



*Karmell*

New Zayed

CALIFORNIA INSPIRED LIVING

THE HOUSES

CALIFORNIA INSPIRED LIVING



# CARMEL BY THE SEA

In California, there is a small coastal community defined by its fairytale architecture and depth of culture. Carmel-by-the-Sea, charmingly puts the city, in simplicity with its small town, right at home inviting nature, mesmerizing scenery and pleasant strolls that abound in all directions.

# A BRIGHT IDEA

Karmell, even when you say it in your head, it rolls out as smooth as the place itself. 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 with.

Find your Karmell. Find your California inspired living.





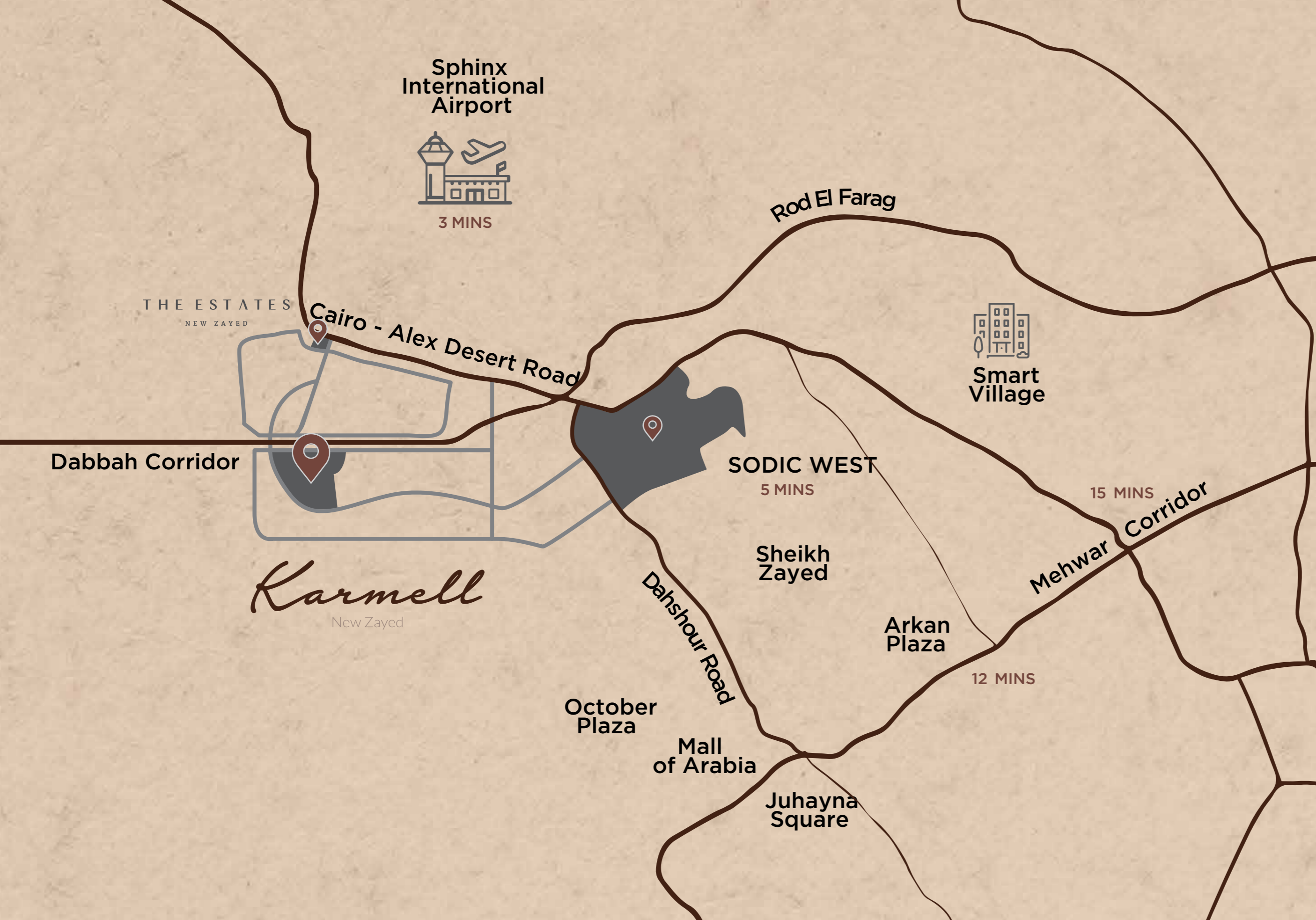
# THE GET AWAY LAND

Karmell rests comfortably on 240 acres of secluded prime real estate as part of SODICs current roster of 650 acres of land in New Zayed. Your own California in Cairo.



# THE MASTER PLAN





# 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, then it also neighbors the Cairo-Alex Road and is a quick twenty-five minute ride from Lebanon Square.



# 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.



# ALL UP & ABOUT

We value a higher education, so we provide the facilities to ensure our futures are brighter. We value family and friends so we provide numerous social settings. Karmell residents will enjoy also their close proximity to two Town Centers that will have everything for your daily needs from convenience stores and pharmacies, to hair salons, coffee shops, nurseries and a whole host more. A massive mixed-use district, envisioned to be the New Zayed Downtown hub, home to commercial, retail and medical establishments, is also a scenic walk away.





# A HOP TO A SHOP

Karmell Lane will offer a charming, indoor/outdoor retail experiences unlike any other. The trendy boutique-lined streets will give window shoppers a lot to think about, a lot to discuss and even more to see. The two Town Centers also offer up a family-friendly and wholesome retail selections ensuring all you could ever need is right around the corner, wherever you are, at Karmell.

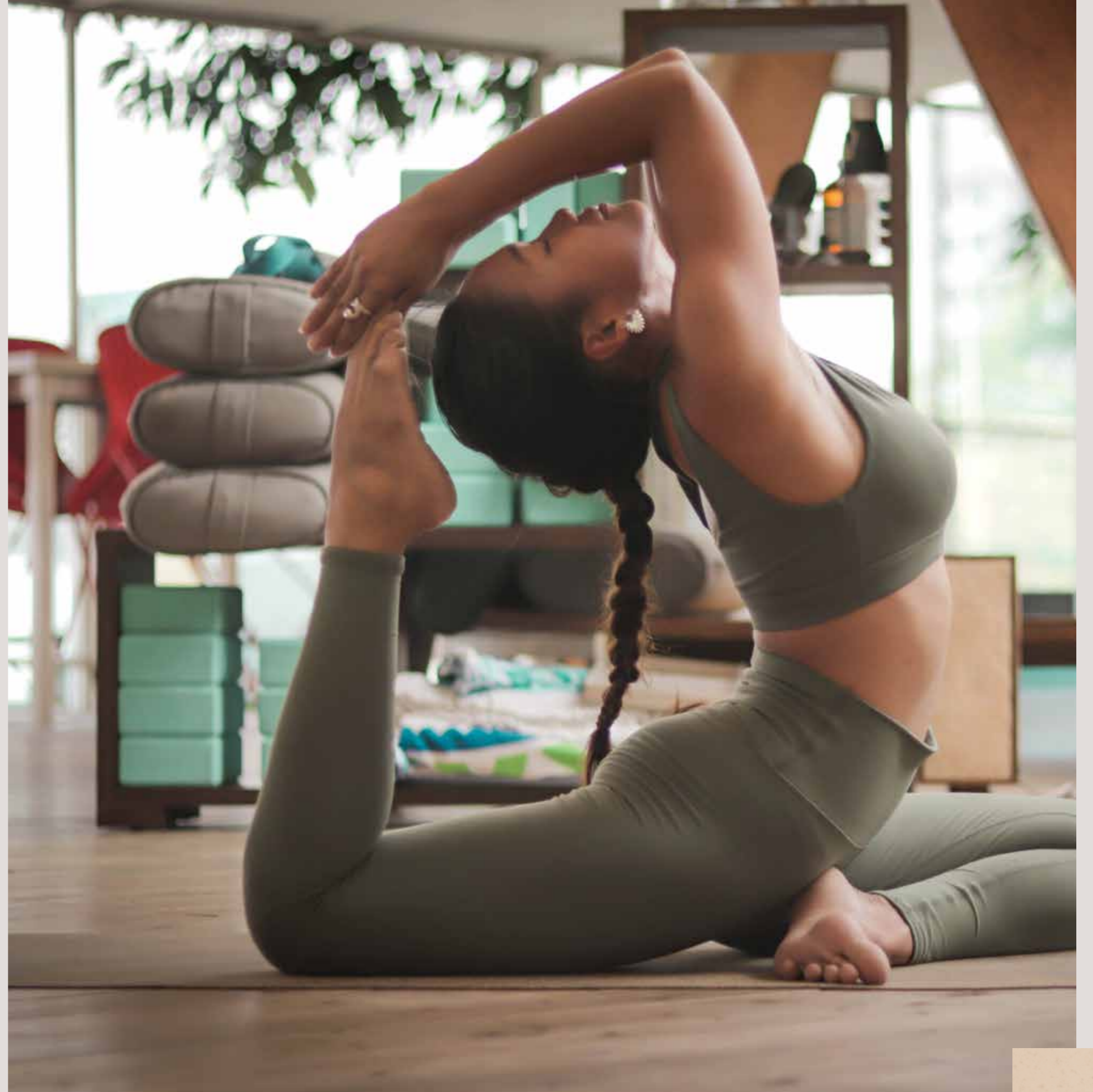


# CLUB S

## A NEW SPORTS EXPERIENCE

Take your workout to a new level at Karmell's Club S and try out the all-new gym, the sports fields, and the tennis courts. Alternatively, you can enjoy the interconnected cycling paths that link the whole community together.

CLUB  
S





# THE HOUSES

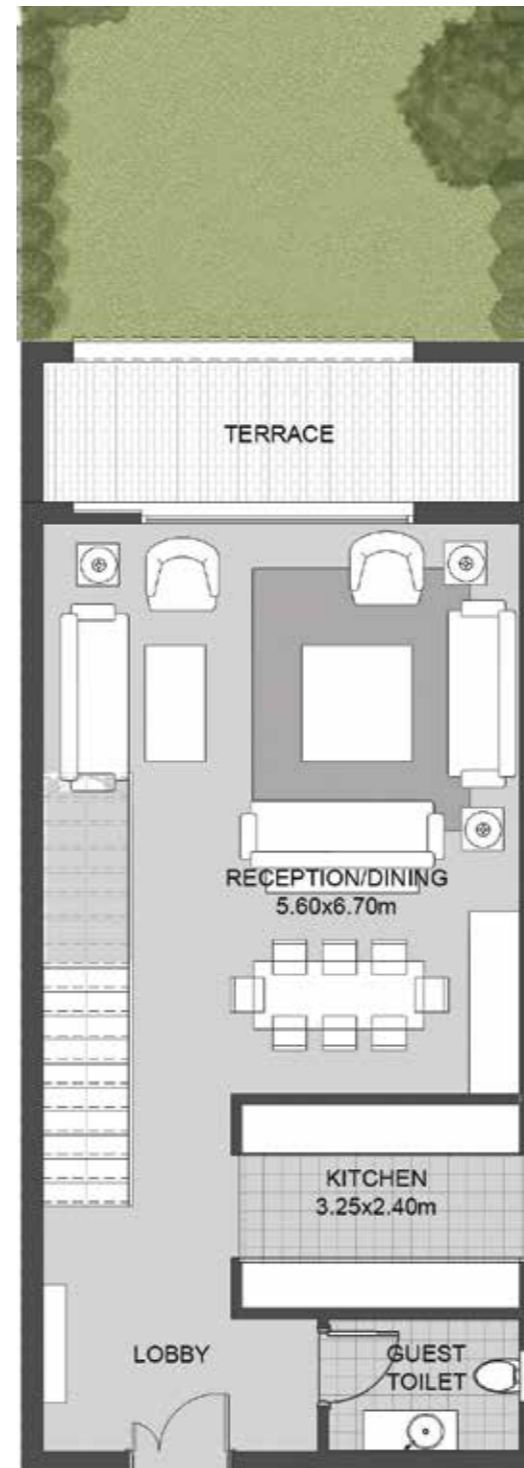
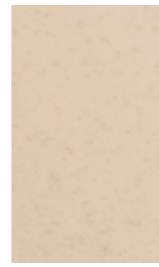
# GARDEN HOUSE 01



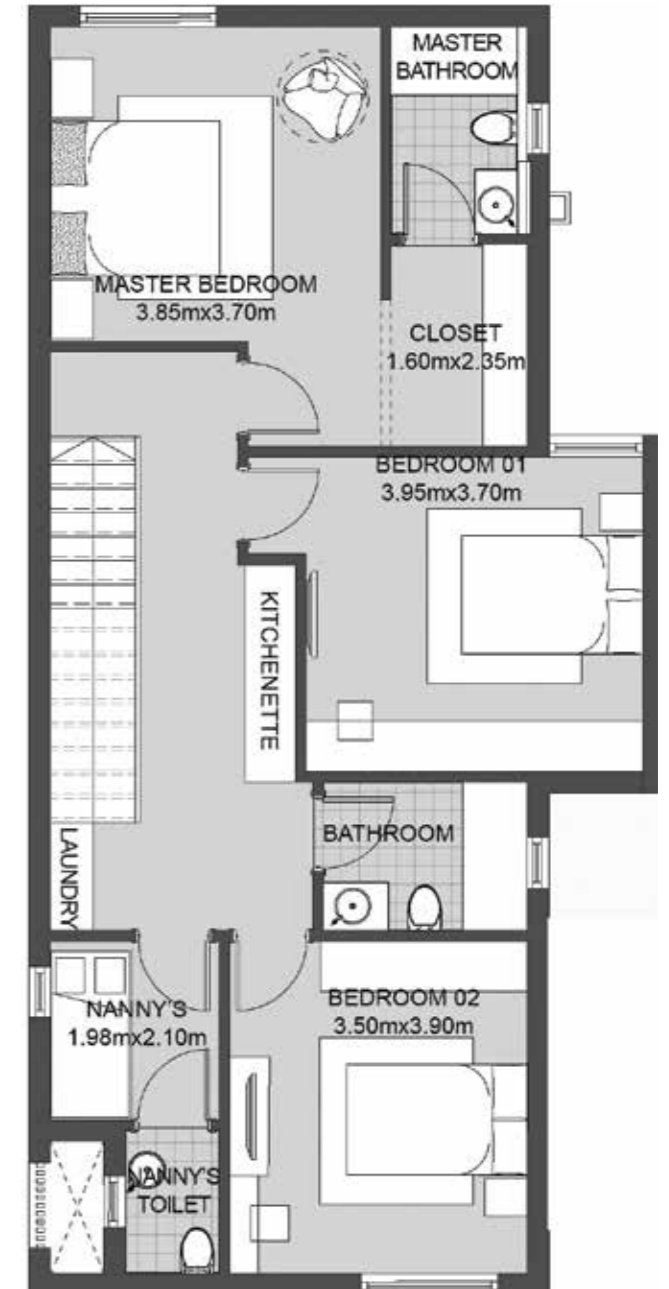
First Floor



Ground Floor



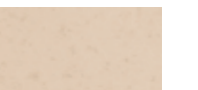
Ground Floor



First Floor

Total Area  
**199.90 sqm**

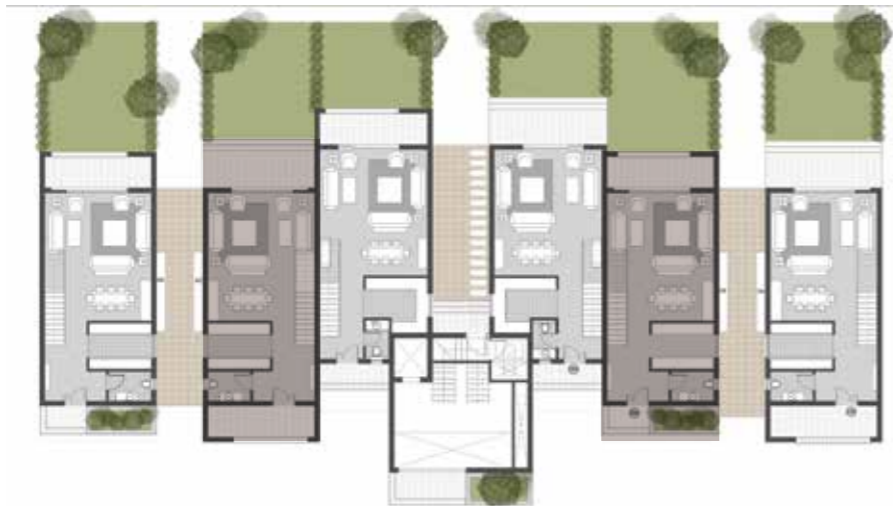
3 BEDROOMS + NANNY



# GARDEN HOUSE 02



First Floor

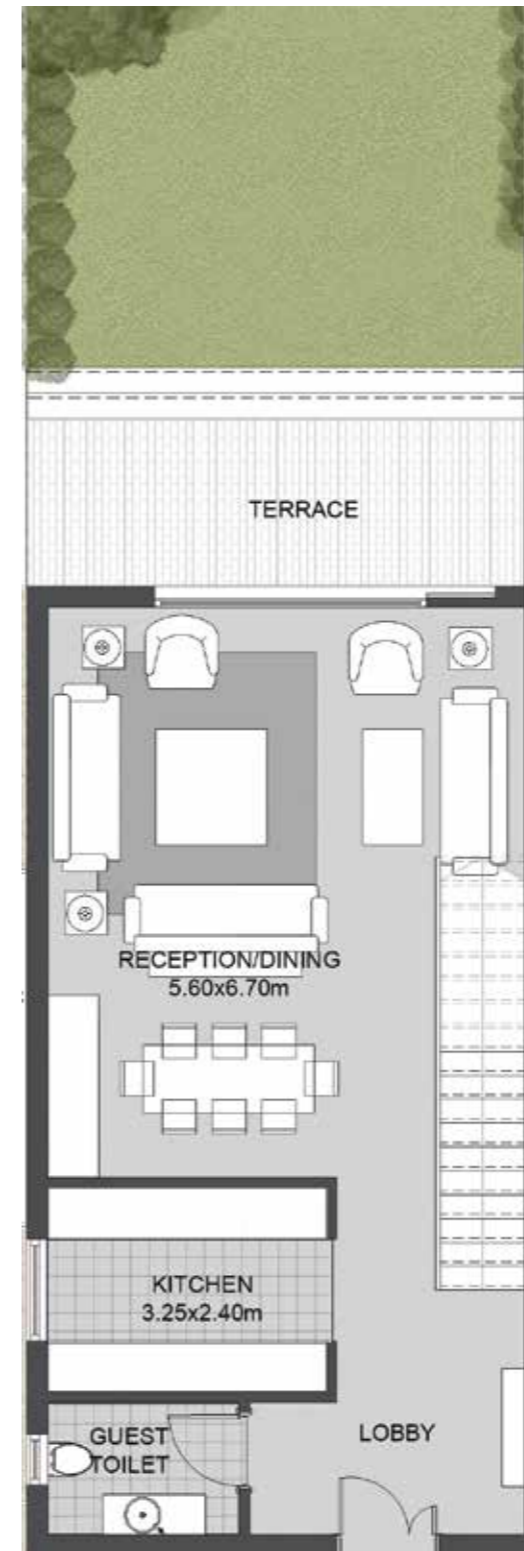


Ground Floor

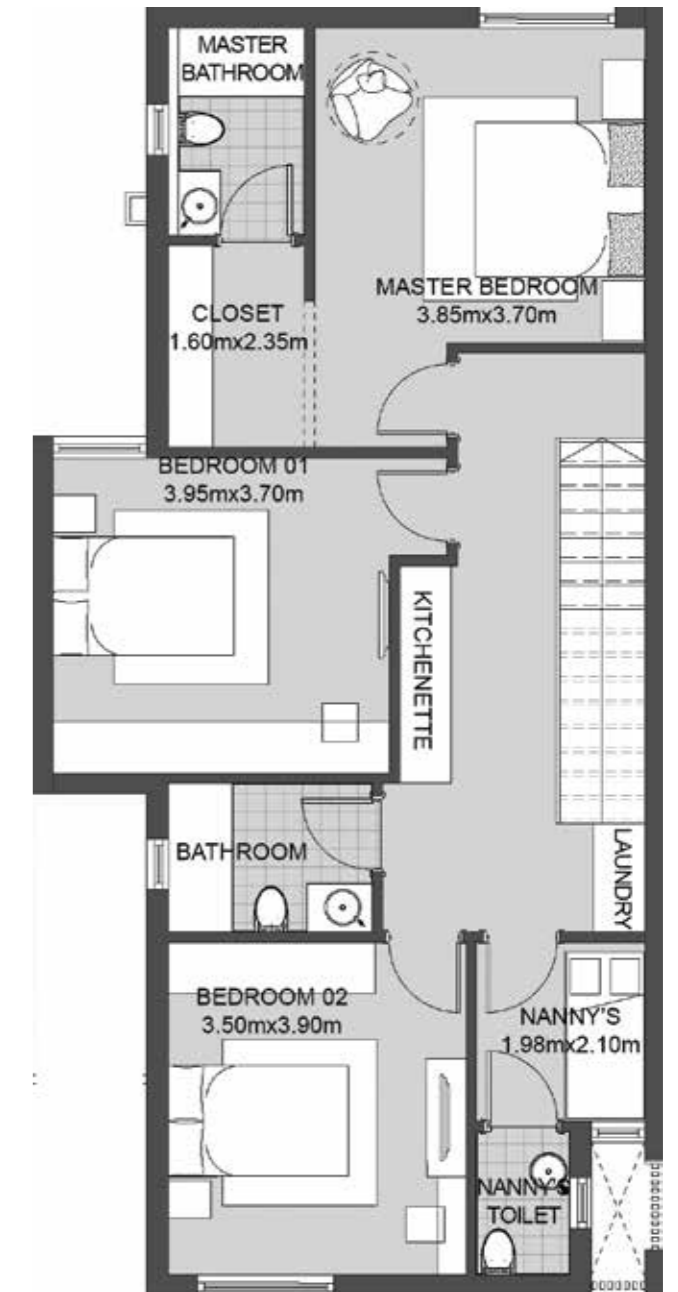
Total Area

**196.75 sqm**

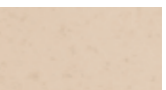
3 BEDROOMS + NANNY



Ground Floor



First Floor



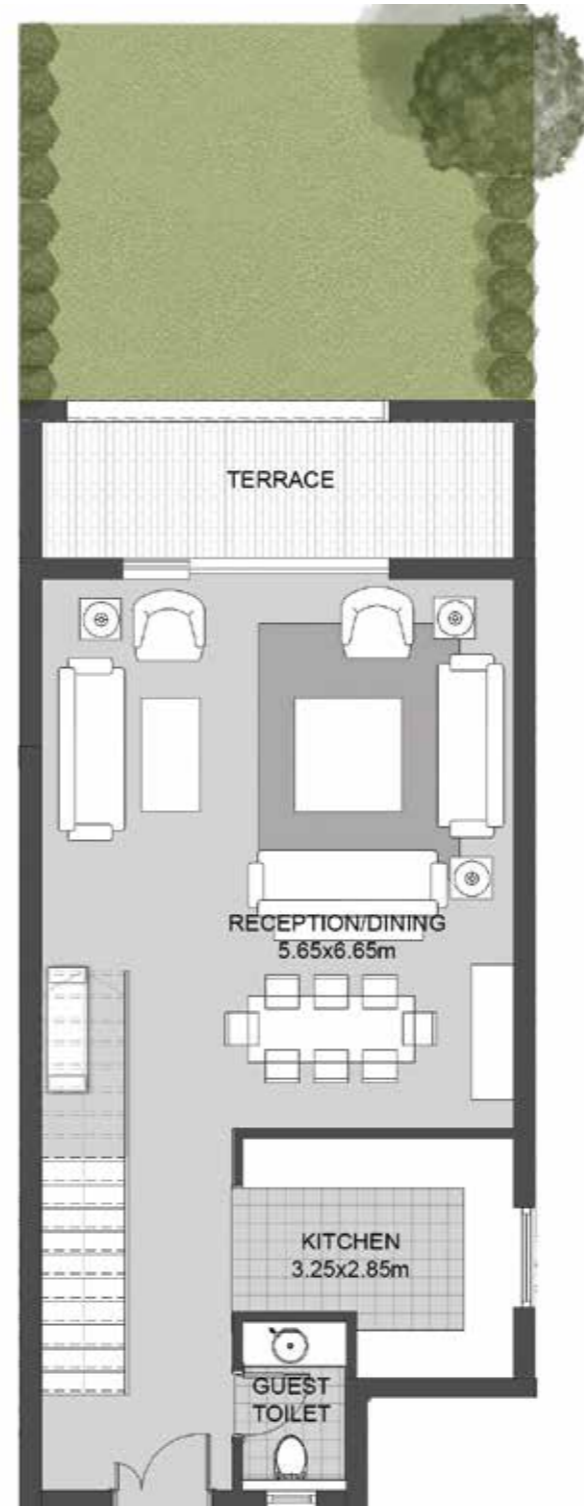
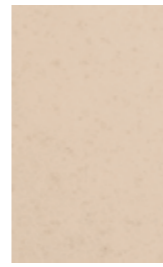
# GARDEN HOUSE 03



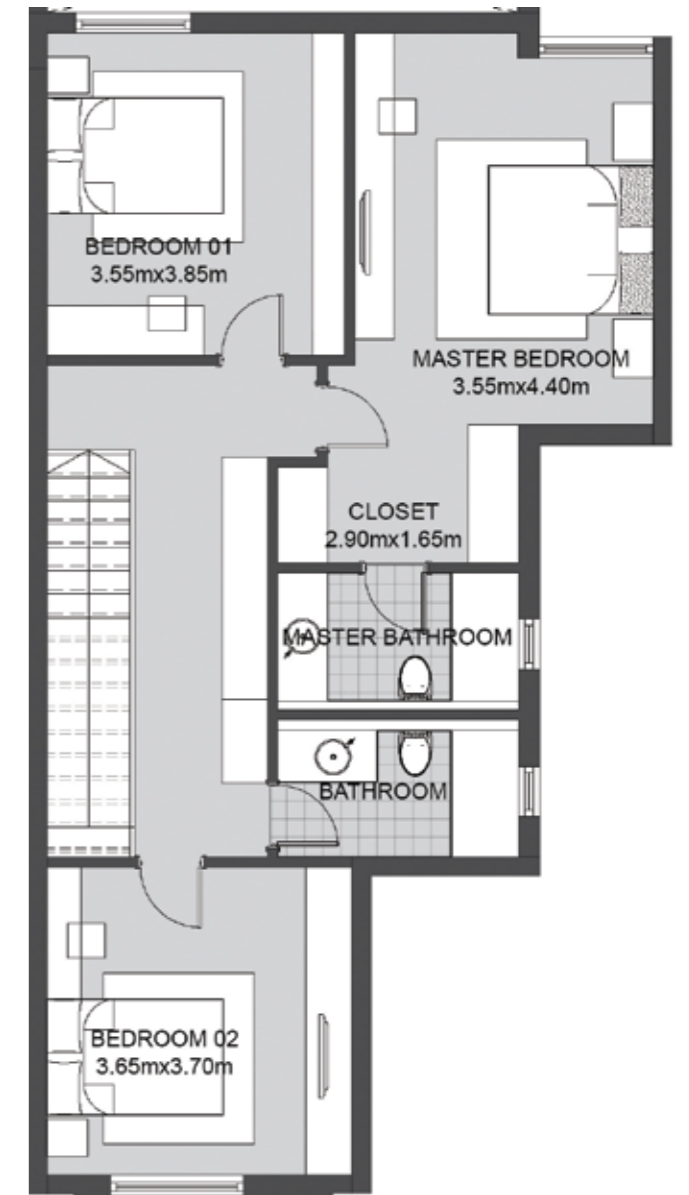
First Floor



Ground Floor

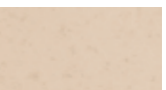


Ground Floor



First Floor

Total Area  
**182.64 sqm**  
3 BEDROOMS



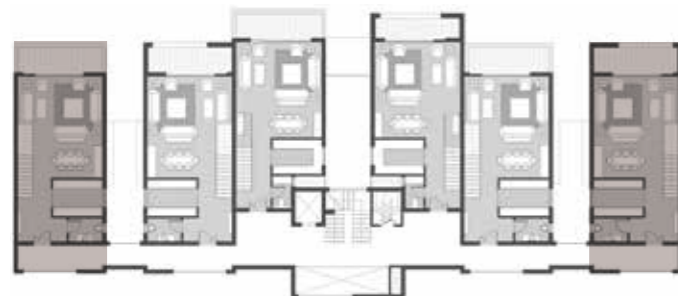
# SKY HOUSE 01



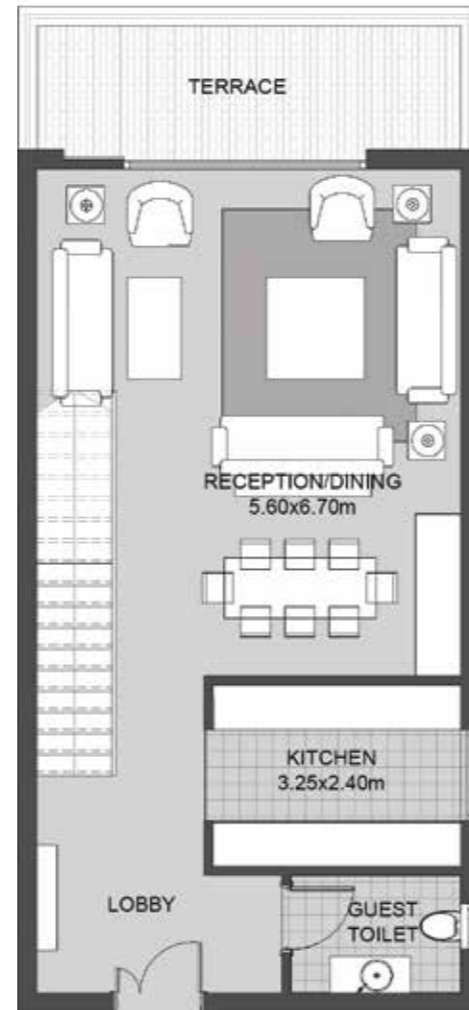
Sky Roof



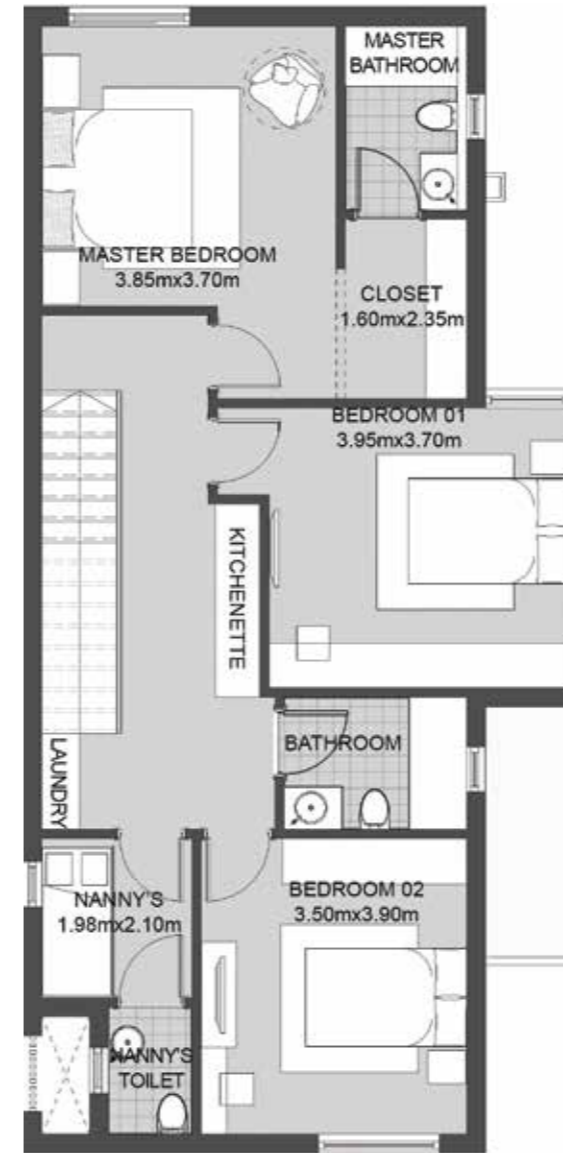
Sky Level 2



Sky Level 1



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
<b>259.8 sqm</b>	<b>216.80 sqm</b>	<b>43.0 sqm</b>

3 BEDROOMS + NANNY



# SKY HOUSE 02



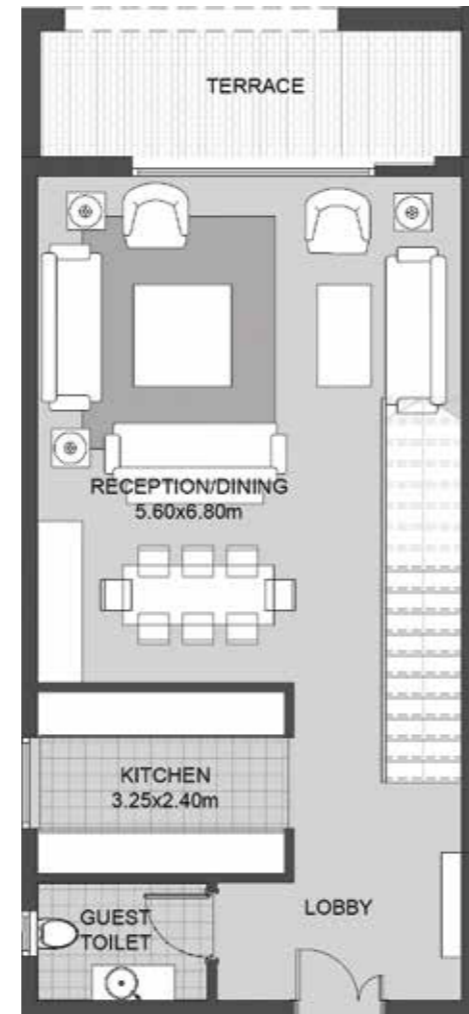
Sky Roof



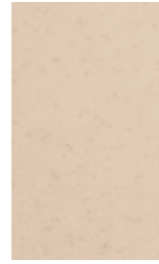
Sky Level 2



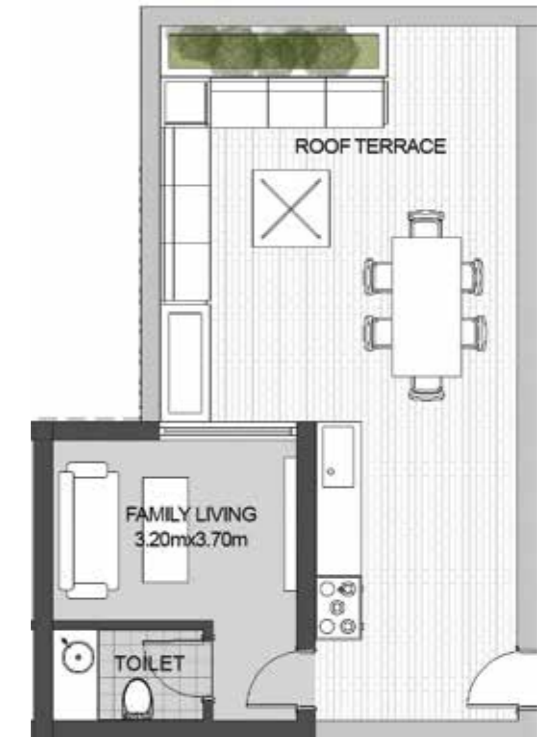
Sky Level 1



Sky Level 1



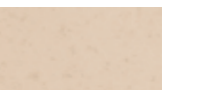
Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
<b>248.65 sqm</b>	<b>213.65 sqm</b>	<b>35.0 sqm</b>

3 BEDROOMS + NANNY



# SKY HOUSE 03



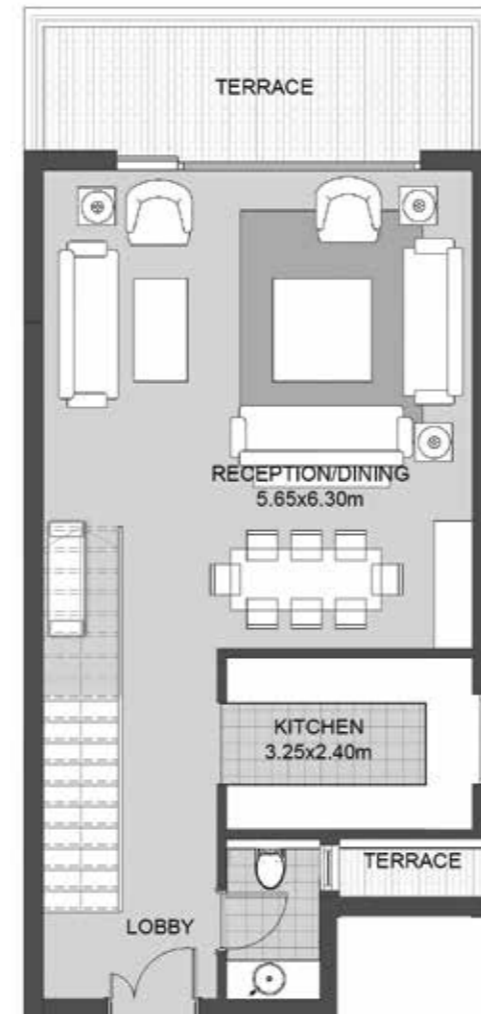
Sky Roof



Sky Level 2



Sky Level 1



Sky Level 1



Sky Level 2



Sky Roof

Total Area	Area	Sky Terrace Area
<b>246.16 sqm</b>	<b>204.16 sqm</b>	<b>42.0 sqm</b>

3 BEDROOMS

# FINISHING SPECS

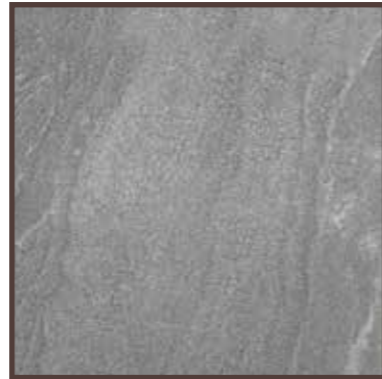
## FLOORING



**Item** HDF  
**Area of use** Reception  
Bedrooms



**Item** Ceramic  
**Area of use** Corridor  
Terrace

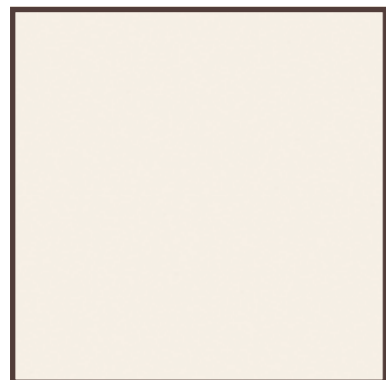


**Item** Ceramic  
**Area of use** Guest Bathroom  
Bathroom



**Item** Ceramic  
**Area of use** Kitchen

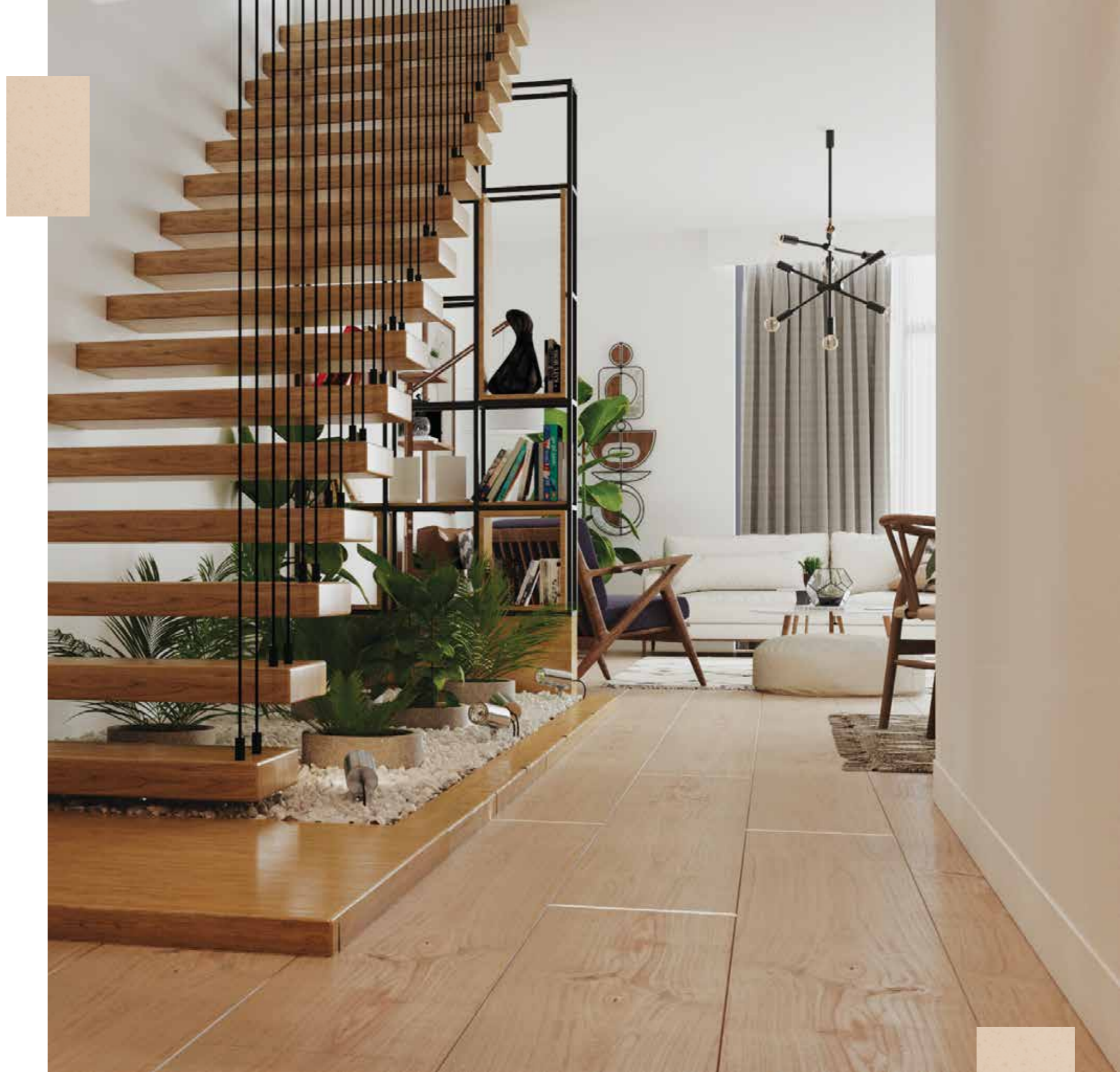
## WALLS



**Item** Acrylic Paint  
**Area of use** Guest Bathroom  
Bedrooms  
Kitchen  
Bathroom



**Item** Ceramic  
**Area of use** Guest Bathroom  
Bathroom



# SODIC BELONG

At SODIC we celebrate differences. We champion inclusion, advocate tolerance and spread love. We do not see anything but the greener side to both sides of the fence. Our developments are more than just bricks and mortar and landscapes, they are borders of trust and acceptance and understanding. It doesn't matter what you are into or what you believe, we celebrate all the differences that make you unique. At SODIC you don't live, work or play. You belong.

