



EASTOWN

RESIDENCES

▪ Phase VIII ▪

Duplexes & Apartments

Block 16

Welcome to Eastown Residences Phase VIII

Welcome to our new residential neighbourhood in Eastown.

Eastown Residences Phase VIII is an extension of Eastown Residences Phases I-VII, Eastown's gated residential neighbourhoods. Phase VIII offers Apartments and Duplexes with unique architectural designs. The overwhelming success of the first seven phases has shown not only a want but a need for gated, intelligently designed homes that offer practical use of space, security and proximity to a surrounding community. Phase VIII of Eastown Residences builds on the success of the Westown Residences formula, offering a variety of plans that will leave you spoilt for choice.

The Apartments and Duplexes include a multitude of different options including private gardens and roof terraces. These unique homes, with their functional design, fit perfectly in this gated suburban community, as they have been master-planned with the concept of Eastown in mind - all the while ensuring clients entertainment, safety and security.

Eastown Residences is just a short walk away from Eastown Square, the Commercial Zone, the restaurants and cafés of Eastown Hub, and the Eastown Residential Spine which runs through Eastown Residences.

For more details on the development, please drop by one of our Sales Centres, located in Heliopolis, Zamalek and Sheikh Zayed, or call 16220 to set up an appointment.



Ahmed D. Badrawi
Managing Director



Eastown Zoning Master-plan

Eastown Residences Zone

Set around the Residential Spine, Eastown Residences is a gated community of Apartments and Duplexes.

Eastown Residences (future phases)

Upcoming phases of Eastown Residences

The Residential Spine

The Pedestrian Residential Spine runs through Eastown Residences, and acts as a gateway to the rest of Eastown.

The Clubhouse

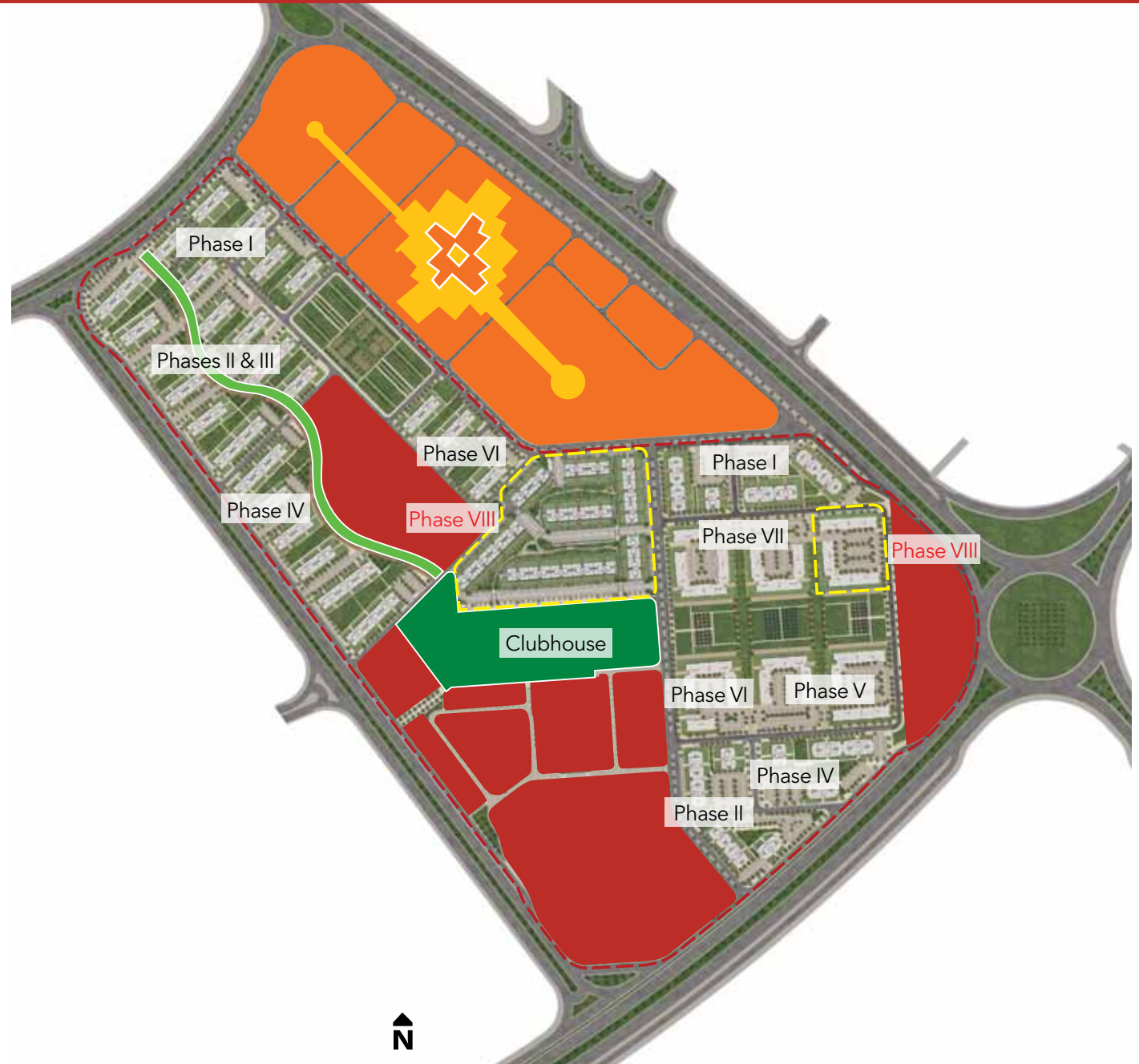
The Eastown Clubhouse will cater to the residents and will include restaurants, cafés and sporting facilities.

The Commercial Spine

The Commercial Spine runs through the commercial zone, linking Eastown Hub, Eastown Square and the various entertainment and retail venues in Eastown.

Commercial/Entertainment Zone

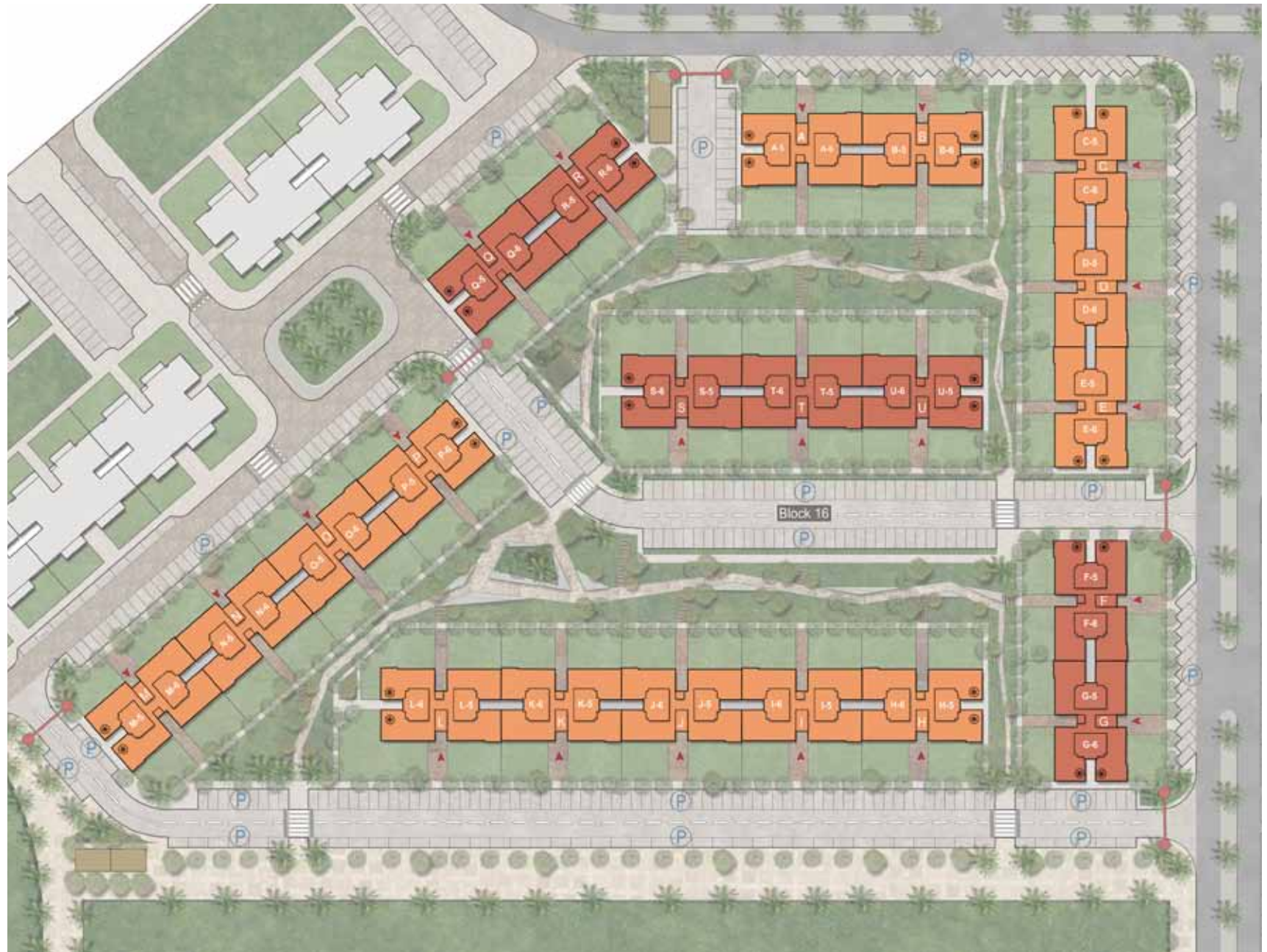
This area will include Eastown Hub, Eastown Square and an array of other commercial, retail and entertainment venues.



- Facade Option 1
- Facade Option 2
- Private Gardens
- Public Gardens
- Pedestrian
- Utilities
- Side Window
- Building Entrance
- Parking



- Facade Option 1
- Facade Option 2
- Private Gardens
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- Facade Option 1
- Facade Option 2
- Private Gardens
- Public Gardens
- Pedestrian
- Utilities
- ✱ Side Window
- Building Entrance
- P Parking



Front View - Facade 1



Front View - Facade 2



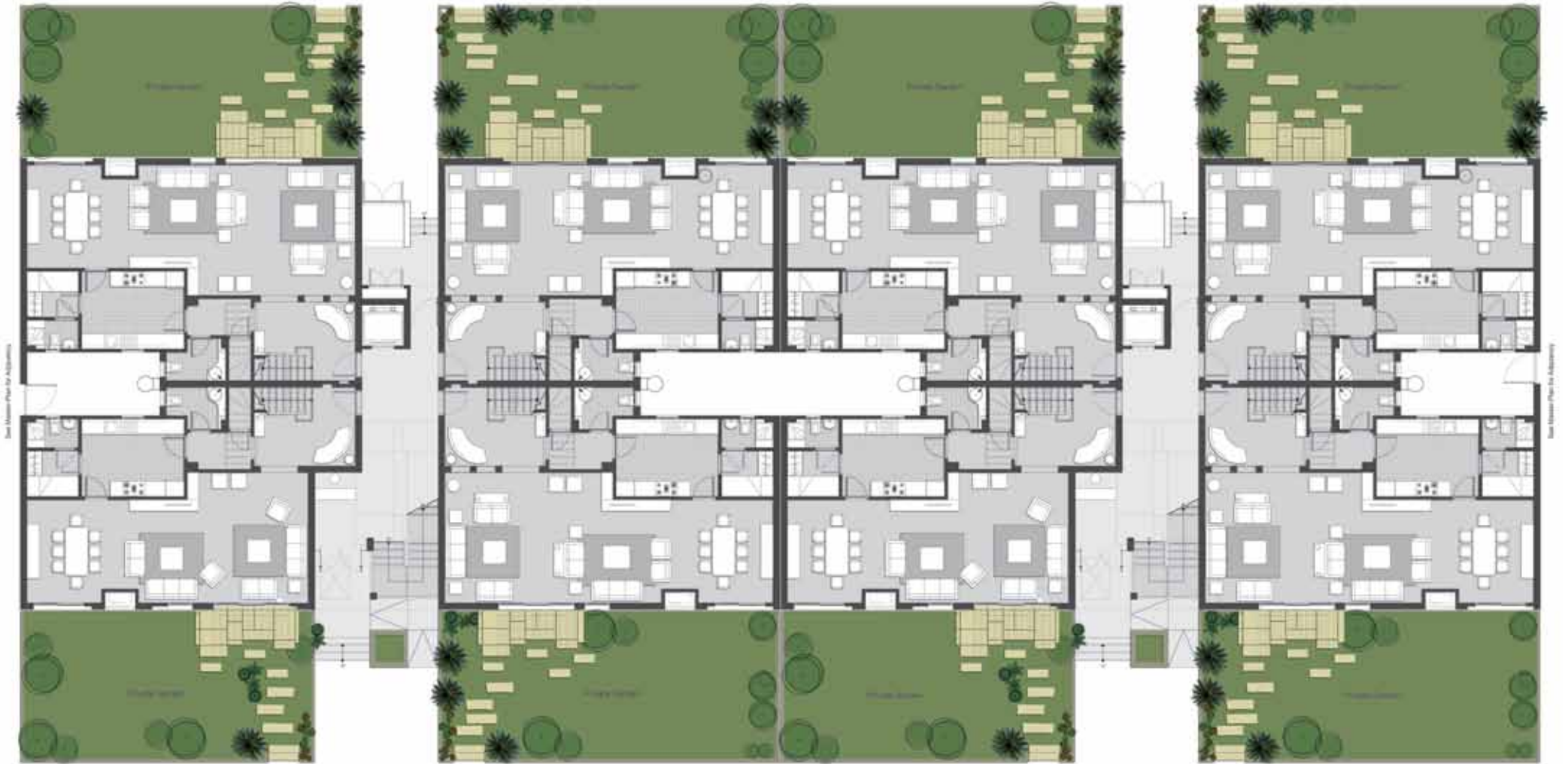
Duplex Garden View



Duplex Roof Terrace View



Site Plan



Standard garden area shown for indicative purposes only.

Duplex Garden Unit
Lower Level

Ground Floor

UNIT 04

GROUND FLOOR AREA 130m²

UNIT 03

GROUND FLOOR AREA 130m²



UNIT 02

GROUND FLOOR AREA 119m²

UNIT 01

GROUND FLOOR AREA 130m²

Duplex Garden Unit Upper Level

First Floor

| UNIT 04 | |
|------------------|-------------------|
| FIRST FLOOR AREA | 133m ² |
| TOTAL AREA | 263m ² |

| UNIT 03 | |
|------------------|-------------------|
| FIRST FLOOR AREA | 137m ² |
| TOTAL AREA | 267m ² |



| UNIT 02 | |
|------------------|-------------------|
| FIRST FLOOR AREA | 129m ² |
| TOTAL AREA | 248m ² |

| UNIT 01 | |
|------------------|-------------------|
| FIRST FLOOR AREA | 133m ² |
| TOTAL AREA | 263m ² |

UNIT 06

TOTAL AREA 278m²

UNIT 05

TOTAL AREA 278m²



Duplex Roof Terrace Unit
Lower Level

Third Floor

| | |
|------------------|-------------------|
| UNIT 10 | |
| LOWER LEVEL AREA | 145m ² |

| | |
|------------------|-------------------|
| UNIT 09 | |
| LOWER LEVEL AREA | 144m ² |



| | |
|------------------|-------------------|
| UNIT 08 | |
| LOWER LEVEL AREA | 144m ² |

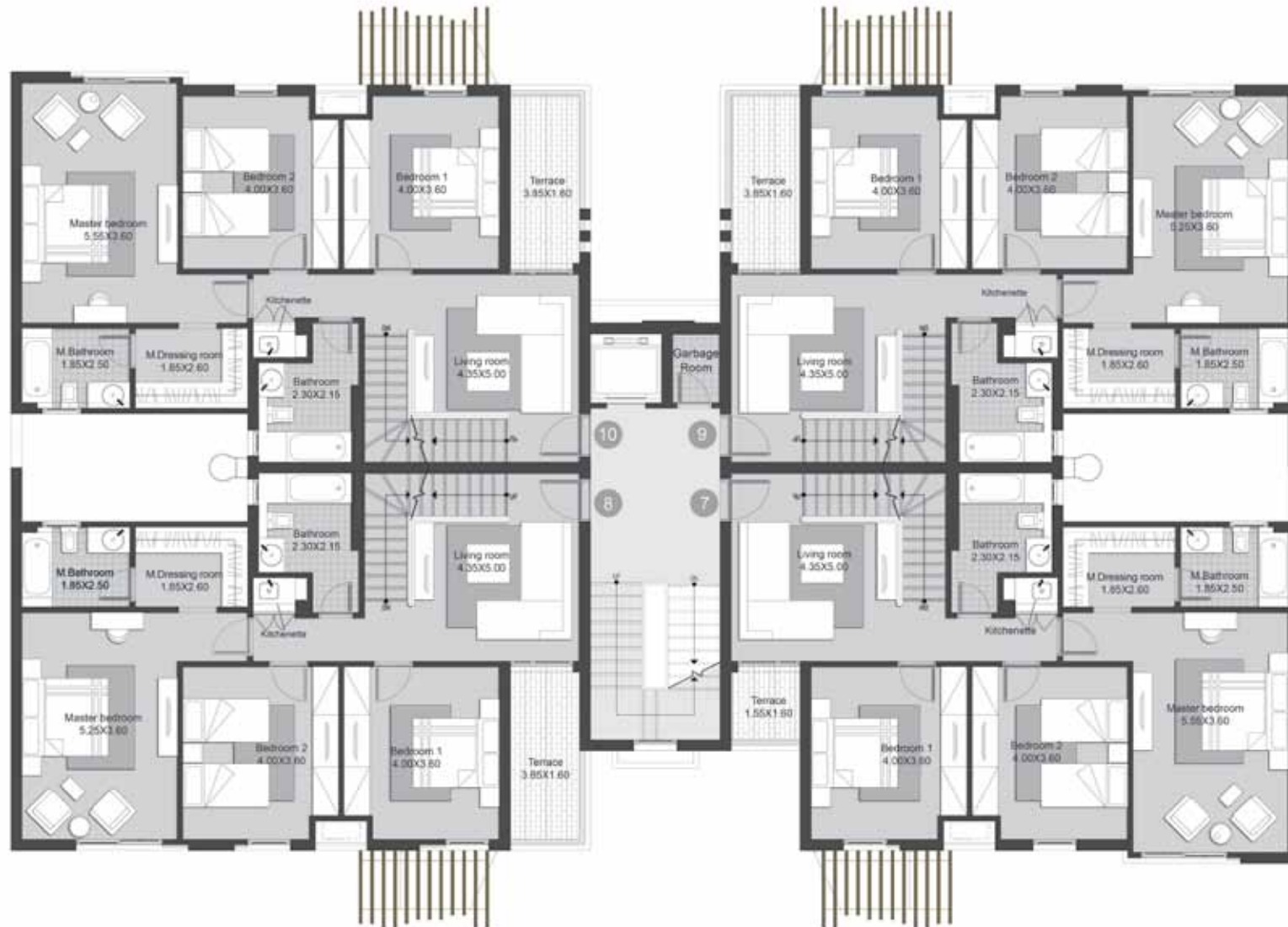
| | |
|------------------|-------------------|
| UNIT 07 | |
| LOWER LEVEL AREA | 135m ² |

Duplex Roof Terrace Unit Upper Level

Fourth Floor

| | |
|------------------|-------------------|
| UNIT 10 | |
| UPPER LEVEL AREA | 131m ² |

| | |
|------------------|-------------------|
| UNIT 09 | |
| UPPER LEVEL AREA | 129m ² |



| | |
|------------------|-------------------|
| UNIT 08 | |
| UPPER LEVEL AREA | 129m ² |

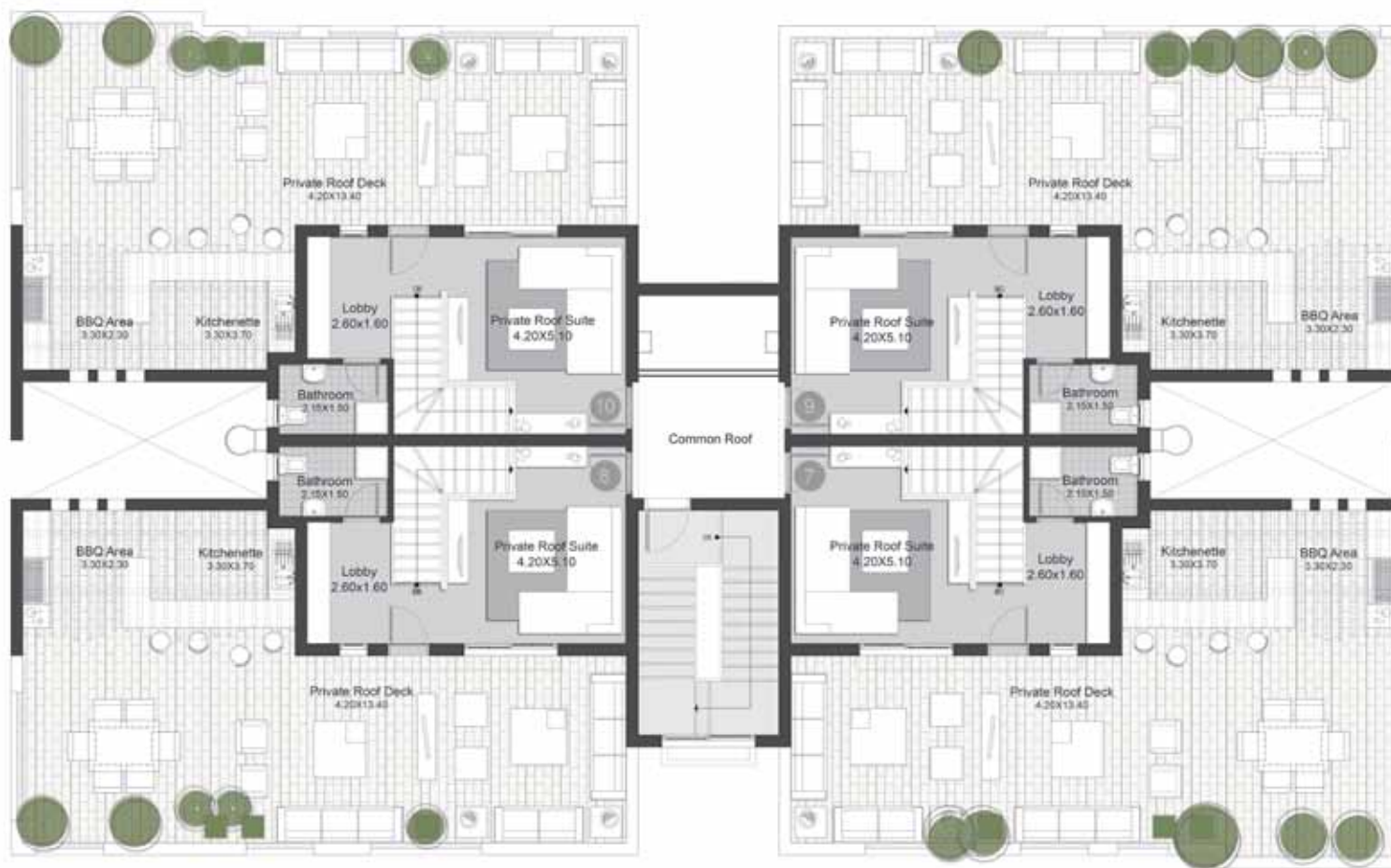
| | |
|------------------|-------------------|
| UNIT 07 | |
| UPPER LEVEL AREA | 126m ² |

Duplex Roof Terrace Unit Roof Terrace

Fifth Floor/Roof

| UNIT 10 | |
|-------------------|-------------------|
| ROOF AREA | 41m ² |
| TOTAL AREA | 317m ² |
| ROOF TERRACE AREA | 78m ² |

| UNIT 09 | |
|-------------------|-------------------|
| ROOF AREA | 41m ² |
| TOTAL AREA | 314m ² |
| ROOF TERRACE AREA | 78m ² |



| UNIT 08 | |
|-------------------|-------------------|
| ROOF AREA | 41m ² |
| TOTAL AREA | 314m ² |
| ROOF TERRACE AREA | 78m ² |

| UNIT 07 | |
|-------------------|-------------------|
| ROOF AREA | 41m ² |
| TOTAL AREA | 302m ² |
| ROOF TERRACE AREA | 78m ² |

Security, Specifications and Amenities

Multiple layers of security using the latest technology for your safety:

- A secure and gated master community, monitored and patrolled by EDARA Security Services.
- The neighbourhood is gated and secured by a perimeter fence with controlled access for residents only.
- Safe, pedestrian-friendly roads.

Eastown Clubhouse:

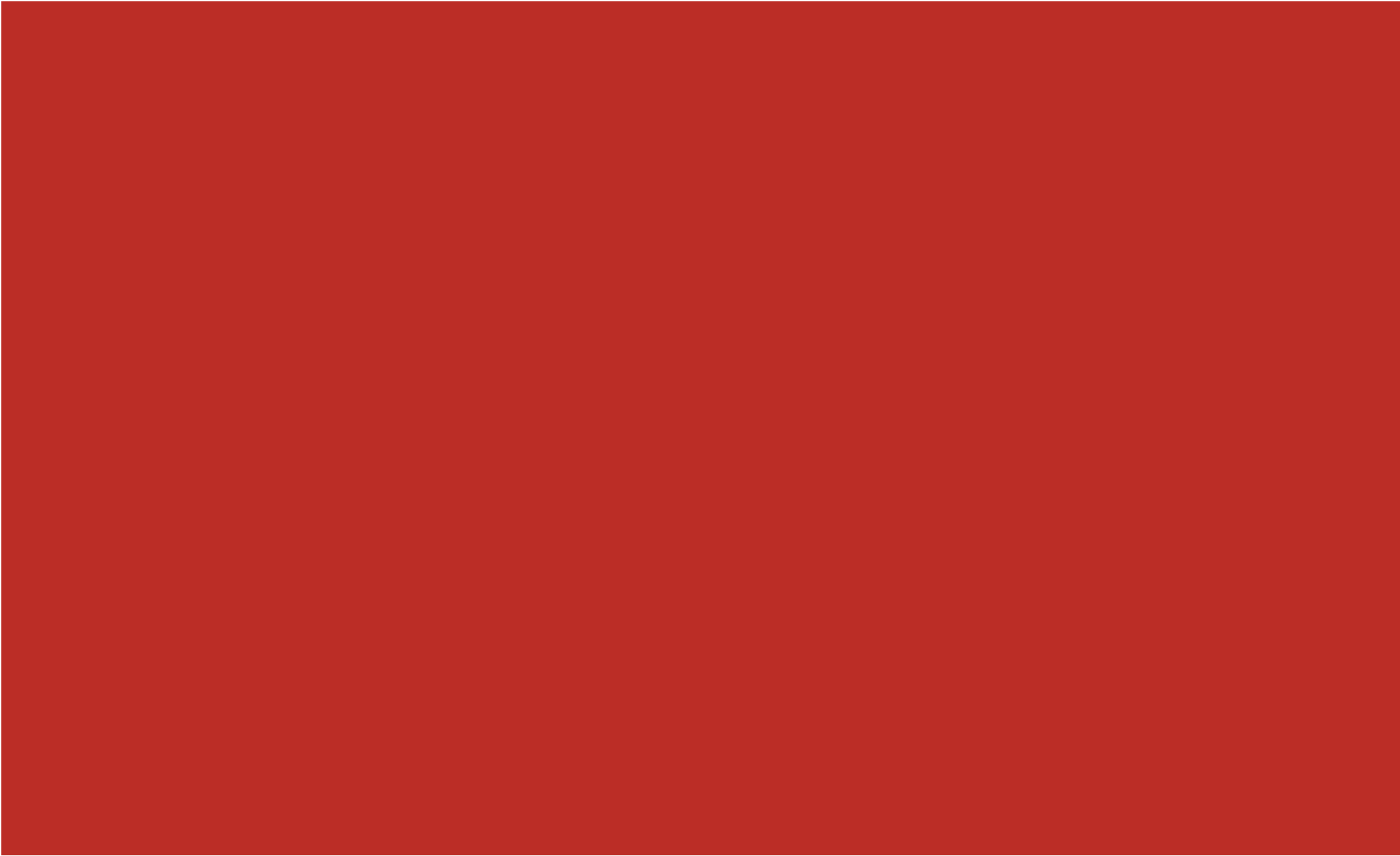
Residents can enjoy membership at the Eastown Clubhouse just a short walk away from their homes. The Clubhouse features swimming pools, sports facilities, restaurant and a café.

Amenities, Design and More:

- Communal gardens.
- On-ground parking spaces for residents.
- Durable and washable exterior facades.
- Facades designed to conceal AC units.
- Connection point for installation of triple play services.

Notes:

1. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction tolerances.
2. Diagrams are not to scale and are for illustrative purposes only.
3. SODIC reserves the right to make minor alterations.
4. All renderings and other visual materials, designs, facades are for demonstrative purposes only and are subject to change.
5. All landscaping visuals are for illustrative purposes only and are not included in the property.



www.eastowncairo.com/residences