



NEW HELIOPOLIS

Rosewood

A NEW BEGINNING RISES FROM THE EAST

SODIC East is home to a community that serves as a multi-generation destination for families, combining effective education, recreation and leisure facilities for a complete lifestyle. Whether it's your first home, first day of school or first day of swimming practice, at SODIC East a new beginning is always around the corner.



A DYNAMIC COMMUNITY DESIGNED FOR YOU

A multi-generation destination with green landscapes and outdoor activities all around you. It is the ultimate suburban experience with no compromises.



DISCLAIMER:

· All rendering and other visual materials, designs, facades are for illustrative purposes only and are subject to change.

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 Shorouk 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.

10 MIN

To LRT Station

30 MIN

To Monorail Station

35 MIN

To Cairo Airport

35 MIN

To 90th street



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
- MOBILITY HUB
- COMMUNITY MALL
- THE FINNISH BRITISH SCHOOL
- GREEN SPINE
- THE RAVINE
- CLUB S
- SOCIAL NODES
- MOSQUE
- RETAIL - F&B
- TOWN HALL
- FACILITY MANAGEMENT



A close-up, low-angle shot of a person's legs and hands on a tennis court. The person is wearing white athletic shorts, white socks, and white sneakers. Their right hand, adorned with a black ring, is holding a bright yellow tennis ball. The background shows a tennis court net and a building in the distance. The lighting is bright, suggesting a sunny day.

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 to all sports at world-class standard.

DISTINGUISHED EDUCATION

SODIC is bringing you one of the leading international Finnish schools. With over 20 years of experience implementing the Finnish national core and IB MYP curriculum, the Finnish British School is offering world-class education while being minutes away from your home.



WELCOME TO

rosewood

A NATURAL HAVEN

Welcome to Rosewood, a natural haven brimming with breathtaking gardens and unparalleled ways of living. Here is where you can transport yourself into a life overlooking all that SODIC East has to offer. Carved from elegance and built in lush splendor, step into Rosewood, your natural haven.



INDOOR ELEGANCE MEETS OUTDOOR HARMONY

Wake up in Rosewood and brace nature's energy. Connect to the surrounding pocket parks and breathe in the crisp fresh air from the lush horizon. At Rosewood, indulge in the unmatched comfort of your modern homes and enjoy a sense of elegance amidst outdoor harmony.

A CONVENIENT LOCATION IN AN EXCEPTIONAL COMMUNITY

Rosewood's distinguished location in the heart of SODIC East provides stunning green views and lush landscapes, as well as walking proximity to Club S and the Finnish British School. With two main gates, residents are able to access nearby attractions and amenities with utmost convenience.



HOMES CRAFTED FOR YOUR COMFORT

Indulge in the warmth of a close-knit community at Rosewood's Family Houses, the first in SODIC East to offer a luxurious multi-family concept. Choose from four units that can be individually owned or combined to accommodate your entire family. The two ground units offer a lush garden, while the two upper floor units grant a grand penthouse overlooking a green horizon.



A VIBRANT OUTDOOR LIFESTYLE

Step into a natural haven, where Rosewood is directly connected to the Green Spine. Here, enticing snack bars, multi-purpose courts, luscious parks, energetic fitness areas, peaceful yoga lanes, exciting skate parks, and a delightful children's play area, as well as a convenient mini-supermarket, first-aid clinic and pharmacy are only a few steps away from home.



FLOORPLANS

V1

Total Area 392 m²



Ground Floor



First Floor



Penthouse

Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
180 m²	178 m²	34 m²	392 m²	140 m²

V2

Total Area 326 m²



Ground Floor



First Floor



Penthouse

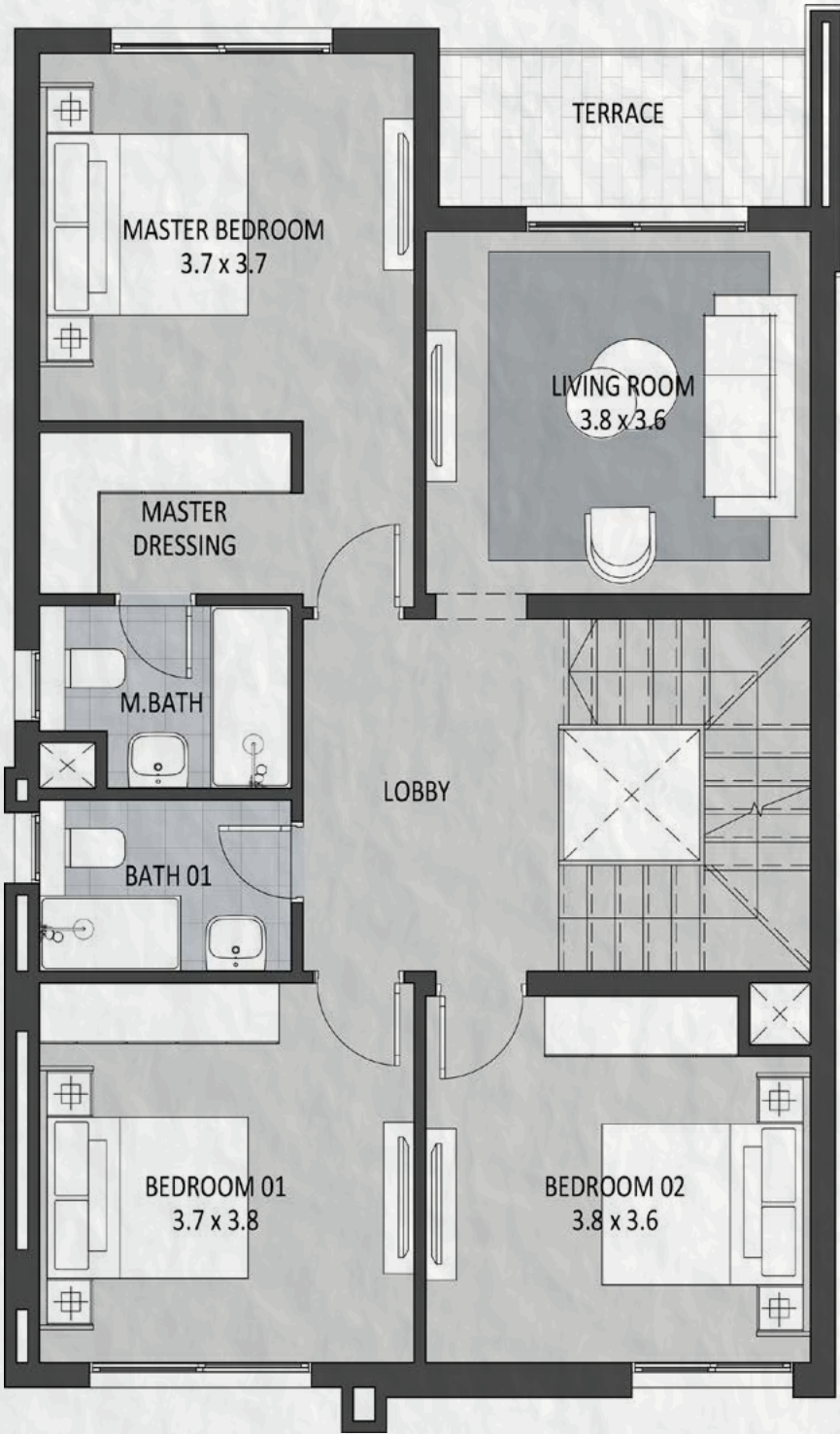
Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
148 m ²	145 m ²	33 m ²	326 m ²	103 m ²

V3

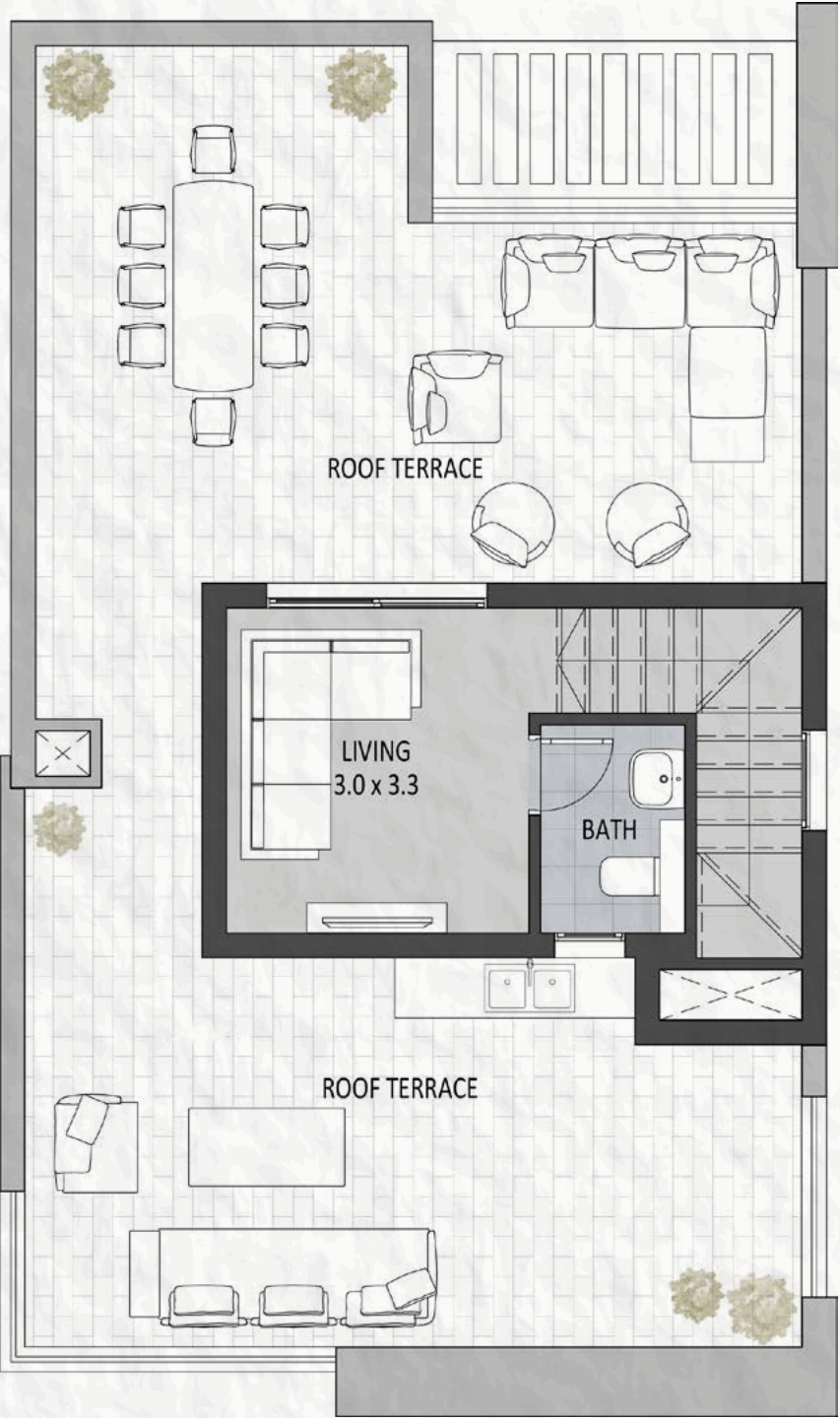
Total Area 237 m²



Ground Floor



First Floor



Penthouse

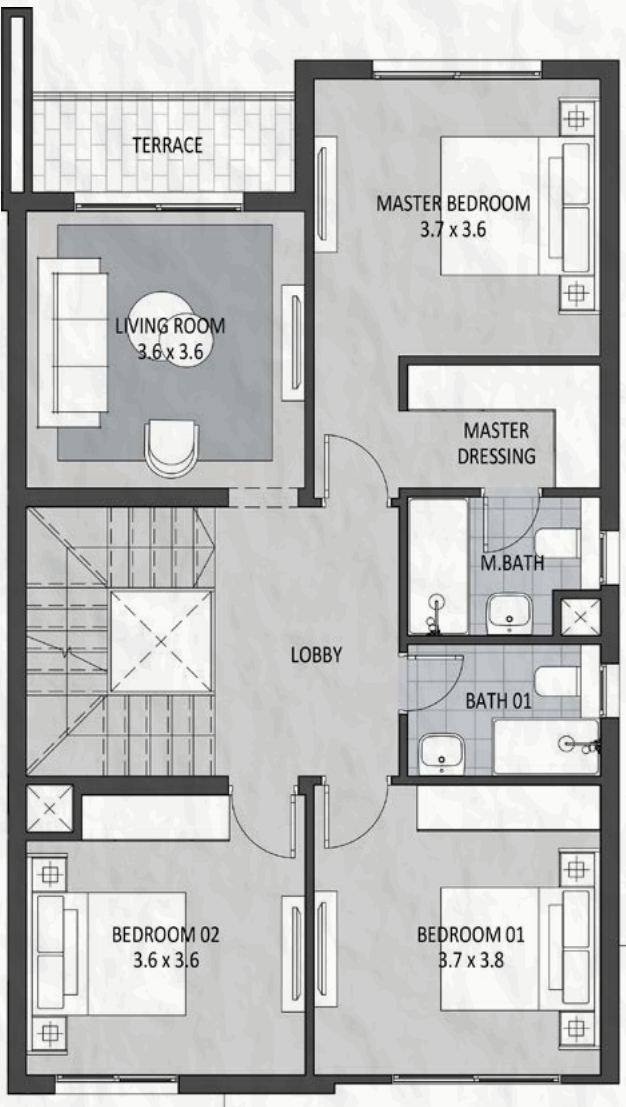
Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
106 m ²	108 m ²	23 m ²	237 m ²	79 m ²

TOWN HOUSE UNIT A

Total Area 221 m²



Ground Floor



First Floor



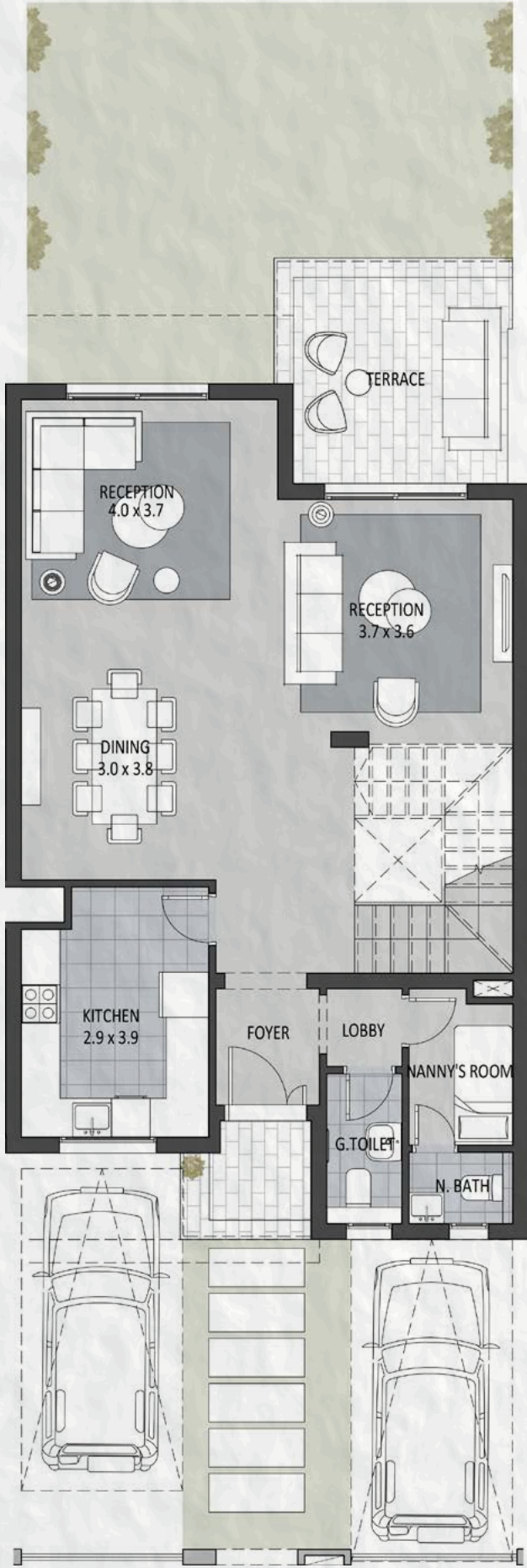
Penthouse



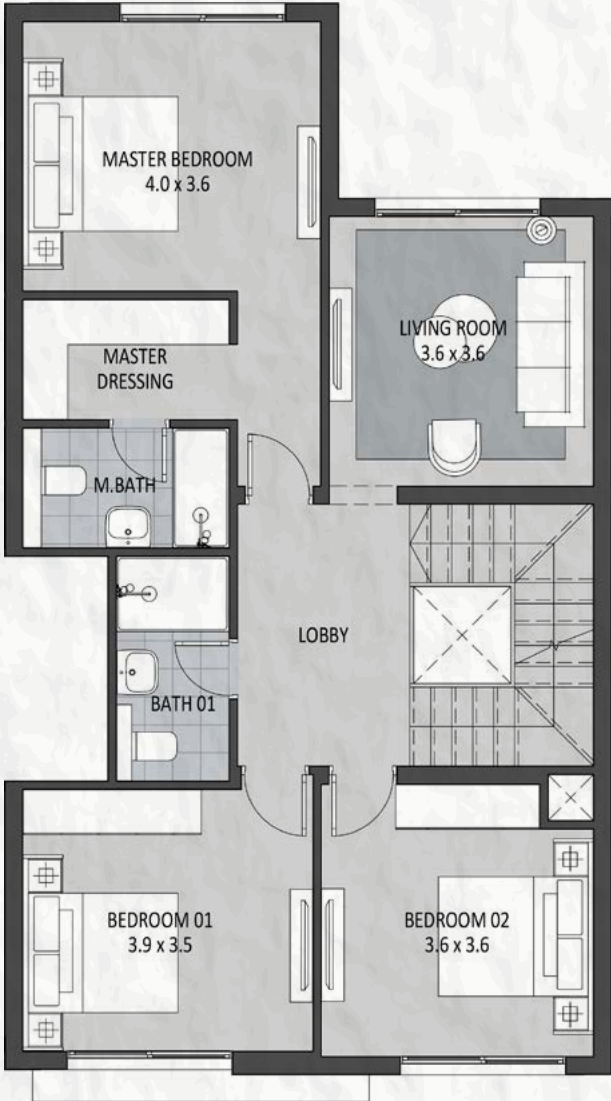
Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
101 m ²	97 m ²	23 m ²	221 m ²	74 m ²

TOWN HOUSE UNIT B

Total Area 219 m²



Ground Floor



First Floor



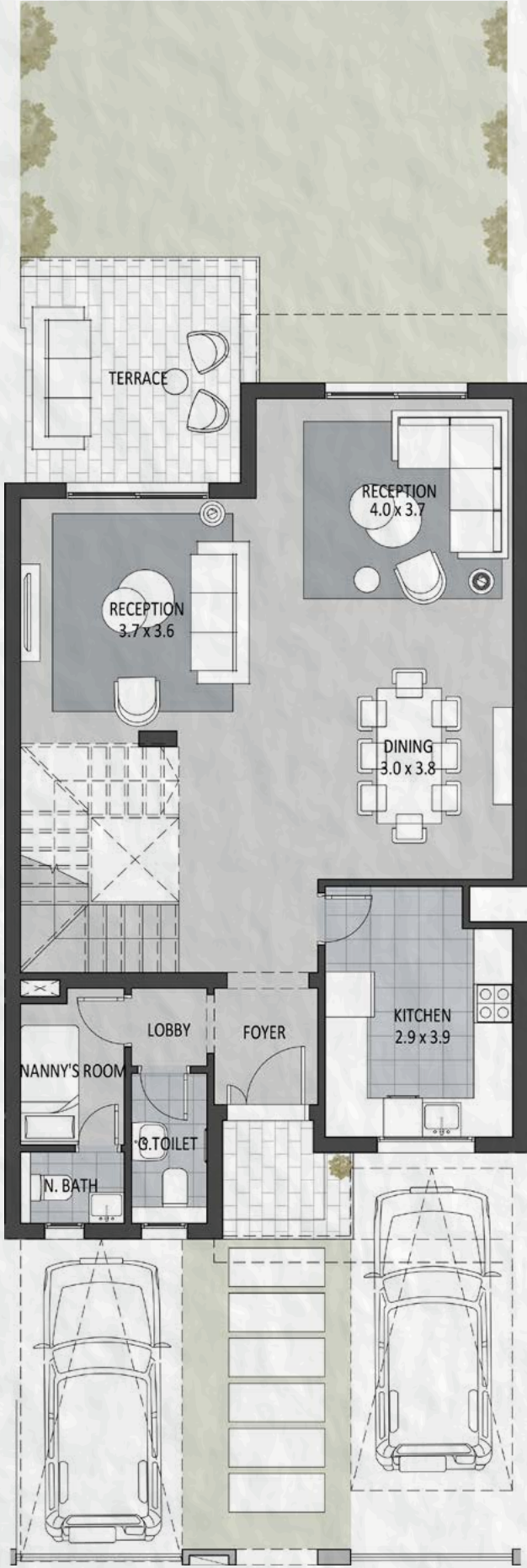
Penthouse



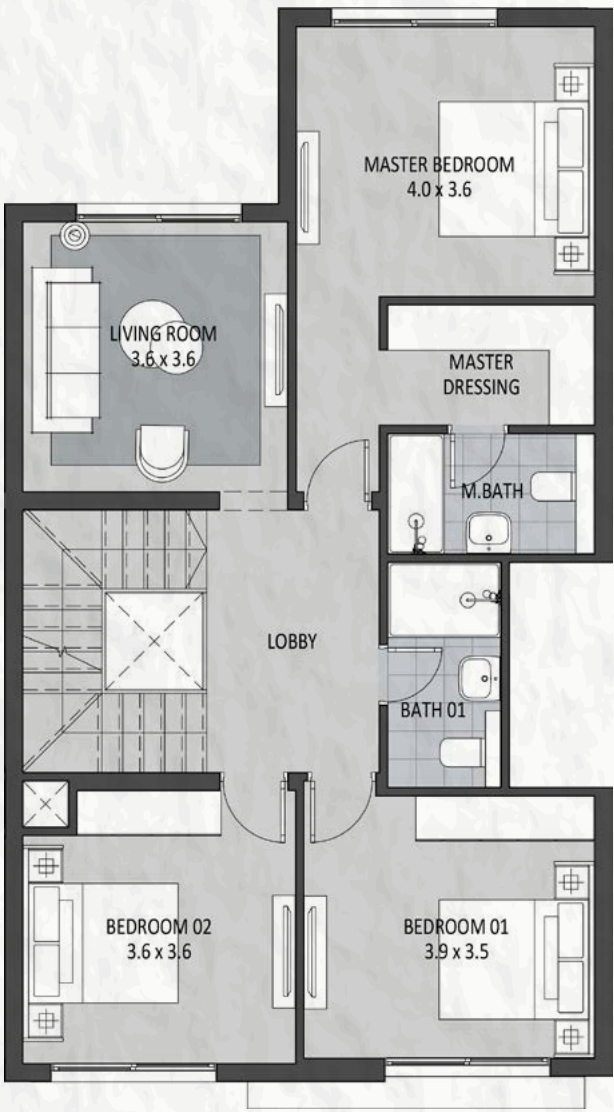
Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
95 m ²	98 m ²	26 m ²	219 m ²	72 m ²

TOWN HOUSE UNIT C

Total Area 219 m²



Ground Floor



First Floor



Penthouse



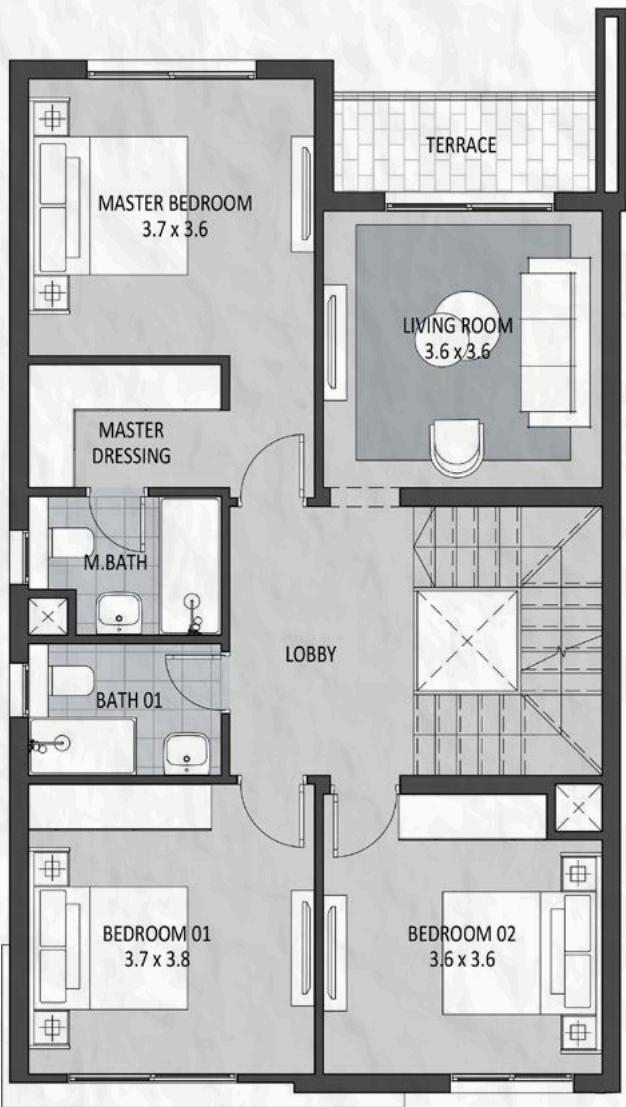
Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
95 m ²	98 m ²	26 m ²	219 m ²	72 m ²

TOWN HOUSE UNIT D

Total Area 221 m²



Ground Floor



First Floor



Penthouse



Ground Floor Area	First Floor Area	Penthouse Area	Total Area	Roof Terrace Area
101 m ²	97 m ²	23 m ²	221 m ²	74 m ²

FAMILY HOUSE UNIT A1

Total Gross Area 183 m2



Ground Floor

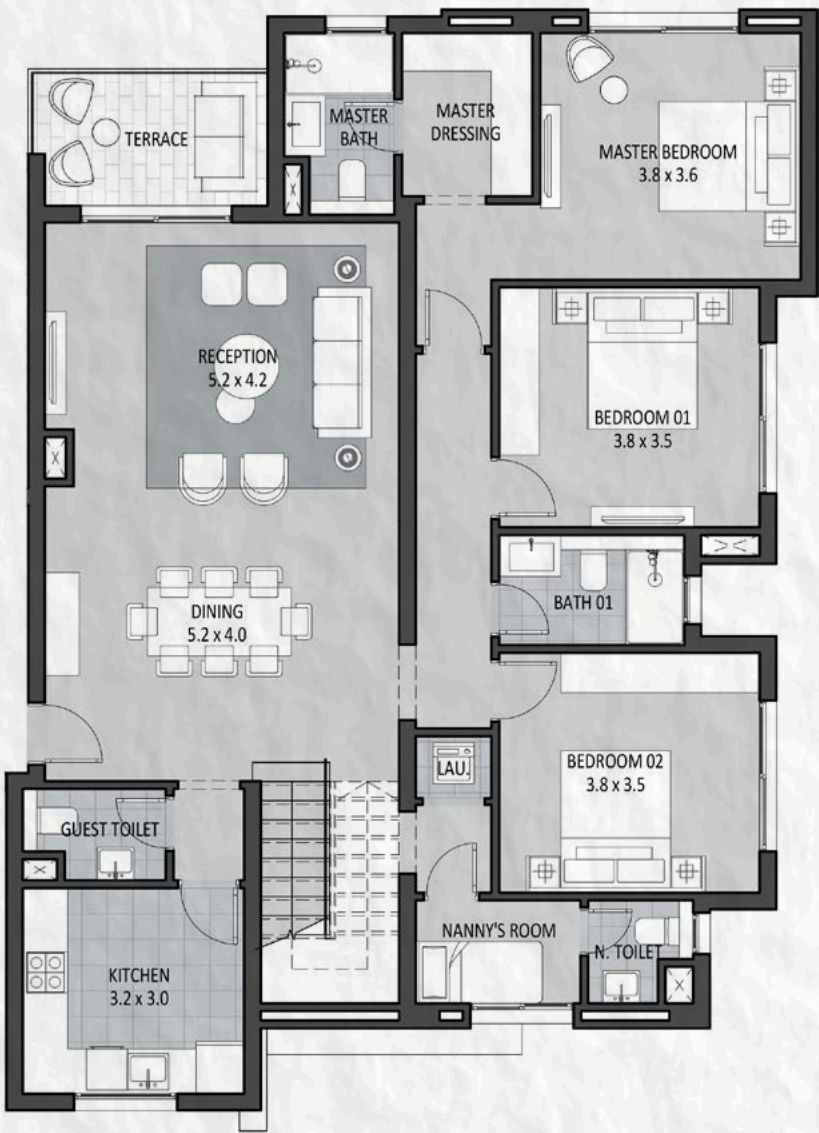


Total Gross Area

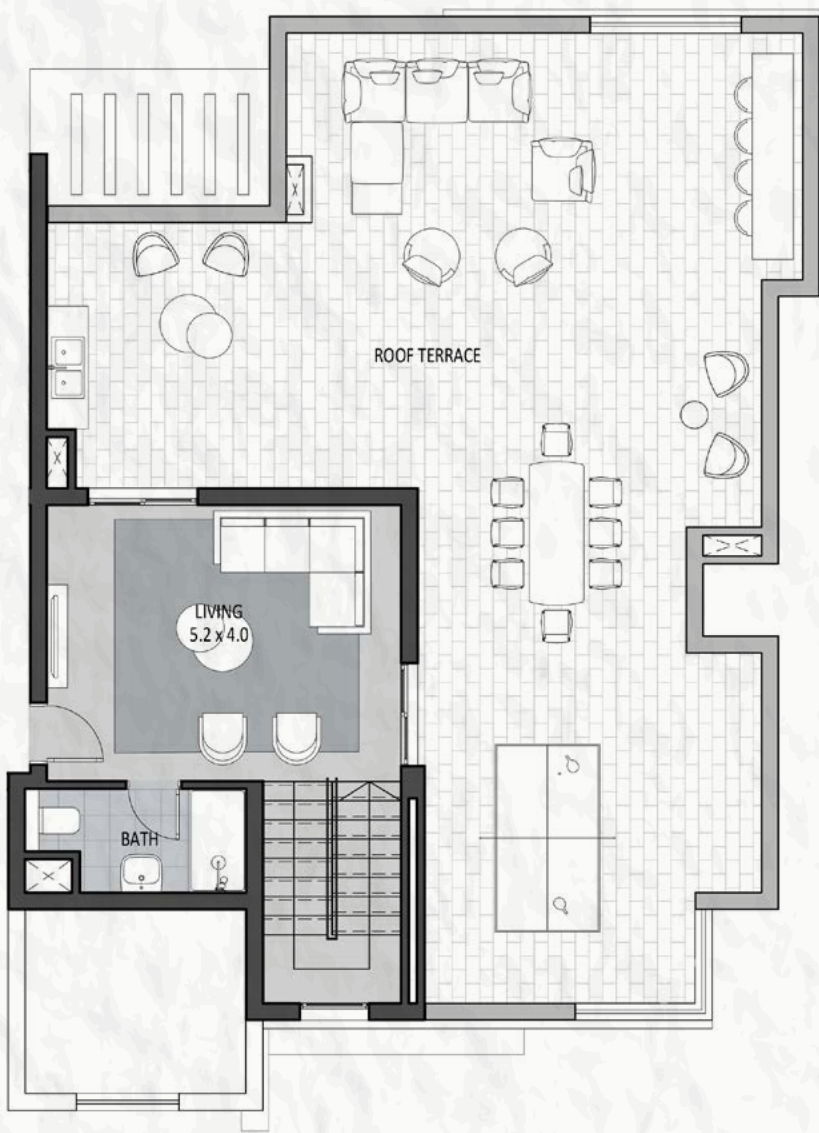
183 m²

FAMILY HOUSE UNIT A2

Total Gross Area 223 m2



First Floor



Penthouse



Total Gross Area	Roof Terrace Area
223 m²	105 m²

FAMILY HOUSE UNIT B1

Total Gross Area 183 m2



Ground Floor



Total Gross Area

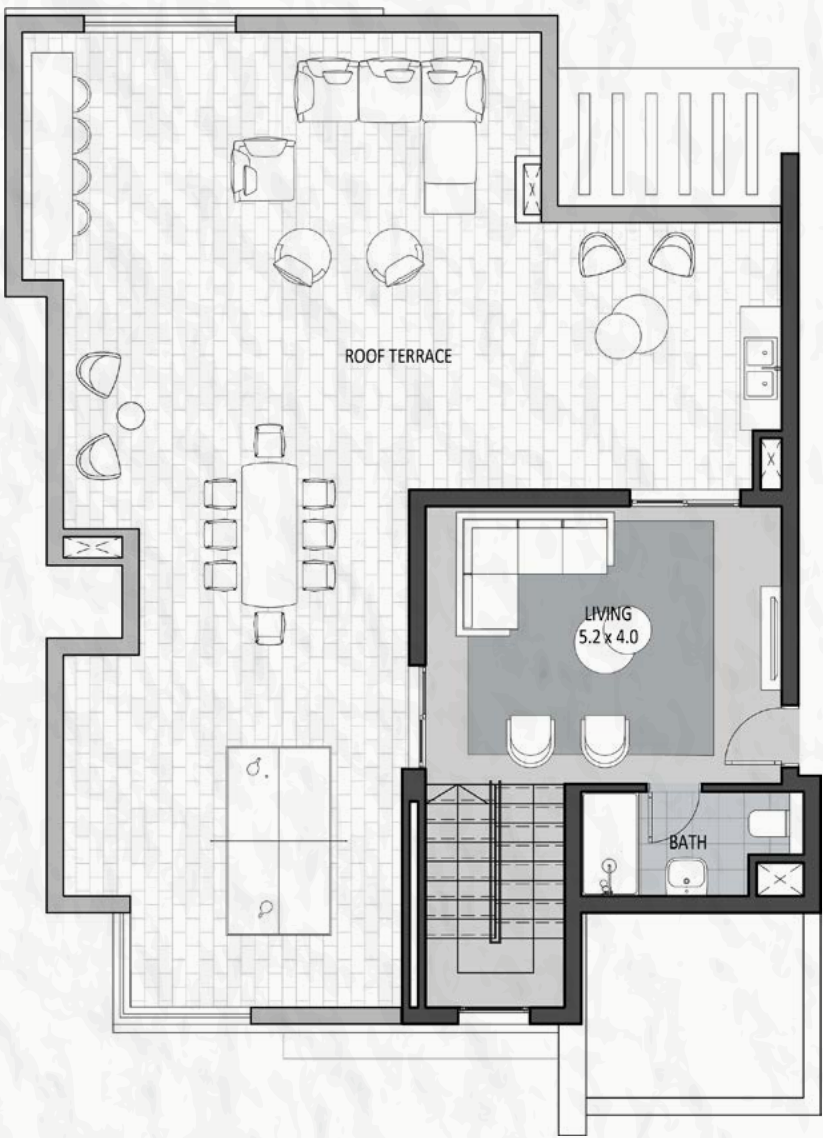
183 m²

FAMILY HOUSE UNIT B2

Total Gross Area 223 m2



First Floor



Penthouse



Total Gross Area	Roof Terrace Area
223 m ²	105 m ²

ABOUT SODIC

Our communities offer our residents a common truth for a better quality of life with a balance of residential, recreational, and business amenities and activities. Our purpose is to create somewhere special; somewhere to belong. We do this by shaping communities that by design encourage diversity, creating social fabrics that welcome all and celebrate our differences.



JOINT VENTURE

Heliopolis Housing & Development Company is the oldest real estate investment company in the Middle East. Its main mission is to work effectively in the realisation of urban development projects, and the utilisation of its largest land area in the Middle East. The company is also keen to provide outstanding products that can compete and excel in this field. SODIC and Heliopolis Housing & Developing Company signed the co-development contract for 655 acres of land in New Heliopolis, East Cairo, with the purpose of increasing its land bank and pursuing new opportunities for growth. This partnership marks the beginning of a growth strategy for SODIC, one that is expected to create over 40,000 direct & indirect jobs over the course of its development in areas of retail, medical, education, sports facilities, as well as residential.



مصر الجديدة
للإسكان والتطوير
منذ ١٩٠٥

DISCLAIMER:

- Diagrams are not to scale and are for illustrative purposes.
- SODIC reserves the right to make minor alterations.
- All rendering and other visual materials, designs, facades are for illustrative purposes only and are subject to change.
- SODIC reserves the right to use different finishing elements and sanitary fixtures models from those which are shown in renders and specification sheets.
- Final models used in our finishing are similar and subject to market and availability at the time of operations.
- This brochure contains material, which is owned by or licensed to SODIC. This material includes, but not limited to, the design, layout, look, appearance and graphics. Reproduction is prohibited.
- Internal areas are identical, terrace areas may vary, affecting overall unit size and price.

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