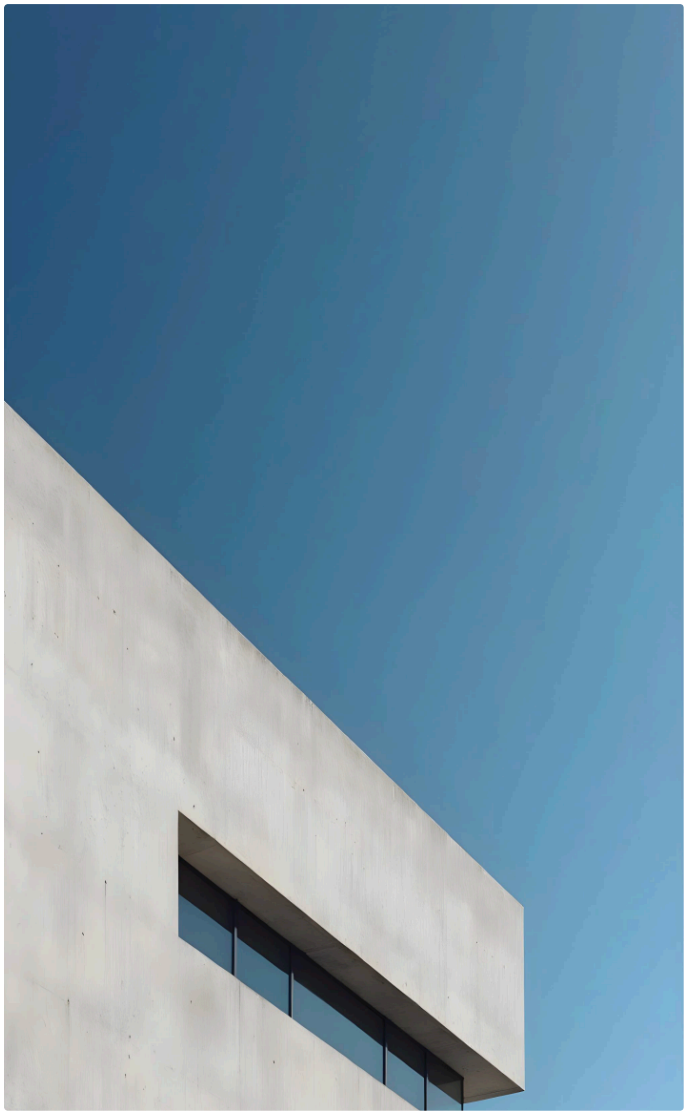
Nawy

# Karmell New Zayed

## SODIC

01

# ABOUT **DEVELOPER**



# ABOUT
# **SODIC**

Sodic Developments is one of the leading real estate companies in Egypt. Since its launch in 1996, the company has built a strong reputation for innovation, quality, and long-term commitment. The company started with a clear belief in the potential of Cairo's outskirts and turned this vision into award-winning communities.

Over the years, it expanded its services to include selling, purchasing, leasing, and full property management for both residential and commercial units. Every project by Sodic aims to elevate the quality of life for its residents.



# ABOUT
# **THE PROJECT**

Karmell New Zayed is one of the elegant residential projects by SODIC in West Cairo. It was developed to portray the tranquility and luxury of Carmel-by-the-sea, a beautiful town in California, USA.

Natural elements harmoniously intertwine with state-of-the-art architecture and boundless amenities in Karmell SODIC, all aimed to offer homeowners a graceful living destination, filled with quality time and social gathering spots.

To facilitate its residents' lives, SODIC smartly picked the Karmell Compound location. It has direct access to Dabaa/Rod El Farag Axis. It is also in proximity to many popular destinations in West Cairo.

## Karmell SODIC Location in New Zayed City

SODIC smartly picked the Karmell New Zayed location, 5 minutes away from the SODIC West Project.

Moreover, thanks to this strategic location, Karmell SODIC Compound is:

3 minutes away from Sphinx Airport.

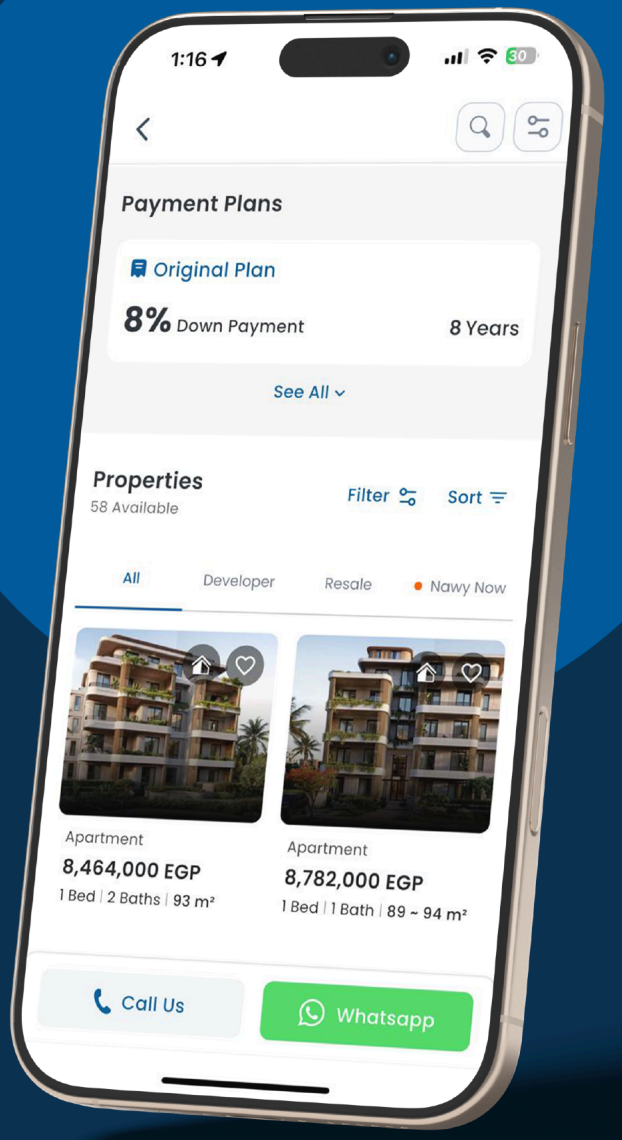
12 minutes away from Arkan Plaza in Sheikh Zayed.

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

# NAWY APP

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DOWNLOAD ON THE
**App Store**




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02

# THE **GALLERY**

# THE **GALLERY**

03

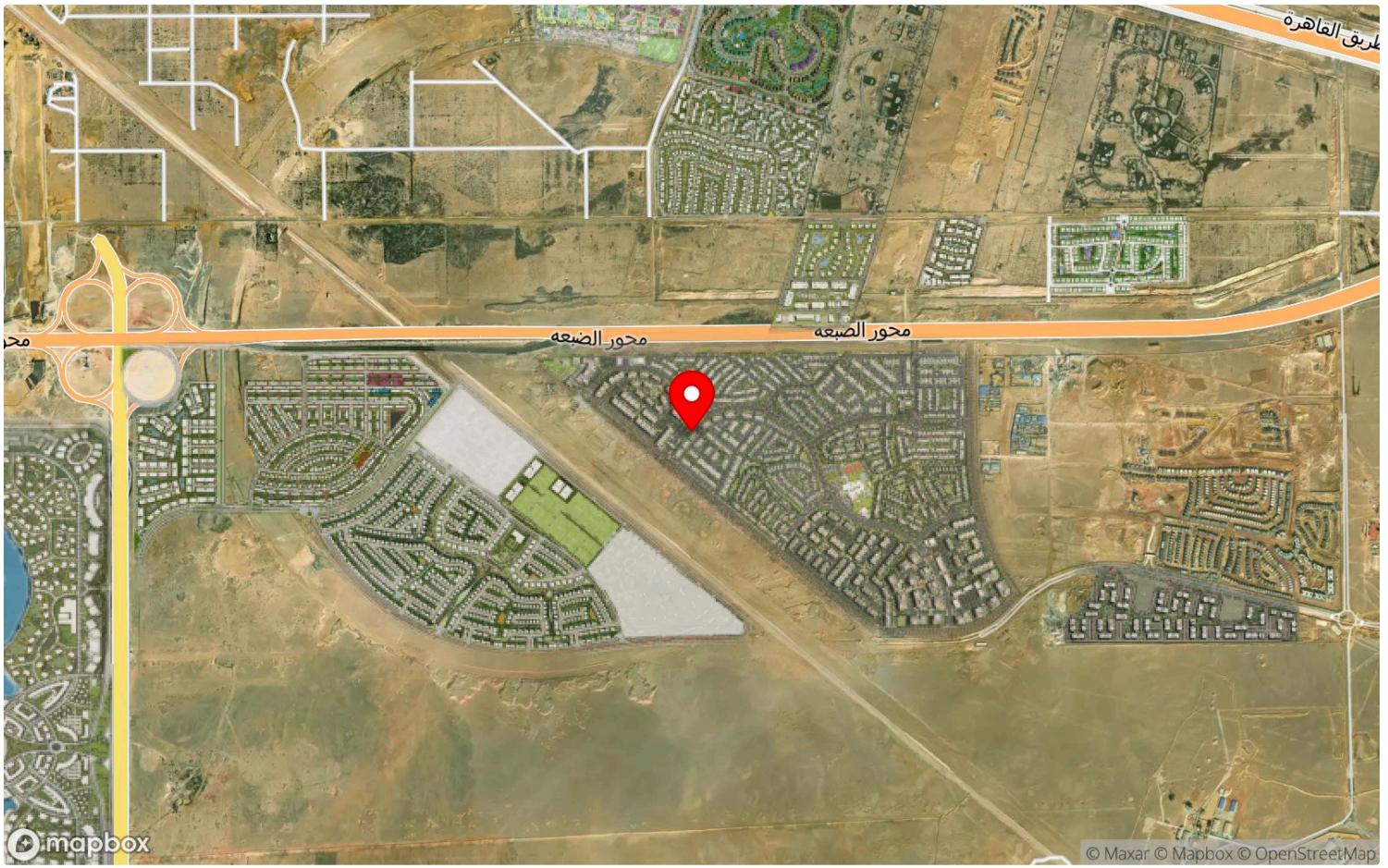
# THE **MASTER PLAN**


DISCLAIMER:
- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make minor alterations.
- Visual materials and designs are for illustrative purposes only and are subject to change.

04

# LOCATION & **MAP**

# LOCATION **MAP**



05

# PROPERTY TYPES & **FLOOR PLANS**

# APARTMENT 01

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS

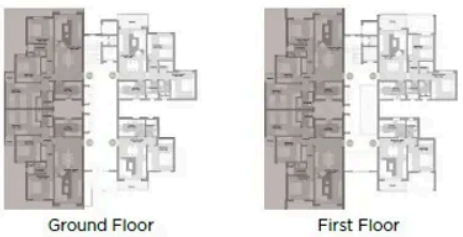


Nawy

CONTACT US

# APARTMENT 01

## APK.06







| Gross Area |
| --- |
| 159 sqm |

3 BEDROOMS

Nawy

CONTACT US

# APARTMENT 02

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

# APARTMENT 02

APK.06

Unit Name apt 157



Ground Floor



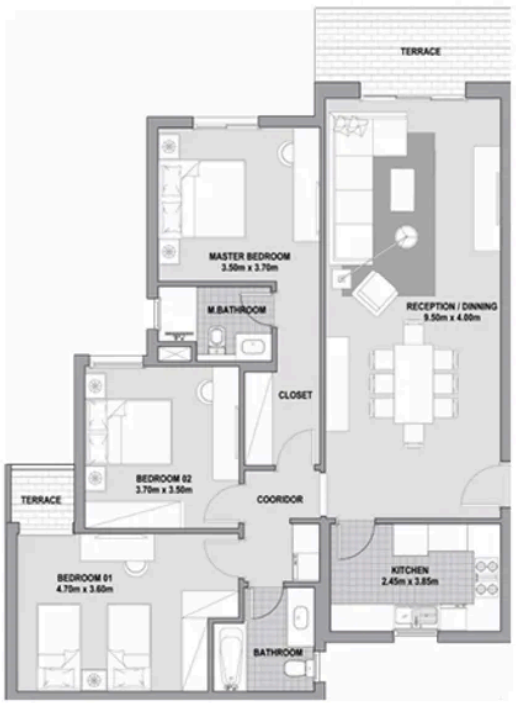
First Floor



2nd Floor



3rd Floor




| Gross Area |
| --- |
| 157 sqm |

3 BEDROOMS

Nawy

CONTACT US

# APARTMENT 03

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



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# APARTMENT 03

| | |
|---|---|
| Building Type | residential |
| Unit Name | apk 05 apartment |



# APARTMENT 04

AREA ***157 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

# APARTMENT 04

## APK.05







Gross Area
124 sqm

2 BEDROOMS

# APARTMENT 05

AREA ***157 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

# APARTMENT 05

## APK.05







Gross Area
124 sqm

2 BEDROOMS

# APARTMENT 06

AREA ***157 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

# APARTMENT 06

## APK.05







Gross Area
124 sqm

2 BEDROOMS

# APARTMENT 07

AREA ***157 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

# APARTMENT 07

## APK.05







| Gross Area |
| --- |
| 124 sqm |

2 BEDROOMS

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# APARTMENT 08

AREA ***157 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

# APARTMENT 08

## APK.05







| Gross Area |
| --- |
| 124 sqm |

2 BEDROOMS

Nawy

CONTACT US

# APARTMENT 09

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS

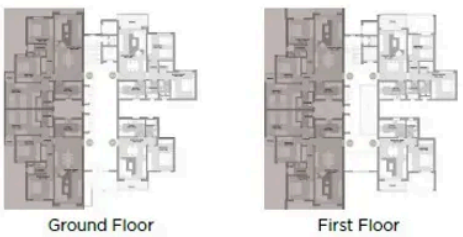


Nawy

CONTACT US

# APARTMENT 09

## APK.06







| Gross Area |
| --- |
| 159 sqm |

3 BEDROOMS

Nawy

CONTACT US

# APARTMENT 10

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



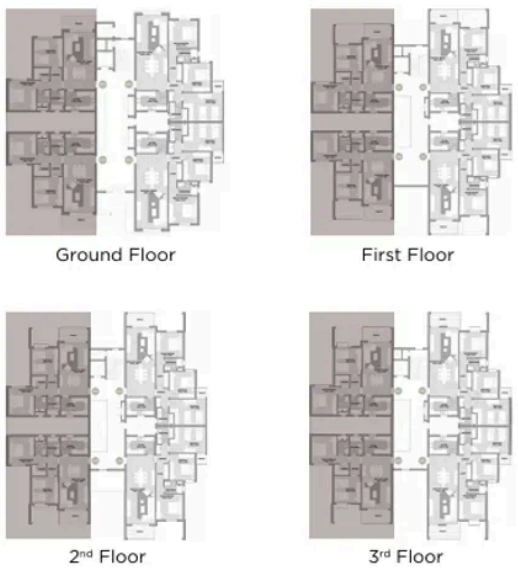
Nawy

CONTACT US

# APARTMENT 10

APK.05

| | |
|---|---|
| Building Type | residential |
| Unit Name | 123 |







| Gross Area |
|---|
| 123 sqm |

2 BEDROOMS

Nawy

CONTACT US

# APARTMENT 11

AREA ***157 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

# APARTMENT 11

## APK.05







Gross Area
124 sqm

2 BEDROOMS

# APARTMENT 12

AREA ***157 SQM*** ***1*** BEDROOM ***1*** BATHROOM



Nawy

CONTACT US

# APARTMENT 12

APK.04
















| Gross Area |
| --- |
| 82 sqm |

1 BEDROOM

Nawy

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# APARTMENT 13

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS

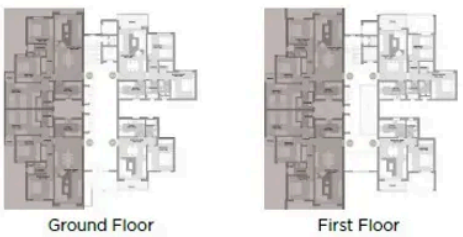


Nawy

CONTACT US

# APARTMENT 13

## APK.06







| Gross Area |
| --- |
| 159 sqm |

3 BEDROOMS

Nawy

CONTACT US

# APARTMENT 14

AREA ***157 SQM*** ***1*** BEDROOM ***1*** BATHROOM



Nawy

CONTACT US

# APARTMENT 14

APK.04







| Gross Area |
| --- |
| 82 sqm |

1 BEDROOM

Nawy

CONTACT US

# APARTMENT 15

AREA ***157 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS

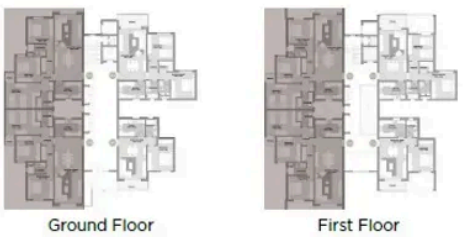


Nawy

CONTACT US

# APARTMENT 15

## APK.06







| Gross Area |
| --- |
| 159 sqm |

3 BEDROOMS

Nawy

CONTACT US

# APARTMENT 16

AREA ***157 SQM*** ***1*** BEDROOM ***1*** BATHROOM



Nawy

CONTACT US

# APARTMENT 16

## APK.04
















| Gross Area |
| --- |
| 82 sqm |

1 BEDROOM

# APARTMENT 17

AREA ***157 SQM*** ***1*** BEDROOM ***1*** BATHROOM



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CONTACT US

# APARTMENT 17

APK.01



2nd Floor




Gross Area
81.92 sqm
1 BEDROOM

Nawy

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# DUPLEX 01

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



Nawy

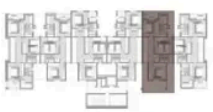
CONTACT US

# DUPLEX 01

## SKY HOUSE 08



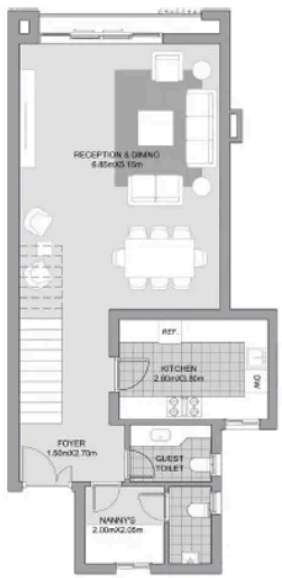
Sky Level 1



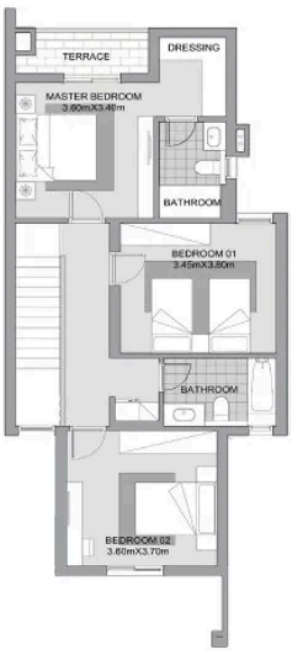
Sky Level 2



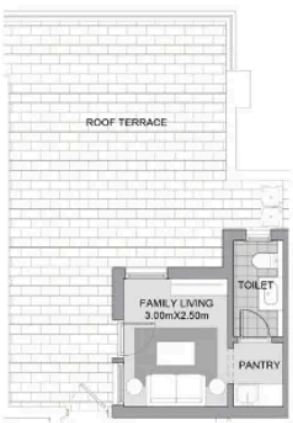
Sky Roof




Sky Level 1




Sky Level 2




Sky Roof

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

3 BEDROOMS + NANNY

# DUPLEX 02

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

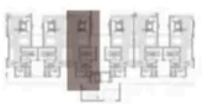


Nawy

CONTACT US

# DUPLEX 02

## SKY HOUSE 06


Sky Level 1


Sky Level 2

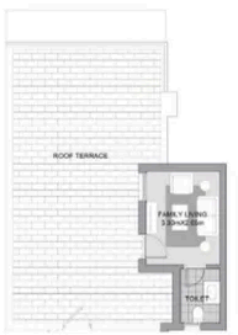

Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

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

3 BEDROOMS + NANNY

# DUPLEX 03

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

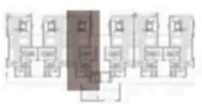


Nawy

CONTACT US

# DUPLEX 03

## SKY HOUSE 06


Sky Level 1


Sky Level 2

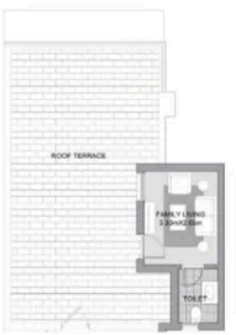

Sky Roof



Sky Level 1



Sky Level 2



Sky Roof

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

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 04

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

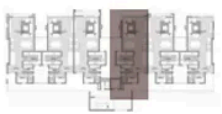


Nawy

CONTACT US

# DUPLEX 04

## SKY HOUSE 07



Sky Level 1



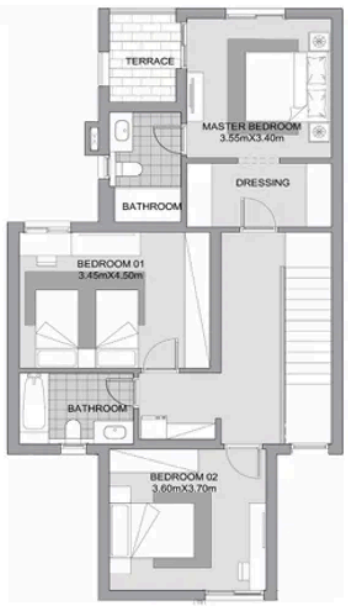
Sky Level 2



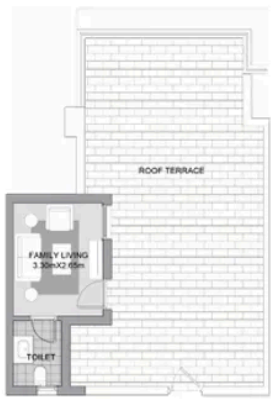
Sky Roof




Sky Level 1




Sky Level 2




Sky Roof

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

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 05

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS

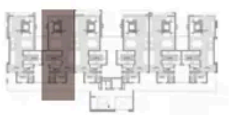


Nawy

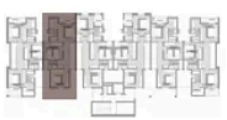
CONTACT US

# DUPLEX 05

## SKY HOUSE 05



Sky Level 1



Sky Level 2



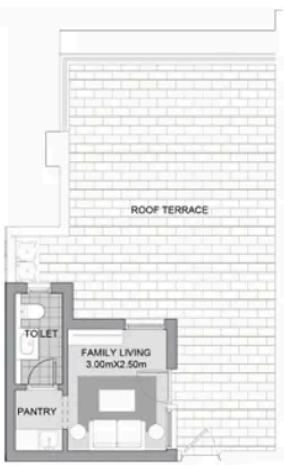
Sky Roof




Sky Level 1




Sky Level 2




Sky Roof

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

3 BEDROOMS + NANNY

# DUPLEX 06

AREA ***198 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



Nawy

CONTACT US

# DUPLEX 06

## SKY HOUSE 06



Sky Level 1



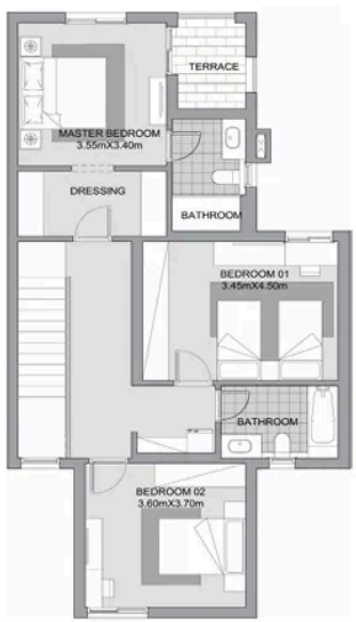
Sky Level 2



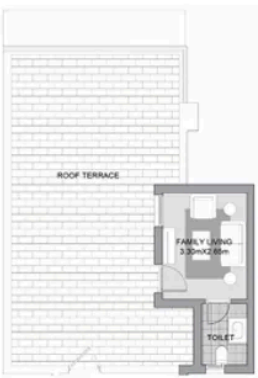
Sky Roof




Sky Level 1




Sky Level 2




Sky Roof

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

3 BEDROOMS + NANNY

# DUPLEX 07

AREA ***198 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



Nawy

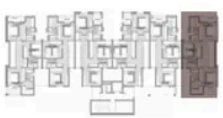
CONTACT US

# DUPLEX 07

## SKY HOUSE 09



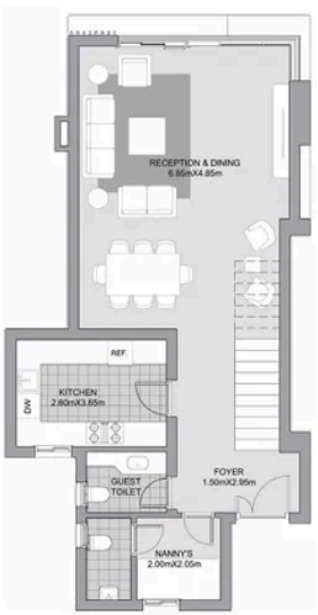
Sky Level 1



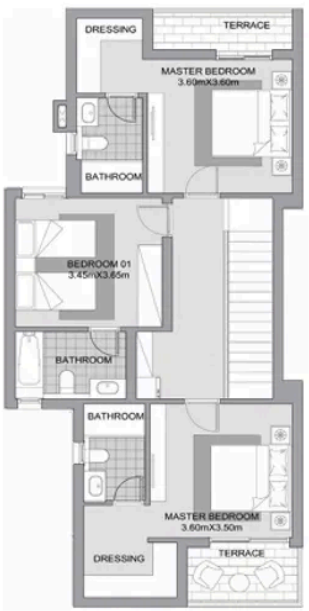
Sky Level 2



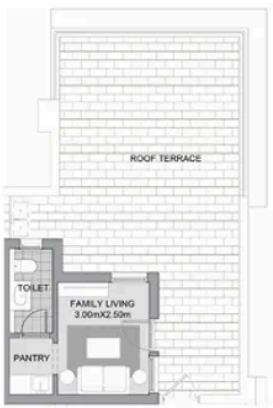
Sky Roof




Sky Level 1




Sky Level 2




Sky Roof

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

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 08

AREA ***198 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



Nawy

CONTACT US

# DUPLEX 08

## Sky House 04




Sky Level 1 | Sky Level 2 | Sky Roof

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

3 BEDROOMS + NANNY

# DUPLEX 09

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

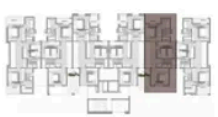
# DUPLEX 09

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Duplex |

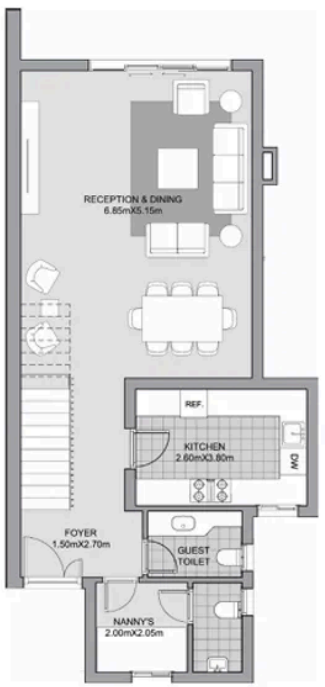
## GARDEN HOUSE 08



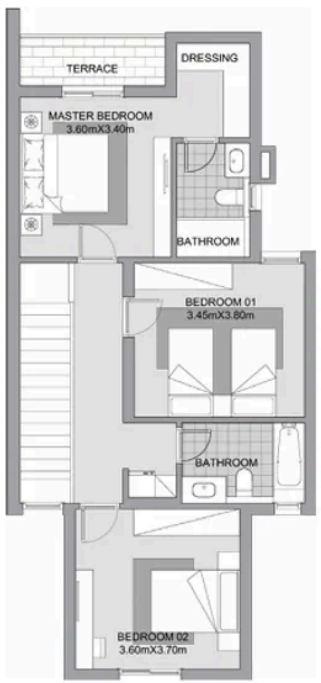
Ground Floor



1st Floor




Ground Floor




1st Floor

| Gross Area |
|---|
| 179 sqm |

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 10

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

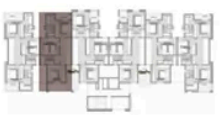
# DUPLEX 10

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Duplex |

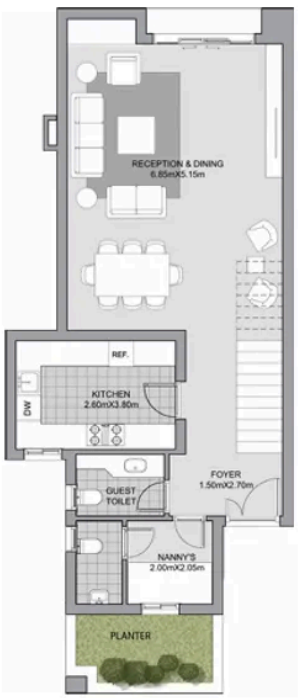
## GARDEN HOUSE 05



Ground Floor



1st Floor




Ground Floor




1st Floor

| Gross Area |
|---|
| 181 sqm |

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 11

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

# DUPLEX 11

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Duplex |

## GARDEN HOUSE 06



Ground Floor



1st Floor




Ground Floor




1st Floor

| Gross Area |
|---|
| 189 sqm |

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 12

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

# DUPLEX 12

| | |
|---|---|
| Building Type | Residential |
| Unit Name | Duplex |

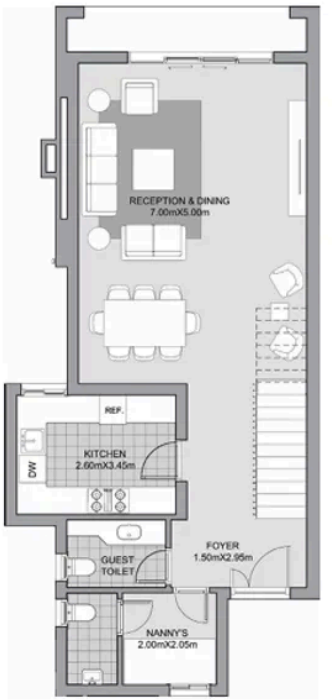
## GARDEN HOUSE 07



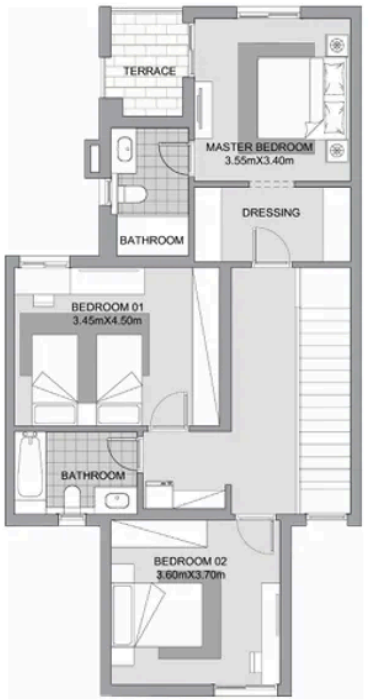
Ground Floor



1st Floor




Ground Floor




1st Floor

| Gross Area |
|---|
| 195 sqm |

3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 13

AREA ***198 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



# DUPLEX 13

Unit Name Garden house 09 202m

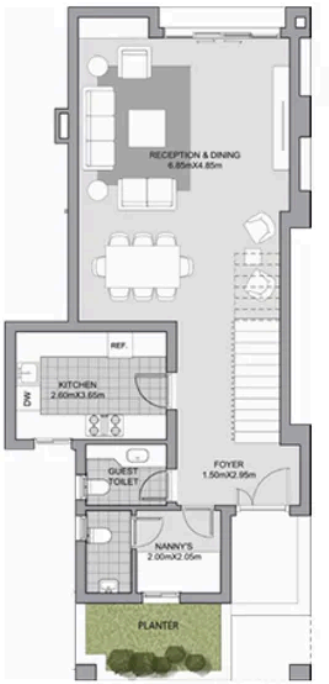
GARDEN HOUSE 09



Ground Floor



1st Floor




Ground Floor




1st Floor

Gross Area
202 sqm
3 BEDROOMS + NANNY

Nawy

CONTACT US

# DUPLEX 14

AREA ***198 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

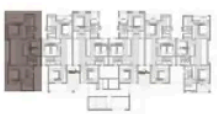
CONTACT US

# DUPLEX 14

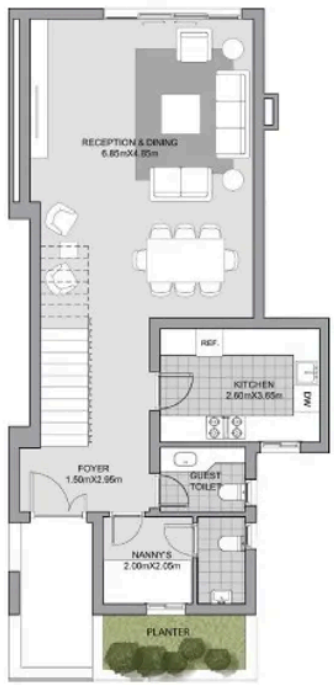
## GARDEN HOUSE 04



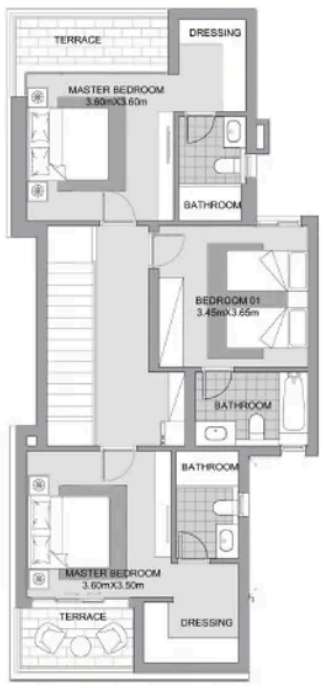
Ground Floor



1st Floor




Ground Floor




1st Floor

**Gross Area**
**202 sqm**
3 BEDROOMS + NANNY

Nawy

CONTACT US

# VILLA 01

AREA ***384 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



Nawy

CONTACT US

# VILLA 01

V3

PLAN



Ground Floor



1st Floor



Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 02

AREA ***384 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



Nawy

CONTACT US

# VILLA 02

V3

PLAN



Ground Floor



1st Floor



Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 03

AREA ***384 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



# VILLA 03

V3

PLAN



Ground Floor



1st Floor



Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 04

AREA ***384 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



Nawy

CONTACT US

# VILLA 04

V3

PLAN



Ground Floor



1st Floor



Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 05

AREA ***384 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



# VILLA 05

V3

PLAN



Ground Floor



1st Floor



Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 06

AREA ***384 SQM*** ***4*** BEDROOMS ***6*** BATHROOMS



Nawy

CONTACT US

# VILLA 06

V3

PLAN







Ground Floor

1st Floor

Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 07

AREA ***384 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



Nawy

CONTACT US

# VILLA 07

V3

PLAN



Ground Floor



1st Floor



Roof Floor

| | |
|---|---|
| Total Area | 476.98 sqm |
| Built Up Area | 383.58 sqm |
| Roof Terrace | 93.4 sqm |

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 08

AREA ***384 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

# VILLA 08




Ground Floor




1st Floor




Roof Floor

| | |
|---|---|
| Total Area | 320.95 sqm |
| Built Up Area | 251.25 sqm |
| Roof Terrace | 69.7 sqm |

1 MASTER SUITE WITH LIVING + 2 BEDROOMS + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 09

AREA ***384 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

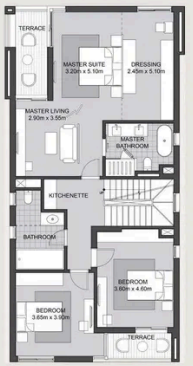
# VILLA 09

V2






Ground Floor




1st Floor




Roof Floor

| | |
|---|---|
| Total Area | 353.63 sqm |
| Built Up Area | 287.29 sqm |
| Roof Terrace | 66.34 sqm |

1 MASTER SUITE WITH LIVING + 2 BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 10

AREA ***384 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

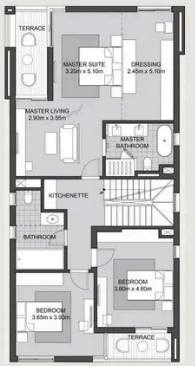
# VILLA 10

V2






Ground Floor




1st Floor




Roof Floor

| | |
|---|---|
| Total Area | 353.63 sqm |
| Built Up Area | 287.29 sqm |
| Roof Terrace | 66.34 sqm |

1 MASTER SUITE WITH LIVING + 2 BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 11

AREA ***384 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

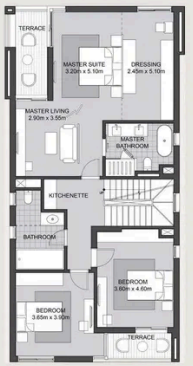
# VILLA 11

V2






Ground Floor




1st Floor




Roof Floor

| | |
|---|---|
| Total Area | 353.63 sqm |
| Built Up Area | 287.29 sqm |
| Roof Terrace | 66.34 sqm |

1 MASTER SUITE WITH LIVING + 2 BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Nawy

CONTACT US

# VILLA 12

AREA ***384 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

# VILLA 12

URBAN VILLA 01

3 BEDROOM + LIVING

| | |
|---|---|
| Ground Floor | 94.4 sqm |
| First Floor | 98.8 sqm |
| Roof Annex | 22.5 sqm |
| Built up Area | 215.7 sqm |
| Roof Terrace | 59.7 sqm |



Ground Floor



First Floor



Roof

**Villa Key Features:**

1 MASTER SUITE + 2 BEDROOMS + LIVING + KITCHEN + NANNY ROOM WITH BATHROOM + SUNROOM

# VILLA 13

AREA ***384 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

# VILLA 13

V05

4 BEDROOM + LIVING

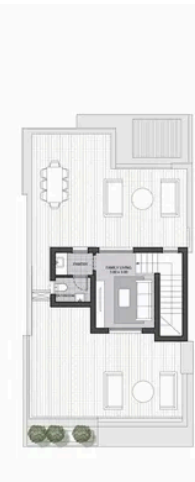
| | |
|---|---|
| Ground Floor | 108.8 sqm |
| First Floor | 122 sqm |
| Roof Annex | 28 sqm |
| Built up Area | 258.8 sqm |
| Roof Terrace | 76 sqm |



Ground Floor



First Floor



Roof

# VILLA 14

AREA ***384 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



# VILLA 14

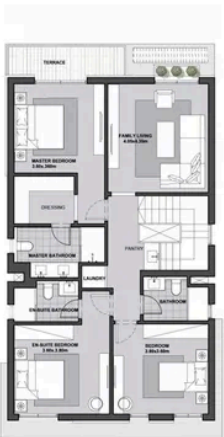
V024

3 BEDROOM + LIVING

| | |
|---|---|
| Ground Floor | 92.9 sqm |
| First Floor | 121.3 sqm |
| Built up Area | 214.2 sqm |



Ground Floor



First Floor

# VILLA 15

AREA ***384 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



# VILLA 15

## V06

5 BEDROOM + LIVING

| | |
|---|---|
| Ground Floor | 125.3 sqm |
| First Floor | 143.2 sqm |
| Roof Annex | 33.6 sqm |
| Built up Area | 302.1 sqm |
| Roof Terrace | 89.5 sqm |



Ground Floor



First Floor



Roof

06

# THE **AMENITIES**



BICYCLES LANES



JOGGING TRAIL



SPORTS CLUBS



COMMERCIAL STRIP




SCHOOLS



CLUBHOUSE



CHILDREN'S PLAY AREA

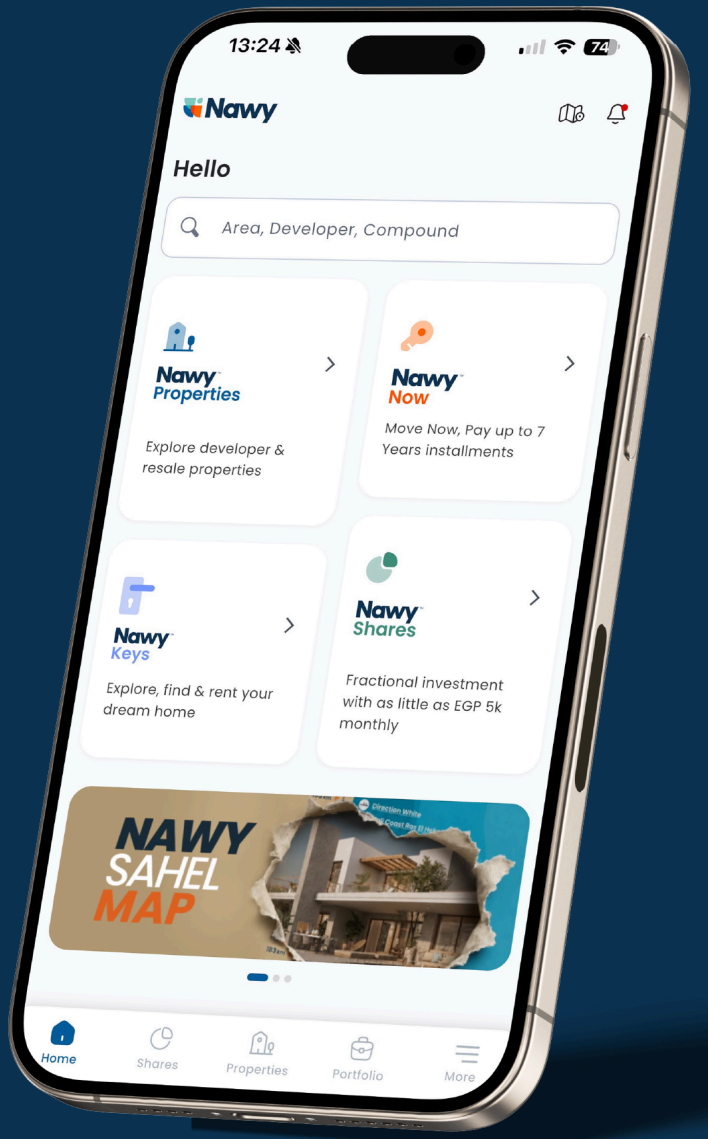
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