





**E£ 25,500,000**

**4 Bedrooms** **4 Bathrooms** **251 m²**

PRIME READY-TO-MOVE 251M² BUA (377M² LAND) LUXURY STANDALONE VILLA (4 BEDROOMS, 4 BATHROOMS) WITH PRIVATE GARDEN FOR SALE ON FLEXIBLE INSTALLMENT PLANS IN SODIC EAST BY SODIC DEVELOPMENTS, EL SHOROUK CITY.

# Core & Shell Standalone Villa for Sale Installments SODIC East El Shorouk 251m² BUA

Type: Standalone Villa for Sale

Land Area: 377 m²

BUA: 251 m²

Layout: 4 Bedrooms (Including Master Suites) + 4 Bathrooms + Spacious Multi-Section Reception & Dining + Kitchen + Terraces + Private Garden

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Sale with Installments / Resale

Location

Strategically situated within SODIC East by SODIC Developments, occupying an ultra-prime residential location in El Shorouk City, positioned directly between Cairo–Suez Road and Cairo–Ismailia Road, facing El Shorouk's international university zone, just 5 minutes from Madinaty and Al Burouj, 15 minutes from the New Administrative Capital, and 20 minutes from New Cairo and the American University in Cairo (AUC).

About the Project

SODIC East is a premier 655-acre integrated, master-planned mega-community developed by SODIC in partnership with Heliopolis Housing. Designed to prioritize wellness, family living, and open outdoor environments, the development dedicates over 84% of its master plan to lush landscapes and amenities. Key features include a 42-acre international sports club, expansive central parks, camping and adventure zones, international schools, medical facilities, boutique commercial strip retail and dining hubs, private clubhouse lounges, dedicated jogging and cycling trails, and 24/7 smart security and facility management.

Concept

Spanning an expansive 251 m² build-up area set across an expansive 377 m² private land plot delivered core and shell, this ready-to-move standalone villa offers 4 well-appointed bedrooms, 4 bathrooms, and fluid reception spaces opening directly onto a private garden. It provides homeowners and discerning investors the flexibility to execute custom architectural finishes and interior layouts to their personal taste, backed by flexible long-term installment structures and superior capital growth in one of East Cairo's flagship gated communities.

| Classification | Delivery date |
|---|---|
| **Installment** | **--** |

## Property details

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|---|---|
| Property Type | **Villa** |
| Category | **Residential** |
| Finishing | **Core & Shell** |
| Developer | **Sodic** |
| Project | **Sodic East** |
| Build Up Area | **251 m²** |
| Bedrooms | **4** |
| Bathrooms | **4** |

## Location

Al-Shorouk, New Cairo

Sodic East










