

Karmell

New Zayed

The Villas

California inspired living

Carmel By The Sea

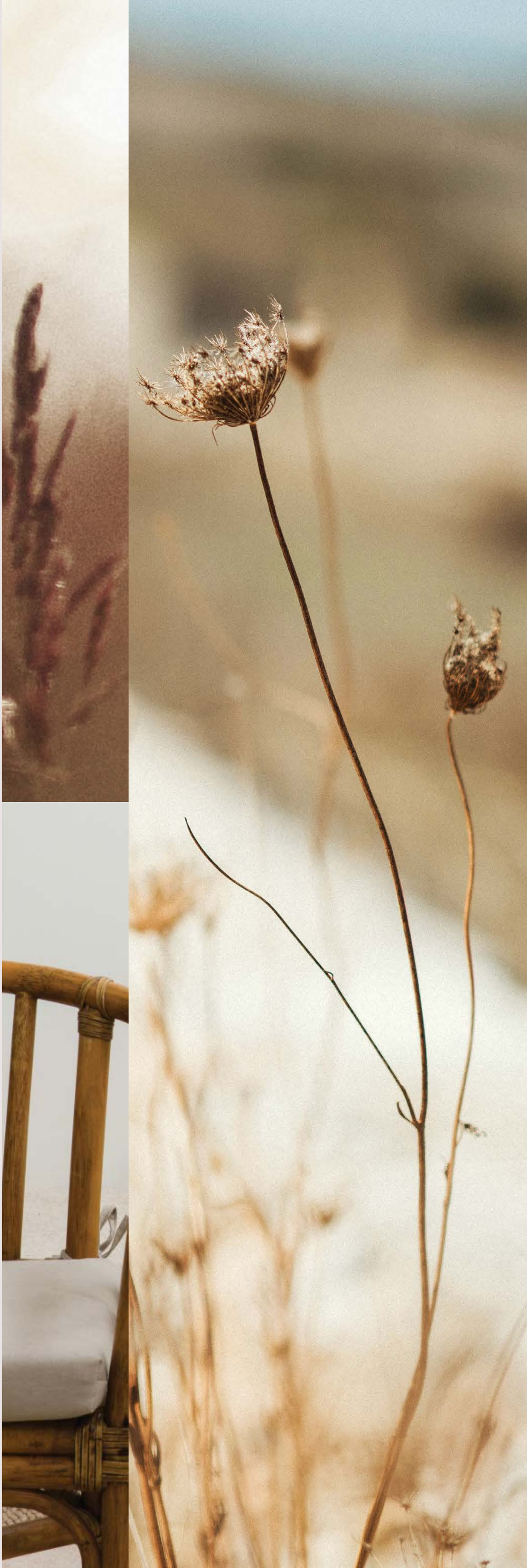
Inspired by a small coastal community in California thats defined by its fairytale-like architecture and depth of culture, Carmel-by-the-Sea, charmingly puts you in the simplicity of its small town, putting you right at home, with mesmerizing scenery and pleasant pathways that abound in all directions.

A Bright Idea

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 in.

Find your Karmell.
Find your California inspired living.





The Gateway Land



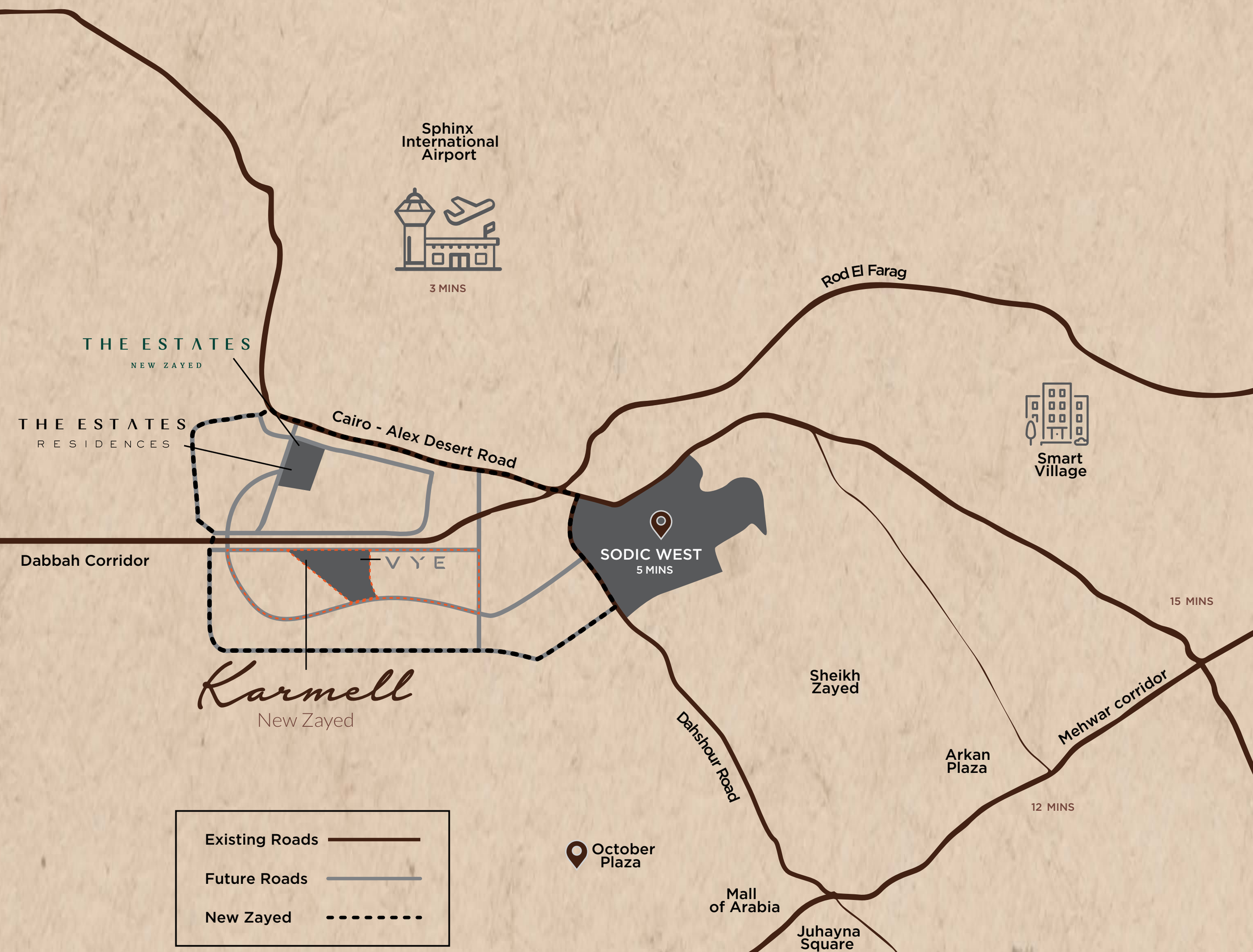
Karmell rests comfortably on 125 acres of secluded prime real estate as part of SODICs current roster of 464 acres of land in New Zayed. Your own California in Cairo.

The Destination



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



The Drive

Surround yourself with picturesque scenery at The Drive, while staying close to everything that you need. It is the path that promises you a carefree route, until you reach your place. The Drive is your airy path, towards all that you want, allowing every view to sink in.

The Walk

This Walk is an enabler of activity allowing pedestrians and bikers to enjoy the scenic journey alongside The Drive. With a span of 3.7 kilometers, all the surrounding views surely will not be missed. To ensure the safety of bikers and pedestrians there are clear safety precautions throughout The Walk, connecting you safely and easily to the clubhouse.

Our Iconic 3.7km Long Stroll



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.





Vibrant Convenience

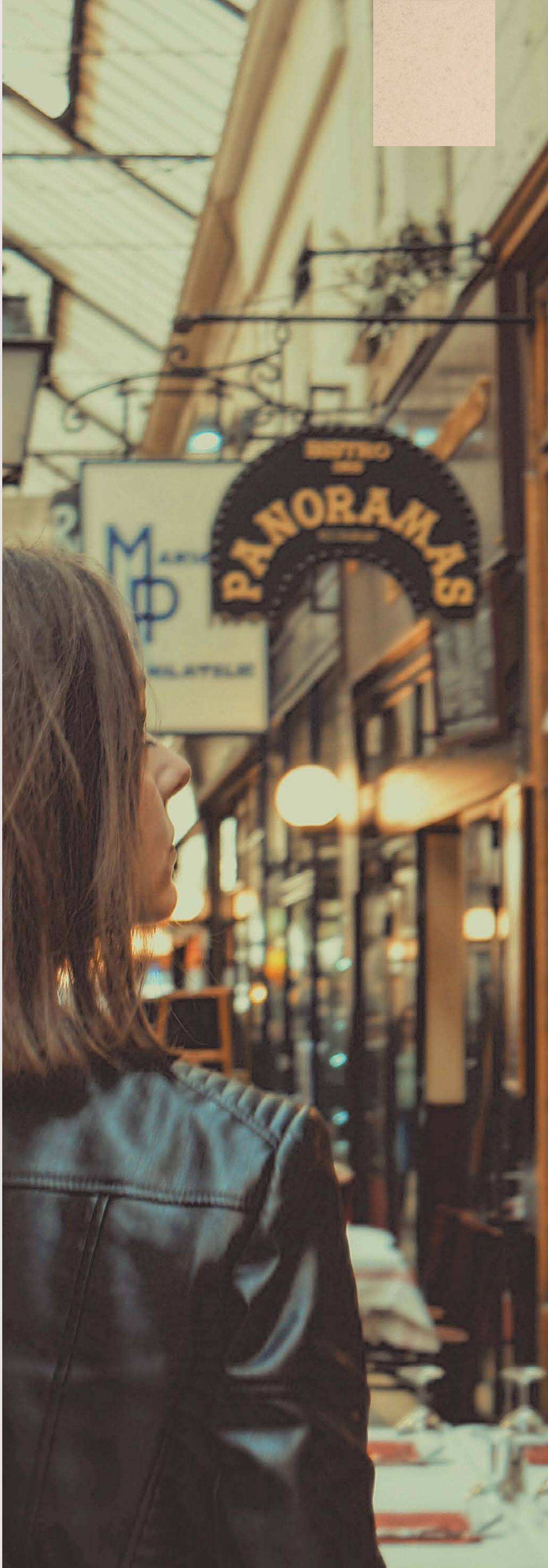
Around The Corner are pockets just steps away from your home where you can find several amenities like pharmacies, supermarkets, nurseries, clinics, shops and other accommodating outlets, catering to the convenience of each resident.

AROUND
the Corner

Karmell Downtown

Stroll and window-shop
along the charming streets
on your way home above
all the action.
It will be a recreational
space with a ground-floor
outlet and a pulsing feel
that will be the heartbeat
of the community.

DOWNTOWN
Karmell



Lush Greenways

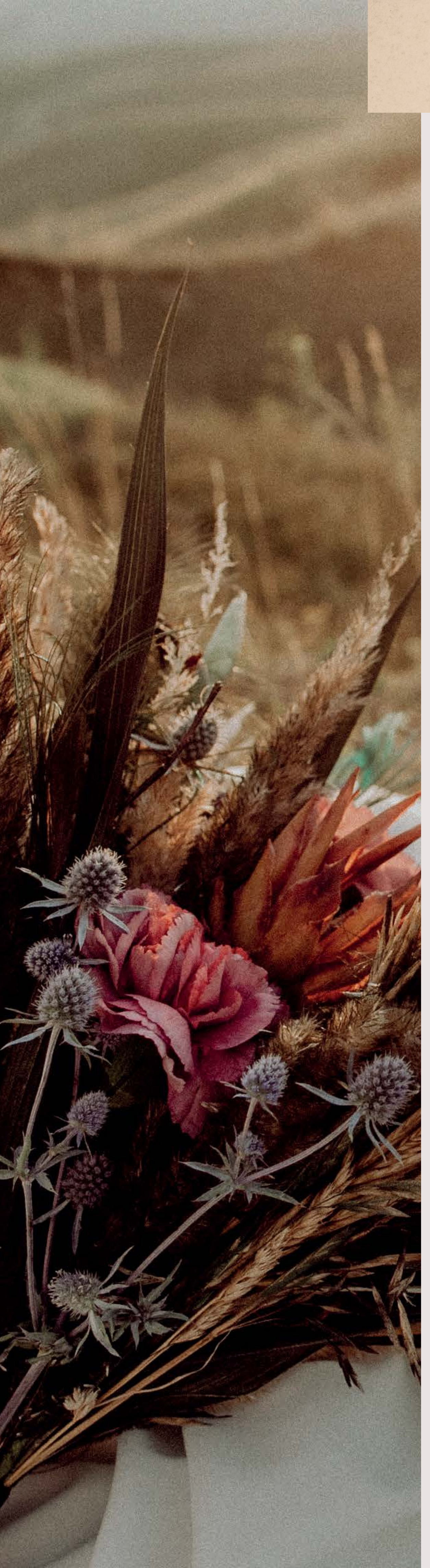
Oak Grove runs down the center of Karmell offering residents and visitors a one-of-a-kind stroll, providing ample shade and sun, depending on your preference. Have a seat on one of the many benches and admire the fantastical flora that abounds. Get to where you're going with a touch of inspiration in every step. The lush spines of Karmell connect you to all you could ever want in a breathtaking way.

OAK
Grove

The Clubhouse By Club S

Take your workout to the next level at Karmell's Club S where innovation and motivation play together seamlessly, blending with the surrounding scenic landscapes. This isn't your traditional sports club, this is a vibrant arena designed for your absolute betterment, only for those who are homeowners within the community. Experience revolutionary CrossFit programs and yoga styles or try out the gym, sports fields, or tennis courts. Interconnected cycling paths link the whole community together for more outdoor workouts.





The Heart Of Nature

Anchored by two linear parks bursting with color and serenity over 300 acres of pure open space, Karmell is introducing a whole new type of serendipitous beauty.



Karmell Park

Immerse yourself in the lush gardening experience at Karmell Grove park, with a thrilling playground for the kids, a delicious variety of food trucks, outdoor fitness areas, and spots for growing plants and foods.



Karmell

Perks

At Karmell you will enjoy a fully-fledged accommodating community tailored to your outright convenience. Managed by EDARA, there is little you have to worry about when it comes to getting things up and running for your home.



The Talk Of The Town

Karmell offers an exotic outdoor retail experience unlike any other, with gorgeous surrounding scenery. Street shops will keep you entertained as you walk through the lush landscaped area, discovering all you could possibly imagine.



VYE Town Center

Live, learn and innovate all under one state-of-the-art roof. Encapsulated with lush greenery where facilities are a stroll away, you will find flexible indoor and outdoor spaces for seminars, bazaars, wellness workshops and a host of welcoming activities. Rent prime office spaces that are highly adaptive to your needs.

VYE



Urban Villa

Featuring a new concept, Karmell Urban Villa is fitted with a sunroom that you can convert into a smart office, a gaming room, a surround-sound movie theater, or anything you can dream of. A Master Suite with a walk-in closet that is a room in and of itself, tailored to suit your style, compliments the hotel-like bathroom and private living room.



Urban Villa



Ground Floor

1st Floor

Roof Floor

Total Area	**288.42 sqm**
Built Up Area	**224.7 sqm**
Roof Terrace	**63.72 sqm**

1 MASTER BEDROOM + 2 BEDROOMS + KITCHEN + NANNY ROOM WITH BATHROOM + SUNROOM



DISCLAIMER:

- The interior shot is only an indicative theme.
- Finishing of the sunroom to be done by client.



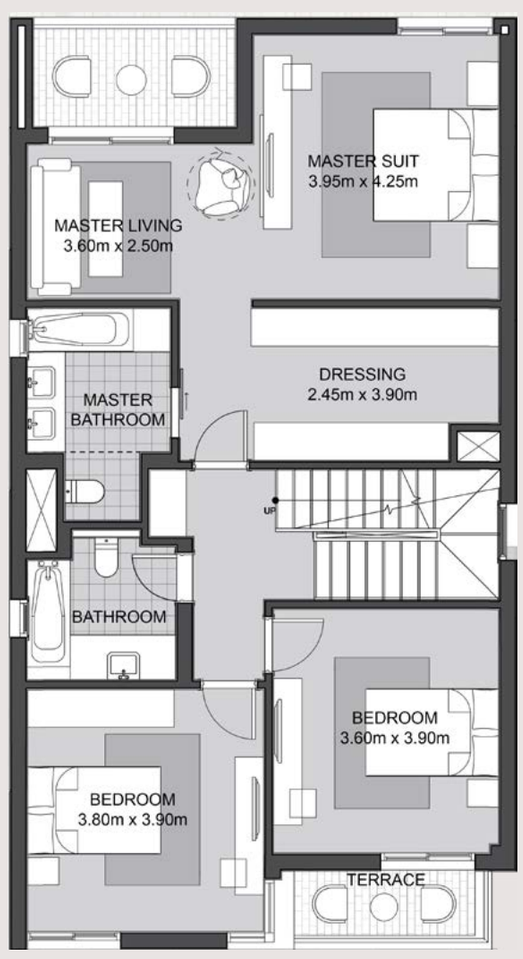
V1

Karmell V1 villas are built to enhance each Individual’s flourishing lifestyle. With the luxurious double kitchen, an innovative cooking experience is a must, paired with enough room to host and socialize with loved ones. All the space you need instead of room is available within the master suite with a walk in closet that is fully tailored to fit your style and comfort. Enjoy family nights with a view on the roof, with its own living room and bathroom.

V1



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


THE FASHION BOOK



V2

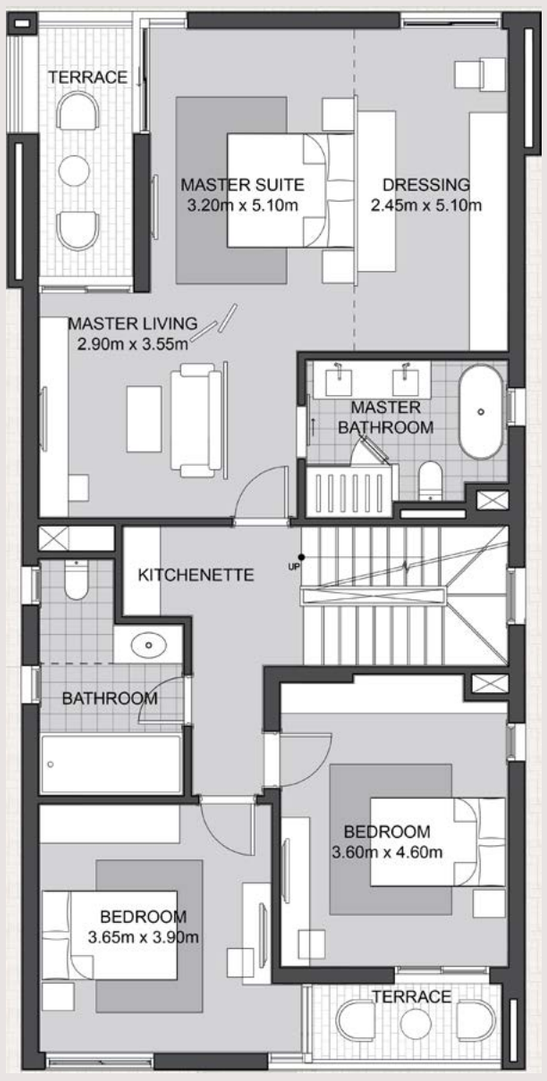
Karmell V2 villas are built to enhance each individual’s flourishing lifestyles. With the luxurious double kitchen, an innovative cooking experience is a must, paired with enough room to host and socialize with loved ones. Enjoy family nights with a view on the roof, with its own living room and bathroom. Finally, personalizing your space is necessary and available with the extra guest/study room that can be turned into any individual’s hobby space of choice.



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





V3

Karmell V3 villas are designed to elevate the quality of life for every resident. It Closets a master suite with his & hers Closets, in addition to that, there are 3 en-suite bedrooms. The double kitchen, equipped with luxurious amenities, offers a unique and enjoyable cooking experience. The vast space can comfortably accommodate socializing and hosting gatherings. The rooftop boasts breathtaking views, featuring a living room and bathroom making it perfect for wholesome family gatherings. Additionally, the extra guest/study room presents an opportunity for personalization and can be turned into a hobby space tailored to each individual´s interests.



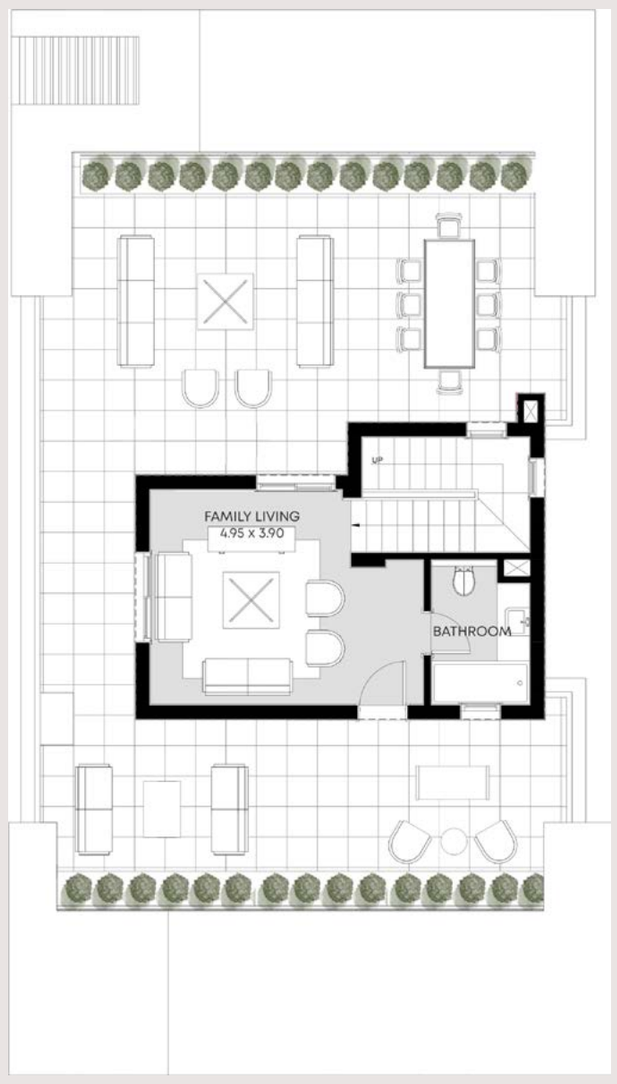
V3



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

VYE

SOL VILLAS

LIVE
UNLIMITED

LIVE UNLIMITED
LIVE VYE

Experience future living at VYE in New Zayed and live in a community that brings you trendy homes and innovative amenities.

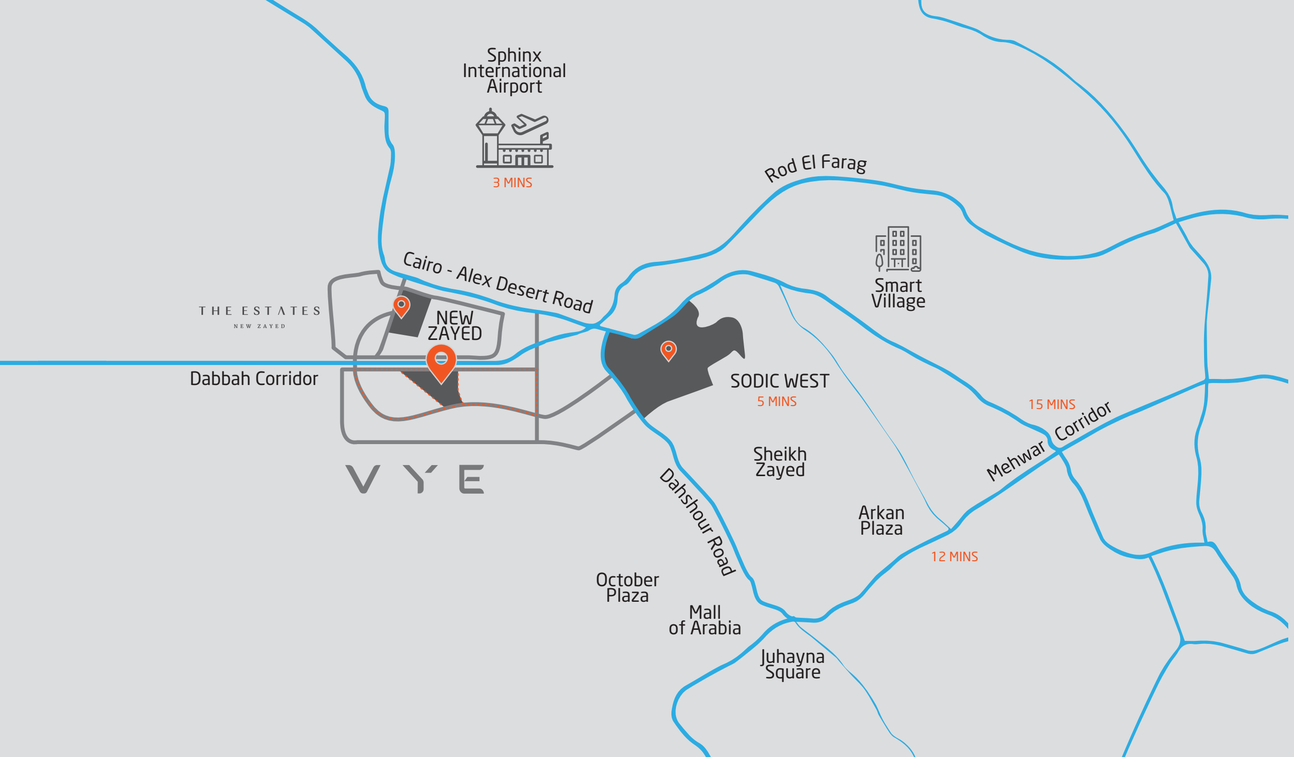




RESIDENCE OF THE FUTURE

A community designed by international renowned architects, bringing you everything within one place.

VYE | LIVE UNLIMITED



YOUR WORLD CONNECTED

A thriving, young destination located at the heart of New Zayed, conveniently connecting you to the city yet away from traffic. A destination made to give you the best of both worlds, connecting you to a better future. With access to Cairo - Alex road, live minutes away from the thriving SODIC West, The Sphynx International airport and Sheikh Zayed.

THE DRIVE

Enjoy the vista and greenery at The Drive, a clear-stream road that will bring you a great experience, as it conveniently connects you to everything you need. In this practical fast tempo of life, we know it's no longer about the destination. You need to relax and connect. The Drive will allow you to enjoy every moment of your ride, in the most scenic way.





VYE HOMES

At VYE you will always find a perfect home for you and your family. Our homes gives you an innovative and easily adaptable experience, with its fine technology and architecture.

BOOST YOUR CREATIVITY

VYE's lush green areas and thriving, vibrant communal spaces are designed to inspire the community.





GET ENERGISED

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



HOMES REDEFINED

SOL Villas are designed with a set of room features that are guaranteed to cater to all your needs. A master suite with a luxurious living room and an exquisite hotel-style bathroom. A double kitchen, with a section for preparation and cooking and another for socializing with your guests. A room with a separate entrance to the villa that can be your long-awaited hobbies room, where you can work, play, host, or train, this room is yours to really indulge in your true passion.



Disclaimer: The interior shot is only an indicative theme.

SPACES ELEVATED

Offering the ultimate in spacious, modern living, SOL Villas are immaculately designed down to the last detail. Innovative and sustainable, luxurious yet practical, they're perfect for young families, with everything you could need to make every minute at home a pleasure.

EXQUISITE MASTER SUITE

Relax and unwind in your master suite, with its spectacular walk-in closet that can be tailored to suit your own style and taste. Immerse yourself in the pristine luxury of an immaculate hotel-style bathroom, and enjoy a favorite book or movie in the seclusion of your private living room.





REINVENTED DOUBLE KITCHEN

Paradise for gourmets, a sleek, modern cooking area allows food preparation to take place out of sight, freeing up the counter to become your ‘social kitchen’. Now a beautiful extension to your dining room, it’s a place for gatherings, for parties, for fun and above all for enjoyment.

OUTDOOR TERRACES

The spacious terraces are perfect for enjoying your downtime and creating magical memories outside, whether with family or friends.



TAILORED HOBBIES ROOM

Indulge in your true passion without leaving home in your new hobbies room. Game to your heart's content, run a thriving business, enjoy yoga in perfect peace, or set up a music, design or art studio. Or host your friends and enjoy a movie or some music. With its own separate entrance, it's ideal for hosting your own classes or lessons: there's no need for participants to enter the main house. In the hobbies room, there are no limits.





SOLAR POWERED HOMES

SOL villas offer you exclusive fully finished homes and innovative eco-friendly living experience like no other. We aim to please by giving you sustainable homes with solar panels for every unit, making sure that you are not left thinking about your electric bills.

VYE | LIVE UNLIMITED

V01-Minimalistic



V01-Minimalistic

Unit Components
1 Master Suite with Living room
2 Bedrooms
Open and Closed Kitchen
Nanny Room with Bathroom
Laundry
Penthouse

Total Area 331sqm

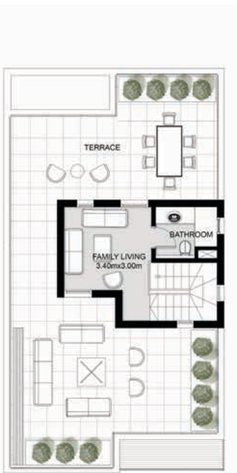
Ground Floor	102.3
First floor	107.2
Penthouse	25.3
Porch	5.2
Terraces	9.5
Roof Terrace	81.5



Ground Floor



First Floor



Roof

VYE | LIVE UNLIMITED

V01-Arabian

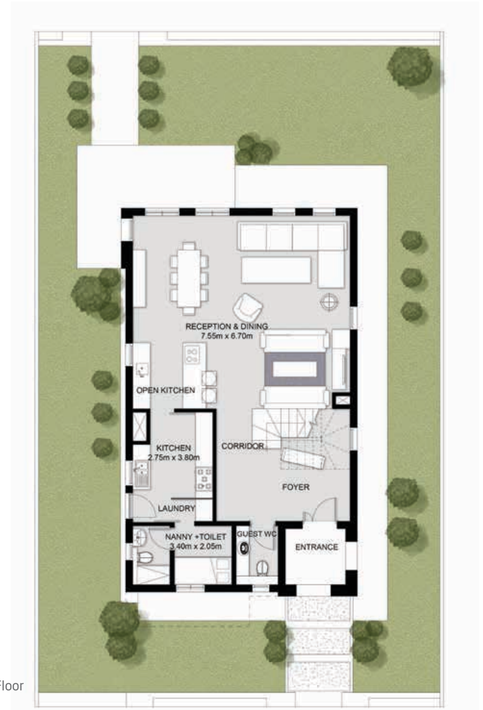


V01-Arabian

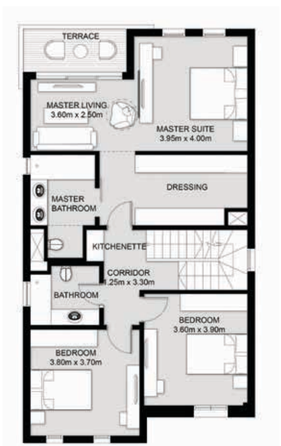
Unit Components
1 Master Suite with Living room
2 Bedrooms
Open and Closed Kitchen
Nanny Room with Bathroom
Laundry
Penthouse

Total Area 330.6 sqm

Ground Floor	103
First floor	107.8
Penthouse	25.3
Porch	5.9
Terraces	5.4
Roof Terrace	83.2



Ground Floor



First Floor



Roof

VYE | LIVE UNLIMITED

V02-Minimalistic

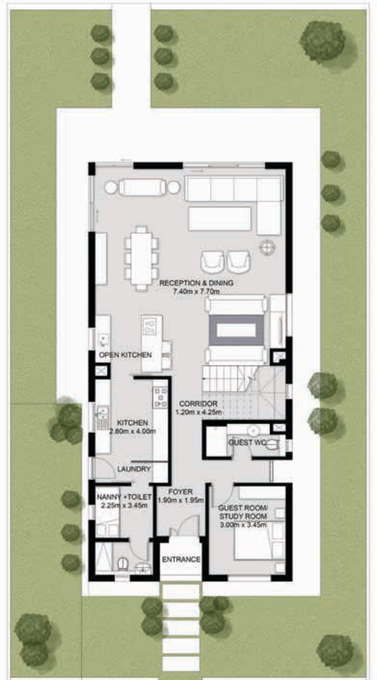


V02-Minimalistic

Unit Components
1 Master Suite with Living room
2 Bedrooms
Guestroom/Study Room
Open and Closed Kitchen
Nanny Room with Bathroom
Laundry
Penthouse

Total Area 374.8 sqm

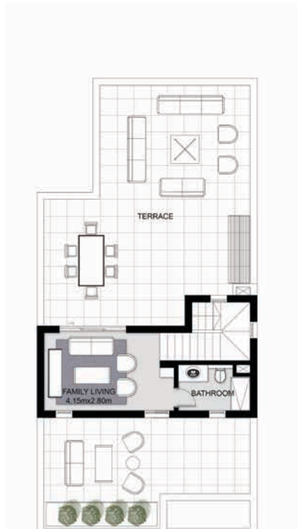
Ground Floor	125.4
First floor	118.5
Penthouse	28.9
Porch	2.5
Terraces	10.9
Roof Terrace	88.6



Ground Floor



First Floor



Roof

VYE | LIVE UNLIMITED

V02-Arabian

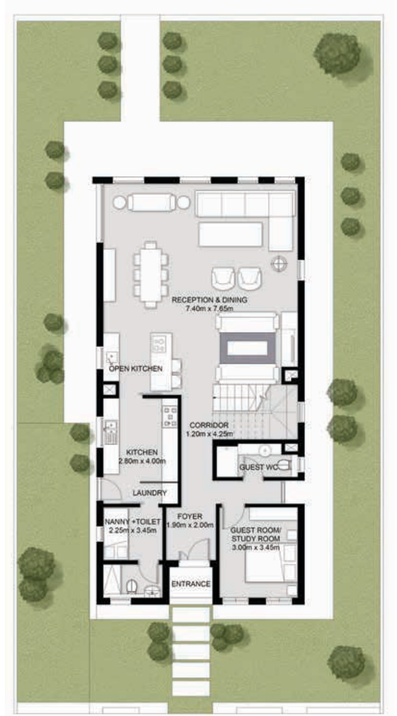


V02-Arabian

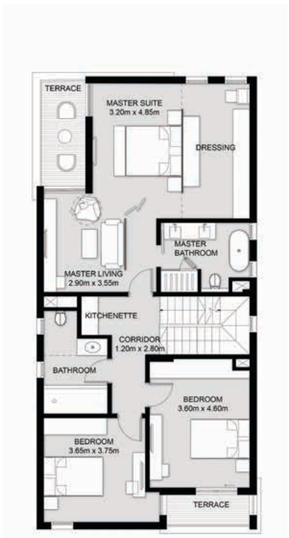
Unit Components
1 Master Suite with Living room
2 Bedrooms
Guestroom/Study Room
Open and Closed Kitchen
Nanny Room with Bathroom
Laundry
Penthouse

Total Area 375.1 sqm

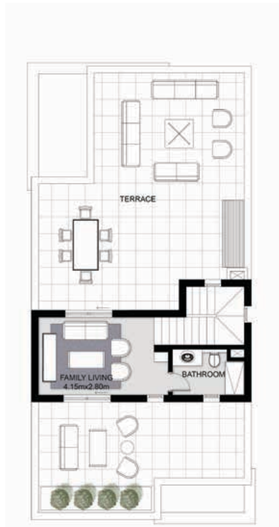
Ground Floor	127.8
First floor	117.6
Penthouse	28.9
Porch	2.4
Terraces	9.8
Roof Terrace	88.6



Ground Floor



First Floor



Roof

VYE | LIVE UNLIMITED

V03-Minimalistic

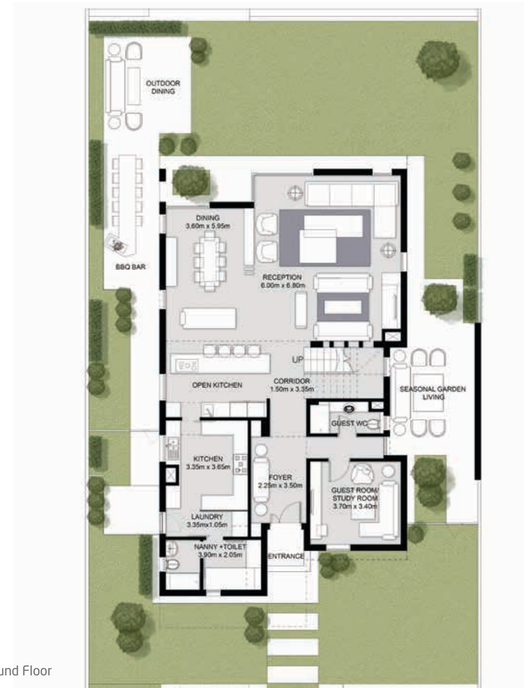


V03-Minimalistic

Unit Components
1 Master Suite with Living room
3 En-Suite Bedrooms
Guestroom/Study Room
Open and Closed Kitchen
Nanny Room with Bathroom
Laundry
Penthouse

Total Area 509.4 sqm

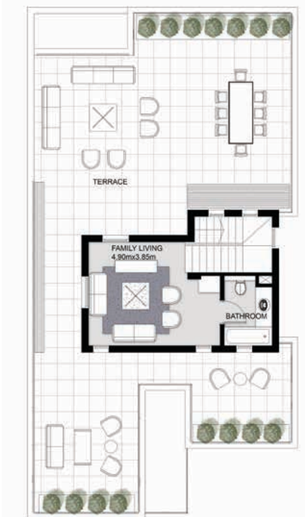
Ground Floor	157.1
First floor	164.2
Penthouse	35.6
Porch	22.8
Terraces	129.7



Ground Floor



First Floor



Roof

VYE | LIVE UNLIMITED

V03-Arabian

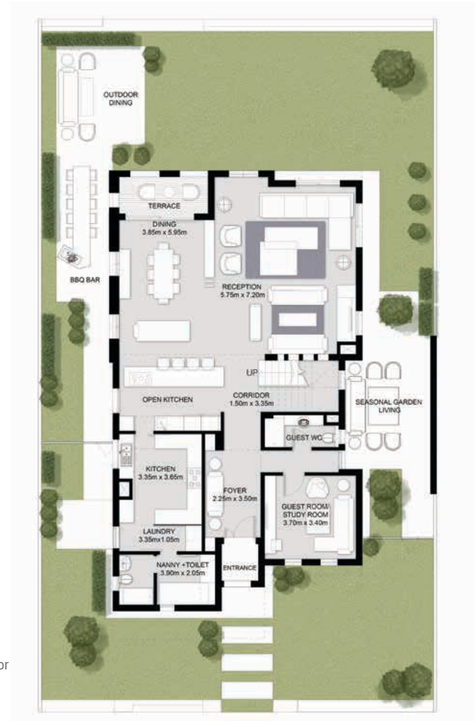


V03-Arabian

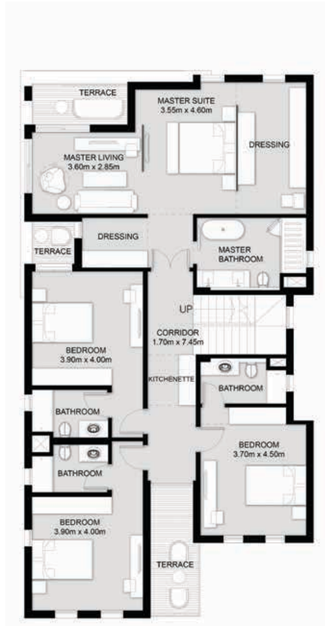
Unit Components
1 Master Suite with Living room
3 En-Suite Bedrooms
Guestroom/Study Room
Open and Closed Kitchen
Nanny Room with Bathroom
Laundry
Penthouse

Total Area 511.4 sqm

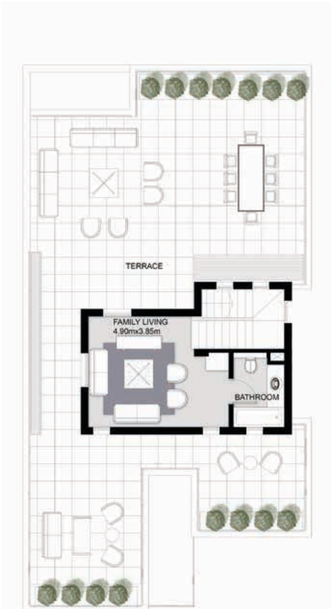
Ground Floor	158.9
First floor	161.5
Penthouse	35.6
Porch	3.1
Terraces	26.1
Roof Terrace	129.4



Ground Floor



First Floor



Roof

VYE | LIVE UNLIMITED

ABOUT SODIC

Building on a history of more than two decades of successful operation in Egypt, SODIC is one of the country's leading real estate development companies. Based in Cairo and listed on the Egyptian stock exchange, SODIC brings award-winning large-scale developments to the market to meet Egypt's ever growing need for high quality housing, commercial and retail spaces. We pride ourselves on our passion for excellence and commitment to fostering long-term relationships with our clients, shareholders, business partners and employees, which has helped us grow to the corporation we are today.





BE A PART OF VYE

Call us on **16220** in Egypt | For International calls +**20238540185**

Visit our website **sodic.com**

For general information, enquiries, sales and customer services, please email **info@sodic.com**

Or simply visit one of our Sales Centres:

Sheikh Zayed:
Km 38 Cairo-Alexandria Desert Road.

Heliopolis:
46 El-Thawra Street.

New Cairo:
Southern 90 Street, Plot #67, First Section City Centre, New Cairo.

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