

SOLΑΠΑ®

Sales Induction

ΟΓΑ

Content

01. PROJECT
LOCATION

04. PROJECT
TYPOLOGIES

02. PROJECT
STORY

05. PHASE 1
MASTERPLAN

03. PROJECT USPS

06. PRODUCT MIX &
STARTING PRICES

SOLANA

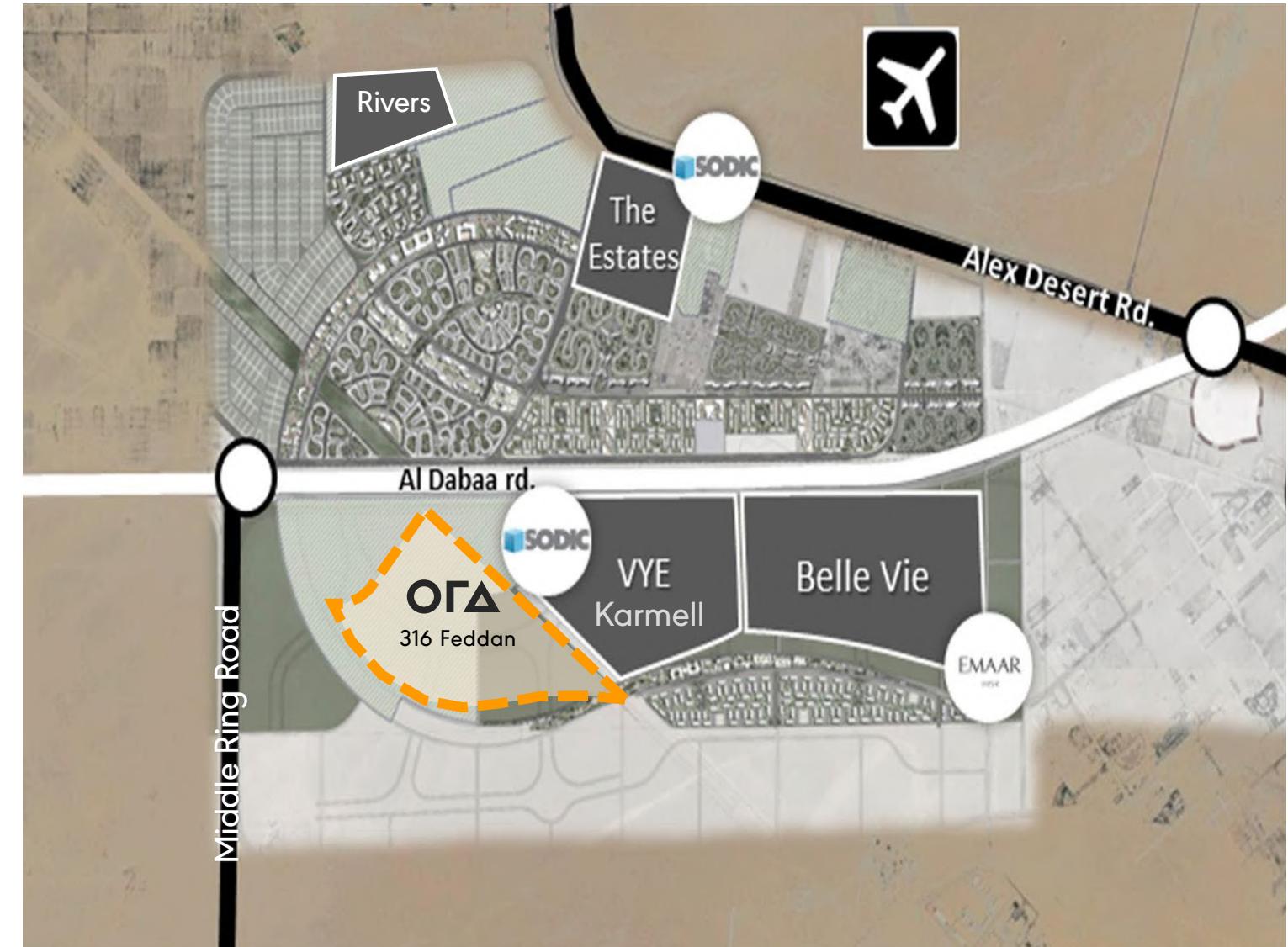
Location

Project Location | Map

“New Zayed” The up-and-coming area, expected to become the hotspot of West in the years ahead.

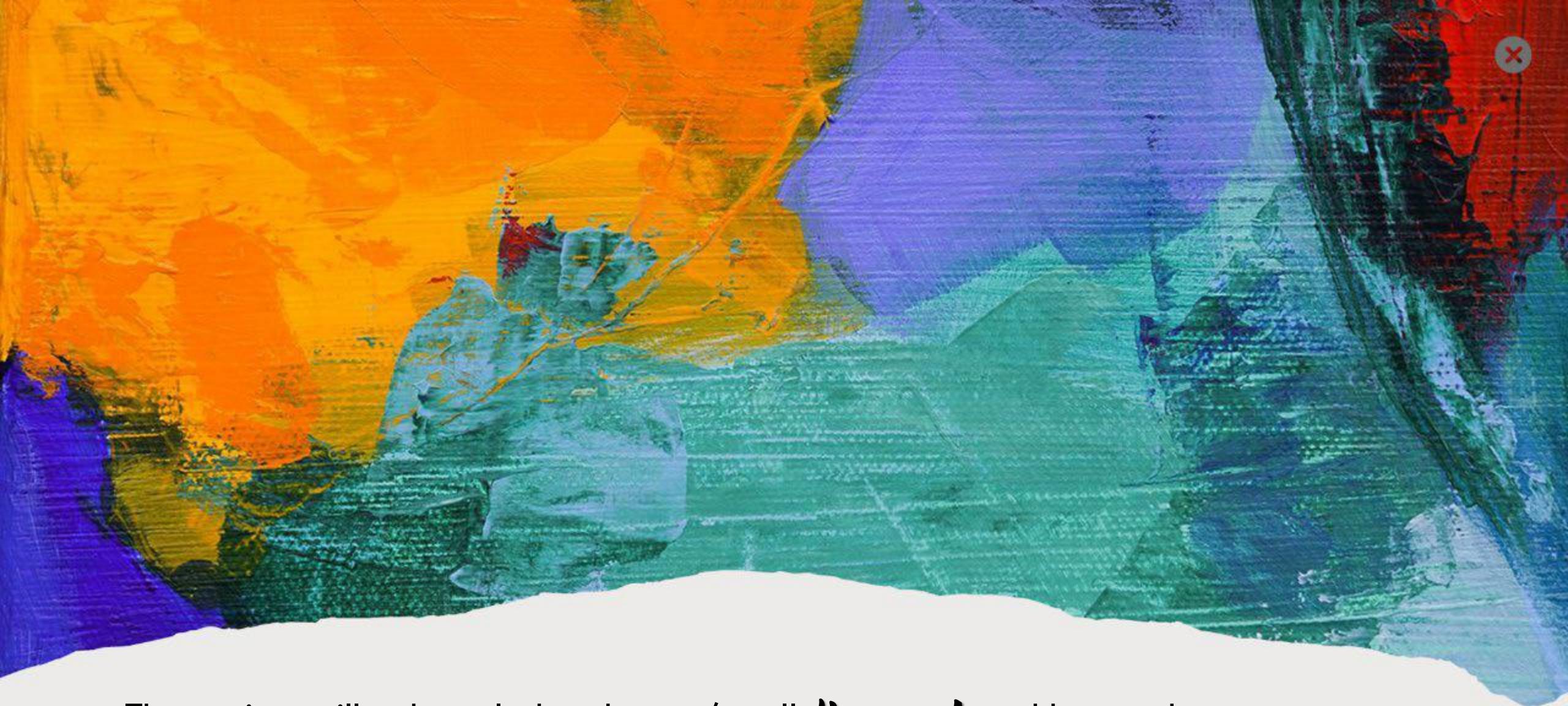
New Zayed project is strategically placed in an intelligently planned spot in the new Sheikh Zayed extension, lying between Al Dabaa Corridor and Middle ring road with proximity to Cairo Alexandria desert road, Waslet Dahshur road, and sphinx airport.

Land Location
(Google maps)



Project Story





The project will acknowledge that we're all **different** and knows that even our own **Happy escapes** can have **Different moods**, so our project will be the place for all the **Different shades of you**.

Project Strategy

A Place To Reconnect With ...



Yourself



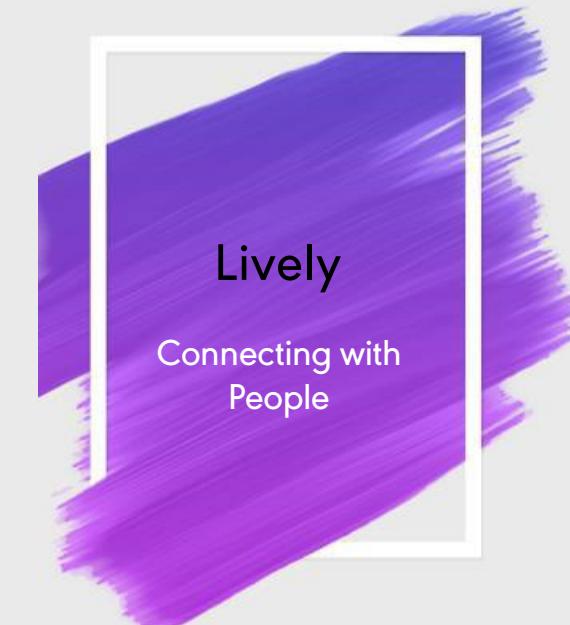
People



Nature

Masterplan Design Strategy

One way to fit all the different shades and moods of the residents as well as to maintain a sense of mystery is to zone the master plan into three different main zones, with each having a different theme and experience and surrounded by sub-zones that complement the main zone's theme and act as a transition between the three different themes.



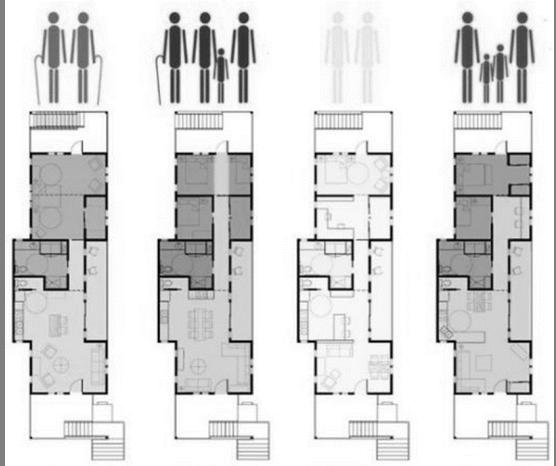
Project USPs



Project USPs

SOLANA | Sales Induction

ΟΓΔ



Product
Flexibility



Multi-
layered
Garden



Innovative
Typologies



Openness &
Enclosure

Project USPs



Exclusivity & Luxury



Mobility & Connection



Modern Architecture



Walkable community



Social Connection

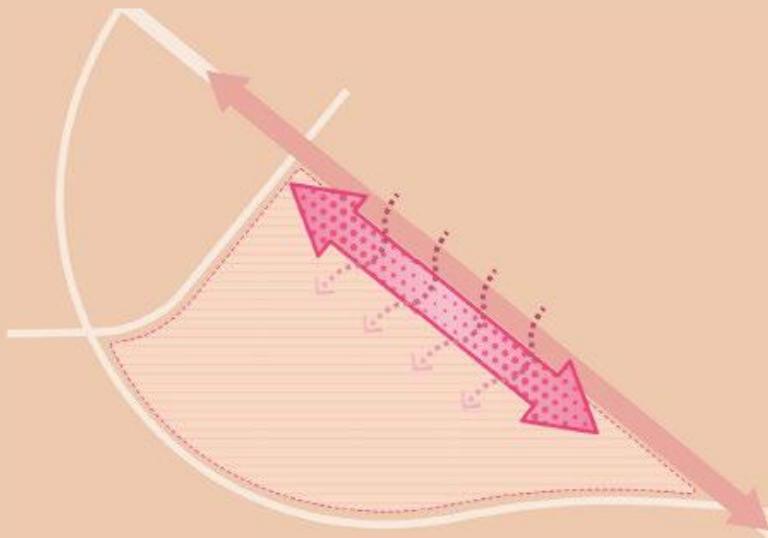


Lush-Green Landscape

New Zayed Masterplan



Landscape Key Moves



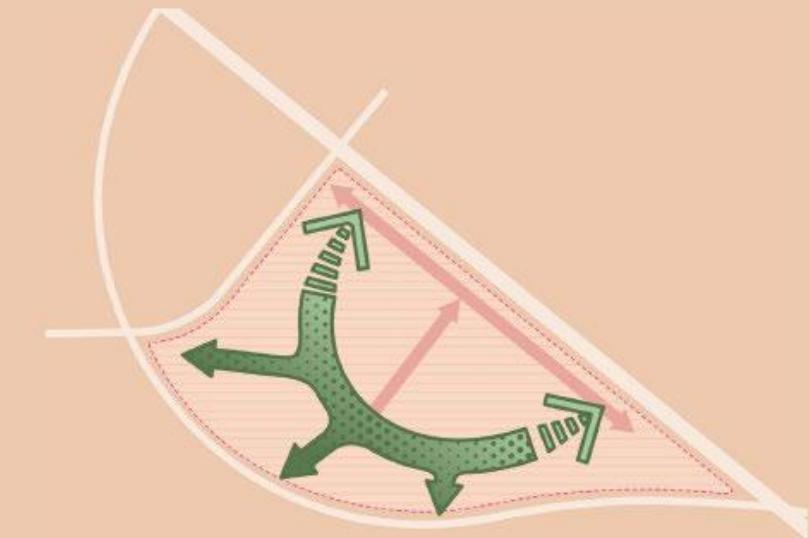
FOOTBALL CLUB

A lively and active club which buffers to the rail corridor



THE GREEN SPINE

The heart of the community, a programmed open space which offers a green outlook across the development



THE GREEN CORRIDORS

Primary pedestrian and cycle connections which stem from the green spine

Landscape Key Moves



GATEWAY ROAD

A central access road marks the entry into the heart of the site and shares gestures with the green spine.



ACTIVE EDGES

Active edges bookend the green arc and the gateway road offering activated community destinations.



THE DISTRICT CHARACTER AREAS

Opportunity to apply character themes across the masterplan (indicative arrangement only)





Project Area= 316 Feddan

Green Network















Facilities & Amenities

NEW ZAYED | Project Proposal

ΟΓΔ



Clubhouse



Parks & Water Features



School



Daycare



Serviced Apartments



Electric Charging



Bike & Running Lanes



Community Center



Entertainment



Community Retail



Clinics

Phase 1



New Zayed Typologies

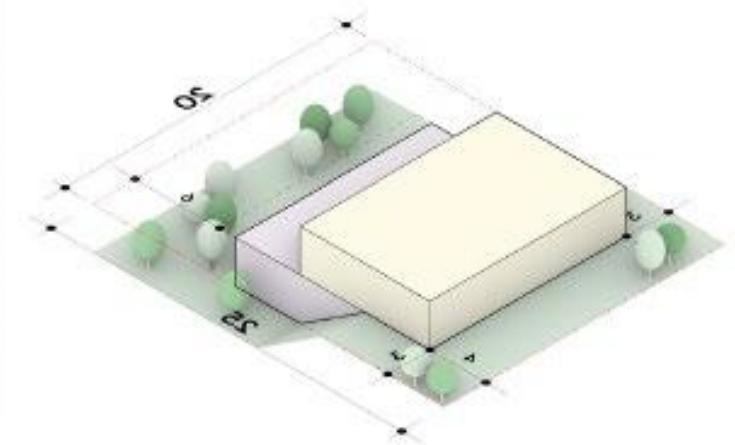


Introducing New Typologies

ΟΓΔ

STEPPED Villa

BEDROOMS UP AND
LIVING DOWN

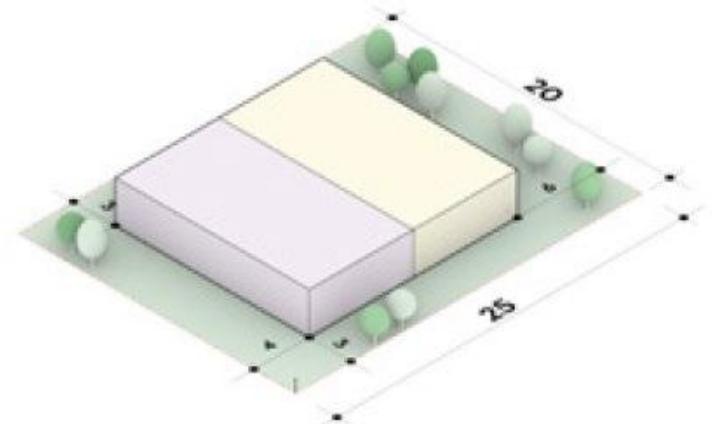


Introducing New Typologies

ΟΓΔ

SINGLE STOREY

BEDROOM AND
LIVING SIDE BY SIDE



Project Typologies





Villa 1-A

Villa 1-A

SOLANA | Sales Induction



Villa 1-A

SOLANA | Sales Induction



Villa 1A

SOLANA | Sales Induction



Villa 1-A

SOLANA | Sales Induction







Villa 1-A

SOLANA | Sales Induction



Villa 1-A | Default Plans

SOLANA | Sales Induction

ΟΓΔ



Lower Level

Stepped Villa

Unit BUA: 388 SQM

5 Bedrooms



Street Level

Villa 1-A | Alternative Plans

SOLANA | Sales Induction

ΟΓΔ



Lower Level

Stepped Villa

Unit BUA: 388 SQM

39

12.02.2023



Street Level

4 Bedrooms + Family Living

ORA

Villa 1-B





Villa 1-B

SOLANA | Sales Induction



Villa 1-B

SOLANA | Sales Induction



Villa 1-B

SOLANA | Sales Induction

ΟΓΔ



Villa 1-B

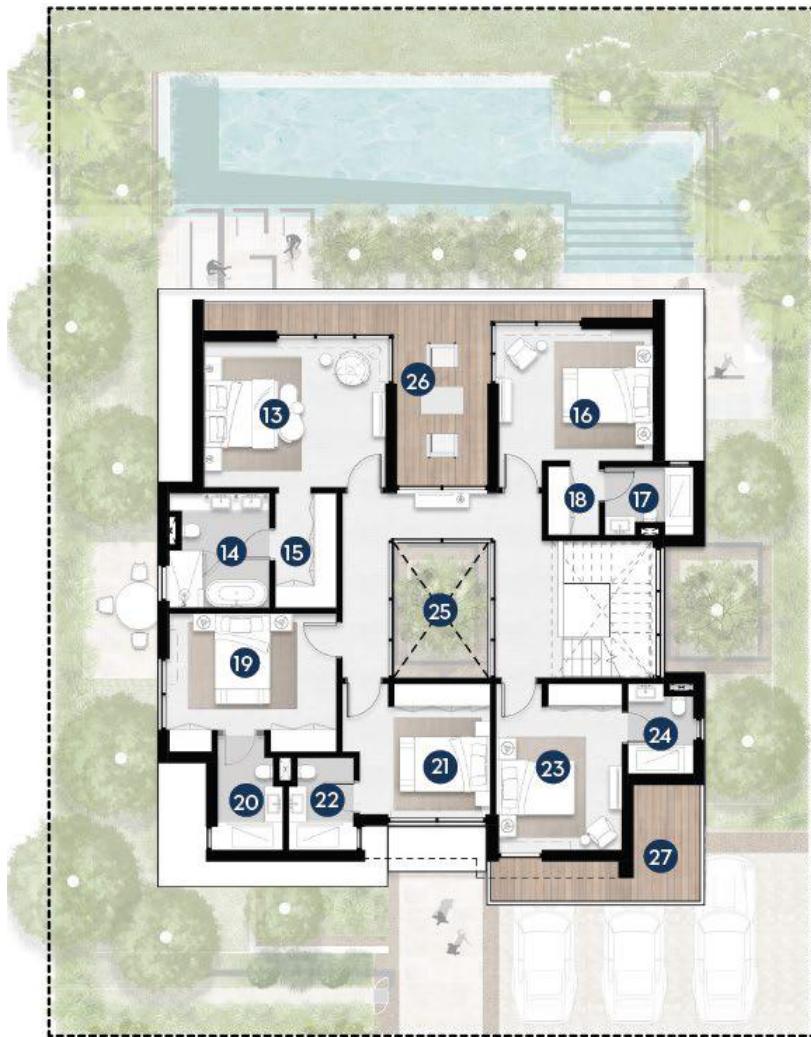
SOLANA | Sales Induction



Villa 1-B | Default Plans

SOLANA | Sales Induction

ΟΓΔ



First Floor

Two Storey Villa

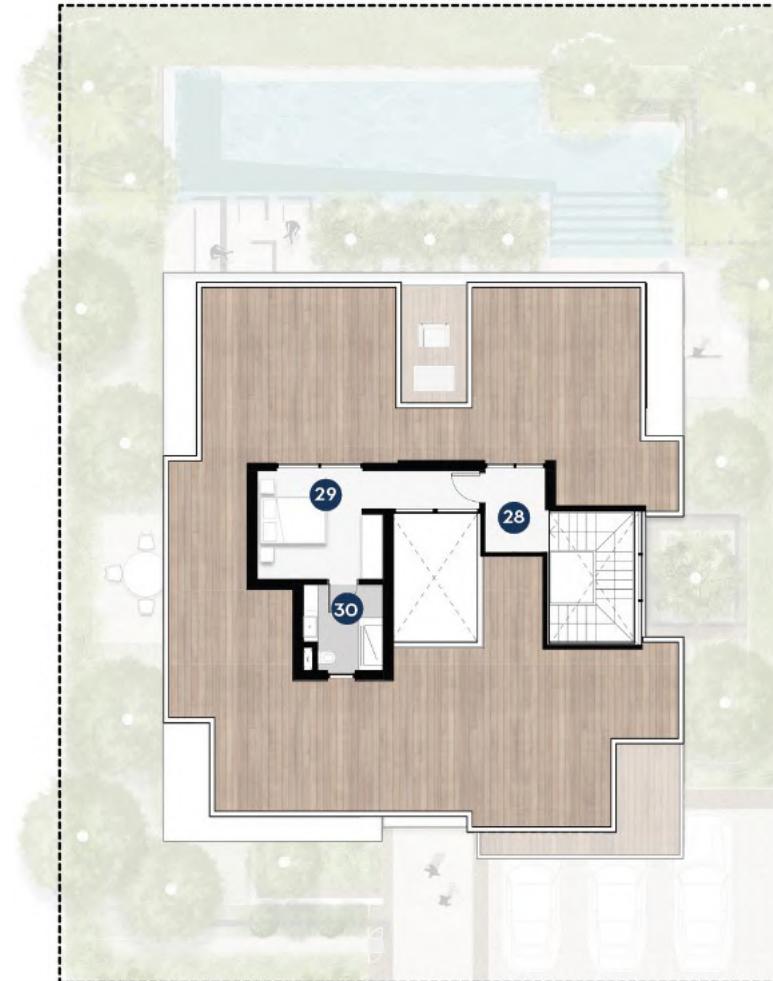
Unit BUA: 383 SQM

5 Bedrooms

Villa 1-B | Optional Roof Annex

SOLANA | Sales Induction

ΟΓΔ



Roof Annex

Two Storey Villa

Unit BUA: 383 SQM

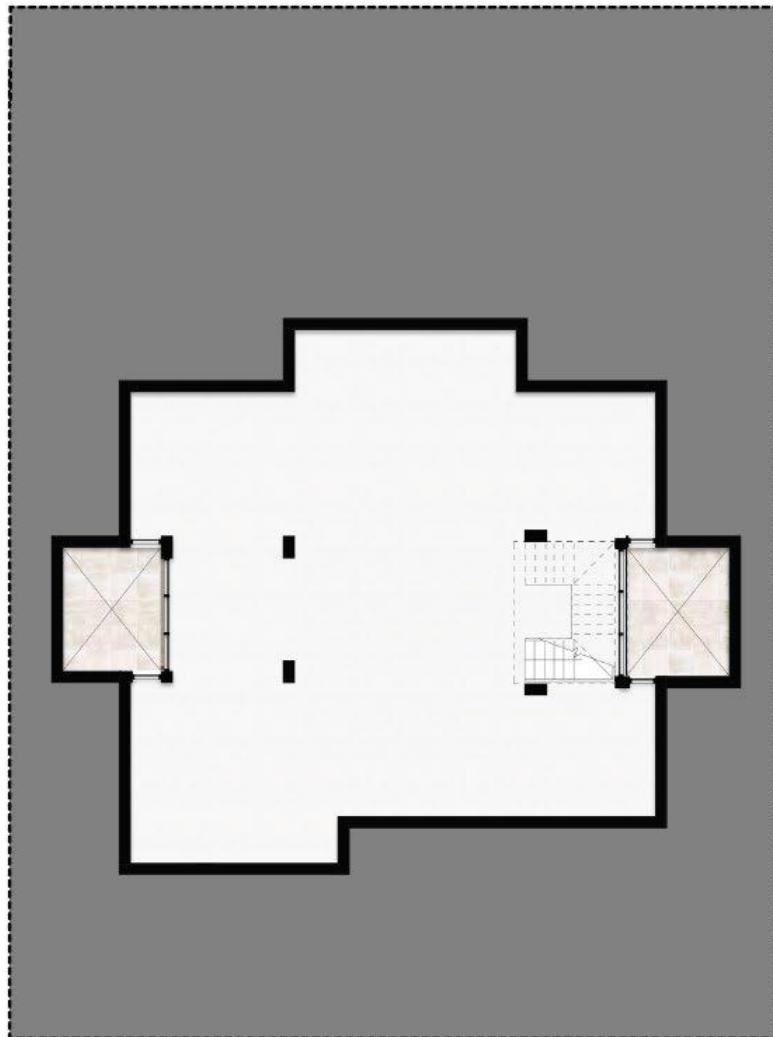
Roof Annex: 45 SQM

Roof Terrace: 151 SQM

Villa 1-B | Optional Basement

SOLANA | Sales Induction

ΟΓΔ



Basement Floor

Two Storey Villa

Unit BUA: 383 SQM

Basement: 195 SQM



Ground Floor



Villa 2

Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction



Villa 2

SOLANA | Sales Induction

ΟΓΔ



Villa 2

SOLANA | Sales Induction



Villa 2

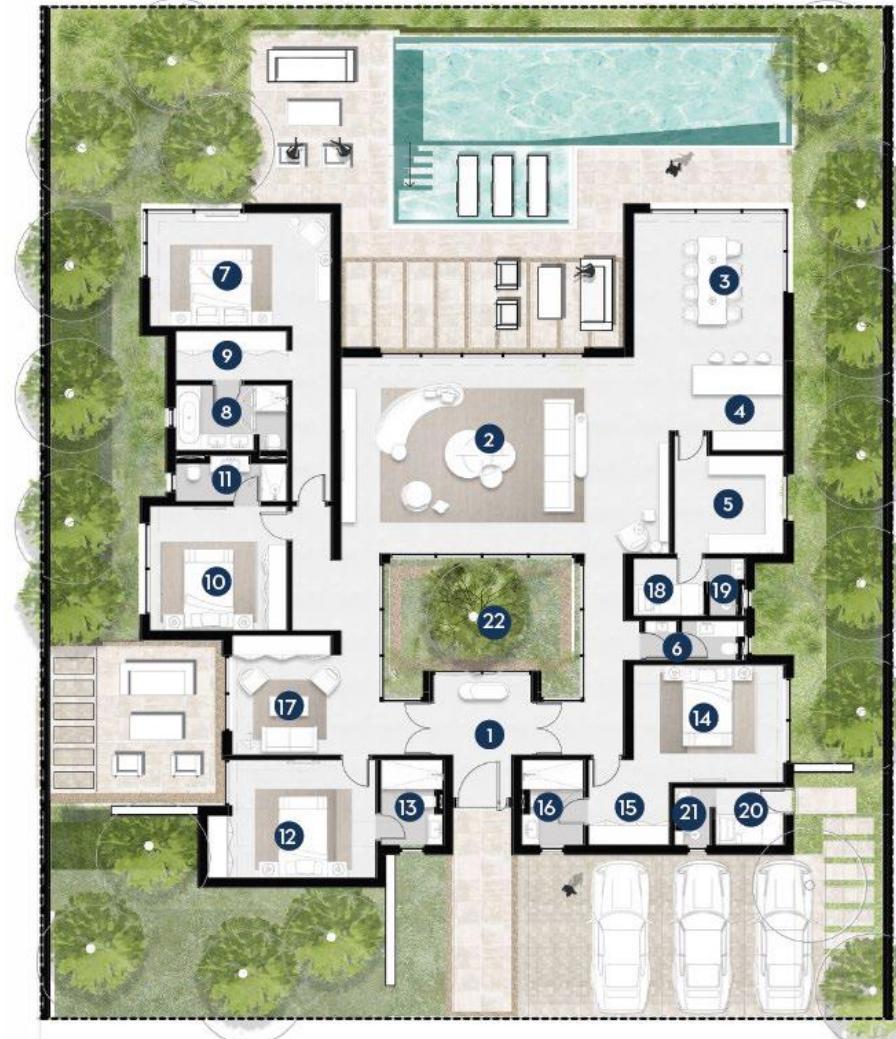
SOLANA | Sales Induction



Villa 2 | Default Plans

SOLANA | Sales Induction

ΟΓΔ



Ground Floor

One Storey Villa

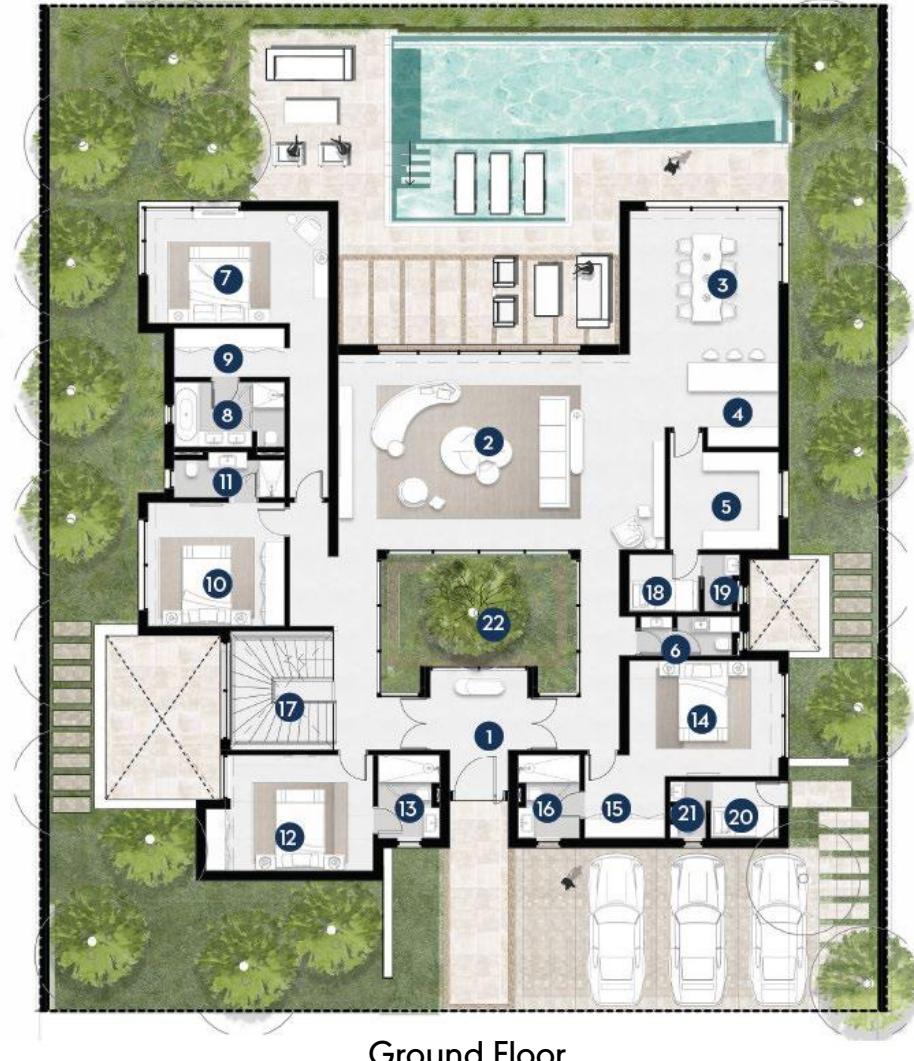
Unit BUA: 319 SQM

4 Bedrooms

Villa 2 | Roof Annex

SOLANA | Sales Induction

ΟΓΔ



Ground Floor

One Storey Villa

Unit BUA: 319 SQM

Roof Annex: 67 SQM

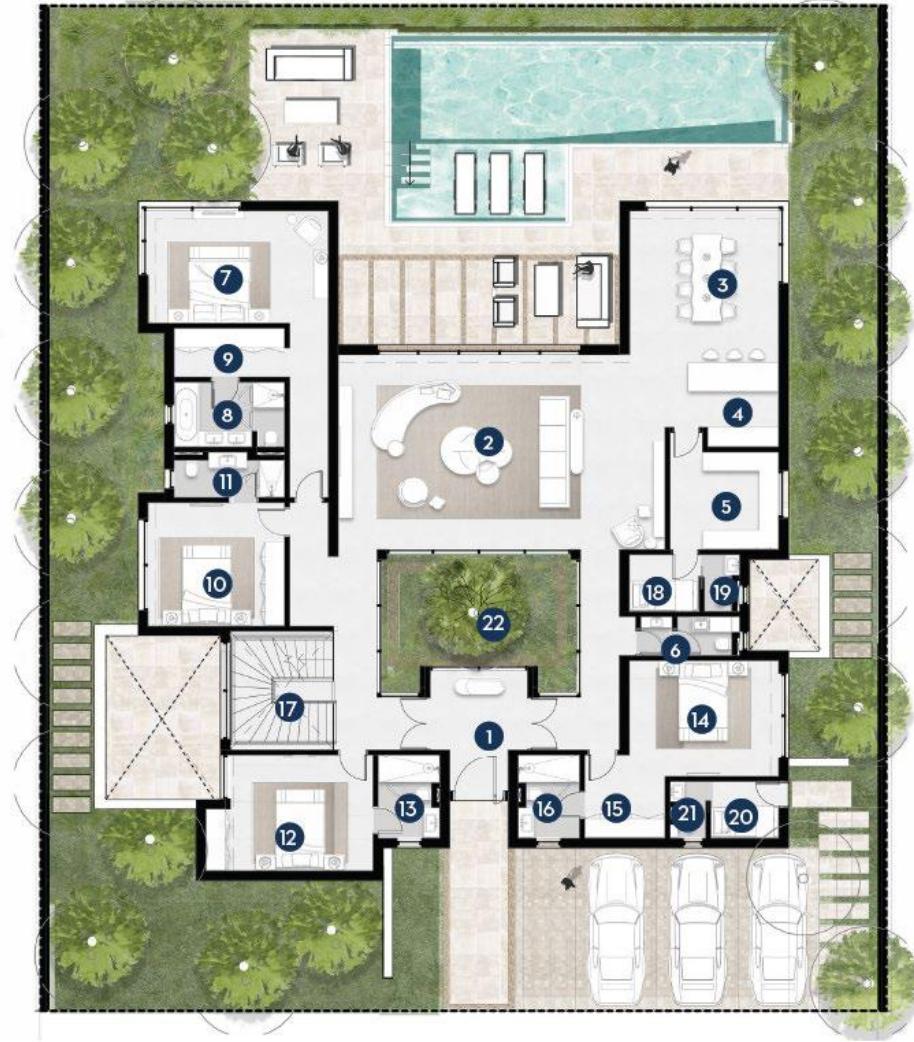
Roof Terrace: 253 SQM

5 Bedrooms

Villa 2 | Basement

SOLANA | Sales Induction

ΟΓΔ



Ground Floor

One Storey Villa

Unit BUA: 319 SQM

Basement: 340 SQM



Basement Floor

Villa 3





Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction

ΟΓΔ



Villa 3

SOLANA | Sales Induction



Villa 3

SOLANA | Sales Induction

ΟΓΔ



Villa 3 | Default Plans

SOLANA | Sales Induction

ΟΓΔ



Stepped Villa

Unit BUA: 337 SQM

4 Bedrooms



Villa 3 | Alternative Plans

SOLANA | Sales Induction

ΟΓΔ



Lower Level

Stepped Villa

Unit BUA: 337 SQM

67

12.02.2023



Street Level

3 Bedrooms + Family Living

ORA

Villa 4



Villa 4

SOLANA | Sales Induction



Villa 4

SOLANA | Sales Induction



Villa 4

SOLANA | Sales Induction







Villa 4

SOLANA | Sales Induction



Villa 4



SOLANA | Sales Induction



Villa 4 | Default Plans

SOLANA | Sales Induction

ΟΓΔ



Two Storey Villa

Unit BUA: 240 SQM

4 Bedrooms

Villa 4 | Alternative Plans

SOLANA | Sales Induction

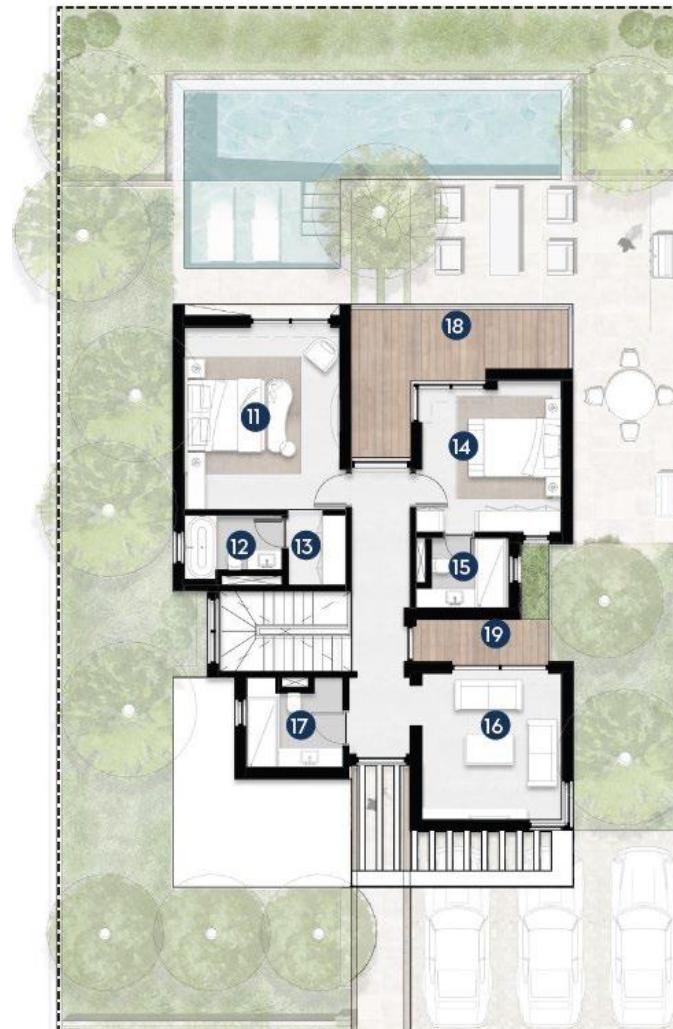
ΟΓΔ



Ground Floor

Two Storey Villa

Unit BUA: 240 SQM



First Floor

3 Bedrooms + Family Living

Villa 4 | Optional Roof Annex

SOLANA | Sales Induction

ΟΓΔ



Roof Annex

Two Storey Villa

Unit BUA: 240 SQM

Roof Annex: 26 SQM

Roof Terrace: 83 SQM

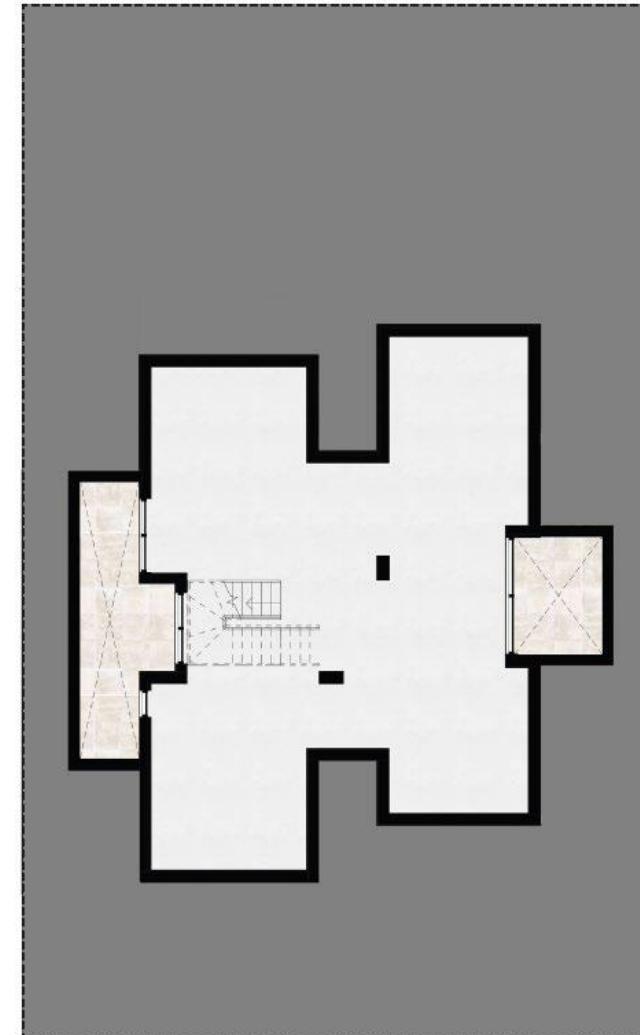
Villa 4 | Optional Basement

SOLANA | Sales Induction

ΟΓΔ



Ground Floor



Basement Floor

Two Storey Villa

Unit BUA: 240 SQM

Basement Annex: 124 SQM

Twin Villa



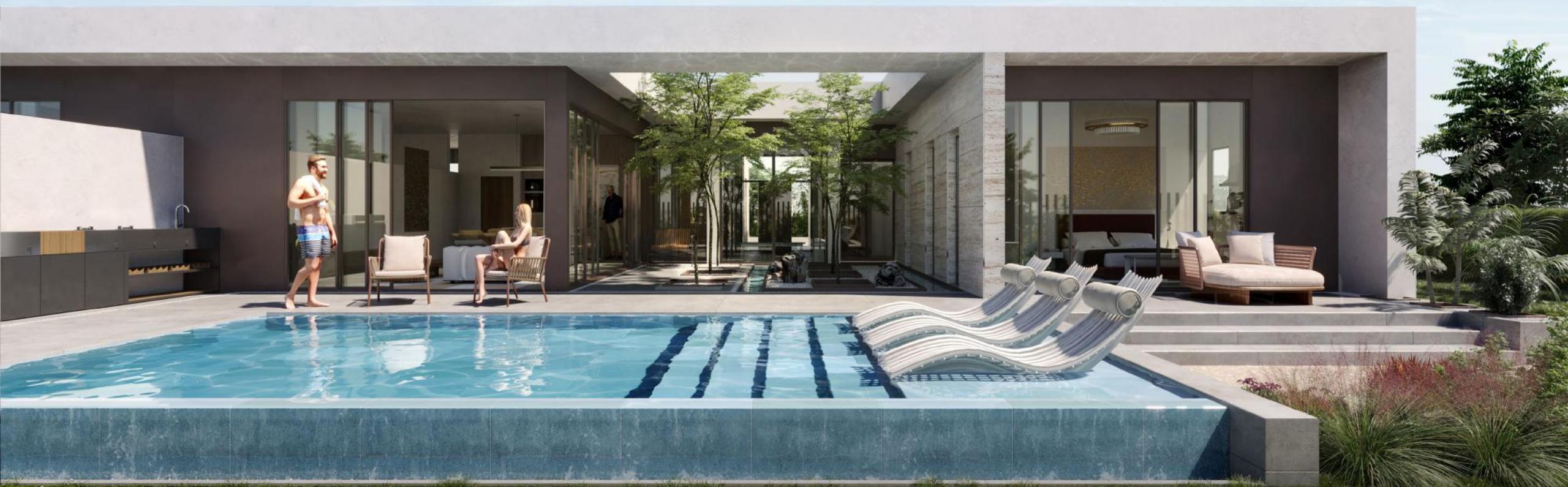
Twin Villa

SOLANA | Sales Induction



Twin Villa

SOLANA | Sales Induction



Twin Villa



SOLANA | Sales Induction

Twin Villa

SOLANA | Sales Induction



Twin Villa

SOLANA | Sales Induction

ΟΓΔ



Twin Villa

SOLANA | Sales Induction



Twin Villa | Default Plans

SOLANA | Sales Induction

ΟΓΔ



One Storey Unit

Unit BUA: 206 SQM

3 Bedrooms

Twin Villa | Roof Annex

SOLANA | Sales Induction

ΟΓΔ



Ground Floor

One Storey Unit

Unit BUA: 206 SQM

Roof Annex: 55 SQM

Roof Terrace: 151 SQM

4 Bedrooms

Twin Villa | Basement

SOLANA | Sales Induction

ΟΓΔ



Ground Floor

One Storey Unit

Unit BUA: 206 SQM

Basement: 206 SQM

3 Bedrooms

Twin House



Twin House

SOLANA | Sales Induction



Twin House

SOLANA | Sales Induction



Twin House

SOLANA | Sales Induction



Twin House

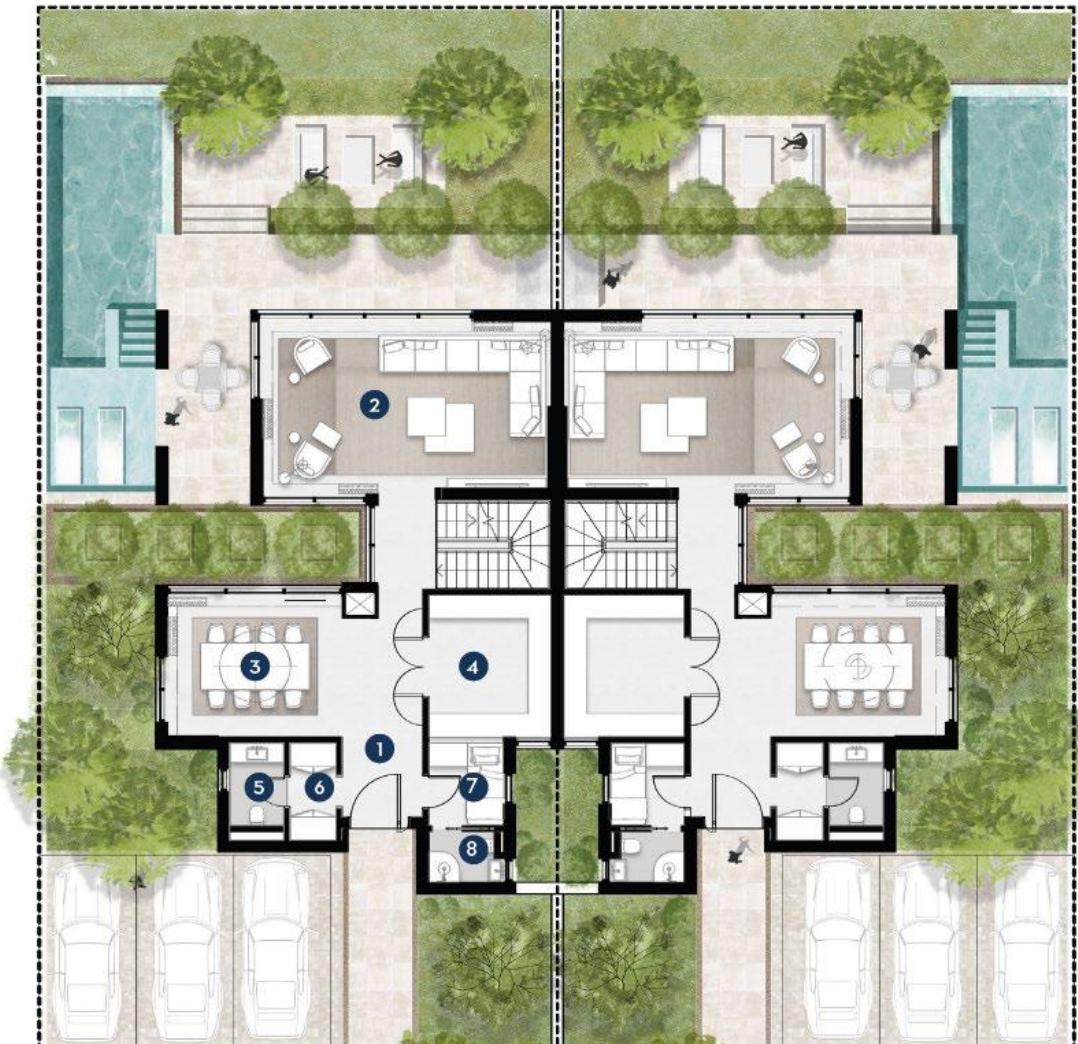
SOLANA | Sales Induction



Twin House | Default Plans

ΟΓΔ

SOLANA | Sales Induction



Ground Floor

Two Storey Unit

Unit BUA: 240 SQM



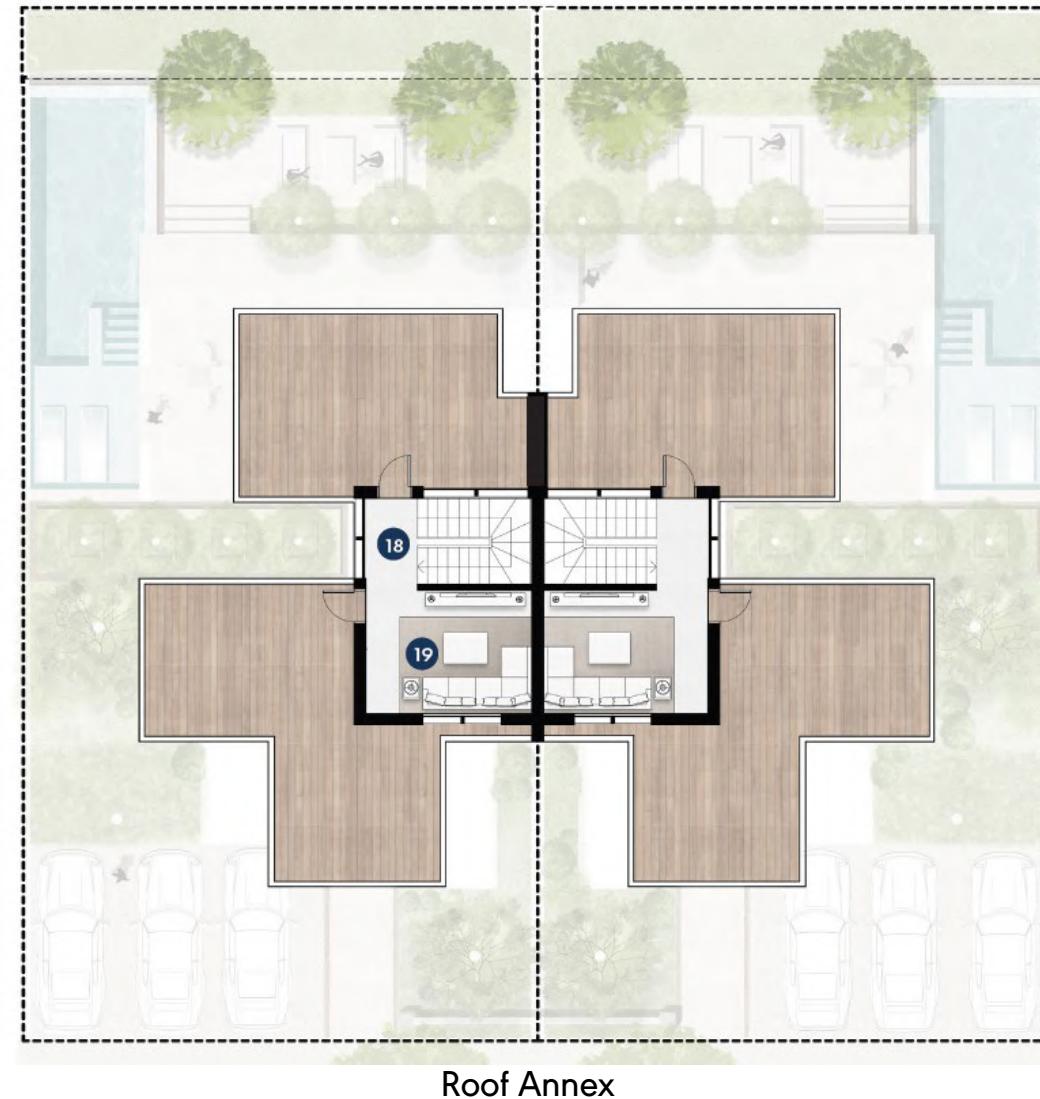
First Floor

3 Bedrooms + Family Living

Twin House | Optional Roof Annex

SOLANA | Sales Induction

ΟΓΔ



Two Storey Unit

Unit BUA: 240 SQM

Roof Annex: 29 SQM

Roof Terrace: 79 SQM

Twin House | Optional Basement

SOLANA | Sales Induction

ΟΓΔ

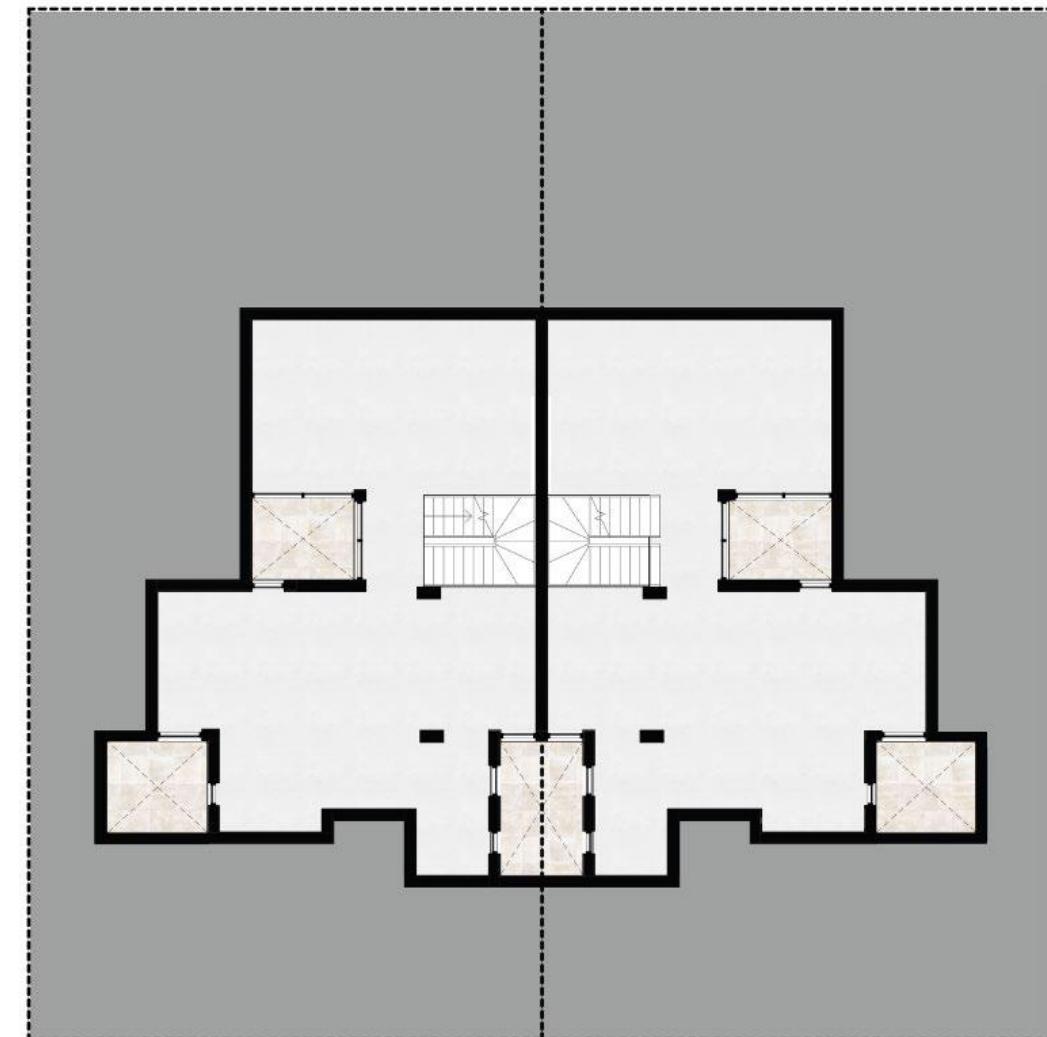


Ground Floor

Two Storey Unit

Unit BUA: 240 SQM

Basement: 115 SQM



Roof Annex

Town House



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

SOLANA | Sales Induction



Town House

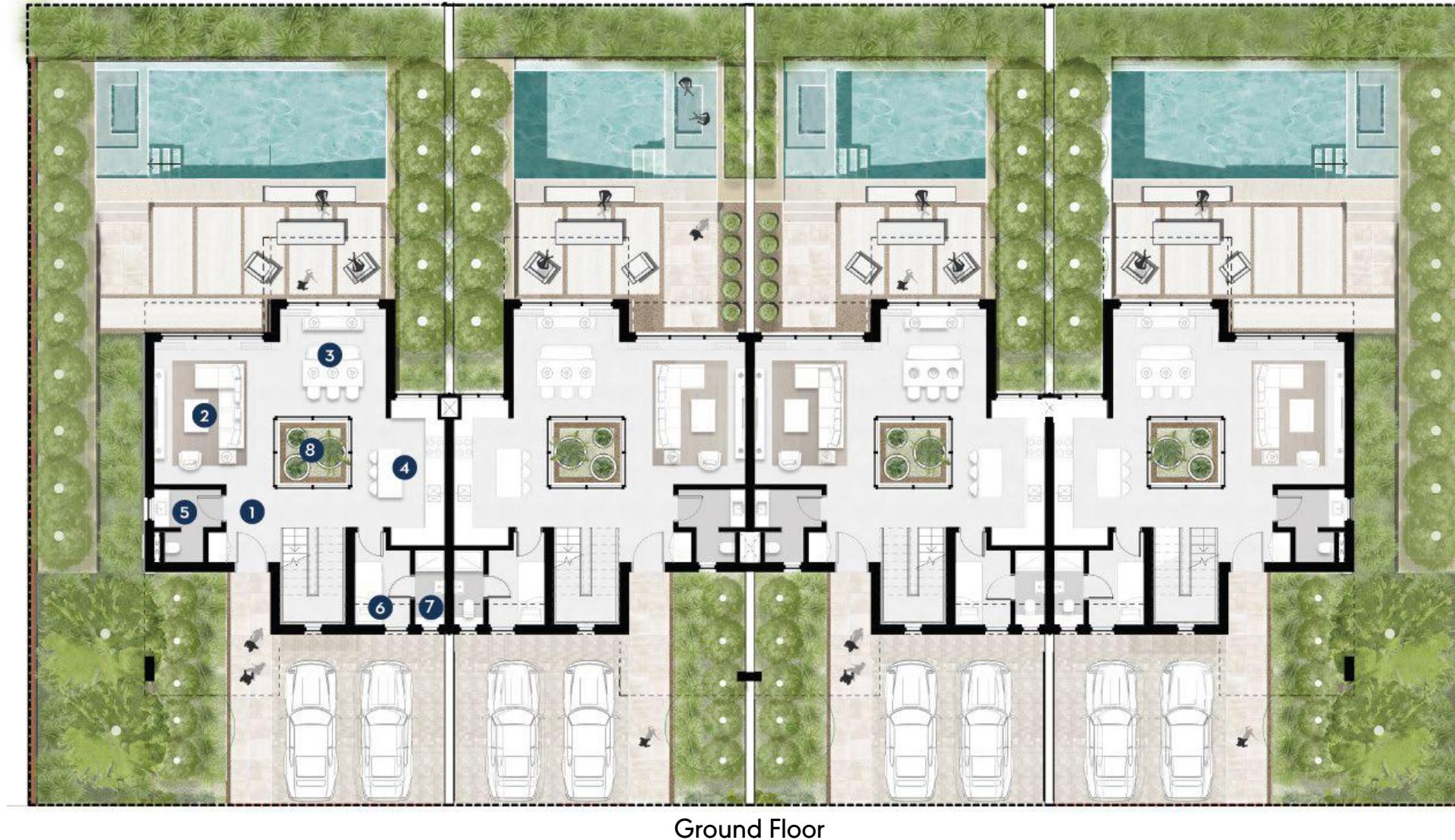
SOLANA | Sales Induction



Town House | Default Plans

SOLANA | Sales Induction

ΟΓΔ



Two Storey Unit

Middle TH BUA: 210 SQM

Corner TH BUA: 249 SQM

3 Bedrooms + Family Living

105

12.02.2023

ORA

Town House | Default Plans

SOLANA | Sales Induction

ΟΓΔ



First Floor

Two Storey Unit

Middle TH BUA: 210 SQM

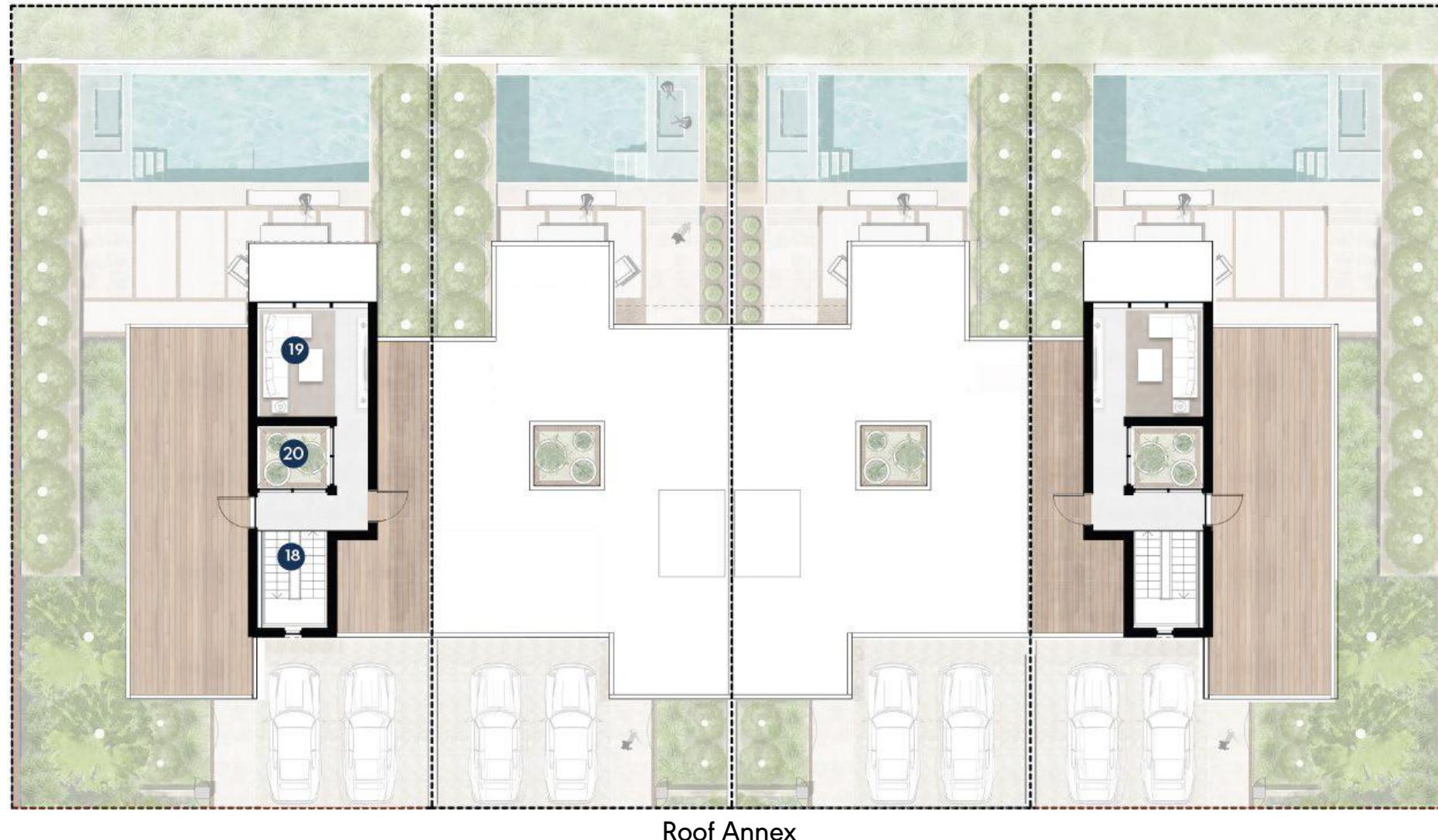
Corner TH BUA: 249 SQM

3 Bedrooms + Family Living

Town House | Default Plans

SOLANA | Sales Induction

ΟΓΔ



Two Storey Unit

Middle TH BUA: 210 SQM

Corner TH BUA: 249 SQM

Roof Terrace: 74 SQM

107

12.02.2023

ORA

Typologies Options

SOLANA | Sales Induction

ΟΓΔ

	Roof Annex	Basement	Living/Bedroom	Alternative Ground
Villa 01-A			✓	
Villa 01-B	✓	✓		
Villa 02	✓	✓		✓
Villa 03			✓	
Villa 04	✓	✓	✓	
Twin Villa	✓	✓		✓
Twin House	✓	✓		
Townhouse Middle				
Townhouse Corner				

Thank You

ΟΓΔ