Installment 31	21-Mar-34	398,460	0	0	**398,460**	1.00%
32	Installment 32	21-Jun-34	199,230	0	0	**199,230**	0.50%
33	Installment 33	21-Sep-34	199,230	0	0	**199,230**	0.50%
34	Installment 34	21-Dec-34	199,230	0	0	**199,230**	0.50%
35	Installment 35	21-Mar-35	199,230	0	0	**199,230**	0.50%
36	Installment 36	21-Jun-35	199,230	0	0	**199,230**	0.50%
37	Installment 37	21-Sep-35	199,230	0	0	**199,230**	0.50%
38	Installment 38	21-Dec-35	199,230	0	0	**199,230**	0.50%
39	Installment 39	21-Mar-36	398,460	0	0	**398,460**	1.00%
Total Value			**39,846,000**	**3,586,140**	**550,000**	**43,982,140**	**100%**
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